

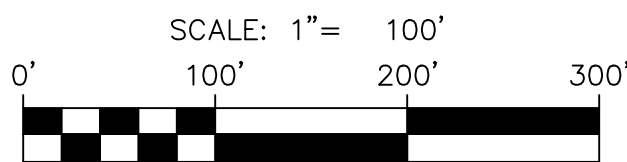
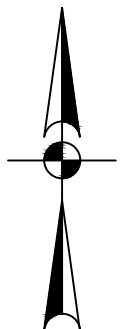
LOCATION MAP
NOT-TO-SCALE

LEGEND

	PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENT LINE
	ADJOINING LOT LINE
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
AC	ACRE(S)
ROW	RIGHT-OF-WAY
FM	FARM-TO-MARKET
BLK	BLOCK
FT	FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

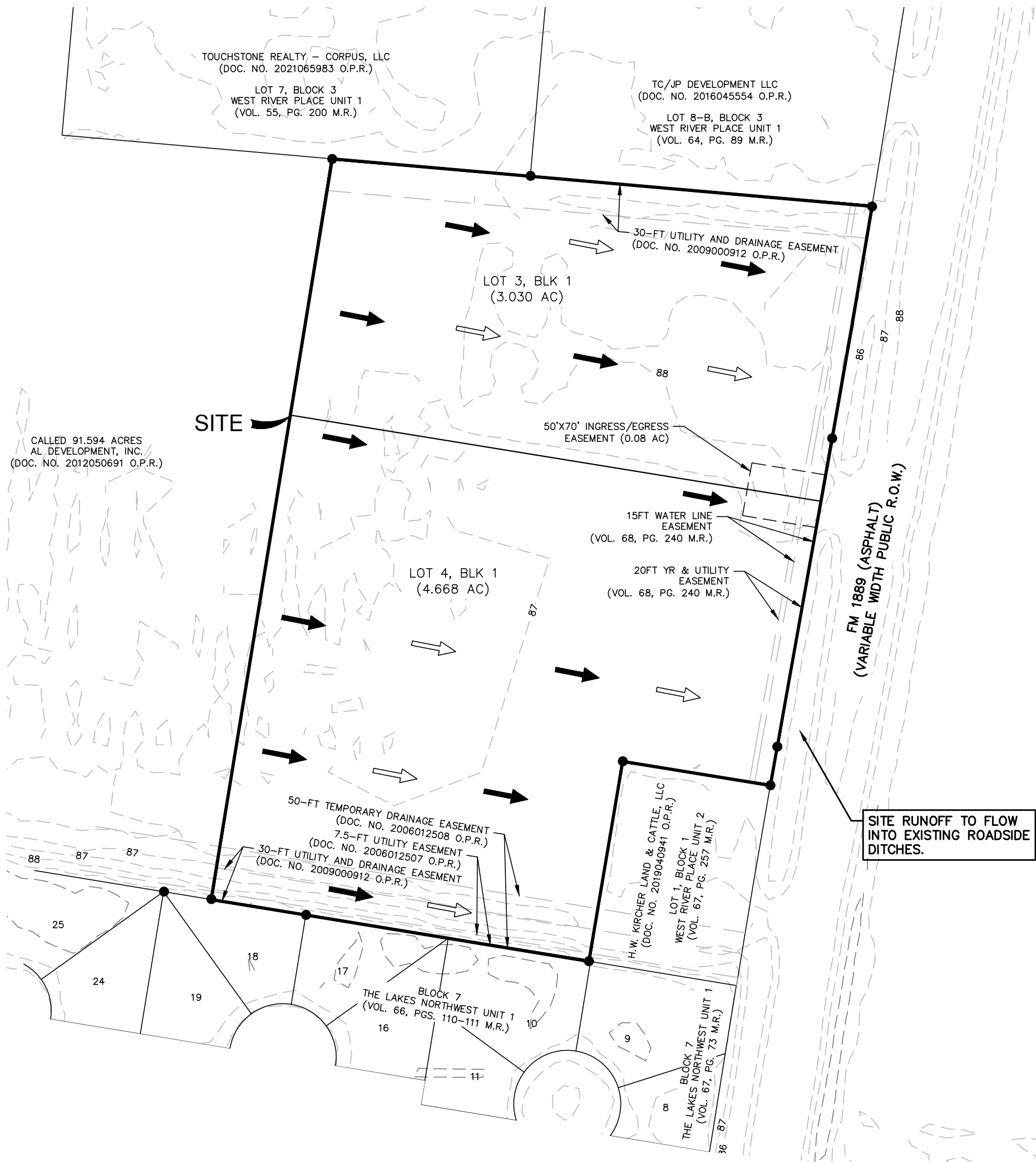
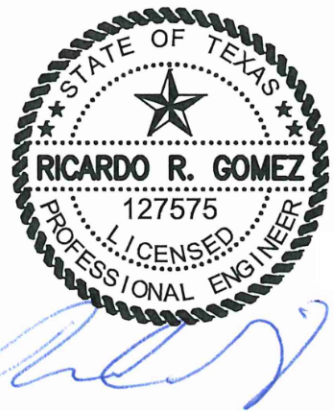
STORM WATER QUALITY MANAGEMENT PLAN CORPUS CHRISTI, TEXAS

10/21/2024



**PAPE-DAWSON
ENGINEERS**

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



FLOODPLAIN NOTE:

1. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0260G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

1. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
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.

NOTES:

1. NO INFRASTRUCTURE IS PROPOSED IN THE REPLAT.
2. IT IS ASSUMED THAT PROPOSED INFRASTRUCTURE DEMANDS MATCH EXISTING.
3. ALL UTILITIES SHOWN ON THIS EXHIBIT ARE EXISTING. SIZES AND LOCATION WERE DETERMINED BASED ON THE BEST AVAILABLE DATA.
4. CURRENTLY THE SITE IS PARTIALLY DEVELOPED. THE DEVELOPED PORTION CONTAINS A COMMERCIAL DEVELOPMENT. THE UNDEVELOPED PORTION IS AN OPEN FIELD. THE COMPOSITE RUNOFF COEFFICIENT WAS CALCULATED TO BE 0.46 BASED ON RUNOFF COEFFICIENTS LISTED IN THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL.
5. THE RAINFALL INTENSITY FOR THE TRACT WAS DETERMINED USING TR-55 TO CALCULATE THE TIME OF CONCENTRATION AND NOAA ATLAS 14 TO IDENTIFY THE RAINFALL INTENSITY.
6. THE REPLATTING OF THIS SITE WILL NOT INCREASE THE AMOUNT OF IMPERVIOUS COVER OR CHANGE THE CURRENT LAND USE RESULTING IN NO ADVERSE IMPACTS.
7. DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

PEAKFLOW(CFS)						
	RUNOFF COEFFICIENT	INTENSITY (IN/HR)	TIME OF CONCENTRATION (MIN)	AREA (AC)	EXISTING FLOW	PROPOSED FLOW
5 YR	0.46	4.68	23	7.698	16.57	16.57
25 YR	0.46	6.5	23	7.698	23.02	23.02
100 YR	0.46	8.25	23	7.698	29.21	29.21