



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
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Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-25-2014

PROPOSED MACEDONIA CHRISTIAN ACADEMY SUBDIVISION, PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP DEVELOPER: SANTIAGO CURLING

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 1 INSTITUTIONAL

LOCATION DESCRIPTION: On the South side of FM 495 approximately ¼ mile West of Border Rd.

SUBDIVISION LIES WITHIN THE: ETJ of Alamo The Property is in compliance with the City of Alamo's Subdivision regulations where such division is not further divided and not involves any new streets, alley, or easement of access and as per Texas Local Government Code Section 212.012© (4) by where the land is located outside the municipal limits.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-18-13 PROPERTY LIES WITHIN FLOOD ZONE: "C" & "A" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished by onsite detention low areas discharging to a drain ditch East with a 18" RCP.

ROAD R.O.W. DEDICATION: 10 additional feet on FM 495

H.C.R.O.W. FINAL APPROVAL DATE: 02-06-14 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D FINAL APPROVAL DATE: 01-14-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Craig A. Gonzalez

OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: FM 495

H.C.O.E.C. FINAL APPROVED DATE: 01-13-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

LARGE CONSTRUCTION

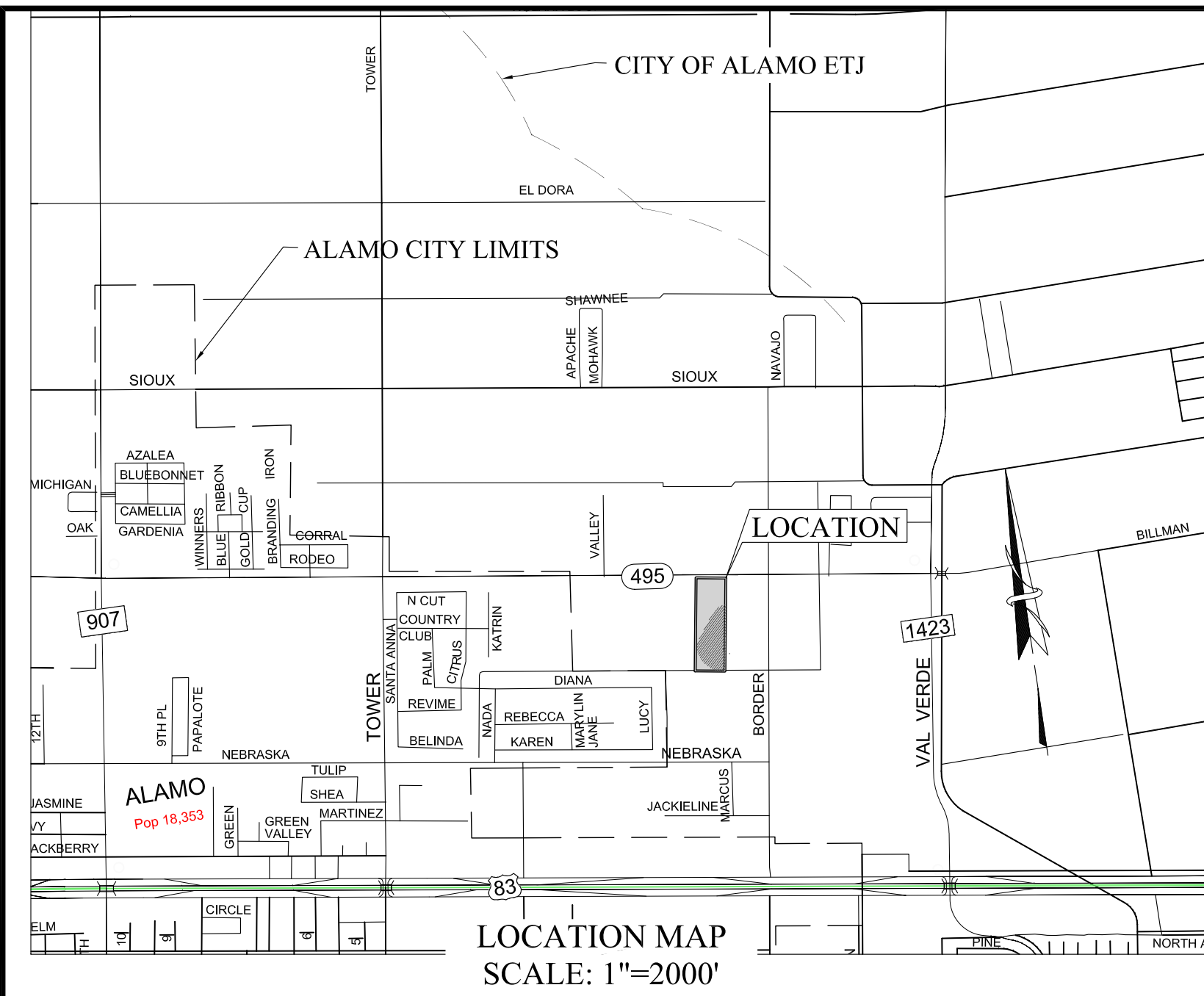
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

