

LEGEND

S	WASTEWATER LINE	▨	BUILDING
W	WATERLINE	— RCP —	STORM WATER PIPE
GAS	GASLINE		
—	OVERHEAD POWER	⊕	FIRE HYDRANT
X	CHAINLINK FENCE	⊕	GRATE INLET
—	WOOD FENCE	⊕	WASTEWATER MH
PL	PROPERTY LINE	⊕	STORM SEWER MH
		⊕	GUY ANCHOR
		⊕	WATER VALVE
		⊕	CLEANOUT

PARKING REQUIREMENTS

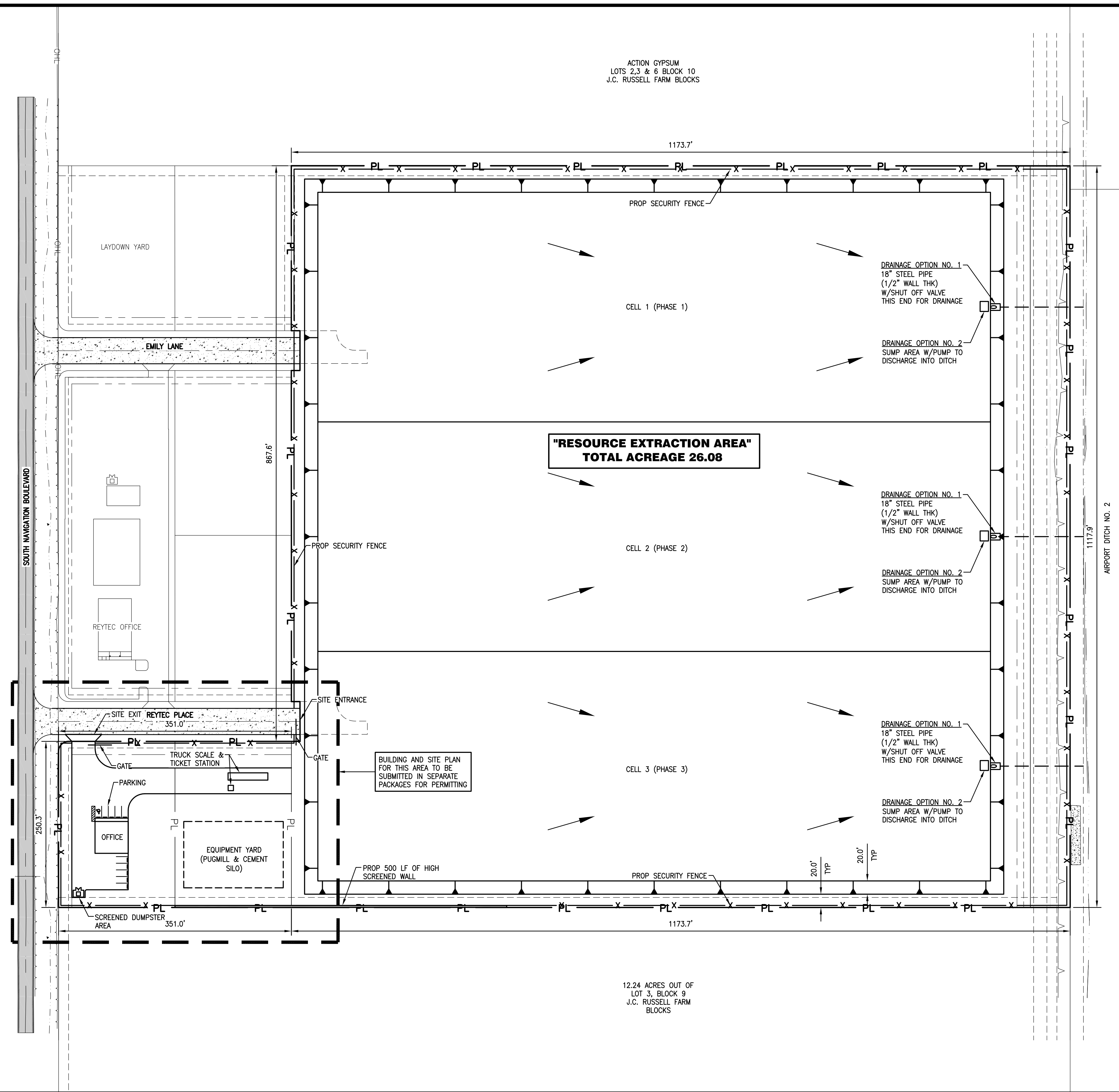
1 SPACE PER 300 SQFT GFA OFFICE SPACE
 8 PARKING SPACES REQUIRED
 10 PARKING SPACES PROVIDED TOTAL (INCLUDES 1 HANDICAP SPACE)

