

Juan Perales, Jr., P.E., dba

J. Perales Civil Engineering and Planning Services

T.B.P.E. Firm # F-14207

July 19, 2019

City of Corpus Christi
Department Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Attention: Ms. Nina Nixon-Mendez, Director of Development Services

Subject: Request for Waiver of Sidewalk Improvements for Calicoatte Estates Unit 5

Dear Ms. Nixon-Mendez:

The City of Corpus Christi's Unified Development Code (UDC), Section 8.2.2 requires that concrete sidewalks be constructed in accordance with UDC Subsection 8.2.1.B and the ADA Master Plan within all subdivisions within the City's area of jurisdiction over new development.

The northern boundary line of this proposed development is adjacent to F.M. Road 1694 (Calicoatte Road). The City's Transportation Master Plan designates Calicoatte Road in this area as an A3 level arterial roadway with a 130 foot right of way width. The existing roadway is a two lane rural roadway section within a 92.5 foot right of way. The preliminary plat as submitted includes the dedication of right of way to accommodate the master plan right of way section. In addition, the preliminary plat includes a connecting street to Calicoatte Road.

The proposed preliminary plat for Calicoatte Estates Unit 5 will provide means for meeting the requirements of UDC Section 8.2.2, with one exception. Based on the proposed preliminary plat, no lots will front on Calicoatte Road. No roadway improvements are proposed for Calicoatte Road as part of this development. Calicoatte Road is a state roadway, under TxDOT jurisdiction. Traffic volumes currently fall very short of what will be required to initiate efforts to improve the roadway to the future transportation plan section. If sidewalk is constructed along Calicoatte Road, it will not provide connectivity to any other sidewalk systems in the area.

Therefore, please consider this letter as a formal request for waiver of the requirement to construct sidewalk improvements within the Calicoatte Road right of way as part of the development of the property.

