



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
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T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-03-2015

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.

SUBDIVISION LIES WITHIN THE: The Rural area of the County.

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 pond. From the detention pond, a 18" RCP will be connecting to an existing manhole located 900 feet west inside Rio Bravo Ranch No.2 storm drainage pipe system.

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

H.C.R.O.W. APPROVED DATE: 02-04-15 : By, Joe Ochoa PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 09-02-14 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: 09-02-14

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: on Sunflower Road

H.C.O.E.C. APPROVED DATE: 02-06-14 : 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: MAY 6, 2014

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$ 236,696.67 For: PAVING**

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

Final Approval subject to recommendations other departments

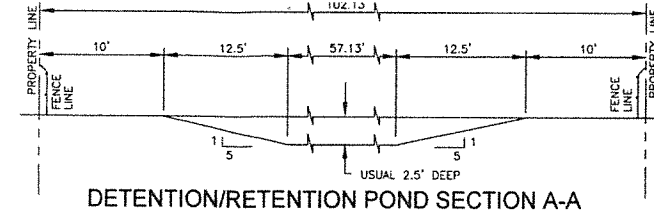
Final Approval with financial guarantee.

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.

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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.



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 or Plat thereof 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 "X" (shaded) on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0350 C, 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 "X" (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).

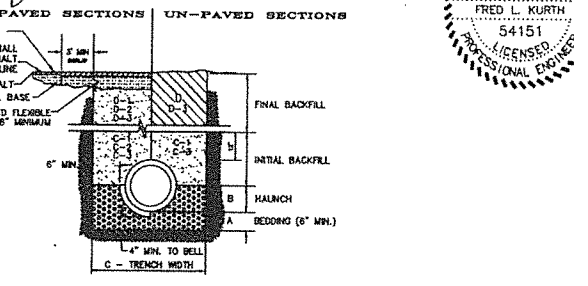
The soils are Fine Sandy Loam and Sandy Clay Loam, which are in Hydrologic Group "B", these soils have a moderate perviousness, and a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is inward toward the center of the property with a runoff of 14.16 c.f.s. 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 (0.029 A.C.F.), or approximately 772 c.u. per lot will be required. The proposed streets will carry runoff into a network of "A" inlets with 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 96 feet west of the pond.

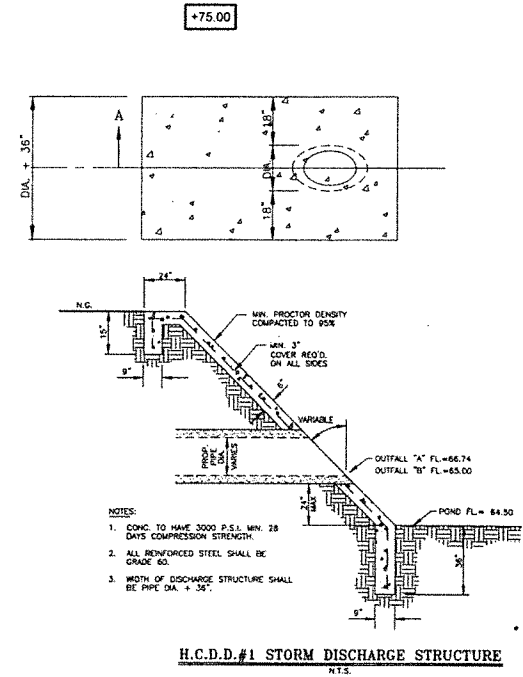
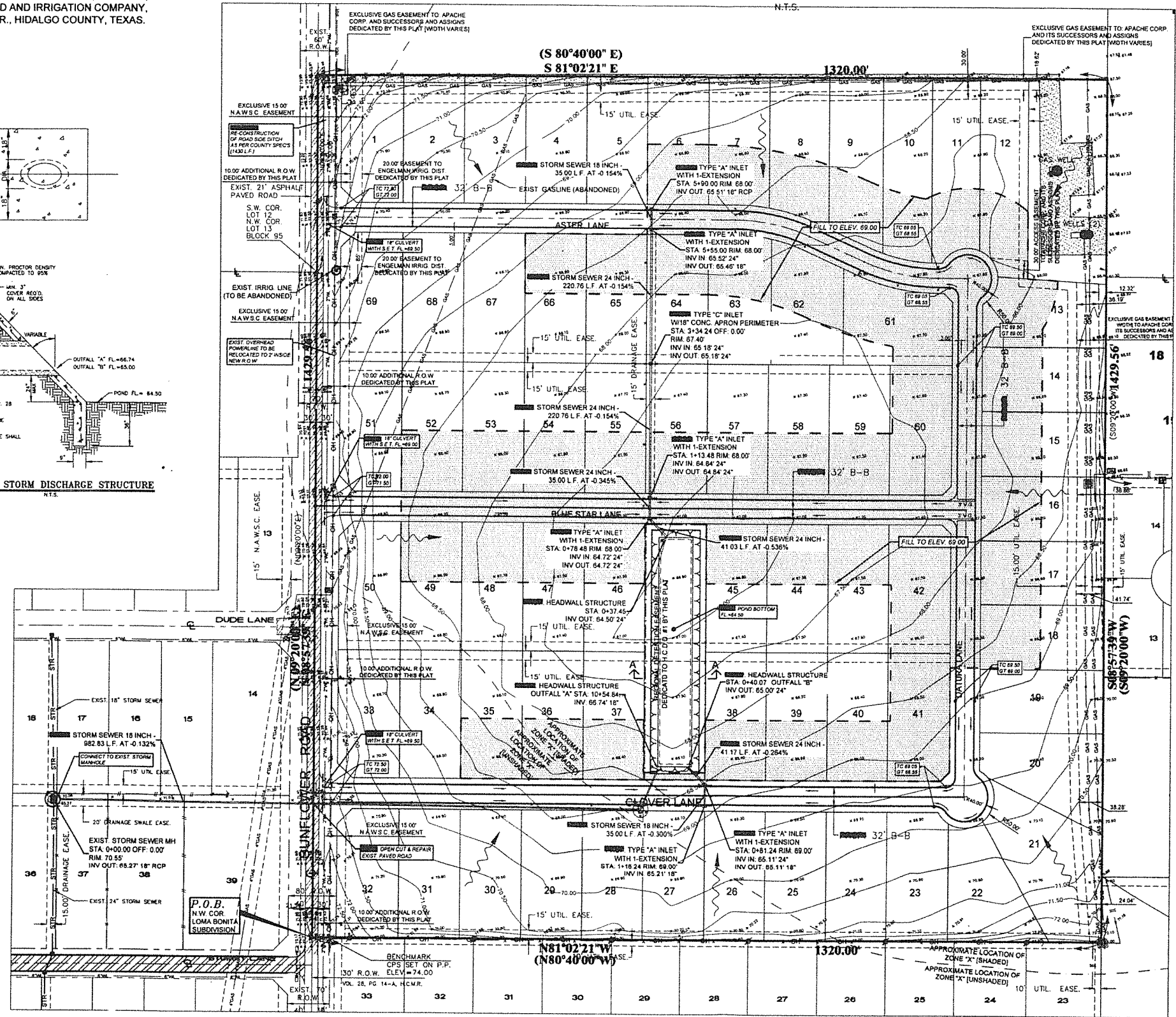
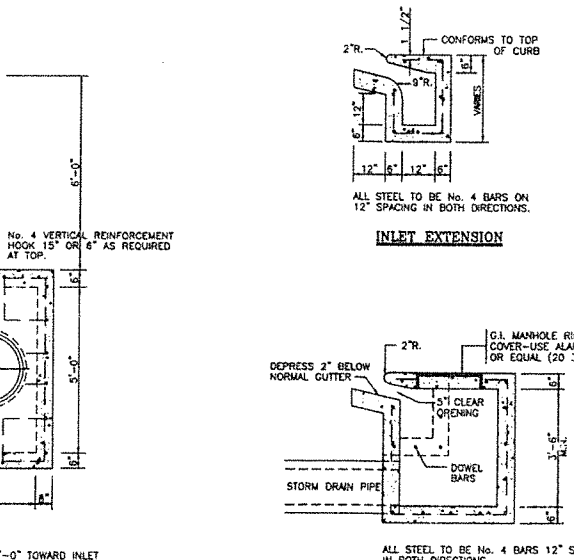
The finished floor elevation for each residence is required to be at least 18 inches above the top of curb in front of the lot, this measure provides positive drainage away from all buildings and avoid concentrating runoff onto other lots.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 10 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DETENTION POND CENTERED WITHIN THIS SUBDIVISION.

