

Ordinance authorizing a Water Arterial Transmission Grid Main Construction and Reimbursement Agreement (“Agreement”) for up to \$67,917.98 with MPM Development, LP (“Developer”) for the construction of a water arterial transmission grid main line for a residential development located on Farm Road 43 (Weber Road) and West of County Road 33, East of Digger Lane, with a completion date of within 24 months; appropriating future revenues of \$67,917.98 from the Water Arterial Transmission & Grid Main Trust Fund to reimburse the developer in accordance with the agreement. (District 3)

WHEREAS, the Developer/Owner, in compliance with the City’s Unified Development Code (“UDC”), has a plat, approved by the Planning Commission on February 03, 2021, to develop a tract of land, to wit: approximately **30.895** acres known as **Kings Landing Unit 2**;

WHEREAS, under the UDC, the Developer/Owner is responsible for construction of the Arterial Transmission and Grid main extension (“Water Improvements”);

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

WHEREAS, it is in the best interests of the City to have the Water Improvements be constructed to its ultimate capacity under the City’s applicable Master Plan;

WHEREAS, Section 8.5.1.C. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when certain funds become fully available in the Arterial Transmission and Grid Main Line Trust Fund and are appropriated by the City Council; and

WHEREAS, the Water Arterial Transmission and Grid Main Trust Fund does not currently have sufficient funds to fully reimburse Developer/Owner for Water Improvements; and

WHEREAS, Developer/Owner may be paid when assets of the Water Arterial Transmission and Grid Main Trust Fund are sufficient, authorized for such purpose, and Developer/Owner has priority per UDC §8.5.1. C.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The City Manager, or designee, is authorized to execute a water arterial transmission and grid main construction and reimbursement agreement (“Agreement”), attached hereto, with MPM Development, LP (“Developer”), for the extension of a 12-inch water arterial transmission and grid main line, including all related appurtenances, for the development of Kings Landing Unit 2 Subdivision, Corpus Christi, Nueces County, Texas.

SECTION 2. In the event of a project delay, the City Manager or designee is authorized to execute an extension of the agreement for a period not to exceed a period of 24 months.

SECTION 3. Appropriating future revenues of \$67,917.98 from the Water Arterial Transmission & Grid Main Trust Fund to reimburse the Developer for the construction of the water arterial transmission and grid main line improvements in accordance with the Agreement.

SECTION 4. The applicant has agreed to annexation when the development becomes contiguous to the City.

SECTION 5. This ordinance takes effect upon passage.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2022, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2022, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

PASSED AND APPROVED on this the _____ day of _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

WATER ARTERIAL TRANSMISSION AND GRID MAIN CONSTRUCTION AND REIMBURSEMENT AGREEMENT

This Water Arterial Transmission and Grid Main 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 February 03, 2021 to develop a tract of land, to wit: approximately **30.895** acres known as **Kings Landing Unit 2** 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 Arterial Transmission and Grid main extension ("Water Improvements");

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

WHEREAS, it is in the best interests of the City to have the Water Improvements be constructed to its ultimate capacity under the City's applicable Master Plan;

WHEREAS, Section 8.5.1.C. of the UDC authorizes the acceptance of applications to be eligible for reimbursement in the future when certain funds become fully available in the Arterial Transmission and Grid Main Line Trust Fund and are appropriated by the City Council; and

WHEREAS, Developer/Owner has submitted an application for reimbursement of the costs of extending Water Improvements as shown in **Exhibit 2**, the content of such exhibit being incorporated by reference into this Agreement.

WHEREAS, the Water Arterial Transmission and Grid Main Trust Fund may not currently have sufficient funds to fully reimburse Developer/Owner for Water Improvements; and

WHEREAS, Developer/Owner may be paid when assets of the Water Arterial Transmission and Grid Main Trust Fund are sufficient, authorized for such purpose, and Developer/Owner has priority per UDC §8.5.1. C.

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 Water 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 Water Arterial Transmission and Grid Main Trust Fund was established by Ordinance No. 17092 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 Water Arterial Transmission and Grid Main 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 Water Arterial Transmission and Grid Main Trust Fund. The City is not liable for modification or termination of the Water Arterial Transmission and Grid Main Trust Fund. The Developer/Owner agrees that any modification or termination of the Water Arterial Transmission and Grid Main 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 Water 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:

WATER ITEMS		QUANTITY	UNIT
1	12" PVC PIPE	508	LF
2	12" CAP TAPPED FOR 2"	1	EA
3	12" TEE	4	EA
4	12" GATE VALVE W/BOX	1	EA
5	FIRE HYDRANT ASSEMBLY	1	EA
6	6" 90° EL	1	EA
7	6" DIA X 30" PVC PIPE NIPPLE	3	EA
8	6" GATE VALVE W/BOX	1	EA

- b. The plan must be in compliance with the City's master plans.
- c. The plans and specifications must comply with City Water Distribution Standards 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 Water Improvements less \$22,568.00 lot/acreage fee credit is \$67,917.98 Subject to the conditions for reimbursement from the Water Arterial Transmission and Grid Main Trust Fund and the appropriation of funds, the City will reimburse the developer, the reasonable actual cost of the Water Improvements up to an amount not to exceed **\$97,917.98** 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 Water Arterial Transmission and Grid Main Trust Fund per the UDC, this agreement, and the appropriation of funds, 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 at a time when there has been a partial completion and partial payment for the improvements, then the City shall only reimburse 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 there is an uncured default by the Developer/Owner.

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 Water Arterial Transmission and Grid Main Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and Developer/Owner has priority per UDC §8.5.1. Pursuant UDC §8.5.1. C., 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 Water Arterial Transmission and Grid Main Trust Fund. Payments may be made when monies are

available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund and the Developer/Owner has priority in accordance with UDC §8.5.1. C.

5. DEVELOPER/OWNER TO COMPLETE IMPROVEMENTS

Developer/Owner shall award a contract and complete the Water 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
Attn: Mossa (Moses) Mostaghasi
PO Box 331308
Corpus Christi, TX 78463**

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 may 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 Water 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 Water Improvements, Developer/Owner shall acquire and dedicate to the City the required additional utility easements "Easements", if necessary for the completion of the Water Improvements. If any of the property needed for the Easements is owned by a third party and 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 or 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 Water Improvements under the approved plans and specifications.
- e. Developer/Owner's contractor fails to complete construction of the Water Improvements, under the approved plans and specifications as provided in section 4 of this agreement.
- f. Either the City or 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 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 Developer/Owner. Developer/Owner shall pay to City the reasonable and necessary cost of the performance within 30 days from the date Developer/Owner receives notice of the cost of performance. In the event that 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 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; epidemic; 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 Water Improvements contracts for testing services, and with the contractor for the construction of the Water 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 WATER IMPROVEMENTS.

Upon completion of the construction, dedication of Water Improvements will be subject to City inspection and approval

18. WARRANTY

Developer/Owner shall fully warranty the workmanship of and function of the Water 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 water 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 INTERESTS

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 Interests form attached hereto 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 shall be executed in one original, which shall be considered one instrument. *This Agreement becomes effective and is binding upon, and inures to the benefit of the City and Developer/Owner from and after the date that all original copies have been executed by all signatories.

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,
Director of Development Services

APPROVED AS TO LEGAL FORM:

Buck Brice (Date)
Assistant City Attorney
For City Attorney

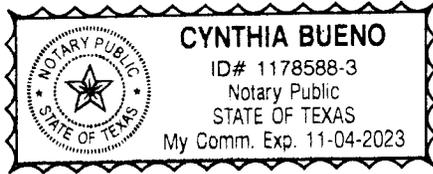
DEVELOPER/OWNER:

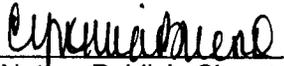
MPM Development, LP,

By: 
Mossa Moses Mostaghasi,
General Partner

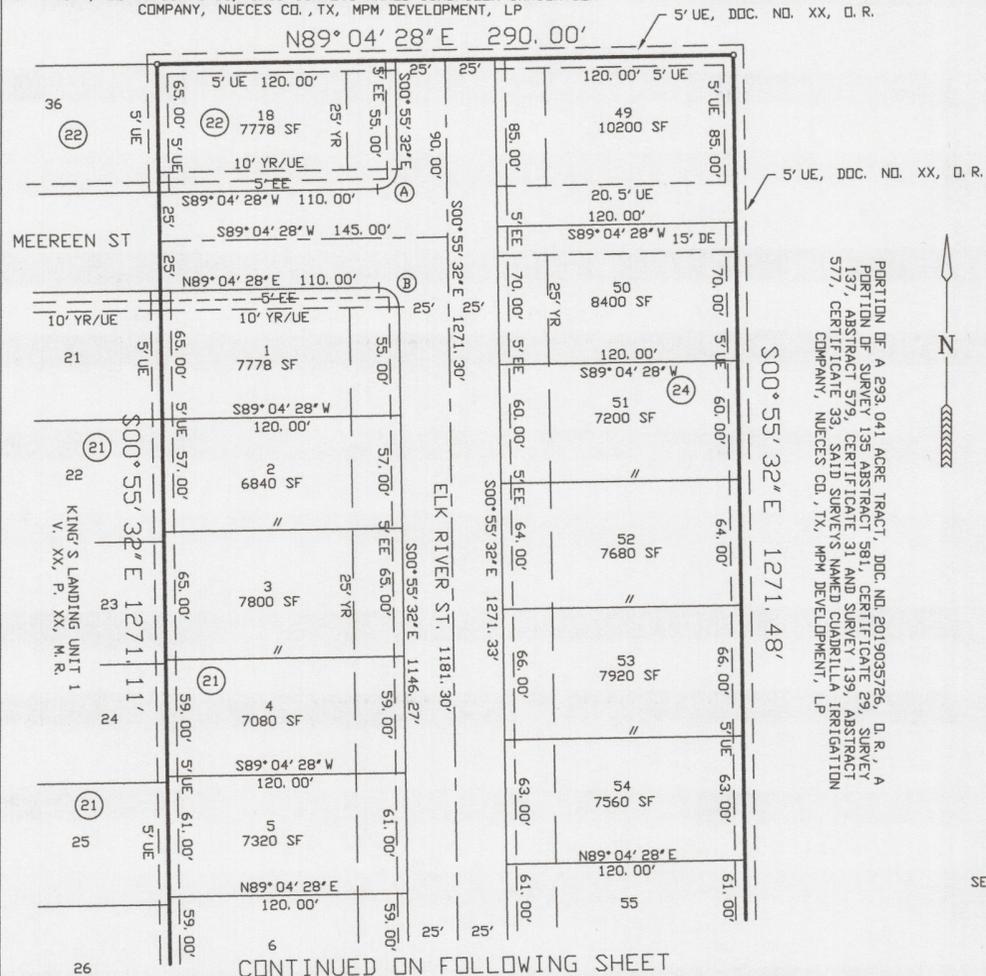
STATE OF TEXAS §
 §
COUNTY OF MUCL §

This instrument was acknowledged before me on September 23, 2022, by **Mossa Mostaghasi, General Partner, MPM Development, LP, a Texas Limited Partnership**, on behalf of said corporation.




Notary Public's Signature

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



CURVE DATA

- (A) D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N44°04'28"E
CH=14.14'
- (B) D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N45°55'32"W
CH=14.14'

STATE OF TEXAS §
COUNTY OF NUECES §

EXHIBIT 1

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____
TITLE: _____
STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), _____ (TITLE), OF _____ THIS THE _____ DAY OF _____, 20____

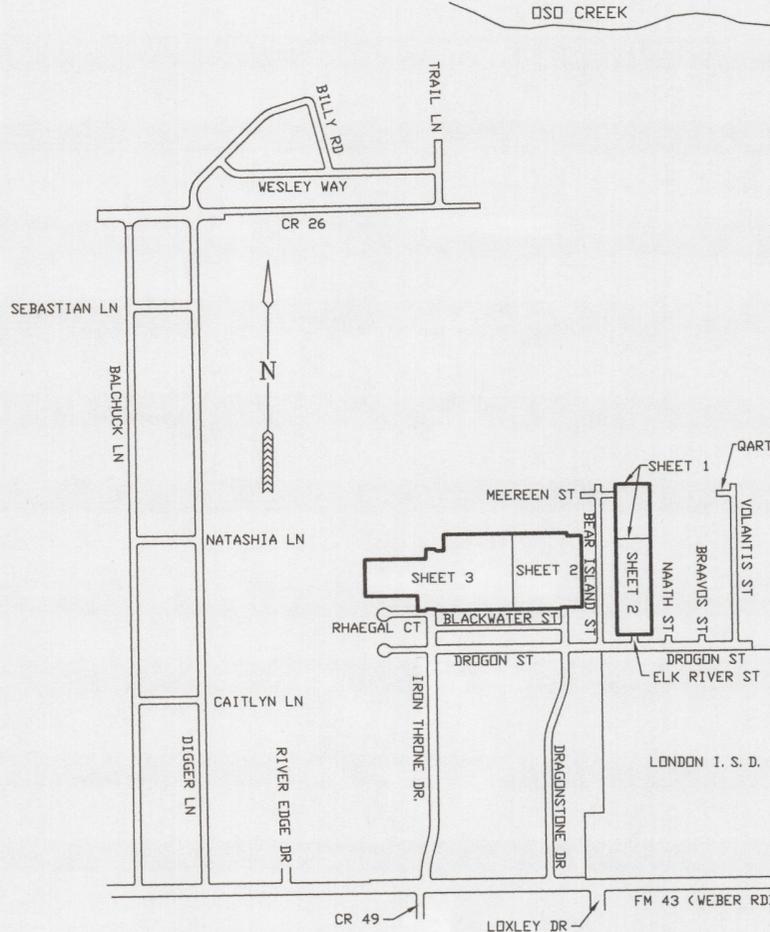
LEGEND:

- DE DRAINAGE EASEMENT
- D. R. DEED RECORDS, NUECES CO., TX
- M. R. MAP RECORDS, NUECES CO., TX
- O. R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

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, PANEL 48355C0505G (10/23/15).
4. LEGAL DESCRIPTION: A 22.431 ACRE WEST TRACT AND AN 8.464 ACRE EAST TRACT, IN TOTAL 30.895 ACRES OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, D. R., SAID 30.895 ACRE TRACTS BEING A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX
5. THE TOTAL PLATTED AREA CONTAINS 30.895 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.

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



LOCATION MAP & SHEET KEY
1" = 1000'

PLAT OF KING'S LANDING UNIT 2

A 22.431 ACRE WEST TRACT AND AN 8.464 ACRE EAST TRACT, IN TOTAL 30.895 ACRES OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, D. R., SAID 30.895 ACRE TRACTS BEING A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS
DATE PLOTTED: 01/05/21
COMP. NO. PLAT-SH1
JOB NO. 20024
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 3

APPROVED BY
FEBRUARY 03, 2021
PLANNING COMMISSION

RECEIVED
- 5 JAN 2021 -
City of Corpus Christi
Development Services

STATE OF TEXAS §
COUNTY OF NUECES §
WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.
THIS THE _____ DAY OF _____, 20____

MOSSA MOSTAGHASI, GENERAL PARTNER
STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.
THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.
THIS THE _____ DAY OF _____, 20____

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

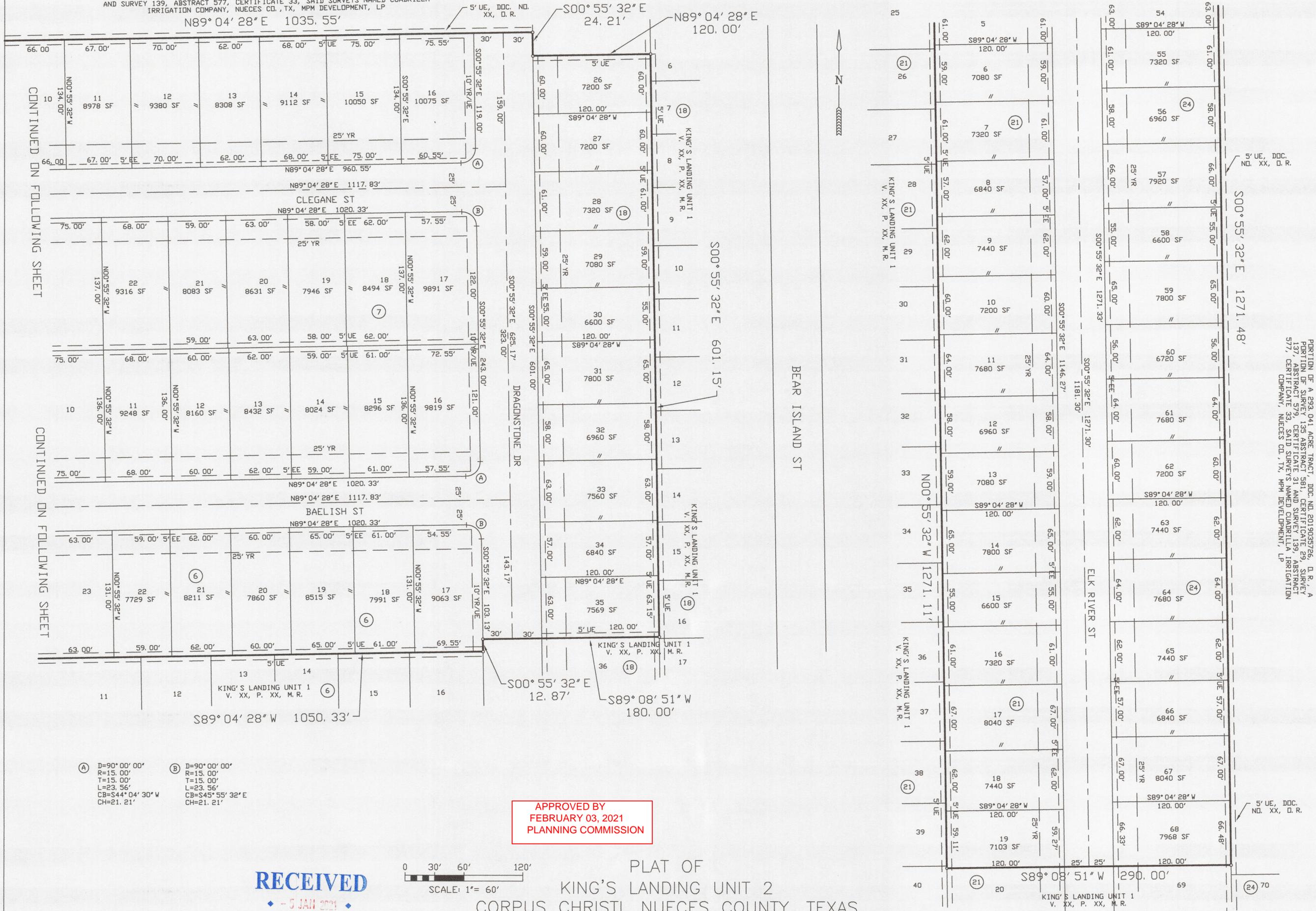
JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER
DATE _____
STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
THIS THE _____ DAY OF _____, 20____

