City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, March 18, 2026 | **5:30 PM** | **Council Chambers**

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

III. Convene Beach Dune Committee (Planning Commission)

IV. Call to Order, Roll Call

V. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See instructions for Item XIII). Comments are limited to three minutes.

VI. Approval of Absences: Chairman York and Commissioner Mandel (5.14.2025 Beach Dune Committee Meeting)

VII. Approval of Beach Dune Committee Minutes: 5.14.2025 DRAFT Meeting Minutes

1. 26-0397 Beach Dune Committee Meeting Minutes DRAFT 5.14.2025

VIII. Consent Public Hearing Discussion and Possible Action (Item A & B)

A. Public Hearing – Beachfront Construction Certificate for a property located at or near 6510 State Highway 361.

2. 26-0399 Case No. BD9109, City of Corpus Christi. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property

generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

B. Public Hearing – Beachfront Construction Certificate for a property located at or near 7213 State Highway 361.

3. 26-0400 Case No. BD8951, Mustang Island LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

IX. Director's Report

X. Future Agenda Items

XI. Adjournment of Beach Dune Committee

XII. Reconvene Planning Commission Meeting

XIII. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

XIV. Approval of Absences: All commissioners were in attendance at the 3.4.2026 meeting.

XV. Approval of Minutes: March 4, 2026

4. 26-0403 March 4, 2026 Meeting Minutes

XVI. Consent Public Hearing: Discussion and Possible Action (Item C & D)

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or

items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

C. Plats

5. 26-0395 PL9158
REPLAT - GARDENDALE SUBDIVISION
Lot 6R, Block 9
(0.45 acres)

(District 3) Generally located at 5301 Cain Drive, north of Holly Road, east of Betty Jean Drive, and west of S Staples Street.

6. 26-0398 PL9101
REPLAT - PADRE ISLAND CORPUS CHRISTI SECTION 4
Lots 7RA and 7RB, Block 218
(0.22 Acres)

(District 4) Generally located at 15521 Cruiser Street, north of Encantada Avenue, south of Whitecap Boulevard, east of Cuttysark Street, and west of Palmira Avenue.

7. 26-0394 PL9147
FINAL- LONDON VILLAGE SECTION 1
Block 1, Lot 5
(1.00 Acre)

(District 5) Generally located at the southeast corner of Farm to Market Road 43 and County Road 47 between County Road 47 and Salevan Drive.

8. 26-0405 PL9160
REPLAT - BENT TREE UNIT 2
Lots 10A, 10B, 13A & 13B, Block 7
(3.47 Acres)

(District 3) Generally located at 2801 Cimarron Boulevard, at the northwest corner of Cimmaron Boulevard and Saratoga Boulevard.

D. Plat-Time Extension

9. 26-0410 22PL1091
FINAL - SCHANEN ESTATES UNIT 13
(10.06 Acres)

Generally located at 6229 Norchester Drive, north of Saratoga Boulevard, south of Wickersham Drive.

10. 26-0411 22PL1146
FINAL - BRIDGES MILL VILLAGE UNIT 3
(12.90 acres)

Generally located at 6102 Kostoryz, north of Saratoga Boulevard and east of Kostoryz Road.

XVII. Public Hearing: Discussion and Possible Action (Item E)

The following Public Hearing items will be considerer individually.

E. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments

11. 26-0409 Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V)

XVIII. Director's Report

XIX. Future Agenda Items

XX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or jessicam2@corpuschristtx.gov, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 14, 2025 | **5:30 PM** | **Council Chambers**

I. Call to Order, Roll Call

Vice Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioner Mandel and Chairman York absent.

II. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

III. Convene Beach Dune Committee (Planning Commission)

At 5:31pm Vice Chairman Salazar-Garza called recess of Planning Commission meeting to convene the Beach Dune Committee meeting.

IV. Call to Order, Roll Call

Vice Chairman Salazar-Garza called the meeting to order. A quorum was present to conduct the meeting with Commissioner Mandel and Chairman York absent.

V. PUBLIC COMMENT: NONE

VI. Approval of Absences: Commissioner Munoz

Commissioner Hedrick made a motion to approve the absence of Commissioner Munoz. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

VII. Approval of Beach Dune Committee Minutes: 4.30.2025 DRAFT Meeting Minutes

Commissioner Miller made a motion to approve the April 30, 2025, meeting minutes. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

1. 25-0706 Beach Dune Committee Meeting Minutes DRAFT 4.30.2025

Attachments: 4-30-25 Beach Dune Committee Minutes

VIII. Consent Public Hearing Discussion and Possible Action (Item A)

A. Public Hearing-Beach Front Construction Certificate for a property located at or near 6961 State Highway 361

Vice Chairman Salazar-Garza opened consent public hearing for Item A. Elena Buentello, Development Services, read into record Item A.
Item A meets approval from Nueces County because it's seaward of the dune protection and it comes before you today because it's seaward of the beachfront construction line. It also comes before you today because it's seaward of the erosion area line and 200 feet of the vegetation line.

In determining whether to issue or deny the proposed BCC, staff reviewed and considered the following:

1. Compliance with all aspects of the City's beach access and erosion response regulations

2. Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion

3. Impacts on the natural drainage patterns of the site and adjacent property

4. Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered

5. Any material change between the County No Dune Permit Required Determination and this application

Staff recommends approval.

Vice Chairman Salazar-Garza asked if any commissioners had any questions for staff. None. She opened for public comment. There being none, Vice Chairman Salazar-Garza closed the public hearing.

Commissioner Miller made a motion to approve item A as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

2. 25-0726 Case No. BD8646, Infra Tech Ventures, LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed mitigation activities on a property located at or near 6961 State Highway 361 and described as 11.82 acres out of Mustang Island Sec 2, Block 1, Lot 52. (Staff recommends approval).

Attachments: BD8646 BCC Report - Infratech Mustang Island_Attachments_V2
BD8646 PC Presentation - Infratech Mustang Island

IX. Director's Report:NONE

X. Future Agenda Items:NONE

XI. Adjournment of Beach Dune Committee

Adjournment of Beach Dune Committee Meeting at 5:37 pm.

XII. Reconvene Planning Commission Meeting

Reconvened Planning Commission Meeting at 5:37pm

XIII. PUBLIC COMMENT: NONE

XIV. Approval of Absences: Commissioner Munoz

Commissioner Hedrick made a motion to approve the absence of Commissioner Munoz. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

XV. Approval of Minutes-4.30.2025 DRAFT Meeting Minutes

Commissioner Miller made a motion to approve the April 30, 2025, meeting minutes. Commissioner Budd seconded. Vote: All Aye. Motion passes.

3. 25-0705 Planning Commission Meeting Minutes DRAFT 4.30.2025

Attachments: 4-30-25 PC Meeting Minutes Draft

XVI. Consent Public Hearing: Discussion and Possible Action

Vice Chairman Salazar-Garza opened consent public hearing for items 4,5,6,7, and 8.

Andrew Dimas, Development Services, read into record items 4,5, and 6. He also read into record item number 7 and 8, which are time extensions.Items 4,5,6,7, and 8 satisfy the requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommends approval.

Vice Chairman Salazar-Garza asked if any commissioners had any questions for staff. Commissioner Hedricks asked why item #5 had to be a PUD. Andrew Dimas stated the PUD gives flexibility when the subdivision begins making alterations regarding setbacks, rights of way, and etc.

Vice Chairman Salazar-Garza opened for public comment. There being none, Vice Chairman Salazar-Garza closed the public

Commissioner Munoz made a motion to approve items listed in B and C. as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

B. Plats

4. 25-0694 PL8625
Flour Bluff Heights Block 4 Lot 14R (Final of 0.29 Acres)
Located: South of Skipper Lane and west of Marzabacher Ave.

Attachments: PL8625CoverTabFinal
PL8625ClosedCommentsReport
PL8625LatestPlat

5. 25-0707 PL8633
Heritage Crossing Planned Unit Development (Replat of 6.50 Acres)
Located: South of Kleberg Ave, and east of Cimarron Blvd.

Attachments: PL8633CoverTabHertiageCrossingPUD
PL8633ClosedCommentReport
PL8633HertiageCrossingPUDPlat

6. 25-0718 PL8542
Corpus Christi Holly Addition (Preliminary Plat of 1.14 acres)
Located: Southwest corner of Holly Road and Rodd Field Road

Attachments: PL8542 Text Tab (002)
Application No. PL8542 COMMENTS
PL8542 Preliminary Plat

C. Plat Extension

7. 25-0693 22PL1146- 3rd Request for a 12 Month Extension.
Bridges Mill Village Unit 3 (Final Plat of 12.906 Acres)
Located: North of Saratoga Blvd. and east of Kostoryz, to the north of the high school

Attachments: 22PL1146CoverTxt12Monthextension
22PL1146Approved plat 11-16-22
22PL1146PlatextRequest3

8. 25-0696 22PL1091- 4th Request for a 12 Month Extension.
Schanen Estates West Unit 13 (Final Plat of 10.006 Acres)
Located: Norchester St and Glenway Dr.

Attachments: 22PL1091Cover Txt Tab-Time Ext12month
22PL1091RequestforTimeextension
Schanen Estates Unit 13-Approved (1)

XVII. Public Hearing: Discussion and Possible Action

D. Plat with Variance (Waiver)

Bria Whitmire, Development Services, read into record item 9. Item 9 satisfies the requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee.

UDC Sections 8.1.4 and 8.2.1 require construction of streets as part of the platting process.

8.2.1.F. Half Streets
Half streets shall be prohibited except when the Planning Commission may approve a plat containing half streets if it finds that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.
Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;

2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;

3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or

4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the Unified Development Code.

Factors in support of waiver:
1. The deviation would allow half-street construction of County Road 43 which is currently a dirt road.

2. Proposed County Road 43 will meet the requirements described in UDC Section 8.2.1F, “Half Street.”

3. The layout of the subdivision using this A2 Arterial street is essential to the reasonable development of the subdivision.
Factors against waiver:

1. County Road 43 is an A2 Arterial street in the current Urban Transportation Plan (UTP).

2. Half streets may cause access issues for emergency vehicles and Solid Waste operations

Staff recommends approval of the waiver request for the half street construction of County Road 43.

Planning Commission may choose to follow or decline Staff’s recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

Vice Chairman Salazar-Garza asked if any commissioners had any questions for staff. Commissioner Miller states if this subdivision comes online, this road would be a primary means of access to the subdivision. Bria Whitmire confirms. Commissioner Miller states there is precedent that states the developer must construct the entire road rather than just the half street and possibly be reimbursed in the long-term future. Andrew Dimas states that the half street is what the UDC requires and if that gets constructed it will meet the requirements of an aerial street. Commissioner Miller’s main concern is what happens if the half street is built and the development of the west side of King’s Lake does not get constructed as quickly as predicted, Andrew Dimas states some construction (Caspian & King’s Lake) has halted due to the output the wastewater station is running on currently. Bria Whitmire stated there are bids out for CIP in order to get the lift station running at a higher capacity to keep up with the ongoing development. Andrew Dimas again stated the UDC did not a term for perimeter roads. The UDC only states the developer must build roads as construction develops and cannot wait till the project is done to complete the aerial street. This is way roads are to be constructed in the first phase of the project. Commissioner Cantu pointed out again the if the developer builds the whole street can they be reimbursed the cost. Andrew Dimas stated there are fees in lieu of construction under special circumstances but those fees sit in escrow until a bond project comes in which could possibly be up to 10 years from now due to a specific timeframe not being attached. Commissioner Hedrick asked if there was a TIA done. Bria Whitmire stated yes which Public Works had reviewed and was making possible amendments to. Commissioner Hedricks states that county road 22 is the only point of access for

emergency vehicles and that Fire would disapprove. Bria Whitmire stated since this is just a preliminary plat, Fire will still need to review and approve. Commissioner Hedricks stated if the prelim plat is approved and this sets a precedent for what is to come from for other developments.Vice Chairman Salazar-Garza states she is concerned that we have an upward of 500 new developments with improper infrastructure. Commissioner Hedricks states the first developer out there should be the one to undertake construction of the roads to provide access. Commissioner Salazar-Garza states is there an alternative that the developer could do. Bria Whitmire stated if they build full width of the road they would have to dedicate the full right of way. Commissioner Salazar-Garza states if there are any other questions for staff. Vice Chairman Salazar-Garza opened for public comment. There being none, Vice Chairman Salazar-Garza closed the public and asked for a potential motion if not further discussion. Commissioner Miller states he is conflicted due to safety being a key component when making decisions on matters like this. He stated it is not fair that the adjacent property owners are getting the benefit to the first developers out there. Commissioner Tiechelman asked if there had been another situation like this one where a half build has been rejected. Andrew Dimas stated not that he could recall in recent history. Commissioner Tiechelman states if the half build is rejected, this could potentially stop development and that is not a good thing. He wants to know if something can be put into place to prevent ongoing issues like this. Vice Chairman Salazar-Garza opens public comment again for Bo Wisehart-Consultant with Pape-Dawson Engineers. He states the developer is requesting half of an A2. He states the road is going to be a full aerial pavement section for the half street waiver request. He states this first step on the development and is aware the secondary access which will be honored as the development process along with fire code and administered with the PI plans. He states the half street waiver is only for the border of the development. States is what is required by the UDC and what has been done in the past. Commissioner Miller asked DSD staff if this waiver had to be submitted at this time. City Attorney Buck Brice stated they are typically submitted with the final plat. Bria Whitmire stated that once the CIP is placed into effect the design for both King's Lake and the adjoining property will start to fall into place. Commissioner Miller stated if PC denies the waiver, then the plat would have to be denied also. Bria Whitmire stated the half street waiver and the plat could be voted on differently since they were presented separately. Commissioner Cantu and Vice Chairman Salazar-Garza stated the additional information provide by Bo Wisehart-Consultant with Pape-Dawson Engineer was extremely helpful regarding the waiver. Vice Chairman Salazar-Garza asked if any Commissioners cared to make a motion and/or extend the discussion.

Commissioner Munoz made a motion to approve item 9. as presented by staff. Commissioner Budd seconded. Vote: Aye-Vice Chairman Salazar-Garza, Commissioners Miller, Munoz, Budd, Cantu, and Teichelman. Nay-Commissioner Hedrick. Motion passes.

9. 25-0724 PL8691-**Half Street Construction of C.R. 43 along western frontage King's Lake West Master (Preliminary Plat 186.40 Acres)**
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

Attachments: Kings Lake West Half Street Waiver Memo
Kings Lake West Half Street Waiver PPT

E. Plat

10. 25-0631 PL8691
King's Lake West Master (Preliminary Plat of 186.40 Acres)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

Attachments: PL8691CoverTabMasterPrelimPlat
PL8691ClosedcommentReport
PL8691LatestPrelimPlat

Andrew Dimas, Development Services, read into record item 10.
Item 10 satisfies the requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommends approval.

Vice Chairman Salazar-Garza asked if any commissioners had any questions for staff.

Vice Chairman Salazar-Garza opened for public comment. There being none, Vice Chairman Salazar-Garza closed the public hearing.

Commissioner Miller made a motion to approve item 10. as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passes.

XVIII Director's Report

Andrew Dimas introduced Jessica Martinez as the new Recording Secretary for the Planning Commission.

XIX. Future Agenda Items

XX. Adjournment

Adjournment of Planning Commission Meeting at 6:36pm

Beachfront Construction Certificate (BCC) – Staff Report Summary

Case No.: BD9109
Applicant: City of Corpus Christi
Site Address: 6510 State Highway 361, Corpus Christi, TX

Project Overview

The applicant proposes construction of a new **Beach Access Road** and associated infrastructure. The new access road will be located **between Beach Access Roads 1 and 2**.

- **Roadway Dimensions:**
  - Approx. **20 feet wide**
  - Approx. **1,650 feet long**
- **Distance from Coastal Features:**
  - **50 feet** from the Line of Vegetation (LOV)
  - **190 feet** from Mean High Tide (MHT)
- **Total Disturbance Area:**
  - Approx. **117,612 square feet**

Scope of Proposed Construction

The project includes both infrastructure installation and soil-disturbing activities:

Construction Activities

- Grading and site preparation
- Installation of drainage improvements
- Placement of storm pipe
- Construction of concrete curb

Soil-Disturbing Activities

- Right-of-way preparation
- Excavation and embankment for roadway construction
- Grading for drainage
- Installation of storm sewer and water line improvements

Public Notification

17 property owners notified within the required notification 200' area

Concurrent Beach Dune/Committee (Committee):

If the following apply, the committee must make a determination as to approval, approval with conditions or denial of this application:

- ☒ Proposed construction activities are seaward of the Erosion Area Line
- ☒ Proposed construction is located on an existing beach access or future beach access
- ☒ Proposed construction encroaches on the public beach
- ☒ Proposed construction includes imperious surface within 200 feet landward of the vegetation line
- ☐ Proposed construction includes a dune walkover (not to be constructed under GLO standards)

Staff Analysis:

Staff reviewed and considered the following:

- Compliance with all aspects of the City's beach access and erosion response regulations

- Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion
- Impacts on the natural drainage patterns of the site and adjacent property
- Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered
- Any material change between the County No Dune Permit Required Determination (Attachment 1) and this application (Attachment 2)

Staff Recommendation:
Conditional approval pending the following:

- Comments from the Texas General Land Office (GLO)

Attachments:

1. Nueces County No Dune Permit Required Determination
2. BCC Application
3. Letter to GLO – Request for Review (BCC Large-Scale)
4. Site Plan
5. Color Photos
6. Construction Plans

Attachment 1 - Nueces County No Dune Permit Required Determination

Date: Thursday, October 17, 2024

From: Nueces County Coastal Parks

To: City of Corpus Christi
1200 Leopard St.
Corpus Christi, TX 78401

RE: Approval Dune Permit Application required for DPP-20231209, City of Corpus Christi New Beach Access Road, Nueces County, Texas.

The subject project permit request is approved. The Nueces County Coastal Parks Department, the Nueces County Beach Management Advisory Committee (BMAC), the Nueces County Judge Connie Scott, and the Texas General Land Office (GLO) have reviewed the subject large-scale construction dune protection permit application for a proposed new beach access road on Mustang Island in Port Aransas, Texas, and concluded the proposed project meets county and state requirements for a large-scale dune protection project.

Project Description:
The City of Corpus Christi is proposing construction of a new beach access road. The proposed access road is on a 3.829-acre tract, being a portion of Lot 35, Block 1, Mustang Island Section 2. The road connects State Highway (SH) 361 to the Gulf beach. Portions of the project would lie seaward of the 200-foot erosion line and 350-foot line of vegetation. The proposed Beach Access Road is identified as both a short-term and long-term priority project in the Joint Erosion Response Plan of 2012. This +/- 1,600' concrete road between SH 361 and the beach has been identified by the plan and in emails from the City Manager of Port Aransas as being essential for emergency services access to a current 7-mile stretch of beach between Beach Access Road 1 in Port Aransas and Beach Access Road 2 in Corpus Christi in order to increase public safety. The current roadway plan is a simple two-lane concrete roadway, narrowed to the minimum possible width within the protected dune areas while following applicable codes. Approximately 12,636 square feet (SF) of pavement is proposed to be constructed seaward of the 350' Building Setback Line. The area of vegetation mitigation adjacent to the roadway is 13,982 SF, or approximately 0.32 acres. No impacts to the beach are anticipated and no dune walkovers are present or proposed on the lot.

The following conditions apply to this approval:

1. Offsite fill material, if needed, is clean and free of debris and free of toxic materials listed in Title 40 of the Code of Federal Regulations, §302.4, in concentrations which are

harmful to people, flora and fauna. Fill material will also be of acceptable mineralogy or grain size when compared to the sediments found on the site.

2. Applicant will comply with all rules and regulations of the Nueces County Beach Management Plan and the GLO, and The Joint Erosion Response Plan for Nueces County and the City of Corpus Christi.
3. Upon receipt of this approval, you shall notify the County of the planned schedule for construction, mitigation, and compensation work. This includes a notice at least 10 working days prior to starting work, significant schedule updates, and when the work is initially complete.
4. Allow representatives of Nueces County and the GLO access to the property for inspection purposes, during and upon completion of construction.
5. Applicant will obtain a Beachfront Construction Certificate from the City of Corpus Christi and comply with City of Corpus Christi building codes and ordinances.
6. Applicant understands that any unauthorized adverse impacts to dunes or dune vegetation outside of the permitted impact area are in violation of the Dune Protection Act and may be subject to enforcement action by Nueces County and the GLO, which may include administrative penalties of $50 to $2,000 per violation per day.
7. Conduct compensation for any adverse effects to dunes and dune vegetation prior to or concurrent with the commencement of construction. If compensation is not completed prior to commencement of construction, the permittee must provide the County with proof of financial responsibility in an amount necessary to complete the mitigation.
8. Conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation. The permittee shall be deemed to have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after beginning mitigation and compensation efforts.
9. Restore dunes to a similar position, contour, volume, elevation, and vegetative cover of the surrounding naturally formed dunes. Compensate for adverse effects on dune vegetation by planting indigenous vegetation on the affected dunes.
10. Applicant will direct all stormwater inland away from critical dune areas so that construction and fill activities do not result in increased flood damage to the proposed construction site, public beach, or adjacent properties, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for wash overs or blowouts to occur. Additional information about this condition can be found in the attached letter from the GLO.
11. Applicant will take measures to avoid adversely impacting additional dunes and dune vegetation during construction, such as temporarily installing silt fencing adjacent to the critical dune area to prevent construction equipment or materials from being placed in the dune system.
12. Within thirty (30) days of completion of this project, submit to the County an affidavit signed and sealed by your engineer, architect, or geologist licensed in the State of Texas. The affidavit must attest that the provisions of this approval have been met, and that the permitted work has been completed. The County will then verify that the provisions have been met and will send a letter of acceptance or rejection of the attestation to you.

This approval is valid for three (3) years from the date of issuance. If the proposed construction is changed in any manner which causes adverse effects on dunes, dune vegetation, or public beach use and access, this project shall not be eligible for a renewal but will require the application for a new permit.

The County reserves the right to access the property to inspect and monitor the permitted activity during construction and until expiration of this approval. If at any time the County finds that the activity is not consistent with the conditions of this approval, the County may order the activity to cease until a plan for compliance is agreed upon.

Additional information about the dune permit process, questions about amendments or extensions, and other dune habitat information is available from the Nueces County Beach Management Plan which can be found at https://www.nuecesbeachparks.com/dune-permitting/nueces-county-beach-management-plan. For additional support contact Nueces County Coastal Parks at P.O. Box 18608, Corpus Christi, Texas 78408, (361) 949-8122, CoastalParksDunePermits@nuecescountytx.gov.

Attachments-
GLO letter to the County
County letter to the GLO
BMAC memo to Judge
Copy of Application

Attachment 2 – Beachfront Construction Certificate Application

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Development Services Dept.
2406 Leopard Street
Corpus Christi, TX 78469-9277
(361) 826-3240

BEACHFRONT CONSTRUCTION CERTIFICATE

☐ Small Scale ☐ Large Scale ☐ Dune Walkover[1] ☒ Public Beach Access, or Closure, Relocation, or Reduction

Submit a record at City of Corpus Christi Rhythm for Civics and upload application form.

FEE WORKSHEET FOR APPLICANT USE ONLY		
	Small Scale (≤ 5,000 SQF, and ≤ Two Stories)	Large Scale (> 5,000 SQF, and > Two Stories)
Base Application		
Master Planned Development		
Erosion Response Permit		
Total Fees		
Administrative Surcharge (4.5%)		
Public Notice Surcharge		
Total		

* Refer to Development Services Beachfront Construction Certificate Fees Year 4

1. Applicant: City of Corpus Christi Applicant Type: City itself Contact Mai-Theresa Bernal, P.E.
Mailing Address: 1201 Leopard City Corpus Christi State TX Zip 78401
E-mail: MaiB@corpuschristitx.gov Cell: (361) 244-2004

2. Property Owner (s): City of Corpus Christi Contact Person : Mai-Theresa Bernal, P.E.
Mailing Address: 1201 Leopard City Corpus Christi State TX ZIP 78401
E-mail: MaiB@corpuschristitx.gov Cell: (361) 244-2004

2. Engineer/Surveyor: Freese & Nichols Contact Person : Brian Bresler, P.E.
Mailing Address: 800 N. Shoreline Blvd., Suite 1600N City Corpus Christi State TX ZIP 78401
E-mail: bdb@freese.com Cell: (361) 537-6816

3. Subject Property Address (es): No address, but approx. 6510 SH 361 Current Zoning District: RM-AT
Geographic ID (Tax ID): 5491 - 0002 - 3510 ; parent tract for City ROW/E for City roadway
Legal Description: 3.759 ac. tract, being a portion of Lot 35, Block 1, Mustang Island Section 2, a map of which is recorded in Vol. 38, pp. 183-185, of the Map of Records of Nueces Co. (additional description in attached easement exhibit)
Proposed Construction Description: This application is for the City's new Beach Access Road authorized by Bond 2020
Number of Stories: 0 ; Height of lowest habitable floor: none ; FEMA Base Flood Elevation: 9'
Area of Proposed Construction (including area of temporary impact on dunes and dune vegetation): Per Sheet 34, area of proposed construction is 2.7 acres or 117, 612 SF 107,982 SQF
Distance of proposed construction landward of **Mean High Tide (MHT)**: 190 Ft; landward of the **Line of Vegetation (LOV)**: 50 Ft
☒ Proposed construction is seaward of the 350-Foot Setback Line[3]; ☒ Construction is seaward of the Dune Protection Line[4]
Erosion response plan is the City's existing plan with Nueces County - Joint Erosion Response Plan (JERP)

4. Required Documents/Forms: NA
☒ **Land Use Statement** ☐ **Disclosure of Interest** ☒ **DPP Permit** ☒ **Site Plan[2]** ☒ **Photographs** ~~**FEMA Certificate**~~
Associated Platting/Subdivision, Public Improvement, Building, or other Permit Application Numbers: NA

5. I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature	Engineer/Surveyor/Designer's Signature	Applicant's Signature
City of Corpus Christi	Brian D. Bresler, P.E.	Mai-Theresa Bernal, P.E.
Owner or Agent's Printed Name	Engineer/Surveyor/Designer's Printed Name	Applicant's Printed Name

OFFICE USE ONLY
Case BD _____; Received: __ / __ / __; Completeness Review: __ / __ / __; Sent to GLO: __ / __ / __; Issued: __ / __ / __
Beach Dune Committee Hearing: __ / __ / __; Notices: __ Inside; __ Outside; __ In Favor; __ Opposed (__%);Action: ____

[1]*Construction of walkover (s) to be pursuant to TXGLO's Dune Protection and Improvement Manual of the Texas Gulf Coast; otherwise attach explanation;* [2]*According to Site Plan Requirements Checklist;* [3]*An Erosion Response Permit is required, if seaward of the 350-foot line;* [4]*A Dune Protection Permit or Exemption must be provided, if seaward.*

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

New Beach Access Road is a 1,600 LF roadway that will provide needed emergency services access to the longest portion of Mustang Island without emergency services access. The New Beach Access Road will be located between the existing Beach Access Road 2 and the existing Beach Access Road 1. This 7-mile stretch of the island is home to many high-density developments, such as Cinnamon Shores, Port Royal, and the twin condos of Sandpiper and Seagull, so that many people utilize the beaches, yet access for emergency services is limited to the existing Beach Access roadways. The concept for this roadway began in the 1980's when Nueces County (County) obtained a roadway easement from a property owner. Unfortunately, that easement is in a jurisdictional wetland and would be difficult and costly to develop. The roadway will now be built at the north end of the same property where there are no wetlands as a result of a three-way easement swap between the County, the landowner, and the City. The County has transferred their 1980's easement to the City. The City, in exchange for an easement at the higher north end of the property from the landowner, will exchange the old County easement for the new easement with the landowner. The proposed roadway will rely on surface drainage across a cement-stabilized shoulder identical to the several most recently rebuilt beach access roadways, eventually draining into the SH 361 roadside drainage system and ultimately into Corpus Christi Bay on the back side of the island. This roadway is shown in the current Transportation Plan, in the old county easement location, as a C1 collector roadway. This project will focus on the permitting and construction of approximately 1,600 LF of new roadway from SH 361 to the beach. At least four permits are required to construct this roadway, to include SW3P (TCEQ), Highway Access Driveway Permit (TxDOT),

2. Identify the zoning and land uses adjoining the area of request, and the designated future land uses.

	Existing Zoning	Existing Land Use	Future Land Use
Site			
North			
South			
East			
West			

Attachment 3 – Letter to Texas General Land Office: Request for Review/Comment

02/24/2026
Via Electronic Mail

Laura Medlin
Manager, Beach Access & Dune Protection Program
Texas General Land Office
1700 N. Congress Avenue, Suite 335
Austin, Texas 78701
Phone: 512-463-5234
Email: lauren.medlin@glo.texas.gov

Application for a Large-Scale Beachfront Construction Certificate
Applicant: City of Corpus Christi, Engineering Department
Case No.: BD9091
Site Address: Generally located at 6510 State Highway 361, Port Aransas, TX 78373
Legal Description: Not applicable

Dear Ms. Medlin:

Please find the the application and all accompanying enclosures for the above-referenced project have been uploded to the GLO DropBox for review and comment. The project is for Large-Scale Beachfront Construction Certificate for a new beach access road and infrastructure, total length of 1,600 feet (0.31 miles), to include grading, drainage, storm pipe, and concrete curb. Soil disturbing activities to include preparing right-of-way, excavation and embankment for roadways, grading, storm sewers, and waterlines. The total site disturbance is estimated to be 2.7 acres or 117,612 square feet. The proposed construction begins approximately 190 feet landward of mean high tide and 50 feet landward of the Line of Vegetation. The proposed construction:

1. Is located seaward of the 200-foot erosion area line or the erosion area restriction line.
2. Is a future beach access as shown in an element of the City's Comprehensive Plan.
3. Does not functionally support, depend on, or otherwise relate to proposed or existing structures that encroach on the public beach.
4. Does not include a retaining wall or impervious surface 200 feet landward of the line of vegetation.

City staff has determined that the proposed construction complies with all aspects of the City's beach access and erosion response regulations.

1. An Erosion Response Permit is not required for this project.
2. The County Dune Protection Permit is required and has been issued.
3. Staff finds that the proposed activity will not impact the community's natural flood protection and protection from storm surges.
4. Staff notes that this project involves the construction of a new beach access road and infrstrucure, and therefore does not negatively impact existing public beach access, off-beach parking, or the size of the public beach.

Should you have any questions about this application, please let me know.

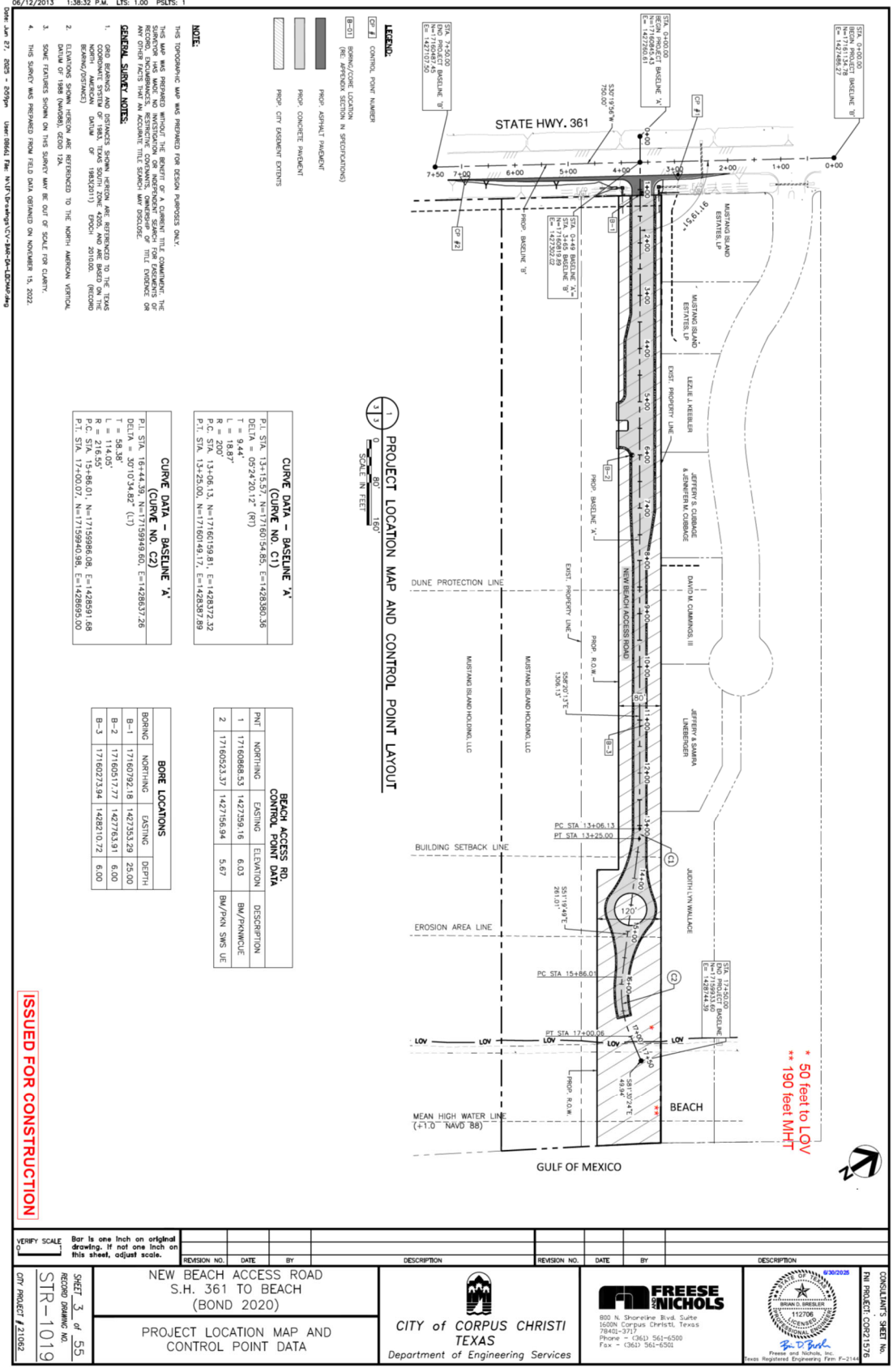
Sincerely,

Elena Juárez Buentéllo, AICP - Planner III
Zoning—Land Development
Development Services Department
City of Corpus Christi
elenab@cctexas.com
361-826-3598

cc: Nueces County; Christine Magers, Scott Cross
City of Corpus Christi; Bria Whitmire, Andrew Dimas

Enclosures
1. BCC Application
2. Dune Protection Permit
3. Color Photos
4. Plat V38P183-185
5. City of Corpus Christi Roadway Master Plan – 18T
6. Construction Plan Set
    a. Topography
    b. Proposed Roadway Sections
    c. Roadway Plan & Profile
    d. Waterline Plan and Profile
    e. Drainage Plan
    f. Stormwater pollution Prevent Plan
    g. Site Plan
    h. Dune Mitigation & Compensation Notes & Plan

Attachment 4 – Site Plan



LEGEND:

- CP # — CONTROL POINT NUMBER
- B-01 — BORING/CORE LOCATION (RE: APPENDIX SECTION IN SPECIFICATIONS)
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. CITY EASEMENT EXTENTS

NOTE:

THIS TOPOGRAPHIC MAP WAS PREPARED FOR DESIGN PURPOSES ONLY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

GENERAL SURVEY NOTES:

1. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983(2011), EPOCH 2010.00. (RECORD BEARING/DISTANCE)
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
3. SOME FEATURES SHOWN ON THIS SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. THIS SURVEY WAS PREPARED FROM FIELD DATA OBTAINED ON NOVEMBER 15, 2022.

CURVE DATA – BASELINE 'A' (CURVE NO. C1)

P.I. STA. 13+15.57, N=17160.54.85, E=1428380.36	
DELTA = 05°24'20.12" (RT)	
T = 9.44'	
L = 18.87'	
R = 200'	
P.C. STA. 13+06.13, N=17160159.81, E=1428372.32	
P.T. STA. 13+25.00, N=17160149.17, E=1428387.89	

CURVE DATA – BASELINE 'A' (CURVE NO. C2)

P.I. STA. 16+44.39, N=17159949.60, E=1428637.26	
DELTA = 30°10'34.82" (LT)	
T = 58.38'	
L = 114.05'	
R = 216.55'	
P.C. STA. 15+86.01, N=17159986.08, E=1428591.68	
P.T. STA. 17+00.07, N=17159940.86, E=1428695.00	

BEACH ACCESS RD. CONTROL POINT DATA

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	17160868.53	1427559.16	6.03	BM/PKNWCUE
2	17160523.37	1427156.94	5.67	BM/PKN SWS UE

BORE LOCATIONS

BORING	NORTHING	EASTING	DEPTH
B-1	17160792.18	1427353.29	25.00
B-2	17160517.77	1427763.91	6.00
B-3	17160273.94	1428210.72	6.00

ISSUED FOR CONSTRUCTION

VERIFY SCALE — Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

REVISION NO.	DATE	BY	DESCRIPTION

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

PROJECT LOCATION MAP AND CONTROL POINT DATA

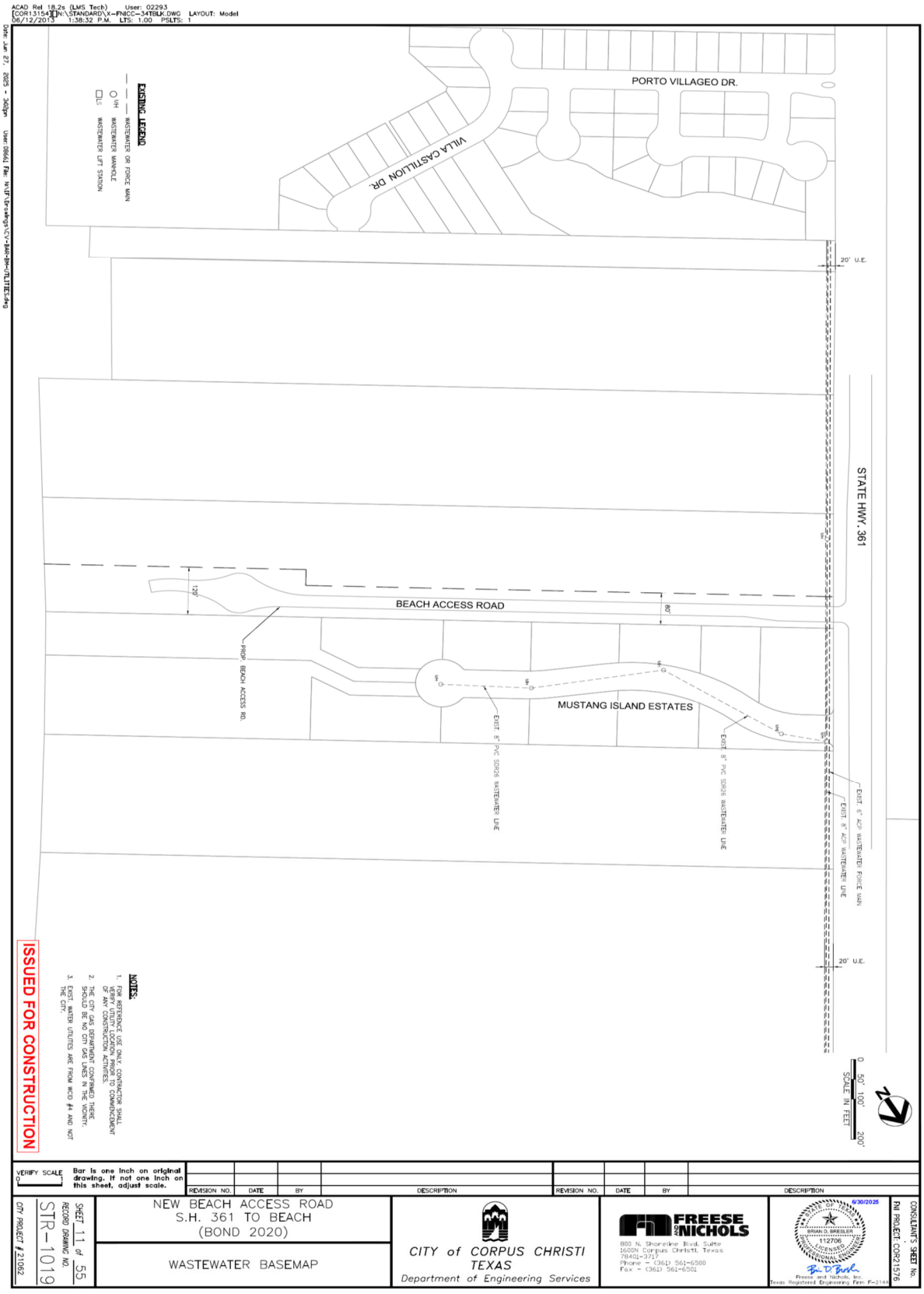
CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

FREESE NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED — 6/30/2025
Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

CONSULTANT'S SHEET No. FNI PROJECT: COR21576

CITY PROJECT # 21062 — SHEET 3 of 55 — RECORD DRAWING NO. STR-1019


PORTO VILLAGEO DR.
VILLA CASTILLION DR.
EXISTING LEGEND
WASTEWATER OR FORCE MAIN
WASTEWATER MANHOLE
WASTEWATER LIFT STATION
20' U.E.
STATE HWY. 361
BEACH ACCESS ROAD
120'
80'
PROP. BEACH ACCESS RD.
MUSTANG ISLAND ESTATES
EXIST. 8" PVC SDR26 WASTEWATER LINE
EXIST. 8" PVC SDR26 WASTEWATER LINE
EXIST. 6" ACP WASTEWATER FORCE MAIN
EXIST. 8" ACP WASTEWATER LINE
20' U.E.
0 50' 100' 200'
SCALE IN FEET
NOTES:
1. FOR REFERENCE USE ONLY. CONTRACTOR SHALL VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. THE CITY GAS DEPARTMENT CONFIRMED THERE SHOULD BE NO CITY GAS LINES IN THE VICINITY.
3. EXIST. WATER UTILITIES ARE FROM WCID #4 AND NOT THE CITY.
ISSUED FOR CONSTRUCTION
VERIFY SCALE
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
REVISION NO. DATE BY DESCRIPTION
REVISION NO. DATE BY DESCRIPTION
CITY PROJECT # 21062
STR-1019
RECORD DRAWING NO.
SHEET 11 of 55
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)
WASTEWATER BASEMAP
CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services
FREESE and NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501
6/30/2025
BRIAN D. BREELEN
112706
LICENSED
PROFESSIONAL ENGINEER
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144
CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

Attachment 5 – Color Photos

Photos – New Beach Access Road from S.H. 361 to the Beach

Photo 1: Location Map

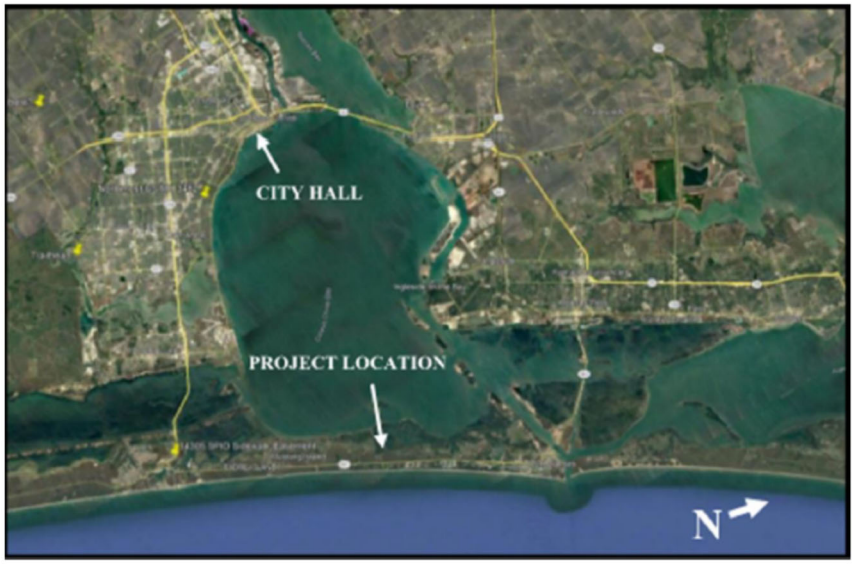


Photo 2: Looking seaward (east) from existing roadway culvert along SH 361

Photo 3: Looking south toward the Seagull and the Sandpiper and the Porto Villageo Walkover

Photo 4: Looking north toward Port Royal and the Mustang Island Estates Walkover

Photo 5: Looking south toward the Seagull and the Sandpiper

Photo 6: Looking north toward Port Royal

Photo 7: Looking west toward S.H. 361 and inland dune ridges

Photo 8: Looking east from vegetation line

Docusign Envelope ID: 30F954BA-F456-49DA-9ECF-963BEEB5FE20

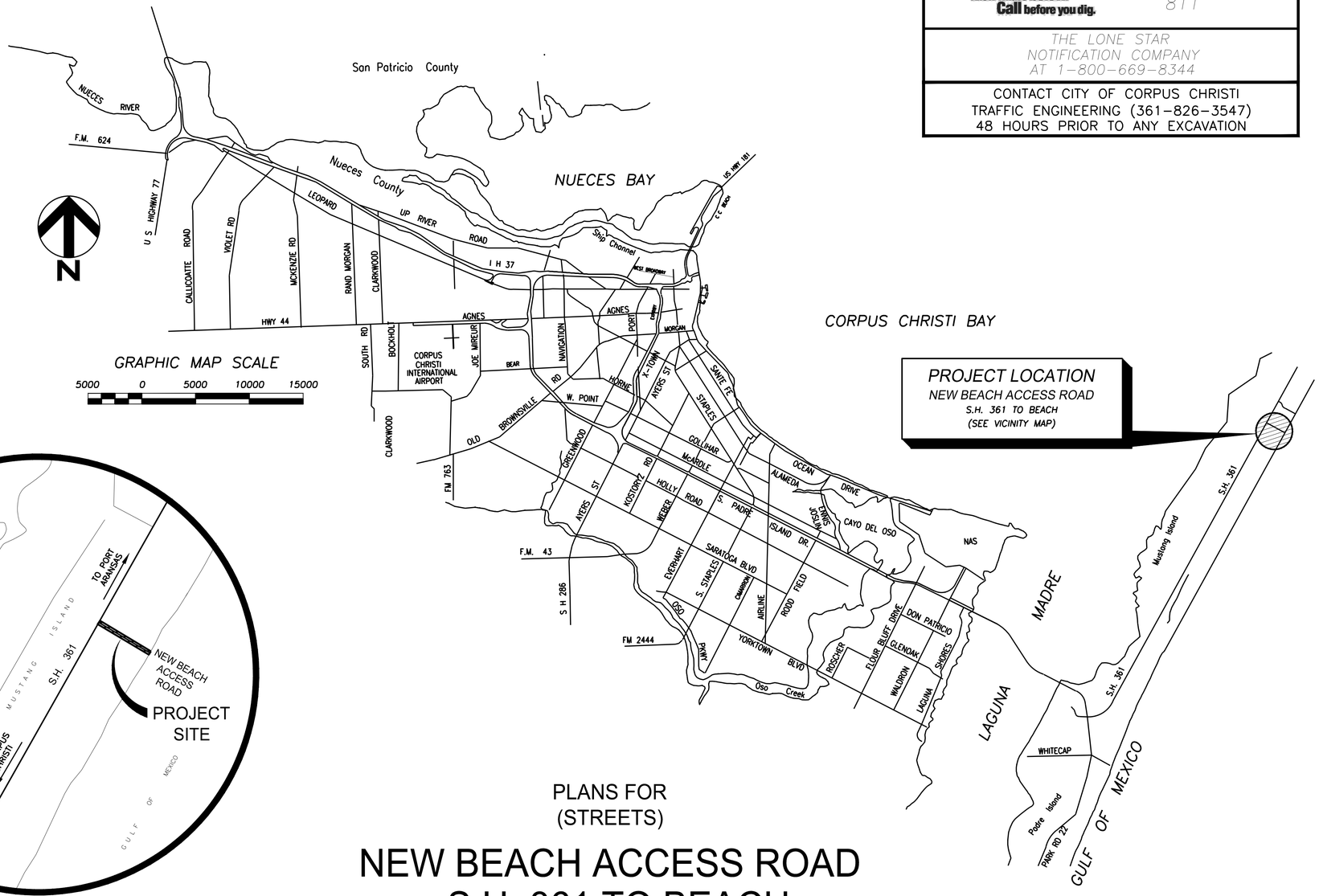
CALL BEFORE YOU DIG!

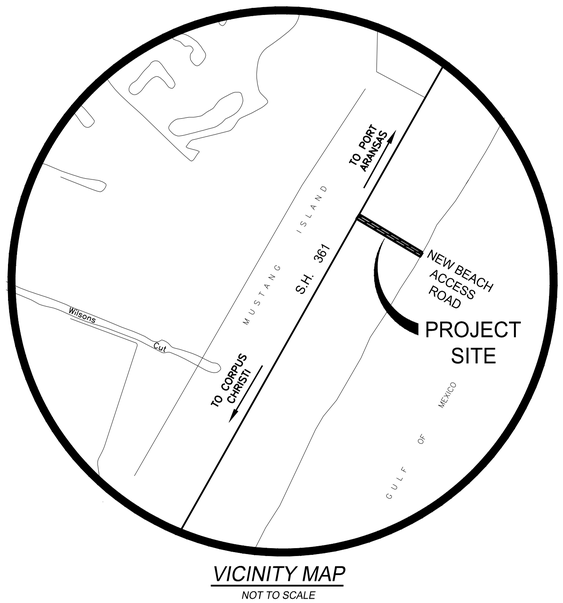
Texas 811 — Know what's below. Call before you dig.

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

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

CONTACT CITY OF CORPUS CHRISTI TRAFFIC ENGINEERING (361-826-3547) 48 HOURS PRIOR TO ANY EXCAVATION





VICINITY MAP
NOT TO SCALE

PLANS FOR
(STREETS)

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH

BOND 2020

PROJECT # 21062

PREPARED BY:

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite 1600N
Corpus Christi, Texas 78401-3717
Phone – (361) 561-6500
Fax – (361) 561-6501

RELEASED FOR CONSTRUCTION: DocuSigned by: 7/8/2025
Director of Engineering Services — Date

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717
Phone – (361) 561-6500
Fax – (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TITLE SHEET – VICINITY MAP

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

SHEET 1 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

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Date: Jun 27, 2025 - 2:59pm User: 08661 File: N:\IF\Drawings\FNICC-ALL-COVER.dwg

LEGEND

PROPOSED SYMBOLS

- FIRE HYDRANT
- STORM SEWER INLET
- EXIST. MH TO BE ADJUSTED
- MANHOLE
- WATER VALVE
- WATER METER
- WATERLINE CONNECTION
- PLUG
- DRAINAGE DIRECTION ARROWS
- CI-1 — CURB INLET
- STMH-1 — STORM SEWER MANHOLE
- WWMH-1 — WASTEWATER MANHOLE
- CP# — CONTROL POINT
- TC34.50 — TOP OF CURB ELEVATION
- G34.00 — GUTTER FLOWLINE ELEVATION
- TC34.50 — TOP OF CONCRETE ELEVATION
- TP34.50 — TOP OF PAVEMENT ELEVATION
- T.O.C.=34.50 — TOP OF CONCRETE INLET ELEVATION
- DIRECTIONAL TRAFFIC CONTROL ARROW
- R.O.W. LINE — RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK OR CURB
- WW — WASTEWATER LINE
- W — WATER LINE
- WATER LINE (LARGE DIA.)
- STORM WATER
- HGL — HYDRAULIC GRADIENT LINE
- G — PROPOSED GAS LINE (BY OTHERS)
- IT — I.T. W/GROUND BOX

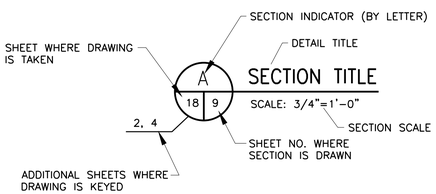
EXISTING SYMBOLS

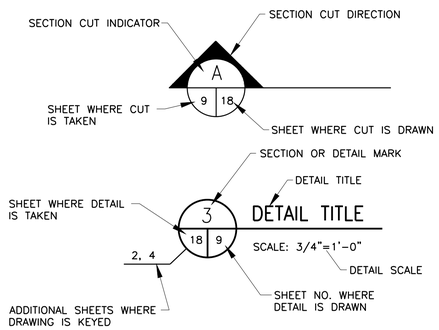
- LP — LIGHT POLE
- PP — POWER POLE
- GW — GUY WIRE
- FH — FIRE HYDRANT
- WM — WATER METER
- WV — WATER VALVE
- GV — GAS VALVE
- SS — SAN. SEWER MANHOLE
- ST — STORM SEWER MANHOLE
- TEL — TELEPHONE CO. MANHOLE
- ELEC — ELECTRICAL CO. MANHOLE
- FOC — FIBER OPTIC CABLE
- SN — SIGN
- MB — METER BOX
- FND. 3/8" I.R. — FOUND SIZE OF IRON ROD
- 12"T — SIZE OF TREE
- CI — CURB INLET
- CONC. S/W — CONCRETE SIDEWALK
- 8" SS — SEWER LINE
- 4" W — WATER LINE
- 1" G — GAS LINE
- 2" G — GAS LINE
- 4" G — GAS LINE
- 6" G — GAS LINE
- 10" G — GAS LINE
- 18"FM — FORCEMAIN
- 18"ST — STORM SEWER
- OH — ELECTRICAL
- FOC — TELEPHONE (AT&T)
- UGE — UNDERGROUD ELECTRIC
- UTEL — UNDERGROUND TELEPHONE
- "A" — EXISTING UTILITY LINE TO BE REMOVED UNLESS INDICATED OTHERWISE
- PROPERTY LINE
- RIGHT OF WAY
- EDGE OF PAVEMENT
- CHAINLINK FENCE
- WOOD FENCE
- BUILDING
- CONSTRUCTION LIMITS
- 26.59 — EXISTING SPOT ELEVATION
- F/O — FIBER OPTIC CABLE
- UGT — UNDER GROUND LINE/PHONE LINE
- CABLE — CATV LINE

NOTE:

1. WHERE THE WORD "PROPOSED" OR "PROP." IS UTILIZED IN THIS SET OF DOCUMENTS, IT SHALL MEAN "NEW CONSTRUCTION TO BE PERFORMED AS PART OF THIS CONTRACT."
2. QUANTITIES SHOWN IN "( )" DENOTE DEDUCTIVE QUANTITY.

NORTH ARROW





SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET – VICINITY MAP
2	DRAWING INDEX – DRAWING LEGEND
3	PROJECT LOCATION MAP AND CONTROL POINT DATA
4	ESTIMATED QUANTITIES SUMMARY AND TESTING SCHEDULE
5	GENERAL NOTES 1
6	GENERAL NOTES 2
7	PROPOSED CONCRETE ROADWAY CROSS SECTIONS STA. 1+50 AND STA. 4+75
8	PROPOSED CONCRETE ROADWAY CROSS SECTIONS STA. 6+50 AND STA.10+50
9	PROPOSED CONCRETE ROADWAY CROSS SECTION STA. 13+79
10	WATERLINE BASEMAP
11	WASTEWATER BASEMAP
12	STORM WATER BASEMAP
13	GAS LINE BASEMAP
14	TOPOGRAPHY PLAN STA. 0+00 TO STA. 4+50
15	TOPOGRAPHY PLAN STA. 4+50 TO STA. 9+50
16	TOPOGRAPHY PLAN STA. 9+50 TO STA. 13+50
17	TOPOGRAPHY PLAN STA. 13+50 TO END
18	ROADWAY PLAN AND PROFILE STA. 0+00 TO STA 4+50
19	ROADWAY PLAN AND PROFILE STA. 4+50 TO STA. 9+50
20	ROADWAY PLAN AND PROFILE STA. 9+50 TO STA. 13+50
21	ROADWAY PLAN AND PROFILE STA. 13+50 TO END
22	SH 361 DRAINAGE PLAN
23	SH 361 ROADWAY PLAN
24	PROP. TURNAROUND STAKING PLAN
25	WATERLINE PLAN AND PROFILE STA. 0+00 TO STA. 4+50
26	WATERLINE PLAN AND PROFILE STA. 4+50 TO STA. 9+50
27	MISCELLANEOUS DETAILS
28	SAFETY END TREATMENT DETAILS
29	STRIPING AND SIGNAGE PLAN STA. 0+00 TO STA. 9+50
30	STRIPING & SIGNAGE PLAN STA. 9+50 TO END
31	SH 361 STRIPING AND SIGNAGE
32	STORM WATER POLLUTION PREVENTION PLAN STA. 0+00 TO STA. 9+50
33	STORM WATER POLLUTION PREVENTION PLAN STA. 9+50 TO END
34	STORM WATER POLLUTION PREVENTION PLAN NOTES
35	STORM WATER ENVIRONMENTAL PERMITS ISSUED AND COMMENTS (EPIC)
36	STORM WATER POLLUTION PREVENTION STANDARD DETAILS
37	SIGN MOUNTING DETAILS TRIANGULAR SLIPBASE SYSTEM SMD
38	STANDARD PAVEMENT MARKINGS ARROWS AND WORDS
39	TYPICAL STANDARD PAVEMENT MARKING
40	POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS
41	PAVEMENT MARKINGS FOR TWO-WAY LEFT TURN LANES, DIVIDED HIGHWAYS AND RURAL LEFT TURN BAYS
42	DELINEATOR & OBJECT MARKER PLACEMENT DETAILS D&OM(4)-20
43	TXDOT TRAFFIC STANDARD DETAILS
44	TXDOT TRAFFIC STANDARD DETAILS
45	CONTINUOUSLY REINFORCED CONCRETE PAVEMENT CRCP (01)-24
46	CONTINUOUSLY REINFORCED CONCRETE PAVEMENT CRCP (01)-24
47	CITY OF CORPUS CHRISTI CURB & GUTTER AND SIDEWALK STANDARD DETAILS
48	CITY OF CORPUS CHRISTI CONCRETE PAVEMENT STANDARD DETAILS
49	CITY OF CORPUS CHRISTI STORM WATER STANDARD DETAILS 1 OF 3
50	CITY OF CORPUS CHRISTI STORM WATER STANDARD DETAILS 2 OF 3
51	CITY OF CORPUS CHRISTI STORM WATER STANDARD DETAILS 3 OF 3
52	WATER DETAILS GENERAL NOTES & BACKFILL AND EMBEDMENT DETAILS
53	WATER DETAILS FIRE HYDRANT, VALVE BOX AND LID
54	DUNE MITIGATION & COMPENSATION NOTES
55	DUNE MITIGATION & COMPENSATION PLAN

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
.
FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — SURVEYING
6/30/2025
B. D. Bresler
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite
1600N Corpus Christi, Texas
78401-3717 (361) 561-6500
Phone - (361) 561-6501
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

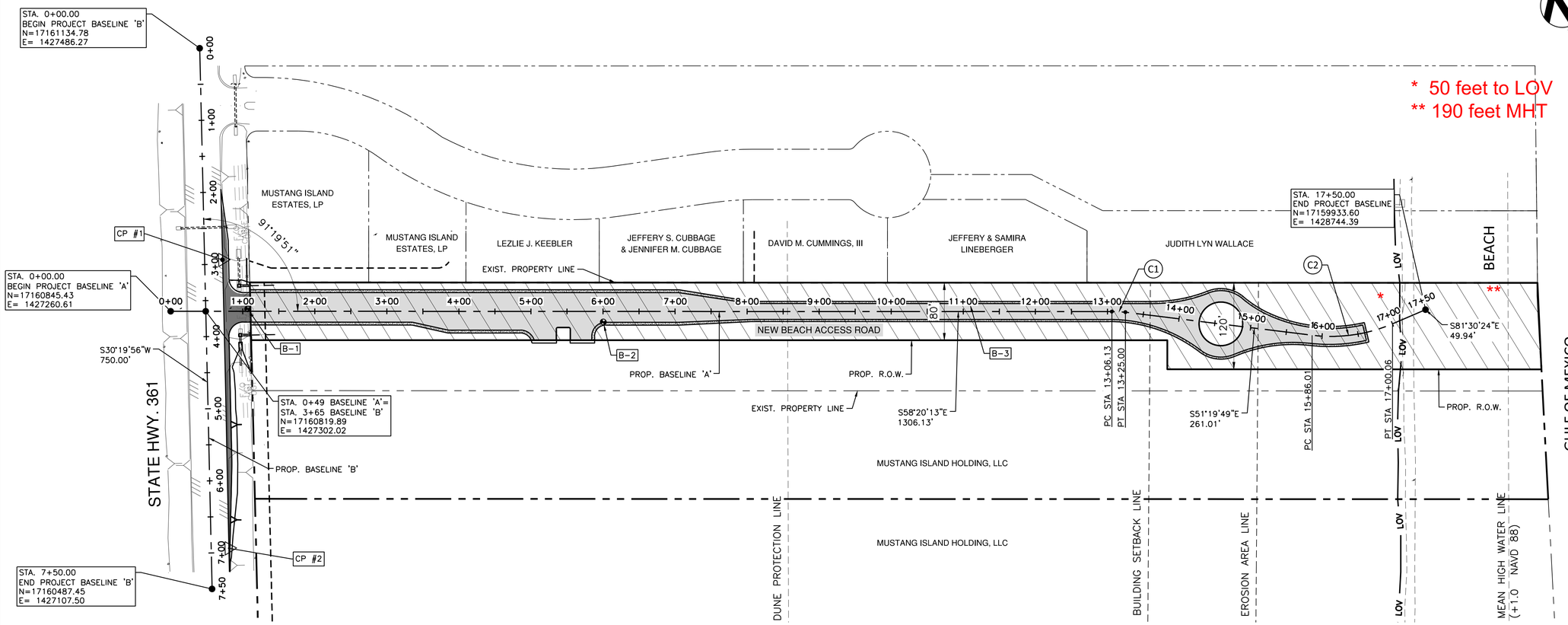
DRAWING INDEX – DRAWING LEGEND

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1

SHEET 2 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR13154[IN: STANDARD].DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 2:59pm User: 08661 File: N:\IF\Drawings\COCC_STD_INDEX.dwg



1 / 3 3 PROJECT LOCATION MAP AND CONTROL POINT LAYOUT

0 80' 160'

SCALE IN FEET

LEGEND:

CP # CONTROL POINT NUMBER

B-01 BORING/CORE LOCATION (RE: APPENDIX SECTION IN SPECIFICATIONS)

PROP. ASPHALT PAVEMENT

PROP. CONCRETE PAVEMENT

PROP. CITY EASEMENT EXTENTS

NOTE:

THIS TOPOGRAPHIC MAP WAS PREPARED FOR DESIGN PURPOSES ONLY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

GENERAL SURVEY NOTES:

1. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00. (RECORD BEARING/DISTANCE)
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
3. SOME FEATURES SHOWN ON THIS SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. THIS SURVEY WAS PREPARED FROM FIELD DATA OBTAINED ON NOVEMBER 15, 2022.

CURVE DATA – BASELINE 'A' (CURVE NO. C1)
P.I. STA. 13+15.57, N=17160154.85, E=1428380.36
DELTA = 05°24'20.12" (RT)
T = 9.44'
L = 18.87'
R = 200'
P.C. STA. 13+06.13, N=17160159.81, E=1428372.32
P.T. STA. 13+25.00, N=17160149.17, E=1428387.89

CURVE DATA – BASELINE 'A' (CURVE NO. C2)
P.I. STA. 16+44.39, N=17159949.60, E=1428637.26
DELTA = 30°10'34.82" (LT)
T = 58.38'
L = 114.05'
R = 216.55'
P.C. STA. 15+86.01, N=17159986.08, E=1428591.68
P.T. STA. 17+00.07, N=17159940.98, E=1428695.00

BEACH ACCESS RD.
CONTROL POINT DATA

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	17160868.53	1427359.16	6.03	BM/PKNWCUE
2	17160523.37	1427156.94	5.67	BM/PKN SWS UE

BORE LOCATIONS

BORING	NORTHING	EASTING	DEPTH
B-1	17160792.18	1427353.29	25.00
B-2	17160517.77	1427763.91	6.00
B-3	17160273.94	1428210.72	6.00

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER

B. D. Bresler

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd. Suite
1600N Corpus Christi, Texas
78401-3717 (361) 561-6500
Phone
Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

PROJECT LOCATION MAP AND
CONTROL POINT DATA

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

SHEET 3 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel. 18.2s (LMS Tech) User: 02293
COR 21576 LOCATION MAP.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 2:59pm User: 08661 File: N:\IF\Drawings\CV-BAR-DA-LOCMAP.dwg

Item	DESCRIPTION	UNIT	ESTIMATED QUANTITY
Part A - General			
A1	MOBILIZATION (MAX 5% PART A)	LS	1
A2	BONDS AND INSURANCE	AL	1
A3	CLEARING AND GRUBBING	AC	4
A4	SURVEY MONUMENT	EA	2
A5	PRE-SURVEY AND STAKING	EA	1
A6	POST SURVEY AND STAKING	EA	1
A7	TRAFFIC CONTROL BY A PROFESSIONAL ENGINEER	LS	1
A8	TRAFFIC CONTROL ITEMS, MOBILIZATION AND ADJUSTMENTS	LS	1
A9	MOBILE MESSAGE BOARD FOR TRAFFIC CONTROL	EA	2
A10	HYDROMULCHING FOR EROSION CONTROL	SY	1,600
A11	SILT FENCE FOR STORM WATER POLLUTION PREVENTIC	LF	3,300
A12	UTILITY POLE WITH IT CABINET	EA	1
A13	UNANTICIPATED GENERAL IMPROVEMENTS	AL	1

Part B - STREET IMPROVEMENTS (per SECTION 01 29 01 MEASUREMENT AND BASIS FOR PAYMENT)			
B1	MOBILIZATION (MAX 5% PART B)	LS	1
B2	STREET EXCAVATION	CY	4,520
B3	ROADWAY EMBANKMENT	CY	2,620
B4	8" CEMENT STABILIZED SUBGRADE	SY	7,998
B5	12" CRUSHED LIMESTONE FLEX BASE (TY A, GR 1-2)	SY	532
B6	ONE-COURSE SURFACE TREATMENT	SY	450
B7	PRIME COAT (0.15 GAL/SY)	GAL	73
B8	2" HMACP (TYPE D) SURFACE COURSE	SY	485
B9	3" HMACP (TYPE B) BASE COURSE	SY	485
B10	7" CONCRETE PAVEMENT (CRCP)	SY	6,089
B11	CEMENT-STABILIZED SHOULDER	CY	285
B12	REFL. PAV MRK TY 1 (Y) (4") (SOLID)(090MIL)	LF	992
B13	REFL. PAV MRK TY 1 (Y) (4") (DBL) (SOLID)(090MIL)	LF	1,890
B14	REFL PAV MRK TY I (W)4"(SLD)(090MIL)	LF	4,502
B15	REFL PAV MRK TY I (W)4"(BKN)(090MIL)	LF	90
B16	REFL PAV MRK TY C (Y) (12") (GORE)(090MIL)	LF	185
B17	REFL PAV MRK TY I (W) (8") (SOLID)(090MIL)	LF	700
B18	REFL PAV MRK TY C (W) (24") (SOLID)(090MIL)	LF	22
B19	PAV MRK TY I (BLACK)(4")(SHADOW)(090MIL) WITH PRIMER SEALER	LF	90
B20	REFL PAV MRK TY C HEAT APPLIED PREFAB PREFORMED THERMOPLASTIC (W) WORD (SLD) (125MIL) WITH PRIMER SEALER	EA	6
B21	REFL PAV MRK TY C HEAT APPLIED PREFAB PREFORMED THERMOPLASTIC (W) ARROWS (SLD) (125MIL) WITH PRIMER SEALER	EA	8
B22	REFL PAV MRK TY C HEAT APPLIED PREFAB PREFORMED THERMOPLASTIC (W) YIELD TRIANGLE (SLD)(125MIL) WITH PRIMER SEALER	LF	40
B23	FURNISH AND INSTALL ROADSIDE STOP SIGN WITH STREET NAME BLADES AND SIGN SUPPORT ASSEMBLY (TRIANGULAR SLIPBASE)	EA	1
B24	FURNISH AND INSTALL ROADSIDE TRAFFIC SIGN AND SIGN SUPPORT ASSEMBLY (TRIANGULAR SLIPBASE)	EA	16
B25	TY II-C RAISED PAVEMENT MARKER REFLECTORIZED	EA	46
B26	TY II-A-A RAISED PAVEMENT MARKER REFLECTORIZED	EA	275
B27	DEAD END BARRICADE (D&OM(4)-20)	EA	4
B28	UNANTICIPATED STREET IMPROVEMENTS	AL	1

Item	DESCRIPTION	UNIT	ESTIMATED QUANTITY
Part C - STORM WATER DRAINAGE IMPROVEMENTS			
C1	MOBILIZATION (MAX 5% PART C)	LS	1
C2	24-IN Dia. RCP (CLASS III)	LF	8
C3	S.E.T. (24-IN.)(6:1)(PSET-RP)	EA	2
C4	S.E.T. (24-IN.)(6:1)(RELOCATE AND RE-INSTALL EXIST.)	EA	1
C5	3'X3' CONCRETE JUNCTION BOX	EA	2
C6	TIE-IN CONNECTION TO EXIST. PIPE	EA	1
C7	TIE-IN CONNECTION TO NEW JUNCTION BOX	EA	1
C8	6" CONCRETE COLLAR	EA	1
C9	6" CONCRETE CURB	LF	240
C10	GRADE NEW SWALE	LF	70
C11	REGRADE EXIST. DITCH FLOWLINE TO DRAIN	LF	210
C12	SELECT BACKFILL MATERIAL	CY	130
C13	UNANTICIPATED STORM WATER IMPROVEMENTS	AL	1

Part D - WATER UTILITIES IMPROVEMENTS			
D1	MOBILIZATION (MAX 5% PART D)	LS	1
D2	6-IN Dia. C900 PVC WATERLINE	LF	755
D3	CEMENT STABILIZED SAND BACKFILL	CY	10
D4	6-INCH PVC BLIND FLANGE	EA	1
D5	6" GATE VALVE W/BOX AND COVER	EA	2
D6	6" X 6" TEE	EA	1
D7	6-IN TIE-IN CONNECTION	EA	1
D8	12" X 6" TAPPING SLEEVE W/6" TAPPING VALVE	EA	1
D9	12" TIE-IN	EA	1
D10	FIRE HYDRANT ASSEMBLY (TYPE 1) W/STAINLESS	EA	1
D11	FIRE HYDRANT ASSEMBLY (TYPE 2) W/STAINLESS	EA	1
D12	RE-ESTABLISH PLANT COVER	SY	20
D13	WCID #4 ACCEPTANCE	LS	1
D14	UNANTICIPATED WATER IMPROVEMENTS	AL	1

Part E - DUNE MITIGATION IMPROVEMENTS			
E1	MOBILIZATION (MAX 5% PART E)	LS	1
E2	STRIPPING EXISTING PLANT MATERIAL + TOPSOIL	SY	5,000
E3	PROTECTING EXISTING PLANT MATERIAL FOR	SY	5,000
E4	PROTECTING IN-PLACE PLANT MATERIAL FROM	SY	4,000
E5	DUNE FILL FROM ON SITE, RELOCATED AND PLACED	CY	1,800
E6	DUNE FILL PURCHASED OFF SITE/HAULED/PLACED	CY	1,200
E7	REPLANTING/MULCHING USING ON-SITE MATERIALS	SY	5,000
E8	BURLAP NETTING	SY	5,000
E9	WATERING AND MAINTAINING	MO	12
E10	UNANTICIPATED DUNE MITIGATION IMPROVEMENTS	AL	1
E11	DUNE MITIGATION SIGNAGE	EA	4

TESTING SCHEDULE

DESCRIPTION	RATE	EST. QUANT.
SOILS:		
STANDARD PROCTOR – TRENCH BACKFILL	PER MATERIAL SOURCE	1
STANDARD PROCTOR – SUBGRADE	PER STREET/MATERIAL	1
DENSITIES – TRENCH BACKFILL	PER 200 LF TRENCH/LIFT	22
DENSITIES – SUBGRADE (ASPHALT STREET)	PER 100 LF/LANE/LIFT	1
DENSITIES – SUBGRADE (CONCRETE STREET)	PER 200 LF/LANE/LIFT	16
DENSITIES – SUBGRADE (DRIVEWAYS)	PER 2 DRIVEWAYS	–
DENSITIES – SUBGRADE (SIDEWALKS)	PER 5000 SF	–
DENSITIES – BEHIND CURB AND GUTTER	PER 200 LF	–
FLEXIBLE BASE:		
SIEVE ANALYSIS	PER 3000 CY	1
ATTERBURG LIMITS	PER 3000 CY	1
MODIFIED PROCTOR	PER 3000 CY	1
L.A. ABRASION	PER 3000 CY	1
CBR (STANDARD)	PER MATERIAL SOURCE	1
WET BALL MILL TEST	PER MATERIAL SOURCE	1
TRIAXIAL TEST	PER MATERIAL SOURCE	1
DENSITIES OF COMPACTED BASE (ASPHALT STREET)	PER 100 LF/LANE/LIFT	1
DENSITIES OF COMPACTED BASE (CONCRETE STREET)	PER 200 LF/LANE/LIFT	–
DENSITIES OF COMPACTED BASE (C&G)	PER 200 LF C&G	–
HOT-MIX ASPHALT (HMA:)		
EXTRACTION, SIEVE ANALYSIS	PER 500 TONS OR DAY	1
LAB DENSITY & STABILITY	PER 500 TONS OR DAY	1
THEORETICAL DENSITY (RICE METHOD)	PER 500 TONS OR DAY	1
TEMPERATURE – DURING LAY-DOWN	CONTINUOUS AS NEEDED	–
THICKNESS – IN PLACE (CORE)	PER 1000 LF STREET	1
% AIR VOIDS – IN PLACE (CORE)	PER 1000 LF STREET	1
% THEORETICAL DENSITY – IN PLACE (CORE)	PER 1000 LF STREET	1
CONCRETE:		
(UNCONFINED COMPRESSION, 7, 14, & 28 DAY)		
CURB & GUTTER / CURB	PER 500 LF C&G/CURB	1
SIDEWALKS AND CURB RAMPS	PER 4000 SF	–
DRIVEWAYS	PER 2500 SF	–
CURB, POST & GRATE INLETS	PER 6 EACH	1
BOX CULVERTS (CAST-IN-PLACE)	PER 100 LF	–
WINGWALLS	PER EACH	–
STORM MANHOLES (CAST-IN-PLACE)	PER 2 EACH	–
RIPRAP, APRONS & S.E.T.s	PER 4000 SF	1
MANHOLE BASE/FOOTING	PER 10 EACH	–
RIGID CONCRETE PAVEMENT:		
COMPRESSION STRENGTH (7 & 28 DAY)	PER 2500 SY OR DAY	2
FLEXURAL (BEAM) STRENGTH (7 & 28 DAY)	PER 2500 SY OR DAY	2
AIR CONTENT	PER 2500 SY OR DAY	2
SLUMP	PER 2500 SY OR DAY	2

NOTES:

1. THE TESTING RATES ARE ONLY ANTICIPATED GUIDELINES, THE ENGINEER RESERVES THE RIGHT TO CONDUCT ADDITIONAL TESTING AT THE ENGINEER'S DISCRETION. RE-TEST FOR FAILURES ARE NOT INCLUDED.
2. MOISTURE CONTENTS TO BE INCLUDED WITH DENSITY TEST.
3. IN THE EVENT OF FAILURES, ADDITIONAL TESTS WILL BE REQUIRED. IF EXCESSIVE RAIN OR DRY PERIOD OCCURS ON A PREVIOUSLY TESTED SECTION, THE CITY MAY ORDER RE-TESTS AS NECESSARY.
4. OFFSITE DUNE MITIGATION FILL MATERIAL, IF NEEDED, SHALL BE CLEAN AND FREE OF DEBRIS AND FREE OF TOXIC MATERIALS LISTED IN TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, 3.02.4, IN CONCENTRATIONS WHICH ARE HARMFUL TO PEOPLE, FLORA, AND FAUNA.
5. DUNE MITIGATION FILL MATERIAL SHALL BE OF ACCEPTABLE MINERALOGY AND GRAIN SIZE WHEN COMPARED TO THE SEDIMENTS FOUND ON THE SITE. A COMMERCIAL BORROW SITE EXISTS WITHIN A MILE OF THE STE ON SH. 361 THAT MAY HAVE ACCEPTABLE FILL.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite 2100
Corpus Christi, Texas 78401-3717
Phone: (361) 561-6500
Fax - (361) 561-6501

DESCRIPTION | BY | DATE | REVISION NO.

