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COAST LIFE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-24814
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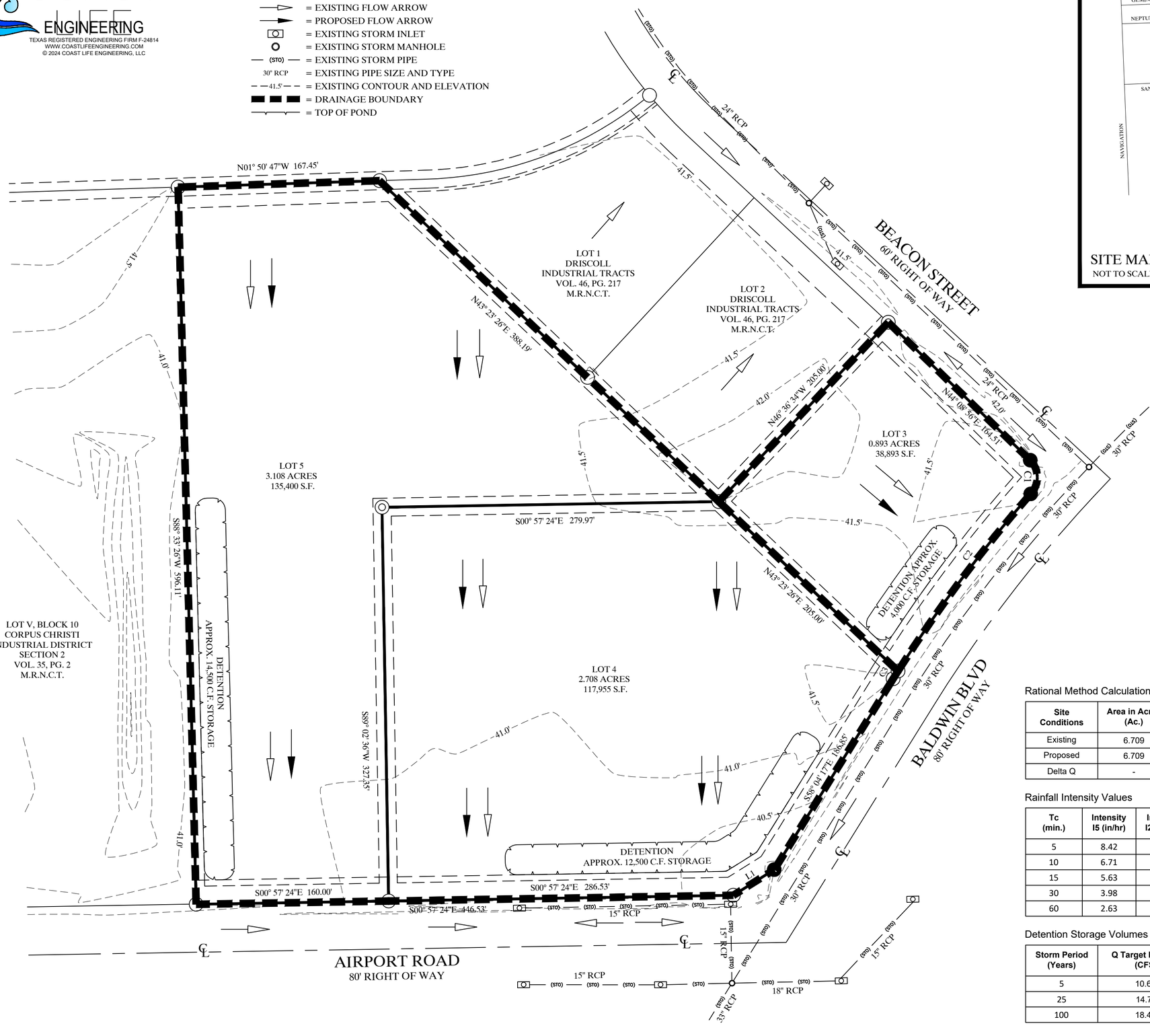
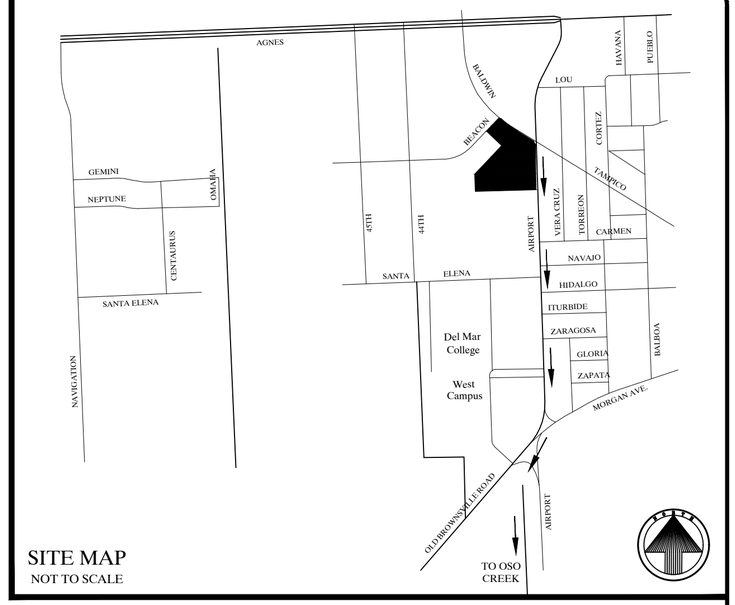
GRAPHIC SCALE
-60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

