

Resolution authorizing developer participation agreement with MPM Development, LP, to reimburse developer up to \$867,649.76 for construction of off-site stormwater improvements for a planned residential and commercial development, Royal Oak Future Units, located on Rand Morgan Road, south of Leopard Street.

WHEREAS, the City is participating in the Developer's construction of off-site stormwater improvements for a planned residential and commercial development, Royal Oak Future; and

WHEREAS, the City is participating in the Developer's construction of off-site storm water improvements to incentivize residential homes development in that area in accordance with the approved public improvement plans; and

WHEREAS, the City has determined the agreement will carry out the purpose of the Unified Development Code;

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

SECTION 1. The City Manager or designee is authorized to execute a developer participation agreement ("Agreement") with MPM Development, LP ("Developer") to reimburse developer up to \$867,649.76 for the City's participation in the construction of off-site stormwater improvements for a planned residential and commercial development, Royal Oak Future Units, located on Rand Morgan Road, south of Leopard Street, Corpus Christi, Nueces County, Texas.

PASSED AND APPROVED on the _____ day of _____, 2022:

Paulette M. Guajardo _____

Roland Barrera _____

Gil Hernandez _____

Michael Hunter _____

Billy Lerma _____

John Martinez _____

Ben Molina _____

Mike Pusley _____

Greg Smith _____

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

**PARTICIPATION AGREEMENT
For Oversizing Streets and Drainage Crossing
Per UDC §8.4**

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

This PARTICIPATION AGREEMENT ("Agreement") is entered into between the City of Corpus Christi ("City"), a Texas home-rule municipal corporation, acting by and through its City Manager, or designee, and MPM Development LP, ("Developer"), a Texas Limited Partnership.

WHEREAS, the Owner owns certain real property located in Corpus Christi, Nueces County, Texas, being 55.235 acres of land, more or less, a portion of Survey 416, A.B.&M. Certificate No. 962, Abstract 838, and being a portion of an 80 acre tract described by deed as Rand Morgan Road Property" in Document No. 2001007773, Official Records of Nueces County (the "Property"), and the Owner desires to develop and plat the Property designated on **Exhibit 1** of this Agreement, which exhibit is attached to and incorporated in this Agreement by reference, to be known as Royal Oak Future Units ("Plat");

WHEREAS, as a condition of the Plat, the Developer/Owner is required to construct improvements consisting of 2755 linear feet of 60" high density polyethylene pipe (HDPP), manholes, box culvert, pavement patching, and removal and replacing sanitary sewer pipe, service lines, and curb and gutter to enable stormwater runoff to drain into an underground drainage pipe to the McNorton Reach 4 Drainage Channel in accordance with the improvement requirements (the "Off-Site Stormwater Improvements") set forth in **Exhibit 2**, which exhibit is attached to and incorporated in this Agreement by reference;

WHEREAS, it is in the best interests of the City to have the public stormwater infrastructure installed by the Developer in conjunction with the Owner's Plat.

WHEREAS, Section 212.071 of the Texas Local Government Code authorizes a municipality to make a contract with a developer of a subdivision or land in the municipality to construct public improvements related to the subdivision or land; and

WHEREAS, this Agreement is made pursuant to Section 212.071 & 212.072 of the Texas Local Government Code and Article 8, Section 8.4.1, of the Unified Development Code of the City of Corpus Christi

NOW, THEREFORE, in order to provide a coordinated public stormwater construction and improvement project, the City and the Developer agree as follows:

Section 1. RECITALS. The parties agree that the language contained in the preamble of this Agreement is substantive in nature, is incorporated into this Agreement by reference, and has been relied on by both parties in entering and executing this Agreement.

Section 2. DEVELOPER PARTICIPATION. Subject to the terms of this Agreement, **Exhibit 1**, and **Exhibit 2**, the Developer will construct Off-Site Stormwater Improvements in accordance with the plans and specifications approved in advance of construction by the City Engineer. The parties acknowledge and confirm the total cost estimate for construction of the Off-Site Stormwater Improvements, which estimate is attached to and incorporated in this Agreement as **Exhibit 3** (the "Cost Estimate"). Subject to the limitations set forth below, the Developer shall pay a portion of the costs of construction of the Off-Site Stormwater Improvements. Further, subject to the limitations set forth below, the City shall pay the portion of the costs of construction of the Off-Site Stormwater Improvements, designated as the total amount reimbursable by the City on the Cost Estimate. Upon completion and acceptance of the Off-Site Stormwater Improvements, City will own and maintain the Public Improvements.

Section 3. CITY PARTICIPATION. Notwithstanding any other provision of this Agreement, the total amount that the City shall pay for the City's agreed share of the actual costs of the Off-Site Stormwater Improvements shall not exceed \$ 867,649.76.

Section 4. REIMBURSEMENT. The City shall reimburse the Developer a pro rata portion of the City's agreed costs of the Off-Site Stormwater Improvements monthly, based on the percentage of construction completed less the Developer's pro rata portion and contingent upon submission to the City of an invoice for the work performed. The invoices must be paid by the City no later than thirty (30) days following receipt of each monthly invoice. Such reimbursement will be made payable to the Developer at the address shown in section N of this Agreement.

Section 5. PERFORMANCE BOND. In accordance with the Texas Local Government Code, the Developer shall execute a performance bond for the construction of the Off-site stormwater improvements to ensure completion of the project. The bond must be executed by a corporate surety in accordance with Chapter 2253 of the Texas Government Code. The Developer shall submit proof of the required performance bonds to the City.

Section 6. RECORDS. All of the developer's books and other records related to the project shall be available for inspection by the City.

Section 7. CONSTRUCTION CONTRACT DOCUMENTS. Developer shall submit standard construction contract documents to the Executive Director of Public Works for review and approval in advance of beginning any construction of the Off-Site Stormwater improvements.

Section 8. INSPECTIONS. Throughout construction, the City shall conduct periodic inspections and either approve the progress of the Off-Site Stormwater Improvements or

promptly notify the Developer of any defect, deficiency, or other non-approved condition in the progress of the Off-Site Stormwater Improvements.

Section 9. WARRANTY. The Developer shall fully warranty the workmanship and construction of the Off-Site Stormwater Improvements for a period of one year from and after the date of acceptance of the improvements by the Executive Director of Public Works.

Section 10. INDEMNIFICATION.

DEVELOPER 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 INDEMNITEES 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 CONSTRUCTION, INSTALLATION, EXISTENCE, OPERATION, USE, MAINTENANCE, REPAIR, RESTORATION, OR REMOVAL OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE PLATTING AND CONSTRUCTION OF THE OFF-SITE STORMWATER IMPROVEMENTS OF ROYAL OAK FUTURE UNITS SUBDIVISION DURING THE PERIOD OF CONSTRUCTION, INCLUDING THE INJURY, LOSS, OR DAMAGE CAUSED BY THE 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 SURVIVES TERMINATION OF THIS AGREEMENT.

Section 11. DEFAULT. The following events shall constitute default:

1. Developer fails to submit plans and specifications for the Off-Site Stormwater Improvements to the Executive Director of Public Works in advance of construction.

2. Developer does not reasonably pursue construction of the Off-Site Stormwater Improvements under the approved plans and specifications.
3. Developer fails to complete construction of the Off-Site Stormwater Improvements, under the approved plans and specifications, on or before the expiration of 24 calendar months measured from the date this document is executed by the City.
4. Either the City or the Developer otherwise fails to comply with its duties or obligations under this Agreement.

Section 12. NOTICE AND CURE.

1. 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.
2. After delivery of the default notice, the defaulting party has 15 days from the delivery of the default notice ("Cure Period") to cure the default.
3. 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.
4. Should the Developer fail to perform any obligation or duty of this Agreement, the City shall give notice to the Developer, at the address stated in section N, of the need to perform the obligation or duty and, should the Developer 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 the Developer.
5. In the event of an uncured default by the Developer, after the appropriate notice and Cure Period, the City has all its common law remedies and the City may:
 - a. Terminate this Agreement after the required notice and opportunity to cure the default;
 - b. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - c. Perform any obligation or duty of the Developer under this Agreement and charge the cost of such performance to the Developer. The Developer shall pay to the City the reasonable and necessary cost of the performance within 30 days from the date the Developer receives notice of the cost of performance. In the event the Developer 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.
6. In the event of an uncured default by the City after the appropriate notice and Cure Period, the Developer has all its remedies at law or in equity for such default.

Section 13. FORCE MAJEURE.

1. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of a public enemy; 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.

2. 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 10 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.

Section 14. NOTICES.

1. 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:

If to the City:

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

If to the Developer:

MPM Development, LP
PO Box 331308
Corpus Christi, Tx 78463

with a copy to:

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

2. 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.

3. Either party may change the address for notices by giving notice of the change, in accordance with the provisions of this section, within five business days of the change.

Section 15. PROJECT CONTRACTS. Developer's contracts with the professional engineer for the preparation of the plans and specifications for the construction of Off-Site Stormwater Improvements, contracts for testing services, and contracts with the contractor for the construction of the Off-Site Stormwater Improvements must provide that the City is a third-party beneficiary of each contract.

Section 16. DISCLOSURE OF INTEREST. In compliance with City of Corpus Christi Ordinance No. 17112, the Developer agrees to complete the Disclosure of Interests form attached to this Agreement and incorporated by reference as **Exhibit 4**.

Section 17. CERTIFICATE OF INTERESTED PARTIES. Developer agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement.

Form 1295 requires disclosure of "interested parties" with respect to entities that enter contracts with cities. These interested parties include:

1. persons with a "controlling interest" in the entity, which includes:
 - a. an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10 percent.
 - b. membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members: or
 - c. service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.

2. a person who actively participates in facilitating a contract or negotiating the terms of a contract with a governmental entity or state agency, including a broker, intermediary, adviser or attorney for the business entity.

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

Section 18. CONFLICT OF INTEREST. Developer 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>

Section 19. SEVERABILITY. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement shall not be affected, and this Agreement shall be construed as if the invalid portion had never been contained herein.

Section 20. COOPERATION. The Parties agree to always cooperate in good faith to effectuate the purposes and intent of this Agreement.

Section 21. ENTIRE AGREEMENT. Except as otherwise expressly provided herein, this Agreement contains the entire agreement of the Parties regarding the sharing of costs for the Project and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter hereof.

Section 22. AMENDMENTS. Any amendment of this Agreement must be in writing and shall be effective if signed by the authorized representatives of both Parties.

Section 23. APPLICABLE LAW; VENUE. This Agreement shall be construed in accordance with Texas law. Venue for any action arising hereunder shall be in Nueces County, Texas.

Section 24. AUTHORITY. Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

Section 25. INDEPENDENT CONTRACTOR. Developer covenants and agrees that it is an independent contractor, and not an officer, agent, servant or employee of City; that Developer shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondent superior shall not apply as between City and Developer, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Developer.

