



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: 2-02-2016

PROPOSED RSBR FM 2128 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LETICIA A. ALAMIA-O'NEILL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF RICHARDSON ROAD APPROXIMATELY 1/4 MILE WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-20-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY DETENTION POND LOCATED ON THE BACKSIDE OF THE LOT.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-23-2015 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-24-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: SOUTH SIDE OF RICHARDSON ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 12-04-2015 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount:\$_____ For: OSSF(S)_____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$_____ For: OSSF(S)_____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

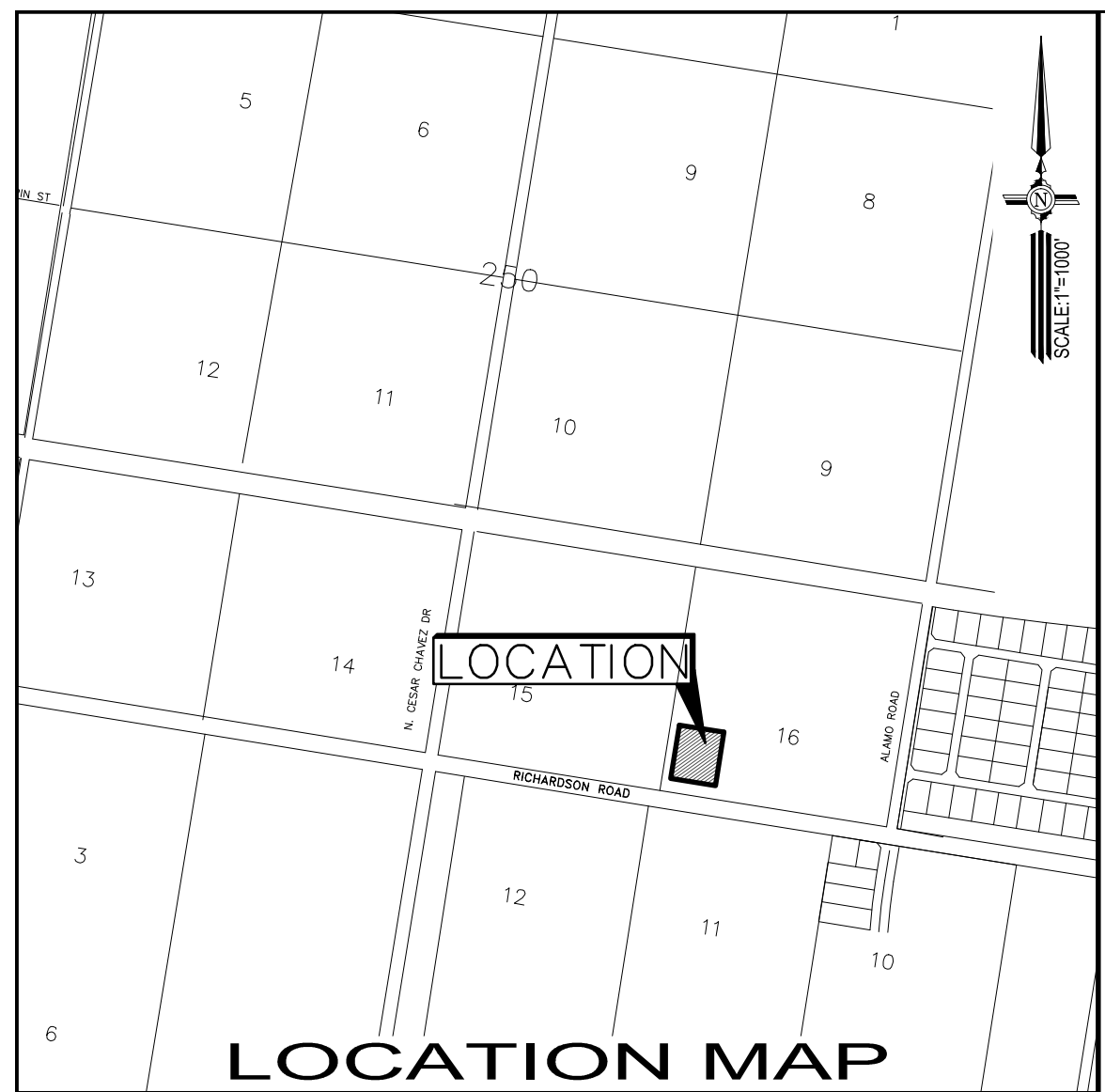
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.*



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RSBR DG (FM 2128) SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY AND ON THE NORTH SIDE OF FM 2128 (RICHARDSON STREET), AND 1/4 MILE EAST FROM N. CESAR CHAVEZ DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. RSBR DG (FM 2128) SUBDIVISION FALLS IN THE RURAL AREA OF HIDALGO COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4. EDINBURG POPULATION IS 77,100 ACCORDING TO THE 2010 US CENSUS.

