



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-03-2015

PROPOSED PRESIDIO ESTATES UNIT 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: KK ENGINEERING DEVELOPER: BENNETT FLORES INVESTMENTS, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 32  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: ½ mile East of Tower Rd on the South side of Minnesota Rd.  
SUBDIVISION LIES WITHIN THE:  ETJ of Alamo and after further review the proposed subdivision is not requesting utility services form the City, therefore, no review or approval from the City is required.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-27-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Will be provided by a Storm Drainage Pipe System connecting to a proposed regional detention pond. From the detention pond, a 15" RCP will be connecting to an existing manhole which connects on to Drainage Ditch H.C.I.D. No. 2

DRAINAGE DESIGN:

DISTANCE TO DRAIN DITCH:

ROAD R.O.W. DEDICATION:

H.C.R.O.W. PRELIMINARY APPROVAL DATE:

½ mile North of the Development

20 feet to Minnesota Rd.

02-03-15 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:

SEWER SYSTEM:

02-13-15 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER:

H.C.O.E.C. PRELIMINARY APPROVAL DATE:

NAWSC LINE SIZE: 8" LOCATION: North side of Minnesota Rd.

01-23-15 : 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 COMMISSIONERS COURT ON:

STAFF RECOMMENDS:

Staff Recommending No Action

Preliminary Approval subject 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.*

\*

# PLAT OF PRESIDIO ESTATES UNIT 2 SUBDIVISION

20.00 ACRES OF LAND, SITUATED IN THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 12, BLOCK 49, ALAMO LAND & SUGAR SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 24, H.C.M.R.,

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: JANUARY, 2015

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

PRESIDIO ESTATES UNIT 2, L.P., AS OWNER OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRESIDIO ESTATES UNIT 2 SUBDIVISION HEREBY SUBMITS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: PRESIDIO ESTATES UNIT 2, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: KRJ RGV, 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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST SECRETARY

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.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
BY: \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO ESTATES UNIT 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

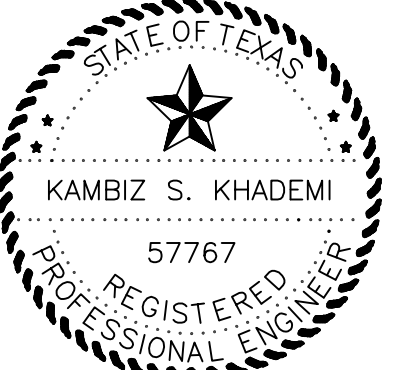
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

REGISTERED PROFESSIONAL ENGINEER  
No. 57767 STATE OF TEXAS



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 AND DESCRIPTION OF THE PRESIDIO ESTATES UNIT 2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

REGISTERED PROFESSIONAL SURVEYOR  
No. 5521 STATE OF TEXAS



## METES AND BOUNDS

A TRACT OF LAND CONTAINING 20.00 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 12, BLOCK 49, ALAMO LAND & SUGAR SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 24, H.C.M.R., AND SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON ROD SET ON THE SOUTHWEST CORNER OF SAID LOT 12 AND THE SOUTHWEST CORNER OF ANGELITA RANCH SUBDIVISION, RECORDED IN VOLUME 48, PAGE 119, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 24' 33" W, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 660.00 FEET TO AN IRON ROD SET ON THE SOUTHWEST CORNER OF PRESIDIO ESTATES SUBDIVISION, RECORDED IN DOCUMENT NO. 2371561, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 35' 27" E, ALONG THE EAST LINE OF SAID PRESIDIO ESTATES SUBDIVISION, AT A DISTANCE OF 1280.00 FEET PASS AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, AT A DISTANCE OF 1300.00 FEET PASS AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A NAIL SET AT THE NORTH LINE OF SAID LOT 12 IN THE RIGHT-OF-WAY OF SAID MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 24' 33" E, ALONG NORTH LINE OF SAID LOT 12 AND THE RIGHT-OF-WAY OF SAID MINNESOTA ROAD, A DISTANCE OF 660.00 FEET TO A NAIL AT THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF SAID ANGELITA RANCH SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 35' 27" W, ALONG THE COMMON LINE OF SAID LOT 12 AND ANGELITA RANCH SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.

## RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown in 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, do 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 thereafter 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 easement 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.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 2015.

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

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PRESIDIO ESTATES UNIT 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

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

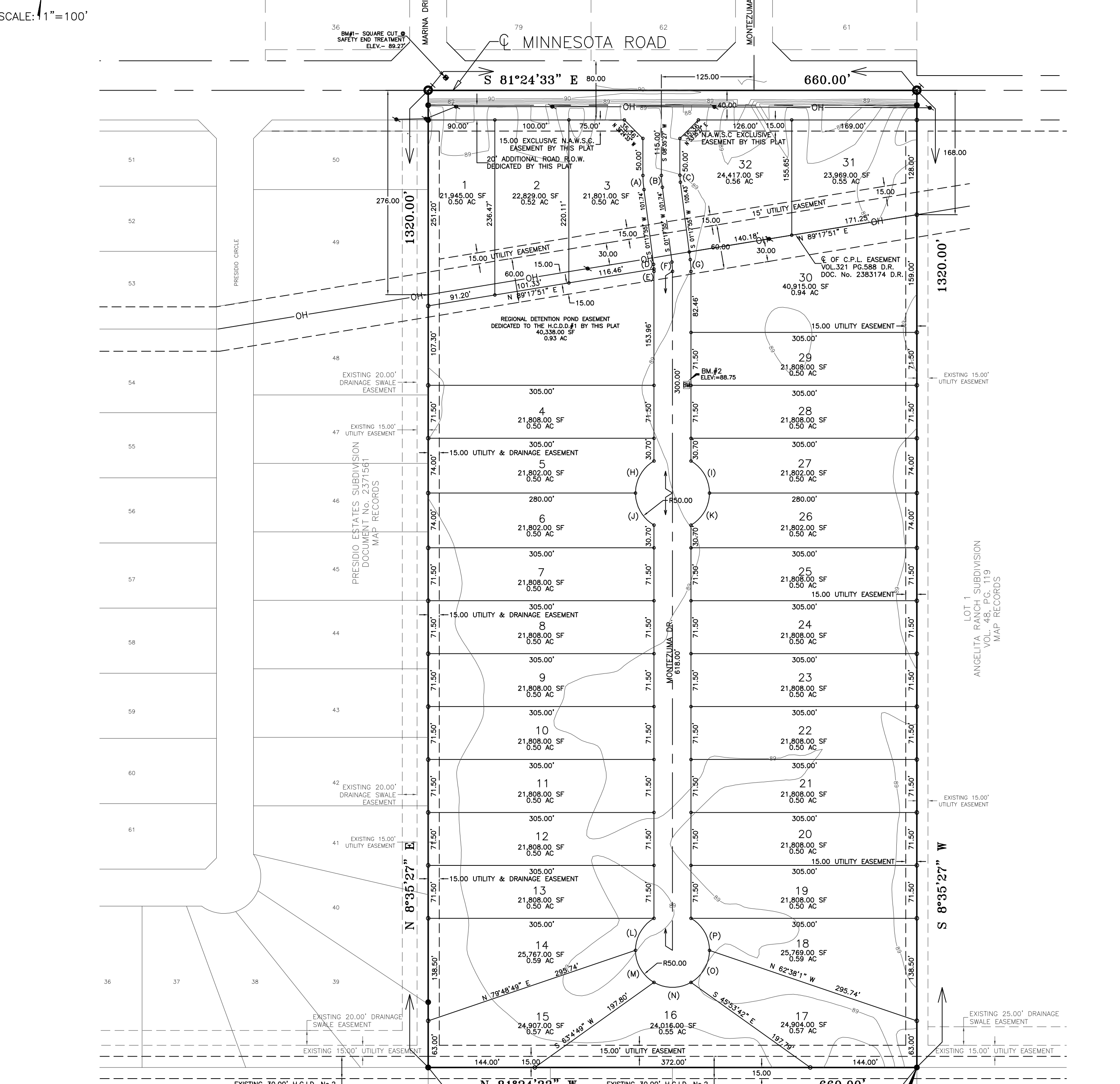
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