Section 26. NON-APPROPRIATION. The continuation of this Agreement after the close of any fiscal year of the City, which fiscal year ends on September 30th annually, is subject to appropriations and budget approval specifically covering this Agreement as an expenditure in said budget, and it is within the sole discretion of the City's City Council to determine whether to fund this Agreement. The City does not represent that this budget item will be adopted, as said determination is within the City Council's sole discretion when adopting each budget.

Section 27. TERM. This Agreement becomes effective, is binding upon, and inures to the benefit of the City and the Developer from and after the date of the last signatory to this Agreement. This Agreement expires 24 calendar months from the date this document is executed by the City, unless terminated earlier in accordance with the provisions of this Agreement.

EXECUTED in one original this _____ day of _____, 2022.

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

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

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was signed by Rebecca Huerta, City Secretary, for the City of Corpus Christi, Texas, and acknowledged before me on the _____ day of _____, 2022.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

This instrument was signed by Albert J. Raymond III, Director of Development Services, for the City of Corpus Christi, Texas, and acknowledged before me on the _____ day of _____, 2022.

Notary Public, State of Texas

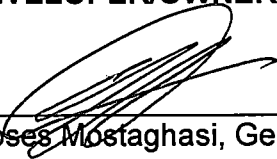
APPROVED AS TO FORM: This _____ day of _____, 2022.

Buck Brice

MPM Development, LP
Drainage Participation Agreement

Assistant City Attorney
For the City Attorney

DEVELOPER/OWNER: MPM Development, LP



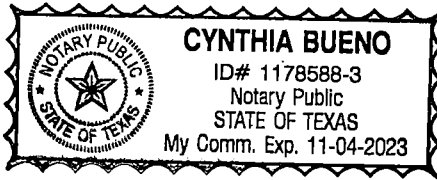
Moses Mostaghasi, General Partner

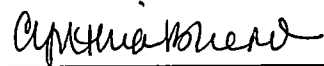
12/14/2021

Date

STATE OF TEXAS §
 §
COUNTY OF NUECES §

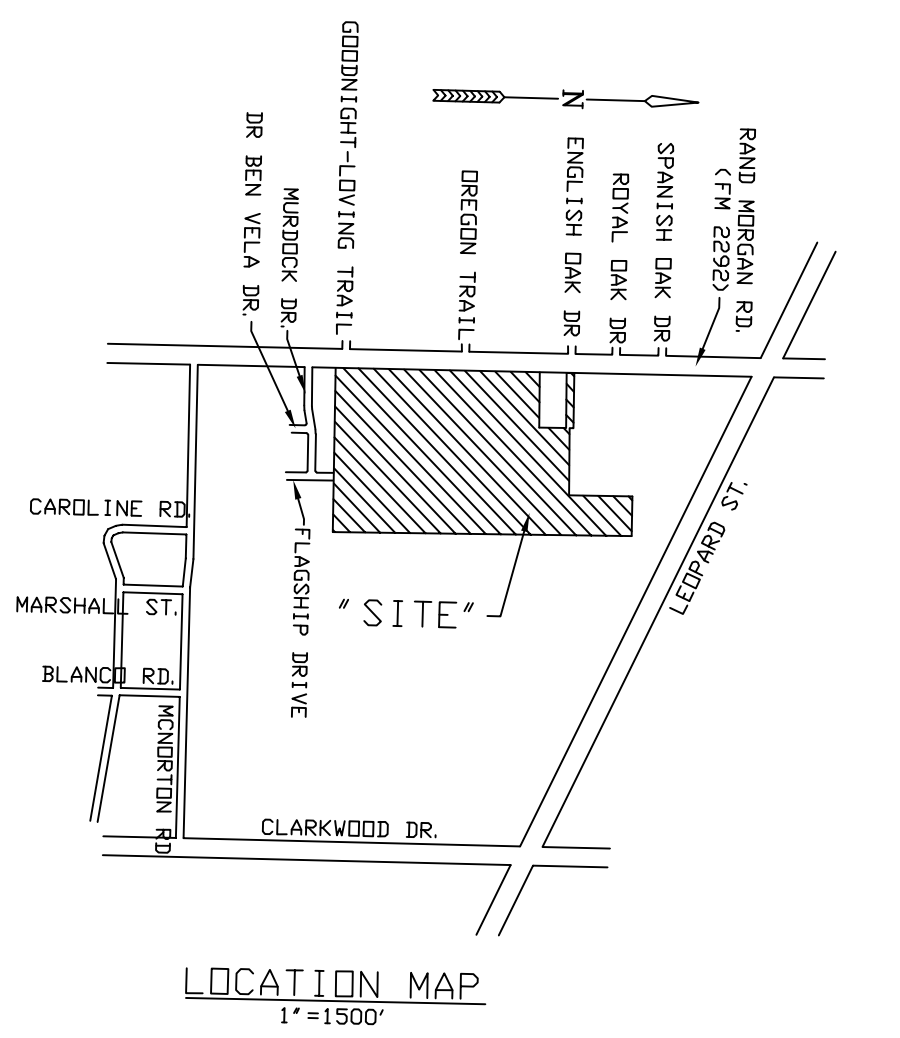
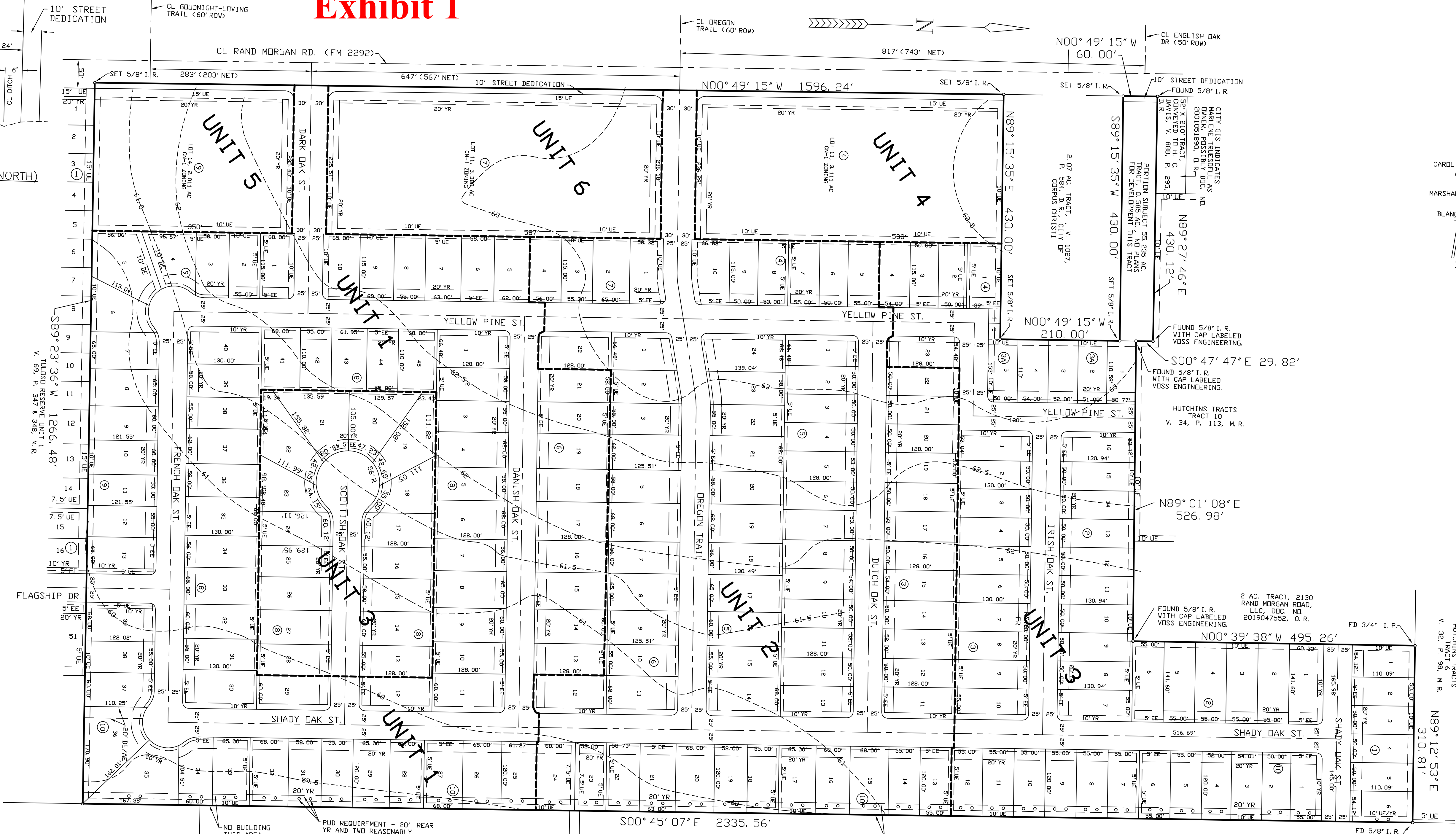
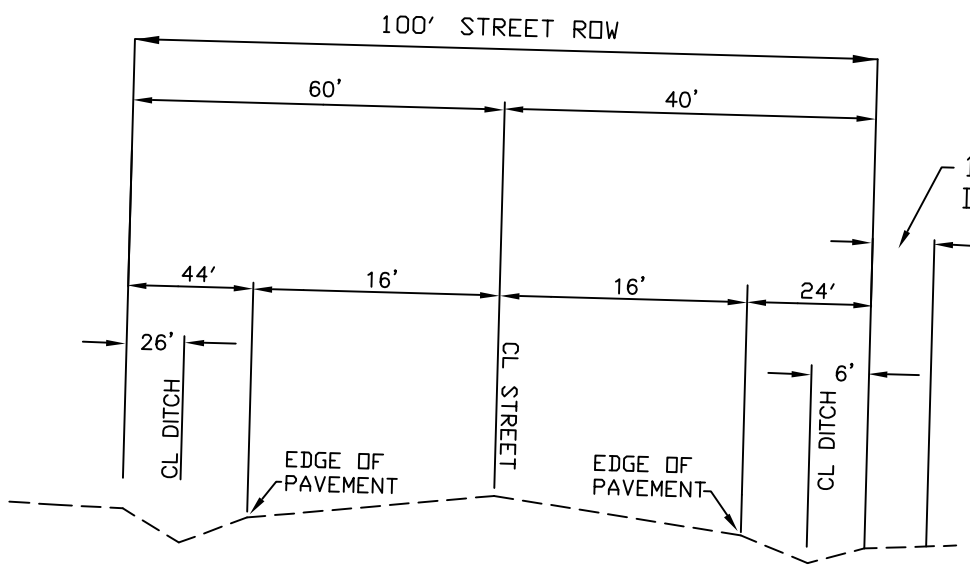
This instrument was acknowledged before me on the 14, of
December 2022, by Moses Mostaghasi, General Partner, MPM Development,
LP, a Texas limited partnership, on behalf of said partnership.





