

**EXCAVATION PERMIT
REGULAR PLANNING COMMISSION MEETING
(April 19, 2017)**

Excavation Permit No. 17EX1000

ISAIAS FRANCO: AN EXCAVATION PERMIT FOR FRANCO ASPHALT AND PAVING

Located: 1326 Rhew Rd.

Legal: Assessors Map 141 15.854 Acres out of track 4 S of Highway 9 (Formerly 263-141-400)

Applicant: Isaias Franco

Mr. Franco has submitted a request for an excavation permit. The location of the proposed excavation is in an industrial area. It is the applicant's intent to use the soil from this site on another site. The soil from the other site is to replace the soil removed from the subject property. The applicant has agreed to test the replacement soil to ensure that the soil is not contaminated.

In accordance with the Corpus Christi Municipal Code, the Planning Commission has the authority to approve or deny an Excavation Permit. The proposed location of the excavation must not be located within 150 feet of any residence, building or structure without written permission from the property owner. The proposed location of the excavation must not be located within 350 feet to any exterior property line boundary of lands utilized for a public or parochial school, college, university, hospital, church, public building, cemetery or within an area where there is on public record restrictions or covenants prohibiting excavations.

The proposed location of the excavation is in compliance with the limitations stated above. The Municipal Code also limits the time period of an excavation permit to one year. The applicant is agreeable to the one year; therefore Staff recommends approval of the Excavation Permit subject to the following conditions:

1. The excavation must not be located closer than 150 feet of any residence, building or structure.
2. The excavation must not be located closer than 350 feet of any exterior property line boundary of lands utilized for a public or parochial school, a college, a university, a hospital, a church, a public building, a cemetery, or within an area where there is on public record restrictions or covenants prohibiting excavations.
3. The replacement soil must be free of contaminates.
4. The excavation permit is valid for one year from the date of the Planning Commission approval.

STRUCTURAL PRACTICES

- SILT FENCES
- HWY BARRIERS
- ROCK BERM
- EARTH BERM
- DIVERSION, INTERCEPTOR, OR PERMETER Dikes
- DIVERSION, INTERCEPTOR, OR PERMETER SHALES
- DIVERSION Dike AND SHALE COMBINATIONS
- PRE SLOPE GRASS
- PAVED FLAMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TAMER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BARRIERS
- STORM INLET SEDIMENT TRAPS
- STORM OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM SEWERS
- VELOCITY CONTROL DEVICES
- CONCRETE BERM
- VEGETATIVE BUFFER STRIPS

CONSTRUCTION SITE POLLUTION PLAN REQUIREMENTS

SWPPP LOCATION

SMALL CONSTRUCTION SITE NOTED TO INDICATE LOCATION OF SWPPP

PROJECT DESCRIPTION

THE PROJECT CONSIST OF FELING A PORTION OF AN EXISTING TRACT OF LAND

DISTURBED AREA

THE AREA OF SITE EXPECTED TO BE DISTURBED IS 80.8 ACRES.

WEIGHTED RUNOFF COEFFICIENT

THE WEIGHTED RUNOFF COEFFICIENT OF THE PROJECT SITE AFTER ALL IMPROVEMENTS ARE COMPLETE IS ESTIMATED AT 0.3

NAME OF RECEIVING WATERS

THE RECEIVING WATER FOR THE STORM WATER RADIOT FROM THIS PROPERTY IS INNER HARBOR BASIN, SEGMENT # 3484

THE TOPO HAS CLASSIFIED THE ADJACENT LIFE USE FOR

OSO MAY BEIN AS "EXCEPTIONAL" AND "OTHER WATERS" AND CATERGORIZED THE RECEIVING WATER AS "TRINARY CONTACT RECREATION" USE.

SOL TYPE

SOL TYPE IS CLAY

EXISTING CONDITION OF SOL AND VEGETATION COVER

THE SOL CONDITION IS PRESENTLY UNDISTURBED PREDOMINANTLY DEVELOPED CLAY SOL. THE VEGETATION COVER IS APPROXIMATELY 100%

NARRATIVE SEQUENCE OF CONSTRUCTION STORM WATER MANAGEMENT ACTIVITIES

STORM WATER MANAGEMENT ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS

PROOD TO BEGINNING WORK AT ANY PHASE AREA FOR PRESERVATION OF NATURAL RESOURCES SHALL BE IDENTIFIED.