SEPTEMBER 03, 2013

STAFF RECOMMENDS: Final Approval subject to recommendations from 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.*



MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION PLAT

MACEDONIAN CHRISTIAN ACADEMY IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE NORTHEAST SIDE OF HIDALGO COUNTY AT THE NORTHEAST INTERSECTION OF KANSAS ROAD (FM 495) AND PLUS OR MINUS 660.99' FROM CENTERLINE OF BORDER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 18,353). MACEDONIAN CHRISTIAN ACADEMY LIES APPROXIMATELY 0.8 MILES FROM THE CITY LIMITS OF ALAMO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

INTRODUCTION
THE PROPOSED MACEDONIAN CHRISTIAN ACADEMY (MCA) ALAMO CAMPUS WILL BE CONSTRUCTED ON A 12.76 ACRE TRACT LOCATED INSIDE THE CITY OF ALAMO ETJ. MORE SPECIFICALLY THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF KANSAS ROAD (FM 495) APPROXIMATELY 660 FEET WEST OF BORDER ROAD, SEE ATTACHMENT A FOR THE LOCATION MAP.

FLOODPLAIN INFORMATION
THE PROPERTY CONTAINS FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE A AND ZONE C SPECIAL FLOOD HAZARD AREAS (SFHA). FEMA ZONE A ARE AREAS OF 100-YEAR FLOODPLAIN WITHOUT BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS HAVE NOT BEEN DETERMINED. FEMA ZONE C ARE AREAS OF MINIMAL FLOODING (NO SHADINGS). THE PROPOSED MCA SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NUMBER 4803340425C, DATED NOVEMBER 16, 1982. THE CALCULATED BASE FLOOD ELEVATION (BFE) FOR THE EXISTING PROPERTY WAS PERFORMED USING THE MODIFIED RATIONAL METHOD. THE EXISTING CALCULATED BFE FOR THE PROPERTY IS 89.50. ELEVATION 89.50 IS FULLY CONTAINED WITHIN THE EXISTING FEMA ZONE A.

NO PROPOSED STRUCTURES ARE PLANNED WITHIN THE FEMA FLOODPLAIN.

