



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-02-2016

PROPOSED LAS PALMAS INDUSTRIAL PARK SUBDIVISION, PRECINCT No. 2.

ENGINEER: MAS ENGINEERING, LLC. DEVELOPER: RTE INVESTMENTS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: _____ *SINGLE FAMILY _____ *MULTI-FAMILY _____ COMMERCIAL 21 INSTITUTIONAL

LOCATION DESCRIPTION: 1/4 MILE NORTH OF DICKER ROAD ON THE EAST SIDE OF 10TH STREET.

SUBDIVISION LIES WITHIN THE: ETJ of MCALLEN and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-9-2015 PROPERTY LIES WITHIN FLOOD ZONE: " B " AS PER FEMA.

DRAINAGE DESIGN: STORM SEWER PIPE SYSTEM DISCHARGING TO THE HIDALGO COUNTY WATER DISTRICT NO. 2 DRAIN DITCH.

DISTANCE TO A DRAIN DITCH: ABUTTING EAST SIDE OF SUBDIVISION.

ROAD R.O.W. DEDICATION: NO DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-14-2016 By, JAIME SALINAS, PCT. 2 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-15-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ISAAC MATA

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: EAST SIDE OF 10TH ST.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 1-15-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



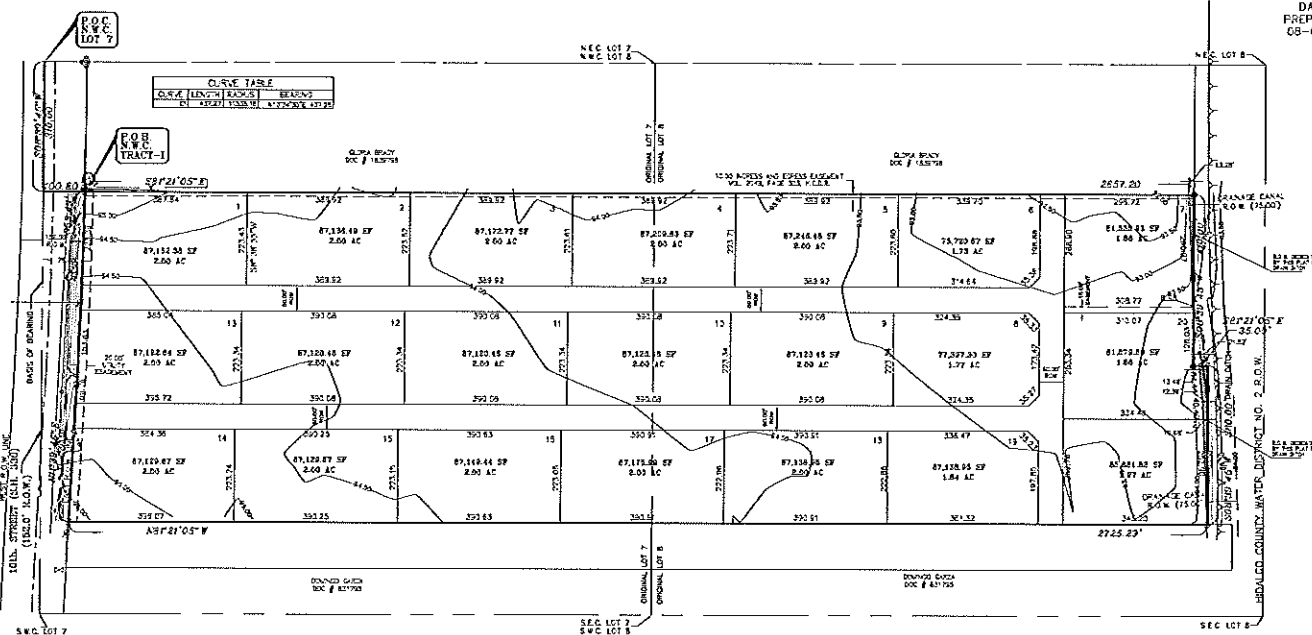
M OF LAS PALMAS INDUSTRIAL PARK HIDALGO COUNTY, TEXAS

A 48.763 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOTS 7 AND 8, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME O, PAGE 177, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES & RESTRICTIONS

- 1- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X".
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
FLOOD PLAN COMMUNITY PANEL NO. 450334 0235 D.
EFFECTIVE DATE: JUNE 6, 2000.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4501 THROUGH 4127).
- 2- SETBACKS:
FRONT= 20 FT ON SOUTH 10TH STREET.
FRONT SETBACK IS 20.00'
REAR= 15 FT OR EASEMENT WHO-EVER IS GREATER
SIDE= 6.0 FT OR EASEMENT WHO-EVER IS GREATER
- 4- ALL LOTS TO BE COMMERCIAL/INDUSTRIAL USE ONLY.
- 5- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTER LINE OF STREET OR 18 INCH ABOVE NATURAL GROUND, WHO-EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY USE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT.
- 6- THE FOLLOWING BOUNDARY IS IDENTIFIED ON THE FACE OF THE PLAT, TOP OF HILL FOUND AT THE SOUTHWEST CORNER OF TRACT AND THE CENTERLINE OF _____ ROAD, TEM ELEVATION = 100.75
- 7- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC FEET (_____ ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.
- 8- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCUMULATE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 9- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHOPS, FENCES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 10- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 11- ALL PUBLIC UTILITY EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FEET THE HIDALGO COUNTY UTILITY USER. SUBDIVISION RULES BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 12- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,262 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR STANDARD SEPTIC TANK AND ASSORPITIVE GRANFIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- 13- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 14- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- 15- ROBERTO FLOOR, THE OWNER & SUBDIVIDER OF LAS PALMAS INDUSTRIAL PARK, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 16- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALL INTERIOR STREETS
- 17- 6 FT. OPAQUE BUFFER REQUIRED FOR ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES
- 18- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 19- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- 20- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM TENTH STREET ON TO LOTS 1, 14 AND 14.
- 21- AN ENGINEERED DRAINAGE AND DETENTION PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 22- STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE OBTAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 1 TO YEAR FREQUENCY STORM EVENT.



METES AND BOUNDS DESCRIPTION

BEING A 48.763 GROSS ACRE TRACT OF LAND, OUT OF LOTS 7 AND 8, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME O, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID BEING THE SAME LAND DESCRIBED AS 2 TRACT OF LAND BY SPECIAL WARRANTY DEED FROM LOAN STAR NATIONAL BANKSHARES, INC. TO ROBERT TUDOR, DATED MAY 6, 2015, RECORDED IN DOCUMENT NO. 2015-2811659, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 48.763 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 336 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LOCATED S 05°39'45" W A DISTANCE OF 310.00 FEET AND S 81°21'05" E, A DISTANCE OF 100.50 FEET FROM THE NORTHWEST CORNER OF LOT 7;

THENCE, S 81°21'05" E, PARALLEL TO THE NORTH LINE OF LOT 7 AND 8, PASSING AT 1363.20 FEET THE DIVISION LINE BETWEEN LOTS 7 AND 8, CONTAINING FOR A TOTAL DISTANCE OF 2657.20 FEET TO AN IRON PIPE ON THE WEST LINE OF HIDALGO COUNTY WATER DISTRICT NO. 2 CANAL, RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 05°39'45" W, ALONG THE WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 410.00 FEET TO AN IRON PIPE FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81°21'05" E, CONTINUING ALONG THE WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 35.00 FEET TO AN IRON PIPE FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 05°39'45" W, CONTINUING ALONG THE SAID WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 350.00 FEET TO AN IRON PIPE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°21'05" W, PARALLEL TO THE NORTH LINE OF THE SAID LOTS 7 AND 8, PASSING AT 1234.00 FEET THE DIVISION LINE BETWEEN LOTS 7 AND 8, CONTINUING FOR A TOTAL DISTANCE OF 2730.23 FEET TO AN IRON PIPE TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 336, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11535.16 FEET, A ARC LENGTH OF 791.10 FEET AND CHORD BEARING OF N 11°27'17" E, AND CHORD DISTANCE OF 793.95 FEET TO THE POINT OF BEGINNING, CONTAINING 48.763 GROSS ACRES, MORE OR LESS

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS INDUSTRIAL PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE: _____

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE: _____

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(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. 1

BY: _____ DATE: _____

STATE OF TEXAS,
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MAS ENGINEERING LLC,
LICENSED PROFESSIONAL ENGINEER # 56511
4037 W. EXP.83, SUITE 150
McALLEN, TEXAS 78501



I N D E X

- SHEETS 1 LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION (OO APPROVAL); HOID CERTIFICATION; REVISION NOTES.
- SHEETS 2 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET 1 OF 2

