

**WATER ARTERIAL TRANSMISSION AND GRID MAIN
CONSTRUCTION AND REIMBURSEMENT AGREEMENT**

STATE OF TEXAS §
 §
COUNTY OF NUECES §

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

WHEREAS, the Developer/Owner, in compliance with the City's Unified Development Code ("UDC"), has a plat, approved by the Planning Commission on **November 1, 2023** to develop a tract of land, to wit: approximately **20.26** acres known as **Royal Oak South Subdivision located south of the Chisolm Trail and Rand Morgan Rd intersection** as shown in the attached **Exhibit 1**, the content of such exhibit being incorporated by reference into this Agreement;

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

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

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

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

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

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

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

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

1. TRUSTEE LIABILITY.

- a. The City is executing this agreement as trustee of the Water Trust Fund pursuant to UDC §8.5. The City is acting as trustee to further its governmental functions of providing water and sewer service. Texas Constitution Article 11, Section 3 prohibits the City from

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

- b. The Water Arterial Transmission and Grid Main Trust Fund was established by Ordinance No. 17092 to encouraging the orderly development of subdivisions within and surrounding the City of Corpus Christi, Texas and continues pursuant Texas Local Government Code §395.001(4)(C). The revenue generated for funding and continuation of the Water Arterial Transmission and Grid Main Trust Fund is subject to legislation of the State of Texas and the City of Corpus Christi. Nothing in this agreement guarantees neither the continuation nor future revenues of the Water Arterial Transmission and Grid Main Trust Fund. The City is not liable for modification or termination of the Water Arterial Transmission and Grid Main Trust Fund. The Developer/Owner agrees that any modification or termination of the Water Arterial Transmission and Grid Main Trust Fund is a legislative action and does not constitute a breach of trust, an act of bad faith, an intentional or reckless indifference to the interest of a beneficiary, or a profit derived by the trustee from a breach of trust.

2. PLANS AND SPECIFICATIONS

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

WATER ITEMS REIMBURSABLE BY CITY					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	16" PVC PIPE	365	LF	\$220.00	\$80,300.00
2	16" CAPPED TEE FOR 2"	1	EA	\$500.00	\$500.00
3	16" EL, ANY ANGLE	4	EA	\$3,500.00	\$14,000.00
4	16" x 8" TEE	1	EA	\$3,500.00	\$3,500.00
					\$98,300.00
11% ENGINEERING, SURVEYING, & TESTING					\$23,128.60
7% CONTINGENCY					\$14,718.20
SUB-TOTAL					\$136,146.80
2% BOND					\$4,962.14
TOTAL REIMBURSEMENT					\$141,108.94

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

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

3. REIMBURSEMENT

- a. The cost for the Water Improvements is **\$141,108.94**. Subject to the conditions for reimbursement from the Water Arterial Transmission and Grid Main Trust Fund and the appropriation of funds, the City will reimburse the developer, the reasonable actual cost of the Water Improvements up to an amount not to exceed **\$141,108.94** as shown in the attached **Exhibit 4**, the contents of such exhibit being incorporated by reference into this Agreement.
- b. Subject to the conditions for reimbursement from the Water Arterial Transmission and Grid Main Trust Fund per the UDC, this agreement, and the appropriation of funds, the City agrees to reimburse the Developer/Owner on a monthly basis upon invoicing for work performed. The submitted invoice shall be deemed administratively complete by the City prior to payment. The reimbursement will be made no later than 30-days from the date of the City's administrative approval of the invoice. Developer/Owner shall submit all required performance bonds and proof of required insurance under the provisions of this Agreement.
- c. Cost-supporting documentation to be submitted shall include:
 - 1. Summary of Costs and Work Performed on form provided by the Development Services Department,
 - 2. Contractor and professional services invoices detailing work performed,
 - 3. The first reimbursement request requires submittal of invoices for work performed. Future disbursements shall provide evidence of payment by the developer/owner through a cancelled check or bank ACH for the previous submittal. The final reimbursement request shall require evidence that all invoices to date have been paid.
- d. To be eligible for reimbursement, the work must be constructed in a good and workmanlike manner and must have been inspected and accepted by the City. The City agrees to conduct periodic inspections and approve the progress of the work at key points during construction.
- e. The final 5% of the total contract reimbursement amount will be held as retainage until such time the City issues acceptance of public infrastructure in accordance with Unified Development Code.
- f. In the event that this Agreement is terminated by the City at a time when there has been a partial completion and partial payment for the improvements, then the City shall only reimburse Developer/Owner for its costs that were legitimately incurred towards the completion of the improvements that have been inspected and accepted by the City up to the time that there is an uncured default by the Developer/Owner.

4. PAYMENTS, CREDITS AND DEFERRED REIMBURSEMENT.

- a. All payments, credits, priority of reimbursement, and deferred reimbursement shall be made in accordance with UDC §8.5. Developer/Owner understands and agrees

that if funds are not available in the Water Arterial Transmission and Grid Main Trust Fund, that reimbursement will not be made until such funds are available, appropriated, and Developer/Owner has priority per UDC §8.5.1. Pursuant UDC §8.5.1. C., priority is determined according to the date the reimbursement agreement is approved by the City Council.

- b. Payments will not be paid when funds are not available in the Water Arterial Transmission and Grid Main Trust Fund. Payments may be made when monies are available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund and the Developer/Owner has priority in accordance with UDC §8.5.1. C.
- c. If the developer is owed funds from the Water Arterial Transmission and Grid Main Trust Fund, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk in accordance with UDC §8.5.1. C. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Water Arterial Transmission and Grid Main Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the water line for which the credit was given, and an extension of the line was not required to serve the land.

5. DEVELOPER/OWNER TO COMPLETE IMPROVEMENTS

Developer/Owner shall award a contract and complete the Water Improvements, under the approved plans and specifications within 24 months from the date of City Council approval of this agreement.

6. NOTICES

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

- 1. If to the Developer/Owner:

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

- 2. If to the City:

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

with a copy to:

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

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

- b. Notice may be made by United States Postal Service, First Class Mail, Certified, Return Receipt Requested, postage prepaid; by a commercial delivery service that provides proof of delivery, delivery prepaid; or by personal delivery.
- c. Either party may change the address for notices by giving notice of the change under the provisions of this section.

7. REQUIRED CONSTRUCTION

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

8. SITE IMPROVEMENTS

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

9. PLATTING FEES

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

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

11. PROMPT AND GOOD FAITH ACTIONS

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

12. DEFAULT

The following events shall constitute default:

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

- b. Developer/Owner's professional engineer fails to submit the plans and specifications to the City's Director of Engineering Services by the 40th calendar day after the date of approval by City Council.
- c. Developer/Owner fails to award a contract for the construction of the project, according to the approved plans and specifications, by the 70th calendar day after the date of approval by City Council.
- d. Developer/Owner's contractor does not reasonably pursue construction of the Water Improvements under the approved plans and specifications.
- e. Developer/Owner's contractor fails to complete construction of the Water Improvements, under the approved plans and specifications as provided in section 4 of this agreement.
- f. Either the City or Developer/Owner otherwise fails to comply with its duties or obligations under this Agreement.

13. NOTICE AND CURE

- a. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver notice of the default, in writing, to the defaulting party stating, in detail the nature of the default and the requirements to cure such default.
- b. After delivery of the default notice, the defaulting party has 15 business days from the delivery of the default notice ("Cure Period") to cure the default.
- c. In the event the default is not cured by the defaulting party within the Cure Period, then the non-defaulting party may pursue its remedies in this section.
- d. Should Developer/Owner fail to perform any obligation or duty of this Agreement, the City shall give notice to Developer/Owner, at the address stated in section 6, of the need to perform the obligation or duty, and should Developer/Owner fail to perform the required obligation or duty within 15 days of receipt of the notice, the City may perform the obligation or duty, charging the cost of such performance to Developer/Owner by reducing the reimbursement amount due Developer/Owner.
- e. In the event of an uncured default by the Developer/Owner, after the appropriate notice and cure period, the City has all its common law remedies and the City may:
 - 1. Terminate this Agreement after the required notice and opportunity to cure the default;
 - 2. Refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - 3. Perform any obligation or duty of the Developer/Owner under this agreement and charge the cost of such performance to Developer/Owner. Developer/Owner shall pay to City the reasonable and necessary cost of the performance within 30 days from the date Developer/Owner receives notice of the cost of performance. In the event that Developer/Owner pays

the City under the preceding sentence, and is not otherwise in default under this Agreement, then the Agreement shall be considered in effect and no longer in default.

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

14. FORCE MAJEURE

- a. The term "force majeure" as employed in this Agreement means and refers to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies; insurrections; riots; epidemic; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; civil disturbances; explosions; or other causes not reasonably within the control of the party claiming the inability.
- b. If, by reason of force majeure, either party is rendered wholly or partially unable to carry out its obligations under this Agreement, then the party claiming force majeure shall give written notice of the full particulars of the force majeure to the other party within ten (10) business days after the occurrence or waive the right to claim it as a justifiable reason for delay. The obligations of the party giving the required notice, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.

15. THIRD-PARTY BENEFICIARY

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

16. PERFORMANCE AND PAYMENT BONDS

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

- (1) the name, mailing address, physical address, and telephone number, including the area code, of the surety company to which any notice of claim should be sent; or
- (2) the toll-free telephone number maintained by the Texas Department of Insurance under Subchapter B, Chapter 521, Insurance Code, and a statement that the address of the surety company to which any notice of claim should be sent

may be obtained from the Texas Department of Insurance by calling the toll-free telephone number.

17. DEDICATION OF WATER IMPROVEMENTS.

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

18. WARRANTY

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

19. INDEMNIFICATION

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

attorneys fees, which arise, or are claimed to arise, out of or in connection with the asserted or recovered incident.

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

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

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

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

20. ASSIGNMENT OF AGREEMENT

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

21. DISCLOSURE OF INTERESTS

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

22. CERTIFICATE OF INTERESTED PARTIES.

Developer/Owner agrees to comply with Texas Government Code section 2252.908 and complete Form 1295 Certificate of Interested Parties as part of this agreement.

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

(1) persons with a “controlling interest” in the entity, which includes:

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

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

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

23. CONFLICT OF INTEREST.

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

24. AUTHORITY.

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

25. EFFECTIVE DATE

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

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

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

ATTEST:

CITY OF CORPUS CHRISTI

Rebecca Huerta
City Secretary

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

APPROVED AS TO LEGAL FORM:

Buck Brice (Date)
Deputy City Attorney
For City Attorney

DEVELOPER/OWNER:

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

By: _____
**Moses Mostaghasi
General Partner**

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

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

Notary Public's Signature

EXHIBIT 1

PLAT OF ROYAL OAK SOUTH

A 20.261 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 & 9,
ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME
3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND PORTION BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, AMICI PROPERTIES, 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____,

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF AMICI PROPERTIES, 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 §

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 §

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____,

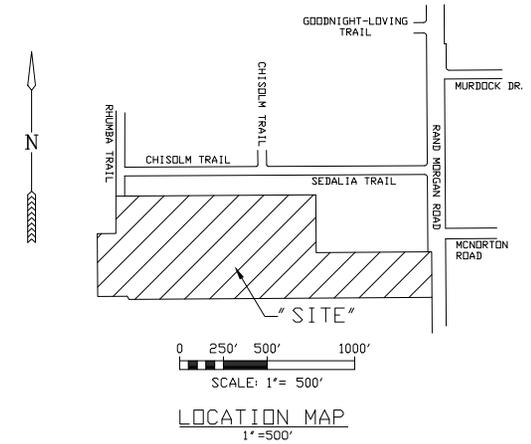
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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



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

DATE PLOTTED: 10/24/23
CMP. NO: PLAT-SH1
JOB NO: 21038
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

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

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 20.261 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 & 9, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND PORTION BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
5. THE TOTAL PLATTED AREA CONTAINS 20.261 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

Approved by the Planning
Commission on November 1,
2023

EXHIBIT 2



UDC Agreement Application

Date of Application: 7-9-24

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

Approved Plat Name: Royal Oak South

Public Improvement Type: Water and Sewer Reimbursement

Approved Public Improvement Plans: Y [] N []

Cost Estimate for Public Improvements: \$506,137.87

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

Contact Information

Name: Mossa (Moses) Mostaghasi

E-mail address: motheopro99@aol.com

Phone Number: 361-774-3832

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

Company Name entering into the agreement: MPM Development, LP

Company Address: PO Box 331308 Corpus Christi, TX 78463

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

General Partner

Applicant's Signature & Title

Submit Application Electronically to:
contractsandagreements@cctexas.com

Mail to:

Development Services

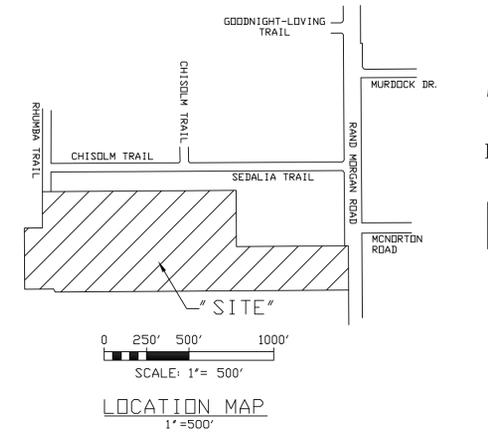
Attn: Business Manager

2406 Leopard St. Suite 100

Corpus Christi, Texas 78408

EXHIBIT 3

PUBLIC IMPROVEMENTS TO RYPAL OAK SOUTH, CORPUS CHRISTI, NUEECES COUNTY, TEXAS



CITY STANDARD SPECIFICATIONS

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

021202	SITE CLEARING AND STRIPPING
021040	SITE GRADING
022020	EXCAVATION AND BACKFILL FOR UTILITIES
022021	CONTROL OF GROUND WATER
022022	CONTROL OF GROUND WATER
022040	STREET EXCAVATION
022060	CHANNEL EXCAVATION
022080	EMBANKMENT
022100	SELECT MATERIAL
022420	SELECT MATERIAL
025210	LINE STABILIZATION
025223	CRUSHED LIMESTONE FLEXIBLE BASE
025404	ASPHALTS, OILS AND EMULSIONS
025412	PRIME COAT
025424	HOT MIX ASPHALTIC CONCRETE PAVEMENT
025608	INLETS
025610	CONCRETE CURB AND GUTTER
025612	CONCRETE SIDEWALKS AND DRIVEWAYS
025614	CONCRETE CURB RAMPS
025802	TEMPORARY TRAFFIC CONTROLS DURING CONSTRUCTION
026201	WATER LINE RISER ASSEMBLIES
026202	HYDROSTATIC TESTING OF PRESSURE SYSTEMS
026409	TAPPING SLEEVES AND TAPPING VALVES
026206	DUCTILE IRON PIPE AND FITTINGS
026210	PVC PIPE - AWWA C900/C905 PRESSURE PIPE FOR MUNICIPAL WATER MAINS AND WASTEWATER FORCE MAINS
026402	WATER LINES
026404	WATER SERVICE LINES
026411	GATE VALVES FOR WATER LINES
026416	FIRE HYDRANTS
027202	MANHOLES
027203	VACUUM TESTING OF WASTE WATER MANHOLES AND STRUCTURES
027205	FIBERGLASS MANHOLES
027402	REINFORCED CONCRETE PIPE CULVERTS
027404	CONCRETE BOX CULVERTS
027602	GRAVITY WASTE WATER LINES
027606	WASTE WATER SERVICE LINES
028020	SEEDING
030020	PORTLAND CEMENT CONCRETE
032020	REINFORCING STEEL
038000	CONCRETE STRUCTURES
055420	FRAMES, GRATES, RINGS AND COVERS