**MINOR PLAT OF
RSBR DG (FM 2128) SUBDIVISION**
BEING A RE-SUBDIVISION OF
1.722 ACRES (75,000.13 S.F.)
OUT OF LOT 16, SECTION 250,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
AS RECORDED IN
VOLUME 1, PAGES 16, H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.722 ACRES OF LAND [75,000.13 SQ. FT.] SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, SAID 1.722 ACRES [75,000.13 SQ. FT.] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16, SECTION 250;

THENCE S 08° 55' 03" W ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 882.44 FEET TO A POINT ON SAID WEST LINE OF LOT 16;

THENCE S 81° 04' 57" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 80° 58' 28" E A DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16635326.057, EASTING: 1112574.759) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 55' 03" W A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16635029.683, EASTING: 1112528.256) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 58' 28" W ALONG THE NORTH LINE OF A 125 FOOT RIGHT-OF-WAY EASEMENT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AS PER THE BIBLE, A DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 08° 55' 03" E A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.722 ACRES [75,000.13 SQ. FT.] OF LAND, MORE OR LESS.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

APPROVED BY DRAINAGE DISTRICT:

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 TEXAS 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

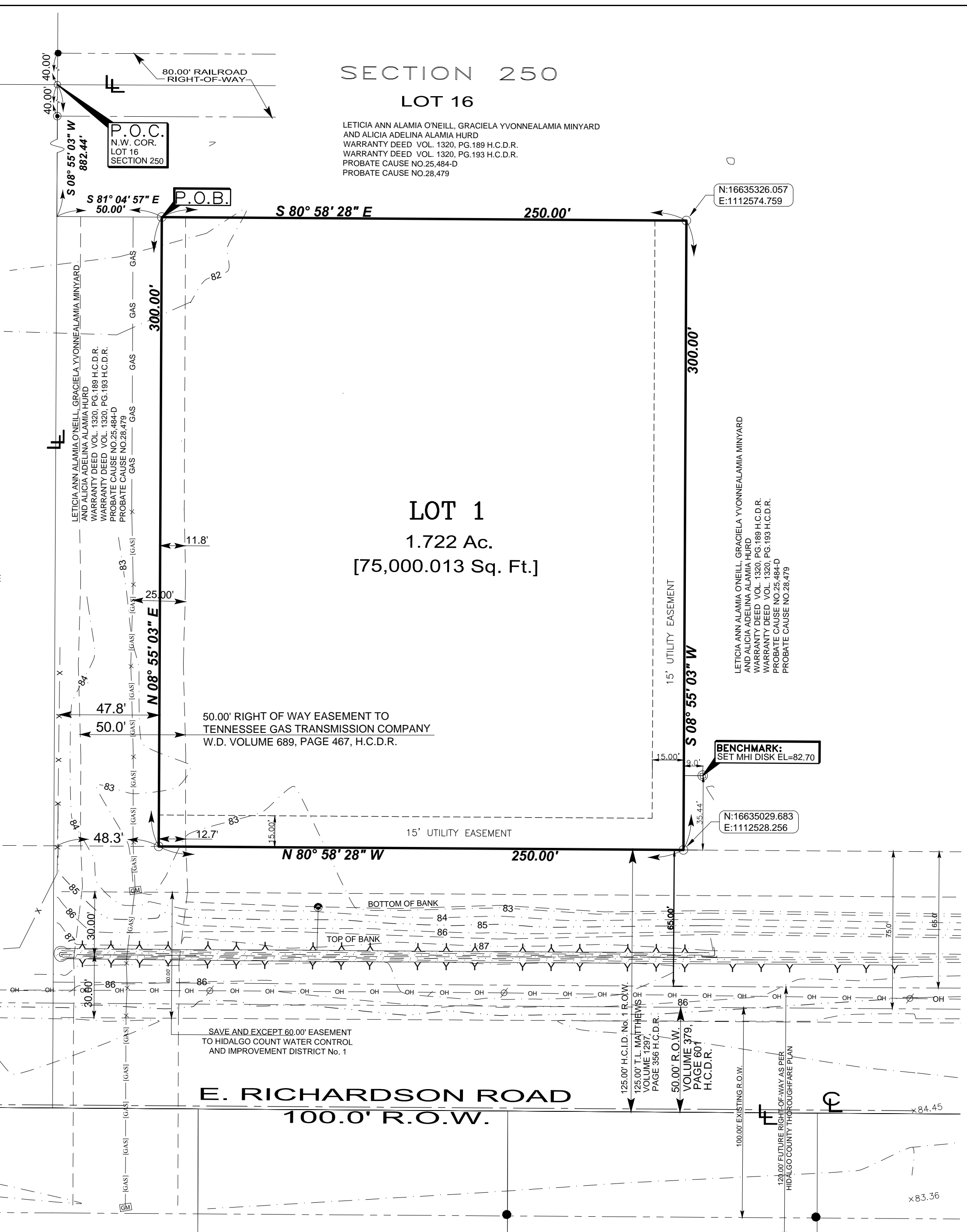
ON THIS THE _____ DAY OF _____, 20____.

ATTEST:

SECRETARY _____ PRESIDENT _____

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION IF DESIRED. THIS WILL NOT BE AT THE DISTRICTS EXPENSE, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES IN DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
LETICIA A. ALAMIA-ONEILL	P.O. BOX 420	LINA, TX 75663	(956) 207-9173	N/A
GRACIELA Y. ALAMIA-MINYARD	1508 IVY LANE	EDINBURG, TX 78830	(956) 207-9173	N/A
ALICIA A. ALAMIA-HURD	4968 DEER PARK RD.	CORPUS CHRISTI, TX 78413	(956) 207-9173	N/A
ENGINEER: KELLEY A. HELLER-VELA	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839



**SECTION 250
LOT 16**
LETICIA ANN ALAMIA ONEILL, GRACIELA YVONNEALAMIA MINYARD AND ALICIA ADELINA ALAMIA HURD
WARRANTY DEED VOL. 1320, PG. 189 H.C.D.R.
WARRANTY DEED VOL. 1320, PG. 183 H.C.D.R.
PROBATE CAUSE NO. 28,484-D
PROBATE CAUSE NO. 28,479

