



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: 11-24-2020

PROPOSED BIG DAWG SUBDIVISION PRECINCT No. 3.

ENGINEER: SAMES, INC. DEVELOPER: ANDY SANTOS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY ½ MILE NORTH OF MILE 3 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BENTSEN PALM DRIVE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 17.5 FEET ONTO BENTSEN PALM DRIVE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-6-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-6-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 8" LOCATION: BENTSEN PALM DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-06-2020 BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

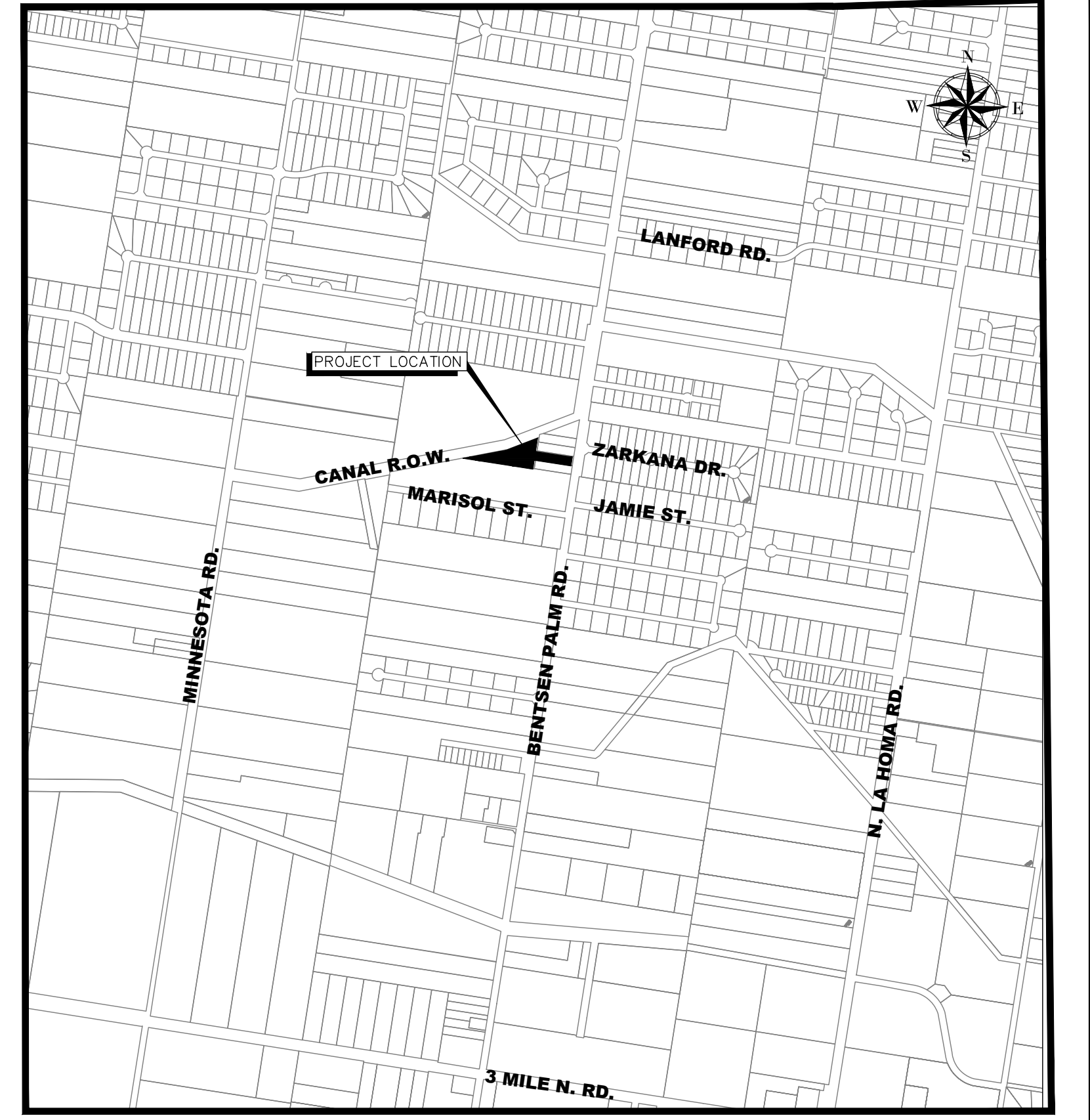
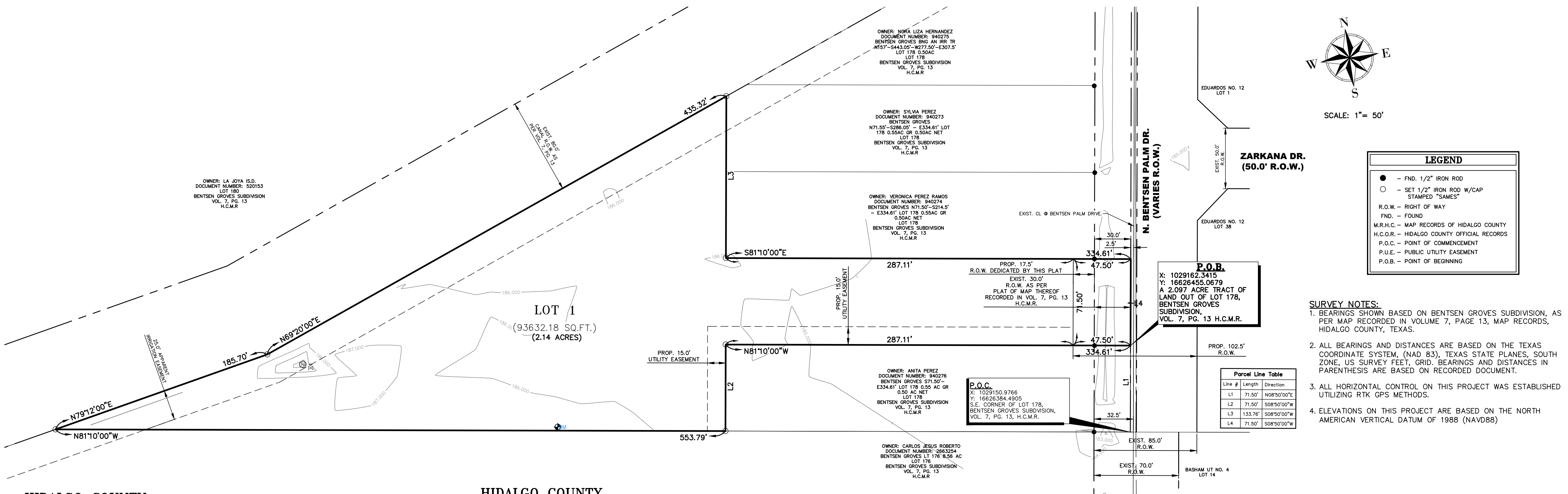
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.8 "LOTS & BLOCKS".