Fred L. Kurth 2-3-15
 FRED L. KURTH, PE # 54151 DATE:



1. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PCC STORM DRAIN PIPE - SAND AND/OR GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE. COMPACTED BEDDING = 4" - 10" MAX. DRIVE IF MAX. SIZE.
2. MANHOLE FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PCC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3212) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., 15" LOOSE LIFT, MECHANICAL COMPACTION.
3. TRENCH WIDTH - SHALL BE 18" MIN. FOR 18" PIPE. TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" THROUGHOUT THE LENGTH OF THE STRUCTURE.
4. METAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, DRIVEWAYS AND DRIVEWAYS SHALL BE 3/4" MAXIMUM P.L. OF 18" (ASTM D1526) COMPACTED TO 95% S.P.D., 15" LOOSE LIFT, MECHANICAL COMPACTION.
5. METAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CONCRETE STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D., AS PER ASTM D1526 AND ASTM D1557, 15" LOOSE LIFT, MECHANICAL COMPACTION.
6. METAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PCC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.L. OF 18" (ASTM D3212) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., 15" LOOSE LIFT, MECHANICAL COMPACTION.
7. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PCC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE 3/4" MAXIMUM P.L. OF 18" (ASTM D1526) COMPACTED TO 95% S.P.D., 15" LOOSE LIFT, MECHANICAL COMPACTION.
8. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PCC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.L. OF 18" (ASTM D3212) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., 15" LOOSE LIFT, MECHANICAL COMPACTION.
9. FINAL BACKFILL FOR STRUCTURES (MANSHOES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5' TO 10' BEYOND THE EDGE OF PAVEMENT/PAVEMENT CURB SHALL HAVE CLASS I OR CLASS II (ASTM D3212) OR SOIL TYPE AL, AS OR AS (AS PER STATE) WITH A MAXIMUM P.L. OF 18" BACKFILL MATERIAL. STRUCTURES BEYOND 5' FROM THE EDGE/PAVEMENT SHALL HAVE CLASS I, II, III, OR IV (ASTM D3212) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELDPONTS, UNDERLAY, OR GRAVEL OR CEMENT STABILIZATION, OR APPROVED EQUIVALENT) SHALL BE REQUIRED WITH TRENCH WIDTH 18" UNLESS BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, INSTALLED AS REQUIRED TO APPROPRIATE SPERMAL MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. USE RELATIVE DENSITY 95% PER ASTM D1557 & ASTM D1558. THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 8".



- NOTES:
1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSIVE STRENGTH.
 2. ALL REINFORCED STEEL SHALL BE GRADE 60.
 3. WIDTH OF DISCHARGE STRUCTURE SHALL BE PIPE DIA. + 30".

