



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-18-2022

PROPOSED MONTREAL ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MONTEREAL LLC, A SERIES OF ROCKO INVESTMENTS LLC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 97 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 19 N ROAD AND KENYON ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-11-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH LOCATED APPROXIMATELY 2400 FT SOUTH OF KENYON ROAD.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 19 N. ROAD & 15.0 FEET ONTO KENYON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-9-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-12-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: ☒ SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 12" LOCATION: DOOLITTLE ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 15" LOCATION: DOOLITTLE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-8-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

☒ **LARGE CONSTRUCTION**

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

**VARIANCE REQUEST FROM: TITLE: B, CHAPTER: 2, SECTION: 2.7, ITEM: EASEMENTS
TITLE: B, CHAPTER: 3, SECTION: 3.5, ITEM: E13- SETBACKS**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

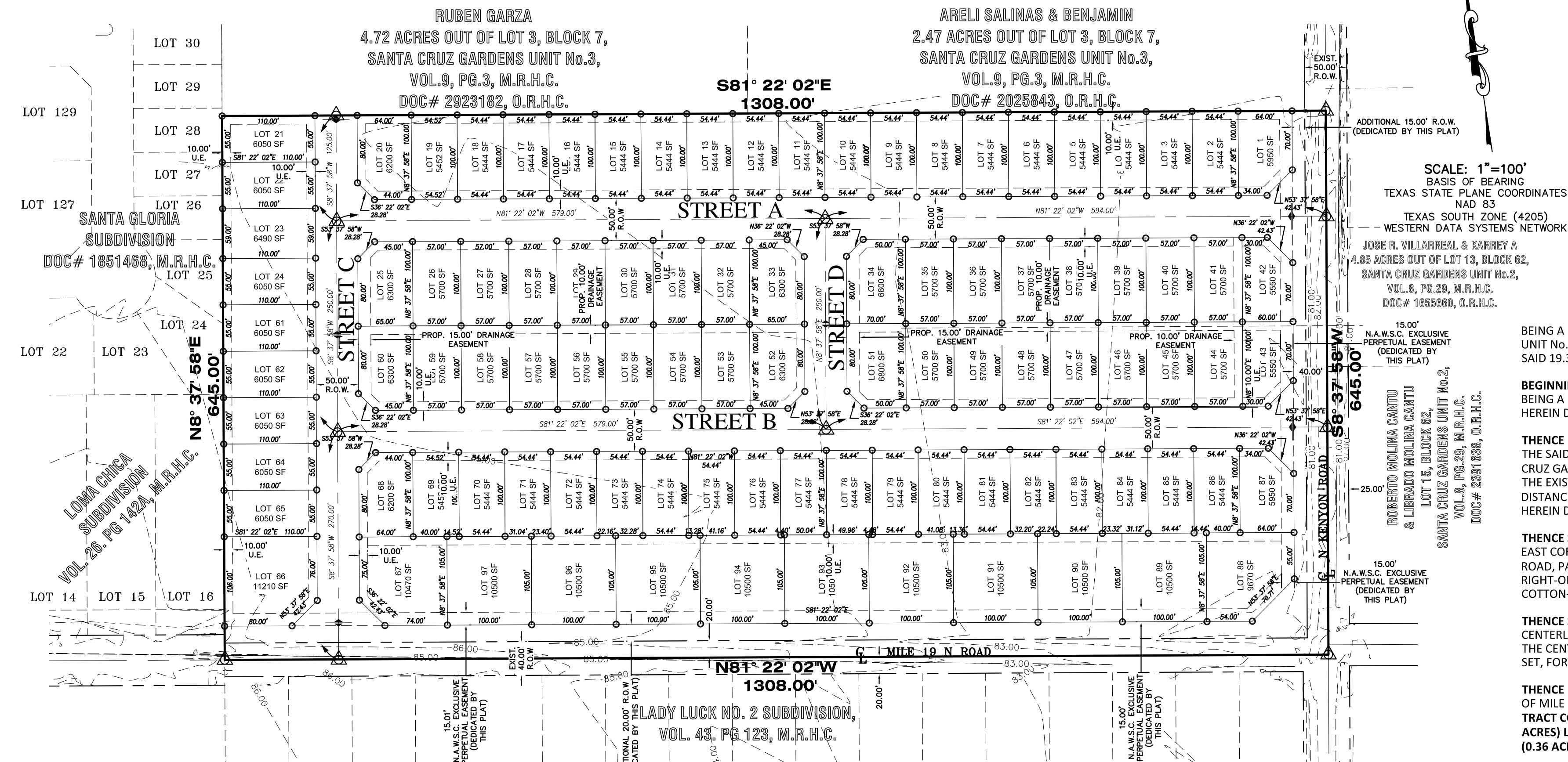
STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of EDINBURG

☐ **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.*

MONTREAL ESTATES SUBDIVISION

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION,
RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, **MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC**, AS THE OWNER(S) OF THE 19.37 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MONTREAL ESTATES SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE STREETS, PARKS, 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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, OR WILL MEET THE MINIMUM STATE STANDARDS,
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JULIO C. MONTEMAYOR, MANAGER
MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
1210 S. RAUL LONGORIA RD STE B
EDINBURG, TX 78542

STATE OF TEXAS

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JULIO C. MONTEMAYOR**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ COUNTY OF HIDALGO _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 TEXAS WATER CODE NO. 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

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

STATE OF TEXAS

COUNTY OF HIDALGO
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **MONTREAL ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS _____ DAY OF _____, 2022.

MAYOR, CITY OF EDINBURG _____ DATE _____

SECRETARY, CITY OF EDINBURG _____ DATE _____

CITY OF EDINBURG

STATE OF TEXAS

COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **MONTREAL ESTATES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2022.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MONTREAL ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

SANTA CRUZ IRRIGATION DISTRICT NO. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS DAY OF _____, 2022 SUBJECT TO THE FOLLOWING

- 1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- 2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- 3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- 4.) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER _____ DATE _____

ABBREVIATION LEGEND

F.B.S.L. FRONT BUILDING SETBACK LINE
R.B.S.L. REAR BUILDING SETBACK LINE
S.B.S.L. SIDE BUILDING SETBACK LINE
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
S.W.C. SOUTHWEST CORNER
F.A.R. FARM TRACT
F.T.M. FARM-TO-MARKET
U.E. UTILITY EASEMENT
T.E. TECHNICAL EASEMENT
E.U.E. ELECTRICAL AND UTILITY EASEMENT
C.E.L. CENTER LINE
L.O.T. LOT LINE

METES AND BOUNDS DESCRIPTION

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.37 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND **THE POINT OF BEGINNING**;

THENCE N 83°37'58" E ALONG THE WEST LINE OF THE SAID LOTS 1 AND 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF THE SAID SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 645.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'02" E ALONG THE DIVIDING LINE BETWEEN THE SAID LOTS 2 AND 3, TO THE COMMON EAST CORNER BETWEEN THE SAID LOTS 2 AND 3, SAME BEING A POINT ON THE CENTERLINE OF KENYON ROAD, PASSING AT 1283.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF KENYON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1308.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'58" W ALONG THE EAST LINE OF THE SAID LOTS 2 AND 1, SAME BEING ALONG THE CENTERLINE OF KENYON ROAD, TO THE SOUTHEAST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 645.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'02" W ALONG THE SOUTH LINE OF THE SAID LOT 1, SAME BEING ALONG THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 1308.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 19.37 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.60 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 19 NORTH ROAD, AND THE EAST 25.00 FEET (0.36 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF KENYON ROAD .

STATE OF TEXAS

COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2022.

IVAN GARCIA _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

STATE OF TEXAS

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

DATED THIS _____ DAY OF _____, 2022.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 – STATE OF TEXAS

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 EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON 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 IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE 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, GRANTOR 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 10' 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF 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 GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

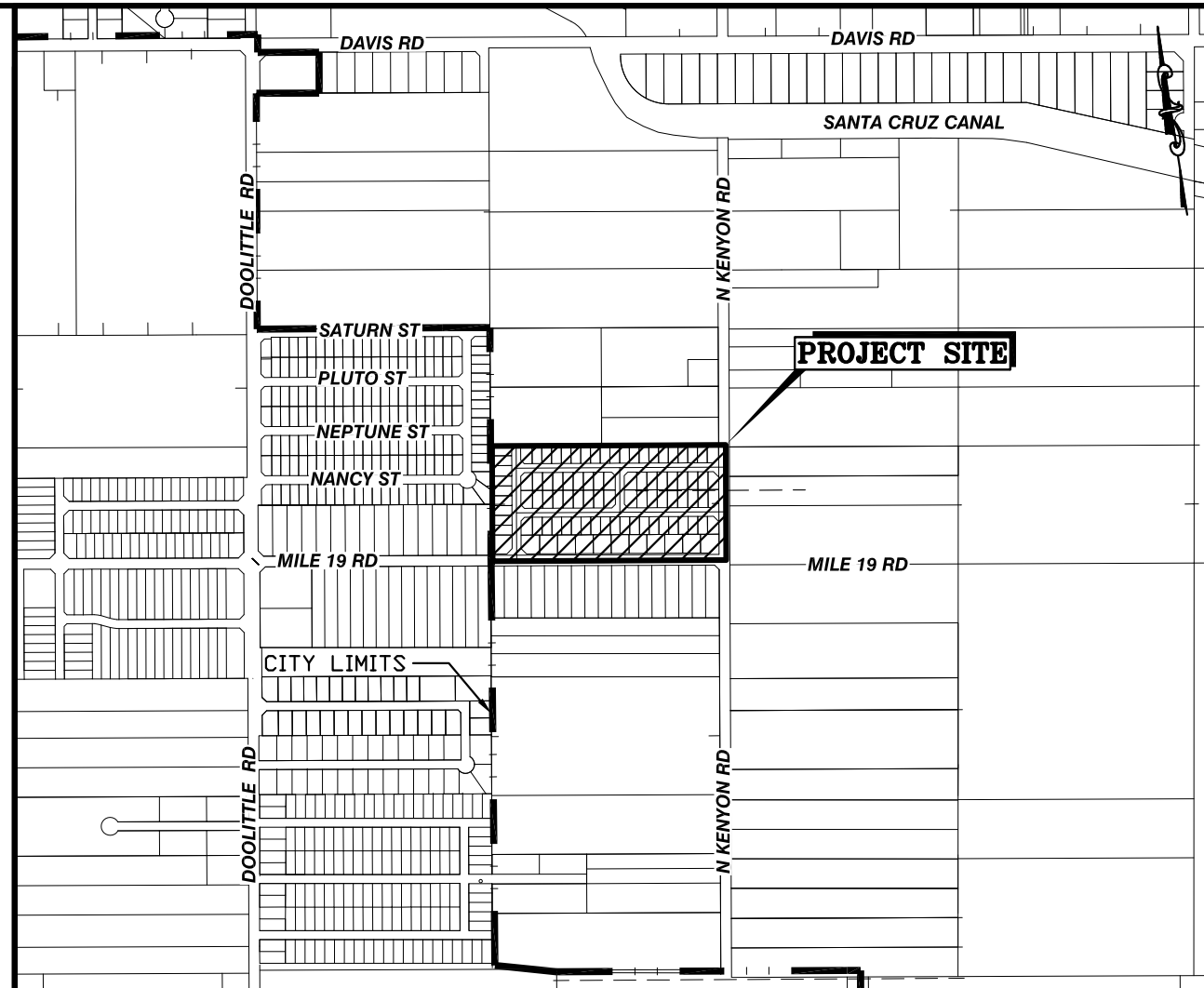
JULIO C. MONTEMAYOR, MANAGER _____ DATE _____
MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
1210 S. RAUL LONGORIA RD STE B
EDINBURG, TX 78542



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

SCALE: 1" = 1000'

LOCATION OF MONTREAL ESTATES SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
MONTREAL ESTATES SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 19 ROAD AND KENYON ROAD, THIS SUBDIVISION LIES WITHIN THE CITY OF EDINBURG TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

GENERAL PLAT NOTES

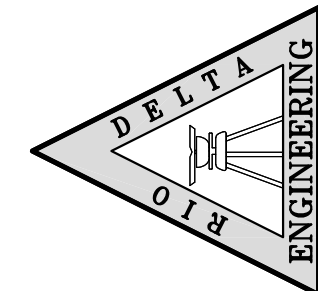
1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE. AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED: JUNE 8, 2000, AND FURTHER REVISED TO REFLECT LOMR DATED MAY 17, 2021. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT (MILE 19 ROAD): 25.00 FEET OR EASEMENT WHICHEVER IS GREATER (LOTS 66, 67, 88-97)
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
---S.M. NO. 1--- ELEV. 78.53 N.G.V.D. 88. DESCRIPTION: 1/2-INCH IRON ROD FOUND LOCATED AT THE INTERSECTION OF KENYON ROAD AND MILE 19 ROAD. GPS POINT, GRID COORDINATES
N 16650850.7600, E 1111053.1840.
---S.M. NO. 2--- ELEV. 83.26 N.G.V.D. 88. DESCRIPTION: COTTON PICKER SPINDLE FOUND LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES
N 16651049.2800, E 1109760.0380.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **89,784** CUBIC-FEET OR **2.061** ACRE-FEET OF STORM WATER RUNOFF.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASE 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.
9. 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 OCCUPYING AN EASEMENT.
10. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
12. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
13. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
14. NO ACCESS TO LOTS 1, 42, 43, 87, AND 88 FROM KENYON ROAD.
15. 5'00 WIDE CONCRETE SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
15. 5'00 WIDE CONCRETE SIDEWALK IS REQUIRED BY THE CITY OF EDINBURG ALONG KENYON ROAD AND MILE 19 ROAD TO BE DONE AT BUILDING PERMIT STAGE BY LOT OWNER.
16. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SWPPP. 88.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

REVISION NOTES TABLE

DATE	DESCRIPTION
INDEX TO SHEETS OF MONTREAL ESTATES SUBDIVISION	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.G.D.D. No. 1.	
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSFF AND ENGINEER'S CERTIFICATION.	
SHEET 3: WATER LAYOUT	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, DRAINAGE CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.G.D.D. No. 1.	
SHEET 5: OFF-SITE DRAINAGE IMPROVEMENTS	
SHEET 6-10: TYPICAL DETAILS	

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:

PRELIMINARY

PLAT SHEET
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER: IVAN GARCIA P.E. R.P.L.S.

SURVEYOR: IVAN GARCIA P.E. R.P.L.S.

CHECKED: IVAN GARCIA P.E. R.P.L.S.

DRAWN: H.G

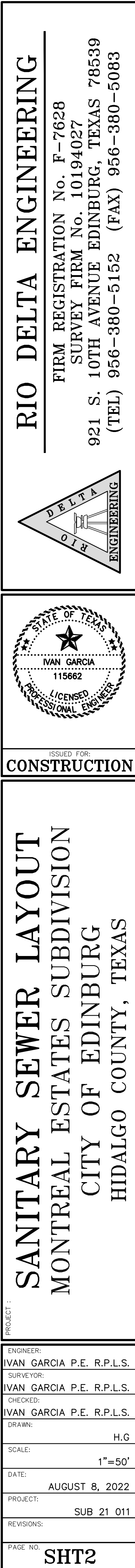
SCALE: 1"=100'

DATE: SEPTEMBER 9, 2022

PROJECT: SUB 21 011

REVISIONS:

PAGE NO. SHT1



6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

MATCH LINE

3.) 5 FOOT MINIMUM SEPARATION BETWEEN
FIRE HYDRANTS AND WATER SERVICES.

NOTES:

1.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

2.) ALL WATER LINES IMPROVEMENTS SHALL BE AS PER N.A.W.S.C. STANDARDS.

SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE
PLANE
COORDINATES NAD
83
TEXAS SOUTH
ZONE (4205)
WESTERN DATA
SYSTEMS NETWORK

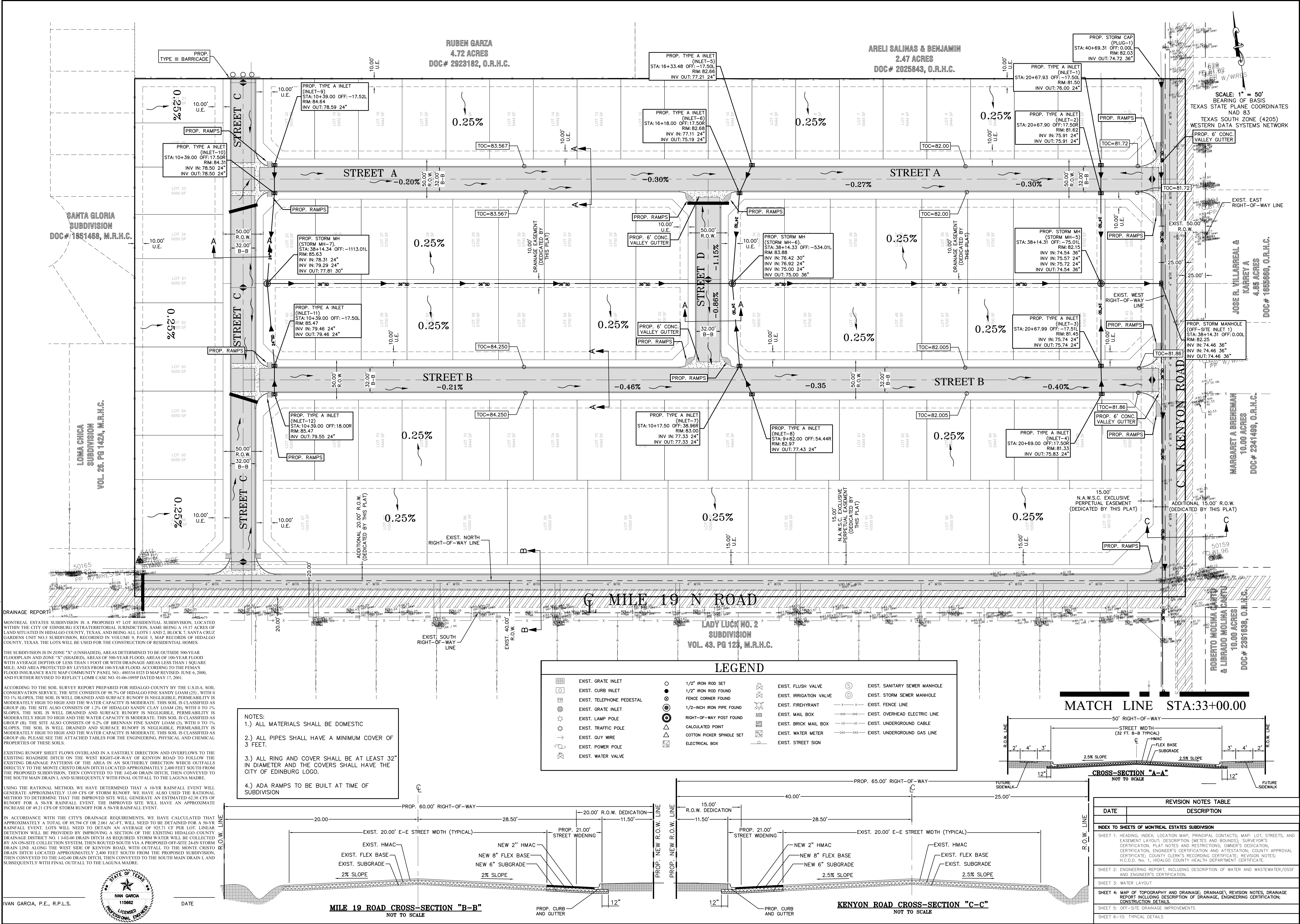
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PAGE NO. 51129

	EXIST. FLUSH VALVE		EXIST. SANITARY SEWER MANHOLE
	EXIST. IRRIGATION VALVE		EXIST. STORM SEWER MANHOLE
	EXIST. FIREHYDRANT		EXIST. FENCE LINE
	EXIST. MAIL BOX		EXIST. OVERHEAD ELECTRIC LINE
	EXIST. BRICK MAIL BOX		EXIST. UNDERGROUND CABLE
	EXIST. WATER METER		EXIST. UNDERGROUND GAS LINE
	EXIST. STREET SIGN		

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF MONTREAL ESTATES SUBDIVISION	
SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT (LOT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S CERTIFICATION; REVISION NOTES H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION
SHEET 3: WATER LAYOUT	
SHEET 4:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE/ REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; DRAINAGE DETAILED
SHEET 5:	OFF-SITE DRAINAGE IMPROVEMENTS
SHEET 6-10: TYPICAL DETAILS	

Y: RDE SUBDIVISIONS 2021\SUB 21.011 - MONTREAL\DWG\SUB 21.011-14 PAVING AND DRAINAGE LAYOUT.dwg RODELTA 10/11/2022 2:38 PM