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

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

Final Approval *subject to recommendations other departments*

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.



**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BIG DAWG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

ATTEST:

HIDALGO COUNTY CLERK DATE

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BIG DAWG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE _____ DAY OF _____, 20____.

BOARD OF DIRECTOR BOARD OF DIRECTOR

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

I, **ANDY SANTOS**, OWNER OF THE 2.052 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **BIG DAWG SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH 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) GAS CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MAYOR, CITY OF MISSION DATE

CITY CLERK DATE

ANDY SANTOS DATE
5205 W. BENTSEN PALM DRIVE
MISSION, TEXAS 78574
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ANDY SANTOS**, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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 § 49.21(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. 1

BY: _____
RAUL E. SESIN, P.E.
GENERAL MANAGER DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **JESSICA M. MALDONADO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JESSICA M. MALDONADO, PE NO. 100320 DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, **SAMUEL D. MALDONADO**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MISSION.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

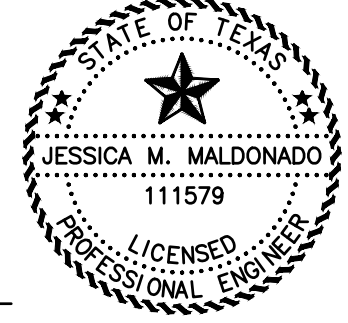
THIS PLAT OF **BIG DAWG SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

GENERAL NOTES:

1. FLOOD ZONE CLASSIFICATION: THIS PROPERTY LIES IN ZONE: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0290 D REVISED: JUNE 6, 2000.
2. TEMPORARY BENCHMARK: A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES WAS SET LOCATED APPROXIMATELY 143.5 FEET WEST FROM THE EAST BOUNDARY LINE OF THIS SUBDIVISION. N:16626462.6500', E:1028684.3220', ELEV.=186.232'
3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
4. SETBACKS AS PER THIS PLAT. FRONT: HALF OF THE WIDTH OF THE R.O.W.; NOT TO EXCEED 50' REAR: 15.00' SIDE: 6.00' OR TO EASEMENT WHICH EVER IS GREATER
5. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
6. THIS SUBDIVISION IS A ONE LOT SINGLE FAMILY SUBDIVISION DEVELOPMENT.
7. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF MISSION.
8. MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION. (SEE SHEET NO. 3 FOR F.F. ELEVATION REQUIREMENTS FOR LOTS LOCATED WITHIN SAID DESIGNATED FLOOD ZONE "X")
9. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTING 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. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,042.00 CUBIC-FEET 0.022 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).
11. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,160.17 CUBIC FEET (0.072 AC-FT) OF STORM WATER RUNOFF. THE VOLUME REQUIRED WILL BE DETAINED BY ROADSIDE DITCH IMPROVEMENTS FRONTING THE PROPERTY.
12. 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.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEMS IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
16. **ANDY SANTOS**, THE OWNER & SUBDIVIDER OF **BIG DAWG SUBDIVISION**, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
17. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
19. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION.
20. APPLICATIONS FOR CONSTRUCTION APPROVED BY PLANNING, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: <u>ANDY SANTOS</u>	<u>5205 N. BENTSEN PALM DRIVE</u>	<u>MISSION, TX 78574</u>	<u>956-222-3036</u>	
ENGINEER: <u>SAUL D. MALDONADO, P.E.</u>	<u>200 S. 10TH ST., SUITE 1500</u>	<u>MCALLEN, TEXAS 78501</u>	<u>(956) 702-8880</u>	<u>(956) 702-8883</u>
SURVEYOR: <u>SAMUEL D. MALDONADO, RPLS</u>	<u>200 S. 10TH ST., SUITE 1500</u>	<u>MCALLEN, TEXAS 78501</u>	<u>(956) 702-8880</u>	<u>(956) 702-8883</u>

**LOCATION MAP
SCALE: 1"=1000'**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY. BIG DAWG SUBDIVISION IS LOCATED APPROXIMATELY 4,900 FEET NORTH OF 3 MILE N. RD. ON THE WEST SIDE OF BENTSEN PALM DR. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MISSION. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 3.

