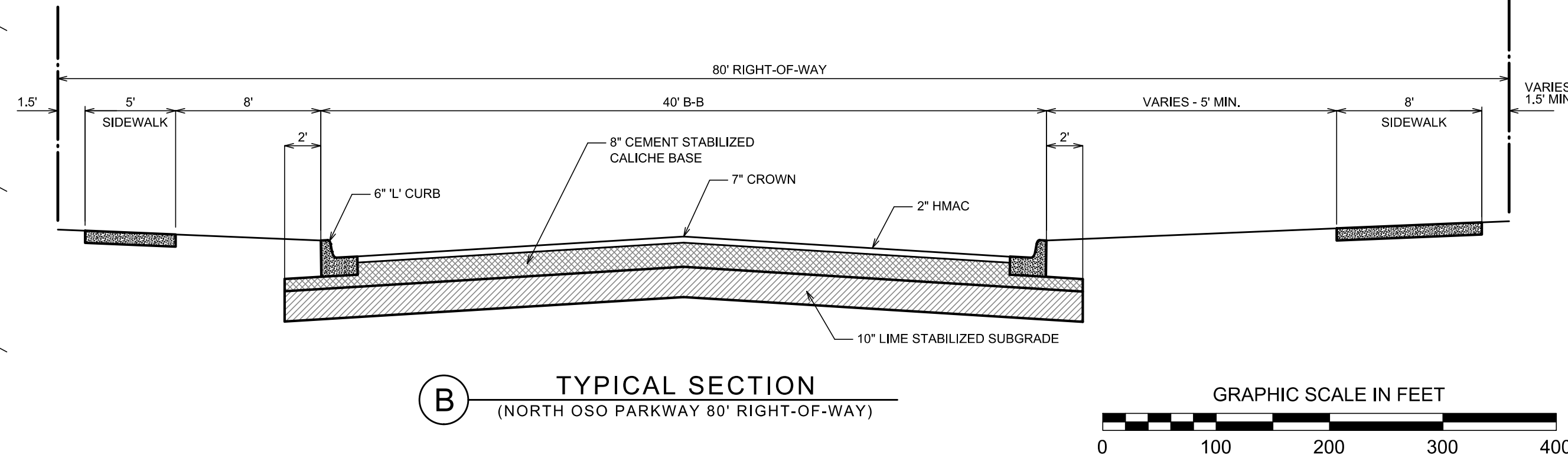
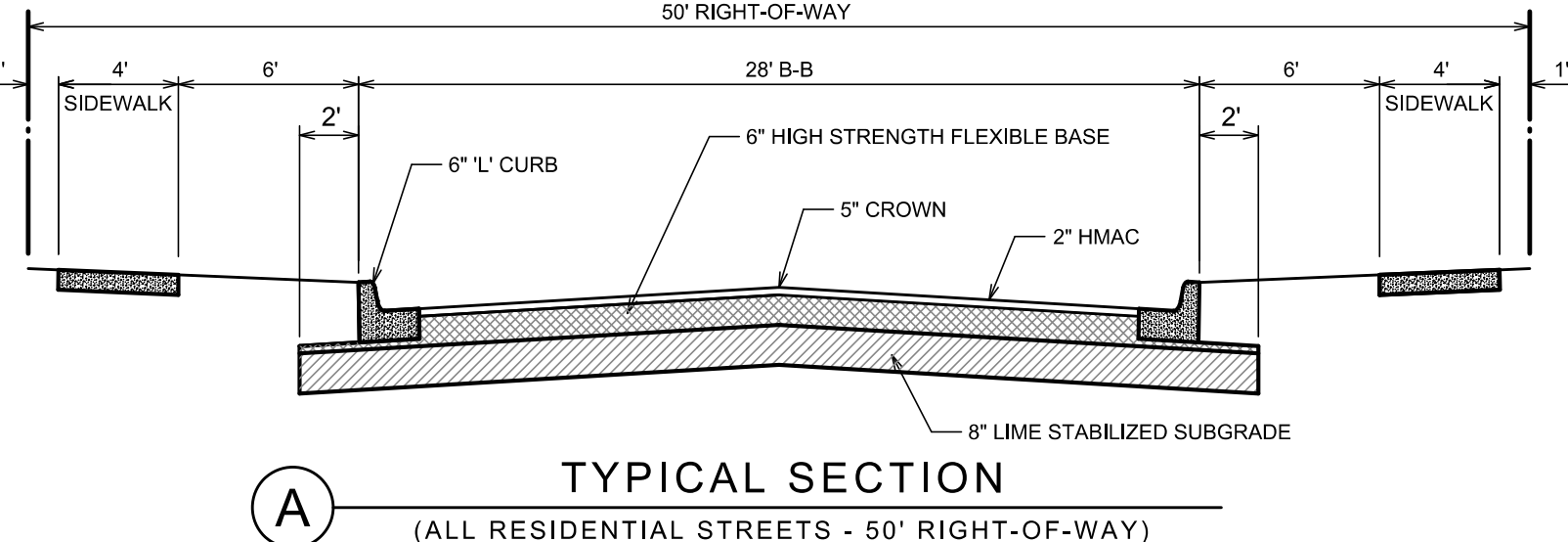


