



## **Merged Document Report**

### **Application No.: PL8889**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
01 MASTER PLAT APPLICATION.pdf
SWQMP REV.pdf
SUNSET RIDGE MASTER PRELIM PLAT REV2-3-26.pdf
UTILITY PLAN.pdf

Comment Author Contact Information:

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[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
31	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: Septic 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
1	Application	Note	Mina Trinidad : DS	Closed	SWQMP required to be submitted.	
2	Application	Note	Mina Trinidad : DS	Closed	Utility Plan required to be submitted.	
3	Application	Note	Mina Trinidad : DS	Closed	UDC 3.1.6.e: The notification shall list all missing or incomplete items and provide at least ten business days for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This OCL plat is not located along any foreseeably planned CCRTA service route.	
5	P001	Note	Mina Trinidad : DS	Closed	<p>12/17/25 Update: Ziba A: Closes within acceptable engineering standards.</p> <p>GIS: Plat does not close within acceptable engineering standards.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational as the following is not reviewed until Preliminary and Final phases)</p> <p>AEP: AEP Texas Distribution is requesting 5' electrical easement off every ROW in the subdivision.</p>	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved with PL8889 and has no additional comments.	
14	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Comments 1-10)	

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					<p>1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2. The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <p>3. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>4. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>5. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>6. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>7. 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>8. 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 and UDC Article 8.1.3.A</p>	

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					<p>9. 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>10. 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 homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p>	
15	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Comments 11-18)</p> <p>11. The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>12. The "Street Lighting Plan" shall indicate all existing streetlights within 500-ft (+/-) of proposed streetlights 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>13. An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p>	

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					<p>14. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>15. Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>16. Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age.</p> <p>-New streets ( Any street 0-6 years and / or PCI <math>\geq</math> 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb-to-curb repair.</p> <p>-Older streets (Any street &gt; 6 years or PCI &lt; 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>17. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards</p> <p>18. Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). For further information, please email ROWManagement@cctexas.com.</p> <p>A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of</p>	

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					<p>Corpus Christi Municipal Code 49-112 (9) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>A person / contractor / applicant 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.</p> <p>Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.</p> <p>The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</p>	
17	P001	Note	Alex Harmon : DS	Closed	Provide easements on lot frontage of 10'. (front 5' UE and back 5' EE)	
24	P001	Note	Alex Harmon : DS	Closed	Although typical street cross sections are not required until the preliminary plat, note that this plat has two routes on the UTP - one adjacent to the plat and one through the plat. Any requested deviations will need a UTP amendment through ROW.	
32	P001	Note	Mina Trinidad : DS	Closed	(Informational) Planning: Property is currently not annexed nor zoned with the City.	
33	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational as fees are applied at Preliminary Plats)</p> <p>Parks and Recreation: 157 (Dwelling units proposed) x \$462.50 (Fee) = \$72,612.50</p> <p>Plat describes the proposed use of lots to convert to single-family residency. Total number of proposed dwelling units equals (157). As such appropriate fees have been applied, at a rate of \$462.50 by the 157 proposed units. If this number of proposed units changes, please update as to allow proper reflection of fees, if changes were to</p>	

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					occur. Parks and Recreation Fee Document is uploaded into your customer portal.	
34	P001	Note	Mina Trinidad : DS	Closed	Remove drainage arrows within Master Preliminary Plat.	
35	P001	Note	Mina Trinidad : DS	Closed	Number the general notes.	
36	P001	Note	Mina Trinidad : DS	Closed	Darken the phase line within the development. Ensure the phases allow for full lots.	
37	P001	Note	Mina Trinidad : DS	Closed	Narrow down the number of lots that are proposed for each phase.	
38	P001	Note	Mina Trinidad : DS	Closed	(Informational) C3 Primary Collector Street through property.	
39	P001	Note	Mina Trinidad : DS	Closed	(Informational) South of property in Flood Zone AE.	
40	P001	Note	Mina Trinidad : DS	Closed	(Informational) If a Homeowners Association is to be established, provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association.	
48	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire - Smith Choi: Fire Department would like to make the follow-up comments for the above-captioned plat. 1. Fire Department would require a 96 feet diameter for the temporary Cul-De-Sec in your phase 1 Development . Please show it on preliminary plat. 2. Fire Department would require 2 points of access for phase 1 that exceed 50 units lot and that 2 access point must meet the remoteness requirement of 2021 IFC. 3. Please clarify if Phantom Drive is existing or proposed. Fire Department may not accept proposed access. If it is existing and is used for second access, it must meet remoteness requirement. 4. As to Phase II Development, Fire Department require 96 feet diameter Cul-Del Sec . 5. Clarify the timeline of the future C3 Collector sheet. 6. Phase II Development also require two point of access as phase 1.	
49	P001	Note	Mina Trinidad : DS	Closed	Please see the following Traffic comments: ROADWAY MASTER PLAN: A2 Arterial (North / South), east side of proposed development, continuation of County Road 41 (Gilead Road) 50 FT ROW dedication proposed in the Plat - future	