**BIG DAWG
SUBDIVISION**

BEING 2.14 ACRE (93,632.18 SQ. FT.) GROSS, 2.10 ACRE (91,487.18 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN DOCUMENT NUMBER 2923108 AND DOCUMENT NUMBER 940277, DEED RECORDS, HIDALGO COUNTY, TEXAS.

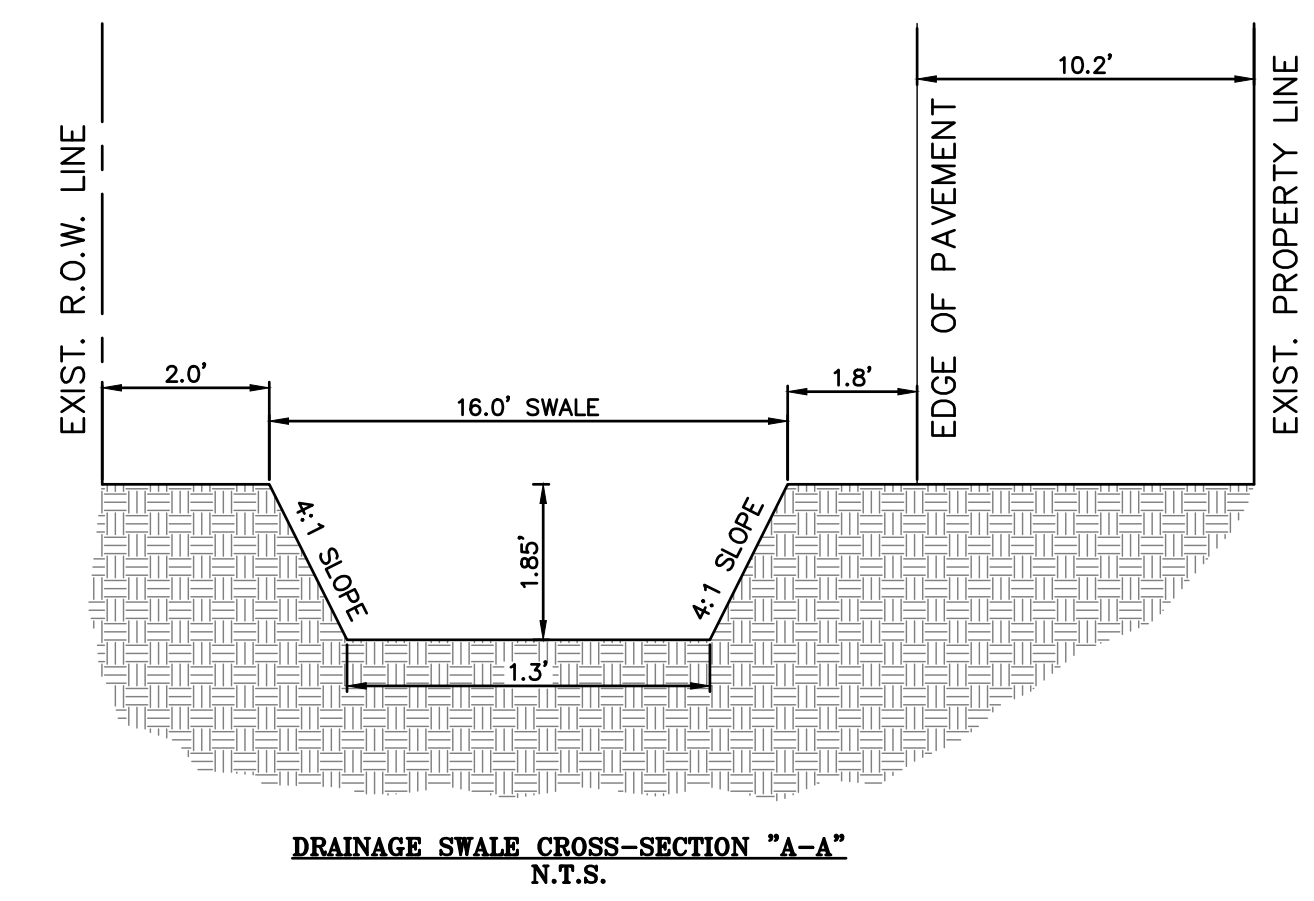
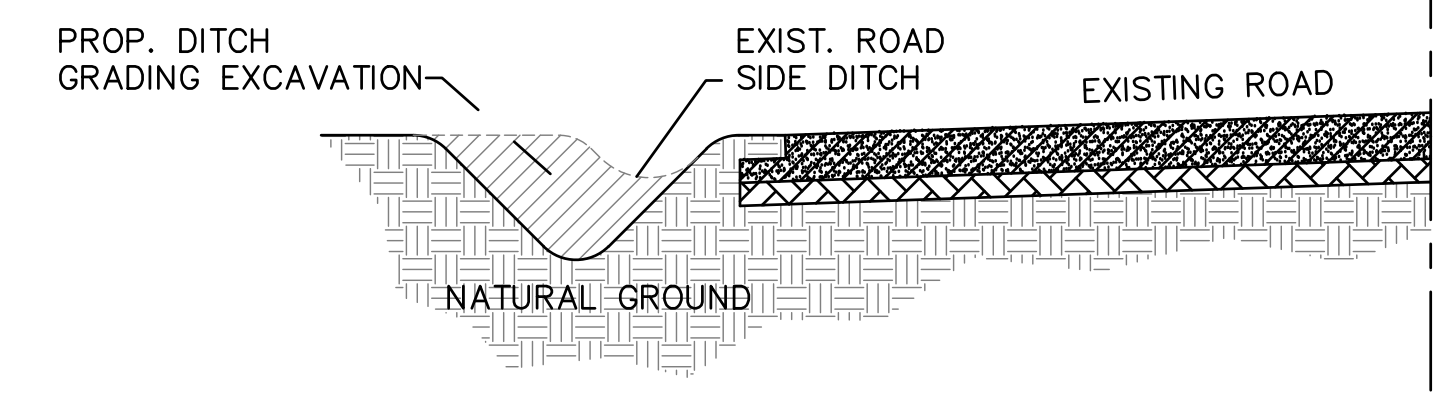
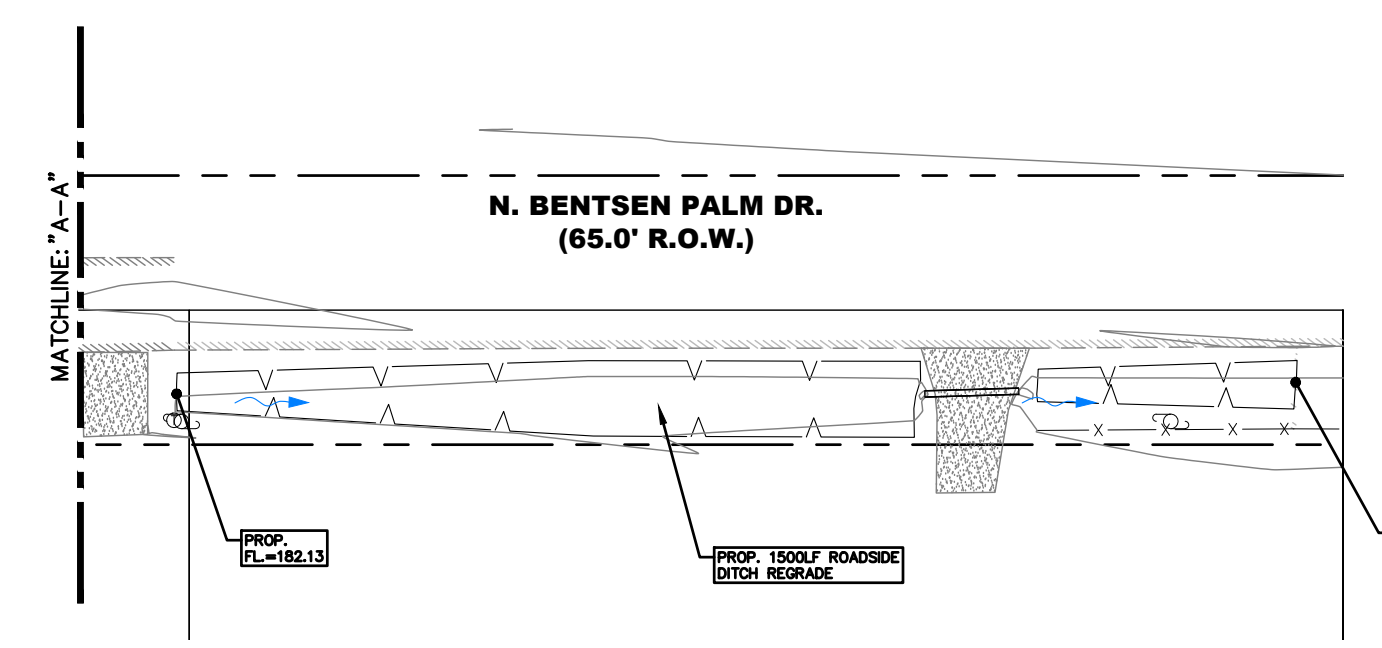
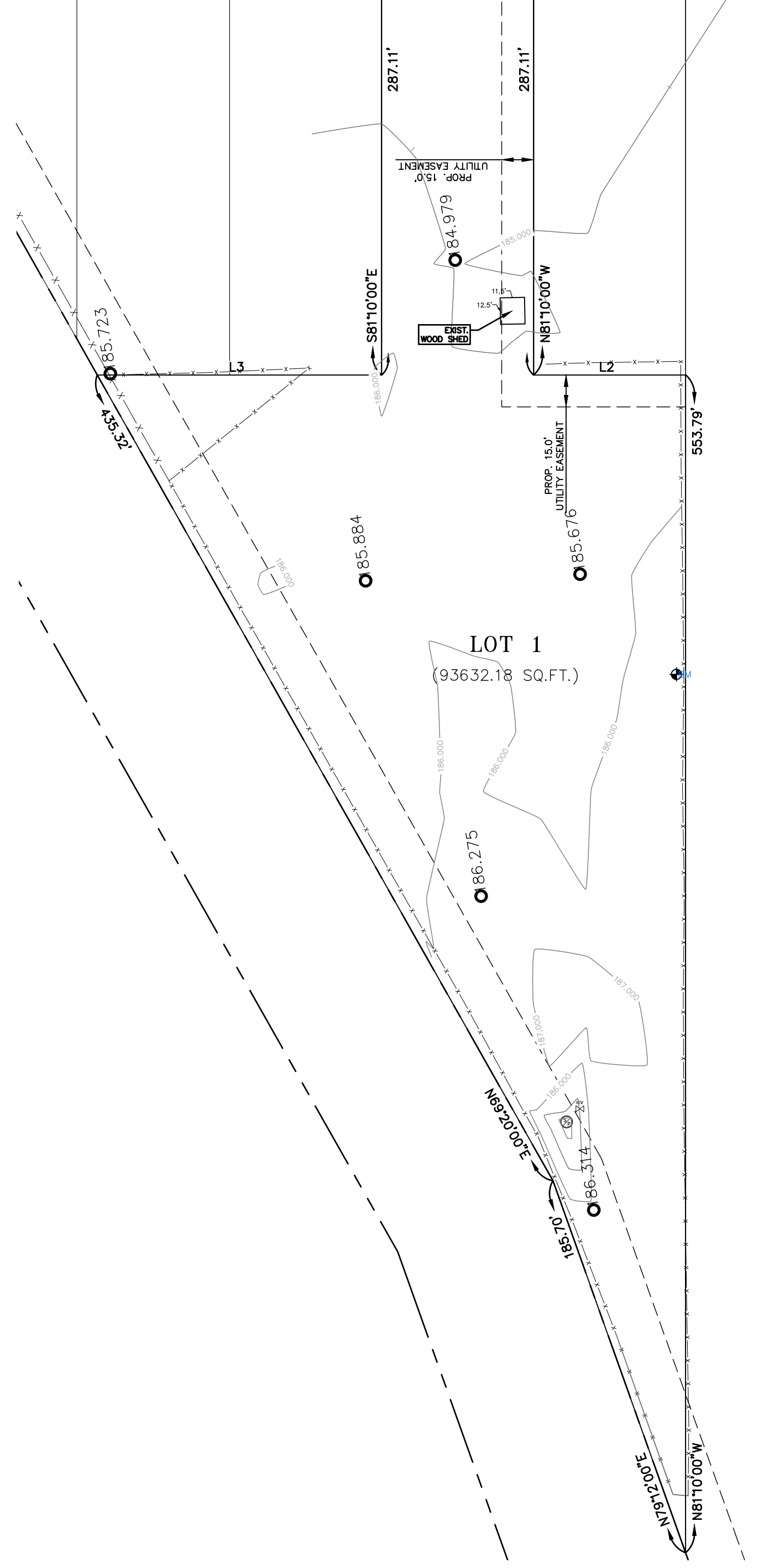
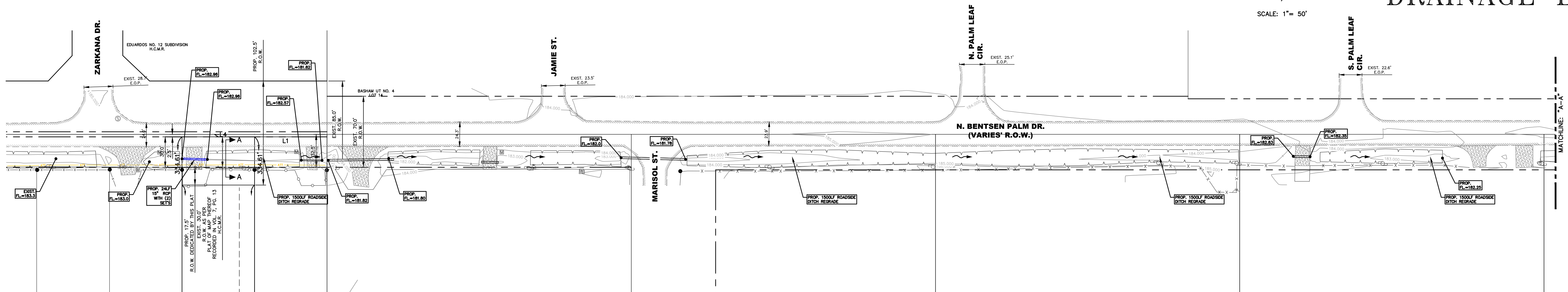
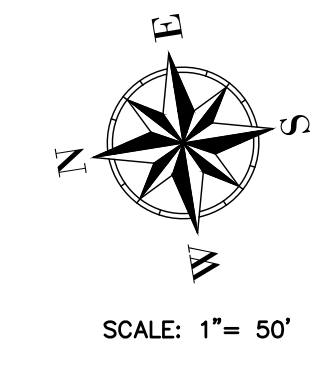
METES AND BOUNDS

- BEING A 2.14 ACRE (93,632.18 SQ.FT.) GROSS, 2.10 ACRE (91,487.18 SQ.FT) NET, TRACT OF LAND OUT OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN DOCUMENT NUMBER 2923108 AND DOCUMENT NUMBER 940277, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT THE SOUTHEAST CORNER OF LOT 178, BENTSEN GROVES SUBDIVISION, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE NORTH 08°50'00" EAST, ALONG THE EAST LINE OF LOT 178, A DISTANCE OF 71.50 FEET, TO A POINT, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF X=1029162.3415, Y=16626455.0679, ALSO BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 80°10'00" WEST, ALONG THE NORTH LINE OF A 0.50 ACRE TRACT OF LAND CONVEYED TO ANITA PEREZ RECORDED IN DOCUMENT NUMBER 940278, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 30.0 FEET, PASS A FOUND 1/2 INCH IRON ROD LYING ON THE EXISTING WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 334.61 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 81°10'00" WEST, ALONG THE NORTH LINE OF SAID 0.50 ACRE TRACT, A DISTANCE OF 71.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 81°10'00" WEST, ALONG THE NORTH LINE OF A 8.56 ACRE TRACT OF LAND CONVEYED TO CARLOS JESUS ROBERTO RECORDED IN DOCUMENT NUMBER 2663254, DEED RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 553.79 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 79°12'00" EAST, ALONG THE NORTH LINE OF LOT 178, ALSO BEING THE SOUTH LINE OF AN 80.00 FOOT RIGHT OF WAY CANAL, RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 185.70 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE NORTH 69°20'00" EAST, ALONG THE SOUTH LINE OF SAID 80.00 FOOT RIGHT OF WAY CANAL, A DISTANCE OF 435.32 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE SOUTH 08°50'00" WEST, ALONG THE WEST LINE OF A 0.50 ACRE TRACT OF LAND CONVEYED TO VERONICA PEREZ RAMOS RECORDED IN DOCUMENT NUMBER 940274, DEED RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 133.76 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE SOUTH 81°10'00" EAST, ALONG THE SOUTH LINE OF THE SAID 0.50 ACRE TRACT OF LAND, AT A DISTANCE OF 304.61 FEET, PASS A FOUND 1/2 INCH IRON ROD LYING ON THE EXISTING WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 334.61 FEET, TO A POINT, FOR THE NORTHEAST CORNER THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE SOUTH 08°50'00" WEST, ALONG THE EAST LINE OF LOT 178, A DISTANCE OF 71.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.14 ACRE (93,632.18 SQ.FT.) GROSS, 2.10 ACRE (91,487.18 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS.

DATE OF PREPARATION: NOVEMBER 2020 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

BIG DAWG SUBDIVISION DRAINAGE LAYOUT



- NOTE:**
- EXISTING STRUCTURES TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.25% SLOPE.
 - ANY DRIVEWAYS DAMAGED BY THE OFFSITE ROAD SIDE DITCH CONSTRUCTION MUST BE REPAIRED TO HOW IT WAS AT THE EXPENSE OF THE DEVELOPER.

REVISED 10-02-2020
DRAINAGE REPORT FOR:
BIG DAWG SUBDIVISION

UNDEVELOPED DRAINAGE PATTERN:

WITH REFERENCE TO USGS TOPOGRAPHIC MAP, WATERSHED RUNOFF IS IN THE SOUTH-EAST DIRECTION AND TRAVELS APPROXIMATELY 200 FEET FROM ELEVATION 187.00 FEET AND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 500 FEET TO THE END OF THE PROPERTY REACHING AN ELEVATION OF 184.29 FT. ACCORDING TO CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 2.19 CFS FOR THIS PROPERTY AS UNDEVELOPED.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE ANTICIPATED INCREASE IN RUNOFF POST-DEVELOPMENT IS CALCULATED TO BE 2.58 CFS, WITH THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED TO BE 4.77 CFS FOR A 50-YEAR STORM. THE TOTAL ON-SITE REQUIRED DETENTION FOR THE BIG DAWG SUBDIVISION IS 3.042 OF (3,042 AC-FIT). DETENTION WILL BE ACCOMPLISHED AS THE POST-DEVELOPMENT STORM RUNOFF IS CONVEYED EAST INTO A PROPOSED ROADSIDE DITCH (1515 LF) THAT WILL NATURALLY FLOW SOUTH, AS SHOWN ON DRAINAGE LAYOUT, PLAN AND PROFILE.

THE PROPOSED RUNOFF WILL CONTINUE ALONG AN EXISTING ROADSIDE DITCH ALONG THE WEST RIGHT-OF-WAY OF NORTH BENTSEN PALM DR. FOR APPROXIMATELY 13,884 FEET UNTIL IT DRAINS INTO A GRATE INLET WITH A TOP ELEVATION OF 142.91 FEET. THIS GRATE INLET THEN CONNECTS TO THE MISSION LATERAL DRAIN, LOCATED 0.37 MILES SOUTH OF THE INTERSECTION OF E. MILE 2 ROAD AND SHARY ROAD, WHICH IS OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HAS A DOWNSTREAM FLOWLINE OF 127.17 FEET.

DRAINAGE REQUIREMENTS LOT 1:

PROPOSED USE:	2.09-AC (GROSS), 2.04-AC (NET), RESIDENTIAL
CALCULATION METHOD:	RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM:	10-YR PRE / 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF:	2.19 CFS
POST-DEVELOPMENT PEAK RUNOFF:	4.77 CFS
DETENTION REQUIREMENT:	0.070 AC-FIT (3,042.0 CF)
OUTFALL LOCATION:	HDD No. 1 DRAIN

BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "ZONE X"
- AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NUMBER 480334 0290 D REVISED: JUNE 6, 2005.

PREPARED BY: JESSICA M. MALDONADO, P.E. DATE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO, P.E. ON 11/06/2020. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

INDEX TO SHEETS OF BIG DAWG SUBDIVISION

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PRINCIPAL CONTACTS:

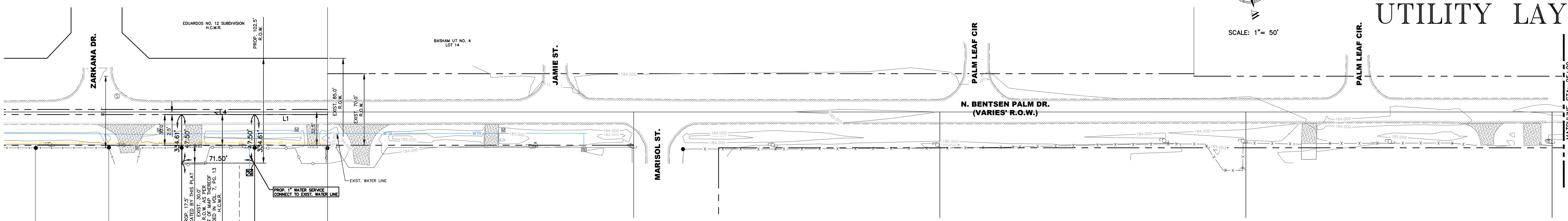
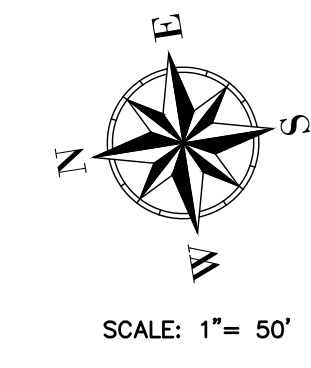
OWNER:	NAME: ANDRES SANTOS	ADDRESS: RT. 30 BOX 110	CITY & ZIP: MISSION, TEXAS 78572	PHONE:	FAX:
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: NOVEMBER 2020

SHEET 3 OF 3
REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALLEN, TEXAS 78501. FAX: (956) 702-8883

BIG DAWG SUBDIVISION UTILITY LAYOUT



FINAL ENGINEERING REPORT:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 BIG DAWG SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE SHARYLAND WATER SUPPLY WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. SHARYLAND WATER SUPPLY HAS A 4\"/>

FINAL ENGINEERING REPORT:

SUMINISTRO DE AGUA, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:
 BIG DAWG SUBDIVISION FUE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION. EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE SHARYLAND WATER SUPPLY HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. SHARYLAND WATER SUPPLY HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE SHARYLAND WATER SUPPLY HA PROPORCIONADO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER LA CANTIDAD, LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION. ABASTECIMIENTO DE AGUA DE LA CIUDAD DE SHARYLAND WATER SUPPLY TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VÍA DEL OESTE DE BENTSEN PALM DR. AL OESTE DE ESTE DESARROLLO. EL DESARROLLADOR SE CONECTARÁ A ESTA LINEA Y INSTALARÁ 30 PIES LINEALES DE 1\"/>

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:

SEWAGE FROM BIG DAWG SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EL DISEÑO SANITARIO DE LA SUBDIVISION BIG DAWG SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTOS DOBLES Y AREA DE DRENAJE INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REEMPLAZAR EL CAMPO DE DRENAJE.

DRENAJE, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:

EL LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1/4 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 93.8% DEL SITO COMPUESTO DE HIDALGO ARENA FINA ARCILLOSA (25) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA NOROCCIDENTE DE LA PROPIEDAD 6.2% DEL SITO, CONSISTE DE HIDALGO ARENA MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA SURESTE DE LA PROPIEDAD 6.2% DEL SITO, CONSISTE DE HIDALGO ARENA MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LOS DOS SUELOS Y HIDALGO ARENA FINA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE, Y UNA ALTA PERMEABILIDAD. LOS DOS SUELOS Y HIDALGO ARENA FINA ARCILLOSA Y HIDALGO ARENA MODERADAMENTE SE EXTIENDEN HASTA 28 PULGADAS DEBAJO DEL TERRENO NATURAL. PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24\"/>

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,000.00 WHICH EQUALS TO \$2,000.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER CERTIFICATION:

BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, APORTAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

SERVICIOS DE AGUA - LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$2,000.00, CUAL ES IGUAL A \$2,000.00 POR LOTE.

SERVICIOS DE DRENAJE - SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,000.00 POR LOTE (TODOS INCLUSIVOS), CON UN TOTAL DE \$2,000.00 PARA TODA LA SUBDIVISION.

JESSICA M. MALDONADO, P.E. DATE

JESSICA M. MALDONADO, P.E. DATE

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SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, 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.

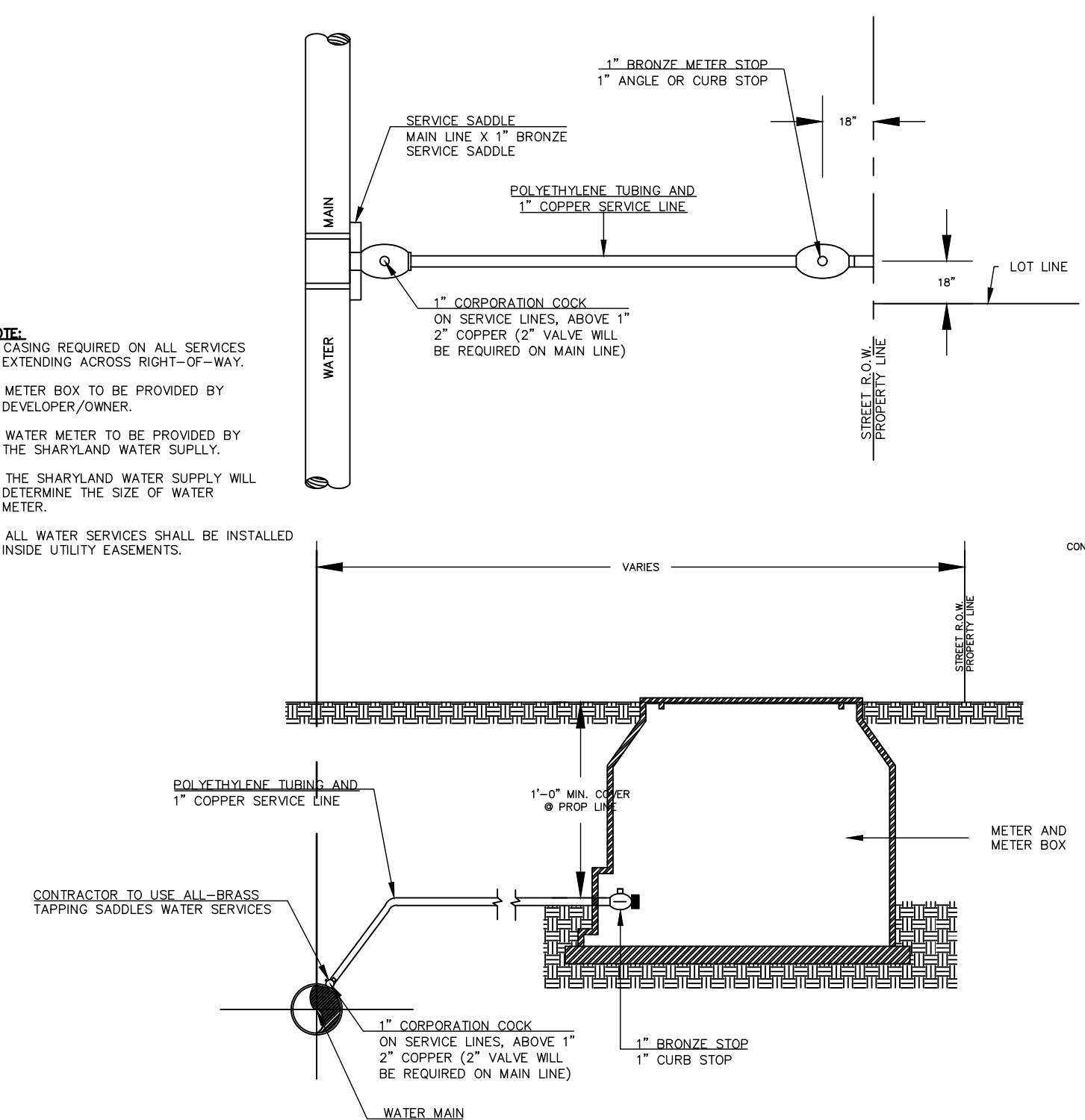
SUBDIVIDER STATEMENT:
 I, (WE) ANDY SANTOS SUBDIVIDER OF BIG DAWG SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE SITE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE, REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: ANDY SANTOS

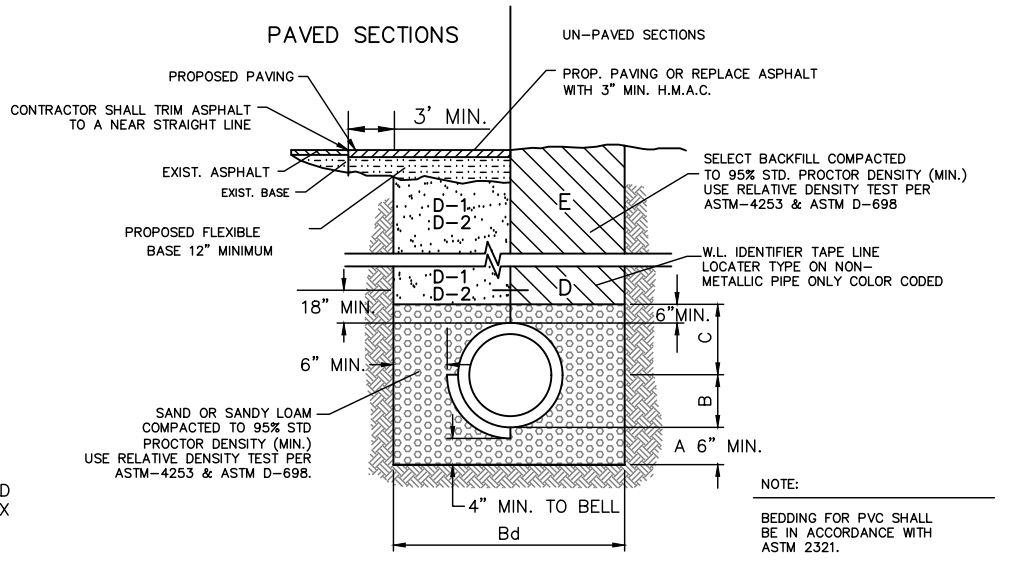
STATE OF TEXAS
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE DOMINGO OCHOA AND WIFE, BEATRICE OCHOA, KNOWN TO ME BY THEIR WHOLE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

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SINGLE WATER SERVICE CONNECTION
N.T.S.



- A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
- B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (8" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- E. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTES) 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% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

TRENCH BEDDING (WATER) DETAIL
N.T.S.

SAMES SAM Engineering & Surveying, Inc.
 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883

PRINCIPAL CONTACTS:
 NAME: ANDRES SANTOS ADDRESS: RT. 30 BOX 110 CITY & ZIP: MISSION, TEXAS 78572 PHONE: FAX:
 ENGINEER: JESSICA M. MALDONADO, P.E. 200 S. 10TH ST., SUITE 1500. MCALLEN, TEXAS 78501 (956) 702-8880 (956) 702-8883
 SURVEYOR: SAMUEL D. MALDONADO, RPLS. 200 S. 10TH ST., SUITE 1500. MCALLEN, TEXAS 78501 (956) 702-8880 (956) 702-8883