



Date: 04.15.2024

Development Services  
2406 Leopard Street, Corpus Christi, TX 78408

### Merged Document Report

Application No.:

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Preliminary WTR & SSWR.pdf
SWQMP - PALMS AT MORRIS.pdf
FINAL PLAT_23-01798.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Andrea Fernandez : DS	Closed	Planning Comment: Please follow replat template concerning proper format and order of signature blocks. Found at <a href="https://www.cctexas.com/sites/default/files/PLAT-Final-PlatReplat-Template.pdf">https://www.cctexas.com/sites/default/files/PLAT-Final-PlatReplat-Template.pdf</a>	
14	Andrea Fernandez : DS	Closed	Planning comment: Plat is a Non-public notice PC plat.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Andrea Fernandez : DS	Closed	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/17. The deadline for revisions to be submitted is 4/8. UPDATED: 30-day extension received, expires 5/17. Requested 5/1 PC, deadline for revisions submitted in good order by 4/22.	
16	Andrea Fernandez : DS	Closed	Planning comment: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
17	Andrea Fernandez : DS	Closed	Planning comment: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
27	Melanie Barrera : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. Streets: no Sidewalks: no, however, sidewalks damaged during construction should be repaired to current condition Water: no Wastewater: no Stormwater: no Public open space: no Permanent monument markers: no	

**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
4	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Parks and Recreation is not responsible for areas containing landscaping or potential recreational activities under area "Outdoor Activity Area"	
5	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	GIS Comments: 1 Plat The plat closes within acceptable engineering standards.	
6	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment on the subject plat	
7	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	CCRTA comments: This plat located along 19th Street is served by bus route 21 Arboleda. Fortunately there is no bus stop or CCRTA equipment immediately adjacent to the proposed plat	
8	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: In plat description provide missing document number. UPDATED: Update correct ordinance number in plat description	
11	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide signature blocks per replat template (see comment ID #10)	
12	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: Plat no longer a preliminary plat, change title accordingly.	
13	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide drainage basin in plat notes	
18	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide scale bar per replat template.	
19	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Planning comment: "20' Bldg Setback" to go around all of property and relabeled as Y.R. Yard Requirement.	
20	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	Fire comments 1-10: 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 4 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose	

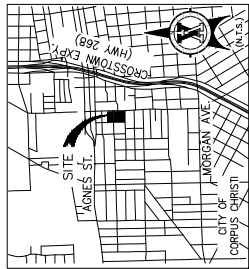
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>lay from a hydrant will not cross an arterial street.</p> <p>5 Infor. 12.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p> <p>6 Infor. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Infor. 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>8 Infor. 102.1 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> <p>9 Infor. 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 to the fire department shall be provided and maintained.</p> <p>10 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
					<p>Fire comments 11-20:</p> <p>11 Infor. 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>12 Infor. 103.1 Access road width with a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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> <p>13 Infor. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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.</p> <p>3. 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>14 Infor. 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.</p> <p>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> <p>15 Infor. 105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p> <p>16 Infor. 105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>17 Infor. 105.3 Proximity to building. At least one of the required access routes meeting this</p>	

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					<p>condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>18 Infor. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>19 Infor. D503.4 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>20 Infor. D503.3 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>	
22	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 21-26:</p> <p>21 Infor. D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>22 Infor. D503.2.5 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.</p> <p>23 Infor. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where</p>	<p>provided, shall be listed in accordance with UL 325.</p>