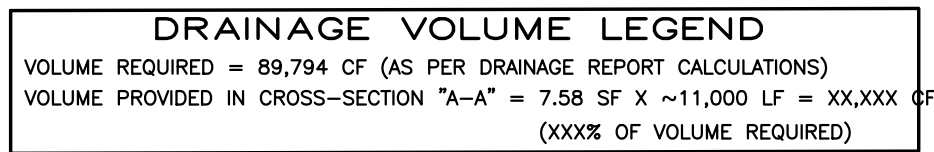
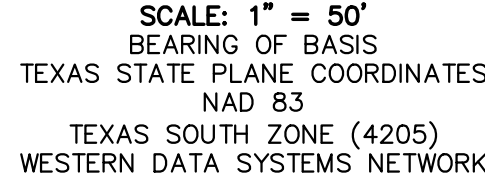
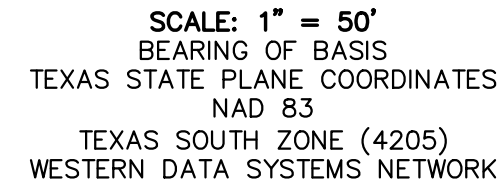
RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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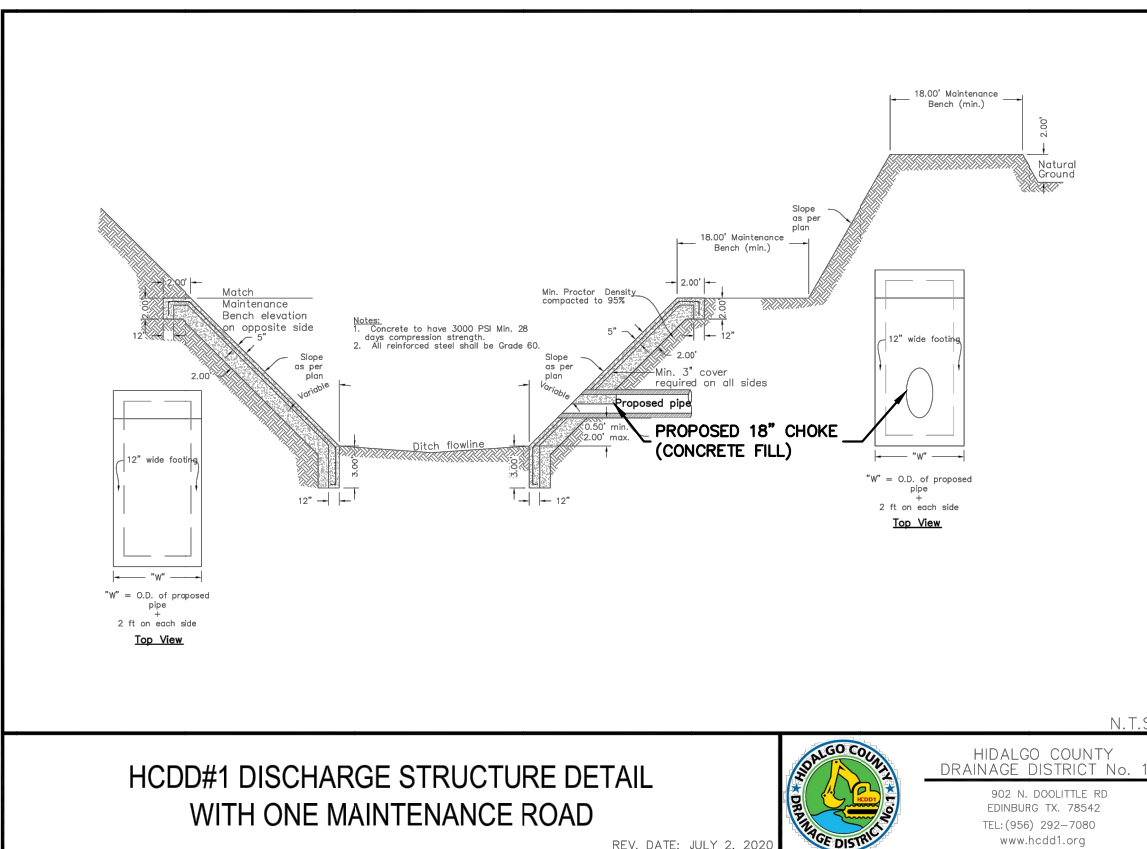
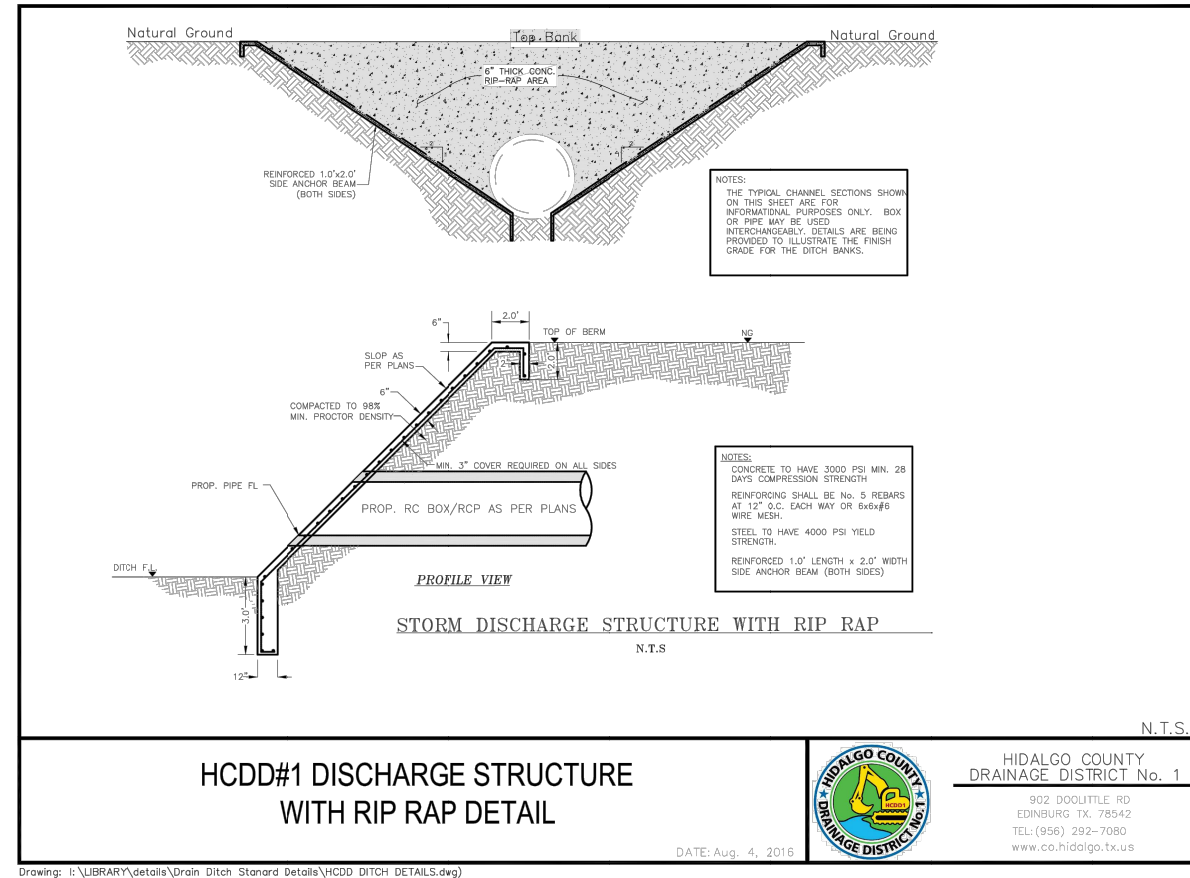
ISSUED FOR:
PRELIMINARY

OVERALL PAVING AND DRAINAGE LAYOUT
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS



NOTES:

- 1.) ALL MATERIALS SHALL BE DOMESTIC
- 2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.
- 3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.



	EXIST. GRATE INLET		1/2" IRON ROD SET		EXIST. FLUSH VALVE		EXIST. SANITARY SEWER MANHOLE
	EXIST. CURB INLET		1/2" IRON ROD FOUND		EXIST. IRRIGATION VALVE		EXIST. STORM SEWER MANHOLE
	EXIST. TELEPHONE PEDESTAL		FENCE CORNER FOUND		EXIST. FIREHYDRANT	— X — X —	EXIST. FENCE LINE
	EXIST. GRATE INLET		1/2-INCH IRON PIPE FOUND		EXIST. MAIL BOX	— OHE — OHE —	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. LAMP POLE		RIGHT-OF-WAY POST FOUND		EXIST. BRICK MAIL BOX	— UG — UG —	EXIST. UNDERGROUND CABLE
	EXIST. TRAFFIC POLE		CALCULATED POINT		EXIST. WATER METER	— GAS — GAS —	EXIST. UNDERGROUND GAS LINE
	EXIST. GUY WIRE		COTTON PICKER SPINDLE SET		EXIST. STREET SIGN		
	EXIST. POWER POLE		ELECTRICAL BOX				
	EXIST. WATER VALVE						

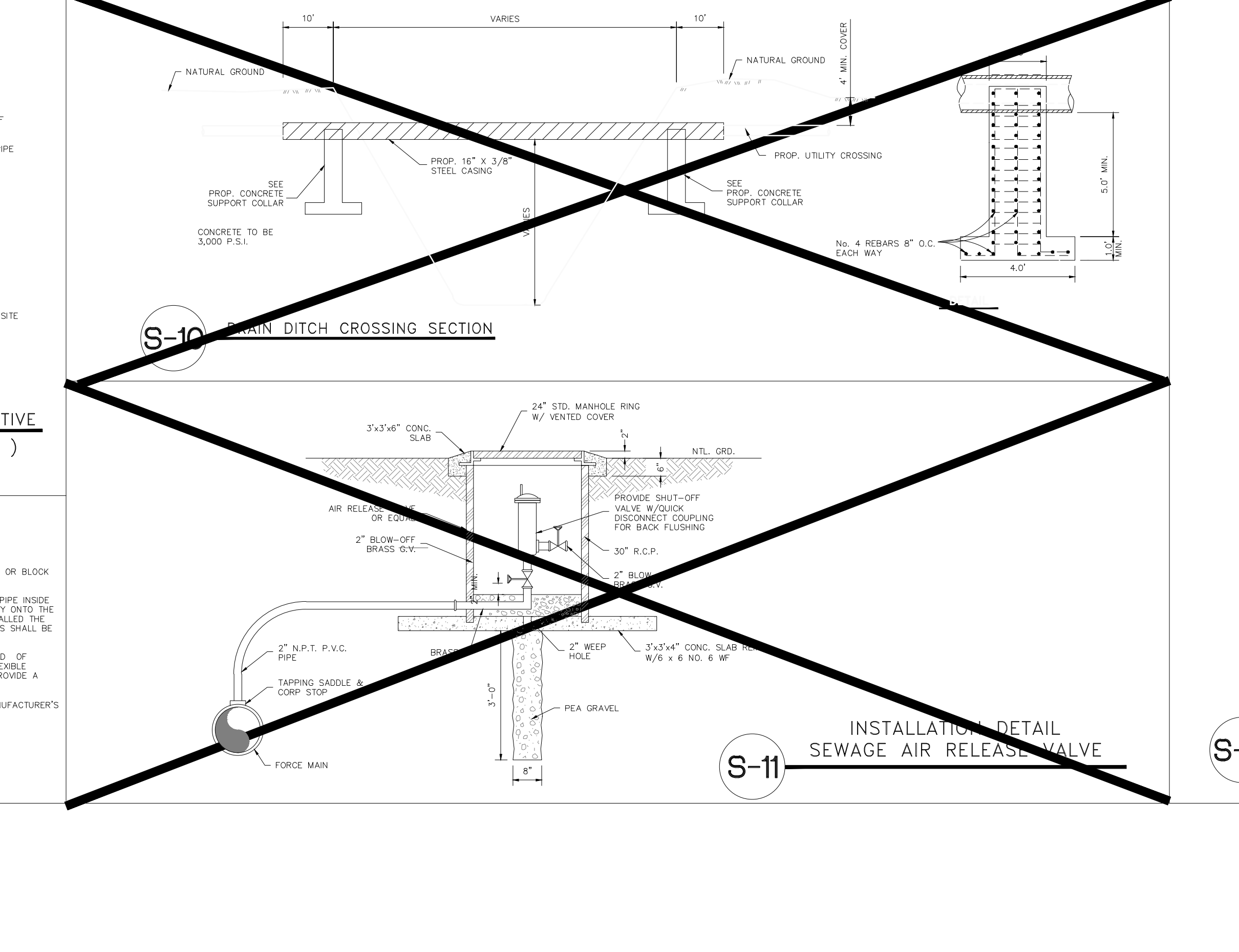
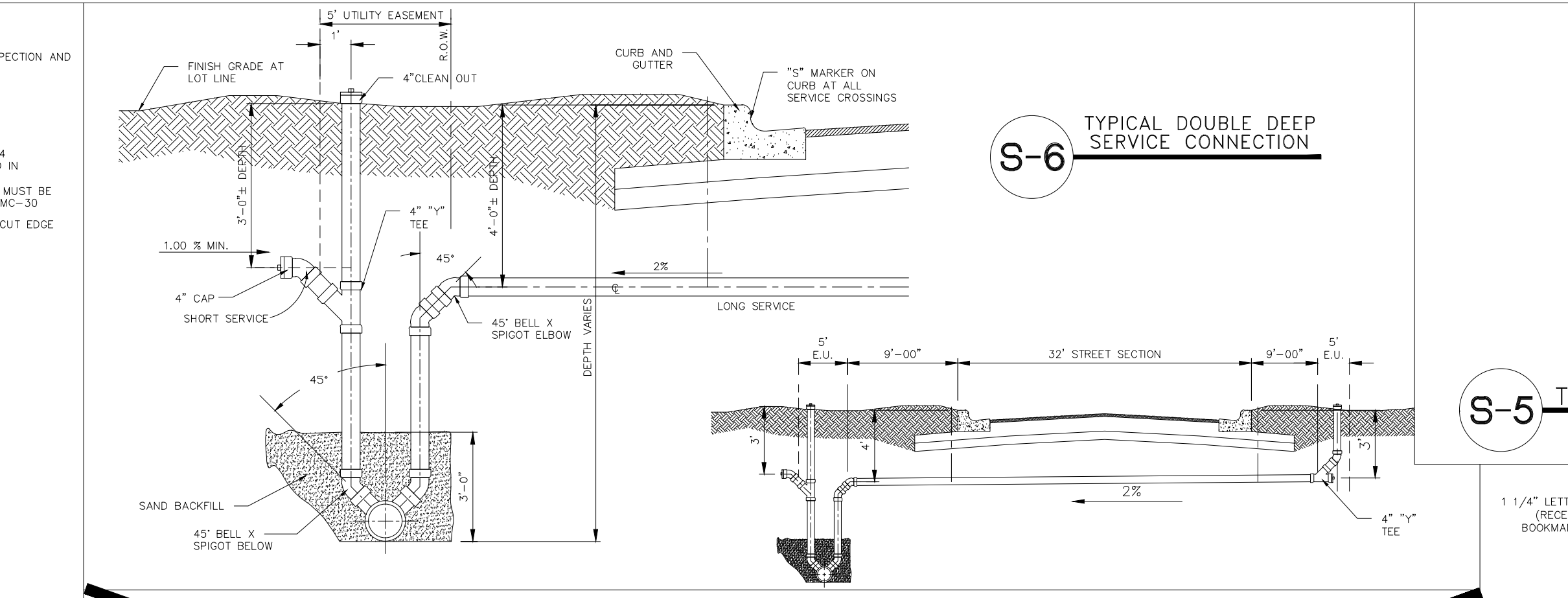
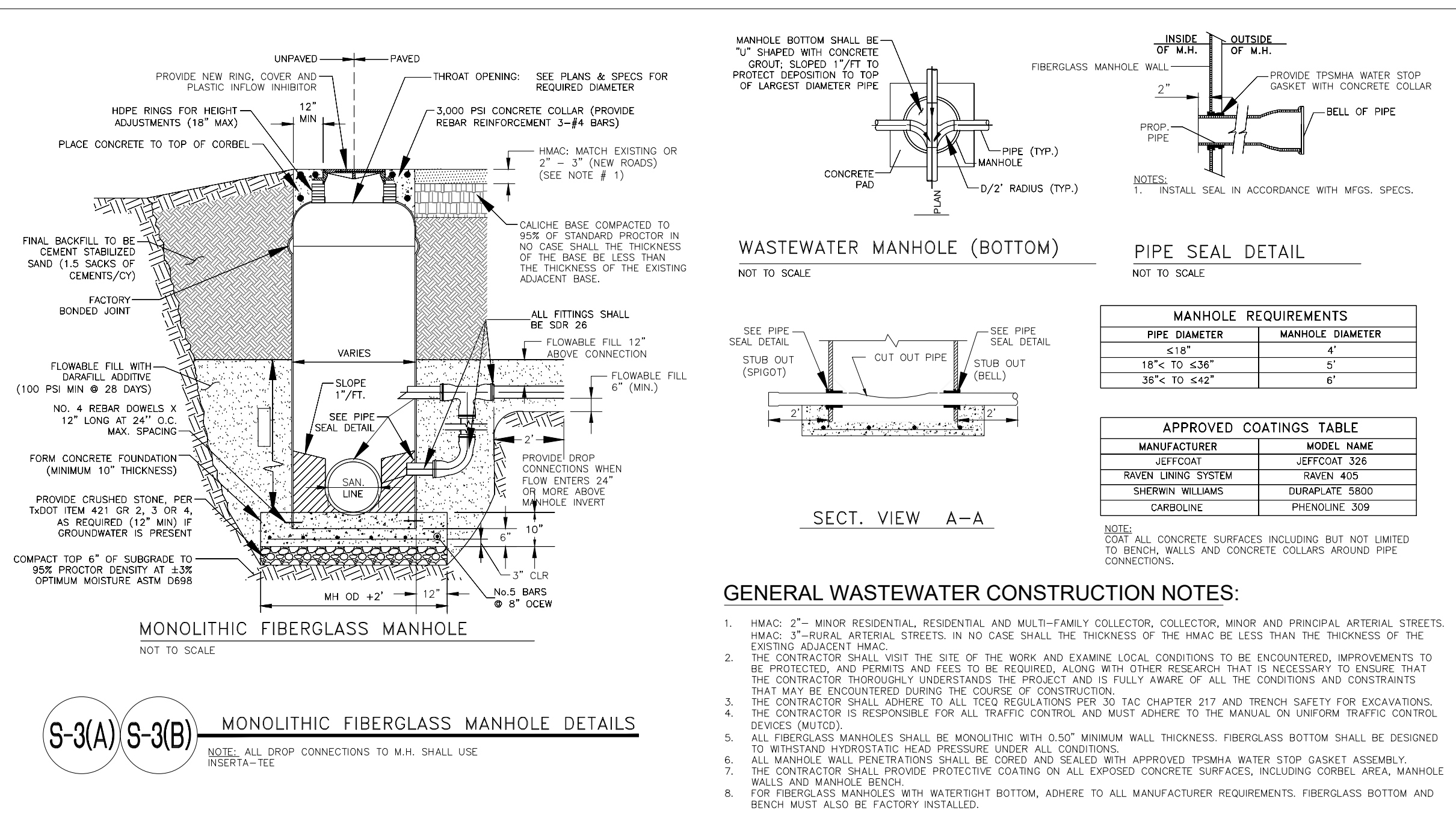
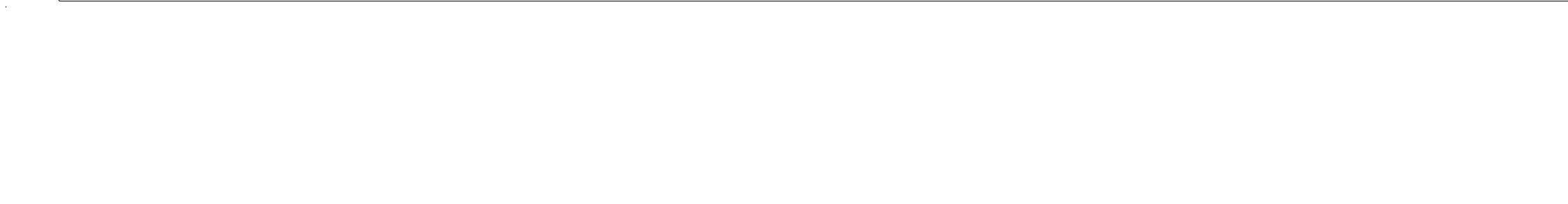
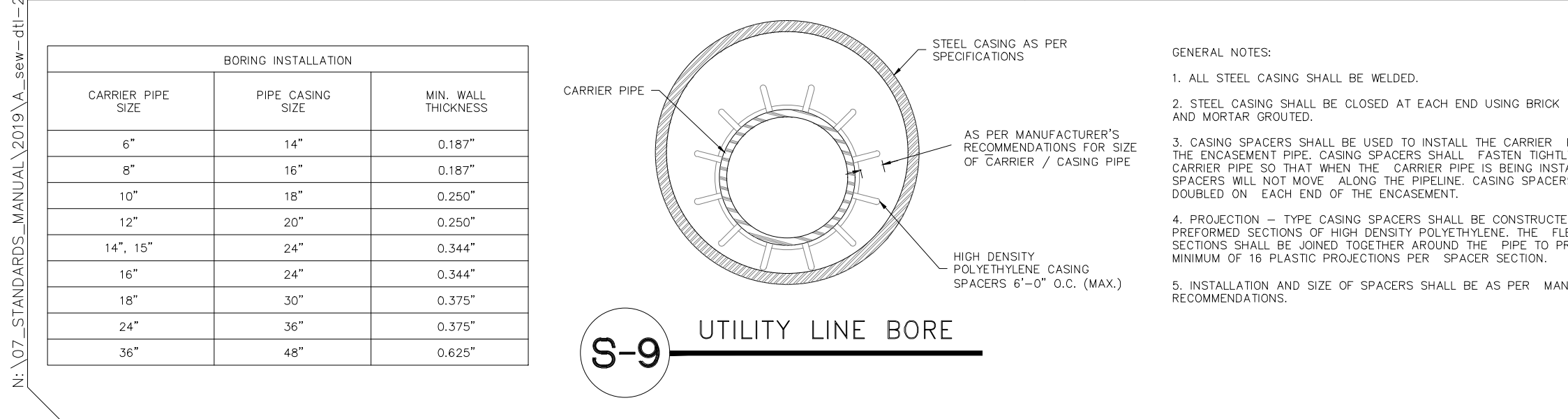
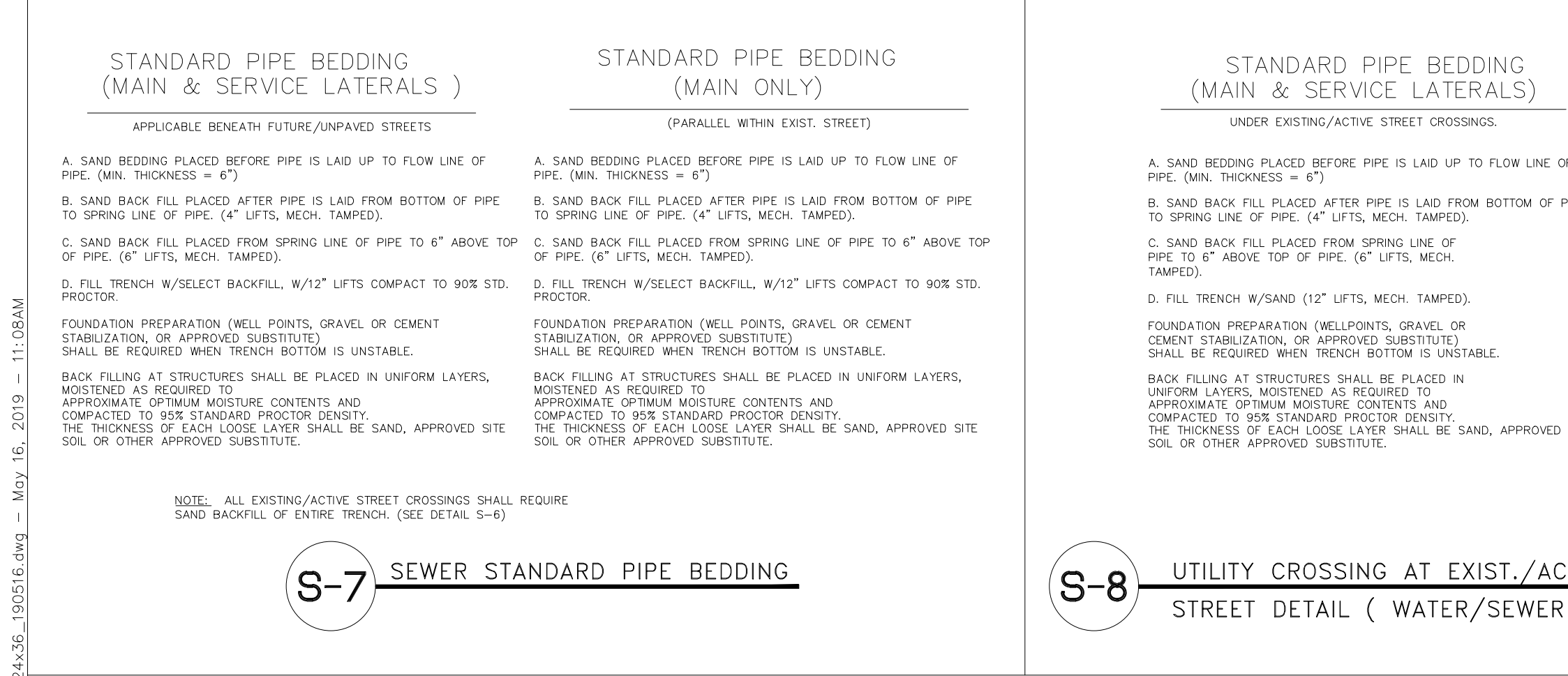
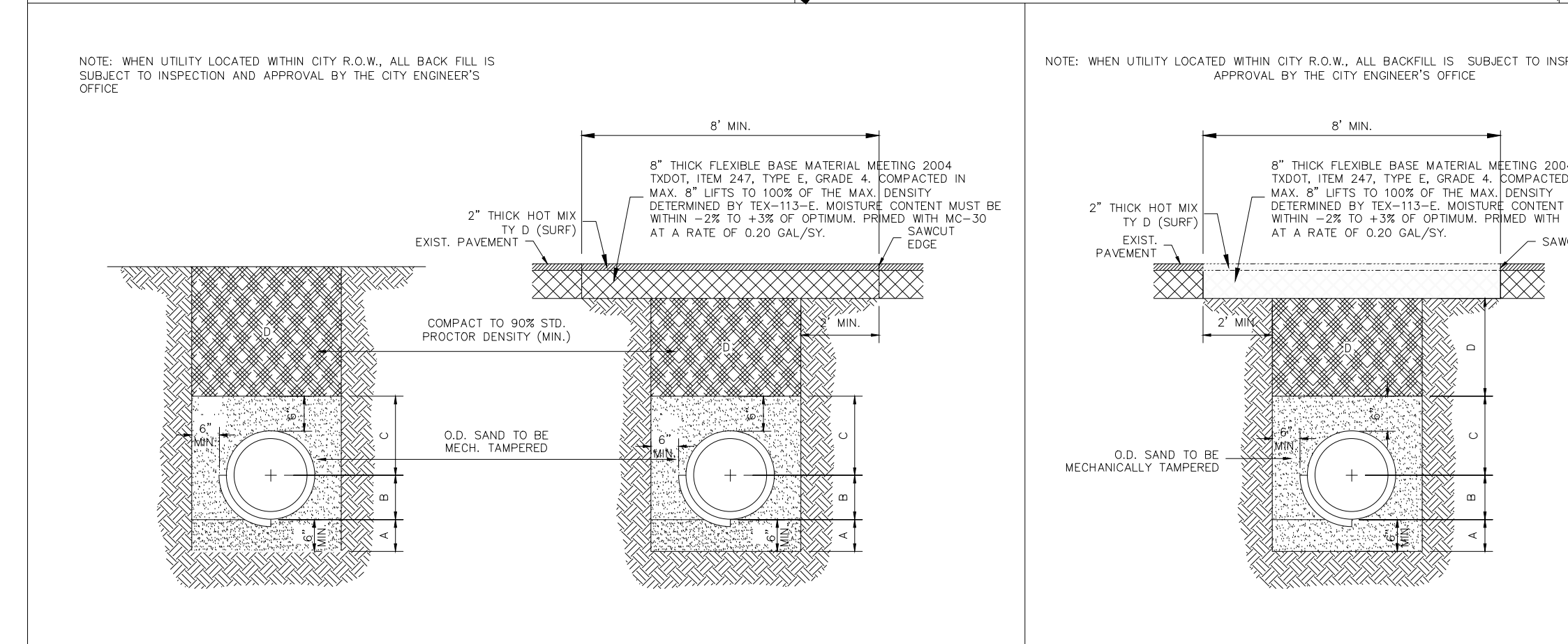
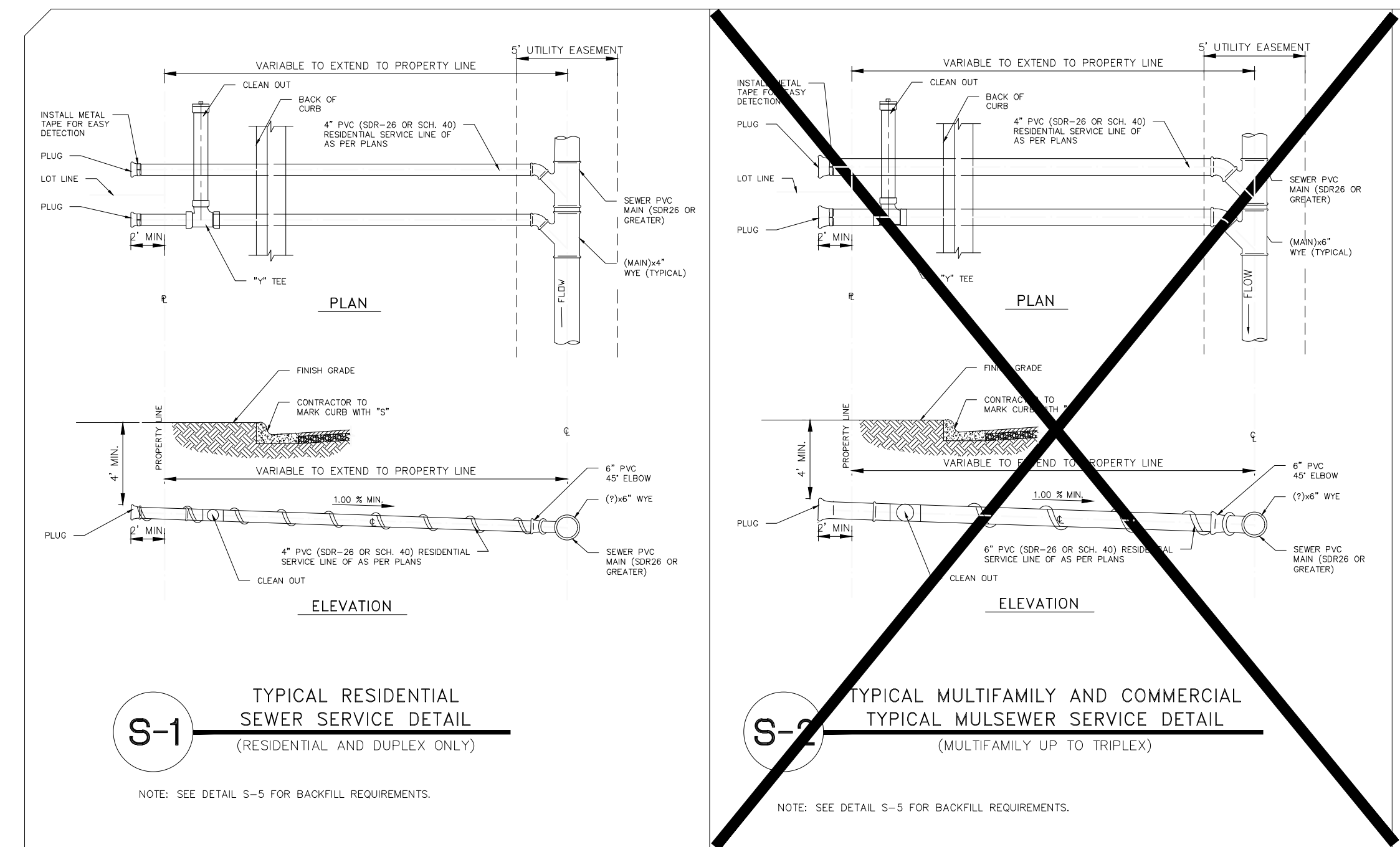
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G.
SCALE:	1"=50'
DATE:	AUGUST 8, 2022
PROJECT:	SUB 21 011
REVISIONS:	
PAGE NO.	SHT5

