



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-05-2020

PROPOSED STAR TRAIL SUBDIVISION PRECINCT No. 2.

ENGINEER: M2 ENGINEERING P.L.L.C. DEVELOPER: IRENE URIBE MANRIQUE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 14 *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHSIDE OF ELDORA ROAD APPROXIMATELY 4,500 FEET EAST OF U.S. HWY 281.

SUBDIVISION LIES WITHIN THE: ETJ OF PHARR AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-13-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B & AH". FLOOD ZONE "AH" WILL BE REVISED VIA LOMR-F BEFORE FINAL APPROVAL.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ON ELDORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-17-2020 BY, HIDALGO COUNTY PLANNING DEPARTMENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-25-20 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: PHARR LINE SIZE: 8" LOCATION: MEZCAL DRIVE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: CANADIAN DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-24-2020: BY 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3.5 ITEM 13 "REAR SETBACK".

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

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.

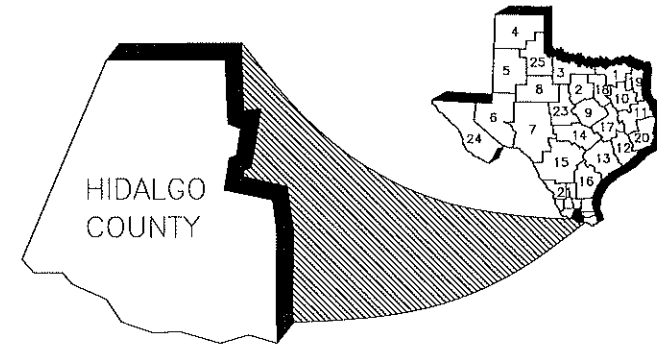
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STAR TRAIL SUBDIVISION

PHARR (ETJ)

HIDALGO COUNTY

TEXAS



CITY OFFICIALS

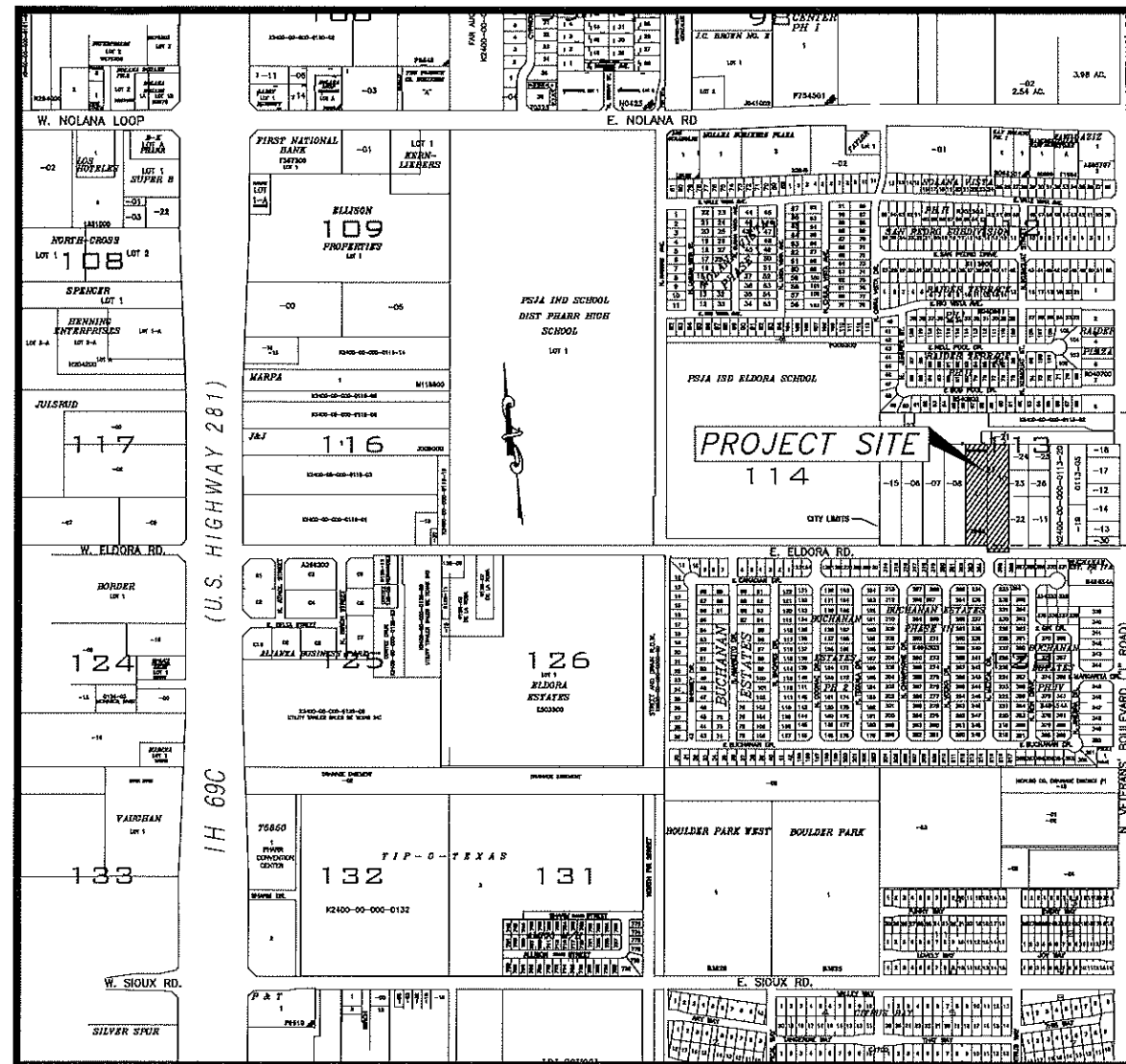
DR. AMBROSIO "AMOS" HERNANDEZ	MAYOR
ELEAZAR GUAJARDO	COMMISSIONER PLACE 1
ROBERTO "BOBBY" CARRILLO	COMMISSIONER PLACE 2
RAMIRO CABALLERO	COMMISSIONER PLACE 3
DANIEL CHAVEZ	COMMISSIONER PLACE 4
RICARDO MEDINA	COMMISSIONER PLACE 5
ITZA FLORES	COMMISSIONER PLACE 6
ALEX MEADE	CITY MANAGER

COUNTY OFFICIALS

RICHARD F. CORTEZ	COUNTY JUDGE
DAVID L. FUENTES	COMMISSIONER PRECINCT 1
EDUARDO "EDDIE" CANTU	COMMISSIONER PRECINCT 2
JOE M. FLORES	COMMISSIONER PRECINCT 3
ELLIE TORRES	COMMISSIONER PRECINCT 4

