

**Ordinance amending the Unified Development Code (“UDC”), upon application by Ocean Harbor II, LLC (“Owner”), by changing the UDC Zoning Map in reference to Lots 22, 23, and 24, Block 52, Padre Island-Corpus Christi Section B, from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Ocean Harbor II, LLC (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, March 23, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay, and on Tuesday, April 19, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application by Ocean Harbor II, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a Lots 22, 23, and 24, Block 52, Padre Island-Corpus Christi Section B, located on the southeast corner of Leeward Drive and St. Bartholomew Avenue (the “Property”), from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and Planned Unit Development Overlay (Zoning Map No. 028026), as shown in Exhibits “A” and “B”. Exhibit A, which is a map of the Property, and Exhibit B, which is the Village By The Beach 2 Planned Unit Development (PUD) Guidelines and Master Site Plan for the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

- 1.) **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with the Village By The Beach 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 24 townhouse units and common area amenities and shall be constructed in one phase. The PUD shall allow short-term rentals of less than 30 days.

- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 16.44 dwelling units per acre.
- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The Property must have a minimum of 56 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** Minimum 18-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum street yard of ten-feet is required along public streets. Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required along Packery View Loop. Minimum width for townhouse lots shall be 17 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 28% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The two-way private access drive shall not be less than 24 feet and shall be striped to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** A minimum six-foot wide sidewalk shall be constructed along one side of the private street.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
- 10.) **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

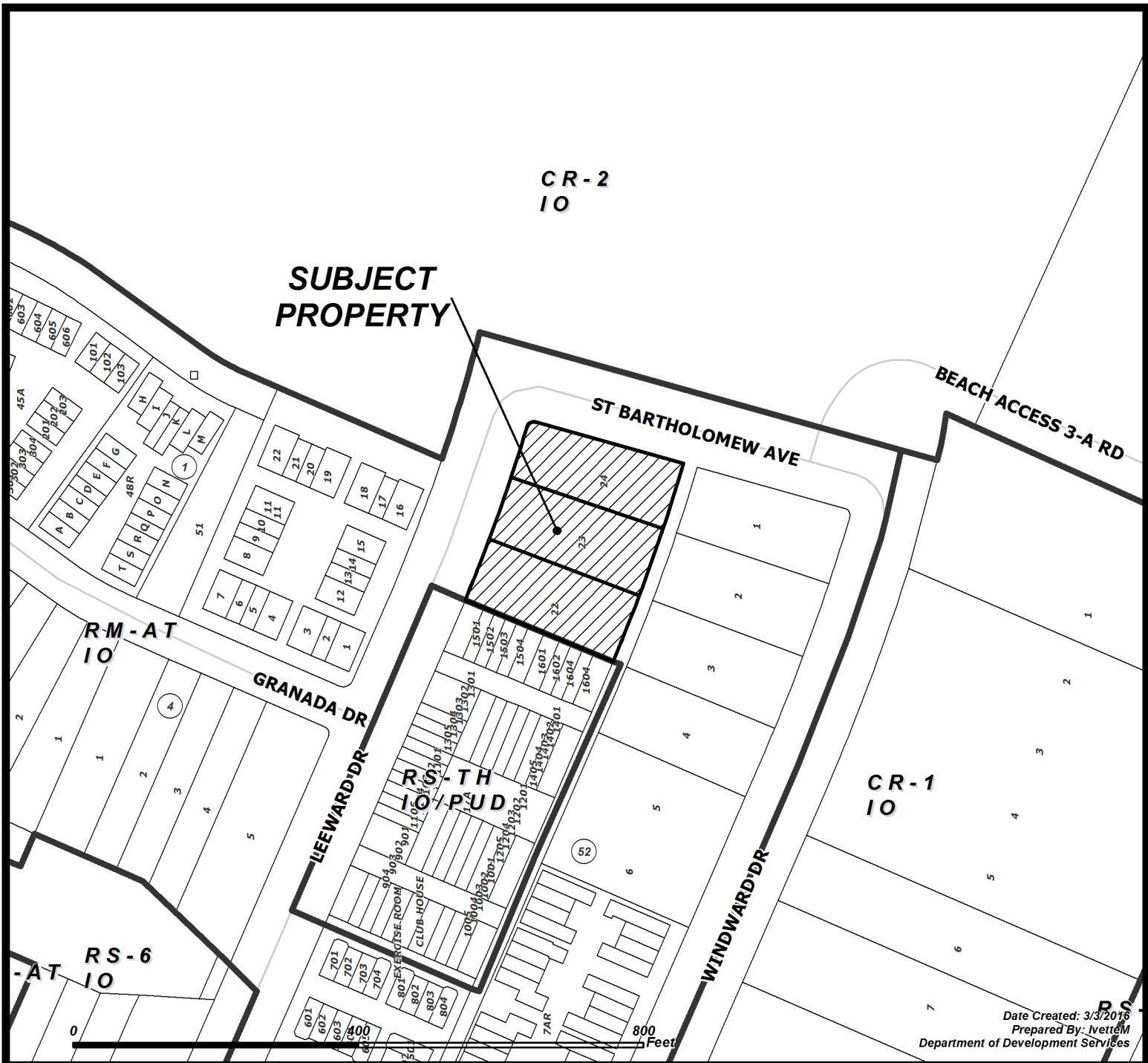
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

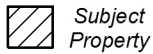
\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

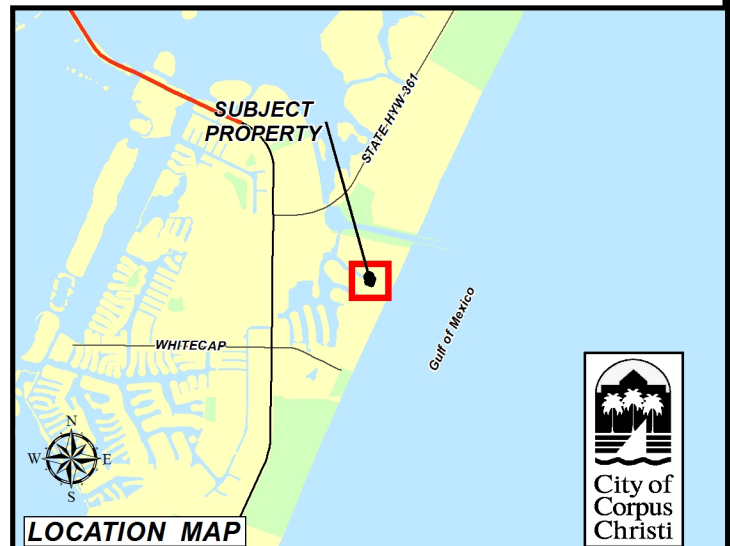


## CASE: 0316-03

### SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



# **VILLAGE BY THE BEACH 2 PLANNED UNIT DEVELOPMENT (PUD)**

## **PADRE ISLAND CORPUS CHRISTI, TEXAS**

### **OWNER**

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**OCEAN HARBOR II, LLC.**

**REPRESENTATIVE**

**WILLARD H. HAMMONDS, II, PRESIDENT**

### **SUBMITTED BY**

---

**NAISMITH ENGINEERING, INC.**

**ENGINEER: CRAIG B. THOMPSON, P.E.**

**January 2016**



**NaismithEngineering,Inc**

**ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING**

...  
*ESTABLISHED 1949*

### **EXHIBIT B**

DEVELOPMENT DESCRIPTION ..... 3

DEVELOPMENT LOCATION MAP ..... 3

ADJACENT LAND USE AND ZONING ..... 4

LOT LAYOUT ..... 4

DEVELOPMENT DEVIATIONS ..... 5

DEVELOPMENT GUIDELINES ..... 5

OPEN SPACE LAYOUT..... 7

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TYPICAL CROSS SECTION ..... 10

## DEVELOPMENT DESCRIPTION

The Village by the Beach 2 Planned Unit Development (PUD) consists of a Re-Plat of Lot 22, 23 & 24, Block 52, Padre Island on Leeward Dr. & St. Bartholomew Ave. in Corpus Christi, TX. The property will be rezoned from RM-AT/IO to RS-TH/IO/PUD. The development is a 1.45 acre non-gated community that will consist of twenty-four (24) attached single-family units with one (1) common area, which calculates to a density of 16.51 units per acre. The layout of the community will allow the residents the ability to enjoy a landscaped common area and be able to walk to the common area with ease. This Planned Unit Development fits with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.

