

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07.17.2024



Final Report - Approved

Application No. PL8335

Description :

Address :

Record Type : PLAT

Document Filename : Lot 43 and 44, Block D, Lexington Plaza_SWQMP.pdf

Comment Author Contact Information:

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General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
15	10062301-SWQM P-204 DRAINAGE PLAN	Note	Melanie Barrera : DS	Closed	further review to occur prior to site development/change in impervious surface



LOCATION MAP
SCALE: 1" = 5,000'

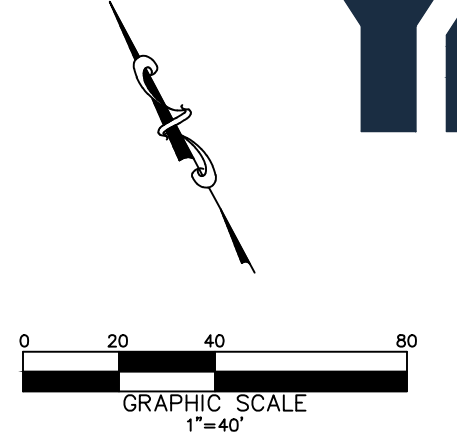


ULTIMATE OUTFALL ROUTE
SCALE: 1" = 2,000'



LEGEND

	DRAINAGE BOUNDARY
	FLOW ARROW
DA	DRAINAGE AREA
A	AREA
C	RUN-OFF COEFFICIENT
Tc	TIME OF CONCENTRATION
is	RAINFALL INTENSITY (5-YEAR)
Qs	FLOW RATE (5-YEAR)



NOTE:
THIS DRAINAGE PLAN IS FOR APPROVAL OF DRAINAGE CALCULATIONS AND GENERAL DRAINAGE INTENT. DESIGN FOR STORM WATER DETENTION FACILITIES INCLUDING POND AND OUTFALL STRUCTURE SHALL BE COMPLETED DURING THE DEVELOPMENT PHASE. ANY DEVELOPMENT SHALL INCLUDE DRAINAGE IMPROVEMENTS WHICH CONFORM TO THE CALCULATIONS AND GENERAL DRAINAGE INTENT SHOWN ON THIS SHEET. IF DEVELOPMENT DOES NOT CONFORM TO THE ASSUMPTIONS USED ON THIS SHEET THEN NEW CALCULATIONS SHALL BE COMPLETED IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING ENTITY.

DRAINAGE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY FULLY DEVELOPED WITH BUILDINGS AND PAVING. THE DEVELOPMENT WILL DEMOLISH EXISTING BUILDINGS AND CONSTRUCT NEW BUILDINGS AND PAVING. THE DEVELOPMENT WILL NOT INCREASE IMPERVIOUS SURFACE.

THE SITE CURRENTLY SURFACE DRAINS TO THE S.H. 358 RIGHT-OF-WAY (DA-1) BY SURFACE DRAINAGE, AND TO THE REAR OF THE SITE (DA-2) VIA UNDERGROUND STORM DRAINAGE.

