

WASTEWATER TRUNK LINE, LIFT STATION, AND TRUNK FORCE MAIN LINE CONSTRUCTION AND REIMBURSEMENT AGREEMENT

This Wastewater Trunk Line, Lift Station, And Trunk Force Main Line Construction and Reimbursement Agreement ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipality, and **MPM Development, LP**, ("Developer/Owner"), a **Texas Limited Partnership**.

WHEREAS, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on **September 20, 2023** to develop a tract of land, to wit approximately **10.08** acres known as **King's Landing Unit 6 subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection** as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

WHEREAS, under the UDC, the Developer/Owner is responsible for construction of the **Wastewater Trunk System** ("Wastewater Improvements");

WHEREAS, under the UDC, the Developer/Owner is eligible for reimbursement of the Developer/Owner's costs for the construction of Wastewater Improvements;

WHEREAS, it is to the best interest of the City that the Wastewater Improvements be constructed to its ultimate capacity under the City's applicable Master Plan;

WHEREAS, Section 8.5.2.E. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when funds become fully available in the Wastewater Trunk System Trust Fund and are appropriated by the City Council;

WHEREAS, the Developer/Owner has submitted an application for reimbursement of the costs from the Wastewater Trunk System Trust Fund for installing the Wastewater Improvements, as shown in **Exhibit 2**, the content of such exhibit being incorporated by reference into this Agreement;

WHEREAS, the Wastewater Trunk System Trust Fund does not currently have sufficient funds to fully reimburse Developer/Owner for Wastewater Improvements; and

WHEREAS, Developer/Owner may be paid when assets of the Wastewater Trunk System Trust Fund are sufficient, authorized for such purpose, and Developer/Owner has priority per UDC §8.5.2. E.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the parties do covenant and agree as follows:

1. TRUSTEE LIABILITY.

- a. The City is executing this agreement as trustee of the Wastewater Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and sewer service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or make any appropriation or donation to the same, or in

anywise loan its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of this agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose and it is expressly agreed that any judgment will only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

- b. The Wastewater Sanitary Sewer Trunk Line Trust Fund was established by Ordinance No. 17396 to encouraging the orderly development of subdivisions within and surrounding the City of Corpus Christi, Texas and continues pursuant Texas Local Government Code §395.001(4)(C). The revenue generated for funding and continuation of the Wastewater Sanitary Sewer Trunk Line Trust Fund is subject to legislation of the State of Texas and the City of Corpus Christi. Nothing in this agreement guarantees neither the continuation nor future revenues of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The City is not liable for modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The Developer/Owner agrees that any modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund is a legislative action and does not constitute a breach of trust, an act of bad faith, an intentional or reckless indifference to the interest of a beneficiary, or a profit derived by the trustee from a breach of trust.

2. PLANS AND SPECIFICATIONS.

- a. Developer/Owner shall contract with a professional engineer licensed in the State of Texas and acceptable to the City's Development Services Engineer to prepare plans and specifications for the Wastewater Improvements, as shown in the attached **Exhibit 3**, the content of such exhibit being incorporated by reference into this Agreement, with the following minimum requirements:

SANITARY SEWER ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	15 INCH PVC PIPE	1096	LF	\$ 195.00	\$ 213,720.00
2	FIBERGLASS MANHOLE	7	EA	\$ 20,000.00	\$ 140,000.00
3	DEEP CUT CONNECTION	1	EA	\$ 10,000.00	\$ 10,000.00
					\$ 363,720.00
MISC ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	1096	LF	\$ 9.00	\$ 9,864.00
					\$ 9,864.00
SUBTOTAL					\$ 373,584.00
ENGINEERING, SURVEYING, & TESTING (11%)					\$ 41,094.24
CONTINGENCY (7%)					26,150.88
TOTAL					\$ 440,829.12

- b. The plan must be in compliance with the City's master plans.
- c. The plans and specifications must comply with the City's Wastewater Standards Detail Sheets and Standard Specifications.

- d. Before the Developer/Owner starts construction, the plans and specifications must be approved by the City's Development Services Engineer

3. REIMBURSEMENT.

- a. The cost for the Wastewater Improvement is **\$440,829.12**. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund and the appropriation of funds, the City will reimburse the developer, the reasonable actual cost of the Wastewater Improvements up to an amount not to exceed **\$440,829.12** as shown in the attached Exhibit 4, the contents of such exhibit being incorporated by reference into this Agreement.
- b. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund per the UDC and this agreement, the City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.
- c. Cost-supporting documentation to be submitted shall include:
 - 1. Summary of Costs and Work Performed on Form provided by the Development Services Department.
 - 2. Contractor and professional services invoices detailing work performed.
 - 3. The first reimbursement request requires submittal of invoices for work performed. Future disbursements shall provide evidence of payment by the developer/owner through a cancelled check or bank ACH for the previous submittal. The final reimbursement request shall require evidence that all invoices to date have been paid.
- d. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.
- e. The final 5% of the total contract reimbursement amount will be held as retainage until such time the City issues acceptance of public infrastructure in accordance with Unified Development Code.
- f. In the event that this Agreement is terminated by the City as a result of an uncured default by the Developer/Owner and at a time when there has been a partial completion and/or partial payment for the improvements, then the City shall only reimburse the Developer/Owner for its costs that were legitimately incurred towards the completion of the improvements that have been inspected and accepted by the City up to the time that the uncured default occurred.

4. PAYMENTS, CREDITS, AND DEFERRED REIMBURSEMENT.

- a. All payments, credits, priority of reimbursement, and deferred reimbursement shall be made in accordance with UDC §8.5. Developer/Owner understands and agrees that if funds are not available in the Wastewater Trunk System Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and Developer/Owner has priority per UDC §8.5.2. Pursuant UDC §8.5.2. E., priority is determined according to the date the reimbursement agreement is approved by the City Council.
- b. Payments will not be paid when funds are not available in the Wastewater Trunk System Trust Fund. Payments may be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund and the Developer/Owner has priority in accordance with UDC §8.5.2. E.
- c. If the developer is owed funds from the Wastewater Trunk System Trust Fund, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk in accordance with UDC §8.5.2. E. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the wastewater trunk line for which the credit was given, and an extension of the trunk line was not required to serve the land.

5. DEVELOPER/OWNER TO COMPLETE IMPROVEMENTS. Developer/Owner shall award a contract and complete the Wastewater Improvements under the approved plans and specifications within **24** months from the date of City Council approval of this agreement.

6. NOTICES.

a. Any notice or other communication required or permitted to be given under this Agreement must be given to the other party in writing at the following address:

1. If to the Developer/Owner:

**MPM Development, LP
P.O. Box 331308
Corpus Christi, Texas 78401**

2. If to the City:

City of Corpus Christi
Attn: Director, Development Services Department
2406 Leopard Street 78401
P. O. Box 9277
Corpus Christi, Texas 78469-9277

with a copy to:

City of Corpus Christi
Attn: Assistant City Manager, Business Support Services

1201 Leopard Street 78401
P. O. Box 9277
Corpus Christi, Texas 78469-9277

b. Notice must be made by United States Postal Service, First Class mail, certified, return receipt requested, postage prepaid; by a commercial delivery service that provides proof of delivery, delivery prepaid; or by personal delivery.

c. Either party may change the address for notices by giving notice of the change under the provisions of this section.

7. REQUIRED CONSTRUCTION. Developer/Owner shall construct the Wastewater Improvements in compliance with the City's UDC, the City's Infrastructure Design Manual, and all local, state and federal laws, codes and regulations, in accordance with the plans and specifications submitted to the City's Development Services Department and reviewed and approved by the City's Development Services Engineer.

8. SITE IMPROVEMENTS. Prior to the start of construction of the Wastewater Improvements, Developer/Owner shall acquire and dedicate to the City the required additional public utility easements ("Easements"), if any, necessary for the completion of the Wastewater Improvements. If any of the property needed for the Easements is owned by a third party and the Developer/Owner is unable to acquire the Easements through reasonable efforts, then the City may use its powers of eminent domain to acquire the Easements. Developer will be responsible for cost of acquisition, payable from the reimbursement agreed to in this agreement.

9. PLATTING FEES. Developer/Owner shall pay to the City the required acreage fees and pro-rata fees as required by the UDC.

10. TIME IS OF THE ESSENCE. Time is of the essence in the performance of this contract.

11. PROMPT AND GOOD FAITH ACTIONS. The parties shall act promptly and in good faith in performing their duties and obligations under this Agreement. If this Agreement calls for review or inspections by the City, then the City's reviews or inspections must be completed thoroughly and promptly.

12. DEFAULT. The following events shall constitute default:

a. Developer/Owner fails to engage a professional engineer for the preparation of plans and specifications by the 10th calendar day after the date of approval of this Agreement by the City Council.

b. Developer/Owner's professional engineer fails to submit the plans and specifications to the City's Director of Engineering Services by the 40th calendar day after the date of approval by City Council.

c. Developer/Owner fails to award a contract for the construction of the project, according to the approved plans and specifications, by the 70th calendar day after the date of approval by City Council.

d. Developer/Owner's contractor does not reasonably pursue construction of the Wastewater Improvements under the approved plans and specifications.

e. Developer/Owner's contractor fails to complete construction of the Wastewater Improvements, under the approved plans and specifications as provided in section 4 of this agreement.

f. Either the City or the Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

13. NOTICE AND CURE.

a. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver notice of the default, in writing, to the defaulting party stating, in sufficient detail, the nature of the default and the requirements to cure such default.

b. After delivery of the default notice, the defaulting party has 15 business days from the delivery of the default notice ("Cure Period") to cure the default.

c. In the event the default is not cured by the defaulting party within the Cure Period, then the non-defaulting party may pursue its remedies in this section.

d. Should Developer/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to Developer/Owner, at the address stated in section 6, of the need to perform the obligation or duty, and should Developer/Owner fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to Developer/Owner by reducing the reimbursement amount due Developer/Owner.

e. In the event of an uncured default by the Developer/Owner, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:

1. Terminate this Agreement after the required notice and opportunity to cure the default;

2. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or

3. Perform any obligation or duty of the Developer/Owner under this Agreement and charge the cost of such performance to the Developer/Owner. The Developer/Owner shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer/Owner receives notice of the cost of performance. In the event the Developer/Owner pays the City under the preceding sentence and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

f. In the event of an uncured default by the City after the appropriate notice and Cure Period, the Developer/Owner has all its remedies at law or in equity for such default.

14. FORCE MAJEURE.

a. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; civil disturbances; explosions; or other causes not reasonably within the control of the party claiming the inability.

b. If, by reason of force majeure, either party is rendered wholly or partially unable to carry out its obligations under this Agreement, then the party claiming force majeure shall give written notice of the full particulars of the force majeure to the other party within ten (10) business days after the occurrence or waive the right to claim it as a justifiable reason for delay. The obligations of the party giving the required notice, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

15. THIRD-PARTY BENEFICIARY. Developer/Owner's contracts with the professional engineer for the preparation of the plans and specifications for the construction of the Wastewater Improvements, contracts for testing services, and contracts with the contractor for the construction of the Wastewater Improvements must provide that the City is a third-party beneficiary of each contract.

16. PERFORMANCE AND PAYMENT BONDS. Developer/Owner shall, before beginning the work that is the subject of this Agreement, furnish a performance bond payable to the City of Corpus Christi if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations. The performance or payment bond must name the City as an obligee. If the Developer/Owner is not an obligor, then Developer/Owner shall be named as a joint obligee. The bond must clearly and prominently display on the bond or on an attachment to the bond:

(1) the name, mailing address, physical address, and telephone number, including the area code, of the surety company to which any notice of claim should be sent; or

(2) the toll-free telephone number maintained by the Texas Department of Insurance under Subchapter B, Chapter 521, Insurance Code, and a statement that the address of the surety company to which any notice of claim should be sent may be obtained from the Texas Department of Insurance by calling the toll-free telephone number.

17. DEDICATION OF WASTEWATER IMPROVEMENTS. Upon completion of the construction, dedication of Wastewater Improvements will be subject to City inspection and approval.

18. WARRANTY. Developer/Owner shall fully warranty the workmanship of and function of the Wastewater Improvements and the construction thereof for a period of one year from and after the date of acceptance of the facilities by the City's Director of Engineering Services.

19. INDEMNIFICATION. Developer/Owner covenants to fully indemnify, save and hold harmless the City of Corpus Christi, its officers, employees, and agents, ("indemnitees") against any and all liability, damage, loss, claims, demands suits and causes of action of

any nature whatsoever asserted against or recovered from city on account of injury or damage to person including, without limitation on the foregoing, workers compensation and death claims, or property loss or damage of any other kind whatsoever, to the extent any injury, damage, or loss may be incident to, arise out of, be caused by, or be in any way connected with, either proximately or remotely, wholly or in part, the Developer/Owner's failure to comply with its obligations under this agreement or to provide city wastewater service to the development, including injury, loss, or damage which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with the construction, installation, existence, operation, use, maintenance, repair, restoration, or removal of the public improvements associated with the development described above, including the injury, loss or damage caused by the sole or contributory negligence of the indemnitees or any of them, regardless of whether the injury, damage, loss, violation, exercise of rights, act, or omission is caused or is claimed to be caused by the contributing or concurrent negligence of indemnitees, or any of them, but not if caused by the sole negligence of indemnitees, or any of them, unmixed with the fault of any other person or entity, and including all expenses of litigation, court costs, and attorneys fees, which arise, or are claimed to arise, out of or in connection with the asserted or recovered incident.

This indemnity specifically includes all claims, damages, and liabilities of whatever nature, foreseen or unforeseen, under any hazardous substance laws, including but not limited to the following:

(a) all fees incurred in defending any action or proceeding brought by a public or private entity and arising from the presence, containment, use, manufacture, handling, creating, storage, treatment, discharge, release or burial on the property or the transportation to or from the property of any hazardous substance. The fees for which the developer/owner shall be responsible under this subparagraph shall include but shall not be limited to the fees charged by (i) attorneys, (ii) environmental consultants, (iii) engineers, (iv) surveyors, and (v) expert witnesses.

(b) any costs incurred attributable to (i) the breach of any warranty or representation made by Developer/Owner in this agreement, or (ii) any cleanup, detoxification, remediation, or other type of response action taken with respect to any hazardous substance on or under the property regardless of whether or not that action was mandated by the federal, state or local government.

This indemnity shall survive the expiration or earlier termination of the agreement.

20. ASSIGNMENT OF AGREEMENT. This Agreement or any rights under this Agreement may not be assigned by the Developer/Owner to another without the written approval and consent of the City's City Manager.

21. DISCLOSURE OF INTEREST. Developer/Owner agrees, in compliance with the Corpus Christi Code of Ordinance Sec. 2-349, to complete, as part of this Agreement, the Disclosure of Interest form attached to this Agreement as **Exhibit 5**.

22. CERTIFICATE OF INTERESTED PARTIES. Developer/Owner agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement. Form 1295 requires disclosure of "interested parties" with respect to entities that enter contracts with cities. These interested parties include:

- (1) persons with a "controlling interest" in the entity, which includes:
 - a. an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10 percent;
 - b. membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or
 - c. service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.
- (2) a person who actively participates in facilitating a contract or negotiating the terms of a contract with a governmental entity or state agency, including a broker, intermediary, adviser or attorney for the business entity.

Form 1295 must be electronically filed with the Texas Ethics Commission at https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm. The form must then be printed, signed, notarized and filed with the City. For more information, please review the Texas Ethics Commission Rules at <https://www.ethics.state.tx.us/legal/ch46.html>.

23. CONFLICT OF INTEREST. Developer/Owner agrees to comply with Chapter 176 of the Texas Local Government Code and file Form CIQ with the City Secretary's Office, if required. For more information and to determine if you need to file a Form CIQ, please review the information on the City Secretary's website at <http://www.cctexas.com/government/city-secretary/conflict-disclosure/index>

24. AUTHORITY. All signatories signing this Agreement warrant and guarantee that they have the authority to act on behalf of the entity represented and make this Agreement binding and enforceable by their signature.

25. EFFECTIVE DATE. This Agreement becomes effective and is binding upon and inures to the benefit of the City and the Developer/Owner and their respective heirs, successors, and assigns from and after the date of final execution by all parties.

Remainder of page intentionally left blank; signature page to follow.

EXECUTED IN ONE ORIGINAL this _____ day of _____, 20____.

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Albert J. Raymond III, AIA, CBO
Director of Development Services

APPROVED AS TO LEGAL FORM:

Buck Brice (Date)
Deputy City Attorney
For City Attorney

DEVELOPER/OWNER:

**MPM Development, LP
P.O. Box 331308
Corpus Christi, Texas 78401**

By: _____
**Moses Mostaghasi
General Partner**

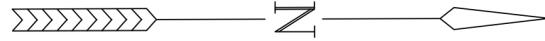
**STATE OF TEXAS §
 §
COUNTY OF _____ §**

This instrument was acknowledged before me on _____, 20____, by
**Moses Mostaghasi, General Partner of MPM Development, LP, a Texas Limited
Partnership**, on behalf of said company.

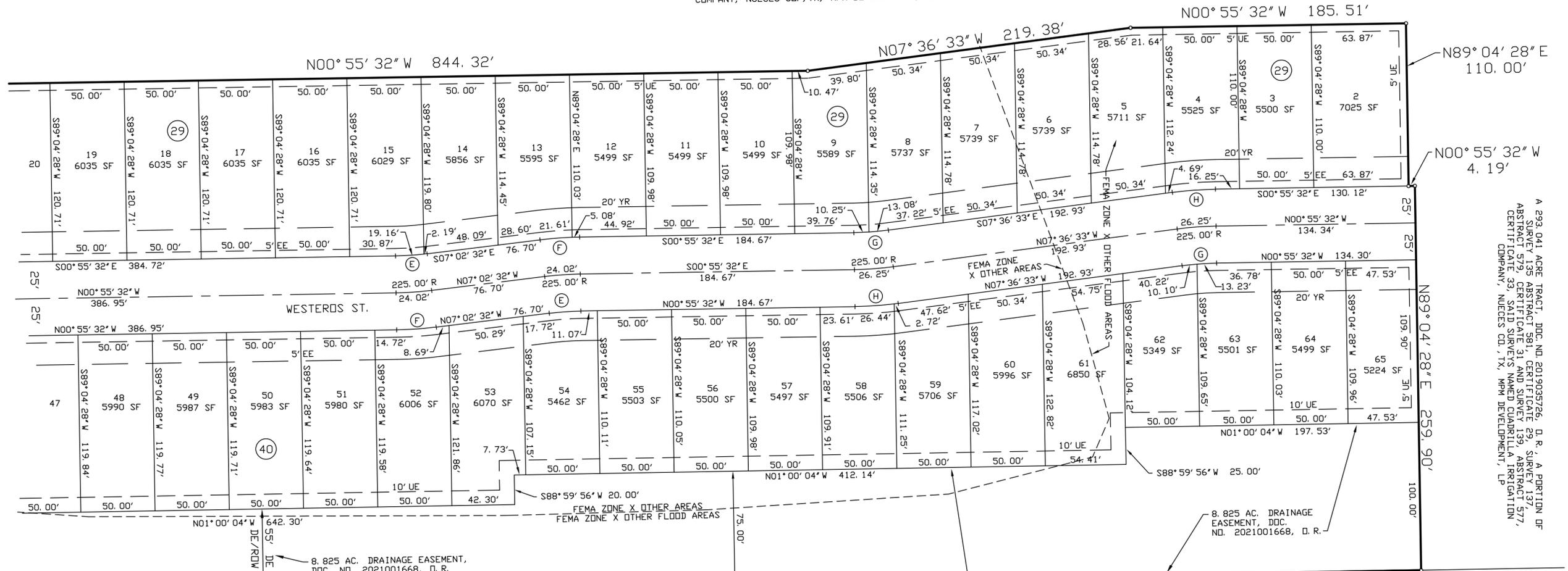
Notary Public's Signature

EXHIBIT 1

A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



CONTINUED FROM SHEET 1



A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

8.825 AC. DRAINAGE EASEMENT, DDC. NO. 2021001668, D. R.

3.969 AC. DRAINAGE EASEMENT, DDC. NO. 2020036456, D. R.

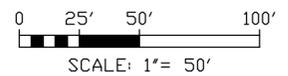
145.5 ACRE TRACT, DDC. NO. 2021024390, D. R., V2 VENTURES, LLC

55', 75' AND 100' DRAINAGE EASEMENT AND RIGHT OF WAY; THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT AND RIGHT OF WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

- (E) D=06°07'00"
R=200.00'
T=10.69'
L=21.35'
CB=N03°59'02"W
CH=21.34'
- (F) D=06°07'00"
R=250.00'
T=13.36'
L=26.69'
CB=N03°59'02"W
CH=26.68'
- (G) D=06°41'01"
R=200.00'
T=11.68'
L=23.33'
CB=N04°16'03"W
CH=23.32'
- (H) D=06°41'01"
R=250.00'
T=14.60'
L=29.16'
CB=N04°16'03"W
CH=29.15'

NOTES

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, EXCEPT FOR THE NORTH PORTION OF THE SITE AS SHOWN AND EXCEPT FOR A VERY SMALL PORTION OF THE SITE ALONG AND NEAR THE EAST BOUNDARY OF BLOCK 40 IN THE SOUTH AS SHOWN OF WHICH IS IN FEMA ZONE X, OTHER FLOOD AREAS, ACCORDING FEMA MAP, 48355C0505G (10/13/22).
4. LEGAL DESCRIPTION: A 10.085 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R., AND ALSO BEING BEING A PORTION OF SURVEY 137 ABSTRACT 579 AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX.
5. THE TOTAL PLATTED AREA CONTAINS 10.085 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
8. LOT CORNER MONUMENTATION - UPON COMPLETION OF SUBDIVISION CONSTRUCTION WILL SET 5/8" IRON RODS AT ALL LOT CORNERS IF REASONABLY POSSIBLE OTHERWISE SET CHISEL MARKS OR NAILS IF REASONABLY POSSIBLE. ALL SET IRON RODS SHALL CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
9. MINIMUM FINISHED FLOOR ELEVATIONS - THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON LOTS OF THIS PLAT SHALL BE 22" HIGHER THAN THE MAXIMUM CENTER OF STREET PAVING ELEVATION FRONTING ANY PARTICULAR LOT OF THIS PLAT.



