

PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final. All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission. Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 17PL1121

STARLIGHT ESTATES UNIT 2 (FINAL – 8.29 ACRES)

Located south of Yorktown Boulevard and east of Fred's Folly Road.

Applicant: Patricia H. Wallace, Trustee #2
Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a RS-4.5 Single-family 40-Unit residential subdivision.

GIS

1. The plat closes within acceptable engineering standards.

LAND DEVELOPMENT

1. Clarify the leader note for common boundary of Lots 21 and 22, Section 25, FB & EF & GT. DONE.
2. Provide a Legend to indicate all acronyms for EE, UE, YR etc. DONE.
3. Change 10' SS easement and 5' EE's along Stampede Drive to a 15' UE along both sides of Stampede Drive for the Sanitary Sewer lines. DONE.
4. Provide a Temporary turnaround at the end of Coruscant Drive. DONE.
5. Change 5' EE/UE to a 5' EE with a 5' UE parallel. ELIMINTED 5' EE/UEs.
6. Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication. DONE.
7. Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change. DONE.
8. On PC certificate, correct initial for William J. Green, P.E. DONE.
9. Verify plat description does not include Lot 25 of the Flour Bluff and Encinal Farm and Garden Tracts. DONE.
10. Water Distribution System acreage fee – 40 Lots x \$182.00/lot = **\$7,280.00**
11. Wastewater System acreage fee – 40 Lots x \$393.00 Lots = **\$15,720.00**
12. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

ENGINEERING

1. Dead end streets greater than 150 feet require temporary turn around. Provide temporary turn around easements.
2. Subdivision external access points shall comply with UDC Table 8.2.1.E. Two external access points (dedicated public streets) required prior to the plat recordation. Plat cannot be recorded without the dedicated external access points.

ENGINEERING (Cont.)

3. Public Improvements construction required with the final plat. Public Improvements shall comply with City standards and shall be approved by Development Services prior to the construction.
5. Dead end water main greater than 100 feet are not allowed.
6. Add a plat note stating no driveway access to Starry Road. NO FRONTAGE ON STARRY ROAD.

TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
2. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering.
3. Temporary turnarounds are required along Coruscant Drive, Ranchview Drive and Stampede Drive. NOT FOR RANCH VIEW DRIVE OR STAMPEED DRIVE.
4. Street design must conform to City's standards (30 year design life).
5. Construction plans must show locations of proposed traffic control devices.

FLOODPLAIN

1. No comments.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 600 feet as measured along dedicated streets in residential areas and flow 750 gpm at 20 psi residual.
2. Per Appendix D of the 2015 IFC, if more than 30 dwelling units are in a residential development two separate and approved fire apparatus access roads shall be provided

GAS

1. No comments.

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (40 units) = **\$8,000.00**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 40 unit = **0.40** acre of land dedication.

In lieu of land dedication, $\$62,500 \times .40 = \$25,000$ is due unless fair market value/purchase information is provided.

REGIONAL TRANSPORTATION AUTHORITY

1. This final plat is not located along an existing or foreseeably planned CCRTA service route.

NAS-CORPUS CHRISTI

1. No comments.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. No comments.

AEP-TRANSMISSION

1. No comments.

AEP-DISTRIBUTION

1. AEP is requesting the 5'EE to continue to the remainder of stampede drive. If we cannot get an even alignment on the first 5' along Stampede due to other utilities, we can utilize the last 5' of the UE's on Stampede Dr.

TXDOT

1. No comments.

NUECES ELECTRIC

1. No comments.

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only. These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval. Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPOMENT

1. The property is zoned "RS-4.5" Single-family 4.5 District.