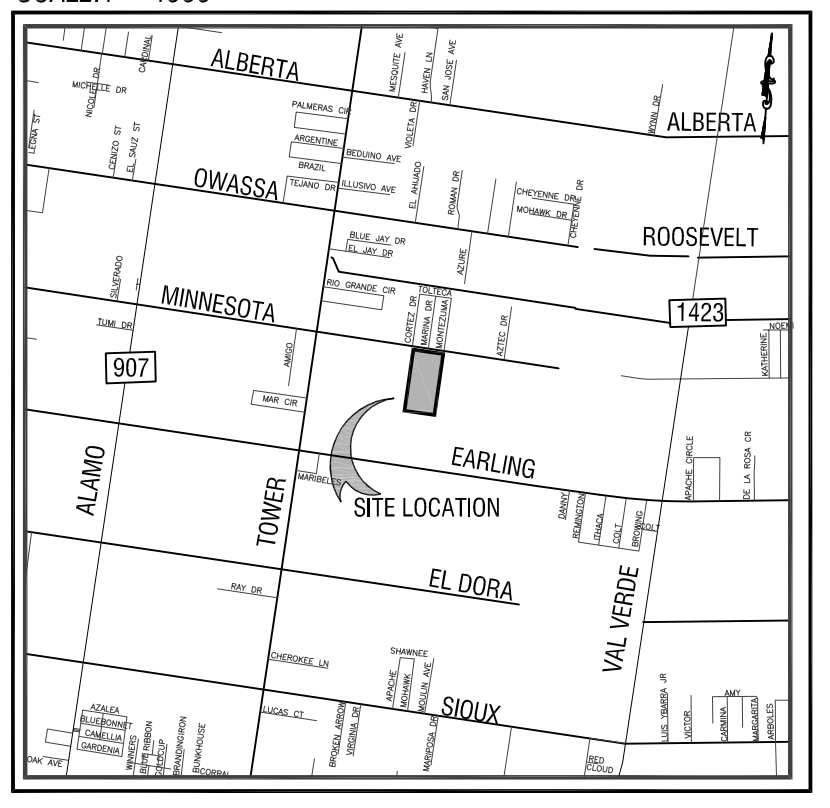
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
A	20.00'	125.00'	9°10'09"	S 04°00'22" W	19.98'
B	16.00'	100.00'	9°10'10"	S 04°00'22" W	15.99'
C	9.55'	75.00'	7°17'32"	S 04°56'41" W	9.54'
D	6.30'	75.00'	4°48'58"	N 03°42'24" E	6.30'
E	3.24'	75.00'	2°28'34"	N 07°21'10" E	3.24'
F	12.73'	100.00'	7°17'32"	N 04°56'41" E	12.72'
G	15.91'	125.00'	7°17'32"	N 04°56'41" E	15.90'
H	52.36'	50.00'	60°00'00"	S 38°35'27" W	50.00'
I	53.36'	50.00'	60°00'00"	N 21°24'33" E	50.00'
J	53.36'	50.00'	60°00'00"	S 21°24'33" E	50.00'
K	53.36'	50.00'	60°00'00"	N 38°35'27" E	50.00'
L	53.36'	50.00'	60°00'10"	S 38°35'22" E	50.00'
M	53.37'	50.00'	60°00'37"	S 21°25'02" E	50.01'
N	52.35'	50.00'	59°59'23"	S 81°25'02" E	49.99'
O	52.35'	50.00'	59°59'00"	N 38°35'46" E	49.99'
P	52.37'	50.00'	60°00'50"	N 21°24'08" W	50.01'