JEREMY BAUGH
CHAIRMAN
AL RAYMOND, III, AIA
SECRETARY
STATE OF TEXAS §
COUNTY OF NUECES §
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.
BY: _____

DEPUTY
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

PORTION OF A 293.041 ACRE TRACT, DOC. 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 PREVIOUS SHEET



CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

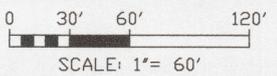
PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

(A) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=S44°04'30\"/>

(B) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=S45°55'32\"/>

APPROVED BY
FEBRUARY 03, 2021
PLANNING COMMISSION

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Development Services



PLAT OF
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

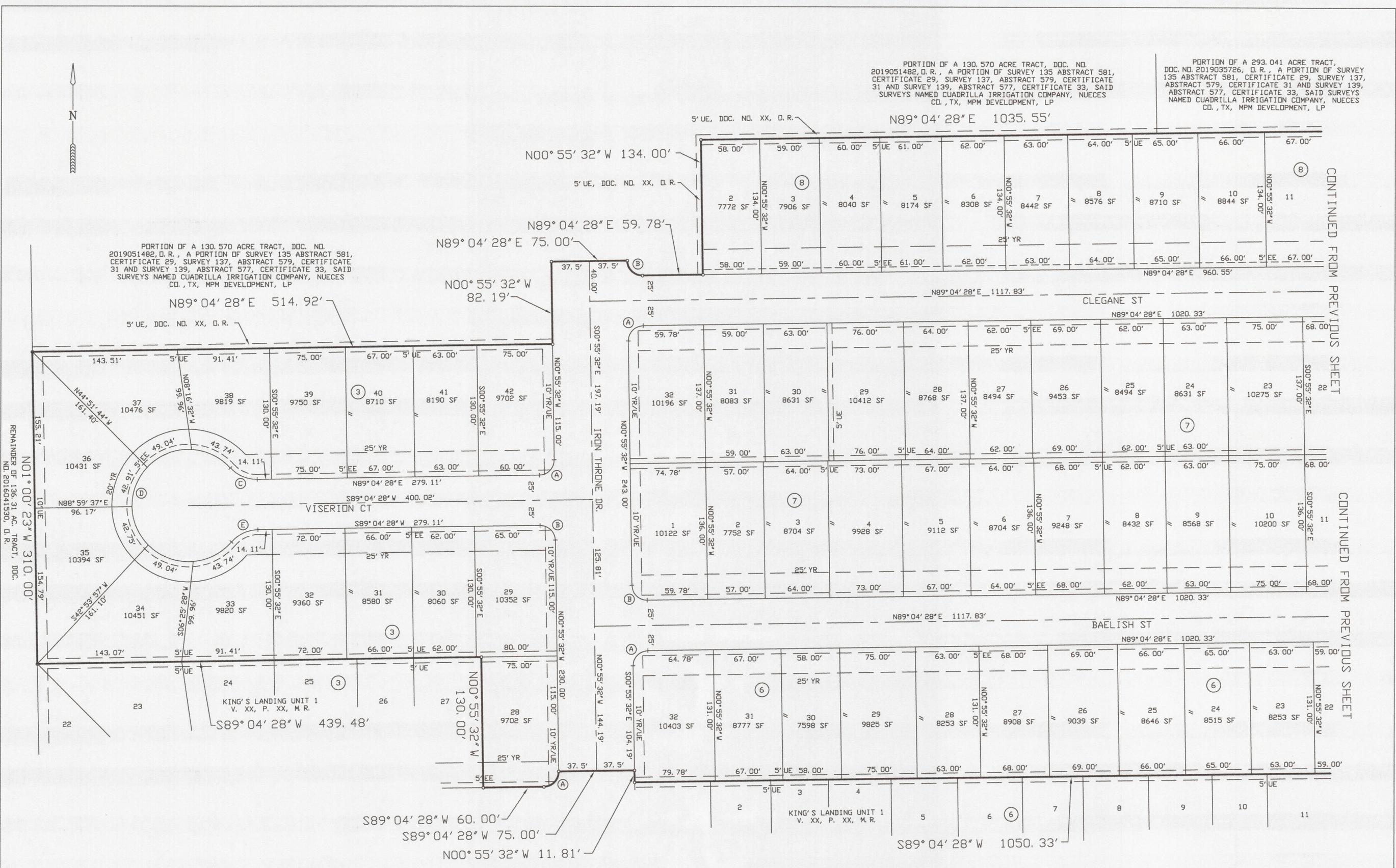
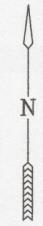
BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/05/21
COMP. NO.: PLAT-SH2
JOB NO.: 20024
SCALE: AS SHOWN
PLOT SCALE: 1\"/>

DRAGON ST

PORTION OF A 130.570 ACRE TRACT, DOC. NO. 2019051482, 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

PORTION OF A 293.041 ACRE TRACT, DOC. 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 PREVIOUS SHEET

CONTINUED FROM PREVIOUS SHEET

CURVE DATA

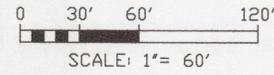
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- (B) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=S44° 04' 30" W CH=21.21'
- (C) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N66° 33' 01" W CH=28.89'
- (D) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=S00° 55' 32" E CH=73.85'
- (E) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N64° 41' 57" E CH=28.89'

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PLAT OF
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

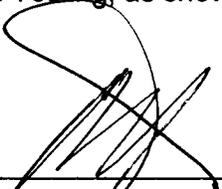
BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/05/21
COMP. NO.: PLAT-SH3
JOB NO.: 20024
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 3 OF 3

EXHIBIT 2

APPLICATION FOR WATER LINE CREDIT

We, MPM Development, LP, PO Box 331308, Corpus Christi, Texas 78463, owners and developers of proposed Kings Landing Unit 2 subdivision, hereby apply for \$22,568.00 credit towards the water acreage fee for the installation of the water grid main as provided by City Ordinance No. 17092. \$90,485.98 is the construction cost, including 7.5% Engineering, Surveying, and Testing, as shown by the cost supporting documents attached herewith.



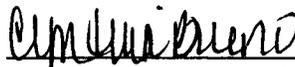
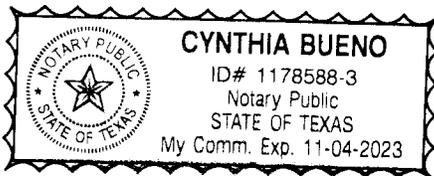
Mossa (Moses) Mostaghasi, President
MPM Development, LP.

9/23/2022

Date

THE STATE OF TEXAS §
§
COUNTY OF NUECES §

This instrument was acknowledged before me on September 23, 2022, by Mossa (Moses) Mostaghasi, President of MPM Development, LP.

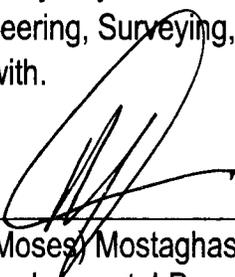


Notary Public in and for the State of Texas

EXHIBIT 2

APPLICATION FOR WATER LINE REIMBURSEMENT

We, MPM Development, LP, PO Box 331308, Corpus Christi, Texas 78463, owners and developers of proposed Kings Landing Unit 2 subdivision, hereby request reimbursement of \$67,917.98, as provided for by City Ordinance No. 17092. \$90,485.98 is the construction cost, including 7.5% Engineering, Surveying, and Testing, as shown by the cost supporting documents attached herewith.



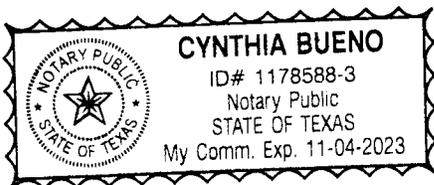
Mossa (Moses) Mostaghasi, President
MPM Development, LP.

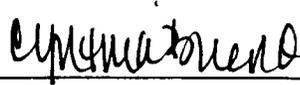
9/23/2022

Date

THE STATE OF TEXAS §
§
COUNTY OF NUECES §

This instrument was acknowledged before me on September 23, 2022, by Mossa (Moses) Mostaghasi, President of MPM Development, LP.



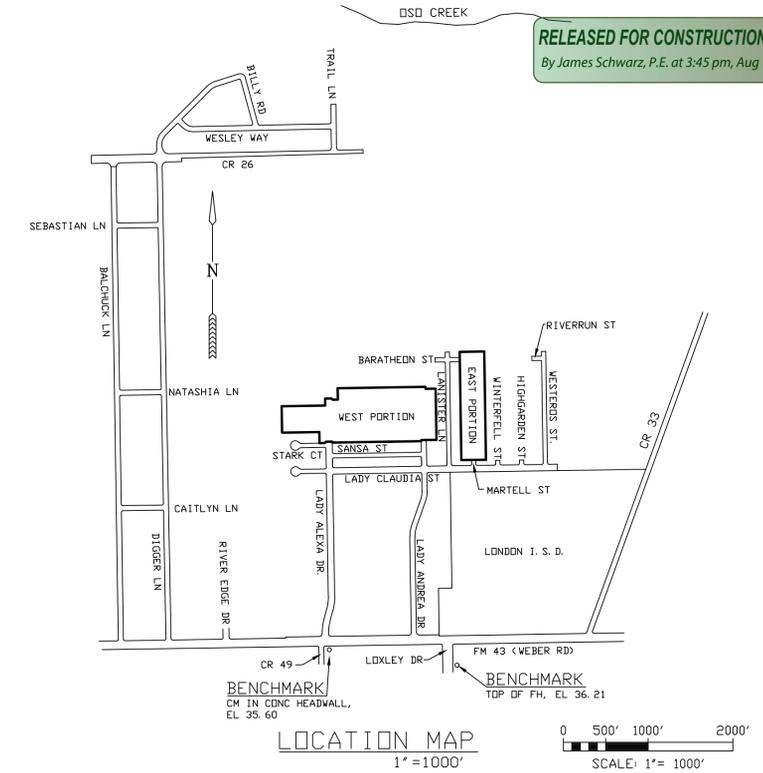


Notary Public in and for the State of Texas

PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 2, CORPUS CHRISTI, NUEECES COUNTY, TEXAS

EXHIBIT 3

RELEASED FOR CONSTRUCTION
By James Schwarz, P.E. at 3:45 pm, Aug 1



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) 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
026206	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
026416	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

LEGEND

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

HDPP (HIGH DENSITY POLYETHYLENE PIPE) IS APPROVED FOR USE THROUGHOUT THIS PROJECT, BENEATH STREETS AS WELL AS OUTSIDE OF STREETS.

PAVING, GRADING AND DRAINAGE NOTES

- ALL PROPOSED CONCRETE (R/C) WALKS AND CURB AND GUTTER ARE SHOWN POCHED (SHADED) ON SHEETS 2 AND 3. ALL PCCP (R/C) PANELS ARE SHOWN POCHED (SHADED) ON SHEETS 8 AND 9. PCCP AND RCCP JOINTING PLAN AND DETAIL SHEETS. ALL PCCP AND RCCP 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 SHALL BE 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.
- CONCRETE BOX CULVERTS SHALL BE MADE OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE STREETS SHALL BE MADE OF CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL CONCRETE OTHER THAN FOR STREET PAVING OR BOX CULVERTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. ALL STEEL REINFORCING SHALL BE GRADE 60 (60,000 PSI YIELD STRENGTH) IN ACCORDANCE WITH ASTM A 615.
- REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, STANDARD STRENGTH. 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 12.5' BC TO PROPERTY LINES FOR 75' STREET RIGHTS OF WAY.
- 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.
- NO SEPARATE PAY FOR PRIME COAT (PAY FOR IN THE ESTABLISHED UNIT PRICE FOR HMAC).
- ADA CURB RAMPS - THE CITY NO LONGER ALLOWS THE PAVEMENT 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 ENCASUREMENT NOR DEWATERING FOR STORM SEWER MANHOLES, PIPES, INLETS AND BOX CULVERTS.

SANITARY SEWER NOTES

- ALL SANITARY SEWER STATIONING IS MEASURED ALONG THE CENTER LINE OF PROPOSED STREETS EXCEPT FOR OFFSITE SANITARY SEWER WHICH IS MEASURED ALONG PIPE. 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.
- 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.
- THE WORDS SANITARY SEWER SHALL MEAN WASTE WATER AND VICE VERSA.

CITY STANDARD DETAIL SHEETS

THE FOLLOWING SHEETS ARE INCLUDED HEREIN BY REFERENCE AND SHALL BE USED ON THIS PROJECT. CONTRACTOR SHALL OBTAIN THESE SHEETS FROM THE CITY OF CORPUS CHRISTI (AT [HTTP://ENGINEERCCC.COM/STANDARD-DETAILS](http://ENGINEERCCC.COM/STANDARD-DETAILS)) FOR BIDDING AND CONSTRUCTION PURPOSES.

- STANDARD WATER DETAILS, 4 SHEETS
- WASTE WATER STANDARD DETAILS, 4 SHEETS
- STORM WATER STANDARD DETAILS, 3 SHEETS
- STORM WATER POLLUTION PREVENTION, 3 SHEETS
- CURB AND GUTTER AND SIDEWALK STANDARD DETAILS, 1 SHEET
- PEDESTRIAN CURB RAMP STANDARD DETAILS, 4 SHEETS

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 FULL RESTRAINT OF ALL JOINTS IN PIPES, VALVES AND FITTINGS BETWEEN FIRE HYDRANTS AND TEES IN WATER MAINS. SEE SHEET 4 FOR RESTRAINT DEVICES. FOR VERTICAL CHANGES IN DIRECTION PROVIDE JOINT RESTRAINT AS INDICATED IN PLANS. NO SEPARATE PAY FOR RESTRAINED JOINTS IN PIPE OR FITTINGS IN PROPOSED 6", 8" AND 12" PVC WATER LINES.
- SET ALL WATER VALVES OUTSIDE PUBLIC STREET PAVING. PROVIDE CAST IRON BOXES AND PVC PIPE EXTENSIONS WITH CONCRETE AT GATE VALVES PURSUANT TO CITY STANDARD WATER DETAILS.
- CONSTRUCT WATER RISERS AT END CAPS ON PIPES AND 2" BLOW-OFF VALVES FOR FILLING AND TESTING PURPOSES PURSUANT TO DETAILS AS SHOWN IN CITY STANDARD WATER DETAILS.
- CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PURSUANT TO THE NOTES AND DETAILS AS SHOWN IN CITY STANDARD WATER DETAILS.
- ALL WATER MAINS 6" AND LARGER SHALL BE DR18 PVC WITH DUCTILE IRON MECHANICAL JOINT FITTINGS.
- PROVIDE MINIMUM CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES AND/OR MANHOLES AS REQUIRED BY THE TEXAS ADMINISTRATIVE RULE 290.44 WATER DISTRIBUTION, SEPARATION DISTANCES (AS REQUIRED BY TEXAS STATE WATER HYGIENE LAW) AND ACCORDING TO CITY STANDARD DETAILS AND SPECIFICATIONS).
- ALL WATER SERVICE LINES SHALL BE 1" DIAMETER FOR SINGLE AND DOUBLE WATER SERVICES.
- ALL PUBLIC WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL. PVC PIPE AND FITTINGS FOR WATER LINES SHALL BE AWWA C-900-16, CLASS 235, WITH A DR OF 18. FIRE HYDRANTS WILL BE LOCKED ONTO VALVE BY USE OF RETAINER GLANDS ON DIP.

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).

CALL BEFORE YOU DIG!

Texas 811
PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG,
DRILL, OR BLAST - STOP AND CALL
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.

