

STAFF REPORT

Case No. 0819-03 (0117-01)

INFOR No. 16ZN10000040

Planning Commission Hearing Date: September 18, 2019

Applicant & Legal Description	Owner: SuperElite, LLC. Applicant/Representative: Urban Engineering Legal Description/Location: Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.			
Zoning Request	Request: An amendment to the existing “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development. Area: 2.35 acres Purpose of Request: To allow for the development of a 27-unit single-family townhouse development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RM-AT/IO/PUD” Multifamily AT with the Island Overlay and a Planned Unit Development	Medium Density Residential and Vacant	Multifamily Residential
	North	“RM-AT/IO” Multifamily AT with an Island Overlay	Water	Water
	South	“RM-AT/IO” Multifamily AT with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	East	“RM-AT/IO” Multifamily AT with an Island Overlay	Vacant	Multifamily Residential
	West	“RM-AT/IO” Multifamily AT with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan and is planned for Multifamily Residential uses. The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan. Map No.: 028026 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 392 feet of street frontage along Granada Drive which is designated as Local/Residential Street. According to the Urban Transportation Plan, Local/Residential Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Granada Drive	Local/Residential	50' ROW 28' paved	60' ROW 37' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay to allow the development a 27-unit single-family development.

Development Plan: The subject property is comprised of 2.35 acres and is proposed to be developed into a gated community that will consist of twenty-seven (27) attached single-family units or townhouses with one common area (Lot 28). The density proposed is approximately 11.49 units per acre. The twenty-seven lots will have a minimum area of 1,400 square feet and the minimum width indicated is 16 feet. Vehicular access will be provided by a single 24-foot wide two-way private access drive. Pedestrian access will be provided by a combination of an existing 4-5 foot sidewalk and proposed 3, 4, and 6 foot sidewalks. The common area amenities include a pool and related structures. A total of 73 parking spaces are to be provided compared to 60 required parking spaces. The development proposes to maintain the 30% open space requirement.

AICUZ: The subject property **is not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property **is** platted.

Utilities:

Water: 8-inch ACP line located along Granada Drive.

Wastewater: 8-inch VCP line located along Granada Drive.

Gas: 2-inch Service Line located along Granada Drive.

Storm Water: Road inlets located along Granada Drive.

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).

- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The two amendments requested by the applicant are in regards to allowing for short term rentals and the removal of the building height limitation.
- Short term rentals are a common feature among planned unit developments on Padre Island. Short term rentals are similar to overnight accommodation uses which are also allowed in the “RM-AT” District by-right.
- The applicant is also requesting the removal of the height limitation to give design flexibility. The development will remain single-family townhouse development. If the applicant chooses to deviate from the townhome style of development the variance from the maximum height requirements will be voided.

Staff Recommendation:

Approval of the amendments to the development guidelines of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

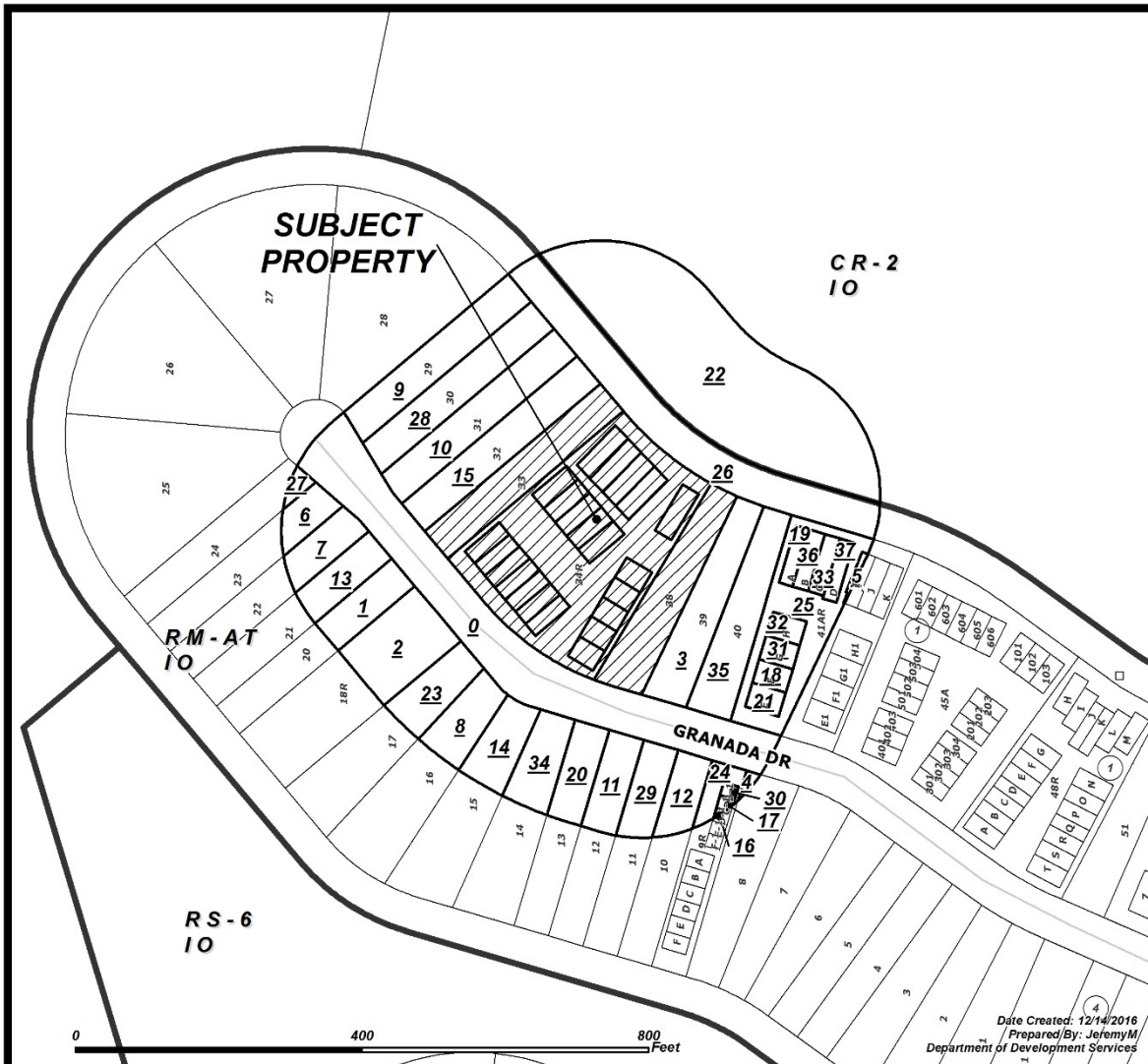
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 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 73 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 rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate “Fire Lane/No Parking.”
8. **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
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.

