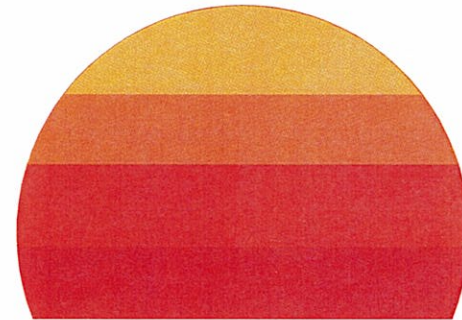


Precinct No.2 Office Complex Subdivision

LOCATION MAP



On the rise!

THE CITY OF

PHARR

SITE PLAN

2009

CONTAINS

- 1 - COVER SHEET
- 2 - PLAT
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- 15 - WATER DETAILS
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- 18-19 - SANITARY SEWER DETAILS
- 20-24 - STORM DRAINAGE LAYOUT & PROFILES
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- 28 - TEMPORARY SEDIMENT CONTROL
- 29 - PAVEMENT MARKINGS & SIGNING LAYOUT
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PHARR CITY OFFICIALS ☆

LEO "POLO" PALACIOS, Jr. * * * * * MAYOR
 ARTUTO J. CORTEZ * * * * * COMMISSIONER PL. 1
 ROBERTO "BOBBY" CARRILLO * * * * * COMMISSIONER PL. 2
 OSCAR ELIZONDO, JR. * * * * * COMMISSIONER PL. 3
 EDUARDO "EDDIE" CANTU * * * * * COMMISSIONER PL. 4
 FRANCIS QUINTANILLA * * * * * COMMISSIONER PL. 5
 ADAN FARIAS * * * * * MAYOR PRO TEM
 FRED SANDOVAL * * * * * CITY MANAGER

**100% COMPLETE PLANS
FOR REVIEW & APPROVAL**

PRELIMINARY-FOR REVIEW ONLY

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RAMIRO GUTIERREZ 65948 8-5-09
 Print Name PE# Date



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956 782-2557 • (FAX) 956 782-2558
 FIRM No. 486

BASIS OF BEARING AS PER LOS MARINEROS SUBDIVISION PHASE I VOL. 34, PG. 82, M.R.H.C.



Exist. 110.00' Hidalgo County Drain District #1

LOT 220
KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.

Exist. 110.00' Hidalgo County Drain District #1 ID #0326558

S 81°35'00" E 521.95'

Hidalgo County Drainage District #1 Easement Res. in Vol. 1028, Pg. 530, D.R.H.C.

Exist. 65.00' Hidalgo County Drain District #1

KELLY-PHARR SUBDIVISION
VOL. 3, PAGE 133-134, D.R.H.C.
LOT 229
Owner: Hidalgo County Drainage District No. One

REDFISH LANE

METES AND BOUNDS DESCRIPTION:

BEING A 10.75-ACRE TRACT OF LAND OUT OF LOT 229, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 10.75-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 229 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 229, AT 20.0 FEET PASS A No. 4 REBAR FOUND AT THE NORTH RIGHT OF WAY LINE OF HALL ACRES ROAD AT A TOTAL DISTANCE OF 899.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 229, A DISTANCE OF 514.00 FEET TO A No. 4 REBAR FOUND AT THE WEST LINE OF LOS MARINEROS SUBDIVISION PHASE I (VOLUME 34, PAGE 82, M.R.H.C.) AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID LOS MARINEROS SUBDIVISION PHASE I, A DISTANCE OF 709.00 FEET TO A No. 4 REBAR FOUND AT THE NORTH RIGHT OF WAY LINE OF DOLPHIN LANE AND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTH RIGHT OF WAY LINE OF SAID DOLPHIN LANE, A DISTANCE OF 31.92 FEET TO A No. 4 REBAR FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID LOS MARINEROS SUBDIVISION PHASE I, A DISTANCE OF 170.00 FEET PAST A No. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF SAID HALL ACRES ROAD, AT A TOTAL DISTANCE OF 190.00 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTH LINE OF SAID LOT 229 FOR THE SOUTHWEST CORNER OF LOS MARINEROS SUBDIVISION PHASE I AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 229, A DISTANCE OF 545.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.75-ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE _____ DAY OF _____ 200____, NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT - H.C.I.D. No. 2 _____ SECRETARY _____ DATE _____

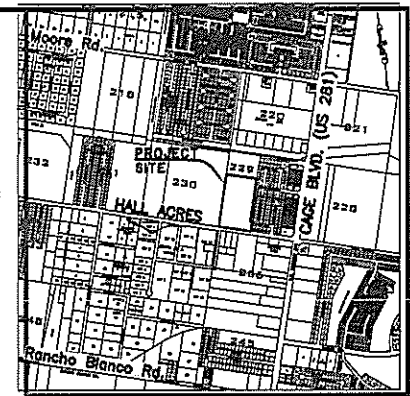
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE

APPROVAL BY PLANNING AND ZONING COMMISSION: APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 200____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

GENERAL NOTES:

1. COMMERCIAL DWELLING
2. MINIMUM FLOOR ELEVATION SHALL BE ELEVATION = 90.00'
3. FLOOD ZONE DESIGNATION: ZONE "AH" COMMUNITY PANEL NUMBER 460334 0425 C MAP REVISED: NOVEMBER 16, 1982
4. PROPOSED SETBACKS AS PER CITY ORDINANCE
5. BENCHMARK ELEVATION: 69.80, CITY OF PHARR BENCHMARK #26, NORTHING: 1658597.763, EASTING: 1096616.596, LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF CAGE BLVD. AND HALL ACRES ROAD, APPROXIMATELY 430' EAST FROM THE CENTER LINE OF CAGE BLVD. AND 21' NORTH FROM THE CENTER LINE OF HALL ACRES ROAD.
6. A 5 FOOT STANDARD CITY SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG HALL ACRES ROAD AT THE TIME OF BUILDING PERMIT, WITH THE SITE PLAN APPROVAL.
7. A MINIMUM OF _____ DETENTION SHALL BE PROVIDED AS PART OF SITE PLAN APPROVAL PRIOR TO BUILDING PERMIT.
8. SITE PLAN MUST BE APPROVED BY THE CITY PRIOR TO BUILDING PERMIT/CONSTRUCTION.
9. NO CONSTRUCTION OF ANY STRUCTURE IS ALLOWED, UNLESS FIRE PROTECTION IS IN PLACE.
10. ADDITIONAL FIRE HYDRANTS, WATER LINE AND BLUE REFLECTORS (\$25 EA) TO BE REQUIRED UPON ISSUANCE OF BUILDING PERMIT.
11. NO DIRT OR SPOIL SHALL BE STORED OR DEPOSITED-EVEN TEMPORARILY-ON A RIGHT OF WAY FOR ANY REASON.
12. ANY DETENTIONS BELOW A DEPTH OF THREE FEET SHALL BE INCLOSED WITH A FENCE.
13. CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SW39) (TPDES) REQUIREMENT.



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577
FIRM NO. 486

DATE PREPARED: JUNE 2009
DATE SURVEYED: JUNE 2009

STATE OF TEXAS
COUNTY OF HIDALGO

(WE) THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS (SUBDIVISION NAME) SUBSCRIBED HERETO, DOES(DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS:
ADDRESS:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 200____

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

MY COMMISSION EXPIRES

I, RAMIRO GUTIERREZ, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY-SUBJECT TO REVISIONS

RAMIRO GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISIONS

PABLO SOTO Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577
FIRM No. 486

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

CITY OF PHARR, CLERK
DATE: _____

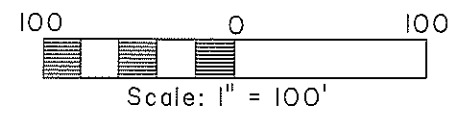
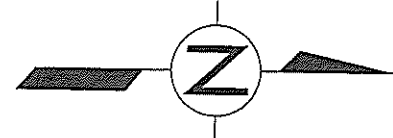
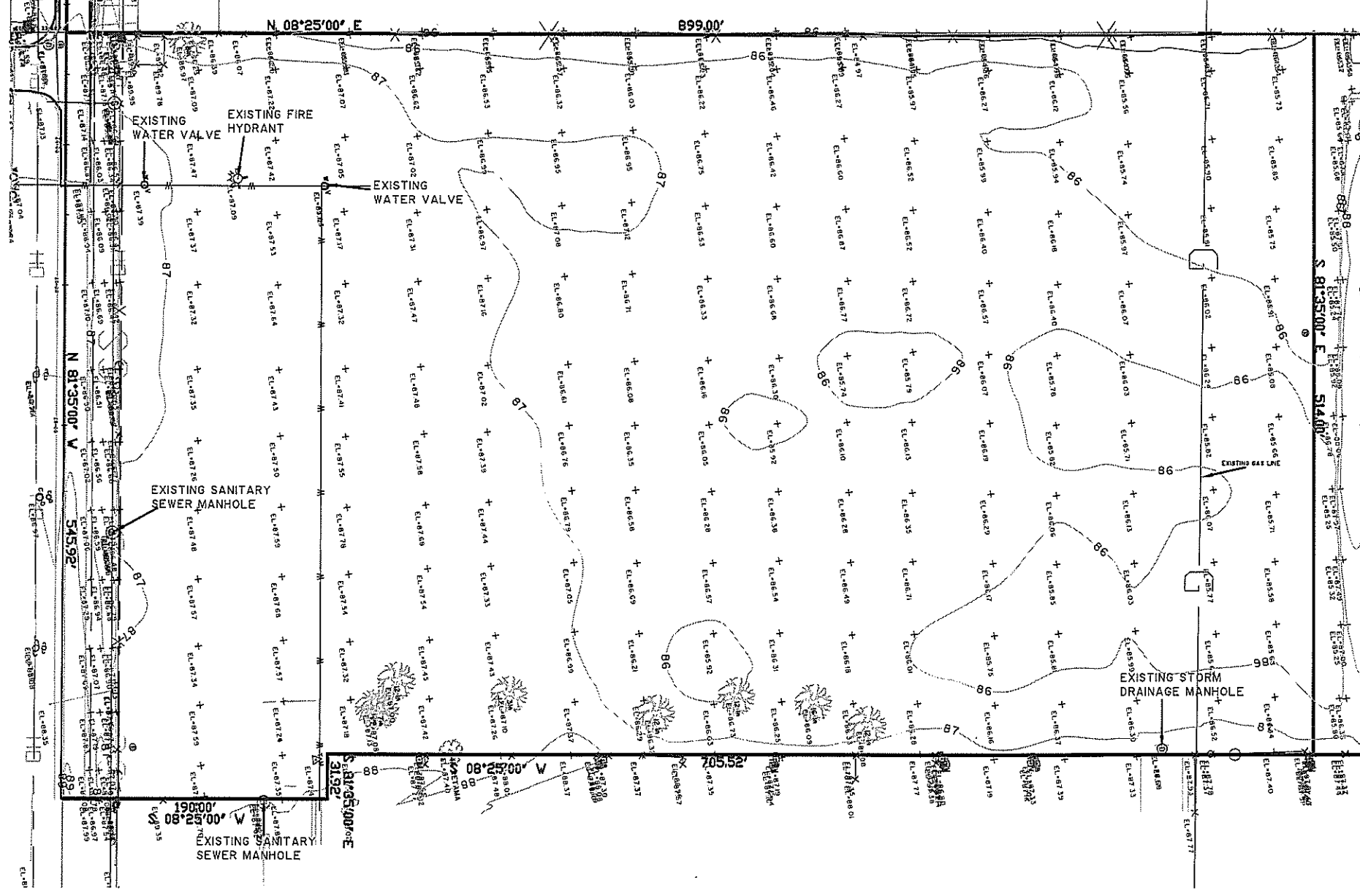
CITY OF PHARR, MAYOR
DATE: _____

NO.	SHEET	REVISION	DATE	APPROVED



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486



SCALE: 1"=100'
 DATE: JULY 2009
 FB. No.:
 SURVEY BY: JMJ
 DRAWN BY: JMJ
 PREPARED BY: R.G.
 CHECKED BY: R.G.

SHEET 3
 OF 30

PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 EXISTING TOPOGRAPHY

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 or Permit Purposes. They were prepared
 by, or under the supervision of:
 RANIBO GUTIERREZ 65848 P.E.
 Date

REVISION	DATE	BY

CITY OF PHARR

GENERAL NOTES APPLICABLE TO ALL CONSTRUCTION

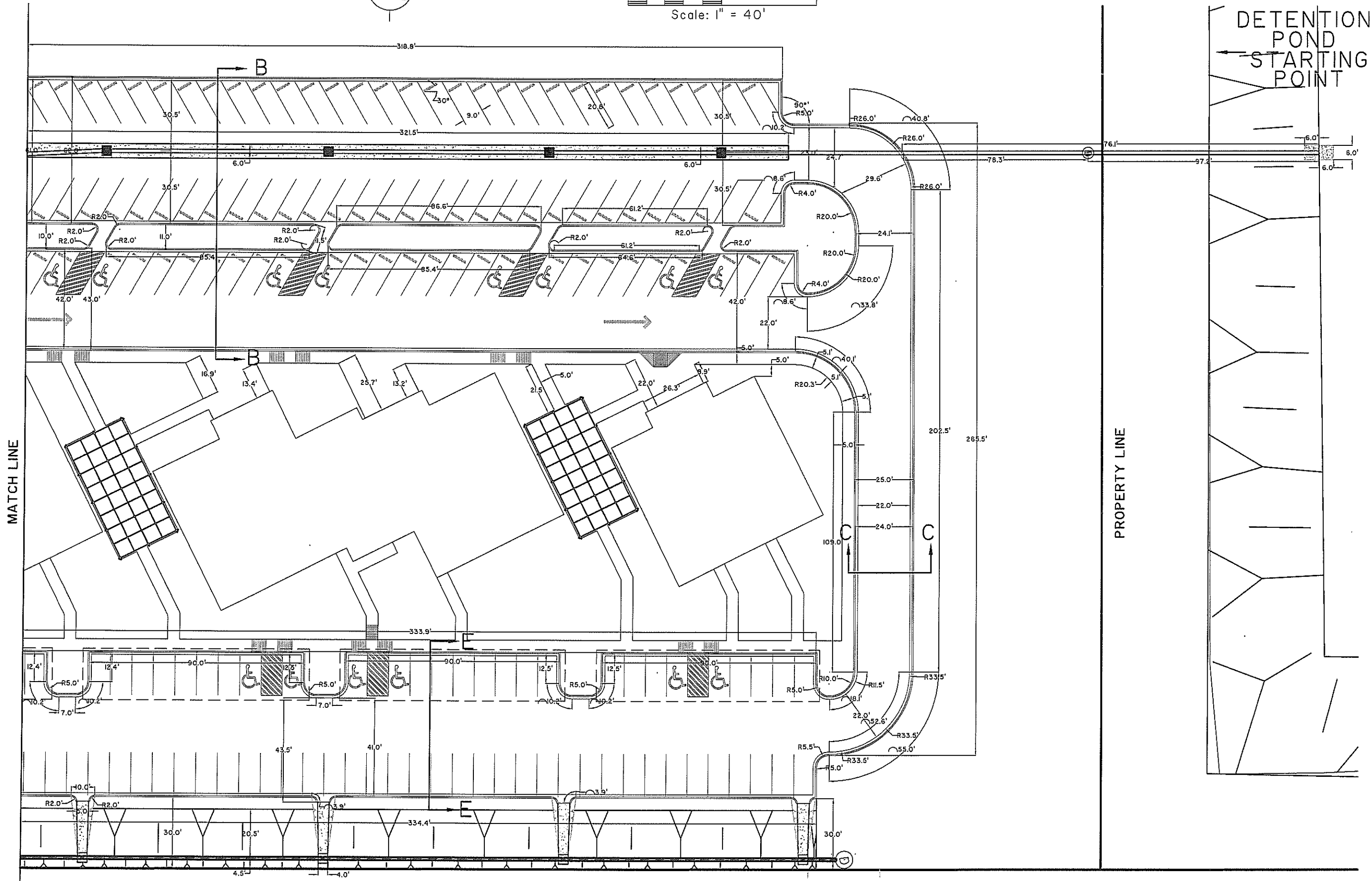
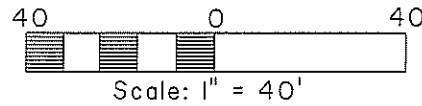
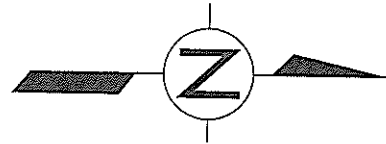
- I. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERICATION OF EXISTING FACILITIES PRIOR TO BEGINNING ANY EXCAVATION.
2. THE PREPARATION OF THESE PLANS REFLECTS INFORMATION, PROVIDED BY OTHERS, ON THE APPROXIMATE LOCATION AND EXISTENCE OF UTILITY AND ADJACENT PHYSICAL FEATURES. HOWEVER, THEY DO NOT IMPLY OR AFFIRM THAT ALL UTILITIES OR PHYSICAL FEATURES ARE SHOWN. GENERALLY SERVICE CONNECTIONS ARE NOT INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF THE ENGINEER IMMEDIATELY UPON ENCOUNTERING UNFORESEEN CONFLICTS.
3. THE APPROXIMATE LOCATIONS OF KNOWN EXISTING UTILITIES ARE SHOWN, CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS IN THE FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO BE FULLY RESPONSIBLE FOR DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE EXISTING UTILITIES.
4. PUBLIC AND PRIVATE UTILITY LINES AND CUSTOMER SERVICE LINES MAY EXIST THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, MAINTAIN AND PROTECT THE INTEGRITY OF THESE LINES. HAND EXCAVATION MAY BE REQUIRED.
5. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO RELOCATE OR DIVERT ANY UTILITY IN CONFLICT WITH PROPOSED CONSTRUCTION SO AS NOT TO DISRUPT SERVICE OF IT. CONTRACTOR SHALL RESTORE RELOCATED OR DIVERTED UTILITY TO ITS ORIGINAL CONDITION AND LOCATION WHEN APPLICABLE UPON COMPLETION OF CONSTRUCTION.
6. LOCATIONS OF UNDERGROUND FACILITIES ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE OWNER NOR THE ENGINEER WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. ANY DEVIATIONS SHALL BE CALLED TO THE ENGINEER'S ATTENTION IMMEDIATELY.
7. ALL UNSUITABLE EXCAVATED MATERIAL TO BE DISPOSED OF AS REQUIRED BY PROJECT ENGINEER.
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH THE TMUTCD, LATEST EDITION, AND AS APPROVED BY THE ENGINEER.
9. TRUCKS SHALL BE LOADED IN A MANNER SO AS TO AVOID LOSS OF LOADED MATERIAL OR ANY PORTION THEREOF DURING TRANSPORT. IN ACCORDANCE WITH STATE LAW, ALL TRUCKS SHALL UTILIZE TARPS OVER LOADED MATERIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY SURFACE IRREGULARITIES, CAUSED BY THE CONTACTOR'S LOADING OR HAULING OPERATIONS, AS DIRECTED BY THE ENGINEER
- II. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING THE INSTALLATION OF DRAINAGE IMPROVEMENTS.
12. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

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 RAMIRO GUTIERREZ 65948
 PE# _____
 Date _____

PRECINCT No.2
OFFICE COMPLEX SUBDIVISION
GENERAL NOTES

CITY OF PHARR

SCALE/NTS	DATE	BY
DATE: JULY 2009		
FB. No.:		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



R. Gutierrez
Professional Engineers & Land Surveyors
1301 E. PARK AVENUE • PHARR, TEXAS 77577
(TEL) 936 782-2557 • (FAX) 936 782-2558
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Print Name PE#

**DIMENSION CONTROL
PLAN**

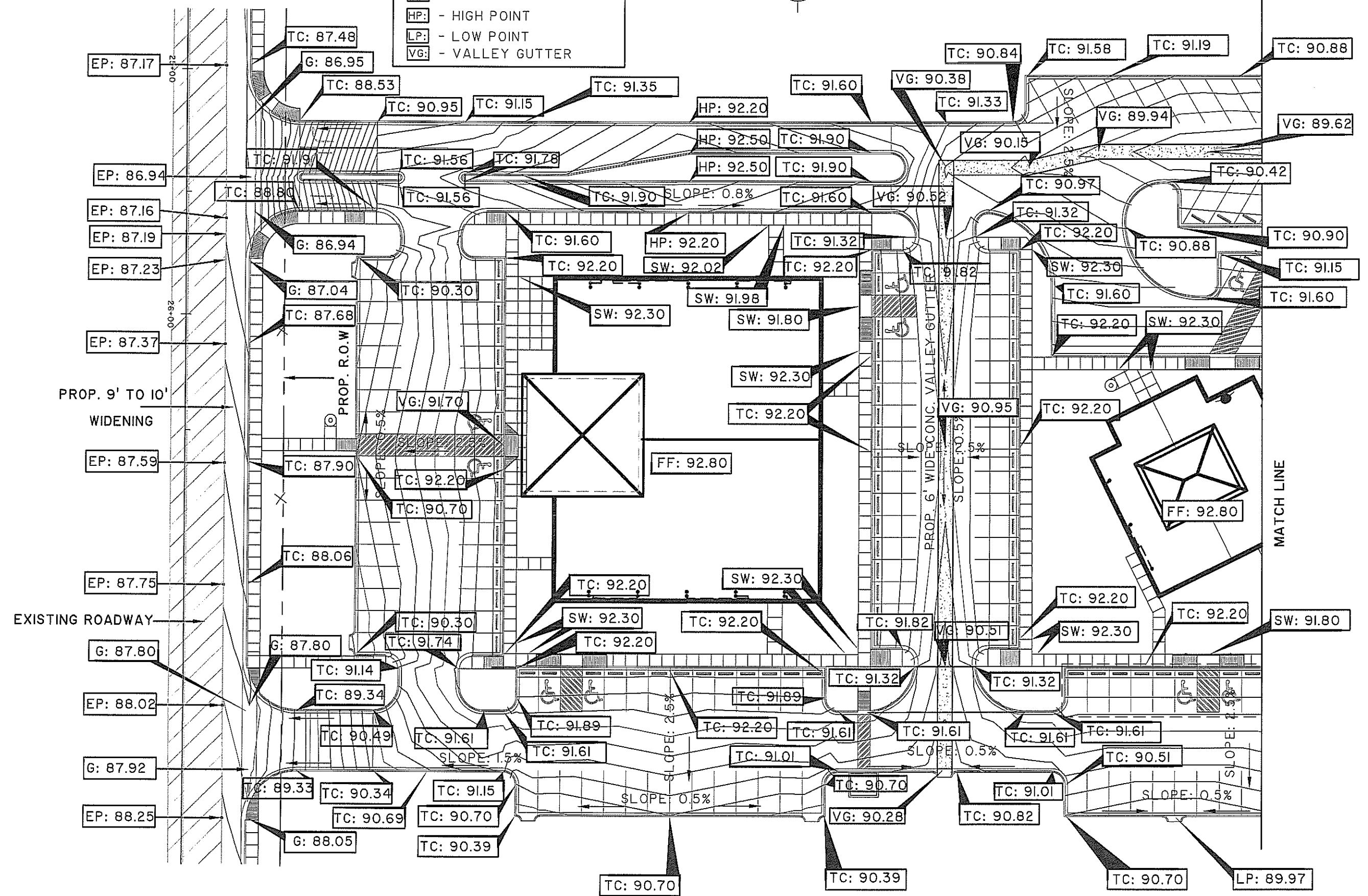
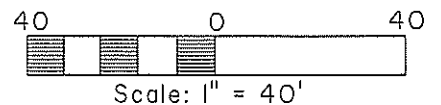
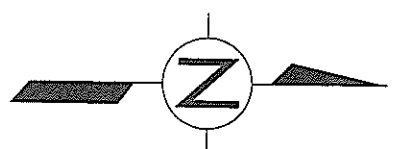
CITY OF PHARR