TRAFFIC FLOW

THERE WILL BE APPROXIMATELY 250 TRUCKS A DAY ENTERING THE SITE

PROJECT NOTES

- ALL EXCAVATIONS GREATER THAN 20 FEET BELOW GRADE SHALL HAVE AN EXCAVATION PLAN BY A TEXAS LICENSED PROFESSIONAL ENGINEER.
- AN OSHA TRAINED COMPETENT PERSON SHALL EXAMINE EXCAVATIONS ON A DAILY BASIS OR AFTER AN EVENT. INSPECTION REPORTS AND DAILY LOGS SHALL BE KEPT ON SITE AVAILABLE FOR REVIEW.
- ALL OSHA AND TCEQ PERMITTING REQUIREMENTS APPLY TO ALL WORK TO BE PERFORMED.
- CONTRACTOR/OWNER TO MAINTAIN A CLEAN WORK AREA AND ADJACENT ROADWAYS TO BE CLEANED (SWIPE AS NEEDED) PER CITY ORDINANCE.
- CONTACT ENGINEER IF PROJECT LIMITS CHANGE OR SITE CONDITIONS VARY FROM SUBSURFACE GEOTECHNICAL INVESTIGATION.



REVISIONS

NO.	DESCRIPTION	BY	CHKD	DATE
A	ISSUED FOR PERMITTING	RA	RM	2/15
B	ISSUED FOR PERMITTING	RA	RM	3/17

DRAWN BY: RA	SCALE: AS NOTED	DATE: JANUARY 2015
CHK BY: RM		
APP BY: RM		

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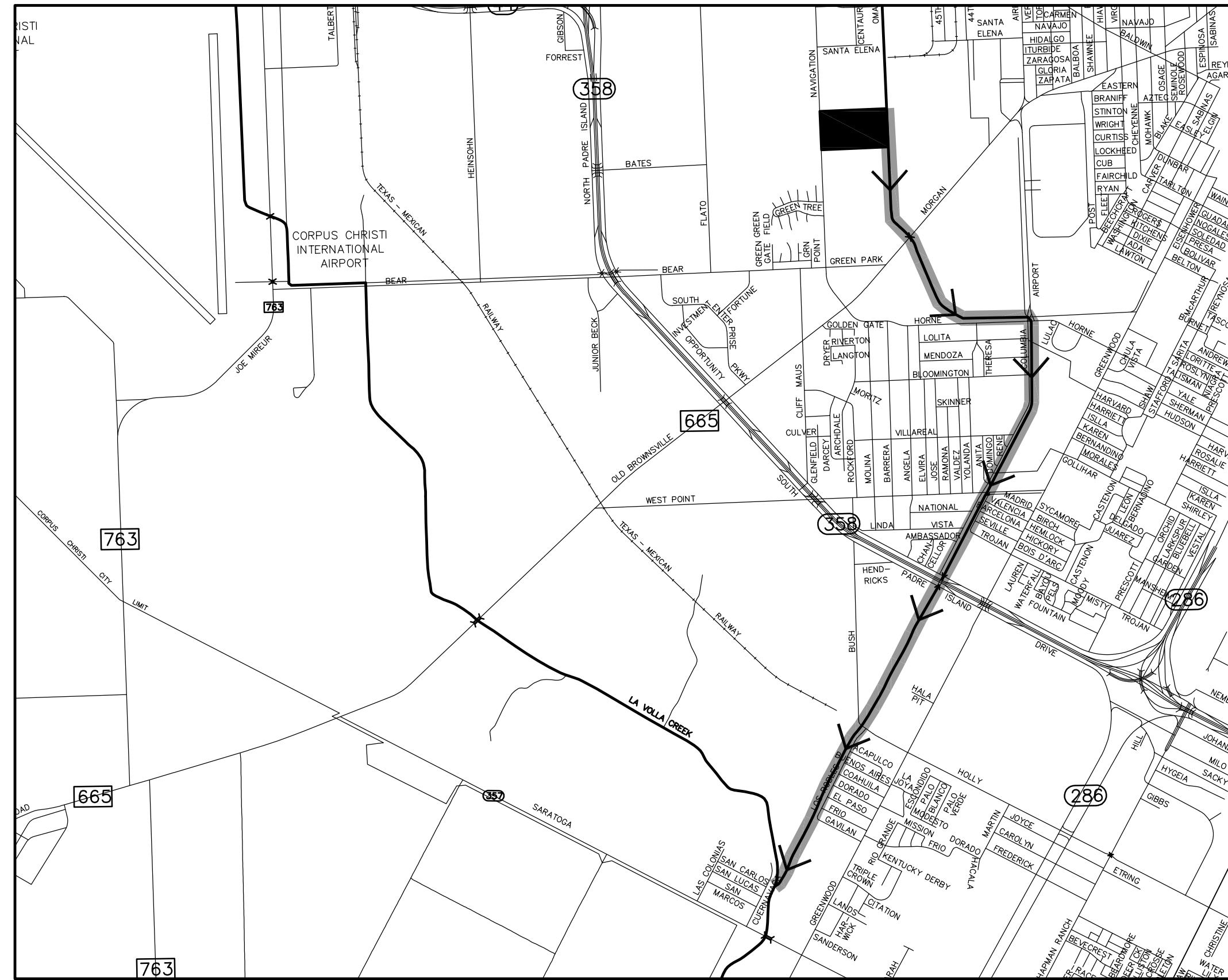
STATE OF TEXAS
 03/03/17
 RAMIRO MUNOZ III
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BENCHMARK MATERIALS
