

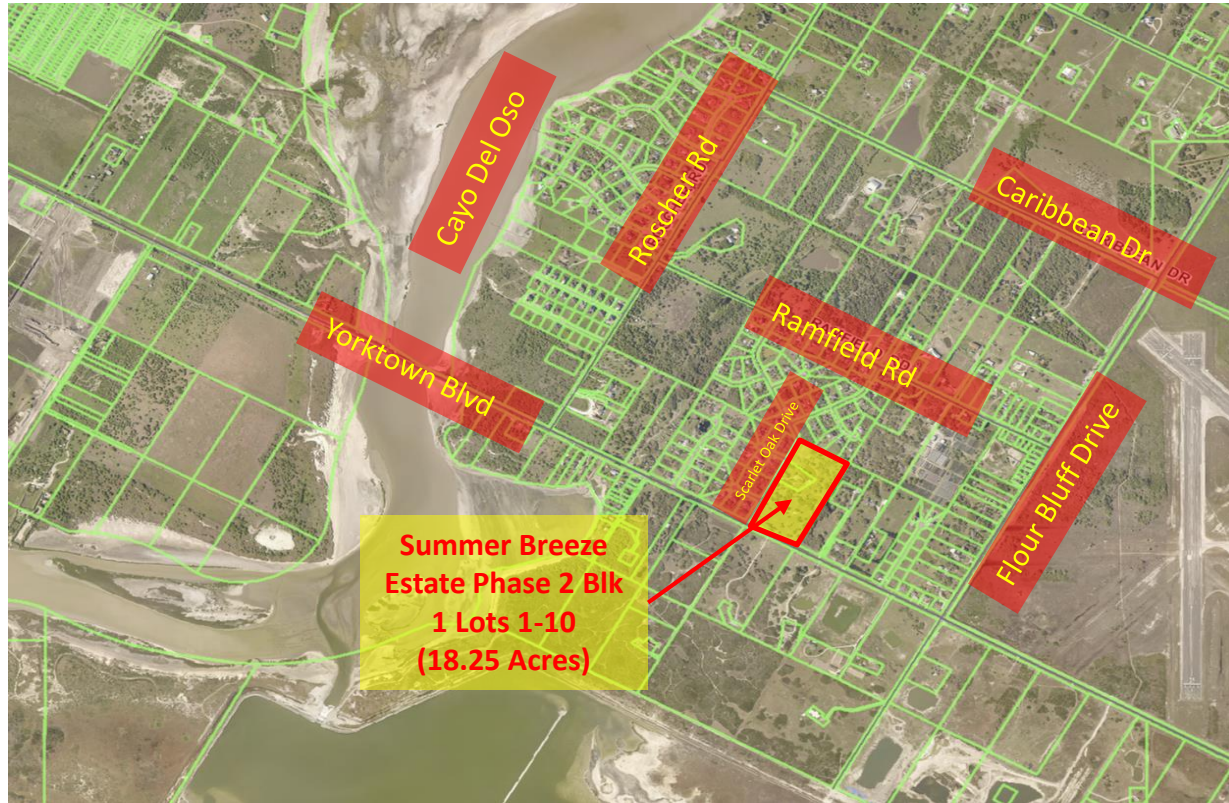


Wastewater Acreage Fee Exemption Request
for
Summer Breeze Estate Phase 2 Blk 1 Lots 1-10

City Council Meeting
November 7, 2017



Aerial Overview



NOTES

1. LAND USE CHARACTERISTICS WERE DETERMINED FROM THE FLOUR BLUFF AREA DEVELOPMENT PLAN, SEPTEMBER 24, 1985, FROM THE ADOPTED CORPUS CHRISTI FUTURE LAND USE MAP, MAY 24, 2006 (COORDINANCE RESOLVED) AND THROUGH A REVIEW WITH DEVELOPMENT SERVICES STAFF ON JUNE 5, 2006.
2. IN THE ABSENCE OF EXISTING FLOW DATA, RESIDENTIAL FLOWS WERE ASSUMED TO BE 100 GALLONS PER DAY AS PER TCEQ 301 TAC 317.4 (6) DATED JANUARY 6, 2005.
3. 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. GABRIEL FORMULA WHICH HAS BEEN WIDELY USED IN PREVIOUS AREA MASTER PLANS.
7. SOME MANHOLE ARE NOT SHOWN FOR CLARITY.
8. THE SERVICE AREA WAS ASSUMED TO BE FULLY DEVELOPED.
9. ALL OF THE ELEVATION CONTOURS WERE OBTAINED FROM THE CITY OF CORPUS CHRISTI LIDAR DATA COLLECTED IN 2003.
10. TO THE EXTENT POSSIBLE, THE UPTOWN END OF ALL LATERALS SHALL HAVE A MINIMUM DEPTH OF 3 FEET.
11. SOME LOCATIONS BELOW 10 FOOT ELEVATION (100 YEAR FLOOD PLAIN) MAY REQUIRE LOW PRESSURE PUMPING SYSTEMS TO BE PROVIDED BY PROPERTY OWNER.
12. THE ALIGNMENTS & LOCATIONS OF THE WASTEWATER FACILITIES ARE SHOWN SCHEMATICALLY.

LEGEND

- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED FORCEMAIN
- EXISTING FORCEMAIN
- EXISTING WASTEWATER LINES OUTSIDE OF AREA 3
- AREA 3 SERVICE AREA BOUNDARY
- LIFT STATION INTERNAL BOUNDARY
- SUB AREA BOUNDARY
- ADJACENT SUB-BASIN BOUNDARY
- EXISTING INDIVIDUAL CONVEYOR TREATMENT SYSTEM
- WATER
- SUB AREA CUTOFF
- PROPOSED LIFT STATION
- EXISTING LIFT STATION
- PROPOSED MANHOLE
- EXISTING MANHOLE

CAYO DEL OSO

WALDRON FIELD

BARNEY M. DAVIS COOLING RESERVOIR

Summer Breeze
Estate Phase 2 Blk 1
Lots 1-10
(18.25 Acres)

Yorktown Blvd
Flour Bluff Drive

SEE EXHIBIT
FOR SUB-BASIN 1A
MASTER PLAN



SCALE: 1"=500'

FINAL

CITY OF
CORPUS CHRISTI,
TEXAS
WASTEWATER
DEPARTMENT
Department of Engineering Services
AUGUST 1, 2006

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

GRAPHIC SCALE
0 500 1000 1500

BROWN AND CALDWELL
LNU ENGINEERING
engineers & consultants
CIVIL • STRUCTURAL • WASTEWATER • GEOTECHNICAL •
MARINE • CONSTRUCTION MANAGEMENT
801 NAVIGATION, SUITE 300 CORPUS CHRISTI, TEXAS 78408
PH (361) 853-1984 FAX (361) 853-1985 WWW.LNU-ENG.COM



EXHIBIT 6

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Approximate potential
wastewater acreage fees
generated in the service area
for 322 acres = \$ 505,862
(322 acres*\$1,571 per acre)

Approximately 15% of lots in the service area are platted

PRELIMINARY EXHIBIT

FINAL

CITY OF
CORPUS CHRISTI
TEXAS
WASTEWATER
DEPARTMENT

Department of Engineering Services
AUGUST 1, 2006

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

**Summer Breeze
Estate Phase 2 Blk 1
Lots 1-10
(18.25 Acres)**

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EXHIBIT 6



Planning Commission and Staff Recommendation

Approval of the Wastewater Lot or Acreage fee exemption

