



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-17-2024

PROPOSED BUDDY BOULEVARD SUBDIVISION PRECINCT No. 3.

ENGINEER: SAM ENGINEERING AND SURVEYING DEVELOPER: YASHIRI HERRERA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHEAST INTERSECTION OF BUDDY OWENS BLVD AND GOODWIN ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-3-21 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 17.5 FEET ONTO BUDDY OWENS BLVD AND 15.0 FEET ONTO GOODWIN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-27-2022 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 10" LOCATION: BUDDY OWENS BLVD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-20-2022 : 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 22, 2022

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

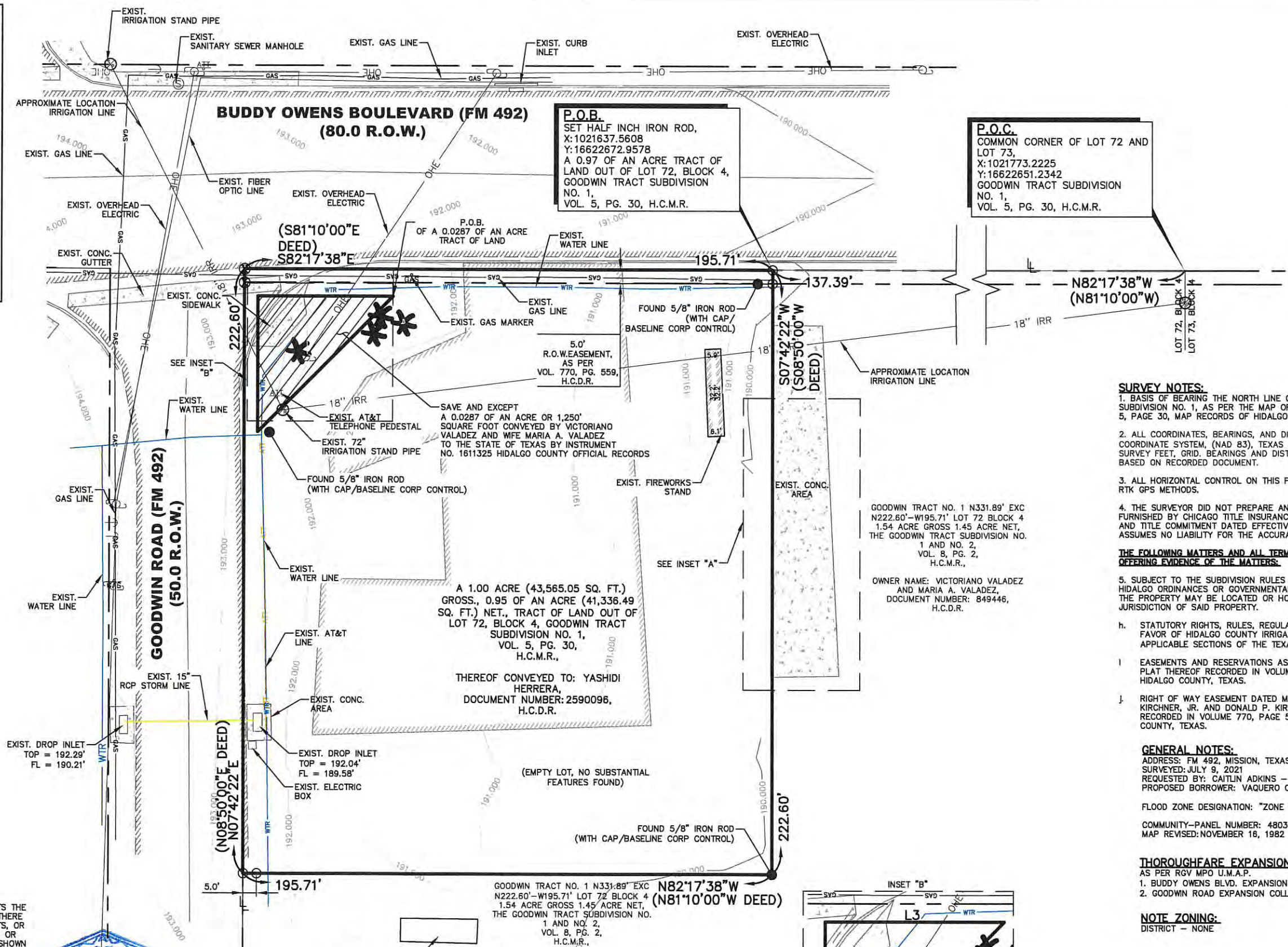
**Final Approval** *subject to recommendations other departments*