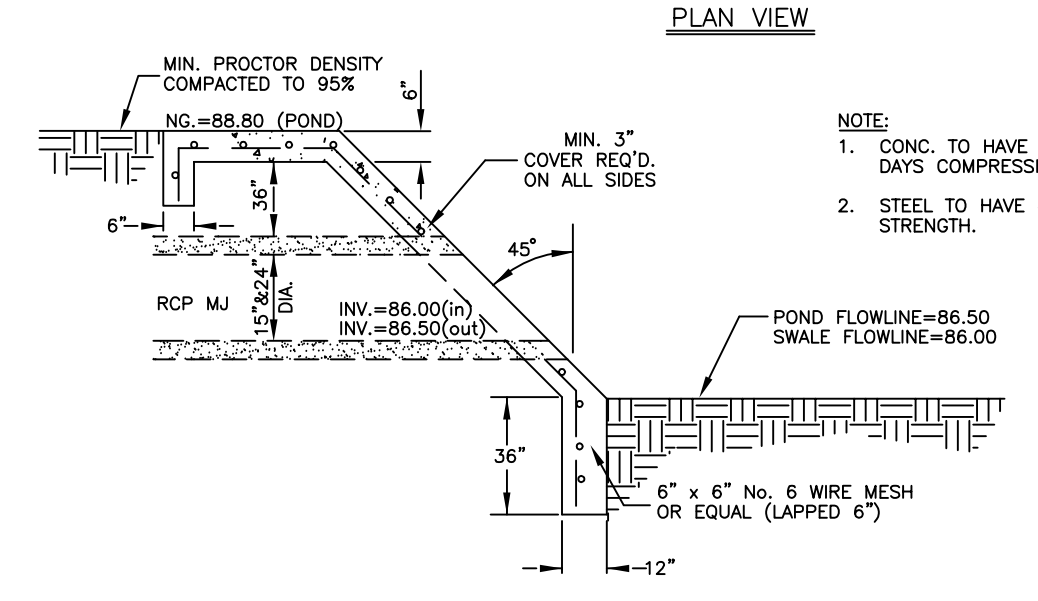
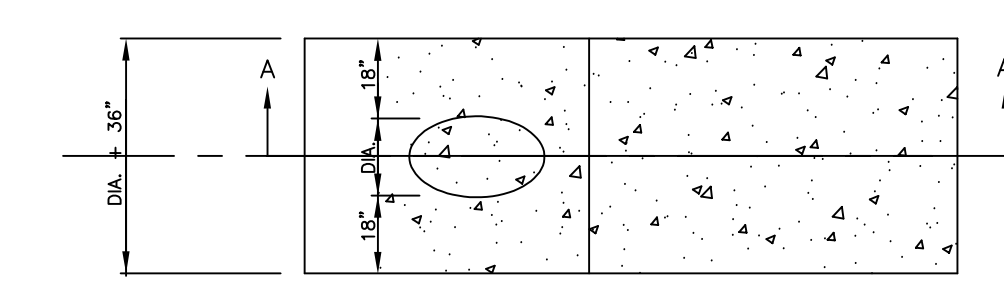
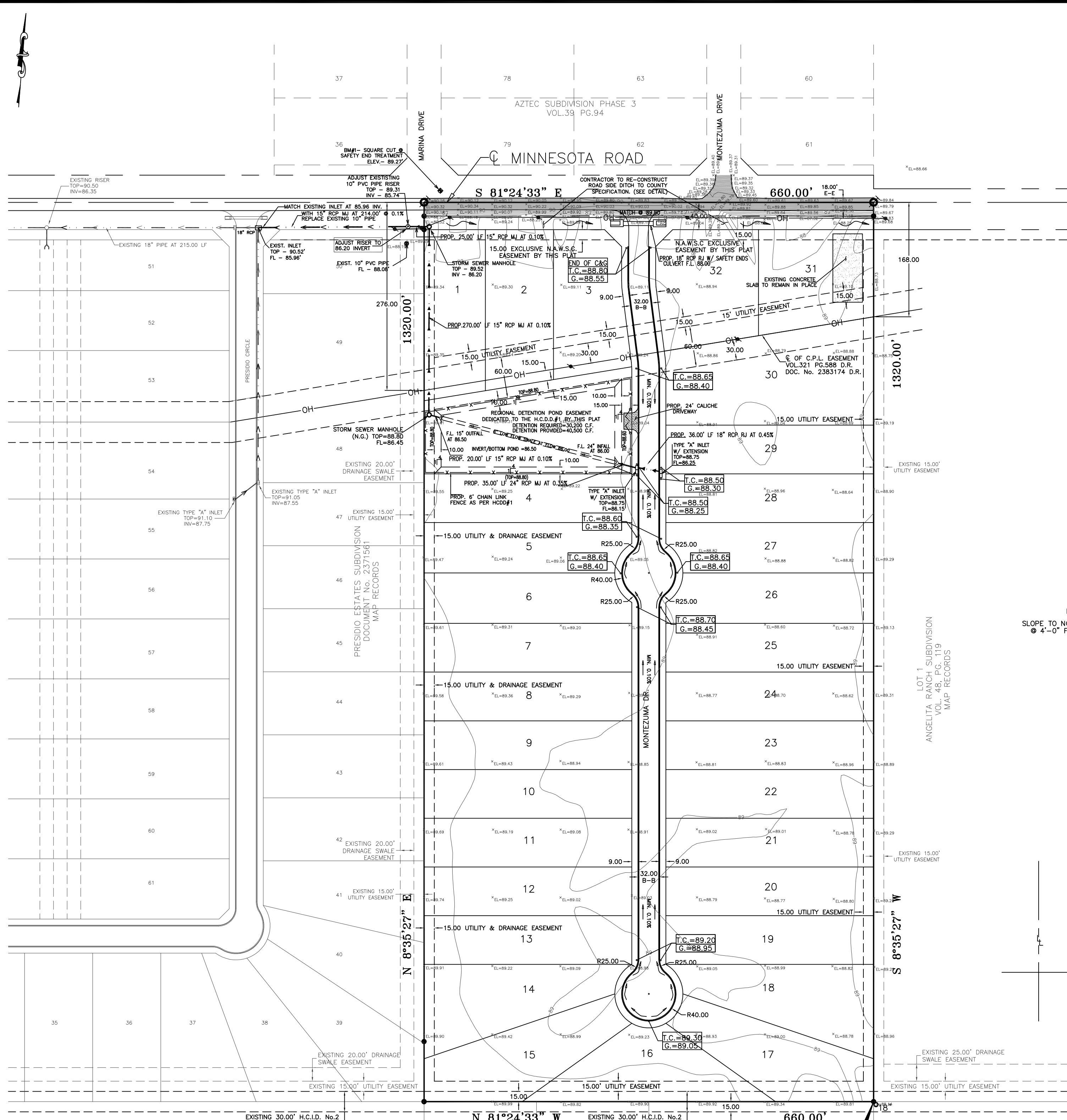
## LOCATION MAP



PRESIDIO ESTATES UNIT 2 IS LOCATED ON THE SOUTH SIDE OF MINNESOTA ROAD APPROXIMATELY 1/2 MILE EAST TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 35,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALAMO UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT, No. 1.

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

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
OWNER:	KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, L.L.C.	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.	245923 FM88	MONTE ALTO 78538	(956) 380-5154	(956) 380-5156



**PRESIDIO ESTATES UNIT 2 SUBD. DETENTION POND RIP-RAP**  
N.T.S.

THE REFERENCED SUBDIVISION IS A 20-AC-TRACT OF LAND LOCATED ON THE SOUTH SIDE OF MINNESOTA ROAD 2,000' EAST OF TOWER ROAD. THIS AREA IS IN THE RURAL ETJ OF CITY OF ALAMO.