SEQUENCE OF CONSTRUCTION

- IDENTIFY ALL PROJECT BARRIAGES AND SOOS
- INSTALL SILT FENCE, AND CONSTRUCTION ENTRANCE.
- PROCEED WITH GRADING AND PAVING.
- REMOVE STORM INLET SEDIMENT TRAPS
- REMOVE PROJECT BARRIAGES

EROSION AND SEDIMENT CONTROLS SOIL STABILIZATION PRACTICES

- TEMPORARY SEEDING
- PERMANENT GRASS SEEDING
- MULCHING
- SOL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL VEGETATION
- OFFICE VEHICLE TRACKING
- HAIL RIGS CHARGED FOR DUST CONTROL
- LOADED HAIL TRUCKS TO BE COVERED WITH TARPALIN
- EXCESS DIRT ON ROAD REMOVED DAILY
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT LOG

INSPECTION

AN INSPECTION WILL BE PERFORMED ON A WEEKLY OR BI-WEEKLY BASIS BY THE CONTRACTOR OR THEIR AGENT. IF INSPECTIONS ARE MADE BI-WEEKLY AN ADDITIONAL INSPECTION WILL BE PERFORMED AFTER EVERY RAIN EVENT OF A HALF INCH OR MORE. AS RECORDED ON THE RAIN GAUGE LOCATED ON THE PROJECT SITE AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE FOR EACH INSPECTION AND CONTROLS SHALL BE REVISED AS INDICATED BY THE INSPECTION REPORT.

SEWARDS

CONTRACTOR SHALL TAKE NECESSARY MEASURES TO CONTROL AND LIMIT DUST DURING CONSTRUCTION OPERATIONS.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY AREA INLETS AND STORM SEWER SYSTEMS. THESE WILL CARRY DRAINAGE DIRECTLY TO AN ADJACENT CHANNEL.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION, BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

WASTE MATERIALS

WASH OUT AREAS FOR CONCRETE TRUCKS WILL NOT BE ALLOWED AND THE CONTRACTOR WILL NEED TO VERIFY NO CONCRETE TRUCK WASH OUT AT THE PROJECT SITE. ALL MEASURES SHALL BE TAKEN TO PROTECT THE SURROUNDING AREA FROM CONTAMINATION. ALL WASTE MATERIAL SHALL BE COLLECTED AND SECURELY STORED UNTIL REMOVED FROM CONSITE. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE.

HAZARDOUS WASTE

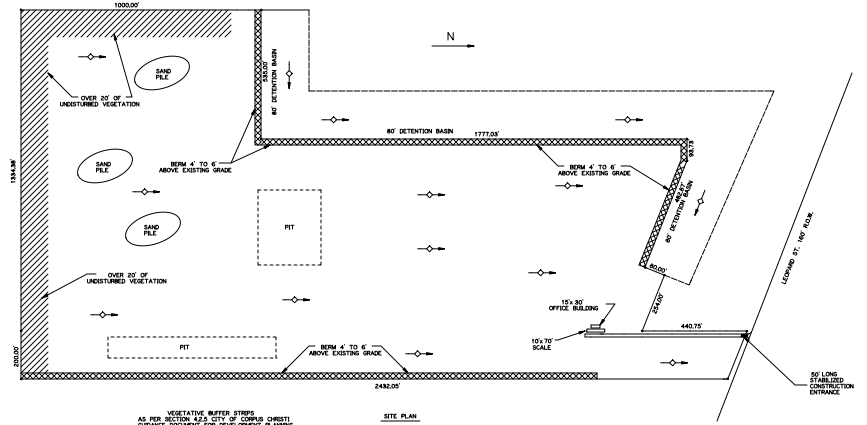
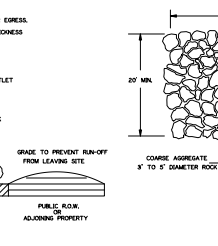
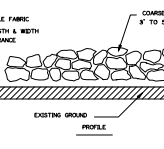
INCLUDES SPILL REPORTING

AT A MINIMUM ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ADHESIVES, PETROLEUM PRODUCTS, CLEANING SOLVENTS, ASPHALT PRODUCTS, OR CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHALL BE CONTACTED IMMEDIATELY. ALL PRODUCTS USED SHALL BE STORED IN PROPERLY LABELED CONTAINERS AND REMOVED FROM CONSITE WHEN NO LONGER NEEDED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

GENERAL NOTES

1. LENGTH SHALL BE SHOWN ON SITE PLAN BUT NOT LESS THAN 50'
2. THICKNESS SHALL NOT BE LESS THAN 4" BODIES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH AS THE STABILIZED CONSTRUCTION ENTRANCE UNLESS OTHERWISE SHOWN IN CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA, WHEN SHOWN ON CONSTRUCTION DRAWINGS AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR TRUCK WASHING AREA.