*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.*

LEGEND	
●	- FND. 5/8" IRON ROD
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⊗	- SET "X" MARK
⤴	- POWER POLE
⤵	- GUY WIRE
*	- PALM TREE
EXIST.	- EXISTING
CONC.	- CONCRETE
ASPH.	- ASPHALT
CONC.	- CONCRETE
LL	- LOT LINE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND



SCALE: 1" = 40'



**P.O.C.**  
COMMON CORNER OF LOT 72 AND LOT 73,  
X:1021773.2225  
Y:16622651.2342  
GOODWIN TRACT SUBDIVISION NO. 1,  
VOL. 5, PG. 30, H.C.M.R.

**P.O.B.**  
SET HALF INCH IRON ROD,  
X:1021637.5608  
Y:16622672.9578  
A 0.97 OF AN ACRE TRACT OF LAND OUT OF LOT 72, BLOCK 4, GOODWIN TRACT SUBDIVISION NO. 1,  
VOL. 5, PG. 30, H.C.M.R.

GOODWIN TRACT NO. 1 N331.89° EXC N222.60°-W195.71° LOT 72 BLOCK 4 1.54 ACRE GROSS 1.45 ACRE NET, THE GOODWIN TRACT SUBDIVISION NO. 1 AND NO. 2, VOL. 8, PG. 2, H.C.M.R.,  
OWNER NAME: VICTORIANO VALADEZ AND MARIA A. VALADEZ, DOCUMENT NUMBER: 849446, H.C.D.R.

A 1.00 ACRE (43,565.05 SQ. FT.) GROSS, 0.95 OF AN ACRE (41,336.49 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 72, BLOCK 4, GOODWIN TRACT SUBDIVISION NO. 1, VOL. 5, PG. 30, H.C.M.R.,  
THEREOF CONVEYED TO: YASHIDI HERRERA, DOCUMENT NUMBER: 2590096, H.C.D.R.

GOODWIN TRACT NO. 1 N331.89° EXC N222.60°-W195.71° LOT 72 BLOCK 4 1.54 ACRE GROSS 1.45 ACRE NET, THE GOODWIN TRACT SUBDIVISION NO. 1 AND NO. 2, VOL. 8, PG. 2, H.C.M.R.,  
OWNER NAME: VICTORIANO VALADEZ AND MARIA A. VALADEZ, DOCUMENT NUMBER: 849446, H.C.D.R.

Parcel Line Table		
Line #	Length	Direction
L1	70.71'	S52°42'22"W
L2	50.00'	N07°42'22"E
L3	50.00'	S82°17'38"E

- SURVEY NOTES:**
1. BASIS OF BEARING THE NORTH LINE OF LOT 72, BLOCK 4, GOODWIN TRACT SUBDIVISION NO. 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
  2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
  3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
  4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, UNDER GF No. 2001044T, AND TITLE COMMITMENT DATED EFFECTIVE FEBRUARY 21, 2021. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:**
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
  - h. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET)
  - i. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
  - j. RIGHT OF WAY EASEMENT DATED MARCH 29, 1953 FROM ALFRED L. KIRCHNER, JR. AND DONALD P. KIRCHNER TO HIDALGO COUNTY, RECORDED IN VOLUME 770, PAGE 559, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

**GENERAL NOTES:**  
ADDRESS: FM 492, MISSION, TEXAS 78574  
SURVEYED: JULY 9, 2021  
REQUESTED BY: CAITLIN ADKINS - VAQUERO VENTURES  
PROPOSED BORROWER: VAQUERO OR MISSION PARTNERS, LP  
FLOOD ZONE DESIGNATION: "ZONE C" - AREAS OF MINIMAL FLOODING.  
COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED: NOVEMBER 16, 1982

**THOROUGHFARE EXPANSION PLAN:**  
AS PER RGV MPO U.M.A.P.  
1. BUDDY OWENS BLVD. EXPANSION PRINCIPAL ARTERIAL 120'  
2. GOODWIN ROAD EXPANSION COLLECTOR 80'

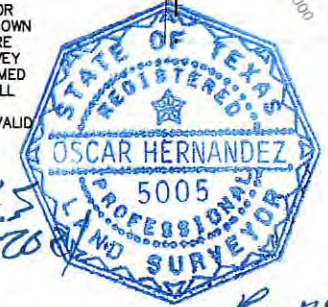
**NOTE ZONING:**  
DISTRICT - NONE

**ALTA SURVEY SHOWING**  
A 1.00 ACRE (43,565.05 SQ. FT.) GROSS, 0.95 OF AN ACRE (41,336.49 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 72, BLOCK 4, GOODWIN TRACT SUBDIVISION NO. 1, AN ADDITION TO THE CITY OF PALMVIEW, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**SAMES** SAM Engineering & Surveying  
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880  
MCALLEN, TEXAS 78501 FAX: (956) 702-8883  
SURVEY FIRM REG. No. 101416-00

I, OSCAR HERNANDEZ, R.P.L.S., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

*Oscar Hernandez*  
OSCAR HERNANDEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005  
DATE 7-20-20  
JOB NUMBER SUR 21.533  
DRAWN BY R.P.  
RVMD. BY O.H.  
DATE 7/20/2021



*Revised to change slope*

**GENERAL CONSTRUCTION NOTES**

- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT.
- ALL WORK SHALL BE PERFORMED WITHIN EACH COMMUNITY RIGHT-OF-WAY EASEMENTS OR OWNER PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT, AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
- DE-WATERING, GRADING, BACK FILLING, ETC TO COMPLETE THE PROJECT AND ANY OTHER ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE.
- EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
- CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO THE WORK SITE AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
- A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE. EVEN THOUGH IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
- ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
- THERE WILL BE NO BLASTING ALLOWED ON THIS PROJECT.
- THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS.
- ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT FAILURE TO PROPERLY SAW-CUT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS, NO WATER JETTING ALLOWED.
- ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH THE USE OF PROTECTIVE BARRIERS INSTALLED BY THE CONTRACTOR, AT THE DRIP LINE OF EACH TREE.
- ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
- AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY A PERMANENT STRUCTURE SHALL BE BACKFILLED.
- AREAS USED FOR THE CONTRACTOR'S JOB TRAILER, PERSONNEL PARKING, MATERIAL STORAGE, SPOILS STOCKPILE, MATERIAL FABRICATION AND RELATED CONSTRUCTION USES MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR SAFETY OF THE CONSTRUCTION SITE, SITE PERSONNEL, SUBCONTRACTORS, MATERIALS AND SAFETY OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL GRADES UNLESS FINISHED GRADES SHOW OTHERWISE ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL ENSURE NO AREAS OF PONDING ARE PRESENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE PROJECT ENGINEER OR OWNER.
- CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS THAT ARE OBSTRUCTING WORK OPERATIONS.
- CONTRACTOR SHALL REPAIR AND RESTORE ALL PAVED AREAS AFFECTED BY OPEN CUTS, TO BETTER STATE THAN PRE CONSTRUCTION CONDITIONS, WITH LIKE MATERIALS.
- PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
- ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-165. GRADE 60. ALL BARS SHALL CONFORM TO ASTM A-305.
- ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.

**DRAINAGE**

- ALL REINFORCED CONCRETE PIPE SHALL BE ASTM C-79 CLASS III (RUBBER JOINT) UNLESS NOTED OTHERWISE ON THE PLANS. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC) SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONSIST OF PIT RUN GRAVEL WITH A MAXIMUM SIZE OF 3/4" INCHES OR APPROVED SUBSTITUTE OR SAND AND SHALL EXTEND TO THE SPRING LINE OF THE PIPE.
- ALL PIPES SHALL EXTEND TO THE INSIDE FACE OF ALL STRUCTURES. ALL JOINTS SHALL BE GROUTED TO ENSURE A WATER TIGHT FIT. IN NO INSTANCE SHALL GROUT BE USED TO EXTEND AN INCOMPLETE SEGMENT OF PIPE TO THE INSIDE FACE OF A STRUCTURE.
- SAND BACKFILL IN LIEU OF NATIVE MATERIAL IS ALLOWED AT THE CONTRACTOR'S DISCRETION; NO SEPARATE PAY. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BACKFILL MATERIAL TO THE PROJECT ENGINEER FOR INSPECTION AND SHALL UTILIZE THE MATERIAL ONLY UPON APPROVAL BY THE ENGINEER.
- EXPANSION JOINTS ARE REQUIRED BETWEEN ALL INLET STRUCTURES AND CURB AND GUTTER AND/OR SIDEWALK.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING STORM SEWER INFRASTRUCTURE REMAINS FUNCTIONAL THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT ANY ASSOCIATED CONSTRUCTION ACTIVITY IMPEDES THE FUNCTION OF A SYSTEM, THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER A PLAN TO ADDRESS THE ISSUE IN ANTICIPATION OF A STORM EVENT.
- ALL NEWLY INSTALLED STORM SEWER PIPE AND APPURTENANCES ARE SUBJECT TO VIDEO INSPECTION.
- ALL STREET TURN-OUTS AND DRIVEWAY CULVERTS AFFECTED BY THE PROPOSED IMPROVEMENT SHALL BE REPLACED, SUBSIDIARY TO CONTRACT.
- ROADSIDE DITCH REGRADING AS PROPOSED IN PLANS SHALL BE COMPLETED SUBSIDIARY TO CONTRACT.

