

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: 12-20-2013

PROPOSED RSBR DG SAN CARLOS SUBDIVISION, PRECINCT No. 4

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Jose M. Cantu

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTION

LOCATION DESCRIPTION: Approximately ¼ mile West of Val Verde Rd on the South side of SH 107

SUBDIVISION LIES WITHIN THE: The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 09-24-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by on site detention swales with a proposed 18" RCP bleeder connecting to SH 107 Bar ditch.

DISTANCE TO A DRAIN DITCH: ½ mile Southwest of the subdivision

ROAD R.O.W. DEDICATION: No dedication is required by this plat SH 107 complies with MPO

H.C.R.O.W. FINAL APPROVED DATE: 11-05-2013 By Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 09-26-13 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 4" LOCATION: South SH 107

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: South side of SH 107

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

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONER COURT ON:

October 29, 2013

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments.

Final Approval subject to recommendations other departments

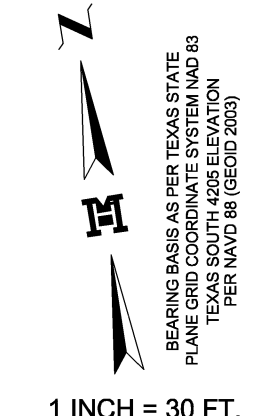
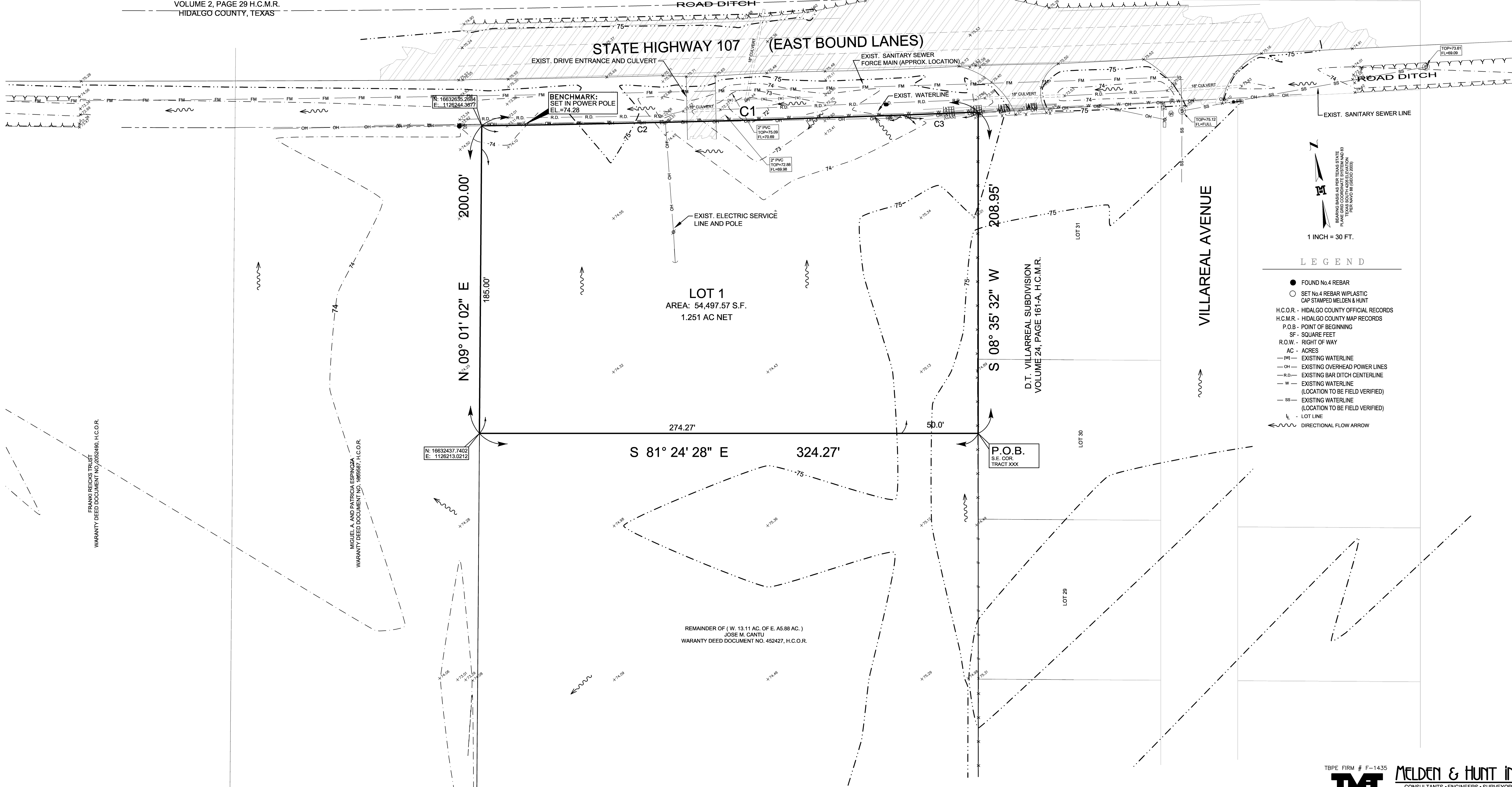
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