INDEX OF SHEETS

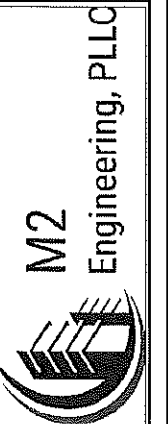
SHEET#	DESCRIPTION
1	COVER SHEET
2	COUNTY PLAT SHEET-1 PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 2, SURVEYOR'S, ENGINEER'S; CITY OF PHARR MAYOR AND P&Z.
3	COUNTY PLAT SHEET-2 HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT: WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
4	COUNTY PLAT SHEET-3 HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MAP OF TOPOGRAPHY, DRAINAGE, & ROAD PAVING PLAN; OFF-SITE DRAINAGE PLAN & DETAILS;
5	COUNTY PLAT SHEET-4 HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MULTI-FAMILY POSSIBLE SITE IMPROVEMENTS (DIMENSIONED & GRADING PLANS); TYPICAL DETAILS; AND DRAINAGE REPORT;
6	WATER DISTRIBUTION & SANITARY SEWER SYSTEM PLAN & PROFILE
7	OVERALL STORM DRAIN SYSTEM PLAN & PROFILE
8	N. MEZCAL DRIVE PROP. ROAD CENTER LINE (CL) PLAN & PROFILE
9	TYPICAL WATER SYSTEM DETAILS
10	TYPICAL SANITARY SEWER SYSTEM DETAILS
11	TYPICAL PAVING & STORM DRAINAGE SYSTEM DETAILS
12	STORM WATER POLLUTION PREVENTION PLAN (SWP3)
13	STREET LIGHTING PLAN



LOCATION MAP

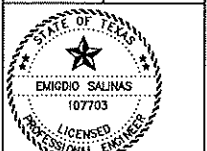
SCALE: 1"=500'

Emigdio "Milo" Salinas, P.E.
PO BOX 5069
MCALLEN TX 78502
956.227.5327
milo@m2-engineers.com
FIRM REGISTRATION # F-19545



COVER PAGE

STAR TRAIL SUBDIVISION
PHARR, TEXAS



This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.
Emigdio "Milo" Salinas P.E. 03/19/20
Date

SCALE:
DRAWN BY: LALO CHAPA
CHECKED BY: EMIGDIO SALINAS
SURVEYED BY: HOMERO L. GUTIERREZ
SHEET:

FINAL ENGINEERING REPORT FOR
STAR TRAIL SUBDIVISION
WATER SUPPLY, SEWERAGE, COSTS, AND OPERABILITY DATE

STAR TRAIL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVISION AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THE LOTS FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF STAR TRAIL SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" (NICH) WATER LINE ON THE SOUTH SIDE OF CANADIAN DRIVE AND A 2 1/2" (NICH) WATER LINE ON THE NORTH SIDE OF ELDORA ROAD. THE WATER SYSTEM FOR STAR TRAIL SUBDIVISION CONSISTS OF AN 8" (NICH) WATER LINE THAT TAPS INTO THE EXISTING CANADIAN DRIVE AND ELDORA ROAD BY BORING 18" (NICH) STEEL CASING, THE 8" (NICH) LINE THEN RUNS NORTH ALONG THE EAST SIDE OF MEZCAL DRIVE RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE OUT-DE-SAC / LOT B. WATER SERVICE INCLUDES AN 8" (NICH) LINE ALONG THE NORTH SIDE OF ELDORA ROAD WITH 1" (NICH) H.A.W.S.C. UTILITY EASEMENT AND CONNECTING BACK TO THE EXISTING 2 1/2" (NICH) WATER LINE ON BOTH ENDS. WATER DISTRIBUTION FOR STAR TRAIL SUBDIVISION CONSISTS OF SIX - 1" (NICH) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO A 1" (NICH) DIAMETER SINGLE SERVICE LINES, AND FOUR - 3/4" (NICH) DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT, TOTALING (14) METERS. THE 8" LINE, THE DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 1,000,000. WHICH EQUALS TO \$ 1,000,000 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 1,000,000. WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UTILITY EASEMENT AND CONNECTING BACK TO THE EXISTING 2 1/2" (NICH) WATER LINE. THE WATER METER FOR THAT LOT. ALSO, THE SUBDIVIDER HAS INSTALLED TWO FIRE HYDRANTS AT A UNIT COST OF \$ 1,000,000. FOR A TOTAL COST OF \$ 1,000,000. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

SEWER FACILITIES-SANITARY SEWER COLLECTION SYSTEM, DESCRIPTION, COSTS, AND OPERABILITY DATE

STAR TRAIL SUBDIVISION, TREATED BY WASTEWATER SERVICE FROM CITY OF PHARR. THE SUBDIVIDER AND CITY OF PHARR HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF PHARR HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF PHARR HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF PHARR HAS AN EXISTING SANITARY SEWER MANHOLE AT THE NORTHWEST CORNER OF ELDORA ROAD AND MEZCAL DRIVE. THE WASTEWATER SYSTEM FOR STAR TRAIL SUBDIVISION CONSISTS OF AN 8" (NICH) DIA. SEWER LINE THAT TAPS INTO THE EXISTING MANHOLE. THE 8" (NICH) LINE THEN RUNS NORTH ALONG THE WEST SIDE OF MEZCAL DRIVE RIGHT-OF-WAY ENDING WITH A 48" (NICH) SANITARY SEWER MANHOLE ON THE OUT-DE-SAC / LOT 7. ANOTHER 8" (NICH) DIA. SEWER LINE THAT TAPS INTO THE SAME EXISTING MANHOLE AND RUNS EAST ALONG THE NORTH SIDE OF ELDORA ROAD RIGHT-OF-WAY ENDING WITH ANOTHER 48" (NICH) SANITARY SEWER MANHOLE. STUB-OUT, AND A CAP. FROM THE 8" LINE ALONG MEZCAL DRIVE, FOURTEEN (14) 4" DIAMETER SEWER SERVICE LINES RUN TO EACH LOT.

THE 8" (NICH) LINES, 4" (NICH) SERVICE LINES AND THREE (3) 48" (NICH) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 1,000,000. WHICH EQUALS TO \$ 1,000,000 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF PHARR THE SUM OF \$ 1,000,000. WHICH COVERS THE \$ 1,000,000 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF PHARR. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF PHARR AND SAID COLLECTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER FACILITIES AND THE SEWER FACILITIES DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, THE GRAND TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ 1,000,000. FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 1,000,000 PER LOT.

SEWER FACILITIES-SANITARY SEWER COLLECTION SYSTEM: THESE FACILITIES ARE FULLY CONSTRUCTED WITH A TOTAL COST OF \$ 1,000,000. WHICH EQUALS TO \$ 1,000,000 PER LOT, INCLUDING THE COST OF ALL RELATED APPURTENANCES.

EMIGDIO SALINAS, P.E.
REG. PROFESSIONAL ENGINEER NO. 107703



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION
"STAR TRAIL SUBDIVISION"
PROVISION DE AGUA, SEWERAJE, GASTOS Y FECHA DE BRINDO