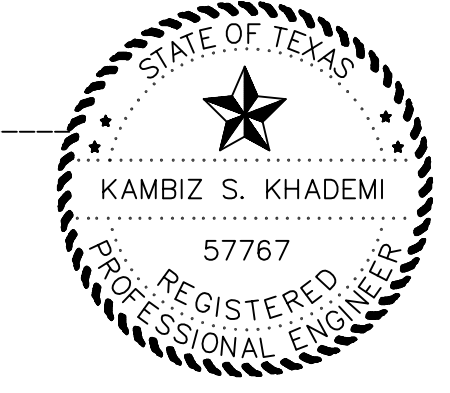
THE PROPOSED USE IS MOSTLY FOR SINGLE-FAMILY RESIDENTIAL LOTS (32). THE NATURAL DRAINAGE IN THE GENERAL AREA IS TO THE NORTHEAST INTO THE EXISTING MINNESOTA ROADSIDE DITCH RUNNING WEST TO TOWER ROAD INTO AN EXISTING 24\"/>

ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROVIDED VIA STREET/GUTTER POSITIVE FLOW WITH CURB INLETS WITH EXTENSIONS AND 18\"/>

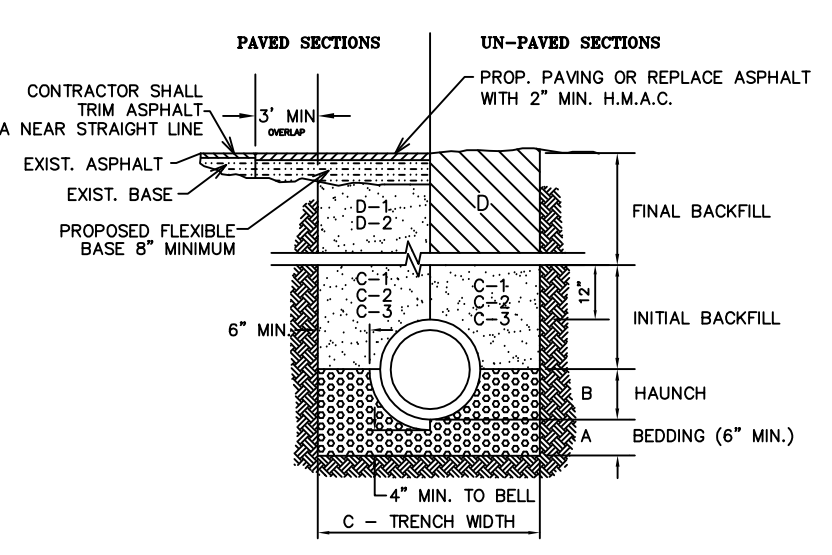
FLOOR ELEV. (SEE PLAT NOTE) WILL BE SET ABOVE THE 100 YR. FLOOD. THIS SUBD. IS IN ZONE C FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480334 0425 C REVISED NOV. 16, 1982.