SUBDIVISION MAP OF
RSBR DG SAN CARLOS SUBDIVISION

BEING A RE-SUBDIVISION OF
1.513 ACRES (65,906.08 S.F.)
OUT OF LOT
LOT 8, SECTION 266
TEXAS-MEXICAN RAILWAY Co. SURVEY
AS RECORDED IN
VOLUME 2, PAGE 29 H.C.M.R.
HIDALGO COUNTY, TEXAS

STATE HIGHWAY 107 (WEST BOUND LANES)

STATE HIGHWAY 107 (EAST BOUND LANES)



LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- SF - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- AC - ACRES
- FM - EXISTING WATERLINE
- OH - EXISTING OVERHEAD POWER LINES
- RD - EXISTING BAR DITCH CENTERLINE
- W - EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- SS - EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- L - LOT LINE
- DIRECTIONAL FLOW ARROW

FRANK REICHS TRUST
WARRANTY DEED DOCUMENT NO. 2052490, H.C.O.R.

MIGUEL A. AND PATRICIA ESPINOZA
WARRANTY DEED DOCUMENT NO. 1865987, H.C.O.R.

REMAINDER OF (W. 13.11 AC. OF E. A5.88 AC.)
JOSE M. GANTU
WARRANTY DEED DOCUMENT NO. 452427, H.C.O.R.

EXISTING SITE & TOPOGRAPHICAL LAYOUT

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PH: (956) 381-0981 FAX: (956) 381-1839
227 N. F.M. 3167 RO GRAME CITY, TX 78042
PH: (956) 487-8256 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

RSBR DG SAN CARLOS SUBDIVISION

BEING A RE-SUBDIVISION OF
1.513 ACRES (65,906.08 S.F.)
OUT OF LOT
LOT 8, SECTION 266
TEXAS-MEXICAN RAILWAY Co. SURVEY
AS RECORDED IN
VOLUME 2, PAGE 29 H.C.M.R.
HIDALGO COUNTY, TEXAS

RSBR DG SAN CARLOS SUBDIVISION
DRAINAGE STATEMENT
JOB NO. 13095.00 DATE: SEPTEMBER 11, 2013

RSBR DG SAN CARLOS SUBDIVISION IS A SUBDIVISION OF 1.513 ACRES (65,906.08 SQ. FT.) OUT OF LOT 8, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 2 PAGE 29, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN ZONE "X" (SHADED) AND IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD" AS PER COMMUNITY-PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001.

