



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-30-2013

PROPOSED SUNSET VALLEY PHASE 2 SUBDIVISION, PRECINCT No. 1 .

ENGINEER: R.E. GARCIA & ASSOC. DEVELOPER: Sandoval Development, LP (Jose Sandoval)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 46 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North Stites Road, approximately ¼ mile East of Victoria Road

SUBDIVISION LIES WITHIN THE: ETJ of Donna and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-21-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X-Shaded" AS PER FEMA.

Storm drainage pipe system. Detention will be accomplished by widening existing drain ditch abutting East of the subdivision.

DRAINAGE DESIGN: existing drain ditch abutting East of the subdivision.

ROAD R.O.W. DEDICATION: No additional road right of way will be dedicated by this plat. Stites Road is in accordance with the Hidalgo County thoroughfare plan

H.C.R.O.W. FINAL APPROVAL DATE: 06-28-13 : By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-06-2013 : By, Elizardo "Chardo" Ramos R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Raul E. Garcia, P.E.

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 06-06-13

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Stites Road

H.C.O.E.C. FINAL APPROVAL DATE: 07-11-2013 : By Martin Ramirez, Environmental Compliance Coordinator

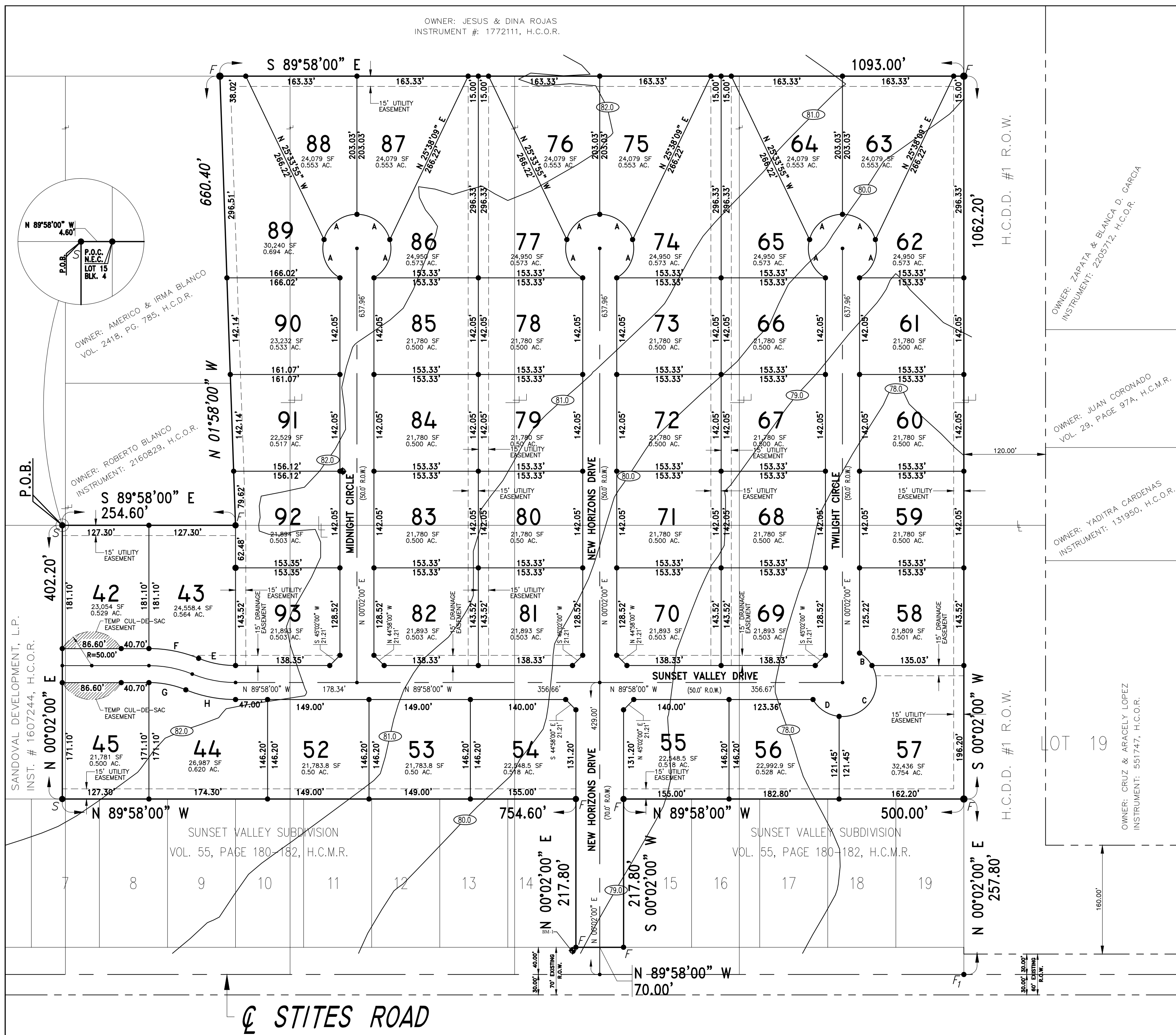
Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: May 08, 2013

Final Approval subject to recommendations other departments

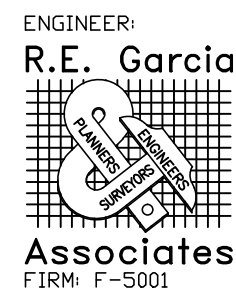
Final Approval with financial guarantee.

* 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.



SUBDIVISION PLAT OF SUNSET VALLEY PHASE 2

PREPARED BY: R.E. GARCIA & ASSOCIATES SCALE: 1" = 100'
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280
FIRM: F-5001



SUBDIVIDER CERTIFICATION:

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, JOSE SANDOVAL, PARTNER, SANDOVAL DEVELOPMENT, LP., SUBDIVIDERS OF SUNSET VALLEY PHASE 2 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE OF TEXAS AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SANDOVAL DEVELOPMENT, LP.