SHEET INDEX

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SHEET 4	SANITARY SEWER AND WATER PLAN AND PROFILE
SHEET 5	SANITARY SEWER AND WATER PLAN AND PROFILE
SHEET 6	STORM WATER POLLUTION PREVENTION PLAN, STREET SIGN AND LIGHT POLE PLAN, BASE MAPS
SHEET 7	STORM WATER POLLUTION PREVENTION PLAN, STREET SIGN AND LIGHT POLE PLAN, ESTIMATE SUMMARY
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SHEET 9	PCCP AND RCCP JOINTING PLAN
SHEET 10	PCCP AND RCCP PAVEMENT DETAILS
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SHEET 12	CITY CROSSWALK PAVEMENT MARKINGS AND STREET NAME BLADE SIGN DETAILS
SHEET 13	TXDOT TYPICAL SIGN REQUIREMENTS, TSR(4)-13
SHEET 14	TXDOT SINGLE BOX CULVERTS, CIP, SCC-5&6 (SHEET 1)
SHEET 15	TXDOT SINGLE BOX CULVERTS, CIP, SCC-5&6 (SHEET 2)
SHEET 16	TXDOT SINGLE BOX CULVERTS, CIP, SCC-8 (SHEET 1)
SHEET 17	TXDOT SINGLE BOX CULVERTS, CIP, SCC-8 (SHEET 2)

DEVELOPER:

MOSES MOSTAGHASI
P.O. BOX 331308, CORPUS CHRISTI, TEXAS 78465
774-3832



BENCHMARKS

CM IN CONG HEADWALL,
EL. 35.63, SEE LOCATION
MAP ABOVE

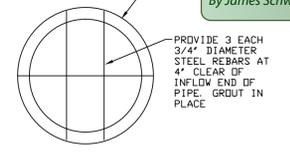
TOP OF FH, EL. 36.21,
SEE LOCATION MAP ABOVE

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

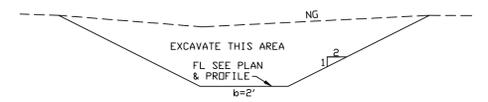
PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2 (127 LOTS)
CORPUS CHRISTI, NUEECES CO., TX

COVER SHEET AND MISCELLANEOUS INFORMATION

OWN: _____	PLOT SCALE: 1" = 60'	COM. NO. CS.DWG
CHK: N. WELSH	SCALE (H): AS SHOWN	JOB NO. 20024
	SCALE (V): AS SHOWN	SHEET 1 OF 17
	DATE PLOTTED 08/04/22	



DETAIL - REBAR INSTALLATION AT DRAINAGE ENTRY INTO EXISTING 42" RCP THIS SHEET
 NTS



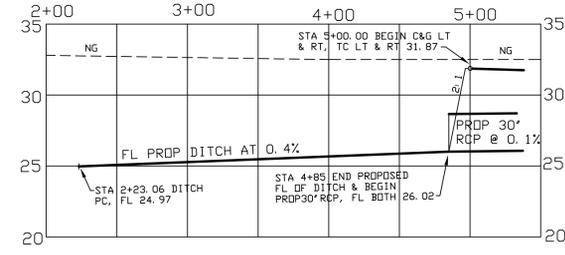
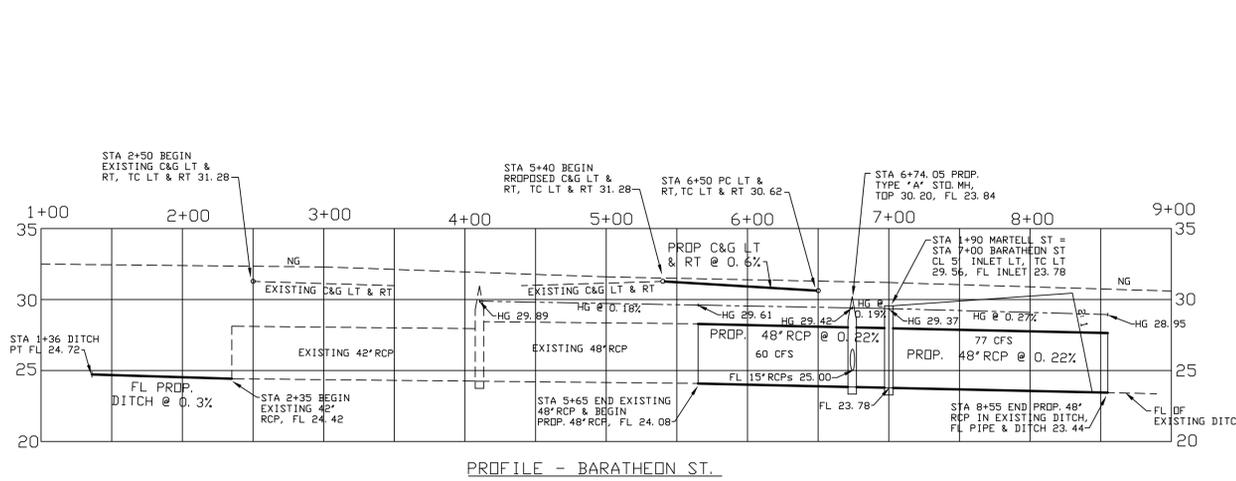
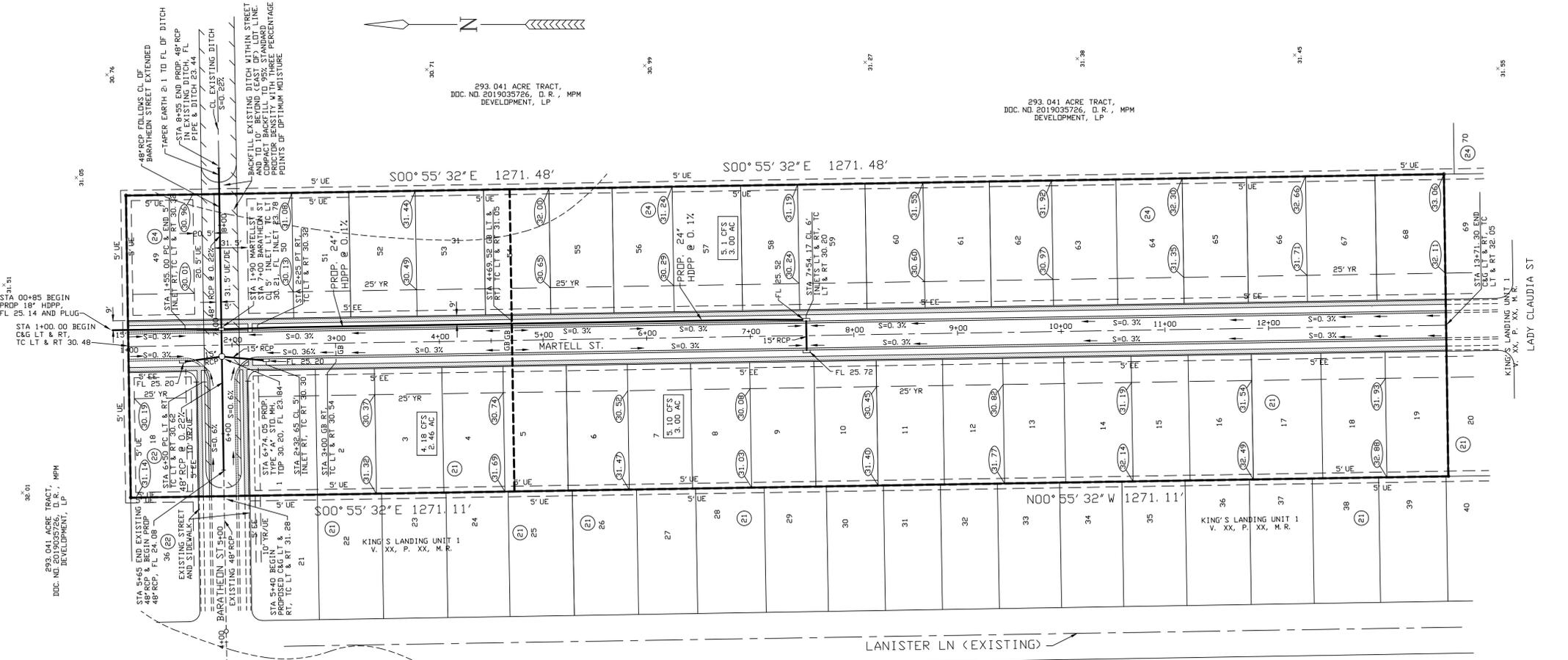
TYPICAL SECTION FOR TEMPORARY DITCH THIS SHEET
 NTS

STORM SEWER DESIGN

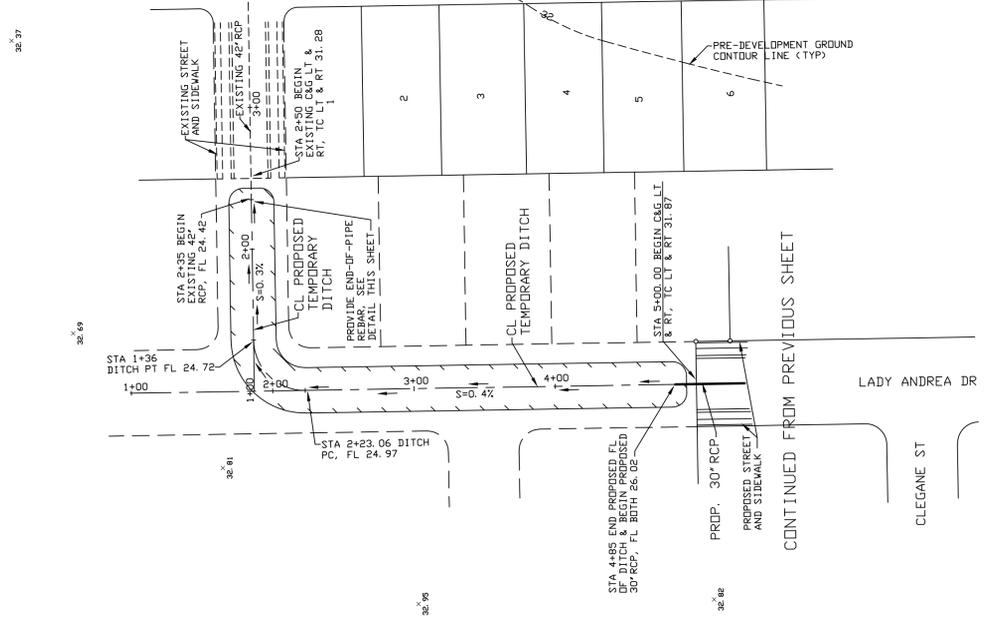
LAND USE - SINGLE FAMILY RESIDENTIAL DEVELOPED 4.1 LOTS/AC.
 BASIS OF HYDRAULIC DESIGN - 5 YEAR FLOWS, 1961 ADOPTED MASTER PLAN (SAME AS ADOPTED 1970 AND 1982 PLANS).
 TO 30 MINUTES ACCORDING TO DRAINAGE CRITERIA MANUAL FOR SF RESIDENTIAL.
 % IMPERVIOUSNESS ACCORDING TO DRAINAGE CRITERIA MANUAL 51% (INTERPOLATED). % IMPERVIOUSNESS USED 55%.
 FLOW GENERATED FROM TC 30 MINUTES AND 55% IMP. = 1.7 CFS/AC.
 DRAINAGE AREAS IN ACRES FOR THE SEVERAL BASINS ARE SHOWN AND THE CORRESPONDING FLOWS IN CFS ARE SHOWN.
 HGS AND FLOWS FOR THE SEVERAL PIPES ARE SHOWN IN PROFILES.
 INLET CAPACITIES ARE 1 CFS PER FOOT OF INLET LENGTH THUS 5 CFS FOR A 5' INLET AND 6 CFS FOR A 6' INLET. OBSERVING THE DRAINAGE AREAS/FLOWS IT IS EVIDENT THE INLET CAPACITIES WILL NOT BE EXCEEDED THIS PROJECT.
 CALCULATED STREET DRAINAGE CAPACITY IS 15 CFS. OBSERVING THE DRAINAGE AREAS/FLOWS IT IS EVIDENT THE STREET DRAINAGE CAPACITIES WILL NOT BE EXCEEDED THIS PROJECT.

100 YEAR FLOOD

ESTIMATED WATER SURFACE ELEVATION OVER INLETS AT STA 7+54.17 MARTELL STREET = 31.30. TOP INLETS 30.20 THUS 1.30' ABOVE INLET, OK.
 ESTIMATED WATER SURFACE ELEVATION OVER INLET AT STA 1+90 MARTELL STREET = 31.50. TOP INLETS 30.21 THUS 1.29' ABOVE INLET, OK.



PROFILE - DRAINAGE IN LADY ANDREA DR EXTENDED TO NORTH



PROFILE - MARTELL ST.



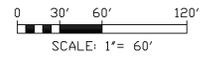
BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

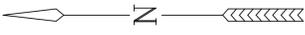
PUBLIC IMPROVEMENTS TO
 KING'S LANDING UNIT 2
 CORPUS CHRISTI, NUECES CO., TX

PAVING, GRADING AND
 DRAINAGE PLAN AND PROFILE

DWN. N. WELSH JR. PLOT SCALE: 1" = 60'
 SCALE (V): SAME
 CHK. DATE PLOTTED: 08/04/22 SHEET 3 OF 17

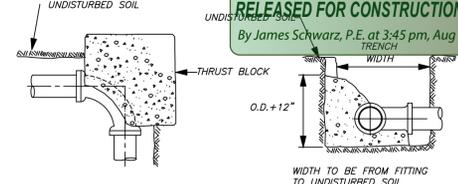
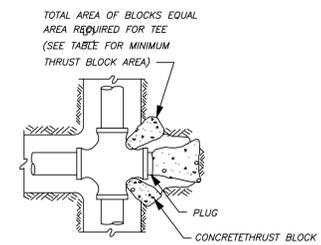
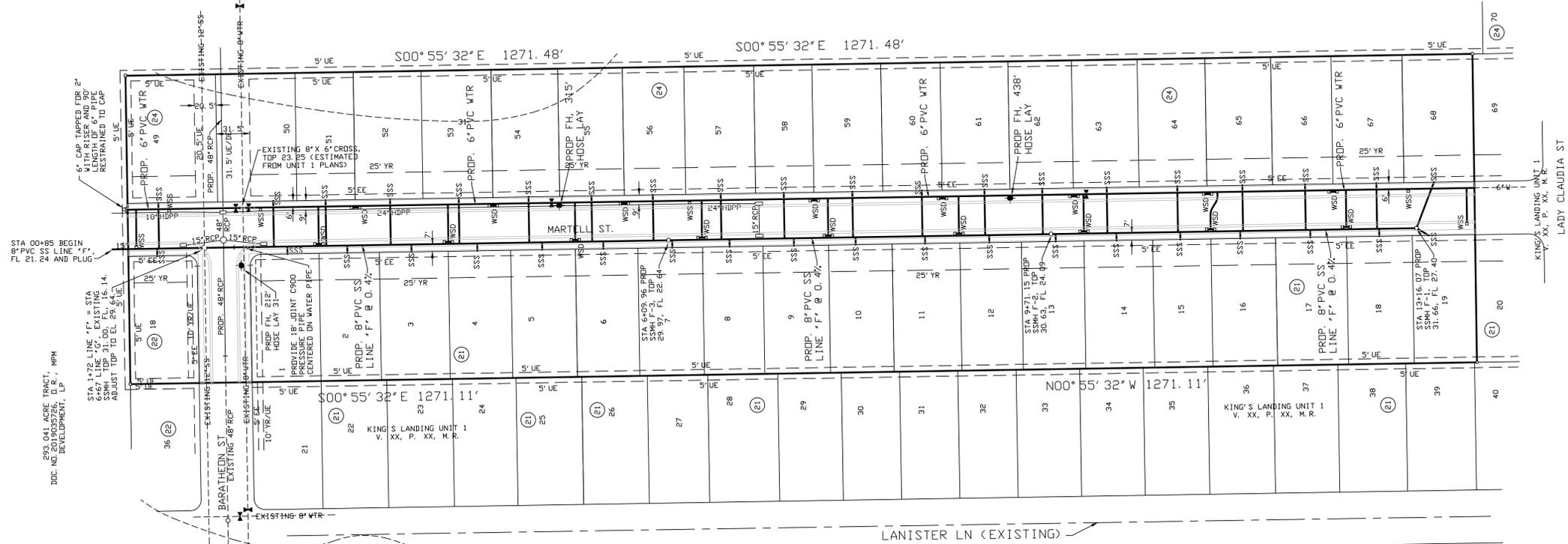
COM. NO. PGD2 AS PGD
 JOB NO. 20024



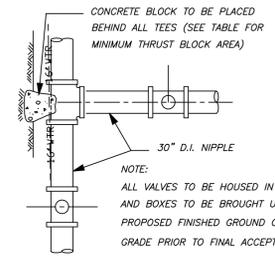


293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., MPM
DEVELOPMENT, LP

293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., MPM
DEVELOPMENT, LP



CROSS WITH PLUG
NOT TO SCALE



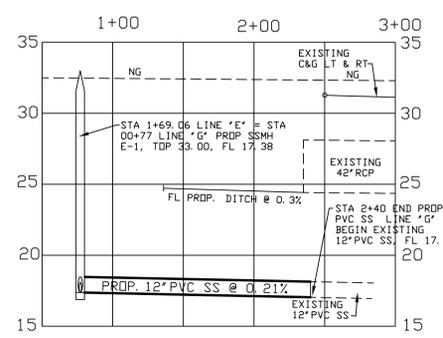
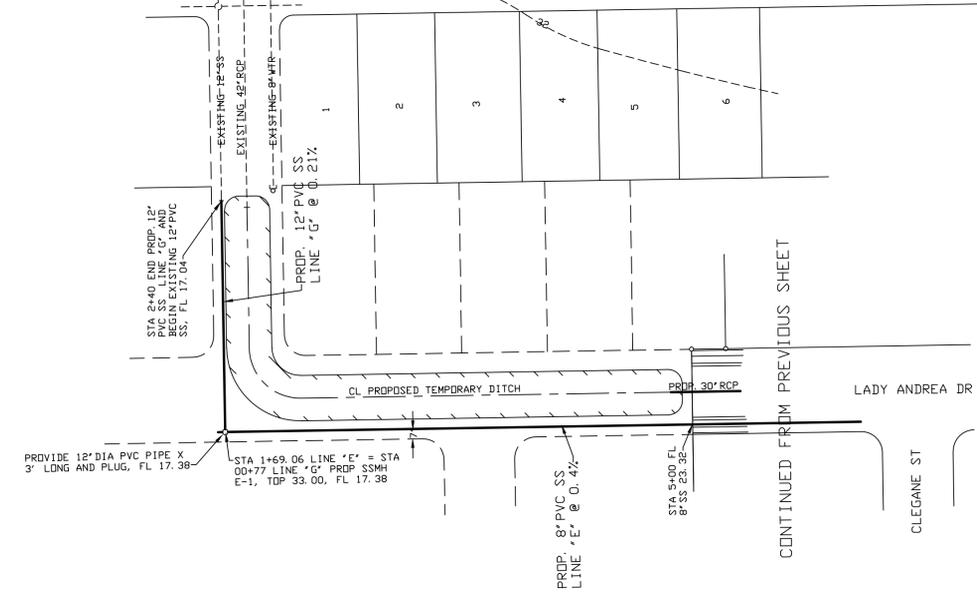
TYPICAL PLAN OF VALVE & THRUST BLOCK LOCATIONS
NOT TO SCALE

PIPE SIZE	MINIMUM THRUST BLOCK AREA REQUIRED			
	TEES & PLUGS	90° BEND	45° BEND	22.5° BEND
6"	3 SQ. FT.	4 SQ. FT.	2 SQ. FT.	1 SQ. FT.
8"	5 SQ. FT.	6 SQ. FT.	3 SQ. FT.	1 SQ. FT.
10"	6 SQ. FT.	8 SQ. FT.	5 SQ. FT.	2 SQ. FT.
12"	8 SQ. FT.	12 SQ. FT.	6 SQ. FT.	3 SQ. FT.
16"	15 SQ. FT.	21 SQ. FT.	12 SQ. FT.	6 SQ. FT.
18"	19 SQ. FT.	27 SQ. FT.	15 SQ. FT.	7 SQ. FT.
20"	24 SQ. FT.	33 SQ. FT.	18 SQ. FT.	9 SQ. FT.
24"	34 SQ. FT.	48 SQ. FT.	26 SQ. FT.	13 SQ. FT.