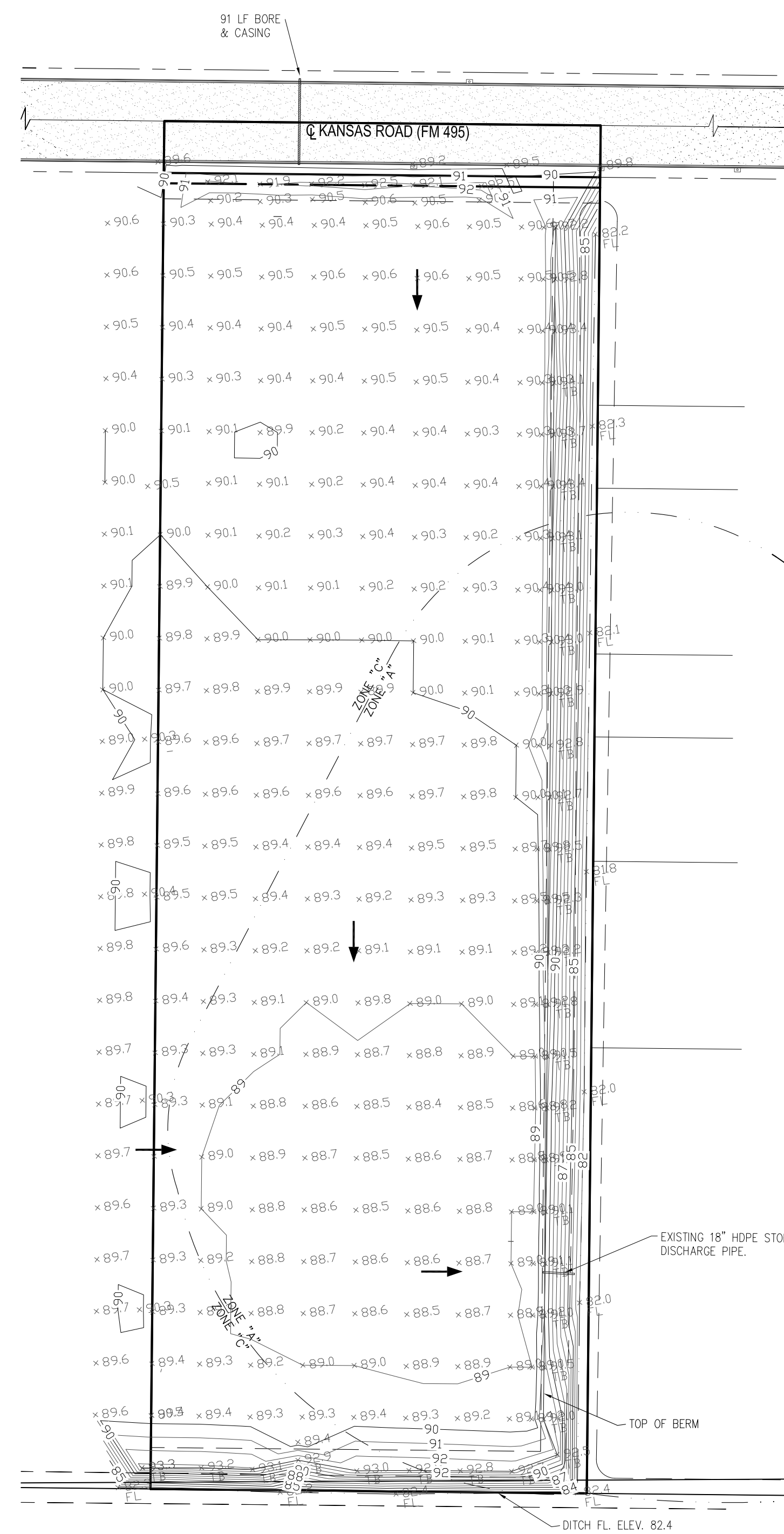
SOIL SURVEY
THE SOIL ON THE PROPERTY IS MORE THAN 98% HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOUND IN ATTACHMENT C. LESS THAN 2% OF THE SOIL IS HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 25).