**LOT 1
1.722 Ac.
[75,000.013 Sq. Ft.]**

**E. RICHARDSON ROAD
100.0' R.O.W.**

LEGEND

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- FOUND NO. 4 REBAR
- ⊗ BENCHMARK SQUARE CUT ON CURB
- ⊙ FOUND X MARK ON CONCRETE
- POINT OF BEGINNING
- RIGHT-OF-WAY
- SF OR SQ. FT. - SQUARE FEET
- AC - ACRE(S)
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
- P.O.B. - POINT OF BEGINNING
- OSSF - ON SITE SANITARY SEWER FACILITIES
- CENTERLINE OF RIGHT-OF-WAY
- [] - RECORDED MAP CALLS
- CENTERLINE OF RIGHT-OF-WAY
- VOL - VOLUME
- PGS. - PAGES
- N.E. - NORTH EAST

RIGHT OF WAY EASEMENT:
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON 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, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTOR AND HIS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSES 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 IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERSLY 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 LOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE TITLE 15 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 HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

LETICIA A. ALAMIA-ONEILL (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-ONEILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

GRACIELA Y. ALAMIA-MINYARD (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GRACIELA Y. ALAMIA-MINYARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

ALICIA A. ALAMIA-HURD (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

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COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALICIA A. ALAMIA-HURD, KNOWN TO ME TO BE THE PERSONS WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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**MINOR PLAT OF
RSBR DG (FM 2128) SUBDIVISION**

BEING A RE-SUBDIVISION OF
1.722 ACRES (75,000.13 S.F.)
BEING ALL OF LOT 16, SECTION 250,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
AS RECORDED IN
VOLUME 1, PAGES 16, H.C.M.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATES:

DRAINAGE IMPROVEMENTS:	\$ XXX.XX
WATER DISTRIBUTION:	\$ X,XXX.XX
SANITARY SEWER:	\$ X,XXX.XX
PAVING IMPROVEMENTS:	\$ XXX
TOTAL:	\$ X,XXX.XX

**DRAINAGE STATEMENT
RSBR DG (FM 2128) SUBDIVISION**
PROJECT NO: 15154-00 DATE: NOVEMBER 17, 2015

RSBR DG (FM 2128) SUBDIVISION IS A SUBDIVISION OF 1.722 ACRES (75,000.13 SQ. FT.) OUT OF LOT 16, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 1 PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN 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, AS PER COMMUNITY PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 7, 2001.

THE SOILS TYPE IS HIDALGO SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM WITH A MODERATELY COARSE TEXTURE. THIS SOIL IS IN HYDROLOGIC GROUP "B" (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"), FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "B", THE PREDOMINANT TYPE WITHIN THIS SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERLY DIRECTION AND HAS A RUNOFF OF 1.87 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR RSBR DG (FM 2128) SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE BUILDING ONTO GREEN AREAS AND THE PARKING LOT. THE RUNOFF SHALL BE DIRECTED INTO A RETENTION SWALE LOCATED ON THE NORTH SIDE OF THE SITE.

IN ACCORDANCE WITH THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 5,804 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PROPOSED RETENTION POND. THE COUNTY OF HIDALGO SHALL APPROVE THE SITE GRADING PLAN.

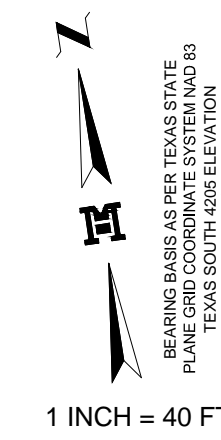
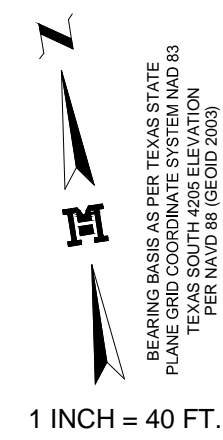
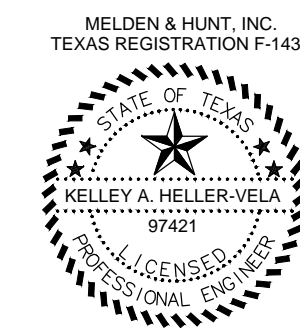
**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____ 20__.