STATE OF TEXAS,
COUNTY OF HIDALGO:
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ROBERTO TUDOR, SUBDIVIDER, AS OWNER OF THE 48.763 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS INDUSTRIAL PARK, SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE UNIFORM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE UNIFORM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE UNIFORM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROBERTO TUDOR DATE: _____
3514 N. CAGE BLVD.
PHARR, TEXAS 78577

FILED FOR RECORD IN
HIDALGO COUNTY
ARITURO GUAMARIN, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

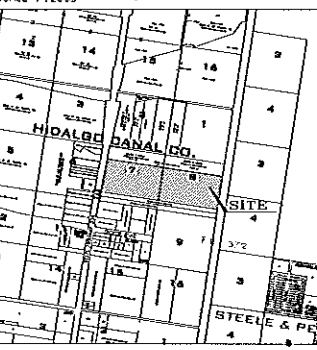
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (c)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS INDUSTRIAL PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE: _____

HIDALGO COUNTY CLERK DATE: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VICINITY MAP



LAS PALMAS INDUSTRIAL PARK SUBDIVISION IS LOCATED SOUTHERN HIDALGO COUNTY 500 FEET NORTH OF THE INTERSECTION OF SOUTH 10TH STREET AND DOCKER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 107,323). LAS PALMAS INDUSTRIAL PARK SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF McALLEN AND IT IS WITHIN THE CITY'S FIVE MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ROBERTO TUDOR	3514 N. CAGE BLVD.	PHARR, TEXAS 78577	(936) _____
ENGINEER: MARIO A. SALINAS	4037 W. EXP.83, SUITE 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Duffield Ave.	McAllen, Tx. 78501	(956) 682-9031

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS, 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 McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782
2221 DUFFIELD AVE.
McALLEN, TEXAS 78501

DATE: _____

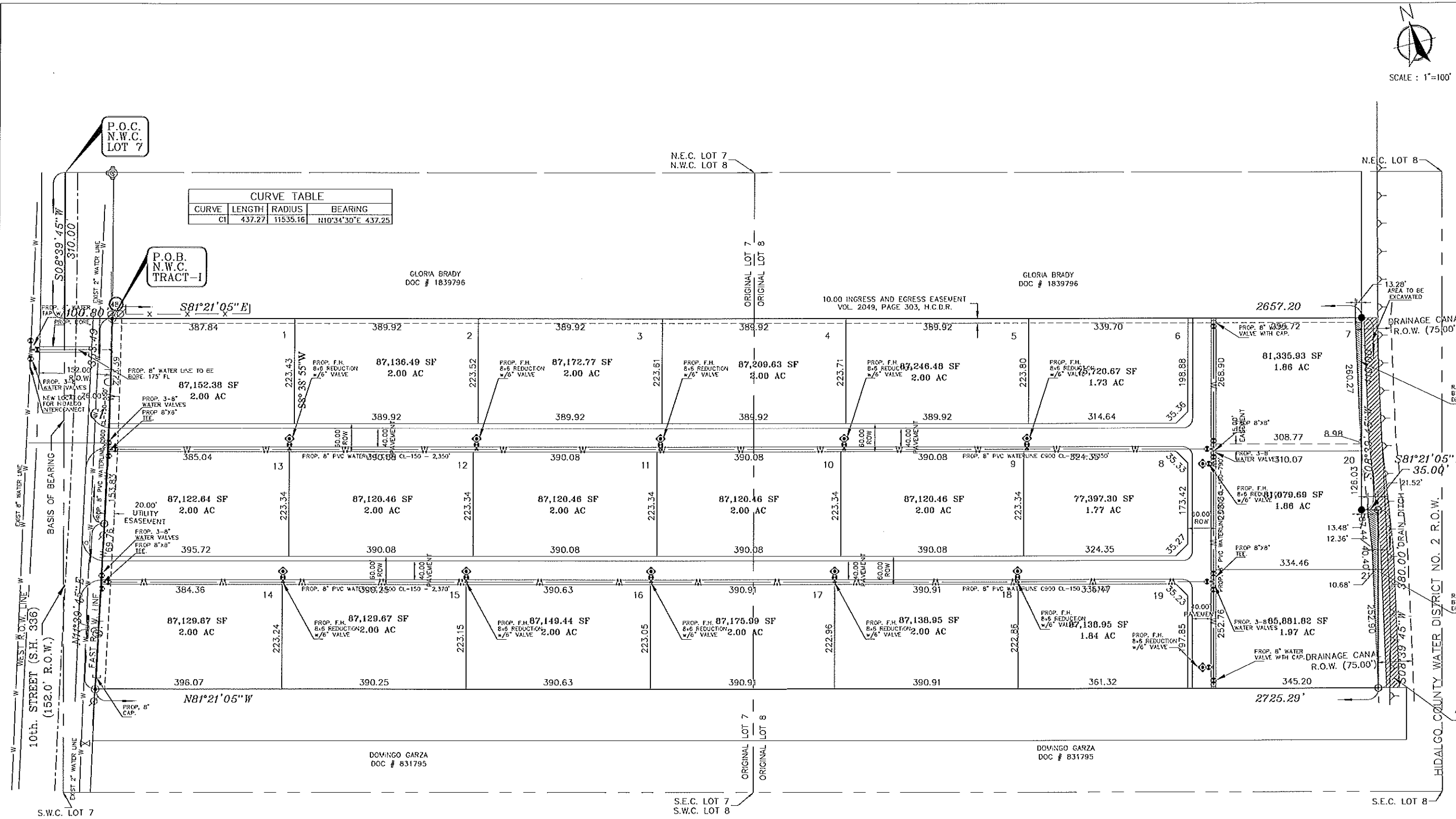
MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

4037 W. EXP.83, SUITE 150
McALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
CI	437.27	11535.16	R10°34'30"E 437.25



PROJECT NAME:
LAS PALMAS INDUSTRIAL PARK

ADDRESS:
HIDALGO COUNTY, TEXAS

CLIENT INFORMATION:
LAS PALMAS INDUSTRIAL PARK

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

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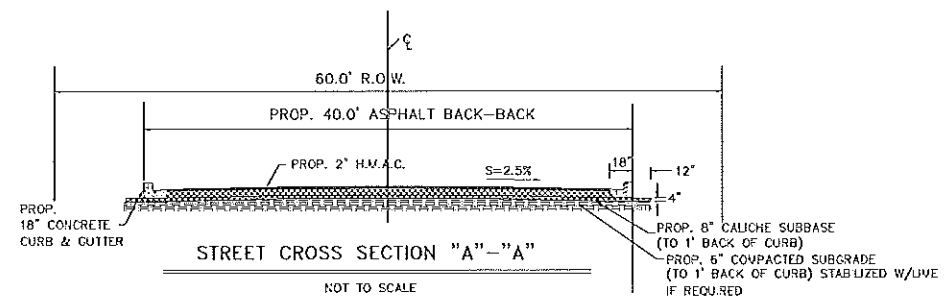
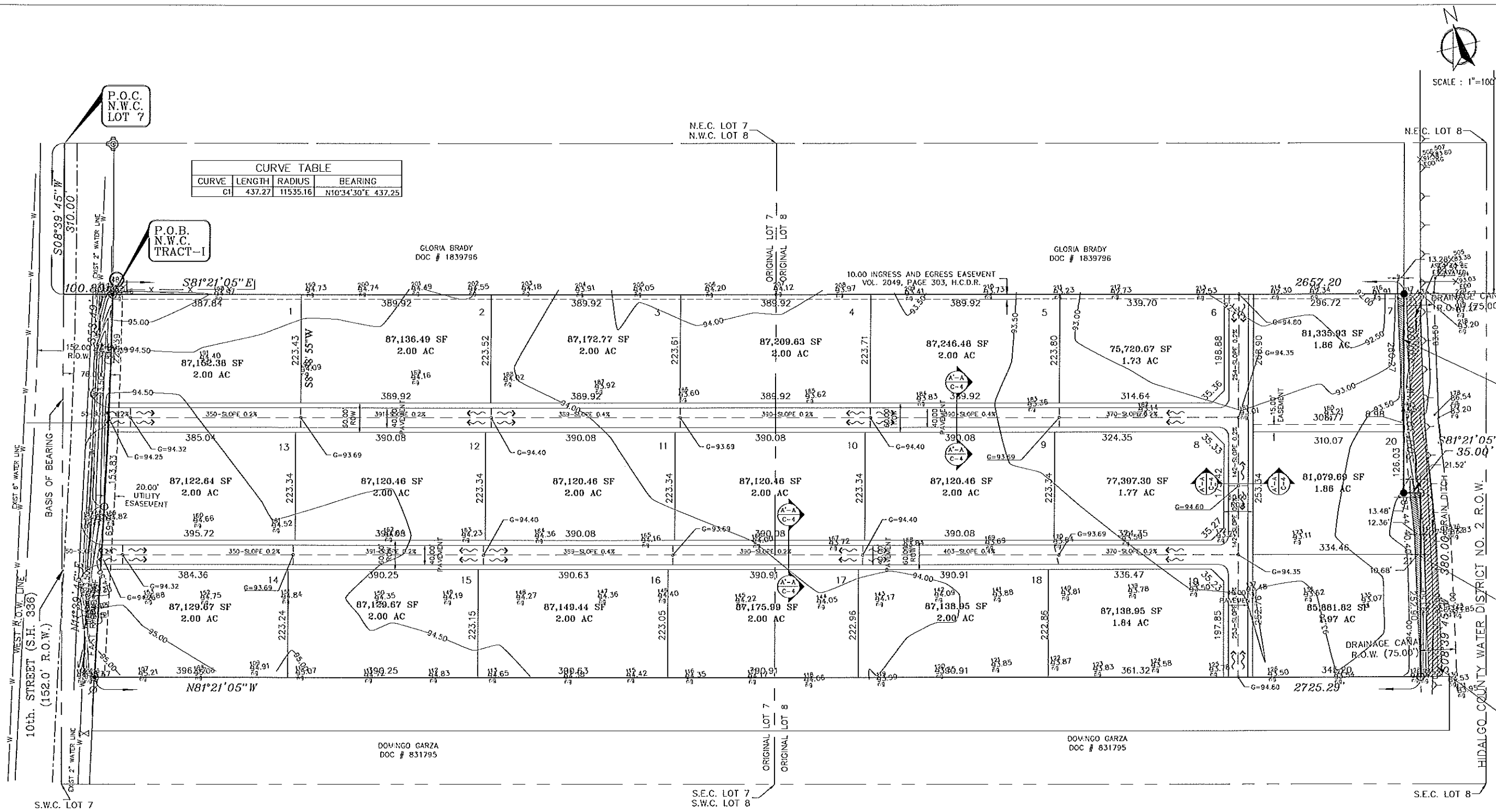
4037 W. EXP. 83, SUITE 150
MCALLEN, TEXAS, 78501

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REVISION:	BY:	APPROVED BY:
1	AV	MAS
DATE PREPARED: 10-01-2015		
PROJECT No.	SHEET No.	
	C-2	



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	437.27	11535.16	N10°34'30"E 437.25



PROJECT NAME:
LAS PALMAS INDUSTRIAL PARK

ADDRESS:
HIDALGO COUNTY, TEXAS

CLIENT INFORMATION:
LAS PALMAS INDUSTRIAL PARK

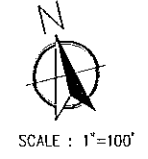
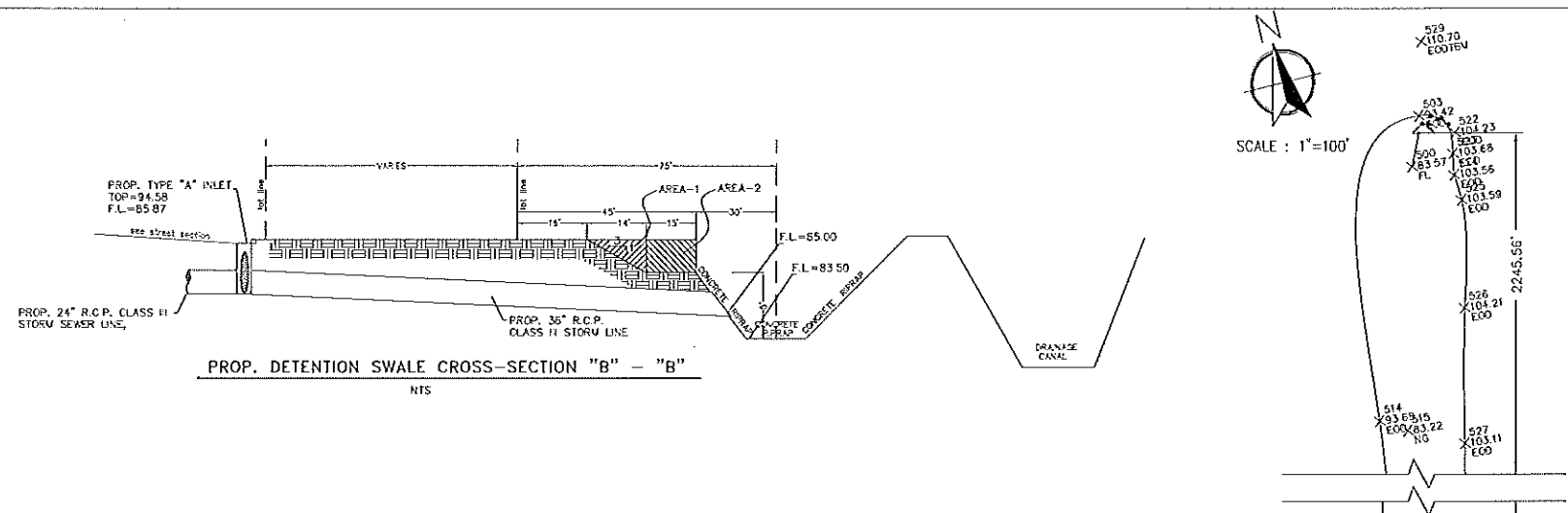
MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH. (956) 537-1311
E-MAIL: MSALINA36973@ATT.NET

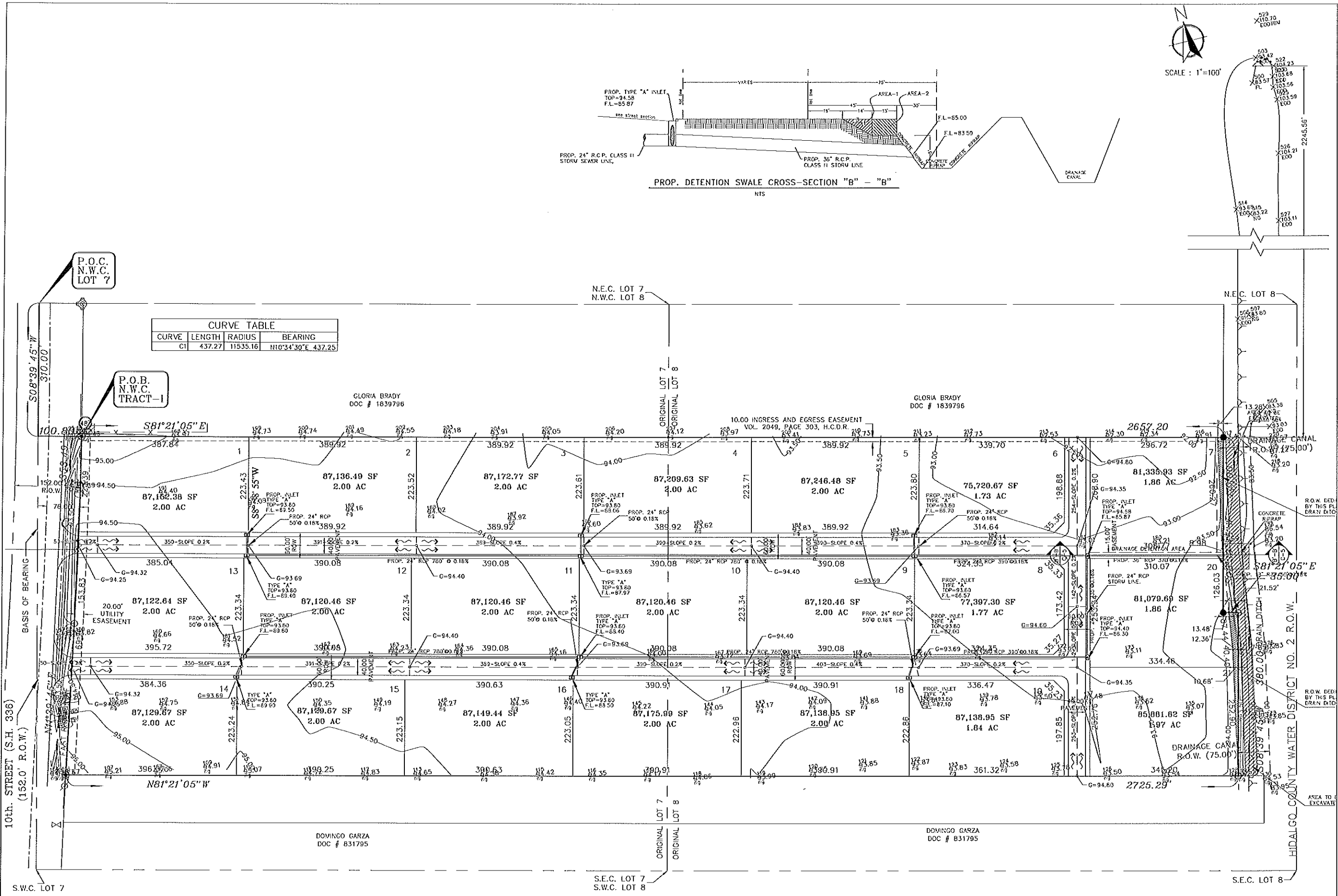
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REVISION:	BY:	APPROVED BY:
1	AV	MAS
DATE PREPARED: 10-01-2015		
PROJECT No.	SHEET No.	
	C-4	



