



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-23-2020

PROPOSED RUBEN VALDEZ SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: RUBEN & VELMA VALDEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF NORTH TAYLOR ROAD APPROXIMATELY 450 FEET NORTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF McALLEN AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-16-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF ONTO N. TAYLOR ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO NORTH TAYLOR ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-02-2020 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: SWSC LINE SIZE: 8" LOCATION: NORTH TAYLOR ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: NORTH TAYLOR ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-01-2020 : 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.

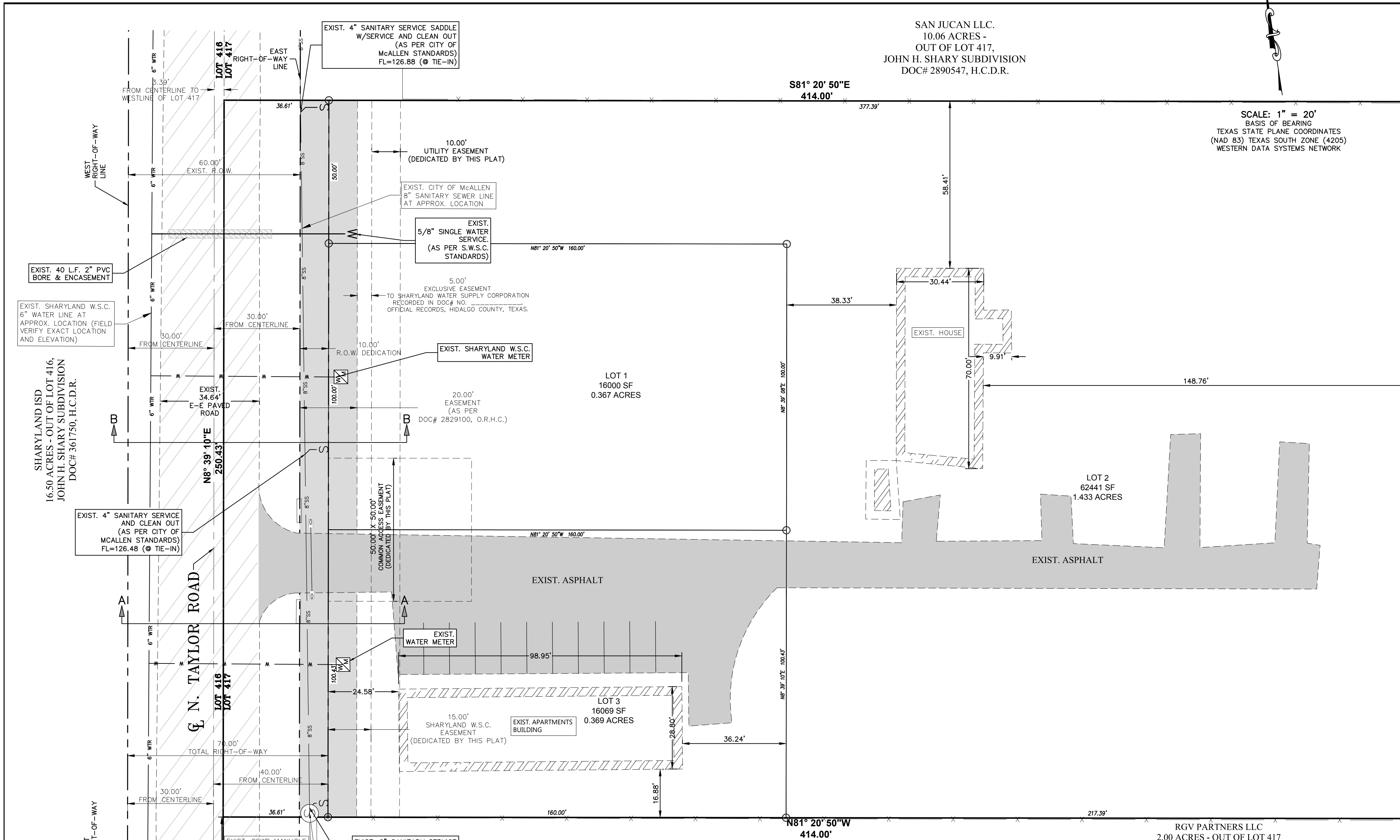
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 26, 2019

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

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.



LEGEND	
	EXIST. POWER POLE
	EXIST. GUY WIRE
	EXIST. SIGNS
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	8" SS 8" SANITARY SEWER LINE
	8" WTR 8" WATER LINE
	16" WTR 16" WATER LINE
	SD EXIST. STORM DRAIN LINE
	EXIST. 8" GAS LINE
	SANITARY SEWER MANHOLE
	EXIST. FIRE HYDRANT
	PROP. FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	B-B BACK TO BACK
	N.G. NATURAL GROUND
	B.O.C. BACK OF CURB
	T.O.S. TOP OF SIDEWALK
	T.O.C. TOP OF CURB
	T.O.A. TOP OF ASPHALT
	U.E. UTILITY EASEMENT

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, RUBEN VALDEZ AND VELMA VALDEZ, SUBDIVIDER OF RUBEN VALDEZ SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

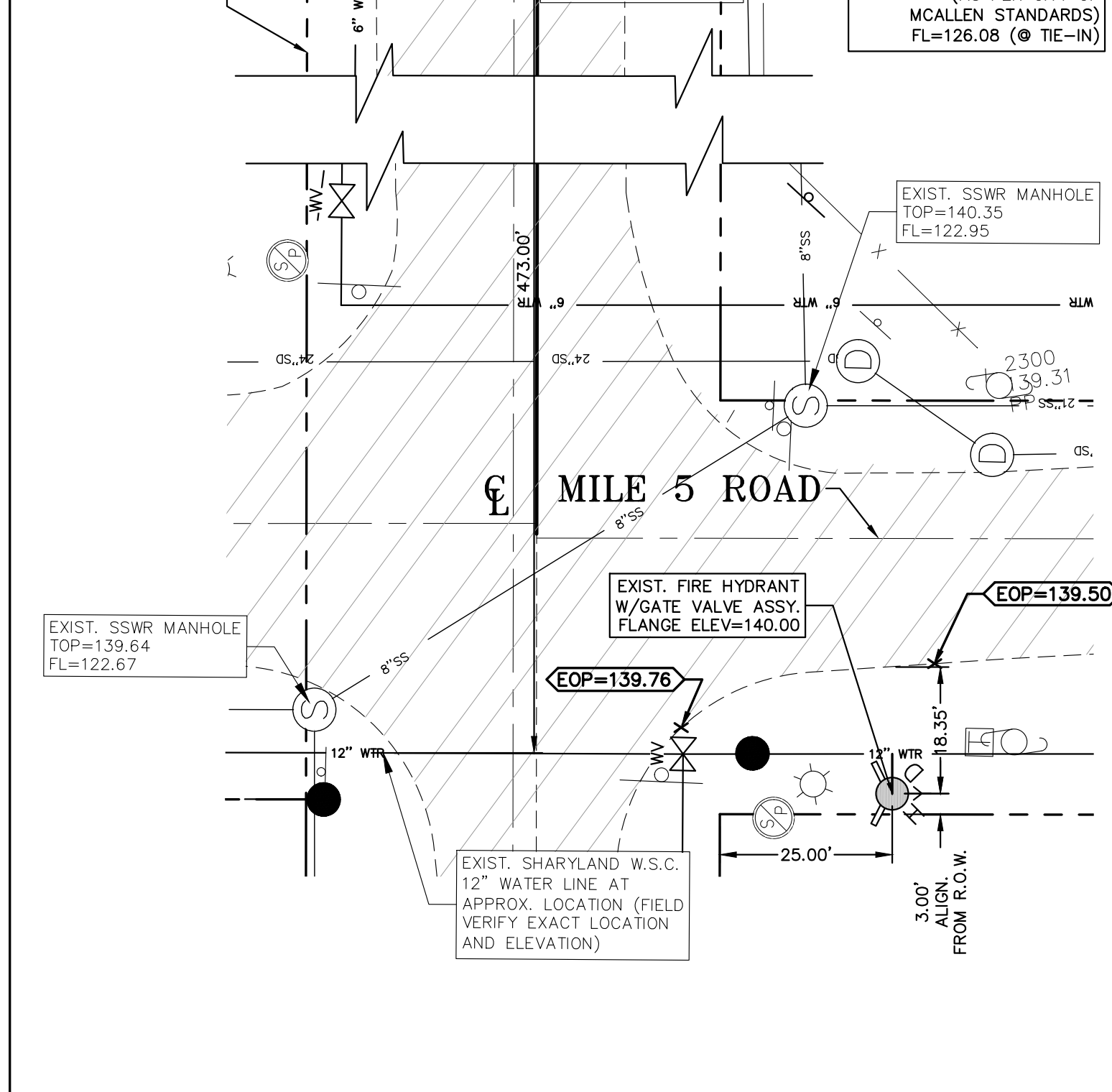
RUBEN VALDEZ - OWNER
8004 N. TAYLOR RD APT 5
MCALLEN, TX. 78504