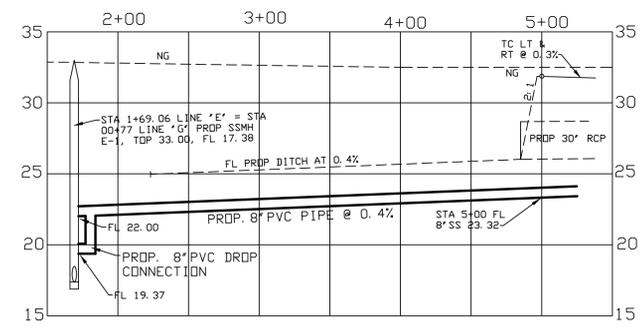
- NOTES:
- THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
 - WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED SOIL.
 - ON TEES AND BENDS, EXTEND THRUST BLOCK FULL LENGTH.
 - NO CONCRETE SHALL BE POURED OVER BOLTS OR ON TOP OF FITTINGS.
 - BACKFILL SHALL CONSIST ENTIRELY OF CLEAN SOIL FREE OF ROCK FRAGMENTS. ANY MUCK ENCOUNTERED SHALL BE REPLACED WITH ACCEPTABLE BACKFILL.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - NO SEPARATE PAYMENT.

ADDITIONAL NOTE: CONTRACTOR SHALL USE CONCRETE THRUST BLOCKS TOGETHER WITH MECHANICAL RESTRAINTS

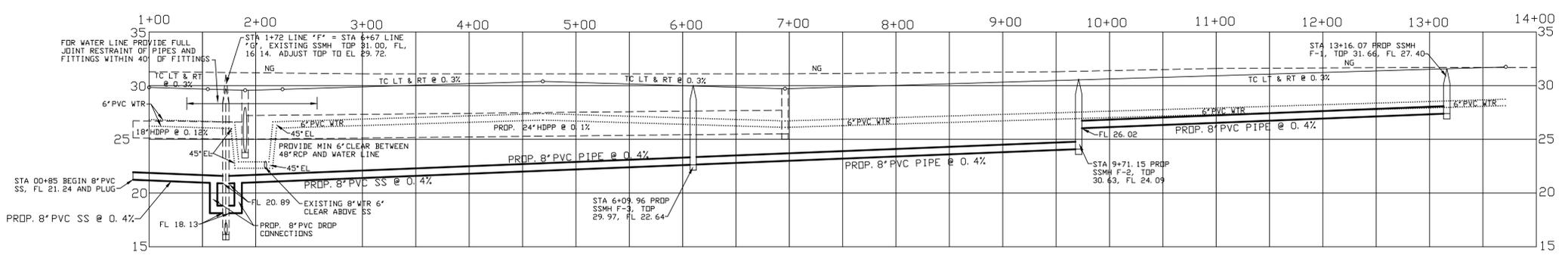
CONCRETE THRUST BLOCK DETAILS FOR WATER LINES



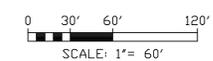
PROFILE - SS LINE "G"
(BARATHEON ST.)



PROFILE - SS LINE "E"
(LADY ANDREA DR EXTENDED TO NORTH)



PROFILE - SS LINE "F"
(MARTELL ST.)



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 2
CORPUS CHRISTI, NUECES CO., TX

SANITARY SEWER AND WATER PLAN
AND PROFILE

DWN: N. WELSH JR.	PLOT SCALE: 1" = 60'	COM. NO. PG02 AS SSW
CHK: _____	SCALE (V): SAME	JOB NO. 20024
	SCALE (H): NONE	SHEET 5 OF 17
	DATE PLOTTED 08/11/22	

POLLUTION PREVENTION NOTES

- CONSTRUCTION ENTRANCE - CONSTRUCT A PROPOSED 20' 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 AS 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 02040 "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 200' 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 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 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 PERIMETER 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.

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.

ADDITIONAL POLLUTION PREVENTION NOTES

- THIS PLAN IS PRELIMINARY. A TCEQ COMPLIANT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND APPROPRIATE NOTICES WILL BE REQUIRED PRIOR TO CONSTRUCTION. THE SWPPP TO BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
- SAID SWPPP SHALL INCLUDE DUST CONTROL NOTES AND SPECIFICATIONS.
- SAID SWPPP SHALL INCLUDE GENERAL NOTES ON SCHEDULING OF CONTROL MEASURES AND INSPECTION REQUIREMENTS FOR CONTROL MEASURES.
- CONTRACTOR SHALL PAY FOR SAID SWPPP AT HIS OWN EXPENSE.

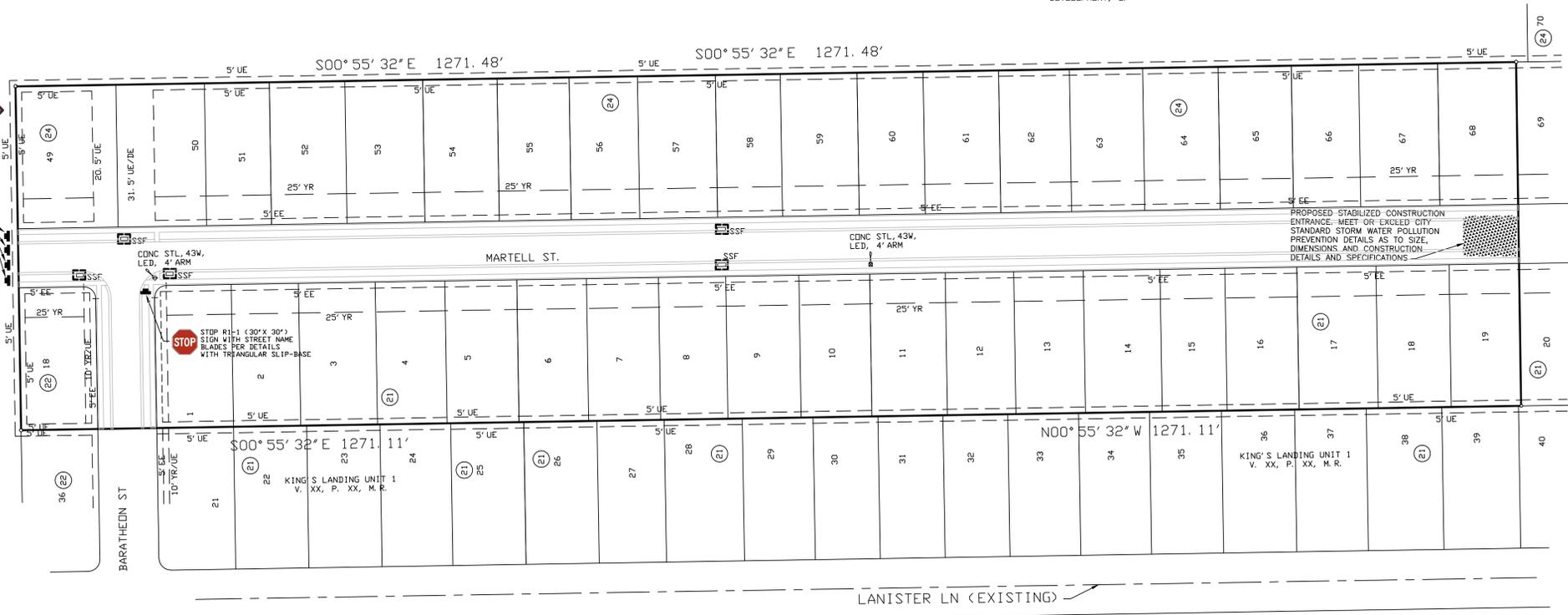
STORM WATER POLLUTION PREVENTION PLAN

THIS IS A PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN AND IS FOR EXHIBIT PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A TCEQ COMPLIANT SWPPP PLAN FOR REVIEW TO THE CITY OF CORPUS CHRISTI DEVELOPMENT SERVICES A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



293.041 ACRE TRACT, DOC. NO. 2019035726, D.R., MPM DEVELOPMENT, LP

293.041 ACRE TRACT, DOC. NO. 2019035726, D.R., MPM DEVELOPMENT, LP



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ESTIMATE SUMMARY

STREET AND SURFACE ITEMS			
ITEM DESCRIPTION	QUANTITY	UNIT	
1 6" PCCP	12910	SY	
2 7" PCCP	2779	SY	
3 8" PCCP	2818	SY	
4 8" LIME STABILIZED SUBGRADE TO 2'BC	20723	SY	
5 CLEARING & GRUBBING	31.6	AC	
6 EXCAVATION	1	LS	
7 STREET SIGN	6	EA	
8 OBJECT MARKERS, SET OF 4	3	EA	

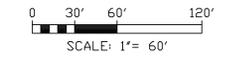
STORM SEWER ITEMS			
ITEM DESCRIPTION	QUANTITY	UNIT	
1 4'x6' R/C BOX CULVERT	117	LF	
2 4'x8' R/C BOX CULVERT	391	LF	
3 48" RCP	283	LF	
4 30" RCP	157	LF	
5 24" RCP	819	LF	
6 18" RCP	368	LF	
7 15" RCP	323	LF	
8 5' INLET	19	EA	
9 MANHOLE	3	EA	
10 TEMPORARY DITCH EXCAVATION	1	LS	

SANITARY SEWER ITEMS			
ITEM DESCRIPTION	QUANTITY	UNIT	
1 12" PVC PIPE	161	LF	
2 8" PVC PIPE	4906	LF	
3 FIBERGLASS MANHOLE	13	EA	
4 4" OR 6" PVC SERVICE	127	EA	
5 ADJUST MH TOP IN ELEVATION	1	LS	

WATER ITEMS			
ITEM DESCRIPTION	QUANTITY	UNIT	
1 6" PVC PIPE	3932	LF	
2 FIRE HYDRANT ASSEMBLY	8	EA	
3 6" GATE VALVE W/BOX	18	EA	
4 6" TEE	7	EA	
5 6" EL, ANY ANGLE	8	EA	
6 6" DIA X 30" PVC PIPE NIPPLE	24	EA	
7 6" CAP TAPPED FOR 2"	2	EA	
8 6" CROSS	1	EA	
9 8" TAPPING SADDLE W/6" TAPPING GATE VALVE W/BOX	1	EA	
10 8" PVC PIPE	626	LF	
11 8" TEE	4	EA	
12 8" GATE VALVE W/BOX	2	EA	
13 8" CAP TAPPED FOR 2"	1	EA	
14 WATER SERVICE, DOUBLE	58	EA	
15 WATER SERVICE, SINGLE	12	EA	

12" GRID MAIN WATER ITEMS, REIMBURSABLE BY CITY			
ITEM DESCRIPTION	QUANTITY	UNIT	
1 12" PVC PIPE	508	LF	
2 12" CAP TAPPED FOR 2"	1	EA	
3 12" TEE	4	EA	
4 12" GATE VALVE W/BOX	1	EA	
5 FIRE HYDRANT ASSEMBLY	1	EA	
6 6" 90° EL	1	EA	
7 6" DIA X 30" PVC PIPE NIPPLE	3	EA	
8 6" GATE VALVE W/BOX	1	EA	

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)	10539	LF	
3 4" PVC CONDUIT FOR AEP	500	LF	
4 STORM WATER POLLUTION PREVENTION	1	LS	



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 2
CORPUS CHRISTI, NUECES CO., TX

STORM WATER POLLUTION PREVENTION PLAN,
STREET SIGN AND LIGHT POLE PLAN
ESTIMATE SUMMARY

DWN: N. WELSH JR. PLOT SCALE: 1" = 60'
SCALE (V): SAME
CHK: NONE

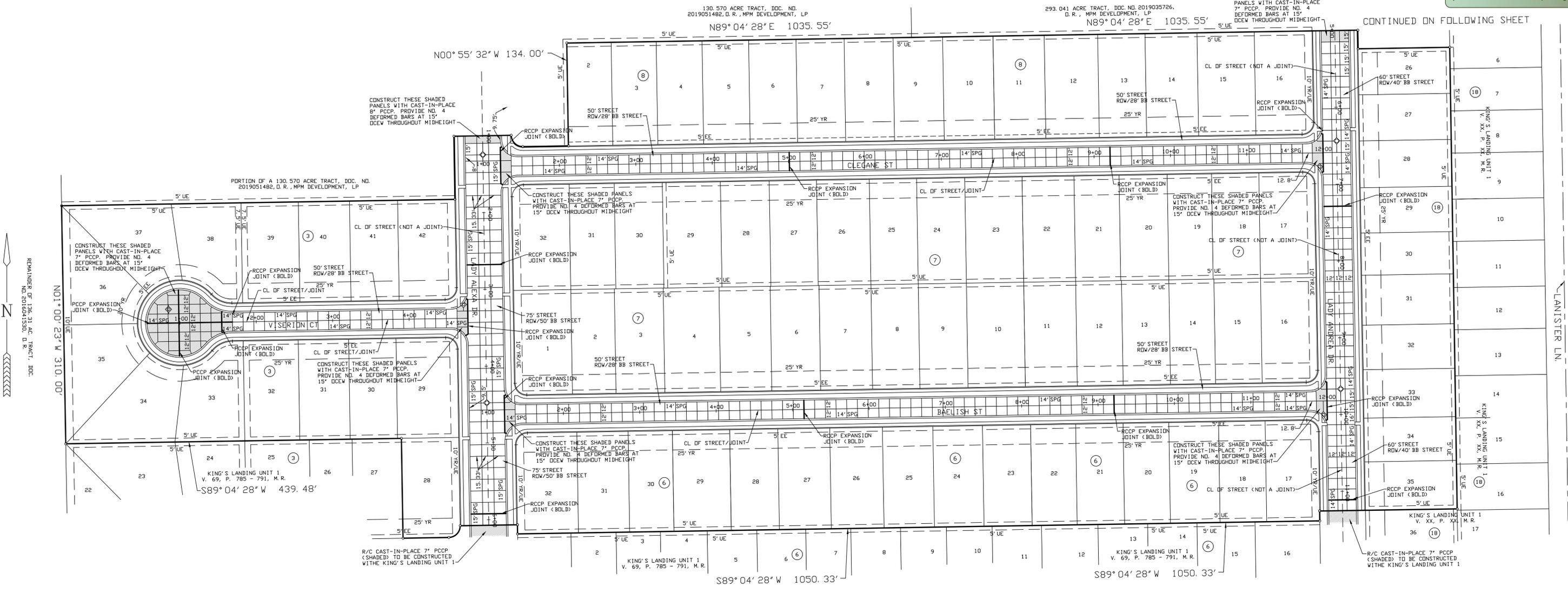
COM. NO. PG22 AS SWPPP
JOB NO. 20024
DATE PLOTTED 08/04/22 SHEET 7 OF 17

130.570 ACRE TRACT, DDC. NO. 2019051482, D.R., MPM DEVELOPMENT, LP

293.041 ACRE TRACT, DDC. NO. 2019035726, D.R., MPM DEVELOPMENT, LP

CONSTRUCT THESE SHADED PANELS WITH CAST-IN-PLACE 7" PCPP. PROVIDE NO. 4 DEFORMED BARS AT 15" OCEW THROUGHOUT MIDHEIGHT

CONTINUED ON FOLLOWING SHEET



PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, D.R., MPM DEVELOPMENT, LP

REMAINERS OF 136.31 AC TRACT, DDC. NO. 2016041530, D.R., MPM DEVELOPMENT, LP

KING'S LANDING UNIT 1
V. 69, P. 785 - 791, M.R.

KING'S LANDING UNIT 1
V. 69, P. 785 - 791, M.R.

KING'S LANDING UNIT 1
V. 69, P. 785 - 791, M.R.

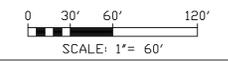
KING'S LANDING UNIT 1
V. XX, P. XX, M.R.