STORM WATER QUALITY MANAGEMENT PLAN OF DRISCOLL INDUSTRIAL TRACTS BLOCK 1, LOTS 3 - 5

LEGEND:
= EXISTING FLOW ARROW
= PROPOSED FLOW ARROW
= EXISTING STORM INLET
= EXISTING STORM MANHOLE
(STO) = EXISTING STORM PIPE
30" RCP = EXISTING PIPE SIZE AND TYPE
41.5' = EXISTING CONTOUR AND ELEVATION
= DRAINAGE BOUNDARY
= TOP OF POND





SITE MAP
NOT TO SCALE

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0505 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. THE TOTAL PLATTED AREA IS 6.709 ACRES.
4. RAINFALL INTENSITIES USED FOR THE RATIONAL METHOD CALCULATIONS WERE DERIVED FROM NOAA ATLAS 14 FOR THIS PROJECT SITE'S LOCATION.
5. THE RUNOFF COEFFICIENTS (C) USED FOR THE RATIONAL METHOD CALCULATIONS WERE DERIVED FROM THE CITY OF CORPUS CHRISTI'S INFRASTRUCTURE DESIGN MANUAL. A VALUE OF C=0.40 IS ASSUMED FOR THE EXISTING CONDITIONS OF (PASTURE, TYPE B SOIL, 1%<S<3.5%). A VALUE OF C=0.65 IS ASSUMED FOR THE PROPOSED CONDITIONS OF (LIGHT INDUSTRIAL, 1%<S<3.5%).
6. TIME OF CONCENTRATION CALCULATIONS WERE DERIVED FROM THE SCS TR-55 METHOD WITH A MINIMUM TIME OF 10-MINUTES FOR SHEET FLOW.
7. DETENTION POND CALCULATIONS WERE PERFORMED USING THE MODIFIED RATIONAL METHOD IN THE HYDRAFLOW HYDROGRAPHS EXTENSION OF AUTODESK CIVIL 3D.
8. DETENTION PONDS SHOWN HEREON ARE PRELIMINARY IN NATURE. ACTUAL LOCATIONS AND ORIENTATIONS WILL BE DETERMINED AT TIME OF SITE DEVELOPMENT.

Rational Method Calculations (Q = C x I x A)

Site Conditions	Area in Acres (Ac.)	Runoff Coefficient (C)	Time of Conc. in Minutes (Tc)	Flowrate Q in CFS (5-YR)	Flowrate Q in CFS (25-YR)	Flowrate Q in CFS (100-YR)
Existing	6.709	0.40	30	10.68	14.71	18.44
Proposed	6.709	0.65	15	24.55	34.01	42.82
Delta Q	-	-	-	**13.87**	**19.31**	**24.39**

Rainfall Intensity Values

Tc (min.)	Intensity I5 (in/hr)	Intensity I25 (in/hr)	Intensity I100 (in/hr)
5	8.42	11.70	14.80
10	6.71	9.35	11.80
15	5.63	7.80	9.82
30	3.98	5.48	6.87
60	2.63	3.66	4.62

Detention Storage Volumes

Storm Period (Years)	Q Target Release (CFS)	Required Volume (Cu. Ft.)
5	10.68	17,550
25	14.71	24,450
100	18.44	31,000

STATE OF TEXAS
SCOTT A. EVERS
123126
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. EVERS, P.E. TXEXAS REG. NO. 123126 ON (12/05/2024)

DATE OF MAP: 05 DECEMBER 2024