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RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78555
(TEL) 956-380-5152 (FAX) 956-380-5083

N:\07- STANDARDS MANUAL 2019\A_ssm-dtl-24x36_190516.dwg - May 16, 2019 11:09AM



FILE NAME:
DATE: MAY, 2019
SURVEYED BY:
DESIGNED BY: JAG/GC
DRAWN BY: RM
REVISED BY: JAG/GC
CHECKED BY: IP/GC

TITLE: SANITARY SEWER COLLECTION SYSTEM
STANDARD DETAILS

SCALE: HOR: 1" = NTS
VERT: 1" = NTS

DATE: 1 OF 1

PROJECT: MONTEMAYOR DWG SUB 21 011 - RDE SHT 25-29 TYPICAL DETAILS.dwg RIDEDELTA 9/9/2022 12:18 PM

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G.
DATE: AUGUST 4, 2022
PROJECT: SUB 21 011
REVISIONS:
PAGE NO: SHT6

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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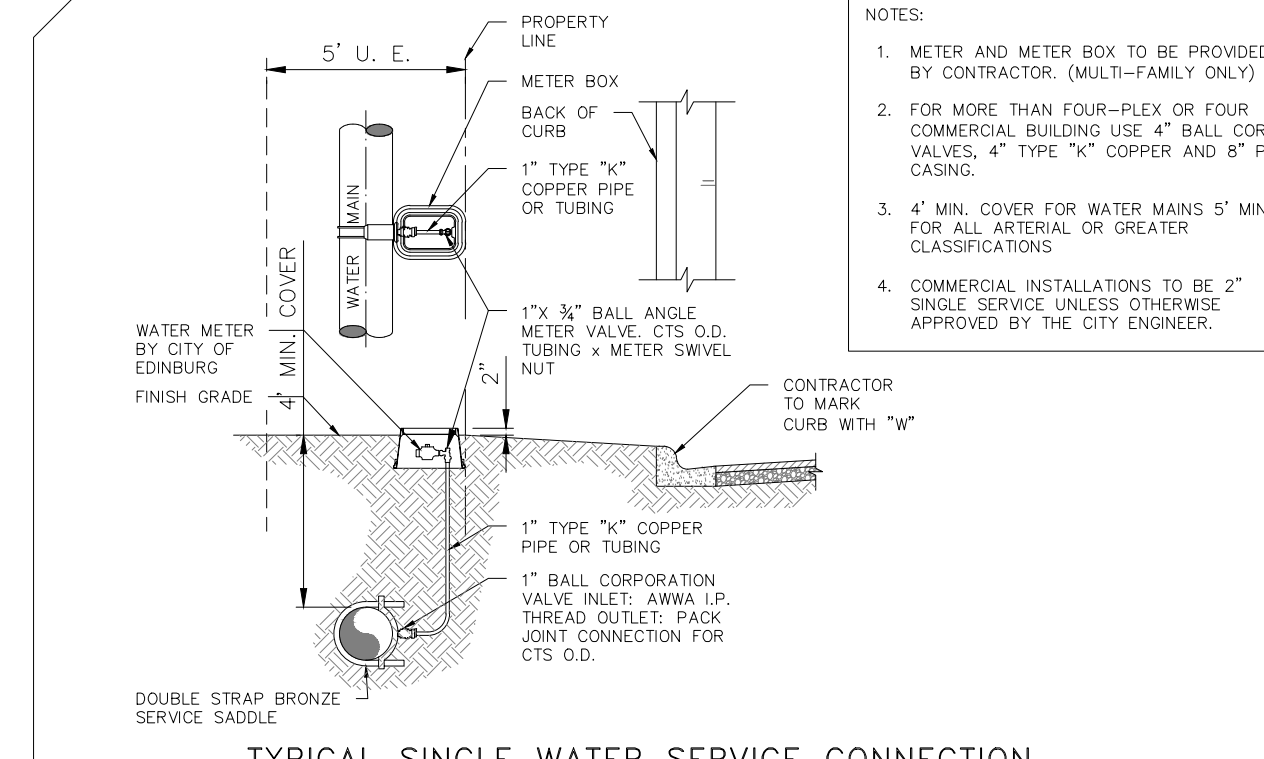
ISSUED FOR:
PRELIMINARY

TYPICAL DETAILS LAYOUT

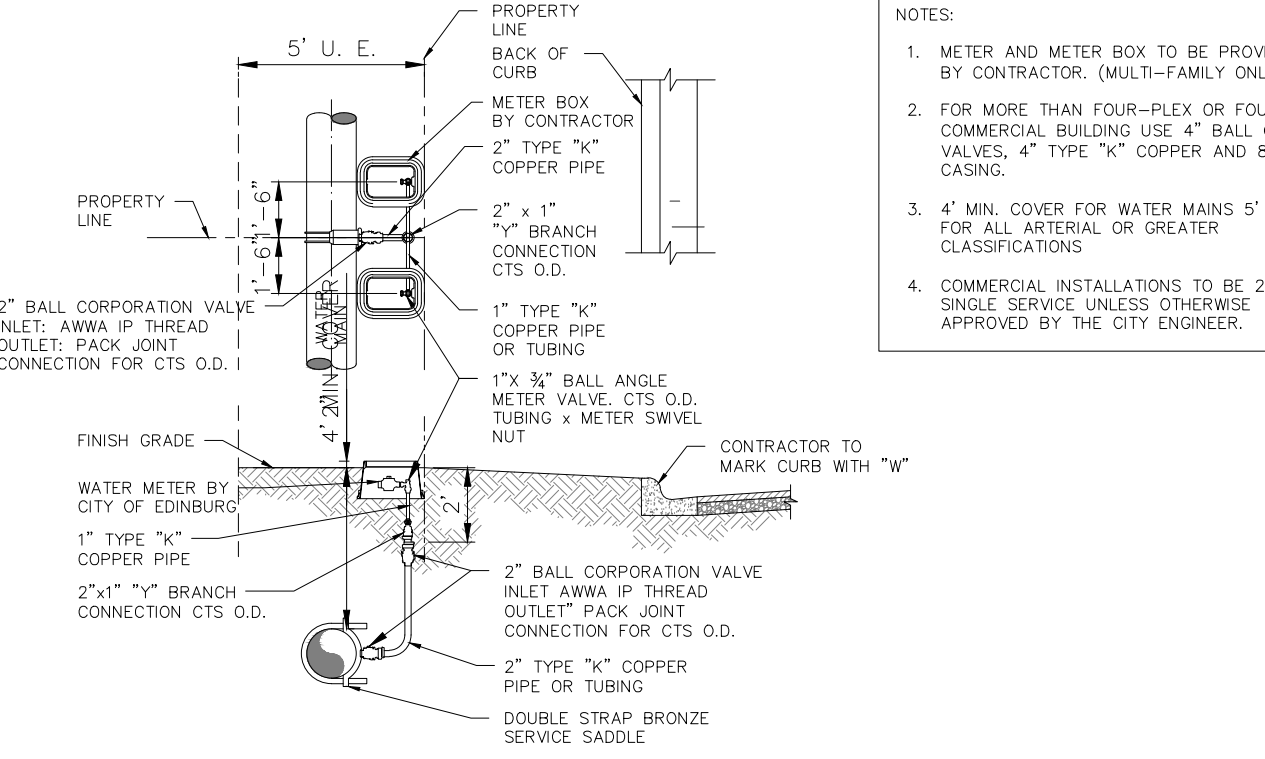
MONTREAL ESTATES SUBDIVISION

CITY OF EDINBURG, TEXAS

HIDALGO COUNTY, TEXAS



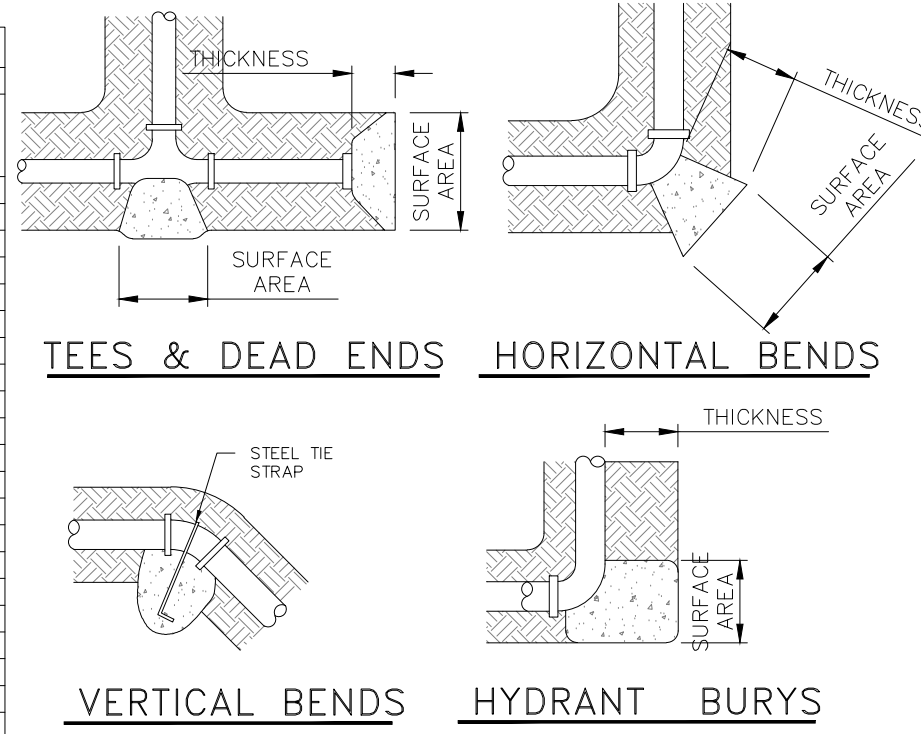
TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL DOUBLE WATER SERVICE CONNECTION

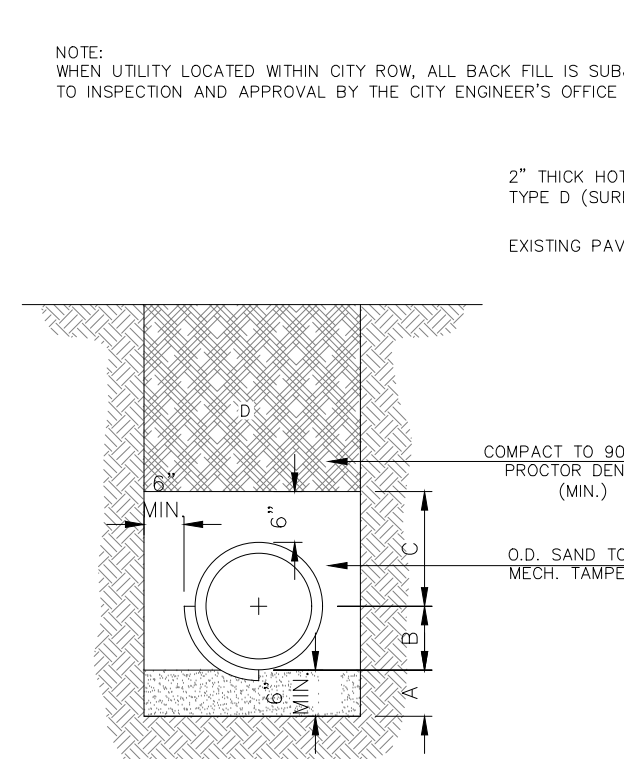
THRUST BLOCK SIZE				
HORIZONTAL BENDS				
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.	
22-1/2" BENDS 6 OR LESS	2	8	1,700	
8	3	12	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
45" BEND 6 OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	13,000	
14	8	24	17,000	
16	11.5	24	23,200	
90" BEND 6 OR LESS	6	12	6,000	
8	8	15	10,700	
10	10	18	16,700	
12	12	18	24,000	
14	18	24	32,600	
16	21	24	42,700	
TEES & DEAD ENDS 6 OR LESS	3	12	---	
8	4	15	---	
10	6	18	---	
12	8.5	18	---	
14	11.5	24	---	
16	15	24	---	

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A SOIL RESISTANCE OF 2,000 LBS PER SQ. FT. WITH PRELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB AND GUTTER AND A 5 FT. MIN. WITHOUT CURB AND GUTTER.