KAMBIZ S. KHADEMI  
P.E. 5767

DATE

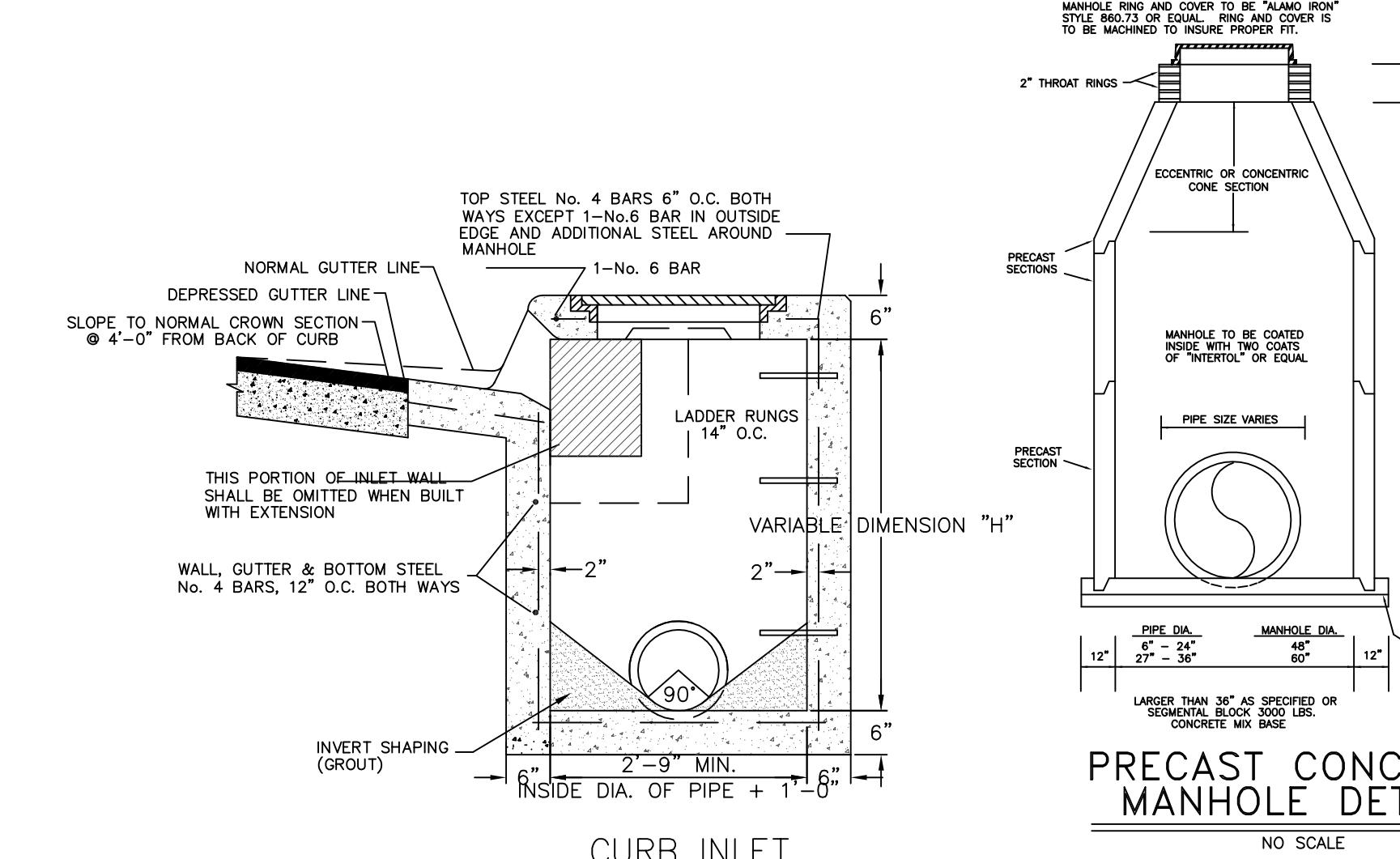


**STORM TRENCH BEDDING AND BACKFILL DETAILS**  
N.T.S.

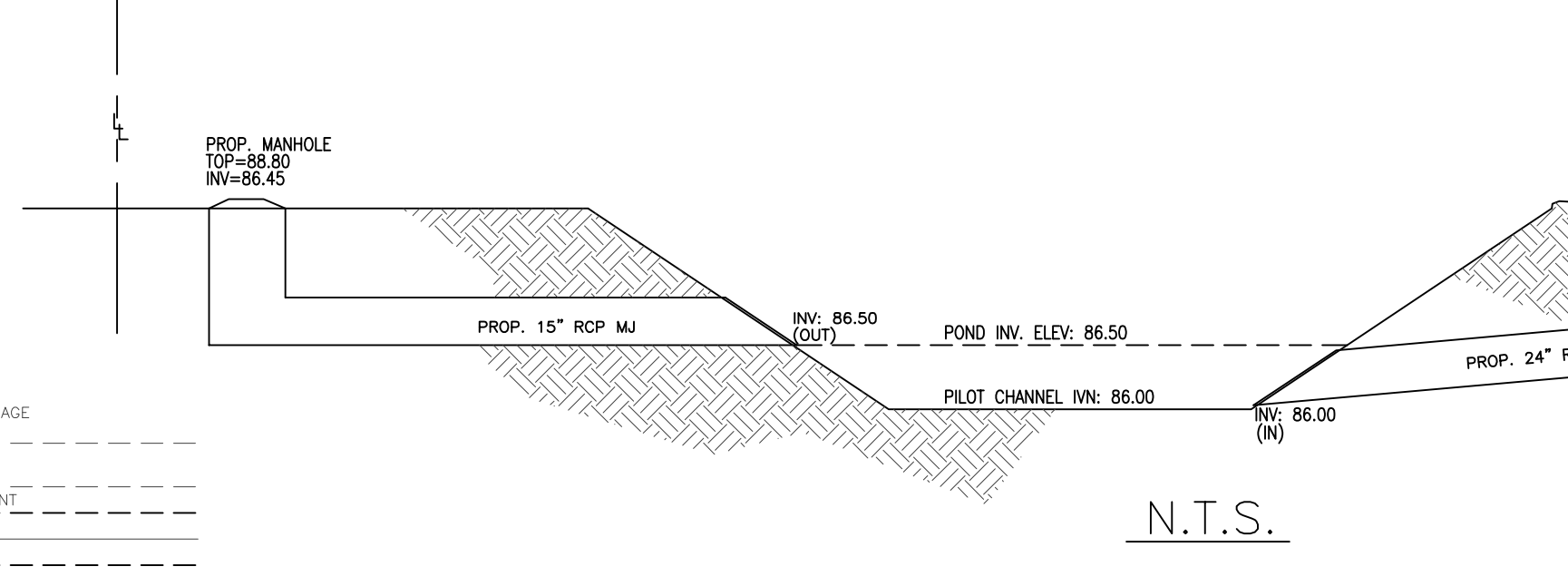


- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6\"/>
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8\"/>
- C. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 1\"/>
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8\"/>
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8\"/>
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8\"/>
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12\"/>

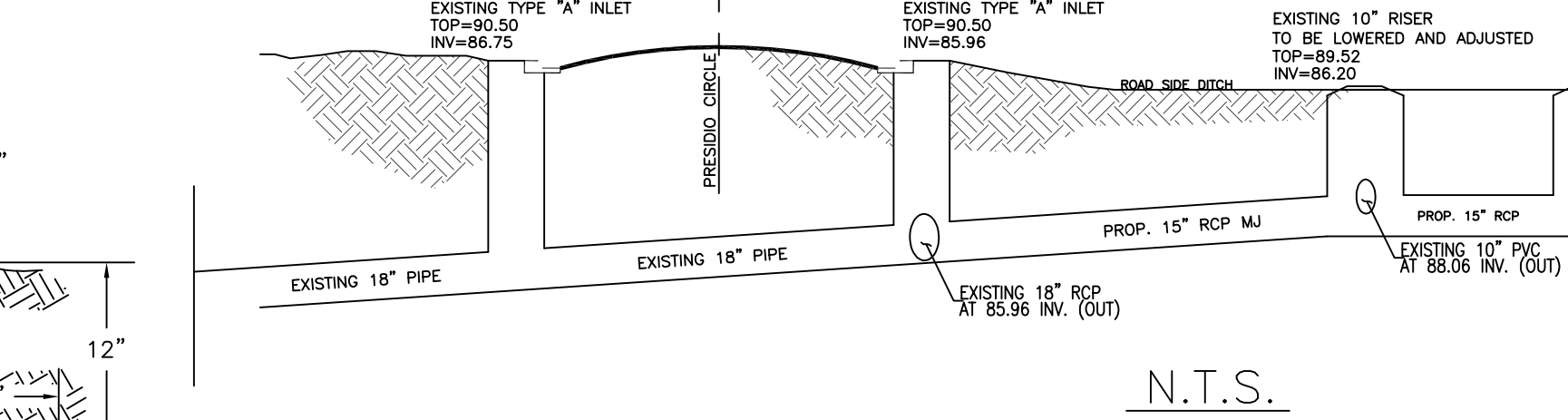
NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



