



Merged Document Report

Application No.: PL8178

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
20 PRELIM SWQMP - REV 9-6-24.pdf
21 UTILITY PLAN - REV 9-6-24.pdf
19 MASTER PRELIM PLAT - REV 9-6-24.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
14	Andrea Fernandez : DS	Closed	Planning Comment: Please follow replat template concerning proper format and order of signature blocks. Found at https://www.cctexas.com/sites/default/files/PLAT-Master-Preliminary-Plat-Template.pdf	
22	Andrea Fernandez : DS	Closed	Planning comment: plat is a non-public notice PC plat	

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32	Melanie Barrera : DS	Closed	DSE Plat action comments Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes indicate if utilities will be public or private for review	
33	Melanie Barrera : DS	Closed	TO BE REVIEWED AT SITE DEVELOPMENT It is encouraged to coordinate infrastructure plans with the final plat submittals to ensure compliance with UDC 3.8.5.D. Please note that approval of the master preliminary plat does not approve the layout of public utilities without construction plans. If PI's are not approved at the time of the final plat submission, this may affect buildable area or require subsequent approved plats to be revised.	
36	Melanie Barrera : DS	Closed	due to extent of comments, revision is required. a meeting can be scheduled with DS to discuss master plat requirements, and any county requirements with a county rep	
42	Melanie Barrera : DS	Closed	TO BE REVIEWED AT PI'S necessary minimum easement widths are being reviewed for current city standards	
44	Melanie Barrera : DS	Closed	verify if there is an active well on property, one is showing on the RRC pipeline database.	

[Corrections in the following table need to be applied before a permit can be issued](#)

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1	plat	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: --This OCL master preliminary plat is not located along an existing or foreseeably planned CCRTA service route. However this large (5) Unit residential subdivision with approximately 478 individually plated lots along with other existing residential development(s) within the Clarkwood Road geographic area may warrant future CCRTA transit services and service connection opportunities. Updated 8/16/24: CCRTA coordination to be considered at final plat.	
2	plat	Note	Andrea Fernandez : DS	Closed	AEP Distribution: AEP Texas Distribution will need typical electric easements in the front of the properties for power distribution.	

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3	plat	Note	Andrea Fernandez : DS	Closed	TxDOT: Make sure Drainage onto TxDOT ROW does not exceed existing condition	
4	plat	Note	Andrea Fernandez : DS	Closed	NCAD Comment: Our records indicate the ownership of property being FARAHNAKIAN NASSER & SOROUSH N, TRSTEES NOT ADDRESSED 8/19/24: Show proper ownership on plat, that being the above-mentioned owners	
5	plat	Note	Andrea Fernandez : DS	Closed	Fire comments 1-9: 1 Infor. It is noted that a petition for annexation has been filed with the Department of Planning and Community Development. Although currently existing OCL, the location should meet the standards listed below. 2 Plat Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 3 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 4 Plat 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. 5 Plat 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. 6 Plat 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. 7 Plat Note: An accessible road and a suitable water supply is required before construction materials are brought on site.	

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					<p>8 Plat 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>9 Plat 103.1 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> <p>TO BE ADDRESSED AT PI PLANS AND FINAL PLAT</p>	
6	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 10-17:</p> <p>10 Infor. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>11 Infor. It is noted that the subdivision has two points of access from CR 36. CR. 36 is a substandard street that does not meet the minimum requirements for fire access roads and this affects emergency services response. CR 36 should be built out to meet these standards.</p> <p>12 Infor. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>13 Infor. The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. This development has several street intersections with acute angles that would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn. It should be determined prior to building the streets that this standard is being met.</p> <p>14 Plat 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</p>	

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					<p>established in sections D103 shall always be maintained.</p> <p>15 Plat 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>16 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>17 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> <p>TO BE ADDRESSED AT PI PLANS AND FINAL PLAT</p>	
8	plat	Note	Andrea Fernandez : DS	Closed	<p>Traffic Comments 1-10: (see updated traffic comments; ID #60)</p> <p>1 Plat Developer to provide preliminary trip generation report to find out if TIA is required</p> <p>2 Plat developer to adjust units 4 and 5 to create more of a T intersection near block 11 and 12 where there appears to be an unclear intention of a large blank area.</p> <p>3 Informational: FM 2292 (S Clarkwood Rd) is TXDOT ROW. Access to FM2292 will need to be coordinated with TXDOT</p> <p>4 Informational: "Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT's Utility Installation Request (UIR) procedures. "</p> <p>5 Informational: CR 36 is Nueces County ROW. Access to CR 36 will need to be coordinated with the County.</p> <p>6 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>7 Informational: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the</p>	

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					<p>UDC (UDC 7.1.7) 8□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 9□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) 10□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>	
9	plat	Note	Andrea Fernandez : DS	Closed	<p>Traffic Comments 11-17: (see updated traffic comments; ID #60) 11□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 12□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>	

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					<p>13 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>14 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>15 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>16 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>17 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
10	plat	Note	Andrea Fernandez : DS	Closed	<p>GIS Comment(s):</p> <p>1. The plat does not close within acceptable engineering standards. - Please check Bearing distances</p>	
11	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning comment:</p> <p>Use consistent text size for all adjacent property labels</p>	
15	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning comment:</p> <p>Provide owner contact and project info per master prelim plat template found on city website. (see comment ID #14)</p> <p>NOT ADDRESSED 8/19/2024: Reference correct property owners</p>	

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16	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: See master prelim plat template concerning location map placement. (see comment ID #14)	
17	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide graphic scale	
18	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Verify note #9	
19	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide phasing schedule as per master prelim plat template (comment #14). If phasing boundary is consistent with utility boundary then indicate on schedule.	
24	plat	Note	Andrea Fernandez : DS	Closed	AEP Transmission Comments: 1) Surveyor to reference volume and page number of our easement. UPDATED 8/26/24: To provide vol 7 pg # at prelim or final plat 2) We would request a solid line across all plats on the south of the plat and not dashes. 3) AEP will protect 67.5' of our easement and will not allow any above ground improvements within our easement area.	
25	plat	Callout	Andrea Fernandez : DS	Closed	See AEP Transmission Comments (comment ID #24)	
37	plat	Note	Melanie Barrera : DS	Closed	TO BE REVIEWED AT FINAL PLAT DEPENDING ON APPROVED PI'S dedicated easement is needed for city utilities on western edge of property, UDC 8.2.3.	
39	plat	Note	Melanie Barrera : DS	Closed	is CR 36 part of plat? part of annexion? are metes & bounds reflective of this?	
50	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: Recommend relocating the detention pond near the outfall structure at the southeast corner of the development.	
51	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: Existing ROW for CR 36 is 50 ft, 25 ft on center.	
52	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: CR 36 ROW at San Juan Park is 25 ft on the north half of the road. There is no ROW adjacent to San Juan Park.	
53	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: There is no dedicated ROW west of San Juan Addition #3	