

**WASTEWATER TRUNK LINE SYSTEM  
CONSTRUCTION AND REIMBURSEMENT AGREEMENT**

**STATE OF TEXAS           §**  
  **§**  
**COUNTY OF NUECES       §**

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

**WHEREAS**, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on **September 20, 2023** to develop a tract of land, to wit approximately **24.86** acres known as **King's Landing Unit 9 Subdivision located north of the Lady Alexa Dr. and Lady Claudia St. intersection** as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

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

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

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

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

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

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

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

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

1. TRUSTEE LIABILITY.

- a. The City is executing this agreement as trustee of the Wastewater Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and sewer service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or make any appropriation or donation to the same, or in anywise loan its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of this agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose and it is expressly agreed that any judgment will only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.
- b. The Wastewater Sanitary Sewer Trunk Line Trust Fund was established by Ordinance No. 17396 to encouraging the orderly development of subdivisions within and surrounding the City of Corpus Christi, Texas and continues pursuant Texas Local Government Code §395.001(4)(C). The revenue generated for funding and continuation of the Wastewater Sanitary Sewer Trunk Line Trust Fund is subject to legislation of the State of Texas and the City of Corpus Christi. Nothing in this agreement guarantees neither the continuation nor future revenues of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The City is not liable for modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund. The Developer/Owner agrees that any modification or termination of the Wastewater Sanitary Sewer Trunk Line Trust Fund is a legislative action and does not constitute a breach of trust, an act of bad faith, an intentional or reckless indifference to the interest of a beneficiary, or a profit derived by the trustee from a breach of trust.

2. PLANS AND SPECIFICATIONS.

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

Kings Landing Unit 9 - Cost Sheet

SANITARY SEWER ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	15 INCH PVC PIPE	174	LF	\$195.00	\$33,930.00
2	FIBERGLASS MANHOLE	1	EA	\$20,000.00	\$20,000.00
3	DEEP CUT CONNECTION	1	EA	\$10,000.00	\$10,000.00
					\$63,930.00

MISC ITEMS					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	174	LF	\$9.00	\$1,566.00
					\$1,566.00
SUBTOTAL					\$65,496.00
ENGINEERING, SURVEYING, & TESTING (11%)					\$7,204.56
CONTINGENCY (7%)					\$4,584.72
<b>TOTAL</b>					<b>\$77,285.28</b>

- b. The plan must be in compliance with the City's master plans.
- c. The plans and specifications must comply with the City's Wastewater Standards Detail Sheets and Standard Specifications.
- d. Before the Developer/Owner starts construction, the plans and specifications must be approved by the City's Development Services Engineer

### 3. REIMBURSEMENT.

- a. The cost for the Wastewater Improvements is \$77,285.28. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund and the appropriation of funds, the City will reimburse the developer, the reasonable actual cost of the Wastewater Improvements up to an amount not to exceed \$77,285.28 as shown in the attached **Exhibit 4**, the contents of such exhibit being incorporated by reference into this Agreement.
- b. Subject to the conditions for reimbursement from the Wastewater Trunk Line System Trust Fund per the UDC and this agreement, the City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30 days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.
- c. Cost-supporting documentation to be submitted shall include:
  - 1. Summary of Costs and Work Performed on Form provided by the Development Services Department.
  - 2. Contractor and professional services invoices detailing work performed.
  - 3. The first reimbursement request requires submittal of invoices for work performed. Future disbursements shall provide evidence of payment by the developer/owner through a cancelled check or bank ACH for the previous submittal. The final reimbursement request shall require evidence that all invoices to date have been paid.
- d. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.
- e. The final 5% of the total contract reimbursement amount will be held as retainage until such time the City issues acceptance of public infrastructure in accordance with Unified Development Code.
- f. In the event that this Agreement is terminated by the City as a result of an uncured default by the Developer/Owner and at a time when there has been a partial completion and/or partial payment for the improvements, then the City shall only

reimburse the Developer/Owner for its costs that were legitimately incurred towards the completion of the improvements that have been inspected and accepted by the City up to the time that the uncured default occurred.

4. PAYMENTS, CREDITS, AND DEFERRED REIMBURSEMENT.

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

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

6. NOTICES.

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

1. If to the Developer/Owner:

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

2. If to the City:

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

with a copy to:

City of Corpus Christi  
Attn: Assistant City Manager, Business Support Services  
1201 Leopard Street 78401  
P. O. Box 9277  
Corpus Christi, Texas 78469-9277

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

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

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

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

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

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

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

12. DEFAULT. The following events shall constitute default:

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

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

- c. Developer/Owner fails to award a contract for the construction of the project, according to the approved plans and specifications, by the 70th calendar day after the date of approval by City Council.
- d. Developer/Owner's contractor does not reasonably pursue construction of the Wastewater Improvements under the approved plans and specifications.
- e. Developer/Owner's contractor fails to complete construction of the Wastewater Improvements, under the approved plans and specifications as provided in section 4 of this agreement.
- f. Either the City or the Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

13. NOTICE AND CURE.

- a. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver notice of the default, in writing, to the defaulting party stating, in sufficient detail, the nature of the default and the requirements to cure such default.
- b. After delivery of the default notice, the defaulting party has 15 business days from the delivery of the default notice ("Cure Period") to cure the default.
- c. In the event the default is not cured by the defaulting party within the Cure Period, then the non-defaulting party may pursue its remedies in this section.
- d. Should Developer/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to Developer/Owner, at the address stated in section 6, of the need to perform the obligation or duty, and should Developer/Owner fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to Developer/Owner by reducing the reimbursement amount due Developer/Owner.
- e. In the event of an uncured default by the Developer/Owner, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:
  - 1. Terminate this Agreement after the required notice and opportunity to cure the default;
  - 2. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
  - 3. Perform any obligation or duty of the Developer/Owner under this Agreement and charge the cost of such performance to the Developer/Owner. The Developer/Owner shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer/Owner receives notice of the cost of performance. In the event the Developer/Owner pays the City under the preceding sentence and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

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

14. FORCE MAJEURE.

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

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

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

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

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

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

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

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

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

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

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



**fees charged by (i) attorneys, (ii) environmental consultants, (iii) engineers, (iv) surveyors, and (v) expert witnesses.**

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

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

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

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

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

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

Form 1295 must be electronically filed with the Texas Ethics Commission at [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm). The form must then be printed, signed, notarized and filed with the City. For more information, please review the Texas Ethics Commission Rules at <https://www.ethics.state.tx.us/legal/ch46.html>.

23. CONFLICT OF INTEREST. Developer/Owner agrees to comply with Chapter 176 of the Texas Local Government Code and file Form CIQ with the City Secretary's Office, if required. For more information and to determine if you need to file a Form CIQ, please review the

information on the City Secretary's website at <http://www.cctexas.com/government/city-secretary/conflict-disclosure/index>

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

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

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

**EXECUTED IN ONE ORIGINAL** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Michael Dice  
Director of Development Services

**APPROVED AS TO LEGAL FORM:**

\_\_\_\_\_  
Buck Brice (Date)  
Deputy City Attorney  
For City Attorney

**DEVELOPER/OWNER:**

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

By: \_\_\_\_\_  
**Moses Mostaghasi  
General Partner**

**STATE OF TEXAS                    §  
   §  
COUNTY OF \_\_\_\_\_       §**

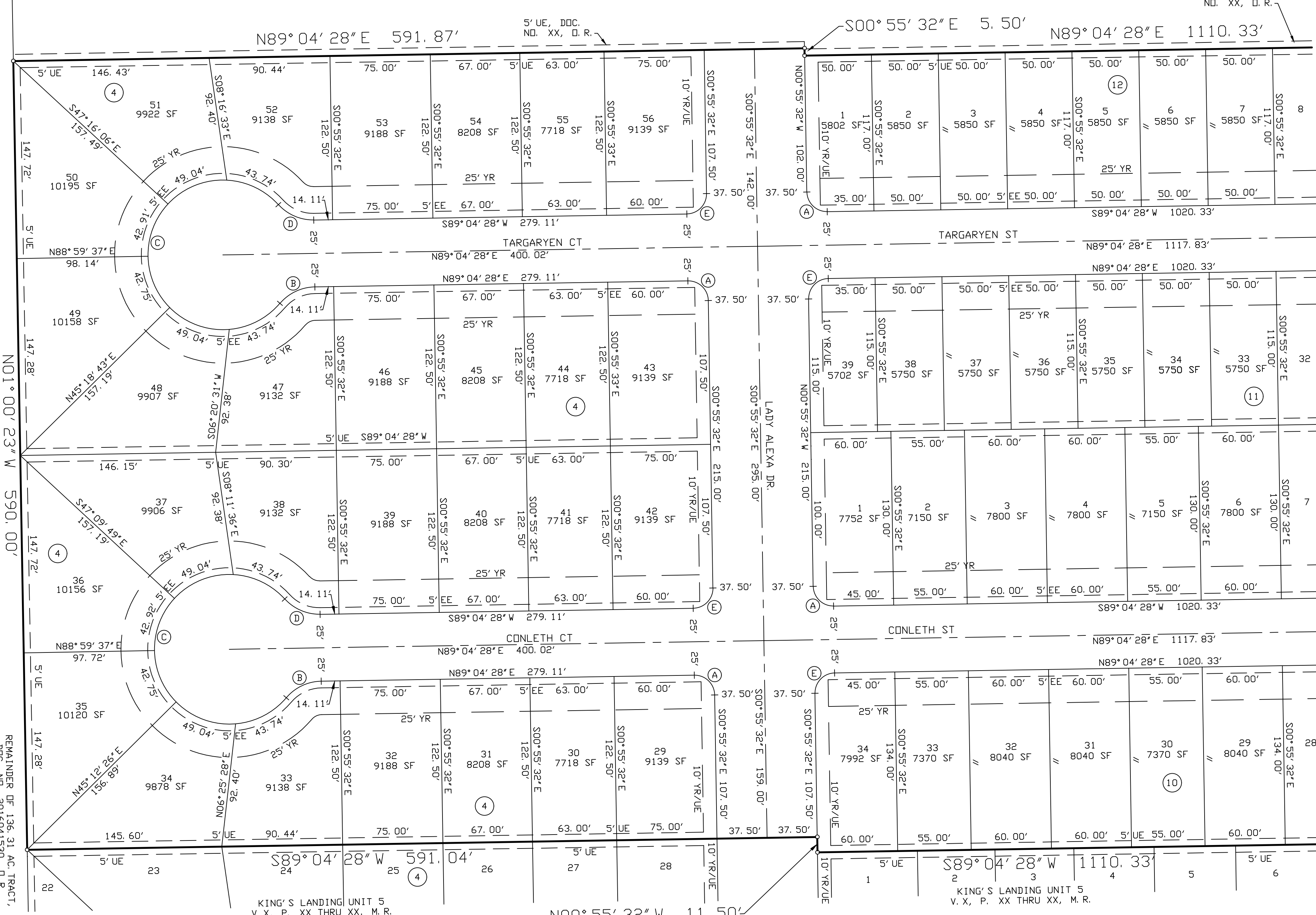
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by **Moses Mostaghasi, General Partner of MPM Development, LP**, a General Partner, on behalf of said corporation.

\_\_\_\_\_  
Notary Public's Signature

# EXHIBIT 1

PORTION OF A 130.570 ACRE TRACT, DDC. 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, MFM DEVELOPMENT, LP

5' UE, DDC. NO. XX, D.R.



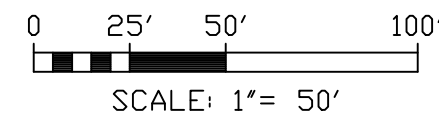
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T=15.00'  
L=23.56'  
CB=S45° 55' 32" E  
CH=21.21'
  - (B) D=48° 45' 01"  
R=35.00'  
T=15.86'  
L=29.78'  
CB=N64° 41' 57" E  
CH=28.89'
  - (C) D=277° 30' 03"  
R=56.00'  
T=49.11'  
L=271.22'  
CB=S00° 55' 32" E  
CH=73.85'
  - (D) D=48° 45' 01"  
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T=15.86'  
L=29.78'  
CB=N66° 33' 01" W  
CH=28.89'
  - (E) D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=S44° 04' 28" W  
CH=21.21'
  - (F) D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=N45° 55' 32" W  
CH=21.21'
  - (G) D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=N44° 04' 28" E  
CH=21.21'

REMAINDER OF 136.31 AC. TRACT, DDC. NO. 2016041530, D.R., SARATOGA APARTMENTS, LLC

REMAINDER OF 136.31 AC. TRACT, DDC. NO. 2016041530, D.R., SARATOGA APARTMENTS, LLC

CONTINUED ON SHEET 3

CONTINUED ON SHEET 3



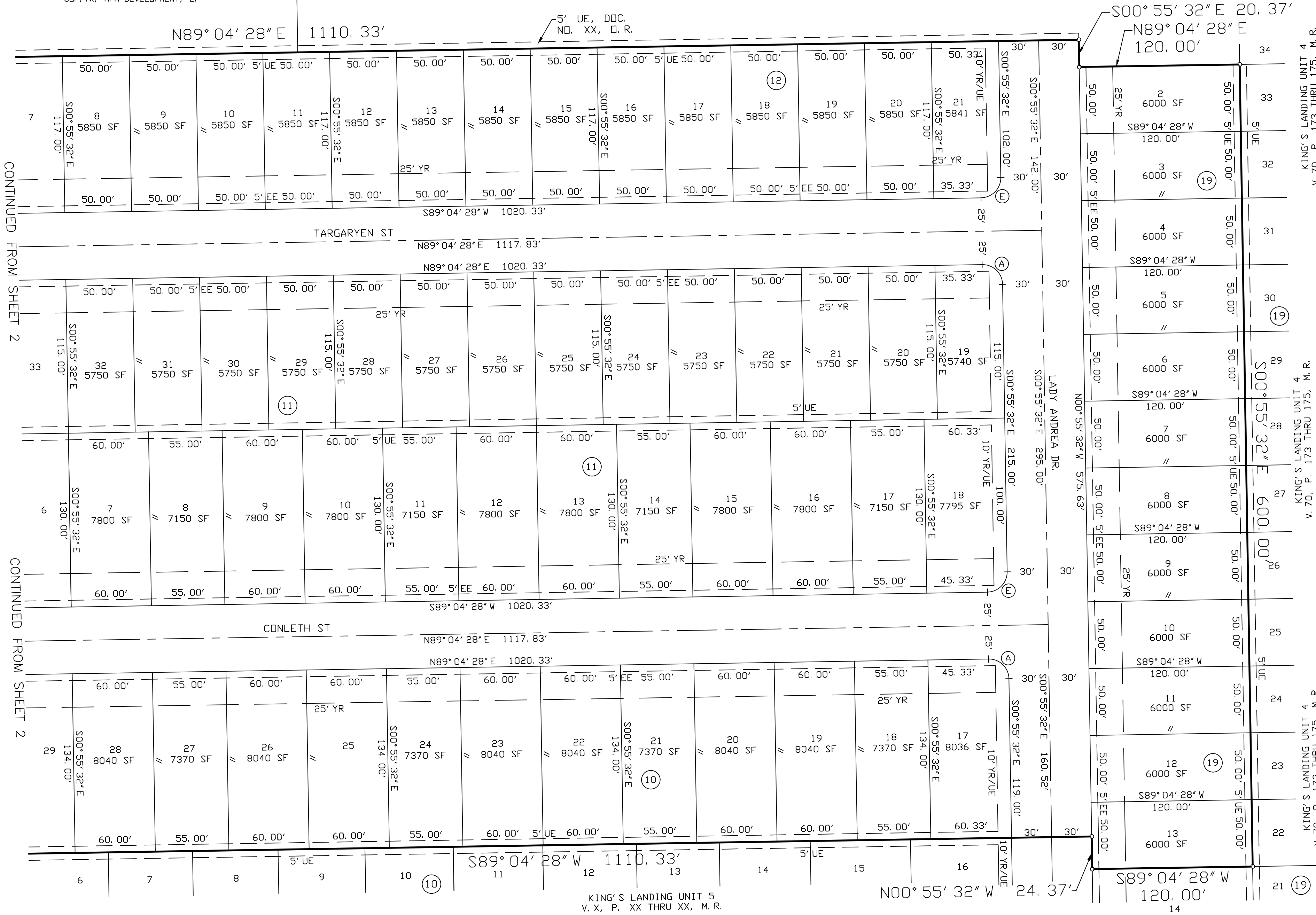
PLAT OF  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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: 05/20/24  
CMP. NO. PLAT-SHT2  
JOB NO.: 23014  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
SHEET 2 OF 3

PORTION OF A 130.570 ACRE TRACT, DDC. 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, 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

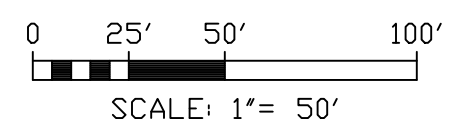


KING'S LANDING UNIT 4  
V. 70, P. 173 THRU 175, M. R.

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

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

**CURVE DATA**  
 (A) D=90° 00' 00"  
 R=15.00'  
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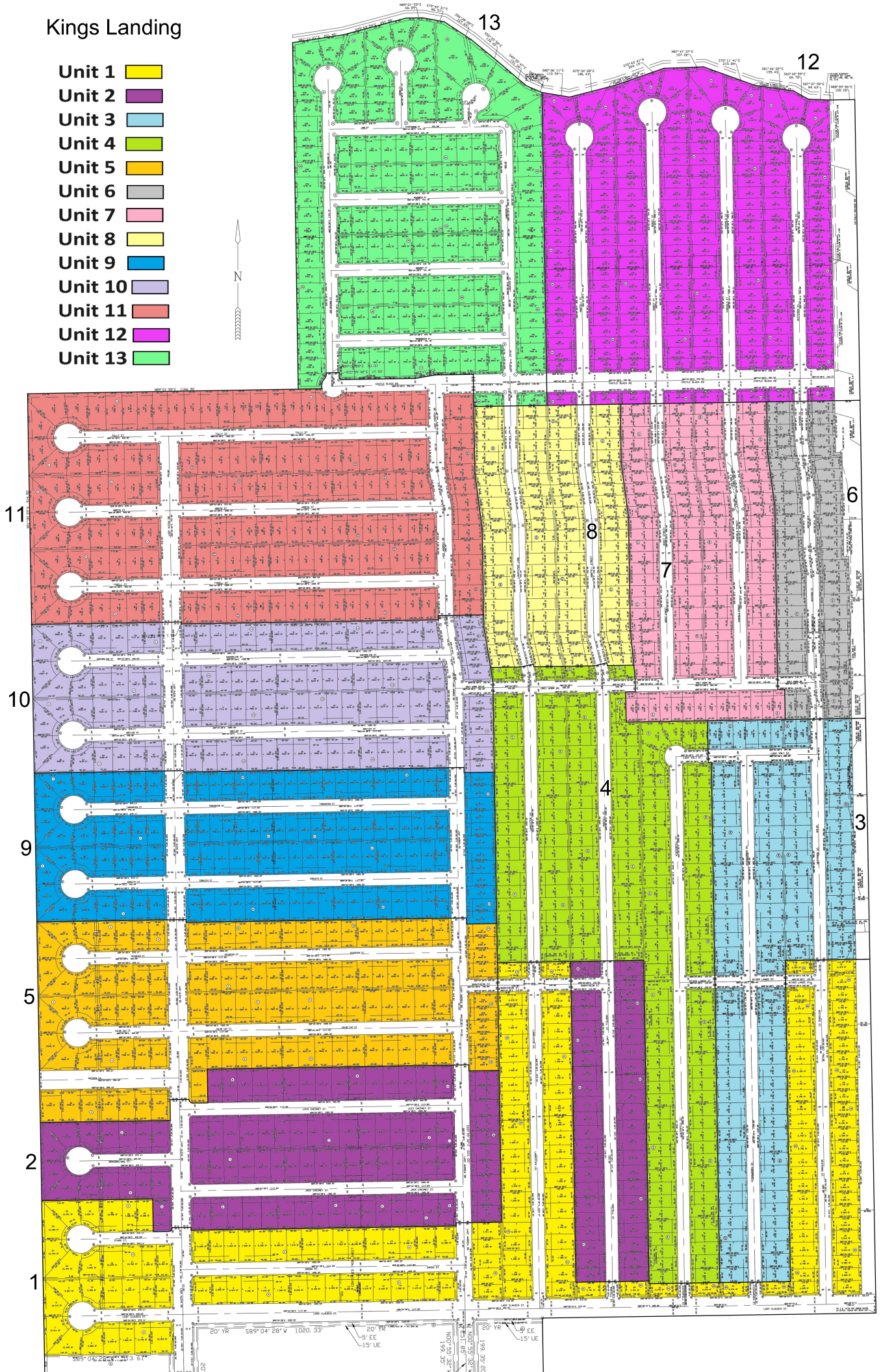
PLAT OF  
 KING'S LANDING UNIT 9  
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

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: 05/20/24  
 COMP. NO.: PLAT-SHT3  
 JOB NO.: 23014  
 SCALE: 1" = 50'  
 PLAT SCALE: SAME  
 SHEET 3 OF 3

# Kings Landing

- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 6
- Unit 7
- Unit 8
- Unit 9
- Unit 10
- Unit 11
- Unit 12
- Unit 13



20' YR S89°04'28"W 1020.33'  
20' YR 9° EE 15' UE  
20' YR 9° EE 15' UE  
20' YR 9° EE 15' UE



# EXHIBIT 2



## UDC Agreement Application

Date of Application: 12-5-24

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

Approved Plat Name: Kings Landing Unit 9 (PL7943)

Public Improvement Type: Sanitary Sewer Reimbursement

Approved Public Improvement Plans: Y [ ] N [ ]

Cost Estimate for Public Improvements: \$77,285.28

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

### Contact Information

Name: Mossa (Moses) Mostaghasi

E-mail address: mothepro99@aol.com

Phone Number: 361-774-3832

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

Company Name entering into the agreement: MPM Development, LP

Company Address: PO Box 331308 Corpus Christi, TX 78463

A handwritten signature in blue ink, appearing to be "Mossa".

General Partner

Applicant's Signature & Title

Submit Application Electronically to:  
[contractsandagreements@cctexas.com](mailto:contractsandagreements@cctexas.com)

Mail to:

Development Services

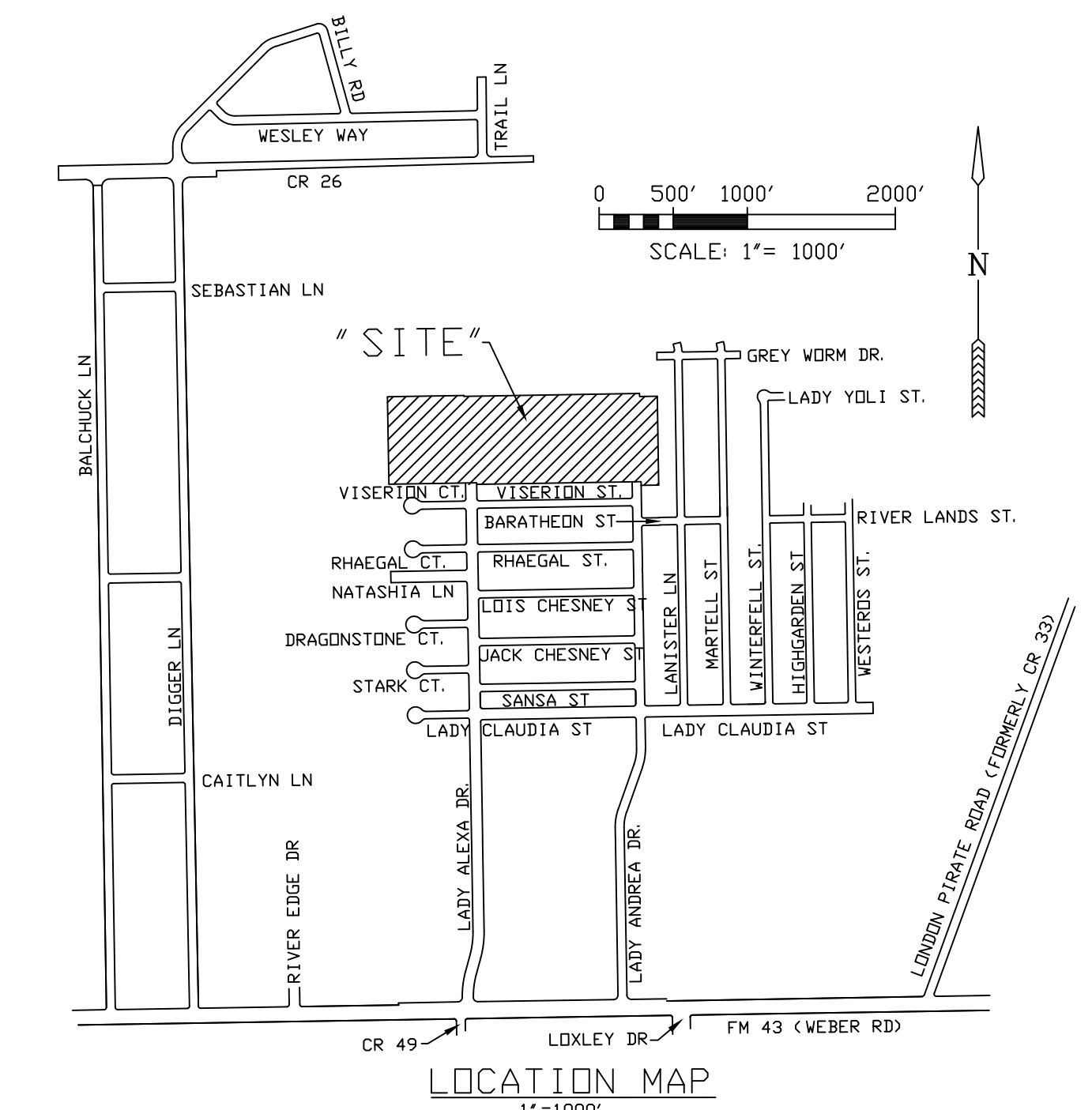
Attn: Business Manager

2406 Leopard St. Suite 100

Corpus Christi, Texas 78408

# EXHIBIT 3

# PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9, CORPUS CHRISTI, NUECES COUNTY, TEXAS



## CITY STANDARD SPECIFICATIONS

THE FOLLOWING CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS OF WHICH CAN BE OBTAINED FROM THE CITY OF CORPUS CHRISTI WEBSITE ([WWW.CCTEXAS.COM](http://WWW.CCTEXAS.COM)) 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

## PAVING, GRADING AND DRAINAGE NOTES

- THE OUTER 2' OF ALL STREET PAVING AND WALKS ARE SHOWN POCHED (SHADED). EXISTING C&G AND/OR PAVING SHOWN WITH DASHED LINES (TYPICAL).
- 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 AND 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, GATH FILL FOR LOTS, WHERE REQUIRED, SHALL BE PLACED IN 8" (MAX.) LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN 3% +/- OF OPTIMUM MOISTURE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS FOR PCCP, RCCP AND WALKS. 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 OR CONTRACTOR MAY SUBSTITUTE HIGH PIPE THROUGHOUT SUBJECT WITH DIRECTOR OF PUBLIC WORKS APPROVAL. 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 ALIGNMENT SHALL PARALLEL ADJACENT RIGHT-OF-WAY LINES EXCEPT WHERE INDICATED OTHERWISE.
- ALL CURBS RETURNS AT STREET INTERSECTIONS SHALL BE 20' RBC EXCEPT FOR THE RETURNS AT THE WEST SIDE OF LADY ALEXA DRIVE WHICH SHALL BE 22' RBC.
- CONSTRUCT PROPOSED CURB RAMPS AT ALL STREET INTERSECTIONS AND AS SHOWN AND ACCORDING TO CITY CURB RAMP STANDARD 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.
- ADA CURB RAMPS - THE CITY NO LONGER ALLOWS THE PAVER OPTION AT CURB RAMPS. THE CONTRACTOR SHALL INSTALL COMPOSITE TACTILE WARNING PANELS AT ALL ADA CURB RAMPS.
- THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0505G (10/13/2022).
- PAY FOR TIED SIDEWALK AS "SIDEWALK" (NO SEPARATE PAY FOR TIED SIDEWALK).

## SANITARY SEWER NOTES

- SET ENDS OF SERVICE LINES MD LOT FRONTAGE UNLESS SHOWN OTHERWISE. SANITARY SEWER STATIONING IS MEASURED ALONG THE CENTER LINE OF PROPOSED STREETS. EXISTING SS LINES ARE SHOWN LIGHT/DASHED. PROPOSED SS LINES ARE SHOWN CONTINUOUS/HEAVY.
- ALL SANITARY SEWER MANHOLES SHALL BE FIBERGLASS, 48" MINIMUM DIAMETER UNLESS SHOWN OTHERWISE, 0.5" (MINIMUM) WALL AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. MANHOLE RINGS AND COVERS SHALL NOT BE IN THE CURB LINE. MANHOLES IN ROADWAYS TO BE HS-20 TRAFFIC RATED.
- ALL GRAVITY SEWER PIPES 8" THRU 18" SHALL BE PVC SDR 26 PER CITY CONSTRUCTION SPECS AND SHALL BE BEDDED IN SAND WITH 10 TO 12" BELOW AND 6" TO SIDES OF PIPE (FULL HEIGHT OF PIPE), IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. BED 4" AND SMALLER PIPES IN EARTH FROM THE EXCAVATION.
- NO SEPARATE PAY FOR ANY DE-WATERING OR SPECIAL EMBEDMENT REQUIRED FOR 8", 10" & 12" SANITARY SEWER PIPES AND MANHOLES.
- THE WORDS SANITARY SEWER SHALL MEAN WASTE WATER AND VICE VERSA.
- WW USE 104 LOTS X 3.5 PERS/LOT X 80 GPCPD X PF 4 = 0.12 MGD.

## LEGEND - EXISTING FACILITIES AND APPURTENANCES

AP	ASPHALT PAVEMENT
(1)	BLOCK NO. 1
6" C & G	6" R/C CURB AND GUTTER
4' CW	4' R/C WALK
D.E.	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
M.R.	MAP RECORDS
18" RCP	18" REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY LINE
R/W	RIGHT-OF-WAY LINE
8"SS	8" SANITARY SEWER LINE
U.E.	UTILITY EASEMENT
8" W	8" WATER LINE
Y.R.	YARD REQUIREMENT
	SPOT ELEVATION POINT OF "X"

## 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

- EXISTING WATER LINES ARE SHOWN DASHED/LIGHT. PROPOSED WATER LINES ARE SHOWN CONTINUOUS/HEAVY IN PLAN AND DOTTED/HEAVY IN PROFILE.
- 2" TEMPORARY WATER LINES SHALL BE SCHEDULE 40 PVC SOLVENT WELDED JOINTS. NO SEPARATE PAY FOR 2" FITTINGS NOR 2" X 6" CONNECTOR STRAPS.
- 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 C900 DR18 PVC WITH DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BEDDED IN (ENCASED IN) SAND TO 6" ALL AROUND PIPE.
- 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 REQUIREMENTS SET FORTH BY THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL. FIRE HYDRANTS WILL BE LOCKED ONTO VALVE BY USE OF RETAINER GLANDS ON DIP.
- CONTRACTOR SHALL VERIFY ADEQUATE JOINT RESTRAINT FOR ALL PIPE, FITTINGS AND VALVES PRIOR TO ANY WATER CONSTRUCTION.
- WATER USE 3 GPM/LOT X 104 LOTS X 60 MIN/HR X 24 HR/DAY = 0.45 MGD.
- LINE LOCATOR TAPE AND TRACER WIRE ARE TO BE INSTALLED WITH PROPOSED WATER LINES PER ID# 4.09A-B.
- RAISED BLUE PAVEMENT MARKERS IN ACCORDANCE WITH THE LATEST VERSION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" SHALL BE INSTALLED IN THE CENTER OF STREETS AT FHS AS SHOWN (NO SEPARATE PAY)

## 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).

## STREET LIGHTS - MOUNTING HEIGHT 25' TO 28'

## LEGEND - PROPOSED FACILITIES AND APPURTENANCES

BB	BACK OF CURB TO BACK OF CURB	R/BPM	RAISED BLUE PAVEMENT MARKER, SEE WATER NOTES BELOW.
CL	CENTERLINE	RCC	ROLLER COMPACTED CONCRETE
CW	R/C CONCRETE WALK	7" RCCP	ROLLER COMPACTED CONCRETE PAVING 7" THICK
DCSC	DEEP CUT SERVICE CONNECTION (SAN. SEWER)	RCP	REINFORCED CONCRETE PIPE
→	DRAINAGE DIRECTION OR DIMENSION ARROW	RT	RIGHT
(13.45)	FINISHED GROUND ELEVATION	S = 0.3%	LONGITUDINAL SLOPE
◆	FIRE HYDRANT SYMBOL	SS	SANITARY SEWER
FL	FLOW LINE OR INVERT ELEVATION	SSF	SEDIMENTATION SCREENING FENCE ALSO KNOWN AS SILT FENCE OR TEMPORARY SEDIMENT CONTROL FENCE
FW	FINISHED WALK ELEVATION	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK (CHANGE OF DRAINAGE DIRECTION OR SLOPE)	SSS	SANITARY SEWER SERVICE (PIPE & FITTINGS, 4" AND 6")
HPPP	HIGH DENSITY POLYETHYLENE PIPE	STPS	STOP SIGN
LT	LEFT	TC	TOP OF CURB
MBC	MULTIPLE BOX CULVERT (R/C)	TSW	TIED SIDEWALK
MH	MANHOLE	I	WATER VALVE SYMBOL
PC	POINT OF CURVATURE (BEGINNING OF CURVE)	WSD	DOUBLE WATER SERVICE (1" PIPE, FITTINGS, CORPORATION STOP AND ANGLE METER VALVES)
PT	POINT OF TANGENCY (END OF CURVE)	WSS	SINGLE WATER SERVICE (1" PIPE, FITTINGS, CORPORATION STOP AND ANGLE METER VALVE)
R/C	REINFORCED PORTLAND CEMENT CONCRETE		
7" PCPP	PORTLAND CEMENT CONCRETE PAVING, CAST IN PLACE, STEEL REINFORCED, 7" THICK		



## 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) 826-3240.
- 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 INSPECTORS.
- 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 DIVISION.
- 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 CFL TO DETERMINE THE LOCATION OF CASINGS REQUIRED BY AEP.
- SUBSIDIARY WORK: IN THE COURSE OF FURNISHING OR CONSTRUCTING A COMPLETE WORK OR IMPROVEMENT, CERTAIN WORK MAY BE NECESSARY WHICH IS SUBSIDIARY TO THE ITEMS WHICH ARE ESTABLISHED AS PAY ITEMS. SOME SUCH SUBSIDIARY WORK MAY BE SHOWN AND SPECIFIED IN DETAIL IN THE PLANS AND SPECIFICATIONS. OTHER WORK MAY BE LESS COMPLETELY SHOWN, AND OTHER SUCH WORK WHICH IS ENTIRELY NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK AS A WHOLE MAY NOT BE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO CARRY OUT ALL SUCH SUBSIDIARY WORK AS IF FULLY SHOWN, AND THE COST OF SUCH WORK SHALL BE MADE SUBSIDIARY TO THE ESTABLISHED PAY ITEM.
- ALL CONSTRUCTION PROCEDURES, TESTING PROCEDURES AND CONSTRUCTION MATERIALS AND APPURTENANCES SHALL ADHERE AND BE IN COMPLIANCE OF THE LATEST REVISIONS OF THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL, UNIFIED DEVELOPMENT CODE, CODE OF ORDINANCES, TCEQ AND ANY OTHER LOCAL, STATE AND FEDERAL CODE OFF JURISDICTION OF THIS PROJECT FOR THE DURATION OF THE PROJECT.
- THESE PLANS HAVE BEEN DEVELOPED AND ENGINEERED TO MEET ALL LOCAL, STATE AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTION OF THE ID# CODE OF ORDINANCES CODE, ICC, TCEQ TO THE BEST OF THE EOR'S KNOWLEDGE AT THE TIME OF SIGNING AND SEALING. THESE PLANS HAVE ALSO BEEN THOROUGHLY REVIEWED BY CITY ENGINEERS.

## 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	STREET SIGN AND LIGHT POLE PLAN, ESTIMATE SUMMARY AND BARRICADE DETAILS
SHEET 7	STREET SIGN AND LIGHT POLE PLAN
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SHEET 9	PCCP AND RCCP JOINTING PLAN
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SHEET 21	OFFSITE DRAINAGE PLAN AND PROFILE
SHEET 22	OFFSITE DRAINAGE PLAN AND PROFILE