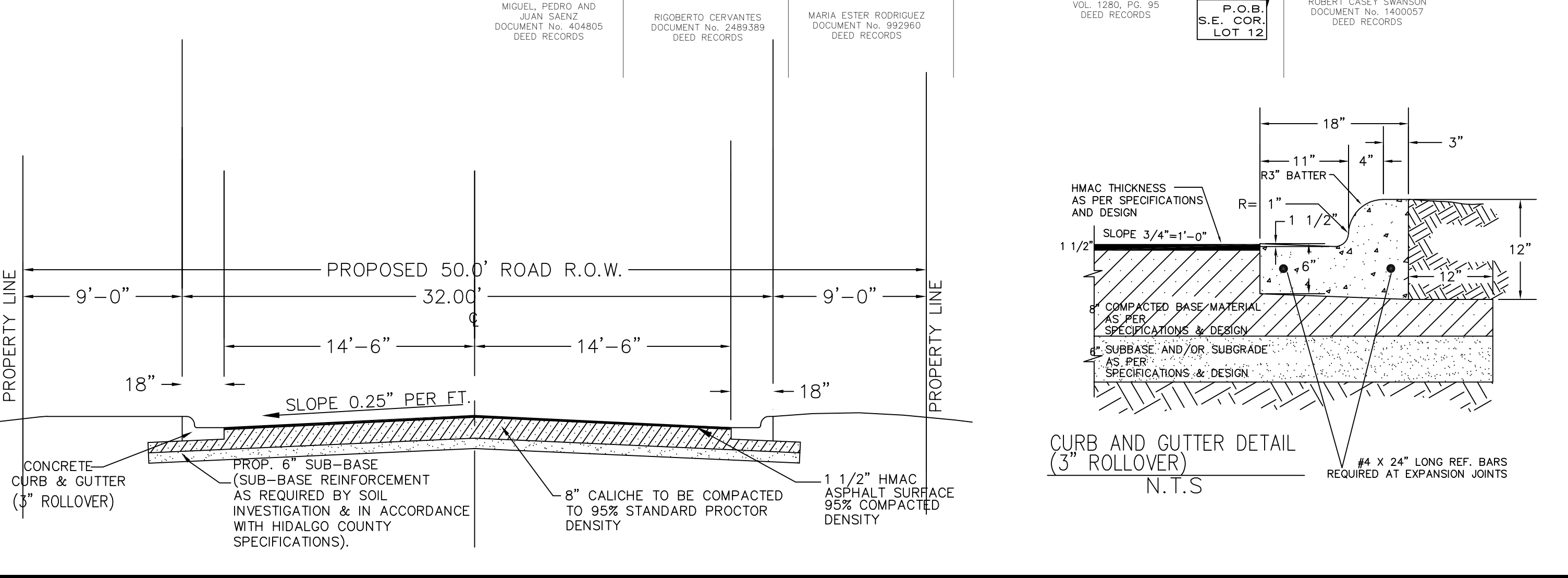
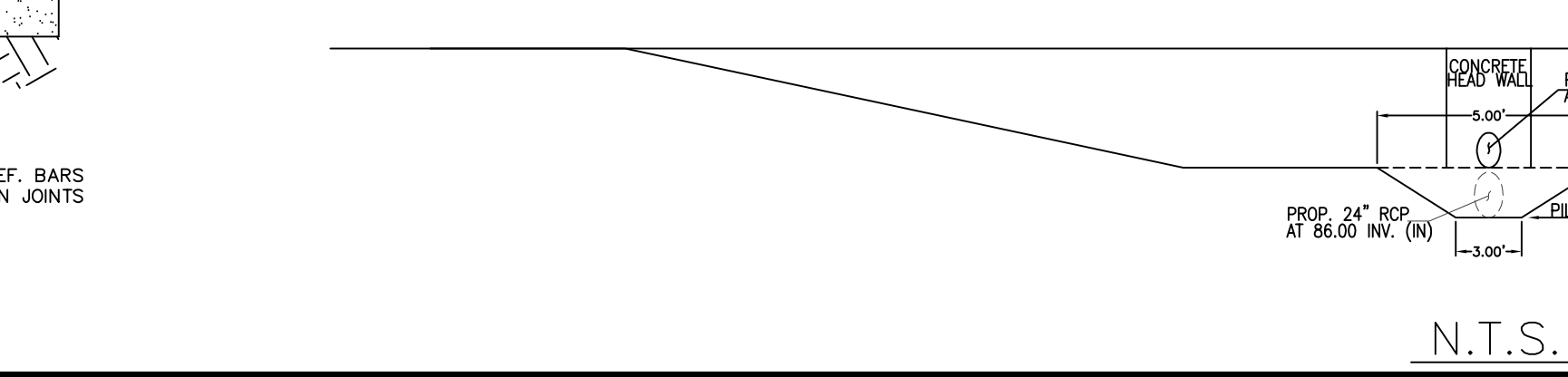
**PRECAST CONCRETE MANHOLE DETAIL**  
NO SCALE



