



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: 12-03-2013

PROPOSED CONCHO HEIGHTS UNIT 3 SUBDIVISION, PRECINCT No. 4.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 64 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of Trenton Road approximately 1/4 mile West of Cesar Chavez Rd.
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-24-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system and a regional detention area discharging to an existing drain ditch along the West property line

ROAD R.O.W. DEDICATION: 30 feet on Trenton Road

H.C.R.O.W. APPROVED DATE: 09-25-13 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 11-13-13 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

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

H.C.O.E.C. APPROVED DATE: 11-15-13 : By Martin Ramirez, Director of Office of Environmental Compliance

LARGE CONSTRUCTION

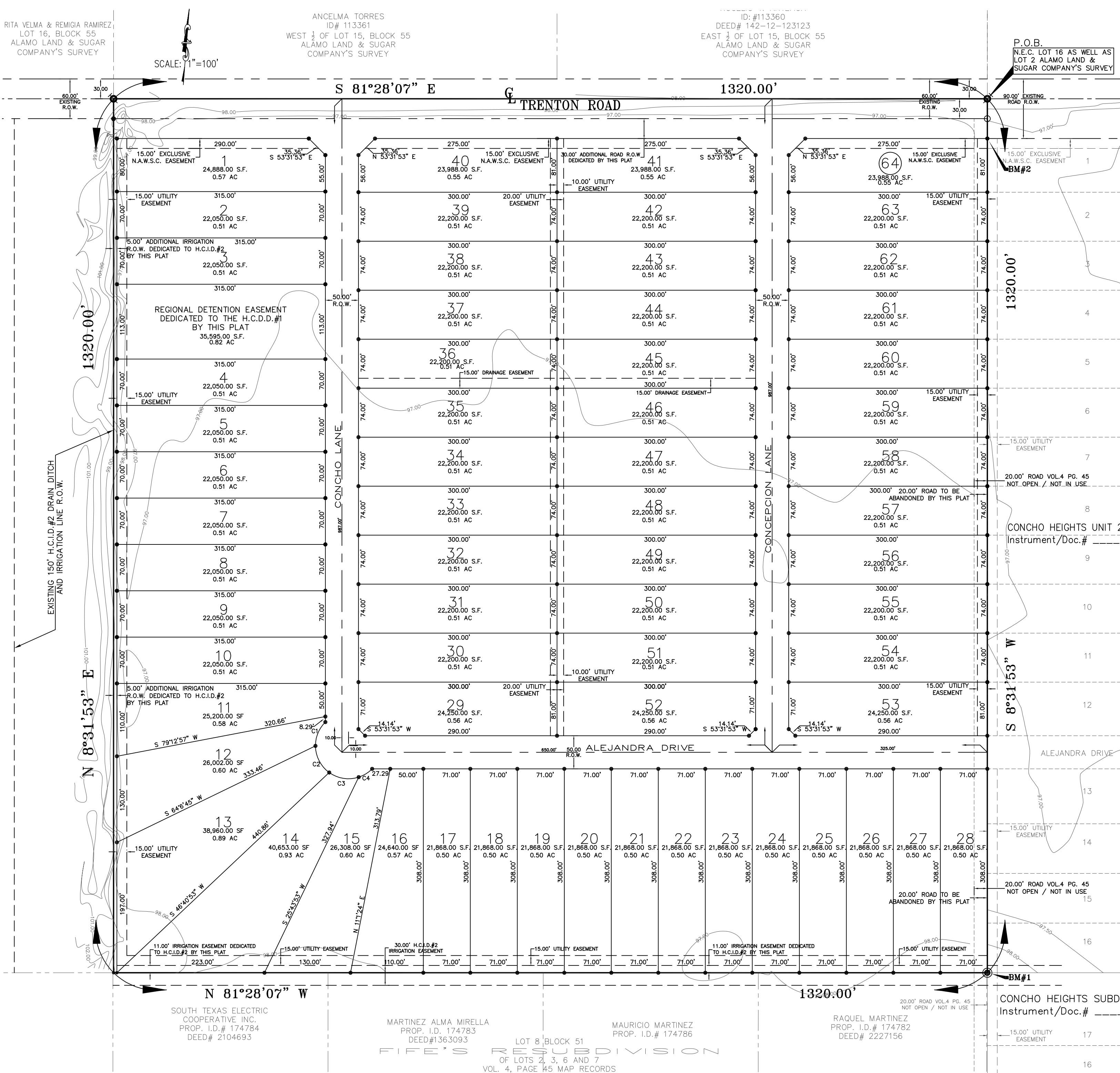
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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

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.



GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF THE LOTS. ELEVATION CERTIFICATES MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "B" (MEDIUM SHADED) AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 480334 0425 C REVISED NOVEMBER 16, 1982. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 15.00 FEET GARAGE FRONT: 18.00 FEET SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ONLY LOTS 1, 40, 41 AND 64 ARE ALLOWED FOR POSSIBLE COMMERCIAL USE. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 39 AND LOTS 42 THROUGH 63.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --BM#1, NO. 1--ELEV. 97.04 ON TOP OF A 3" PIPE LOCATED ON THE SOUTH EAST CORNER OF SUBDIVISION (SOUTH EAST CORNER OF LOT 28) (NAVD 1988) --BM#2, NO. 2--ELEV. 97.08 ON TOP OF 1/2" IRON ROD LOCATED 60 FEET SOUTH OF THE NORTH EAST CORNER OF SUBDIVISION (NORTH EAST CORNER OF LOT 64) (NAVD 1988)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 60,398 CUBIC-FEET (1.39 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER OBSTRUCTIONS (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.
- EACH PURCHASED 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 5.0 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF CONCHO HEIGHTS UNIT 3 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- NO ACCESS SHALL BE ALLOWED FROM TRENTON ROAD ONTO LOTS 1, 40, 41 AND 64. IF THE AFORESAIDED LOTS ARE UTILIZED FOR COMMERCIAL USE, ACCESS SHALL ONLY BE ALLOWED FROM AMBROSIA LANE AND ANGELICA LANE SUBJECT TO THE HIDALGO COUNTY PLANNING DEPARTMENT SITE PLAN REVIEW AS PER PLAT NOTE NO.11. THE LOT OWNER SHALL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS.
- STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.
- A 4.0 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG
- FIRE HYDRANTS WILL BE INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO HCCD NO. 1 AS SHOWN ON THE PLAT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND HCCD NO. 1 SPECIFICATION. HCCD NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.

METES AND BOUNDS

A 40.00 ACRE TRACT OF LAND, BEING ALL OF LOTS 10, 12, 14 AND 16, FIVE'S RE-SUBDIVISION OF LOTS TWO (2), THREE (3), SIX (6) AND SEVEN (7), BLOCK 51, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 45, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS SAID 40.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE NORTHEAST CORNER OF LOT 16, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; THENCE SOUTH 08°31'53" WEST, WITH THE EAST LINE OF SAID LOTS 16, 14, 12, & 10, THE CENTERLINE A 40 FOOT ROAD RIGHT OF WAY, AT 30.00 FEET PASS 1/2" IRON ROD FOUND FOR THE SOUTH RIGHT OF WAY LINE OF TRENTON ROAD AS RECORDED IN VOLUME 1414 PAGE 107 DEED RECORDS, AT 1320.00 FEET IN ALL TO A 1/2" PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°28'07" WEST, WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 1320.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 10 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°31'53" EAST, WITH THE WEST LINE OF SAID LOTS 10, 12, 14, AND 16, AT 1290.00 FEET PASS A 1/2" ROD SET AT THE SOUTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, AT 1320.00 FEET IN ALL TO A NAIL SET THE NORTHEAST CORNER OF LOT 16 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°28'07" EAST, WITH THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRE OF LAND MORE OR LESS.

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, an exclusive perpetual easement with the right to erect, construct, install and lay thereatter 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(s) 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 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. 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.

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY HEREIN MY APPROVAL IS REQUIRED.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____ 20____

KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA ROAD, TX 78558

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CONCHO HEIGHTS UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

CHAIRPERSON--PLANNING & ZONING COMMISSION _____

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 TEX. WATER CODE §49.211(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.