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

ESTIMATED QUANTITIES SUMMARY AND TESTING SCHEDULE

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 4 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR15454[IN\STANDARD]X-FNCC-3-DEBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 FSLTS: 1

Date: Jun 27, 2025 - 3:00pm User: 08661 File: N:\IF\Drawings\COCC_STD_QUANTS.dwg

GENERAL NOTES

A. STREETS

1. UNLESS NOTED OTHERWISE, STREET DIMENSIONS SHOWN ON THE PLANS ARE TO BACK OF CURB.
2. "CLEAR RIGHT-OF-WAY" CONSISTS OF CLEARING, GRUBBING AND STRIPPING OF OBJECTIONABLE MATTER IN ACCORDANCE WITH SPECIFICATION SECTION 021020, AND REMOVING ABANDONED STRUCTURES IN ACCORDANCE WITH SPECIFICATION SECTION 021080, WITHIN THE LIMITS OF CONSTRUCTION, WHICH MAY EXTEND BEYOND THE RIGHT-OF-WAY IN SOME AREAS OF THE PROJECT.
3. "STREET EXCAVATION" IS MEASURED FROM ONE FOOT BEHIND PROPOSED CURB TO ONE FOOT BEHIND THE OPPOSITE PROPOSED CURB.
4. EMBANKMENTS FOR STREETS, WHERE REQUIRED TO ACHIEVE THE SPECIFIED ELEVATIONS, SHALL BE SELECT EXCAVATED MATERIAL OR BORROW MATERIAL, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   FREE OF HARD LUMPS, ROCK FRAGMENTS, OR OTHER DEBRIS,
   NO CLAY LUMPS GREATER THAN 2" DIAMETER,
   LIQUID LIMIT (L.L.) LESS THAN 35,
   PLASTICITY INDEX (P.I.) BETWEEN 8 AND 20,
   MOISTURE CONTENT BETWEEN 0% AND +3% OF OPTIMUM.
5. WHERE EXISTING ASPHALT OR CONCRETE PAVEMENT IS TO BE CUT, THESE CUTS SHALL BE VERTICAL AND MADE WITH A SAW.
6. ASPHALT-LAYING MACHINE SHALL BE CAPABLE OF LAYING A 14-FT. WIDTH.
7. PRIOR TO PLACEMENT OF LIMESTONE BASE, THE SUBGRADE SHALL BE CEMENT STABILIZED WITH MIN. 11% CEMENT TO TxDOT STD. 275.
8. FLEXIBLE BASE SHALL BE TYPE A GRADE 1-2 CRUSHED LIMESTONE, IN ACCORDANCE WITH TXDOT STANDARD SPECIFICATION ITEM 247 AND STANDARD SPECIFICATION SECTION 025223. FLEXIBLE BASE SHALL BE COMPACTED TO NOT LESS THAN 98% MODIFIED PROCTOR DENSITY (ASTM D1557) UNDER FLEXIBLE (H.M.A.C.) PAVEMENTS, OR NOT LESS THAN 98% STANDARD PROCTOR (D698 OR AASHTO T99) UNDER RIGID (CONCRETE) PAVEMENTS, WITHIN ±2% OF OPTIMUM MOISTURE CONTENT.
9. PRIME COAT SHALL BE MC-30 MEDIUM-CURING CUTBACK ASPHALT OR AE-P ASPHALT EMULSION PRIME, AND SHALL BE APPLIED AT A RATE OF 0.15 GALLON PER SQUARE YARD. TACK COAT SHALL BE SS-1 SLOW-SETTING EMULSIFIED ASPHALT AND SHALL BE APPLIED AT A RATE OF 0.05 TO 0.15 GALLON PER SQUARE YARD.
10. HOT MIX ASPHALTIC CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT STANDARD SPECIFICATION ITEM 340 AND CITY SPECIFICATION SECTION 025424.
11. CARE SHALL BE TAKEN TO PROTECT HIGHWAY STRIPING AND OTHER CONCRETE SURFACES FROM ASPHALT SPLATTER DURING PRIMING AND SEALING OPERATIONS.
12. LOCATIONS OF H.M.A.C.P. LONGITUDINAL CONSTRUCTION JOINTS FOR FINAL SURFACE COURSE SHALL COINCIDE WITH LANE STRIPING UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. H.M.A.C.P. TRANSITIONS TO EXISTING PAVEMENTS SHALL BE TRANSITIONED OVER 10 FEET TO PRODUCE A SMOOTH RIDE AND SHALL BE CHECKED WITH A 10-FT. STRAIGHT EDGE PRIOR TO COMPLETION. VALLEY GUTTERS SHALL NOT BE CONSTRUCTED USING ASPHALT PAVEMENT.
14. CONCRETE FOR RIGID (CONCRETE) PAVEMENTS SHALL BE CLASS 'P' WITH A MINIMUM FLEXURAL (BEAM) STRENGTH OR A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED IN CITY SPECIFICATION SECTION 025620 AND TXDOT STANDARD SPECIFICATION ITEM 360.

B. UTILITIES AND STORM WATER

1. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OWNER TO ADJUST OR RELOCATE UTILITIES THAT WILL INTERFERE WITH THE PROPOSED IMPROVEMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO EXISTING GAS LINES, PRODUCT PIPELINES, FIBER OPTIC LINES, UTILITY POLES, TELEPHONE/CABLE TV PEDESTALS, ELECTRICAL DUCT BANKS, JUNCTION BOXES, ETC. WHERE FEASIBLE, THESE EXISTING UTILITIES SHOULD BE ADJUSTED OR RELOCATED PRIOR TO BEGINNING WORK ON THE AFFECTED CONSTRUCTION PHASE. EXISTING WATERLINES AND WASTEWATER LINES THAT INTERFERE WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED BY THE CONTRACTOR.
2. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED ON A COMBINATION OF INFORMATION OBTAINED FROM THE SURVEY, SUE AND FROM AVAILABLE UTILITY RECORDS AND RECORD DRAWINGS, AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY TO INVESTIGATE AND LOCATE ALL UNDERGROUND UTILITIES AND STRUCTURES SUFFICIENTLY IN ADVANCE OF TRENCHING AND EXCAVATION OPERATIONS TO AVOID DAMAGING EXISTING UTILITIES OR CAUSING UNNECESSARY DELAYS. THIS INCLUDES EXPOSING UTILITY TIE-INS AND CROSSINGS FOR VERIFICATION PRIOR TO LAYING NEW LINES. THERE SHALL BE NO SEPARATE PAYMENT FOR THE EXPLORATORY EXCAVATIONS, WHICH ARE SUBSIDIARY TO THE COST OF THE RELATED UTILITY OR APPLICABLE FEATURE.
3. EXISTING STORM WATER PIPES, BOXES, MANHOLES, INLETS, ETC. TO BE REMOVED SHALL BE PAID FOR UNDER ITEM "CLEAR RIGHT-OF-WAY". ALL EXCAVATIONS TO REMOVE THESE PIPES AND STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO CITY DETAILS AND SPECIFICATIONS. ALL BACKFILLING AND CEMENT STABILIZED SAND SHALL BE SUBSIDIARY TO "CLEAR RIGHT OF WAY"
4. SHALLOW ABANDONED PIPES (OLD WATERLINES, DITCH CULVERTS, UTILITY SERVICES, ETC.) WITHIN LIMITS OF R.O.W. SHALL BE REMOVED AND PROPERLY DISPOSED OF. THIS GENERALLY APPLIES TO ALL UNWANTED PIPES THAT ARE WITHIN ONE FOOT OF SUBGRADE, DITCH CULVERTS, AND ANY ABANDONED PIPES WHICH COULD IMPACT THE PROPOSED WORK. ALL ABANDONED LINES TO REMAIN IN PLACE SHALL BE FILLED WITH FLOWABLE GROUT MATERIAL AS REQUIRED TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. EXCEPT AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS, THIS ACTIVITY WILL NOT BE PAID FOR DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY WORK.
5. IF ACTIVE SHALLOW BURIED PIPELINES OR UTILITIES ARE ENCOUNTERED WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THESE LINES MAY REQUIRE ENCASEMENT OR REROUTING.
6. ALL STORM WATER PIPE SHALL BE CLASS IV REINFORCED CONCRETE PIPE WITH TYPE B WALL AND TONGUE-AND-GROOVE JOINTS PER ASTM C-76, UNLESS NOTED OTHERWISE ON THE DRAWINGS. CLASS IV REINFORCED CONCRETE PIPE SHALL BE USED WHERE TOP OF PIPE EXTENDS INTO BASE COURSE OR COMPACTED SUBGRADE.
7. STORM WATER MAN HOLES, INLETS, JUNCTION BOXES ARE TO BE BID AS CAST-IN-PLACE. AT THE OAR'S DISCRETION, SOME PRE-CAST ITEMS MAY BE AUTHORIZED BASED ON CONTRACTOR'S VERIFICATION AND ASSURANCE THAT THE FINAL CONNECTIONS AND ANGLES HAVE BEEN CONFIRMED AND THAT DELIVERY SCHEDULE WILL NOT HOLD UP THE CONSTRUCTION SCHEDULE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL FLOWLINES, CONNECTIONS, AND CONFLICTS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS SUBSIDIARY WORK.
8. MITERED ENDS FOR REINFORCED CONCRETE PIPES AND BOX CULVERTS MAY BE PRECAST SECTIONS OR FIELD CUT, AT THE CONTRACTOR'S OPTION. NO SEPARATE PAYMENT WILL BE MADE FOR THESE SUBSIDIARY ITEMS.
9. ANGLES, BENDS, AND TRANSITIONS IN REINFORCED CONCRETE PIPES AND BOX CULVERTS SHALL BE PRECAST.
10. UTILITY TRENCHES SHALL BE SHEATHED AND BRACED AS REQUIRED TO MAINTAIN A SAFE WORKING AREA FOR WORKERS, IN ACCORDANCE WITH O.S.H.A. STANDARDS, 29 CFR PART 1926, SUBPART P "EXCAVATIONS".
11. TRENCH EXCAVATION SHALL NOT PRECEDE BACKFILL BY MORE THAN 200 FEET. NO TRENCH SHALL BE LEFT OPEN AFTER NORMAL WORKING HOURS.
12. ALL OPEN EXCAVATIONS SHALL BE ENCLOSED WITH HIGH-DENSITY POLYETHYLENE 4-FT. HIGH ORANGE SAFETY BARRICADE FENCE (TENSAR UX4050 OR APPROVED EQUIVALENT) AND DRUMS.
13. ALL VALVE BOXES AND MANHOLES RIMS REQUIRING ADJUSTMENT SHALL BE LOCATED BY STATION AND OFFSET AND TIED TO EXISTING FEATURES THAT WILL REMAIN IN PLACE. ALL NEW AND EXISTING VALVES AND MANHOLES SHALL BE EXTENDED TO FINISH GRADE. ELEVATION ADJUSTMENTS FOR NEW MANHOLES AND VALVES SHALL BE CONSIDERED SUBSIDIARY AND SHALL NOT BE PAID FOR SEPARATELY.
14. THE CONTRACTOR SHALL LOCATE ALL EXISTING WATER AND SANITARY SEWER SERVICE CONNECTIONS ALONG THE PROJECT CORRIDOR BY EXPLORATORY EXCAVATION OR OTHER MEANS. NO DIRECT PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK; IT WILL BE CONSIDERED SUBSIDIARY TO THE PAY ITEMS FOR WATER AND WASTEWATER IMPROVEMENTS.
15. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE. ALL PIPES, UTILITIES AND OTHER FACILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE CITY'S SATISFACTION, WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR.
16. PAVEMENT REPAIR FOR UTILITY TRENCH SHALL BE PAID FOR ONLY IF THE REPAIR OCCURS OUTSIDE THE LIMITS OF PROPOSED STREET RECONSTRUCTION. TRENCH RESTORATION ALONG EXISTING PAVEMENTS THAT ARE SCHEDULED FOR SUBSEQUENT RECONSTRUCTION SHALL INCLUDE TEMPORARY REPLACEMENT OF BASE COURSE WITH LOW P.I. MATERIAL THAT IS CONDUCIVE FOR SALVAGE. ANY PAVEMENT REPAIR FOR TRENCHING OUTSIDE THE LIMITS OF THE ROADWAY IMPROVEMENTS WILL REQUIRE A PERMIT FROM DEVELOPMENT SERVICES AND MUST INCLUDE A FULL LANE OVERLAY FOR PARALLEL CUTS AND 12' FOR PERPENDICULAR CUTS, TYPICAL.
17. WHERE UTILITY WORK IS PERFORMED UNDER AREAS OF THE EXISTING ROADWAY THAT ARE REQUIRED TO CARRY TRAFFIC PRIOR TO COMPLETION OF THE STREET IMPROVEMENTS, THE CONTRACTOR SHALL APPLY SURFACE TREATMENT ON TOP OF THE BASE OR BACKFILL MATERIAL UNTIL SUCH TIME THAT THE PROPOSED PAVEMENT SECTION IS CONSTRUCTED. THESE TEMPORARY PAVEMENTS WILL NOT BE PAID FOR DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY WORK.
18. EXCEPT AS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS, TIE-INS OR CONNECTIONS OF PROPOSED STORM WATER TO MANHOLES OR EXISTING STORM WATER LINES SHALL BE SUBSIDIARY WORK AND SHALL NOT BE MEASURED FOR PAYMENT.
19. PRECAST CURB INLETS, IF ALLOWED, SHALL HAVE CAST-IN-PLACE THROAT AND TOP.
20. A PIPE COLLAR SHALL BE USED WHERE PROPOSED STORM WATER PIPE IS TO BE CONNECTED TO LIKE-SIZED EXISTING STORM WATER PIPE. PIPE COLLARS SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS. PIPE COLLARS WILL NOT BE REQUIRED AT STRAIGHT (NON-SKEWED) TONGUE-AND-GROOVE CONNECTIONS OF SAME SIZE PIPES UNLESS THE JOINT IS DAMAGED.
21. UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS, DE-WATERING OF OPEN EXCAVATIONS AND UTILITY OR STORM WATER TRENCHES WILL NOT BE PAID FOR DIRECTLY, BUT SHALL BE SUBSIDIARY TO THE ITEMS IT MAY BE ASSOCIATED WITH. REFER TO CITY SPECIFICATION SECTION 022021.
22. PROVIDE TEMPORARY OUTFALLS FOR STORM WATER RUNOFF UNTIL DOWNSTREAM STORM WATER IMPROVEMENTS ARE COMPLETED. THIS MAY REQUIRE TEMPORARY PUMPING OF STORM WATER RUNOFF INTO EXISTING STORM WATER SYSTEM. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS SUBSIDIARY WORK.
23. CONTRACTOR SHALL PROVIDE 6" OF CEMENT-STABILIZED SAND BEDDING BENEATH ALL PRECAST CONCRETE BOX CULVERTS, STORM WATER MANHOLES AND JUNCTION BOXES. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS SUBSIDIARY WORK.
24. CONTRACTOR SHALL PROVIDE CEMENT-STABILIZED SAND BACKFILL UNIFORMLY MOISTENED AND MIXED (3 FEET MAXIMUM HEIGHT) FOR ALL UTILITY AND STORM SEWER TRENCHES IN PAVEMENT AREAS, AS INDICATED ON THE DRAWINGS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS SUBSIDIARY WORK.
25. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER PRIOR TO ACCESSING PRIVATE PROPERTY INCLUDING UTILITY EASEMENTS. ALL PERIMETER FENCE REMOVED TO GAIN ACCESS TO THE SITE SHALL BE REPLACED WITH NEW FENCE OF THE SAME MATERIAL. CONTRACTOR SHALL MAINTAIN SITE SECURITY BY MEANS OF TEMPORARY FENCING UNTIL PERMANENT FENCE HAS BEEN INSTALLED CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY HIS ACTIVITIES TO PRE-CONSTRUCTION CONDITION. RESTORATION EFFORTS INCLUDE, BUT ARE NOT LIMITED TO ALL EQUIPMENT, LABOR AND MATERIALS REQUIRED TO PLACE TOPSOIL AND SOD, CONSTRUCT ASPHALT PAVEMENT REPAIRS, CONCRETE SIDEWALK REPAIRS, CONCRETE DRIVEWAY REPAIRS, AND CONCRETE PAVEMENT REPAIRS, AS NEEDED. UNLESS NOTED OTHERWISE, ALL OF THE WORK LISTED HEREIN SHALL BE SUBSIDIARY TO OTHER PAY ITEMS AND WILL NOT BE PAID FOR SEPARATELY.
26. THIS PROJECT IS LOCATED IN THE CORPUS CHRISTI BAY DRAINAGE BASIN.

E. WASTEWATER

1. ABANDONED SERVICES SHALL BE COMPLETELY REMOVED AND CAPPED AT THE MAIN OR MANHOLE.
2. NEITHER BLUE PVC PIPE NOR DUCTILE IRON PIPE SHALL BE USED FOR WASTEWATER LINES.
3. AN 8-IN VCP GRAVITY W.W. LINE AND A 6-IN. ACP FM EXIST. BELOW THE PROPOSED ROADWAY AND SHALL BE LOCATED, PROTECTED AND PRESERVED BY THE CONTRACTOR DURING CONSTRUCTION.
4. THE W.W. LINES IN THIS VICINITY ARE THE RESPONSIBILITY OF WCID #4, SO THE CONTRACTOR SHALL COORDINATE WITH WCID #4 ON ANY W.W. LINE ISSUES.

F. WATERLINES

1. THE CONTRACTOR SHALL COORDINATE WITH WCID #4 TO SCHEDULE OPTIMUM TIME FOR WATER CONNECTION TIE-INS.
2. VALVE BOXES AND METER BOXES TO REMAIN IN SERVICE SHALL BE ADJUSTED TO FINISH GRADE.
3. WHERE A WASTEWATER LINE AND A WATERLINE CROSS, THE WATERLINE SHALL BE PLACED OVER THE WASTEWATER LINE WITH A USUAL VERTICAL CLEARANCE OF 2 FEET AND WITH A 20 FOOT JOINT OF WATERLINE PIPE CENTERED OVER THE WASTEWATER LINE. IF IT IS NOT POSSIBLE FOR THE WASTEWATER LINE TO BE AT LEAST 2 FEET BELOW THE WATERLINE, THE WASTEWATER LINE SHALL BE C900 OR WITH A MINIMUM PRESSURE RATING OF 150 PSI, OR SHALL BE ENCASED WITH A STANDARD 20-FT. LENGTH OF PRESSURE PIPE CENTERED OVER THE WATERLINE. THE CASING PIPE SHALL NOT BE PAID FOR DIRECTLY BUT SHALL BE SUBSIDIARY TO THE CARRIER PIPE.
4. WATERLINES SHALL BE PLACED TO DEPTH AS PER WCID #4 WATERLINE MINIMUM COVER REQUIREMENTS ON WATER DETAIL SHEETS, OR AS OTHERWISE SHOWN ON THE DRAWINGS. HOWEVER, IT MAY BE NECESSARY TO PLACE THE WATERLINE DEEPER AT CERTAIN LOCATIONS IN ORDER TO AVOID CONFLICTS.
5. PIPE BETWEEN FITTINGS AT VERTICAL AND HORIZONTAL CHANGES IN ALIGNMENT SHALL BE DUCTILE IRON PIPE WITH JOINT RESTRAINT DEVICES. UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS, NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK; IT SHALL BE CONSIDERED SUBSIDIARY TO THE BID ITEMS FOR WATER IMPROVEMENTS.
6. CONNECTIONS TO THE EXISTING WATER SYSTEM WILL BE PAID FOR AS INDICATED IN THE BID PROPOSAL.
7. WATERLINES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE GROUT MATERIAL (SEE MIXTURE NOTE ON THIS SHEET), AND SHALL BE DETACHED AND CAPPED A MINIMUM OF 10 FEET FROM THE CONNECTION POINT.
8. ASBESTOS CONCRETE PIPE SHALL NOT BE ABANDONED IN PLACE IN TXDOT ROW, BUT INSTEAD SHALL BE REMOVED AND SHALL BECOME THE PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF PROPERLY.
9. CARE SHALL BE TAKEN BY THE CONTRACTOR AROUND THE EXISTING 12-IN. ACP WATERLINE TO NOT DAMAGE THE ADJACENT EXISTING ACP WASTEWATER FORCE MAIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ANY REPAIRS TO THE FM OR THE 12-IN. WATERLINE.
10. WATERLINE TRENCH RESTORATION SHALL BE ACCOMPLISHED BY THE CONTRACTOR CAREFULLY STRIPPING THE TOP 12 INCHES OF ORGANIC MATERIAL (TOP SOIL AND NATIVE PLANT MATERIAL) OFF TO ONE SIDE OF THE TRENCH TO BE RE-USED FOR COVERING OVER THE TRENCH AFTER TRENCH REFILLING FOLLOWING PIPE INSTALLATION. THE REMAINING EXCAVATED TRENCH MATERIAL SHALL BE CAST TO THE OTHER SIDE OF THE TRENCH. TRENCHING, PIPE INSTALLATION, AND BACKFILL SHALL BE ACCOMPLISHED ON THE SAME DAY OR WITHIN 24 HOURS TO PREVENT SPOILAGE OF NATIVE PLANT MATERIAL. THE CONTRACTOR SHALL WATER DAILY UNTIL PLANT GROWTH IS RE-ESTABLISHED OR 45 DAYS, WHICHEVER COMES FIRST.
11. RE-FILLING OF THE TRENCH SHALL BE ACCOMPLISHED AFTER PIPE REMOVAL BY RE-COMPACTING THE NATIVE SOIL TO 95% STD. PROCTOR AT +/-2% OPTIMUM MOISTURE CONTENT AND IN LIFTS NOT EXCEEDING 10 INCHES.
12. THE FIRE DEPARTMENT SHALL BE ENGAGED TO SUPERVISE THE INSTALLATION OF ANY FIRE LINE VALVES.

G. SPECIAL RESTRICTIONS FOR SEQUENCING WORK

1. H.M.A.C.P. BASE COURSE SHALL FOLLOW COMPLETED FLEXIBLE BASE COURSE WITHIN 5 DAYS. NO TRAFFIC WILL BE ALLOWED ON UNPROTECTED BASE MATERIAL.
2. CONTRACTOR SHALL SPRINKLE FOR DUST CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS SUBSIDIARY WORK.
3. CONTRACTOR SHALL COORDINATE WATERLINE HYDROSTATIC TESTING AND BACTERIOLOGICAL TESTING WITH THE PROPOSED CONSTRUCTION SEQUENCING FOR THIS PROJECT.
4. THE AREA BEHIND THE NEW CURB AND GUTTER MUST BE BACKFILLED AND COMPACTED WITHIN 48 HOURS OF FORM REMOVAL IN ACCORDANCE WITH SPECIFICATION SECTION 025610.

H. TRAFFIC

1. THE CONTRACTOR SHALL NOTIFY ALL RESIDENTS AND BUSINESS OWNERS WITHIN THE CONSTRUCTION AREA 5 DAYS PRIOR TO PLACING CONSTRUCTION SIGNS.
2. REFLECTORIZED PAVEMENT MARKINGS FOR STREETS SHALL BE TYPE I THERMOPLASTIC.
3. OBLITERATING EXISTING PAVEMENT MARKINGS SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE SUBSIDIARY TO THE PAVEMENT MARKING PAY ITEMS.
4. TABS, TRAFFIC BUTTONS AND OTHER TEMPORARY OR ABBREVIATED PAVEMENT MARKINGS SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE SUBSIDIARY TO THE PAY ITEMS FOR PAVEMENT MARKING AND TRAFFIC CONTROL.
5. AT LEAST 48 HOURS PRIOR TO APPLYING PERMANENT PAVEMENT MARKINGS, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTION REPRESENTATIVE AND OBTAIN CITY APPROVAL FOR THE LOCATION, ALIGNMENT AND LAYOUT OF THE PAVEMENT MARKINGS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROLS THROUGHOUT THE DURATION OF THE CONTRACT FOR ALL PHASES OF THE WORK, IN ACCORDANCE WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", TRAFFIC CONTROL PLAN, AND BARRICADE AND CONSTRUCTION STANDARDS.
7. CONTRACTOR SHALL NOTIFY TXDOT 72 HOURS PRIOR TO APPLYING ANY PERMANENT PAVEMENT MARKINGS TO S.H. 361.
8. ALL-WEATHER ACCESS TO LOCAL RESIDENCES AND BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL WEATHER MATERIAL INCLUDES LIMESTONE BASE, COLD MIX, OR OTHER MATERIAL APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
9. THE CONTRACTOR MAY USE EXCAVATED BASE MATERIAL FOR TEMPORARY TRANSITIONS TO EXISTING DRIVEWAYS DURING CONSTRUCTION, IF MATERIAL IS APPROVED BY THE ENGINEER.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No. .
FNI PROJECT: COR21576

6/30/2025
BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone (361) 561-6500
Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

GENERAL NOTES 1

SHEET 5 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1

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(CALICHE IS NOT ACCEPTABLE).

10. CONTRACTOR MUST NOTIFY TXDOT 72 HOURS PRIOR TO ANY WORK IN TXDOT ROW, INCLUDING TRAFFIC CONTROL.

I. MISCELLANEOUS

1. CONCRETE SHALL BE SAW-CUT WHERE AN EXISTING CONCRETE STRUCTURE IS TO BE PARTIALLY REMOVED.
2. TREE TRIMMING SHALL BE DONE IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. TREES, TREE STUMPS AND BRUSH WITHIN THE R.O.W. THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND HAULED AWAY. PAYMENT FOR THIS WORK IS SUBSIDIARY TO ITEM "CLEAR RIGHT-OF-WAY".
3. PRIMING AND HOT-MIX PLACING OPERATIONS SHALL NOT BE CONDUCTED ON DAYS FOR WHICH AN OZONE ADVISORY HAS BEEN ISSUED, EXCEPT FOR REPAIRS.
4. FENCES SHALL BE RELOCATED PER STANDARD SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL NOT DISTURB FENCES ALONG THE R.O.W. THAT DO NOT ENCROACH WITHIN THE R.O.W., UNLESS DIRECTED BY THE ENGINEER AND REQUIRED FOR GRADE ADJUSTMENTS. ALL FENCES ON PRIVATE PROPERTY THAT ARE DISTURBED, REMOVED, ETC., FOR THE CONTRACTOR'S CONVENIENCE, SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE.
5. UNLESS OTHERWISE INDICATED, REMOVAL OF EXISTING FENCE IN AREAS TO RECEIVE NEW FENCE WILL NOT BE PAID FOR DIRECTLY, BUT SHALL BE SUBSIDIARY TO THE VARIOUS BID ITEMS. THE CONTRACTOR SHALL PROVIDE A TEMPORARY FENCE FROM THE TIME AN EXISTING FENCE IS REMOVED TO THE TIME THE PROPOSED FENCE IS REPLACED. THIS WORK WILL NOT BE PAID FOR DIRECTLY BUT CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
6. ALL WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7 A.M. TO 6 P.M. OR AT TIMES THAT ARE SPECIFICALLY APPROVED IN WRITING BY THE CITY REPRESENTATIVE.
7. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONSIST OF USING THE BID ITEMS, SEEDING, SILT FENCE AND CURB INLET PROTECTION AS SHOWN ON THE PLANS. SHALL BE PLACED AS SOON AS POSSIBLE AFTER COMPLETION OF PAVING SITE GRADING. IF INLETS, MANHOLES OR JUNCTION BOXES ARE BUILT IN STAGES, SILT FENCE FABRIC SHALL BE PLACED AROUND THE STRUCTURE. ONCE INSTALLED, SILT FENCE SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE ACHIEVED AT LEAST 75% VEGETATIVE COVER. CONTRACTOR SHALL PROPERLY MAINTAIN STRUCTURAL B.M.P.S THROUGHOUT THE PROJECT DURATION.
8. ALL PROPOSED EASEMENTS AND RIGHTS-OF-WAY FOR THIS PROJECT WILL BE ACQUIRED PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ALL LEGALLY REQUIRED PERMITS AND LICENSES, PAY ALL CHARGES AND FEES, GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK, AND ARRANGE FOR ALL INSPECTIONS, PER CONTRACT REQUIREMENTS. THIS INCLUDES FILING FOR AND PROCURING A TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) NOTICE OF INTENT (NOI) FOR LARGE CONSTRUCTION PROJECTS, WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), PRIOR TO BEGINNING CONSTRUCTION. THE NOTICE OF INTENT AND CONSTRUCTION SITE NOTICE SHALL BE PROMINENTLY POSTED AT THE JOBSITE AT ALL TIMES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION WITH THE TCEQ UPON FINAL COMPLETION OF THE WORK. THIS PROJECT IS NOT EXEMPT FROM CITY PERMITS AND FEES.
10. CONTRACTOR SHALL COORDINATE WITH A.E.P. TO BRACE AND/OR RELOCATE EXISTING POWER POLES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR TO COORDINATE THE SCHEDULE WITH A.E.P. FOR ALL POWER POLES TO BE RELOCATED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL TCP COSTS IF PROJECT DELAYS OCCUR. ADDITIONAL PAYMENT WILL NOT BE MADE FOR TRAFFIC CONTROL REQUIRED IF THE WORK EXCEEDS THE ALLOWABLE NUMBER OF CONSTRUCTION DAYS UNLESS A CHANGE ORDER IS APPROVED.
12. MATERIALS TESTING SHALL BE PERFORMED WITHIN 24 HOURS OF MATERIALS PLACEMENT.

J. DESIGN CRITERIA

1. ROADWAY GEOMETRICS WERE DESIGNED FOR 20 MPH DESIGN SPEED.
2. RIGID PAVEMENT DESIGN:
   100,000 E.S.A.L.s/S.N.=1.72/30-YR.

SPECIAL NOTES:

1. CONTRACTOR MUST PROVIDE TV INSPECTION OF ALL STORM WATER LINES PRIOR TO CONSTRUCTION OF FINAL PAVEMENT. THE TV INSPECTION MUST BE SUBMITTED TO THE CITY AND THE CONTRACTOR MUST RECEIVE WRITTEN APPROVAL FROM THE CITY BEFORE ANY PERMANENT PAVEMENT IS PLACED ABOVE THE STORM WATER LINES.

TTC PLAN SUBMITTAL, APPROVAL, AND IMPLEMENTATION

1. THE TRAFFIC CONTROL PLAN SUBMITTED BY A CONTRACTOR CAN EITHER BE REVIEWED AND APPROVED:
   A. PRIOR TO A NOTICE-TO-PROCEED. THIS IS KNOWN AS AN "IN-PROCESS" REVIEW INTENDED TO HAVE AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO OR CONCURRENT WITH A NOTICE-TO-PROCEED TO THE CONTRACTOR.
   B. AFTER A NOTICE-TO-PROCEED. THIS IS KNOWN AS A "DEFERRED" REVIEW THAT DELAYS THE START OF ANY CLOSURES AFTER A NOTICE-TO-PROCEED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED.
2. INITIAL REQUESTS. A TRAFFIC CONTROL PLAN IS REQUIRED FOR ALL WORK ZONES IN CITY RIGHT-OF-WAY. AN INITIAL OR NEW TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO CITY'S OAR A MINIMUM OF SIX WEEKS PRIOR TO THE PROPOSED START DATE OF THE CLOSURE TO ALLOT TIME FOR INITIAL REVIEW, CITY COMMENTS, CONTRACTOR RESPONSE AND REVISIONS, AND SUBSEQUENT REVIEW TIMEFRAMES. IT ALSO ALLOTS TIME FOR PUBLIC NOTIFICATION OF THE START OF ANY REQUESTED CLOSURE. INITIAL REVIEWS ARE ALLOTTED 21 WORKING DAYS FOR STAFF REVIEW AND PREPARATION OF COMMENTS. SEVEN (7) DAYS MUST BE ALLOTTED TO PROVIDE PUBLIC NOTIFICATION THROUGH A NEWS RELEASE, DOOR HANGERS, AND CHANGEABLE MESSAGE SIGNS (CMS).
3. SUBSEQUENT REVIEW. THE REVIEW TIME FOR SUBSEQUENT TRAFFIC CONTROL PLAN SUBMITTALS WILL VARY, BUT CITY STAFF ALLOTS A MINIMUM OF 14 DAYS FOR SUBSEQUENT REVIEWS.
4. SUBMITTAL REQUIREMENTS ARE DESCRIBED UNDER GENERAL TRAFFIC CONTROL NOTES.

GENERAL TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL PREPARE SPECIFIC TEMPORARY TRAFFIC CONTROL PLANS (TTC) AND TEMPORARY SIGNAL PLANS PER THEIR PROPOSED MEANS AND METHODS. TTC PLANS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST EDITION. THE MINIMUM PLAN SIZE SHALL BE 11X17: MINIMUM SCALE 1" = 100'.
2. TEMPORARY TRAFFIC CONTROL (TTC) AND TEMPORARY SIGNAL PLANS SUBMITTED FOR OFFICIAL REVIEW BY THE CITY'S TRAFFIC ENGINEERING DEPARTMENT SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS. THE SUBMITTED TRAFFIC CONTROL PLAN SHALL CONSIST OF THE FOLLOWING:
   - TCP ADVANCE WARNING SIGN SHEETS, INCLUDING:
     i. PROJECT LIMITS
     ii. APPROACH SIGNAGE TYPE AND LOCATION, WHICH WILL BE IN PLACE PRIOR TO CONSTRUCTION COMMENCING
     iii. INITIAL PCMS SETUP LOCATION
     iv. SIGNAGE ANNOTATION AND DIMENSIONS SHALL BE AS SHOWN IN THE TMUTCD AND/OR STANDARD HIGHWAY SIGN DESIGN (SHSD) FOR TEXAS.
   - TCP SEQUENCE OF CONSTRUCTION (PHASING) IN PLAN VIEW, INCLUDING:
     i. BRIEF DESCRIPTION OF THE OVERALL PROJECT CONSTRUCTION SEQUENCE INTENT (EXAMPLE: EAST SIDE OF ROADWAY 1ST, WEST SIDE OF ROADWAY 2ND, ETC.)
     ii. ORDER OF PROJECT ACTIVITIES THAT SHALL BE PERFORMED WITHIN EACH SEQUENCE (EXAMPLE: ASSESS EXISTING CONDITIONS 1 ST, DEMOLITION 2ND, PROPOSED IMPROVEMENTS 3RD, ETC.)
     iii. WORK ZONE AND TRAFFIC FLOW DIRECTION AROUND THE WORK ZONE.
     iv. DETOUR ROUTES WHICH MAY CONSIDER ONE-WAY DESIGNATION ALONG CROSS STREETS
     v. LOCATION AND TYPES OF TCDs WITHIN AND ADJACENT TO THE WORK ZONE.
     vi. LANE CONFIGURATIONS/DELINEATORS
     vii. ROAD AND SITE CONDITIONS AT THE TIME OF EACH SEQUENCE (EXAMPLE: DURING THE FIRST CONSTRUCTION SEQUENCE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE EXISTING UNDISTRUBED ROADWAY OPPOSITE TO THE CONSTRUCTION ZONE. ONCE THE CONSTRUCTION ZONE IS SHIFTED TO THE OPPOSITE SIDE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE NEW TEMPORARY PAVEMENT TYPE 'B' HMAC, ETC.)
     viii. REDUCED (CONSTRUCTION) SPEED ZONES.
     ix. ADA ACCESSIBLE ROUTES AND PEDESTRIAN CROSSINGS, WHICH SHALL REMAIN OPEN AT ALL TIME ON ONE SIDE OF THE CONSTRUCTED ROAD.
   - TCP TYPICAL SECTIONS, INCLUDING:
     i. WORK ZONE
     ii. EXISTING AND PROPOSED CONSTRUCTION ELEMENTS (CONDITIONS)
     iii. TRAVEL LANE WIDTHS, WHICH SHALL BE INDICATED FROM OUTSIDE OF TCDs TO ADJACENT TCDs.
     iv. PAVEMENT MARKINGS
     v. LANE DIVIDERS
     vi. CHANNELIZING DEVICES
     vii. RECOMMENDED TREATMENT TYPES AND LOCATION (WARNING DEVICES OR PROTECTIVE BARRIERS)
     viii. BUFFER ZONES
     ix. DROP-OFFS; INCLUDING SLOPE, DEPTH AND LATERAL CLEARANCE (DISTANCE FROM TRAVEL LANE TO EDGE CONDITION).
   - TXDOT's "WORKSHEET FOR EDGE CONDITION TREATMENT TYPES" THE WORKSHEET CAN BE FOUND UNDER THE "TRAFFIC CONTROL PLAN STANDARDS" SECTION OF TXDOT'S TRAFFIC STANDARDS. OTHER CHARACTERISTICS TO CONDISER WHEN INCORPORATING THIS WORKSHEET ARE PROJECT DURATION, LENGTH OF PROJECT, AND WORKER EXPOSURE.
   - TRAFFIC CONTROL PHASING OVERVIEW, INCLUDING:
     i. CALLOUTS FOR BEGIN/END PROJECT LIMITS
     ii. ALL PHASES OF TRAFFIC CONTROL IN THE SAME LAYOUT WITH DIFFERENT HATCHING AND CALLOUTS.
     iii. NAMES OF STREETS.
   - TRAFFIC CONTROL PLANS, INCLUDING:
     i. CALLOUTS FOR BEGIN/END PROJECT LIMITS
     ii. SIGN CALLOUTS WITH SIGN NOMENCLATURE AND SIGN DIMENSION SHALL BE AS SHOWN IN THE TMUTCD AND/OR STANDARD HIGHWAY SIGN DESIGN (SHSD) FOR TEXAS.
     iii. INITIAL PCMS SETUP LOCATION, AND SHOW MESSAGE TO BE DISPLAY.
     iv. BEGIN AND END PROJECT LIMITS.
     v. NAMES OF STREETS.
     vi. EXISTING AND PROPOSED CONSTRUCTION ELEMENTS (CONDITIONS)
     vii. TRAVEL LANE WIDTHS, WHICH SHALL BE INDICATED FROM OUTSIDE OF TCDs TO ADJACENT TCDs.
     viii. PAVEMENT MARKINGS
     ix. LANE DIVIDERS
     x. CHANNELIZING DEVICES
     xi. RECOMMENDED TREATMENT TYPES AND LOCATION (WARNING DEVICES OR PROTECTIVE BARRIERS)
     xii. BUFFER ZONES
     xiii. ROAD AND SITE CONDITIONS AT THE TIME OF EACH PHASE (EXAMPLE: DURING THE FIRST CONSTRUCTION SEQUENCE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE EXISTING UNDISTRUBED ROADWAY OPPOSITE TO THE CONSTRUCTION ZONE. ONCE THE CONSTRUCTION ZONE IS SHIFTED TO THE OPPOSITE SIDE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE NEW TEMPORARY PAVEMENT TYPE 'B' HMAC, ETC.)
     xiv. ARROWS SHOWING DIRECTION OF TRAFFIC FLOW.
     xv. CHEVRON SIGNS SHALL BE INCLUDED ON EVERY OTHER DRUM ALONG MERGING TAPERS, SHIFTING TAPERS, OR SHOULDER TAPERS.
     xvi. ADA ACCESSIBLE ROUTE AND PEDESTRIAN CROSSING CLOSURES OR RE-ROUTES. LAYOUTS SHOULD INCLUDE APPLICABLE TRAFFIC CONTROL DEVICES FOR PEDESTRIANS FACILITIES WITHIN THE ROW.
   - TEMPORARY SIGNAL PLANS, INCLUDING:
     i. PLAN VIEW LAYOUTS SHOWING THE INTERSECTION, AND ALL THE EXISTING SIGNAL INFRASTRUCTURE SUCH AS SIGNAL POLES, VEHICLE SIGNAL HEADS, PEDESTRIAN SIGNAL HEADS, PUSH BUTTONS, MAST ARMS SIGNS.
     ii. PLAN VIEW LAYOUTS SHALL INCLUDE ROAD AND SITE CONDITIONS AT THE TIME OF EACH PHASE ((EXAMPLE: DURING THE FIRST CONSTRUCTION SEQUENCE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE EXISTING UNDISTRUBED ROADWAY OPPOSITE TO THE CONSTRUCTION ZONE. ONCE THE CONSTRUCTION ZONE IS SHIFTED TO THE OPPOSITE SIDE, IT SHOULD BE SHOWN IN PLAN VIEW THAT TRAFFIC WILL BE TRAVELING ON THE NEW TEMPORARY PAVEMENT TYPE 'B' HMAC, ETC.)
     iii. PLAN VIEW LAYOUTS SHALL SHOW ANY ADJUSTMENTS TO THE EXISTING SIGNAL WITH APPROPIATE CALLOUTS FOR REMOVAL, RELOCATION, OR INSTALLATION.
     iv. PLAN VIEW LAYOUTS SHALL SHOW ANY PROPOSED INSTALLATION OF TEMPORARY SIGNAL ITEMS SUCH AS WOOD POLES, SPAN WIRE, VEHICLE SIGNAL HEADS, PEDESTRIAN SIGNAL HEAD, PUSH BUTTONS, AND MAST ARM SIGNS.
     v. TRAFFIC CONTROL STANDARDS, INCLUDING APPLICABLE TXDOT BARRICADE AND CONSTRUCTION STANDARDS, TXDOT WORK ZONE STANDARDS, AND TRAFFIC CONTROL PLAN STANDARDS.
1. TEMPORARY TRAFFIC CONTROL (TTC) PLANS SHALL INCLUDE CHEVRON SIGNS AT EVERY OTHER DRUM WHEN THERE IS A SHIFTING OR MERGING TAPER.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S TRAFFIC ENGINEERING DEPARTMENT PRIOR TO IMPLEMENTING A TEMPORARY TRAFFIC CONTROL PLAN AT SIGNALIZED INTERSECTIONS. IT MUST BE DETERMINED IF ADJUSTMENTS TO THE SIGNAL HEADS AND DETECTION ZONES ARE REQUIRED.
3. THE CONTRACTOR SHALL COORDINATE WITH THE CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY (CCRTA) TO DETERMINE IMPACTS TO BUS ROUTES LOCATED WITHIN THE WORK ZONE. THIS INCLUDES DETERMINING THE AMOUNT OF ADVANCED NOTIFICATION REQUIRED FOR THE CCRTA TO ADJUST BUS ROUTES AND SCHEDULES FOR ANY PLANNED STREET CLOSURES.
4. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC OR PRIVATE SCHOOLS AND DAYCARE FACILITIES TO DETERMINE TRAFFIC FLOW, DROP-OFF AND PICKUP PROCEDURES.
5. THE MINIMUM LANE WIDTH REQUIRED DURING CONSTRUCTION IS 11 FEET. CHANNELIZING DEVICES CANNOT BE INCLUDED IN THIS WIDTH.
6. ACCESS TO BUSINESS AND RESIDENTIAL DRIVEWAYS AND ALLEYS WITHIN THE PROJECT LIMITS SHALL ALWAYS BE MAINTAINED.
7. IDENTIFYING EXISTENCE OF ANY EDGE CONDITION (SLOPE OF DROP OFF), LATERAL CLEARANCE (DISTANCE FROM TRAVEL LANE TO EDGE CONDITION) AND EDGE HEIGHT ISSUES (DEPTH OF DROP OFF). RECOMMEND THE TREATMENT TYPES (WARNING DEVICES OR PROTECTIVE BARRIERS) THAT MAY BE NEEDED DURING CONSTRUCTION. LOW PROFILE BARRIERS SHALL INCLUDE REFLECTORS.
8. THE LOCATION OF LOW-PROFILE BARRIERS SHALL BE SHOWN ON THE PLANS. THE USE OF BARRIERS SHOULD NOT BE LIMITED TO SOLELY UTILITY TRENCHING, BUT THE DEPTH OF DROP-OFF CONDITIONS. REVIEW AND INCORPORATE TXDOT'S "WORKSHEET FOR EDGE CONDITION TREATMENT TYPES" FOUND UNDER THE "TRAFFIC CONTROL PLAN STANDARDS" SECTION OF TXDOT'S TRAFFIC STANDARDS. OTHER CHARACTERISTIC TO CONSIDER INCLUDE PROJECT DURATION, LENGTH OF PROJECT, AND WORKER EXPOSURE.
9. THE CONTRACTOR SHALL DETERMINE THE LIMITS AND TIMEFRAME OF SCHOOL ZONES WITHIN PROJECT LIMITS.
10. THE CONTRACTOR SHALL PROVIDE A SAFE ROUTE FOR PEDESTRIANS WITHIN THE PROJECT LIMITS. THIS ROUTE SHALL MAINTAIN EXISTING ADA ACCESSIBILITY INFRASTRUCTURE AND SHALL ALWAYS REMAIN OPEN. ANY SIDEWALK CLOSURES OR REROUTES SHALL BE ADDRESSED IN THE TEMPORARY TRAFFIC CONTROL (TTC) PLANS.
11. A REDUCED CONSTRUCTION SPEED ZONE WILL BE REQUIRED.
12. ACCESS TO ALL SIDE STREETS SHALL ALWAYS BE MAINTAINED. THE CONTRACTOR SHALL ALTERNATE THE CLOSURE OF CROSS STREETS TO AVOID TOW OR MOR SIMULTANEOUS ADJACENT CROSS STREET CLOSURES.
13. THE TEMPORARY TRAFFIC CONTROL (TTC) PLANS SHALL CONSIDER ANY ONE-WAY DESIGNATIONS ALONG CROSS STREETS WITHIN THE PROJECT LIMITS.
14. MAINTAINING REFLECTIVE TEMPORARY TABS THROUGHOUT THE DURATION OF THE PROJECT FOR LANE DELINEATION ON TEMPORARY PAVEMENT, TYPE B HMAC PAVEMENT, AND EXISTING PAVEMENT.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No. .
FNI PROJECT: COR21576

6/30/2025
BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
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Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

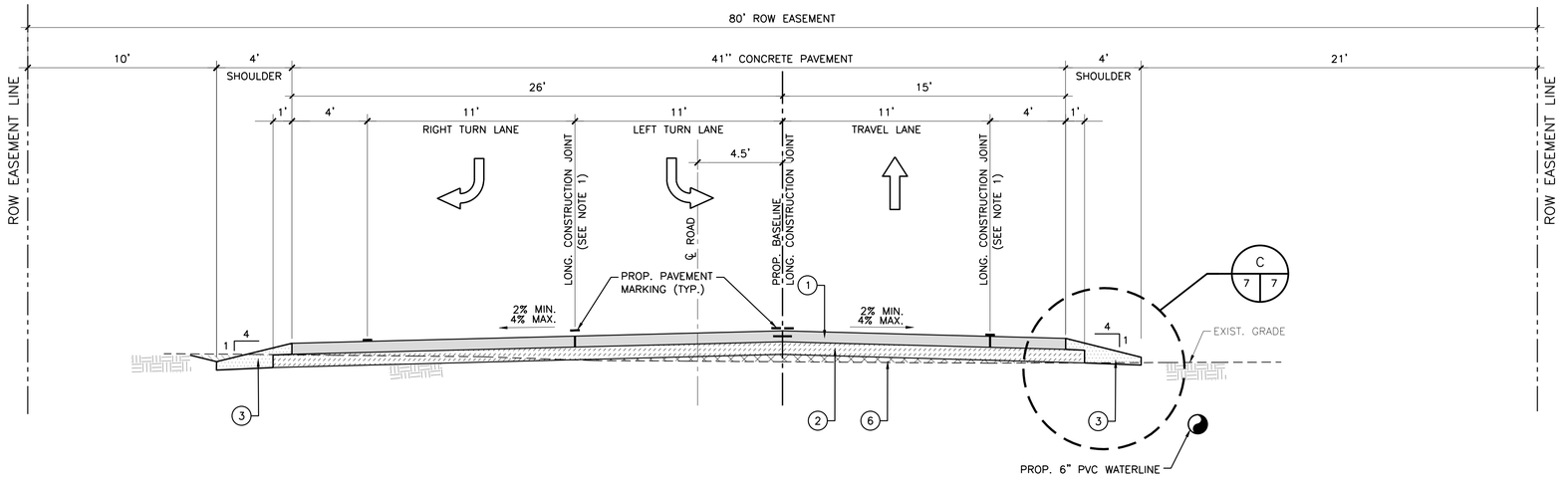
GENERAL NOTES 2

SHEET 6 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1"

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 15-154-11[N]-STANDARD X-FNICC-3-ATB&J.DWG LAYOUT: Model
06/12/2015 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:00pm User: 08661 File: N:\IF\Drawings\FNICC-ALL-NOTES.dwg

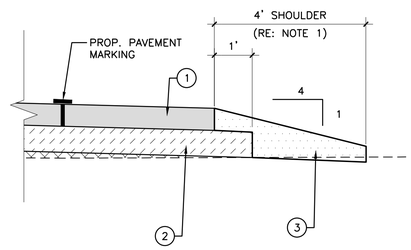


A 18 7 / 25

PROPOSED CONCRETE ROADWAY SECTION @ STATION 1+50

SCALE: 0 4' 8'

SCALE IN FEET



C 7 7

ENLARGED VIEW

SCALE: 0 2' 4'

SCALE IN FEET

NOTE:

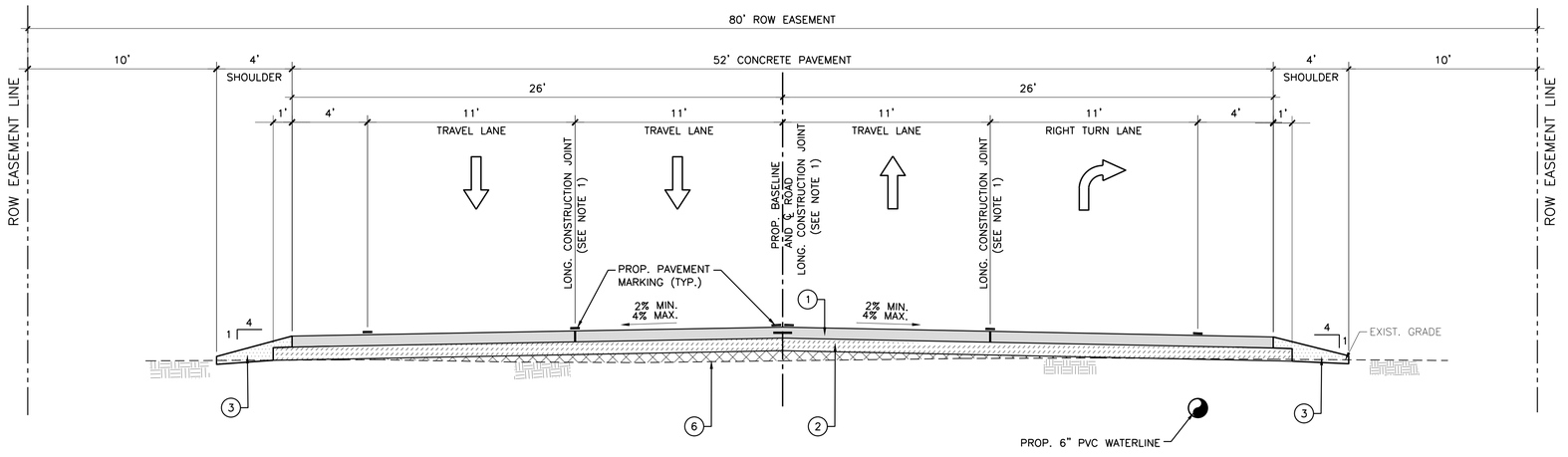
1. 4' CEMENT-STABILIZED SHOULDER SHALL BE INSTALLED AFTER PROP. PAVEMENT CONSTRUCTION.

GENERAL NOTES:

1. THE LONGITUDE CONTRACTION JOINTS MUST BE SAWED WITHIN 6" OF THE LANE DIVIDING STRIPE FINAL STRIPING SHALL NOT BE PLACED DIRECTLY ON THE JOINT.
2. THE JOINT RESERVOIR FOR SEALANT SHALL BE SAWED UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION AND THE TWO SAWED JOINTS.
3. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE SEALANT MANUFACTURE'S RECOMMENDATION, PRIOR TO BEGINNING OPERATIONS, THE CONTRACTOR SHALL SUBMIT A STATEMENT FROM THE SEALANT MANUFACTURER SHOWING THE RECOMMENDED EQUIPMENT AND INSTALLATION PROCEDURES TO BE USED.

LEGEND:

1. 7" THICK CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (CRCP).(RE:SHT. 45-46).
2. 8" CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.
3. BACKFILL PAVEMENT SHOULDER W/CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.
4. NATIVE COASTAL DUNES, GRASSES, AND PLANTS.
5. PROP. BEACH SAND BACKFILL COMPACTED TO 95% STD. PROCTOR AND ±2% OF OPTIMUM MOISTURE CONTENT.
6. MOISTURE-CONDITIONED BACKFILL COMPACTED TO 95% STD. PROCTOR DENSITY AND ±2% OF OPTIMUM MOISTURE CONTENT.



B 19 7 / 26

PROPOSED CONCRETE ROADWAY SECTION @ STATION 4+75

SCALE: 0 4' 8'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER

B. D. Breslr

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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78401-3717 (361) 561-6500
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Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

PROPOSED CONCRETE ROADWAY CROSS SECTIONS STA. 1+50 AND STA. 4+75

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 7 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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06/12/2013 1:38:32 P.M. LTSC: 1.00 PSLTS: 1

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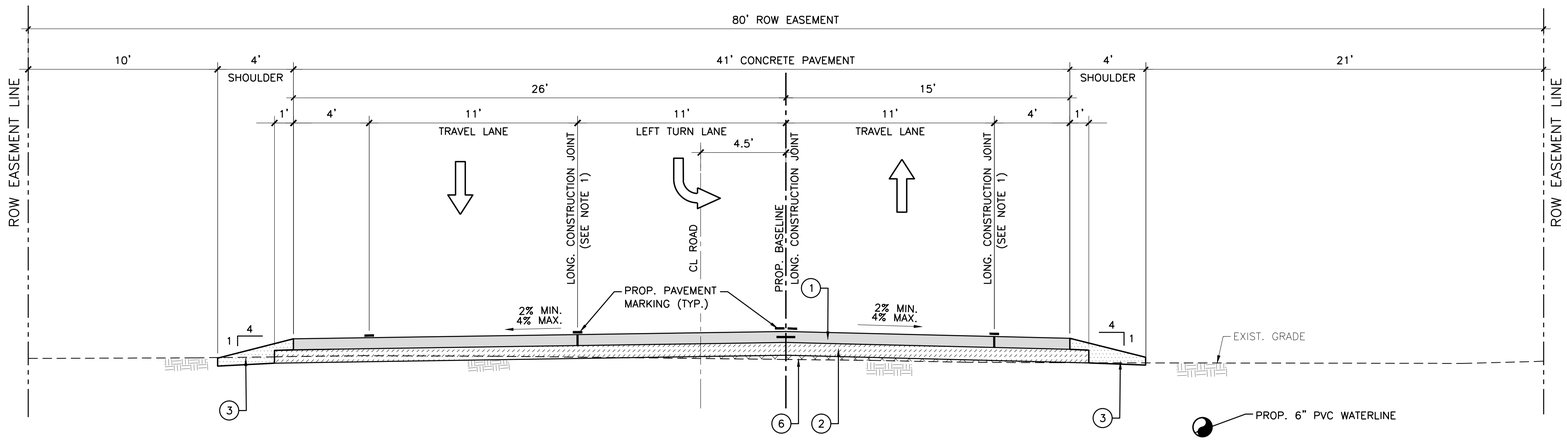

C
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26

PROPOSED CONCRETE ROADWAY SECTION @ STATION 6+50

SCALE: 0 4' 8'
SCALE IN FEET

GENERAL NOTES:

1. THE LONGITUDE CONTRACTION JOINTS MUST BE SAWED WITHIN 6" OF THE LANE DIVIDING STRIPE FINAL STRIPING SHALL NOT BE PLACED DIRECTLY ON THE JOINT.
2. THE JOINT RESERVOIR FOR SEALANT SHALL BE SAWED UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION AND THE TWO SAWED JOINTS.
3. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE SEALANT MANUFACTURE'S RECOMMENDATION. PRIOR TO BEGINNING OPERATIONS, THE CONTRACTOR SHALL SUBMIT A STATEMENT FROM THE SEALANT MANUFACTURER SHOWING THE RECOMMENDED EQUIPMENT AND INSTALLATION PROCEDURES TO BE USED.

LEGEND:

(1) 7" THICK CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (CRCP). (RE: SHT. 45-46).

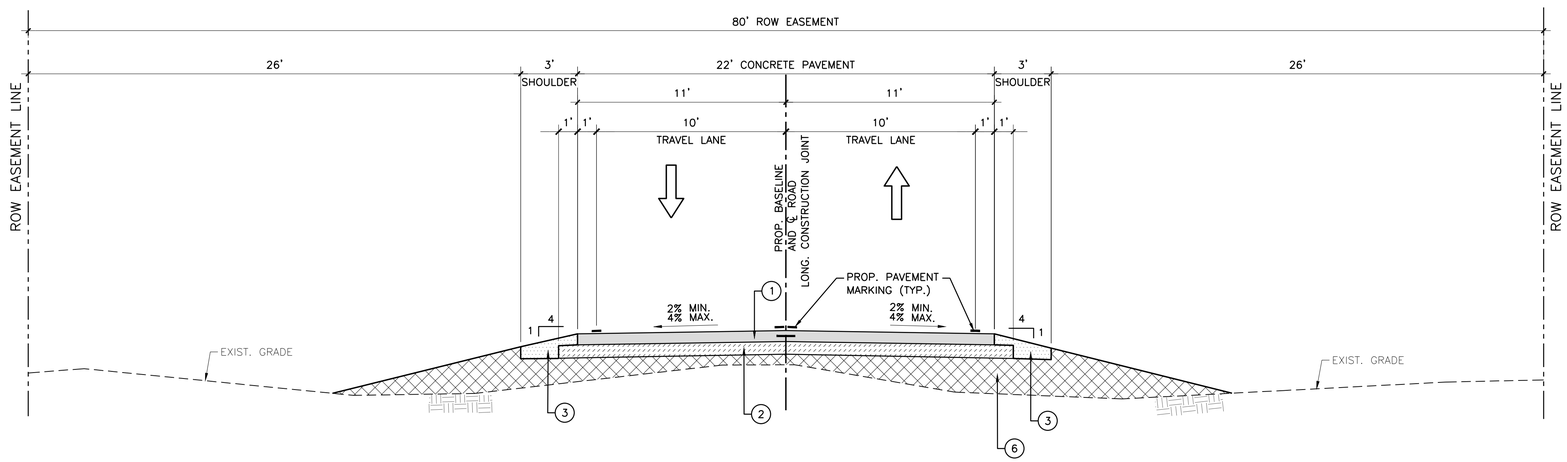
(2) 8" CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.

(3) BACKFILL PAVEMENT SHOULDER W/CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.

(4) NATIVE COASTAL DUNES, GRASSES, AND PLANTS.

(5) PROP. BEACH SAND BACKFILL COMPACTED TO 95% STD. PROCTOR AND ±2% OF OPTIMUM MOISTURE CONTENT.

(6) MOISTURE-CONDITIONED BACKFILL COMPACTED TO 95% STD. PROCTOR DENSITY AND ±2% OF OPTIMUM MOISTURE CONTENT.



D
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PROPOSED CONCRETE ROADWAY SECTION @ STATION 10+50

SCALE: 0 4' 8'
SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

TEXAS REGISTERED ENGINEERING PRACTICE ACT
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER
6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

PROPOSED CONCRETE ROADWAY CROSS SECTIONS STA. 6+50 AND STA.10+50

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 8 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
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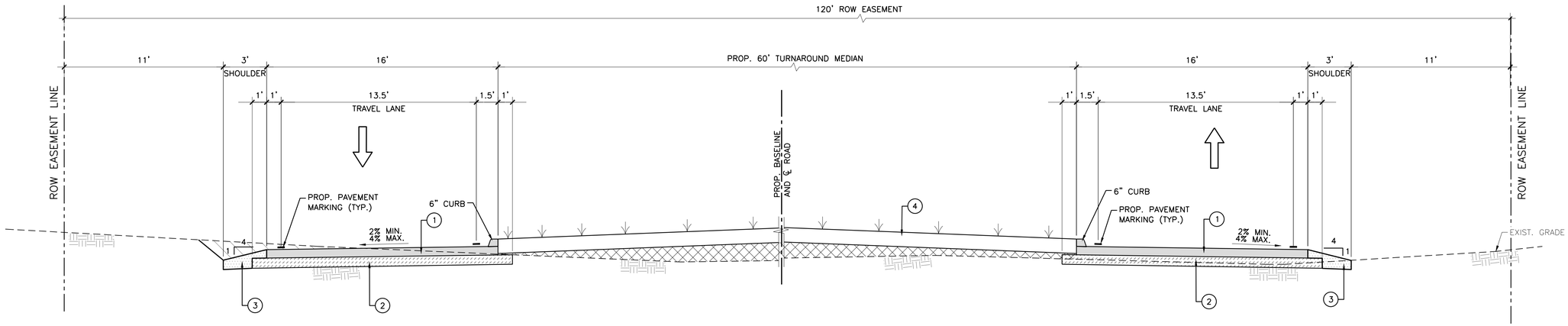


E 21 9

PROPOSED CONCRETE ROADWAY SECTION @ STATION 14+55

SCALE: 0 4' 8'

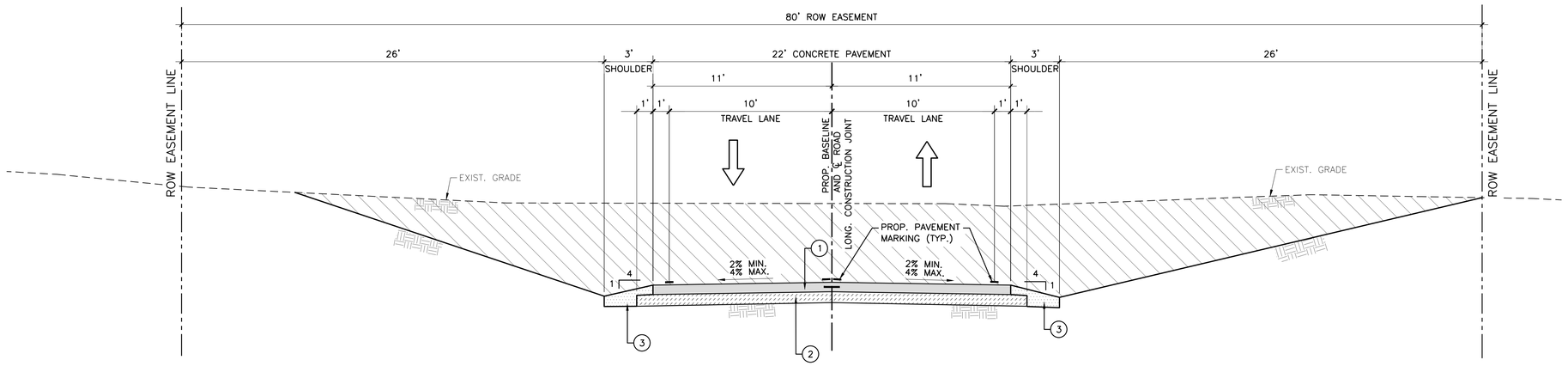
SCALE IN FEET

GENERAL NOTES:

1. THE LONGITUDE CONTRACTION JOINTS MUST BE SAWED WITHIN 6" OF THE LANE DIVIDING STRIPE FINAL STRIPING SHALL NOT BE PLACED DIRECTLY ON THE JOINT.
2. THE JOINT RESERVOIR FOR SEALANT SHALL BE SAWED UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION AND THE TWO SAWED JOINTS.
3. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE SEALANT MANUFACTURE'S RECOMMENDATION. PRIOR TO BEGINNING OPERATIONS, THE CONTRACTOR SHALL SUBMIT A STATEMENT FROM THE SEALANT MANUFACTURER SHOWING THE RECOMMENDED EQUIPMENT AND INSTALLATION PROCEDURES TO BE USED.

