



CITY OF CORPUS CHRISTI  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 9277 | CORPUS CHRISTI TEXAS 78469-9277



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TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 008**  
**Drainage Requirements for all Projects Including Infill Lots**  
**Adjoining Existing Structures**

DATE: May 10, 2021

CREATED BY: Development Services Department

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**Purpose:**

The purpose of IB 008 is to establish drainage guidelines for all projects:

For **Infill Lots**, Development Services will now require pre- and post-construction documentation from a Texas Licensed and Registered Engineer, Architect or Land Surveyor that demonstrates storm water runoff, from any new development, is appropriately directed to a City approved discharge point. Pre-construction submittals are required to document existing storm water discharge from adjoining properties, if present, has been incorporated into the new development drainage plans. Post-construction submittals are required to document that final grades will convey storm water runoff to the City’s drainage system.

For all **other development projects**, DSD will now require a simple drainage plan to be submitted for review and approval. Please see example drainage plan attachment.

This policy is consistent with the authority granted under Section R106.1 – Submittal Documents, of the 2021 International Residential Code and Section 107 – Submittal Documents, of the 2021 International Building Code, “Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.” Additionally, this policy is also supported by UDC Section 8.2.8B, “Storm Water Management.”

## **Procedures:**

### Applicability:

- This policy applies to all commercial and residential construction projects where an increase in impervious coverage is planned:

Infill Development is defined where an existing structure or development abuts any portion of the property where new construction is proposed. Typical projects subject to this policy include new construction and additions. The term “infill” will ALWAYS apply to any development on the island and any development located in the ETJ, Outside of the City Limits (OCL).

This policy will NOT apply to commercial or residential remodels; and/or renovations to existing buildings where the existing building and parking footprint will not be increased.

### Requirements:

- All new commercial projects including additions will be required to submit a drainage plan developed by a registered design professional that shows the ultimate development stormwater runoff directed to a City approved discharge point. The drainage plan(s) should be included with the plan review submittal package.
- All new residential projects including additions will be required to submit a simple drainage plan (see attached) that shows the site directs the stormwater runoff to a City approved discharge point. The drainage plan shall be included with the plan review submittal package.
- All new residential and commercial projects located in infill areas, on the island, and in the ETJ will require a pre-construction drainage survey to be submitted at Plan Review, demonstrating how stormwater will be conveyed from the property to the City’s approved drainage system. Where stormwater runoff from adjacent properties has historically drained through the property to be developed, the drainage plan shall be designed to accept and incorporate the anticipated stormwater flow. City review and approval will be required prior to the issuance of a building permit.
- All new residential and commercial projects located in infill areas, on the island, and in the ETJ will require a post-construction drainage survey after final grade elevations have been established. The survey shall document that all final grades are sloped sufficiently to convey stormwater from the property to the City’s approved drainage system. City review and approval will be required prior to Building Final.

This policy becomes effective for all permit applications received on or after **June 1, 2021.**

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**Summary**

This bulletin is for informational purposes only.

**Prepared by:** Luke Fry, Deputy Building Official

**Reviewed by:** Michael Dice, Assistant Director

**Authorized by:** Al Raymond III, AIA, CBO, Director, Development Services

A handwritten signature in blue ink, appearing to be 'AR', is located to the right of the 'Authorized by' line.



# RESIDENTIAL DRAINAGE PLAN EXAMPLE

Development Services Department

2406 Leopard Street, Corpus Christi, TX 78408 | Phone: 361.826.3840 | Fax: 361.826.4375 | [Plan\\_Review\\_Comments@cctexas.com](mailto:Plan_Review_Comments@cctexas.com)

This is just an example; you will need to submit your own site plan. No Surveying is required.

