



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: 11-22-2016

PROPOSED AMENDED MINOR PLAT OF RSBR DG (FM 2128) SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RODNEY HAMBY

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 ¼ MILE WEST OF ALAMO ROAD[F.M. 907].

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-25-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY ONSITE DRAINAGE DETENTION.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO RICHARDSON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-02-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-08-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: SOUTHSIDE OF RICHARDSON ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 3-02-2016 : 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.

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

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.

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

BEING A RE-SUBDIVISION OF
1.607 ACRES (70,000.28 S.F.)
OUT OF LOT 16, SECTION 250,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
AS RECORDED IN VOLUME 1, PAGE 16, H.C.M.R.
(PREVIOUSLY) RSBR DG (FM 2128) SUBDIVISION
AS RECORDED IN
DOCUMENT NUMBER 2709536, H.C.M.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATES:

DRAINAGE IMPROVEMENTS:	\$ 0.00
WATER DISTRIBUTION:	\$ 5,000.00
SANITARY SEWER:	\$ 1,500.00
PAVING IMPROVEMENTS:	\$ 0.00
TOTAL:	\$ 6,500.00

DRAINAGE STATEMENT
AMENDED RSBR DG (FM 2128) SUBDIVISION
PROJECT NO.: 15154.00 DATE: NOVEMBER 17, 2015
REVISED DATE: NOVEMBER 20, 2015 - FEBRUARY 17, 2016
REVISED DATE: JUNE 23, 2016

RSBR DG (FM 2128) SUBDIVISION IS A SUBDIVISION OF 1.607 ACRES (70,000 SQ. FT.) OUT OF LOT 1, RSBR DG (FM 2128) SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2709536, H.C.M.R., 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 481534 032D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001. THIS SITE IS WITHIN THE E.T.J. OF THE CITY OF EDINBURG.

THE SOILS TYPE IS HIDALGO SANDY CLAY LOAM. HIDALGO SANDY CLAY LOAM HAVE 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 1.68 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 WEST AND SOUTH 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 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 6,567 CUBIC FEET OF RETENTION WILL BE PROVIDED ON THE PROPOSED RETENTION POND. THE COUNTY OF HIDALGO SHALL APPROVE THE SITE GRADING PLAN.

STATE OF TEXAS
COUNTY OF HIDALGO

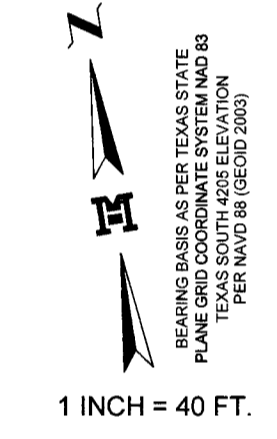
I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 23rd DAY OF June 2016

