



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: 6-23-2020

PROPOSED SILVER HEIGHTS SUBDIVISION PRECINCT No. 4.

ENGINEER: M2 ENGINEERING DEVELOPER: ROBERT GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 45 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST SIDE OF RAUL LONGORIA ROAD APPROXIMATELY 1,100 FEET SOUTH OF TRENTON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-08-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM WITH ONSITE DETENTION AND DISCHARGING ONTO AN EXISTING DRAINAGE SYSTEM ALONG RAUL LONGORIA ROAD.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO RAUL LONGORIA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-17-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 15" LOCATION: EAST SIDE OF RAUL LONGORIA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: EAST SIDE OF RAUL LONGORIA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-13-2020: 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.

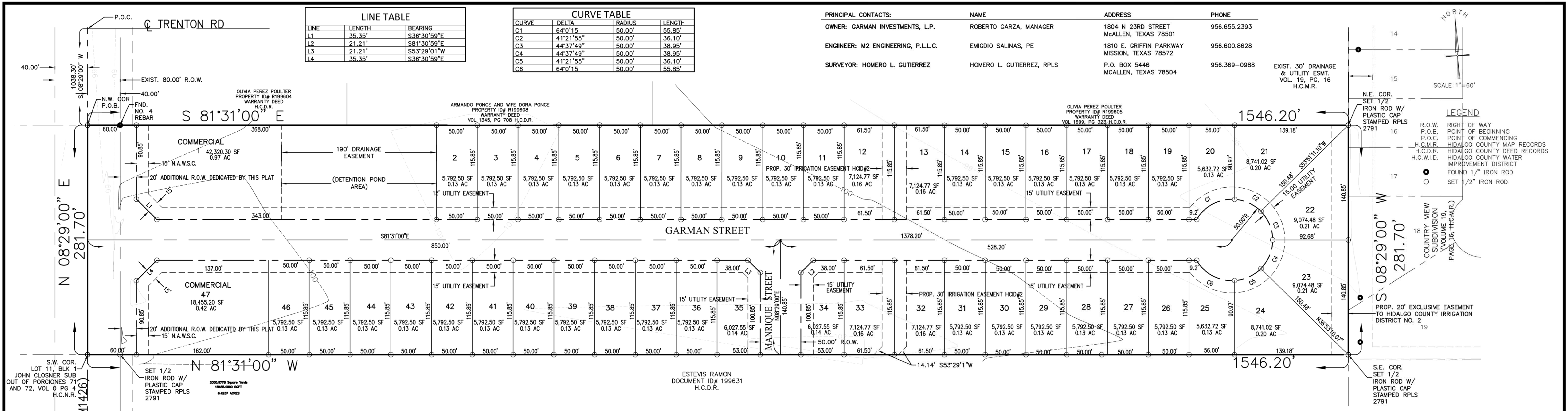
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

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.



OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **ROBERTO GARZA, MANAGER OF GARMAN INVESTMENT, L.P.**, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **SILVER HEIGHTS SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS 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.

ROBERTO GARZA, MANAGER
GARMAN INVESTMENTS, L.P.
1804 N 23RD STREET
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

**NORTH ALAMO WATER SUPPLY CORPORATION
RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN NON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT ITS IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2019.

ROBERTO GARZA, MANAGER
GARMAN INVESTMENTS, L.P.
1804 N 23RD STREET
MCALLEN, TEXAS 78501

ENGINEER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 13TH DAY OF MAY 20 20