LEGEND:

1. 7" THICK CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (CRCP). (RE: SHT. 45-46).
2. 8" CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.
3. BACKFILL PAVEMENT SHOULDER W/CEMENT STABILIZED SUBGRADE @ 11% BY DRY UNIT WEIGHT COMPACTED TO 95% STD. PROCTOR AND ±2% OPTIMUM MOISTURE CONTENT.
4. NATIVE COASTAL DUNES, GRASSES, AND PLANTS.



F 21 9

PROPOSED CONCRETE ROADWAY SECTION @ STATION 16+50

SCALE: 0 4' 8'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500 Phone (361) 561-6501 Fax

CITY of CORPUS CHRISTI TEXAS

Department of Engineering Services

NEW BEACH ACCESS ROAD S.H. 361 TO BEACH (BOND 2020)

PROPOSED CONCRETE ROADWAY CROSS SECTION STA. 13+79

REVISION NO. | DATE | BY | DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 9 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
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Date: Jun 27, 2025 - 3:01pm User: 08661 File: N:\IF\Drawings\CV-BAR-SEC-CONCRETE.dwg

EXISTING WATERLINE LEGEND

- EXIST. WATERLINE MAIN
- EXIST. WATER VALVE
- FH EXIST. FIRE HYDRANT

PROPOSED WATERLINE LEGEND

- PROP. WATERLINE
- PROP. FIRE HYDRANT

NOTES:

1. FOR REFERENCE USE ONLY. CONTRACTOR SHALL VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. THE CITY GAS DEPARTMENT CONFIRMED THERE SHOULD BE NO CITY GAS LINES IN THE VICINITY.
3. EXIST. WATER UTILITIES ARE FROM WCID #4 AND NOT THE CITY.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No. .
FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
6/30/2025
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
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Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

REVISION NO.	DATE	BY	DESCRIPTION

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

WATERLINE BASEMAP

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

SHEET 10 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 19.2s (LMS Tech) User: 02293
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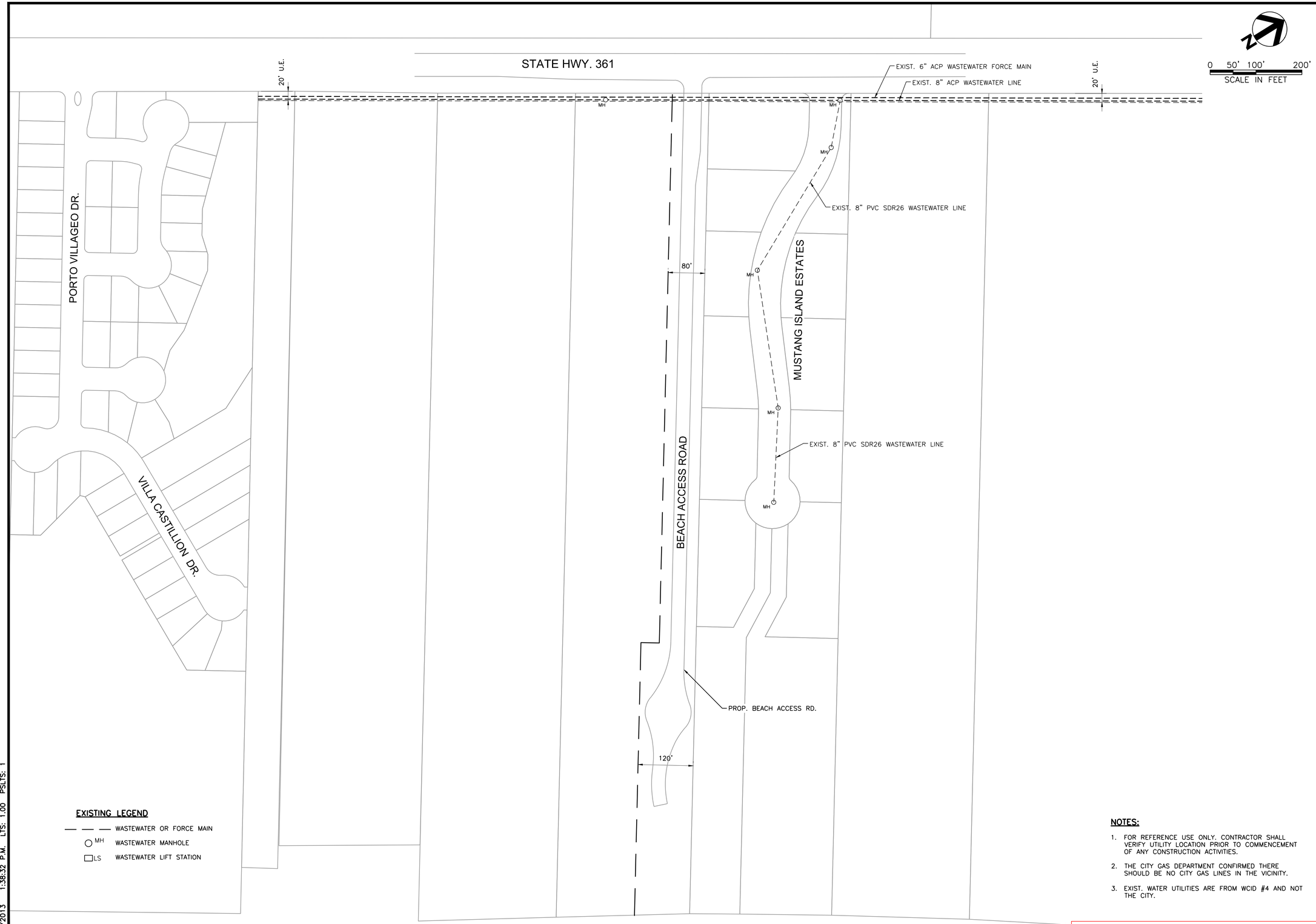

NOTES:

1. FOR REFERENCE USE ONLY. CONTRACTOR SHALL VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. THE CITY GAS DEPARTMENT CONFIRMED THERE SHOULD BE NO CITY GAS LINES IN THE VICINITY.
3. EXIST. WATER UTILITIES ARE FROM WCID #4 AND NOT THE CITY.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
.
FNI PROJECT: COR21576

6/30/2025
TEXAS REGISTERED ENGINEERING PRACTICE ACT
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER
B. D. Bresler
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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

WASTEWATER BASEMAP

SHEET 11 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE
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Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-BM-UTLITIES.dwg

EXISTING STORM WATER LEGEND

- RCP OR CMP STORM WATER MAIN
- MH — STORM WATER MANHOLE
- STORM WATER INLET

NOTES:

1. FOR REFERENCE USE ONLY. CONTRACTOR SHALL VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. THE CITY GAS DEPARTMENT CONFIRMED THERE SHOULD BE NO CITY GAS LINES IN THE VICINITY.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STORM WATER BASEMAP

SHEET 12 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

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VERIFY SCALE 0 1"

ACAD Rel 19.2s (LMS Tech) User: 02293
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Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-BM-UTLITIES.dwg

NOTES:

1. FOR REFERENCE USE ONLY. CONTRACTOR SHALL VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. THE CITY OF CORPUS CHRISTI GAS DEPARTMENT CONFIRMED THERE SHOULD BE NO CITY GAS LINES IN THE VICINITY.
3. OTHER GAS PROVIDERS MAY HAVE LINES IN THIS AREA.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

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CITY of CORPUS CHRISTI TEXAS

Department of Engineering Services

REVISION NO.	DATE	BY	DESCRIPTION

NEW BEACH ACCESS ROAD S.H. 361 TO BEACH (BOND 2020)

GAS LINE BASEMAP

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

SHEET 13 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 19.2s (LMS Tech) User: 02293
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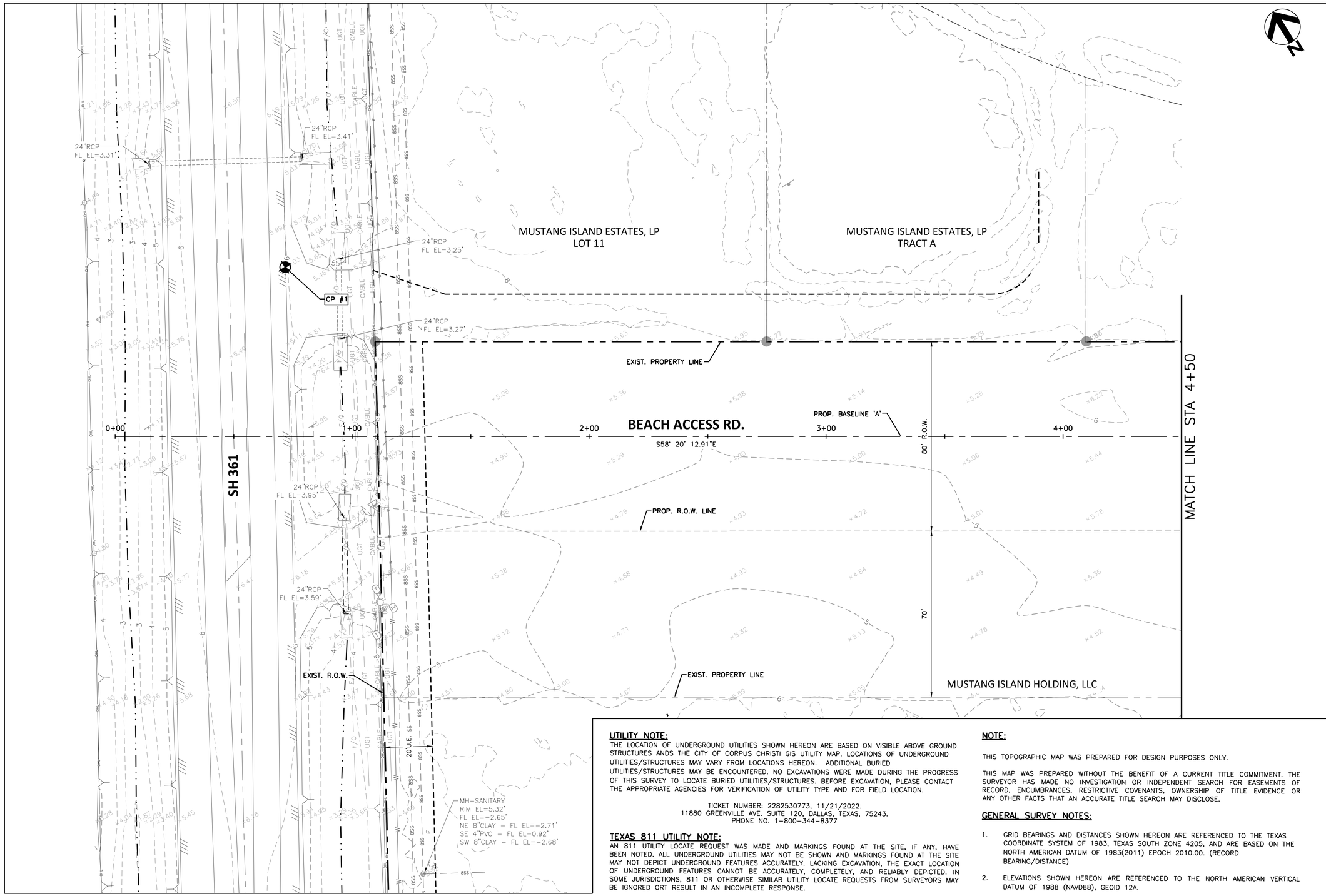

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES ANDS THE CITY OF CORPUS CHRISTI GIS UTILITY MAP. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATION, PLEASE CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

TICKET NUMBER: 2282530773, 11/21/2022.
11880 GREENVILLE AVE. SUITE 120, DALLAS, TEXAS, 75243.
PHONE NO. 1-800-344-8377

TEXAS 811 UTILITY NOTE:
AN 811 UTILITY LOCATE REQUEST WAS MADE AND MARKINGS FOUND AT THE SITE, IF ANY, HAVE BEEN NOTED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED ORT RESULT IN AN INCOMPLETE RESPONSE.

NOTE:

THIS TOPOGRAPHIC MAP WAS PREPARED FOR DESIGN PURPOSES ONLY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

GENERAL SURVEY NOTES:

1. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00. (RECORD BEARING/DISTANCE)
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
3. SOME FEATURES SHOWN ON THIS SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. THIS SURVEY WAS PREPARED FROM FIELD DATA OBTAINED ON NOVEMBER 15, 2022.

ISSUED FOR CONSTRUCTION

A 14 | 14 TOPOGRAPHY PLAN
SCALE: 0 20' 40'
SCALE IN FEET

CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

STATE OF TEXAS · BRIAN D. BRESLER · 112706 · LICENSED PROFESSIONAL ENGINEER · 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
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REVISION NO. | DATE | BY | DESCRIPTION

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TOPOGRAPHY PLAN STA. 0+00 TO STA. 4+50

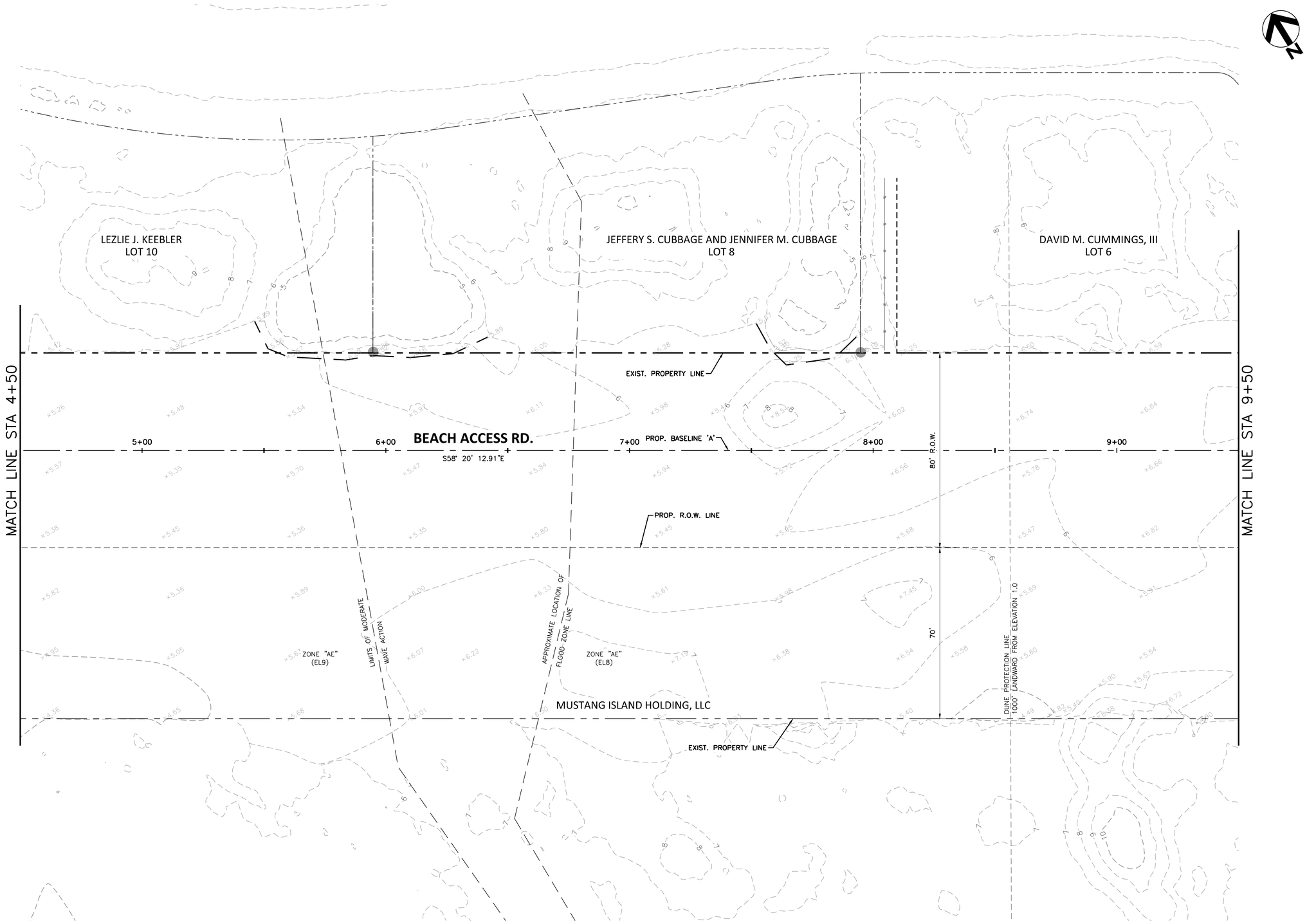
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 14 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
PC3: 15.41N: STANDARD.pc3 PLOTTED: 6/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
XREFS: -FNCC-347BLDG.DWG LAYOUT: Model

Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-TOPO(01).dwg



A 15 15 TOPOGRAPHY PLAN

SCALE: 0 20' 40'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone (361) 561-6500
Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TOPOGRAPHY PLAN STA. 4+50 TO STA. 9+50

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 1 0

SHEET 15 of 55

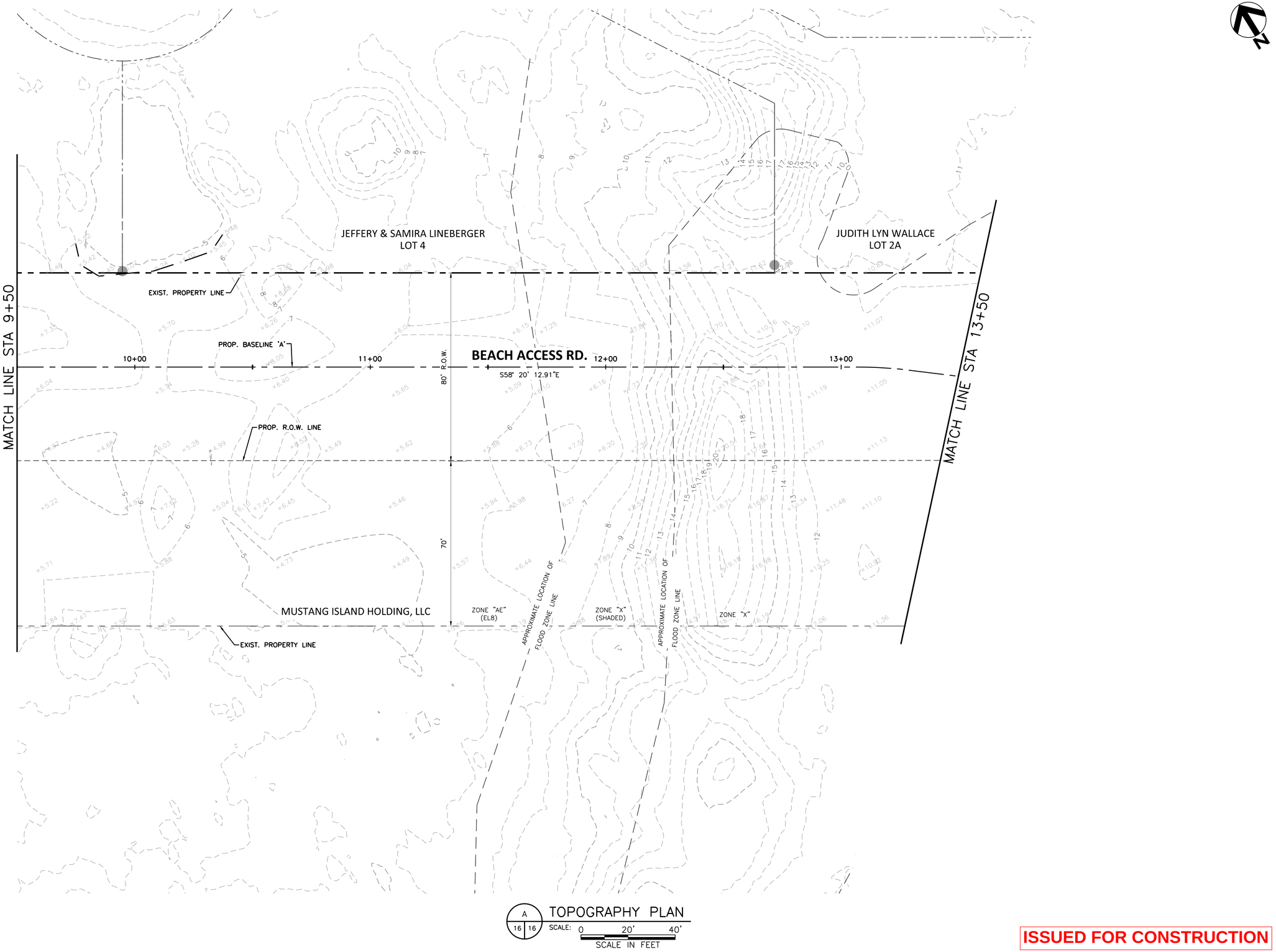
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR 15x11[N:\STANDARD\X-FNICC-34TBL.DWG LAYOUT: Model
06/12/2013 1:58:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-TOPO(01).dwg



A 16 16 TOPOGRAPHY PLAN

SCALE: 0 20' 40'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

B. D. Bresler

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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1600N Corpus Christi, Texas
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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TOPOGRAPHY PLAN STA. 9+50
TO STA. 13+50

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 16 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR 13.5 [IN:\STANDARDS\ACAD\CSX-FNICC-LATBLK.DWG LAYOUT: Model
06/12/2013 1:58:52 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-TOPO(01).dwg

MATCH LINE STA 13+50

JUDITH LYN WALLACE
LOT 2A

EXIST. PROPERTY LINE

14+00

BEACH ACCESS RD.

S51° 19' 48.97"E

PROP. BASELINE 'A'

15+00

16+00

120' R.O.W.

17+30

BEACH ACCESS RD.

S81° 30' 23.79"E

158'±

7'±

LOV

PROP. R.O.W. LINE

MUSTANG ISLAND HOLDING, LLC

30'

LIMITS OF MODERATE WAVE ACTION

ZONE "VE" (EL13)

EXIST. PROPERTY LINE

BUILDING SETBACK LINE
350' LANDWARD FROM LINE OF VEGETATION

EROSION AREA LINE
200' LANDWARD FROM LINE OF VEGETATION

WEST BUILDING LINE

EXIST. TOP OF SLOPE

APPROX. LINE OF VEGETATION AS OF APRIL 23,2024

EXIST. TOE OF SLOPE

EAST BUILDING LINE
PLAT VEGETATION LINE

LINE 200' NORTHWEST OF AND PARALLEL TO MEAN LOW WATER

GULF OF MEXICO

Gulf of Mexico

APPROXIMATE LOCATION OF FLOOD ZONE LINE

ZONE "VE" (EL13)

ZONE "VE" (EL14)

MEAN HIGH WATER LINE (+1.0 NAVD 88)

A
17 | 17

TOPOGRAPHY PLAN

SCALE: 0 20' 40'
SCALE IN FEET

ISSUED FOR CONSTRUCTION

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VERIFY SCALE 0 1

REVISION NO.	DATE	BY	DESCRIPTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER
6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

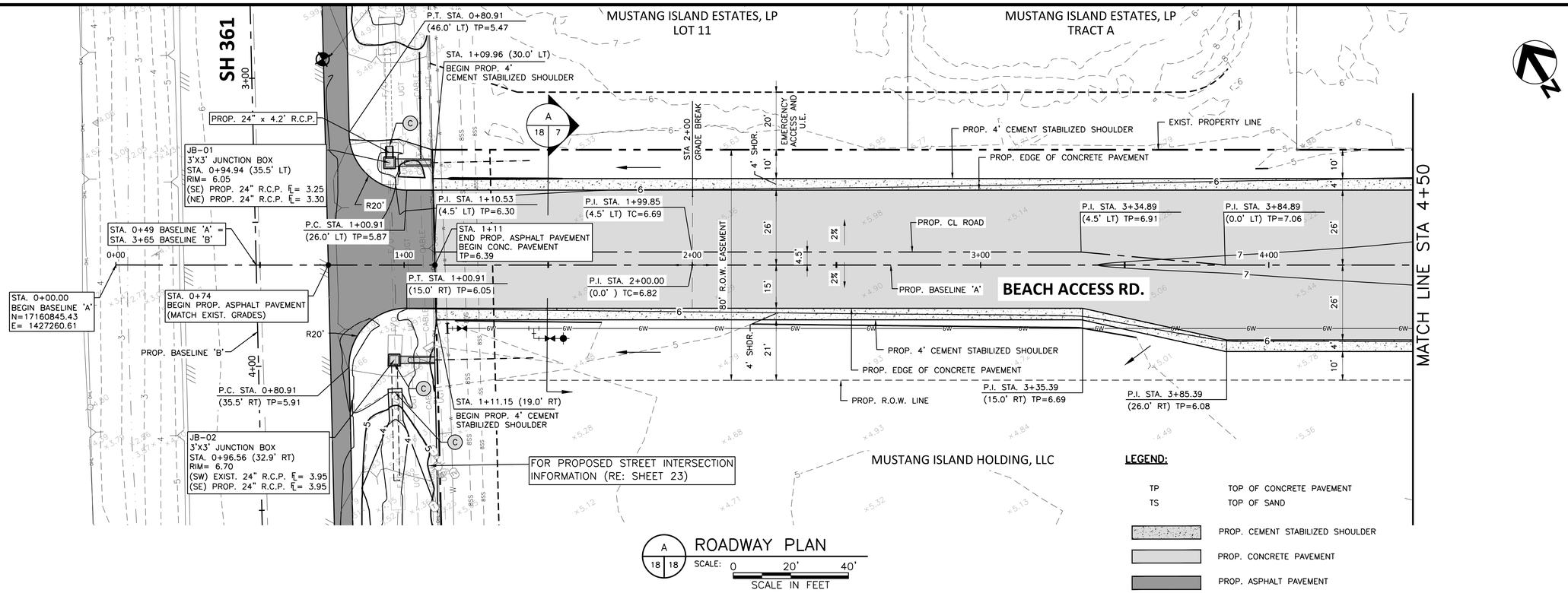
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TOPOGRAPHY PLAN STA. 13+50 TO END

SHEET 17 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR15641)[N:\STANDARD\X-FNIC-34TEBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

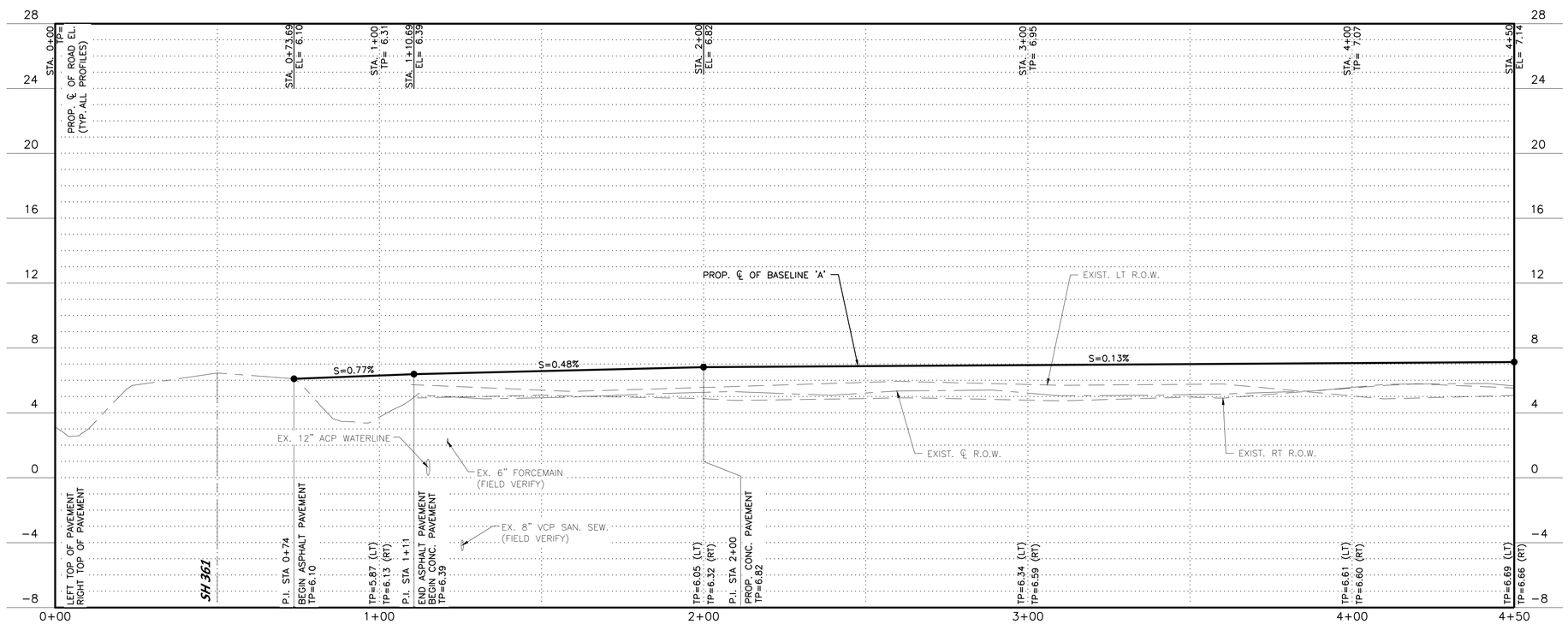
Date: Jun 27, 2025 - 3:02pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-TOPO(01).dwg



A 18 | 18 ROADWAY PLAN

SCALE: 0 20' 40'

SCALE IN FEET



ISSUED FOR CONSTRUCTION

REVISION NO.	DATE	BY	DESCRIPTION

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VERIFY SCALE 0 1

CONSULTANT'S SHEET No. -

FNI PROJECT: COR21576

6/30/2025 BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
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Corpus Christi, Texas 78401-3717
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CITY of CORPUS CHRISTI TEXAS

Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

ROADWAY PLAN AND PROFILE
STA. 0+00 TO STA 4+50

SHEET 18 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
Acad 15.4[IN:\STANDARDS\X-FNICC-34TBL.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:03pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STREET(01).dwg

LEZLIE J. KEEBLER
LOT 10

JEFFERY S. CUBBAGE AND JENNIFER M. CUBBAGE
LOT 8

DAVID M. CUMMINGS, III
LOT 6

MATCH LINE STA 4+50

MATCH LINE STA 9+50

B 19 7

C 19 8

PROP. 4' CEMENT STABILIZED SHOULDER

PROP. EDGE OF CONCRETE PAVEMENT

EXIST. PROPERTY LINE

P.I. STA. 4+84.89
(0.0' LT) TP=7.18

P.I. STA. 5+44.89
(4.5' LT) TP=7.19

P.I. STA. 7+05.06
(26.0' LT) TP=7.12

P.I. STA. 7+04.89
(4.5' LT) TP=7.40

P.I. STA. 8+04.90
(11.0' LT) TP=7.32

P.I. STA. 8+49.36
(0.0') TC=7.64

PVI STA. 8+99.36
(0.0') TP=7.71

P.I. STA. 8+05.06
(0.0' LT) TC=7.58

P.I. STA. 8+05.12
(11.0' RT) TP=7.36

P.I. STA. 9+49.36
(0.0') TC=8.32

PROP. CL ROAD

PROP. BASELINE 'A'

PROP. 6" CONC. CURB

80' R.O.W. EASEMENT

BEACH ACCESS RD.

PROP. 3' CEMENT STABILIZED SHOULDER

PROP. EDGE OF CONCRETE PAVEMENT

PROP. R.O.W. LINE

P.C. STA. 4+85.39
(26.0' RT) TP=6.20

P.T. STA. 5+04.57
(40.0' RT) TP=6.41

P.T. STA. 5+03.89
(15.0' RT) TP=6.96

P.C. STA. 5+84.39
(35.5' RT) TP=6.52

P.I. STA. 5+84.51
(40.0' RT) TC=6.51

P.I. STA. 7+05.06
(15.0' RT) TC=7.12

P.I. STA. 9+49.36
(0.0') TC=8.32

30.8' 19' 30'

4' SHDR.

10'

21'

15'

17.5'

22.5'

4.5'

26'

R20'

R2'

2%

6W

MUSTANG ISLAND HOLDING, LLC

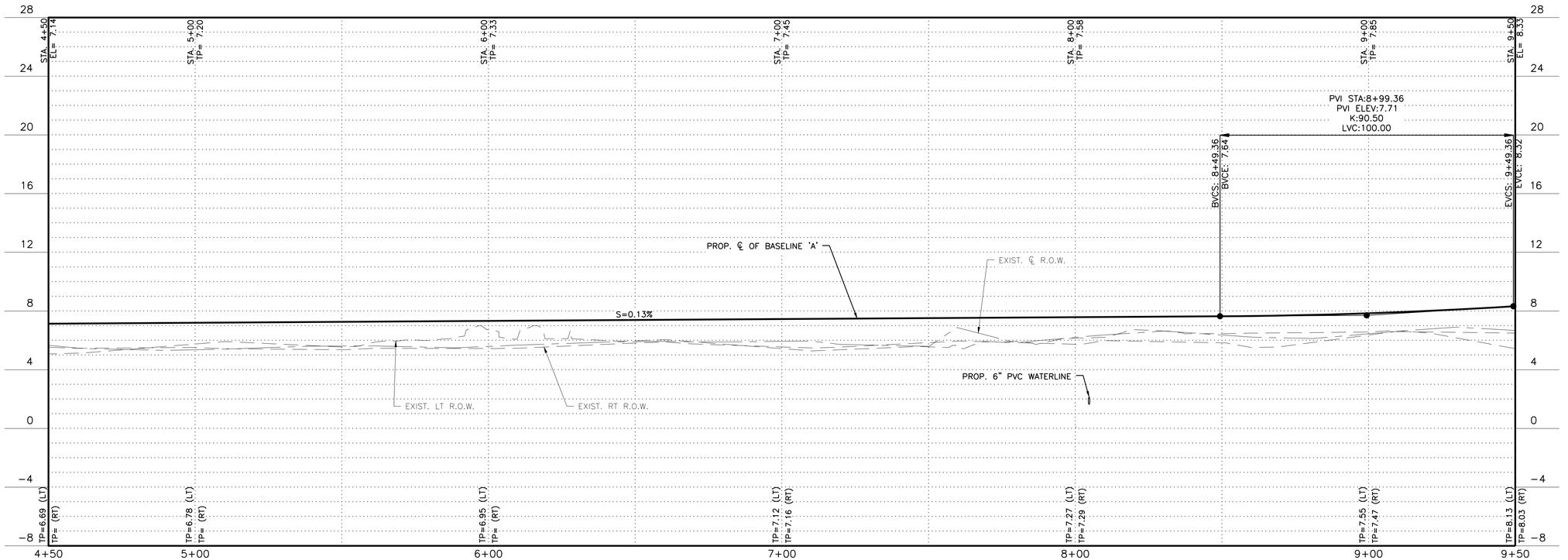
DUNE PROTECTION LINE

LEGEND:

TP	TOP OF CONCRETE PAVEMENT
TS	TOP OF SAND
	PROP. CEMENT STABILIZED SHOULDER
	PROP. CONCRETE PAVEMENT

A 19 19 ROADWAY PLAN

SCALE: 0 20' 40'
SCALE IN FEET



ISSUED FOR CONSTRUCTION

REVISION NO.	DATE	BY	DESCRIPTION

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VERIFY SCALE 0 1

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025
BRIAN D. BRESLER
112706
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
B. D. Bresler
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite
1600N Corpus Christi, Texas
78401-3717 (361) 561-6500
Phone
Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

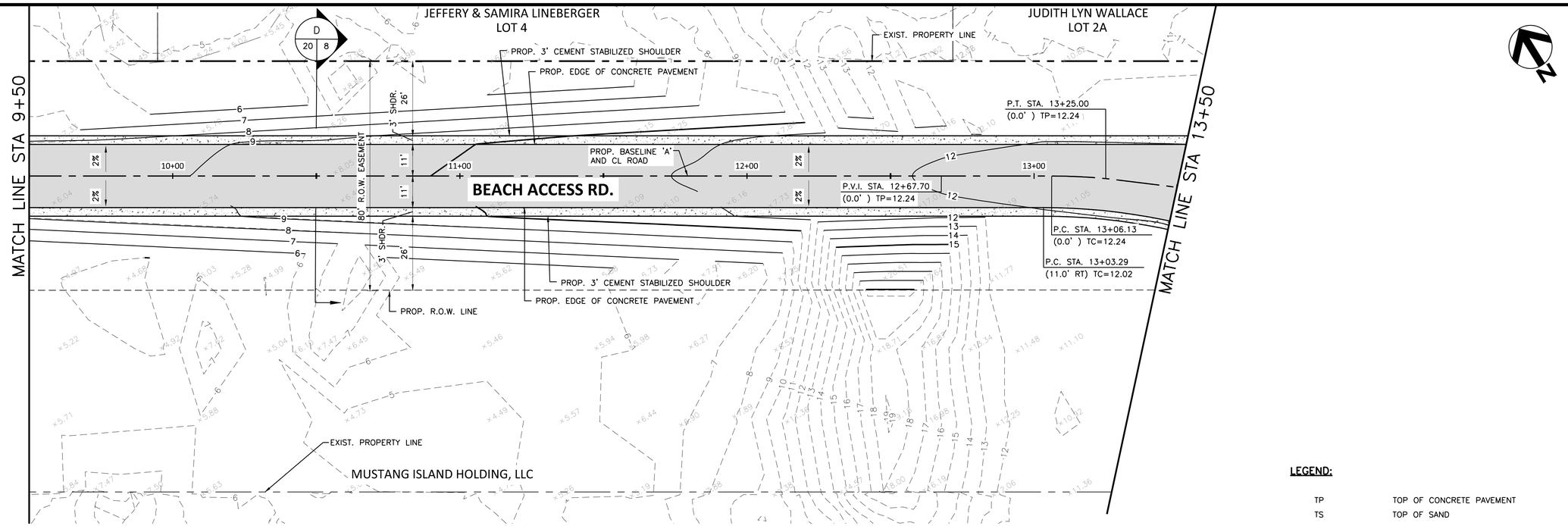
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

ROADWAY PLAN AND PROFILE
STA. 4+50 TO STA. 9+50

SHEET 19 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
PC/PLT15.ctb TXDOT.STB TXDOT.LIN FNICC-34TBL.DWC LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:03pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STREET(01).dwg



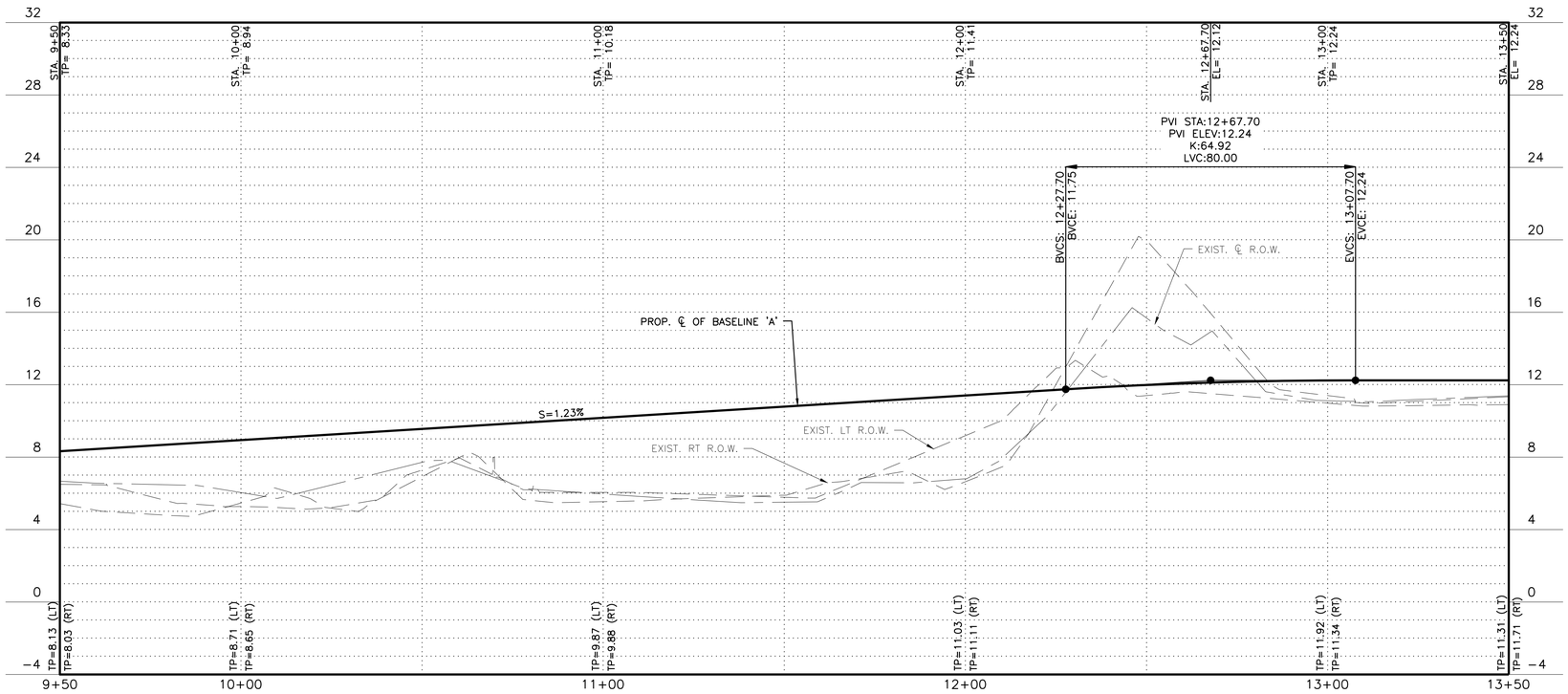
A 20 20 ROADWAY PLAN

SCALE: 0 20' 40'

SCALE IN FEET

LEGEND:

TP	TOP OF CONCRETE PAVEMENT
TS	TOP OF SAND
	PROP. CEMENT STABILIZED SHOULDER
	PROP. CONCRETE PAVEMENT



ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
.
FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

ROADWAY PLAN AND PROFILE
STA. 9+50 TO STA. 13+50

REVISION NO. | DATE | BY | DESCRIPTION

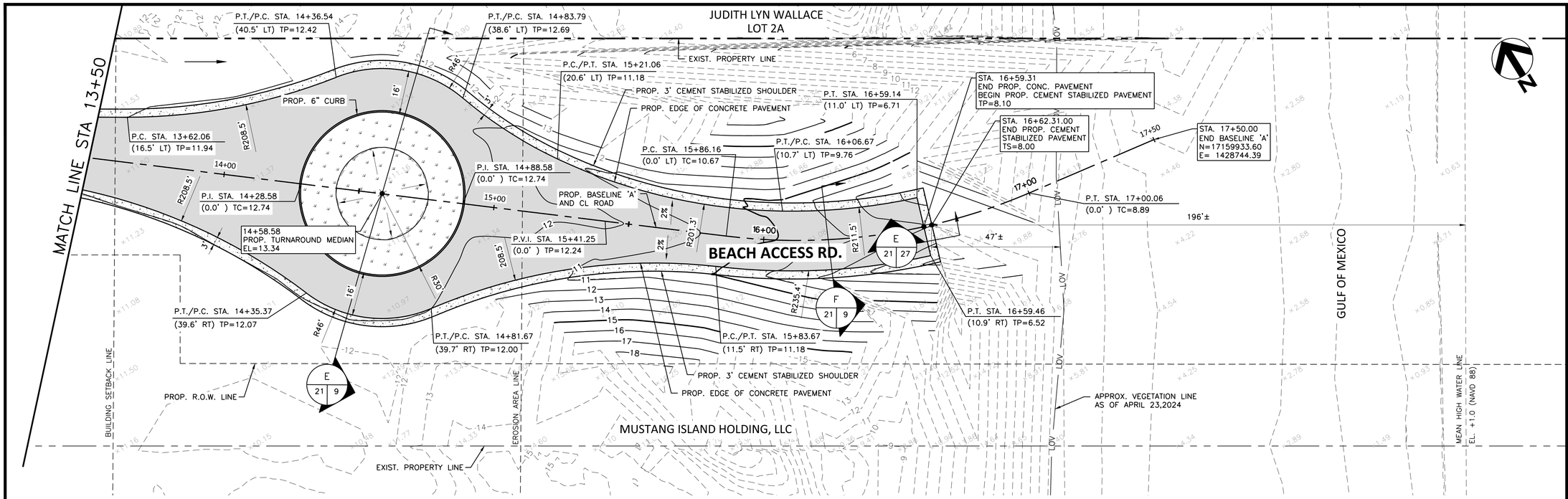
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 20 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
PCPC: 15-41 TBL: N:\STANDARDS\X-FNICC-34TBL.CTB LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

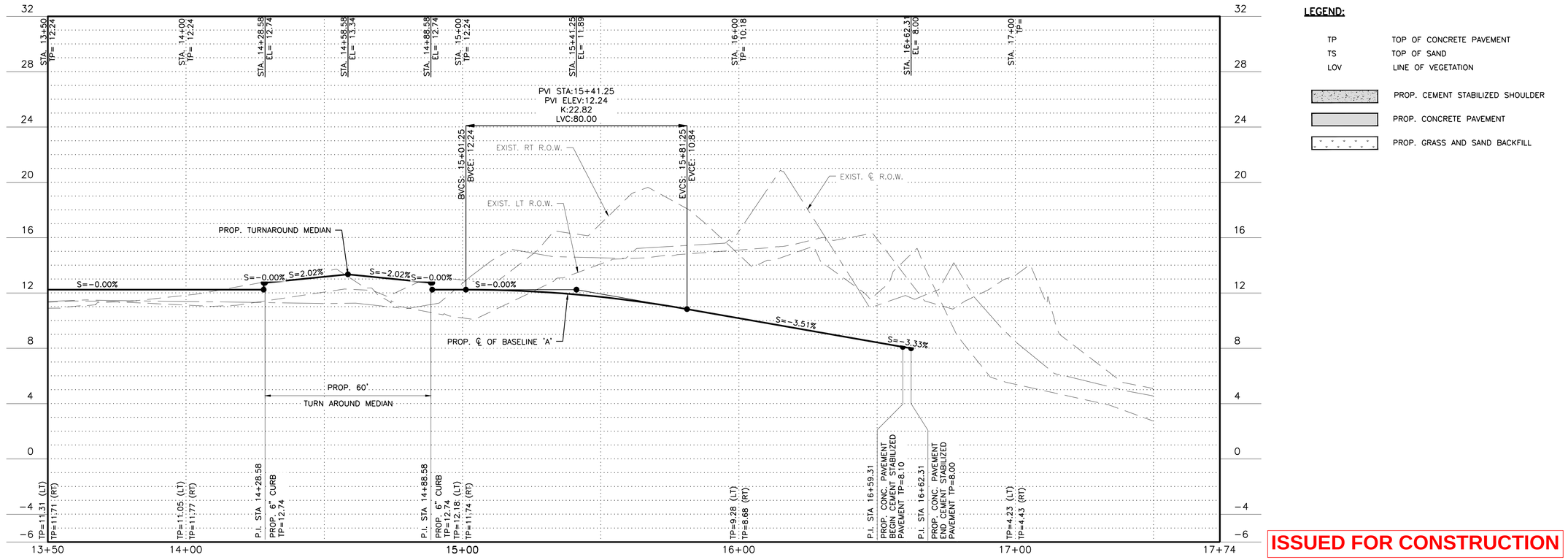
Date: Jun 27, 2025 - 3:04pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STREET(01).dwg



A 21 | 21 ROADWAY PLAN

SCALE: 0 20' 40'

SCALE IN FEET



LEGEND:

TP	TOP OF CONCRETE PAVEMENT
TS	TOP OF SAND
LOV	LINE OF VEGETATION
	PROP. CEMENT STABILIZED SHOULDER
	PROP. CONCRETE PAVEMENT
	PROP. GRASS AND SAND BACKFILL

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

ROADWAY PLAN AND PROFILE
STA. 13+50 TO END

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 21 of 55

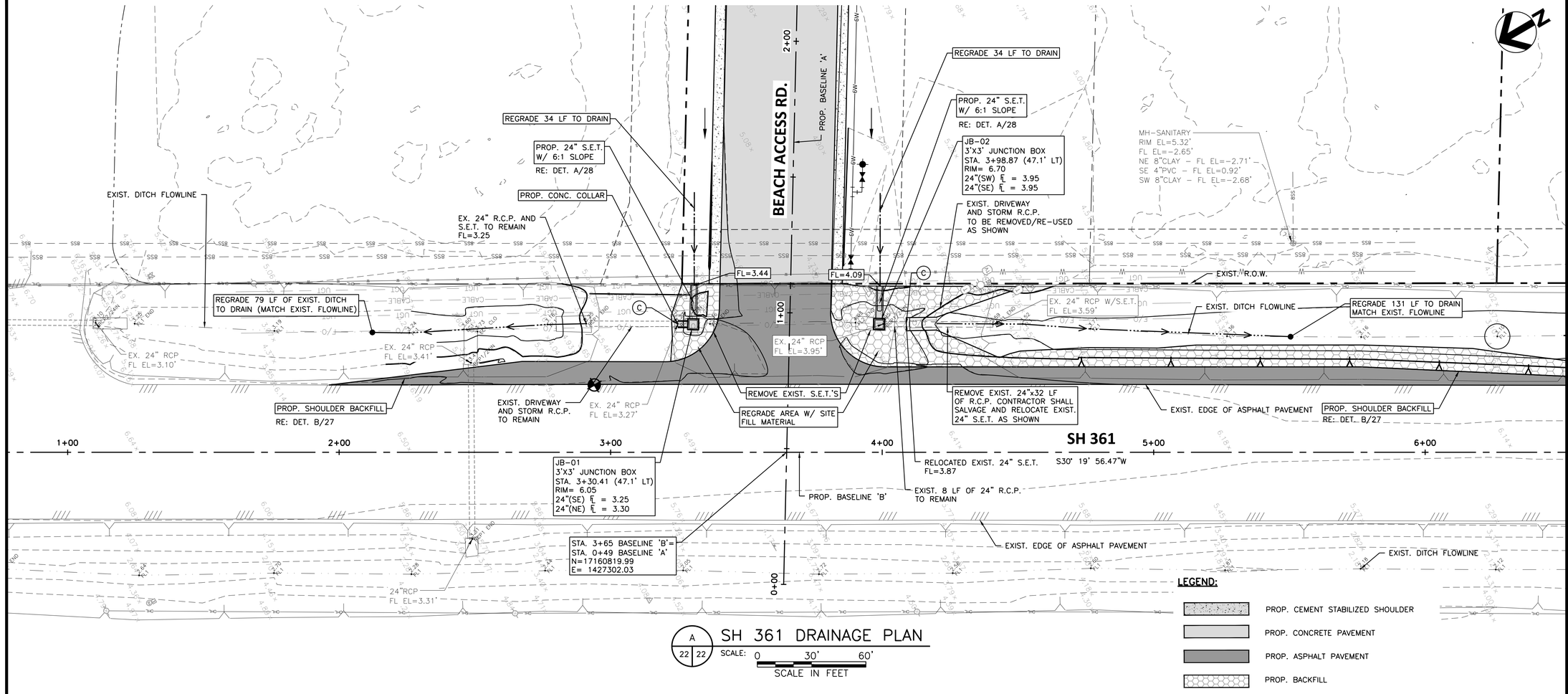
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
PLOT: 15:41 [N:\STANDARDS\X-FNICC-34TBLX.DWC LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

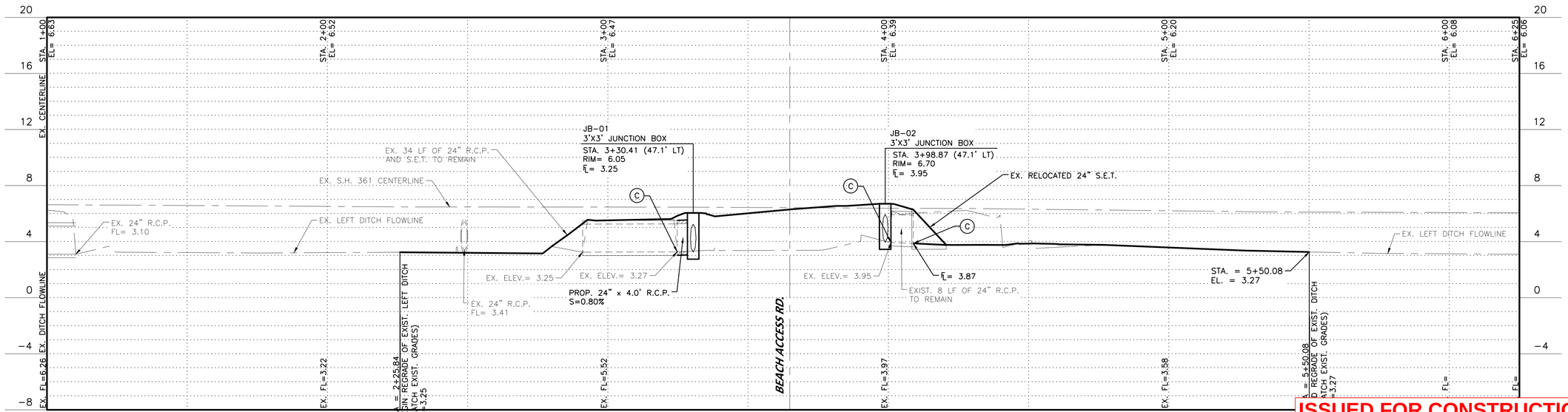
Date: Jun 27, 2025 - 3:04pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STREET(01).dwg



A 22 22 SH 361 DRAINAGE PLAN

SCALE: 0 30' 60'

SCALE IN FEET



ISSUED FOR CONSTRUCTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

REVISION NO.	DATE	BY	DESCRIPTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER

B. D. Bresler

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CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

SH 361 DRAINAGE PLAN

SHEET 22 of 55

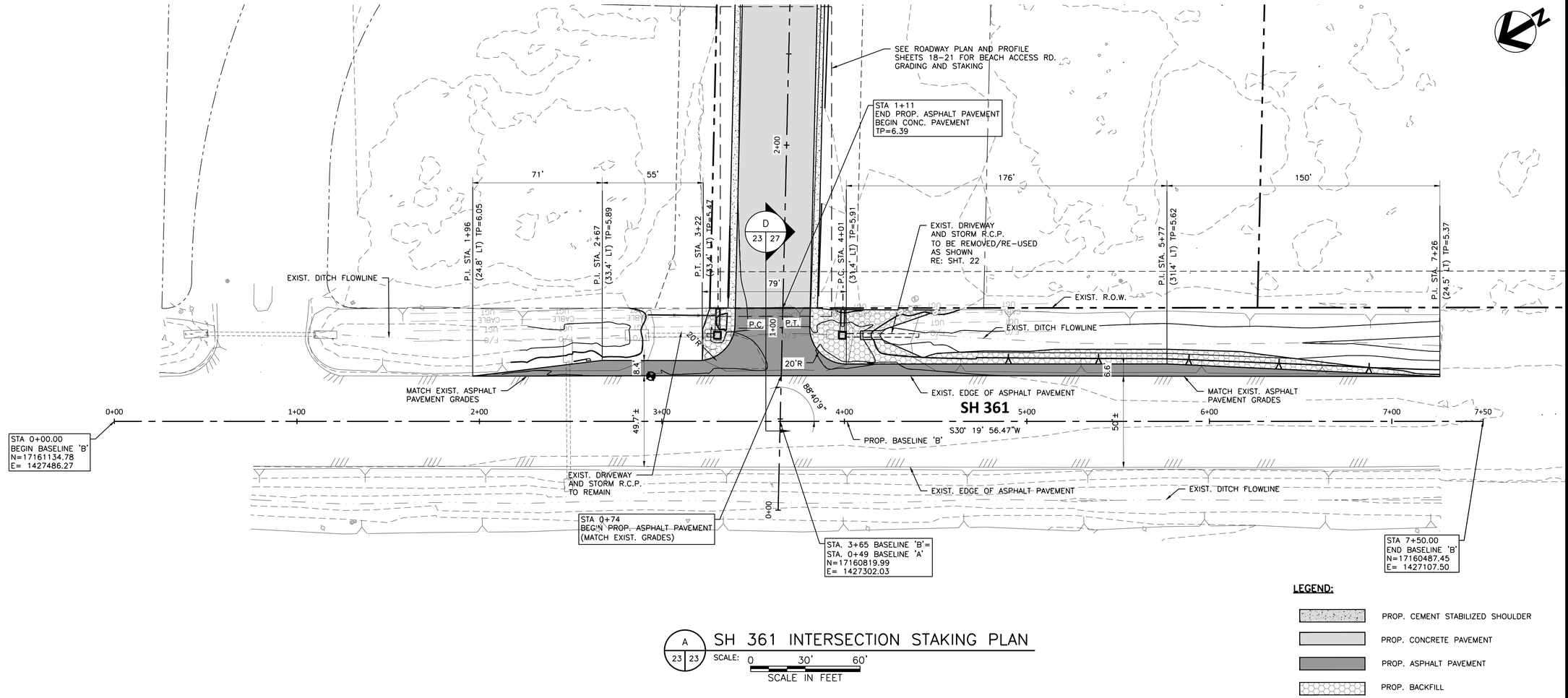
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 15-41IN-STANDARD-X-FNCC-34FBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:04pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STORM01.dwg



A
23 23 SH 361 INTERSECTION STAKING PLAN

SCALE: 0 30' 60'
SCALE IN FEET

LEGEND:

- PROP. CEMENT STABILIZED SHOULDER
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. BACKFILL

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

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Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

SH 361 ROADWAY PLAN

SHEET 23 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1

ACAD Rel 18.2s (LMS Tech) User: 02293
COR 15154-[IN\STANDARD\X-FNICC-15BLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:05pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-STREET(02).dwg

JUDITH LYN WALLACE
LOT 2A

JUDITH LYN WALLACE
LOT 2A

EXIST. PROPERTY LINE

P.T./P.C. STA. 14+36.54
(40.5' LT)
N=17160111.07
E=1428500.26

P.T./P.C. STA. 14+83.79
(38.6' LT)
N=17160080.07
E=1428535.97

PROP. EDGE OF CONCRETE PAVEMENT

PROP. 3' CEMENT STABILIZED SHOULDER

P.C. STA. 13+62.06
(16.5' LT)
N=17160138.92
E=1428427.16

R46'

3'

16'

R208.5'

CURVE DATA
Δ=5°24'20"
R=200.00
T=9.44
L=18.87

PROP. 6" CURB

BEACH ACCESS RD.

S51° 19' 48.97"E

14+00

R30'

B.C.

R46'

P.C. STA. 13+06.13
N=17160159.81
E=1428372.32

P.T. STA. 13+25.00
N=17160149.17
E=1428387.89

3'

STA. 14+28.58
BACK OF CURB
N=17160084.45
E=1428468.76

R208.5'

14+58.58
CL PROP. TURNAROUND
MEDIAN
N=17160065.78
E= 1428492.24

15+00

120' R.O.W.

R201.3'

3'

PROP. BASELINE 'A'

STA. 14+88.58
BACK OF CURB
N=17160046.96
E=1428515.61

P.V.I. STA. 15+41.25

P.C. STA. 15+86.01

22'

P.C. STA. 13+03.29
(11.0' RT)
N=17160151.94
E=1428364.13

PROP. R.O.W. LINE

PROP. 3' CEMENT STABILIZED SHOULDER

PROP. EDGE OF CONCRETE PAVEMENT

208.5'

3'

16'

3'

R46'

P.T./P.C. STA. 15+83.67
(11.5' RT)
N=17159978.54
E=1428582.64

CURVE DATA
Δ=30°10'35"
R=216.55
T=58.38
L=114.05

P.T./P.C.
STA. 14+35.37
(39.6' RT)
N=17160049.28
E=1428449.31

P.T./P.C. STA. 14+81.67
(39.7' RT)
N=17160020.29
E=1428485.41

PROP. R.O.W. LINE

BUILDING SETBACK LINE
350' LANDWARD FROM LINE OF VEGETATION

EROSION AREA LINE
200' LANDWARD FROM LINE OF VEGETATION

MUSTANG ISLAND HOLDING, LLC

LEGEND:

- PROP. CEMENT STABILIZED SHOULDER
- PROP. CONCRETE PAVEMENT
- PROP. GRASS AND SAND BACKFILL

A
24 | 24
PROP. TURNAROUND STAKING PLAN
SCALE: 0 10' 20'
SCALE IN FEET

NOTE:
1. FOR PROP. TURNAROUND GRADING SEE SHEET 21

ISSUED FOR CONSTRUCTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1

REVISION NO.	DATE	BY	DESCRIPTION

CONSULTANT'S SHEET No.
.
FNI PROJECT: COR21576

STATE OF TEXAS
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER
6/30/2025
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000
Corpus Christi, Texas 78401-3717
Phone: (361) 561-6500
Fax: (361) 561-6501

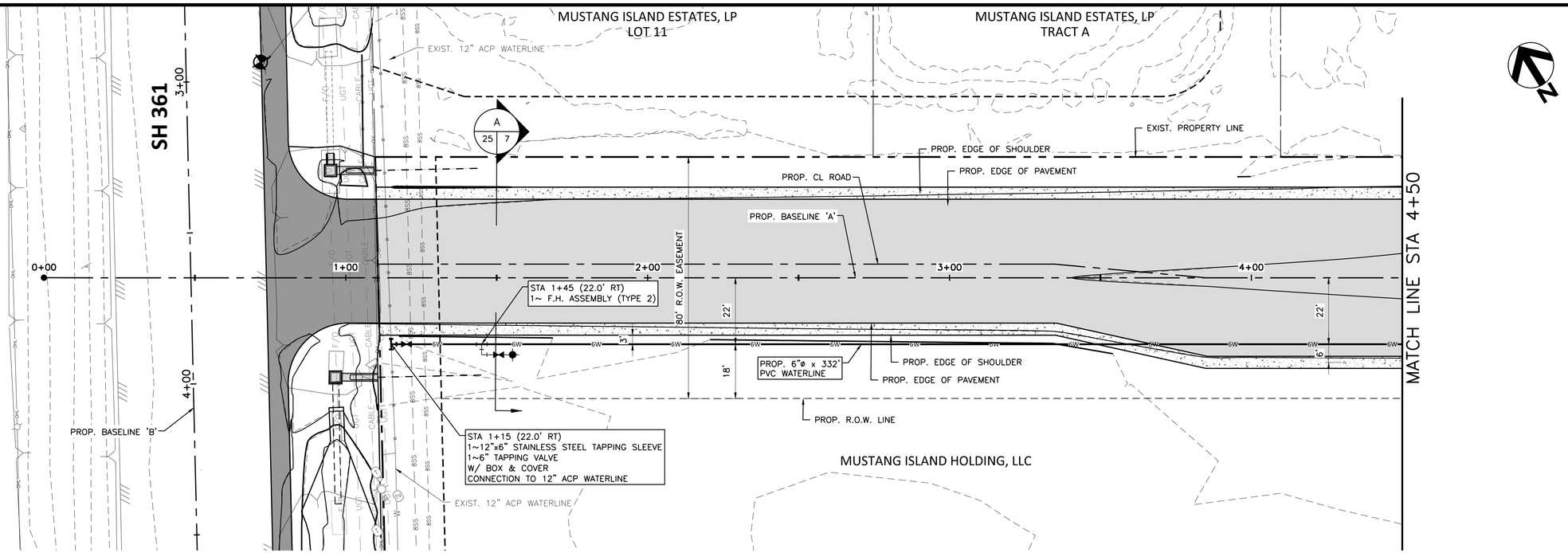
CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

PROP. TURNAROUND STAKING PLAN

SHEET 24 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

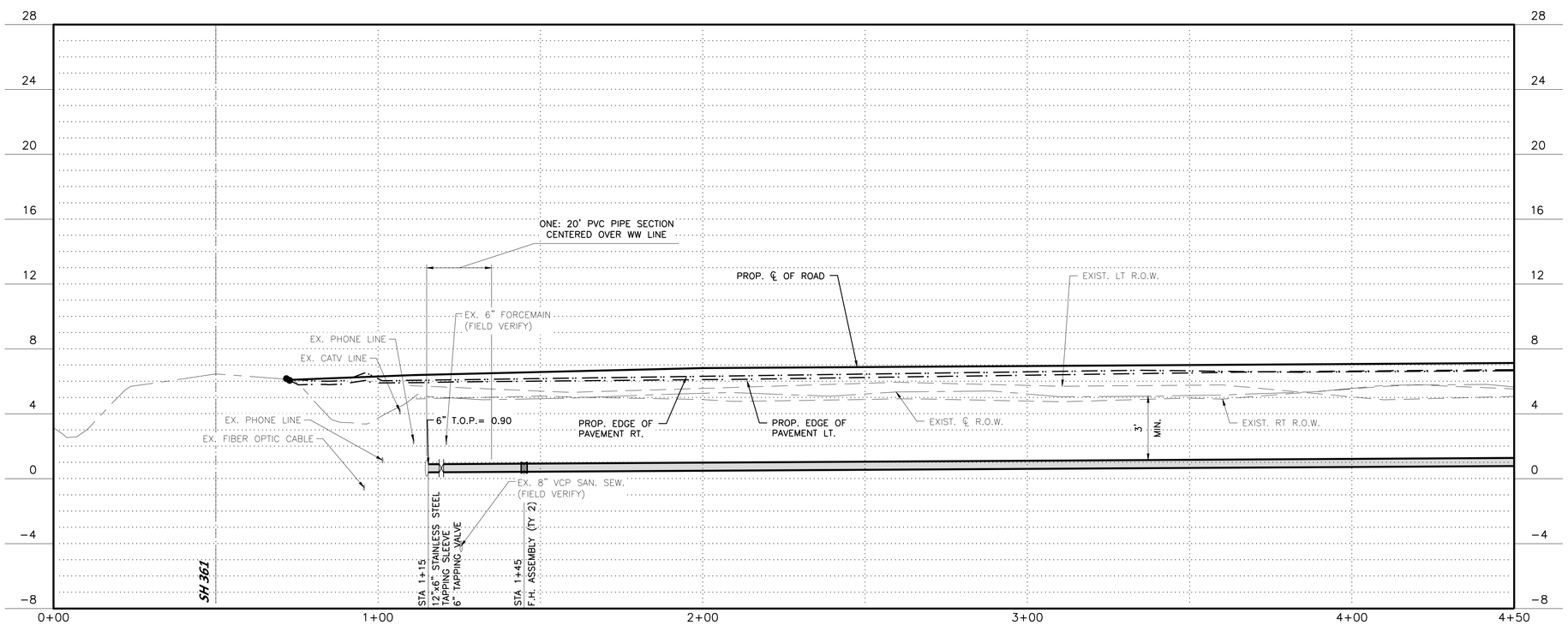
ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 15641[N]-STANDARD X-FNCC-36TBK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:05pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-STREET(03).dwg



A 25 25 WATERLINE PLAN

SCALE: 0 20' 40'

SCALE IN FEET



ISSUED FOR CONSTRUCTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

REVISION NO.	DATE	BY	DESCRIPTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS SURVEYING

6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

WATERLINE PLAN AND PROFILE
STA. 0+00 TO STA. 4+50

SHEET 25 of 55

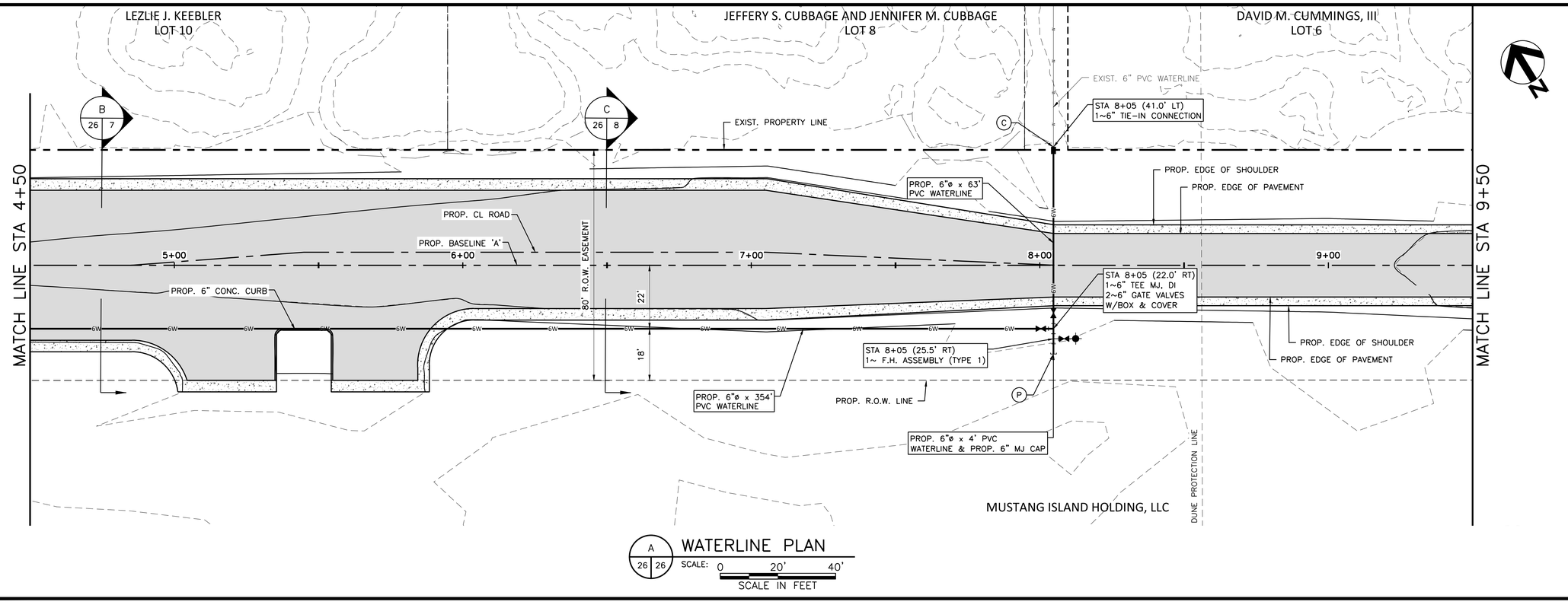
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
Plotted: 27 Jun 2025 - 3:06pm
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
N:\IF\Drawings\CV-BAR-PP-WATER(01).dwg LAYOUT: Model

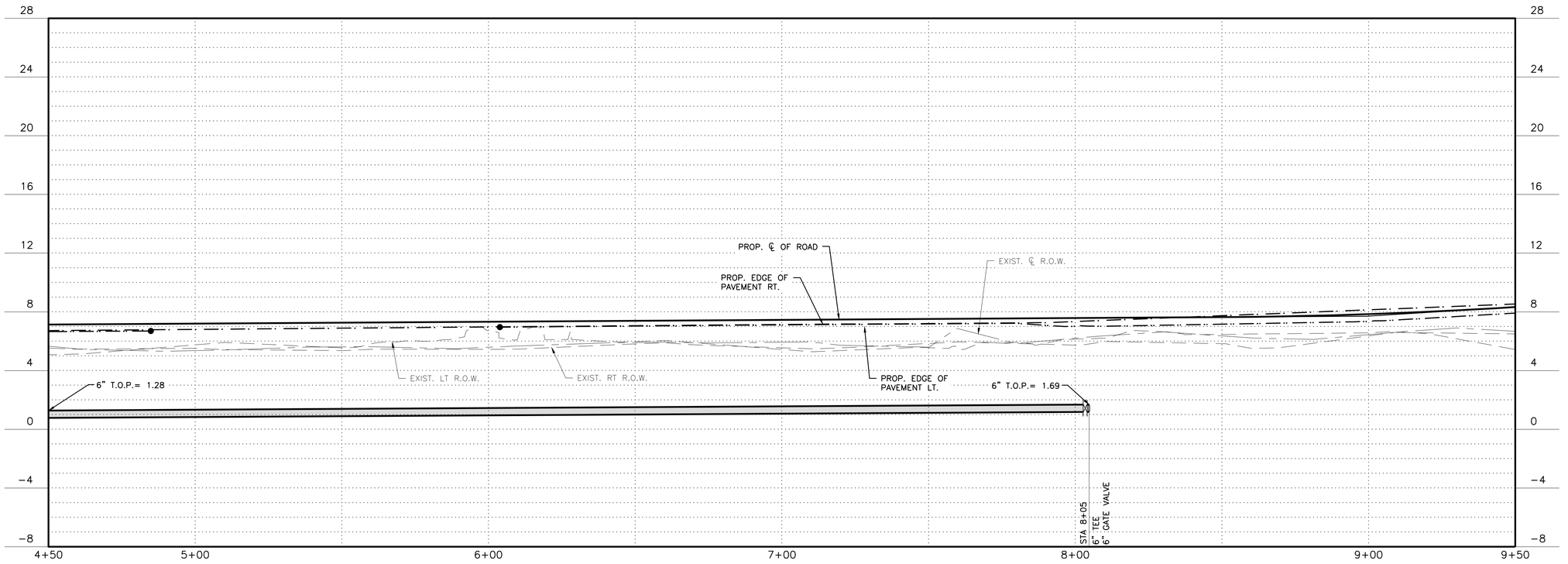
Date: Jun 27, 2025 - 3:06pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-WATER(01).dwg



A 26 26 WATERLINE PLAN

SCALE: 0 20' 40'

SCALE IN FEET



ISSUED FOR CONSTRUCTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

REVISION NO.	DATE	BY	DESCRIPTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

B. D. Breslr

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

WATERLINE PLAN AND PROFILE
STA. 4+50 TO STA. 9+50

SHEET 26 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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PC/PLOTTER: 34x44[IN: STANDARD].X-FNICC-34TBL.CTB LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

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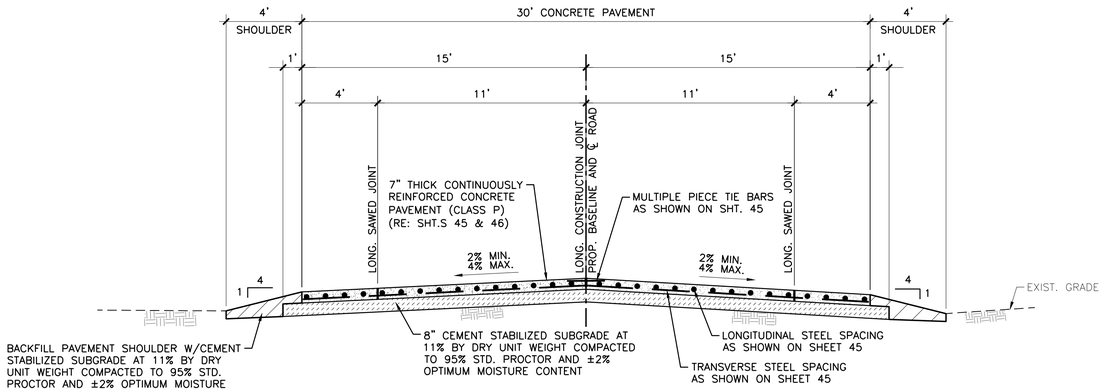
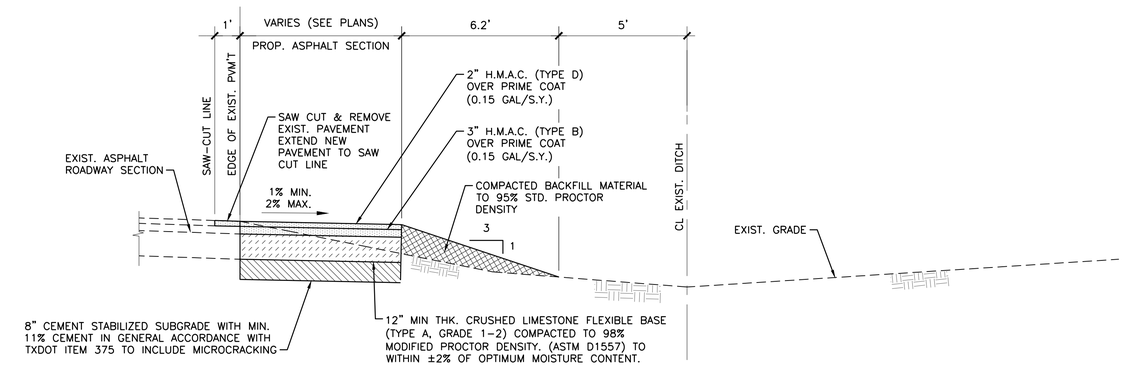


TYP. CONTINUOUSLY REINFORCED CONCRETE PAVEMENT SECTION

A | 17 | 27

18-22, 24

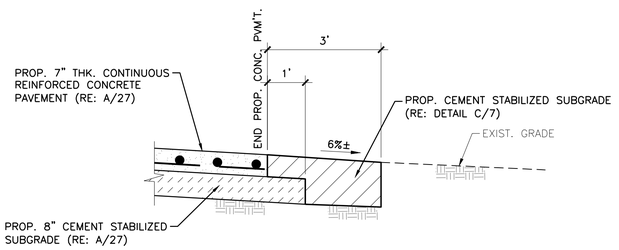
SCALE: 1"=4'



PROP. ASPHALT PAVEMENT SHOULDER SECTION

B | 22 | 27

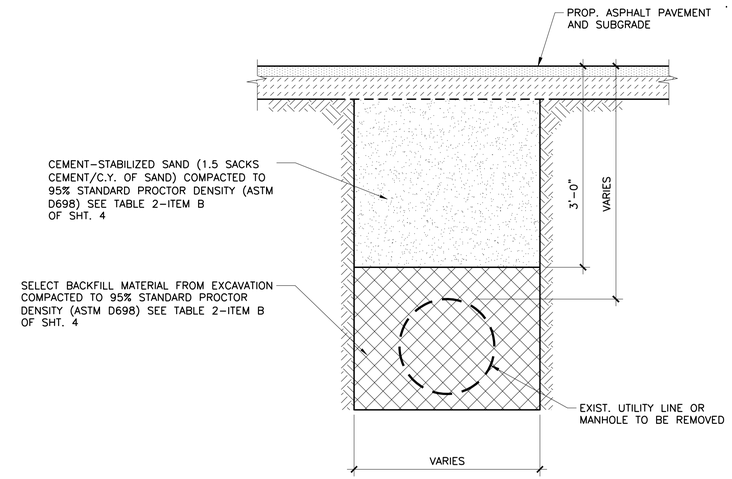
SCALE: 1"=3'



PROP. END OF ROADWAY SECTION

E | 21 | 27

SCALE: 1"=3'

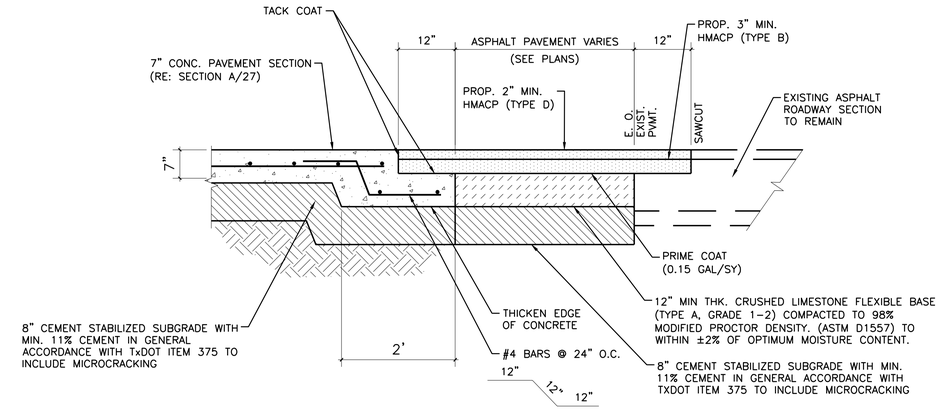


EXIST. UTILITY OR MANHOLE REMOVAL BACKFILL DETAIL BENEATH PAVEMENT

C | 18 | 27

23, 26

SCALE: N.T.S.