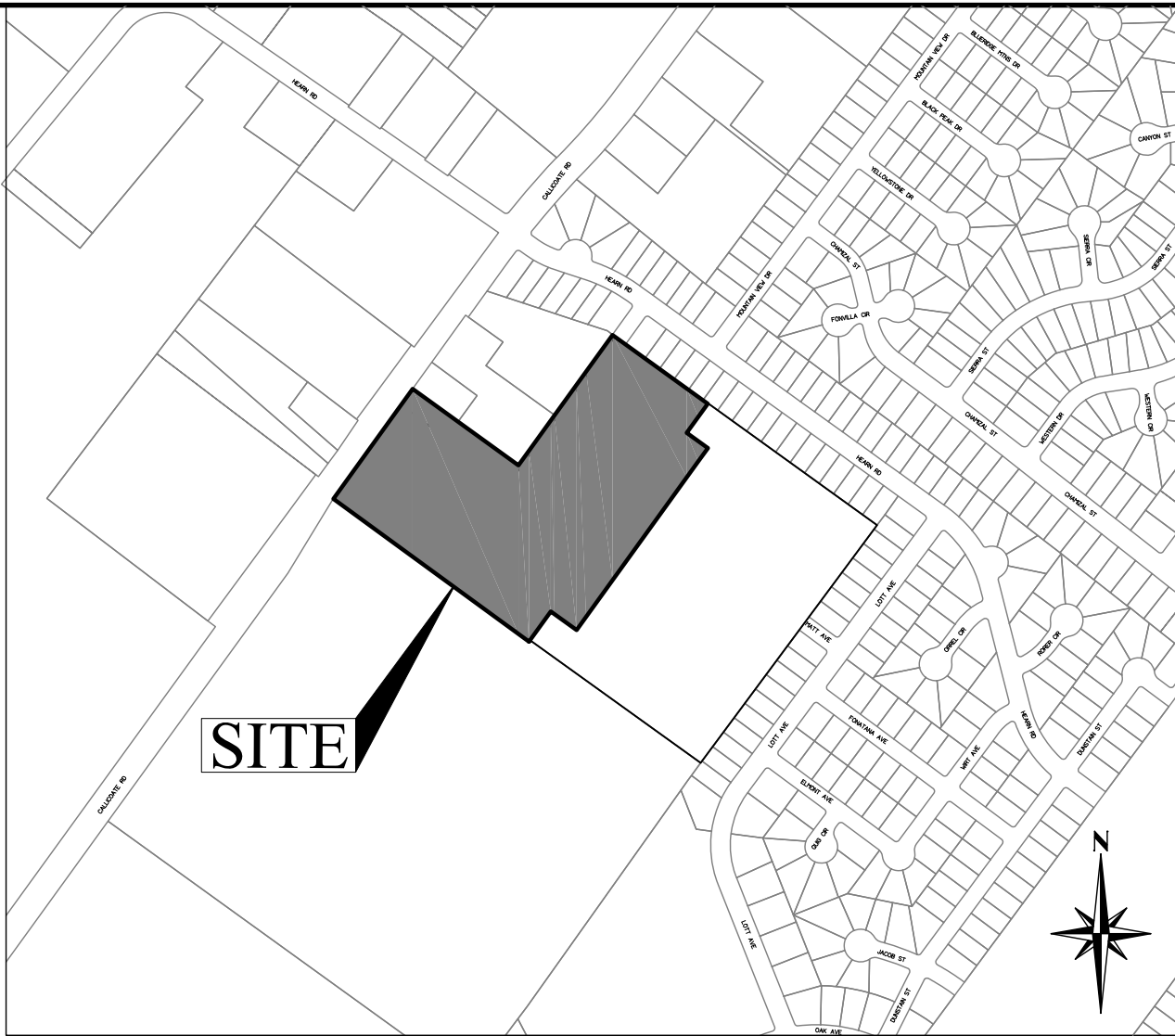
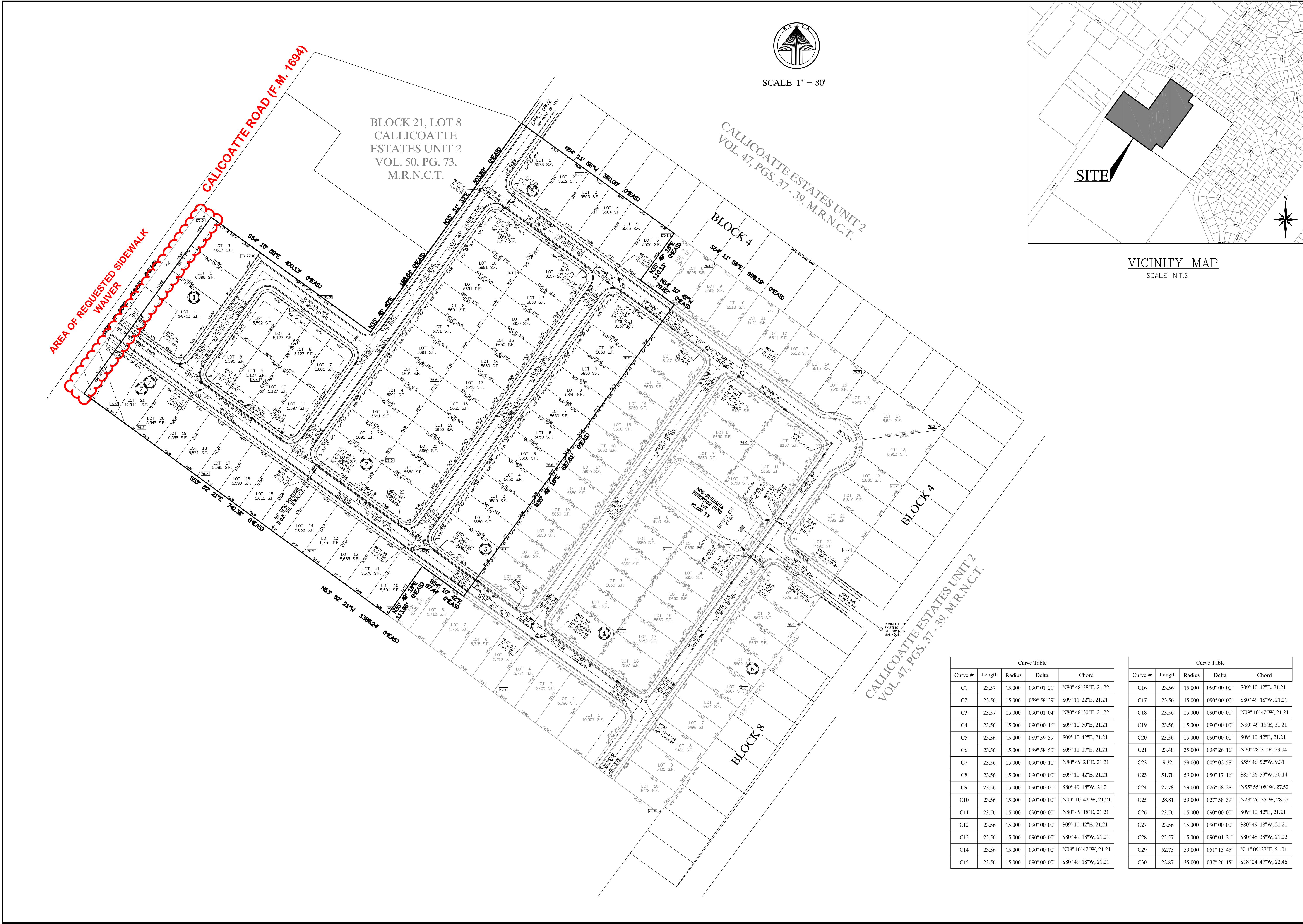
Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Juan Perales, Jr., P.E.
J. Perales Civil Engineering & Planning Services

