



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*.

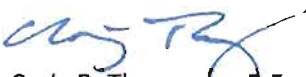
The approved Master Plan shows a service line to continue along the northern edge of the Drainage Easement for the Wooldridge Place Tributary from the southeastern corner of PLI's land. The collection line is shown as approximately 2,000 LF of 10" PVC and 1,050 LF of 8" PVC terminating approximately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

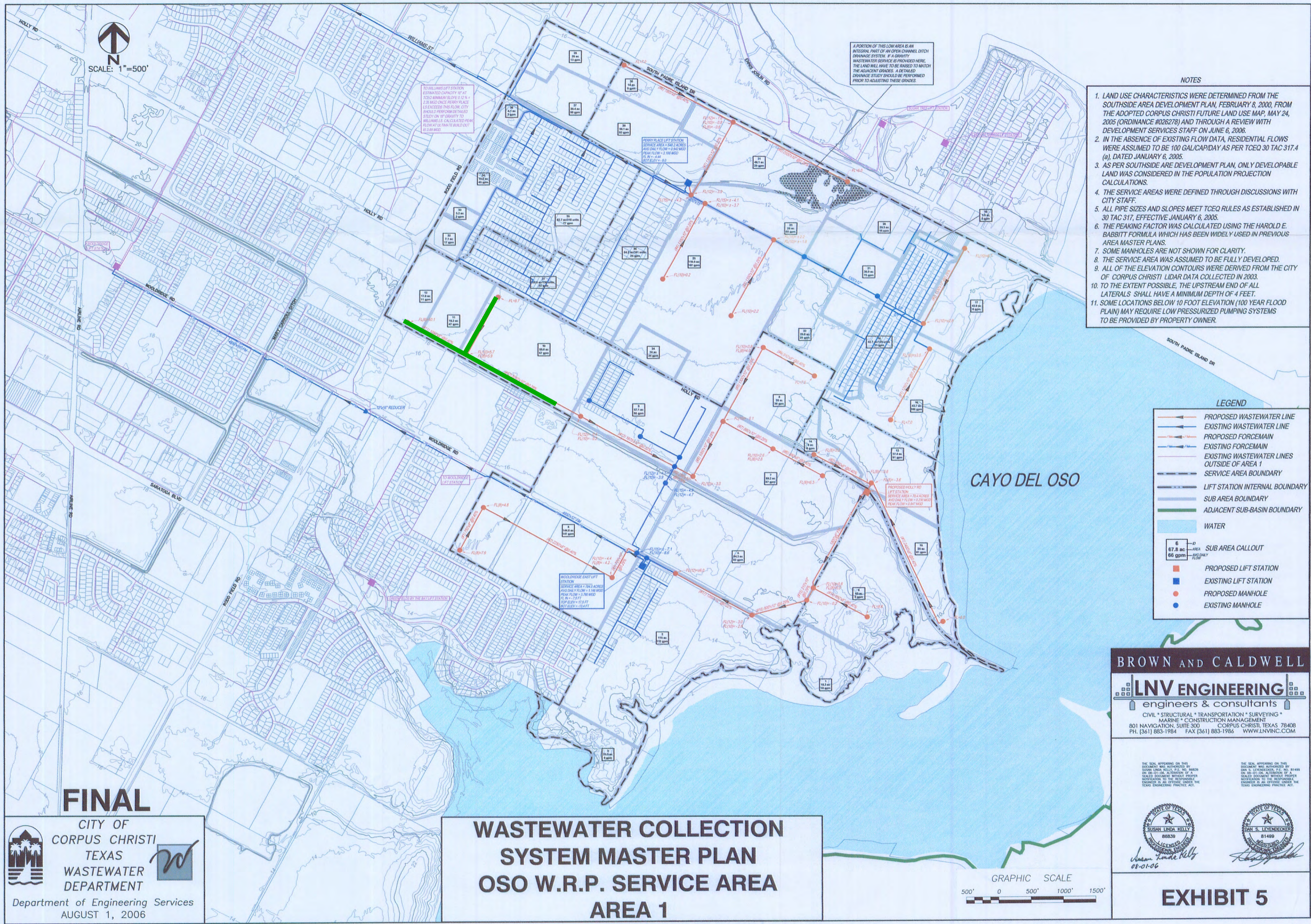
If you have any questions, please let me know. We look forward to working with you on this development.