Public Notification	Number of Notices Mailed – 55 within 200-foot notification area 5 outside notification area
	<u>As of September 13, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Ordinance #031371
- C. Revised Planned Unit Development Guidelines (The Villas)
- D. Public Comments Received (if any)



CASE: 0117-01
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		

Map Scale: 1:2,400



Ordinance amending the Unified Development Code ("UDC"), upon application by SuperElite, LLC ("Owner"), by changing the UDC Zoning Map in reference to Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT 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 SuperElite, 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, January 11, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay, and on Tuesday, February 14, 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 SuperElite, LLC ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on a Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive (the "Property"), from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT 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 Villas 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 Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.

- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 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 73 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 rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
- 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.

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 14th day of February, 2017, by the following vote:

Mayor	<u>Vacant</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Joe McComb	<u>Aye</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 21st day of February, 2017, by the following vote:

Mayor	<u>Vacant</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Joe McComb	<u>Aye</u>		

PASSED AND APPROVED on this the 21st day of February, 2017.

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

Carolyn Vaughn
Mayor

EFFECTIVE DATE

2/22/17

Ordinance_0117-01_PUD_SuperElite, LLC.SuperElite, LLC

001071

The Villas Planned Unit Development (PUD)

Padre Island, Corpus Christi, Texas

Owner/Developer

SuperElite, LLC, a California limited liability company

Submitted by

Urban Engineering

Revised: August 7, 2019



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

The Villas Planned Unit Development (PUD)

Padre Island, Corpus Christi, Texas

Development Description:

The Villas, Planned Unit Development (PUD) is a proposed townhome community that will include of 27 attached townhomes on 2.35 Acres of Land, for a density of 11.49 Units per Acre. The proposed townhome community will be a re-development of an existing townhome community which will be expanded across adjacent property on either side of the existing site. A re-plat of the property will encompass Lots 33 and 38, Block 1, Padre Island – Corpus Christi, Section D, and Lot 34R, Block 1, The Villas of Padre. The re-development will allow for a secondary access point and a larger common area for the townhome community to enjoy. This development will complement existing developments in the area.

Location Map:



Adjacent Land Use and Zoning

Adjacent Land Use/Zoning:

North – Vacant and Canal/RM–AT/IO

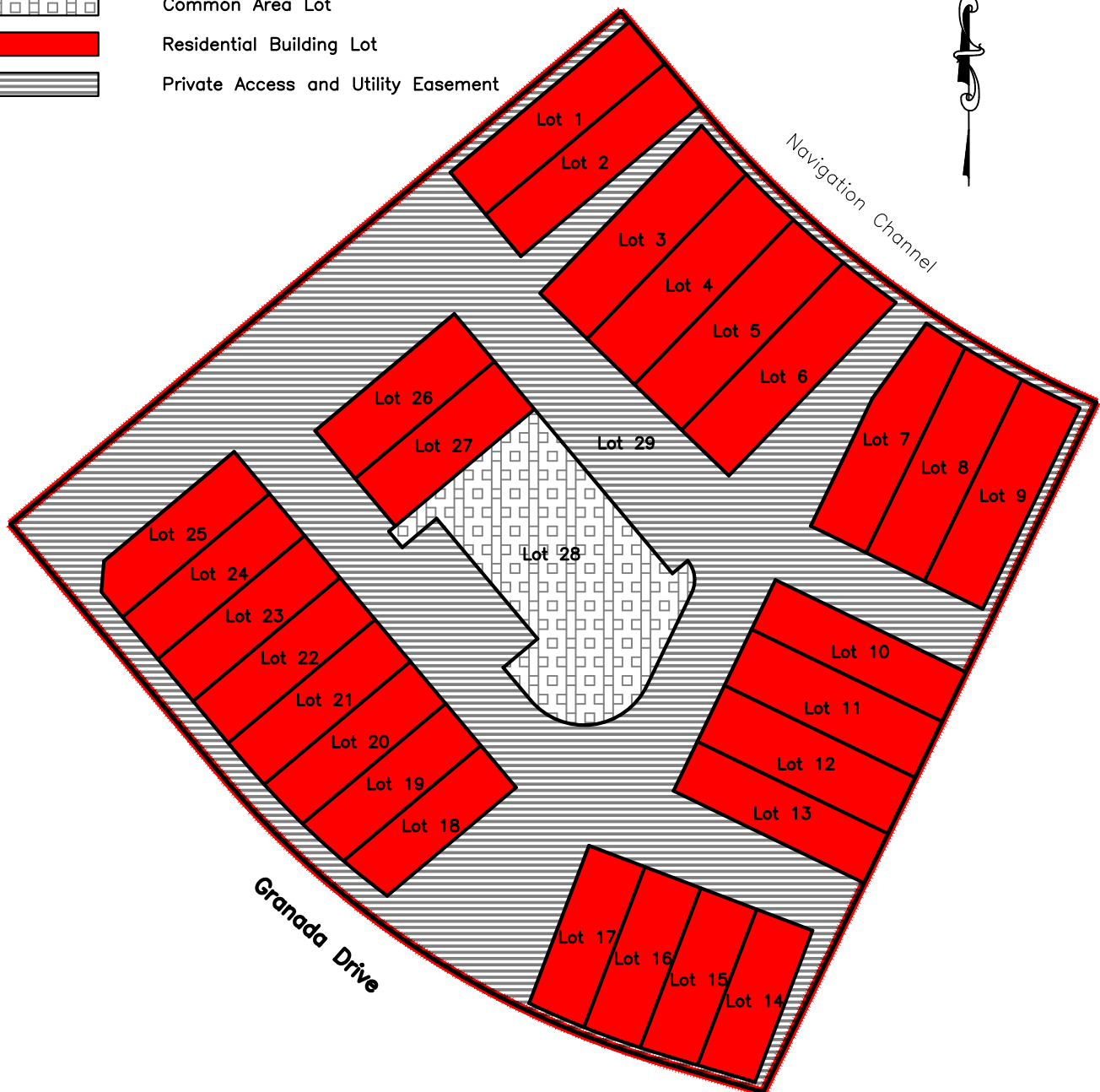
South – Vacant/RM–AT/IO

East – Vacant and Canal/RM–AT/IO

West – Vacant/RM–AT/IO

Legend:

-  Planned Unit Development (PUD) Boundary
-  Common Area Lot
-  Residential Building Lot
-  Private Access and Utility Easement



Lot Layout

Development Standards per City of Corpus Christi Unified Development Code

Minimum Site Area – 20,000sf
Shared Parking (Townhouse) – 1,600sf
Minimum Dwelling Width (Shared parking) – 16'
Minimum Street Yard – 10'
Minimum Street Yard (Corner) – 10'
Minimum Side Yard – 0'
Minimum Side Yard (Total) – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'
Required Parking: 1.5 per 1 bedroom
 2 per 2 bedroom
 1/5 per guest
Curb Type – 6" Curb and Gutter
Sidewalks – 5' on each side
Paved Street Width – 28'

PUD Requirements

Minimum Site Area – 102,337sf provided
Shared Parking (Townhouse) – 1,400sf
Minimum Dwelling Width (Shared parking) – 16'
Minimum Street Yard – 0'
Minimum Street Yard (Corner) – 0'
Minimum Side Yard – 0'
Minimum Side Yard (Total) – 0'
Minimum Rear Yard – 5'
Minimum building separation – 0'
Minimum Open Space – 32% provided
Maximum Height – None
Required Parking: 1.5 per 1 bedroom – 0 required
 2 per 2 bedroom - 54 required / 54 provided (garages)
 1/5 per guest – 5.4 or 6 required – 19 provided
 9 additional golf cart spaces provided
Curb Type – None
Sidewalks – combination of existing 4' and 5' wide sidewalks and proposed 3', 4' and 6' walks
Paved Street Width – 24' minimum

Development Guidelines For Residential Lots (Lots 1 through 27)

Use – Single Family Residential (Townhomes)

Lot Area – Minimum 1,400sf

Lot Width – 22' minimum 27' maximum

Yard Requirements:

Street: 10' along Granada Drive (except for wall), 0' along Private Access

Street corner: 0'

Side Yard: 0'

Maximum building Height: None

Minimum Building Spacing: 0'

Parking Requirement Per Unit:

1.5 Spaces per 1 Bedroom Unit

2 Spaces per 2 Bedroom Unit

1/5 Space per Guest

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements: Residential structures, support structures including decks, porches, pavement, fencing, landscaping, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

Short Term Rentals: Allowed

Development Guidelines For Common Area Lots (Lot 28)

Use – Non-residential Structures for enjoyment and benefit of The Villas community

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Home Owners Association

Allowed Improvements: Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

Development Guidelines For Private Access and Utility Easement (Lot 29)

Use – Non-residential Structures for enjoyment and benefit of The Villas community