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					<p>development on the east side would require the other 50 FT ROW dedication to complete full ROW dedication.</p> <p>ROW Dedication adhering to Roadway Master Plan - 100 FT ROW dedication, as per Roadway Master Plan (RPM)&amp; Infrastructure Design Manual (IDM) Public improvements, construction required (half street) as per UDC Chapter 8 &amp; IDM Chapter 6 Updated plat to show street typical for County Road 41 (Gilead Road) extension for review and approval (should show number of through lanes) Typical section as per IDM Table 6.2.2.b Non-Local Street Standards Table &amp; UDC Section 8.2.1.B Street ROW Dimensional Standards for proposed extension of County Road 41 (Gilead Road) County Road 41 (Gilead Road) would require public improvements to meet external connectivity requirements outline in UDC Section 8.2.1.D. External Connectivity</p> <ul style="list-style-type: none"> <li>o Two (2) points of external access, minimum, must be provided if the development has more between 81 to 160 buildable lots in a subdivision.</li> <li>o Three (3) points of external access, minimum, must be provided if the development has more than 161 buildable lots in a subdivision.</li> </ul> <p>As per UDC Section 8.2.1.E Street layout. Add note: Block 4, Lots 1 – 15 &amp; Block 9, Lots 1 – 16 prohibited driveway access to proposed A2 Arterial - County Road 41 (Gilead Road)</p> <p>C3 Collector (East / West), center of proposed development, connection to County Road 41 (Gilead Road) 75 FT ROW dedication proposed – for future C3 collector street ROW Dedication adhering to Roadway Master Plan - 75 FT ROW dedication, as per RMP &amp; IDM Connectivity proposed for future development to the East &amp; West (between County Road 41 &amp; 43) Connectivity adhering to Roadway Master Plan, as per RMP &amp; IDM Updated street typical to show number through lanes, as per IDM Table 6.2.2.b Non-Local Street Standards Table &amp; UDC Section 8.2.1.B Street ROW Dimensional Standards</p>	

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					<p>Adhering to legacy UTP - 75 FT ROW dedication  As per IDM Table 6.2.2.b Non-Local Street Standards Table &amp; UDC Section 8.2.1.B Street ROW Dimensional Standards  No on-street parking allocated for a C3 Collector, proposed section of roadway between Blocks 6 &amp; 7  o Traffic recommends mitigations outline in Section 8.2.1.E Street Layout (#3) to accommodate proposed development fronting C3 collector.  If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	
58	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:  (Chief Juan Perez)  All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards  Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:</p> <p>Utility:  Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>Information:  If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.)</p> <p>503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.</p>	

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					<p>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>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum).</p> <p>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>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>	
25	SWQMP	Note	Alex Harmon : DS	Closed	This is a snippet from the old master plan. The City Council adopted a new stormwater master plan in 2024.	
26	SWQMP	Note	Alex Harmon : DS	Closed	<p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <p>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</p>	

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27	SWQMP	Callout	Alex Harmon : DS	Closed	Verify EOR is okay with concentration for pre and post development being the same. Generally, Tc decreases with paved route vs meandering open fields.	
6	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Comments 1-6)</p> <p>1. While currently existing as an OCL tract, annexation is forthcoming and this plat will need to meet UDC, Water a Fire Standards</p> <p>2. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>3. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>4. 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>5. 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>6. 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>	
7	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comments 7-11)</p> <p>7. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8. 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. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access</p>	

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					<p>road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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. 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. 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>	
8	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comment 12)</p> <p>12. The street listed currently as "Temporary Turn-Around" labeled as a C-3 Collector and should be built as such.</p>	
9	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Comments 13 &amp; 14)</p> <p>13. 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>14. 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>	
10	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comment 15-18)</p> <p>15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	