SANDOVAL OPERATIONS, L.C., GENERAL PARTNER, JOSE T. SANDOVAL, MEMBER
605 N. MAIN, SUITE C
DONNA, TEXAS 78537

DATE

REVISION NOTES			
No.	Sheet	REVISION	Date

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared **JOSE SANDOVAL, MEMBER OF SANDOVAL OPERATIONS, L.C., GENERAL PARTNER TO SANDOVAL DEVELOPMENT, L.P.** known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes, and consideration therein expresses.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2013

NOTARY PUBLIC

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE 2

by Raul E. Garcia, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SUNSET VALLEY PHASE 2 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF STITES ROAD APPROXIMATELY 5 FEET SOUTH OF THE SUBDIVISION. THE SUBDIVIDER WILL EXTEND AN 8" WATERLINE FROM MIDWAY ROAD TO A POINT THAT CONNECTS TO THE EXISTING 8" WATERLINE ON THE NORTH RIGHT OF WAY OF STITES ROAD. FROM THE EXISTING 8" WATERLINE, THE SUBDIVIDER WILL EXTEND 6 - 8" WATERLINES TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR THE SUNSET VALLEY PHASE 2 SUBDIVISION CONSISTS OF 22 - 1" DIAMETER DUAL SERVICE LINES AND 2 3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 122,544.00 OR \$ 2,664.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 18,000.00, WHICH COVERS THE \$150.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM SUNSET VALLEY PHASE 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CALCREOUS GRAYISH BROWN CLAY CLASS III SOIL FOR THE AREA. AT LEAST 16 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM CALCREOUS GRAYISH BROWN SANDY LOAM SOIL EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$55,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON (DATE OF INSPECTION BY THE HEALTH DEPARTMENT)

ENGINEER CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$122,544.00 WHICH EQUALS TO \$ 2,664.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ 1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 55,200.00 FOR THE ENTIRE SUBDIVISION.

RAUL E. GARCIA, ENGINEER

DATE

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE 2

by Raul E. Garcia, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SOL VALLE FASE 2 SUBDIVISION SERA CON AGUA POTABLE POR EL NORTE ALAMO WATER SUPPLY CORPORATION (N. A. W. S. C.). LA SUBDIVIDER Y N. A. W. S. C. HAN ENTRADO EN UN CONTRATO EN EL QUE N. A. W. S. C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA LA SUBDIVISION DE POR LO MENOS 30 AÑOS Y N. A. W. S. C. HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

N. A. W. S. C. TIENE UNA 8" DE DIAMETRO LINEA DE AGUA QUE DISCURRE POR EL LADO NORTE DEL DERECHO DE PASO DE STITES ROAD, APROXIMADAMENTE 5 PIES AL SUR DE LA SUBDIVISION. LA SUBDIVIDER SE EXTENDERA UN 8" FLOTACION DE MIDWAY ROAD HASTA EL PUNTO QUE CONECTA A LAS 8" FLOTACION EN EL DERECHO DE VIA DEL NORTE DE STITES ROAD. A LOS 8" AGUA, SUBDIVIDER SE EXTENDERA 6 - 8" COSIDO A SERVIR LA SUBDIVISION.

DISTRIBUCION DE AGUA PARA LA PUESTA DE SOL VALLE FASE 2 SUBDIVISION CONSTA DE 22 - 1" DE DIAMETRO Y DOS LINEAS DE SERVICIO 2 3/4" DE DIAMETRO LAS LINEAS DE SERVICIO, OMINIS QUE LOS SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE. TANTO EL 1" DUAL Y 3/4" UNICO DE SERVICIOS Y LA CAJA DEL MEDIDOR SE HAN INSTALADO YA, A UN COSTO TOTAL DE \$ 122,544.00 POR LOTE. ADEMAS, EL SUBDIVIDER HA PAGADO N. A. W. S. C. LA SUMA DE \$ 18,000.00 , QUE CUBRE EL COSTO DE \$150.00 POR CADA LOTE COMO SE INDICO EN EL SERVICIO DE AGUA 30 AÑOS ACUERDO QUE SUMA REPRESENTA EL COSTO TOTAL DEL CONTADOR DE AGUA, ADQUISICION DE DERECHOS, HONORARIOS Y TODOS SUS MIEMBROS U OTROS GASTOS ASOCIADOS CON LA CONEXION DEL LOTES INDIVIDUALES EN LA SUBDIVISION DE N. A. W. S. C. A PETICION DEL GRAN PROPIETARIO, N. A. W. S. C. LO MAS PRONTO POSIBLE INSTALAR DE FORMA GRATUITA EL MEDIDOR DE AGUA PARA ESE LOTE. TODOS LOS SERVICIOS DE ABASTECIMIENTO DE AGUA SE HAN APROBADO Y ACEPTADO POR N. A. W. S. C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN CONDICIONES DE FUNCIONAR EN LA FECHA DE LA GRABACION DE LA PLAT

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

LAS AGUAS RESIDUALES DE LA PUESTA DEL SOL VALLE FASE 2 SUBDIVISION SERA TRATADA POR LOS CENTROS DE SERVICIOS DE ALCANTARILLADO ("OSSF") QUE CONSISTE EN UN DISEÑO ESTANDAR DOBLE TANQUE SEPTICO Y COMPARTIMENTOS DE CADA LOTE. Los abajo firmados INGENERO PROFESIONAL HA EVALUADO LA IDEONEIDAD DE LA SUBDIVISION SITIO PARA OSSF Y PRESENTO UN INFORME EN EL QUE LLEGO A LA CONCLUSION QUE EL SITIO ES APROPIADO PARA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE SUFICIENTE ESPACIO PARA UN REEMPLAZO DE.