HYDROLOGY
THERE IS AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DRAINAGE DITCH ALONG THE EAST AND SOUTH SIDES OF THE PROPERTY. THE DRAINAGE DITCH IS CONTAINED WITHIN AN EXISTING 45' DRAINAGE EASEMENT. THE PROPERTY DRAINS FROM NORTH TO SOUTH AND IS RELATIVELY FLAT WITH AN AVERAGE EXISTING SLOPE OF APPROXIMATELY 0.5%. AN EXISTING 18" CORRUGATED HDPE DRAIN PIPE IS LOCATED ON THE EAST PROPERTY LINE NEAR THE SOUTHEAST CORNER OF THE PROPERTY. STORM WATER DRAINS FROM THIS PIPE INTO THE DRAINAGE DITCH.

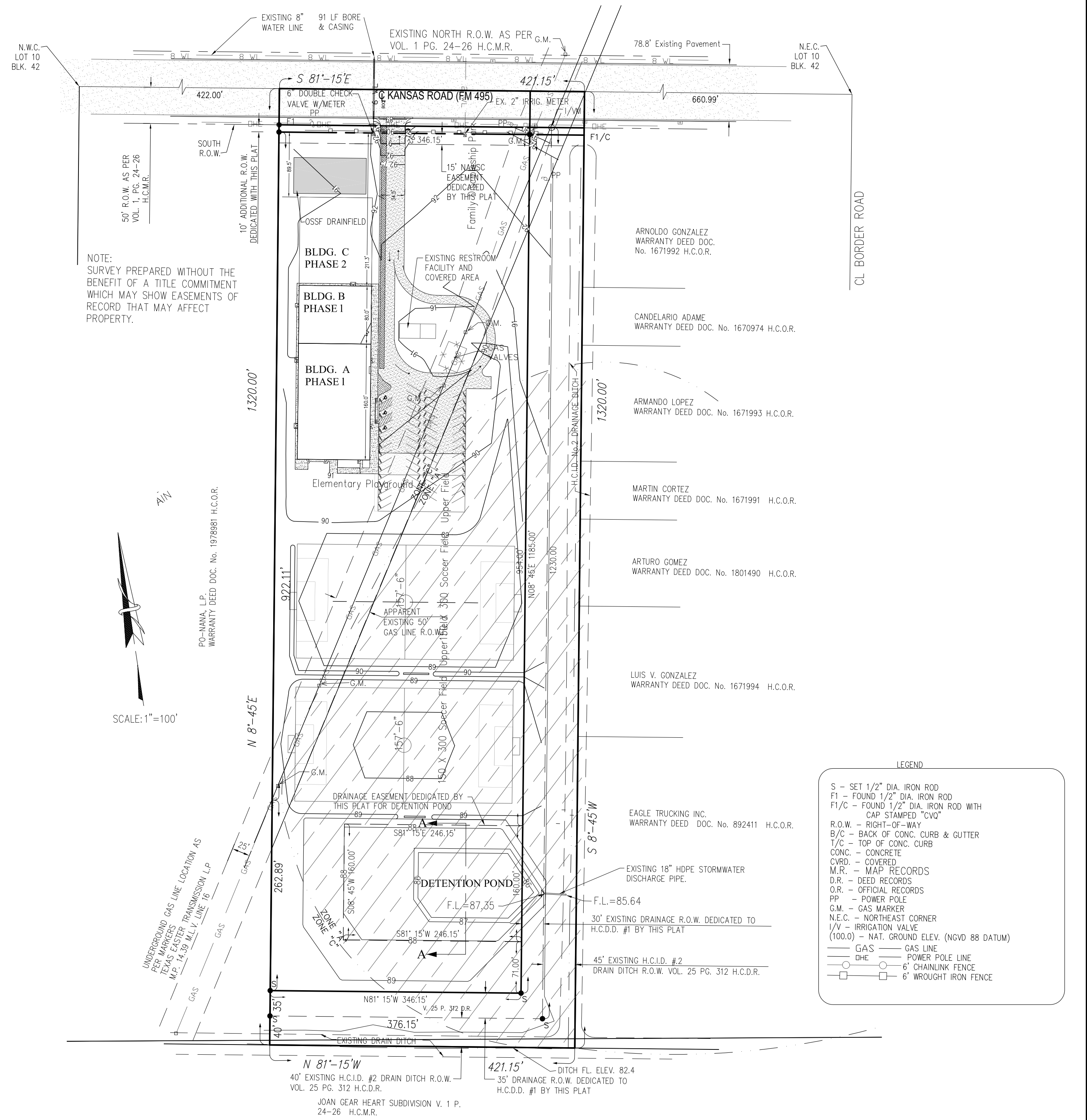
THE CURRENT SITE CONSISTS OF A SOCCER FIELD AND A RESTROOM FACILITY ON THE NORTH SIDE OF THE PROPERTY. THE SOCCER FIELD IS IRRIGATED AND HAS A BERMUDA GRASS COVER. TREES HAVE BEEN PLANTED ALONG THE NORTH PROPERTY LINE. THE VAST MAJORITY OF THE PROPERTY IS OLD FARMLAND WITH TALL NATIVE GRASSES.

