



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 3

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

ABIMAEL Sanchez Gutierrez dba ASG
Construction

Date: 3-23-2022

(hereinafter referred to as
"Applicant") does hereby make application to the Hidalgo County
through the Hidalgo County Planning Department (hereinafter referred
to as "HCPD") to construct, maintain and repair pipelines or utilities
across the easements, right-of-ways, property or property interest as
described below.

Information required:

1. Name, Address and Phone number of Applicant:

NEMONT ESTATES II, LLP (By: Raymundo P Platas Merino, 4405 S Shary Rd,
Apt 523, Mission, TX 78572)

2. Name, Address and Phone number of company or agency owning
Pipeline or Utility (please indicate if same as Applicant):

City of McAllen

1300 Houston Ave, McAllen, TX 78501 Tel: 956-681-3111

3. Name, Address and Phone number of operator of Pipeline or
Utility (please indicate if same as Applicant):

McAllen Public Utility

1300 Houston Ave, McAllen, TX 78501 Tel: 956-681-1600

4. Name, Address and Phone number of contractor to install Pipeline
or Utility:

ASG Construction

3203 San Nicolas St., Edinburg, TX 78542 Tel: 956-907-6554

Visit Hidalgo County Planning Department on the web at www.co.hidalgo.tx.us



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:
N.A. - Public Sanitary Sewer Line

6. Does Applicant have the Power of Eminent Domain?
N.A. - Sewer Line is proposed to be installed within Public right-of-way

7. Will the product be carried for hire or by the owner of the goods?
No

8. Name and Legal description of property owner requesting utility services if applicable:
N.A.

9. Type of utility work within county road right-of-way:
 Bore Crossing Line Extension Along R.O.W. Other _____
10. Where is the origin of the line?
Line begins at the proposed Nemont Estates II Subdivision, approximately 1/4 mile West of Glasscock Road, within Mile 6 Road ROW

11. Where is the destination of the line?
Line is to travel within Mile 6 Road ROW from beginning point to an existing sanitary sewer line located at intersection of Mile 6 Road and Shary Road



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

12. Utility Crossing Coordinate X: 26.297942 Y: -98.282935
(NAD 83 Texas South FIPS 4205 feet)

13. Number and size of lines:
3780 linear feet of 8" PVC Sanitary Sewer Line

14. Pressure (each line):
NA

15. Content (each line):
Sanitary Sewer

16. Estimated date of installation of Pipeline or Utility:
As soon as permit is approved by Commissioner's Court.



Hidalgo County Planning Department

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



Hidalgo County Planning Department

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.

11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.

12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



Hidalgo County Planning Department

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



PIPELINE AND UTILITY PERMIT APPLICATION PACKET

**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation
2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 24th day of March, 2023.

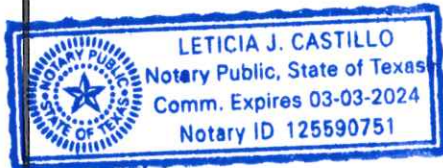
Raymundo P Platas Merino
(Name of Applicant – Printed or Typed)

By: [Signature]
Signature

Title: owner

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant, Raymundo P. Platas Merino, on this 23 day of March, 2023 to which witness my hand and seal of office.



[Signature]
Notary Public for the State of Texas

My Commission Expires: 3-3-24



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



PIPELINE AND UTILITY PERMIT APPLICATION PACKET

EXHIBIT A

Hidalgo County Planning Department

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

(Please insert description of project location and supporting documents for proposed utility work)

(SEE NEMONT ESTATES II PLANS ATTACHED)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aziz Showery Insurance Agency Inc 1321 Pecan Blvd Ste A McAllen, TX 78501	CONTACT NAME: Joseph Showery	FAX (A/C, No): 956-668-0222	
	PHONE (A/C, No, Ext): 956-668-7505	E-MAIL ADDRESS: ajs@showeryins.com	
INSURED ABIMAEI SANCHEZ GUTIERREZ dba ASG CONSTRUCTION 3203 SAN NICHOLAS ST Edinburg, TX 78542	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Preferred Contractors Insurance Company		12497
	INSURER B: Texas Mutual Insurance Company		22945
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

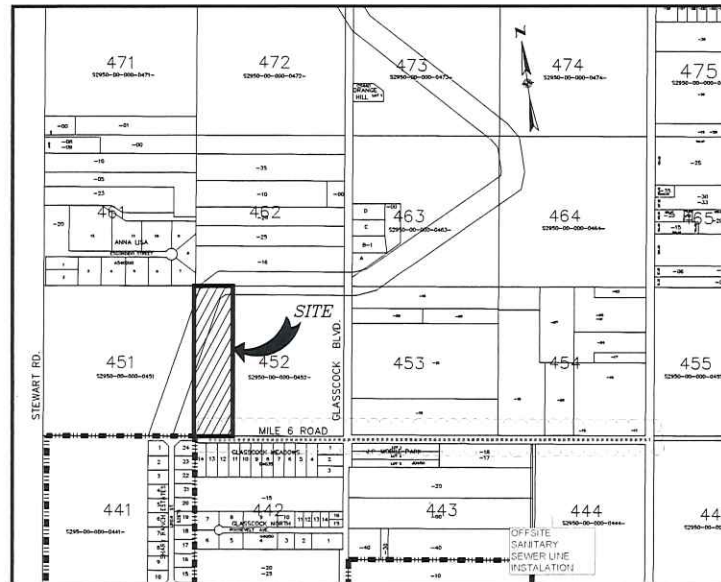
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	PCA5037-PC443583	10/20/2022	10/20/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 Retention \$2,500
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	0002070355	11/18/2022	11/18/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Hidalgo County Planning Department 2818 S. Bus. Hwy 281 Edinburg, TX 78539	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

NEMONT II SUBDIVISION PROPOSED WATER, SANITARY SEWER, STORM DRAINAGE & STREET IMPROVEMENTS

M_CALLEN, TEXAS



LOCATION MAP

Scale : 1" = 800'

NOVEMBER 2022

INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAT SHEET
3	WATER SYSTEM LAYOUT
4	SEWER SYSTEM LAYOUT
5	PAVING AND DRAINAGE LAYOUT
6	DRAINAGE AREA MAP
7	STREET LIGHTING PLAN
8	SEWER AND STORM PLAN & PROFILES
9-12	OFF-SITE SEWER PLAN & PROFILES
13	STORM WATER POLLUTION PREVENTION PLAN
14	WATER DETAILS SWSC
15	WATER DETAILS SWSC
16	SEWER DETAILS
17	STORM DRAINAGE DETAILS
18	PAVING DETAILS
19	TRAFFIC CONTROL PLAN DETAIL

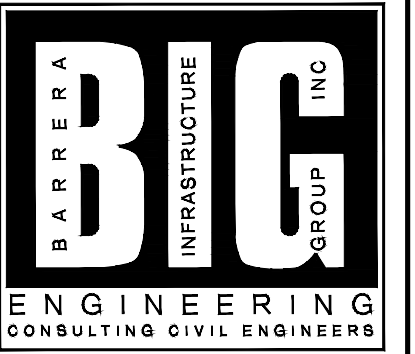
FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862
1/4/23



