



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-27-2015

PROPOSED Las Brisas Heights SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: KK Engineering DEVELOPER: Kyndel W. Bennett

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northeast corner of Tower Road and Iowa Road.

SUBDIVISION LIES WITHIN THE: *The rural area of the County*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-14-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Storm Drainage pipe system, discharging into a regional detention pond dedicated to the HCDD No. 1. A 18" Storm Drainage Pipe will connect to an existing 24" storm drainage pipe running South along the East right of way line of Tower Road

ROAD R.O.W. DEDICATION: 30 feet onto Iowa Road and 20 feet onto Tower Road

H.C.R.O.W. FINAL APPROVAL DATE: 10-16-15 By, Jesse Ozuna, Pct. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-16-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Iowa Road and 12" on Tower Road

H.C.O.E.C. FINAL APPROVAL DATE: 10-16-15 ; By Martin Ramirez, Environmental Compliance Coordinator

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: 2-04-2015

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and 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.

CONSTRUCTION COST ESTIMATE:	
1-WATER:	\$72,440.00
2-OSSF:	\$54,780.00
3-PAVING:	\$169,842.80
4-DRAINAGES:	\$74,131.70
TOTAL:	\$371,194.50

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 LAS BRISAS HEIGHTS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" WATER LINE ALONG THE WEST R.O.W. LINE OF TOWER ROAD AND A 8" WATER LINE ALONG THE NORTH ROW OF IOWA RD WITHIN A 15 FOOT N.A.W.S.C. EASEMENT. FROM THESE PREVIOUSLY MENTIONED 12" WATER LINES DEVELOPER WILL INSTALL ONE (1) NEW 8" WATER LINES RUNNING NORTH ALONG SOUTH TRAILS ROAD AND ALONG SPRING STREET RUNNING NORTH AND SOUTH CONNECTING TO THE EXISTING 8" WATER SYSTEM OF TOWER TRAILS SUBDIVISION AND IOWA ROAD.

WATER DISTRIBUTION FOR THE LAS BRISAS HEIGHTS SUBDIVISION CONSISTS OF THIRTY EIGHT (38)-1" DIAMETER DUAL SERVICE LINES AND SIX (6) 3/4" SINGLE SERVICE LINES. THE 8" WATERLINES, THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$59,750.00 OR \$1,572.95 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$27,800.00 WHICH COVERS THE \$631.82 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON RECEIPT BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$4,230.00 FOR A TOTAL COST OF \$12,690.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
 SEWAGE FROM LAS BRISAS HEIGHTS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ SITE EVALUATOR REG.# 122758, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOUL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 8 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM CLASS II, EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$76,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

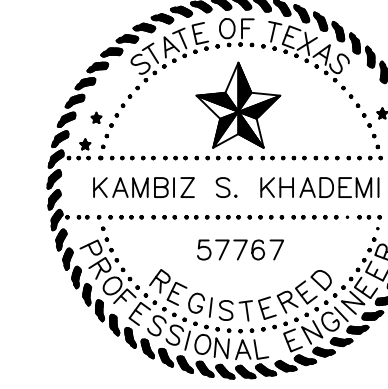
ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$100,240.00 WHICH EQUALS TO \$2,278.18 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$76,800.00 FOR THE ENTIRE SUBDIVISION.

KAMBIZ S. KHADEMI, PE
 P.E. # 57767

DATE



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 LAS BRISAS HEIGHTS SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EL DUENO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE 12" A LADO OESTE DE LA CALLE TOWER ROAD Y UNA LINEA DE 8" A LADO NORTE DE LA CALLE IOWA ROAD CORRIENDO DENTRE DE UN DERECHO DE PASO DE 15' QUE LE PERTENECE A N.A.W.S.C. DE ESTA LINEA YA MENCIONADA DE 12" SE INSTALARA UNA NUEVA LINEA DE 8 PULGADAS A LADO NORTE DE LA CALLE SOUTH TRAILS DRIVE Y OTRA LINEA DE 8" QUE SE INSTALARA A LADO OESTE DE LA CALLE SPRING CON DIRECCION NORTE Y SUR CONECTADO AL SISTEMA EXISTENTE DE LA SUBDIVISION TOWER TRAILS Y LA CALLE IOWA ROAD.