DETENTION
THE RETENTION/DETENTION POND IS PLANNED FOR THE SOUTH SIDE OF THE PROPERTY LOCATED IN THE FEMA FLOODPLAIN. THE POND WILL DRAIN OUT OF THE EXISTING 18" CORRUGATED HDPE DRAINPIPE. THE PIPE INLET FLOW LINE IS AT AN ELEVATION OF 87.35. THE DETENTION VOLUME WAS ASSUMED TO BEGIN AT THIS ELEVATION. STORAGE VOLUME BELOW 87.35 IS ASSUMED TO BE FOR RETENTION PURPOSES AND WAS NOT CONSIDERED AS DETENTION STORAGE.

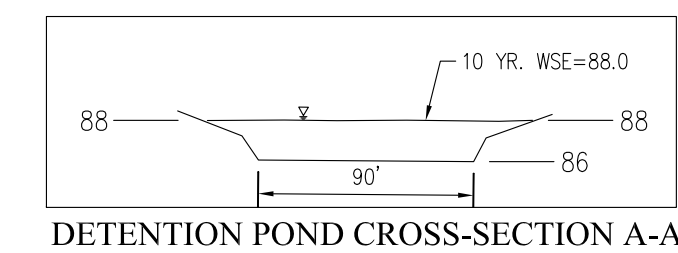
IN OUR DETENTION CALCULATIONS WE USED THE PHASE 2 C VALUE OF 0.24 WITH THE 25-YEAR RAINFALL INTENSITY TO CALCULATE THE FLOW INTO THE POND. USING THE DRAINPIPE RATING TABLE WE FOUND THAT AT AN ELEVATION OF 88.0 THE FLOW OUT THE DRAIN PIPE IS APPROXIMATELY 2.0 CFS. AT THAT ELEVATION THE POND VOLUME IS APPROXIMATELY 29,447 CF. AT THAT DISCHARGE RATE THE REQUIRED STORAGE VOLUME IS APPROXIMATELY 27,977 CF. THEREFORE THE PROPOSED DETENTION POND REDUCES THE PHASE 2 POST-DEVELOPMENT 25-YEAR STORM EVENT TO APPROXIMATELY 2.0 CFS. THIS FLOW REDUCTION IS APPROXIMATELY 1.07 CFS LESS THAN THE EXISTING 10-YEAR PEAK FLOWRATE.



TOPOGRAPHY AND DRAINAGE



MASTER SITE PLAN



INDEX TO SHEET OF MACEDONIAN CHRISTIAN ACADEMY

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| 1 | HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION CERTIFICATION, ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 APPROVAL, H.C.D.D. No. 1 APPROVAL, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS, REVISION NOTES. |

| REVISION | DATE | BY |
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| REVISED PER HIDALGO COUNTY 1ST REVIEW RED LINES | 11/06/2013 | CAG |
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PREPARED BY: CRAIG A. GONZALEZ P.E. DATE: