

**Merged Document Report****Application No.: PL9338**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT SH 1-3 7-3-26.pdf
SWQMP (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

[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
29	P001	Note	Bria Whitmire : DS	Closed	Update 7.9.26: Per UDC, Preliminary Plat Required. No preliminary plat found. Provide documentation that it was not needed.	
30	P001	Note	Bria Whitmire : DS	Closed	PI's submitted under PI9339 Improvements Required for Recordation, per	

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					UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: yes (site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow) E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
28	P002	Note	Bria Whitmire : DS	Closed	While Oso Creek is identified as the ultimate receiving water body, delineate the route of runoff to ultimate outfall. This information will be used to determine the ultimate capacity for water quality treatment at an ultimate outfall station. Also identify any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. Areas of investigation should include, but are not limited to, water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.	
4	P001	Note	Mark Zans : LD	Closed	TxDot comments: Informational only 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	

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					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.	
5	P001	Note	Mark Zans : LD	Closed	Gas Company comments: 1.Five-foot U/E along the east side of lot 31 Block 2. 2. Five-foot U/E along the east side of lot 36 Block 2. 3.Five -foot U/E along the east side of lot 28 Block 6 4. Five-foot U/E along the east side of lot 41 Block 2 5.five-foot U/E along the east side of lot 33 block 6. 6. Five-foot U/E along the east side of lot 44 Block 6 7.Five-foot U/E along the south side of lot 50 Block 6 8. Five foot U/E along the east side of lot 57 Block 2,	
6	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager	
7	P001	Note	Mark Zans : LD	Closed	Hatch the street dedication area and provide square footage of area.	
8	P001	Note	Mark Zans : LD	Closed	Comment page 2: Be aware that per UDC 8.4.2A that block lengths cannot exceed 1600 feet.	
9	P001	Note	Mark Zans : LD	Closed	Comment page 3: Be aware that per UDC 8.4.2A that block lengths cannot exceed 1600 feet..	
22	P001	Note	Mark Zans : LD	Closed	Stormwater comments #1: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request	

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					for rezoning, the most impactful land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall. -Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)" Please 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.	
23	P001	Note	Mark Zans : LD	Closed	Stormwater comments #2: Storm Water Note #4 states: "MITIGATION OF STORAGE WILL OCCUR IN THE STREETS PRIOR TO BEING RELEASED TO THE DITCH." Comment: (Please confirm in PI phase) •The IDM dictates strict allowable flow depths during design storms (e.g., the 5-year storm must remain within the curbs, and the 100-year storm must not exceed the right-of-way lines or exceed a depth that threatens finished floor elevations). •Relying on street storage for mitigation requires a comprehensive 100-year ponding and street capacity analysis to verify that maximum depth limits are not breached, and emergency vehicle access is maintained Storm Water Note #5 states that the underground conduits will be phased and will "initially discharge into a temporary ditch that outfalls into the existing drainage channel." (1)Comment: (Please confirm in PI phase) •Provide dedicated construction details, cross-sections, and temporary drainage easements (TDE) for this interim ditch. •A phasing analysis must prove that intermediate phases will not overwhelm downstream segments before the final underground network is fully built out and tied into the ultimate channel. •Temporary erosion and sediment	

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					controls (SWPPP) must explicitly account for the stabilization of this temporary channel.	
24	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject plat: PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. oPlat as submitted is rejected. The PL shall be moved inward to clearly designated the ROW width. oThe plat did provide adequate ROW dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). oThe ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. oThe 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 temporary and / or permanent driveway off the immediate roadways. oAny 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). •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 or any work within utility easements. oAll work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •The developer / applicant can reach out to TXDOT for further assistance regarding the	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					construction in their ROW. - o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) - o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov - o Right of Way Utility and Leasing Information System DRIVEWAY ACCESS • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. – PEAK HOUR TRAFFIC / TIA: • Peak Hour Traffic (PHT) form is incomplete. Proposed Land Use total is not filled in. STREETLIGHT SUBMITTALS -Comments (IDM) A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. A. Streetlight Plan (New Residential Subdivisions) • A street lighting plan will be required prior to approval of the subdivision. • Provide the location, type, spacing and mounting height of all proposed lighting. • Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.	
25	P001	Note	Mark Zans : LD	Closed	Park development fee: Park fees applied as based on the number or proposed dwelling units marked on project scope. As such, fees are applied based on the (144 units). If there are any differences or adjustments made, please contact in order to adjust fees based on any additional or subtracted plats that may not be listed. 144 unit x 462.50 = \$66,600.00	
26	P001	Note	Mark Zans : LD	Closed	Fire comments #1: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every	

