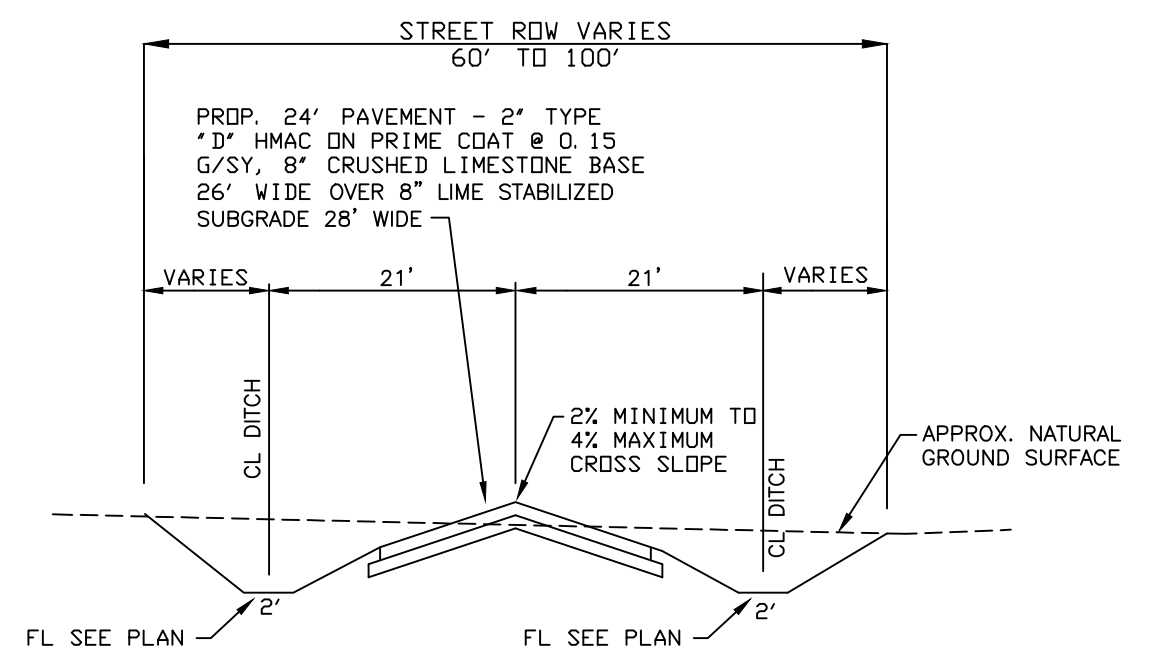




DATA FOR CURVES
THIS SHEET

(A) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N24° 14' 29" W CH=27.82'	(E) D=90° 01' 51" R=10.00' T=10.01' L=15.71' CB=N44° 11' 14" E CH=14.15'	(I) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N65° 47' 22" E CH=27.82'	(M) D=90° 01' 51" R=15.00' T=15.01' L=23.57' CB=S44° 11' 14" W CH=21.22'
(B) D=183° 41' 01" R=60.00' T=1865.85' L=192.35' CB=S44° 11' 14" W CH=119.94'	(F) D=89° 58' 09" R=15.00' T=14.99' L=23.55' CB=S45° 48' 46" E CH=21.21'	(J) D=183° 37' 20" R=65.00' T=2055.69' L=208.31' CB=N45° 48' 46" W CH=129.94'	
(C) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N67° 23' 03" W CH=27.82'	(G) D=90° 01' 51" R=15.00' T=15.01' L=23.57' CB=S44° 11' 14" W CH=21.22'	(K) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=S22° 35' 07" W CH=27.82'	
(D) D=90° 01' 51" R=10.00' T=10.01' L=15.71' CB=S44° 11' 14" W CH=14.15'	(H) D=89° 58' 09" R=10.00' T=9.99' L=15.70' CB=S45° 48' 46" E CH=14.14'	(L) D=89° 58' 09" R=15.00' T=14.99' L=23.55' CB=S22° 35' 07" W CH=21.21'	