## DEVELOPMENT LOCATION MAP



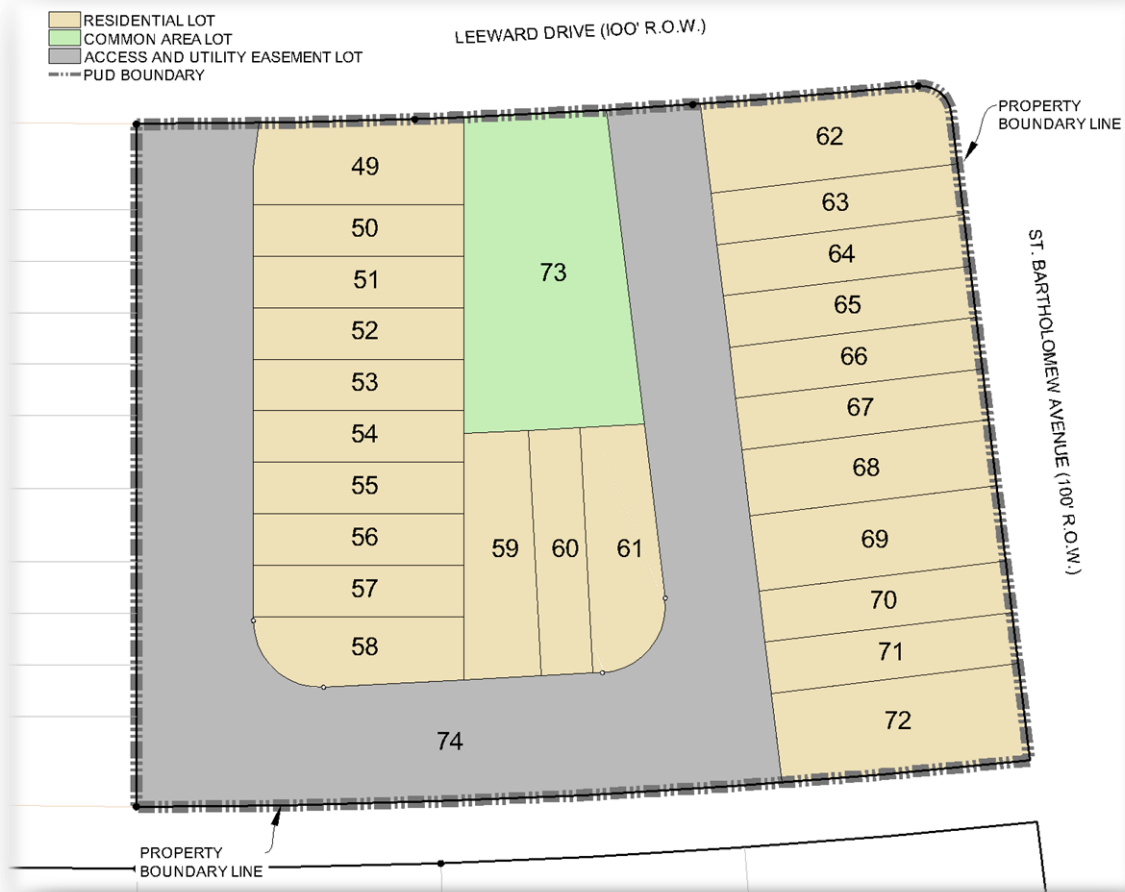
## ADJACENT LAND USE AND ZONING

The following table indicates the Adjacent Land Use and Zoning at the time of the PUD:

	CURRENT LAND USE	ZONING
North of Property	Commercial	CR-2/IO
South of Property	Residential	RS-TH/IO/PUD
East of Property	Residential	RM-AT/IO
West of Property	Residential	RM-AT/IO

## LOT LAYOUT

The following is the Lot Layout for the development:



The following table indicates the Development Deviations:

DESCRIPTION		ZONING / PLATTING ORDINANCE REQUIREMENT (RS-TH)	PUD REQUIREMENTS
Site Area (sq. ft.)		20,000	63,162
Min. Lot Area (sq. ft.)		2,600	1,182 <sup>1</sup>
Min. Lot Width (ft.)		26	17
Yard Requirements (Minimum in Feet)	Street – Non-Corner	10	18
	Street – Corner	10	10
	Side – Single	0	4
	Rear	5	5
Open Space – Percent Minimum		30	28
Building Height – Maximum in Feet		45	45
Building Spacing – Minimum in Feet		10	0 <sup>2</sup>
Parking Requirement Per Unit		1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)	1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)
Curb Type		Standard 6" Curb and Gutter	None
Sidewalk		5' width on both sides	6' width on one side
Paved Street Width		28'	24'

<sup>1</sup> Lots 50-57 (8 Lots).

<sup>2</sup> As per International Building Code.

## DEVELOPMENT GUIDELINES

The following tables indicate the Development Guidelines for each lot type within the development:

DEVELOPMENT LOTS	DESCRIPTION	BLOCK NUMBER	LOT NUMBERS
	Residential Lot(s)	1	49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72
	Common Area Lot(s)	1	73
	Private Access and Utility Easement Lot(s)	1	74

RESIDENTIAL LOT(S)	DESCRIPTION		REQUIREMENTS
	Usage		Single Family Residential
	Lot Area (sq. ft.)		Minimum = 1,180    Maximum = 2,550
	Lot Width (ft.)		Minimum = 17    Maximum = 30
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	18
		Street – Corner	10
		Side – Single	4
		Rear	5
	Building Height – Maximum in Feet		45
	Building Spacing – Minimum in Feet		N/A
	Parking Requirement Per Unit		1.5 (1 Bedroom) 2 (2+ Bedroom) 1/5 (Guest)
	Maintenance		Lot Owner and/or Home Owners Association (HOA)
	Improvements Allowed		Residential structure(s) and support structure(s) including decks, porches, pavements, fencing, landscaping, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, and landscaping.
	Short Term Rentals		Allowed.