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23	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>24 Infor. 106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.</p> <p>25 Infor. Note: The above cited references are for the purpose of providing minimal access into commercial property that will have sufficient width and will support the weight of fire apparatus.</p> <p>26 Plat Commercial development of the property will require further Development Services review.</p>	
24	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Provide ordinance number for street closure. UPDATED: Provide correct ordinance number, should be Ordinance No. 033292.</p>	
25	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Remove utilities and leader notes pertaining to utilities from plat.</p>	
28	FINAL PLAT_23-01798-PG 1	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments: 1 Plat No Comments 2 Informational: Any Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) except as where otherwise stated in the Island Overlay zoning district 3 Informational: Per the Urban Transportation Masterplan, 19th St is a C-1 with a PCI = 91, Morris Ave is a local with a PCI=28 and 20th St is a local with a PCI= 72 4 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements. 5 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@ctexas.com 6 Informational: Working without an approved</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	FINAL PLAT_23-01798-PG 2	Note	Andrea Fernandez : DS	Closed	ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations. 7 Informational: Any new streetlights must follow the latest streetlight policy which currently necessitates concrete light poles	
31	FINAL PLAT_23-01798-PG 2	Note	Andrea Fernandez : DS	Closed	Planning comment: In planning commission signature block update chairman to Michael Miller and Secretary to Al Raymond, A.I.A.	
32	FINAL PLAT_23-01798-PG 2	Note	Andrea Fernandez : DS	Closed	Planning comment: In development services engineer signature block please add, P.E. C.F.M., C.P.M. after Bria Whitmire	
2	SSWR & WATR EXH	Note	Mikail Williams : WTR	Closed	Planning comment: Please remove "preliminary" notes in red text on both plat pages.	
3	SSWR & WATR EXH	Note	Mikail Williams : WTR	Closed	Is this line a 6" or 8" line the Plat calls this out as an 8". Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
1	SSWR & WATR EXH	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



**LEGEND:**

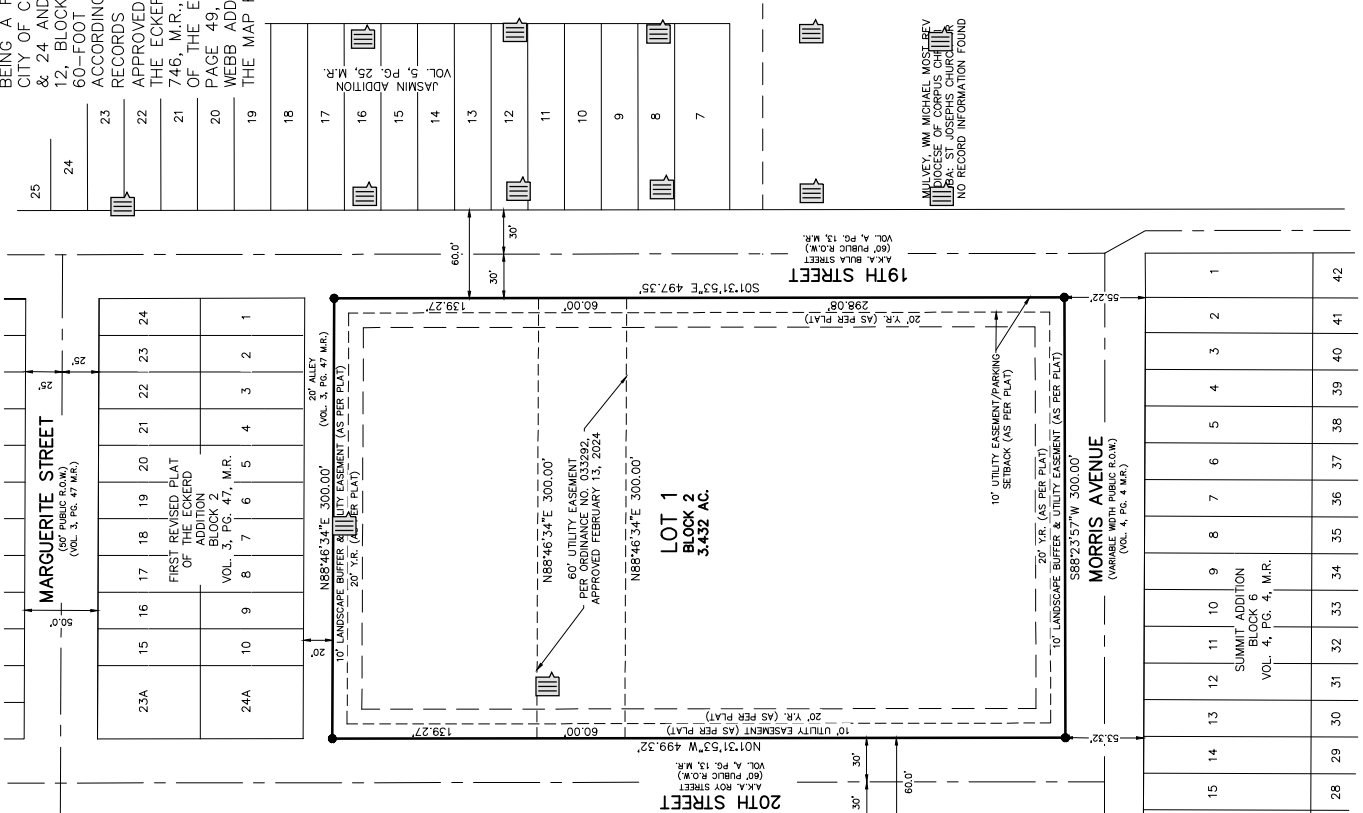
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- SET IRON ROD WITH RED PLASTIC CAPS STAMPED "WICKREY PROP. COR."
- FOUND PROPERTY CORNER (AS NOTED)
- Y.R. YARD REQUIREMENT
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- E.E. ELECTRICAL EASEMENT
- D.R. DEED RECORDS OF NUECES COUNTY, TX
- M.R. MAP RECORDS OF NUECES COUNTY, TX
- O.P.R. OFFICIAL RECORDS OF NUECES COUNTY, TX