PLAT OF
KING'S LANDING UNIT 6
CORPUS CHRISTI, NUECES COUNTY, TX

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

DATE PLOTTED: 5/10/23
FILE: PLAT-SH2.DWG
JOB NO.: 23011
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 2 OF 2

EXHIBIT 2



UDC Agreement Application

Date of Application: 8-13-24

Type of Agreement Requested: Deferment [] Reimbursement [] Participation []

Approved Plat Name: Kings Landing Unit 6 (PI8209)

Public Improvement Type: Waste Water Reimbursement Agreement

Approved Public Improvement Plans: Y [] N []

Cost Estimate for Public Improvements: \$440,829.12

Ownership and authorized signatories to enter into the agreement: MPM Development, LP
Mossa (Moses) Mostaghasi

Contact Information

Name: Mossa (Moses) Mostaghasi

E-mail address: mothepro99@aol.com

Phone Number: 361-774-3832

Preferred Method of Contact: Email [] Phone [] Other []
If other, provide detail:

Company Name entering into the agreement: MPM Development, LP

Company Address: PO Box 331308 Corpus Christi, TX 78463


Applicant's Signature & Title

General Partner

Submit Application Electronically to:
contractsandagreements@cctexas.com

Mail to:

Development Services

Attn: Business Manager

2406 Leopard St. Suite 100

Corpus Christi, Texas 78408

EXHIBIT 3

PUBLIC IMPROVEMENTS TO KINGS LANDING UNIT 6, CORPUS CHRISTI, NUECES COUNTY, TEXAS

CITY STANDARD SPECIFICATIONS

THE FOLLOWING CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS OF WHICH CAN BE OBTAINED FROM THE CITY OF CORPUS CHRISTI WEBSITE ([WWW.CCTEXAS.COM](http://www.cctexas.com) <http://www.cctexas.com>), SHALL BE UTILIZED FOR THIS PROJECT. CONTRACTOR SHALL PRINT AND OBTAIN COPIES OF THESE SPECIFICATIONS PRIOR TO BIDDING THE WORK AND PRIOR TO CONSTRUCTION OF THE WORK. THE WORD "ENGINEER" AS USED IN SAID CITY STANDARD SPECIFICATIONS SHALL REFER TO BASS & WELSH ENGINEERING.

021202	SITE CLEARING AND STRIPPING
021040	SITE GRADING
022020	EXCAVATION AND BACKFILL FOR UTILITIES
022021	CONTROL OF GROUND WATER
022022	CONTROL OF GROUND WATER
022040	STREET EXCAVATION
022060	CHANNEL EXCAVATION
022080	EMBANKMENT
022100	SELECT MATERIAL
022420	SELECT MATERIAL
025210	LIME STABILIZATION
025223	CRUSHED LIMESTONE FLEXIBLE BASE
025404	ASPHALTS, OILS AND EMULSIONS
025412	PRIME COAT
025424	HOT MIX ASPHALTIC CONCRETE PAVEMENT
025608	INLETS
025610	CONCRETE CURB AND GUTTER
025612	CONCRETE SIDEWALKS AND DRIVEWAYS
025614	CONCRETE CURB RAMPS
025802	TEMPORARY TRAFFIC CONTROLS DURING CONSTRUCTION
026201	WATER LINE RISER ASSEMBLIES
026202	HYDROSTATIC TESTING OF PRESSURE SYSTEMS
026409	TAPPING SLEEVES AND TAPPING VALVES
026208	DUCTILE IRON PIPE AND FITTINGS
026210	PVC PIPE - AWWA C900/C905 PRESSURE PIPE FOR MUNICIPAL WATER MAINS AND WASTEWATER FORCE MAINS
026402	WATER LINES
026404	WATER SERVICE LINES
026411	GATE VALVES FOR WATER LINES
026418	FIRE HYDRANTS
027202	MANHOLES
027203	VACUUM TESTING OF WASTE WATER MANHOLES AND STRUCTURES
027205	FIBERGLASS MANHOLES
027402	REINFORCED CONCRETE PIPE CULVERTS
027404	CONCRETE BOX CULVERTS
027602	GRAVITY WASTE WATER LINES
027606	WASTE WATER SERVICE LINES
028020	SEEDING
030020	PORTLAND CEMENT CONCRETE
032020	REINFORCING STEEL
038000	CONCRETE STRUCTURES
055420	FRAMES, GRATES, RINGS AND COVERS

PAVING, GRADING AND DRAINAGE NOTES

- ALL PROPOSED R/C WALKS AND OUTER 2' OF PAVING ARE SHOWN POCHED (SHADED) ON SHEET 2. ALL PCCP SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL STEEL REINFORCING SHALL BE GRADE 60 (60,000 PSI YIELD STRENGTH) IN ACCORDANCE WITH ASTM A 615.
- PRIOR TO ANY EARTHWORK, ALL TREES, VEGETATION, ORGANIC MATERIAL AND ANY DELETERIOUS SUBSTANCES SHALL BE REMOVED FROM THE ENTIRE PROJECT SITE EXCEPT TREES 6" DIAMETER AND LARGER OUTSIDE OF PROPOSED STREET PAVING LEFT IN PLACE UNHARMED. AFTER REMOVAL OF ALL VEGETATION, ORGANIC MATTER, DELETERIOUS SUBSTANCES, APPROPRIATE TREES, ETC., CONTRACTOR MAY BEGIN EARTHWORK CUT AND FILL OPERATIONS FOR LOT GRADING AND EARTHWORK ASSOCIATED WITH STREETS.
- CONTRACTOR SHALL PERFORM ALL ROUGH EARTHWORK (FILLING, GRADING, HAULING, CUTTING, LOADING, ETC.) TO VERIFY ADEQUATE EARTH QUANTITY ON-SITE TO ACHIEVE EARTH GRADES AS SHOWN PRIOR TO ANY OTHER CONSTRUCTION AND CONTRACTOR SHALL NOT PROCEED WITH SAID OTHER CONSTRUCTION UNTIL AFTER HE HAS RECEIVED ENGINEER'S PERMISSION. SHOULD THERE NOT BE AVAILABLE EARTH TO MEET GRADES AS SHOWN, CONTRACTOR SHALL HAUL EARTH ON TO THE SITE FROM OFFSITE SOURCES TO ACHIEVE GRADES AS SHOWN (NO SEPARATE PAY). AFTER COMPLETION OF ROUGH GRADING AND AFTER COMPLETION OF STREET, DRAINAGE, SANITARY SEWER AND WATER IMPROVEMENTS, THEN CONTRACTOR SHALL PROVIDE ALL FINAL/FINISH GRADING TO ACHIEVE GRADES AS SHOWN. THIS INCLUDES BACKFILL OF EXISTING DITCH.
- NO SEPARATE PAY FOR EARTHWORK, BEDDING, MATERIAL ENCASEMENT NDR DEWATERING FOR STORM SEWER MANHOLES, PIPES, INLETS AND BOX CULVERTS.
- REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, STANDARD STRENGTH, PROVIDED HOWEVER, HDPP MAY BE USED IN LIEU OF RCP AT OWNER'S OPTION. STORM SEWER MANHOLES SHALL BE PRE-CAST CONCRETE.
- ALL STREET, SANITARY SEWER AND STORM SEWER STATIONING IS MEASURED ALONG THE CENTERLINES OF STREETS.
- LINEARLY INTERPOLATE BETWEEN GRADES AS SHOWN TO DETERMINE A PROPOSED GRADE AT ANY PARTICULAR POINT.
- CURB AND GUTTER ALIGNMENT SHALL PARALLEL ADJACENT RIGHT-OF-WAY LINES EXCEPT WHERE INDICATED OTHERWISE.
- CURBS TO BE CONSTRUCTED 11.0' BACK OF CURB TO PROPERTY LINES FOR 50' STREET RIGHTS-OF-WAY, 10.0' BC TO PROPERTY LINES FOR 60' RIGHT-OF-WAY STREETS AND AS SHOWN IN PLANS FOR 80' RIGHT-OF-WAY STREETS.
- CONSTRUCT PROPOSED CURB RAMPS AT ALL STREET INTERSECTIONS AND AS SHOWN AND ACCORDING TO CITY CURB RAMP DETAILS AS SHOWN IN PLANS HEREOF. DEPRESS CURBS AS REQUIRED. RAMPS SHALL BE SLOPED NOT EXCEEDING 1" PER FOOT LONGITUDINAL AND 2" TRANSVERSE AND SHALL MEET ALL APPLICABLE GOVERNMENTAL REGULATIONS. NO SEPARATE PAY FOR CURB RAMPS (PAY FOR CURB RAMPS IN THE SQUARE FOOT PRICE OF 4" THICK R/C WALKS).
- CONTRACTOR SHALL MEET ALL GOVERNMENTAL ONE-CALL AND OTHER REGULATIONS WITH REGARD TO EXISTING UNDERGROUND FACILITIES AND PIPELINES.
- FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 48355C0505G, 10/13/22. ALL OF THE SUBJECT SITE IS IN FEMA ZONE X OTHER FLOOD AREAS AND FEMA ZONE X OTHER AREAS.
- ADA CURB RAMPS - THE CITY NO LONGER ALLOWS THE PAVER OPTION AT CURB RAMPS. THE CONTRACTOR SHALL INSTALL COMPOSITE TACTILE WARNING PANELS AT ALL ADA CURB RAMPS.
- GEOTEXTILE FABRIC MATERIAL IS REQUIRED FOR WRAPPING RCP PIPE JOINTS AND SHALL MEET REQUIREMENTS OF AASHTO M288.
- COMPACT EARTH FOR ALL DITCH BACKFILL TO 95% STANDARD PROCTOR DENSITY WITHIN THREE PERCENTAGE POINTS OF OPTIMUM MOISTURE.
- NO SEPARATE PAY FOR EARTHWORK, BEDDING, MATERIAL ENCASEMENT NDR DEWATERING FOR STORM AND SANITARY SEWER MANHOLES, PIPES, INLETS AND BOX CULVERTS.

SANITARY SEWER NOTES

- ALL SANITARY SEWER STATIONING IS MEASURED ALONG THE CENTER LINE OF PROPOSED STREETS. THE WORDS "SANITARY SEWER" SHALL MEAN "WASTE WATER" AND VICE VERSA.
- ALL SANITARY SEWER MANHOLES SHALL BE FIBERGLASS, 4' MINIMUM DIAMETER FOR MANHOLES 14" DEEP OR LESS AND 5' DIAMETER FOR MANHOLES OVER 14" IN DEPTH, 0.5" (MINIMUM) WALL AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS. MANHOLES IN ROADWAYS TO BE H5-20 TRAFFIC RATED. MANHOLE RINGS AND COVERS SHALL NOT BE IN THE CURB LINE.
- ALL GRAVITY SEWER PIPES 8" THRU 18" SHALL BE PVC, ASTM D3034, SDR 26, SHALL BE GREEN IN COLOR AND SHALL BE BEDDED/ENCASED IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS (NO SEPARATE PAY). BED 4" AND SMALLER PIPES IN EARTH FROM THE EXCAVATION.
- NO SEPARATE PAY FOR ANY DE-WATERING OR SPECIAL EMBEDMENT REQUIRED FOR SANITARY SEWER PIPES AND MANHOLES.
- WW DEMAND: 48 LOTS X 3.5 PERS/LOT X 80 GPCPD X PF 4 = 0.05 MGD.

TRAFFIC CONTROL AND STREET LIGHT FEES

- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL AND BARRICADING PLAN AND SUBMIT IT TO THE CITY TRAFFIC ENGINEERING DEPARTMENT FOR APPROVAL AND SHALL DO NO WORK UNTIL HE HAS RECEIVED WRITTEN APPROVAL FROM THE CITY OF SAID PLAN. ALL TRAFFIC CONTROL AND BARRICADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SAID PLAN.
- R.O.W. PERMITS ARE REQUIRED PRIOR TO STARTING WORK IN ANY PUBLIC STREET RIGHT-OF-WAY. THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING TO DETERMINE ALL APPLICABLE REQUIREMENTS (PERMITS, TRAFFIC CONTROL PLAN, FEES, ETC.).
- STREET LIGHT FEES SHALL BE PAID BY THE DEVELOPER TO THE CITY (NOT BY CONTRACTOR)

WATER NOTES

- PROVIDE WATER PIPE AND FITTING JOINT RESTRAINT (MEGALUG, MECHANICAL JOINT RESTRAINTS, TRU-DUAL BELL RESTRAINT RINGS, ETC.) BY EBBA IRON, INC., IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL VERIFY THE ADEQUACY OF JOINT RESTRAINT LENGTHS INDICATED FOR ALL FITTINGS AND PIPE PRIOR TO ANY WATER CONSTRUCTION.
- PROVIDE CAST IRON BOXES AND PVC PIPE EXTENSIONS WITH CONCRETE AT GATE VALVES PURSUANT TO DETAILS AS SHOWN.
- CONSTRUCT WATER RISERS AT END CAPS ON PIPES AND 2" BLOW-OFF VALVES FOR FILLING AND TESTING PURPOSES PURSUANT TO DETAILS AS SHOWN.
- CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PURSUANT TO THE NOTES AND DETAILS AS SHOWN.
- ALL WATER MAINS 6" AND LARGER SHALL BE DR18 PVC WITH DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BEDDED IN (ENCASED IN) SAND TO 8" ALL AROUND PIPE. 2" PVC PIPE SHALL BE SCHEDULE 40 WITH SOLVENT WELD JOINTS. NO SEPARATE PAY FOR 2" FITTINGS.
- ALL PUBLIC WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (DM) WATER DISTRIBUTION STANDARDS. PVC PIPE AND FITTINGS FOR WATER LINES SHALL BE AWWA C-900, CLASS 150, WITH A DR OF 18. FIRE HYDRANTS WILL BE LOCKED ONTO VALVE BY USE OF RETAINER GLANDS ON DIP.
- RESTRAIN VALVES TO PIPES BOTH SIDES OF VALVES WHEN VALVES ARE WITHIN SPECIFIED JOINT RESTRAINT LENGTHS.
- LINE LOCATOR TAPE AND TRACER WIRE ARE TO BE INSTALLED WITH PROPOSED WATER LINES PER IDMI 4.06K (A AND B).
- WATER USE 3 GPM/LOT X 48 LOTS X 60 MIN/HR X 24 HR/DAY = 0.21 MGD.
- RED-LINED DRAWINGS OF THE PROPOSED WATER CONSTRUCTION SHALL BE MAINTAINED ON THE JOB SITE BY THE CONTRACTOR, TO INCLUDE GPS COORDINATES WITH AN ACCURACY OF 1-FOOT OR LESS FOR ALL NEW VALVES AND FIRE HYDRANTS.

STORM WATER POLLUTION PREVENTION

- PAY FOR ALL STORM WATER POLLUTION PREVENTION MEASURES, SOLID WASTE DISPOSAL, SOIL TRACKING, SEEDING, ETC., AS PART OF "STORM WATER POLLUTION PREVENTION".
- UPON COMPLETION OF IMPROVEMENTS HEREOF, ALL DISTURBED AREAS SHALL BE GRASS SEEDING IN ACCORDANCE WITH CITY STANDARD SPECIFICATION 028020 "SEEDING".
- THE NPDES PERMIT CAN BE FOUND ON THE TCEQ WEB SITE AT [HTTPS://WWW.TCEQ.TEXAS.GOV/ASSETS/PUBLIC/PERMITTING/STORMWATER/TXR150000_CGP.PDF](https://www.tceq.texas.gov/assets/public/permitting/stormwater/TXR150000_CGP.PDF).

LEGEND

BB	BACK OF CURB TO BACK OF CURB	R/C	REINFORCED PORTLAND CEMENT CONCRETE
CDF	CONCRETE DRAINAGE FLUME (R/C)	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RT	RIGHT
CW	R/C CONCRETE WALK	S = 0.3%	LONGITUDINAL SLOPE OF 0.3%
DCSC	DEEP CUT SERVICE CONNECTION (SAN. SEWER)	SS	SANITARY SEWER
—	DRAINAGE DIRECTION OR DIMENSION ARROW	SPG	SPACING
(3.45)	FINISHED GROUND ELEVATION	SSF	SEDIMENTATION SCREENING FENCE ALSO KNOWN AS SILT FENCE OR TEMPORARY SEDIMENT CONTROL FENCE
◆	FIRE HYDRANT SYMBOL	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE OR INVERT ELEVATION	SSS	SANITARY SEWER SERVICE (PIPE & FITTINGS, 4" AND 6")
GB	GRADE BREAK (CHANGE OF DRAINAGE DIRECTION OR SLOPE)	T	THICKNESS OF PCCP
HDP	HIGH DENSITY POLYETHYLENE PIPE	TC	TOP OF CURB
LT	LEFT	TW	TOP OF WALK
MH	MANHOLE	⌵	WATER VALVE SYMBOL
OCEW	ON CENTER EACH WAY	WSD	DOUBLE WATER SERVICE (1" PIPE, FITTINGS, CORPORATION STOP AND ANGLE METER VALVES)
PCCP	PORTLAND CEMENT CONVENTIONAL CONCRETE PAVING, CAST-IN-PLACE, STEEL REINFORCED, (SAME AS R/C PAVING)	WSS	SINGLE WATER SERVICE (1" PIPE, FITTINGS, CORPORATION STOP AND ANGLE METER VALVE)
PC	POINT OF CURVATURE (BEGINNING OF CURVE)		
PT	POINT OF TANGENCY (END OF CURVE)		

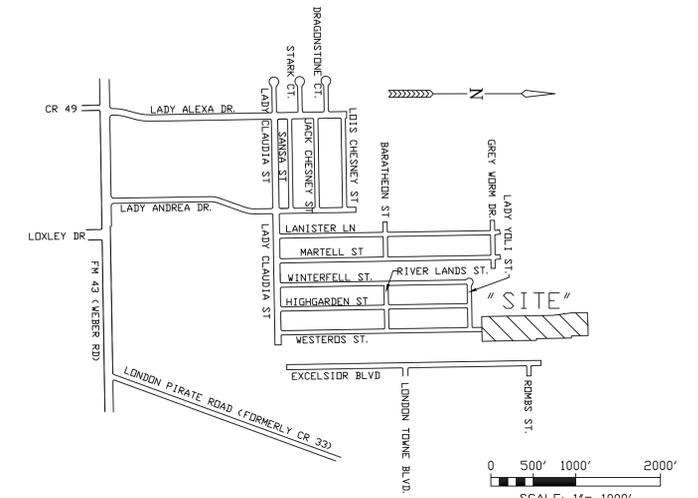
CALL BEFORE YOU DIG!

811

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

GENERAL NOTES

- IF A PARTICIPATION AGREEMENT AND/OR REIMBURSEMENT ARE BEING REQUESTED BY THE DEVELOPER/ENGINEER, THEN PRIOR TO START OF CONSTRUCTION, CITY COUNCIL MUST APPROVE SAID AGREEMENT.
- THIS WORK WILL BE INSPECTED BY THE CITY'S CONSTRUCTION INSPECTION DIVISION. CONSTRUCTION INSPECTION SHOULD BE CONTACTED AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE NUMBER TO CONTACT CONSTRUCTION INSPECTION IS (361) 826-1738.
- DEVELOPER/DEVELOPER'S AGENT SHALL ENSURE THAT BEST MANAGEMENT PRACTICES TO MINIMIZE EROSION AND SEDIMENTATION ARE BEING USED AND THAT ANY AND ALL TCEQ PERMITS WHERE NEEDED HAVE BEEN OBTAINED.
- DEVELOPER/DEVELOPER'S AGENT SHALL ENSURE THAT TRAFFIC CONTROL MEASURES ARE IMPLEMENTED AS NEEDED. ANY WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY'S TRAFFIC ENGINEERING DIVISION.
- ANY WORK AFFECTING TXDOT RIGHT-OF-WAY REQUIRES REVIEW, APPROVAL AND/OR PERMIT AS APPLICABLE.
- ALL PUBLIC IMPROVEMENTS SHALL BE WARRANTED BY THE DEVELOPER PER UNIFIED DEVELOPMENT CODE (UDC) SECTION 8.1.6 FROM THE DATE OF ACCEPTANCE OF THOSE IMPROVEMENTS BY THE DIRECTOR OF ENGINEERING.
- APPROVAL FOR PUBLIC IMPROVEMENTS PERTINENT TO PLATTING REQUIREMENTS OF A FINAL PLAT SHALL EXPIRE IF THE FINAL PLAT EXPIRES. A FINAL PLAT EXPIRES SIX (6) MONTHS FROM THE DATE OF ITS APPROVAL BY PLANNING COMMISSION IF IMPROVEMENTS HAVE NOT BEEN INITIATED AND SUBSTANTIAL PROGRESS CONTINUED TOWARDS COMPLETION UNLESS AN EXTENSION HAS BEEN GRANTED BY ENGINEERING SERVICES.
- APPROVAL FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH A BUILDING PERMIT SHALL EXPIRE IF THE BUILDING PERMIT EXPIRES. A BUILDING PERMIT EXPIRES 180 DAYS FROM THE DATE OF ISSUANCE UNLESS AN EXTENSION HAS BEEN GRANTED BY BUILDING INSPECTIONS.
- A PERMIT IS REQUIRED FOR ANY EXCAVATION IN PUBLIC RIGHT OF WAY. EXCAVATION MEANS AN ACTIVITY THAT CUTS, PENETRATES, OR BORES UNDER ANY PORTION OF THE PUBLIC WAY THAT HAS BEEN IMPROVED WITH A PAVED SURFACE FOR STREET, SIDEWALK, SURFACE DRAINAGE, OR RELATED PUBLIC TRANSPORTATION INFRASTRUCTURE. PURPOSES. PERMITS WILL NOT BE ISSUED FOR EXCAVATION IN ANY PUBLIC WAY THAT HAS BEEN CONSTRUCTED, RECONSTRUCTED, REPAVED, OR RESURFACED IN THE PRECEDING PERIOD OF FIVE YEARS FROM THE DATE OF ACCEPTANCE BY THE PUBLIC WORKS CONSTRUCTION ENTITY.
- ANY EXCAVATIONS ALLOWED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON CONCRETE STREETS MUST BE PERFORMED IN SUCH A WAY THE ENTIRE CONCRETE PANEL IS REPLACED.
- ELECTRICAL CASING PIPES SHALL BE PVC SCHEDULE 40 PIPE, SOLVENT WELD, CAPPED EACH END (WITHOUT SOLVENT WELD AT END CAPS). CASINGS ARE FOR FUTURE ELECTRICAL WIRE/CABLES TO BE INSERTED BY OTHERS. SIZE OF CASINGS AND PLACEMENT LOCATIONS SHALL BE MADE PURSUANT TO THE REQUIREMENTS OF CPL. PLACE ELECTRICAL CASINGS AND BACKFILL IN ACCORDANCE WITH ALL REQUIREMENTS FOR SANITARY SEWER SERVICE LINES. INSTALL CASING PIPES WITH A MINIMUM OF 4" OF COVER FROM FINISHED SURFACE. CONTRACTOR SHALL CONTACT CPL TO DETERMINE THE LOCATION OF CASINGS REQUIRED BY AEP.
- SUBSIDIARY WORK: IN THE COURSE OF FURNISHING OR CONSTRUCTING A COMPLETE WORK OR IMPROVEMENT, CERTAIN WORK MAY BE NECESSARY WHICH IS SUBSIDIARY TO THE ITEMS WHICH ARE ESTABLISHED AS PAY ITEMS. SOME SUCH SUBSIDIARY WORK MAY BE SHOWN AND SPECIFIED IN DETAIL IN THE PLANS AND SPECIFICATIONS. OTHER WORK MAY BE LESS COMPLETELY SHOWN, AND OTHER SUCH WORK WHICH IS ENTIRELY NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK AS A WHOLE, MAY NOT BE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO CARRY OUT ALL SUCH SUBSIDIARY WORK AS IF FULLY SHOWN, AND THE COST OF SUCH WORK SHALL BE MADE SUBSIDIARY TO THE ESTABLISHED PAY ITEM.
- ALL CONSTRUCTION PROCEDURES, TESTING PROCEDURES AND CONSTRUCTION MATERIALS AND APPURTENANCES SHALL ADHERE AND BE IN COMPLIANCE OF THE LATEST REVISIONS OF THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL, UNIFIED DEVELOPMENT CODE, CODE OF ORDINANCES, TCEQ AND ANY OTHER LOCAL, STATE AND FEDERAL CODE OF JURISDICTION FOR THIS PROJECT FOR THE DURATION OF THE PROJECT.
- THESE PLANS HAVE BEEN DEVELOPED AND ENGINEERED TO MEET ALL LOCAL, STATE AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTION OF THE IDA, CODE OF ORDINANCES COCC, ICC, TCEQ TO THE BEST OF THE EOR'S KNOWLEDGE AT THE TIME OF SIGNING AND SEALING.
- THE APPROVED CHANGES TO THE DRAWINGS SHALL BE PROMPTLY MARKED IN RED BY THE CONTRACTOR ON THE FIELD DRAWINGS AT THE TIME THE CHANGES ARE MADE, OR IT MAY RESULT IN A DELAY OF PAYMENT TO THE CONTRACTOR.
- DEPENDENT ON DRIVEWAY PLACEMENT, DEVELOPER TO ALLOW BACKING OUT MOVEMENTS ON LOT 2 OF BLOCK 29 AND LOT 65 OF BLOCK 40.
- UPON CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PROVIDE THE RED-LINED DRAWING TO THE ENGINEER OF RECORD, WHO WILL USE THE RED-LINED DRAWING TO PRODUCE THE RECORD DRAWINGS OF THE PROJECT.