PROP. CONCRETE TO EXIST. ASPHALT PAVEMENT TIE-IN DETAIL

D | 23 | 27

SCALE: N.T.S.

NOTE:

IN NO CASE SHALL THE THICKNESS OF THE ASPHALT OR BASE MATERIAL BE LESS THAN THE THICKNESS OF EXISTING ADJACENT MATERIAL

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025

STATE OF TEXAS
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER

B. D. Bresler

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

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CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

MISCELLANEOUS DETAILS

SHEET 27 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

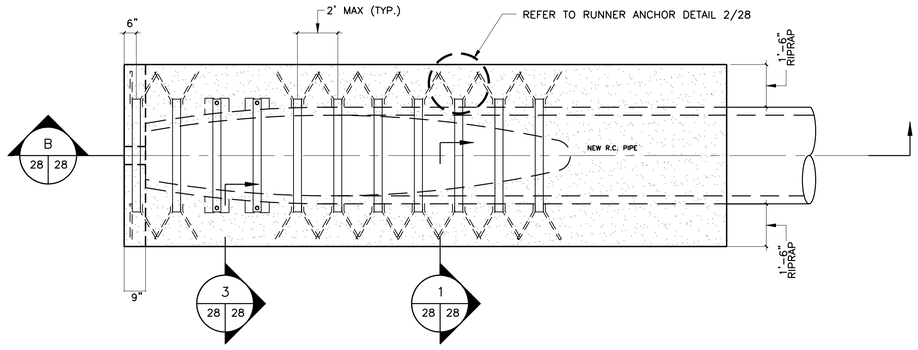
REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

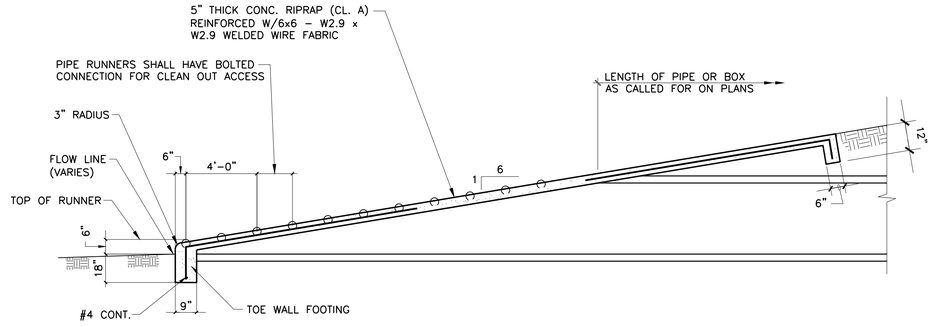
VERIFY SCALE 0 1"

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR 21576-11) N:\STANDARD\X-FNICC-3-ATBL.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

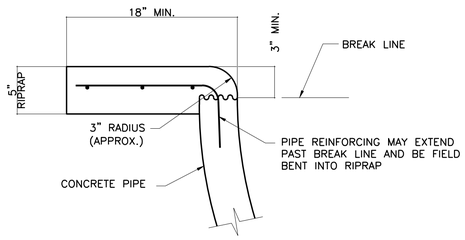
Date: Jun 27, 2025 - 3:07pm User: 08661 File: N:\IF\Drawings\FNICC STD MISC DETAILS.dwg



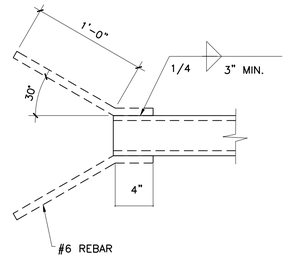
A 28 22 SAFETY END TREATMENT DETAIL
SCALE: 3/8"=1'-0"



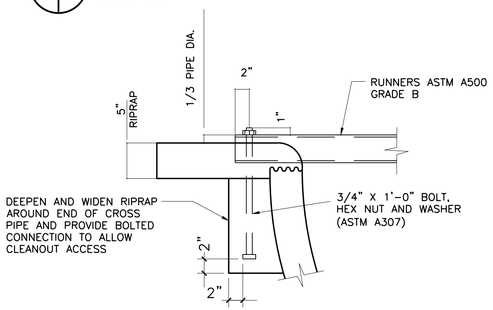
B 28 28 TYPICAL – SAFETY END TREATMENT SECTION
SCALE: N.T.S.



1 28 28 SECTION
SCALE: N.T.S.



2 28 28 RUNNER ANCHOR DETAIL
SCALE: N.T.S.



3 28 28 SECTION
SCALE: N.T.S.

PIPE RUNNER SCHEDULE			
CULVERT SIZE	CROSS PIPE SIZE	PIPE O.D.	PIPE I.D.
24"ø	4"	4.5"	4.026"

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

SAFETY END TREATMENT DETAILS

SHEET 28 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1

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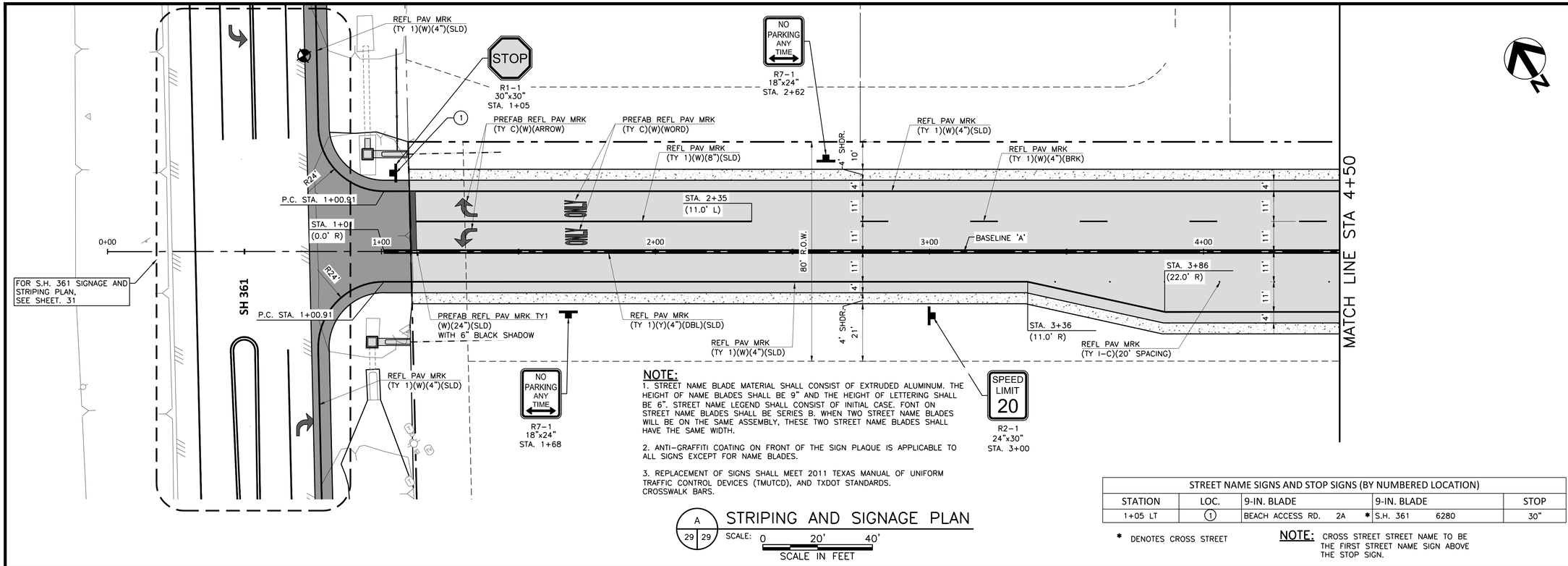
COR 15154 [N:\STANDARD\X-FNCC-345BLOWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:07pm User: 08661 File: N:\IF\Drawings\CV-RY3-DT_SET.dwg

Xref ..\..\STANDARD\SFAI-SLW.dwg



NOTE:

1. STREET NAME BLADE MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 9" AND THE HEIGHT OF LETTERING SHALL BE 6". STREET NAME LEGEND SHALL CONSIST OF INITIAL CASE. FONT ON STREET NAME BLADES SHALL BE SERIES B. WHEN TWO STREET NAME BLADES WILL BE ON THE SAME ASSEMBLY, THESE TWO STREET NAME BLADES SHALL HAVE THE SAME WIDTH.
2. ANTI-GRAFFITI COATING ON FRONT OF THE SIGN PLAQUE IS APPLICABLE TO ALL SIGNS EXCEPT FOR NAME BLADES.
3. REPLACEMENT OF SIGNS SHALL MEET 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AND TXDOT STANDARDS. CROSSWALK BARS.

A 29 29 STRIPING AND SIGNAGE PLAN

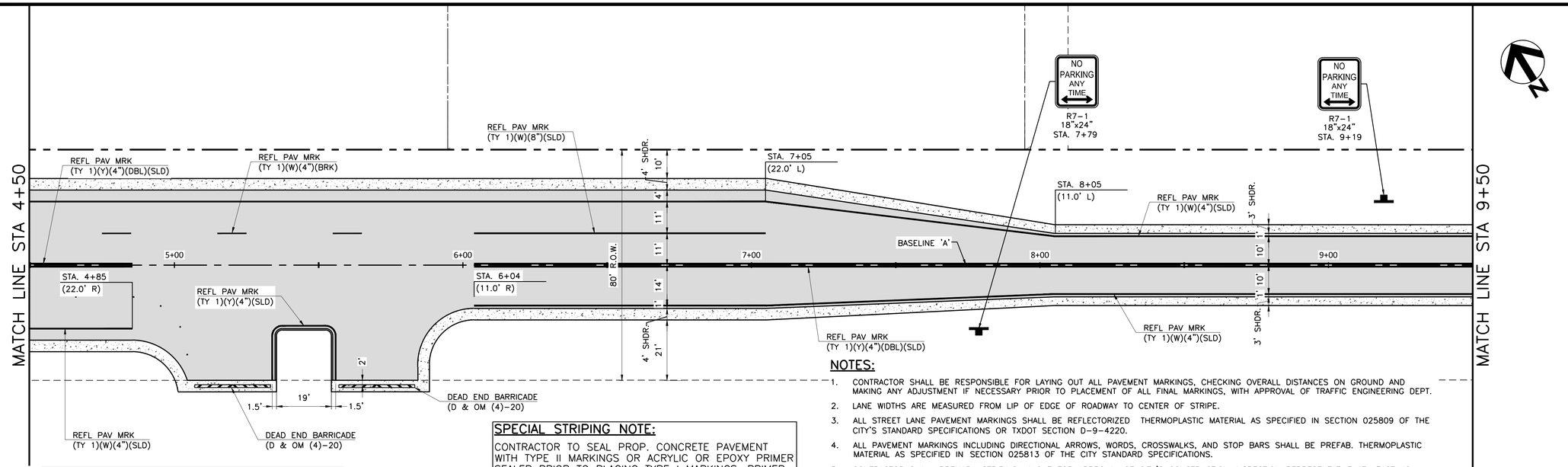
SCALE: 0 20' 40'

SCALE IN FEET

STREET NAME SIGNS AND STOP SIGNS (BY NUMBERED LOCATION)				
STATION	LOC.	9-IN. BLADE	9-IN. BLADE	STOP
1+05 LT	(1)	BEACH ACCESS RD. 2A *	S.H. 361 6280	30"

* DENOTES CROSS STREET

NOTE: CROSS STREET STREET NAME TO BE THE FIRST STREET NAME SIGN ABOVE THE STOP SIGN.



SPECIAL SIGNAGE NOTES:

1. ALL NEW TRAFFIC SIGNS, EXCEPT STREET NAME BLADES, WILL HAVE "F-CAL-ANTI-GRAFFITI PROTECTIVE FILM INSTALLED ON THE FRONT AND BACKSIDE OF EACH SIGN.
2. ALL SIGN FACE MATERIALS SHALL BE TYPE C (HIGH SPECIFIC INTENSITY) OR TYPE E (SUPER HIGH SPECIFIC INTENSITY FLUORESCENT).

SPECIAL STRIPING NOTE:

CONTRACTOR TO SEAL PROP. CONCRETE PAVEMENT WITH TYPE II MARKINGS OR ACRYLIC OR EPOXY PRIMER SEALER PRIOR TO PLACING TYPE I MARKINGS. PRIMER SEALER WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.

B 29 29 STRIPING AND SIGNAGE PLAN

SCALE: 0 20' 40'

SCALE IN FEET

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT ALL PAVEMENT MARKINGS, CHECKING OVERALL DISTANCES ON GROUND AND MAKING ANY ADJUSTMENT IF NECESSARY PRIOR TO PLACEMENT OF ALL FINAL MARKINGS, WITH APPROVAL OF TRAFFIC ENGINEERING DEPT.
2. LANE WIDTHS ARE MEASURED FROM LIP OF EDGE OF ROADWAY TO CENTER OF STRIPE.
3. ALL STREET LANE PAVEMENT MARKINGS SHALL BE REFLECTORIZED THERMOPLASTIC MATERIAL AS SPECIFIED IN SECTION 025809 OF THE CITY'S STANDARD SPECIFICATIONS OR TXDOT SECTION D-9-4220.
4. ALL PAVEMENT MARKINGS INCLUDING DIRECTIONAL ARROWS, WORDS, CROSSWALKS, AND STOP BARS SHALL BE PREFAB. THERMOPLASTIC MATERIAL AS SPECIFIED IN SECTION 025813 OF THE CITY STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL PREMARK STRIPING LAYOUT FOR APPROVAL OF CITY'S CONSTRUCTION INSPECTION REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO THE PLACEMENT OF ANY FINAL PAVEMENT MARKINGS.
6. RAISED PAVEMENT MARKERS TYPE I-C, TYPE II-C-R, & TYPE II-A-A ARE NOT SHOWN FOR CLARITY ON DRAWINGS BUT WILL BE REQUIRED. REFER TO SHEET 40 FOR SPECIFIC REQUIREMENTS.
7. TYPE II B-B (BLUE REFLECTORS) SHALL BE INSTALLED ON OUTSIDE LANES OF TRAFFIC IN FRONT OF ALL FIRE HYDRANTS WITHIN PROJECT LIMITS. SUBSIDIARY TO FIRE HYDRANT ASSEMBLIES. BLUE REFLECTORS SHALL BE INSTALLED 6" TO THE SIDE OF THE LANE STRIPING CLOSEST TO THE FIRE HYDRANT.
8. SIGN SUPPORTS SHALL BE LOCATED AS SHOWN ON THE PLANS, EXCEPT THAT THE ENGINEER MAY SHIFT THE SIGN SUPPORTS WITHIN DESIGN GUIDELINES, WHERE NECESSARY TO SECURE A MORE DESIRABLE LOCATION OR TO AVOID CONFLICT WITH UTILITIES OF SIGN OBSTRUCTION. REFER TO TRAFFIC SIGN INSTALLATION DETAILS.
9. REFER TO SHEET 37 FOR TRIANGULAR SLIPBASE SIGN MOUNTING DETAILS.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER SURVEY

6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE NICHOLS

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CITY of CORPUS CHRISTI TEXAS

Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STRIPING AND SIGNAGE PLAN
STA. 0+00 TO STA. 9+50

SHEET 29 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

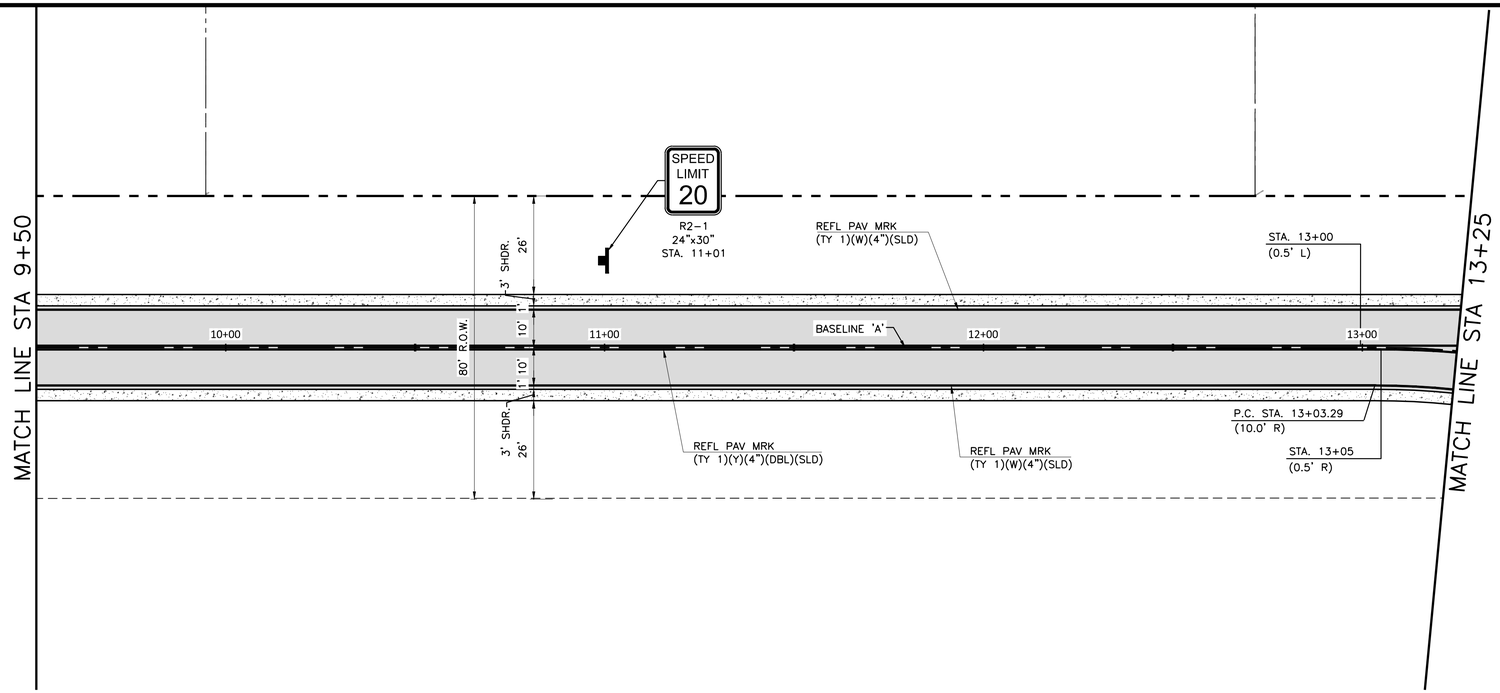
REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR21576-SHEET-SIGN-STRIPING-STANDARD).X-FNCC-3-4BLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

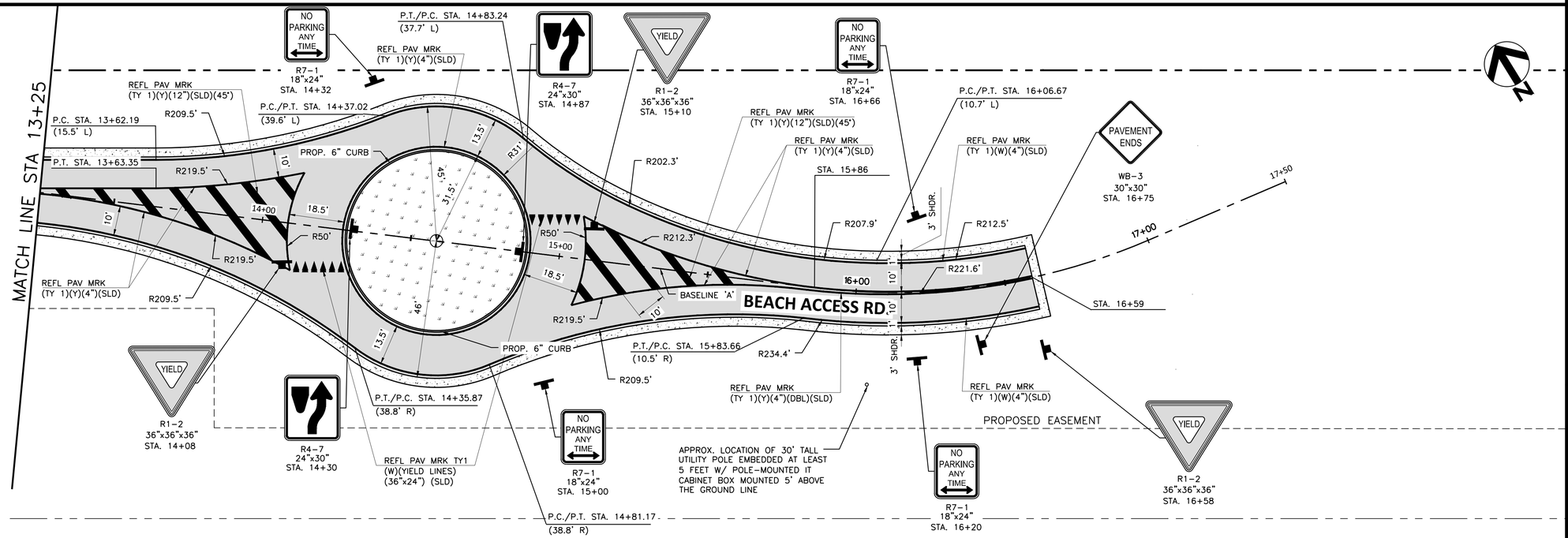
Date: Jun 27, 2025 - 3:08pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-STRIPING(01).dwg



A 30 | 30 STRIPING AND SIGNAGE PLAN

SCALE: 0 20' 40'

SCALE IN FEET



B 30 | 30 STRIPING AND SIGNAGE PLAN

SCALE: 0 20' 40'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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Phone
Fax (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STRIPING & SIGNAGE PLAN STA. 9+50 TO END

SHEET 30 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 13541[IN:\STANDARD\X-FNCC-34FBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

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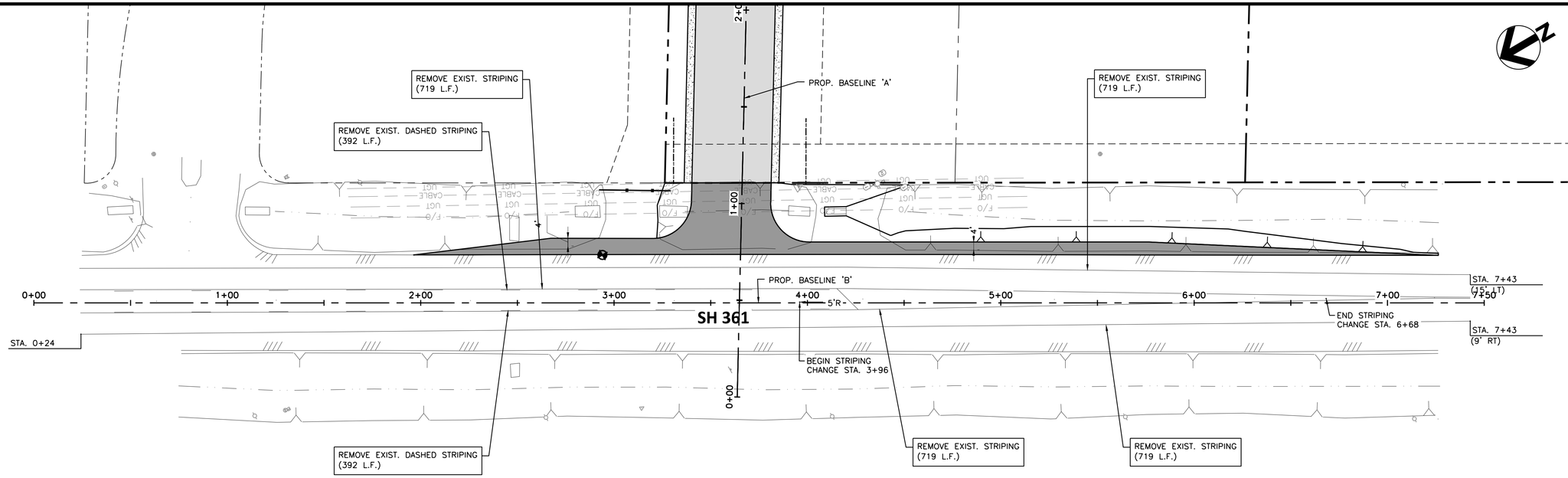
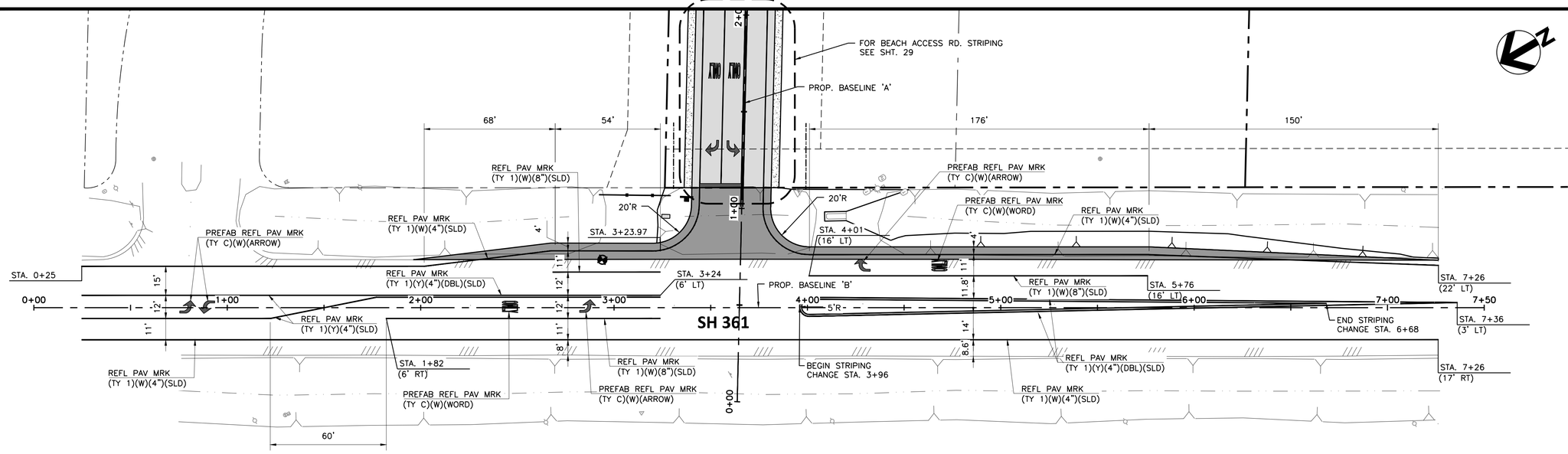


A 31 | 31 DEMO STRIPING PLAN

SCALE: 0 30' 60'

SCALE IN FEET



A 31 | 31 STRIPING AND SIGNAGE PLAN

SCALE: 0 30' 60'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500 Phone (361) 561-6501 Fax

CITY of CORPUS CHRISTI TEXAS

Department of Engineering Services

NEW BEACH ACCESS ROAD S.H. 361 TO BEACH (BOND 2020)

SH 361 STRIPING AND SIGNAGE

SHEET 31 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

ACAD Rel: 18.2s (LMS Tech) User: 02293
G:\PW\15641\IN\STANDARDS\X-FNIC-34TEX.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

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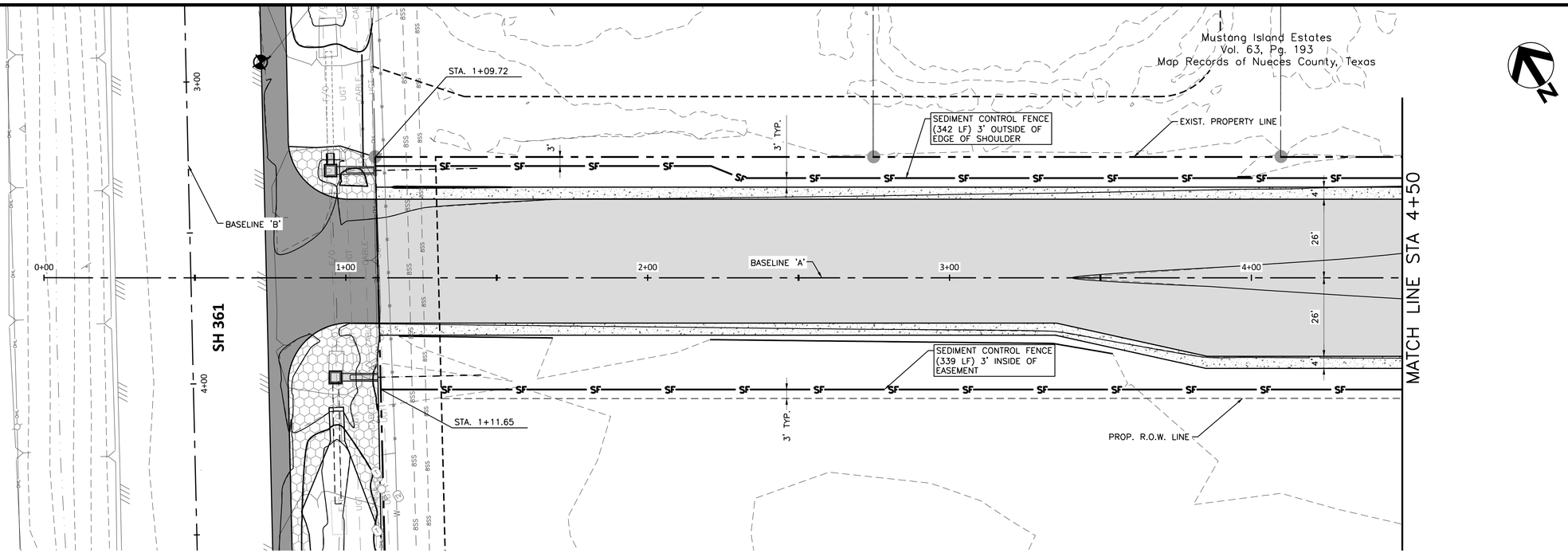
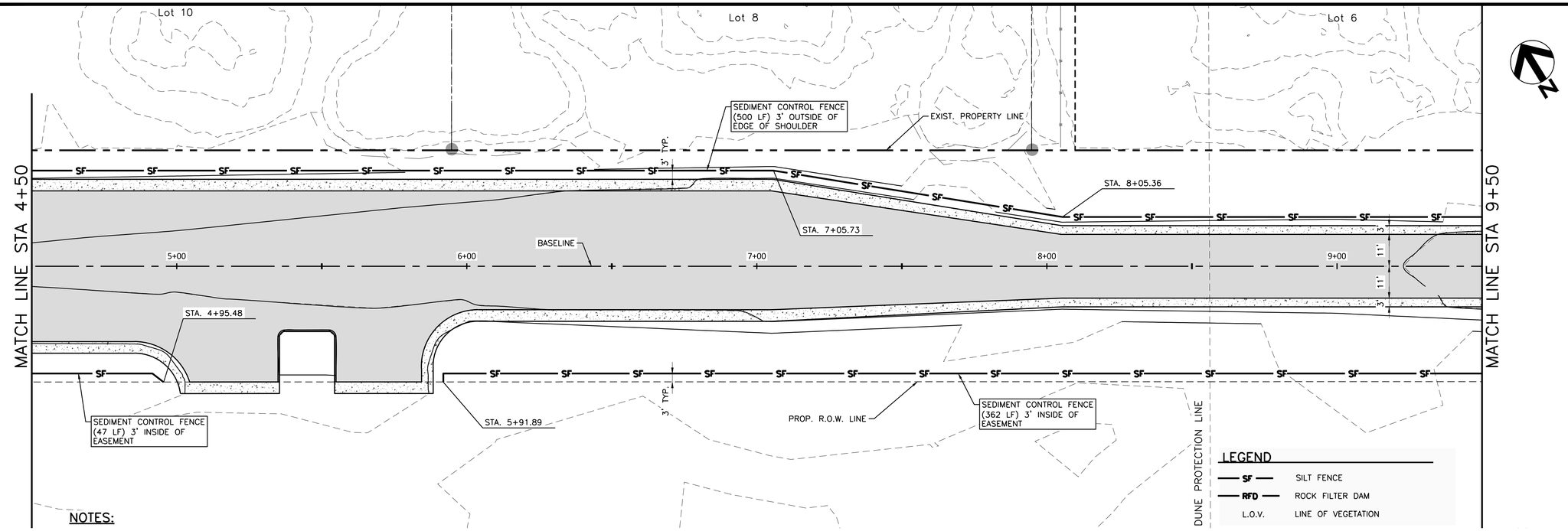


A 32 32 STORM WATER POLLUTION PREVENTION PLAN

SCALE: 0 20' 40'

SCALE IN FEET



NOTES:

1. FOR CONTRACTORS INFORMATION ONLY.
2. WATERING BASED ON 0.5 WATERING DEPTH PER WEEK WHICH EQUAL APPROX 13,575 GAL/ACRE/WEEK.

LEGEND

SF	SILT FENCE
RFD	ROCK FILTER DAM
L.O.V.	LINE OF VEGETATION

B 32 32 STORM WATER POLLUTION PREVENTION PLAN

SCALE: 0 20' 40'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025

BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER

B. D. Bresler

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite
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78401-3717 (361) 561-6500
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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STORM WATER POLLUTION
PREVENTION PLAN STA. 0+00
TO STA. 9+50

REVISION NO. | DATE | BY | DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 32 of 55

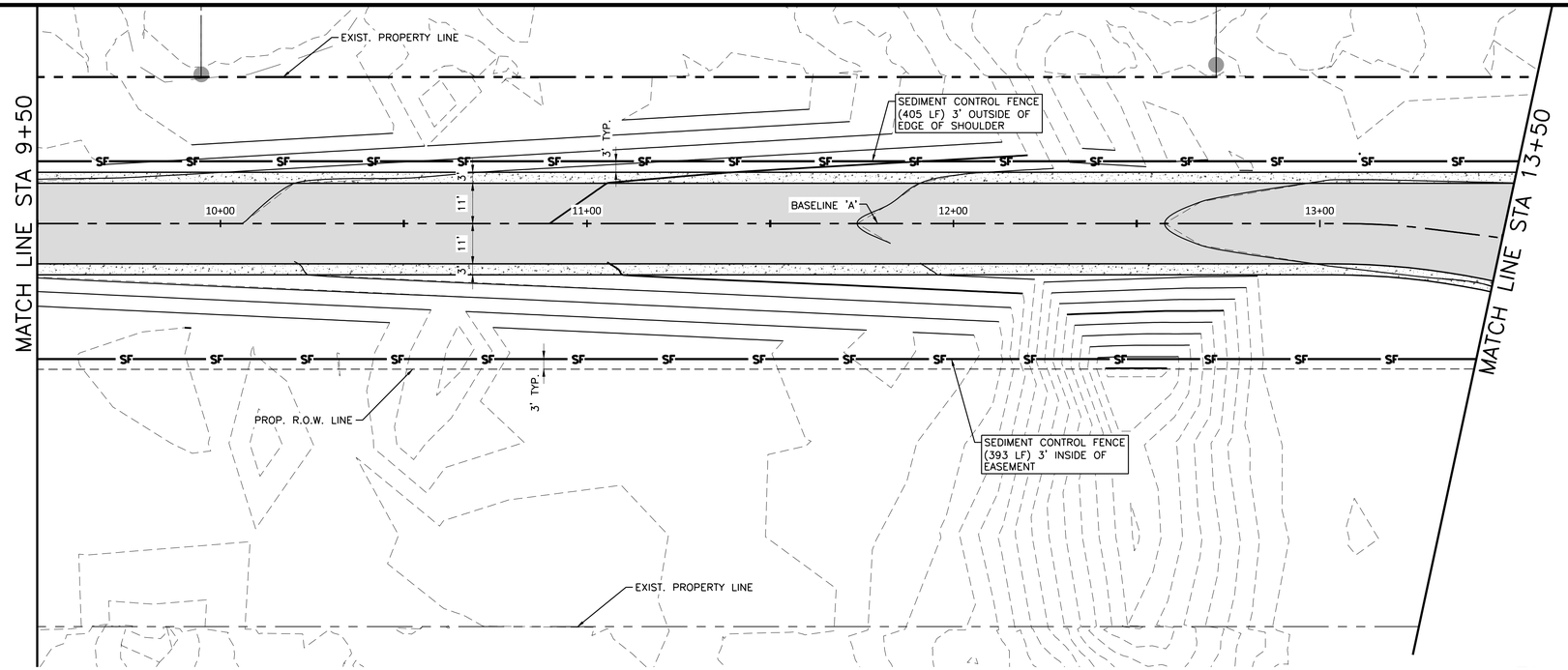
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 154-11(N) STANDARD X-FNCC-3-FBK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

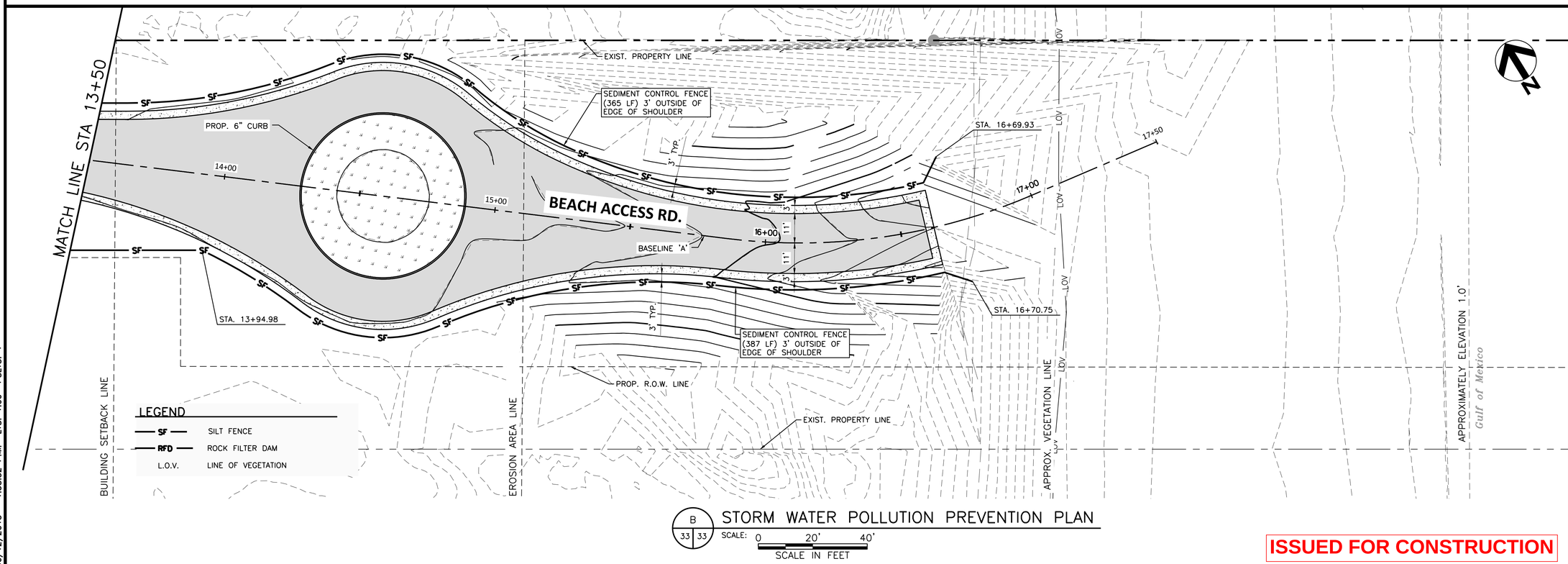
Date: Jun 27, 2025 - 3:09pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-SW3P(01).dwg



A 33 33 STORM WATER POLLUTION PREVENTION PLAN

SCALE: 0 20' 40'

SCALE IN FEET



B 33 33 STORM WATER POLLUTION PREVENTION PLAN

SCALE: 0 20' 40'

SCALE IN FEET

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

B. D. Breslr

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

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CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STORM WATER POLLUTION PREVENTION PLAN STA. 9+50 TO END

REVISION NO.	DATE	BY	DESCRIPTION

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VERIFY SCALE 0 1

SHEET 33 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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Date: Jun 27, 2025 - 3:09pm User: 08661 File: N:\IF\Drawings\CV-BAR-PP-SW3P(01).dwg

SITE DESCRIPTION

PROJECT LIMITS: NEW BEACH ACCESS ROAD FROM STATE HIGHWAY 361 TO BEACH
TOTAL PROJECT LENGTH IS 1,600 FT. = 0.31 MILE

PROJECT DESCRIPTION: GRADING, DRAINAGE, STORM PIPE, WATERLINES, STABILIZED FLEXIBLE BASE, ASPHALT PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE CURB.

MAJOR SOIL DISTURBING ACTIVITIES: SOIL DISTURBING ACTIVITIES WILL INCLUDE PREPARING RIGHT-OF-WAY, EXCAVATION AND EMBANKMENT FOR THE ROADWAYS, GRADING, STORM SEWERS, AND WATERLINES AT THE TIMES AND LOCATIONS LISTED BELOW.

TOTAL PROJECT AREA: 2.7 AC.

TOTAL AREA TO BE DISTURBED: 2.7 AC.

WEIGHTED RUNOFF COEFFICIENT:
(AFTER CONSTRUCTION): 0.62

EXISTING CONDITION OF SOIL & VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER:

PAVEMENT AND FLATWORK 70%
GRASS LANDSCAPING 30%

NAME OF RECEIVING WATERS: CORPUS CHRISTI BAY

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:

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

OTHER: DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME OR BE PERFORMED WITHIN 21 DAYS

STRUCTURAL PRACTICES:

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

OTHER: ____

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

1. Install structural controls at existing structures prior to disturbance of existing topsoil.
2. Install silt fences:
   A. Around topsoil stockpiles and at embankment and excavation locations
   B. Around all new and temporary structures as soon as they are functional.
3. Install stabilized construction entrance
4. Construct the proposed improvements in accordance with the plans and specifications.
5. Prepare topsoil and apply grass block sodding to areas specified in the contract documents.
6. Upon completion of construction activities, remove all temporary structural controls and re-seed areas disturbed by their removal.

STORM WATER MANAGEMENT:

During construction of the improvements, storm water runoff will be conveyed via existing ditches, and storm sewers; and such temporary drainage structures that may be required to be provided by contractor until the permanent storm water drainage improvements have been constructed.

OTHER EROSION AND SEDIMENT CONTROLS:

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 area adjacent to the bayor drainageways shall have priority followed by devices protecting storm sewer inlets.

INSPECTION: An inspection will be performed by the contractor every 14 days 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 should be made per each inspection. Based on the inspection results, the controls shall be revised according to the inspection report.

WASTE MATERIALS: The dumpster used to store all waste material shall meet all state and local city solid waste management regulations. All trash and construction debris will be deposited in the dumpster. The dumpster will be emptied as necessary or as required by local regulation and the trash will be hauled to a local landfill. No construction waste material will be buried on site.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): In the event of a spill which may be considered hazardous, the contractor must notify immediately the OAR.

SANITARY WASTE: All sanitary waste will be collected from the portable units as necessary or as required by local regulations by a licensed sanitary waste management contractor.

OFFSITE VEHICLE TRACKING:

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

OTHER: Install stabilized rock construction entrance for work at NEW BEACH ACCESS ROAD, at appropriate point in construction sequenceprior to any slope work

REMARKS: Disposal areas, stockpiles, and haul roads shall be constructed in a manner that will minimize and control the sediment that may enter receiving waterways. Disposal areas shall not be located in any waterway, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the contractor in a manner which minimizes the runoff of all pollutants. All waterways shall be cleared as soon as practical of temporary embankments, temporary bridges, matting, falsework, piling, debris, and other obstructions placed during construction operations that are not part of the finished work.

PERMITS:

CONTRACTOR SHALL UTILIZE THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL OBTAIN ALL PERMITS AND FULFILL ALL PERMIT REQUIREMENTS, INCLUDING FEES, FOR T.C.E.Q. GENERAL PERMIT NO. TXR 150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO NOTICE OF INTENT (NOI, REQUIRED SITE POSTINGS AND NOTICE OF TERMINATION (NOT). ALL ACTIVITIES WILL BE PERFORMED AT THE MILESTONES REQUIRED BY THE T.C.E.Q. NO SEPARATE PAYMENT WILL BE MADE FOR SUCH PERMITS.

ISSUED FOR CONSTRUCTION

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK AND SWPPP PROJECT NOTES

REVISION NO. | DESCRIPTION | BY | DATE | REVISION NO.

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VERIFY SCALE 0 1"

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

CITY OF CORPUS CHRISTI
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STORM WATER POLLUTION PREVENTION PLAN NOTES

1 OF 3

SHEET 34 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

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Stormwater Pollution Prevention – Clean Water Act Section 402

TPDES TXR 150000: Stormwater Discharge Permit or Construction General Permit required for projects with 1 or more acres distrubed soil. Projects with any disturbed soil must protect for erosion and sedimentation.

☐ No Action Required ☒ Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000
2. Comply with the SW3P and revise when necessary to control pollution or required by the Engineer.
3. Post Construction Site Notice, (CSN) with SW3P information on or near the site, accessible to the public and TCEQ, EPA or other inspectors.
4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, submit NOI to TCEQ and the Engineer.

Work in or near Streams, Waterbodies and Wetlands Clean Water Act Sections 401 & 404

USACE Permit required for filling, dredging, excavating or other work in any water bodies, rivers,creeks, streams, wetlands or wet areas.

The Contractor must adhere to all of the terms and conditions associated with the following permit(s):

☒ No Permit Required
☐ Nationwide Permit 14 – PCN not Required (less than 1/10th acre waters or wetlands affected)
☐ Nationwide Permit 14 – PCN Required (1/10 to <1/2 acre, 1/3 in tidal waters)
☐ Individual 404 Permit Required
☐ Other Nationwide Permit Required: NWP# _____

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices planned to control erosion, sedimentation and post-project TSS.

1. CONTRACTOR SHALL NOT TRAVERSE BEACH WITH CONSTRUCTION EQUIPMENT BELOW EL. 2.0 OR EXCAVATE BELOW EL. 2.0
2.
3.
4.

Best Management Practices:

Erosion	Sedimentation	Post-Construction TSS
☐ Temporary Vegetation	☒ Silt Fence	☐ Vegetative Filter Strips
☒ Blankets/Matting	☐ Rock Berm	☐ Retention/Irrigation Systems
☒ Mulch	☐ Triangular Filter Dike	☐ Extended Detention Basin
☒ Sodding	☐ Sand Bag Berm	☐ Constructed Wetlands
☐ Interceptor Swale	☐ Straw Bale Dike	☐ Wet Basin
☐ Diversion Dike	☐ Brush Berms	☐ Erosion Control Compost
☐ Erosion Control Compost	☐ Erosion Control Compost	☐ Mulch Filter Berm and Socks
☐ Mulch Filter Berm and Socks	☒ Mulch Filter Berm and Socks	☐ Compost Filter Berm and Socks
☐ Compost Filter Berm and Socks	☐ Compost Filter Berm and Socks	☐ Vegetation Lined Ditches
	☐ Stone Outlet Sediment Traps	☐ Sand Filter Systems
	☐ Sediment Basins	

III. Cultural Resources

In the event historical issues or archeological artifacts (bones, burnt rock, flint, pottery, etc.) are found during construction, cease work in the immediate area and contact the Engineer immediately.

☒ No Action Required ☐ Required Action

Action No.

1.
2.
3.
4.
5.

IV. Vegetation Resources

Preserve native vegetation to the extent practical.

☐ No Action Required ☒ Required Action

Action No.

1. PRESERVE EXISTING VEGETATION FOR USE IN MITIGATION BY STRIPPING TOPSOIL AND PLANT MATERIAL FOR RE-USE IN MITIGATION AREAS ALONGSIDE ROADWAY AND ENHANCEMENT AREAS ON ADJACENT PROPERTY.
2. RE-PLANTED VEGETATION SHALL BE COVERED WITH A BIODEGRADEABLE BURLAP NETTING TO HELP SHADE AND MAINTAIN VEGETATION UNTIL ESTABLISHMENT.
3. WATER VEGETATION DAILY PER WATERING SCHEDULE FOUND IN THE MITIGATION PLAN SHEETS IN THIS PLAN SET.
4. PRESERVE AND PROTECT VEGETATION IN AREAS NOT RECEIVING IMPROVEMENTS BY NOT TRAVERSING WITH EQUIPMENT OR TRUCKS, AND NOT STORING EQUIPMENT, SUPPLIES, OR MATERIALS IN THESE AREAS.

V. Federal Listed, and Proposed Threatened and Endangered Species, Critical Habitat, State Listed Species, Candidate Species and Migratory Birds.

☐ No Action Required ☒ Required Action

Action No.

1. SEA TURTLES – CONDUCT TRAINING TO IDENTIFY SEA TURTLES AND NESTS. ON THE BEACH SIDE OF THE DUNES, BE ON THE LOOKOUT FOR TURTLES AND TURTLE NESTS. DO NOT DISTURB NESTS AND CONTACT TPWD IF TURTLES OR NESTS ARE ENCOUNTERED.
2. PIPING PLOVERS – CONDUCT TRAINING TO IDENTIFY PIPING PLOVERS. DO NOT DISTURB PLOVERS RESTING IN DUNES OR FEEDING ON BEACH.
3. ALPOMADO FALCON – CONDUCT TRAINING TO IDENTIFY ALPOMADO FALCON AND DO NOT DISTURB IF ENCOUNTERED RESTING OR FEEDING IN DUNES.
4.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the Engineer immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediated area, and contact the Engineer immediately.

VI. Hazardous Materials or Contamination Issues

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with materials by conducting safety meetings prior to beginning construction and making workers c potential hazards in the workplace. Ensure that all workers are provided with personal protecti equipment appropiate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets, (MSDS) for all hazardous products used project, which may include, but are not limited to the following categories: Paints, acids, solv asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provid protected storage, off bare ground and covered, for products which may be hazardous. Maint product labelling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with saf practices, and contact the District Spill Coordinator immediately. The Contractor shall be resp for the proper containment and cleanup of all product spills.

Contact the Engineer if any of the follwing are detected:

- Dead or distressed vegetation (not identified as normal)
- Trash piles, drums, canister, barrels, etc.
- Undesirable smells or odors
- Evidence of leaching or seepage of substances

Any other evidence indicating possible hazardous materials or contamination discoverd on site.

Hazardous Materials or Contamination Issues Specific to this Project:

☒ No Action Required ☐ Required Action

Action No.

1.
2.
3.
4.

VII. Other Environmental Issues

1. DUNE PERMIT FROM TGLO THROUGH NUECES COUNTY HAS TERMS AND CONDITIONS AND REQUIREMENTS AS SHOWN IN SHEETS 54-55
2. CONTRACTOR SHALL FOLLOW AND ENFORCE ALL DUNES PERMITTING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
   A. MARKING THE BOUNDARY OF THE COMPENSATION AREA ALONG THE SEAWARD EDGE WITH SIGNAGE EVERY 100 LF STATING "DUNES NOURISHMENT AREA. NO ALTERATION OF THIS AREA IS ALLOWED BY LAW."
   B. WATERING THE DUNES VEGETATION PER THE PRESCRIBED WATERING SCHEDULE IN THIS PLAN SET AND IN THE DUNES MITIGATION PLAN MEMO.
   C. LIMITING TRAVEL TO WITHIN THE ROADWAY FOOTPRINT PLUS 1 FOOT BEYOND.
   D. NO STOCKPILING OF EXCAVATED SAND FROM DUNE AREA IS ALLOWED SEAWARD OF THE 1,000-FT DUNE PROTECTION LINE. ALL EXCAVATED SAND TO BE PLACED IMMEDIATLY INTO THE DUNES COMPENASTION AREA TO THE SOUTH TO THE LINES AND GRADES SHOWN IN THESE PLANS.
   E. TOPSOIL AND PLANT MATERIAL FROM THE ROADWAY EXCAVATION FOOTPRINT SHALL NOT BE STOCKPILED SEAWARD OF THE 1,000-FT DUNE PROTECTION LINE AND MUST BE WATERED AND SHADED BEFORE AND AFTER PLACEMENMT ON TOP OF THE DUNES COMPENSATION AREA TO THE LINES AND GRADES SHOWN ON THE PLANS.

☐ No Action Required ☒ Required Action

Action No.

AS DESCRIBED ABOVE

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STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

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CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI

STORM WATER ENVIRONMENTAL PERMITS
ISSUED AND COMMENTS (EPIC) 2 OF 3

SHEET 35 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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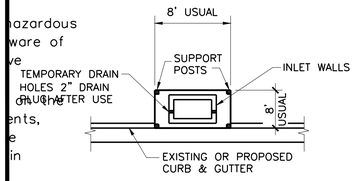
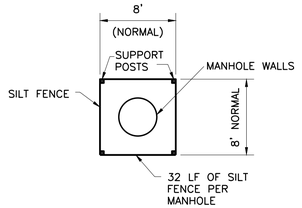


NOTE:

TYPICAL SILT FENCE INSTALLATION AT CURB INLET PRIOR TO PLACEMENT OF CURB AND INLET TOP.

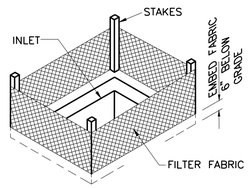
CURB INLET - PLAN

NOT TO SCALE



MANHOLE - PLAN

NOT TO SCALE

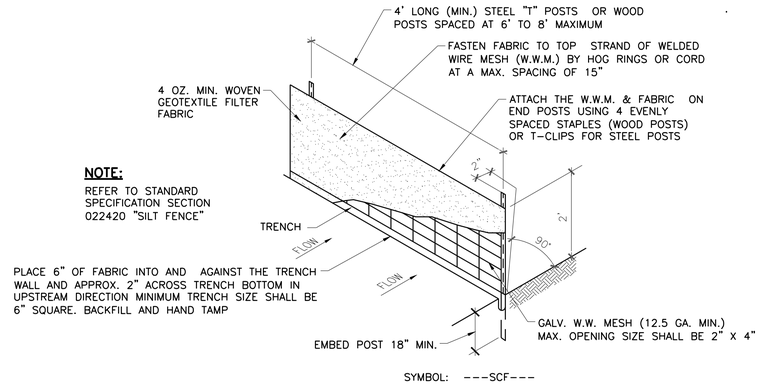


NOTES:

1. FILTER FABRIC INLET PROTECTION SHALL BE USED DURING CONSTRUCTION TO CONTROL SEDIMENTATION.
2. PERIMETER SILT FENCING AROUND INLET LOCATIONS SHALL BE INSTALLED AFTER PIPE IS PLACED.
3. FABRIC MATERIAL SHALL BE A NET-REINFORCED FENCE, USING WOVEN GEOTEXTILE FABRIC.
4. FENCE SHOULD BE REMOVED UPON COMPLETION OF CONSTRUCTION.

TEMPORARY FILTER FABRIC INLET PROTECTION DETAIL

NOT TO SCALE



NOTE:

REFER TO STANDARD SPECIFICATION SECTION 022420 "SILT FENCE"

SYMBOL: ---SCF---

TEMPORARY SEDIMENT CONTROL FENCE DETAIL

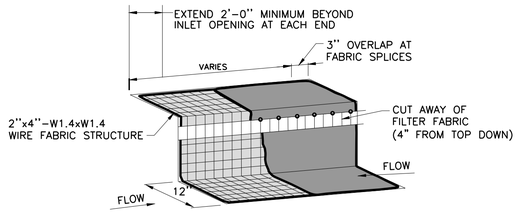
NOT TO SCALE

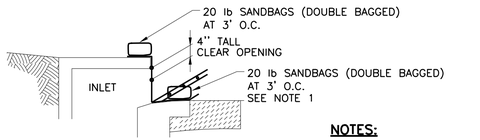
SEDIMENT CONTROL FENCE USAGE GUIDELINES:

SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE LARGER THEN 2 ACRES.

* THE GUIDELINES SHOWN HERE ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.





NOTES:

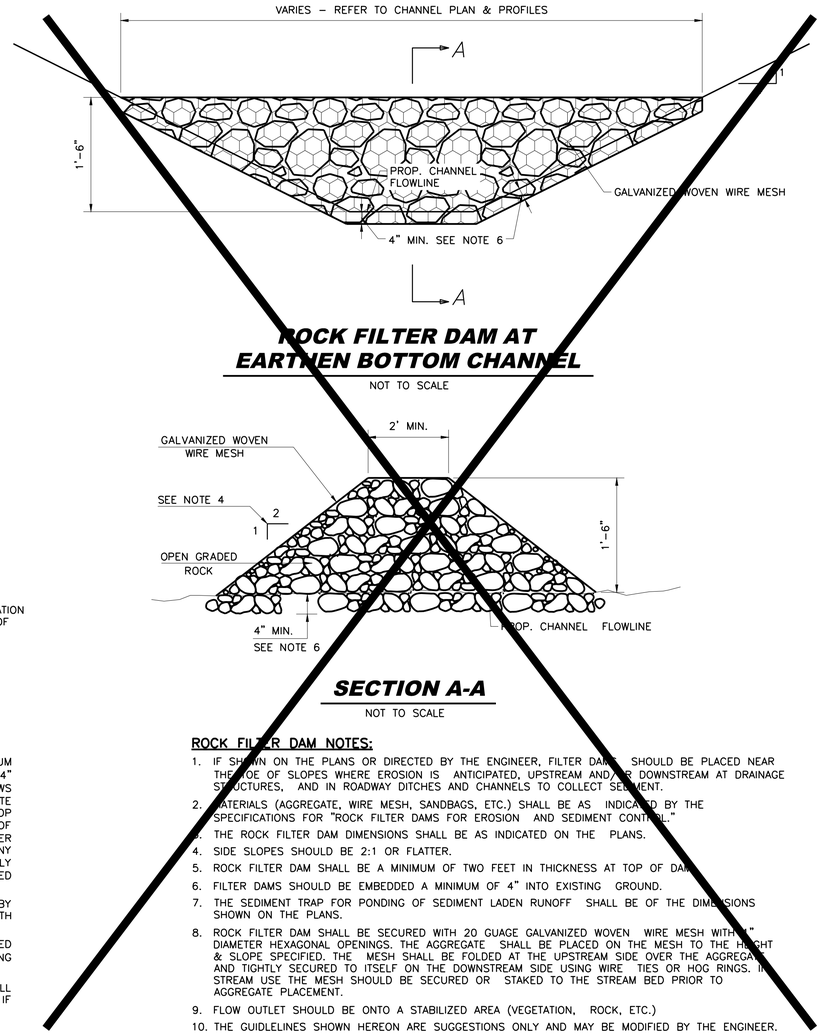
TYPICAL EROSION CONTROL INSTALLATION AT CURB INLET AFTER PLACEMENT OF CURB AND INLET TOP.