R/C CAST-IN-PLACE 7" PCPP (SHADED) TO BE CONSTRUCTED WITH THE KING'S LANDING UNIT 1

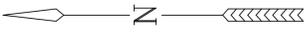


BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404
PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES CO., TX

PCPP AND RCCP JOINTING PLAN

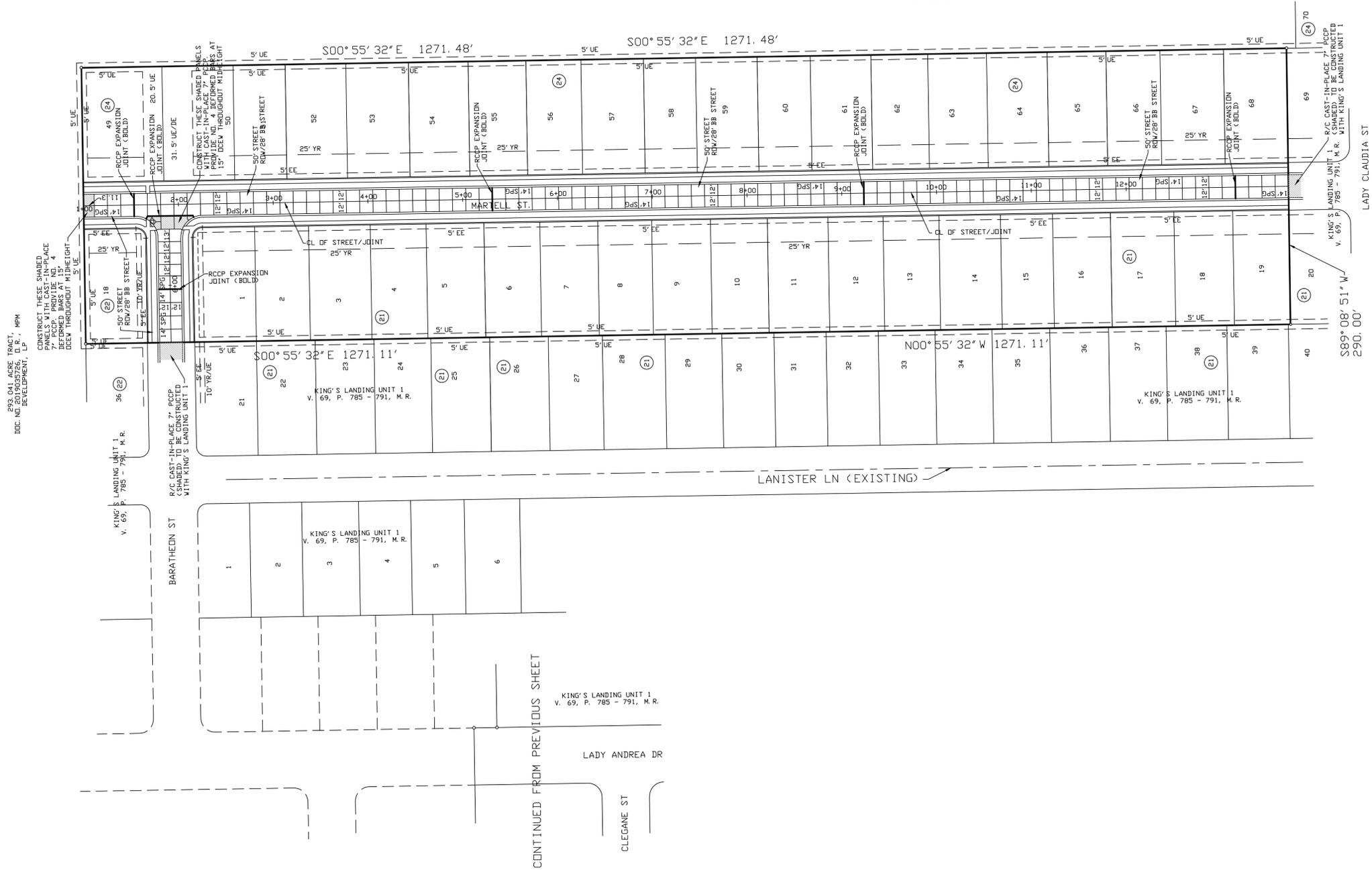


DWN:	PLOT SCALE: 1" = 60'	COM. NO. JOINTING PLAN 1
CHK:	SCALE (V): SAME	JOB NO. 20024
	SCALE (H): NONE	SHEET 8 OF 17
	DATE PLOTTED 08/04/22	



293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., MPM
DEVELOPMENT, LP

293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., MPM
DEVELOPMENT, LP



293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., MPM
DEVELOPMENT, LP

CONSTRUCT THESE SHADED
AREAS WITH 14\"/>

BARATHEDIN ST

KING'S LANDING UNIT 1
V. 69, P. 785 - 791, M.R.

CONTINUED FROM PREVIOUS SHEET

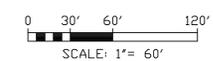
KING'S LANDING UNIT 1
V. 69, P. 785 - 791, M.R.

LADY ANDREA DR

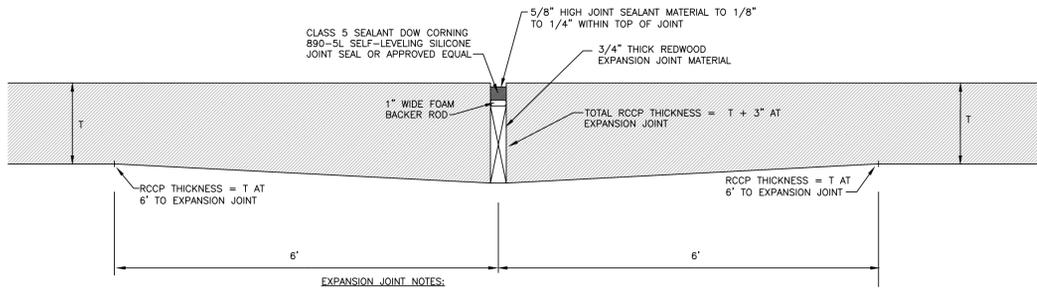
CLEGANE ST

LANISTER LN (EXISTING)

LADY CLAUDIA ST



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 2 CORPUS CHRISTI, NUECES CO., TX		
PCCP AND RCCP JOINTING PLAN		
DWN: N. WELSH JR.	PLOT SCALE: 1" = 60'	COM. NO. JOINTING PLAN 2
CHK: _____	SCALE (V): SAME	JOB NO. 20024
	SCALE (H): NONE	SHEET 9 OF 17
	DATE PLOTTED 08/04/22	

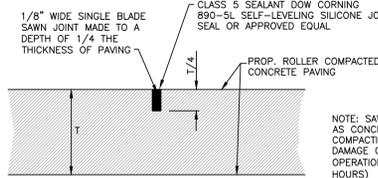


EXPANSION JOINT NOTES:

- EXPANSION JOINTS SHALL GENERALLY BE PLACED FULL LENGTH ACROSS STREETS AT JOINT LOCATIONS AS SHOWN IN FOLLOWING SIX JOINTING PLAN SHEETS AT A SPACING NOT TO EXCEED 500' THROUGHOUT ALL STREETS.
- 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.
- WHERE RCCP EXPANSION JOINT IS SHOWN IN FOLLOWING SHEETS AT JUNCTION OF PCPP WITH RCCP, THICKEN PCPP SAME AS FOR RCCP AS SHOWN IN DETAIL ABOVE.

EXPANSION JOINT DETAIL - RCCP

NTS

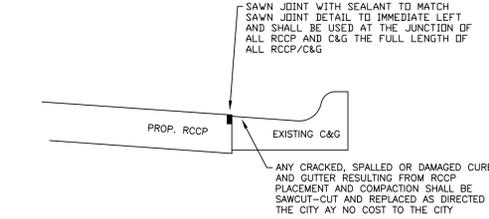


CONTRACTION (SAWN) JOINT DETAIL - RCCP

NTS

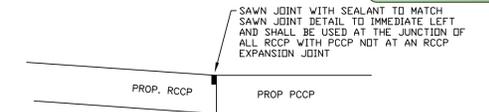
RCCP (ROLLER COMPACTED CONCRETE PAVING) NOTES

- ALL PROPOSED RCCP SHALL BE PORTLAND CEMENT CONCRETE PAVING OF THICKNESS ACCORDING TO TYPICAL STREET SECTIONS. ALL PROPOSED PUBLIC STREETS SHALL BE PAVED WITH 4,000 PSI COMPRESSIVE STRENGTH CONCRETE AT 28 DAYS.
- ALL PROPOSED RCCP SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED JULY 11, 2022. THE COVER SHEET OF WHICH REPORT IS SHOWN BELOW IN SHEET HEREOF. CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF THIS REPORT PRIOR TO BIDDING OR NEGOTIATING FOR THE WORK AND PRIOR TO ANY CONSTRUCTION. IN ADDITION CONTRACTOR SHALL MEET ALL REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 "ROLLER COMPACTED CONCRETE", A COPY OF WHICH SPECIAL SPECIFICATION IS INCLUDED IN SAID GEOTECHNICAL ENGINEERING REPORT.
- ALL PROPOSED RCCP SHALL OVERLAY EXISTING 8" LIME/PORTLAND CEMENT STABILIZED AND COMPACTED NATURAL SOIL AT THE SITE.
- 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 AT INTERSECTIONS. JOINTS ARE SHOWN IN THE TWO JOINTING PLAN SHEETS PRECEDING THIS SHEET. ALL JOINTS SHALL BE SAWN UNLESS INDICATED OTHERWISE. SAWN JOINTS SHALL BE SINGLE BLADE WIDTH TO 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.
- LONGITUDINAL JOINTS SHALL BE PLACED THE FULL LENGTH ALONG THE STREET CENTER LINES FOR 28' BB STREETS EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS FOR 60' BB STREETS AND 40' BB STREETS SHALL BE PLACED ALONG THIRD POINTS AT 15.33' FROM THE LIPS OF GUTTER FOR 50' BB STREETS AND 12' FROM THE LIPS OF GUTTER FOR 40' BB STREETS EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS SHALL BE SAWN CONTRACTION JOINTS.
- 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.
- FINISHING AND CURING: MEET REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 4.10, 4.11, 4.11.1, AND 4.11.2.
- INSURE COMPACTION OF BACKFILL EARTH AT BACK OF CURB TO INSURE NO MOVEMENT OF EXISTING CURB AND GUTTER DURING ROLLING OF RCCP.
- ROLLER COMPACTED CONCRETE PAVING OPERATIONS SHALL BE IN ONE DIRECTION ONLY THRU 90 DEGREE STREET INTERSECTIONS WHERE ENCOUNTERED: 1) VISERDIN CT FROM PCPP IN THE WEST TO PCPP IN THE EAST ON THE WEST SIDE OF LADY ALEXA DR; 2) LADY ALEXA DRIVE FROM PCPP IN THE SOUTH TO PCPP IN THE NORTH; 3) CLEGANE AND BELLISH STREETS FROM PCPP IN THE WEST TO PCPP ON THE WEST SIDE OF LADY ANDREA DRIVE IN THE EAST; 4) LADY ANDREA DRIVE FROM PCPP IN THE SOUTH TO PCPP IN THE NORTH; 5) MARTELL STREET FROM PCPP IN THE SOUTH TO PCPP IN THE NORTH AND 6) BARATHEEN STREET FROM PCPP IN THE WEST TO PCPP IN THE EAST AT THE WEST SIDE OF MARTELL STREET.
- MATERIAL SPECIFICATIONS, PLACEMENT AND TESTING SHALL BE AS DEFINED IN THE REFERENCED PSI GEOTECHNICAL ENGINEERING REPORT, INCLUDING TABLE 4.2, TABLE 4.4, TABLE 5.1, TABLE 5.2 AND SECTION 5.2 THRU 5.5.



SAWN JOINT DETAIL AT JUNCTION OF PROPOSED RCCP AND PCPP WITH EXISTING R/C CURB AND GUTTER

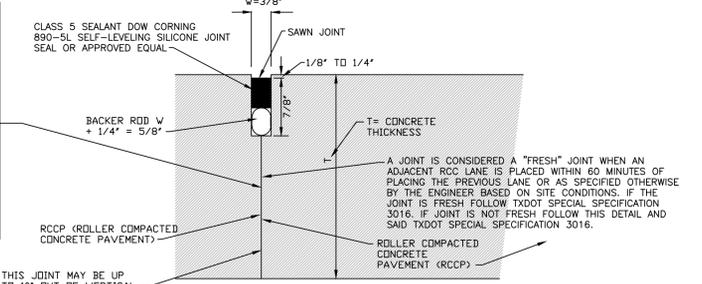
NTS



SAWN JOINT DETAIL AT JUNCTION OF PROPOSED RCCP WITH PCPP NOT AT AN RCCP EXPANSION JOINT

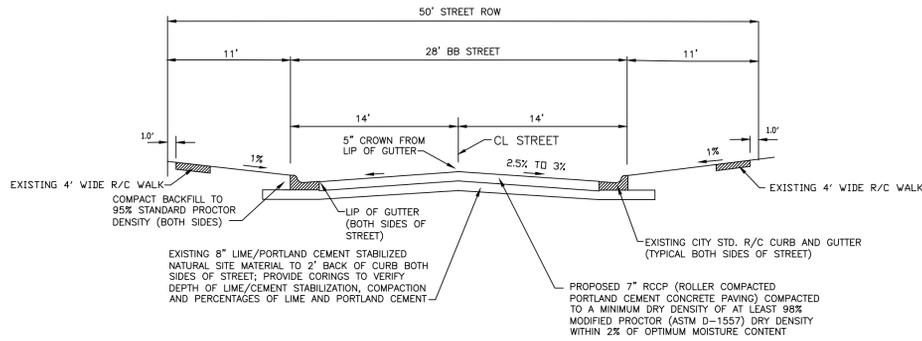
NTS

TXDOT SPECIAL SPECIFICATION 3016 4.8.2 COLD VERTICAL JOINTS. ANY PLANNED OR UNPLANNED CONSTRUCTION JOINTS THAT DO NOT QUALIFY AS FRESH JOINTS ARE CONSIDERED COLD JOINTS. PRIOR TO PLACING FRESH RCC MIXTURE AGAINST A COMPACTED COLD VERTICAL JOINT, THOROUGHLY CLEAN THE COLD JOINT OF LOOSE OR FOREIGN MATERIAL. WET THE VERTICAL JOINT FACE AND MAINTAIN IT IN A MOIST CONDITION IMMEDIATELY PRIOR TO PLACEMENT OF THE ADJACENT LANE. FOR UNCOMPACTED SURFACES OR SLOPES MORE THAN 15 DEGREES FROM THE VERTICAL, CUT THE JOINT VERTICALLY FOR THE FULL DEPTH, WITHIN 2 HOURS OF FINAL COMPACTION, THE EDGE OF A COLD JOINT MAY BE CUT WITH APPROVED MECHANICAL EQUIPMENT, FOR EDGES CUT AFTER 2 HOURS, SAW-CUT TO THE FULL DEPTH OF THE PAVEMENT. DEMONSTRATE ANY MODIFICATION OR SUBSTITUTION OF THE SAW-CUTTING PROCEDURE TO THE ENGINEER FOR APPROVAL PRIOR TO USE. IN NO CASE ALLOW CUTTING OF THE EDGE TO CAUSE RAVELING OR TEARING OF THE SURFACE. MOISTEN THE CUT EDGE IMMEDIATELY PRIOR TO PLACEMENT OF THE ADJACENT LANE. FOR ALL LONGITUDINAL COLD JOINTS, ROUTE THE JOINT 1/4 INCH WIDE AND SEAL IN ACCORDANCE WITH SECTION 360.2.7, "JOINT SEALANTS AND FILLERS."



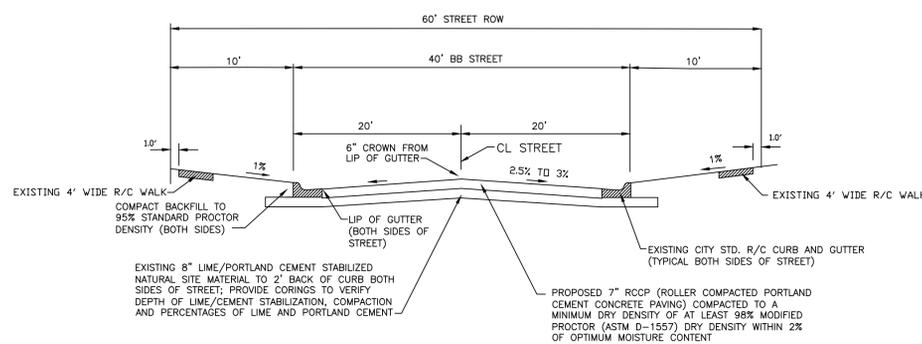
LONGITUDINAL OR TRANSVERSE SAWN CONSTRUCTION JOINT

NTS



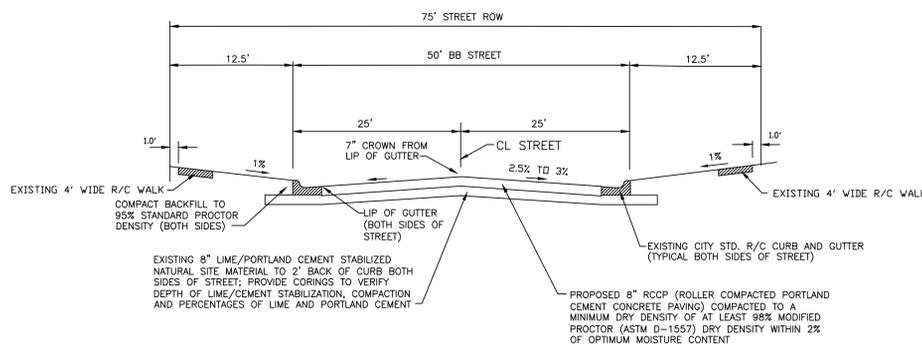
TYPICAL STREET SECTION - 50' ROW

NTS



TYPICAL STREET SECTION - 60' ROW

NTS



TYPICAL STREET SECTION - 75' ROW

NTS

GEOTECHNICAL ENGINEERING REPORT

King's Landing Unit 1 Pavement Study (Rev 5)
CR 49 at FM 43 (Weber Road)
Corpus Christi, Nueces County, Texas

PSI Project No. 03122159

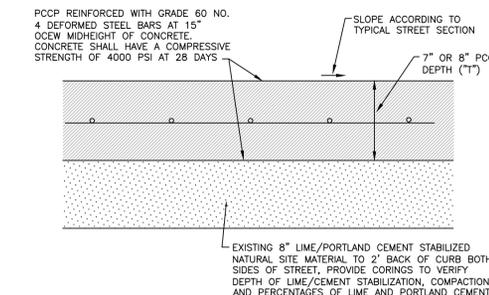
PREPARED FOR:

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

July 11, 2022

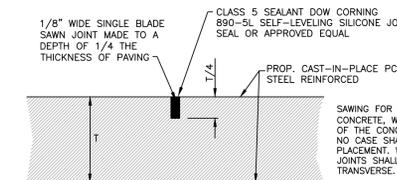
BY:

PROFESSIONAL SERVICE INDUSTRIES, INC.
2020 N. Loop 499, Ste 302
Harlingen, Texas 78550
Phone: (956) 423-6826
Fax: (956) 423-5735



TYPICAL PCPP PUBLIC STREET SECTION

NTS

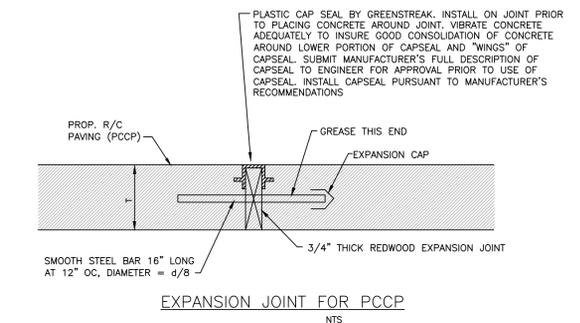


PCPP CONTRACTION (SAWN) JOINT DETAIL

NTS

PCPP (R/C) NOTES

- ALL PROPOSED PCPP SHALL BE CONSTRUCTED ACCORDING TO CONCRETE NOTES AND SPECIFICATIONS AS SHOWN BELOW AND ACCORDING TO JOINTING DETAILS AND JOINTING PLANS AS SHOWN ON PREVIOUS TWO SHEETS.
- PCPP SHALL BE CREATED IN PANELS ACCORDING TO SAID JOINTING PLANS. ALL PCPP PANELS SHALL HAVE MINIMUM PANEL FACES OF 2' IN LENGTH (NO PANEL FACE SHALL BE LESS THAN 2' IN LENGTH).