LOCATION MAP
1"=1000'

SHEET INDEX

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SHEET 3	SANITARY SEWER AND WATER PLAN AND PROFILE
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SHEET 6	STORM WATER POLLUTION PREVENTION PLAN SHEET 2 OF 2
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SHEET 8	PCCP AND RCCP PAVEMENT DETAILS & SIDEWALK DETAILS
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SHEET 13	CITY PEDESTRIAN CURB RAMP STANDARD DETAILS
SHEET 14	OFFSITE WATER PLAN

DEVELOPER:

MOSES MOSTAGHASI
P.O. BOX 331308, CORPUS CHRISTI, TEXAS
78463
774-3832



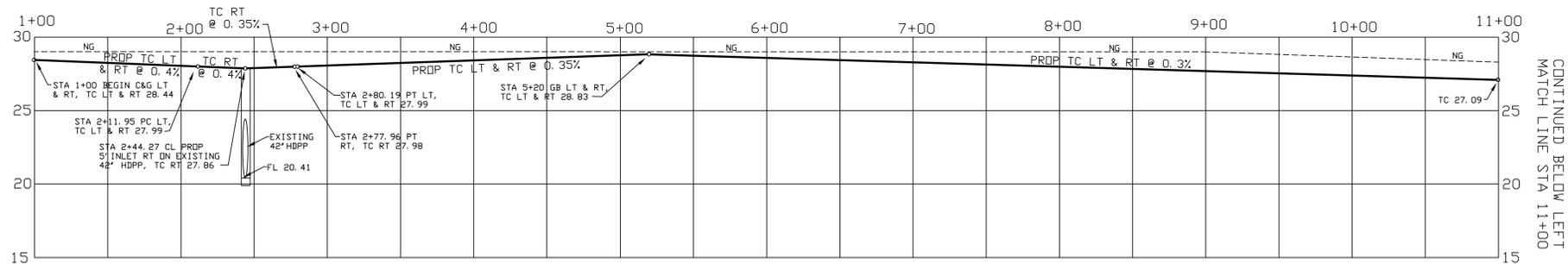
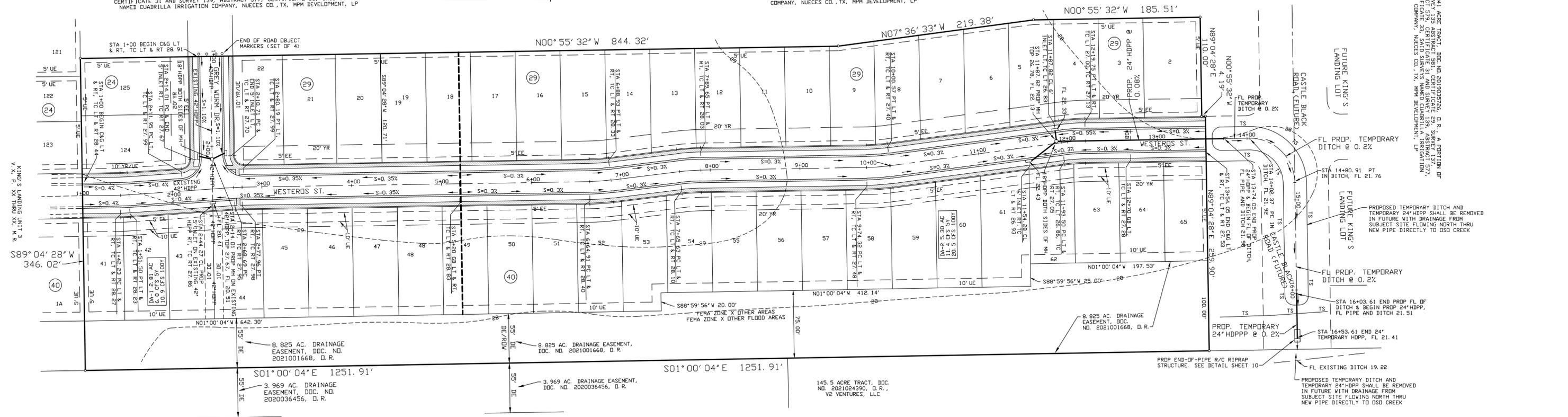
0 25' 50' 100'
SCALE: 1" = 50'

BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404		
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 6 CORPUS CHRISTI, NUECES CO., TX		
COVER SHEET AND MISCELLANEOUS INFORMATION		
DWN.	PLOT SCALE: 1" = 50'	COM. NO. 1CS.DWG
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 23011
	SCALE (V): AS SHOWN	SHEET 1 OF 14
	DATE PLOTTED 04/10/24	

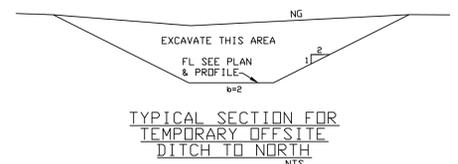
PORTION OF A 293.041 ACRE TRACT, DDC NO. 2019035726, D.R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

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PROFILE - WESTERDS ST. STA 1+00 TO 11+00

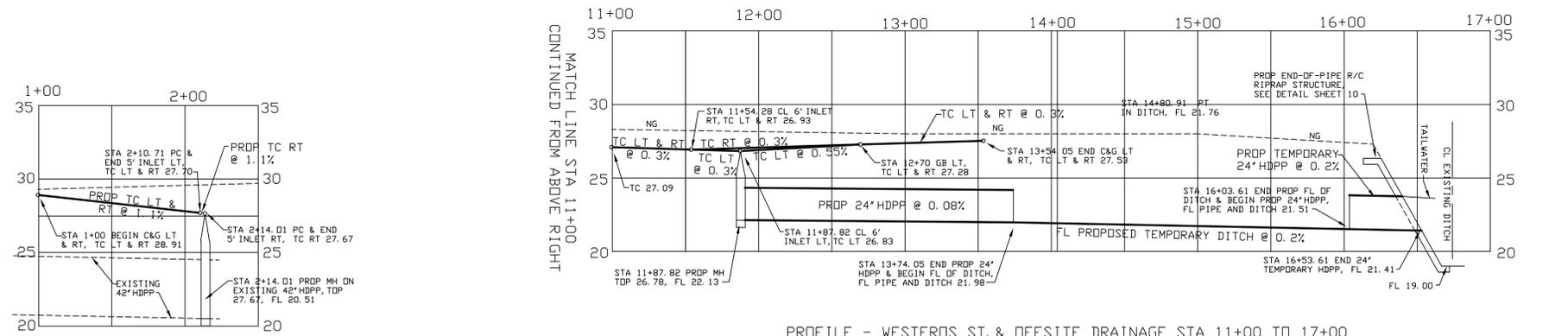


TYPICAL SECTION FOR TEMPORARY OFFSITE DITCH TO NORTH

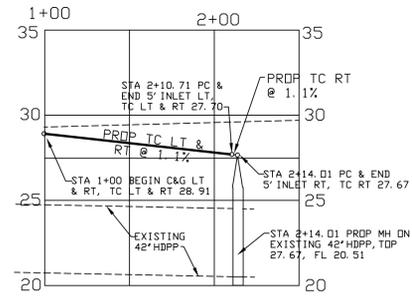
100% DEVELOPED	Q = 10.1 X 0.55 X 7.04 = 39 CFS
100% UNDEVELOPED	Q = 10.1 X 0.35 X 7.04 = 25 CFS

DETECTION REQUIRED = AREA OF UPPER TRIANGLE = 630 CFS-MIN X 60 SEC/MIN = 37,800 CF
 DETENTION FURNISHED = 74,190 CF OR 196% OF REQUIRED DETENTION @ 1.2' ABOVE LOWEST TC

SWQMP DETENTION CALCULATIONS



PROFILE - WESTERDS ST. & OFFSITE DRAINAGE STA 11+00 TO 17+00



PROFILE - GREY WORM DR.

RELEASED FOR CONSTRUCTION
 City of Corpus Christi
 Brian A. Whitmire, P.E., CFM, CPM
 Development Services Engineer
 City of Corpus Christi
 Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404
 PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 6 CORPUS CHRISTI, NUECES CO., TX
 PAVING, GRADING AND DRAINAGE PLAN AND PROFILE

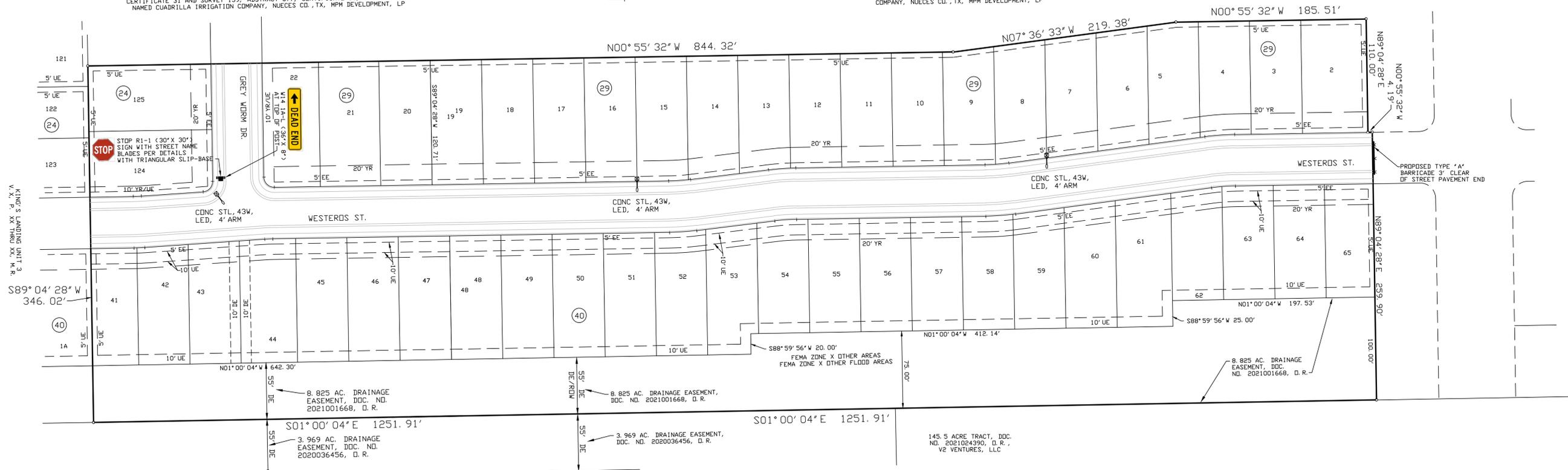
LAYER	THICKNESS	GRADE	FINISH
ASPH	4"	AS	AS
CONCR	4"	AS	AS
BASE	4"	AS	AS
PAV	4"	AS	AS
GRV	4"	AS	AS
DIR	4"	AS	AS

OWN. _____ PLOT SCALE: 1" = 50'
 SCALE (V): SAME
 SCALE (H): NONE
 DATE PLOTTED: 04/10/24
 COM. NO. PGD AS PGD
 JOB NO. 23011
 SHEET 2 OF 14

PORTION OF A 293.041 ACRE TRACT, DDC NO. 2019035726, D.R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

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ESTIMATE SUMMARY

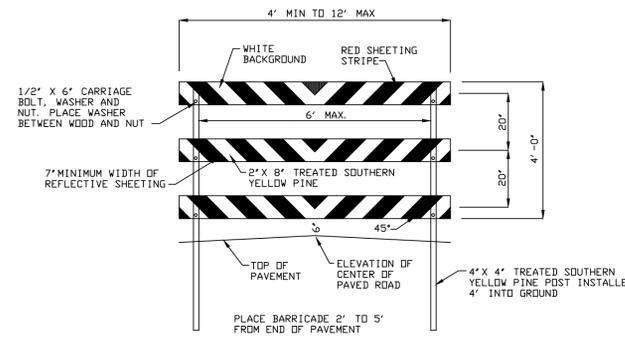
STREET AND SURFACE ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	6.5" THICK RCCP AND PCOP	4336	SY
2	8" R/C HEADER CURB	2757	LF
3	8" THICK LIME & PORTLAND CEMENT STABILIZED SUBGRADE	4942	SY
4	4" THICK CONCRETE WALK	10926	SF
5	STOP SIGNS/POST	1	EA
6	EXCAVATION	1	LS
7	EXCAVATION FOR TEMPORARY DITCH	1	LS
8	CLEARING & GRUBBING	10.5	AC
9	END OF ROAD OBJECT MARKERS, SET OF 4	1	SET
10	TYPE A BARRICADE	1	EA

WATER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	8" SLEEVE	0	EA
2	8" GATE VALVE W/BOX	5	EA
3	8" PVC PIPE	1999	LF
4	8" TEE	5	EA
5	8" CAP TAPPED FOR 2"	1	EA
6	6" PVC PIPE	1173	LF
7	6" GATE VALVE W/BOX	4	EA
8	6" TEE	0	EA
9	6" EL, ANY ANGLE	3	EA
10	6" DIA X 30" PVC PIPE NIPPLE	9	EA
11	6" CAP TAPPED FOR 2"	1	EA
12	2" PVC PIPE	321	LF
13	2" GATE VALVE WITH BOX	2	EA
14	FIRE HYDRANT ASSEMBLY	3	EA
15	WATER SERVICE, DOUBLE OR SINGLE	26	EA

STORM SEWER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	18" HDPP	69	LF
2	21" HDPP	00	LF
3	24" HDPP	235	LF
4	27" HDPP	00	LF
5	54" HDPP	00	LF
6	R/C INLET, ANY LENGTH	5	EA
7	MANHOLE	2	EA
8	END OF PIPE R/C RIPRAP STRUCTURE	1	EA
9	EXCAVATION OF TEMPORARY DRAINAGE CHANNEL	1	LS

MISCELLANEOUS ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	TRAFFIC CONTROL AND BARRICADING PLAN AND PERMITTING (TRAFFIC CONTROL DURING CONSTRUCTION)	1	LS
2	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	4088	LF
3	4" PVC CONDUIT FOR AEP	200	LF
4	STORM WATER POLLUTION PREVENTION	1	LS

SANITARY SEWER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	8" PVC PIPE	1009	LF
2	15" PVC PIPE	1095	LF
3	FG MANHOLE	6	EA
4	4" OR 6" PVC PIPE SERVICE	48	EA
6	8" PVC DROP CONNECTION	5	LF
7	DEEP CUT CONNCTION	1	EA



- BARRICADE NOTES:**
- BARRICADES SHALL MEET REQUIREMENTS OF THE LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUD) UNDER PARAGRAPH 2B.67 BARRICADES AND 6F.68 TYPE 1, 2 OR 3 BARRICADES.
 - BARRICADE MATERIALS AND INSTALLATION:
 - WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE (SYP) THAT MEETS OR EXCEEDS THE SOUTHERN PINE INSPECTION BUREAU (SPIB) GRADE 2 WHICH TREATED TO AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) UC4B, FREE OF SUBSTANTIAL KNOTS, DEFECTS THAT PREVENT THE MATERIAL FROM SUPPORTING ITSELF, SUBSTANTIAL EDGE DAMAGE THAT REDUCED THE WIDE FLAT SURFACE WIDTH BY MORE THAN 1/4-INCH, DELETERIOUS MATERIAL THAT WILL PREVENT THE TREATMENT, PAINT, OR DECALS FROM PENETRATING OR ADHERING TO THE WOOD MATERIAL.
 - FASTENERS: ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED FASTENERS AND CONNECTORS, OR BETTER OF SIZE AND LENGTHS AS INDICATED, UNLESS OTHERWISE NOTED OR INDICATED.
 - PAINT AND SHEET MATERIAL:
 - NOTICE: THE WOOD MATERIAL WILL BE REQUIRED TO DRY IN A MANNER THAT PREVENTS THE MATERIALS FROM WARPING AND/OR CRACKING TO A POINT THAT THE WOOD MEMBER EASILY ACCEPTS WATER WHEN IT IS POURED ON IT. TEST OF SMALL AREAS IS REQUIRED PRIOR TO PAINTING AND WILL REQUIRE AREA TO DRY PRIOR TO PROCEEDING WITH PAINTING.
 - INSTALL AN EXTERIOR GRADE LATEX WHITE PRIMER THAT IS RECOMMENDED FOR TREATED WOOD IN ACCORDANCE WITH PAINT MANUFACTURER RECOMMENDATIONS. IF PAINTED PRIOR TO INSTALLATION THE CONTRACTOR WILL BE REQUIRED TO PRIME ANY CUT EDGES.
 - INSTALL TWO (2) COATS OF EXTERIOR SEMI-GLOSS LATEX WHITE PAINT THAT IS RECOMMENDED FOR TREATED WOOD IN ACCORDANCE WITH PAINT MANUFACTURER RECOMMENDATIONS ON ALL WOOD MATERIAL. IF PAINTED PRIOR TO INSTALLATION THE CONTRACTOR SHALL INSTALL ONE (1) COAT OF THIS PAINT ON ANY SCRATCHES AND ACROSS ALL JOINTS, TWO (2) COATS ACROSS ALL FASTENERS AND PRIMED EDGES, ONCE INSTALLATION IS COMPLETE.
 - SHEETING SHALL BE RETROREFLECTIVE TYPE A CONFORMING TO TxDOT DMS-8300 UNLESS OTHERWISE INDICATED BY THE OAR.
 - CLEAN-UP OF PAINT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - BARRICADE(S) SHALL BE CONSTRUCTED AND INSTALLED TO THE SATISFACTION OF THE CITY.

RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi

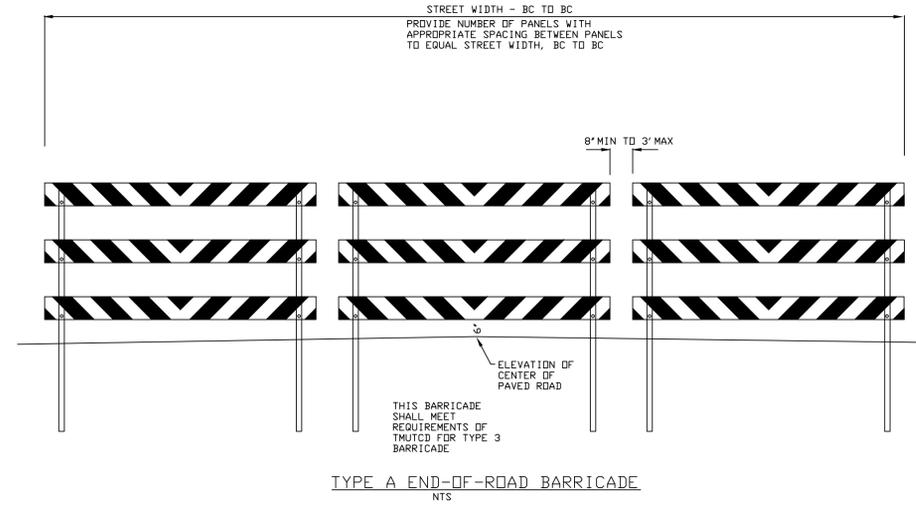
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.