CURB INLET PROTECTION DETAIL

NOT TO SCALE

CURB INLET PROTECTION NOTES:

1. TO HOLD THE FILTER DIKE IN PLACE, 20 LB SANDBAGS SHALL BE USED AT 3' O.C. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1"X4" BOARD, SECURED WITH 1/4" OR 3/8" CONCRETE SCREWS. THE 1/4" OR 3/8" CONCRETE SCREWS SHALL BE ATTACHED TO THE GUTTER BY DRILLING AN APPROPRIATE PILOT HOLE WITH A CONCRETE BIT AND INSERT PLASTIC FASTENERS. THE TOP OF THE SCREW SHALL BE RECESSED BELOW THE TOP OF THE BOARD. THE SCREWS SHALL BE PLACED ON 3' O.C. THIS METHOD IS USED IN LIEU OF SANDBAGS, IN THE GUTTER ONLY, TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, EITHER LEAVE THE PLASTIC FASTENERS IN PLACE, OR REMOVE THE PLASTIC FASTENERS, CLEAN ANY DIRT/DEBRIS FROM THE SCREW LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH THE SURFACE OF THE GUTTER. THIS METHOD SHALL NOT BE USED ON THE INLET IN LIEU OF SANDBAGS.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2". INLET PROTECTION SHALL BE REPLACED AS NECESSARY DURING CONSTRUCTION DUE TO DAMAGE OR DETERIORATION (SUBSIDIARY TO INLET PROTECTION).
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND ONLY REMOVE INLET PROTECTION IF DIRECTED BY THE CITY OF CORPUS CHRISTI, OR IF CONTRACTOR OBSERVES AN IMMINENT THREAT OF FLOODING OF SURROUNDING PROPERTY.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



ROCK FILTER DAM AT EARTHEN BOTTOM CHANNEL

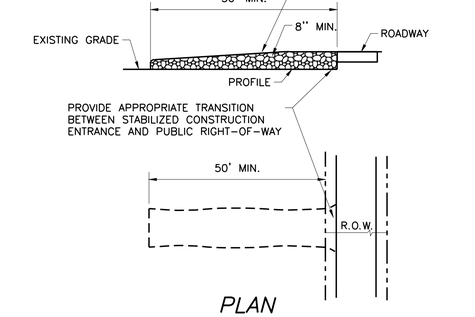
NOT TO SCALE

SECTION A-A

NOT TO SCALE

ROCK FILTER DAM NOTES:

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATIONS FOR "ROCK FILTER DAMS FOR EROSION AND SEDIMENT CONTROL."
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE PLANS.
4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
5. ROCK FILTER DAM SHALL BE A MINIMUM OF TWO FEET IN THICKNESS AT TOP OF DAM.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM SHALL BE SECURED WITH 20 GUAGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT & SLOPE SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.)
10. THE GUIDLELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE: 3-5" OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
3. THICKNESS: NOT LESS THAN 8".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ISSUED FOR CONSTRUCTION

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REVISION NO.	DATE	BY	DESCRIPTION

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CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6501
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
STORM WATER POLLUTION PREVENTION
STANDARD DETAILS

3 OF 3

SHEET 36 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR15641[N]STANDARD X-FNICC-34BLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:10pm User: 08661 File: N:\IF\Drawings\COCC STD SW3P.dwg

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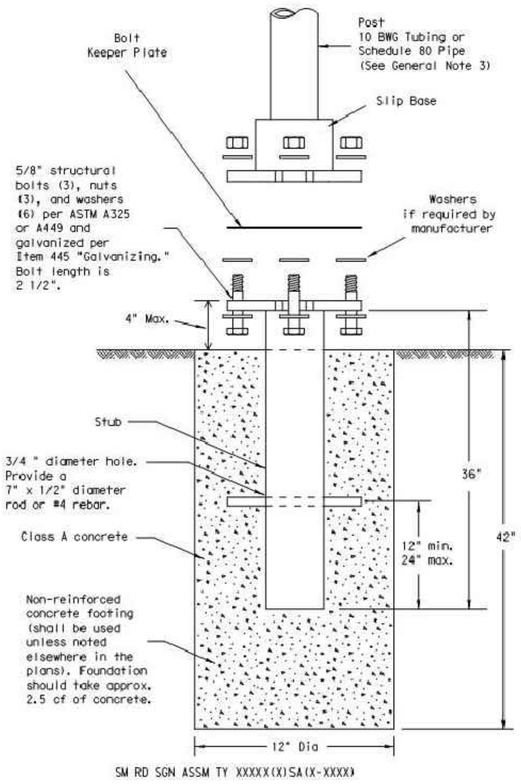
TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



SM RD SGN ASSM TY XXXXX(X)SA(X-XXXX)

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

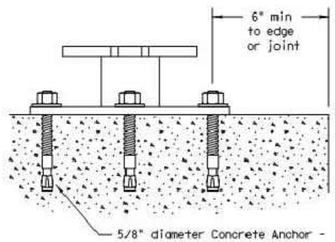
1. Slip base shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
2. Material used as post with this system shall conform to the following specifications:
   10 BWG Tubing (2.875" outside diameter)
   0.134" nominal wall thickness
   Seamless or electric-resistance welded steel tubing or pipe
   Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
   Other steels may be used if they meet the following:
   55,000 PSI minimum yield strength
   70,000 PSI minimum tensile strength
   20% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
   Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
   Galvanization per ASTM A123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
   Schedule 80 Pipe (2.875" outside diameter)
   0.276" nominal wall thickness
   Steel tubing per ASTM A500 Gr C
   Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
   46,000 PSI minimum yield strength
   62,000 PSI minimum tensile strength
   21% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
   Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
   Galvanization per ASTM A123
3. See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is:
   http://www.txdot.gov/publications/traffic.htm
4. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

Foundation
1. 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.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
4. Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
5. The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support
1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
2. 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



SM RD SGN ASSM TY XXXXX(X)SB(X-XXXX)

Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

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

26B

ISSUED FOR CONSTRUCTION

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CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS · BRIAN D. BRESLER · 112706 · LICENSED PROFESSIONAL ENGINEER · 6/30/2025

B. D. Bresler

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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1600N Corpus Christi, Texas
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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

SIGN MOUNTING DETAILS
TRIANGULAR SLIPBASE SYSTEM

SHEET 37 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

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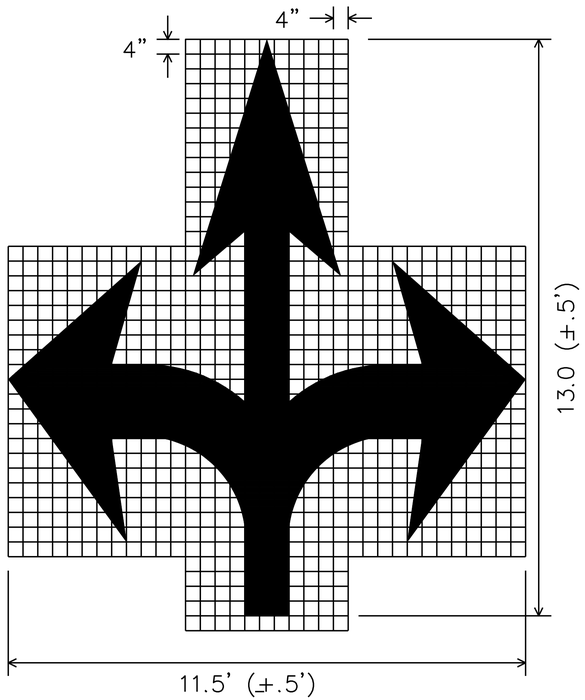
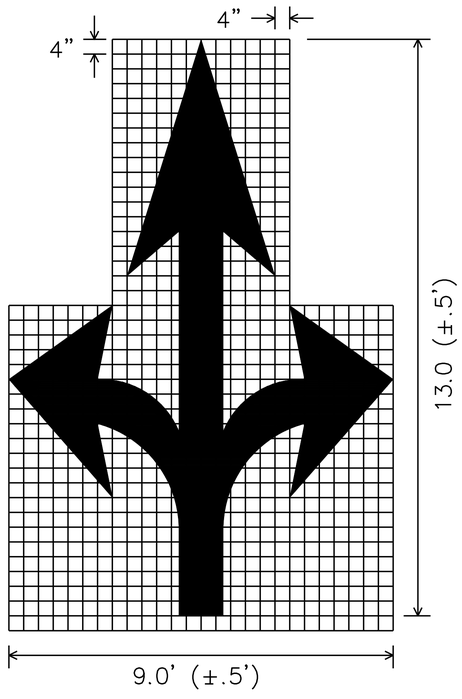
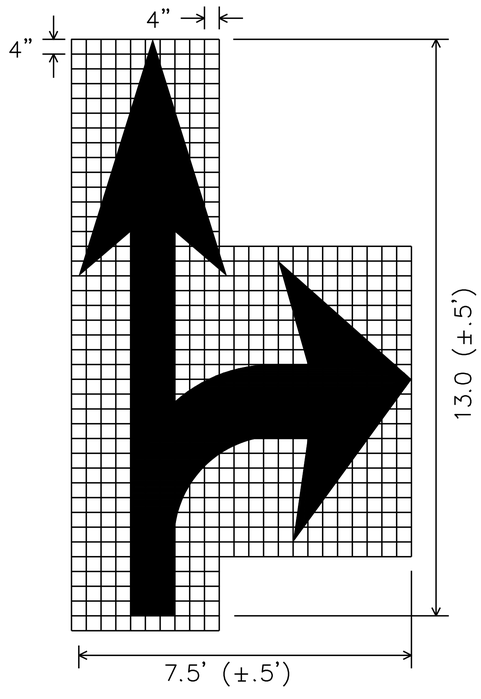
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

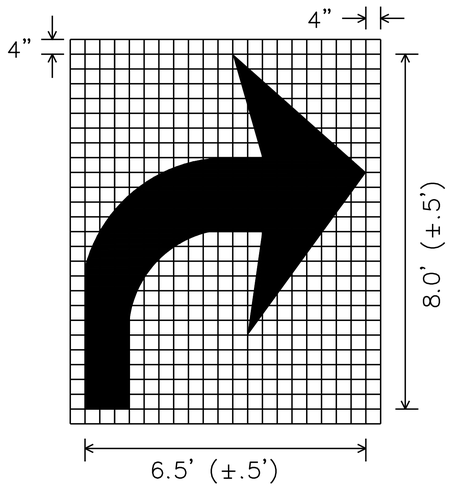
Date: Jun 27, 2025 - 3:10pm User: 08661 File: N:\IF\Drawings\COCC STD SLIPBASE-SYSTEM.dwg

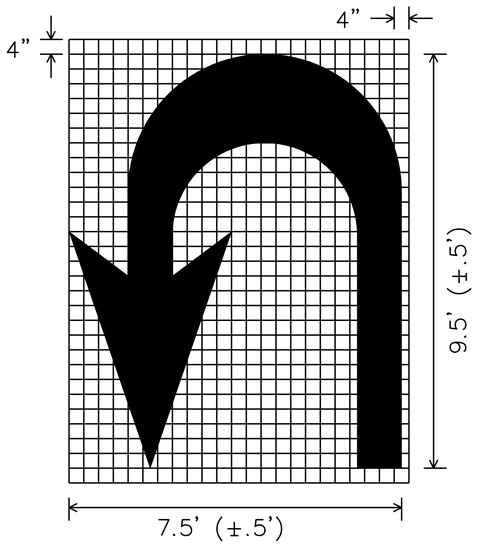
DATE:
FILE:

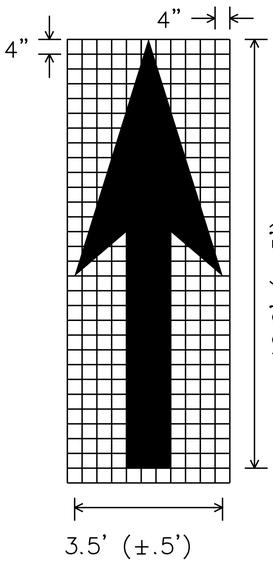


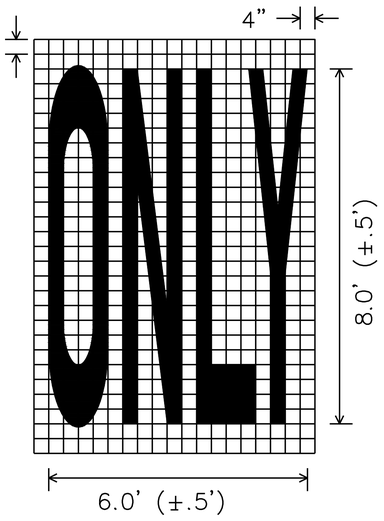












GENERAL NOTES;

1. Minimum 8 foot white markings should be used, unless otherwise noted. If message consists of more than one word, it should be placed with first word nearest the driver.
2. These details are standard size for normal installation; sizes may be reduced approximately one-third for low speed urban conditions; larger sizes may be needed for freeways, above average speed conditions or other critical locations.
3. The longitudinal space between markings should be at least four times the height of the markings, on low speed roads, but should not exceed ten times the height under any condition.
4. Markings considered appropriate for use when warranted include the following:
   - A. Regulatory
     - STOP
     - RIGHT (LEFT) TURN ONLY
     - 25 MPH
     - SYMBOL ARROWS
   - B. Warning
     - STOP AHEAD
     - SIGNAL AHEAD
     - SCHOOL
     - SCHOOL X-ING
     - PED X-ING
     - R X R (see RCPM standard)
   - C. Guide
     - US XXX
     - ROUTE XXX
     - STATE XXX
     - Other words or symbols may be necessary under certain conditions
5. Uncontrolled use of pavement markings can result in driver confusion. Word and symbol markings should be no more than three lines.
6. The word "STOP" shall not be used on the pavement unless accompanied by a Stop line and Stop sign. The word "STOP" shall not be placed on the pavement in advance to a stop line, unless every vehicle is required to stop at all times.
7. Pavement markings should generally be no more than one lane in width, with School messages being the exception. For details of School and School crossing pavement markings, refer to Part VII of the "Texas Manual on Uniform Traffic Control Devices".
8. Spacing between letters should be approximately 4 inches. The width of letters may vary depending on the width of the travel lanes.
9. Lane-Use arrow markings may be used to convey either guidance or mandatory messages. Arrows used to convey a mandatory movement must be accompanied by standard signs and the pavement marking word "ONLY".
10. Pavement markings are to be located as specified elsewhere in the plans.

SPACING BETWEEN LINES OF PAVEMENT MARKINGS	
MPH	SPACING
≤45	MINIMUM 4 TIMES THE LETTER HEIGHT
>45	MINIMUM – 4 TIMES THE LETTER HEIGHT MAXIMUM – 10 TIMES THE LETTER HEIGHT

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STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

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FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000 S
Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

STANDARD PAVEMENT MARKINGS
ARROWS AND WORDS

SHEET 38 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
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06/12/2015 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:11pm User: 08661 File: N:\IF\Drawings\COCC TCP STD ARROWS.dwg

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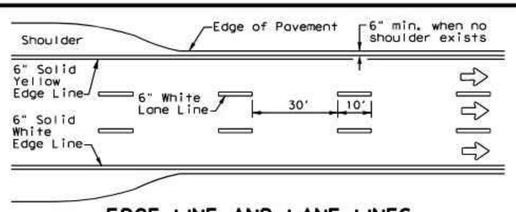
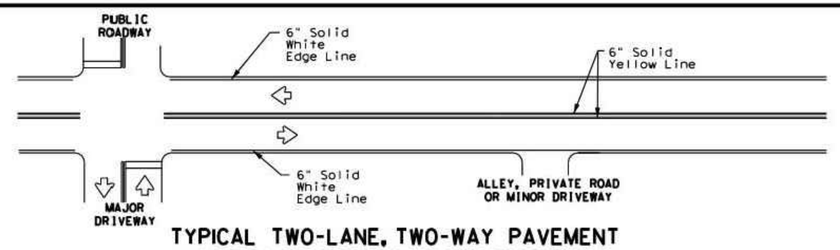
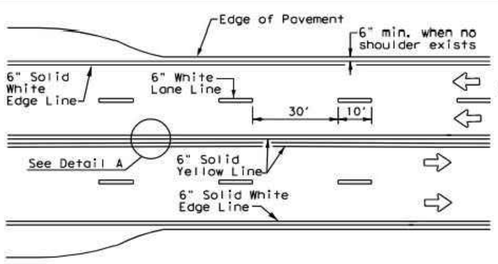
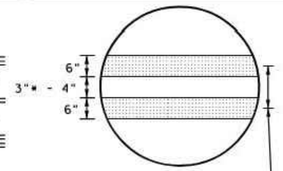


EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS



TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS





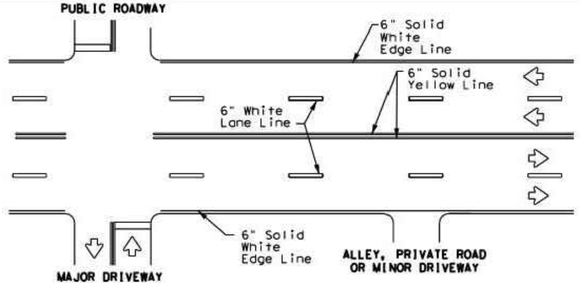
DETAIL "A"

9"** min. - 10" typ.
(18" max. for traveled way greater than 48' only)

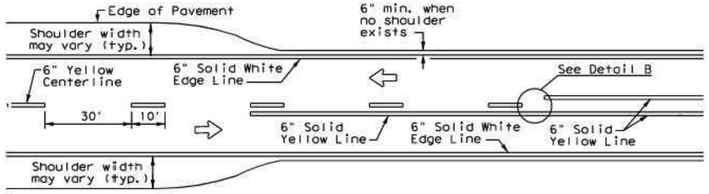
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

* 2" minimum for restripe projects when approved by the Engineer.

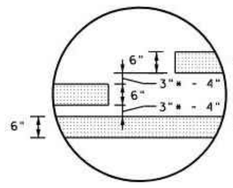
** 8" minimum for restripe projects when approved by the Engineer.



TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



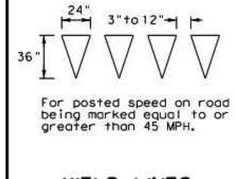
TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



18" min. - 20" max.
(16" minimum for restripe projects when approved by the Engineer.)

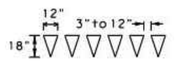
DETAIL "B"

* 2" minimum for restripe projects when approved by the Engineer.

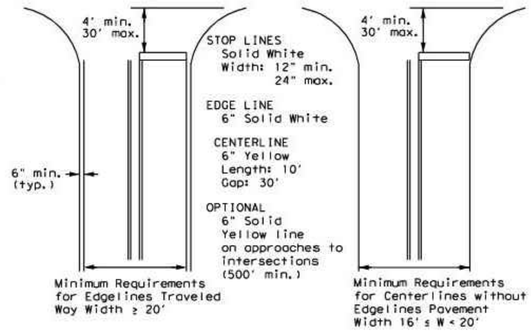


For posted speed on road being marked equal to or greater than 45 MPH.

YIELD LINES



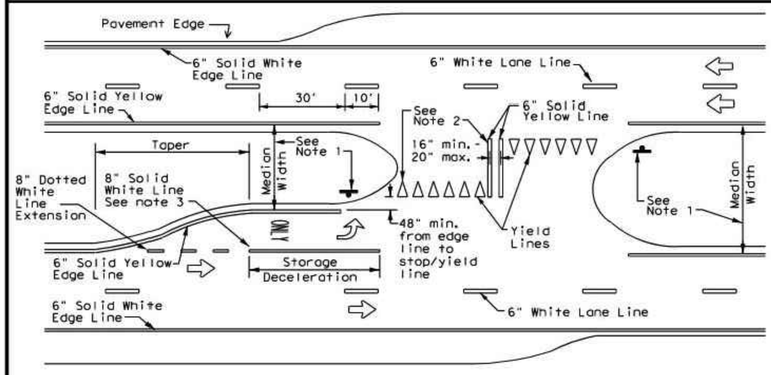
For posted speed on road being marked equal to or less than 40 MPH.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways



FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

FILE: pm1-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS				
11-78 8-00 6-20	DIST	COUNTY		SHEET NO.
8-95 3-03 12-22				
5-00 2-12				

22A

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

REVISION NO.	DATE	BY	DESCRIPTION

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TYPICAL STANDARD PAVEMENT MARKING

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SHEET 39 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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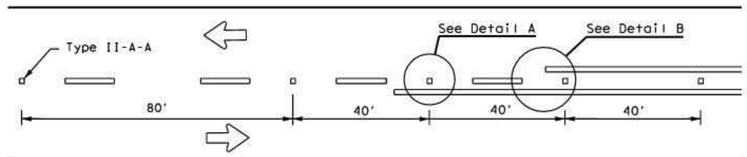
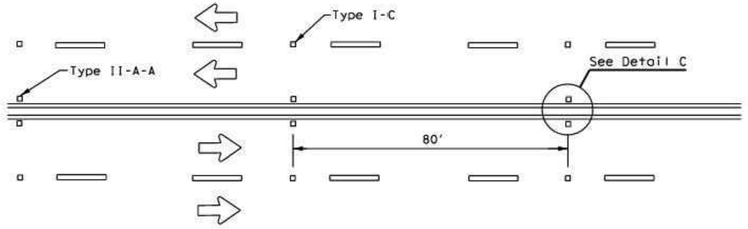
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:11pm User: 08661 File: N:\IF\Drawings\COCC TCP STD PM-22.dwg

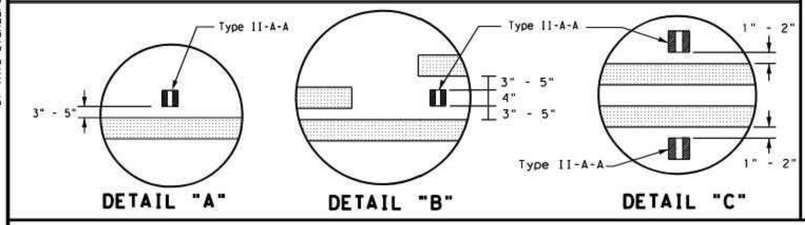
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

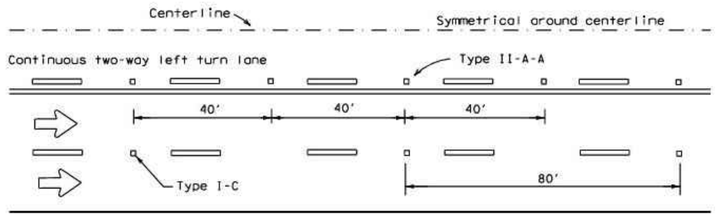


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

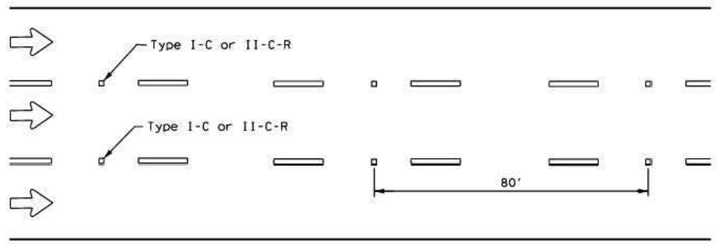


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





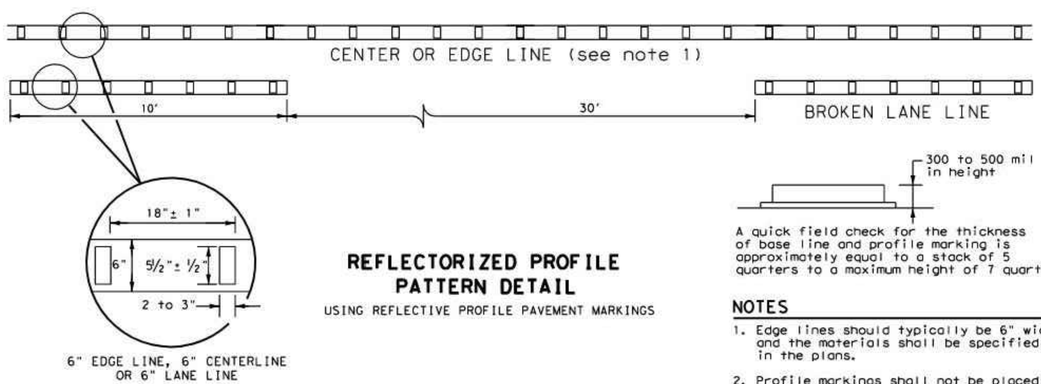
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

NOTES

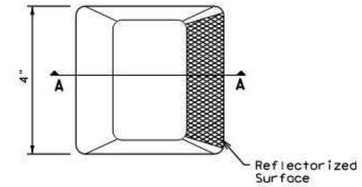
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

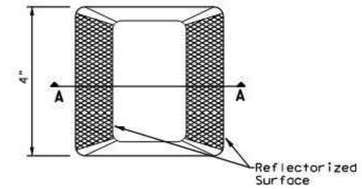
1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

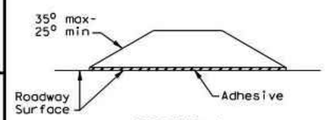
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

Texas Department of Transportation | Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS PM(2)-22

FILE: pm2-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-77 8-00 6-20 4-92 2-10 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

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CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS · BRIAN D. BRESLER · 112706 · LICENSED PROFESSIONAL ENGINEER · 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE NICHOLS
800 N. Shoreline Blvd Suite
1600N Corpus Christi, Texas
78401-3717 (361) 561-6500
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

POSITION GUIDANCE USING RAISED MARKERS
REFLECTORIZED PROFILE MARKINGS

SHEET 40 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

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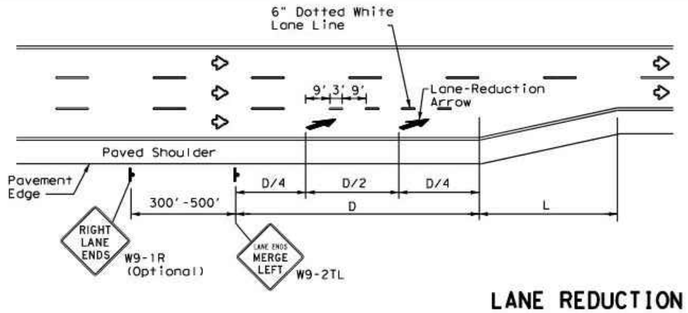


LANE REDUCTION

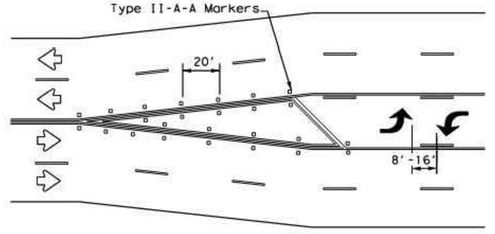
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	

GENERAL NOTES

1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

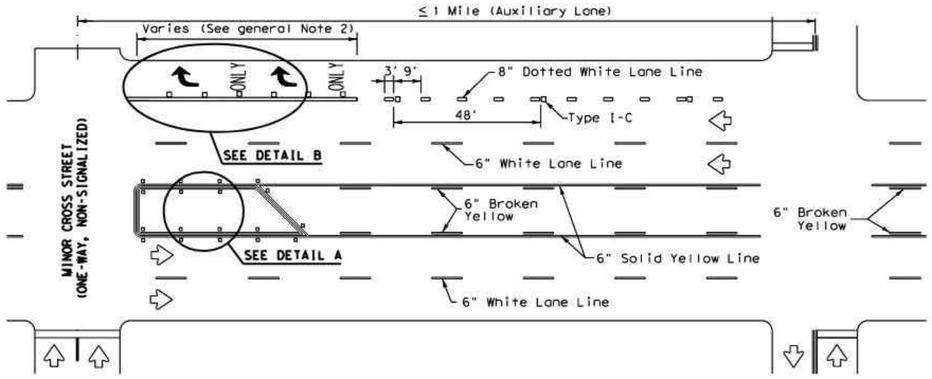


A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

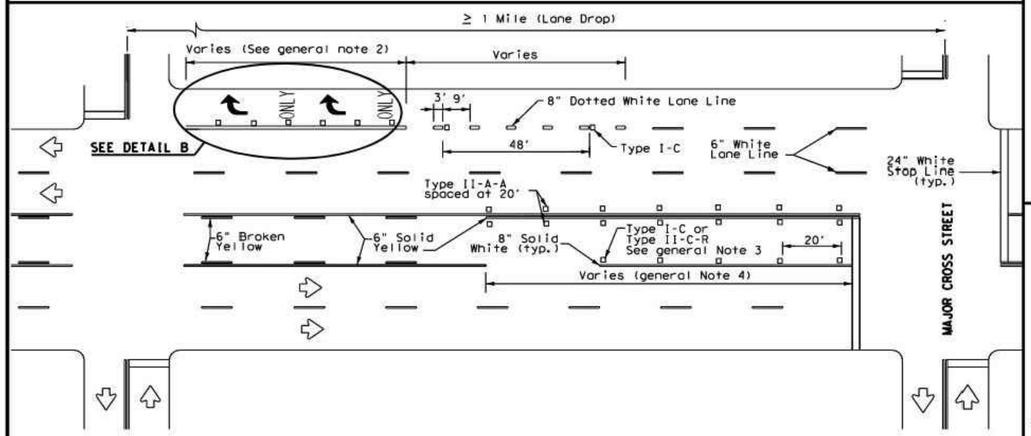
TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

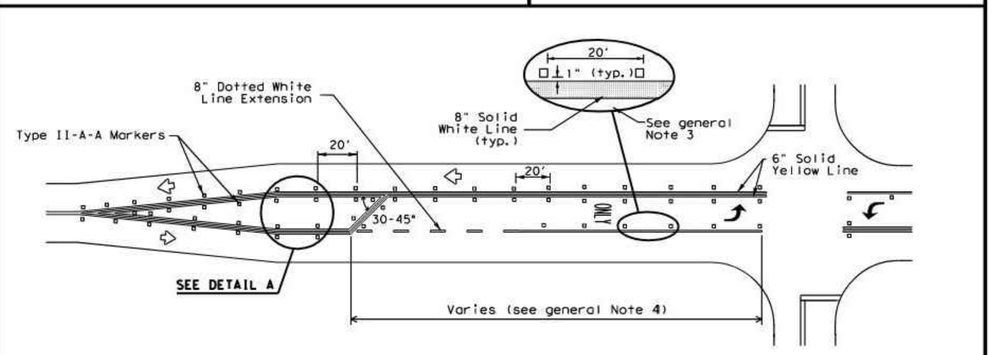
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



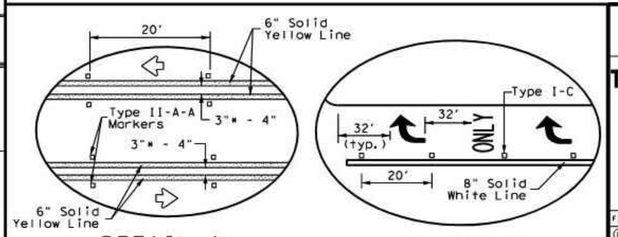
TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2" minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS PM(3)-22

FILE: pm3-22.dgn	DN:	CK:	DW:	CK:
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FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000 South Tower
Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

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PAVEMENT MARKINGS FOR TWO-WAY LEFT TURN LANES, DIVIDED HIGHWAYS AND RURAL LEFT TURN BAYS

SHEET 41 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

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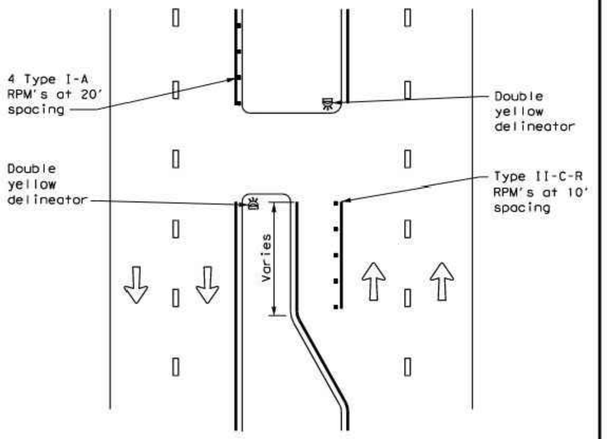
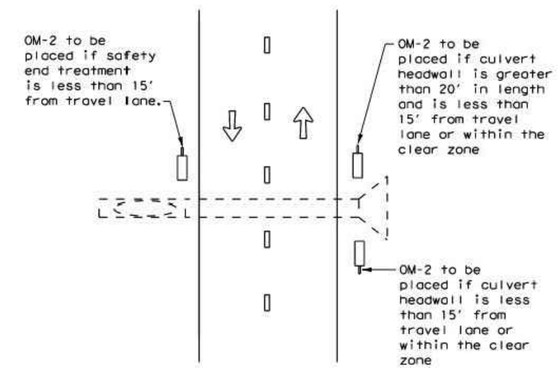
CROSSOVERS



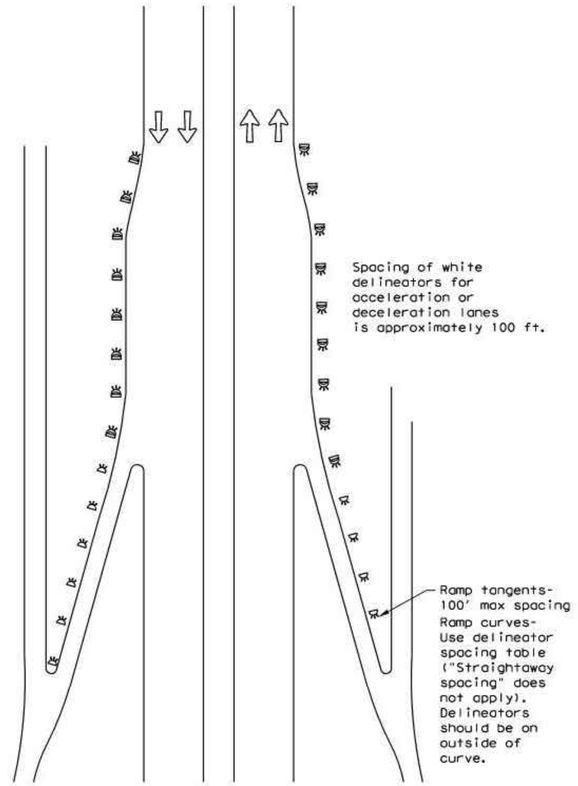
DETAIL 1

FOR CULVERTS WITHOUT MBGF



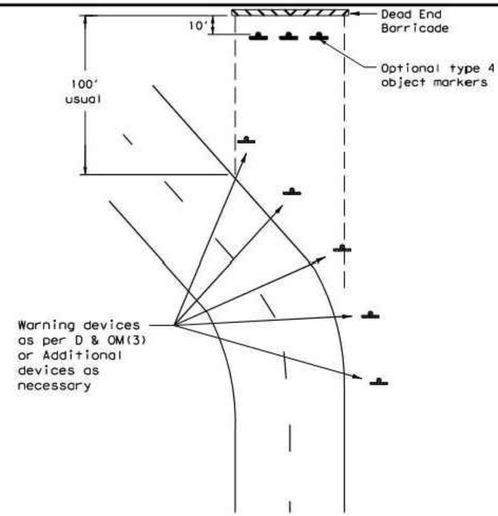
DETAIL 2

FREEWAY DELINEATION FOR RAMPS AND ACCELERATION/DECELERATION LANES



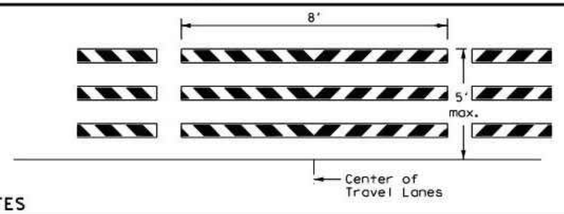
DETAIL 3

TYPICAL APPLICATION OF DEAD END BARRICADE



DETAIL 4

TYPICAL DEAD END BARRICADE INSTALLATION



NOTES

1. Barricade striping shall be red and white reflective sheeting for all permanent road closures.
2. Barricade striping is red and white sloping toward the center of the roadway.
3. Type 3 Barricade Supports should be anchored to soil or pavement as described in compliant Work Zone Traffic Control Devices List, section D.2.f and D.2.g.

DETAIL 5

LEGEND	
	Bidirectional Delineator
	Delineator
	OM-3
	Barricade
	Sign
	OM-2
	Double Delineator

Texas Department of Transportation — Traffic Safety Division Standard

DELINEATOR & OBJECT MARKER PLACEMENT DETAILS

D & OM(4)-20

FILE: dom4-20.dgn	DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
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REVISIONS 3-15 7-20	DIST	COUNTY		SHEET NO.
20D				

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STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

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Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
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(BOND 2020)

DELINEATOR & OBJECT MARKER PLACEMENT DETAILS (D&OM(4)-20)

SHEET 42 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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Date: Jun 27, 2025 - 3:11pm User: 08661 File: N:\IF\Drawings\COCC TCP STD DOM-20.dwg

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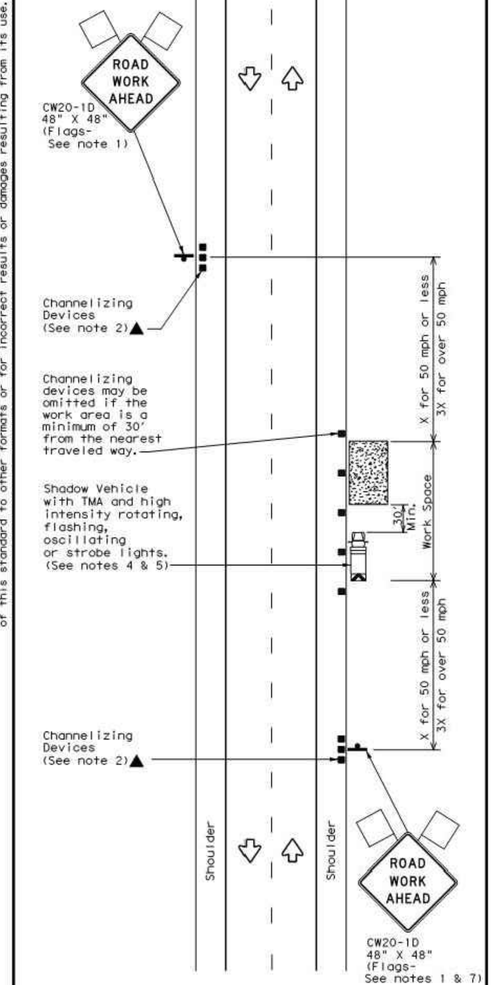
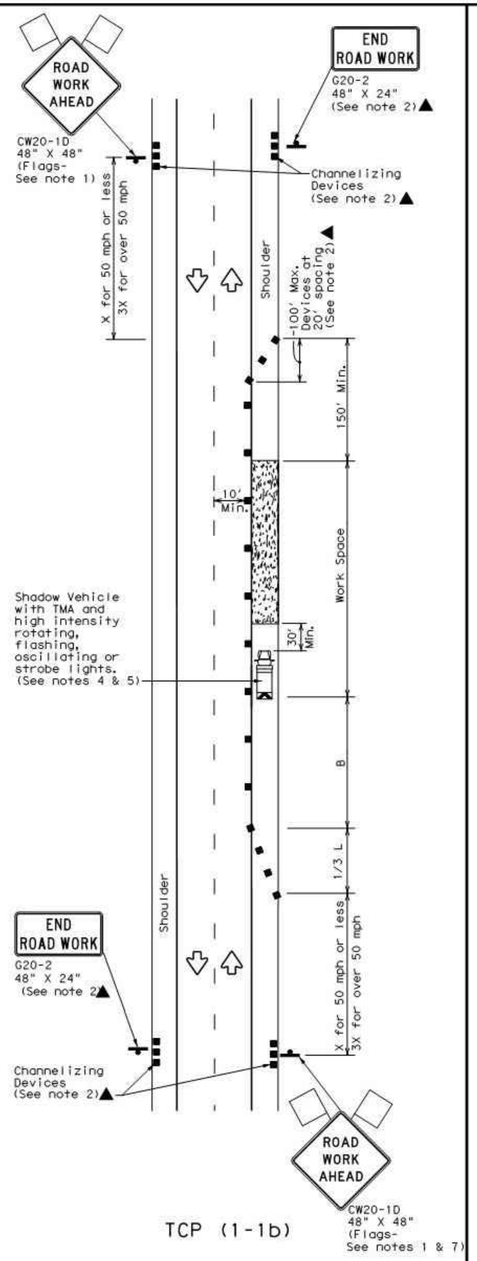


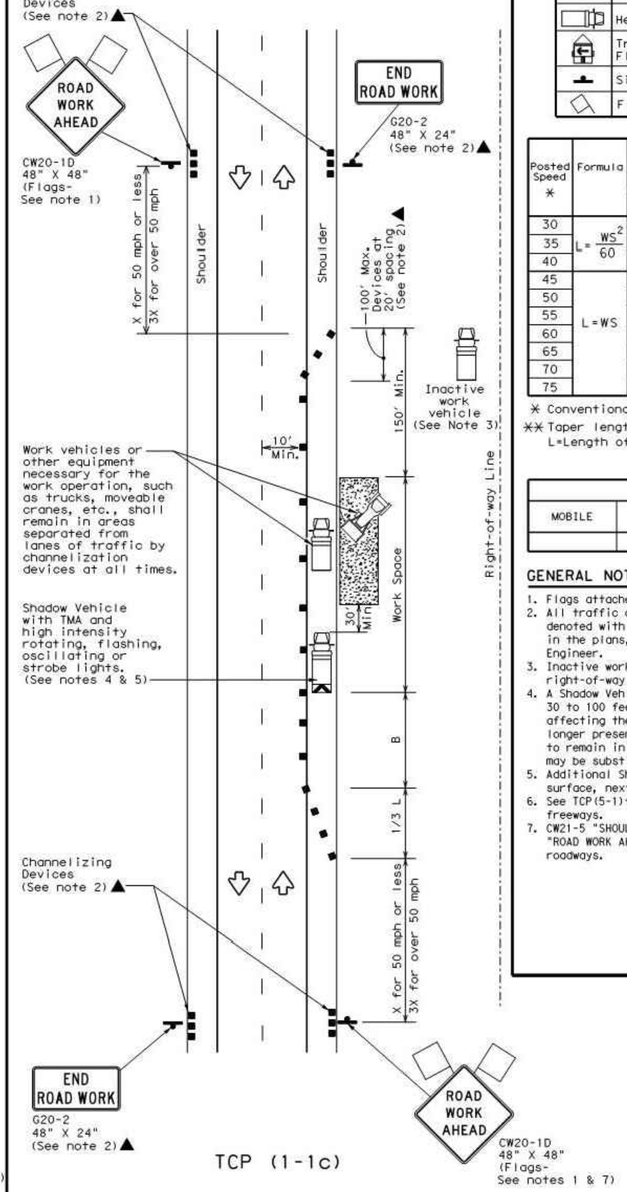
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

DATE:
FILE:

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98	DIST	COUNTY		SHEET NO.
8-95 2-12				
1-97 2-18				

151

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

6/30/2025
STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER
B. D. Bresler
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE NICHOLS
800 N. Shoreline Blvd. Suite 2000
Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TXDOT TRAFFIC STANDARD DETAILS

REVISION NO.	DATE	BY	DESCRIPTION

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VERIFY SCALE 0 1

SHEET 43 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: GQZ93
(COR)15541[IN\STANDARD]X-FNIC-34TBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:12pm User: 08661 File: N:\IF\Drawings\TXDOT STD - TCP-(1-1)-18.dwg

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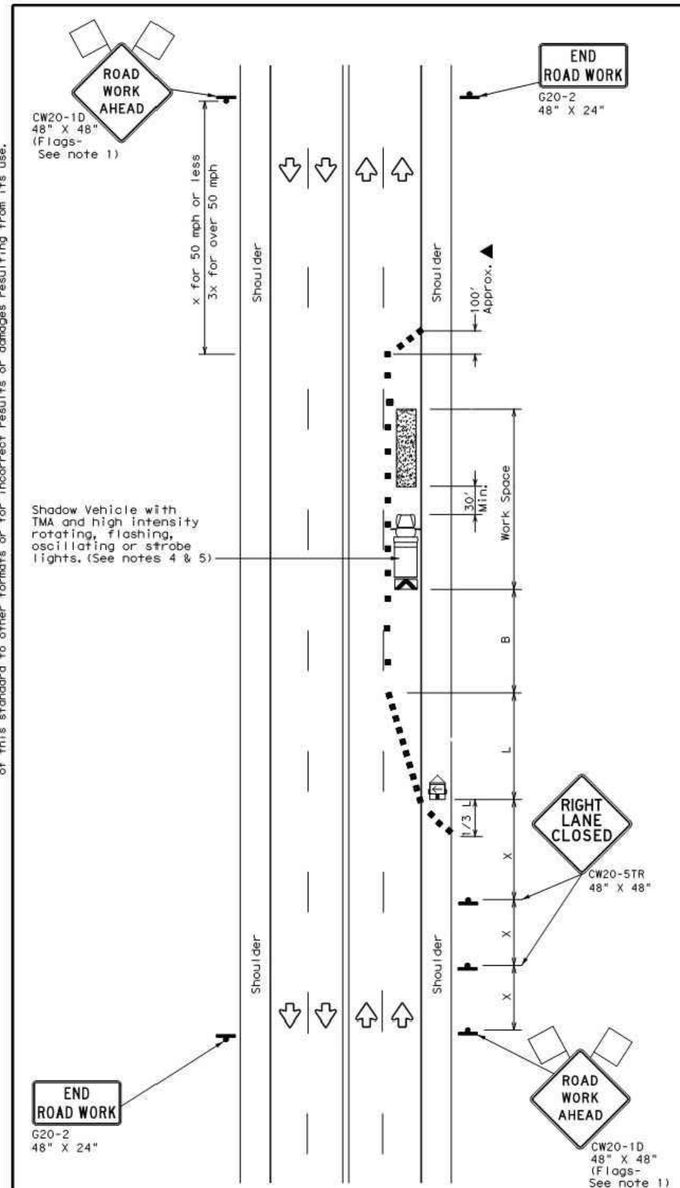
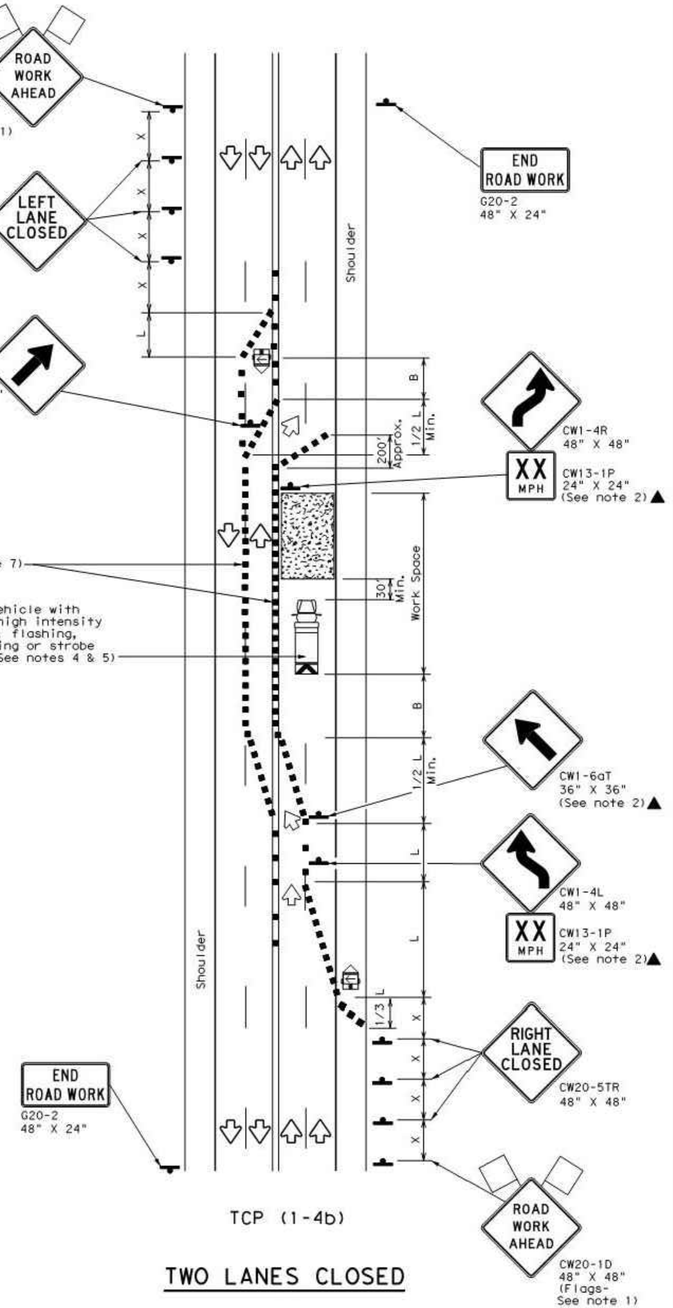


ONE LANE CLOSED



TWO LANES CLOSED

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
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45	L=WS	450'	495'	540'	45'	90'	320'	195'
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55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
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* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the visibility of the work zone is less than 1500 feet.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-4a)

6. If this TCP is used for a left lane closure , CW20-5TL "LEFT LANE CLOSED" signs shall be used and channelizing devices shall be placed on the centerline where needed to protect the work space from opposing traffic with the arrow panel placed in the closed lane near the end of the merging taper.

TCP (1-4b)

7. Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20' or 15' if posted speeds are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the areas of conflicting markings, not the entire work zone.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS

TCP(1-4)-18

FILE: tcpl-4-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 2-94 4-98 / 8-95 2-12 / 1-97 2-18	DIST	COUNTY		SHEET NO.
154				

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

6/30/2025
BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
B. D. Bresler
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CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

TXDOT TRAFFIC STANDARD DETAILS

REVISION NO. | DATE | BY | DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

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SHEET 44 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ISSUED FOR CONSTRUCTION

ACAD Rel 18.2s (LMS Tech) User: 02293
ACDB 15.1 (TIN\STANDARD).YX-FNCC-3.4TBL.DWG LAYOUT: Model
06/12/2013 1:58:52 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:12pm User: 08661 File: N:\IF\Drawings\TXDOT STD - TCP-(1-4)-18.dwg

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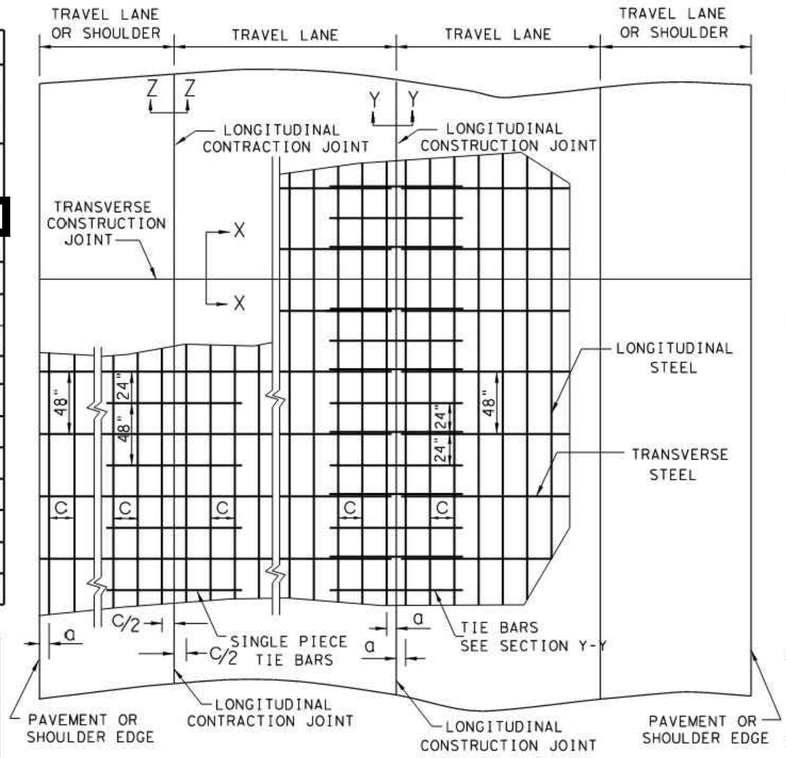
TABLE NO. 1 LONGITUDINAL STEEL				
SLAB THICKNESS AND BAR SIZE		LONGITUDINAL STEEL BARS	FIRST SPACING AT EDGE OR JOINT	LONG. STEEL VERTICAL POSITION FROM BOTTOM OF PAVEMENT
T (IN.)	BAR SIZE	SPACING C (IN.)	SPACING a (IN.)	T1 (IN.)
7.0	#5	6.5	3 TO 4	3.5
7.5	#5	**6.0**	3 TO 4	**3.75**
8.0	#6	9.0	3 TO 4	4.0
8.5	#6	8.5	3 TO 4	4.25
9.0	#6	8.0	3 TO 4	4.5
9.5	#6	7.5	3 TO 4	4.75
10.0	#6	7.0	3 TO 4	5.0
10.5	#6	6.75	3 TO 4	5.5
11.0	#6	6.5	3 TO 4	6.0
11.5	#6	6.25	3 TO 4	6.5
12.0	#6	6.0	3 TO 4	7.0
12.5	#6	5.75	3 TO 4	7.5
13.0	#6	5.5	3 TO 4	8.0

TABLE NO. 2 TRANSVERSE STEEL AND TIE BARS						
SLAB THICKNESS (IN.)	TRANSVERSE STEEL		TIE BARS AT LONGITUDINAL CONTRACTION JOINT (SECTION Z-Z)		TIE BARS AT CONSTRUCTION JOINT (SECTION Y-Y)	
	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)	BAR SIZE	SPACING (IN.)
7.0 - 7.5	#5*	48	#5*	48	#5*	24
8.0 - 13.0	#5*	48	#6	48	#6	24

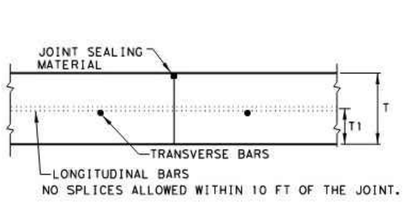
*CONTRACTOR MAY USE #6 REINFORCING STEEL INSTEAD OF #5 REINFORCING STEEL OR COMBINATION OF EACH SIZE



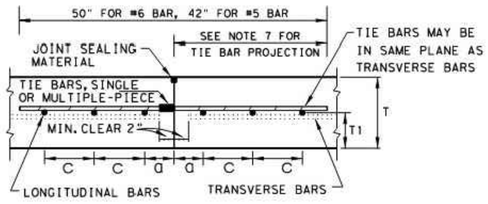
TYPICAL PAVEMENT LAYOUT
PLAN VIEW (NOT TO SCALE)

GENERAL NOTES

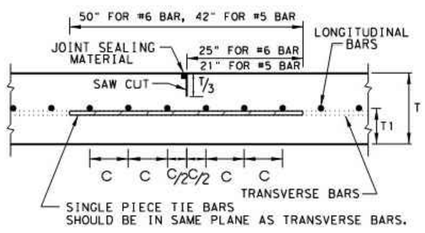
1. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS AND THE CROWN CROSS-SLOPE SHALL BE SHOWN ELSEWHERE IN THE PLANS. FOR PAVEMENTS WIDER THAN 100 FT. WITHOUT A FREE LONGITUDINAL JOINT, ADDITIONAL DETAIL MAY BE SHOWN ELSEWHERE IN THE PLANS.
2. USE COARSE AGGREGATES WITH A RATED COEFFICIENT OF THERMAL EXPANSION (CoTE) OF NOT MORE THAN 5.5 X 10^{-6} IN/IN/ °F AS LISTED IN THE CONCRETE RATED SOURCE QUALITY CATALOG (CRSQC).
3. ALL THE REINFORCING STEEL AND TIE BARS SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A 615 (GRADE 60) OR ASTM A 996 (GRADE 60) OR ABOVE. STEEL BAR SIZES AND SPACINGS SHALL CONFORM TO TABLE NO.1 AND TABLE NO.2.
4. STEEL BAR PLACEMENT TOLERANCE SHALL BE +/- 1 IN. HORIZONTALLY AND +/- 0.5 IN. VERTICALLY. CALCULATED AVERAGE BAR SPACING (CONCRETE PLACEMENT WIDTH / NUMBER OF LONGITUDINAL BARS) SHALL CONFORM TO TABLE NO.1.
5. ADJUST REINFORCING STEEL VERTICALLY USING SHIMS OR OTHER METHODS, AS APPROVED, TO MEET VERTICAL TOLERANCES PRIOR TO CONCRETE PLACEMENT.
6. PAVEMENT WIDTHS OF MORE THAN 15 FT. SHALL HAVE A LONGITUDINAL JOINT (SECTION Z-Z OR SECTION Y-Y). THESE JOINTS SHALL BE LOCATED WITHIN 6 IN. OF THE LANE LINE UNLESS THE JOINT LOCATION IS SHOWN ELSEWHERE ON THE PLANS.
7. THE MINIMUM PROJECTION OF TIE BARS INTO THE ADJACENT PLACEMENT IS 22.5 IN. for #6 BARS AND 18.5 IN. FOR #5 BARS.
8. SEE STANDARD SHEET "CONCRETE CURB AND CURB AND GUTTER," FOR DETAILS WHEN TYING CONCRETE CURB OR CURB GUTTER AT A LONGITUDINAL JOINT.
9. REPLACE MISSING OR DAMAGED TIE BARS WITHOUT ADDITIONAL COMPENSATION BY DRILLING MIN.10 IN. DEEP AND GROUTING TIE BARS WITH TYPE III, CLASS C EPOXY. MEET THE PULL-OUT TEST REQUIREMENTS IN ITEM 361.
10. OMIT TIE BARS LOCATED WITHIN 18-IN. OF THE TRANSVERSE CONSTRUCTION JOINTS (SECTION X-X). USE HAND-OPERATED IMMERSION VIBRATORS TO CONSOLIDATE THE CONCRETE ADJACENT TO ALL FORMED JOINTS.
11. THE DETAIL FOR THE JOINT SEALANT AND RESERVOIR IS SHOWN ON STANDARD SHEET "CONCRETE PAVING DETAILS, JOINT SEALS."
12. LONGITUDINAL REINFORCING STEEL SPLICES SHALL BE A MINIMUM OF 25-IN.



TRANSVERSE CONSTRUCTION JOINT
SECTION X - X



LONGITUDINAL CONSTRUCTION JOINT
SECTION Y - Y



LONGITUDINAL CONTRACTION JOINT
SECTION Z - Z

SHEET 1 OF 2

Texas Department of Transportation | Design Division Standard

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT
T - 7 to 13 INCHES

CRCP(1)-24

FILE: crcp124.dgn	DW: CES	CK: KM	DW: CES	CK: AN
©TxDOT: Sept 2024 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

DATE:
FILE:

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

6/30/2025
BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

REVISION NO.	DATE	BY	DESCRIPTION

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT
CRCP(1)-24

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

SHEET 45 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR 21576 [N:\STANDARD\X-FNICC-3478LG.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:13pm User: 08661 File: N:\IF\Drawings\TXDOT STD - CRCP(1)-(2)-17.dwg

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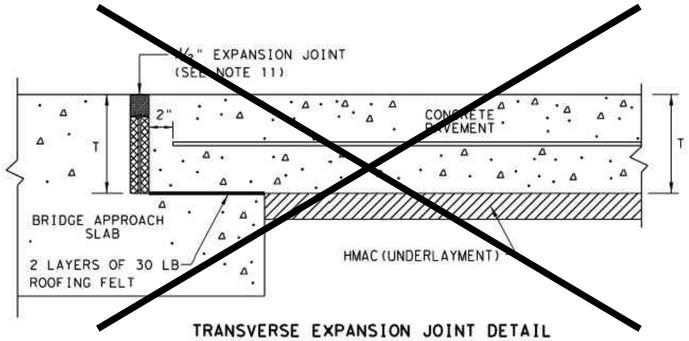
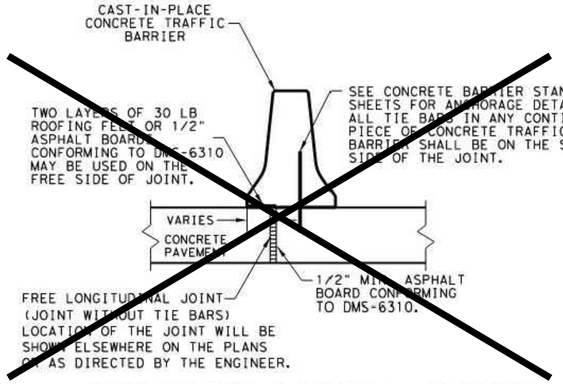
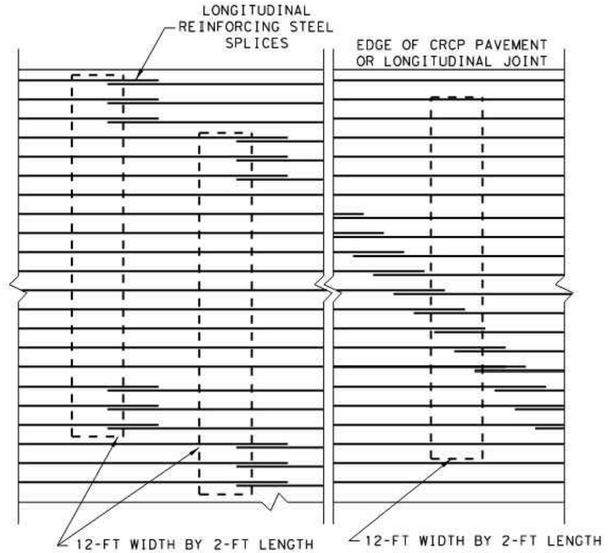


TRANSVERSE EXPANSION JOINT DETAIL
AT BRIDGE APPROACH

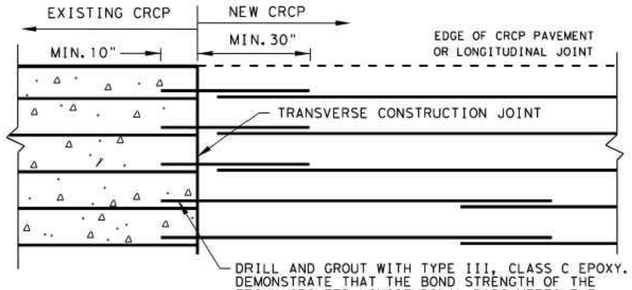


CENTERLINE FREE LONGITUDINAL JOINT DETAIL

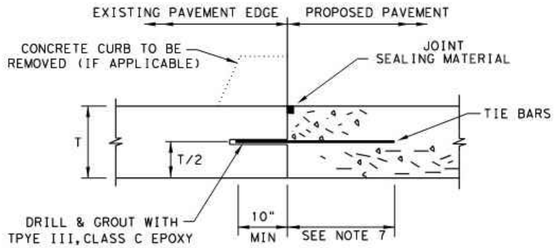


STAGGER THE LAP LOCATIONS SO THAT NO MORE THAN 1/3 OF THE LONGITUDINAL STEEL IS SPLICED IN ANY GIVEN 12-FT. WIDTH AND 2-FT. LENGTH OF THE PAVEMENT. ANY OTHER LAP CONFIGURATION MEETING THIS REQUIREMENT WILL BE ALLOWED.

EXAMPLES OF LAP CONFIGURATION
PLAN VIEW (NOT TO SCALE)

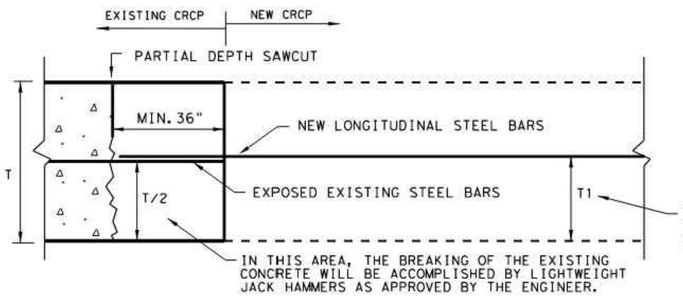


OPTION A: DRILL AND EPOXY
PLAN VIEW (NOT TO SCALE)



1. BEFORE CONCRETE PLACEMENT, PERFORM PULL-OUT TESTS ON EPOXY-GROUTED TIE BARS IN ACCORDANCE WITH ITEM 360.
2. SPACE TIE BARS AT 24" SPACING. USE #6 TIE BARS FOR 8" AND THICKER PAVEMENTS, USE #5 TIE BARS FOR LESS THAN 8" THICK PAVEMENTS.

LONGITUDINAL WIDENING JOINT DETAIL



OPTION B: BREAKBACK AND LAP

TRANSVERSE TIE JOINT DETAIL
NEW CRCP TO EXISTING CRCP

SHEET 2 OF 2

Texas Department of Transportation | Design Division Standard

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT

ONE LAYER STEEL BAR PLACEMENT
T - 7 to 13 INCHES

CRCP(1)-24

FILE: crcp124.dgn	DN: TxDOT	CK: KM	DW: CES	CK: AN	
©TxDOT: Sept 2024	CONT	SECT	JOB	HIGHWAY	
REVISIONS					
	DIST	COUNTY		SHEET NO.	

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.
FNI PROJECT: COR21576

STATE OF TEXAS · BRIAN D. BRESLER · 112706 · LICENSED PROFESSIONAL ENGINEER · 6/30/2025

Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500 Fax - (361) 561-6501

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CONTINUOUSLY REINFORCED CONCRETE PAVEMENT
CRCP(1)-24

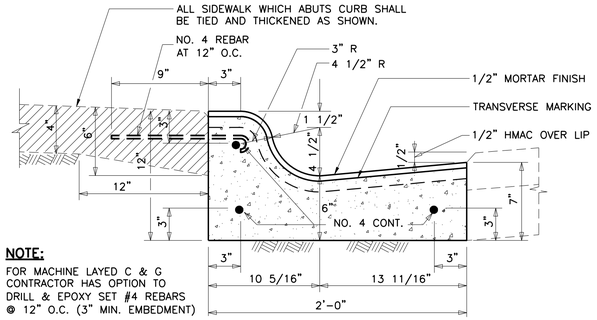
REVISION NO. | DATE | BY | DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.
VERIFY SCALE 0 1"

SHEET 46 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
COR21576_STR_CRCP124_SHEET_2.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

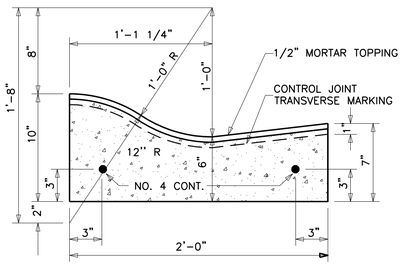
Date: Jun 27, 2025 - 3:13pm User: 08661 File: N:\IF\Drawings\TXDOT STD - CRCP(1)-(2)-17.dwg



NOTE:
FOR MACHINE LAYED C & G CONTRACTOR HAS OPTION TO DRILL & EPOXY SET #4 REBARS @ 12" O.C. (3" MIN. EMBEDMENT)

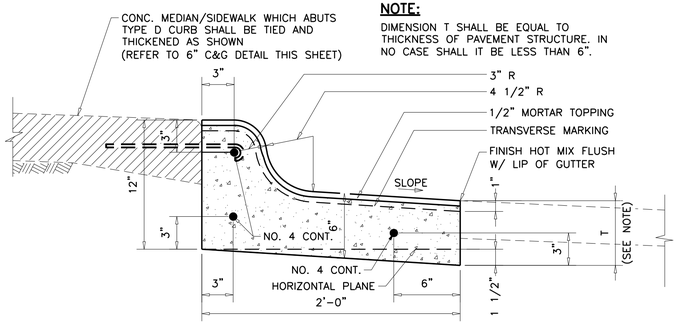
TYPICAL 6" CURB & GUTTER DETAIL

NOT TO SCALE



4" CURB & GUTTER DETAIL

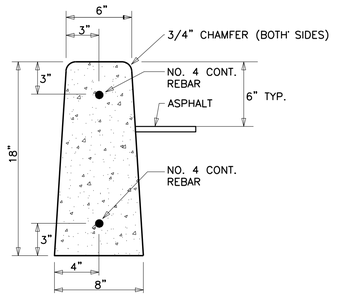
NOT TO SCALE



NOTE:
DIMENSION T SHALL BE EQUAL TO THICKNESS OF PAVEMENT STRUCTURE. IN NO CASE SHALL IT BE LESS THAN 6".

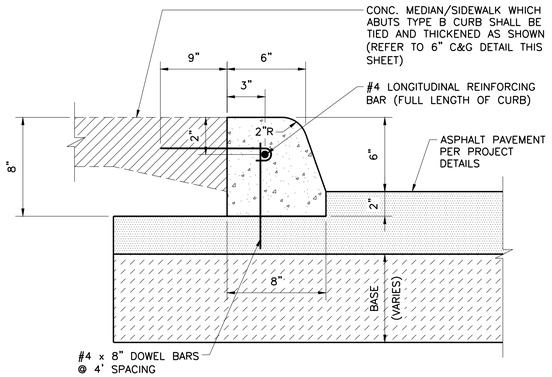
6" REVERSE CURB & GUTTER DETAIL

NOT TO SCALE



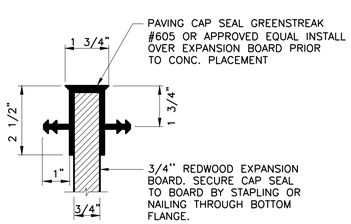
TYPE 'A' HEADER CURB DETAIL

NOT TO SCALE



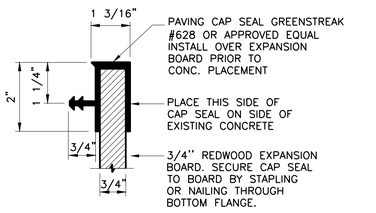
TYPE 'B' HEADER CURB DETAIL

NOT TO SCALE



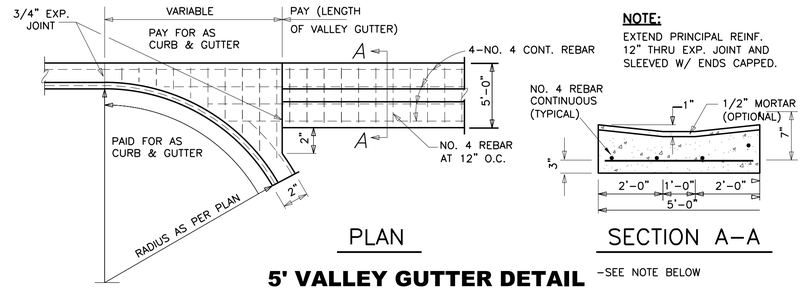
CAP SEAL DETAIL NEW CONC. TO NEW CONC.

NOT TO SCALE



CAP SEAL DETAIL NEW CONC. TO EXIST. CONC.

NOT TO SCALE



NOTE:
EXTEND PRINCIPAL REINF. 12" THRU EXP. JOINT AND SLEEVED W/ ENDS CAPPED.

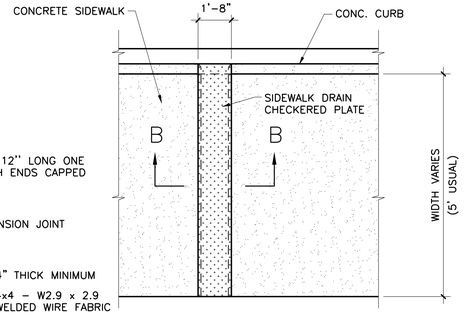
PLAN

SECTION A-A

-SEE NOTE BELOW

5' VALLEY GUTTER DETAIL

NOT TO SCALE



PLAN SIDEWALK DRAIN

NOT TO SCALE

VALLEY GUTTER NOTE:

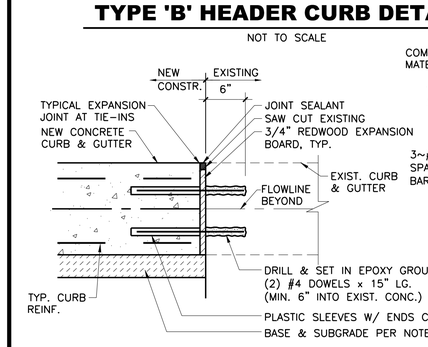
1. USE OF VALLEY GUTTERS ON CITY STREETS ARE NOT ALLOWED PER CITY STANDARDS. THIS DETAIL IS INCLUDED ONLY FOR ISOLATED OR TEMPORARY USE IN LOCATIONS WHERE NO OTHER DRAINAGE OPTIONS EXIST, AND SHALL ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY.