EXPANSION JOINT FOR PCPP

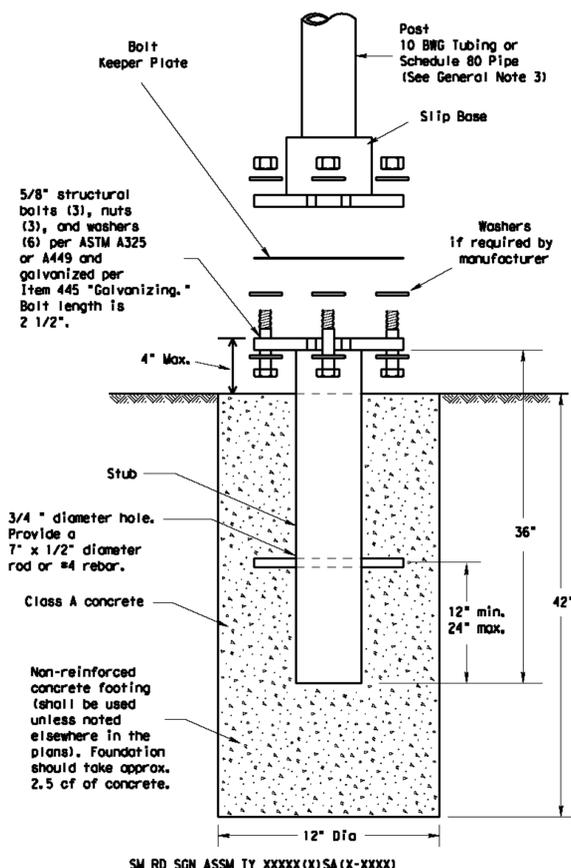
NTS



08/04/22

BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404			
PCPP AND RCCP PAVING PLANS KING'S LANDING UNIT 2 CORPUS CHRISTI, NUECES CO., TX			
PCPP AND RCCP PAVEMENT DETAILS			
DWN.	PLOT SCALE: 1" = 60'	COM. NO.	STR DET RCC
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO.	20024
	SCALE (V): AS SHOWN	DATE PLOTTED	08/04/22
		SHEET	10 OF 17

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. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' 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 are subject to approval of the TxDOT Traffic Standards Engineer.
- Material used as post with this system shall conform to the following specifications:
 - 10 BNG Tubing (2.875" outside diameter)
 - 0.134" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20% 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 2.883"
 - Galvanization per ASTM A123 or ASTM A653 G210. For pre-coated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
 - Schedule 80 Pipe (2.875" outside diameter)
 - 0.276" nominal wall thickness
 - Steel tubing per ASTM A500 Gr 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
 - 21% 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 2.855" to 2.895"
 - Galvanization per ASTM A123
- 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/publications/traffic.htm>
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

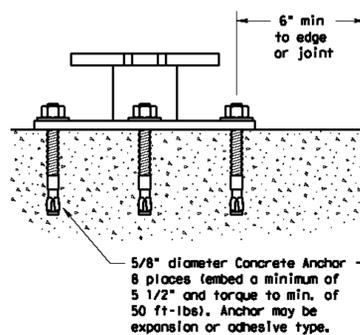
Foundation

- Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
- Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
- Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support

- Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
- Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end, heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxyes 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 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

© TxDOT July 2002	DN: TxDOT	CK: TxDOT	DR: TxDOT	OK: TxDOT
9-08	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY	SHEET NO.	

26B

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DATE: FILE:

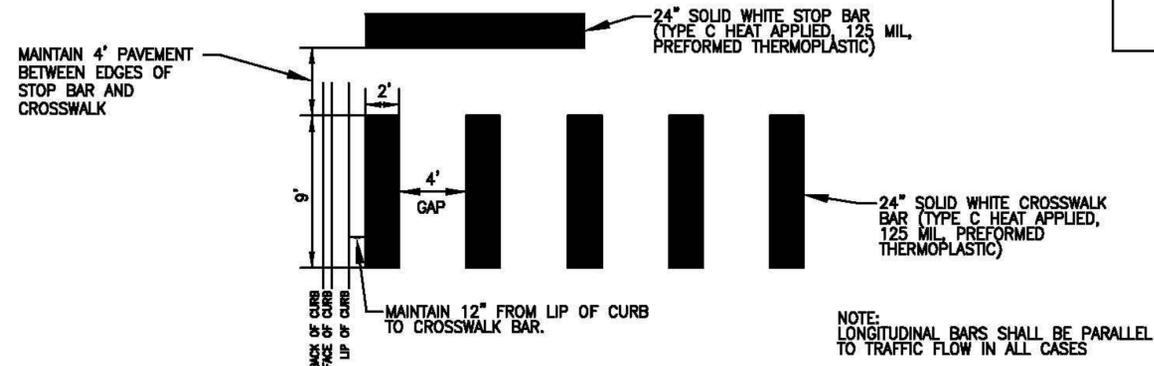
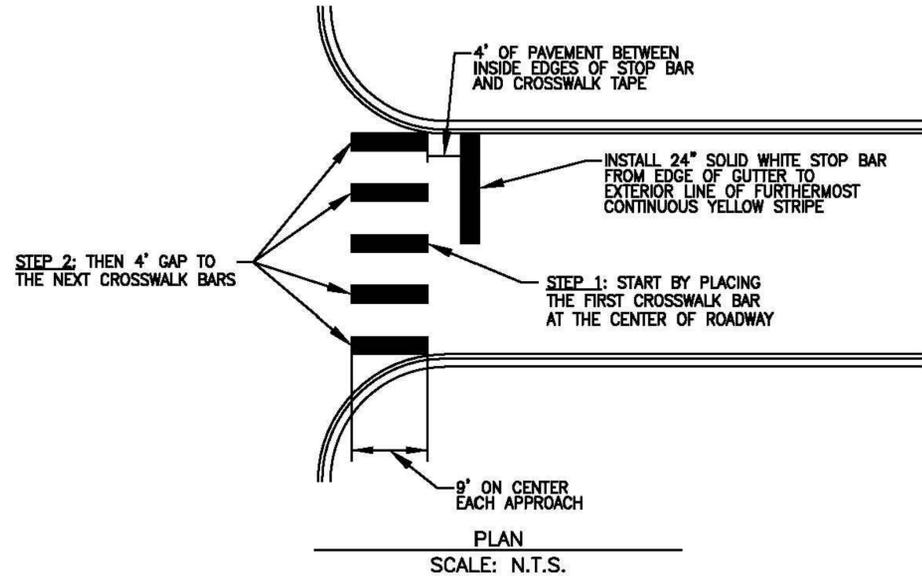


BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

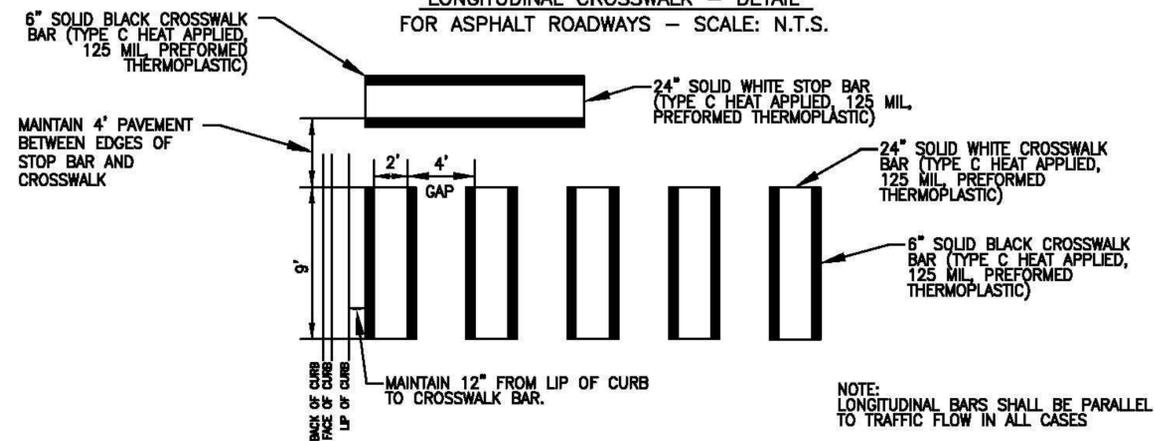
PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES CO., TX
TXDOT SIGN MOUNTING DETAILS: SMALL
ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

DWN: _____	PLOT SCALE: 1" = 60'	COM. NO. TXDOT SIGNPOST
CHK: N. WELSH	SCALE (H): AS SHOWN	JOB NO. 20024
	SCALE (V): AS SHOWN	SHEET 11 OF 17
	DATE PLOTTED 08/04/22	

CROSSWALK PAVEMENT MARKINGS

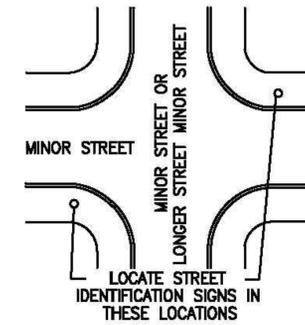
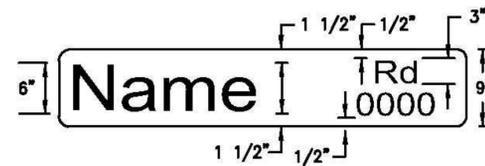


LONGITUDINAL CROSSWALK - DETAIL
FOR ASPHALT ROADWAYS - SCALE: N.T.S.



HIGH CONTRAST CROSSWALK - DETAIL
FOR CONCRETE ROADWAYS - SCALE: N.T.S.

STREET NAME BLADE SIGN

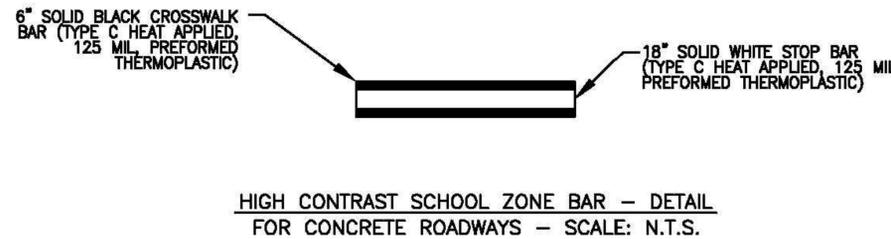
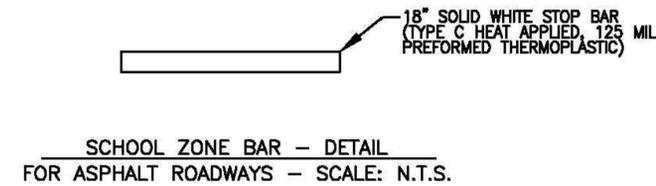


NOTES:

- STREET NAME BLADE MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 9" AND THE HEIGHT OF LETTERING SHALL BE 3". STREET NAME LEGEND SHALL CONSIST OF INITIAL CASE, FONT 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.
- ANTI-GRAFFITI COATING ON FRONT OF THE SIGN PLAQUE IS APPLICABLE TO ALL SIGNS EXCEPT FOR NAME BLADES.
- REPLACEMENT OF SIGNS SHALL MEET 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AND TXDOT STANDARDS. CROSSWALK BARS.

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 BARS.
- DO NOT STRIPE STREET WITH ROADWAY SURFACE TEMPERATURE LESS 55°F.
- ALL CROSSWALK AND STOP BARS SHALL BE IN ACCORDANCE WITH THIS DETAIL AND THE 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).



CONSULTANT'S SHEET NO.

APPROVED:	CITY TRAFFIC ENGINEER
DATE:	
DESIGN: D.A.L.	HORIZ. SCALE: NOTED
DRAWING: D.A.L.	VERT. SCALE: NOTED
CHECK: D.A.L.	DATE: 08/04/22
REVISION NO.:	BY:

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

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

SHEET 1 of 1
RECORD DRAWING NO.
CITY PROJECT #

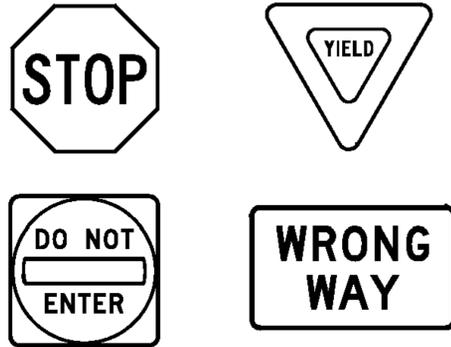


BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404		
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 2 CORPUS CHRISTI, NUECES CO., TX		
CROSSWALK PAVEMENT MARKINGS AND STREET NAME BLADE SIGN DETAILS		
DWN:	PLOT SCALE: 1" = 60'	COM. NO. CITY PVMT MARKINGS
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 20024
	SCALE (V): AS SHOWN	SHEET 12 OF 17
	DATE PLOTTED 08/04/22	

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DATE: FILE:

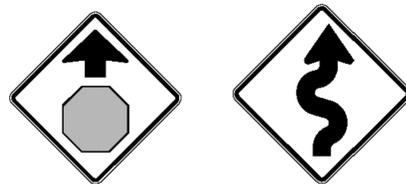
**REQUIREMENTS FOR RED BACKGROUND REGULATORY SIGNS
(STOP, YIELD, DO NOT ENTER AND WRONG WAY SIGNS)**



REQUIREMENTS FOR FOUR SPECIFIC SIGNS ONLY

SHEETING REQUIREMENTS		
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 WARNING SIGNS



TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	FLOURESCENT YELLOW	TYPE B _{FL} OR C _{FL} SHEETING
LEGEND & BORDERS	BLACK	ACRYLIC NON-REFLECTIVE FILM
LEGEND & SYMBOLS	ALL OTHER	TYPE B OR C SHEETING

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



TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
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

REQUIREMENTS FOR SCHOOL SIGNS



TYPICAL EXAMPLES

SHEETING REQUIREMENTS		
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	WHITE	TYPE A SHEETING
BACKGROUND	FLOURESCENT YELLOW GREEN	TYPE B _{FL} OR C _{FL} SHEETING
LEGEND, BORDERS AND SYMBOLS	BLACK	ACRYLIC NON-REFLECTIVE FILM
SYMBOLS	RED	TYPE B OR C SHEETING

GENERAL NOTES

1. Signs to be furnished shall be as detailed elsewhere in the plans and/or as shown on sign tabulation sheet. Standard sign designs and arrow dimensions can be found in the "Standard Highway Sign Designs for Texas" (SHSD).
2. Sign legend shall use the Federal Highway Administration (FHWA) Standard Highway Alphabets (B, C, D, E, Emod or F).
3. Lateral spacing between letters and numerals shall conform with the SHSD, and any approved changes thereto. Lateral spacing of legend shall provide a balanced appearance when spacing is not shown.
4. Black legend and borders shall be applied by screening process or cut-out acrylic non-reflective black film to background sheeting, or combination thereof.
5. 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.
6. 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.
7. Sign substrate shall be any material that meets the Departmental Material Specification requirements of DMS-7110 or approved alternative.
8. 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 (SHSD) can be found at the following website:
<http://www.txdot.gov/>

		Traffic Operations Division Standard	
<h2>TYPICAL SIGN REQUIREMENTS</h2> <h3>TSR(4)-13</h3>			
FILE: tsr4-13.dgn	DW: TXDOT	CK: TXDOT	DW: TXDOT
© TXDOT October 2003	CONT	SECT	JOB
REVISIONS 12-03 7-13 5-08			
DIST	COUNTY	SHEET NO.	