 718 SOUTH NAVIGATION BOULEVARD
 CORPUS CHRISTI, TEXAS
 SCHEMATIC SITE PLAN

JOB NO.
 15BMM019
C2

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LOCATION/OUT FALL MAP
SCALE: 1" = 4000'
NORTH



STORM WATER NOTES

1. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER/OR A POLLUTION CONTROL PLAN IF LESS THAN 1 ACRE.
2. LOT 1, BLOCK 2, REYTEC INDUSTRIAL PARK
3. 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.
4. THE SITE DRAINS ON THE SURFACE AND THROUGH AN UNDERGROUND DRAINAGE SYSTEM OUTFALLING AT THE REAR OF THE SUBDIVISION INTO THE AIRPORT DRAINAGE DITCH NO. 2, RUNNING SOUTH TO AIRPORT DRAINAGE DITCH NO. 1, THEN LA VOLLA CREEK ALL THE WAY DOWN INTO THE OSO CREEK.
5. BY GRAPHIC PLATTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C" "AREAS OF MINIMUM FLOODING", OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0165 C, DATED JULY 18, 1985.
6. THIS PROPERTY IS ZONED "IL" (LIGHT INDUSTRIAL).
7. TOTAL ACREAGE OF PROJECT AREA EQUALS XXX ACRES.
8. THERE ARE NO KNOWN NATURAL WATER BODIES JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.

