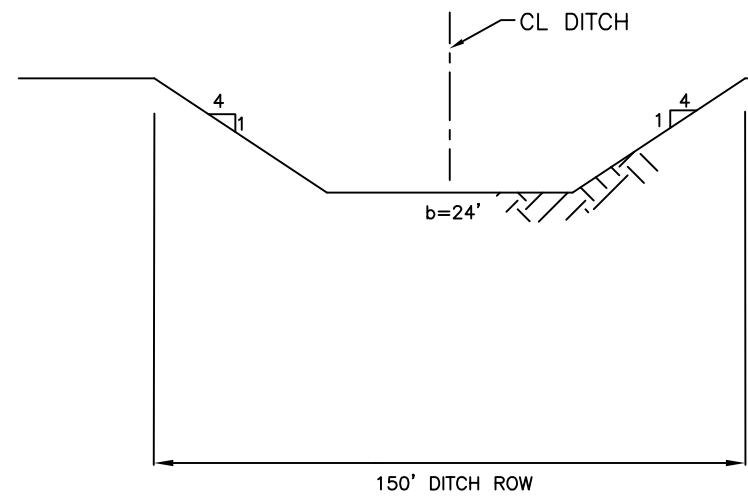
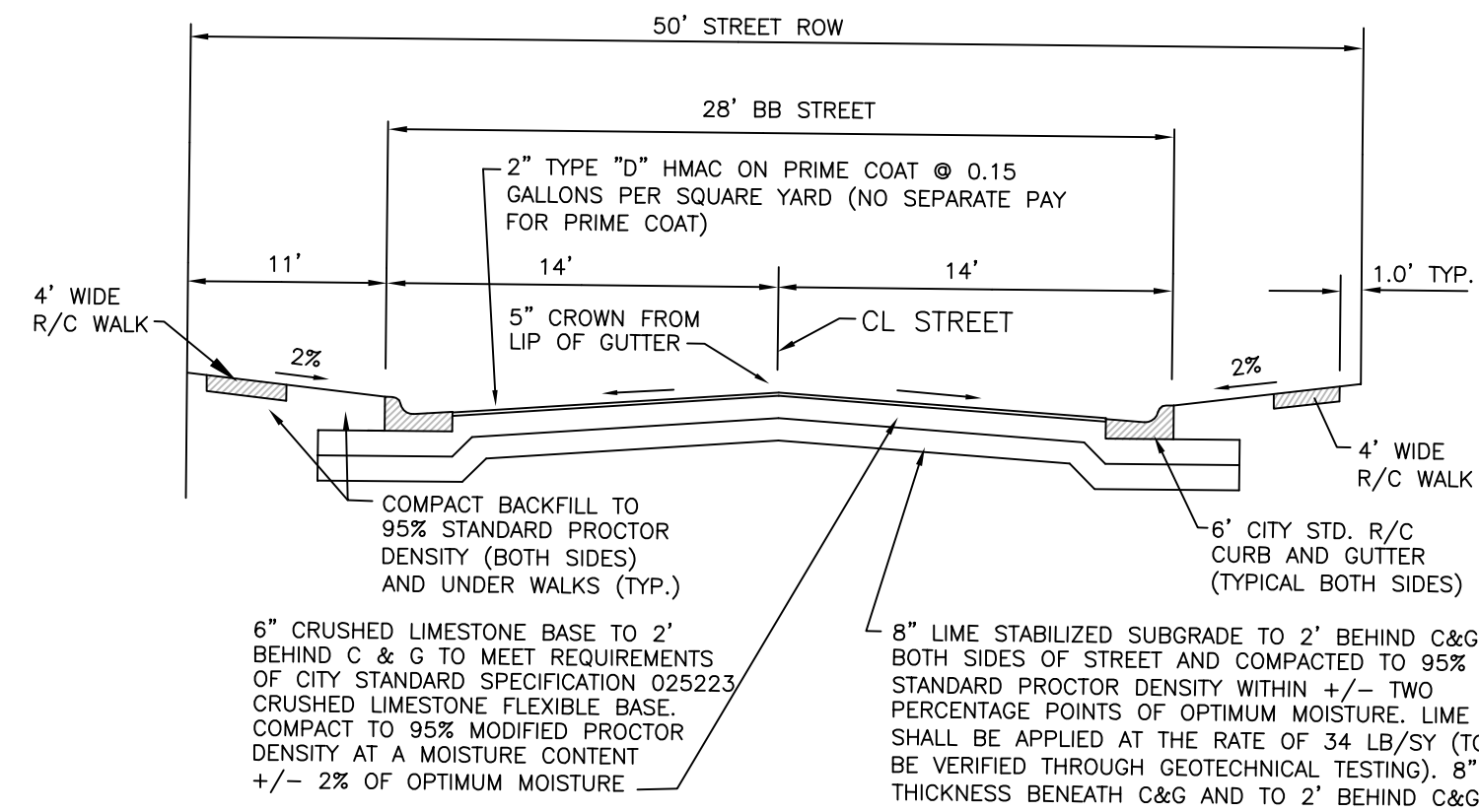
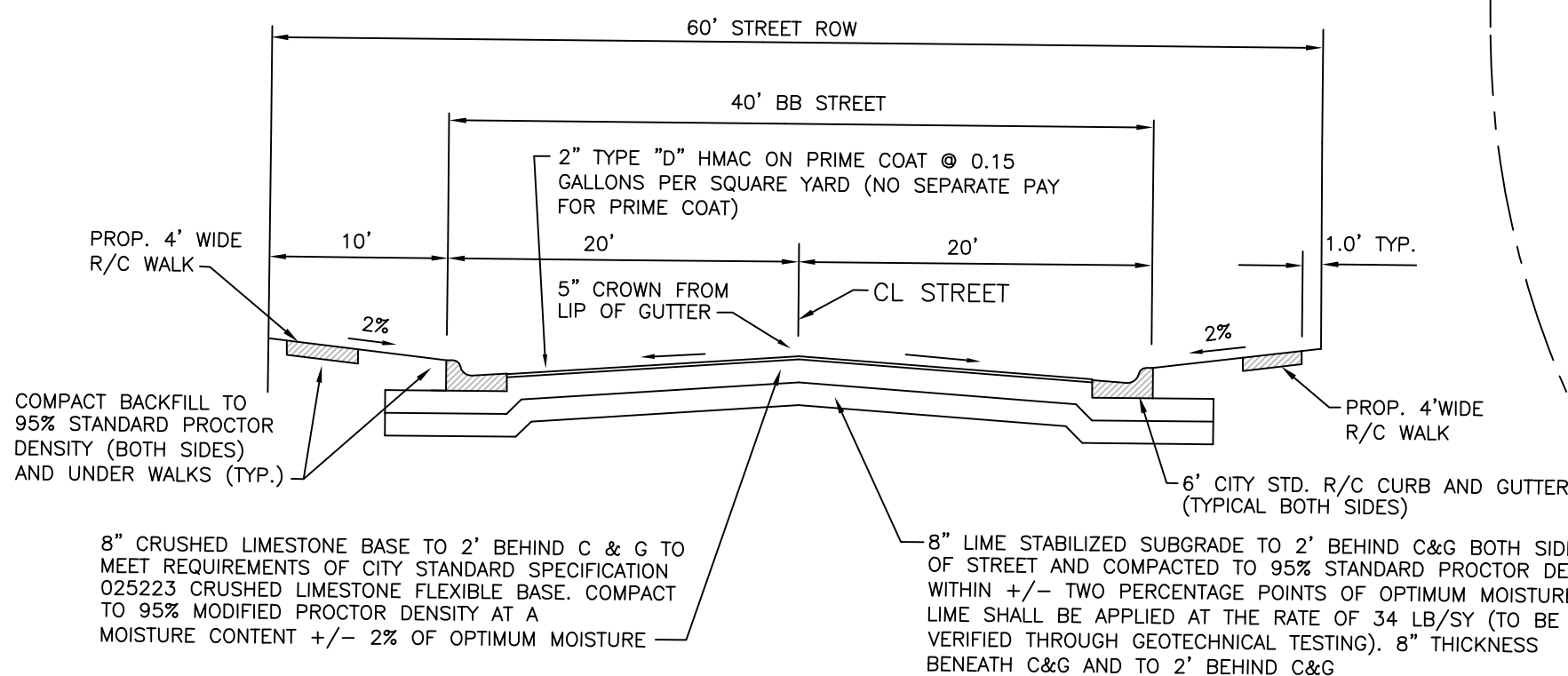




