

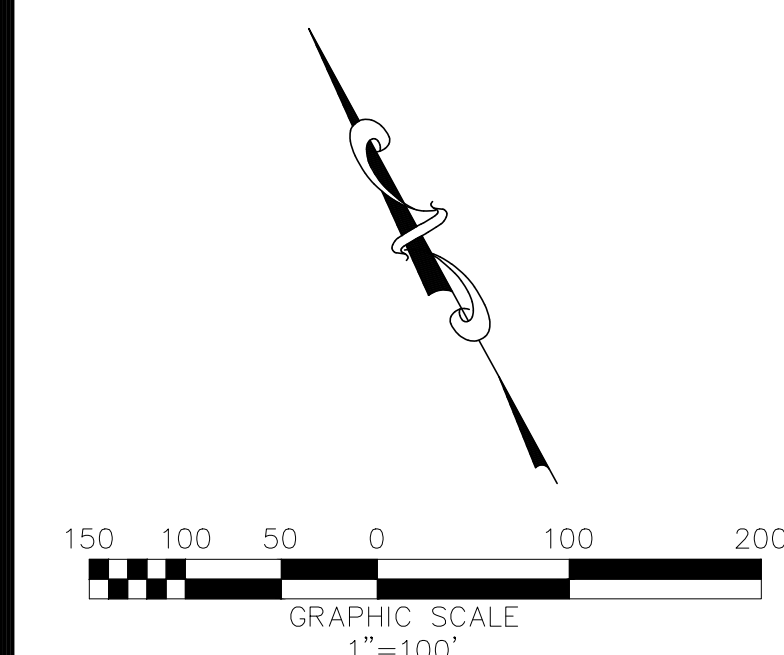
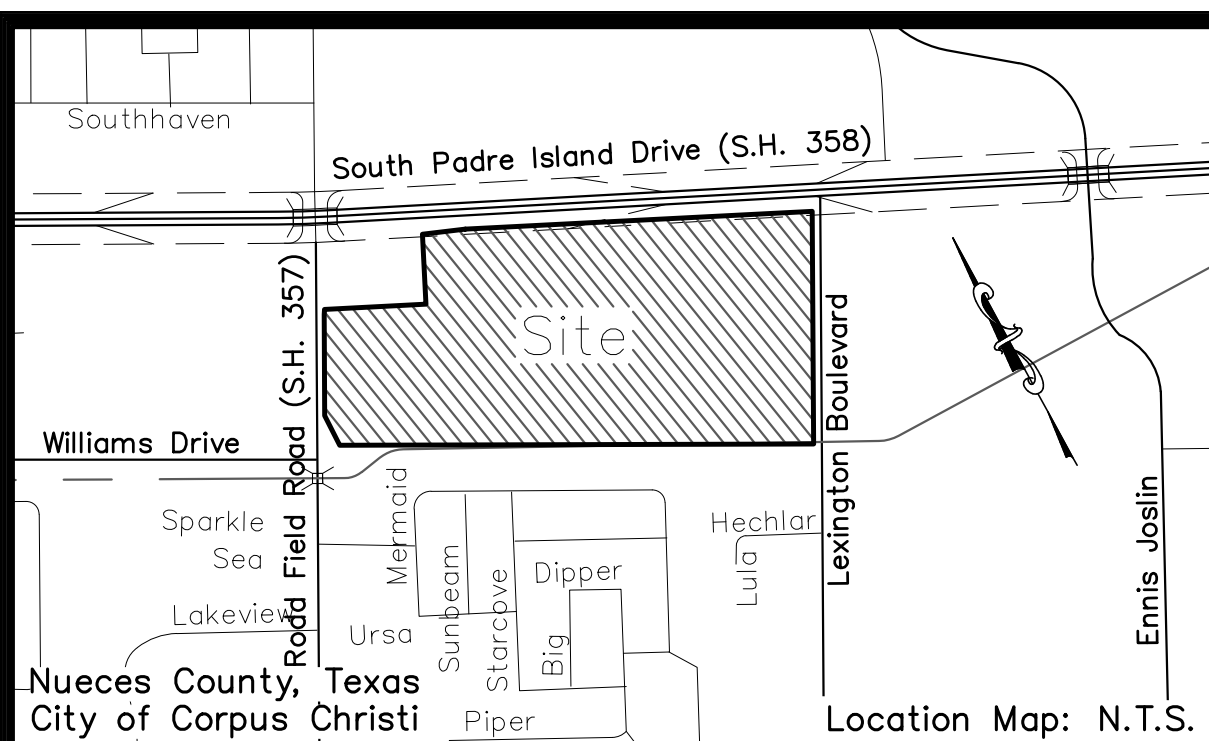
Preliminary Storm Water Quality Management Plan of Roy Smith Plaza

BEING 62.44± ACRES, OUT OF LOTS 13, 14, 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS;