STORM WATER DRAINAGE CALCULATIONS

STORM FREQUENCY DESIGN FOR 5 & 25 YEARS.

THE FOLLOWING RUNOFF COEFFICIENTS (C) FOR RUNOFF AND RAINFALL INTENSITY (i), ARE TAKEN FROM THE CITY OF CORPUS CHRISTI STORM WATER MASTER PLAN "DRAINAGE DESIGN MANUAL" (DRAFT) DATED MARCH 2009.

TC=10.00 MIN
i5=7.72 INCHES/HR
i25=9.85 INCHES/HR

Q=CiA
C=RUNOFF COEFFICIENT
i=RAIN FALL INTENSITY - (INCHES/HR)
A=AREA (ACRES)
Q5=RUN OFF FOR 5 YEAR EVENT (cfs)
Q25=RUN OFF FOR 25 YEAR EVENT (cfs)
COMP = COMPOSITE

PRE-DEVELOPMENT		
TYPE	RUNOFF COEFFICIENT (C)	AREA (ACRES)
CULTIVATED	0.35	32.14
C (COMP) (WEIGHTED VALUE)		0.35

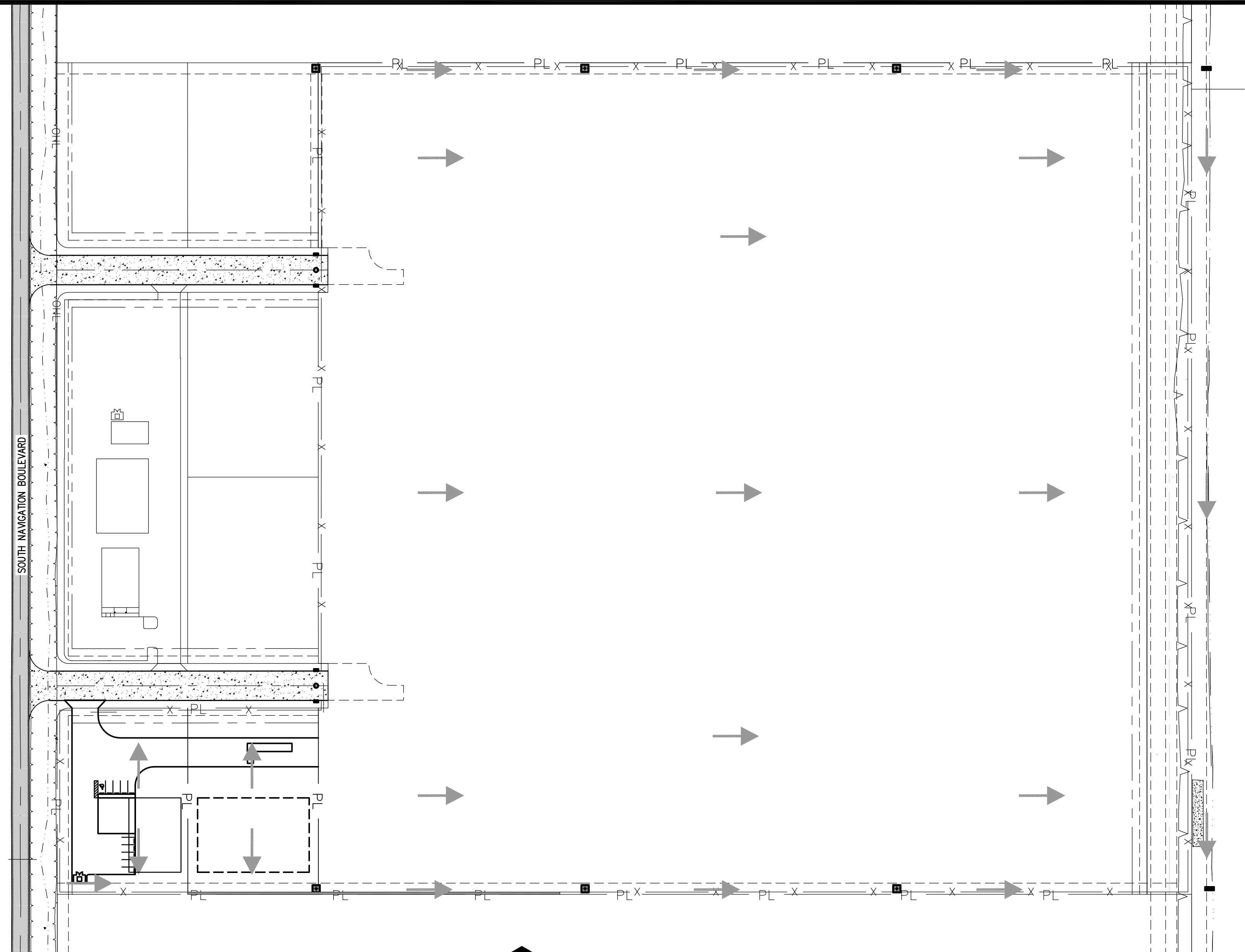
POST-DEVELOPMENT		
TYPE	RUNOFF COEFFICIENT (C)	AREA (ACRES)
CONCRETE	0.90	0.58
GRASS	0.15	0.58
BUILDING	1.00	0.16
CULTIVATED	0.35	30.82
C (COMP) (WEIGHTED VALUE)		0.36