**PLAT OF PALMS AT MORRIS SENIOR LIVING SUBDIVISION BLOCK 2, LOT 1**

BEING A FINAL PLAT OF A 3.432 ACRE (149,501 SQUARE FEET) TRACT OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 19, 20, 21, 22, 23 & 24 AND A 10-FOOT ALLEY, BLOCK 1; AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11 & 12, BLOCK 2 AND A PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY OF THE FIRST REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.) (VACATED PER ORDINANCE NO. 033292, APPROVED FEBRUARY 13, 2024); ALL OF LOT 8A, BLOCK 2 OF THE AMENDING REPLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 746, M.R., ALL OF LOTS 13, 14, 15, 16, 17 & 18, BLOCK 1 OF THE SECOND REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, M.R., AND ALL OF LOTS 1, 2, 3, 4, 10, 11 & 12, BLOCK 1 OF THE PATRICK WEBB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



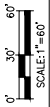
**AN ESP COMPANY**  
 12940 Country Parkway, San Antonio, TX 78216  
 Telephone: (210) 349-5271  
 Firm Registration No: F-63  
 TBPELS FIRM REGISTRATION NO: 10004100



MULVEY, WM MICHAEL MOSTLBERY  
 LANCE M. JOSEPH CHRISTOPHER  
 1904 ST. JOSEPHS CHURCH  
 NO RECORD INFORMATION FOUND

**NOTES:**

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 3.432 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. SET IRON RODS WITH RED PLASTIC CAPS STAMPED "WICKREY PROP. COR." AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4025, AND AREA BASED ON THE NORTH AMERICAN DATUM OF 1983.
6. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE INNER HARBOR BASIN.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4835503206, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. ELEVATION DATA IS SHOWN HEREON ACCORDING TO THE MOST CURRENT GIS DATA PROVIDED BY TNRS (TEXAS NATURAL RESOURCES INFORMATION SYSTEM) AT THE TIME OF THIS PLAT.



## PLAT OF PALMS AT MORRIS SENIOR LIVING SUBDIVISION BLOCK 2, LOT 1

BEING A FINAL PLAT OF A 3.432 ACRE (149,501 SQUARE FEET) TRACT OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 19, 20, 21, 22, 23 & 24 AND A 10-FOOT ALLEY, BLOCK 1; AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11 & 12, BLOCK 2, AND A PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY OF THE FIRST REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.) (VACATED PER ORDINANCE NO. 033292, APPROVED FEBRUARY 13, 2024); ALL OF LOT 8A, BLOCK 2 OF THE AMENDING REPLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 746, M.R.; ALL OF LOTS 13, 14, 15, 16, 17 & 18, BLOCK 1 OF THE SECOND REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, M.R.; AND ALL OF LOTS 1, 2, 3, 4, 10, 11 & 12, BLOCK 1 OF THE PATRICK WEBB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF NUECES

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES IF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

STATE OF TEXAS  
 COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

STATE OF TEXAS  
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY AND SEAL OF THE OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BRIA WHITMIRE PE, CFM, CPM  
 DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
 COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

STATE OF TEXAS  
 COUNTY OF BEGAR

I, MICHAEL J. VANDERSTAPPEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HERON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

MICHAEL MILLER  
 CHAIRMAN

AL RAYMOND, A.I.A.  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK—M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

STATE OF TEXAS  
 COUNTY OF BEGAR

NOTARY PUBLIC

MICHAEL J. VANDERSTAPPEN  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. NO. 6594

