



### **Merged Document Report**

### **Application No.: PL9049**

|               |      |
|---------------|------|
| Description : |      |
| Address :     |      |
| Record Type : | PLAT |

Submission Documents:

| <b>Document Filename</b>                    |
|---|
| 09 43 & 22 UTILITY PLAN.pdf                 |
| PL9049 Kaspian Gas Easements.pdf            |
| 01A PLAT APPLICATION.pdf                    |
| 08 REV KASPIAN SWQMP.pdf                    |
| PRELIMINARY PLAT PL9049 - rev 3-18-2026.pdf |

Comment Author Contact Information:

| <b>Author Name</b> | <b>Author Email</b>        | <b>Author Phone No.:</b> |
|--------------------|----------------------------|--------------------------|
| Mina Trinidad      | minar@corpuschristitx.gov  | 361-826-3259             |
| Caleb Wong         | calebw@corpuschristitx.gov | 361-826-3392             |
| Bria Whitmire      | briaw@corpuschristitx.gov  | 361-826-3268             |
| Elena Buentello    | elenab@corpuschristitx.gov | 361-826-3598             |

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

| <b>Comment ID</b> | <b>Page Reference</b> | <b>Annotation Type</b> | <b>Author : Department</b> | <b>Status</b> | <b>Review Comments</b>   | <b>Applicant Response Comments</b> |
|-------------------|-----------------------|------------------------|----------------------------|---------------|--|------------------------------------|
| 1                 | Application           | Note                   | Mina Trinidad : DS         | Closed        | Complete Land Subdivision Application by included the proposed number of lots. |                                    |

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|------------|----------------|-----------------|----------------------|--------|---|-----------------------------|
| 2          | Application    | Note            | Mina Trinidad : DS   | Closed | (Informational) This Plat Application has requested the 30-day review tract. Please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.  |                             |
| 3          | Application    | Note            | Mina Trinidad : DS   | Closed | Peak Hour Trip (PHT) Form required to be submitted.   |                             |
| 4          | Application    | Note            | Mina Trinidad : DS   | Closed | Upon review of the above-referenced plat, staff has determined that the extent of the newly submitted preliminary plat exceeds the criteria of an amending plat. The significant changes warrant the submittal of a new preliminary plat.   |                             |
| 5          | Application    | Note            | Elena Buentello : DS | Closed | <p>Preliminary Plat Amendment Request – Required Next Steps</p> <p>Thank you for submitting your request to amend the existing preliminary plat. After review, staff has determined that the extent of changes in the newly submitted preliminary plat exceeds the criteria for a revision. Significant modifications of this nature require submission of a new preliminary plat.</p> <p>Based on this determination, staff recommends the following actions:</p> <ol style="list-style-type: none"> <li>1. Withdraw the approved preliminary plat 21PL1117.</li> <li>2. Submit PL9049 as a new preliminary plat. This will be taken to TRC for review, followed by Planning Commission consideration.</li> <li>3. Revise the final plat for Unit 1, which will also need to proceed through TRC review and Planning Commission consideration.</li> </ol> <p>Please confirm how you would like to proceed so that staff can coordinate the appropriate next steps.</p> |                             |
| 22         | SWQMP          | Note            | Bria Whitmire : DS   | Closed | While sufficient for preliminary plat purposes, is there a concept of how to control the outfall such as to assure post development runoff does not exceed pre development runoff?  |                             |

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| 20         | U001           | Note            | Bria Whitmire : DS  | Closed | With water/wastewater identified in front of the homes, is rear easement for gas only or for gas and communications? Gas department may have concerns about directionally drilled communications alongside their gas lines so might need to clarify easement purposes.   |                             |
| 21         | U001           | Note            | Mina Trinidad : DS  | Closed | <p>Fire:<br/>(Mark Lewis)</p> <ol style="list-style-type: none"> <li>1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</li> <li>2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</li> <li>3. 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.</li> <li>4. 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.</li> <li>5. 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.</li> <li>6. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</li> <li>7. 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.</li> <li>8. 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.</li> <li>9. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall</li> </ol> |                             |

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|            |                |                 |                     |        | <p>be provided with an approved area for turning around fire apparatus.</p> <p>10. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>  |                             |
| 23         | U001           | Note            | Mina Trinidad : DS  | Closed | <p>(Informational) Fire:<br/>(Mark Lewis)</p> <p>9. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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.</p> <p>10. Note: Calculated Turning Radii for Fire Apparatus:<br/> Inside Turn: 20 ft. 3 in.<br/> Curb to curb: 36 ft. 8 in.<br/> Wall to wall: 44 ft. 8 in.</p> <p>11. It is noted that the intersection of Medio Creek Circle and Red Sea Dr. creates a sharp turn. If the turning radius does not meet our requirements, then this turn will need to be widened for a fire apparatus to negotiate the turn without have to back-up.</p> <p>12. 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>13. 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>14. 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.</p> |                             |

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|            |                |                 |                     |          | <p>Exceptions:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul>  |                             |
| 24         | U001           | Note            | Mina Trinidad : DS  | Closed   | <p>(Informational) Fire:<br/>(Mark Lewis)<br/>15. 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.<br/>16. The plat indicated that there will be two points of entry into this subdivision. One being Kaspian Sea Drive and the other Aransas River Dr. It appears that Aransas River Drive is preliminary. As with other reviews, allowance will be made to built up to 50 homes. Once the 51st. home foundation is laid, the Aransas River Drive connection to CR. 43 (Weber Rd.) is to be completed.</p> |                             |
| 25         | U001           | Note            | Bria Whitmire : DS  | Closed   | <p>7.5' UE at southern property line does not connect where road goes to the edge of the property. What infrastructure is in this easement that it does not need to continue to connect at Blanco Creek?</p>   |                             |
| 28         | U001           | Note            | Mina Trinidad : DS  | Closed   | <p>Fire:<br/>(Mark Lewis)<br/>It is noted that the intersection of Medio Creek Circle and Red Sea Dr. creates a sharp turn. If the turning radius does not meet our requirements, then this turn will need to be widened for a fire apparatus to negotiate the turn without having to back-up<br/>The plat indicated that there will be two points of entry into this subdivision. One being Kaspian Sea Drive and the other Aransas River Dr. It appears that Aransas River Drive is preliminary. As with other reviews, allowance will be made to build up to 50 homes. Once the 51st. home foundation is laid, the Aransas River Drive connection to CR. 43 (Weber Rd.) is to be completed.</p>   |                             |
| 31         | U001           | Note            | Mina Trinidad : DS  | Migrated | <p>03/06/26 Update: It appears that the 5'UEs on Lots 22 and 23 Blk 23 have been removed on this latest version for submittal. The Gas Department</p>  |                             |

