



TBPE Firm # F-1435  
TBPLS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS  
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

November 16, 2017

City of Corpus Christi  
DEVELOPMENT SERVICES - BLDG. SERVICE DIVISION  
Frost Bank Building  
2406 Leopard - Corpus Christi, TX 78469-9277

**RE: 17PL1080 - PADRE ISLAND NO. 1, BLOCK 20, LOT 1R (FINAL - 2.06 ACRES))**

To whom it may concern:

The following is a response to comments received from your office for the above-mentioned site, Melden & Hunt, Inc. offers the following:

## GIS

1. The plat closes within acceptable engineering standards. - **no change needed**
2. Las Tunas Dr. and Tortugas Ave. are proposed 60' C1 collectors requiring additional street dedication, correct and revise. Tortugas Ave. was changed to Crowsnest Ave. per City Ordinance 18166 on April 4, 1984, correct and revise. - **revised, please see attached**
3. Provide and label the correct and complete legal description of the adjacent properties. - **revised, please see attached**
4. Refer to the Map Records of Nueces County Texas as M.R.N.C.T., correct and revise. - **revised, please see attached**
5. All corners at street intersections will have a radius, correct and revise. - **revised, please see attached**
6. All street dedications are to be graphically hatched. - **revised, please see attached**
7. Label the right of way width and centerline dimension for all streets shown on the plat. In the event a right of way varies, provide the dimension at a given point and specify that the right of way varies. - **revised, please see attached**
8. Change (SH 358) to (Park Road 22) at South Padre Island Dr. - **revised, please see attached**

## 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. - **revised, please see attached**
2. Provide a centerline with label for Las Tunas Drive and Tortugas Avenue. Both streets are proposed Collector streets with 60-foot right-of-ways. Provide half distance from centerline to property line of plat. - **revised, please see attached**

3. Provide 5' street dedication along Las Tunas Drive and Tortugas Avenue. Hatch and provide square footage label. **-revised, please see attached**
4. Add the following "Basis of Bearings" standard note to the plat: Bearings are based on the recorded plat of (Legal Description), a map of which is recorded in Volume XX, Page XX, Map Records of Nueces County, Texas. **-revised, please see attached, bearings are based on GPS system**
5. Add the following "Finished Floor Elevation" (if in A zone) standard note to the plat: Residential structures shall not have a finished floor elevation below xx feet. **-revised, please see attached**
6. Change 20' Street Setback Line to 20' (YR) Yard Requirement. Update Legend to include YR. **-revised, please see attached**
7. Remove "Proposed" from Utility Easements as per plat. Preference Utility Easement label is 10' UE for Collector streets and 15' UE for Arterial streets and Highways. Provide UE acronym on Legend. **-revised, please see attached**
8. Las Tunas Drive and Tortugas Avenue to have 20-foot YR's along the frontages. **-revised, please see attached**
9. Provide larger text for labels on plat. **-revised, please see attached**
10. Plat to be on 18 x 24 sheet size. **-revised, please see attached**
11. SH 358 is a designated Highway with a 200' right-of-way. Provide centerline and label with half distance to property line. **-revised, please see attached**
12. Provide proper radii offset with street corners for boundary corners. **-revised, please see attached**
13. Remove "subdivision" from plat title. Lot 1R or Lot 1. **-revised, please see attached, labeled as 1R**
14. Remove Kelley Heller-Vela certificate as it is not required. **-revised, please see attached**
15. Update the Planning Commission certificate with Eric Villarreal, PE as Chairman and William J. Green, PE as Interim Secretary. **-revised, please see attached**
16. Update Engineering Services certificate to Development Services with Ratna Pottumuthu, PE, LEED AP as Development Services Engineer. **-revised, please see attached**
17. Remove owner and Engineer contact information at bottom of page. **-revised, please see attached**
18. The metes and bounds in not necessary as the bearings and distances are expressed on the plat with a reference point. **-revised, please see attached**
19. Site plan review is part of the Building Permit review and reviewed concurrently. Remove note 5. **-revised, please see attached**
20. Annexation Agreement waives all lot/acreage fees. **-noted, no change needed**
21. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. **-this will be provided**