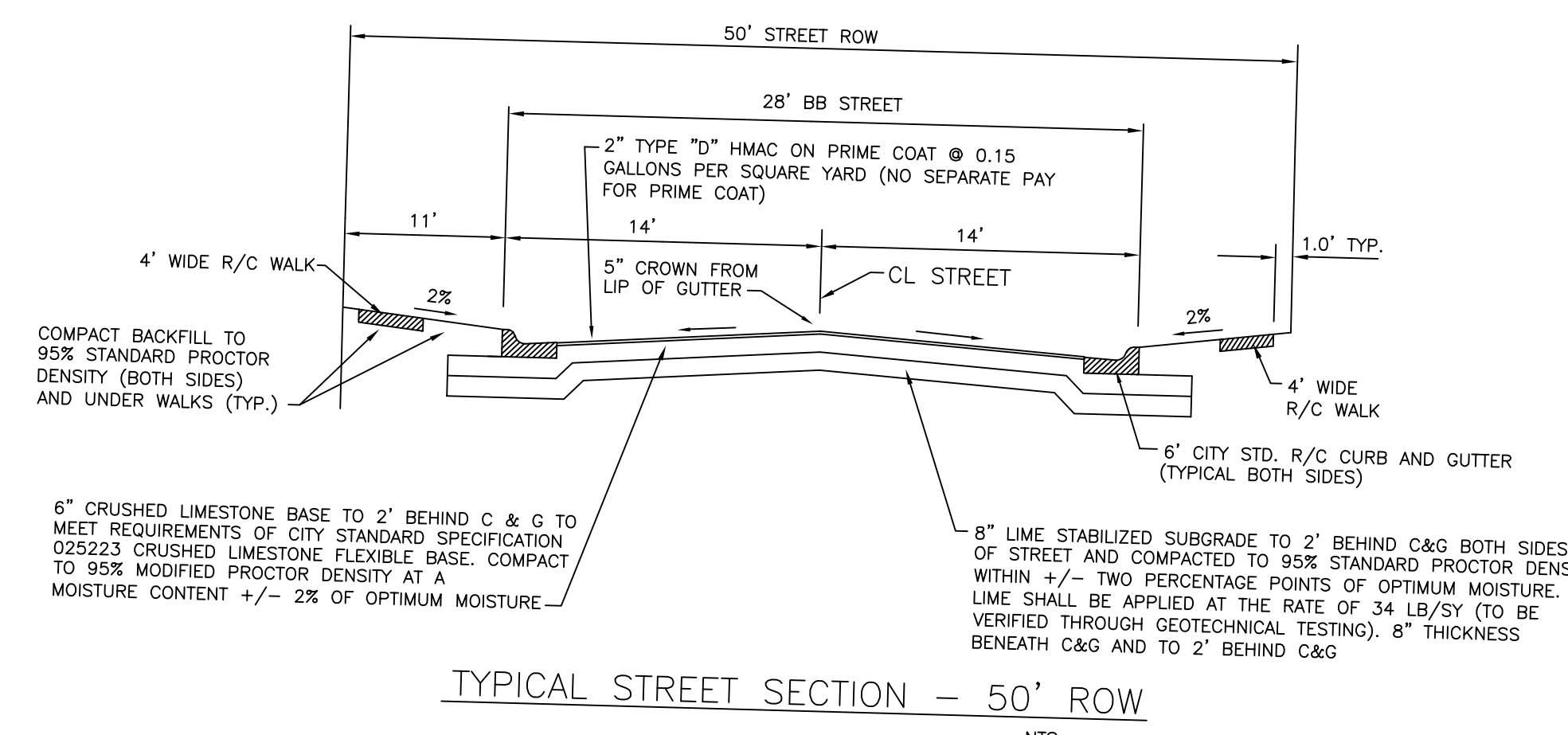
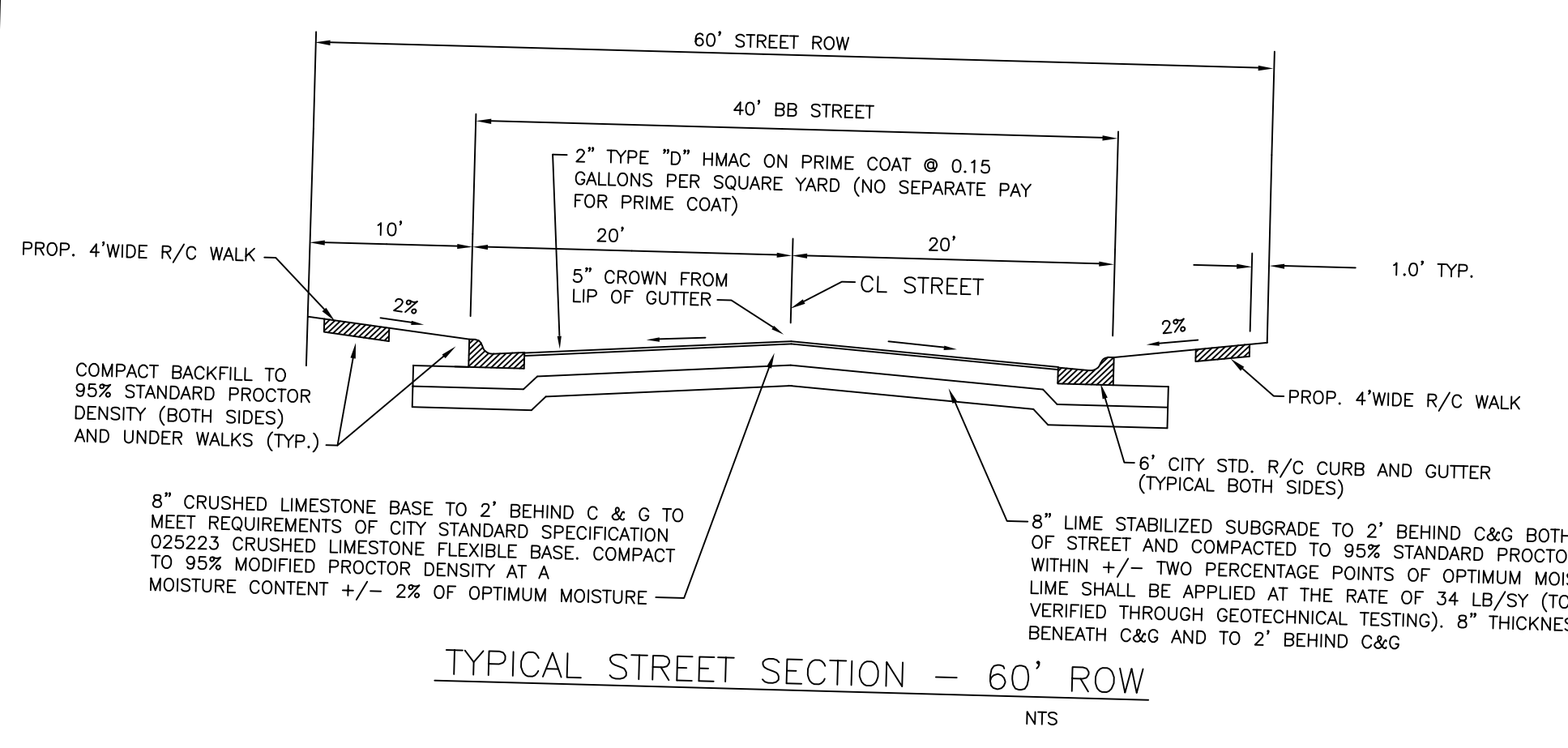
Notary Public's Signature

Exhibit 1

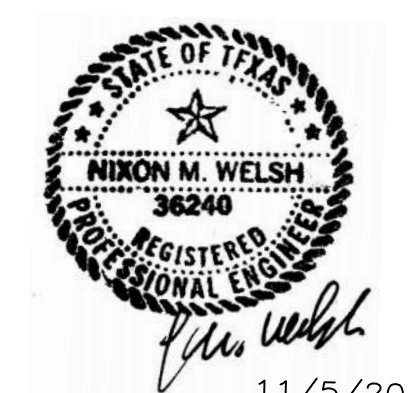


- LEGEND**
- CL CENTER LINE
 - CLC CONCRETE LINED CHANNEL
 - CR COUNTY ROAD
 - D.R. DEED RECORDS, NUECES COUNTY, TX
 - M.R. MAP RECORDS, NUECES CO., TX
 - O.R. OFFICIAL RECORDS, NUECES CO., TX

- NOTES**
1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED FR & RS-6. IT IS PROPOSED TO BE REZONED TO CN-1 FOR LARGE LOTS WHERE SHOWN AND THE BALANCE TO RS-4.5.
 2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 4. THE SUBJECT SITE IS IN FEMA ZONE X (0.2% ANNUAL CHANCE FLOOD) 48355C0286G (10/23/15).
 5. LEGAL DESCRIPTION: A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A.B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DDC. NO. 2001007773, D.R.
 6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
 8. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
 9. THE TOTAL PLATTED AREA CONTAINS 55.235 ACRES OF LAND INCLUDING STREET DEDICATIONS.
 10. THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 11. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBMISSION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 12. ALL DRIVEWAYS SHALL BE PLACED ON THE SHORTER WIDTH OF THE LOT (NO DRIVEWAY SHALL BE ALLOWED ON THE LONGER WIDTH OF THE LOT) EXCEPT THIS DOES NOT APPLY TO COMMERCIAL LOTS.
 13. PUD DEVIATIONS: UDC REQUIRES A 50' EAST SIDE YARD SETBACK FOR BLOCK 1, LOT 6 WHEREAS A 10' LE/YR AND TWO REASONABLY MATURE TREES ARE PROPOSED AS SHOWN. UDC REQUIRES A 50' REAR YARD SETBACK FOR BLOCK 10, LOTS 1 - 35 WHEREAS A 20' REAR YR AND TWO REASONABLY MATURE TREES EACH OF THESE LOTS ARE PROPOSED.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F. 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



11/5/20

Approved by the Planning Commission on 3-17-21

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

PRELIMINARY PLAT
ROYAL OAK FUTURE UNITS PUD
 A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A.B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DDC. NO. 2001007773, D.R.

CORPUS CHRISTI, NUECES CO., TX

DWN.	PLAT SCALE: 1" = 100'	COM. NO. PREL. AS PREL.
CHK. N. WELSH	SCALE (H): SAME	JOB NO. 20027
	SCALE (V): NONE	SHEET 1 OF 1
	DATE PLOTTED: 11/13/20	

Exhibit 2

OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS 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.CORPUSCHRISTI.TX.GOV/DEVELOPMENT/REGULATORY/STANDARD-SPECIFICATIONS) SHALL BE UTILIZED FOR THIS PROJECT. CONTRACTOR SHALL PRINT AND CARRY COPIES OF THESE SPECIFICATIONS PRIOR TO BEGINNING THE WORK AND PRIOR TO CONSTRUCTION OF THE WORK. THE WORD "UNITS" AS USED IN SAID CITY STANDARD SPECIFICATIONS SHALL REFER TO THIS ADOPTED SPECIFICATION.

021202	SITE CLEANING AND STRIPPING
021203	EXCAVATION AND BACKFILL FOR UTILITIES
021211	CONTROL OF GROUND WATER
021212	CONTROL OF GROUND WATER
021220	TEMPORARY TRAFFIC CONTROLS DURING CONSTRUCTION
021221	WATER LINE REPAIR PROCEDURES
021222	HYDROSTATIC TESTING OF PRESSURE SYSTEMS
021223	TAPPING SLEEVES AND TAPPING PLUGS
021224	BACKFILL SLEEVES AND FITTINGS
021225	PIPE JUNCTIONS, LAPS, JOINTS, PRESSURE PIPE FOR MUNICIPAL
021226	ADJACENT WATER AND WASTEWATER FORCE MAINS
021227	WATER LINES
021228	WATER SERVICE LINES
021229	GATE VALVES FOR WATER LINES
021230	FIRE HYDRANTS
021231	MANHOLES
021232	MANHOLES
021233	VACUUM TESTING OF WASTE WATER MANHOLES AND STRUCTURES
021234	FIBERGLASS MANHOLES
021235	REINFORCED CONCRETE PIPE CULVERTS
021236	CONCRETE BOX CULVERTS
021237	GRAVITY WASTE WATER LINES
021238	WASTE WATER SERVICE LINES
021239	SEWERS
021240	PORTLAND CEMENT CONCRETE
021241	REINFORCING STEEL
021242	CONCRETE STRUCTURES
021243	FRAMES, CRATES, RINGS AND COVERS

STORM SEWER AND PAVEMENT PATCHING NOTES FOR STORM SEWER

- CONCRETE FOR PRECAST CONCRETE BOX CULVERTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. USE TYPE III PORTLAND CEMENT FOR ALL CONCRETE FULL THROUGHOUT PROJECT.
- REINFORCED CONCRETE STORM SEWER SHALL BE CLASS II, STANDARD DETAILS.
- MANHOLES AND STRUCTURES SHALL BE CONCRETE UNLESS SHOWN OTHERWISE. UNLESS OTHERWISE NOTED, ALL MANHOLES OR BOXES TO EXISTING STREET SECTION IF A GREATER EXISTING SECTION, NO SEPARATE PAY FOR FIRM COST PAY FOR IN THE ESTABLISHED UNIT PRICE FOR PAVEMENT PATCHING. SAW CUT ALL EXCAVATIONS IN ASPHALT PAVEMENT. PATCH LOCATIONS WHERE CURBS AND GUTTERS ARE TO BE REMOVED AND REPLACED. SAW CUT EXISTING DRIVEWAYS WHERE DRIVEWAY PORTIONS ARE TO BE REMOVED AND REPLACED.
- SEPARABLE PAVING MATERIAL IS REQUIRED FOR WRAPPING PIPE AND BOX CULVERT JOINTS AND SHALL MEET REQUIREMENTS OF AUSTIN CODE.
- HOPP HIGH DENSITY POLYETHYLENE (HDPE) - CONTRACTOR SHALL USE HOPP WHERE SHOWN IN THE PLANS. FOR STORM SEWER, HOPP SHALL BE DUAL WALL, CORRUGATED EXTERIOR WALL WITH SMOOTH INTERIOR WALL WITH MANHOLES. MINIMUM COEFFICIENT OF FRICTION SHALL MEET THE REQUIREMENTS OF AUSTIN CODE, AUSTIN 20211. AUSTIN 20211. AUSTIN 20211. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CATALOG DATA FOR HOPP TO ENGINEER FOR APPROVAL AND SHALL DO NOT HOPP MANUFACTURER'S CATALOG DATA FOR HOPP TO ENGINEER'S WRITTEN APPROVAL. CONTRACT HOPP ACCORDING TO CITY STANDARD STORM SEWER DETAIL AND MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES

- ALL GRAVITY SEWER PIPES AT THREE (3) INCH SHALL BE PVC 30R 36 AND SHALL BE NEEDED IN SAND WITH PI LESS THAN 10 TO 12 INCHES OF PAVEMENT (FULL HEIGHT OF PIPE), IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS, BID #1 AND SMALLER PIPES IN EARTH FROM THE EXCAVATION.
- ALL 36 MANHOLES SHALL BE FIBERGLASS WITH WATERPROOF BOTTOMS.
- NO SEPARATE PAY FOR ANY DE-WATERING OR SPECIAL ENGAGEMENT REQUIRED FOR SANITARY SEWER PIPES AND MANHOLES.
- THE WORDS SANITARY SEWER SHALL MEAN WASTE WATER AND VEE VEE'S.

UTILITIES NOTES

- PROVIDE FULL ADJUST RESTRAINT AT ALL FITTINGS AND PIPE JOINTS.
- CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PURSUANT TO THE NOTES AND DETAILS AS SHOWN IN STANDARD WATER DETAILS.
- ALL PUBLIC WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE CITY OF CORPUS CHRISTI WATER DEPARTMENT STANDARD DETAILS AND PROCEDURES. AND PIPE AND FITTINGS FOR WATER LINES SHALL BE ANNA C-500 CLASS 150, WITH A DR OF 1/8.

CITY STANDARD DETAIL SYSTEMS

THE FOLLOWING SYSTEMS ARE REQUIRED HEREIN BY REFERENCE AND SHALL BE LISTED ON THIS PROJECT. CONTRACTOR SHALL OBTAIN THESE SHEETS FROM THE CITY OF CORPUS CHRISTI (WWW.CORPUSCHRISTI.TX.GOV/DEVELOPMENT/REGULATORY/STANDARD-SPECIFICATIONS) FOR BIDDING AND CONSTRUCTION PURPOSES.

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

TRAFFIC CONTROL AND BARRICADING

- CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL AND BARRICADING PLAN AND SUBMIT IT TO THE CITY TRAFFIC ENGINEERING DEPARTMENT FOR APPROVAL. HE SHALL DO SO WITHIN 10 DAYS OF HIS RECEIVED WRITTEN APPROVAL FROM THE CITY OF SAID PLAN. ALL TRAFFIC CONTROL AND BARRICADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SAID PLAN.
- NOV PERMITS ARE REQUIRED PRIOR TO STARTING WORK IN ANY PUBLIC STREET RIGHT-OF-WAY. THE CONTRACTOR SHALL CONTACT CITY TRAFFIC ENGINEERING TO OBTAIN ALL APPLICABLE REQUIREMENTS (PERMITS, TRAFFIC CONTROL, PLAN, FEE, ETC.).
- THE WEST HALF OF OLIVAS ROAD ITS FULL WIDTH SHALL BE MAINTAINED OPEN TO REGULAR TRAFFIC AT ALL TIMES. THE NORTH HALF OF WASHINGTON ROAD AND CORNELL ROAD SHALL BE KEPT OPEN AT ALL TIMES EXCEPT FOR A SCALE 15 HOUR PERIOD FOR EACH ROAD WHEN THE STORM SEWER IS CONSTRUCTED.
- VEHICULAR ACCESS TO DRIVEWAYS ON THE EAST SIDE OF OLIVAS ROAD SHALL BE MAINTAINED AT ALL TIMES EXCEPT VEHICULAR ACCESS TO A PARTICULAR DRIVEWAY ON THE EAST SIDE OF OLIVAS ROAD MAY BE SHUT DOWN (CLOSED) FOR A PERIOD NOT TO EXCEED FOUR HOURS.

NOTICES - INTERRUPTION OF SERVICES

- CONTRACTOR SHALL PROVIDE FOUR (4) HOUR AND A FOUR-HOUR NOTICE PRIOR TO INTERRUPTION OF ANY OR ALL OF GAS, WATER AND SANITARY SEWER SERVICES. NOTICES SHALL BE WRITTEN AND TYPED TO THE DOOR OF EACH PARTICULAR RESIDENCE (NO SEPARATE PAY).
- CONTRACTOR SHALL PROVIDE THREE-DAY AND FOUR-HOUR NOTICES VIA TELEPHONE TO CITY'S CONSTRUCTION INSPECTOR (341) 828-1738.

STORM WATER POLLUTION PREVENTION

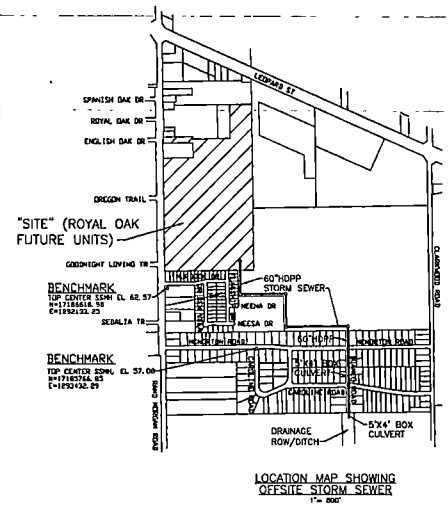
- PAY FOR ALL STORM WATER POLLUTION PREVENTION MEASURES, SOIL WASH DEPOSITION, SOIL TRACKING, SEDIMENT, ETC. AS PART OF STORM WATER POLLUTION PREVENTION.
- UPON COMPLETION OF IMPROVEMENTS HEREIN, ALL DISTURBED AREAS SHALL BE GRASS SEEDING IN ACCORDANCE WITH CITY STANDARD SPECIFICATION SECTION 2020201.
- THE NOTES PERMIT CAN BE FOUND ON THE TDD WEB SITE AT WWW.CORPUSCHRISTI.TX.GOV/DEVELOPMENT/REGULATORY/STANDARD-SPECIFICATIONS.

SANITARY SEWER, WATER AND GAS SERVICE LINES

- THESE LINES MUST BE PLOTTED IN THE PLANS AT LOCATIONS AS SHOWN ON CITY MAPS OR FROM BARRIER FIELD DATA. THEIR EXISTENCE AT SUCH LOCATIONS OR MAY NOT EXIST AT LOCATIONS AS SHOWN. OTHER SERVICE LINES MAY EXIST THAT ARE NOT SHOWN IN PLANS HEREIN.
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO VERIFY/REMOVE/ADJUST ALL SERVICE LINES THAT CAUSE INTERFERENCE WITH PROPOSED STORM SEWER CONDUITS AS SHOWN IN PLANS HEREIN.
- NO WATER OR SANITARY SEWER SERVICE LINES SHALL BE OUT OF SERVICE LONGER THAN 4 HOURS FOR ANY PARTICULAR SERVICE LINE.