COMMON AREA LOT(S)	DESCRIPTION		REQUIREMENTS
	Usage		Non-Residential Structures supporting the Community
	Lot Area (sq. ft.)		N/A
	Lot Width (ft.)		N/A
	Yard Requirements (Minimum in Feet)	Street – Non-Corner	As indicated on Master Site Plan
		Street – Corner	As indicated on Master Site Plan
		Side – Single	As indicated on Master Site Plan
		Rear	As indicated on Master Site Plan
	Building Height – Maximum		1-story
	Building Spacing – Minimum in Feet		As per International Building Code
	Parking Requirement		0.0 / unit
	Maintenance		Home Owners Association (HOA)
	Improvements Allowed		Community structures and support structures including decks, porches, pavements, fencing, landscaping, utilities, etc.
	Improvements Placement		Shall not protrude into the yard or easement(s), or beyond the property line (whichever is applicable) except for pavements, fencing, landscaping, and utilities.

ACCESS AND UTILITY EASEMENT LOT(S)		DESCRIPTION	REQUIREMENTS	
		Usage	Non-Residential Structures supporting the Community	
		Lot Area (sq. ft.)	N/A	
		Lot Width (ft.)	N/A	
		Yard Requirements (Minimum in Feet)	Street – Non-Corner	N/A
			Street – Corner	N/A
			Side – Single	N/A
			Rear	N/A
		Building Height – Maximum		N/A
		Building Spacing – Minimum in Feet		10
Parking Requirement		0.0 / unit		
Maintenance		Home Owners Association (HOA)		
Improvements Allowed		Community structures and support structures, including fencing, signage, pavements, landscaping (hard and soft), utilities, etc.		
Improvements Placement		Shall not be beyond the property line except for pavements, fencing, landscaping, and utilities.		

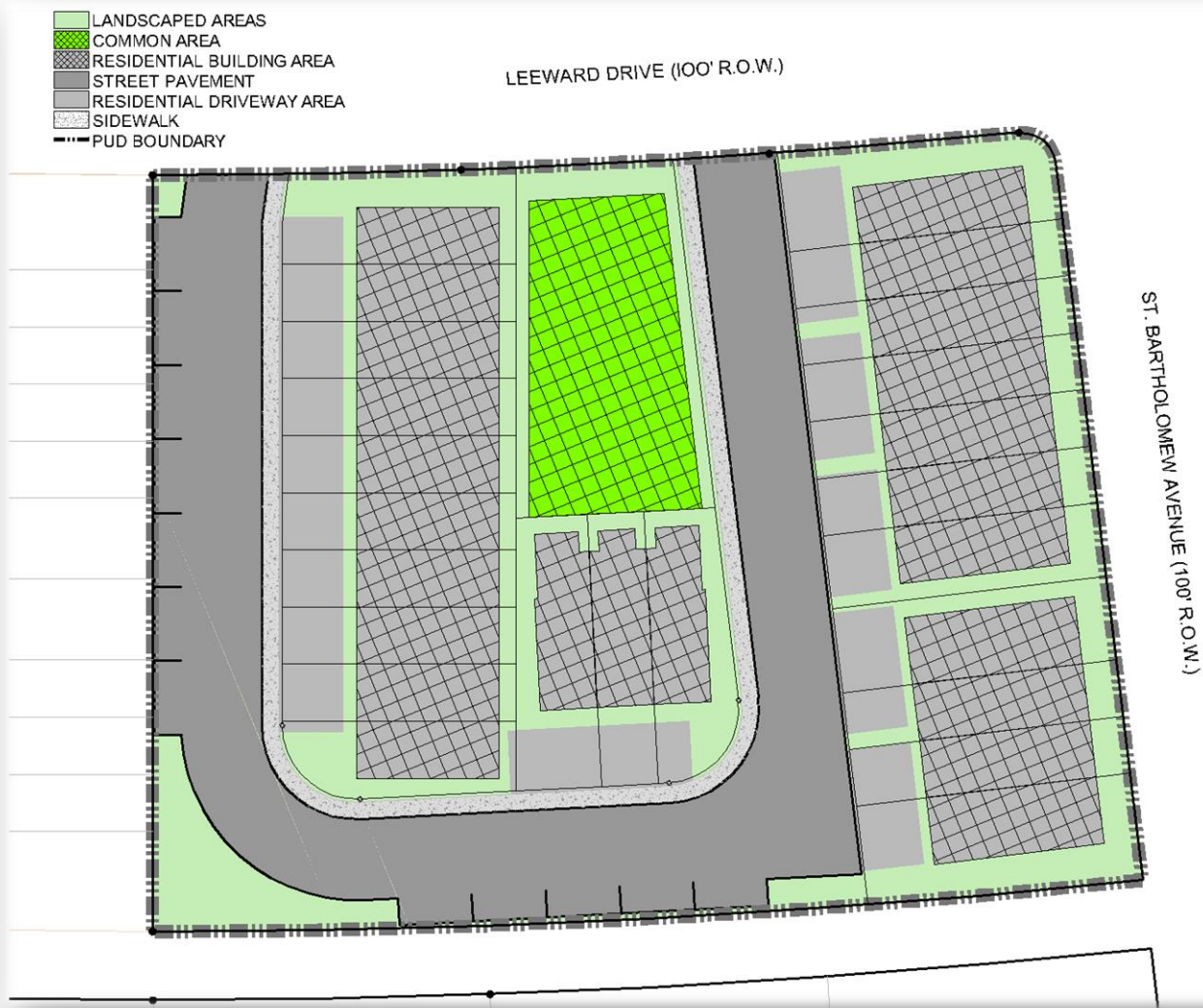
## OPEN SPACE LAYOUT

The following is the Open Space Layout for the development:

