



CIVIL ENGINEERING • STRUCTURAL ENGINEERING  
CONSTRUCTION MANAGEMENT • LAND SURVEYING

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March 5, 2018

Greg Collins  
Planning Technician  
Development Services  
2406 Leopard St.  
Corpus Christi, Texas 78408

Re: Project: 18PL1016 – Village at Henderson Apartments Subdivision, Block 2, Lot 2 (Final 6.43 Acres)  
Response to Technical Review Comments

Dear Mr. Collins:

The following is a response to your letter, dated February 26, 2018, regarding the review comments for the subdivision referenced above. The Traffic Engineering comments have not been fully answered but we are coordinating with the appropriate Corpus Christi Officials. We will inform the owner of the need to pay the listed fees.

#### GIS

1. The plat closes within acceptable engineering standards.
  - Understand
2. Revise the plat name to exclude Apartments.
  - Done
3. Provide and label the correct and complete legal description of the adjacent properties.
  - Done

#### LAND DEVELOPMENT

1. Revise title, move "Block 2, Lot 2" to end of Subdivision title.
  - Done
2. Change all dates to 2018.
  - Done
3. Water Distribution System acreage fee:  $6.43 \text{ acres} \times \$1,439/\text{acre} = \$9,252.77$ 
  - Understand
4. Wastewater System acreage fee:  $6.43 \text{ acres} \times \$1,571/\text{acre} = \$10,101.53$ 
  - Understand
5. Note 3: Change "TR." To "YR."
  - Done

6. SE corner, additional Henderson Street dedication of ROW: delete "TO BE"
  - Done
7. Label the ROW and ½ ROW for that portion of Graford Place that runs north-south into Henderson St.
  - Done
8. Owner's certificate: Change "IT'S" to "ITS"
  - Done
9. City engineer's certificate: Insert "DEPARTMENT" after "DEVELOPMENT SERVICES"; replace Ratna Pottumuthu and credentials with "William J. Green, P.E."
  - Done
10. County Clerk's Certificate: Clerk's signature line: change "CLERK COUNTY" TO "COUNTY CLERK"
  - Done
11. Label the easements and Y.R. within the plat boundaries (within the panhandle).
  - Done
12. Note 8 appears to duplicate Note 4. Resolve.
  - Done
13. 25' D.E. and 15' U.E. along east lot line: delete "PROPOSED".
  - Done
14. Change Site Plan to show Lipes Blvd with 60' ROW. (INFORMATIONAL)
  - Done

#### ENGINEERING

1. Provide 15 feet utility easement around the existing city main waterline on private property.
  - Water & Fire hydrants easements will be provided with a separate instrument.
2. Missing Storm Water Quality Management Plan Calculations for 5 yr., 25 yr. and 100 yr. storm events.
  - Will be provided with apartment construction plan resubmittal
3. This document shall be signed and sealed by a professional engineer license within the state of Texas.
  - A firm P.E. will sign the plat
4. Public Improvements (waste water manhole) are required prior of recordation of the plat.
  - The Public Improvement Plans have submitted to the City of Corpus Christi utilities company.

### TRAFFIC ENGINEERING

1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.
  - Briones is discussing the driveway with Corpus Christi Development Services and Public Works.
2. Site development must adhere to visibility triangle requirements of UDC Section 4.2.9. to prevent vision obstructions at City street intersections.
  - Briones is discussing the driveway with Corpus Christi Development Services and Public Works. The visibility triangle requirements will be addressed.
3. Previous review comments provided for this site:

The location of the driveway is not recommended based on general design guidelines. Typically, driveways are not advised to be installed within the curvature of the horizontal alignment of the roadway. However, if the driveway cannot be located within the tangent section of the street, then the driveway must be designed to not create traffic operation problems. We recommend the driveway design consider the following:

  - Sight distance (Vision obstructions leaving driveway)
  - Sight distance (Visibility of driveway to users approaching driveway)
  - Safe vehicle ingress and egress
  - Accessibility for pedestrians and incorporation of ADA guidelines
  - Design volume
  - The extent of the access (full, right-in and right-out)
  - Illumination of driveway
  - Driveway controls (none, yield, stop)
  - Pavement Markings
  - Signage to reinforce the development's location
  - Briones is discussing the driveway with Corpus Christi Development Services and Public Works.

### FLOODPLAIN

1. No comment.

### FIRE

1. Security gates shall meet ALL the minimum requirements set in the 2015 IFC, to include Appendix D, D103.5.
  - Understand

### GAS

1. No comment.

## PARKS

1. Open space / Park Development Fee and Community Enrichment Fund fee requirements must be satisfied and building permit phase.
  - Understand
2. Park Development Fee (\$200 per unit):  $\$200 \times 88$  units (to be determined at permitting phase) units = \$17,600.00 (to be determined at permitting phase).
  - Parkland Dedication Requirement and Park Development Fee applied at Building permit phase. Dedication requirement = 0.02 acre x number of units. Department will not accept land dedication. Cash in lieu of land fees should be calculated at (acres) x (value of an acre) – total payment. Park Development Fee:  $88 \times \$200 = \$17,600$
3. Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100 units x \_\_\_\_ units (to be determined at permitting phase) units = \_\_\_\_ acres of land dedication.

In lieu of land dedication,  $\$62,500 \times$  \_\_\_\_ acres (to be determined at permitting phase) = \$\_\_\_\_\_ is due (to be determined at permitting phase), unless fair market value/purchase information is provided.

- Fee in-lieu-of land dedication being determined.

## 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. No comment.

NUECES ELECTRIC

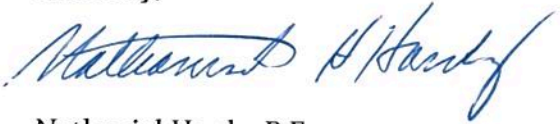
1. No comment.

LAND DEVELOPMENT

1. The property is zoned RM-1 SP/15-03.
2. Lipes is C1 (60' ROW, 40" BB width) (depicted on UTP as green, solid line).
  - Done
3. Change Site Plan to show Lipes Blvd with 60' ROW.
  - Done

Please do not hesitate to contact us if additional information is required.

Sincerely,



Nathaniel Hardy, P.E.  
Briones Consulting & Engineering (BCE), Ltd.  
TBPE Firm Reg. No. F-5028



*March 5, 2018*