



## **Merged Document Report**

### **Application No.: PL8525**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
30.101601 Preliminary Engineering Plan -2025-01-13.pdf
30.101601 Preliminary PR SWQMP-2025-01-13.pdf
30.101601 Preliminary EX SWQMP-2025-01-13.pdf
30.101601 Preliminary Master Plat -2025-01-13.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Andrea Fernandez	andreaaf3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Master Preliminary plat.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Andrea Fernandez : DS	Closed	Planning: This master preliminary plat is not subject to statutory 30-day timeline. Next PC is 12/11. Deadline for revisions in good order is 12/11. ERROR-deadline is 12/2 UPDATE: Next PC 1/8. Deadline for revisions in good order is 12/30, though due to winter break, deadline now 12/20.	
10	Andrea Fernandez : DS	Closed	Planning: Follow Master Preliminary plat template found at <a href="https://www.cctexas.com/sites/default/files/PLAT-Master-Preliminary-Plat-Template.pdf">https://www.cctexas.com/sites/default/files/PLAT-Master-Preliminary-Plat-Template.pdf</a>	
52	Andrea Fernandez : DS	Closed	Planning: INFORMATIONAL: Further ROW review to be applied and street sections to be finalized at the time of preliminary plat. Including but not limited to streets A thru I.	
36	Alex Harmon : LD	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes, per 8.2.2 B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes E. Public open space: no F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