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CONCHO HEIGHTS UNIT 3 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: _____

STATE OF TEXAS COUNTY OF HIDALGO

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CONCHO HEIGHTS UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWER FACILITIES: (SEWER SERVICE CONNECTION/INSTALLATION OF SEPTIC SYSTEMS) ARE ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A LOT \$ _____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO CONTRACTOR / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS THE ____ DAY OF _____ 2013

REGISTERED PROFESSIONAL ENGINEER
No. 52762 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO
KAMBIZ S. KHADEMI
57767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR READS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WHERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE ____ DAY OF _____ 2013

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO
JOSE MARIO GONZALEZ
5571
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION

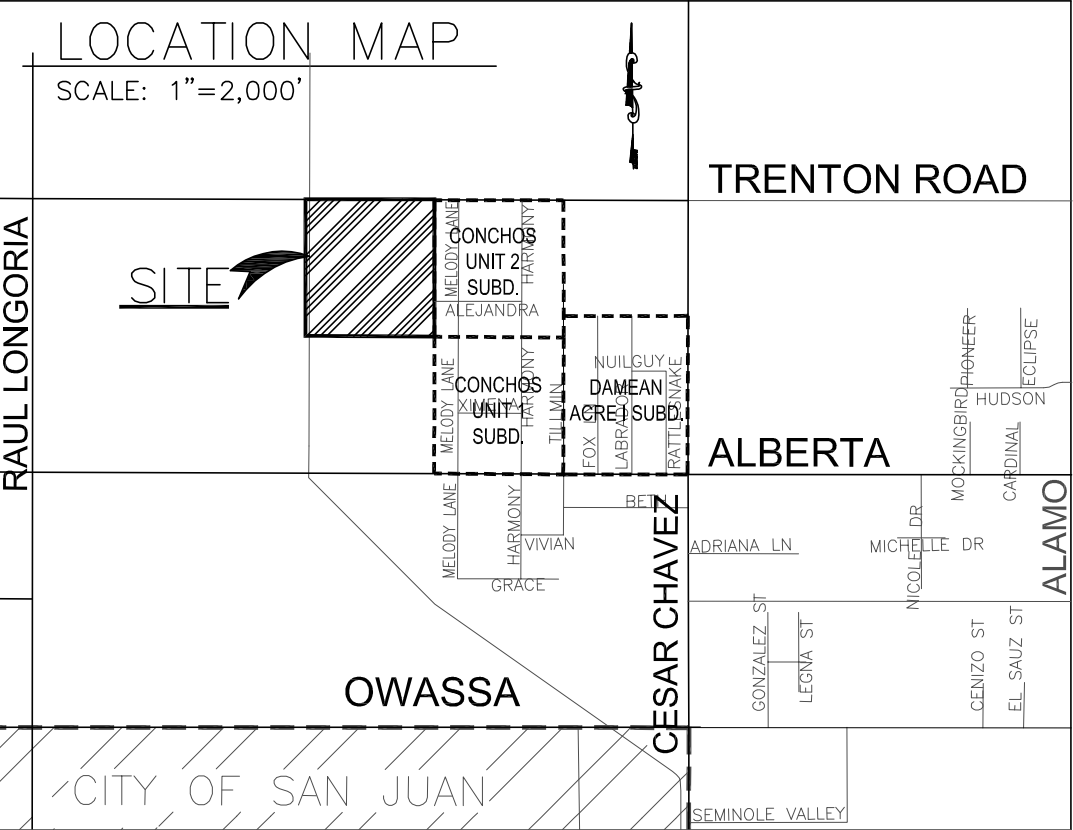
REVISION	DATE	BY

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET 1 OF 3



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CONCHO HEIGHTS UNIT 3 IS LOCATED APPROXIMATE 1/2 MILE WEST OF CESAR CHAVEZ RD. ON THE SOUTH SIDE OF TRENTON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 4.

INDEX TO SHEETS OF CONCHO HEIGHTS UNIT 3 SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT#2, AND HOID. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

