



Merged Document Report

Application No.: PL8877

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25081_Riverstone Ph1_02-06-2026.pdf

Comment Author Contact Information:

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Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
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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	Applicant Response Comments
12	P001	Note	Bria Whitmire : DS	Closed	Being a Preliminary Plat, show boundaries of the Final Plats	
13	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes, Prior to or with Final Sidewalks: Yes, Prior to or with Final Lighting Plan: Yes, Prior to or with Final	

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					<p>B. Water: Yes, Prior to or with Final Fire hydrants: Yes, Prior to or with Final C. Wastewater: Yes, Prior to or with Final D. Stormwater: Yes, Prior to or with Final 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.</p>	
19	P001	Note	Bria Whitmire : DS	Closed	<p>Common Areas 1 and 2 appear to be mostly detention pond-label footprint of pond and maintenance berm as non-buildable lot or private drainage easement to ensure its protected use and separate from common area that may have structures built.</p>	
20	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT: (Lucio Ramos) TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</p>	

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21	P001	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) Can I get coordinates of the center of the driveway and or proposed plan stationing to see how that fits with our proposed plan layouts of US 77 to CR 73.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
23	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
37	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez) PLAT - ROADWAY MASTER PLAN The proposed plat is impacted by the Roadway Master Plan Roadway Master Plan - project 1-AA C1 collector - 60 FT ROW dedication BB Width 40 FT Proposed plat provides a 76 FT ROW dedication - meeting minimum ROW dedication requirement Roadway Master Plan - project 1-AE C1 collector - 60 FT ROW dedication Proposed plat does not show ROW dedication - not adhering to the Roadway Master Plan Amendment process required if plat / applicant does not wish to adhere to the Roadway Master Plan.	
38	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez) REQUIRES ACTION: PLAT Proposed Lake Athens Ave As per COCC - UDC, C1 Collector - no median / turn lane Proposed plat / drawings show median on lake Athens Ave Use of the design with curved roadways, provide evidence regarding the design requirements / criteria is being met: City of Corpus Christi Infrastructure Design Manual 6.2.8 Sight Distance Table 6.2.8.A Minimum Required Stopping Sight Distance 6.2.11 Horizontal Curve Radii	

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					<p>Use of the design with curved roadways, provide evidence regarding the design requirements / criteria is being met: If the Engineer of Record elects to the design of intersections occurring at skewed or non-orthogonal angles, it is necessary to provide supporting mathematical or geometric evidence. This evidence should demonstrate that the required clear line of sight—both approach and departure sight triangles—can still be achieved under the proposed intersection geometry and that the resulting design maintains safe operating conditions.</p> <p>The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition), Section 3.2.6.3 Sight Obstruction, regarding horizontal curves provides guidance that can be used to design to assure that the line-of-sight is clear for the vehicular traffic.</p> <p>This assures that appropriate stopping-sight-distance is provided for both the traveling public and pedestrians alike.</p> <p>The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition) provides guidance on approach sight triangles, which are based on intersections occurring at a 90-degree angle.</p>	
39	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Jorge Chavez) INFORMATIONAL: PLAT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <p>Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)</p> <p>A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any</p>	

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					<p>temporary and / or permanent driveway off the immediate roadways.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter and utility easements.</p> <p>The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p>	
40	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Parks and Recreation Department: Phase 1 of the plat marks 67 lots is what is counted during examination of the plat as no direct dwelling unit proposal number is present, as such 67 is marked to match the proposed 67 lots for proposed residential dwelling units to be created. If this number increases or decreases, please contact in order to update the appropriate number of dwelling units to be proposed for development.</p> <p>67 (Dwelling Units) x \$462.50 (Fee) = \$30,987.50 Total Due</p>	
41	P001	Note	Mina Trinidad : DS	Closed	Change "final" verbiage on plat header to "Preliminary" as this is a preliminary plat.	
42	P001	Note	Mina Trinidad : DS	Closed	Metes and bounds not required to be shown on the plat.	
43	P001	Note	Mina Trinidad : DS	Closed	Remove plat signatures. Plat is a preliminary plat, it will go to Planning Commission but will not be recorded therefore, no signature blocks are needed.	
44	P001	Note	Mina Trinidad : DS	Closed	Owner and engineer/surveyors name must be on plat.	
45	P001	Note	Mina Trinidad : DS	Closed	Ensure total platted area general plat note matches the plat heading.	
46	P001	Note	Mina Trinidad : DS	Closed	<p>02/04/26 Update: "Receiving waters" plat note should follow TCEQ standards.</p> <p>Include "Receiving waters" plat note.</p>	
48	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational)</p> <p>UDC 8.1.8.B Homeowners Association Required prior to recordation.</p>	