LEGEND

CL	CENTERLINE	PC	POINT OF CURVATURE (BEGINNING OF CURVE)
CH	R/C CONCRETE WALL	PT	POINT OF TANGENCY (END OF CURVE)
DR	DRAINAGE DIRECTION OR DIVISION ARROW	R/C	REINFORCED PORTLAND CEMENT CONCRETE
FL	FIRE HYDRANT SYMBOL	RCP	REINFORCED CONCRETE PIPE
F+	FLOW LINE OR INVERT ELEVATION	RT	RIGHT
GB	GRADE BREAK (INDICATE OF DRAINAGE DIRECTION OR SLOPE)	S = 0.3%	LONGITUDINAL SLOPE
GS	WATER SERVICE LINES	SS	SANITARY SEWER
GSL	GAS SERVICE LINE	SSP	SEWERIZATION SCREENING FENCE ALSO KNOWN AS GAS FENCE OR TEMPORARY SEGMENT CONTROL FENCE
HOPP	HOPP HIGH DENSITY POLYETHYLENE PIPE	SWH	SANITARY SEWER MANHOLE
HG	HYDRAULIC GRADE LINE OR HYDRAULIC GRADE ELEVATION	SSS	SANITARY SEWER SERVICE PIPE & FITTINGS, 4" AND 6"
WH	MANHOLE	I	WATER WAVE SYMBOL



SHEET INDEX

- SHEET 1 COVER SHEET AND MISCELLANEOUS INFORMATION
- SHEET 2 OFFSITE STORM SEWER PLAN AND PROFILE AND HYDRAULICS
- SHEET 3 OFFSITE STORM SEWER PLAN AND PROFILE
- SHEET 4 OFFSITE STORM SEWER PLAN AND PROFILE
- SHEET 5 OFFSITE STORM SEWER PLAN AND PROFILE AND ESTIMATE SUMMARY
- SHEET 6 TxDOT SINGLE BOX CULVERT, PRECAST, 5' SPAN
- SHEET 7 STORM WATER POLLUTION PREVENTION NOTES AND DETAILS

CALL BEFORE YOU DIG!

1-800-4-A-DIG

811

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



PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES

Digitally signed by Brett F. Flint P.E.
Date: 2021.12.02 09:44:43 -06'00'



DEVELOPER:
MOSES MISTACHAS
P.O. BOX 331308 CORPUS CHRISTI, TEXAS
78463 (361) 774-3832

BENCHMARKS

- NO 80 (VERT), MD 83 (HORIZONTAL)
- TOP CENTER 153M AT BAND MORGAN ROAD, EL. 42.37, SEE LOCATION MAP ABOVE
- TOP CENTER 153M, IN WASHINGTON ROAD, EL. 31.00, SEE LOCATION MAP ABOVE

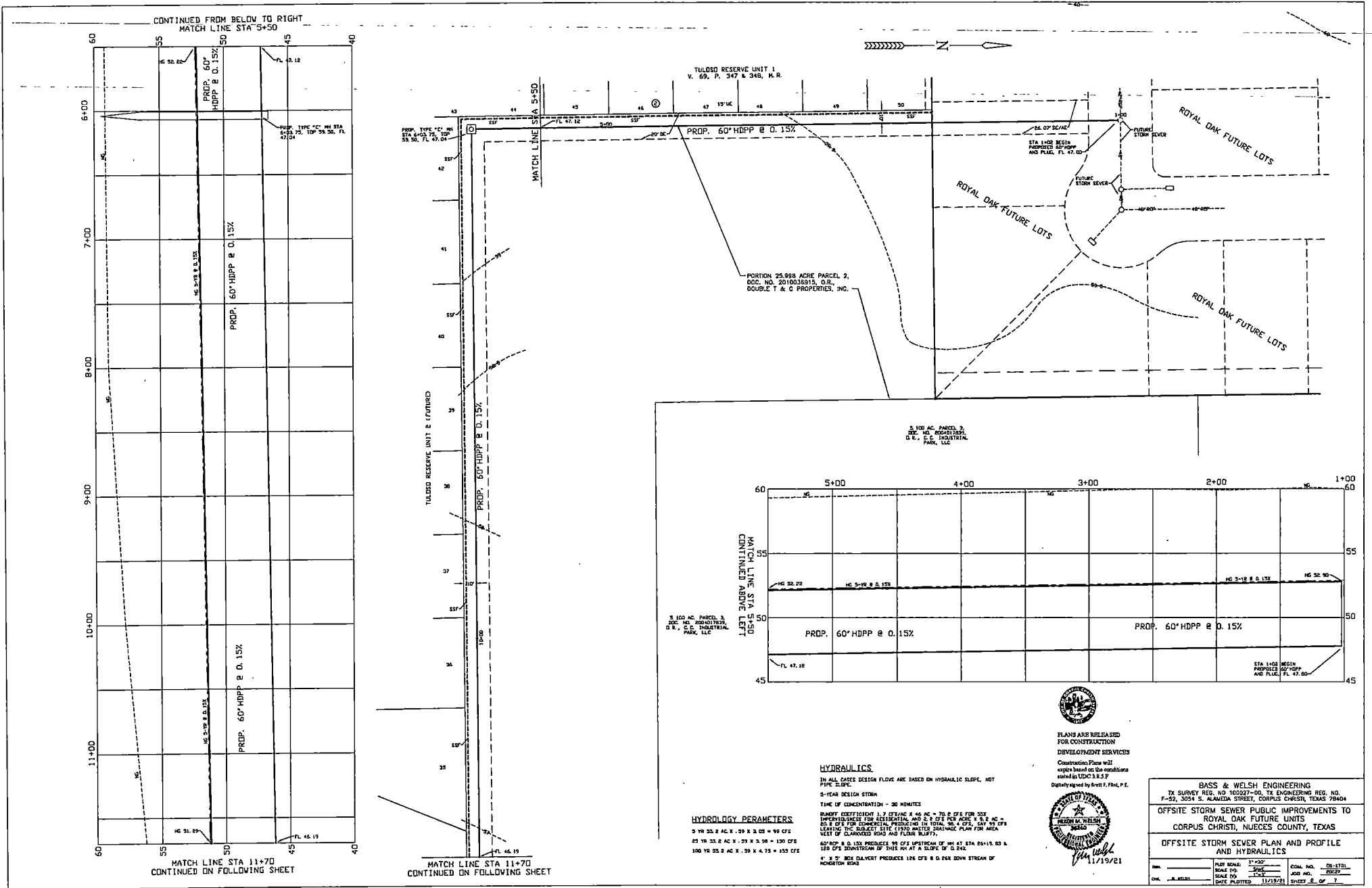
BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-32, 3054 S. ALAMOSA STREET
CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS

COVER SHEET AND MISCELLANEOUS INFORMATION

DATE: 11/19/21	PLANS SCALE: 1" = 30'	CON. NO.: CS2100
DRW. NO.: 11-001	SCALE 0'0" AS SHOWN	JOB NO.: 20207
DATE PLOTTED: 11/19/21	SCALE 1/8" = 1'-0"	SHEET 1 OF 7

Exhibit 2



CONTINUED FROM BELOW TO RIGHT
MATCH LINE STA 5+50

MATCH LINE STA 11+70
CONTINUED ON FOLLOWING SHEET

MATCH LINE STA 11+70
CONTINUED ON FOLLOWING SHEET

HYDROLOGY PARAMETERS
 TIME OF CONCENTRATION - 30 MINUTES
 RAINFALL INTENSITY 1.3 CFS/AC X 46 AC = 70.8 CFS FOR 15% IMPERVIOUSNESS FOR RESIDENTIAL AND 2.5 CFS PER ACRE X 5.6 AC = 14.0 CFS FOR COMMERCIAL, PRODUCING THE TOTAL 84.8 CFS, SAY 90 CFS LEAVING THE SUBJECT SITE (1970 UNITED STATES DRAINAGE PLAN FOR AREA WEST OF CLARKWOOD ROAD AND FLORES BLVD.)
 60" HDPP @ 0.15% PRODUCE 99 CFS UPSTREAM OF MH AT STA 85+15.83 & 128 CFS DOWNSTREAM OF THIS MH AT A SLOPE OF 0.24%
 4" @ 8" RIBB DUCTILE IRON PIPE 126 CFS @ 0.24% DOWN STREAM OF HORTON ROAD

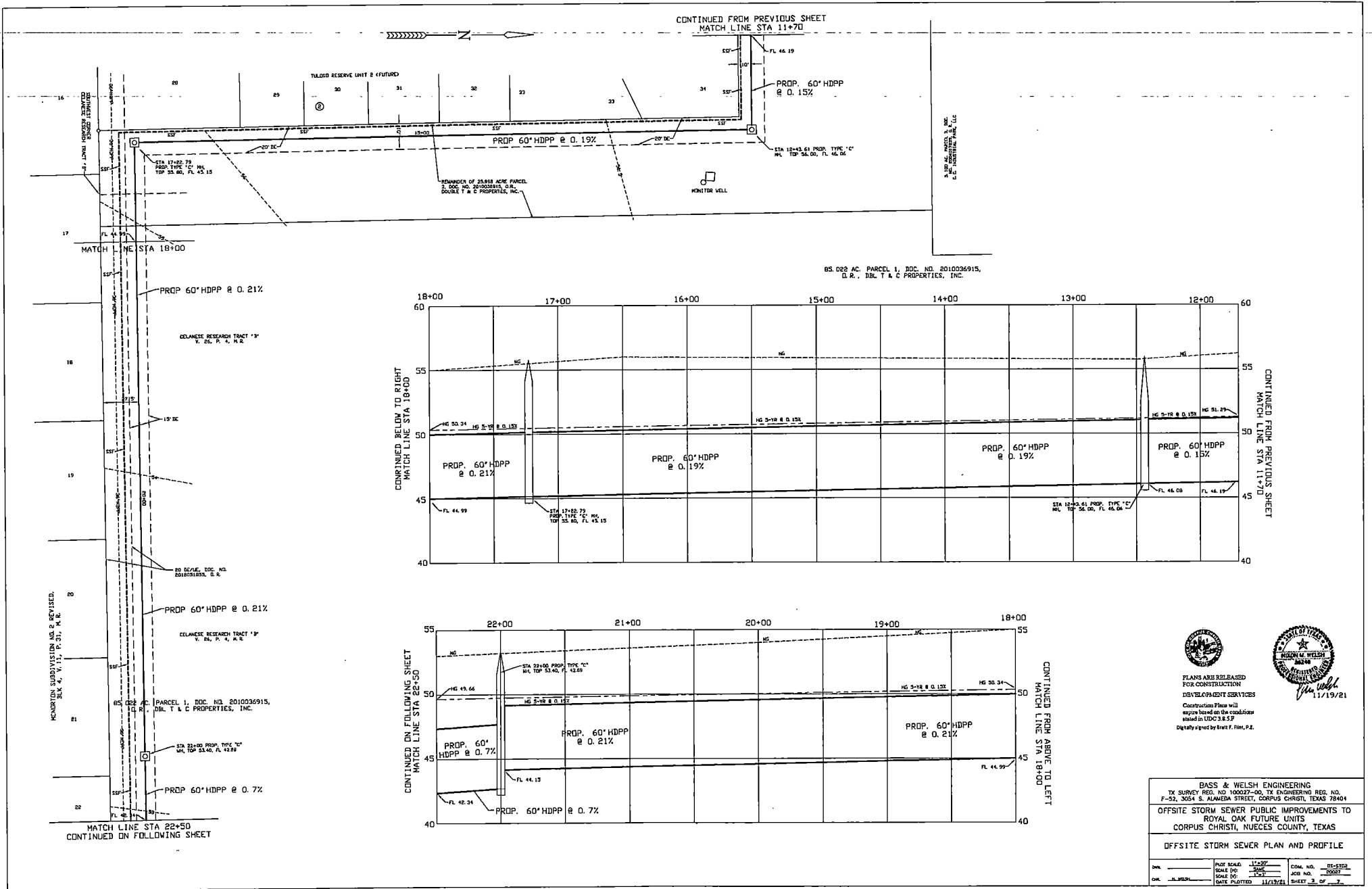
HYDRAULICS
 IN ALL CASES DESIGN FLOWS ARE BASED ON HYDRAULIC SLOPE, NOT PIPE SLOPE.
 3-YEAR DESIGN STORM
 CONSTRUCTION PLANS WILL BE BASED ON THE CONDITIONS LISTED IN UDC 3.8.5.F
 Digitally signed by Brett F. Flint, P.E.



BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100237-00, TX ENGINEERING REG. NO. F-52, 3024 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404
OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS
OFFSITE STORM SEWER PLAN AND PROFILE AND HYDRAULICS

DATE PLOTTED: 11/19/21
 SHEET # OF 7

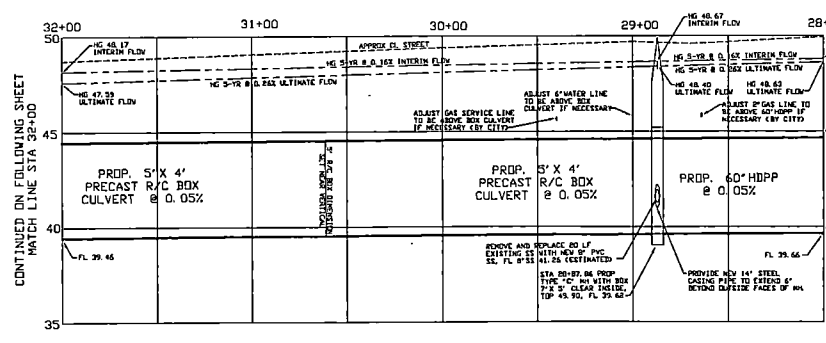
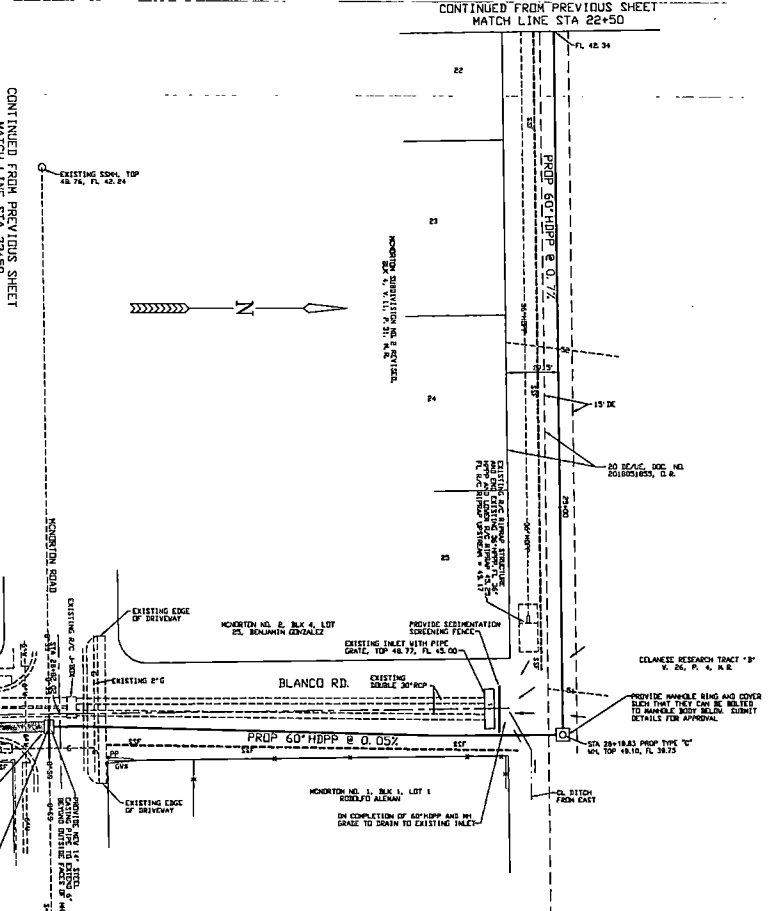
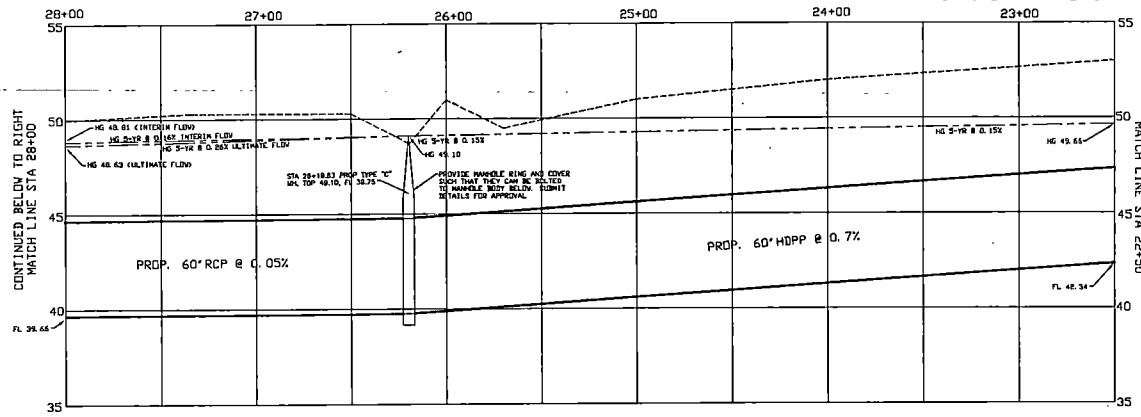
Exhibit 2



BASS & WELSH ENGINEERING
 PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES
 Construction Plans will expire based on the conditions stated in DDC# 8.5.3
 Digitally signed by Brett F. Finn, P.E.
 1/19/21

BASS & WELSH ENGINEERING TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404		
OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS, CORPUS CHRISTI, NUECES COUNTY, TEXAS		
OFFSITE STORM SEWER PLAN AND PROFILE		
DWG. 8-3024	PLAN SCALE: 1"=50' GRADE TO: AS SHOWN SCALE BY: 1/21 DATE PLOTTED: 11/19/21	COM. NO. 85-2123 JOB NO. 20097 SHEET 2 OF 2

Exhibit 2

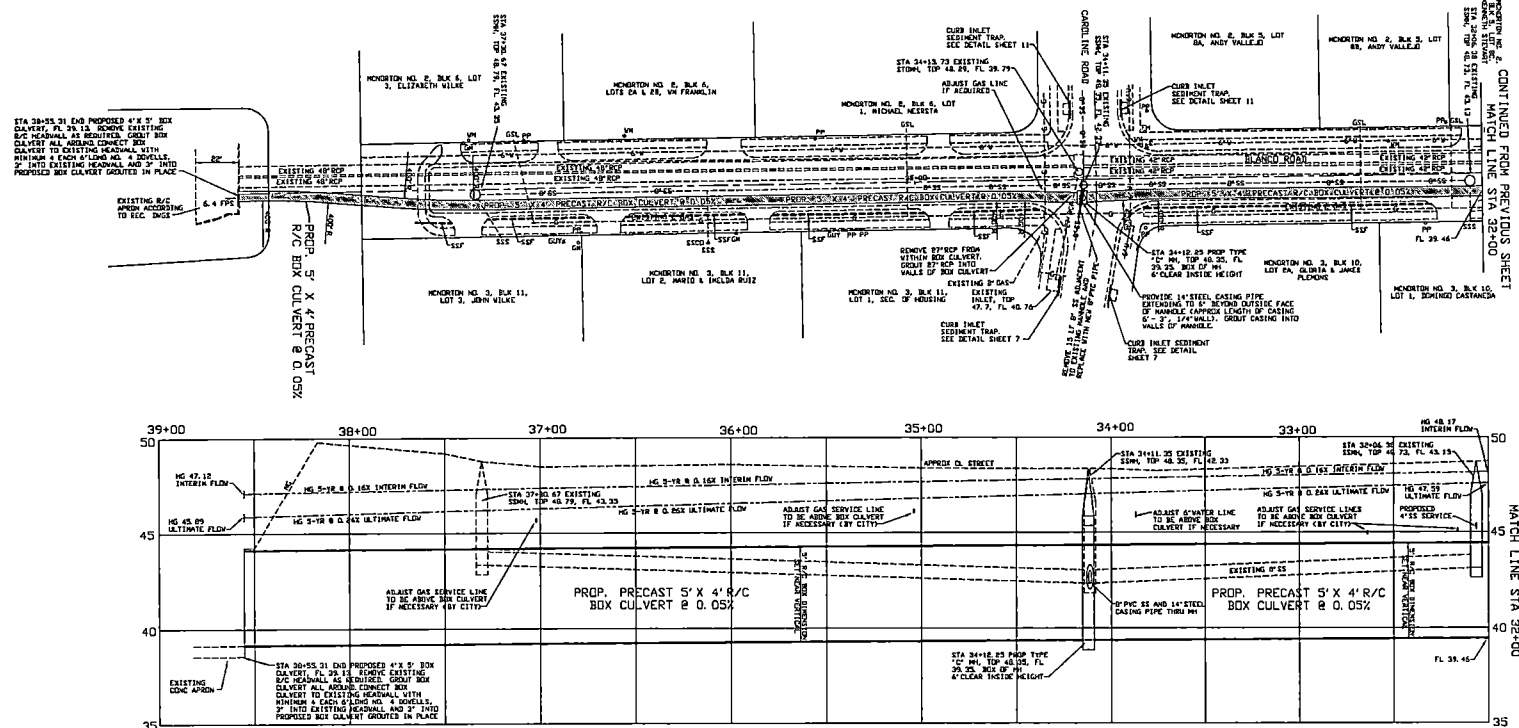


PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES
 Construction Plans will expire based on the conditions listed in UDC 3 B.5 F
 Digitally signed by Brett F. Fink, P.E.