LA SUBDIVISION "STAR TRAIL SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR. POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE STAR TRAIL SUBDIVISION. N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO EN EL LADO SUR DE LA CALLE "CANADIAN DRIVE" Y UN CONDUCTO DE AGUA DE 2 1/2" (PULGADAS) EN EL LADO NORTE DE LA CALLE "ELDORA ROAD". EL SISTEMA DE DISTRIBUCION DE AGUA PARA STAR TRAIL SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" (PULGADAS), CRUZANDO LAS CALLES "CANADIAN DRIVE" Y "ELDORA ROAD" BARRENDANDO CON UN CONDUCTO DE COBERTURA DE METAL DE 18" (PULGADAS) DE DIAMETRO. ESTE CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO CORRE HACIA EL NORTE EN EL LADO ESTE DE LA CALLE "MEZCAL DRIVE" Y TERMINA CON UNA VALVULA DE PRESION LOCALIZADA EN LA RETONDA / SOLAR 8. EL SISTEMA TAMBIEN INCLUYE OTRO CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO AL LADO NORTE DE LA CALLE "ELDORA ROAD" INSTALADO ENTRE EL DERECHO DE PASEO DE 51' (PULGADAS) DE "N.A.W.S.C. CONECTANDO A UN CONDUCTO DE DIAMETRO DE 2 1/2" (PULGADAS) EN LOS DOS LADOS. DEL CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO POR LA CALLE "MEZCAL DRIVE" SE PRODUJERON (6) SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO QUE SE SEPARAN A SERVICIOS SINGULARES DE 3/4" (PULGADAS) DE DIAMETRO CORRECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE CATORCE (14) MEDIDORES. EL CONDUCTO DE 8" (PULGADAS) DE DIAMETRO, LOS SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO, Y LOS SERVICIOS SINGULARES DE 3/4" (PULGADA) DE DIAMETRO CON LOS MEDIDORES YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 1,000,000. QUE ES IGUAL A \$ 1,000,000 POR SOLAR. COMO LO MUESTRA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE SERVICIOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, COTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE COTAS RELACIONADAS CON CONECTAR EL SERVICIO DE AGUA DE CADA SOLAR A NAWSC. CUANDO EL PAÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE NAWSC INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO LA CIUDADELA DE "PHARR" UN COSTO TOTAL DE \$ 1,000,000. POR CADA LOTE, CON UNA CANTIDAD TOTAL DE \$ 1,000,000. EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y "PHARR". EN LA FECHA, EL SISTEMA DE DISTRIBUCION DE AGUA ESTÁ FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAN" FUE REGISTRADO.

ORIGEN-SISTEMA DE COLECCION DE DRENAJE SANITARIO, DESCRIPCION, GASTOS Y FECHA DE BRINDO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION "STAR TRAIL" RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDADELA DE "PHARR". EL DUEÑO DE LA SUBDIVISION Y LA CIUDADELA DE "PHARR" HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDADELA DE "PHARR" HA PRESENTADO DOCUMENTACION PARA DEMONSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EN EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDADELA DE "PHARR" TIENE UNA ALCANTARILLA DE DRENAJE SANITARIO EN LA ESQUINA NOROCCIDENTE DE LAS CALLES "EL DORADO" Y "MEZCAL". EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION "STAR TRAIL" CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA A LA ALCANTARILLA EXISTENTE Y PASA POR EL LADO OESTE DEL SERVICIO DE VA (DERECHO-OF-WAY) LA CARRETERA DE "PHARR" TERMINANDO EN UNA ALCANTARILLA DE DRENAJE SANITARIO EN LA RETONDA / SOLAR 7. TAMBIEN CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA A LA ALCANTARILLA EXISTENTE Y PASA POR EL LADO NORTE DEL DERECHO DE VA (DERECHO-OF-WAY) DE LA CARRETERA "ELDORA" TERMINANDO EN UNA ALCANTARILLA DE DRENAJE SANITARIO, UN CONDUCTO, Y UNA TAPA.

DE EL CONDUCTO DE DRENAJE SANITARIO DE 8" (PULGADAS) POR LA CARRETERA "MEZCAL DRIVE", CATORCE (14) CONDUCTOS DE SERVICIO DE 4" (PULGADAS) SERAN EXTENDIDAS A CADA SOLAR.

LOS CONDUCTOS DE DRENAJE SANITARIO DE 4" (PULGADAS), LOS CONDUCTOS DE SERVICIO DE 4" (PULGADAS) Y LAS TRES (3) ALCANTARILLAS DE DRENAJE SANITARIO HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$ 1,000,000. POR LOTE. EL PAÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDADELA DE "PHARR" UN COSTO TOTAL DE \$ 1,000,000. POR CADA LOTE, CON UNA CANTIDAD TOTAL DE \$ 1,000,000. EL SISTEMA DE DRENAJE SANITARIO ESTÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION: CIUDADELA DE PHARR, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DEL AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS DEL SISTEMA DE AGUA INSTALADO, LOS GASTOS DEL SISTEMA DE COLECCION DE DRENAJE SANITARIO SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUJERON MEDIO EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 1,000,000 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$ 1,000,000 POR LOTE.

DRENAJE-SISTEMA DE COLECCION DE DRENAJE SANITARIO: EL SISTEMA DE COLECCION DE DRENAJE SANITARIO HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUJERON A UN COSTO TOTAL DE \$ 1,000,000 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$ 1,000,000 POR LOTE.

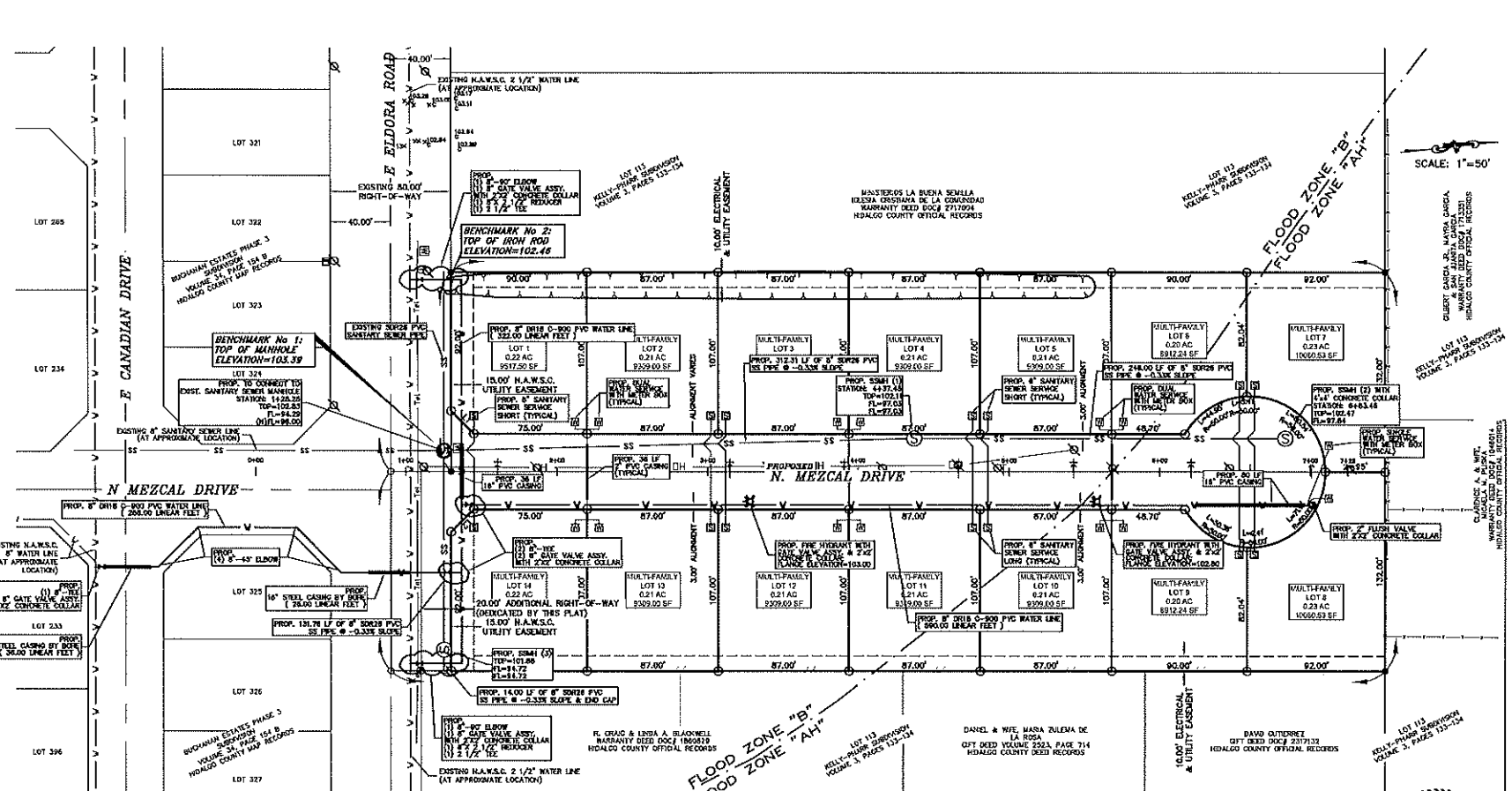
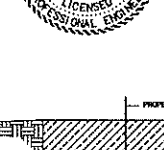
EMIGDIO SALINAS, P.E.
REG. PROFESSIONAL ENGINEER NO. 107703