## RELEASED FOR CONSTRUCTION



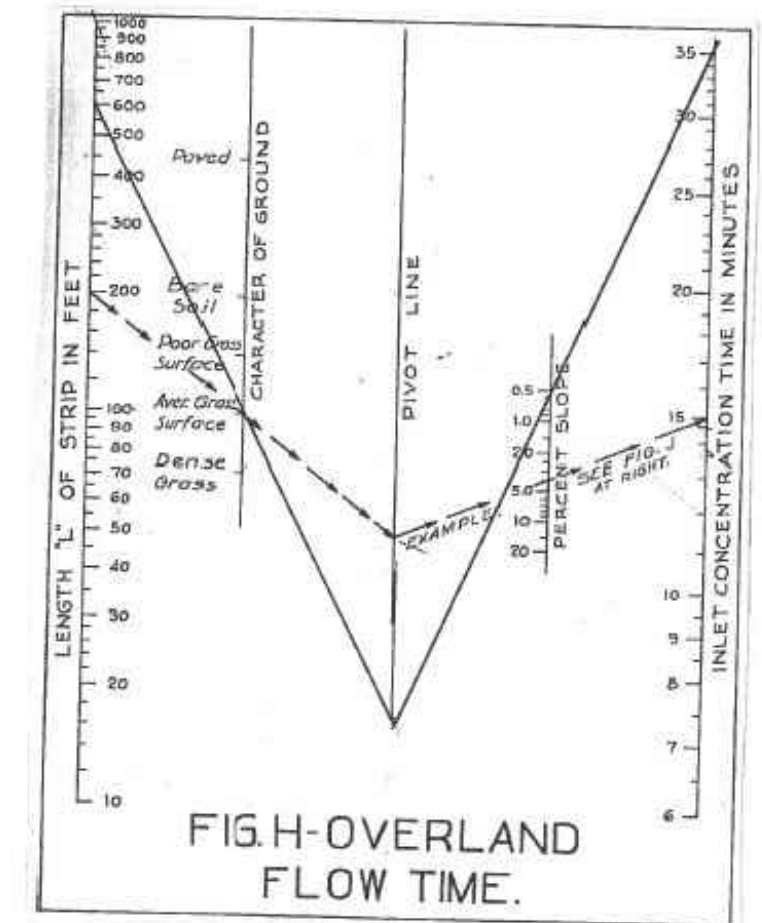
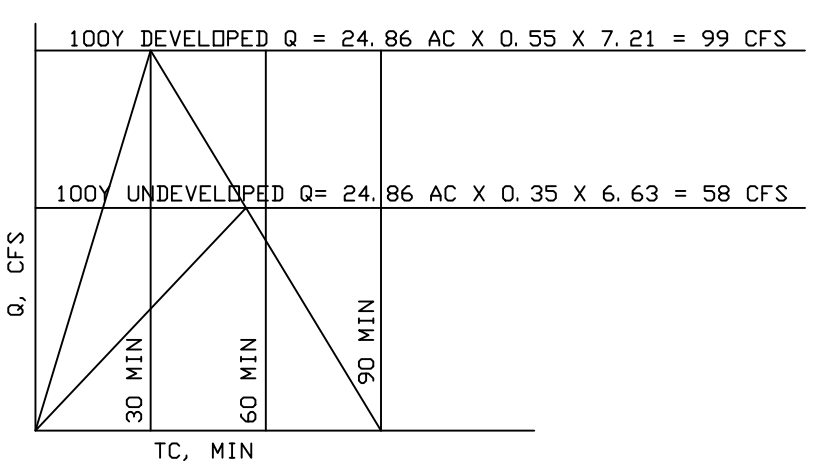
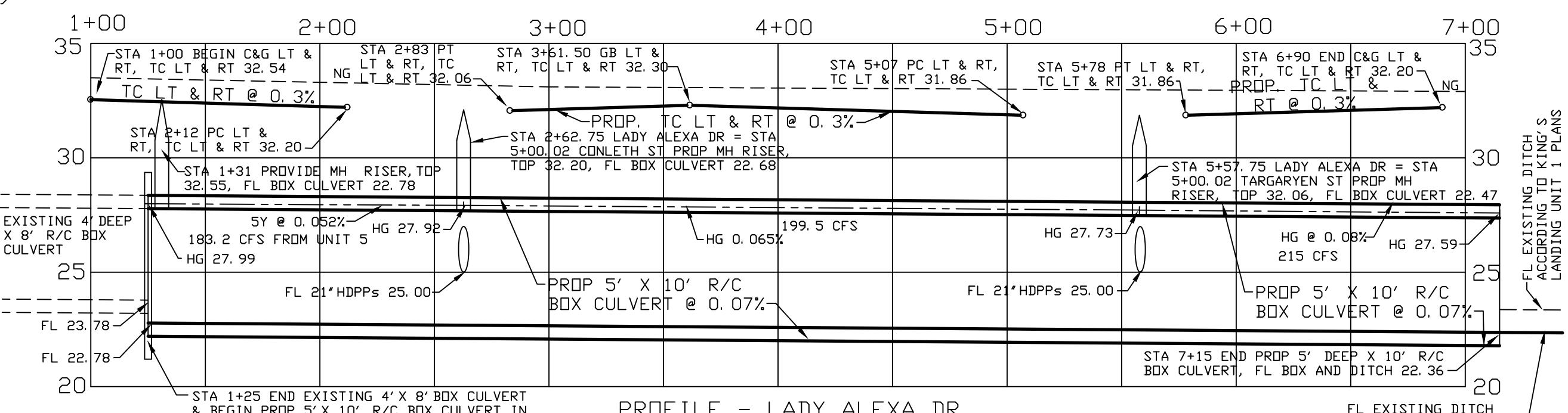
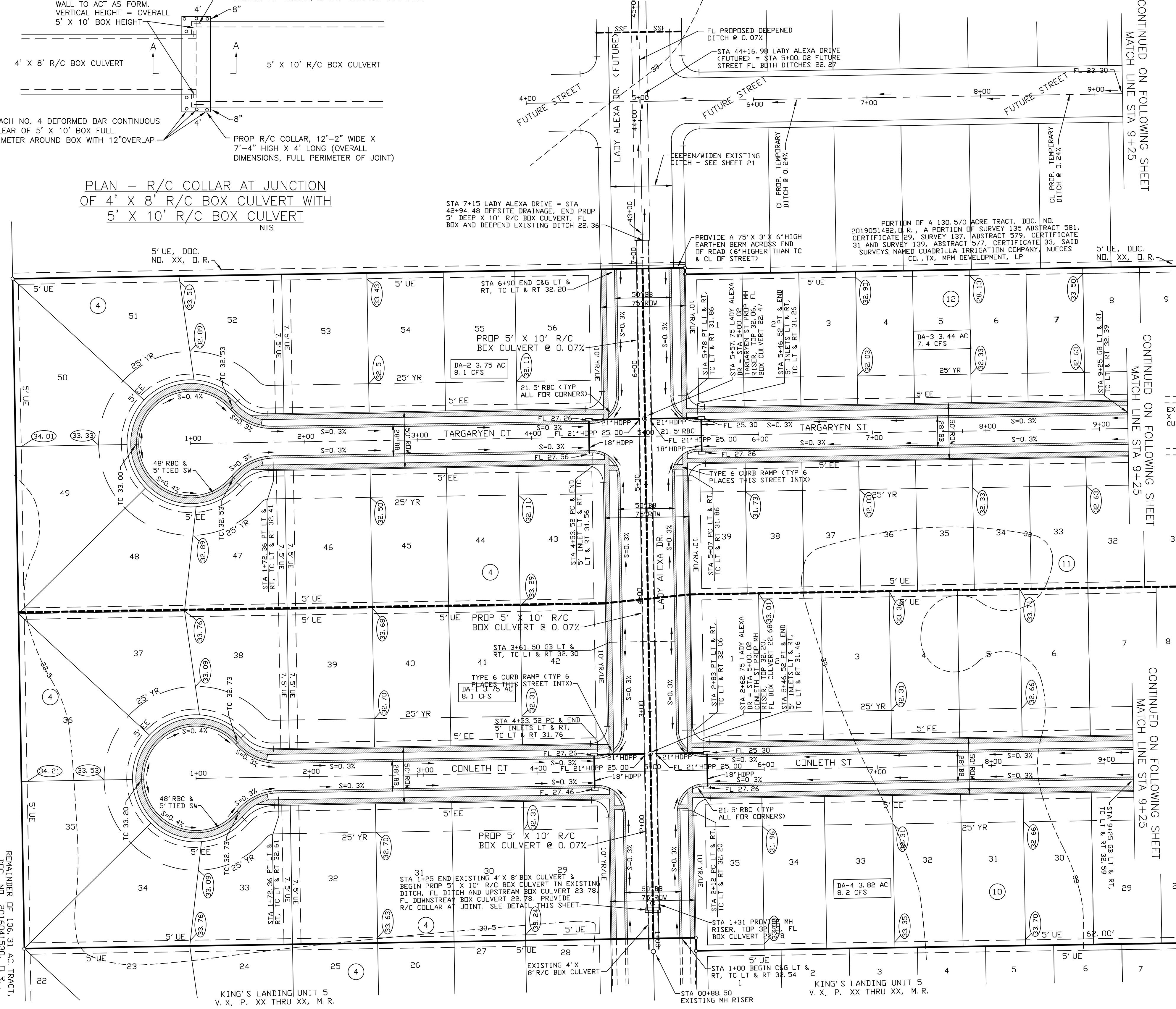
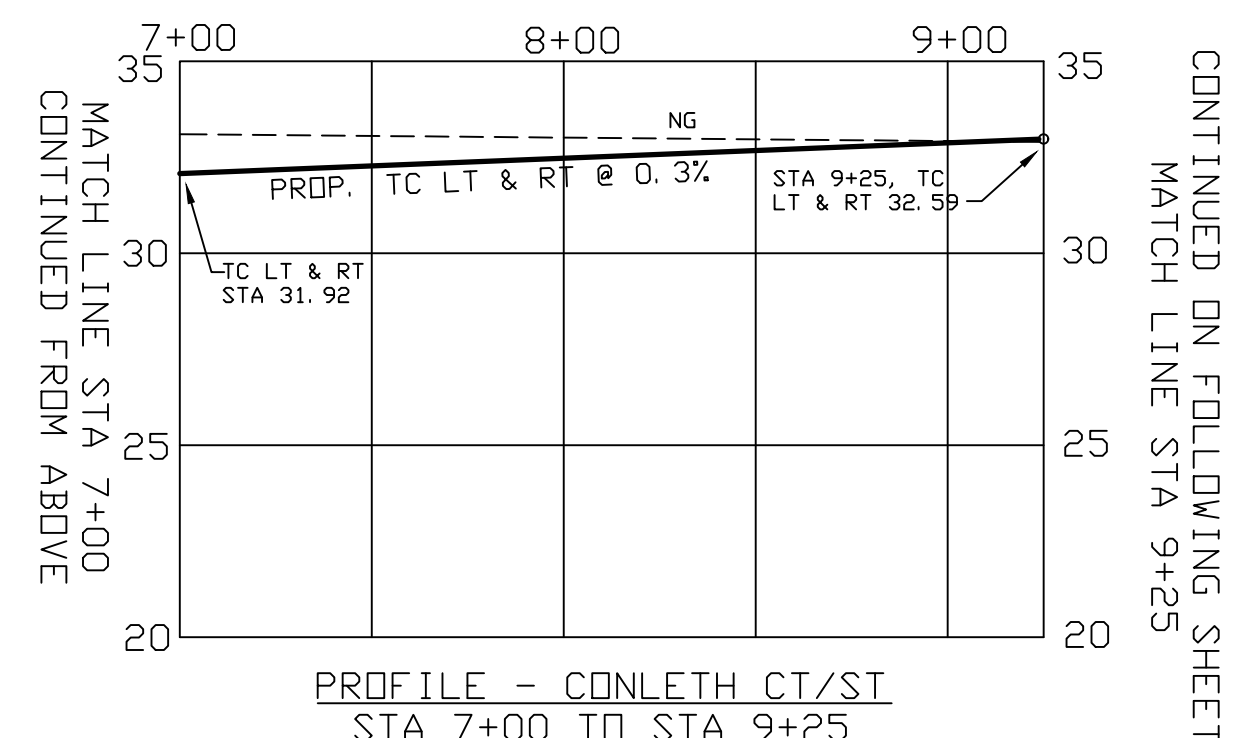
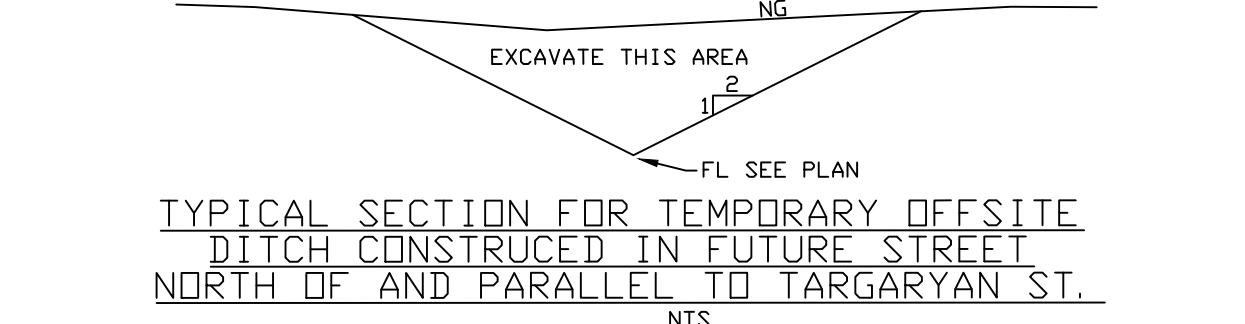
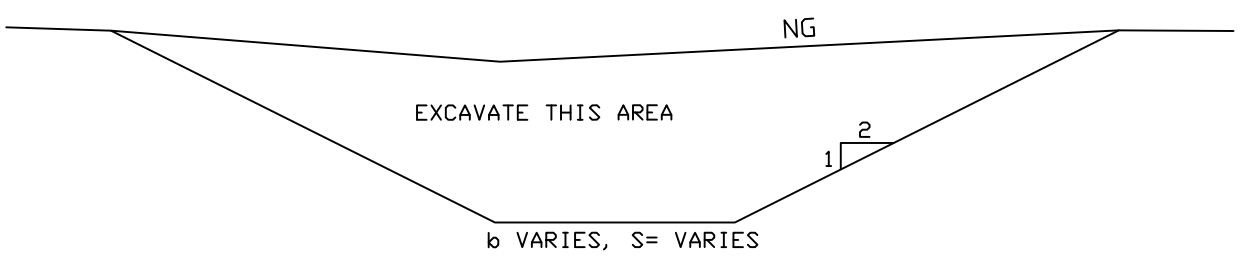
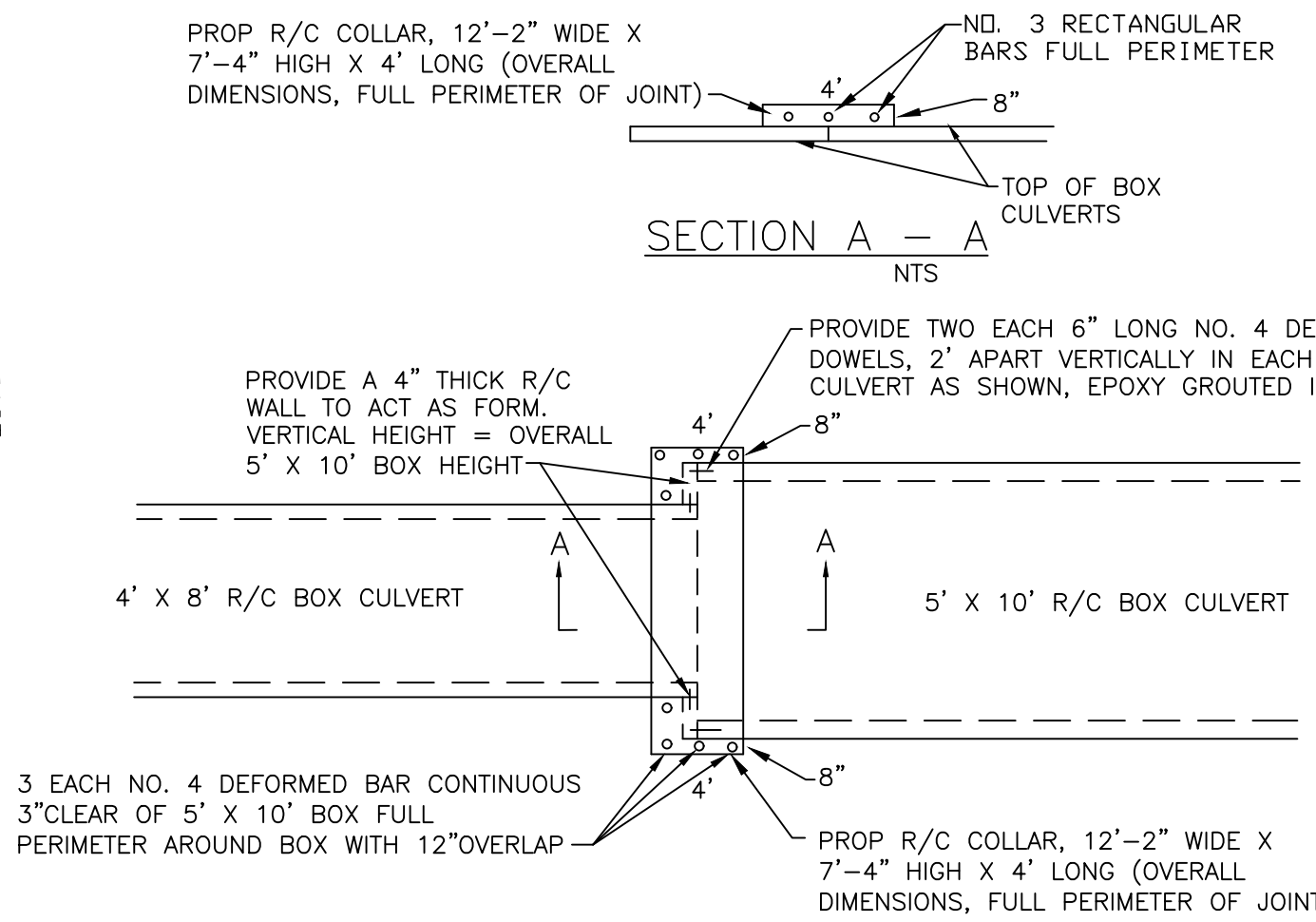
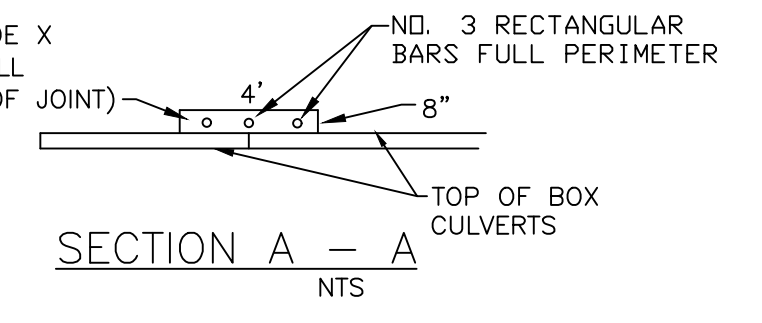
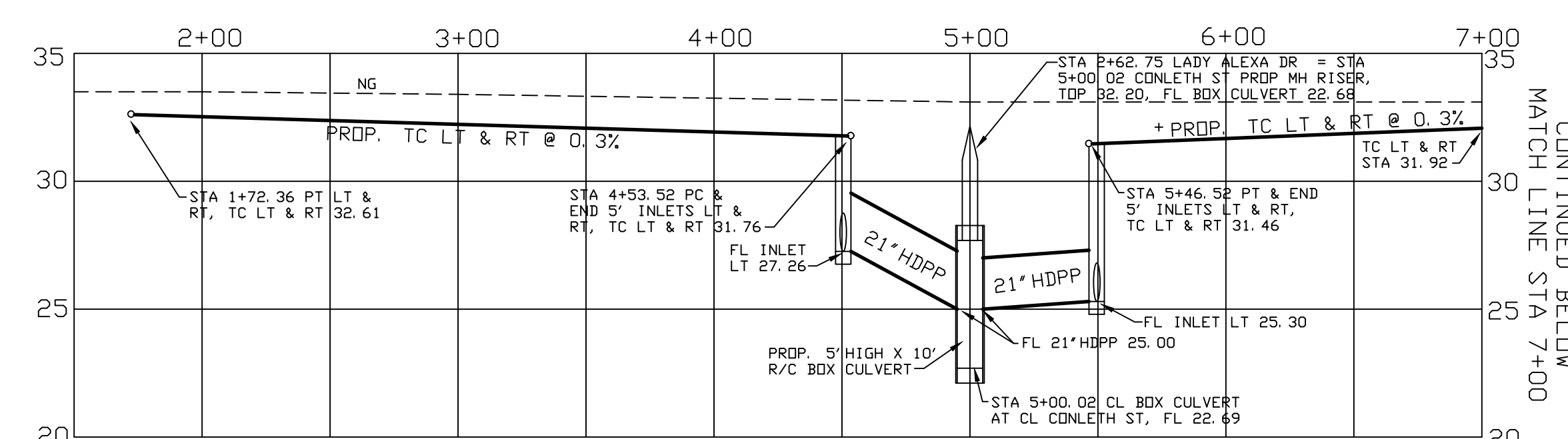
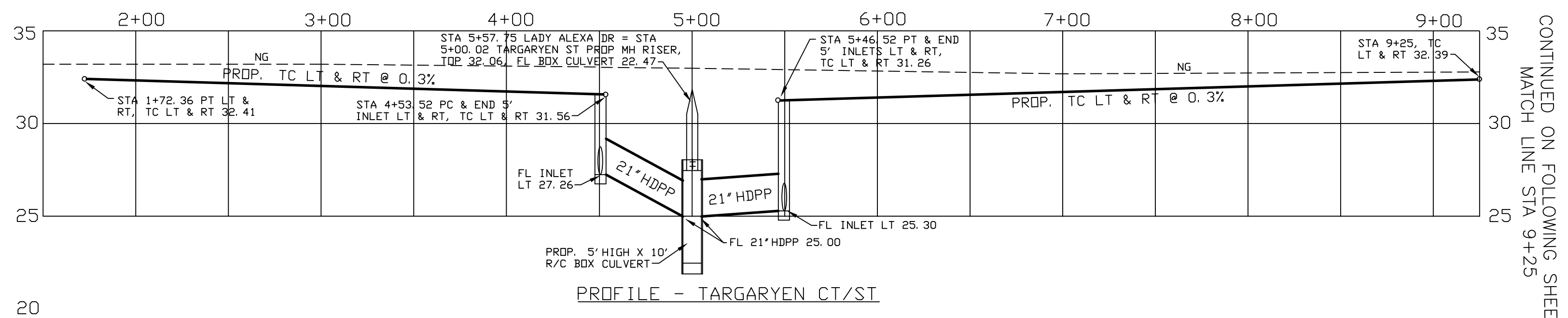
DEVELOPER:  
MOSES MOSTAGHASI  
P.O. BOX 331308, CORPUS CHRISTI, TEXAS  
78463  
774-3832

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

PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

## COVER SHEET AND MISCELLANEOUS INFORMATION

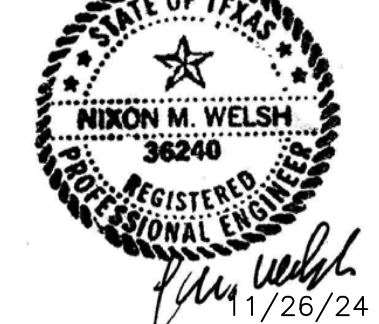
DWN.		PLOT SCALE:	1" = 50'	COM. NO.	CS.DWG
		SCALE (H):	AS SHOWN	JOB NO.	23014
CHK.	N. WELSH	SCALE (V):	AS SHOWN	SHEET	1 OF 22
		DATE PLOTTED	11/26/24		



UNIT 9 FLOWS  
 5Y DEVELOPED FLOW TC 30 MIN, Q = 24.86 AC X 0.55 X 3.93 = 54 CFS  
 100Y UNDEVELOPED FLOW 35 MIN TC, Q = 24.86 AC X 0.35 X 6.63 = 58 CFS  
 TOTAL DETENTION FURNISHED = 77422 + 54700 = 132122 CF = 119% REQ'D DETENTION THUS OK

LAYERS SHOWN

CLAY	X	X	X	X	X	X
CONCRETE	X	X	X	X	X	X
GRAVEL	X	X	X	X	X	X
ROCK	X	X	X	X	X	X
SOIL	X	X	X	X	X	X
VEGETATION	X	X	X	X	X	X



BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO. 100227-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404  
 PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX  
 PAVING, GRADING AND DRAINAGE PLAN AND PROFILE, SWQMP

REMAINDER OF 136.31 AC TRACT, DOC. NO. 2016041530, D.R., SARATIDON APARTMENTS, LLC

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REMAINDER OF 136.31 AC TRACT, DOC. NO. 2016041530, D.R., SARATIDON APARTMENTS, LLC

CONTINUED ON FOLLOWING SHEET  
MATCH LINE STA 9+25

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MATCH LINE STA 9+25

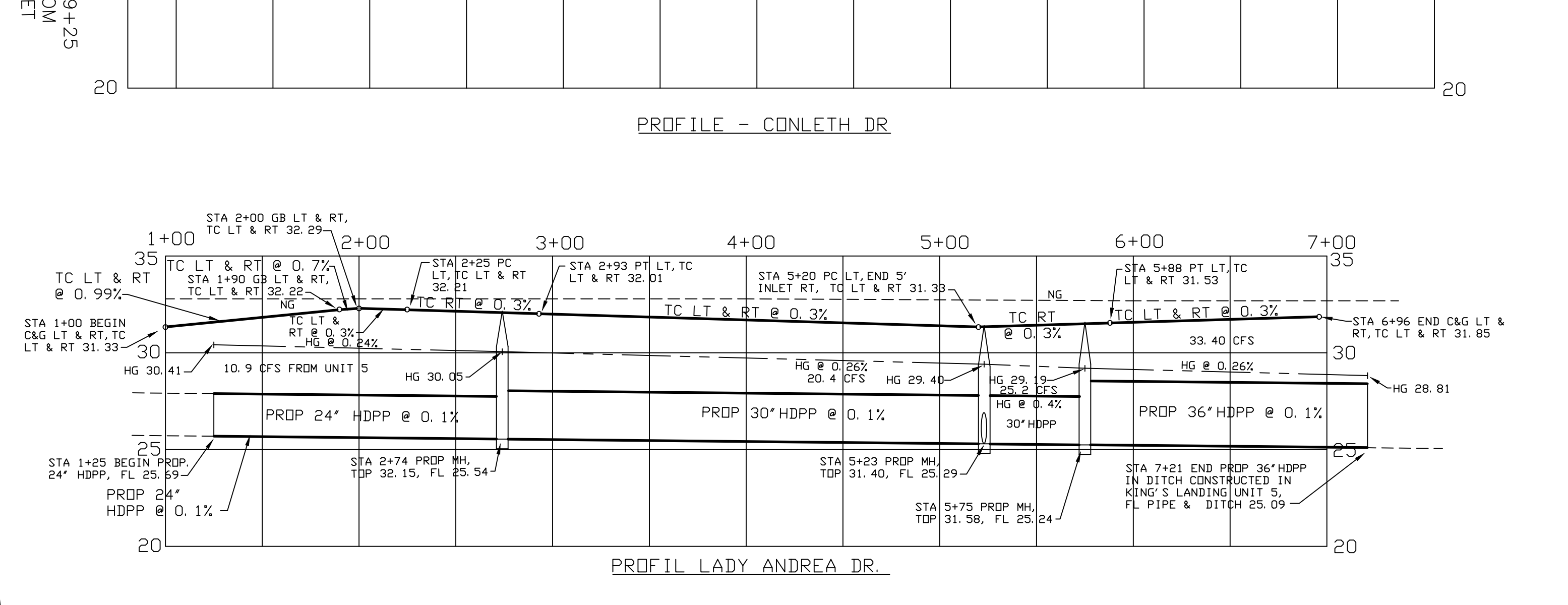
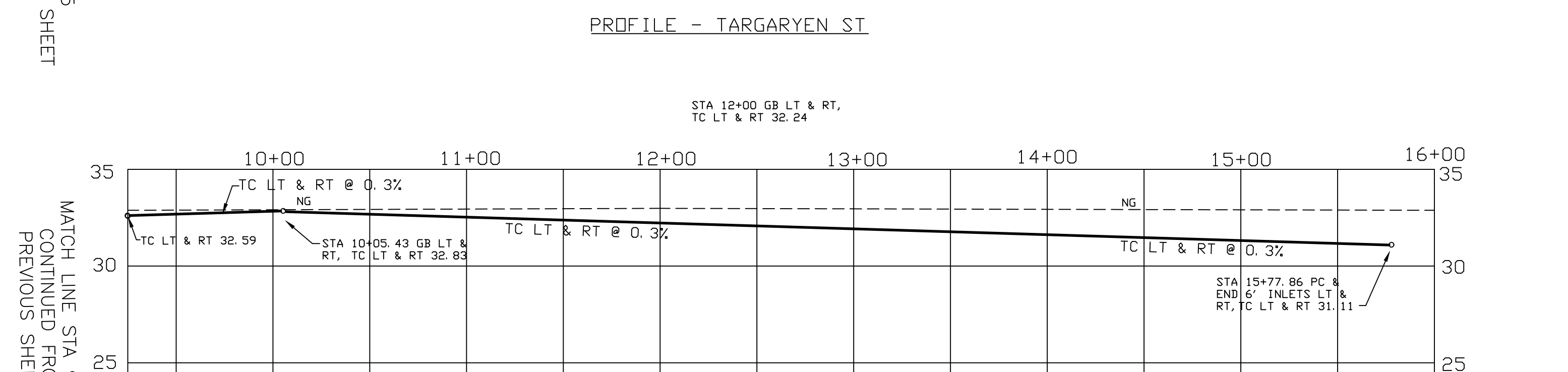
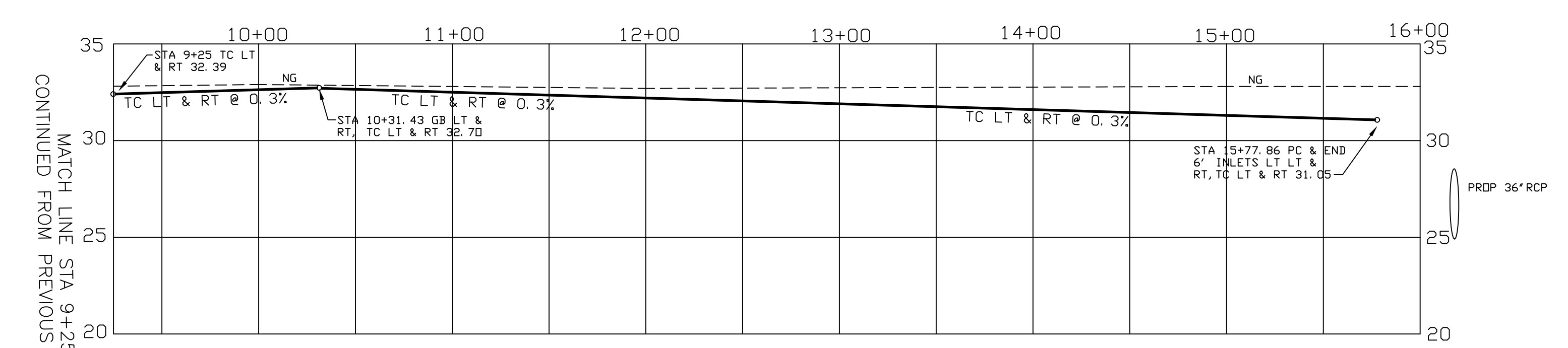
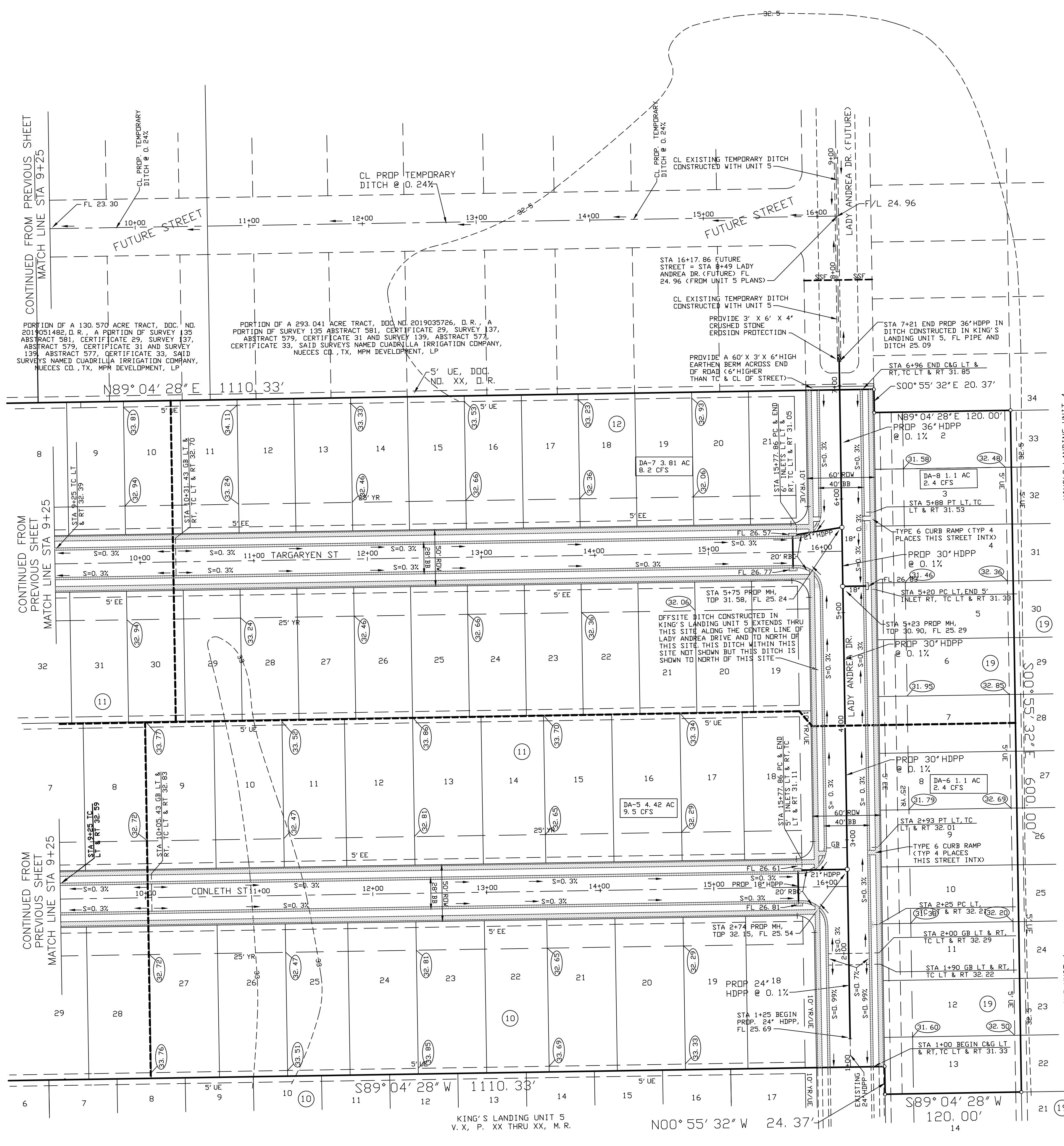
CONTINUED BELOW  
MATCH LINE STA 7+00

CONTINUED ON FOLLOWING SHEET  
MATCH LINE STA 9+25

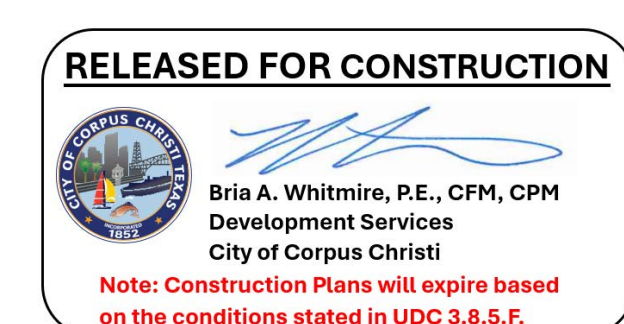
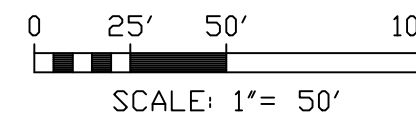
EXISTING DITCH ACCORDING TO KING'S LANDING UNIT 1 PLANS AND LOWERED BY 1.0'

FLOW RATES SHOWN IN PROFILE ARE 5Y

DATE PLOTTED 11/28/24 SHEET 2 OF 22



NOTE:  
 1. OFFSITE DITCH CONSTRUCTED IN KING'S LANDING UNIT 5 EXTENDS THRU THIS SITE ALONG THE CENTER LINE OF LADY ANDREA DRIVE AND TO NORTH OF THIS SITE. THIS DITCH WITHIN THIS SITE NOT SHOWN BUT THIS DITCH IS SHOWN TO NORTH OF THIS SITE.  
 2. ALONG LADY ANDREA DRIVE AND FUTURE LADY ANDREA DRIVE KING'S LANDING UNIT 9 STATIONS ARE STA 7+21 AND BELOW; KING'S LANDING UNIT 5 OFFSITE DITCH STATIONS ARE 13+00 AND ABOVE.



LATEST SHEET	NO.	DATE	BY	REVISION
PLAN	1	11/26/24	BW	ISSUED FOR PERMITS
PROFILE	1	11/26/24	BW	ISSUED FOR PERMITS
UTILITY	1	11/26/24	BW	ISSUED FOR PERMITS
CONSTRUCTION	1	11/26/24	BW	ISSUED FOR PERMITS
AS BUILT	1	11/26/24	BW	ISSUED FOR PERMITS

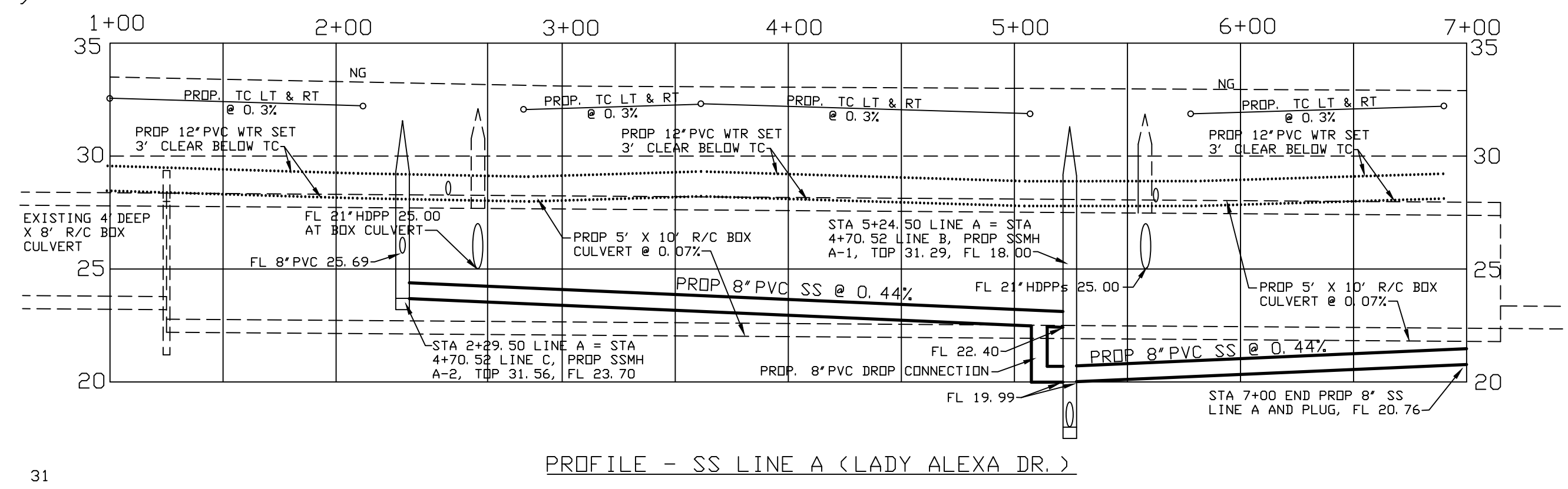
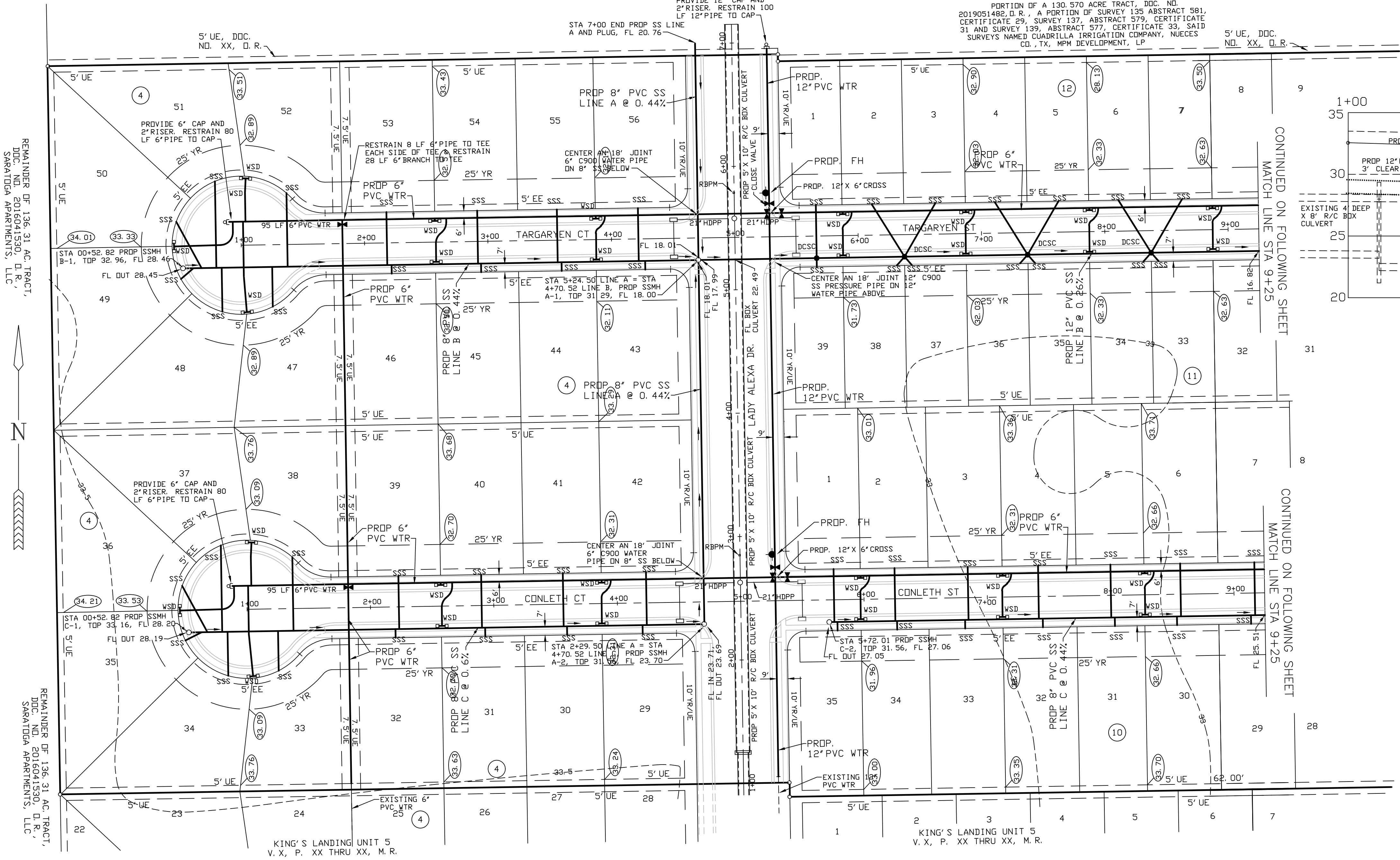
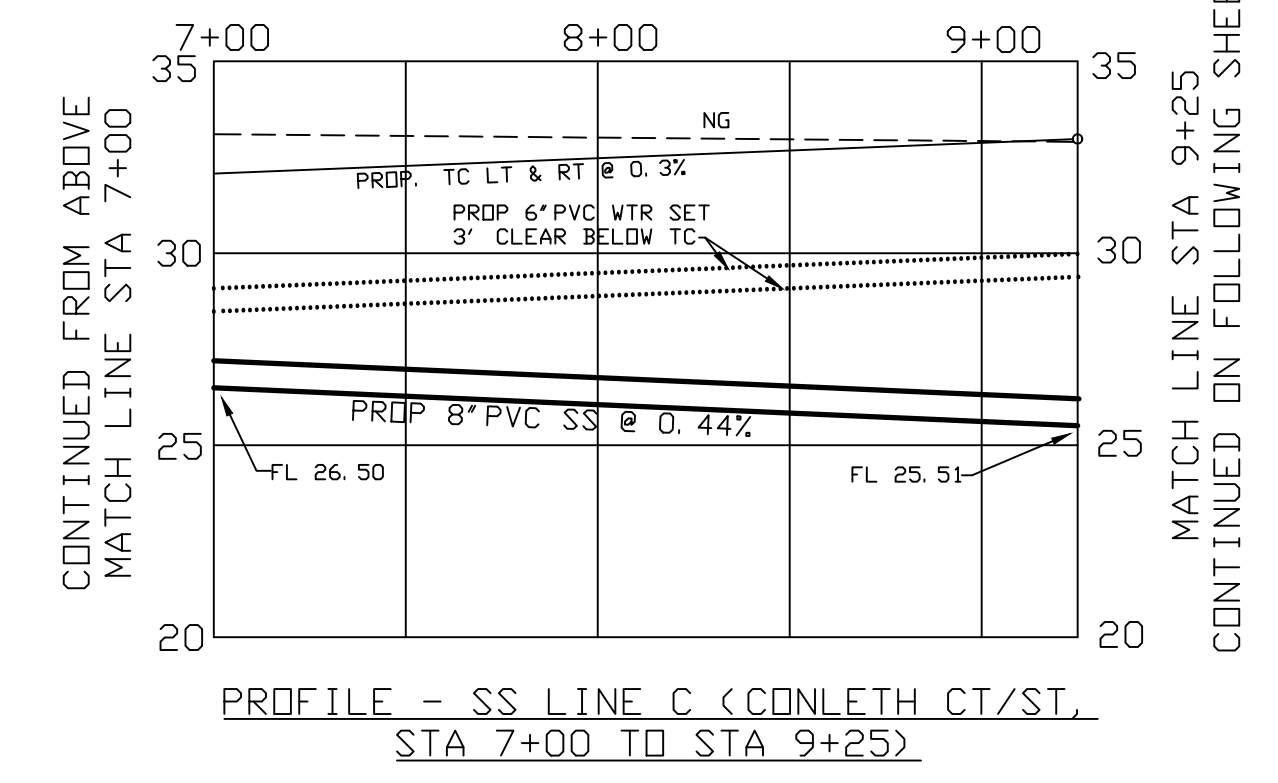
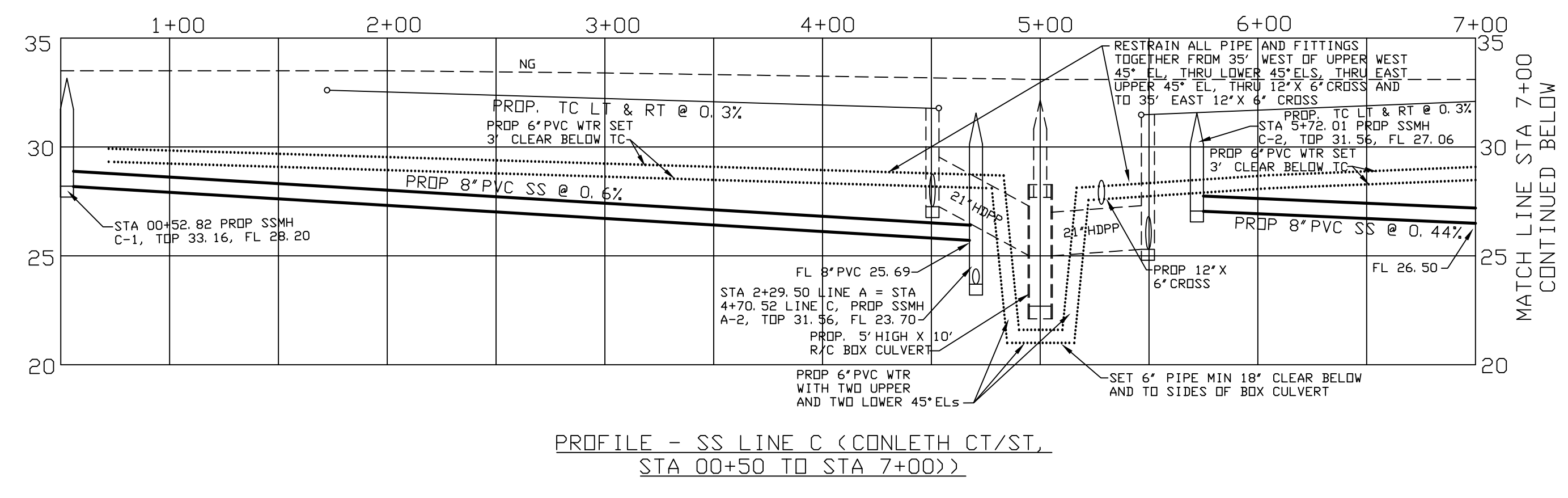
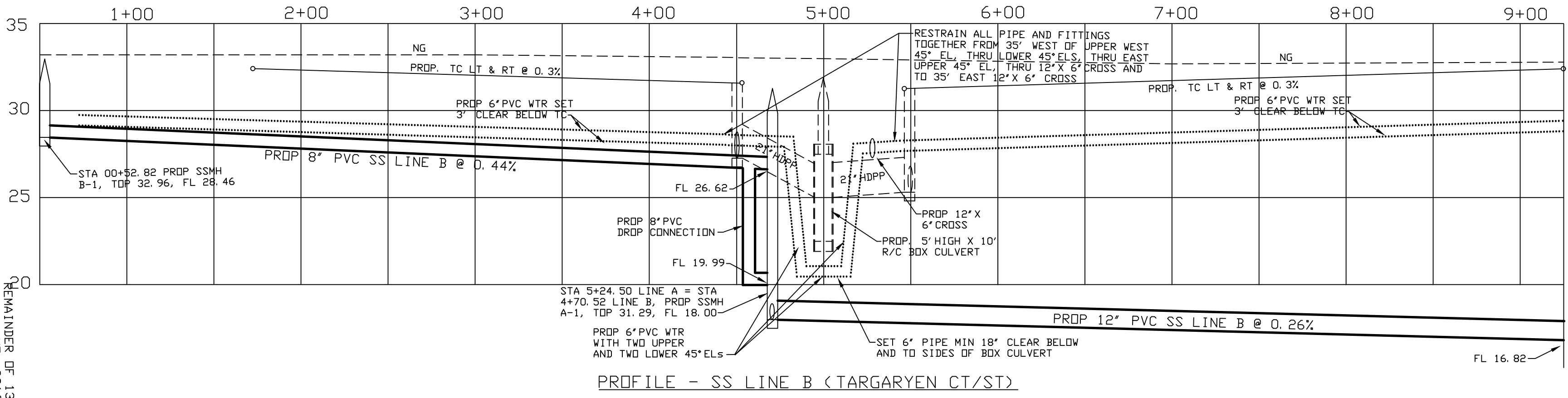
**BASS & WELSH ENGINEERING**  
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

**PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX**

**PAVING, GRADING AND DRAINAGE PLAN AND PROFILE**

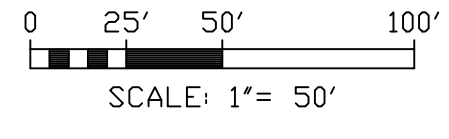
DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50'  
 SCALE (V): SAME  
 DATE PLOTTED: 11/26/24

COM. NO. PD2 AS PCD  
 JOB NO. 23014  
 SHEET 3 OF 22



**RESTRAINT FOR WATER PIPES AND FITTINGS**

- PIPE TO PIPE JOINT RESTRAINT - IF CALLED FOR IN PLANS USE EBBA IRON SERIES 1900 SPLIT SERRATED HARNESS TO CONNECT SPIGGOT TO BELL FOR LENGTHS SPECIFIED.
- PIPE TO FITTING JOINT RESTRAINT - IF CALLED FOR IN PLANS USE EBBA IRON EBAA MEGALUG MECHANICAL JOINT RESTRAINTS.
- RESTRAIN FIRE HYDRANTS TO ADJACENT NIPPLES, EL FITTINGS, VALVES AND TEE FITTINGS IN MAINS. PROVIDE MINIMUM 8" OF PIPE EACH SIDE OF TEE FITTING IN MAIN AND RESTRAINED TO TEE FITTING. PROVIDE CONCRETE THRUST BLOCKS AT ALL TEE FITTINGS IN MAINS FOR FIRE HYDRANTS.