VEGETATIVE BUFFER STRIPS AS PER SECTION 4.9.9 CITY OF CORNUS ORBITI CLEANAGE DOCUMENT FOR DEVELOPMENT PLANNING
SITE PLAN 1" = 200'

1. DEFINITION
VEGETATIVE BUFFER STRIPS ARE STRIPS OF LAND THAT ARE NOT PAVED DURING DEVELOPMENT. THE STRIPS MAY REMAIN EITHER IN NATIVE OR LANDSCAPE VEGETATION.
2. PURPOSES
TO IMPROVE THE STORM WATER QUALITY OF SURFACE DRAINAGE FROM NEW DEVELOPMENTS INTO ENVIRONMENTALLY SENSITIVE AREAS OR INTO PAVED AREAS THAT LEAD DIRECTLY TO STORM SEWER SYSTEMS. THE VEGETATION WILL TRAP SEDIMENTS AND FILTER SOME POLLUTANTS FROM THE STORM WATER.
3. CONDITIONS WHERE PRACTICE APPLIES
BUFFER STRIPS MAYBE USED IN AREAS OF DEVELOPMENTS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS OR ADJACENT TO PAVED AREAS IF STRUCTURAL SEDIMENT CONTROL BMP'S SUCH AS HAY BALES OR FABRIC FENCING IS NOT BEING USED.
4. PLANNING CONSIDERATIONS
VEGETATIVE BUFFER STRIPS CAN REDUCE THE COST OF STRUCTURAL IMPROVEMENTS FOR EROSION CONTROL, IF INCORPORATED INTO THE PROJECT DURING THE PLANNING PHASE. VEGETATIVE BUFFER STRIPS SHOULD BE UTILIZED IN CONJUNCTION WITH STRUCTURAL MEASURES SUCH AS FILTER FABRIC FENCES AND OTHER APPROVED BMP'S.
5. DESIGN CRITERIA AND REQUIREMENTS
A 20' BUFFER STRIP IS RECOMMENDED AS A MININ PRACTICE TO PROVIDE SIGNIFICANT RESULTS FOR EROSION CONTROL AND POLLUTANT REMOVAL OF SURFACE STORM WATER. WIDER STRIPS CAN PROVIDE GREATER BENEFITS PARTICULARLY IN HABITAT CONSERVATION FOR FLORA AND FAUNA. IF NATIVE VEGETATION IS PRESERVED FOR SITES WITH STEEP SLOPES THE REQUIREMENTS FOR BUFFER STRIPS CAN BE REDUCED. A 10' WIDE STRIP IS SOME TIMES SUITABLE FOR SITES WITH SMALL CONTRIBUTING DRAINAGE AREAS. THE VEGETATIVE STRIP CAN BE MAINTAINED AS NATIVE VEGETATION OR AS LANDSCAPE VEGETATION WITH SIMILAR RESULTS IF THE LANDSCAPE VEGETATION IS NOT HEAVILY FERTILIZED OR TREATED WITH INSECTICIDES.