C (COMP)	0.35	C (COMP)	0.35
Tc(Min)	10	Tc(Min)	10
Q=CiA (USING RATIONAL EQUATION)		Q=CiA (USING RATIONAL EQUATION)	
I=INTENSITY (IN/HR)	7.72	I=INTENSITY (IN/HR)	9.85
AREA (ACRES)	32.14	AREA (ACRES)	32.14
Q ₅ PRE (CFS)	86.84	Q ₂₅ PRE (CFS)	110.80

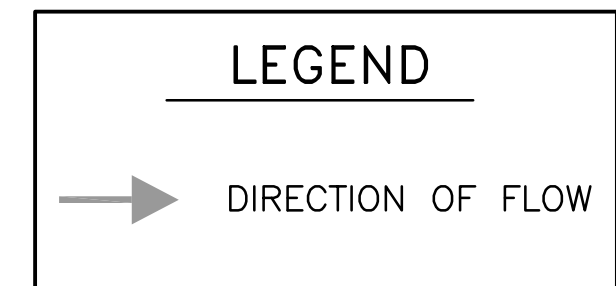
C (COMP)	0.36	C (COMP)	0.36
Tc(Min)	10	Tc(Min)	10
Q=CiA (USING RATIONAL EQUATION)		Q=CiA (USING RATIONAL EQUATION)	
I=INTENSITY (IN/HR)	7.72	I=INTENSITY (IN/HR)	9.85
AREA (ACRES)	32.14	AREA (ACRES)	32.14
Q ₅ POST (CFS)	89.32	Q ₂₅ POST (CFS)	113.97

DIFFERENCE BETWEEN PRE AND POST DEVELOPMENT	
(5 YEAR INTENSITY)	(25 YEAR INTENSITY)
Q = 86.84 cfs	Q = 110.80 cfs
Q = 89.32 cfs	Q = 113.97 cfs
Q = 2.48 cfs *	Q = 3.17 cfs *

* ADDITIONALLY, INCREASE TO THE SITE IS NEGLIGIBLE, THE FLOW FOR THE AREA WITH THE SLIGHT INCREASE WILL BE CONTROLLED USING THE RCP PIPE DRAINING THE SITE.



SITE MAP
SCALE: 1" = 100'
NORTH



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BENCHMARK MATERIALS
718 SOUTH NAVIGATION BOULEVARD
CORPUS CHRISTI, TEXAS
STORM WATER POLLUTION PREVENTION PLAN

JOB NO.
15BMM019
C3