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|            |                |                 |                     |          | <p>would like to request that these easements be put back on those lots. We need at least one of them for looping/back feed purposes, not sure why they were removed.</p> <p>02/02/26 Update: Gas Department would like to request a 5' UE on Lot 20 BLK 10 and a 5' UE on Lot 12 BLK 14 as shown on attached map. (Under attachments in Customer Portal)</p> <p>Gas Department:<br/>(Keith Rodriguez)<br/>Please see attached for gas easements requested in red for Kaspian Subdivision.</p> |                             |
| 38         | U001           | Note            | Mina Trinidad : DS  | Migrated | <p>(Informational) CCW:<br/>(Edgar Diaz Ruiz)<br/>Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards). All water improvements to be address during Public Improvements Phase.<br/>Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p>  |                             |
| 44         | Gas Easements  | Note            | Mina Trinidad : DS  | Closed   | Gas Easements 02/02/26   |                             |
| 17         | P001           | Note            | Bria Whitmire : DS  | Closed   | Appears to be an excessive straight away without stop conditions - are any traffic calming measures proposed?  |                             |
| 18         | P001           | Note            | Mina Trinidad : DS  | Closed   | (Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.   |                             |
| 19         | P001           | Note            | Bria Whitmire : DS  | Closed   | This put a residential roadway abutting property to the south which could possibly abut back yards. Possible to keep Lampasas going straight to Blanco Creek with <150' dead end to reduce the impact of this condition?   |                             |
| 26         | P001           | Note            | Bria Whitmire : DS  | Closed   | Unit 1 is towards FM 43 is it not? Is this note referencing Unit 5?  |                             |
| 27         | P001           | Note            | Bria Whitmire : DS  | Closed   | This street configuration appears to be very close for fire apparatus. Confirm ability of fire apparatus to maneuver either end of this road section along southern property line.   |                             |
| 29         | P001           | Note            | Mina Trinidad : DS  | Closed   | <p>Traffic/ROW:<br/>(Jorge Chavez)</p> <p>ROADWAY MASTER PLAN (RMP) Comments:<br/>C3 Collector (East / West), north side of proposed development (Aransas River Drive)<br/>As per RMP &amp; Infrastructure Design Manual (IDM) -</p>   |                             |

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|            |                |                 |                     |        | <p>75 FT ROW dedication required<br/>Accompanied Public Improvements for a 75 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table<br/>Plat proposed ROW dedication, Aransas River Drive, of 67 FT (Future ROW 75 FT)<br/>Clarify, half / half ROW dedication is the typical approach for planed roadways split between two future developments (plats / parcels).<br/>Clarify, will this development propose public improvements for the majority of the planned C3 collector, if so , how much?<br/>Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 75 FT ROW for review and approval.</p> <p>A3 Arterial (North / South), west side of proposed development (County Road 43)<br/>As per RMP &amp; IDM - 130 FT ROW dedication required<br/>Accompanied Public Improvements for a 130 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table<br/>Plat proposed ROW dedication of 30 FT (County Road 43)<br/>Does not meet required proposed ROW as per RMP &amp; IDM requirements<br/>Update plat to show ROW dedication as per RMP &amp; IDM requirements<br/>Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 130 FT ROW for review and approval.</p> <p>P1 Parkway Collector (North / South), east side of proposed development (next to Storm water dentation area)<br/>As per RMP &amp; IDM - 80 FT ROW dedication required<br/>Accompanied Public Improvements for an 80 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table<br/>Plat proposed ROW dedication of 80 FT<br/>Plat meets required proposed ROW as per RMP &amp; IDM requirements<br/>Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 130 FT ROW for review and approval.</p> <p>TRAFFIC Comments:<br/>Street typical to reflect criteria as per the City of Corpus Christi Infrastructure Design Manual (IDM), Chapter 6 Local &amp; Non-Local Street Standard Street typical(s), clarify the classification of each</p> |                             |

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|            |                |                 |                     |        | <p>proposed typical street section<br/>As per the Unified Development Code(UDC) Section 8.2.1.D<br/>Two (2) points of external access, minimum, must be provided if the development has more between 81 to 160 buildable lots in a subdivision.<br/>Three (3) points of external access, minimum, must be provided if the development has more than 161 buildable lots in a subdivision.<br/>Proposed Driveway access for both the development as a whole and individual parcel connecting to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>   |                             |
| 30         | P001           | Note            | Mina Trinidad : DS  | Closed | <p>03/09/26 Update: Plat closes within acceptable engineering standards.</p> <p>02/04/26 Update: Plat does not close within acceptable engineering standards.</p> <p>GIS:<br/>(Ziba A)<br/>Upon review, I was unable to find the bearings and distances for the outer boundary of this property to perform a closure check.<br/>Could you please provide a copy of the plat that includes these specific dimensions?</p>   |                             |
| 31         | P001           | Note            | Mina Trinidad : DS  | Closed | <p>03/19/26 Update: Comments of the easements being added to the plat is fine.</p> <p>03/06/26 Update: It appears that the 5'UEs on Lots 22 and 23 Blk 23 have been removed on this latest version for submittal. The Gas Department would like to request that these easements be put back on those lots. We need at least one of them for looping/back feed purposes, not sure why they were removed.</p> <p>02/02/26 Update: Gas Department would like to request a 5' UE on Lot 20 BLK 10 and a 5' UE on Lot 12 BLK 14 as shown on attached map.<br/>(Under attachments in Customer Portal)</p> <p>Gas Department:<br/>(Keith Rodriguez)<br/>Please see attached for gas easements requested in red for Kaspian Subdivision.</p> |                             |
| 32         | P001           | Note            | Mina Trinidad : DS  | Closed | (Informational) CCIA: Corpus Christi International Airport has no comments.  |                             |

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| 33         | P001           | Note            | Mina Trinidad : DS  | Closed | (Informational) Parks and Recreation: Plat describes the project scope of 422 Proposed residential dwelling units to applicable lots. As such, fees are to be calculated based on the number of lots (422) provided by the developer. If this number changes, either in addition or subtraction of lots, please contact in order to properly recalculate appropriate fees if necessary.<br><br>422 Dwelling Units x \$462.50 = \$195,175.00 |                             |
| 34         | P001           | Note            | Mina Trinidad : DS  | Closed | Increase street text within vicinity map  |                             |
| 35         | P001           | Note            | Mina Trinidad : DS  | Closed | Revise general note #2. Property is zoned RS-4.5.   |                             |
| 36         | P001           | Note            | Mina Trinidad : DS  | Closed | Include receiving waters plat note.   |                             |
| 37         | P001           | Note            | Mina Trinidad : DS  | Closed | In the plat notes, include the Fema Flood Information note with the effective date of October 13, 2022.   |                             |
| 38         | P001           | Note            | Mina Trinidad : DS  | Closed | (Informational) CCW:<br>(Edgar Diaz Ruiz)<br>Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). All water improvements to be address during Public Improvements Phase.<br>Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.                         |                             |
| 40         | P001           | Note            | Mina Trinidad : DS  | Closed | Block 11, Lots 8, 9, & 10 required to show square footage of lot.   |                             |
| 46         | P001           | Note            | Mina Trinidad : DS  | Closed | General note #17 can be removed as it is a duplicate of general note #2.  |                             |
| 47         | P001           | Note            | Mina Trinidad : DS  | Closed | Add the current owner's name to the plat as well.   |                             |
| 6          | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - For future reference, please revise the typical section drawings to be consistent in design with Aransas River, 50' ROW and 60' ROW typical sections. Other typical sections do not match the same format.  |                             |
| 7          | P001           | Note            | Caleb Wong : 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.<br><br>PW STR: Was a Geotech report acquired for this area? Without it, we cannot accept the design of the typical sections.   |                             |