DISTRIBUCION DE AGUA PARA LAS BRISAS HEIGHTS SUBDIVISION CONSISTE EN SEIS (6) LINEAS DE 3/4" SERVICIO TREINTA Y OCHO (38) LINEAS DE 1" DIAMETRO DE SERVICIO DUALES CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y SENILLAS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$59,750.00 O \$1,572.95 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$27,800.00 DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$631.82. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION TAMBIEN HA INSTALADO 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$4,230.00 A UN COSTO TOTAL DE \$12,690.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UN TANQUE SEPTICO EN CADA SOLAR Y UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A. GONZALEZ EVALUADOR DE SUELOS REG.# 12258 EN AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGON EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$76,800.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

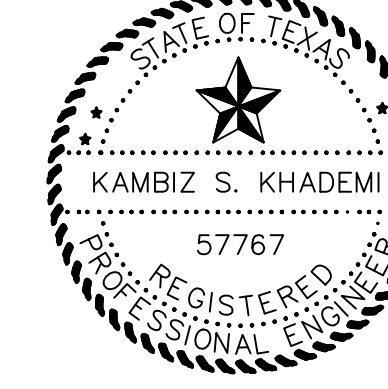
CERTIFICACION:
 CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$100,240.00 O \$2,278.18 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 POR SISTEMA A UN COSTO TOTAL DE \$76,800.00 TODA LA SUBDIVISION.

KAMBIZ S. KHADEMI, PE
 P.E. # 57767

DATE



SUBDIVIDER CERTIFICATION:

1.-BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a)WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b)SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.-I KYNDEL W. BENNETT, SUBDIVIDER OF LAS BRISAS HEIGHTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER:
 LAS BRISAS HEIGHTS RGV, L.P.,
 A TEXAS LIMITED PARTNERSHIP
 BY: KYNDEL W. BENNETT, PRESIDENT
 A TEXAS LIMITED LIABILITY COMPANY
 ITS: GENERAL PARTNER
 P.O. BOX 365
 LA BLANCA, TX 78558

DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMSUART EXPIRES _____

BY:	
DATE:	
REVISION:	
RELEASE DATE:	DECEMBER, 2014
DESIGNED BY:	K.K.
DRAWN BY:	F.D.
CHECKED BY:	K.K.
UPDATED DWG. BY:	
SCALE:	1" = 100'

K K Engineering Consultant
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
 (FIRM REGISTRATION #1334)
 (940) 690-2100
 (940) 690-2105
 MCKALEN, TEXAS 78502

