

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: 17PL1110

STARLITE ESTATES UNIT 1 (FINAL – 15.437 ACRES)

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

Applicant: Patricia Wallace, Trustee
Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property develop a single-family subdivision.

GIS

1. The plat closes within acceptable engineering standards.

LAND DEVELOPMENT

1. 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.
2. 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.
3. Add Starry Road to plat Note 5. DONE.
4. Interim Secretary is William J. Green, PE. CORRECTED.
5. Verify right of dedication at Yorktown Boulevard. WE ARE NOT DEDICATING ALONG YORKTOWN BOULEVARD (PREVIOUSLY DEDICATED).
6. Provide consistent text scale and text font for the plat notes. DONE.
7. Titles on page 2 to be corrected as per Page 1 title. DONE.
8. Provide document numbers for recorded items by separate instrument. WILL DO BEFORE PLAT IS RECORDED.
9. Verify elevation contours with contours shown on preliminary plat for sheet 2 of plat. CONTOURS SHOWN ARE ACCURATE.
10. Provide a light hatch for the street dedication along Starry Road and provide a square footage label. DONE.
11. Change 15' UE to a 15' YR/UE along Yorktown Boulevard. DONE.
12. Add Starry Road to Note. DONE.
13. Sheet 2 Remove Park notation. CANNOT FIND PARK NOTATION SHEET 2.
14. Water Distribution System acreage fee – 71 lots x \$182.00/lot = **\$12,922.00**
15. Wastewater System acreage fee – 71 lots x \$393.00/lot = **\$27,903.00**
16. 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. DONE.
2. Subdivision external access points shall comply with UDC Table 8.2.1.E. Future units will require additional external access points.
3. Sectional streets closure require City Council action.
4. 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. DONE.

TRAFFIC ENGINEERING

1. A street light is required at the intersection of Yorktown. BY AEP/ NOT ACCORDING TO APPROVED PRELIMINARY PLAT.
2. Provide a layout of proposed street light locations within the subdivision for approval by Traffic Engineering. NOT A REQUIREMENT OF APPROVED PRELIMINARY PLAT.
3. Block lengths cannot exceed 1600 feet. The dimensions of Block 7 must be adjusted to meet this requirement. PRELIMINARY PLAT WAS APPROVED.
4. A minimum of three (3) external access points, to City's Master planned network, are required for the Starlite Estates. Connections can be to either future or existing networks. Yorktown Boulevard is the only existing roadway network. Additional units should not be constructed if the number of buildable lots exceeds the required sufficient external points (Table 8.2.1.E.) due to public safety concerns.
5. Streets design must conform to City standards (30 year design life).
6. A buffer must be provided for lots abutting Yorktown Boulevard according to Section 8.2.1.E. of the UDC. Examples include providing a marginal access street, reverse frontage lots with non-access restrictions onto Yorktown Boulevard or rear service alleys. THIS WAS NOT PROVIDED IN APPROVED PRELIMINARY PLAT.
7. Construction plans must show locations of proposed traffic control devices (i.e. signing, striping).
8. Construction plans must show locations of traffic calming devices, if required.
9. Revise the alignment of Mustafar Drive. The curve transition should not occur at the intersection of Stampede Drive. IT IS ACCORDING TO PRELIMINARY PLAT.
10. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC.

FLOODPLAIN

1. No comment.

FIRE

1. Informational: 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.

GAS

1. No comment.

PARKS

1. **Park Development Fee** (\$200 per unit) – (\$200) x (71 units) = **\$14,200.00**
2. **Community Enrichment Fund:** Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 71 unit = **0.71** acre of land dedication.

In lieu of land dedication, \$62,500 x .71 = **\$44,375** 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 comment.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Ditches need to be designed and maintained to the establishment of wildlife habitat.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. Provide a 5' EE on Blocks 4, 5, 6, and 8 on Stampede Drive. Preferably on the 5' along street frontage or on the last 5' of the 15' UE to get around the wet utilities in the 15' UE. DONE.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

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 DEVELOPMENT

1. The property has been rezoned to "RS-4.5" Single-family 4.5 District.