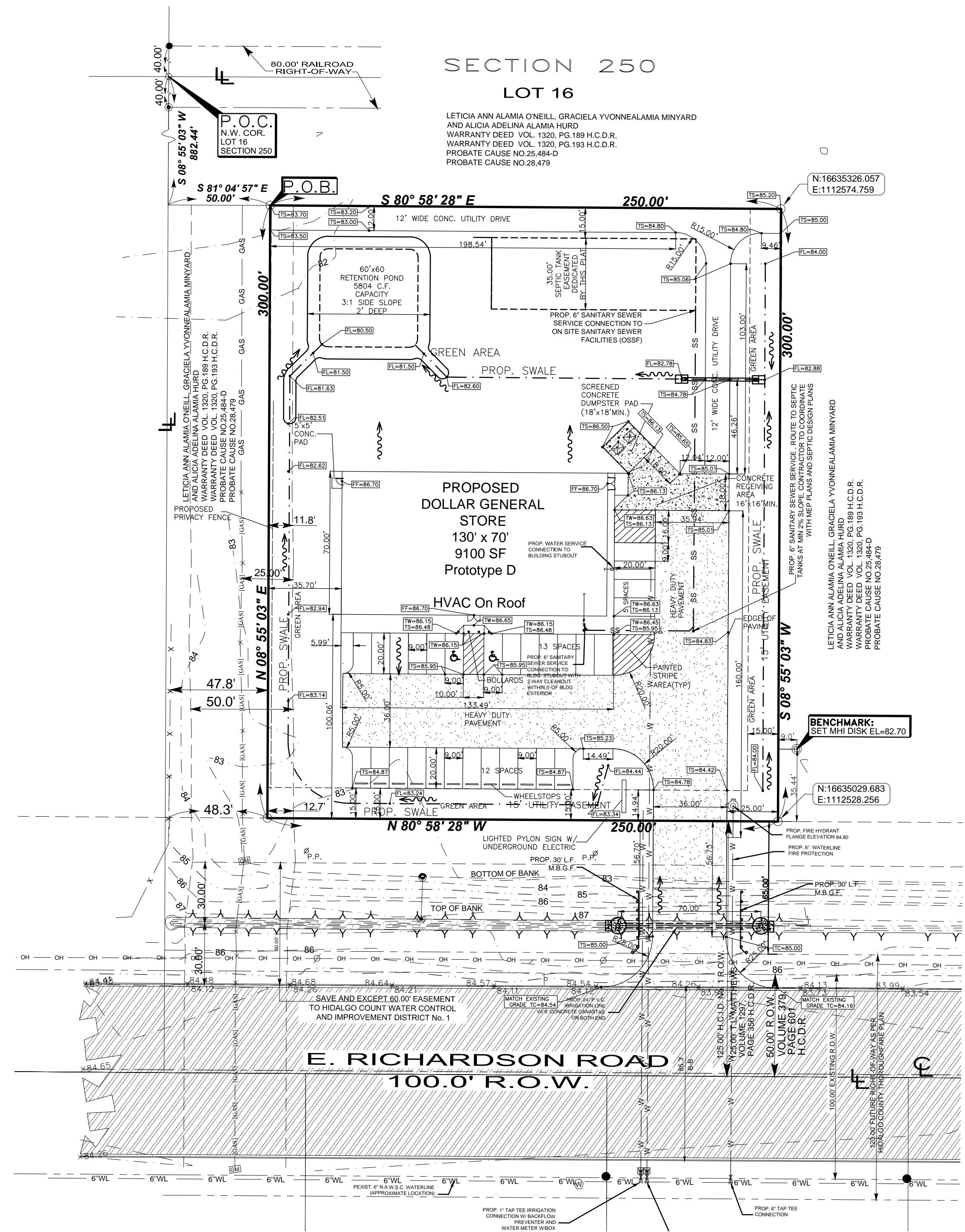
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 11-18-15
ENGINEERING JOB # 13120.00