CURB & GUTTER AND HEADER CURB NOTES:

1. ALL CONCRETE CLASS "A" 3,000 P.S.I. ALL STEEL GRADE 60 fy = 60,000 P.S.I., MIN.
2. TRANSVERSE GROOVES 1/8" WIDE BY 1/2" DEEP SHALL BE MADE IN ALL CURB & GUTTER AND HEADER CURB AT 10' O.C. (MAXIMUM).
3. 3/4" THICK EXPANSION JOINTS SHALL BE PROVIDED AT 39'-0" CENTERS* (MAXIMUM). REINFORCEMENT SHALL CONSIST OF THE NO. 4 DOWELS X 15" LONG SPACED AS INDICATED . THE NO. 4 DOWEL SHALL BE EXTENDED ACROSS THE JOINT 9 INCHES AND THIS END SHALL BE SLEEVED WITH ENDS CAPPED.
4. WHERE NEW CURB & GUTTER OR HEADER CURB JOINS EXISTING CURB & GUTTER, TRANSITION THE LAST 10' OF THE NEW TO MATCH THE OLD IN SHAPE.
5. BASE, SUB-BASE, AND SUBGRADE THICKNESS UNDER CONCRETE CURB AND GUTTER TO BE AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND PROJECT DETAILS, PER LOADING DESIGN CONDITIONS. REFER TO THE PROJECT SPECIFIC STREET SECTION(S) AND RELATED PROJECT DETAILS SHOWN ON THE DRAWINGS. BOTH THE TREATED SUBGRADE (8" MINIMUM) AND THE FLEXIBLE BASE (4" MINIMUM) OR EQUIVALENT SHALL EXTEND A MINIMUM OF 1' BEYOND THE BACK OF CURB.
6. TYPICAL 6" CURB & GUTTER DETAIL IS CITY STANDARD AND SHALL BE USED IN MOST CASES. DETAILS FOR 4" CURB & GUTTER, 6" REVERSE CURB & GUTTER, AND HEADER CURBS ARE SPECIALTY ITEMS AND ARE PROVIDED FOR USE AS NEEDED TO ADDRESS PROJECT SPECIFIC CONDITIONS. USE IS SUBJECT TO CITY APPROVAL.
7. FINAL ACCEPTANCE OF THE PROJECT SHALL BE CONTINGENT UPON THE CONTRACTOR PROVIDING THE CITY WITH A CERTIFICATION LETTER, FROM THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), POLICY AND STANDARDS DIVISION, ARCHITECTURAL BARRIERS SECTION, THAT ALL ADA (AMERICANS WITH DISABILITIES ACT) HANDICAP IMPROVEMENTS, AS CONSTRUCTED, COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT ARTICLE 9102, TEXAS CIVIL STATUTES.
8. AT LEAST 1' OF THE AREA BEHIND THE CURB SHALL BE BACKFILLED AND COMPACTED (MINIMUM 95% STANDARD PROCTOR DENSITY) IN ACCORDANCE WITH THE SPECIFICATIONS AS SOON AS POSSIBLE AND NO LATER THAN 48 HOURS OF REMOVAL OF FORMS (OR SOONER IN THE EVENT OF INCLEMENT WEATHER) IN ORDER TO PROTECT THE MOISTURE OF THE PAVEMENT STRUCTURE.

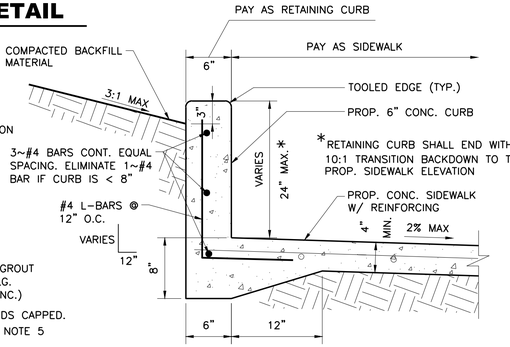
SIDEWALK NOTES:

1. ALL EXPANSION JOINTS TO BE 3/4" REDWOOD EXPANSION BOARD, UNLESS OTHERWISE NOTED.
2. ALL CONCRETE CLASS "A", 3,000 psi. ALL STEEL, GRADE 60, fy = 60,000 psi.
3. CONCRETE TO RECEIVE BROOM FINISH.
4. TRANSVERSE CONTRACTION JOINTS 1/8": WIDE BY 1/2" DEEP SHALL BE CUT IN ALL SIDEWALKS AT 5'-0" INTERVALS (TYPICAL) OR THE INTERVALS SHALL BE SPACED TO MATCH THE WIDTH OF THE SIDEWALK.



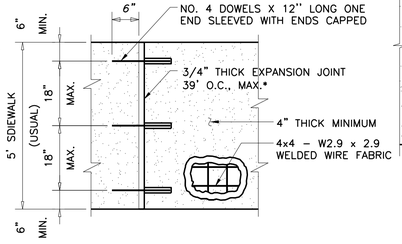
CURB AND GUTTER TIE-IN DETAIL

NOT TO SCALE



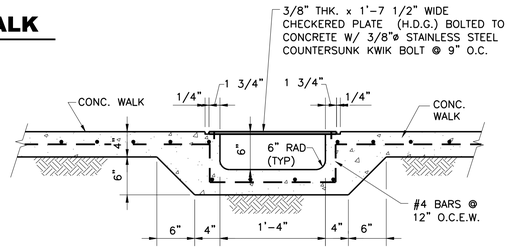
SIDEWALK RETAINING CURB DETAIL

NOT TO SCALE



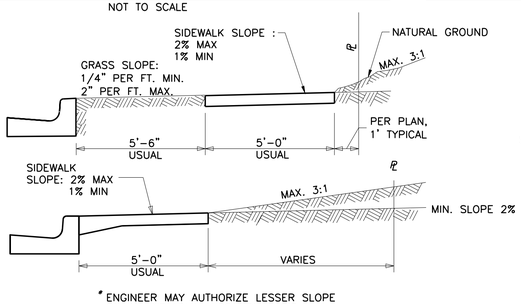
PLAN FOR SIDEWALK

NOT TO SCALE



SECTION B-B

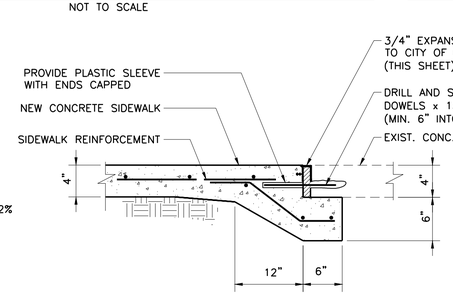
NOT TO SCALE



* ENGINEER MAY AUTHORIZE LESSER SLOPE ON AN INDIVIDUAL LOCATION BASIS.

SURFACE & SIDEWALK SLOPE BEHIND CURB

NOT TO SCALE



NEW TO EXISTING SIDEWALK TIE-IN DETAIL

NOT TO SCALE

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK

ISSUED FOR CONSTRUCTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000N Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

REVISION NO.	DATE	BY	DESCRIPTION

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

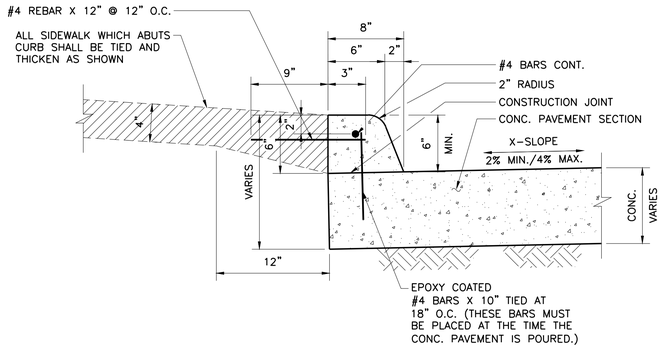
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
CURB, GUTTER AND SIDEWALK STANDARD DETAILS

SHEET 47 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
Cad file: 4-4-18.dwg LAYOUT: Model
06/12/2015 7:58:32 P.M. LTS: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:13pm User: 08661 File: N:\IF\Drawings\COCC STD C&G-WALK.dwg

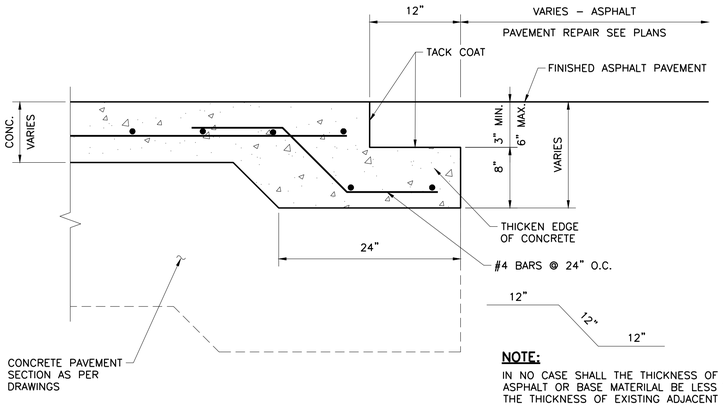


TYPICAL 6" CURB DETAIL

NOT TO SCALE

6" CURB NOTES:

1. EXPANSION AND CONSTRUCTION JOINTS OF THE 6" SEPARATE CURB SHALL MATCH THOSE OF THE TIED SIDEWALK AND/OR CONCRETE PAVEMENT, AND SHALL NOT EXCEED 39' O.C. (MAX) SPACING.
2. TRANSVERSE GROOVES 1/8" WIDE BY 1/2" DEEP SHALL BE MADE AT 10' O.C. (MAXIMUM).
3. WHERE NEW CURB JOINS EXISTING CURB AND GUTTER, TRANSITION THE LAST 10' OF THE NEW TO MATCH THE OLD IN SHAPE.
4. EXPANSION JOINTS ON ALL SIDEWALK AND CURB SHALL BE REDWOOD. ALL JOINTS IN 6" SEPARATE CURB SHALL BE SEALED WITH JOINT SEALANT.
5. TRANSVERSE CONTRACTION JOINTS 1/8": WIDE BY 1/2" DEEP SHALL BE CUT IN ALL SIDEWALKS AT 5'-0" INTERVALS (MAXIMUM).

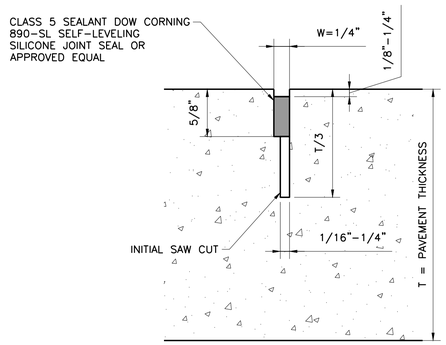


NOTE:

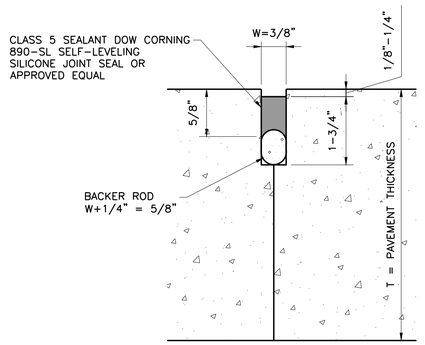
IN NO CASE SHALL THE THICKNESS OF THE ASPHALT OR BASE MATERILAL BE LESS THAN THE THICKNESS OF EXISTING ADJACENT MATERIAL.

CONCRETE TO ASPHALT PAVEMENT SECTION TIE-IN DETAIL

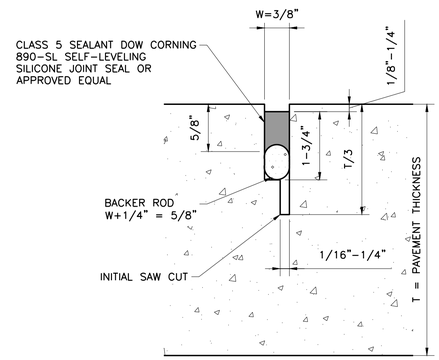
NOT TO SCALE



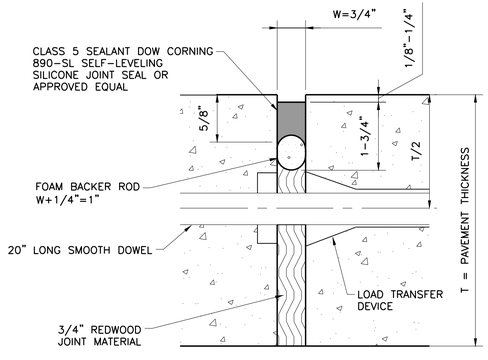
SAWED LONGITUDINAL JOINT



LONGITUDINAL OR TRANSVERSE CONSTRUCTION JOINT



TRANSVERSE SAWED CONTRACTION JOINT



EXPANSION JOINT

JOINT SEALANT COMPOUND

NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION OF JOINTS SHALL BE AS SHOWN ELSEWHERE IN THE DRAWINGS.
2. THE JOINT RESERVOIR FOR SEALANT SHALL BE SAWED UNLESS OTHERWISE SHOWN ON THE PLANS FOR THE LONGITUDINAL AND TRANSVERSE CONSTRUCTION AND THE TWO SAWED JOINTS.
3. THE JOINTS SHALL BE CLEANED IN ACCORDANCE WITH THE SEALANT MANUFACTURE'S RECOMMENDATION. PRIOR TO BEGINNING OPERATIONS, THE CONTRACTOR SHALL SUBMIT A STATEMENT FROM THE SEALANT MANUFACTURER SHOWING THE RECOMMENDED EQUIPMENT AND INSTALLATION PROCEDURES TO BE USED.
4. THE SAW CUT FOR THE LONGITUDINAL JOINT SHALL BE ONE FOURTH THE SLAB THICKNESS WHEN CRUSHED LIMESTONE IS USED AS THE COARSE AGGREGATE.

ISSUED FOR CONSTRUCTION

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

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FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000 S
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CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
CONCRETE PAVEMENT
STANDARD DETAILS

SHEET 48 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
Date: 6/12/2025 7:58:32 P.M. LTS: 1.00 PSLTS: 1
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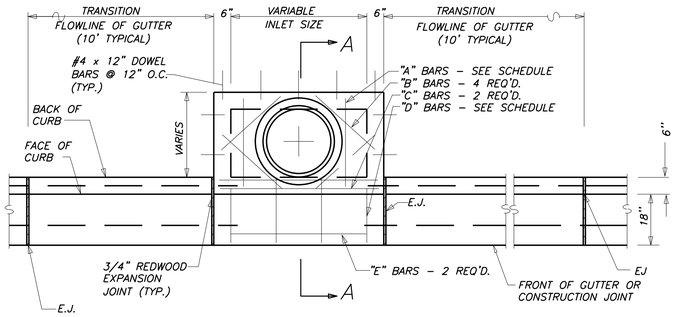
Date: Jun 27, 2025 - 3:13pm User: 08661 File: N:\IF\Drawings\COCC STD C&G-WALK.dwg

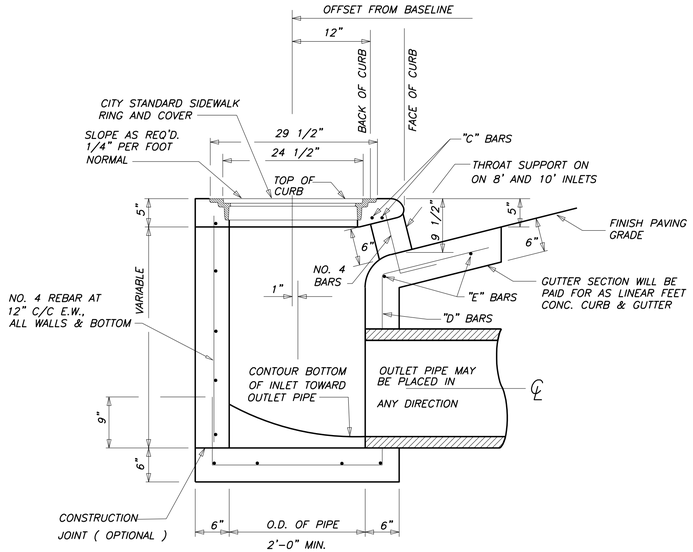


PLAN OF 5' STANDARD INLET

NOT TO SCALE

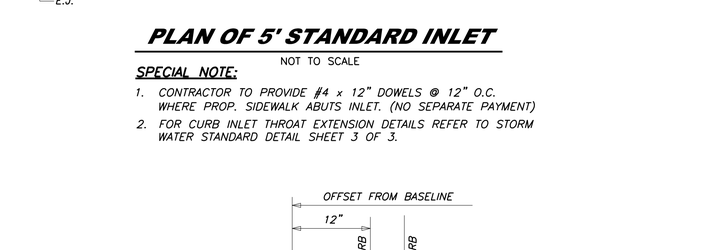
SPECIAL NOTE:

1. CONTRACTOR TO PROVIDE #4 x 12" DOWELS @ 12" O.C. WHERE PROP. SIDEWALK ABUTS INLET. (NO SEPARATE PAYMENT)
2. FOR CURB INLET THROAT EXTENSION DETAILS REFER TO STORM WATER STANDARD DETAIL SHEET 3 OF 3.



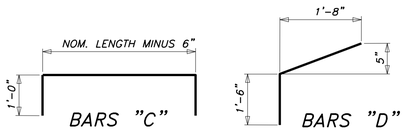
SECTION A-A

NOT TO SCALE



FLOWLINE TRANSITION AT INLET FOR 4" OR 6" STD. CURB AND GUTTER

NOT TO SCALE

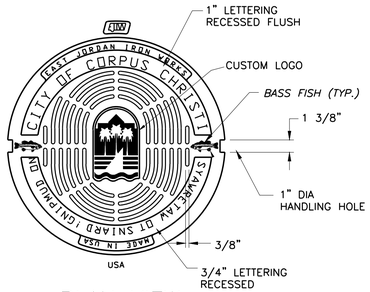


** THROAT OPENINGS SHALL HAVE A 6" X 6" CONCRETE SUPPORT PLACED AT MID-THROAT

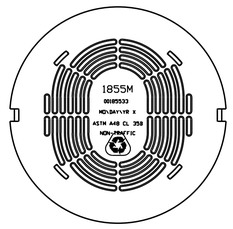
* NOMINAL LENGTH OF INLET SHALL BE DESIGNATED AS THE CLEAR WIDTH OPENING.

STANDARD CURB INLET STEEL SCHEDULE					
ALL BARS No. 4 PREFORMED					
INLET SIZE (Nom. Length)	NO. REQ'D./LENGTH				
	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS
4'	2/a	4/1'-10"	2/5'-6"	4/3'-2"	2/4'-6"
5'	2/a	4/3'-2"	2/6'-6"	4/3'-2"	2/5'-6"
6'	4/a	4/4'-0"	2/7'-6"	6/3'-2"	2/6'-6"
** 8'	4/a	4/4'-0"	2/9'-6"	6/3'-2"	2/8'-6"
** 10'	6/a	4/4'-0"	2/11'-6"	7/3'-2"	2/10'-6"
BENDING	STRAIGHT	STRAIGHT	SEE DET.	SEE DET.	STRAIGHT

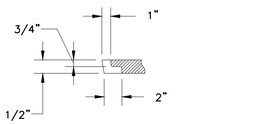
a = O.D. + 8", 2'-8" MIN. MAX. PIPE I.D. = 48 INCHES



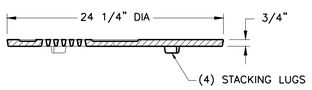
PLAN VIEW



GRATE BLOCK



PICKSLOT DETAIL



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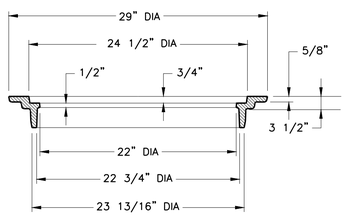


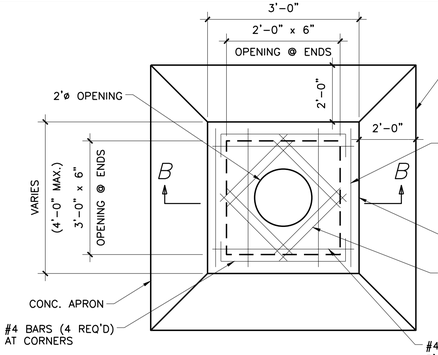
RING SECTION

CITY STANDARD INLET AND SIDWALK MANHOLE RING & COVER CASTING DETAILS

NOT TO SCALE

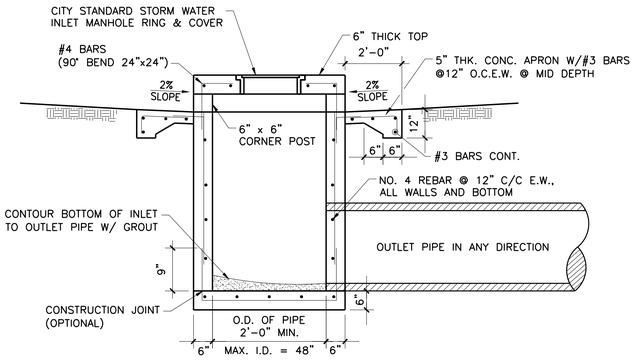
INLET AND SIDEWALK MANHOLE RING & COVER NOTES

1. MANHOLE RING & COVER SHALL BE EAST JORDAN MANHOLE ASSEMBLY FOR LOAD RATING NON-TRAFFIC.
2. THESE DETAILS SHOW GREY-IRON CASTINGS, FILLETED AT ANGLES WITH SHARP AND PERFECT ARISES.
3. CASTING SHALL BE TRUE TO PATTERN, FORM, AND DIMENSIONS, FREE FROM CRACKS, SPONGINESS AND BLOWHOLES.
4. MACHINE SURFACES TO YIELD FIT WHICH WILL NOT RATTLE WITH PASSING TRAFFIC LOAD.
5. TRAFFIC SHALL BE RESTRICTED FROM M.H. FOR 36 HOURS AFTER PLACEMENT OF RING.
6. RING AND COVER SHALL BE DIPPED IN COAL TAR OR ASPHALT.
7. OTHER CASTING PATTERNS FOR RING & COVERS MAY BE SUBMITTED FOR APPROVAL PROVIDED THE PLAN PATTERN OF COVER IS THE SAME AS SHOWN ON THIS SHEET AND PROVIDED OTHER CASTINGS SHALL BE COMPLETELY INTERCHANGEABLE, I.E., THE COVERS OF THIS SHEET SHALL FIT PROPERLY, THE RINGS OF OTHER CASTING DETAILS AND THE COVERS OF OTHER CASTINGS SHALL FIT THE RINGS OF THIS SHEET.
8. MINIMUM WEIGHTS OF FINISHED CASTINGS: THE COVER = 60 POUNDS, THE RING = 135 POUNDS.



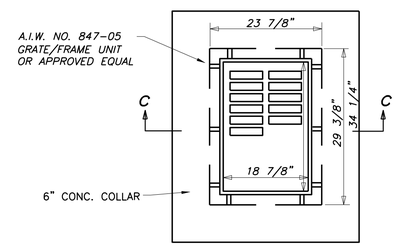
PLAN OF POST INLET

NOT TO SCALE



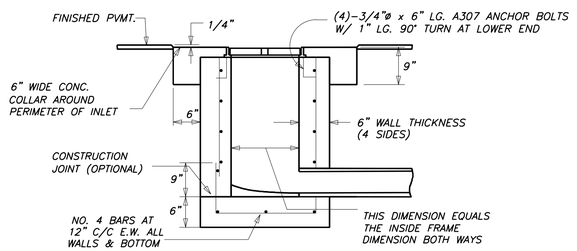
SECTION B-B

NOT TO SCALE



PLAN OF STANDARD GRATE INLET

NOT TO SCALE



SECTION C-C

NOT TO SCALE

ISSUED FOR CONSTRUCTION

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd Suite 2000N Corpus Christi, Texas 78401-3717 (361) 561-6500 Phone (361) 561-6501 Fax

CITY of CORPUS CHRISTI TEXAS Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
STORM WATER STANDARD DETAILS

1 OF 3

SHEET 49 of 55

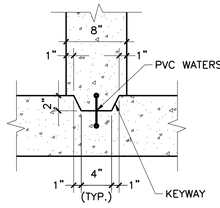
RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

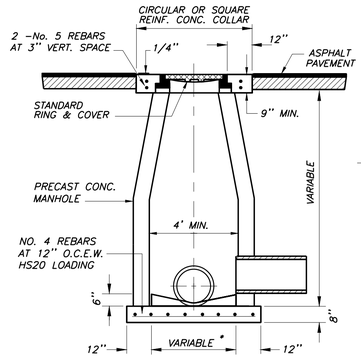
ACAD Rel 18.2s (LMS Tech) User: 02293
DWG: I:\541\IN\STANDARDS\X-FNIC-34TBLK.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTSC: 1.00 PSLTS: 1

Date: Jun 27, 2025 - 3:14pm User: 08661 File: N:\IF\Drawings\COCC STD STORM.dwg



KEYWAY DETAIL

NOT TO SCALE



PRE-CAST CONC. MANHOLE NOTES:

HS20 LOADING

CONCRETE 28 DAY COMPRESSIVE STRENGTH - 5000 PSI

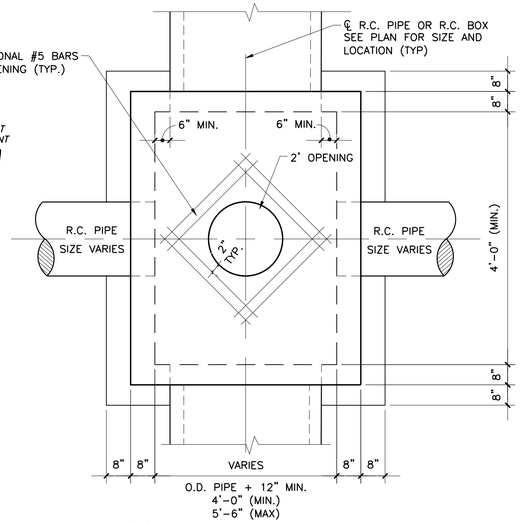
REINFORCEMENT STEEL - 60,000 PSI

REBAR MIN. SPLICE LENGTHS: #4-22" #5-28" #6-33"

MANHOLE WALL/RISER REINFORCED PER ASTM C-478

TYPE "A" MANHOLE

NOT TO SCALE



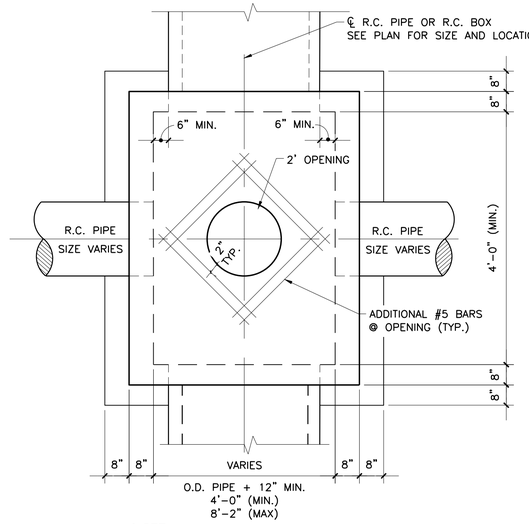
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

PLAN

TYPE 'B' MANHOLE

NOT TO SCALE



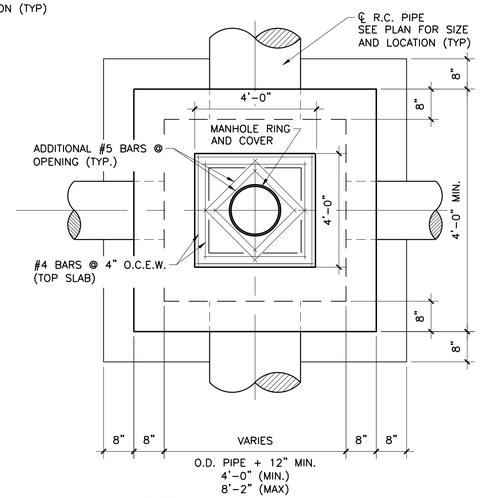
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

PLAN

TYPE 'C' MANHOLE

NOT TO SCALE



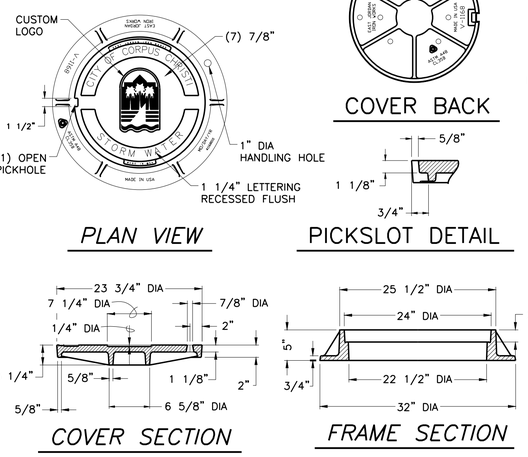
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

PLAN

TYPE 'D' MANHOLE

NOT TO SCALE

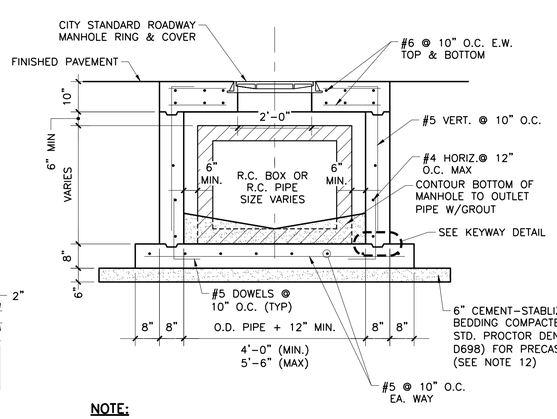


CITY STANDARD ROADWAY MANHOLE RING & COVER CASTING DETAIL

NOT TO SCALE

ROADWAY MANHOLE RING & COVER NOTES

1. MANHOLE RING & COVER SHALL BE EAST JORDAN V 1168 ASSEMBLY AND FOR SCHOOL ZONE SHALL BE EAST JORDAN BOLTED-IN 1168 ASSEMBLY LOAD RATING HEAVY DUTY.
2. THESE DETAILS SHOW GREY-IRON CASTINGS, FILLETED AT ANGLES WITH SHARP AND PERFECT ARISES.
3. CASTING SHALL BE TRUE TO PATTERN, FORM, AND DIMENSIONS, FREE FROM CRACKS, SPONGINESS AND BLOWHOLES.
4. MACHINE SURFACES TO YIELD FIT WHICH WILL NOT RATTLE WITH PASSING TRAFFIC LOAD.
5. TRAFFIC SHALL BE RESTRICTED FROM M.H. FOR 36 HOURS AFTER PLACEMENT OF RING.
6. RING AND COVER SHALL BE DIPPED IN COAL TAR OR ASPHALT.
7. OTHER CASTING PATTERNS FOR RING & COVERS MAY BE SUBMITTED FOR APPROVAL PROVIDED THE PLAN PATTERN OF COVER IS THE SAME AS SHOWN ON THIS SHEET AND PROVIDED OTHER CASTINGS SHALL BE COMPLETELY INTERCHANGEABLE, I.E., THE COVERS OF THIS SHEET SHALL FIT PROPERLY, THE RINGS OF OTHER CASTING DETAILS AND THE COVERS OF OTHER CASTINGS SHALL FIT THE RINGS OF THIS SHEET.
8. MINIMUM WEIGHTS OF FINISHED CASTINGS : THE COVER = 160 POUNDS, THE RING = 180 POUNDS.
9. POLYETHYLENE MANHOLE ADJUSTMENT RINGS SHALL BE DESIGNED TO SUPPORT HS 20 TRAFFIC LOADING.



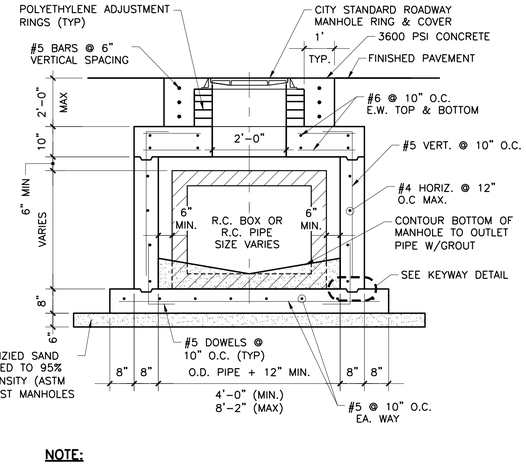
NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

SECTION

TYPE 'B' MANHOLE

NOT TO SCALE



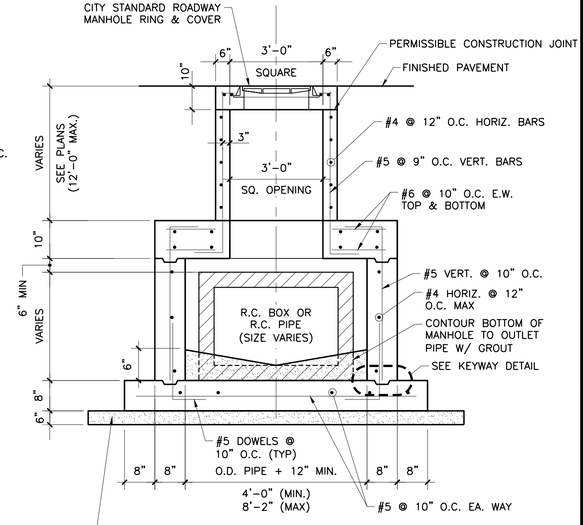
NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

SECTION

TYPE 'C' MANHOLE

NOT TO SCALE



6" CEMENT-STABLIZIED SAND BEDDING COMPACTED TO 95% STD. PROCTOR DENSITY (ASTM D698) FOR PRECAST MANHOLES (SEE NOTE 12)

SECTION

TYPE 'D' MANHOLE

NOT TO SCALE

NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

GENERAL NOTES FOR CONCRETE DRAINAGE STRUCTURES:

1. ALL CONCRETE SHALL BE CLASS "C" (3600 PSI) EXCEPT CITY STANDARD CURB INLETS AND CONCRETE COLLARS MAY BE CLASS "A".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. CHAMFER ALL EXPOSED EDGES 3/4".
7. PROVIDE CITY STANDARD SIDEWALK MANHOLE RING AND COVER FOR CITY STANDARD CURB INLET. PROVIDE CITY STANDARD ROADWAY STORM WATER MANHOLE RING AND COVER FOR SPECIAL CURB INLET.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS AND MANHOLES, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION. PRECAST MANHOLE WITHIN THE ROADWAY SHAL BE DESIGNED TO SUPPORT HS 20 TRAFFIC LOADING AND SEALED BY A LICENSED ENGINEER.
9. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
10. INVERT OF INLET SHALL BE SLOPED 1:20 WITH GROUT.
11. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
12. IN DEEP EXCAVATIONS (> 20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF CONCRETE COARSE AGGREGATE; TxDOT ITEM 421; GRADE 2, 3, OR 4.

ISSUED FOR CONSTRUCTION

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VERIFY SCALE 0 1"

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS — BRIAN D. BRESLER — 112706 — LICENSED PROFESSIONAL ENGINEER — 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6501
Fax - (361) 561-6501

CITY of CORPUS CHRISTI, TEXAS
Department of Engineering Services

CITY OF CORPUS CHRISTI
NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
STORM WATER STANDARD DETAILS

2 OF 3

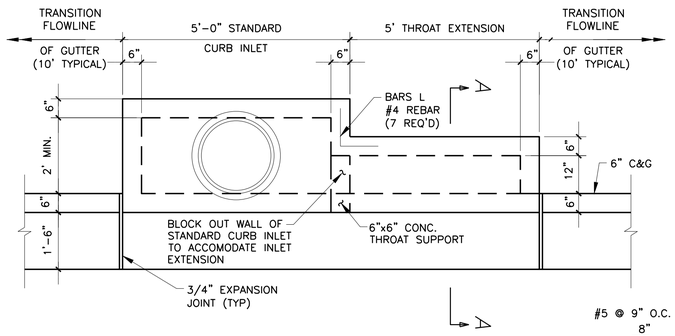
SHEET 50 of 55

RECORD DRAWING NO.

STR-1019

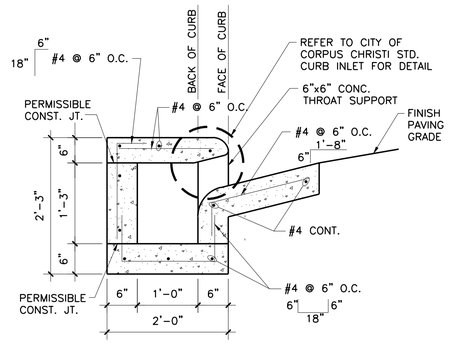
CITY PROJECT # 21062

ACAD Rel 19.2s (LMS Tech) User: 02293
Date: 06/12/2013 11:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:14pm User: 08661 File: N:\IF\Drawings\COCC STD STORM.dwg



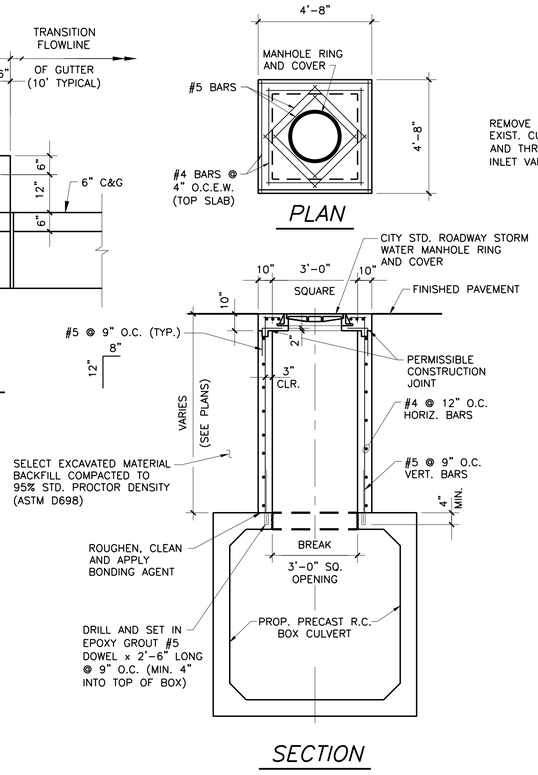
CURB INLET THROAT EXTENSION PLAN

NOT TO SCALE



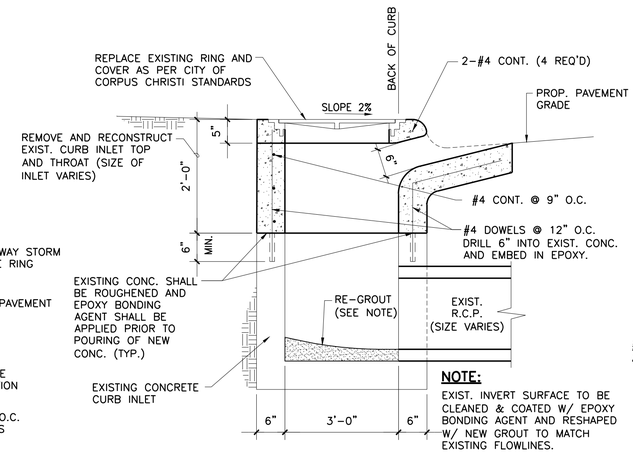
SECTION A-A

NOT TO SCALE



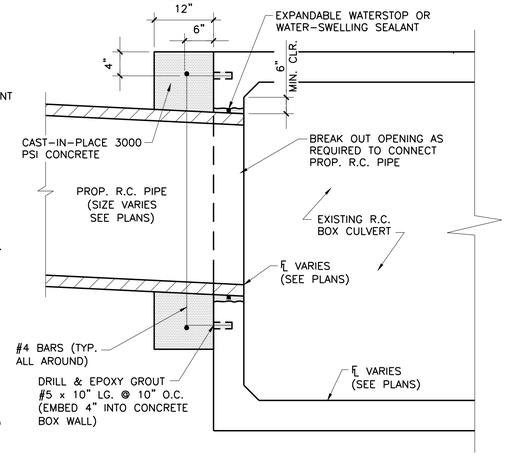
MANHOLE RISER DETAIL

NOT TO SCALE



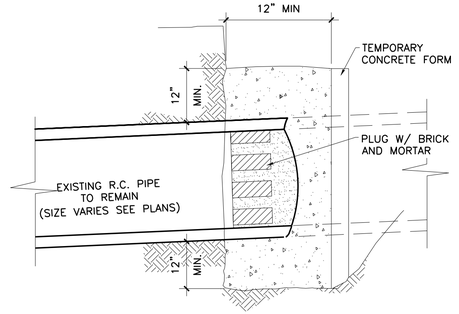
REMOVE AND REPLACE TOP OF EXISTING CURB INLET DETAIL

NOT TO SCALE



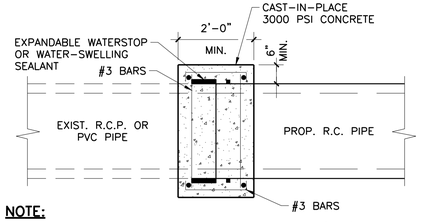
PROP. PIPE TO EXISTING R.C. BOX CONNECTION DETAIL

NOT TO SCALE



EXISTING R.C. PIPE PLUG

NOT TO SCALE



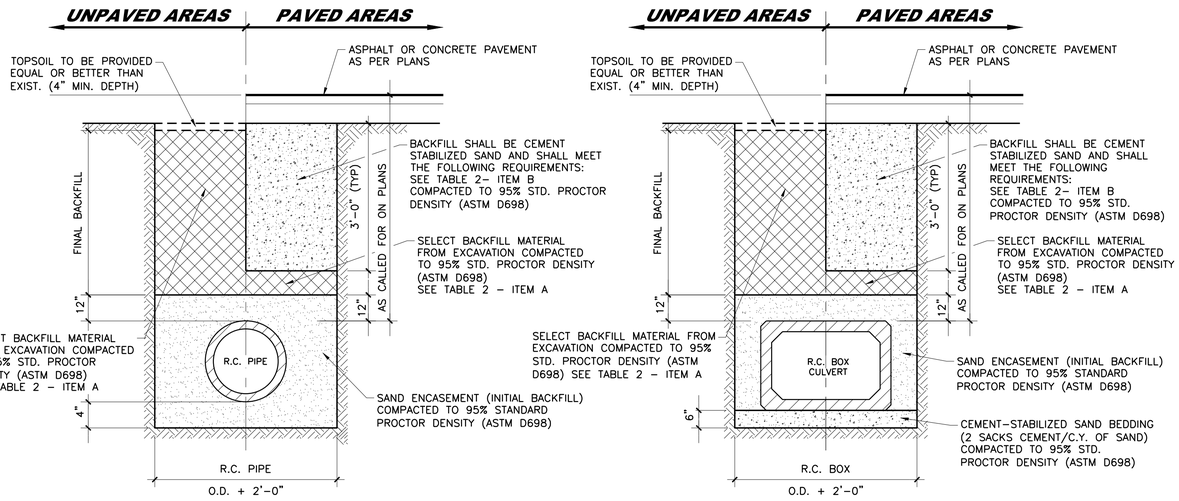
NOTE:

PIPE COLLAR SHALL BE USED WHERE A TIGHT JOINT CANNOT BE PLACED, SUCH AS A BREAK IN ALIGNMENT, DAMAGED PIPE ENDS OR TIE-IN TO EXISTING PIPE OR STRUCTURES.

2" 2" 20"

CONCRETE COLLAR DETAIL

NOT TO SCALE



TRENCH BACKFILL FOR STORM WATER PIPES

NOT TO SCALE

NOTE: (CONCRETE PAVEMENT ONLY)

CONTRACTOR HAS OPTION TO USE CEMENT STABILIZED SAND OR BACKFILL WITH SELECT BACKFILL MATERIAL.

TRENCH BACKFILL FOR STORM WATER R.C. BOX CULVERTS

NOT TO SCALE

GENERAL NOTES FOR BACKFILL

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

ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL CONSISTING OF EITHER NATURAL SAND OR SANDY GRAVEL, OR MATERIAL PRODUCED BY CRUSHING OF NATURAL STONE OR GRAVEL. SEWER LINES:

1. *EXCAVATIONS <20FT. DEEP AND ABOVE WATER TABLE, USE MATERIAL MEETING THE FOLLOWING CRITERIA.*

   MEETING REQUIREMENTS OF ASTM D2487 FOR:

SP	GP
SW	GW
SP-SM	GP-GM
SW-SM	GW-GM

   AND IN ADDITION:
   PASSING 1/2" SIEVE - 100%
   PASSING #4 SIEVE - 30% MINIMUM
   PLASTICITY INDEX (PI) - NP TO 10 MAX.

2. *IN DEEP EXCAVATIONS (>20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF:*

   A. *CONCRETE COARSE AGGREGATE; TxDOT ITEM 421; GRADE 2, 3, OR 4.*

FOR ALL UTILITIES:

1. *FOR PIPE DIAMETER EQUAL TO OR SMALLER THAN 16", USE 4" MINIMUM BEDDING UNDER PIPE.*
2. *FOR PIPE DIAMETER GREATER THAN 16", USE 6" MINIMUM BEDDING UNDER PIPE.*

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

UNPAVED AREAS	PAVED AREAS
A. FOR 12" ABOVE PIPE TO BOTTOM OF TOPSOIL BACKFILL SHALL BE APPROVED SELECT MATERIAL FROM THE EXCAVATION; OR IMPORTED MATERIAL; ALL TO BE FREE OF ROCKS, DEBRIS, OR ANY CLUMPS GREATER THAN 2" IN DIAMETER; LOOSE LIFTS TO BE PLACED 10" MAX. *COMPACT MATERIAL TO 95% STD. PROCTOR (D698).* *MOISTURE TO BE ADJUSTED TO ± 3% OF OPTIMUM.*	*A. FOR 12" ABOVE PIPE TO 3' BELOW BOTTOM OF ROAD BASE: BACKFILL SHALL BE SELECT MATERIAL FROM EXCAVATION OR TO BE IMPORTED MATERIAL AND SHALL MEET THE FOLLOWING:* *LL<35* *PI 8-20* *NO CLUMPS > 2" DIA.* *MOISTURE 0 TO +3%* *COMPACT 95% D698 STD PROCTOR* *LOOSE LIFTS OF 10" MAX OR IF SELECT MATERIAL FROM EXCAVATION DOES NOT MEET REQUIREMENTS, THEN USE CEMENT STABILIZED SAND SEE TABLE 2-ITEM B*
B. TOPSOIL TO BE PROVIDED EQUAL OR BETTER THAN EXISTING; AND MATCH EXISTING TOPSOIL DEPTH. (4" MIN.) COMPACT TO FIX CONFLICT TO EXISTING ADJACENT TOPSOIL. (CONSTRUCTION TO BE PERFORMED BY "DOUBLE DITCH" METHOD TOP SOIL SALVAGED TO BE PLACED ON TOP)	*B. FOR 3' BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE:* *BACKFILL SHALL BE CEMENT STABILIZED SAND AND SHALL MEET THE FOLLOWING REQUIREMENTS:* *SAND GRADATION:* *% PASSING* *1/2" 100%* *#4 55-100* *#10 40-100* *#40 25-100* *#200 10-20* *PI NP-10* *2 SACKS CEMENT/C.Y. OF SAND.* *COMPACT TO 95% OF D698. MOISTURE TO BE ADJUSTED TO (+/-2%) OF OPTIMUM.*

ISSUED FOR CONSTRUCTION

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FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER
6/30/2025
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2000 South Tower
Corpus Christi, Texas 78401-3717
Phone: (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

CITY OF CORPUS CHRISTI
STORM WATER STANDARD DETAILS

3 OF 3

SHEET 51 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
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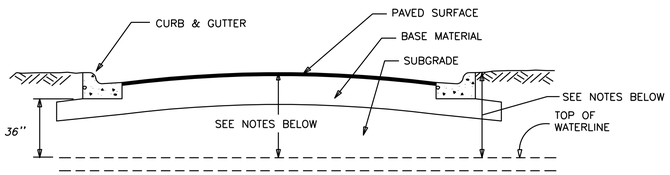
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:14pm User: 08661 File: N:\IF\Drawings\COCC STD STORM.dwg

WATER DISTRIBUTION SYSTEM GENERAL NOTES

1. ANY AND ALL WORK ON THE WATER DISTRIBUTION SYSTEM MUST FIRST BE COORDINATED WITH WCID #4.
2. PROPOSED WATER DISTRUBUTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH WCID #4 WATER DISTRIBUTION SYSTEM STANDARDS.
3. WCID #4 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.
4. 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.
5. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT REQUIRED TO INSTALL THE PROPOSED SYSTEM.
6. TESTING OF LINES (STERILIZATION AND PRESSURED) SHALL BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF WCID #4. WATER FOR FILLING THE NEW WATER LINE AND PERFORMING TESTS WILL BE FURNISHED TO THE CONTRACTOR BY WCID #4 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 DECHLORINATED IN ACCORDANCE WITH TCEQ & NPDES REGULATIONS.
7. 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.
8. ALL PHYSICAL TIES OF THE PROPOSED SYSTEM INTO THE EXISTING WATERLINE SHALL BE RECONNECTED AND BE MADE UNDER SUPERVISION OF THE WCID #4 INSPECTOR. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND ALL EQUIPMENT THAT IS REQUIRED TO MAKE TIE-INS. WCID #4 CREWS WILL MAKE TAPS ON WCID #4 MAINS ARRANGED THROUGH WCID #4 INSPECTOR (72 HOUR NOTIFICATION).
9. MINOR LENGTH OF DUCTILE IRON PIPE ADJACENT TO FITTINGS MAY BE REQUIRED AS DIRECTED BY THE WATER DIVISION INSPECTOR BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL USE D.I.P. AS DIRECTED AND SHALL BE PAID AT THE UNIT PRICE BID FOR THE APPROPRIATE SIZE WATERLINE. A MINOR LENGTH IS DEFINED AS A SINGLE LOCATION REQUIRING THE USE OF TWO JOINTS OR LESS.
10. MINOR ADJUSTMENTS IN THE LOCATIONS OF FITTINGS, VALVES, FIRE HYDRANTS, ETC. CAN BE ANTICIPATED. THE CONTRACTOR SHALL MAKE SAID MINOR ADJUSTMENTS AS DIRECTED BY THE ENGINEER AND/OR WCID #4 INSPECTOR AT NO INCREASE OF CONTRACT PRICE. WCID #4 WILL BE NOTIFIED PRIOR TO ALL CHANGES.
11. ALL NIPPLES BETWEEN FITTINGS AND VALVES ALONG MAINS SHALL BE DUCTILE IRON.
12. ALL DUCTILE IRON PIPES, VALVES, AND FITTINGS SHALL BE WRAPPED WITH (2) THICKNESSES OF 8 MIL POLYETHYLENE AND SHALL BE RESTRAINED WITH "MEGALUG", 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 WCID #4 ENGINEER.
13. 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.
14. CONTRACTOR SHALL COORDINATE WITH WICD #4 INSPECTOR AND NOTIFY ALL AFFECTED CUSTOMERS 24 HOURS PRIOR TO KILLOUT OF EXISTING WATER SYSTEM.
15. WATER DISTRIBUTION SYSTEM STANDARDS CALL FOR MAXIMUM 48" COVER ON WATERLINES. WHEN DEPTHS EXCEED 48" COVER TO AVOID OBSTRUCTION, THE USES OF BENDS COULD BE REQUIRED.
16. CONTRACTOR SHALL KEEP ALL EXISTING VALVES ACCESSIBLE DURING ALL PHASES OF CONSTRUCTION.
17. ALL NEW WATER MAINS SHALL BE INSTALLED SO THAT PIPE IDENTIFICATION MARKINGS ARE LOCATED ON THE TOP OF THE PIPE.
18. ALL SERVICE LINES UNDER PAVEMENT SHALL BE ONE INCH, INSIDE DIAMETER, MINIMUM.

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 TCEQ AND WCID #4 DETAILS.
2. WHENEVER WATER & WASTEWATER LINES CROSS, ONE JOINT OF C900 PVC WATER LINE SHALL BE CENTERED OVER THE WASTEWATER LINE IN ADDITION TO ANY REQUIREMENTS AS DICTATED BY ITEM 1 ABOVE.

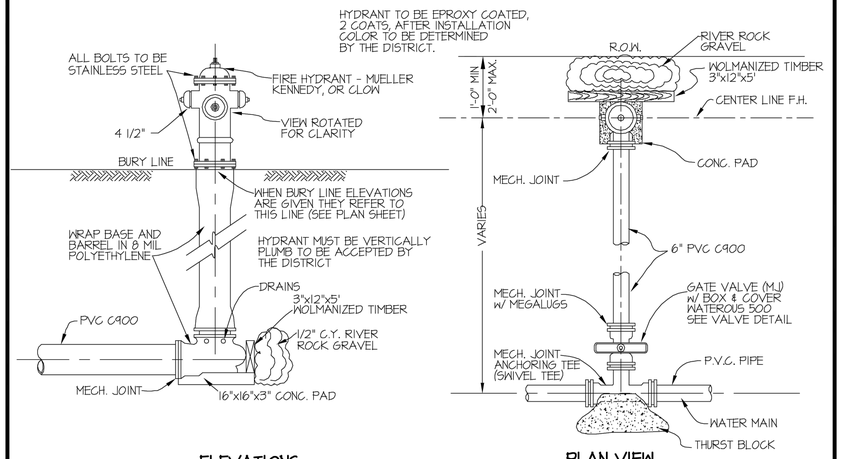


WATERLINE MINIMUM COVER REQUIREMENTS

NOT TO SCALE

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 VALVE DETAIL.
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.

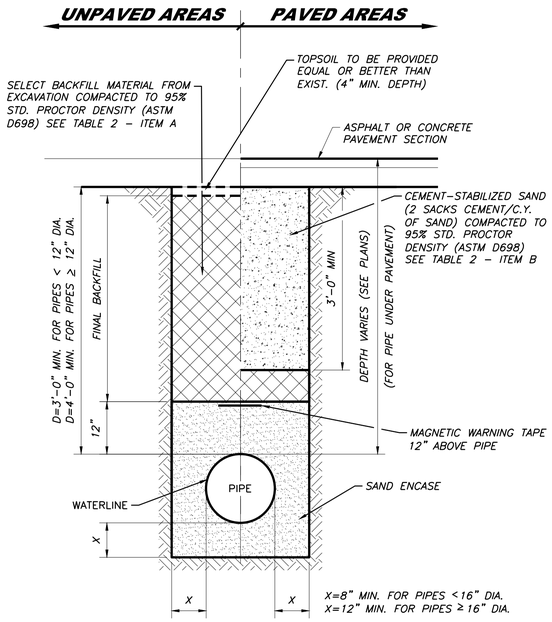


N.C.W.C.& I.D. No.4

FIRE HYDRANT DETAILS

N.T.S.

NUECES COUNTY W.C. & I.D. No. 4 PORT ARANSAS, TX.	REVISED: 5/25/15 REVISED: 12/30/A8(01/05/00, 09/12/05, 12/01/05 EFFECTIVE DATE-JULY, 91	URBAN ENGINEERING CORPUS CHRISTI, TEXAS JOB NO. 45120.00.00	STD. DETAIL 3W



TYP. PIPE TRENCHING, BEDDING AND BACKFILL FOR WATERLINE

NOT TO SCALE

GENERAL NOTES FOR BACKFILL

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

ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF THE FOLLOWING OR REFER TO DESIGN ENGINEER REQUIREMENTS:
GRANULAR BACKFILL CONSISTING OF EITHER NATURAL SAND OR SANDY GRAVEL, OR MATERIAL PRODUCED BY CRUSHING OF NATURAL STONE OR GRAVEL.

WATER LINES:

1. EXCAVATIONS <20FT. DEEP AND ABOVE WATER TABLE, USE MATERIAL MEETING THE FOLLOWING CRITERIA.

   MEETING REQUIREMENTS OF ASTM D2487 FOR:

SP	GP
SW	GW
SP-SM	GP-GM
SW-SM	GW-GM

   AND IN ADDITION:
   PASSING 1/2" SIEVE - 100%
   PASSING #4 SIEVE - 30% MINIMUM
   PLASTICITY INDEX (PI) - NP TO 10 MAX.

2. IN DEEP EXCAVATIONS (>20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF:

   A. CONCRETE COARSE AGGREGATE; TxDOT ITEM 421; GRADE 2, 3, OR 4.

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

UNPAVED AREAS

A. FOR 12" ABOVE PIPE TO BOTTOM OF TOPSOIL BACKFILL SHALL BE APPROVED SELECT MATERIAL FROM THE EXCAVATION; OR IMPORTED MATERIAL; ALL TO BE FREE OF ROCKS, DEBRIS, OR ANY CLUMPS GREATER THAN 2" IN DIAMETER; LOOSE LIFTS TO BE PLACED 10" MAX.

   COMPACT MATERIAL TO 95% STD. PROCTOR (D698).

   MOISTURE TO BE ADJUSTED TO ± 3% OF OPTIMUM.

B. TOPSOIL TO BE PROVIDED EQUAL OR BETTER THAN EXISTING; AND MATCH EXISTING TOPSOIL DEPTH. COMPACT TO FIX CONFLICT TO EXISTING ADJACENT TOPSOIL. (CONSTRUCTION TO BE PERFORMED BY "DOUBLE DITCH" METHOD TOP SOIL SALVAGED TO BE PLACED ON TOP)

PAVED AREAS

A. FOR 12" ABOVE PIPE TO 3' BELOW BOTTOM OF ROAD BASE: BACKFILL SHALL BE SELECT MATERIAL FROM EXCAVATION OR TO BE IMPORTED MATERIAL IN EITHER CASE, ALL MATERIAL SHALL MEET THE FOLLOWING:

   LL<35
   PI 8-20
   NO CLUMPS > 2" DIA.
   MOISTURE 0 TO +3%
   COMPACT 95% D698 STD PROCTOR

   LOOSE LIFTS OF 10" MAX OR IF SELECT MATERIAL FROM EXCAVATION DOES NOT MEET REQUIREMENTS, THEN USE CEMENT STABILIZED SAND SEE TABLE 2-ITEM B BELOW (OR PER DESIGN ENGINEER)

B. FOR 3' BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE:

   BACKFILL SHALL BE CEMENT STABILIZED SAND (2 SK/C.Y.) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

   SAND GRADATION:
   % PASSING

#4	55-100
#10	40-100
#40	25-100
#200	10-20
PI	NP-10

   (OR AS PER DESIGN ENGINEER)

   COMPACT TO 95% OF D698. MOISTURE TO BE ADJUSTED TO (+/-2%) OF

ISSUED FOR CONSTRUCTION

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ADDITIONS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK.

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

B. D Bresler

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd Suite 2000N Corpus Christi, Texas 78401-3717 (361) 561-6500 Phone (361) 561-6501 Fax

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

WATER DETAILS
GENERAL NOTES & BACKFILL AND EMBEDMENT DETAILS

SHEET 52 of 55

RECORD DRAWING NO.

STR-1019

CITY PROJECT # 21062

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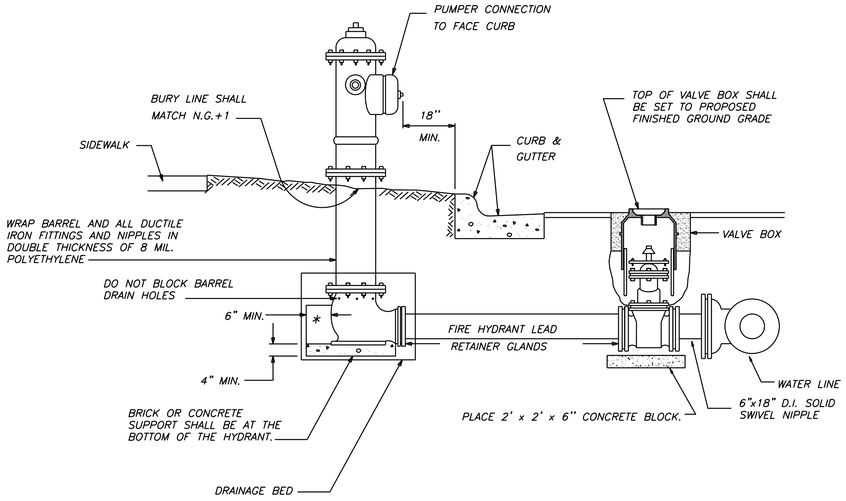


*** NOTE:**

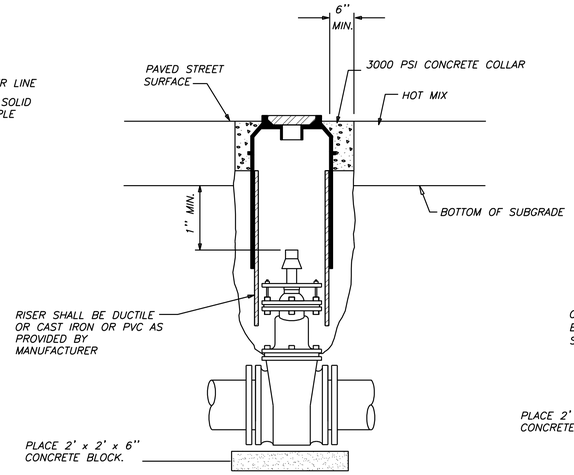
1. ANYTHING LESS THAT 20' WILL BE DUCTILE IRON LOCKED TO THE VALVE.
2. ANYTHING MORE THAN 20' SHALL REQUIRE CONCRETE THRUST BLOCK BEHIND HYDRANT AGAINST UNDISTURBED SOIL.

FIRE HYDRANT ASSEMBLY DETAIL (TYPE 1)

NOT TO SCALE

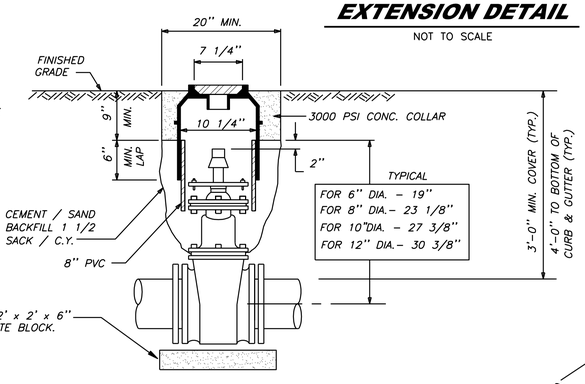
FIRE HYDRANTS:

1. DRAINAGE BED SHALL CONSIST OF CRUSHED STONE OR COARSE GRAVEL W/ COARSE SAND, MIN. VOLUME 7 CU. FT., DRAIN BED SHALL EXTEND A MIN. 6" ABOVE DRAIN OUTLET.
2. ALL FIRE HYDRANT FITTINGS SHALL BE LOCKED TOGETHER BY LOCKING RETAINER GLANDS.
3. FIRE HYDRANT TO BE BLOCKED AGAINST FIRM SOIL AS SHOWN.
4. ALL HYDRANTS SHALL BE INSTALLED PLUMB.
5. LARGE NOZZLE FACES ROAD, UNLESS OTHERWISE NOTED. ROTATE BARREL AS REQUIRED.
6. HYDRANT SHOULD NOT BE SET CLOSER THAN 4' TO OBSTRUCTIONS THAT ARE IN LINE WITH NOZZLE.
7. FIRE HYDRANT SHALL BE SET TO MANUFACTURER'S BURY LINE AT PROPOSED/EXISTING GRADE PLUS 1".
8. NO TAPS ARE TO BE MADE ON FIRE HYDRANT LEAD.



VALVE BOX DETAIL @ PAVEMENT

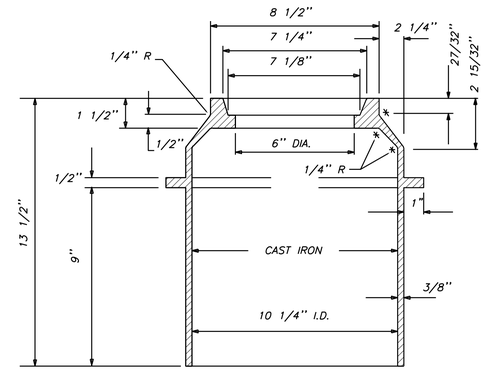
NOT TO SCALE



VALVE BOX DETAIL @ NATURAL GROUND

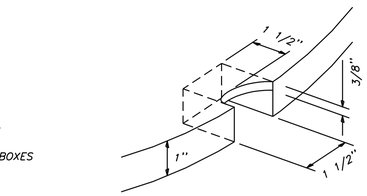
NOT TO SCALE

ALL VALVES SHALL BE HOUSED IN APPROVED VALVE BOXES



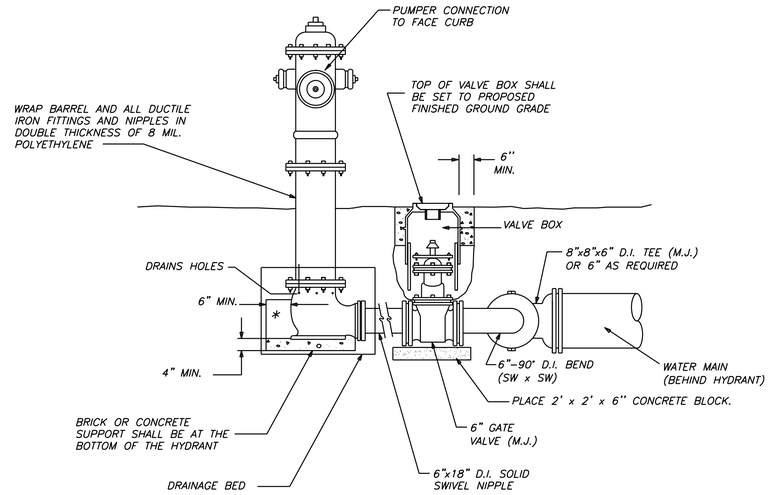
EXTENSION DETAIL

NOT TO SCALE



PICK NOTCH

NOT TO SCALE



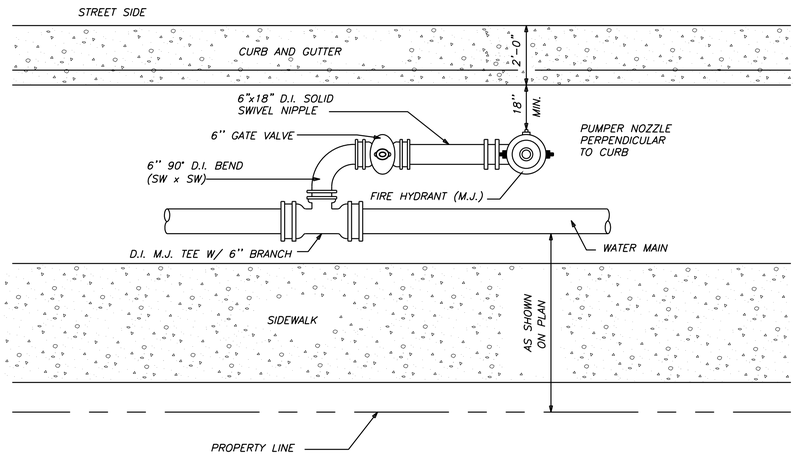
*** NOTE:**

1. ANYTHING LESS THAT 20' WILL BE DUCTILE IRON LOCKED TO THE VALVE.
2. ANYTHING MORE THAN 20' SHALL REQUIRE CONCRETE THRUST BLOCK BEHIND HYDRANT AGAINST UNDISTURBED SOIL.

