



Wastewater Acreage Fee Exemption Request

Summer Breeze Estate Phase 2 Blk 1 Lots 1-10

Planning Commission Meeting

April 5, 2017



AERIAL OVERVIEW BREEZE ESTATES



Wastewater service
NOT available in the
area

NOTES

1. LAND USE CHARACTERISTICS OF AREA DETERMINED FROM THE FLOOD HAZARD AREA DEVELOPMENT PLAN, SEPTEMBER 14, 1985, FROM THE ADOPTED CORPUS CHRISTI VICTORY LINE LIFT MAP, MAY 24, 1989, CHANGES MADE THROUGH A SEVERAL MONTH DEVELOPMENT SERVICES STUDY ON JUNE 5, 2006.
2. IN THE ABSENCE OF EXISTING FLOOD PLANS, RESIDENTIAL FLOODS WERE ASSUMED TO BE 100 YEAR FLOOD AS PER 1005.30 (C) 3114 (2), DATED JANUARY 8, 2000.
3. ONE FLOODABLE LAND WAS CONSIDERED IN THE POPULATION PROJECTION CALCULATIONS.
4. THE SERVICE AREA WAS DETERMINED THROUGH DISCUSSIONS WITH CITY STAFF.
5. ALL PIPE SIZES AND LIFT STATION FLOW RATES AS ESTABLISHED IN 2006, EFFECTIVE JANUARY 8, 2006.
6. THE FLOW FACTOR WAS CALCULATED USING THE VANDERLEUBER FORMULA WHICH HAS BEEN USED FOR 100+ YEARS IN PREVIOUS AREA MASTER PLANS.
7. SOME MANHOLE SIZES NOT SHOWN FOR CLARITY.
8. THE SERVICE AREA HAS ASSUMED 20% FULLY DRAINABLE.
9. ALL OF THE FLOOD HAZARD CONTIGUOUS WERE DERIVED FROM THE CITY OF CORPUS CHRISTI LOCAL DATA COLLECTED IN 2006.
10. TO THE EXTENT POSSIBLE, THE UPTERRELANDS OF ALL LATERALS SHALL BE PLANNED IN 2006.
11. SOME LOCATIONS BELOW 10 FEET ELEVATION FOR 100 YEAR FLOOD PLANS MAY REQUIRE LOW PRESSURE PUMPING SYSTEMS TO BE PROVIDED BY PROPERTY OWNERS.
12. THE ALIGNMENTS & LOCATIONS OF THE WASTEWATER FACILITIES ARE SHOWN SCHEMATICALLY.

LEGEND

- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- EXISTING WASTEWATER LINES
- OUTSIDE OF AREA 3
- AREA 3 SERVICE AREA BOUNDARY
- LIFT STATION BOUNDARY
- SUB AREA BOUNDARY
- ADJACENT SUB-BASIN BOUNDARY
- EXISTING ROADSIDE DRAINAGE
- EXISTING DRAIN SYSTEM
- WATER
- SUB AREA DELIVERY
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- PROPOSED MANHOLE
- EXISTING MANHOLE

CAYO DEL OSO

WALDRON FIELD

GARNEY M. DAVID
COULING RESERVOIR

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

GRAPHIC SCALE

0 500 1000 1500

Subject Property
Master Plan
Infrastructure is not built

BROWN AND CALDWELL

LN ENGINEERING
engineers & consultants

2006 "FUNCTIONAL" TRANSFORMATION "BUSINESS" 1
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EXHIBIT 6

FINAL

CITY OF
CORPUS CHRISTI
TEXAS
WASTEWATER
DEPARTMENT



Department of Engineering Services
AUGUST 1, 2006



Potential Option

Planning Commission recommend approval to City Council of the wastewater lot/acreage fee exemption request