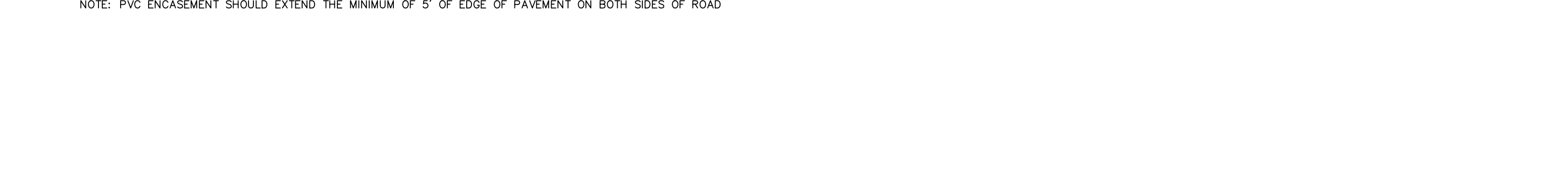
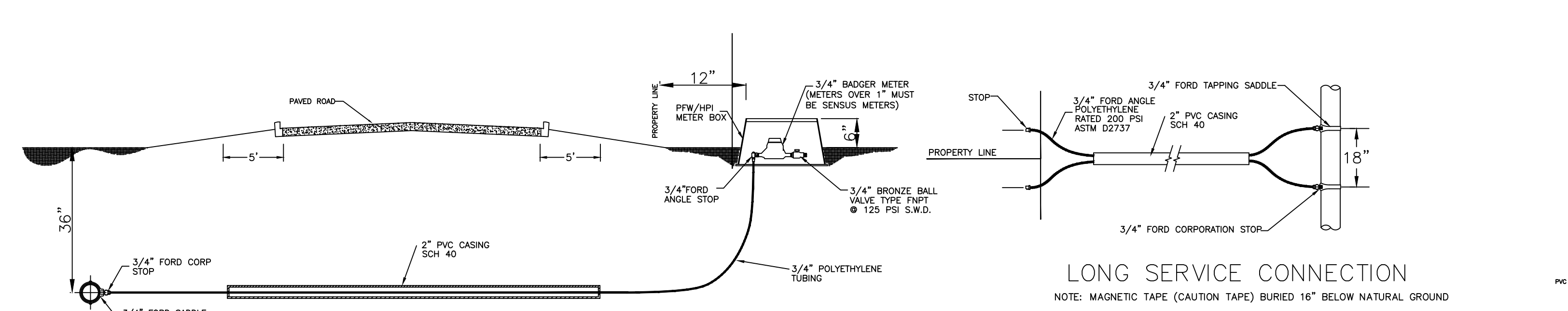
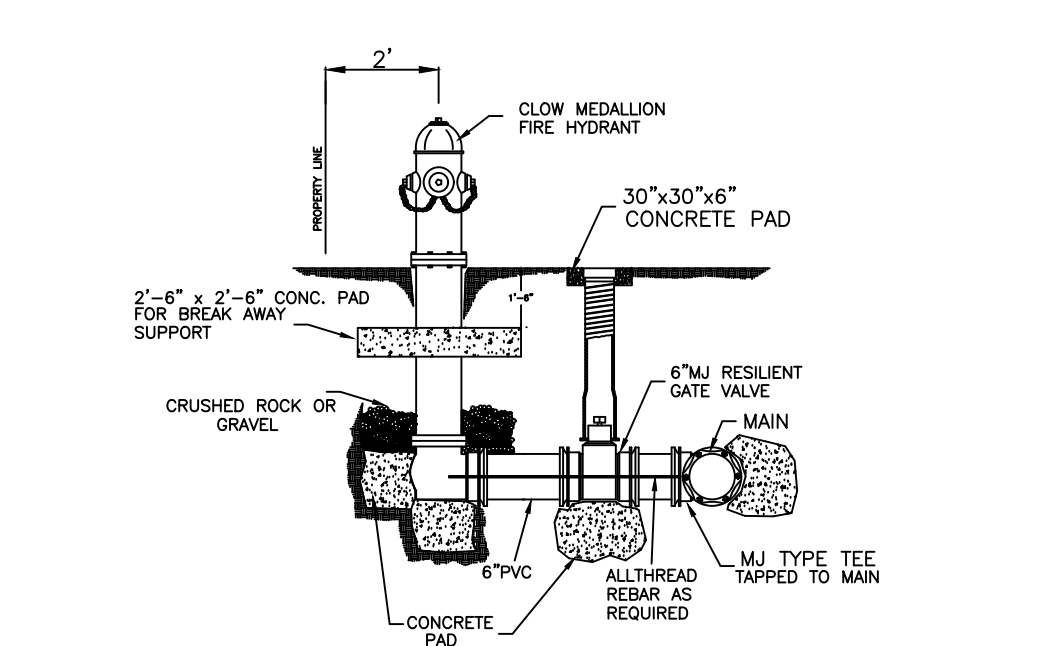
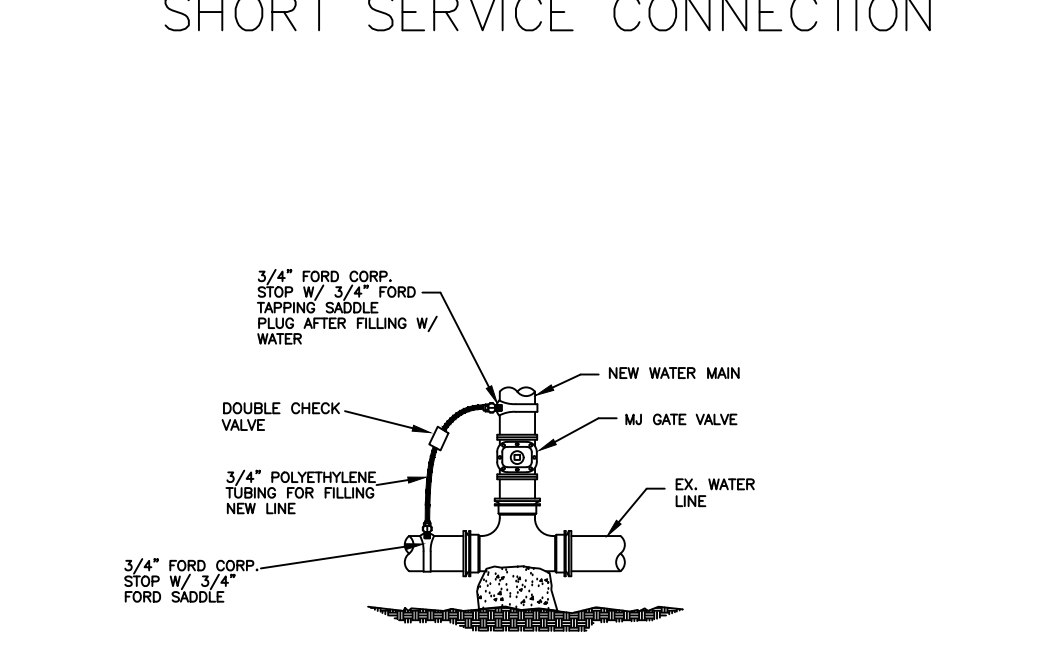