LEGEND

- 1/2" PIPE FOUND
- NAIL SET
- 1/2" I.R. SET
- 1/2" IRON ROD FOUND

CURVE TABLE

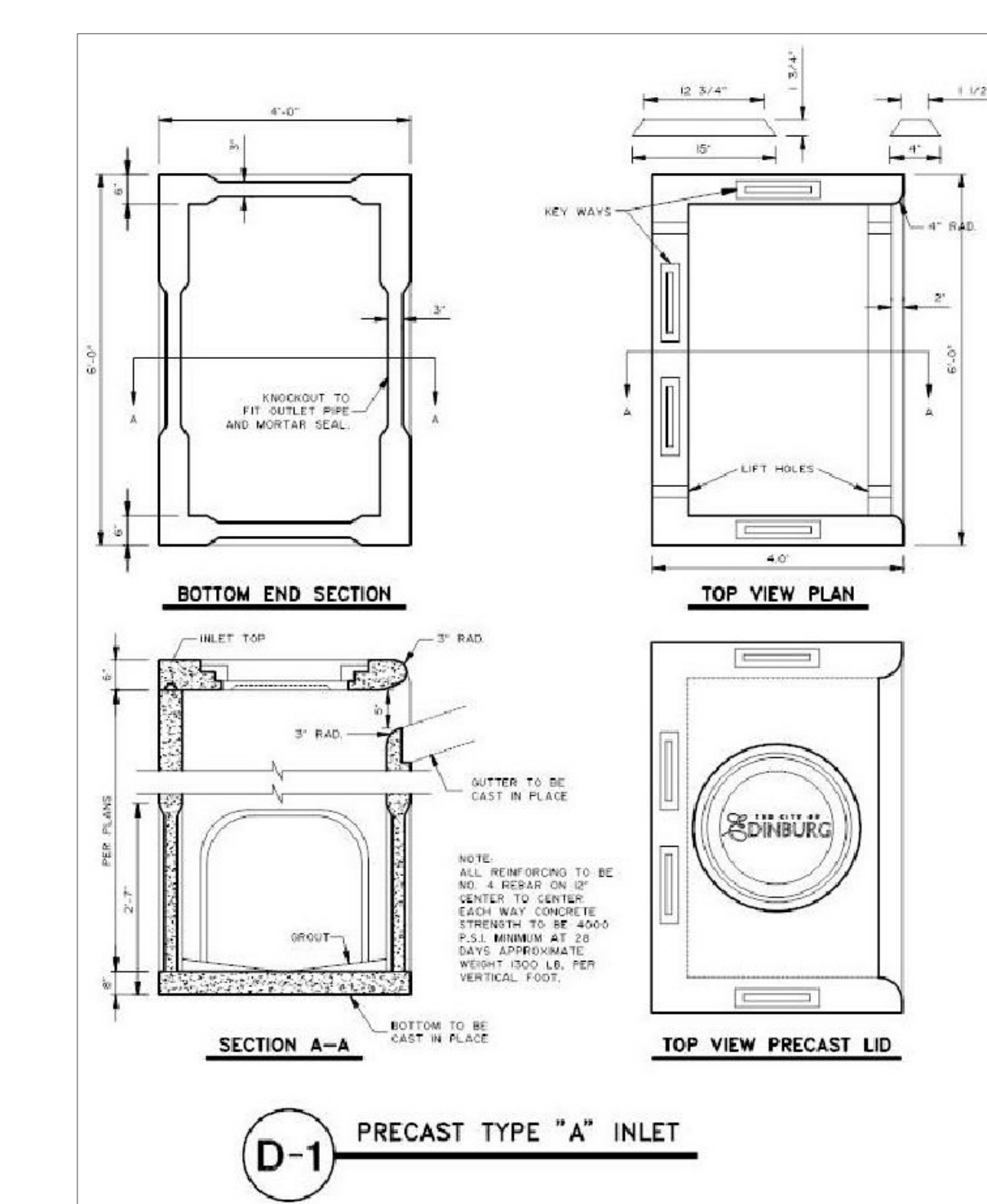
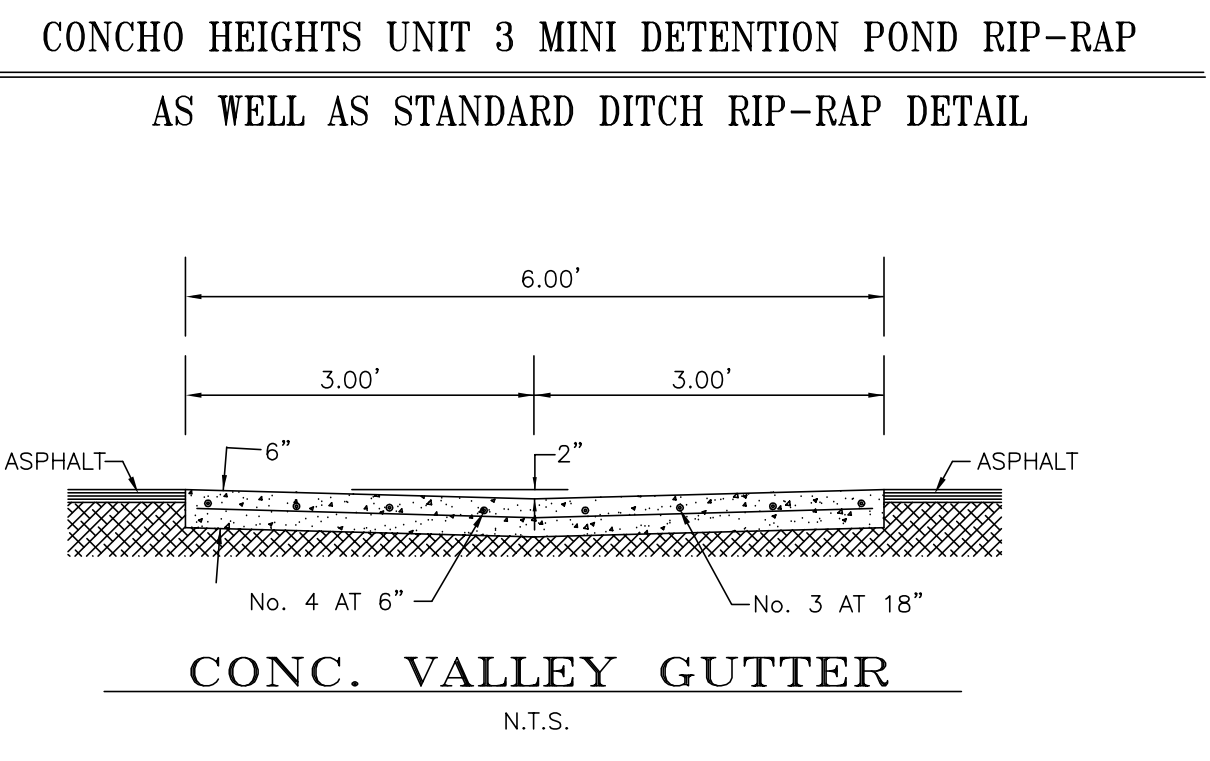
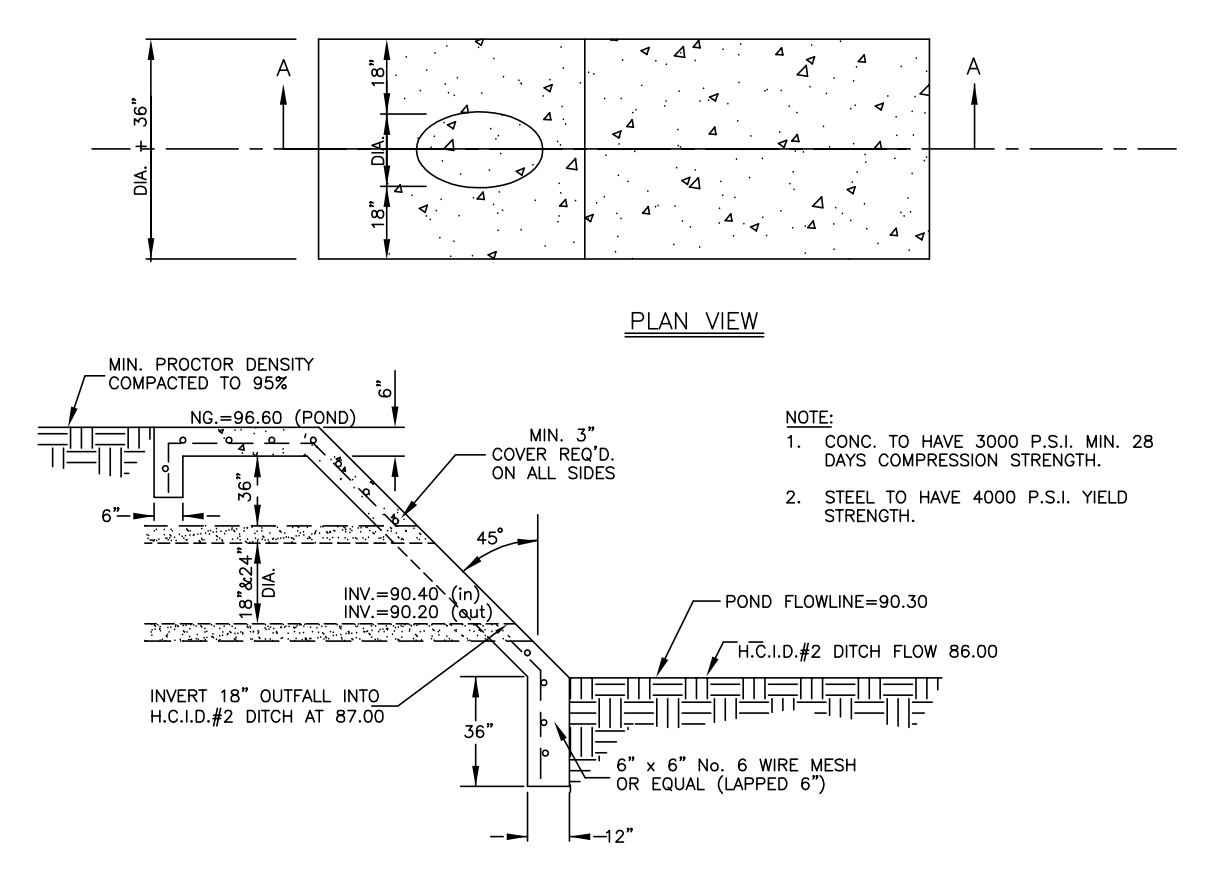
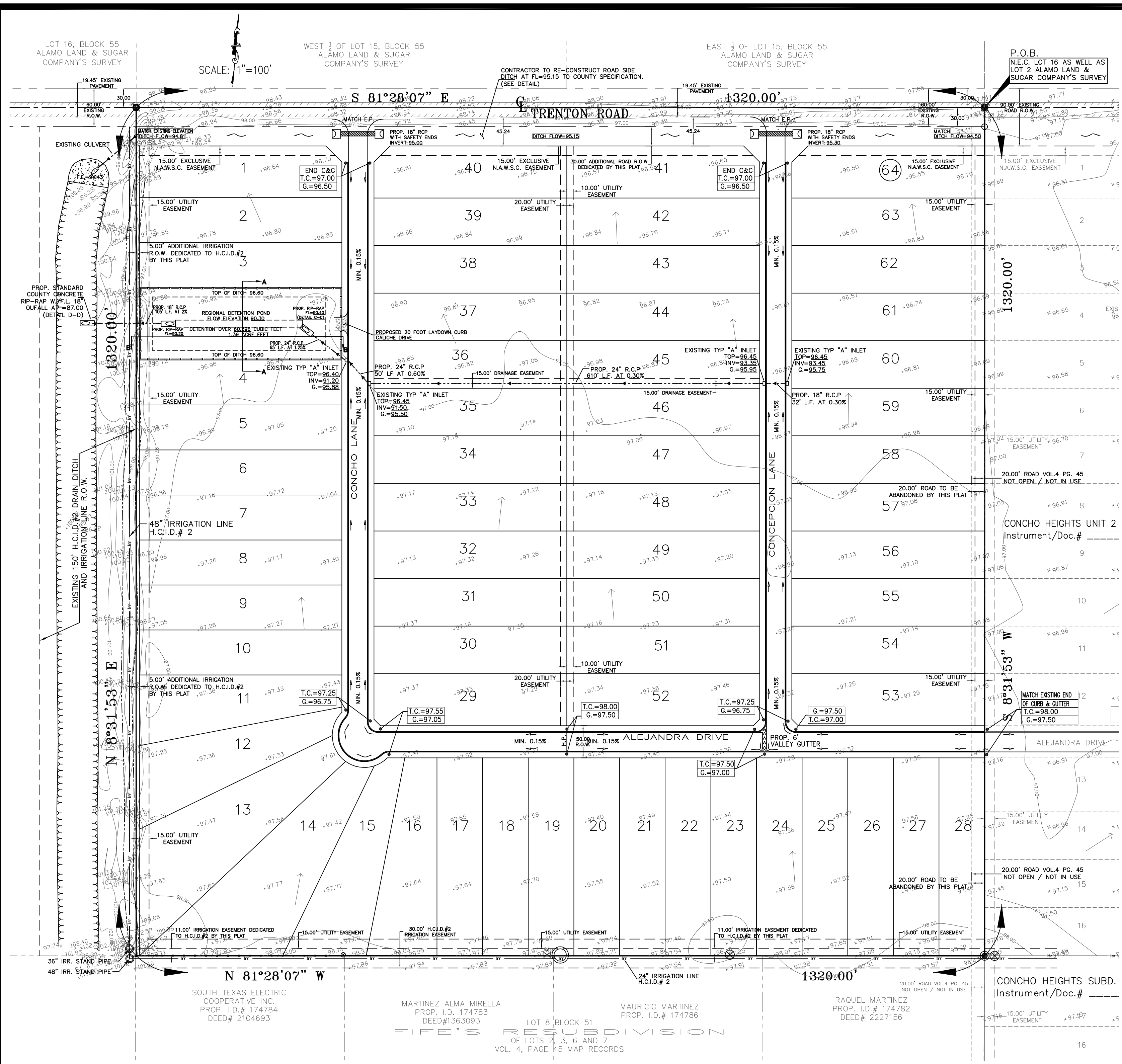
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	40.18'	50.00	46°02'28"	39.11'
C2	46.88'	50.00	53°34'16"	45.18'
C3	46.88'	50.00	53°34'16"	45.18'
C4	24.14'	50.00	27°39'46"	23.91'

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, LLC.	P.O. BOX 365	LA BLANCA 78558	(956) 464-4431	(956) 464-2597
ENGINEER: KAMBIZ S. KHADEMI P.E.	410 E. DOVE AVE.	McALLEN 78504	(956) 630-2125	(956) 630-2219
SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S.	24593 FM88	MONTE ALTO 78538	(956) 380-5154	(956) 380-5156

K K Engineering Consultant

GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
410 E. DOVE (FIRM REGISTRATION #1334)
P.O. BOX 3422 McAllen, TEXAS 78502
(956) 630-2125 FAX (956) 630-2219



THE REFERENCED SUBDIVISION IS A 40-AC. TRACT OF LAND LOCATED ON THE SOUTH SIDE OF TRENTON ROAD APPROXIMATELY 1/2 MILE WEST OF CESAR CHAVEZ ROAD. THIS AREA IS IN THE ETJ OF CITY OF EDINBURG.