NOTE: AT DEEP CUT SERVICE CONNECTIONS PROVIDE TWO EACH DOUBLE WYE FITTINGS, ONE STACKED ABOVE THE OTHER

**RELEASED FOR CONSTRUCTION**

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

**BASS & WELSH ENGINEERING**  
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**PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX**  
**SANITARY SEWER AND WATER PLAN AND PROFILE**

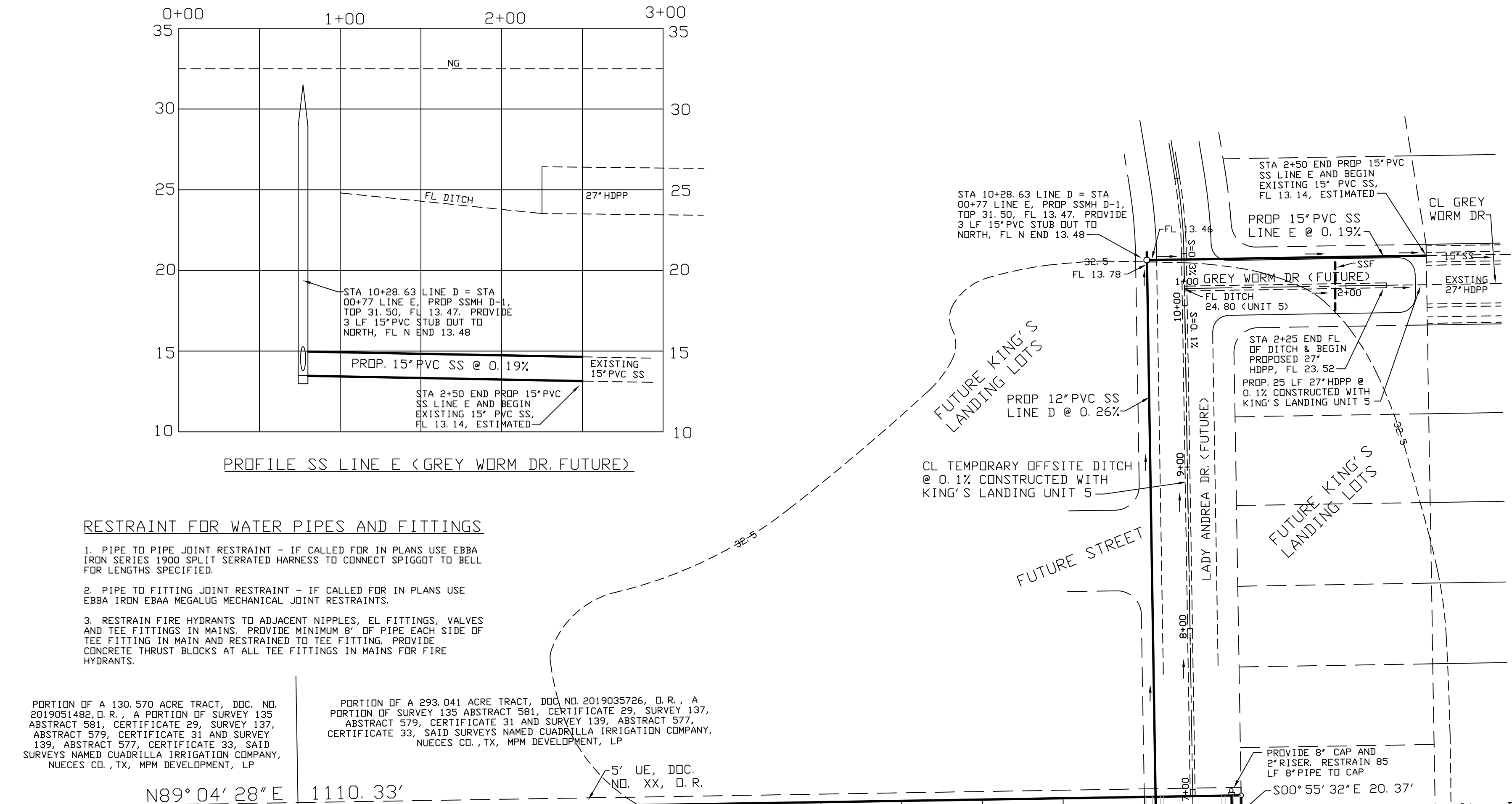
DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50'  
SCALE (V): SAME  
DATE PLOTTED: 11/19/24  
COM. NO. PGDI AS SSW  
JOB NO. 23014  
SHEET 4 OF 22

REMAINDER OF 136.31 AC. TRACT, D.C. NO. 2016041530, D.R.

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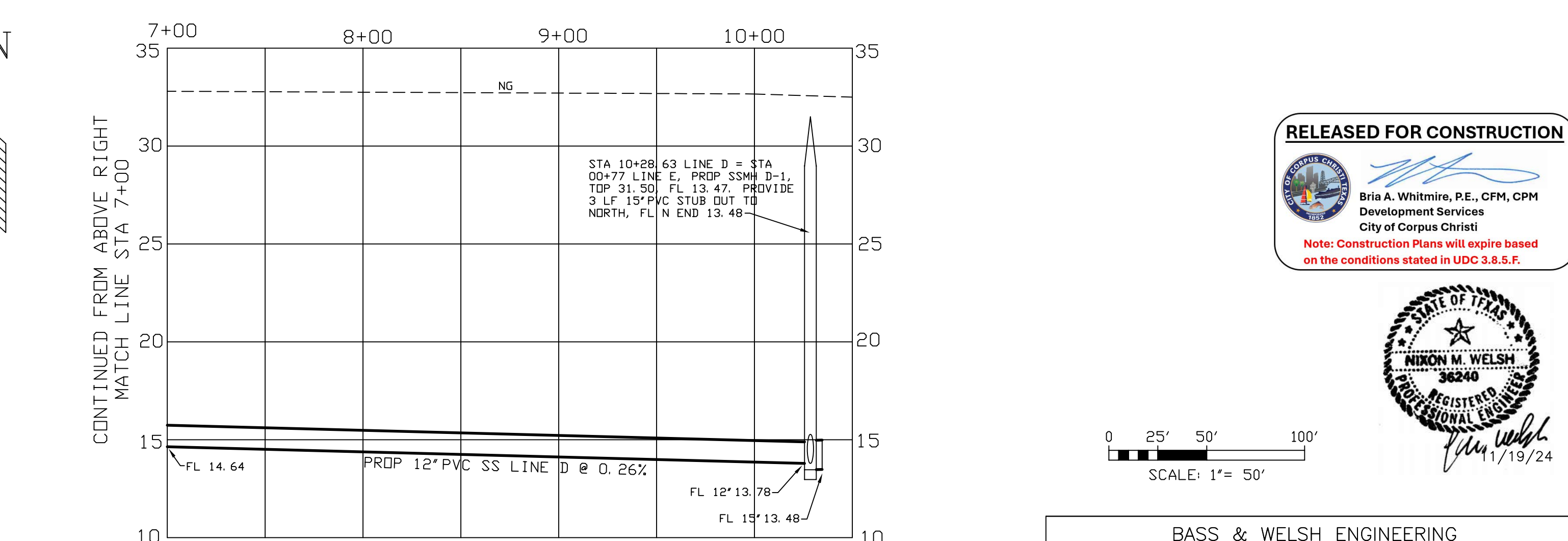
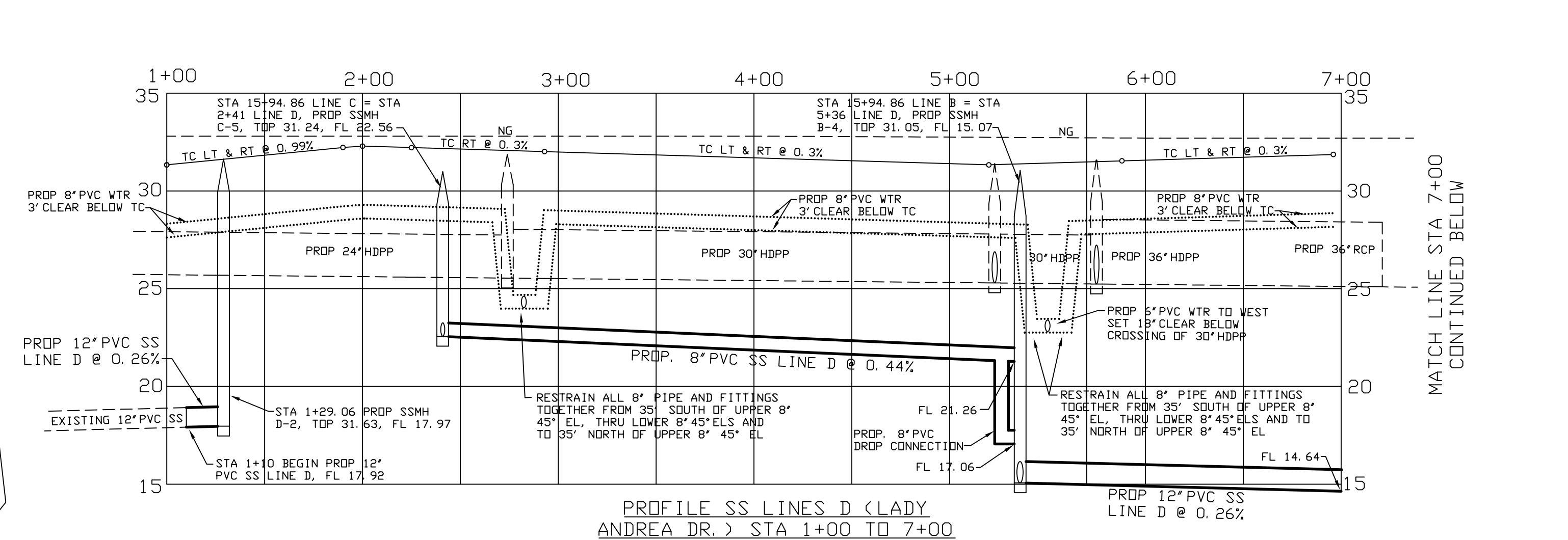
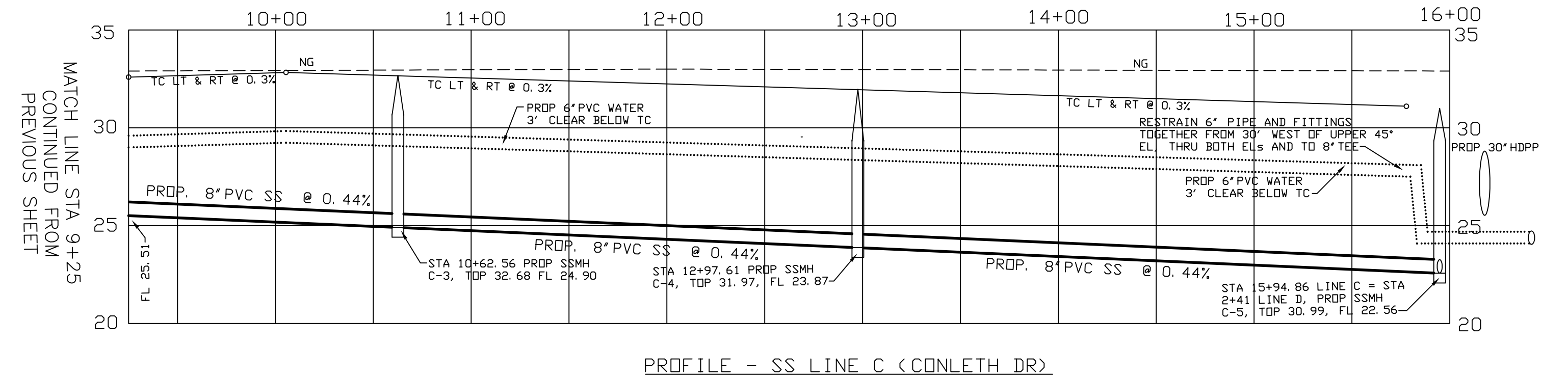
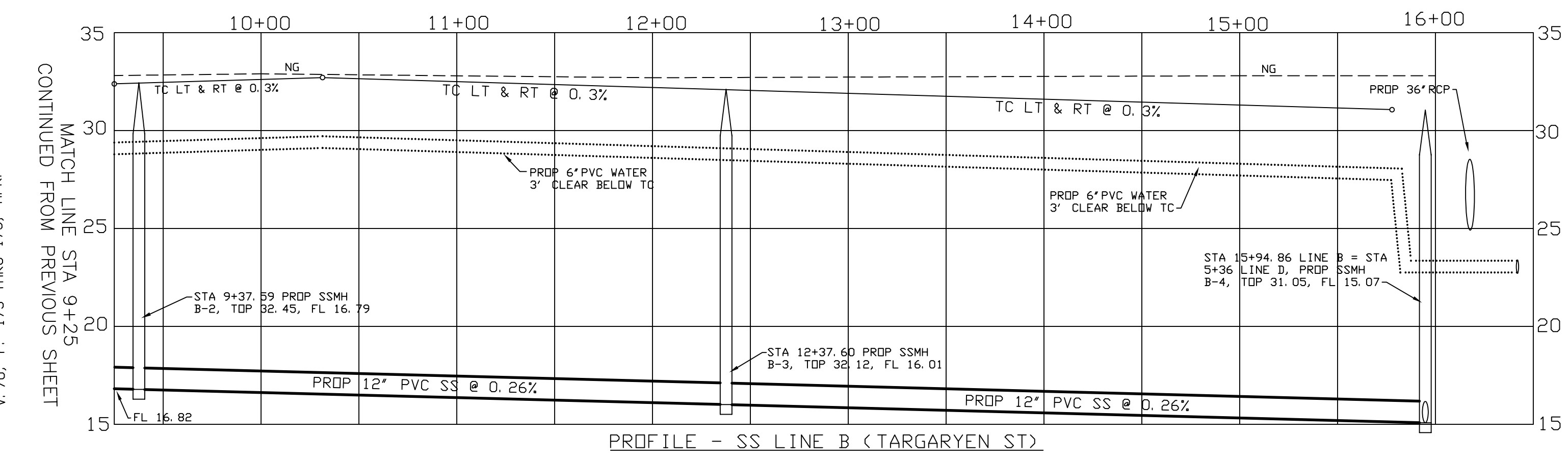
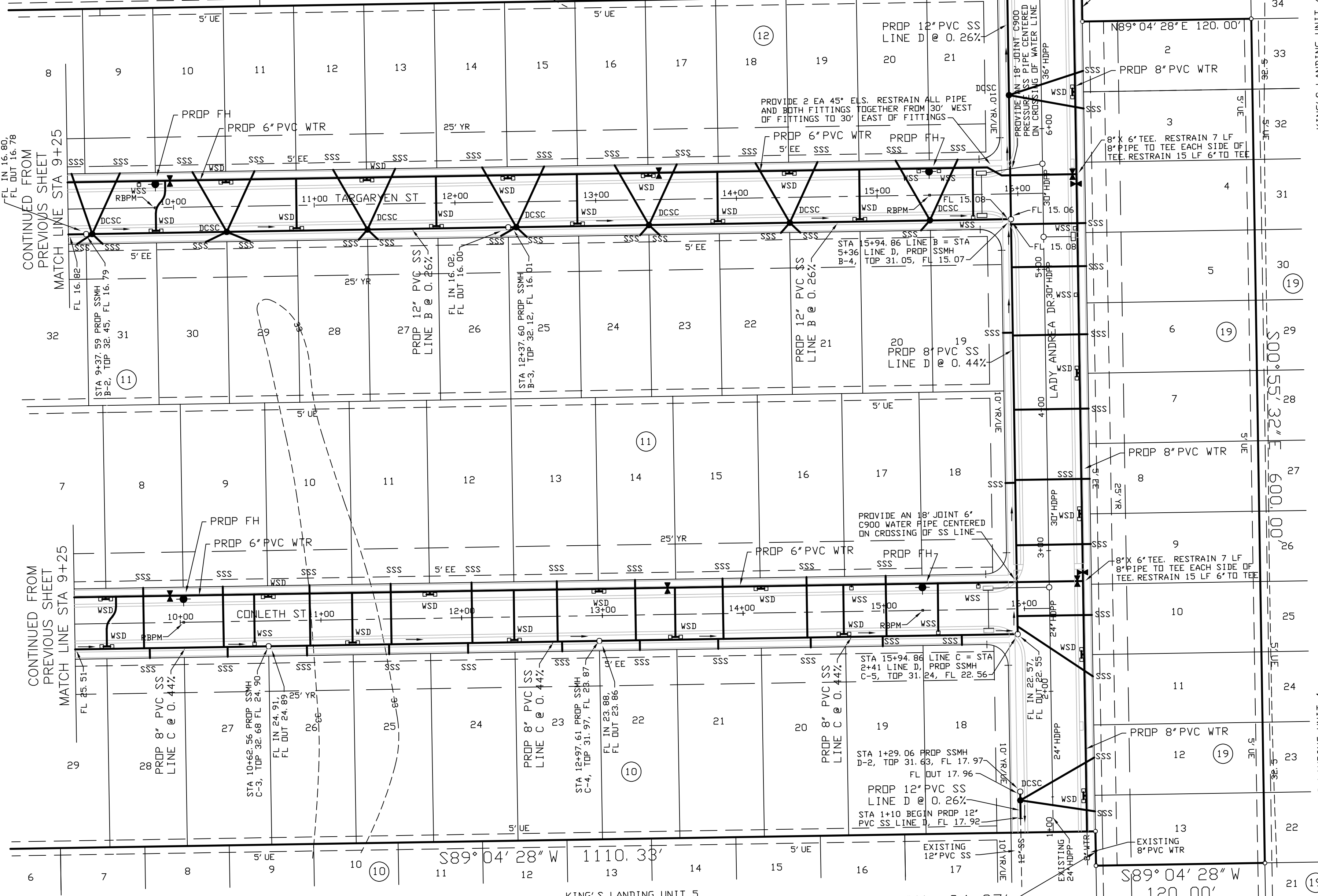


**RESTRAINT FOR WATER PIPES AND FITTINGS**

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PORTION OF A 130.570 ACRE TRACT, DDC. 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

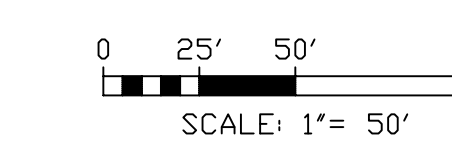
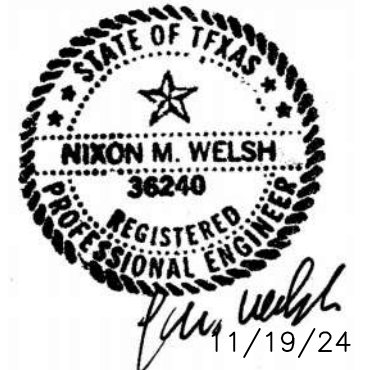
PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035786, D.R. - A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



**RELEASED FOR CONSTRUCTION**

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

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



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

PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX

SANITARY SEWER AND WATER PLAN AND PROFILE

DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50' COM. NO. PGD 2 AS SSW  
SCALE (V): SAME JOB NO. 23014  
SCALE (H): NONE DATE PLOTTED 11/19/24 SHEET 5 OF 22

LATEST REVISION	BY	DATE	DESCRIPTION
1			AS SHOWN
2			AS SHOWN
3			AS SHOWN
4			AS SHOWN
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30			AS SHOWN
31			AS SHOWN
32			AS SHOWN
33			AS SHOWN
34			AS SHOWN
35			AS SHOWN



BARRICADE NOTES:

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

STREET AND SURFACE ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	R/C HEADER CURB	8410	LF
2	6.5" PCCP AND RCCP	00	SY
3	7" PCCP AND RCCP	13135	SY
4	8" PCCP AND RCCP	3284	SY
5	4" THICK CONCRETE WALK	31269	SF
6	8" LIME/PORTLAND CEMENT STABILIZED SUBGRADE	13134	SY
7	12" LIME/PORTLAND CEMENT STABILIZED SUBGRADE	3526	SY
8	POLE WITH SIGNS	4	EA
9	CLEARING AND GRUBBING	1	LS
10	BARRICADE, TYPE "A"	2	EA
11	EXCAVATION	1	LS

SANITARY SEWER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	8" PVC PIPE	2596	LF
2	10" PVC PIPE	00	LF
3	12" PVC PIPE	1622	LF
4	15" PVC PIPE	171	LF
5	MANHOLE	13	EA
6	4" OR 6" PVC PIPE SERVICE	118	EA
7	DEEP CUT SERVICE CONNECTION	13	EA

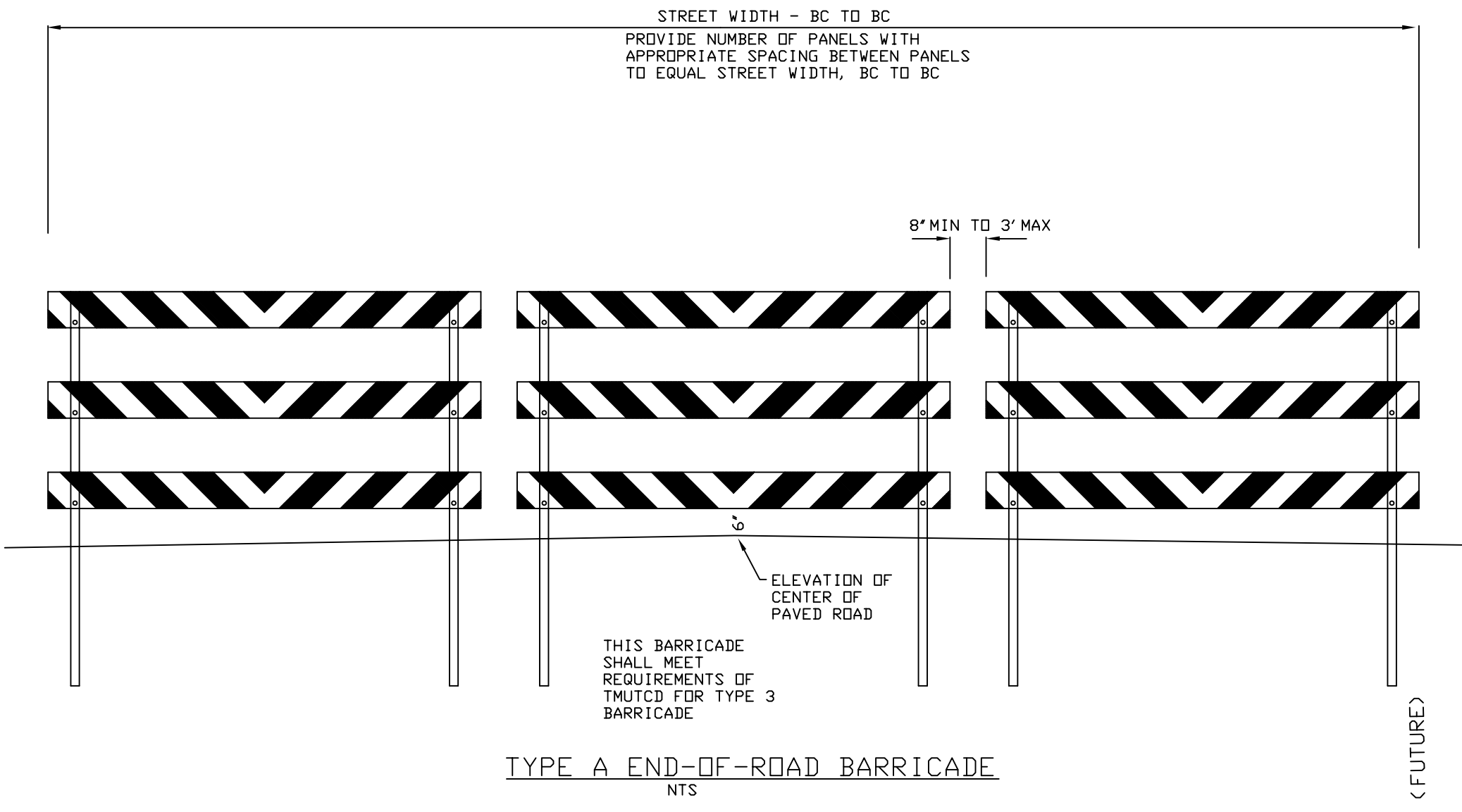
GRID MAIN WATER ITEMS REIMBURSABLE BY CITY			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	12" PVC PIPE	590	LF
2	12" CROSS	2	EA
3	12" TEE	2	EA
4	12" CAP TAPPED FOR 2"	1	EA
5	12" GATE VALVE WITH BOX	2	EA
6	6" EL, ANY ANGLE	2	EA
7	6" GATE VALVE W/BOX	2	EA
8	6" DIA X 30" PVC PIPE NIPPLE	6	EA
9	FH ASSEMBLY	2	EA

WATER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	8" PVC PIPE	596	LF
2	8" GATE VALVE W/BOX	2	EA
3	8" CAP TAPPED FOR 2"	1	EA
4	8" TEE	2	EA
5	8" EL, ANY ANGLE	8	EA
6	6" CAP TAPPED FOR 2"	2	EA
7	6" PVC PIPE	3729	LF
8	6" GATE VALVE W/BOX	16	EA
9	6" EL, ANY ANGLE	24	EA
10	6" DIA X 30" PVC PIPE NIPPLE	12	EA
11	FIRE HYDRANT ASSY	4	EA
12	DOUBLE OR SINGLE WATER SERVICE	67	EA

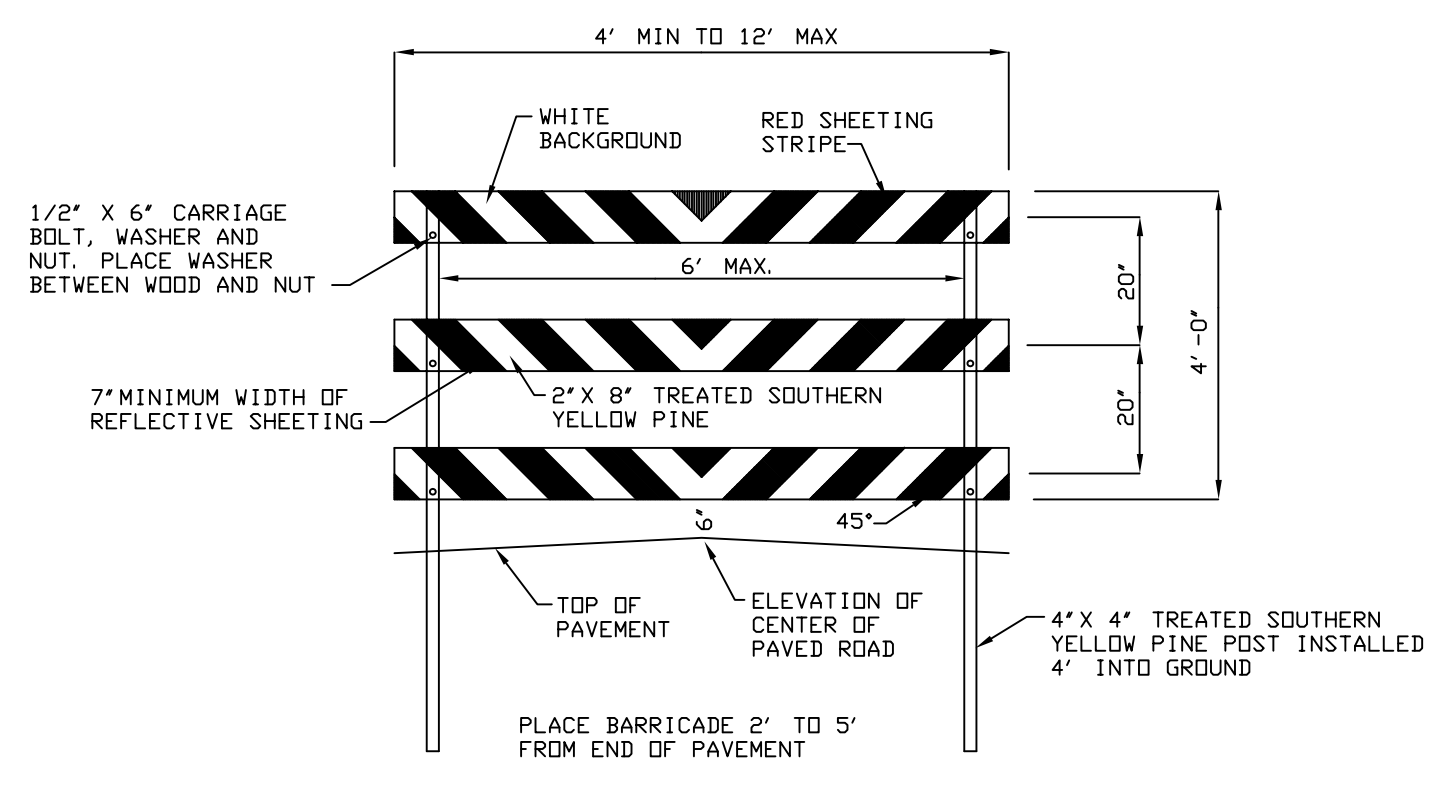
STORM SEWER ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	5' HIGH X 10' WIDE R/C BOX CULVERT	590	LF
2	R/C COLLAR FOR BOX CULVERTS	1	EA
3	R/C MANHOLE RISER ON BOX CULVERTS	2	EA
4	36" RCP	441	LF
5	24" RCP	143	LF
6	21" RCP	244	LF
7	18" RCP	222	LF
8	R/C MANHOLE	3	EA
9	INLET, ANY LENGTH	14	EA
10	BACKFILL EXISTING DITCHES WITHIN SUBJECT SITE	1	LS
11	EXCAVATE/DEEPEN EXISTING DITCH IN LADY ALEXA DR (FUTURE) AND FURTHER NORTH OF SUBJECT SITE RUNNING E - W	1	LS
12	CHANNEL EXCAVATION IN FUTURE STREET	1	LS

MISCELLANEOUS ITEMS			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	TRAFFIC CONTROL AND BARRICADE PLAN AND PERMITTING (TRAFFIC CONTROL DURING CONSTRUCTION)	1	LS
2	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES & BOX CULVERT)	10073	LF
3	4" PVC CONDUIT FOR NEC	500	LF
4	STORM WATER POLLUTION PREVENTION	1	LS

NOTE PAY FOR HDPP AS SAME SIZE RCP



TYPE A END-OF-ROAD BARRICADE NTS

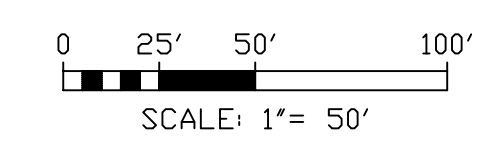


TYPICAL BARRICADE PANEL DETAIL NTS

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LAYERS SHOWN	
NO.	DESCRIPTION
1	CLEAR
2	CONTOUR
3	DE BRUIJN
4	EXISTING PLAN
5	PROPOSED
6	PROP. LOT
7	PROP. ST
8	PROP. W/R



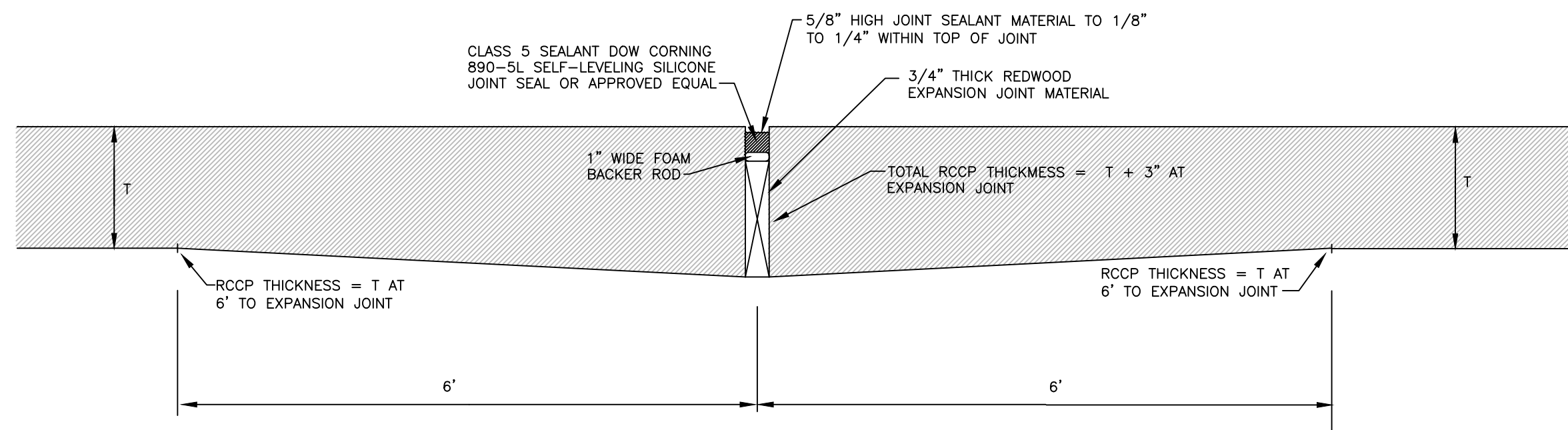
BASS & WELSH ENGINEERING  
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PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

STREET SIGN AND LIGHT POLE PLAN  
ESTIMATE SUMMARY AND BARRICADE DETAILS

DWN.	PLOT SCALE: 1" = 50'	COM. NO. PG01 AS SHN. & LOT
CHK.	SCALE (V): SAME	JOB NO. 23014
	DATE PLOTTED 11/19/24	SHEET 6 OF 22

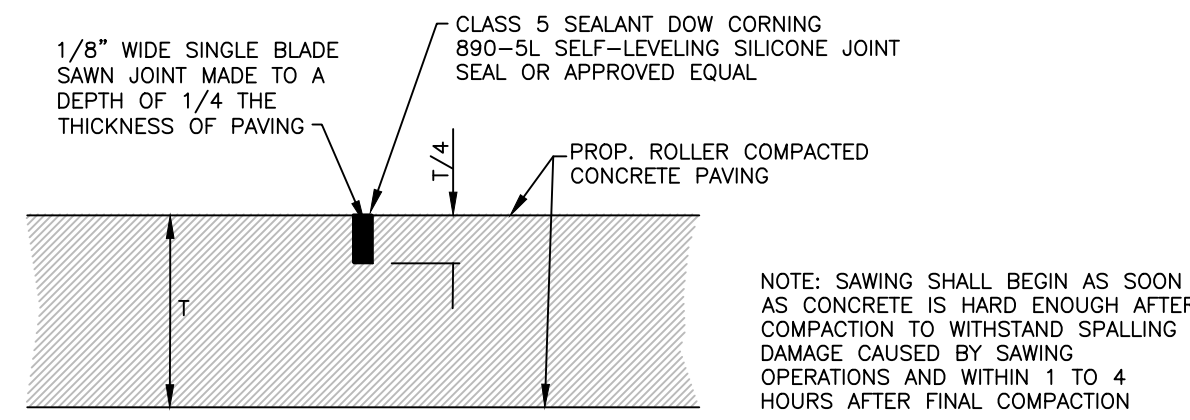




**EXPANSION JOINT NOTES:**

1. EXPANSION JOINTS SHALL BE PLACED FULL LENGTH ACROSS STREETS AT JOINT LOCATIONS AS SHOWN IN FOLLOWING JOINTING PLAN SHEETS.
2. AT STREET INTERSECTIONS RCCP SHALL BE PLACED IN A THRU, CONTINUOUS MANNER IN ONE DIRECTION ("THRU STREET") AND IN THE OTHER DIRECTION ("CROSS STREET") RCCP SHALL BE PLACED IN A MANNER BEGINNING OR ENDING WITH THE THRU STREET AT AN EXPANSION JOINT.
3. WHERE RCCP ABUTS RCCP AT AN RCCP EXPANSION JOINT, THICKEN RCCP TO SAME EXTENT AS THICKENING OF RCCP (1+3" AT RCCP EXPANSION JOINT PLUS TAPERED THICKENING OVER 6', ETC.).

**EXPANSION JOINT DETAIL - RCCP**  
NTS



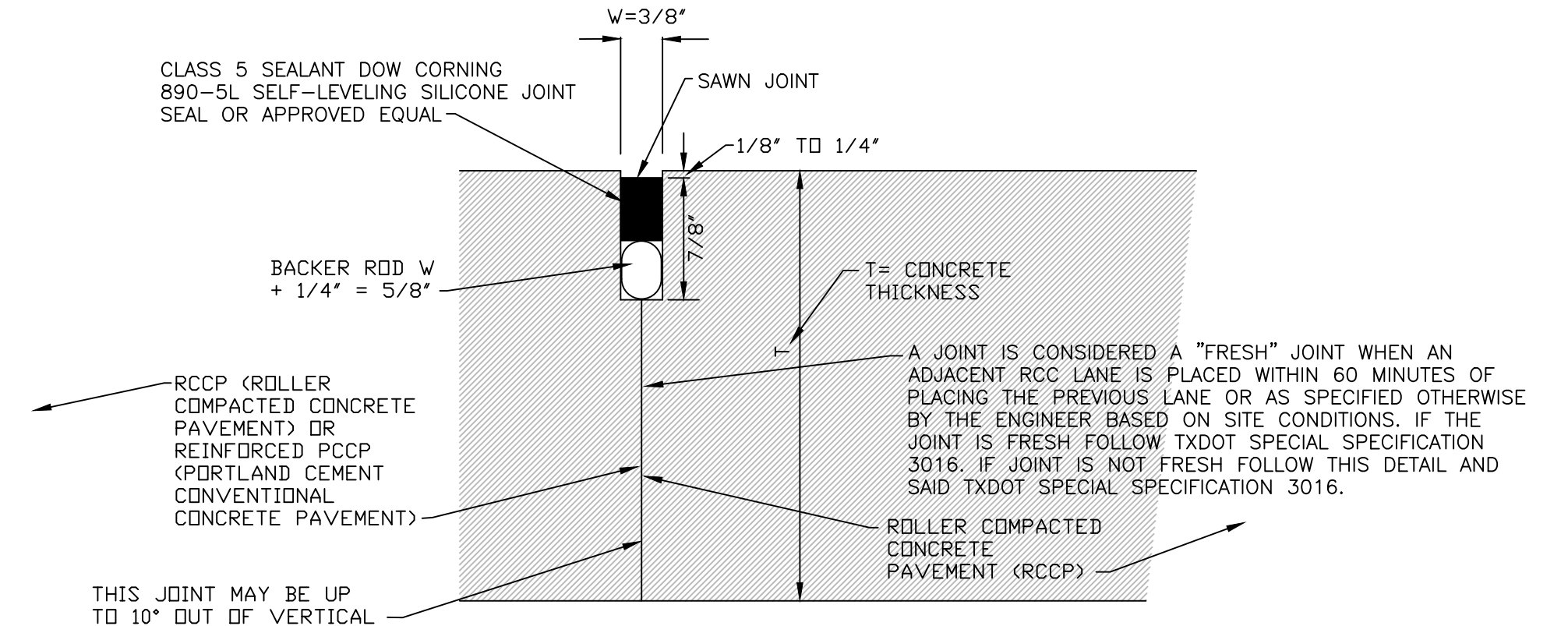
**CONTRACTION (SAWN) JOINT DETAIL - RCCP**  
NTS

**RCCP (ROLLER COMPACTED CONCRETE PAVING) NOTES**

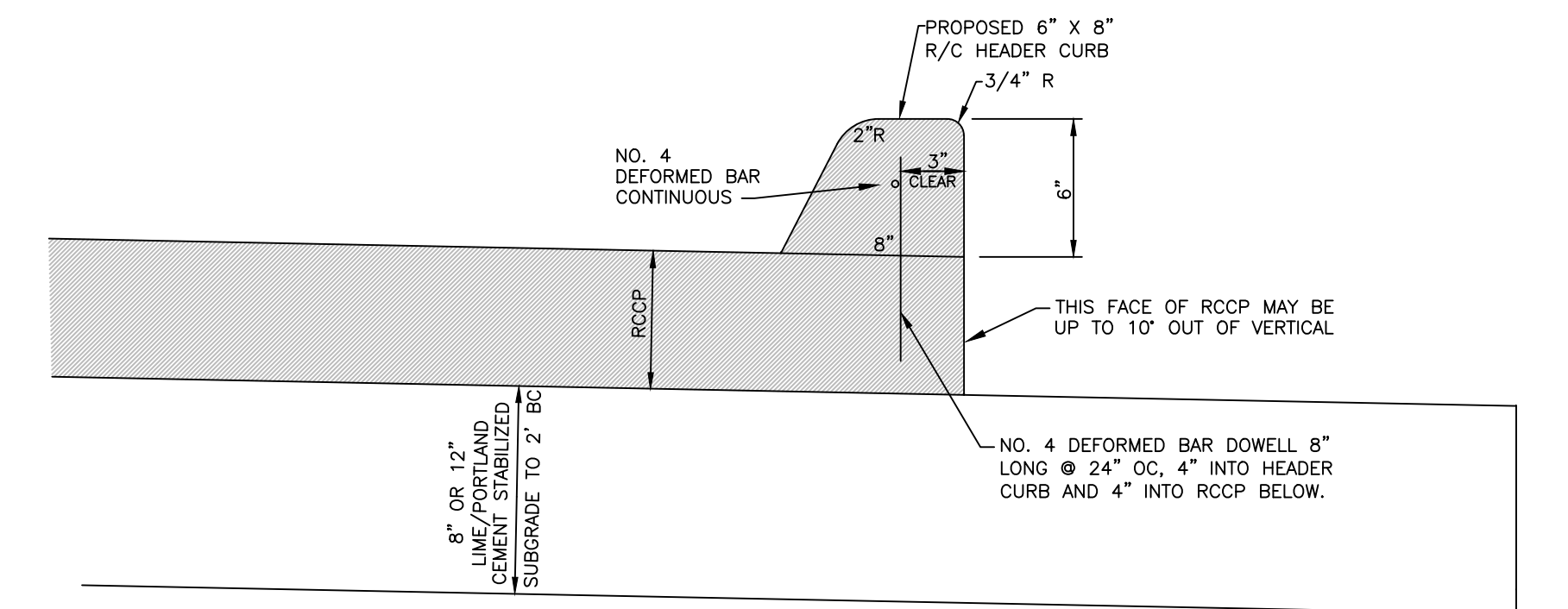
1. ALL PROPOSED RCCP SHALL BE PORTLAND CEMENT CONCRETE PAVING OF THICKNESS ACCORDING TO TYPICAL STREET SECTIONS, 7" FOR 28' BB STREETS, 7" FOR 40' BB STREETS AND 8" FOR 50' BB STREETS. ALL PROPOSED PUBLIC STREETS SHALL BE PAVED WITH 4,000 PSI COMPRESSIVE STRENGTH RCCP AND RCCP AT 28 DAYS.
2. ALL PROPOSED RCCP SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT FOR KING'S LANDING UNIT 5 BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED JANUARY 24, 2024. THE COVER SHEET OF WHICH REPORT IS SHOWN BELOW IN SHEET HEREOF. IN ADDITION CONTRACTOR SHALL MEET ALL REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 "ROLLER COMPACTED CONCRETE". CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF SAID GEOTECHNICAL ENGINEERING REPORT AND SAID TXDOT SPECIAL SPECIFICATION 3016 PRIOR TO BIDDING OR NEGOTIATING FOR THE WORK AND PRIOR TO ANY CONSTRUCTION.
3. ALL PROPOSED 7" THICK RCCP SHALL OVERLAY PROPOSED 8" LIME/PORTLAND CEMENT STABILIZED AND COMPACTED NATURAL SOIL AT THE SITE. ALL PROPOSED 8" THICK RCCP SHALL OVERLAY PROPOSED 12" LIME/PORTLAND CEMENT STABILIZED AND COMPACTED NATURAL SOIL AT THE SITE.
4. CONTRACTION JOINTS SHALL BE PLACED PARALLEL OR PERPENDICULAR TO THE LONG AXIS (CENTER LINE) OF ALL PROPOSED STREETS EXCEPT WHERE SHOWN OTHERWISE AT MANHOLES AND STREET INTERSECTIONS. JOINTS ARE SHOWN IN THE FOLLOWING TWO SHEETS. 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 FOR RCCP.
5. LONGITUDINAL JOINTS SHALL BE PLACED THE FULL LENGTH ALONG STREET CENTER LINES FOR 28' BB STREETS EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS FOR 40' AND 50' BB STREETS SHALL BE PLACED AS INDICATED IN JOINTING PLAN EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS AND AT MANHOLES. LONGITUDINAL JOINTS SHALL BE SAWN CONTRACTION JOINTS.
6. COMPACTION AND ROLLING: MEET REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 4.7, 4.7.1, 4.7.2, 4.7.3, 4.7.4, AND 4.7.5.
7. FINISHING AND CURING: MEET REQUIREMENTS OF TXDOT SPECIAL SPECIFICATION 3016 4.10, 4.11, 4.11.1, AND 4.11.2.
8. ROLLER COMPACTED CONCRETE PAVING OPERATIONS SHALL BE DONE IN ONE DIRECTION ONLY AND THRU THRU STREET INTERSECTIONS AS SPECIFIED IN NOTES AS SHOWN IN JOINTING PLAN SHEETS.