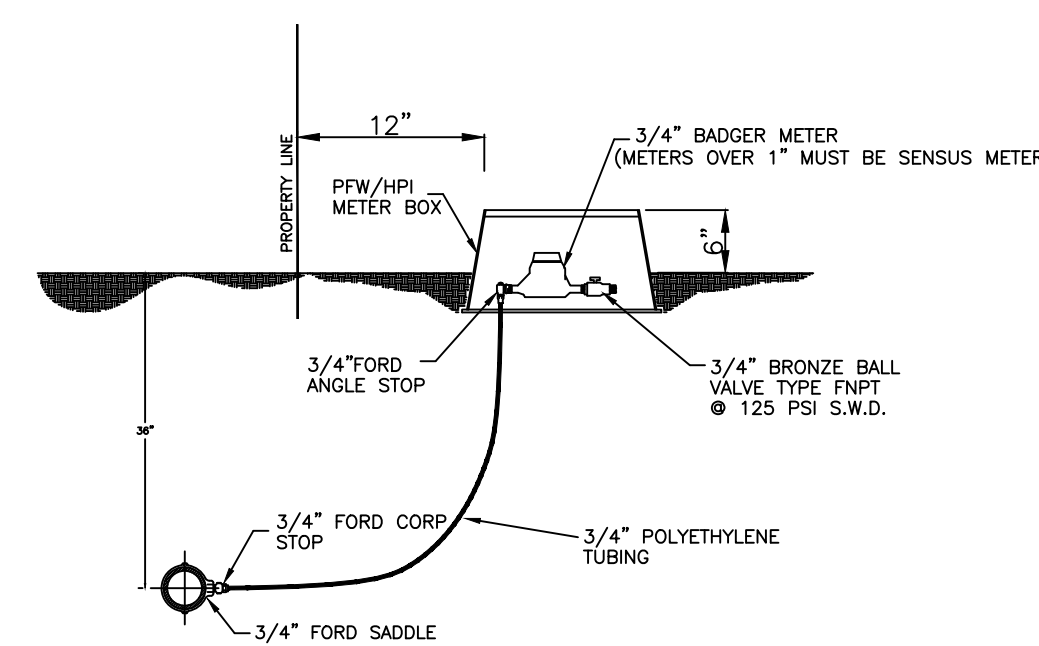
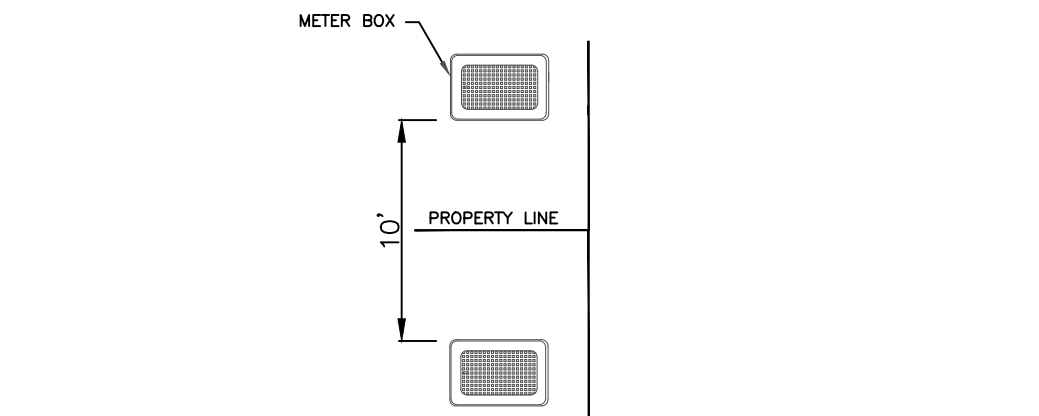
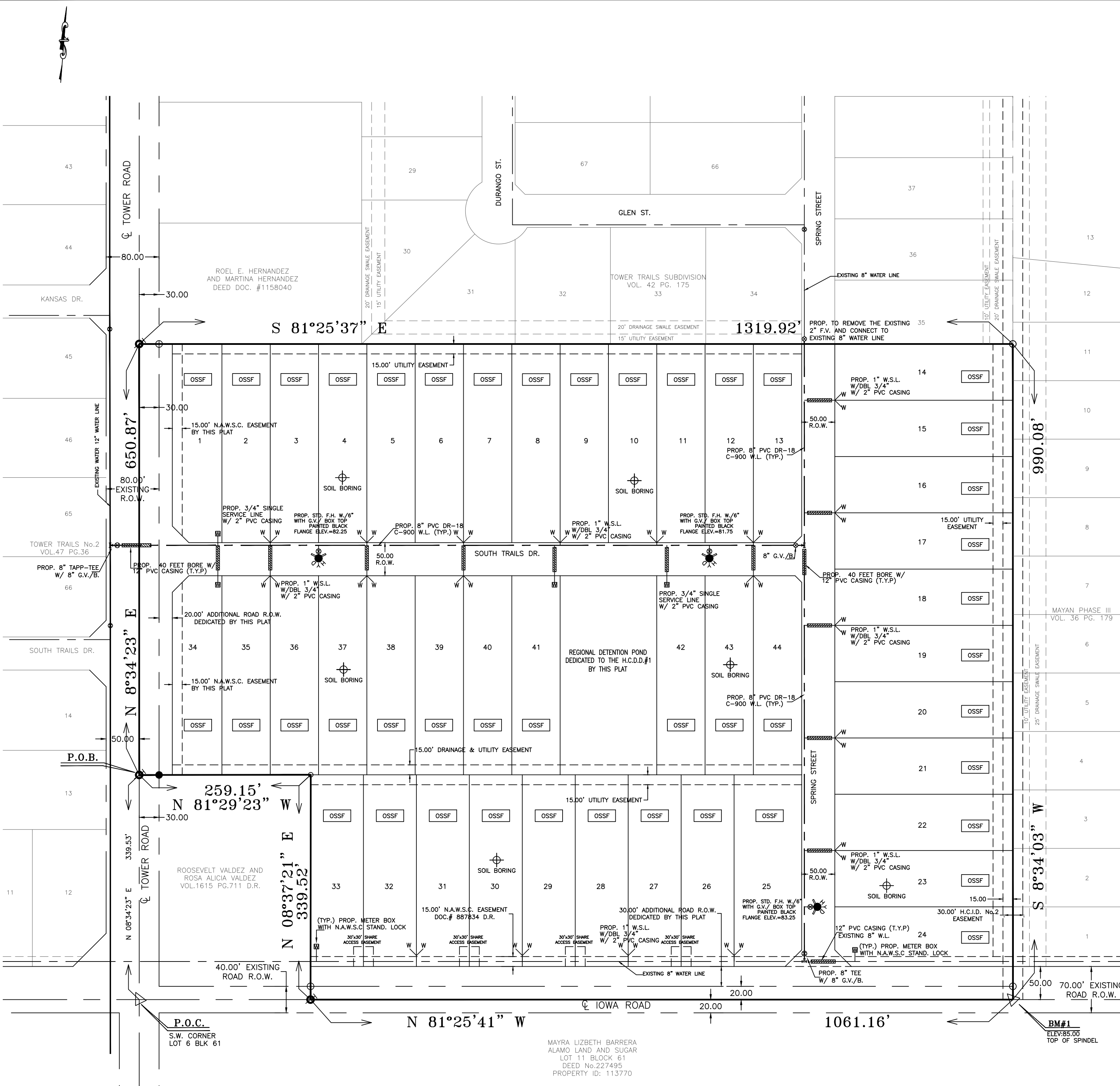
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 K K Engineering Consultant
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 MCKALEN, TEXAS 78502