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					600 feet apart. 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. 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. 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. Information/Note: 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. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28ft. 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.	
27	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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	

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					in sections D103 shall always be maintained. 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. 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. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
31	P001	Note	Mark Zans : LD	Closed	If no preliminary plat was found, then provide street cross section on this plat.	
32	P001	Note	Mark Zans : LD	Closed	Updated comment: 7/15/2026 "While the applicant has acknowledged our comments, they have deferred nearly all detailed engineering requirements to the Public Infrastructure (PI) phase by stating "PI's conform to UDC and IDM requirements". Therefore, these comments are not yet resolved and must be formally carried forward. Please include the following conditions, noting that all comments must be fully addressed and approved during the PI phase prior to final plat recordation"	

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10	P001	Note	Justin Phung : STREET	Closed	PW STR: IDM Table 6.2.2.B Non-Local Street Standards or Table 6.2.2.C Rural Street Standards, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 7/10/2026 PW STR: Street cross section not on provided plat. Please add.	
11	P001	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 provide geotech validating typical sections and refer to IDM when constructing pavement section.	
12	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses. 7/10/2026 - PW STR: We will review PI. However, street cross section on plat is still required and must meet requirements. 7/28/2026 PW STR - Typical section on preliminary plat	
13	P001	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.	
14	P001	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.	
15	P001	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.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Plans do not specify type of concrete and type of reinforcement used for concrete roadway. Please provide a joint plan prior to paving. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
17	P001	Note	Justin Phung : STREET	Closed	PW STR: Being that this roadway is being proposed in concrete, Public Works recommends utilizing a mono-curb or a statement that requires the curb and gutter joints match the pavement joints along with a jointing detail that outlines the dowel size and spacing along with any other criteria. Please refer to the City of Corpus Christi Concrete Pavement Standard Details for Curb Detail to be used.	

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18	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.6A, Construction joint spacing should not exceed 15 ft in either the longitudinal or transverse direction.	
19	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide joint layout detail sheet. Or make it that it shall be submitted prior to placing concrete roadway. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
20	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
21	P001	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.	

PLAT OF
ROYAL OAK SOUTH UNIT 3
A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF 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: 7/3/26
FILE: PLAT-SH1
JOB NO: 26021
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

DE DRAINAGE EASEMENT
D.R. DEED RECORDS, NUECES CO., TX
M.R. MAP RECORDS, NUECES CO., TX
O.R. OFFICIAL RECORDS, NUECES CO., TX
UE UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