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

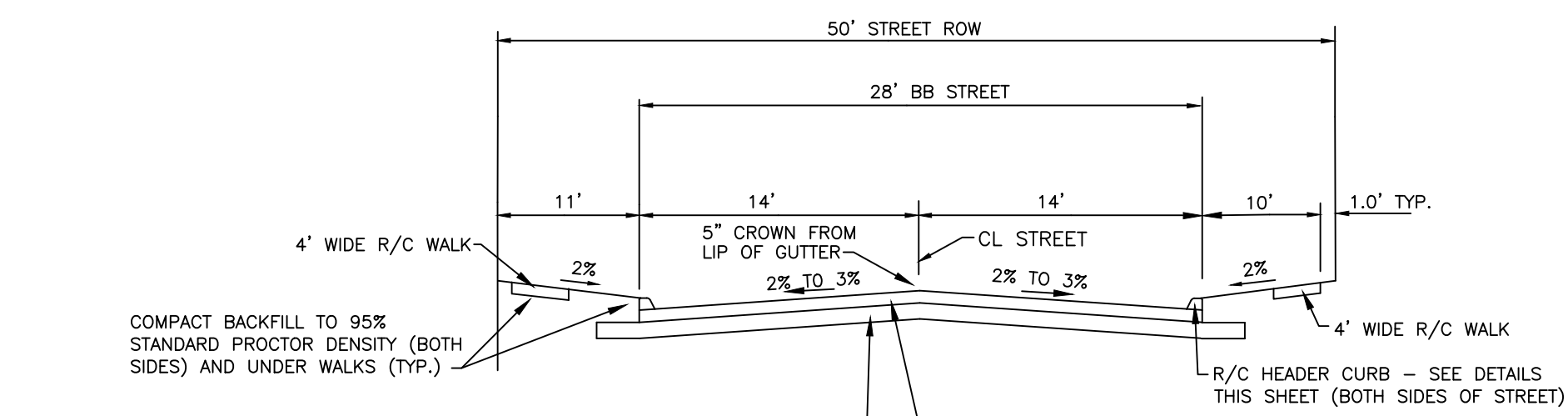
SHALL BE CONSTRUCTED ACCORDING TO DETAILS SHOWN BELOW RIGHT AND IN ACCORDANCE WITH CITY OF CORPUS CHRISTI STANDARD SPECIFICATIONS 030020 PORTLAND CEMENT CONCRETE, 032020 REINFORCING STEEL AND 038000 CONCRETE STRUCTURES.



**LONGITUDINAL OR TRANSVERSE SAWN CONSTRUCTION JOINT**  
NTS



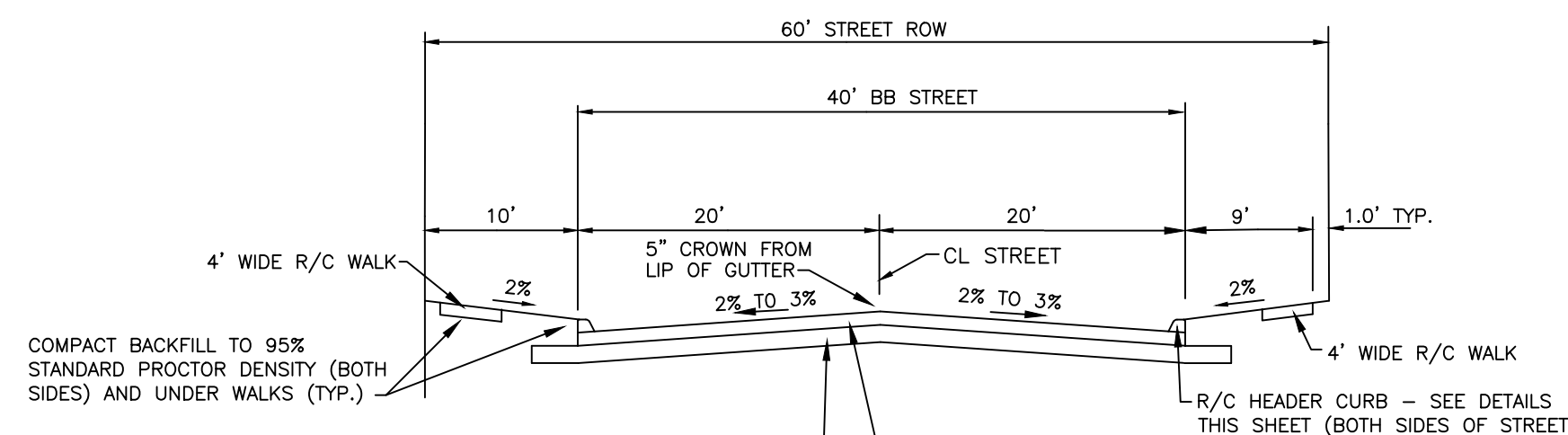
**TYPICAL PAVING SECTION SHOWING HEADER CURB DETAILS**  
NTS



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

PROPOSED 7" THICK RCCP (ROLLER COMPACTED PORTLAND CEMENT CONCRETE PAVING) COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 98% MODIFIED PROCTOR DENSITY (ASTM D-1557) WITHIN 2% OF OPTIMUM MOISTURE CONTENT

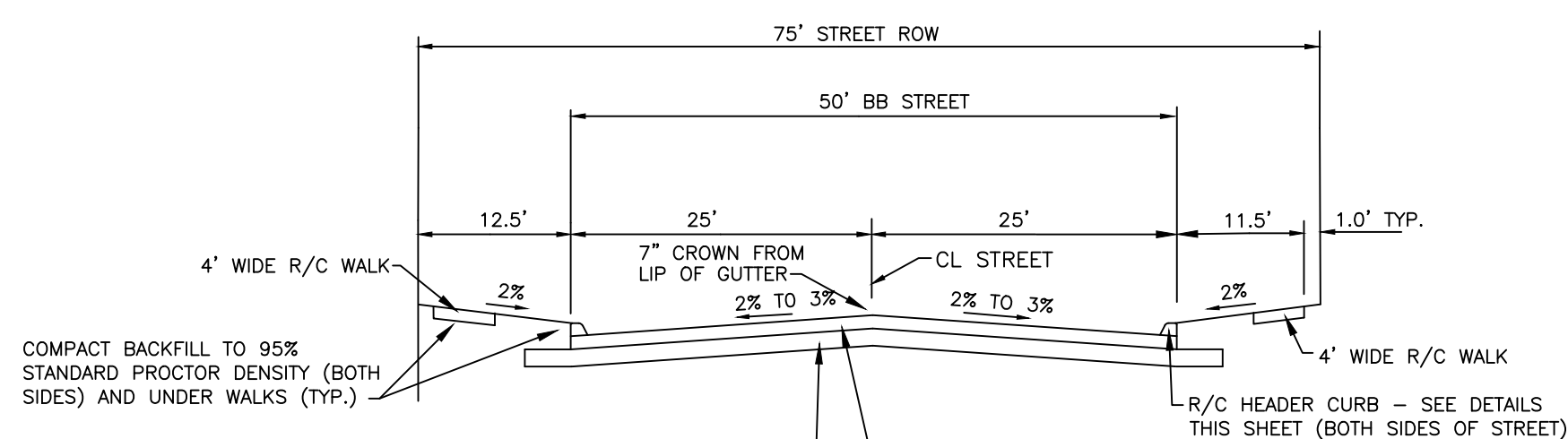
**TYPICAL RCCP STREET SECTION - 50' ROW**  
NTS



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

PROPOSED 7" THICK RCCP (ROLLER COMPACTED PORTLAND CEMENT CONCRETE PAVING) COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 98% MODIFIED PROCTOR DENSITY (ASTM D-1557) WITHIN 2% OF OPTIMUM MOISTURE CONTENT

**TYPICAL RCCP STREET SECTION - 60' ROW**  
NTS



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

PROPOSED 8" THICK RCCP (ROLLER COMPACTED PORTLAND CEMENT CONCRETE PAVING) COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 98% MODIFIED PROCTOR DENSITY (ASTM D-1557) WITHIN 2% OF OPTIMUM MOISTURE CONTENT

**TYPICAL RCCP STREET SECTION - 75' ROW**  
NTS

**GEOTECHNICAL ENGINEERING REPORT**

**King's Landing Unit 5 Pavement Study**

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

**PSI Project No. 03123040**

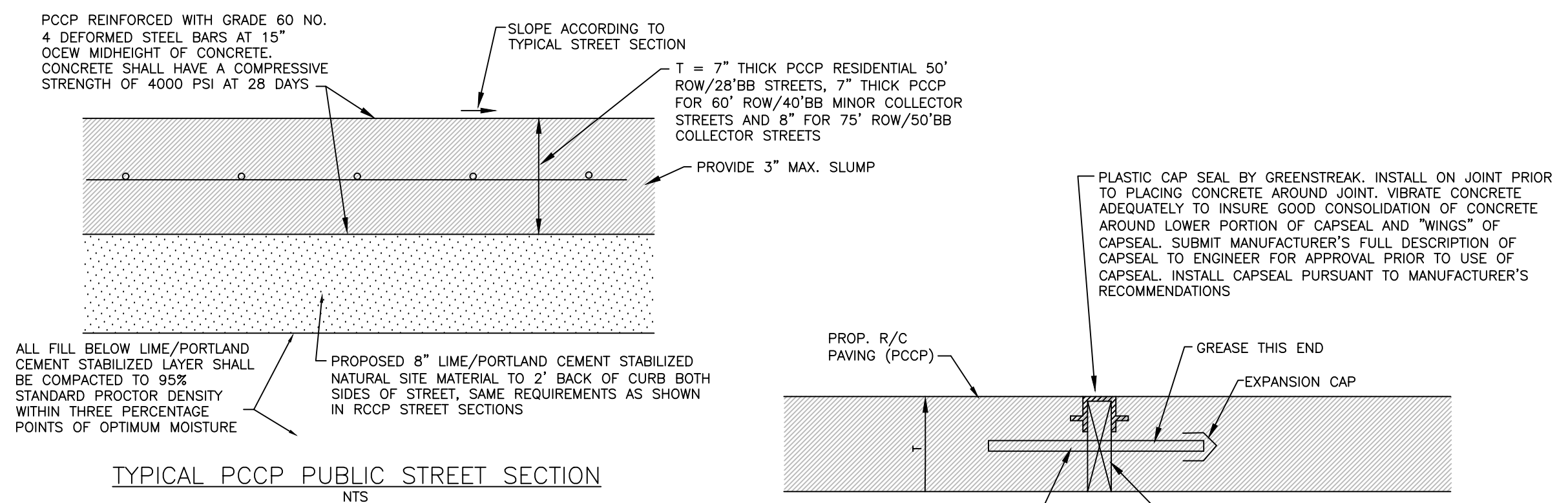
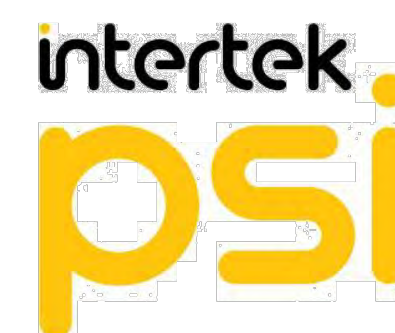
**PREPARED FOR:**

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

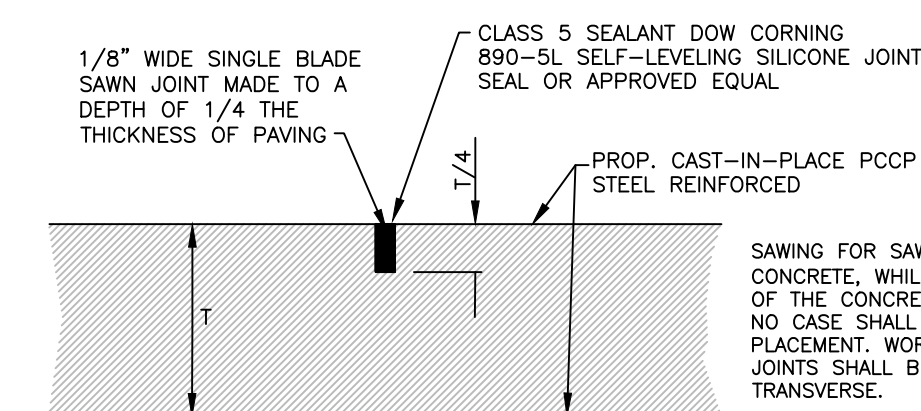
**January 24, 2024**

**BY:**

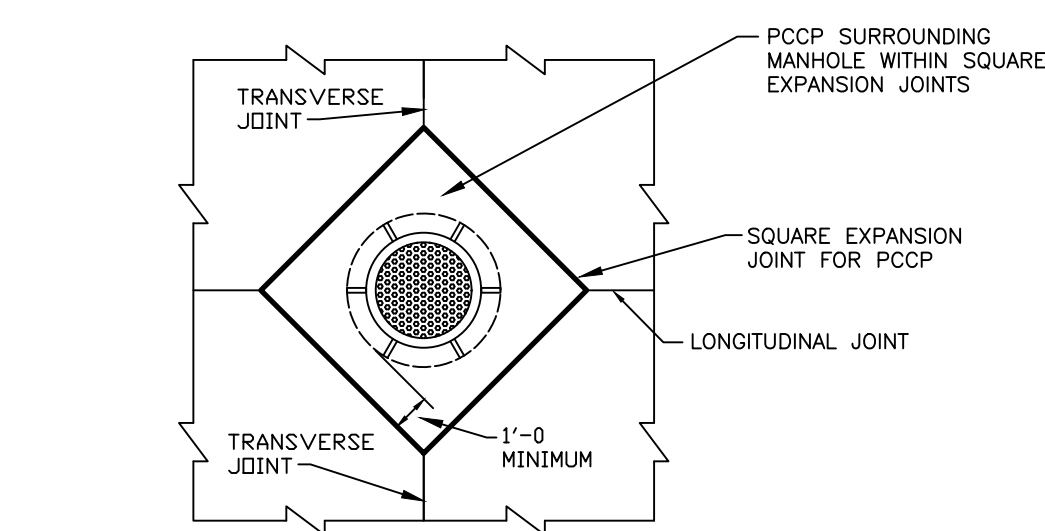
**PROFESSIONAL SERVICE INDUSTRIES, INC.  
810 S. Padre Island Dr.  
Corpus Christi, Texas 78416  
Phone: (361) 854-4801**



**TYPICAL PCCP PUBLIC STREET SECTION**  
NTS



**PCCP CONTRACTION (SAWN) JOINT DETAIL**  
NTS



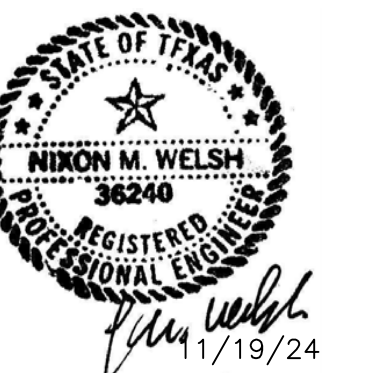
**TYPICAL ISOLATION DETAIL FOR MANHOLES**  
NTS



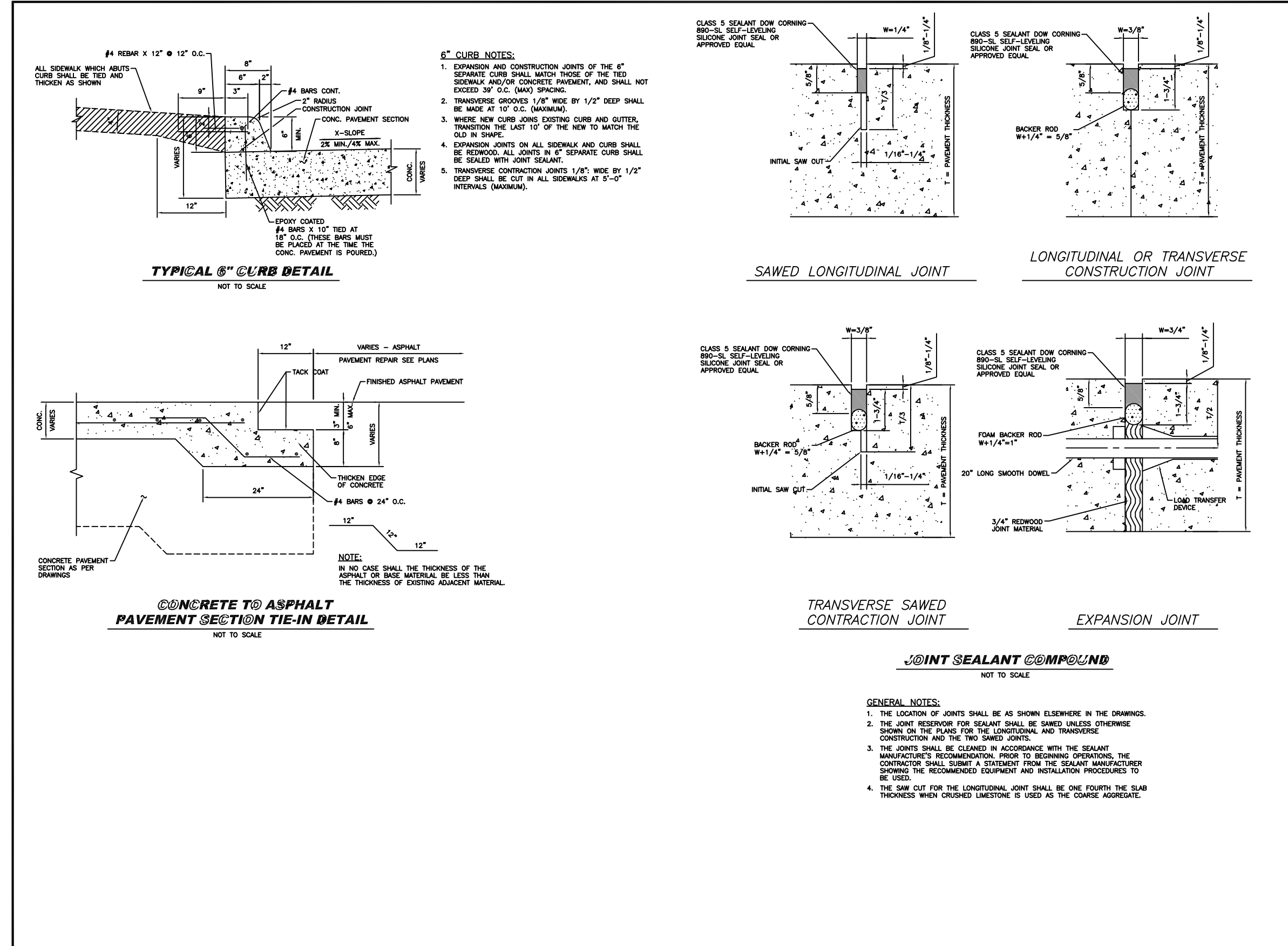
**EXPANSION JOINT FOR PCCP**  
NTS

**RELEASED FOR CONSTRUCTION**

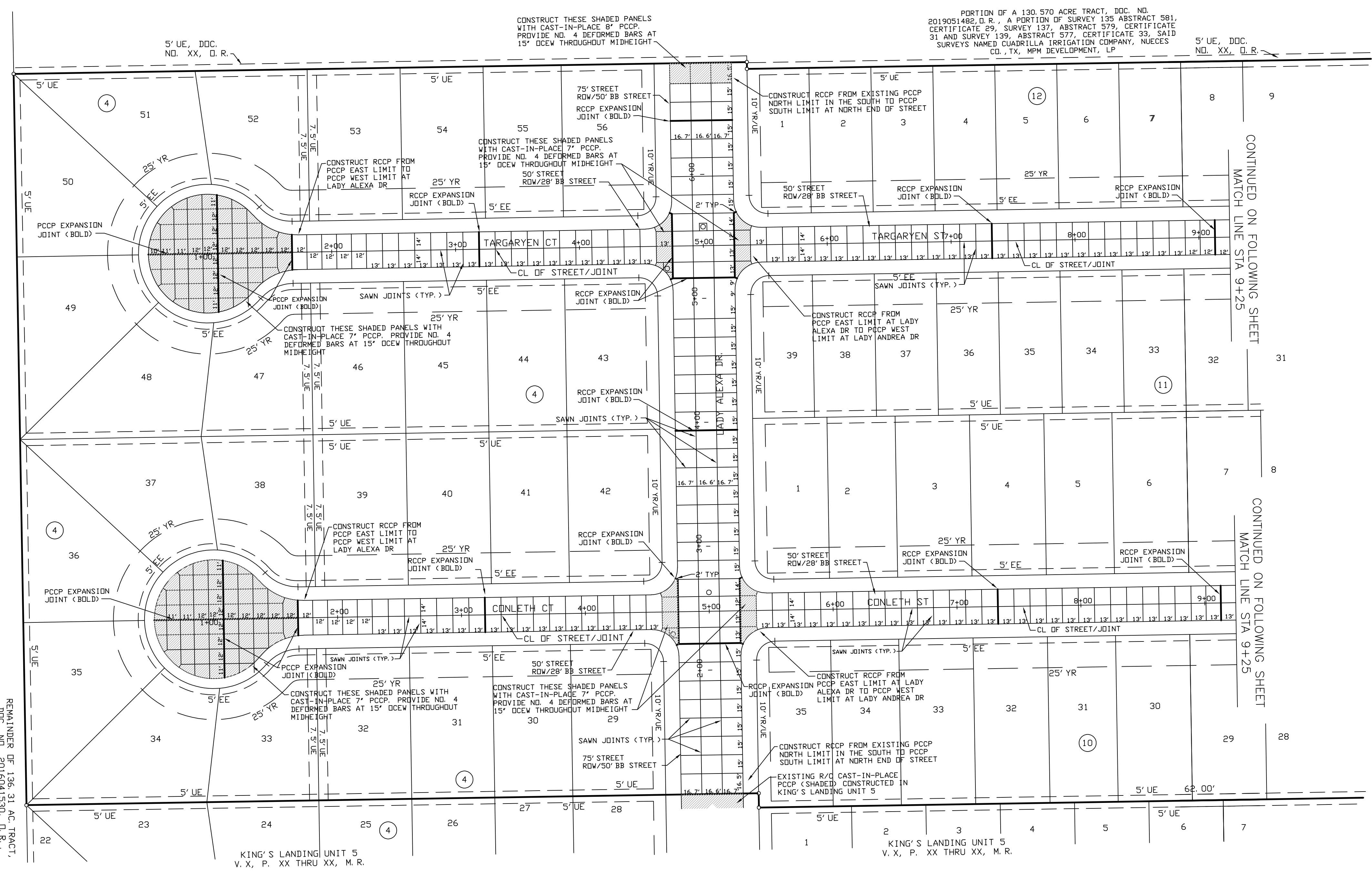
**Bria A. Whitmore, P.E., CFM, CPM  
Development Services  
City of Corpus Christi**  
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.



<b>BASS AND WELSH ENGINEERING</b> TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404		
<b>IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX PCCP AND RCCP PAVEMENT DETAILS AND SIDEWALK DETAILS</b>		
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. 8 STR DET RCC
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 23014
	SCALE (V): AS SHOWN	SHEET 8 OF 22
	DATE PLOTTED 11/19/24	



- GENERAL NOTES:**
1. THE LOCATION OF JOINTS SHALL BE AS SHOWN ELSEWHERE IN THE DRAWINGS.
  2. THE JOINT RESPONSE FOR SEALANT SHALL BE SALES UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION AND THE TWO SHAVED JOINTS.
  3. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S RECOMMENDATION PRIOR TO SEALING. OTHERWISE, THE CONTRACTOR SHALL SUBMIT A SUBSTITUTE FROM THE SEALANT MANUFACTURER SHOWING THE RECOMMENDED EQUIPMENT AND REGULATIONS PROCEDURES TO BE USED.
  4. THE SAW CUT FOR THE LONGITUDINAL JOINT SHALL BE ONE FOURTH THE SAW THICKNESS WHEN CRUSHED LIMESTONE IS USED AS THE COARSE AGGREGATE.

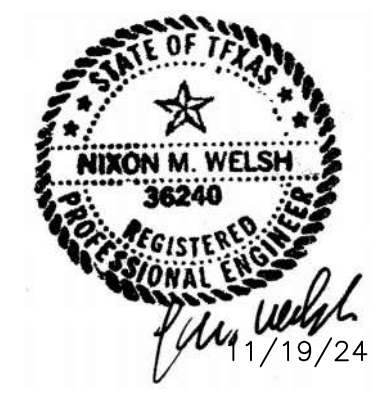


PORTION OF A 130.570 ACRE TRACT, DOC. NO. 2019051482, D. R. A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



LAYERS SHOWING

Layer	As Shown	As Shown	As Shown	As Shown	As Shown
PLAN	X	X	X	X	X
SECTION	X	X	X	X	X
PROFILES	X	X	X	X	X
CONSTRUCTION PLAN	X	X	X	X	X
PROFILES	X	X	X	X	X
SECTION	X	X	X	X	X
PROFILES	X	X	X	X	X
PLAN	X	X	X	X	X
SECTION	X	X	X	X	X
PROFILES	X	X	X	X	X



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

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

PUBLIC IMPROVEMENTS TO  
 KING'S LANDING UNIT 9  
 CORPUS CHRISTI, NUECES CO., TX

PCCP AND RCCP JOINTING PLAN

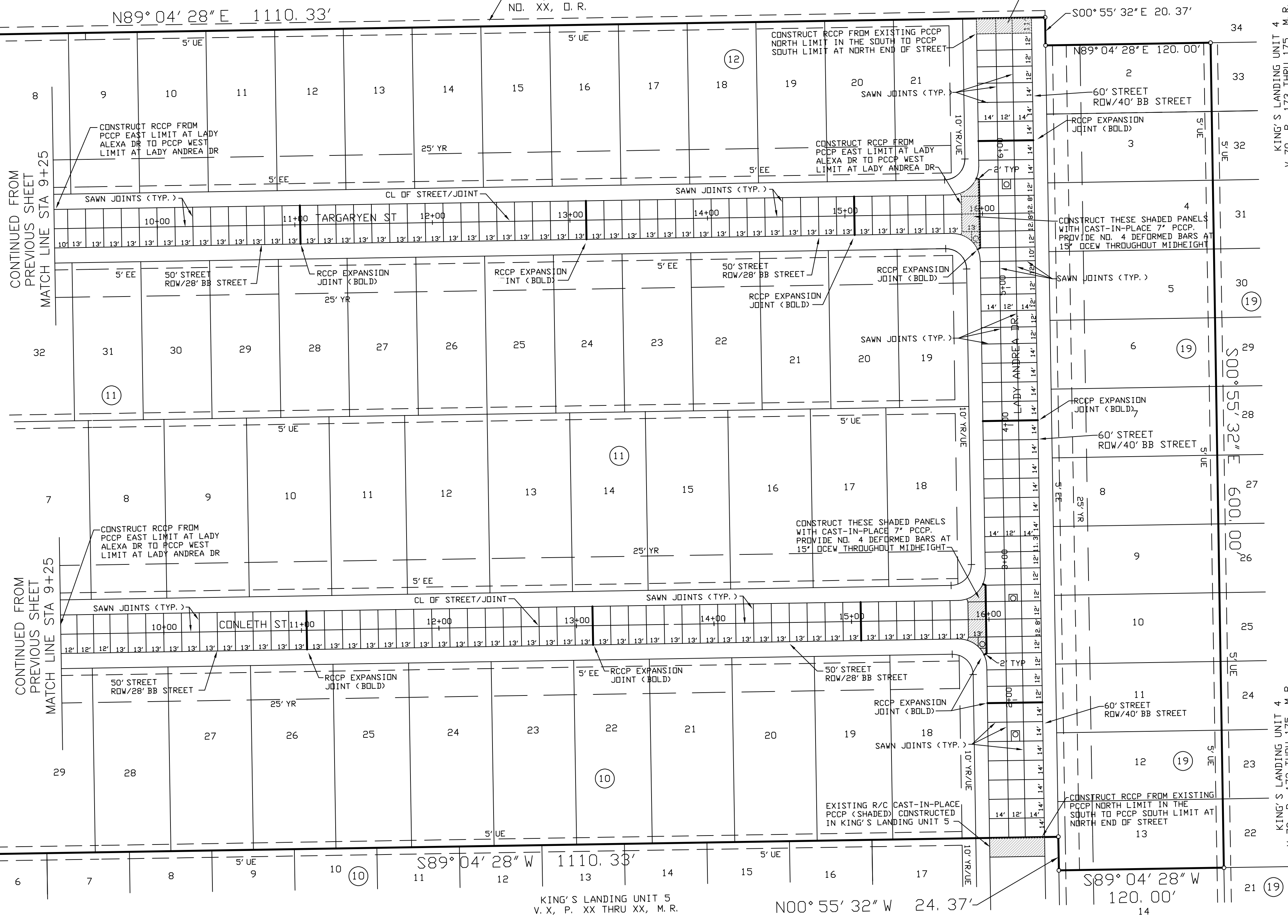
DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50'  
 CHK. \_\_\_\_\_ SCALE (V): SAME  
 DATE PLOTTED 11/19/24

COM. NO. \_\_\_\_\_ PG#1 AS  
 JOB NO. 23014  
 SHEET 2 OF 22

REMAINDER OF 136.31 AC. TRACT, DOC. NO. 2016041530, D. R., SARATODIA APARTMENTS, LLC  
 REMAINDER OF 136.31 AC. TRACT, DOC. NO. 2016041530, D. R., SARATODIA APARTMENTS, LLC  
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PORTION OF A 130.570 ACRE TRACT, DDC, 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, DDC, NO. 2019035786, 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



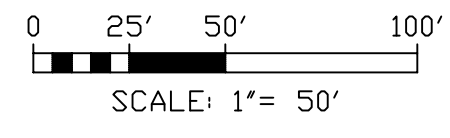
KING'S LANDING UNIT 4  
V. 70, P. 173 THRU 175, M. R.

KING'S LANDING UNIT 5  
V. X, P. XX THRU XX, M. R.

**RELEASED FOR CONSTRUCTION**

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

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



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

PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

PCCP AND RCCP JOINTING PLAN

LATEST REVISION	BY	DATE	DESCRIPTION
1	AS PER	AS SHOWN	AS SHOWN
2	AS PER	AS SHOWN	AS SHOWN
3	AS PER	AS SHOWN	AS SHOWN
4	AS PER	AS SHOWN	AS SHOWN
5	AS PER	AS SHOWN	AS SHOWN
6	AS PER	AS SHOWN	AS SHOWN
7	AS PER	AS SHOWN	AS SHOWN
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30	AS PER	AS SHOWN	AS SHOWN
31	AS PER	AS SHOWN	AS SHOWN
32	AS PER	AS SHOWN	AS SHOWN
33	AS PER	AS SHOWN	AS SHOWN
34	AS PER	AS SHOWN	AS SHOWN

DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50' PG#2 AS  
SCALE (V): SAME JOB NO. 23014  
CHK. \_\_\_\_\_ SCALE (V): NONE SHEET 10 OF 22  
DATE PLOTTED 11/19/24

**POLLUTION PREVENTION NOTES**

1. CONSTRUCTION ENTRANCE - CONSTRUCT A PROPOSED 28' X 30' CONSTRUCTION ENTRANCE CONSISTING OF AN AREA SURFACED WITH CRUSH STONE OR GRAVEL OF SIZE 2" TO 4". THE GRAVEL OR CRUSHED STONE SHALL BE PLACED IN A MINIMUM 6" THICK LAYER AND SHALL OVERLAY A LAYER OF FILTER CLOTH MEETING THE SAME REQUIREMENTS 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.
2. 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 OTHER DEBRIS BE TRACKED ONTO PAVED STREETS, CONTRACTOR SHALL IMMEDIATELY CLEANUP SAME AT HIS OWN EXPENSE.
3. SILT SCREENS - CONSTRUCT SILT SCREENS AT LOCATIONS AS SHOWN IN THE PLANS. ALL SILT SCREENS SHALL MEET THE REQUIREMENTS OF CITY STANDARD SPECIFICATION 02-240 "SILT FENCE". THE SILT FENCES SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PERIOD ON A WEEKLY BASIS AND SHALL BE REPAIRED/REPLACED AS NECESSARY.
4. 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.
5. 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.
6. 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.
7. PAY FOR SILT SCREEN FENCES, STABILIZED CONSTRUCTION ENTRANCE AND ALL POLLUTION PREVENTION MEASURES OF ALL TYPES IN UNIT PRICE OF "STORM WATER POLLUTION PREVENTION".
8. CONTRACTOR SHALL ENSURE DUST ON THE SITE IS CONTROLLED (NOT ALLOWED TO BLOW TO ADJACENT PROPERTY) BY DAMPENING DURING CONSTRUCTION.
9. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT ANYWHERE ON THE PROJECT SITE UNLESS THE SURPLUS CONCRETE OR DRUM WASH WATER IN CONCRETE TRUCKS IS DISCHARGED AT A FACILITY ON THE CONSTRUCTION SITE THAT WILL RETAIN ALL CONCRETE WASH WATERS OR LEACHATES, INCLUDING ANY WASH WATERS OR LEACHATES MIXED WITH STORM WATER. CONCRETE WASH WATERS AND LEACHATES MAY NOT BE ALLOWED TO ENTER THE MUNICIPAL SEWER SYSTEM, CITY STREETS, THE WATERS OF THE UNITED STATES, OR GROUND WATERS.
10. NON-CONCRETE TRUCK VEHICLES SHALL BE WASHED AT THE STABILIZED CONSTRUCTION ENTRANCE IN A MANNER TO REMOVE ALL MUD AND DEBRIS FROM THE TIRES.
11. 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.
12. CONTRACTOR SHALL DETERMINE THE LOCATION OF SITE NOTICE FOR STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

**SEDIMENTATION SCREENING FENCE**

SEE CITY STANDARD STORM WATER POLLUTION PREVENTION DETAILS FOR CONSTRUCTION

**CCR 015700 TEMPORARY CONTROLS**

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

PORTION OF A 130.570 ACRE TRACT, D.C. 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

5' UE, D.C. NO. XX, D.R.

REMAINDER OF 136.31 AC. TRACT, D.C. NO. 2016041530, D.R.

REMAINDER OF 136.31 AC. TRACT, D.C. NO. 2016041530, D.R., SARATOGA APARTMENTS, LLC

REMAINDER OF 136.31 AC. TRACT, D.C. NO. 2016041530, D.R., SARATOGA APARTMENTS, LLC

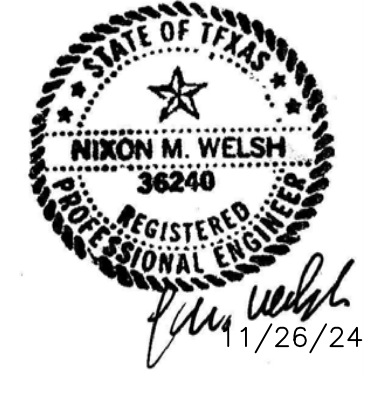
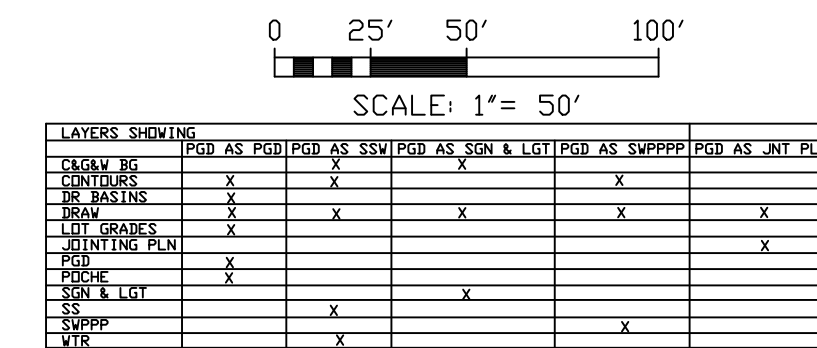
LADY ALEXA DR. (FUTURE)

LADY ALEXA DR.

CONTINUED ON FOLLOWING SHEET MATCH LINE STA 9+25

CONTINUED ON FOLLOWING SHEET MATCH LINE STA 9+25

PROPOSED STABILIZED CONSTRUCTION ENTRANCE. MEET OR EXCEED CITY STANDARD STORM WATER POLLUTION PREVENTION DETAILS AS TO SIZE, DIMENSIONS AND CONSTRUCTION DETAILS AND SPECIFICATIONS



**RELEASED FOR CONSTRUCTION**

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

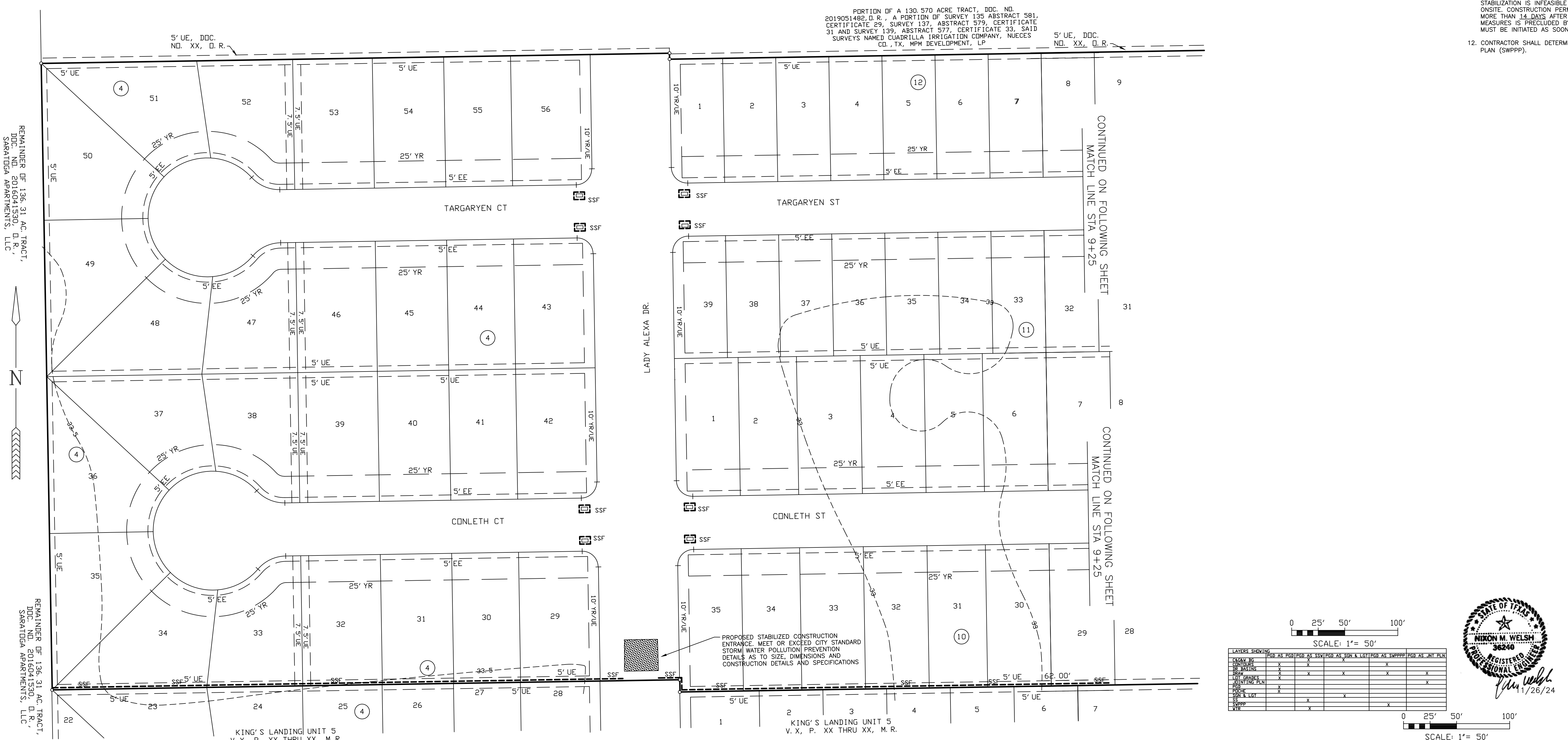
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

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

PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

STORM WATER POLLUTION PREVENTION PLAN  
SHEET 1 OF 3

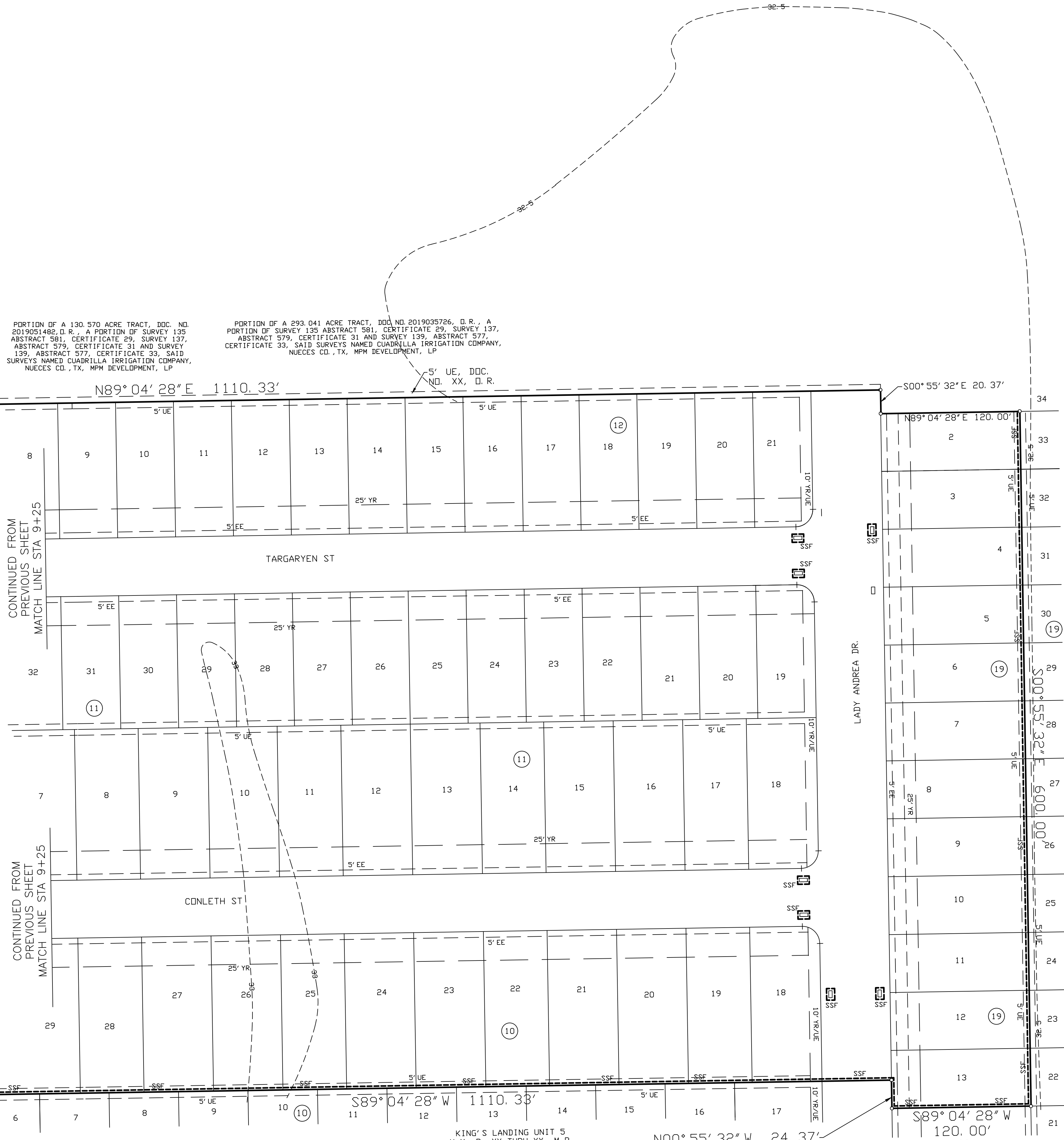
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. PGD1 AS SWPPP
CHK. _____	SCALE (V): SAME	JOB NO. 23014
	DATE PLOTTED 11/26/24	SHEET 11 OF 22



PORTION OF A 130.570 ACRE TRACT, DDC. NO. E019051486, 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, DDC. NO. 2019035756, 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

5' UE, DDC. NO. XX, D.R.