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: KAMBIZ S. KHADEMI, P.E. #57767
 DECEMBER 2014
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

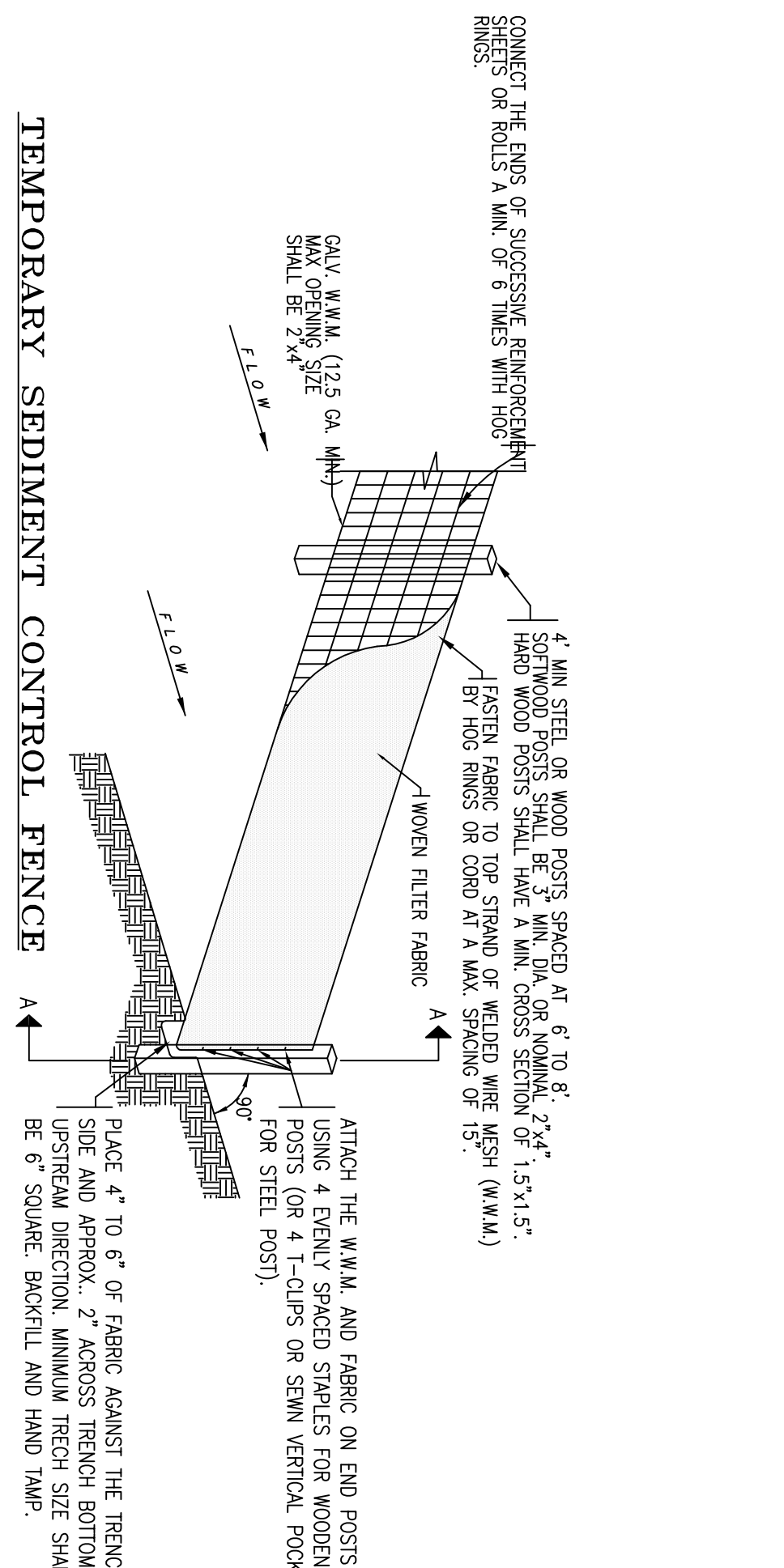
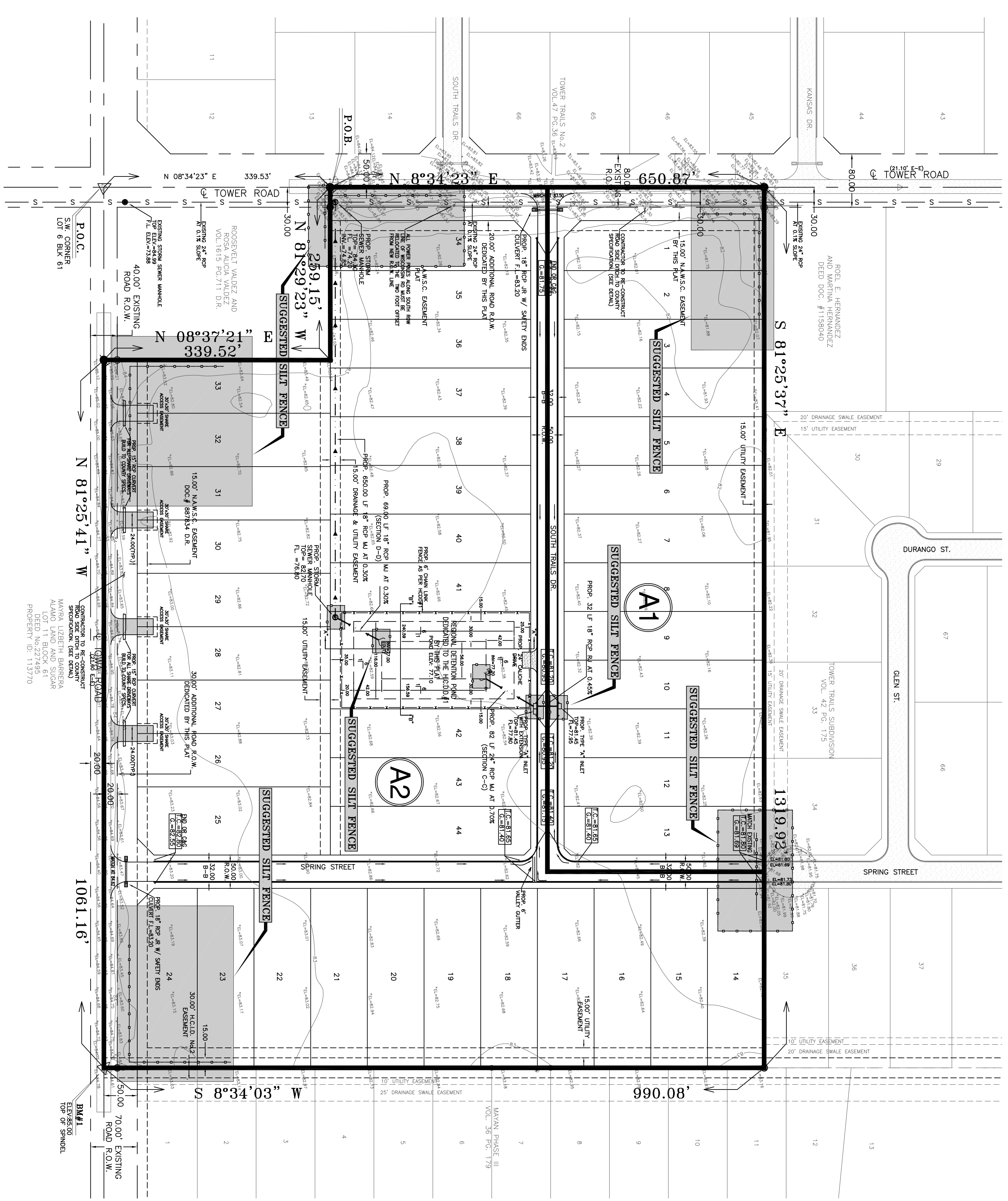
LAS BRISAS HEIGHTS SUBDIVISION
 HIDALGO COUNTY
 Pct. 4