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

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 6
CORPUS CHRISTI, NUECES CO., TX

STREET SIGN AND LIGHT POLE PLAN
ESTIMATE SUMMARY AND BARRICADE DETAILS



LAYERS SHOWN			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	8" PVC PIPE	1009	LF
2	15" PVC PIPE	1095	LF
3	FG MANHOLE	6	EA
4	4" OR 6" PVC PIPE SERVICE	48	EA
6	8" PVC DROP CONNECTION	5	LF
7	DEEP CUT CONNCTION	1	EA

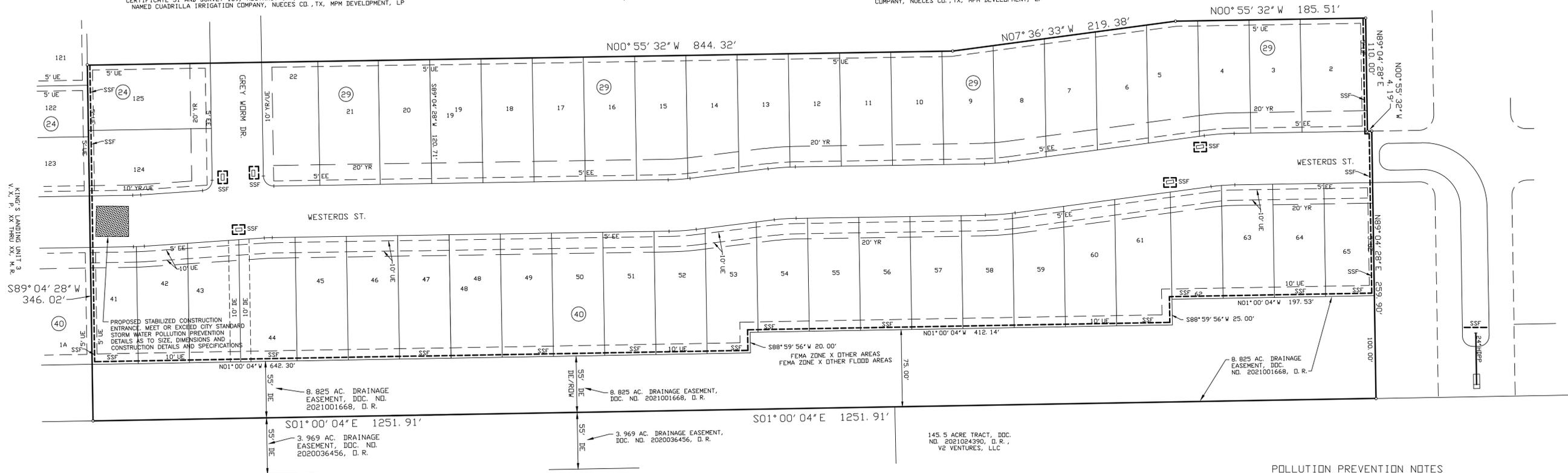
DWN. _____ PLOT SCALE: 1" = 50'
SCALE (V): SAME
SCALE (H): NONE
DATE PLOTTED: 04/10/24

COM. NO. _____ PGD AS SIGN AND LIG
JOB NO. 23011
SHEET 4 OF 14

PORTRION OF A 293.041 ACRE TRACT, DDC NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

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POLLUTION PREVENTION NOTES

- CONSTRUCTION ENTRANCE - CONSTRUCT A PROPOSED 28' X 30' CONSTRUCTION ENTRANCE CONSISTING OF AN AREA SURFACED WITH CRUSH STONE OR GRAVEL OF SIZE 2" TO 4". THE GRAVEL OR CRUSHED STONE SHALL BE PLACED IN A MINIMUM 6" THICK LAYER AND SHALL OVERLAY A LAYER OF FILTER CLOTH MEETING THE SAME REQUIREMENTS FOR SILT FENCE. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE IN GOOD CONDITION THROUGHOUT THE DURATION OF THE PROJECT AND SHALL REMOVE MUD OR OTHER DEBRIS FROM THE CONSTRUCTION ENTRANCE PERIODICALLY DURING THE PROJECT.
- CONSTRUCTION EQUIPMENT TRACKING - CONTRACTORS SHALL ENSURE THAT NO MUD OR ANY OTHER DEBRIS BE TRACKED ONTO ANY PAVED STREETS IN THE AREA OF THIS PROJECT. SHOULD ANY MUD OR OTHER DEBRIS BE TRACKED ONTO PAVED STREETS, CONTRACTOR SHALL IMMEDIATELY CLEANUP SAME AT HIS OWN EXPENSE.
- SILT SCREENS - CONSTRUCT SILT SCREENS AT LOCATIONS AS SHOWN IN THE PLANS. ALL SILT SCREENS SHALL MEET THE REQUIREMENTS OF CITY STANDARD SPECIFICATION 02-240 "SILT FENCE". THE SILT FENCES SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PERIOD ON A WEEKLY BASIS AND SHALL BE REPAIRED/REPLACED AS NECESSARY.
- SOLID WASTE DISPOSAL - ALL TRASH AND DEBRIS WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE JOB SITE.
- HAZARDOUS WASTE - NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE IS ENCOUNTERED, ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SPILL PREVENTION - THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THIS JOB. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT WILL BE USED UP BEFORE DISPOSING THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE. FUELING OF CONSTRUCTION VEHICLES SHALL BE MADE A MINIMUM OF 500' AWAY FROM ANY DRAINAGE INLET OR SWALE.
- PAY FOR SILT SCREEN FENCES, STABILIZED CONSTRUCTION ENTRANCE AND ALL POLLUTION PREVENTION MEASURES OF ALL TYPES IN UNIT PRICE OF "STORM WATER POLLUTION PREVENTION".
- CONTRACTOR SHALL ENSURE DUST ON THE SITE IS CONTROLLED (NOT ALLOWED TO BLOW TO ADJACENT PROPERTY) BY DAMPENING DURING CONSTRUCTION.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT ANYWHERE ON THE PROJECT SITE UNLESS THE SURPLUS CONCRETE OR DRUM WASH WATER IN CONCRETE TRUCKS IS DISCHARGED AT A FACILITY ON THE CONSTRUCTION SITE THAT WILL RETAIN ALL CONCRETE WASH WATERS OR LEACHATES, INCLUDING ANY WASH WATERS OR LEACHATES MIXED WITH STORM WATER. CONCRETE WASH WATERS AND LEACHATES MAY NOT BE ALLOWED TO ENTER THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, CITY STREETS, THE WATERS OF THE UNITED STATES, OR GROUND WATERS.
- NON-CONCRETE TRUCK VEHICLES SHALL BE WASHED AT THE STABILIZED CONSTRUCTION ENTRANCE IN A MANNER TO REMOVE ALL MUD AND DEBRIS FROM THE TIRES.
- THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT REQUIRES STABILIZATION MEASURES TO BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND MUST BE INITIATED IMMEDIATELY AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. CONSTRUCTION TEMPORARILY CEASED - "IMMEDIATELY" MEANS AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY, EXCEPT WHERE TEMPORARY STABILIZATION IS INFEASIBLE, BUT TEMPORARY PERIMETER CONTROLS ARE UTILIZED INSTEAD; THE OPERATOR MUST DOCUMENT WHY STABILIZATION IS INFEASIBLE AND DEMONSTRATE THAT PERIMETERS CONTROLS WILL RETAIN SEDIMENT ON-SITE. CONSTRUCTION PERMANENTLY CEASED - "IMMEDIATELY" MEANS AS SOON AS PRACTICABLE, BUT NO MORE THAN 14 DAYS AFTER INITIATION, EXCEPT WHERE THE INITIATION OF PERMANENT STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF SITE NOTICE FOR STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

SEDIMENTATION SCREENING FENCE

SEE CITY STANDARD STORM WATER POLLUTION PREVENTION DETAILS FOR CONSTRUCTION

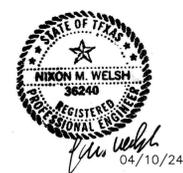
CCR 015700 TEMPORARY CONTROLS

ALL STORM WATER POLLUTION WORK SHALL BE DONE IN ACCORDANCE WITH CCR 015700 "TEMPORARY CONTROLS". THIS SPECIFICATION SHALL BE OBTAINED BY CONTRACTOR FROM THE CITY ENGINEERING SERVICES DEPARTMENT OR ON LINE AT THE CITY'S WEB SITE, ENGINEERING SERVICES DEPARTMENT, PROCESS, STANDARDS AND CONTRACTS, FRONT END CONSTRUCTION CONTRACT DOCUMENTS, DIVISION 01.

RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

LAYERS SHOWING	REV	DATE	BY	CHKD	APP'D
SWPPP					
LOT					
SSFP					



BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 6
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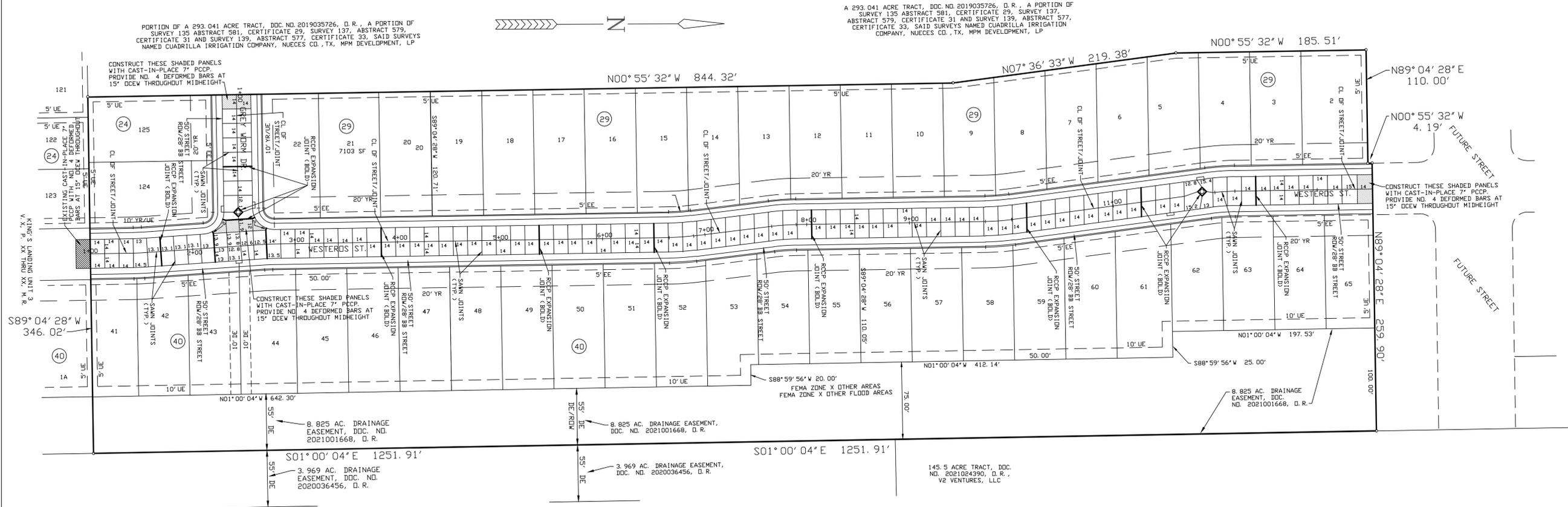
STORM WATER POLLUTION PREVENTION PLAN SHEET 1 OF 2

DWN: _____ PLOT SCALE: 1" = 50'
SCALE (V): SAME
SCALE (H): NONE
DATE PLOTTED: 04/10/24
COM. NO. PGD AS SWPPP: _____
JOB NO.: 23011
SHEET 5 OF 14

A 293.041 ACRE TRACT, DDC NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

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NOTES:

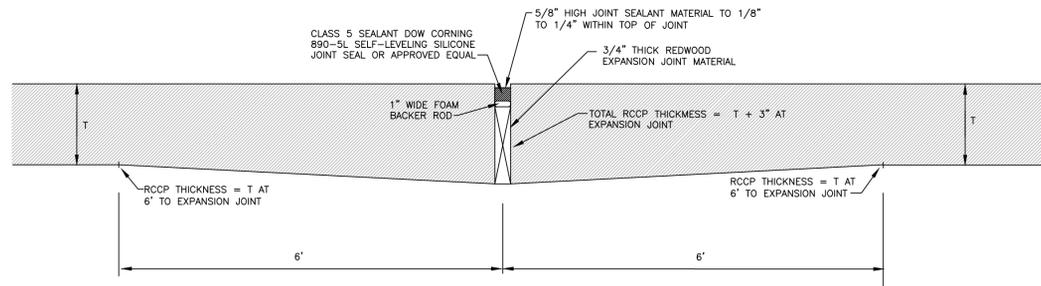
- NUMBERS AT JOINTS AS SHOWN IN PLAN ARE IN FEET (FOOT SYMBOL NOT SHOWN).
- CONSTRUCT RCP IN GREY WDM DRIVE FROM PCPP AT ITS WEST END TO PCPP AT WESTERDS STREET.
- CONSTRUCT RCP IN WESTERDS STREET FROM EXISTING PCPP AT ITS SOUTH END TO PCPP AT THE INTERSECTION OF GREY WDM DRIVE WITH WESTERDS STREET AND FROM PCPP AT SAID INTERSECTION OF GREY WDM DRIVE WITH WESTERDS STREET TO PCPP AT THE NORTH END OF WESTERDS STREET.

RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi
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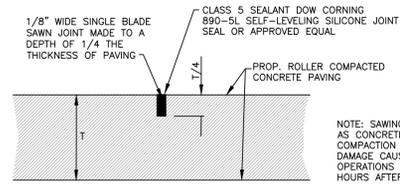
BASS & WELSH ENGINEERING TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404		
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 6 CORPUS CHRISTI, NUECES CO., TX		
JOINTING PLAN FOR CONCRETE PAVING		
DWN: _____	PLOT SCALE: 1" = 50'	COM. NO. 7 JOINTING PLAN
CHK: _____	SCALE (V): SAME	JOB NO. 23011
	SCALE (H): NONE	
	DATE PLOTTED 04/10/24	SHEET 7 OF 14



EXPANSION JOINT NOTES:

1. EXPANSION JOINTS SHALL BE PLACED FULL LENGTH ACROSS STREETS AT JOINT LOCATIONS AS SHOWN IN FOLLOWING JOINTING PLAN SHEETS.
2. AT STREET INTERSECTIONS RCCP SHALL BE PLACED IN A THRU, CONTINUOUS MANNER IN ONE DIRECTION ("THRU STREET") AND IN THE OTHER DIRECTION ("CROSS STREET") RCCP SHALL BE PLACED IN A MANNER BEGINNING OR ENDING WITH THE THRU STREET AT AN EXPANSION JOINT.
3. WHERE RCCP ABUTS RCCP AT AN RCCP EXPANSION JOINT, THICKEN RCCP TO SAME EXTENT AS THICKENING OF RCCP (T+3" AT RCCP EXPANSION JOINT PLUS TAPERED THICKENING OVER 6', ETC.).

EXPANSION JOINT DETAIL - RCCP
NTS



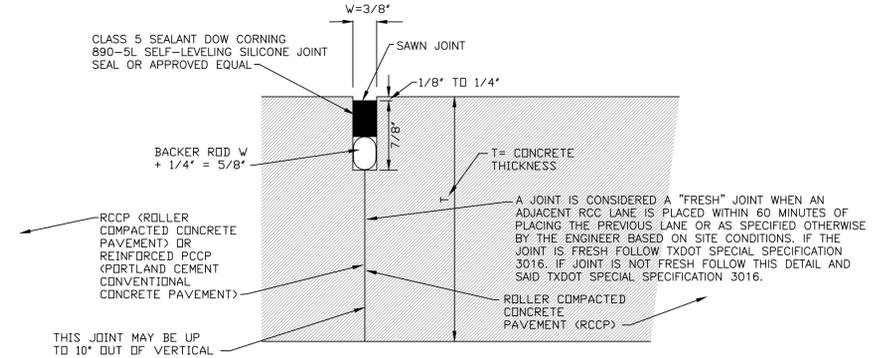
CONTRACTION (SAWN) JOINT DETAIL - RCCP
NTS

RCCP (ROLLER COMPACTED CONCRETE PAVING) NOTES

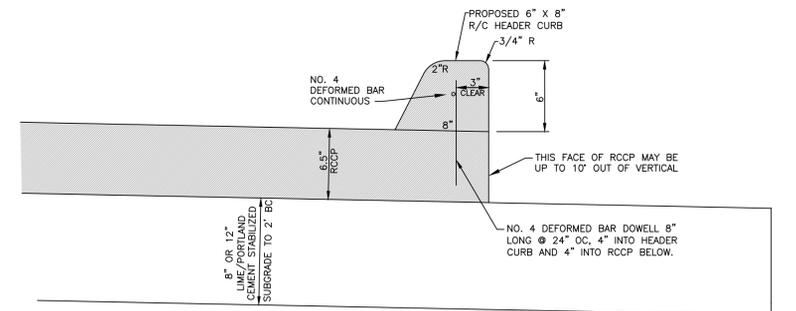
1. ALL PROPOSED RCCP SHALL BE PORTLAND CEMENT CONCRETE PAVING OF THICKNESS ACCORDING TO TYPICAL STREET SECTION (6.5") FOR 28' BB STREETS. ALL PROPOSED PUBLIC STREETS SHALL BE PAVED WITH 4,000 PSI COMPRESSIVE STRENGTH RCCP AT 28 DAYS EXCEPT WHERE INDICATED OTHERWISE TO BE PCCP.
2. ALL PROPOSED RCCP SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT FOR KING'S LANDING UNIT 5 BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED JANUARY 24, 2024, THE COVER SHEET OF WHICH REPORT IS SHOWN BELOW IN SHEET HEREOF. IN ADDITION CONTRACTOR SHALL MEET ALL REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 "ROLLER COMPACTED CONCRETE". CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF SAID GEOTECHNICAL ENGINEERING REPORT AND SAID TXDOT SPECIAL SPECIFICATION 3016 PRIOR TO BIDDING OR NEGOTIATING FOR THE WORK AND PRIOR TO ANY CONSTRUCTION.
3. ALL PROPOSED 6.5" THICK RCCP SHALL OVERLAY PROPOSED 8" LIME/PORTLAND CEMENT STABILIZED AND COMPACTED NATURAL SOIL AT THE SITE FOR 28' BB STREETS.
4. CONTRACTION JOINTS SHALL BE PLACED PARALLEL OR PERPENDICULAR TO THE LONG AXIS (CENTER LINE) OF ALL PROPOSED STREETS EXCEPT WHERE SHOWN OTHERWISE AT MANHOLES AND STREET INTERSECTIONS. JOINTS ARE SHOWN IN THE PREVIOUS SHEET. ALL JOINTS SHALL BE SAWN UNLESS INDICATED OTHERWISE. SAWN JOINTS SHALL BE SINGLE BLADE WITH A DEPTH OF 1/4" THE PAVING THICKNESS UNLESS INDICATED OTHERWISE. SAWN JOINTS SHALL BE GREEN CUT WITHIN ONE TO FOUR HOURS OF FINAL COMPACTION FOR RCCP.
5. LONGITUDINAL JOINTS SHALL BE PLACED THE FULL LENGTH ALONG STREET CENTER LINES FOR 28' BB STREETS EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS FOR 40' AND 50' BB STREETS SHALL BE PLACED AS INDICATED IN JOINTING PLAN EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS SHALL BE SAWN CONTRACTION JOINTS.
6. COMPACTION AND ROLLING: MEET REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 4.7, 4.7.1, 4.7.2, 4.7.3, 4.7.4, AND 4.7.5.
7. FINISHING AND CURING: MEET REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 4.10, 4.11, 4.11.1, AND 4.11.2.
8. ROLLER COMPACTED CONCRETE PAVING OPERATIONS SHALL BE DONE IN ONE DIRECTION ONLY AND THRU STREET INTERSECTIONS AS SPECIFIED IN NOTES AS SHOWN IN JOINTING PLAN SHEETS.

PCCP (PORTLAND CEMENT CONCRETE PAVING CAST-IN-PLACE, STEEL REINFORCED)

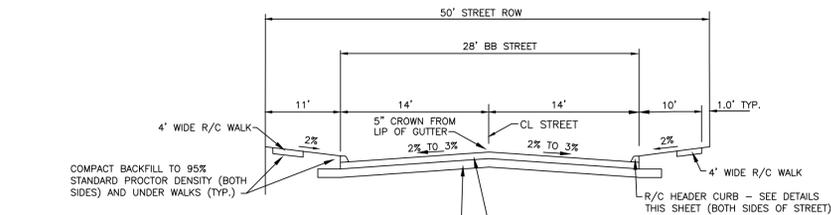
SHALL BE CONSTRUCTED ACCORDING TO DETAILS SHOWN BELOW RIGHT AND IN ACCORDANCE WITH CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS 030020 PORTLAND CEMENT CONCRETE, 032020 REINFORCING STEEL AND 038000 CONCRETE STRUCTURES.