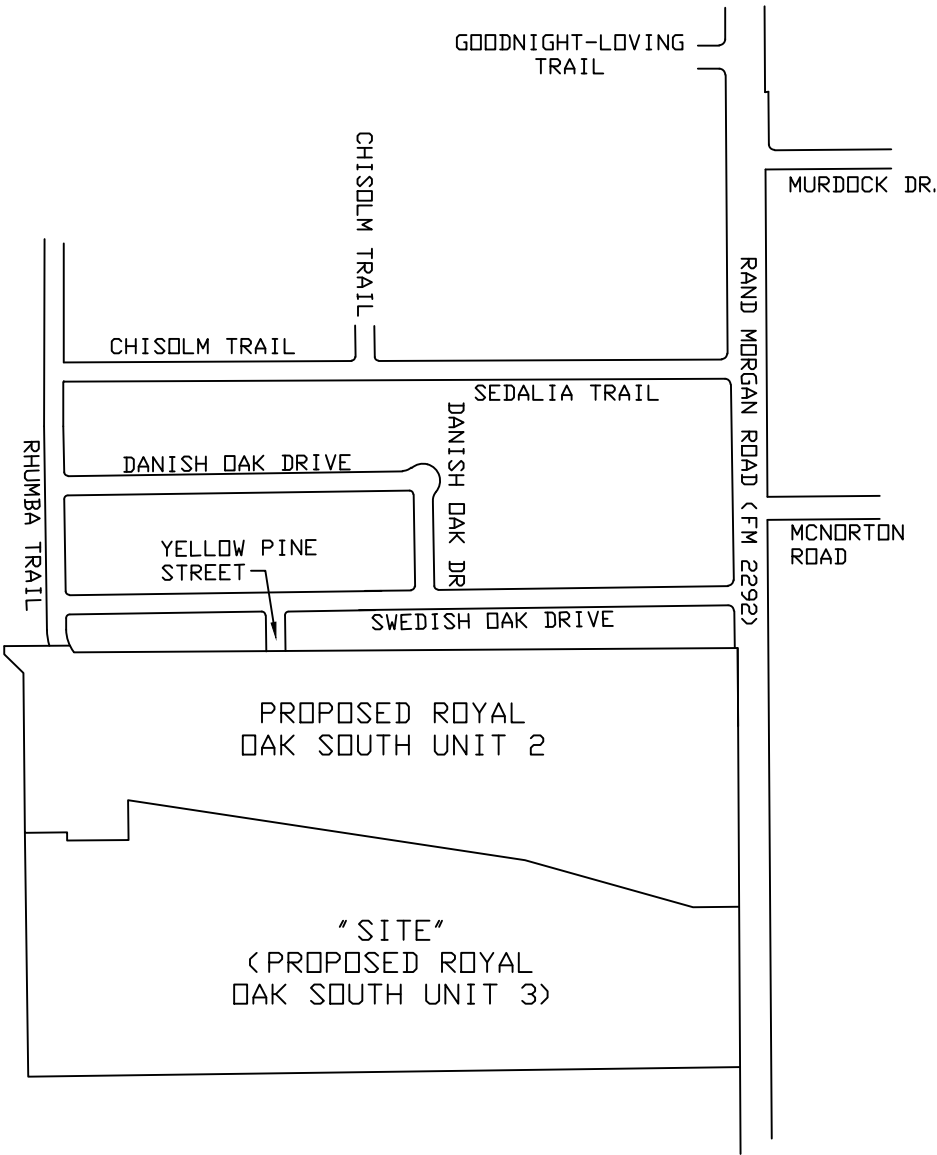
INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN THE ____ RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____ MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT _____ IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE ____ AND YEAR ____ LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP

1" = 500'



SCALE: 1" = 500'

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. 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 OSO CREEK FLOWS DIRECTLY INTO THE OSO 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.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
5. THE TOTAL PLATTED AREA CONTAINS 25.087 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



CURVE DATA					
Ⓐ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S19° 54' 50" W CH=24.75'	Ⓒ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'	Ⓔ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'
Ⓑ	D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S45° 47' 27" E CH=89.82'	Ⓓ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N68° 30' 16" E CH=24.75'	Ⓕ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S21° 29' 44" E CH=24.75'
Ⓗ	D=181° 48' 38" R=45.00' T=2847.73' L=142.79' CB=S48° 42' 17" W CH=89.99'	Ⓙ	D=81° 00' 31" R=10.00' T=8.54' L=14.14' CB=S41° 17' 43" E CH=12.99'	Ⓚ	D=98° 59' 29" R=10.00' T=11.71' L=17.28' CB=N48° 42' 18" E CH=15.21'

PORTION BS & F SURVEY 405,
ABS. 567, DOC. NO. 2008044426, D. R.,
BRAMAN RANCHES, LLC

0 25' 50' 100'

SCALE: 1"= 50'