**EROSION CONTROL NOTES**

- THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
- AT A MINIMUM THESE CONTROLS SHALL CONSIST OF ROCK BERMS, AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
- THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADINGS OF DOWNS TREAM FACILITIES. SUCH INSTALLATIONS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED BEFORE CONSTRUCTION COMMENCES, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
- SILT FENCING SHALL BE MAINTAINED AROUND PROPOSED INLETS THROUGHOUT THE LENGTH OF THE PROJECT.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
- ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
- THE CONTRACTOR MAY REFER TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (2004 EDITION) ITEM 164, "SEEDING FOR EROSION CONTROL" AND ITEM 168, "VEGETATIVE WATERING" FOR VEGETATIVE STABILIZATION SPECIFICATIONS.
- DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER.
- ALL DISCHARGED ASSOCIATED WITH DE-WATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
- CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY PROJECT ENGINEER.
- SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMIT OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
- SW3P SHALL BE FOLLOWED AS INDICATED IN SW3P SHEETS.
- WORKING HOURS  
MONDAY- FRIDAY  
8AM- 5PM

**TRENCH SAFETY**

IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACT SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P-EXCAVATIONS.

PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.

IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS. ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED.

THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NONCOMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.

TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE PROJECT ENGINEER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE ENGINEER.

O'REILLY AUTO PARTS OVERALL QUANTITIES			
BID #	DESCRIPTION	UNIT	QUANTITY
1	SITE DEMOLITION	LS.	1
2	FIRE HYDRANT W/ASSEMBLY (RELOCATE)	EA	1
3	2" PVC WATERLINE DUAL (SERVICE)	LF	5
4	1" PVC WATERLINE (ELBOW)	EA	2
5	1" PVC WATERLINE	LF	189.00
6	4" PVC SEWERLINE	LF	23.00
7	CLEANOUT (SEWER)	EA	1
8	COMPACTED SUBGRADE (10")	SY	2,250.23
9	CONCRETE PAVEMENT (5")(LIGHT STANDARD)	SY	384.78
10	CONCRETE PAVEMENT (7")(HEAVY)	SY	1,469.90
11	CONCRETE PAVEMENT (8")(EXTRA HEAVY)	SY	19.27
12	CONCRETE SIDEWALK	LF	150.00
13	CONCRETE APRON	SY	226.28
14	CONCRETE WHEEL STOP	EA	17
15	CONCRETE CURB & GUTTER	LF	621
16	ADA RAMP W/DETECTABLE WARNINGS	EA	1
17	VAN ACCESSIBLE SIGN	EA	2
18	4" STRIPING (YELLOW)	LF	1,189.59
19	BOLLARDS (STEEL)	EA	13
20	8" PVC. STORM LINE	LF.	26
21	18" RCP. STORM LINE	LF.	72
22	CONCRETE S.E.T.	EA	2
23	PRECAST SLAB W/ TRAFFIC RATED LID	EA	1
24	SW3P	LS.	1
25	UNDERGROUND DETENTION SYSTEM	LS.	1
26	REMOVE AND REPLACE EXISTING IRRIGATION LINE	LS.	1



200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
MCALLEN, TEXAS 78501 FAX: (956) 702-8883  
TEX. REG. ENGINEERING FIRM F-10602  
TEX. REG. SURVEYING FIRM No. 101416-00