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					<p>The developer shall submit a legal instrument:</p> <p>(1) Establishing a plan for the use and permanent maintenance of the private improvements;</p> <p>(2) Demonstrating that the homeowners association is self-perpetuating and adequately funded to accomplish its purposes;</p> <p>(3) Providing the City and other governmental authorities with written permission for access at any time without liability when on official business; and</p> <p>(4) Permitting the City to remove obstructions if necessary for emergency vehicle access and to assess the cost of removal to the owner of the obstruction.</p>	
49	P001	Note	Mina Trinidad : DS	Closed	Update "Common Areas" plat note to include the common area numbers as well.	
50	P001	Note	Mina Trinidad : DS	Closed	Include street names on plat.	
51	P001	Note	Mina Trinidad : DS	Closed	Provide block numbers on plat.	
55	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez)</p> <p>Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access 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>D102.1 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>	

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					<p>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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
56	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez) 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>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.</p> <ol style="list-style-type: none"> 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 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. <p>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. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p>	

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					<p>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.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved 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>D107.1 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. Exceptions: 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p> <p>D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>503.2.5 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. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisionsshall be provided with a 96-foot diameter cul-de-sac.</p>	

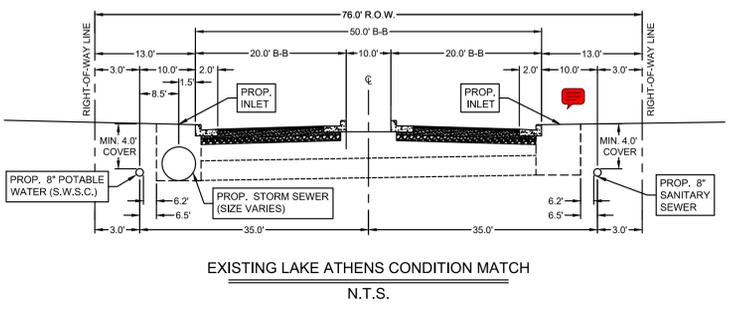
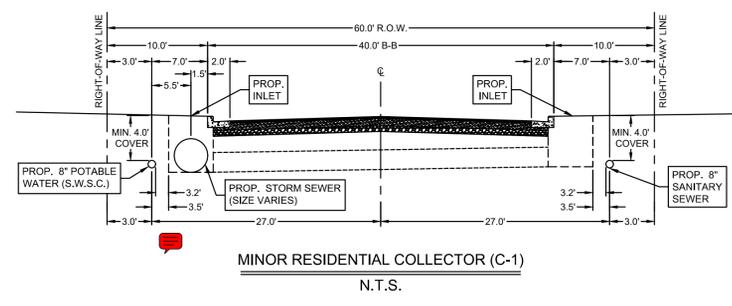
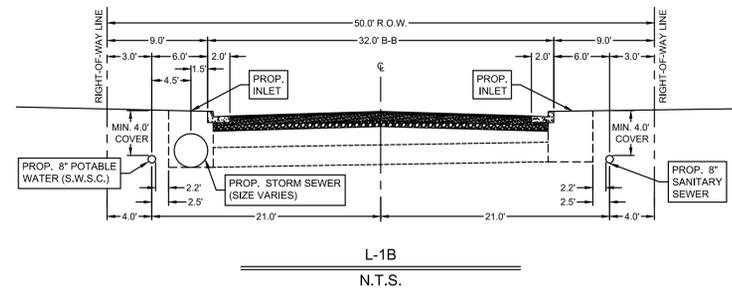
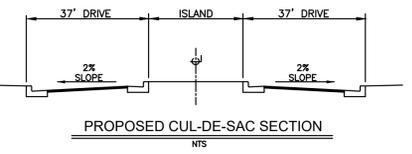
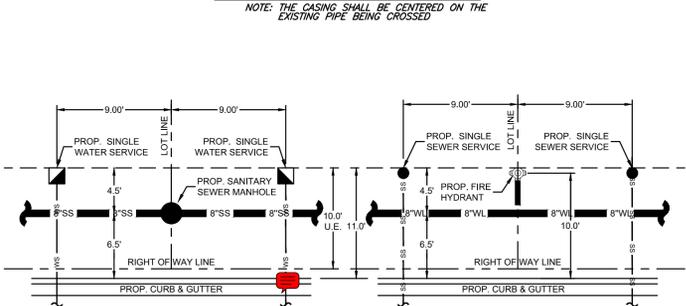
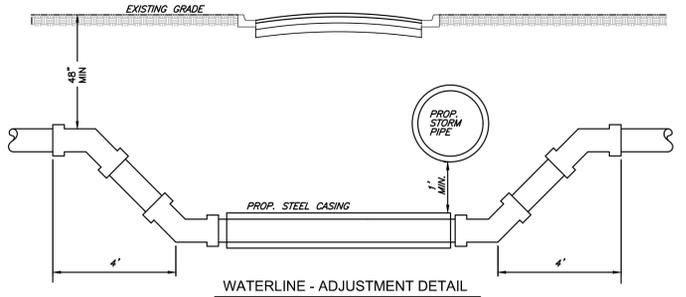
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57	P001	Note	Mina Trinidad : DS	Closed	(Informational) RMP C1 collector street within phase 1 development.	
58	P001	Note	Mina Trinidad : DS	Closed	Topographic contours to be shown on plat.	