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: N/A

Minimum Building Spacing: N/A

Parking Requirement: 0 spaces

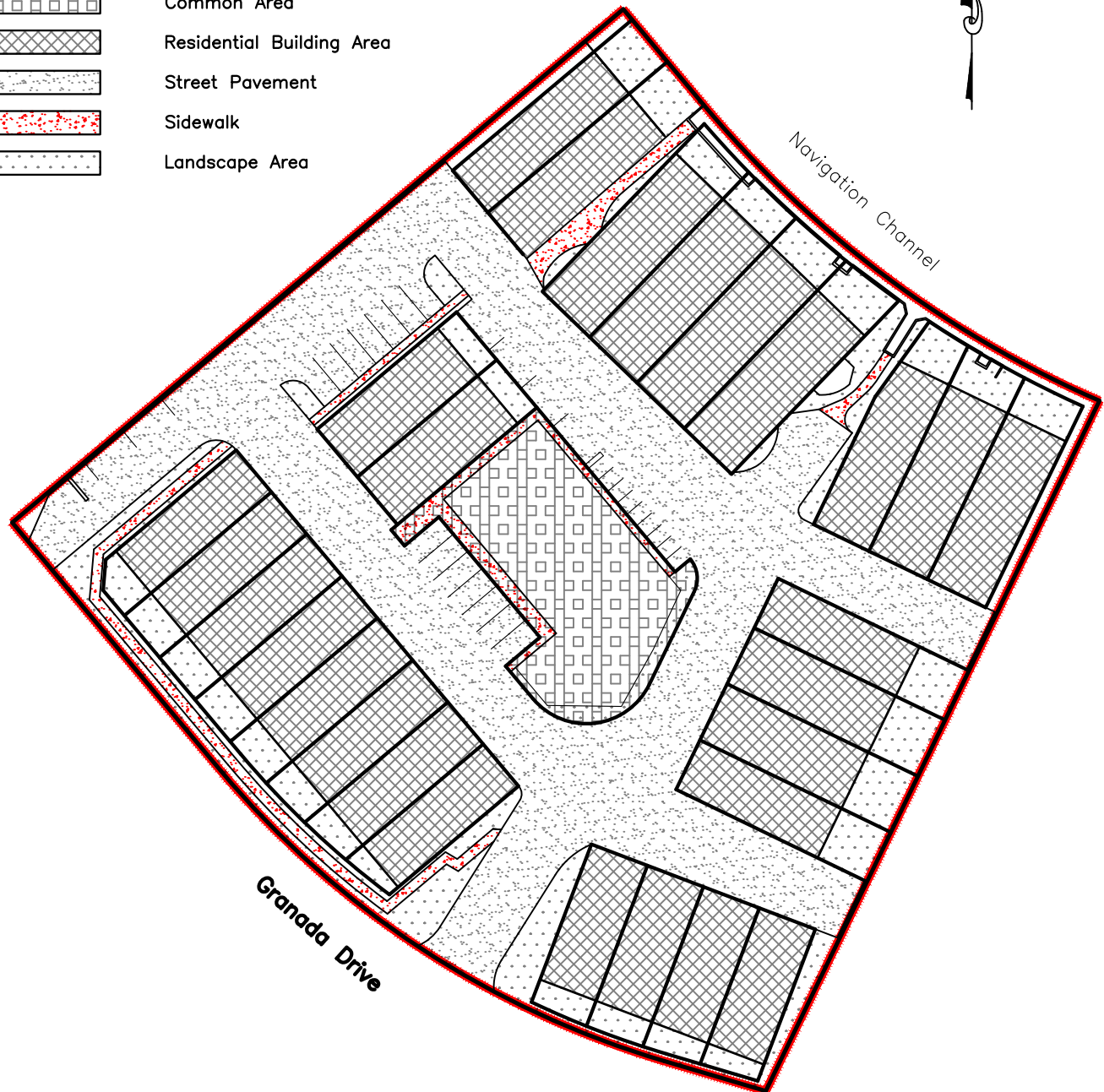
Maintenance: Home Owners Association

Allowed Improvements: Community structures, including decks, pavement, fencing, landscaping, utilities, signage, etc.

Placement of Improvements: Within limits of Lot 29 and setbacks and outside of easements with exception of fences, paving and landscaping.

Legend:

-  Planned Unit Development (PUD) Boundary
-  Common Area
-  Residential Building Area
-  Street Pavement
-  Sidewalk
-  Landscape Area



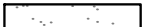
Vehicular and Pedestrian Access

Vehicular Access will be provided via a private two-way access drive. The access drive will vary in width and will be at a minimum, 24' from edge of pavement to edge of pavement. Pedestrian Access will be provided via a combination of existing 4' and 5' wide sidewalks, and proposed 3', 4', and 6' wide sidewalks as shown.

Legend:



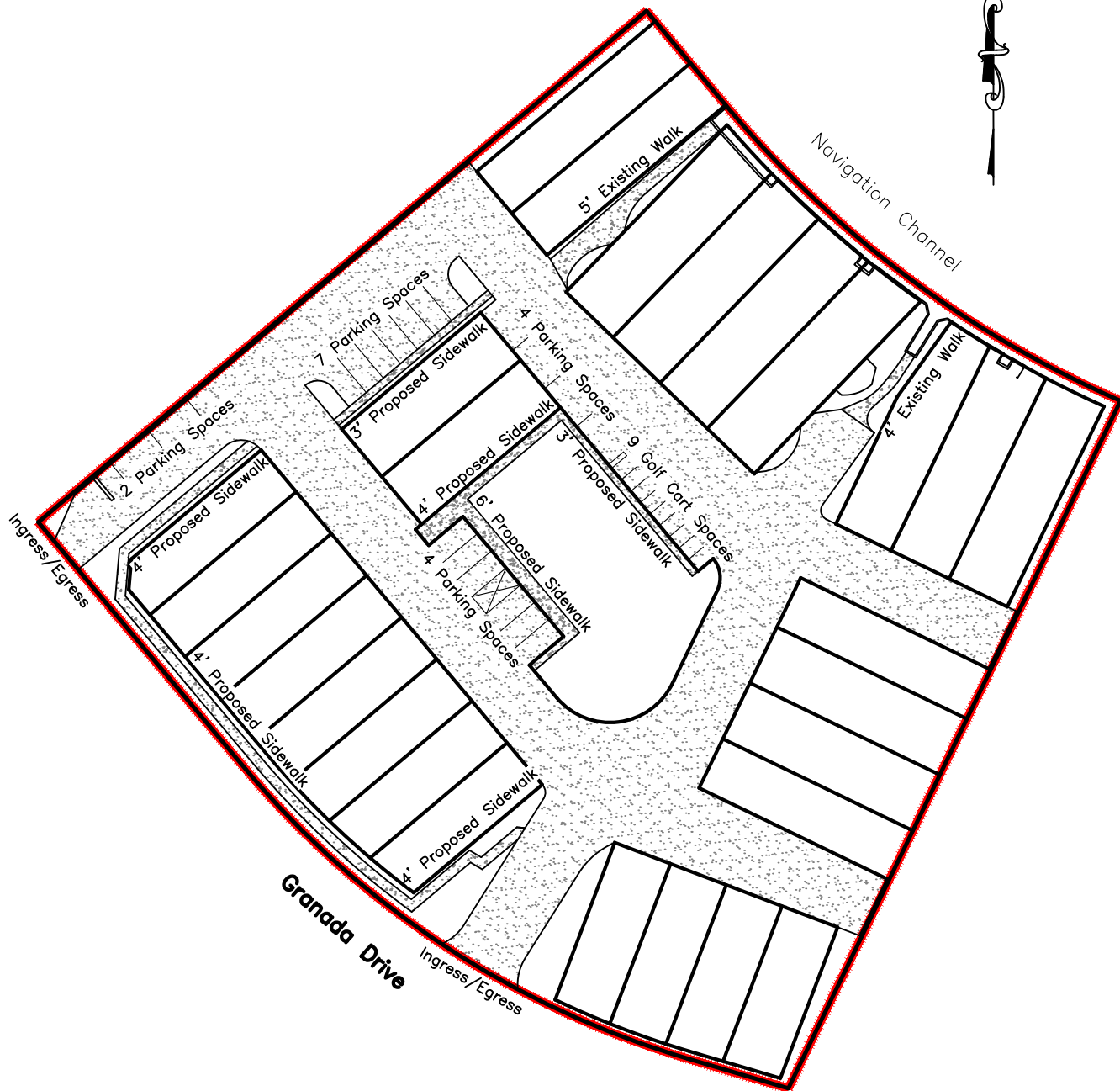
Planned Unit Development
(PUD) Boundary



Street Pavement

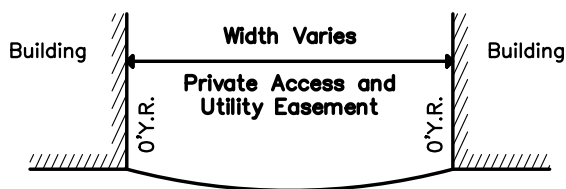
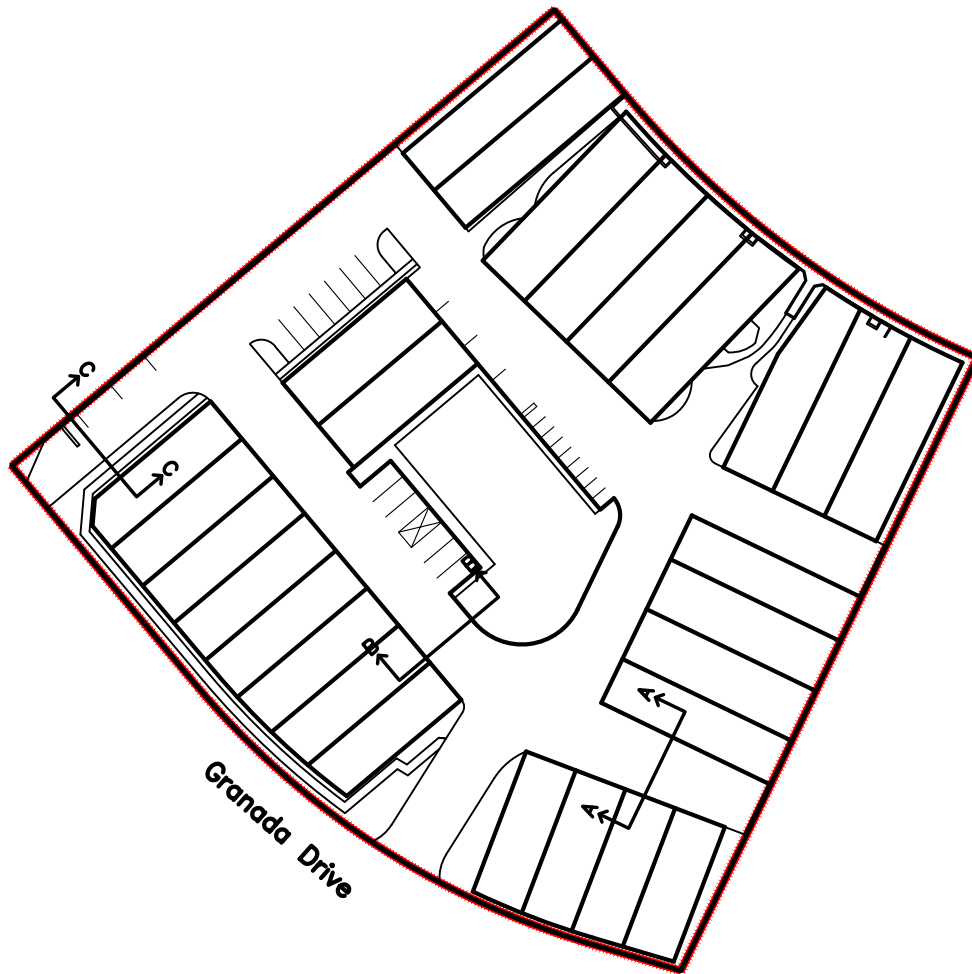


Sidewalk

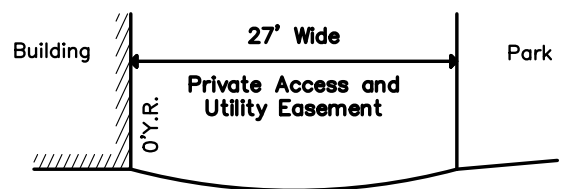


Required Parking:

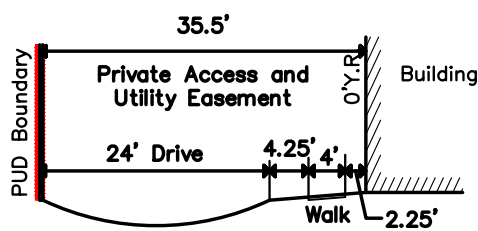
1.5 per 1 bedroom - 0 required
2 per 2 bedroom - 54 required / 54 provided (garages)
1/5 per guest - 5.4 or 6 required - 19 provided
9 additional golf cart spaces provided