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



A PORTION OF THIS LOW AREA IS AN INTEGRAL PART OF AN OPEN CHANNEL DITCH DRAINAGE SYSTEM. IF A GRAVITY WASTEWATER SERVICE IS PROVIDED HERE, THE LAND WILL HAVE TO BE RAISED TO MATCH THE ADJACENT GRADES. A DETAILED DRAINAGE STUDY SHOULD BE PERFORMED PRIOR TO ADJUSTING THESE GRADES.

- NOTES
1. LAND USE CHARACTERISTICS WERE DETERMINED FROM THE SOUTHSIDE AREA DEVELOPMENT PLAN, FEBRUARY 8, 2000, FROM THE ADOPTED CORPUS CHRISTI FUTURE LAND USE MAP, MAY 24, 2005 (ORDINANCE #026278) AND THROUGH A REVIEW WITH DEVELOPMENT SERVICES STAFF ON JUNE 6, 2006.
 2. IN THE ABSENCE OF EXISTING FLOW DATA, RESIDENTIAL FLOWS WERE ASSUMED TO BE 100 GAL/CAP/DAY AS PER TCEQ 30 TAC 317.4 (a), DATED JANUARY 6, 2005.
 3. AS PER SOUTHSIDE AREA DEVELOPMENT PLAN, ONLY DEVELOPABLE LAND WAS CONSIDERED IN THE POPULATION PROJECTION CALCULATIONS.
 4. THE SERVICE AREAS WERE DEFINED THROUGH DISCUSSIONS WITH CITY STAFF.
 5. ALL PIPE SIZES AND SLOPES MEET TCEQ RULES AS ESTABLISHED IN 30 TAC 317, EFFECTIVE JANUARY 6, 2005.
 6. THE PEAKING FACTOR WAS CALCULATED USING THE HAROLD E. BABBITT FORMULA WHICH HAS BEEN WIDELY USED IN PREVIOUS AREA MASTER PLANS.
 7. SOME MANHOLES ARE NOT SHOWN FOR CLARITY.
 8. THE SERVICE AREA WAS ASSUMED TO BE FULLY DEVELOPED.
 9. ALL OF THE ELEVATION CONTOURS WERE DERIVED FROM THE CITY OF CORPUS CHRISTI LIDAR DATA COLLECTED IN 2003.
 10. TO THE EXTENT POSSIBLE, THE UPSTREAM END OF ALL LATERALS SHALL HAVE A MINIMUM DEPTH OF 4 FEET.
 11. SOME LOCATIONS BELOW 10 FOOT ELEVATION (100 YEAR FLOOD PLAIN) MAY REQUIRE LOW PRESSURIZED PUMPING SYSTEMS TO BE PROVIDED BY PROPERTY OWNER.

LEGEND

- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED FORCEMAIN
- EXISTING FORCEMAIN
- EXISTING WASTEWATER LINES OUTSIDE OF AREA 1
- SERVICE AREA BOUNDARY
- LIFT STATION INTERNAL BOUNDARY
- SUB AREA BOUNDARY
- ADJACENT SUB-BASIN BOUNDARY
- WATER

6' ID
 67.8 ac AREA
 66 gpm AVERAGE FLOW

- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- PROPOSED MANHOLE
- EXISTING MANHOLE