**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	Applicant Response Comments
25	Layout1	Note	Justin Phung : Default	Closed	PW STR: Informational: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
26	Layout1	Note	Justin Phung : Default	Closed	PW STR: Informational: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
27	Layout1	Note	Justin Phung : Default	Closed	PW STR: We see the easement to the northwest of the plat is being abandoned. Is this plat proposing to remove the extension of CR 33 too?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
35	Layout1	Note	Alex Harmon : DS	Closed	Approval of master preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
3	plat	Note	Andrea Fernandez : DS	Closed	Solid Waste: -Solid Waste is requesting there be a cul-de-sac put in place at the end of Street D. The proposed layout for Street D does not allow us to service the end houses safely. -Street F needs temporary turns arounds for the mean time as well as an explanation on the drainage. It seems as if they are using an open lot for drainage which leads into property operated by Solid Waste Services.	
4	plat	Note	Andrea Fernandez : DS	Closed		
5	plat	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along an existing or foreseeably planned CCRTA service route.	
9	plat	Note	Andrea Fernandez : DS	Closed	Planning: Should title be "London Towne 10" as written application? If so please update.	
11	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide location map per master prelim template. (see comment id #10)	
12	plat	Note	Andrea Fernandez : DS	Closed	Planning: Existing waterline easement along CR-33 still contains active waterline.	
13	plat	Note	Andrea Fernandez : DS	Closed	Planning: Update 5th plat note to have ALL the correct FEMA flood zones	
14	plat	Note	Andrea Fernandez : DS	Closed	Planning: In 6th plat note, just list the total number of open/non-buildable lots	
15	plat	Note	Andrea Fernandez : DS	Closed	Planning: Informational- For future reference, Street YR for RS-4.5 is 20' (UDC 4.3.3.)	
16	plat	Note	Andrea Fernandez : DS	Closed	Planning: Typical Lot Easement Layout not needed on Master preliminary, can be provided at preliminary plat.  UPDATED: Remove from master prelim, provide at prelim plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: For total residential lots, there is a discrepancy of 14 lots when adding up the total lots per each unit versus the total listed. Does it exclude non-buildable lots? Though there are only 7 lots. Please clarify.</p> <p>UPDATED: I have counted only 7 non-buildable lots unless I am missing one, please let me know where 8th non-buildable lot is.</p>	
18	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: For the surrounding property to the south, refer to the subdivision by name and recording. (Agape Ranch Subdivision Unit 1 Vol 70 Pgs 427-428)</p>	
19	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: Per UDC 8.2.1.D, subdivision needs minimum of 3 total external access points</p> <p>UPDATED: Confirm if divided entrance will fit four travel lanes per UDC.</p>	
20	plat	Note	Andrea Fernandez : DS	Closed		
21	plat	Note	Andrea Fernandez : DS	Closed		
22	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: -For master preliminary, individual lots, lot dimensions, blocks, and YRs do not have to be shown. To be shown at preliminary plat. -Proposed density and zoning to be shown on master prelim</p> <p>UPDATED: Not addressed. Information not required at master prelim to be removed and shown at prelim plat.</p>	
23	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 1-8: 1 Plat Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3 Note To allow connectivity into subdivision, it is recommended that CR. 33 London Pirate Rd. continue along the easement to connect to Street F. See further comments below regarding the termination point of Street D and Unit 5 points of access. 4 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>5 Plat 102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>7 Plat Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>UPDATED 12-10:  The Fire Marshal has stated that the turn-around provisions listed in Appendix D103.4 are "alternatives" that he does not accept. The requirement for a turnaround in a residential area is required to be 96 ft. cul-de-sacs per Table D103.4.  Therefore, The Fire Department will not accept a hammerhead design as an alternative turnaround provision for Street D.  Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.  The UDC agrees with this statement. Note comments from UDC 8.2.1 G Cul De Sacs:  UDC 8.2.1 G Cul De Sacs (5) requires a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>hammerhead design to be approved by the Technical Review Committee. It is a policy decision by the Technical Committee no longer to allow a hammerhead design because of the public safety concerns and the inherent dangers associated with backing fire apparatus and solid waste vehicles. Often it is required that two points of access be constructed for more than 50 homes. Unit 5 has more than 50 homes. However, the Fire Marshal is willing to allow this single point of access provided that Street D maintains 20 ft. of clearance on each side of the "Island". This does not include sidewalks, but the distance measured is from curb to curb. If this is not possible, the island will need to be removed. No parking is to be posted so parked cars may not obstruct the 20 ft. clearance requirement.</p>	
24	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 9-16:  9 Plat D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.  10 Infor. "1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.  2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.  3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."  11 Infor. "Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."  12 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.  13 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>14D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Unit 5 has 57 lots and will need a second point of access.</p> <p>15Plat503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Street D terminates in a "T" and will be required to be a cul-de-sac. See note below.</p> <p>16PlatTable D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
28	plat	Note	Andrea Fernandez : DS	Closed	<p>GIS Comments: This plat does not close within acceptable standards. Previously, reviewed this plat and the closure was fine. However, another document from the same company but a different surveyor shows different dates, and there is a discrepancy in the distance of one of the sides (S89 31 58 W 37.43 vs. S89 31 58 W 32.08).</p> <p>Planning: Per GIS, the metes and bounds of the plat do not match the annexation document submitted nor do they close within acceptable standards. please revise</p>	
30	plat	Note	Alex Harmon : DS	Closed	Show floodplain limits of Zone X shaded	
31	plat	Note	Alex Harmon : DS	Closed	The US Fish and Wildlife Service (FWS) identifies wetland areas within this proposed platted area. Identify them on this plat. Approval from the USACE is needed prior to recordation/construction in these areas	
40	plat	Note	Andrea Fernandez : DS	Closed	<p>Parks: Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Informational:  Park Development Fee: To be assessed at final plat  "Fee in Lieu of Land"  Dwelling units 260  Fee \$462.50  Total Due \$120,250.00  Note* Fees based on the total number of lots indicated on the plat, totaling to 260 Lots  Lots indicated to be zoned residential, 1 dwelling unit per lot. 260 dwelling units total.  If number of dwelling units changes fees will be recalculated to accurately reflect correct fees.</p>	
41	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning:  Property has not been officially rezoned to RS-4.5, revise 10th plat note</p>	
42	plat	Note	Melanie Barrera : DS	Closed	<p>informational: please coordinate directly with the Floodplain Management division throughout the development process regarding the Special Flood Hazard Areas and Floodway.</p> <p>Encroachments are prohibited, including fill, construction, substantial improvements, and other development within the adopted regulatory floodway unless a hydrologic and hydraulic analysis verifies that the proposed development would not result in an increase in flood levels within the community during the occurrence of the base flood discharge.</p> <p>If a Hydrologic and hydraulic analysis verifies zero rise and is accepted by FEMA, all new construction and substantial improvements must comply with all applicable flood hazard reduction provisions of Chapter 14 Article V of the City Code of Ordinances</p>	
44	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED - SEE UPDATED TRAFFIC COMMENTS ID # 49-51) Traffic Comments 1-5:  1) ROW width - London Pirate Road (CR 33) is a C3 in the UTP. This requires 75' total of ROW. Please provide or show that there is 37.5' of ROW on your side to the CL.  2) The ROW width for local streets is 50' min per UDC Table 8.2.1.B. Label ROW width dimensions.  3) ROW Intersection Radii - "Some of the corners do not have a curve such as next to Block 1, Lot 1; Block 2, Lot 1; Block 2, Lot 11; Block 5, Lot 1; Block 9, Lot 20; Block 9, Lot 17; Block 1, Lot 15; Block 1, Lot 13.  ""Property lines at residential street intersections shall be rounded with a</p>	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>minimum radius of 10 feet. Collector and arterial street intersections may require a greater radius or an angled corner at the property line." (UDC 8.2.1.E.8)"</p> <p>4) Street Centerline Horizontal Curves - Provide radii for street centerline horizontal curvature. "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5) Street Intersection Angles - Provide dimension of street intersections that are not at 90 degrees. "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)</p>	
45	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED- SEE UPDATED TRAFFIC COMMENTS ID # 49-51)</p> <p>Traffic Comments 6-10:</p> <p>6) Street Spacing - Verify that the cul-de-sac street jog at the end of street H has more than 125' off of Street G. Also that Street A is atleast 125' offset from the street across from CR33. Provide dimension. "Street jogs with centerline offsets of less than 125 feet are prohibited." (UDC 8.2.1.E.5)</p> <p>7) Street Length - Street D appears to exceed the max length for a local street of 2640' per UDC Table 8.2.1.B.</p> <p>8) Street D Alignment - Street D ROW edges need to align - Block 7, 8, 9, 10, and 11 along Street D need to be the same width from the opposite end of the ROW of street D.</p> <p>9) Access Point - "For more than 160 buildable lots, the code requires 3 access points. Min external access points required per UDC Table 8.2.1.E:        &lt;80 buildable lots: 1        81-160 buildable lots: 2        &gt;160 buildable lots: 3"</p> <p>10) Hammerhead and cul-de-sac - Demonstrate that fire and emergency services will be able to maneuver through the cul-de-sac and hammerheads turnarounds.</p>	