STATE OF TEXAS  
 COUNTY OF NUECES

KARA SANDS  
 COUNTY CLERK

DEPUTY

DOCUMENT NO: \_\_\_\_\_



February 26<sup>th</sup>, 2024

Prospera Housing Community Services  
 Attn.: Sam Baird  
 3419 Nacogdoches Road  
 San Antonio, Texas 78217

Email: samb@prosperahcs.org

Re: Palms at Morris  
 Summary of Site Hydrology  
 V&A Job No. 24-00038

Dear Mr. Baird,

Vickrey & Associates, LLC. has performed a preliminary hydrological analysis for the proposed Palms at Morris Senior Living Complex in Corpus Christi, Texas. The site is composed of 9 individual parcels which border Mary Street ROW between South 19<sup>th</sup> and 20<sup>th</sup> Street. These 9 individual parcels, along with the Mary Street ROW will be combined into one 3.43-acre parcel. The site will be the location of a proposed senior living apartment complex. Under existing conditions, the site has approximately 82,630 square feet of impervious cover. The proposed senior living apartments will decrease the impervious cover of the entire site by 6.29% to 77,430 square feet. In the following hydrological analysis, we will analyze the existing and proposed hydrology to assess the impacts of constructing the apartment complex.

Existing Conditions:

Historically, the parcels that compose the entire tract have been home to various residential lots and Mirabeau B. Lamar Elementary School. As of writing this report, the school and the houses have been demolished, leaving behind no impervious cover on the site. However, the existing onsite hydrology in this report will be analyzed at peak development, before the buildings were removed. A composite C value of 0.74 was calculated to account for the different land uses in the area. This includes 1.06 acres of single family lots less than ¼ acre, 2.15 acres of primary businesses (the elementary school), and 0.22 acres of asphalt composing Mary Street. These values were taken from Table 3.1 from the City of Corpus Christi Infrastructure Design Manual.

<b>Composite Rational Method Runoff Coefficient (C) Reference Point 1 - Table 3.1</b>			
Existing Conditions (at Peak Development)			
Land Use:	Area (ac)	C	A*C
Primary Business <1%	2.15	0.85	1.83
Streets/Paving - Asphalt <1%	0.22	0.80	0.18
Residential <1%. Lots <1/4 AC	1.06	0.5	0.53
Cw	3.43	<b>0.74</b>	

Mr. Sam Baird  
February 26<sup>th</sup>, 2024

The land characteristics of this area are predominantly flat with maximum slopes reaching around 1%. Generally, the water on site flows west to east, with the water converging into the existing drainage structures on Mary Street or South 19<sup>th</sup> Street. The drainage area encompasses the entire property boundary (3.43 acres). The peak flows for 5, 25, and 100 year storms are 20.23 cfs, 28.13 cfs, and 35.56 cfs respectively.

Proposed Conditions:

In proposed conditions, the site will be developed into a 3-story senior living apartment complex with two different buildings and 72 units. For this analysis, we assume that the site will be graded to roughly follow the existing drainage patterns. The C value will change to 0.75 to reflect the updated apartment land use. The peak flows for 5, 25, and 100 year storms are 21.66cfs, 30.10 cfs, and 38.07 cfs respectively. The peak flows in proposed conditions are between 2-3 cfs more than existing conditions due to the differences in time of concentration.

<b>Table 2 - Hydrology Summary</b>			
Flow (cfs)	<b>Q5</b>	<b>Q25</b>	<b>Q100</b>
Existing Conditions	20.23	28.13	35.56
Proposed Conditions	21.66	30.10	38.07

According to section 14-1003 of the Corpus Christi Muni Code, a stormwater quality management plan is not required for redevelopment of a previously developed tract of land, unless the conversion of porous surface to impervious surface exceeds one-fourth acre. In this case, we are decreasing the impervious cover amount by 6.29%. In our professional opinion, the increase in flows from existing to proposed conditions is not significant enough to pose a hydrological threat to the current stormwater infrastructure capacity.