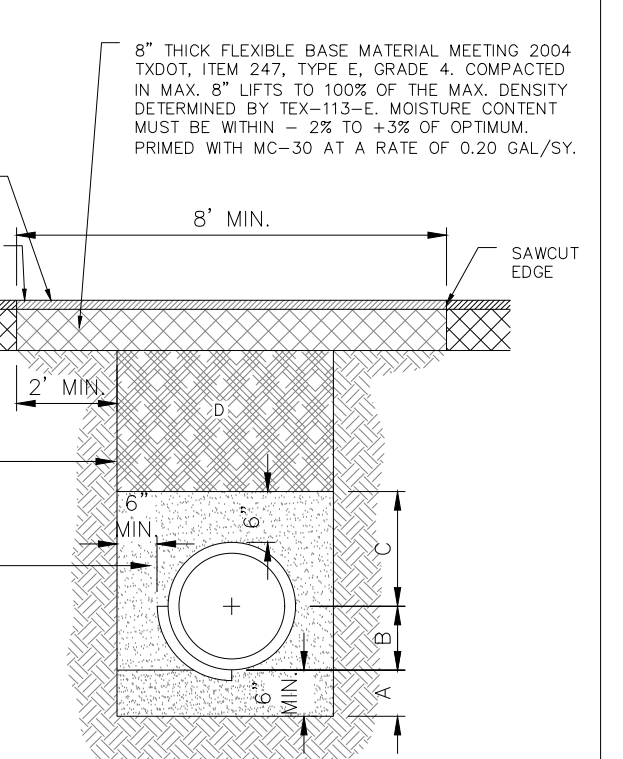


W-5 THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS



W-4

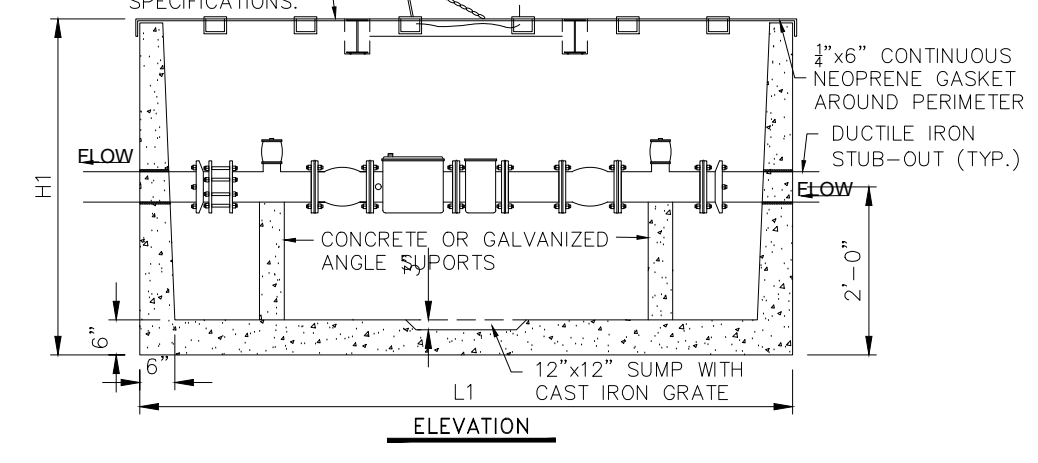
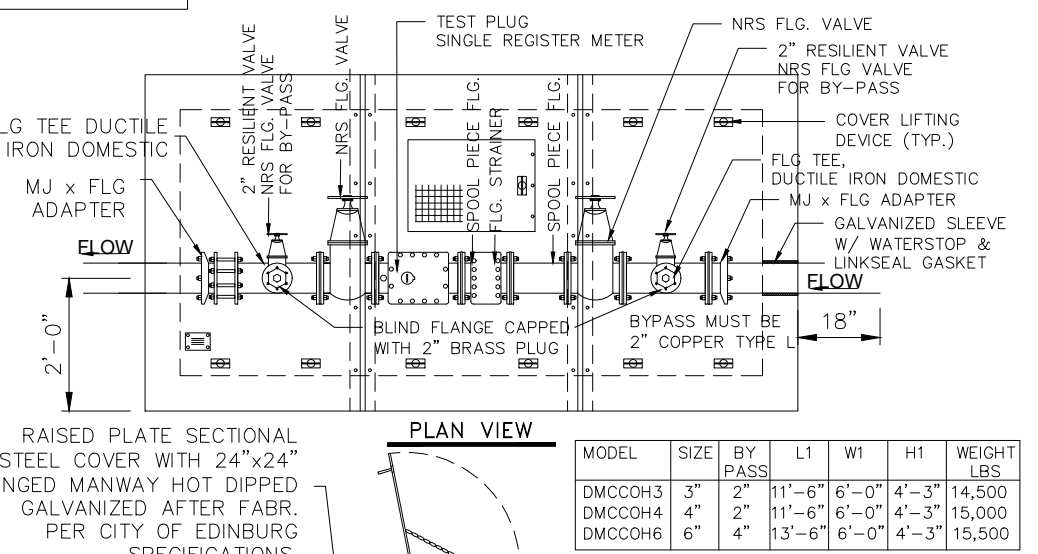


W-3

W-15 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING

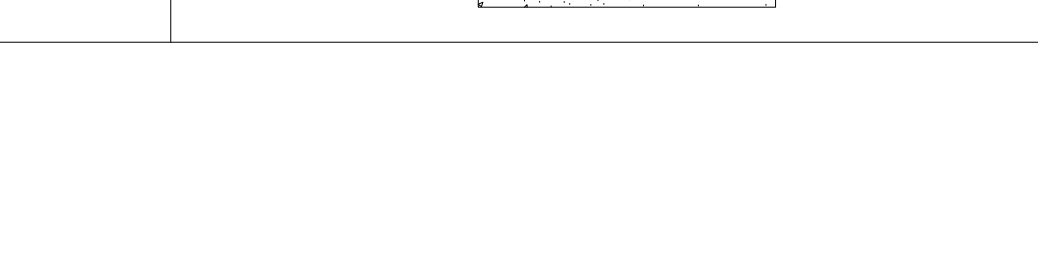
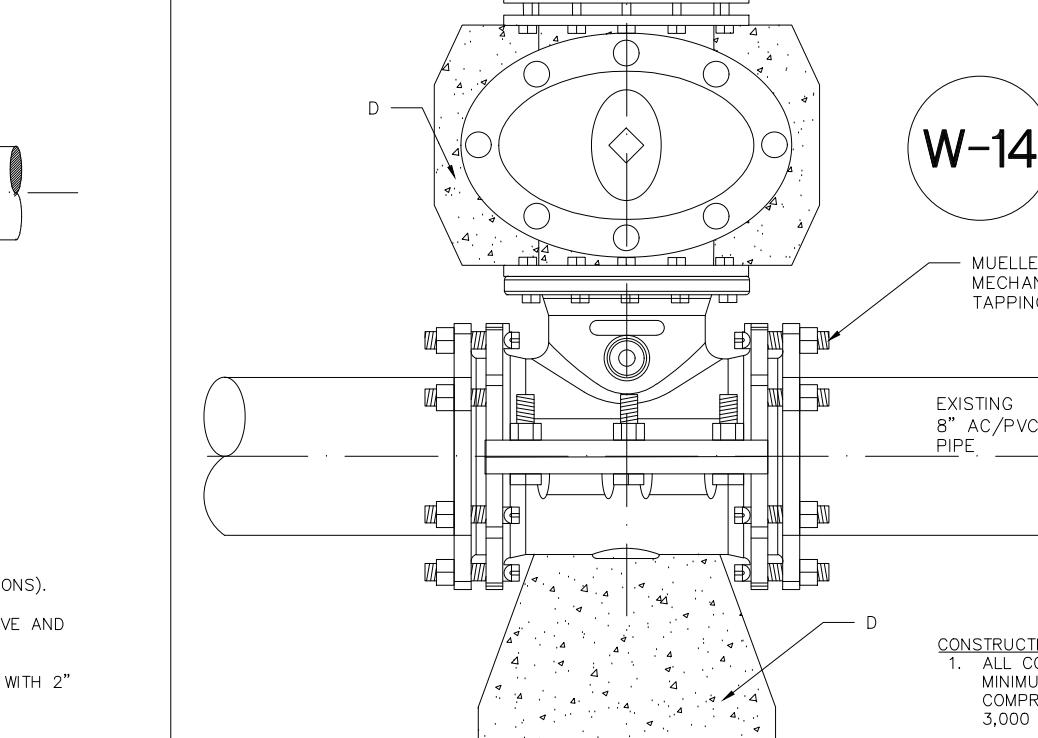
NOTE: THIS METHOD SHALL ALSO BE USED AT A NEW CONNECTION TO AN EXISTING DEAD END LINE. 1. THE EXISTING LINE HAS BEEN DISINFECTED AND PRESSURIZED. THE VALVE AT THE CONNECTION TO THE EXISTING LINE SHALL BE OPENED (BY CITY OF EDINBURG). 2. TAP DEED NEED TO BE PAID BY DEVELOPER, CONTRACTOR OR CUSTOMER.

W-16 METER VAULTS



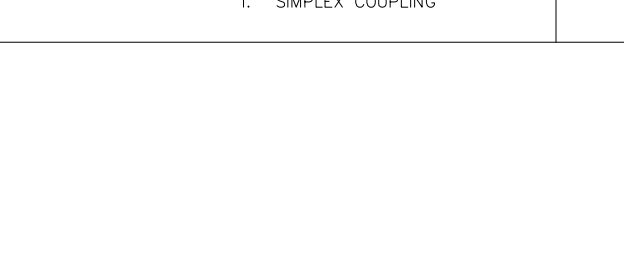
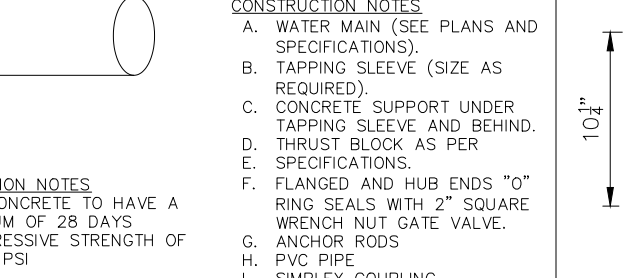
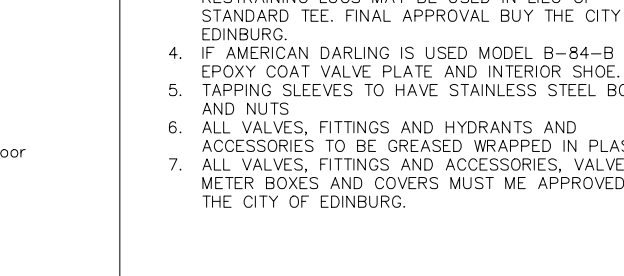
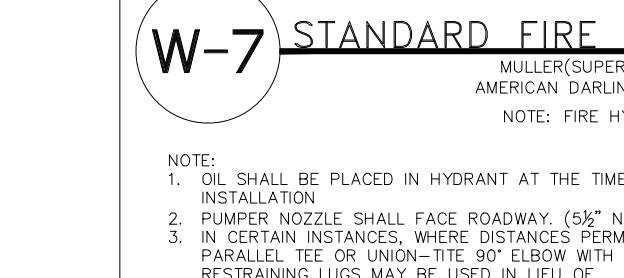
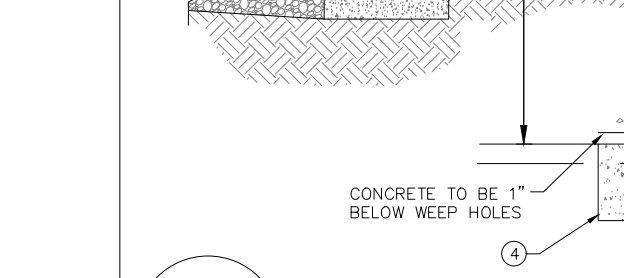
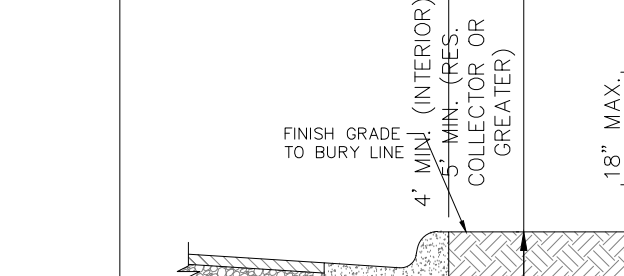
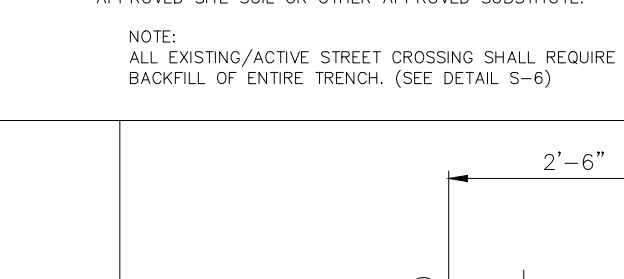
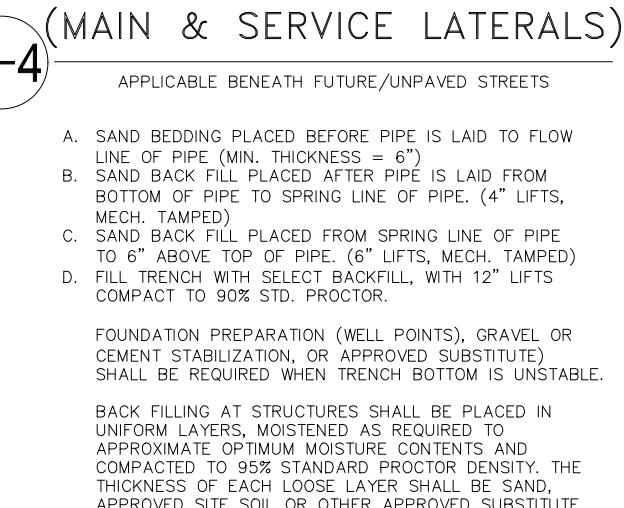
NOTE: 1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION. 2. PLUMBER NOZZLE SHALL FACE ROADWAY (50' N.S.T.). 3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-LITE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG. 4. IF AMERICAN DARTING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHADE. 5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS. 6. ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE ORDERED WRAPPED IN PLASTIC. 7. ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF EDINBURG.

SPECIFICATIONS: CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit of monolithic construction at floor and first slope of wall with structural riser to required depth. REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 as required centers or equal. STEEL COVER: All steel fabrication shall be in accordance to AIA D11. Steel shall be ASTM A36 carbon steel, and hot dipped galvanized after fabrication in accordance to ASTM A 123. Standard cover is rated for 50 PSI. ENGINEERING DATA: The meter assembly shall be factory assembled in vault and hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations: American Water Works Association, Underwriters Laboratories, Uniform Plumbing Code, American Society of Sanitary Engineering.



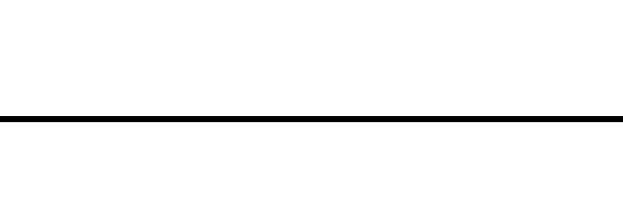
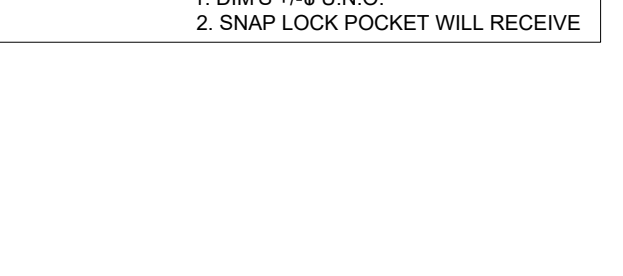
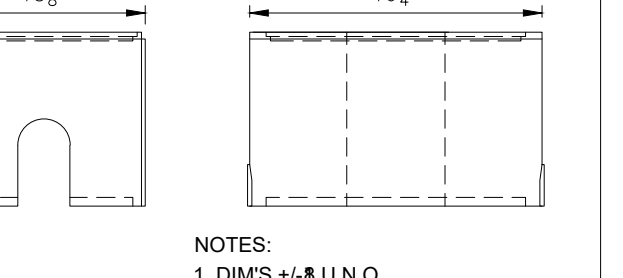
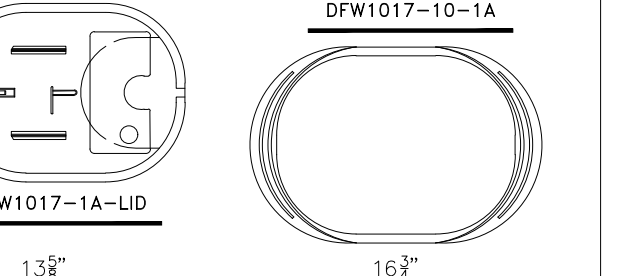
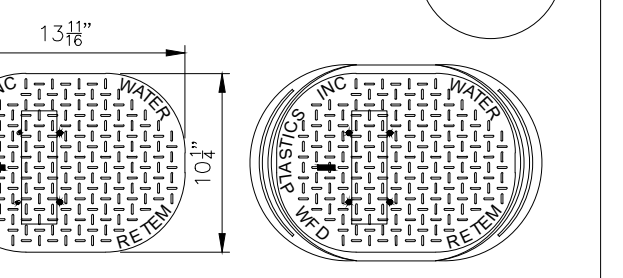
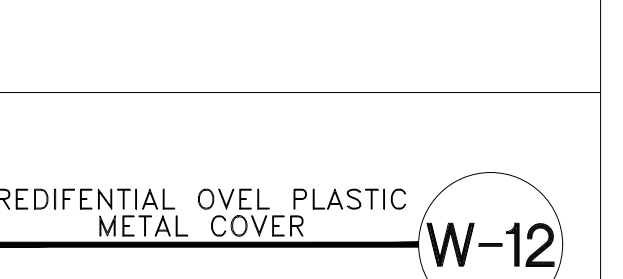
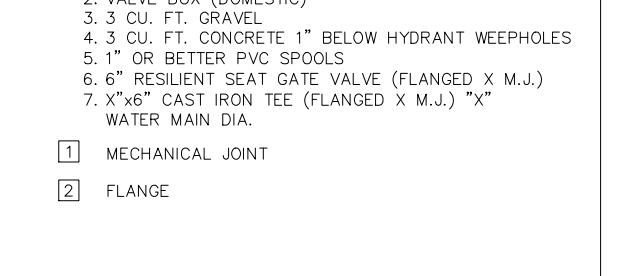
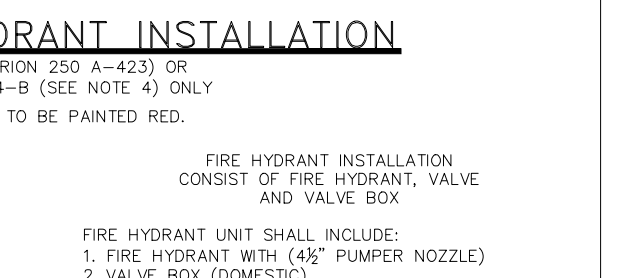
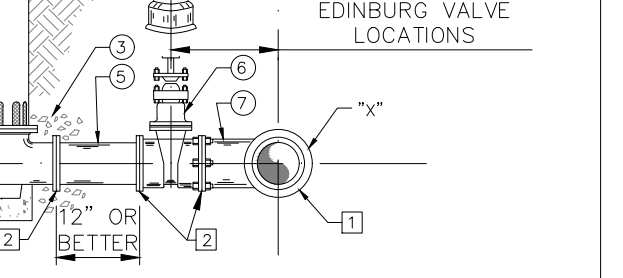
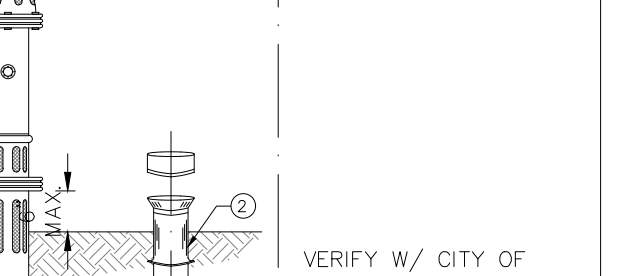
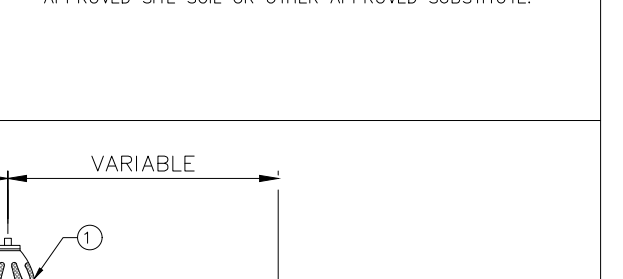
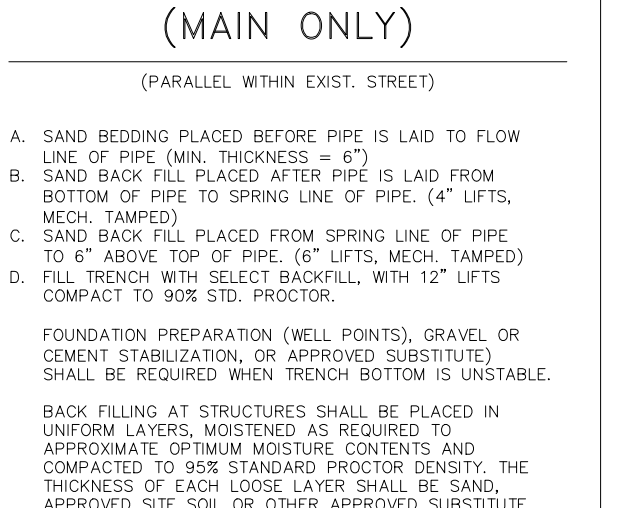
CONSTRUCTION NOTES: A. WATER MAIN (SEE PLANS AND SPECIFICATIONS). B. TAPPING SLEEVE (SIZE AS REQUIRED). C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND BENDING. D. THRUST BLOCK AS PER SPECIFICATIONS. E. FLANGED AND HUB ENDS 12" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. F. ANCHOR RODS. G. PVC PIPE. H. SIMPLEX COUPLING.

W-6 WATERLINE CROSSING OVER SEWER LINE



CONSTRUCTION NOTES: A. WATER MAIN (SEE PLANS AND SPECIFICATIONS). B. TAPPING SLEEVE (SIZE AS REQUIRED). C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND BENDING. D. THRUST BLOCK AS PER SPECIFICATIONS. E. FLANGED AND HUB ENDS 12" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. F. ANCHOR RODS. G. PVC PIPE. H. SIMPLEX COUPLING.

W-1 TYPICAL SINGLE WATER SERVICE CONNECTION



FILE NAME: DATE: MAY 2014 DESIGNED BY: JAG DRAWN BY: RM REVISED BY: JAG CHECKED BY: jp

WATER DISTRIBUTION SYSTEM STANDARD DETAILS

THE CITY OF Edinburg Engineering

SCALE: HOR: 1" = NTS VERT: 1" = NTS

SHEET NO.: 1 OF 1

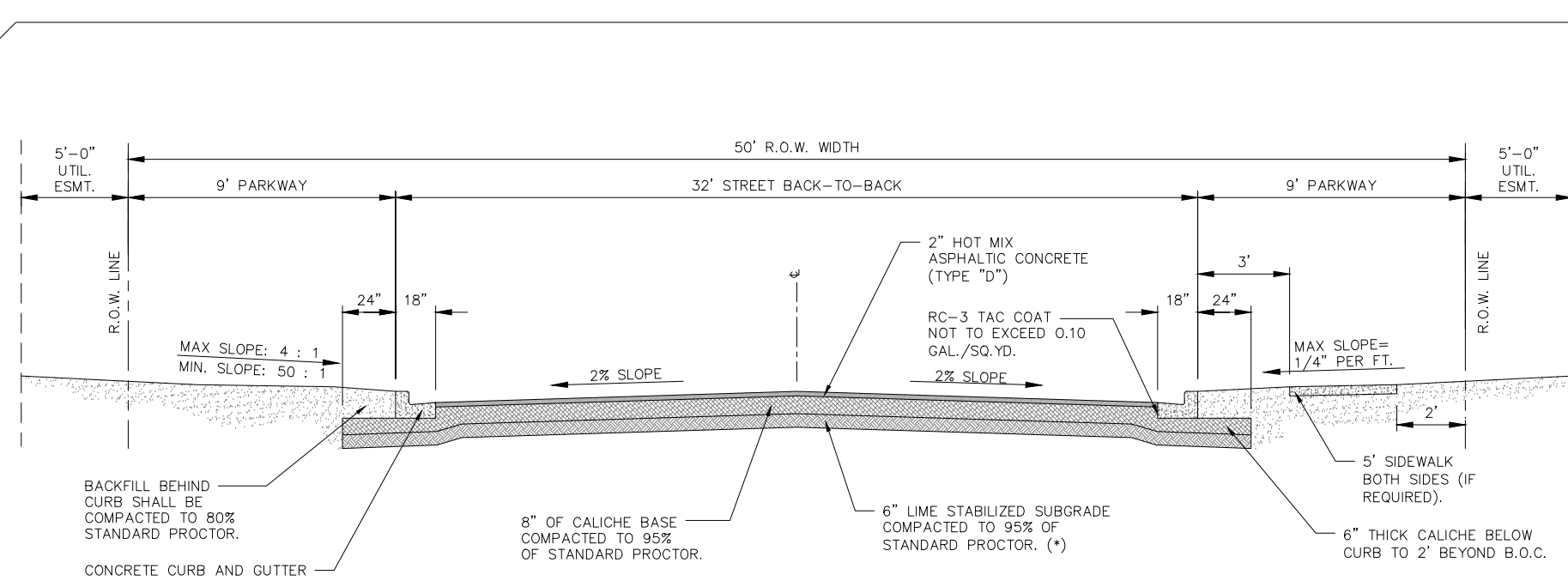
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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TYPICAL DETAILS
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY, TEXAS

PROJECT : ENGINEER: IVAN GARCIA P.E. R.P.L.S. SURVEYOR: IVAN GARCIA P.E. R.P.L.S. CHECKED: IVAN GARCIA P.E. R.P.L.S. DRAWN: H.G. SCALE: 1"=50' DATE: JULY 12, 2022 PROJECT: SUB 21.011 REVISIONS: PAGE NO. SHT7

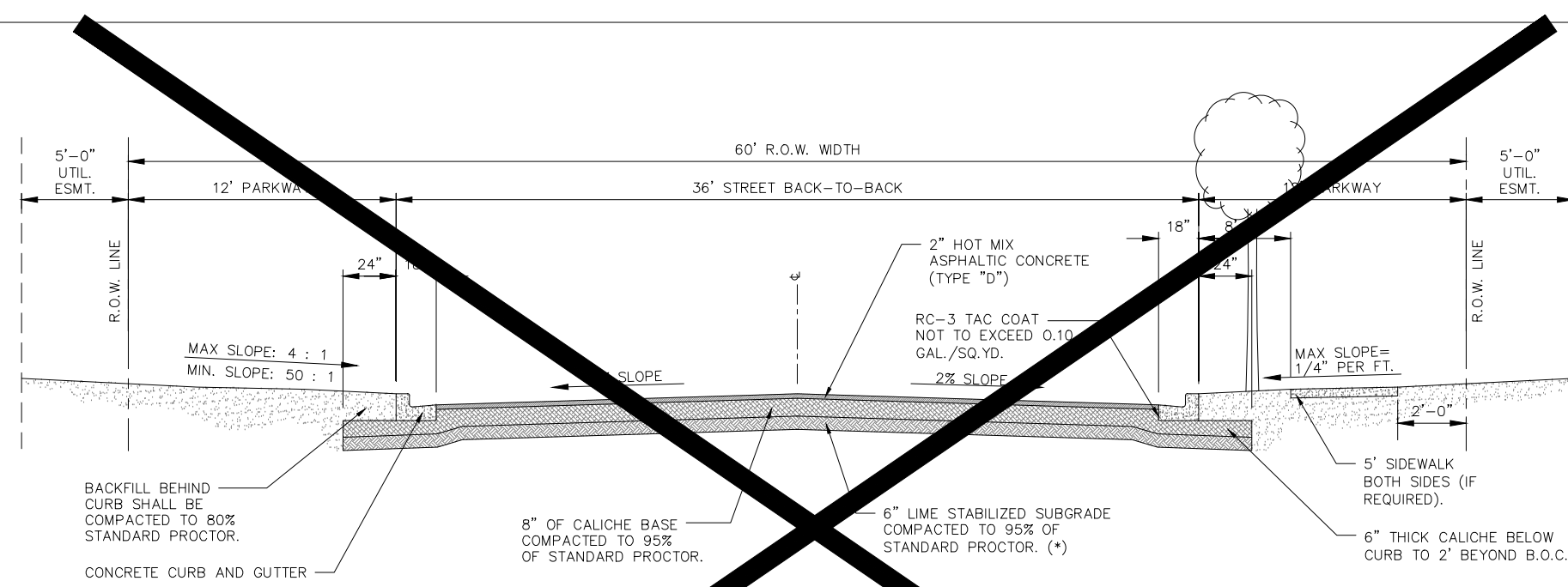


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-1

MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL

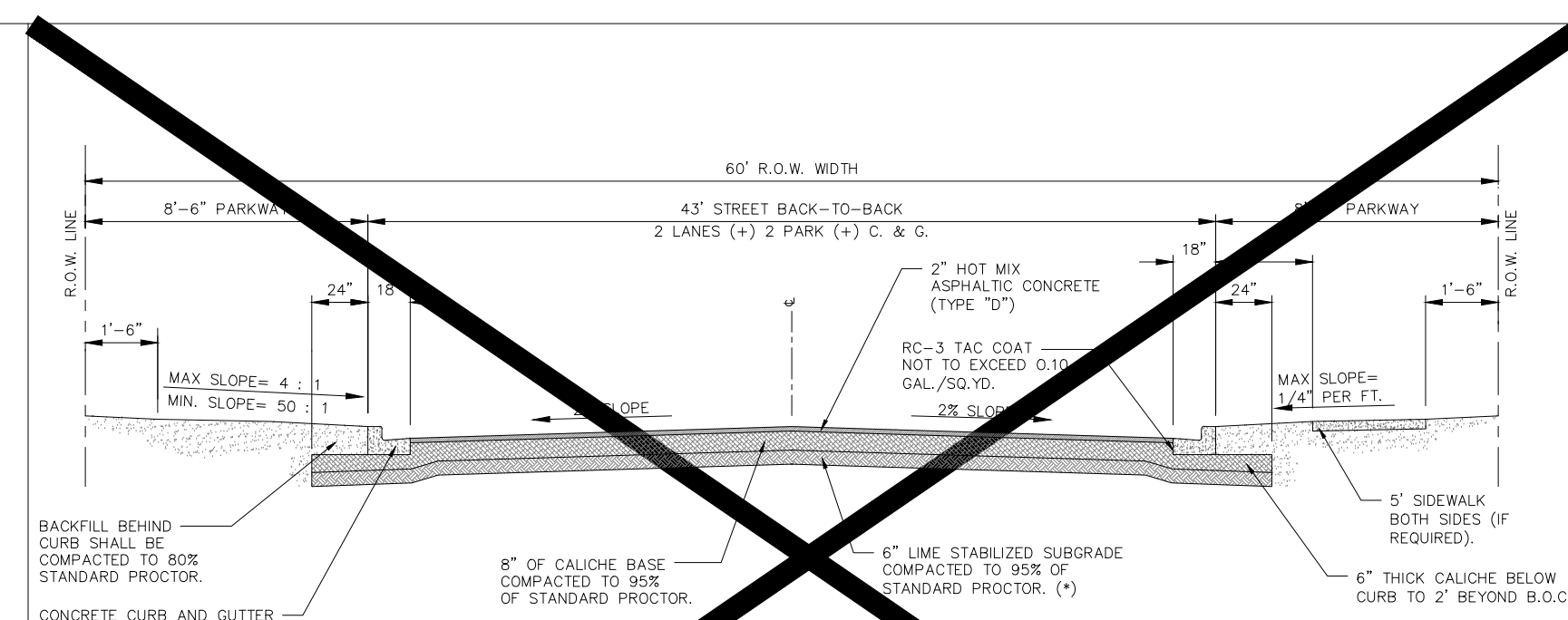


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (16 OR MORE LOTS).

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-2

MINOR RESIDENTIAL STREET SECTION (32' BB - 60' R.O.W.) - DETAIL

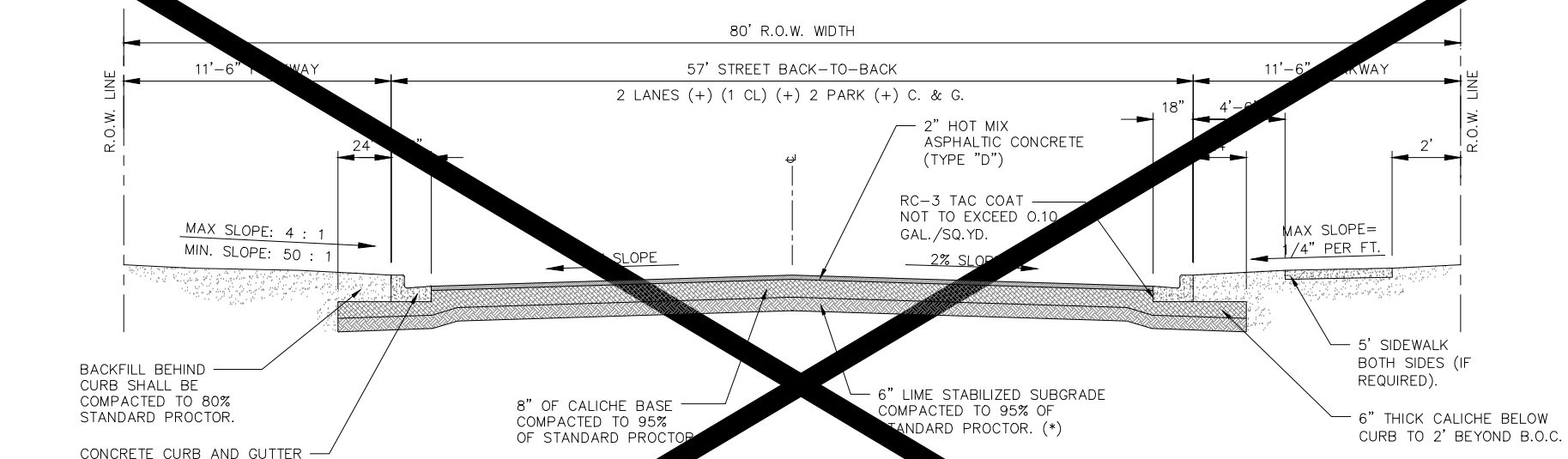


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-3

RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL

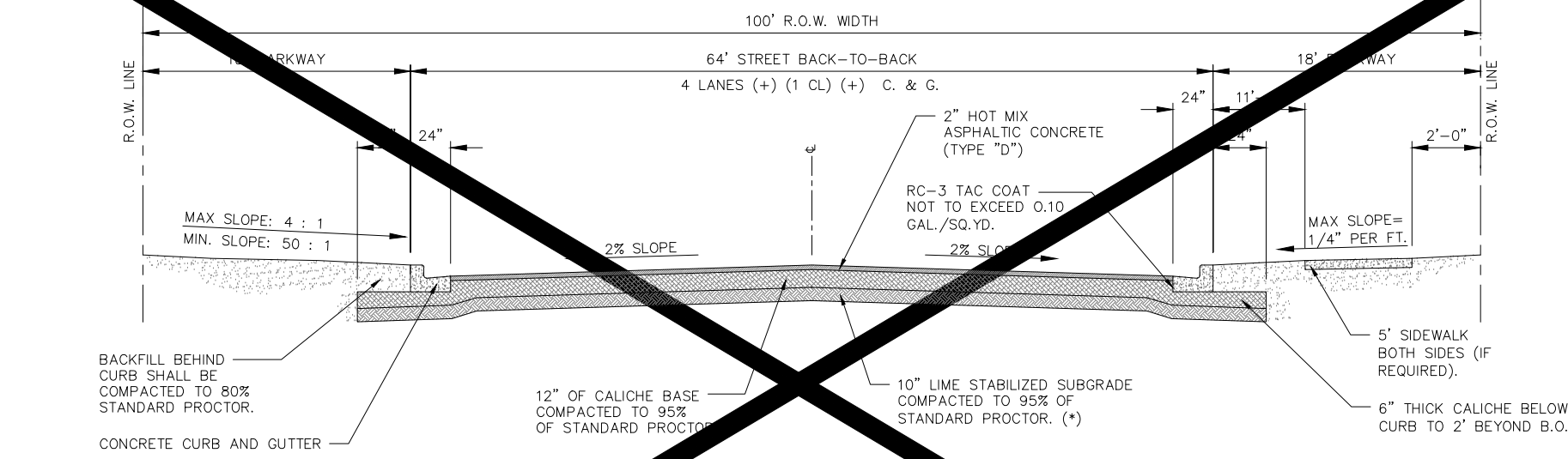


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-4

MINOR AND MAJOR THOROUGHFARES COLLECTOR STREET SECTIONS DETAIL

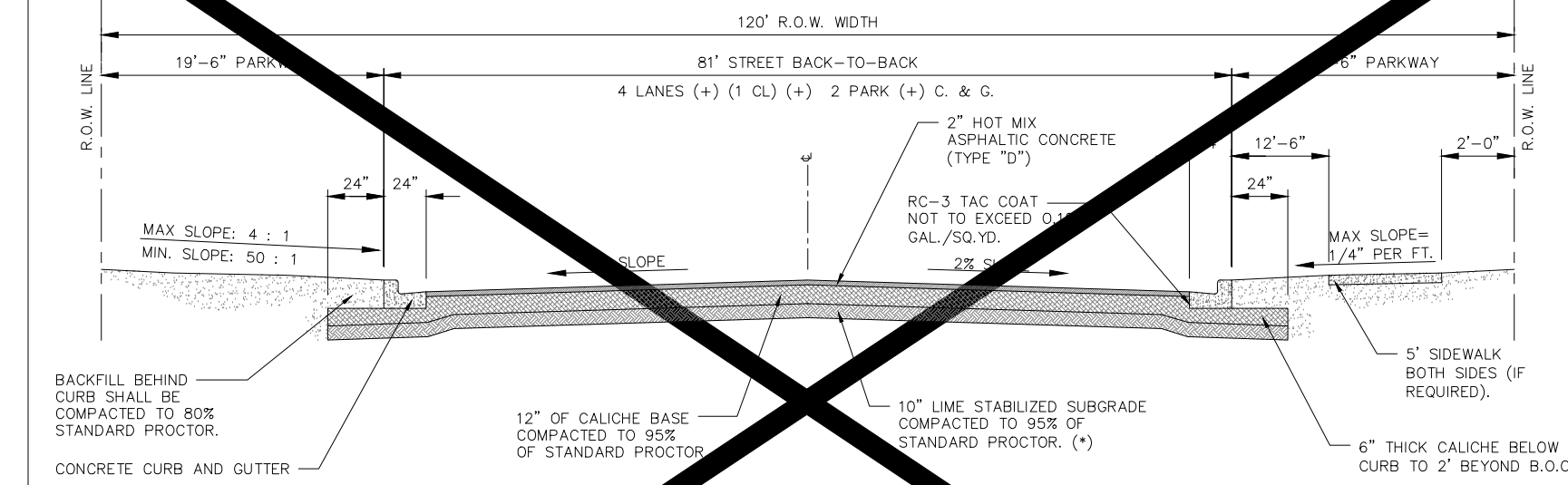


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-5

MINOR ARTERIAL COLLECTOR STREET SECTION DETAIL

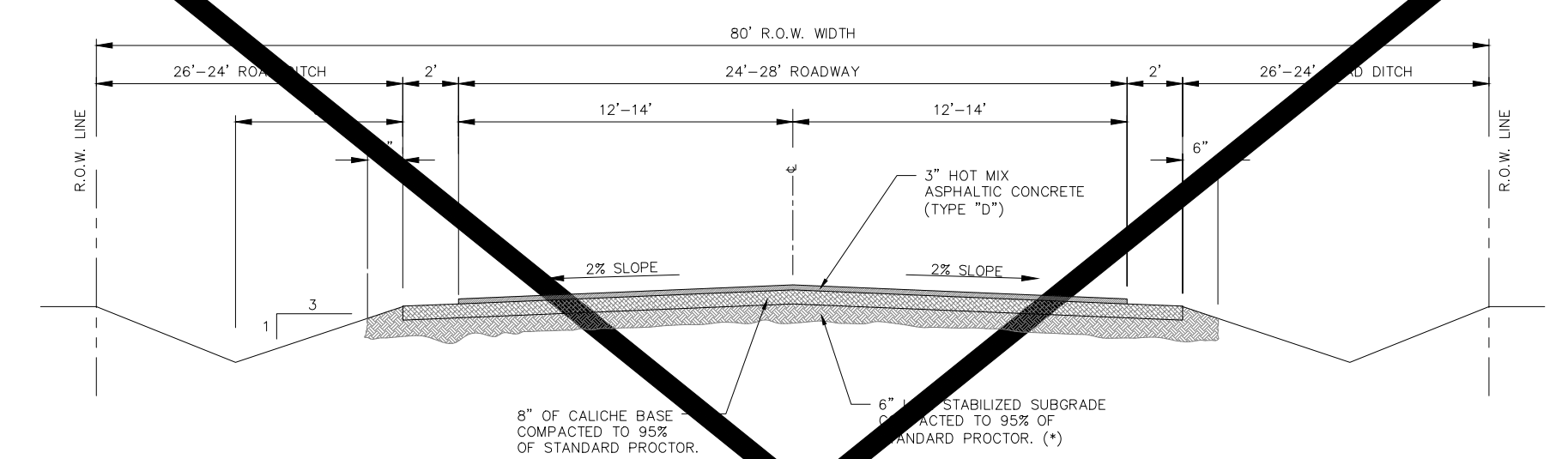


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-6

PRINCIPAL ARTERIAL COLLECTOR STREET SECTION DETAIL

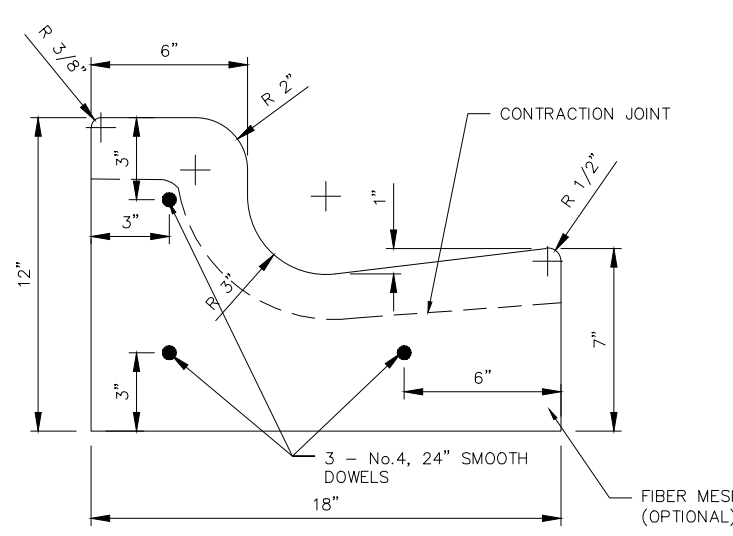


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

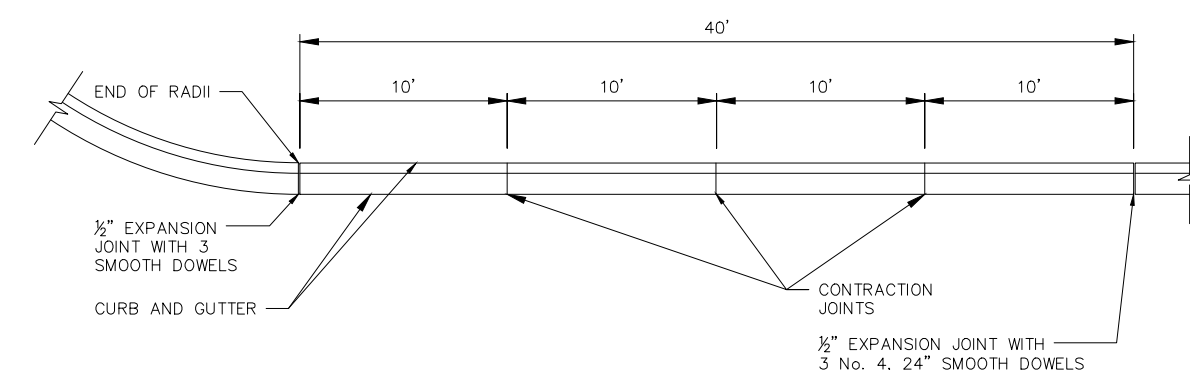
Retained on Sg. Sieve	Percent Required
No. 2	0
No. 4	20 - 60
No. 10	40 - 75
No. 40	70 - 90
Max. P.I.	15
Max. Wet Ball D.C.	15
Wet Ball Mill Max. Amount	50

P-7

RURAL PAVING STREET SECTION DETAIL

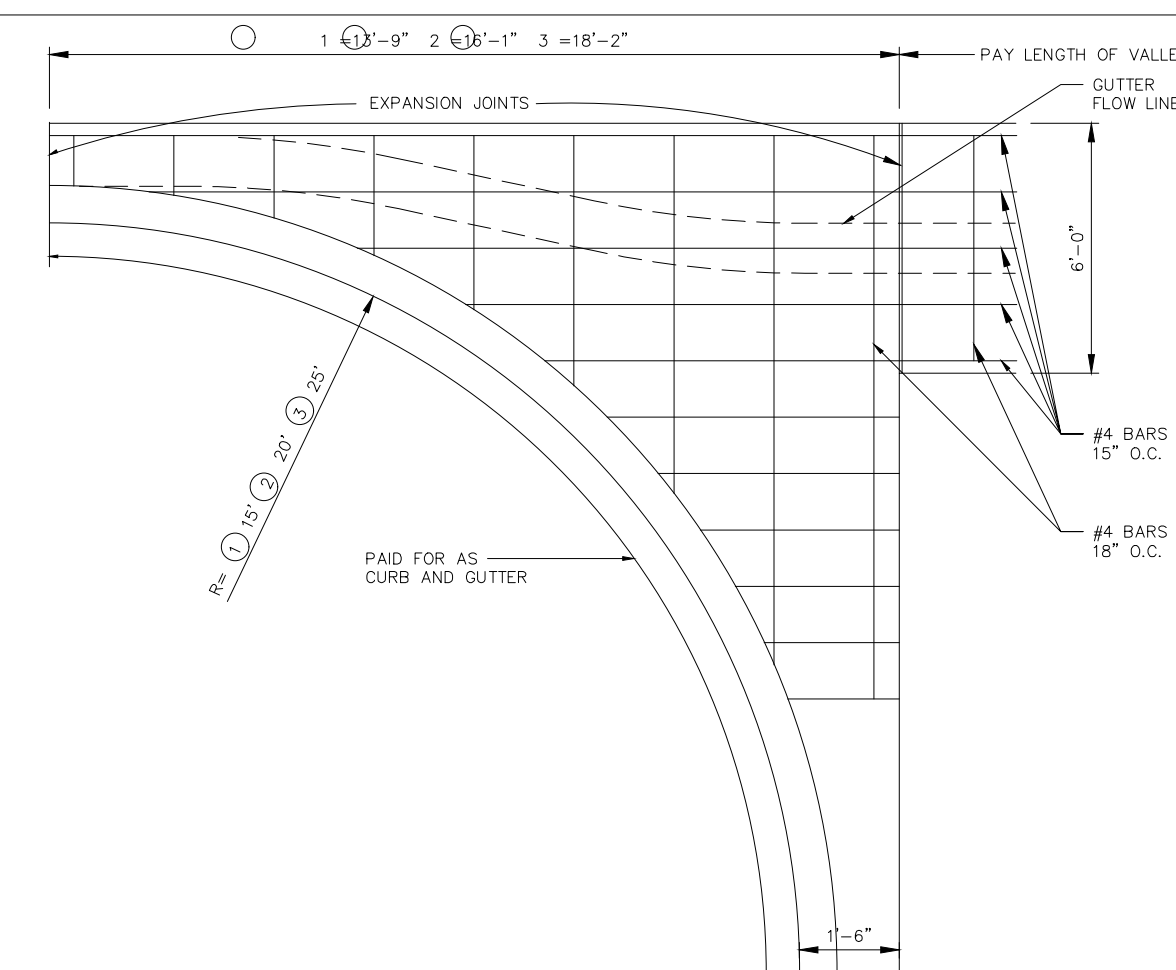


GENERAL NOTES:
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY.
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. 3/4" EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADI. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
4. EXPANSION JOINTS SHALL HAVE 3/4" EXPANSION JOINT MATERIAL AND 3 No. 4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.



P-8

TYPICAL JOINTS



TYPICAL VALLEY GUTTER SECTION

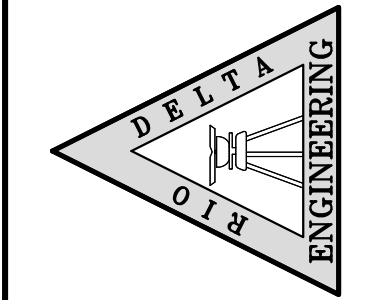
P-9

FILE NAME:	
DATE:	MAY, 2014
SURVEYED BY:	
DESIGNED BY:	IP/JAG
DRAWN BY:	RMM
REVISED BY:	IP/JAG
CHECKED BY:	IP/JAG
TITLE:	PAVING SYSTEM
STANDARD DETAILS	
EDINBURG	1968
ALL-America City	1968
THE CITY OF	Edinburg Engineering
SCALE:	HOR: 1" = NTS VERT: 1" = NTS
DATE:	
SHEET NO.:	1 OF 3

TYPICAL DETAILS
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY, TEXAS

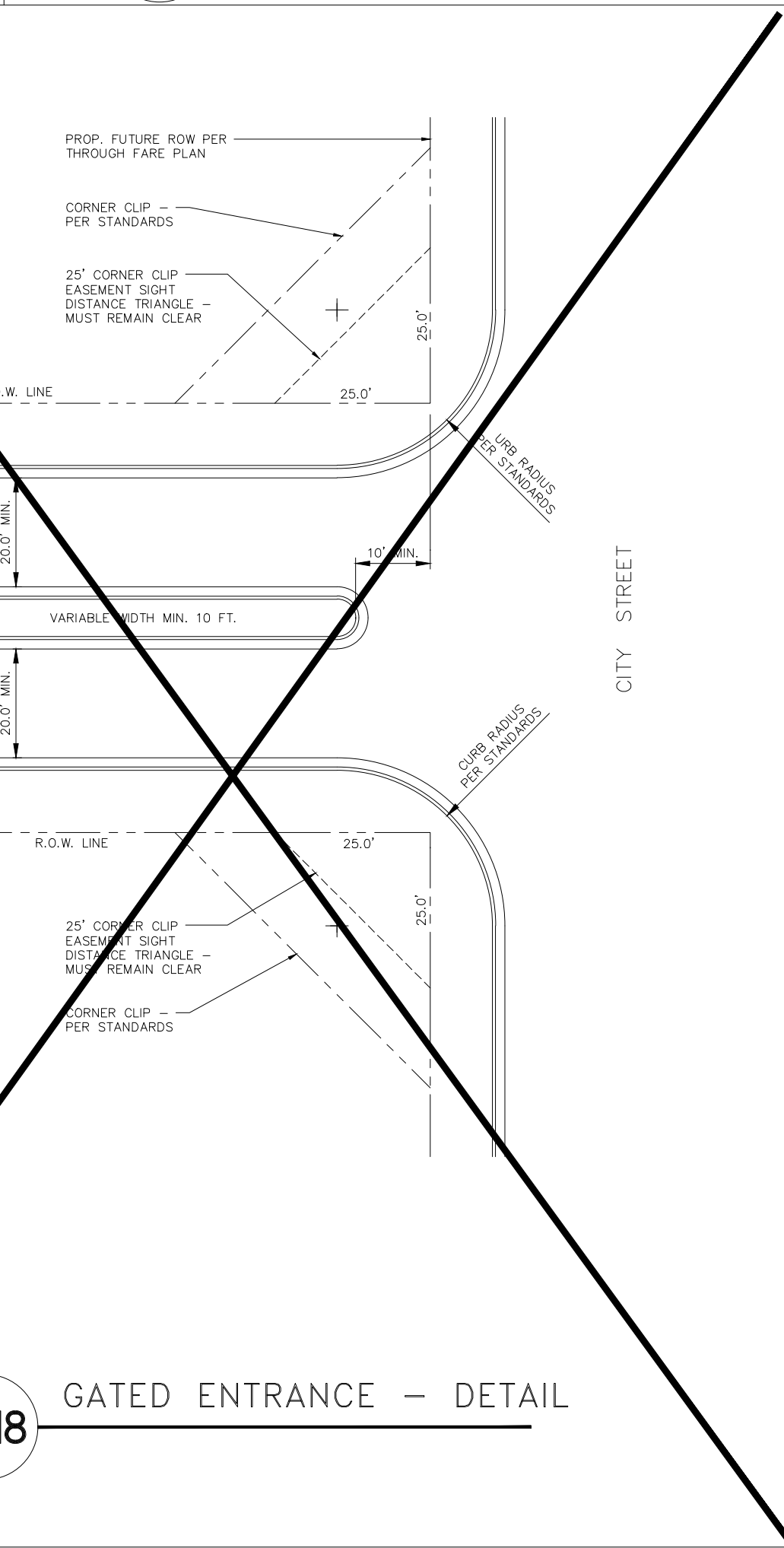
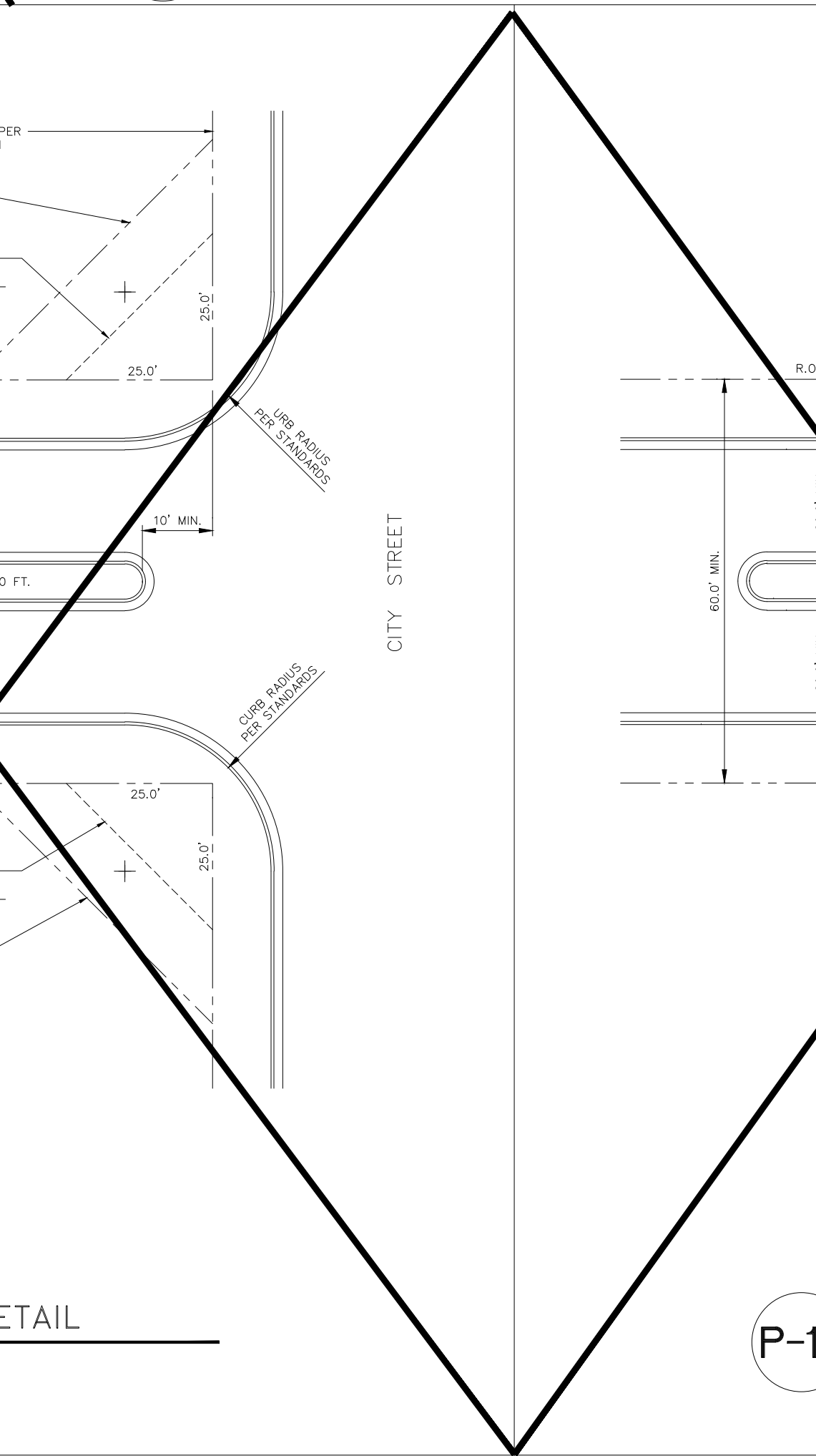
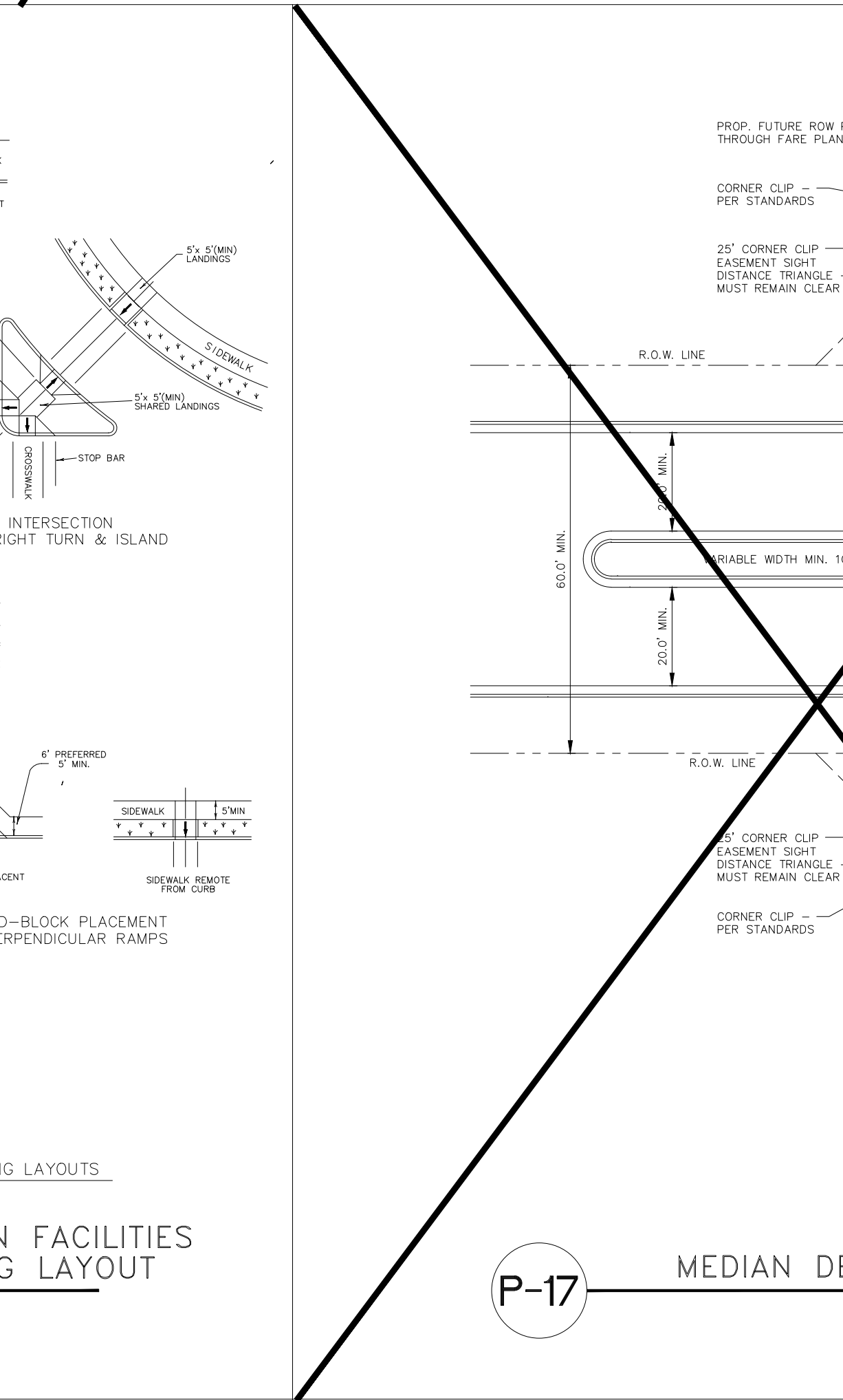
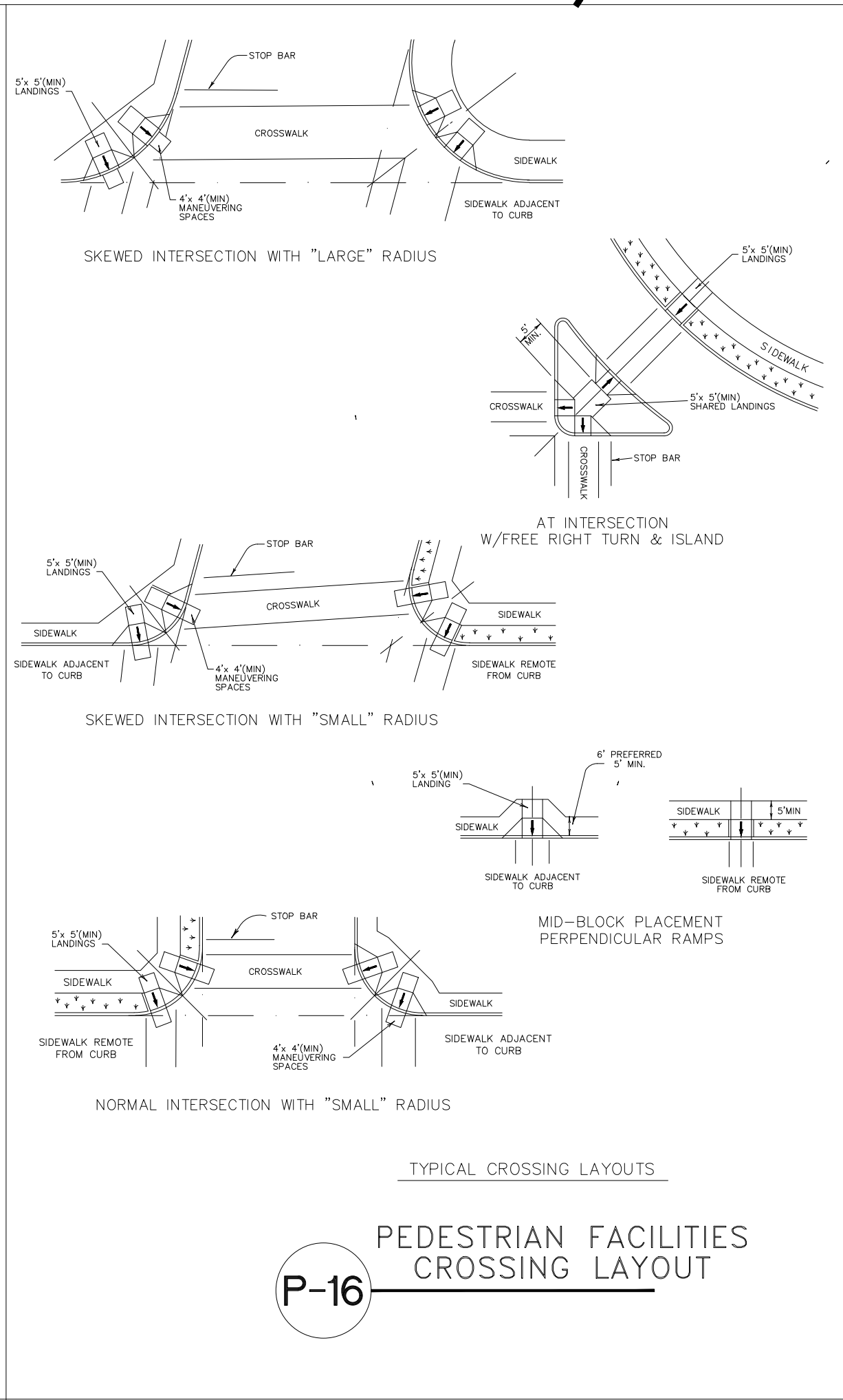
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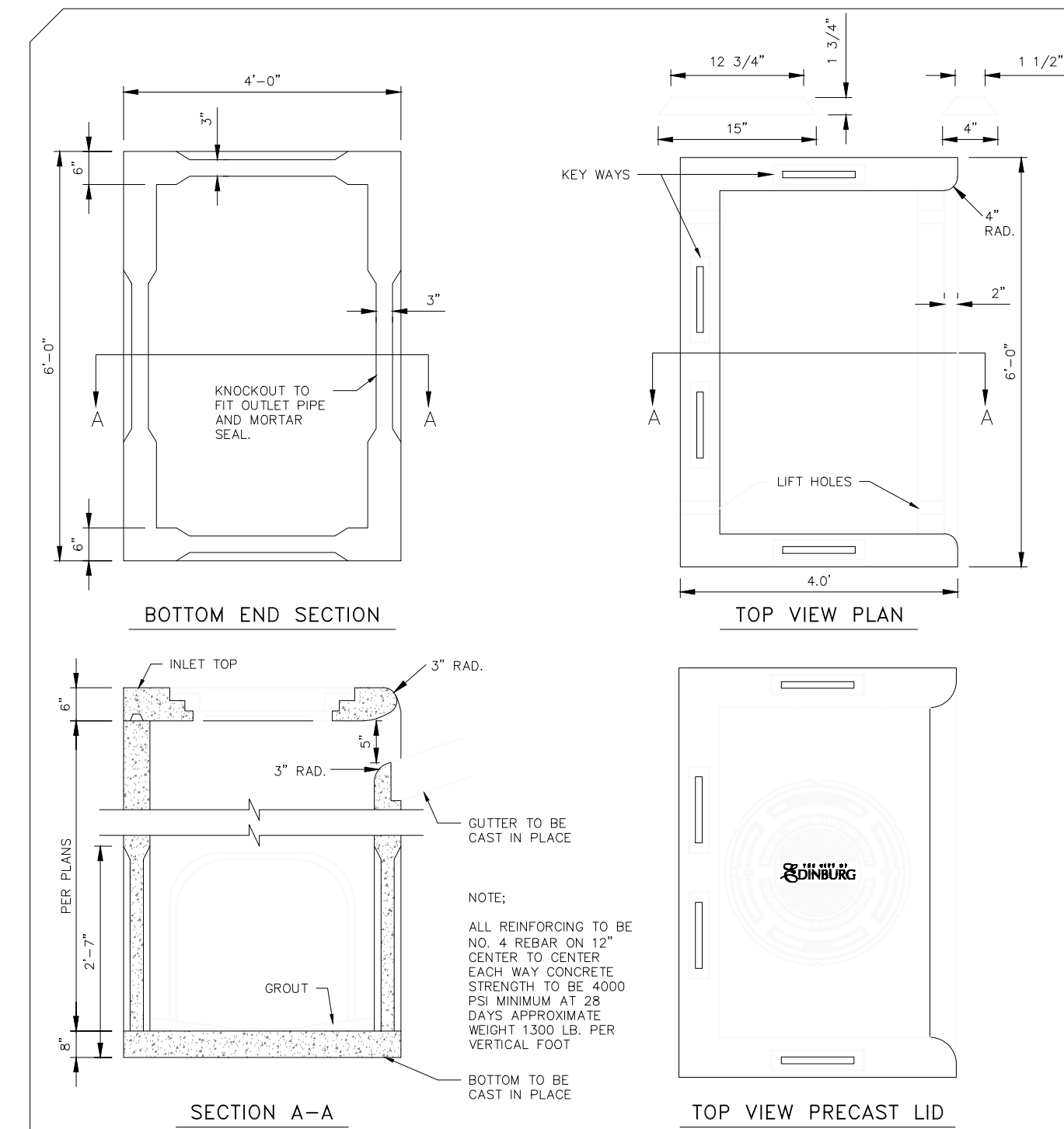
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
H.G.
SCALE:
1"=50'
DATE:
JULY 12, 2022
PROJECT:
SUB 21.011
REVISIONS:
PAGE NO.
SHT8

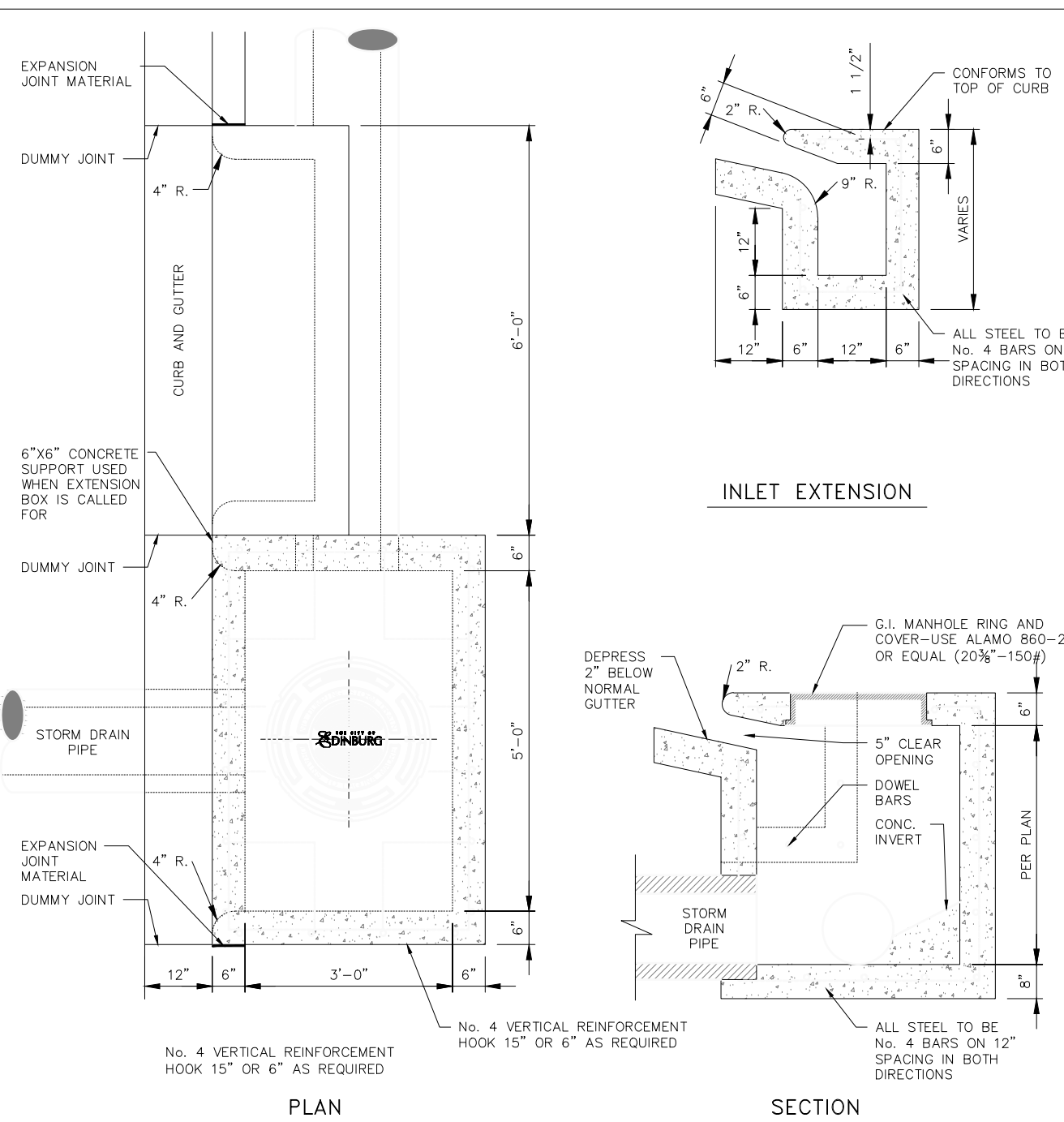


TYPICAL DETAILS MONTREAL ESTATES SUBDIVISION CITY OF EDINBURG, TEXAS HIDALGO COUNTY, TEXAS	RIO DELTA ENGINEERING FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 921 S. 10TH AVENUE EDINBURG, TEXAS (TEL) 956-380-5152 (FAX) 956-380-5040
	
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(ISSUED FOR): PRELIMINARY	
PROJECT :	ENGINEER: IVAN GARCIA P.E. R.P.L.S. SURVEYOR: IVAN GARCIA P.E. R.P.L.S. CHECKED: IVAN GARCIA P.E. R.P.L.S. DRAWN: H.G SCALE: 1"=50'

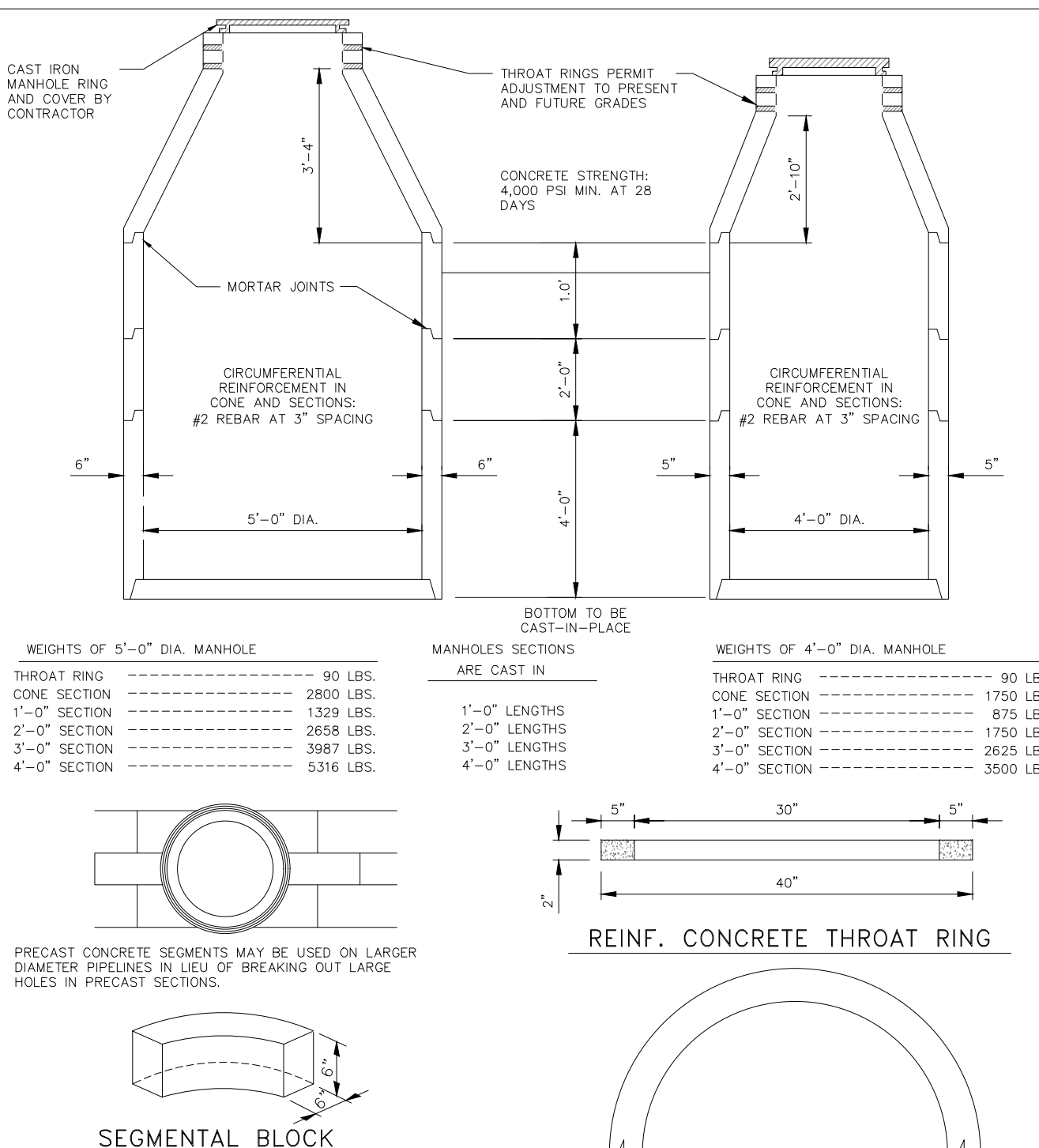
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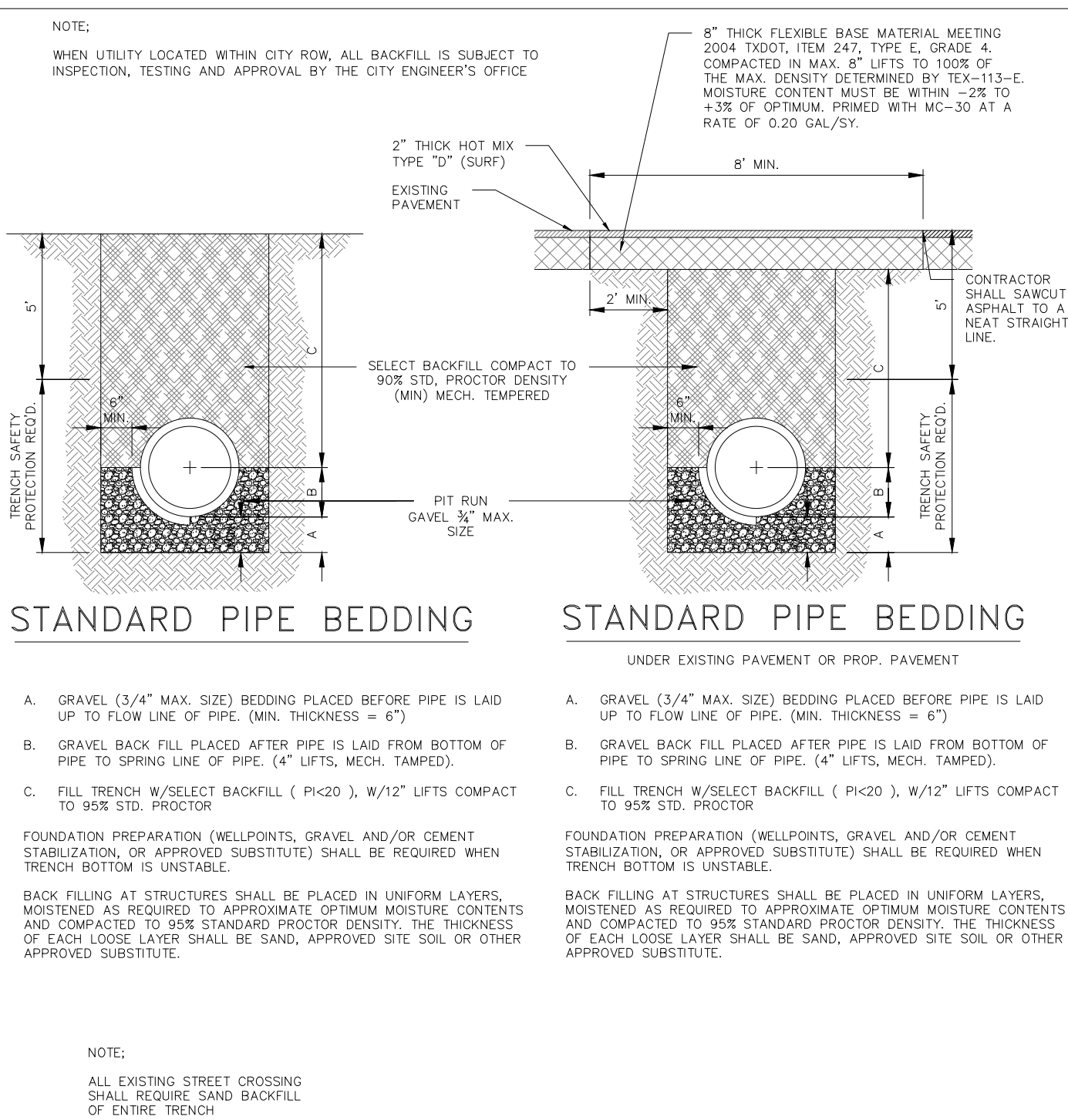
D-1 PRECAST TYPE "A" INLET



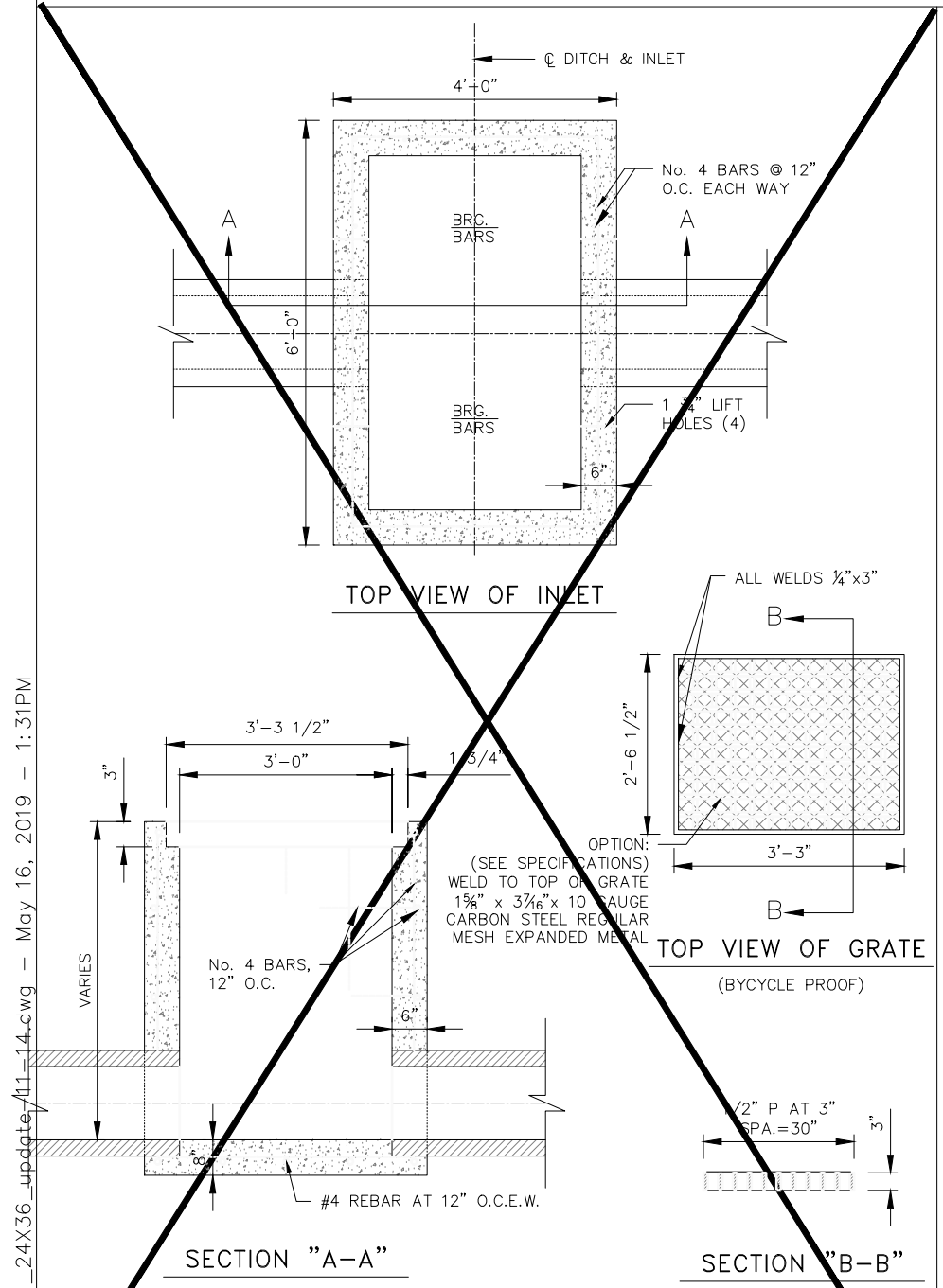
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