**CURB INLET TYPE \"A\"**  
N.T.S.

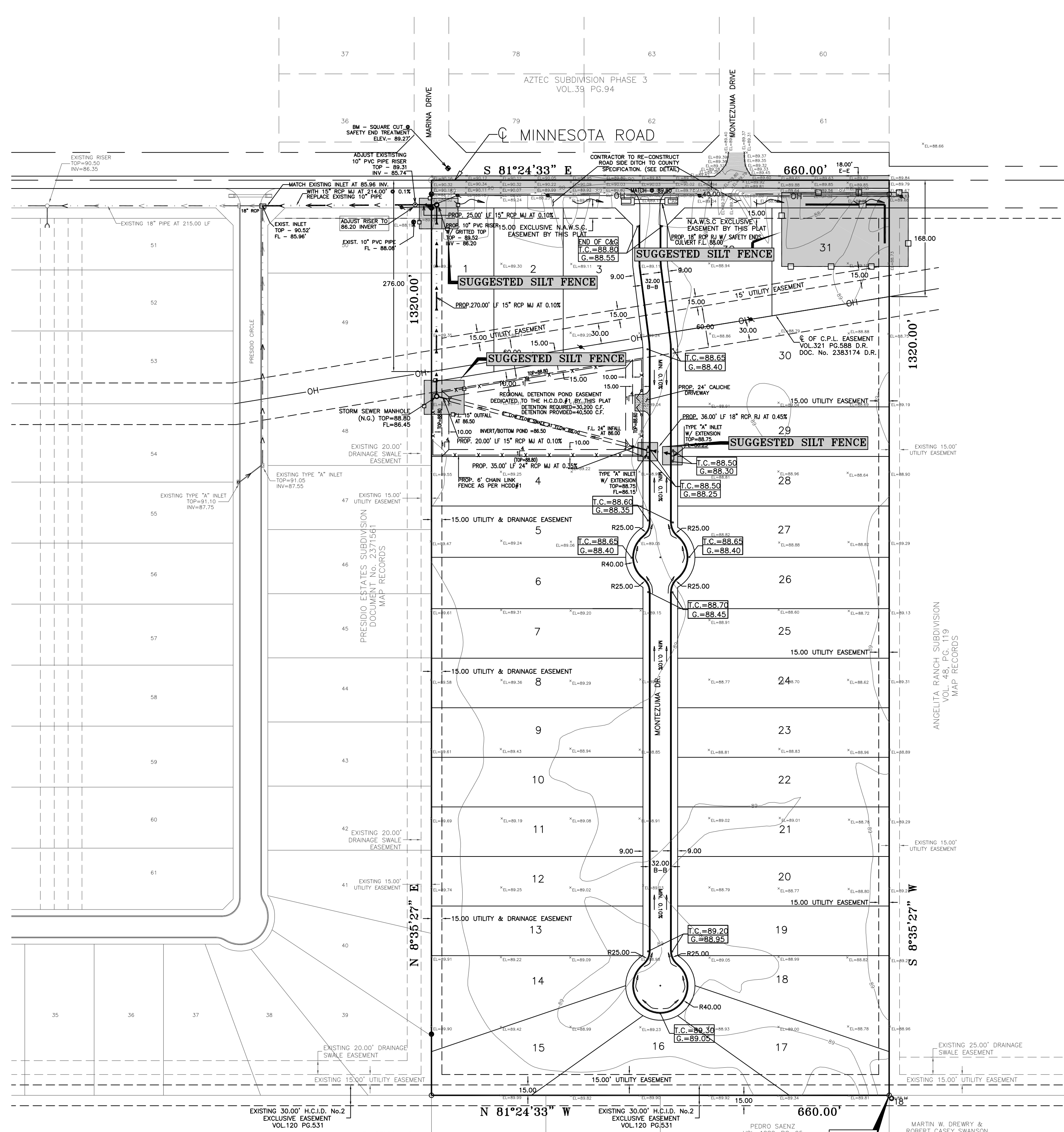


**CURB AND GUTTER DETAIL (3\"/>**



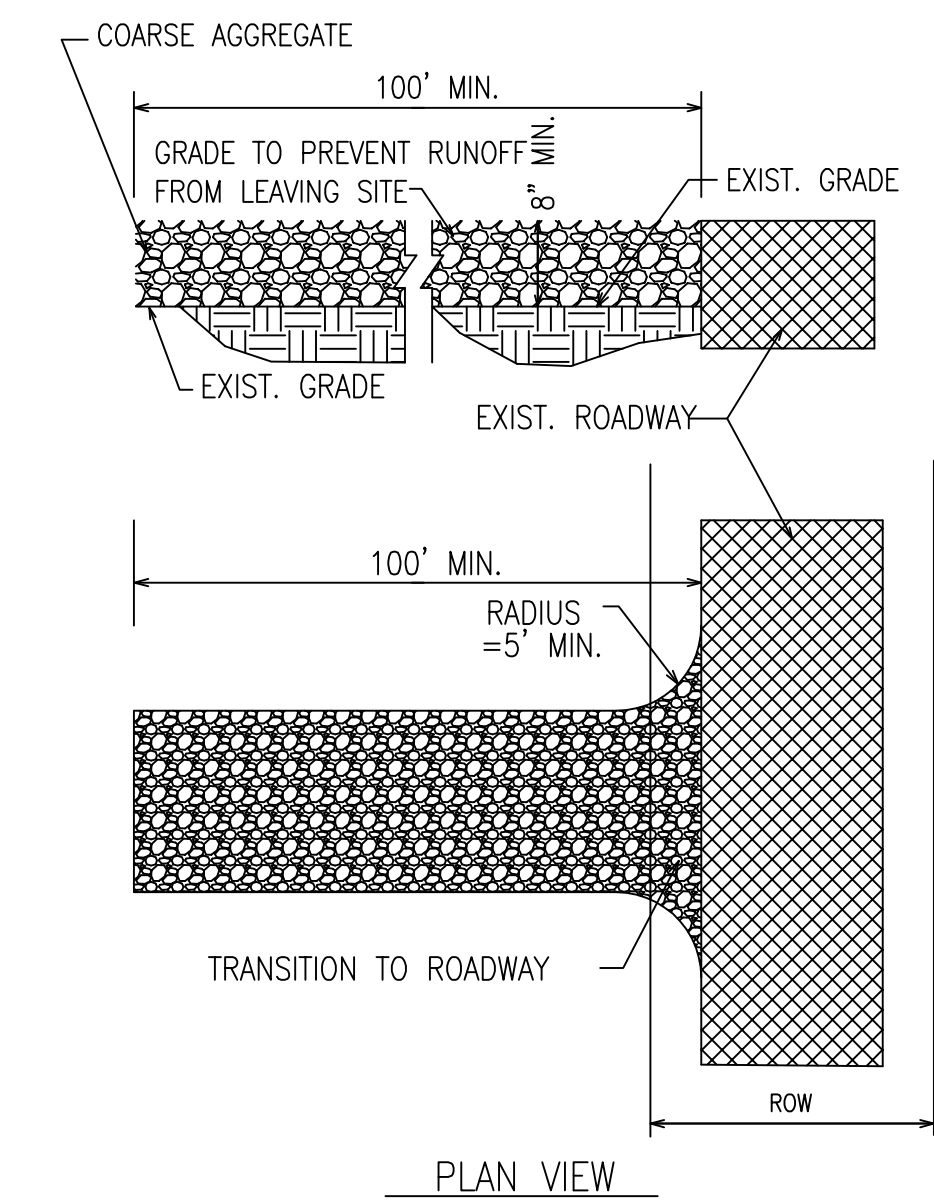
BY	
DATE	
REVISION	
DRAWING DATE: JANUARY, 2015	
RELEASED BY: K.K.	
DRAWN BY: F.D.	
CHECKED BY: K.K.	
UPDATED DWG. BY:	
SCALE: 1" = 100'	
<p>THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. 57767 JANUARY/2015 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW</p>	
<p>PRESIDIO ESTATES UNIT 2 SUBDIVISION HIDALGO COUNTY Pct. 1</p>	
<p>EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DETENTION POND PRESIDIO ESTATES UNIT 2, L.P.</p>	
<p>©Copyright 2015 KK Engineering Consultant All Rights Reserved. File Name: PAVING &amp; DRAINAGE</p>	
<p>SHEET 3 OF 3</p>	