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	437.27	11535.16	N10°34'30\"E, 437.25



PROJECT NAME: LAS PALMAS INDUSTRIAL PARK
 ADDRESS: HIDALGO COUNTY, TEXAS
 CLIENT INFORMATION: LAS PALMAS INDUSTRIAL PARK

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499
 PH. (956) 537-1311
 E-MAIL: MSALINA6973@ATT.NET
 4037 W. EXP. 83, SUITE 150
 MCALLEN, TEXAS, 78501

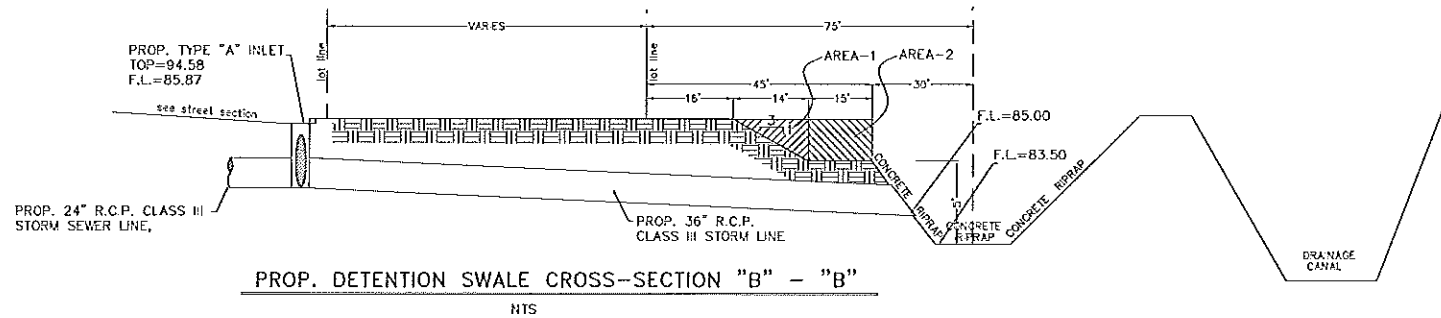
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REVISION: 1
 BY: AV
 APPROVED BY: MAS

DATE PREPARED: 10-01-2015

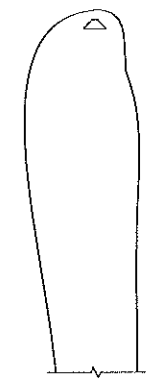
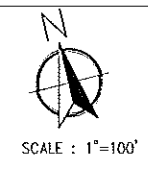
PROJECT No. _____ SHEET No. C-5

STORM SEWER LAS PALMAS



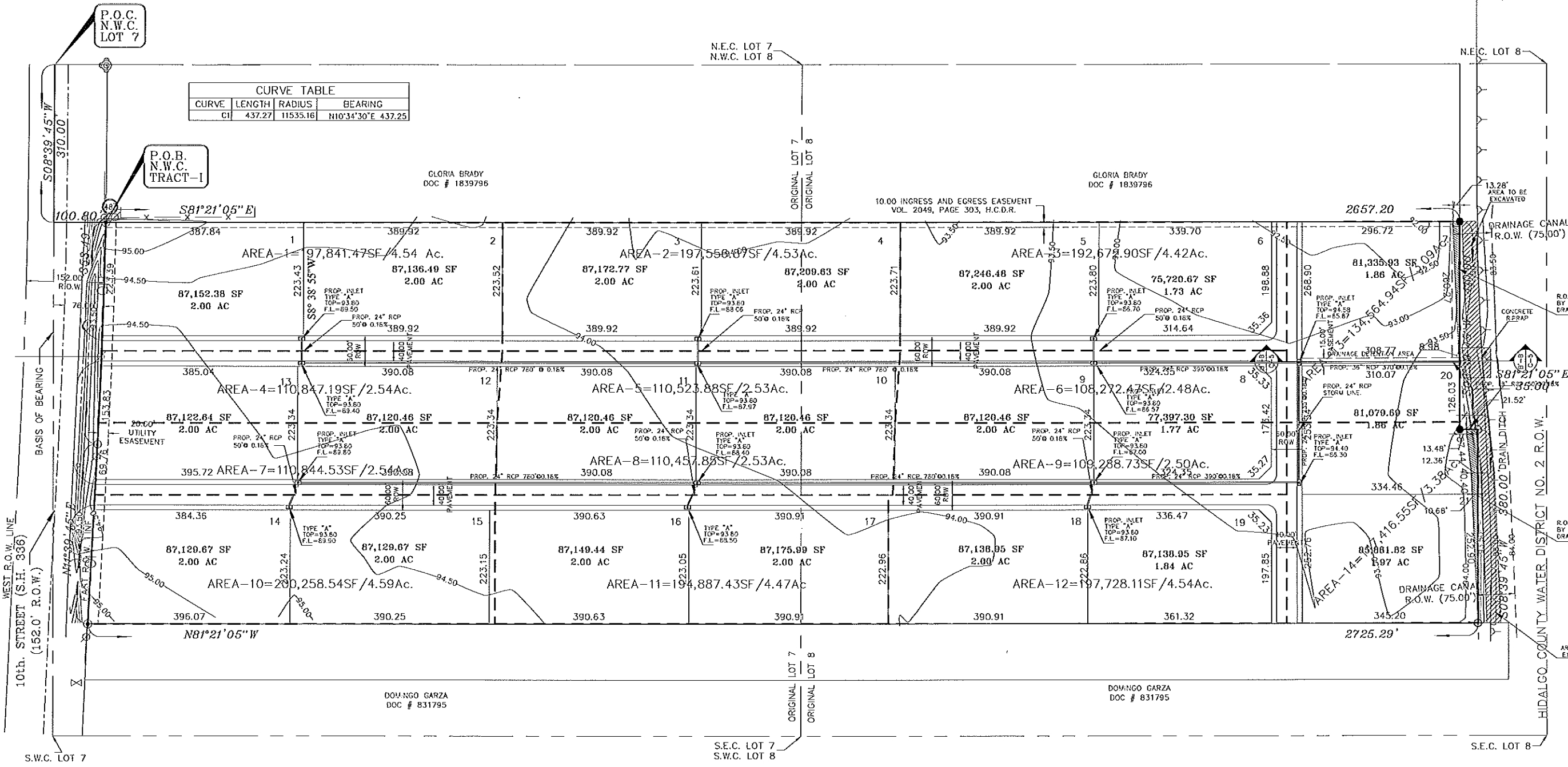
DETENTION STORAGE VOLUME		
NAME	AREA (S.F.)	VOLUME (C.F.)
I AREA-1	32.66	25,800.00
II AREA-2	70.00	55,300.00
III AREA PER LOT (5,265 CF)(21 LOTS)		110,565.00
SUBTOTAL		191,665.00

TOTAL VOLUME REQUIRED:	188,171.00 C.F.
TOTAL VOLUME PROVIDED:	191,665.00 C.F.



PROJECT NAME: LAS PALMAS INDUSTRIAL PARK
 ADDRESS: HIDALGO COUNTY, TEXAS
 CLIENT INFORMATION: LAS PALMAS INDUSTRIAL PARK

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
CI	437.27	11535.16	N10°34'30"E 437.25



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 FIRM NO. F-15499

PH. (956) 537-1311
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REVISION	BY	APPROVED BY
1	AV	MAS

DATE PREPARED: 10-01-2015

PROJECT No.	SHEET No.
	C-5.1

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOWES 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.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOWES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADED AREAS ON DETAILS INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- 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.
- 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.
- DETAILS ARE PROVIDED HEREIN FOR THE PLACEMENT OF LANDSCAPE PAVERS. FOR OTHER MATERIALS, REFER TO THE MANUFACTURER'S PRODUCT MANUAL FOR PROPER INSTALLATION UPON CITY ENGINEER APPROVAL.

DETECTABLE WARNING DETAILS, GENERAL NOTES

- PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNOUTS THAT HAVE CURBED RETURNS. PARTIAL CURB RETURNS SHALL EXTEND TO ACCOMMODATE CURB RAMPS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.
- THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.
- WHEN ALTERING EXISTING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE OF 3" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP; THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDED GUIDANCE AWAY FROM THAT PORTION OF CURB PERPENDICULAR TO THE SIDEWALK; IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC.
- CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
- UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH SECTION 351 OF THE STANDARD SPECIFICATIONS.
- WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.
- ALPHA-NUMERIC IDENTIFICATIONS ARE FOR REFERENCE. (PLANS, PERMITS, ETC.)