TYPICAL CHANNEL SECTION
NTS



TYPICAL STREET SECTION - 50' ROW
NTS



TYPICAL STREET SECTION - 60' ROW



- NOTES:
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 - 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".
 - ALL OF THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0238 C, REVISED JULY 18, 1985.
 - THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 - PRESENTLY THE LAND IS VACANT AND IT IS PROPOSED TO BE USED FOR SINGLE FAMILY RESIDENTIAL (RS4.5 ZONING, 4,500 SF MIN LOT AREA).
 - DESCRIPTION OF SITE DRAINAGE: THE SITE IS ADJACENT TO AND DRAINS INTO THE CARROLL KOSTORYZ DRAINAGE CHANNEL AS INDICATED. NO OTHER PROPERTIES DRAIN THRU THE SUBJECT SITE ACCORDING TO THE MASTER DRAINAGE PLAN.
 - THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN. THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
 - THE TOTAL PLATTED AREA CONTAINS 23.850 ACRES OF LAND INCLUDING STREET DEDICATIONS.
 - ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 - UNIT 1 START CONSTRUCTION MARCH, 2021; UNIT 2 TWO YEARS LATER.
 - THE PARK (ONLY PRIVATE FACILITY BESIDE LOTS) SHALL BE MAINTAINED BY THE HOA.



8/12/20

0 30' 60' 120'
SCALE: 1" = 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

OWNERS:
SUPERIOR H & H DEVELOPMENT, LLC
4833 SARATOGA BLVD., PMB 423
CORPUS CHRISTI, TX 78413
765-7241

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
BRIDGES MILL VILLAGE FUTURE UNITS
A 23.850 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES COUNTY, TEXAS

DWN. N. WELSH JR.
CHK. N. WELSH
PLOT SCALE: 1" = 60'
SCALE (H): SAME
SCALE (V): NONE
DATE PLOTTED: 10/1/20
COM. NO. PREL AS PREL
JOB NO. 13017
SHEET 1 OF 1