
CITY OF PORT LAVACA

MEETING: May 13, 2024

DATE: 04/24/2024

TO: HONRABLE MAYOR AND COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: At the recommendation of the Planning Board, consider a request for a Minor Re-Plat *and* conceptual plan for .85 acres in Tract Pt. 29 of A0035 Maximo Sanchez, Property ID 38216, 38270, 38230, and 38247.

Texas Dow Employees FCU (TDECU) is requesting a minor re-plat for 119-125 HWY 35. TDECU owns all four properties and is planning to build a new structure as shown in the attached site plan. The minor re-plat request does meet the requirements as set out in Chapter 42 of the City of Port Lavaca's Code of Ordinances.

A preliminary meeting was conducted with the developer and staff. All items addressed to the developer have been corrected in the attached revised site plan.

Planning Board Recommendation: APPROVAL of the request for replat and conceptual plan.

Staff Recommendation: Approval

Attachments:

- Application for Planning Board Review
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image
- Preliminary re-plat
- Site Plan



CITY OF PORT LAVACA
TEXAS

Application for Planning Board Review

(Required for all commercial / mixed use / residential more than 4 units ORD 42-159)

APPLICATION DATE: 4/15/24

TO: PLANNING BOARD

FROM: CIVIL-SURV LAND SURVEYING L.C. **PHONE:** 713-839-9181

SUBJECT: ADARIS SERNA

ADDRESS: 10590 WESTOFFICE DR. SUITE 100 HOUSTON TX 77042

SUMMARY DESCRIPTION:

A SUBDIVISION OF 0.8630 ACRES OF LAND, LOCATED IN THE MAXIMO SANCHEZ SURVEY, ABSTRACT-35, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

LAND USE MAP: This area is shown as COMMERCIAL on the Future Land Use Map.

FLOOD ELEVATION: 0 **BASE ELEVATION STRUCTURE:** 0

IS IT ON TXDOT HWY Yes / No (If so coordinate access & drainage with TXDOT)

PARKING ORD 48-106 & 48-107: _____

INCLUDE THE FOLLOWING:

- Copy of plat
- Conceptual plan with location of existing/new structures, parking, setbacks, drainage etc.
- Number of units proposed
- Location of city water/sewer (Owner pays for service extension over 35' if no meter on property)
- Location Fire Hydrant (hydrant within 250ft of property)

Address: 202 N. Virginia, Port Lavaca, TX 77979. Ph: (361) 552-9793

Ordinances: <https://portlavaca.org/city-departments/city-secretary/code-of-ordinances/>

Property Details

Account		
Property ID:	38216	Geographic ID: A0035-00000-0127-00
Type:	Real	Zoning:
Property Use:	MR RETAIL STORE	Condo:
Location		
Situs Address:	119 HWY 35 PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0003-00	Mapsco: 1550
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 29, ACRES .33	
Abstract/Subdivision:	A0035 - MAXIMO SANCHEZ	
Neighborhood:	1550	
Owner ⓘ		
Owner ID:	61668	
Name:	TEXAS DOW EMPLOYEES FCU	
Agent:		
Mailing Address:	1001 FM 2004 LAKE JACKSON, TX 77566	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$350,000 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$26,590 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$376,590 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$376,590 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$376,590
Ag Use Value:	\$0

Values displayed are 2024 preliminary values and are subject to change prior to certification.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TEXAS DOW EMPLOYEES FCU **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$376,590	\$376,590	\$2,940.04	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$376,590	\$376,590	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$376,590	\$376,590	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$376,590	\$376,590	\$2,109.28	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$376,590	\$376,590	\$26.36	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$376,590	\$376,590	\$2.64	
S01	CALHOUN COUNTY ISD	0.794900	\$376,590	\$376,590	\$2,993.51	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$8,071.83

Estimated Taxes Without Exemptions: \$8,071.83

Property Details

Account		
Property ID:	38270	Geographic ID: A0035-00000-0130-00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	A0035-00090-0006-00	Mapsco: 1550
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 29, ACRES .31	
Abstract/Subdivision:	A0035 - MAXIMO SANCHEZ	
Neighborhood:	1550	
Owner ⓘ		
Owner ID:	61668	
Name:	TEXAS DOW EMPLOYEES FCU	
Agent:		
Mailing Address:	1001 FM 2004 LAKE JACKSON, TX 77566	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$4,580 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$24,980 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$29,560 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$29,560 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$29,560
Ag Use Value:	\$0