PAVING, GRADING AND DRAINAGE NOTES

- THE OUTER 2' OF ALL STREET PAVING AND WALKS ARE SHOWN POCHED (SHADED). EXISTING C&G AND/OR PAVING SHOWN WITH DASHED LINES (TYPICAL).
- PRIOR TO ANY EARTHWORK, ALL TREES, VEGETATION, ORGANIC MATERIAL AND ANY DELETERIOUS SUBSTANCES SHALL BE REMOVED FROM THE ENTIRE PROJECT SITE EXCEPT TREES 6" DIAMETER AND LARGER OUTSIDE OF PROPOSED STREET PAVING SHALL BE LEFT IN PLACE UNHARMED. AFTER REMOVAL OF ALL VEGETATION, ORGANIC MATTER, DELETERIOUS SUBSTANCES, APPROPRIATE TREES, ETC., CONTRACTOR MAY BEGIN EARTHWORK CUT AND FILL OPERATIONS FOR LOT GRADING AND EARTHWORK ASSOCIATED WITH STREETS.
- CONTRACTOR SHALL PERFORM ALL ROUGH EARTHWORK (FILLING, GRADING, HAULING, CUTTING, LOADING, ETC.) TO VERIFY ADEQUATE EARTH QUANTITY ON-SITE TO ACHIEVE EARTH GRADES AS SHOWN PRIOR TO ANY OTHER CONSTRUCTION AND CONTRACTOR SHALL NOT PROCEED WITH SAID OTHER CONSTRUCTION UNTIL AFTER HE HAS RECEIVED ENGINEER'S PERMISSION. SHOULD THERE NOT BE AVAILABLE EARTH TO MEET GRADES AS SHOWN, CONTRACTOR SHALL HAUL EARTH ON TO THE SITE FROM OFFSITE SOURCES TO ACHIEVE GRADES AS SHOWN (NO SEPARATE PAY). AFTER COMPLETION OF ROUGH GRADING AND AFTER COMPLETION OF STREET, DRAINAGE, SANITARY SEWER AND WATER IMPROVEMENTS, THEN CONTRACTOR SHALL PROVIDE ALL FINAL/FINISH GRADING TO ACHIEVE GRADES AS SHOWN. THIS INCLUDES BACKFILL OF EXISTING DITCH, EARTH FILL FOR LOTS, WHERE REQUIRED, SHALL BE PLACED IN 6" (MAX.) LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN 3% +/- OF OPTIMUM MOISTURE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS FOR PCCP, RCCP AND WALKS. ALL STEEL REINFORCING SHALL BE GRADE 60 (60,000 PSI YIELD STRENGTH) IN ACCORDANCE WITH ASTM A 615.
- REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, STANDARD STRENGTH. STORM SEWER MANHOLES SHALL BE PRE-CAST CONCRETE.
- ALL STREET, SANITARY SEWER AND STORM SEWER STATIONING IS MEASURED ALONG THE CENTERLINES OF STREETS.
- LINEARLY INTERPOLATE BETWEEN GRADES AS SHOWN TO DETERMINE A PROPOSED GRADE AT ANY PARTICULAR POINT.
- CURB ALIGNMENT SHALL PARALLEL ADJACENT RIGHT-OF-WAY LINES EXCEPT WHERE INDICATED OTHERWISE.
- ALL CURBS RETURNS AT STREET INTERSECTIONS SHALL BE 21' RADIUS BACK OF CURB.
- CONSTRUCT PROPOSED CURB RAMPS AT ALL STREET INTERSECTIONS AND AS SHOWN AND ACCORDING TO CITY CURB RAMP STANDARD DETAILS AS SHOWN IN PLANS HEREOF. DEPRESS CURBS AS REQUIRED. RAMPS SHALL BE SLOPED NOT EXCEEDING 1" PER FOOT LONGITUDINAL AND 2% TRANSVERSE AND SHALL MEET ALL APPLICABLE GOVERNMENTAL REGULATIONS. NO SEPARATE PAY FOR CURB RAMPS (PAY FOR CURB RAMPS IN THE SQUARE FOOT PRICE OF 4" THICK R/C WALKS).
- CONTRACTOR SHALL MEET ALL GOVERNMENTAL ONE-CALL AND OTHER REGULATIONS WITH REGARD TO EXISTING UNDERGROUND FACILITIES AND PIPELINES.
- ADA CURB RAMPS - THE CITY NO LONGER ALLOWS THE PAVER OPTION AT CURB RAMPS. THE CONTRACTOR SHALL INSTALL COMPOSITE TACTILE WARNING PANELS AT ALL ADA CURB RAMPS.
- THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
- PAY FOR TIED SIDEWALK AS "SIDEWALK" (NO SEPARATE PAY FOR TIED SIDEWALK).

SANITARY SEWER NOTES

- SET ENDS OF SERVICE LINES MID LOT FRONTAGE UNLESS SHOWN OTHERWISE. SANITARY SEWER STATIONING IS MEASURED ALONG THE CENTER LINE OF PROPOSED STREETS. EXISTING SS LINES ARE SHOWN LIGHT/DASHED. PROPOSED SS LINES ARE SHOWN CONTINUOUS/HEAVY/
- ALL SANITARY SEWER MANHOLES SHALL BE FIBERGLASS, 48" MINIMUM DIAMETER UNLESS SHOWN OTHERWISE, 0.5" (MINIMUM) WALLS AND CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. MANHOLE RINGS AND COVERS SHALL NOT BE IN THE CURB LINE. MANHOLES IN ROADWAYS TO BE HS-20 TRAFFIC RATED.
- ALL GRAVITY SEWER PIPES 8" THRU 18" SHALL BE PVC, SDR 26 AND SHALL BE BEDDED IN SAND WITH PI LESS THAN 10 TO 6" BELOW AND 6" TO SIDES OF PIPE (FULL HEIGHT OF PIPE), IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS. BED 4" AND SMALLER PIPES IN EARTH FROM THE EXCAVATION.
- NO SEPARATE PAY FOR ANY DE-WATERING OR SPECIAL EMBEDMENT REQUIRED FOR 8" DIAMETER THRU 18" DIAMETER SANITARY SEWER PIPES AND MANHOLES.
- THE WORDS SANITARY SEWER SHALL MEAN WASTE WATER AND VICE VERSA.
- WW USE 115 LOTS X 3.5 PERS/LOT X 80 GPCPD X PF 4 = 0.13 MGD.

WATER NOTES

- EXISTING WATER LINES ARE SHOWN DASHED/LIGHT. PROPOSED WATER LINES ARE SHOWN CONTINUOUS/HEAVY IN PLAN AND DOTTED/HEAVY IN PROFILE.
- 2" TEMPORARY WATER LINES SHALL BE SCHEDULE 40 PVC SOLVENT WELDED JOINTS. NO SEPARATE PAY FOR 2" FITTINGS NOR 2" X 6" CONNECTOR STRAPS.
- PROVIDE CAST IRON BOXES AND PVC PIPE EXTENSIONS WITH CONCRETE AT GATE VALVES PURSUANT TO CITY STANDARD WATER DETAILS.
- CONSTRUCT WATER RISERS AT END CAPS ON PIPES AND 2" BLOW-OFF VALVES FOR FILLING AND TESTING PURPOSES PURSUANT TO DETAILS AS SHOWN IN CITY STANDARD WATER DETAILS.
- CONSTRUCT WATER SERVICE LINES AND CONNECTIONS PURSUANT TO THE NOTES AND DETAILS AS SHOWN IN CITY STANDARD WATER DETAILS.
- ALL WATER MAINS 6" AND LARGER SHALL BE DR18 PVC WITH DUCTILE IRON MECHANICAL JOINT FITTINGS AND SHALL BE BEDDED IN (ENCASED IN) SAND TO 6" ALL AROUND PIPE.
- ALL WATER SERVICE LINES SHALL BE 1" DIAMETER FOR SINGLE AND DOUBLE WATER SERVICES.
- ALL PUBLIC WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL. FIRE HYDRANTS WILL BE LOCKED ONTO VALVE BY USE OF RETAINER GLANDS ON DIP.
- CONTRACTOR SHALL VERIFY ADEQUATE JOINT RESTRAINT LENGTHS FOR ALL PIPE, FITTINGS AND VALVES PRIOR TO ANY WATER CONSTRUCTION. JOINT RESTRAINT LENGTHS AS SHOWN OR NOTED IN PLANS SHALL BE MADE THRU VALVES AND FITTINGS AS REQUIRED TO OBTAIN LENGTHS SPECIFIED.
- WATER USE 3 GPM/LOT X 115 LOTS X 60 MIN/HR X 24 HR/DAY = 0.50 MGD.
- LINE LOCATOR TAPE AND TRACER WIRE ARE TO BE INSTALLED WITH PROPOSED WATER LINES PER IDM 4.06K-A-B.

STORM WATER POLLUTION PREVENTION

- PAY FOR ALL STORM WATER POLLUTION PREVENTION MEASURES, SOLID WASTE DISPOSAL, SOIL TRACKING, SEEDING, ETC., AS PART OF "STORM WATER POLLUTION PREVENTION".
- UPON COMPLETION OF IMPROVEMENTS HEREOF, ALL DISTURBED AREAS SHALL BE GRASS SEEDING IN ACCORDANCE WITH CITY STANDARD SPECIFICATION 028020 "SEEDING".
- THE NPDES PERMIT CAN BE FOUND ON THE TCEQ WEB SITE AT [HTTPS://WWW.TCEQ.TEXAS.GOV/ASSETS/PUBLIC/PERMITTING/STORMWATER/TXR150000_CGP.PDF](https://www.tceq.texas.gov/assets/public/permitting/stormwater/txr150000_cgp.pdf).
- ALL CONSTRUCTION PROCEDURES, TESTING PROCEDURES AND CONSTRUCTION MATERIALS AND APPURTENANCES SHALL ADHERE AND BE IN COMPLIANCE OF THE LATEST REVISIONS OF THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL, UNIFIED DEVELOPMENT CODE, CODE OF ORDINANCES, TCEQ AND ANY OTHER LOCAL, STATE AND FEDERAL CODE TO MEET JURISDICTION OF THIS PROJECT FOR THE DURATION OF THE PROJECT.
- THESE PLANS HAVE BEEN DEVELOPED AND ENGINEERED TO OFF ALL LOCAL, STATE AND FEDERAL CODES INCLUDING BUT NOT LIMITED TO THE LATEST ADOPTION OF THE IDM, CODE OF ORDINANCES COCC, ICC AND TCEQ TO THE BEST OF THE EOR'S KNOWLEDGE AT THE TIME OF SIGNING AND SEALING. THESE PLANS HAVE ALSO BEEN THOROUGHLY REVIEWED BY CITY ENGINEERS.

LEGEND

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

GENERAL NOTES

- IF A PARTICIPATION AGREEMENT AND/OR REIMBURSEMENT ARE BEING REQUESTED BY THE DEVELOPER/ENGINEER, THEN PRIOR TO START OF CONSTRUCTION, CITY COUNCIL MUST APPROVE SAID AGREEMENT.
- THIS WORK WILL BE INSPECTED BY THE CITY'S CONSTRUCTION INSPECTION DIVISION. CONSTRUCTION INSPECTION SHOULD BE CONTACTED AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE NUMBER TO CONTACT CONSTRUCTION INSPECTION IS (361) 826-3240.
- DEVELOPER/DEVELOPER'S AGENT SHALL ENSURE THAT BEST MANAGEMENT PRACTICES TO MINIMIZE EROSION AND SEDIMENTATION ARE BEING USED AND THAT ANY AND ALL TCEQ PERMITS WHERE NEEDED HAVE BEEN OBTAINED.
- DEVELOPER/DEVELOPER'S AGENT SHALL ENSURE THAT TRAFFIC CONTROL MEASURES ARE IMPLEMENTED AS NEEDED. ANY WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY'S TRAFFIC ENGINEERING DIVISION.
- ANY WORK IN OR AFFECTING TXDOT ROAD RIGHT-OF-WAY REQUIRES REVIEW, APPROVAL AND/OR PERMIT FROM TXDOT AS APPLICABLE.
- ALL PUBLIC IMPROVEMENTS SHALL BE WARRANTED BY THE DEVELOPER PER UNIFIED DEVELOPMENT CODE (UDC) SECTION 8.1.6 FROM THE DATE OF ACCEPTANCE OF THOSE IMPROVEMENTS BY THE DIRECTOR OF ENGINEERING.
- APPROVAL FOR PUBLIC IMPROVEMENTS PERTINENT TO PLATTING REQUIREMENTS OF A FINAL PLAT SHALL EXPIRE IF THE FINAL PLAT EXPIRES. A FINAL PLAT EXPIRES SIX (6) OR TWELVE (12) MONTHS FROM THE DATE OF ITS APPROVAL BY PLANNING COMMISSION IF IMPROVEMENTS HAVE NOT BEEN INITIATED AND SUBSTANTIAL PROGRESS CONTINUED TOWARDS COMPLETION UNLESS AN EXTENSION HAS BEEN GRANTED BY ENGINEERING SERVICES.
- APPROVAL FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH A BUILDING PERMIT SHALL EXPIRE IF THE BUILDING PERMIT EXPIRES. A BUILDING PERMIT EXPIRES 180 DAYS FROM THE DATE OF ISSUANCE UNLESS AN EXTENSION HAS BEEN GRANTED BY BUILDING INSPECTIONS.
- A PERMIT IS REQUIRED FOR ANY EXCAVATION IN PUBLIC RIGHT OF WAY. EXCAVATION MEANS AN ACTIVITY THAT CUTS, PENETRATES, OR BORES UNDER ANY PORTION OF THE PUBLIC WAY THAT HAS BEEN IMPROVED WITH A PAVED SURFACE FOR STREET, SIDEWALK, SURFACE DRAINAGE, OR RELATED PUBLIC TRANSPORTATION INFRASTRUCTURE PURPOSES. PERMITS WILL NOT BE ISSUED FOR EXCAVATION IN ANY PUBLIC WAY THAT HAS BEEN CONSTRUCTED, RECONSTRUCTED, REPAVED, OR RESURFACED IN THE PRECEDING PERIOD OF FIVE YEARS FROM THE DATE OF ACCEPTANCE BY THE PUBLIC WORKS CONSTRUCTION ENTITY.
- ANY EXCAVATIONS ALLOWED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON CONCRETE STREETS MUST BE PERFORMED IN SUCH A WAY THE ENTIRE CONCRETE PANEL IS REPLACED.
- ELECTRICAL CASING PIPES SHALL BE PVC SCHEDULE 40 PIPE, SOLVENT WELD, CAPPED EACH END (WITHOUT SOLVENT WELD AT END CAPS). CASINGS ARE FOR FUTURE ELECTRICAL WIRE/CABLES TO BE INSERTED BY OTHERS. SIZE OF CASINGS AND PLACEMENT LOCATIONS SHALL BE PURSUANT TO THE REQUIREMENTS OF CPL. PLACE ELECTRICAL CASINGS AND BACKFILL IN ACCORDANCE WITH ALL REQUIREMENTS FOR SANITARY SEWER SERVICE LINES. INSTALL CASING PIPES WITH A MINIMUM OF 4' OF COVER FROM FINISHED SURFACE. CONTRACTOR SHALL CONTACT CPL TO DETERMINE THE LOCATION OF CASINGS REQUIRED BY AEP.
- SUBSIDIARY WORK: IN THE COURSE OF FURNISHING OR CONSTRUCTING A COMPLETE WORK OR IMPROVEMENT, CERTAIN WORK MAY BE NECESSARY WHICH IS SUBSIDIARY TO THE ITEMS WHICH ARE ESTABLISHED AS PAY ITEMS. SOME SUCH SUBSIDIARY WORK MAY BE SHOWN AND SPECIFIED IN DETAIL IN THE PLANS AND SPECIFICATIONS, OTHER WORK MAY BE LESS COMPLETELY SHOWN, AND OTHER SUCH WORK WHICH IS ENTIRELY NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK AS A WHOLE MAY NOT BE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO CARRY OUT ALL SUCH SUBSIDIARY WORK AS IF FULLY SHOWN, AND THE COST OF SUCH WORK SHALL BE MADE SUBSIDIARY TO THE ESTABLISHED PAY ITEM.
- ALL CONSTRUCTION PROCEDURES, TESTING PROCEDURES AND CONSTRUCTION MATERIALS AND APPURTENANCES SHALL ADHERE AND BE IN COMPLIANCE OF THE LATEST REVISIONS OF THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL, UNIFIED DEVELOPMENT CODE, CODE OF ORDINANCES, TCEQ AND ANY OTHER LOCAL, STATE AND FEDERAL CODE TO MEET JURISDICTION OF THIS PROJECT FOR THE DURATION OF THE PROJECT.
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DEVELOPER:

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3/20/24

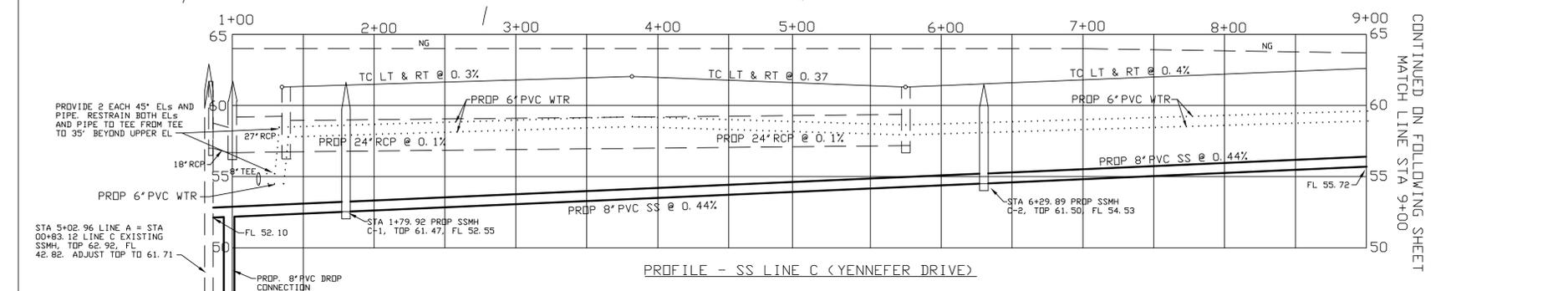
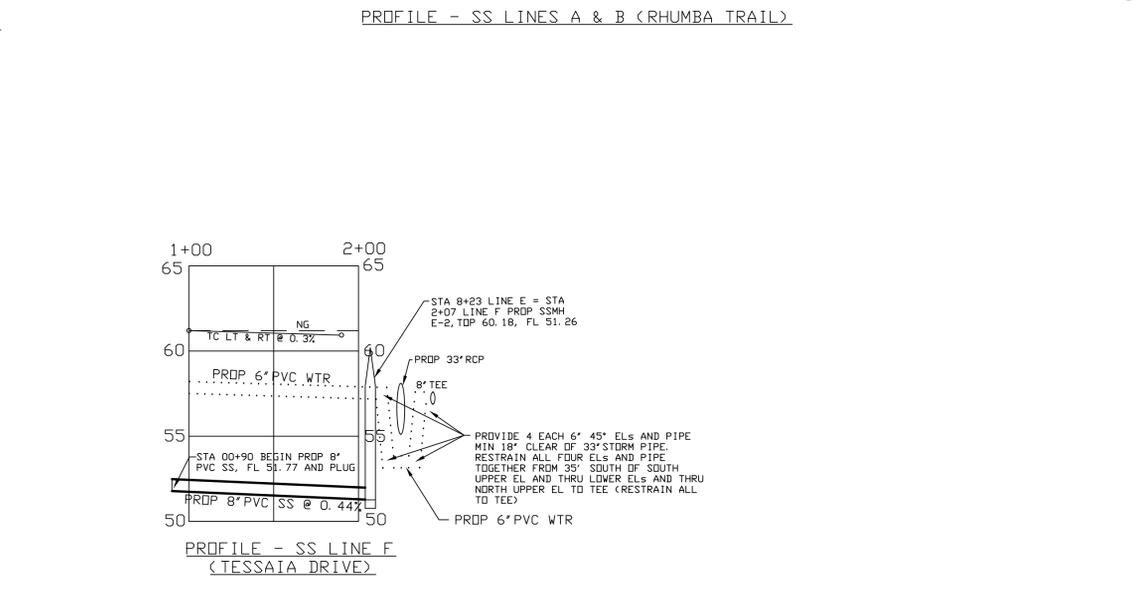
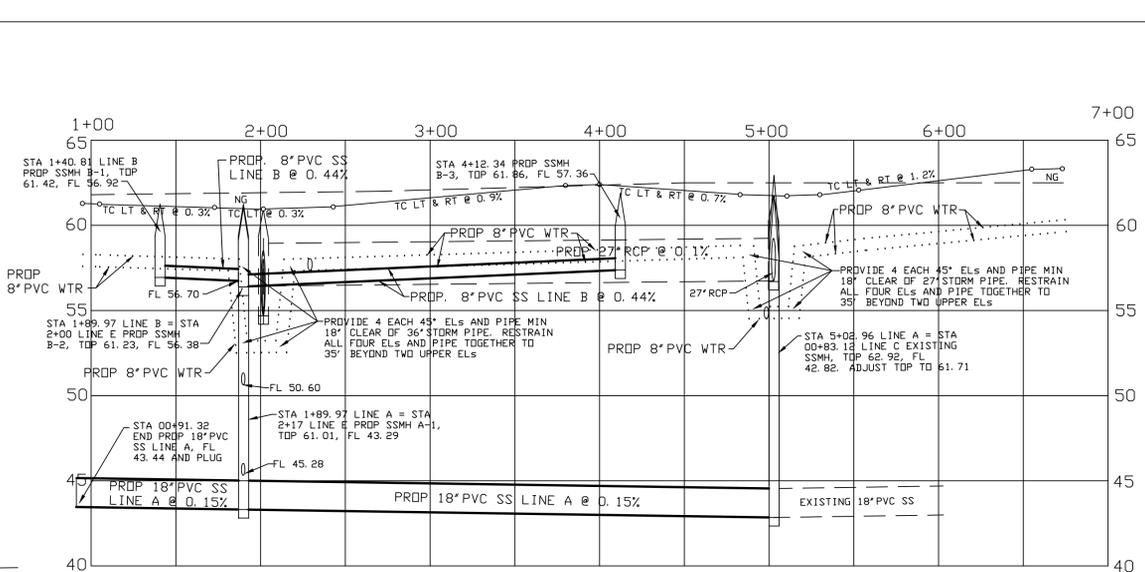
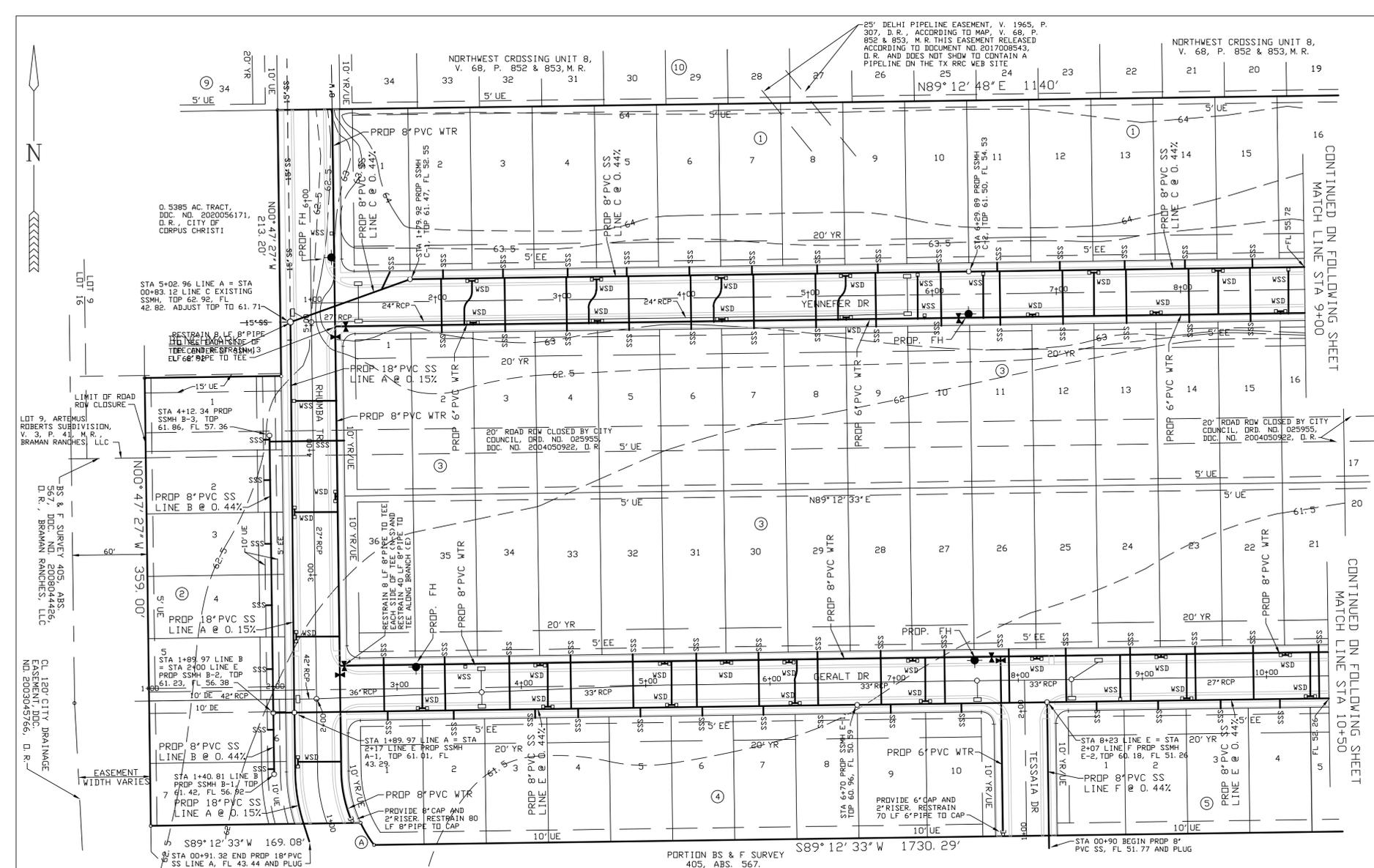
BENCHMARK

CORNER CONCRETE HEADWALL FOR BOX CULVERT IN RAND MORGAN ROAD, EL 62.14, SEE SHEET 3

BENCHMARK

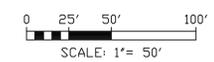
TIP CENTER OF SSMH IN RHUBMA TRAIL, EL 62.92, SEE SHEET 4

BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404			
PUBLIC IMPROVEMENTS TO ROYAL OAK SOUTH CORPUS CHRISTI, NUEECES CO., TX			
COVER SHEET AND MISCELLANEOUS INFORMATION			
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. 1 CS.DWG	
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 21038	
	SCALE (V): AS SHOWN	SHEET 1 OF 18	
	DATE PLOTTED 3/20/24		



LAYERS SHOWING	PGD AS PDD	PGD AS PDD	PGD AS SSW	PGD AS SGN & LGT	PGD AS SWPPP
BRAY	X	X	X	X	X
DR	X	X	X	X	X
CONDUITS	X	X	X	X	X
SEWER	X	X	X	X	X
PGD	X	X	X	X	X
SS	X	X	X	X	X
SGN & LGT	X	X	X	X	X
SWPPP	X	X	X	X	X
WTR	X	X	X	X	X

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

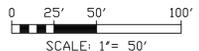
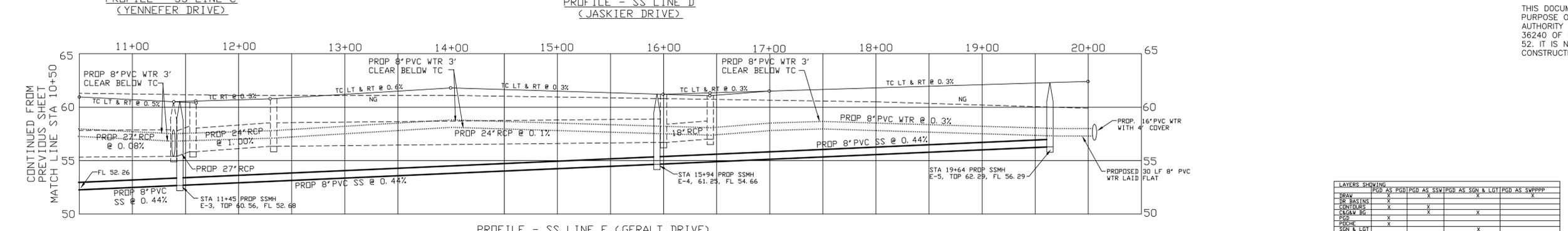
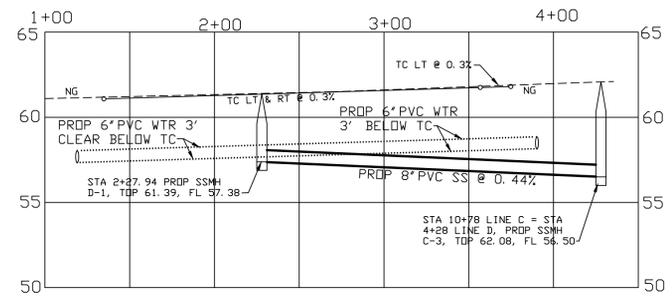
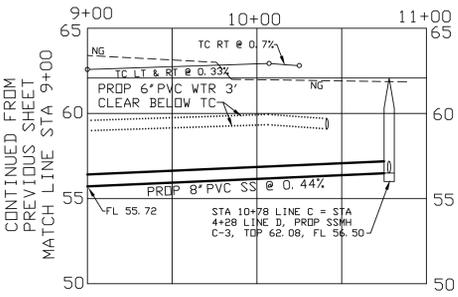
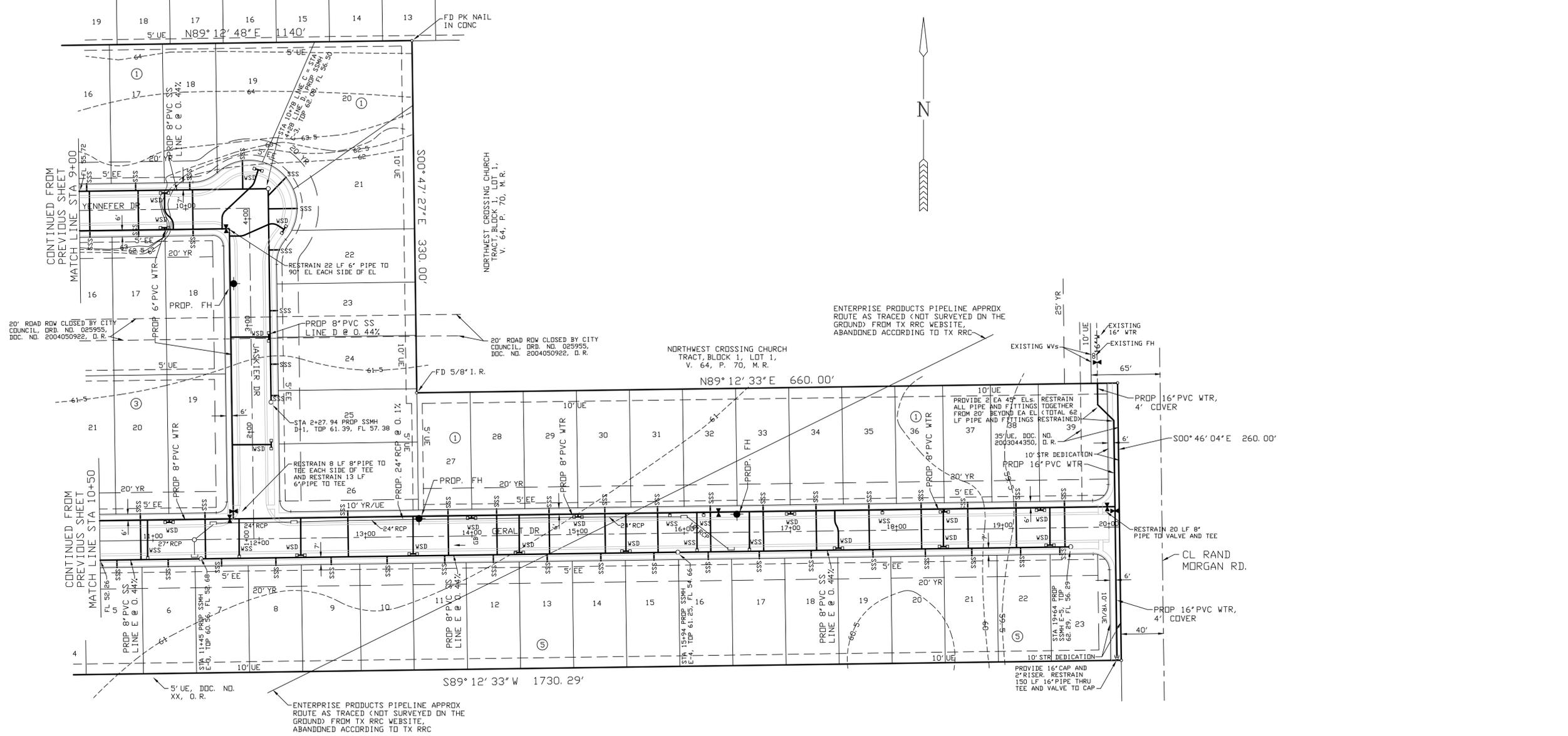
PUBLIC IMPROVEMENTS TO
 ROYAL DAK SOUTH
 CORPUS CHRISTI, NUECES CO., TX

SANITARY SEWER AND WATER PLAN
 AND PROFILE

DWN. _____ PLOT SCALE: 1" = 50'
 SCALE (V): SAME
 SCALE (H): NONE
 DATE PLOTTED: 03/20/24

COM. NO. PGD AS SSW
 JOB NO. 21038
 SHEET 4 OF 18

NORTHWEST CROSSING UNIT B,
V. 68, P. 852 & 853, M.R.