PLAT OF
ROYAL OAK SOUTH UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TX

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

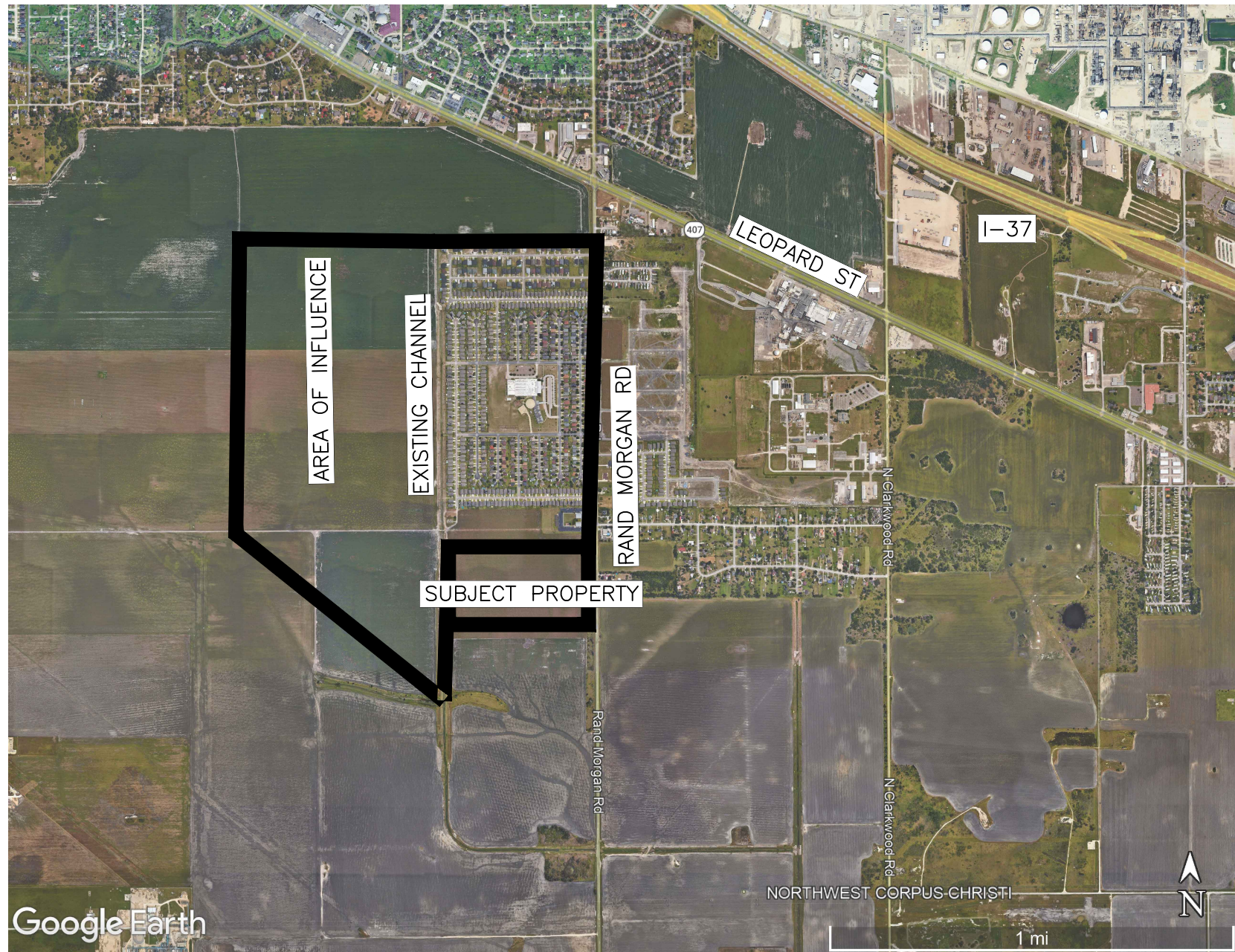
DATE PLOTTED: 7/3/26
CMP. NO. PLAT SH2
JOB NO.: 26021
SCALE: 1"= 50'
PLAT SCALE: SAME
SHEET 2 OF 3

CONTINUED FOLLOWING SHEET

CONTINUED FROM PREVIOUS SHEET



DATE PLOTTED: 7/3/26
COMP. NO.: PLAT SH3
JOB NO.: 26021
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 3 OF 3