TYPICAL STREET SECTION
NTS

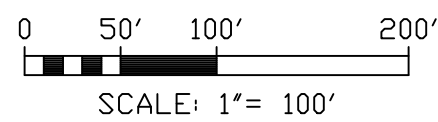
8" CRUSHED LIMESTONE BASE TO MEET REQUIREMENTS OF TXDOT TY A, GR 1. SPECIFICATIONS. COMPACT TO 95% MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT +/- 2% OF OPTIMUM MOISTURE

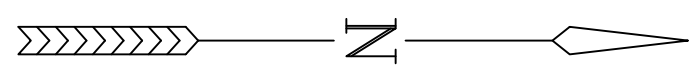
8" LIME STABILIZED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN +/- TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE. LIME SHALL BE APPLIED AT THE RATE OF 34 LB/SY (TO BE VERIFIED THROUGH GEOTECHNICAL TESTING).

PRELIMINARY PLAT OF
CHARLOTTE ESTATES
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/18/21
COMP. NO.: PLAT-SH2
JOB NO.: 20039
SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 2 OF 3

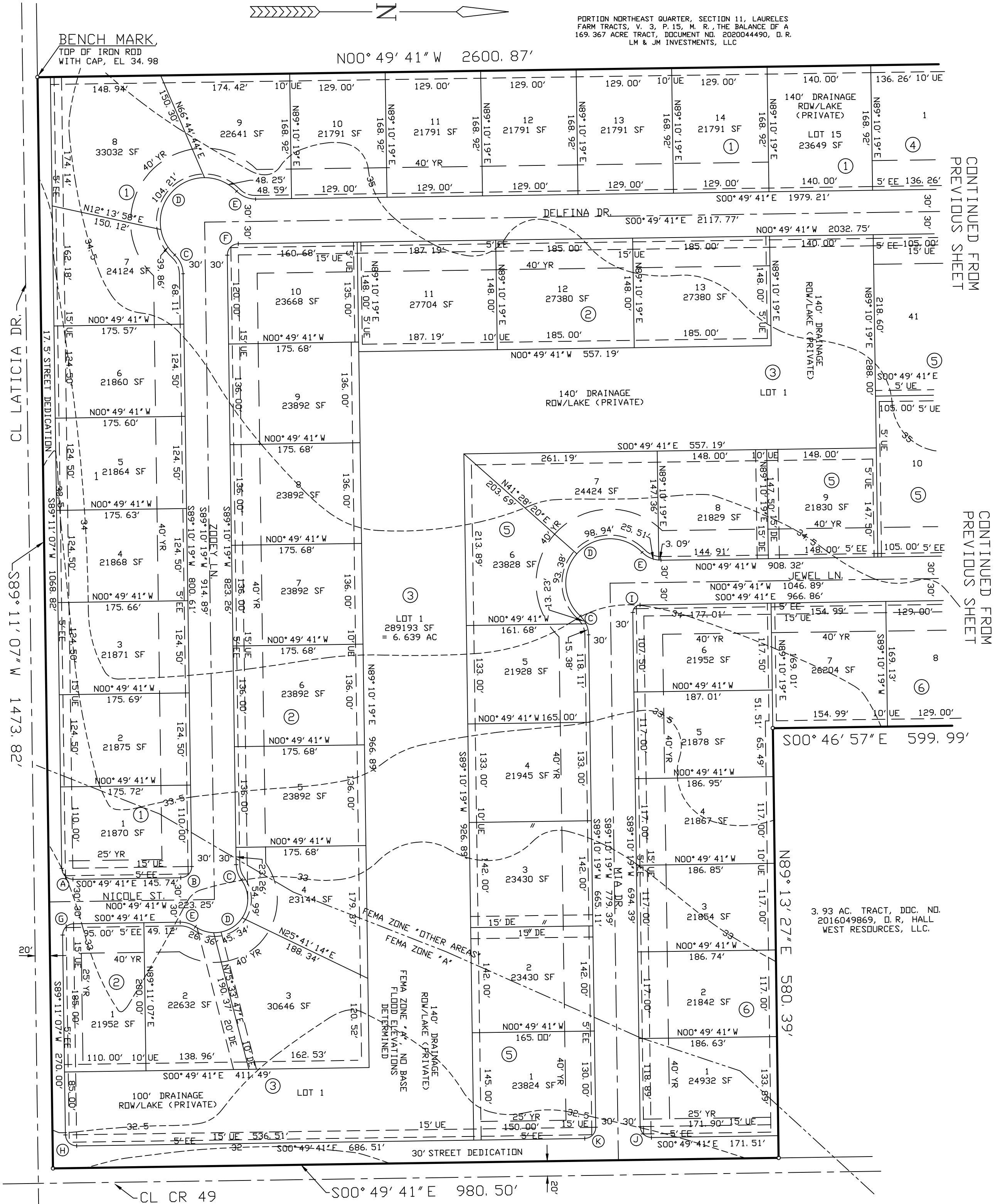




PORTION NORTHEAST QUARTER, SECTION 11, LAURELES FARM TRACTS, V. 3, P. 15, M. R., THE BALANCE OF A 169.367 ACRE TRACT, DOCUMENT NO. 2020044490, D. R. LM & JM INVESTMENTS, LLC

DATA FOR CURVES
THIS SHEET

(A)	(E)	(I)
D=90° 00' 48"	D=46° 49' 35"	D=90° 00' 00"
R=15.00'	R=35.00'	R=10.00'
T=15.00'	T=15.16'	T=10.00'
L=23.57'	L=28.60'	L=15.71'
CB=N44° 10' 43" E	CB=N22° 35' 07" E	CB=N45° 49' 41" W