Emigdio Salinas

EMIGDIO SALINAS, PROFESSIONAL ENGINEER No. 107703
M2 ENGINEERING, PLLC
TBPE FIRM NO. 19545

DATE PREPARED: MAY 13, 2020

DATE SURVEYED: 05/13/2020

SURVEYOR'S CERTIFICATION

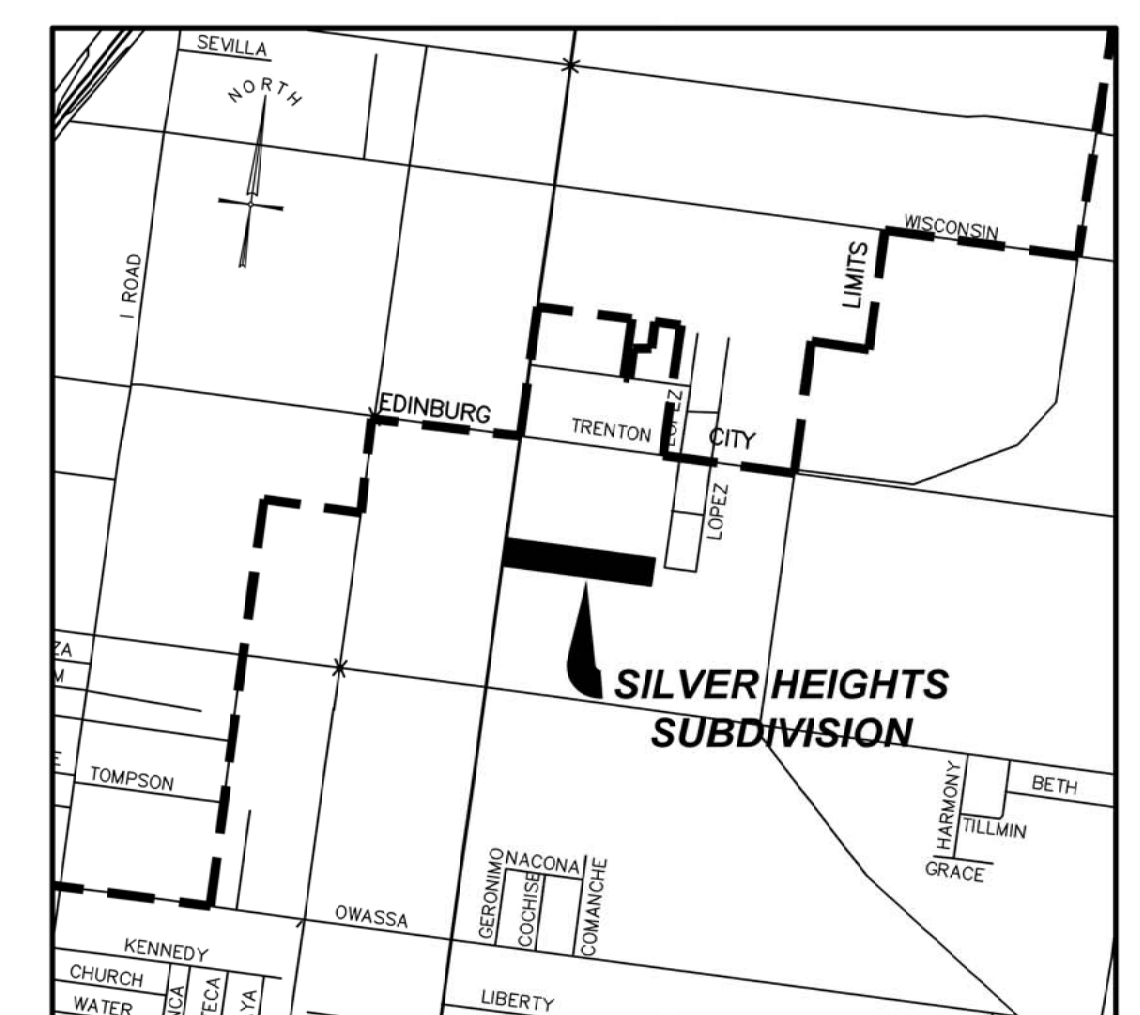
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, **HOMERO L. GUTIERREZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

HOMERO LUIS GUTIERREZ, R.P.L.S. # 2791

DATE SURVEYED: 05/13/2020
SURVEYING JOB NO. _____

Homero Luis Gutierrez



HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO IRRIGATION DISTRICT No. 2 ON THIS ____ DAY OF _____, 20 ____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

ATTEST: _____
SECRETARY

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY.

SILVER HEIGHTS SUBDIVISION IS LOCATED IN THE NORTH CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF RAUL LONGORIA ROAD (FM 1426) APPROXIMATELY 1,100 FEET SOUTH OF THE INTERSECTION OF RAUL LONGORIA ROAD AND TRENTON ROAD. ACCORDING TO THE OFFICIAL MAP AT THE OFFICE OF THE CITY OF EDINBURG (POPULATION 98,665), SILVER HEIGHTS SUBDIVISION LIES 0.20 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

THIS SUBDIVISION FALLS WITHIN HIDALGO COUNTY PRECINCT 4.

INDEX OF SHEETS: SILVER HEIGHTS SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; N.A.W.S.C. ROW EASEMENT DEDICATION; LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION AND ETJ MAP; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT STREET DETAILS.

SHEET 6: HEADING INDEX; WATER AND SEWER DETAILS.

**FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK**

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

**SILVER HEIGHTS
SUBDIVISION**

A 10.00 ACRE TRACT OF LAND
OUT OF LOT 11, BLOCK 1,
JOHN CLOSNER SUBDIVISION
OUT OF PORCIONES 71 AND 72,
HIDALGO COUNTY, TEXAS
VOLUME 0, PAGES 4, H.C.M.R.

45 RESIDENTIAL/ 2 COMMERCIAL LOTS

SHEET 1 OF 6

**M2
Engineering, PLLC**

TBPE FIRM NO. 19545
1810 E. GRIFFIN PARKWAY
MISSION, TEXAS 78572

PHONE
956.600.8628

DRAINAGE STATEMENT: SILVER HEIGHTS SUBDIVISION

PROJECT LOCATION

THE SILVER HEIGHTS SUBDIVISION IS A FOURTY-SEVEN (47) LOT SUBDIVISION OUT OF LOT 11, BLOCK 1, JOHN CLOSNER SUBDIVISION OUT OF PORCIONES 71 AND 72 VOL. 0, PG. 4, PER MAP RECORDS HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE EAST SIDE OF S. RAUL LONGORIA RD. (FM 1426) APPROXIMATELY ONE THOUSAND ONE HUNDRED FEET (1,100') SOUTH OF E. TRENTON RD. IN THE ETJ OF EDINBURG, TEXAS. LOTS 2-46 ARE TO BE ZONED RESIDENTIAL AND LOT 1 AND 47 ARE TO BE ZONED COMMERCIAL. LOT 1 IS DEDICATED FOR AN ONSITE DETENTION POND.

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. BASED ON COMMUNITY FIRM PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. 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 100.00; 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 HIDALGO FINE SANDY LOAM (25); SLOPES BETWEEN 0 TO 1 PERCENT, HIDALGO SANDY CLAY LOAM (28); SLOPES BETWEEN 0 TO 1 PERCENT, AND RAYMONDVILLE CLAY LOAM; SLOPES BETWEEN 0 TO 1. SOILS ARE WELL DRAINED.

UNDEVELOPED CONDITIONS

THE PROPOSED PROJECT SITE CONSISTS OF A TOTAL OF 10.00 ACRES, WHICH PRESENTLY HAS HIGH POINT NEAR THE CENTER OF THE PROPERTY; FROM THERE DRAINAGE PATTERNS ARE TO THE EAST AND WEST. APPROXIMATELY 38 PERCENT (3.80 ACRES) OF THE SITE'S RUNOFF IS CURRENTLY DRAINING TOWARDS THE WEST TO AN EXISTING STORM DRAINAGE SYSTEM ALONG S. RAUL LONGORIA RD. (FM 1426), AND 62 PERCENT (6.08 ACRES) OF THE SITE TOWARDS THE EAST TO AN EXISTING DRAINAGE SWALE WITHIN AN EXISTING 30-FT DRAINAGE EASEMENT LOCATED AT THE ADJACENT SUBDIVISION (COUNTRY VIEW SUBDIVISION). THE UNDEVELOPED FLOW IS TOWARDS THE WEST (S. RAUL LONGORIA RD. (FM 1426)) IS 8.52 CFS, AND TO THE EAST 6.36 CFS FOR A 10-YEAR RAINFALL EVENT.

DEVELOPED CONDITIONS

EXHIBIT "A" DETAILS THE PROPOSED DRAINAGE CALCULATIONS FOR THE SITE. THE DEVELOPMENT CONSISTS OF 47 RESIDENTIAL LOTS AND 2 COMMERCIAL LOTS. THE REQUIRED ONSITE DETENTION FOR THE RESIDENTIAL LOTS WILL BE DETAILED AT AN ONSITE DETENTION POND LOCATED AT THE EASTERN SIDE OF THE SUBDIVISION (DRAINAGE AREA POND B), AND THE COMMERCIAL LOTS WILL BE REQUIRED TO PROVIDE ONSITE DETENTION REQUIREMENTS (DRAINAGE AREA POND A). IN ACCORDANCE TO THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE CRITERIA, THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY INCLUDING RUNOFF FROM UPSTREAM DRAINAGE AREAS SHALL BE DETAILED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSTREAM SYSTEM AT THE PRE-DEVELOPED PEAK DISCHARGE RATE FOR A 10-YEAR STORM EVENT.

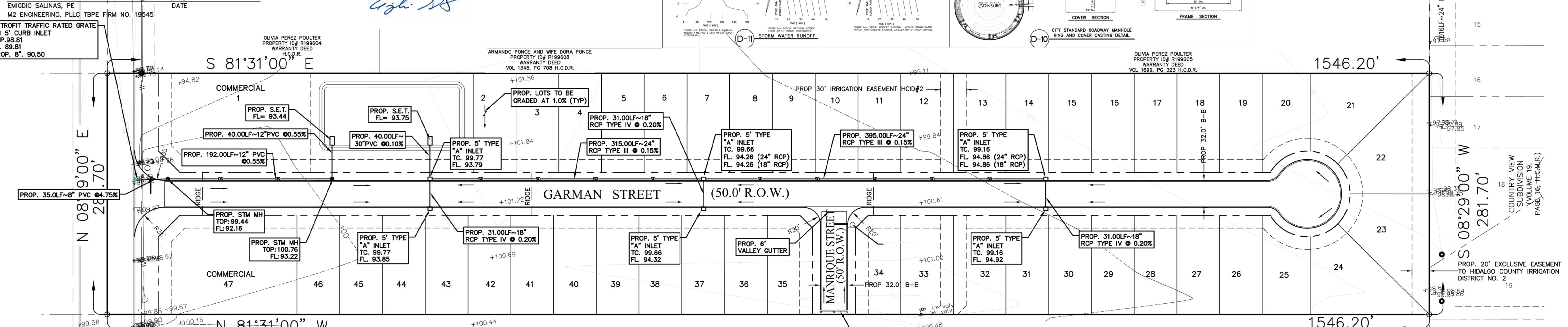
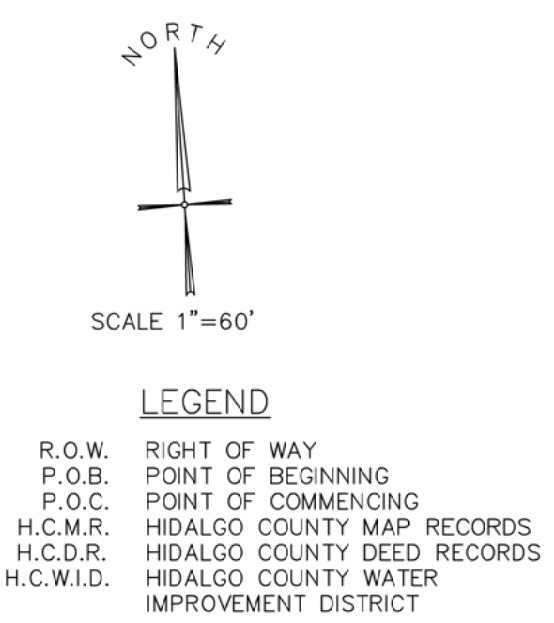
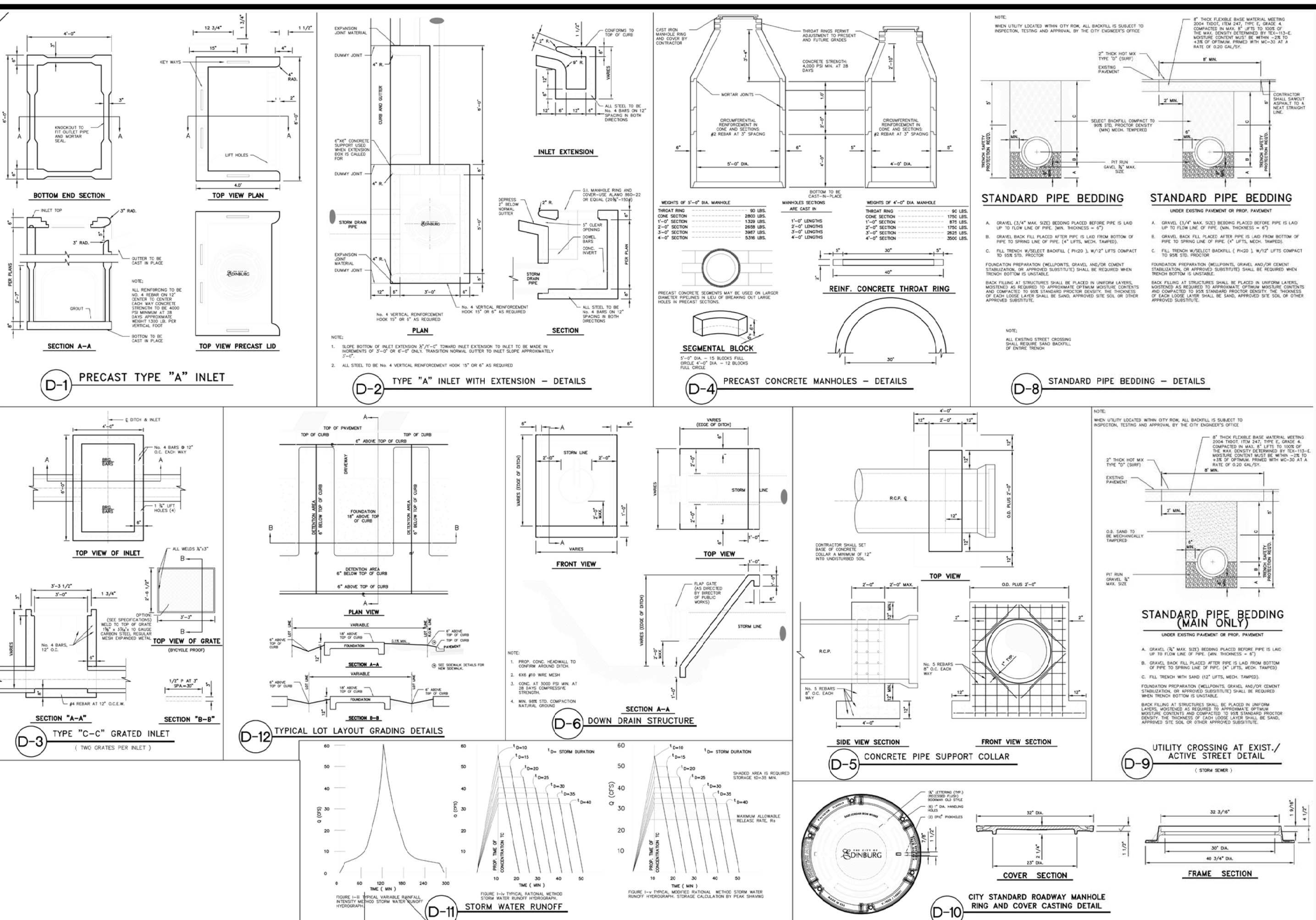
DRAINAGE AREA A WILL RELEASE TO AN EXISTING STORM SEWER SYSTEM ON RAUL LONGORIA, WHICH IS OWNED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT), AND DRAINAGE AREA B WILL RELEASE TO AN EXISTING DRAIN LINE ON TRENTON AVENUE OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 (HCID#2), WHICH OUTFALLS TO AN EXISTING DRAINAGE DITCH ALSO OWNED BY HCID#2 APPROXIMATELY 1,250-FT FROM THE INTERSECTION OF TRENTON AVE. AND THE EXISTING 30-FT EASEMENT BETWEEN TRENTON ESTATES AND COUNTRY VIEW SUBDIVISIONS.

THE REQUIRED DETENTION FOR THE RESIDENTIAL LOTS (DRAINAGE AREA "B") IS 1.40 ACRE-FEET (60,823 CUBIC FEET), AND THE COMMERCIAL LOTS (DRAINAGE AREA "A") 0.13 ACRE FEET (5,657 CUBIC FEET TOTAL FOR BOTH COMMERCIAL LOTS). A STORM SYSTEM IS PROPOSED JUST ADJACENT TO COMMERCIAL LOTS TO CAPTURE THE ADJACENT PORTION OF THE STREET. EACH COMMERCIAL LOT WILL BE REQUIRED TO CONNECT TO THE PROPOSED DRAINAGE SYSTEM AT THE TIME OF CONSTRUCTION WHILE ONLY RELEASING FLOW AT PRE-DEVELOPMENT 10-YEAR STORM EVENT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C MAP REVISED NOVEMBER 16, 1982, IS CONTAINED WITHIN THE PROPOSED DETENTION POND LOCATED ALONG THE EAST BOUNDARY LINE OF THE SUBDIVISION.

Emigdio Salinas
EMIGDIO SALINAS, PE
M2 ENGINEERING, PLLC TYPE FIRM NO. 19545
DATE 05/13/20



COST ESTIMATE:

PAVING IMPROVEMENTS:	\$182,553.20
DRAINAGE IMPROVEMENTS:	\$223,446.20
WATER DISTRIBUTION:	\$ 83,704.00
SANITARY SEWER COLLECTION:	\$161,877.60

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLE:	\$182,553.20
DRENAJE PLUVIAL:	\$223,446.20
SERVICIO DE AGUA POTABLE:	\$ 83,704.00
SERVICIO DE DRENAJE SANITARIO:	\$161,877.60

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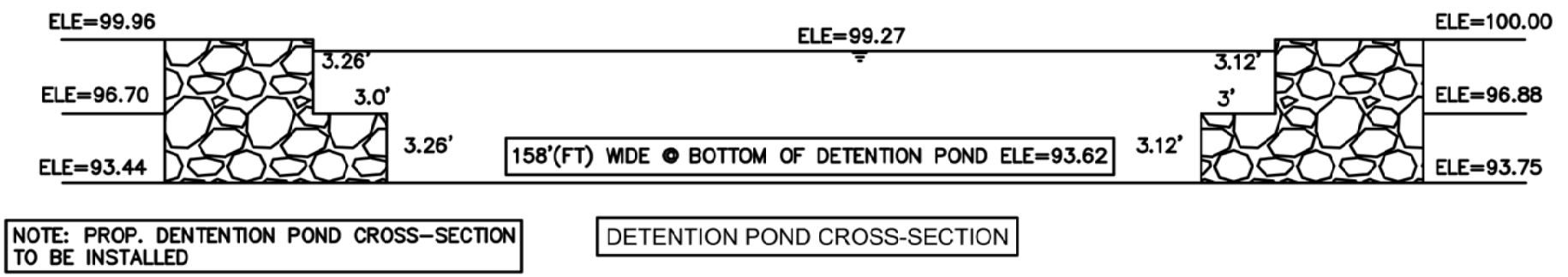
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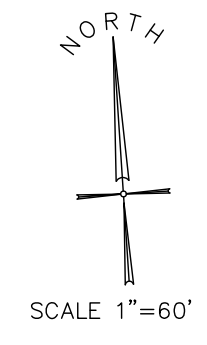
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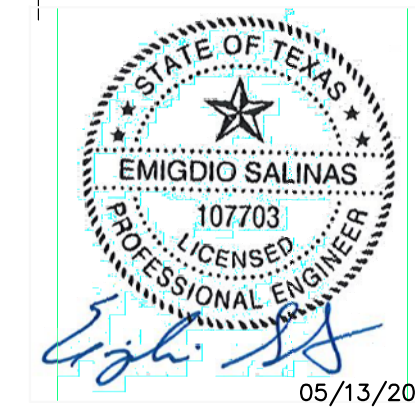
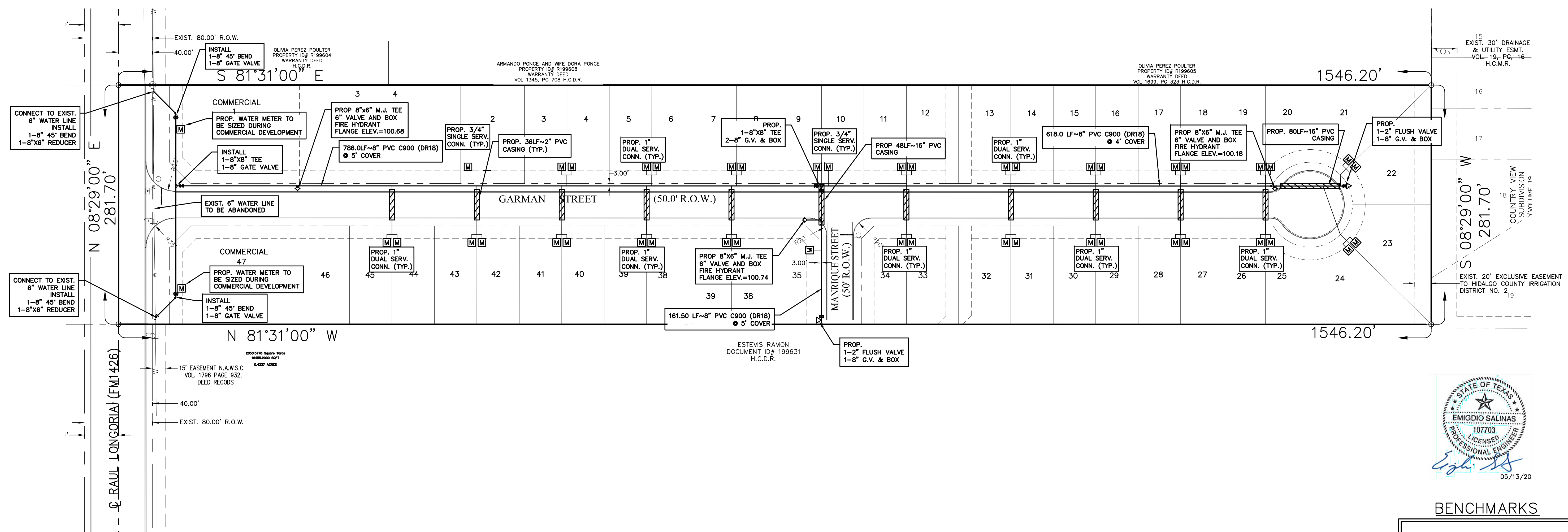
DRAINAGE PLAN SILVER HEIGHTS SUBDIVISION

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M2 Engineering, PLLC
TYPE FIRM NO. 19545
1810 E. GRIFFIN PARKWAY
MISSION, TEXAS 78572
PHONE 956.800.8628



LEGEND
 R.O.W. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 H.C.M.R. HIDALGO COUNTY MAP RECORDS
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT



BENCHMARKS

TBM#1: BOX CUT IN CONCRETE. N: 5787.77 E: 9328.68 ELEV. 97.49
BM#2: BOX CUT IN GRATE INLET N: 10474.68 E: 10018.71 ELEV. 98.15

Emigdio "Milo" Salinas, P.E.
 1810 E. GRIFFIN PARKWAY
 MISSION TX 78572
 956.600.8628
 milo@m2-engineers.com
 FIRM REGISTRATION # F-19545



WATER DISTRIBUTION SYSTEM
SILVER HEIGHTS SUBDIVISION
EDINBURG, TEXAS

SCALE:
 DRAWN BY: M2
 CHECKED BY: EMIGDIO SALINAS
 SURVEYED BY:
 SHEET: 7A OF 17



Know what's below.
Call before you dig.
 (@ least 48 hours prior to digging)

GENERAL CONSTRUCTION NOTES

- THE NOTES AND SPECIFICATIONS CONTAINED ON THIS SHEET ARE INTEGRAL TO THE PROJECT AND MUST BE FOLLOWED BY THE CONTRACTOR. IN THE EVENT THAT THE CONTRACTOR FAILS TO PERFORM IN STRICT COMPLIANCE WITH ONE OR MORE OF THE NOTES OR SPECIFICATIONS CONTAINED HEREON, THE CONTRACTOR SHALL BE COMPLETELY LIABLE FOR ANY AND ALL COST AND DAMAGES WHICH OCCUR BUT MIGHT HAVE BEEN AVOIDED IF THE CONTRACTOR HAD COMPLIED WITH THE APPLICABLE NOTE OR SPECIFICATION.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF EDINBURG DESIGN STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL ITEMS DESCRIBED IN THE PLANS, SPECIFICATIONS, OR THE PROJECT NOTES IN THE PLANS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID. NO EXTRA PAY WILL BE GIVEN UNLESS AN ITEM IS SPECIFICALLY DESCRIBED IN THE PLANS OR CONTRACT DOCUMENTS AS "PAY BY OWNER". ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES AND CALL "811" TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS.
- THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER ALIGNMENT AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF UNDERGROUND STRUCTURES AND CONDUITS.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONNECTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED UTILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RELOCATIONS, REPAIRS, OR OUTAGES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PUBLIC OR PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. SURPLUS MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRT, BRUSH, ROCK, DEBRIS, FENCING MATERIAL, SIGNS, AND ANY OTHER SCRAP LOCATED ON THE PROJECT SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS (IF APPLICABLE) PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION OF SYSTEMS IN EVERY RESPECT. IF THE CONTRACT DOCUMENTS DO NOT SUFFICIENTLY DESCRIBE THE FINAL PRODUCT, THE CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ENGINEER. UNLESS OTHERWISE SPECIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR METHODOLOGY OF CONSTRUCTION TO COMPLETE THE WORK INDICATED OR SPECIFIED. CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, FUEL, TEMPORARY UTILITIES, AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, WHETHER SPECIFICALLY MENTIONED OR NOT.
- CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK. ENGINEER SHALL NOT BE RESPONSIBLE FOR ON-SITE SAFETY CONDITIONS DURING CONSTRUCTION OR INSPECTIONS.
- CONTRACTOR SHALL COMPLY WITH TEXAS HEALTH AND SAFETY CODE, CURRENT EDITION AS OF THE DATE OF SEAL ON THESE PLANS, TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES AS WELL AS THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", PART 1926, SUB PART P, AND AMENDMENTS THERETO. SHEETING, SHORING, BRACING, AND OTHER TRENCH SAFETY COSTS SHALL BE SUBSIDIARY TO THE COST CONSTRUCTION (NO EXTRA PAY).

PAVING AND STRIPING NOTES

- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD).
- RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
- SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE APPLICABLE JURISDICTION PRIOR TO INSTALLATION.
- THE PAVING CONTRACTOR SHALL REFER TO THE UTILITY PLANS AND DRAINAGE PLANS FOR LOCATION OF PROPOSED STREET CROSSINGS.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE 2012 TEXAS ACCESSIBILITY STANDARDS AND 2010 AMERICANS WITH DISABILITIES ACT (BOTH MANDATORY MARCH 15, 2012), AND ALL ADDENDUMS OR UPDATES.
- ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.

GRADING NOTES

- NO SLOPES SHALL BE GREATER THAN 3:1 UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE PROPOSED RESIDENTIAL LOTS AND NO PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING, IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED OR ANTICIPATED.
- THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOT ASSUME THE PROPOSED GRADING PLAN CREATES A "BALANCED SITE" AND SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. THE CONTRACTOR IS EXPECTED TO CONSTRUCT THE PROJECT PER THE APPROVED GRADING PLAN. ESTIMATED QUANTITIES BY THE CONSULTANT, IF ANY, ARE PROVIDED AS A COURTESY ONLY AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING. DISCREPANCIES IN EARTHWORK QUANTITIES AFTER BEGINNING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOP AND TOE SPOTS INDICATE FINAL GROUND ELEVATION AT HIGH SIDE AND THE LOW SIDE, RESPECTIVELY, OF THE WALL OR SLOPE (NOT ANY PHYSICAL ELEVATIONS OF THE WALL STRUCTURE). RETAINING WALL DESIGN IS NOT INCLUDED IN THESE PLANS.

ACCESSIBILITY NOTES

- IT IS THE ENGINEER'S INTENT THAT SURFACES ALONG ACCESSIBLE ROUTES ARE CONSTRUCTED SUCH THAT THOSE SURFACES SHALL HAVE A SLOPE NOT GREATER THAN 2.00% IN ANY DIRECTION AND NOT LESS THAN 1.00% IN THE DIRECTION OF STORM WATER RUNOFF. HOWEVER, LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTES MAY BE INCREASED TO NOT MORE THAN 5.00% IF SO INDICATED BY THE ENGINEER'S GRADING PLAN.
- IN CASE OF DISCREPANCY WITH SPOT ELEVATIONS OR ELEVATION CONTOURS, THE ENGINEER'S INTENT DESCRIBED IN THIS NOTE SHALL GOVERN. THE CONTRACTOR SHALL CONSTRUCT THE IMPROVEMENTS IN COMPLIANCE WITH THE ENGINEER'S INTENT AS DESCRIBED IN THIS NOTE UNLESS THE CONTRACTOR HAS COORDINATED WITH THE ENGINEER AND RECEIVED WRITTEN AUTHORIZATION TO PROCEED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS A PART OF THE CONTRACTOR'S CONSTRUCTION OVERSIGHT DUTIES, TO THOROUGHLY REVIEW ALL PROPOSED SLOPES AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF PLAN DISCREPANCIES OR DISCREPANCIES BETWEEN THE PLANS AND THE RULE DESCRIBED IN "ACCESSIBILITY NOTE 1", PRIOR TO CONSTRUCTION, AND THE CONTRACTOR SHALL ALLOW THE ENGINEER TIME TO REVIEW THE PLANS AND MAKE REVISIONS IF NECESSARY.

WATER AND SANITARY SEWER NOTES

- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF CROSSING OTHER UTILITIES.
- ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, MANHOLES, AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER APPROVAL FROM THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION AND SHALL CONFORM TO ALL GUIDELINES AND REGULATIONS SET FORTH BY THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL WATER MAINS 6"-12" DIA. SHALL MAINTAIN A MINIMUM COVER IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS UNDER UNPAVED FINISHED GRADE & PROPOSED OR EXISTING PAVEMENT. ALL SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
- ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF PVC (SDR-35) PIPE. ALL SANITARY SEWER LINES DEEPER THAN 10 FEET SHALL BE SDR-26. ALL WATER LINES SHALL BE C900, DR-18. MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
- THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
- EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 9'-FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
- EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN. S.S. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO BE 6" ABOVE ADJACENT GRADE.
- FOR EACH SEWER AND WATER CROSSING, CONTRACTOR SHALL CENTER ONE SECTION OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.
- FIRE LANE MUST BE PAINTED ON CURB (RED) AND 15 FT ON EACH SIDE OF THE PROPOSED FIRE HYDRANT.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED BY MEANS OF PAVEMENT AND VEGETATION OR OTHER PERMANENT EROSION CONTROL MEASURES.
- CONTRACTOR SHALL REFERENCE EROSION CONTROL PLAN NOTES AND SPECIFICATIONS FOR GENERAL STORMWATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES (BMP). BECAUSE EROSION CONTROL AND BMPs ARE CLOSELY TIED TO MEANS AND METHODS OF CONSTRUCTION, ENGINEER SHALL NOT BE HELD LIABLE, WHETHER JOINT OR SEVERABLE, FOR FINES RELATED TO THE STORMWATER POLLUTION PREVENTION, OUTSIDE OF THE CONTROLS ON THE SEALED EROSION CONTROL PLAN IN THIS SET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT AT ALL POINTS OF CONSTRUCTION ACCESS TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE. SEDIMENTS TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. A WHEEL WASH SYSTEM MAY BE INCORPORATED INTO THE STABILIZED CONSTRUCTION ENTRANCE/EXIT. ALL FINES IMPOSED FOR TRACKING OF SEDIMENT ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND APPLICABLE AUTHORITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE APPLICABLE AUTHORITY.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.

TRAFFIC CONTROL NOTES

- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS PRIOR TO ANY WORK IN A PUBLIC RIGHT-OF-WAY, SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
- ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
- THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
- ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND PERMANENT TRAFFIC CONTROL MEASURES, SIGNS, AND PAVEMENT MARKINGS REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
- TRAFFIC BARRICADES WILL BE REQUIRED AT ALL PROPOSED DRIVEWAY CONNECTIONS TO STREETS. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
- CONTRACTOR SHALL OBTAIN LANE CLOSURE PERMITS WHEN REQUIRED.
- CONTRACTOR SHALL COVER STREET EXCAVATIONS WITH ADEQUATELY ANCHORED STEEL PLATES DURING NONWORKING HOURS AND OPEN LANES OF TRAFFIC FLOW.
- APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.

GEOTECHNICAL NOTES:

- THE GEOTECHNICAL REPORT IS INTEGRAL TO THIS PLAN SET AND THE CONTRACTOR IS OBLIGATED TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO, PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE GEOTECHNICAL REPORT IN ITS ENTIRETY AND SHALL REQUEST CLARIFICATION IN WRITING FROM THE ENGINEER FOR ANY DISCREPANCIES BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.

FRANCHISE UTILITY NOTES:

- CONTRACTOR SHALL CONTACT FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION, IN ORDER TO LOCATE AND/OR DISCONNECT EXISTING SERVICES, AND TO COORDINATE NEW SERVICE.
- ANY PROPOSED FRANCHISE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE CONCEPTUAL ONLY. THE CONTRACTOR SHALL COORDINATE THE EXACT DESIGN ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH THE INDIVIDUAL UTILITY PROVIDERS AND THE PROJECT OWNER.
- THE CONTRACTOR SHALL INCLUDE IN THE BASE BID, ALL ASSOCIATED COSTS TO COORDINATE AND/OR INSTALL FRANCHISE UTILITY (GAS, ELECTRIC, PHONE, CABLE) SERVICE TO THE PROPOSED SUBDIVISION. THE CONTRACTOR SHALL ESTABLISH ADEQUATE LEAD TIME IN THEIR CONSTRUCTION SCHEDULE FOR COORDINATING AND PROCURING FRANCHISE UTILITY SERVICES.
- THE COST OF REPLACING AND/OR REPAIRING ITEM INCLUDING, BUT NOT LIMITED TO, PAVEMENT, LANDSCAPING, IRRIGATION, ETC. REMOVED OR DAMAGED BY THE INSTALLATION OF FRANCHISE UTILITIES SHALL BE CONSIDERED SUBSIDIARY TO THE BASE BID AND NOT A SEPARATE PAY ITEM. SUCH ITEMS SHALL BE RESTORED TO A CONDITION BETTER THAN OR EQUAL TO THEIR EXISTING CONDITION.



05/13/20

BENCHMARKS

TBM#1: BOX CUT IN CONCRETE. N: 5787.77 E: 9328.68	ELEV. 97.49
BM#2: BOX CUT IN GRATE INLET N: 10474.68 E: 10018.71	ELEV. 98.15

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GENERAL NOTES
SILVER HEIGHTS SUBDIVISION
EDINBURG, TEXAS

SCALE:

DRAWN BY:

M2

CHECKED BY:

EMIGDIO SALINAS

SURVEYED BY:

SHEET:

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