



CIVIL ENGINEERING • STRUCTURAL ENGINEERING  
CONSTRUCTION MANAGEMENT • LAND SURVEYING

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December 19, 2017

Mark Orozco  
Planning Technician  
Development Services  
2406 Leopard St.  
Corpus Christi, Texas 78408

Re: Project: 17PL1146– Village at Henderson Apartments and Incarnate Word Subdivision (Preliminary - 6.43 Acres ) Located west of South Staples Street and south of Lipes Boulevard.  
Response to Technical Review Comments

Dear Mr. Orozco:

The following is a response to your letter, dated December 7, 2017, regarding the review comments for the subdivision referenced above.

#### GIS

1. Closure is not checked on preliminary plats.  
J This comment is informational. We understand.
2. Provide and label the correct and complete legal description of the adjacent properties.  
J Added the corrected legal description.

#### LAND DEVELOPMENT

1. Remove the utilities from the Preliminary plat.  
J Removed the utilizes form the preliminary plat.
2. 7.5' Utility Easement on San Marin, Blk 1, Lot 1 is not as per plat. Verify documentation for this easement.  
J Easement has been removed.
3. Remove the flow arrows from plat.  
J Flow arrows were removed.
4. Label the YR and Utility Easement on Lot 3, Block 2.  
J Labels have been added.
5. Indicate if the 25' DE and 15' UE is existing. Provide a label for these items on Block 2, Lot 2.  
J Easements are proposed and have been denoted as such.

6. Provide contact information for Owner on plat and verify Engineer information is correct on Title Block for this Preliminary Plat.  
J Added the owners information and corrected the Engineer's information.
7. Prior to approval of Public Improvement drawings, public water lines, hydrants and waste water infrastructure will be required to be within a Utility Easement. The Utility easements must be provided on the plat for recordation.  
J Easement will be provided with a separate instrument at the final construction phase.
8. Storm water infrastructure and Detention Pond within Lot 2 will be private and shall be maintained by owner. Provide a note on the plat. Note should indicate "Storm water infrastructure within Lot 2 is private unless shown within a Public Drainage Easement".  
J Added note.

#### ENGINEERING

1. Provide 15 feet utility easement around the existing city main waterline on private property.  
J Easement will be provided with a separate instrument at the final construction phase.

#### TRAFFIC ENGINEERING

1. Propose driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.  
J This comment is informational. We understand.

#### FLOODPLAIN

1. No comment.

#### FIRE

1. No comment.

#### 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."  
J Added note.

REGIONAL TRANSPORTATION AUTHORITY

1. This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.  
J This comment is informational, we understand.
2. The inset area location map is overly simplistic.  
J Added the note.

NAS-CORPUS CHRISTI

1. Detention pond needs to be maintained and designed to drain within 48 hours of a rain event.  
J This comment is informational. We understand.

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Detention pond needs to be maintained and designed to drain within 48 hours of a rain event.  
J This comment is informational. We understand.

AEP-TRANSMISSION

1. No comment.

AEP-DISTRIBUTION

1. No comment.

TXDOT

1. No comment.

NUECES ELECTRIC

1. No comment.

LAND DEVELOPMENT

1. The property is zoned "RM-1" Multifamily 1 District.  
J Added under the zoning notes.



**Bjorn P. Boentges, PE, CFM**  
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