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📌 Property Taxing Jurisdiction

Owner: TEXAS DOW EMPLOYEES FCU **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$29,560	\$29,560	\$230.77	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$29,560	\$29,560	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$29,560	\$29,560	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$29,560	\$29,560	\$165.57	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$29,560	\$29,560	\$2.07	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$29,560	\$29,560	\$0.21	
S01	CALHOUN COUNTY ISD	0.794900	\$29,560	\$29,560	\$234.97	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$633.59

Estimated Taxes Without Exemptions: \$633.59

Property Details

Account		
Property ID:	38230	Geographic ID: A0035-00000-0128-00
Type:	Real	Zoning:
Property Use:	MR RETAIL STORE	Condo:
Location		
Situs Address:	123 HWY 35 PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0004-00	Mapsco: 1550
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 29, ACRES .07	
Abstract/Subdivision:	A0035 - MAXIMO SANCHEZ	
Neighborhood:	1550	
Owner ⓘ		
Owner ID:	61668	
Name:	TEXAS DOW EMPLOYEES FCU	
Agent:		
Mailing Address:	1001 FM 2004 LAKE JACKSON, TX 77566	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$42,670 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,640 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$48,310 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$48,310 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$48,310
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: TEXAS DOW EMPLOYEES FCU %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$48,310	\$48,310	\$377.16	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$48,310	\$48,310	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$48,310	\$48,310	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$48,310	\$48,310	\$270.58	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$48,310	\$48,310	\$3.38	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$48,310	\$48,310	\$0.34	
S01	CALHOUN COUNTY ISD	0.794900	\$48,310	\$48,310	\$384.02	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$1,035.48

Estimated Taxes Without Exemptions: \$1,035.48

Property Details

Account		
Property ID:	38247	Geographic ID: A0035-00000-0129-00
Type:	Real	Zoning:
Property Use:	MR RETAIL STORE	Condo:
Location		
Situs Address:	125 HWY 35 N PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0005-00	Mapsco: 1550
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 29, ACRES .14	
Abstract/Subdivision:	A0035 - MAXIMO SANCHEZ	
Neighborhood:	1550	
Owner ⓘ		
Owner ID:	61668	
Name:	TEXAS DOW EMPLOYEES FCU	
Agent:		
Mailing Address:	1001 FM 2004 LAKE JACKSON, TX 77566	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$73,800 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,280 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$85,080 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$85,080 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$85,080
Ag Use Value:	\$0

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📌 Property Taxing Jurisdiction

Owner: TEXAS DOW EMPLOYEES FCU %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C04	CITY OF PORT LAVACA	0.780700	\$85,080	\$85,080	\$664.22	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	0.000000	\$85,080	\$85,080	\$0.00	
FML	FARM TO MARKET & LATERAL ROAD	0.000000	\$85,080	\$85,080	\$0.00	
G05	CALHOUN COUNTY	0.560100	\$85,080	\$85,080	\$476.53	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	0.007000	\$85,080	\$85,080	\$5.96	
NV6	CALHOUN PORT AUTHORITY	0.000700	\$85,080	\$85,080	\$0.60	
S01	CALHOUN COUNTY ISD	0.794900	\$85,080	\$85,080	\$676.30	

Total Tax Rate: 2.143400

Estimated Taxes With Exemptions: \$1,823.61

Estimated Taxes Without Exemptions: \$1,823.61



19837 | MUNOZ GILBERT M

38087 | SIN SINA

Jennings Ave

19851 | SMITH SANDRA

38247 | TEXAS DOW EMPLOYEES FCU

38230 | TEXAS DOW EMPLOYEES FCU

19862 | ROSAS HECTOR M

38270 | TEXAS DOW EMPLOYEES FCU

35

19883 | CARLOCK WAYNE

38216 | TEXAS DOW EMPLOYEES FCU

35

STATE OF TEXAS
 COUNTY OF _____

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE SUBDIVISION TO THE CITY OF PORT LAVACA, TEXAS, AND WHOSE NAME IS WATERBOROUGH, HERBERT, HEREBY RESOLVE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATERBOROUGH, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER(S)

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20__.

