

September 26, 2014

Leticia Kanmore, Project Manager
City of Corpus Christ -Development Services
2406 Leopard Street
Corpus Christi, TX 78408

**Re: Master Plan Amendment Request
Oso Wastewater Treatment Plant Collection System - Service Area 1
Service Boundary Area 1 – Wooldridge East Lift Station**

Dear Ms. Kanmore:

This letter is to serve as notice that Palm Land Investments, Inc. (PLI) intends to pursue a Master Plan Amendment to the Wastewater Collection System for Oso WWTP Service Area 1. The specific basin is Wooldridge East Lift Station within Service Boundary 1 and is depicted in *Exhibit A*.

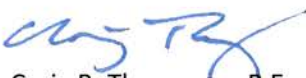
The approved Master Plan shows a service line to continue along the northern edge of the Drainage Easement for the Wooldridge Place Tributary from the southeastern corner of PLI's land. The collection line is shown as approximately 2,000 LF of 10" PVC and 1,050 LF of 8" PVC terminating approximately 200 ft. east of Rodd Field Road along the southern edge of the service boundary.

PLI has an approved preliminary plat for Sandy Creek Subdivision with a street layout as shown on *Exhibit B*. PLI is proposing to route the collection line within the planned public street right-of-ways as shown on *Exhibit C*. PLI feels that since a wastewater line would be needed in this location that a master planned collection within the drainage easement would only be a duplication of lines and would reduce the overall maintenance requirement of this line. This alignment would also place the collection line in the middle of its remaining service boundary (north and south).

In addition, the City may want to consider using a larger diameter line, possibly continuing the 12" PVC line, to increase the depth and insure all areas within the service boundary to tie in.

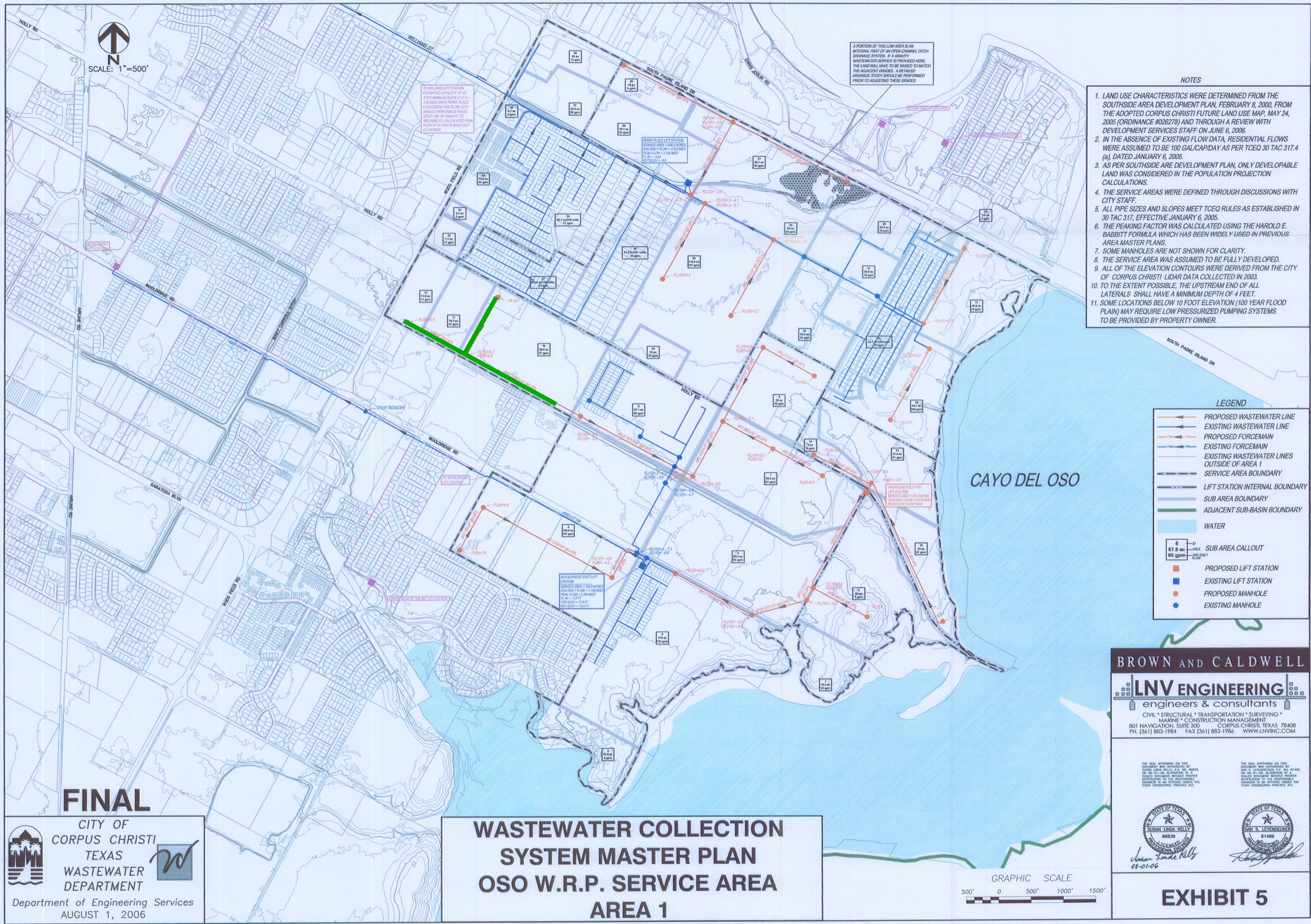
If you have any questions, please let me know. We look forward to working with you on this development.