- ### GENERAL NOTES
- OWNER/DEVELOPER:  
HOGAN DEVELOPMENT CO., L.P.  
400 MANN ST., SUITE 1000  
CORPUS CHRISTI, TX 78401  
(361) 883-1550
  - ENGINEER:  
URBAN ENGINEERING (VICTORIA)  
2004 N. COMMERCE ST.  
VICTORIA, TEXAS 77901  
(361) 578-9836
  - SURVEYOR:  
URBAN SURVEYING, INC.  
2004 N. COMMERCE ST.  
VICTORIA, TEXAS 77901  
(361) 578-9837
  - STATISTICAL DATA:  
TOTAL AREA - 24.70 ACRES  
RESIDENTIAL LOTS - 115  
PRIVATE COMMON AREA LOTS - 1
  - THE PROPERTY IS ZONED "RS - 4.5" SINGLE-FAMILY 4.5 DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.
  - BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGE 185, MAP RECORDS OF NUECES COUNTY, TEXAS.
  - THE RECEIVING WATER FOR THE STORM RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - THE MAINTENANCE OF LOT 1, BLOCK 4 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION.
  - THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE LOT OR TRACT IS COMPLETED AND THE FINAL PLAT RECORDED.
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE FINAL PLAT STAGE.
  - ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONES B, C AND A13 (ELEV 10).  
  
ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD & 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
  
ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.  
  
ZONE A13 HAS BEEN DEFINED AS AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
  - ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.
  - AVERAGE DRIVEWAY SPACING ALONG NORTH OSO PARKWAY IS 150 FEET AND SHARED DRIVEWAYS MAY BE REQUIRED TO MEET THIS REQUIREMENT.
  - PRIVATE DRIVEWAY ACCESS ONTO WOOLDRIDGE ROAD SHALL BE PROHIBITED.



CURVE DATA					
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	900.00'	239.33'	27°59'49"	469.10'	S42°39'50"W 464.44'
C2	20.00'	20.00'	90°00'00"	31.42'	N78°20'15"W 28.28'
C3	20.00'	20.00'	90°00'00"	31.42'	S11°39'45"W 28.28'
C4	560.00'	168.54'	33°30'00"	327.42'	S73°24'45"W 322.78'
C5	290.00'	106.13'	40°12'00"	203.47'	N19°56'15"W 199.32'
C6	455.00'	4.22'	0°10'34.2"	8.43'	N40°34'07"W 8.43'
C7	15.00'	15.00'	90°00'00"	23.56'	S16°20'04"E 21.21'
C8	15.00'	15.00'	90°00'00"	23.56'	N73°39'56"E 21.21'
C9	820.00'	204.43'	27°59'49"	400.69'	N42°39'50"E 396.71'