59	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (Lucio Ramos) Drainage will be reviewed when driveway permit is requested.	
60	P001	Note	Mina Trinidad : DS	Closed	Update plat ownership and deed number within plat boundary.	
61	P001	Note	Mina Trinidad : DS	Closed	Include adjacent property owner information, Lake Athens Avenue continuation, and easements of adjacent properties within 200-feet of subject property. (This information was included on previous submittal of plat)	
16	U001	Note	Bria Whitmire : DS	Closed	Design Details to be confirmed on Construction Plans	
17	U001	Note	Bria Whitmire : DS	Closed	Notate the application of this cross section- assuming the cul d sac in comparing the B-B provided on the D&G sheet but provide references on all sheets to ensure clarity.	
18	U001	Note	Bria Whitmire : DS	Closed	Details of service connections around cul d sac to be further addressed on construction plans.	
24	U001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
25	U001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comment.	
52	U001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	
53	U001	Note	Mina Trinidad : DS	Closed	CCW: (John Gonzalez) Water Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Additional comments of the proposed water plan & profile to be provided during Public Improvements Phase. Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Additional comments of the proposed wastewater plan & profile to be provided during Public Improvements Phase.	

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54	U001	Note	Mina Trinidad : DS	Closed	AEP: 02/05/26 Update: No above ground improvements are allowed 100' within our ROW (50 ft from centerline). (See documents titled "CE Jolley Easement" in attachments). (Ronika Moralez) AEP Transmission does have an overhead power line but I believe it is not in Phase 1. I can send you my comments when I locate the easement.	
14	U002	Note	Bria Whitmire : DS	Closed	Minimum Slope is 3:1	
15	U002	Note	Bria Whitmire : DS	Closed	Provide Cross Section for all street types, including the 50' ROW, 60' ROW, 76' ROW and cul d sacs	
26	U002	Note	Justin Phung : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
27	U002	Note	Justin Phung : STREET	Closed	PW STR: 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.	
28	U002	Note	Justin Phung : STREET	Closed	PW STR: For typical street section details, please denote planned street classification per UDC 8.2.1.B standards	
29	U002	Note	Justin Phung : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	
30	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
31	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
32	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
33	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	