SCALE/NO	DATE	BY
SCALE: 1" = 40'	JULY 2009	
DATE		
FB. No.		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		

Users: JMARTINEZ
 File Path: \\2008\ENR\024L-P02 PropSite Lot 229 KellyPharr\Grading\Grading.dwg

LEGEND

- TC: - TOP OF CURB
- FF: - FINISHED FLOOR ELEV.
- SW: - TOP OF SIDEWALK
- HP: - HIGH POINT
- LP: - LOW POINT
- VG: - VALLEY GUTTER



Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
 130 E PARK AVENUE • PHARR, TEXAS 78777
 (TEL) 936 782-2551 • (FAX) 936 782-2558
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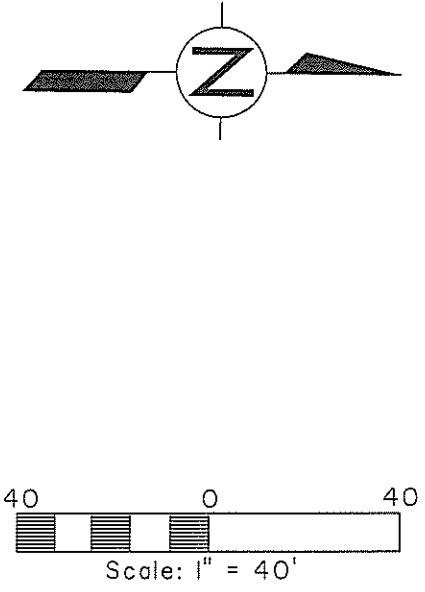
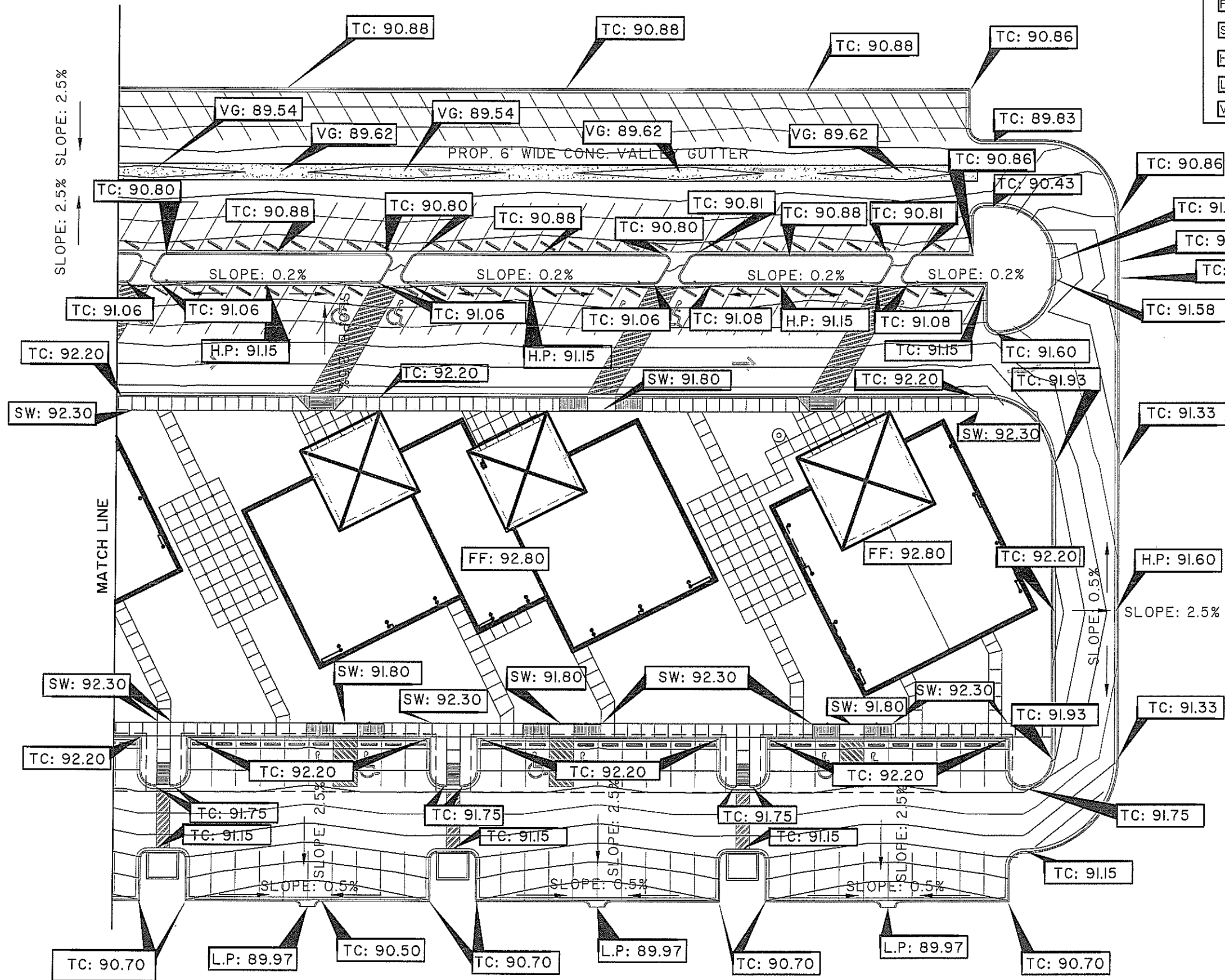
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 COMPLEX SUBDIVISION
 PAVING & GRADING PLANS**

SCALE: 1/40	DATE: JUNE 2009	FB. No.:	SURVEY BY:	DRAWN BY: JMJ	PREPARED BY: R.G.	CHECKED BY: R.G.	REVISION	DATE	BY

Users: JMARTINEZ
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LEGEND

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- FF: - FINISHED FLOOR ELEV.
- SW: - TOP OF SIDEWALK
- HP: - HIGH POINT
- LP: - LOW POINT
- VG: - VALLEY GUTTER



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 Engineering
 Corporation
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 (TEL) 361 762-2577 • (FAX) 361 762-2538
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 Print Name PE# Date

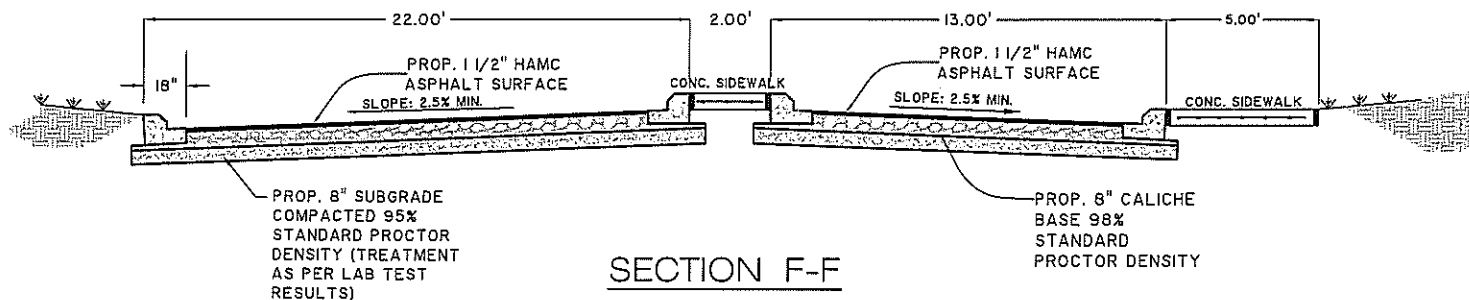
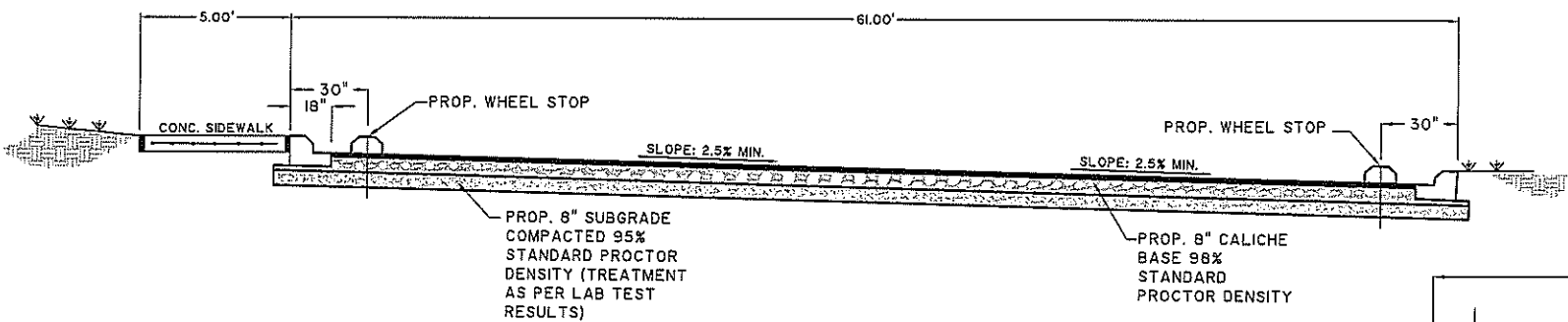
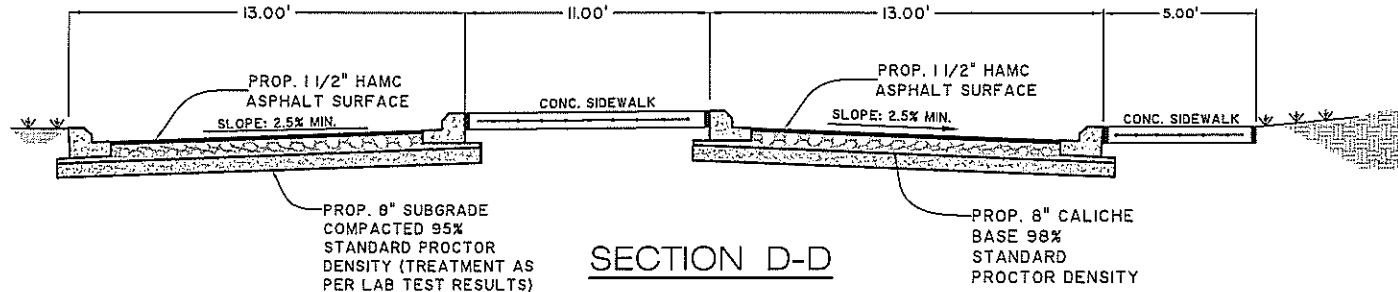
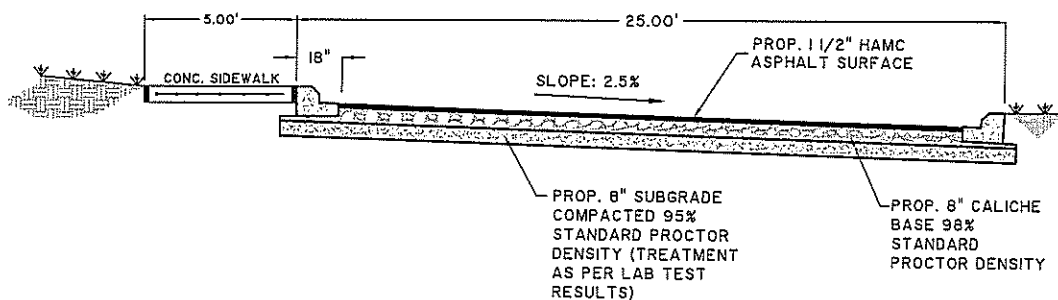
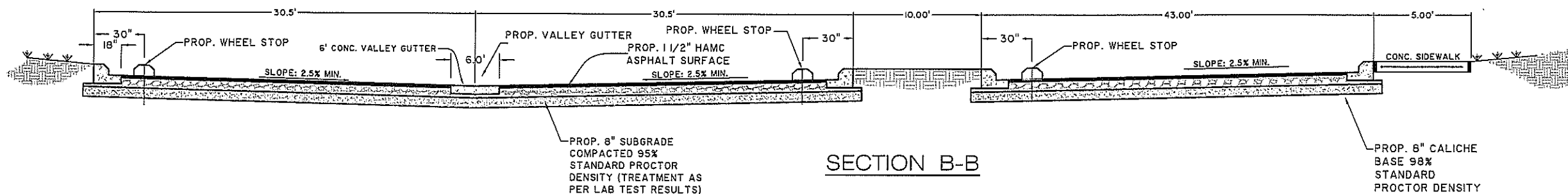
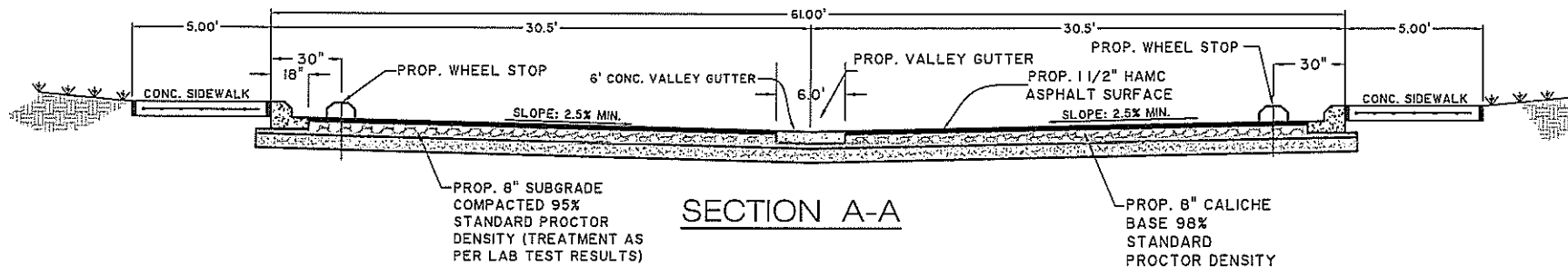
PRECINCT No.2 OFFICE
 COMPLEX SUBDIVISION
 PAVING & GRADING PLANS

SCALE#40	DATE	BY
DATE: JULY 2009		
FB. No.:		
SURVEY BY:		
DRAWN BY: JNJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		

CITY OF PHARR

SHEET 8
 OF 30

ALL CONSTRUCTION SHALL REFERENCE THE CITY OF PHARR CONSTRUCTION STANDARDS. CONTRACTOR TO MAKE REFERENCE TO THE CITY OF PHARR STANDARD DETAILS WHENEVER CONFLICTS ARISE.



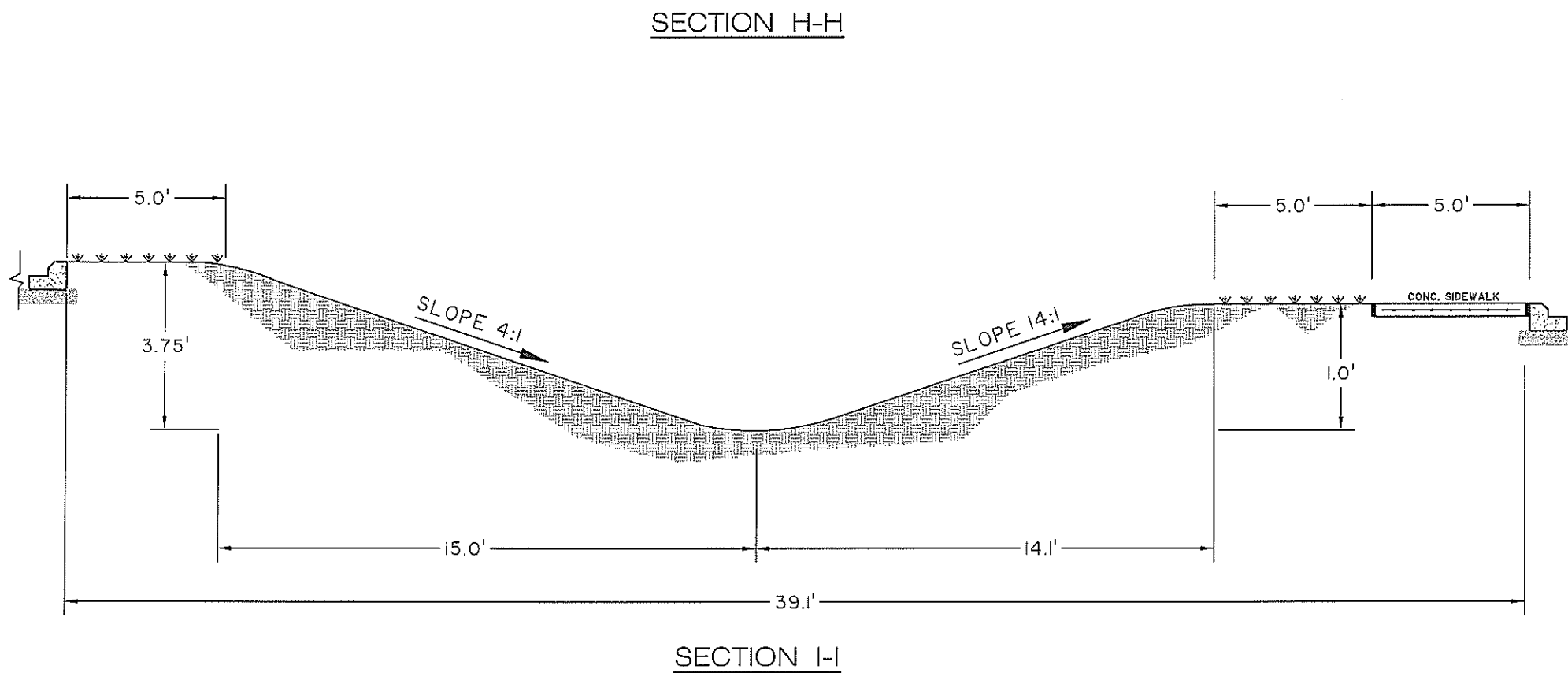
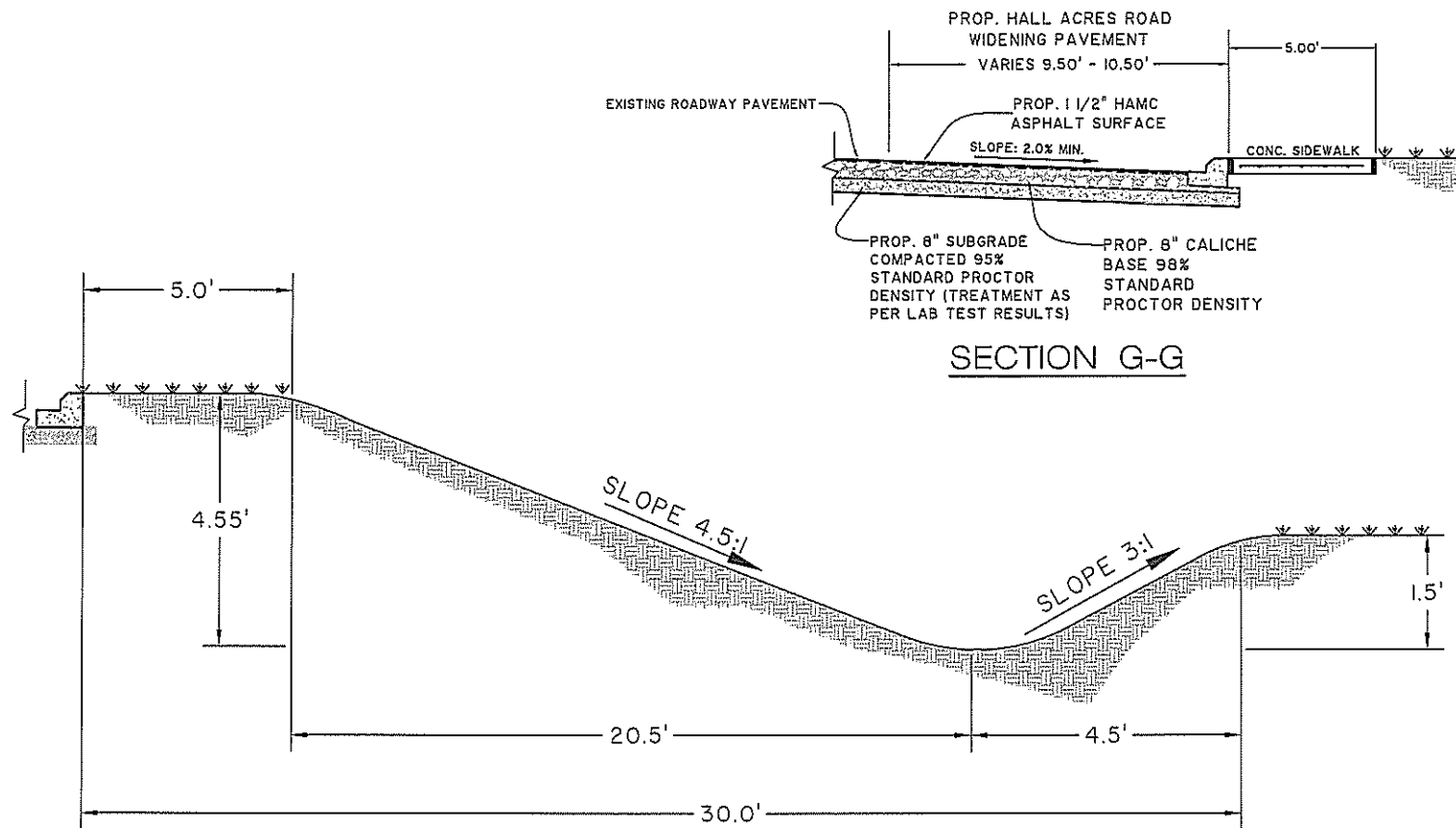
Professional Engineers & Land Surveyors
 100 E. PARK AVENUE • PHARR, TEXAS 78877
 (TEL) 361-782-5557 • (FAX) 361-782-5558
 FIRM No. 468

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 DAMIRO GUTIERREZ PEJ
 65948
 Date

PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 PAVING DETAILS
 CITY OF PHARR

DATE	REVISION	DATE	BY

ALL CONSTRUCTION SHALL REFERENCE THE CITY OF PHARR CONSTRUCTION STANDARDS. CONTRACTOR TO MAKE REFERENCE TO THE CITY OF PHARR STANDARD DETAILS WHENEVER CONFLICTS ARISE.