STORM WATER QUALITY ANALYSIS

1. THE TOTAL DEVELOPED LAND AREA CONTAINS APPROXIMATELY 46.32 ACRES.

2. THE TOTAL CONTRIBUTING AREA TO THE EXISTING DITCH IN THIS SECTION IS 523.32 ACRES

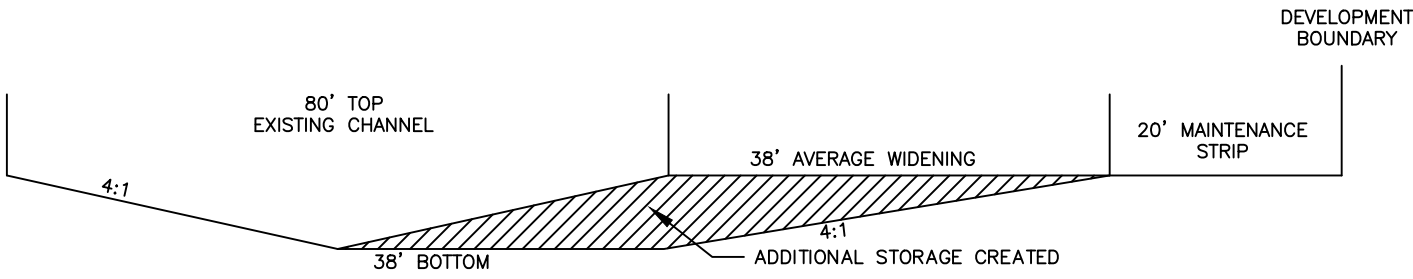
3. THE LAND USE WILL BE SINGLE FAMILY RESIDENTIAL.