Attachment: Location map



VICINITY MAP
SCALE: N.T.S.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.57	15,000	090° 01' 21"	N80° 48' 38"E, 21.22
C2	23.56	15,000	089° 58' 39"	S09° 11' 22"E, 21.21
C3	23.57	15,000	090° 01' 04"	N80° 48' 30"E, 21.22
C4	23.56	15,000	090° 00' 16"	S09° 10' 50"E, 21.21
C5	23.56	15,000	089° 59' 59"	S09° 10' 42"E, 21.21
C6	23.56	15,000	089° 58' 50"	S09° 11' 17"E, 21.21
C7	23.56	15,000	090° 00' 11"	N80° 49' 24"E, 21.21
C8	23.56	15,000	090° 00' 00"	S09° 10' 42"E, 21.21
C9	23.56	15,000	090° 00' 00"	S80° 49' 18"W, 21.21
C10	23.56	15,000	090° 00' 00"	N09° 10' 42"W, 21.21
C11	23.56	15,000	090° 00' 00"	N80° 49' 18"E, 21.21
C12	23.56	15,000	090° 00' 00"	S09° 10' 42"E, 21.21
C13	23.56	15,000	090° 00' 00"	S80° 49' 18"W, 21.21
C14	23.56	15,000	090° 00' 00"	N09° 10' 42"W, 21.21
C15	23.56	15,000	090° 00' 00"	S80° 49' 18"W, 21.21

Curve Table				
Curve #	Length	Radius	Delta	Chord
C16	23.56	15,000	090° 00' 00"	S09° 10' 42"E, 21.21
C17	23.56	15,000	090° 00' 00"	S80° 49' 18"W, 21.21
C18	23.56	15,000	090° 00' 00"	N09° 10' 42"W, 21.21
C19	23.56	15,000	090° 00' 00"	N80° 49' 18"E, 21.21
C20	23.56	15,000	090° 00' 00"	S09° 10' 42"E, 21.21
C21	23.48	35,000	038° 26' 16"	N70° 28' 31"E, 23.04
C22	9.32	59,000	009° 02' 58"	S55° 46' 52"W, 9.31
C23	51.78	59,000	050° 17' 16"	S85° 26' 59"W, 50.14
C24	27.78	59,000	026° 58' 28"	N55° 55' 08"W, 27.52
C25	28.81	59,000	027° 58' 39"	N28° 26' 35"W, 28.52
C26	23.56	15,000	090° 00' 00"	S09° 10' 42"E, 21.21
C27	23.56	15,000	090° 00' 00"	S80° 49' 18"W, 21.21
C28	23.57	15,000	090° 01' 21"	S80° 48' 38"W, 21.22
C29	52.75	59,000	051° 13' 45"	N11° 09' 37"E, 51.01
C30	22.87	35,000	037° 26' 15"	S18° 24' 47"W, 22.46

APPROVED BY: JP

DATE: 01-31-19

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SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

66652

1/31/2019

Callicoatte Unit 2, P.E.

1/31/2019

PAVING, GRADING & DRAINAGE PLAN

CALICOATTE ESTATES UNIT 5

SUBDIVISION - PHASE 1

Corpus Christi, Texas

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