RB 1/4/23
Rene Barrera
Licensed Professional
Engineer # 86862



3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801
TEXAS FIRM NO.: 6435



3525 W. Freddy Gonzalez
Suite B2
Edinburg, TX 78539
T: 956-687-3355
F: 956-992-8801
TEXAS FIRM NO.: 6435

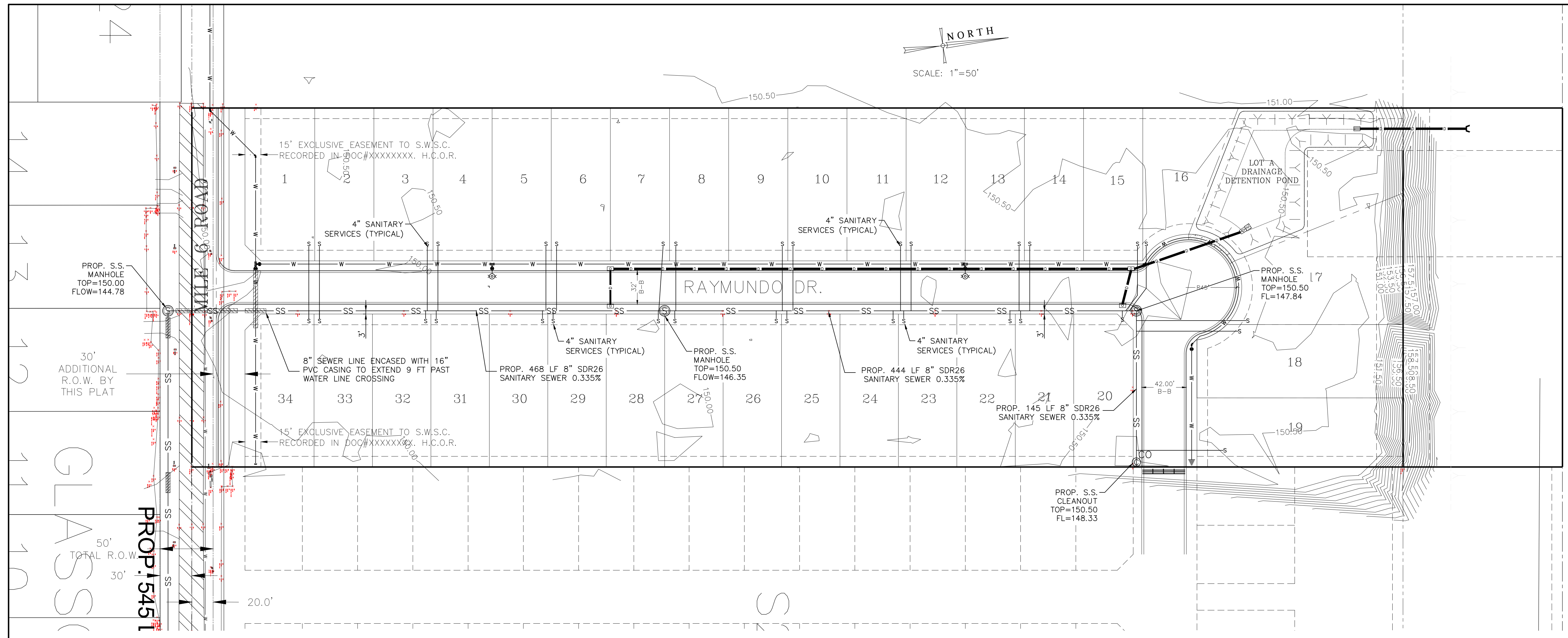
SANITARY SEWER SYSTEM LAYOUT

NEMONT II SUBDIVISION
McALLEN, TEXAS



R. Barrera 3/23/23
Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

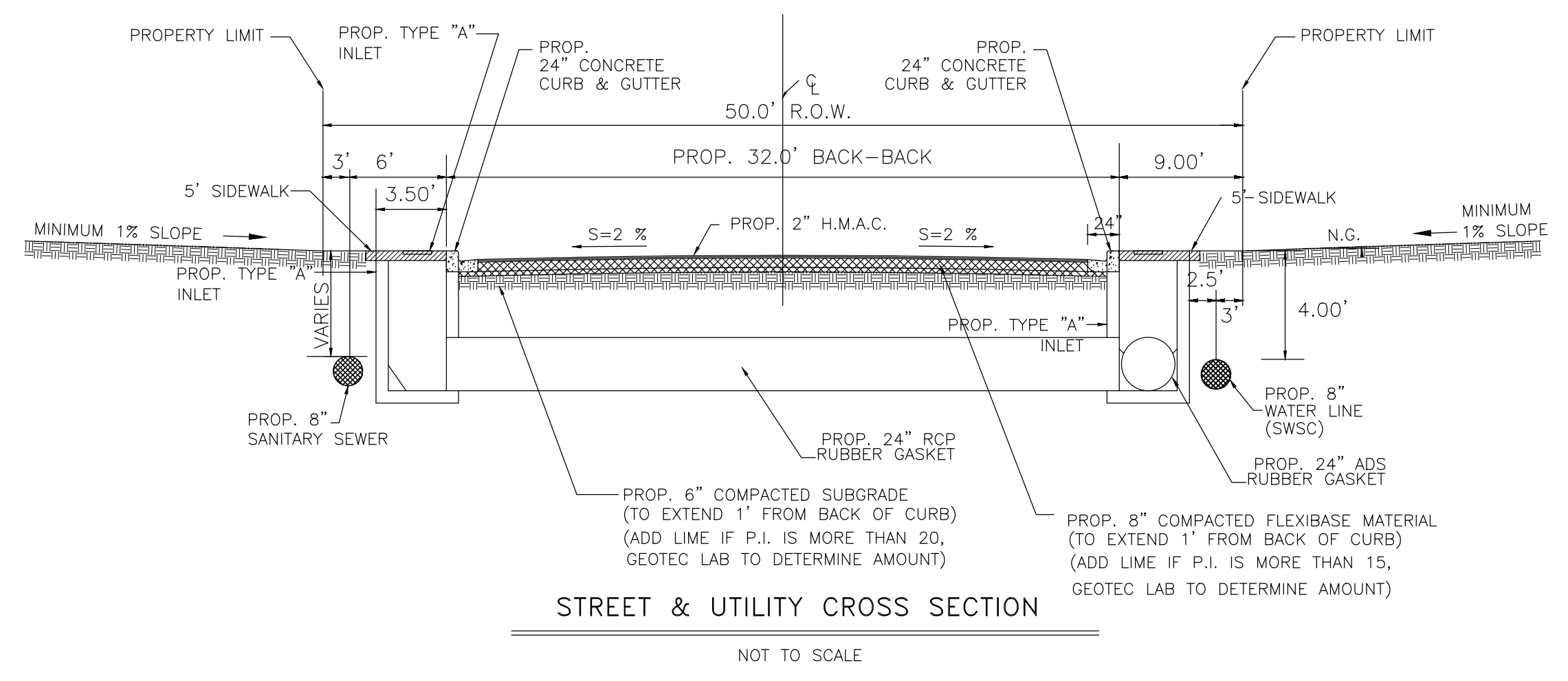


CONSTRUCTION NOTES:

- CONTRACTOR SHALL CALL FOR UTILITY SPOTTING, INCLUDING WATER SERVICE CONNECTIONS, GAS LINES, ELECTRICAL & COMMUNICATION UTILITIES.
- WATER SERVICE ADJUSTMENTS MAY REQUIRE CASING (CONTRACTOR TO VERIFY W/ SWSC)

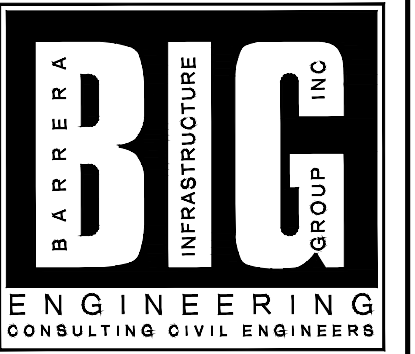
GENERAL NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-18.
- ALL FIRE HYDRANTS SHALL BE MUELLER AND TO BE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 300 FEET (MAX.). FLANGE ELEV= 6" ABOVE TOP OF CURB.
- CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
- CONTRACTOR TO INSTALL 3/4" SINGLE WATER SERVICE CONNECTION AND 4" SANITARY SEWER SERVICE TO EVERY LOT.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS



FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
3/23/23

D:\Projects\NEMONT SUBD\Nemont II Sub 5-9-23.dwg



3525 W. Freddy Gonzalez
Suite B2
Edinburg, TX 78539
T: 956-687-3355
F: 956-992-8801
TEXAS FIRM NO.: 6435

OFF-SITE SEWER SYSTEM
PLAN & PROFILE

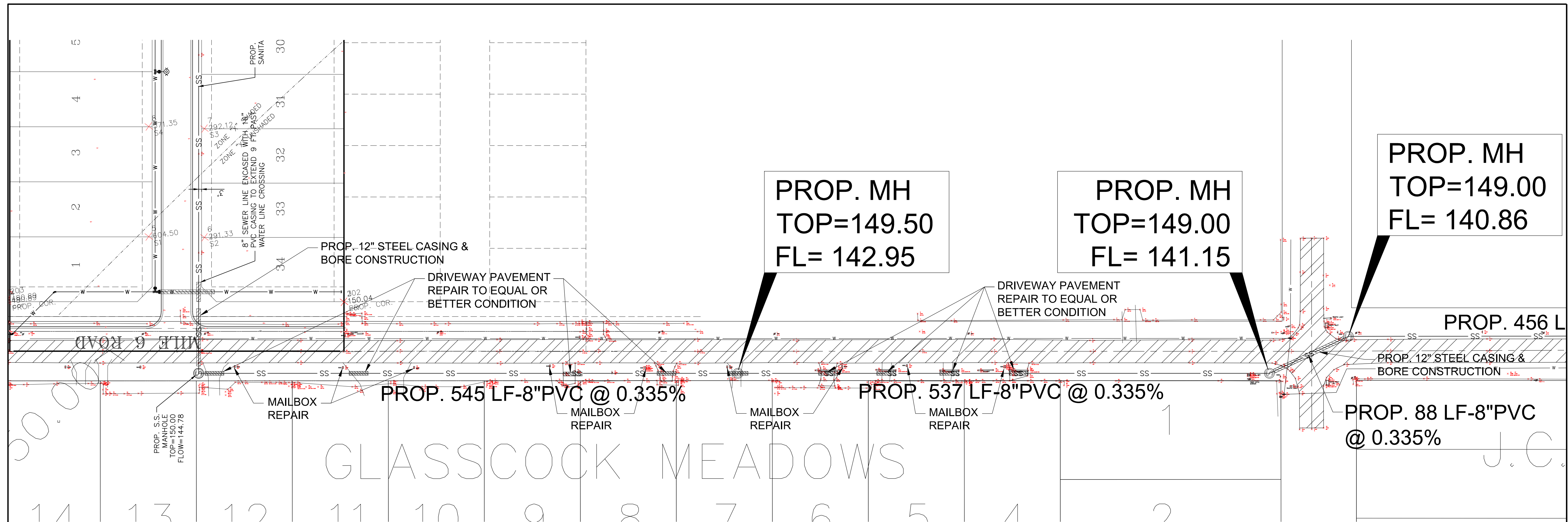
NEMONT II SUBDIVISION
McALLEN, TEXAS



3/23/23
Rene Barrera
Licensed Professional
Engineer # 86862

Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

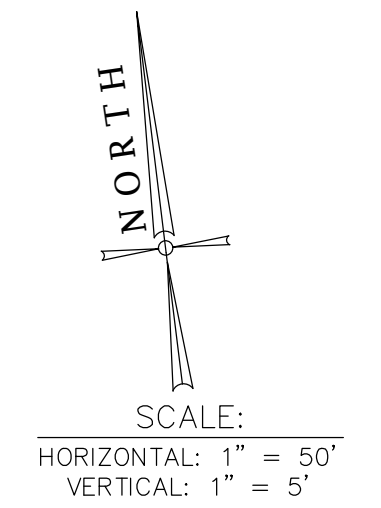
Sheet of
9



GLASSCOCK MEADOWS

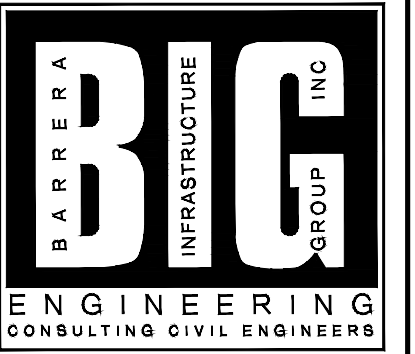
* SEE SHEET 19 FOR TRAFFIC CONTROL PLAN DETAIL

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
3/23/23



- CONSTRUCTION NOTES:
- CONTRACTOR SHALL CALL FOR UTILITY SPOTTING, INCLUDING WATER SERVICE CONNECTIONS, GAS LINES, ELECTRICAL & COMMUNICATION UTILITIES.
 - WATER SERVICE ADJUSTMENTS MAY REQUIRE CASING (CONTRACTOR TO VERIFY W/ SWSC)