46	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED, SEE UPDATED TRAFFIC COMMENTS ID # 49-51)</p> <p>Traffic Comments 11-17:</p> <p>11) Street Names - Provide name for the streets. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9) (If those are the names that were to be used.)</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>12) Driveways - Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode.</p> <p>13) Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p> <p>14) PCI - Informational - London Pirate is a C3 street with a PCI of 98 between FM43 and Dead End. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 11/19/2024 and are subject to change.</p> <p>15) Informational - London Pirate is considered a new street. "New street means the paved portion of the right-of-way that has been constructed, reconstructed or resurfaced with an asphalt overlay, hot in place recycling, full-depth reclamation, reconstruction or other structural street maintenance treatment. "New street" includes all concrete paved streets, streets constructed or structurally resurfaced during the preceding six (6) years or any street with a pavement condition index greater than eighty (80), as defined herein." (Municode Sec 49-39-2)</p> <p>16) Informational - Any excavation within London Pirate ROW will require a variance from the director of public works. "There shall be no excavation in new streets, as defined in this article, without a variance from the director." (Municode Sec 49-47-1)</p> <p>17) ROW - Informational - A ROW permit is required for any work within or encroaching into city ROW. Working without an approved ROW Construction Permit will be considered non-compliant and can be subject to fines and / or citations. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
49	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 1-2:</p> <p>1) "The applicant is required to dedicate such that there is ROW width on their side of the CL for a C3 but only has to construct up to a C1. "Where the required street improvements are not encompassed entirely within the proposed development, the developer will be considered responsible for one-half of the width of street improvements, up to and including those required for a residential collector." (UDC 8.2.1.K) "All</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>streets shall, at a minimum, be designed and installed in accordance with the Comprehensive Plan, applicable area development and master plans, the approved Mobility Plan, and the Design Standards." (UDC 8.2.1)</p> <p>*The ROW to the CL including the dedication needs to be dimensioned along London Pirate Road. Provide "...right-of-way lines...with principle dimensions..." (UDC 3.1.6.B.A.V.c)"</p> <p>2) "*London Towne 10 is being presented as its own Master Preliminary Plat.</p> <p>*The ROW width of 46' (and 40' by Lot 20, Block 10) is not in conformance with the required 50' width per the IDM Table 6.2.2.A. If there is going to be deviation from the code for the ROW width, a waiver may be requested but it will need to be considered with the factors listed in the UDC. "A waiver of the subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Waiver letters submitted following the determination of completeness shall require a new application fee and a new application showing any proposed changes to the plat accompanied by the full fee for an application to amend a preliminary plat. Once the application is filed it will begin a new application period. Justification for such waiver shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions or denied after consideration of the following factors: The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code; The conditions that create the need for the waiver shall not generally apply to other property in the vicinity; Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code." (UDC 3.8.3.D.)</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Unified Development Code." (UDC 3.8.3.D.)</p> <p>UPDATED REPONSES 12/23:  1. Addressed  "2. Comment pending Waiver. - TO BE REQUESTED AT PRELIM  Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)</p> <p>*Street A's ROW needs to be dimensioned where it becomes less than 65'. Provide "...right-of-way lines...with principle dimensions..." (UDC 3.1.6.B.A.V.c)"</p>	
50	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 3-7:  3) The following are missing property line corner curves: Block 10, Lot 19; Block 10, Lot 17; Block 1, Lot 15; Block 1, Lot 12</p> <p>4) Provide radii for street centerline horizontal curvature for all the curves where vehicles are going to keep going and not stop (Street H, Street G, Street A, Street A/D). "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5) Being that the intersections vary from 90, provide that emergency vehicles can manuever the site and that they will be able to turnaround adequately. Will there be any impacts on visibility?</p> <p>6) Verify that Street A is atleast 125' offset from the street across from CR33. Provide dimension. "Street jogs with centerline offsets of less than 125 feet are prohibited." (UDC 8.2.1.E.5)</p> <p>7)"*Street D is being presented as Street D along Block 1.</p> <p>*If there is going to be deviation from the code for the street length, a waiver may be requested but it</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>will need to be considered with the factors listed in the UDC. ""A waiver of the subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Waiver letters submitted following the determination of completeness shall require a new application fee and a new application showing any proposed changes to the plat accompanied by the full fee for an application to amend a preliminary plat. Once the application is filed it will begin a new application period. Justification for such waiver shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions or denied after consideration of the following factors: The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;The conditions that create the need for the waiver shall not generally apply to other property in the vicinity; Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code."" (UDC 3.8.3.D.)"</p> <p>UPDATED RESPONSES 12/23:</p> <p>3. Informational - "Property lines at residential street intersections shall be rounded with a minimum radius of 10 feet. Collector and arterial street intersections may require a greater radius or an angled corner at the property line." (UDC 8.2.1.E.8)</p> <p>4. Informational - "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5. Addressed</p> <p>6. Addressed</p> <p>7.WAIVER TO BE REQUESTED AT PRELIM - Provide</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)	
51	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 8-17:</p> <p>8) *How will the sidewalk, planting area, and median work within the 60' ROW? The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>*How will the median along Street D impact emergency vehicle turning movement?</p> <p>*Will building the median effect driveway access for Lots 42-46, Block 1 and Lot 1-2, Block 10? How will vehicles that want to enter Lot 1 and 2, Block 10 or exit lot 42-46, Block 1 maneuver?</p> <p>*In terms of the misalignment with Street D and F and also with street D and Street G: For the intersection of Street D and Street F, how will the visibility work for street D and F if street F cars are set further back at that intersection? For the intersection of Street D and Street G, how will the visibility work for street D and G if street G cars are set further back at that intersection?</p> <p>9) "*How will the sidewalk, planting area, and median work within the 65' ROW? The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>*How will the median and the change in ROW width from 65' to 60' along Street A and E impact visibility and emergency vehicle turning movement?</p> <p>*How will driveway access work for Lot 1, Block 1 with the proposed median along Street A? ""Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for: A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>local street or when driveway access can be constructed to a local street..." (UDC 7.1.7.A.Note6.a)"</p> <p>10) Needs to be provided prior to plat or public improvement approval.</p> <p>11) Street names are not required to be provided with the master prelim plat but will be required to be provided with the preliminary plat, final &amp; replat, and minor plat. "...Showing streets with names..." (UDC 3.1.6.B.A.V.d)</p> <p>12) Addressed  13) Addressed  14) Addressed  15) Addressed  16) Addressed  17) Addressed</p> <p>UPDATED RESPONSES 12/23:  "8. STREET SECTION TO BE FINALIZED AT PRELIM; WAIVER TO BE REQUESTED - The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)"</p> <p>"9. STREET SECTION TO BE FINALIZED AT PRELIM; WAIVER TO BE REQUESTED - The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)"</p> <p>10. Addressed  11. Addressed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	Layout1	Callout	Bria Whitmire : DS	Closed	Update 12/13/24: Previous discussions confirmed with Public Works Stormwater that this public property could NOT be used for drainage and/or mitigation for private development. Existing pond is a borrow pit, not regional detention. Remove labeling of public property and provide alternative mitigation within the private development.  The City will not allow the offsite drainage to this pond. Provide alternative mitigation.	
32	Layout1	Note	Alex Harmon : DS	Closed	Title should be "Preliminary Storm Water Quality Management Plan"	
33	Layout1	Note	Bria Whitmire : DS	Closed		
34	Layout1	Note	Bria Whitmire : DS	Closed	Review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.	
38	Layout1	Note	Alex Harmon : DS	Closed	Show existing and proposed runoff direction. Are current arrows for proposed runoff?	
39	Layout1	Callout	Alex Harmon : DS	Closed	Will drainage from London Pirate Rd be cut off with block 5, lots 6-22?	
37	Layout1	Note	Bria Whitmire : LD	Closed	12/12/24 UPDATE: Add preliminary water and wastewater usage to preliminary engineering plan not just to comment response.  Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.7	
43	Layout1	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). The existing 16-inch watermain is shown to be relocated and removed. Please explain why it is necessary to relocate the existing 16-inch water grid main. It is not clear where the water line and easement or ROW for the water line is proposed to be aligned. Please provide additional information for review. (Informational: Proposed waterlines will be reviewed during Public Improvements,)	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
47	Layout1	Note	Mikail Williams : WTR	Closed	(Updated 12/13/2024: CCW Would like this 20-foot setback to be an easement.) Please be aware existing 48" waterline will need to be field verified and load mitigation measures will need to be in place during construction. An additional 25-foot will need to be added on the North and South side of the existing 50-foot easement to provide the necessary workspace for maintenance of the transmission main. Final grading of the site should also consider that adequate groundcover is provided over the existing water lines.	
48	Layout1	Note	Mikail Williams : WTR	Closed	Updated 12/13/2024 (CCW requests to be provided with proposed routing of wastewater line and location where connection near the lift station will be proposed for review and approval. )An 18-inch wastewater line was recently extended along CR 33. Did designer consider a connection to this line? Per IDM paragraph 5.02.07 the City shall have final say as to the configuration of any proposed WW line in regard to the orderly and non-duplicative expansion of the City's WW system.	
6	Layout1	Note	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
7	Layout1	Note	John Gonzales : WW	Closed	Show how proposed infrastructure will connect to existing infrastructure.	
8	Layout1	Note	John Gonzales : WW	Closed	Provide estimated wastewater flows for full development.	