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34	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
35	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
36	U002	Note	Justin Phung : STREET	Closed	PW STR: Please provide clarification on the construction and material used for the cul-de-sac island. 2/9/2026: PW STR: Since the medians will be in City/Public ROW, the medians shall be constructed with concrete with no green space. For more information, please contact Public Works Stormwater Department.	
62	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - For PI, please provide geotech report for determining validity of street sections.	
64	U002	Note	Justin Phung : STREET	Closed	PW STR: Is it planned to have the median for the 76' ROW match what is existing for Lake Athens Avenue? Please coordinate with Public Works Stormwater Department to determine the construction of these.	

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	FLUSH VALVE
	PROP. 2" DUAL WATER SERVICES (ADJACENT)
	PROP. 2" DUAL WATER SERVICES WITH 4" SCH40 PVC CASING (ACROSS)
	PROP. 1" SINGLE WATER SERVICES (ADJACENT)
	PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
	STORM MANHOLE
	TYPE "A" INLET
	SANITARY MANHOLE
	4" SINGLE SANITARY SEWER SERVICE
	8" WL WATER LINE (SHARYLAND WSC)
	8" SS SEWER LINE (CITY OF MCALLEN)
	8" RW RE-USE WATER LINE
	24" SD STORM LINE
	IRR IRRIGATION LINE



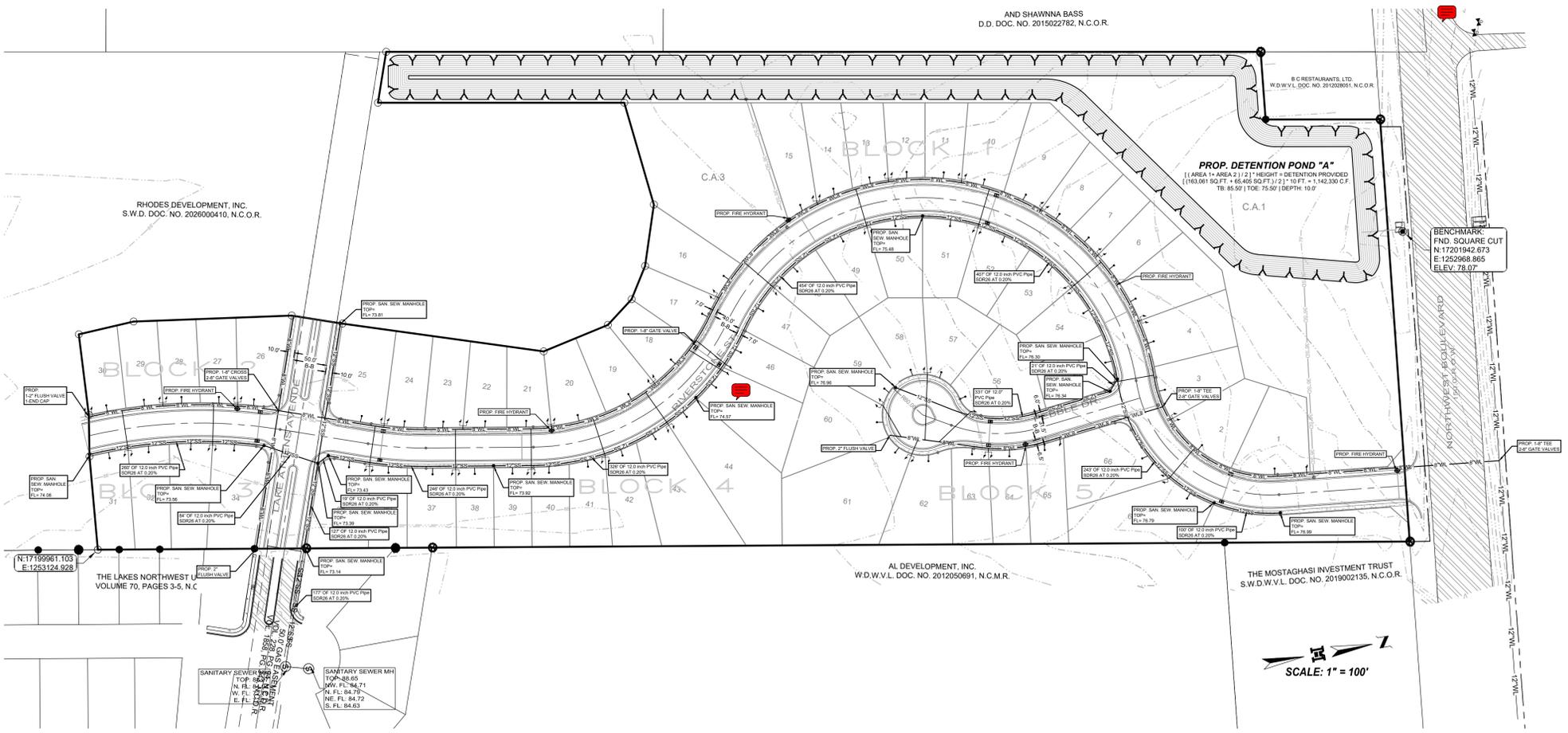
- NOTE:**
- NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 - NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
 - MINIMUM 9' SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
 - ALL WATER LINE MAIN CONNECTIONS WILL BE MADE WITH MECHANICAL JOINT FLANGES.
 - 3" HIGH LETTERS SHALL BE ENGRAVED INTO CONCRETE CURB TO MARK UTILITY LINE LOCATIONS AS FOLLOWS:
 "W" - WATER LINE
 "S" - SANITARY SEWER LINE
 - SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE.
 - UTILITY MAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
 WATER MAIN- PVC C900 DR18
 SANITARY SEWER MAIN- PVC SDR26
 - CASING PIPE MATERIALS FOR MAINS AT CROSSINGS SHALL BE AS FOLLOWS:
 WATER- STEEL