Section A-A

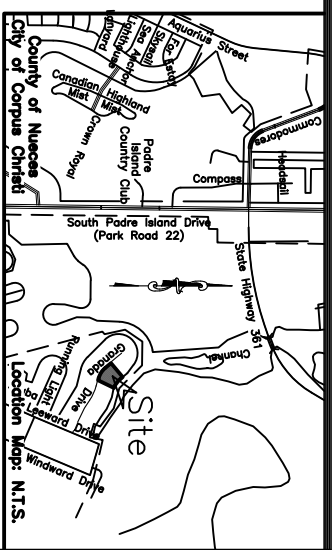


Section B-B



Section C-C

Typical Cross-sections



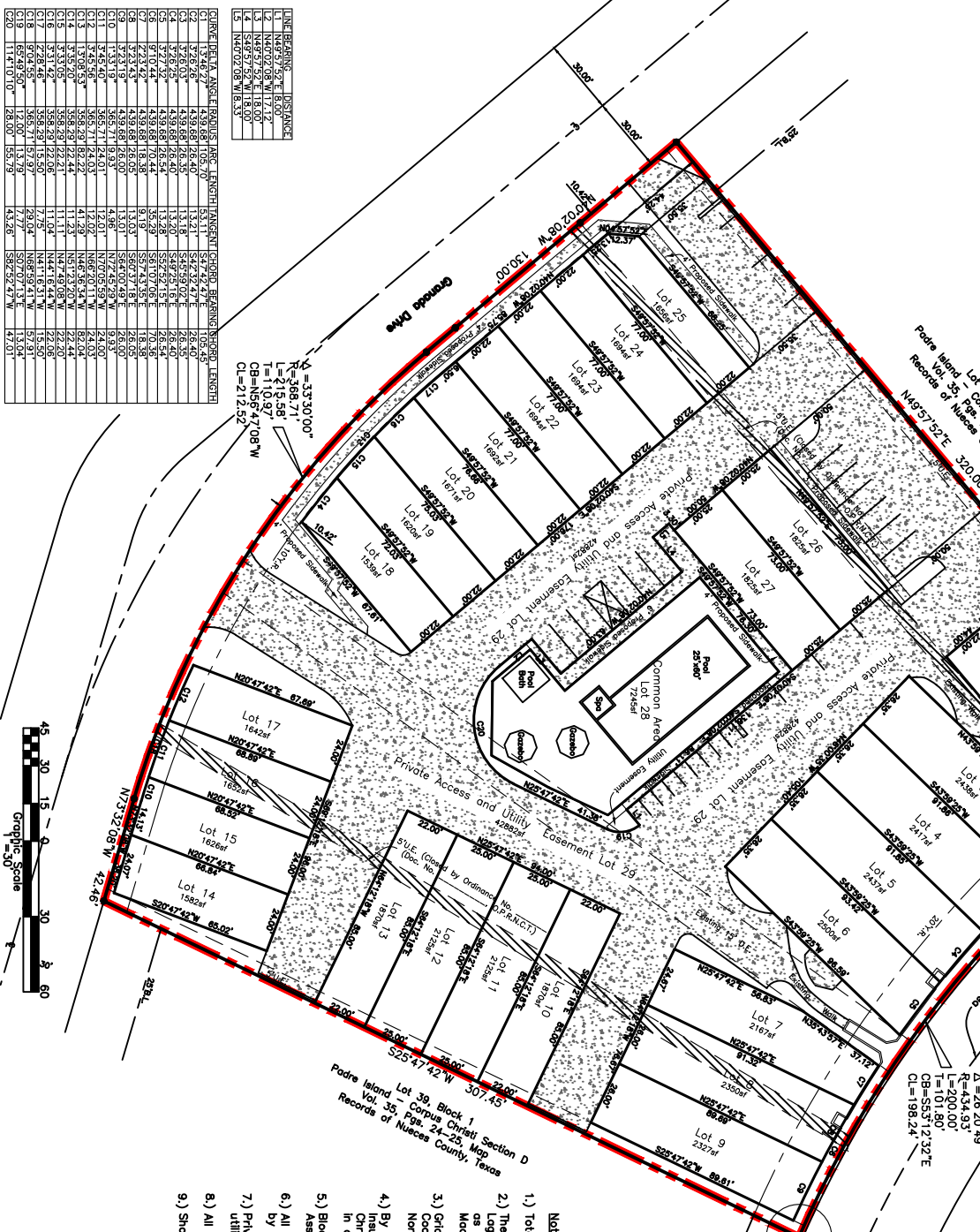
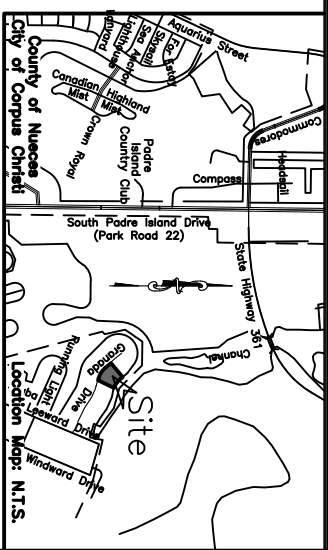
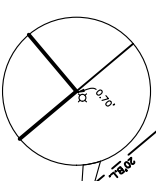
being all of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 33, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villars of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

being all of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

- LEUBRAN**
ENGINEERING
2555 Sandhill Dr., Suite 200, Dallas, TX 75243
P: 972.444.1000 F: 972.444.1001
www.leubran.com
- REV: August 8, 2019
DATE: Oct. 20, 2016
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 1
DRAWN BY: XC

Development Plan for The Villas PUD

being all of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.