NOTARY PUBLIC,
 _____ COUNTY, TEXAS

COUNTY OF HARRIS

I, CHRIS SHOES, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL, MEASUREMENT SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREIN WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PORT LAVACA, TEXAS.

SURVEYOR'S NAME: CHRIS SHOES
 REGISTERED PUBLIC SURVEYOR NO. 6533
 DATE: _____



COUNTY OF CALHOUN

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN.

ENGINEER'S NAME _____
 TEXAS REGISTRATION NO. _____
 DATE: _____

COUNTY OF CALHOUN

I, _____ CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAN WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE REGULATION APPROVED OF RECORDS IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE CITY COUNCIL OF PORT LAVACA, AS KEPT IN MY OFFICE.

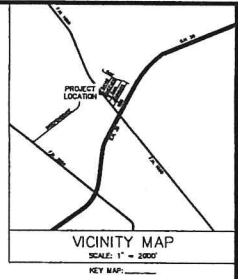
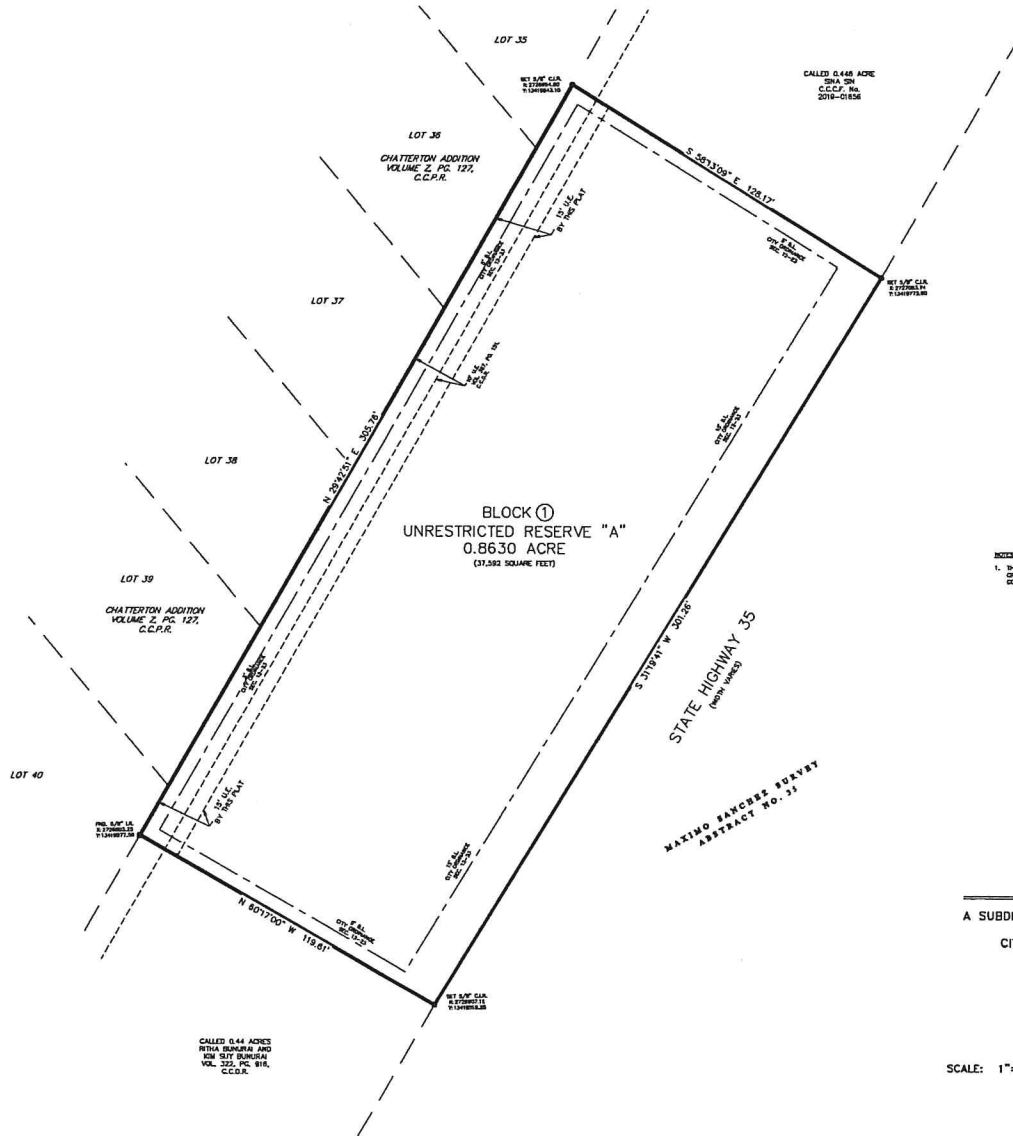
WITNES MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS 20__ DAY OF _____ 20__.

CITY SECRETARY
 CITY OF PORT LAVACA, CALHOUN COUNTY
 STATE OF TEXAS

COUNTY OF CALHOUN

I, _____ CLERK OF COUNTY COURT AND COUNTY CLERK OF CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAN IS IN THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, AS DULY AUTHENTICATED BY CERTIFICATION OF THE CITY OF PORT LAVACA, TEXAS, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 20__ O'CLOCK ____ A.M. AND WAS DULY RECORDED ON THE ____ DAY OF _____ 20__ IN VOLUME _____ PAGE _____ OF THE CALHOUN COUNTY DEED RECORDS.

COUNTY CLERK
 COUNTY OF CALHOUN
 STATE OF TEXAS



ABBREVIATIONS

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- E.A. = EASEMENT
- C.C.C.P. = CALHOUN COUNTY CLERK'S FILE
- C.C.P.R. = CALHOUN COUNTY DEED RECORDS
- C.C.P.R. = CALHOUN COUNTY PLAT RECORDS
- R.L. = READER
- P.C. = PAGE
- R.O.B. = RIGHT OF WAY
- S.F. = SQUARE FEET
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- P.F. = PAVED FLOOR
- CAS-FE = GAS LINE PEN FLAG
- PLG. = PILING
- JAL. = JAIL
- R.H. = RAILROAD
- C.L.R. = CURBED BORN ROAD
- S.P. = SIGN POLE
- T.B.M. = TEMPORARY BENCHMARK
- FL. = FLOWLINE
- A/C = AIR CONDITIONING UNIT

NOTES
 1. THE COORDINATES SHOWN HEREIN ARE TEXAS NORTH CENTRAL ZONE NAD 83 STATE PLANE COORDINATES (DMS) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING CORNER SCALE FACTOR 0.99994171.



TDECU PORT LAVACA

A SUBDIVISION OF 0.8630 ACRES OF LAND, LOCATED IN THE MAXIMO SANCHEZ SURVEY, ABSTRACT-35, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNERS: TEXAS DOW EMPLOYEES CREDIT UNION

SCALE: 1" = 20'

SCALE IN FEET
 1" = 20'

APRIL, 2024

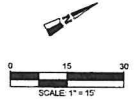
1000 NOTCHFACE DRIVE, SUITE 400
 HOUSTON, TEXAS 77062
 PHONE: (281) 888-8888