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					<p>16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>17. In accordance with the above requirements: C.R. 41 shall be developed to meet the requirements of a secondary entrance. This was discussed at a recent EA meeting. If the Developer wishes to install a gated entrance, there is nothing to stop the Kitty-Hawk subdivision from doing the same thing. Therefore CR 41 should be developed as an secondary entrance.</p> <p>18. D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway (no center medium). Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p>	
11	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comments 19 &amp; 20)</p> <p>19. 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>20. 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>	
28	U001	Callout	Alex Harmon : DS	Closed	fix this symbol. should it be a 0.51 and LOT 09?	
29	U001	Note	Alex Harmon : DS	Closed	Include estimated water usage 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. (UDC 3.7)	

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30	U001	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	
19	P001	Note	Caleb Wong : STREET	Closed	PW STR: Just to confirm, will the streets be private? This was discussed in the EAM but we want to ensure if they are going to be private or not.	
20	P001	Note	Caleb Wong : 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.	
21	P001	Note	Caleb Wong : 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.	
22	P001	Note	Caleb Wong : STREET	Closed		
23	P001	Note	Caleb Wong : STREET	Closed	PW STR: Will CR 41 be built out to connect to the proposed streets?	
41	P001	Note	Justin Phung : STREET	Closed	PW STR: Please label any private streets to assist in reviewing.	
42	P001	Note	Justin Phung : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
43	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 41 is labeled as a secondary arterial (A2) per the Legacy Urban Transportation Plan. Please coordinate with the Public Works Traffic Department to ensure the proper ROW dedication is allocated. In addition, please provide a typical section for CR 41.	
44	P001	Note	Justin Phung : STREET	Closed	PW STR: 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 "L" curb.	

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45	P001	Note	Justin Phung : STREET	Closed	PW STR: IDM Table 6.3.5N provides details for using PCCP for construction of the street while the typical section shows HMA being used. Please confirm and correct the typical section to show the proper typical section and notes.	
46	P001	Note	Justin Phung : STREET	Closed	PW STR: Please denote where the private maintenance ends for streets off the C3 collector.	
47	P001	Note	Justin Phung : STREET	Closed	PW STR: Will CR 41 be built out to S Staples St.?	
50	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - If street is private it must adhere to UDC 8.2.1.J Standards	
51	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
52	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
53	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
54	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.	
55	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
56	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide clarification on the construction and material used for the A2 median.	
57	P001	Note	Justin Phung : STREET	Closed	PW STR: Who will be responsible for the mowing of the A2 and C3 streets?	



# MASTER PLAT APPLICATION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: \_\_\_\_\_ Grid/Map No.: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_

1. Applicant: Z. B. K., LLC  
Telephone: (361) 510-8249 EMAIL: eric.zarghooni@gmail.com  
Address: 31 E Bar le Doc Drive, Corpus Christi, TX 78414  
Status of Applicant: Owner: XX Other: (specify) \_\_\_\_\_

2. Engineer/Surveyor: J. Perales Civil Engineering/Fred Hayden Telephone: (361) 728-7188  
Address: 5866 S. Staples Street, #315, Corpus Christi, TX 78413 EMAIL: jperales@jperalesengineering.com  
Contact Person: Juan Perales, Jr., P.E. Telephone: (361) 728-7188

3. Owner: Z.B.K., LLC Telephone: (361) 510-8249  
Address: 31 E Bar le Doc Drive, Corpus Christi, TX 78414  
Type of Ownership:  Sole  Partnership  Corporation  
Other: Limited Liability Company