LINE DATA		
CURVE	BEARING	DISTANCE
L1	S56°39'45"W	50.00'
L2	S61°20'04"E	50.00'
L3	S33°20'15"E	50.00'
L4	N56°39'46"E	15.00'
L5	N56°39'45"E	81.66'
L6	S61°20'04"E	90.00'
L7	S16°20'04"E	70.71'

URBAN engineering

PRELIMINARY PLAT

**Salida del Sol at Terra Mar - Units 2, 3 & 4**  
**and San Cristobal Estates at Terra Mar - Units 3 & 4**

24.70 ACRES OF LAND OUT OF LOTS 15, 16, 17, 21 & 22, SECTION 32, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BLOCK 1, LOT 2 VACATED SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 1, VOLUME 68, PAGE 699 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.

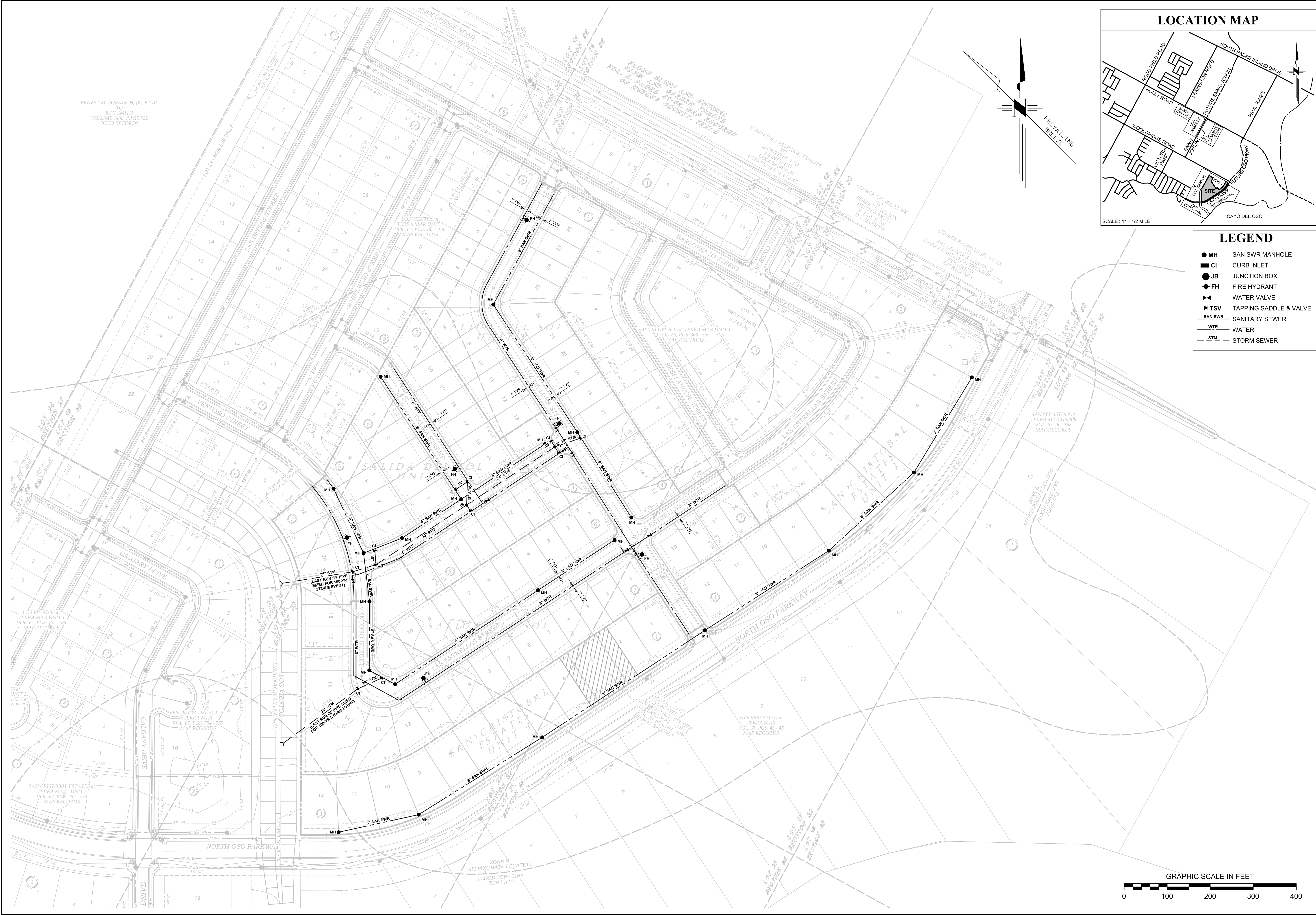
DATE 09/19/16