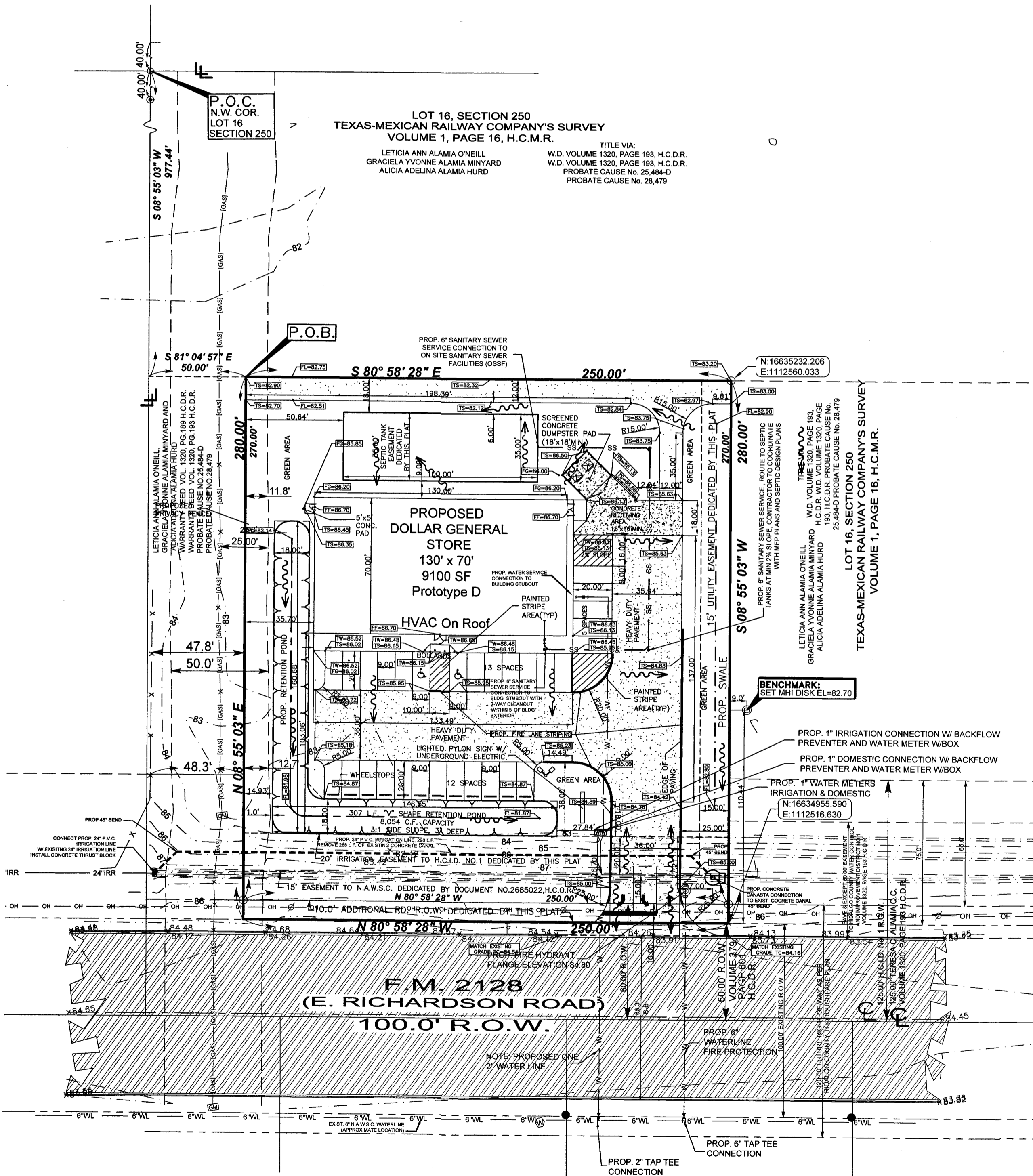
Kelley A. Heller-Vela
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER NO. 97421
STATE OF TEXAS