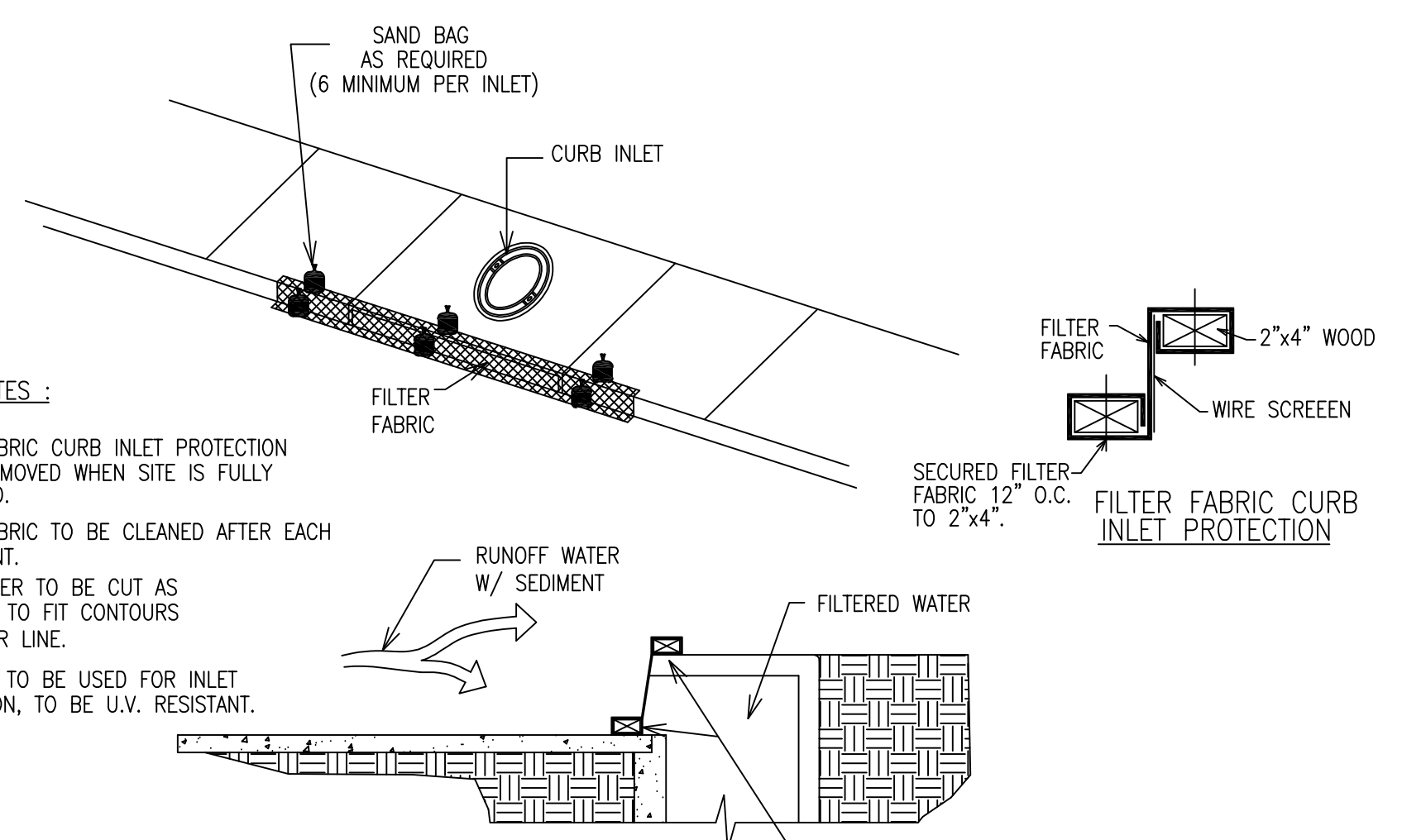
**EROSION GENERAL NOTES:**

- IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER OF COMPLIANCE WITH FEDERAL REGULATIONS. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) GENERAL PERMIT NO. TXR15000 TO DISCHARGE WASTE FROM CONSTRUCTION SITES ISSUED AND EFFECTIVE MARCH 5, 2003.
- THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE; B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO (EPA).
- THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EFFECTIVE PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE BY THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDING WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHED AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDING AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY.



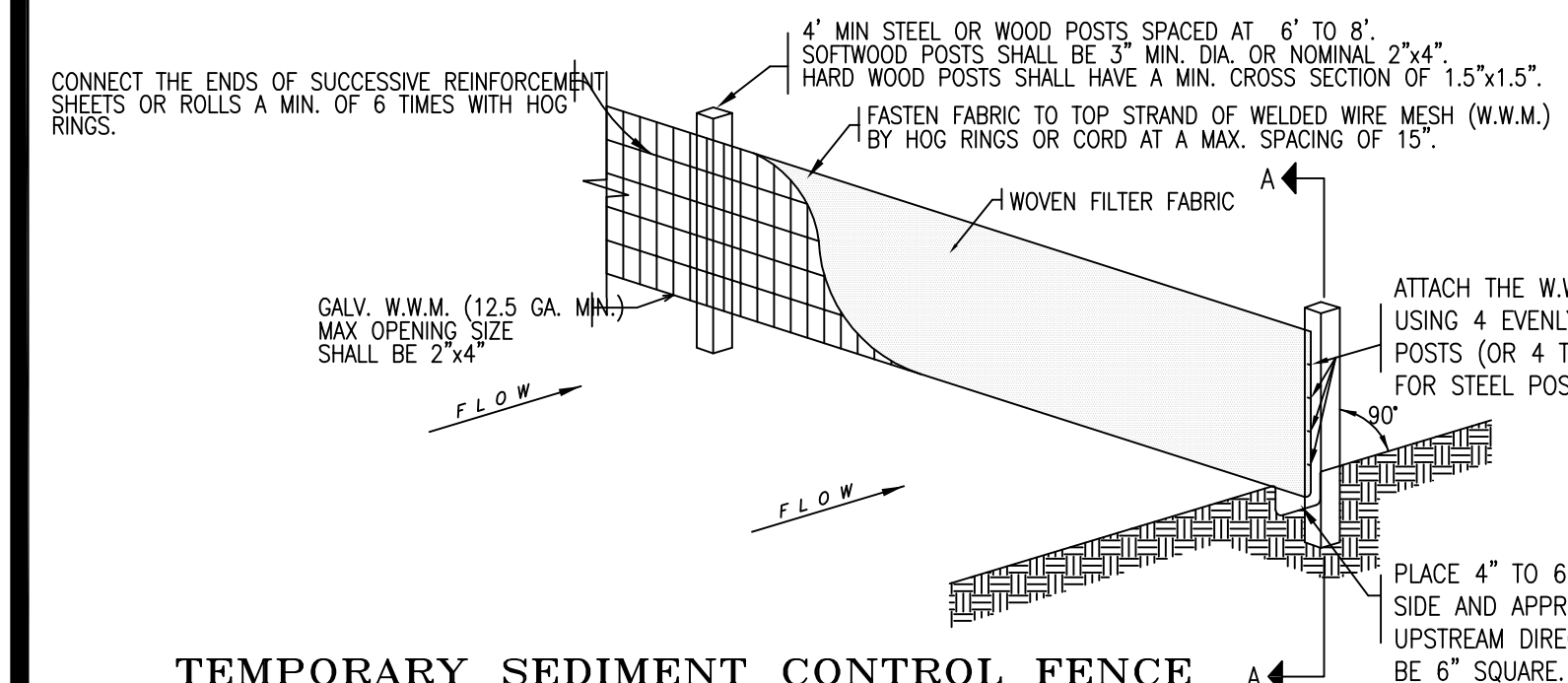
- NOTES:**
- STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
  - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE 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.
  - THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - 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)



- GENERAL NOTES:**
- FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
  - FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT.
  - 2x4 LUMBER TO BE CUT AS REQUIRED TO FIT CONTOURS OF GUTTER LINE.
  - ALL BAGS TO BE USED FOR INLET PROTECTION, TO BE U.V. RESISTANT.

**FILTER FABRIC CURB INLET PROTECTION**  
2"x4" WIRE SCREEN & FILTER FABRIC SECURITY FASTENED, ANCHOR 2"x4" AS REQ. EACH END.



- GENERAL NOTES:**
- 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 16".
  - 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.
  - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAY IN THE GROUND AND BACKFILLED. 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.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - 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.

**TEMPORARY SEDIMENT CONTROL FENCE**

(956) 630-2125  
 (956) (956) 630-2219  
 McALLEN, TEXAS 78502  
 410 E. DOVE  
 P.O. BOX 1422

**K K Engineering Consultant**  
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
 (FIRM REGISTRATION #1-1334)

REVISION	DATE	BY

DRAWING DATE: JANUARY, 2015  
 RELEASE DATE:    
 DESIGNED BY: K.K.  
 DRAWN BY: F.D.  
 CHECKED BY: K.K.  
 UPDATED DWG. BY:    
 SCALE: 1" = 100'

PRESIDIO ESTATES UNIT 2  
 SUBDIVISION  
 HIDALGO COUNTY  
 Pct. 1

SUGGESTED  
 EROSION CONTROL PLAN FOR:  
 PRESIDIO ESTATES UNIT 2 SUBDIVISION

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 File Name: EROSION  
 SHEET 1 OF 1