CH=21.22'	CH=27.82'	CH=14.14'
(B)	(F)	(J)
D=90° 00' 00"	D=90° 00' 00"	D=90° 00' 00"
R=15.00'	R=15.00'	R=15.00'
T=15.00'	T=15.00'	T=15.00'
L=23.56'	L=23.56'	L=23.56'
CB=N45° 49' 41" W	CB=N45° 49' 41" W	CB=N44° 10' 19" E
CH=21.21'	CH=21.21'	CH=21.21'
(C)	(G)	(K)
D=46° 49' 35"	D=89° 59' 12"	D=90° 00' 00"
R=35.00'	R=15.00'	R=15.00'
T=15.16'	T=15.00'	T=15.00'
L=28.60'	L=23.56'	L=23.56'
CB=S65° 45' 31" W	CB=N45° 49' 17" W	CB=N45° 49' 41" W
CH=27.82'	CH=21.21'	CH=21.21'
(D)	(H)	
D=183° 39' 10"	D=90° 00' 48"	
R=60.00'	R=15.00'	
T=1881.56'	T=15.00'	
L=192.32'	L=23.57'	
CB=N45° 49' 41" W	CB=S44° 10' 43" W	
CH=119.94'	CH=21.22'	

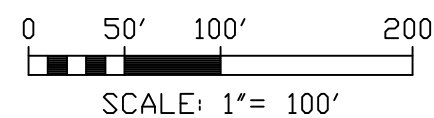


CONTINUED FROM
PREVIOUS SHEET

CONTINUED FROM
PREVIOUS SHEET

3.93 AC. TRACT, DDC. NO.
2016049869, D. R. HALL
WEST RESOURCES, LLC.

PRELIMINARY PLAT OF
CHARLOTTE ESTATES
NUECES COUNTY, TEXAS

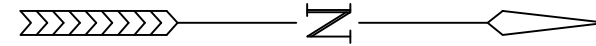


BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/18/21
COMP. NO.: PLAT-SH3
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SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 3 OF 3