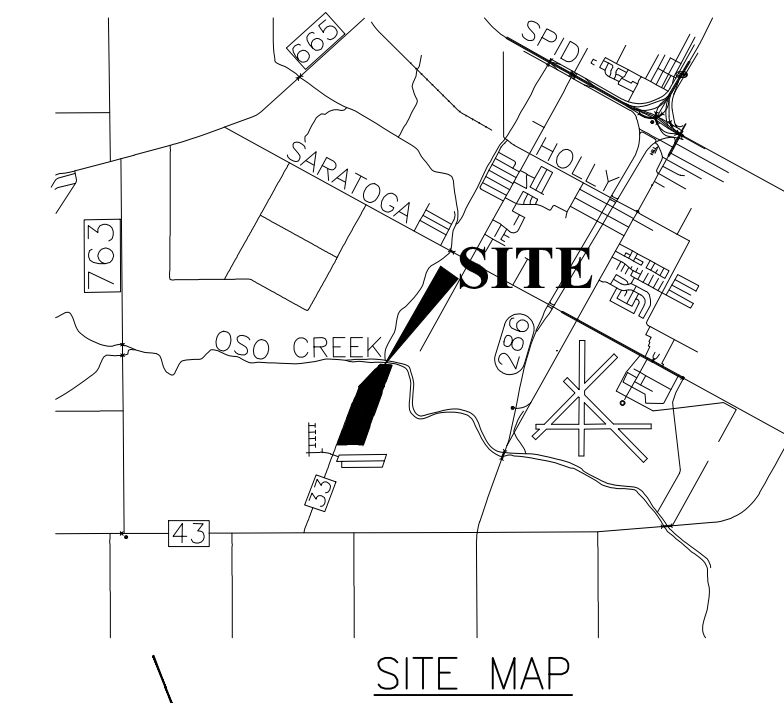
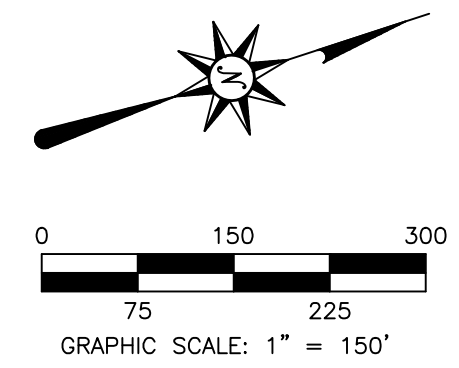
OWNER:  
BRASELTON DEVELOPMENT  
5337 YORKTOWN BLVD #10d  
CORPUS CHRISTI, TX 78413

ENGINEER:  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

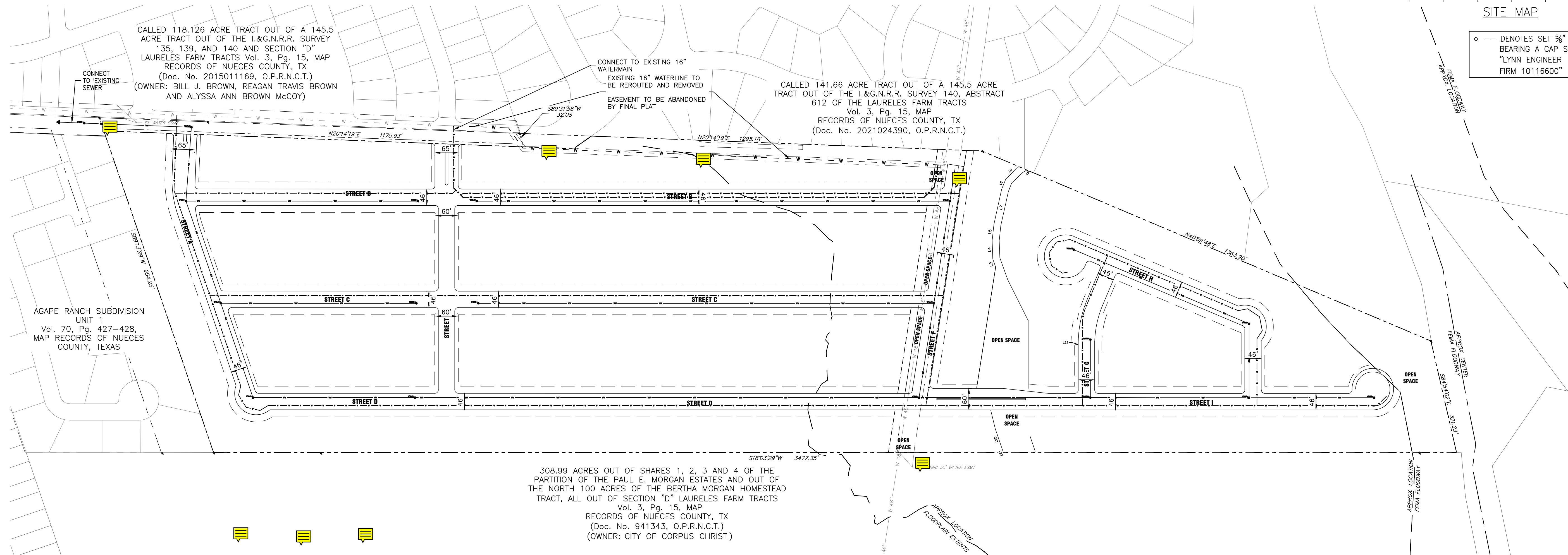
SURVEYOR:  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

# LONDON TOWNE PRELIMINARY ENGINEERING PLAN

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ARE TRACT OUT  
OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP  
RECORDS OF NUECES COUNTY, TEXAS.