LINE	BEARING	DISTANCE
1	N49°57'52"E	8.00'
2	N49°57'52"E	18.00'
3	N49°57'52"E	18.00'
4	N49°57'52"E	18.00'
5	N49°57'52"E	18.00'

LINE	BEARING	DISTANCE
1	N49°57'52"E	8.00'
2	N49°57'52"E	18.00'
3	N49°57'52"E	18.00'
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LINE	BEARING	DISTANCE
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LINE	BEARING	DISTANCE
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LINE	BEARING	DISTANCE
1	N49°57'52"E	8.00'
2	N49°57'52"E	18.00'
3	N49°57'52"E	18.00'
4	N49°57'52"E	18.00'
5	N49°57'52"E	18.00'

Notes:

- 1.) Total Area contains 2.35 Acres of Land.
- 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation use".
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zone "A13" (E 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- 5.) Block 28, Lot 1 - Common Area, will be maintained by the Home Owners Association.
- 6.) All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
- 7.) Private Access and Utility Easement, Lot 29, will be dedicated as a public utility easement.
- 8.) All setbacks are 0', unless shown otherwise.
- 9.) Short term rentals will be allowed.

- Legend:
- 5/8 inch Iron Rod, Found
 - ⊗ Drill Hole, Found
 - Planned Unit Development Boundary (PUD)



REV: August 8, 2019
DATE: Oct. 20, 2016
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 1
DRAWN BY: AG
CHECKED BY: AG
DESIGNED BY: AG
APPROVED BY: AG

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N45°57'57"E	18.00'	16	N45°57'57"E	18.00'
2	N45°57'57"E	18.00'	17	N45°57'57"E	18.00'
3	N45°57'57"E	18.00'	18	N45°57'57"E	18.00'
4	N45°57'57"E	18.00'	19	N45°57'57"E	18.00'
5	N45°57'57"E	18.00'	20	N45°57'57"E	18.00'
6	N45°57'57"E	18.00'	21	N45°57'57"E	18.00'
7	N45°57'57"E	18.00'	22	N45°57'57"E	18.00'
8	N45°57'57"E	18.00'	23	N45°57'57"E	18.00'
9	N45°57'57"E	18.00'	24	N45°57'57"E	18.00'
10	N45°57'57"E	18.00'	25	N45°57'57"E	18.00'
11	N45°57'57"E	18.00'	26	N45°57'57"E	18.00'
12	N45°57'57"E	18.00'	27	N45°57'57"E	18.00'
13	N45°57'57"E	18.00'	28	N45°57'57"E	18.00'
14	N45°57'57"E	18.00'	29	N45°57'57"E	18.00'
15	N45°57'57"E	18.00'	30	N45°57'57"E	18.00'
16	N45°57'57"E	18.00'	31	N45°57'57"E	18.00'
17	N45°57'57"E	18.00'	32	N45°57'57"E	18.00'
18	N45°57'57"E	18.00'	33	N45°57'57"E	18.00'
19	N45°57'57"E	18.00'	34	N45°57'57"E	18.00'
20	N45°57'57"E	18.00'	35	N45°57'57"E	18.00'
21	N45°57'57"E	18.00'	36	N45°57'57"E	18.00'
22	N45°57'57"E	18.00'	37	N45°57'57"E	18.00'
23	N45°57'57"E	18.00'	38	N45°57'57"E	18.00'
24	N45°57'57"E	18.00'	39	N45°57'57"E	18.00'
25	N45°57'57"E	18.00'	40	N45°57'57"E	18.00'
26	N45°57'57"E	18.00'	41	N45°57'57"E	18.00'
27	N45°57'57"E	18.00'	42	N45°57'57"E	18.00'
28	N45°57'57"E	18.00'	43	N45°57'57"E	18.00'
29	N45°57'57"E	18.00'	44	N45°57'57"E	18.00'
30	N45°57'57"E	18.00'	45	N45°57'57"E	18.00'
31	N45°57'57"E	18.00'	46	N45°57'57"E	18.00'
32	N45°57'57"E	18.00'	47	N45°57'57"E	18.00'
33	N45°57'57"E	18.00'	48	N45°57'57"E	18.00'
34	N45°57'57"E	18.00'	49	N45°57'57"E	18.00'
35	N45°57'57"E	18.00'	50	N45°57'57"E	18.00'
36	N45°57'57"E	18.00'	51	N45°57'57"E	18.00'
37	N45°57'57"E	18.00'	52	N45°57'57"E	18.00'
38	N45°57'57"E	18.00'	53	N45°57'57"E	18.00'
39	N45°57'57"E	18.00'	54	N45°57'57"E	18.00'
40	N45°57'57"E	18.00'	55	N45°57'57"E	18.00'
41	N45°57'57"E	18.00'	56	N45°57'57"E	18.00'
42	N45°57'57"E	18.00'	57	N45°57'57"E	18.00'
43	N45°57'57"E	18.00'	58	N45°57'57"E	18.00'
44	N45°57'57"E	18.00'	59	N45°57'57"E	18.00'
45	N45°57'57"E	18.00'	60	N45°57'57"E	18.00'



Graphic Scale
1"=30'

Utility Plan - Sanitary

ENGINEERING

DATE: Oct. 28, 2016
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 1
DRAWN BY: JG

ENGINEERING

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SCALE: 1"=30'
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DATE: Oct. 28, 2016
SCALE: 1"=30'
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SHEET: 1 of 1
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ENGINEERING