CONTINUED FROM PREVIOUS SHEET MATCH LINE STA 9+25

CONTINUED FROM PREVIOUS SHEET MATCH LINE STA 9+25

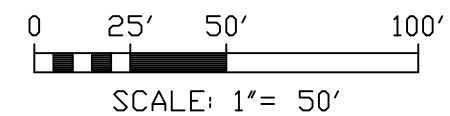
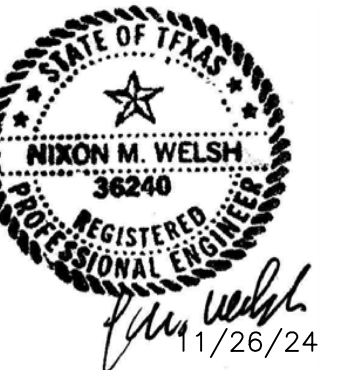
KING'S LANDING UNIT 4 V. 70, P. 173 THRU 175, M.R.

KING'S LANDING UNIT 5 V. X, P. XX THRU XX, M.R.



RELEASED FOR CONSTRUCTION

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



BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404  
PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

STORM WATER POLLUTION PREVENTION PLAN  
SHEET 2 OF 3

LATEST SHEET	FROM AS PROJ FOR AS SWPPP FOR AS SHN & LOT FOR AS SWPPP FOR AS INT PLAN	DATE BY	DATE BY	DATE BY	DATE BY
DESIGN	X	X	X	X	X
CHECKING	X	X	X	X	X
ISSUANCE	X	X	X	X	X
CONSTRUCTION	X	X	X	X	X
AS BUILT	X	X	X	X	X
REVISION	X	X	X	X	X
DATE					
BY					
CHECKED					
DATE					
BY					

DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. PGD2 AS SWPPP
CHK. _____	SCALE (X): SAME	JOB NO. 23014
	SCALE (Y): NONE	
	DATE PLOTTED 11/26/24	SHEET 12 OF 22

SITE DESCRIPTION

NOT TO SCALE

PROJECT LIMITS: KING'S LANDING UNIT 9

PROJECT DESCRIPTION: CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE PRIMARY ACTIVITIES WILL BE PAVEMENT CONSTRUCTION, EARTHWORK CONSTRUCTION, STORM SEWER AND UTILITY CONSTRUCTION AND LOT GRADING AND CLEARING AND GRUBBING

MAJOR SOIL DISTURBING ACTIVITIES: PAVEMENT AND EARTHWORK CONSTRUCTION, LOT GRADING & STORM SEWER AND UTILITY CONSTRUCTION

TOTAL PROJECT AREA: 24.9 ACRES

TOTAL AREA TO BE DISTURBED: 30 ACRES

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 55%

EXISTING CONDITION OF SOIL & VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: SOIL CLASSIFICATION (USDA) - SOILS AT THE SUBJECT SITE ARE VICTORIA CLAY, 0 TO 1% SLOPES, VcA. SITE IS UNDER CULTIVATION, INTERMITTENT VEGETATIVE COVER

NAME OF RECEIVING WATERS: OSO CREEK

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

- THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
1. CONSTRUCT "SILT FENCE", CLEAR WORK AREA, INSTALL UTILITIES (WASTE WATER, STORM WATER AND POTABLE WATER), STREET EARTHWORK AND PAVING AND LOT GRADING
  2. GRADE PROPOSED PAVEMENT TO SUBGRADE ELEVATION, COMPACT SUBGRADE CONSTRUCT PAVEMENT.
  3. UPON COMPLETION OF CONSTRUCTION, TEMPORARY CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL LANDSCAPING OR GRASSES ARE IN PLACE.

EROSION AND SEDIMENT CONTROLS

STORM WATER MANAGEMENT: STORM WATER DRAINAGE WILL BE PROVIDED BY THE STREET SECTION, INLETS AND PIPES. CURB & GUTTER WILL CARRY THE RUNOFF TO THE COLLECTION POINTS (INLETS).

SOIL STABILIZATION PRACTICES:

- TEMPORARY SEEDING
- PERMANENT PLANTING, SODDING, OR SEEDING
- MULCHING
- SOIL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL RESOURCES

OTHER: DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED (TEMPORARILY OR PERMANENT) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME AND DO WITHIN 21 DAYS.

STRUCTURAL PRACTICES:

- SILT FENCES
- HAY BALE DAM
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION, DIKE AND SWALE COMBINATIONS
- PIPE SLOPE DRAINS
- PAVED FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM SEWERS
- VELOCITY CONTROL DEVICES

MAINTENANCE: ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDER DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGEWAYS SHALL HAVE PRIORITY FOLLOWED BY BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION: ALL INSPECTION WILL BE PERFORMED BY AN INSPECTOR EVERY WEEK AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAIN (AS RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED PER THE INSPECTION REPORT.

WASTE MATERIALS: CONTRACTOR SHALL PROVIDE A WASH OUT AREA FOR CONCRETE TRUCKS. THIS AREA SHALL BE AT A LOCATION THAT WILL NOT ALLOW ANY DEBRIS OR CONTAMINATION TO ENTER THE INLETS OR STORM SEWER SYSTEM. ALL MEASURES SHALL BE TAKEN TO PROTECT THE SURROUNDING AREA FROM CONTAMINATION. WASH OUT AREA SHALL BE RESTORED UPON PROJECT COMPLETION. ALL WASTE MATERIAL SHALL BE COLLECTED AND SECURELY STORED UNTIL REMOVAL FROM JOBSITE. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ONSITE.

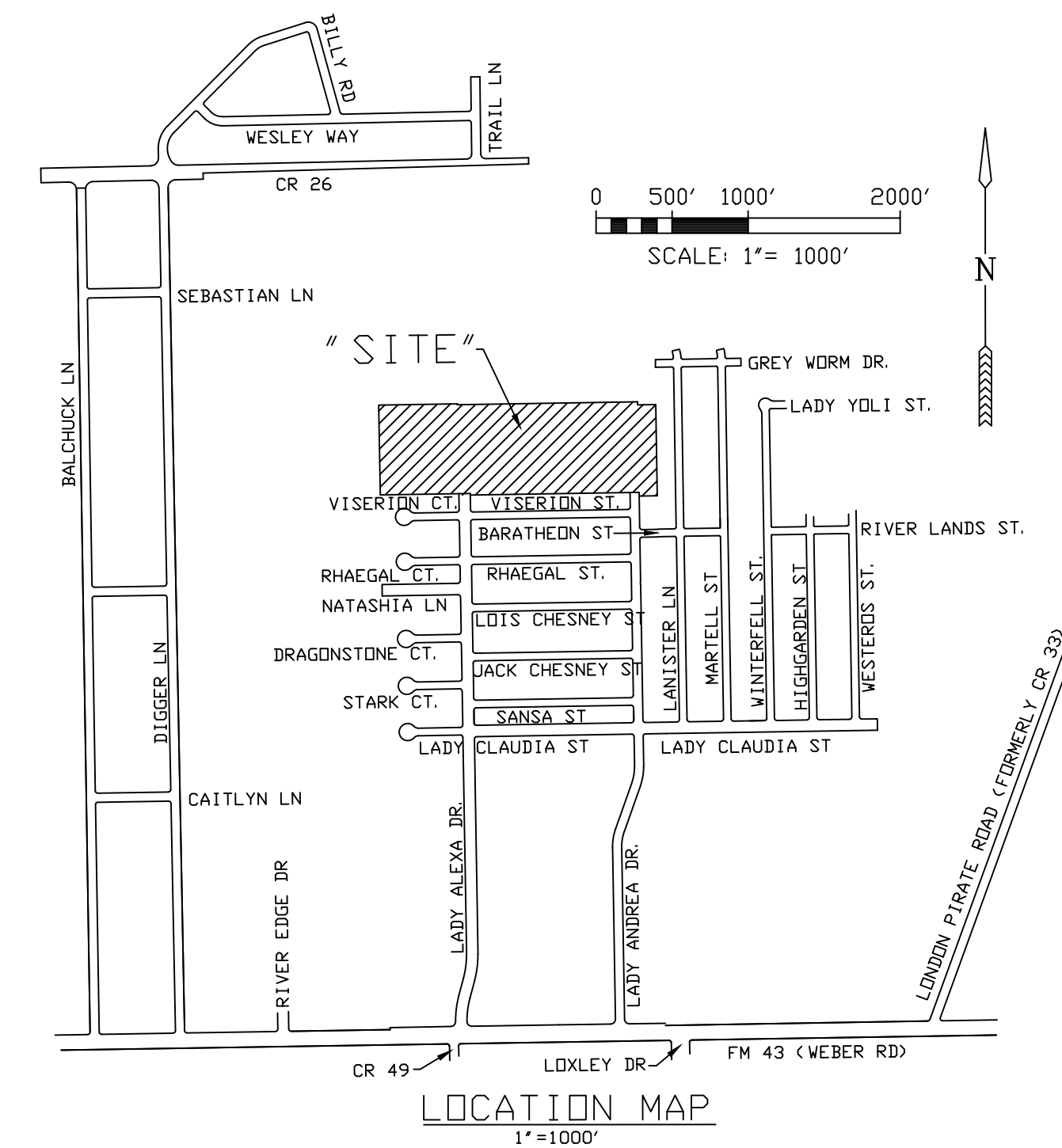
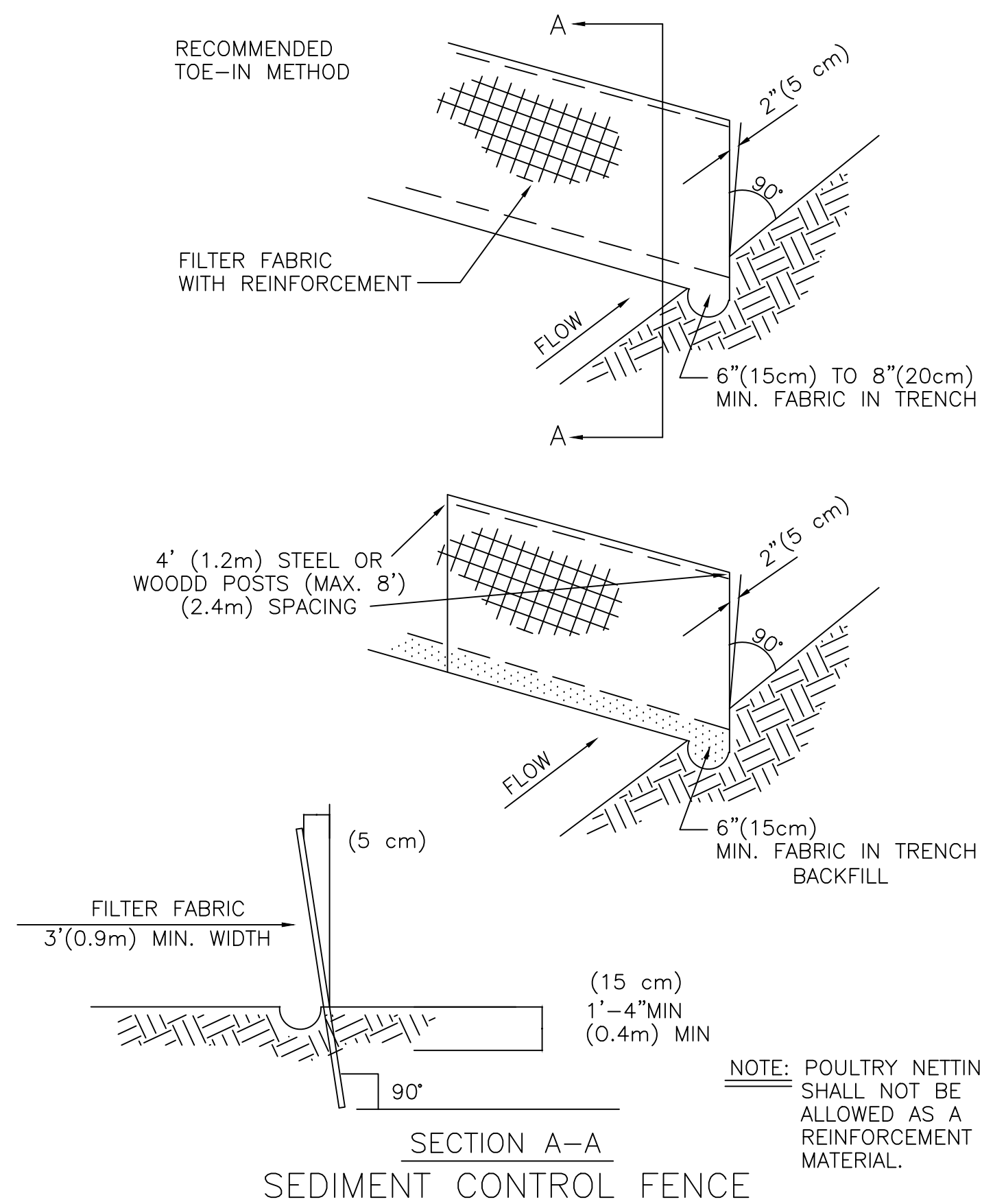
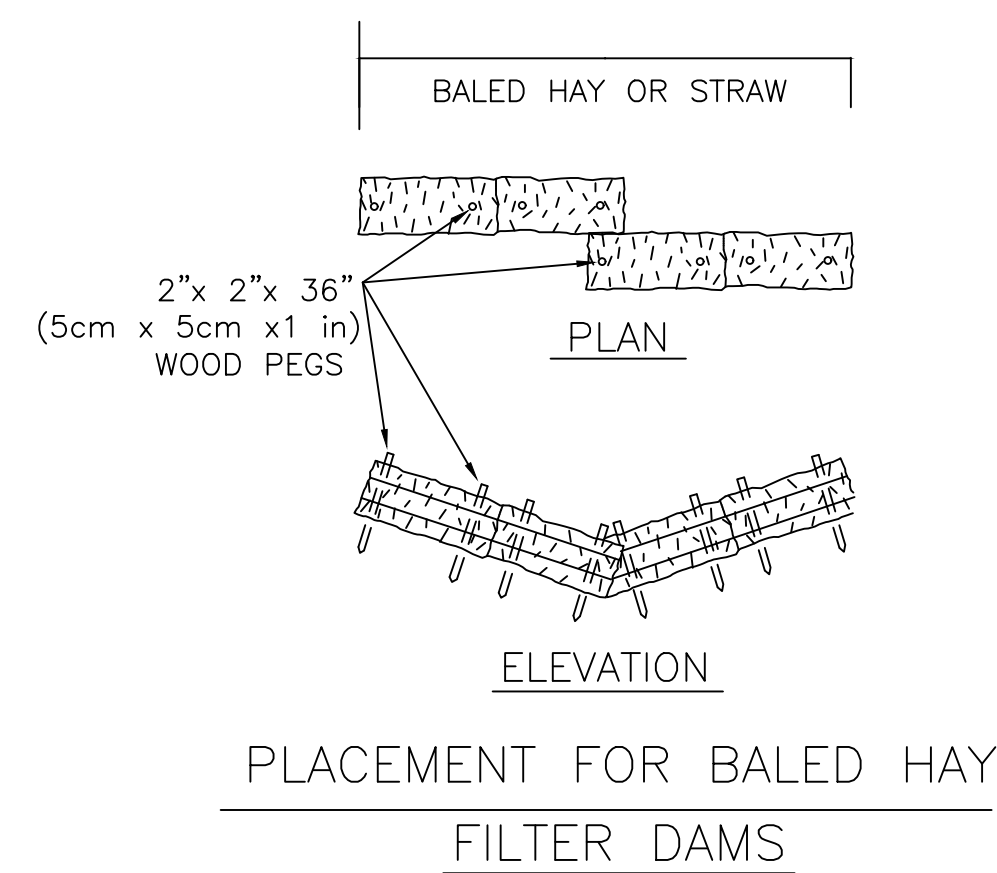
SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY.

OFFSITE VEHICLE TRACKING:

- HAUL ROADS DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
- EXCESS DIRT ON ROAD REMOVED DAILY
- STABILIZED CONSTRUCTION ENTRANCE

REMARKS: DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATER BODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS POSSIBLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS AS MAY BE REQUIRED BY TCEQ AND EPA. CONTRACTOR SHALL PROVIDE NOI AND NOT.



RELEASED FOR CONSTRUCTION

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

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

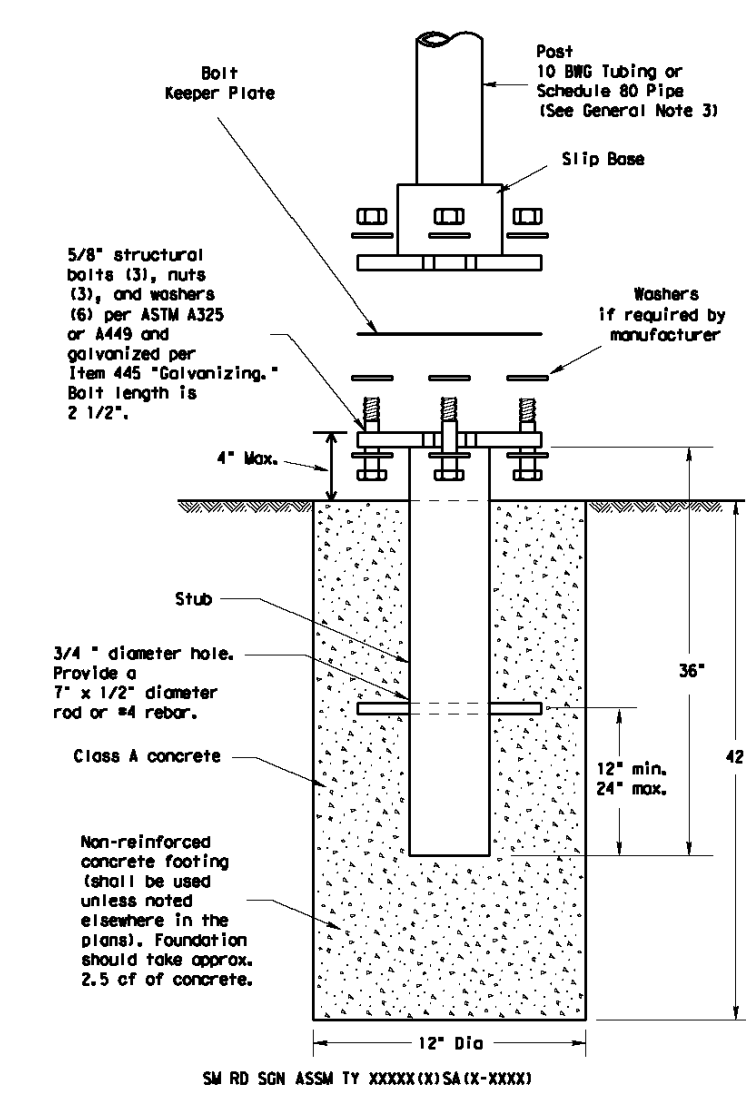
STATE OF TEXAS  
NIXON M. WELSH  
REGISTERED PROFESSIONAL ENGINEER  
11/19/24

BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404			
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX			
STORM WATER POLLUTION PREVENTION PLAN SHEET 3 OF 3			
DWN:	PLOT SCALE: 1" = 50'	COM. NO.:	13 SWPPP
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO.:	23014
	SCALE (V): AS SHOWN	SHEET 13 OF 22	
	DATE PLOTTED: 11/19/24		



DISCLAIMER: The use of this document is governed by the "Texas Department of Transportation Standard Specifications for Roadway Construction and Maintenance" (SSR) and the "Texas Department of Transportation Standard Specifications for Materials" (SSM). The City of San Antonio is not responsible for any errors or omissions in this document.

### TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS

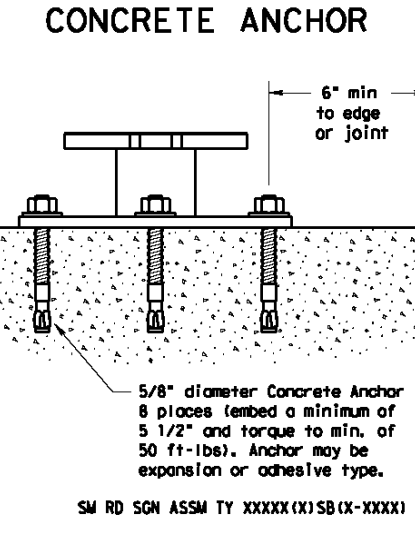


**NOTE**  
 There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

- GENERAL NOTES:**
- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking as subject to approval of the TxDOT Traffic Standards Engineer.
  - Material used as part of this system shall conform to the following specifications:
    - 10 BNC tubing (2.875" outside diameter)
    - 0.134" nominal wall thickness
    - Seamless or electric-resistance welded steel tubing or pipe
    - Steel shall be A553 or 50 per ASTM A513 or ASTM A508
    - 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 2.887"
    - Galvanization per ASTM A153 or ASTM A653 G90. For galvanized steel tubing (ASTM A653), recoat tube outside diameter weld seam by metalizing with zinc wire per ASTM B833.
    - Schedule 80 Type (2.875" outside diameter)
    - 0.236" nominal wall thickness
    - Steel tubing per ASTM A500 or C
    - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
      - 48,000 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 2.892" to 2.895"
    - Galvanization per ASTM A153
  - See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/business/transportation/traffic.htm>
  - Sign supports shall not be applied except where shown. Sign support posts shall not be applied.

- 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 bases of concrete less than 2 cubic yards to be mixed with a portable, motor-fueled concrete mixer. For small quantities, 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 pouring 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.
  - Pipe the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
  - The triangular slipbase system is multifunctional and is designed to release when struck from any direction.

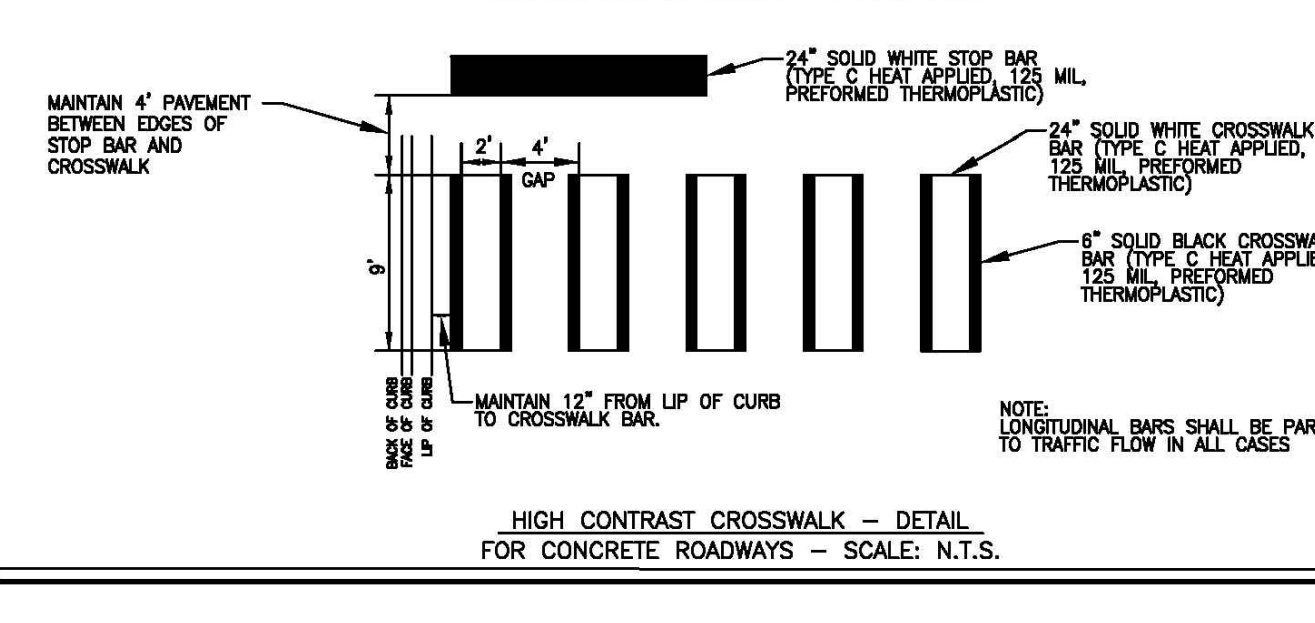
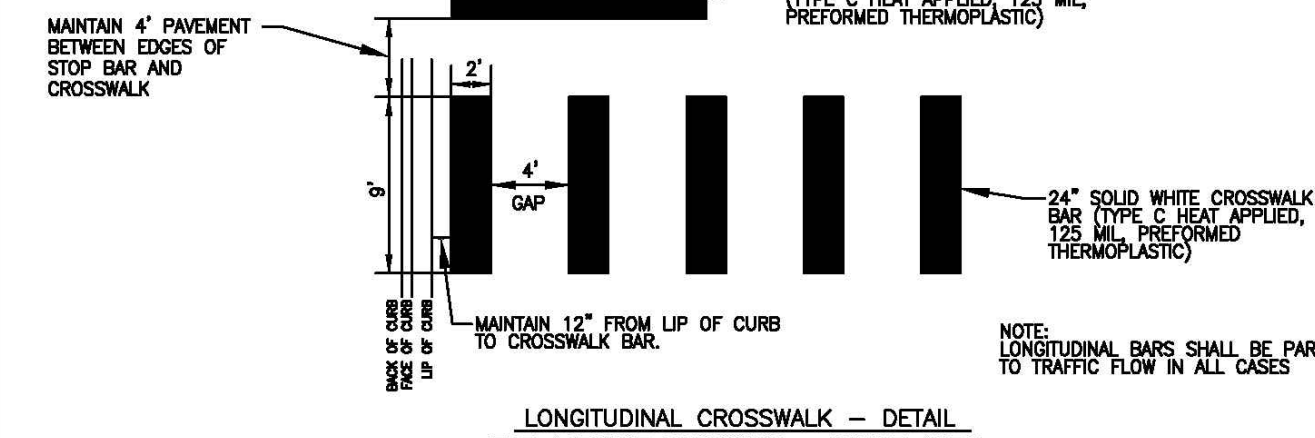
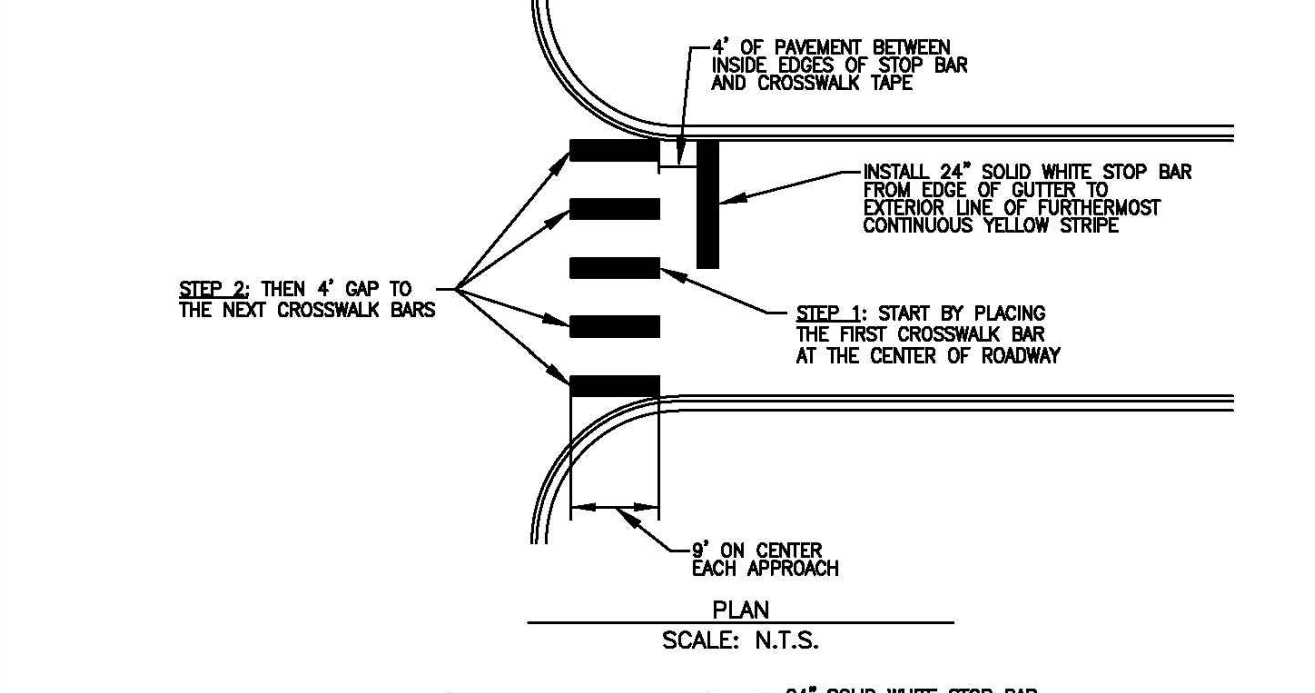
- Support**
- Set support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the roadway (i.e., edge of the closest lane) and slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be placed 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.



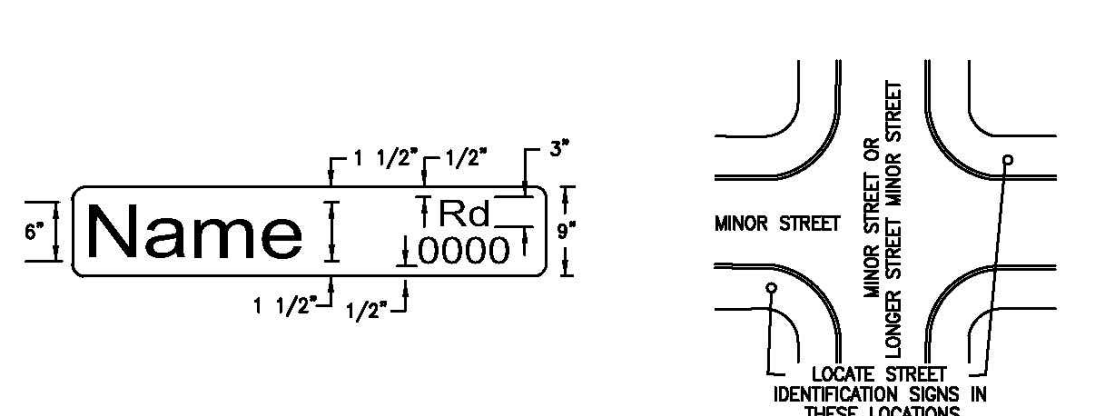
**CONCRETE ANCHOR**  
 Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy nut per ASTM A453, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with type III epoxy per DMS-6100, "Epoxy and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 1/2" minimum embedment, shall have a minimum of 10ksi tensile and shear of 3000 and 3100 psi, respectively.

**Sign Operating Details**  
**SM (SLIP-1)-08**

### CROSSWALK PAVEMENT MARKINGS



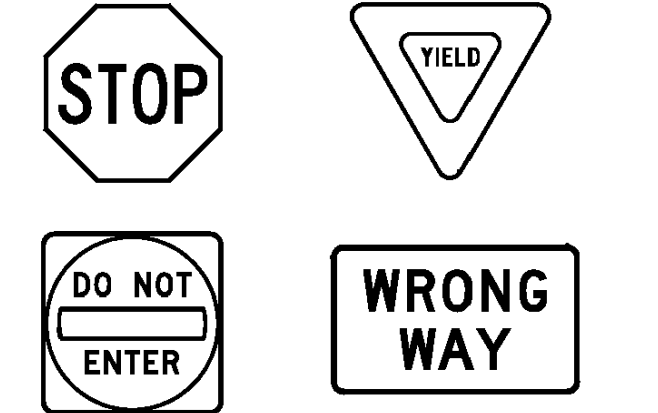
### STREET NAME BLADE SIGN



- NOTES:**
- STREET NAME BLADE MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 3" AND THE HEIGHT OF LETTERING SHALL BE 1 1/2". STREET NAME BLADES SHALL BE 3" WIDE AND THE HEIGHT OF LETTERING SHALL BE 1 1/2". STREET NAME BLADES SHALL BE 3" WIDE AND THE HEIGHT OF LETTERING SHALL BE 1 1/2". STREET NAME BLADES SHALL BE 3" WIDE AND THE HEIGHT OF LETTERING SHALL BE 1 1/2".
  - ANTI-GRITTY 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 (MUTCD), AND TxDOT STANDARDS.

**CONSULTANT'S SHEET NO.**  
 CITY OF SAN ANTONIO  
 DEPARTMENT OF PUBLIC WORKS  
 TRAFFIC ENGINEERING DIVISION  
 CROSSWALK PAVEMENT MARKINGS AND STREET NAME BLADE SIGN DETAILS  
 SHEET 7 OF 7  
 RECORD DRAWING NO. \_\_\_\_\_  
 CITY PROJECT # \_\_\_\_\_

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



**REQUIREMENTS FOR FOUR SPECIFIC SIGNS ONLY**

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

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



**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

### GENERAL NOTES

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

**ALUMINUM SIGN BLANKS THICKNESS**

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

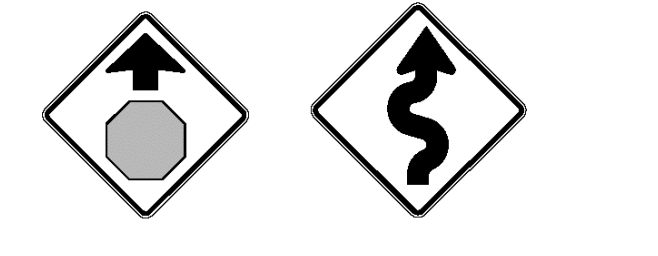
**DEPARTMENTAL MATERIAL SPECIFICATIONS**

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

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

**TYPICAL SIGN REQUIREMENTS**  
**TSR (4) - 13**

### REQUIREMENTS FOR WARNING SIGNS



**SHEETING REQUIREMENTS**

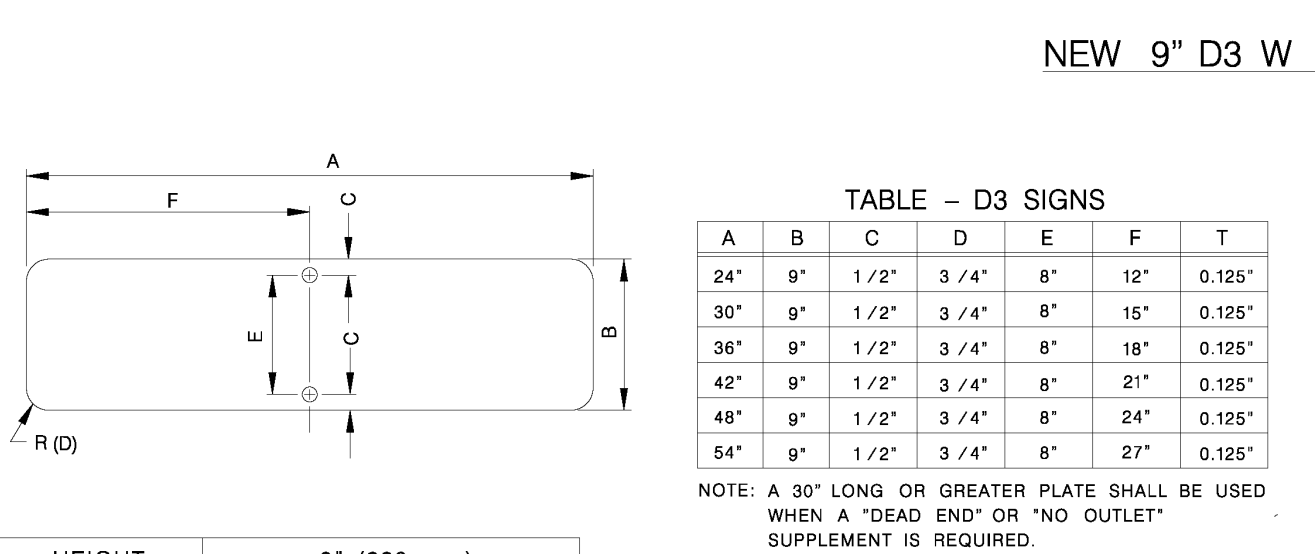
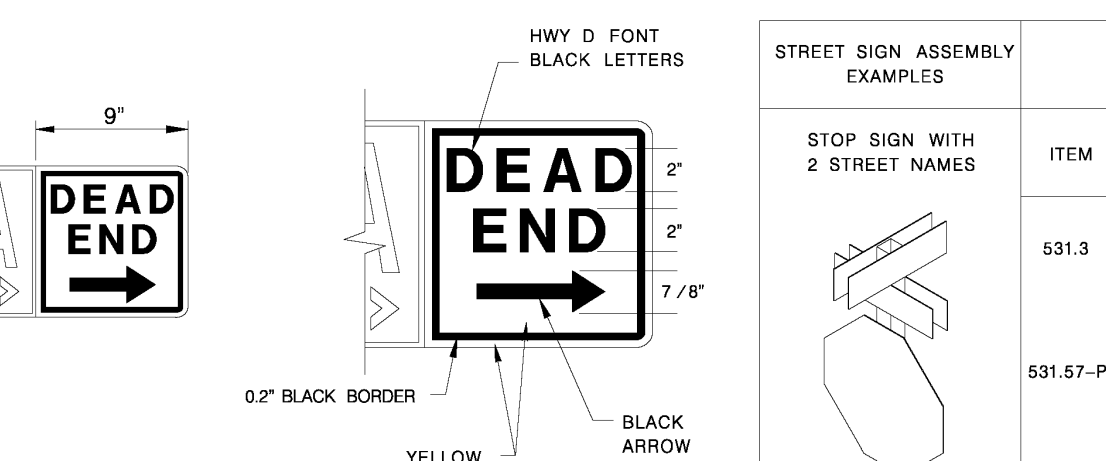
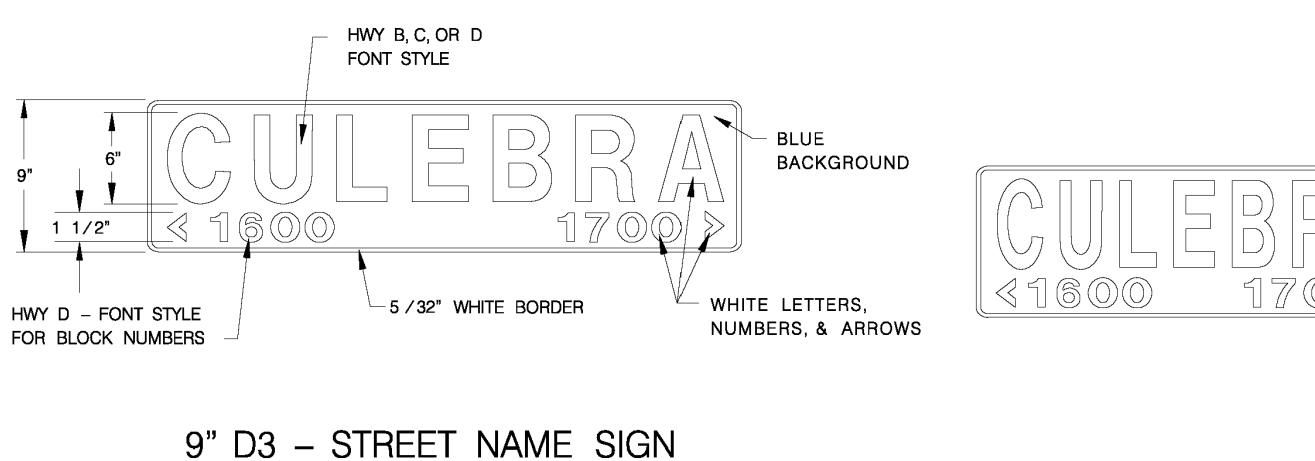
USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	FLUORESCENT YELLOW	TYPE B <sub>1</sub> OR C <sub>1</sub> SHEETING
LEGEND & BORDERS	BLACK	ACRYLIC NON-REFLECTIVE FILM
LEGEND & SYMBOLS	ALL OTHER	TYPE B OR C SHEETING

### REQUIREMENTS FOR SCHOOL SIGNS



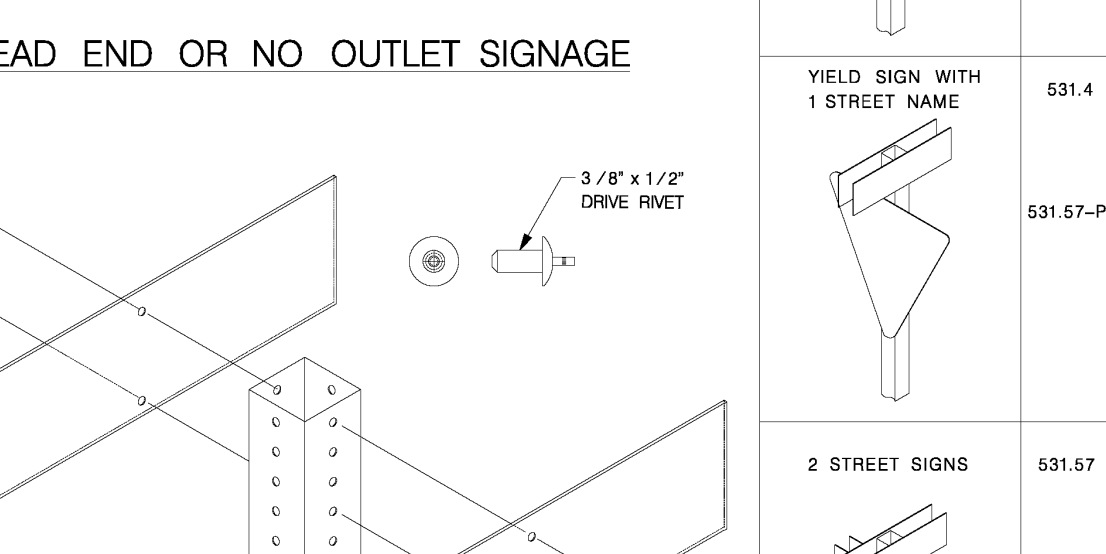
**SHEETING REQUIREMENTS**

USAGE	COLOR	SIGN FACE MATERIAL
BACKGROUND	WHITE	TYPE A SHEETING
BACKGROUND	FLUORESCENT YELLOW GREEN	TYPE B <sub>1</sub> OR C <sub>1</sub> SHEETING
LEGEND, BORDERS AND SYMBOLS	BLACK	ACRYLIC NON-REFLECTIVE FILM
SYMBOLS	RED	TYPE B OR C SHEETING



**TYPICAL GROUND MOUNTED SIGN PLACEMENT**

HEIGHT	9" (228 mm)
LENGTH	24" (600 MM) MIN. 54 (1350 MM) MAX. 6" (150 MM) INCREMENTS OF LENGTH
THICKNESS	0.125" (3MM)
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER HIGH INTENSITY FP-B5, SECTION 718 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	10%



**STREET SIGN ASSEMBLY EXAMPLES**

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

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

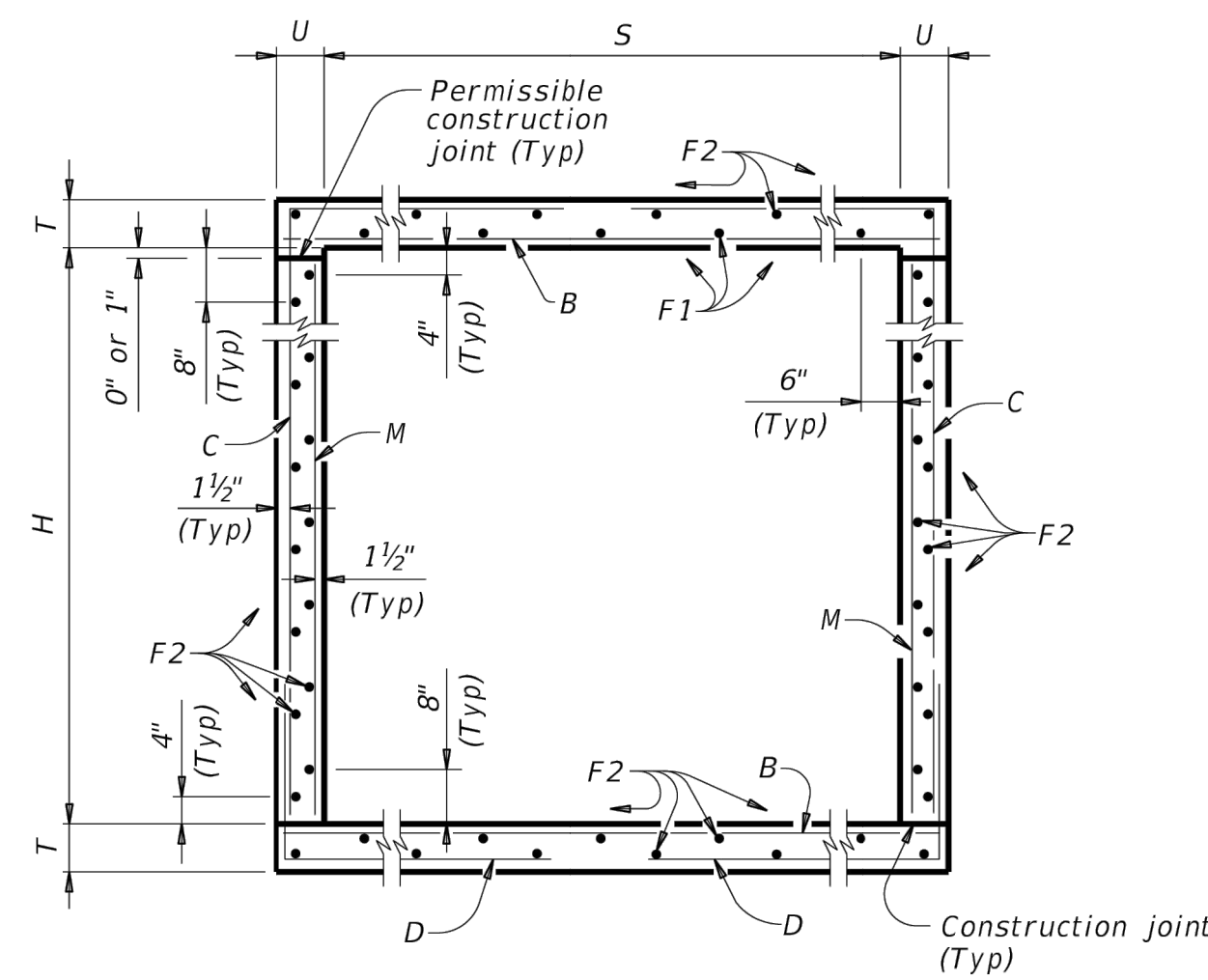
**RELEASED FOR CONSTRUCTION**  
  
 Bria A. Whitmore, P.E., CFM, CPM  
 Development Services  
 City of San Antonio  
 Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.