GENERAL NOTES:

- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET R.O.W.
- PROVIDE 5' X 5' PASSING SPACE AT A MAXIMUM 200' INTERVALS, IF SIDEWALK IS LESS THAN 5' IN WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE)

CONSTRUCTION NOTES:

- CROSS-SLOPE AT 2.0% MAX.
- SIDEWALK ALIGNMENT MUST MATCH EXISTING ALIGNMENT IN AREA OR BE SET A MINIMUM OF 3 FT FROM THE BACK OF CURB.
- SEE DRIVEWAY APRON DETAIL.
- CONTRACTION JOINTS EVERY 6 FT.; EXPANSION JOINT EVERY 30 FT. AND ALONG CURB AND GUTTER WHEN SIDEWALK ADJACENT TO CURB AND ALONG ANY STRUCTURE EXISTING.
- 1/2" EXPANSION JOINT.

GENERAL NOTES

- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- USE 1/2" EXPANSION JOINT WHERE SIDEWALK OR DRIVEWAY APRON ABUTS BUILDING, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- 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 AT MID-POINT OF DRIVEWAY.
- MAXIMUM DRIVEWAY APRON WIDTHS SHALL BE: RESIDENTIAL: 24 FT MAX. COMMERCIAL: 45 FT MAX.
- SUBGRADE UNDER DRIVEWAY APRON SHALL BE COMPACTED TO 95% MIN. DENSITY TO A DEPTH OF 6".
- DRIVEWAY APRON SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE PLACED USING 3000 P.S.I. CONCRETE WITH 6"x6" WELDED WIRE MESH, NO. 3 BARS @ 12" O.C.E.W. OR NO. 4 @ 18" O.C.E.W.
- CURB CUT MUST BE A MINIMUM OF 6 FT FROM SIDE YARD PROPERTY LINE.
- CURB CUT MUST BE A MINIMUM OF 25 FT FROM THE PROJECTION OF THE CLOSEST THROUGHLANE AT A STREET INTERSECTION.
- CONCRETE SHALL HAVE A BROOM FINISH. EXPOSED AGGREGATE, RIVER-BRICK FINISH, TILE ARE NOT PERMITTED WITHIN THE R.O.W.
- MEMBRANE CURING COMPOUND SHALL BE APPLIED AT A MINIMUM OF 1 GALLON PER 160 SQUARE FEET OF AREA AFTER SURFACE FINISH HAS BEEN COMPLETED.
- ALL CONCRETE APRONS SHALL INCLUDE SUBGRADE & BASE CONSISTENT WITH THE ADJACENT ROADWAY. THE COSTS FOR THE SUBGRADE AND BASE FOR THE CONCRETE APRON SHALL BE INCLUDED IN THE UNIT PRICE FOR THE CONCRETE APRON.

CONSTRUCTION NOTES

- CURB TYPE SIDEWALK.
- OFFSET SIDEWALK.
- 1/2" EXPANSION JOINT AT PROPERTY LINE ADJACENT SIDEWALK AND ALONG BACK OF CURB.
- CURB & GUTTER.
- SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK & DRIVEWAY APRON 12:1 SLOPE MAX.
- TOP OF DRIVEWAY APRON.
- TOP OF CURB.
- PROPERTY LINE.

CONCRETE DRIVEWAY APRON GENERAL NOTES

GENERAL NOTES:

- DESIGN ELEVATIONS TO BE GIVEN AT PC, PT AND MID POINT OF THE CURB RADI (FLOW OF CURB ELEVATION AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
- ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
- THE VALLEY GUTTER TO BE REINFORCED WITH 6"x 6" X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W.
- INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
- FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
- PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
- VALLEY GUTTER SHALL BE PLACED USING 3000 P.S.I. CONCRETE.
- FOR HANDICAP RAMP, SEE DETAIL.
- EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONSTRUCTION NOTES

- END OF CURB RETURN, SEE NOTE 1.
- PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
- INTERSECTION OF FLOWLINES, SEE NOTE 1.
- DIRECTION OF FLOW
- FLOWLINE
- 6" X 6" NO. 6 GA. WIRE MESH
- NO. 3 BARS AT 12" O.C.E.W.
- THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

GENERAL NOTES:

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE = 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

GENERAL NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE THE SIDEWALK IS ADJACENT TO THE BACK OF CURB, A 6' SIDEWALK WIDTH IS ENCOURAGED. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5' X 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200' IS REQUIRED.
- LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- SMALL CHANNELIZATION ISLANDS, WHICH DO NOT PROVIDE A MINIMUM 5' X 5' LANDING AT THE TOP OF CURB RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- CURBS SHOWN ON SHEET 1 WITHIN THE LIMITS OF PAYMENT ARE CONSIDERED PART OF THE CURB RAMP FOR PAYMENT, WHETHER IT IS CONCRETE CURB, GUTTER, OR COMBINED CURB AND GUTTER.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

DETECTABLE WARNING DETAILS, PEDESTRIAN FACILITIES GENERAL NOTES

PROJECT NAME:

LAS PALMAS INDUSTRIAL PARK

ADDRESS:

HIDALGO COUNTY, TEXAS

CLIENT INFORMATION:

LAS PALMAS INDUSTRIAL PARK

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
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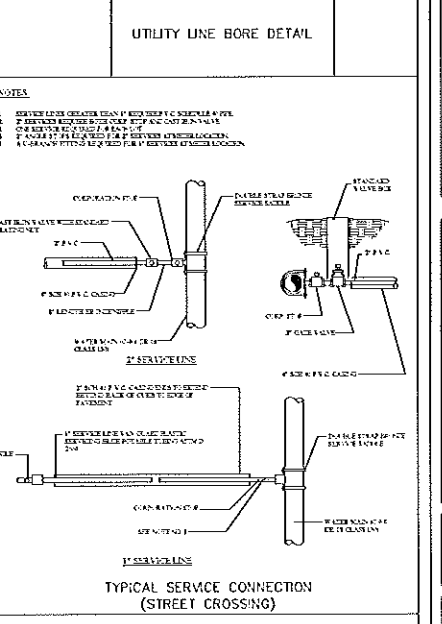
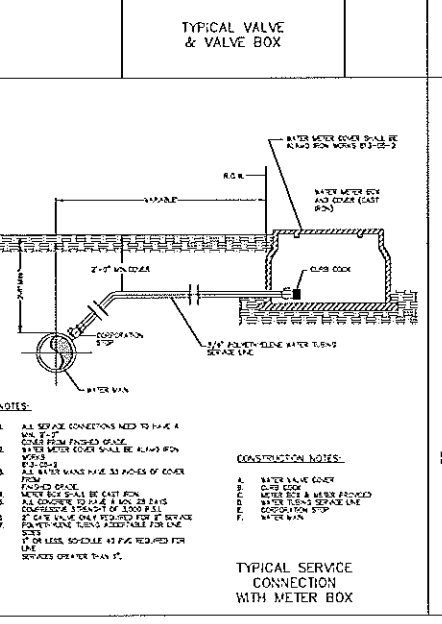
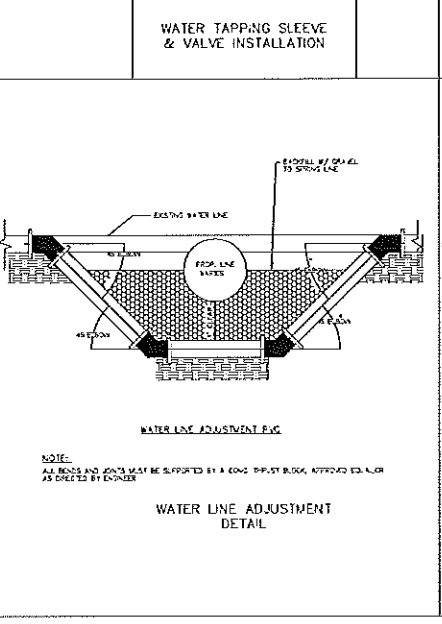
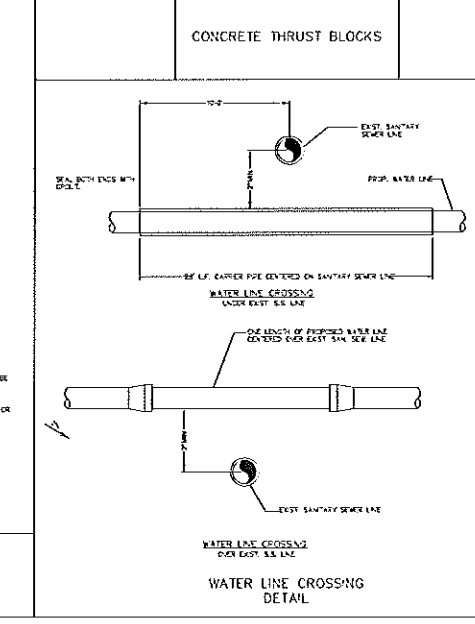
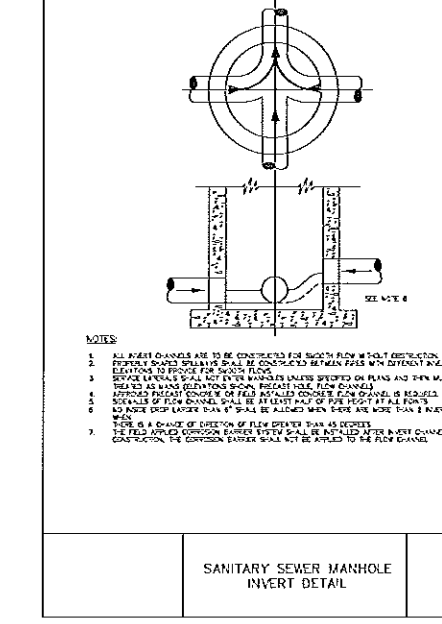
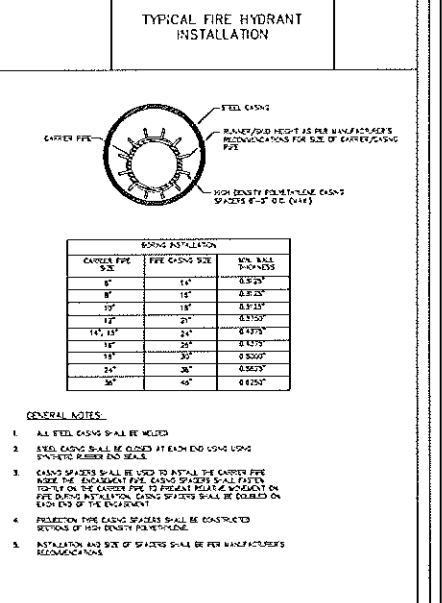
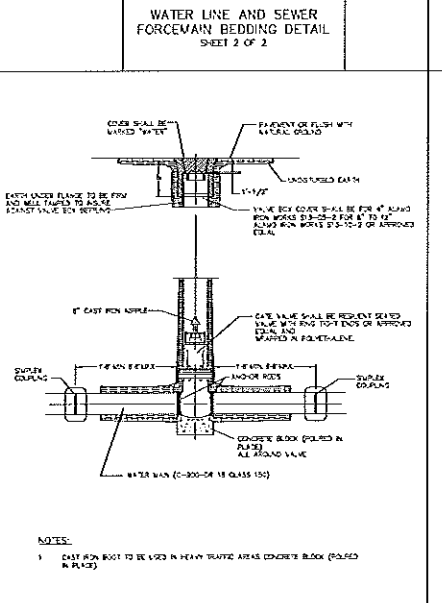
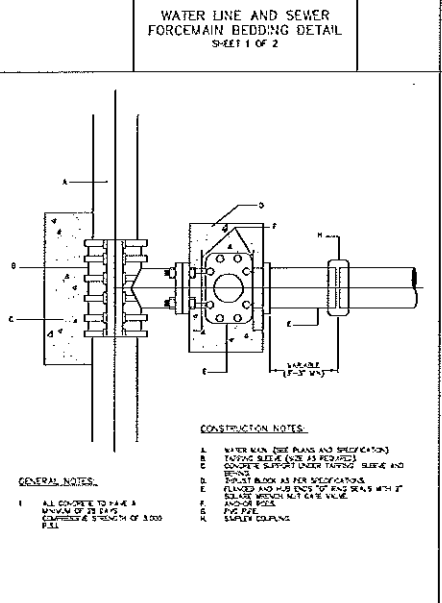
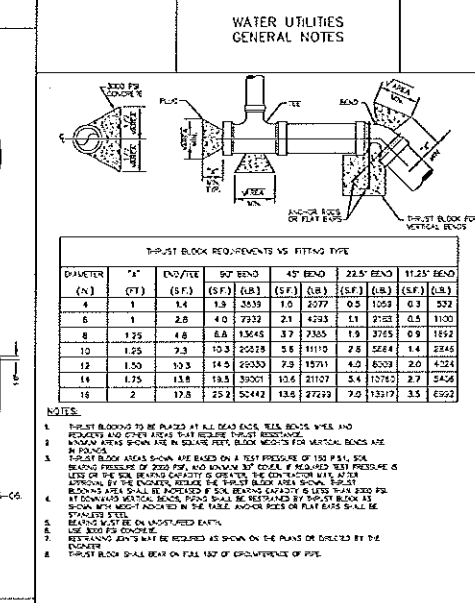
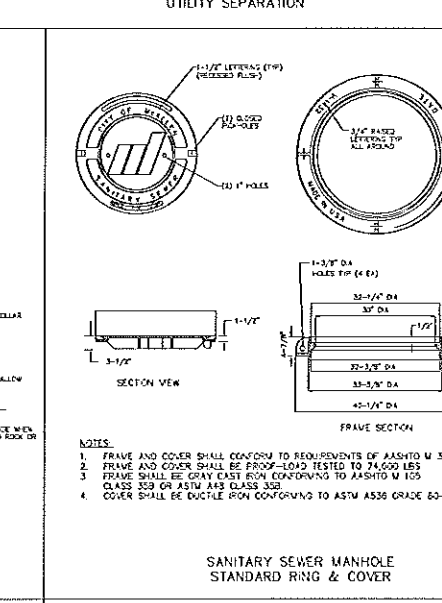
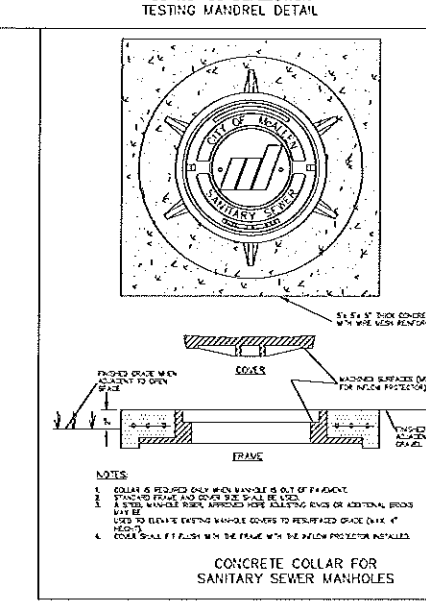
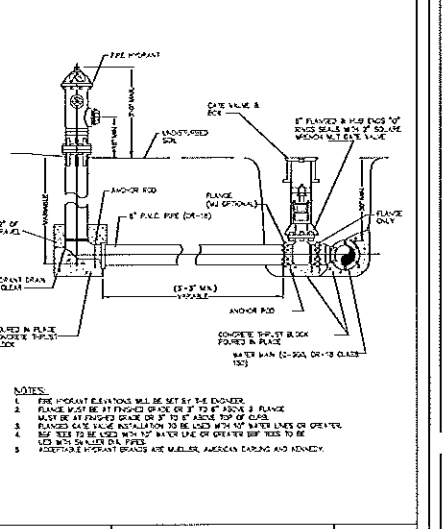
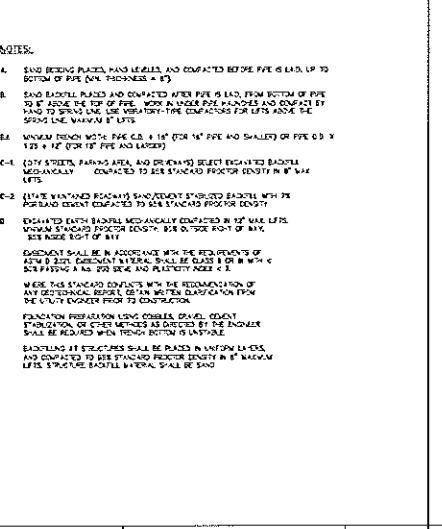
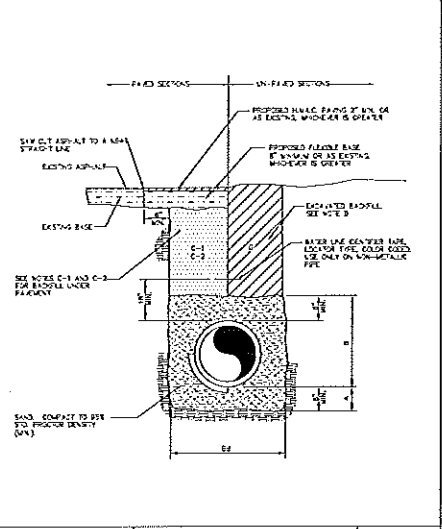
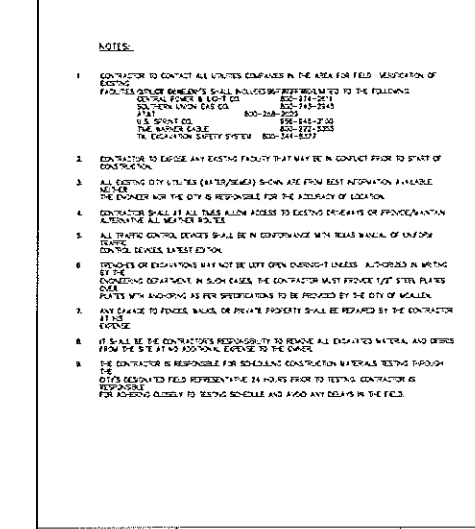
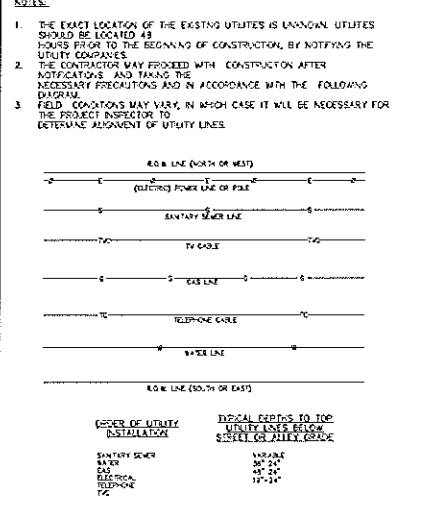
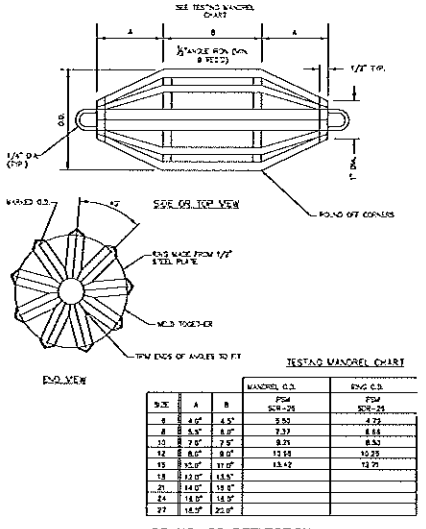
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REVISION: 1 BY: AV APPROVED BY: MAS