FIRE HYDRANT ASSEMBLY DETAIL (TYPE 2)

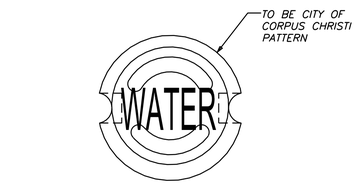
WATER LINE BEHIND CURB

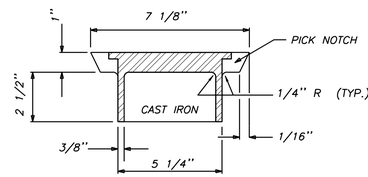
NOT TO SCALE



FIRE HYDRANT ASSEMBLY DETAIL (TYPE 2)

NOT TO SCALE





LID DETAIL

NOT TO SCALE

ISSUED FOR CONSTRUCTION

THE CITY OF CORPUS CHRISTI STANDARD DETAIL SHEET IS AUTHORIZED FOR USE AS APPLICABLE TO THIS PROJECT BY THE ENGINEER WHO'S SEAL APPEARS ON THIS SHEET. THE ENGINEER AFFIRMS THAT THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED OTHER THAN TO FILL IN THE PROJECT SPECIFIC INFORMATION IN THE TITLE BLOCK

REVISION NO. | DESCRIPTION | DATE | BY

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1"

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025
B. D. Bresler
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144
FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 2100
Corpus Christi, Texas 78401-3717
Phone - (361) 561-6500
Fax - (361) 561-6501

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

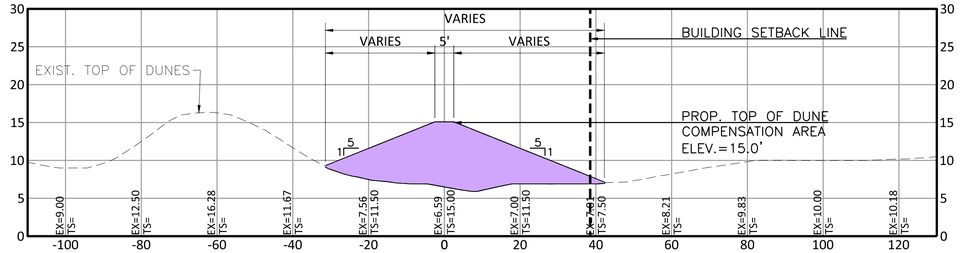
WATER DETAILS
FIRE HYDRANT, VALVE BOX AND LID

SHEET 53 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
(COR) 13-541[IN: STANDARD X-FNCC-3.STB] LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
Date: Jun 27, 2025 - 3:14pm User: 08661 File: N:\IF\Drawings\COCC STD WATER.dwg

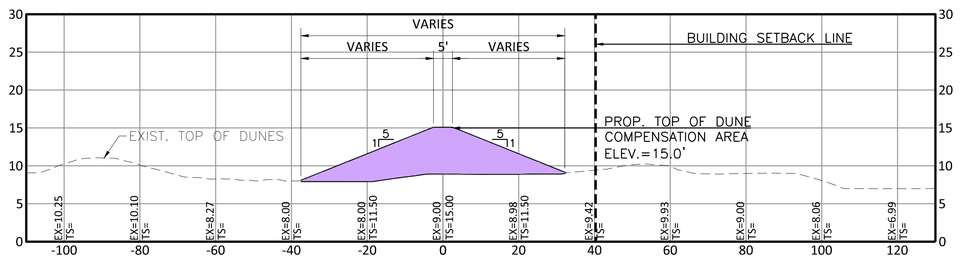
AVOIDANCE/MITIGATION/COMPENASTION NOTES:

1. CONTRACTOR SHALL AVOID, PRESERVE, AND PROTECT ALL DUNES VEGETATION DURING CONSTRUCTION AND MITIGATION/COMPENSATION EFFORTS.
2. CONTRACTOR SHALL FOLLOW ALL DUNES PERMITTING AND TEXAS GENERAL LAND OFFICE/NUECES COUNTY BEACH MANAGEMENT GUIDELINES FOR WORKING IN DUNES.
3. CONTRACTOR SHALL PLAN AND SEQUENCE THE WORK IN SUCH A MANNER THAT STRIPPED AND PROTECTED VEGETATION IS RE-PLANTED IN THE MITIGATION/COMPENSATION AREAS NO MORE THAN 4 DAYS AFTER INITIAL REMOVAL.
4. IF CONTRACTOR CANNOT RE-PLANT VEGETATION WITHIN 96 HOURS, CONTRACTOR SHALL PROVIDE EQUIVALENT LIVE INDIGENOUS PLANTS.
5. CONTRACTOR SHALL PRESERVE AND PROTECT EXCAVATED NATIVE PLANTS WITH A LIGHT-WEIGHT AND LIGHT-COLORED COVERING THAT WILL PROTECT FROM SUN BURN AND HEAT DAMAGE AND BY WATERING AS NECESSARY UNTIL THEY CAN BE REPLANTED IN THE MITIGATION OR COMPENSATION AREA.
6. CONTRACTOR SHALL PROTECT RE-PLANTED VEGETATION WITH A LOOSE WOVEN BURLAP AND HAY-MULCH FOR 1 YEAR OR UNTIL OAR HAS DEEMED THE VEGETATION ESTABLISHED WITH MIN. 10% COVERAGE IN CONCURRENCE WITH NUECES COUNTY BEACH MANAGEMENT.
7. CONTRACTOR SHALL WATER THE RE-PLANTED VEGETATION FOR UP TO 12 MONTHS OR UNTIL VEGETATION HAS BEEN DETERMINED TO BE ESTABLISHED BY THE OAR IN CONCURRENCE WITH NUECES COUNTY BEACH MANAGEMENT.
8. IN LIEU OF RE-PLANTING EXISTING VEGETATION, THE CONTRACTOR SHALL PROVIDE EQUIVALENT LIVE INDIGENOUS PLANTS FROM A COMMERCIAL SOURCE.
9. DURING RELOCATION OF SAND OR PLANT MATERIAL TO MITIGATION OR COMPENSATION AREAS AND DURING SUBSEQUENT MAINTENANCE, THE CONTRACTOR SHALL PRESERVE AND PROTECT EXSITING DUNE VEGETATION, EXISTING GRADES, AS WELL AS ANIMALS LOCATED IN THE AREA THROUGH THE USE OF CRIBBING, MATTING, LONG-ARMED EXCAVATORS, MINITURE EQUIPMENT, REMOTE-CONTROLLED MINI-EQUIPMENT OR VARIOUS OTHER METHODS TO MINIMIZE TRAVEL ACROSS DUNES, EQUIPMENT IN DUNES, AND DISTURBANCE OF THE INTACT DUNES SYSTEM AT THIS LOCATION.
10. IF THE CONTRACTOR IS UNABLE TO PLACE THE SAND IN THE COMPENSATION SITE WITHOUT TRAVERSING THE DUNES, THE CONTRACTOR SHALL SEQUENCE THE COMPENSATION WORK SUCH THAT TRAVEL TO THE SOUTH END OF THE COMPENSATION SITE, AND CONSTRUCTION AT THE SOUTH END WILL OCCUR FIRST, WITH THE REMAINING COMPENSATION WORK OCCURRING IN SEQUENCE TO THE NORTH, SUCH THAT WHEN ALL SAND AND VEGETATION HAS BEEN PLACED, NO FURTHER TRAVEL ACROSS THE DUNES IS REQUIRED AND THE COMPENSATION WORK ENDS AT THE NEW ROADWAY WITH NO DISTURBANCE OF ADJACENT DUNES AND VEGETATION.
11. FOR THE PURPOSES OF THIS CONTRACT AND THE ASSOCIATED DUNES PERMIT, MITIGATION IS DESCRIBED AS THE RESTORATION OF PLANT MATERIAL ON AREAS THAT HAVE BEEN EXCAVATED FOR THE ROADWAY AFTER THEY HAVE BEEN LAYED BACK AT A SLOPE THAT IS 3:1 OR FLATTER FOR THE PURPOSES OF CONTROLLING EROSION.
12. FOR THE PURPOSES OF THIS CONTRACT AND THE ASSOCIATED DUNES PERMIT, COMPENSATION IS DESCRIBED AS THE ADDITION OF SAND AND VEGETATION TO ENHANCE THE EXISTING NEARBY DUNES COMPLEX BY ADDING NEW SAND TO THE SYSTEM THAT IS THEN PROTECTED FROM ADVERSE EROSION BY THE ESTABLISHMENT OF NATIVE DUNES VEGETATION.
13. CONTRACTOR SHALL STAKE AND FLAG ALL WORK AREAS IN THE FIELD DURING CONSTRUCTION TO CLEARLY MARK THE BOUNDARIES OF THE PERMITTED PROJECT AREA TO INFORM EQUIPMENT OPERATORS AND CONSTRUCTION CREW OF THE LIMITS TO WHERE THEY CAN TRAVEL AND WORK AND IMPACT EXISTING DUNES AND VEGETATION, AND TO HELP BEACH MAINTENANCE CREWS AND THE PUBLIC AVOID IMPACTS TO THE MITIGATION OR COMPENSATION AREAS.
14. A 1-FOOT LIMIT BEYOND THE CEMENT-STABILIZED SHOULDER EDGE SHALL BE STAKED AND MAINTAINED DURING CONSTRUCTION, AND THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN ALL INGRESS, EGRESS WITHIN THE 1-FOOT BOUNDARY.
15. OFFSITE DUNE COMPENSATION FILL MATERIAL, IF NEEDED, SHALL BE CLEAN AND FREE OF DEBRIS AND FREE OF TOXIC MATERIALS LISTED IN TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, 3.02.4, IN CONCENTRATIONS WHICH ARE HARMFUL TO PEOPLE, FLORA, AND FAUNA.
16. DUNE MITIGATION FILL MATERIAL SHALL BE OF ACCEPTABLE MINERALOGY AND GRAIN SIZE WHEN COMPARED TO THE SEDIMENTS FOUND ON THE SITE. A COMMERCIAL BORROW SITE EXISTS WITHIN A MILE OF THE SITE ON SH. 361 THAT MAY HAVE ACCEPTABLE FILL MATERIAL (SAND).
17. CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE NUECES COUNTY BEACH MANAGEMENT PLAN AND THE TGLO, AND THE JOINT EROSION RESPONSE PLAN FOR NUECES COUNTY AND THE CITY OF CORPUS CHRISTI.
18. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION WITHOUT NOTIFICATION TO NUECES COUNTY AND TEXAS GENERAL LAND OFFICE, AND ACKNOWLEDGE OF RECEIPT OF NOTIFICATION PROVIDED BACK TO THE CITY, WITH AT LEAST 10 DAYS OF NOTICE GIVEN.
19. THE CONTRACTOR SHALL ALLOW REPRESENTATIVES OF NUECES COUNTY AND TGLO ACCESS TO THE CONSTRUCTION SITE FOR INSPECTION PURPOSES, DURING AND UPON COMPLETION OF CONSTRUCTION.
20. NO IMPACTS TO DUNES ARE ALLOWED OUTSIDE OF THE CONSTRAINTS LISTED HEREIN. TYPICALLY NO MORE THAN 1 FOOT BEYOND THE CONSTRUCTED IMPROVEMENTS, AS THOSE IMPACTS WOULD BE IN VIOLATION OF THE DUNE PROTECTION ACT, WITH MAY INCLUDE PENALTIES OF $50-$2,000 PER VIOLATION PER DAY PAYABLE ENTIRELY BY THE CONTRACTOR.
21. THE CONTRACTOR SHALL ENFORCE THE RESTRICTION OF MOVEMENT BEYOND THE ALLOWABLE DISTURBANCE ZONE BY THE INSTALLATION AND MAINTENANCE OF SILT FENCE AND/OR ORANGE CONSTRUCTION FENCING TO PREVENT TRESPASS OF EQUIPMENT, MATERIALS, OR PERSONNEL ON RESTRICTED DUNE AREAS.
22. THE CONTRACTOR SHALL NOT STOCKPILE DUNES SAND, AND SHALL ONLY MOVE SAND FROM THE EXCAVATION TO THE FINAL PLACEMENT LOCATION IN THE DUNES COMPENSATION AREA.
23. THE CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS SEAWARD OF STATION 7+00.
24. THE CONTRACTOR SHALL NOT TEMPORARILY OR PERMANENTLY MOVE SAND OFF-SITE OR TO ANY LOCATION LANDWARD OF THE CRITICAL DUNE LINE (APPROXIMATELY STA. 8+50), AND ANY SAND EXCAVATED DURING CONSTRUCTION SAHLL STAY ON SITE AND BE USED IN THE DUNE COMPENSATION AREA.
25. THE CONTRACTOR SHALL PERFORM THE DUNES COMPENSATION PORTION OF THE CONSTRUCTION FIRST AND/OR IN CONJUNCTION WITH THE EXCAVATION FOR THE ROADWAY SUCH THAT VEGETATION HARVESTING AND SAND MOVEMENT FROM THE ROADWAY EXCAVATION AREA TO THE DUNES COMPENSATION PLACEMENT AREA CONTINUES WITHOUT DELAY OR STOCKPILING.
26. THE CONTRACTOR SHALL CONDUCT THE DUNES COMPENSATION EFFORTS AND DUNES MITIGATION EFFORTS (INCLUDING SAND PLACEMENT AND FINAL VEGETATION PLACEMENT, SHADING, AND WATERING) CONTINUOUSLY UNTIL ALL REPAIRED, REHABILITATED, AND RESTORED DUNES AND DUNE VEGETATION ARE EQUAL OR SUPERIOR TO THE PRE-EXISTING DUNE VEGETATION.
27. THE CONTRACTOR SHALL RESTORE DUNES TO A SIMILAR POSITION, CONTOUR, VOLUME, ELEVATION, SEDIMENT COMPOSITION, AND VEGETATIVE COVER AS THE SURROUNDING NATURALLY FORMED DUNES, TO INCLUDE A ROUNDED TOP (NOT FLAT).
28. THE CONTRACTOR SHALL COMPENSATE FOR ADVERSE EFFECTS ON DUNE VEGETATION BY PLANTING INDIGENOUS VEGETATION ON THE AFFECTED AREAS.
29. THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION TRAFFIC ON OR ACROSS DUNES TO THE GREATEST EXTENT POSSIBLE.



B 55 54 COMPENSATION AREA SECTION

0 20' 40' SCALE IN FEET 0 5' 10' SCALE IN FEET



C 55 54 COMPENSATION AREA SECTION

0 20' 40' SCALE IN FEET 0 5' 10' SCALE IN FEET

REQUIRED WATERING REGIMEN

WATERING REGIMEN:	[1] DURATION REQUIRED (MONTHS)
DAILY	2[2]
WEEKLY	2[2]
B-WEEKLY	2
MONTHLY	2
B-MONTHLY	2
AS NEEDED	2[3]

[1]IF DAILY WATERING IS IN PLACE ON APRIL 31 OF A GIVEN YEAR, THEN DAILY WATERING SHALL BE CONTINUED THROUGH SEPTEMBER 31 OF THE SAME YEAR.

[2]IF WEEKLY WATERING IS IN PLACE ON APRIL 31 OF A GIVEN YEAR, THEN WEEKLY WATERING SHALL BE CONTINUED THROUGH SEPTEMBER 31 OF THE SAME YEAR.

[3]'AS NEEDED' UNTIL 10% ESTABLISHED VEGETATION COVERAGE CAN BE CONFIRMED IN CONCURRE COUNTY.

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No. .

FNI PROJECT: COR21576

STATE OF TEXAS BRIAN D. BRESLER 112706 LICENSED PROFESSIONAL ENGINEER 6/30/2025

Freese and Nichols, Inc. Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS

800 N. Shoreline Blvd. Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500 Phone (361) 561-6501 Fax

CITY of CORPUS CHRISTI TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

DUNE MITIGATION & COMPENSATION NOTES

REVISION NO.	DATE	BY	DESCRIPTION

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

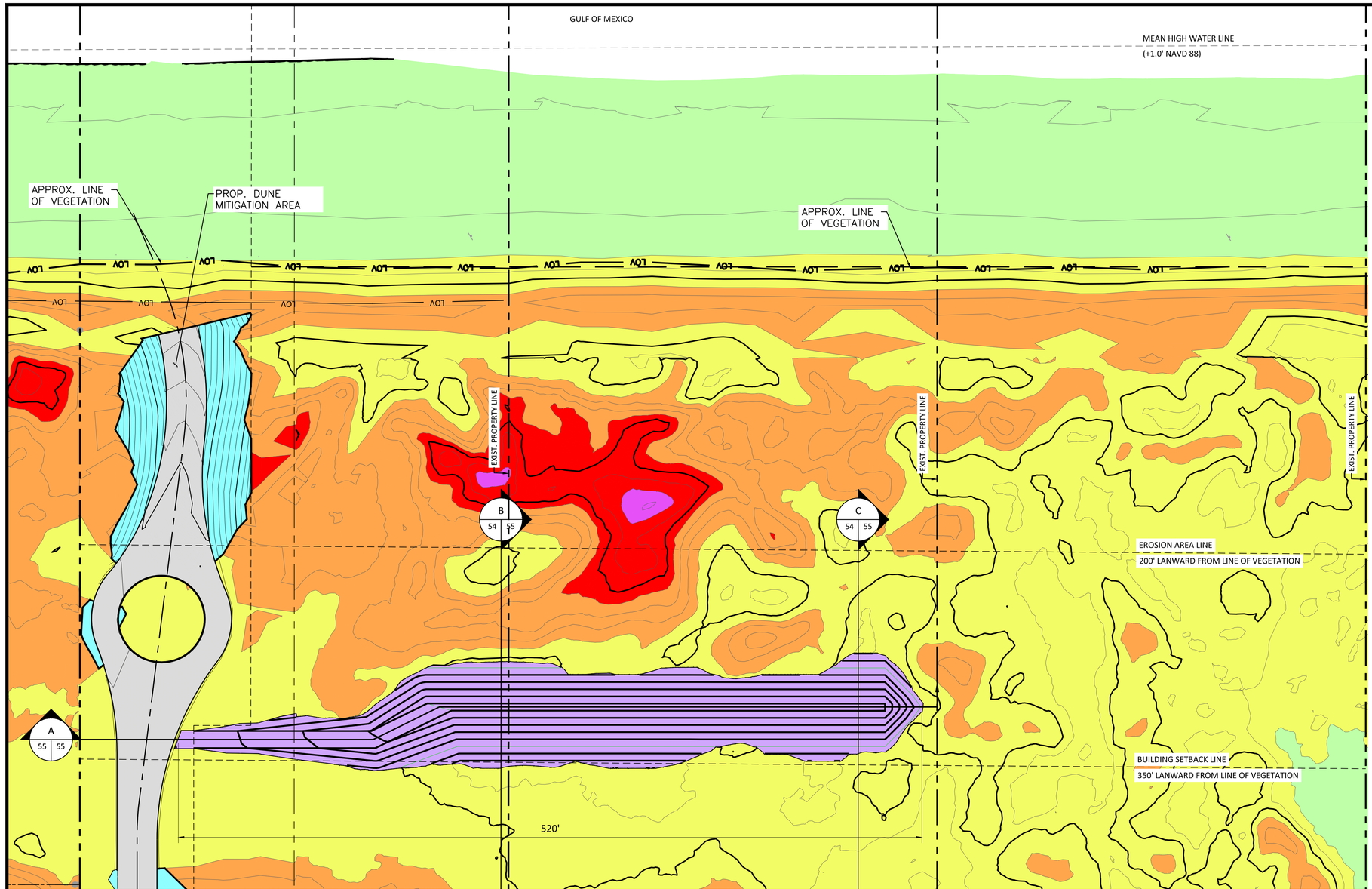
SHEET 54 of 55

RECORD DRAWING NO. STR-1019

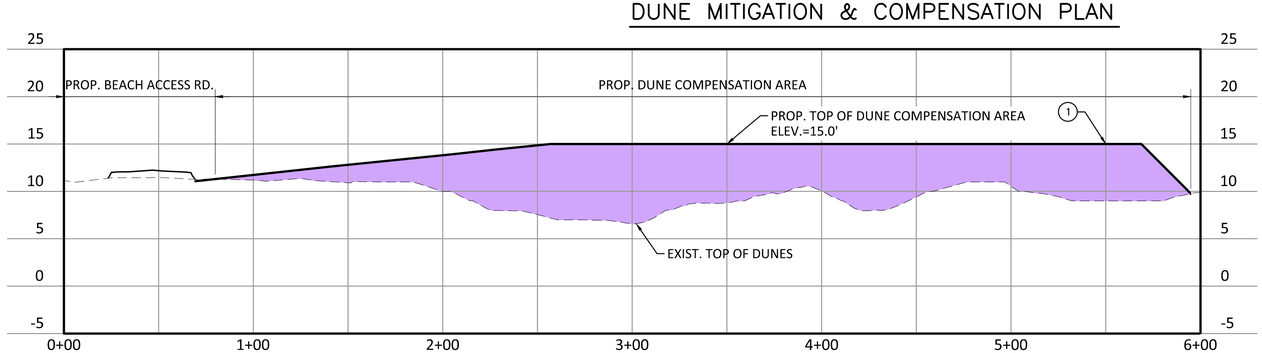
CITY PROJECT # 21062

ACAD Rel 19.2s (LMS Tech) User: 02293
Plotted: 27 JUN 2025 - 3:15PM By: ANDREW.STANDARD
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1
LAYOUT: Model
N:\IF\Drawings\CV-BAR-PL-MITIGATION-ACAD.DWG

Date: Jun 27, 2025 - 3:15pm User: 08661 File: N:\IF\Drawings\CV-BAR-PL-MITIGATION(01).dwg



BEACH ACCESS RD.
DUNE MITIGATION & COMPENSATION PLAN



A 55 55 COMPENSATION AREA SECTION

KEY NOTES::

1. PLACE 2,983 CY OF SAND IN DUNE COMPENSATION AREA

PLACEMENT NOTES AND REQUIREMENTS ON PREVIOUS SHEET

LEGEND:

DUNE MITIGATION AREA

DUNE COMPENSATION AREA

0 40' 80'
SCALE IN FEET
HORZ.= 1"=40'

0 2' 4'
SCALE IN FEET
VERT.= 1"=2'

ISSUED FOR CONSTRUCTION

CONSULTANT'S SHEET No.

FNI PROJECT: COR21576

STATE OF TEXAS
BRIAN D. BRESLER
112706
LICENSED PROFESSIONAL ENGINEER
SURVEYING
6/30/2025
Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

FREESE AND NICHOLS
800 N. Shoreline Blvd Suite 1600N Corpus Christi, Texas 78401-3717 (361) 561-6500
Phone - (361) 561-6501
Fax - (361) 561-6501

REVISION NO.	DATE	BY	DESCRIPTION

CITY of CORPUS CHRISTI
TEXAS
Department of Engineering Services

NEW BEACH ACCESS ROAD
S.H. 361 TO BEACH
(BOND 2020)

DUNE MITIGATION & COMPENSATION PLAN

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

VERIFY SCALE 0 1

SHEET 55 of 55
RECORD DRAWING NO.
STR-1019
CITY PROJECT # 21062

ACAD Rel 18.2s (LMS Tech) User: 02293
FONTS: C:\FNI\FNI_STANDARDS--FNICS-34TBEL.DWG LAYOUT: Model
06/12/2013 1:38:32 P.M. LTS: 1.00 PSLTS: 1

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CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

City of Corpus Christi

Large-Scale

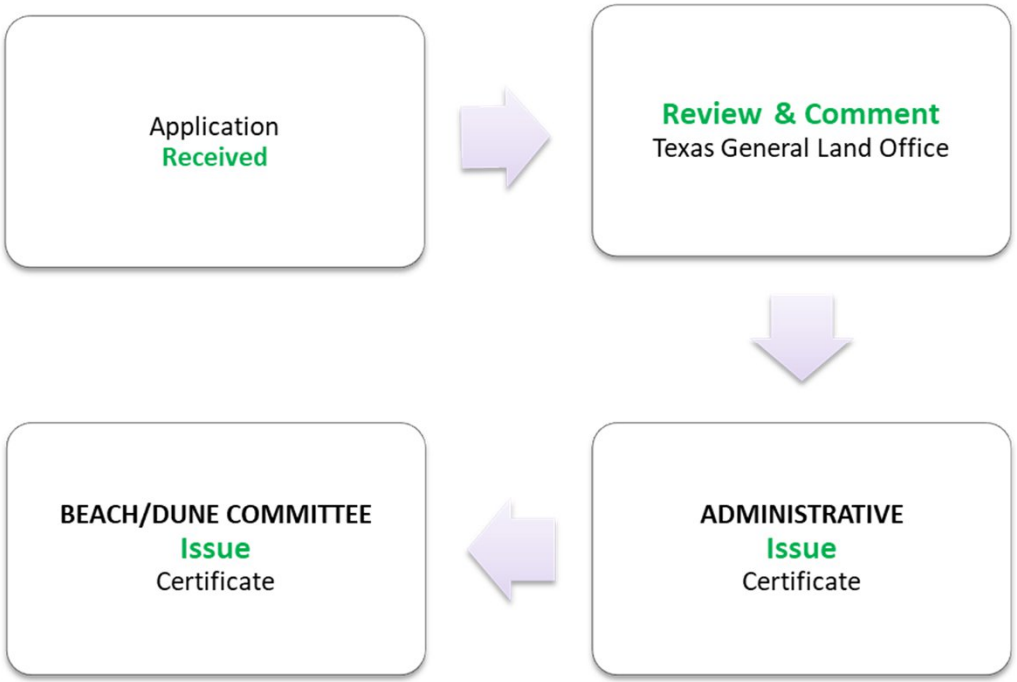
New Beach Access Road

- Construction activities are within 1,000 feet landward of mean high tide
- OR seaward of the first public road

WHICHEVER IS GREATER

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

BCC Process


Application
Received
Review & Comment
Texas General Land Office
ADMINISTRATIVE
Issue
Certificate
BEACH/DUNE COMMITTEE
Issue
Certificate

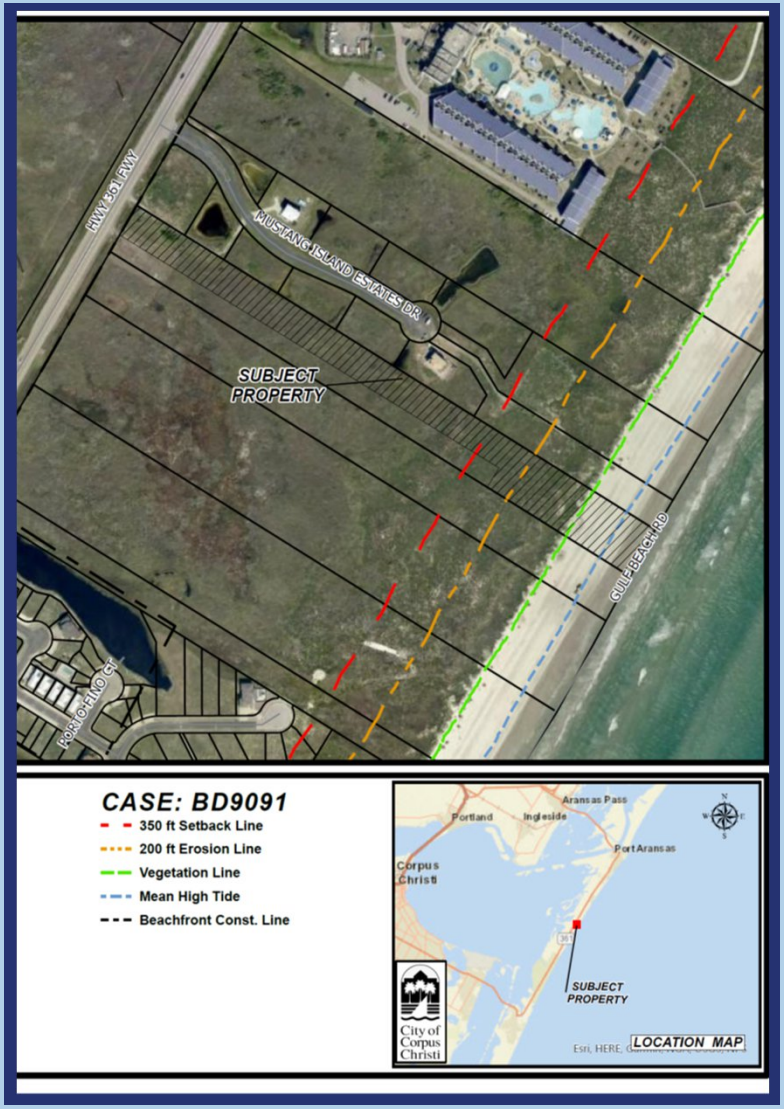
CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES

BCC

Concurrent Beach/Dune Committee

- ✓ Seaward of the **Erosion Area Line**
- ✓ Located on an existing beach access or future beach access
- ✓ Encroach on the public beach
- ✓ Include imperious surface within 200 feet landward of the **Line of Vegetation**

~~Include a dune walkover (not to be constructed under GLO standards)~~



City of Corpus Christi
Rough Proportionality Study
Conceptual Level Project Cost Projection

PAPE-DAWSON ENGINEERS

Worksheet Last Updated: 04/10/202

Project Information:		Description:	Project No.	18-T
Project Number:	18-T	This project consists of the construction of a completely new roadway.		
Limits:	Coastline to TX 361			
Costing Class:	Collector (C1)			
Length (lf):	1,750			
Service Area(s):	Padre Island 1			
Description	New Project			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
B2	Excavation (Roadway)	4,278	cy	$ 16.91	$ 72,337
B6	1" Type 'D' HMAC	7,972	sy	$ 13.78	$ 109,857
B8	Underseal	7,972	sy	$ 6.46	$ 51,501
B12	12" Compacted Subgrade	8,361	sy	$ 5.65	$ 47,240
B13.X	No Median	0	sf	$ -	$ -
D4	Sidewalk	5,833	sy	$ 50.00	$ 291,667
				Paving Construction Cost Subtotal:	**$ 572,602**

Major Construction Component Allowances:

	Item Description	Notes	Allowance	Item Cost
√	Sidewalk Components	Pedestrian Island	4%	$ 22,904
√	Prep ROW		4%	$ 22,904
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,178
√	Pavement Markings/Markers		5%	$ 28,630
√	Roadway Drainage	Standard Internal System	35%	$ 200,411
	Special Drainage Structures	None Anticipated	0%	$ -
√	Water	Minor Adjustments	5%	$ 28,630
√	Sewer	Minor Adjustments	5%	$ 28,630
√	Landscaping (Basic)	Sodding and Erosion Control	2%	$ 11,452
√	Illumination	Standard Illumination System	6%	$ 34,356
√	Traffic Signalization	Assume Signal per Half Mile	$400,000	$ -
	Other:		$0	$ -
			Allowance Subtotal:	**$ 372,191**
			Paving and Allowance Subtotal:	**$ 944,793**
			Construction Contingency: 20%	$ 188,959
			Construction Cost TOTAL:	**$ 1,134,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,134,000**
Bonds:		5%	$ 56,700
Engineering/Survey/Testing:		15%	$ 170,100
Mobilization		10%	$ 113,400
ROW/Easement Acquisition:	FALSE	15%	$ 170,100
		Project Cost TOTAL:	**$ 1,644,000**

NOTE: These planning level cost projections listed in this appendix have been developed for rough proportionality calculations only and should not be used for any future Capital Improvement Planning within the City of Corpus Christi.

BCC – New Beach Access Road

Staff Report Summary

Scope of Proposed Construction
Construction of a **New Beach Access Road** and associated infrastructure as a part of Bond 2020

Total Site Area:
- Approx. **117,612 square feet**

Roadway Dimensions
- Approx. **20 feet wide**
- Approx. **1,650 feet long**

Distance from Coastal Features
- **50 feet** from the Line of Vegetation (LOV)
- **190 feet** from Mean High Tide (MHT)

Construction Activities
- Grading and site preparation
- Installation of drainage improvements
- Placement of storm pipe
- Construction of concrete curb

Soil-Disturbing Activities
- Right-of-way preparation
- Excavation and embankment for roadway construction
- Grading for drainage
- Installation of storm sewer and water line improvements

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Photos – New Beach Access Road from S.H. 361 to the Beach

Photo 1: Location Map

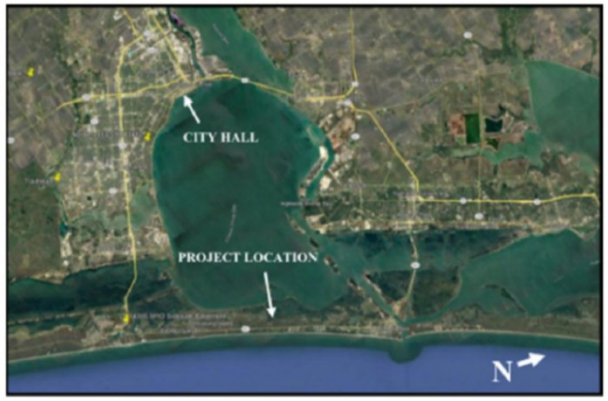


Photo 2: Looking seaward (east) from existing roadway culvert along SH 361

BCC

Staff Analysis & Recommendation

✓Compliance with all aspects of the City's beach access and erosion response regulations

✓Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion

✓Impacts on the natural drainage patterns of the site and adjacent property

✓Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered

✓Any material change between the County No Dune Permit Required Determination and this application

STAFF RECOMMENDS CONDITIONAL APPROVAL PENDING THE FOLLOWING:

- ❑ Comments from the Texas General Land Office

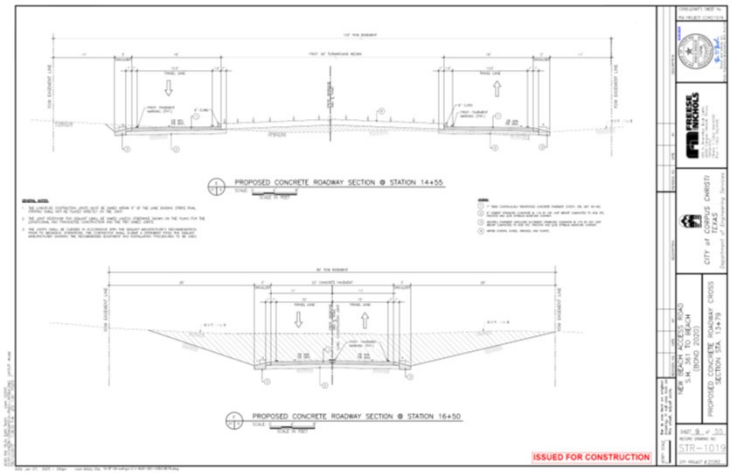
CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

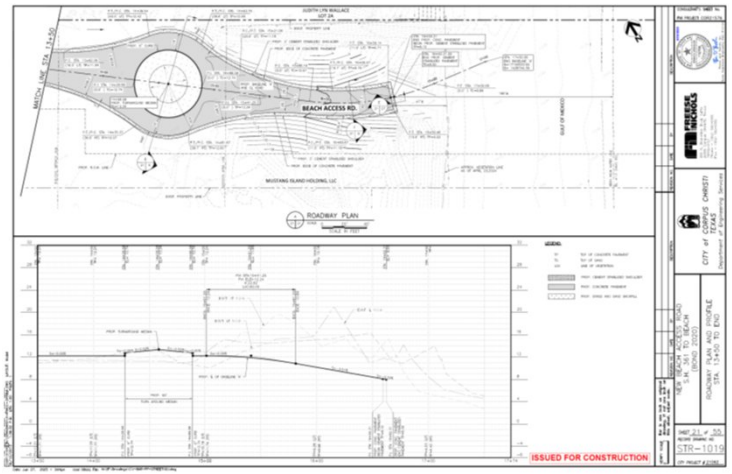
CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

Roadway Profiles





CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

LARGE-SCALE BEACHFRONT CONSTRUCTION
CONSTRUCTION, MITIGATION, AND COMPENSATION
CASE BD8951

APPLICANT & SUBJECT PROPERTY

Owner: Mustang Island LLC
Applicant: CSC Construction & Consulting Services, LLC
Address: 7213 State Highway 361, located along the east side of State Highway 361, south of Beach View Drive and north of La Concha Boulevard.
Legal Description: 29.99 acres out of Waterbury JW Survey 596, LS 167
Plat Status: The property is not platted.
Acreage of Subject Property: 24.99
Code Violations: None.

PURPOSE OF REQUEST

The purpose of the request is for the construction of a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line.
The Beachfront Construction Certificate Application indicates an adverse impact of 4,755 cubic yards of dunes and 79,833 square feet of dune vegetation, with on-site compensation for 4,210 cubic yards of dunes and 68,668 square feet of dune vegetation, and in-place mitigation of 1,263 cubic yards of dunes and 11,363 square feet of dune vegetation. Refer to Attachment C.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		March 18, 2026	
42	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0	In Opposition	0	Individual Property Owners in Opposition

APPLICABLE STATE STATUES, LOCAL CODES, AND ORDINANCES

Construction Activities, Tex. Nat. Res §61.001, Corpus Christi Municipal Code §10-1
Defines “Construction Activities” as means causing or carrying out any building, bulkheading, filling, clearing, excavation, or substantial improvement to land or the size of any structure. "Building" includes, but is not limited to, all related site work and placement of construction materials on the site. "Filling" includes, but is not limited to, disposal of dredged materials. "Excavation" includes, but is not limited to, removal or alteration of dunes and dune vegetation and scraping, grading, or dredging a site. "Substantial improvements to land or the size of any structure" include, but are not limited to, the creation of vehicular or pedestrian trails, landscape work that adversely affects dunes or dune vegetation, and increasing the size of any structure.

Dune Protection Line, Tex. Nat. Res §62.051
Defines the “Dune Protection Line” as a line within 1,000 feet landward of the mean high tide of the Gulf of Mexico.

Requires construction seaward of the "Dune Protection Line" to apply for a **Dune Protection Permit.** *Jurisdiction: Nueces County for properties in Nueces County, City of Corpus Christi for Kleberg County.*

Beachfront Construction Line, Tex. Nat. Res §61.015, Corpus Christi Municipal Code §10.15, and UDC §3.14
Defines the "Beachfront Construction Line" as a line within 1,000 feet landward of the mean high tide or seaward of the first public road, **whichever is greater**.

Requires construction seaward of the Beachfront Construction Line to apply for a **Beachfront Construction Certificate**. *Jurisdiction: City of Corpus Christi*

Erosion Area Line
Corpus Christi Municipal Code §10.1
Defines the "Erosion Area Line" as an imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, **whichever is greater**.

Requires construction seaward of the Erosion Area Line to apply for a **Beachfront Construction Certificate**. *Jurisdiction: City of Corpus Christi (Beach/Dune Committee of the Planning Commission)*

Background:
The Beachfront Construction Certificate application on file with Development Services is for construction activities at the portion of the property along the gulf, and includes a dune walkover, compensation, and mitigation sites, due to impacts resulting from the grading and construction of beachfront and RV lots, roadways, a dune walkover and its associated lookout platform, and the walkover construction buffer. Refer to Attachment B Master Development Site Plan and Attachment C Proposed Construction, Mitigation, and Compensation Map.

Due to constraints of several kinds, Development Services has accepted and forwarded the application, which only reflects a portion of the development in the Nueces County Parks approved Dune Protection Permit Parks for the entire planned community. Refer to Attachment D Dune Protection Permit.

Generally, the property is located along the east side of State Highway 361, out of the Mustang Island area, and 2 miles north of the Mustang Island State Park. The 27.94-acre parent tract is tied to a large mixed-use coastal development set to include residential -Household Living (Single-Family)- uses, commercial -Retail Sales and Services/Restaurant- uses, and commercial -Overnight Accommodation (Hotel)- use. It also includes the dune walkover for which this Beachfront Construction Certificate was sought.

The details of the construction activities are a 10-foot-wide by approximately 40-foot-long dune walkover and preparation for the portion of the site along the gulf for future development, in the process adversely impacting 4,755 cubic yards of dunes and 79,833 square feet of dune vegetation, with on-site compensation for 4,210 cubic yards of dunes and 68,668 square feet

of dune vegetation, and in-place mitigation of 1,263 cubic yards of dunes and 11,363 square feet of dune vegetation. Refer to Attachment C *Proposed Construction, Mitigation, and Compensation Map.*

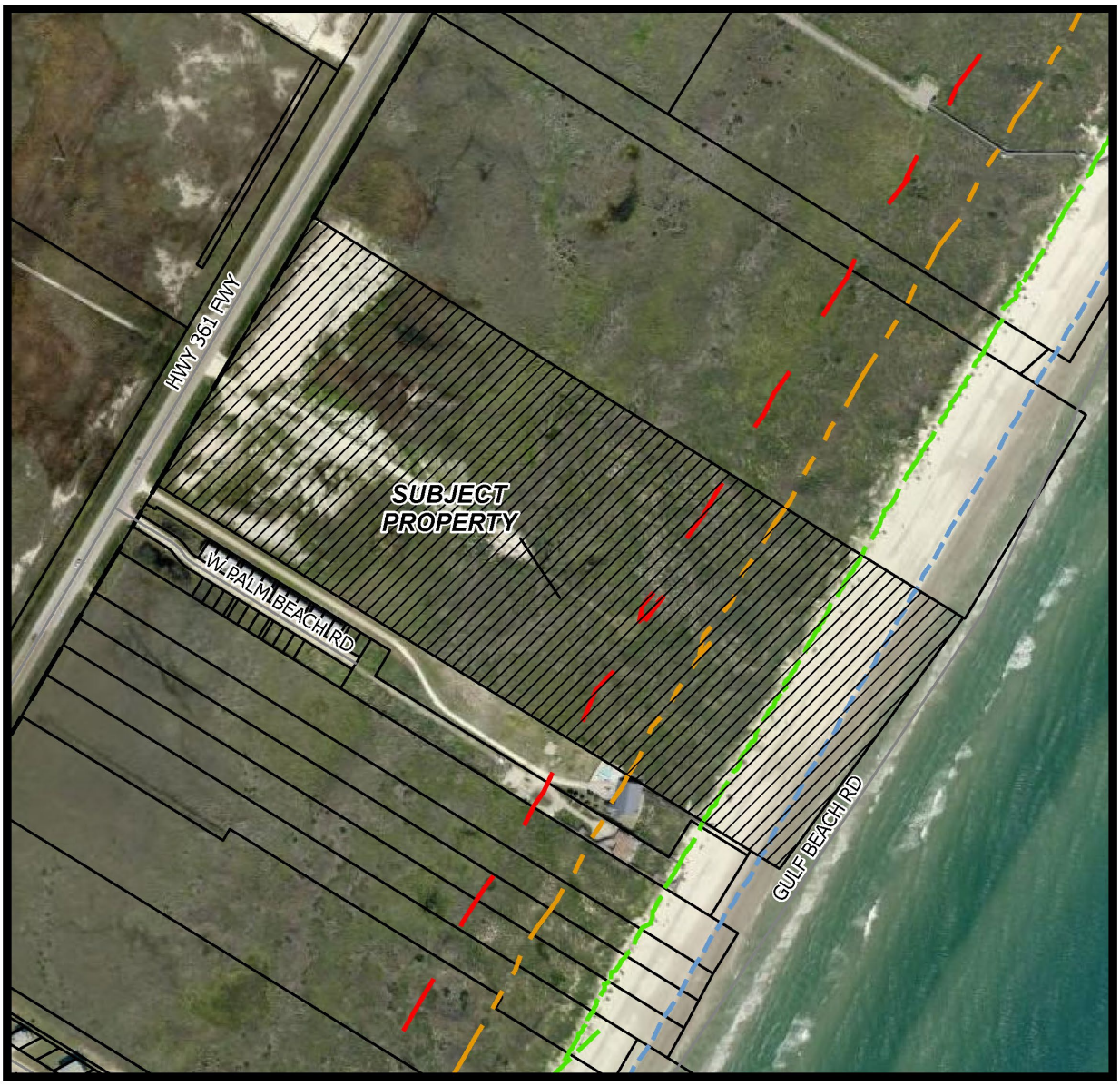
Through coordination with Nueces County and the Texas General Land Office (GLO), the applicant has revised the project multiple times to reduce dune impacts to avoid additional impacts and preserve the largest critical dune on the property. Despite those efforts, the project will still carry considerable impacts, triggering the need for mitigation and compensation to offset impacts.

Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the request. Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.

Staff Recommendation:
After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive compensation and mitigation plan, staff recommends **approval** of the Small-Scale Beachfront Construction Certificate.

Attachment(s):
(A) Existing Property Aerial Map
(B) Master Development Site Plan
(C) Proposed Construction, Mitigation, and Compensation Map
(D) General Land Office Comments
(E) Approved DPP from Nueces County Parks

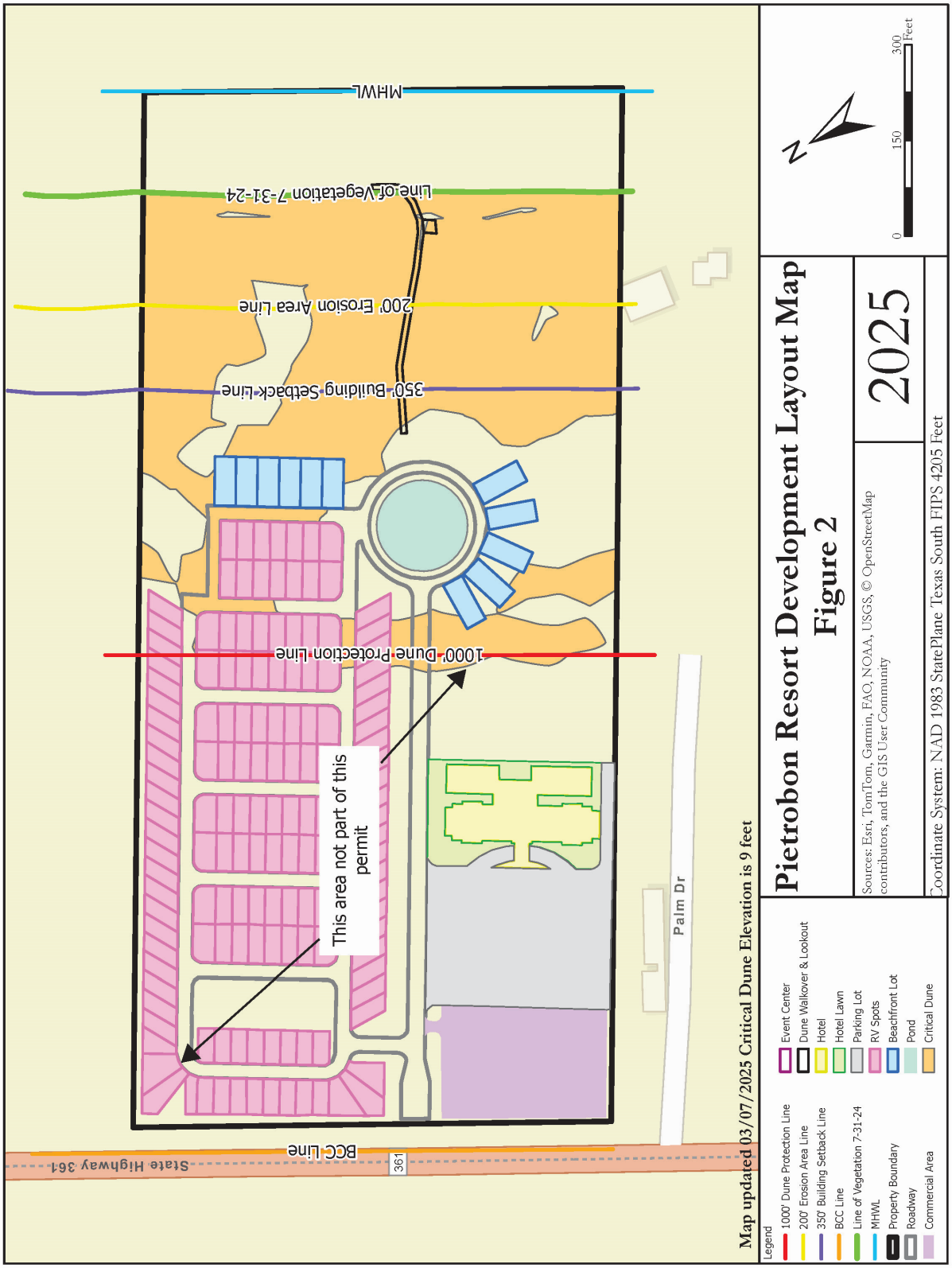
(A) Exiting Property Aerial Map

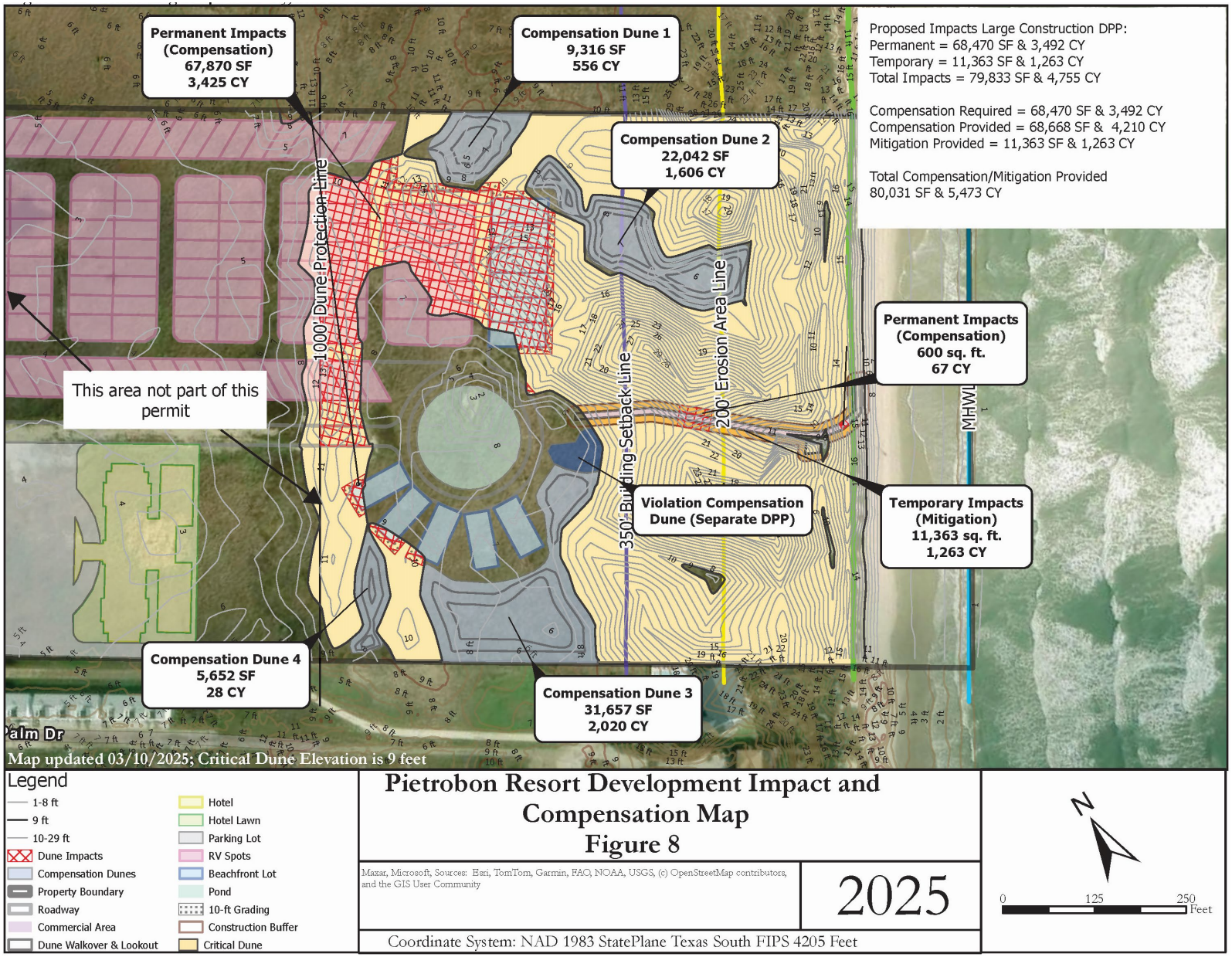


CASE: BD8951

- 350 ft Setback Line
- 200 ft Erosion Line
- Vegetation Line
- Mean High Tide
- Beachfront Const. Line

(B) Master Development Site Plan





(C) Proposed Construction, Mitigation, and Compensation Map

(D) General Land Office Comments

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

February 12, 2026

Via Electronic Mail

Saradja Registre
City Planner
City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Beachfront Construction Certificate in the City of Corpus Christi

Site Address:	7213 State Highway 361, Port Aransas
Legal Description:	Waterbury J W Sur 596, LS 167, 29.999 acres
Lot Applicant:	CSC Construction & Consulting Services c/o Mustang Island LLC
City Case No.:	BD8951
GLO ID No.:	BDCC-25-0214a

Dear Ms. Registre:

The General Land Office has reviewed the additional application materials for a beachfront construction certificate (BCC) for the above-referenced location. The applicant proposes to construct a 10-foot-wide, 450-foot-long dune walkover and to prepare a site for future development. The applicant also proposes to adversely impact 4,755 cubic yards of dunes and 79,833 square feet of dune vegetation, on-site compensation for 4,210 cubic yards of dunes and 68,668 square feet of dune vegetation, and in-place mitigation for 1,263 cubic yards of dunes and 11,363 square feet of dune vegetation. The proposed construction activities are located seaward of the 1,000-foot dune protection line. According to the Bureau of Economic Geology, the shoreline is eroding at a rate of four to five feet per year.

Based on the information provided to our office for review, we have the following comments:

- This application is for the proposed dune walkover and adverse impacts to dunes and dune vegetation seaward of the 1,000-foot dune protection line. This application does not include the construction of the resort complex, as proposed in the dune protection permit application (County ID DPP-20231306). All construction landward of the dune protection line or not included in this permit application will require a new or amended BCC from the City of Corpus Christi (City) before construction commences.

- Based on sheet S4.1 of the application materials, it appears that a roof over the dune walkover lookout is proposed, which was not included in the dune protection permit application. The City must coordinate with Nueces County to ensure that the beachfront construction certificate and dune protection permit are consistent. The applicant must either obtain a new or amended dune protection permit for the dune walkover lookout roof or remove the lookout roof from the beachfront construction certificate application before construction commences.
- The City shall not issue a certificate authorizing construction unless the construction activities will minimize impacts on natural hydrology. Such projects shall not cause erosion of adjacent properties,

critical dune areas, or the public beach.[1] The GLO has concerns that the proposed roof above the dune walkover lookout may adversely impact dune hydrology or introduce additional debris within the beach dune system should it become damaged.

- Any construction not proposed in this application, not built as proposed in this application, or not in compliance with the City of Corpus Christi's Beachfront Management and Construction Plan as well as state statutes and rules is subject to enforcement action by the City and the GLO, which may include administrative penalties of no less than $50 and no more than $2,000 per violation per day. Each day the violation occurs or continues constitutes a separate violation.[2] Enforcement history is considered when determining penalty amounts.

- According to the amended plans submitted for the dune protection permit application, the walkover will end approximately 13 feet seaward of the line of vegetation, but the plans submitted for the beachfront construction certificate application do not include a clear measurement from the line of vegetation. The proposed dune walkover must be restricted, to the greatest extent possible, to the most landward point of the public beach.[3] The City must ensure the seaward end of the dune walkover is located as far landward as is practicable and does not extend into the driving lane or impede or restrict vehicular access to the beach at normal high tide.[4]

- Concrete may not be used to stabilize the dune walkover pilings.[5]

- The City shall require the applicant to relocate the walkovers to follow any landward migration of the public beach or seaward migration of the dunes.[6] After significant landward migration of the landward boundary of the public beach, the City shall require permittees to shorten any dune walkovers to the appropriate length. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.[7]

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.[8] If you have any questions, please contact me at (512) 463-5234 or at lauren.medlin@glo.texas.gov.

Sincerely,

Lauren Medlin

Lauren Medlin
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

---

[1] 31 Tex. Admin. Code § 15.6(h).
[2] 31 Tex. Admin. Code § 15.9(a)(1)(A).
[3] 31 Tex. Admin. Code § 15.7(g)(1) & COCC Beach Access Plan § 10-63(a).
[4] 31 Tex. Admin. Code § 15.7(g)(2).
[5] 31 Tex. Admin. Code § 15.6(i)(2).
[6] 31 Tex. Admin. Code § 15.7(g)(4) & COCC Beach Access Plan § 10-63(b).
[7] 31 Tex. Admin. Code § 15.7(g)(4)(A).
[8] 31 Tex. Admin. Code § 15.3(t)(5).

(E) Dune Protection Permit

SCOTT CROSS
NUECES COUNTY COASTAL PARKS DIRECTOR

Nueces County Coastal Parks

Monica Perez
Assistant Director
monica.perez@nuecescountytx.gov
(361) 414-6866

Michael Stone
Supervisor, Park Maintenance
michael.stone@nuecescountytx.gov
(361) 749-6117

Monica Silguero
Sr. Account Assistant
monica.silguero@nuecescountytx.gov
(361) 414-6867

Date: Thursday, April 24, 2025

From: Nueces County Coastal Parks

To: John Pietrobon
Island Beach Resort, LLC
5916 Colleyville, Texas 76034
johnpietrobon@hotmail.com

RE: Approval and Issuance of Permit DPP-20231306 – Pietrobon Development

The subject project permit request is approved. The Nueces County Coastal Parks Department (Coastal Parks), the Nueces County Beach Management Advisory Committee (BMAC), the Nueces County Judge Connie Scott, and the Texas General Land Office (GLO) have reviewed the subject large-scale construction dune protection permit application for a development on Mustang Island in Port Aransas, Texas, and concluded the proposed project meets county and state requirements for a large-scale dune protection project. A copy of the application that was revised per the commissioners court approval, BMAC memo, Coastal Parks letter to the judge and GLO, Nueces County judge's letter to the GLO, GLO's letter to the judge, and the applicant's response to the GLO are attached.

This application was conditionally approved at the April 9, 2025, Nueces County Commissioners Court meeting. The condition of the approval was that the 20-foot-wide by 20-foot-long lookout platform be reduced to 16-foot-wide by 16-foot-long. The revised application showing that change is attached to this approval letter. The payment for the permit fee of $13,496.55 was received by the county on April 17, 2025.

The applicant, John Pietrobon, proposes to construct a new beach community consisting of recreational vehicle (RV) lots, beachfront lots, a commercial building area, a hotel, a dune walkover with a lookout platform, and supporting parking lots and roadways on Mustang Island. Seaward of the 1,000-foot dune protection permit (DPP) line, the proposed development includes 11 beachfront single family residential lots with infrastructure for future homes, 28 RV concrete pads and roadways, 1 detention pond, and 1 10-foot-wide dune walkover / cart path to be used as a public beach access point as well as one 16-foot-wide by 16-foot-long beach open-air lookout. Landward of the 1,000-

foot DPP line, the proposed development includes 108 RV concrete pads, 1 commercial area, 1 hotel with parking lot, and 1 entrance roadway. The applicant designed the project so that the main development area (hotel, commercial area, RV pads, residential buildings, and entrance roadway) is located landward of the 350-foot building setback line and avoids unnecessary impacts to dunes, dune hydrology, and dune vegetation. All impacts to dunes and dune vegetation will be compensated for. The development will be graded such that the driveway drains towards a culvert at SH 361 per the TxDOT permit and the rest of the development (commercial area, roads, parking lots, RV lots and residential lots) will detain rainwater and will drain towards the proposed detention pond. In addition, the outer limits of the development area will be sloped to avoid forming a shelf that could collapse. The approximately 500-foot long, 10-foot wide dune walkover and platform avoid impacts to the line of vegetation. The walkover will be no less than 4 feet above the highest critical dune crest, and with slats spaced at least ½ - 1 inch apart so that sunlight and rainfall can penetrate to vegetation below and so that sand will not accumulate on the deck. The project proposed mitigating construction impacts of 11,363 square feet of dune vegetation and 1,263 cubic yards of dune material in place. The project proposes 68,470 square feet of dune vegetation and 3,492 cubic yards of dune material compensation for permanent impacts to critical dunes. Material from the impacted dune will be used for dune mitigation and compensation activities which will include reconstructing dunes within the impact areas by means of mechanical earth moving and recontouring. Construction seaward of the 1,000-ft dune protection line is estimated to take approximately 3 years to complete.

The following conditions apply:

1. You will provide a permit construction monitor during construction, mitigation, and compensation. Prior to beginning construction, you must provide the monitors contact information to the county.
2. You shall notify the Nueces County Coastal Parks Department at least 10 working days prior to starting construction and keep them informed about your work timelines and end of construction. In addition, you will schedule a pre-construction meeting to review the conditions of the permits and construction plans with your construction/contractor managers, your permit construction monitor, County Coastal Parks Department, City Development Services, and GLO prior to beginning any work on the property.
3. Before construction commences, you must apply for and obtain a Beachfront Construction Certificate from the City of Corpus Christi. Should the requirements to obtain a certificate from the City of Corpus Christi result in a material change to the proposed activities, you must obtain a new or amended Dune Protection Permit from Nueces County.
4. Any sand, soil, sediment, or dredged spoil deposited seaward of the dune protection line must be of an acceptable mineralogy or grain size as compared to the sediments found onsite.
5. Fill material must be clean and free of debris and free of toxic materials listed in Title 40 of the CFR, § 302.4, in concentrations which are harmful to people, flora, and fauna as determined by applicable requirements for toxicity standards established by the local, state, and federal governments.
6. You and your contractors will take measures to avoid adversely impacting dunes and dune vegetation during construction. Prior to beginning construction, temporary fencing (such as construction fencing or silt fencing) shall be placed adjacent to the critical dune areas to prevent construction equipment or materials from being placed in the dune system. You understand that any unauthorized adverse impacts to dunes or dune vegetation are in violation

of the Dune Protection Act and may be subject to enforcement action by Nueces County and the GLO, which may include administrative penalties of $50 to $2,000 per violation per day.

7. Conduct mitigation and compensation for any adverse effects to dunes and dune vegetation prior to or concurrent with the commencement of construction. If mitigation and compensation is not completed prior to commencement of construction, you must provide the County with proof of financial responsibility in an amount necessary to complete the mitigation.
8. Conduct mitigation and compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance of restoration areas pending completion approval by the county for the mitigation and compensation. You shall be deemed to have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after beginning mitigation efforts.
9. Restore dunes to a similar position, contour, volume, elevation, and vegetative cover of the surrounding naturally formed dunes. Compensate for adverse effects on dune vegetation by planting indigenous vegetation on the affected dunes.
10. You and your contractors will direct all stormwater inland away from critical dune areas so that construction and fill activities do not result in increased flood damage to the proposed construction site, public beach, or adjacent properties, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.
11. Ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.
12. Comply with all rules and regulations of the Nueces County Beach Management Plan and the GLO, and The Joint Erosion Response Plan for Nueces County and the City of Corpus Christi.

This approval is valid for three (3) years from the date of issuance. If the proposed construction is changed in any manner which causes adverse effects on dunes, dune vegetation, or public beach use and access, this project shall not be eligible for a renewal but will require the application for a new permit.

The County and GLO reserves the right to access the property to inspect and monitor the permitted activity during construction and until expiration of the dune protection permit. If at any time the County finds that the activity is not consistent with the conditions of this permit, the County may order the activity to cease until a plan for compliance is agreed upon.

Within thirty (30) days of completion of this project, submit to the county an affidavit signed and sealed by your engineer, architect, geologist, or surveyor licensed in the State of Texas. The affidavit must attest that the provisions of this approval have been met, and that the permitted work has been completed. The county will then verify that the provisions have been met and will send a letter of acceptance or rejection of the attestation to you for initial construction then will monitor the compensation area until it has revegetated and is similar to adjacent unaffected dunes. Once the compensation dune is restored similar to adjacent unaffected dunes the county and GLO will conduct a final site visit and issue a letter confirming that the compensation for violation is complete. This may take place 1 to 4 years after initial construction is complete.

Additional information about the dune permit process, questions about amendments or extensions, and other dune habitat information is available from the Nueces County Beach Management Plan which can be found at https://www.nuecesbeachparks.com/dune-permitting/nueces-county-beach-management-plan. For additional support contact Nueces County Coastal Parks at 15820 Parks Road 22 Corpus Christi, TX 78418, (361) 949-8122, CoastalParksDunePermits@nuecescountytx.gov.

Sincerely,

Scott Cross

Attachments-
1 DPP Application – Updated Post April 9 Commissioners Court
2 MEMO to Judge from BMAC
3 Coastal Parks to Judge and GLO
4 Judge to GLO
5 GLO letter to Judge BDNC-24-0104b
6 Applicants Response to GLO letter 03182025

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

BD8951, MUSTANG ISLAND LLC

PLANNING COMMISSION, MARCH 18, 2026

MUSTANG ISLAND LLC
DISTRICT 4

LARGE-SCALE BEACHFRONT CERT.

7213 SH361

FOR CONSTRUCTION, MITIGATION, AND COMPENSATION

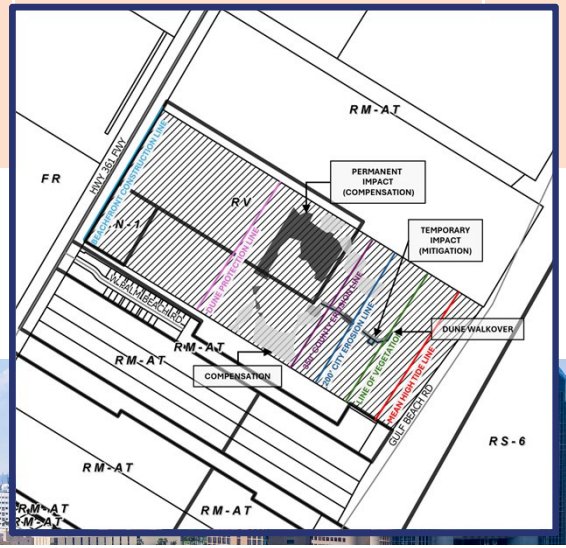
CITY OF CORPUS CHRISTI

Definitions & Applicability

Beachfront construction certificate are forwarded to the Beach/Dune Committee when a proposed construction is seaward of the Erosion Area Line or Erosion Area Restriction Line.

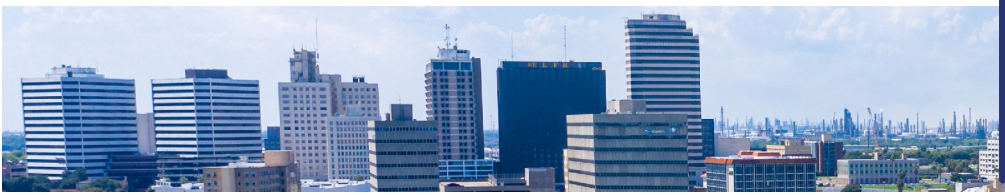
- Construction, Mitigation, and Compensation is seaward of the Erosion Area Line or the Erosion Area Restriction Line.

Beachfront Construction Certificate	Dune Protection Permit	Erosion Area Line
A line within 1,000 feet landward of mean high tide or seaward of the first public road, whichever is greater. Small Scale: Less than 5,000 SF and no more than 2 stories of habitable space Large Scale: Greater than 5,000 SF and 3 or more stories of habitable space, or a dune walkover **Required:** when construction is proposed seaward of the Beachfront Construction Line	A Line within 1,000 feet landward of the mean high tide of the Gulf of Mexico. **Required:** Requires construction seaward of the "Dune Protection Line" to apply for a Dune Protection Permit.	An imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, whichever is greater.



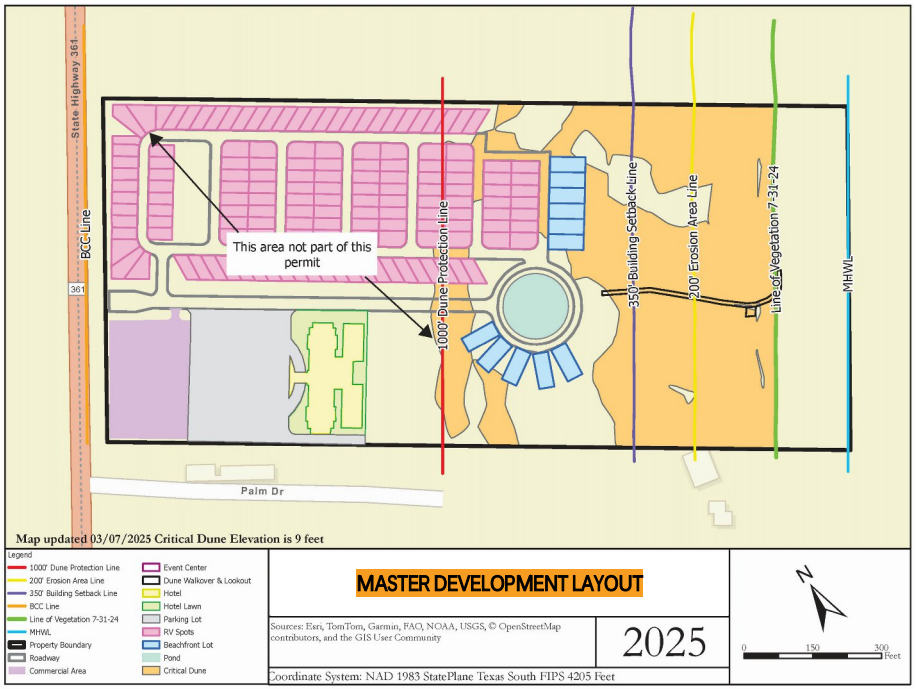
Purpose of Request:
To construct a 10-foot-wide by approximately 450-foot-long dune walkover, prepare the site for future development, including adverse impacts to:

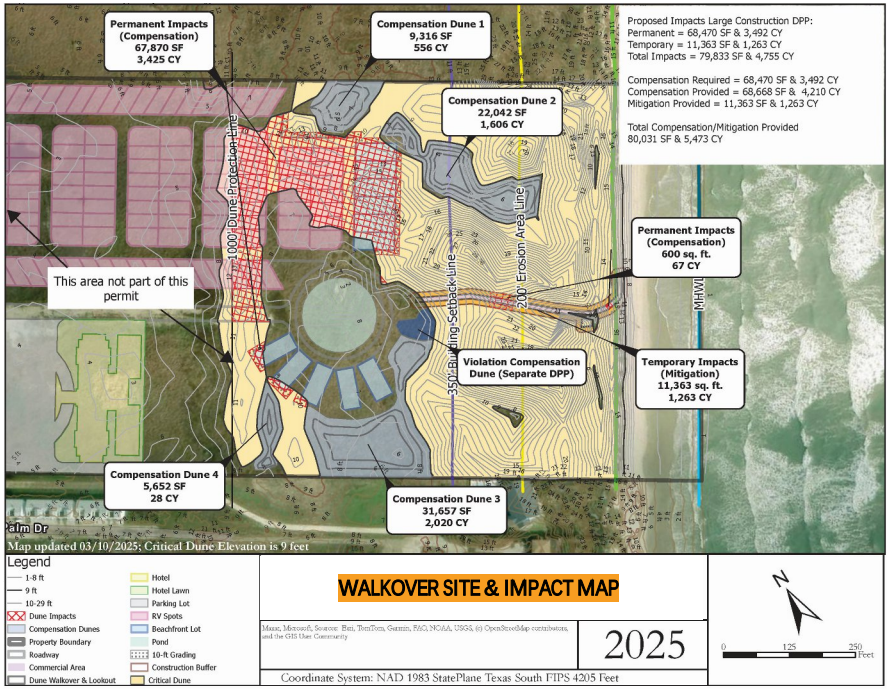
1. 4,755 cubic yards of dunes and 79,833 square feet of dune vegetation;
2. on-site compensation for 4,210 cubic yards of dunes and 68,668 square feet of dune vegetation; and
3. in-place mitigation of 1,263 cubic yards of dunes and 11,363 square feet of dune vegetation.