THE PROPOSED USE IS MOSTLY FOR SINGLE-FAMILY RESIDENTIAL LOTS (64). THE NATURAL DRAINAGE IN THE GENERAL AREA IS TO THE NORTH INTO THE EXISTING ROADSIDE DITCH RUNNING WEST INTO AN EXISTING HIDALGO COUNTY 18" EXISTING DRAINAGE CULVERT OUT FALLING INTO THE EXISTING DRAINAGE DITCH (H.C.I.D. #2). THE EXISTING RUNOFF FROM THE SITE FOR A 10-YEAR STORM IS 16.88 CUBIC FEET PER SECOND. (SEE TABLES I, IA, AND II).

THE PROPOSED DEVELOPMENT (DUE TO LARGE LOTS & SMALL HOMES) WILL VERY SLIGHTLY INCREASE RUNOFF WITHOUT DETENTION TO 21.10 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM. BASED ON THE COUNTY'S POLICY THAT THERE BE NO ADDITIONAL RUNOFF FROM A 10-YEAR STORM, A 60,396 CUBIC FEET (1.39 ACRE-FEET) OF DETENTION IS REQUIRED. A DETENTION POND WILL BE PROVIDED, DEDICATED TO THE COUNTY & SHOWN ON THE PLAT.

ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROVIDED VIA STREET/GUTTER POSITIVE FLOW WITH CURB INLETS AND 18"/24" R.C.P. AS WELL AS AN 18" R.C.P. RESTRICTED OUTFALL CONNECTING TO THE EXISTING H.C.I.D.#2 DRAINAGE DITCH.

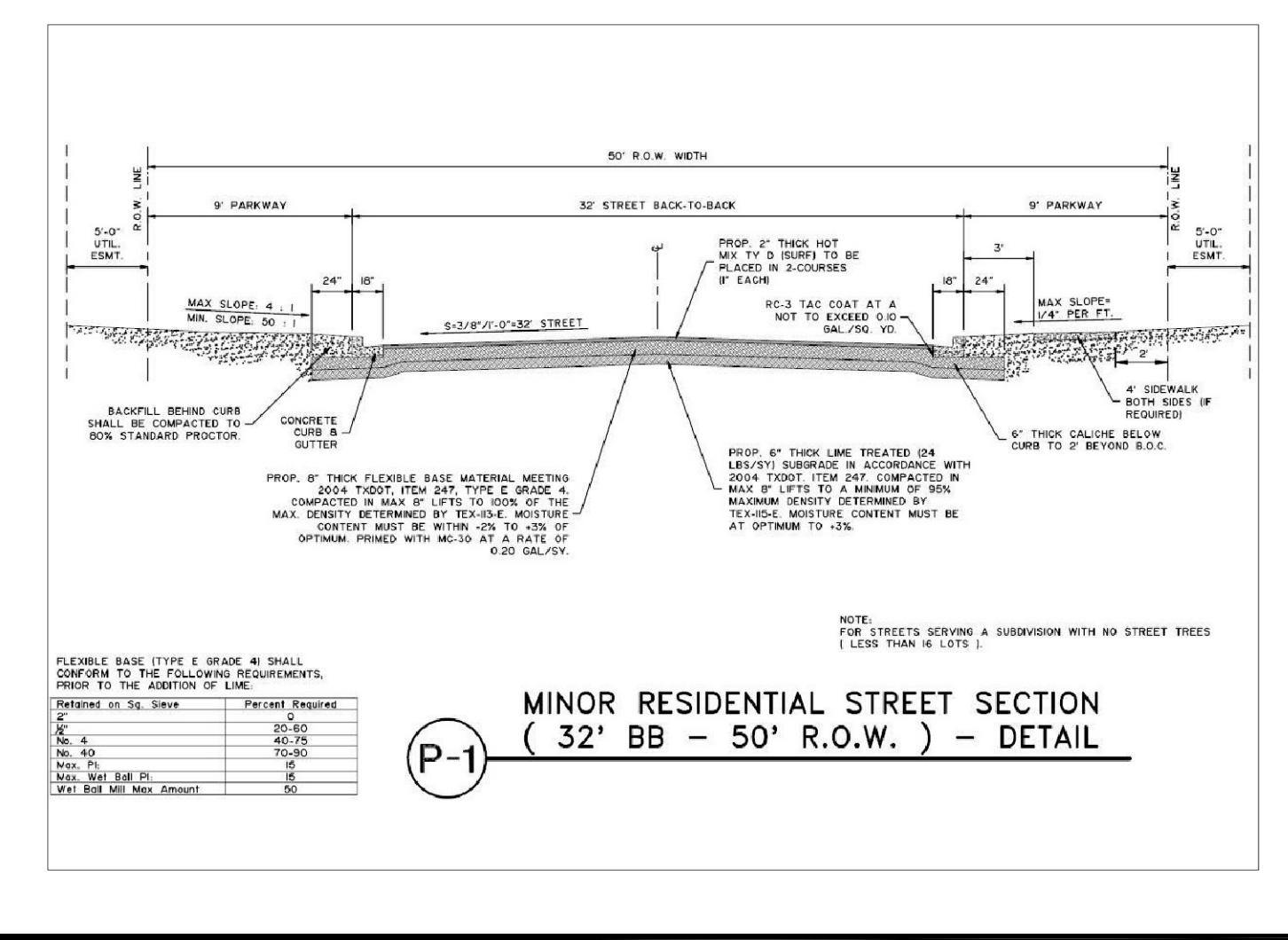
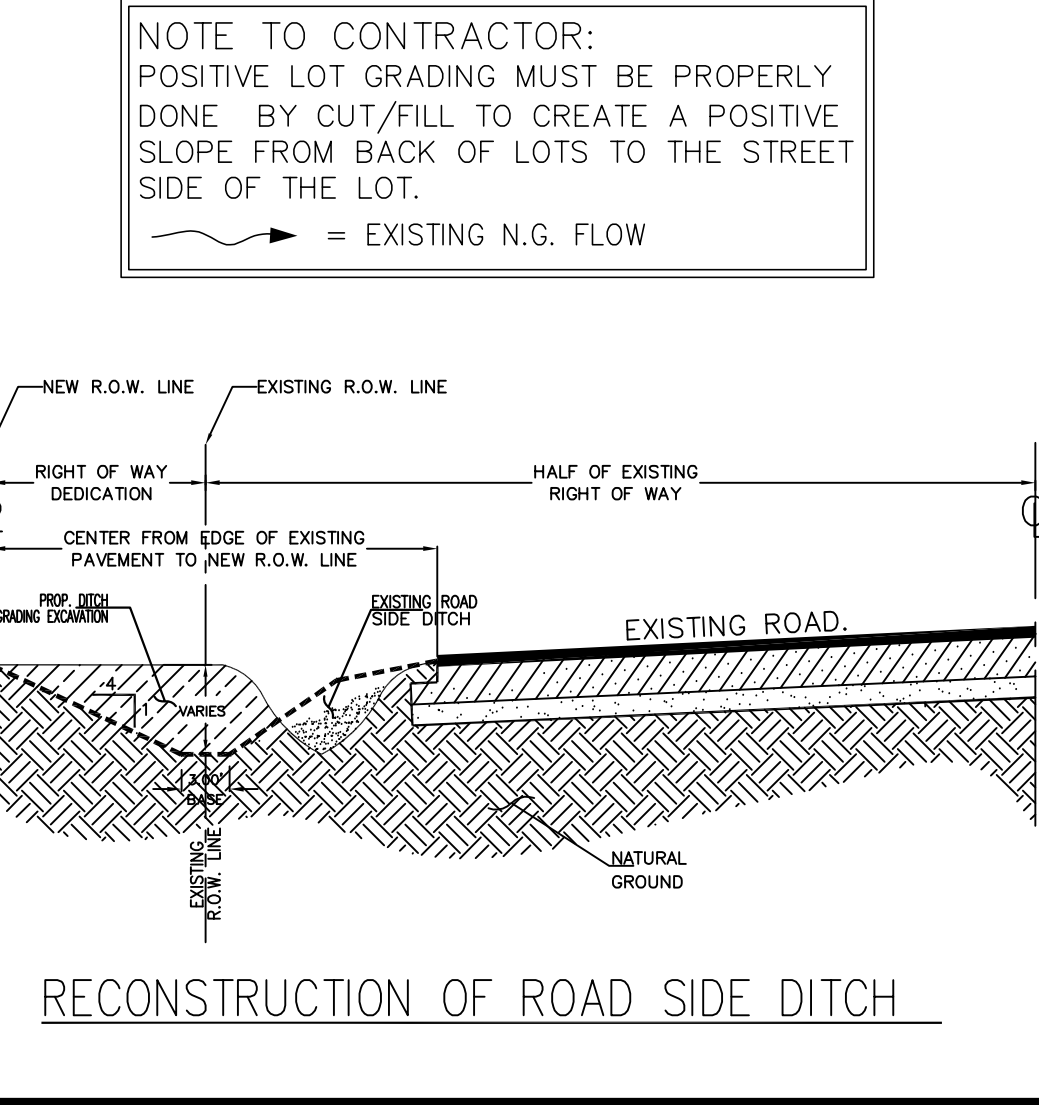
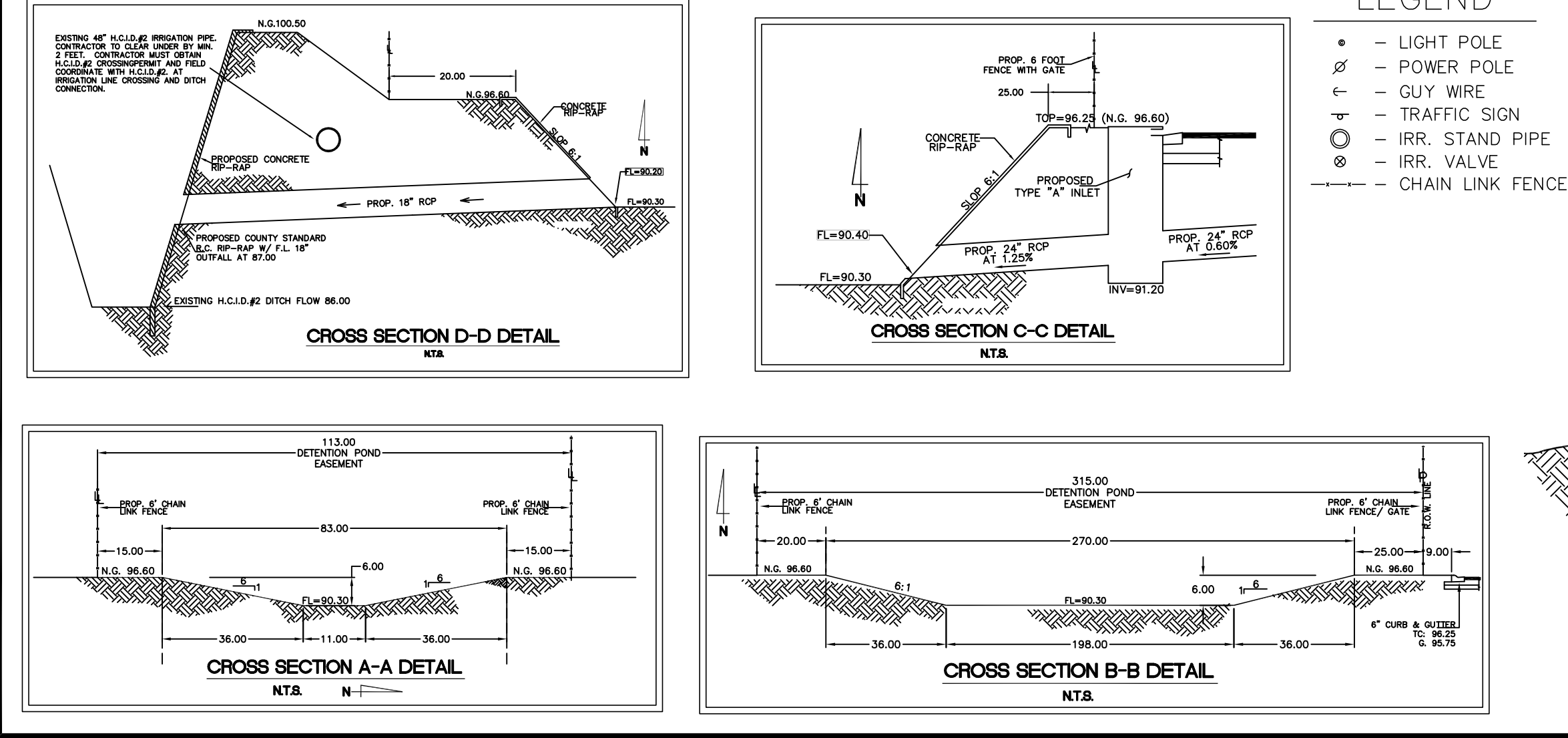
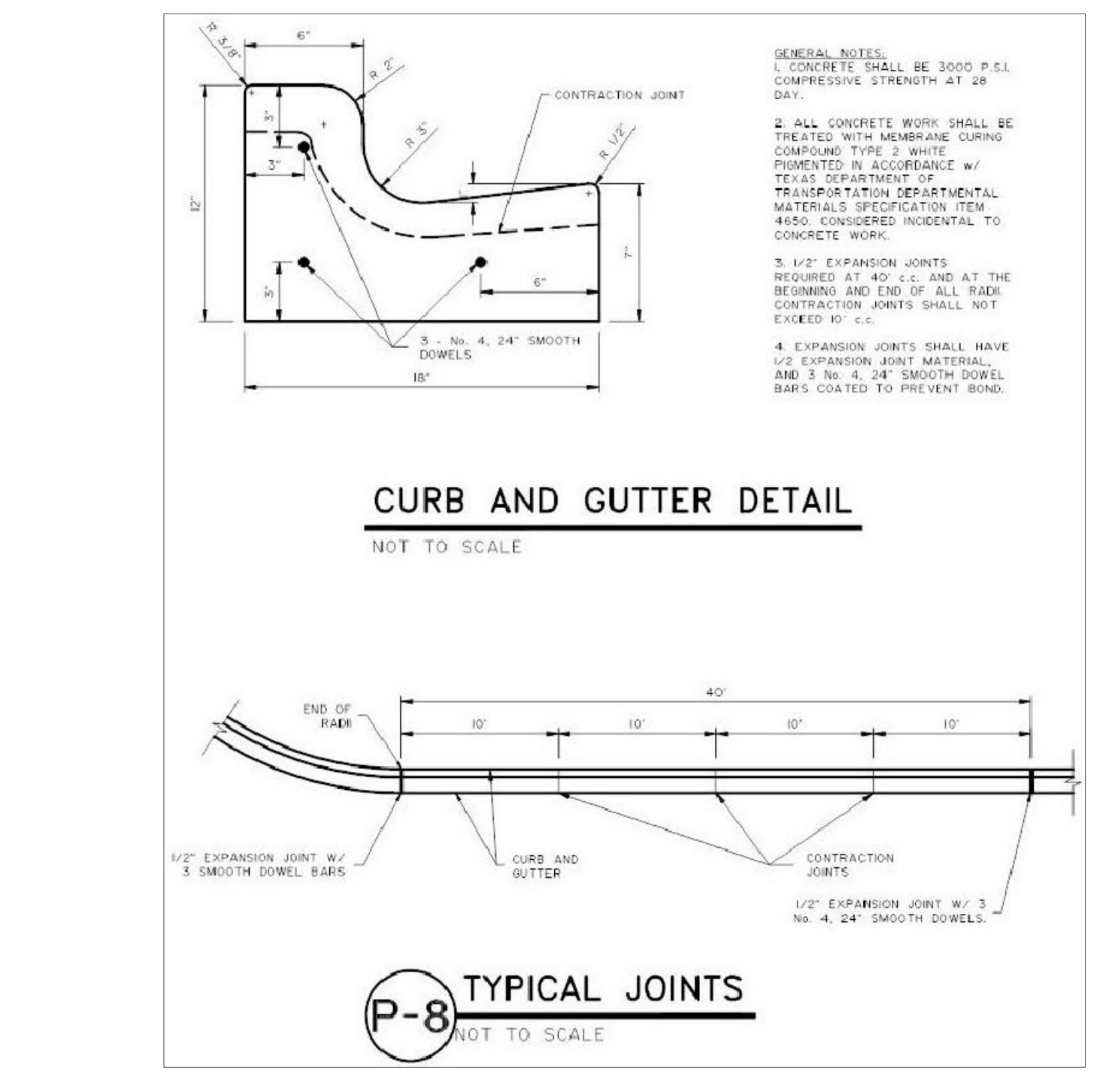
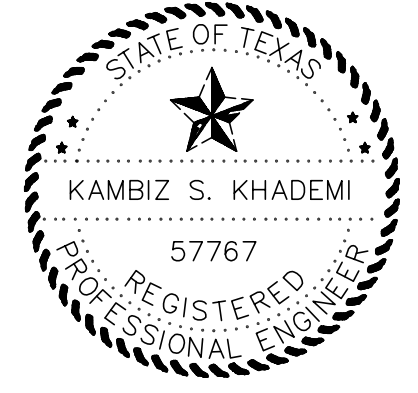
FLOOR ELEV. (SEE PLAT NOTE) WILL BE SET ABOVE THE 100 YR. FLOOD. THIS SUBD. IS IN ZONE 'B' FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480334 0425 C REVISED NOV. 16, 1982.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION IS LOCATED IN ZONE "B" (MEDIUM SHADED) 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. FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 480334 0425 C REVISED NOV. 16, 1982.