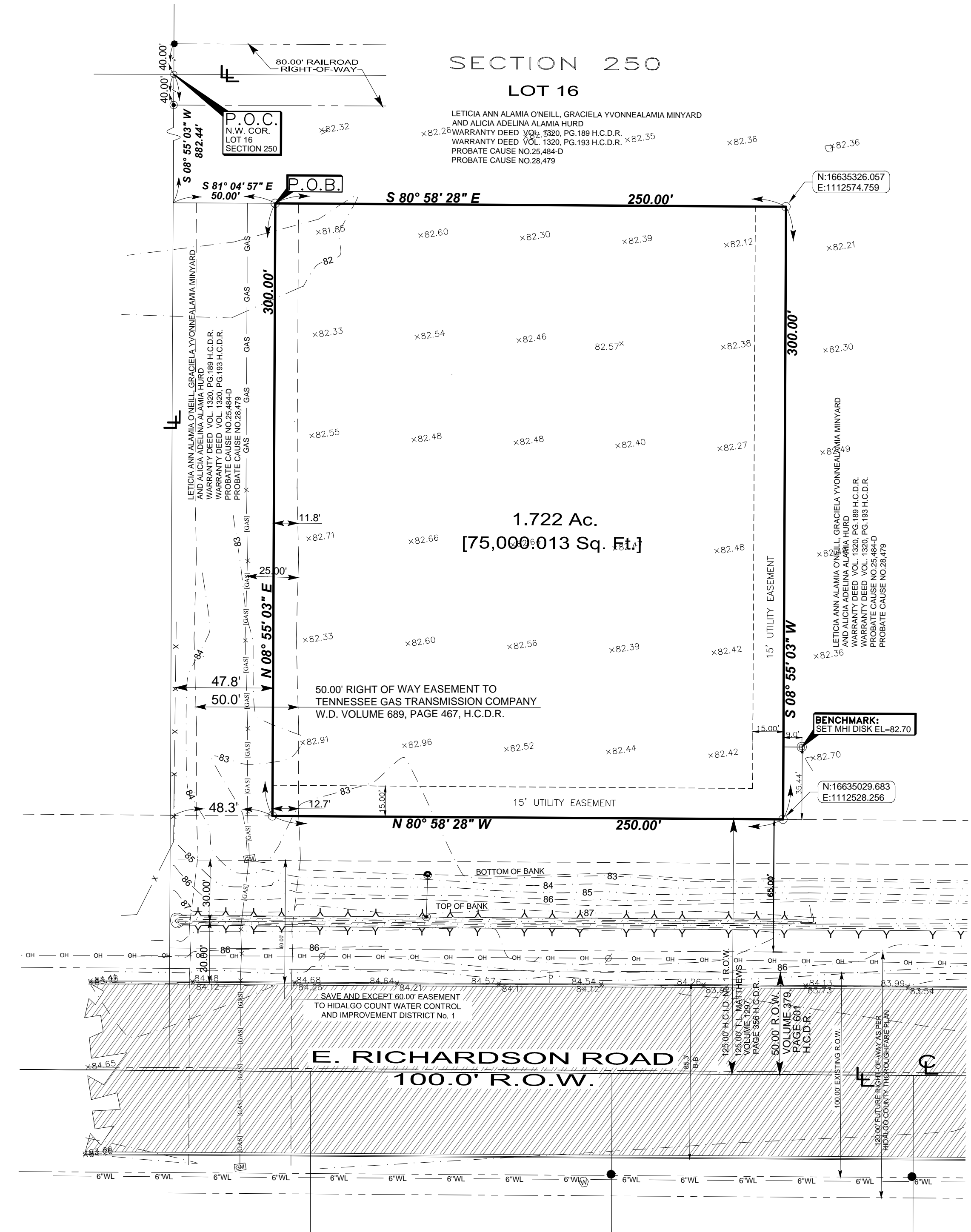


LEGEND

- FOUND No.4 REBAR
- LOT LINE CORNER
- SET SQUARE CUT (BENCHMARK)
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- SF or SQ. FT. - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- AC - ACRES
- W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
- () - RECORDED MAP CALLS
- WTR - PROPOSED WATERLINE OR WATER SERVICE
- OH - EXISTING OVERHEAD POWER LINES
- R.D. - EXISTING BAR DITCH CENTERLINE
- (W) - EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- SS - EXISTING SANITARY SEWER LINE (LOCATION TO BE FIELD VERIFIED)
- (PM) - EXISTING SANITARY SEWER FORCE MAIN
- L - LOT LINE
- CL - CENTER LINE
- EL=74.65 - PROPOSED FLOW LINE ELEVATION
- SW=74.65 - PROPOSED TOP OF SIDEWALK ELEVATION
- TP=74.65 - PROPOSED TOP OF PAVEMENT ELEVATION
- FG=74.65 - PROPOSED FINISH GRADE ELEVATION
- NG=74.65 - EXISTING NATURAL GRADE ELEVATION
- G=74.65 - GUTTER ELEVATION
- - DIRECTIONAL FLOW ARROW
- ▭ - AC UNIT CONCRETE PAD

