



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED LOMA VERDE NO. 4 SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: KYLE RUPPERT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 7  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF MILE 21 ROAD (SUNFLOWER LINE) APPROXIMATELY 330 FEET NORTH OF F.M. 2812.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-16-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: RECONSTRUCTION OF MILE 21 ROAD SIDE DITCH WITH A DISCHARGE OUTFALL ONTO HCDD#1 DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. ONTO MILE 21 ROAD (SUNFLOWER LANE)

H.C.R.O.W. FINAL APPROVAL DATE: \_\_\_\_\_ By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-08-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAS BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MILE 21 ROAD (SUNFLOWER LANE)

H.C.O.E.C. FINAL APPROVAL DATE: 6-13-2017: 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:

APRIL 5, 2017

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.*

\*

# LOMA VERDE #4 SUBDIVISION HIDALGO COUNTY, TEXAS

ALHONSO LOPEZ

LOT 9

DELTA ORCHARD COMPANY UNIT NO. 2  
RECORDED IN VOL. 2676, PG. 322.

H.C.O.R.

SCALE: 1" = 100'

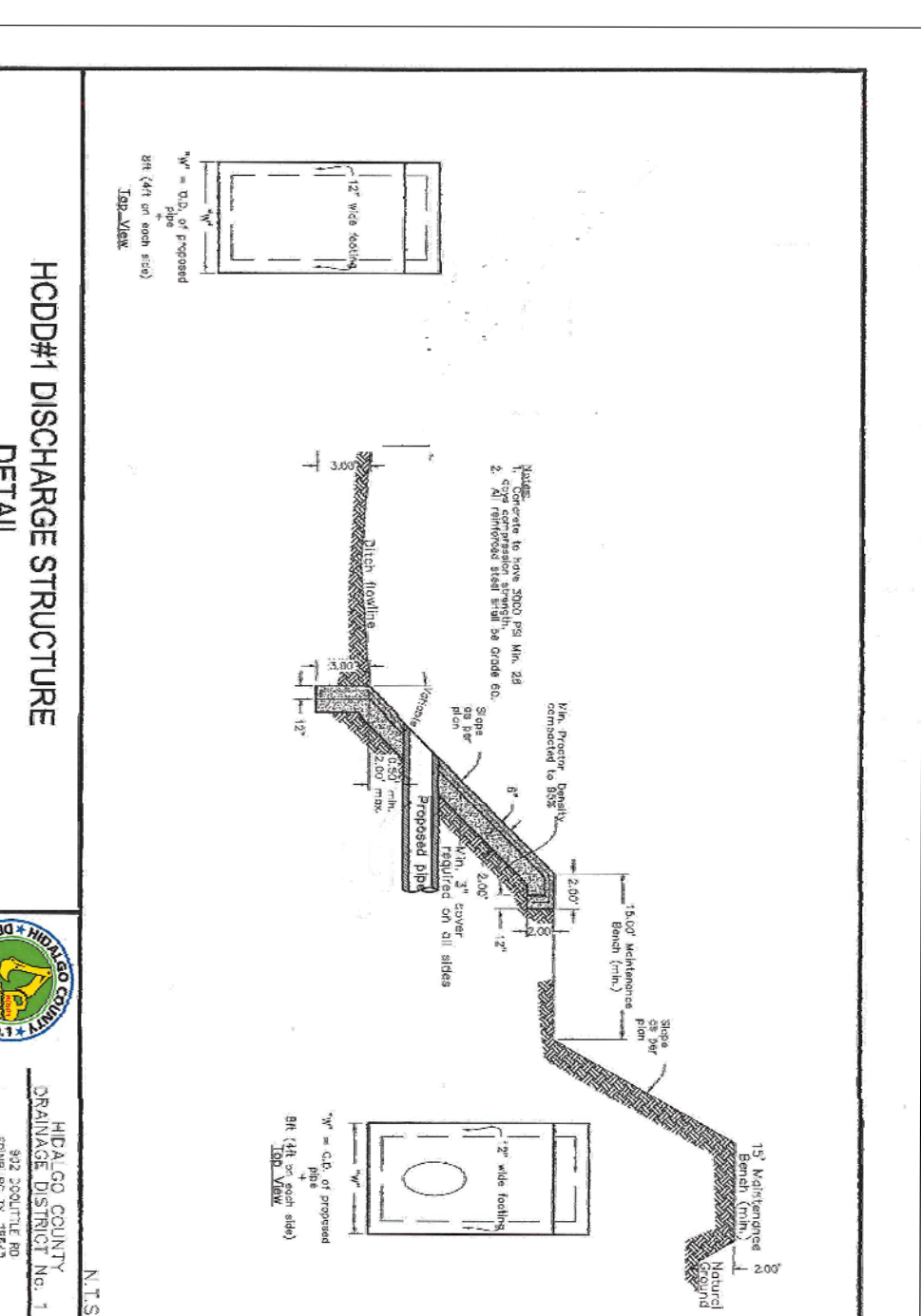
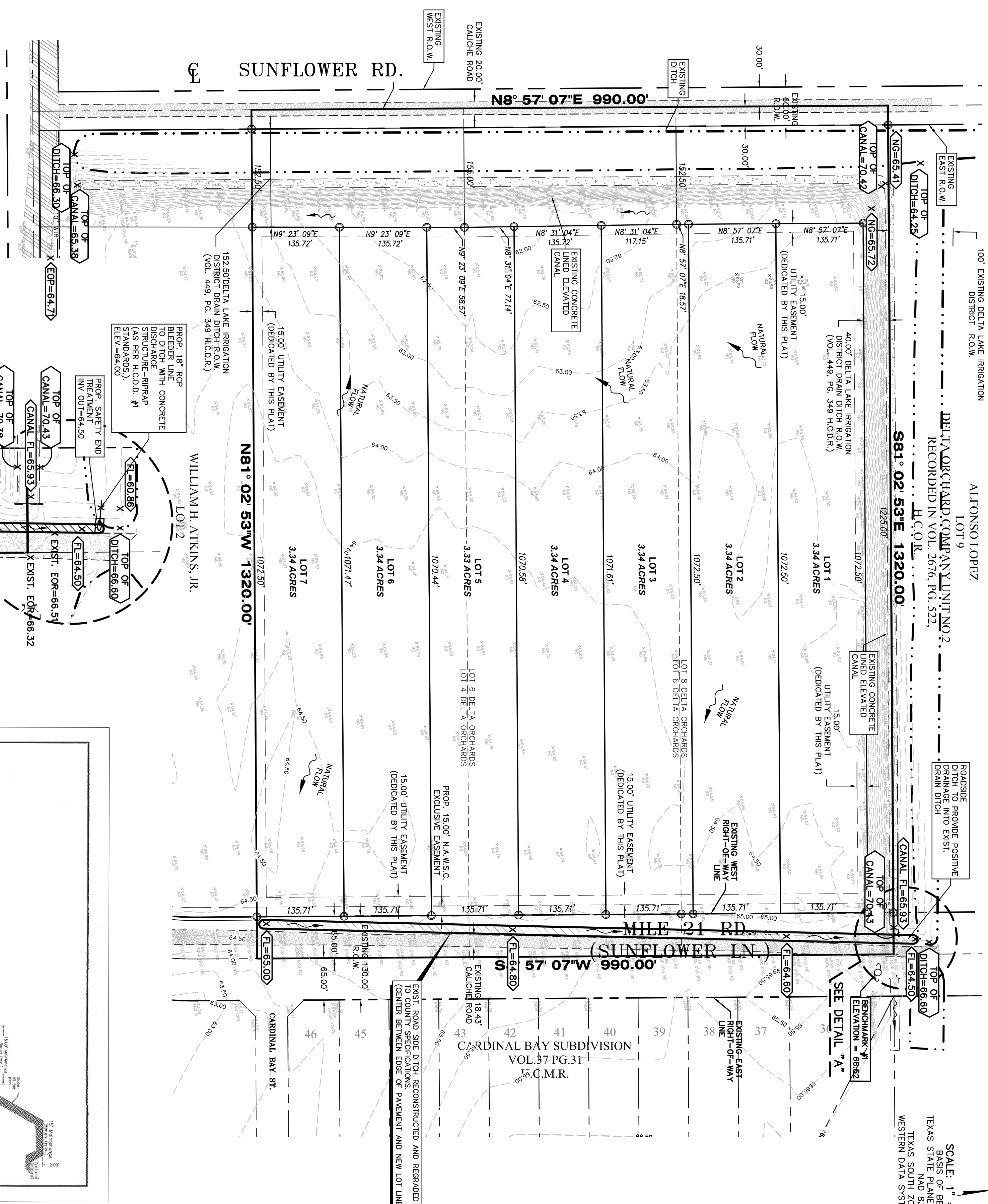
BASES OF BEARING  
PLANE COORDINATES  
TEXAS STATE PLANE (4205)  
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	-POWER POLE
	-FIRE HYDRANT
	-SET IRON ROD
	-EXIST. 6" WATER LINE
	-EXIST. WATER SERVICE