COST OF IMPROVEMENTS

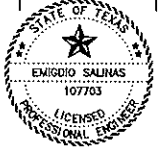
WATER SERVICE INSTALLATION W/FEES	\$ 00,000.00
FIRE HYDRANTS	\$ 00,000.00
SEWER-COLLECTION SYSTEM	\$ 00,000.00
PAVING & DRAINAGE SYSTEM	\$ 00,000.00
TOTAL	\$ 00,000.00

EMIGDIO SALINAS, P.E.
REG. PROFESSIONAL ENGINEER NO. 107703



MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM,

EMIGDIO SALINAS, P.E. 03/19/20
REG. PROFESSIONAL ENGINEER NO. 107703



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

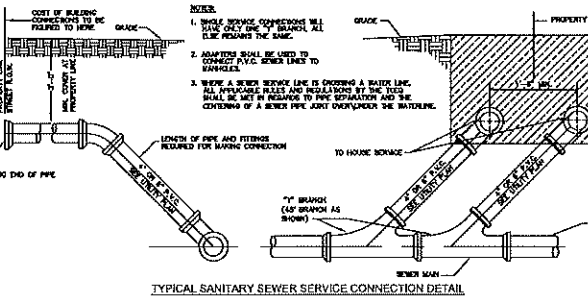
I (WE), (NICH) LINE MANHOLE, PRESIDENT OF STAR TRAIL HOLDINGS, L.L.C. SUBDIVIDERS OF STAR TRAIL SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRAINING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATELY TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

FRENE LEBRE MANRIQUE, PRESIDENT
STAR TRAIL HOLDINGS, L.L.C.
1001 SIOGARD AVE.
MALLERIA, TX 78001

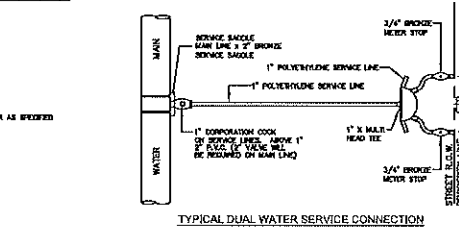
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FRENE LEBRE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, L.L.C. PROVED TO ME THROUGH HIS/HERS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

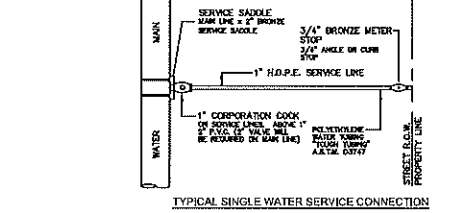
NOTARY PUBLIC BY COMMISSION EXPIRES _____



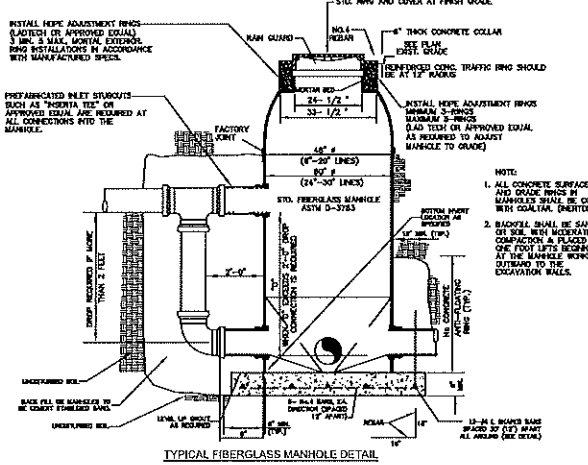
TYPICAL SANITARY SEWER SERVICE CONNECTION DETAIL



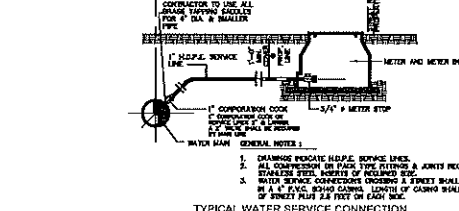
TYPICAL DUAL WATER SERVICE CONNECTION



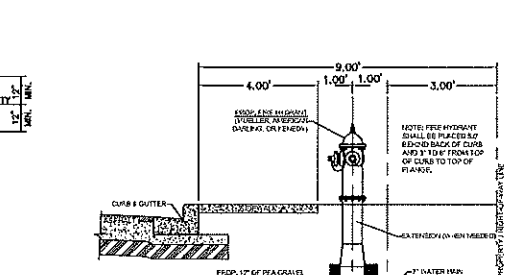
TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL FIBERGLASS MANHOLE DETAIL



TYPICAL WATER SERVICE CONNECTION



TYPICAL FIRE HYDRANT DETAIL

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- - FOUND CPS
- - POWER POLE
- - GUY WIRE
- - TELEPHONE PEDESTAL
- - GAS MARKER
- - ELECTRICAL BOX
- - WATER VALVE
- - FIRE HYDRANT
- - SANITARY SEWER MANHOLE
- - STORM DRAIN MANHOLE
- - STORM DRAIN INLET
- - STORM DRAIN GRATED INLET
- - IRRIGATION STAND PIPE
- - IRRIGATION GATE VALVE
- - SIGN
- - FENCE
- - DRAINAGE NATURAL FLOW

ELEVATIONS

- - NATURAL GROUND
- - EDGE OF PAVEMENT (TOP)
- - TOP OF ASPHALT

MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM FOR:
STAR TRAIL SUBDIVISION

A 3.879-ACRE TRACT OF LAND, COMPRISING OF ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES) AND A 2,000-ACRE TRACT OUT OF LOT 13, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAN THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS BOULEVARD ("V" ROAD) AND ON THE NORTH SIDE OF E. EL DORA ROAD.