Sincerely,
NAISMITH ENGINEERING, INC.


Craig B. Thompson, P.E.
Vice President

Attachments: Exhibit A – Wastewater Collection System Master Plan – Oso W.R.P. Service Area - Area 1
Exhibit B – Approved Preliminary Plat for Sandy Creek Subdivision
Exhibit C – Wastewater Master Plan Proposed Amendment Exhibit

Z:\9178 - Sandycreek Wastewater Collection Reimbursement\Submitted\20140926 Sandy Creek Off-Site Letter.docx



FINAL

CITY OF
CORPUS CHRISTI
TEXAS
WASTEWATER
DEPARTMENT

Department of Engineering Services
AUGUST 1, 2006

**WASTEWATER COLLECTION
SYSTEM MASTER PLAN
OSO W.R.P. SERVICE AREA
AREA 1**

BROWN AND CALDWELL

LNV ENGINEERING
engineers & consultants

CIVIL • STRUCTURAL • TRANSPORTATION • SURVEYING •
MARINE • CONSTRUCTION MANAGEMENT

801 NAVIGATION, SUITE 300 CORPUS CHRISTI, TEXAS 78408
PH. (361) 883-1984 FAX (361) 883-1986 WWW.LNVINC.COM

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUSAN LINDA KELLY, P.E., NO. 86839 ON 08-01-06. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAN S. LEVENDCKER, P.E., NO. 81499 ON 08-01-06. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Susan Linda Kelly
08-01-06

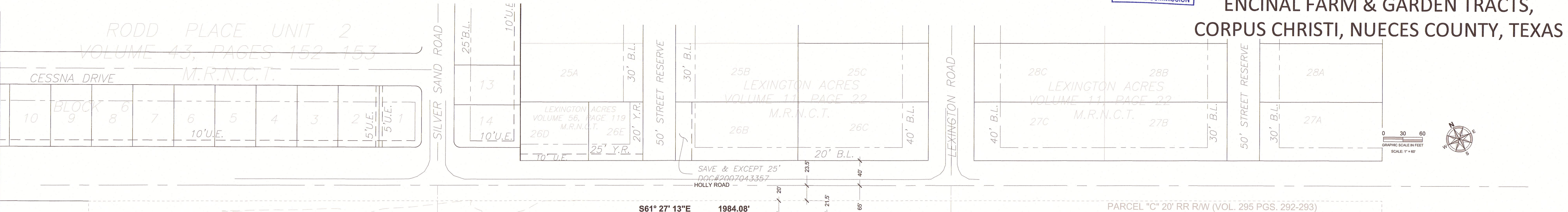
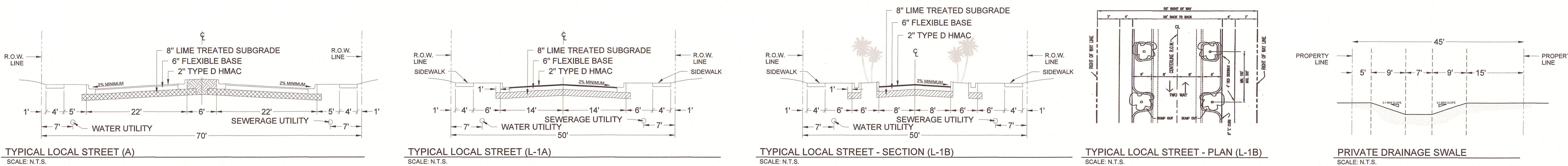
Dan S. LeVendcker
08-01-06