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

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**

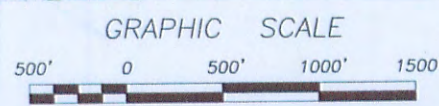
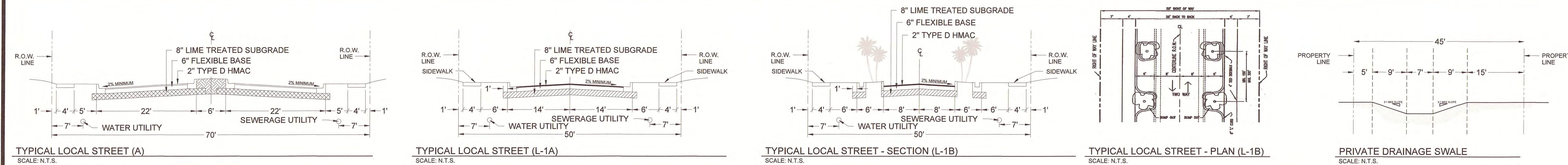


Exhibit A

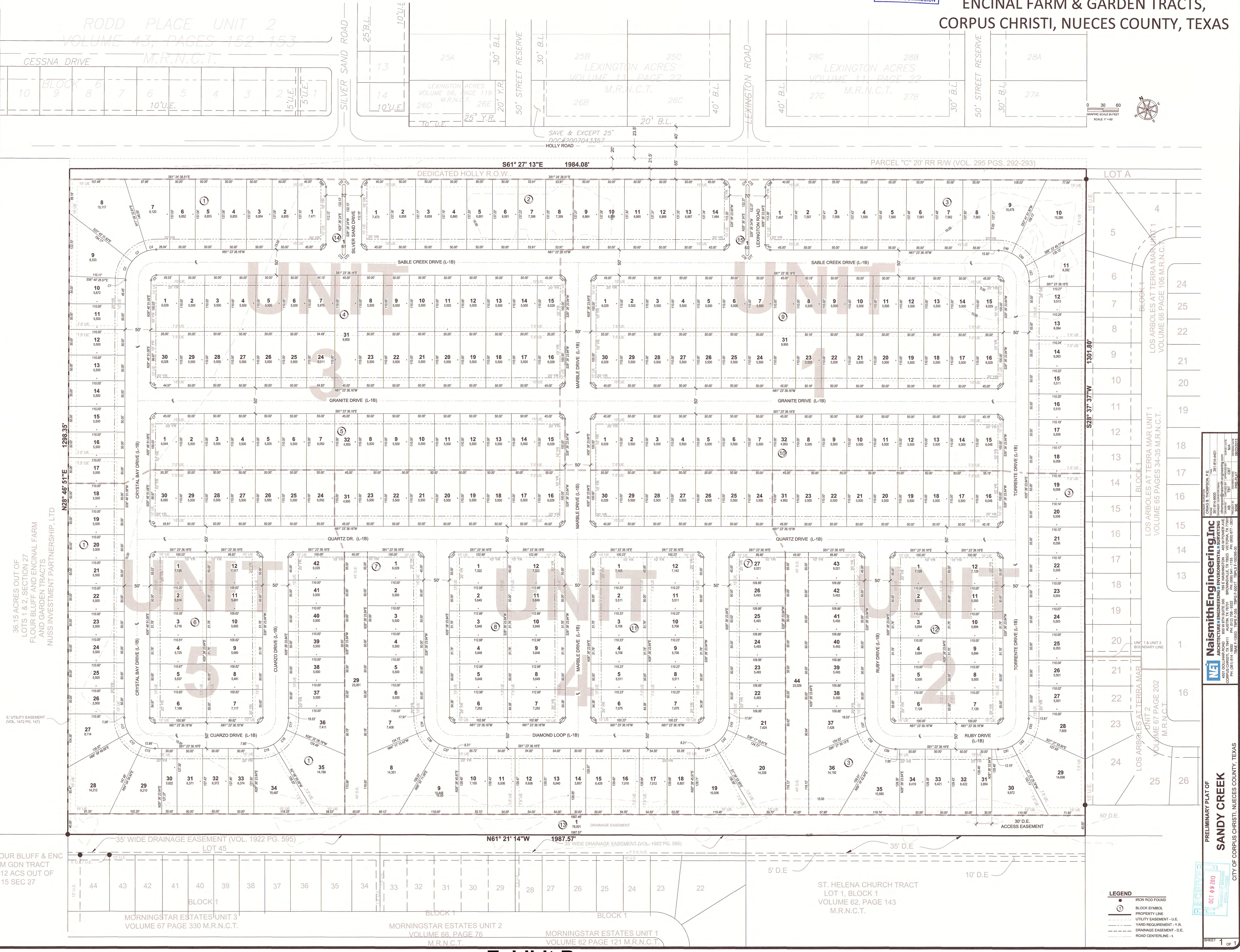
PRELIMINARY PLAT OF SANDY CREEK

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



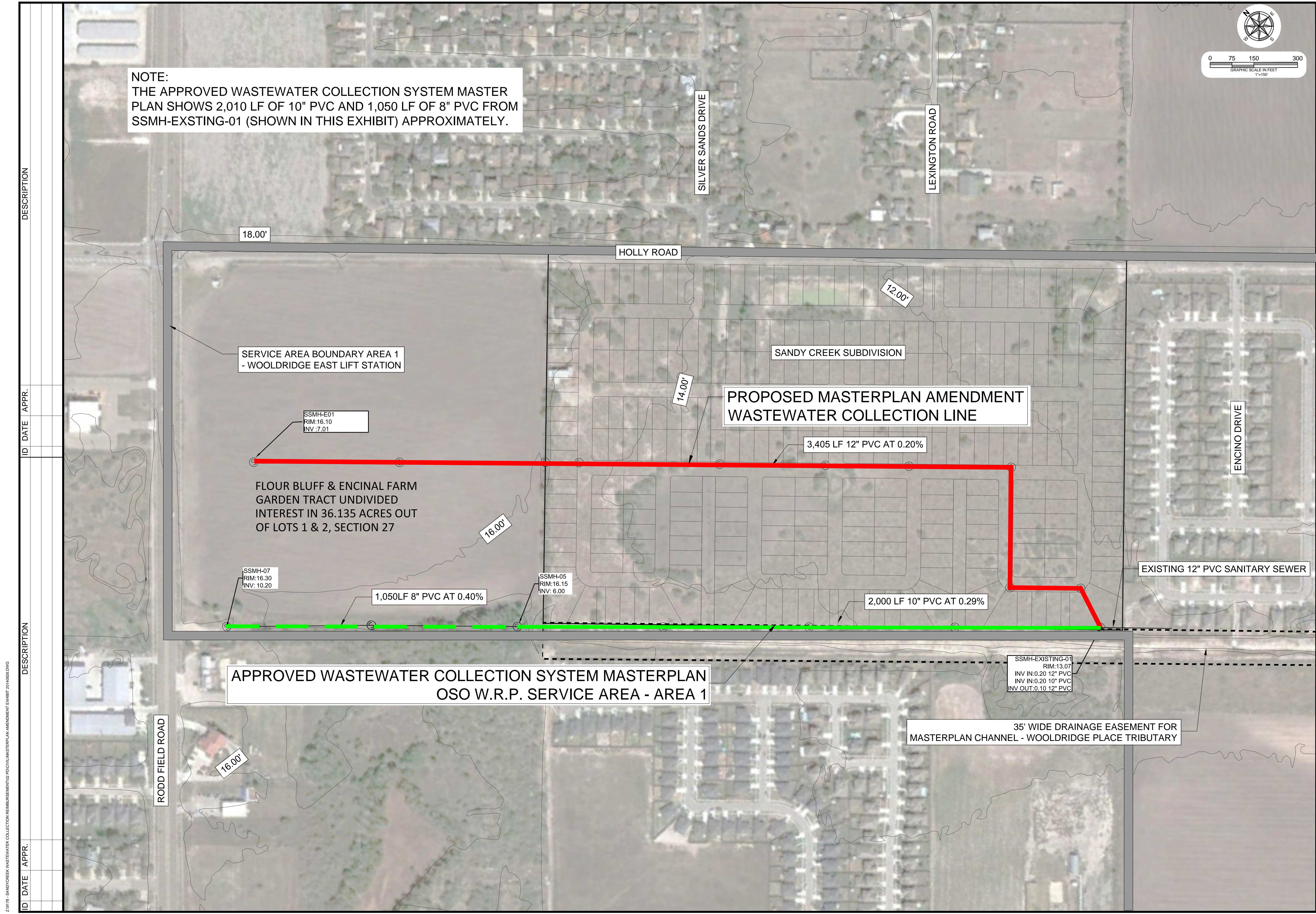
- GENERAL NOTES**
- TOTAL PLATTED AREA CONTAINS 60.18 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE PROPERTY IS ZONED "RS - 4.5 SINGLE-FAMILY 4.5 DISTRICT".
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE SURFACE DISTANCES.
 - A 58" DIAMETER BY 24" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "N.A.S.M.I.T.H. ENG. CO." 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 TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OOD BAY DRAINAGE BASIN AS "EXCELLENT" AND "OXYGEN WATER". TCEQ ALSO CLASSIFIED THE RECEIVING WATER AS "CONTACT RECREATION USE".
 - FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL AND 48464 0150, MAP REVISED AUGUST 30, 1993, 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 #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	2.87	60.00	2.95	520° 02' 12"W	2.87	2.87
C2	36.50	60.00	34.82	S48° 47' 01"W	36.00	36.00
C3	36.50	60.00	34.82	S81° 41' 59"W	36.00	36.00
C4	16.27	60.00	17.48	N00° 07' 07"W	16.20	16.20
C5	15.86	10.00	16.81	N01° 41' 17"E	15.86	15.86
C6	15.74	10.00	16.17	N10° 18' 23"W	15.16	15.16
C7	15.88	10.00	16.83	N73° 41' 37"E	14.12	14.12
C8	15.74	10.00	16.17	N10° 18' 23"W	14.18	14.18
C9	15.86	10.00	16.81	N01° 41' 17"E	14.12	14.12
C10	15.74	10.00	16.17	N10° 18' 23"W	14.18	14.18
C11	31.18	60.00	29.78	S73° 52' 33"W	30.84	30.84
C12	36.50	60.00	34.82	S18° 27' 38"E	36.00	36.00
C13	36.50	60.00	34.82	S48° 47' 01"W	36.00	36.00
C14	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C15	32.17	60.00	30.72	S70° 45' 18"E	31.79	31.79
C16	38.14	60.00	36.42	N00° 40' 20"E	37.50	37.50
C17	23.84	60.00	22.86	N40° 02' 09"E	23.78	23.78