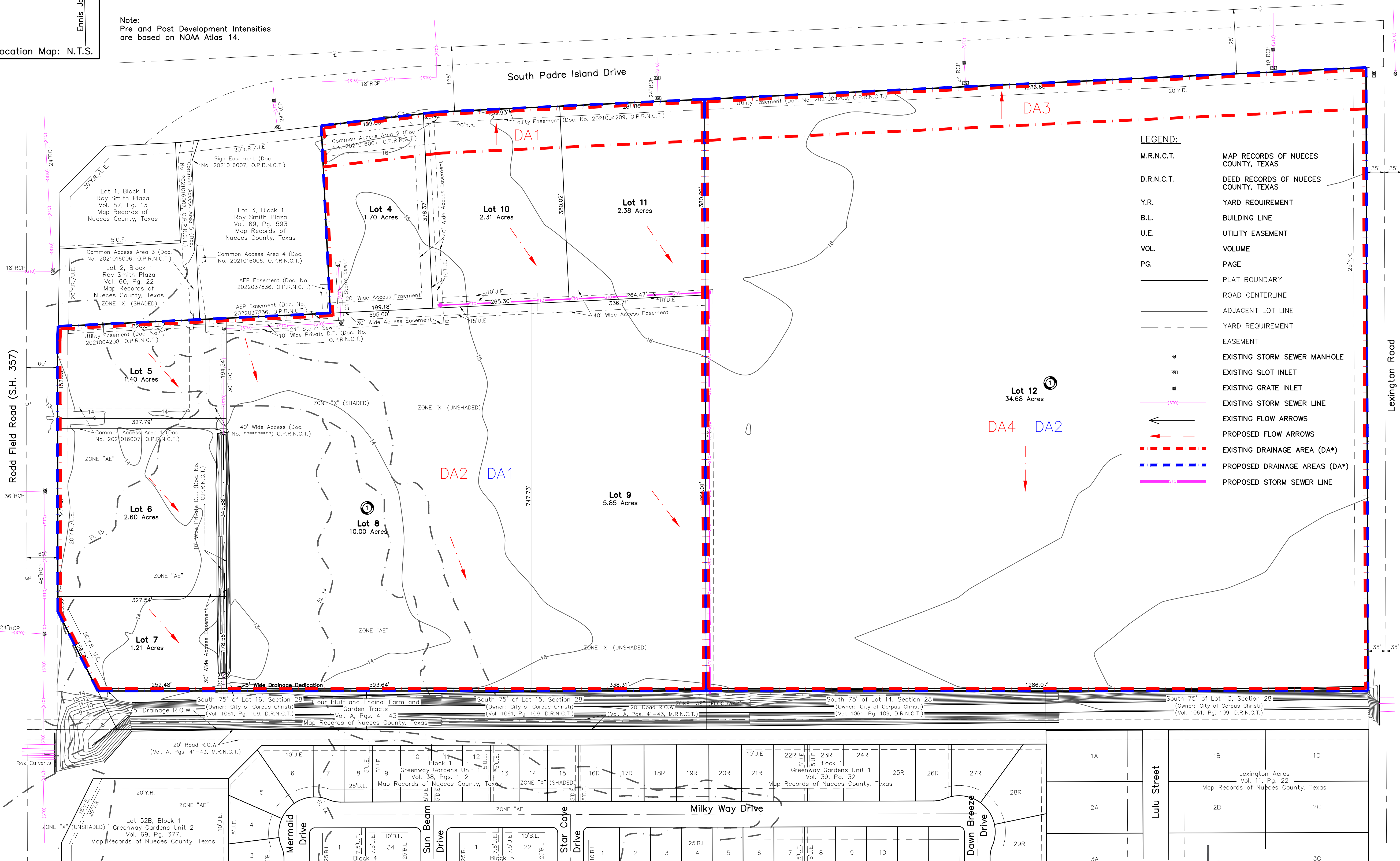
Existing Drainage Area 1	Proposed Drainage Area 1	Existing Drainage Area 2
A=1.37 Ac	A=27.58 Ac	A=26.21 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=1.37 CFS	Q5=124.88 CFS	Q5=26.28 CFS
Q25=1.90 CFS	Q25=173.64 CFS	Q25=36.37 CFS
Q100=2.39 CFS	Q100=219.32 CFS	Q100=45.67 CFS

Existing Drainage Area 3	Proposed Drainage Area 2	Existing Drainage Area 4
A=2.36 Ac	A=34.68 Ac	A=32.32 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=2.36 CFS	Q5=157.03 CFS	Q5=32.40 CFS
Q25=3.27 CFS	Q25=218.35 CFS	Q25=44.84 CFS
Q100=4.11 CFS	Q100=275.78 CFS	Q100=56.32 CFS

Note:
Pre and Post Development Intensities are based on NOAA Atlas 14.

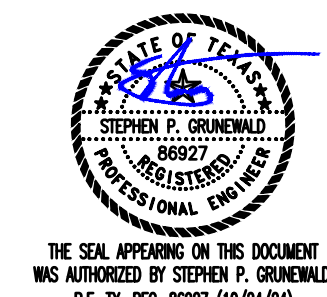


- NOTES:**
- THE TOTAL AREA CONTAINS 62.44± ACRES OF LAND INCLUDING ANY DEDICATION.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
 - MITIGATION FOR INCREASED STORM WATER RUNOFF FOR THE ENTIRE SITE COMPLYING WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 SHALL BE APPROVED WITH THE DEVELOPMENT OF LOT 12.



LEGEND:

M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
---	PLAT BOUNDARY
---	ROAD CENTERLINE
---	ADJACENT LOT LINE
---	YARD REQUIREMENT
---	EASEMENT
⊙	EXISTING STORM SEWER MANHOLE
⊞	EXISTING SLOT INLET
⊞	EXISTING GORM INLET
---	EXISTING STORM SEWER LINE
---	EXISTING FLOW ARROWS
---	PROPOSED FLOW ARROWS
---	EXISTING DRAINAGE AREA (DA*)
---	PROPOSED DRAINAGE AREAS (DA*)
---	PROPOSED STORM SEWER LINE



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Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Urban DCCM

Revised: 10/24/2024
Submitted: 8/30/2024
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 1
DRAWN BY: XG

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