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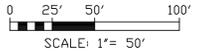
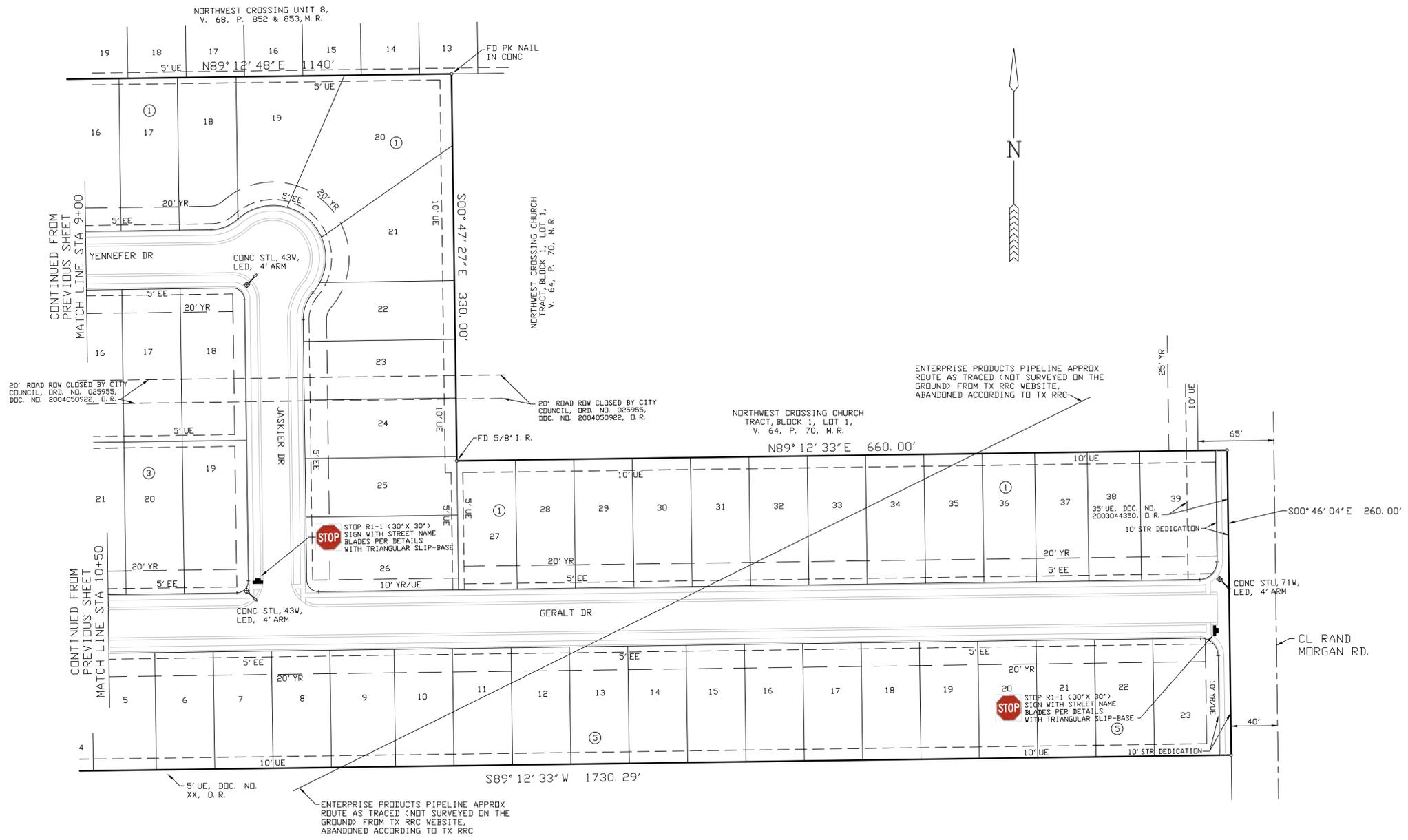
BASS & WELSH ENGINEERING
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ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

SANITARY SEWER AND WATER PLAN
AND PROFILE

LAYER	PGD AS PGD	PGD AS SSW	PGD AS SIGN & LGT	PGD AS SWPPP
SS	X			
WTR	X			
PROP	X			
SS	X			
WTR	X			
PROP	X			
SS	X			
WTR	X			
PROP	X			

DWN. _____ PLOT SCALE: 1" = 50'
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COM. NO. PG2 AS SSW
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SHEET 5 OF 18



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36240 OF BASS AND WELSH ENGINEERING, F
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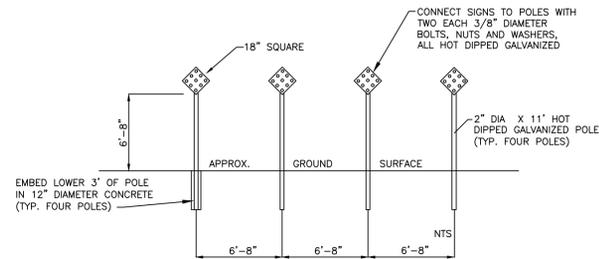
LAYERS SHOWING								
DRW	PGD AS	PGD	PGD AS	SSW	PGD AS	SGN & LGT	PGD AS	SWPPP
DRW	X							
DR BASTINS	X							
CONTRUS	X							
CLGAV BG	X							
PGD	X							
PGD AS	X							
SGN & LGT					X			
SS				X				
SWPPP							X	
WTC			X					

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

PUBLIC IMPROVEMENTS TO
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

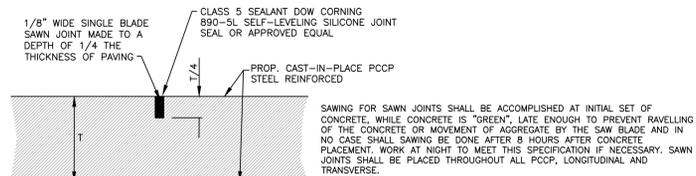
STREET SIGN AND LIGHT POLE PLAN

DWN.	PLOT SCALE: 1" = 50'	COM. NO. PGD AS S & L
CHK.	SCALE (V): SAME	JOB NO. 21038
	SCALE (H): NONE	SHEET 7 OF 18
	DATE PLOTTED 03/20/24	



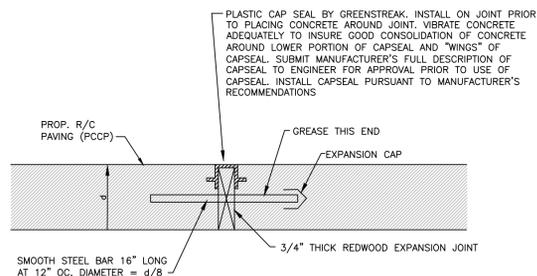
DETAIL - END OF ROAD BARRICADE
INSTALLATION (OBJECT MARKERS OM4-2)

NTS



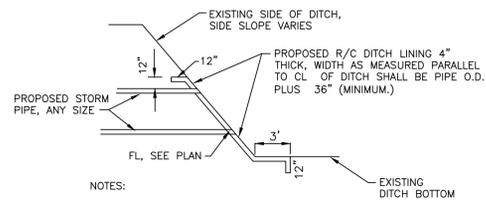
PCCP CONTRACTION (SAWN) JOINT DETAIL

NTS



EXPANSION JOINT FOR PCCP

NTS

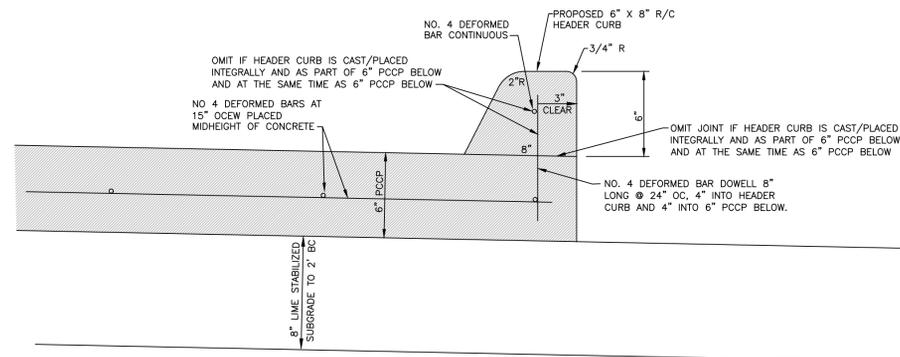


TYPICAL SECTION - PROPOSED
CONCRETE LINING IN DITCH AT END OF
PROPOSED STO. PIPE

NTS

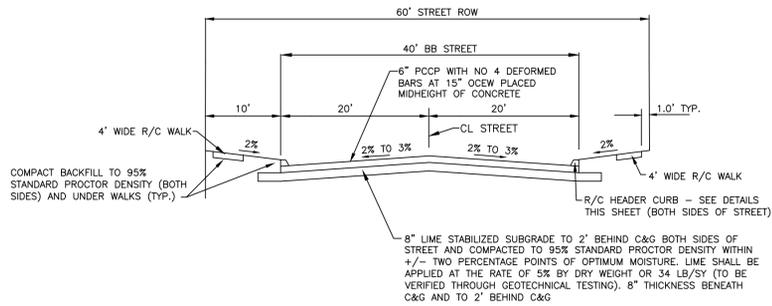
PCCP (PORTLAND CEMENT CONCRETE PAVING) NOTES

1. ALL PROPOSED PCCP SHALL BE PORTLAND CEMENT CONCRETE PAVING OF 6" THICKNESS. ALL PROPOSED PUBLIC STREETS SHALL BE PAVED WITH 4,000 PSI COMPRESSIVE STRENGTH CONCRETE AT 28 DAYS.
2. ALL PROPOSED PCCP SHALL OVERLAY PROPOSED 8" LIME STABILIZED AND COMPACTED NATURAL SOIL AT THE SITE.
3. CONTRACTION JOINTS SHALL BE PLACED PARALLEL OR PERPENDICULAR TO THE LONG AXIS (CENTER LINE) OF ALL PROPOSED STREETS EXCEPT WHERE SHOWN OTHERWISE AT MANHOLES AND STREET INTERSECTIONS. JOINTS ARE SHOWN IN THE FOLLOWING TWO JOINING PLAN SHEETS. ALL CONTRACTION JOINTS SHALL BE SAWN OR TROWEL UNLESS INDICATED OTHERWISE. ALL TRANSVERSE JOINTS SHALL BE CONSTRUCTED (PLACED) TO BACK OF CURB (PLACED IN ALL CURBS). JOINTS IN CURBS SHALL BE CONSTRUCTED (PLACED) AT THE INSIDE FACE OF CURB, THE TOP OF CURB AND THE BACK FACE OF CURB.
4. LONGITUDINAL JOINTS SHALL BE PLACED THE FULL LENGTH ALONG THE STREET CENTER LINES FOR 28' BB STREETS AND THE FULL LENGTH ALONG THIRD POINTS (12' TO LIP OF GUTTER) FOR 40' BB STREETS, EXCEPT WHERE SHOWN OTHERWISE AT STREET INTERSECTIONS. TRANSVERSE JOINTS SHALL BE PLACED AT 12' CENTERS EXCEPT WHERE SHOWN OTHERWISE. LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE SAWN CONTRACTION JOINTS.



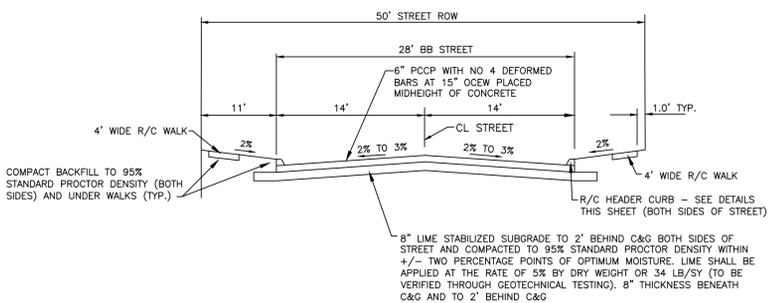
TYPICAL PAVING SECTION SHOWING HEADER CURB DETAILS

NTS



TYPICAL STREET SECTION - 60' ROW

NTS



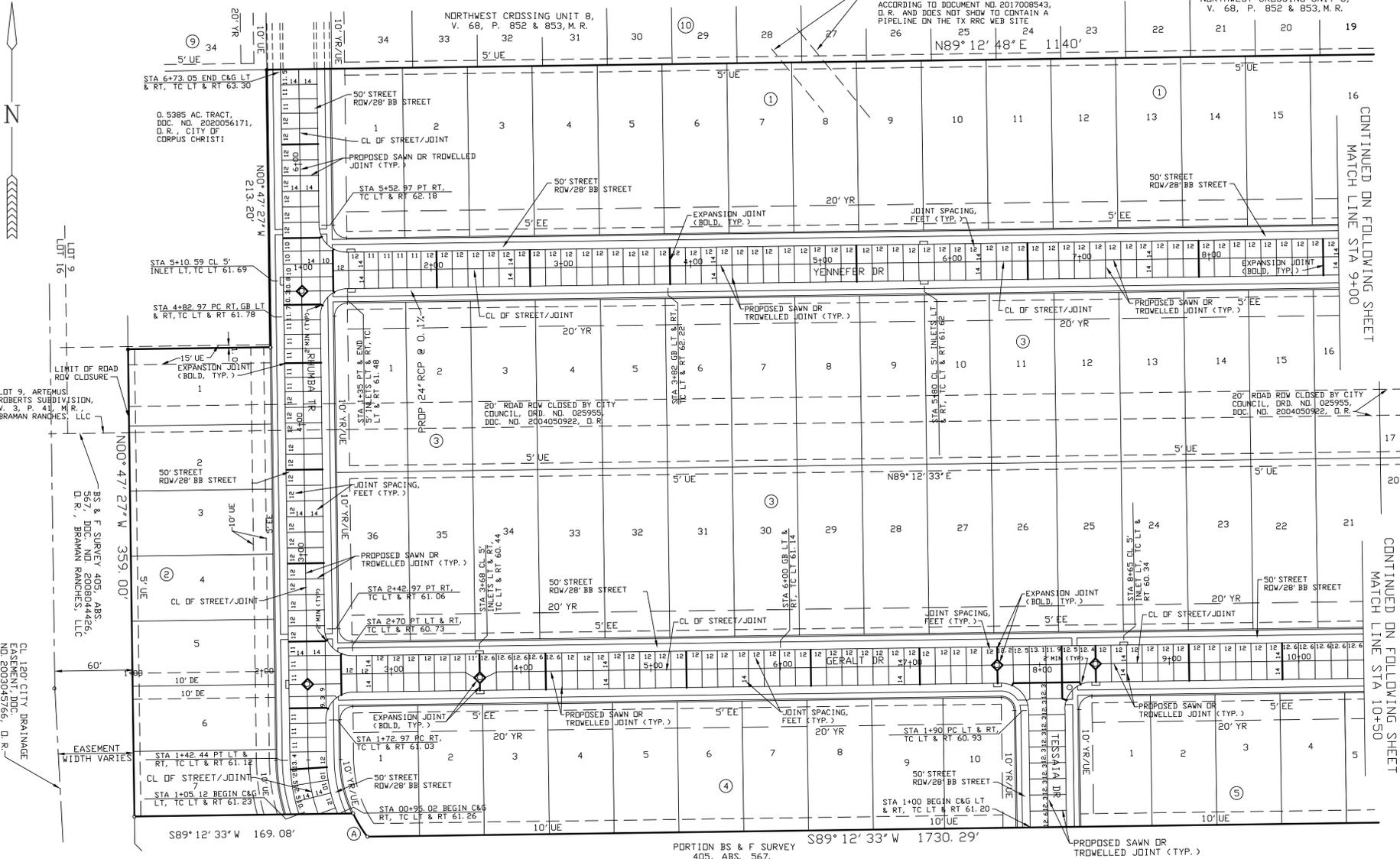
TYPICAL STREET SECTION - 50' ROW

NTS

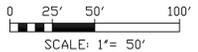
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PUBLIC IMPROVEMENTS TO ROYAL OAK SOUTH CORPUS CHRISTI, NUECES CO., TX		
STREET, SIDEWALK AND DRAINAGE DETAILS		
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. 8 STR-DET
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 21038
	SCALE (V): AS SHOWN	SHEET 8 OF 18
	DATE PLOTTED 03/20/24	