EXHIBIT 5

Exhibit A

PRELIMINARY PLAT OF SANDY CREEK

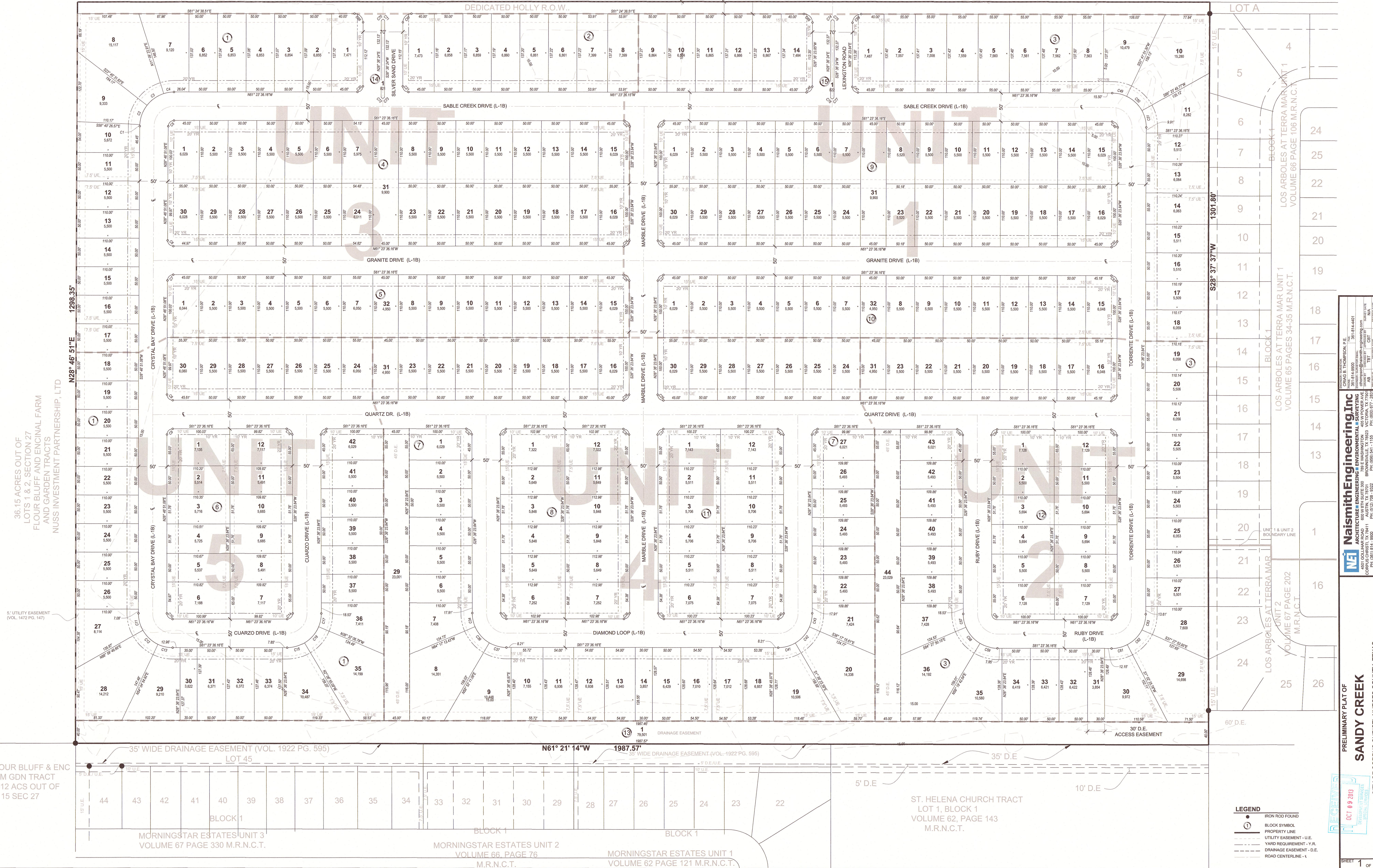
RE-PLAT OF 60.18 ACRES OUT OF LOTS 3, 4 & 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, CORPUS CHRISTI, NUECES COUNTY, TEXAS



