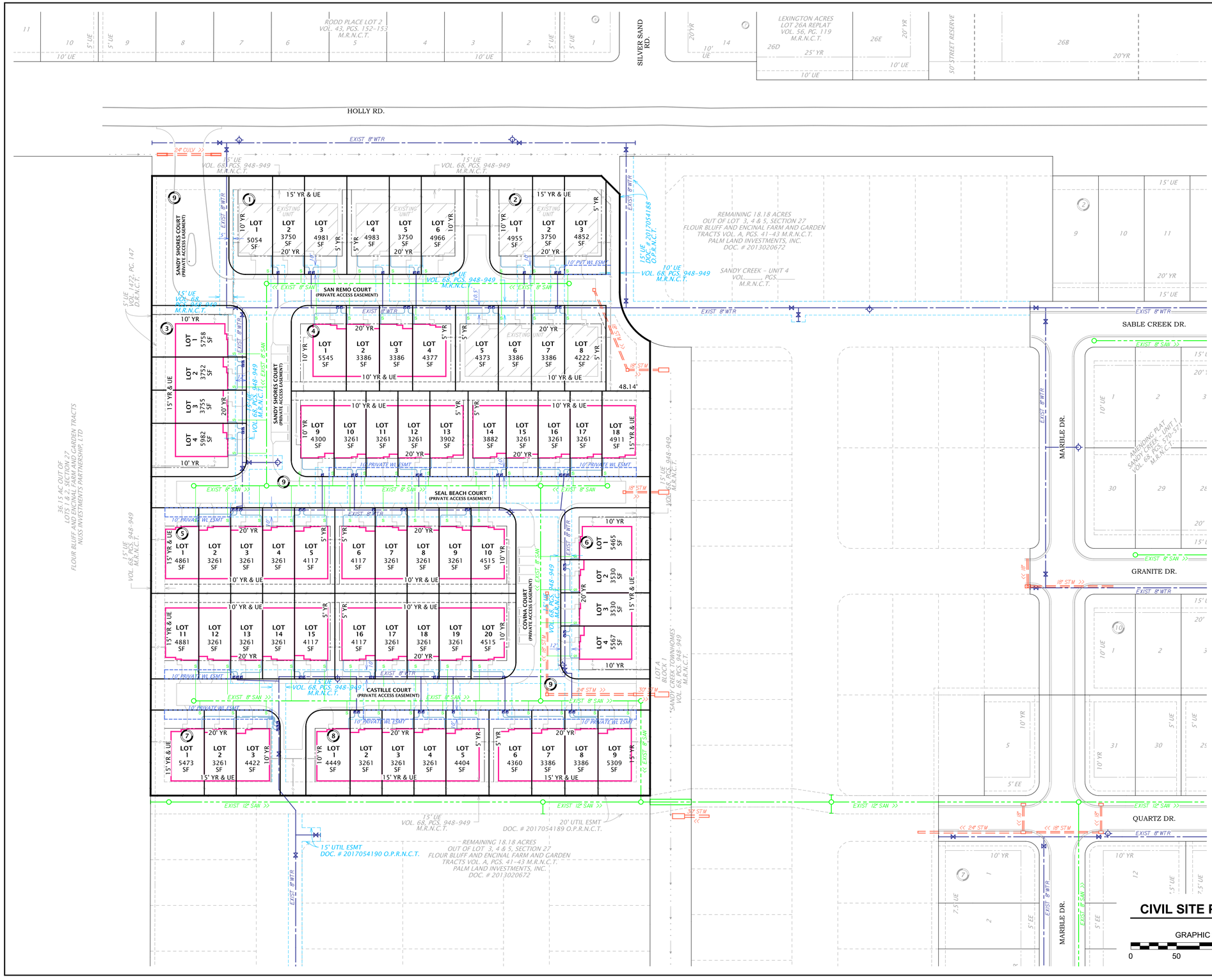

LEGEND

- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- WATER MAIN
- WATER FIRE HYDRANT
- WATER GATE VALVE
- WATER SERVICE
- STORM SEWER MAIN
- STORM SEWER GRATE INLET
- STORM SEWER S.E.T.
- EXISTING BUILDING
- PROPOSED BUILDING FOOTPRINT

Sandy Creek Townhomes
Open Space Calculation

Block Number	Lot Number	Lot Area (SF)	Open Space (SF)	% Open
1	1	5054	2624	52%
	2	3750	1398	37%
	3	4981	2567	52%
	4	4983	2574	52%
	5	3750	1396	37%
	6	4966	2528	51%
2	1	4955	2430	49%
	2	3750	1394	37%
	3	4852	2407	50%
3	1	5758	3317	58%
	2	3752	1345	36%
	3	3755	1334	36%
	4	5982	3567	60%
4	1	5545	3067	55%
	2	3386	1016*	30%
	3	3386	1016*	30%
	4	4377	1938	44%
	5	4373	1964	45%
	6	3386	1016*	30%
	7	3386	1016*	30%
	8	4222	1783	42%
	9	4300	1895	44%
	10	3261	978**	30%
	11	3261	978**	30%
	12	3261	978**	30%
	13	3902	1465	38%
	14	3882	1473	38%
	15	3261	978**	30%
	16	3261	978**	30%
	17	3261	978**	30%
	18	4911	2473	50%
5	1	4861	2424	50%
	2	3261	978**	30%
	3	3261	978**	30%
	4	3261	978**	30%
	5	4117	1666	40%
	6	4117	1708	41%
	7	3261	978**	30%
	8	3261	978**	30%
	9	3261	978**	30%
	10	4515	2077	46%
	11	4881	2444	50%
	12	3261	978**	30%
	13	3261	978**	30%
	14	3261	978**	30%
	15	4117	1708	41%
	16	4117	1708	41%
	17	3261	978**	30%
	18	3261	978**	30%
	19	3261	978**	30%
	20	4515	2077	46%
6	1	5465	3024	55%
	2	3530	1112	32%
	3	3530	1111	31%
	4	5567	3153	57%
7	1	5473	3035	55%
	2	3261	978**	30%
	3	4422	2015	46%
8	1	4449	2010	45%
	2	3261	978**	30%
	3	3261	978**	30%
	4	3261	978**	30%
	5	4404	1994	45%
	6	4360	1921	44%
	7	3386	1016*	30%
	8	3386	1016*	30%
	9	5309	2900	55%
Totals		**269607**	**110643**	**41%**

* 1% of open space is occupied by buildings or other surfaces per Article 4.2.1 (D)
** 2% of open space is occupied by buildings or other surfaces per Article 4.2.1 (D)

CIVIL SITE PLAN

GRAPHIC SCALE IN FEET
0 50 100 150 200

TRUE NORTH

STATE OF TEXAS
RAY M. BRIDGES
68789
LICENSED
PROFESSIONAL ENGINEER
8-16-18

ISSUE
- [ ] PRELIMINARY
- [ ] REVIEW
- [ ] FINAL APPROVAL
- [ ] BIDDING
- [ ] CONSTRUCTION
- [x] RECORD DRAWING

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PROJECT
SANDY CREEK TOWNHOMES

PRIVATE & PUBLIC IMPROVEMENTS

HOLLY ROAD
CORPUS CHRISTI, TEXAS

TITLE
CIVIL SITE PLAN

DATE 08/16/18
JOB NUMBER E21462.06
SHEET **C1**
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