VELMA VALDEZ - OWNER
8004 N. TAYLOR RD APT 5
MCALLEN, TX. 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (NAME) (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____



ENGINEERING REPORT FOR RUBEN VALDEZ SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
A 2.380 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHWEST 10.00 ACRES OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.380 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SYLVIA R. VALDEZ TO RUBEN VALDEZ AND VELMA VALDEZ, DATED APRIL 1, 2017, RECORDED IN DOCUMENT #289099, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
LOT 1 AND 2 WILL BE USED FOR SINGLE-FAMILY RESIDENTIAL USE. LOT 3 WILL BE USED FOR MULTIFAMILY PURPOSES.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUPPORT ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF NORTH TAYLOR ROAD. THE WATER SYSTEM FOR RUBEN VALDEZ SUBDIVISION CONSISTS OF (1) 1" DIAMETER SINGLE SERVICE LINE THAT CONNECTS INTO THE EXISTING 6" LINE FOR LOT 2. SAID SERVICE TERMINATE AT THE WATER METER BOX FOR LOT 2. LOT 1 AND 3 HAVE EXISTING SERVICES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. A FIRE HYDRANT HAS BEEN INSTALLED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 5 ROAD AND NORTH TAYLOR ROAD TO AN EXISTING 12" DIAMETER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 5 ROAD. THE (1) 1" DIAMETER SINGLE SERVICE, THE METER BODIES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$1,850.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO S.W.S.C. A TOTAL OF \$1,380.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO S.W.S.C.

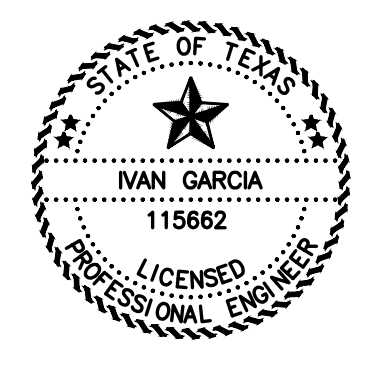
SANITARY SEWER COLLECTION SYSTEM DESCRIPTION, COST AND OPERABILITY DATES
THIS DEVELOPMENT HAS CONNECTED TO THE CITY OF MCALLEN SANITARY SEWER COLLECTION SYSTEM. THE CITY OF MCALLEN HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST RIGHT OF WAY OF NORTH TAYLOR AND EXTENSIONS OF INDIVIDUAL (4) INCH SERVICES HAVE BEEN PROVIDED TO LOTS 1 AND 2. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$3,320.00 AT A COST PER LOT OF \$1,106.67.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343 WATER CODE.
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$1,850. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO S.W.S.C. A TOTAL OF \$1,380 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO M.H.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM TO THIS SUBDIVISION WAS \$3,320. AT COST PER LOT OF \$1,106.67.

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



REPORTE DE INGENIERIA DE RUBEN VALDEZ SUBDIVISION
POR IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION RUBEN VALDEZ SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UN CONDUCTO DE AGUA DE 6" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA NORTH TAYLOR ROAD). EL SISTEMA REQUERIDO PARA RUBEN VALDEZ SUBDIVISION CONSISTE DE (1) LINEA DE AGUA DE 1" PULGADA DE DIAMETRO LA CUAL SERA CONECTADA A LA LINEA DE 6" PULGADAS DE DIAMETRO PARA LOTE 2, LOTE 1 Y 3 TIENEN SU LINEA DE AGUA EXISTENTE PARA CADA LOTE Y TERMINA EN EL MEDIDOR DE AGUA. SE INSTALO UN MONO DE AGUA A LA LINEA EXISTENTE DE 12" PULGADAS EN LA ESQUINA SURESTE DE LA INTERSECCION DE MILE 5 ROAD Y N. TAYLOR ROAD EN EL LADO SUR ESTE DE LA INTERSECCION. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE RUBEN VALDEZ SUBDIVISION SE ESTIMA DE \$ 1,850.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARRIFAS DE INSPECCION DE S.W.S.C. POR UN TOTAL DE \$1,380.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE S.W.S.C.

SISTEMA DE COLECCION DE AGUAS RESIDUALES
ESTE DESARROLLO SE HA CONECTADO A UNA LINEA DE COLECCION DE AGUAS RESIDUALES DE LA CIUDAD DE MCALLEN LA CIUDAD DE MCALLEN TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA NORTH TAYLOR ROAD. SE HAN INSTALADO EXTENSIONES DE SERVICIOS DE (4) PULGADAS PARA LOS LOTES 1 Y 2. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$3,320.00 A UN COSTO DE \$1,106.67 POR LOTE.

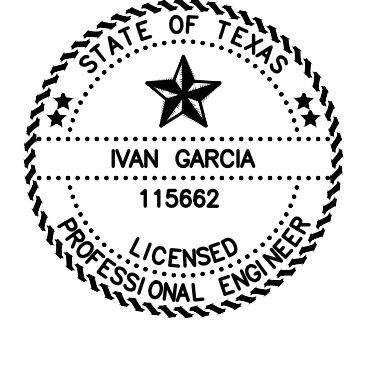
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).
CERTIFICO QUE LOS GASTOS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

AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$1,850.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARRIFAS DE INSPECCION DE S.W.S.C. POR UN TOTAL DE \$1,380.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE S.W.S.C.

SISTEMA DE AGUAS RESIDUALES
EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$3,320.00 A UN COSTO DE \$1,106.67 POR LOTE.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