18P23 AL 1012800
 Email: info@civilsurv.com

LANDSCAPE REQUIREMENTS

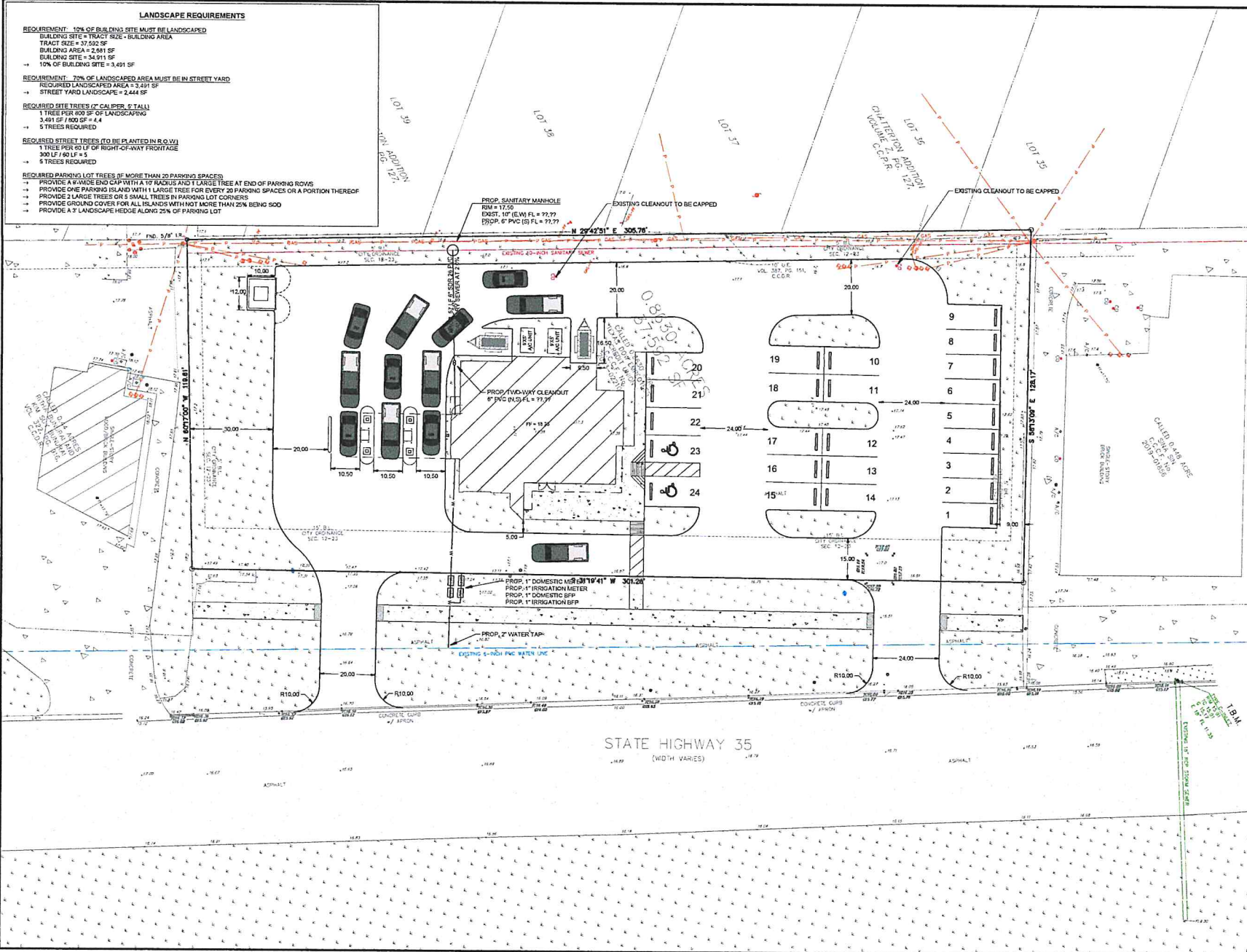
- REQUIREMENT - 10% OF BUILDING SITE MUST BE LANDSCAPED**
 BUILDING SITE = TRACT SIZE - BUILDING AREA
 TRACT SIZE = 37,592 SF
 BUILDING AREA = 2,261 SF
 BUILDING SITE = 34,911 SF
 → 10% OF BUILDING SITE = 3,491 SF
- REQUIREMENT - 70% OF LANDSCAPED AREA MUST BE IN STREET YARD**
 REQUIRED LANDSCAPED AREA = 3,491 SF
 → STREET YARD LANDSCAPE = 2,444 SF
- REQUIRED SITE TREES (2" CALIPER, 6' TALL)**
 1 TREE PER 60 SF OF LANDSCAPING
 3,491 SF / 60 SF = 58.18
 → 5 TREES REQUIRED
- REQUIRED STREET TREES (TO BE PLANTED IN R.O.W.)**
 1 TREE PER 60 LF OF RIGHT-OF-WAY FRONTAGE
 300 LF / 60 LF = 5
 → 5 TREES REQUIRED
- REQUIRED PARKING LOT TREES (IF MORE THAN 20 PARKING SPACES)**
 → PROVIDE A 6" WIDE END CAP WITH A 10' RADIUS AND LARGE TREE AT END OF PARKING ROWS
 → PROVIDE ONE PARKING ISLAND WITH 1 LARGE TREE FOR EVERY 20 PARKING SPACES OR A PORTION THEREOF
 → PROVIDE 2 LARGE TREES OR 5 SMALL TREES IN PARKING LOT CORNERS
 → PROVIDE GRASS COVER FOR ALL ISLANDS WITH NOT MORE THAN 25% BEING SOO
 → PROVIDE A 3' LANDSCAPE HEDGE ALONG 25% OF PARKING LOT