THE SOILS TYPE IS PART HIDALGO SANDY CLAY LOAM AND PART RAYMONDVILLE CLAY LOAM. RAYMONDVILLE CLAY LOAM RANGES FROM A MODERATELY FINE TEXTURE OR FINE TEXTURE SOIL. THIS SOIL IS IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "C", THE PREDOMINANT TYPE WITHIN THIS SITE.

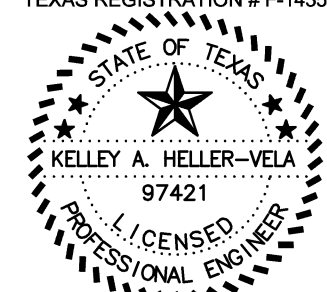
THE EXISTING DRAINAGE FOR RSBR DG SAN CARLOS SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM NATURAL GROUND INTO THE BAR DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 SYSTEM. THE PROPOSED RUNOFF FROM THIS SITE WILL FLOW FROM THE BUILDING AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE DETENTION SWALES. THE SWALES, LOCATED ALONG THE PERIMETER OF THE SITE, WILL HAVE AN 8" BLEEDER CONNECTION FROM THE ONSITE DETENTION SWALE SYSTEM TO THE PROPOSED BAR DITCH ON THE WEST SIDE OF DOLLAR GENERAL DRIVE. THE WATERS WILL ULTIMATELY FLOW INTO THE EXISTING BAR DITCH ALONG SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE SOUTH MAIN DRAIN.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT INCREASE DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 4,569 CUBIC FEET OF DETENTION IS REQUIRED AND WILL BE PROVIDED WITHIN THE DRAINAGE SWALES OF THIS SUBDIVISION.

CERTIFICATION FOR DRAINAGE REPORT:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN FLOOD ZONE X COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000 AND FURTHER REVISED BY LOMR DATED MAY 17, 2001, IS CONTAINED IN THE PROPOSED DRAINAGE SWALES AND IN THE ROAD DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107.

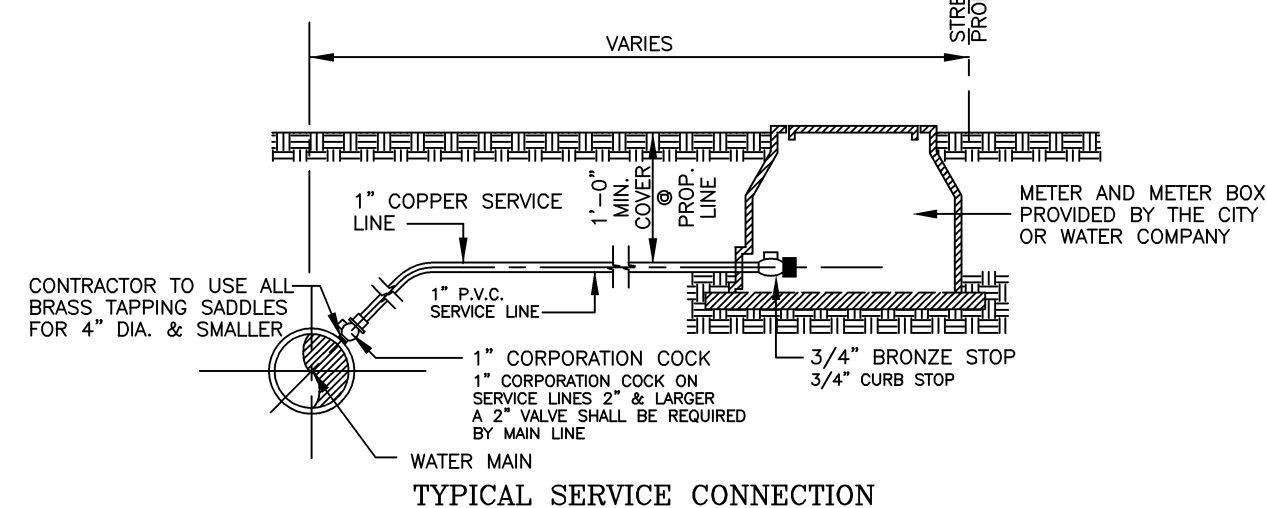
MELDEN & HUNT, INC.
TEXAS REGISTRATION # F-1435