CADA LOTE DE SUBDIVISION ES LA PROPUESTA POR LO MENOS 1/2 ACRE EN TAMARO. LA CONSERVACION DE LOS RECURSOS NATURALES SERVICIO ESTUDIO DE SUELOS CALCREOS LIBRO INDICA UNA ARCILLA MARRON GRISACEO SUELO CLASE III DE LA ZONA. POR LO MENOS 16 SUELO SE REALIZARON EXCAVACIONES EN EL SITIO, EN LOS EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION. (ORIFICIOS ADICIONALES SON NECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA AREA DE LIMITE). EL SUELO ES UN UNIFORME MARRON GRISACEO calcreo suelo franco arenoso HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER EXCAVACION. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O RESTRICTIVA DE CAPA 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES DEL PROYECTO. LA SUBDIVISION Drena BIEN.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ 1,200.00, INCLUIDOS LOS COSTES NECESARIOS PARA LA AUTORIZACION O LICENCIA. TODOS OSSF HAN SIDO INSTALADOS EN EL MOMENTO DE LA SOLICITUD DE APROBACION FINAL PLAT A UN COSTO TOTAL DE \$55,200.00 . EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE LOS OSSF EL (FECHA DE LA INSPECCION, EL DEPARTAMENTO DE SALUD)

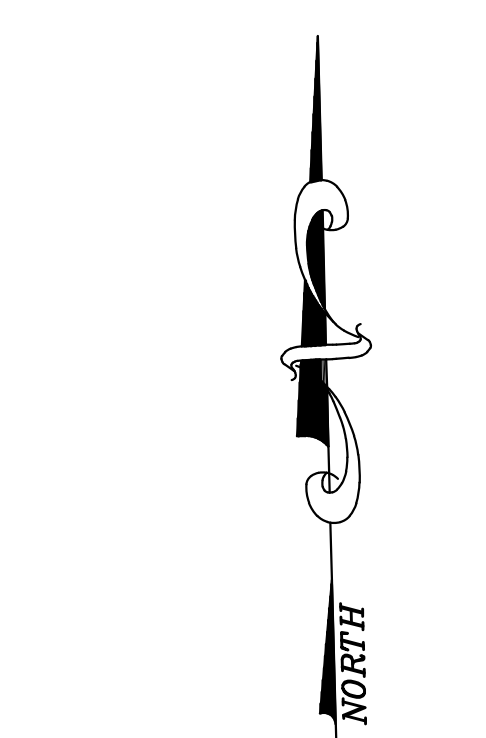
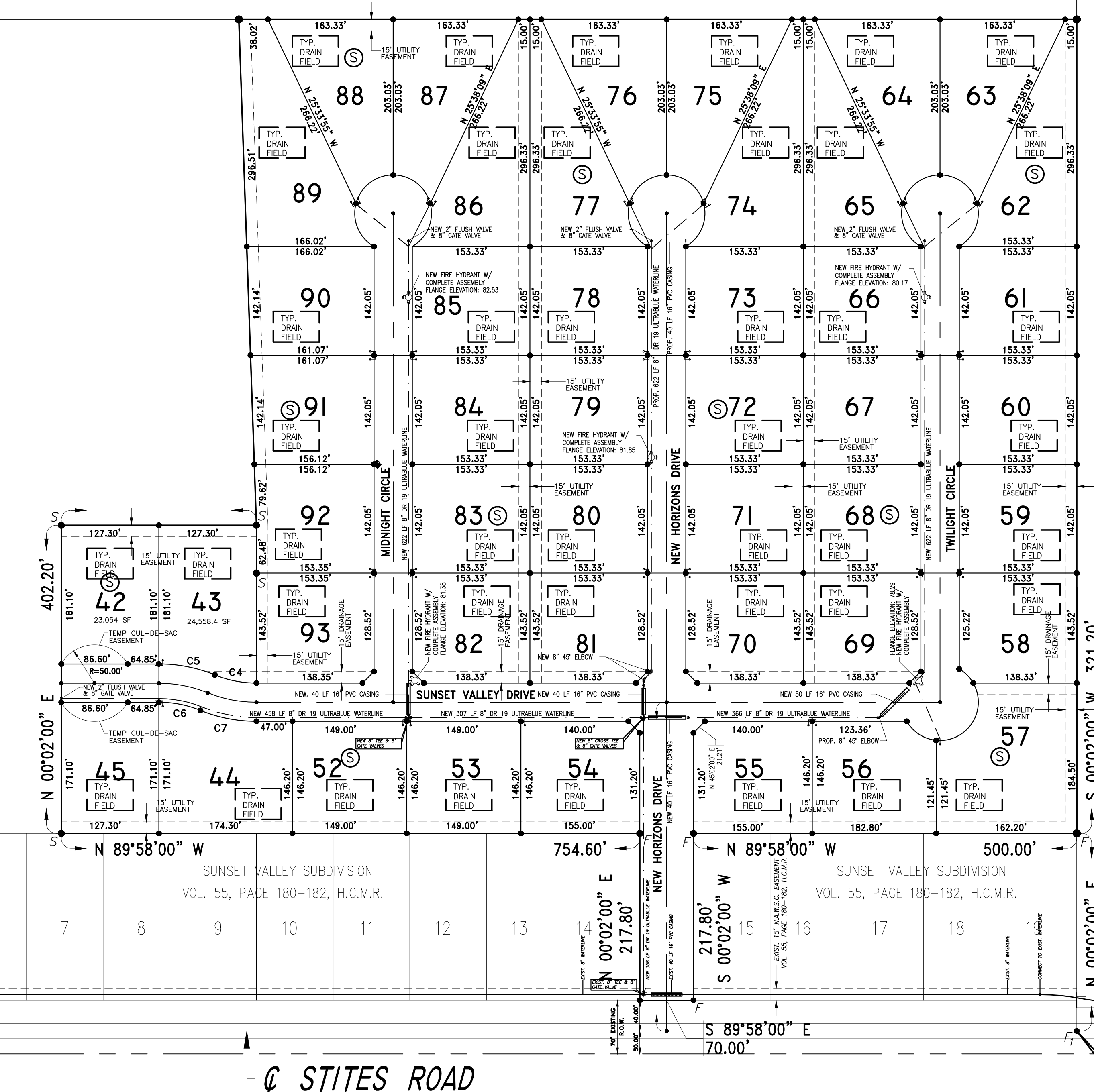
ENGINEER CERTIFICATION:

POR MI FIRMA ABAJO, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES MANTIENEN LAS INSTALACIONES DESCRITAS ARRIBA ESTAN DE ACUERDO CON LAS REGLAS MODELO ADOPTADAS BAJO SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE ES EL COSTE PARA INSTALAR LAS INSTALACIONES DE LAS AGUAS RESIDUALES DEL SISTEMA DE DISTRIBUCION ANDONSITE DEL AGUA, DISCUTIDAS ARRIBA, COMO SIGUE:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES CONSTRUIDAS COMPLETAMENTE, CON LA INSTALACION DE LOS CONTADORES DEL AGUA, COSTARAN UN IMPORTE TOTAL DE \$ 122,544.00 QUE IGUALA A \$ 2,664.00 POR LA PORCION.

INSTALACIONES DE LAS AGUAS RESIDUALES - EL SISTEMA SEPTICO HA ESTADO INSTALADO EN UN COSTE TOTAL DE \$ 1,200.00 POR LA PORCION (TODO INCLUSIVE), PARA UN TOTAL DE \$ 55,200.00 PARA LA SUBDIVISION ENTERA.

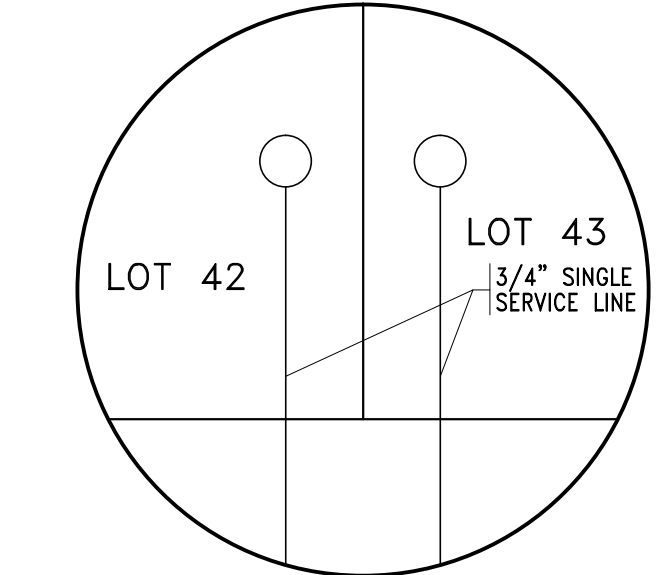
RAUL E. GARCIA, INGENERO



SCALE: 1" = 100'