## ENGINEERING

1. FYI: Tortugas Avenue street name has changed to Crowsnest Avenue. **-revised, please see attached**
2. Provide a street section for Crowsnest Avenue including graded swales; make sure the driveway to the site has a sized culvert. **-we are proposing to escrow for**

our portion of Crowsnest Ave as the site only has 100' of frontage to Crowsnest and no other paving currently exists in this area

3. Provide a street section for Las Tunas Drive including curb and gutter on your side of the street and a graded swale on the other side. -revised, please see attached
4. Curb radii at SPID and Las Tunas Drive must be 15'-20'; curb radii at Las Tunas Drive and Crowsnest Avenue must be 10'-20'. -revised for Las Tunas Drive, please see attached; for Crowsnest please see item 2 above
5. Submit public improvement construction plans to the following e-mail address [Publicimprovements@cctexas.com](mailto:Publicimprovements@cctexas.com).- these have been submitted for review
6. Public Improvement Plans, construction and acceptance are required before the final plat is recorded so that the construction site is protected from fire. -we are proposing to escrow for the public improvements, as it is a limited quantity; so the plat can be recorded and a building permit issued in order for the General Contractor to construct all at one time

#### ENGINEERING (Cont.)

7. Public Improvement Plans and construction are required for all public utilities (two-lane Street along Las Tunas Drive and along Crowsnest Avenue / Storm water system / Water system (include looping) / Wastewater) prior to recording the Plat; water construction is required for fire protection, a minimum of an 8" main is required for commercial with a minimum of 1500 gpm; the wastewater standards require a minimum of one fronting street of every lot to have a wastewater main, and one is required for this property (extend along Crowsnest Avenue for the abutting distance).-these have been submitted for review, please see prior comments above regarding Crowsnest Ave.
8. SWQMP: Indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storms for this project, make your recommendations in a list of notes; add the receiving water note to this Plan. (This comment must be addressed before this Final plat is scheduled for Planning Commission)-these have been submitted for review
9. Utility Plans: Show the street lights locations on the Utility Plan; label the proposed wastewater line located on Las Tunas Drive as public and the remaining portion as private; label the proposed water line located on Las Tunas Drive as private; similarly on Crowsnest Avenue. -revised, please see attached
10. Only one driveway is allowed for this site; add the following note to the plat document "no multiple driveways are allowed for this project". -revised, please see attached
11. Provide two type II barricades at the end of each street and have "End of Street" sign attached to each set of type II barricades. -revised, please see attached

#### TRAFFIC ENGINEERING

1. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC. -noted, no changes needed
2. Proposed driveway access to a TXDOT maintained street shall conform to TXDOT access management standards. - noted, Park Road 22 is not a TxDOT road

**PADRE ISLAND NO. 1, BLOCK 20, LOT 1R (FINAL - 2.06 ACRES)**

1. No comment.

**FIRE**

1. PADRE ISLAND NO. 1, BLOCK 20, LOT 1R (FINAL - 2.06 ACRES)Per the City of Corpus Christi Water Distribution System Standard a city fire hydrant will be located every 300 feet as measured along dedicated streets and flow 1500 gpm at 20 psi. -please see attached with proposed fire hydrant location

**GAS**

1. No comment.

**PARKS**

1. Development located on Padre Island, Annexation Agreement waives all development fees - noted, no changes needed

**REGIONAL TRANSPORTATION AUTHORITY**

1. This final plat is located along existing Route 81 but does not pose any threat to current or foreseeably planned CCRTA services. - noted, no changes needed

**NAS-CORPUS CHRISTI**

1. No comment.

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

1. No comment.

**AEP-TRANSMISSION**

1. No comment.

**AEP-DISTRIBUTION**

1. No comment.

**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 is zoned CR-2/IO Resort Commercial with an Island Overlay District.
2. A presubmittal meeting is required for the building permit on meeting the Island Overlay architectural requirements.

Kelley A. Heller-Vela, P.E.  
MELDEN & HUNT, INC.

*KHV*