REVISION NOTES TABLE	
DATE	DESCRIPTION

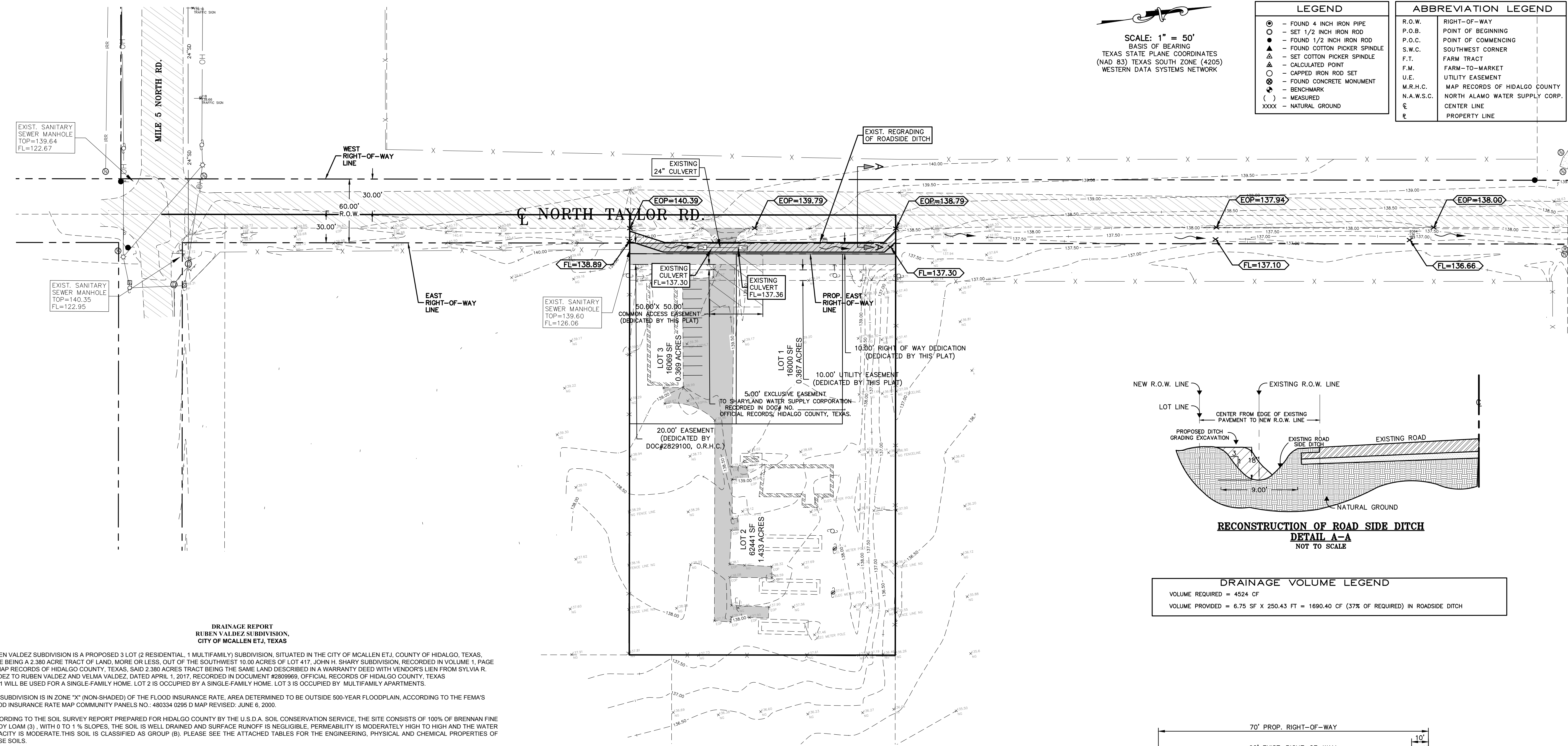
INDEX TO SHEETS OF RUBEN VALDEZ SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; UNITED IRRIGATION DISTRICT; CITY CERTIFICATION.	SCALE: 1"=20'
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	DATE: APRIL, 2019
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	PROJECT: SUB 18 015
SHEET 4: TYPICAL DETAILS.	PAGE NO: 2-of-4

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET 2 - UTILITY LAYOUT
RUBEN VALDEZ SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

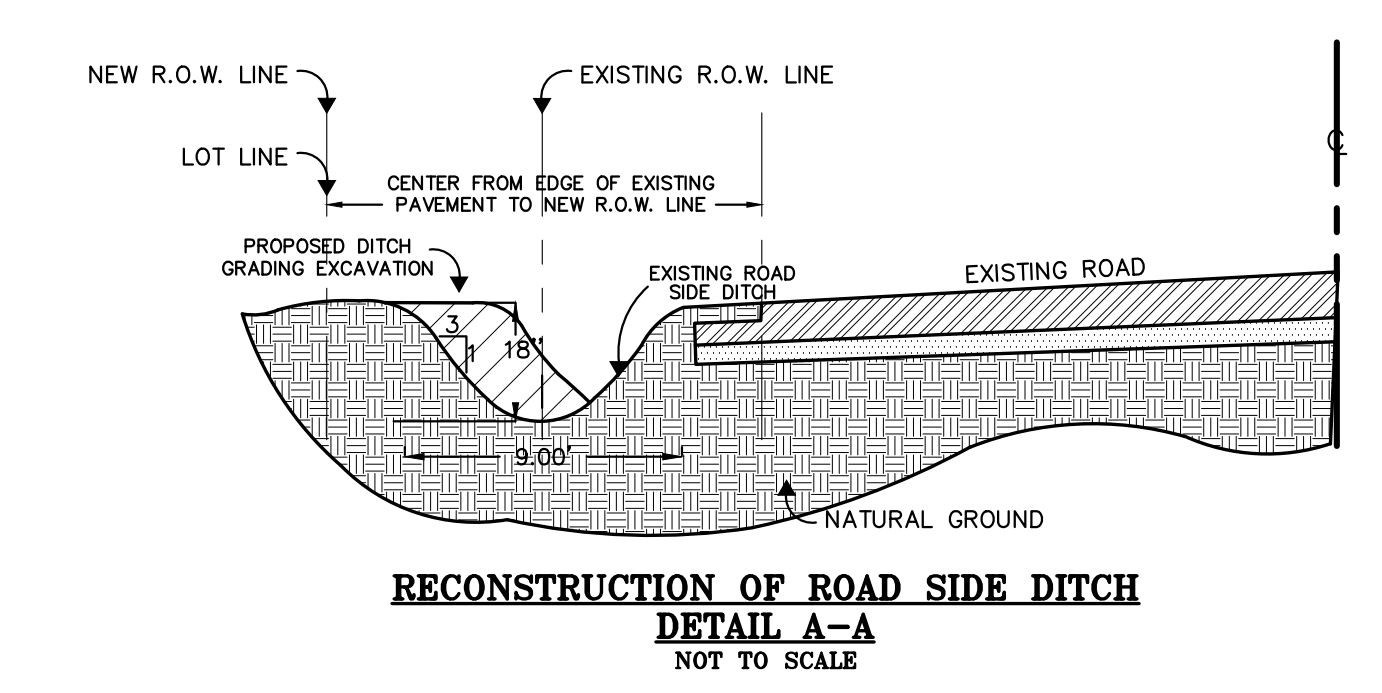
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 DRAWN: EDWIN PENA
 SCALE: 1"=20'
 DATE: APRIL, 2019
 PROJECT: SUB 18 015
 PAGE NO: 2-of-4