OPEN SPACE CALCULATION		QUANTITY (SQUARE FEET)	QUANTITY (ACRE)	
Total Area of PUD		63,320	1.45	
Impervious Area	Total Residential Building Area	19,623	0.45	
	Total Residential Driveway Area	7,521	0.17	
	Access and Utility Easement <sup>1</sup>	18,434	0.42	PERCENT OF AREA
Total Non-Open Space (Impervious Area)		45,578	1.04	72.0
Total Open Space (Pervious Area) <sup>2</sup>		17,742	0.41	28.0

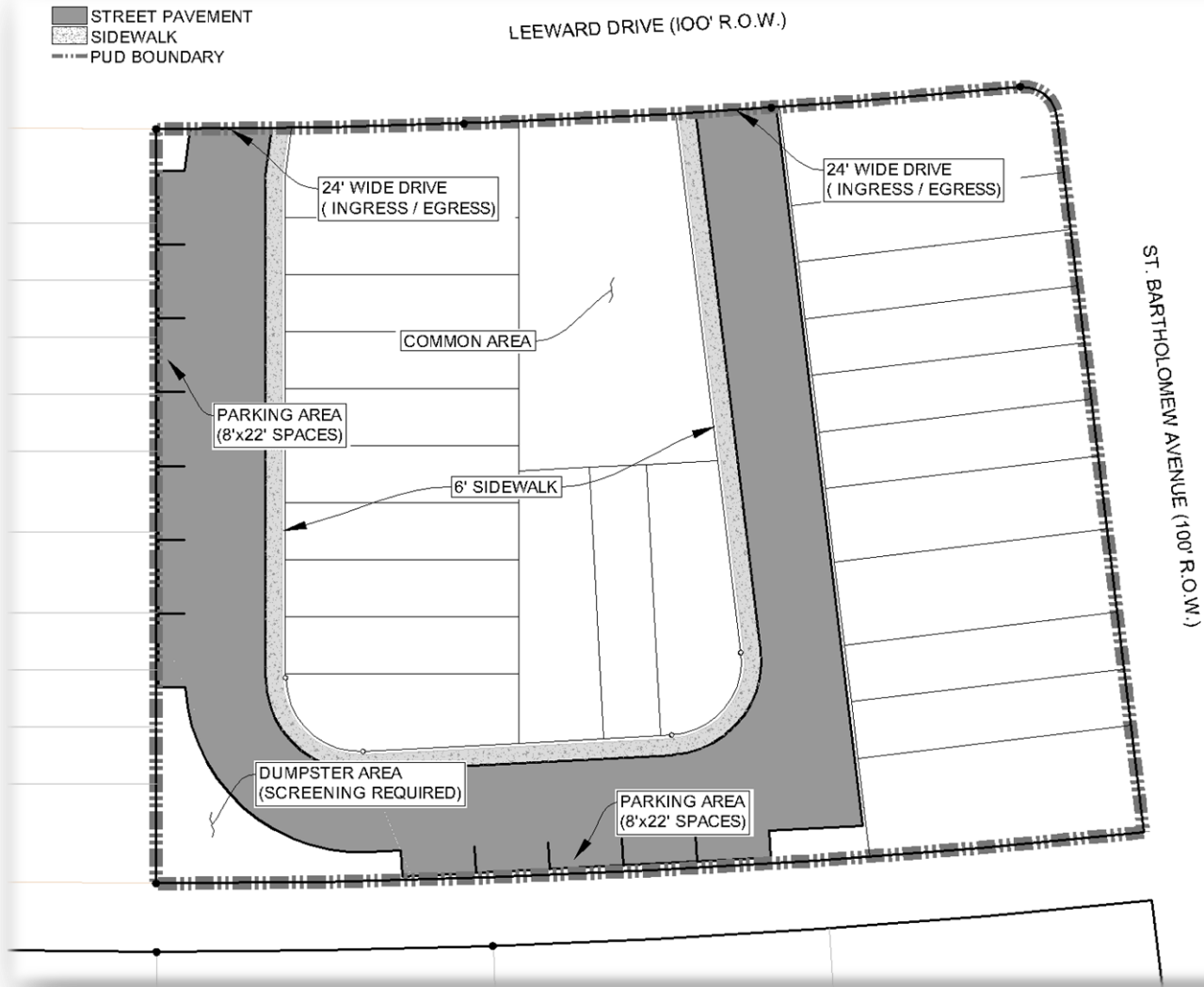
<sup>1</sup> Area of all Pavement and Sidewalk excluding Residential Driveway Area

<sup>2</sup> Minimum Open Space required is 28%



## VEHICULAR AND PEDESTRIAN ACCESS

The Vehicular and Pedestrian Access for the development is indicated below. Vehicular access will be provided by one two-way private access drive 24' wide from edge of pavement. Pedestrian access will be provided by a 6' sidewalk on one side of the private drive. Additional sidewalks may be provided to promote walkability and access to amenities that are not indicated. There will not be any security gates for entrance to or exit from the property. Common area amenities include the pool and related structures.