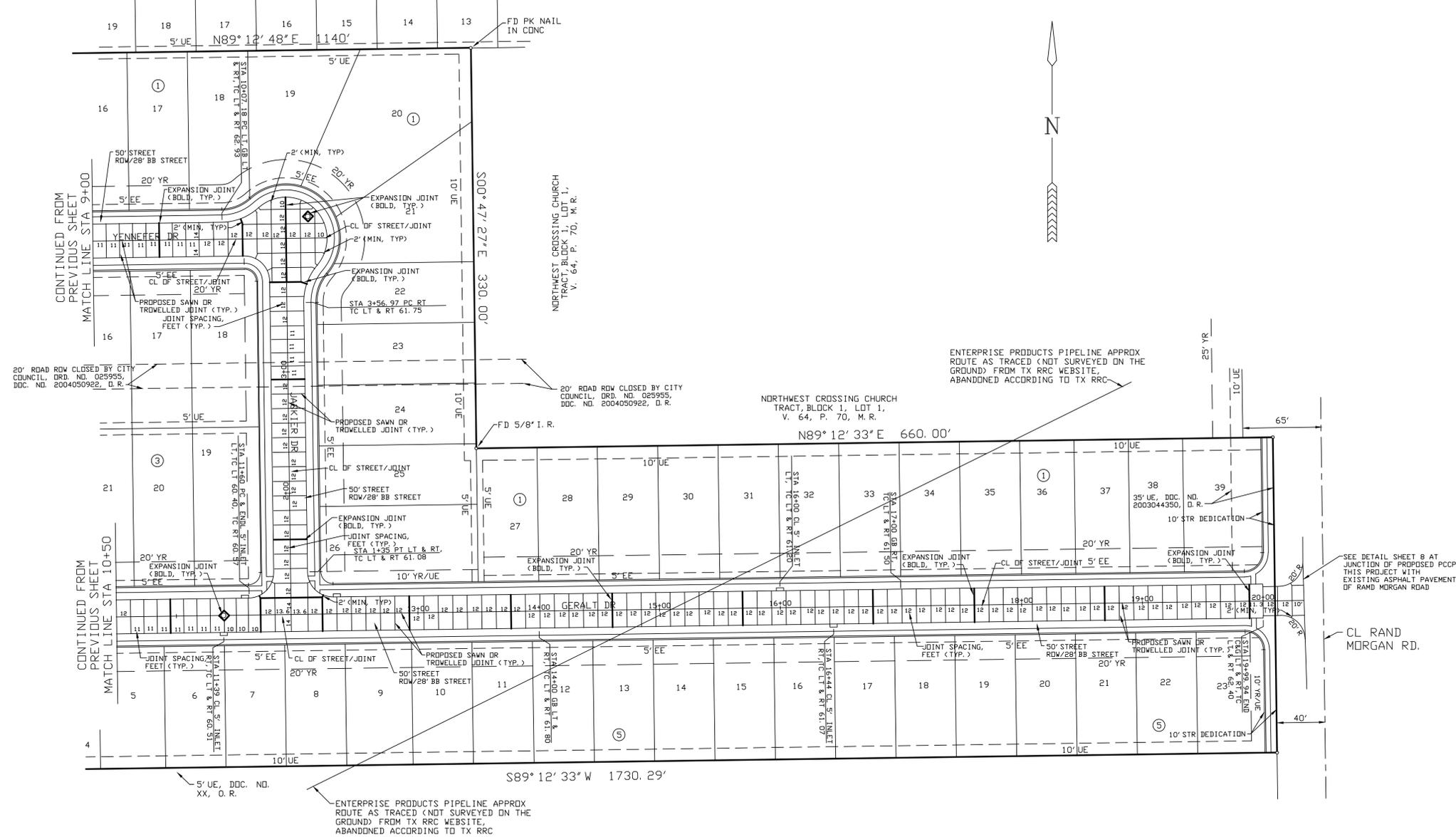


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PUBLIC IMPROVEMENTS TO ROYAL DAK SOUTH CORPUS CHRISTI, NUECES CO., TX		
PCCP JOINTING PLAN		
DWN: _____	PLOT SCALE: 1" = 50'	COM. NO. 9 JOINTING PLN
CHK: _____	SCALE (V): SAME	JOB NO. 2103B
	SCALE (H): NONE	SHEET 9 OF 18
	DATE PLOTTED 03/20/24	

NORTHWEST CROSSING UNIT 8,
V. 68, P. 852 & 853, M. R.



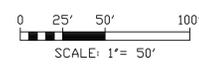
ENTERPRISE PRODUCTS PIPELINE APPROX
ROUTE AS TRACED (NOT SURVEYED ON THE
GROUND) FROM TX RRC WEBSITE,
ABANDONED ACCORDING TO TX RRC

SEE DETAIL SHEET 8 AT
JUNCTION OF PROPOSED PCCP
THIS PROJECT WITH
EXISTING ASPHALT PAVEMENT
OF RAND MORGAN ROAD

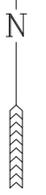
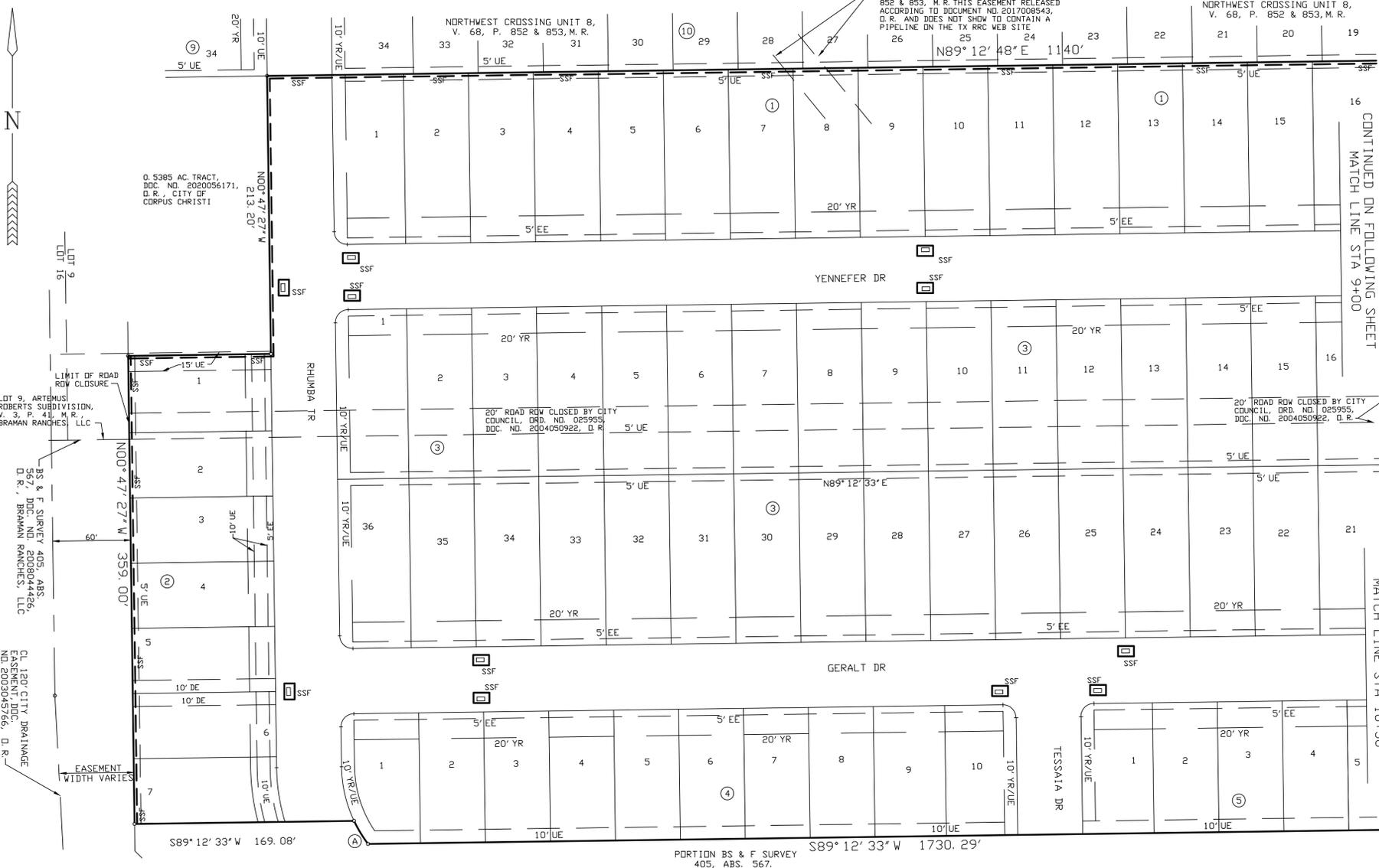
CL RAND
MORGAN RD.

ENTERPRISE PRODUCTS PIPELINE APPROX
ROUTE AS TRACED (NOT SURVEYED ON THE
GROUND) FROM TX RRC WEBSITE,
ABANDONED ACCORDING TO TX RRC

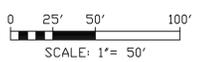
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PUBLIC IMPROVEMENTS TO ROYAL DAK SOUTH CORPUS CHRISTI, NUECES CO., TX		
PCCP JOINTING PLAN		
DWN. _____	PLOT SCALE: 1" = 50'	COM. NO. 10 JOINTING PLAN
CHK. _____	SCALE (V): SAME	JOB NO. 21038
	SCALE (H): NONE	SHEET 10 OF 18
	DATE PLOTTED 03/20/24	



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PUBLIC IMPROVEMENTS TO
ROYAL DAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

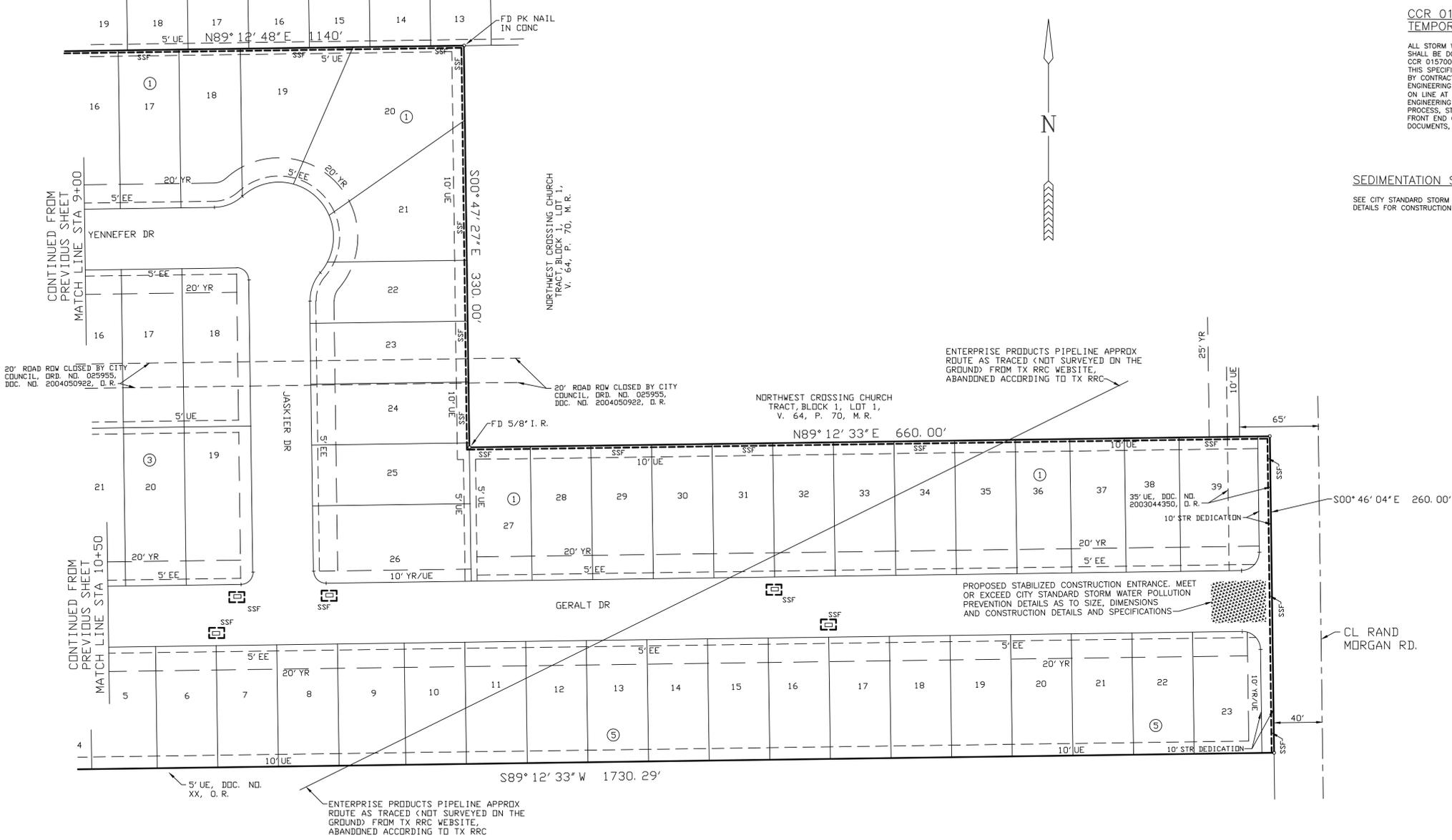
STORM WATER POLLUTION PREVENTION PLAN
SHEET 11 OF 31

LAYERS SHOWING	PGD AS	PGD AS	SSW/PGD AS					
BRAY	X	X	X	X	X	X	X	X
DR BASINS	X	X	X	X	X	X	X	X
CONDUITS	X	X	X	X	X	X	X	X
TRASH BS	X	X	X	X	X	X	X	X
PGD	X	X	X	X	X	X	X	X
PGD	X	X	X	X	X	X	X	X
SSW & LGT	X	X	X	X	X	X	X	X
SS	X	X	X	X	X	X	X	X
SWPPP	X	X	X	X	X	X	X	X
VTR	X	X	X	X	X	X	X	X

DWN. _____ PLOT SCALE: 1" = 50'
SCALE (V): SAME
SCALE (H): NONE
DATE PLOTTED: 03/20/24

COM. NO. PGD1 AS SWPPP
JOB NO. 21038
SHEET 11 OF 18

NORTHWEST CROSSING UNIT 8,
V. 68, P. 852 & 853, M.R.



**CCR 015700
TEMPORARY CONTROLS**

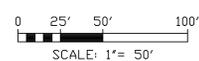
ALL STORM WATER POLLUTION WORK SHALL BE DONE IN ACCORDANCE WITH CCR 015700 "TEMPORARY CONTROLS". THIS SPECIFICATION SHALL BE OBTAINED BY CONTRACTOR FROM THE CITY ENGINEERING SERVICES DEPARTMENT OR ON LINE AT THE CITY'S WEB SITE, ENGINEERING SERVICES DEPARTMENT, PROCESS, STANDARDS AND CONTRACTS, FRONT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

SEDIMENTATION SCREENING FENCE

SEE CITY STANDARD STORM WATER POLLUTION PREVENTION DETAILS FOR CONSTRUCTION

POLLUTION PREVENTION NOTES

- CONSTRUCTION ENTRANCE - CONSTRUCT A PROPOSED 28' X 30' CONSTRUCTION ENTRANCE CONSISTING OF AN AREA SURFACED WITH CRUSH STONE OR GRAVEL OF SIZE 2" TO 4". THE GRAVEL OR CRUSHED STONE SHALL BE PLACED IN A MINIMUM 6" THICK LAYER AND SHALL OVERLAY A LAYER OF FILTER CLOTH MEETING THE SAME REQUIREMENTS AS FOR SILT FENCE. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE IN GOOD CONDITION THROUGHOUT THE DURATION OF THE PROJECT AND SHALL REMOVE MUD OR OTHER DEBRIS FROM THE CONSTRUCTION ENTRANCE PERIODICALLY DURING THE PROJECT.
- CONSTRUCTION EQUIPMENT TRACKING - CONTRACTORS SHALL ENSURE THAT NO MUD OR ANY OTHER DEBRIS BE TRACKED ONTO ANY PAVED STREETS IN THE AREA OF THIS PROJECT. SHOULD ANY MUD OR OTHER DEBRIS BE TRACKED ONTO PAVED STREETS, CONTRACTOR SHALL IMMEDIATELY CLEANUP SAME AT HIS OWN EXPENSE.
- SILT SCREENS - CONSTRUCT SILT SCREENS AT LOCATIONS AS SHOWN IN THE PLANS. ALL SILT SCREENS SHALL MEET THE REQUIREMENTS OF CITY STANDARD SPECIFICATION 022420 "SILT FENCE". THE SILT FENCES SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PERIOD ON A WEEKLY BASIS AND SHALL BE REPAIRED/REPLACED AS NECESSARY.
- SOLID WASTE DISPOSAL - ALL TRASH AND DEBRIS WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE JOB SITE.
- HAZARDOUS WASTE - NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE IS ENCOUNTERED, ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SPILL PREVENTION - THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THIS JOB. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT WILL BE USED UP BEFORE DISPOSING THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE. FUELING OF CONSTRUCTION VEHICLES SHALL BE MADE A MINIMUM OF 200' AWAY FROM ANY DRAINAGE INLET OR SWALE.
- PAY FOR SILT SCREEN FENCES, STABILIZED CONSTRUCTION ENTRANCE AND ALL POLLUTION PREVENTION MEASURES OF ALL TYPES IN UNIT PRICE OF "STORM WATER POLLUTION PREVENTION".
- CONTRACTOR SHALL ENSURE DUST ON THE SITE IS CONTROLLED (NOT ALLOWED TO BLOW TO ADJACENT PROPERTY) BY DAMPENING DURING CONSTRUCTION.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT ANYWHERE ON THE PROJECT SITE UNLESS THE SURPLUS CONCRETE OR DRUM WASH WATER IN CONCRETE TRUCKS IS DISCHARGED AT A FACILITY ON THE CONSTRUCTION SITE THAT WILL RETAIN ALL CONCRETE WASH WATERS OR LEACHATES, INCLUDING ANY WASH WATERS OR LEACHATES MIXED WITH STORM WATER. CONCRETE WASH WATERS AND LEACHATES MAY NOT BE ALLOWED TO ENTER THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, CITY STREETS, THE WATERS OF THE UNITED STATES, OR GROUND WATERS.
- NON-CONCRETE TRUCK VEHICLES SHALL BE WASHED AT THE STABILIZED CONSTRUCTION ENTRANCE IN A MANNER TO REMOVE ALL MUD AND DEBRIS FROM THE TIRES.
- THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT REQUIRES STABILIZATION MEASURES TO BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND MUST BE INITIATED IMMEDIATELY AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. CONSTRUCTION TEMPORARILY CEASED - "IMMEDIATELY" MEANS AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY, EXCEPT WHERE TEMPORARY STABILIZATION IS INFEASIBLE, BUT TEMPORARY PERIMETER CONTROLS ARE UTILIZED INSTEAD; THE OPERATOR MUST DOCUMENT WHY STABILIZATION IS INFEASIBLE AND DEMONSTRATE THAT PERIMETER CONTROLS WILL RETAIN SEDIMENT ON-SITE. CONSTRUCTION PERMANENTLY CEASED - "IMMEDIATELY" MEANS AS SOON AS PRACTICABLE, BUT NO MORE THAN 14 DAYS AFTER INITIATION, EXCEPT WHERE THE INITIATION OF PERMANENT STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.



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LAYERS SHOWN

	DR	AS	PGD	AS	SSW	PGD	AS	SGI	LG1	PGD	AS	SWPPP
DR BASINS	X											X
CONTAINERS	X											X
CR&M	X											X
PGD	X											X
SGI & LG1							X					X
SS					X							X
SWPPP												X
VTR					X							

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

**PUBLIC IMPROVEMENTS TO
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX**

**STORM WATER POLLUTION PREVENTION PLAN
SHEET 2 OF 3**

DWN. _____ PLOT SCALE: 1" = 50'
SCALE (V): _____ SAME
DATE PLOTTED: 03/20/24

COM. NO. PGD2 AS SWPPP
JOB NO. 21038
SHEET 12 OF 18

SITE DESCRIPTION

NOT TO SCALE

PROJECT LIMITS: ROYAL OAK SOUTH

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

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

TOTAL PROJECT AREA: 20.261 ACRES

TOTAL AREA TO BE DISTURBED: 20.3 ACRES

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 55%

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

NAME OF RECEIVING WATERS: OSO CREEK

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

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

EROSION AND SEDIMENT CONTROLS

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

SOIL STABILIZATION PRACTICES:

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

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

STRUCTURAL PRACTICES:

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

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

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

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

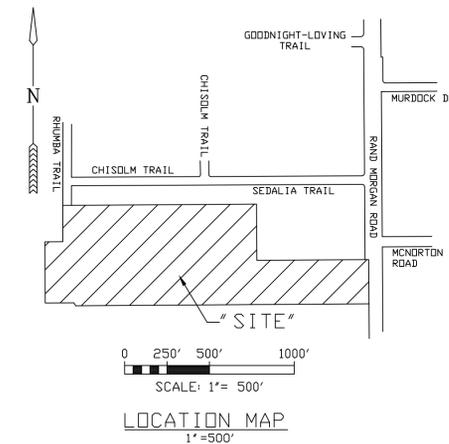
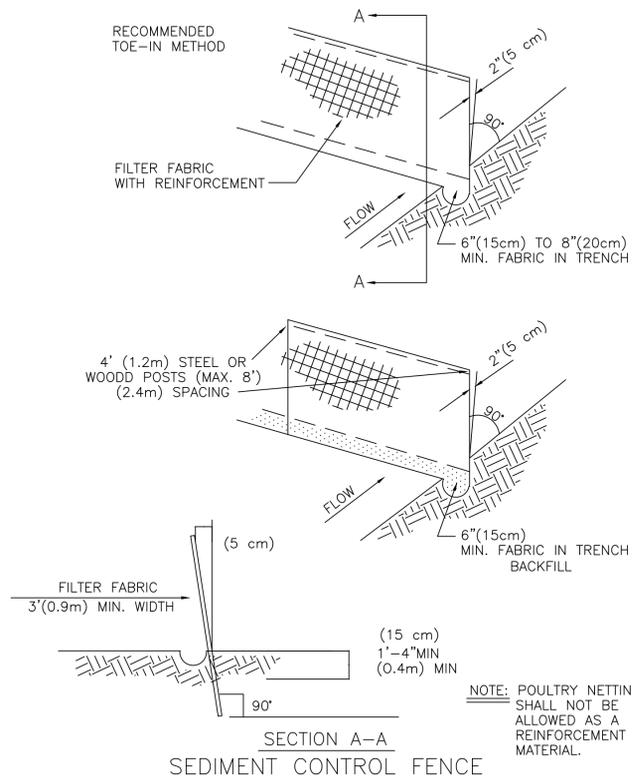
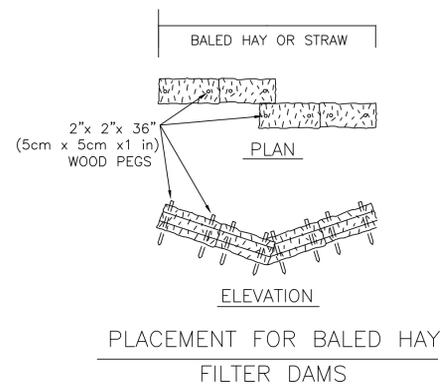
SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY.

OFFSITE VEHICLE TRACKING:

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

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

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



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BASS AND WELSH ENGINEERING TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET CORPUS CHRISTI, TEXAS 78404			
PUBLIC IMPROVEMENTS TO ROYAL OAK SOUTH CORPUS CHRISTI, NUECES CO., TX			
STORM WATER POLLUTION PREVENTION PLAN SHEET 3 OF 3			
DWN:	PLOT SCALE: 1" = 50'	COM. NO.:	13 SWPPP
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO.:	21038
	SCALE (V): AS SHOWN	DATE PLOTTED:	03/20/24
		SHEET:	13 OF 18

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TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS

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

GENERAL NOTES:

- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking or subject to approval of the TxDOT Traffic Standards Engineer.
- Material used as part of this system shall conform to the following specifications:
 - 10 88G Tubing (2.875" outside diameter)
 - 0.134" nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be HSLA 50 or 55 per ASTM A501 or ASTM A508
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
 - Outside diameter (uncoated) shall be within the range of 2.867" to 2.887"
 - Galvanization per ASTM A153 or ASTM A653 G215. For galvanized steel tubing (ASTM A653), recast tube outside diameter weld seam by metalizing with zinc wire per ASTM B833.
 - Schedule 80 Pipe (2.875" outside diameter)
 - 0.275" nominal wall thickness
 - Steel tubing per ASTM A500 or C
 - Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
 - 46,000 PSI minimum yield strength
 - 62,000 PSI minimum tensile strength
 - 21% minimum elongation in 2"
 - Wall thickness (uncoated) shall be within the range of 0.248" to 0.265"
 - Outside diameter (uncoated) shall be within the range of 2.867" to 2.887"
 - Galvanization per ASTM A153
- See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: <http://www.txdot.gov/business/transportation/traffic/>
- Sign supports shall not be applied except where shown. Sign support posts shall not be applied.

ASSEMBLY PROCEDURE

Foundation

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

Support

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

CONCRETE ANCHOR

Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy 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 ASTM A45. Galvanizing: Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-110. 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 5/16" minimum embedment, shall have a minimum of 1000 psi tensile 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

03/2007 July 2007 Rev. 10/09 (04/2007) (04/2007) (04/2007)
9-08 10/09/08 08/08/08 08/08/08 08/08/08
SHEET NO. COUNTY COUNTY COUNTY COUNTY SHEET NO.

CROSSWALK PAVEMENT MARKINGS

PLAN
SCALE: N.T.S.

STREET NAME BLADE SIGN

NOTES:

- STREET NAME BLADE MATERIAL SHALL CONSIST OF EXTRUDED ALUMINUM. THE HEIGHT OF NAME BLADES SHALL BE 4" AND THE HEIGHT OF LETTERING SHALL BE 6". STREET NAME LETTERS SHALL CONSIST OF INITIAL CASE. FONT ON STREET NAME BLADES SHALL BE SERIES B. WHEN TWO STREET NAME BLADES HAVE THE SAME WIDTH, THESE TWO STREET NAME BLADES SHALL HAVE THE SAME WIDTH.
- ANTI-GRAFFITI COATING ON FRONT OF THE SIGN PLAQUE IS APPLICABLE TO ALL SIGNS EXCEPT FOR NAME BLADES.
- REPLACEMENT OF SIGNS SHALL MEET 2011 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND TxDOT STANDARDS, CROSSWALK SIGNS.

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

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

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

TYPICAL EXAMPLES

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

REQUIREMENTS FOR FOUR SPECIFIC SIGNS ONLY

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

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

TYPICAL EXAMPLES

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

GENERAL NOTES

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

ALUMINUM SIGN BLANKS THICKNESS	
Square Feet	Minimum Thickness
Less than 7.5	0.080
7.5 to 15	0.100
Greater than 15	0.125

DEPARTMENTAL MATERIAL SPECIFICATIONS	
ALUMINUM SIGN BLANKS	DMS-7110
SIGN FACE MATERIALS	DMS-8300

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

REQUIREMENTS FOR WARNING SIGNS

TYPICAL EXAMPLES

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

REQUIREMENTS FOR SCHOOL SIGNS

TYPICAL EXAMPLES

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

TYPICAL SIGN REQUIREMENTS

TSR (4) - 13

HEIGHT	9" (228 mm)
LENGTH	24" (600 mm) MIN. 54 (1350 mm) MAX. 6" (150 mm) INCREMENTS OF LENGTH
THICKNESS	0.125" (3MM)
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER HIGH INTENSITY FP-85, SECTION 718 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	10%

9" D3 - STREET NAME SIGN

NEW 9" D3 W / DEAD END OR NO OUTLET SIGNAGE

TABLE - D3 SIGNS

A	B	C	D	E	F	T
24"	9"	1/2"	3/4"	8"	12"	0.125"
30"	9"	1/2"	3/4"	8"	15"	0.125"
36"	9"	1/2"	3/4"	8"	18"	0.125"
42"	9"	1/2"	3/4"	8"	21"	0.125"
48"	9"	1/2"	3/4"	8"	24"	0.125"
54"	9"	1/2"	3/4"	8"	27"	0.125"

NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.

D3 SIGN TO POLE INSTALLATION

TYPICAL GROUND MOUNTED SIGN PLACEMENT

CONSULTANT'S SHEET NO.

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

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

SHEET 7 of 7
RECORD DRAWING NO. _____
CITY PROJECT # _____

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STREET SIGN ASSEMBLY EXAMPLES		PAY ITEMS		
STOP SIGN WITH 2 STREET NAMES	ITEM	UNIT	DESCRIPTION	QUANTITY
	531.3	EA.	R1-1 STOP	1
	531.57-P	EA.	9-INCH STREET NAME PLATE (4 PLATES)	2
	531.4	EA.	R1-2 YIELD	1
	531.57-P	EA.	9-INCH STREET NAME SIGN (2 PLATES)	1
	531.57	EA.	9-INCH STREET NAME SIGN (2 PLATES)	1
	531.57-P	EA.	9-INCH STREET NAME PLATE (2 PLATES)	1

NOTE:

- ITEM 531.57 "9-INCH STREET NAME" SIGN (I-EA) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS. THIS SHALL BE FULL COMPENSATION FOR MATERIALS AND LABOR AS DESCRIBED IN C.O.S.A. STANDARD SPECIFICATIONS AND GROUND SIGN MOUNTING STANDARD DETAIL.
- ITEM 531.57-P "9-INCH STREET NAME PLATE" (I-EA) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS ON TOP OF EXISTING SIGN (I.E., STOP SIGN OR YIELD SIGN), EXTRA LENGTH POLE AND APPURTENANCES REQUIRED TO MEET SPECIFICATIONS.

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

03/20/24

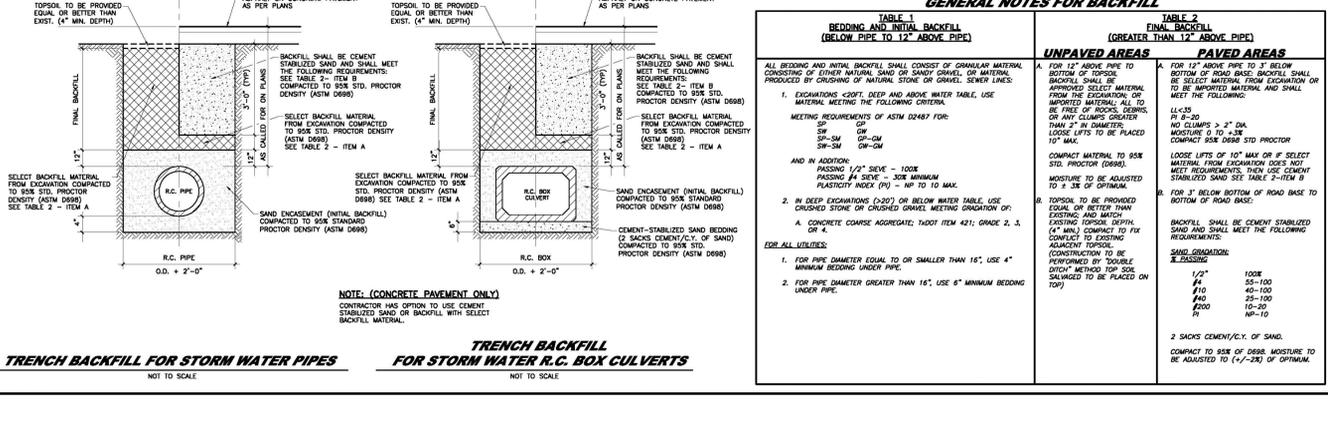
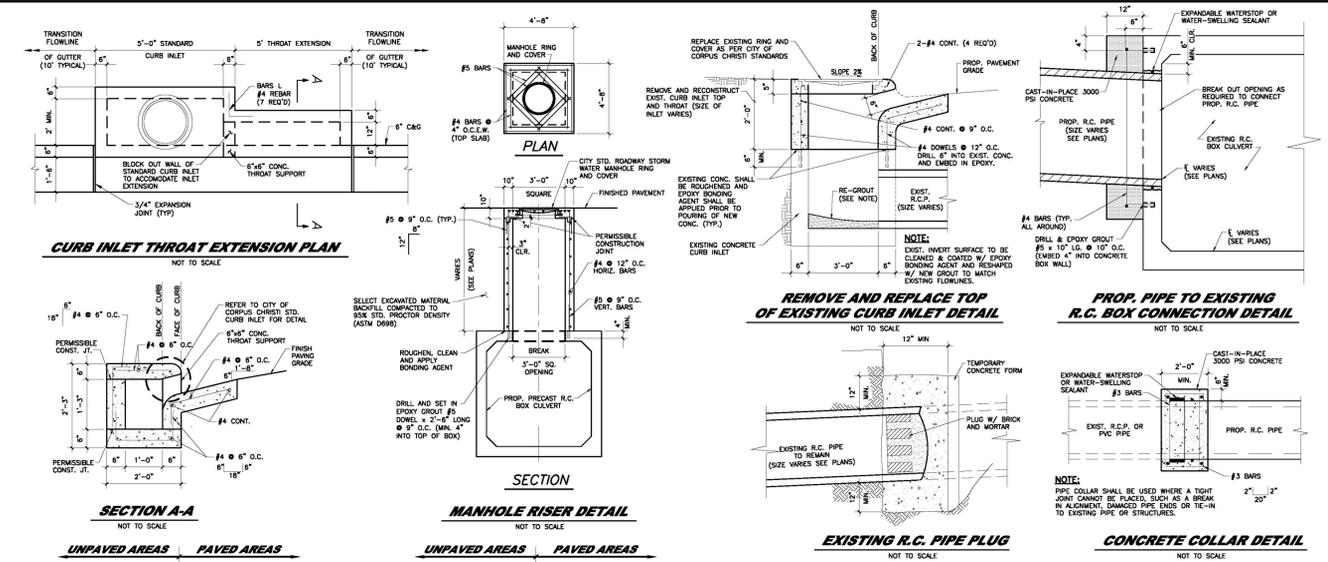
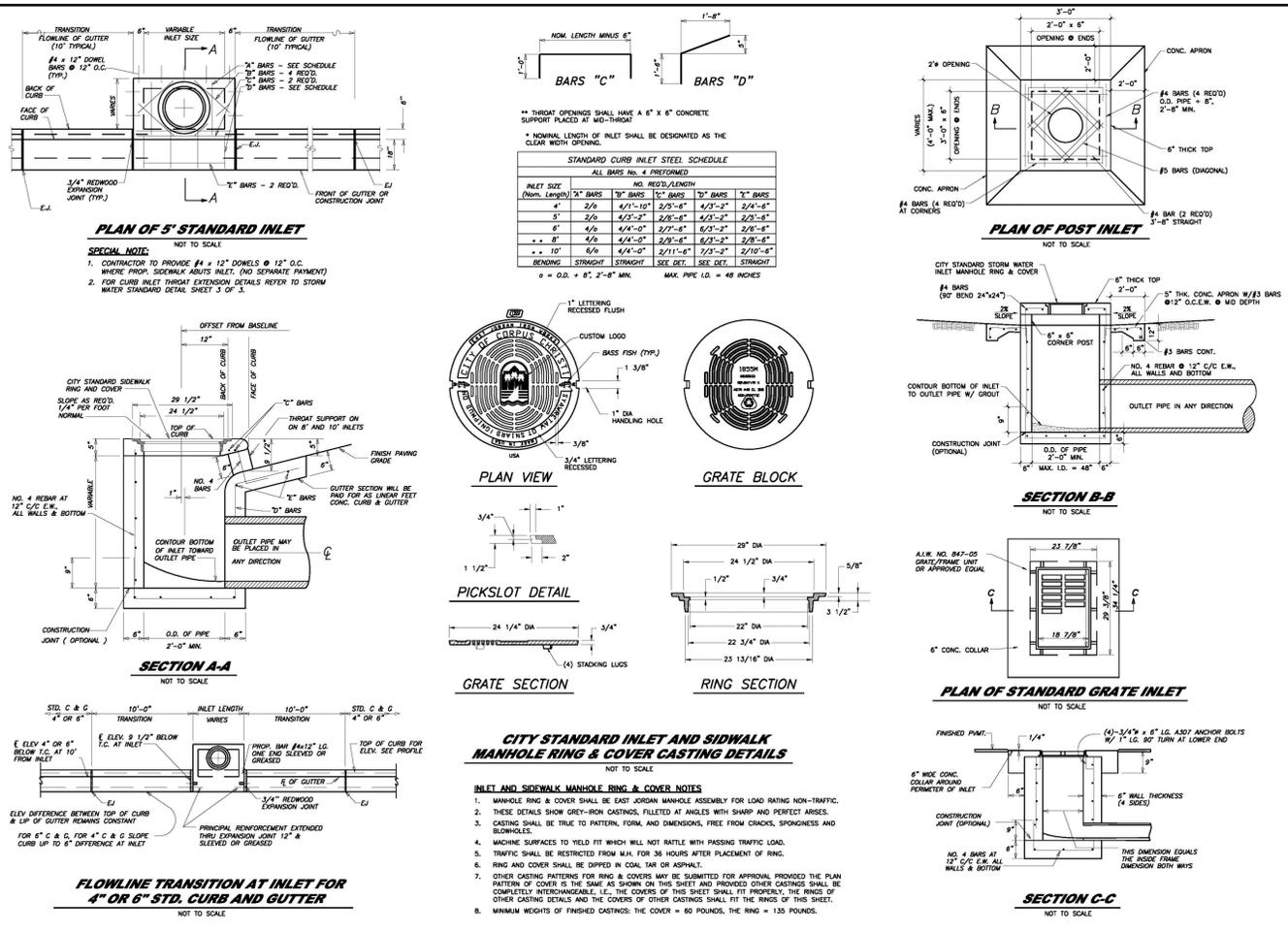
BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PUBLIC IMPROVEMENTS TO
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

TXDOT & CITY SIGN AND PAVEMENT
MARKING REQUIREMENTS AND DETAILS

DWN: _____	PLOT SCALE: 1" = 50'	COM. NO. _____	14 TXDOT CITY
CHK: N. WELSH	SCALE (H): AS SHOWN	JOB NO. _____	PRINT MARKINGS
	SCALE (V): AS SHOWN	SHEET 14 OF 18	
	DATE PLOTTED: 03/20/24		

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CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI, TEXAS

Department of Engineering Services

STORM WATER STANDARD DETAILS

2 of 3

CITY PROJECT # _____

SHEET _____ of _____

RECORD DRAWING NO. _____

CITY PROJECT # _____

CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI, TEXAS

Department of Engineering Services

STORM WATER STANDARD DETAILS

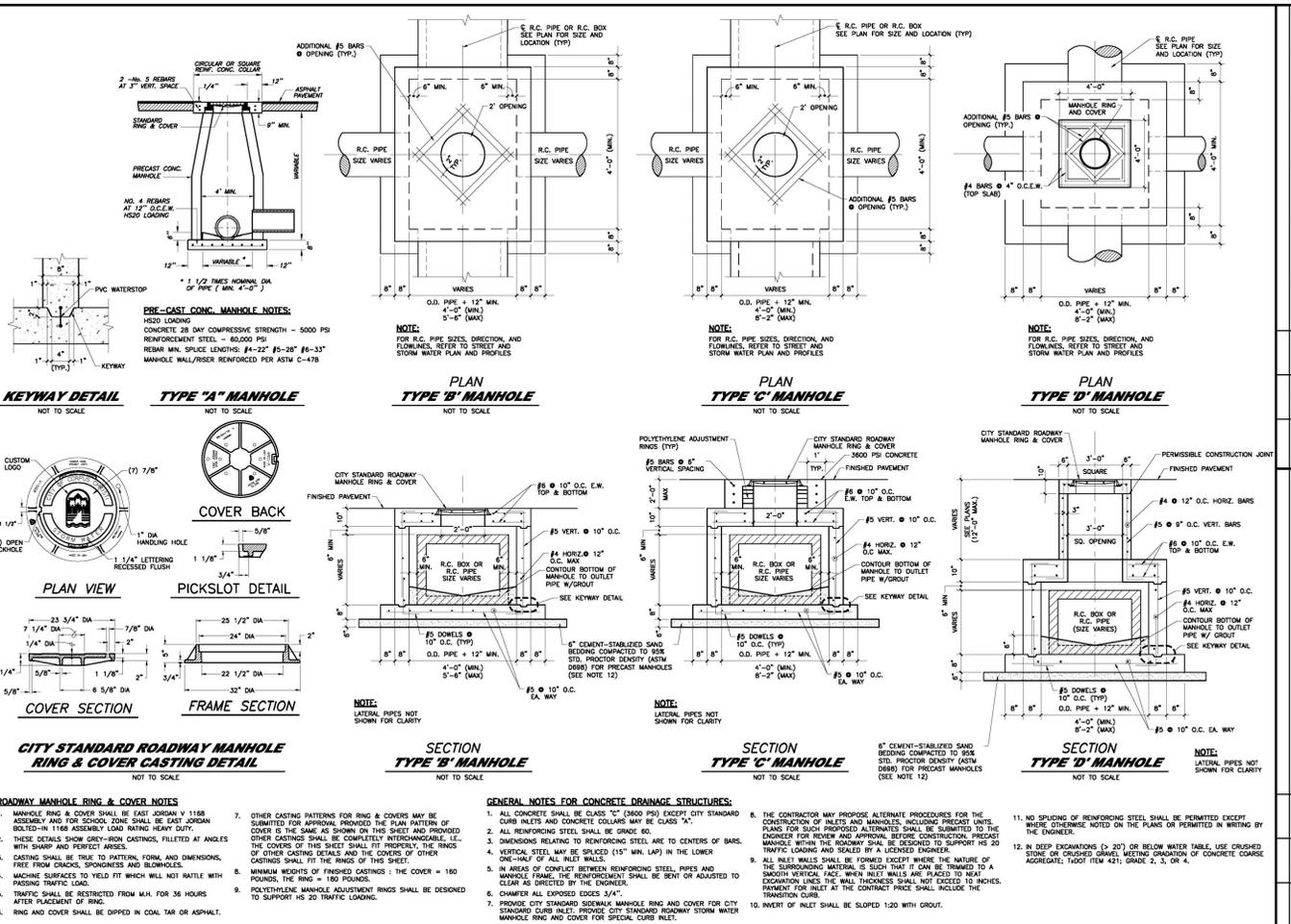
3 of 3

CITY PROJECT # _____

SHEET _____ of _____

RECORD DRAWING NO. _____

CITY PROJECT # _____



CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI, TEXAS

Department of Engineering Services

STORM WATER STANDARD DETAILS

3 of 3

CITY PROJECT # _____

SHEET _____ of _____

RECORD DRAWING NO. _____

CITY PROJECT # _____



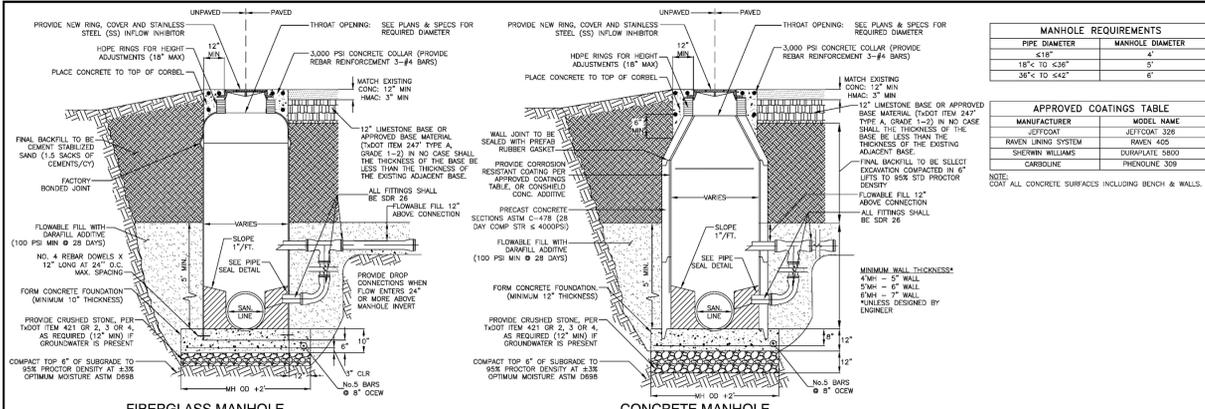
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BASS AND WELSH ENGINEERING
TX REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PUBLIC IMPROVEMENTS TO
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

CITY STORM WATER STANDARD DETAILS

DWN. _____ PLOT SCALE: 1" = 50'
SCALE (H): AS SHOWN
CHK. N. WELSH SCALE (V): AS SHOWN
DATE PLOTTED: 03/20/24 SHEET 15 OF 18



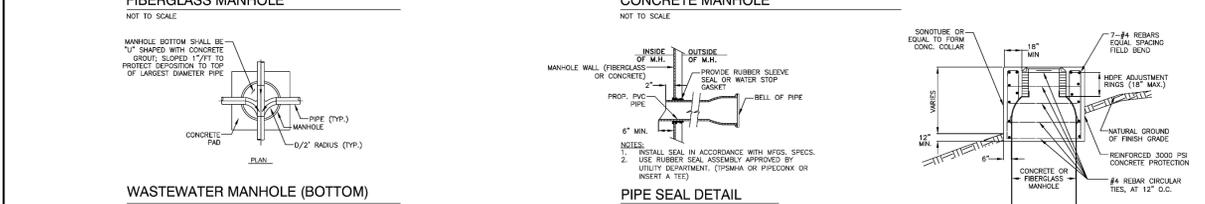
MANHOLE REQUIREMENTS

PIPE DIAMETER	MANHOLE DIAMETER
18"	4'
18" TO 36"	5'
36" TO 48"	6'

APPROVED COATINGS TABLE

MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 402
SHERWIN WILLIAMS	DURAPLATE 300
CARBOLINE	PHENOLITE 309

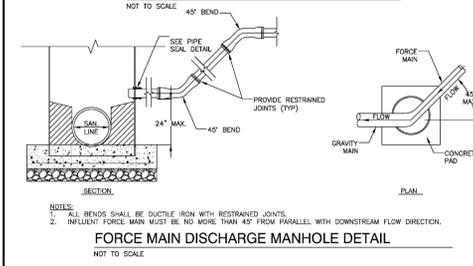
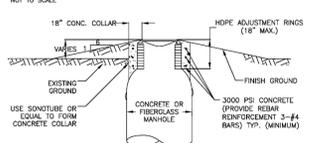
NOTE: COAT ALL CONCRETE SURFACES INCLUDING BENCH & WALLS.