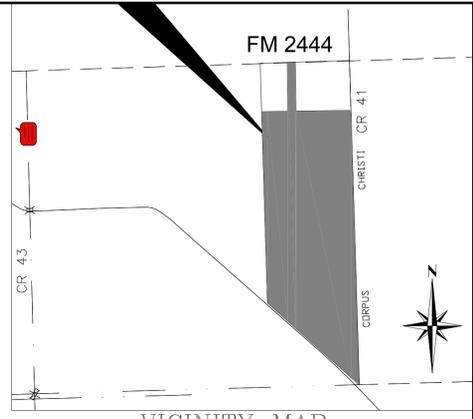
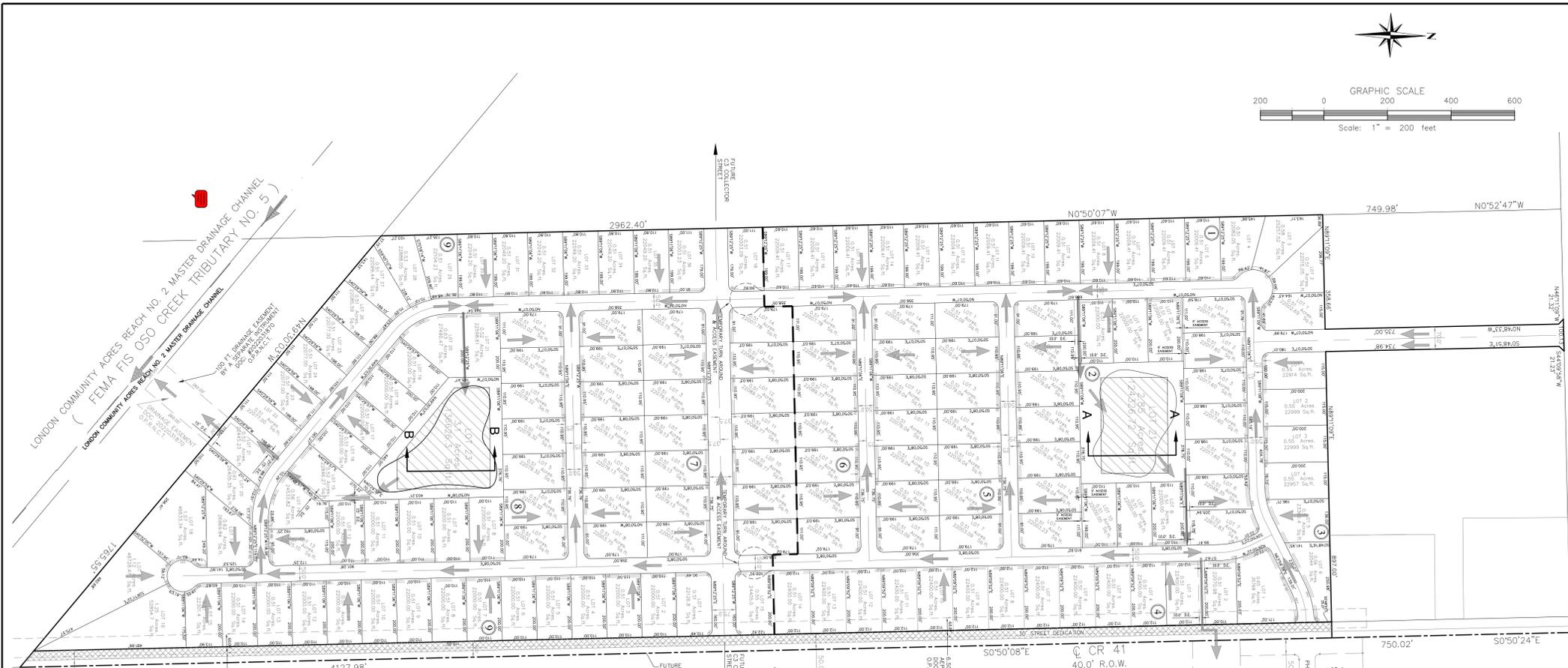
4. Master Preliminary Plat:  
Proposed Subdivision Name: Sunset Ridge Estates  
Location: 601 F.M. 2444 Acreage: 109.109  
Legal Description: 109.109 acres of a 157 acre tract out of the S 1/2 of Sect 30 & N 1/2 of Sect 33, Laureles Farm Tracts  
Land Use: (Existing) agriculture (Proposed) single family residential  
Zoning: (Existing) n/a - outside city limits (Proposed) RS-22 single family residential  
Tax I.D. No.: 4250-0030-1012  
Proposed No. of Lots: 160 total, 157 buildable  
Reason for plat/replat: to develop the existing vacant land for single family residential use

**Application is not valid without Completion of all pages**  
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmlabs.infor.com/>

<b>Office Use Only</b>	Date Rcvd: _____	PRELIMINARY:	FINAL:	RECORDED:
	Received by: _____	Denied: _____	Denied: _____	Date: _____
	Filing Fee: _____	Approved: _____	Approved: _____	Volume: _____
	Recording Fee: _____			Page: _____
	Type Plat: _____			
	ADP: _____ CT: _____			
	Comments: _____			
District: _____				

SEE REVERSE SIDE





APPROVED BY:	JP	DRAWN BY:	RG
DATE:	10-06-25	SCALE:	1"=200'
DRAWING #:	220402	PAGE:	1
PAGE:	1	DF:	1

**GENERAL NOTES**

- EXISTING LAND USE IS CULTIVATED FARMLAND. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL DISTRICT WITH LOTS GREATER THAN 1/2 ACRE. THE SITE IS CURRENTLY OUTSIDE THE CORPUS CHRISTI CITY LIMITS. A PETITION FOR ANNEXATION IS UNDERWAY. REQUESTED ZONING OF PROPERTY IS RS-22, SINGLE FAMILY RESIDENTIAL USE.
- TOTAL ACRES OF THE PROPOSED SUBDIVISION IS 109.109 ACRES.
- ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
- THE OVERALL PROPOSED DRAINAGE DESIGN IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S MASTER DRAINAGE PLAN.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE DETAILED CONSTRUCTION PLANS FOR THE SUBDIVISION.
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR JURISDICTIONAL BOUNDARIES WITHIN THE PROPERTY BOUNDARIES.
- THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, NOR IS UPSTREAM OR ADJACENT TO THE NAKED RIVER WATER SUPPLY SOURCE FOR THE CITY OF CORPUS CHRISTI.
- PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0202G, DATED OCTOBER 13, 2022, NORTHERNMOST PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A ZONE AD SPECIAL FLOOD HAZARD AREA WITH DEPTH OF 1 FEET. SOUTHERNMOST PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A ZONE A1 SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS RANGING FROM 20.0 TO 20.6. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (COORD 98) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

**STORMWATER COLLECTION SYSTEM DESIGN CRITERIA**

CITY ROAD 41 ALONG THE EASTERN BOUNDARY OF THE PROPERTY IS DESIGNATED AS AN A2 ARTERIAL IN THE CITY OF CORPUS CHRISTI STORMWATER TRANSPORTATION MASTER PLAN. THE CITY'S URBAN TRANSPORTATION PLAN ALSO CALLS OUT FOR THE EXTENSION OF A C3 LEVEL COLLECTOR STREET RUNNING FROM EAST TO WEST AT APPROXIMATELY THE MIDPOINT OF THE PROPERTY.

NO OTHER HIGHER SERVICE LEVEL STREETS ARE DESIGNATED WITHIN THE PROPERTY BOUNDARIES BY THE CITY OF CORPUS CHRISTI STORMWATER TRANSPORTATION MASTER PLAN. ALL OTHER STREETS WILL BE CONSIDERED AS LOCAL/NEIGHBORHOOD STREETS.

PER CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM), SECTION 3.03.3, A 5 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR LOCAL/NEIGHBORHOOD STREET STORMWATER CONVEYANCE SYSTEMS WITH DESIGN WATER SURFACE ELEVATION NOT TO EXCEED THE CURB LINE ELEVATION. PER SECTION 3.03.2, A 5 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR COLLECTOR STREET CONVEYANCE SYSTEMS WITH DESIGN WATER SURFACE ELEVATION TO BE CONTAINED WITHIN THE CONVEYANCE SYSTEM. PER SECTION 3.03.4, A 25 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR ARTERIAL STREET STORMWATER CONVEYANCE SYSTEMS WITH THE DESIGN WATER SURFACE ELEVATION NOT TO RESULT IN INUNDATION OF MORE THAN ONE TRAVEL LANE.

**STORMWATER RUNOFF ESTIMATES**

TOTAL PROPERTY AREA = 109.109 ACRES (WITH 3.789 ACRES ROW DEDICATION)  
 UNIT 1 NET AREA = 52.12 ACRES  
 UNIT 2 NET AREA = 53.20 ACRES

UNIT 1 AND UNIT 2 WILL HAVE SEPARATE DRAINAGE OUTFALLS. THE MASTER PLAN OUTFALL FOR UNIT 1 IS THE KING ESTATES TRIANGULAR MASTER DRAINAGE CHANNEL TO THE EAST OF THE PROPERTY. THE MASTER PLAN OUTFALL FOR UNIT 2 IS THE LONDON COMMUNITY ACRES REACH NO. 2 MASTER DRAINAGE CHANNEL JUST SOUTH OF THE PROPERTY. THIS OUTFALL IS ALSO DESIGNATED AS OSO CREEK TRIANGULAR NO. 5 IN THE FEMA FLOOD INSURANCE STUDY FOR NEEDES COUNTY.

BOTH DRAINAGE AREAS ARE LESS THAN 200 ACRES IN SIZE. THE RATIONAL METHOD WILL BE USED FOR STORMWATER RUNOFF CALCULATIONS.

EXISTING LAND USE IS CULTIVATED FARMLAND WITH CLAYEY SOIL AND OVERLAND SLOPE < 1%  
 RUNOFF COEFFICIENT, C = 0.30 PER IDM TABLE 3.1  
 PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL WITH LOTS GREATER THAN 1/3 ACRE IN SIZE AND OVERLAND SLOPE < 1%  
 RUNOFF COEFFICIENT, C = 0.40 PER IDM TABLE 3.1  
 RUNOFF LENGTHS FOR BOTH DETENTION POND DRAINAGE AREAS ARE APPROXIMATELY 1300 FT.  
 ESTIMATED EXISTING RUNOFF VELOCITY = 0.8 FT/SEC  
 EXISTING TC = 27.1 MINUTES  
 ESTIMATED DEVELOPED RUNOFF VELOCITY = 1.4 FT/SEC  
 DEVELOPED TC = 15.5 MINUTES  
 PER THESE TC VALUES AND NOAA ATLAS 14, VOLUME 11, POINT PRECIPITATION FREQUENCY ESTIMATES FOR LATITUDE 27.8446° AND LONGITUDE -97.4236°  
 IS EXISTING = 4.2 IN/HR  
 IS EXISTING = 6.0 IN/HR  
 IS DEVELOPED = 7.5 IN/HR  
 IS DEVELOPED = 5.5 IN/HR  
 IS DEVELOPED = 7.7 IN/HR  
 IS DEVELOPED = 9.8 IN/HR  
 CALCULATED EXISTING PEAK STORMWATER RUNOFF RATES FOR UNIT 1:  
 OS EXISTING = 65.7 CFS  
 OS EXISTING = 93.8 CFS  
 OS EXISTING = 117.3 CFS  
 CALCULATED DEVELOPED PEAK STORMWATER RUNOFF RATES FOR UNIT 1:  
 OS DEVELOPED = 114.7 CFS  
 OS DEVELOPED = 160.5 CFS  
 OS DEVELOPED = 204.3 CFS  
 CALCULATED EXISTING PEAK STORMWATER RUNOFF RATES FOR UNIT 2:  
 OS EXISTING = 67.0 CFS  
 OS EXISTING = 95.8 CFS  
 OS EXISTING = 119.7 CFS  
 CALCULATED DEVELOPED PEAK STORMWATER RUNOFF RATES FOR UNIT 2:  
 OS DEVELOPED = 117.0 CFS  
 OS DEVELOPED = 163.9 CFS  
 OS DEVELOPED = 208.5 CFS

**STORMWATER DETENTION DESIGN CRITERIA**

PORTIONS OF THE DEVELOPMENT FALL WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA. DESIGN REQUIREMENTS WILL INCLUDE NO IMPACT TO THE BASE FLOOD ELEVATIONS AS SHOWN ON THE APPLICABLE FEMA FLOOD INSURANCE RATE MAPS. THEREFORE, DETENTION FACILITIES WILL BE DESIGNED TO ACCOMMODATE 100 YEAR FLOOD EVENT FLOW RATES.

THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT WILL INCLUDE TWO STORMWATER DETENTION PONDS, ONE FOR UNIT 1 AND ONE FOR UNIT 2 OF THE DEVELOPMENT.

**CALCULATED DETENTION VOLUME REQUIREMENTS**

DRAINAGE AREAS ARE LESS THAN 200 ACRES. THE U.S. SOIL CONSERVATION SERVICE TRIANGULAR UNIT HYDROGRAPH PROCEDURE WILL BE USED TO CALCULATE STORMWATER DETENTION REQUIREMENTS.  
 $T_L = 2/3 \text{ TO BANK} = (2/3) (20.1 \text{ MIN}) = 18.1 \text{ MIN.}$   
 $T_D = 8/3 \text{ TL} = (8/3) (18.1 \text{ MIN}) = 48.3 \text{ MIN.}$   
 REQUIRED DETENTION VOLUMES  
 $V = [(Q_{PEAK} \text{ DEVELOPMENT} - Q_{PEAK} \text{ EXISTING}) \times \text{CFS}] \times 60 \text{ (CMF/CFS)} \times \text{TD} \text{ (MIN)} / (2.3) \text{ (CU FT)}$

FOR UNIT 1  
 DETENTION100 = 128063 CUBIC FEET  
 DETENTION100 = 128671 CUBIC FEET

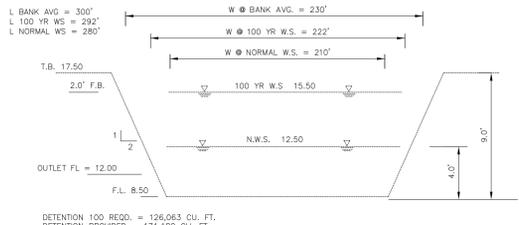
FOR UNIT 2  
 DETENTION100 = 128671 CUBIC FEET

**DETENTION VOLUME PROVIDED:**

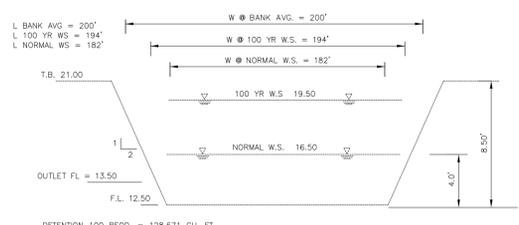
PRELIMINARY DETENTION CAPACITY OF THE UNIT 1 DETENTION AREA IS 185436 CUBIC FEET, BASED ON A 3 FOOT DEPTH OF STORAGE.  
 UNIT 1 DETENTION CAPACITY EXCEEDS CAPACITY REQUIREMENTS FOR THE 100 YEAR FLOOD EVENT.  
 PRELIMINARY DETENTION CAPACITY OF THE UNIT 2 DETENTION AREA IS 188840 CUBIC FEET, BASED ON A 3 FOOT DEPTH OF STORAGE.  
 UNIT 2 DETENTION CAPACITY EXCEEDS CAPACITY REQUIREMENTS FOR THE 100 YEAR FLOOD EVENT.

**UNIT 2**  
 (80 BUILDABLE LOTS)  
 81 LOTS TOTAL  
 53.20 ACRES

**UNIT 1**  
 (77 BUILDABLE LOTS)  
 79 LOTS TOTAL  
 52.12 ACRES



**UNIT 1 DETENTION SECTION A-A**  
 N.T.S.



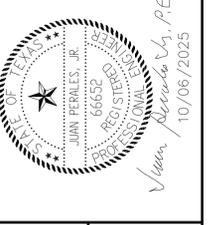
**UNIT 1 DETENTION SECTION B-B**  
 N.T.S.

Verify EOR is okay with concentration for pre and post development being the same. Generally, Tc decreases with paved route vs meandering open fields.

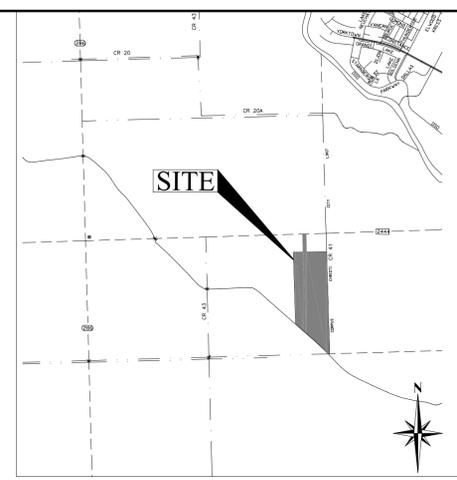
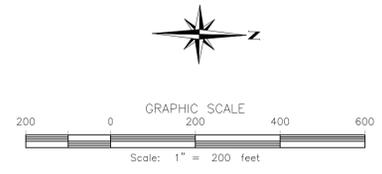
**J. Perales Civil Engineering and Planning Services**  
 TBPE FIRM No. F-14207  
 jperales@jperalesengineering.com  
 5866 S. Staples St. Ste #315  
 Corpus Christi, Texas 78411  
 Tel: (361) 728-7188