KAMBIZ S. KHADEMI
P.E. 57677

DATE



BY DATE

REVISION

DESIGNED BY: K.K.

DRAWN BY: F.D.

CHECKED BY: K.K.

UPDATED DWG. BY:

SCALE: 1" = 100'

CONCHO HEIGHTS UNIT 3 SUBDIVISION

HIDALGO COUNTY ETJ EDINBURG

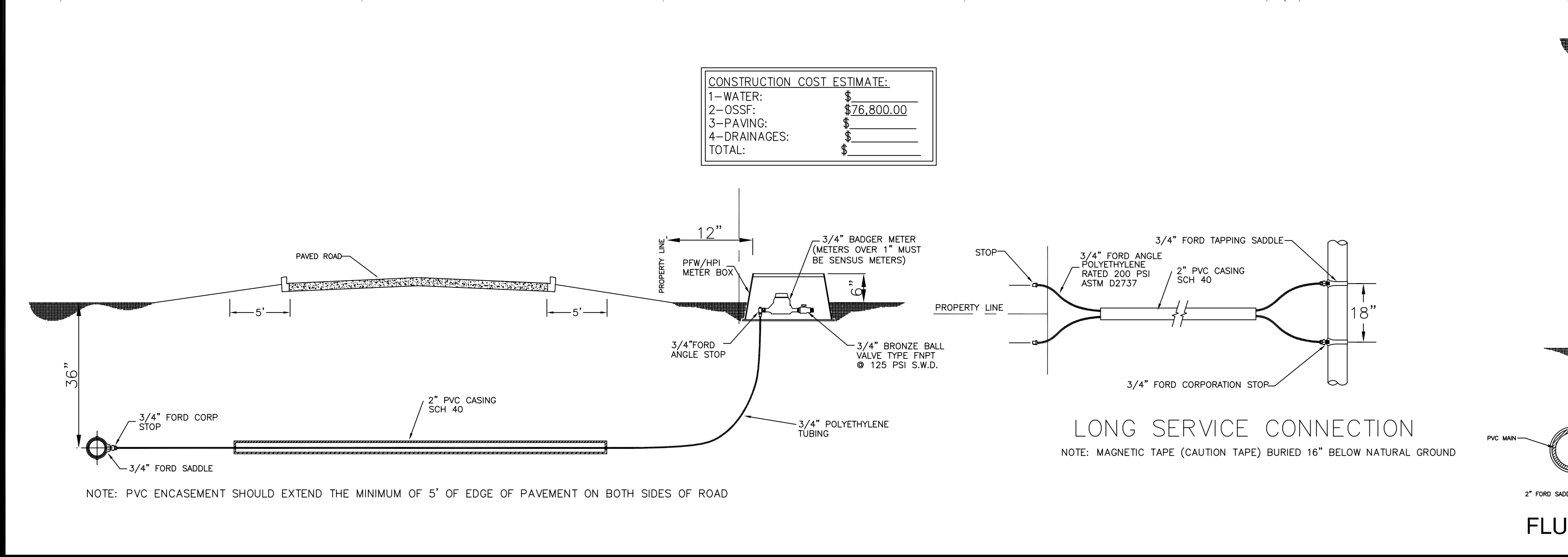
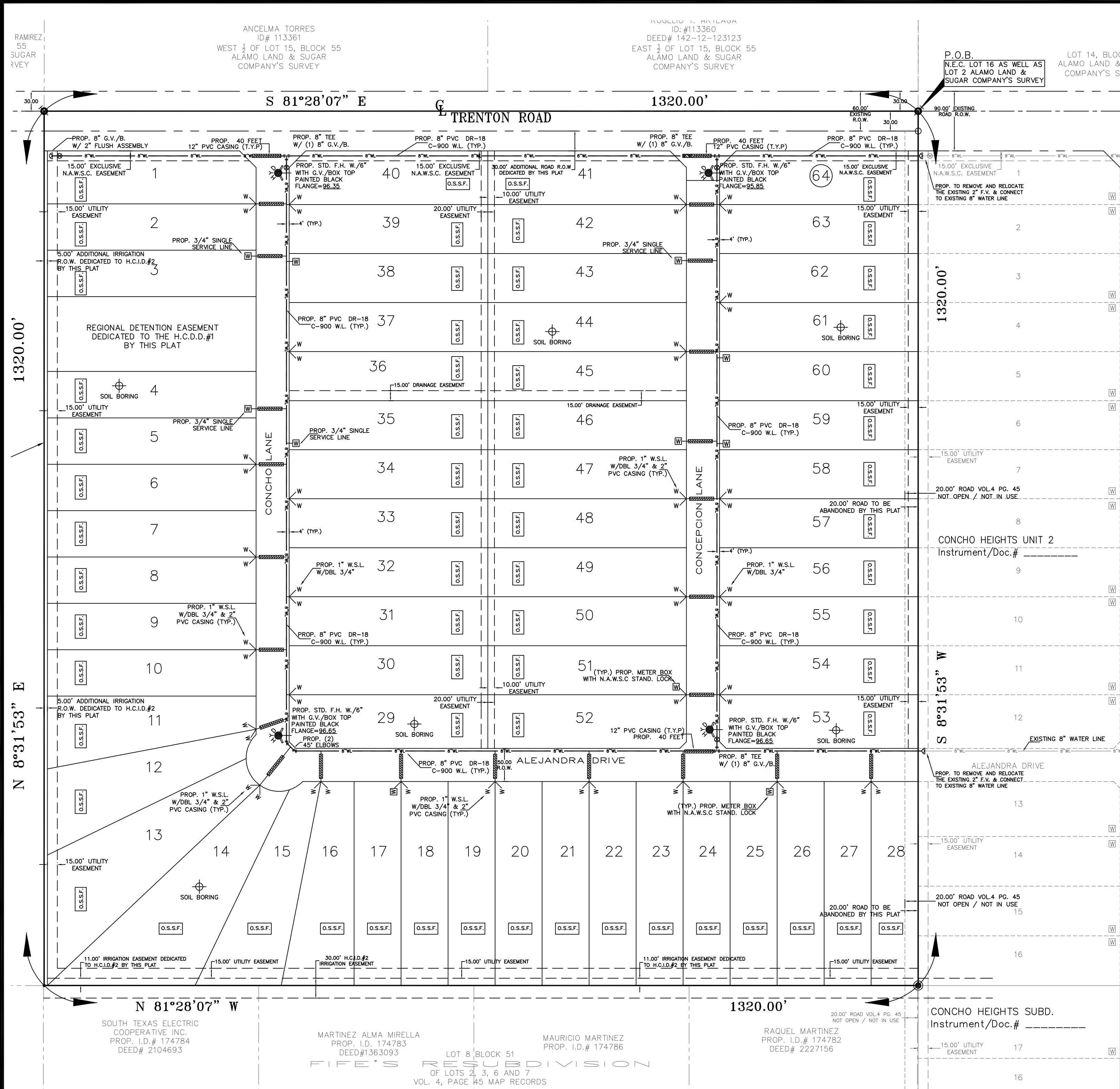
EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DETENTION POND

CONCHO HEIGHTS, LLC

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File Name: PAVING & DRAINAGE

SHEET 3 OF 3



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:
 CONCHO HEIGHTS UNIT 3 SUBDIVISION HAS BEEN 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 TWO EXISTING 8" WATER LINE ENDING WITH A 2" FLUSH VALVE ONE AT THE NORTH EAST CORNER ON TRENTON ROAD AND OTHER SOUTH EAST OF THE SUBDIVISION ON THE NORTH SIDE OF ALEJANDRA DRIVE. FROM THESE PREVIOUS MENTIONED 8" WATER LINES WE HAVE INSTALLED THREE (3) NEW 8" WATER LINES RUNNING WEST ALONG ALEJANDRA AND NORTH ALONG ANGELICA AND AMBROSIA LANES TO TRENTON ROAD AS WELL AS AN 8" WATER LINE ALONG TRENTON ROAD TO COMPLETE THE LOOP.

WATER DISTRIBUTION FOR THE CONCHO HEIGHTS UNIT 3 SUBDIVISION CONSISTS OF TWENTY NINE (29)-1" DIAMETER DUAL SERVICE LINES AND SIX (6) 3/4" SINGLE SERVICE LINES. THE 8" WATER LINES, THE DUAL SERVICE LINES, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, 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 SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____. 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 CONCHO HEIGHTS UNIT 3 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. JOSE A. GONZALEZ SITE EVALUATOR REG.# 122758, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITES ARE 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.