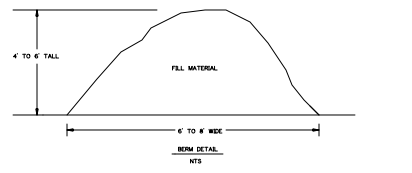
LEGAL DESCRIPTION
FLOOD ZONE C
FRANCO INDUSTRIAL PARK
TRACT 1, 2 & 3

PROJECT NOTES
FLOOD ZONE C
PANEL 0138 C COMMUNITY # 48544
RECORD # 1418
AND IS NOT BEIN AND FEMA
CONSOLE

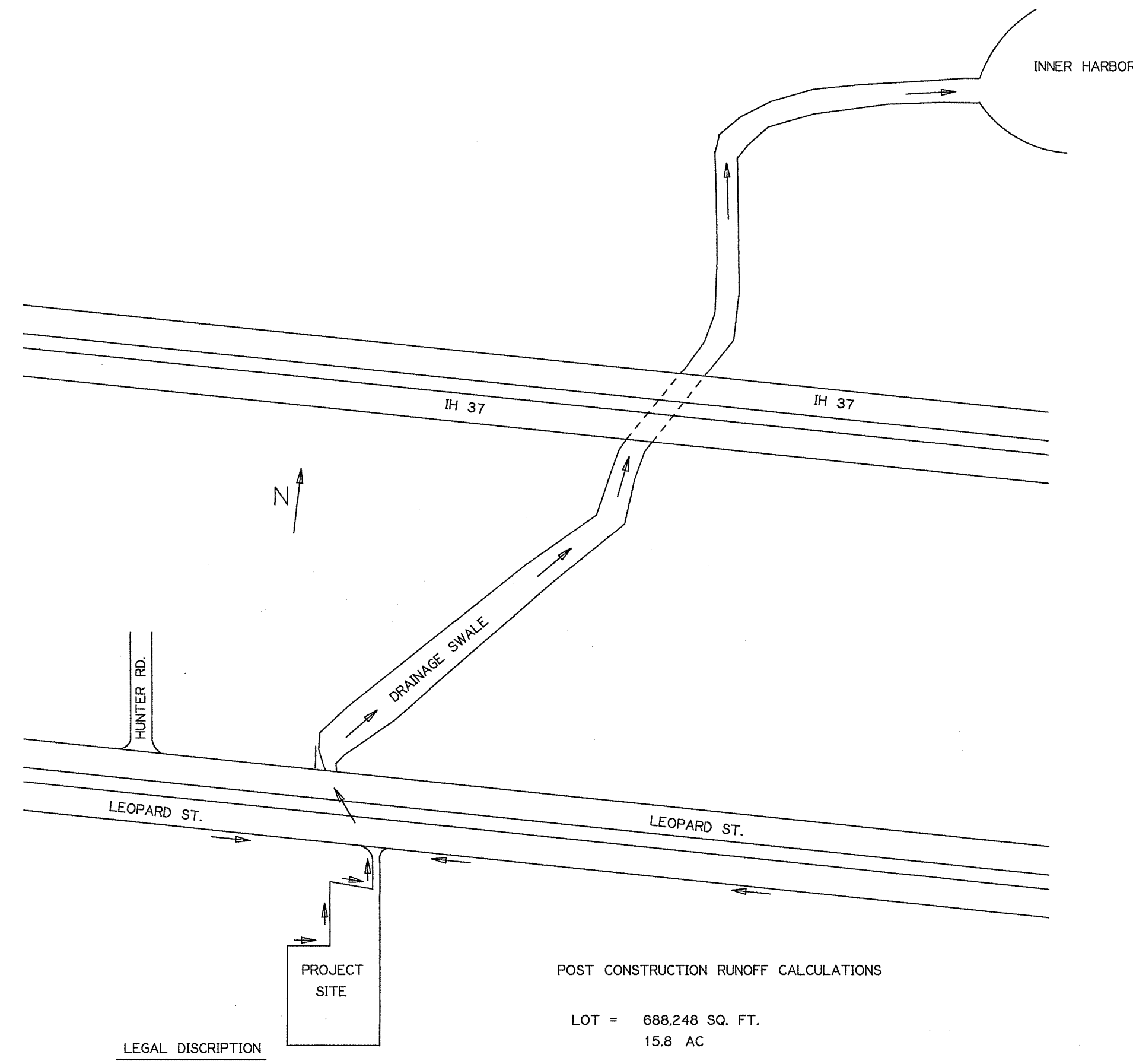
EROSION CONTROL
VEGETATIVE LANDSCAPING,
BUILDING & PLATFORM

DISTURBED AREA = 80.8

OUTFALL
INNER HARBOR BASIN
SEGMENT #3484



	Kendall Erosion Control Services OFFICE (861) 808-7600 FAX (861) 808-7633
	5866 SOUTH STAPLES SUITE 301 CORPUS CHRISTI TEXAS 78413
STORM WATER QUALITY MANAGEMENT PLAN	
FRANCO INDUSTRIAL PARK 7585 LEOPARD STREET	
DATE 11/2/19	SCALE AS NOTED