CONSTRUCTION SET PAGE: 3 OF 13

INDEX OF SHEETS

SHEET 1	PLAN WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESCRIBE THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (METES AND BOUNDINGS); HIDALGO COUNTY CLERK; PLAN NOTES AND RESOLUTIONS; OWNER INFORMATION; EASEMENTS; H.A.P.E. EASEMENTS; PUBLIC UTILITY; COUNTY PLAN APPROVAL; COUNTY JUDGE; COUNTY CLERK, H.C.C.D. No. 1, HIDALGO COUNTY (DRAINAGE DISTRICT No. 2, SURVEYORS); ENGINEER(S); CITY OF PHARR; MANOR AND PAZ.
SHEET 2	HEADINGS; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
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SHEET 4	HEADINGS; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MULTI-FAMILY POSSIBLE SRE IMPROVEMENTS (DIMENSIONED & GROUND PLANS); TYPICAL DETAILS AND DRAINAGE REPORT.

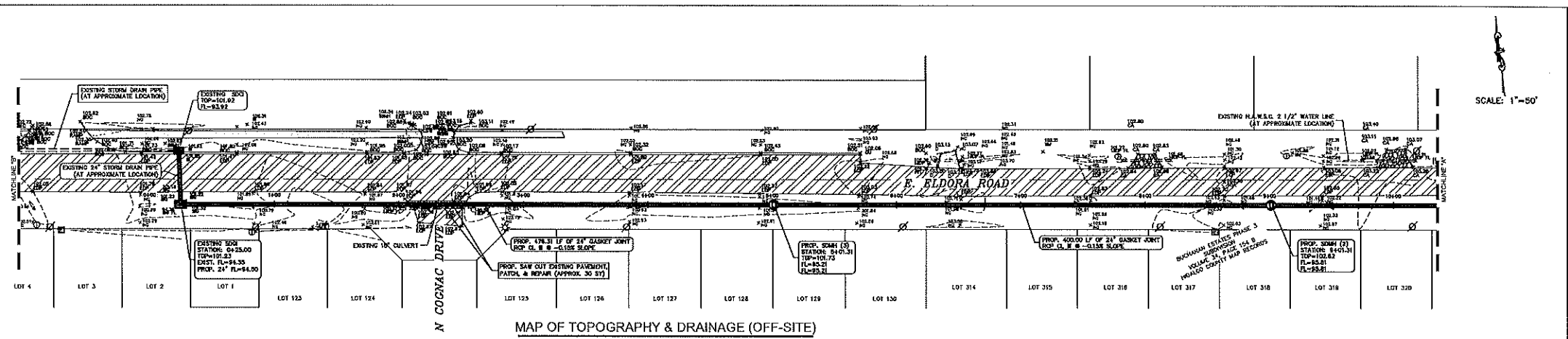
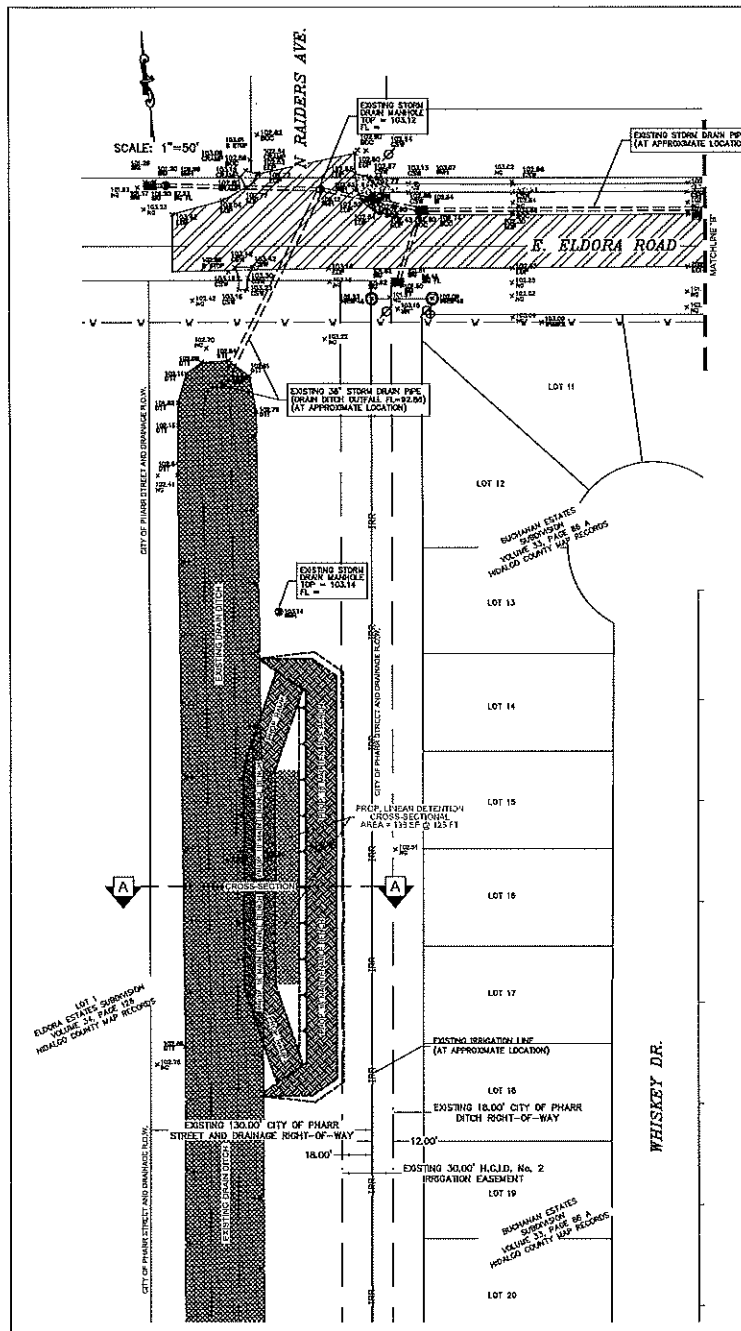
REVISION NOTE TABLE

No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE OF PREPARATION: MARCH 19, 2020

Emigdio "Milo" Salinas, P.E.
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MALLERIA, TX 78502
956-227-5327
mns@em2-engineers.com