NIKON M. WELSH  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 36240  
 11/19/24

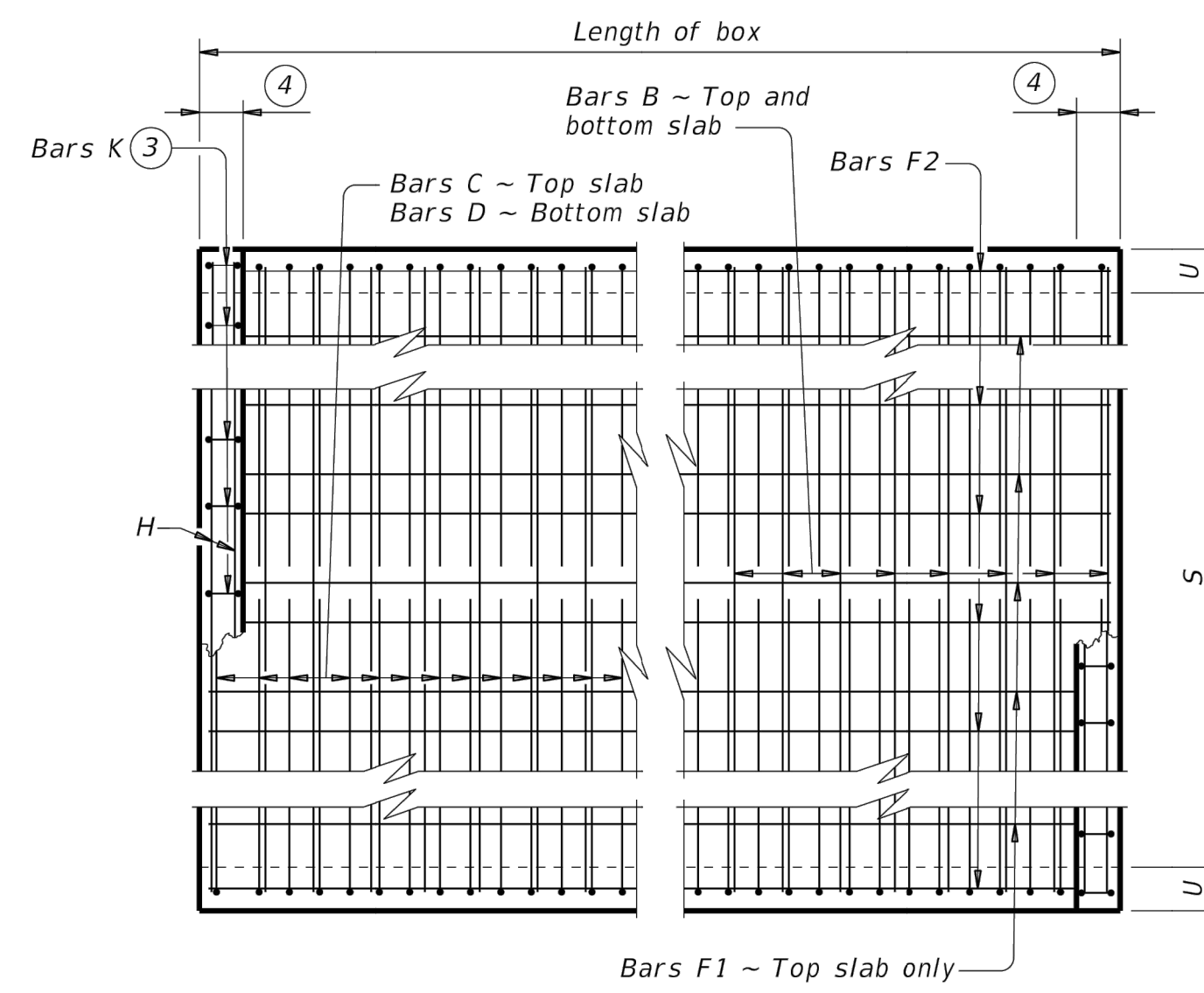
**BASS AND WELSH ENGINEERING**  
 TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET  
 CORPUS CHRISTI, TEXAS 78404  
  
 PUBLIC IMPROVEMENTS TO  
 KING'S LANDING UNIT 9  
 CORPUS CHRISTI, NUECES CO., TX  
 TxDOT & CITY SIGN AND PAVEMENT  
 MARKING REQUIREMENTS AND DETAILS  
 DWN: \_\_\_\_\_ PLOT SCALE: 1" = 50'  
 CHK: N. WELSH SCALE (H): AS SHOWN COM. NO.: 23014  
 SCALE (V): AS SHOWN SHEET 14 OF 22  
 DATE PLOTTED: 11/19/24

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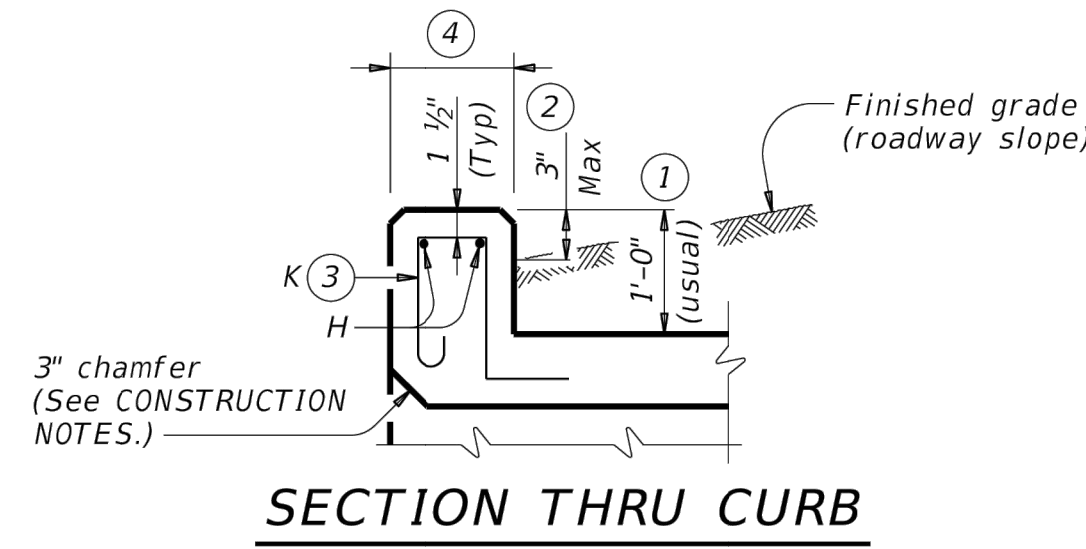
DATE: FILE:



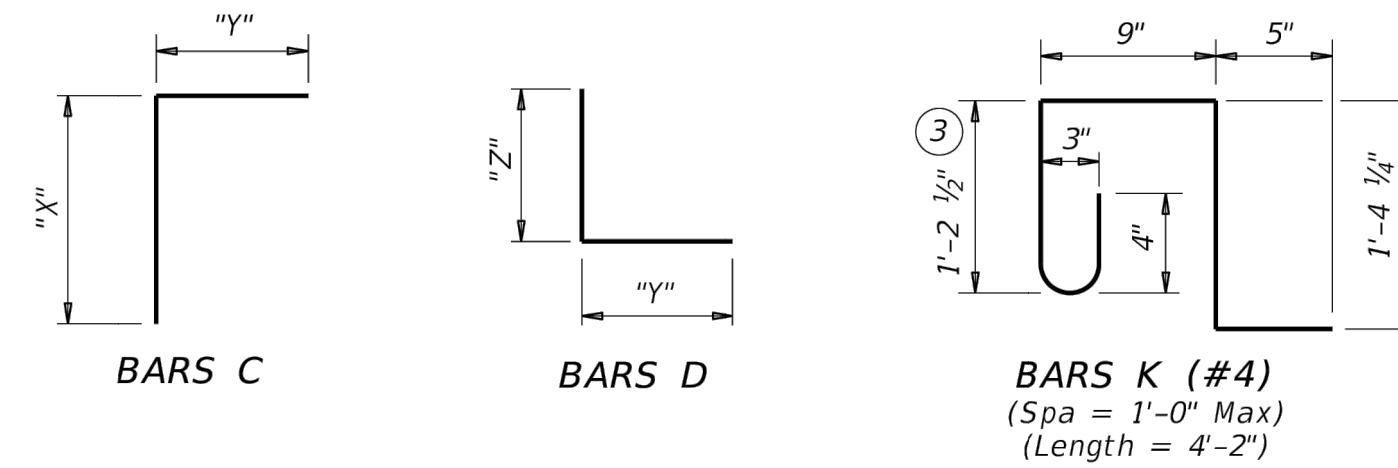
**TYPICAL SECTION**



**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 or curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Rail Anchorage Curb (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
- 2 For vehicle safety, the following requirements must be met:
  - For structures without bridge rail, construct curbs no more than 3" above finished grade.
  - For structures with bridge rail, construct curbs flush with finished grade. Reduce curb heights, 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'-3" when the Rail Anchorage Curb (RAC) standard sheet is referred to elsewhere in the plans.

The Contractor may replace Bars B, C, D, E, F1, F2, M, Y, and/or Z with deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064. 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. The lap length required for WWR is never less than the lap length required for uncoated #4 bars.

Example conversion: Replacing No. 6 Gr 60 at 6" Spacing with WWR.  
 Required WWR = (0.44 sq. in. per 0.5 ft.) x (60 ksi / 70 ksi) = 0.755 sq. in. per ft.  
 If D30.6 wire is used to meet the 0.755 sq. in. per ft. requirement in this example, the required spacing = (0.306 sq. in.) / (0.755 sq. in. per ft.) x (12 in. per ft.) = 4.86" Max spacing. Required lap length for the provided D30.6 wire is 2'-1" (the same minimum lap length required for uncoated #5 bars, as listed under MATERIAL NOTES).

**CONSTRUCTION NOTES:**

Do not use permanent forms.  
 Chamfer the bottom edge of the top slab 3" at the entrance.  
 Optionally, raise construction joints shown at the flow line by a maximum of 6". If this option is taken, Bars M may be cut off or raised, Bars C and D may be reversed.

**MATERIAL NOTES:**

Provide Grade 60 reinforcing steel.  
 Provide galvanized reinforcing steel if required elsewhere in the plans.  
 Provide Class C concrete (f'c = 3,600 psi) for culvert barrel and curb, with the following exceptions: provide Class S concrete (f'c = 4,000 psi) for top slabs of:
 

- culverts with overlay,
- culverts with 1-to-2 course surface treatment, or
- culverts with the top slab as the final riding surface.

 Provide bar laps, where required, as follows:
 

- Uncoated or galvanized - #4 = 1'-8" Min
- Uncoated or galvanized - #5 = 2'-1" Min
- Uncoated or galvanized - #6 = 2'-6" Min
- Uncoated or galvanized - #7 = 3'-3" Min

**GENERAL NOTES:**

Designed according to AASHTO LRFD Bridge Design Specifications for the range of fill heights shown.  
 See the Single Box Culverts Cast-In-Place Miscellaneous Detail (SCC-MD) standard sheet for details pertaining to skewed ends, angle sections, and lengthening.

Cover dimensions are clear dimensions, unless noted otherwise.  
 Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING SHEET 1 OF 3

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

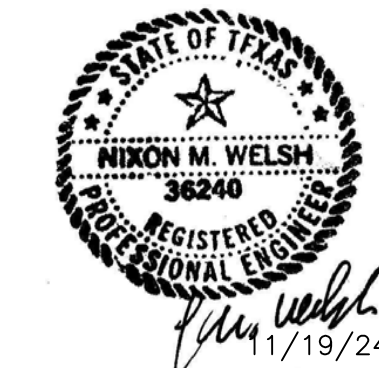
**SCC-10**

FILE: CD-SCC10-21.dgn	DN: TBE	CK: BMP	DW: TxDOT	CK: TxDOT
© TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
04/2021 Updated X values.	DIST	COUNTY	SHEET NO.	

**RELEASED FOR CONSTRUCTION**

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

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



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

PUBLIC IMPROVEMENTS TO  
KING'S LANDING UNIT 9  
CORPUS CHRISTI, NUECES CO., TX

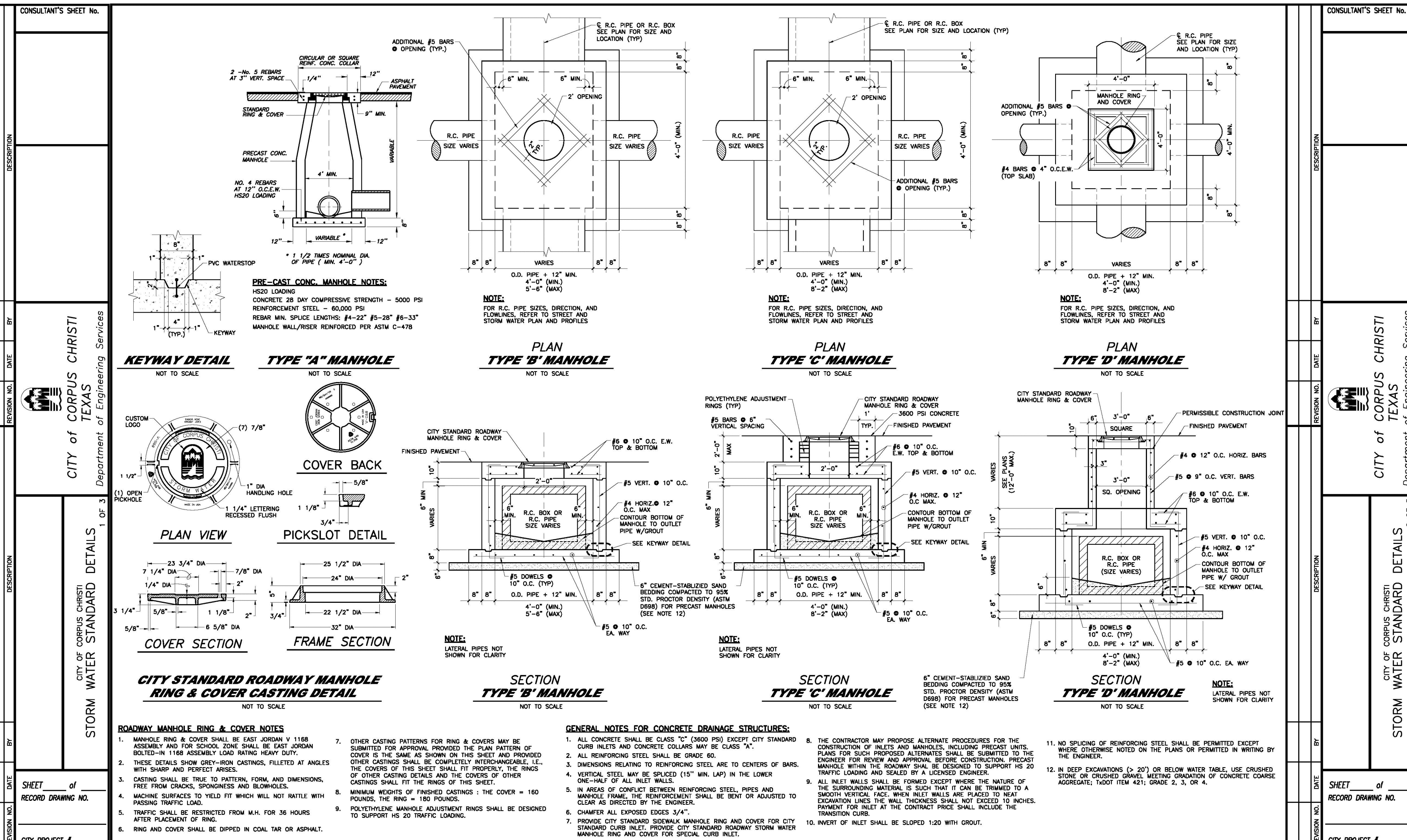
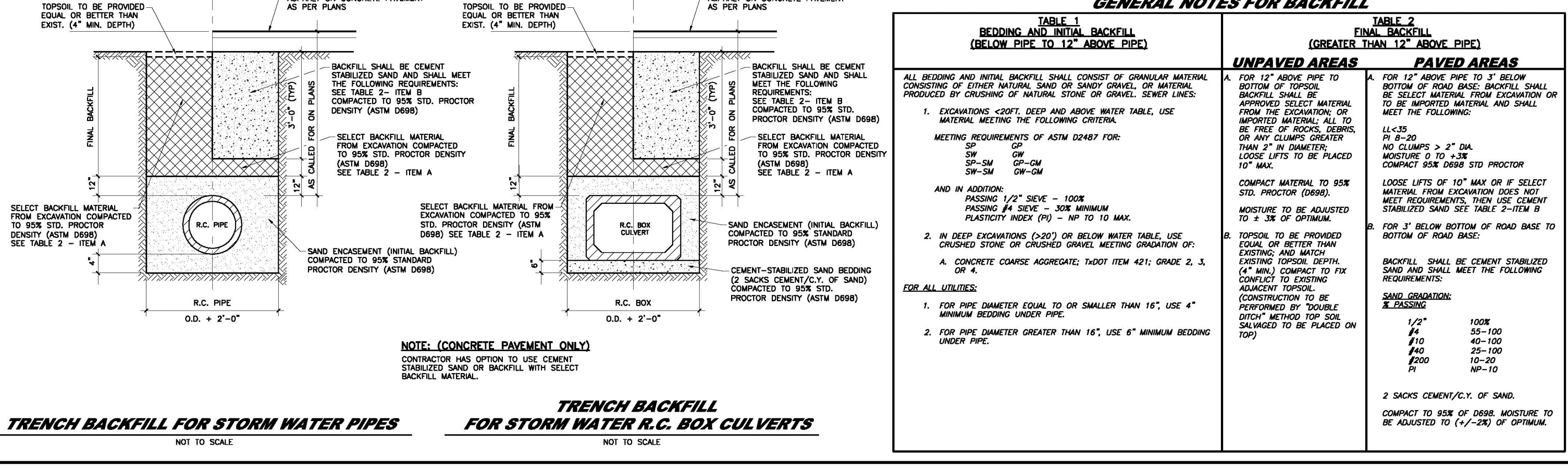
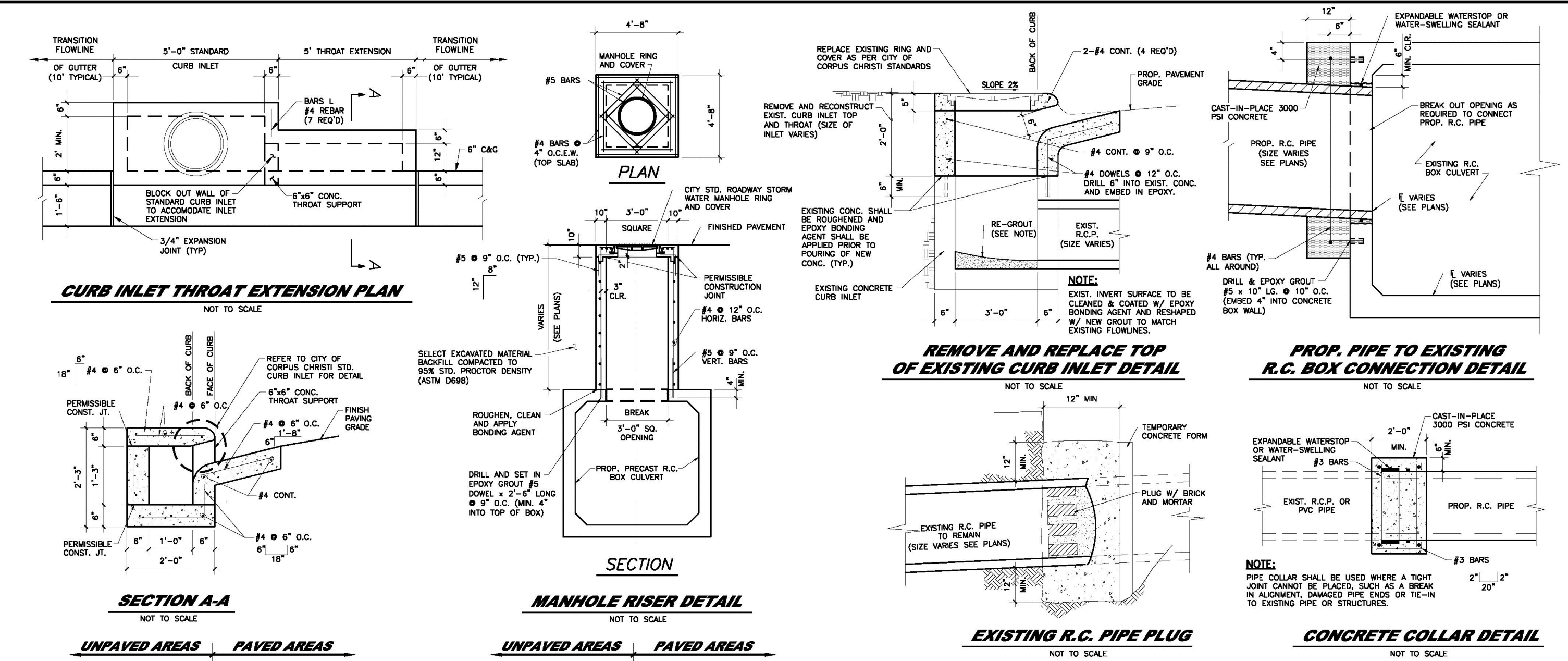
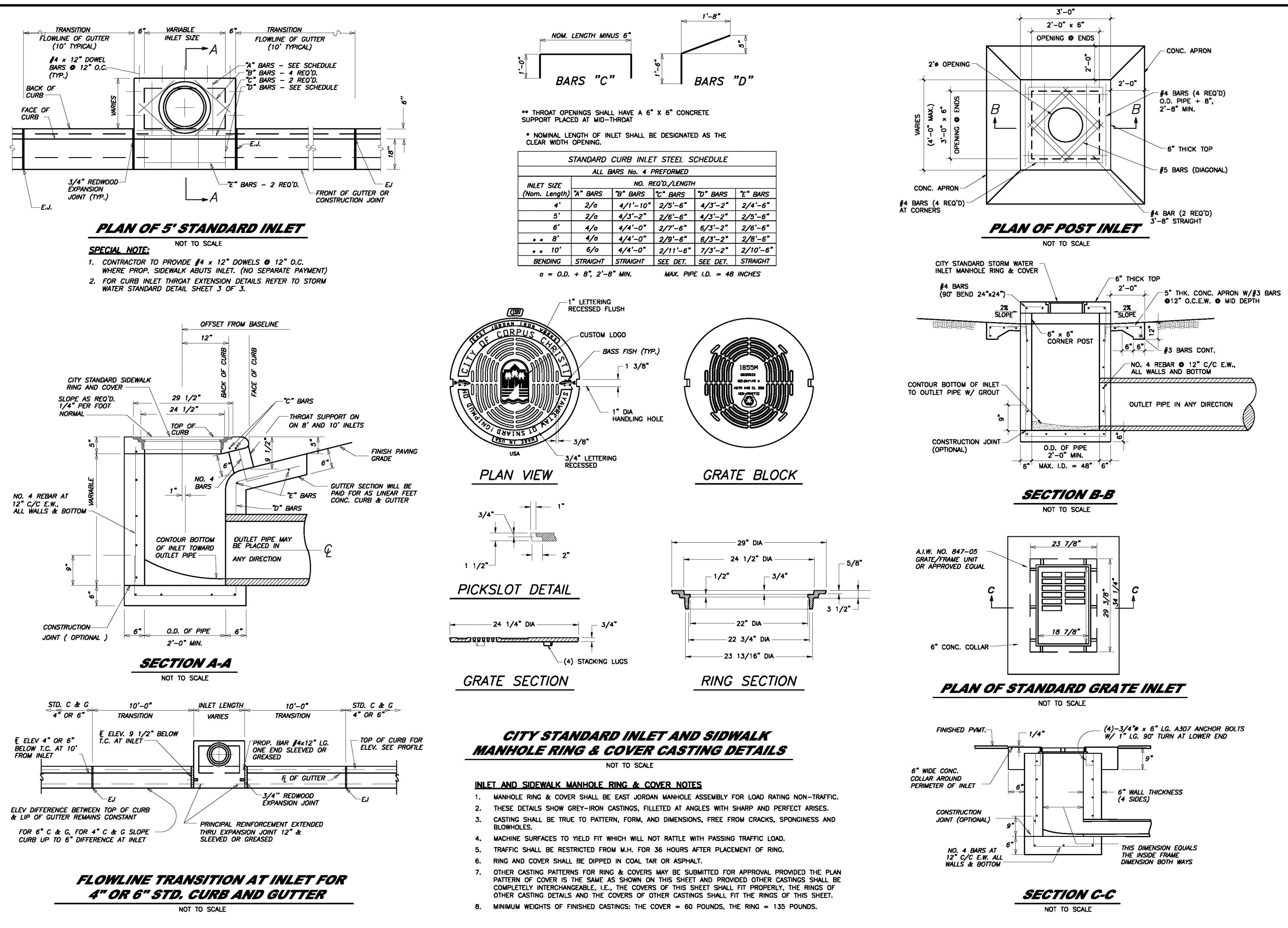
TXDOT SINGLE BOX CULVERTS CAST-IN PLACE SCC-10,  
SHEET 1 OF 2 (TXDOT SHEET 3 NOT INCLUDED)

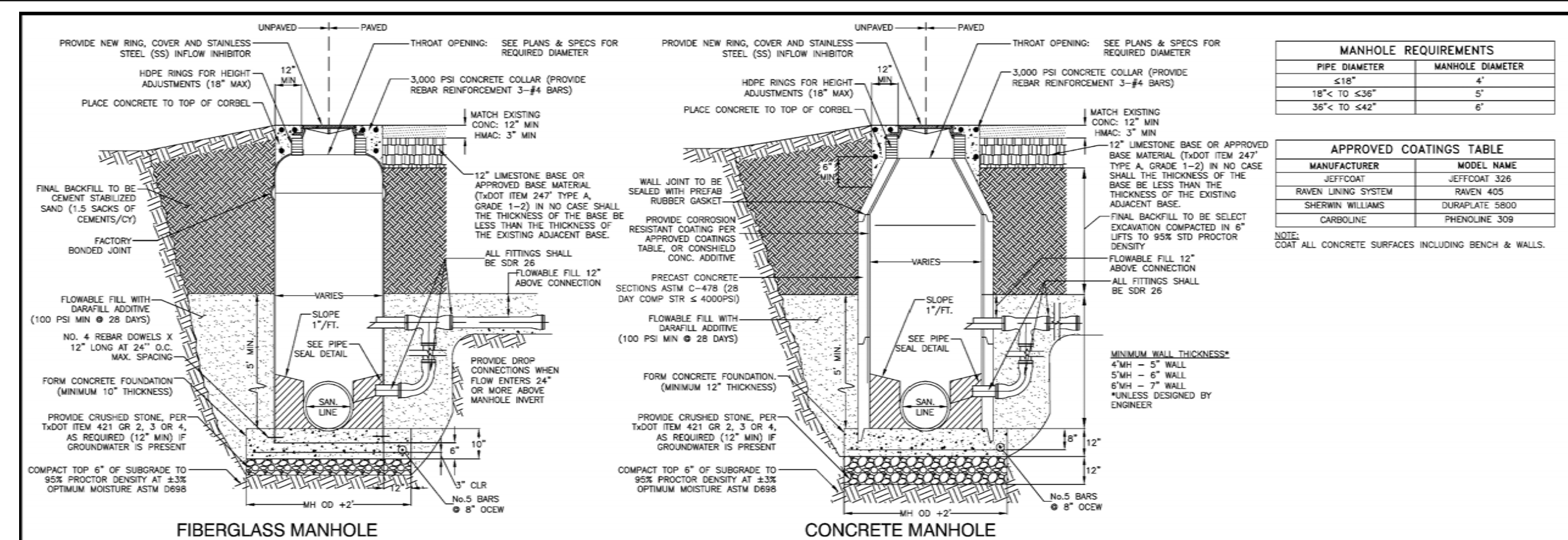
DWN: _____	PLOT SCALE: 1" = 50'	15 BOX CULV DET
CHK: N. WELSH	SCALE (H): AS SHOWN	COM. NO. TXDOT 10' GIP
	SCALE (V): AS SHOWN	JOB NO. 23014
	DATE PLOTTED 11/19/24	SHEET 15 OF 22

DISCLAIMER: This drawing 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:

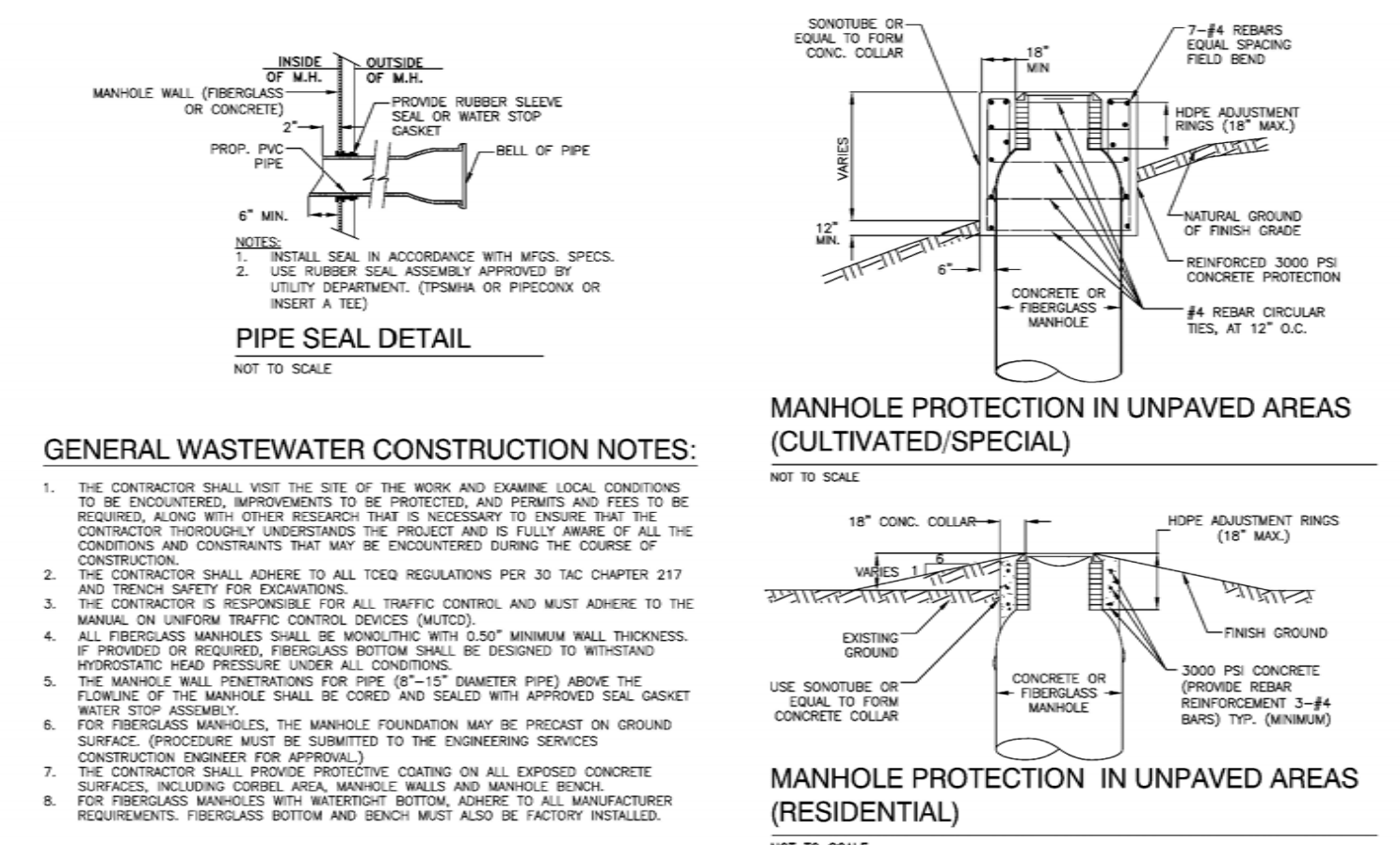
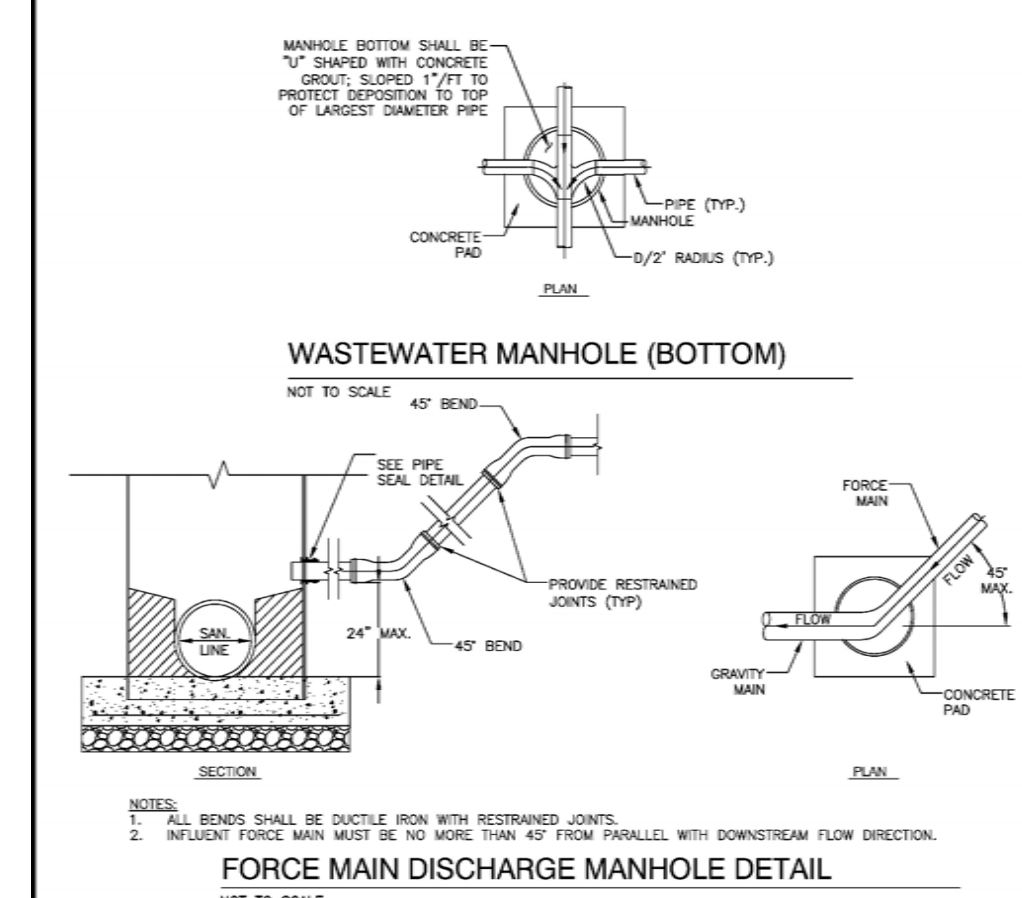
SECTION DIMENSIONS					FILL HEIGHT (5)	BILLS OF REINFORCING STEEL (For Box Length = 40 feet)																								QUANTITIES																
						Bars B				Bars C				Bars D				Bars M ~ #4			Bars F1 ~ #4 at 18" Spa			Bars F2 ~ #4 at 18" Spa			Bars H 4 ~ #4		Bars K		Per Foot of Barrel		Curb		Total											
S	H	T	U			No.	Size	Spa	Length	Weight	No.	Size	Spa	Length	Weight	" X "	" Y "			No.	Size	Spa	Length	Weight	" Y "	" Z "	No.	Spa	Length	Wt	No.	Length	Wt	No.	Length	Weight	Length	Wt	No.	Wt	Conc (CY)	Reinf (Lb)	Conc (CY)	Reinf (Lb)	Conc (CY)	Reinf (Lb)
10'-0"	4'-0"	8"	7"	7'	162	#6	6"	10'-11"	2,656	162	#6	6"	10'-4"	2,514	4'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3'-1"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	10'-11"	29	24	67	0.724	219.9	0.8	96	29.8	8,893			
10'-0"	4'-0"	9"	7"	10'	162	#6	6"	10'-11"	2,656	162	#6	6"	10'-5"	2,535	4'-7"	5'-10"	162	#6	6"	9'-0"	2,190	5'-10"	3'-2"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	10'-11"	29	24	67	0.793	221.0	0.8	96	32.5	8,934			
10'-0"	4'-0"	10"	8"	13'	162	#6	6"	11'-1"	2,697	162	#6	6"	10'-7"	2,575	4'-8"	5'-11"	162	#6	6"	9'-2"	2,230	5'-11"	3'-3"	82	12"	4'-0"	219	7	39'-9"	186	37	39'-9"	982	11'-1"	30	26	72	0.897	222.2	0.8	102	36.7	8,991			
10'-0"	4'-0"	11"	8"	16'	162	#6	6"	11'-1"	2,697	162	#6	6"	10'-8"	2,595	4'-9"	5'-11"	162	#6	6"	9'-3"	2,251	5'-11"	3'-4"	82	12"	4'-0"	219	7	39'-9"	186	37	39'-9"	982	11'-1"	30	26	72	0.967	223.3	0.8	102	39.5	9,032			
10'-0"	4'-0"	12"	9"	20'	162	#6	6"	11'-3"	2,737	162	#6	6"	10'-10"	2,636	4'-10"	6'-0"	162	#6	6"	9'-5"	2,291	6'-0"	3'-5"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	11'-3"	30	26	72	1.074	228.0	0.8	102	43.8	9,223			
10'-0"	4'-0"	13"	10"	23'	162	#6	6"	11'-5"	2,778	162	#6	6"	10'-11"	2,656	4'-11"	6'-0"	162	#6	6"	9'-6"	2,312	6'-0"	3'-6"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	11'-5"	31	26	72	1.183	230.1	0.9	103	48.2	9,306			
10'-0"	4'-0"	14"	11"	26'	162	#6	6"	11'-7"	2,819	162	#6	6"	11'-1"	2,697	5'-0"	6'-1"	162	#6	6"	9'-8"	2,352	6'-1"	3'-7"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	11'-7"	31	26	72	1.294	233.1	0.9	103	52.6	9,428			
10'-0"	4'-0"	15"	12"	30'	162	#6	6"	11'-9"	2,859	162	#6	6"	11'-3"	2,737	5'-1"	6'-2"	162	#6	6"	9'-10"	2,393	6'-2"	3'-8"	108	9"	4'-0"	289	7	39'-9"	186	37	39'-9"	982	11'-9"	31	26	72	1.407	236.2	0.9	103	57.2	9,549			
10'-0"	5'-0"	8"	7"	7'	162	#6	6"	10'-11"	2,656	162	#6	6"	11'-4"	2,758	5'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3'-1"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	10'-11"	29	24	67	0.767	230.5	0.8	96	31.5	9,316			
10'-0"	5'-0"	9"	7"	10'	162	#6	6"	10'-11"	2,656	162	#6	6"	11'-5"	2,778	5'-7"	5'-10"	162	#6	6"	9'-0"	2,190	5'-10"	3'-2"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	10'-11"	29	24	67	0.836	231.5	0.8	96	34.3	9,356			
10'-0"	5'-0"	10"	8"	13'	162	#6	6"	11'-1"	2,697	162	#6	6"	11'-7"	2,819	5'-8"	5'-11"	162	#6	6"	9'-2"	2,230	5'-11"	3'-3"	82	12"	5'-0"	274	7	39'-9"	186	41	39'-9"	1,089	11'-1"	30	26	72	0.947	232.4	0.8	102	38.7	9,397			
10'-0"	5'-0"	11"	8"	16'	162	#6	6"	11'-1"	2,697	162	#6	6"	11'-8"	2,839	5'-9"	5'-11"	162	#6	6"	9'-3"	2,251	5'-11"	3'-4"	82	12"	5'-0"	274	7	39'-9"	186	41	39'-9"	1,089	11'-1"	30	26	72	1.016	233.4	0.8	102	41.5	9,438			
10'-0"	5'-0"	12"	9"	20'	162	#6	6"	11'-3"	2,737	162	#6	6"	11'-10"	2,879	5'-10"	6'-0"	162	#6	6"	9'-5"	2,291	6'-0"	3'-5"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	11'-3"	30	26	72	1.130	238.6	0.8	102	46.0	9,645			
10'-0"	5'-0"	13"	10"	23'	162	#6	6"	11'-5"	2,778	162	#6	6"	11'-11"	2,900	5'-11"	6'-0"	162	#6	6"	9'-6"	2,312	6'-0"	3'-6"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	11'-5"	31	26	72	1.245	240.7	0.9	103	50.7	9,729			
10'-0"	5'-0"	14"	11"	26'	162	#6	6"	11'-7"	2,819	162	#6	6"	12'-1"	2,940	6'-0"	6'-1"	162	#6	6"	9'-8"	2,352	6'-1"	3'-7"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	11'-7"	31	26	72	1.362	243.7	0.9	103	55.4	9,850			
10'-0"	5'-0"	15"	12"	30'	162	#7	6"	11'-9"	3,891	162	#6	6"	12'-3"	2,981	6'-1"	6'-2"	162	#6	6"	9'-10"	2,393	6'-2"	3'-8"	108	9"	5'-0"	361	7	39'-9"	186	41	39'-9"	1,089	11'-9"	31	26	72	1.481	272.5	0.9	103	60.1	11,004			
10'-0"	6'-0"	8"	7"	7'	162	#6	6"	10'-11"	2,656	162	#6	6"	12'-4"	3,001	6'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3'-1"	108	9"	6'-0"	433	7	39'-9"	186	45	39'-9"	1,195	10'-11"	29	24	67	0.811	241.0	0.8	96	33.3	9,737			
10'-0"	6'-0"	8"	7"	10'	162	#6	6"	10'-11"	2,656	162	#6	6"	12'-4"	3,001	6'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3'-1"	108	9"	6'-0"	433	7	39'-9"	186	45	39'-9"	1,195	10'-11"	29	24	67	0.811	241.0	0.8	96	33.3	9,737			
10'-0"	6'-0"	9"	8"	13'	162	#6	6"	11'-1"	2,697	162	#6	6"	12'-6"	3,042	6'-7"	5'-11"	162	#6	6"	9'-1"	2,210	5'-11"	3'-2"	82	12"	6'-0"	329	7	39'-9"	186	45	39'-9"	1,195	11'-1"	30	26	72	0.926	241.5	0.8	102	37.9	9,761			
10'-0"	6'-0"	10"	8"	16'	162	#6	6"	11'-1"	2,697	162	#6	6"	12'-7"	3,062	6'-8"	5'-11"	162	#6	6"	9'-2"	2,230	5'-11"	3'-3"	82	12"	6'-0"	329	7	39'-9"	186	45	39'-9"	1,195	11'-1"	30	26	72	0.996	242.5	0.8	102	40.7	9,801			
10'-0"	6'-0"	12"	9"	20'	162	#6	6"	11'-3"	2,737	162	#6	6"	12'-10"	3,123	6'-10"	6'-0"	162	#6	6"	9'-5"	2,291	6'-0"	3'-5"	108	9"	6'-0"	433	7	39'-9"	186	45	39'-9"	1,195	11'-3"	30	26	72	1.185	249.1	0.8	102	48.2	10,067			
10'-0"	6'-0"	13"	10"	23'	162	#6	6"	11'-5"	2,778	162	#6	6"	12'-11"	3,143	6'-11"	6'-0"	162	#6	6"	9'-6"	2,312	6'-0"	3'-6"	108	9"	6'-0"	433	7	39'-9"	186	45	39'-9"	1,195	11'-5"	31	26	72	1.307	251.2	0.9	103	53.1	10,150			
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10'-0"	6'-0"	15"	12"	30'	162	#7	6"	11'-9"	3,891	162	#6	6"	13'-3"	3,224	7'-1"	6'-2"	162	#6	6"	9'-10"	2,393	6'-2"	3'-8"	108	9"	6'-0"	433	7	39'-9"	186	45	39'-9"	1,195	11'-9"	31	26	72	1.556	283.1	0.9	103	63.1	11,425			
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10'-0"	7'-0"	8"	7"	10'	162	#6	6"	10'-11"	2,656	162	#6	6"	13'-4"	3,244	7'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3'-1"	108	9"	7'-0"	505	7	39'-9"	186	45	39'-9"	1,195	10'-11"	29	24	67	0.854	248.9	0.8	96	35.0	10,052			
10'-0"	7'-0"	9"	8"	13'	162	#6	6"	11'-1"	2,697	162	#6	6"	13'-6"	3,285	7'-7"	5'-11"	162	#6	6"	9'-1"	2,210	5'-11"	3'-2"	82	12"	7'-0"	383	7	39'-9"	186	45	39'-9"	1,195	11'-1"	30	26	72	0.975	248.9	0.8	102	39.8	10,058			
10'-0"	7'-0"	10"	8"	16'	162	#6	6"	11'-1"	2,697	162	#6	6"	13'-7"	3,305	7'-8"	5'-11"	162	#6	6"	9'-2"	2,230	5'-11"	3'-3"	82	12"	7'-0"	383	7	39'-9"	186	45	39'-9"	1,195	11'-1"	30	26	72	1.045	249.9	0.8	102	42.6	10,098			
10'-0"	7'-0"	12"	9"	20'	162	#6	6"	11'-3"	2,737	162	#6	6"	13'-10"	3,366	7'-10"	6'-0"	162	#6	6"	9'-5"	2,291	6'-0"	3'-5"	108	9"	7'-0"	505	7	39'-9"	186	45	39'-9"	1,195	11'-3"	30	26	72	1.241	257.0	0.8	102	50.5	10,382			
10'-0"	7'-0"	13"	10"	23'	162	#6	6"	11'-5"	2,778	162	#6	6"	13'-11"	3,386	7'-11"	6'-0"	162	#6	6"	9'-6"	2,312	6'-0"	3'-6"	108	9"	7'-0"	505	7	39'-9"	186	45	39'-9"	1,195	11'-5"	31	26	72	1.368	259.1	0.9	103	55.6	10,465			
10'-0"	7'-0"	14"	11"	26'	162	#6	6"	11'-7"	2,819	162	#6	6"	14'-1"	3,427	8'-0"	6'-1"	162	#6	6"	9'-8"	2,352	6'-1"	3'-7"	108	9"	7'-0"	505	7	39'-9"	186	45	39'-9"	1,195	11'-7"	31	26	72	1.498	262.1	0.9	103	60.8	10,587			
10'-0"	7'-0"	15"	12"	30'	162	#7	6"	11'-9"	3,891	162	#6	6"	14'-3"	3,467	8'-1"	6'-2"	162	#6	6"	9'-10"	2,393	6'-2"	3'-8"	108	9"	7'-0"	505	7	39'-9"	186	45	39'-9"	1,195	11'-9"	31	26	72	1.630	290.9	0.9	103	66.1	11,740			
10'-0"	8'-0"	8"	7"	7'	162	#6	6"	10'-11"	2,656	162	#6	6"	14'-4"	3,488	8'-6"	5'-10"	162	#6	6"	8'-11"	2,170	5'-10"	3																							





PIPE DIAMETER	MANHOLE DIAMETER
18"	4'
24"	5'
30"	6'

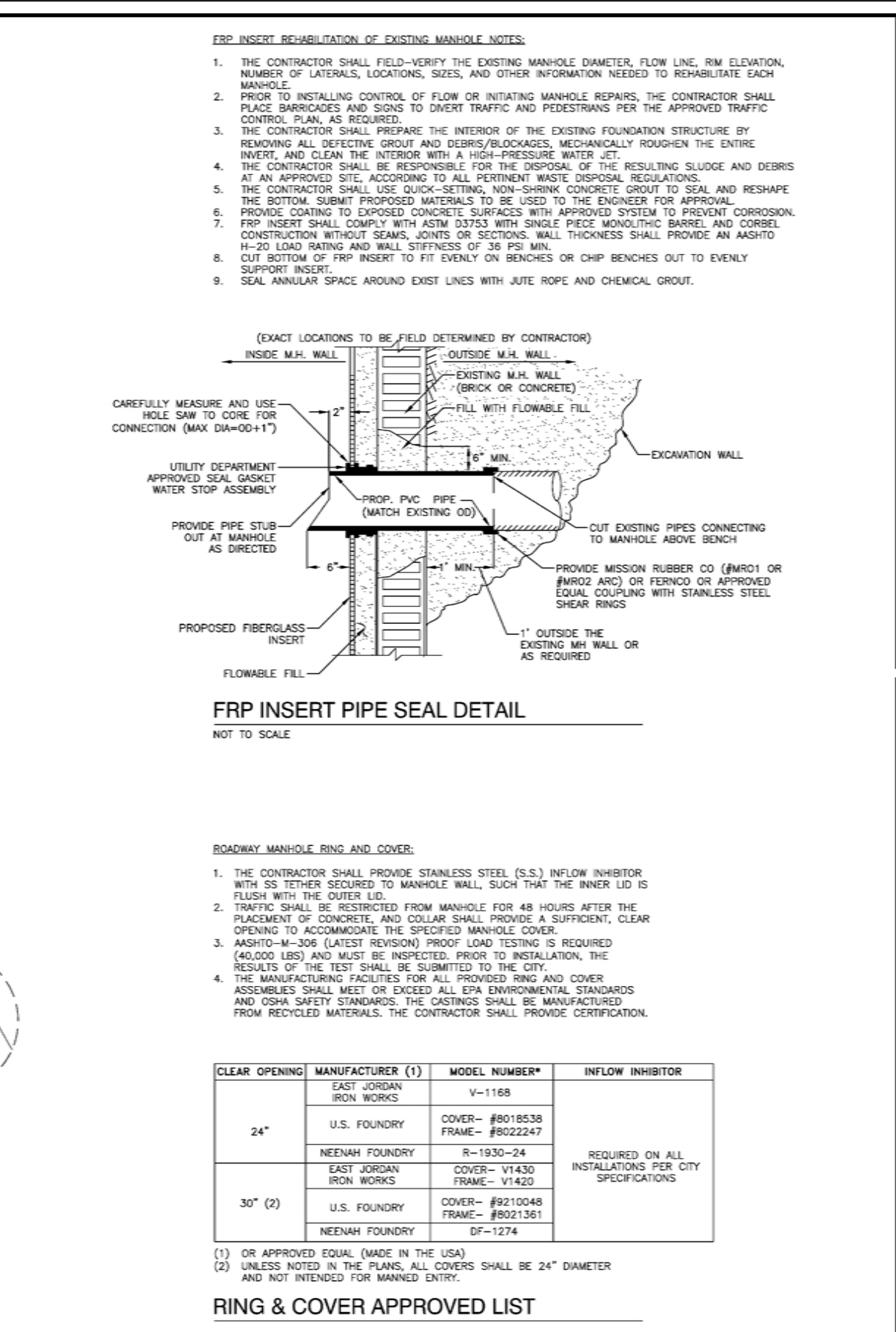
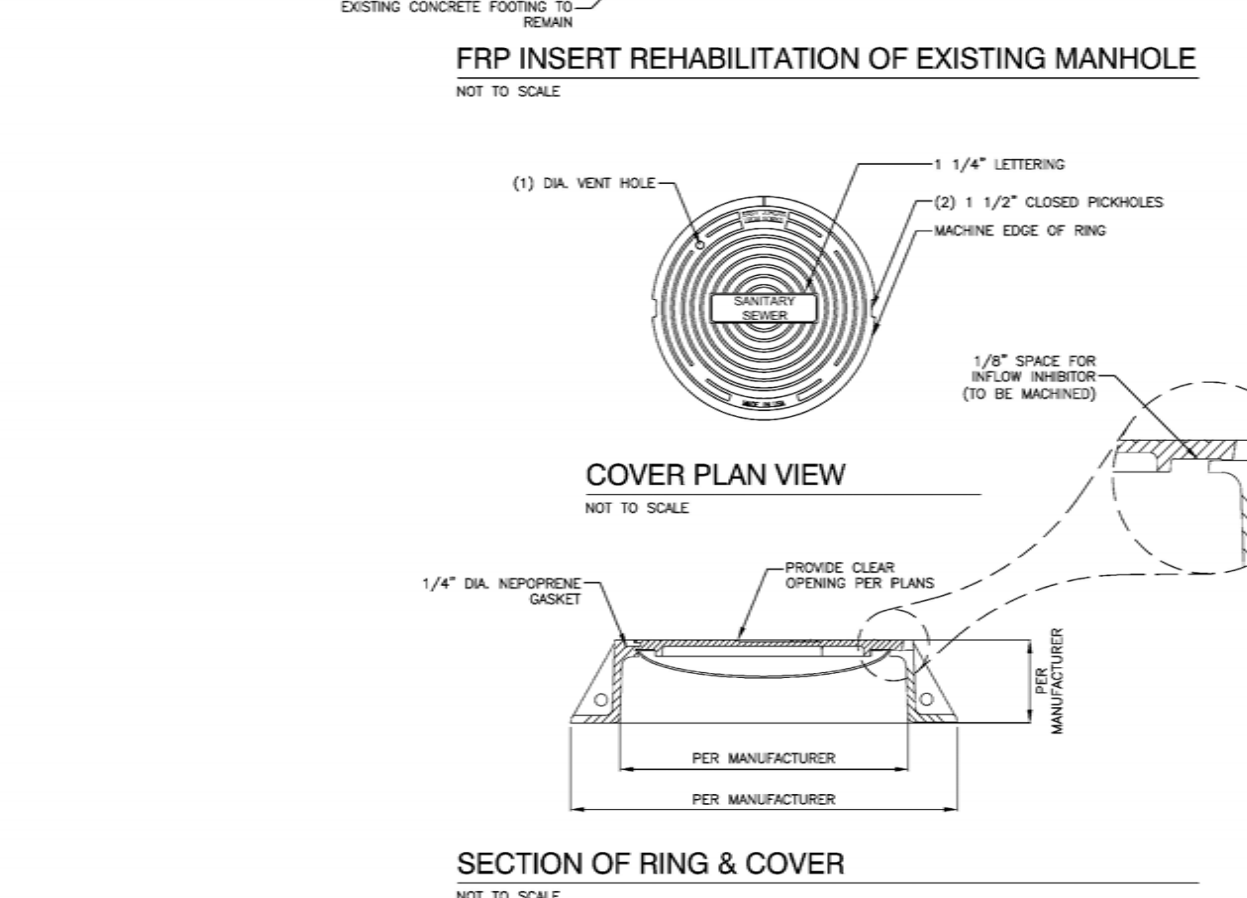
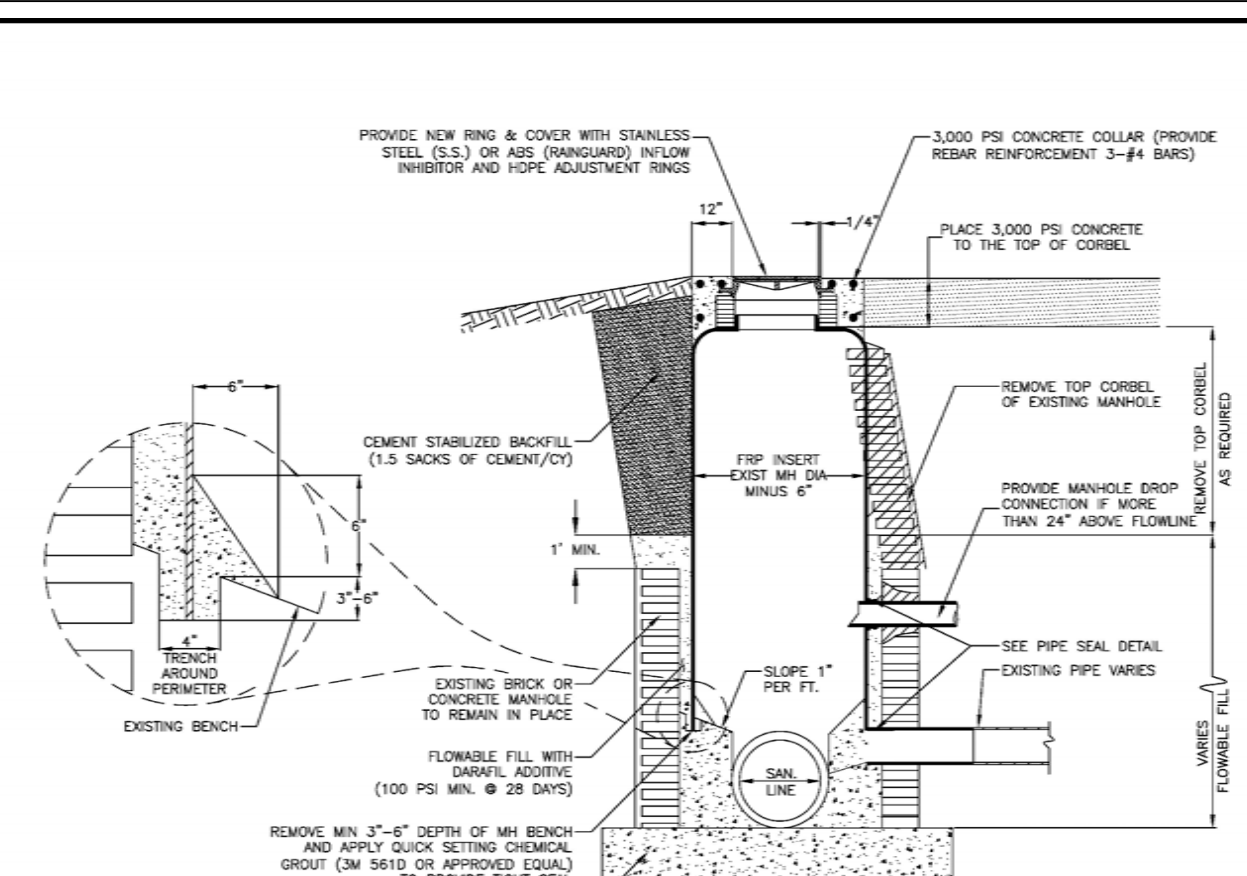
APPROVED COATINGS TABLE	MANUFACTURER	MODEL NAME
SEALANT	GENCO	GENCO 208
SEALANT	GENCO	GENCO 405
SEALANT	GENCO	GENCO 500
SEALANT	GENCO	GENCO 500



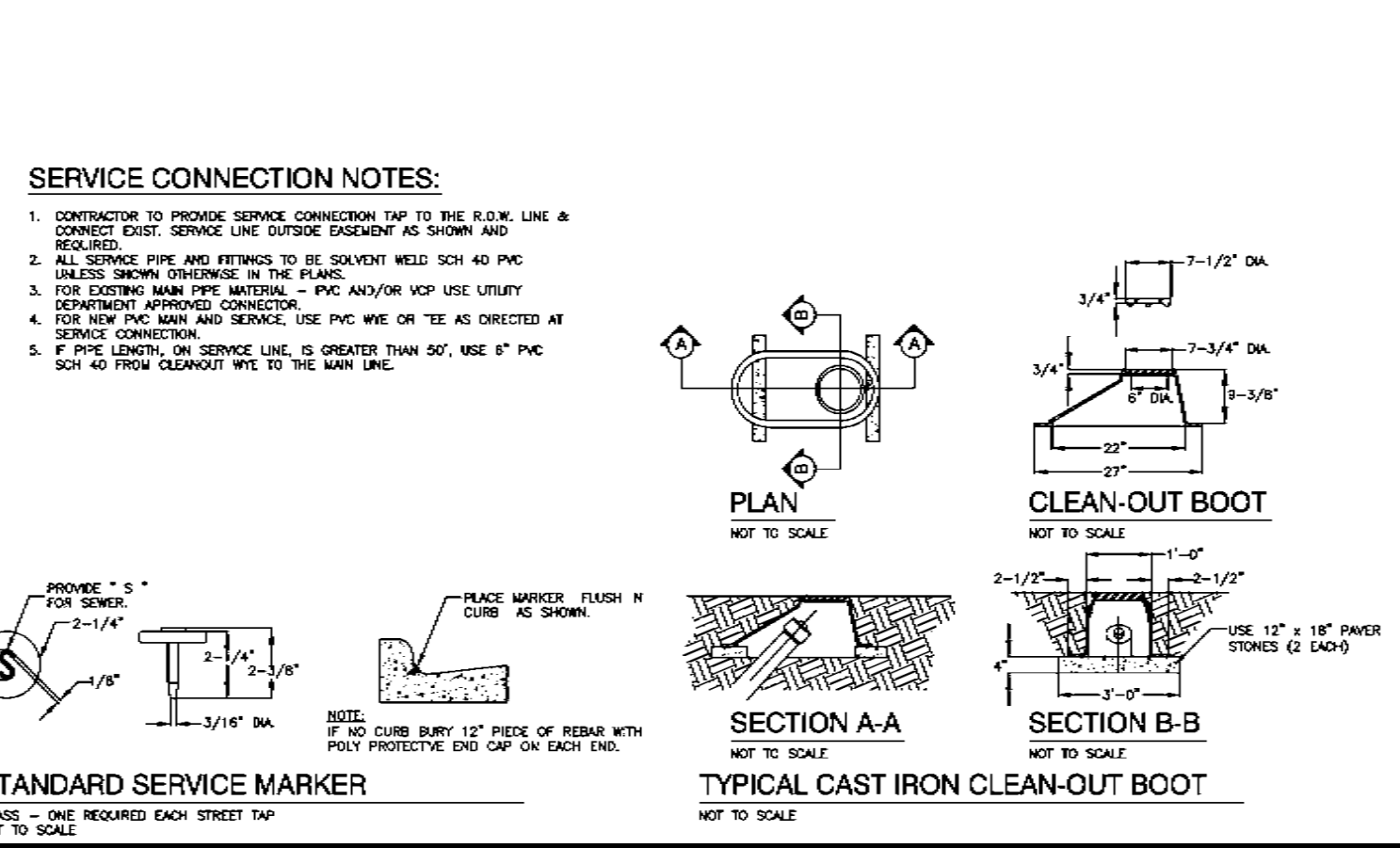
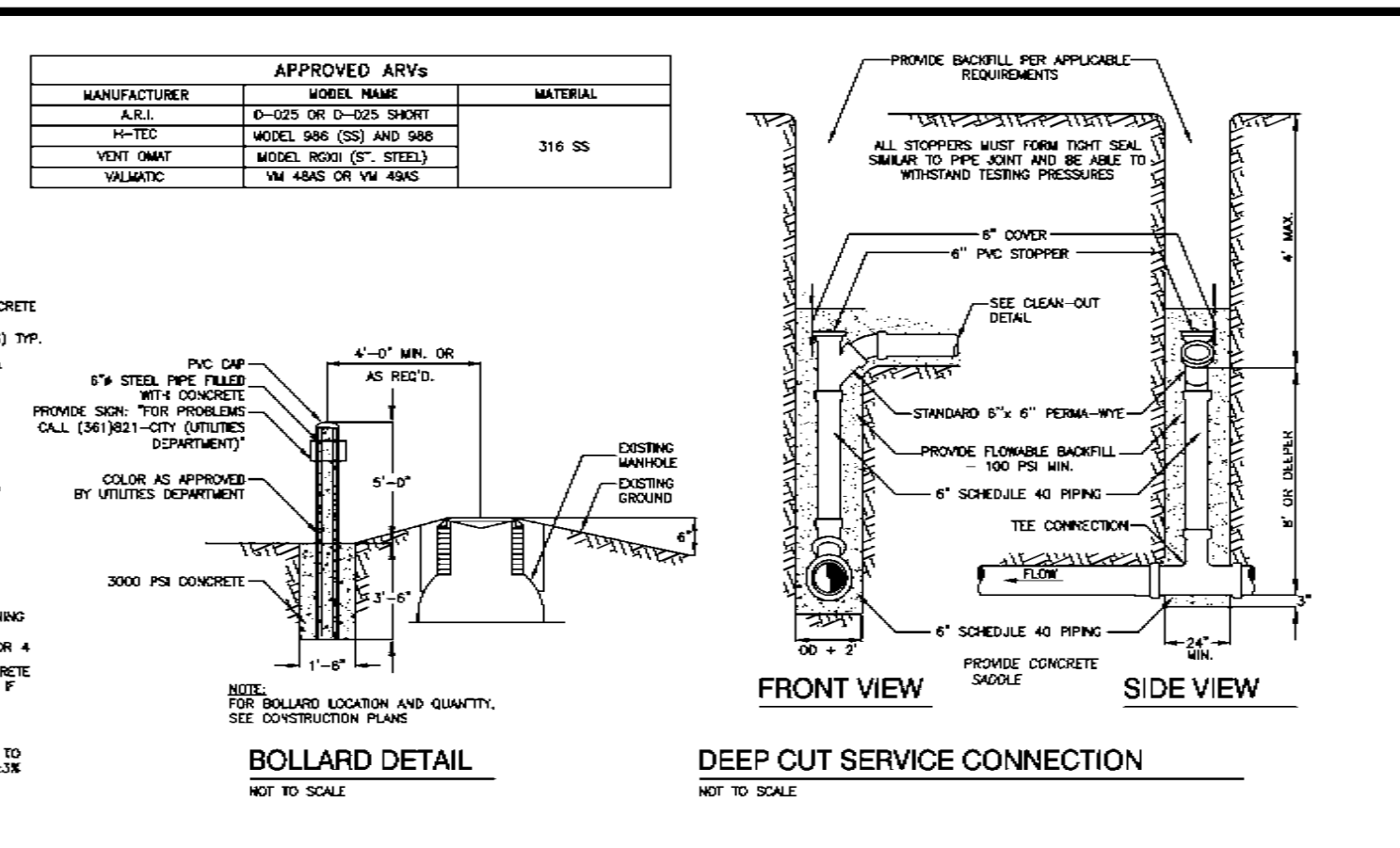
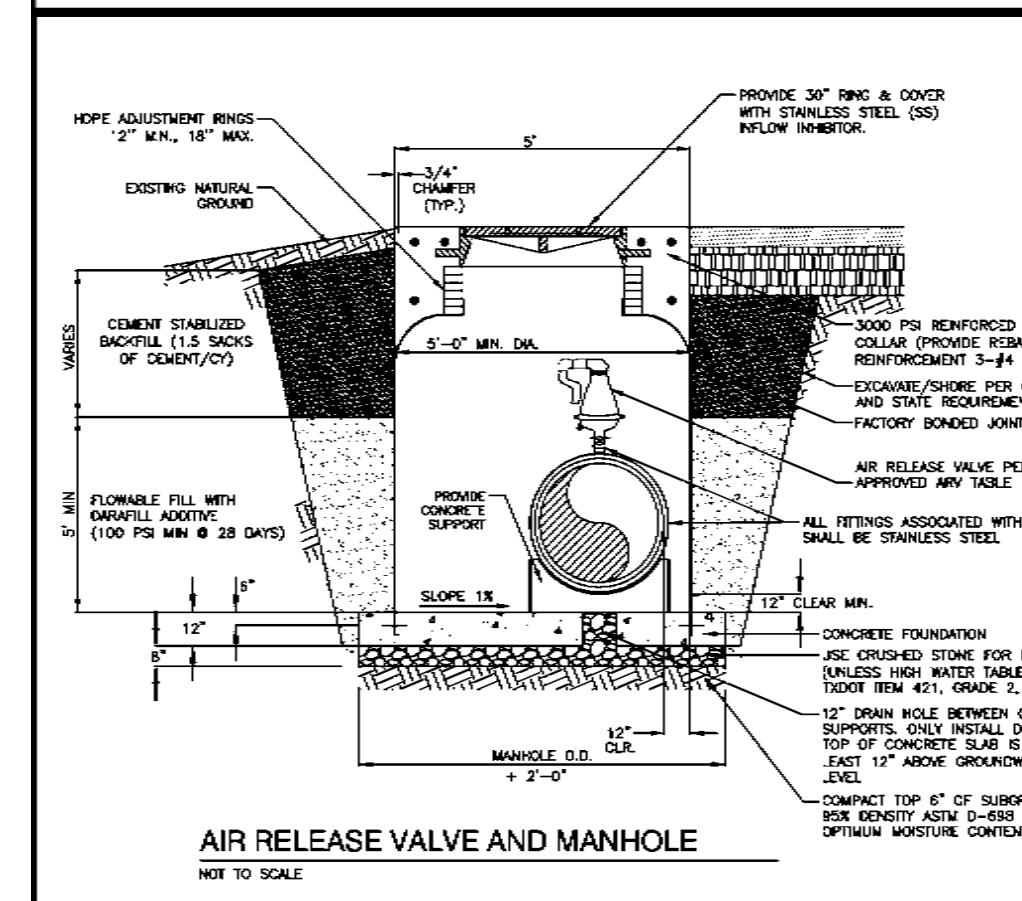
**GENERAL WASTEWATER CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE DETERMINED APPROPRIATE TO BE PROTECTED, AND FURNISH LOCAL CONDITIONS TO THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORNER AREA, MANHOLE WALLS AND MANHOLE BENCH.
- FOR FIBERGLASS MANHOLES WITH WATERSTOP BOTTOM, ADVISE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

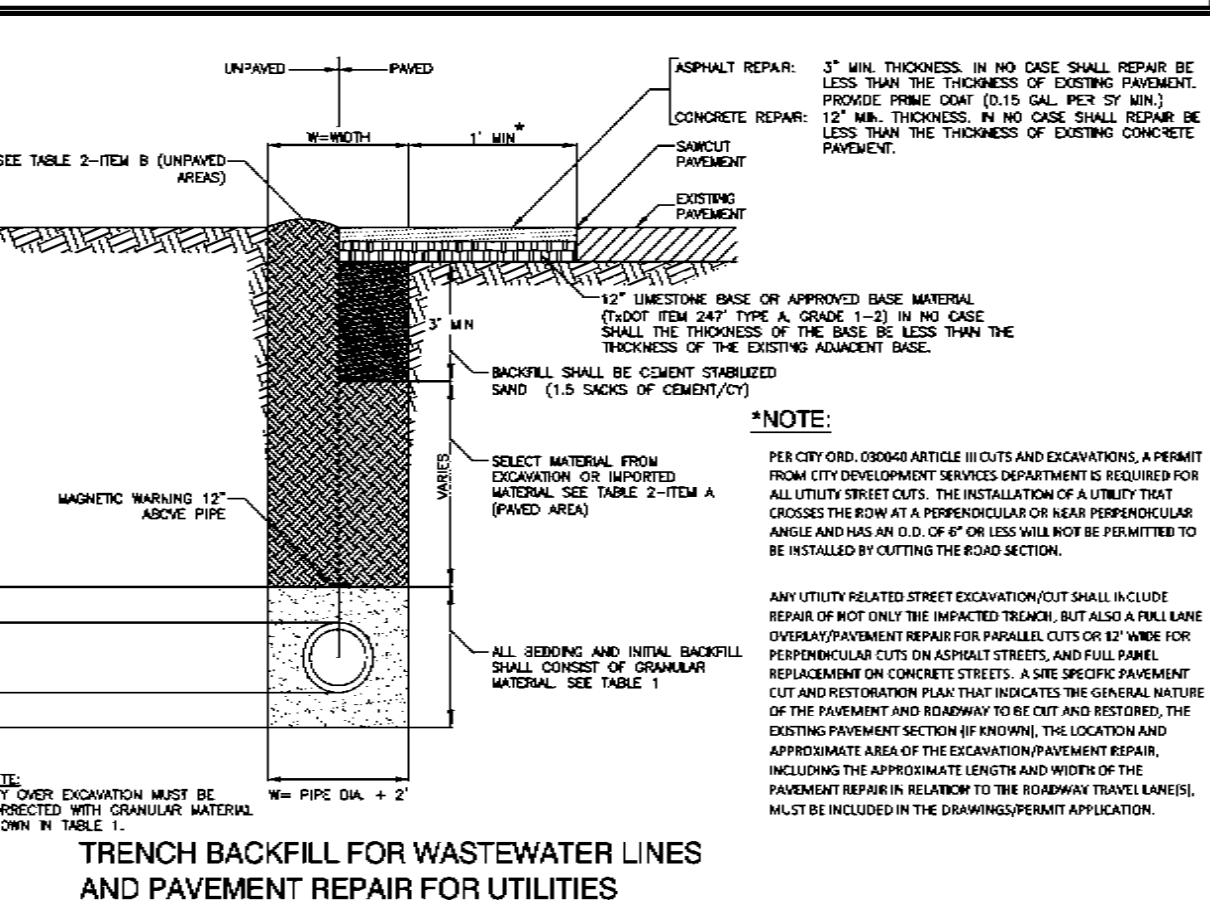
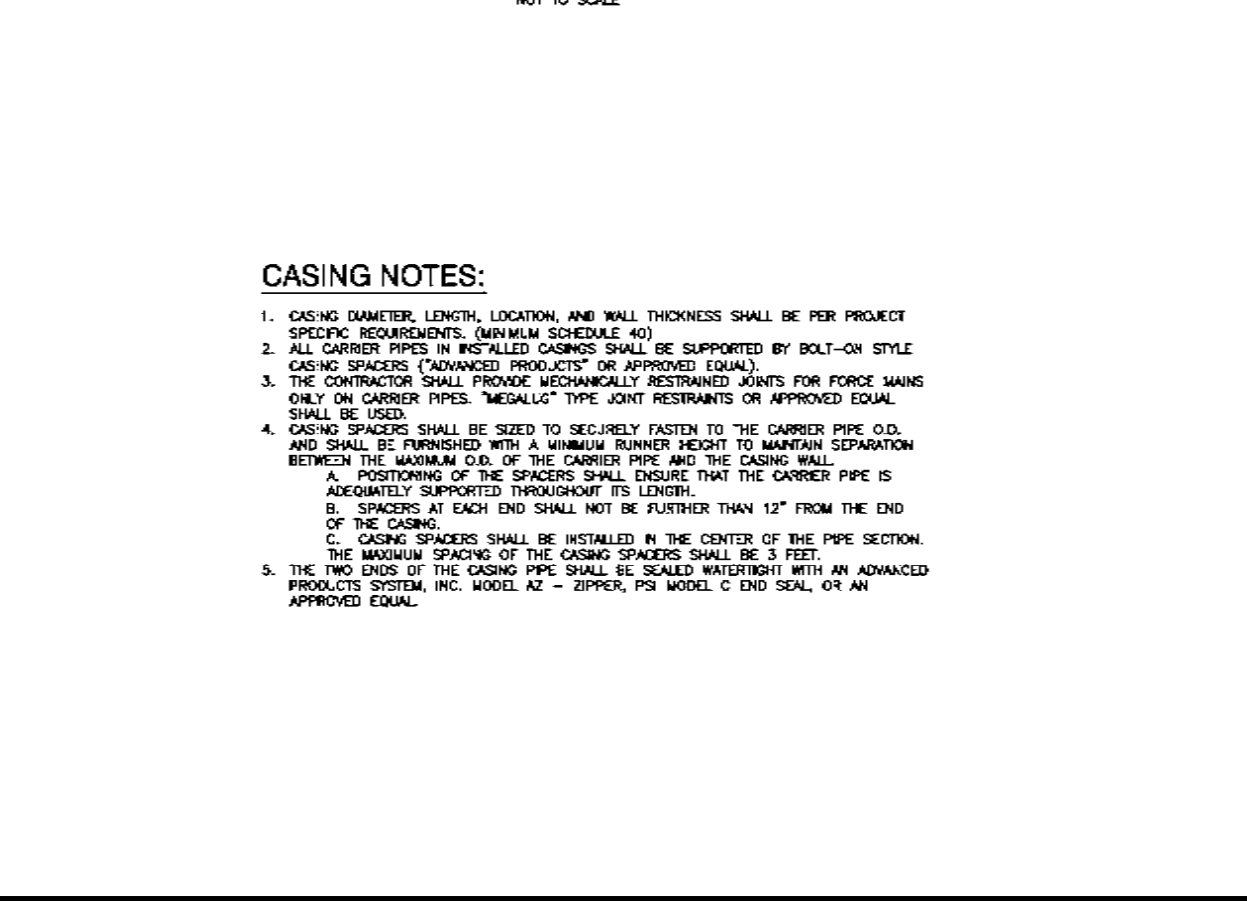
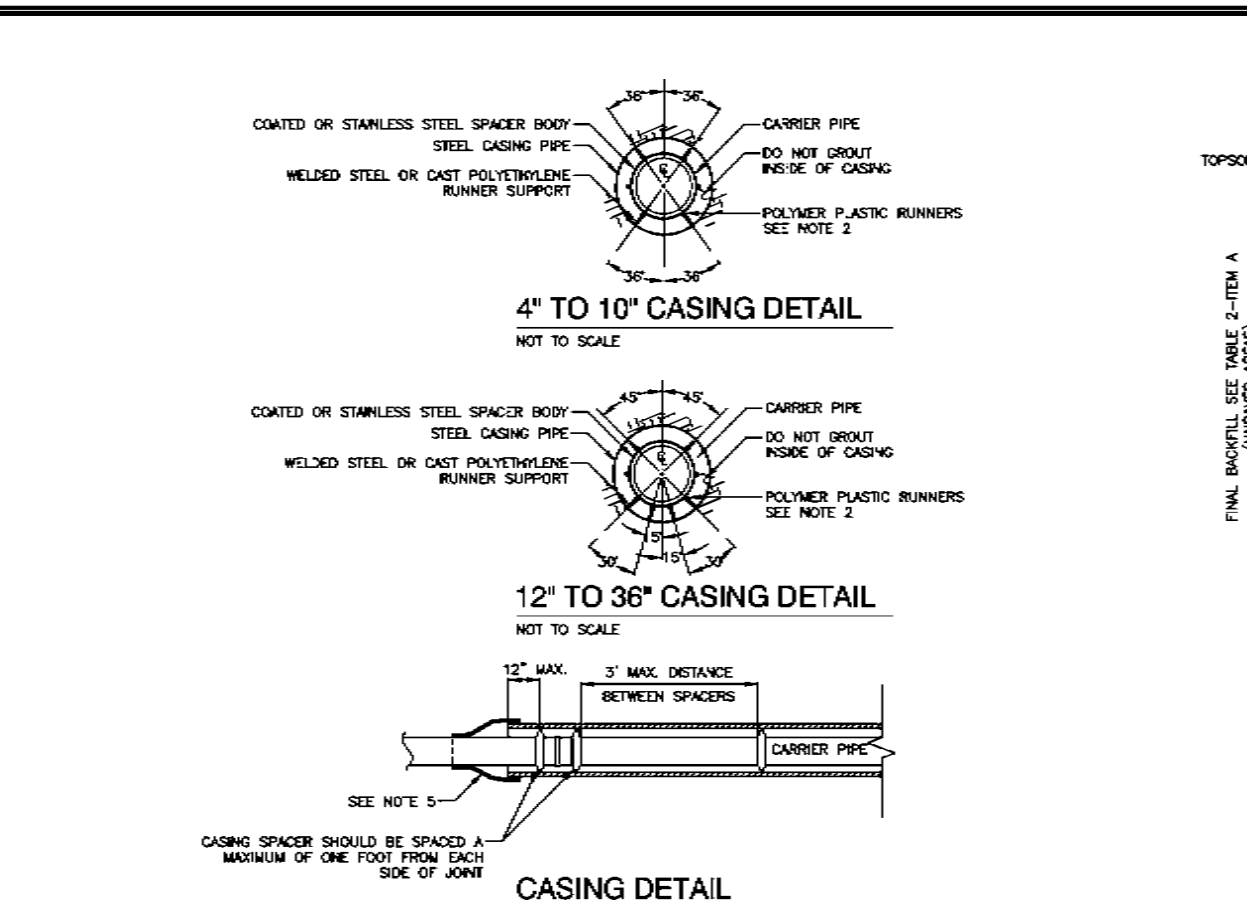
CONSULTANT'S SHEET NO. \_\_\_\_\_  
 CITY OF CORPUS CHRISTI, TEXAS  
 WASTEWATER MANHOLE DETAILS  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 RECORD DRAWING NO. \_\_\_\_\_  
 CITY PROJECT # \_\_\_\_\_



CONSULTANT'S SHEET NO. \_\_\_\_\_  
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**GENERAL NOTES FOR BACKFILL**

**TABLE 1: BEDDING AND INITIAL BACKFILL (BELOW PIPE TO 12" ABOVE PIPE)**

**TABLE 2: FINAL BACKFILL (GREATER THAN 12" ABOVE PIPE)**

**PAVED AREAS**

**UNPAVED AREAS**

CONSULTANT'S SHEET NO. \_\_\_\_\_  
 CITY OF CORPUS CHRISTI, TEXAS  
 WASTEWATER MANHOLE DETAILS  
 SHEET \_\_\_\_\_ OF \_\_\_\_\_  
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**RELEASED FOR CONSTRUCTION**

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

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

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

PUBLIC IMPROVEMENTS TO  
 KING'S LANDING UNIT 9  
 CORPUS CHRISTI, NUECES CO., TX

CITY WASTE WATER STANDARD DETAILS

SHEET 18 OF 22

DATE PLOTTED: 11/19/24

JAN WELSH

### WATER DISTRIBUTION SYSTEM GENERAL NOTES

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

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

### SEPARATION OF WATER AND WASTEWATER LINES

1. THE SEPARATION OF WATER AND WASTEWATER LINES AND THE MATERIAL USED SHALL BE IN ACCORDANCE WITH THE RULES & REGULATIONS FOR PUBLIC WATER SYSTEMS OF TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND THE CITY WATER DETAILS.

2. WHENEVER WATER & WASTEWATER LINES CROSS, ONE JOINT OF 4000 PVC WATER LINE SHALL BE CENTERED OVER THE WASTEWATER LINE IN ADDITION TO ANY REQUIREMENTS AS DICTATED BY ITEM 1 ABOVE.

**NOTES:**  
CONTRACTOR MAY BE REQUIRED BY THE WATER DIVISION INSPECTOR TO INSTALL CENTERED JOINTS OF DUCTILE IRON PIPE AT WATERLINE CROSSINGS OF EXISTING HAZARDOUS PRODUCT FLOWLINES.

### UNPAVED AREAS PAVED AREAS

**UNPAVED AREAS:** TORSION TO BE PROVIDED EQUAL TO OR BETTER THAN EXIST. (4" MIN. DEPTH)

**PAVED AREAS:** TORSION TO BE PROVIDED EQUAL TO OR BETTER THAN EXIST. (4" MIN. DEPTH)

### WATERLINE MINIMUM COVER REQUIREMENTS

**NOTES:**  
1. ALL MAINS IN THE STREET SHALL HAVE A MINIMUM OF 36" OF COVER AND BE 12" MINIMUM BELOW SUBGRADE AT ALL POINTS AND HAVE VALVE CLEARANCES IN ACCORDANCE WITH THE WATER DETAILS.  
2. ALL TRANSMISSION MAINS (12" DIAMETER & ABOVE) IN THE STREET SHALL HAVE 48" OF COVER AT ALL POINTS.  
3. ALL MAINS NOT UNDER THE STREET SHALL HAVE A MINIMUM OF 36" OF COVER AT ALL POINTS.