O'REILLY AUTO PARTS  
MISSION, TEXAS

**REVISIONS**

REV.	DESCRIPTION	DATE

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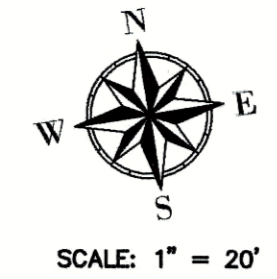
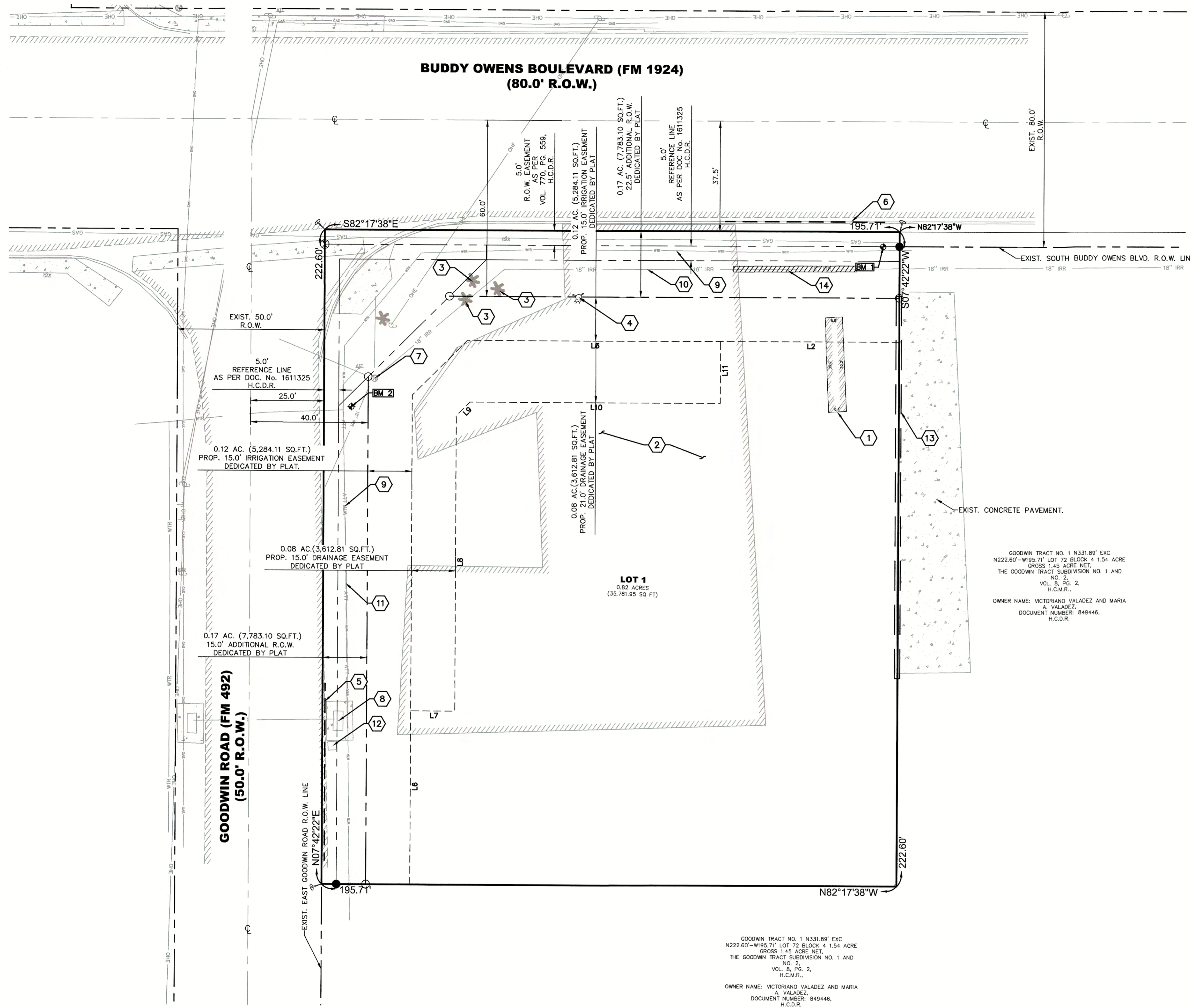


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PROJ. NO. ENG. 21.017  
DATE: FEBRUARY 2023  
SCALE: AS NOTED  
SHEET NAME:

GENERAL NOTES AND QUANTITY SHEET

SHEET NUMBER:  
**C02**



SCALE: 1" = 20'

**KEY NOTES**

- 1 EXISTING WOOD FRAME SHED TO BE REMOVED BY SELLER.
- 2 EXISTING ASPHALT PAVEMENT TO BE REMOVED (16,021.95 SF).
- 3 EXISTING (3) PALM TREES, TREES, BUSH, PLANTINGS, AND DEBRIS TO BE REMOVED.
- 4 EXISTING UTILITY TO BE RELOCATED, REFER TO SITE UTILITY PLAN.
- 5 REMOVE 12" OF EXISTING PAVEMENT FOR NEW DRIVE APPROACH -SAW CUT FOR CLEAN EDGE -SEE SHEET C09 FOR DETAILS
- 6 SAW CUT EXISTING CURB FOR NEW DRIVE APPROACH. -SEE SHEET C09 FOR DETAILS
- 7 EXISTING RCP. STAND PIPE TO REMAIN.
- 8 EXISTING GRATE INLET TO BE CONVERTED TO MANHOLE. CONTRACTOR PROVIDE PROTECTION SEE SHEET C04 FOR DETAILS.
- 9 EXISTING UTILITIES TO REMAIN.
- 10 EXISTING IRRIGATION LINE TO REMAIN.
- 11 EXISTING ATT. LINE TO REMAIN.
- 12 EXISTING ELECTRICAL BOX TO BE RELOCATED BY ELECTRICAL COMPANY.
- 13 EXISTING EDGE OF CONCRETE CURB PAVEMENT OF ADJOINING PROPERTY, SHALL NOT BE REMOVE OR ALTERED DURING CONSTRUCTION.
- 14 PROPOSED REMOVE AND REPLACE 40.00 LF. OF EXISTING 18" IRRIGATION LINE (SEE SHEET C09 FOR REPLACEMENT DETAILS).

**DEMOLITION LEGEND**

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- EXISTING CONDITIONS TO BE REMOVED
  - SAW CUT AREA TO BE REMOVED

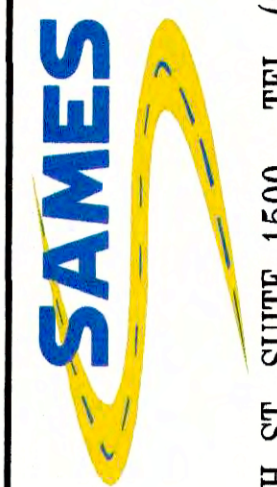
**GENERAL DEMOLITION NOTES**

1. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO ALLOW FOR THE CONSTRUCTION OF THE NEW PROJECT.
2. ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
3. REMOVE AND DISPOSE OF ANY MATERIALS REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND DISPOSAL OF DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST ALL BONDS AND PAY ALL PERMIT FEES AS REQUIRED.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG SERVICE PIPING AT THE PROPERTY LINE OR AT THE MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
6. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING, BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, SLABS, GRAVEL FILLS, TREE ROOTS, PIPES, WIRES, UNSUITABLE MATERIALS, ETC.
7. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A CLEAN EDGE BETWEEN EXISTING PAVEMENT TO REMAIN AND EXISTING PAVEMENT TO BE REMOVED.
8. LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK NECESSARY TO ALLOW FOR THE CONSTRUCTION OF THE NEW PROJECT.
9. BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL / SOILS REPORT. TO BE PROVIDED BY OWNER.

Line #	Length	Direction
L1	38.89'	N52°42'22"E
L2	60.87'	N82°17'38"W
L3	86.12'	N82°17'38"W
L4	26.46'	S52°42'22"W
L5	107.32'	S07°42'22"W
L6	59.07'	S07°42'22"W
L7	15.00'	N82°17'38"W
L8	100.37'	S07°42'22"W
L9	6.59'	S52°42'22"W
L10	85.17'	N82°17'38"W
L11	21.00'	S07°42'22"W

EXISTING CONDITIONS LEGEND	
●	FINO. 1/2" IRON ROD
○	POWER POLE
⊕	FIRE HYDRANT
✱	TREE
---	OVERHEAD ELECTRIC LINE
---	WATER LINE
---	GAS PIPELINE
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.S.R.	HIDALGO COUNTY SEED RECORDS
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	RIGHT OF WAY
FINO.	FOUND

SITE BENCHMARKS			
NO.	DESCRIPTION	NORTHING	EASTING
1	5/8" IRF BASELINE CORP CTRL	18622643.0000	1021444.0240
2	5/8" IRF BASELINE CORP CTRL	18622648.8300	1021631.2520



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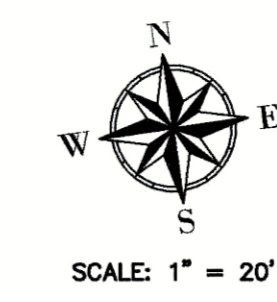
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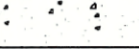

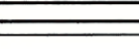
SHEET NAME:  
**DEMOLITION PLAN AND EXISTING CONDITION**

SHEET NUMBER:  
**C05**

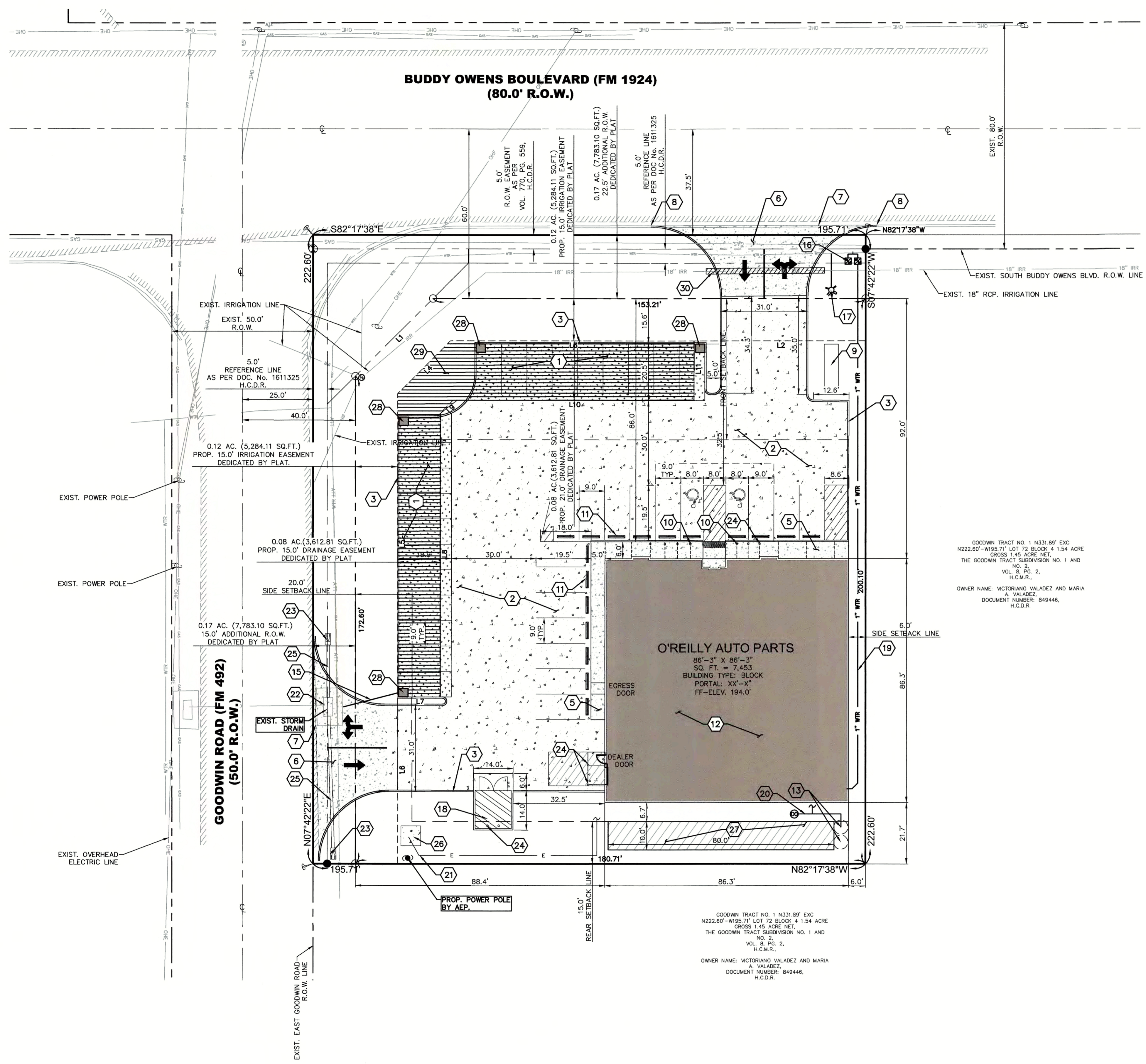


**SYMBOLS LEGEND**

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

-  NEW BUILDING CONSTRUCTION
-  AREA OF APRON CONCRETE PAVING
-  AREA OF HEAVY DUTY CONCRETE PAVING
-  AREA OF STANDARD DUTY CONCRETE PAVING
-  AREA OF UNDERGROUND DETENTION

Line #	Length	Direction
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L9	6.59'	S52°42'22"W
L10	85.17'	N82°17'38"W
L11	21.00'	S07°42'22"W



**GENERAL NOTES**

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- B SITE DIMENSIONS TO BACK OF CONCRETE FOUNDATION, SIDEWALK, CURB, GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- F FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12C13.
- G PRIOR TO INSTALLATION PREPARATION FOR REPLACEMENT OF EXISTING IRRIGATION LINE, CONTRACTOR MUST CONTACT HIDALGO COUNTY IRRIGATION DISTRICT No. 6 FOR COORDINATION OF CONSTRUCTION PRIOR BEGINNING ANY WORK IN THE AREA. (956) 585-8389.

**KEY NOTES**

- 1 PROP. CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 11C13
- 2 PROP. CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 2C13
- 3 PROP. CONCRETE CURB, REFER TO DETAIL 1C11
- 4 PROP. CONCRETE SIDEWALK CURB, REFER TO DETAIL 4C13.
- 5 PROP. CONCRETE SIDEWALK, REFER TO DETAIL 5C13
- 6 PROP. CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AN / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL C20
- 7 PROP. LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDING SEALANT AT JOINTS.
- 8 PROP. CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING.
- 9 PROP. PYLON SIGN COMMERCIAL SIGN, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 10 PROP. (9) 4" W BOLLARDS IN FRONT OF STORE. LINE UP WITH THE CONCRETE EXPANSION JOINTS AND VERTICAL MULLIONS REFER TO PAGE 7C13.
- 11 PROP. CONCRETE BUMPER BLOCK (8"W X 5"H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 18" LONG #4 REBAR TYP. REFER TO DETAIL 11C13.
- 12 PROP. BUILDING AREA REFER. TO ARCH. DRAWINGS FOR DETAILS.
- 13 PROP. ON-SITE SEWER FACILITIES
- 14 PROP. DRAINAGE SWALE.
- 15 PROP. 8" PVC PIPE BLEEDER CONNECT TO EXIST. GRATE INLET
- 16 PROP. DUAL 1" WATER SERVICE W/ 2 METERS CONNECTED TO EXIST. WATER LINE. 1" DOMESTIC, AND 1" IRRIGATION.
- 17 PROP. RELOCATION OF EXISTING FIRE HYDRANT
- 18 PROP. CONCRETE PAVING (EXTRA HEAVY DUTY) TRASH BIN SLAB, REFER TO 2C14.
- 19 PROP. 1" WATER LINE SERVICE.
- 20 PROP. 4" SEWER SERVICE.
- 21 PROP. ELECTRICAL CONDUIT SERVICE. SEE MEP PLANS FOR CONNECTION DETAILS.
- 22 PROP. GRATE INLET CONVERSION TO MANHOLE
- 23 PROP. CONCRETE SAFETY END TREATMENT.
- 24 PROP. BOLLARDS. REFER TO DETAIL 7C13.
- 25 PROP. 18" RCP. STORM LINE.
- 26 PROP. 7X7' CONCRETE TRANSFORMER PAD.
- 27 PROP. SANITARY SEWER DRAIN FIELD AREA.
- 28 PROP. STORM SEWER CATCHBASIN. REFER TO SHEET C15.
- 29 PROP. UNDERGROUND DETENTION SYSTEM AREA. REFER TO SHEET C15.
- 30 PROP. REPLACE 42.00 LF. OF EXISTING 18" RCP. IRRIGATION LINE, W/ 18" PVC. LINE W/ 38.00 LF. OF 30" STEEL CASING PROTECTION. SEE GENERAL NOTE "GYC06 BEFORE CONSTRUCTION.



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