LONGITUDINAL OR TRANSVERSE SAWN CONSTRUCTION JOINT
NTS

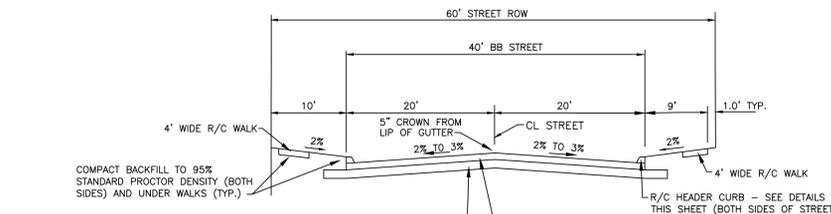


TYPICAL PAVING SECTION SHOWING HEADER CURB DETAILS
NTS



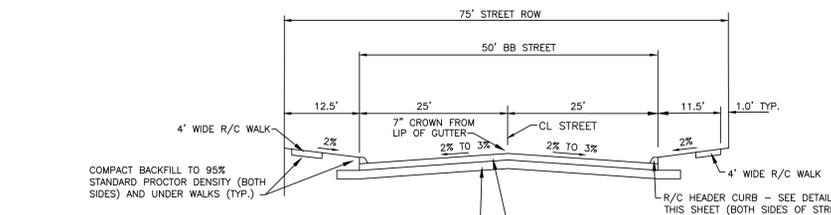
PROPOSED 8" LIME/PORTLAND CEMENT STABILIZED NATURAL SITE MATERIAL TO 2' BACK OF CURB BOTH SIDES OF STREET; PERFORMED IN ACCORDANCE WITH TXDOT ITEM 260. SUBGRADE TREATED WITH LIME SHALL ACHIEVE A PH OF 12.4 OR GREATER. A LIME SERIES TEST SHALL BE PERFORMED AT THE TIME OF CONSTRUCTION AFTER THE PAVEMENT SUBGRADE SOILS ARE ESTABLISHED TO DETERMINE THE LIME REQUIREMENT. SULFATE TESTING SHALL ALSO BE CONDUCTED BEFORE PLACEMENT OF LIME TO EVALUATE THE POTENTIAL FOR SULFATE INDUCED HEAVE FROM THE LIME STABILIZATION. THE ORGANIC CONTENT OF THE SUBGRADE SHALL NOT EXCEED 3%. ONCE THE MIN. 24 HOUR MELLOWING PERIOD FOR LIME IS COMPLETE, THE LIME STABILIZED SUBGRADE SHALL BE CEMENT STABILIZED WITH 5% PORTLAND CEMENT PER TXDOT ITEM 275. COMPACT THE LIME/CEMENT STABILIZED MIXTURE TO 98% MODIFIED PROCTOR DENSITY WITHIN THREE PERCENTAGE POINTS OF OPTIMUM MOISTURE

TYPICAL RCCP STREET SECTION - 50' ROW
NTS



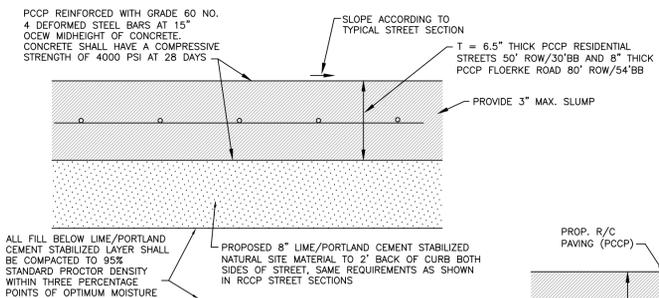
PROPOSED 8" LIME/PORTLAND CEMENT STABILIZED NATURAL SITE MATERIAL TO 2' BACK OF CURB BOTH SIDES OF STREET; PERFORMED IN ACCORDANCE WITH TXDOT ITEM 260. SUBGRADE TREATED WITH LIME SHALL ACHIEVE A PH OF 12.4 OR GREATER. A LIME SERIES TEST SHALL BE PERFORMED AT THE TIME OF CONSTRUCTION AFTER THE PAVEMENT SUBGRADE SOILS ARE ESTABLISHED TO DETERMINE THE LIME REQUIREMENT. SULFATE TESTING SHALL ALSO BE CONDUCTED BEFORE PLACEMENT OF LIME TO EVALUATE THE POTENTIAL FOR SULFATE INDUCED HEAVE FROM THE LIME STABILIZATION. THE ORGANIC CONTENT OF THE SUBGRADE SHALL NOT EXCEED 3%. ONCE THE MIN. 24 HOUR MELLOWING PERIOD FOR LIME IS COMPLETE, THE LIME STABILIZED SUBGRADE SHALL BE CEMENT STABILIZED WITH 5% PORTLAND CEMENT PER TXDOT ITEM 275. COMPACT THE LIME/CEMENT STABILIZED MIXTURE TO 98% MODIFIED PROCTOR DENSITY WITHIN THREE PERCENTAGE POINTS OF OPTIMUM MOISTURE

TYPICAL RCCP STREET SECTION - 60' ROW
NTS

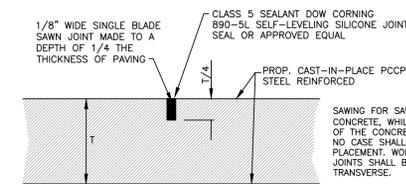


PROPOSED 12" LIME/PORTLAND CEMENT STABILIZED NATURAL SITE MATERIAL TO 2' BACK OF CURB BOTH SIDES OF STREET; PERFORMED IN ACCORDANCE WITH TXDOT ITEM 260. SUBGRADE TREATED WITH LIME SHALL ACHIEVE A PH OF 12.4 OR GREATER. A LIME SERIES TEST SHALL BE PERFORMED AT THE TIME OF CONSTRUCTION AFTER THE PAVEMENT SUBGRADE SOILS ARE ESTABLISHED TO DETERMINE THE LIME REQUIREMENT. SULFATE TESTING SHALL ALSO BE CONDUCTED BEFORE PLACEMENT OF LIME TO EVALUATE THE POTENTIAL FOR SULFATE INDUCED HEAVE FROM THE LIME STABILIZATION. THE ORGANIC CONTENT OF THE SUBGRADE SHALL NOT EXCEED 3%. ONCE THE MIN. 24 HOUR MELLOWING PERIOD FOR LIME IS COMPLETE, THE LIME STABILIZED SUBGRADE SHALL BE CEMENT STABILIZED WITH 5% PORTLAND CEMENT PER TXDOT ITEM 275. COMPACT THE LIME/CEMENT STABILIZED MIXTURE TO 98% MODIFIED PROCTOR DENSITY WITHIN THREE PERCENTAGE POINTS OF OPTIMUM MOISTURE

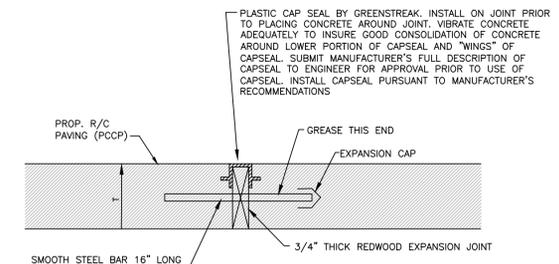
TYPICAL RCCP STREET SECTION - 80' ROW
NTS



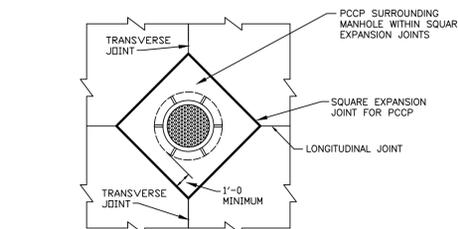
TYPICAL PCCP PUBLIC STREET SECTION
NTS



PCCP CONTRACTION (SAWN) JOINT DETAIL
NTS



EXPANSION JOINT FOR PCCP
NTS



TYPICAL ISOLATION DETAIL FOR MANHOLES
NTS

GEOTECHNICAL ENGINEERING REPORT

King's Landing Unit 5 Pavement Study

**Baratheon and Lois Chesney Streets
Corpus Christi, Nueces County, Texas**

PSI Project No. 03123040

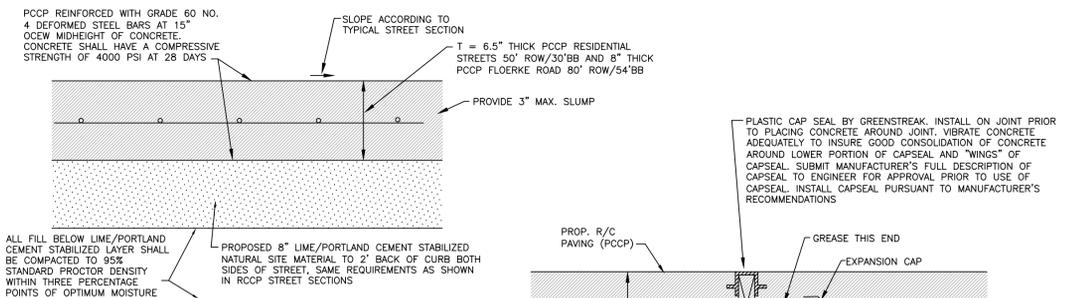
PREPARED FOR:

**MPM Homes
P.O. Box 331308
Corpus Christi, Texas, 78463**

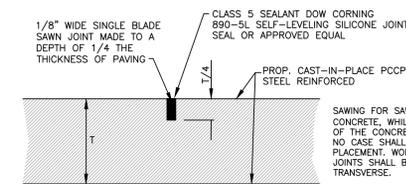
January 24, 2024

BY:

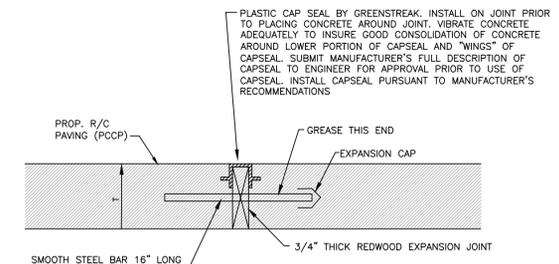
**PROFESSIONAL SERVICE INDUSTRIES, INC.
810 S. Padre Island Dr.
Corpus Christi, Texas 78416
Phone: (361) 854-4801**



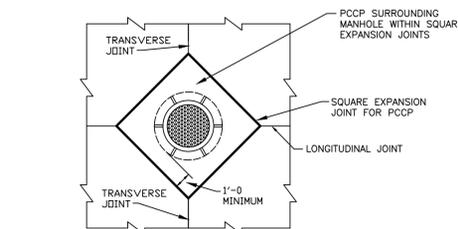
TYPICAL PCCP PUBLIC STREET SECTION
NTS



PCCP CONTRACTION (SAWN) JOINT DETAIL
NTS



EXPANSION JOINT FOR PCCP
NTS



TYPICAL ISOLATION DETAIL FOR MANHOLES
NTS

RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi

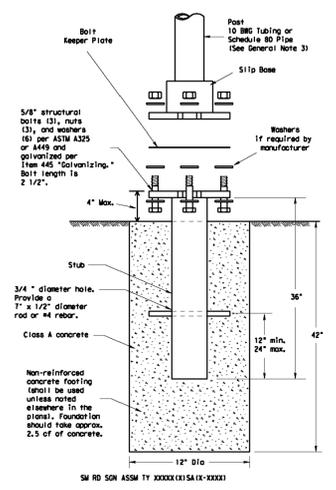
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.



BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404			
IMPROVEMENTS TO KING'S LANDING UNIT 6 CORPUS CHRISTI, NUECES CO., TX			
PCCP AND RCCP PAVEMENT DETAILS AND SIDEWALK DETAILS			
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. 8 STR DET RCC	
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 23011	
	SCALE (V): AS SHOWN	SHEET 8 OF 14	
	DATE PLOTTED 04/10/24		

DISCLAIMER: The use of this drawing is governed by the Texas Department of Transportation. No warranty of any kind is made by the State of Texas or the Department of Transportation for the use of this drawing for any purpose other than that intended by the State of Texas or the Department of Transportation.

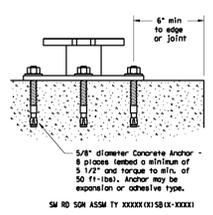
TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



NOTE
There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. The devices shall be installed per manufacturer's recommendations. Installation procedures shall be provided to the Engineer by Contractor.

- GENERAL NOTES:**
- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking or subject to approval of the TxDOT Traffic Standards Engineer.
 - Material used as part of this system shall conform to the following specifications:
 - 10 88G Tubing (2.875" outside diameter)
 - 0.134" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be HSLA 50 per ASTM A501 or ASTM A509
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20K minimum elongation in 2'
 - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
 - Outside diameter (uncoated) shall be within the range of 2.867" to 2.887"
 - Galvanization per ASTM A153 or ASTM A653 G215. For galvanized steel tubing (ASTM A653), recast tube outside diameter weld seam by metalizing with zinc wire per ASTM B833.
 - Schedule 80 Type (2.875" outside diameter)
 - 0.276" nominal wall thickness
 - Steel tubing per ASTM A500 or C
 - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
 - 46,000 PSI minimum yield strength
 - 62,000 PSI minimum tensile strength
 - 21K minimum elongation in 2'
 - Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
 - Outside diameter (uncoated) shall be within the range of 2.867" to 2.887"
 - Galvanization per ASTM A153
 - See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/business/traffic/traffic.htm>
 - Sign supports shall not be applied except where shown. Sign support posts shall not be applied.

CONCRETE ANCHOR



Concrete anchor consists of 5/8" diameter steel post with UNC series bolt threads on the upper end. Heavy nut per ASTM A453, and hardened washer per ASTM F436. The steel bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per ASTM A45. Galvanizing: Adhesive type anchors shall have steel bolts installed with Type III epoxy per DMS-8100. Epoxies and Adhesives: Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 1/2" minimum embedment, shall have a minimum of 1000 psi tensile and shear of 3000 and 3100 psi, respectively.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM

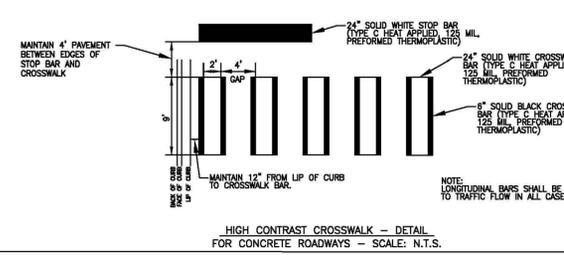
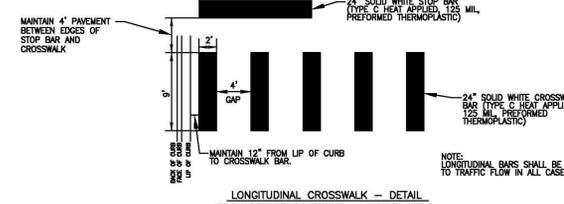
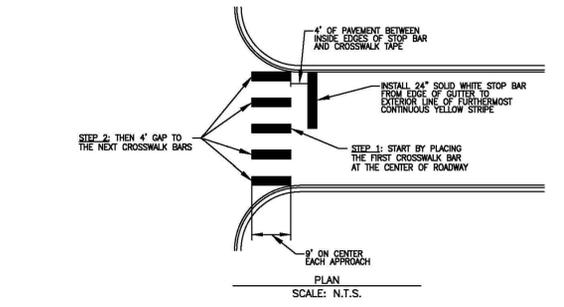
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03/2007 July 2007 Rev. 10/07 (04/10/07) (04/10/07) (04/10/07)

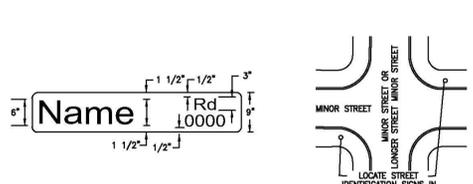
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DATE FILE

CROSSWALK PAVEMENT MARKINGS



STREET NAME BLADE SIGN



- NOTES:**
- STREET NAME BLADE MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 4" AND THE HEIGHT OF LETTERING SHALL BE 1/2".
 - STREET NAME BLADES SHALL CONSIST OF ONE CASE. FROM ON STREET NAME BLADES SHALL BE SERIES B. WHEN TWO STREET NAME BLADES WILL BE ON THE SAME ASSEMBLY, THESE TWO STREET NAME BLADES SHALL HAVE THE SAME WIDTH.
 - REPLACEMENT OF SIGNS SHALL MEET 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND TxDOT STANDARDS.

- NOTES:**
- ALL STOP BAR AND CROSSWALK PAVEMENT MARKINGS SHALL BE 24" SOLID WHITE, TYPE C HEAT APPLIED, 125 MIL PREFORMED THERMOPLASTIC. HIGH CONTRAST CROSSWALK INCLUDES 24" SOLID WHITE WITH 6" SOLID BLACK ON BOTH SIDES (TYPE C HEAT APPLIED, 125 MIL PREFORMED THERMOPLASTIC).
 - CONTRACTOR SHALL PREMARK STRIPING LAYOUT FOR CITY APPROVAL PRIOR TO THE PLACEMENT OF ANY FINAL PAVEMENT MARKINGS.
 - THE PLACEMENT OF CROSSWALK BARS SHALL START BY PLACING THE FIRST CROSSWALK BAR AT THE CENTER OF THE ROADWAY, AND THEN 4' TO THE NEXT CROSSWALK BAR.
 - DO NOT STRIPE STREET WITH ROADWAY SURFACE TEMPERATURE LESS 55F.
 - ALL CROSSWALK AND STOP BARS SHALL BE IN ACCORDANCE WITH THIS DETAIL AND THE 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CONSULTANT'S SHEET NO.

CITY OF CORPUS CHRISTI
TEKAS Public Works
Department of Public Works
Traffic Engineering Division

CITY STANDARD SHEET
CROSSWALK PAVEMENT MARKINGS AND STREET NAME BLADE SIGN DETAILS

SHEET 7 of 7
RECORD DRAWING NO.

CITY PROJECT #

REQUIREMENTS FOR RED BACKGROUND REGULATORY SIGNS (STOP, YIELD, DO NOT ENTER AND WRONG WAY SIGNS)

TYPICAL EXAMPLES

REQUIREMENTS FOR FOUR SPECIFIC SIGNS ONLY

USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	RED	TYPE B OR C SHEETING
BACKGROUND	WHITE	TYPE B OR C SHEETING
LEGEND & BORDERS	WHITE	TYPE B OR C SHEETING
LEGEND	RED	TYPE B OR C SHEETING

REQUIREMENTS FOR WHITE BACKGROUND REGULATORY SIGNS (EXCLUDING STOP, YIELD, DO NOT ENTER AND WRONG WAY SIGNS)

TYPICAL EXAMPLES

USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	WHITE	TYPE A SHEETING
BACKGROUND	ALL OTHERS	TYPE B OR C SHEETING
LEGEND, BORDERS AND SYMBOLS	BLACK	ACRYLIC NON-REFLECTIVE FILM
LEGEND, BORDERS AND SYMBOLS	ALL OTHER	TYPE B OR C SHEETING

- GENERAL NOTES:**
- Signs to be furnished shall be as detailed elsewhere in the plans and/or as shown on a sign fabrication sheet. Standard sign designs and arrow dimensions can be found in the "Standard Highway Sign Designs for Texas" (SDST) - (08/01).
 - Sign legend shall use the Federal Highway Administration (FHWA) Standard Highway Alphabets (S, C, D, E, Emod or F).
 - Lateral spacing between letters and numerals shall conform with the SDST, and any approved changes thereto. Lateral spacing of legend shall provide a balanced appearance when spacing is not shown.
 - Black legend and borders shall be applied by screening process or cut-out acrylic non-reflective black film to background sheeting, or combination thereof.
 - White legend and borders shall be applied by screening process with transparent colored ink, transparent colored overlay film to white background sheeting or cut-out white sheeting to colored background sheeting, or combination thereof.
 - Colored legend shall be applied by screening process with transparent colored ink, transparent colored overlay film or colored sheeting to background sheeting, or combination thereof.
 - Sign substrate shall be any material that meets the Departmental Material Specification requirements of DMS-7110 or approved alternative.
 - Mounting details for roadside mounted signs are shown in the "SMD series" Standard Plan Sheets.

ALUMINUM SIGN BLANKS THICKNESS

Square Feet	Minimum Thickness
Less than 7.5	0.080
7.5 to 15	0.100
Greater than 15	0.125

DEPARTMENTAL MATERIAL SPECIFICATIONS

ALUMINUM SIGN BLANKS	DMS-7110
SIGN FACE MATERIALS	DMS-8300

The Standard Highway Sign Designs for Texas (SDST) can be found at the following website:
<http://www.txdot.gov/>

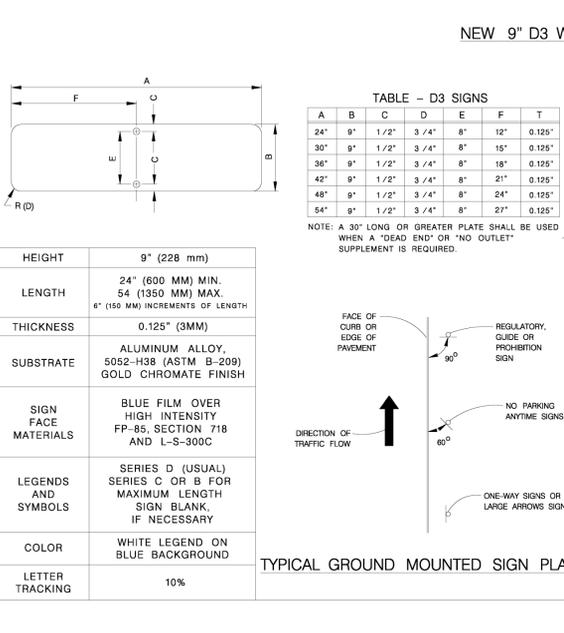
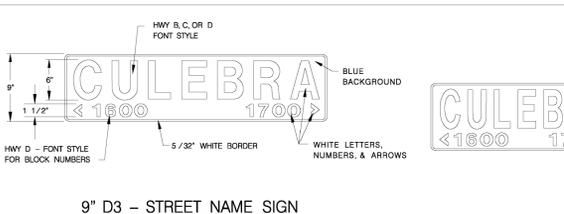
Texas Department of Transportation
Traffic Operations Division

TYPICAL SIGN REQUIREMENTS

TSR (4)-13

11/03 11/10 11/10 11/10 11/10

DATE FILE



STREET SIGN ASSEMBLY EXAMPLES

STOP SIGN WITH 2 STREET NAMES	ITEM	UNIT	DESCRIPTION	QUANTITY
[Diagram]	531.3	EA.	R1-1 STOP	1
	531.57-P	EA.	9-IN STREET NAME PLATE (4 PLATES)	2
[Diagram]	531.4	EA.	R1-2 YIELD	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1
[Diagram]	531.57	EA.	9-IN STREET NAME SIGN (2 PLATES)	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1

RELEASED FOR CONSTRUCTION

Bria A. Whitmore, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi

Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

JULY 2010
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC SIGN STANDARDS
D3 STREET NAME SIGN AND SIGN MOUNTING
SHEET 2 OF 4

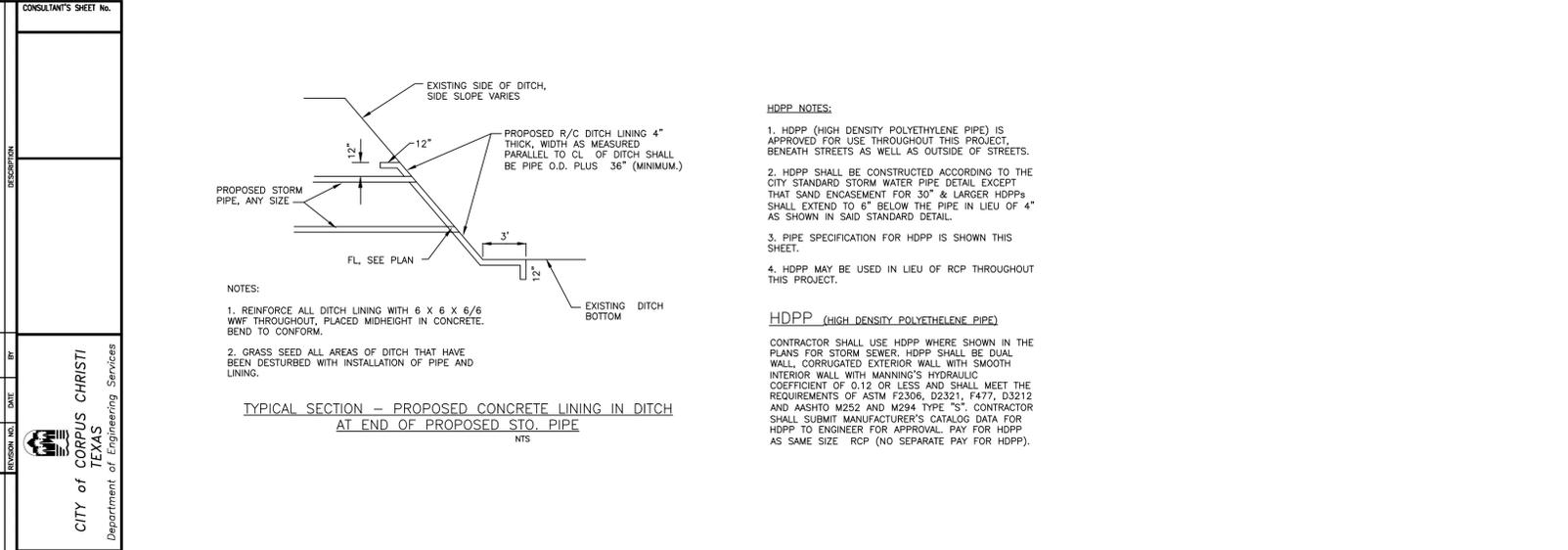
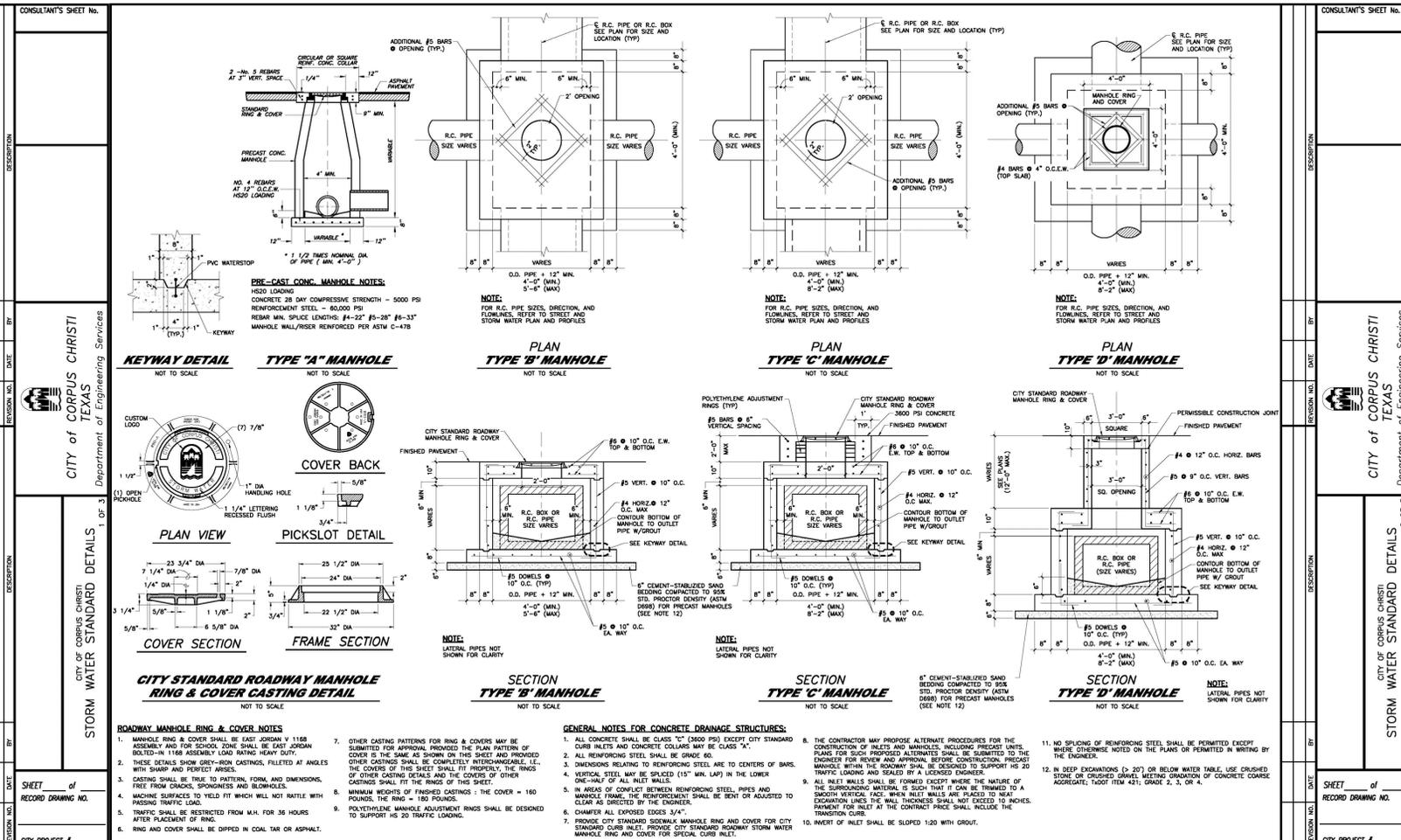
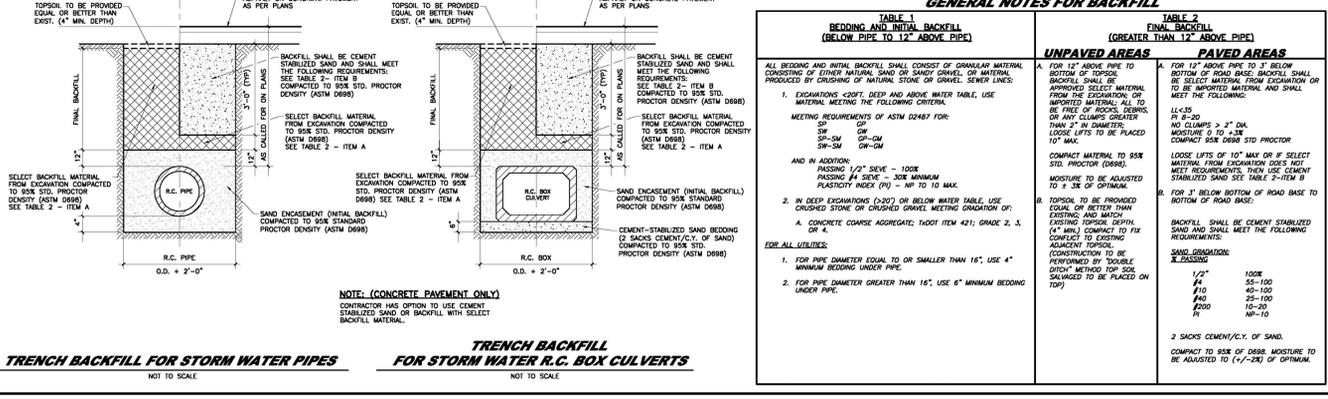
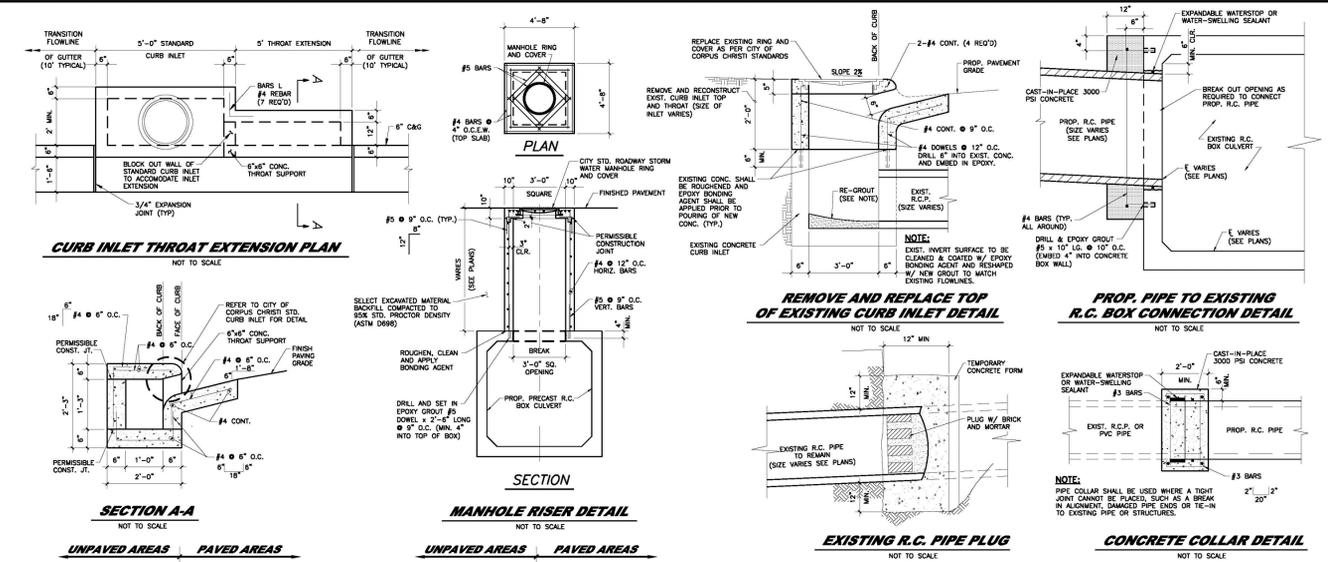
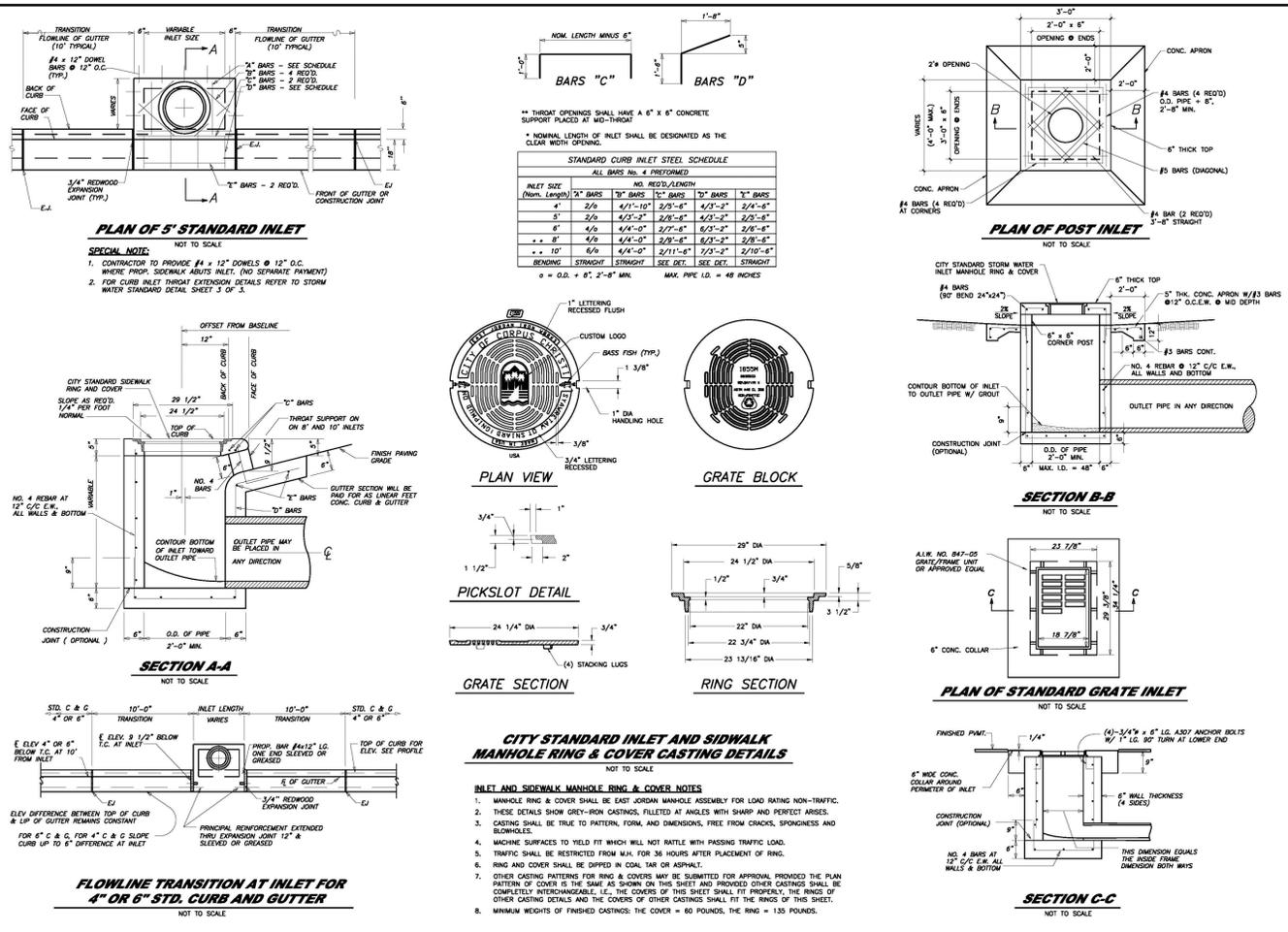
THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. WELSH, P.E., #08898 ON 04/10/2010 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

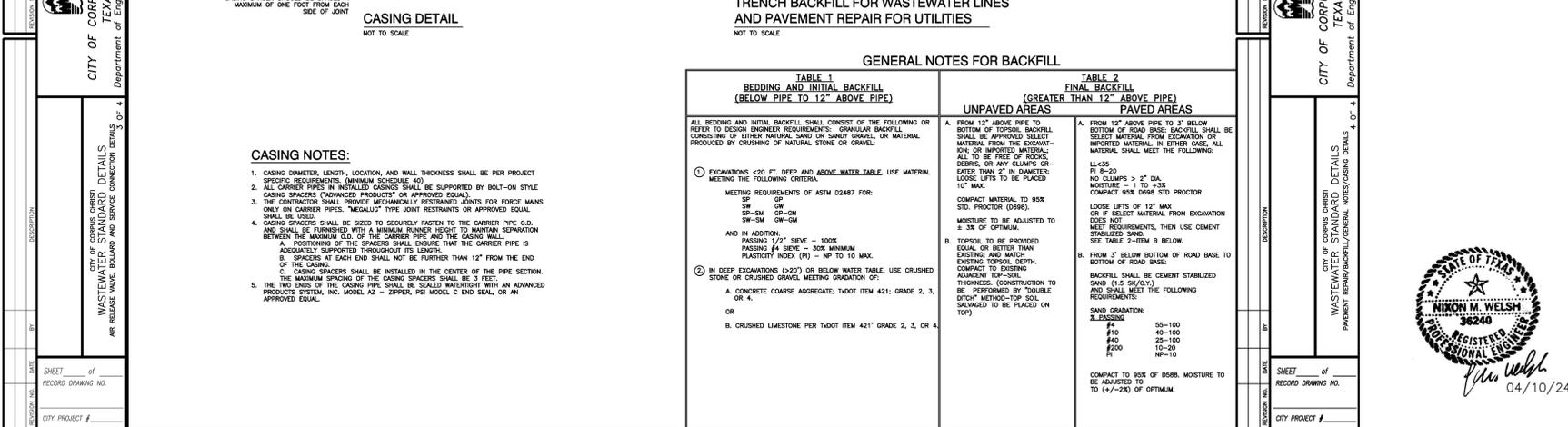
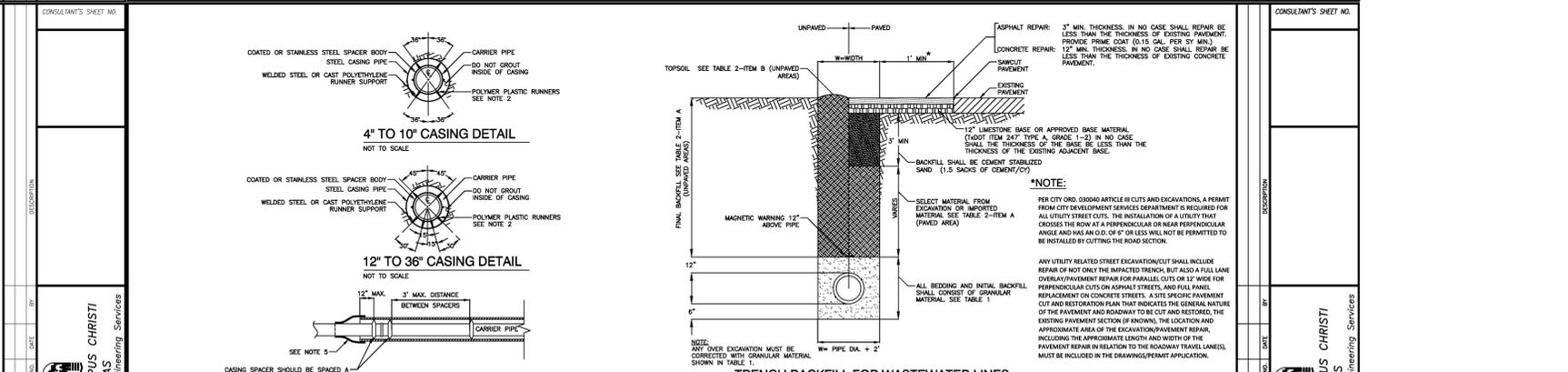
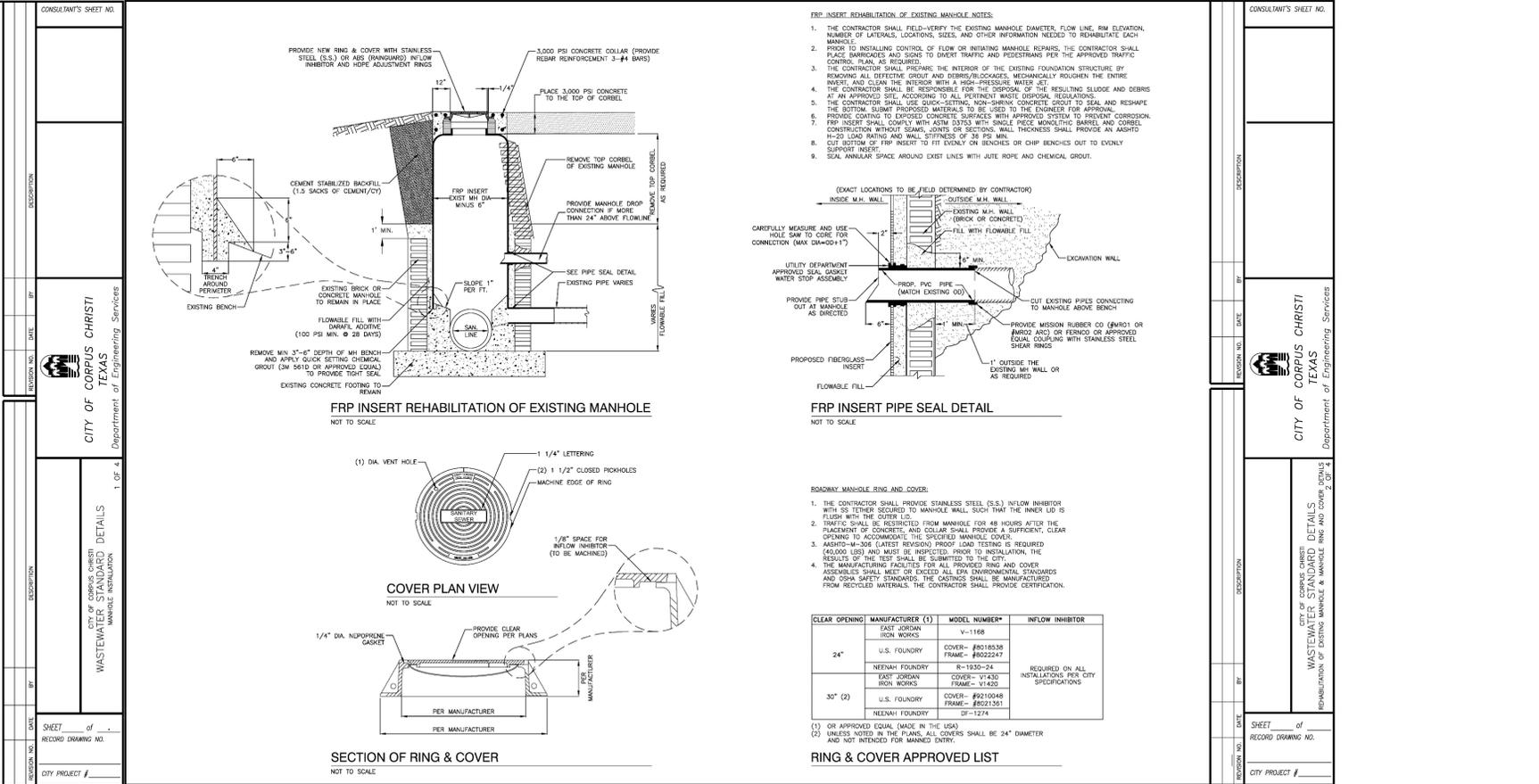
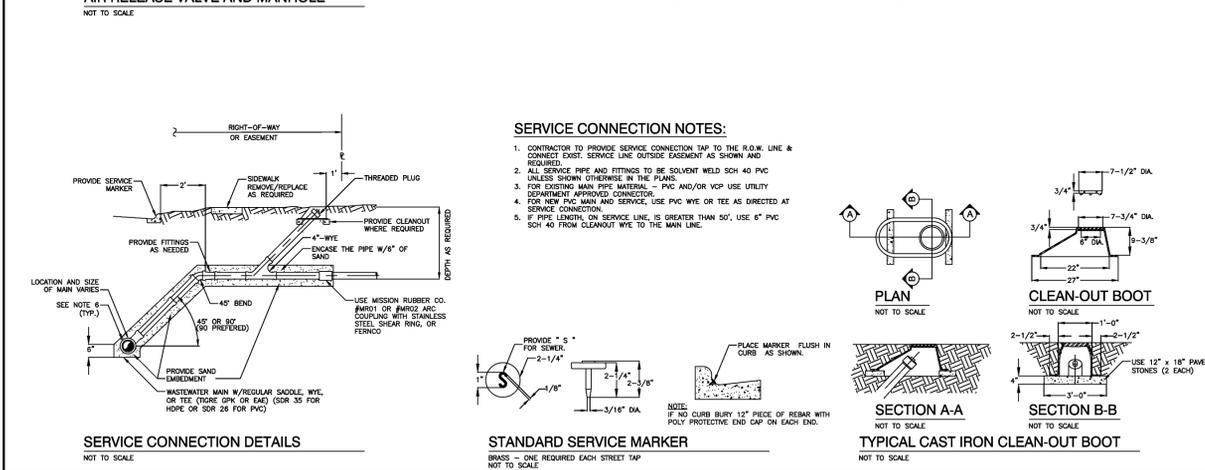
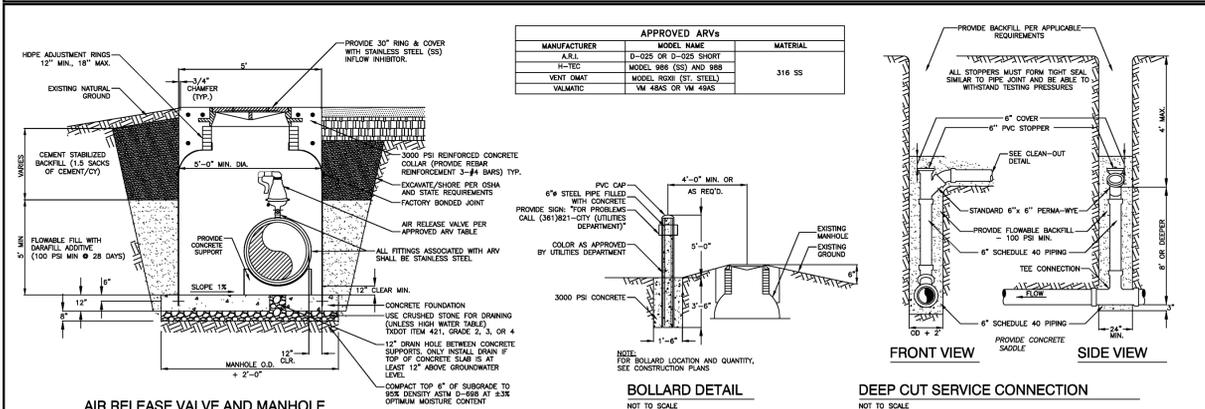
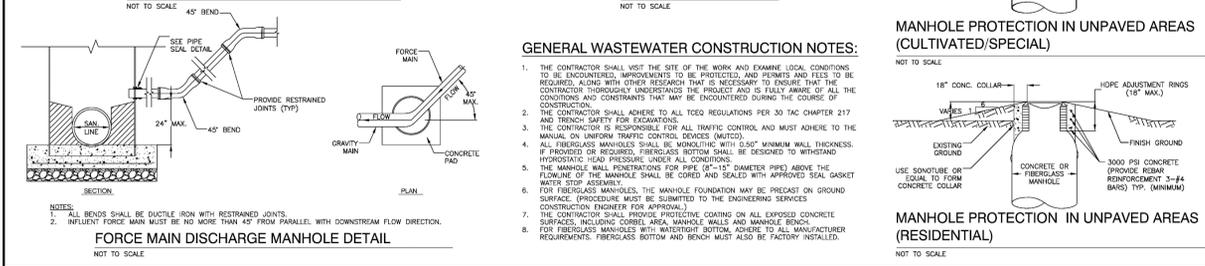
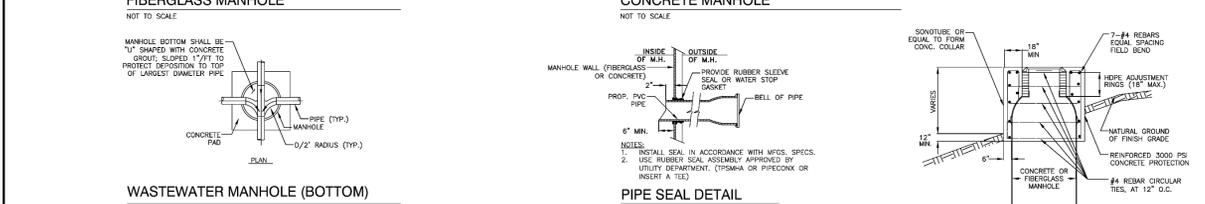
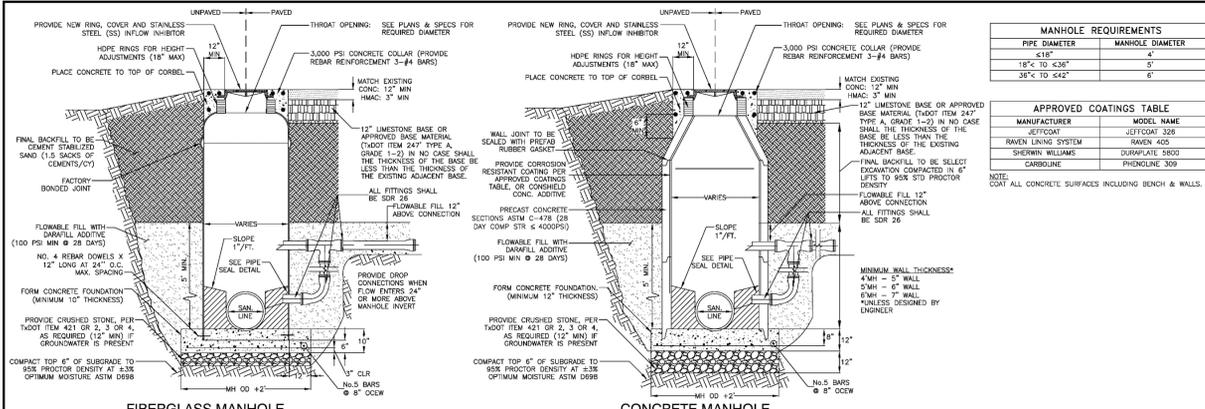
DATE FILE

BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 6
CORPUS CHRISTI, NUECES CO., TX
TxDOT & CITY SIGN AND PAVEMENT
MARKING REQUIREMENTS AND DETAILS

DWN: _____ PLOT SCALE: 1" = 50'
CHK: N. WELSH SCALE (H): AS SHOWN COW. NO. 9 TxDOT CITY PMT
SCALE (V): AS SHOWN JOB NO. 23011
DATE PLOTTED 04/10/2014 SHEET 9 OF 14





RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi

BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 6
CORPUS CHRISTI, NUECES CO., TX

CITY WASTE WATER STANDARD DETAILS

WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, MANHOLE RING AND COVER, 2 OF 4

STATE OF TEXAS
NIKON M. WELSH
REGISTERED PROFESSIONAL ENGINEER
04/10/24

WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, MANHOLE RING AND COVER, 2 OF 4

CONTRACTOR'S SHEET NO.

RECORD DRAWING NO.

CITY PROJECT #

DATE PLOTTED 04/10/24

SCALE (H): AS SHOWN

SCALE (V): AS SHOWN

COM. NO. 11 WW STD DET

JOB NO. 23011

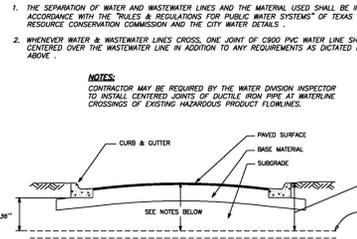
SHEET 11 OF 14

WATER DISTRIBUTION SYSTEM GENERAL NOTES

- PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CORPUS CHRISTI WATER DISTRIBUTION SYSTEM STANDARDS.
- THE CITY RESERVES THE RIGHT TO ACCEPT THE SYSTEM FOR OPERATION AT ANY TIME, BUT THE DATE OF OPTICAL ACCEPTANCE OF THE SYSTEM WILL BE UPON COMPLETION OF THE PROJECT AND SATISFACTORY TEST RESULTS.
- THE EXISTING SYSTEM SHALL REMAIN IN SERVICE UNTIL THE PROPOSED SYSTEM IS PUT INTO SERVICE. THE CONTRACTOR SHALL PROTECT THE EXISTING SYSTEM UNTIL IT IS TAKEN OUT OF SERVICE.
- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT REQUIRED TO INSTALL THE PROPOSED SYSTEM.
- TESTING OF LINES (STERILIZATION AND PRESSURE) SHALL BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF THE WATER DIVISION. WATER FOR FILLING THE NEW WATER LINE AND PERFORMING TESTS WILL BE FURNISHED BY THE CITY OF CORPUS CHRISTI THROUGH A STANDARD WATER CONSTRUCTION METER CONNECTION. STANDARD WATER CONSTRUCTION METER AND GAUGE WILL BE SUPPLIED BY THE CITY AFTER THE CONTRACTOR HAS PAID ALL APPLICABLE FEES FOR THE WATER CONSTRUCTION METER. ALL WATER DISCHARGE MUST BE DECOLORIMETERED IN ACCORDANCE WITH TRWC & NPDES REGULATIONS.
- THE CONTRACTOR SHALL RECOVER AND STOCK-PILE AT A LOCATION DESIGNATED BY THE WATER DIVISION INSPECTOR. ALL FIRE HYDRANTS, VALVES, AND FITTINGS THAT ARE TAKEN OUT OF SERVICE - THESE MATERIALS MAY BE SALVAGED BY THE CITY - HOWEVER, ALL ITEMS NOT CLAIMED BY THE CITY PRIOR TO THE FINAL INSPECTION SHALL BE DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH WATERLINE REPAIRS (WHICH RESULT FROM DAMAGE CAUSED BY THE CONTRACTOR) UPON COMPLETION OF PROJECTS. ALL WATER LINES SHALL BE FREE OF ALL PATCHES AND SPICES.
- ALL PHYSICAL TIES OF THE PROPOSED SYSTEM INTO THE EXISTING WATERLINE SHALL BE RECONNECTED AND BE MADE UNDER SUPERVISION OF THE WATER DIVISION INSPECTOR. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND ALL EQUIPMENT THAT IS REQUIRED TO MAKE THE TIE-IN. CITY WATER DIVISION CREWS WILL MAKE TAPS ON CITY MAINS ARRANGED THROUGH WATER DIVISION INSPECTOR (72 HOUR NOTIFICATION).
- ALL EXISTING SERVICE CONNECTIONS TIED ONTO THE EXISTING WATERLINE SHALL BE RECONNECTED BY THE CONTRACTOR, INCLUDING EXISTING WATER METERS. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY AND COORDINATE WITH THE WATER DIVISION INSPECTOR AND RECONNECTIONS / RELOCATIONS IN ADVANCE OF CONSTRUCTION TO AVOID DELAYS. (NO SEPARATE COSTS)
- MINOR LENGTH OF DUCTILE IRON PIPE ADJACENT TO FITTINGS MAY BE REQUIRED AS DIRECTED BY THE WATER DIVISION INSPECTOR BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL USE D.I.P. AS DIRECTED AND SHALL BE PAID AT THE UNIT PRICE BID FOR THE APPROPRIATE SIZE WATERLINE. A MINOR LENGTH IS DEFINED AS A SINGLE LENGTH REQUIRING THE USE OF TWO JOINTS OR LESS.
- MINOR ADJUSTMENTS IN THE LOCATIONS OF FITTINGS, VALVES, FIRE HYDRANTS, ETC. CAN BE ANTICIPATED. THE CONTRACTOR SHALL MAKE SAID MINOR ADJUSTMENTS AS DIRECTED BY THE ENGINEER AND/OR WATER DIVISION INSPECTOR AT NO INCREASE OF CONTRACT PRICE. WATER DIVISION WILL BE NOTIFIED PRIOR TO ALL CHANGES.
- ALL WELDS BETWEEN FITTINGS AND VALVES ALONG MAINS SHALL BE DUCTILE IRON.
- ALL DUCTILE IRON PIPES, VALVES, AND FITTINGS SHALL BE WRAPPED WITH (2) THICKNESSES OF 8 MIL. POLYETHYLENE AND SHALL BE RESTRAINED WITH METALLIC JOINT RESTRAINT OR ENGINEER APPROVED EQUAL AT ALL FITTINGS. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND ALL FITTINGS EXCEPT WHERE LOCKING OR SWIVEL FITTINGS ARE UTILIZED, UNLESS OTHERWISE SPECIFIED BY THE WATER DIVISION ENGINEER.
- ALL GATES ARE TO BE DUCTILE IRON PIPE ASSEMBLIES LOCKED TOGETHER BY RETAINER GLANDS. DUCTILE IRON BENDS SHALL BE UTILIZED FOR ANY CHANGES IN ALIGNMENT OR GRADE.
- IF A WATER LINE IS TO BE ABANDONED, THE CONTRACTOR WILL FILL WITH CONTROLLED LOW STRENGTH MATERIAL, CHANNEL BRAND OR ENGINEER APPROVED EQUAL. VALVES WILL BE REMOVED OR FLEECED AS REQUIRED BY WATER DIVISION INSPECTOR.
- CONTRACTOR SHALL COORDINATE WITH WATER DIVISION INSPECTOR AND NOTIFY ALL AFFECTED CUSTOMERS 24 HOURS PRIOR TO RELOUT OF EXISTING WATER SYSTEM.
- WATER DISTRIBUTION SYSTEM STANDARDS CALL FOR MAXIMUM 48" COVER ON WATERLINES. WHEN DEPTHS EXCEED 48" COVER TO AVOID OBSTRUCTION, THE USES OF BENDS COULD BE REQUIRED.
- CONTRACTOR SHALL KEEP ALL EXISTING VALVES ACCESSIBLE DURING ALL PHASES OF CONSTRUCTION.
- ALL NEW WATER MAINS SHALL BE INSTALLED SO THAT PIPE IDENTIFICATION MARKINGS ARE LOCATED ON THE TOP OF THE PIPE.
- ALL SERVICE LINES UNDER PAVEMENT SHALL BE ONE INCH INSIDE DIAMETER, MINIMUM.

SPECIAL NOTE:
ENGINEER SHALL CONTACT THE UTILITY DEPARTMENT FOR WATER VAULT DESIGN COORDINATION.

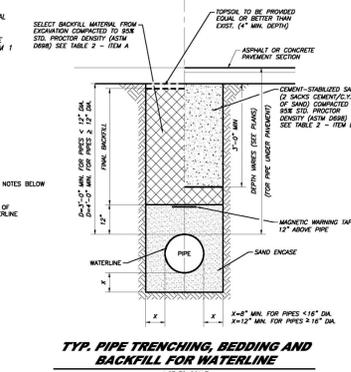
SEPARATION OF WATER AND WASTEWATER LINES



WATERLINE MINIMUM COVER REQUIREMENTS

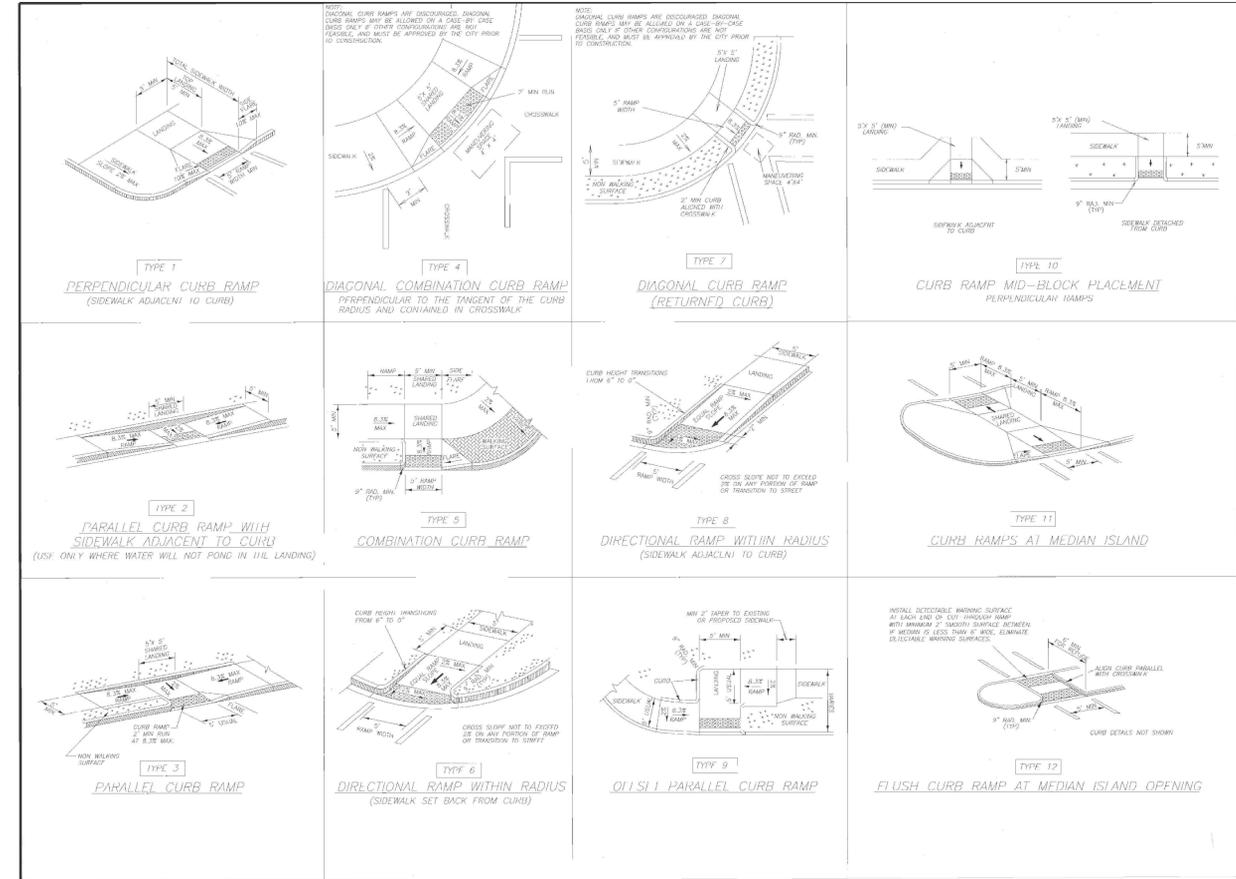
- NOT TO SCALE
- ALL MAINS IN THE STREET SHALL HAVE A MINIMUM OF 36" OF COVER AND BE 12" MINIMUM BELOW SUBGRADE AT ALL POINTS AND HAVE VALVE CLEARANCES IN ACCORDANCE WITH THE VALVE DETAIL.
 - ALL TRANSMISSION MAINS (12" DIAMETER & ABOVE) IN THE STREET SHALL HAVE 48" OF COVER AT ALL POINTS.
 - ALL MAINS NOT UNDER THE STREET SHALL HAVE A MINIMUM OF 36" OF COVER AT ALL POINTS.

