



Wastewater lot/acreage fee exemption for Harris Acres Block 1, Lot 1

**Planning Commission Meeting
September 20, 2017**



Aerial Overview



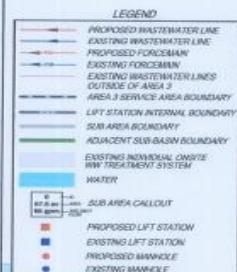
NOTES

- LAND USE CHARACTERISTICS WERE DETERMINED FROM THE FLOOR BLUFF AREA DEVELOPMENT PLAN, SEPTEMBER 14, 1995, FROM THE CORPUS CHRISTI CITY PLANNING DEPARTMENT MAP, MAY 24, 2006 (ORDINANCE #2006-07) AND THROUGH STAFF REVIEW WITH DEVELOPMENT SERVICES STAFF ON JUNE 5, 2006.
- IN THE ABSENCE OF EXISTING FLOW DATA, RESIDENTIAL FLOWS PROVIDED BY STAFF ARE 1000 GPM/CAPDAY AS PER TDS 30 TAC 17.4 (6), DATED JANUARY 6, 2005.
- ONLY DEVELOPABLE LAND WAS CONSIDERED IN THE POPULATION PROJECTION CALCULATIONS.
- THE BOUNDARY AREAS WERE DEFINED THROUGH DISCUSSIONS WITH STAFF.
- ALL PIPE SIZES AND SLOPES MEET TDS 30 RULES AS ESTABLISHED IN 30 TAC 317, EFFECTIVE JANUARY 6, 2005.
- THE FLOOD PLAIN WAS CALCULATED USING THE HAROLD E. HAZARD MITIGATION FORMULA WHICH HAS BEEN WIDELY USED IN PREVIOUS AREA MASTER PLANS.
- SOME MANHOLES ARE NOT SHOWN FOR CLARITY.
- THE BOUNDARY AREAS WERE DEFINED THROUGH DISCUSSIONS WITH STAFF.
- ALL OF THE ELEVATION CONTOURS WERE DERIVED FROM THE CITY OF CORPUS CHRISTI LIDAR DATA COLLECTED IN 2003.
- TO THE EXTENT POSSIBLE, THE UPSTREAM END OF ALL LATERALS IS LOCATED ON THE 100-YEAR FLOOD PLANE.
- SOME LOCATIONS BELOW 10 FOOT ELEVATION (100-YEAR FLOOD PLANE) MAY REQUIRE LOW-PRESURIZED PUMPING SYSTEMS TO OVERCOME ELEVATION DIFFERENCES.
- THE ALIGNMENTS & LOCATIONS OF THE WASTEWATER FACILITIES ARE SHOWN SCHEMATICALLY.

Harris Acres Block 1 Lot 1 (4.07 Acres)



SCALE: 1"=500'



WASTEWATER COLLECTION SYSTEM MASTER PLAN LAGUNA MADRE WWTP SERVICE AREA AREA 3

GRAPHIC SCALE

300'

0

300'

1000'

1500'

FINAL



CITY OF
CORPUS CHRISTI
TEXAS
WASTEWATER
DEPARTMENT



Department of Engineering Services
AUGUST 1, 2006

WALDRON
FIELD

BROWN AND CALDWELL

LNV ENGINEERING

engineers & consultants

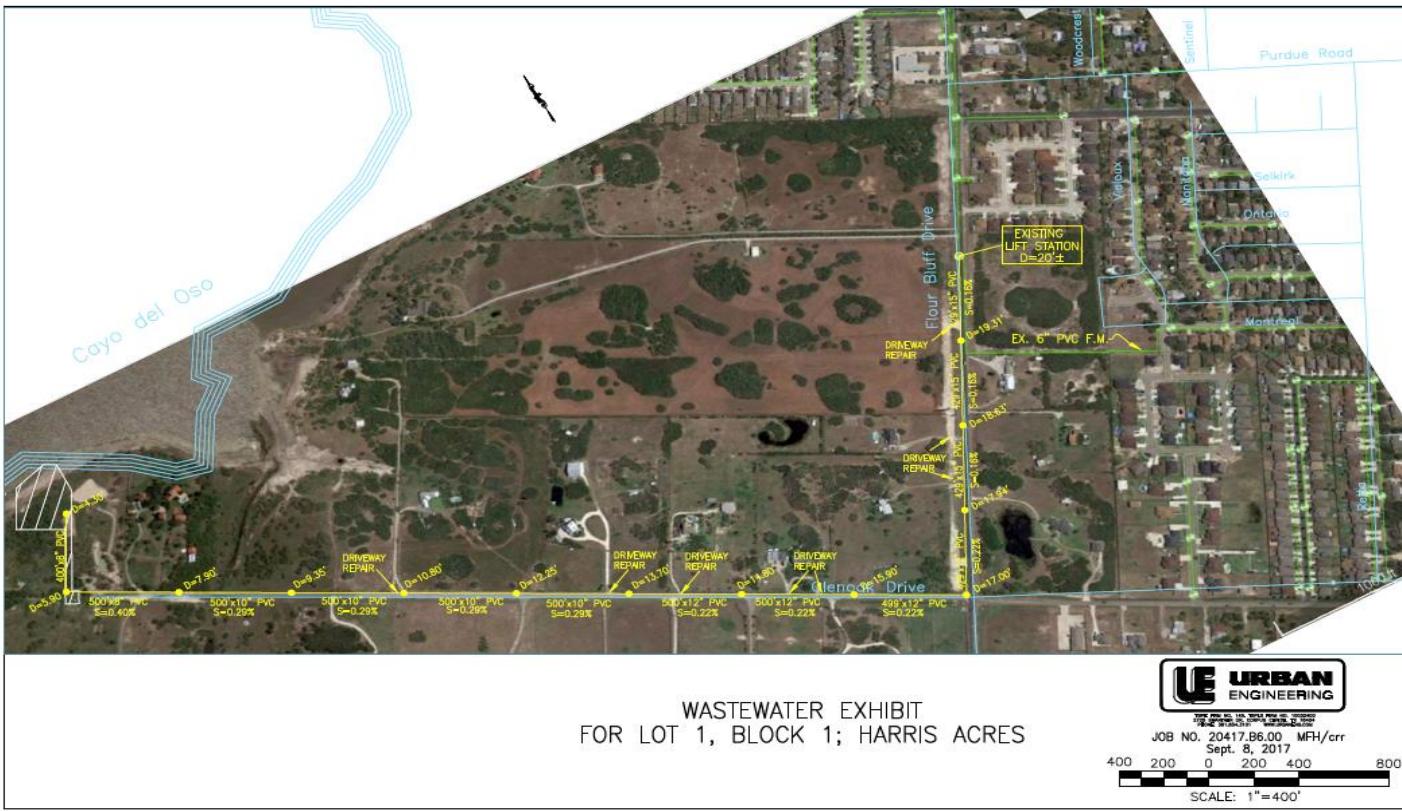
CIVIL * STRUCTURAL * TRANSPORTATION * DRILLING *
BOI NAVIGATION, SITE 300 * CORPUS CHRISTI, TEXAS 78450
PH: (361) 883-1984 FAX: (361) 883-1984 www.lnveng.com