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
F.M.	FULLY MARKED
D.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.S.M.C.	UTILITY EASEMENT FOR SPRAY CORP.
O.S.S.F.	ON-SITE SERVICE FACILITY
B-E	BACK TO BACK
C-L	CENTER LINE

REVISION NOTES TABLE	
DATE	DESCRIPTION

DRAINAGE REPORT  
LOMA VERDE #4 SUBDIVISION,  
HIDALGO COUNTY, TEXAS.



LOMA VERDE #4 SUBDIVISION IS A BROWNSIDE LOT RESIDENTIAL SUBDIVISION, SAME BEING A 30.00 ACRES TRACT OF LAND, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT A LOT FOR 6.4, SIX (6), AND EIGHT (8) DELTA ORCHARD COMPANY UNIT NO. 2, HIDALGO COUNTY, TEXAS. WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 278152, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "C" OF THE FLOOD INSURANCE RATE AGENS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 0500 C.M.A. REVISED JUNE, 2006, AND REVISED WITH LOAR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 50.6% OF HIDALGO FINE SANDY CLAY LOAM, WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINING AND SINCE FLOODING IS NEGLECTIBLE, FERTILIZABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. 73% OF ROWCUMBERS SANDY CLAY LOAM, 0 TO 2 PERCENT SLOPES, THE SOIL IS OF WILLYCUT FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. THIS SOIL IS WELL-DRAINING SURFACE RUNOFF IS NEGLECTIBLE. FERTILIZABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. PLEASE SEE THE ATTACHED TABLE FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

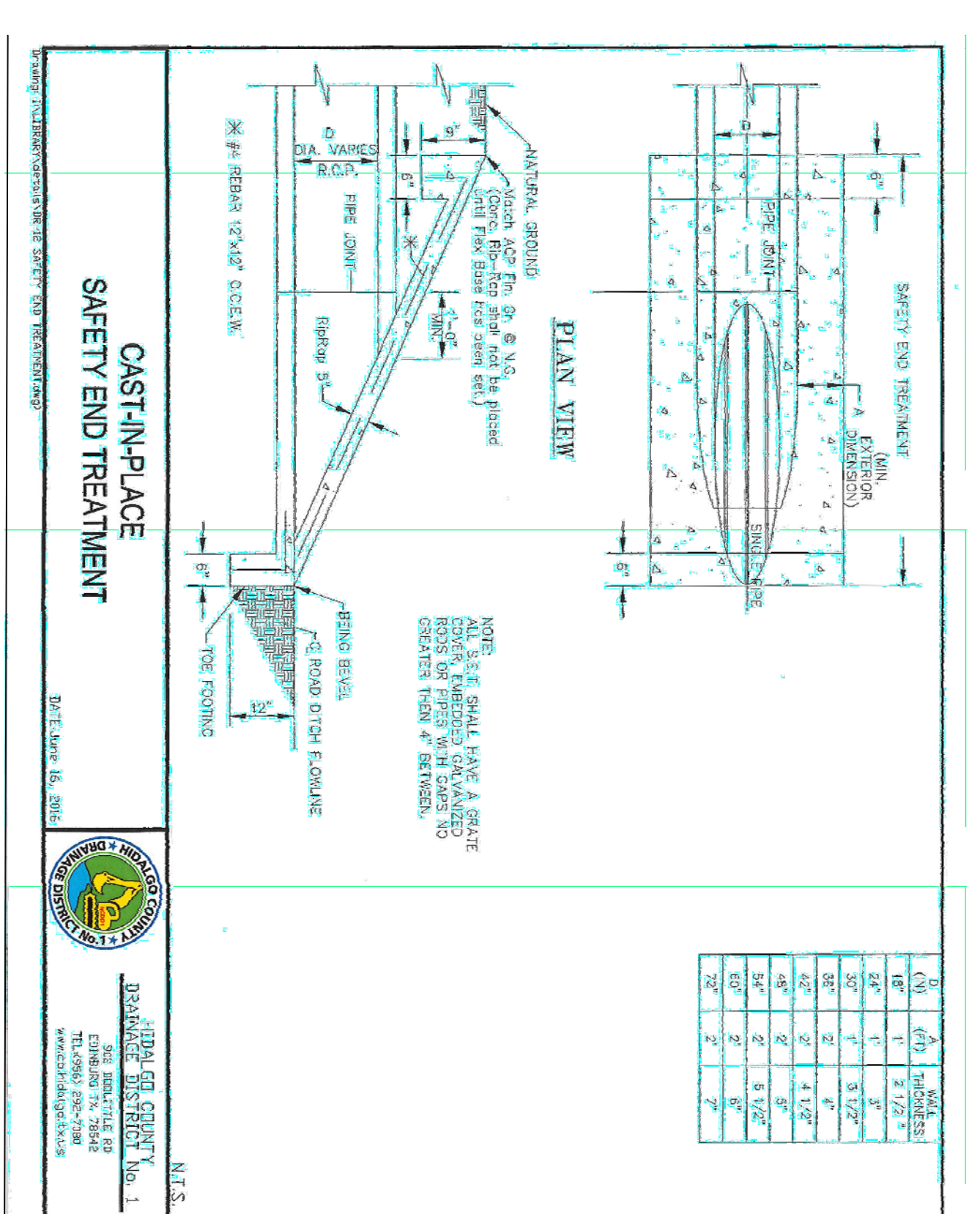
EXISTING FLOOD SHEET FLOWS OVERLAND IN A SOUTH WESTWARD DIRECTION, AND OVERFLOWS SOUTH TO THE EXISTING ROADSIDE DITCH ON THE NORTH RIGHT-OF-WAY OF FM 2012, WHICH DRAINAGE TO THE DELTA MAIN DRAIN, THEN CONVEYED TO THE NORTH MAIN DRAIN, AND FINAL OUTFALL TO THE NORTH MAIN DRAIN. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 18.32 CFS OF RUNOFF IN A RAINFALL EVENTS RESPECTIVELY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 32.48 CF OR 0.74 AC-FI WILL NEED TO BE DETAINED ON-SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A MAJOR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOT 9 AND ROADWAYS, AND DISCHARGED TO THE EXISTING ROADSIDE DRAIN ALONG THE 16.30 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 18.32 CFS OF RUNOFF IN A RAINFALL EVENTS RESPECTIVELY.



IVAN GARCIA, P.E., R.P.L.S.

DATE



SAFETY END TREATMENT	

## PLAT SHEET 3 - DRAINAGE LAYOUT LOMA VERDE #4 SUBDIVISION HIDALGO COUNTY, TEXAS

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM NO. 10194027  
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