KELLEY A. HELLER-VELA
DATE: 9/11/13
PROFESSIONAL LICENSED ENGINEER No. 97421

COST ESTIMATES:

DRAINAGE IMPROVEMENTS :	\$ 3,000.00
WATER DISTRIBUTION :	\$ 4,500.00
SANITARY SEWER :	\$ 15,500.00
PAVING IMPROVEMENTS :	\$ 24,500.00
TOTAL :	\$ 47,500.00

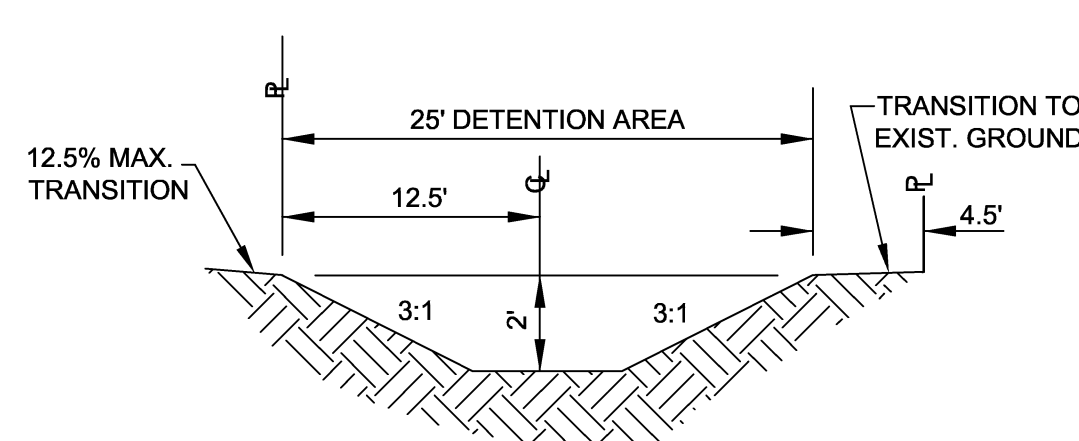


GENERAL NOTES :

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SCHED 40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

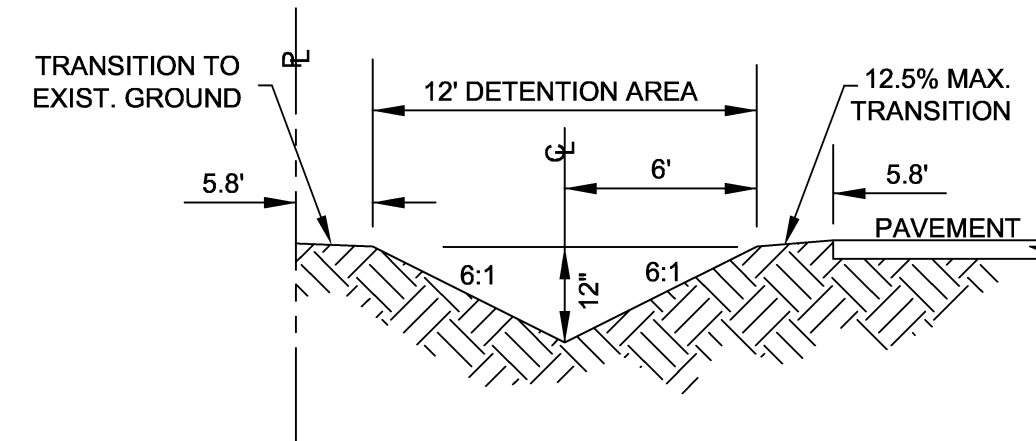
TYPICAL WATER SERVICE CONNECTIONS

N.T.S.



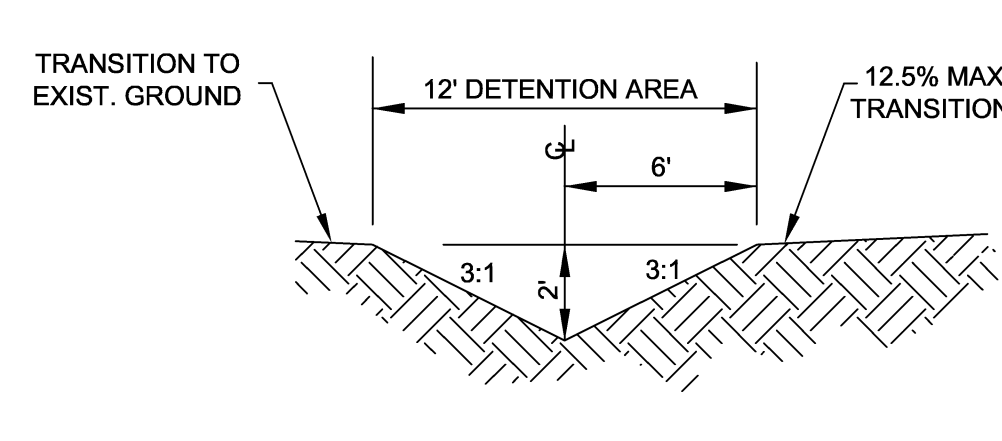
DETENTION AREA CROSS-SECTION A-A
NORTH SIDE (5,017 C.F. CAPACITY)

N.T.S.



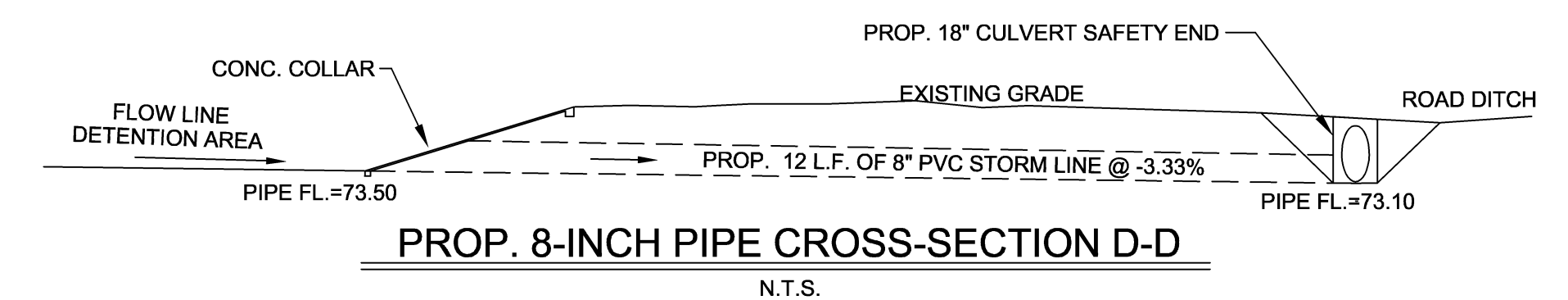
DETENTION AREA CROSS-SECTION B-B
NORTH SIDE (2,214 C.F. CAPACITY)

N.T.S.



