



# 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: \_\_\_\_\_  
 Telephone: (\_\_\_\_) \_\_\_\_\_ EMAIL: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Status of Applicant: Owner: \_\_\_\_\_ Other: (specify) \_\_\_\_\_

2. Engineer/Surveyor: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_  
 Address: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_

3. Owner: \_\_\_\_\_ Telephone: (\_\_\_\_) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Type of Ownership: ( ) Sole ( ) Partnership ( ) Corporation  
 Other \_\_\_\_\_

4. Master Preliminary Plat:  
 Proposed Subdivision Name: \_\_\_\_\_  
 Location: \_\_\_\_\_ Acreage: \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 Land Use: (Existing) \_\_\_\_\_ (Proposed) \_\_\_\_\_  
 Zoning: (Existing) \_\_\_\_\_ (Proposed) \_\_\_\_\_  
 Tax I.D. No.: \_\_\_\_\_  
 Proposed No. of Lots: \_\_\_\_\_  
 Reason for plat/replat: \_\_\_\_\_

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

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

SEE REVERSE SIDE

**5. PLAT CHECKLIST FOR MASTER PRELIMINARY PLATS:**

- \_\_\_\_\_ 1. Outline of boundary denoted by bold lines and showing the Phasing boundaries with a Legend providing description for the development each Phase with the approximate time frame to be completed.
- \_\_\_\_\_ 2. Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, etc., with principle dimensions.
- \_\_\_\_\_ 3. Location, width and name of existing streets, easements, and water courses with principal dimensions, or other significant features 200 feet outside the plat boundary.
- \_\_\_\_\_ 4. Location and size of existing and proposed Master Planned water and sewer lines.
- \_\_\_\_\_ 5. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.
- \_\_\_\_\_ 6. Provide a Vicinity sketch or location map. Not more than 800 feet to the inch with street names. Master Plat to have north arrow.
- \_\_\_\_\_ 7. Identify and label boundaries of FEMA Flood Zones.
- \_\_\_\_\_ 8. Identify any Air Installation Compatible Use Zones (AICUZ)
- \_\_\_\_\_ 9. Identify future Park dedication, greenbelts, or other open spaces.
- \_\_\_\_\_ 10. Identify any existing previous sanitary landfill, shooting range, or other environmental concern.
- \_\_\_\_\_ 11. Identify location of body of water including an intermittent or perennial stream.
- \_\_\_\_\_ 12. Identify preliminary description of Endangered/Protected Species Habitat.
- \_\_\_\_\_ 13. Identify preliminary description of any area of the site that may be jurisdictional wetland.
- \_\_\_\_\_ 14. Identify preliminary determination of the location of any critical Dune Areas.
- \_\_\_\_\_ 15. Peak Hour Traffic form (as required).

**Mandatory Requirements**

\_\_\_\_\_ All plats and plans are submitted electronically to: <https://corpuschristi-prd.rhythmlabs.infor.com/>. See plat templates at: <https://www.cctexas.com/services/construction-and-property-services/starting-building-project/platting>

**7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (For Final/Replat and Preliminary Plats only)**

- \_\_\_\_\_ 1. Brief description of the project
- \_\_\_\_\_ 2. Maps showing the area covered by the plan or the preliminary plat
- \_\_\_\_\_ 3. Land use assumptions used
- \_\_\_\_\_ 4. Drainage plan elements:
  - A. Hydrology parameters, 5, 25, and 100 year;
  - B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
  - C. Define Drainage Area Boundary. Acreage, including sub basins;
  - D. Identify existing outfall;
  - E. Ditch cross sections, existing and proposed;
  - F. Verification of adequate inlet capacity;
  - G. Flow line elevations;
  - H. Establish hydraulic gradient line elevations (5-100 year);
  - I. Elevations/Contours;
  - J. Detention design if applicable (100 year);
- \_\_\_\_\_ 5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
- \_\_\_\_\_ 6. Confirm on-site storm water management facility, if any
- \_\_\_\_\_ 7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
- \_\_\_\_\_ 8. Route to runoff to ultimate outfall.
- \_\_\_\_\_ 9. Include permanent measures to reduce pollution from runoff:
  - A. Vegetated buffer strips along boundaries of environmentally sensitive areas
  - B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
    - 1. Velocity control at outfall openings to eliminate erosion
    - 2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
  - C. Delineate wetlands
  - D. Identify submerged lands belonging to the State of Texas.
  - E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
  - F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
  - G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

**8. CERTIFICATION**

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Printed Name: \_\_\_\_\_

Engineer/Surveyor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Engineer/Surveyor's Printed Name: \_\_\_\_\_

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**9. APPLICATION FEES\*:**

(Public & Non-Public Notice Plats)		<b>(Master Preliminary Plat) \$605.00</b>	(Amending/Vacating Plat)	\$911.74
Less than 1 acre	\$1,089.00	(Preliminary Plat)	(Minor Plat)	\$828.85
1 to 5 acres	\$1,573.00	Less than 1 acre	(Plat review fee after 2nd Rev.)	15% of App.
5+ acres	\$2,057.00	1 to 5 acres	Addressing fee for Final Plats	Fee \$120.00
(Public notice surcharge)	\$250.00	5+ acres		
				\$2,662.00

**10. RECORDING FEES: (due at the time original tracing is submitted for Final Plat recording)**

\$60.00 + \$50.00 each additional page + \$60.50 DS Admin fee

All fees denoted with \* will be assessed a 4.5% surcharge