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| 8          | P001           | Note            | Caleb Wong : 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.  |                             |
| 9          | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.<br><br>PW STR: Please adjust arrow of one-course surface treatment and prime coat callouts to point between asphalt and base layers for all typical street sections.   |                             |
| 10         | P001           | Note            | Caleb Wong : 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.<br><br>PW STR: Please add note to all proposed street sections for consistency.   |                             |
| 11         | P001           | Note            | Caleb Wong : STREET | Closed | PR STR: Will CR 43 be improved? CR 43 is on the Roadway Master Plan and is classified as a secondary arterial (A2) and shall have the appropriate ROW per the IDM Table 6.2.2.B.<br><br>PW STR: Note on CR 43 typical section refers to IDM Table 6.3.5KA but that table refers to Minor Residential Collectors while CR 43 is slated to be an A2 Arterial. The appropriate table is IDM Table 6.3.5M. Note also mentions that the typical section is for CR 43 within the limits of development. What about off site and how far off site? Will construction of CR 43 reach Weber Rd? Please adjust note. |                             |
| 12         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Kaspian Sea Rd has a label of 70' ROW on a section that is drawn to 60' ROW. What is the reason for the ROW shift and how will that be constructed. Please provide typical section for both ROW proposals.<br><br>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.   |                             |
| 13         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: What type of divider will be in place between Little River Circle and Oso Parkway?<br><br>PW STR: A non-mountable curb separation will be required and proper protection implemented between the two streets. In addition, a form of traffic deterrence (bollard or barricade) will need to be installed to prevent vehicles passing though.   |                             |

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| 14         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: King's Lake West subdivisions is directly below. Will Blanco Creek Dr be abutting the backyards of the houses south in the adjacent subdivision?   |                             |
| 15         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.  |                             |
| 16         | P001           | Note            | Caleb Wong : 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. |                             |
| 41         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Please add Oso Parkway label to the site map.  |                             |
| 42         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Typical 80' ROW typical section shows a 5' sidewalk and a 10' shared bike path. Is the 5' sidewalk callout to denote that 5' of the 10' shared bike path will be for pedestrians?  |                             |
| 43         | P001           | Note            | Caleb Wong : STREET | Closed | PW STR: Oso Parkway typical shows geotextile. Geotextile will need to follow IDM Table 6.3.5E - Geogrid Requirements   |                             |



# APPLICATION FOR LAND SUBDIVISION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: \_\_\_\_\_ Grid/Map No.: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_

1. Applicant: Mostaghasi Investment Trust  
Telephone: (361) 765-4222 EMAIL: mostaghasig@hotmail.com  
Address: 5626 Ocean Drive, Corpus Christi, TX 78412  
Status of Applicant: Owner: XX Other: (specify) \_\_\_\_\_

2. Engineer/Surveyor: J. Perales Civil Engineering/Hayden Surveying Telephone: (361) 728-7188  
Address: 5866 S. Staples Street, #315, Corpus Christi, TX 78411 EMAIL: jperales@jperalesengineering.com  
Contact Person: Juan Perales, Jr., P.E. Telephone: (361) 728-7188

3. Owner: Mostaghasi Investment Trust Telephone: (361) 765-4422  
Address: 5626 Ocean Drive, Corpus Christi, TX 78412  
Type of Ownership:  Sole  Partnership  Corporation  
Other trust

4. Preliminary Plat: X Final Plat: \_\_\_\_\_ Amending/Vacating Plat: \_\_\_\_\_ Replat: \_\_\_\_\_  
Proposed Subdivision Name: Kaspian Subdivision  
Location: Nueces County Road 43, approx. 0.6 miles south of F.M. 43 Acreage: 99.517 acres  
Legal Description: 99.517 acres out of the South 1/2 of Section No. 6, Laureles Farm Tracts  
Land Use: (Existing) agriculture (Proposed) Single family residential  
Zoning: (Existing) RS-6 Single Family Residential (Proposed) RS-6 Single Family Residential (no change)  
Tax I.D. No.: 4250-0006-0105  
Proposed No. of Lots: 422 Plat review: 30-day \_\_\_\_\_ XX 60-day \_\_\_\_\_  
Reason for plat/replat: The original preliminary plat has been revised and is being submitted as a new preliminary plat per staff direction.

**Application is not valid without Completion of all pages**  
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmllabs.infor.com/>

|                 |                      |                 |                 |               |
|-----------------|----------------------|-----------------|-----------------|---------------|
| Office Use Only | Date Rcvd: _____     | PRELIMINARY:    | FINAL:          | RECORDED:     |
|                 | Received by: _____   | Denied: _____   | Denied: _____   | Date: _____   |
|                 | Filing Fee: _____    | Approved: _____ | Approved: _____ | Volume: _____ |
|                 | Recording Fee: _____ |                 |                 | Page: _____   |
|                 | Type Plat: _____     |                 |                 |               |
|                 | ADP: _____ CT: _____ |                 |                 |               |
| Comments: _____ |                      |                 |                 |               |
| District: _____ |                      |                 |                 |               |

SEE REVERSE SIDE

STORMWATER RUNOFF ESTIMATES  
 TOTAL PROPERTY AREA = 99.5 ACRES  
 OFFSITE CONTRIBUTING AREA = 6.1 ACRES  
 EXISTING LAND USE IS CULTIVATED FARMLAND WITH CLAYEY SOIL AND OVERLAND SLOPE < 1%  
 RUNOFF COEFFICIENT, C = 0.35  
 PER DRAFT DRAINAGE DESIGN MANUAL TABLE 4-1  
 ESTIMATED RUNOFF VELOCITY = 1.0 FT/SEC  
 PER DRAFT DRAINAGE DESIGN MANUAL EXHIBIT 4-1  
 L = 2200 FT.  
 TC EXISTING = 36.7 MIN  
 I5 EXISTING =  $79 / (36.7 + 8.7) 0.794 = 3.82$  IN/HR  
 I25 EXISTING =  $91 / (36.7 + 8.7) 0.759 = 5.03$  IN/HR  
 I100 EXISTING =  $99 / (36.7 + 9.4) 0.730 = 6.04$  IN/HR  
 Q5 EXISTING =  $(0.35)(3.82)(105.6) = 141.2$  CFS  
 Q25 EXISTING =  $(0.35)(5.03)(105.6) = 185.9$  CFS  
 Q100 EXISTING =  $(0.35)(6.04)(105.6) = 223.2$  CFS

PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL WITH LOTS LESS THAN 1/3 ACRE IN SIZE AND OVERLAND SLOPE > 1%, < 3.5%  
 RUNOFF COEFFICIENT, C = 0.55  
 PER DRAFT DRAINAGE DESIGN MANUAL TABLE 4-1  
 ESTIMATED RUNOFF VELOCITY = 2.0 FT/SEC FOR OVERLAND FLOW PER DRAFT DRAINAGE DESIGN MANUAL EXHIBIT 4-1, AND 2.0 FT/SEC FOR PIPE FLOW  
 L OVERLAND = 800 FT. T = 6.7 MIN  
 L PIPE = 3200 FT. T = 26.7 MIN

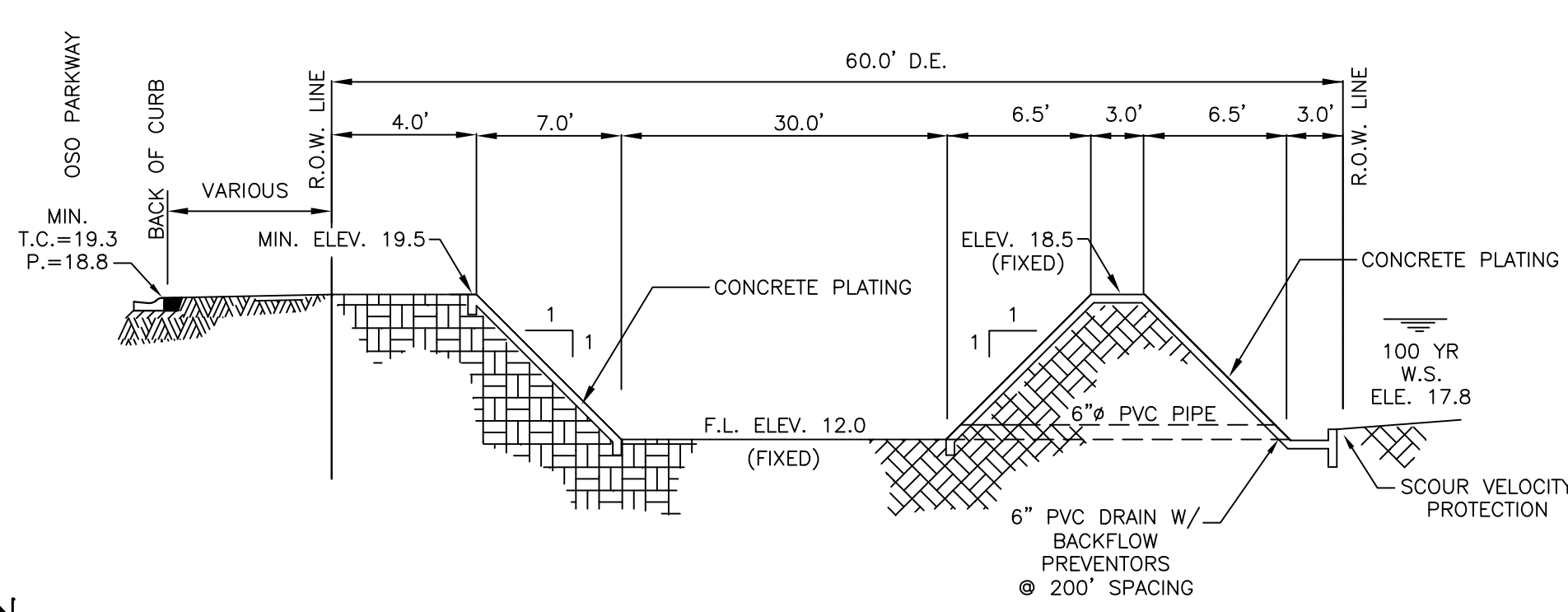
TC TOTAL = 33.4 MIN  
 I5 PROPOSED =  $79 / (33.4 + 8.7) 0.794 = 4.05$  IN/HR  
 I25 PROPOSED =  $91 / (33.4 + 8.7) 0.759 = 5.32$  IN/HR  
 I100 PROPOSED =  $99 / (33.4 + 9.4) 0.730 = 6.37$  IN/HR  
 Q5 PROPOSED =  $(0.55)(4.05)(105.6) = 235.2$  CFS  
 Q25 PROPOSED =  $(0.55)(5.32)(105.6) = 309.0$  CFS  
 Q100 PROPOSED =  $(0.55)(6.37)(105.6) = 370.0$  CFS

CALCULATED DETENTION VOLUME REQUIREMENTS:  
 APPLYING U.S. SOIL CONSERVATION SERVICE TRIANGULAR UNIT HYDROGRAPH PROCEDURE (FOR AREAS OF LESS THAN 200 ACRES).  
 TL = 2/3 TC MAX = 2/3 (33.4 MIN.) = 22.2 MIN.  
 TD = 8/3 TL = 8/3 (22.2 MIN.) = 59.2 MIN.  
 REQUIRED Q100 DETENTION VOLUME  
 =  $((370.0 - 223.2 \text{ CFS}) \times 60 \text{ CFM/CFS} \times 59.2 \text{ MIN.}) / 2 = 260717$  CUBIC FEET

DETENTION VOLUME PROVIDED BY DETENTION CHANNEL = 326409 CUBIC FEET  
 => 100 YEAR EVENT DETENTION PROVIDED EXCEEDS DETENTION REQUIRED

GENERAL NOTES

- EXISTING LAND USE IS CULTIVATED FARMLAND. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL DISTRICT WITH LOTS LESS THAN 1/3 ACRE. THE SITE IS INSIDE THE CORPUS CHRISTI CITY LIMITS AND IS CURRENTLY ZONED RS-6 SINGLE FAMILY RESIDENTIAL USE.
- TOTAL ACREAGE OF THE PROPOSED SUBDIVISION IS 99.5 ACRES.
- ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE DETAILED CONSTRUCTION PLANS FOR THE SUBDIVISION.
- DRAINAGE IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S MASTER DRAINAGE PLAN.
- NORTHERLY PORTIONS OF THE PROPOSED DEVELOPMENT FALL WITHIN SECTIONS OCB-170-101.1 AND OCB-170-101.3 OUT OF THE WAY OUT WEBER SUB-BASIN (OCB-170) WITHIN THE OSO CREEK STORM WATER DRAINAGE BASIN.
- SOUTHERLY PORTIONS OF THE PROPOSED DEVELOPMENT FALL PRIMARILY WITHIN SECTION OCB-170-100 OUT OF THE WAY OUT WEBER (OCB-170) SUB-BASIN WITHIN THE OSO CREEK STORM WATER DRAINAGE BASIN.
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES WITHIN THE PROPERTY BOUNDARIES.
- THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, NOR IS ADJACENT TO THE NUCES RIVER WATER SUPPLY.
- PER FLOOD INSURANCE RATE MAP, MAP NUMBER 483550520C, PRELIMINARY REVISION, DATED MAY 5, 2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