4. STORM WATER RUNOFF CALCULATIONS:

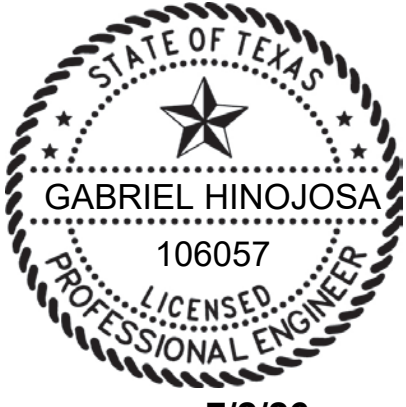
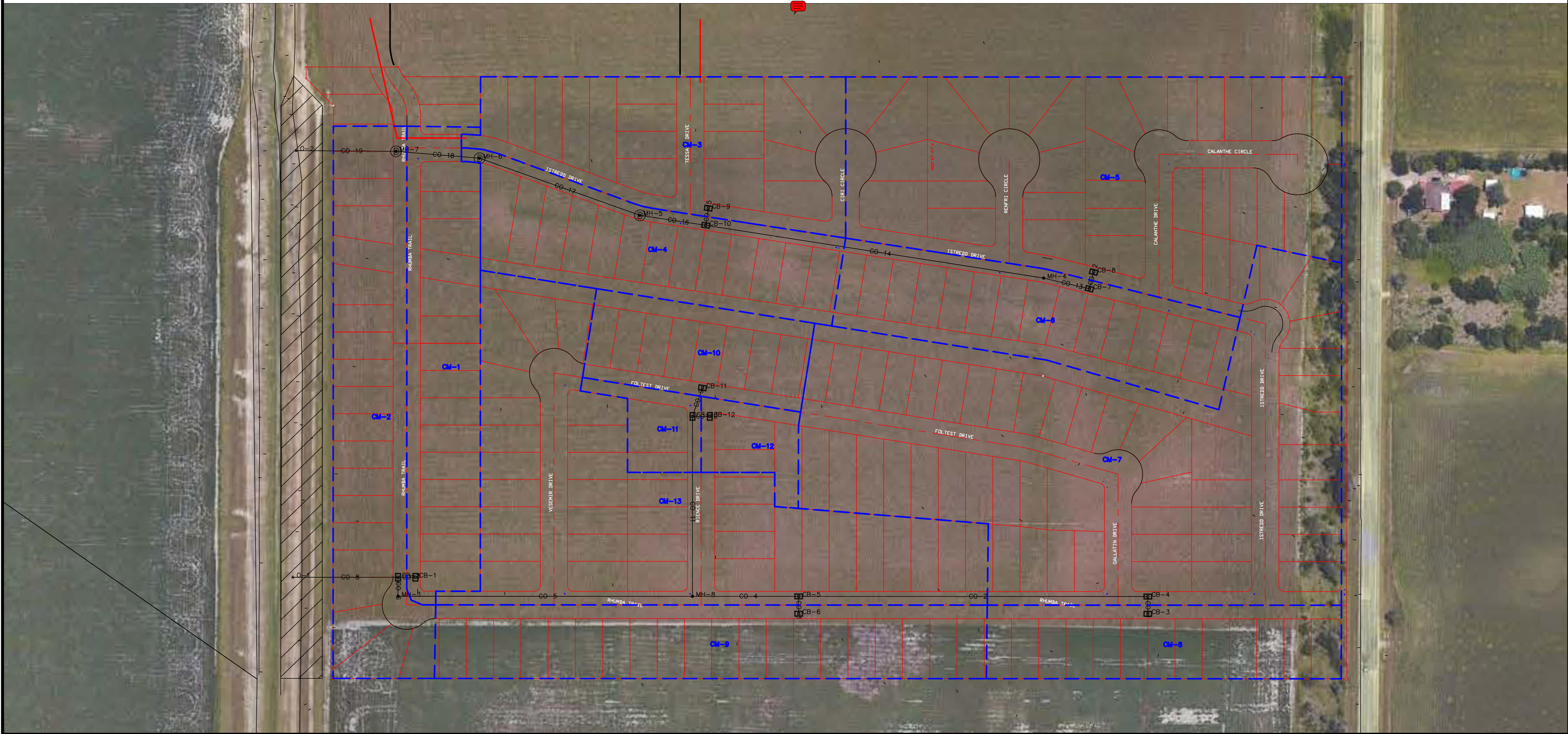
PRE-DEVELOPMENT	POST-DEVELOPMENT
A= 523.32 AC	A= 523.32 AC
Tc= 127.8 MIN	Tc= 127.8 MIN
C= VARIES ON AREA	C= VARIES ON AREA
I5= 1.52 IN/HR	I5= 1.52 TO 3.93 IN/HR
I100= 2.96 IN/HR	I100= 2.96-7.21 IN/HR

Q5= 322.73 CFS
Q100= 714.19 CFS

Q5 UNDERGROUND SYSTEM= 326.84 CFS
Q100 UNDERGROUND SYSTEM = 588.46 CFS



- ADDITIONAL STORAGE REQUIRED
548,286.6 CF
- MITIGATION OF STORAGE WILL OCCUR IN THE STREETS PRIOR TO BEING RELEASED TO THE DITCH. THE DITCH WILL BE WIDENED TO HANDLE THE ADDITIONAL VOLUME ONCE RELEASED INTO THE DITCH. THE WIDENING DECREASES THE 100YR FLOW AND HGL UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT. 800 FEET UPSTREAM AND DOWNSTREAM WERE USED IN THE HYDRAULIC MODEL.
5. RUNOFF WILL BE CARRIED IN CURB & GUTTER AND COLLECTED BY INLETS CONNECTED TO UNDERGROUND CONDUITS. THE CONDUITS WILL BE PHASED WITH DEVELOPMENT. THE CONDUITS WILL DISCHARGE INTO THE DRAINAGE CHANNEL DURING EACH UNIT'S COMPLETION.
6. ALL INLETS ARE SIZED FOR THE 5YR STORM EVENT.
7. ALL RUNOFF WILL ULTIMATELY BE CONVEYED TO OSO CREEK.
8. ADDITIONAL STORAGE REQUIRED WILL BE ACHIEVED BY WIDENING THE EXISTING DRAINAGE CHANNEL.