UNPAVED AREAS PAVED AREAS

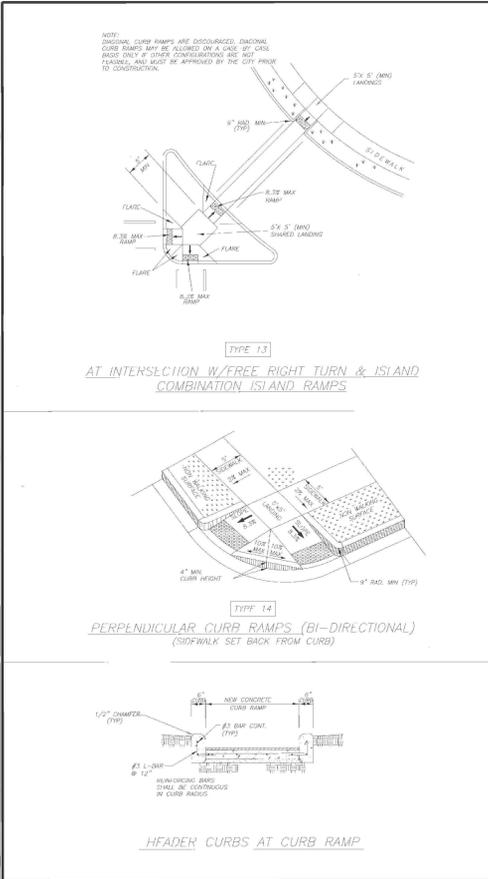


GENERAL NOTES FOR BACKFILL

TABLE 1 BEDDING AND INITIAL BACKFILL (BELOW PIPE TO 12" ABOVE PIPE)	TABLE 2 FINAL BACKFILL (GREATER THAN 12" ABOVE PIPE)
<p>ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF THE FOLLOWING OR BETTER TO MEET DESIGN REQUIREMENTS:</p> <p>GRAVEL OR MATERIAL PROVIDED BY CONTRACTOR OR CITY WATER DIVISION</p> <p>WATER LINES:</p> <ol style="list-style-type: none"> EXAMINATIONS "OFF" DEEP AND ADEQUATE WATER TABLE. MATERIAL MEETING THE FOLLOWING CRITERIA: MEETING REQUIREMENTS OF ASTM D2487 FOR: <ul style="list-style-type: none"> SP SM-SM SM-SM SM-SM AND IN ADDITION: <ul style="list-style-type: none"> PASSING 1/2" SIEVE - 100% PASSING #10 SIEVE - 95% MINIMUM PLASTICITY INDEX (PI) - 0 TO 10 MAX. 	<p>FOR 12" ABOVE PIPE TO 12" BELOW BOTTOM OF FINAL BACKFILL SHALL BE SELECTED MATERIAL FROM EXCAVATION OR OTHER SOURCE. ALL MATERIAL SHALL MEET THE FOLLOWING CRITERIA:</p> <p>LL-35</p> <p>20-30</p> <p>NO CLUMPS > 2" DIA.</p> <p>NO CLUMPS > 1/2" DIA.</p> <p>NO CLUMPS > 1/4" DIA.</p> <p>NO CLUMPS > 1/8" DIA.</p> <p>NO CLUMPS > 1/16" DIA.</p> <p>NO CLUMPS > 1/32" DIA.</p> <p>NO CLUMPS > 1/64" DIA.</p> <p>NO CLUMPS > 1/128" DIA.</p> <p>NO CLUMPS > 1/256" DIA.</p> <p>NO CLUMPS > 1/512" DIA.</p> <p>NO CLUMPS > 1/1024" DIA.</p> <p>NO CLUMPS > 1/2048" DIA.</p> <p>NO CLUMPS > 1/4096" DIA.</p> <p>NO CLUMPS > 1/8192" DIA.</p> <p>NO CLUMPS > 1/16384" DIA.</p> <p>NO CLUMPS > 1/32768" DIA.</p> <p>NO CLUMPS > 1/65536" DIA.</p> <p>NO CLUMPS > 1/131072" DIA.</p> <p>NO CLUMPS > 1/262144" DIA.</p> <p>NO CLUMPS > 1/524288" DIA.</p> <p>NO CLUMPS > 1/1048576" DIA.</p> <p>NO CLUMPS > 1/2097152" DIA.</p> <p>NO CLUMPS > 1/4194304" DIA.</p> <p>NO CLUMPS > 1/8388608" DIA.</p> <p>NO CLUMPS > 1/16777216" DIA.</p> <p>NO CLUMPS > 1/33554432" DIA.</p> <p>NO CLUMPS > 1/67108864" DIA.</p> <p>NO CLUMPS > 1/134217728" DIA.</p> <p>NO CLUMPS > 1/268435456" DIA.</p> <p>NO CLUMPS > 1/536870912" DIA.</p> <p>NO CLUMPS > 1/1073741824" DIA.</p> <p>NO CLUMPS > 1/2147483648" DIA.</p> <p>NO CLUMPS > 1/4294967296" DIA.</p> <p>NO CLUMPS > 1/8589934592" DIA.</p> <p>NO CLUMPS > 1/17179869184" DIA.</p> <p>NO CLUMPS > 1/34359738368" DIA.</p> <p>NO CLUMPS > 1/68719476736" DIA.</p> <p>NO CLUMPS > 1/137438953472" DIA.</p> <p>NO CLUMPS > 1/274877906944" DIA.</p> <p>NO CLUMPS > 1/549755813888" DIA.</p> <p>NO CLUMPS > 1/1099511627776" DIA.</p> <p>NO CLUMPS > 1/2199023255552" DIA.</p> <p>NO CLUMPS > 1/4398046511104" DIA.</p> <p>NO CLUMPS > 1/8796093022208" DIA.</p> <p>NO CLUMPS > 1/17592186444416" DIA.</p> <p>NO CLUMPS > 1/35184372888832" DIA.</p> <p>NO CLUMPS > 1/70368745777664" DIA.</p> <p>NO CLUMPS > 1/140737491555328" DIA.</p> <p>NO CLUMPS > 1/281474983110656" DIA.</p> <p>NO CLUMPS > 1/562949966221312" DIA.</p> <p>NO CLUMPS > 1/1125899932422624" DIA.</p> <p>NO CLUMPS > 1/2251799864845248" DIA.</p> <p>NO CLUMPS > 1/4503599729690496" DIA.</p> <p>NO CLUMPS > 1/9007199459380992" DIA.</p> <p>NO CLUMPS > 1/18014398918761984" DIA.</p> <p>NO CLUMPS > 1/36028797837523968" DIA.</p> <p>NO CLUMPS > 1/72057595675047936" DIA.</p> <p>NO CLUMPS > 1/144115191350095872" DIA.</p> <p>NO CLUMPS > 1/288230382700191744" DIA.</p> <p>NO CLUMPS > 1/576460765400383488" DIA.</p> <p>NO CLUMPS > 1/1152921530800766976" DIA.</p> <p>NO CLUMPS > 1/2305843061601533952" DIA.</p> <p>NO CLUMPS > 1/4611686123203067904" DIA.</p> <p>NO CLUMPS > 1/9223372246406135808" DIA.</p> <p>NO CLUMPS > 1/18446744492812271616" DIA.</p> <p>NO CLUMPS > 1/36893488985624543232" DIA.</p> <p>NO CLUMPS > 1/73786977971249086464" DIA.</p> <p>NO CLUMPS > 1/14757395984249812928" DIA.</p> <p>NO CLUMPS > 1/29514791968499625856" DIA.</p> <p>NO CLUMPS > 1/59029583936999251712" DIA.</p> <p>NO CLUMPS > 1/118059167873998503424" DIA.</p> <p>NO CLUMPS > 1/236118335747997006848" DIA.</p> <p>NO CLUMPS > 1/472236671495994013696" DIA.</p> <p>NO CLUMPS > 1/944473342991988027392" DIA.</p> <p>NO CLUMPS > 1/1888946689823976054784" DIA.</p> <p>NO CLUMPS > 1/3777893379647952109568" DIA.</p> <p>NO CLUMPS > 1/7555786759295904219136" DIA.</p> <p>NO CLUMPS > 1/15111573518591808438272" DIA.</p> <p>NO CLUMPS > 1/30223147037183616876544" DIA.</p> <p>NO CLUMPS > 1/60446294074367233753088" DIA.</p> <p>NO CLUMPS > 1/120892588148734467506176" DIA.</p> <p>NO CLUMPS > 1/241785176297468935012352" DIA.</p> <p>NO CLUMPS > 1/483570352594937870024704" DIA.</p> <p>NO CLUMPS > 1/967140705189875740049408" DIA.</p> <p>NO CLUMPS > 1/1934281410379511480098816" DIA.</p> <p>NO CLUMPS > 1/3868562820759022960197632" DIA.</p> <p>NO CLUMPS > 1/7737125641518045920395264" DIA.</p> <p>NO CLUMPS > 1/15474251283036091840790528" DIA.</p> <p>NO CLUMPS > 1/309485025660721836815801568" DIA.</p> <p>NO CLUMPS > 1/618970051321443673631603136" DIA.</p> <p>NO CLUMPS > 1/1237940102642877347263206272" DIA.</p> <p>NO CLUMPS > 1/2475880205285754694526412544" DIA.</p> <p>NO CLUMPS > 1/4951760410571509389052825088" 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CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	13
RECORD DRAWING NO.	



CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	14
RECORD DRAWING NO.	

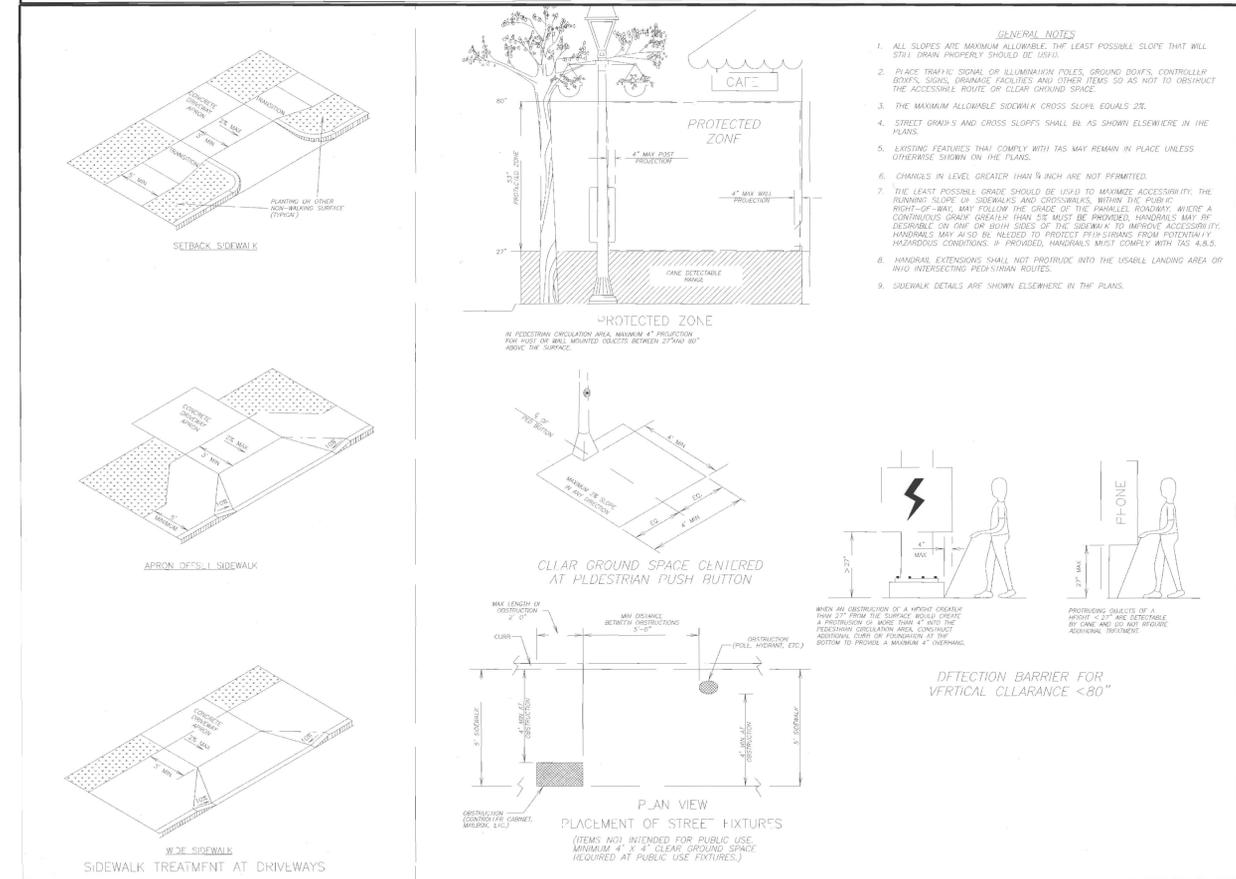
GENERAL NOTES:

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED.
- PLACE TRAFFIC SIGNALS, ILLUMINATION POLES, GROUND DOGS, CONTROLLER BOXES, SIGNS, GRASSMATIC FACILITIES AND OTHER ITEMS SO AS NOT TO OBSTRUCT THE ACCESSIBLE ROUTE OR CLEAR GROUND SPACE.
- THE MAXIMUM ALLOWABLE SIDEWALK CROSS SLOPE EQUALS 2%.
- STREET GRAD'S AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS.
- EXISTING FEATURES THAT COMPLY WITH T&S MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- CHANGES IN LEVEL GREATER THAN 1/4" ARE NOT PERMITTED.
- THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY, MAY FOLLOW THE GRADE OF THE STRAIGHT PORTION. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS. IF PROVIDED, HANDRAILS MUST COMPLY WITH T&S 4.8.5.
- HANDRAIL EXTENSIONS SHALL NOT PROTRUDE INTO THE USABLE LANDING AREA OF ANY INTERSECTING PEDESTRIAN ROUTES.
- SIDEWALK DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

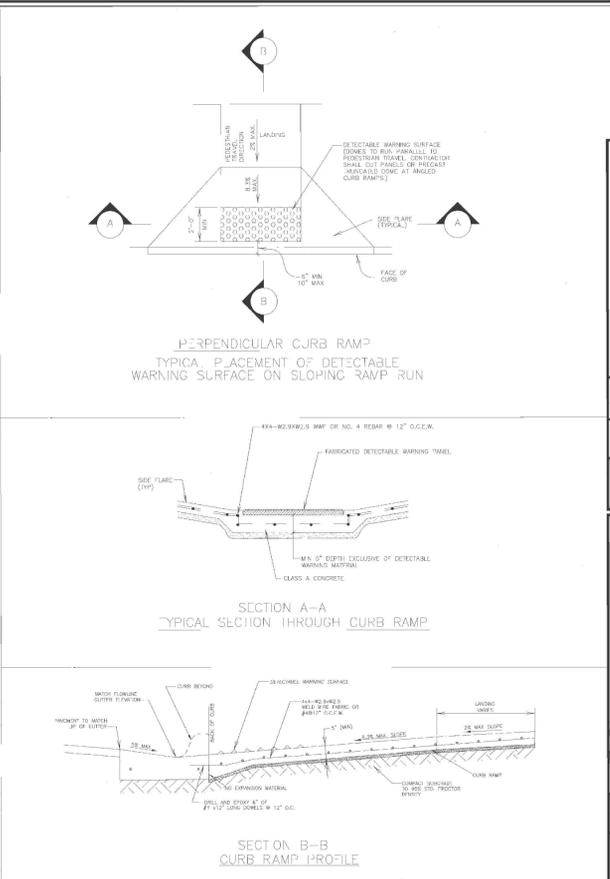
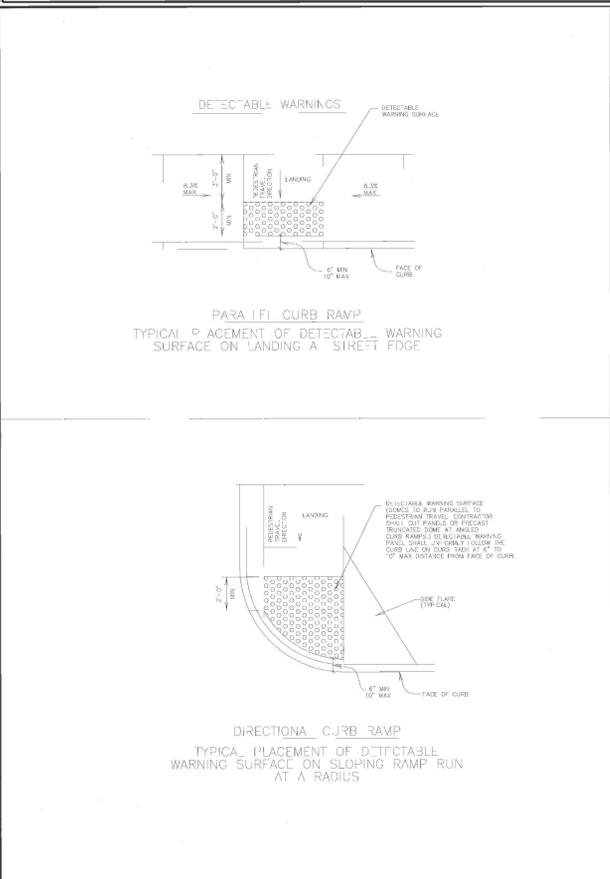
DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

WHEN AN OBSTRUCTION IS A VERTICAL CLEARANCE LESS THAN 80" FROM THE SURFACE, A DETECTION BARRIER SHALL BE PROVIDED TO PROTECT PEDESTRIANS FROM COLLISION WITH THE OBSTRUCTION. THE BARRIER SHALL BE A MINIMUM 4" HIGH AND 4" WIDE. DETECTION BARRIERS SHALL BE DETECTABLE BY CANE AND DO NOT REQUIRE AN ADDITIONAL SURFACE TREATMENT.

CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	15
RECORD DRAWING NO.	



CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	16
RECORD DRAWING NO.	



CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	17
RECORD DRAWING NO.	



CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	18
RECORD DRAWING NO.	

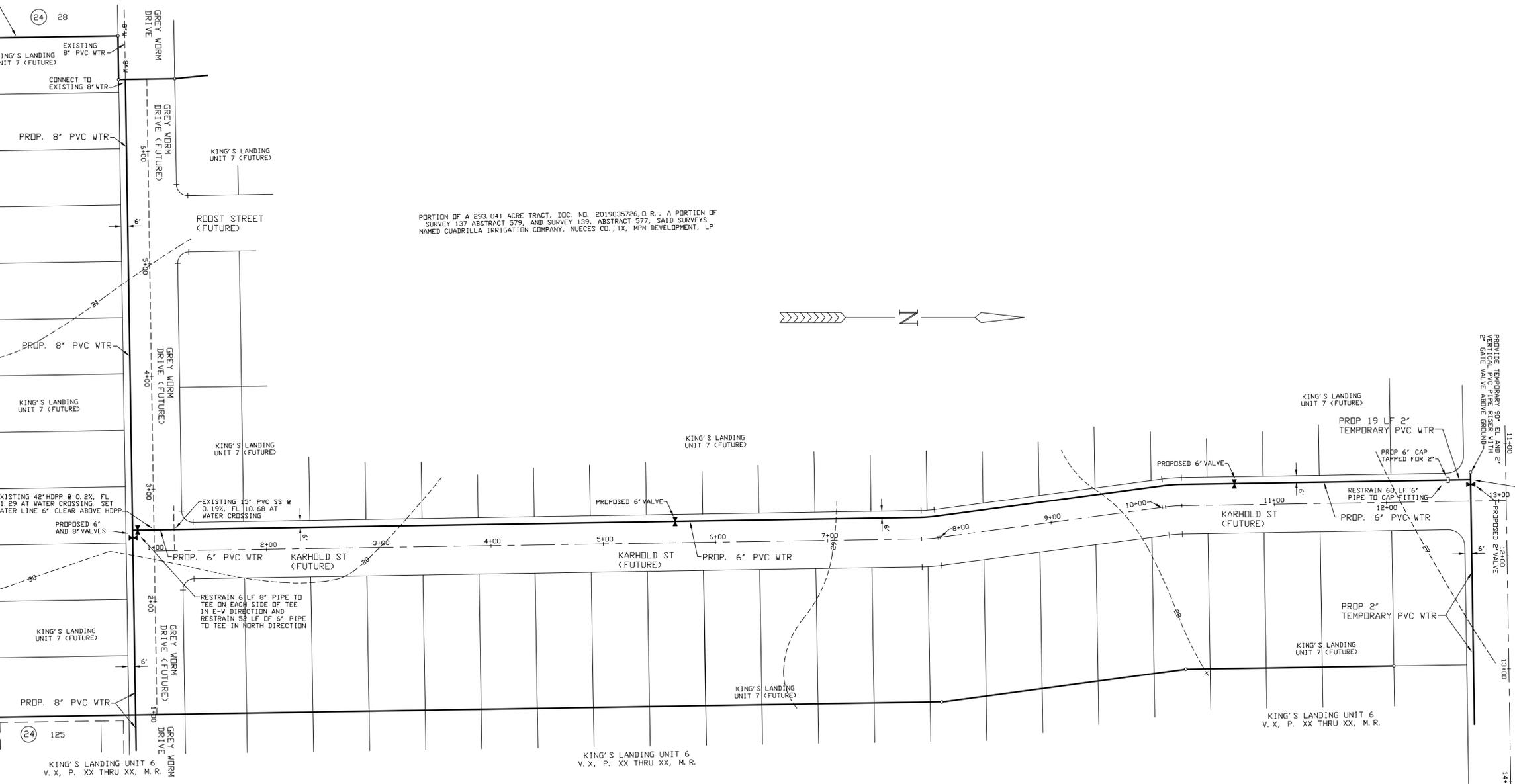


CONSULTANT'S JOB NO.	16185
CITY OF CORPUS CHRISTI, TEXAS	Department of Engineering Services
CITY PROJECT #	16185
SHEET NO.	19
RECORD DRAWING NO.	

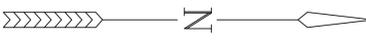
NOO° 55' 32" W 120.00'

KING'S LANDING UNIT 4,
V. 70, P. 173 THRU 175, M. R.

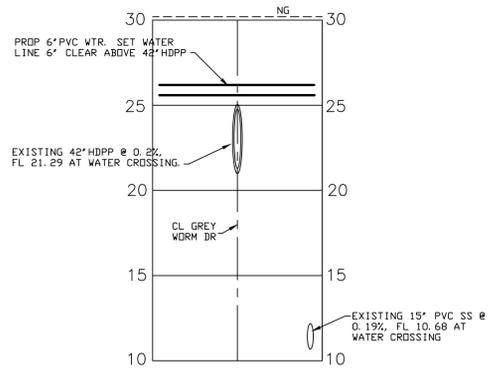
KING'S LANDING UNIT 4
V. 70, P. 173 THRU 175, M. R.
KING'S LANDING UNIT 4
V. 70, P. 173 THRU 175, M. R.
KING'S LANDING UNIT 3
V. 70, P. 164 & 165, M. R.
KING'S LANDING UNIT 3
V. 70, P. 164 & 165, M. R.



PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D.R., A PORTION OF SURVEY 137 ABSTRACT 579, AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D.R., A PORTION OF SURVEY 137 ABSTRACT 579, AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



PROFILE - 6" WATER LINE CROSSING
42" HDPP AND 15" SS IN GREY WORM
DRIVE AT KARHOLD STREET LOOKING WEST

RELEASED FOR CONSTRUCTION

Bria A. Whitmire, P.E., CFM, CPM
Development Services Engineer
City of Corpus Christi

Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

WATER NOTE:
UPON CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PROVIDE THE RED-LINED DRAWING TO THE ENGINEER OF RECORD, WHO WILL USE THE RED-LINED DRAWING TO PRODUCE THE RECORD DRAWINGS OF THE PROJECT.



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

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 6
CORPUS CHRISTI, NUECES CO., TX

OFFSITE WATER PLAN

DWN.	SCALE (V):	1" = 50'	COM. NO.	14_05-WTR
CHK.	SCALE (H):	SAME	JOB NO.	23011
	DATE PLOTTED	04/10/24	SHEET	14 OF 14

EXHIBIT 4

8/13/2024

Kings Landing Unit 6 - Cost Estimate

SANITARY SEWER ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	15 INCH PVC PIPE	1096	LF	\$ 195.00	\$ 213,720.00
2	FIBERGLASS MANHOLE	7	EA	\$ 20,000.00	\$ 140,000.00
3	DEEP CUT CONNECTION	1	EA	\$ 10,000.00	\$ 10,000.00
					\$ 363,720.00

MISC ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	1096	LF	\$ 9.00	\$ 9,864.00
					\$ 9,864.00

SUBTOTAL \$ 373,584.00

ENGINEERING, SURVEYING, & TESTING (11%) \$ 41,094.24

CONTINGENCY (7%) 26,150.88

TOTAL \$ 440,829.12

EXHIBIT 5

Exhibit 5



City of Corpus Christi, Texas
Department of Development Services
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: MPM DEVELOPMENT, LP

STREET: P.O. BOX 331308 CITY: CORPUS CHRISTI ZIP: 78463

FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>Mossa Mostaghasi</u>	<u>Capital Improvement Advisory Committee</u>
_____	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: MOSSA MOSTAGHASI Title: GENERAL PARTNER
(Print)

Signature of Certifying Person: Date: 8-18-23