M2 Engineering, PLLC
FIRST REGISTRATION # F-19245
PHARR ETJ - HIDALGO COUNTY PAGE: 2 OF 4

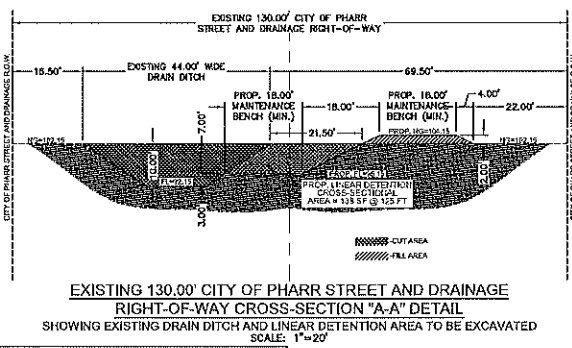
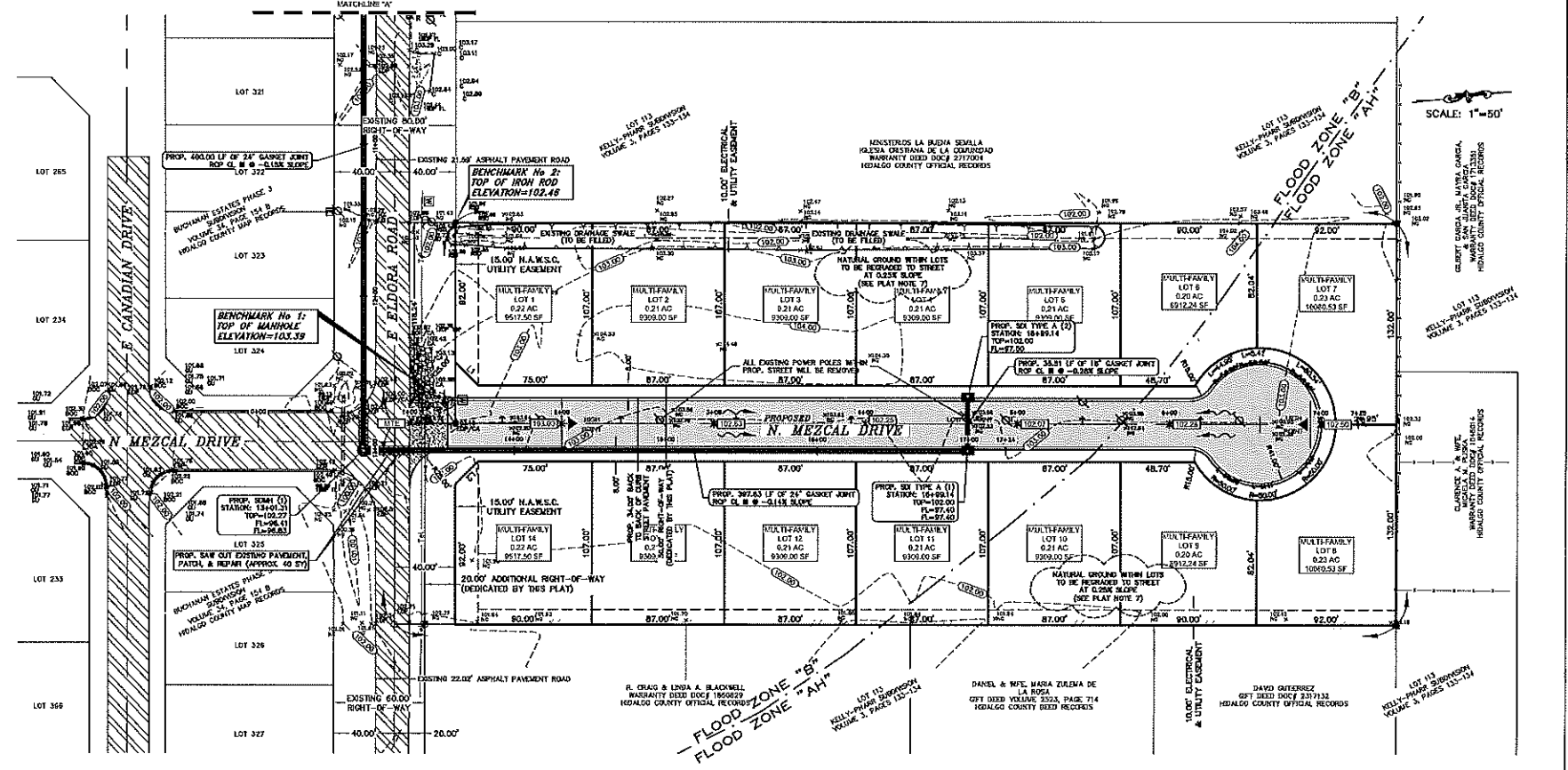


LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- ▲ - FOUND CFS
- ⊕ - POWER POLE
- ⊕ - GUY WIRE
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - GAS MARKER
- ⊕ - ELECTRICAL BOX
- ⊕ - WATER VALVE
- ⊕ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - STORM DRAIN MANHOLE
- ⊕ - STORM DRAIN INLET
- ⊕ - STORM DRAIN GRATED INLET
- ⊕ - IRRIGATION STAND PIPE
- ⊕ - IRRIGATION GATE VALVE
- ⊕ - SIGN
- ⊕ - FENCE
- ⊕ - DRAINAGE NATURAL FLOW

ELEVATIONS

- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT



STAR TRAIL SUBDIVISION

REQUIRED DETENTION:	16831.60 CF
	839.00 CY
	0.39 IAF

LINEAR DETENTION VOLUME CALCULATIONS

WITHIN EXISTING DITCH

Input Data:

CROSS-SECTIONAL AREA:	130.00 SF
LENGTH:	123.00'

Results:

DITCH VOLUME:	17,250 CF
	839.00 CY
	0.49 IAF

EMIGDIO SALINAS, F.E.
REG. PROFESSIONAL ENGINEER NO. 107703

03/19/20 DATE

EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

FILED FOR RECORD IN
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

**MAP OF TOPOGRAPHY, DRAINAGE, & PAVING FOR:
STAR TRAIL SUBDIVISION**

A 3.879-ACRE TRACT OF LAND, COMPRISING ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND A 2.000-ACRE TRACT OUT OF LOT 13, KELLY-PHARR SUBDIVISION, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS BOULEVARD ("H" ROAD) AND ON THE NORTH SIDE OF E. ELDORA ROAD.

CONSTRUCTION SET PAGE: 4 OF 13

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SHEET 2	HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBMITTER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
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REVISION NOTE TABLE

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1			
2			
3			
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5			

DATE OF PREPARATION: MARCH 19, 2020

Emigdio "Milo" Salinas, P.E.
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MCALLEN, TX 78502
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emigdio@ml-engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC

PHARR ETJ - HIDALGO COUNTY PAGE: 3 OF 4

DRAINAGE STATEMENT
 PREPARED AUGUST 10, 2019
 PREPARED BY: EMIGDIO SALINAS, P.E.
 STAR TRAIL SUBDIVISION
 CITY OF PHARR
 HIDALGO COUNTY, TEXAS

PROJECT LOCATION

THE STAR TRAILS SUBDIVISION IS A FOURTEEN (14) LOT MULTI-FAMILY SUBDIVISION OUT OF A 3.879-ACRE TRACT OF LAND, COMPRISING ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND A 2,000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE NORTH SIDE OF E. EL DORA RD. APPROXIMATELY EIGHT HUNDRED FEET (800') WEST OF N. VETERANS' BOULEVARD IN THE ETJ OF PHARR, TEXAS. LOTS ARE TO BE ZONED RESIDENTIAL.

FLOOD PLAIN

THE SITE IS LOCATED WITHIN ZONE 'B'. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AND ZONE 'AH'. AREAS OF 100-YEAR FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASED FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. BASED ON COMMUNITY FIRM PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1992. PROPOSED FINISHED FLOOR ELEVATIONS SHALL BE 18-INCHES ABOVE THE TOP OF CURB MEASURED AT FRONT CENTER OF LOT OR ABOVE THE NEARBY BASE FLOOD ELEVATION OF 103.00; WHICHEVER IS LARGER.

SOILS INFORMATION

ACCORDING TO THE SOIL SURVEY MAP FOR HIDALGO COUNTY, ISSUED BY THE USDA NATURAL RESOURCE CONSERVATION SERVICE, THE SITE CONSISTS OF RAYMONDVILLE CLAY LOAM; SLOPES BETWEEN 0 TO 1. SOILS ARE WELL DRAINED. RAYMONDVILLE SOIL BELONGS TO HYDROLOGIC GROUP D.