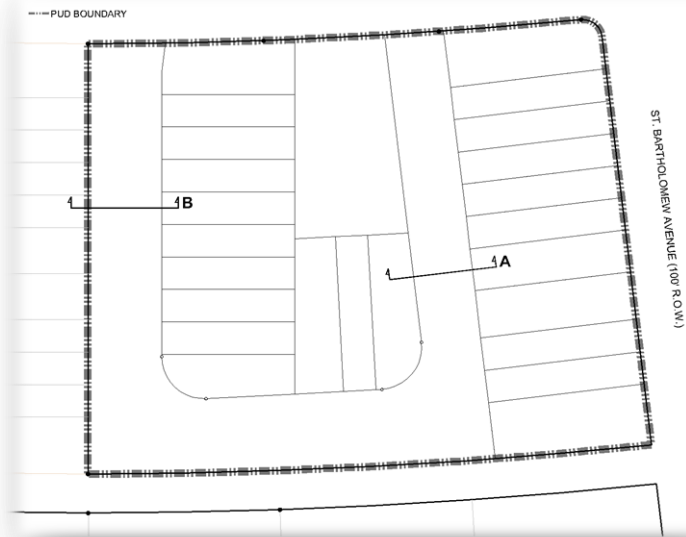


## PARKING REQUIREMENTS

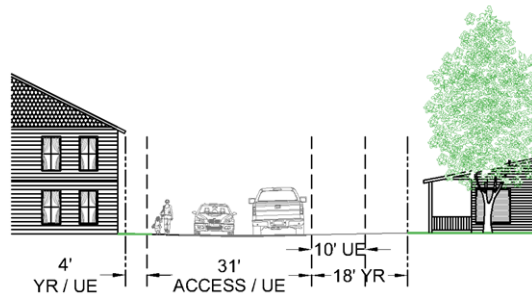
The following is the Parking Requirements for the development:

LOT TYPE		REQUIREMENTS	QUANTITY OF LOTS	QUANTITY OF PARKING REQUIRED	QUANTITY OF PARKING PROVIDED
Residential	1 Bedroom Unit	1.5 per unit	0	0.0	0.0
	2+ Bedroom Unit	2 per unit	24	48.0	51.0
	Guest	1 per 5 units	24	4.8	5.0
Common Area		0 per unit	1	0.0	0.0
Access and Utility Easement		0 per unit	1	0.0	0.0
Total:				52.8	56.0

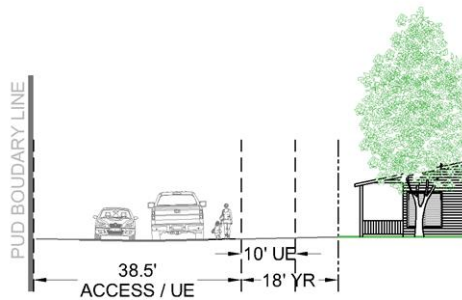
The following are Typical Cross Section(s) for the development:



**Cross Section A**



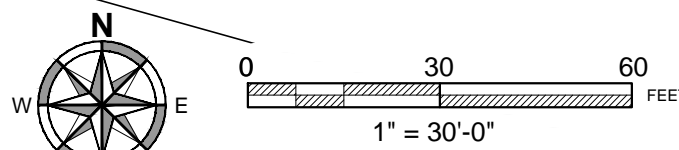
**Cross Section B**



GULFSHORES JOINT VENTURE  
DOCUMENT NUMBER 943742  
NUECES COUNTY, TEXAS

LEEWARD DRIVE (100' R.O.W.)

ST. BARTHOLOMEW AVENUE (100' R.O.W.)



NOTES:

1. VEHICULAR / DRIVEWAY ACCESS ONTO LEEWARD DRIVE PROHIBITED FROM BLOCK 1, LOT #49, 62, & 73. VEHICULAR / DRIVEWAY ACCESS ONTO ST BARTHOLOMEW AVENUE PROHIBITED FROM BLOCK 1, LOT #62-72.
2. BLOCK 1, LOT #73 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
3. BLOCK 1, LOT #74 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
4. ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊙ BLOCK SYMBOL
- M.R. MAP RECORDS
- ▭ PLANNED UNIT DEVELOPMENT (PUD) AREA
- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- UTILITY EASEMENT - UE
- YARD REQUIREMENT - YR
- DRAINAGE EASEMENT - DE
- ROAD CENTERLINE - C
- ACCESS EASEMENT - AE