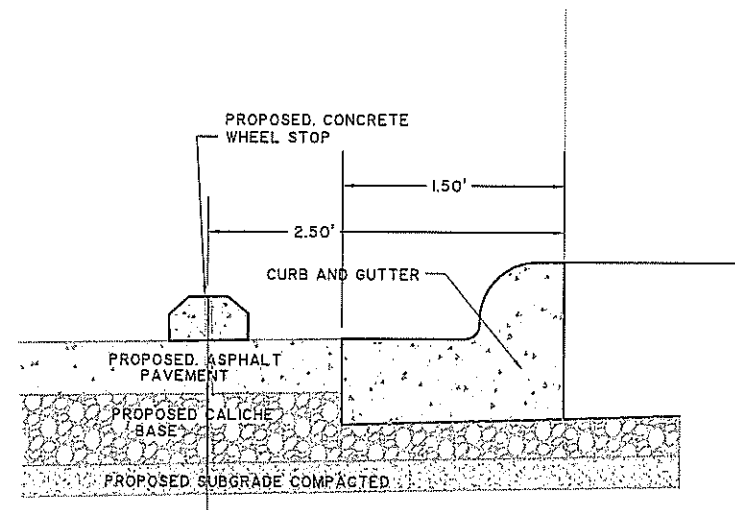


R. Gutierrez
Engineer
Professional Engineers & Land Surveyors
 130 E PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 361-782-2557 • (FAX) 361-782-2558
 PRM No. 496

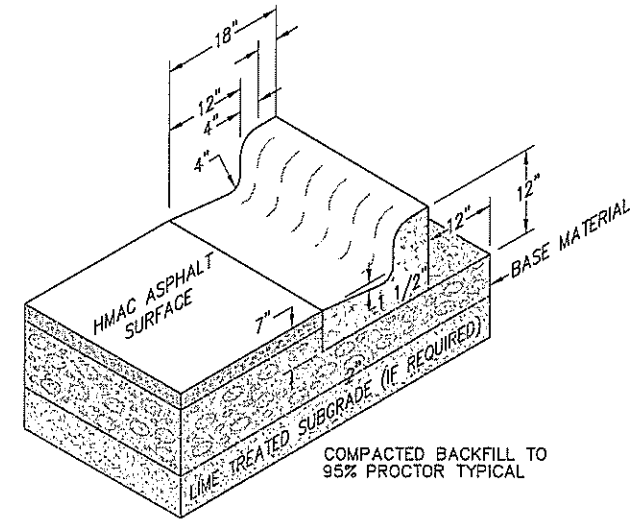
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 PEJ
 Date

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 OFFICE COMPLEX SUBDIVISION
 PAVING DETAILS
 CITY OF PHARR

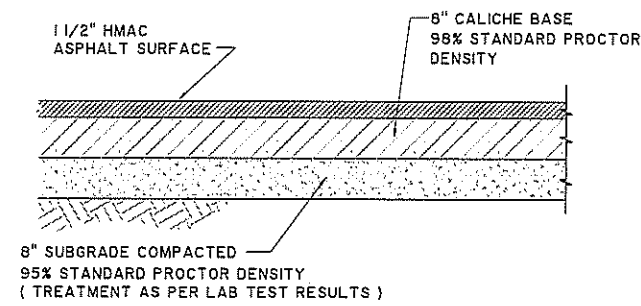
SCALE/REVISIONS	DATE	BY
DATE: JULY 2009		
FR. No.:		
SURVEY BY: JMJ		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



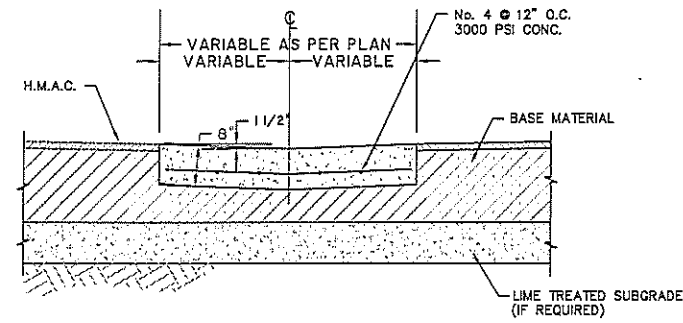
TYPICAL WHEEL STOP DETAIL



TYPICAL CURB & GUTTER ISOMETRIC SECTION



TYPICAL ASPHALT PAVEMENT SECTION



TYPICAL VALLEY GUTTER SECTION

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PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 PAVING DETAILS

CITY OF PHARR

REVISION	DATE	BY

SCALE: N.T.S.
 DATE: JULY 2009
 FB. No.:
 SURVEY BY:
 DRAWN BY: JMJ
 PREPARED BY: R.G.
 CHECKED BY: R.G.

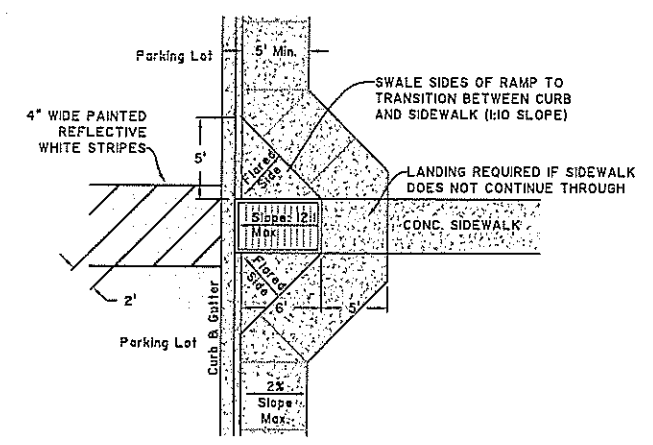
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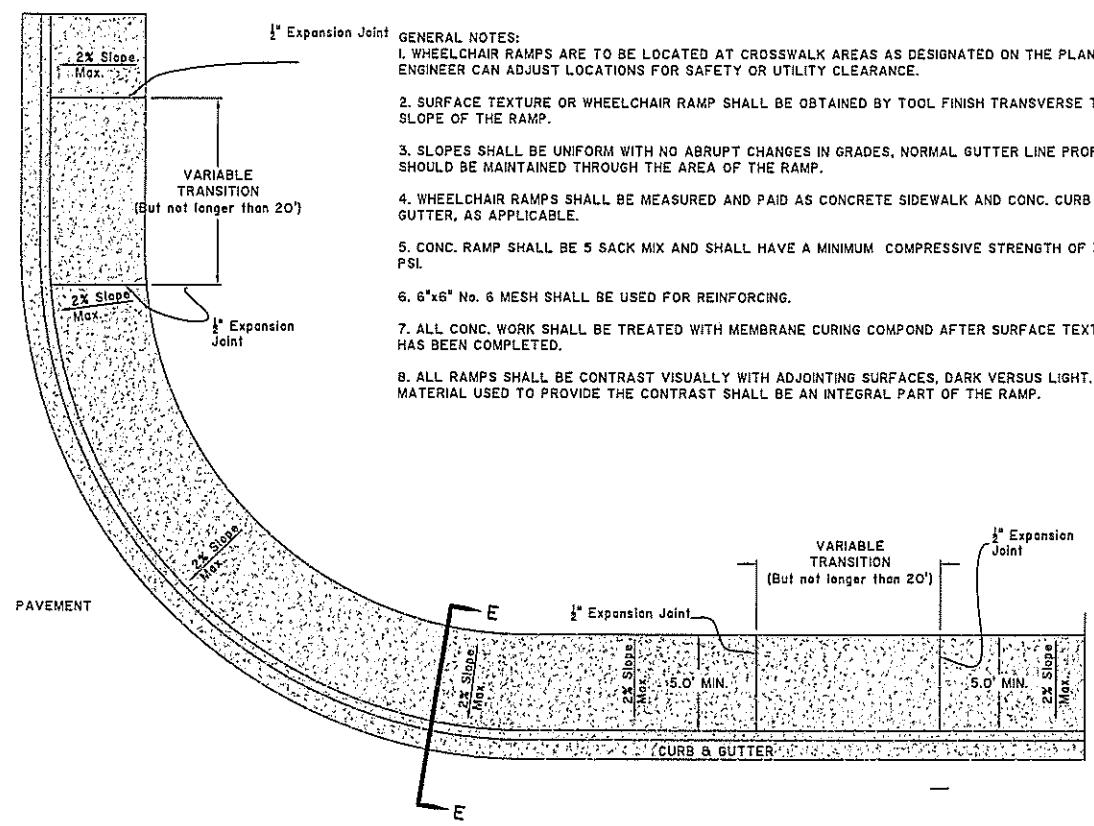
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 P.E. No. 55949
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PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 SIDEWALK DETAILS
 CITY OF PHARR

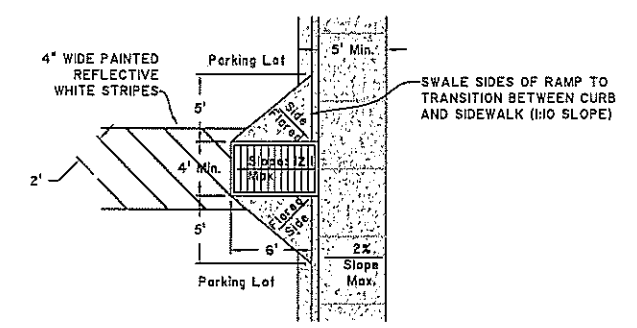
SCALE/DATE	DATE	BY
DATE: JULY 2009		
FB. No:		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



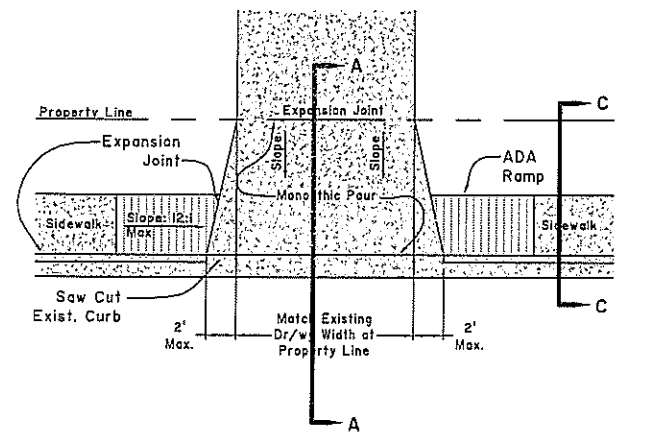
HANDICAP RAMP IN PARKING LOT AREA



HANDICAP RAMP DETAIL

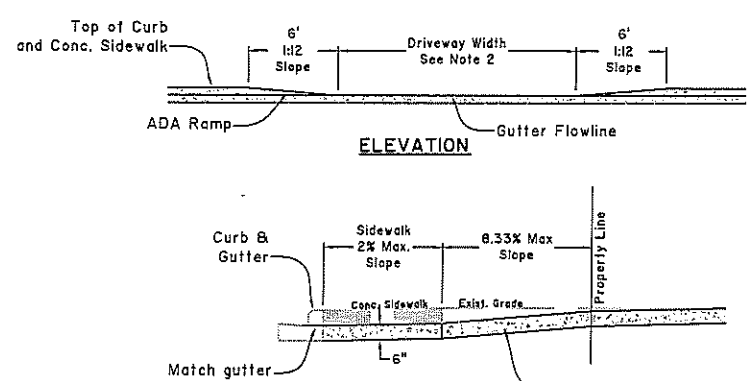


HANDICAP RAMP IN PARKING LOT AREA



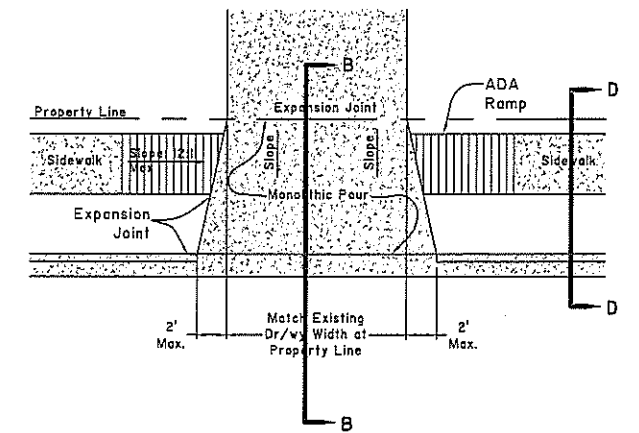
ELEVATION

GENERAL NOTES:
 1. USE 1/2" EXPANSION JOINT WHERE SIDEWALK OR DRIVEWAY APRON ABUTS BUILDING, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 2. DRIVEWAY APRON WIDER THAN 18 FT. (NOMINAL) SHALL HAVE A SAWED CONSTRUCTION JOINT AT MIDPOINT. DRIVEWAY APRON WIDER THAN 36 FT. SHALL HAVE AN EXPANSION JOINT EQUALLY SPACED.
 3. DRIVEWAY APRON WIDTHS:
 RESIDENTIAL: 24 FT. MAX. OR AS PER THE CITY
 COMMERCIAL: 45 FT. MAX. OR AS PER THE CITY
 4. SUBGRADE UNDER DRIVEWAY APRON SHALL BE COMPACTED TO A 90% MIN. DENSITY TO A DEPTH OF 6"
 5. DRIVEWAYS APRON SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE PLACED USING 3000 PSI CONC. WITH 6"x6" WELDED WIRE MESH, No. 3 REBAR #12" O.C.E.W. OR No. 4 REBAR #18" O.C.E.W.
 6. CURB CUT MUST BE A MINIMUM OF 4 FT. INSIDE THE PROPERTY LINE OR AS PER THE CITY.
 7. CURB CUT MUST BE A MINIMUM OF 25 FT. INSIDE FROM A STREET INTERSECTION OR AS PER THE CITY.
 8. CONC. SHALL HAVE A BROOM FINISH, BRICK PAVERS, EXPOSED AGGREGATE, RIVER-BRICK FINISH HOWEVER TILE IS NOT PERMITTED WITHIN THE R.O.W.
 9. MEMBRANE CURING COMPOUND SHALL BE APPLIED AT A MINIMUM OF ONE GALLON PER 180 SQUARE FEET OR AREA SURFACE FINISH HAS BEEN COMPLETED.

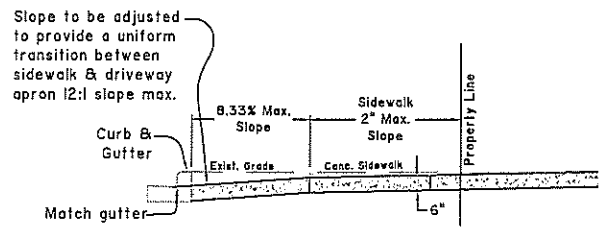


SECTION A-A

CONC. DRIVEWAY APRON DETAIL

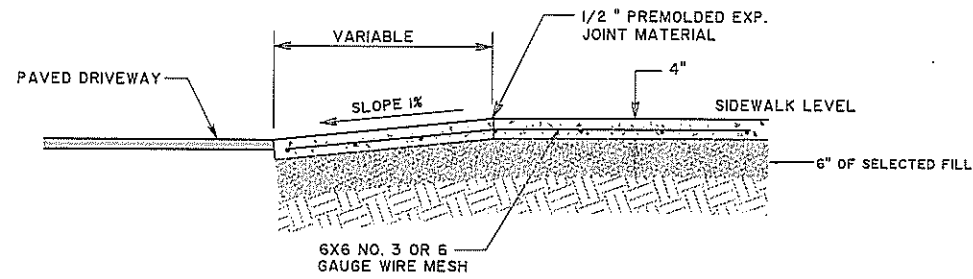


SECTION B-B

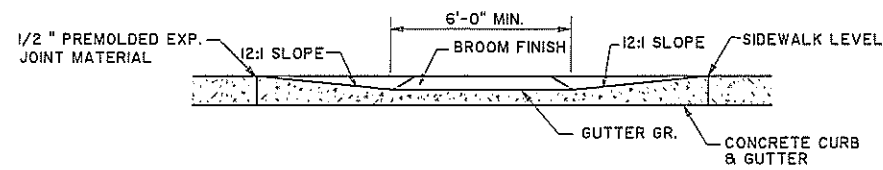


CONC. DRIVEWAY APRON DETAIL

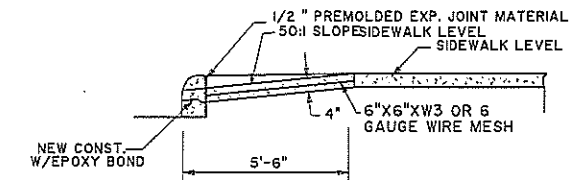
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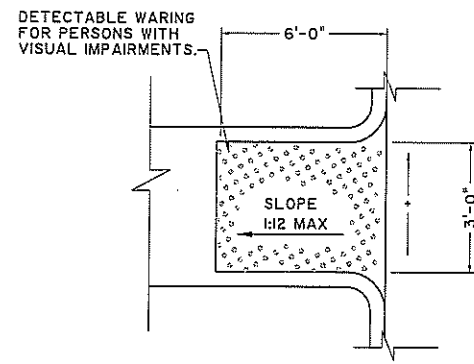
SIDEWALK RAMP X-SECTION



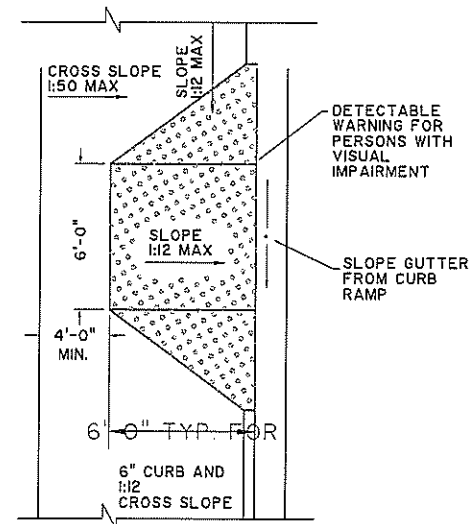
SECTION A-A
SIDEWALK RAMP X-SECTION



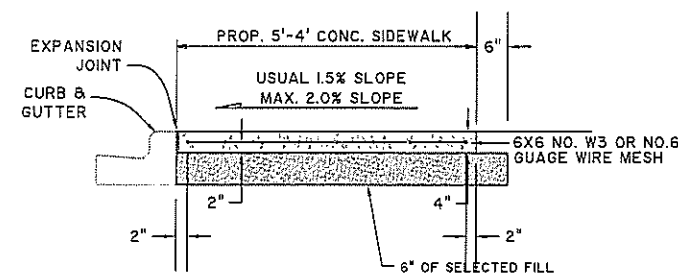
SECTION E-E



TYPE B RAMP

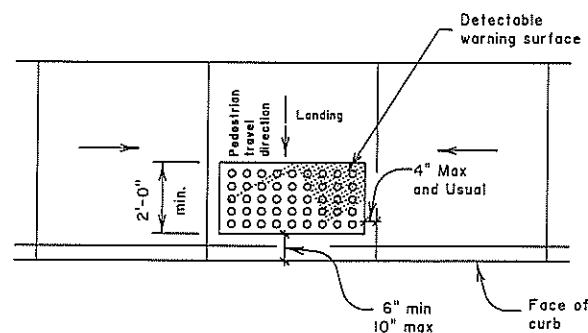


TYPE E RAMP

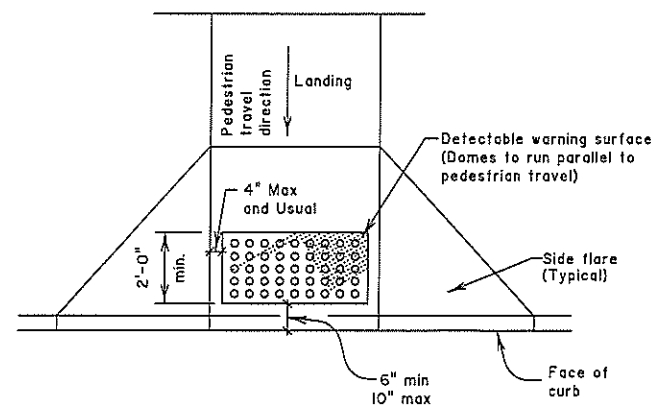


TYPICAL CONC. SIDEWALK DETAIL

DETECTABLE WARNINGS



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

General Notes for Detectable Warnings

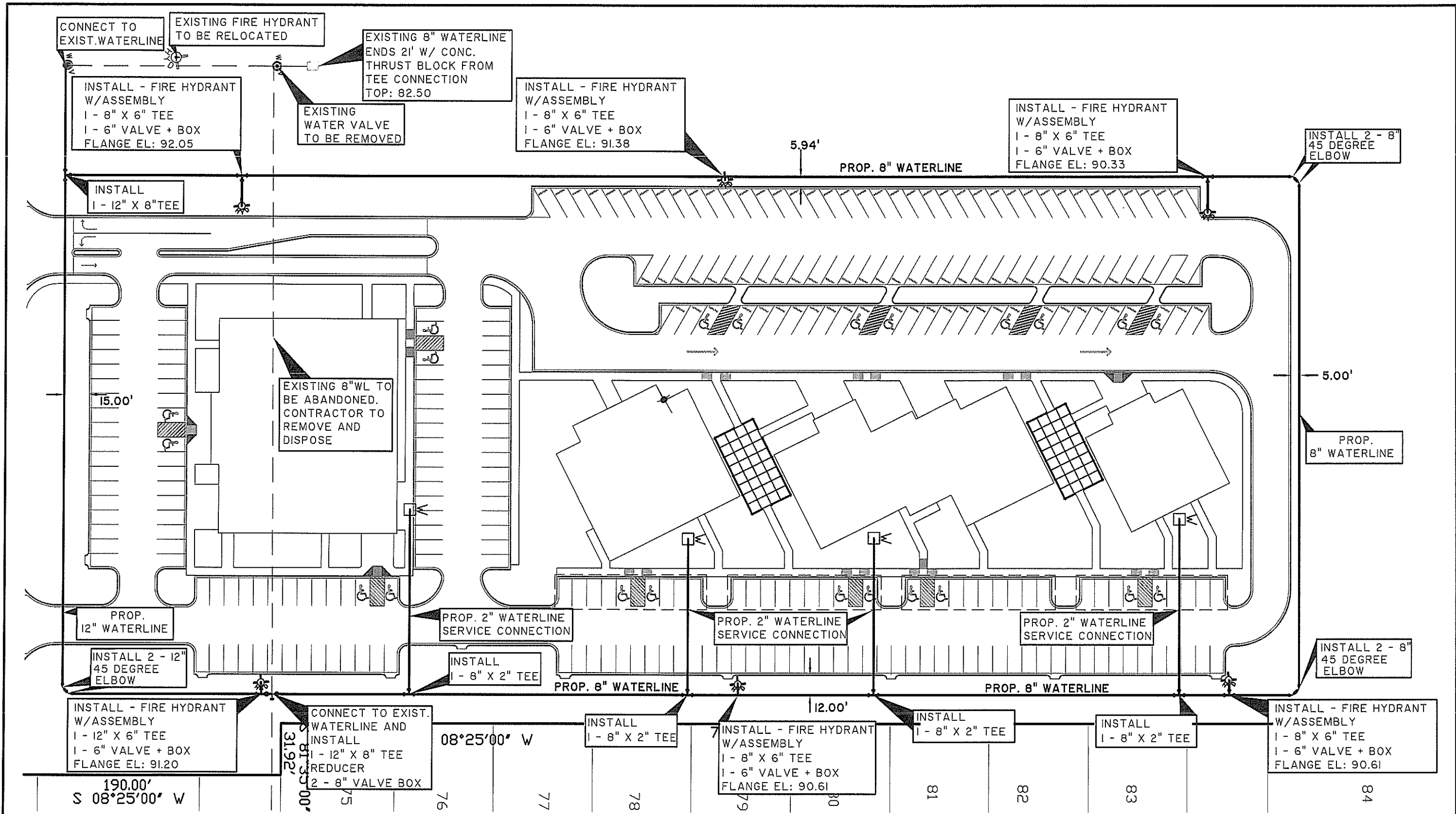
1. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 4.29 of the Texas Accessibility Standards (TAS). The surface must contrast visually with adjoining surfaces, including side flares. Furnish dark brown or dark red detectable warning surface adjacent to uncolored concrete, unless specified elsewhere in the plans.
2. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
3. Align truncated domes in the direction of pedestrian travel when entering the street.
4. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
5. Detectable warning surfaces shall be located so that the edge nearest the curb line is a minimum of 6" and a maximum of 10" from the extension of the face of curb. Detectable warning surfaces may be curved along the corner radius.

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 P.E.# 65948
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PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 SIDEWALK DETAILS
 CITY OF PHARR

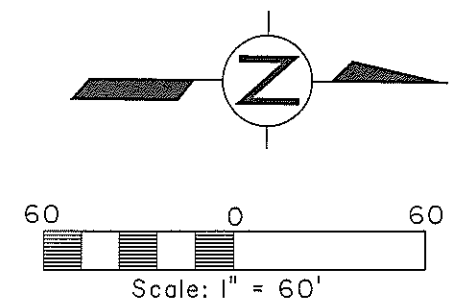
SCALE/NOTES	DATE	BY
DATE: JULY 2009		
FB. No.:		
SURVEY BY:		
DRAWN BY: JNJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-18
2. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION AND 2.0 FOOT VERTICAL SEPARATION BETWEEN PROPOSED MAIN WATER LINES & MAIN SANITARY SEWER LINES.
3. CONTRACTOR TO PROVIDE 2" SINGLE SERVICE CONNECTION TO EVERY BUILDING COMPLEX AND ALL SERVICES TO BE LOCATED AS DESIGNATED BY ENGINEER.
4. WATER AND SANITARY SEWER SERVICE CONNECTIONS TO BE PLACED WITH A MIN. HORIZONTAL SEPARATION OF 10.0 FEET AND A MIN. 2.0 FOOT VERTICAL SEPARATION.

5. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
6. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
7. CONCRETE COLLARS TO BE CONSTRUCTED AT ALL GATE VALVES.
8. WATER LINE WILL BE TESTED AS PER THE CITY OF PHARR



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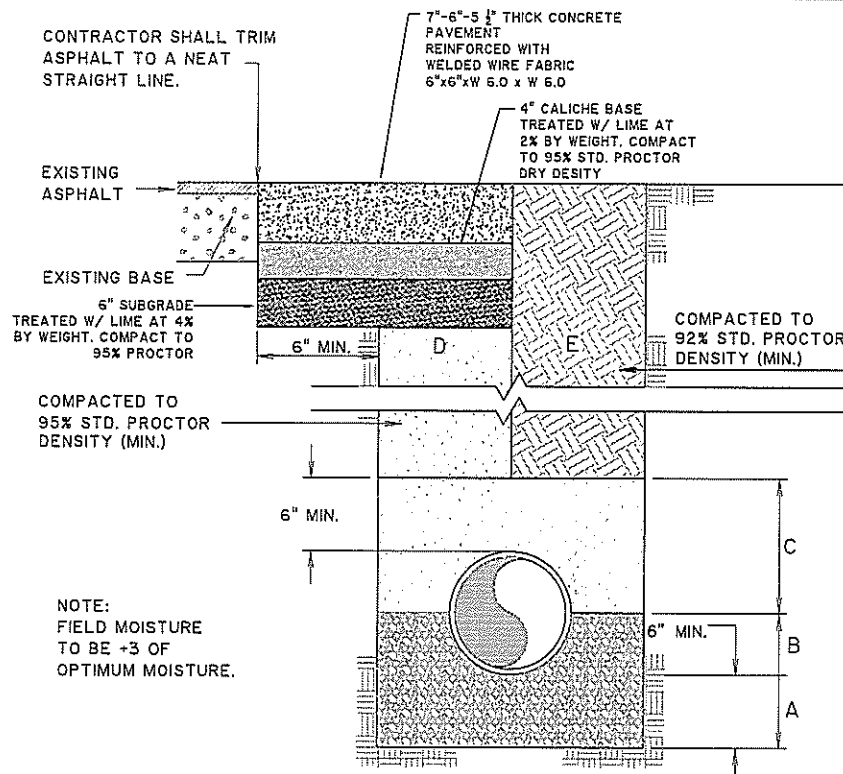
PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 WATER IMPROVEMENT LAYOUT

CITY OF PHARR

REVISION	DATE	BY

SCALE: 1" = 60'
 DATE: JULY 2009
 P.E. No.:
 SURVEY BY:
 DRAWN BY: JMJ
 PREPARED BY: R.G.
 CHECKED BY: R.G.

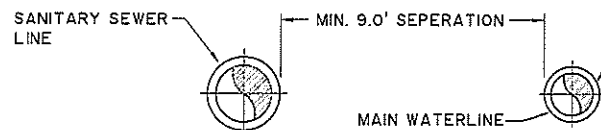
SHEET 14
OF 30



- A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
- B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE
- C COMMON FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
- D SAND BACKFILL, BENEATH EXISTING OR PROPOSED PAVEMENTS CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).
- E EARTH BACKFILL, OUTSIDE OF EXISTING OR PROPOSED PAVEMENTS CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

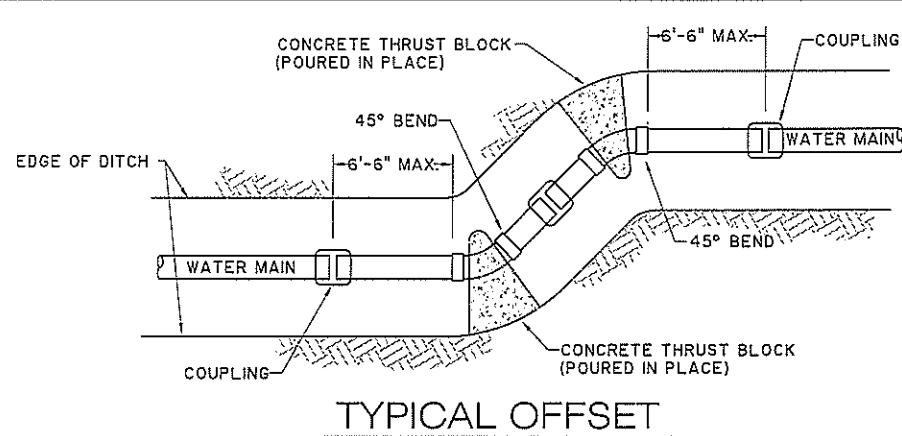
TYPICAL WATER PIPE BEDDING AND TRENCH BACKFILL DETAIL



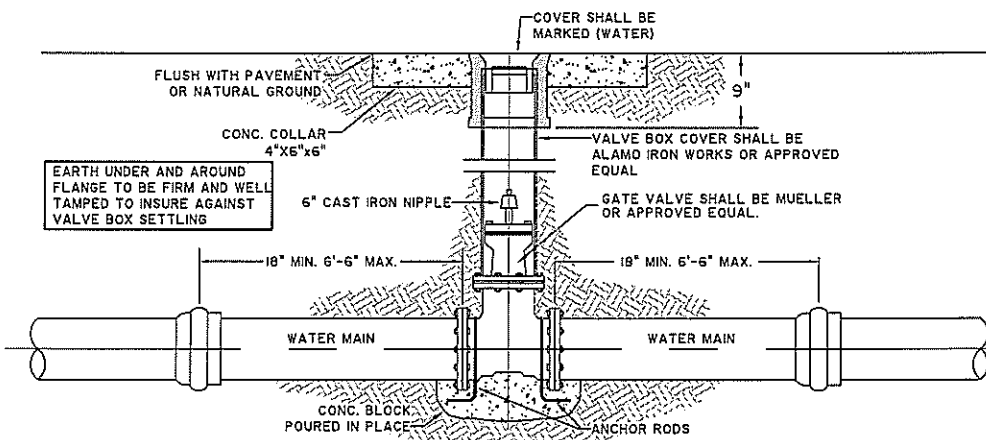
WATERLINE AND SANITARY SEWER LINE TYPICAL HORIZ. SEPARATION DETAIL

NOTE: CONTRACTOR SHALL MAINTAIN A MIN. HORIZ. SEPARATION OF 9 FEET BETWEEN WATERLINE AND SANITARY SEWER LINE.

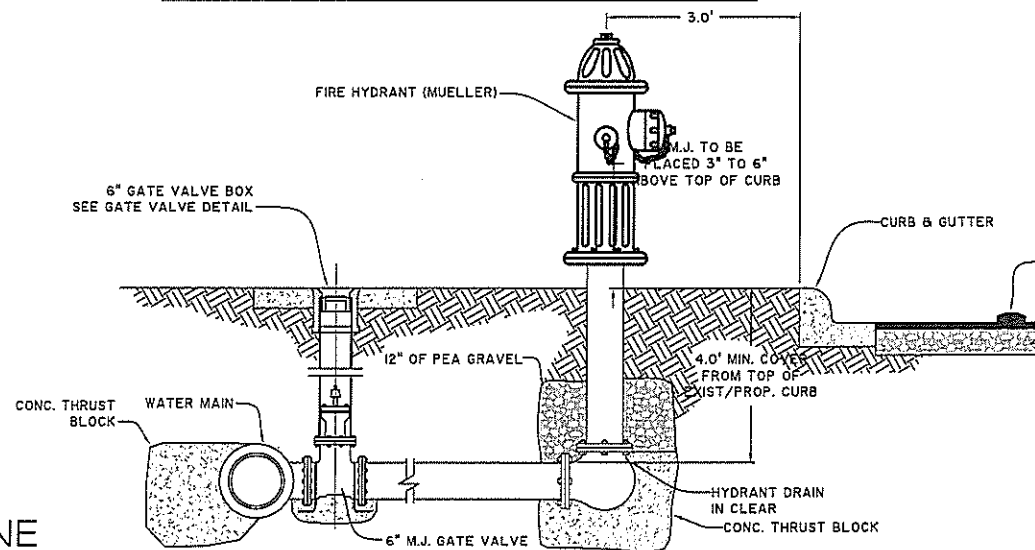
PIPE SIZE	6"		8"		10"		12"		16"	
	MIN. BEARING AREA FT.	RECOM'D DIMENSION FT. X FT.	MIN. BEARING AREA FT.	RECOM'D DIMENSION FT. X FT.	MIN. BEARING AREA FT.	RECOM'D DIMENSION FT. X FT.	MIN. BEARING AREA FT.	RECOM'D DIMENSION FT. X FT.	MIN. BEARING AREA FT.	RECOM'D DIMENSION FT. X FT.
TEE (OR TAPPING SLEEVE)	5.9	2.5'x2.5'	10.1	3.2'x3.2'	16.4	4.1'x4.1'	23.3	4.9'x4.9'	40.8	6.4'x6.4'
DEAD END	5.9	2.5'x2.5'	10.1	3.2'x3.2'	16.4	4.1'x4.1'	23.3	4.9'x4.9'	40.8	6.4'x6.4'
VALVE (OR TAPPING VALVE)	5.9	2.5'x2.5'	10.1	3.2'x3.2'	16.4	4.1'x4.1'	23.3	4.9'x4.9'	40.8	6.4'x6.4'
90D ELBOW	8.3	2.9'x2.9'	14.1	3.8'x3.8'	23.1	4.9'x4.9'	23.7	5.8'x5.8'	57.5	7.6'x7.6'
45D ELBOW	4.5	2.2'x2.2'	7.7	2.8'x2.8'	12.6	3.6'x3.6'	17.9	4.3'x4.3'	31.4	5.6'x5.6'
22-1/2D ELBOW	2.3	1.6'x1.6'	3.9	2.0'x2.0'	6.5	2.6'x2.6'	9.2	3.1'x3.1'	15.9	4.0'x4.0'



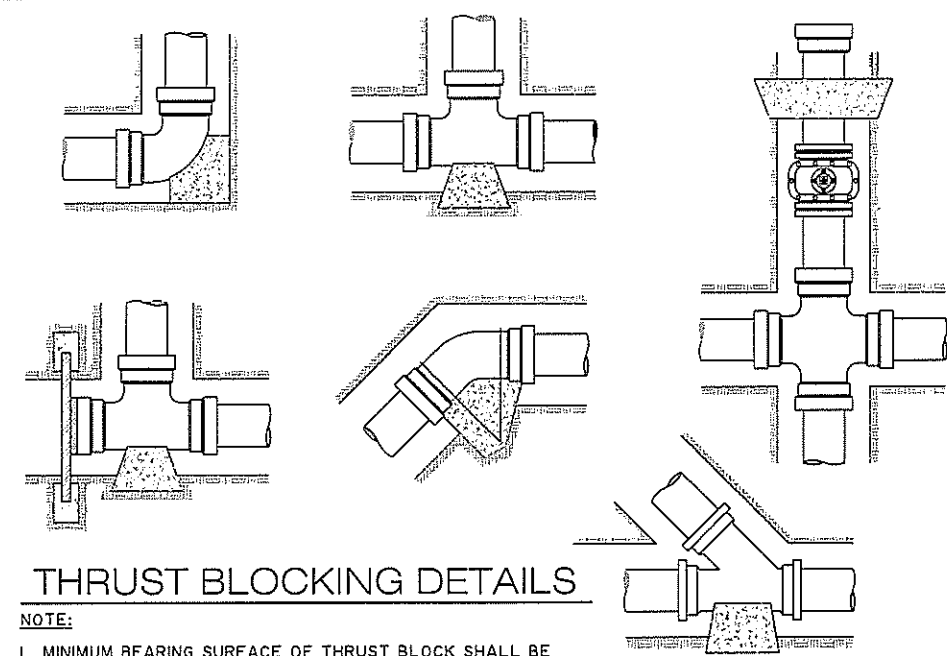
TYPICAL OFFSET



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

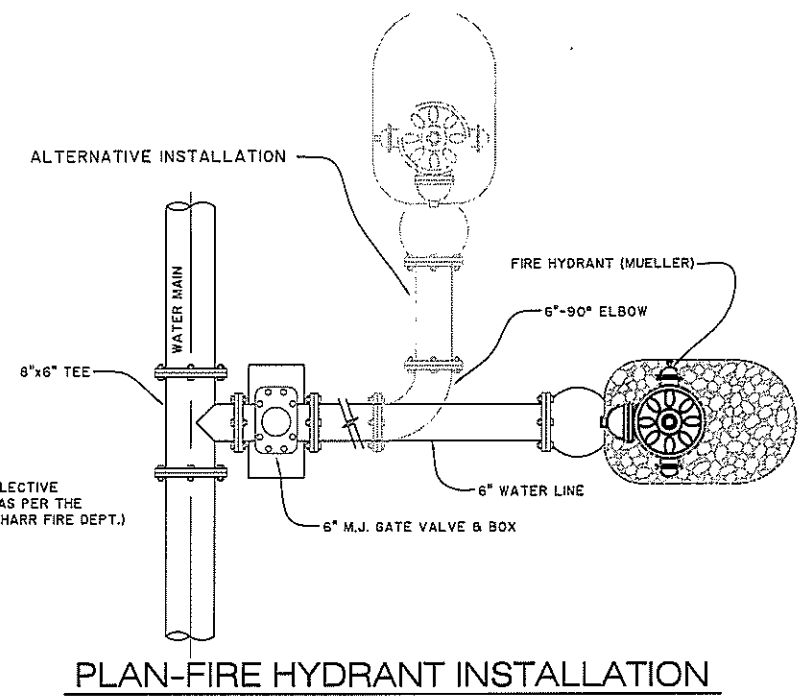


PROFILE-FIRE HYDRANT INSTALLATION

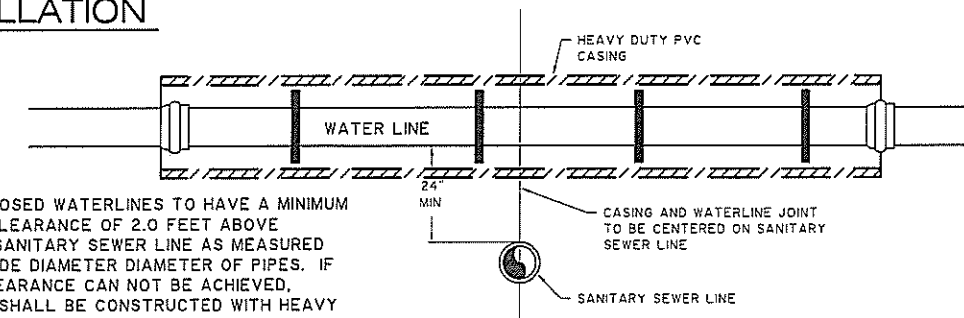


THRUST BLOCKING DETAILS

- NOTE:
1. MINIMUM BEARING SURFACE OF THRUST BLOCK SHALL BE AS NOTED IN TABLE.
 2. BEARING SURFACE SHALL BE UNDISTURBED SOIL.



PLAN-FIRE HYDRANT INSTALLATION



NOTE: PROPOSED WATERLINES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 2.0 FEET ABOVE PROPOSED SANITARY SEWER LINE AS MEASURED FROM OUTSIDE DIAMETER DIAMETER OF PIPES. IF MINIMUM CLEARANCE CAN NOT BE ACHIEVED, WATERLINE SHALL BE CONSTRUCTED WITH HEAVY DUTY PVC CASING.

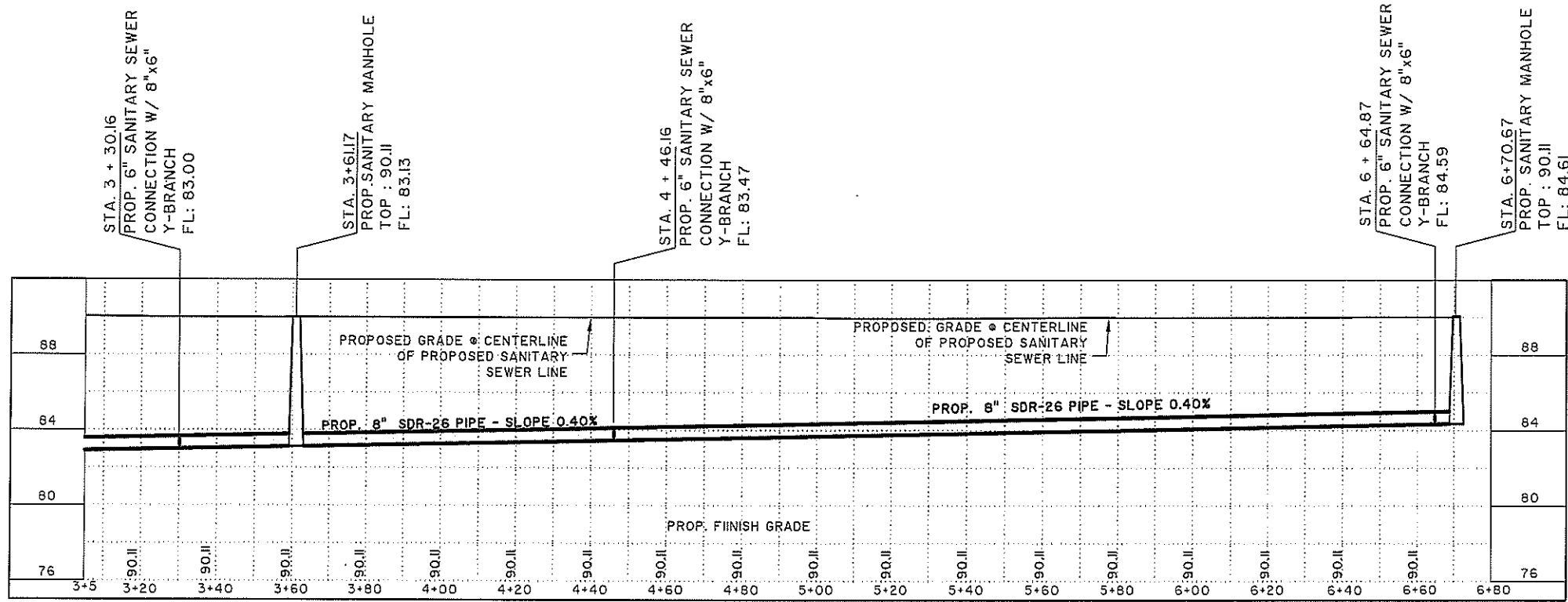
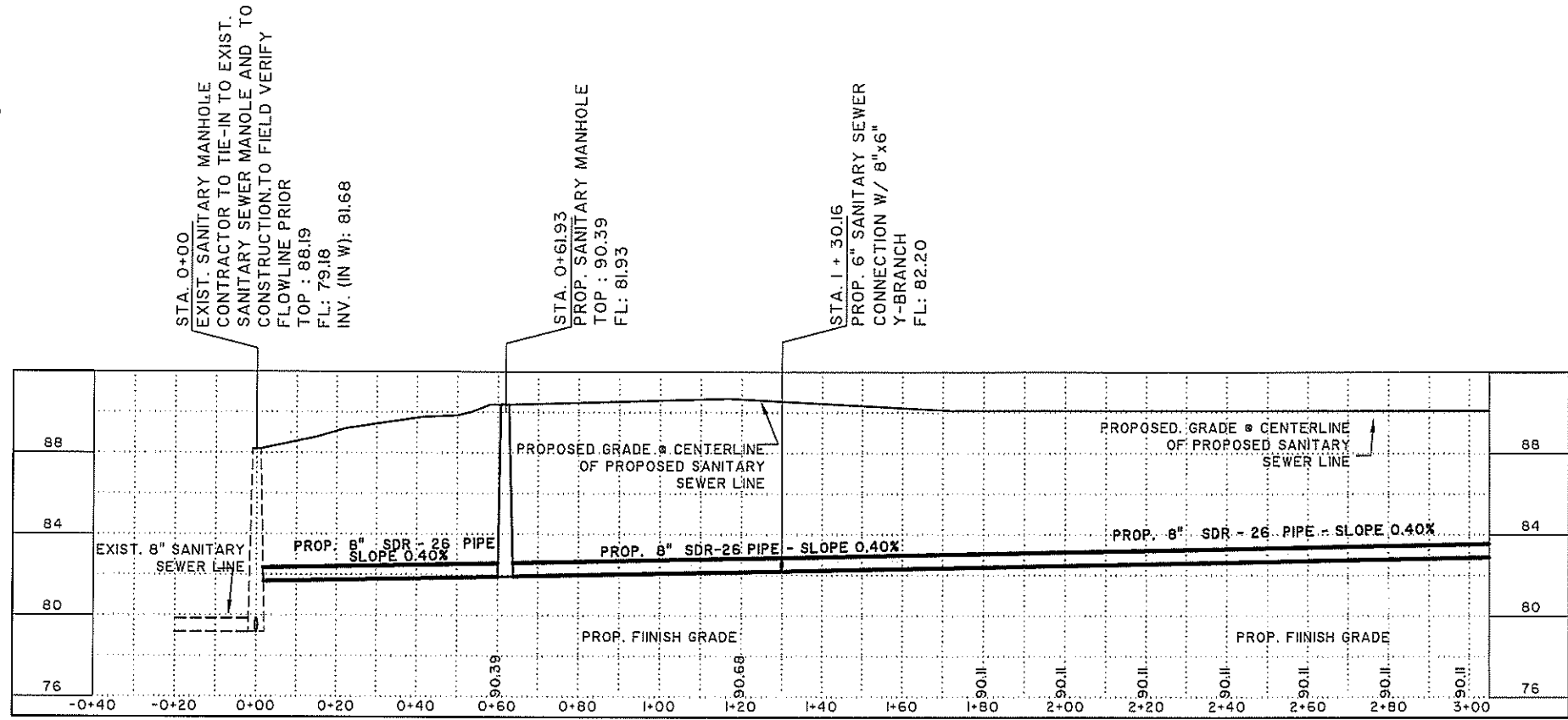
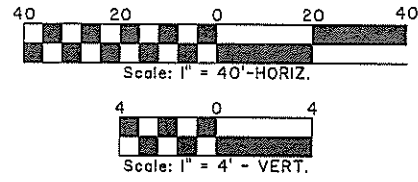
TYPICAL CROSSING DETAIL FOR WATER & SAN. SEW. LINE

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 PE# 65948
 Date

WATER DETAILS
 CITY OF PHARR

SCALE	DATE	BY	DATE	BY
SCALE: JULY 2009				
FB No:				
SURVEY BY: JMJ				
DRAWN BY: JMJ				
PREPARED BY: R.G.				
CHECKED BY: R.G.				

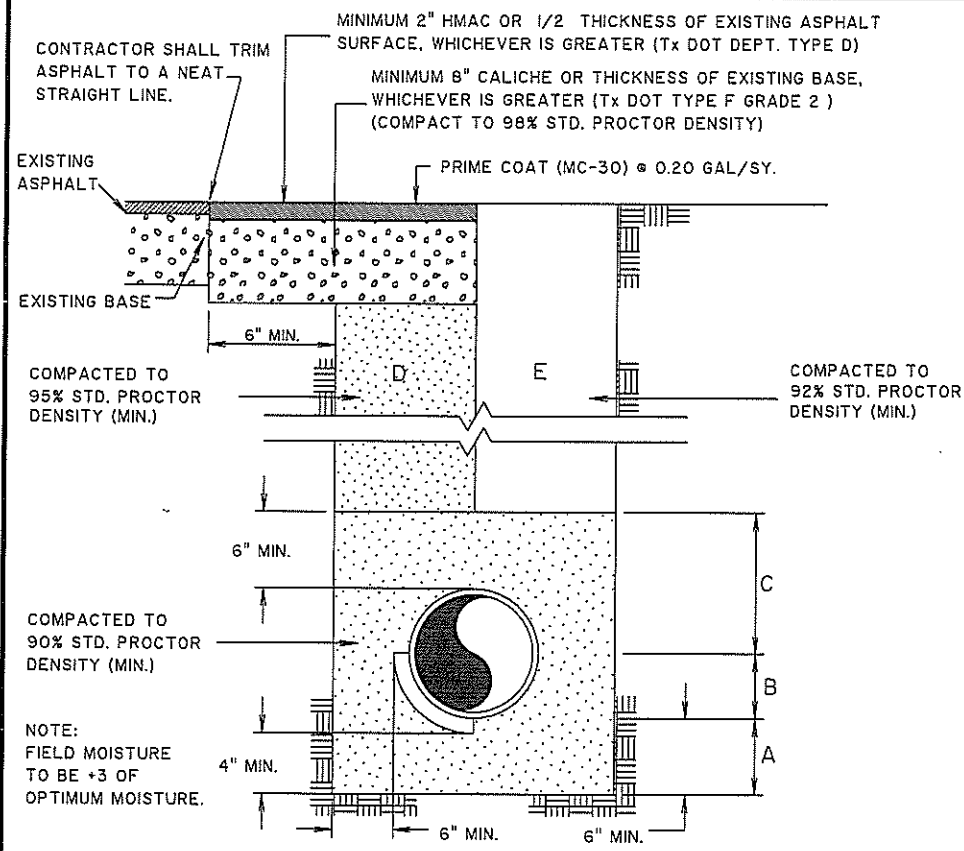
SHEET 15
 OF 30



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Date

SANITARY SEWER LINE PROFILE
CITY OF PHARR

SCALE AS SHOWN	DATE	REVISION	DATE	BY
DATE: JULY 2009				
FB. No.:				
SURVEY BY: JMJ				
DRAWN BY: JMJ				
PREPARED BY: R.G.				
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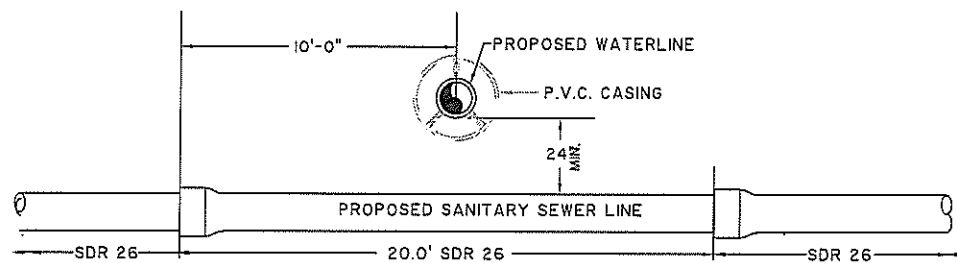


- A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
- B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).
- C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
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TYPICAL PIPE BEDDING, TRENCH BACKFILL AND PAVEMENT SAWCUT REPAIR DETAIL

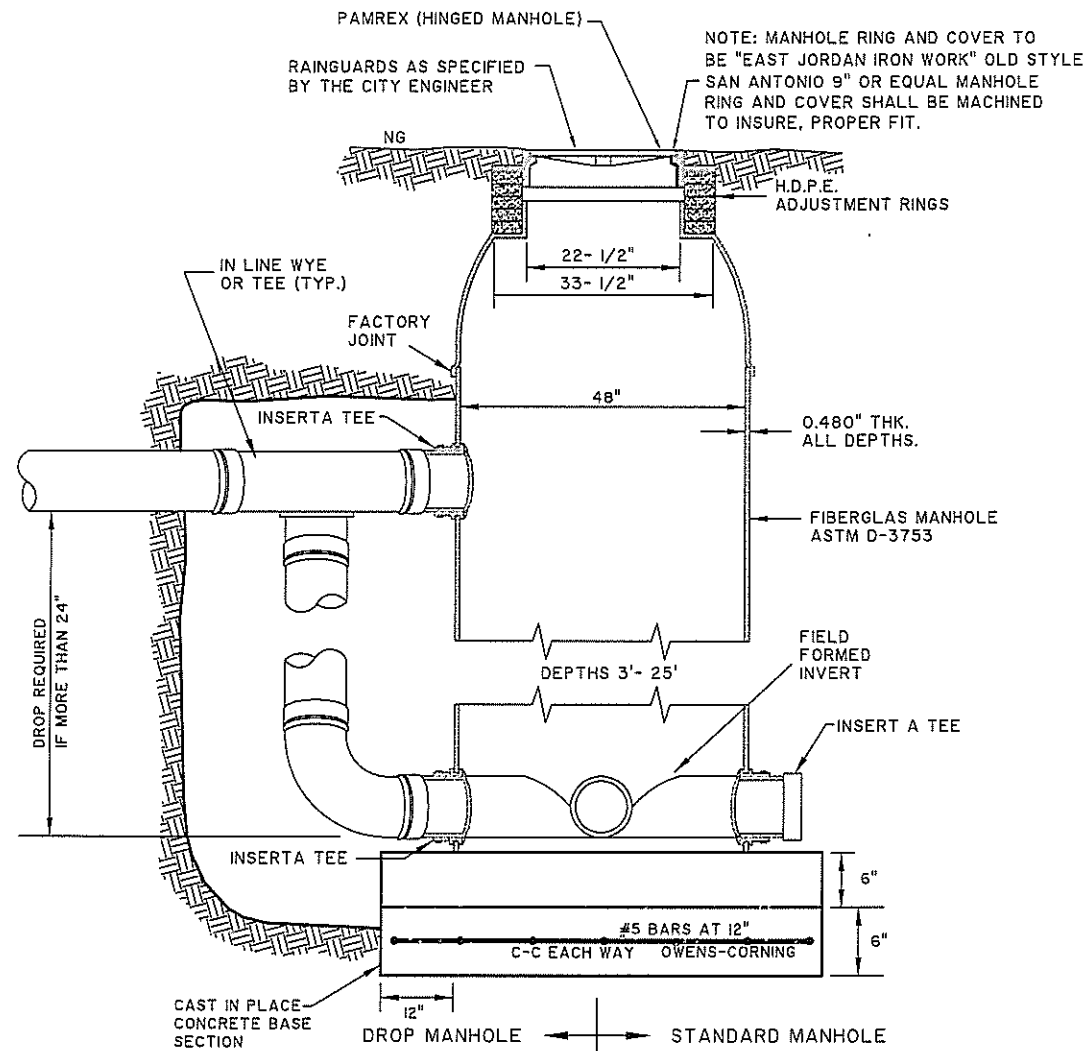


TYPICAL CROSSING DETAIL FOR WATER & SANITARY SEWER LINE

NOTE:

PROPOSED WATERLINE TO HAVE A MINIMUM VERTICAL CLEARANCE OF 2.0 FEET ABOVE PROPOSED SANITARY SEWER LINE AS MEASURED FROM OUTSIDE DIAMETER OF PIPES. IF MINIMUM CLEARANCE CAN NOT BE ACHIEVED, WATERLINE SHALL BE CONSTRUCTED WITH P.V.C. CASING (SDR-26). REFERENCE TITLE 30 ENVIRONMENTAL QUALITY - PART 1 TNRCC CHAPTER 317 APPENDIX E - SEPARATION DISTANCES.

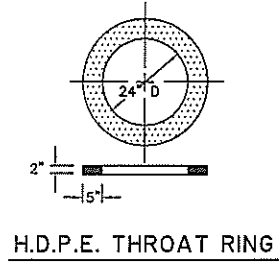
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TYPICAL FIBERGLASS MANHOLE

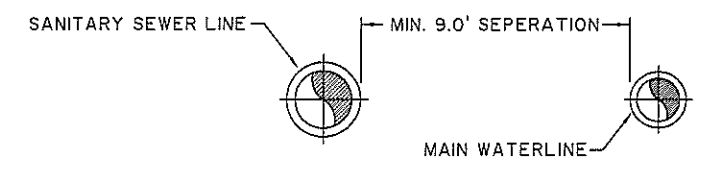


MANHOLE COVER AS PER THE CITY OF PHARR



NOTE:

(FOR FIBERGLASS & POLYETHYLENE MANHOLES) FILL SHALL BE SAND OR SOIL W/ MODERATE COMPACTION & PLACED IN ONE FOOTLIFTS BEGINNING AT MANHOLE WORKING OUTWARD TO THE EXCAVATION WALLS



WATERLINE AND SANITARY SEWER LINE TYPICAL HORIZ. SEPARATION DETAIL

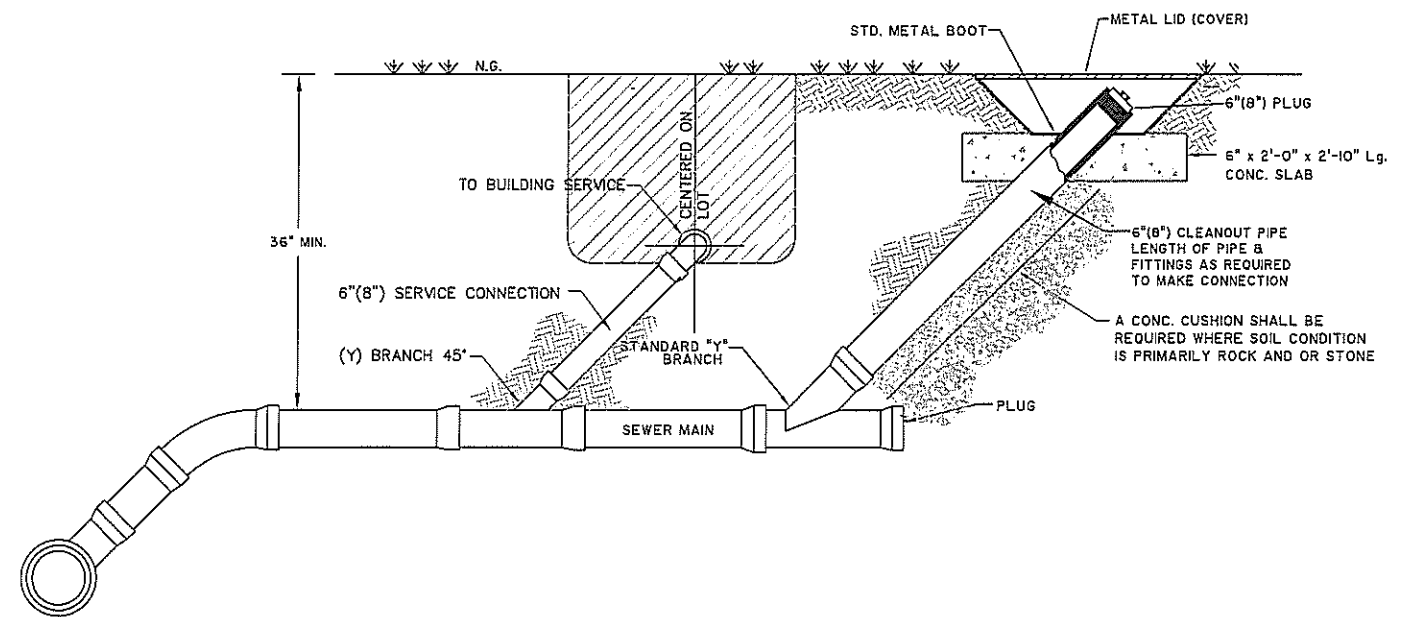
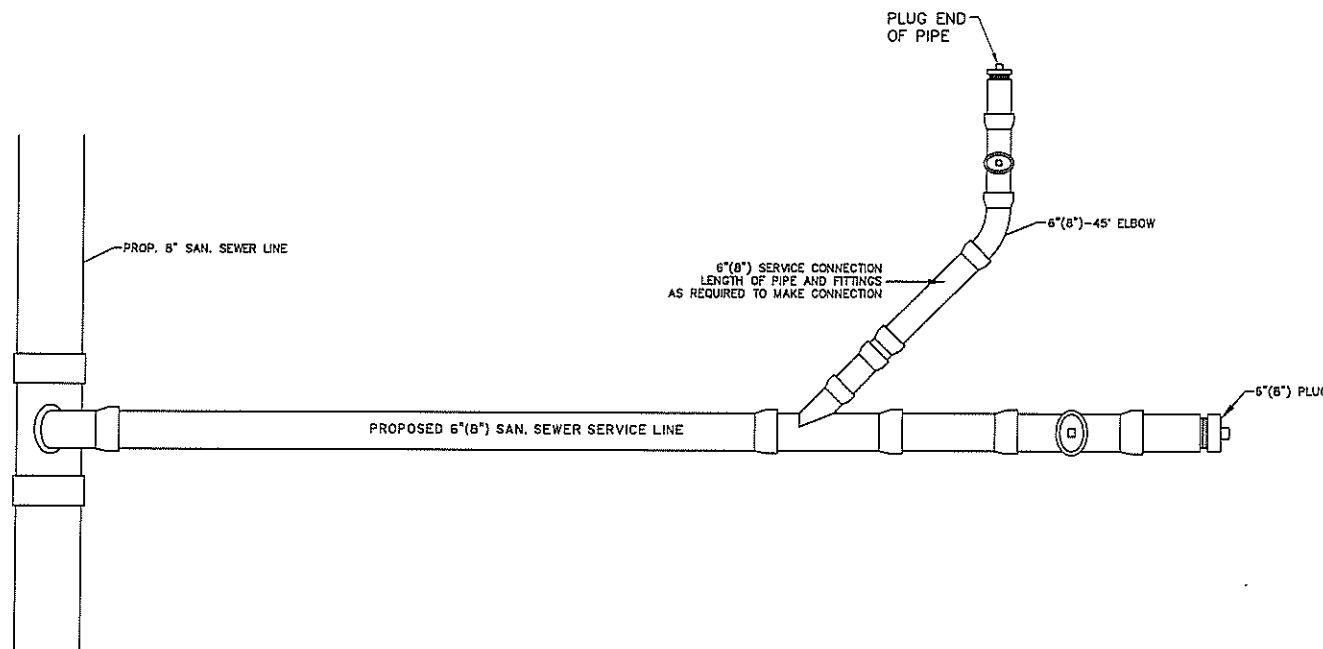
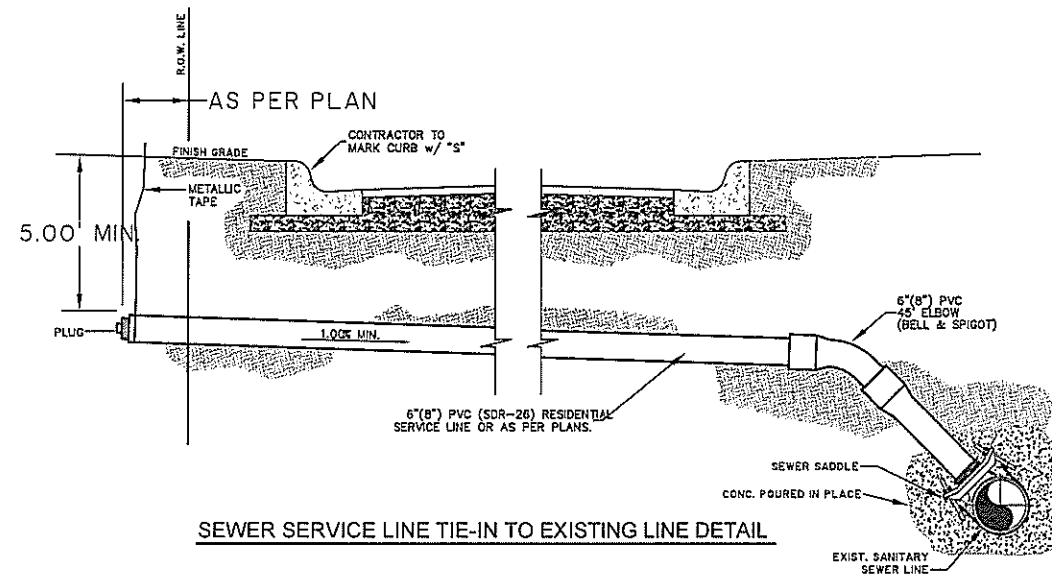
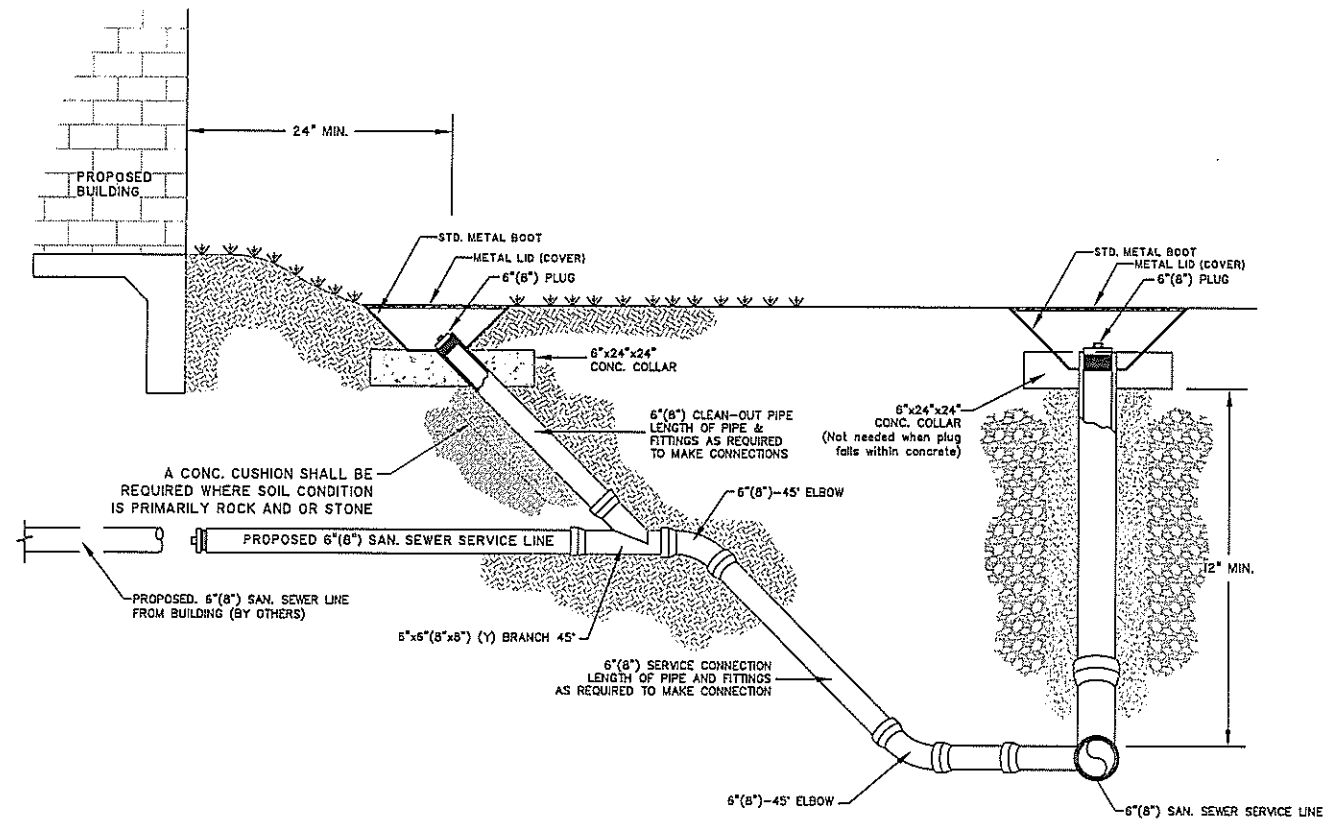
NOTE: CONTRACTOR SHALL MAINTAIN A MIN. HORIZ. SEPARATION OF 9 FEET BETWEEN WATERLINE AND SANITARY SEWER LINE.

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 Print Name PEF Date

SANITARY SEWER DETAILS
 CITY OF PHARR

SCALE/DATE	DATE	BY
SCALE: 1/8" = 1'-0"	DATE: JULY 2009	BY: R.G.
FB. No.:		
SURVEY BY:		
DRAWN BY:	JMJ	
PREPARED BY:	R.G.	
CHECKED BY:	R.G.	



SEWER SERVICE CONNECTION w/ CLEAN-OUTS

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 RAMIRO GUTIERREZ PE# 65948
 Print Name PE# Date

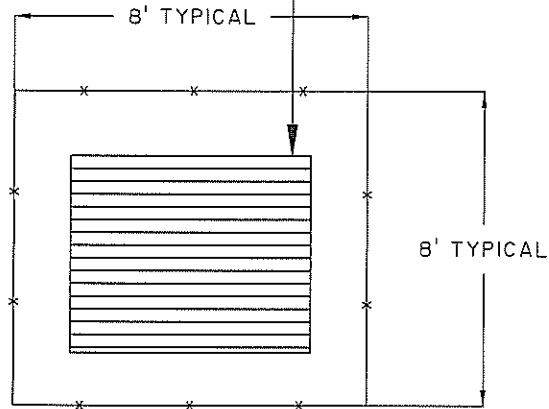
SANITARY SEWER SERVICE
 CONNECTION DETAILS

CITY OF PHARR

SCALE/REVISIONS	DATE	BY
DATE: JULY 2009		
FB. No.:		
SURVEY BY: JMJ		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		

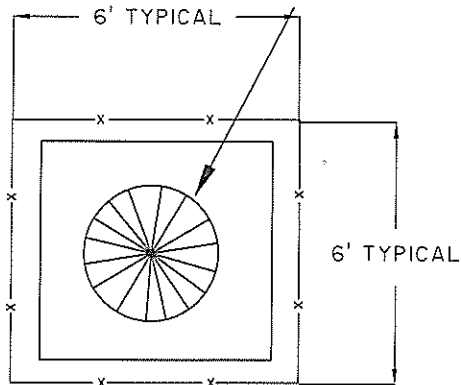
INLET DETAILS

TYPE "C" INLET

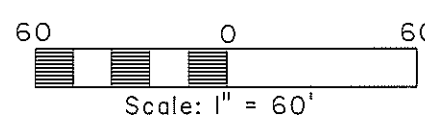
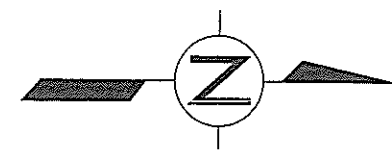
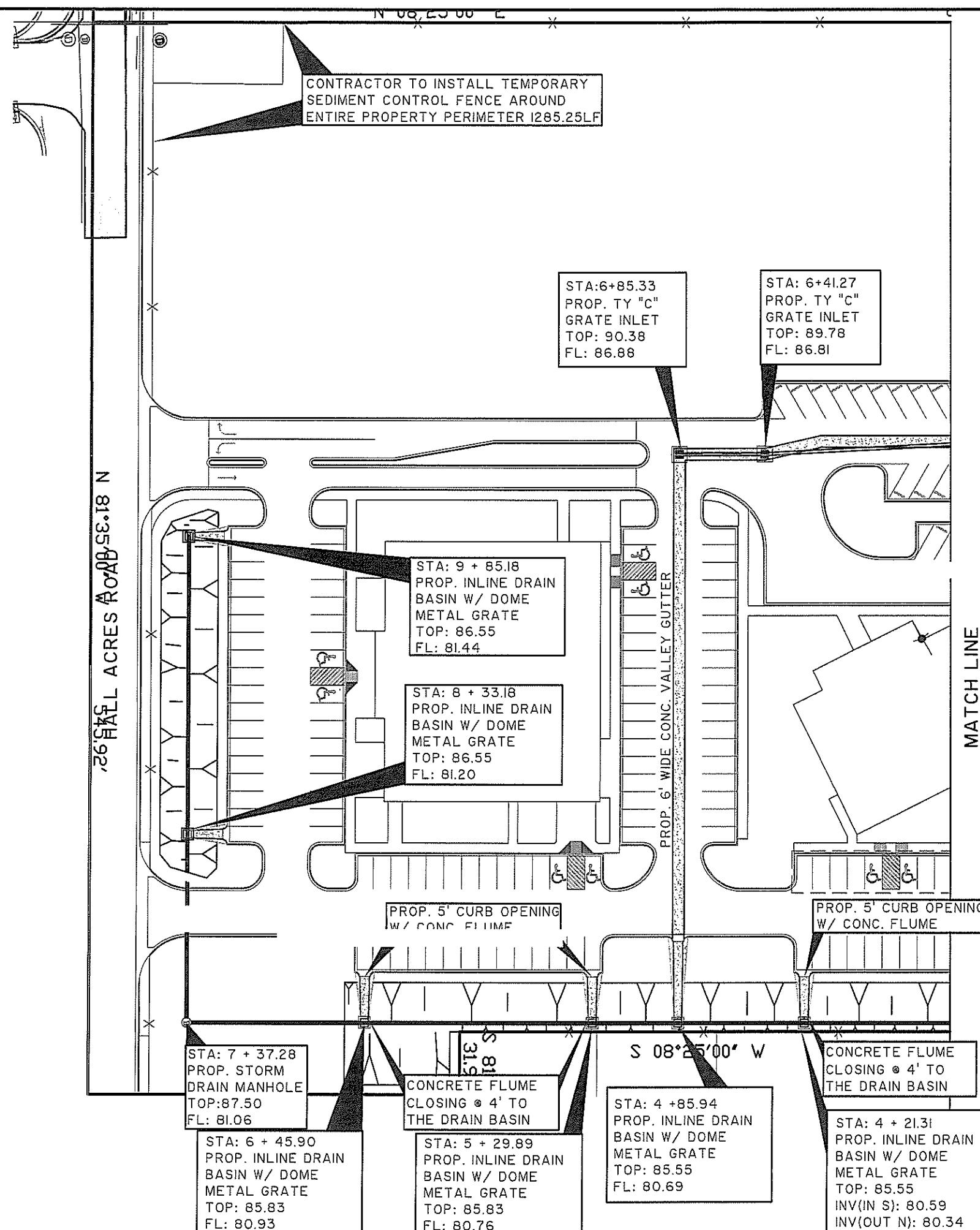