LAURELES FARM
TRACTS, NW/4 SEC
10, BEVLY-BEAL, ANISSA

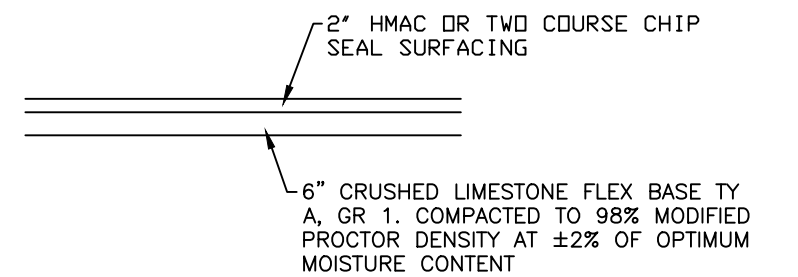
PORTION NORTHEAST QUARTER, SECTION 11, LAURELES FARM TRACTS, V. 3, P. 15, M. R., THE BALANCE OF A 169.367 ACRE TRACT, DOCUMENT NO. 2020044490, D. R. LM & JM INVESTMENTS, LLC



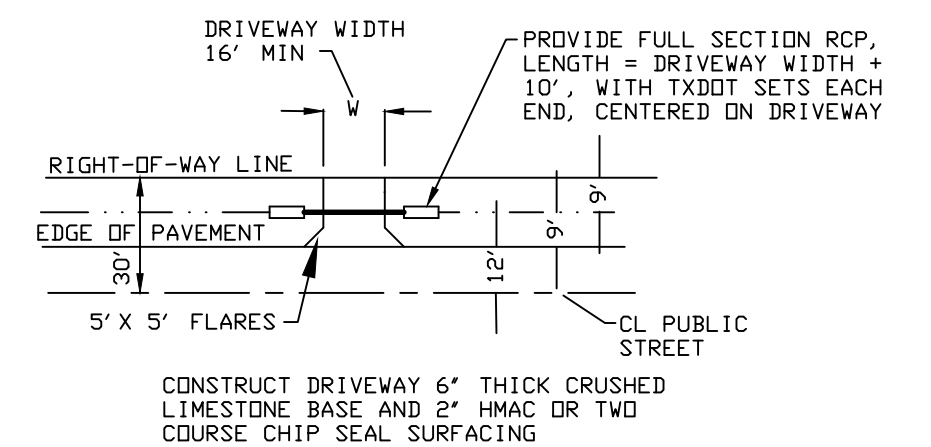
DATA FOR CURVES THIS SHEET

(A) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N24° 14' 29" W CH=27.82'	(E) D=90° 01' 51" R=10.00' T=10.01' L=15.71' CB=N44° 11' 14" E CH=14.15'	(I) D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N65° 47' 22" E CH=27.82'	(M) D=90° 01' 51" R=15.00' T=15.01' L=23.57' CB=S44° 11' 14" W CH=21.22'
(B) D=183° 41' 01" R=60.00' T=1865.85' L=192.35' CB=S44° 11' 14" W CH=119.94'	(F) D=89° 58' 09" R=15.00' T=14.99' L=23.55' CB=S45° 48' 46" E CH=21.21'	(J) D=183° 37' 20" R=65.00' T=2055.69' L=208.31' CB=N45° 48' 46" W CH=129.94'	
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(D) D=90° 01' 51" R=10.00' T=10.01' L=15.71' CB=S44° 11' 14" W CH=14.15'	(H) D=89° 58' 09" R=10.00' T=9.99' L=15.70' CB=S45° 48' 46" E CH=14.14'	(L) D=89° 58' 09" R=15.00' T=14.99' L=23.55' CB=S45° 48' 46" E CH=21.21'	