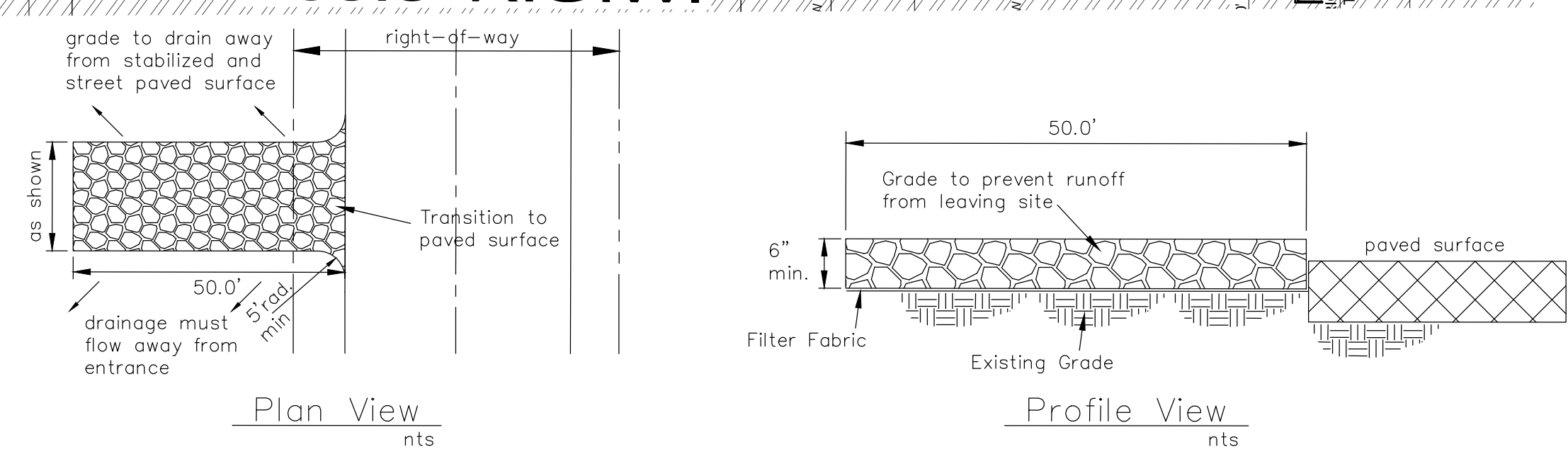
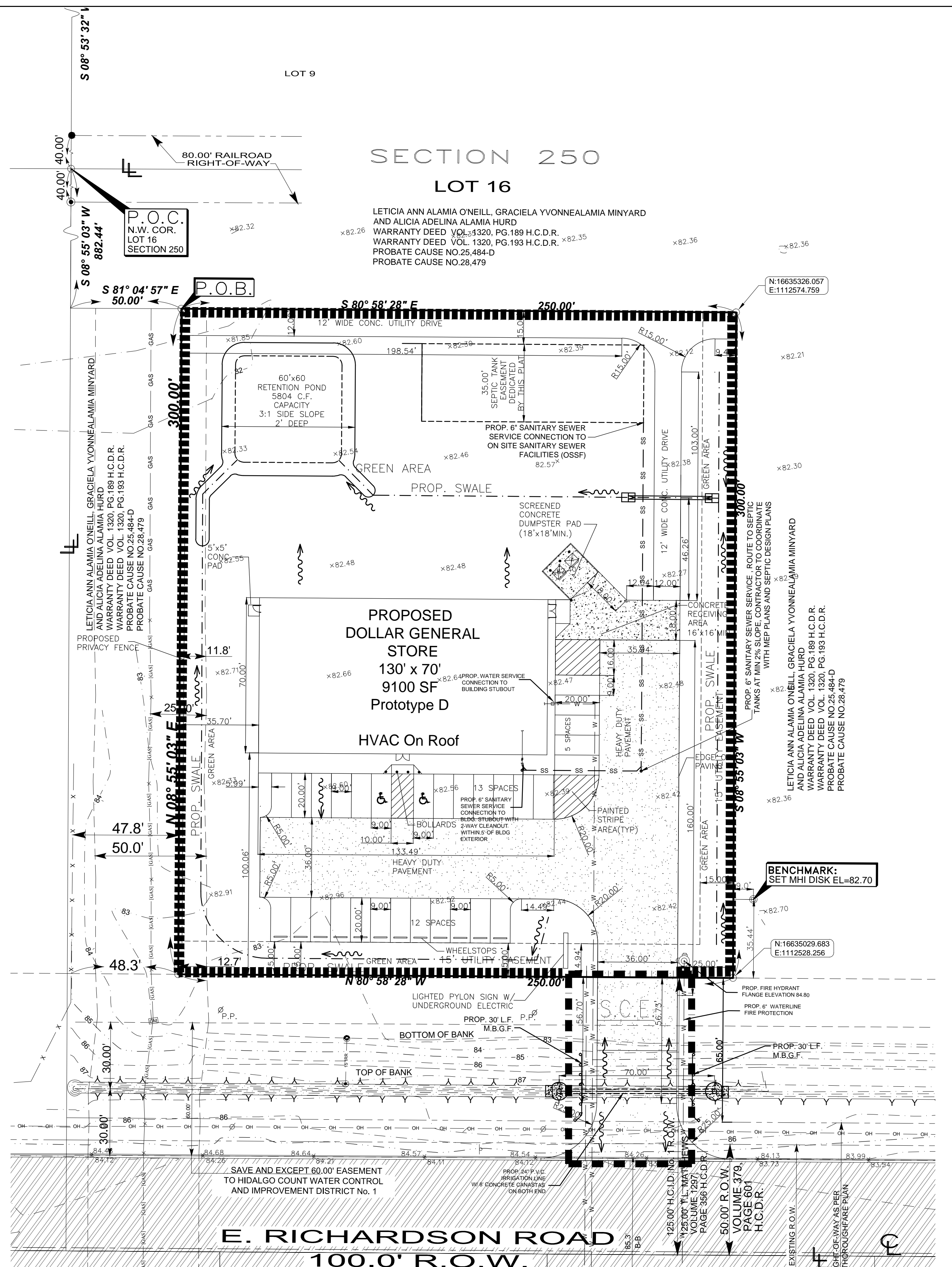


PROPOSED SITE & TOPOGRAPHICAL LAYOUT



EXISTING SITE & TOPOGRAPHICAL LAYOUT

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD 6000E CITY, TX 75822
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com



Connect the ends of successive reinforcement sheets or rolls a min. of 6 times with hog rings.

4' min steel or wood posts spaced at 6' to 8'. Softwood posts shall be 3" min. dia. or nominal 2"x4". Hardwood posts shall have a min. cross section of 1.5"x1.5".

Galv. W.W.M. (12.5 Ga. min.) max opening size shall be 2"x4"

Fasten fabric to top strand of welded wire mesh (W.W.M.) by hog rings or cord at a max. spacing of 15".

Woven Filter Fabric

Attach the W.W.M. and fabric on end posts using 4 evenly spaced staples for wooden posts (or 4 T-Clips or sewn vertical pockets for steel posts).

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.

GENERAL NOTES:

- *CONTRACTOR SHALL PRESENT SWP3 INSPECTION SCHEDULE TO ENGINEER AT PRE CONSTRUCTION MEETING.
- *CONTRACTOR SHALL MAINTAIN SWPPP (SWP3) ON-SITE AT CONTRACTOR'S EXPENSE.
- *CONTRACTOR SHALL SUBMIT N.O.I. TO T.C.E.Q. AND KEEP ON SITE AT ALL TIMES.
- *NOI SHALL ALSO BE ON SITE AT ALL TIMES.
- *CONTRACTOR SHALL ABIDE BY TPDES REQUIREMENTS.

GENERAL NOTES:

- The guidelines shown hereon are suggestions only and may be modified by the engineer.

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.

GENERAL NOTES:

- The guidelines shown hereon are suggestions only and may be modified by the engineer.
- Hay bales shall be a minimum of 30" in length and weigh a minimum of 50 lbs.
- Hay bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetable matter.
- Hay bales shall be embedded in the soil a minimum of 4" and where possible 1/2 the height of the bale.
- Hay bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
- Hay bales shall be securely anchored in place with 3/8" dia. rebar or 2"x2" wood stakes driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.