LEGAL DISCRIPTION
FRANCO INDUSTRIAL PARK
TRACT 1, 2 & 3

DISTURBED AREA = 80.8

POST CONSTRUCTION RUNOFF CALCULATIONS

LOT = 688,248 SQ. FT.
15.8 AC

PAVED AREA = 700 SQ. FT. = .016 AC
(SCALE)
43560
C = .85

ROOF AREA = 450 SQ. FT. = .01 AC
43560
C = .85

UNDEVELOPED LAND = 687,098 SQ. FT. = 15.7 AC
43560
C = .30

$C = (.016 AC \times .85) + (.01 AC \times .85) + (15.7 AC \times .30)$
15.8 AC

$C = .013 + .008 + 4.7 =$
15.8 AC
 $C = 4.73$
15.8 AC

COMPOSITE COEFFICIENT = .29

COMPOSITE COEFFICIENT = .29

$T_c = 30$ MIN.

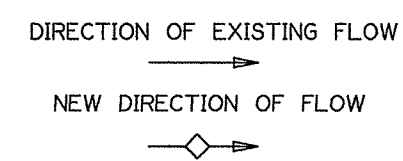
RAIN FALL PER HR. 5 YR. = $2.48 \times .29 = .719 \times 4.33 = 3.11$
RAIN FALL PER HR. 25 YR. = $3.49 \times .29 = 1.01 \times 5.68 = 5.73$
RAIN FALL PER HR. 100 YR. = $4.51 \times .29 = 1.30 \times 6.78 = 8.81$

THE SITE WILL DRAIN NORTH TO LEOPARD ST. AND WEST TO AN EXISTING DRAINAGE EASEMENT THAT FLOWS TO A DETENTION POND SOUTH OF THE SITE. THE RUNOFF TO LEOPARD ST. WILL FLOW TO THE WEST ALONG THE STREET TO A DRAINAGE DITCH ON THE NORTH SIDE OF THE STREET PART OF THE CITY'S MS4 SYSTEM. THE DITCH WILL CARRY THE WATER TO IT'S OUTFALL POINT AT THE INNER HARBOR BASIN. THAT IS PART OF THE CITY'S MASTER DRAINAGE PLAN AND WILL NOT ADVERSELY EFFECT THE DRAINAGE SYSTEM.

STORM WATER QUALITY MANAGEMENT PLAN GENERAL NOTES

- TOTAL AFFECTED AREA CONTAINS 80.8 ACRES OF LAND
- ALL BEARINGS AND DISTANCES REFER TO THE STATE PLANE COORDINATES SYSTEM OF 1983, TEXAS SOUTH ZONE.
- ALL PROPOSED FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE CROWN OF STREET OR FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE HIGHEST NATURAL GROUND ELEVATION ON SAID LOT.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE INNER HARBOR BASIN THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE INNER HARBOR BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0133 C CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985 THE BUILDING SITE IS IN ZONE C DETERMINED BY A FLOOD STUDY PREPARED BY REGISTERED PROFESSIONAL ENGINEER.

- SITE ZONED AS IL LIGHT INDUSTRIAL
- 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.
- THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THAT THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF ADJACENT PROPERTIES. SEE NOTE 2 FOR ADDITIONAL INFORMATION
- THERE ARE NO KNOWN NATIONAL WATER BODIES, JURISDICTIONAL WETLANDS, STATE OF TEXAS SUBMERGED LANDS, CRITICAL DUNES ON SITE. THE SITE DOES NOT LIE WITH IN A VELOCITY ZONE, OR ADJACENT TO THE NUECES RIVER SUPPLY. SEE NOTE 1

