



**Merged Document Report**

**Application No.: PL8691**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
250421b-Prelim PL2100502.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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Alex Harmon	AlexH2@cctexas.com	361-826-1102
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Edgar Diaz Ruiz	edgardr@cctexas.com	361-826-1895

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes  Sidewalks: Yes  B. Water: Yes  Fire hydrants: Yes  C. Wastewater: Yes  D. Stormwater: Yes  E. Public open space: No  F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[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	Applicant Response Comments
6	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat	
1	P001	Note	Mark Zans : LD	Closed	Plat is a Master Preliminary Plat	
2	P001	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025	
3	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: based on 520 units anticipated, fee will be <math>462.50 \times 520 =</math>  \$240,500.00 dollars.</p> <p>Based on the application submitted and the amount of newly proposed residential homes created, the appropriate fees has been calculated. If changes to the number of units occurs fees will affect said changes. Currently, Parks is not accepting dedication in lieu of fees.</p>	

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9	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. CoCC Standards don't show a Type "S" or "L" curb.	
10	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
11	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
12	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please provide typical street section specifications on pavement section materials and thicknesses.	
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
14	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
15	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
17	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - The design engineer shall reference City specifications and include City standards in the plan set.	
18	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	

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19	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - County Road 22 is a C3 collector under the City's Transportation Plan. Per Table 6.2.2.B of the IDM, a C3 collector shall have a 75' ROW.	
20	P001	Note	Justin Phung : STREET	Closed	PW STR: For PIP - What is the reason for the cul-de-sac section at the end of Oso Parkway?	
21	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please show typical section cuts on the site layout. For example, have call outs for streets with 50' ROW using L-1A.	
22	P001	Note	Justin Phung : STREET	Closed	PW STR: Is CR 22 going to be improved and be built along side Mitford Castle Drive or is CR 22 turning into Mitford Castle Drive? Does the "Unimproved" label on CR 22 means that it is currently unimproved or that the plat will not improve the road?	
23	P001	Note	Justin Phung : STREET	Closed	PW STR: For PIP - If CR 22 is going to be built along side Mitford Castle Dr., the intersection of CR 22 and Mitford Castle Dr. shall be altered to have 90 degree angles.	
24	P001	Note	Justin Phung : STREET	Closed	PW STR: Is there any approval of the 100' ROW being constructed as a boulevard?	
25	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 43 and CR 22 (if it is going to be built) have no callouts to which typical section detail would be used for them.	
26	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 43 is not improved from Weber Rd to this site. Are there any plans to improve that section?	
27	P001	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Will need to review before final plat.	
28	P001	Note	Edgar Diaz Ruiz : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.	