EXHIBIT 6





Preliminary Cost Estimate



WASTEWATER EXHIBIT
FOR LOT 1, BLOCK 1; HARRIS ACRES



JOB NO. 20417.86.00 MPH/crr
Sept. 8, 2017

400 200 0 200 400 800

SCALE: 1"=400'



Preliminary Cost Estimate

Eng: Murf Hudson, P.E.
By: C.R.R.

Preliminary Wastewater Estimate

Sept. 11, 2017
Job No. 20417.B6.00

HARRIS ACRES SUBDIVISION

Corpus Christi, Texas

ITEM	DESCRIPTION	QUAN.	QUAN. + 10%	UNIT	UNIT PRICE	TOTAL COST
A. GRAVITY WASTEWATER ESTIMATE:						
1	15" PVC (18'-20' Cut)	1,287	1,416	LF	\$150.00	\$212,400.0
2	12" PVC (16'-18' Cut)	928	1,021	LF	\$135.00	\$137,835.0
3	12" PVC (14'-16' Cut)	1,000	1,100	LF	\$120.00	\$132,000.0
4	10" PVC (12'-14' Cut)	586	645	LF	\$110.00	\$70,950.0
5	10" PVC (10'-12' Cut)	689	758	LF	\$95.00	\$72,010.0
6	10" PVC (8'-10' Cut)	724	796	LF	\$75.00	\$59,700.0
7	8" PVC (6'-8' Cut)	500	550	LF	\$37.50	\$20,625.0
8	8" PVC (4'-6' Cut)	400	440	LF	\$32.50	\$14,300.0
9	Embedment	6,114	6,725	LF	\$7.50	\$50,437.5
10	OSHA Trench Protection	5,914	6,505	LF	\$1.50	\$9,757.5
11	Well Pointing	4,490	4,939	LF	\$15.00	\$74,085.0
12	6' Diameter Manhole (18'-20' Deep)	2	2	EA	\$12,000.00	\$24,000.0
13	6' Diameter Manhole (16'-18' Deep)	2	2	EA	\$11,250.00	\$22,500.0
14	6' Diameter Manhole (14'-16' Deep)	2	2	EA	\$9,550.00	\$19,100.0
15	6' Diameter Manhole (12'-14' Deep)	2	2	EA	\$9,050.00	\$18,100.0
16	4' Diameter Manhole (10'-12' Deep)	1	1	EA	\$8,335.00	\$8,335.00
17	4' Diameter Manhole (8'-10' Deep)	1	1	EA	\$6,500.00	\$6,500.00
18	4' Diameter Manhole (6'-8' Deep)	2	2	EA	\$5,500.00	\$11,000.0
19	4' Diameter Manhole (4'-6' Deep)	1	1	EA	\$5,000.00	\$5,000.00
20	Driveway Repair	1	1	LS	\$10,000.00	\$10,000.0
21	Pavement Repair	1	1	LS	\$25,000.00	\$25,000.0
22	12" PVC Stub-outs	1	1	LS	\$5,000.00	\$5,000.00
23	Lot Service Connections	17	17	EA	\$875.00	\$14,875.0
					GRAVITY WASTEWATER SUB-TOTAL:	\$1,023,510.0
					ENGINEERING FEE & ADMINISTRATION:	\$86,998.3
					TOPOGRAPHIC SURVEY AND STAKING:	\$51,175.5
					TOTAL ESTIMATED IMPROVEMENTS COSTS:	\$1,161,683.8



Staff Recommendation

- **Approve wastewater infrastructure waiver and wastewater lot/acreage fee exemption.**