CONTRACTOR TO INSTALL TEMPORARY SEDIMENT CONTROL FENCE AROUND PROP. TYPE "C" INLETS (32 LF)

GRATE INLETS



CONTRACTOR TO INSTALL TEMPORARY SEDIMENT CONTROL FENCE AROUND PROP. GRATE INLETS (24 LF)



**PRECINCT No.2
OFFICE COMPLEX SUBDIVISION
STORM DRAINAGE
IMPROVEMENT LAYOUT**

CITY OF PHARR

Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 361.782.2557 • (FAX) 361.782.2558
FIRM No. 486

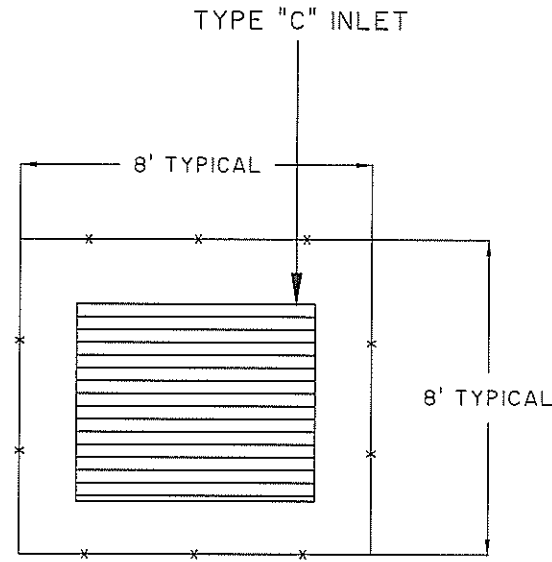
PE
65948

DATE: JULY 2009
FB. No.:
SURVEY BY:
DRAWN BY: JNJ
PREPARED BY: R.G.
CHECKED BY: R.G.

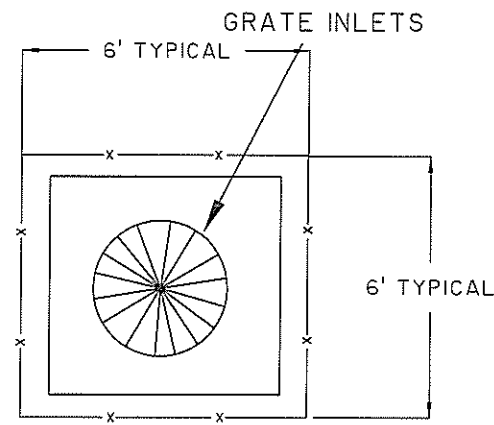
REVISION	DATE	BY

SHEET 20
OF 30

INLET DETAILS

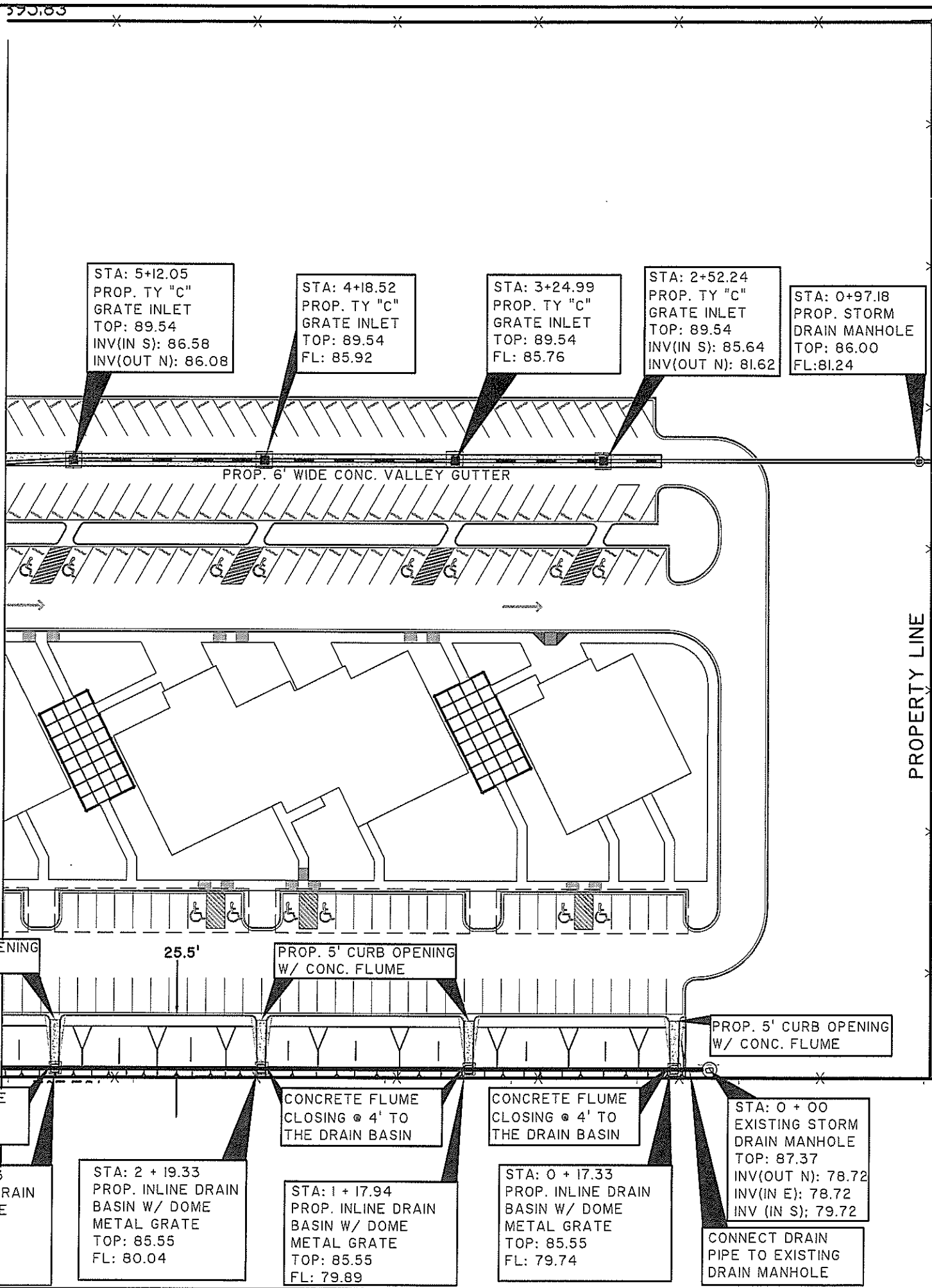


CONTRACTOR TO INSTALL TEMPORARY SEDIMENT CONTROL FENCE AROUND PROP. TYPE "C" INLETS (32 LF)



CONTRACTOR TO INSTALL TEMPORARY SEDIMENT CONTROL FENCE AROUND PROP. GRATE INLETS (24 LF)

MATCH LINE



STA: 5+12.05
PROP. TY "C"
GRATE INLET
TOP: 89.54
INV(IN S): 86.58
INV(OUT N): 86.08

STA: 4+18.52
PROP. TY "C"
GRATE INLET
TOP: 89.54
FL: 85.92

STA: 3+24.99
PROP. TY "C"
GRATE INLET
TOP: 89.54
FL: 85.76

STA: 2+52.24
PROP. TY "C"
GRATE INLET
TOP: 89.54
INV(IN S): 85.64
INV(OUT N): 81.62

STA: 0+97.18
PROP. STORM
DRAIN MANHOLE
TOP: 86.00
FL: 81.24

STA: 0 + 00
PROP. OUTFALL
DRAIN PIPE
FL: 81.00

PROP. 5' CURB OPENING
W/ CONC. FLUME

PROP. 5' CURB OPENING
W/ CONC. FLUME

PROP. 5' CURB OPENING
W/ CONC. FLUME

CONCRETE FLUME
CLOSING @ 4' TO
THE DRAIN BASIN

CONCRETE FLUME
CLOSING @ 4' TO
THE DRAIN BASIN

CONCRETE FLUME
CLOSING @ 4' TO
THE DRAIN BASIN

STA: 0 + 00
EXISTING STORM
DRAIN MANHOLE
TOP: 87.37
INV(OUT N): 78.72
INV(IN E): 78.72
INV (IN S): 79.72

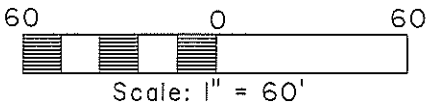
CONNECT DRAIN
PIPE TO EXISTING
DRAIN MANHOLE

STA: 3 + 20.33
PROP. INLINE DRAIN
BASIN W/ DOME
METAL GRATE
TOP: 85.55
FL: 80.19

STA: 2 + 19.33
PROP. INLINE DRAIN
BASIN W/ DOME
METAL GRATE
TOP: 85.55
FL: 80.04

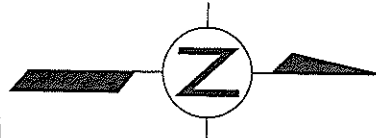
STA: 1 + 17.94
PROP. INLINE DRAIN
BASIN W/ DOME
METAL GRATE
TOP: 85.55
FL: 79.89

STA: 0 + 17.33
PROP. INLINE DRAIN
BASIN W/ DOME
METAL GRATE
TOP: 85.55
FL: 79.74



CONTRACTOR TO INSTALL TEMPORARY SEDIMENT CONTROL FENCE AROUND ENTIRE PROPERTY PERIMETER 1412.70 LF

PROP. CONCRETE HEADWALL TO CONFORM TO DETENTION POND SIDE SLOPE



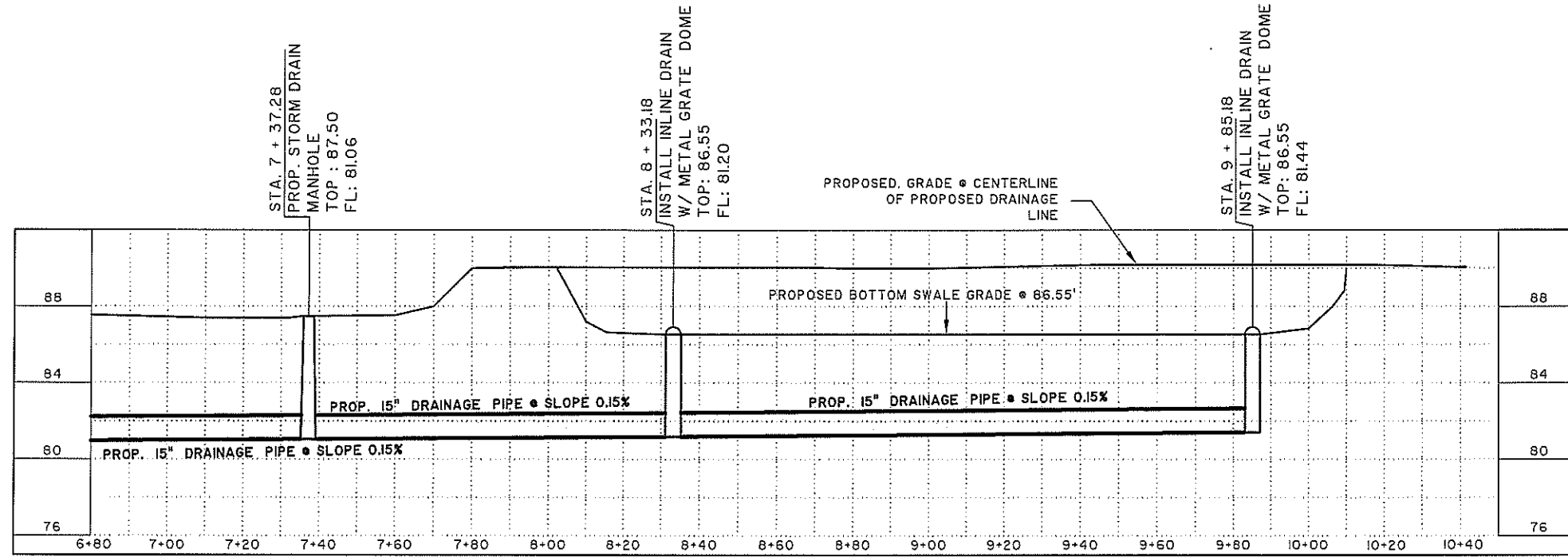
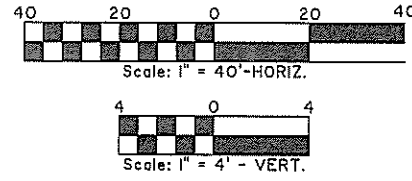
PROPERTY LINE
S 81:35:00 E
514.00'

R. Gutierrez
Professional Engineers & Land Surveyors
100 E PARK AVENUE • PHARR, TEXAS 78877
(TEL) 956 782-2557 • (FAX) 956 782-2583
FIRM No. 486

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RAMIRO GUTIERREZ PE# 65940
Print Name PE# Date

PRECINCT No.2
OFFICE COMPLEX SUBDIVISION
STORM DRAINAGE
IMPROVEMENT LAYOUT
CITY OF PHARR

SCALE#40	DATE: JULY 2009	FB. No.:	SURVEY BY: JNJ	DRAWN BY: JNJ	PREPARED BY: R.G.	CHECKED BY: R.G.



DRAINAGE LINE - A (CONTINUATION)

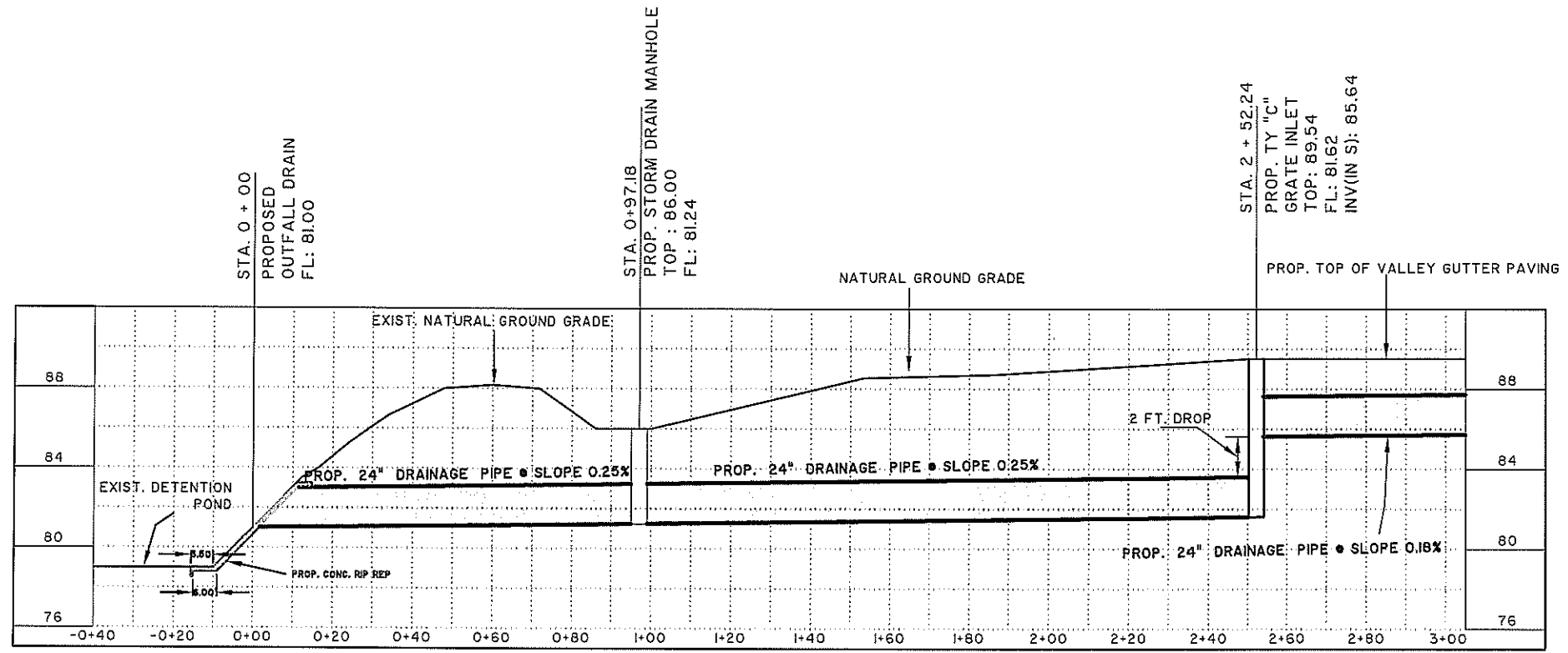
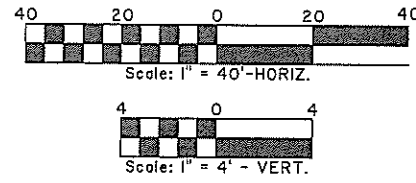
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R. Gutierrez
 Engineering Corporation
 Professional Engineers & Land Surveyors
 130 E. PARK AVENUE • PHARR, TEXAS 78777
 (TEL) 361 782-2571 • (FAX) 361 782-2558
 FIRM No. 486

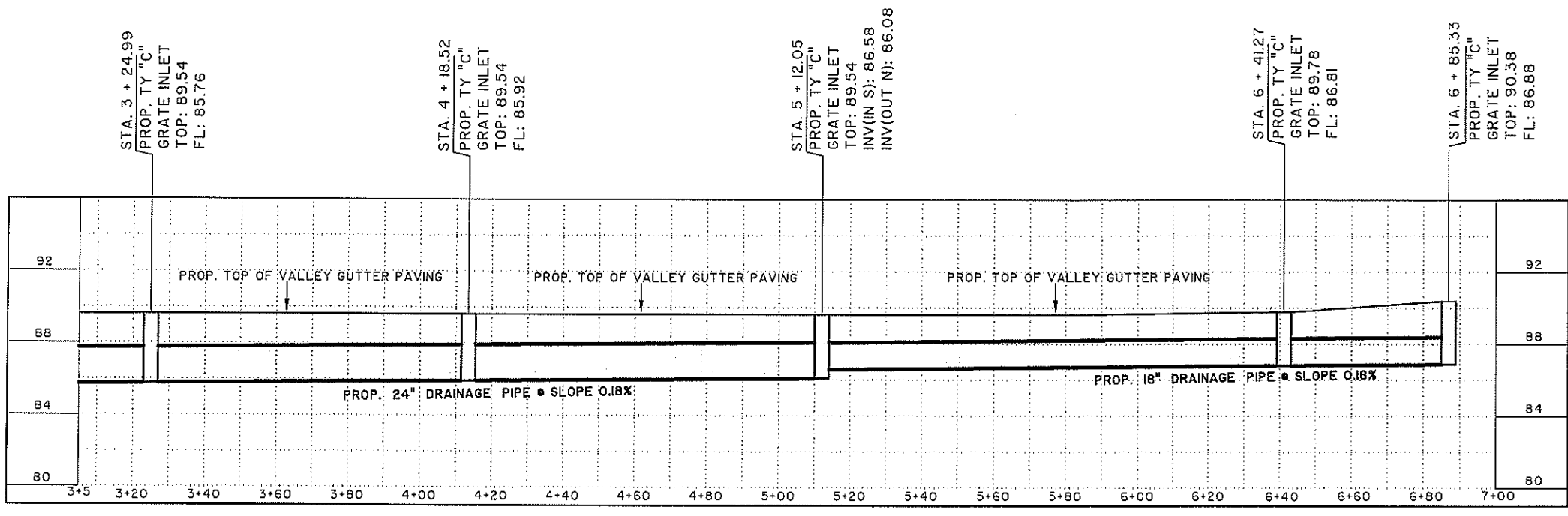
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 RAMIRO GUTIERREZ PE# 65949 Date
 Print Name PEF

INLINE DRAINAGE
 LINE A PROFILES
 CITY OF PHARR

SCALE AS SHOWN	DATE	BY
JULY 2009		
FB. No.:		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



DRAINAGE LINE - B

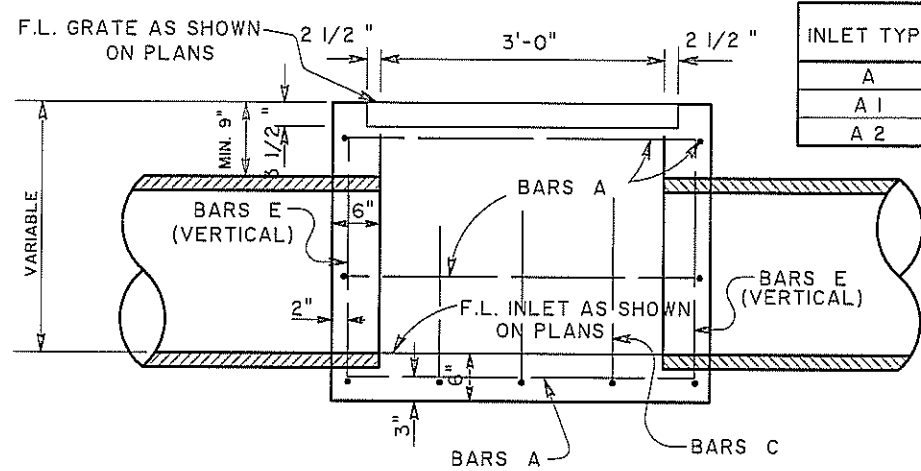


DRAINAGE LINE - B (CONTINUATION)

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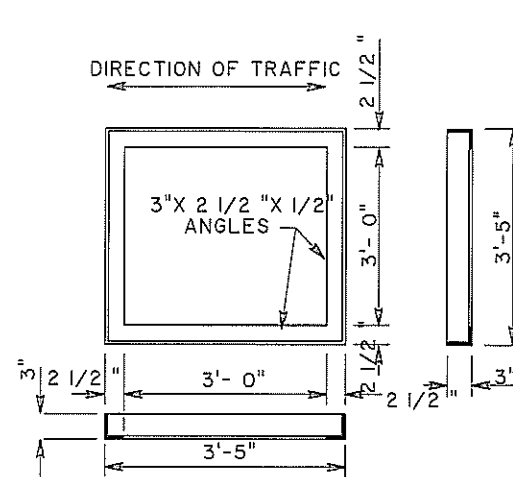
TYPE "C" INLET GRATE
DRAINAGE LINE B PROFILES