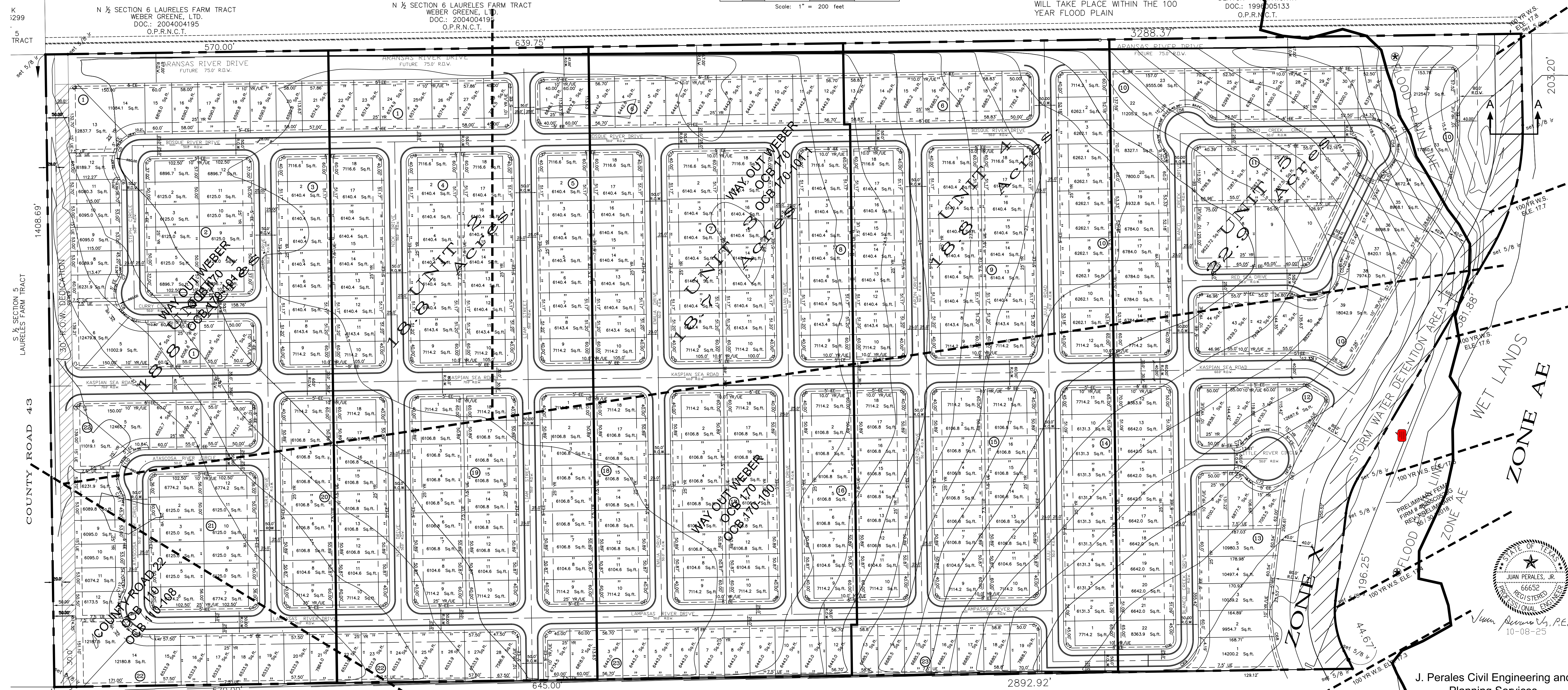
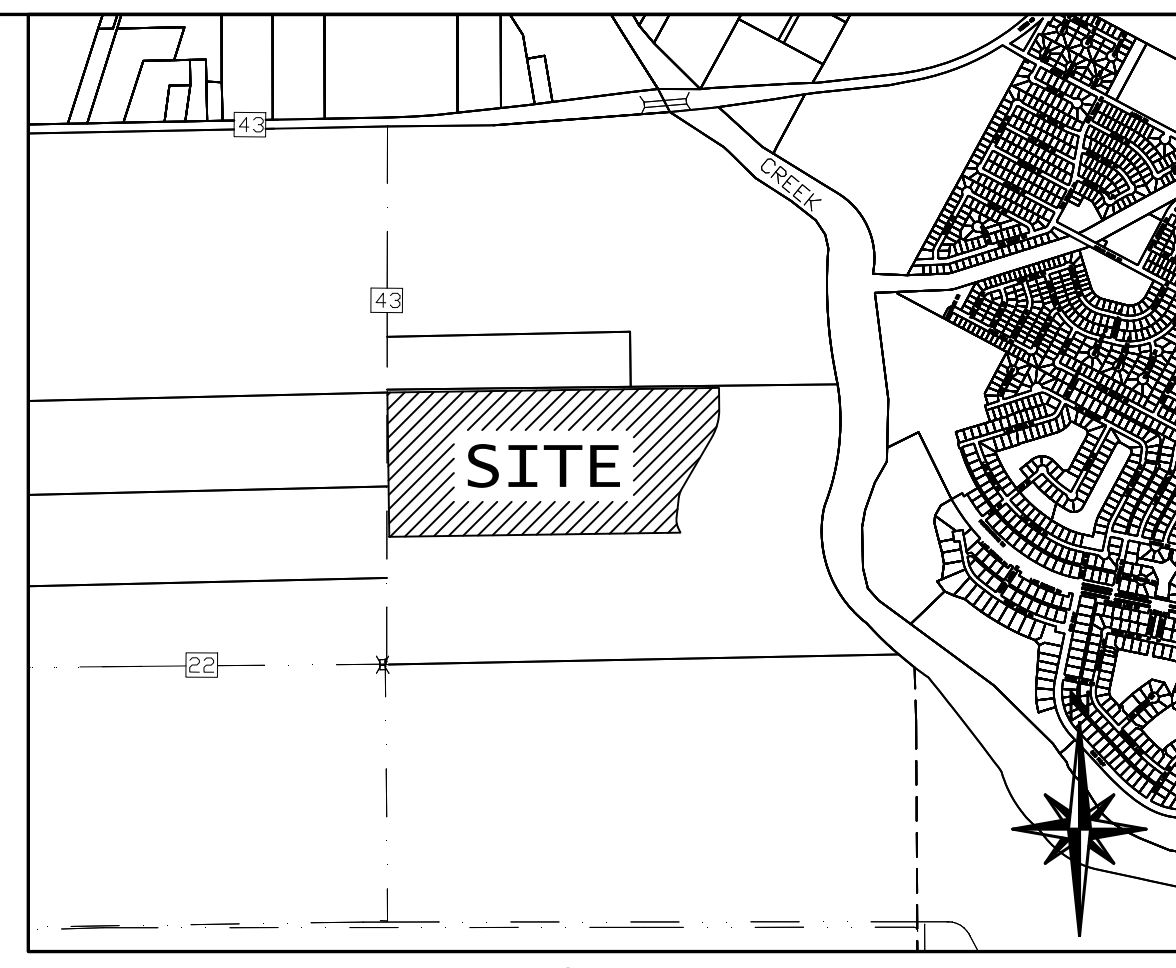
DETENTION CHANNEL  
 TYPICAL CROSS SECTION A-A  
 N.T.S.