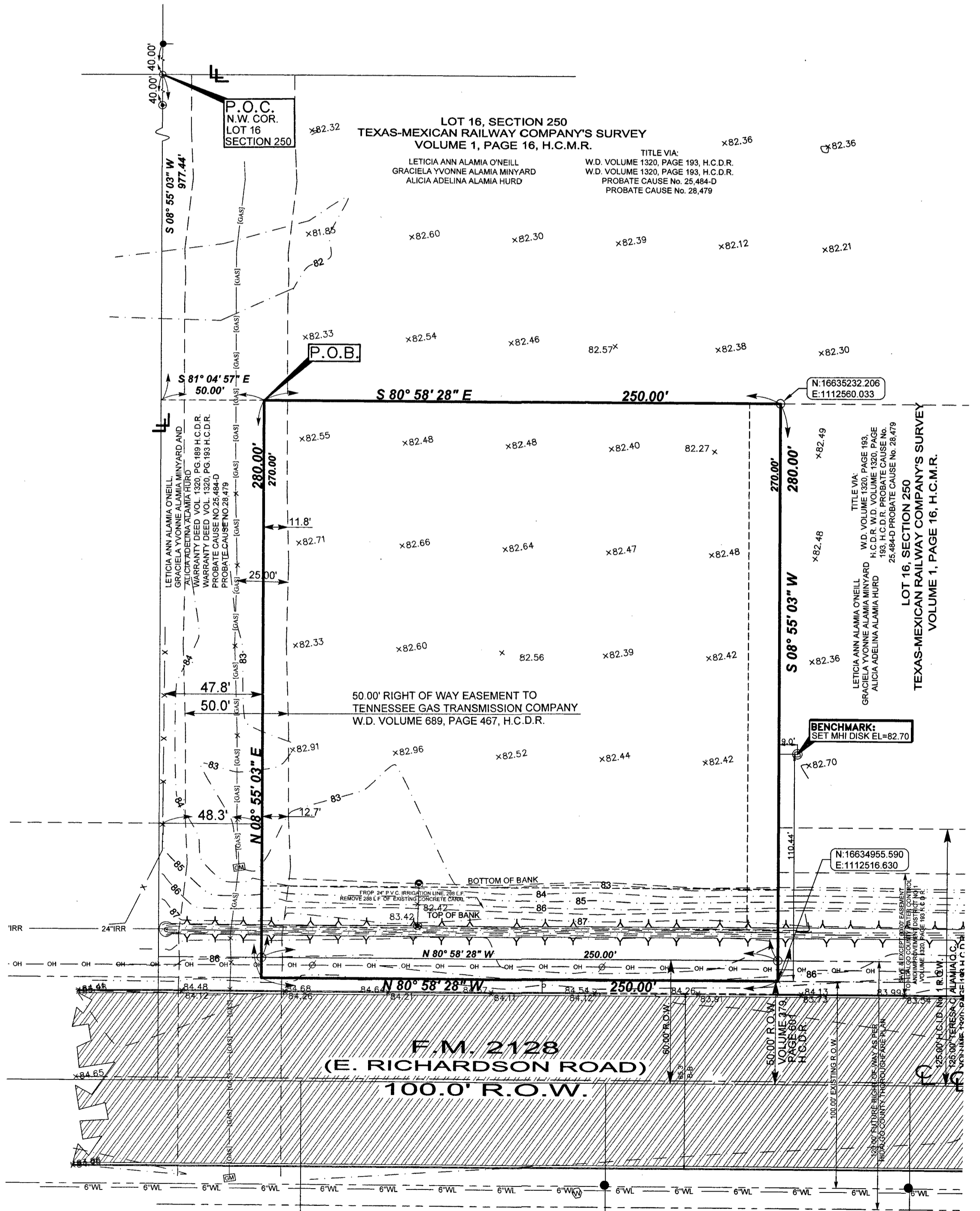
DATE PREPARED: 06-23-16
ENGINEERING JOB #: 15154.00



- 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)
 - FM- EXISTING SANITARY SEWER FORCE MAIN
 - L- LOT LINE
 - CL- CENTER LINE
 - FL=74.55 PROPOSED FLOW LINE ELEVATION
 - SW=74.65 PROPOSED TOP OF SIDEWALK ELEVATION
 - TP=74.65 PROPOSED TOP OF PAVEMENT ELEVATION
 - FG=74.55 PROPOSED FINISH GRADE ELEVATION
 - NG=74.55 EXISTING NATURAL GROUND ELEVATION
 - G=74.65 GUTTER ELEVATION
 - DIRECTIONAL FLOW ARROW
 - AC UNIT CONCRETE PAD



PROPOSED SITE & TOPOGRAPHICAL LAYOUT



EXISTING SITE & TOPOGRAPHICAL LAYOUT

MBE FIRM # F-1435
MELDEN & HUNT INC.
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ESTABLISHED 1947 www.meldenandhunt.com