



November 7, 2018

Mark Orozco
Planning Technician
City of Corpus Christi
Development Services
2406 Leopard St. 78408

RE: AEP HEINES SUBSTATION WASTEWATER WAIVER REQUEST (UDC ARTICLE 8, SECTION 8.2.7 WASTEWATER)
LOCATION: PORTION OF LOT 27, SECTION 28 OF FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS

Dear Mr. Orozco,

CDS Muery, on behalf of American Electric Power (AEP), respectfully submits this waiver request letter as it pertains to the Wastewater installation requirement, described in Section 8.2.7 of the Corpus Christi Unified Development Code.

The 4.0-acre parcel recently acquired by AEP is located on Holly Rd., northeast of the Lexington Rd. intersection. The site is currently zoned RS-TF, RS-4.5 and is currently utilized for agricultural purposes. The site has been acquired by AEP for the purpose of constructing a 138 kV electrical substation, as necessary for keeping up with local energy demands.

Proposed site improvements will consist of the construction of a 350' x 370' (approximate) substation pad, dual driveway entrances and an earthen detention pond, as required by the City of Corpus Christi. The substation site will not be habitable and will therefore not require any water or sanitary services.

Per UDC Section 8.2.7, wastewater infrastructure is required for the development. CDSm has reviewed the existing Waste Water Collection Master Plan for the City of Corpus (see attached), and would like provide justification in support of the wastewater waiver:

1. The nearest tie-in location is located approximately 300' south at the intersection of Encino and Sabo Ln. Connecting to this manhole "A" would require crossing multiple water lines and a gas line that currently fronts the substation property. The receiving manhole "A" is not deep enough to accept gravity flows from the site location. Furthermore, the new wastewater line would have to be installed or bored under Holly Rd., which is subject to expansion in the near future. The new roadway design for Holly Rd. could potentially affect grade and cover requirements for the new line.
2. Manhole "B" is located approximately 1,000' northeast near the intersection of Holly and Lexington. There is not sufficient grade available at manhole "B" for the installation and connection of an 8.0" wastewater from the Heines Substation site. According to TCEQ, Chapter 217 (Design Criteria for Domestic Wastewater Systems), the minimal slope requirement for an 8.0" wastewater line must have a slope no less than 0.3%. The existing manhole "B", is not sufficiently deep enough to meet sufficient grade and slope requirements for the proposed wastewater line from the substation site.

CDS Muery, on behalf of AEP, therefore respectfully requests a waiver from this Wastewater requirement (Section 8.2.7).

If you have any questions or require additional information, please feel free to contact me at (210) 581-1111.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jarod M. Cain".

Jarod M. Cain, P.E. CFM
Project Manager