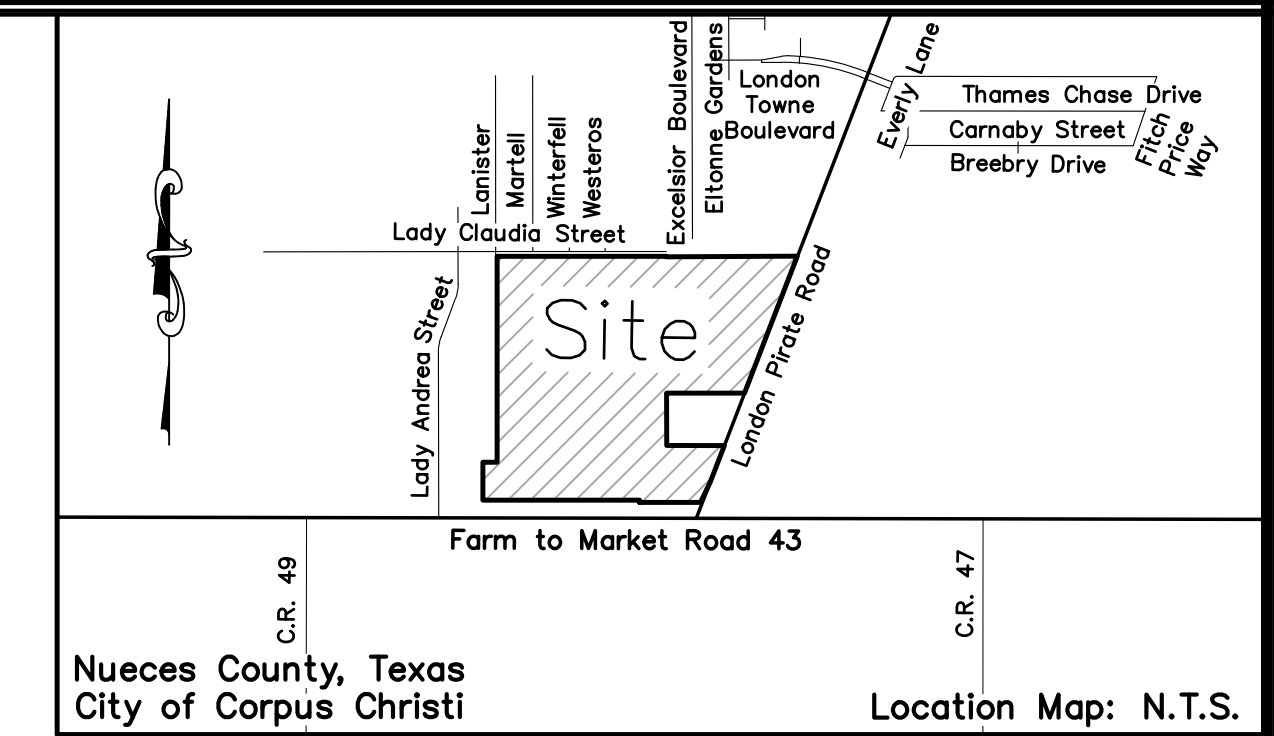


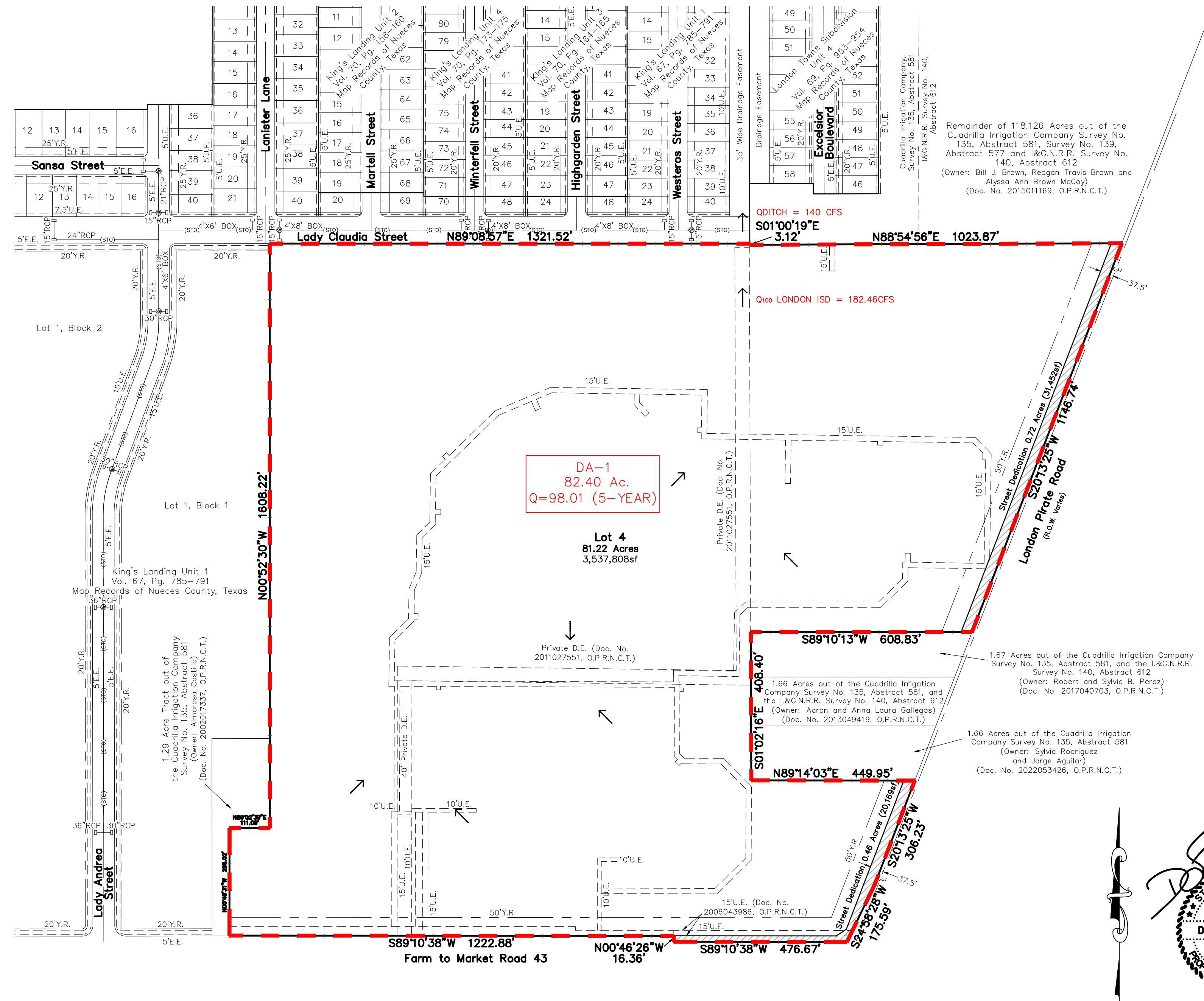
# Storm Water Quality Management Plan of London School Tracts Lot 4

82.40 ACRES OF LAND, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY NO. 135, ABSTRACT 581, AND THE I.&G.N.R.R. SURVEY NO. 140, ABSTRACT 612, AS SHOWN ON THE MAP OF THE LAURELES FARM TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS, AND COMPRISING ALL OF LOT 1, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 179, SAID MAP RECORDS, ALL OF LOT 2, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 180, SAID MAP RECORDS, ALL OF LOT 3, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 578, SAID MAP RECORDS; ALL OF A 20.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY GIFT DEED FROM SHEILAH RUTH LONDON TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2005027456, SAID OFFICIAL PUBLIC RECORDS; ALL OF A 25.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2008018783, SAID OFFICIAL PUBLIC RECORDS; THE REMAINDER OF A 27.50 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2003067159, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS; THE REMAINDER OF A 5.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2003067159, SAID OFFICIAL PUBLIC RECORDS; THE REMAINDER OF A 4.00 ACRE TRACT DESCRIBED IN A DEED FROM W.T. PETTY TO THE COUNTY SCHOOL TRUSTEES OF NUECES COUNTY, STATE OF TEXAS, RECORDED IN VOLUME 112, PAGE 392, DEED RECORDS OF NUECES COUNTY, TEXAS; THE REMAINDER OF A 1.994 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BETTY JEAN LONDON, BILLY RAY LONDON, JR., THOMAS LESLIE LONDON, LAUREEN M. LONDON, DELLANA MORRINE LONDON COOK, LARRY B. COOK, NORA LONDON COVINGTON AND JOSEPH COVINGTON TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2170, PAGE 841, SAID DEED RECORDS; AND THE REMAINDER OF A 1.00 ACRE DESCRIBED IN A DEED FROM J.A. HILL AND W.T. PETTY TO W.F. TIMON, COUNTY JUDGE OF NUECES COUNTY, TEXAS, FOR USE AND BENEFIT OF COMMON SCHOOL DISTRICT NP. 35, IN NUECES COUNTY, RECORDED IN VOLUME 71, PAGE 550, SAID DEED RECORDS.



