



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: 05-06-2014

PROPOSED SUNFLOWER GARDENS SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC DEVELOPER: SANTA CRUZ PROPERTIES, LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 69 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 680 Ft North of Monte Cristo Rd (FM 1925) of the East Side of Sunflower Rd.

5 Mile ETJ of Edinburg AND AFTER FURTHER REVIEW, THE PROPOSED SUBDIVISION IS NOT REQUESTING UTILITY SERVICES FROM THE CITY THEREFORE NO REVIEW OR APPROVAL FROM THE CITY IS REQUIRED.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-18-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "X SHADED" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system and a regional detention. From the detention pond, a 18" RCP will be connecting to an existing manhole located 900 feet west inside Rio Bravo Ranch No.2

ROAD R.O.W. DEDICATION: 10 feet on Sunflower Road

H.C.R.O.W.APPROVED DATE: 02-26-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 02-26-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: 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: 6" LOCATION: on Sunflower Road

H.C.O.E.C. APPROVED DATE: 02-26-14 .: 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 ADVISORY BOARD ON: _____

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

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.

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
SUNFLOWER GARDENS

A RESUBDIVISION OF 43.33 ACRES,
 OUT OF THE SOUTH 10.00 ACRES OF LOT 12,
 AND THE NORTH 33.33 ACRES OF LOT 13, BLOCK 95,
 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY,
 VOL. 1, PG. 29, H.C.M.R., HIDALGO COUNTY, TEXAS.

DRAINAGE STATEMENT
 SUNFLOWER GARDENS

SUNFLOWER GARDENS is a resubdivision of 43.33 acres, out of the south 10.00 acres of Lot 12, and the north 33.33 acres of Lot 13, Block 95, Missouri-Texas Land and Irrigation Company Subdivision, according to the Map of Flat Over of recorded in Volume 1, Page 29, Hidalgo County, Map Records. The property is located on the east side of Sunflower Road, approximately 700 feet north of Monte Cristo Road (F.M. 1925). This property is currently open land with a proposed residential use (69 lots). Approximately 12% of this tract is in zone "X" (not shaded), the remaining 88% lies in zone "A" (shaded) on FEMA's Flood Insurance Rate Map Community Panel No. 480334 (3/5/00), map revised June 6, 2000, revised to reflect L.O.M.R. May 17, 2001. Zone "X" (not shaded) is defined as areas determined to be outside 500-year flood plain. Zone "A" (shaded) is defined as 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. This Report is a revision to a previously approved Report (as per attached copy).

The soils are Fine Sandy Loam and Sandy Clay Loam, which are in Hydrologic Group "H", these soils have a moderate permeability, and a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is inward toward the center of the property, with a runoff of 14.16 c.f. during the 10-year storm frequency as per attached calculations.