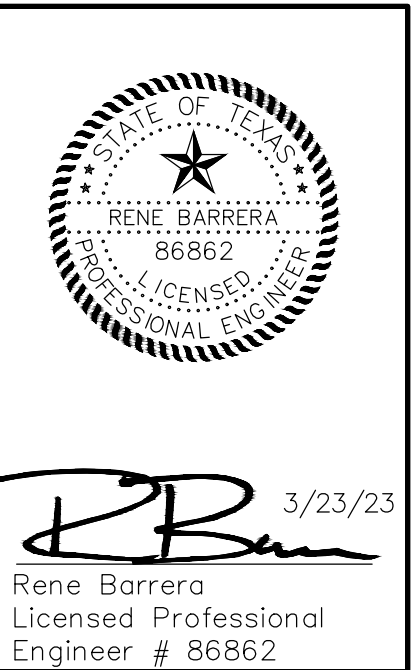




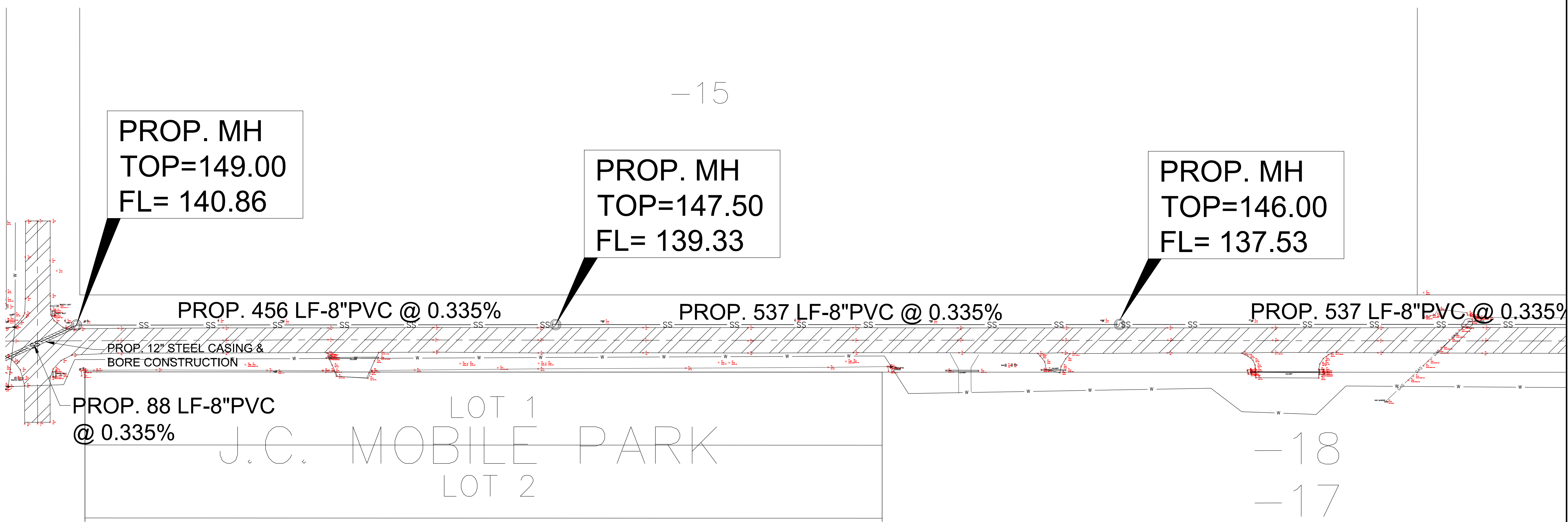
3525 W. Freddy Gonzalez
Suite B2
Edinburg, TX 78539
T: 956-687-3355
F: 956-992-8801
TEXAS FIRM NO.: 6435

Sheet Title:
**OFF-SITE SEWER SYSTEM
PLAN & PROFILE**

Project Title:
**NEMONT II SUBDIVISION
McAlLEN, TEXAS**



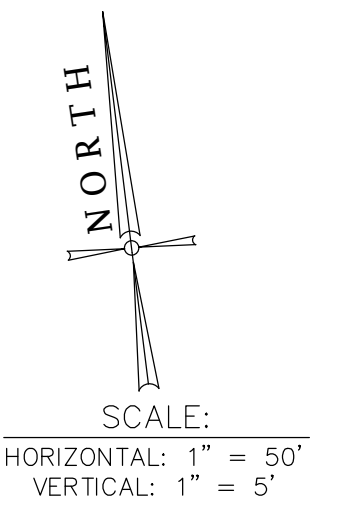
Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	



- CONSTRUCTION NOTES:**
- ① CONTRACTOR SHALL CALL FOR UTILITY SPOTTING, INCLUDING WATER SERVICE CONNECTIONS, GAS LINES, ELECTRICAL & COMMUNICATION UTILITIES.
 - ② WATER SERVICE ADJUSTMENTS MAY REQUIRE CASING (CONTRACTOR TO VERIFY W/ SWSC)

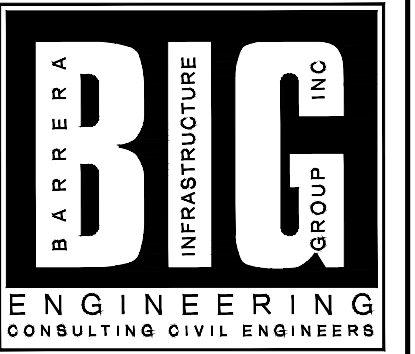
* SEE SHEET 19 FOR TRAFFIC CONTROL PLAN DETAIL

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
3/23/23



LINE "AA"