- LEGEND:
- — — — — PROPERTY LINE
  - - - - - EASEMENT LINE
  - - - - - SETBACK LIMIT
  - - - - - FLOODWAY LINE
  - - - - - FLOOD PLAIN
  - WTR — PROPOSED WATER LINE
  - WW — PROPOSED WASTE WATER LINE



PER TEXAS SEC. OF STATE 30 TAC 285.91(3) TABLE 3  
WW USAGE RATES FOR SF RESIDENTIAL 3500SF OR LESS  
ESTIMATED WATER & WASTEWATER FLOWS:  
92,625 GPD FOR THIS SUBD.

**LYNN ENGINEERING**  
TEXAS REGISTERED ENGINEERING FIRM F.324  
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A  
BAY CITY, TX 77414  
PH: (979) 245-8900  
FAX: (979) 245-8345

LONDON TOWNE  
PRELIMINARY ENGINEERING PLAN

PROJECT NAME:  
BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

PROJECT INFO:	30.101601
NAME:	
DRAWN BY: RMM	
CHECKED BY: \$\$\$	
DESIGNED BY:	
RMM	
JOB NO.:	

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

Date: Jan 13, 2025, 3:10pm User ID: Cameren.Sides File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton\_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary Engineering Plan.dwg

**OWNER:**  
 BRASELTON DEVELOPMENT  
 5337 YORKTOWN BLVD #10d  
 CORPUS CHRISTI, TX 78413

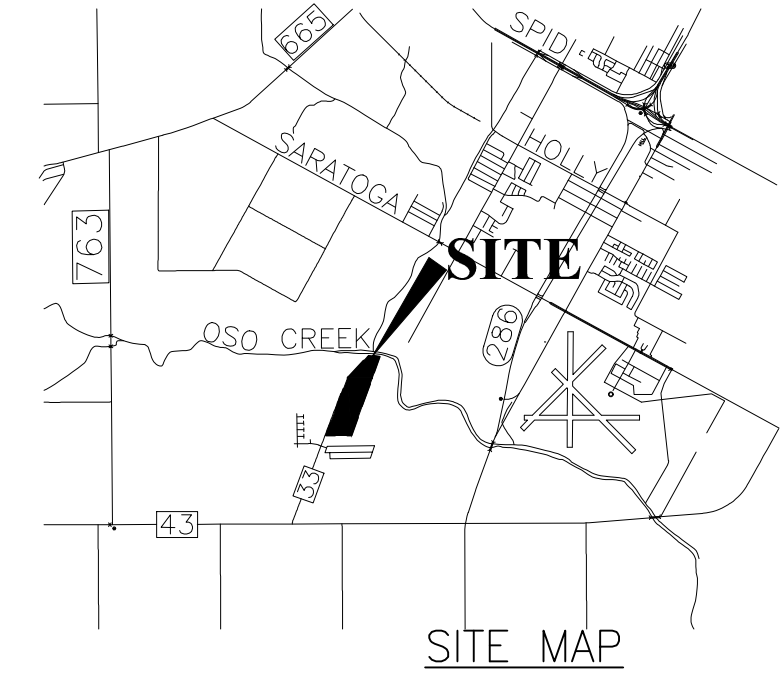
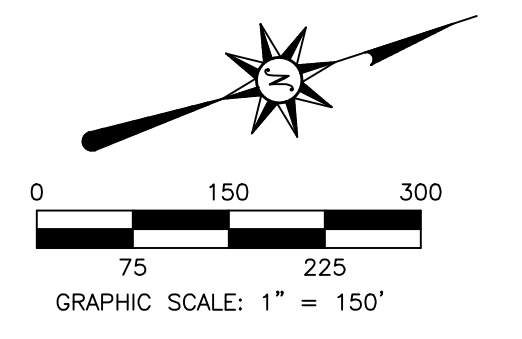
**ENGINEER:**  
 LYNN ENGINEERING  
 2200 AVENUE A  
 BAY CITY, TEXAS 77414

**SURVEYOR:**  
 LYNN ENGINEERING  
 2200 AVENUE A  
 BAY CITY, TEXAS 77414

### LONDON TOWNE 10

#### PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - EXISTING

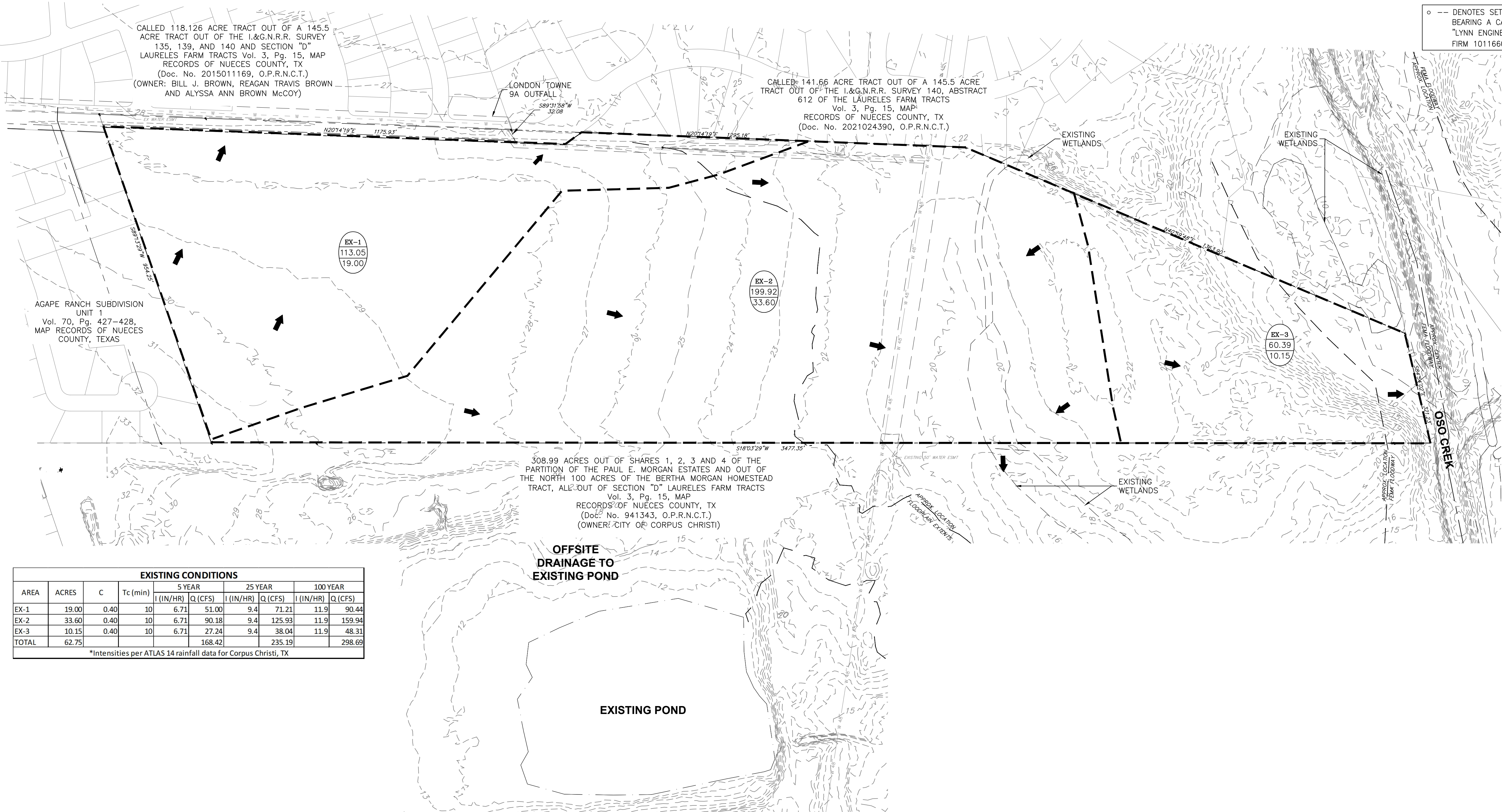
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
 BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



○ -- DENOTES SET 5/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

#### LEGEND

- EXISTING AREA DESIGNATION
- RUNOFF IN C.F.S. (100 YR.)
- DRAINAGE AREA (ACRES)
- EXISTING DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- EXISTING CONTOUR



Date: Jan 13, 2025, 3:43pm User ID: Cameron.Sides  
 File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton\_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary EX SWQMP.dwg

**LYNN ENGINEERING**  
 TEXAS REGISTERED ENGINEERING FIRM F-324  
 TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A  
 BAY CITY, TX 77414  
 PH: (979) 245-8900  
 FAX: (979) 245-8345