REVISION	DATE	BY

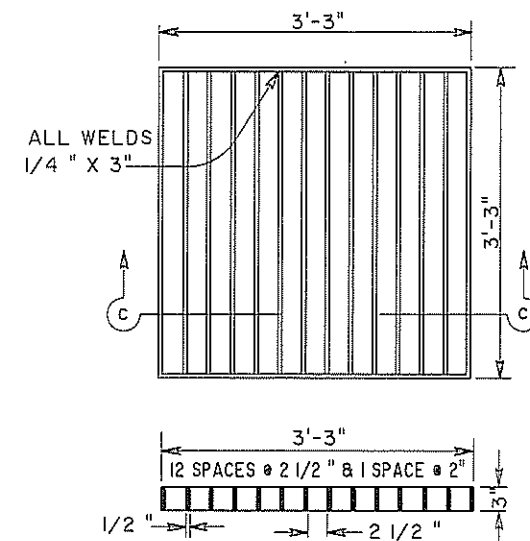


SECTION B-B INLET TY "C"

INLET TYPE	MAX PIPE SIZE ALLOW (DIA.)
A	24"
A 1	36"
A 2	60"

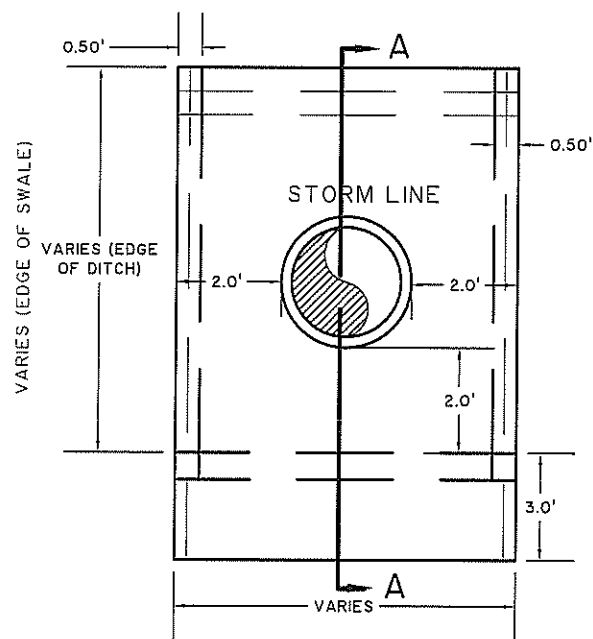


FRAME DETAIL



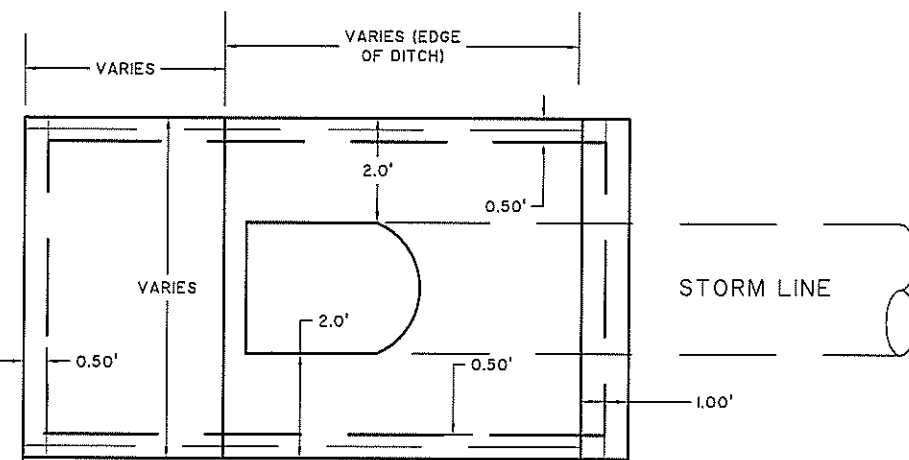
SECTION C-C

WELDED STEEL INLET GRATE

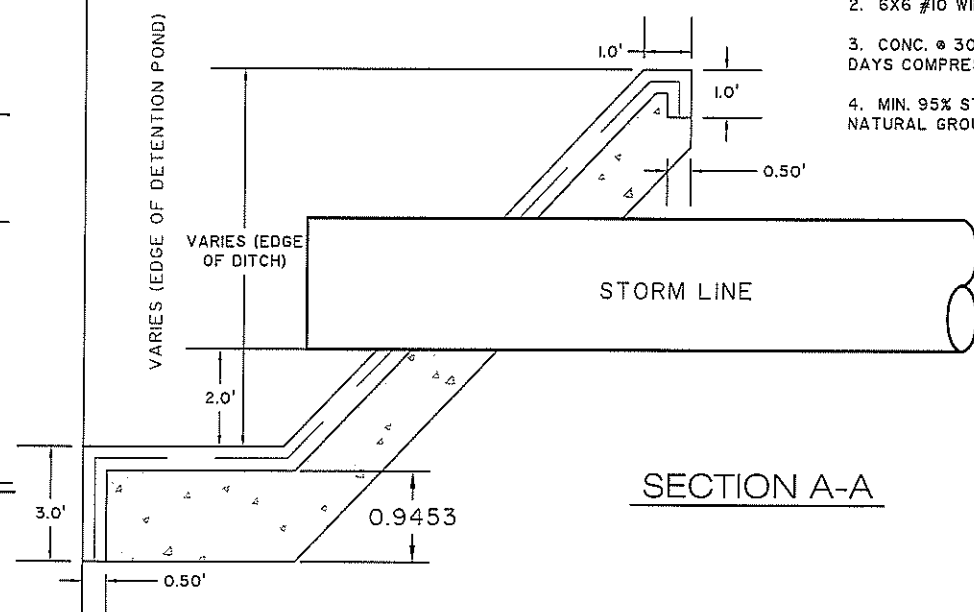


FRONT VIEW

CONCRETE HEADWALL DETAIL



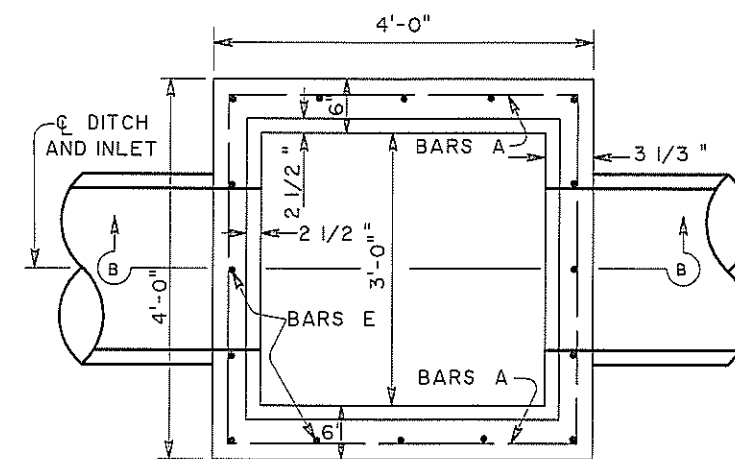
TOP VIEW



SECTION A-A

NOTES:

1. PROP. CONC. HEADWALL TO CONFORM TO SIDE SLOPE.
2. 6X6 #10 WIRE MESH
3. CONC. @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.
4. MIN. 95% STD. COMPACTION NATURAL GROUND.



TOP VIEW

BARS C (BOTTOM BARS) REINFORCING STEEL DETAILS

NOTE: All Steel to be No. 4 Bars on 12" Spacing in both directions.

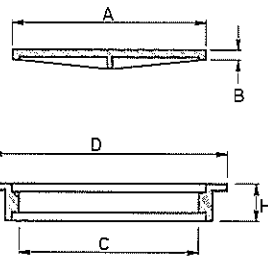
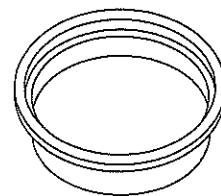
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 RAMIRO GUTIERREZ, P.E.
 P.E. No. 65948
 Date

STORM SEWER DETAILS
 CITY OF PHARR

SCALE/DATE	REVISION	DATE	BY
DATE: JULY 2009			
FB. No.:			
SURVEY BY: JMJ			
DRAWN BY: JMJ			
PREPARED BY: R.G.			
CHECKED BY: R.G.			



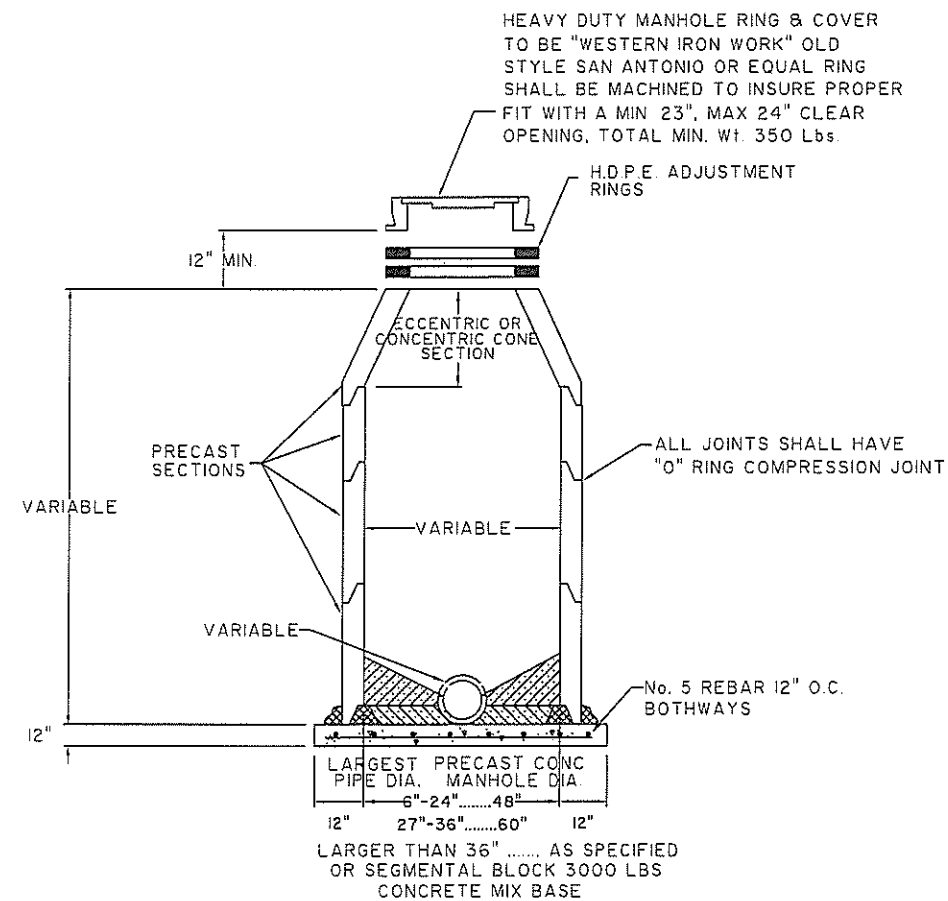
MANHOLE COVER
AS PER THE
CITY OF PHARR



LID			RING			SET WT.
"A"	"B"	WEIGHT	"C"	"D"	"H"	WEIGHT
25 5/8"	1"	125 lbs. (min)	24"	32"	5"	185 lbs.
						310 lbs.

**RING & COVER
DETAILS**

NOTES: RINGS AND COVERS OF SLIGHTLY DIFFERENT DIMENSIONS BUT APPROXIMATELY THE SAME WEIGHT MAY BE SUBSTITUTED IF APPROVED BY THE CITY OF PHARR

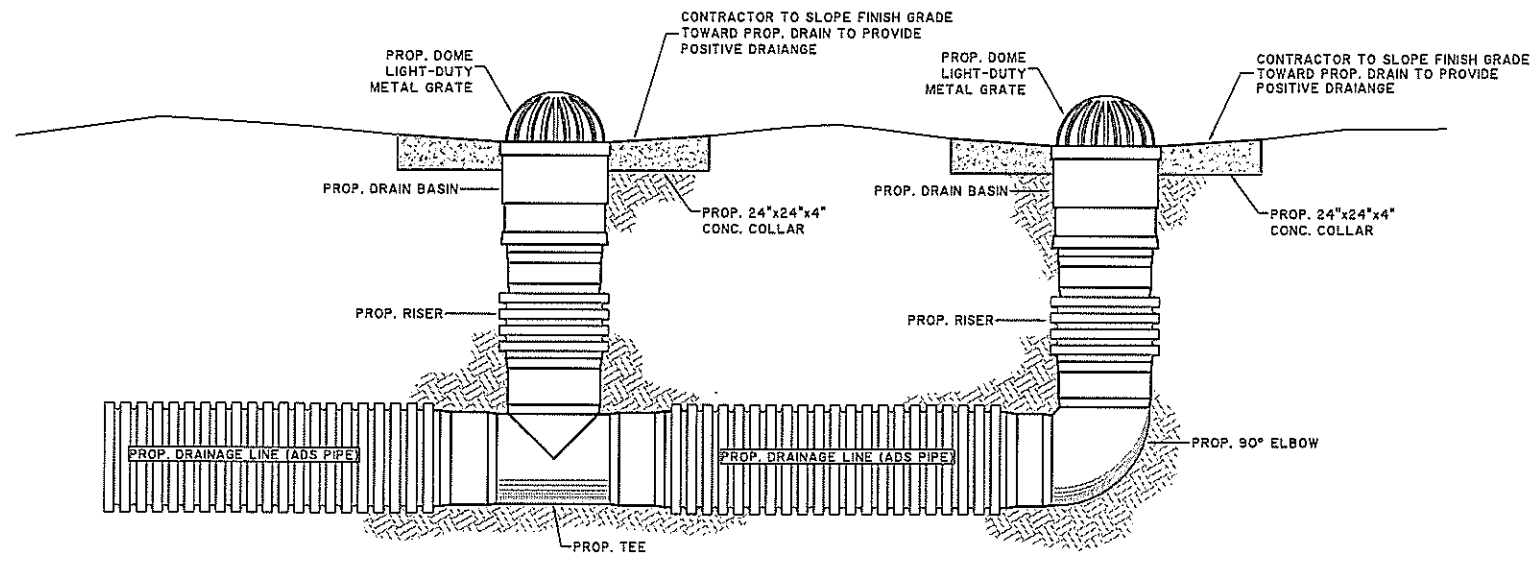


PRECAST STORM SEWER CONC. MANHOLE

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RAMIRO OUTIERREZ, 65948 PEA
Date

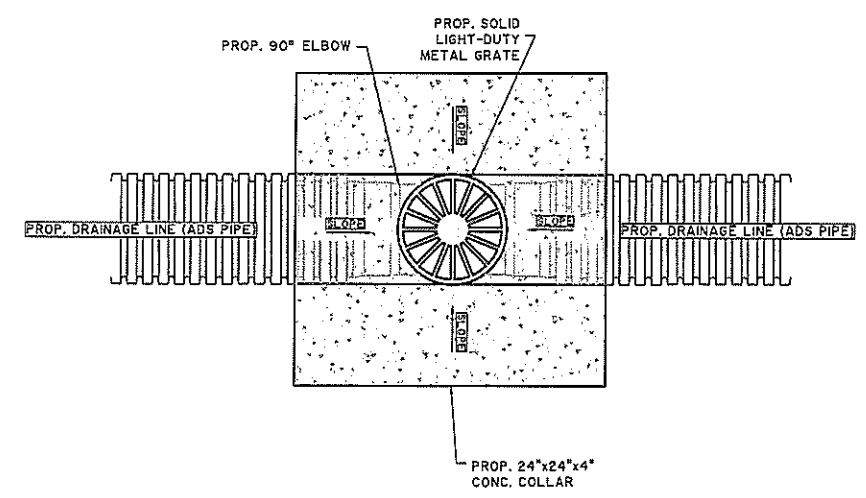
**STORM SEWER
DETAILS**
CITY OF PHARR

SCALE/NTS	DATE	BY
DATE: JULY 2009		
F.B. No.:		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		



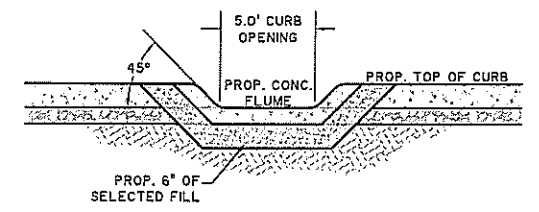
SECTIONAL VIEW OF INLINE DRAIN SYSTEM WITH TEE, 90° ELBOW & GRATE INLET DETAIL
N.T.S.

- GENERAL NOTE:
1. CONTRACTOR TO USE ADS PIPE WITH NYLOPLAST STORM DRAINAGE STRUCTURES.
 2. SEE DRAINAGE IMPROVEMENT PLANS FOR PIPE SIZE.
 3. ALL CONCRETE SHALL DEVELOP 3000 PSI IN COMPRESSION IN 28 DAYS.

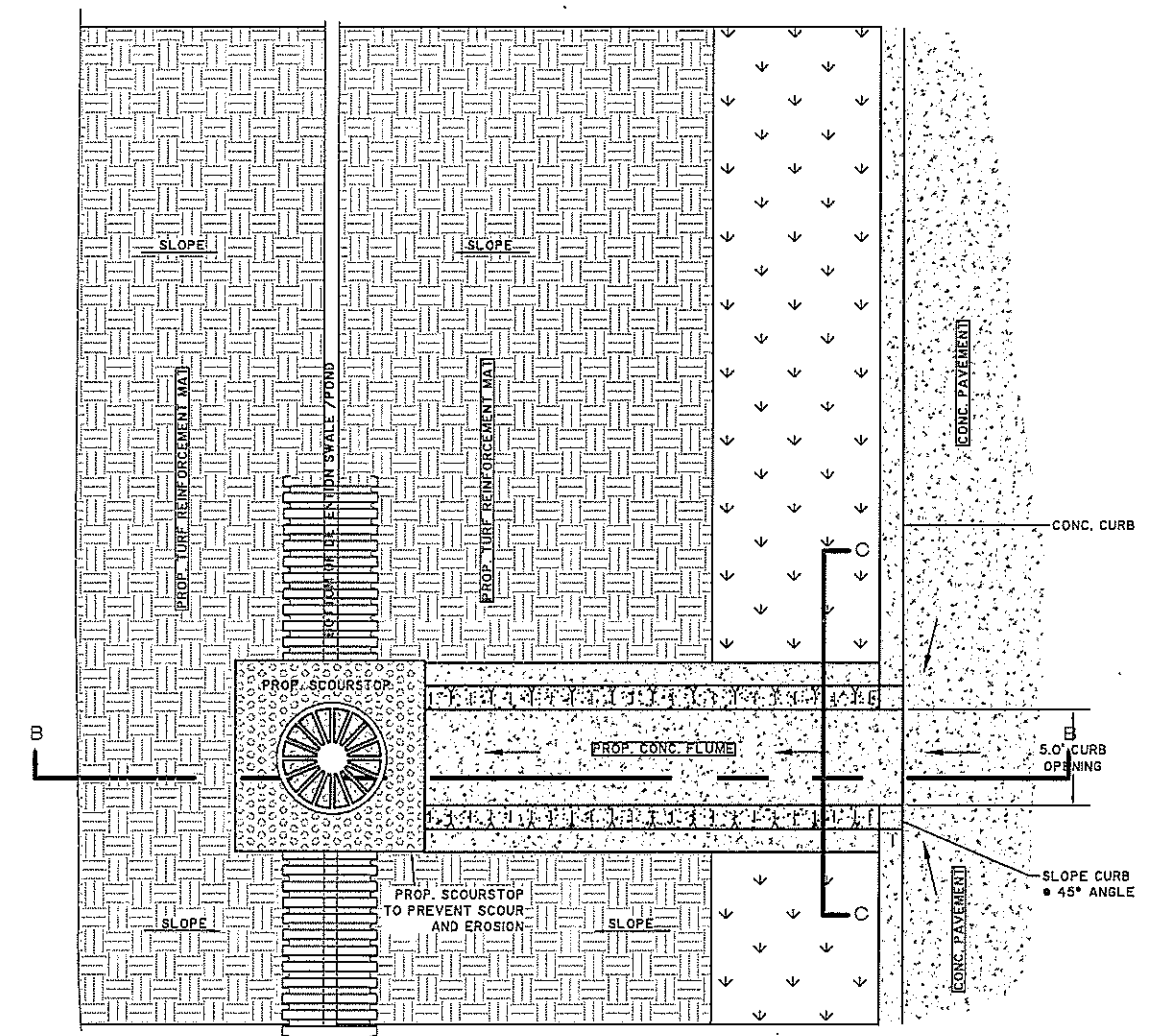


PLAN VIEW OF WYES-BRANCH AND CONC. COLLAR W/ METAL GRATE
N.T.S.

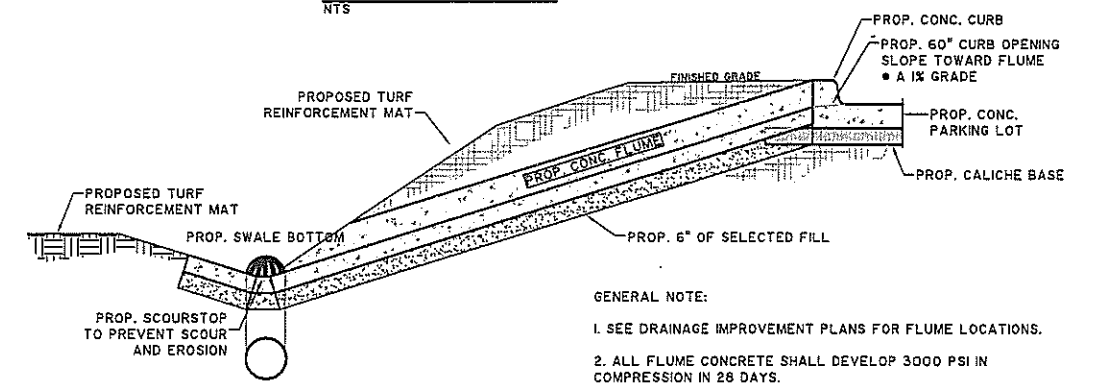
PROPOSED INLINE DRAINAGE SYSTEM DETAIL
N.T.S.



SECTION C-C
N.T.S.



PLAN VIEW DETAIL
N.T.S.



SECTION B-B
N.T.S.

PROPOSED CONC. FLUME & DETENTION SWALE/POND DETAIL
N.T.S.

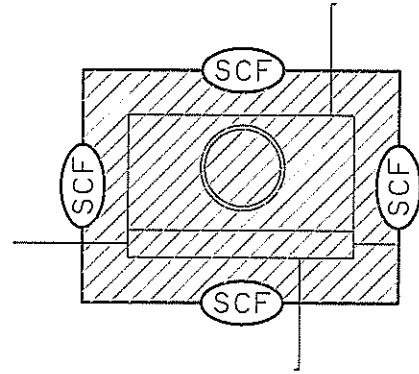
- GENERAL NOTE:
1. SEE DRAINAGE IMPROVEMENT PLANS FOR FLUME LOCATIONS.
 2. ALL FLUME CONCRETE SHALL DEVELOP 3000 PSI IN COMPRESSION IN 28 DAYS.
 3. CONTRACTOR SHALL USE SCOURSTOPS AT EVERY FLUME OUT-FALL TO PREVENT SCOUR AND EROSION OR AS RECOMMEND BY THE ENGINEER. (WWW.SCOURSTOP.COM)
 4. CONTRACTOR SHALL RE-GRADE AND RE-SLOPE EXISTING DETENTION SWALE AND DETENTION PONDS AND SEED OR SOD AND INSTALL TURF REINFORCEMENT MAT ALONG THE SLOPES AND BANKS OR AS DIRECTED BY ENGINEER.
 5. CONTRACTOR TO INSTALL TURF REINFORCEMENT MAT AS PER MANUFACTURES RECOMMENDATION.