NOTE:  
 CONTOURS SHOWN ARE EXISTING

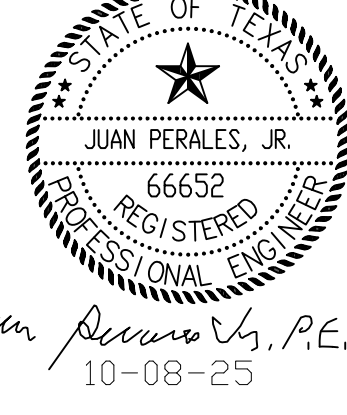


WILL TAKE PLACE WITHIN THE 100  
 YEAR FLOOD PLAIN

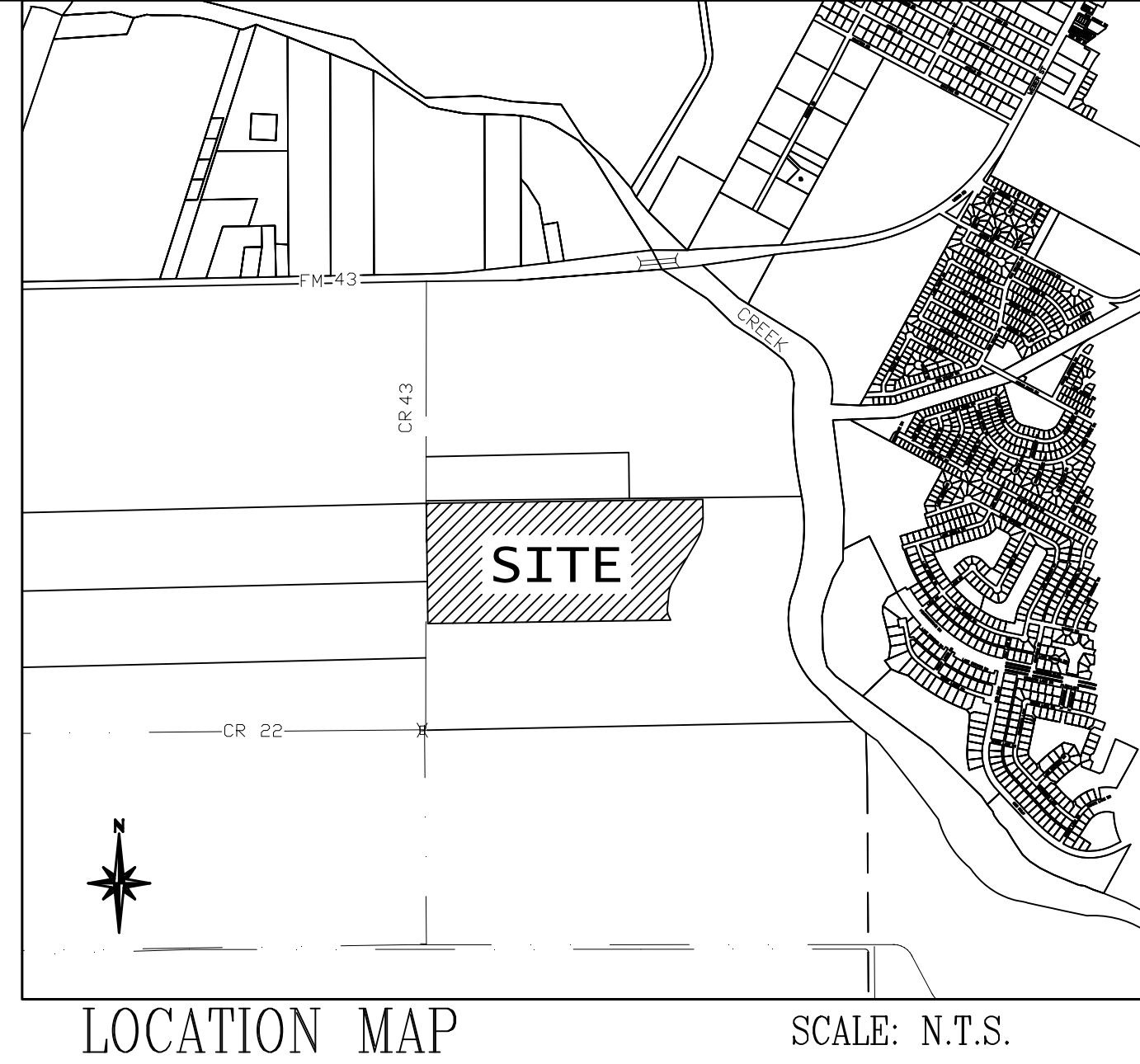
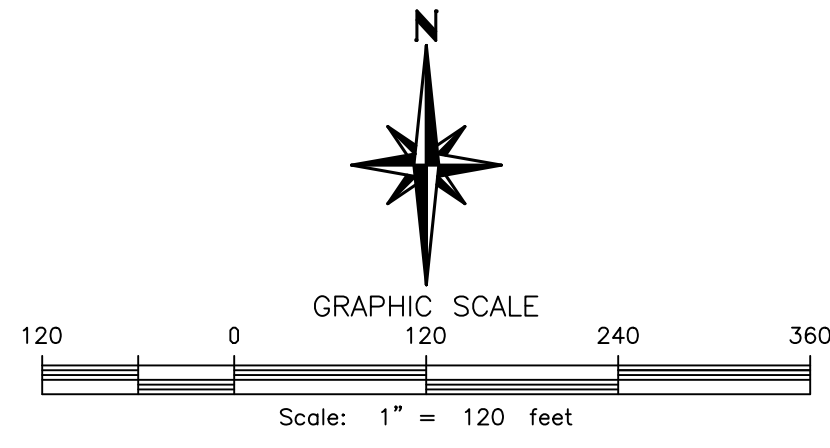
LEGEND:  
 SUBDIVISION BOUNDARY (TYP) - Dashed line  
 CITY STORM WATER BASIN BOUNDARY (TYP) - Dashed line  
 SUBDIVISION PHASE BOUNDARY (TYP) - Dashed line



STORM WATER MANAGEMENT PLAN  
 KASPIAN SUBDIVISION PRELIMINARY PLAT

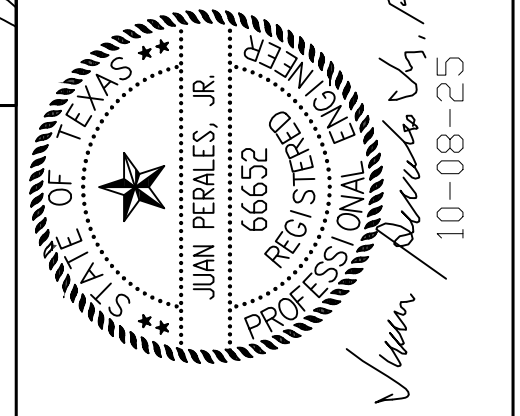


J. Perales Civil Engineering and  
 Planning Services  
 TBPE FIRM No. F-14207  
 jperales@jperalesengineering.com  
 5866 S. Staples - #315  
 Corpus Christi, Texas 78426  
 Tel: (361) 728-7188



LOCATION MAP SCALE: N.T.S.

|                   |              |
|-------------------|--------------|
| APPROVED BY: JP   | DRAWN BY: RT |
| DATE: 10-08-25    | SCALE: SHOWN |
| DRAWING #: 210237 | PAGE: 1      |
| DF: 1             | OF: 1        |



\*\* BOTTOM OF ENTRANCE SIGNS TO BE MINIMUM OF 36" ABOVE GRADE. SIGNS TO BE 3/4" NOM THICKNESS TREATED PLYWOOD MOUNTED ON 2 4X4 TREATED POSTS EMBEDDED 36" INTO THE GROUND.  
 VERTICAL DATUM: NAVD 1988  
 HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011.