GENERAL WASTEWATER CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED. IMPROVEMENTS TO BE PROTECTED, AND REMEDY AND TESTS TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRAFFIC SAFETY FOR EXCAVATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. IF PROVIDED OR REQUIRED, FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
5. THE MANHOLE WALL PENETRATIONS FOR PIPE (6"-12" DIAMETER PIPE) ABOVE THE FLOWLINE OF THE MANHOLE SHALL BE CORED AND SEALED WITH APPROVED SEAL GASKET WATER STOP ASSEMBLY.
6. FOR FIBERGLASS MANHOLES, THE MANHOLE FOUNDATION MAY BE PRECAST ON GROUND SURFACE. PROCEDURES MUST BE SUBMITTED TO THE ENGINEERING SERVICES CONSTRUCTION ENGINEER FOR APPROVAL.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATINGS ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH MULTIPLE BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

MANHOLE PROTECTION IN UNPAVED AREAS (CULTIVATED/SPECIAL)



CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI TEXAS Department of Engineering Services

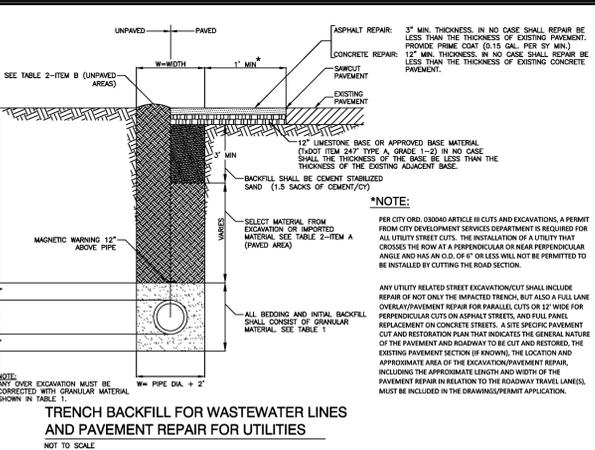
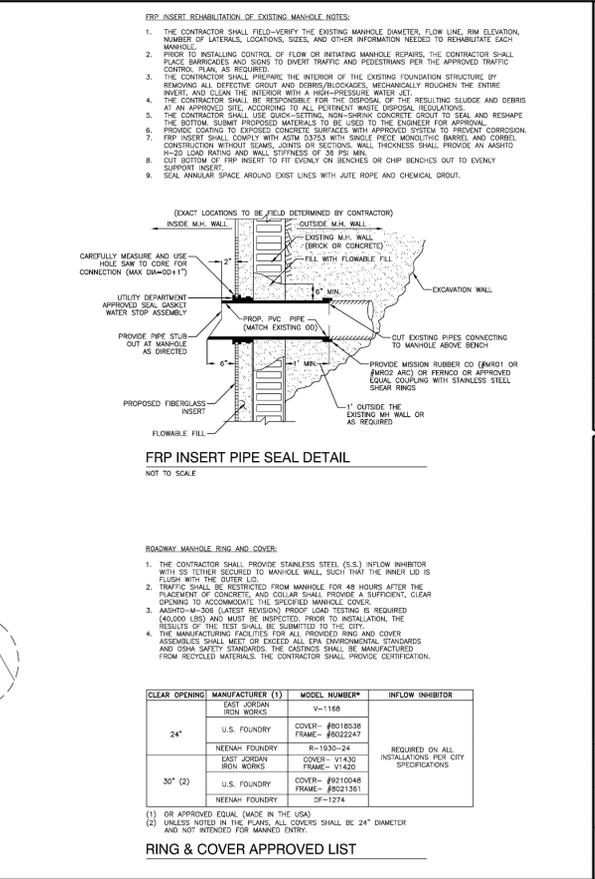
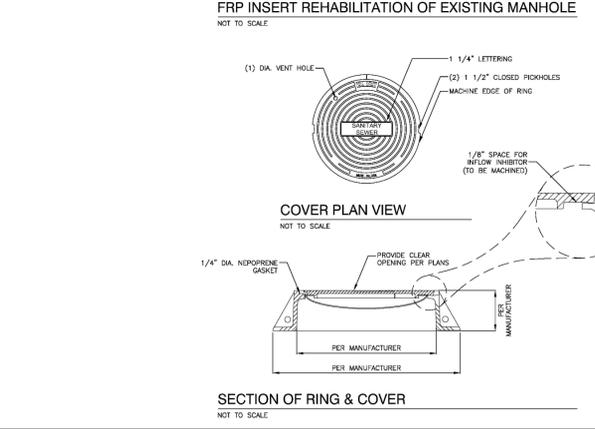
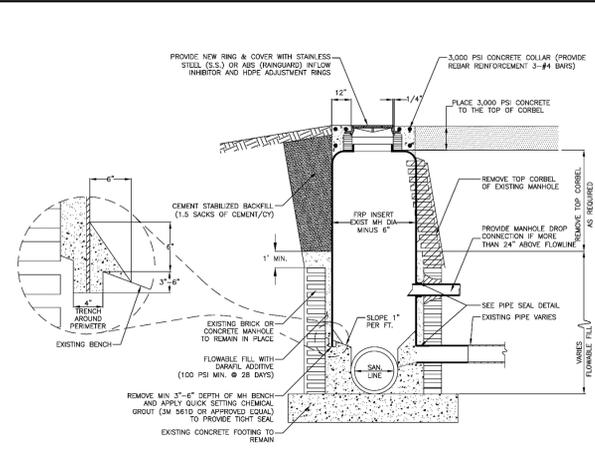
WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, FRP INSERT PIPE AND COVER, RING AND COVER

1 OF 4

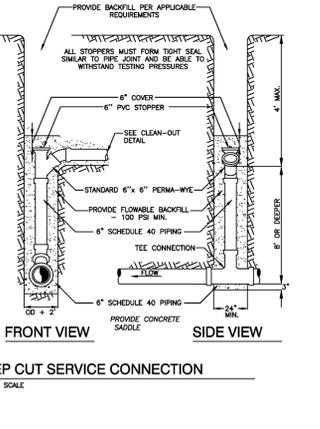
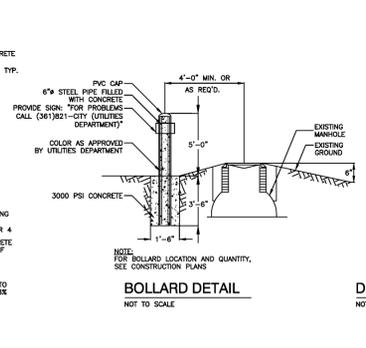
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CITY PROJECT # _____



APPROVED ARVs

MANUFACTURER	MODEL NAME	MATERIAL
A.R.I.	D-025 OR D-025 SHORT	316 SS
40-TEC	MODEL 905 (SS) AND 908	
VENT OMAT	MODEL 900 (ST. STEEL)	
VALMATIC	VM 48AS OR VM 48AS	



CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI TEXAS Department of Engineering Services

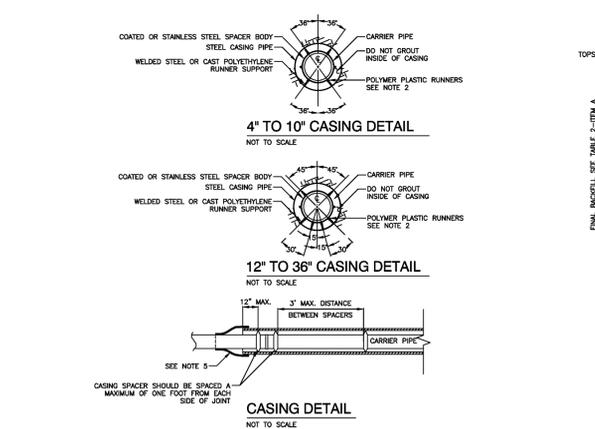
WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, FRP INSERT PIPE AND COVER, RING AND COVER

3 OF 4

SHEET _____ OF _____ RECORD DRAWING NO. _____

CITY PROJECT # _____



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:

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

MEETING REQUIREMENTS OF ASTM D2497 FOR:

SP	GP	SW	GW	SP-SM	GP-SM	SP-GM	GP-GM
AND IN ADDITION:	PASSING 1/2" SIEVE - 100%	PASSING #4 SIEVE - 100% MINIMUM	PLASTICITY INDEX (PI) - NP TO 10 MAX.				

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

A. CONCRETE COURSE AGGREGATE, TYP. ITEM 421; GRADE 2, 3, OR 4.	B. CRUSHED LIMESTONE PER TYP. ITEM 421; GRADE 2, 3, OR 4.
55-100	55-100
10	40-100
10	25-100
200	10-20
10	10-10

COMPACT TO 95% OF D888. MOISTURE TO BE ADJUSTED TO (+/-)2% OF OPTIMUM.

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

UNPAVED AREAS

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

MEETING REQUIREMENTS OF ASTM D2497 FOR:

LL-35	PI	6-20	NO CLUMBS > 2" DIA.	NO CLUMBS > 2" DIA.	MOISTURE - 1 TO +3% COMPACT PER D888 STD. PROCTOR
AND IN ADDITION:	PASSING 1/2" SIEVE - 100%	PASSING #4 SIEVE - 100% MINIMUM	PLASTICITY INDEX (PI) - NP TO 10 MAX.		

AND IN ADDITION:

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

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

BACKFILL SHALL BE CEMENT STABILIZED STONE OR CRUSHED GRAVEL, MEETING CRITERION OF:

A. SAND GRADATION:	CLASSIFICATION
55-100	
10	40-100
10	25-100
200	10-20
10	10-10

COMPACT TO 95% OF D888. MOISTURE TO BE ADJUSTED TO (+/-)2% OF OPTIMUM.

PAVED AREAS

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

MEETING REQUIREMENTS OF ASTM D2497 FOR:

LL-35	PI	6-20	NO CLUMBS > 2" DIA.	NO CLUMBS > 2" DIA.	MOISTURE - 1 TO +3% COMPACT PER D888 STD. PROCTOR
AND IN ADDITION:	PASSING 1/2" SIEVE - 100%	PASSING #4 SIEVE - 100% MINIMUM	PLASTICITY INDEX (PI) - NP TO 10 MAX.		

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

BACKFILL SHALL BE CEMENT STABILIZED STONE OR CRUSHED GRAVEL, MEETING CRITERION OF:

A. SAND GRADATION:	CLASSIFICATION
55-100	
10	40-100
10	25-100
200	10-20
10	10-10

COMPACT TO 95% OF D888. MOISTURE TO BE ADJUSTED TO (+/-)2% OF OPTIMUM.

CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI TEXAS Department of Engineering Services

WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, FRP INSERT PIPE AND COVER, RING AND COVER

2 OF 4

SHEET _____ OF _____ RECORD DRAWING NO. _____

CITY PROJECT # _____

CONSULTANT'S SHEET NO. _____

CITY OF CORPUS CHRISTI TEXAS Department of Engineering Services

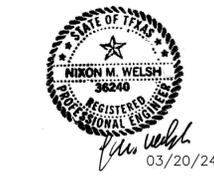
WASTEWATER STANDARD DETAILS

REHABILITATION OF EXISTING MANHOLE, FRP INSERT PIPE AND COVER, RING AND COVER

4 OF 4

SHEET _____ OF _____ RECORD DRAWING NO. _____

CITY PROJECT # _____



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

PUBLIC IMPROVEMENTS TO
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES CO., TX

CITY WASTE WATER STANDARD DETAILS

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

DWN.	PLOT SCALE: 1" = 50'	COW. NO. 16_WW STD DET
CHK. N. WELSH	SCALE (H): AS SHOWN	JOB NO. 21038
	SCALE (V): AS SHOWN	SHEET 16 OF 18
	DATE PLOTTED 03/20/24	

EXHIBIT 4

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

BASS WELSH ENGINEERING
TX Registration No. F-52 Survey Registration No. 1
P.O. Box 6397
Corpus Christi, TX 78466-6397
Royal Oak South - Cost Estimate

WATER ITEMS REIMBURSABLE BY CITY			
ITEM	DESCRIPTION	QUANTITY	UNIT
1	16" PVC PIPE	365	LF
2	16" CAPPED TEE FOR 2"	1	EA
3	16" EL, ANY ANGLE	4	EA
4	16" x 8" TEE	1	EA
			11% ENGINEERING,
			T

100027-00

3054 S. Alameda
St.

4/3/2024

COST	TOTAL
\$ 220.00	\$80,300.00
\$ 500.00	\$500.00
\$ 3,500.00	\$14,000.00
\$ 3,500.00	\$3,500.00
	\$98,300.00
, SURVEYING, & TESTING	\$23,128.60
7% CONTINGENCY	\$14,718.20
SUB-TOTAL	\$136,146.80
2% BOND	\$4,962.14
TOTAL REIMBURSEMENT	\$141,108.94

4/3/2024

Royal Oak South - Cost Estimate

SANITARY SEWER ITEMS REIMBURSABLE BY CITY					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	18" PVC PIPE	412	LF	675.00	278,100.00
2	MANHOLE	1	EA	40,000.00	40,000.00
3	TRENCH SAFETY FOR EXCAVATIONS	412	LF	10.00	4,120.00
SANITARY SEWER ITEMS					\$322,220.00

WATER ITEMS REIMBURSABLE BY CITY					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1	16" PVC PIPE	365	LF	\$ 220.00	\$ 80,300.00
2	16" CAPPED TEE FOR 2"	1	EA	\$ 500.00	\$ 500.00
3	16" EL, ANY ANGLE	4	EA	\$ 3,500.00	\$ 14,000.00
4	16" x 8" TEE	1	EA	\$ 3,500.00	\$ 3,500.00
\$					98,300.00

11% ENGINEERING, SURVEYING, & TESTING	46,257.20
7% CONTINGENCY	29,436.40
SUB-TOTAL	496,213.60
2% BOND	9,924.27
TOTAL REIMBURSEMENT	506,137.87

EXHIBIT 5



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

DISCLOSURE OF INTERESTS

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

NAME: MPM DEVELOPMENT, LP
 STREET: P.O. BOX 331308 CITY: CORPUS CHRISTI ZIP: 78463
 FIRM is: Corporation Partnership Sole Owner Association Other

DISCLOSURE QUESTIONS

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

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

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

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

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

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

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

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

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

CERTIFICATE

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

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

Signature of Certifying Person:  Date: 12-18-2023

DEFINITIONS

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