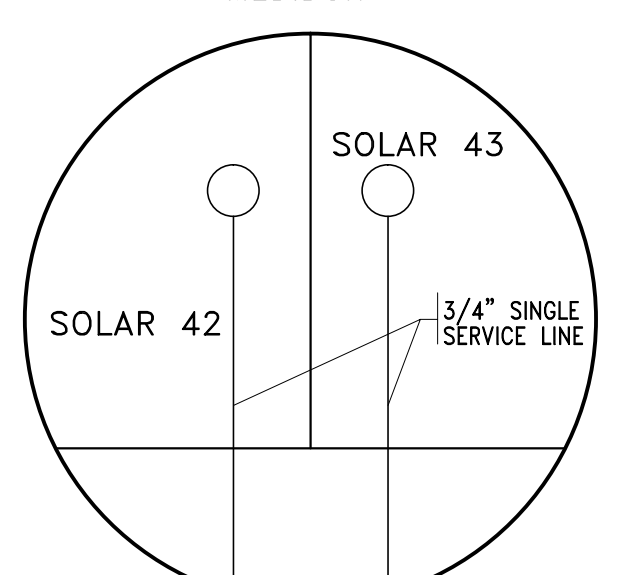


TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



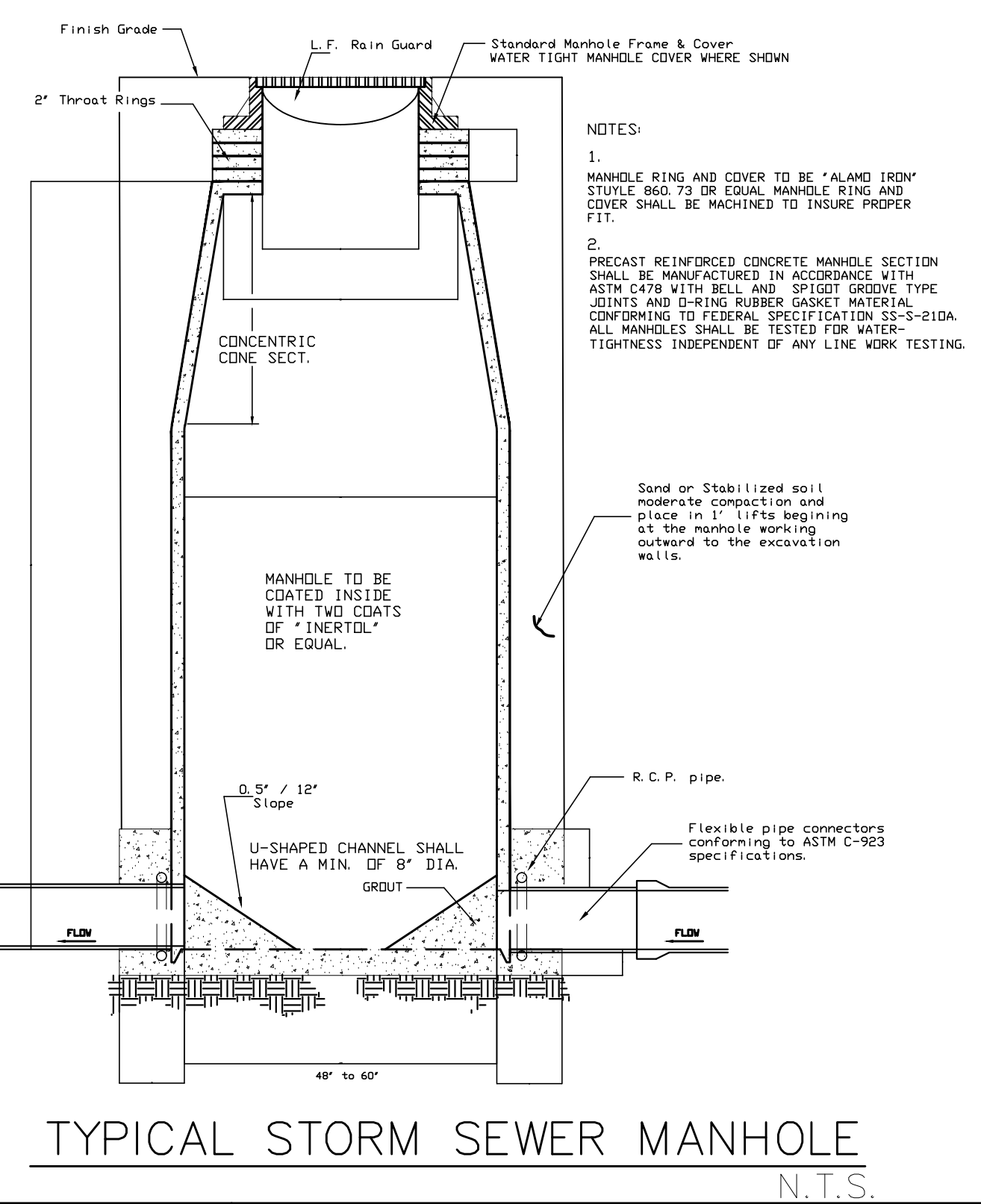
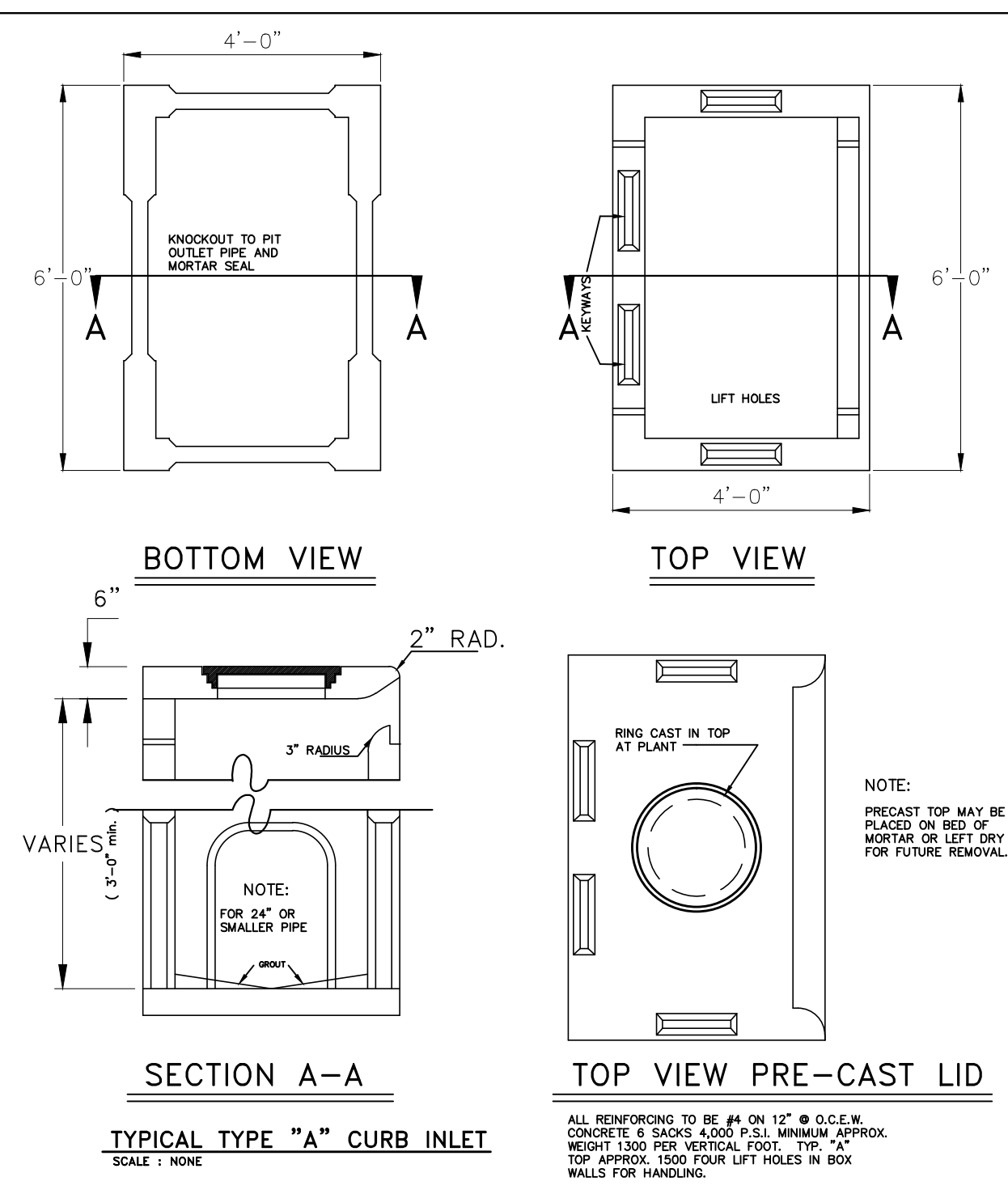
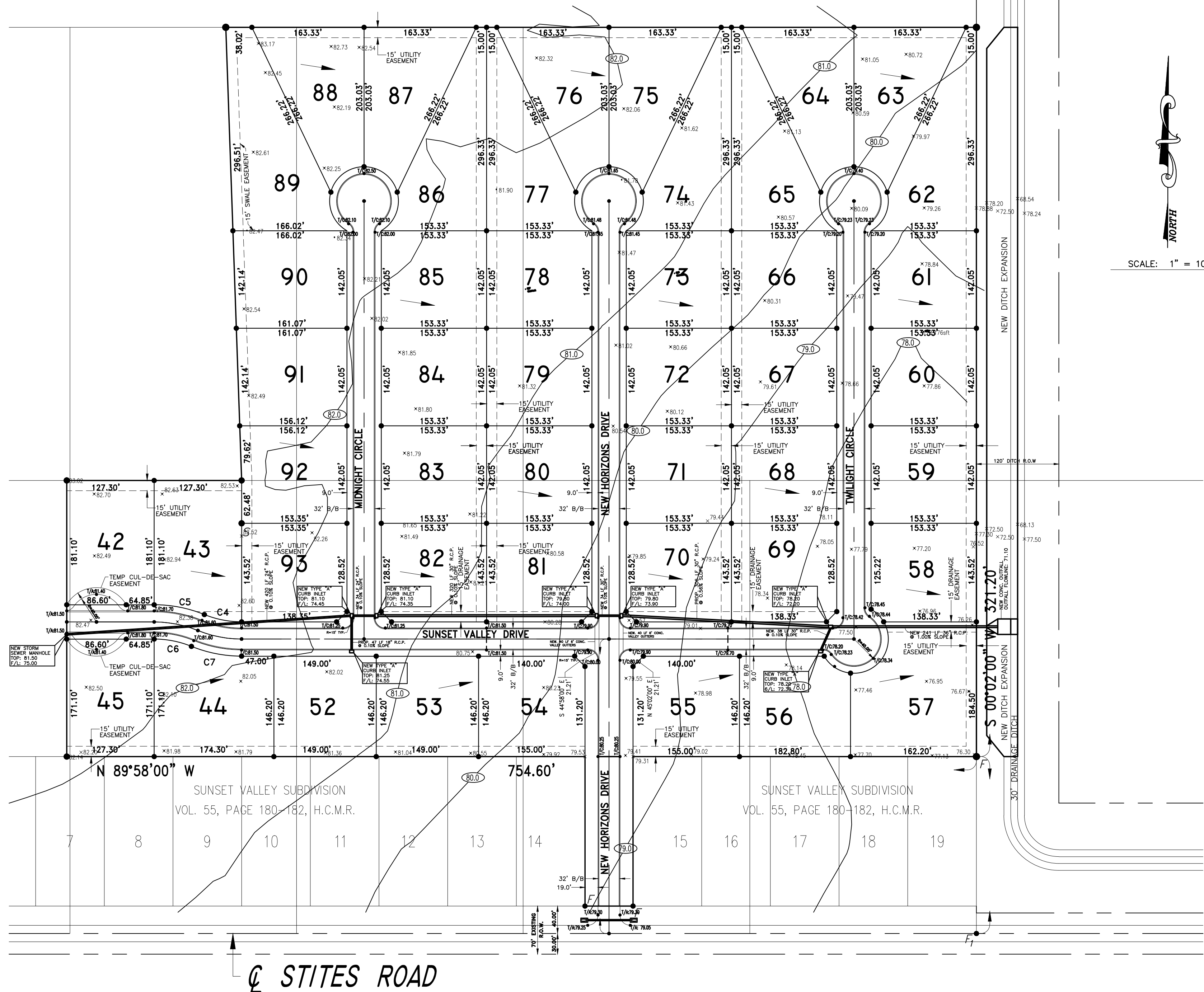
LEGEND:
○ --- WATER METER BOX

TIPICO DETALLE DE LINEAS DE SERVICIO Y CAJAS DE MEDIDOR



LEJENDA:
○ --- CAJA DE MEDIDAR DE AGUA

SHEET NO. 2
OF 3 SHEETS



**SUBDIVISION PLAT OF
SUNSET VALLEY PHASE 2**

A 28.92 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 4 AND 5, BLOCK 4, AND A PORTION OF LOTS 6, 14, 15, 16, 17 AND 18, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME "Z", PAGES 124 THROUGH 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 1482483, OFFICIAL RECORDS

DATE: FEBRUARY 7, 2012 SCALE IN FEET SCALE: 1" = 100'

ENGINEER:
R.E. Garcia
Associates
FIRM: F-5001

PREPARED BY: R.E. GARCIA & ASSOCIATES
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

DRAINAGE STATEMENT FOR SUNSET VALLEY PHASE 2 SUBDIVISION

SUNSET VALLEY SUBDIVISION, PHASE 2, CONSISTS OF A FORTY-SIX LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 28.92 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 4, AND 5, BLOCK 4, AND A PORTION OF LOTS 6, 15, 16, 17 AND 18, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME "Z", PAGES 124 THROUGH 125, DEED RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS CURRENTLY USED FOR AGRICULTURAL PURPOSES WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" SHADED FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C REVISED TO REFLECT LOMR DATED MAY30, 2002. ZONE "X" SHADED IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF THE 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100 YEAR FLOOD.

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH SANDY CLAY LOAM WHICH IS MODERATELY PREEVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

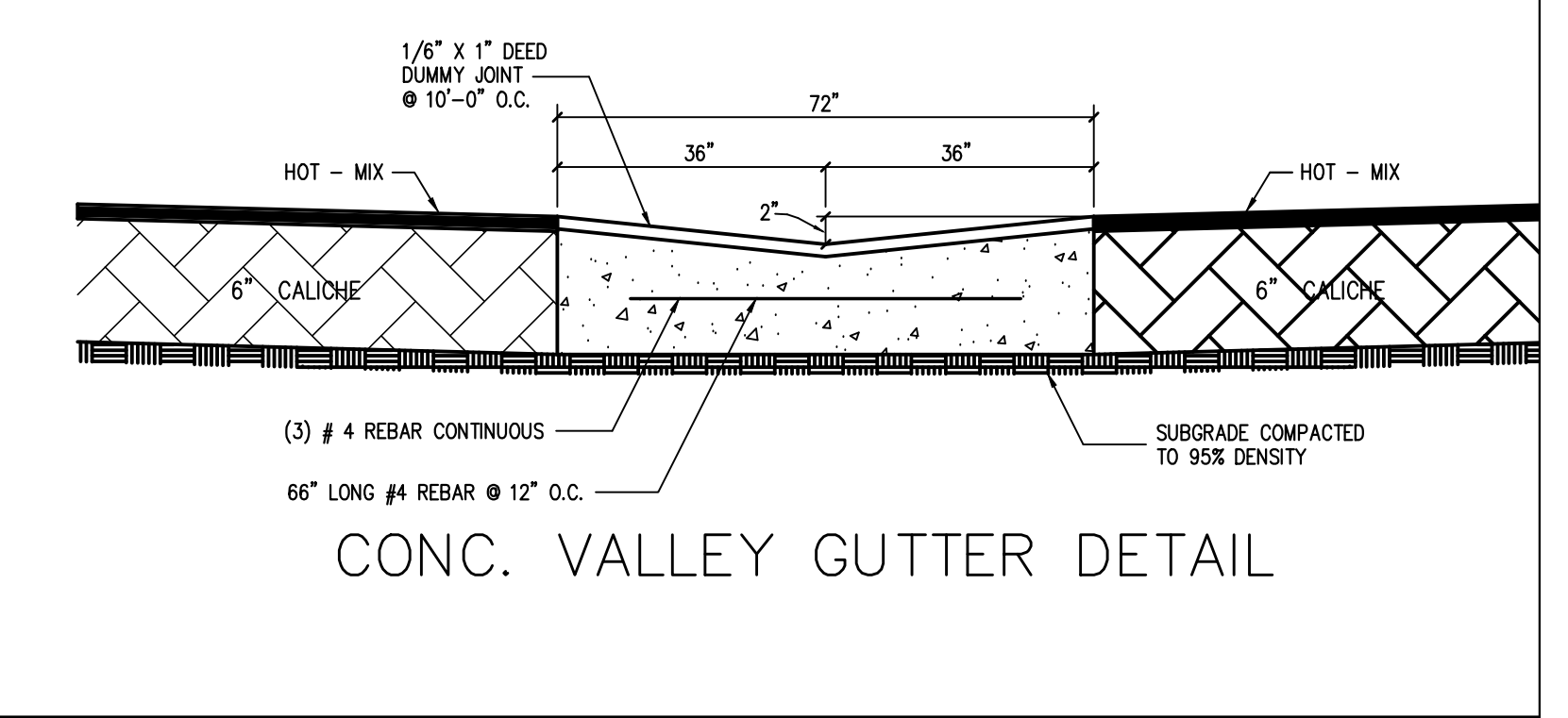
CURRENTLY THE PROPERTY IS AN AGRICULTURAL FIELD. EXISTING RUNOFF IS DIRECTED SOUTH TOWARD ROAD DITCHES LOCATED ON STITES ROAD. STITES ROAD FLOWS EAST AND DISCHARGES INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE DITCH LOCATED ON THE EAST SIDE OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREETS. THIS NEW SYSTEM WILL DISCHARGE INTO THE UNNAMED HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE DITCH ADJACENT TO THE EAST SIDE OF THE SUBDIVISION. THE SECTION OF THE EXISTING DITCH WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINT INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 86,142 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 12.41 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

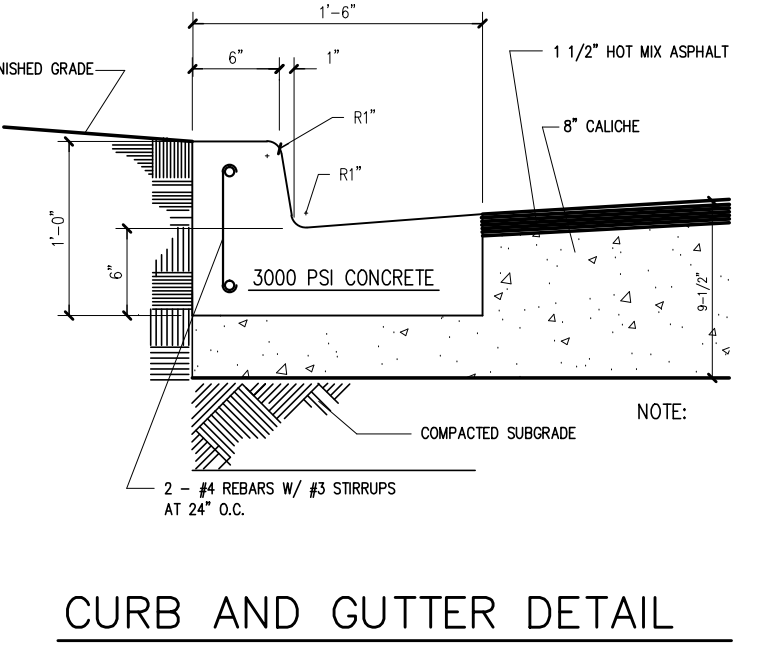
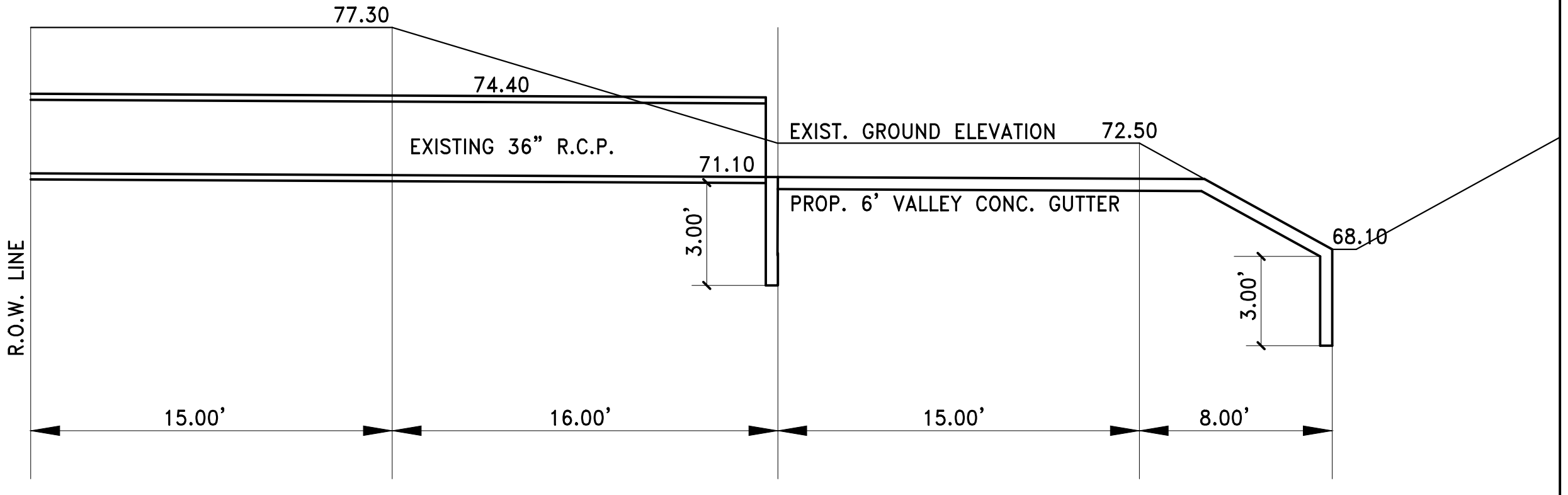
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X" SHADED: AREAS DETERMINED TO BE WITHIN THE 500 YEAR FLOOD PLAIN, FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C.

REGISTERED PROFESSIONAL ENGINEER # 64790

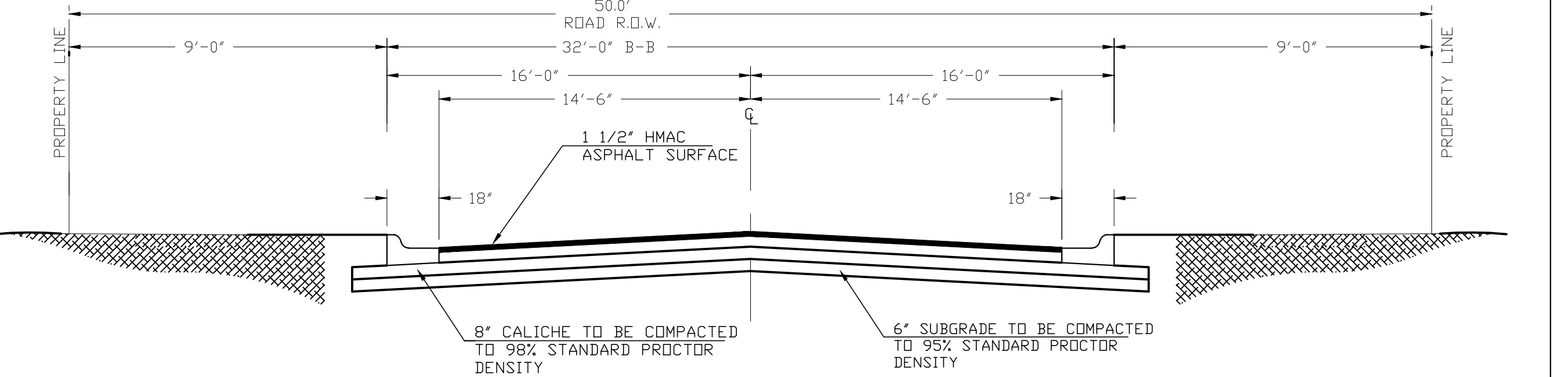
DATE _____



**SUNSET VALLEY PHASE 2
EXIST. DITCH DETAIL
N.T.S.**



**CURB AND GUTTER DETAIL
N.T.S.**



**TYPICAL STREET DETAIL
N.T.S.**