**OWNER/DEVELOPER:**  
London Independent  
School District  
1306 FM 43  
Corpus Christi, Texas 78415  
361.855-0092

**ENGINEER:**  
Urban Engineering  
2725 Swantner  
Corpus Christi, Texas 78404  
361.854.3101



**LEGEND:**

- PLAT BOUNDARY
- ROAD CENTERLINE
- - - ADJACENT LOT LINE
- - - YARD REQUIREMENT
- - - EASEMENT (EXISTING)
- - - EASEMENT (PROPOSED)
- ▬ PHASE LINE
- - - ZONING LINE
- - - GRADE BREAK
- (S10)— EXISTING STORM SEWER LINE
- ⊕ EXISTING STORM SEWER MANHOLE
- ▬ EXISTING SLOT INLET
- ▬ EXISTING GRATE INLET
- DRAINAGE FLOW ARROW

PRE-DEVELOPMENT	POST-DEVELOPMENT
A=82.40 AC.	A=82.40 AC.
T <sub>c</sub> =90.00 min.	T <sub>c</sub> =90.00 min.
C=0.54	C=0.61
I <sub>5</sub> =1.95 in./hr.	I <sub>5</sub> =1.95in./hr.
I <sub>25</sub> =2.87 in./hr.	I <sub>25</sub> =2.87 in./hr.
I <sub>100</sub> =3.63 in./hr.	I <sub>100</sub> =3.63 in./hr.
Q <sub>5</sub> =88.76 cfs	Q <sub>5</sub> =98.01 cfs
Q <sub>25</sub> =127.70 cfs	Q <sub>25</sub> =144.26 cfs
Q <sub>100</sub> =161.52 cfs	Q <sub>100</sub> =182.46 cfs

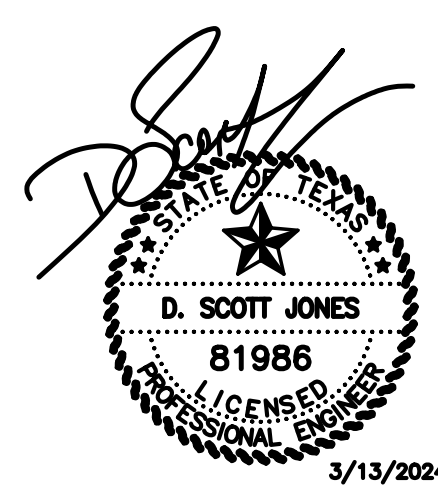
**DRAINAGE ASSUMPTIONS (POST DEVELOPED)**  
T<sub>c</sub> = 90.00 min. (TR-55)  
INTENSITY (5-YR) = 1.95 in./hr. (PER NOAA ATLAS 14)

**DIFFERENTIAL FLOWS:**

Q<sub>5</sub>=11.25 cfs  
Q<sub>25</sub>=16.56 cfs  
Q<sub>100</sub>=20.94 cfs  
ALL Q VALUES ARE AN INCREASE FROM PRE-DEVELOPMENT  
OUTFALL DITCH HAS BEEN RE-GRADED TO HANDLE INCREASE IN FLOW.  
OUTFALL PIPES HAVE BEEN SIZED TO RESTRICT FLOW UNDER ALLOWABLE RUNOFF FOR KINGS LANDING DRAINAGE CHANNEL.

**NOTES:**

1. 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE EXISTING DRAINAGE CHANNEL TO THE NORTH WAS DESIGNED TO HANDLE THE FULLY DEVELOPED RUN-OFF FROM THE LONDON INDEPENDENT SCHOOL DISTRICT TRACT.



3/13/2024

Revised: 3/19/2024  
Submitted: 11/8/2023  
SCALE: 1"=200'  
JOB NO.: 42900.C3.02  
SHEET: 1 of 1  
DRAWN BY: XG  
©2023 by Urban Engineering  
surveying@urbaneng.com