Attached Exhibits

- Existing Impervious Cover
- Proposed Impervious Cover
- Existing Onsite Hydrology
- Proposed Onsite Hydrology

Please contact me if you have any questions or require any additional information.  
Sincerely,

VICKREY & ASSOCIATES, LLC  
TBPE F-#159/TBPLS F-#10004100



David Babineaux, PE  
Project Manager

DB/ksh



NO. 24-00039	DATE 08-2024
SHEET 1	OF 1

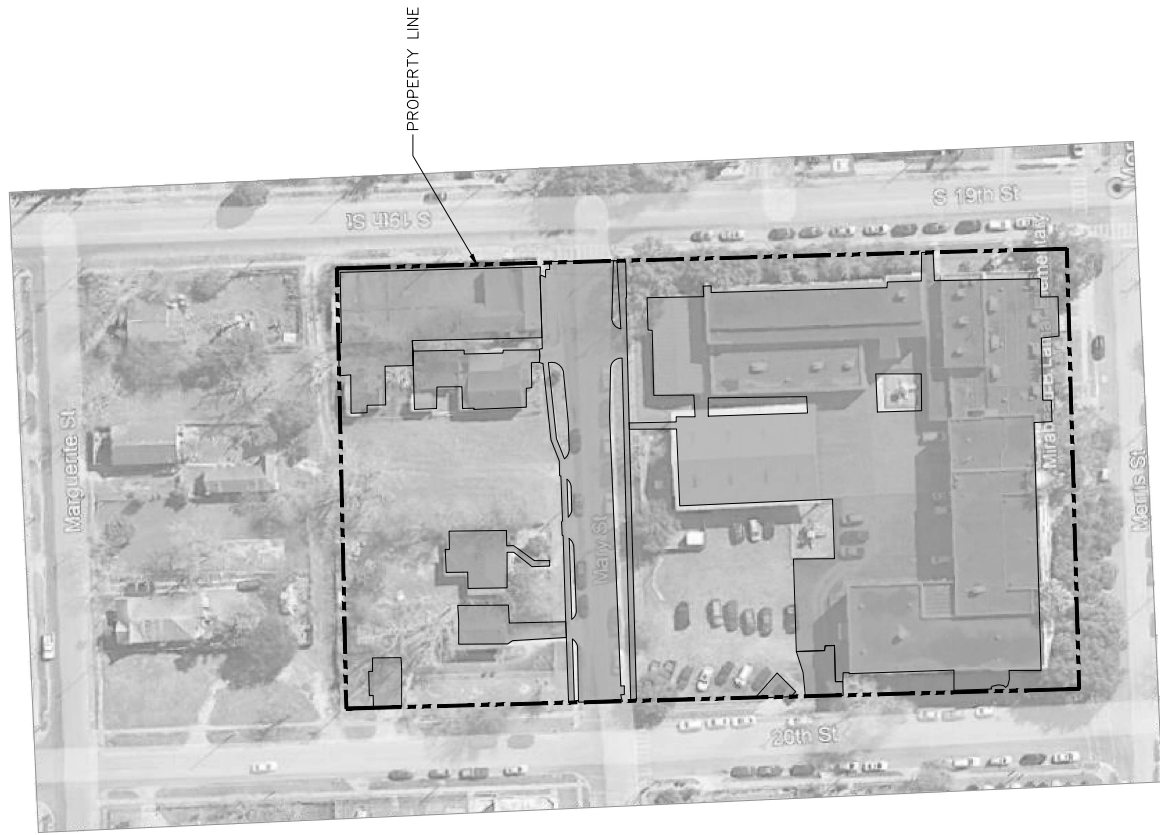
**EXISTING IMPERVIOUS COVER**  
**EXHIBIT**  
 2212 MORRIS AVE  
 CORPUS CHRISTI, TEXAS



**VICKREY & ASSOCIATES, L.L.C.**  
**CONSULTING ENGINEERS**  
 CIVIL • ENVIRONMENTAL • SURVEY  
 1244 County Parkway San Antonio, TX 78216  
 Telephone: (210) 349-2771  
 Fax: Registration No. F-158

REVISIONS	DATE
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THIS DRAWING IS PREPARED FOR THE EXHIBIT REVIEW. THE INFORMATION ON THIS DRAWING IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT.



VERTICAL DATUM: TANGENT FROM GOOGLE EARTH FROM JANUARY 2016.

SCALE: 1" = 50' (APPROXIMATE)

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**VICKREY & ASSOCIATES, L.L.C.**  
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 Telephone: (214) 349-3371  
 Firm Registration No. F-159



**PROPOSED IMPERVIOUS COVER**  
**EXHIBIT**  
 2212 MORRIS AVE  
 CORPUS CHRISTI, TEXAS

REC'D NO. 24-00033  
 DATE REC'D 02/24/24

SHEET	1	OF	1
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PLAN OF IMPERVIOUS COVER (APPROXIMATE)