**STORMWATER MANAGEMENT PLAN**

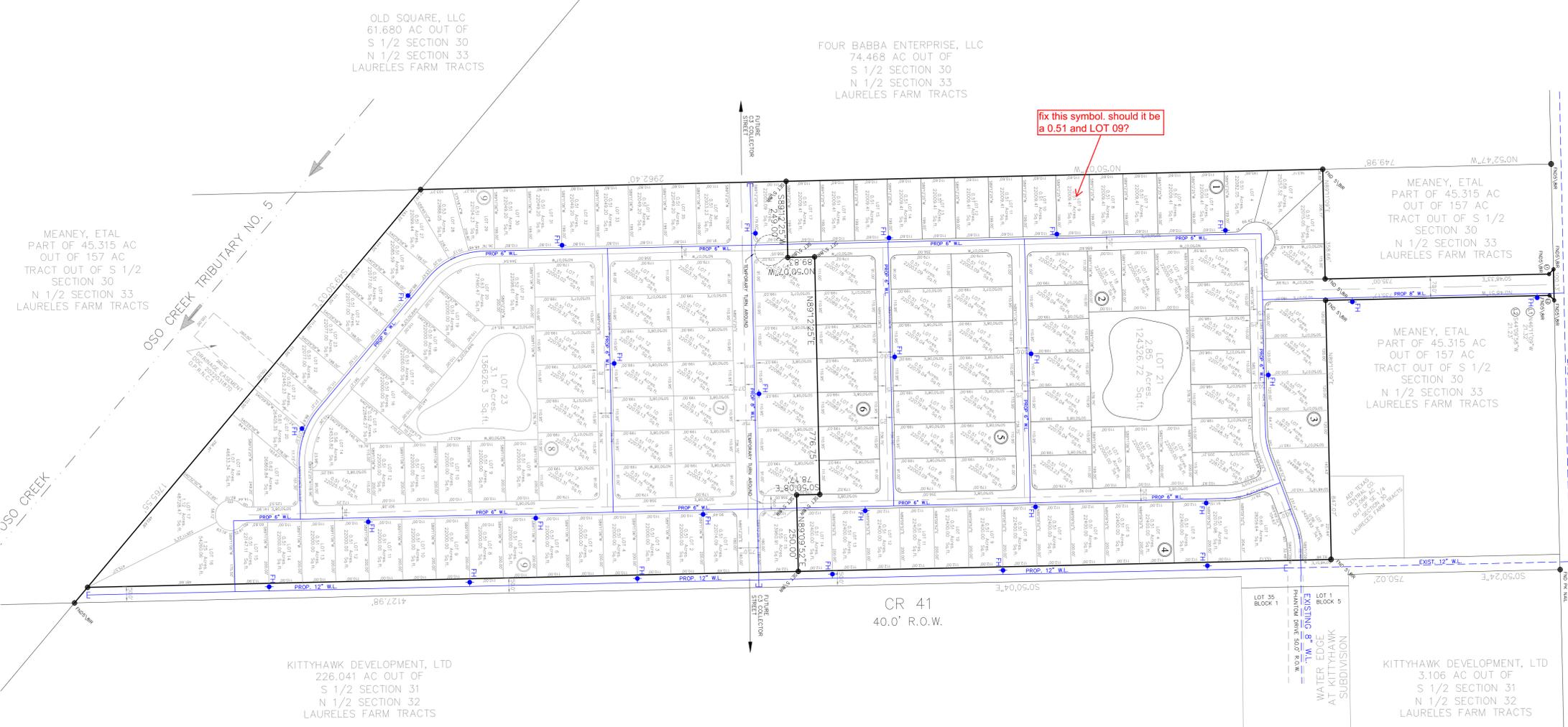
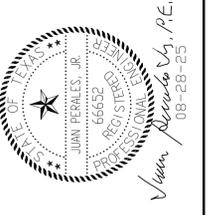
**SUNSET RIDGE ESTATES**  
 SUBDIVISION  
 CORPUS CHRISTI, TEXAS



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"E	28.29'
C2	3°50'20"	19.80'	29.98'	S82°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C11	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C12	89°57'28"	31.40'	20.00'	N45°48'51"W	28.27'
C13	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C14	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C15	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C16	48°39'56"	212.34'	250.00'	S25°10'05"E	206.02'
C17	48°39'56"	169.87'	200.00'	S25°10'05"E	164.81'
C18	41°17'32"	198.19'	275.00'	S70°08'49"E	193.93'
C19	41°17'32"	162.15'	225.00'	S70°08'49"E	158.67'
C20	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C21	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C22	45°14'23"	27.24'	34.50'	N21°51'26"E	26.54'
C23	89°31'14"	78.12'	50.00'	N89°14'15"E	70.41'
C24	45°14'23"	27.24'	34.50'	S23°25'37"E	26.54'
C25	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C26	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C27	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C28	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C29	89°57'27"	31.40'	20.00'	S45°48'51"E	28.27'
C30	90°02'33"	31.43'	20.00'	S44°11'09"W	28.29'
C31	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C32	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C33	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C34	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C35	18°53'56"	74.22'	225.00'	N10°17'05"W	73.88'
C36	18°53'56"	90.71'	275.00'	N10°17'05"W	90.30'
C37	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C38	90°26'24"	41.33'	36.00'	N64°27'15"W	42.59'
C39	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C40	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C41	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C42	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C43	19°21'34"	76.02'	225.00'	N79°30'20"E	75.66'



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**MUNICIPAL WATER UTILITY SERVICE NOTES**

1. PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554).
2. THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY FEBRUARY 2026.
3. PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
4. ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY. ANTICIPATED WATER DEMAND FOR UNIT 2 IS 28,000 GALLONS PER DAY.

**MUNICIPAL WASTEWATER UTILITY SERVICE NOTES**

1. ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.

**PRELIMINARY UTILITY PLAN**

**SUNSET RIDGE ESTATES**

**SUBDIVISION**

**CORPUS CHRISTI, TEXAS**

**J. Perales Civil Engineering and Planning Services**  
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 jperales@peralesengineering.com  
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 Tel: (361) 728-7188