INLINE DRAINAGE & CONCRETE FLUME DETAILS

SCALE/NTS	DATE	BY	REVISION	DATE	BY
DATE: JULY 2008					
FB. No.:					
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DRAWN BY: JNJ					
PREPARED BY: R.G.					
CHECKED BY: R.S.					

PLANS SHEET LEGEND

Sediment Control Fence — SCF —



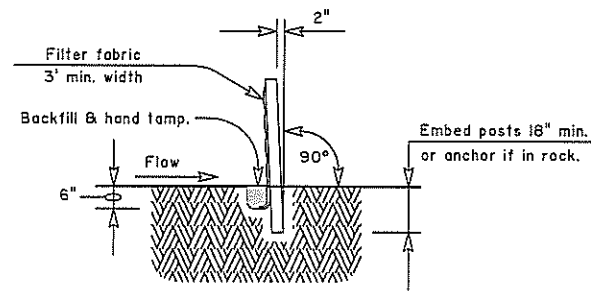
TYPICAL TYPE "A" INLET 36 L.F. TEMPORARY SEDIMENT CONTROL FENCE

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered.

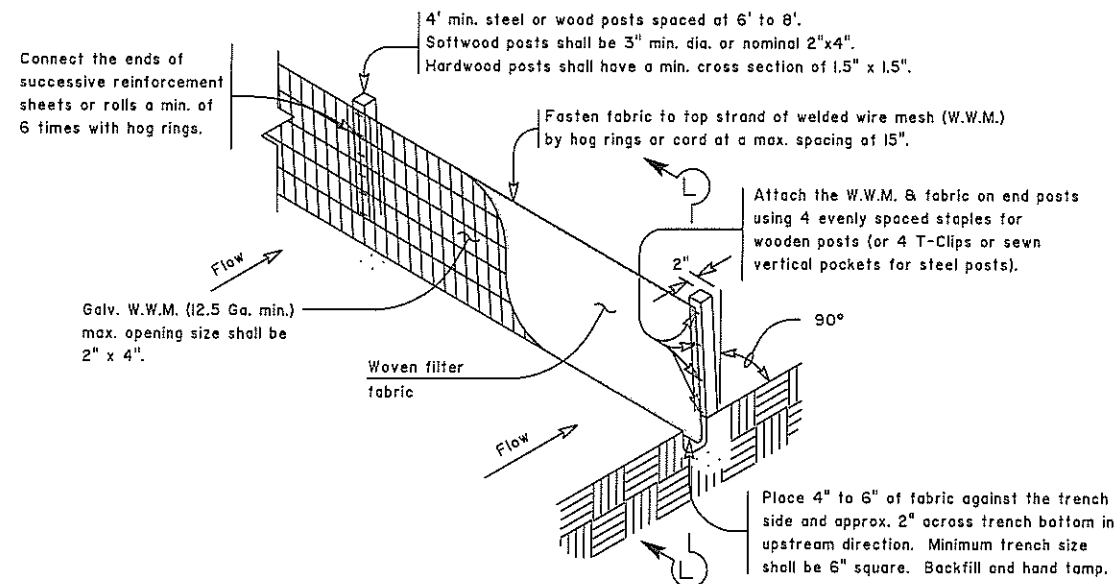
Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT². Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.

GENERAL NOTES

- The guidelines shown hereon are suggestions only and may be modified by the Engineer.

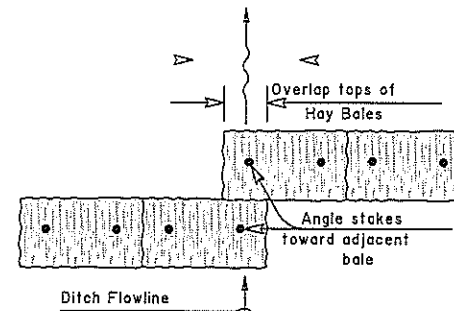


SECTION L-L

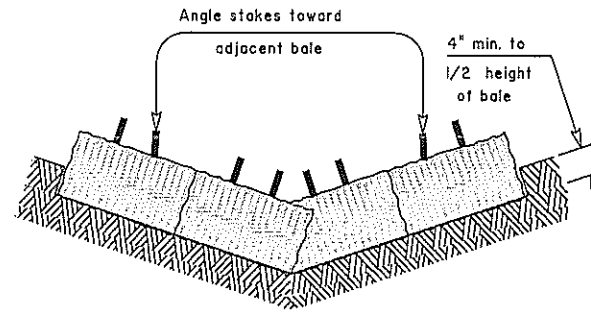


TEMPORARY SEDIMENT CONTROL FENCE

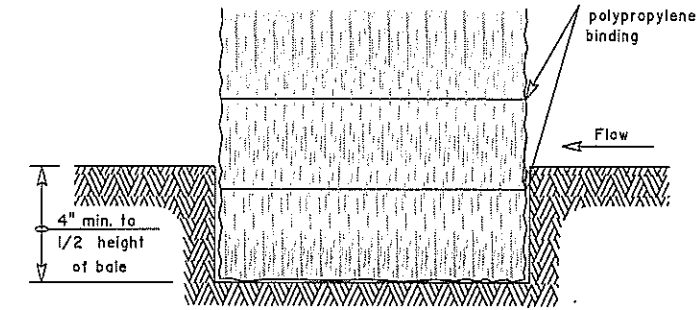
— SCF —



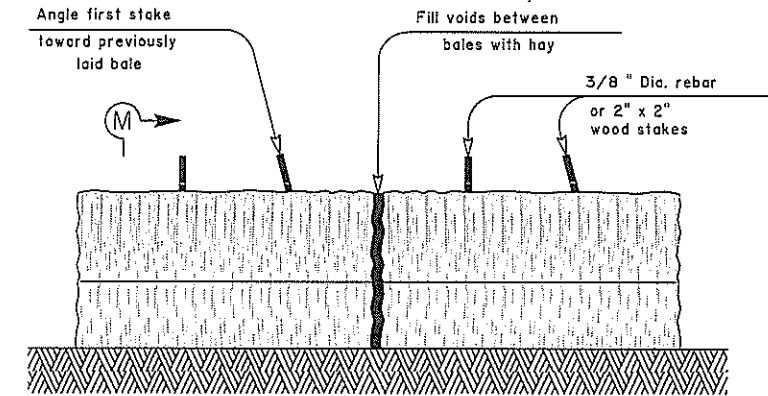
PLAN VIEW



PROFILE VIEW



SECTION M-M



BALED HAY FOR EROSION CONTROL

— BH —

BALED HAY USAGE GUIDELINES

A Baled Hay installation may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A two year storm frequency may be used to calculate the flow rate to be filtered. The installation should be sized to filter a maximum flow thru rate of 5 GPM/FT² of cross sectional area. Baled hay may be used at the following locations:

- Where the runoff approaching the baled hay flows over disturbed soil for less than 100'. If the slope of the disturbed soil exceeds 10%, the length of slope upstream the baled hay should be less than 50'.
- Where the installation will be required for less than 3 months.
- Where the contributing drainage area is less than 1/2 acre.

For Baled Hay installations in small ditches, the additional following considerations apply:

- The ditch sideslopes should be graded as flat as possible to maximize the drainage flowrate thru the hay.
- The ditch should be graded large enough to contain the overtopping drainage when sediment has filled to the top of the baled hay.

Bales should be replaced usually every 2 months or more often during wet weather when loss of structural integrity is accelerated.

PLANS SHEET LEGEND

Baled Hay — BH —

GENERAL NOTES

- Hay bales shall be a minimum of 30" in length and weigh a minimum of 50 Lbs.
- Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetative matter.
- Hay bales shall be embedded in the soil a minimum of 4" and where possible 1/2 the height of the bale.
- Hay bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
- Hay bales shall be securely anchored in place with 3/8" Dia. rebar or 2" x 2" wood stakes, driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.
- The guidelines shown hereon are suggestions only and may be modified by the Engineer.

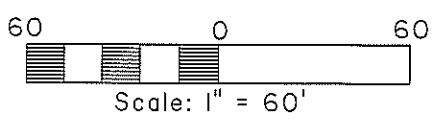
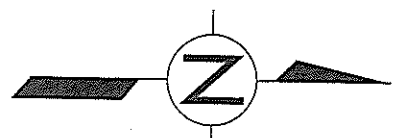
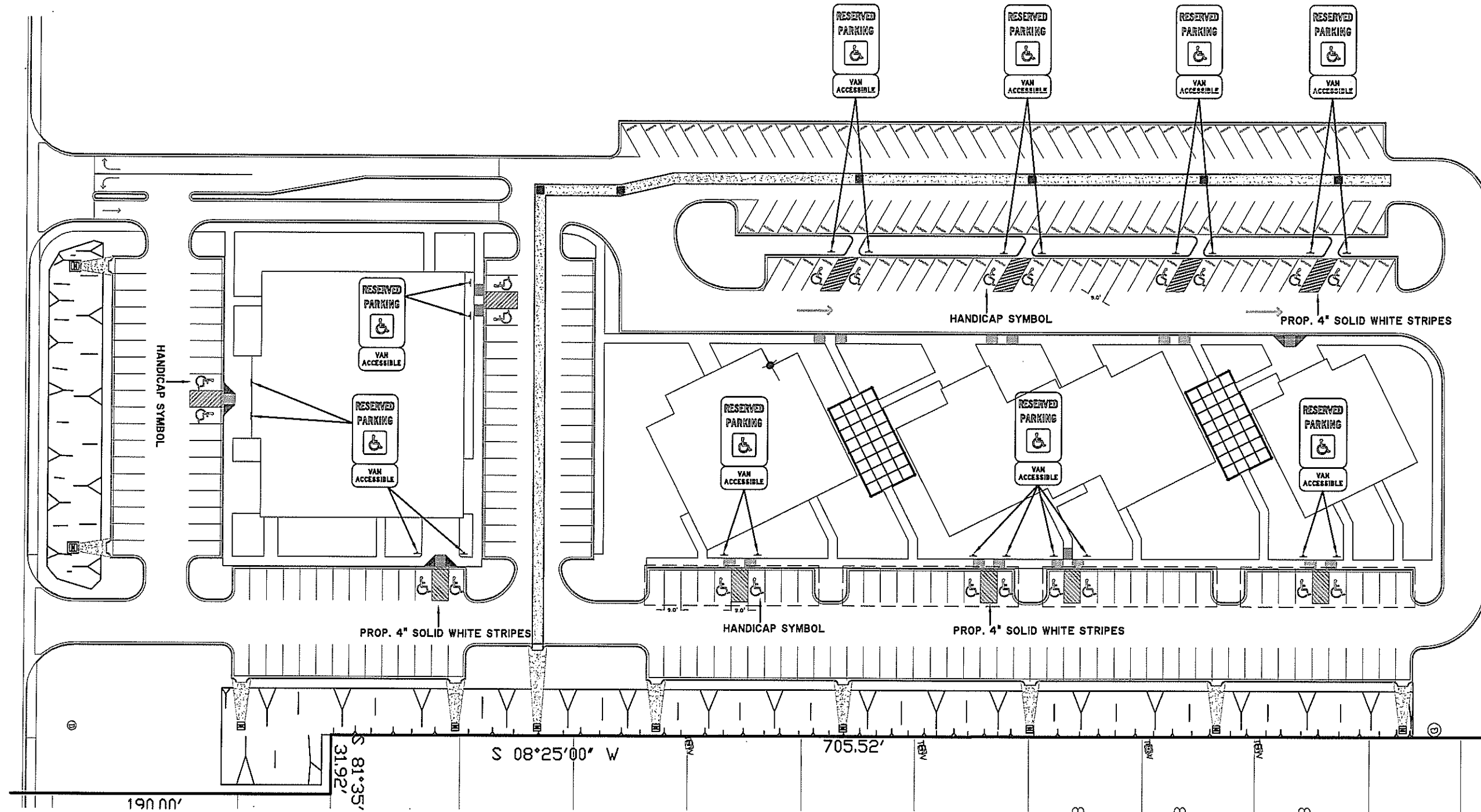
Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
100 E. PARK AVENUE - PHARR, TEXAS 78577
(TEL) 361-762-2557 • (FAX) 361-762-2558
FIRM No. 486

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RAMIRO GUTIERREZ 65948 P.E.
Print Name

SEDIMENT & EROSION CONTROL DETAILS

CITY OF PHARR

SCALE/DATE	BY
DATE: JULY 2008	
FB. No.:	
SURVEY BY:	
DRAWN BY: JMJ	
PREPARED BY: R.G.	
CHECKED BY: R.G.	

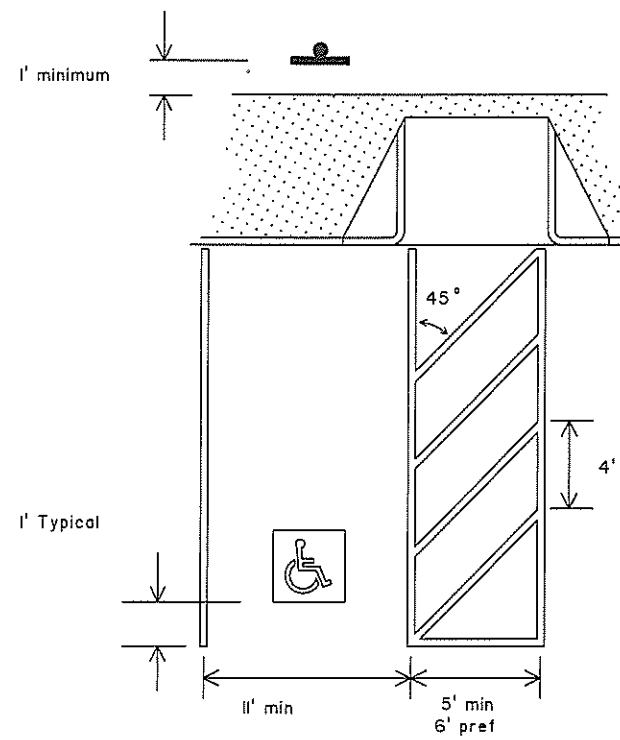
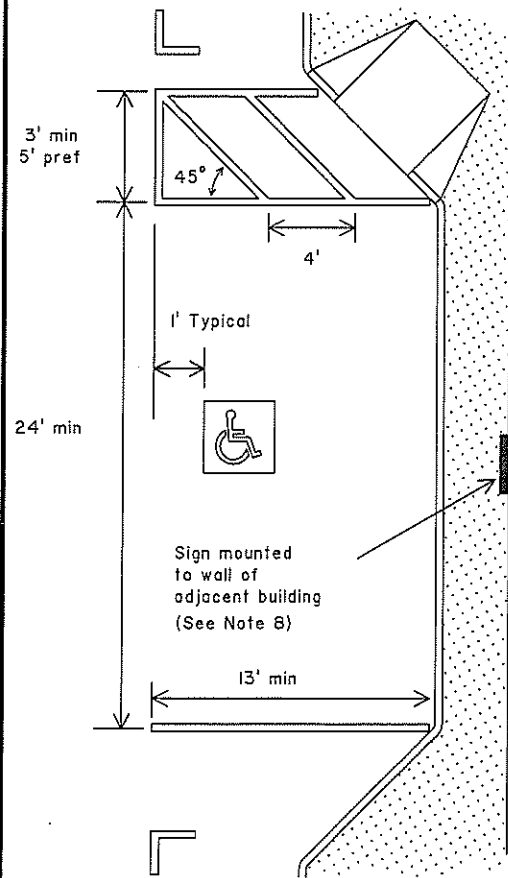
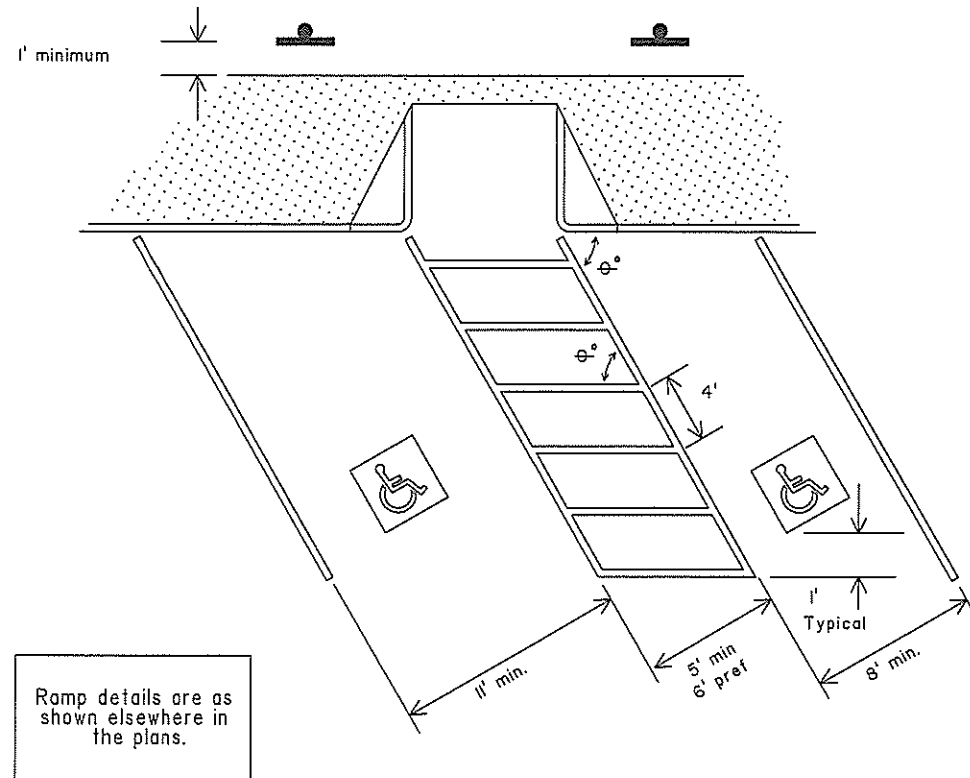


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 RAMIRO GUTIERREZ, 68948
 PE# Date

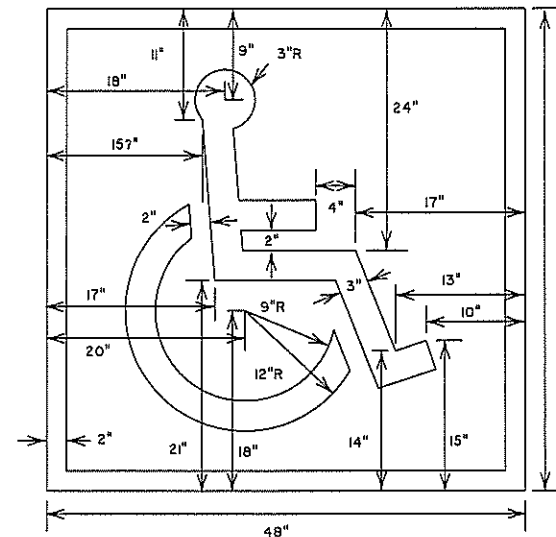
PRECINCT No.2
 OFFICE COMPLEX SUBDIVISION
 PAVEMENT MARKING
 & SIGNING LAYOUT
 CITY OF PHARR

SCALE: 1/8" = 1'-0"	DATE: JULY 2009	FB. No.:	SURVEY BY:	DRAWN BY:	PREPARED BY:	CHECKED BY:
			JMJ	JMJ	R.G.	R.G.

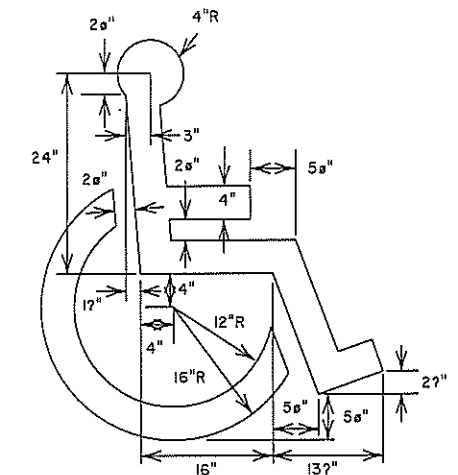
TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS



PAVEMENT MARKINGS

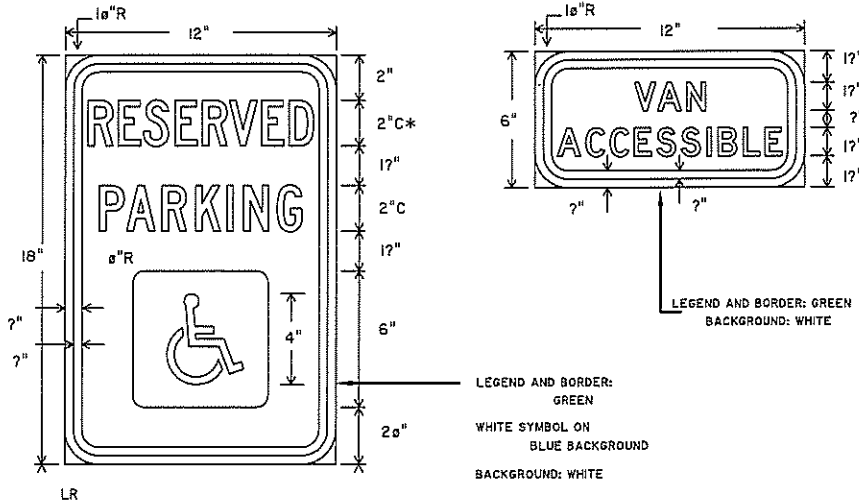


With Background
SYMBOL & BORDER: WHITE
BACKGROUND: BLUE



Symbol Only
SYMBOL: BLUE OR WHITE

HANDICAPPED PARKING SIGN



GENERAL SIGN NOTES:

The Alphabets and lateral spacing between letters and numerals shall conform with the Texas "Manual on Uniform Traffic Control Devices for Streets and Highways", latest edition, and any approved changes thereto. Lateral spacing of text shall provide a balanced appearance.

Legend shall be applied by screening process of black and/or transparent colored ink, cut-out black vinyl non-reflective decal sheeting and/or reflective sheeting or combination thereof. Background shall be white reflective sheeting.

Sign blanks shall be one piece 0.08 inch thick sheet aluminum alloy, unless otherwise noted elsewhere in the plans.

GENERAL NOTES:

- All parking space limit lines shall be 4" solid white lines.
- Aisle markings shown are examples only. Other methods to indicate a NO PARKING area are acceptable. Aisle markings shall be white.
- Dimensions of limit lines, aisle markings, and symbol (with or without background) may vary + 10%.
- Pavement marking symbols (with background):
 - are REQUIRED unless stated elsewhere in the plans,
 - should be placed toward the far end of the parking spaces so as to be visible to motorists in the travel lane,
 - may be painted or prefabricated material, and
 - shall be 30" x 30" minimum.
- With approval of the Engineer, prefabricated pavement marking symbols with background of other dimensions exceeding the 30" x 30" minimum may be used. Alternative designs shall include a proportion sized symbol of accessibility, and shall conform to the illustrated colors for background, symbol and border.
- A Van Accessible sign:
 - shall be REQUIRED for each van accessible parking space,
 - shall NOT be placed between two van accessible parking spaces,
 - shall NOT be placed in a location that restricts movement of wheelchairs within the adjacent sidewalk, and
 - shall have a minimum mounting height of 7 feet. If mounted to wall or located so as not to be near pedestrian traffic minimum mounting height may be 7 feet.
- Post mounted signs should be placed approximately 1 foot (or greater) behind the curb to prevent damage from vehicle overhang.
- Signs may be mounted directly to an adjacent wall of a building when post mounting is impractical.

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FIRM No. 495

PRELIMINARY—FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
RAMIRO GUTIERREZ, P.E. PE# 65949
Date: _____

PAVING MARKING & SIGNING FOR ACCESSIBLE PARKING
CITY OF PHARR

SCALE/DATE	BY	
DATE: JULY 2009		
FB. No.:		
SURVEY BY:		
DRAWN BY: JMJ		
PREPARED BY: R.G.		
CHECKED BY: R.G.		
REVISION	DATE	BY

SHEET 30
OF 30