- GENERAL NOTES**
- TOTAL PLATTED AREA CONTAINS 60.18 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE PROPERTY IS ZONED "RS - 4.5 SINGLE-FAMILY 4.5 DISTRICT".
 - ALL DIMENSIONS ARE GIVEN IN FEET UNLESS OTHERWISE NOTED. ALL DISTANCES ARE SURFACE DISTANCES.
 - A 58" DIAMETER BY 24" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NMSMITH ENG. INC." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
 - THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
 - RECEIVING WATERS: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OOD BAY DRAINAGE BASIN. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OOD BAY DRAINAGE BASIN AS "EXCELLENT FISH AND OTHER WATERS". TCEO ALSO CLASSIFIED THE RECEIVING WATER AS "CONTACT RECREATION USE".
 - FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL AND AREA 4804-0150, MAP REVISED AUGUST 30, 1999, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.
 - ALL PRIVATE NON-BUILDABLE LOTS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
 - ALL ROADS ARE PUBLIC EXCEPT AS NOTED.
 - PRIVATE DRIVEWAY ACCESS TO HOLLY ROAD IS PROHIBITED.
 - WATER AND WASTEWATER FEES SHALL BE PAID AT THE TIME OF THE FINAL PLAT.
 - THE DEVELOPER IS WILLING TO PAY FOR ANY ADDITIONAL COSTS TO EXTEND THE GAS LINE DOWN CRYSTAL BAY DRIVE TO QUARTZ DRIVE IN ORDER TO LOOP THE GAS LINE.
 - THE FOLLOWING LOTS ARE "PRIVATE NON-BUILDABLE DRAINAGE EASEMENTS":
 - BLOCK 1, LOT 30
 - BLOCK 1, LOT 32
 - BLOCK 1, LOT 33
 - BLOCK 1, LOT 34
 - BLOCK 1, LOT 35
 - BLOCK 1, LOT 36
 - BLOCK 1, LOT 37
 - BLOCK 1, LOT 38
 - BLOCK 1, LOT 39
 - BLOCK 1, LOT 40
 - BLOCK 1, LOT 41
 - BLOCK 1, LOT 42
 - BLOCK 1, LOT 43
 - BLOCK 1, LOT 44
 - BLOCK 1, LOT 45
 - THE FOLLOWING LOTS ARE "PRIVATE NON-BUILDABLE":
 - BLOCK 14, LOT 1
 - BLOCK 15, LOT 1