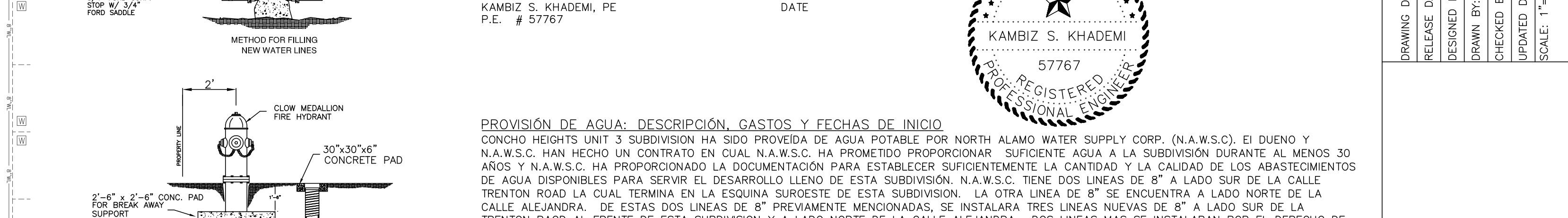
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 6 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM CLASS III, 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 OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$76,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER CERTIFICATION:
 I CERTIFY THAT THE WATER AND SEWER 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 ONSITE 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 \$_____ WHICH EQUALS TO \$_____ 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 \$76,800.00 FOR THE ENTIRE SUBDIVISION.



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 CONCHO HEIGHTS UNIT 3 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EL DUENO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE DOS LINEAS DE 8" A LADO SUR DE LA CALLE TRENTON ROAD LA CUAL TERMINA EN LA ESQUINA SURESTE DE ESTA SUBDIVISION. LA OTRA LINEA DE 8" SE ENCUENTRA A LADO NORTE DE LA CALLE ALEJANDRA. DE ESTAS DOS LINEAS DE 8" PREVIAMENTE MENCIONADAS, SE INSTALARA TRES LINEAS NUEVAS DE 8" A LADO SUR DE LA CALLE TRENTON ROAD AL FRENTE DE ESTA SUBDIVISION Y A LADO NORTE DE LA CALLE ALEJANDRA. DOS LINEAS MAS SE INSTALARAN POR EL DERECHO DE PASO DE LAS CALLES ANGELICA Y AMBROSIA COMPLETANDO EN ENSAMBLE CON LA LINEA DE 8" A LO LARGO DE LA CALLE TRENTON ROAD.

DISTRIBUCION DE AGUA PARA CONCHO HEIGHTS UNIT 3 SUBDIVISION CONSISTE EN SEIS (6) LINEAS DE 3/4" SERVICIO SENCILLO Y VEINTE NUEVE (29) LINEAS DE 1" DIAMETRO DE SERVICIO DUALES CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANTADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y SENCILLOS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$_____ A UN COSTO TOTAL DE \$_____. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A. GONZALEZ EVALUADOR DE SUELOS REG.# 12258 EH AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 6 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$76,800.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 POR SISTEMA A UN COSTO TOTAL DE \$76,800.00 TODA LA SUBDIVISION.

OWNER: CONCHO HEIGHTS, L.P. A TEXAS LIMITED PARTNERSHIP
BY: KRJ RCV, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: KYNDEL W. BENNETT, PRESIDENT
 P.O. BOX 365 LA BLANCA, TX 78558
 STATE OF TEXAS
 COUNTY OF HIDALGO

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

BY: _____ DATE: _____

REVISION: _____

DRAWING DATE: SEPTEMBER, 2013

RELEASE DATE: _____

DESIGNED BY: K.K.

DRAWN BY: F.K.

CHECKED BY: K.K.

UPDATED DWG. BY: _____

SCALE: 1" = 100'

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 57767
 KAMBIZ S. KHADEMI

CONCHO HEIGHTS UNIT 3
 SUBDIVISION

HIDALGO COUNTY
 ETJ EDINBURG

EXISTING TOPO AND PROPOSED
 WATER IMPROVEMENTS (N.A.W.S.C.)
 AND SEPTIC TANKS

CONCHO HEIGHTS, LLC

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File Name: SEPTIC & WATER

SHEET 2 OF 3

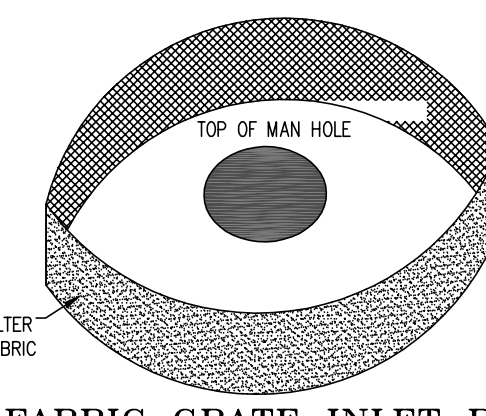
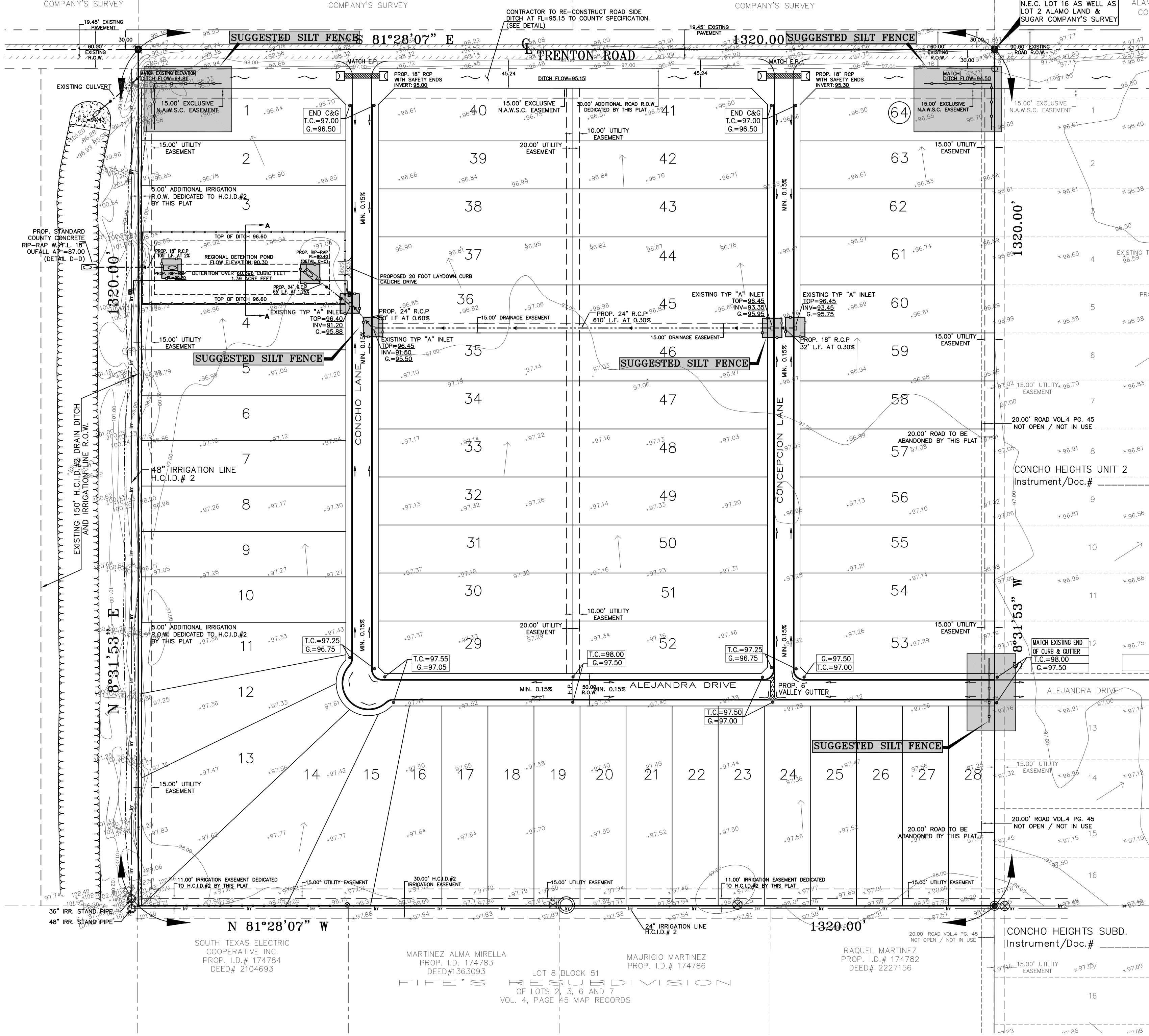
RITA VELMA & REMIGIA RAMIREZ
LOT 16, BLOCK 55
ALAMO LAND & SUGAR
COMPANY'S SURVEY

