

**Merged Document Report****Application No.: PL8002**

Description :	Royal Oak South Subdivision
Address :	1709 Rand Morgan Rd. / Location: West of Rand-Morgan Rd. and west of McNorton Rd.
Record Type :	Final Plat of 115 Lot Subdivison Zoning: RS- 4.5 20.26 Ac. Owner: MPM Development, LP.

Submission Documents:

Document Filename
PLANS.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Alex Harmon	AlexH2@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Comment Resolution
15	Melanie Barrera : DS	Closed	NOTE: Beginning January 1, 2024, Approved PI's are required prior to final plat application.	Informational only
23	Melanie Barrera : DS	Closed	informational comment: Pavement construction will require a geotechnical report / design.	Informational only
24	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Manhole: yes Stormwater: yes Sidewalks: yes Streets: yes	To be addressed at P.I.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
1	P0001	Note	Mark Zans : DS	Closed	Change Chairman name to Michael Miller	Comment Addressed
2	P0001	Note	Mark Zans : DS	Closed	Provide north arrow for the location map	Comment Addressed
4	P0001	Note	Mark Zans : DS	Closed	<p>Fire Comments- 1-14</p> <p>1A97:CA97:C100Infor. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2Infor. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3Infor. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>4Infor. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>5Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>6Infor. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>8Infor. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					<p>9 Infor. Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.</p> <p>10 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>12 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>13 Infor. During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street. Tessaia St. may meet this criteria.</p> <p>14 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	Informational only
6	P0001	Note	Mark Zans : DS	Closed	RTA Comment- This final plat is not located along existing or foreseeably planned CCRTA service routes.	Informational only
7	P0001	Note	Mark Zans : DS	Closed	AEP Distribution comment- No comment	Comment Addressed
9	P0001	Note	Mark Zans : DS	Closed	Planning comments: Since no preliminary plat was done prior to this final plat, street cross sections will need to be provided on the final plat.	Comment Addressed
13	P0001	Note	Mark Zans : DS	Closed	Park comments - No comments Park Fee; 115 lots x 462.50 = \$53,187.50	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
14	P0001	Callout	Melanie Barrera : DS	Closed	include North arrow on vicinity map	Comment Addressed
26	P0001	Note	Mark Zans : DS	Closed	<p>Be advised that there is a concurrent rezoning application to change the zoning from RS-6 to RS-4.5.</p> <p>Plat maybe held at recordation stage if rezoning is not complete.</p> <p>2. Public works is allowing a administrative amendment of the UTP for the property on the west side of the development. The master planned road will still need to be built by the developer but the roadway will be shifted to the property to the west and/ or the connection to the west will be achieved some other way if / when the site develops.</p>	Informational only
27	P0001	Note	Mark Zans : DS	Closed	<p>Traffic comments- Infor only---</p> <p>1□Informational:□Per UDC 8.2.1.D, Developer to provide a temporary turn around for at the south end of Rhumba Trail for public service vehicles to serve lots 6 and 7 of Block 2</p> <p>2□Informational:□Developer to confirm that access to Rand Morgan Road will be coordinated with TxDOT.</p> <p>3□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					<p>6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>9□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>10□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>12□Informational:□A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
3	P0002	Note	Mark Zans : DS	Closed	Planning comment- Provide Ord# for road closing in Block 3	Comment Addressed
12	P0002	Note	Mark Zans : DS	Closed	Planning comment: Street name spelled correctly?	Comment Addressed
22	P0002	Note	Melanie Barrera : DS	Open	Provide a 48' radius temporary turn-around easement for the placement of a drive surface to support a HS-20 loading for Rhumba and Tessaia	To be addressed at P.I.
5	P0003	Note	Mark Zans : DS	Open	Provide documentation for pipeline. Is there an easement for this pipeline? If yes for easement, depict easement and label width.	To be addressed at P.I.
10	P0003	Note	Mark Zans : DS	Closed	Planning comment: Is this street name spelled correctly? Please darken the street name font or change the size . When plat is recorded it may not be readable.	Comment Addressed
25	P0003	Note	Mark Zans : DS	Closed	PER UTP Rand Morgan Rd. is a A-1 Arterial Rd. and needs to have 95' of ROW, 4 lanes of traffic, median turn lane, and 5' sidewalk. GIS measures Rand Morgan Rd. at 70 feet. Therefore, 7.5 feet of ROW is needed and 10' is shown. 2. Please depict 35' x 160' Utility easement along Rand Morgan Rd. which GIS shows entirely on taking lot 39. Provide document number for the easement. Document number may be 2003044350	Comment addressed
16	P0004	Callout	Melanie Barrera : DS	Open	because there are no approved PI plans, amend titles to read "Preliminary SWQMP," as construction plans may require adjustments to SWQMP	To be addressed at P.I.
18	P0004	Note	Melanie Barrera : DS	Open	this preliminary SWQMP is not sufficient. please refer to the SWQMP checklist on the plat application or the drainage guidelines online at https://www.cctexas.com/detail/drainage-guidelines UDC 3.8 City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003 Platting requires a storm water/drainage report including pre and post construction aspects included on the SWQMP. Contours of existing and proposed surface (proposed needs to show footprint of impervious and pervious surfaces) to be shown with flow arrows delineating direction of sheet and subsurface conduit flow. Any flow over pre-development flow will be subject to detention requirements. Utilize 5 and 100 year design events for calculations. Any applicable tailwater needed with references, contours (pre and post), slopes, sub drainage areas, coefficient of runoff, time of concentration routing on sub basin map and calculation (NRCS), HGL's for the 5 and 100 year event to tie TOC reference in SWQMP notes	To be addressd at P.I.

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					showing 'no structures inundated by flood waters'.	
17	P0006	Callout	Melanie Barrera : DS	Open	amend titles to read "preliminary utility plan" as there are no approved PI plans	To be addressed at P.I.
19	P0006	Note	Melanie Barrera : DS	Open	UDC 3.8.5.D - Platting requires water usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	To be addressed at P.I.
20	P0006	Note	Melanie Barrera : DS	Open	UDC 3.8.5.D - Platting requires wastewater usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	To be addressed at P.I.
8	P0007	Callout	Alex Harmon : WTR	Open	Need to tap into the 16" water line with at least a 12" water line and then taper down to 8"	To be addressed at P.I.