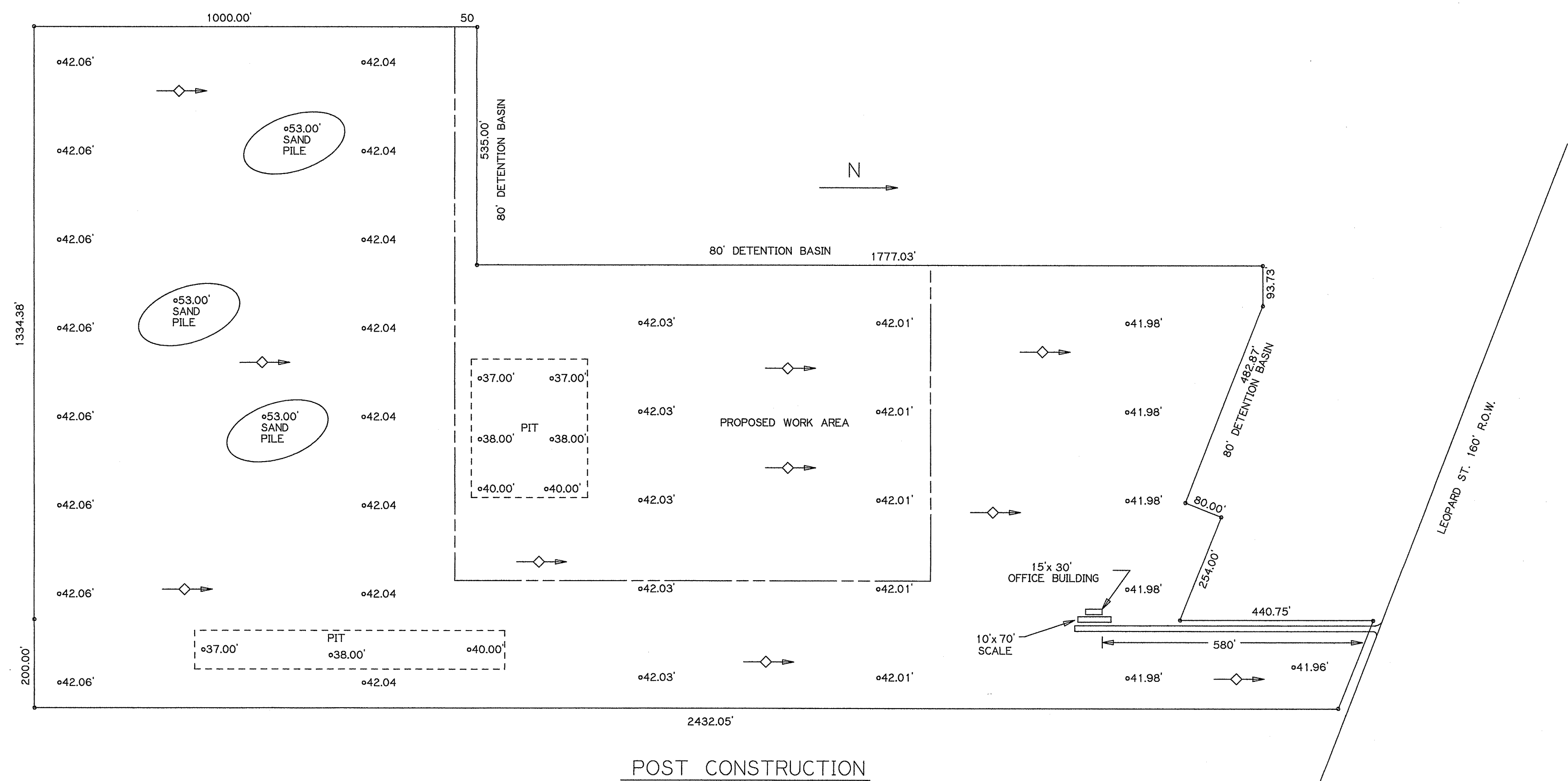


PROJECT NOTES

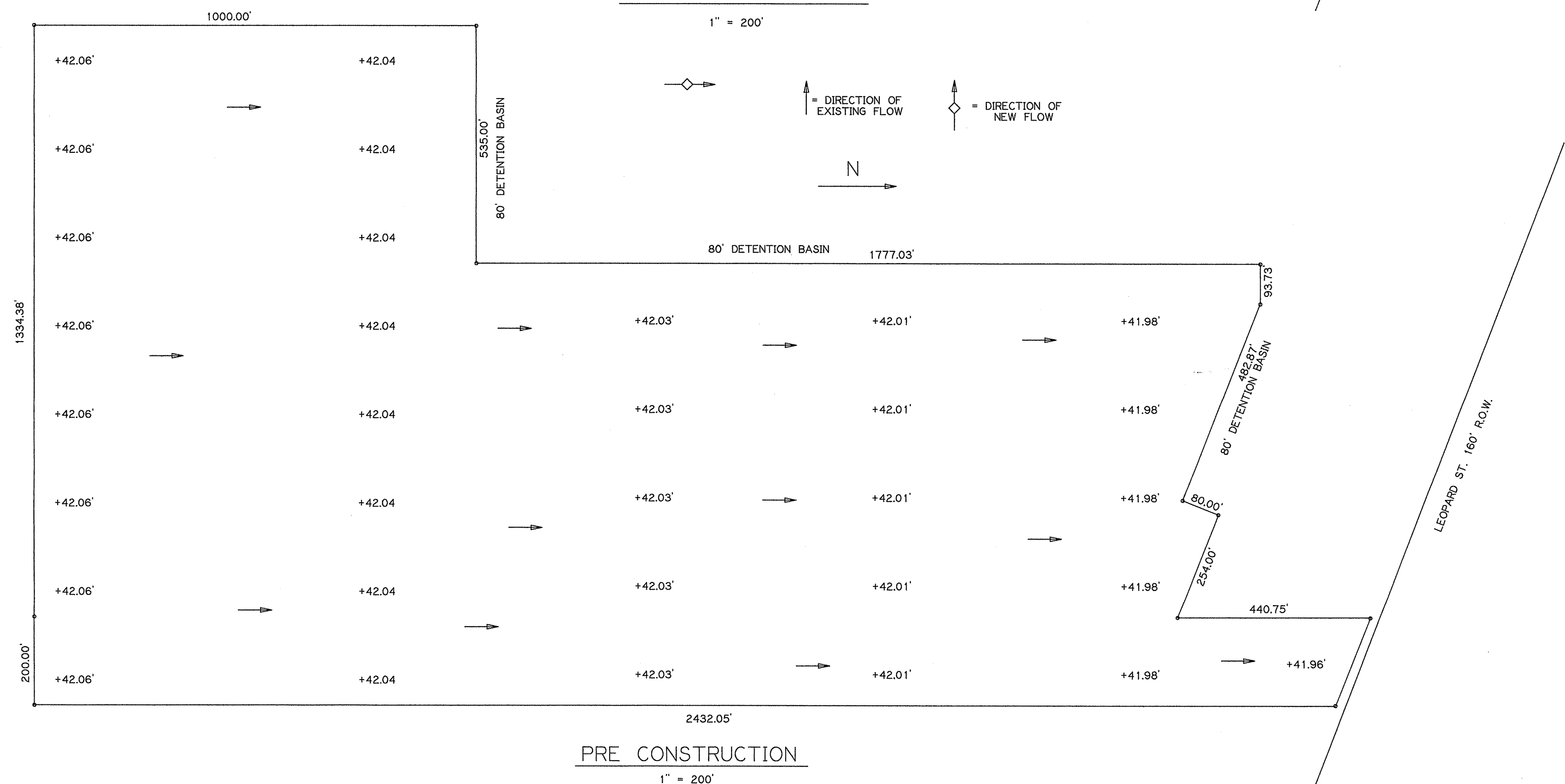
FLOOD ZONE C
PANEL 0133 C COMMUNITY # 485464
DATE 7/18/85
100 YR. FLOOD PLAIN
AND IS NOT NEAR ANY FEMA
VELOCITY ZONE

(PERMANT CONTROL)
VEGETATION, LANDSCAPING,
BUILDINGS & FLATWORK

OUTFALL
INNER HARBOR BASIN
SEGMENT # 3484



POST CONSTRUCTION



PRE CONSTRUCTION

STORM WATER QUALITY MANAGEMENT PLAN



VOSS ENGINEERING, INC.
6838 GREENWOOD DR.
FIRM # 166
CORPUS CHRISTI, TX. 78415
PHONE (361) 854-6202
FAX (361) 853-4696

K Kendall
Erosion Control Services
OFFICE (361) 808-7600 FAX (361) 808-7633

5866 SOUTH STAPLES SUITE 301
CORPUS CHRISTI TEXAS 78413

STORM WATER QUALITY MANAGEMENT PLAN

FRANCO INDUSTRIAL PARK 7585 LEOPARD ST. CORPUS CHRISTI, TX.

DATE 02/03/17 SCALE AS NOTED