ANCELA TORRES
ID# 113361
WEST 1/2 OF LOT 15, BLOCK 55
ALAMO LAND & SUGAR
COMPANY'S SURVEY

ROGELIO T. ARTEAGA
ID# 113360
EAST 1/2 OF LOT 15, BLOCK 55
ALAMO LAND & SUGAR
COMPANY'S SURVEY

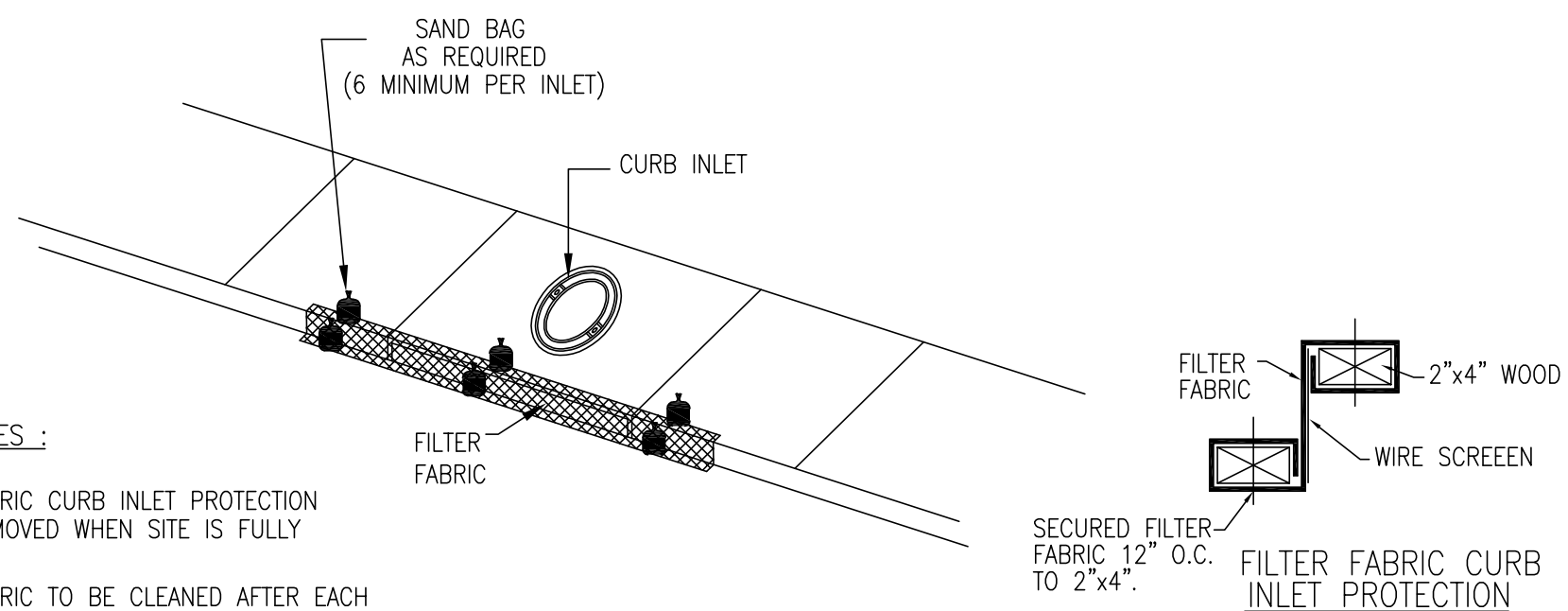
P.O.B.
N.E.C. LOT 16 AS WELL AS
LOT 2 ALAMO LAND &
SUGAR COMPANY'S SURVEY

DATE: _____
BY: _____



FILTER FABRIC GRATE INLET PROTECTION

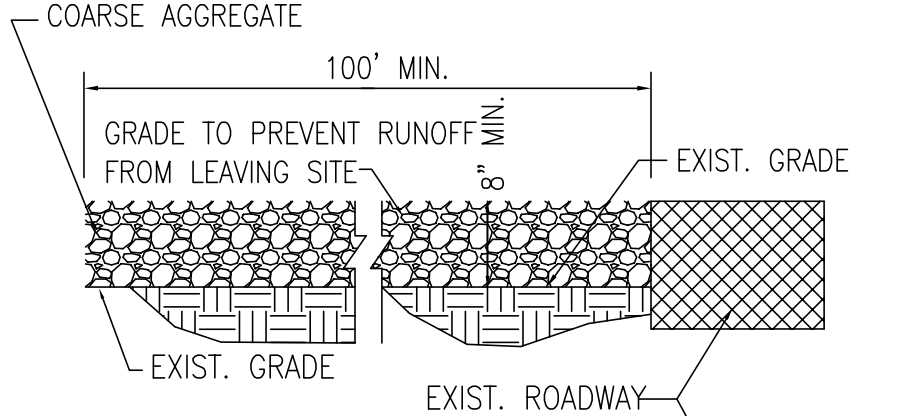
SCALE: 1"=100'



GENERAL NOTES :

1. FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
2. FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT.
3. 2x4 LUMBER TO BE CUT AS REQUIRED TO FIT CONTOURS OF GUTTER LINE.
4. ALL BAGS TO BE USED FOR INLET PROTECTION, TO BE UV RESISTANT.

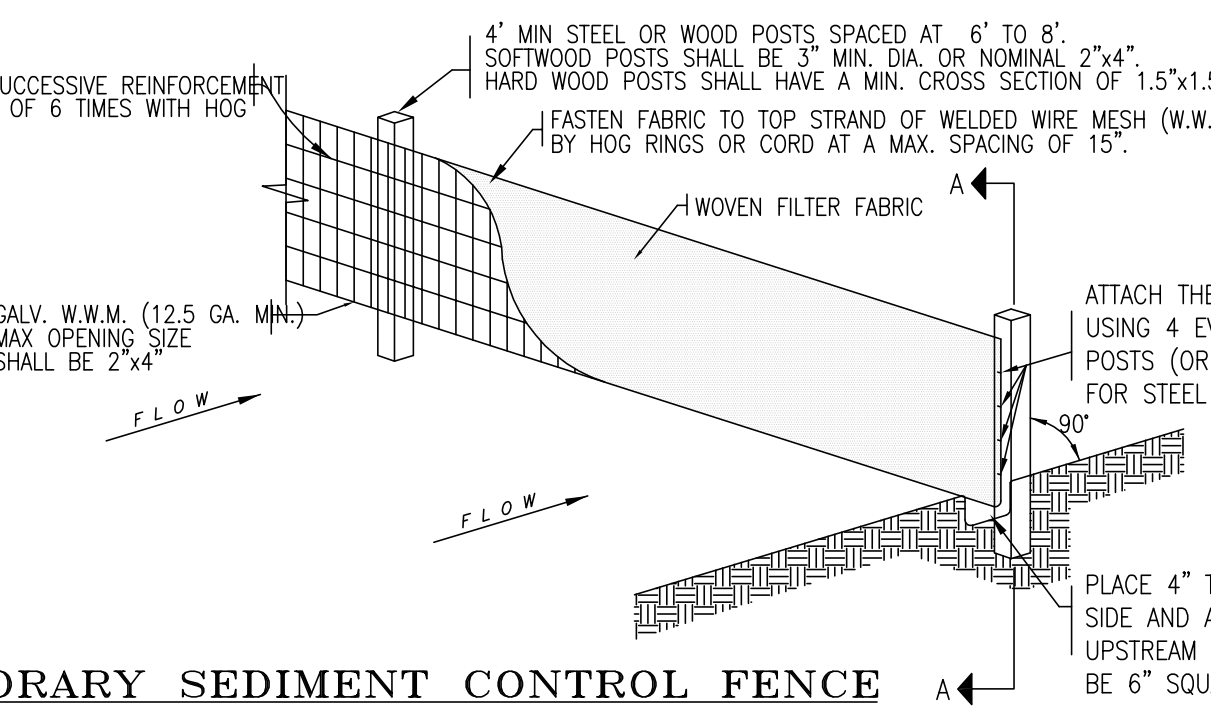
FILTER FABRIC CURB INLET PROTECTION



NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVEMENT SURFACES, MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT
(CONTRACTOR TO CHOOSE LOCATION)



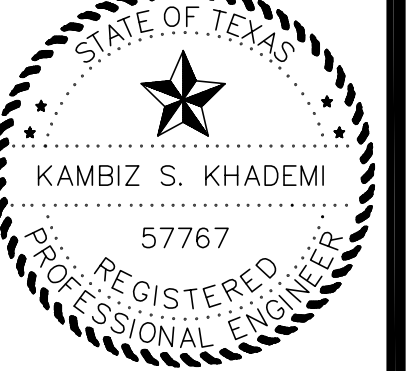
TEMPORARY SEDIMENT CONTROL FENCE

- GENERAL NOTES :
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
 2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAYED IN THE GROUND AND BACKFILLED.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OF TO BACKING SUPPORT, WITH IS IN TURN ATTACHED TO THE STEEL FENCE POST FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SEDIMENT CONTROL FENCE USAGE GUIDELINES
A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

K K Engineering Consultant
GENERAL PROFESSIONAL ENGINEERING SERVICES
(FIRM REGISTRATION #1-1334)
105 E. DRYE
P.O. BOX 9422
MCALLEN, TEXAS 78502
(956) 856-2105
FAX (956) 856-2219

DRAWING DATE: SEPTEMBER/2013
RELEASE DATE: _____
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY: _____
SCALE: 1"=100'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. 57767 SEPTEMBER/2013 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

CONCHO HEIGHTS UNIT 3
SUBDIVISION
HIDALGO COUNTY
ETJ EDINBURG

SUGGESTED
EROSION CONTROL PLAN FOR:
CONCHO HEIGHTS UNIT 3