NO.	DATE	DESCRIPTION	BY



PARKING ANALYSIS	
MINIMUM CRITERIA	1 SPACE / 300 SF
BUILDING SQUARE FEET	2,261 SF
PARKING SPACES REQUIRED	9 SPACES
PARKING SPACES PROVIDED	24 SPACES

PRELIMINARY SITE PLAN
APRIL 10, 2024



REMARKS:
 1. NO. 30 MONUMENT PIPE AND 30" IS A STAINLESS STEEL ROD IN GLEBE LOCATED NORTHWEST OF POST LARCA AT THE CALHOUN COUNTY AIRPORT. FROM THE AIRPORT ENTRANCE ROAD, TRAVEL NORTHWEST FOR 850 FEET TO THE AIRPORT ADMINISTRATION BUILDING. MONUMENT IS LOCATED 114.1 FEET SOUTHWEST OF THE CENTERLINE OF THE CONCOURSE, 244.5 FEET EAST OF THE CENTERLINE OF THE CONCOURSE, 244.5 FEET SOUTH OF THE CENTERLINE OF THE CONCOURSE, 244.5 FEET SOUTH OF THE CENTERLINE OF THE CONCOURSE, 244.5 FEET SOUTH OF THE CENTERLINE OF THE CONCOURSE. ELEV. = 27.10 FEET (NAVD 83).

2. THE 20" RISE-OUT ON THE 12" RISE-OUT LIGHT ON THE WEST CURB LINE OF THE SOUTHWEST CORNER OF STATE HIGHWAY 35, APPROXIMATELY 840 FEET NORTH OF THE INTERSECTION OF FM 1500 AND STATE HIGHWAY 35, AS SHOWN ON SURVEY. ELEV. = 15.91 FEET (NAVD 83).

3. THE PROPOSED TRACT IS LOCATED IN UNIMPAVED ZONE "C" EXCEEDS THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 480200404C DATED OCTOBER 16, 2014. APPROXIMATE 100-YEAR AND 500-YEAR FLOOD ELEVATIONS FOR THE PROPOSED TRACT ARE AS FOLLOWS:
 100-YEAR FLOOD ELEVATION = 10.0 FEET
 500-YEAR FLOOD ELEVATION = 15.0 FEET



NOTICE:
 FOR YOUR PROTECTION, THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS YOU HAVE RECEIVED WRITTEN PERMISSION FROM THE ENGINEER OF RECORD. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE ENGINEER OF RECORD.

VERIFICATION OF PRIVATE UTILITY LINES
 DATE: _____
 CONTRACTOR: _____
 ENGINEER: _____

NOTICE:
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS YOU HAVE RECEIVED WRITTEN PERMISSION FROM THE ENGINEER OF RECORD. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE ENGINEER OF RECORD.

APPROVED FOR FINAL TRANSMITTAL:
 DATE: _____
 ENGINEER: _____

ISSUED FOR INTERIM REVIEW ONLY
 THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR RECORDING OR CONSTRUCTION OF PERMIT SUBJECTS.
 ENGINEER: MATTHEW KELLEY
 LICENSE NO. 16198
 EXPIRES: APRIL 2024



OVERALL SITE PLAN

NO.	DATE	DESCRIPTION	BY