PROJECT NAME:  
**LONDON TOWNE 10**  
**STORM WATER QUALITY MANAGEMENT PLAN**

CUSTOMER NAME:  
**BRASELTON DEVELOPMENT COMPANY**

PROJECT INFO:	NAME:	DRAWN BY:	CHECKED BY:	DESIGNED BY:	RNM:	JOB NO.:
		GC	MAH			30.101601

**PRINTED**

DATE	REMARKS

**REVISIONS**

NO.	REMARKS

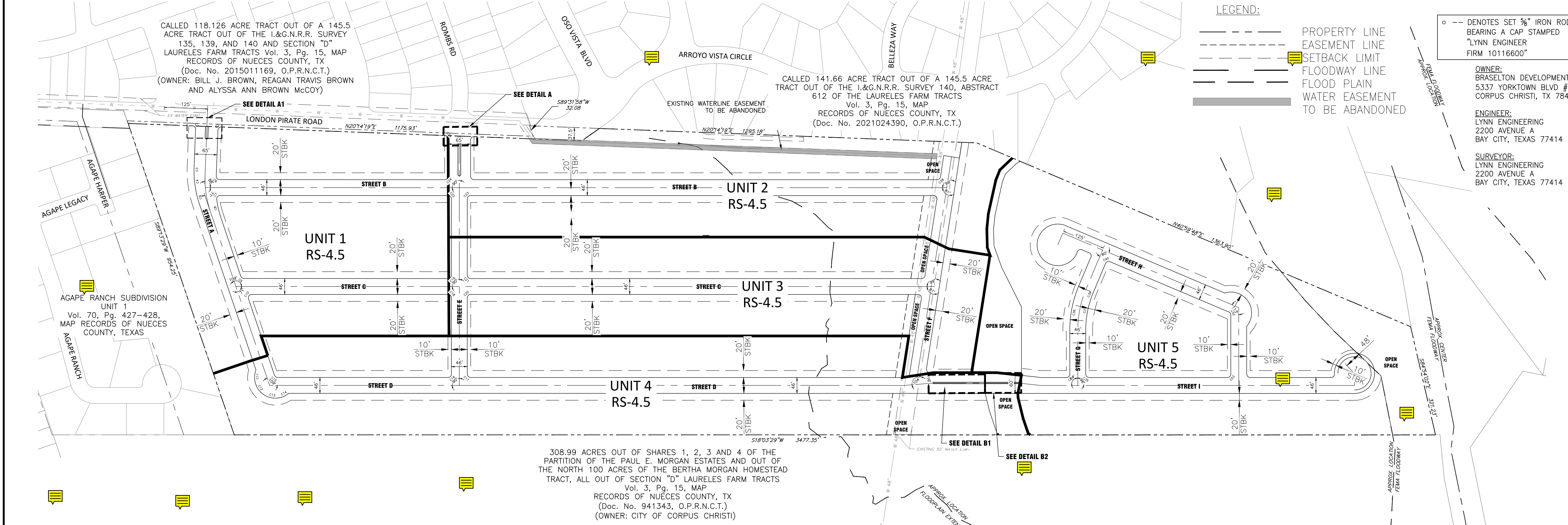
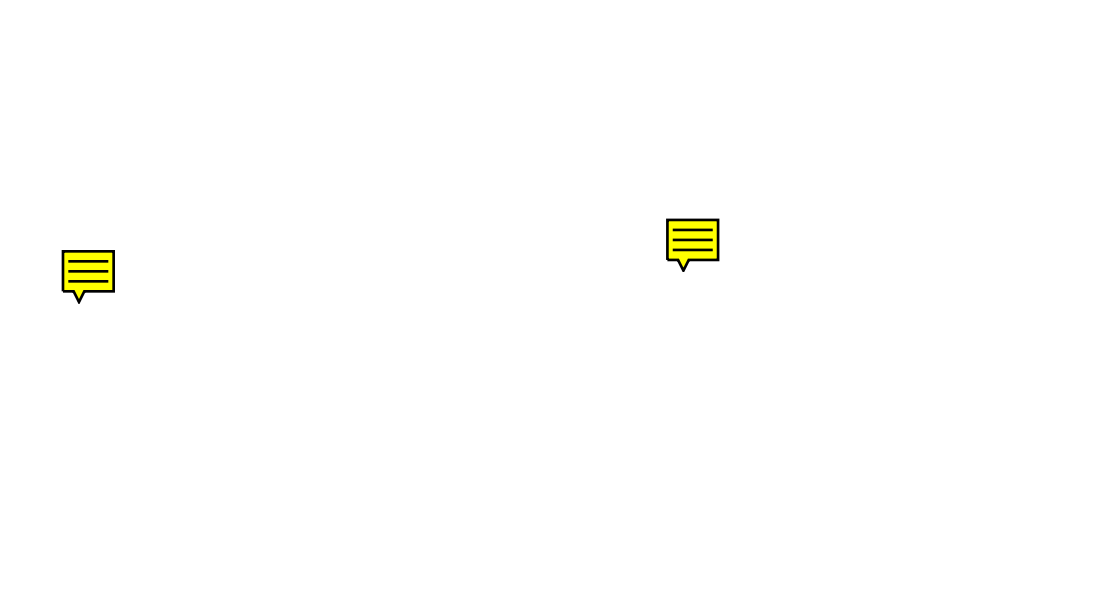
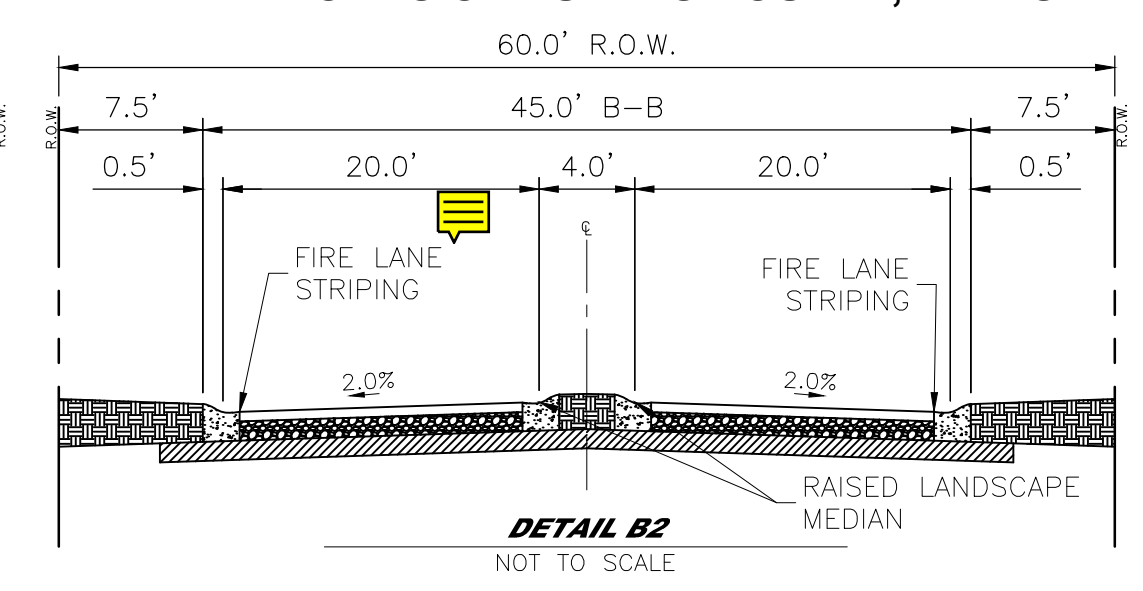
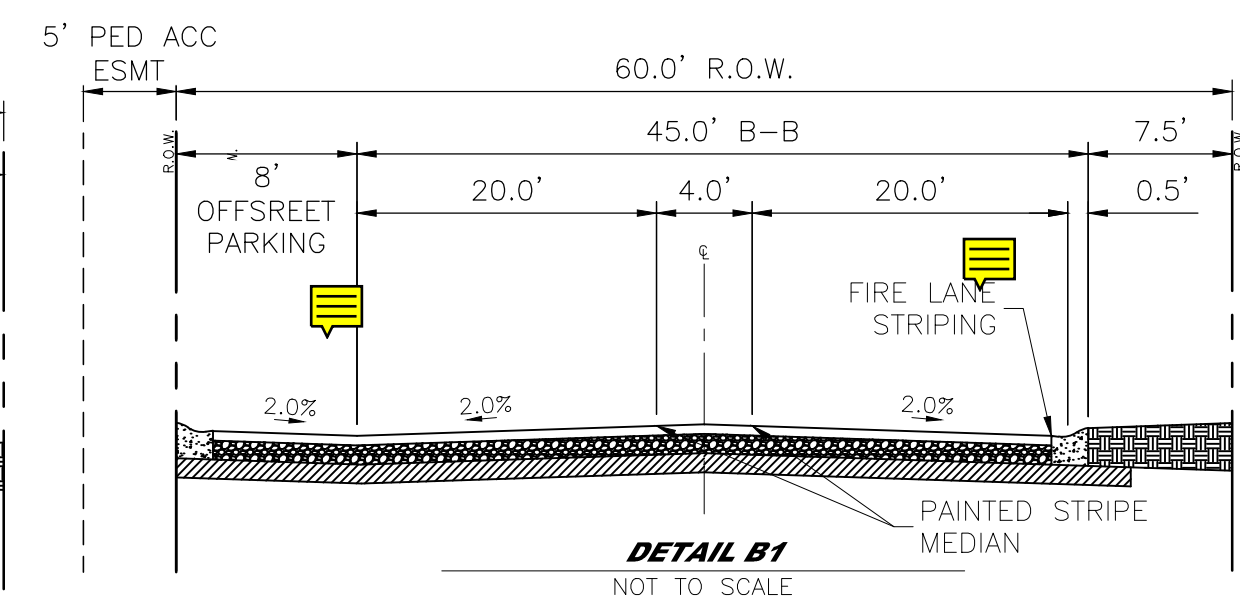
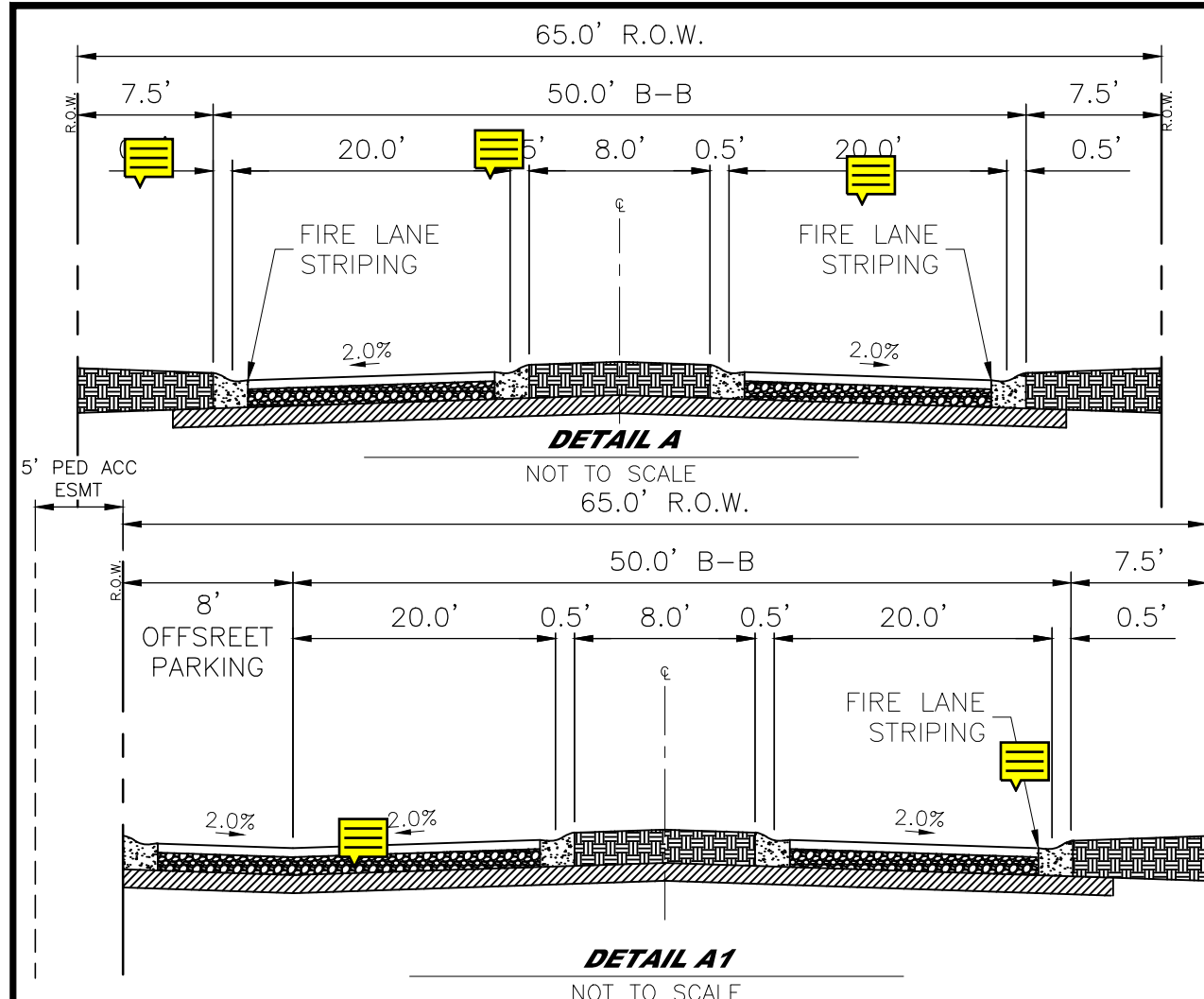
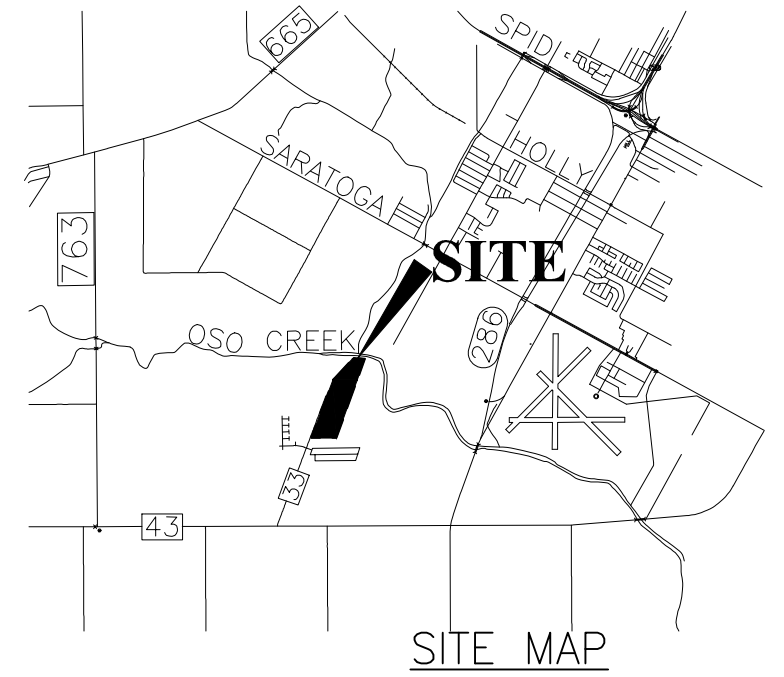
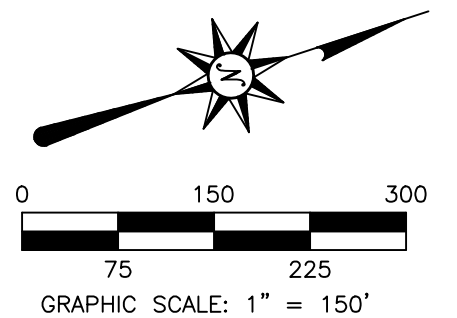
PAGE NO:

EXISTING CONDITIONS									
AREA	ACRES	C	Tc (min)	5 YEAR		25 YEAR		100 YEAR	
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX-1	19.00	0.40	10	6.71	51.00	9.4	71.21	11.9	90.44
EX-2	33.60	0.40	10	6.71	90.18	9.4	125.93	11.9	159.94
EX-3	10.15	0.40	10	6.71	27.24	9.4	38.04	11.9	48.31
<b>TOTAL</b>	<b>62.75</b>				<b>168.42</b>		<b>235.19</b>		<b>298.69</b>

\*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

# LONDON TOWNE 10 PRELIMINARY MASTER PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



**LEGEND:**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LIMIT
- FLOODWAY LINE
- FLOOD PLAIN
- WATER EASEMENT TO BE ABANDONED

--- DENOTES SET 3/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

**OWNER:**  
BRASELTON DEVELOPMENT  
5337 YORKTOWN BLVD #10d  
CORPUS CHRISTI, TX 78413

**ENGINEER:**  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

**SURVEYOR:**  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

Date: Jan 13, 2025, 3:06pm User ID: Cameron.Sides File: N:\Land Development\ENG 2023\30.101601 - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary Master Plat.dwg

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	10.00'	15.92'	91°11'24"	14.29'
C2	10.00'	15.71'	90°00'00"	14.14'
C3	302.00'	14.87'	2°49'16"	14.87'
C4	302.00'	55.77'	10°34'49"	55.69'
C5	302.00'	40.17'	7°37'17"	40.14'
C6	10.00'	16.09'	92°11'05"	14.41'
C7	10.00'	16.99'	97°22'00"	15.02'
C8	282.00'	48.07'	9°45'59"	48.01'
C9	10.00'	12.42'	71°09'59"	11.64'
C10	10.00'	19.00'	108°50'01"	16.27'
C11	60.00'	38.78'	37°01'39"	38.10'
C12	60.00'	39.58'	37°47'44"	38.87'
C13	60.00'	52.20'	49°51'06"	50.57'
C14	60.00'	27.62'	26°22'41"	27.38'
C15	10.00'	12.42'	71°09'59"	11.64'
C16	10.00'	15.71'	90°00'02"	14.14'
C17	10.00'	15.71'	89°59'58"	14.14'
C18	10.00'	15.71'	89°59'58"	14.14'
C19	10.00'	15.71'	90°00'02"	14.14'
C20	10.02'	15.70'	89°48'06"	14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C21	10.00'	15.71'	90°00'00"	14.14'
C22	10.00'	15.71'	89°59'57"	14.14'
C23	10.00'	15.71'	90°00'02"	14.14'
C24	10.00'	15.71'	90°00'02"	14.14'
C25	10.00'	15.71'	89°59'58"	14.14'
C26	10.00'	15.33'	87°49'08"	13.87'
C27	10.00'	15.53'	88°57'17"	14.01'
C28	10.00'	14.15'	81°05'47"	13.00'
C29	10.00'	17.26'	98°54'13"	15.20'
C30	10.00'	14.15'	81°05'47"	13.00'
C31	10.00'	17.26'	98°54'04"	15.20'
C32	10.00'	14.15'	81°06'03"	13.00'
C33	10.00'	17.26'	98°53'58"	15.20'
C34	9.98'	15.72'	90°25'03"	14.14'
C35	10.00'	15.78'	90°25'44"	14.19'
C36	313.00'	65.27'	11°56'54"	65.15'
C37	287.00'	63.78'	16°43'31"	63.48'
C38	320.76'	64.01'	11°25'59"	63.90'
C39	287.00'	19.44'	3°52'55"	19.44'
C40	10.00'	15.71'	90°00'00"	14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C41	10.00'	15.71'	90°00'00"	14.14'
C42	10.00'	16.28'	93°16'31"	14.54'
C43	60.00'	41.65'	39°46'33"	40.82'
C44	60.00'	58.88'	56°13'31"	56.54'
C45	60.00'	45.24'	43°12'01"	44.17'
C46	60.00'	50.33'	48°03'28"	48.86'
C47	60.00'	50.37'	48°05'48"	48.90'
C48	60.00'	39.72'	37°55'48"	39.00'
C49	60.00'	62.47'	59°38'59"	59.68'
C50	60.00'	46.90'	44°47'03"	45.71'
C51	60.00'	44.30'	42°18'09"	43.30'
C52	10.00'	11.71'	67°04'09"	11.05'
C53	10.00'	15.71'	90°00'00"	14.14'
C54	10.00'	15.71'	89°59'44"	14.14'
C55	10.00'	16.50'	94°31'19"	14.69'
C56	58.00'	101.64'	100°24'26"	89.13'
C57	58.00'	79.94'	78°58'03"	73.76'
C58	58.00'	23.12'	22°50'13"	22.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°45'49"W	18.35'
L2	N85°39'18"W	53.90'
L3	N88°43'18"E	23.86'
L4	N73°25'45"W	53.92'
L5	N69°09'43"W	43.89'
L6	S59°24'26"E	22.14'
L7	N59°24'20"W	99.73'
L8	N50°12'56"W	31.48'
L9	N12°39'48"W	13.21'
L10	N25°30'45"W	50.03'
L11	S40°59'23"W	24.51'
L12	N12°39'48"W	13.21'
L13	N25°37'57"W	26.00'
L14	N50°53'12"W	25.58'
L15	N59°28'03"W	61.76'
L16	N65°53'05"W	13.02'
L17	N65°53'05"W	29.86'
L18	N73°52'42"W	48.06'
L19	S81°23'55"W	12.12'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S81°23'55"W	115.75'
L21	N71°56'37"W	4.23'
L22	S88°46'46"E	12.26'
L23	N52°16'26"E	6.87'
L24	N89°08'38"E	45.47'
L25	S85°39'13"E	62.77'
L26	S75°36'50"E	12.16'
L27	S77°04'50"W	3.63'
L28	S89°08'38"W	68.21'
L30	S61°41'46"W	27.71'

- NOTES:**
- TOTAL PLATTED AREA CONTAINS 64.0497 ACRES OF LAND. (INCLUDES STREET DEDICATION)
  - 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 OS CREEK FLOWS DIRECTLY INTO THE OS 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.
  - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
  - THE ENTIRE PROPERTY LIES WITHIN THE ANNEXATION LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
  - BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND "AE" AND THE SPECIAL FLOODWAY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0505 G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
  - THERE ARE 8 TOTAL NON-BUILDABLE/OPEN SPACES THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLOT.
  - EACH LOT MUST COMPLY WITH THE PROPOSED ZONING DESIGNATION.
  - EACH LOT WIDTH SHALL CONFORM TO ZONING STANDARDS.
  - PROPERTY CURRENTLY NOT ZONED. TO BE ZONED RS-4.5 AFTER ANNEXATION.
  - SOME STREET NAMES SHOWN ARE PRELIMINARY AND WILL BE REVISED FOR APPROVAL AT THE FINAL PLAT STAGE.
  - INTERNAL ROW AND STREETS TO FOLLOW L-1C STANDAR FROM UDC TABLE 8.2.1 LOCAL STREET STANDARDS
  - EACH UNIT PROJECTED AS 1 UNIT EVERY 2 YEARS.

**LYNN ENGINEERING**  
TEXAS REGISTERED ENGINEERING FIRM F.324  
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A  
BAY CITY, TX 77414  
PH: (979) 245-8900  
FAX: (979) 245-8345

**BRASELTON DEVELOPMENT COMPANY**

PROJECT NAME: LONDON TOWNE  
PRELIMINARY MASTER PLAT

CUSTOMER NAME: BRASELTON DEVELOPMENT COMPANY

PROJECT INFO:

NAME	DATE
DRAWN BY: RMM	
CHECKED BY:	
DESIGNED BY:	
RMM	
JOB NO.	30.101601

**PRINTED**

DATE	REMARKS

**REVISIONS**

NO.	REMARKS

PAGE NO:

OWNER:  
BRASELTON DEVELOPMENT  
5337 YORKTOWN BLVD #10d  
CORPUS CHRISTI, TX 78413

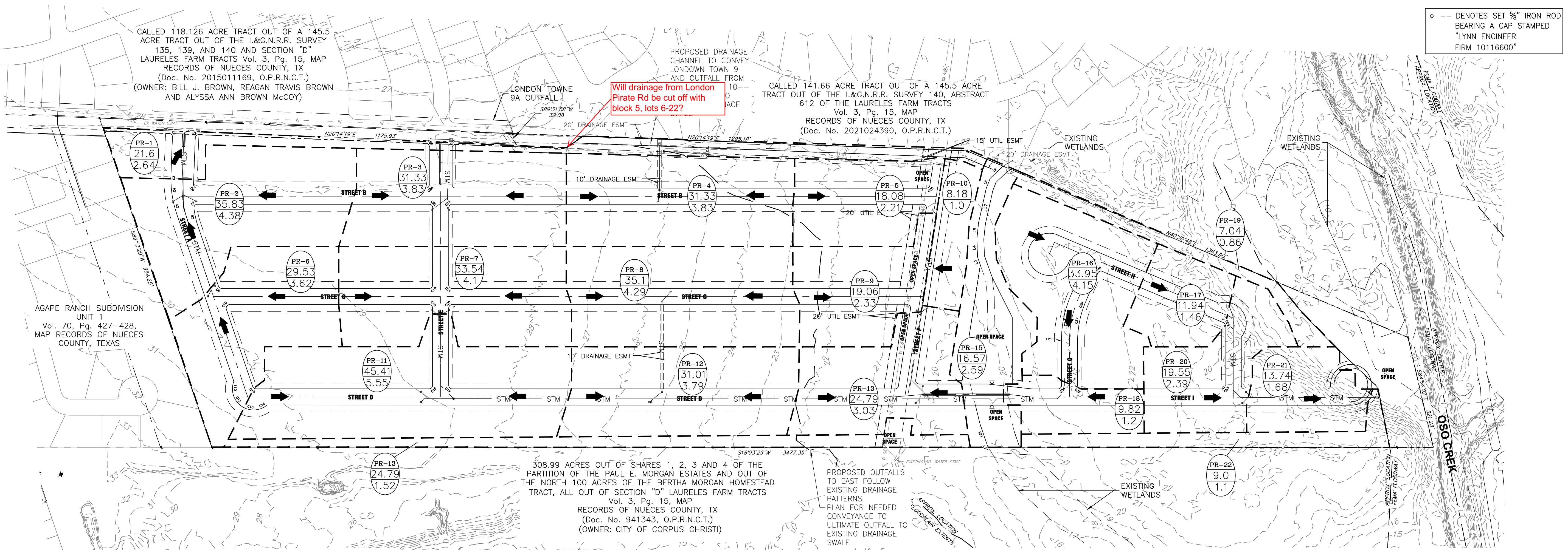
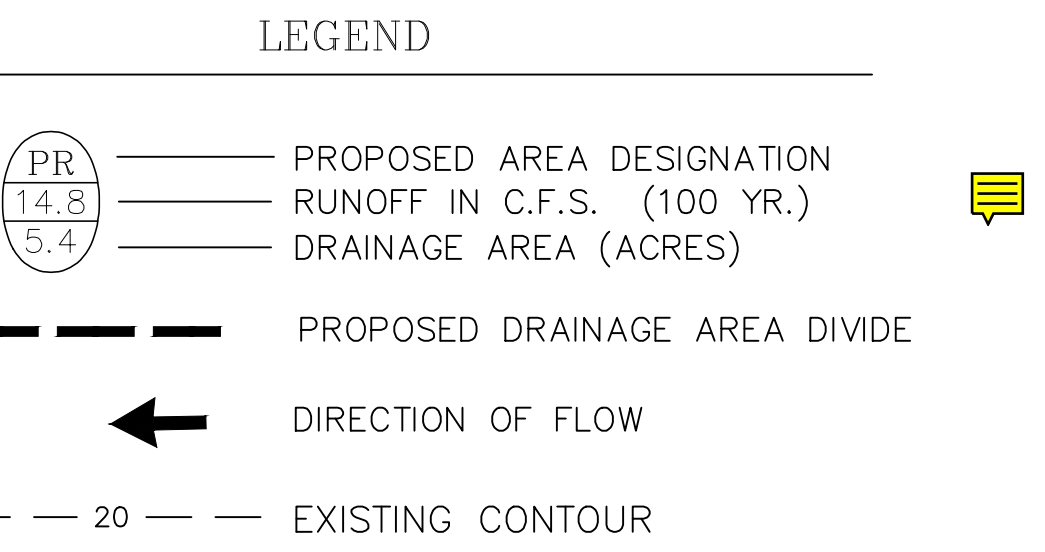
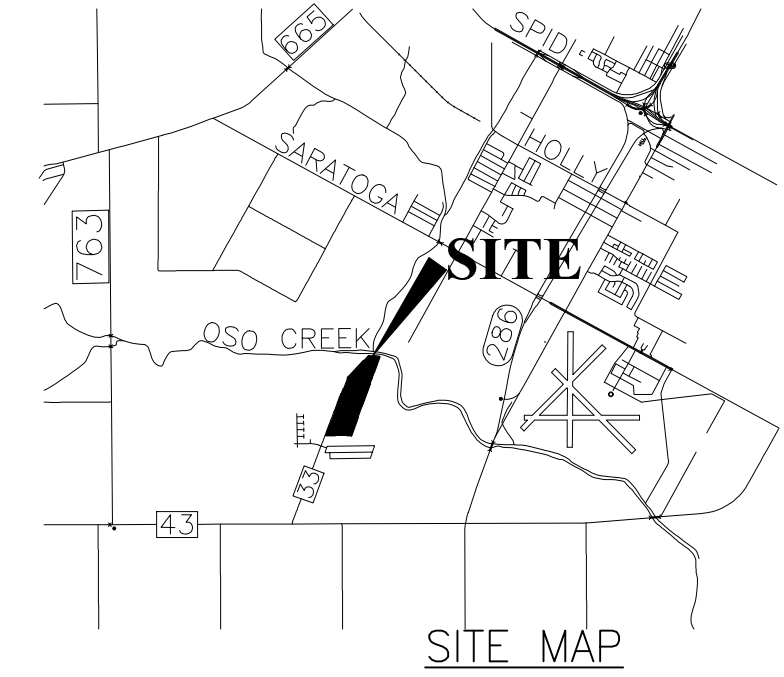
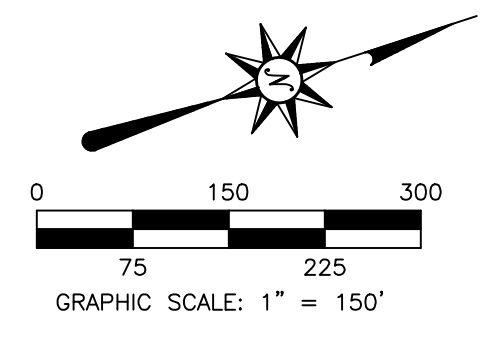
ENGINEER:  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

SURVEYOR:  
LYNN ENGINEERING  
2200 AVENUE A  
BAY CITY, TEXAS 77414

# LONDON TOWNE 10

## PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - PROPOSED

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ARE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



AREA	ACRES	C	PROPOSED CONDITIONS							
			5 YEAR				100 YEAR			
			Tc (min)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	
PR-1	2.64	0.55	10	6.71	9.74	9.4	13.61	11.9	17.28	
PR-2	4.38	0.55	10	6.71	16.16	9.4	22.57	11.9	28.67	
PR-3	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07	
PR-4	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07	
PR-5	2.21	0.55	10	6.71	8.16	9.4	11.39	11.9	14.46	
PR-6	3.61	0.55	10	6.71	13.32	9.4	18.60	11.9	23.63	
PR-7	4.10	0.55	10	6.71	15.13	9.4	21.13	11.9	26.83	
PR-8	4.29	0.55	10	6.71	15.83	9.4	22.11	11.9	28.08	
PR-9	2.33	0.55	10	6.71	8.60	9.4	12.01	11.9	15.25	
PR-10	1.00	0.55	10	6.71	3.69	9.4	5.15	11.9	6.55	
PR-11	5.55	0.55	10	6.71	20.48	9.4	28.60	11.9	36.32	
PR-12	3.79	0.55	10	6.71	13.99	9.4	19.53	11.9	24.81	
PR-13	3.03	0.55	10	6.71	11.18	9.4	15.62	11.9	19.83	
PR-14	1.52	0.55	10	6.71	5.61	9.4	7.83	11.9	9.95	
PR-15	2.59	0.43	10	6.71	7.47	9.4	10.44	11.9	13.25	
PR-16	4.15	0.55	10	6.71	15.32	9.4	21.39	11.9	27.16	
PR-17	1.46	0.55	10	6.71	5.39	9.4	7.52	11.9	9.56	
PR-18	1.20	0.55	10	6.71	4.43	9.4	6.18	11.9	7.85	
PR-19	0.86	0.55	10	6.71	3.17	9.4	4.43	11.9	5.63	
PR-20	2.39	0.55	10	6.71	8.82	9.4	12.32	11.9	15.64	
PR-21	1.68	0.55	10	6.71	6.20	9.4	8.66	11.9	11.00	
PR-22	1.10	0.55	10	6.71	4.06	9.4	5.67	11.9	7.20	
TOTAL	61.54				225.03		314.23		399.08	

\*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

Update 12/13/24: Previous discussions confirmed with Public Works Stormwater that this public property could NOT be used for drainage and/or mitigation for private development. Existing pond is a borrow pit, not regional detention. Remove labeling of public property and provide alternative mitigation within the private development.

The City will not allow the offsite drainage to this pond. Provide alternative mitigation.

**LYNN ENGINEERING**  
TEXAS REGISTERED ENGINEERING FIRM F.324  
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A  
BAY CITY, TX 77414  
PH: (979) 245-8900  
FAX: (979) 245-8345

**LONDON TOWNE 10**

PROJECT NAME:

**BRASELTON DEVELOPMENT COMPANY**

CUSTOMER NAME:

STORM WATER QUALITY MANAGEMENT PLAN

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

Date: Jan 13, 2025, 3:26pm User ID: Cameron.Sides  
File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton\_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary PR SWMP.dwg