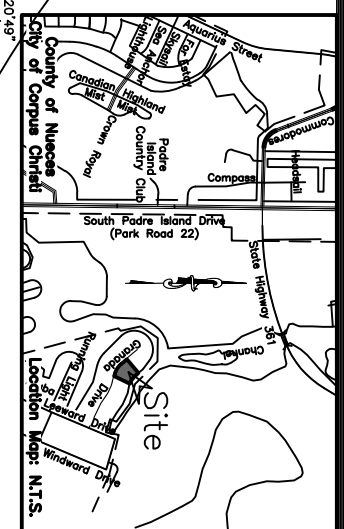
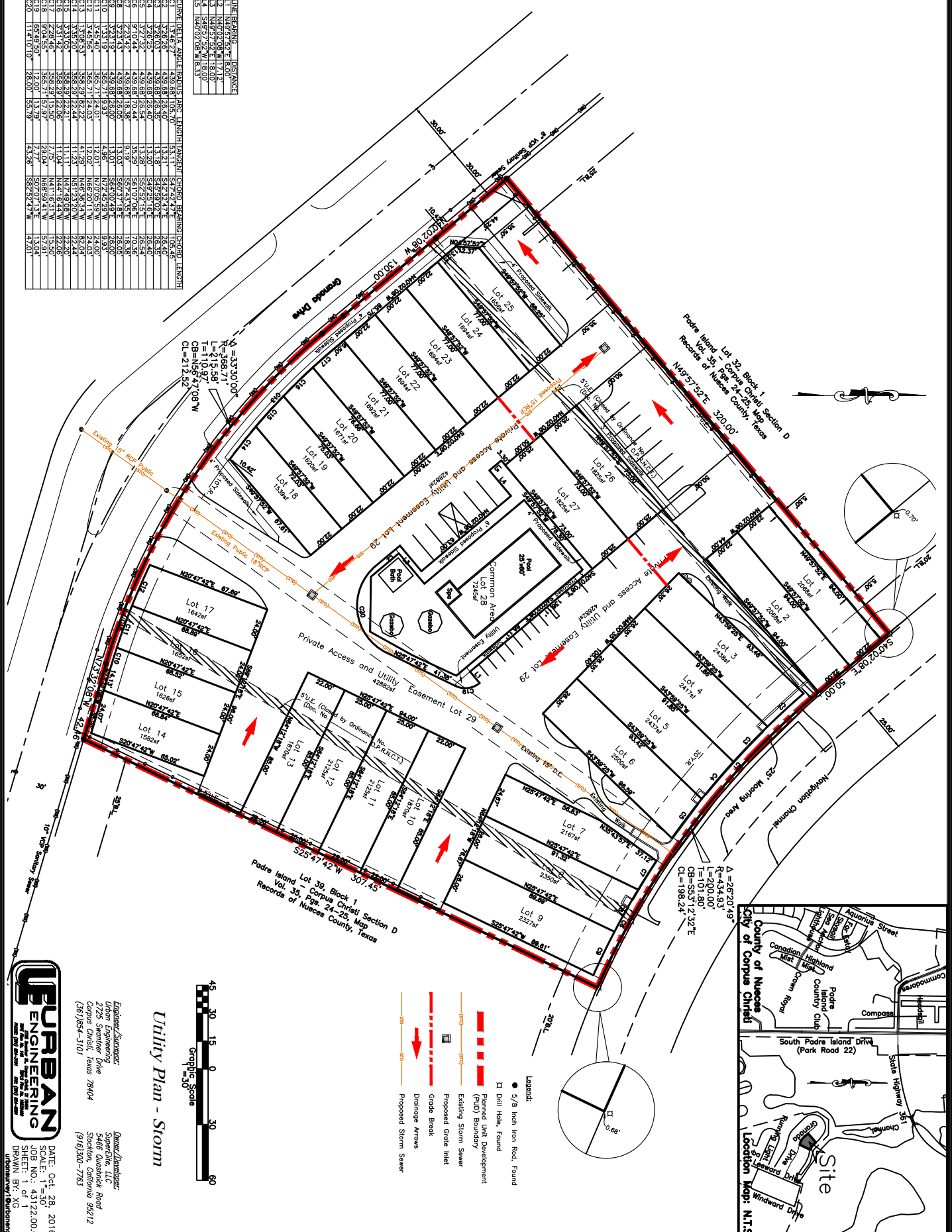
DATE: Oct. 28, 2016
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 1
DRAWN BY: JG

ENGINEERING

DATE: Oct. 28, 2016
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 1
DRAWN BY: JG

LINE	BEARING	DISTANCE
1	N69°57'52"E	8.00'
2	N69°57'52"E	11.71'
3	S69°57'52"W	18.00'
4	S69°57'52"W	18.00'
5	N69°57'52"E	18.33'

LINE	BEARING	DISTANCE
1	N69°57'52"E	8.00'
2	N69°57'52"E	11.71'
3	S69°57'52"W	18.00'
4	S69°57'52"W	18.00'
5	N69°57'52"E	18.33'



Utility Plan - Storm

Engineer/Owner:
 Superior Engineering
 2725 Shannon Drive
 Corpus Christi, Texas 78404
 (361)854-1101

Owner/Developer:
 Superior, LLC
 5466 Quince Road
 Stockton, California 95212
 (916)300-7763

URBAN ENGINEERING
 1000 N. 10th Street, Suite 100
 Corpus Christi, Texas 78401
 (361) 300-7763
 www.urbanengineering.com

DATE: Oct. 28, 2016
 SCALE: 1" = 30'
 JOB NO.: 43122.00.00
 SHEET: 1 of 1
 DRAWN BY: JG

LINE	BEARING	DISTANCE
L1	N49°57'52"E	8.00'
L2	N40°02'08"W	17.12'
L3	N49°57'52"E	18.00'
L4	S49°57'52"W	18.00'
L5	N40°02'08"W	8.33'

