



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

August 11, 2017

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

RE: 17PL1023 WADE RIVERSIDE SUBDIVISION (FINAL - 1.776 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 does not close within acceptable engineering standards. The bearings and dimensions are required to be labeled on the platted lot and the metes and bounds description is optional.
2. Remove the tie bar for the south boundary of the plat - ***Revised, please see attached***
3. In addition to the fractional scale provide a scale bar on the plat.
4. Label the street names on the location map. No name is unacceptable and 4.2 is not a street name, correct and revise - ***Revised, please see attached***
5. Remove the basis of bearing text at the north arrow and provide the correct reference to the basis of bearing in the plat notes.
6. The legal description will be Wade Riverside Subdivision, Block 4, Lot 1, correct and revise. Remove the parenthesis in the plat title - ***Revised, please see attached***
7. Refer to the deed records as Deed Records Nueces County Texas (D.R.N.C.T.) and the map records as Map Records Nueces County Texas (M.R.N.C.T.), correct and revise. Document numbers (deeds) are filed in the D.R.N.C.T., correct and revise - ***Revised, please see attached***
8. The map record of this tract is recorded in Vol/Pg 48, M.R.N.C.T., revise the legal description to include this reference.
9. The access easement is actual, not proposed, include the lot this access easement is to serve access to. Show the access easement on Block 4, Lot 1 and provide a descriptive note in the General Plat Notes - ***Revised, please see attached***
10. Street centerlines and centerline dimensions are to be shown and labeled, correct and revise.
11. The street to the north is Northwest Blvd. (FM 624), label as such - ***Revised, please see attached***
12. Reposition all overlapping labels so they do not overlap - ***Revised, please see attached***

LAND DEVELOPMENT

1. Plat cannot be scheduled for planning commission until the preliminary plat approval by Planning Commission pending approval of change of Zoning.

2. Provide standard format for plats pertaining to location of title, vicinity map, and notes.
3. On plat title, provide text in bold type, larger text than the plat description. Provide the Lot and Block number for the title.
4. Correct certificates with correct legal description of plat title.
5. Provide FM 624 on Location Map.
6. Label Access Easement as "Shared Access Easement". Provide a note indicating what properties share the access easement.
7. Provide bearings and distances on the boundaries of the platted property.
8. Provide legal description for adjacent properties. *Add to beginning of description for (Preliminary Plat Lot 2), "Remaining ## acreage out of Section....". - Revised, please see attached*
9. Add the Receiving water note for the Nueces River Basin upstream from dam. *Remove description for Lot 2 as it is not part of this recording - Revised, please see attached*
10. Provide half street distance to property for Northwest Boulevard.
11. Contours not required in Flood Zone C.
12. Use phantom lines for yard requirements to distinguish from the easement dashed lines.
13. Provide letter of approval from NCWD#3 for water layout. *Provide verification that item #6 under Engineering has been addressed. - Please see attached letter from water well designer.*
14. Curve data missing for C1.
15. Replace Director Department of Development Services certificate with a Planning Commission certificate with Julio Dimas, CFM as Interim Secretary and *Eric Villarreal, PE as Chairman - Revised, please see attached*
16. Changes all dates on certificates to 2017.
17. *Proposed drainage detention should be in a private drainage easement shown on plat. - Revised, please see attached*
18. Provide the following certificate for the septic system approval:

STATE OF TEXAS
COUNTY OF NUECES
Approved by the Corpus Christi-Nueces County Health Department. This the ____day of_____, 20____. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

Public Health Administrator
19. 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. Verify the provider for water (Water District # 3). Acceptance letter for the FH and the water improvements if any are required from the water provider with the final plat.
2. Wastewater is not available for service (Septic is proposed).
3. Drainage Plan must show the Q's calculations for the 5, 25 and 100 year for the existing and proposed conditions; show the differential between the proposed and the existing conditions; show how you got the volume to be detained. (This comment must be addressed before the final plat is recorded).

4. TX DOT Access Note: Driveway access to Interstate Highway 624 shall conform to access management standards of Texas Department of Transportation. FYI: All driveways and drainage shall be permitted through TxDot.
5. Illustrate hydrant location(s): not to be more than 300 ft. hose lay to any portion of any building and is to comply with the City of Corpus Christi Water Standards (1500 GPM, with 20 psi residual pressure). Informational Note: A fire hydrate is required to be within 100 ft. to any fire department connection - *Revised, please see attached utility layout.*
6. Please address the following from the Texas Local Government Code for the Water Well proposal (New Comment due to the addition of the Water Well): - *Revised, please see attached letter from water well designer.*

Sec. 212.0101. ADDITIONAL REQUIREMENTS: USE OF GROUNDWATER. (a) If a person submits a plat for the subdivision of a tract of land for which the source of the water supply intended for the subdivision is groundwater under that land, the municipal authority responsible for approving plats by ordinance may require the plat application to have attached to it a statement that:

- (1) is prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and
- (2) certifies that adequate groundwater is available for the subdivision.
- (b) The Texas Commission on Environmental Quality by rule shall establish the appropriate form and content of a certification to be attached to a plat application under this section.
- (c) The Texas Commission on Environmental Quality, in consultation with the Texas Water Development Board, by rule shall require a person who submits a plat under Subsection (a) to transmit to the Texas Water Development Board and any groundwater conservation district that includes in the district's boundaries any part of the subdivision information that would be useful in:
 - (1) performing groundwater conservation district activities;
 - (2) conducting regional water planning;
 - (3) maintaining the state's groundwater database; or
 - (4) conducting studies for the state related to groundwater.

TRAFFIC ENGINEERING

1. The City's Urban Transportation Plan designates Northwest Boulevard as an A3 arterial (130' ROW). Street dedication is not required.
2. Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC.
3. Proposed driveway access to a TXDOT road shall conform to TXDOT access management standards. A permit is required by TXDOT for access onto Northwest Boulevard.

FLOODPLAIN

1. No comment.

FIRE

1. Per the City of Corpus Christi Water Distribution System Standards a city fire hydrant will be located every 300 feet as measured along dedicated streets in commercial areas

and 1500 gpm at 20 psi residual. Informational note- A fire hydrant shall be located within 100 ft. of a FDC.

GAS

1. No comment.

PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."

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. No comment.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. Not TXDOT ROW - No Comments.

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 will be rezoned from "FR" Farm Rural to "CG-2" General Commercial District.

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