EXISTING TOPO AND PROPOSED WATER IMPROVEMENTS (NAWSC) AND SEPTIC TANKS
 LAS BRISAS HEIGHTS, L.P.

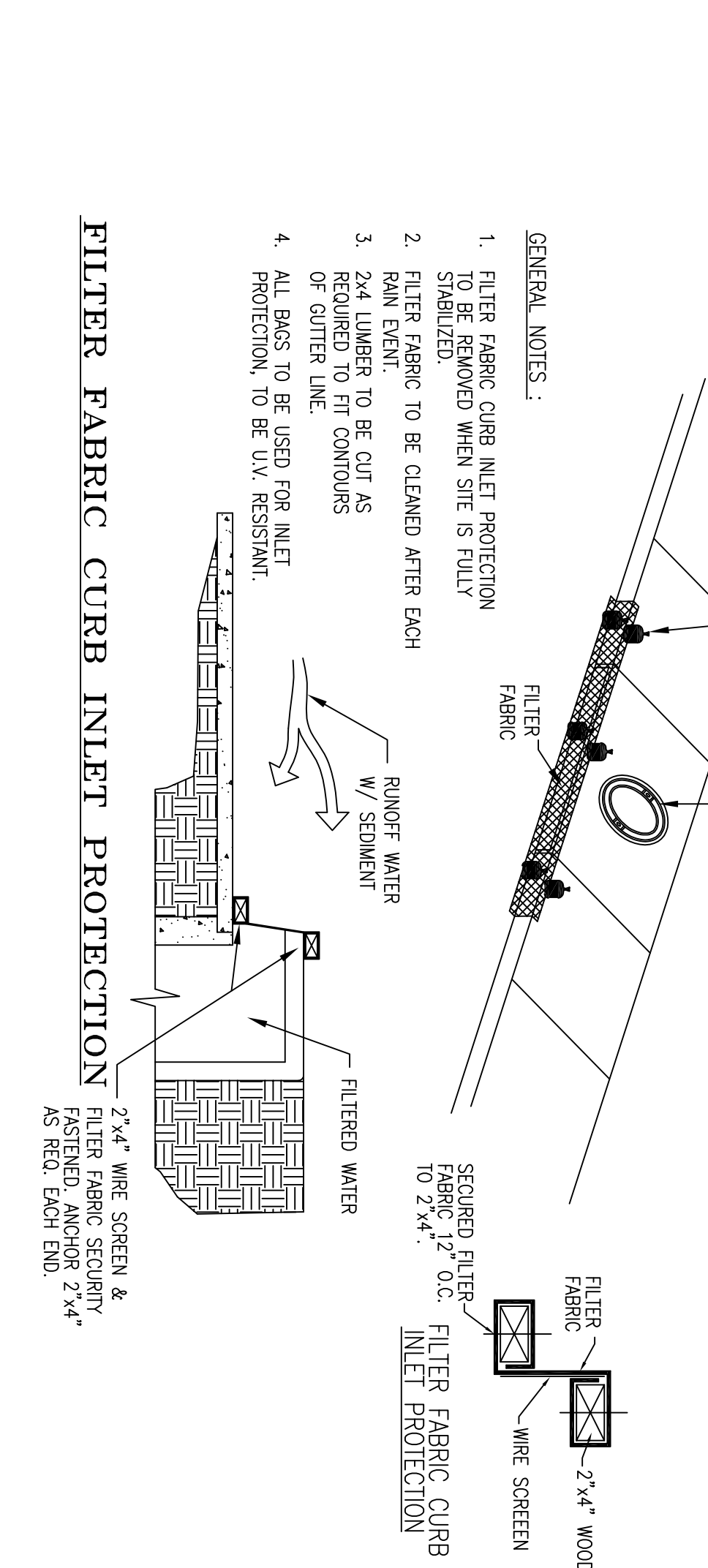
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 File Name: SEPTIC & WATER
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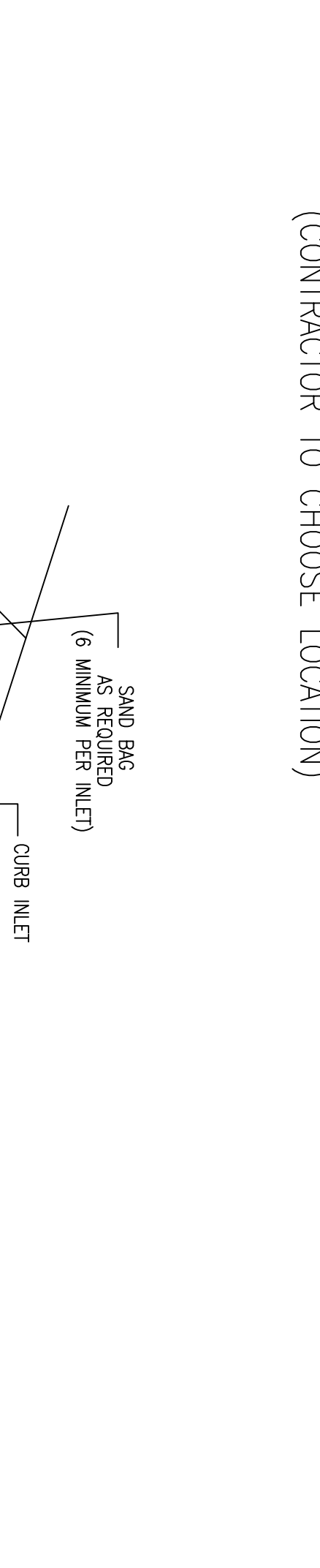
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- GENERAL NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SHORT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 18".
 - THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR SCISSOR TRENCH. SEE THE DIMENSION LINE OF THE TRENCH FOR TRENCH SPACING. THE TRENCH SHALL BE TRENCHED IN WITH WASHED GRAVEL ON UPHILL SIDE AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
 - ALLOW FOR THE SILT FENCE TO BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LIFTED IN THE GROUND AND BACKFILLED.
 - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST USING 4" EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4-T-CLIPS OR SAWN VERTICAL POCKETS FOR STEEL POST).
 - ATTACH THE W.M.M. AND FABRIC ON END POSTS USING 4" EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4-T-CLIPS OR SAWN VERTICAL POCKETS FOR STEEL POST).
 - PLACE 4" TO 6" OF FABRIC AGAINST THE TRENCH SIDE AND APPROX. 2" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE, BACKFILL AND HAND TAMP.
 - 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 OBSTRUCT OR IMPED FLOW FROM OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES THROUGH RATE OF 100 GPM/FT. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE, BACKFILL AND HAND TAMP.
 - 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" DEEP STORM FREQUENCY MAY BE USED TO DETERMINE 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.