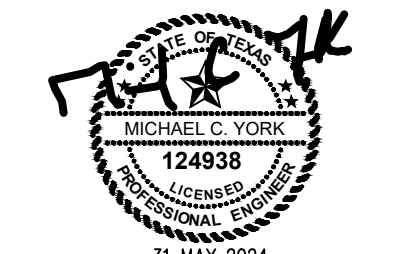
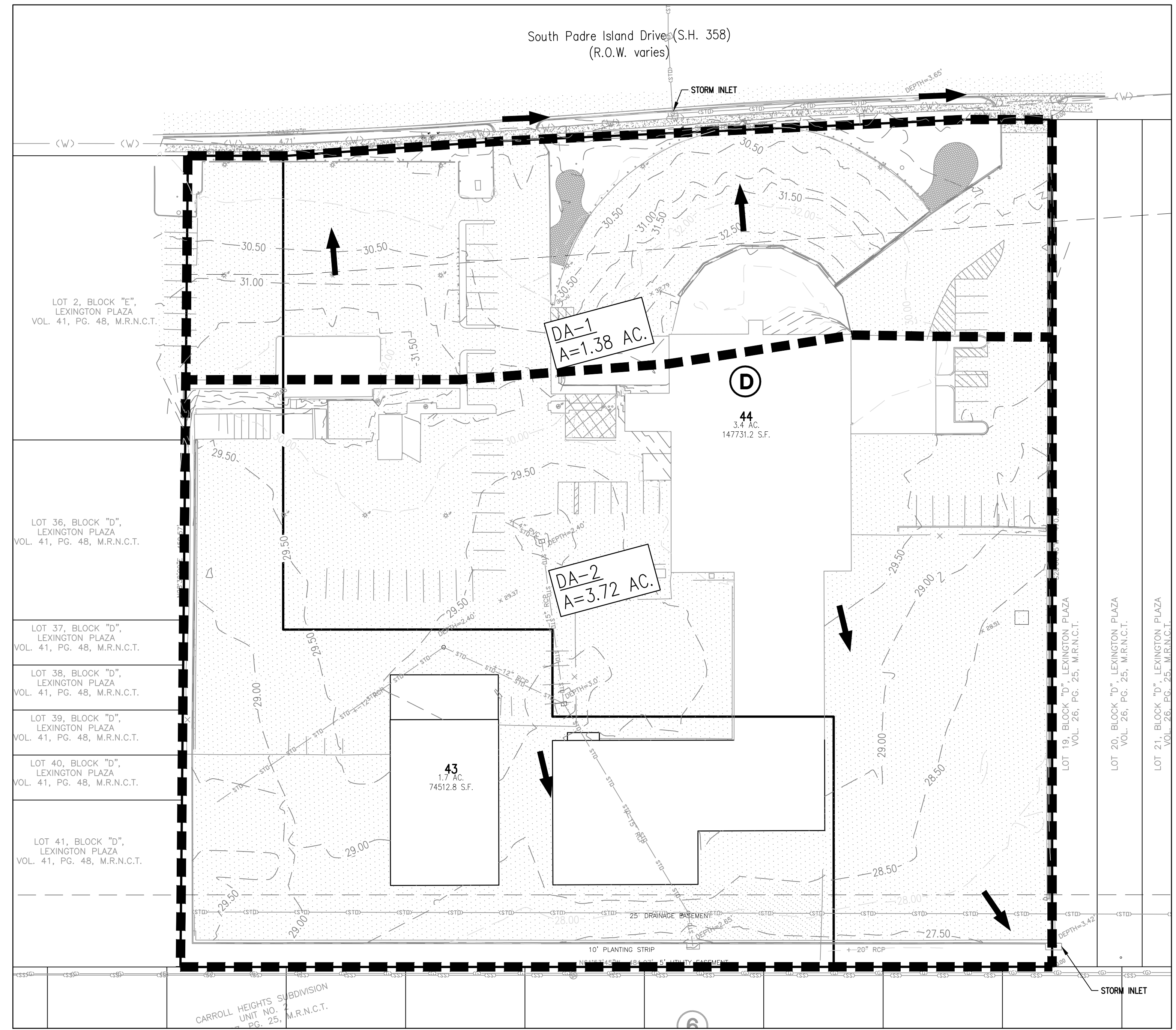
DRAINAGE CALCULATIONS FOR THIS PROJECT ARE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AS WELL AS THE INFRASTRUCTURE DESIGN MANUAL.

FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUNOFF, THE LAND USE OF GENERAL BUSINESS DISTRICT WAS CHOSEN FOR BOTH THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. A MINIMUM TIME OF CONCENTRATION (Tc) OF 10 MINUTES IS ASSUMED. THE RAINFALL INTENSITIES SELECTED ARE BASED OFF THE NOAA ATLAS 14 POINT PRECIPITATION RAINFALL INTENSITY FOR CORPUS CHRISTI, TEXAS.

THIS DEVELOPMENT COMPLIES WITH THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

RUN-OFF CALCULATIONS

PRE-DEVELOPMENT	POST-DEVELOPMENT
DA-1 A=1.38 ac. C=0.80 Tc=10 min. (minimum) is=6.74 in./hr. I25=9.41 in./hr. I100=11.90 in./hr. Q5=7.44 cfs Q25=10.39 cfs Q100=13.14 cfs	DA-1 A=1.38 ac. C=0.80 Tc=10 min. (minimum) is=6.74 in./hr. I25=9.41 in./hr. I100=11.90 in./hr. Q5=7.44 cfs Q25=10.39 cfs Q100=13.14 cfs
DA-2 A=3.72 ac. C=0.80 Tc=10 min. (minimum) is=6.74 in./hr. I25=9.41 in./hr. I100=11.90 in./hr. Q5=20.06 cfs Q25=28.00 cfs Q100=35.41 cfs	DA-2 A=3.72 ac. C=0.80 Tc=10 min. (minimum) is=6.74 in./hr. I25=9.41 in./hr. I100=11.90 in./hr. Q5=20.06 cfs Q25=28.00 cfs Q100=35.41 cfs
Q15=27.50 cfs Q125=38.39 cfs Q1100=48.55 cfs	Q15=27.50 cfs Q125=38.39 cfs Q1100=48.55 cfs



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL C. YORK, P.E. 124938. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

**STORM WATER QUALITY
MANAGEMENT PLAN
FOR
LOT 43 AND LOT 44, BLOCK D,
LEXINGTON PLAZA**

BEING A REPLAY OF LOT 42, BLOCK D, AS SHOWN ON THE PLAN RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS, NUECES COUNTY, TEXAS; AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAN RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS, NUECES COUNTY, TEXAS.