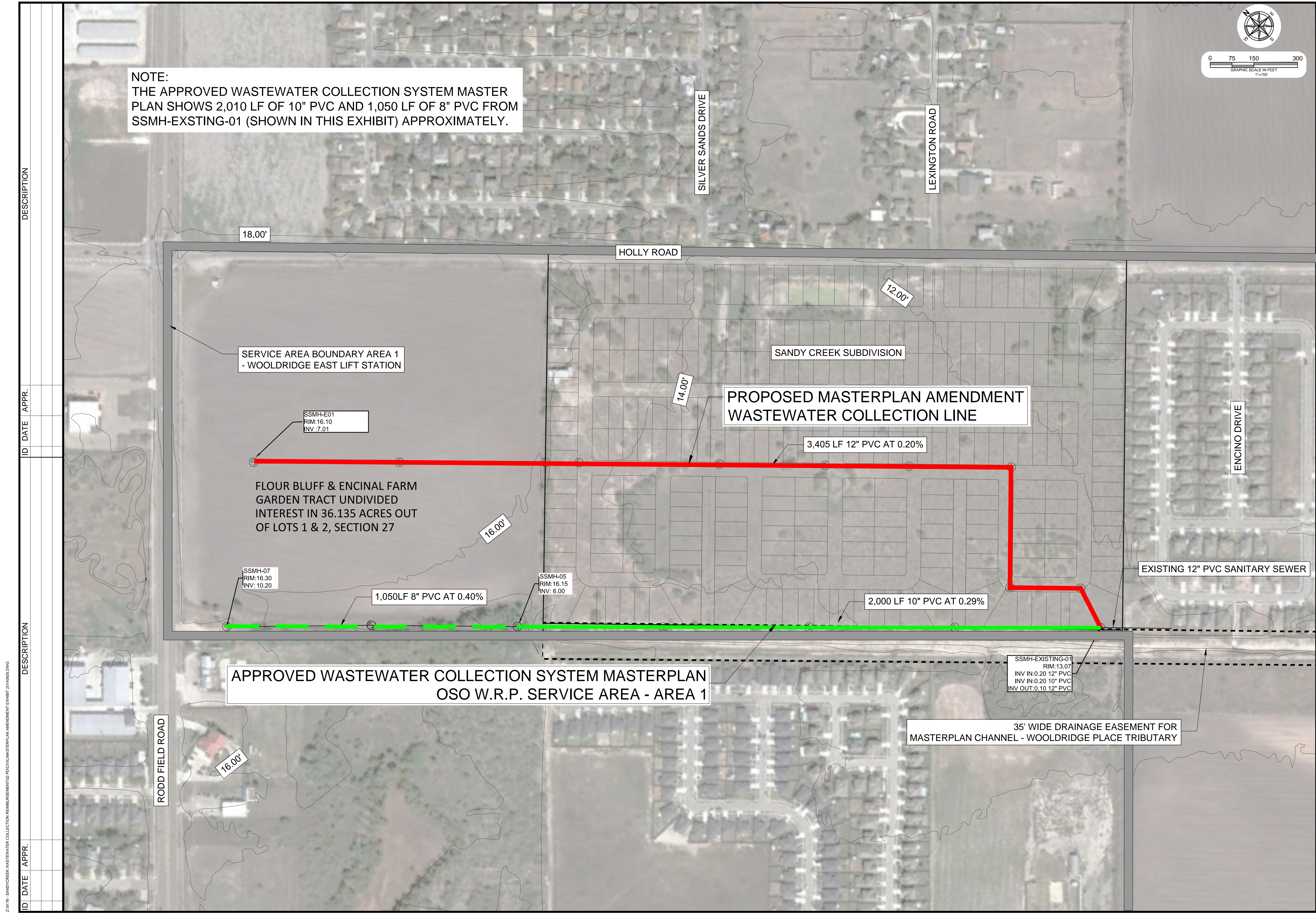
Curve Data

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	2.87	60.00	2.95	S20° 02' 12"W	2.87
C2	26.50	60.00	34.82	S48° 47' 01"W	36.00
C3	26.50	60.00	34.82	S81° 14' 58"W	36.00
C4	16.27	60.00	17.48	N00° 00' 00"W	18.20
C5	15.86	100.00	16.81	N00° 41' 17"E	17.50
C6	15.74	100.00	16.17	N10° 18' 23"W	14.16
C7	15.88	100.00	16.83	N73° 41' 37"E	14.12
C8	15.74	100.00	16.17	N10° 18' 23"W	14.16
C9	15.86	100.00	16.81	N00° 41' 17"E	14.12
C10	15.74	100.00	16.17	N10° 18' 23"W	14.16
C11	31.18	60.00	29.78	S73° 53' 23"W	30.84
C12	26.50	60.00	34.82	S18° 27' 30"E	36.00
C13	26.50	60.00	34.82	S48° 47' 01"E	36.00
C14	15.71	100.00	16.80	N73° 41' 37"E	14.14
C15	32.17	60.00	30.72	S70° 45' 18"E	31.79
C16	38.14	60.00	36.42	N00° 40' 20"E	37.50
C17	23.84	60.00	22.86	N40° 02' 09"E	23.78
C18	15.71	100.00	16.80	N10° 22' 30"E	14.14
C19	15.71	100.00	16.80	N73° 41' 37"E	14.14
C20	15.71	100.00	16.80	N10° 22' 30"E	14.14
C21	15.71	100.00	16.80	N73° 41' 37"E	14.14
C22	15.71	100.00	16.80	N10° 22' 30"E	14.14
C23	15.71	100.00	16.80	N73° 41' 37"E	14.14
C24	15.71	100.00	16.80	N10° 22' 30"E	14.14
C25	15.71	100.00	16.80	N73° 41' 37"E	14.14
C26	15.71	100.00	16.80	N10° 22' 30"E	14.14
C27	15.71	100.00	16.80	N73° 41' 37"E	14.14
C28	15.71	100.00	16.80	N10° 22' 30"E	14.14
C29	15.71	100.00	16.80	N73° 41' 37"E	14.14
C30	15.71	100.00	16.80	N10° 22' 30"E	14.14
C31	15.71	100.00	16.80	N73° 41' 37"E	14.14
C32	15.71	100.00	16.80	N10° 22' 30"E	14.14
C33	15.71	100.00	16.80	N73° 41' 37"E	14.14
C34	15.71	100.00	16.80	N10° 22' 30"E	14.14
C35	15.71	100.00	16.80	N73° 41' 37"E	14.14
C36	15.71	100.00	16.80	N10° 22' 30"E	14.14
C37	15.71	100.00	16.80	N73° 41' 37"E	14.14
C38	15.71	100.00	16.80	N10° 22' 30"E	14.14
C39	15.71	100.00	16.80	N73° 41' 37"E	14.14
C40	15.71	100.00	16.80	N10° 22' 30"E	14.14
C41	15.71	100.00	16.80	N73° 41' 37"E	14.14
C42	15.71	100.00	16.80	N10° 22' 30"E	14.14
C43	15.71	100.00	16.80	N73° 41' 37"E	14.14
C44	15.71	100.00	16.80	N10° 22' 30"E	14.14
C45	15.71	100.00	16.80	N73° 41' 37"E	14.14
C46	15.71	100.00	16.80	N10° 22' 30"E	14.14
C47	15.71	100.00	16.80	N73° 41' 37"E	14.14
C48	15.71	100.00	16.80	N10° 22' 30"E	14.14
C49	15.71	100.00	16.80	N73° 41' 37"E	14.14
C50	15.71	100.00	16.80	N10° 22' 30"E	14.14
C51	15.71	100.00	16.80	N73° 41' 37"E	14.14
C52	15.71	100.00	16.80	N10° 22' 30"E	14.14
C53	15.71	100.00	16.80	N73° 41' 37"E	14.14
C54	15.71	100.00	16.80	N10° 22' 30"E	14.14
C55	15.71	100.00	16.80	N73° 41' 37"E	14.14
C56	15.71	100.00	16.80	N10° 22' 30"E	14.14
C57	15.71	100.00	16.80	N73° 41' 37"E	14.14
C58	15.71	100.00	16.80	N10° 22' 30"E	14.14
C59	15.71	100.00	16.80	N73° 41' 37"E	14.14
C60	15.71	100.00	16.80	N10° 22' 30"E	14.14