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ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, TX
DRAINAGE PLAN/SWQMP
PUBLIC IMPROVEMENTS

HYDRAULIC CALCULATION ANALYSIS

1. THE ATTACHED 5YR STORM DATA WAS CALCULATED USING CIVILSTORM HYDRAULIC MODEL.
2. MODEL WAS CONDUCTED USING A FREE FLOW ANALYSIS AT THE OUTFALLS.
3. Tc FOR DRAINAGE AREAS WERE DETERMINED FROM THE NEWLY ADOPTED MASTER PLAN AND FOLLOWING PREVIOUSLY APPROVED PUBLIC IMPROVEMENT PLANS USING THE SAME Tc.
4. CURB INLETS IN SAG CONFIGURATION WERE DETERMINED USING THE TXDOT HYDRAULIC DESIGN MANUAL:

$$Q = C_w(L + 1.8W)y^{1.5}$$

Equation 10-14.

5. CURB AND GUTTER FLOW AND ASSOCIATED DEPTH OF FLOW WERE DETERMINED USING THE TXDOT HYDRAULIC DESIGN MANUAL:

$$y = z \left(\frac{QnS_x}{S^{1/2}} \right)^{3/8}$$

Equation 10-1.

6. ALL CURB INLETS AND CURB AND GUTTER MEET ALL IDM REQUIREMENTS.

DRAINAGE AREAS

Label	Outflow Element	Scaled Area (acres)	Runoff Coefficient (Rational)	Time of Concentration (hours)	Flow (Maximum) (cfs)	Gutter Flow Depth (in)
QM-1	CB-1	2.626	0.5	0.5	2.1	2.64
QM-2	CB-2	3.308	0.5	0.5	2.65	2.88
QM-3	CB-9	3.561	0.5	0.5	2.85	2.96
QM-4	CB-10	2.708	0.5	0.5	2.17	2.68
QM-5	CB-8	7.401	0.5	0.5	5.92	3.90
QM-6	CB-7	2.788	0.5	0.5	2.23	2.70
QM-7	CB-4	9.753	0.5	0.5	7.8	4.32
QM-8	CB-3	2.016	0.5	0.5	1.61	2.39
QM-9	CB-6	3.137	0.5	0.5	2.51	2.83
QM-10	CB-11	1.535	0.5	0.5	1.23	2.16
QM-11	CB-13	0.515	0.5	0.5	0.41	1.43
QM-13	CB-5	6.392	0.5	0.5	5.11	3.69
QM-12	CB-12	0.58	0.5	0.5	0.46	1.50
QM-15	CS-1	165	0.35	2.13	91.53	
QM-16	CS-1	170	0.5	1	135.99	
QM-17	CS-4	100	0.35	2.13	55.47	
QM-18	CS-6	42	0.35	2.13	23.3	