BALED HAY USAGE GUIDELINES

A Baled Hay Installation may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A two year storm frequency may be used to calculate the flowrate to be filtered. The installation should be sized to filter a maximum flow thru rate of 5 GPM/FT of cross sectional area. Baled hay may be used at the following locations:

- Where the runoff approaching the baled hay flows over disturbed soil less than 100'. If the slope of the disturbed soil exceeds 10%, the length of slope upstream the baled hay should be less than 50'.
- Where the installation will be required for less than 3 months.
- Where the contributing drainage area is less than 1/2 acre.

For Baled Hay Installations in small ditches, the additional following considerations apply:

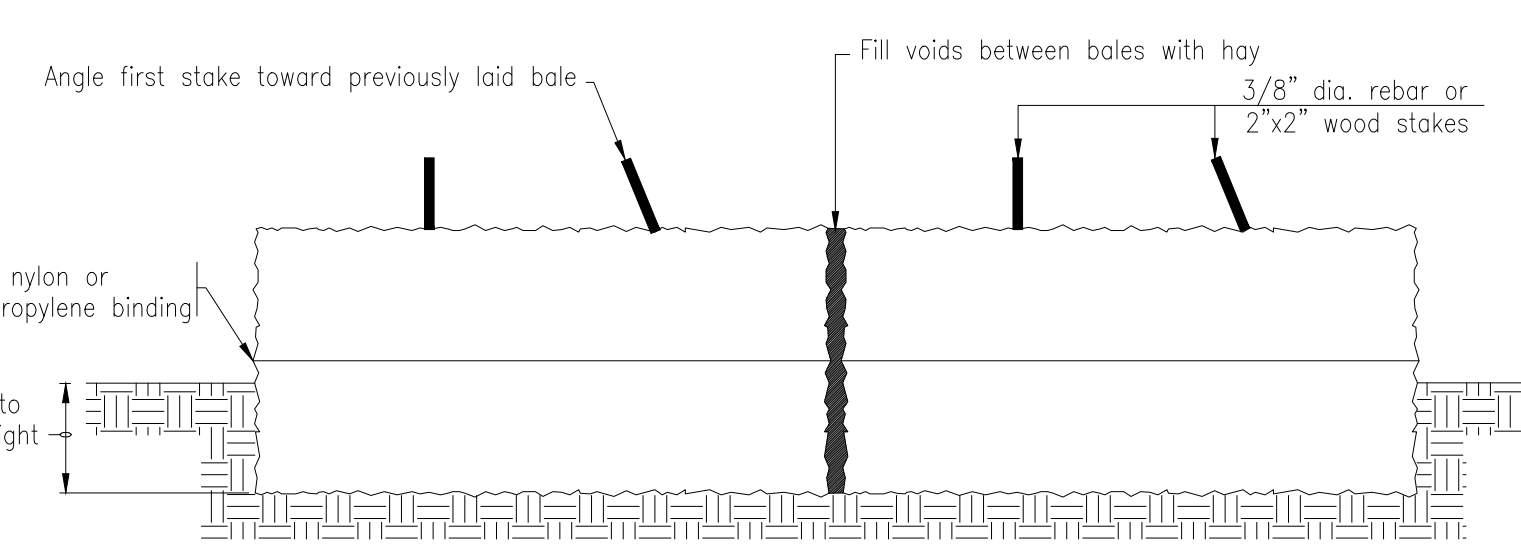
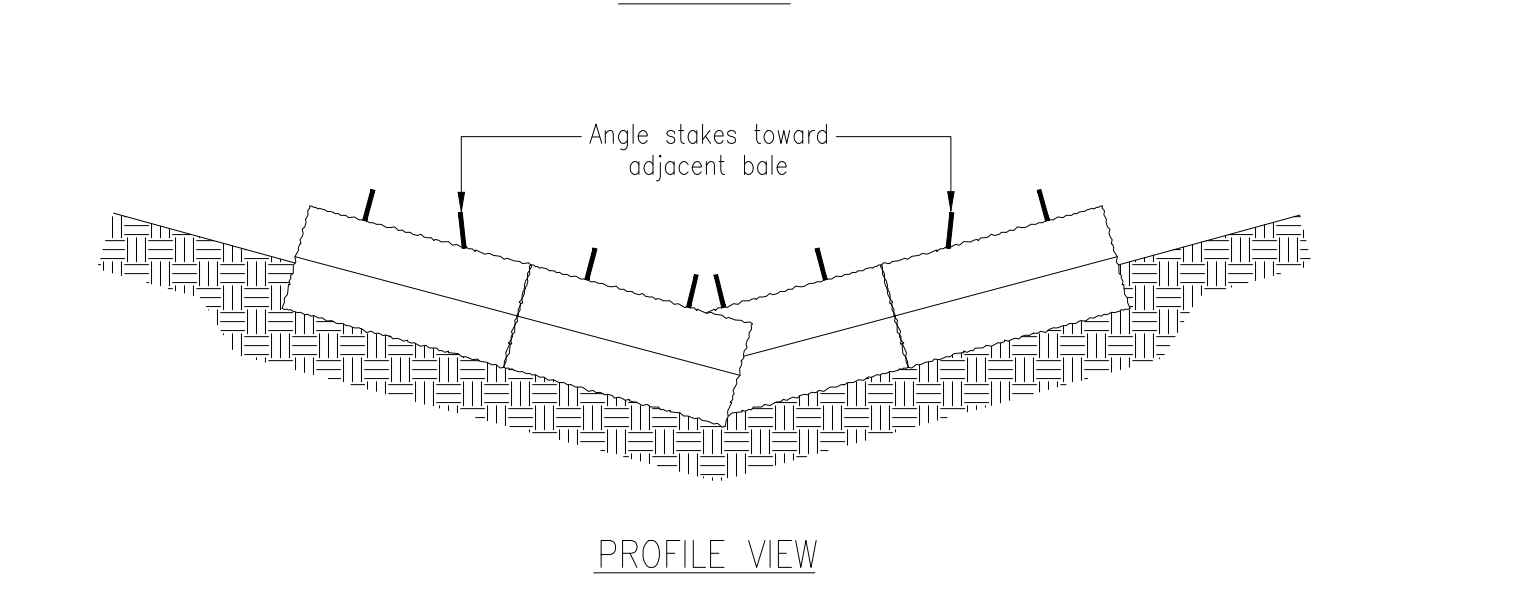
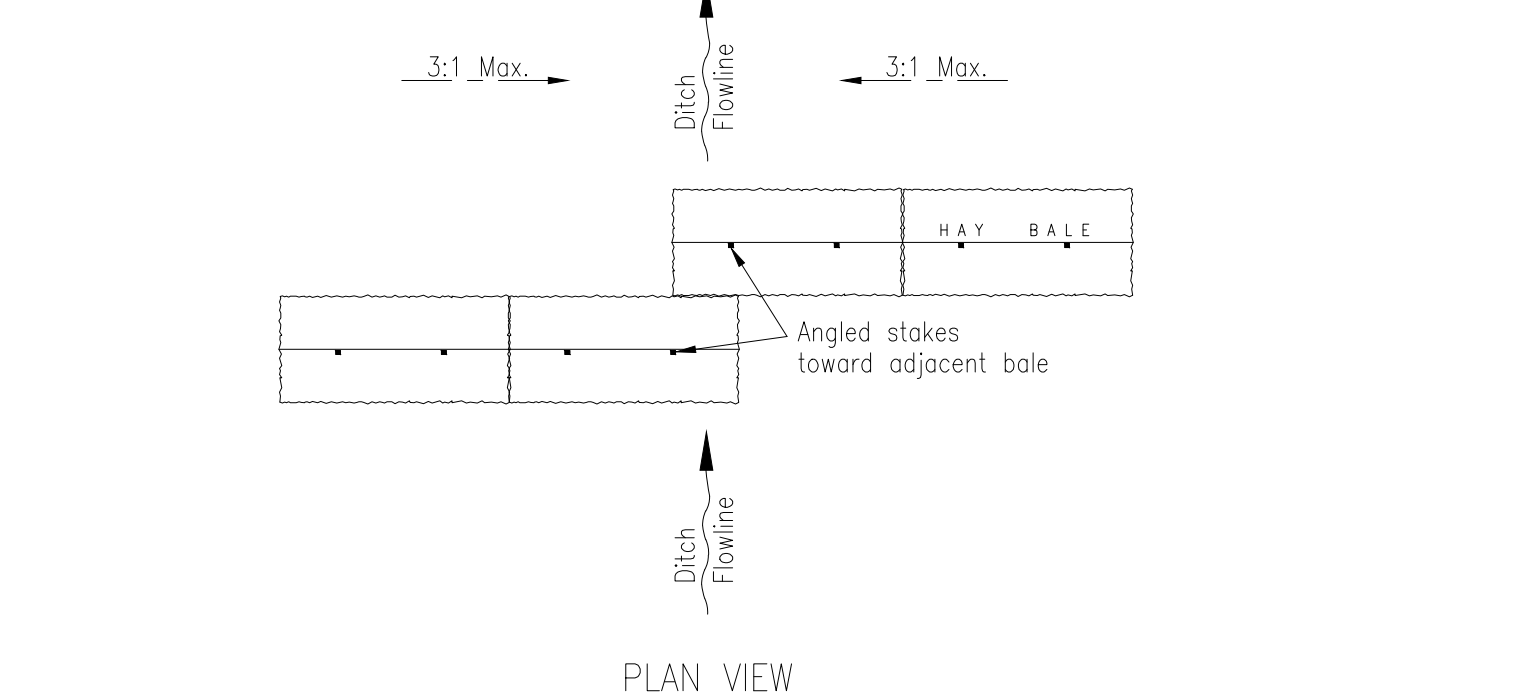
- The ditch sideslopes should be graded as flat as possible to maximize the drainage flowrate thru the hay.
- The ditch should be graded large enough to contain the overtopping drainage when sediment has filled to the top of the baled hay.

Bales should be replaced usually every two months or more often during wet weather when loss of structural integrity is accelerated.

Notes:

- Construction entrance(s) shall be located at the time of pre-construction meeting.
- Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland 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 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 paved surfaces, must be removed immediately.
- The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

TEMPORARY SEDIMENT CONTROL FENCE



LEGEND:

TEMPORARY SEDIMENT CONTROL FENCE [Symbol]

12' X 12' BALED HAY [Symbol]

PROJECTING: KELLEY HELLERVELLA
 T-BOOK: T. PG.
 I. RELEASE DATE:
 2. RELEASE DATE:
 3. RELEASE DATE:
 SCALE:

REVISION

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DOLLAR GENERAL

RSBR DG (FM 2128)
 SUBDIVISION
 HIDALGO COUNTY, TX.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THE ENGINEER ON JAN. 07, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

DOLLAR GENERAL

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

FABRIC FENCE and BALED HAY

ADOPTED FROM T.D.O.T. EC (1) - 93