PROJECT BENCHMARK / CONTROL POINTS:  
 CP 1 5/8" I.R. SET IN CONC.  
 N 17137840.363 E 1327944.667 ELE.= 26.27  
 CP 2 5/8" I.R. SET IN CONC.  
 N 17136431.887 E 1327984.400 ELE.=27.87

GAYLE SPECK  
 O.C.: 2001033299  
 O.P.R.N.C.T.  
 N 1/2 SECTION 5  
 RELÉS FARM TRACT

N 1/2 SECTION 6 LAURELES FARM TRACT  
 WEBER GREENE, LTD.  
 DOC.: 2004004195  
 O.P.R.N.C.T.

N 1/2 SECTION 6 LAURELES FARM TRACT  
 WEBER GREENE, LTD.  
 DOC.: 2004004195  
 O.P.R.N.C.T.

MICHAEL FASLER  
 DOC.: 2002008129  
 O.P.R.N.C.T.  
 S 1/2 SECTION 5  
 LAURELES FARM TRACT

N 1/2 SECTION 7 LAURELES FARM TRACT  
 JOHN C. TAMEZ  
 DOC.: 2002021903  
 O.P.R.N.C.T.

NOTE:  
 NO UNIT 1 CONSTRUCTION ACTIVITIES  
 WILL TAKE PLACE WITHIN THE 100  
 YEAR FLOOD PLAIN

DENTON - WHITWORTH  
 DOC.: 1996005133  
 O.P.R.N.C.T.



PRELIMINARY UTILITY PLAN

KASPIAN SUBDIVISION  
CORPUS CHRISTI, TEXAS

J. Perales Civil Engineering and  
 Planning Services  
 TBPE FIRM No. F-14207  
 jperales@jperalesengineering.com  
 5866 S. Staples St. - # 315  
 Corpus Christi, Texas 78411  
 Tel: (361) 728-7188



# KASPIAN SUBDIVISION PRELIMINARY PLAT

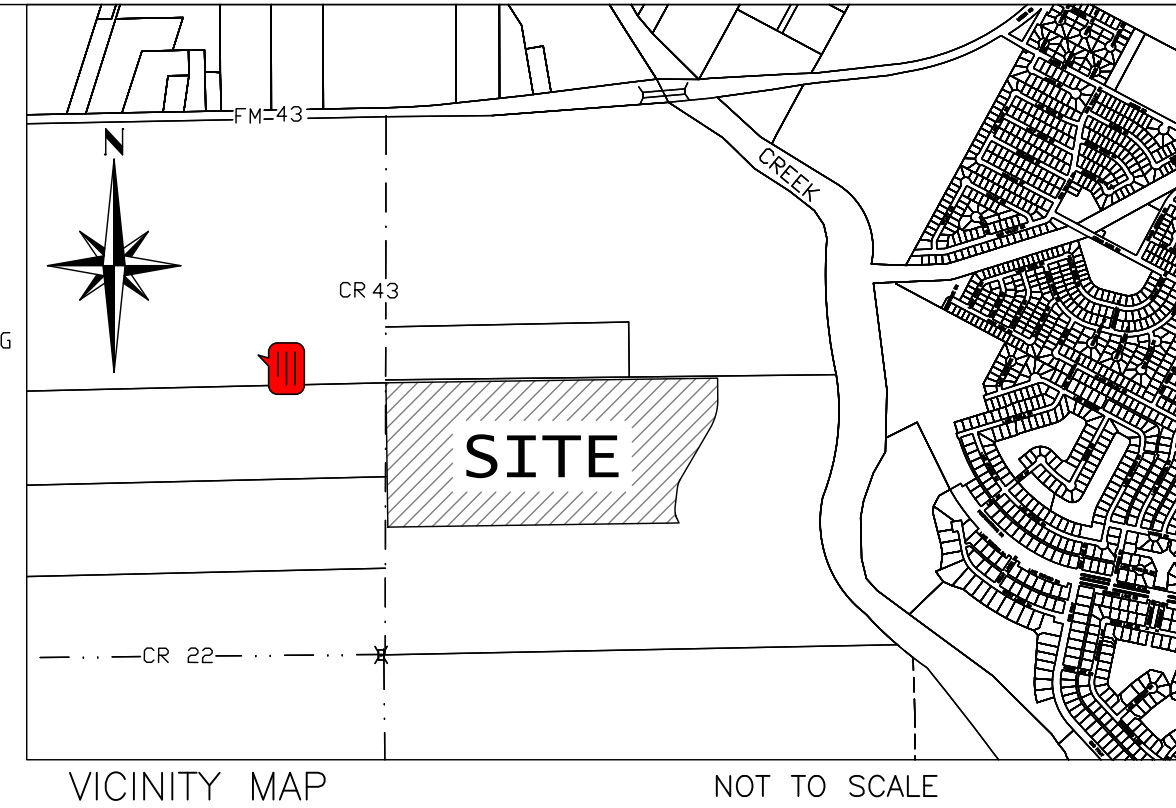
**LEGAL DESCRIPTION:**  
A 99.517 ACRE TRACT OF LAND BEING OUT OF A 284.6048 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING THE SOUTH ONE-HALF OF SECTION NO. SIX (6) OF THE LAURELS FARM TRACTS, AS SURVEYED BY FRENCH AND HABERER SURVEYORS, AND BEING OUT OF A LARGER GRANT OF LAND KNOWN AS "EL RINCON DE CORPUS CHRISTI GRANT", AS SHOWN BY MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID 284.6048 ACRE TRACT ALSO BEING DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM BENJAMIN C. TISDALE, III AND WIFE, VERONICA DAWN TISDALE, TO JOHN C. TAMEZ AS RECORDED UNDER DOCUMENT NO. 2002021903 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

**NOTE:**  
NO UNIT 1 CONSTRUCTION ACTIVITIES  
WILL TAKE PLACE WITHIN THE 100  
YEAR FLOOD PLAIN

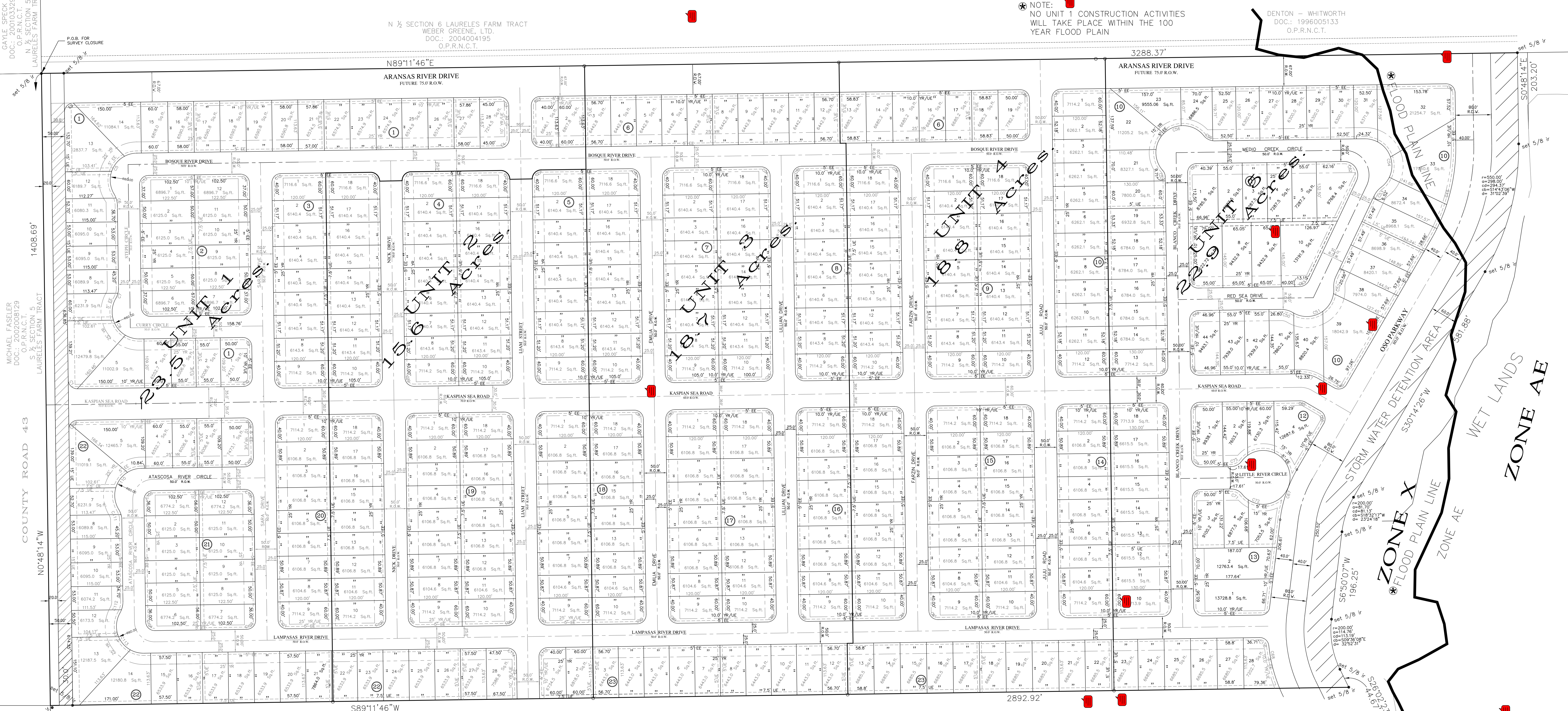
**OWNERS:**  
MISTAGHASI GEORGE  
DEVELOPMENT, L.L.C.  
5626 OCEAN DRIVE  
CORPUS CHRISTI, TX 78412

**ENGINEER:**  
J. PERALES CIVIL ENGINEERING  
& PLANNING SERVICES  
5866 S. STAPLES ST. #315  
CORPUS CHRISTI, TX 78413

**SURVEYOR:**  
HAYDEN SURVEYING INC.  
905 BELTA DR. #100  
CORPUS CHRISTI, TX 78412



| NUM | DELTA | ARC   | RADIUS | BEARING     | DISTANCE |
|-----|-------|-------|--------|-------------|----------|
| C1  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C2  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C3  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C4  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C5  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C6  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C7  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C8  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C9  | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C10 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C11 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C12 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C13 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C14 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C15 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C16 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C17 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C18 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C19 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C20 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C21 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C22 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C23 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C24 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C25 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C26 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C27 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C28 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C29 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C30 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C31 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C32 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C33 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C34 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C35 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C36 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C37 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C38 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C39 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C40 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C41 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C42 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C43 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C44 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C45 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C46 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C47 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C48 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C49 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C50 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C51 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C52 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C53 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C54 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C55 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C56 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C57 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C58 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C59 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C60 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C61 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C62 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C63 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C64 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C65 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C66 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C67 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C68 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C69 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C70 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C71 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C72 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C73 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C74 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C75 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C76 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C77 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C78 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C79 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C80 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C81 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |
| C82 | 34.42 | 20.00 | 34.42  | N45°48'14"E | 28.28    |



- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 99.517 ACRES OF LAND, INCLUDING STREET DEDICATION.
  - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS 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.
  - PER FLOOD INSURANCE RATE MAP NUMBER 48355C0520G, DATED OCTOBER 13, 2022. 2.5 ACRES OF LAND AT THE NORTHEAST CORNER OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A MAXIMUM BASE FLOOD ELEVATION OF 17.8. ANY CONSTRUCTION WITHIN THIS AREA WILL BE IN ACCORDANCE WITH APPLICABLE FEMA REGULATIONS AND CITY OF CORPUS CHRISTI ORDINANCES. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
  - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGES TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
  - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
  - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
  - THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
  - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY. THIS PROPERTY IS CURRENTLY LOCATED WITHIN THE CORPUS CHRISTI CITY LIMITS AND IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE UNDER THE RS-4.5 ZONING DISTRICT.
  - THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
  - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTION OCCURRING ON THE PROPERTY WILL COMPLY WITH TITLE 14 PART 77 OF THE CODE OF FEDERAL REGULATIONS (CFR). THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE REGULATIONS PER TITLE 14 PART 150 OF THE CFR.
  - PROPOSED DRIVEWAY ACCESS FOR BOTH THE DEVELOPMENT AS A WHOLE AND INDIVIDUAL LOTS WITHIN THE DEVELOPMENT CONNECTING TO PUBLIC CITY STREETS SHALL CONFORM TO THE ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UNIFIED DEVELOPMENT CODE (SECTION 7.1.7).
  - NO PRIVATE DRIVEWAY ACCESS SHALL BE ALLOWED ONTO CR 43, KASPIAN SEA ROAD, OSO PARKWAY, OR ARANSAS RIVER ROAD.

**J. Perales Civil Engineering and Planning Services**  
 TBPE FIRM NO. F-14207  
 jperales@jperalesengineering.com  
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 Tel: (361) 728-7188