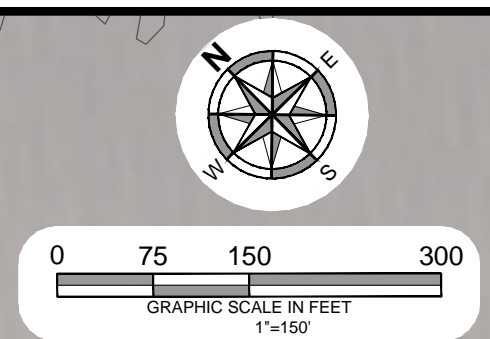


NaimsmithEngineering, Inc.
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 WWW.NAIMSMITHENGINEERING.COM

PRELIMINARY PLAT OF SANDY CREEK
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
 OCT 9 2018
 1 of 1



NOTE:
 THE APPROVED WASTEWATER COLLECTION SYSTEM MASTER PLAN SHOWS 2,010 LF OF 10" PVC AND 1,050 LF OF 8" PVC FROM SSMH-EXSTING-01 (SHOWN IN THIS EXHIBIT) APPROXIMATELY.



DESCRIPTION

ID DATE APPR.

DESCRIPTION

ID DATE APPR.

FOR INTERIM REVIEW
 FOR BIDDING
 CONSTRUCTION PURPOSES

CRAIG B. THOMPSON
 TEXAS LICENSE NO.: 89486
 DATE: 09/2014

Naimsmith Engineering, Inc
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING

4501 GOLDFAR ROAD, SUITE 300, WASHINGTON, TX 75781
 PH: (817) 814-9900 FAX: (817) 814-9901
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 TBPE F-3553 TBPE F-355 TBPLS F-1003955-00 NAIMSMITH-ENGINEERING.COM

DRAWN BY: JPS PROJECT ID: 9178
 CHECKED BY: CBT DATE: 09/2014
 APPROVED BY: CBT REVISION NO.:
 TEXAS LICENSE NO.: 89486 DATE: 09/2014

**WASTEWATER MASTERPLAN
 PROPOSED AMENDMENT EXHIBIT**

CORPUS CHRISTI, TX

Exhibit C