SANITARY SEWER FLOW CALCULATION

NUMBER OF LOTS:	67 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	235 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	21,105 GPD
TOTAL SEWAGE FLOW PER MINUTE:	14.66 GPM

WATER DEMAND CALCULATION

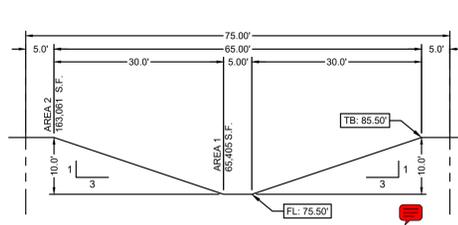
NUMBER OF LOTS:	67 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	235 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD



LEGEND (PROPOSED)

	STORM SEWER MANHOLE
	TYPE "A" INLET
	TYPE "C" INLET
	TYPE "F" INLET
	BEEHIVE INLET
	DRAIN FLOW
	24" STORM SEWER LINE
	30" STORM SEWER LINE
	36" STORM SEWER LINE
	42" STORM SEWER LINE
	48" STORM SEWER LINE
	54" STORM SEWER LINE
	ASPHALT TO ASPHALT
	BACK TO BACK
	FLOWLINE
	FINAL GRADE
	GRADE BREAK
	HIGH BANK
	LOW POINT
	NATURAL GROUND
	TOP OF RIM
	TOP OF BANK
	TOP OF CURB
	TOE OF DITCH
	TOP OF INLET
	HIGHPOINT
	FINAL GRADE
	EXISTING GRADE
	PROPOSED GRADE

NOTE:
 1. STORM WATER LINES SHALL BE RJT-RCP CL III TYPE PIPES.
 2. ALL EXCAVATED MATERIAL TO BE PLACED ON FILL AREAS AND COMPACTED AND TESTED PER ENGINEER OF RECORD AND GEOTECHNICAL REQUIREMENTS.

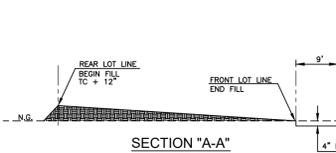
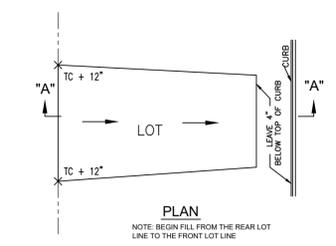
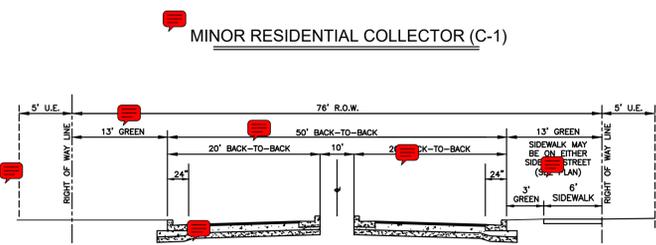
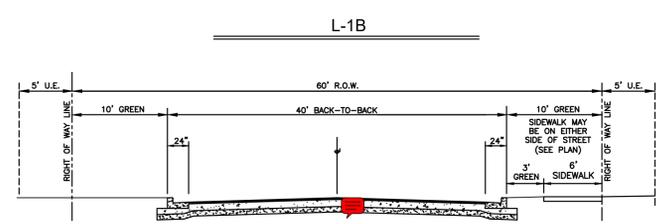
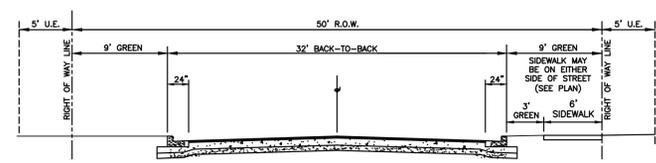
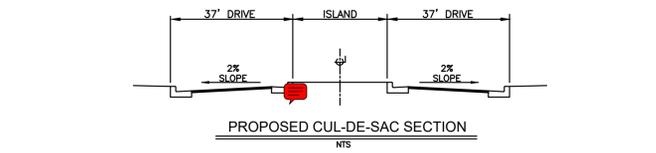


SECTION CUT A-A
 PROP. DETENTION POND "A"
 N.T.S.
 ((AREA 1 + AREA 2) / 2) * HEIGHT = DETENTION PROVIDED
 ((163,061 SQ.FT. + 65,405 SQ.FT.) / 2) * 10 FT. = 1,142,330 C.F.
 TB: 85.50' | TOE: 75.50' | DEPTH: 10.0'

NOTE: DETENTION PONDS SHALL HAVE HYDRO MULCH TO AS AN EROSION PREVENTION MEASURE; OTHER SUCH ACCEPTABLE EROSION PREVENTION MEASURES MUST BE UTILIZED PERMANENTLY.

DRAINAGE AREA GROUP TABULATIONS

DRAINAGE AREA GROUP	AREA (AC.)	DETENTION		Q10 FLOW (C.F.S.)	
		100-YEAR REQUIRED C.F.	PROVIDED (C.F.)		
PHASE I	24.868	183,363	4,209	183,363	4.89
PHASE II	23.268	171,565	3,939	171,565	4.57
PHASE III	21.146	155,918	3,579	155,918	4.16
MASTER TOTAL	69.282	510,846	11,727	510,846	13.62



GENERAL NOTES:
 1. 85% COMPACTION REQUIRED ON LOT FILL. TESTING WILL BE REQUIRED AS DEEMED NECESSARY BY ENGINEER. TESTING WILL BE PAID FOR BY OWNER.
 2. PROPOSED CONSTRUCTION METHOD:
 1. CONTRACTOR MAY PRELIMINARY CUT AND MASS GRADE LOTS BEFORE UTILITIES ARE INSTALLED. UTILITY CONTRACTOR SHALL DEPOSIT EXCESS DIRT AT REAR OF LOTS, NOT AT FRONT.
 2. AFTER UTILITIES ARE INSTALLED, PAVING CONTRACTOR CAN FINALIZE LOT GRADING AS PER LOT GRADING DETAIL.
 3. PARK AREAS TO BE GRADED TOWARDS AREA INLET.

TYPICAL LOT GRADING PLAN
 N.T.S.

SCALE: 1" = 100'