DATE PREPARED: 10-01-2015

PROJECT No. SHEET No. C-6



MAS ENGINEERING LLC.
CONSULTING ENGINEERING

PROJECT NAME: LAS PALMAS INDUSTRIAL PARK
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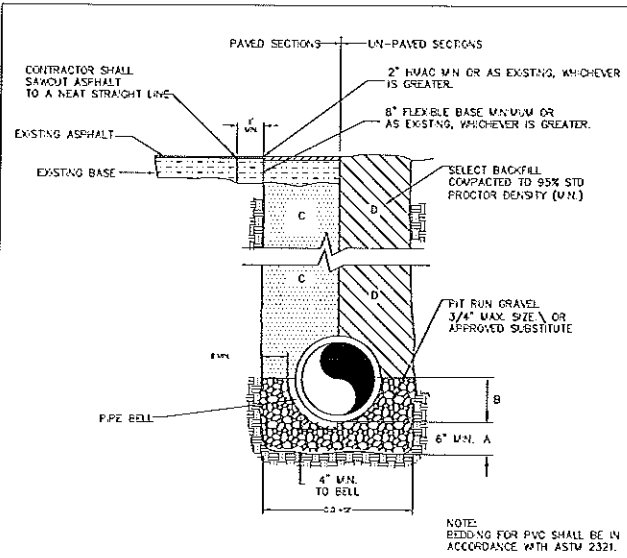
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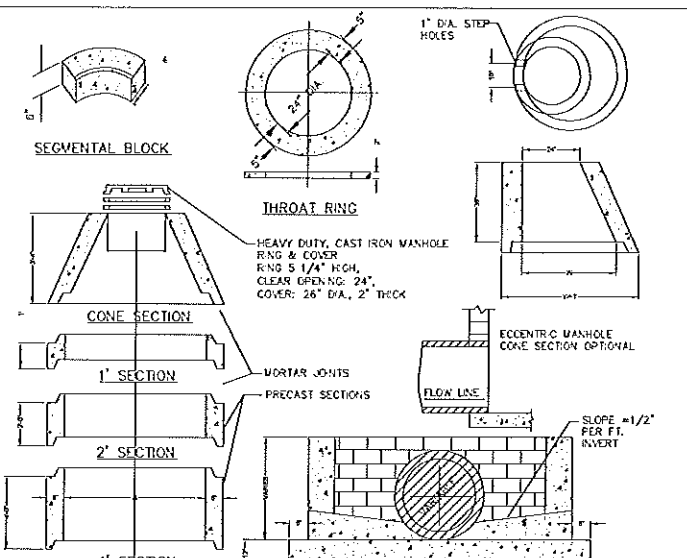
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PROJECT No. SHEET No. C-8

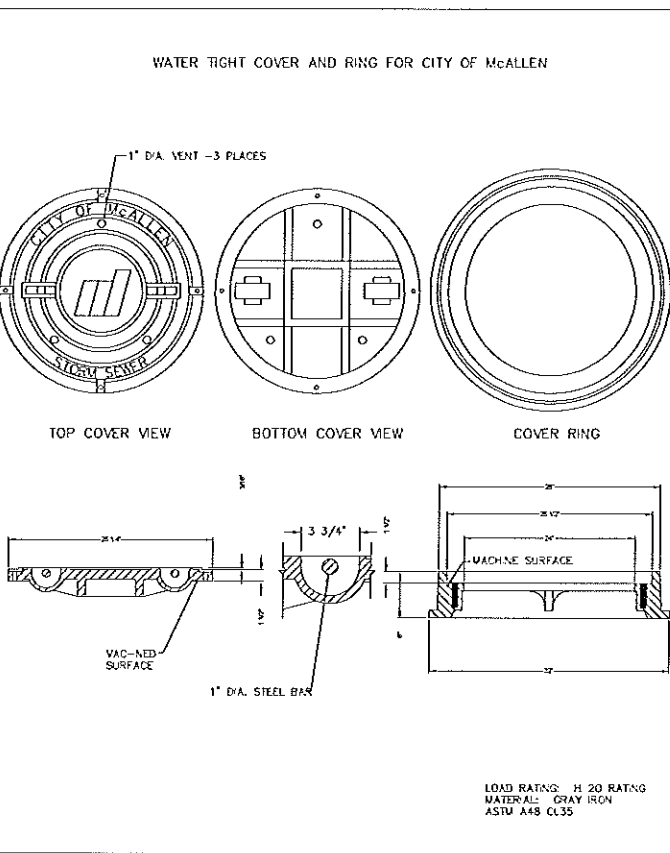
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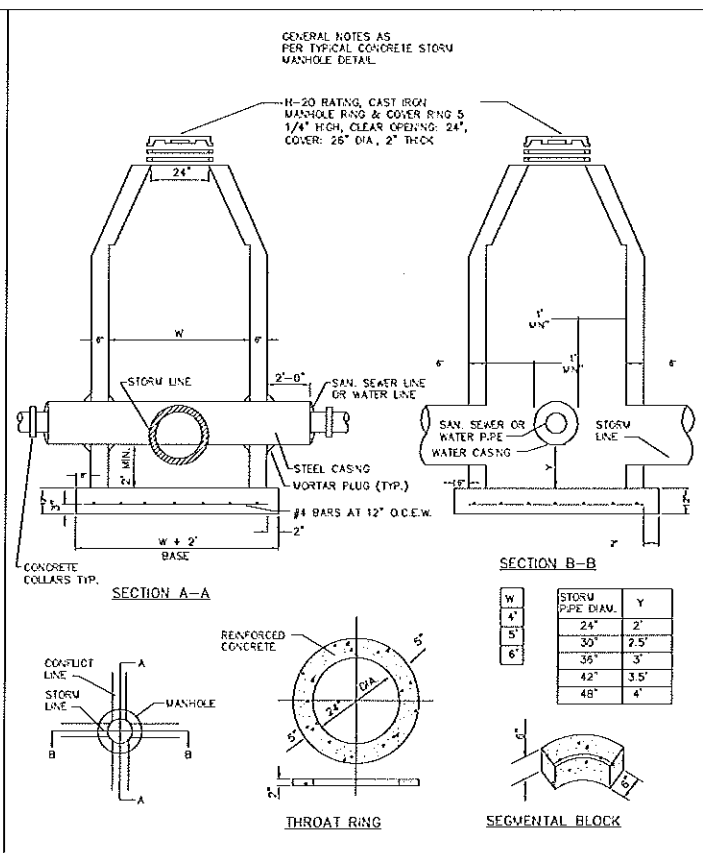
- NOTE:** BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.
- GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") FIT RUN GRAVEL 3/4" MAX. SIZE.
 - GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. FIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
 - CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% STD, 8" LIFTS, MECHANICAL COMPACTION.
 - STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7X PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-693.
 - SELECT EARTH BACK-FILL COMPACTED TO 95% STD. PROCTOR DENSITY (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 (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-693). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.