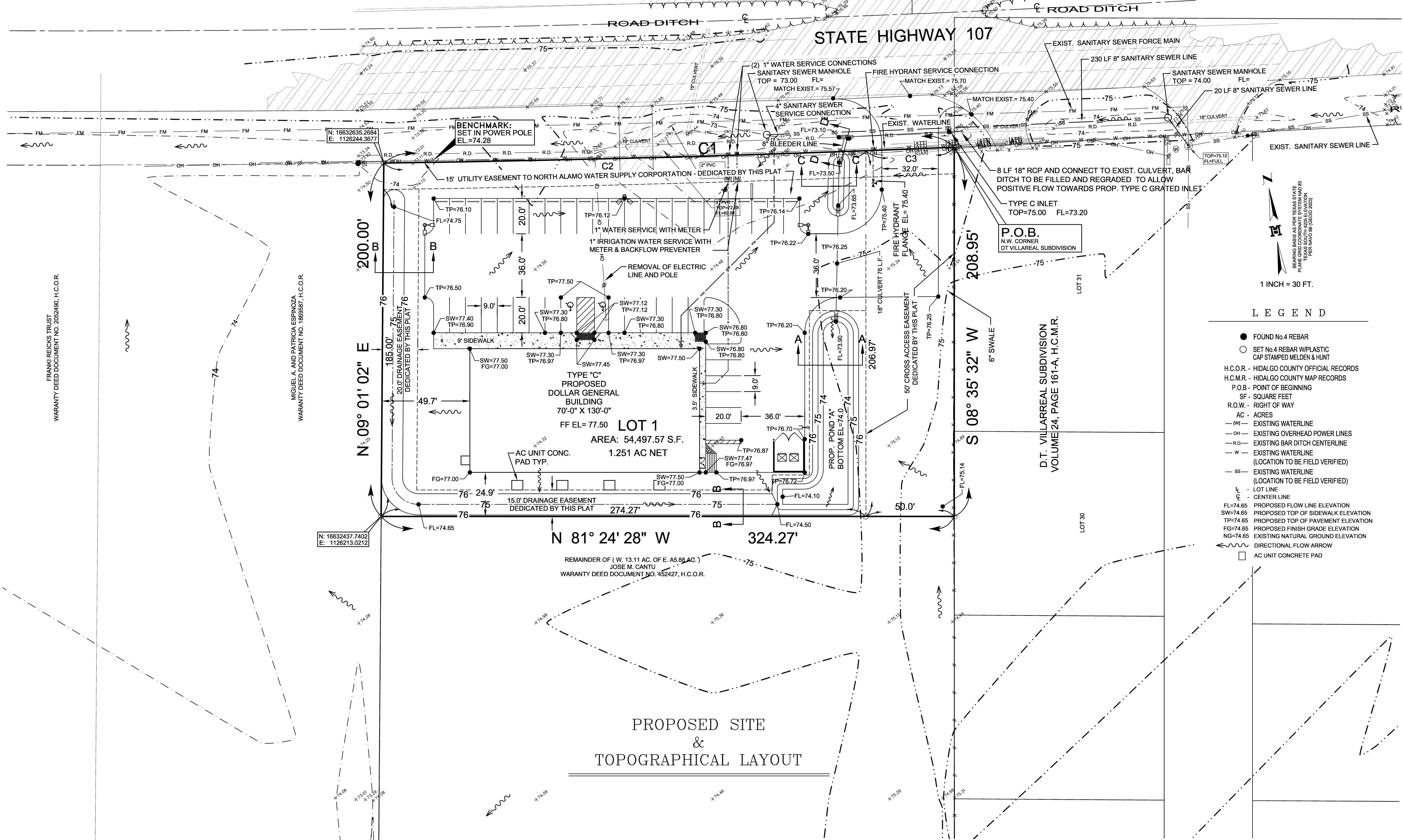
DETENTION AREA CROSS-SECTION C-C
NORTH SIDE (288 C.F. CAPACITY)

N.T.S.



PROP. 8-INCH PIPE CROSS-SECTION D-D

N.T.S.



PROPOSED SITE
&
TOPOGRAPHICAL LAYOUT

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- SS — EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- L — LOT LINE
- CL — CENTER LINE
- FL=74.65 PROPOSED FLOW LINE ELEVATION
- SW=74.65 PROPOSED TOP OF SIDEWALK ELEVATION
- TP=74.65 PROPOSED TOP OF PAVEMENT ELEVATION
- FG=74.65 PROPOSED FINISH GRADE ELEVATION
- NG=74.65 EXISTING NATURAL GROUND ELEVATION
- DIRECTIONAL FLOW ARROW
- AC UNIT CONCRETE PAD

1 INCH = 30 FT.

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