CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

APPLICATION FOR LAND SUBDIVISION

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240

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. Preliminary Plat: _____ Final Plat: _____ Amending/Vacating Plat: _____ Replat: _____

Proposed Subdivision Name: _____

Location: _____ Acreage: _____

Legal Description: _____

Land Use: (Existing) _____ (Proposed) _____

Zoning: (Existing) _____ (Proposed) _____

Tax I.D. No.: _____

Proposed No. of Lots: _____ Plat review: 30-day _____ 60-day _____

Reason for plat/replat: _____

Application is not valid without Completion of all pages

Send complete Plat Applications to : https://corpuschristi-prd.rhythmlabs.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 PRELIMINARY PLATS:

1. Outline of boundary denoted by bold line with principle dimensions.
2. Proposed plan of subdivision, showing streets, blocks, lots, alleys, easements, building lines, yard requirements, parks, etc., with principle dimensions.
3. Location, width and name of existing streets, blocks, lots, alleys, easements, building lines and water courses with principal dimensions, or other significant features within 200 feet of plat.
4. Names of proposed streets.
5. Location and size of existing and proposed water, sewer and gas mains.
6. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.
7. Any zoning affecting platted area or proposed changes in zoning.
8. Proposed subdivision name, north point, scale, date and direction of prevailing breeze.
9. Name of property owner and engineer or surveyor, and proof of registration.
10. Vicinity sketch or location map. Not more than 800 feet to the inch with street names.
11. Typical cross section of proposed streets.
12. Contours at 5-foot intervals "or" less in identified FEMA Flood Zones.
13. Identify any Air Installation Compatible Use Zones (AICUZ)
14. Identify future Park dedication, greenbelts, or other open spaces.
15. Identify any existing pr previous sanitary landfill, shooting range, or other environmental concern.
16. Show all contiguous land as the same ownership.
17. Identify location width and name of existing streets and any blocks, lots, alley easements, building lines and water courses or other natural features in the area affected, with principal dimensions and any other significant information on all sites for a distance of not less than 200 l.f.
18. Subdivision Application (two completed copies).
19. Identify Receiving Waters.
20. Identify location of body of water including an intermittent or perennial stream.
21. Identify preliminary description of Endangered/Protected Species Habitat.
22. Identify preliminary description of any area of the site that may be jurisdictional wetland.
23. Identify preliminary boundary line of any submerged lands belonging to the State of Texas.
24. Identify preliminary determination of the location of any critical Dune Areas.
25. Peak Hour Traffic form (as requested).
26. Waiver Request Application (To be submitted for Waivers to Public Improvement plat requirements).

Mandatory Requirements

_____ All plats, SWQMPs and Utility plans submitted electronically to: **https://corpuschristi-prd.rhythmlabs.infor.com/**. See plat templates at: **https://www.corpuschristitx.gov/services/construction-and-property-services/starting-building-project/platting**

6. PLAT CHECKLIST FOR FINAL PLATS:

1. Outline of boundary denoted by bold line with principle dimensions.
2. Proposed plan of subdivision, showing streets, blocks, lots, alleys, easements, building lines, yard requirements, parks, etc., with principle dimensions.
3. Location, width and name of existing streets, blocks, lots, alleys, easements, building lines and water courses with principal dimensions, or other significant features within 200 feet of plat.
4. Names of proposed streets.
5. Location and size of existing and proposed water, sewer and gas mains.
6. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.
7. Any zoning affecting platted area or proposed changes in zoning.
8. Proposed subdivision name, north point, scale, date and direction of prevailing breeze.
9. Name of property owner, engineer or surveyor, and proof of registration.
10. Vicinity sketch or location map.
11. Typical cross section of proposed streets.
12. Contours at 5-foot intervals "or" less in identified FEMA Flood Zones.
13. Location of FEMA Floodway Boundaries and FEMA Velocity Zone Boundaries that encroach on the site.
14. Any area identified as providing Endangered/Protected Species Habitat.
15. Limits of any current jurisdictional wetland, as defined by 33 CFR 328.3(b).
16. Boundary line of any submerged lands belonging to the State of Texas that adjoins the tract, based on a State-owned determination of the boundary between the State-owned lands and privately-owned property.
17. Location of any Critical Dune Areas as determined by the Land Commissioner under Texas Natural Resources Code 63.121.
18. Identify location width and name of existing streets and any blocks, lots, alley easements, building lines and water courses or other natural features in the area affected, with principal dimensions and any other significant information on all sites for a distance of not less than 200 l.f.
19. Peak Hour Traffic form (as required).

Mandatory Requirements

_____ All plats, SWQMPs and Utility plans submitted electronically to: **https://corpuschristi-prd.rhythmlabs.infor.com/**. See plat templates at: **https://www.corpuschristitx.gov/services/construction-and-property-services/starting-building-project/platting**

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (Required for Prelim and Final/Replats over 1 acre)

_____ 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: _____

Application is not valid without Completion of all pages

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9. APPLICATION FEES*:

(Public & Non-Public Notice Plats)		(Master Preliminary Plat)	$605.00	(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	$1,694.00	(Plat review fee after 2nd Rev.)	15% of App.
5+ acres	$2,057.00	1 to 5 acres	$2,178.00	Addressing fee for Final Plats	fee$121.00
(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