### GENERAL NOTES FOR BACKFILL

TABLE 1 BEDDING AND INITIAL BACKFILL (BELOW PIPE TO 12" ABOVE PIPE)	TABLE 2 FINAL BACKFILL (GREATER THAN 12" ABOVE PIPE)
<p>ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF THE FOLLOWING OR BETTER TO DESIGN ENGINEER REQUIREMENTS:</p> <p>CONCRETE SAND OR SAND EQUIVALENT (SAND SHALL BE COMPACTED TO 95% PROCTOR DENSITY (ASTM D1557) - SEE TABLE 2 - ITEM B)</p> <p>WATER LINES:</p> <ol style="list-style-type: none"> <li>EXCAVATIONS 30" DEEP AND ABOVE WATER TABLE USE MATERIAL MEETING THE FOLLOWING CRITERIA:</li> <li>MEETING REQUIREMENTS OF ASTM D2427 FOR:           <ul style="list-style-type: none"> <li>SP-10</li> <li>SP-15</li> <li>SP-20</li> <li>SP-25</li> </ul> </li> <li>AND IN ADDITION:           <ul style="list-style-type: none"> <li>PASING 1/2" SIEVE - 100%</li> <li>PASING #4 SIEVE - 95% MINIMUM</li> <li>PLASTICITY INDEX (PI) - 40 TO 100</li> </ul> </li> <li>IN DEEP EXCAVATIONS (30" OR BELOW WATER TABLE, USE CONCRETE SAND OR SAND EQUIVALENT MEETING THE FOLLOWING CRITERIA:           <ul style="list-style-type: none"> <li>A. CONCRETE SAND (ASTM D2427, GROUP 2, CLASS 2, 3, 4, OR 5)</li> </ul> </li> </ol>	<p>FOR 12" ABOVE PIPE TO BOTTOM OF TORSION BACKFILL SHALL BE SELECTED MATERIAL FROM EXCAVATION OR D.I.P. SAND (SAND SHALL MEET THE FOLLOWING CRITERIA):</p> <p>CONCRETE SAND OR SAND EQUIVALENT (SAND SHALL BE COMPACTED TO 95% PROCTOR DENSITY (ASTM D1557) - SEE TABLE 2 - ITEM B)</p> <p>FOR 12" ABOVE PIPE TO 3' BELOW BOTTOM OF ROAD BASE: BACKFILL SHALL BE SELECTED MATERIAL FROM EXCAVATION OR D.I.P. SAND (SAND SHALL MEET THE FOLLOWING CRITERIA):</p> <p>CONCRETE SAND OR SAND EQUIVALENT (SAND SHALL BE COMPACTED TO 95% PROCTOR DENSITY (ASTM D1557) - SEE TABLE 2 - ITEM B)</p> <p>FOR 3' BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE:</p> <p>BACKFILL SHALL BE CEMENT STABILIZED SAND (2% CEMENT) AND SHALL MEET THE FOLLOWING REQUIREMENTS:</p> <p>SAND GRADES:           <ul style="list-style-type: none"> <li>SP-10</li> <li>SP-15</li> <li>SP-20</li> <li>SP-25</li> <li>SP-30</li> <li>SP-35</li> <li>SP-40</li> <li>SP-45</li> <li>SP-50</li> <li>SP-55</li> <li>SP-60</li> <li>SP-65</li> <li>SP-70</li> <li>SP-75</li> <li>SP-80</li> <li>SP-85</li> <li>SP-90</li> <li>SP-95</li> <li>SP-100</li> </ul>           (OR AS PER DESIGN ENGINEER)         </p> <p>MOISTURE TO BE ADJUSTED TO 3% IN COMPACTED SOIL (OR AS PER DESIGN ENGINEER)</p> <p>CONTRACTOR SHALL COMPACT TO 95% PROCTOR DENSITY (ASTM D1557) TO EXISTING GRADE.</p> <p>CONTRACTOR SHALL COMPACT TO 95% PROCTOR DENSITY (ASTM D1557) TO EXISTING GRADE.</p> <p>CONTRACTOR SHALL COMPACT TO 95% PROCTOR DENSITY (ASTM D1557) TO EXISTING GRADE.</p>

### PIPE INSULATION DETAIL

NOT TO SCALE

### INSULATOR SPACING DETAIL

NOT TO SCALE

### WATERLINE ADJUSTMENT DETAIL

NOT TO SCALE

### TYPICAL CASING DETAIL

NOT TO SCALE

### TYPICAL VALVE INSTALLATION AT INTERSECTIONS

NOT TO SCALE

### THREE TO SIX WATER CONNECTIONS

NOT TO SCALE

### DETAIL "A" TEST RISER CONNECTION

NOT TO SCALE

### DETAIL "B" TEST RISER ASSEMBLY

NOT TO SCALE

### DETAIL "C" TEST RISER ASSEMBLY

NOT TO SCALE

### DETAIL "D" TEST RISER ASSEMBLY

NOT TO SCALE

### FIRE HYDRANT ASSEMBLY DETAIL (TYPE 1)

NOT TO SCALE

### FIRE HYDRANT ASSEMBLY DETAIL (TYPE 2)

NOT TO SCALE

### VALVE BOX DETAIL @ PAVEMENT

NOT TO SCALE

### VALVE BOX DETAIL @ NATURAL GROUND

NOT TO SCALE

### PICK NOTCH

NOT TO SCALE

### LID DETAIL

NOT TO SCALE

### FIRE HYDRANT ASSEMBLY DETAIL (TYPE 2)

NOT TO SCALE

### WATER LINE BEHIND CURB

NOT TO SCALE

### SERVICE WITH SIDEWALK

NOT TO SCALE

### TYPICAL CUL-DE-SAC SERVICE

NOT TO SCALE

### SERVICE WITHOUT SIDEWALK

NOT TO SCALE

### SERVICE WITH SIDEWALK TIED TO CURB

NOT TO SCALE

### TYPICAL CONNECTION DETAIL

NOT TO SCALE

### TYPICAL CONNECTION DETAIL

NOT TO SCALE

### BOLLARD DETAIL

NOT TO SCALE

CONSULTANT'S SHEET NO. \_\_\_\_\_

CITY OF CORPUS CHRISTI, TEXAS  
Department of Engineering Services

WATER STANDARD DETAILS  
FIRE HYDRANT, VALVE BOX AND LID

SHEET \_\_\_\_\_ OF \_\_\_\_\_

CITY PROJECT # \_\_\_\_\_

CONSULTANT'S SHEET NO. \_\_\_\_\_

CITY OF CORPUS CHRISTI, TEXAS  
Department of Engineering Services

WATER STANDARD DETAILS  
MAIN TO SERVICE DETAILS AND OTHERS

SHEET \_\_\_\_\_ OF \_\_\_\_\_

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 9  
CORPUS CHRISTI, NUECES CO., TX

CITY WATER STANDARD DETAILS

DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50'  
SCALE (H): AS SHOWN  
SCALE (V): AS SHOWN  
DATE PLOTTED: 11/19/24 SHEET 19 OF 22

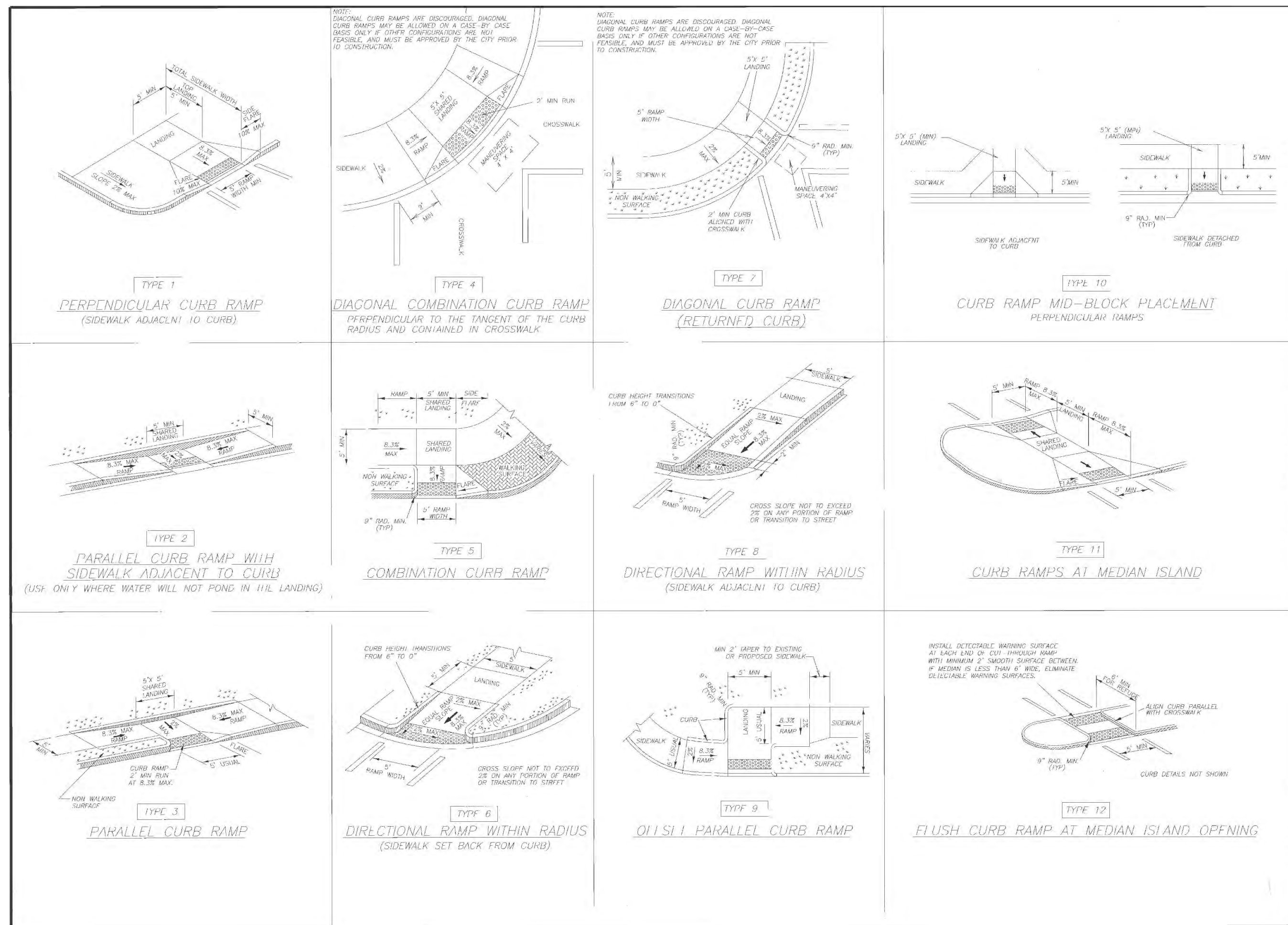
COM. NO. 19 WTR STD DET  
JOB NO. 23014  
SHEET 19 OF 22

RELEASED FOR CONSTRUCTION

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

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

11/19/24



CONSULTANT'S JOB NO. **1415**

**DANIEL BILES**  
REGISTERED PROFESSIONAL ENGINEER  
19397

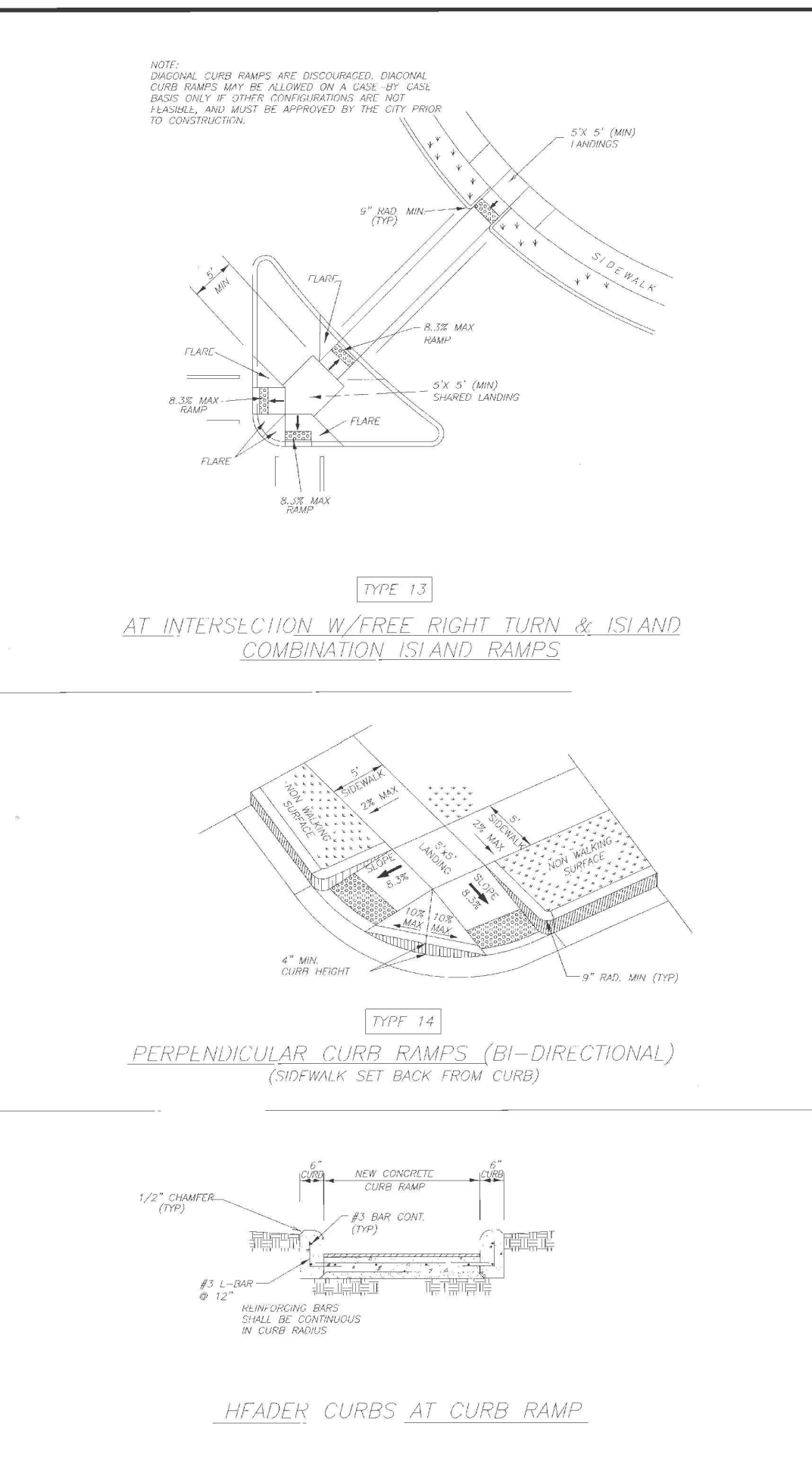
**CITY OF CORPUS CHRISTI, TEXAS**  
Department of Engineering Services

PROJECT NO. \_\_\_\_\_ DATE \_\_\_\_\_

DESCRIPTION \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_ RECORD DRAWING NO. \_\_\_\_\_

CITY PROJECT # \_\_\_\_\_



**SUBGRADE PREPARATION:**

- SUBGRADE UNDER CONCRETE SIDEWALKS AND CURB RAMPS SHALL BE COMPACTED TO MEET STANDARD PRACTICE SPECIFICATIONS.

**SIDEWALK NOTES:**

- THE MINIMUM SIDEWALK WIDTH FOR ALL ARTERIAL AND COLLECTOR STREETS IS 5'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 4' SIDEWALK MAY BE PROVIDED. 5% PASSING AREAS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200' FOR ALL SIDEWALKS LESS THAN 5' IN WIDTH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK SURFACE IS 2%.
- ALL EXPANSION JOINTS TO BE 1/4" THICK WITH 3/8" ASPHALT-IMPREGATED EXPANSION BOARD, UNLESS OTHERWISE NOTED.
- ALL CONCRETE TO BE CLASS 14'-1000 PSI AND REINFORCING STEEL TO BE GRADE 60, 5/8" DIA. PER FT.
- SIDEWALKS SHALL BE AT LEAST 4" THICK CONCRETE.
- CONCRETE SURFACE TO RECEIVE BROOM FINISH.
- TRANSVERSE CONTRACTION JOINTS 1/8" WIDE BY 1/2" DEEP SHALL BE CUT IN ALL SIDEWALKS AT 5'-0" INTERVALS (MAXIMUM).
- PROVIDE PEDESTRIAN ACCESSIBLE ROUTE WITH DETECTABLE WARNING SURFACE FOR SIDEWALKS THAT INTERSECT TRAVELING SIDEWALKS. DETECTABLE WARNING SURFACE SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE ACCESSIBLE ROUTE WHERE IT INTERSECTS THE CONTROLLED DRIVEWAY.

**CURB RAMP NOTES:**

- PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PARALLEL) A CURB.
- SLOPE CRITERIA**

RAMPS AND LANDING AREAS	MAX. SLOPE (MIN. IN PER FT.)
RAMP IN DIRECTION OF TRAVEL	1:12 / 8.33% / 1" PER FT.
SIDEWALK CROSS SLOPE	1:100 / 1.0% / 1/8" PER FT.
CROSS SLOPE OF RAMP	1:50 / 2% / 1/4" PER FT.
LANDING AREA (ALL DIRECTIONS)	1:50 / 2% / 1/4" PER FT.
ADJOINING AREAS	MAX. SLOPE (MIN. IN PER FT.)
SIDEWALK IN DIRECTION OF TRAVEL	1:20 / 5% / 0.60" PER FT.
SIDEWALK CROSS SLOPE	1:50 / 2% / 1/4" PER FT.
OUTLET IN DIRECTION OF TRAVEL	1:20 / 5% / 0.60" PER FT.
OUTLET CROSS SLOPE	1:50 / 2% / 1/4" PER FT.
A SMOOTH TRANSITION (5:1-10:1) IN DIRECTION OF TRAVEL IS REQUIRED WHEN RAMPS TRANSITION TO THE STREET.	

PROVIDE FLARED SIDES WHERE THE PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP. FLARED SIDES SHALL BE SLOPED AT 10% MAXIMUM MAXIMUM PARALLEL TO THE CURB. RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHER BECAUSE THE ADJACENT SURFACE IS FLARED, SUBSTANTIALLY DESTRUCTURED, OR OTHERWISE PROTECTED.

LANDINGS SHALL BE 5'-0" MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.

CURB RAMP MUST BE WHOLLY CONTAINED WITHIN CROSSWALK MARKINGS, EXCLUDING SIDE FLARES.

**CURB RAMP NOTES (CONTINUED):**

- CURB RAMPS, FLARES AND LANDINGS SHALL BE AT LEAST 5" THICK CONCRETE AND EXPANSION JOINTS SHALL TYPICALLY BE USED AT MATCHLINE WITH ADJOINING AREAS.
- MANUFACTURING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4"x4" (WHICH CONTAINS) WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- HAYSTACK CURB AND GUTTER MAY BE CONSTRUCTED MONOLITHICALLY WITH CURB RAMPS. PROVIDE NO. 4 X 12" LONG SMOOTH CORNERS @ 12" ON CORNERS IF NOT PLACED MONOLITHICALLY.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET. SEE MAXIMUM SLOPE IN CUTTER.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTING MARKS AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC §16A.102.
- DIAGONAL CURB RAMPS ARE DISCOURAGED. DIAGONAL CURB RAMPS MAY BE ALLOWED ON A CASE-BY-CASE BASIS ONLY IF OTHER CONFIGURATIONS ARE NOT FEASIBLE, AND MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- FINAL ACCEPTANCE OF THE PROJECT SHALL BE CONTINGENT UPON THE CONTRACTOR PROVIDING THE CITY WITH A FINAL INSPECTION REPORT FROM A CERTIFIED REGISTERED ACCESSIBILITY SPECIALIST (RAS) PER 16 TAC §68.52 STATING THAT ALL ADA (AMERICAN WITH DISABILITIES ACT) MANUFACTURING STANDARDS, AS CONSTRUCTED, COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) FOR ELEVATION OF ARCHITECTURAL BARRIERS BY 1993 EQUIVARIANT CODE CHAPTER 469.

**DETECTABLE WARNING SURFACE NOTES:**

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TAS. THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES INCLUDING SIDE FLARES.
- DETECTABLE WARNING SURFACE FOR RAMPS SHALL BE ADA SOLUTIONS, INC. (P/N) NO. 2100095. CAST-IN-PLACE REPLACEMENT DETECTABLE WARNING SURFACE TILES TRUNCATED DOME OR APPROVED EQUIVALENT IN TYPICAL COLOR.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING. MINIMUM 18" PEDESTRIAN ACCESSIBLE ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES TO BE CURVED ALONG THE CORNER RADIUS.

CONSULTANT'S JOB NO. **1415**

**DANIEL BILES**  
REGISTERED PROFESSIONAL ENGINEER  
19397

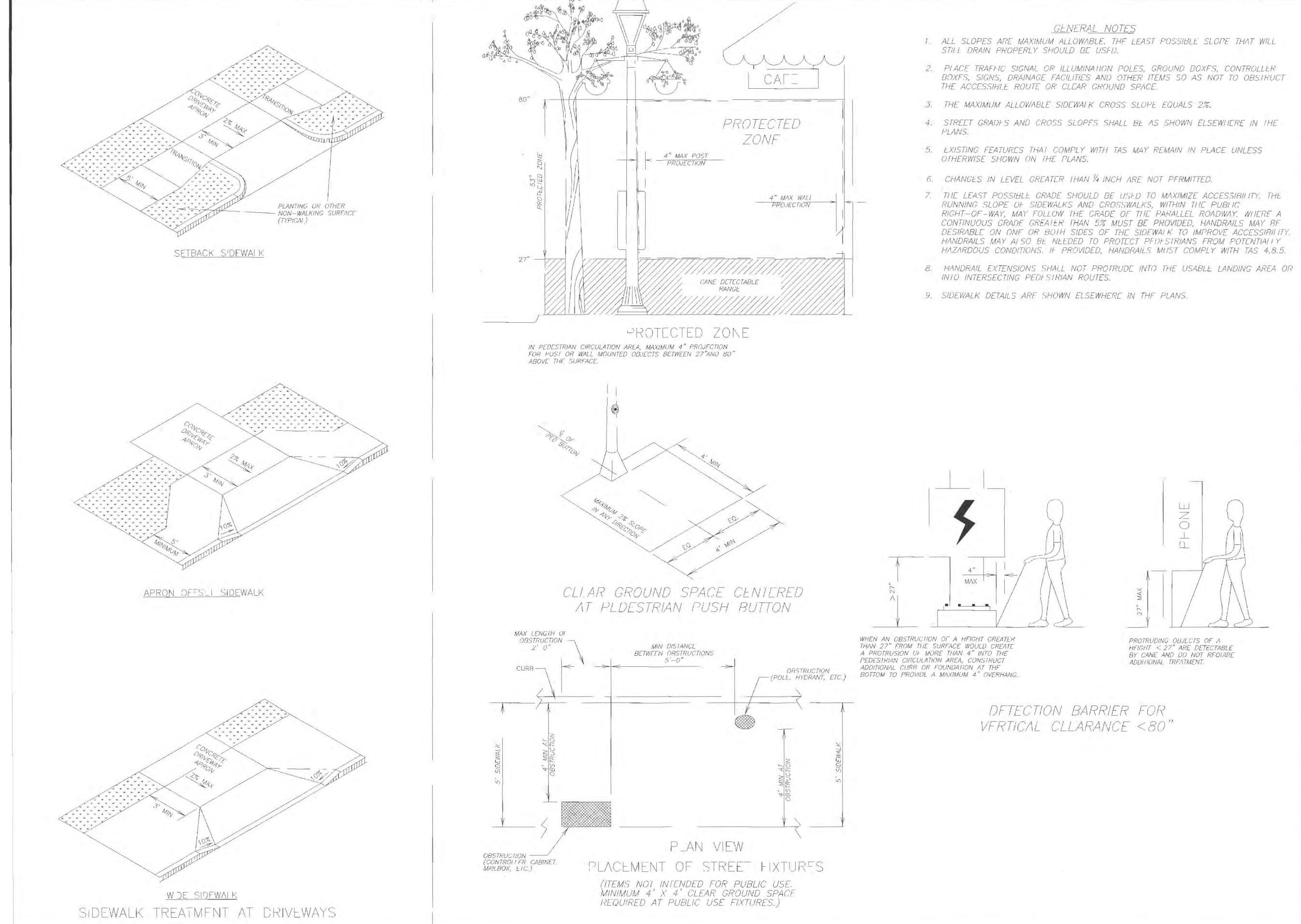
**CITY OF CORPUS CHRISTI, TEXAS**  
Department of Engineering Services

PROJECT NO. \_\_\_\_\_ DATE \_\_\_\_\_

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SHEET \_\_\_\_\_ OF \_\_\_\_\_ RECORD DRAWING NO. \_\_\_\_\_

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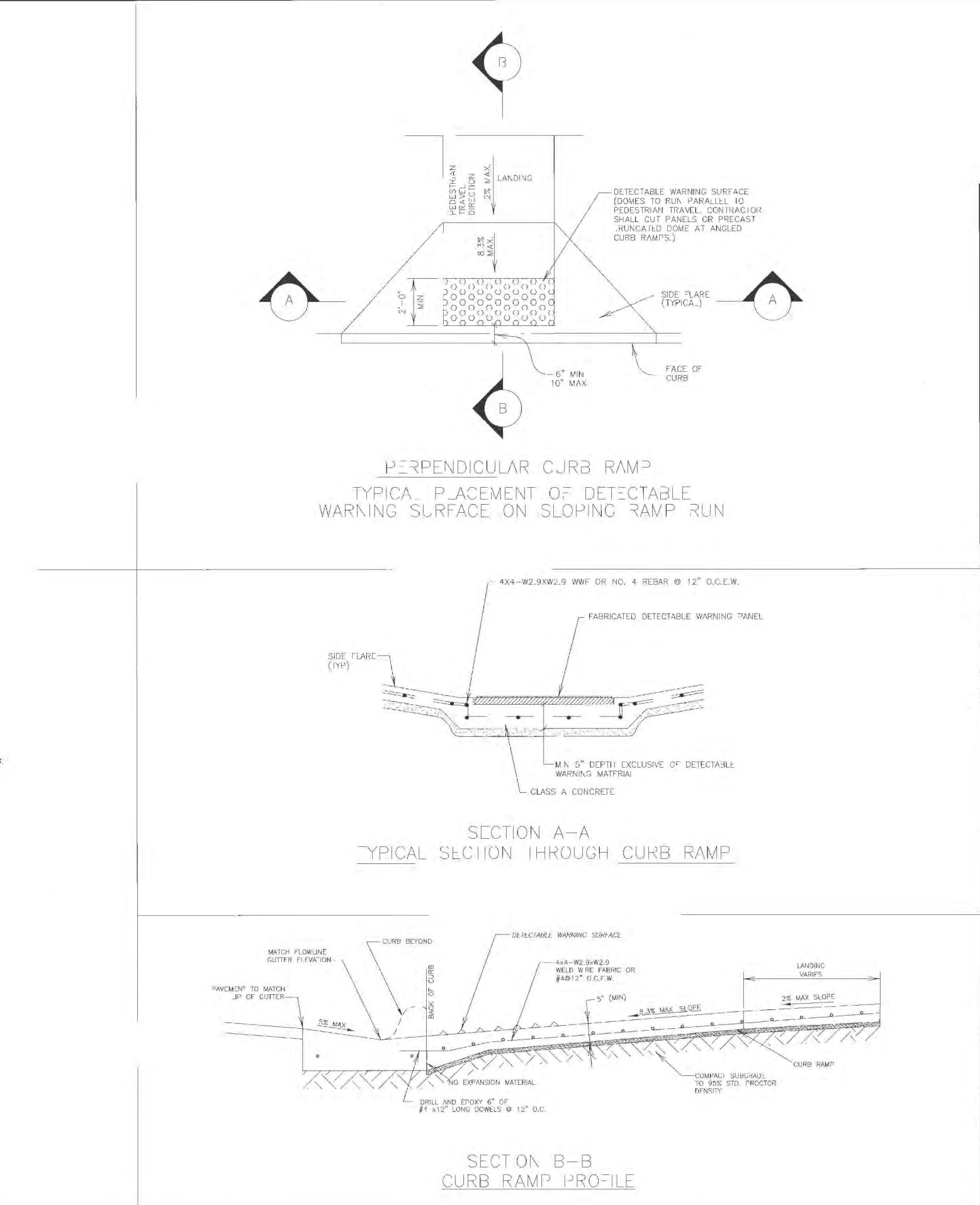
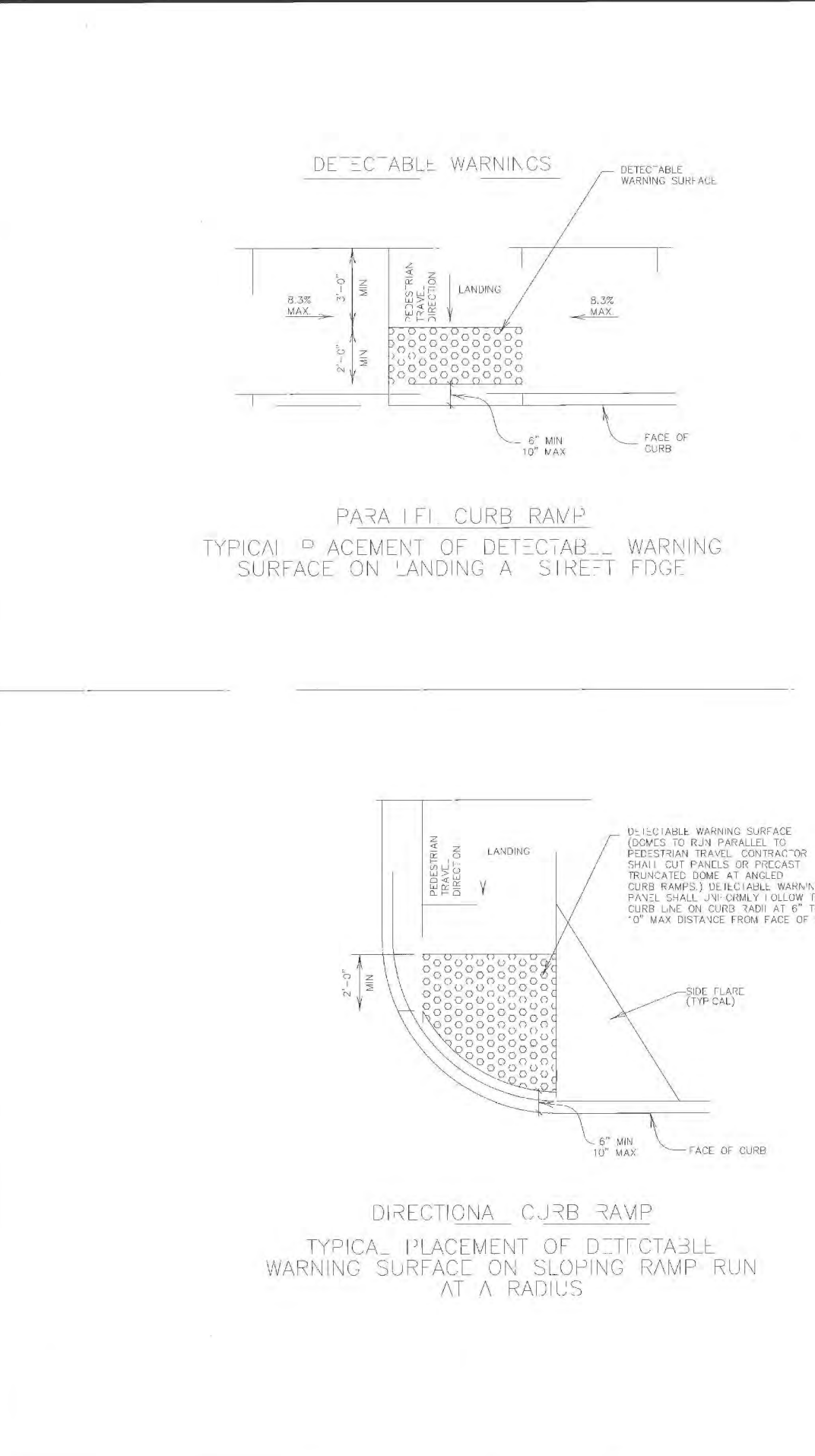
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19397

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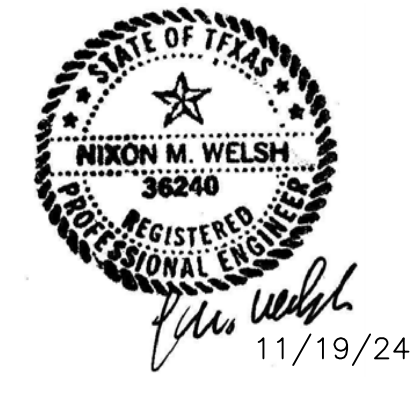
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CORPUS CHRISTI, TEXAS 78404

**PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX**

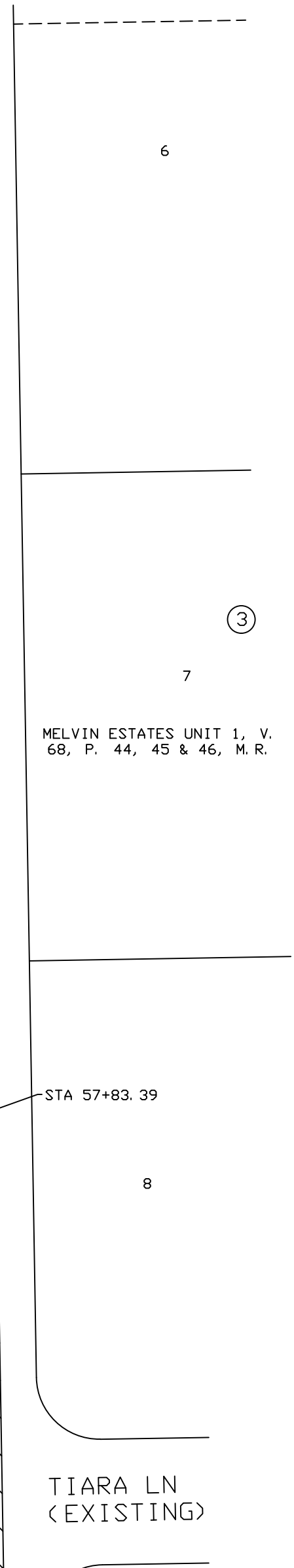
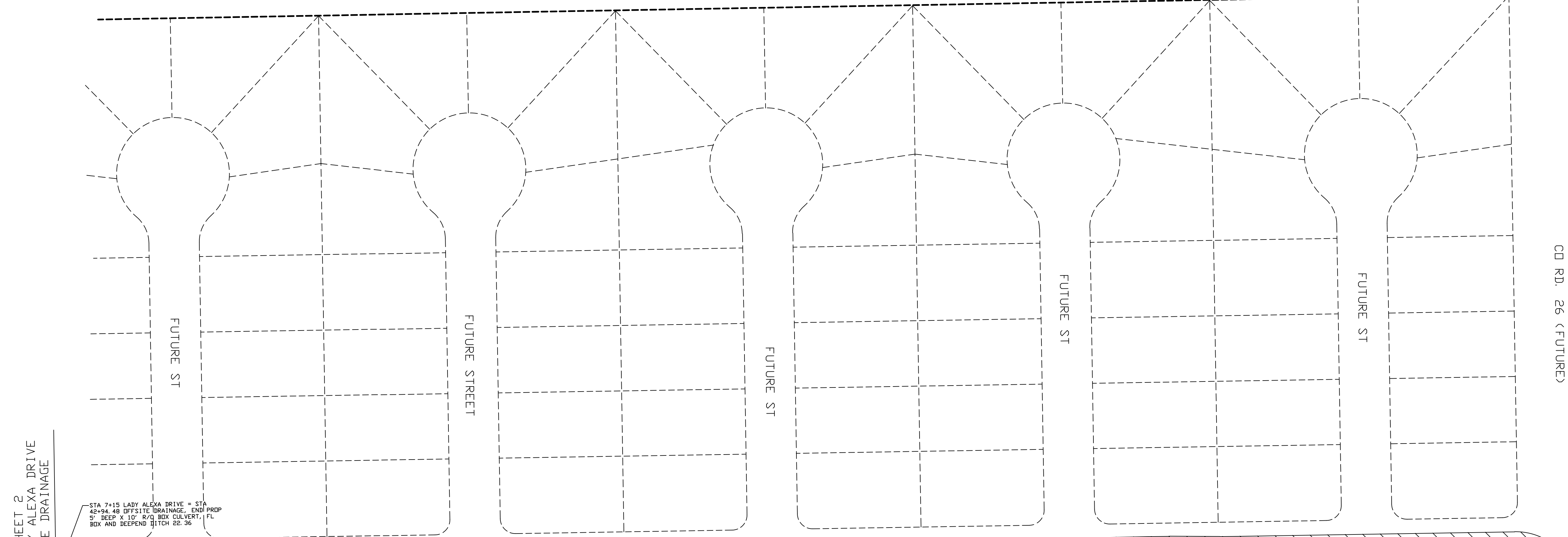
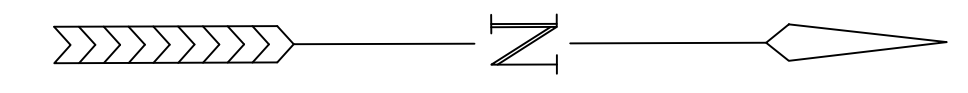
**CITY CURB RAMP STANDARDS**

DWN. \_\_\_\_\_ PLOT SCALE: 1" = 50'  
SCALE (H): AS SHOWN  
SCALE (V): AS SHOWN  
DATE PLOTTED: 11/19/24

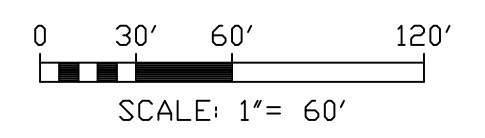
COM. NO. 20 CURB RAMP STD  
JOB NO. 23014  
SHEET 20 OF 22



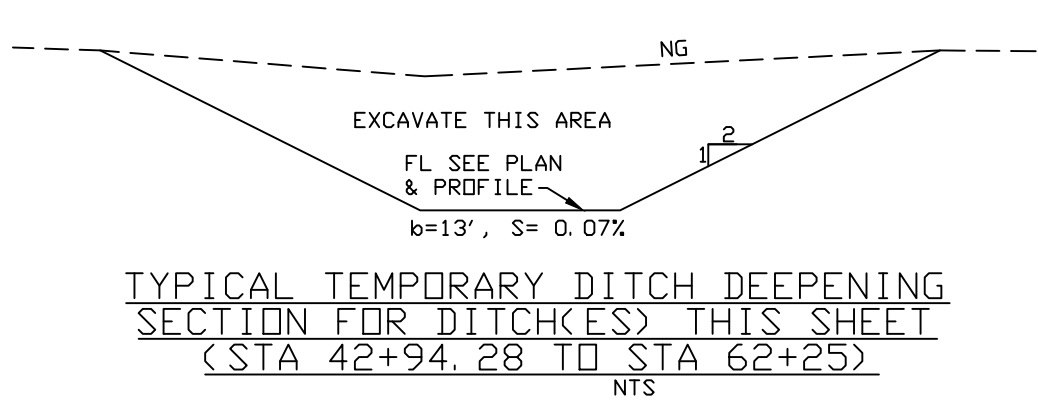
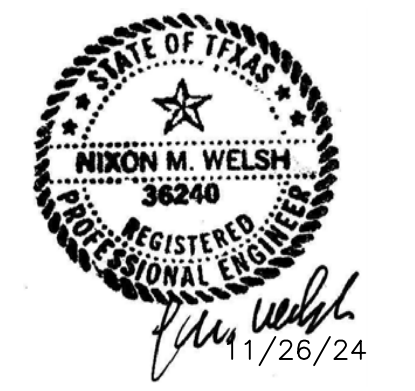
REMAINDER OF 136.31 AC. TRACT,  
D.C. NO. 2016041530, D.R.



NOTE:  
1. THIS SHEET ORIGINALLY USED FOR OFFSITE DITCH EXCAVATION FOR KING'S LANDING UNIT 1 AND IS USED FOR DITCH DEEPENING/WIDENING IN PROJECT HEREOF.

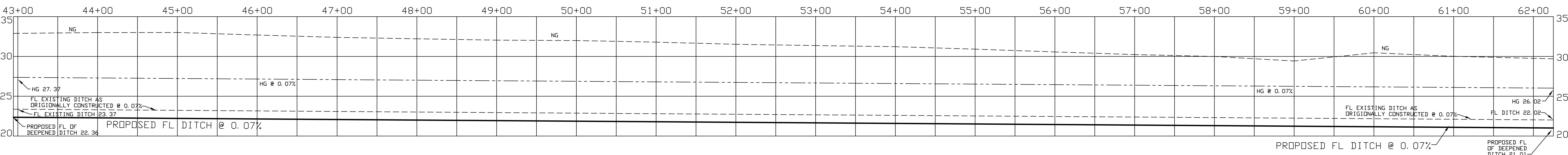


**RELEASED FOR CONSTRUCTION**  
Bria A. Whitmore, P.E., CFM, CPM  
Development Services  
City of Corpus Christi  
Note: Construction Plans will expire based on the conditions stated in UDC 3.8.5.F.



BASS & WELSH ENGINEERING TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404		
PUBLIC IMPROVEMENTS TO KING'S LANDING UNIT 9 CORPUS CHRISTI, NUECES CO., TX		
OFFSITE DRAINAGE PLAN AND PROFILE		
DWN. _____	PLOT SCALE: 1"=60'	COM. NO. 21 OS DR2
CHK. N. WELSH	SCALE (H): SAME	JOB NO. 23014
	SCALE (V): NONE	DATE PLOTTED 11/26/24
		SHEET 21 OF 22

CONTINUED FROM SHEET 2  
MATCH LINE STA 7+15 LADY ALEXA DRIVE  
= STA 42+94.48 OFFSITE DRAINAGE



PROFILE - OFFSITE TEMPORARY DRAINAGE CHANNEL

MATCH LINE STA 62+25  
CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET  
MATCH LINE STA 62+25



CONTINUED FROM PREVIOUS SHEET  
MATCH LINE STA 62+25

5

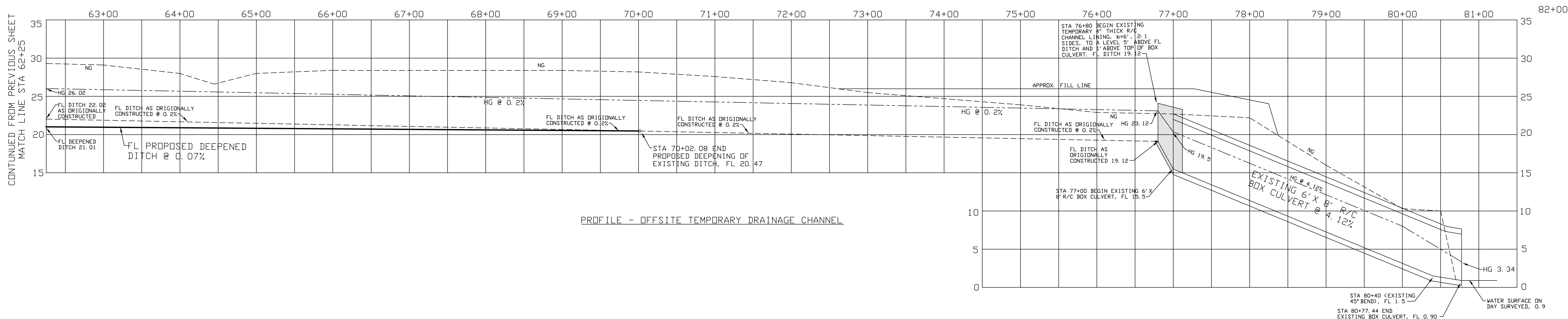
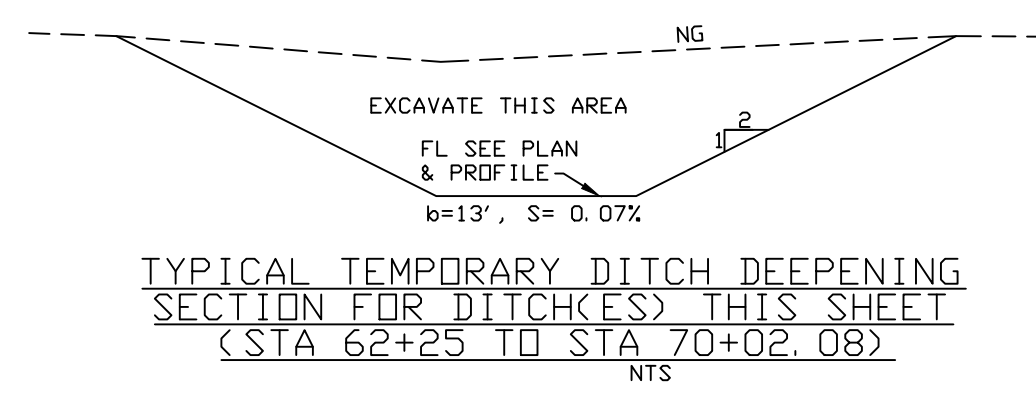
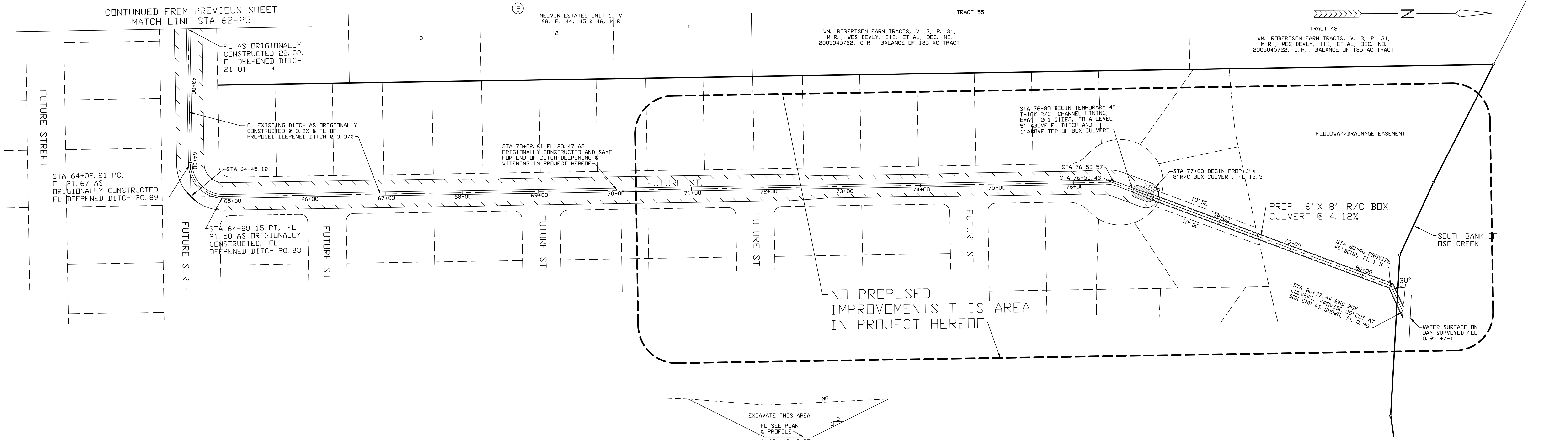
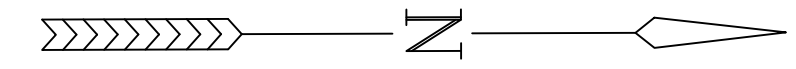
MELVIN ESTATES UNIT 1, V. 68, P. 44, 45 & 46, M.R.

TRACT 55

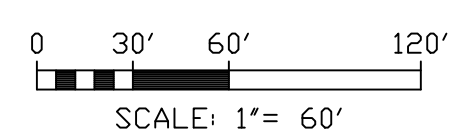
WM. ROBERTSON FARM TRACTS, V. 3, P. 31, M.R., WES BEVLY, III, ET AL., DDC. NO. 2005045722, O. R., BALANCE OF 185 AC TRACT

TRACT 48

WM. ROBERTSON FARM TRACTS, V. 3, P. 31, M.R., WES BEVLY, III, ET AL., DDC. NO. 2005045722, O. R., BALANCE OF 185 AC TRACT



CONTINUED FROM PREVIOUS SHEET  
MATCH LINE STA 62+25



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 9 CORPUS CHRISTI, NUECES CO., TX		
OFFSITE DRAINAGE PLAN AND PROFILE		
OWN. _____	PLOT SCALE: 1"=60'	COM. NO. OS DR2
CHK. N. WELSH	SCALE (H): SAME	JOB NO. 23014
	SCALE (V): NONE	DATE PLOTTED 11/26/24
		SHEET 22 OF 22

# 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.

12/4/2024

**Kings Landing Unit 9 - Cost Sheet**

<b>SANITARY SEWER ITEMS</b>					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	15 INCH PVC PIPE	174	LF	\$ 195.00	\$ 33,930.00
2	FIBERGLASS MANHOLE	1	EA	\$ 20,000.00	\$ 20,000.00
3	DEEP CUT CONNECTION	1	EA	\$ 10,000.00	\$ 10,000.00
					<b>\$ 63,930.00</b>

<b>MISC ITEMS</b>					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	TRENCH SAFETY FOR EXCAVATIONS (SANITARY SEWER AND STORM SEWER PIPES OF ALL SIZES)	174	LF	\$ 9.00	\$ 1,566.00
					<b>\$ 1,566.00</b>

	SUBTOTAL \$	65,496.00
	ENGINEERING, SURVEYING, & TESTING (11%) \$	7,204.56
	CONTINGENCY (7%)	4,584.72
	<b>TOTAL \$</b>	<b>77,285.28</b>

# EXHIBIT 5

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2024-1245794

Date Filed:  
12/05/2024

Date Acknowledged:

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

MPM Development, LP  
Corpus Christi, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Corpus Christi

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

Kings Landing Unit 9  
Sanitary Sewer Reimbursement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Mostaghasi, Mossa	Corpus Christi, TX United States		X

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is Mossa ( Moses) Mostaghasi, and my date of birth is 04-23-1983.

My address is 8017 Bar Le Doc Corpus Christi, TX 78415  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Nueces County, State of Texas, on the 5 day of 12, 2024.  
(month) (year)

  
 \_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
 (Declarant)