UNDEVELOPED CONDITIONS

THE PROPOSED PROJECT SITE CONSISTS OF A TOTAL OF 3.879 ACRES, IN WHICH THE EXISTING NATURAL GROUND HAS HIGH POINT ALONG THE CENTER OF THE PROPERTY; FROM THERE DRAINAGE PATTERNS ARE TO THE EAST AND WEST. APPROXIMATELY 37 PERCENT (1.40 ACRES) OF THE SITE'S RUNOFF IS CURRENTLY DRAINING TOWARDS THE SOUTHWEST TO AN EXISTING DRAINAGE SWALE ALONG THE WESTERN PROPERTY LINES, WHICH ULTIMATELY DRAINS SOUTH INTO THE EXISTING ROADSIDE DITCH AT E. EL DORA RD. APPROXIMATELY 2,000-FT WEST OF THE PROPOSED SUBDIVISION. IN ACCORDANCE TO THE CITY OF PHARR AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CRITERIA, THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY SHALL BE DETAINED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSYSTEM SYSTEM AT THE PRE-DEVELOPED PEAK DISCHARGE RATE FOR A 10-YEAR STORM EVENT. THE REQUIRED DETENTION FOR THE MULTI-FAMILY DEVELOPMENT IS 0.39 ACRE-FEET (16,804 CUBIC FEET), AND THE OFF-SITE EXISTING DRAINAGE DITCH WILL BE WIDENED TO PROVIDE 0.40 ACRE-FEET (17,500 CUBIC FEET).

DEVELOPED CONDITIONS

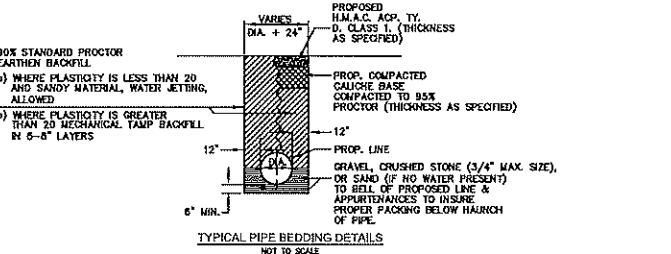
EXHIBIT 'A' DETAILS THE PROPOSED DRAINAGE CALCULATIONS FOR THE SITE. THE DEVELOPMENT CONSISTS OF FOURTEEN (14) MULTI-FAMILY LOTS TO BUILD FOUR-FLEX APARTMENTS. THE PROPOSED GRADING PLAN CONTAINS TWO DRAINAGE AREAS, WHICH WILL FLOW INTO TWO (2) PROPOSED CURB INLETS AND CONTINUE TO AN EXISTING DRAINAGE DITCH VIA AN 18-INCH PIPE THAT WILL CONNECT TO AN EXISTING GRATE INLET APPROXIMATELY 1276-FT WEST OF THE SITE, FLOWING INTO THE EXISTING DRAINAGE DITCH THROUGH AN EXISTING 24-INCH OUTFALL. THE REQUIRED DETENTION FOR THE PROPOSED SUBDIVISION WILL BE DETAINED OFF-SITE AT THE EXISTING DRAINAGE DITCH, OWNED BY THE CITY OF PHARR, LOCATED ALONG THE SOUTH SIDE OF E. EL DORA RD. APPROXIMATELY 2,000-FT WEST OF THE PROPOSED SUBDIVISION. IN ACCORDANCE TO THE CITY OF PHARR AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CRITERIA, THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY SHALL BE DETAINED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSYSTEM SYSTEM AT THE PRE-DEVELOPED PEAK DISCHARGE RATE FOR A 10-YEAR STORM EVENT. THE REQUIRED DETENTION FOR THE MULTI-FAMILY DEVELOPMENT IS 0.39 ACRE-FEET (16,804 CUBIC FEET), AND THE OFF-SITE EXISTING DRAINAGE DITCH WILL BE WIDENED TO PROVIDE 0.40 ACRE-FEET (17,500 CUBIC FEET).

E. Salinas
 03/19/20
 REG. PROFESSIONAL ENGINEER NO. 107703



ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

UNPAVED BACKFILL **PAVED BACKFILL**



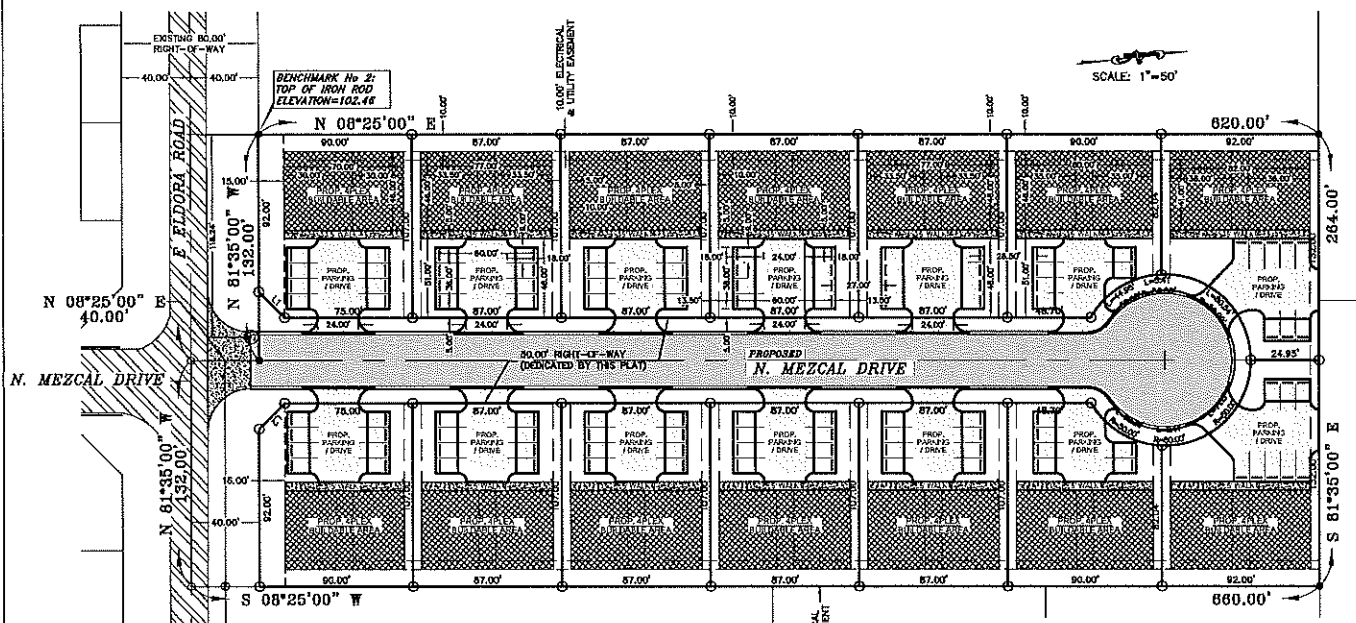
30X STANDARD PROCTOR EARTHEN BACKFILL
 a) WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING ALLOWED
 b) WHERE PLASTICITY IS GREATER THAN 20, STANDARD TAMP BACKFILL IN 6-8" LAYERS
 PROPOSED H.M.A.C. ASP. TY. CLASS 1, THICKNESS AS SPECIFIED
 PROP. COMPACTED CALICHE BASE COMPACTED TO 85% PROCTOR (THICKNESS AS SPECIFIED)
 12"
 PROP. LINE
 DRAVEL, CRUSHED STONE (3/4" MAX. SIZE), EXTENSION TO BELT OF PROPOSED LINE & APPURTENANCES TO INSURE PROPER PACKING BELOW HATCH OF PIPE.

FILED FOR RECORD BY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

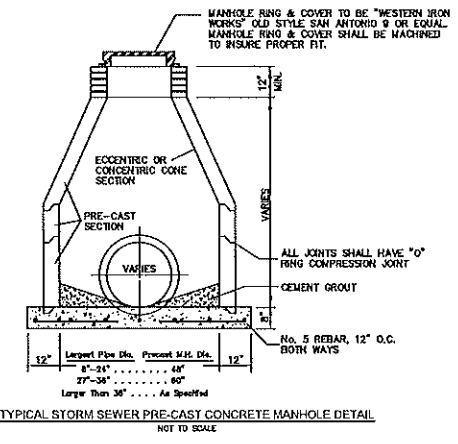
MAP OF TOPOGRAPHY, DRAINAGE, & PAVING FOR:
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 A 3.879-ACRE TRACT OF LAND, COMPRISING ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND A 2,000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS' BOULEVARD ("V" ROAD) AND ON THE NORTH SIDE OF E. EL DORA ROAD.
 CONSTRUCTION SET PAGE: 5 OF 13

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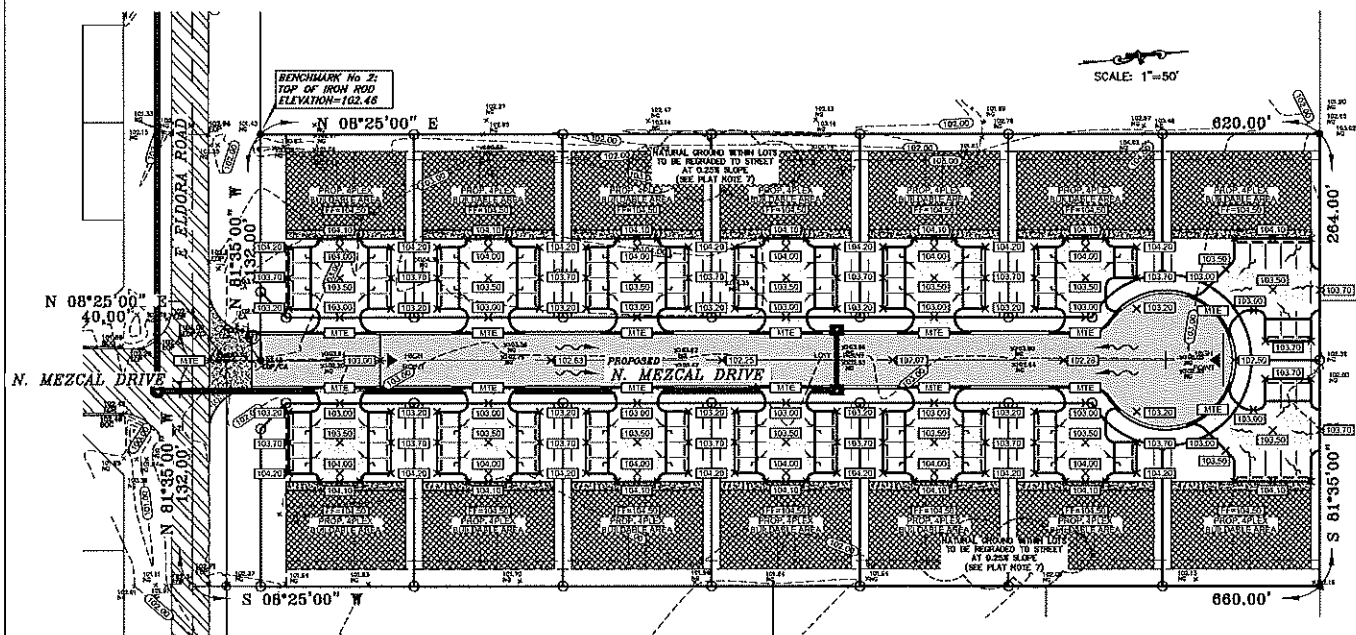
DATE OF PREPARATION: MARCH 19, 2020
 Emigdio "Mito" Salinas, P.E.
 PO BOX 5069
 McALLEN, TX 78502
 956.227.5127
 m2e@em2-engineers.com
 FIRM REGISTRATION # F-19545
 PHARR ETJ - HIDALGO COUNTY PAGE: 4 OF 4



- LEGEND**
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - FOUND 60-D NAIL
 - SET 60-D NAIL
 - FOUND CFS
 - POWER POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - GAS MARKER
 - ELECTRICAL BOX
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- ELEVATIONS**
- NATURAL GROUND
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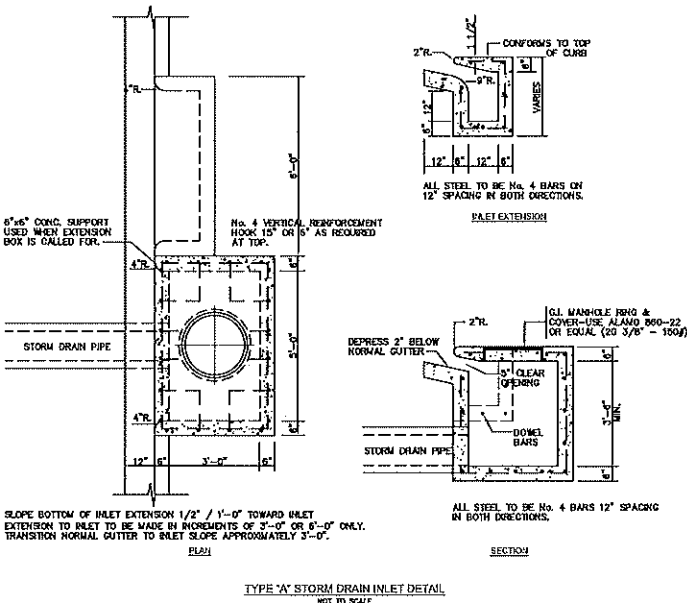
TYPICAL STORM SEWER PRE-CAST CONCRETE MANHOLE DETAIL
NOT TO SCALE



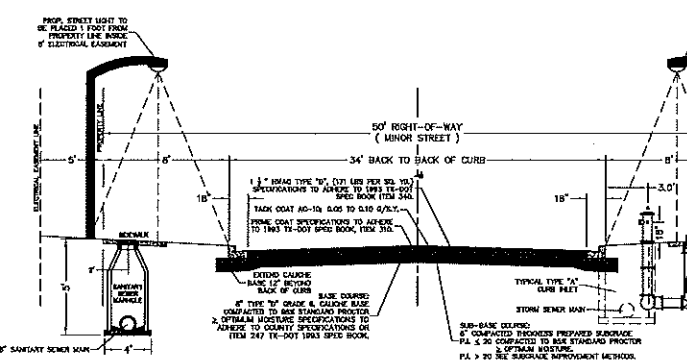
POSSIBLE SITE IMPROVEMENTS (GRADING PLAN)

INDEX OF SHEETS

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TYPE 'A' STORM DRAIN INLET DETAIL
NOT TO SCALE



TYPICAL 34' BACK TO BACK STREET CROSS-SECTION DETAIL