DRAINAGE FLOW OF LAND ON NORTH SIDE OF CR 22 IS TO EAST



TYPICAL DRIVEWAY CROSS SECTION NTS



DRIVEWAY DETAIL NTS



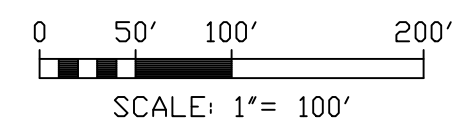
SWQMP CHARLOTTE ESTATES NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/18/21
COMP. NO.: PLAT-SH2
JOB NO.: 20039
SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 1 OF 2



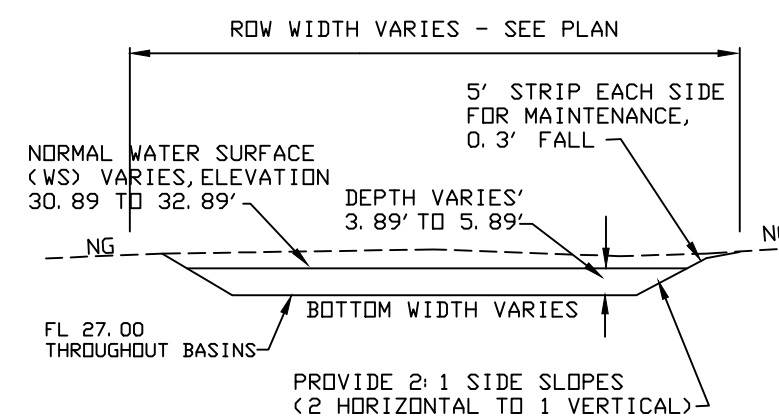
DRAINAGE FLOW OF LAND ON EAST SIDE OF CR 49 IS TO EAST



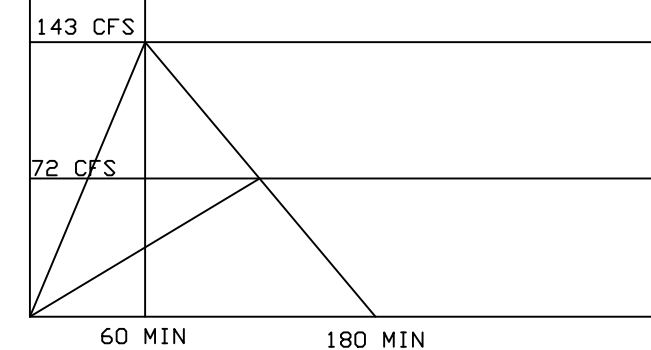
PORTION NORTHEAST QUARTER, SECTION 11, LAURELES
FARM TRACTS, V. 3, P. 15, M. R., THE BALANCE OF A
169.367 ACRE TRACT, DOCUMENT NO. 2020044490, D. R.
IM & JM INVESTMENTS, LLC

- 240 AC BOUNDED BY CR 51 ON THE WEST, CR 22 ON THE NORTH AND CR 20-A ON THE SOUTH (SEE LOCATION MAP). TC = 120 MINUTES, C = 0.2, FOR 25 YR STORM (CITY DITCH DESIGN) Q = CIA = $0.2 \times 2.28 \times 240 \text{ AC} = 146 \text{ CFS}$

TC = 60 MIN

$$Q_{\text{UNDEVELOPED}} = 0.2 \times 4.48 \times 80 = 72 \text{ CFS}$$
$$Q_{\text{DEVELOPED}} = 0.4 \times 4.48 \times 80$$
$$= 143 \text{ CFS}$$


TYPICAL DETENTION
BASIN/LAKE SECTION
NTS

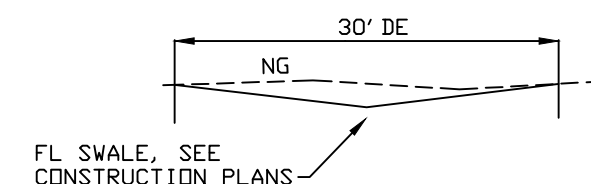


SWQMP NOTES

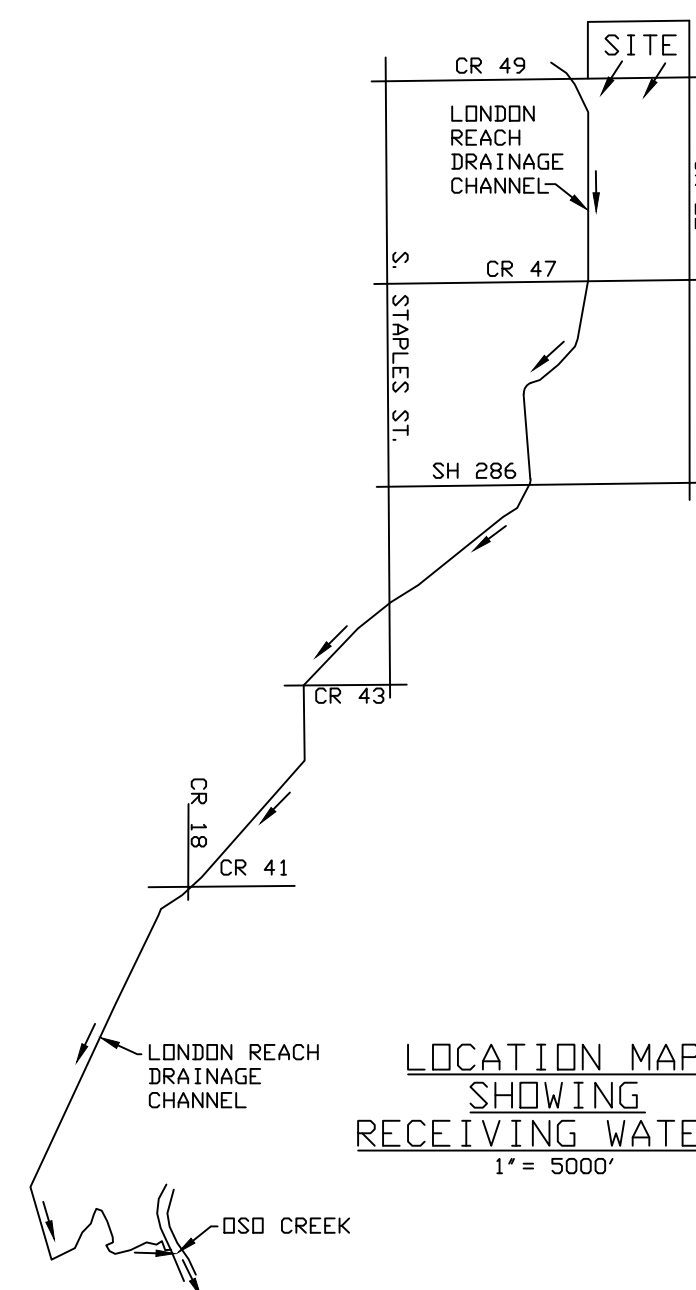
1. PROJECT DESCRIPTION - DEVELOP 112 SINGLE FAMILY LOTS, MINIMUM 0.5 ACRES IN SIZE.
2. ESTIMATED "C" VALUE FOR UNDEVELOPED CONDITIONS = 0.2
3. ESTIMATED "C" VALUE FOR DEVELOPED CONDITIONS = 0.4
4. A TCEQ COMPLIANT STORM WATER POLLUTION PREVENTION PLAN WILL BE PROVIDED TO THE CITY PRIOR TO ANY CONSTRUCTION ACTIVATES.
5. OSD CREEK IS RECEIVING WATER.

CALCULATED DETENTION
REQUIRED (100 YR) = AREA
= 6390 CFS-MIN X 60
SEC/MIN = 383,400 CF AT
60 MIN TC

CALCULATED DETENTION
FURNISHED = 539,468 CF
= 141% OF DETENTION
REQUIRED



TYPICAL SECTION 30' DE
NTS



LOCATION MAP
SHOWING
RECEIVING WATERS
1" = 5000'



10/18/21

SWQMP OF
CHARLOTTE ESTATES
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
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SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 2 OF 2