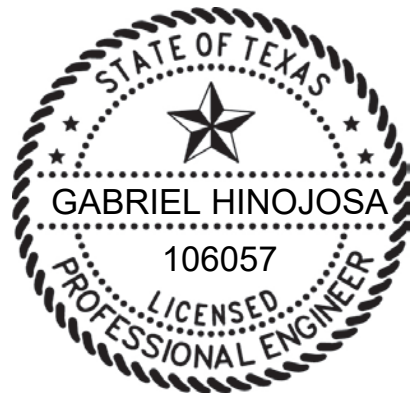
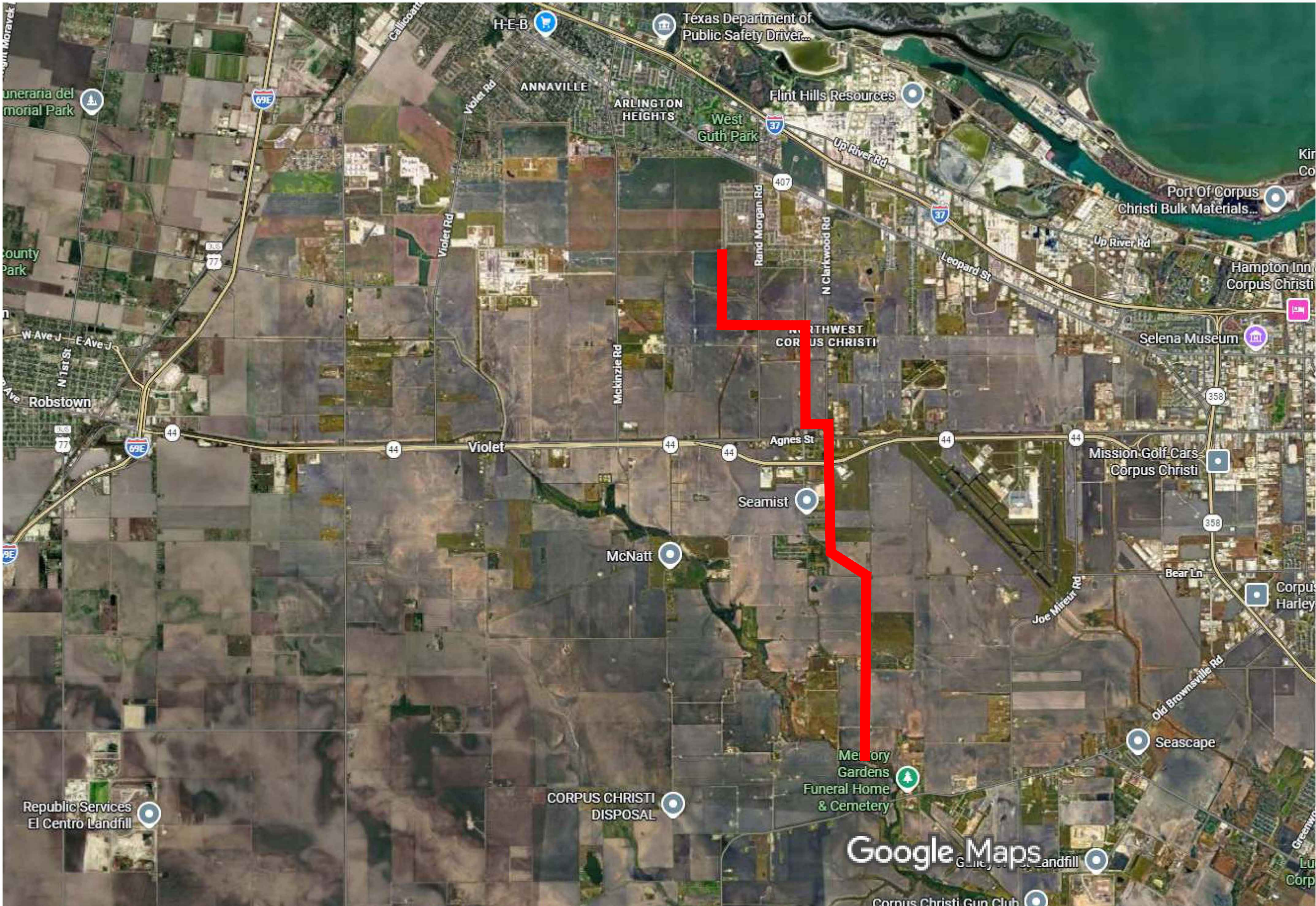
Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)	Curb Opening Length (ft)
CB-1	59.14	54.89	58.23	5
CB-2	59.14	52.74	58.24	5
CB-3	58.65	54.71	58.65	5
CB-4	58.65	54.65	58.65	15
CB-5	58.55	53.69	58.55	15
CB-6	58.55	53.92	58.55	10
CB-8	59.39	55	58.81	15
CB-7	59.39	54.95	58.79	5
CB-10	60.11	53.88	58.67	5
CB-9	60.11	53.93	58.67	10
CB-11	59.67	55.9	58.49	5
CB-13	59.67	55.42	58.49	5
CB-12	59.67	55.92	58.49	5

DRAINAGE NODES

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)
MH-3	59.25	52.76	58.3
MH-4	59.54	54.82	58.76
MH-5	60.35	53.76	58.62
MH-6	61.29	53.45	58.55
MH-7	61.51	53.3	58.5
MH-8	58.64	53.18	58.49

Label	Elevation (Ground) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)
O-3	60	51.7	55.53

OVERALL DRAINAGE MAP



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