- GENERAL NOTES:**
- SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
 - PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.
 - FOOTING (BASE) TO BE POURED ON UNDISTURBED SOL. & TO BE UNIFORM IN THICKNESS.
 - ALL TE-NYS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE.
 - 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL BLOCK MANHOLE.
 - SEGMENTAL BLOCKS TO BE USED AS DIRECTED BY ENGINEER.
 - THROAT RINGS SHALL BE REINFORCED CONCRETE H-20 RATING. 2 RINGS MIN / 5 RINGS MAX. TO ALLOW FOR FUTURE ADJUSTMENT.
 - CONCRETE TO HAVE A UN 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 - NEW MANHOLE INSTALLATION ON EXISTING LINES SHALL CONFORM TO THIS DETAIL.
 - MAXIMUM PIPE DIAMETER AND ENTRENCHMENT ANGLES ALLOWED ON MANHOLES IS SUBJECT TO REVIEW AND APPROVAL BY CITY ENGINEER.
 - GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOL OR GROUNDWATER IS FOUND.
 - BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.



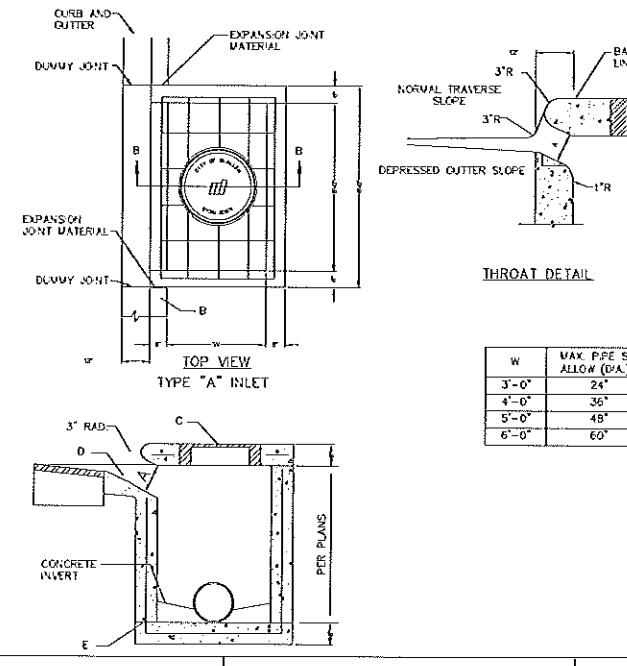
STORM SEWER MANHOLE COVER
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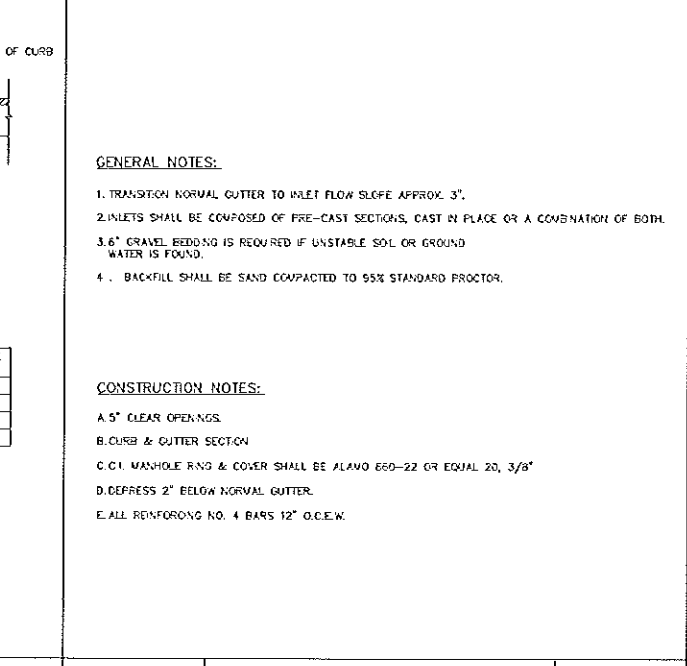
TYPICAL CONCRETE STORM CONFLICT MANHOLE
DETAIL 104
02/2009

TYPICAL STORM SEWER PIPE BEDDING DETAIL
DETAIL 101
02/2009

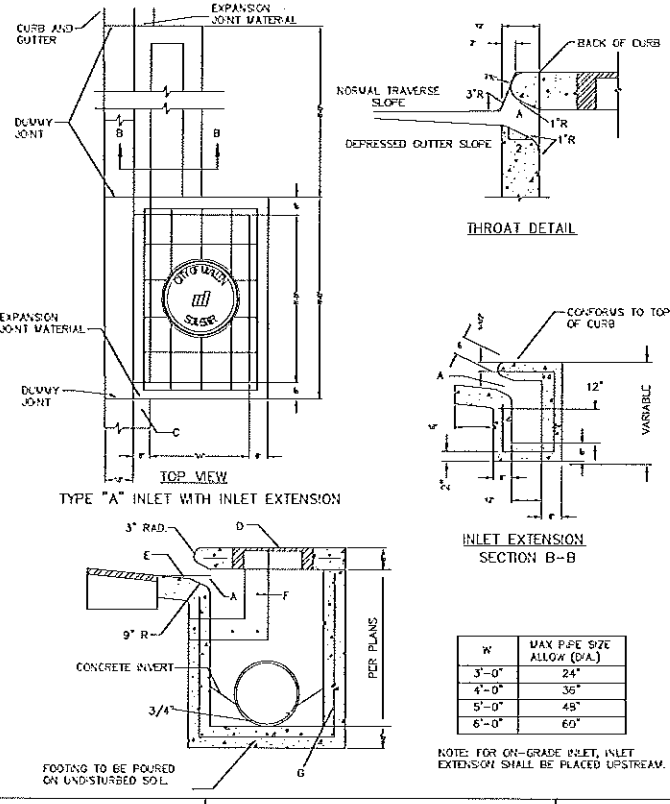
TYPICAL CONCRETE STORM MANHOLE
DETAIL 102
02/2009



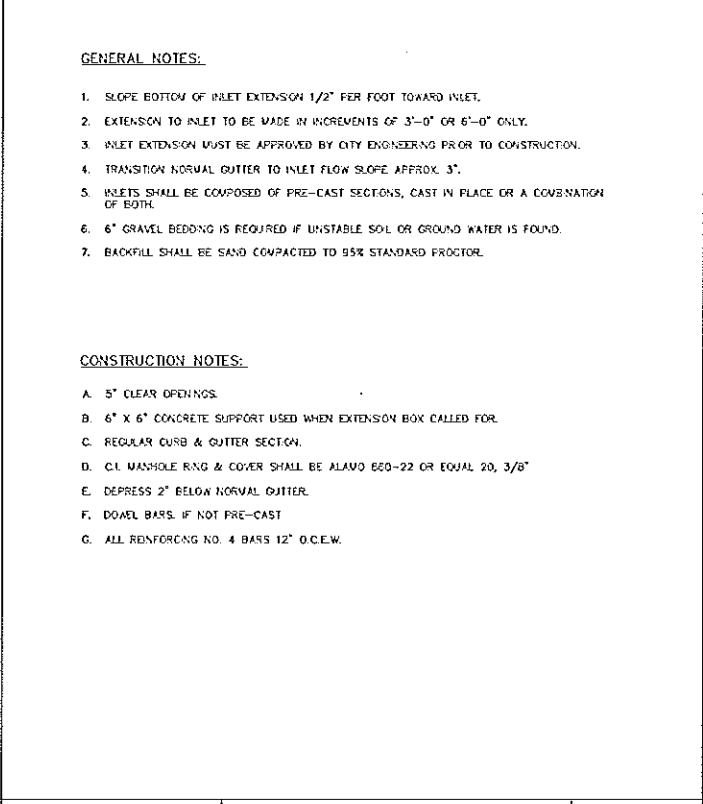
TYPE 'A' INLET
SHEET 1 OF 2
DETAIL 105.1
02/2009



TYPE 'A' INLET
SHEET 2 OF 2
DETAIL 105.2
02/2009



TYPE 'A' INLET WITH EXTENSION
SHEET 1 OF 2
DETAIL 106.1
02/2009



TYPE 'A' INLET WITH EXTENSION
SHEET 2 OF 2
DETAIL 106.2
02/2009

PROJECT NAME: LAS PALMAS INDUSTRIAL PARK
ADDRESS: HIDALGO COUNTY, TEXAS
CLIENT INFORMATION: LAS PALMAS INDUSTRIAL PARK

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DATE PREPARED: 10-01-2015
PROJECT No. SHEET No. C-9

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