C18	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C19	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C20	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C21	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C22	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C23	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C24	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C25	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C26	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C27	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C28	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C29	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C30	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C31	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C32	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C33	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C34	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C35	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C36	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C37	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C38	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C39	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C40	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C41	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C42	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C43	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C44	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C45	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C46	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
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C61	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C62	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C63	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C64	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
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C69	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C70	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
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C73	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C74	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C75	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
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C81	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C82	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C83	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C84	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C85	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C86	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C87	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C88	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C89	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C90	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C91	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C92	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C93	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C94	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
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C96	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C97	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C98	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C99	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14
C100	15.71	10.00	16.80	N01° 41' 17"E	14.14	14.14

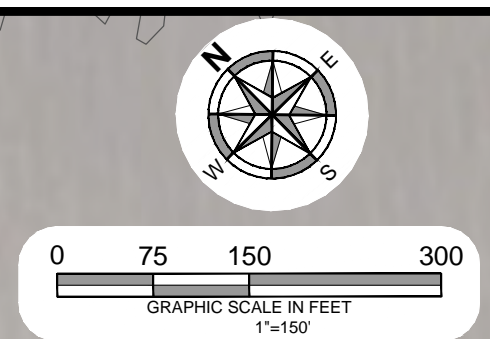


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 www.naismitheng.com

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



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
 ONLY FOR BIDDING
 CONSTRUCTION PURPOSES

Naimsmith Engineering, Inc
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
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 TBPE F-13553 TBPE F-355 TBPLS F-100395-00 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