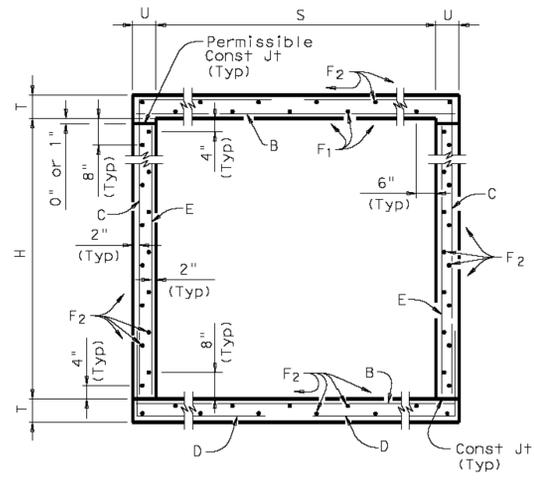
BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES CO., TX
TXDOT TYPICAL SIGN REQUIREMENTS
TSR(4)-13

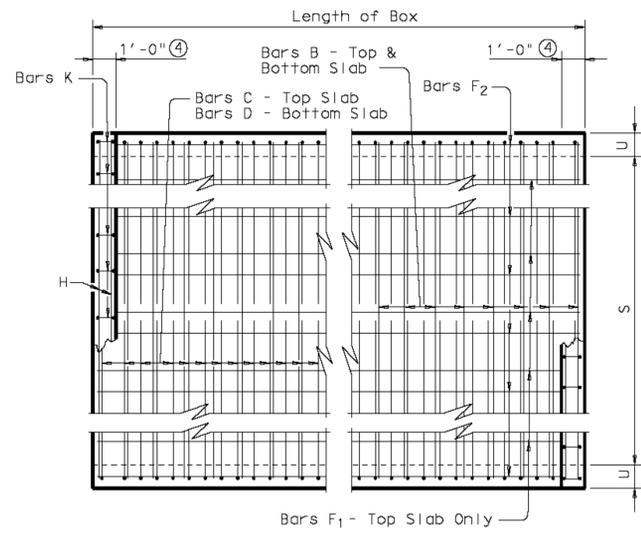
DWN: _____ PLOT SCALE: 1" = 60'
SCALE (H): AS SHOWN
SCALE (V): AS SHOWN
DATE PLOTTED: 08/04/22

COM. NO. TXDOT TYP SIGN
JOB NO. 20024
SHEET 13 OF 17

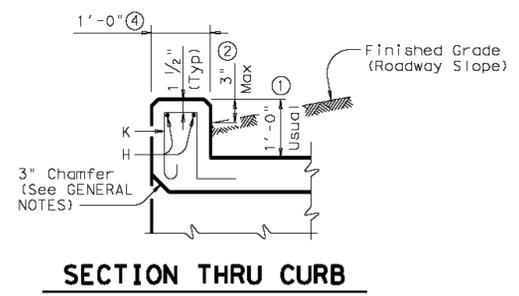
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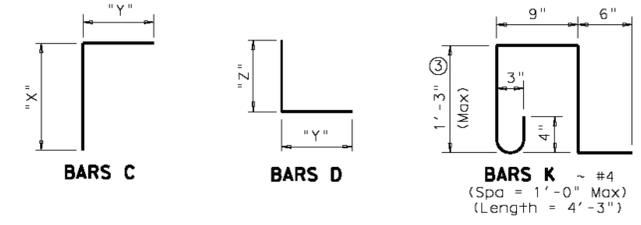
TYPICAL SECTION



PLAN OF REINF STEEL



SECTION THRU CURB



BARS C
BARS D
BARS K ~ #4
(Spa = 1'-0" Max)
(Length = 4'-3")

- ① 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to EGD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.
- ② For vehicle safety, the following requirements must be met:
 - For structures without bridge rail, curbs shall project no more than 3" above finished grade.
 - For structures with bridge rail, curbs shall be flush with finished grade.
 - Curb heights shall be reduced, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- ③ For curbs less than 1'-0" high, tilt bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, bars K may be omitted.
- ④ 1'-0" typical. 2'-0" when RAC standard is referred to elsewhere in the plans.

Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064 may be used to replace conventional reinforcement shown at the Contractor's option. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" Spacing with WWR.
 WWR required = (0.44 sq in/ 0.5') x (60 ksi/70 ksi) = 0.754 sq in/ft.
 If D30.6 wire is used to meet the 0.754 sq in/ft requirement in this example, the required spacing = (0.306 sq in/ 0.754 sq in/ft) x 12 in/ft = 4.87" Max spacing.
 Required lap length for the provided D30.6 wire is 2'-2" (Lap required for uncoated No. 5 bars, as shown in Item 440).

GENERAL NOTES:
 Designed according to AASHTO LRFD Specifications. Designed to the maximum fill height shown.
 All reinforcing steel shall be Grade 60.
 All concrete shall be Class "C" with these exceptions: use Class "S" for top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface.
 Class "C" concrete shall have a minimum compressive strength of 3,600 psi. Class "S" concrete shall have a minimum compressive strength of 4,000 psi.
 The use of permanent forms is not allowed.
 The bottom edge of the top slab shall be chamfered 3" at the entrance.
 Reinforcing bars shall be adjusted to provide a minimum of 1 1/4" clear cover.
 Construction joints shown at the flow line may be raised a maximum of 6" at the Contractor's option. If this option is used, Bars E may be cut off or raised, and Bars C and D may be reversed.
 See standard SCC-MD for skewed ends, angle sections and lengthening details.

HL93 LOADING SHEET 1 OF 2

Texas Department of Transportation *Bridge Division Standard*

**SINGLE BOX CULVERTS
CAST-IN-PLACE
0' TO 30' FILL**

SCC-5 & 6

FILE: scc56ste.dgn	DN: GAF	CK: LMW	DW: BWH/TxDOT	CK: GAF
TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
TO-12: Added WWR	DIST	COUNTY	SHEET NO.	

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 2
CORPUS CHRISTI, NUECES CO., TX
TXDOT SINGLE BOX CULVERTS CAST-IN PLACE
SCC-5 & 6

DWN:	PLOT SCALE: 1" = 60'	BOX CULV DET
CHK: N. WELSH	SCALE (H): AS SHOWN	COM. NO. TXDOT 5-6' CIP
	SCALE (V): AS SHOWN	JOB NO. 20024
	DATE PLOTTED 08/04/22	SHEET 14 OF 17

BILLS OF REINFORCING STEEL (For Box Length = 40 feet)

QUANTITIES

SECTION DIMENSIONS				FILL HEIGHT	BILLS OF REINFORCING STEEL (For Box Length = 40 feet)																				QUANTITIES																		
					Bars B					Bars C					Bars D					Bars E-#4 at 18" Max		Bars F1-#4		Bars F2-#4 at 18" Max		Bars H 4-#4		Bars K		Per foot of Barrel		Curb		Total									
					S	H	T	U	No.	Size	Spa	Length	Weight	No.	Size	Spa	Length	Weight	"X"	"Y"	No.	Size	Spa	Length	Weight	"Y"	"Z"	No.	Length	Wt	No.	Spa	Length	Wt	No.	Length	Wt	Length	Wt	No.	Wt	Conc (CY)	Reinf (Lb)
5'-0"	2'-0"	7"	7"	26'	194	#5	5"	5'-11"	1,197	162	#5	6"	5'-2"	873	2'-5"	2'-9"	162	#5	6"	5'-4"	901	2'-9"	2'-7"	56	2'-0"	75	8	7"	39'-9"	212	22	39'-9"	584	5'-11"	16	14	40	0.353	96.1	0.5	56	14.6	3,898
5'-0"	2'-0"	8"	7"	30'	194	#5	5"	5'-11"	1,197	194	#4	5"	5'-0"	648	2'-6"	2'-6"	194	#4	5"	4'-9"	616	2'-6"	2'-3"	56	2'-0"	75	4	18"	39'-9"	106	22	39'-9"	584	5'-11"	16	14	40	0.391	80.7	0.5	56	16.1	3,282
5'-0"	3'-0"	7"	7"	26'	194	#5	5"	5'-11"	1,197	194	#4	5"	5'-11"	767	3'-5"	2'-6"	194	#4	5"	4'-8"	605	2'-6"	2'-2"	56	3'-0"	112	8	7"	39'-9"	212	26	39'-9"	690	5'-11"	16	14	40	0.396	89.6	0.5	56	16.3	3,639
5'-0"	3'-0"	8"	7"	30'	194	#5	5"	5'-11"	1,197	194	#4	5"	6'-0"	778	3'-6"	2'-6"	194	#4	5"	4'-9"	616	2'-6"	2'-3"	56	3'-0"	112	4	18"	39'-9"	106	26	39'-9"	690	5'-11"	16	14	40	0.434	87.5	0.5	56	17.9	3,555
5'-0"	4'-0"	7"	7"	26'	194	#5	5"	5'-11"	1,197	194	#4	5"	6'-11"	896	4'-5"	2'-6"	194	#4	5"	4'-8"	605	2'-6"	2'-2"	56	4'-0"	150	8	7"	39'-9"	212	26	39'-9"	690	5'-11"	16	14	40	0.439	93.8	0.5	56	18.1	3,806
5'-0"	4'-0"	8"	7"	30'	194	#5	5"	5'-11"	1,197	194	#4	5"	7'-0"	907	4'-6"	2'-6"	194	#4	5"	4'-9"	616	2'-6"	2'-3"	56	4'-0"	150	4	18"	39'-9"	106	26	39'-9"	690	5'-11"	16	14	40	0.477	91.7	0.5	56	19.6	3,722
5'-0"	5'-0"	7"	7"	26'	194	#5	5"	5'-11"	1,197	194	#4	5"	7'-11"	1,026	5'-5"	2'-6"	194	#4	5"	4'-8"	605	2'-6"	2'-2"	56	5'-0"	187	8	7"	39'-9"	212	30	39'-9"	797	5'-11"	16	14	40	0.483	100.6	0.5	56	19.8	4,080
5'-0"	5'-0"	8"	7"	30'	194	#5	5"	5'-11"	1,197	194	#4	5"	8'-0"	1,037	5'-6"	2'-6"	194	#4	5"	4'-9"	616	2'-6"	2'-3"	56	5'-0"	187	4	18"	39'-9"	106	30	39'-9"	797	5'-11"	16	14	40	0.521	98.5	0.5	56	21.3	3,996
6'-0"	3'-0"	7"	7"	20'	194	#5	5"	6'-11"	1,400	162	#5	6"	6'-6"	1,098	3'-5"	3'-1"	162	#5	6"	5'-8"	957	3'-1"	2'-7"	56	3'-0"	112	10	7"	39'-9"	266	29	39'-9"	770	6'-11"	18	16	45	0.439	115.1	0.5	63	18.1	4,666
6'-0"	3'-0"	8"	7"	26'	162	#6	6"	6'-11"	1,683	162	#5	6"	6'-7"	1,112	3'-6"	3'-1"	162	#5	6"	5'-9"	972	3'-1"	2'-8"	56	3'-0"	112	5	18"	39'-9"	133	29	39'-9"	770	6'-11"	18	16	45	0.484	119.6	0.5	63	19.9	4,845
6'-0"	3'-0"	9"	8"	30'	162	#6	6"	7'-1"	1,724	162	#5	6"	6'-8"	1,126	3'-7"	3'-1"	162	#5	6"	5'-10"	986	3'-1"	2'-9"	56	3'-0"	112	5	18"	39'-9"	133	29	39'-9"	770	7'-1"	19	18	51	0.556	121.3	0.5	70	22.7	4,921
6'-0"	4'-0"	7"	7"	20'	194	#5	5"	6'-11"	1,400	194	#4	5"	7'-3"	940	4'-5"	2'-10"	194	#4	5"	5'-0"	648	2'-10"	2'-2"	56	4'-0"	150	10	7"	39'-9"	266	29	39'-9"	770	6'-11"	18	16	45	0.483	104.4	0.5	63	19.8	4,237
6'-0"	4'-0"	8"	7"	26'	194	#6	5"	6'-11"	2,015	162	#5	6"	7'-7"	1,281	4'-6"	3'-1"	162	#5	6"	5'-9"	972	3'-1"	2'-8"	56	4'-0"	150	5	18"	39'-9"	133	29	39'-9"	770	6'-11"	18	16	45	0.527	133.0	0.5	63	21.6	5,384
6'-0"	4'-0"	9"	8"	30'	162	#6	6"	7'-1"	1,724	162	#5	6"	7'-8"	1,295	4'-7"	3'-1"	162	#5	6"	5'-10"	986	3'-1"	2'-9"	56	4'-0"	150	5	18"	39'-9"	133	29	39'-9"	770	7'-1"	19	18	51	0.605	126.5	0.5	70	24.7	5,128
6'-0"	5'-0"	7"	7"	20'	194	#5	5"	6'-11"	1,400	194	#4	5"	8'-3"	1,069	5'-5"	2'-10"	194	#4	5"	5'-0"	648	2'-10"	2'-2"	56	5'-0"	187	10	7"	39'-9"	266	33	39'-9"	876	6'-11"	18	16	45	0.526	111.2	0.5	63	21.5	4,509
6'-0"	5'-0"	8"	7"	26'	194	#6	5"	6'-11"	2,015	162	#5	6"	8'-7"	1,450	5'-6"	3'-1"	162	#5	6"	5'-9"	972	3'-1"	2'-8"	56	5'-0"	187	5	18"	39'-9"	133	33	39'-9"	876	6'-11"	18	16	45	0.570	140.8	0.5	63	23.3	5,696
6'-0"	5'-0"	9"	8"	30'	194	#6	5"	7'-1"	2,064	162	#5	6"	8'-8"	1,464	5'-7"	3'-1"	162	#5	6"	5'-10"	986	3'-1"	2'-9"	56	5'-0"	187	5	18"	39'-9"	133	33	39'-9"	876	7'-1"	19	18	51	0.654	142.8	0.5	70	26.7	5,780
6'-0"	6'-0"	7"	7"	20'	194	#5	5"	6'-11"	1,400	194	#4	5"	9'-3"	1,199	6'-5"	2'-10"	194	#4	5"	5'-0"	648	2'-10"	2'-2"	56	6'-0"	224	10	7"	39'-9"	266	37	39'-9"	982	6'-11"	18	16	45	0.569	118.0	0.5	63	23.3	4,782
6'-0"	6'-0"	8"	7"	26'	194	#6	5"	6'-11"	2,015	162	#5	6"	9'-7"	1,619	6'-6"	3'-1"	162	#5	6"	5'-9"	972	3'-1"	2'-8"	56	6'-0"	224	5	18"	39'-9"	133	37	39'-9"	982	6'-11"	18	16	45	0.613	148.6	0.5	63	25.0	6,008
6'-0"	6'-0"	9"	8"	30'	194	#6	5"	7'-1"	2,064	162	#5	6"	9'-8"	1,633	6'-7"	3'-1"	162	#5	6"	5'-10"	986	3'-1"	2'-9"	56	6'-0"	224	5	18"	39'-9"	133	37	39'-9"	982	7'-1"	19	18	51	0.704	150.6	0.5	70	28.7	6,092

⑤ For each box size, minimum fill height shown shall be used for all culverts with less than 2'-0" of fill.

Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064 may be used to replace conventional reinforcement shown at the Contractor's option. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" Spacing with WWR.
WWR required = (0.44 sq in/ 0.5') x (60 ksi/70 ksi) = 0.754 sq in/ft.
If D30.6 wire is used to meet the 0.754 sq in/ft requirement in this example, the required spacing = (0.306 sq in/ 0.754 sq in/ft) x 12 in/ft = 4.87" Max spacing.
Required lap length for the provided D30.6 wire is 2'-2" (Lap required for uncoated No. 5 bars, as shown in Item 440).

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:

HL93 LOADING SHEET 2 OF 2

Texas Department of Transportation
Bridge Division Standard

SINGLE BOX CULVERTS CAST-IN-PLACE 0' TO 30' FILL

SCC-5 & 6

FILE: scc56ste.dgn DWE: GAF CK: LMW DW: BWH/TxDOT CK: GAF
 CONT: February 2010 SECT: JOB: HIGHWAY:
 REVISIONS:
 10-12: Added WWR DIST: COUNTY: SHEET NO.:

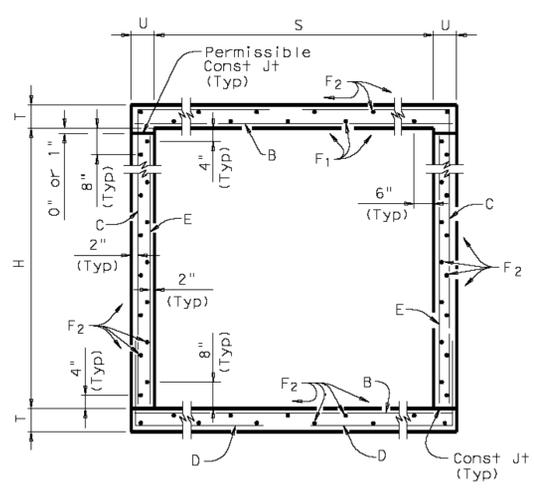


BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

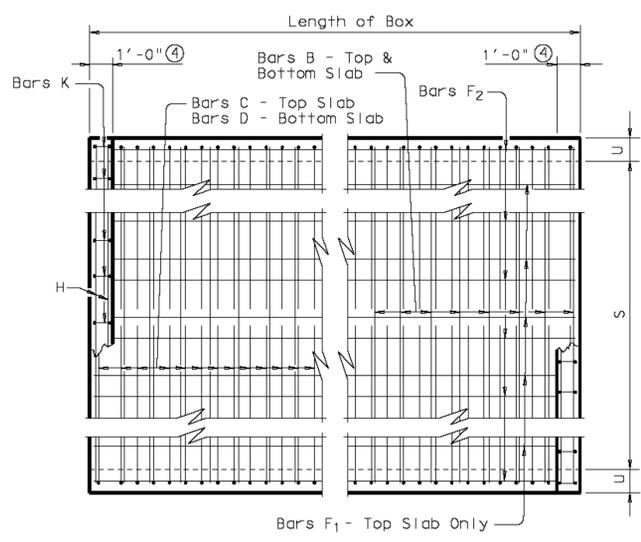
PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES CO., TX
TXDOT SINGLE BOX CULVERTS CAST-IN PLACE
SCC-5 & 6

DWN: N. WELSH PLOT SCALE: 1" = 60' COM. NO. BOX CULV DET TXDOT 5-6' CIP
 SCALE (H): AS SHOWN JOB NO. 20024
 SCALE (V): AS SHOWN SHEET 15 OF 17
 DATE PLOTTED 08/04/22

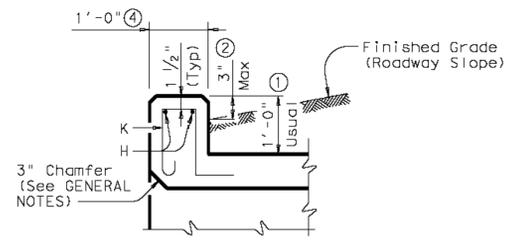
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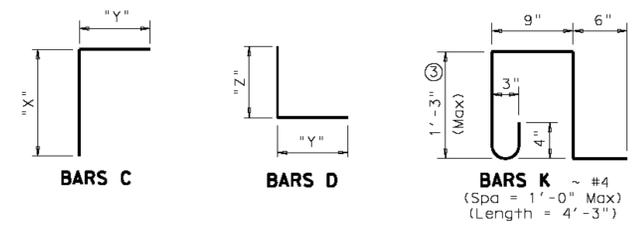
TYPICAL SECTION



PLAN OF REINF STEEL



SECTION THRU CURB



- ① 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standard. For structures with T6 bridge rail, refer to T6-CM standard. For structures with traffic rail, other than T6, refer to RAC standard.
- ② For vehicle safety, the following requirements must be met:
 - For structures without bridge rail, curbs shall project no more than 3" above finished grade.
 - For structures with bridge rail, curbs shall be flush with finished grade.
 Curb heights shall be reduced, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- ③ For curbs less than 1'-0" high, tilt bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, bars K may be omitted.
- ④ 1'-0" typical. 2'-0" when RAC standard is referred to elsewhere in the plans.

Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064 may be used to replace conventional reinforcement shown at the Contractor's option. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" Spacing with WWR.
 WWR required = (0.44 sq in/ 0.5') x (60 ksi/70 ksi) = 0.754 sq in/ft.
 If D30.6 wire is used to meet the 0.754 sq in/ft requirement in this example, the required spacing = (0.306 sq in/ 0.754 sq in/ft) x 12 in/ft = 4.87" Max spacing.
 Required lap length for the provided D30.6 wire is 2'-2" (Lap required for uncoated No. 5 bars, as shown in Item 440).

GENERAL NOTES:
 Designed according to AASHTO LRFD Specifications.
 Designed to the maximum fill height shown.
 All reinforcing steel shall be Grade 60.
 All concrete shall be Class "C" with these exceptions: use Class "S" for top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface.
 Class "C" concrete shall have a minimum compressive strength of 3,600 psi. Class "S" concrete shall have a minimum compressive strength of 4,000 psi.
 The use of permanent forms is not allowed.
 The bottom edge of the top slab shall be chamfered 3" at the entrance.
 Reinforcing bars shall be adjusted to provide a minimum of 1/4" clear cover.
 Construction joints shown at the flow line may be raised a maximum of 6" at the Contractor's option. If this option is used, Bars E may be cut off or raised, and Bars C and D may be reversed.
 See standard SCC-MD for skewed ends, angle sections and lengthening details.

HL93 LOADING SHEET 1 OF 2

Texas Department of Transportation Bridge Division Standard

SINGLE BOX CULVERTS CAST-IN-PLACE 0' TO 30' FILL

SCC-8

FILE: scc08ste.dgn	DN: GAF	CK: LMW	DW: BWH/TxDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
10-12: Added WWR	DIST	COUNTY	SHEET NO.	

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 2
 CORPUS CHRISTI, NUECES CO., TX
 TxDOT SINGLE BOX CULVERTS CAST-IN PLACE
 SCC-8

DWN: _____	PLOT SCALE: 1" = 50'	BOX CULV DET
CHK: N. WELSH	SCALE (H): AS SHOWN	TxDOT B' CIP
	SCALE (V): AS SHOWN	JOB NO. 20024
	DATE PLOTTED 08/04/22	SHEET 16 OF 17

BILLS OF REINFORCING STEEL (For Box Length = 40 feet)

QUANTITIES

SECTION DIMENSIONS				FILL HEIGHT	BILLS OF REINFORCING STEEL (For Box Length = 40 feet)																				QUANTITIES																		
					Bars B					Bars C					Bars D					Bars E-#4 at 18" Max		Bars F1-#4		Bars F2-#4 at 18" Max		Bars H 4-#4		Bars K		Per foot of Barrel		Curb		Total									
					S	H	T	U	No.	Size	Spa	Length	Weight	No.	Size	Spa	Length	Weight	"X"	"Y"	No.	Size	Spa	Length	Weight	"Y"	"Z"	No.	Length	Wt	No.	Spa	Length	Wt	No.	Length	Wt	Length	Wt	No.	Wt	Conc (CY)	Reinf (Lb)
8'-0"	4'-0"	7"	7"	13'	162	#6	6"	8'-11"	2,170	194	#5	5"	8'-8"	1,754	4'-5"	4'-3"	194	#5	5"	6'-10"	1,383	4'-3"	2'-7"	56	4'-0"	150	13	7"	39'-9"	345	32	39'-9"	850	8'-11"	24	20	57	0.569	166.3	0.7	81	23.5	6,733
8'-0"	4'-0"	8"	7"	16'	194	#6	5"	8'-11"	2,598	194	#5	5"	8'-9"	1,770	4'-6"	4'-3"	194	#5	5"	6'-11"	1,400	4'-3"	2'-8"	56	4'-0"	150	6	18"	39'-9"	159	32	39'-9"	850	8'-11"	24	20	57	0.626	173.2	0.7	81	25.7	7,008
8'-0"	4'-0"	9"	8"	20'	194	#6	5"	9'-1"	2,647	194	#5	5"	8'-10"	1,787	4'-7"	4'-3"	194	#5	5"	7'-0"	1,416	4'-3"	2'-9"	56	4'-0"	150	6	18"	39'-9"	159	32	39'-9"	850	9'-1"	24	22	62	0.716	175.2	0.7	86	29.3	7,095
8'-0"	4'-0"	10"	8"	23'	194	#6	5"	9'-1"	2,647	138	#6	7"	8'-11"	1,848	4'-8"	4'-3"	138	#6	7"	7'-6"	1,555	4'-3"	3'-3"	56	4'-0"	150	6	18"	39'-9"	159	32	39'-9"	850	9'-1"	24	22	62	0.774	180.2	0.7	86	31.7	7,295
8'-0"	4'-0"	11"	9"	30'	162	#7	6"	9'-3"	3,063	194	#5	5"	9'-0"	1,821	4'-9"	4'-3"	194	#5	5"	7'-2"	1,450	4'-3"	2'-11"	56	4'-0"	150	6	18"	39'-9"	159	34	39'-9"	903	9'-3"	25	22	62	0.867	188.7	0.7	87	35.4	7,633
8'-0"	5'-0"	7"	7"	13'	162	#6	6"	8'-11"	2,170	194	#5	5"	9'-8"	1,956	5'-5"	4'-3"	194	#5	5"	6'-10"	1,383	4'-3"	2'-7"	56	5'-0"	187	13	7"	39'-9"	345	36	39'-9"	956	8'-11"	24	20	57	0.612	174.9	0.7	81	25.2	7,078
8'-0"	5'-0"	8"	7"	16'	194	#6	5"	8'-11"	2,598	194	#5	5"	9'-9"	1,973	5'-6"	4'-3"	194	#5	5"	6'-11"	1,400	4'-3"	2'-8"	56	5'-0"	187	6	18"	39'-9"	159	36	39'-9"	956	8'-11"	24	20	57	0.669	181.8	0.7	81	27.5	7,354
8'-0"	5'-0"	9"	8"	20'	194	#6	5"	9'-1"	2,647	194	#5	5"	9'-10"	1,990	5'-7"	4'-3"	194	#5	5"	7'-0"	1,416	4'-3"	2'-9"	56	5'-0"	187	6	18"	39'-9"	159	36	39'-9"	956	9'-1"	24	22	62	0.765	183.9	0.7	86	31.3	7,441
8'-0"	5'-0"	10"	8"	23'	194	#6	5"	9'-1"	2,647	194	#5	5"	9'-11"	2,007	5'-8"	4'-3"	194	#5	5"	7'-1"	1,433	4'-3"	2'-10"	56	5'-0"	187	6	18"	39'-9"	159	36	39'-9"	956	9'-1"	24	22	62	0.823	184.7	0.7	86	33.6	7,475
8'-0"	5'-0"	11"	9"	30'	194	#7	5"	9'-3"	3,668	194	#5	5"	10'-0"	2,023	5'-9"	4'-3"	194	#5	5"	7'-2"	1,450	4'-3"	2'-11"	56	5'-0"	187	6	18"	39'-9"	159	38	39'-9"	1,009	9'-3"	25	22	62	0.923	212.4	0.7	87	37.6	8,583
8'-0"	6'-0"	7"	7"	13'	194	#6	5"	8'-11"	2,598	162	#5	6"	10'-8"	1,802	6'-5"	4'-3"	162	#5	6"	6'-10"	1,155	4'-3"	2'-7"	56	6'-0"	224	13	7"	39'-9"	345	40	39'-9"	1,062	8'-11"	24	20	57	0.655	179.7	0.7	81	26.9	7,267
8'-0"	6'-0"	8"	7"	16'	194	#6	5"	8'-11"	2,598	194	#5	5"	10'-9"	2,175	6'-6"	4'-3"	194	#5	5"	6'-11"	1,400	4'-3"	2'-8"	56	6'-0"	224	6	18"	39'-9"	159	40	39'-9"	1,062	8'-11"	24	20	57	0.712	190.5	0.7	81	29.2	7,699
8'-0"	6'-0"	9"	8"	20'	194	#6	5"	9'-1"	2,647	194	#5	5"	10'-10"	2,192	6'-7"	4'-3"	194	#5	5"	7'-0"	1,416	4'-3"	2'-9"	56	6'-0"	224	6	18"	39'-9"	159	40	39'-9"	1,062	9'-1"	24	22	62	0.815	192.5	0.7	86	33.3	7,786
8'-0"	6'-0"	10"	8"	23'	194	#6	5"	9'-1"	2,647	194	#5	5"	10'-11"	2,209	6'-8"	4'-3"	194	#5	5"	7'-1"	1,433	4'-3"	2'-10"	56	6'-0"	224	6	18"	39'-9"	159	40	39'-9"	1,062	9'-1"	24	22	62	0.872	193.4	0.7	86	35.6	7,820
8'-0"	6'-0"	11"	9"	30'	194	#7	5"	9'-3"	3,668	194	#5	5"	11'-0"	2,226	6'-9"	4'-3"	194	#5	5"	7'-2"	1,450	4'-3"	2'-11"	56	6'-0"	224	6	18"	39'-9"	159	42	39'-9"	1,115	9'-3"	25	22	62	0.978	221.1	0.7	87	39.8	8,929
8'-0"	7'-0"	7"	7"	13'	194	#6	5"	8'-11"	2,598	194	#5	5"	11'-8"	2,361	7'-5"	4'-3"	194	#5	5"	6'-10"	1,383	4'-3"	2'-7"	56	7'-0"	262	13	7"	39'-9"	345	40	39'-9"	1,062	8'-11"	24	20	57	0.699	200.3	0.7	81	28.7	8,092
8'-0"	7'-0"	8"	7"	16'	194	#6	5"	8'-11"	2,598	194	#5	5"	11'-9"	2,378	7'-6"	4'-3"	194	#5	5"	6'-11"	1,400	4'-3"	2'-8"	56	7'-0"	262	6	18"	39'-9"	159	40	39'-9"	1,062	8'-11"	24	20	57	0.755	196.5	0.7	81	30.9	7,940
8'-0"	7'-0"	9"	8"	20'	194	#6	5"	9'-1"	2,647	194	#5	5"	11'-10"	2,394	7'-7"	4'-3"	194	#5	5"	7'-0"	1,416	4'-3"	2'-9"	56	7'-0"	262	6	18"	39'-9"	159	40	39'-9"	1,062	9'-1"	24	22	62	0.864	198.5	0.7	86	35.3	8,026
8'-0"	7'-0"	10"	8"	23'	162	#7	6"	9'-1"	3,008	194	#5	5"	11'-11"	2,411	7'-8"	4'-3"	194	#5	5"	7'-1"	1,433	4'-3"	2'-10"	56	7'-0"	262	6	18"	39'-9"	159	40	39'-9"	1,062	9'-1"	24	22	62	0.922	208.4	0.7	86	37.6	8,421
8'-0"	7'-0"	11"	9"	30'	194	#7	5"	9'-3"	3,668	194	#5	5"	12'-0"	2,428	7'-9"	4'-3"	194	#5	5"	7'-2"	1,450	4'-3"	2'-11"	56	7'-0"	262	6	18"	39'-9"	159	42	39'-9"	1,115	9'-3"	25	22	62	1.034	227.1	0.7	87	42.1	9,169
8'-0"	8'-0"	7"	7"	13'	194	#6	5"	8'-11"	2,598	194	#5	5"	12'-8"	2,563	8'-5"	4'-3"	194	#5	5"	6'-10"	1,383	4'-3"	2'-7"	56	8'-0"	299	13	7"	39'-9"	345	44	39'-9"	1,168	8'-11"	24	20	57	0.742	208.9	0.7	81	30.4	8,437
8'-0"	8'-0"	8"	7"	16'	194	#6	5"	8'-11"	2,598	194	#5	5"	12'-9"	2,580	8'-6"	4'-3"	194	#5	5"	6'-11"	1,400	4'-3"	2'-8"	56	8'-0"	299	6	18"	39'-9"	159	44	39'-9"	1,168	8'-11"	24	20	57	0.798	205.1	0.7	81	32.6	8,285
8'-0"	8'-0"	9"	8"	20'	194	#6	5"	9'-1"	2,647	194	#5	5"	12'-10"	2,597	8'-7"	4'-3"	194	#5	5"	7'-0"	1,416	4'-3"	2'-9"	56	8'-0"	299	6	18"	39'-9"	159	44	39'-9"	1,168	9'-1"	24	22	62	0.914	207.2	0.7	86	37.3	8,372
8'-0"	8'-0"	10"	8"	23'	162	#7	6"	9'-1"	3,008	194	#5	5"	12'-11"	2,614	8'-8"	4'-3"	194	#5	5"	7'-1"	1,433	4'-3"	2'-10"	56	8'-0"	299	6	18"	39'-9"	159	44	39'-9"	1,168	9'-1"	24	22	62	0.971	217.0	0.7	86	39.5	8,767
8'-0"	8'-0"	11"	9"	30'	194	#7	5"	9'-3"	3,668	194	#5	5"	13'-0"	2,630	8'-9"	4'-3"	194	#5	5"	7'-2"	1,450	4'-3"	2'-11"	56	8'-0"	299	6	18"	39'-9"	159	46	39'-9"	1,221	9'-3"	25	22	62	1.090	235.7	0.7	87	44.3	9,514

⑤ For each box size, minimum fill height shown shall be used for all culverts with less than 2'-0" of fill.

Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064 may be used to replace conventional reinforcement shown at the Contractor's option. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" Spacing with WWR.
WWR required = (0.44 sq in/ 0.5') x (60 ksi/70 ksi) = 0.754 sq in/ft.
If D30.6 wire is used to meet the 0.754 sq in/ft requirement in this example, the required spacing = (0.306 sq in/ 0.754 sq in/ft) x 12 in/ft = 4.87" Max spacing.
Required lap length for the provided D30.6 wire is 2'-2" (Lap required for uncoated No. 5 bars, as shown in Item 440).

DISCLAIMER: This standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:

HL93 LOADING SHEET 2 OF 2

Texas Department of Transportation Bridge Division Standard

SINGLE BOX CULVERTS CAST-IN-PLACE 0' TO 30' FILL

SCC-8

FILE: scc08ste.dgn	DR: GAF	CR: LMW	DW: BWH/TXDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
10-12: Added WWR	DIST	COUNTY	SHEET NO.	



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

PUBLIC IMPROVEMENTS TO
KING'S LANDING UNIT 2
CORPUS CHRISTI, NUECES CO., TX
TXDOT SINGLE BOX CULVERTS CAST-IN PLACE
SCC-8

DWN: N. WELSH	PLOT SCALE: 1" = 50'	BOX CULV DET
	SCALE (H): AS SHOWN	TXDOT B' CIP
	SCALE (V): AS SHOWN	JOB NO. 20024
	DATE PLOTTED 08/04/22	SHEET 17 OF 17

EXHIBIT 4

NIXON M. WELSH, P.E., R.P.L.S.
Email: NixMW@aol.com

BASS WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

3054 S. Alameda St.

20024-PCE-12"
08/25/2022

KING'S LANDING UNIT 2
REIMBURSEMENT COST ESTIMATE
12" GRID MAIN
WATER IMPROVEMENTS REIMBURSABLE BY CITY

WATER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1 12" PVC PIPE	508	LF	106.00	53,848.00
2 12" CAP TAPPED FOR 2"	1	EA	2,200.00	2,200.00
3 12" TEE	4	EA	2,300.00	9,200.00
4 12" GATE VALVE W/BOX	1	EA	4,200.00	4,200.00
5 FIRE HYDRANT ASSEMBLY	1	EA	8,200.00	8,200.00
6 6" 90° EL	1	EA	800.00	800.00
7 6" DIA X 30" PVC PIPE NIPPLE	3	EA	775.00	2,325.00
8 6" GATE VALVE W/BOX	1	EA	3,400.00	3,400.00

SUBTOTAL 84,173.00

7.5% ENGINEERING, SURVEYING & TESTING 6,312.98

SUBTOTAL \$90,485.98

LESS WATER LOT FEE -22,568.00

TOTAL AMMOUNT REIMBURSABLE \$67,917.98



A handwritten signature in blue ink that reads "Nixon M. Welsh".

EXHIBIT 5



DISCLOSURE OF INTERESTS

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

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: PO 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)

N/A

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

N/A

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

N/A

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

N/A

CERTIFICATE (To Be Notarized)

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 (Moses) Mostaghasi

Title: General Partner

(Print)

Signature of Certifying Person: 

Date: 8-29-22



DEFINITIONS

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

- a. "Board Member". A member of any board, commission or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Employee". Any person employed by the City of Corpus Christi, Texas, either on a full or part time basis, but not as an independent contractor.
- c. "Firm". Any entity operated for economic gain, whether professional, industrial or commercial and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust and entities which, for purposes of taxation, are treated as non-profit organizations.
- d. "Official". The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads and Municipal Court Judges of the City of Corpus Christi, Texas.
- e. "Ownership Interest". Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. "Constructively held" refers to holding or control established through voting trusts, proxies or special terms of venture or partnership agreements.
- f. "Consultant". Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.