JOB NUMBER E19642.02

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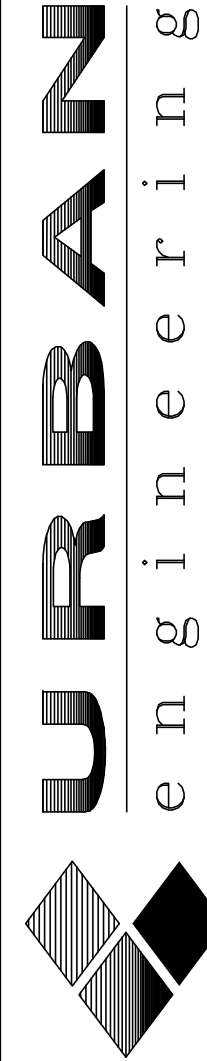


OVERALL UTILITY PLAN

Salida del Sol at Terra Mar - Units 2, 3 & 4  
and San Cristobal Estates at Terra Mar - Units 3 & 4

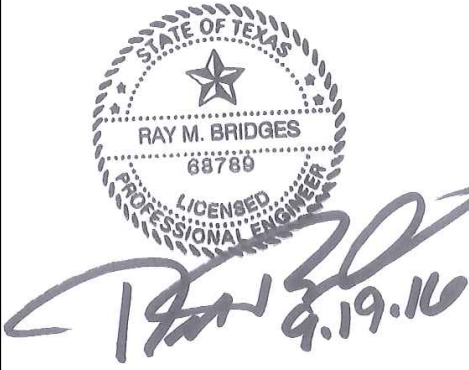
24.70 ACRES OF LAND OUT OF LOTS 15, 16, 17, 21 & 22, SECTION 32, FLOR BLUFF AND  
ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41-43 OF THE MAP RECORDS OF NUECES  
COUNTY, TEXAS AND BLOCK 1, LOT 2 VACATED SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 1,  
VOLUME 68, PAGE 699 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.	
DATE	09/19/16
JOB NUMBER	E19642.02
PAGE 2 OF 3	