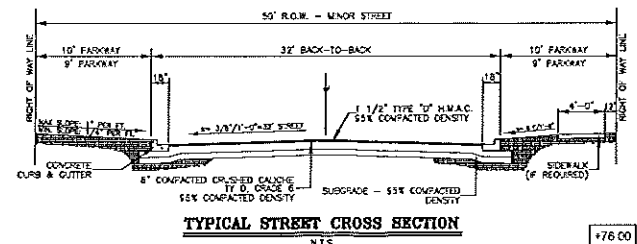
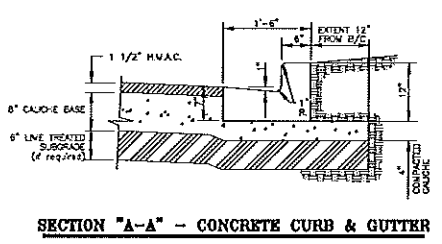
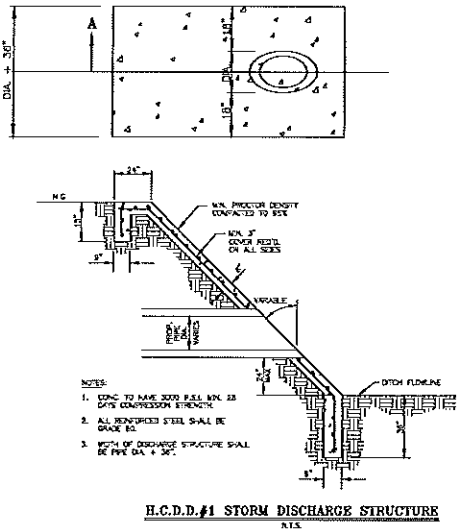
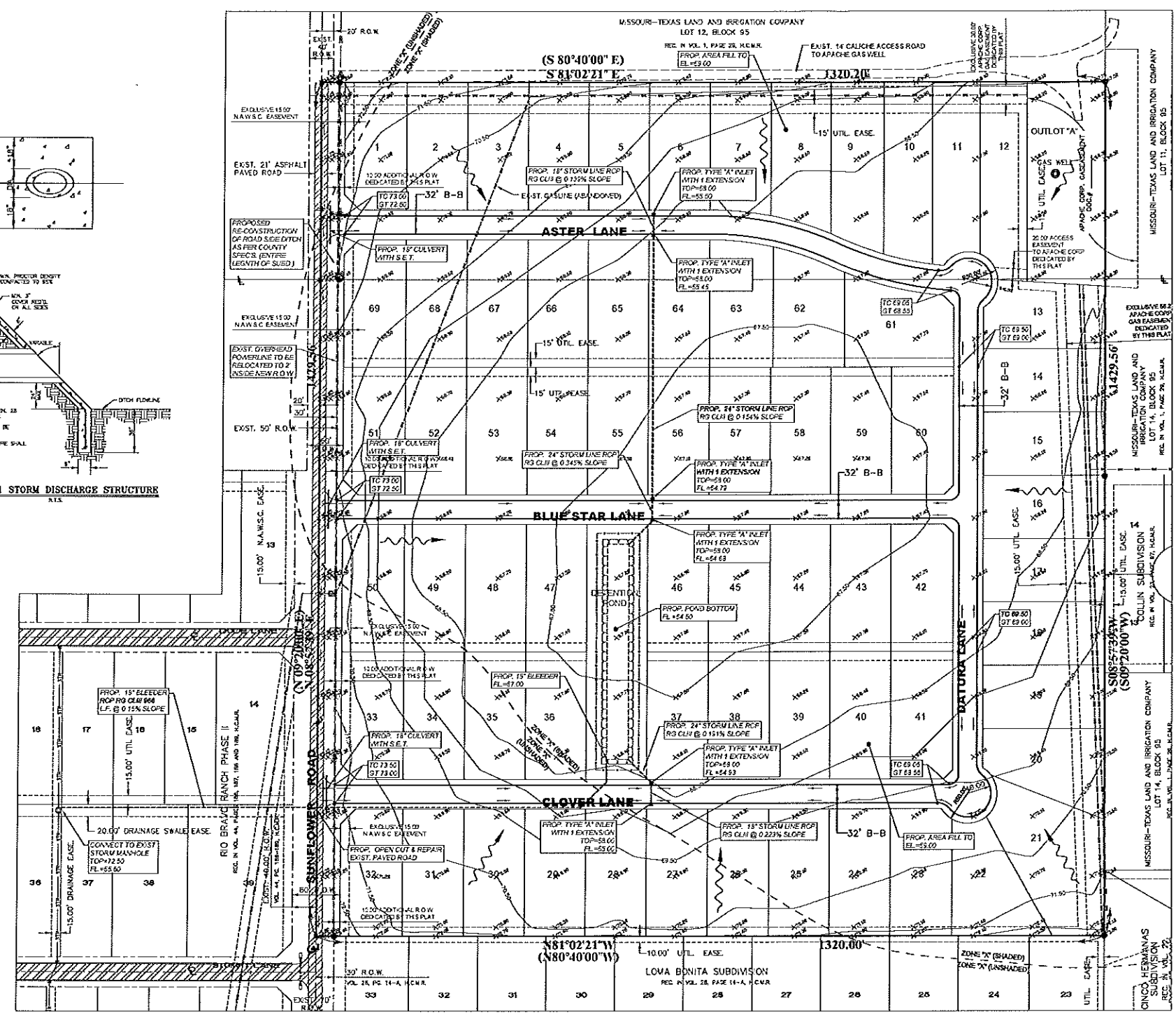
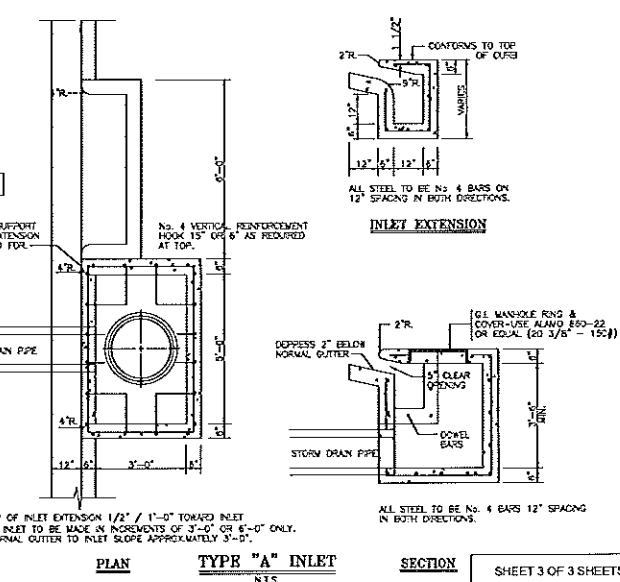
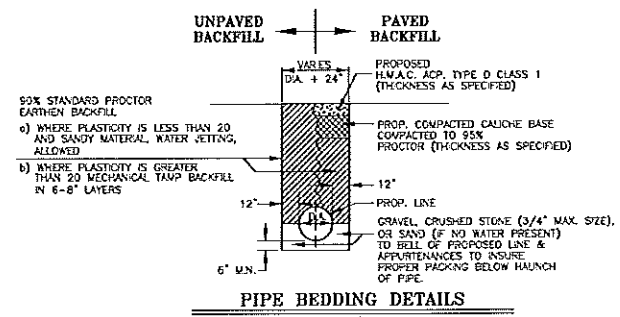
In accordance with the Hidalgo County drainage policy the peak rate of runoff shall not be increased during the 10-year storm frequency due to the development of this subdivision. Therefore as per attached calculations 54,791 cubic feet of detention (0.039 Acs-FT), or approximately 712 c.f. per lot will be required. The proposed streets will carry runoff into a network of "A" inlets via pipes ranging in size from 18" to 24" discharging into a proposed detention pond centered within the property with a designed capacity of 59,381 c.f. The pond shall have a proposed 18" bleeder line discharging into an existing storm manhole within the Rio Bravo Ranch Subdivision located 966 feet west of the pond.

The finished floor elevation for each residence is required to be at least 18 inches above the top of curb in front of the lot, this measure provides positive drainage away from all buildings and avoid concentrating runoff onto other lots.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAN AS DESCRIBED IN COUNTY PANEL NUMBER 480334 G. REVISED NOVEMBER 16, 1992 IS CONTAINED WITHIN THE RETENTION POND ALONG THE EAST SIDE OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 DATE:



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 E-MAIL: mhd@mhinc.com ESTABLISHED 1947

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