3525 W. Freddy Gonzalez
Suite B2
Edinburg, TX 78539
T: 956-687-3355
F: 956-992-8801
TEXAS FIRM NO.: 6435

OFF-SITE SEWER SYSTEM
PLAN & PROFILE

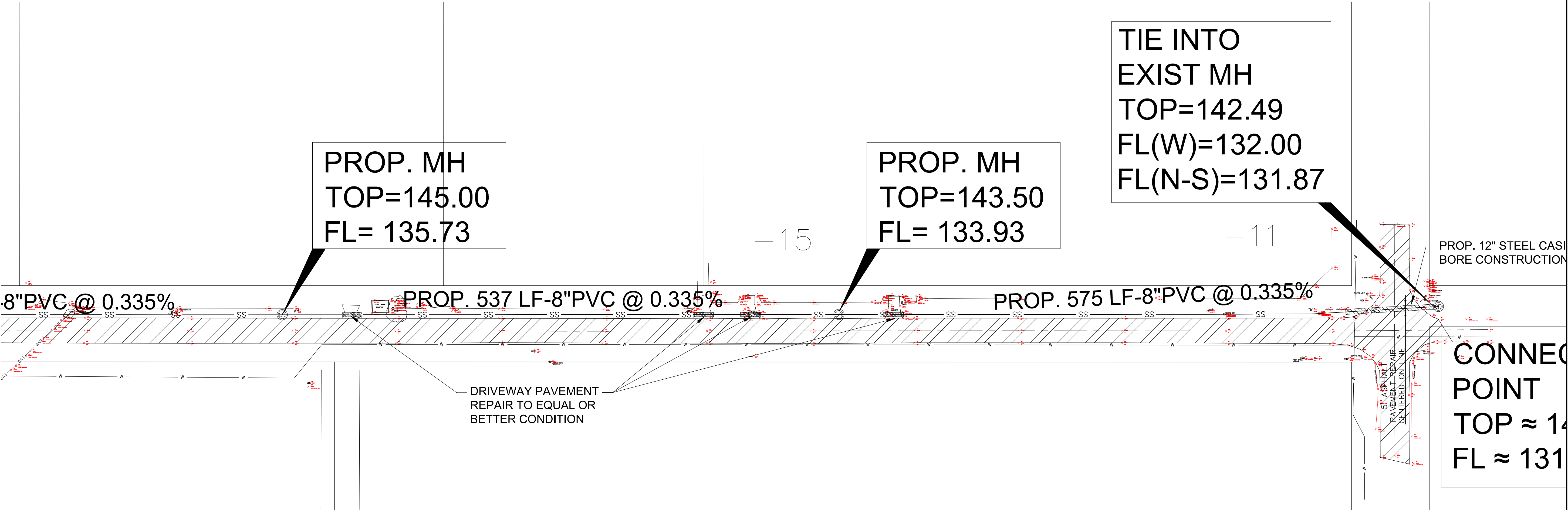
NEMONT II SUBDIVISION
McAlLEN, TEXAS



3/23/23
Rene Barrera
Licensed Professional
Engineer # 86862

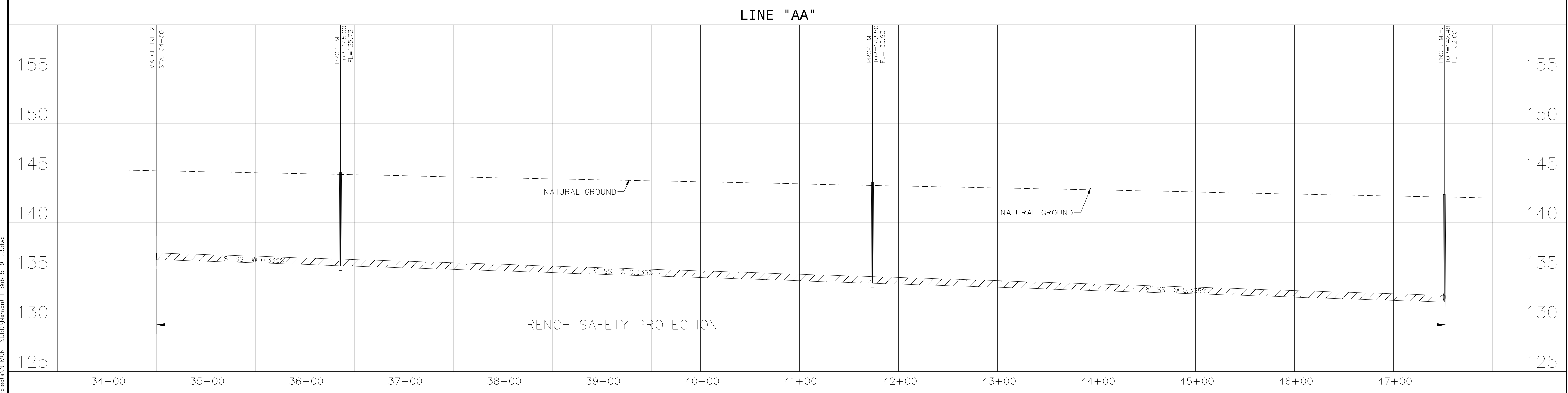
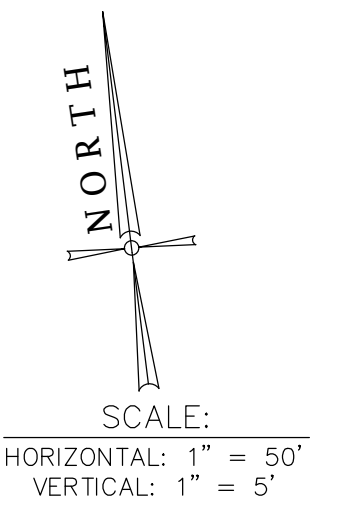
Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

Sheet of
11



* SEE SHEET 19 FOR TRAFFIC CONTROL PLAN DETAIL

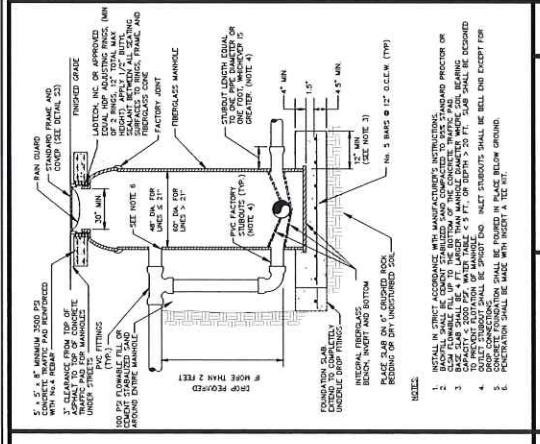
FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION.
BY RENE BARRERA, P.E. No. 86862.
3/23/23



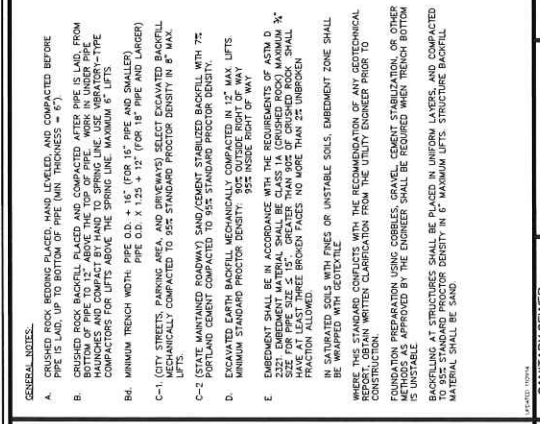
D:\Projects\NEMONT SUBD\Nemont II Sub 5-9-23.dwg



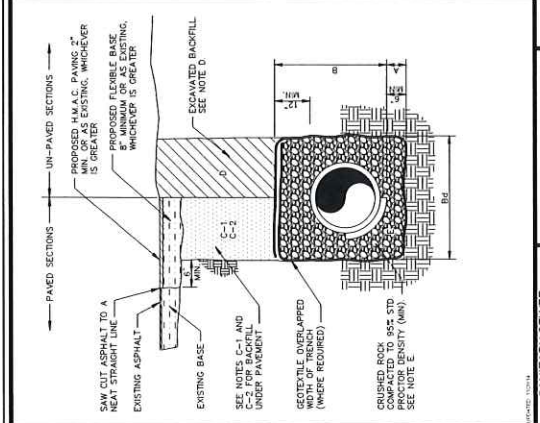
TYPICAL FIBERGLASS MANHOLE
 H:\Drawings\MPU\Logos\MPU Logo.ppt
S2



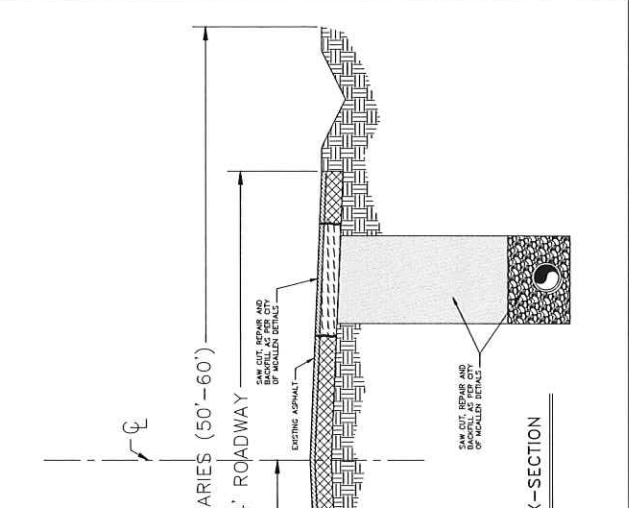
SANITARY SEWER (GRAVITY FLOW) PIPE BEDDING DETAIL
S1A



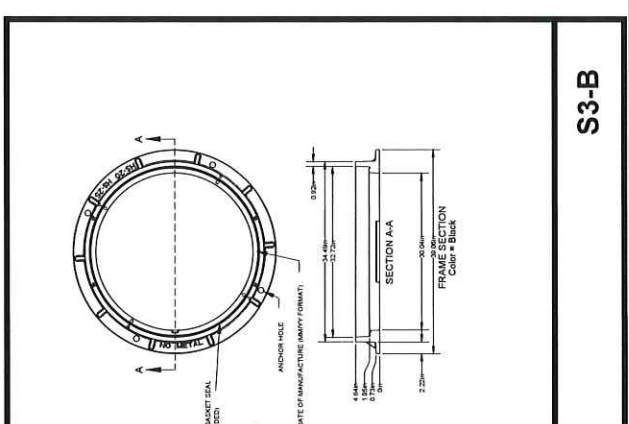
SANITARY SEWER (GRAVITY FLOW) PIPE BEDDING DETAIL
S1



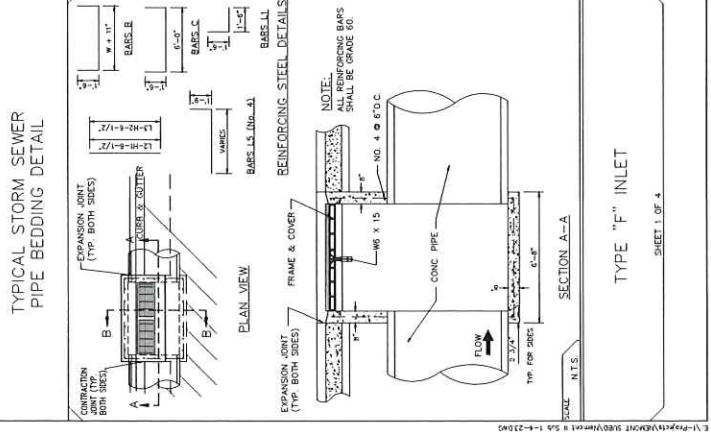
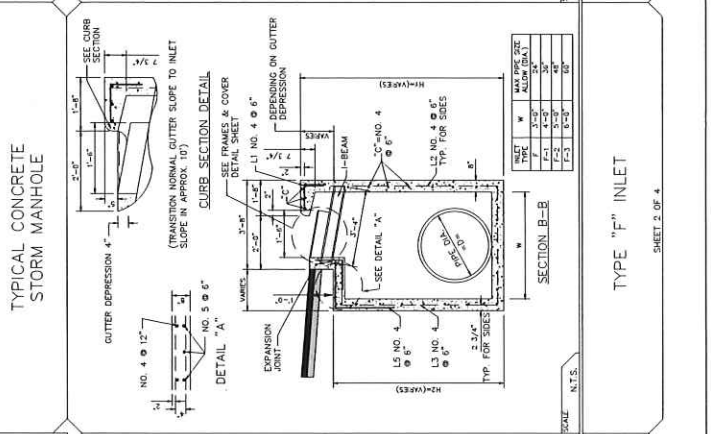
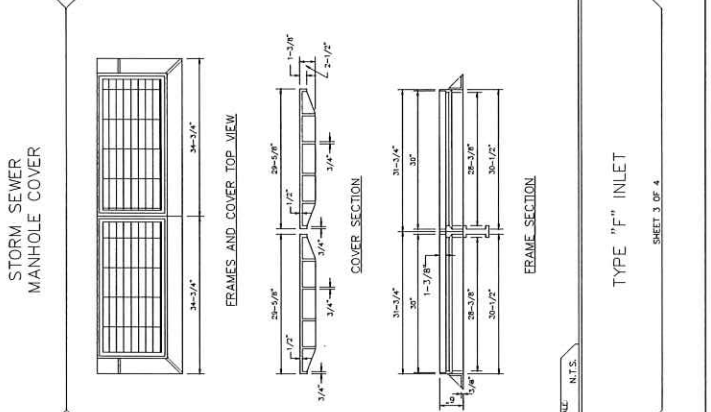
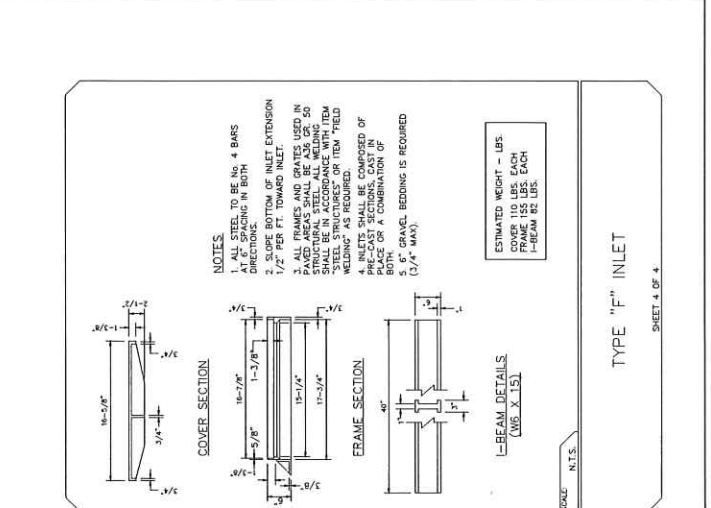
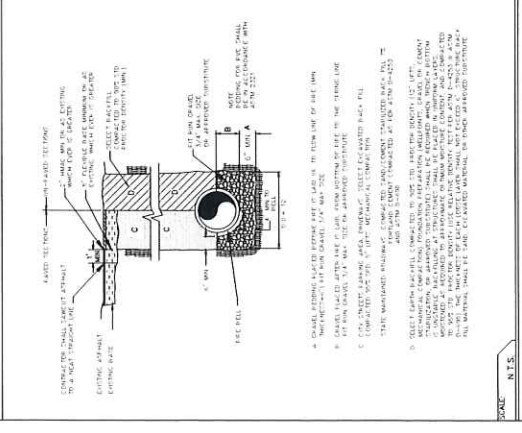
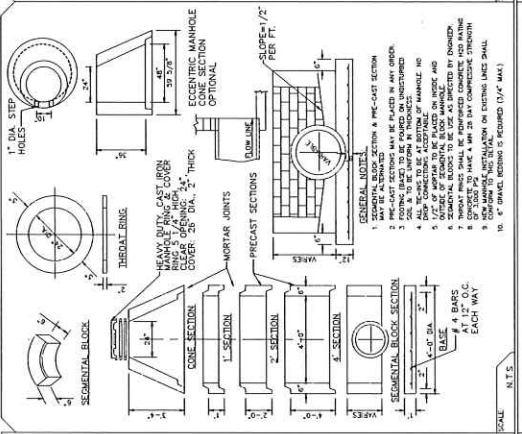
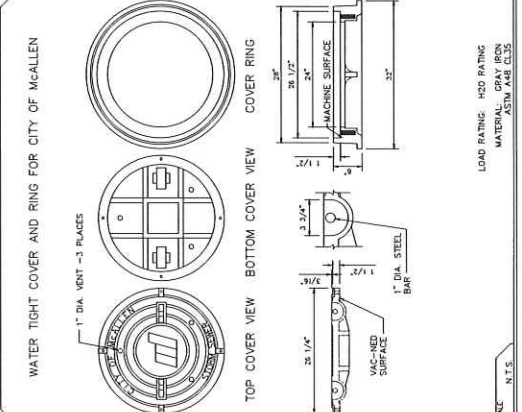
SANITARY SEWER (GRAVITY FLOW) PIPE BEDDING DETAIL
S1



SEWER UNDER ROADWAY X-SECTION
 NOT TO SCALE



COMPOSITE SEWER MANHOLE RING AND COVER DETAIL
 N.T.S.

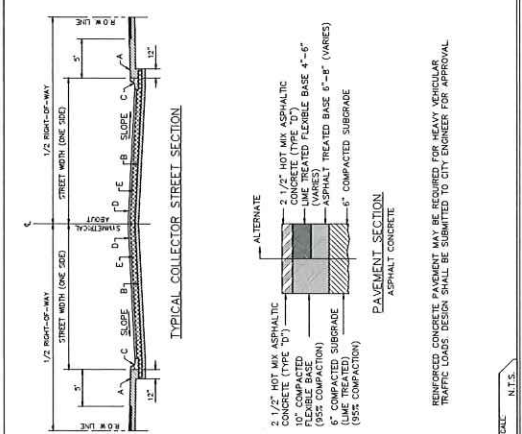




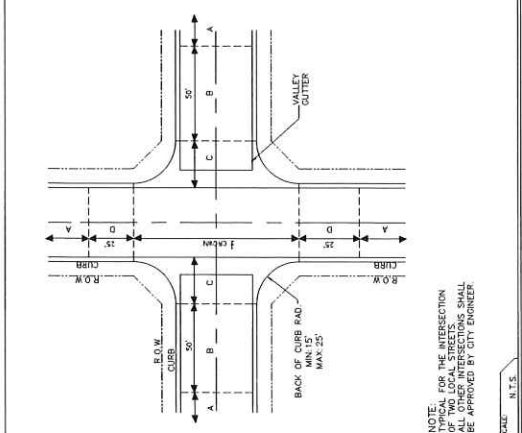
Date:	1/4/23
Drawn By:	E.C.
Checked By:	R.B.
Project No.:	



- GENERAL NOTES:**
- CROWN ON STREET SHALL BE 2% CROSS SLOPE.
 - ALL BASE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
 - ALL SUBGRADE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
 - SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEMS.
 - FINISH GRADE AT PROPERTY LINE SHALL BE 2" MIN. ABOVE TOP OF CURB.
- CONSTRUCTION NOTES:**
- SIDEWALK
 - COMPACTED SUBGRADE
 - STANDARD CURB AND GUTTER
 - ASPHALTIC CONCRETE PAVEMENT
 - COMPACTED BASE



- GENERAL NOTES:**
- 1 1/2" HOT MIX ASPHALTIC CONCRETE (TYPE "D")
 - 10" COMPACTED (95% COMPACTION) LIME TREATED FLEXIBLE BASE 4"-6" (VARIES)
 - 6" COMPACTED SUBGRADE (LIME TREATED) (95% COMPACTION)
- CONSTRUCTION NOTES:**
- NORMAL CROWN FOR RESIDENTIAL STREET.
 - TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
 - NO CROWN SECTION.
 - TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.



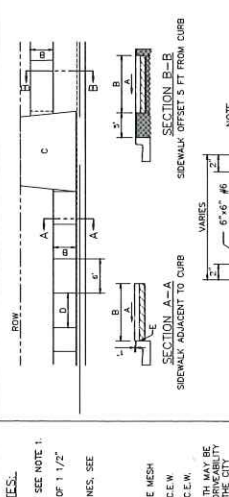
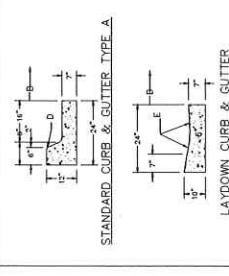
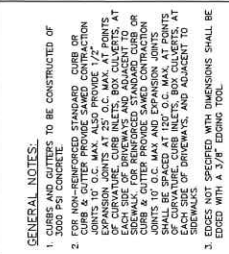
- GENERAL NOTES:**
- DESIGN ELEVATIONS TO BE CHECK AT TOP OF CURB ELEVATION AND AT FINISH GRADE (FINISH ELEVATION).
 - ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, THE VALLEY GUTTER SHALL EXTEND TO THE END OF RETURNS.
 - THE VALLEY GUTTER TO BE REINFORCED WITH NO. 3 @ 12" O.C.E.W. OR NO. 4 @ 18" O.C.E.W.
 - INVERT OF VALLEY GUTTER TO EXTEND TO FLOWLINE OF DOWNSTREAM CURB RETURN.
 - FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
 - PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, THE VALLEY GUTTER SHALL BE REPAIRED AS SHOWN ON PLANS.
 - VALLEY GUTTER SHALL BE PLACED FOR HANDICAP RAMP. SEE DETAIL.
 - EXISTING CURB OR PAVEMENT SHALL BE SAW CUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.



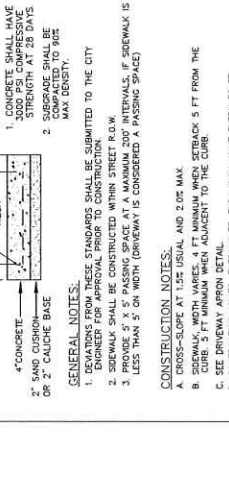
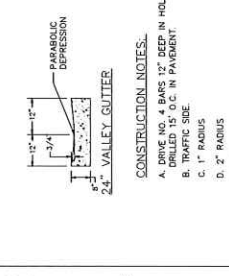
- GENERAL NOTES:**
- REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.



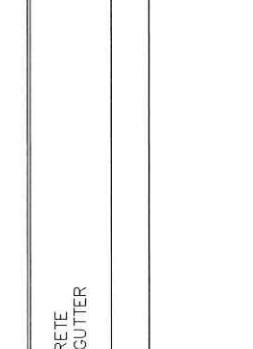
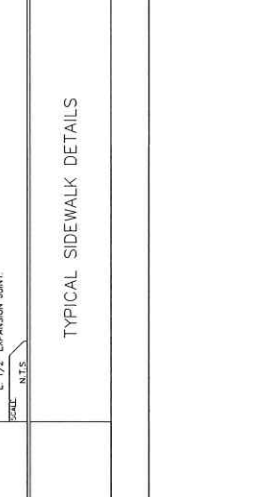
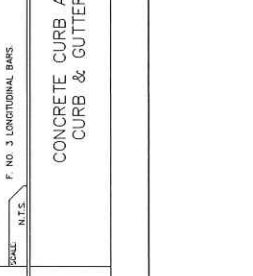
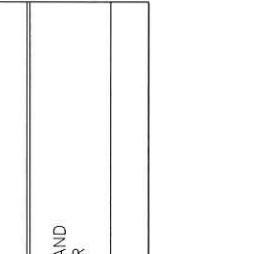
- GENERAL NOTES:**
- REFER TO SHEET 2 OF 2 FOR GENERAL AND CONSTRUCTION NOTES.



- GENERAL NOTES:**
- CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS MAX DENSITY.
 - CONSTRUCTION SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET FLOW LINE WITHIN 2" OF CURB. SIDEWALKS, IF SIDEWALK IS LESS THAN 2' ON WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE).
- CONSTRUCTION NOTES:**
- CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.
 - SIDEWALK WIDTH VARIES, 4' FT MINIMUM WHEN SETBACK 5 FT FROM THE CURB.
 - SEE DRIVEWAY APRON DETAIL.
 - CONTRACTION JOINTS EVERY 6 FT EXPANSION JOINT EVERY 30 FT.
 - 1/2" EXPANSION JOINT.



- GENERAL NOTES:**
- CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
 - CURB & GUTTER PROVIDE SAVED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" PARALLEL JOINTS TO DRIVEWAY AND ADJACENT TO CURB & GUTTER PROVIDE SAVED CONTRACTION JOINTS 10' O.C. MAX. AT POINTS OF CURVAURE. CURB INLETS, BOX CULVERTS AT SIDEWALKS OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS OF DRIVEWAYS, AND ADJACENT TO EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/100 SF. OF SURFACE AREA.
- CONSTRUCTION NOTES:**
- DRIVE NO. 4 BARS 12" DEEP IN HOLES
 - TRAFFIC SIDE
 - 1" RADIUS
 - 2" RADIUS
 - 24" RADIUS
 - NO. 3 LONGITUDINAL BARS



- GENERAL NOTES:**
- WHERE CURB IS INSTALLED

LEGEND

Type 3 Barricade	Channlizing Devices
Heavy Work Vehicle	Speedy Turn (TMA)
Trailer Mounted Flashing Arrow Board	Portable Channlizing Message Sign (PCMS)
Sign	Traffic Flow
Flag	Flagger

Posted Speed * Formula	Minimum Taper Lengths * 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channlizing Taper	Minimum Spacing of Channlizing Taper	Suggested Maximum Spacing of Channlizing Taper	Suggested Longitudinal Buffering Distance	Stopping Sight Distance
30	150'	165'	180'	30'	60'	120'	90'	200'
35	165'	180'	195'	35'	70'	140'	120'	250'
40	180'	195'	210'	40'	80'	160'	155'	305'
45	195'	210'	225'	45'	90'	180'	195'	360'
50	210'	225'	240'	50'	100'	200'	240'	425'
55	225'	240'	255'	55'	110'	220'	285'	495'
60	240'	255'	270'	60'	120'	240'	350'	570'
65	255'	270'	285'	65'	130'	260'	410'	645'
70	270'	285'	300'	70'	140'	280'	475'	730'
75	285'	300'	315'	75'	150'	300'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

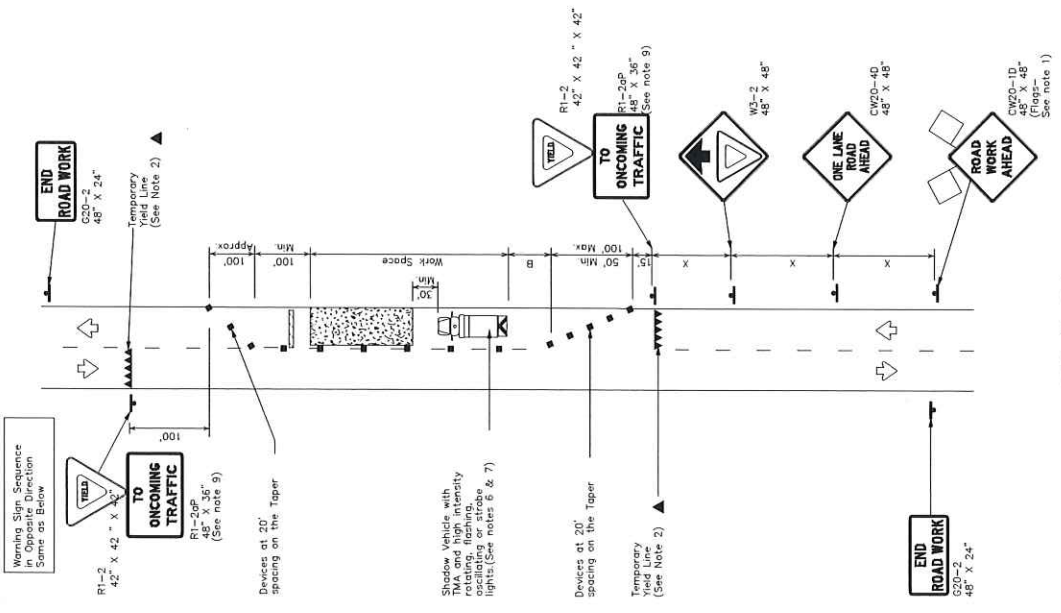
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
✓	✓	✓	✓	✓

GENERAL NOTES

- Flas attached to signs where shown, are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- NOT REQUIRED TO STOP sign may be installed, like the CW20-40 ONE LANE ROAD AHEAD sign, but proper sign spacing shall be maintained.
- Flagger should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet behind the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channlizing devices may be substituted for the Shadow Vehicle and TMA. Vehicles with TMA's may be positioned off the paved surface, next to those shown in order to protect a wider work space.

TCP (2-2a)

- The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet. The R1-2 Barricade and ONCOMING TRAFFIC sign shall be placed on a support at a 7' foot minimum mounting height.



TCP (2-2a)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See Note 9)