- GENERAL 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 LOOSING 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 PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.



- 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 CURB LINE.
 - ALL BAGS TO BE USED FOR INLET PROTECTION, TO BE UV RESISTANT.
 - 2x4" WIRE SCREEN & FILTER FABRIC CURB INLET PROTECTION FASTENED ANCHOR 2x4" AS REQ. EACH END.

EROSION GENERAL NOTES:

- IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON WATER POLLUTION PREVENTION PLAN (TCWP) AND THE TEXAS COMMISSION ON WATER POLLUTION PREVENTION PLAN (TCWP) AND THE TEXAS COMMISSION ON WATER POLLUTION PREVENTION PLAN (TCWP).
- THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) PREVENTION OF UPSTREAM 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 AVOID PLANS WHERE THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN OR WHEN THE EFFECTIVE ADDRESS OF THE PLAN IS CHANGED. ANY SUCH CHANGE SHALL BE APPROVED BY THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGE.
- 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 MODIFICATIONS REVEALED BY THE INSPECTION MUST BE COMPLETED WITHIN 72 HOURS FOLLOWING THE INSPECTION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MAINTAINED FOR THE DURATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS EMPLOYED IN THE PLAN MUST CARRY AS TO AN UNDERSTANDING OF THE WORKS GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY DERIVED IN THE POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, OILS, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, OILS, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, OILS, AND OTHER POLLUTANTS TO STORM WATER.
- THE CONTRACTOR SHALL MAINTAIN ALL DITCHES AND DRAINAGE DITCHES FULLY ESTABLISHED AND ACCEPTED BY THE OWNER. FINAL GRADING AND KEEP SEEDS 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 EXISTING AND NEW PAVED ROADWAYS.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDS WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHED AND DRAINAGE DITCHES AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXISTING AND NEW PAVED ROADWAYS.

SUGGESTED EROSION CONTROL PLAN FOR: LAS BRISAS HEIGHTS SUBDIVISION

LAS BRISAS HEIGHTS SUBDIVISION
HIDALGO COUNTY
Pct. 4

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

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DRAWING DATE: DECEMBER, 2014
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1"= 100'

REVISION

DATE

BY

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
KAMRIZ S. KHADIMI
57767

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File Name: EROSION
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