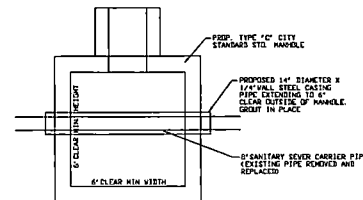
BASS & WELSH ENGINEERING TX SURVEY REG. NO. 180027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404			
OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUEES COUNTY UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS			
OFFSITE STORM SEWER PLAN AND PROFILE			
DATE:	PLANT SCALE:	CONV. NO.:	DS-STDS
11/19/21	1\"/>		

Exhibit 2



ESTIMATE SUMMARY

ITEM DESCRIPTION	QUANTITY	UNIT
1 150' TOP	3763	LF
2 TYPE 'C' STORM MANHOLE	7	EA
3 5' x 4' R/C PRECAST BOX CULVERT	464	LF
4 ADJUST 6" WATER LINE IF NECESSARY	3	EA
5 REMOVE & REPLACE 2" PVC SANITARY SEWER	33	LF
6 FRENCHED FINISHING	1063	SF
7 REMOVE & REPLACE CONCRETE WALK & CURB & GUTTER AT CROSSING OF 60' TOP IN HOUGHTON RD AND AT S. END OF BLANDED RD	1	LS
8 1 1/4" STEEL CASING PIPE 24 TYPE 'C' MH FOR SANITARY SEWER PIPE	18	LF
9 REMOVE & REPLACE CURB ALONG S.E.C. OF PROPOSED 5' x 4' R/C BOX CULVERT WHERE NECESSARY	800	LF
10 REMOVE & REPLACE PORTION OF R/C HEADWALL AT CONNECTION OF 20" R/C BOX CULVERT AT GUTCH S. OF BLANDED RD	1	LS
11 REMOVE & REPLACE SECTIONS OF 4" OR 6" SANITARY SEWER SERVICE LINES	5	EA
12 STORM WATER POLLUTION PREVENTION FOR STORM SEWER CONSTRUCTION	1	LS



DETAIL - SS LINE CROSSING THRU TYPE 'C' CITY STANDARD STORM MANHOLE



PLANS ARE RELEASED FOR CONSTRUCTION
DEVELOPMENT SERVICES
Construction Plans will remain based on the conditions listed in UDC'S 8.5.F
Design prepared by Brett F. Fitch, P.E.



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

OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS CORPUS CHRISTI, NUECES COUNTY, TEXAS

OFFSITE STORM SEWER PLAN AND PROFILE AND ESTIMATE SUMMARY

DATE PLOTTED	11/19/20	SHEET	3 OF 7
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Exhibit 2

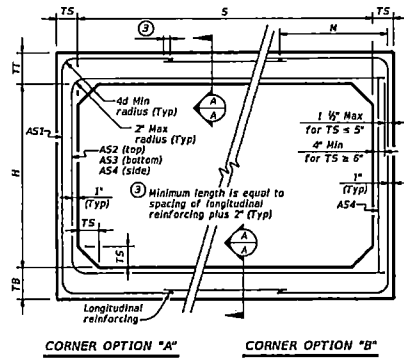
BOX DATA

SECTION DIMENSIONS						Fill Height (ft.)	H (ft.)	REINFORCING (sq. in. / ft.)								① Lift Weight (tons)
S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)	AS1			AS2	AS3	AS4	AS5	AS7	AS8			
5	2	8	7	6	< 2	-	0.19	0.27	0.18	0.14	0.19	0.19	0.17	6.0		
5	2	6	6	6	2 < 3	44	0.22	0.20	0.16	0.14	-	-	-	5.1		
5	2	6	6	6	3 - 5	44	0.18	0.14	0.14	0.14	-	-	-	5.1		
5	2	6	6	6	10	36	0.15	0.14	0.14	0.14	-	-	-	5.1		
5	2	6	6	6	15	36	0.20	0.18	0.18	0.14	-	-	-	5.1		
5	2	6	6	6	20	36	0.26	0.23	0.24	0.14	-	-	-	5.1		
5	2	6	6	6	25	36	0.33	0.29	0.29	0.14	-	-	-	5.1		
5	2	6	6	6	30	36	0.39	0.34	0.35	0.14	-	-	-	5.1		
5	3	8	7	6	< 2	-	0.19	0.31	0.21	0.14	0.19	0.19	0.17	6.6		
5	3	6	6	6	2 < 3	45	0.18	0.24	0.19	0.14	-	-	-	5.7		
5	3	6	6	6	3 - 5	36	0.14	0.17	0.16	0.14	-	-	-	5.7		
5	3	6	6	6	10	36	0.14	0.16	0.17	0.14	-	-	-	5.7		
5	3	6	6	6	15	35	0.16	0.21	0.22	0.14	-	-	-	5.7		
5	3	6	6	6	20	35	0.21	0.27	0.28	0.14	-	-	-	5.7		
5	3	6	6	6	25	35	0.26	0.34	0.34	0.14	-	-	-	5.7		
5	3	6	6	6	30	35	0.31	0.41	0.41	0.14	-	-	-	5.7		
5	4	8	7	6	< 2	-	0.19	0.33	0.24	0.14	0.19	0.19	0.17	7.2		
5	4	6	6	6	2 < 3	45	0.16	0.27	0.22	0.14	-	-	-	6.3		
5	4	6	6	6	3 - 5	45	0.14	0.19	0.18	0.14	-	-	-	6.3		
5	4	6	6	6	10	36	0.14	0.18	0.18	0.14	-	-	-	6.3		
5	4	6	6	6	15	35	0.14	0.23	0.24	0.14	-	-	-	6.3		
5	4	6	6	6	20	35	0.17	0.30	0.31	0.14	-	-	-	6.3		
5	4	6	6	6	25	35	0.21	0.37	0.38	0.14	-	-	-	6.3		
5	4	6	6	6	30	35	0.25	0.44	0.45	0.14	-	-	-	6.3		
5	5	8	7	6	< 2	-	0.19	0.35	0.26	0.14	0.19	0.19	0.17	7.8		
5	5	6	6	6	2 < 3	45	0.14	0.29	0.24	0.14	-	-	-	6.9		
5	5	6	6	6	3 - 5	45	0.14	0.21	0.20	0.14	-	-	-	6.9		
5	5	6	6	6	10	45	0.14	0.19	0.20	0.14	-	-	-	6.9		
5	5	6	6	6	15	36	0.14	0.24	0.25	0.14	-	-	-	6.9		
5	5	6	6	6	20	35	0.15	0.31	0.32	0.14	-	-	-	6.9		
5	5	6	6	6	25	35	0.18	0.38	0.39	0.14	-	-	-	6.9		
5	5	6	6	6	30	35	0.21	0.46	0.47	0.14	-	-	-	6.9		

DISCLAIMER: This standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of units or the accuracy of the information contained herein.

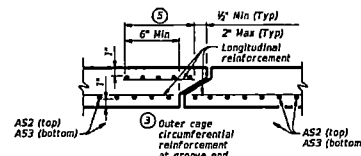
DATE: _____
FILE: _____

- ① For box length = 8'-0"
- ② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



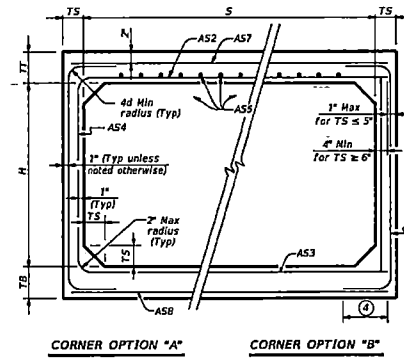
CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT 2 FT AND GREATER



SECTION A-A

(Showing top and bottom slab joint reinforcement.)



CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT LESS THAN 2 FT

- ① Length is equal to spacing of longitudinal reinforcing plus 2" (10" Min (Typ))

MATERIAL NOTES:
 Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.
 Provide Class H concrete ($f'_c = 5,000$ psi).

GENERAL NOTES:
 Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.
 See Box Culverts Precast Miscellaneous Details (SCP-ND) standard sheet for details and notes not shown.
 In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)".

HL93 LOADING

Texas Department of Transportation

Bridge Division Standard

SINGLE BOX CULVERTS
 PRECAST
 5'-0" SPAN

SCP-5

REV	DESCRIPTION	DATE	BY	CHECKED	DATE
1	REVISED TO ADD HL93 LOADING	FEBRUARY 2008	ASB	ASB	

PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES
 Construction Plans will expire based on the conditions stated in UDC 3.8.5.F
 Digitally signed by Brent F. Hill, P.E.

Brent F. Hill
 11/19/21

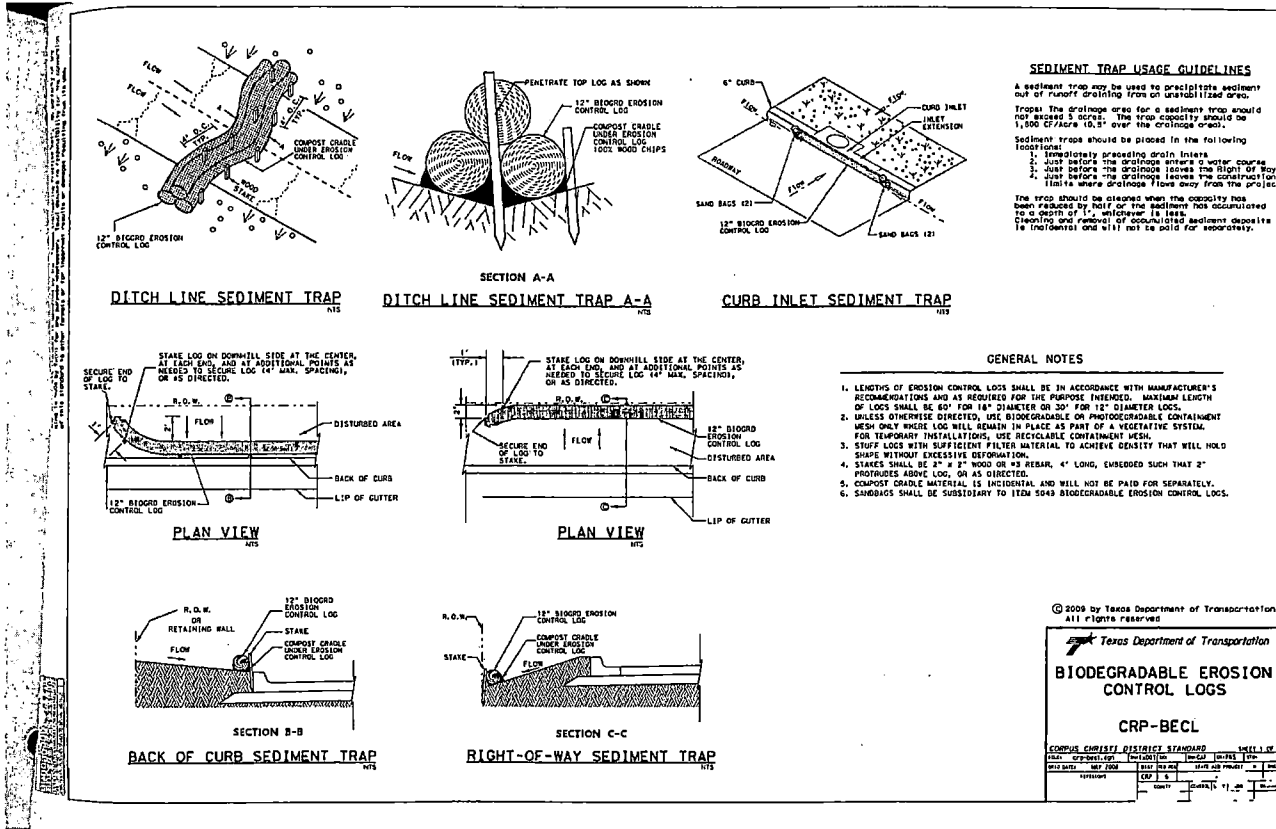
BASS AND WELSH ENGINEERING
 TX REGISTRATION NO. F-52, 3024 S. ALAMITA STREET
 CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO
 ROYAL OAK FUTURE UNITS
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

TxDOT SINGLE BOX CULVERT, PRECAST, 5' SPAN

DATE PLOTTED	SCALE	DATE	SCALE	DATE	SCALE
11/19/21	1" = 20'	11/19/21	1" = 20'	11/19/21	1" = 20'

Exhibit 2



POLLUTION PREVENTION NOTES

- CONSTRUCTION ENTRANCE** - CONSTRUCT A FENCED BY 3' X 30' CONSTRUCTION ENTRANCE CONSISTING OF AN AREA SURFACED WITH CRUSH STONE OR SAND OF SIZE #10 TO #20. THE STAKES OR CORNERS SHALL BE SPACED BY A MINIMUM OF THREE FEET AND SHALL BE SET AT A MINIMUM OF 10 FEET FROM THE ENTRANCE. THE ENTRANCE SHALL BE AT LEAST 10 FEET FROM THE ENTRANCE. THE ENTRANCE SHALL BE AT LEAST 10 FEET FROM THE ENTRANCE.
- CONSTRUCTION EQUIPMENT TRACKING** - CONTRACTORS SHALL COVER TRACKS AND HOLES OR ANY OTHER DEBRIS BE TRACKED ONTO PAVED STREETS. CONTRACTOR SHALL IMMEDIATELY CLEANUP SAME AT HIS OWN EXPENSE.
- SILT SCREENS** - CONTRACTOR SHALL INSTALL SILT SCREENS AT LOCATIONS AS SHOWN IN THE PLANS. ALL SILT SCREENS SHALL MEET THE REQUIREMENTS OF CITY STANDARD SPECIFICATION CHANGES "SILT FENCE". THE SILT SCREENS SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PERIOD ON A WEEKLY BASIS AND SHALL BE REPAIRED/REPLACED AS NECESSARY.
- SOLID WASTE DISPOSAL** - ALL TRASH AND DEBRIS WILL BE Hauled TO AN APPROVED LANDFILL. NO CONSTRUCTION WASTE MATERIAL WILL BE DUMPED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE JOB SITE.
- HAZARDOUS WASTE** - NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE IS ENCOUNTERED, ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SPILL PREVENTION** - THE FOLLOWING ARE THE MATERIAL HANDLING PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS AND OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND EMISSIONS TO ENVIRONMENT. THESE PRACTICES WILL BE USED TO REDUCE THE RISK OF SPILLS AND OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND EMISSIONS TO ENVIRONMENT. THESE PRACTICES WILL BE USED TO REDUCE THE RISK OF SPILLS AND OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND EMISSIONS TO ENVIRONMENT.
- PAVING** - ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "PAVING". ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "PAVING". ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "PAVING".
- CONCRETE TRUCKS** - ALL CONCRETE TRUCKS SHALL BE WASHED AT THE STABILIZED CONSTRUCTION ENTRANCE IN A MANNER TO REMOVE ALL MUD AND DEBRIS FROM THE TRUCK.
- STORM POLLUTION PREVENTION** - ALL STORM POLLUTION PREVENTION SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "STORM POLLUTION PREVENTION". ALL STORM POLLUTION PREVENTION SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "STORM POLLUTION PREVENTION". ALL STORM POLLUTION PREVENTION SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATION CHANGES "STORM POLLUTION PREVENTION".

SEDIMENTATION SCREENING FENCE

SEE CITY STANDARD SPECIFICATION CHANGES "SEDIMENTATION SCREENING FENCE"

CCR 015700

TEMPORARY CONTROLS

STORM WATER POLLUTION PREVENTION NOTE

PROVIDE SEDIMENTATION SCREENING FENCE AND SEDIMENTATION TRAPS WHERE SHOWN IN PLANS AND ACCORDING TO DETAILS AND NOTES THIS SHEET



PLANS ARE RELEASED FOR CONSTRUCTION DEVELOPMENT SERVICES. Construction Plans will expire based on the conditions stated in UDC 3.8.5.F. Digitally signed by Brett F. Finn, P.E.



0 15' 30' 60'
SCALE: 1" = 30'

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-ND, TX ENGINEERING REG. NO. F-524, 3024 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

OFFSITE STORM SEWER PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION NOTES AND DETAILS

PLOT SCALE: 1" = 30'
DATE PLOTTED: 11/18/21
SHEET 2 OF 2

Exhibit 3

NIXON M. WELSH, P.E., R.P.L.S.
 Email: NixMW1@gmail.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.
 361 882-5521~ FAX 361 882-1265

OFFSITE STORM SEWER
 PUBLIC IMPROVEMENTS TO ROYAL OAK FUTURE UNITS
 PRELIMINARY COST ESTIMATE
 12/13/21

STORM SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1 60" HDPP	2755	LF	320.00	881,600.00
2 TYPE "C" STORM MANHOLE	7	EA	16,000.00	112,000.00
3 5' X 4' R/C PRECAST BOX CULVERT	964	LF	800.00	771,200.00
4 ADJUST 6" WATER LINE IF NECESSARY	2	EA	6,500.00	13,000.00
5 REMOVE & REPLACE 8" PVC SANITARY SEWER	35	LF	100.00	3,500.00
6 PAVEMENT PATCHING	1085	SY	90.00	97,650.00
7 REMOVE & REPLACE CONCRETE WALK & CURB & GUTTER AT CROSSING OF 60"HDPP IN MCNORTON RD AND AT S. END OF BLANCO RD	1	LS	25,000.00	25,000.00
8 14" STEEL CASING PIPE IN TYPE "C" MH FOR SANITARY SEWER PIPE	16	LF	115.00	1,840.00
9 REMOVE & REPLACE C&G ALONG SIDE OF PROPOSED 5'X4' R/C BOX CULVERT WHERE NECESSARY	800	LF	40.00	32,000.00
10 REMOVE & REPLACE PORTION OF R/C HEADWALL AT CONNECTION OF 5'X4' R/C BOX CULVERT AT DITCH S. OF BLANCO RD	1	LS	25,000.00	25,000.00
11 REMOVE & REPLACE SEGMENTS OF 4" OR 6" SANITARY SEWER SERVICE LINES	5	EA	10,000.00	50,000.00
12 STORM WATER POLLUTION PREVENTION	1	LS	3,000.00	3,000.00
13 MOBILIZATION	1	LS	2,500.00	2,500.00
14 BOND	1	LS	47,732.54	47,732.54

SUBTOTAL **\$2,066,022.54**

10% CONTINGENCIES **206,602.25**

SUBTOTAL **\$2,272,624.79**

7.5% ENGINEERING, SURVEYING, & TESTING **170,446.86**

TOTAL **\$2,443,071.65**

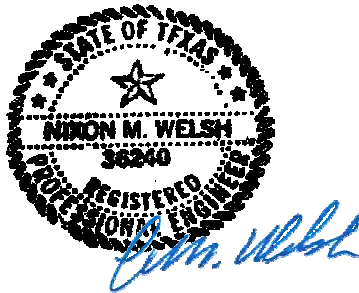
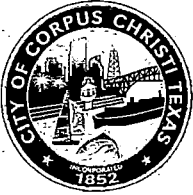


Exhibit 3

Cost Estimate Adjusted By: Brett Flint-
Development Services Engineer PE

Royal Oaks Future Units Participation Cost										
14-Dec-21										
								Oversize		
	Item	Quantity	Unit	Unit Price	Cost	Quantity	Unit	Unit Price	Delta	Oversize Cost
1	60" HDPP	2755	LF	\$ 320.00	\$ 881,600.00	268	LF	\$ 262.00	\$ 58.00	\$ 15,544.00
2	TYPE "C" STORM MANHOLE	7	EA	\$ 16,000.00	\$ 112,000.00					\$ -
3	5' X 4' R/C PRECAST BOX CULVERT	964	LF	\$ 800.00	\$ 771,200.00	964	LF	\$ 660.00	\$ 140.00	\$ 134,960.00
4	ADJUST 6" WATER LINE IF NECESSARY	2	EA	\$ 6,500.00	\$ 13,000.00	1	EA	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
5	REMOVE & REPLACE 8" PVC SANITARY SEWER	35	LF	\$ 100.00	\$ 3,500.00					
6	PAVEMENT PATCHING	1085	SY	\$ 90.00	\$ 97,650.00					
7	REMOVE & REPLACE CONCRETE WALK & CURB & GUTTER AT CROSSING OF 60"HDPP IN MCNORTON RD AND AT S. END OF BLANCO RD	1	LS	\$ 25,000.00	\$ 25,000.00					
8	14" STEEL CASING PIPE IN TYPE "C" MH FOR SANITARY SEWER PIPE	16	LF	\$ 115.00	\$ 1,840.00					
9	REMOVE & REPLACE C&G ALONG SIDE OF PROPOSED 5'X4' R/C BOX CULVERT WHERE NECESSARY	800	LF	\$ 40.00	\$ 32,000.00					
10	REMOVE & REPLACE PORTION OF R/C HEADWALL AT CONNECTION OF 5'X4' R/C BOX CULVERT AT DITCH S. OF BLANCO RD	1	LS	\$ 25,000.00	\$ 25,000.00					
11	REMOVE & REPLACE SEGMENTS OF 4" OR 6" SANITARY SEWER SERVICE LINES	5	EA	\$ 10,000.00	\$ 50,000.00	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
12	STORM WATER POLLUTION PREVENTION	1	LS	\$ 3,000.00	\$ 3,000.00					
13	MOBILIZATION	1	LS	\$ 2,500.00	\$ 2,500.00					
14	BOND	1	LS	\$ 47,732.54	\$ 47,732.54	1	EA	\$ 43,972.10	\$ 3,760.44	\$ 3,760.44
	SUBTOTAL				\$ 2,066,022.54					\$ 162,764.44
	10% CONTINGENCIES				\$ 206,602.25					\$ 16,276.44
	SUBTOTAL				\$ 2,272,624.79					\$ 179,040.89
	7.5% ENGINEERING, SURVEYING, & TESTING				\$ 170,446.86					\$ 13,428.07
	TOTAL				\$ 2,443,071.65					\$ 192,468.95
								BASE COST		\$ 2,250,602.70
								At 30%		\$ 675,180.81
								Total Participation		\$ 867,649.76

Exhibit 4



DISCLOSURE OF INTERESTS

Development Services Department

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

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

NAME: MPM Development, LP

STREET: PO Box 331308 CITY: Corpus Christi ZIP: 78463

FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

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

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

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

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

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

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

Name	Board, Commission, or Committee
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

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

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

CERTIFICATE (To Be Notarized)

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

Certifying Person: Mossa (Moses) Mostaghasi

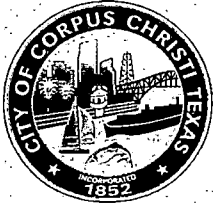
Title: General Partner

(Print)

Signature of Certifying Person: 

Date: 11-29-21

Exhibit 4



DEFINITIONS

Development Services Department

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

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