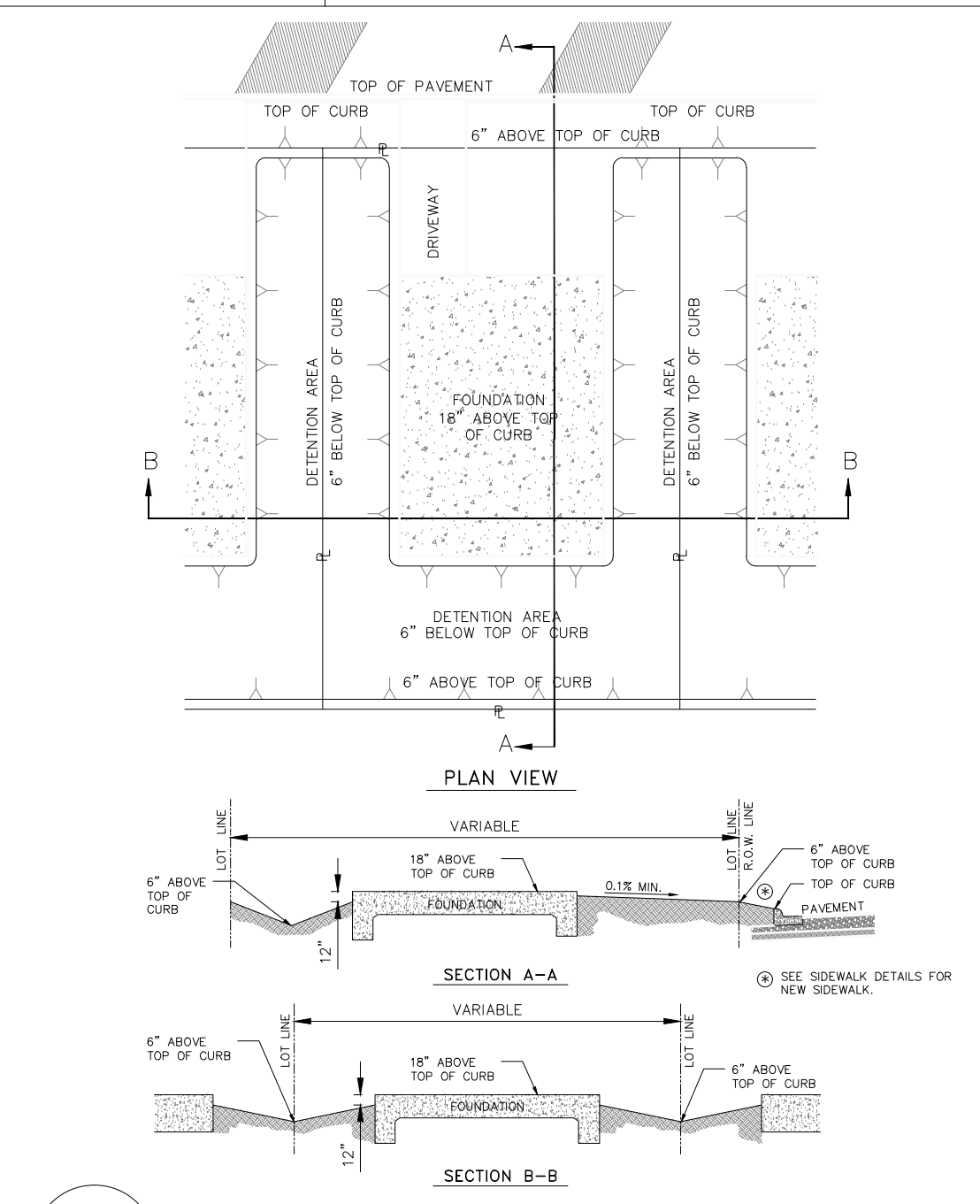
D-4 PRECAST CONCRETE MANHOLES - DETAILS



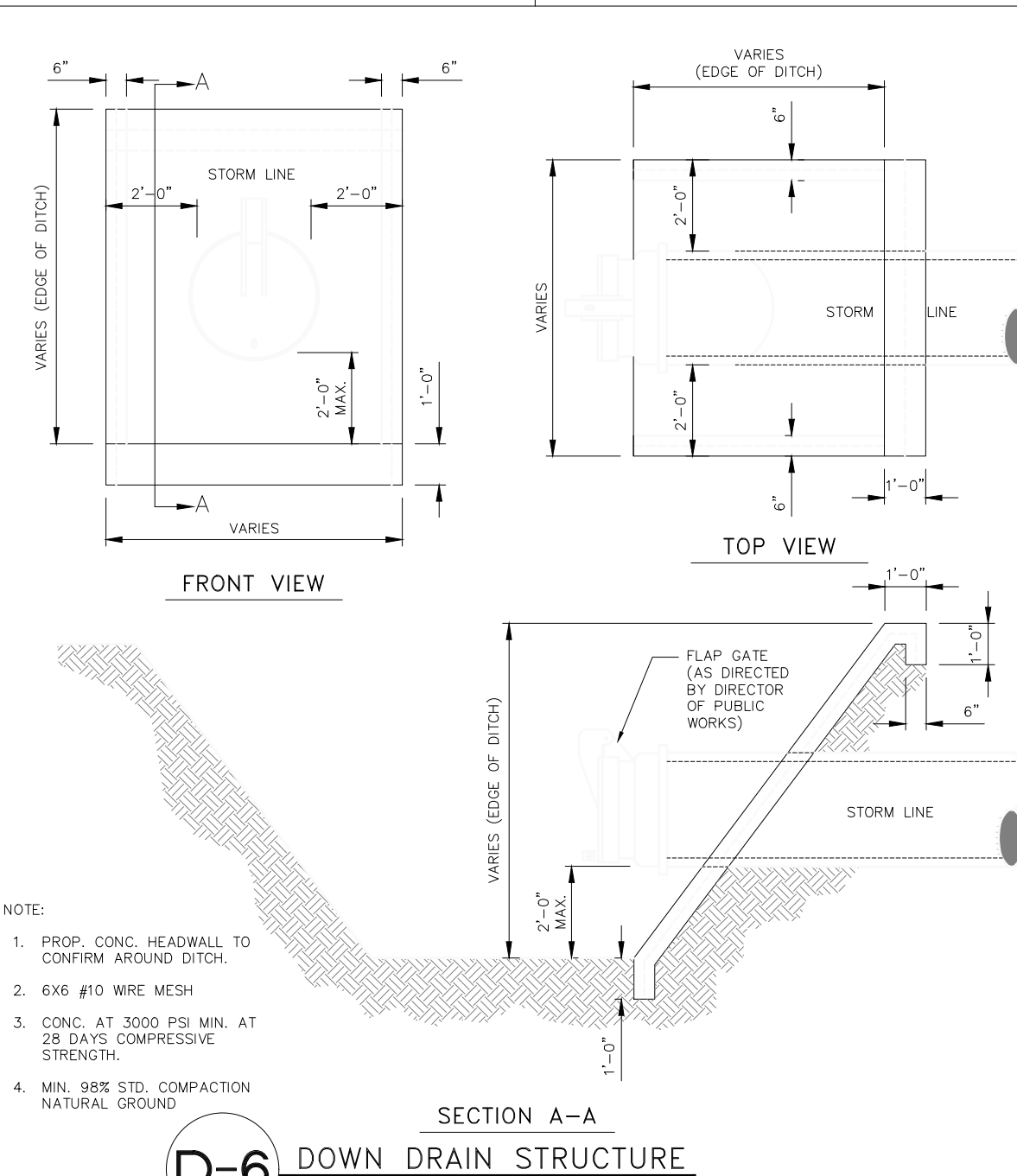
D-8 STANDARD PIPE BEDDING - DETAILS



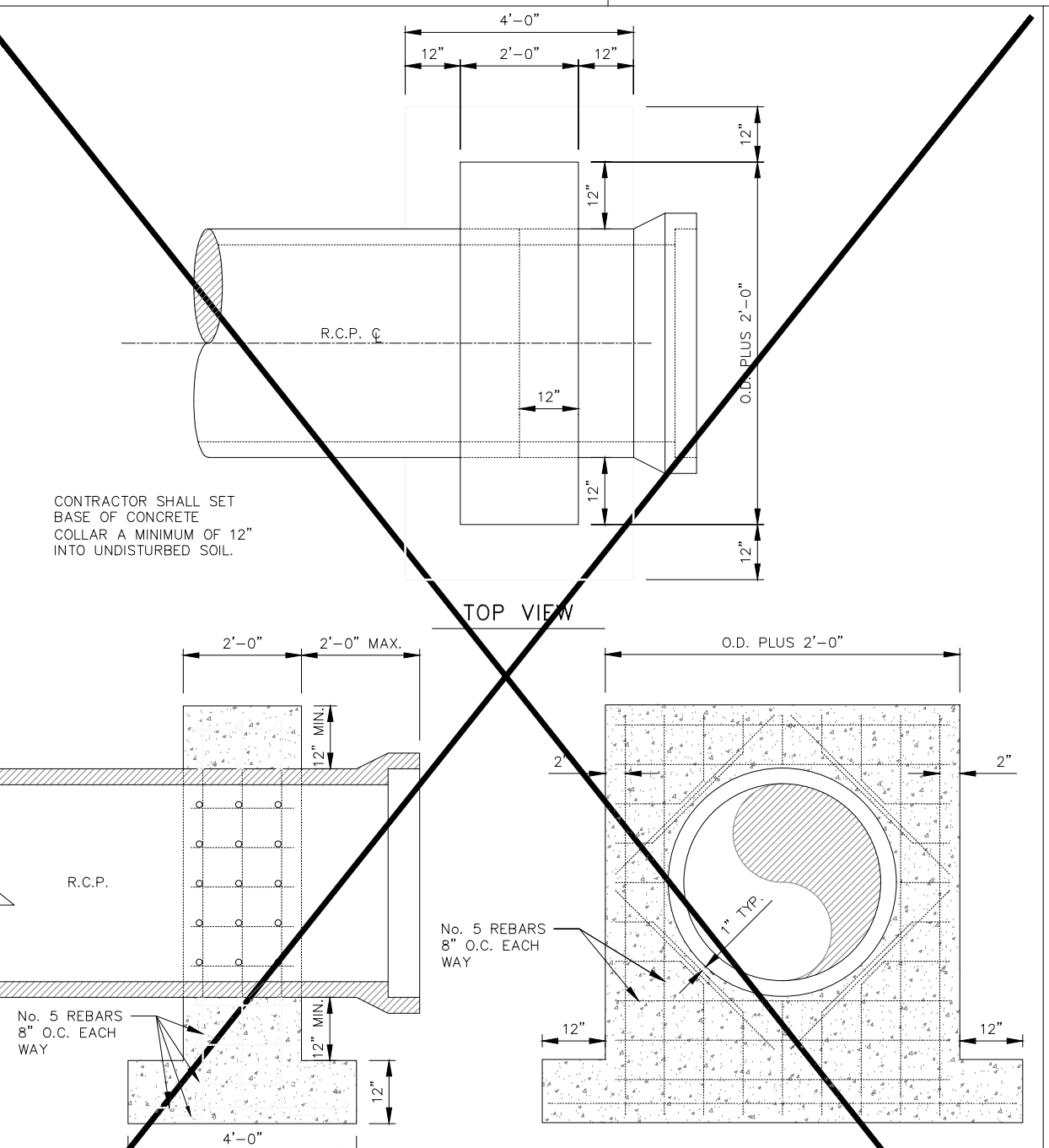
D-3 TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)



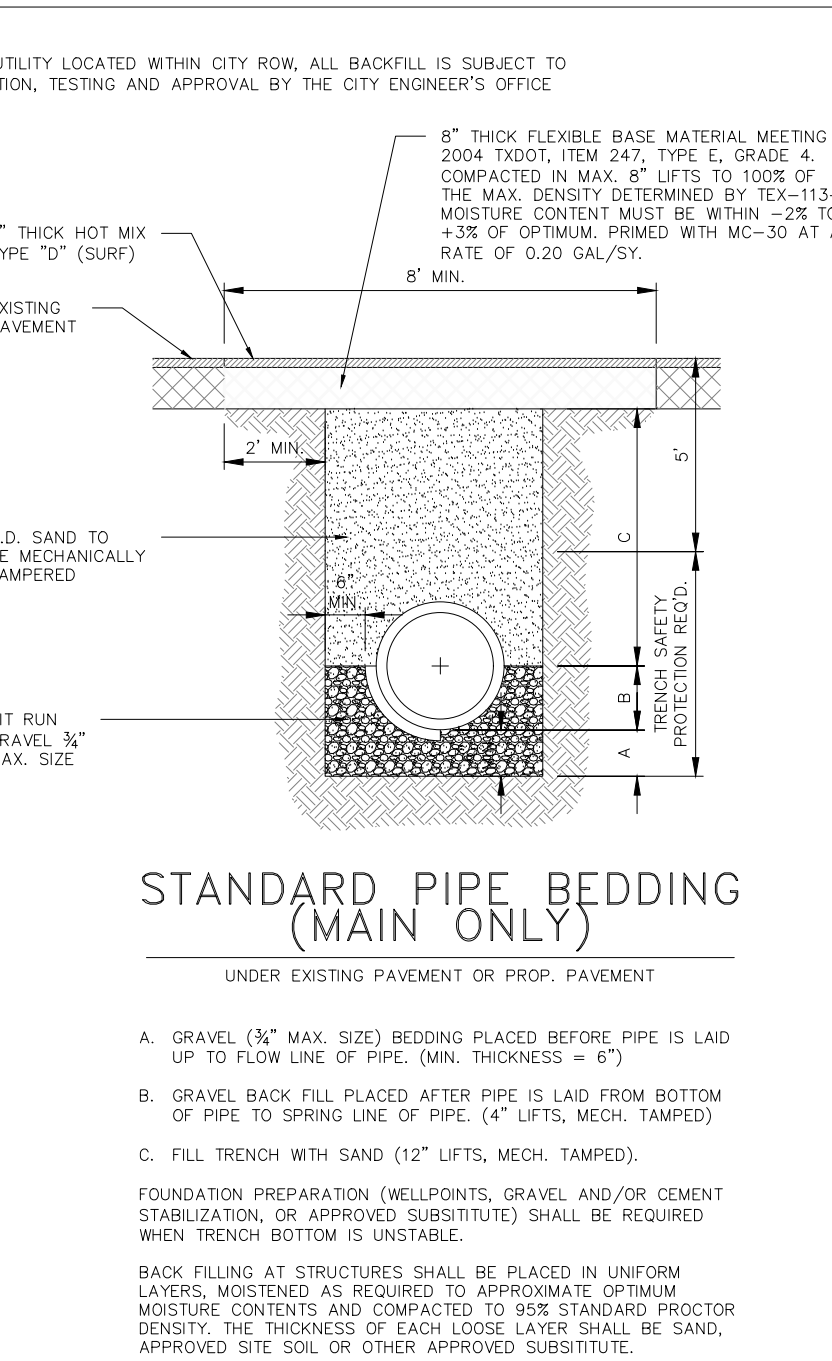
D-12 TYPICAL LOT LAYOUT GRADING DETAILS



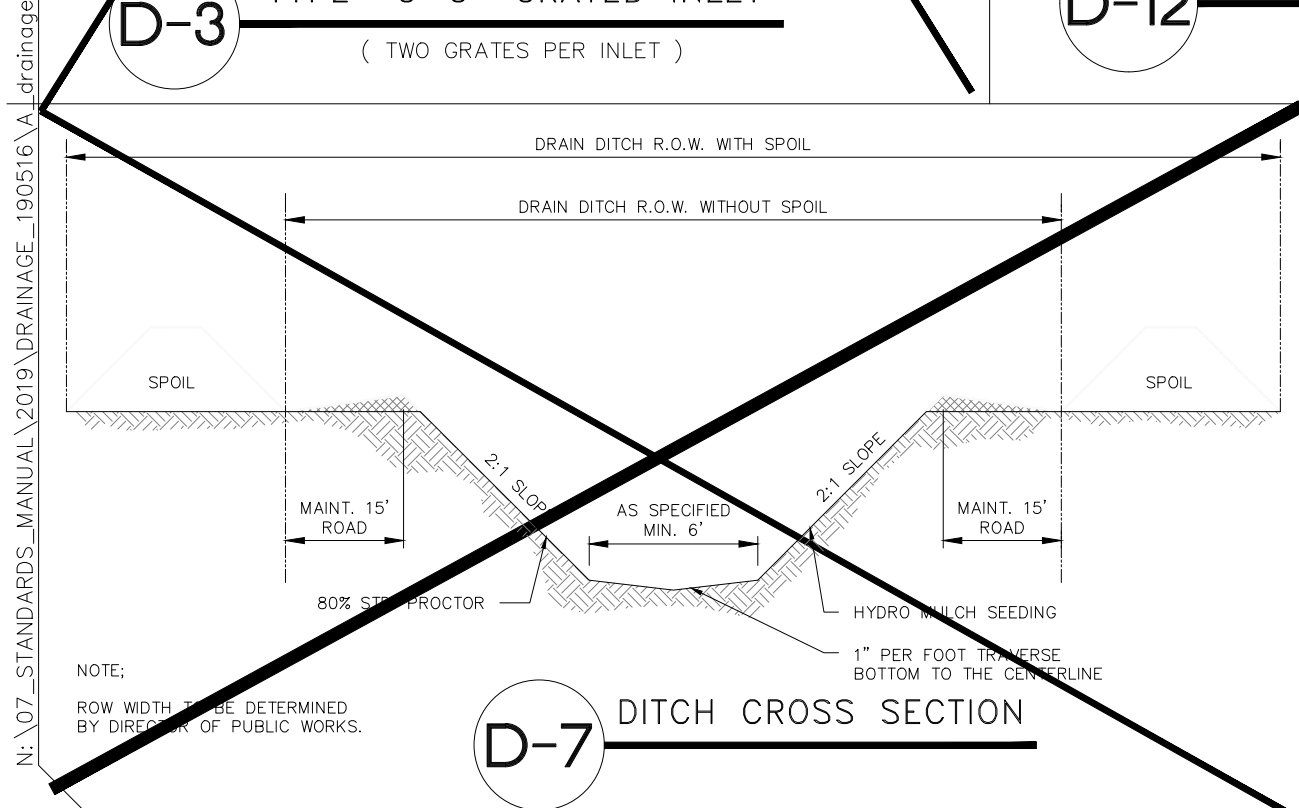
D-6 DOWN DRAIN STRUCTURE



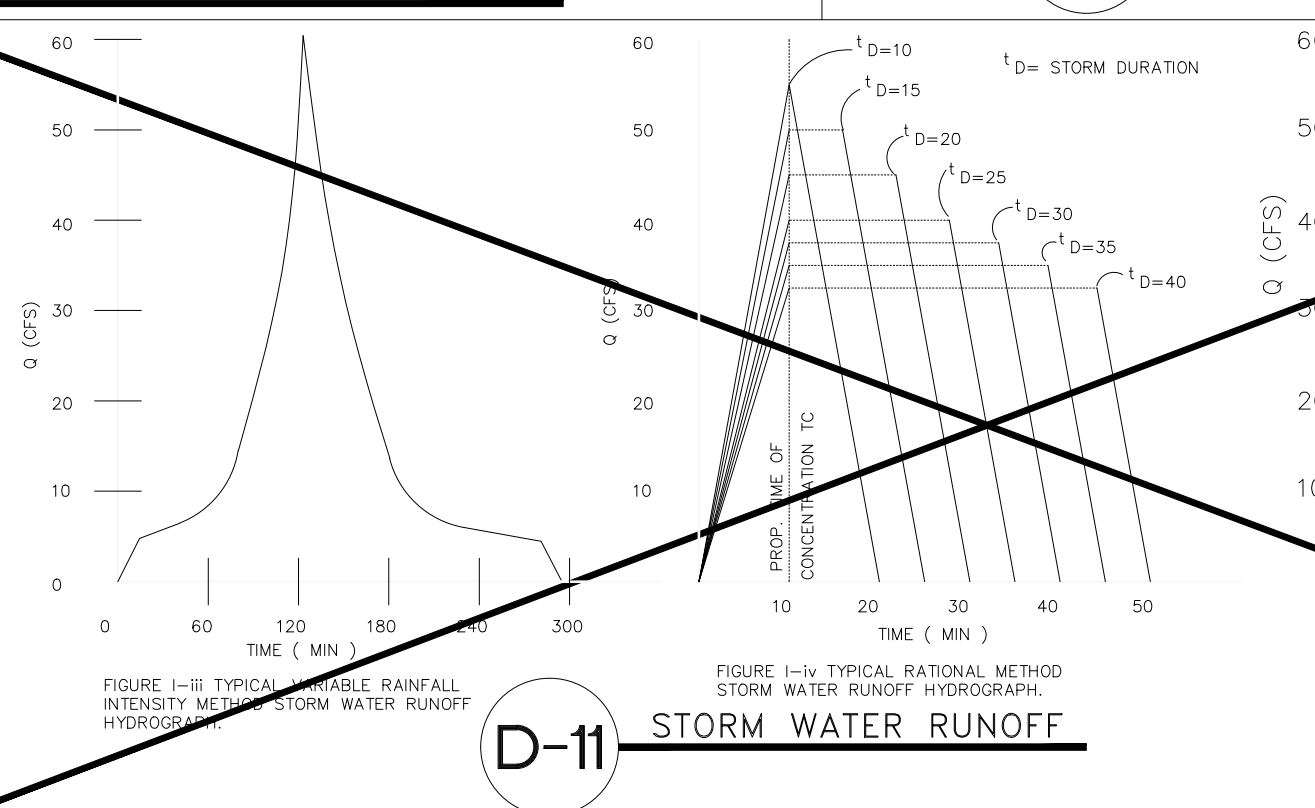
D-5 CONCRETE PIPE SUPPORT COLLAR



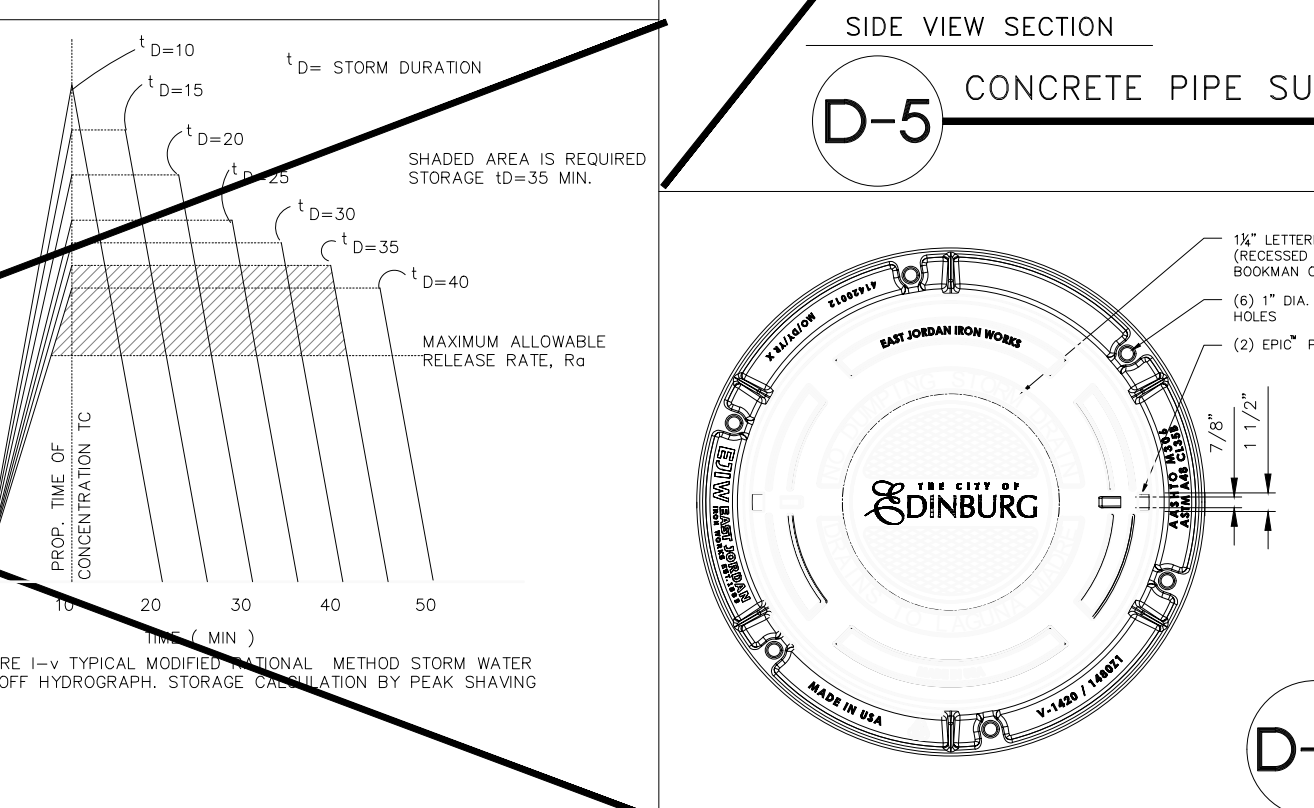
D-9 UTILITY CROSSING AT EXIST./
ACTIVE STREET DETAIL
(STORM SEWER)



D-7 DITCH CROSS SECTION



D-11 STORM WATER RUNOFF



D-10 CITY STANDARD ROADWAY MANHOLE
RING AND COVER CASTING DETAIL

FILE NAME: A_drainage_dtl_2.dwg
DATE: MAY 2014
SURVEYED BY:
DESIGNED BY: I.P.
DRAWN BY: R.M.M.
REVISED BY: I.P.
CHECKED BY: I.P.
TITLE: DRAINAGE SYSTEM
STANDARD DETAILS
SCALE: HOR: 1" = N.T.S. VERT: 1" = N.T.S.
DATE: 1 OF 1

RIO DELTA ENGINEERING
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TYPICAL DETAILS
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G.
SCALE: 1"=50'
DATE: JULY 12, 2022
PROJECT: SUB 21 011
REVISIONS:
PAGE NO. **SHT10**