2004 N. Commerce  
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Drainage Analysis for Salida del Sol at Terra Mar - Units 2, 3, & 4 and San Cristobal Estates - Units 3 & 4											
Drainage Area	Drainage Area (AC)	PRE DEVELOPMENT					POST DEVELOPMENT				
		Runoff Coeff.	Tc (min)	Design Frequency	Intensity (in/hr)	Q (cfs)	Runoff Coeff.	Tc (min)	Design Frequency	Intensity (in/hr)	Differential Q (cfs)
DRAINAGE AREA C	2.50	0.30	30	5-Year	4.33	3.25	0.50	30.0	5-Year	4.33	5.42
				25-Year	5.68	4.28		30.0	25-Year	5.68	7.09
				100-Year	6.78	5.08		30.0	100-Year	6.78	8.47
DRAINAGE AREA G	8.80	0.30	39	5-Year	3.67	9.69	0.50	35.3	5-Year	3.91	17.23
				25-Year	4.84	12.78		34.0	25-Year	5.27	23.17
				100-Year	5.83	15.39		33.4	100-Year	6.38	28.06
DRAINAGE AREA J	6.00	0.30	36	5-Year	3.87	6.98	0.50	32.1	5-Year	4.16	12.47
				25-Year	5.09	9.18		31.5	25-Year	5.51	16.54
				100-Year	6.11	11.00		31.3	100-Year	6.62	19.85
DRAINAGE AREA K	1.10	0.30	30	5-Year	4.33	1.43	0.50	30.0	5-Year	4.33	2.38
				25-Year	5.68	1.87		30.0	25-Year	5.68	3.12
				100-Year	6.78	2.24		30.0	100-Year	6.78	3.73
DRAINAGE AREA L	3.00	0.30	33	5-Year	4.09	3.68	0.40	30.0	5-Year	4.33	5.20
				25-Year	5.36	4.83		30.0	25-Year	5.68	6.81
				100-Year	6.42	5.78		30.0	100-Year	6.78	8.13
DRAINAGE AREA M	3.10	0.30	33	5-Year	4.09	3.60	0.40	30.0	5-Year	4.33	5.38
				25-Year	5.36	4.99		30.0	25-Year	5.68	7.04
				100-Year	6.42	5.97		30.0	100-Year	6.78	8.40

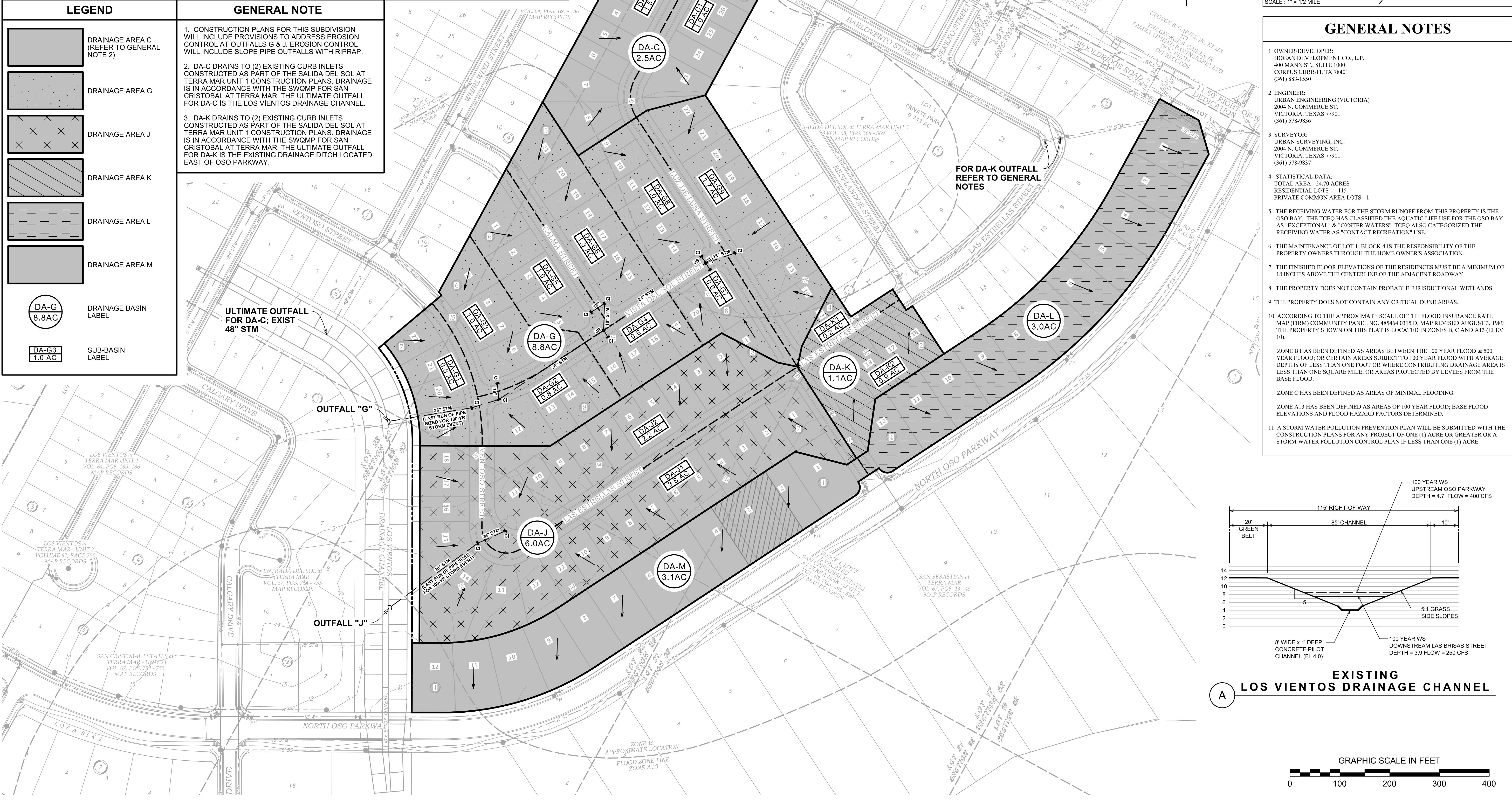
LEGEND	
	DRAINAGE AREA C (REFER TO GENERAL NOTE 2)
	DRAINAGE AREA G
	DRAINAGE AREA J
	DRAINAGE AREA K
	DRAINAGE AREA L
	DRAINAGE AREA M
	DRAINAGE BASIN LABEL
	SUB-BASIN LABEL

**GENERAL NOTE**

1. CONSTRUCTION PLANS FOR THIS SUBDIVISION WILL INCLUDE PROVISIONS TO ADDRESS EROSION CONTROL AT OUTFALLS G & J. EROSION CONTROL WILL INCLUDE SLOPE PIPE OUTFALLS WITH RIPRAP.

2. DA-C DRAINS TO (2) EXISTING CURB INLETS CONSTRUCTED AS PART OF THE SALIDA DEL SOL AT TERRA MAR UNIT 1 CONSTRUCTION PLANS. DRAINAGE IS IN ACCORDANCE WITH THE SWQMP FOR SAN CRISTOBAL AT TERRA MAR. THE ULTIMATE OUTFALL FOR DA-C IS THE LOS VIENTOS DRAINAGE CHANNEL.

3. DA-K DRAINS TO (2) EXISTING CURB INLETS CONSTRUCTED AS PART OF THE SALIDA DEL SOL AT TERRA MAR UNIT 1 CONSTRUCTION PLANS. DRAINAGE IS IN ACCORDANCE WITH THE SWQMP FOR SAN CRISTOBAL AT TERRA MAR. THE ULTIMATE OUTFALL FOR DA-K IS THE EXISTING DRAINAGE DITCH LOCATED EAST OF OSO PARKWAY.



STORM WATER QUALITY MANAGEMENT PLAN

# Salida del Sol at Terra Mar - Units 2, 3 & 4 and San Cristobal Estates at Terra Mar - Units 3 & 4

24.70 ACRES OF LAND, STORM QUALITY MANAGEMENT PLAN, FLOUR BLUFF AND ENCINAL FARM AND GARDEN OF EDDY, VOLUME 67, PAGE 753 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BLOCK 1, LOT 2 VACATED SAN CRISTOBAL ESTATES AT TERRA MAR UNIT 1, VOLUME 68, PAGE 699 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

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