CITY OF CORPUS CHRISTI

Development & Impact Maps





Public Notification

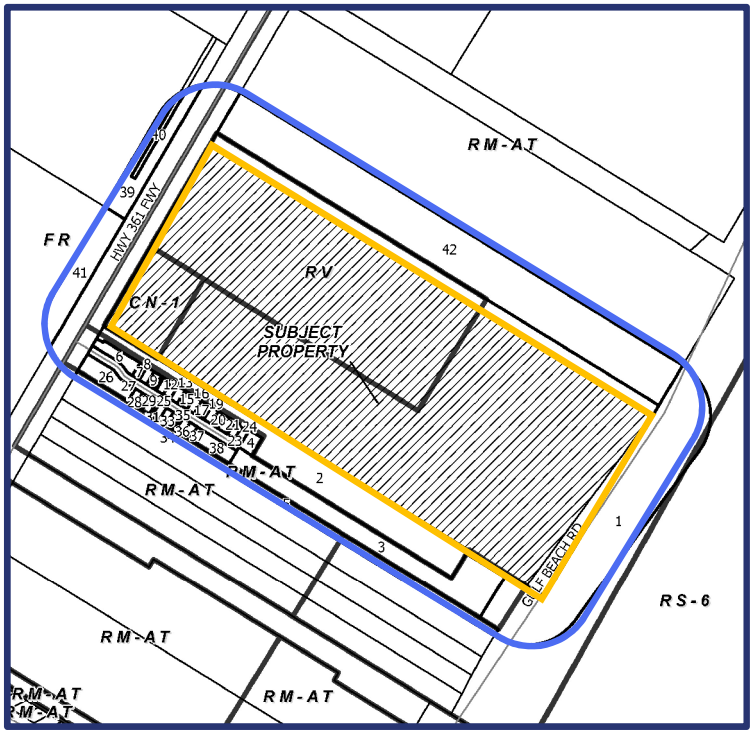
42 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

X **Opposed: 0 (0.00%)**
Separate Opposed Owners: (0)

O **In Favor: 0 (0.00%)**

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & Recommendation

- Staff reviewed the subject property's background information and the applicant's purpose for the request. After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive compensation and mitigation plan, staff recommends **approval**.

- Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.

STAFF RECOMMENDS APPROVAL

Thank you!

City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, March 4, 2026 | **5:30 PM** | **Council Chambers**

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with all Commissioners in attendance.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Teichelman & Miller (2.18.2026 meeting)

Vice Chairman Munoz made a motion to approve of the absences of Commissioners Teichelman & Miller (2.18.2026 meeting). Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: February 18, 2026

Commissioner Budd made a motion to approve the meeting minutes from February 18, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. 26-0351 February 18, 2026 Meeting Minutes

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

A. Plat

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 6 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items #7 into record. In this first-time extension request, the applicant states, “We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.” The Planning Commission originally approved this Preliminary Plat on 2/21/2024. This request is for a 24-month extension.

Commissioner Hedrick stated that agenda item #2 there are a lot of streets on the plat labeled private and has the developer indicated any changes to public. Andrew Dimas

stated since it is a master prelim plat that decision has not been made. He stated in discussion with developers, they stated the streets will be public. Chairman Salazar-Garza asked if the development was to be gated since that is what she had heard. Andrew Dimas stated again since it was a master prelim plat that the developer would have to make the decision whether it was private or public before the final plat.

Commissioner Hedrick asked about agenda item #7 regarding if work has started on the development. Andrew Dimas stated they have only begun working on the public improvements at this time.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, 6, & 7. Being none, public comment was closed.

Commissioner Teichelman made a motion to approve consent agenda items #2, 3, 4, 5, 6, & 7. as presented by staff. Vice Chairman Munoz seconded. Vote: All Aye. Motion passes.

2. 26-0287 PL8889
MASTER PRELIMINARY - SUNSET RIDGE ESTATES
(109.109 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.

3. 26-0325 PL9162
PRELIMINARY - PARK PID UNIT 2
Lot 11, Block 1
(9.02 acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

4. 26-0292 PL9136
REPLAT - SCHATZEL MCMINN
Lots 1, Block 1
(0.17 Acres)

(District 1) Generally located at 317 S Carrizo Street, east of North Staples and north of Agnes Street.

5. 26-0307 PL9065
REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 2
Lots 39-43, Block 2
(0.58 Acres)

(District 1) Generally located at 508-522 19th Street, north of Mary Street, south of Agnes Street, east of 20th Street, west of 18th Street.

6. 26-0344 PL9155
REPLAT - BRATTON PLACE UNIT 2
Lots 1A, 2A, and 3A, Block 2 (1.99 acres)

(District 3) Generally located at 5126 Weber Road, north of Tiger Lane and south of South Padre Island Drive (State Highway 358).

B. Plat-Time Extension

7. 26-0352 PL8123
PRELIMINARY - OSO VISTA SUBDIVISION UNITS 1 AND 2
(57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

VI. Public Hearing: Discussion and Possible Action (Item C)

C. Discussion and Possible Action: Trust Funds/Impact Fees

Yvette Wallace, Development Services, introduced item # 8 into record. Ordinance amending the Unified Development Code (UDC) §8.5 Trust Fund Policy and §8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions. The Capital Improvement Advisory Committee (CIAC) has analyzed the existing Trust Fund for the purpose of future development and solvency. CIAC has recommend presenting their findings, in addition to Impact Fees findings, for City Council consideration of which option to select. From 1982 to 2023 (41 years): Trust Funds paid out approximately $41.5 million dollars for connecting new water and wastewater utilities to existing City infrastructure. The funds consist of four (4) buckets: Water Grid Mains, Water Distribution Lines: Wastewater Trunk Mains: and Wastewater Collection lines.

The proposed ordinance:

- Streamlines this into two buckets Water and Wastewater.
- Lift stations will no longer be eligible for reimbursement through Trust Funds and will instead be addressed through City participation agreements under UDC §8.4.
- Streamlines pro-rata fee collection and assessment
- Enhances requirements for submission documents; no longer allowing for design memorandum
- Limits extension to a one-time 12-month extension only if the project has begun. If development has not started the request for extension must be presented to City Council.
- No fee adjustment at this time with a fee revisit in FY28 to determine the level of

solvency needed after the adjustments are made. All fees under the Trust Fund policy will continue to be indexed annually based on the ENR August Construction Index, effective each October 1.

The alternative option of approving Impact Fees and sunsetting Trust Funds aligns with Texas Local Government Code Chapter 395 and the City's adopted Water, Wastewater, Stormwater, and Roadway Master Plans to ensure compliance and consistency with state law.

The Capital Improvement Advisory Committee (CIAC) recommends presenting City Council with the options of either adopting Trust Fund Amendments or adopting Impact Fees.

Chairman Salazar-Garza opened for discussion.

Commissioner Miller asked about the plan to reconcile with the current projects in the trust fund process and how we would transition over to impact fees. Moses Mostaghasi stated there would be an 18-month period before impact fees would go into effect if approved by council. During this time, processes and policies would need to be enacted, and fees would still be collected in order to pay off the projects in reimbursement queue.

Commissioner Teichelman stated if development services have looked at projecting what fees the department would bring in to help offset what would need to be paid out for trust fund reimbursement. Yvette Wallace says the department has investigated that. She also stated if the council stays with trust funds there will be modifications and updates to how a developer will need to show progress in order to request possible reimbursement.

Yvette Wallace stated they will begin discussion with stakeholders in 2027 in preparation for the FY2028 budget. Any recommendations will come back to planning commission before an ordinance is presented to City Council.
She also explained the next steps are that the UDC text amendment along with the resolution to set a hearing for impact fees (May 2026) is set to go to council March 17, 2026. At that time, Council will elect which direction development services will proceed with.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #8. Being none, public comment was closed.

Commissioner Cantu made a motion to approve agenda item #8. as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

8. 26-0315 "Ordinance amending the Unified Development Code (UDC) §8.5 Trust Fund Policy and §8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions."

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:34 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 18, 2026

PL9158
REPLAT – GARDENDALE SUBDIVISION
Lot 6R, Block 9
(0.45 acres)

(District 3) Generally located at 5301 Cain Drive, north of Holly Road, east of Betty Jean Drive, and west of S Staples Street.

Zoned: RS-6

Owner: Arnold and Erlinda Martinez

Surveyor: George Rubalcaba, Tierra Surveying

The applicant proposes to replat the lot for residential use. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03-02-2026 15:26:44

Merged Document Report

Application No.: PL9158

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
GARDENDALE_SHT1_REV4.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
3	P001	Note	Mina Trinidad : DS	Closed	For better visibility of the plat map, switch the plat and the location map. The location map can be smaller and in the top right corner of the plat. The plat is generally in the middle of the plat map.	
4	P001	Note	Mina Trinidad : DS	Closed	Increase the street text within the location map.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mina Trinidad : DS	Closed	Label the block number in a circle within the plat dimensions for better visibility.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of $1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)	
9	P001	Note	Mina Trinidad : DS	Closed	Parks and Recreation Department: Fees applied due to plat project scope. Plat describes the proposal of construction of a newly proposed single-family dwelling unit under the description of a single-family home. As such fees are applied. 1 Dwelling Unit x $462.50 Fee = $462.50 Total Due	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's truckline system, no comments.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
13	P001	Note	Mina Trinidad : DS	Closed	Fire: (Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Plat: - Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. -503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -D103.1 Access Road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. -503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. -503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					fire apparatus. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting “NO PARKING-FIRE LANE” along one side of the street. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn. -Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal’s Office.	
6	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					and the IDM.	

FINAL PLAT OF
BLOCK 9, LOT 6R,
GARDENDALE SUBDIVISION

BEING 0.4545 ACRES FOR REPLAT OF THE NORTHWEST HALF OF BLOCK 9, LOT 6, GARDENDALE SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 8, PAGE 21, MAP RECORDS, NUECES COUNTY, TEXAS.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

LEGEND:

M.R.	MAP RECORDS, NUECES CO., TX
0.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
○	FOUND 5/8" IRON ROD
●	SET 1/2" IRON ROD

LOCATION MAP
1"=500'

STATE OF TEXAS §

COUNTY OF NUECES §

WE, ARNOLD MARTINEZ AND ERLINDA GUAJARDO MARTINEZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026.

_____
ARNOLD MARTINEZ, OWNER

_____
ERLINDA GUAJARDO MARTINEZ, OWNER

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ARNOLD MARTINEZ, OWNER.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERLINDA GUAJARDO MARTINEZ, OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

I, GEORGE RUBALCABA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS THE _____ DAY OF _____, 2026.

_____
GEORGE RUBALCABA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4229
TIERRA SURVEYING

STATE OF TEXAS §

COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026.

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
DIRECTOR

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026.

_____
BRIA WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

NOTES

1. THE TOTAL PLATTED AREA CONTAINS 0.4545 ACRES OF LAND INCLUDING STREET DEDICATIONS.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. 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.
4. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
5. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, AREA OF MINIMAL FLOODING, MAP NO. 48355C0510G (10/12/2022).
6. PROPOSED DRIVEWAY ACCESS TO A PUBLIC STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINES IN ARTICLE 7 OF THE UDC (UDC 7.1.7).

STATE OF TEXAS §

COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____.M., AND DULY RECORDED THE _____ DAY OF _____, 2026, AT_____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____PAGE _____ INSTRUMENT NUMBER _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

_____
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

FINAL PLAT OF
BLOCK 9, LOT 6R,
GARDENDALE SUBDIVISION

BEING 0.4545 ACRES FOR REPLAT OF THE NORTHWEST HALF OF BLOCK 9, LOT 6, GARDENDALE SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 8, PAGE 21, MAP RECORDS, NUECES COUNTY, TEXAS.

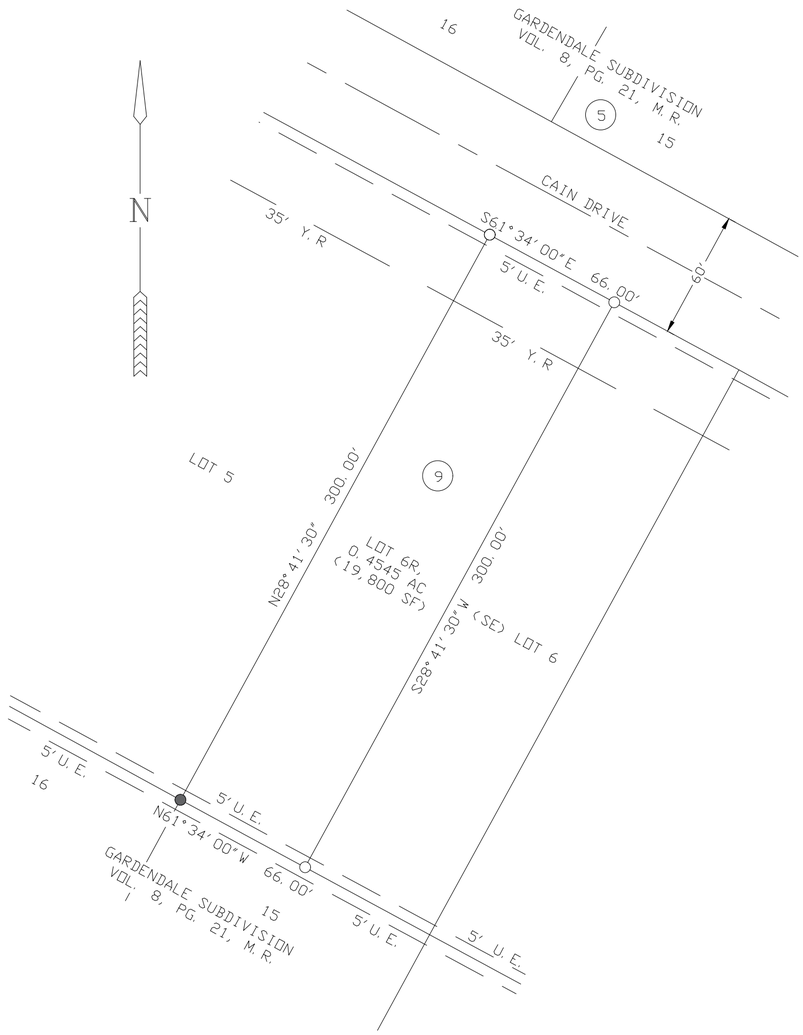
CORPUS CHRISTI, NUECES COUNTY, TEXAS

TIERRA Surveying

LEGEND:

M.R.	MAP RECORDS, NUECES CO., TX
0.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
○	FOUND 5/8" IRON ROD
●	SET 1/2" IRON ROD

LOCATION MAP
1"=500'



NOTES

1. THE TOTAL PLATTED AREA CONTAINS 0.4545 ACRES OF LAND INCLUDING STREET DEDICATIONS.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. 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.
4. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
5. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, AREA OF MINIMAL FLOODING, MAP NO. 48355C0510G (10/12/2022).
6. PROPOSED DRIVEWAY ACCESS TO A PUBLIC STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINES IN ARTICLE 7 OF THE UDC (UDC 7.1.7).

STATE OF TEXAS §

COUNTY OF NUECES §

WE, ARNOLD MARTINEZ AND ERLINDA GUAJARDO MARTINEZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026.

_____
ARNOLD MARTINEZ, OWNER

_____
ERLINDA GUAJARDO MARTINEZ, OWNER

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ARNOLD MARTINEZ, OWNER.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERLINDA GUAJARDO MARTINEZ, OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

I, GEORGE RUBALCABA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS THE _____ DAY OF _____, 2026.

_____
GEORGE RUBALCABA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4229
TIERRA SURVEYING

STATE OF TEXAS §

COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026.

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
DIRECTOR

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026.

_____
BRIA WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §

COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____.M., AND DULY RECORDED THE _____ DAY OF _____, 2026, AT_____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____PAGE _____ INSTRUMENT NUMBER _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

_____
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
February 18, 2026

PL9101
REPLAT – PADRE ISLAND CORPUS CHRISTI SECTION 4
Lots 7RA and 7RB, Block 218
(0.22 Acres)

(District 4) Generally located at 15521 Cruiser Street, north of Encantada Avenue, south of Whitecap Boulevard, east of Cuttysark Street, and west of Palmira Avenue.

Zoned: RS-TF

Owners: Jack Thiel

Surveyor: Brister Surveying

The applicant proposes to replat for to split existing duplex into lots. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03-09-2026 11:56:37

Merged Document Report

Application No.: PL9101

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 3-4.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat1	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	Plat1	Note	Bria Whitmire : ENG	Closed	Confirm existing structure meets building code requirements to be sold as individual units, such as full height fire wall, so this does not create a non-conforming structure. Reference 2021 International Residential Code (IRC) Section R302.	
3	Plat1	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director	
4	Plat1	Callout	Mark Zans : LD	Closed	Change to 30' Y.R.	
5	Plat1	Callout	Mark Zans : LD	Closed	Change to 30' Y.R.	
6	Plat1	Note	Mark Zans : LD	Closed	Add as note #7. Any construction or remodel of the duplex will trigger Fire Code and Building code as per IBC 706.5,2021 and 703.2.2 for fire rated walls.	
7	Plat1	Note	Mark Zans : LD	Closed	Fire comments: Fire Department would like to offer the following comments for the above platting 1)Just ensure the Fire Hydrant located 250 feet away is in operating condition. 2)The existing house may have to meet the additional requirement of the Development services (like Building and zoning Code compliance.) 3)Fire Department has no further requirements at this point.	

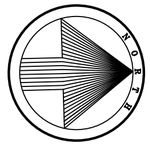
PLAT OF
PADRE ISLAND - CORPUS CHRISTI, SECTION 4
BLOCK 218, LOTS 7RA, AND 7RB

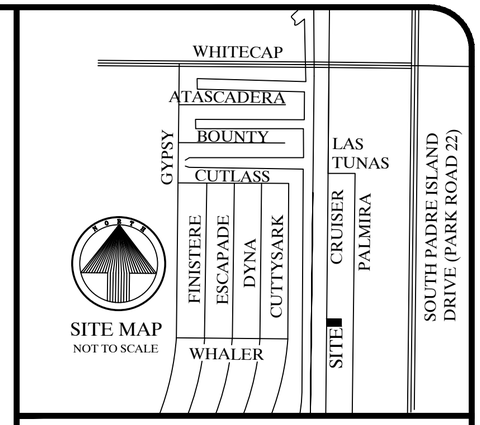
BEING A REPLAT OF BLOCK 218, LOT 7R, PADRE ISLAND - CORPUS CHRISTI, SECTION 4, AS SHOWN ON A MAP RECORDED IN VOLUME 66, PAGE 178, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020000004, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE

-20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

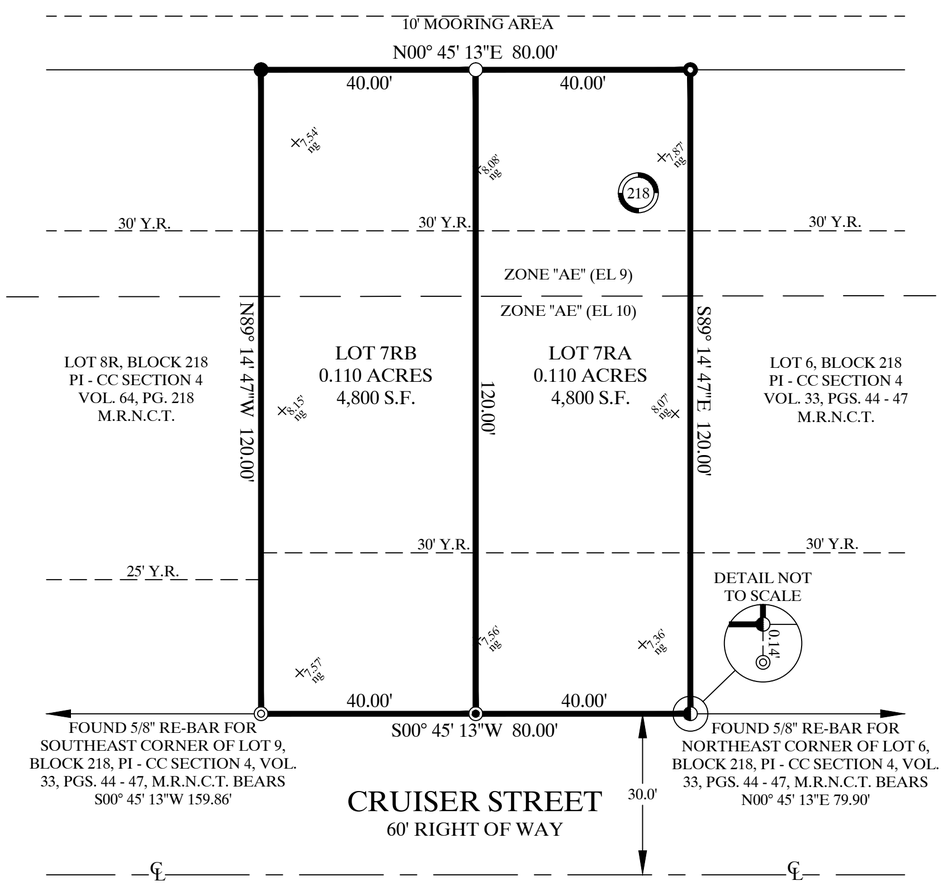




SITE MAP
NOT TO SCALE

Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

CANAL
NAVIGATION CHANNEL



STATE OF TEXAS
COUNTY OF NUECES

I, JACK THIEL, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF_____, 2026.

_____
JACK THIEL
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JACK THIEL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THIEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____
BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2026

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
NG = NATURAL GROUND
PGS. = PAGES
PI - CC = PADRE ISLAND CORPUS CHRISTI
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

◉ = SET 5/8" RE-BAR
◉ = SET DRILL HOLE
◎ = FOUND 5/8" RE-BAR
○ = SET TAC ON FENCE
◑ = PROPERTY CORNER
● = CALCULATED CORNER (NO ACCESS)

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

NOTES:

1. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0755 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, WITH A B.F.E. OF 9' - 10'.

3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. THE TOTAL PLATTED AREA IS 0.220 ACRES.

6. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

7. ANY CONSTRUCTION OR REMODEL OF THE DUPLEX WILL TRIGGER FIRE CODE AND BUILDING CODE AS PER IBC 706.5,2021 AND 703.2.2 FOR FIRE RATED WALLS.

DATE OF MAP: 4 MARCH 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 18, 2026

PL9147
FINAL- London Village Section 1
Block 1, Lot 5
(1.00 Acre)

(District 5) Generally located at the southeast corner of Farm to Market Road 43 and County Road 47 between County Road 47 and Salevan Drive.

Zoned: CN-1

Owner: Rosanna Whidden

Surveyor: Brister Surveying

The applicant proposes to replat the property to develop existing land for commercial development. All Technical Review Committee comments have been addressed or set as conditional. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 02-24-2026 08:04:17

Merged Document Report

Application No.: PL9147

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Utility Plan 2-11.pdf
Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: Yes Fire hydrants: Yes	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P002	Note	Bria Whitmire : ENG	Closed	relabel '4" EXISTING WATER' as '4" ABANDONED WATER'	
1	P001	Note	Mark Zans : LD	Closed	TxDot comments: TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. In addition, driveway spacing is 425 ft from nearest driveway or road intersection. I noticed that the parcel to the west has a 30'x 100' access easement with a driveway. Will this driveway be shared to access this reference property?	
4	P001	Note	Mark Zans : LD	Closed	Fire comments #1 Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. -If the property use is commercial, the fire flow	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project. -507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. -912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. -503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. -503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					-503.3 Marking: Where required by the fire codeofficial, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	
5	P001	Note	Mark Zans : LD	Closed	Fire comments #2 Information/Note: -A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements. 1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street. -Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
6	P001	Note	Mark Zans : LD	Closed	CCW comment: 1. Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
7	P001	Note	Mark Zans : LD	Closed	Sewer comment: • Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	

PLAT OF
LONDON VILLAGE SECTION 1
BLOCK 1, LOT 5

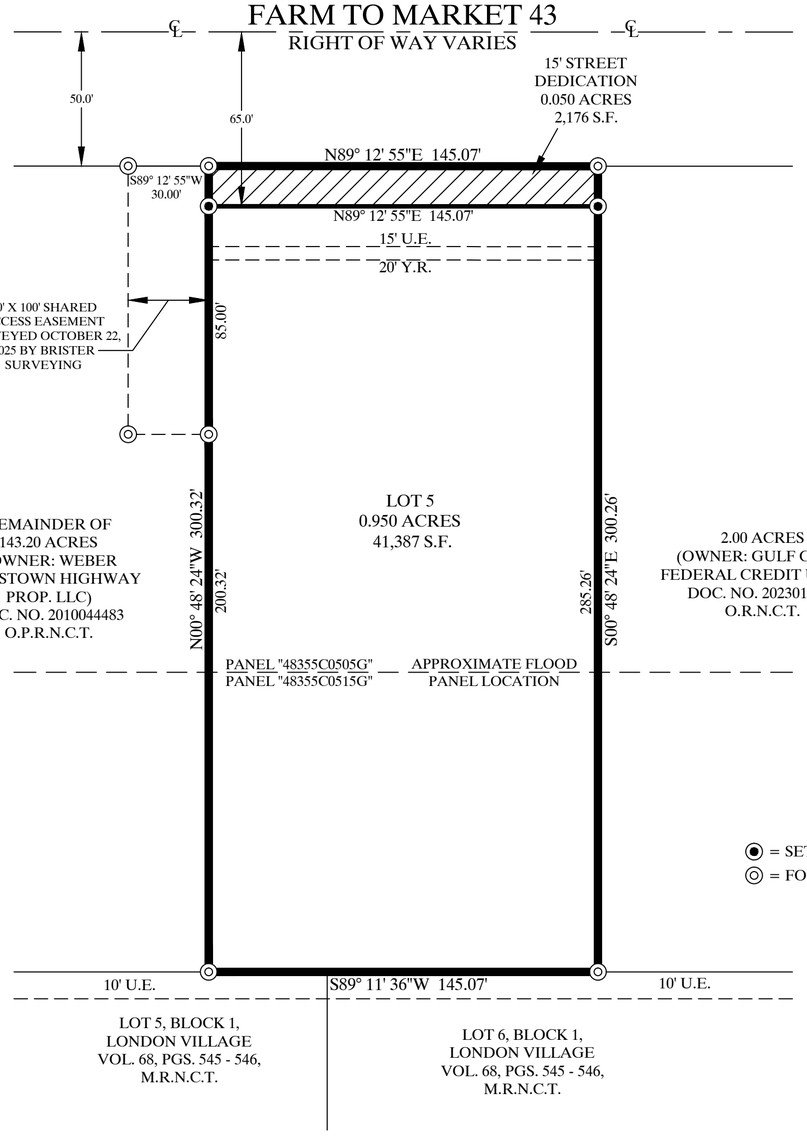
BEING A FINAL PLAT OF A 1.000 ACRE TRACT OUT OF THE NORTH QUARTER (1/4) OF SECTION 4, "LAURELES FARM TRACTS", AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025038099, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE

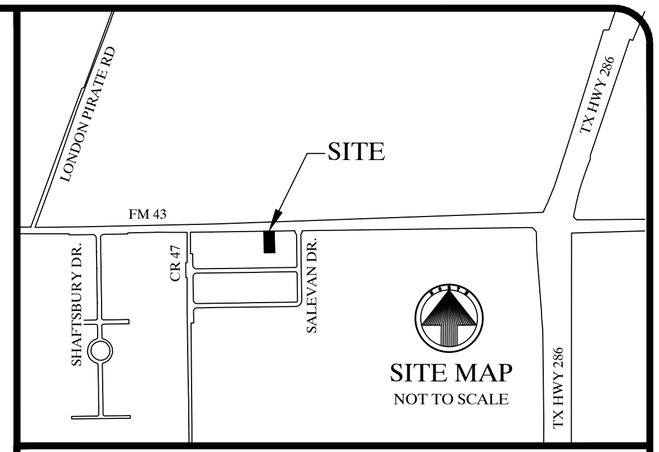
-40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NORTH



◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR



Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

WE, BRBG INVESTMENTS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF_____, 2026.

_____
ROSANNA WHIDDEN
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROSANNA WHIDDEN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

_____
MANUAL GARCIA, ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____ _____
CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____
BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2026

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NOS. 48355C 0505 G & 48355C 0515 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.000 ACRE, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

LEGEND:
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

DATE OF MAP: 22 JANUARY 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 18, 2026

PL9160
REPLAT – Bent Tree Unit 2
Lots 10A, 10B, 13A & 13B, Block 7
(3.47 Acres)

(District 3) Generally located at 2801 Cimarron Boulevard, at the northwest corner of Cimmaron Boulevard and Saratoga Boulevard.

Zoned: CG-2

Owners: TKRE LLC

Surveyor: Brister Surveying

The applicant proposes to replat to create lots for commercial development. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03-09-2026 09:59:57

Merged Document Report

Application No.: PL9160

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Detention Pond Plan.pdf
Detention Pond Service Area Map.pdf
Updated 2-18 Plat Pg 1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Corrections in the following table need to be applied before a permit can be issued

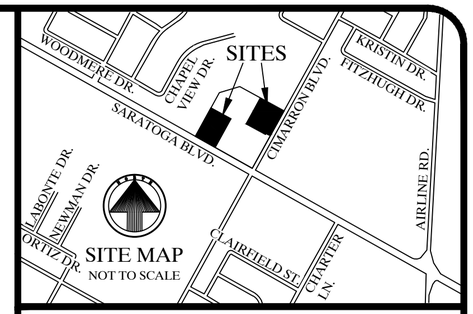
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P002	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P002	Note	Mark Zans : LD	Closed	Please add language for the approval of this plat by the Planning Commission	
3	P002	Note	Mark Zans : LD	Closed	Please add Cynithia Salazar Garza as Chair and provide signature line.	
4	P002	Note	Mark Zans : LD	Closed	TxDot comments: For the plats on Sartoga, • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. In addition, access to Saratoga will need to be shared with existing driveway.	
5	P002	Note	Mark Zans : LD	Closed	Traffic comments PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of $1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) PLAT - INFORMATIONAL DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	
6	P002	Note	Mark Zans : LD	Closed	Stormwater comment: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land to confirm the sizing of the Detention pond proposed	

PLAT OF
BENT TREE UNIT 2
BLOCK 7, LOTS 10A, 10B, 13A & 13B

BEING A REPLAT OF BLOCK 7, LOTS 10 AND 13, BENT TREE UNIT 2, AS SHOWN ON THE PLAT RECORDED IN VOLUME 70, PAGES 496 - 497, MAP RECORDS OF NUECES COUNTY, TEXAS AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023045835, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



SITE MAP
NOT TO SCALE

Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF _____

WE, TKRE SARATOGA, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF_____, 2026.

_____
JOHN McDERMOTT,
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____ _____
CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOHN McDERMOTT, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____ , 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

_____
BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2026

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATIONAL" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFEC TIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 3.476 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.

8. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).

9. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.

10. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.

11. SHARED OR CROSS ACCESS EASEMENT SHALL BE ALLOWED ACROSS LOT LINES.

DATE OF MAP: 4 FEBRUARY 2026

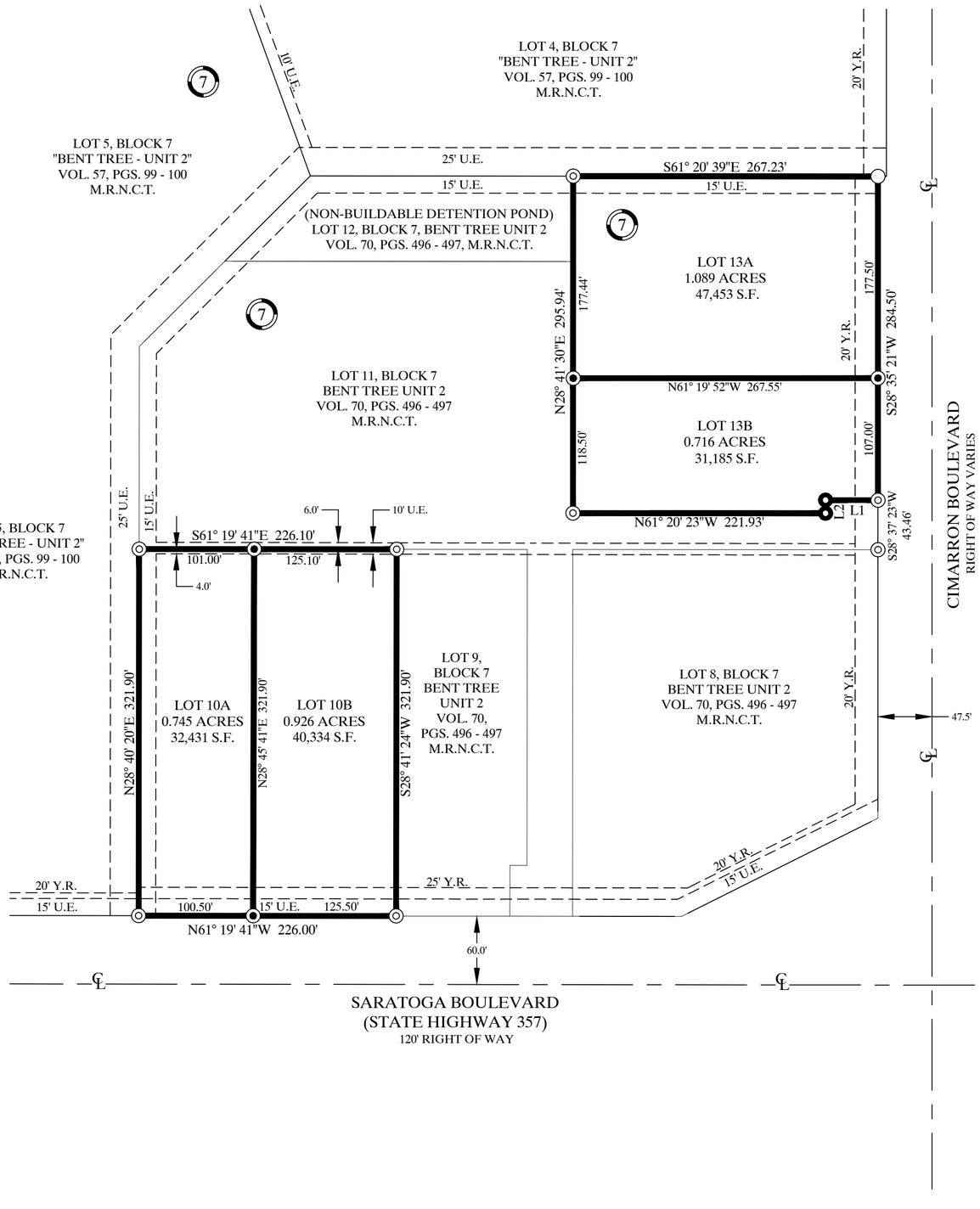
GRAPHIC SCALE

-80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

PLAT OF
BENT TREE UNIT 2
BLOCK 7, LOTS 10A, 10B, 13A & 13B

BEING A REPLAT OF BLOCK 7, LOTS 10 AND 13, BENT TREE UNIT 2, AS SHOWN ON THE PLAT RECORDED IN VOLUME 70, PAGES 496 - 497, MAP RECORDS OF NUECES COUNTY, TEXAS AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023045835, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



L1 = N61° 14' 48"W 45.80'

L2 = S28° 46' 10"W 11.53'

- = SET 5/8" RE-BAR
- = FOUND MAG NAIL
- = FOUND 5/8" RE-BAR
- = FOUND DRILL HOLE

LEGEND:
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
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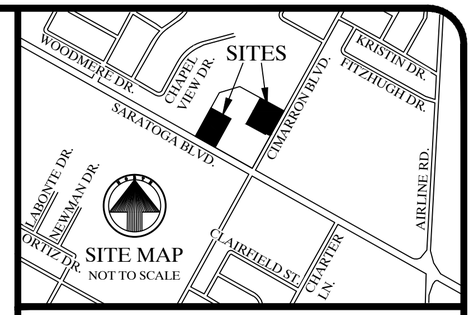
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT



Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

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11. SHARED OR CROSS ACCESS EASEMENT SHALL BE ALLOWED ACROSS LOT LINES.

DATE OF MAP: 4 FEBRUARY 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 18, 2026

22PL1091
FINAL – SCHANEN ESTATES UNIT 13
(10.06 Acres)

Generally located at 6229 Norchester Drive, north of Saratoga Boulevard, south of Wickersham Drive.

Owner: Superior H & H Development, Inc.

Surveyor: Bass & Welsh Engineering

Background

In this third extension request, the applicant states, "This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions." The Planning Commission originally approved this Final Plat on July 27, 2022, with the first-time extension approved 5/3/2024, and the second on 5/14/2025. This third request is for a 12-month extension.

Staff Review (Based on UDC §3.8.3.E. Expiration)

GENERAL PLAT INFORMATION	
Plat Application	22PL1091
Subdivision	Schanen Estates Unit 13
Original Plat Approved	7/28/2022
Previous Time Extensions Granted	2
Date of Current Time Extension Request	2/12/2026
Expiration Date	5/14/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	Primarily due to continued difficulty obtaining financing as a result of current economic conditions.
Phasing	No

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	Approved PIs however plans are now out of date per DSD and PW.
Staff Notes:	N/A

Are there any approved waivers? Does this time extension affect the waiver(s)?	No
Have there been any major redesigns or scope changes since final plat approval?	No
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	Yes, but no formal application submitted .No payment made.
If so, do costs need to be updated to today's rates and submitted for approval?	No

Is there evidence of substantial progress towards final plat approval?	No

At this time, DSD is recommending denial of the plat extension due to PIs and PW inaccurateness and plans being out of date do to changing conditions in and around the property.

Dear Mr. Zans,

I hope this message finds you well.

On behalf of Superior H&H Development Inc., located at 4833 Saratoga Blvd, PMB 423, Corpus Christi, TX 78413, I am respectfully requesting a one-year extension of the expiration date for the final plat of Schanen Estates Unit 13 (Case No. 22PL1091).

We are requesting that the expiration date be extended from July 27, 2026, to July 27, 2027. This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions.

The plat consists of 60 lots totaling approximately 10.06 acres, located near the intersection of Norchester Drive and Gleway Drive.

Additionally, I wanted to ask for clarification regarding development phasing. Would we be permitted to construct only a portion of the project (for example, half of the lots) initially and complete the remaining lots at a later time? Or once development begins, are we required to build out the entire project at once?

Please let me know if any additional documentation is required to process this request, and kindly advise where and how any applicable extension fees should be submitted.

Thank you very much for your time and consideration. I appreciate your guidance on the next steps.

Sincerely,

Hadi “Mike” Mostaghasi
Superior H&H Development Inc.
4833 Saratoga Blvd, PMB 423
Corpus Christi, TX 78413

July 28, 2022

Superior H & H Development Inc.
4833 Saratoga Blvd. PMB 423
Corpus Christi, TX 78413

RE: 22PL1091
Schanen Estates Unit 13
Final Plat – 60 lots
(10.06 ACRES)

DEVELOPMENT SERVICES

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **July 27, 2022,** the Planning Commission held a public hearing on your land subdivision located at Norchester Dr. and Glenway Dr. After reviewing facts and taking public testimony, the Planning Commission ***approved*** the referred plat and ***approved*** a request for a plat wavier for half street construction to a collector street on the Urban Transportation Plan. The final plat must be recorded with the Nueces County Clerk's office by **July27, 2023.**

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1	Single Family Water Lot fee **(60 lots x $200.20/lot)**	$12,012.20
2	Single Family Wastewater Lot fee **(60 lots x $432.30/lot)**	$25,938.00
3	Recording fee for one page **(+ $50.00 for any additional pages)**	$160.00
4	Park Development Fee: (60 lots x $426.50)	$27,750.00
5	Final Plat Addressing Fee:	$100.00
6	Development Services Surcharge Fee:	$1,719.46
7	Public Improvement Plans, Construction and Acceptance are required for improvements including **Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s)**.	
8	Two (2) full size originals (18" x 24"") of the plat with original notarized signatures for recordation.	
9	CD (Include the plat in .pdf AND .dwg formats)	
10	Provide a **tax certificate** with submittal of the original tracing indicating all taxes are current.	
11	Any other requirements required prior to recordation.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO\MZ
cc: Nixon Welsh / NIXMW@gmail.com

STATE OF TEXAS §

COUNTY OF NUECES §

WE, SUPERIOR H AND H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

_____
HAMED MOSTAGHASI, MEMBER

_____
HADI MOSTAGHASI, MEMBER

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE _____ DAY OF _____, 20_.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HADI MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE _____ DAY OF _____, 20_.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §

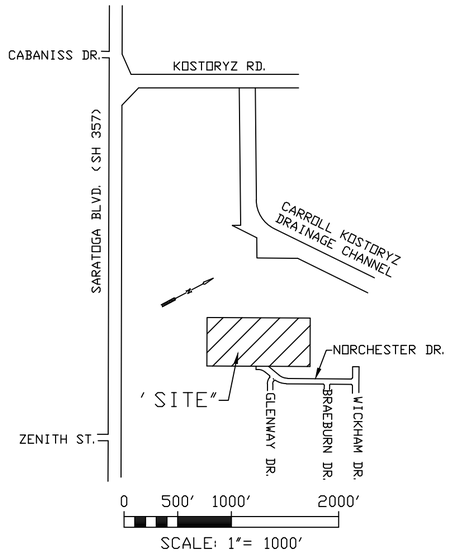
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20_____.

_____
NIXON M. WELSH, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

1. SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
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 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.
3. THE SUBJECT SITE IS IN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0283 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
4. THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
5. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
7. THE PROPERTY WILL BE SUBJECT TO AIRCRAFT NOISE, FLYOVERS, AND VIBRATIONS (WITHIN APZ-2).



LOCATION MAP
1' = 1000'

PLAT OF
SCHANEN ESTATES WEST UNIT 13

A 10.006 ACRE PORTION, MORE OR LESS, OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX. AND LOT 2, BLOCK 1, SARATOGA MEDICAL CENTER SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGES 78 AND 79, SAID MAP RECORDS AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED AS CONTAINING 10.000 ACRES IN DOCUMENT NO. 2014027684, OFFICIAL RECORDS OF SAID COUNTY

NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 14041
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), _____ (TITLE), OF _____,

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

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

_____
BRETT F. FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

_____
DATE

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20_____.

_____
DAN DIBBLE
CHAIRMAN

_____
AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §

COUNTY OF NUECES §

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

BY: _____
DEPUTY

_____
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

CURVE DATA

(A) D=90° 00′ 00″
R=10. 00′
T=10. 00′
L=15. 71′
CB=S16° 24′ 32″ E
CH=14. 14′

(B) D=90° 00′ 00″
R=10. 00′
T=10. 00′
L=15. 71′
CB=S73° 35′ 28″ W
CH=14. 14′

(C) D=41° 24′ 35″
R=35. 00′
T=13. 23′
L=25. 30′
CB=S82° 06′ 49″ E
CH=24. 75′

(D) D=90° 00′ 00″
R=10. 00′
T=10. 00′
L=15. 71′
CB=N16° 24′ 32″ W
CH=14. 14′

(E) D=172° 49′ 09″
R=45. 00′
T=717. 18′
L=135. 73′
CB=S16° 24′ 32″ E
CH=89. 82′

(F) D=41° 24′ 35″
R=35. 00′
T=13. 23′
L=25. 30′
CB=S49° 17′ 46″ W
CH=24. 75′

(G) D=90° 00′ 00″
R=10. 00′
T=10. 00′
L=15. 71′
CB=N73° 35′ 28″ E
CH=14. 14′

(H) D=23° 26′ 41″
R=125. 00′
T=25. 94′
L=51. 15′
CB=S49° 41′ 11″ E
CH=50. 79′

(I) D=76° 23′ 20″
R=15. 00′
T=11. 80′
L=20. 00′
CB=S00° 13′ 50″ W
CH=18. 55′

(J) D=09° 50′ 01″
R=175. 24′
T=15. 08′
L=30. 08′
CB=S33° 30′ 29″ W
CH=30. 04′

(K) D=78° 44′ 16″
R=15. 14′
T=12. 42′
L=20. 81′
CB=N77° 19′ 58″ W
CH=19. 21′

(L) D=66° 33′ 19″
R=10. 00′
T=6. 56′
L=11. 62′
CB=N04° 41′ 11″ W
CH=10. 97′

(M) D=98° 16′ 47″
R=10. 00′
T=11. 56′
L=17. 15′
CB=S77° 43′ 51″ W
CH=15. 13′

(N) D=08° 16′ 47″
R=175. 00′
T=12. 67′
L=25. 29′
CB=N57° 16′ 09″ W
CH=25. 27′

(O) D=41° 24′ 35″
R=35. 00′
T=13. 23′
L=25. 30′
CB=N49° 17′ 46″ E
CH=24. 75′

(P) D=172° 49′ 09″
R=45. 00′
T=717. 18′
L=135. 73′
CB=N16° 24′ 32″ W
CH=89. 82′

(Q) D=41° 24′ 35″
R=35. 00′
T=13. 23′
L=25. 30′
CB=N82° 06′ 49″ W
CH=24. 75′

15′ UE, DOC. NO. 2015020503, O. R.

BALANCE OF SARATOGA MEDICAL CENTER SUBDIVISION, BLK 1, LOT 2, V. 57, P. 78 & 79, M. R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6, SECT 9, V. "A", P. 48, M. R., CCISD

20′ DE, DOC. NO. 2014027682, O. R.

FD 5/8″ I. R.

N28° 35′ 28″ E 963. 02′

PORTION BOHEMIAN COLONY LANDS, LOTS 6 & 7, SECT 9, V. "A", P. 48, M.R., NUECES REAL ESTATE PARTNERSHIP

KOCUREK ADD'N LOT 1A, V. 33, P. 39, M. R.

N61° 49′ 14″ W 452. 66′

S61° 47′ 16″ E 452. 66′

REMINGTON ST.

GLOUCESTER ST.

LEEDS ST.

BATH ST.

KILMARNOCK ST.

NORCHESTER DR

30′ SS EASEMENT, DOC. NO. 547545, O. R.

S28° 35′ 28″ W 962. 77′

SCHANEN ESTATES WEST UNIT II V. 43, P. 1 & 2, M. R.

PORTION BOHEMIAN COLONY LANDS, BLK 4, SECT 9, V. "A", P. 48, M. R., CCISD ACCORDING TO NCAD WEB SITE AND POSSIBLY DEED, DOC. NO. 2018043243, O. R.

CL NORCHESTER DR

CL GLENWAY DR.

Approved by the Planning Commission on July 27, 2022

PLAT OF SCHANEN ESTATES WEST UNIT 13 CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCALE: 1″= 50′

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SH2 AS PLAT
JOB NO.: 14041
SCALE: 1″ = 50′
PLOT SCALE: SAME
SHEET 2 OF 2

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 18, 2026

22PL1146
FINAL – BRIDGES MILL VILLAGE UNIT 3
(12.90 acres)

Generally located at 6102 Kostoryz, north of Saratoga Boulevard and east of Kostoryz Road.

Owner: Superior H & H Development, LLC

Surveyor: Bass & Welch Engineering

Background

In this fourth time extension request, the applicant states, "This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions." The Planning Commission originally approved this Final Plat on November 16, 2022, with the first-time extension approved on 9/20/2023, and the second on 9/20/24 and the third on 5/14/2025. This fourth request is for a 12-month extension.

Staff Review (Based on UDC §3.8.3.E. Expiration)

GENERAL PLAT INFORMATION	
Plat Application	22PL1146
Subdivision	Bridges Mill Village Unit 3
Original Plat Approved	11/16/2022
Previous Time Extensions Granted	3
Date of Current Time Extension Request	2/12/2026
Expiration Date	5/14/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing because of current economic conditions."
Phasing	No

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	No PIs
Staff Notes:	Plat approval prior to PI's being required for recordation (Ord. 033317 3/25/2024)
Are there any approved waivers? Does this time extension affect the waiver(s)?	No
Have there been any major redesigns or scope changes since final plat approval?	No
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	No
If so, do costs need to be updated to today's rates and submitted for approval?	No

Is there evidence of substantial progress towards final plat approval?	No

At this time, DSD is recommending denial of the plat extension due to no evidence that substantial progress towards final plat approval has been shown.

Subject: Plat Extension Request – 22PL1146 Bridges Mill Village Unit 3

Hi Mark,

I hope you are doing well.

I am following up regarding Plat No. 22PL1146 – Bridges Mill Village Unit 3. Due to financial constraints, I will need to request another extension of the plat approval.

This would be our second request for an extension — preferably for one year, or two years if possible.

Could you please let me know the process and what documentation or fees are required to move forward with extending it for another term? Also, could you please remind me how long the last extension was approved for?

I would appreciate your guidance on how best to proceed.

Thank you for your assistance.

Best regards,

Mike Mostaghasi

November 21, 2022

Superior H & H Development, LLC
4833 Saratoga Boulevard., PMB 423
Corpus Christi, Texas 78413

RE: 22PL1146
Bridges Mill Village
Unit 3
(Final – 12.906 Acres)

DEVELOPMENT SERVICES

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **November 16, 2022,** the Planning Commission held a public hearing on your land subdivision located north of Saratoga Boulevard and east of Kostoryz Road. After reviewing facts and taking public testimony, the Planning Commission ***approved*** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **November 16, 2023. Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1.	*Water Lot fee **(66 Lots x $200.20/Lot)**	$13,213.20
2.	*Wastewater Lot fee **(66 Lots x $432.30/Lot)**	$28,531.80
4.	*Addressing fee for Final Plats.	$110.00
5.	*Recording fee for one page **(+ $50.00 for any additional pages)**	$165.00
6.	*Total Development Service Surcharge fees:	$1,890.90
	Park Development fee: **(66 units x $462.50/unit)**	$30,525.00
7.	Public Improvement Plans, Construction and Acceptance are required for improvements including **Water, Wastewater, Stormwater, Fire Hydrant(s), Manhole(s), Streets, Sidewalk(s).**	
8.	Prior to plat recordation, Bridges Mill Village Unit 2 (Final) are required to be filed and recorded prior to plat recordation "Bridges Mill Unit 3 (Final)".	
9.	Prior to plat recordation show and label on the plat the recording information for Bridge Mill Village Unit 2.	
12.	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment.	
13.	One (1) full size original (18" x 24'") of the plat with original notarized signatures for recordation.	
14.	Email the plat CAD file (Dwg) to platapplication@cctexas.com	
15.	Provide a **tax certificate** with submittal of the original tracing indicating all taxes are current.	
16.	Any other requirements in prior Technical Review Committee or Staff or governmental agency or utility comments, or City ordinance, code, regulation, law or policy, that must be met prior to recordation	

**Please make checks payable to the City of Corpus Christi*

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO: gg
cc: Bass & Welsh Engineering

STATE OF TEXAS §

COUNTY OF NUECES §

WE, SUPERIOR H & H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____,

_____
HAMED MOSTAGHASI, VICE–PRESIDENT

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE–PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

THIS THE _____ DAY OF _____, 20_____,

_____
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE _____ DAY OF _____, 20_____,

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

STATE OF TEXAS §

COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____.

THIS THE _____ DAY OF _____, 20_____,

_____
NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

4. 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.

5. ALL OF THE SUBJECT SITE IS IN ZONE X "OTHER AREAS" ACCORDING TO FEMA MAP NO. 48355C0510G, EFFECTIVE DATE MAY 30, 2018, STAMPED REVISED PRELIMINARY.

6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.

7. THE TOTAL PLATTED AREA CONTAINS 12.906 ACRES OF LAND INCLUDING STREET DEDICATIONS.

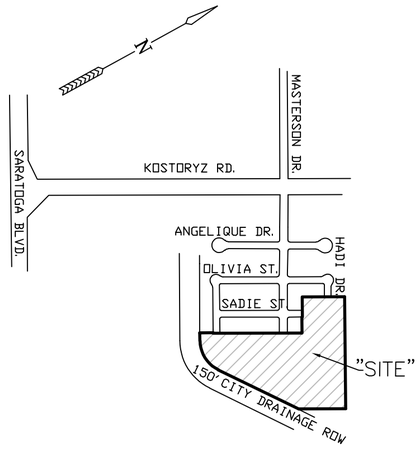
8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

9. LEGAL DESCRIPTION: A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS.

10. SOME LOTS OF THIS PLAT WILL BE SUBJECTED TO AIRCRAFT NOISE AND OVERFLIGHT.

11. BUILDING STRUCTURES ON ALL LOTS IN BLOCK 6 SHALL FRONT ON HAMED STREET AND BACK UP TO WILLIES LANDING DR.

12. THIS PROJECT CONFORMS WITH THE MASTER STORM WATER PLAN.



LOCATION MAP
1" = 800'

APPROVED
NOVEMBER 16, 2022
PLANNING COMMISSION

PLAT OF
BRIDGES MILL VILLAGE UNIT 3

A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS

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

FILE: PLAT–SH1
PLOT DATE: 10/26/22
JOB NO.: 22029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF NUECES §

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

_____
BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

_____
DATE

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20_____,

_____
KAMRAN ZARGHOUNI
CHAIRMAN

_____
AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §

COUNTY OF NUECES §

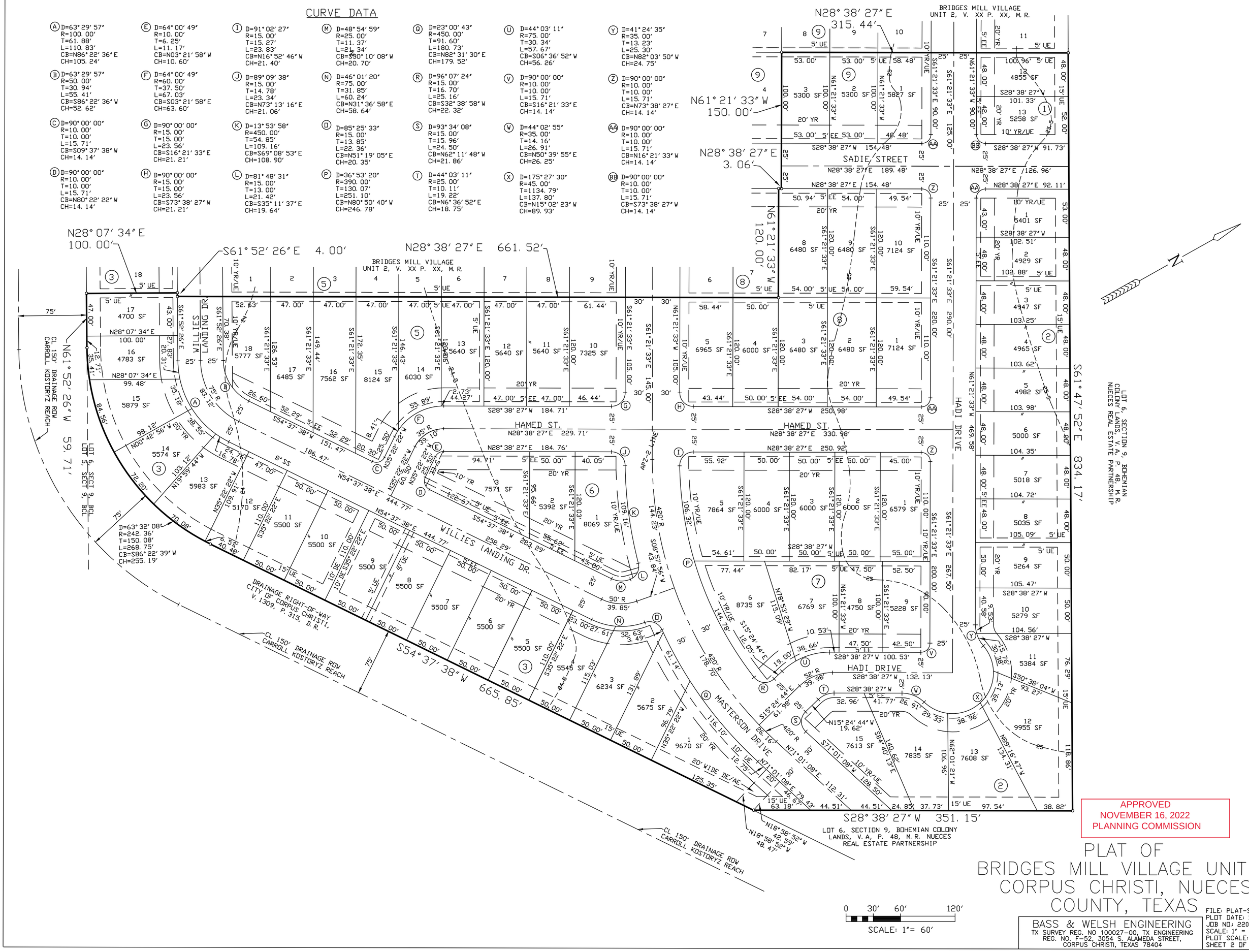
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20_____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____,M., AND DULY RECORDED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

BY: _____
DEPUTY

_____
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

CURVE DATA

(A) D=63° 29′ 57″ R=100. 00′ T=61. 88′ L=110. 83′ CB=N86° 22′ 36″ E CH=105. 24′	(E) D=64° 00′ 49″ R=10. 00′ T=6. 25′ L=11. 17′ CB=N03° 21′ 58″ W CH=10. 60′	(I) D=91° 02′ 27″ R=15. 00′ T=15. 27′ L=23. 83′ CB=N16° 52′ 46″ W CH=21. 40′	(M) D=48° 54′ 59″ R=25. 00′ T=11. 37′ L=21. 34′ CB=S30° 10′ 08″ W CH=20. 70′	(Q) D=23° 00′ 43″ R=450. 00′ T=91. 60′ L=180. 73′ CB=N82° 31′ 30″ E CH=179. 52′	(U) D=44° 03′ 11″ R=75. 00′ T=30. 34′ L=57. 67′ CB=S06° 36′ 52″ W CH=56. 26′	(Y) D=41° 24′ 35″ R=35. 00′ T=13. 23′ L=25. 30′ CB=N82° 03′ 50″ W CH=24. 75′
(B) D=63° 29′ 57″ R=50. 00′ T=30. 94′ L=55. 41′ CB=S86° 22′ 36″ W CH=52. 62′	(F) D=64° 00′ 49″ R=60. 00′ T=37. 50′ L=67. 03′ CB=S03° 21′ 58″ E CH=63. 60′	(J) D=89° 09′ 38″ R=15. 00′ T=14. 78′ L=23. 34′ CB=N73° 13′ 16″ E CH=21. 06′	(N) D=46° 01′ 20″ R=75. 00′ T=31. 85′ L=60. 24′ CB=N31° 36′ 58″ E CH=58. 64′	(R) D=96° 07′ 24″ R=15. 00′ T=16. 70′ L=25. 16′ CB=S32° 38′ 58″ W CH=22. 32′	(V) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=S16° 21′ 33″ E CH=14. 14′	(Z) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N73° 38′ 27″ E CH=14. 14′
(C) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=S09° 37′ 38″ W CH=14. 14′	(G) D=90° 00′ 00″ R=15. 00′ T=15. 00′ L=23. 56′ CB=S16° 21′ 33″ E CH=21. 21′	(K) D=13° 53′ 58″ R=450. 00′ T=54. 85′ L=109. 16′ CB=S69° 08′ 53″ E CH=108. 90′	(O) D=85° 25′ 33″ R=15. 00′ T=13. 85′ L=22. 36′ CB=N51° 19′ 05″ E CH=20. 35′	(S) D=93° 34′ 08″ R=15. 00′ T=15. 96′ L=24. 50′ CB=N62° 11′ 48″ W CH=21. 86′	(W) D=44° 02′ 55″ R=35. 00′ T=14. 16′ L=26. 91′ CB=N50° 39′ 55″ E CH=26. 25′	(AA) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N16° 21′ 33″ W CH=14. 14′
(D) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=N80° 22′ 22″ W CH=14. 14′	(H) D=90° 00′ 00″ R=15. 00′ T=15. 00′ L=23. 56′ CB=S73° 38′ 27″ W CH=21. 21′	(L) D=81° 48′ 31″ R=15. 00′ T=13. 00′ L=21. 42′ CB=S35° 11′ 37″ E CH=19. 64′	(P) D=36° 53′ 20″ R=390. 00′ T=130. 07′ L=251. 10′ CB=N80° 50′ 40″ W CH=246. 78′	(T) D=44° 03′ 11″ R=25. 00′ T=10. 11′ L=19. 22′ CB=N6° 36′ 52″ E CH=18. 75′	(X) D=175° 27′ 30″ R=45. 00′ T=1134. 79′ L=137. 80′ CB=N15° 02′ 23″ W CH=89. 93′	(BB) D=90° 00′ 00″ R=10. 00′ T=10. 00′ L=15. 71′ CB=S73° 38′ 27″ W CH=14. 14′



0 30′ 60′ 120′

SCALE: 1″= 60′

PLAT OF BRIDGES MILL VILLAGE UNIT 3 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

FILE: PLAT-SH2
PLOT DATE: 10/26/22
JOB NO: 22029
SCALE: 1″ = 60′
PLOT SCALE: SAME
SHEET 2 OF 2

CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM
Action Item for Planning Commission Meeting of March 18, 2026

DATE: March 18, 2026

TO: Yvette Dodd, Interim Director of Development Services

FROM: Renee Couture, P.E., Assistant Director-Traffic, Public Works
reneec@corpuschristitx.gov
(361) 826-3539

Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request– Removal of a Proposed C1 Collector (Project 18-V)

PURPOSE:

The purpose of this is consider a developer's request the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 18-V, a proposed C1 Collector located between SH361 and the coastline.

BACKGROUND AND FINDINGS:

The Public Works Department oversees the City's Transportation Master Plan "Mobility CC" which addresses the master planned transportation network in the City of Corpus Christi limits and the City's Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

The Coastal Dunes LLC Planned Unit Development is an undeveloped tract (34.12-acres) located between SH361 and the coastline. The development is proposed to consist of 143 lots that will be developed in a single phase. The development is located within City limits.

Urban|DCCM, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 18-V on the Roadway Master Plan. As part of the justification request, the consultant noted the alignment, presence of jurisdictional wetlands, drainage concerns, and proximity to another planned beach access road (Beach Access Road 3). Beach Access Road 3 is identified as Project 18-AA on the Roadway Master Plan. It is located ½ -mile north of Project 18-V (located in Coastal Dunes development). Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

If Project 18-V is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. A summary of the request is summarized in the table below.

ID #	Road	Classification	Limits	Proposed Modification
1	Project 18-V	C1 Collector	SH 361 to Coastline	Removal

Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector is provided in the table below:

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Road	ROW Width (FT)	Travel Lanes	Median Turn Lane	Sidewalk (FT)	Average Daily Trips (Vehicles/Day)
C1 Collector	60	2	No	5	4,000 – 8,000

ALTERNATIVES:

Denial of developer request.

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends removal as presented.

LIST OF SUPPORTING DOCUMENTS:

Presentation
MTP Application Request
Justification Request

Transportation Master Plan (Mobility CC) Amendments

Planning Commission – March 18, 2026

BACKGROUND

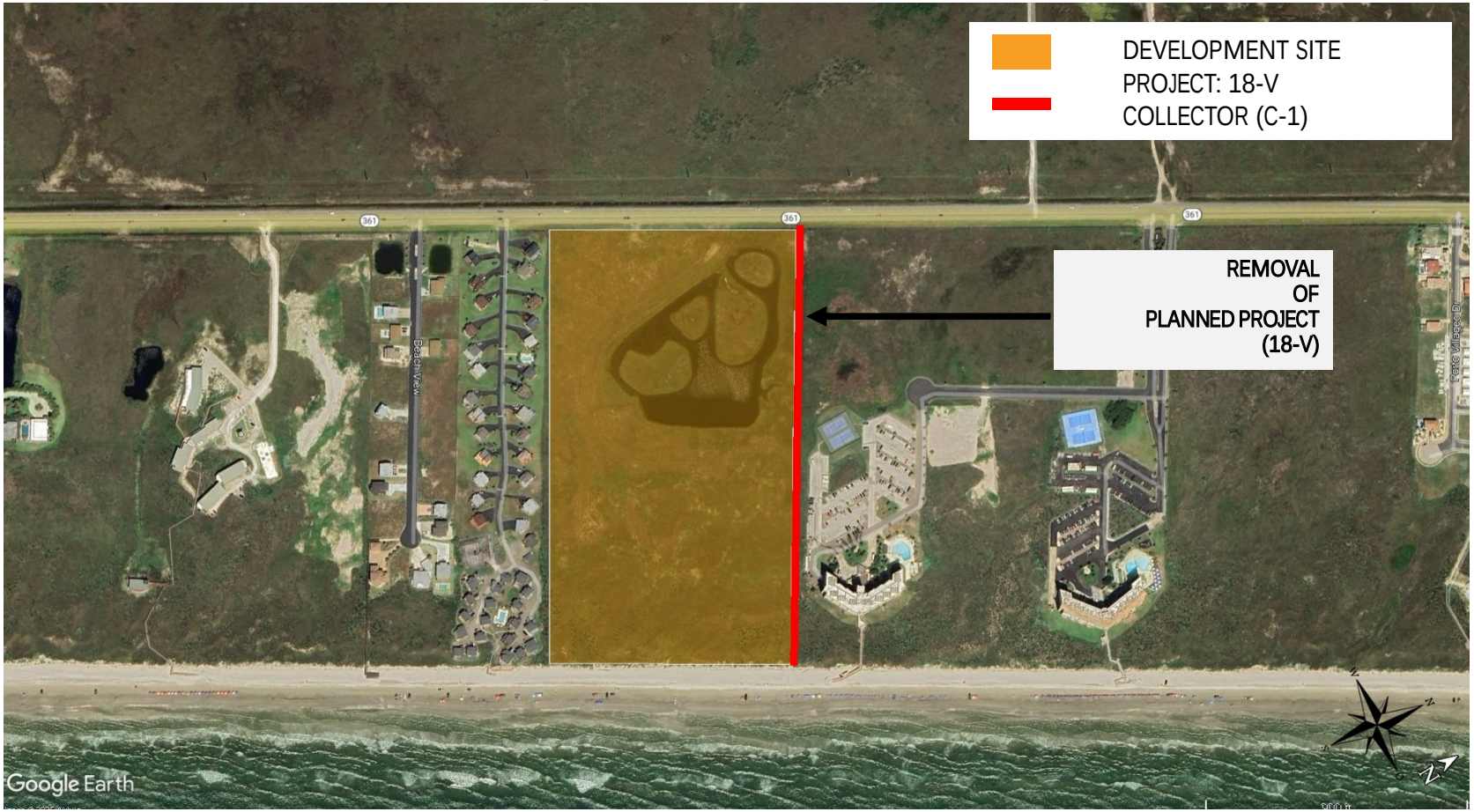
- The RMP proposed a C1 Collector, identified as project 18-V from TX-361 to the Beach:
  - A 60-foot right-of-way (ROW) dedication
  - Sidewalk
  - Curb-Gutter

- On December 11, 2024, Staff presented a proposed deletion that identified the Roadway as a Pedestrian Beach Access.

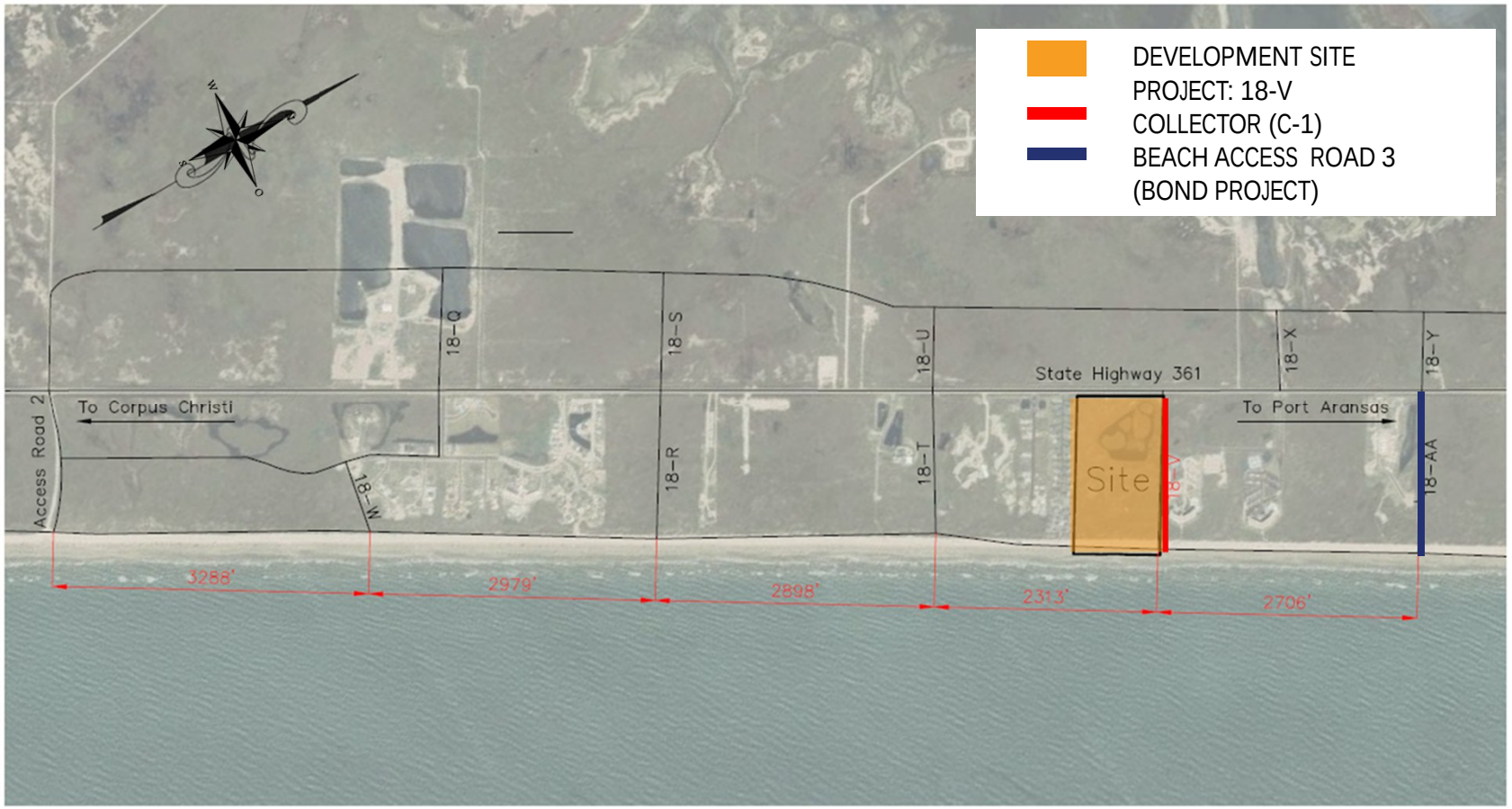
- On February 19, 2025, Staff clarified the description of the C1 Collector – Project 18-V (between TX-361 and Beach) to Planning Commission based on the Roadway Master Plan.
  - The vote passed to keep the C1 Collector.

- Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

DEVELOPER REQUEST



BIRD'S EYE VIEW



Thank you!