Parcel Line Table

Line #	Length	Direction
L1	14.84	N60° 18' 36.20"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	258.20	2645.00	5.59	N19° 40' 29"E	258.10
C2	295.06	2870.00	5.89	S19° 31' 37"W	294.93
C3	15.48	10.00	88.69	N61° 14' 10"E	13.98
C4	40.36	2645.00	0.87	N22° 02' 02"E	40.36
C5	67.70	2645.00	1.47	N20° 51' 49"E	67.70
C6	46.90	2645.00	1.02	S19° 37' 21"W	46.90
C7	31.05	2645.00	0.67	N18° 46' 41"E	31.05
C8	72.19	2645.00	1.56	N17° 39' 36"E	72.19
C9	81.99	2870.00	1.64	S17° 24' 00"W	81.99
C10	213.07	2870.00	4.25	S20° 20' 43"W	213.02
C11	35.71	22.00	93.00	S65° 59' 16"W	31.92
C12	36.05	22.00	93.89	N27° 27' 22"W	32.15

MASTER SITE PLAN FOR  
VILLAGE BY THE BEACH 2  
PLANNED UNIT DEVELOPMENT (P.U.D.)



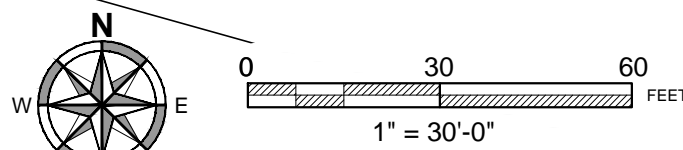
**Naimsmith Engineering, Inc.**  
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PH: (361) 814-9900 PH: (512) 708-9322 PH: (956) 541-1155 PH: (800) 677-2831  
TBAE BR-722 ■ TBPE F-355 ■ TBPG F-5017 ■ TBPLS F-100395-00 ■ NAIMSMITH-ENGINEERING.COM

ENGINEER/SURVEYOR: STACEY MORA  
PHONE: 361-814-9900 FAX: 361-814-4401  
ENGINEER/SURVEYOR EMAIL: SMORA@naimsmith-engineering.com  
DRAWN BY: JEFFREY SMITH  
CHECKED BY: CBT  
PROJECT ID: 9383  
DRAWING NAME: VBTB2  
DRAWING DATE: 01/2016

GULFSHORES JOINT VENTURE  
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6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

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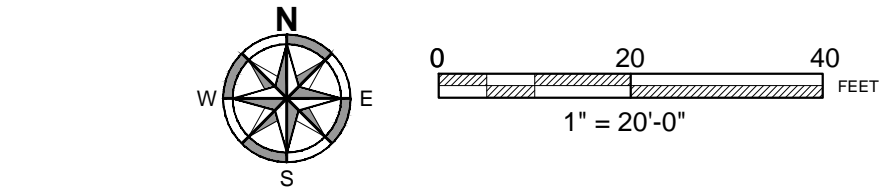
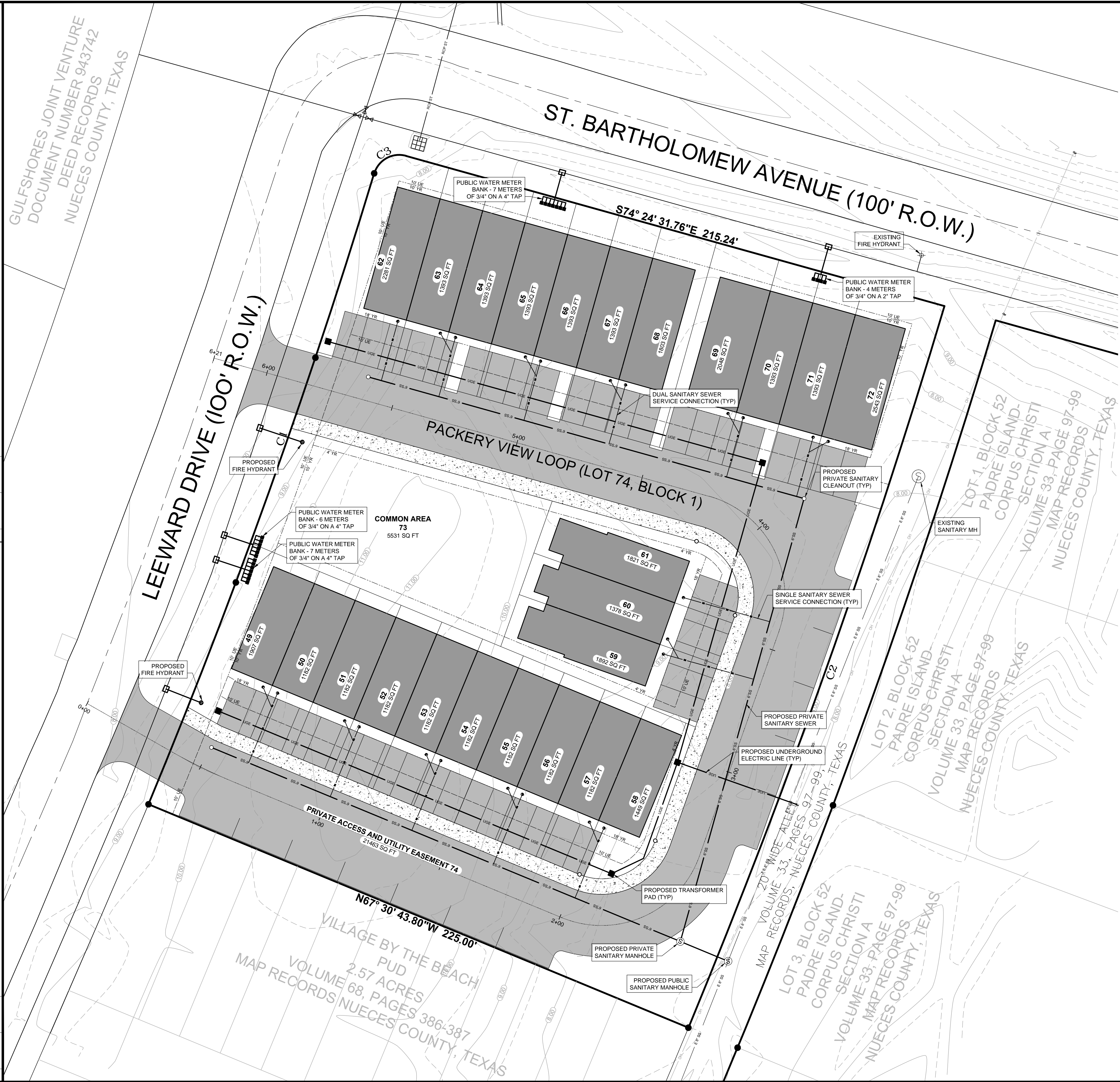
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ENGINEER/SURVEYOR: STACEY MORA  
PHONE: 361-814-9900 FAX: 361-814-4401  
ENGINEER/SURVEYOR EMAIL: SMORA@naismith-engineering.com  
DRAWN BY: JEFFREY SM  
CHECKED BY: CBT  
PROJECT ID: 9383  
DRAWING NAME: VBTB2  
DRAWING DATE: 01/2016

DESCRIPTION	
ID	DATE
APPR.	



- NOTES:**
1. WATER METERS MUST BE LOCATED IN PUBLIC UTILITY EASEMENT.
  2. CONTRACTOR SHALL FIELD VERIFY LOCATION OF WATERLINE CONNECTION TO EXISTING WATERLINE PRIOR TO **ANY** WATERLINE CONSTRUCTION.

- LEGEND**
- WATER**
- E 8" W — EXISTING 8" WATERLINE
  - 8" W — PROPOSED PVC WATERLINE
  - WS — WATER SERVICE CONNECTION
  - ⊗ — WATER VALVE
- STORM SEWER**
- E RCP ST — EXISTING STORM SEWER
- ELECTRICAL**
- OH — EXISTING OVERHEAD ELECTRIC
- SANITARY SEWER**
- E 8" SS — EXISTING 8" SANITARY SEWER
  - 6" SS — 6" PROPOSED PVC SANITARY SEWER
  - 12" SS — 12" PROPOSED PVC SANITARY SEWER
  - SS — SANITARY SEWER CONNECTION
  - ⊙ — EXISTING SANITARY SEWER MANHOLE
  - ⊙ — PROPOSED SANITARY SEWER MANHOLE
  - — SANITARY SEWER CLEANOUT
- SITE**
- — PROPERTY CORNER - IRON ROD FOUND
  - - - UTILITY EASEMENT
  - - - YARD REQUIREMENT
  - ⊕ — FIRE HYDRANT

<b>UTILITY PLAN</b>		<b>FOR INTERIM REVIEW</b> NOT FOR PERMITTING OR BIDDING CONSTRUCTION PURPOSES	
		CRAIG B. THOMPSON, P.E. TEXAS LICENSE NO.: 89496 DATE: 01/2016	
<b>VILLAGE BY THE BEACH 2 P.U.D.</b> CORPUS CHRISTI, NUECES COUNTY, TEXAS		<b>NaimsmithEngineering, Inc</b> ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING 4501 GOLLIFAR ROAD 600 W 8TH SUITE 300 CORPUS CHRISTI, TEXAS 78401 PH: (361) 814-9900 TBAE BR-722 ■ TBE F-355 ■ TBPG F-50017 ■ TBPLS F-100395-00 ■ NAIMSMITH-ENGINEERING.COM	
		DRAWN BY: C/MF PROJECT ID.: 9383	CHECKED BY: TBT DATE: 01/2016
		APPROVED BY: GBT REVISION NO.:	TEXAS LICENSE NO.: 89496 DATE: 01/2016
<b>C4000</b>		SHEET 8 OF 10	