Y:\RDE SUBDIVISIONS\2018\SUB 18.015 - RUBEN VALDEZ FEASIBILITY\SUB 18.015_SHT 5_UPDATED.dwg FERNANDO 6/5/2020 10:32 AM

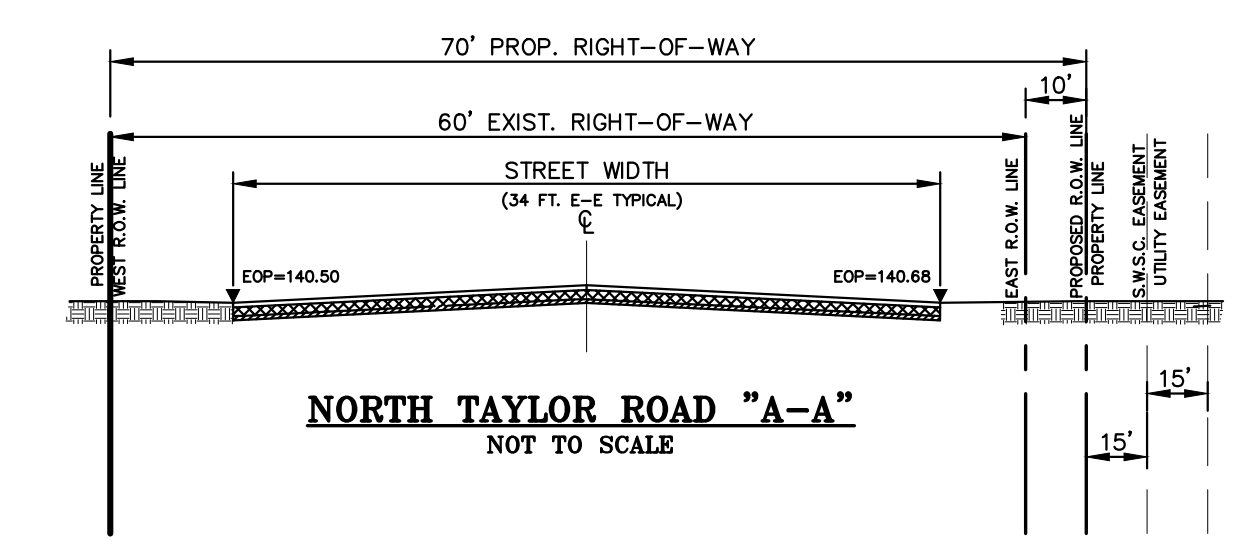


SCALE: 1" = 50'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 (NAD 83) TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

LEGEND		ABBREVIATION LEGEND	
⊙	- FOUND 4 INCH IRON PIPE	R.O.W.	RIGHT-OF-WAY
○	- SET 1/2 INCH IRON ROD	P.O.B.	POINT OF BEGINNING
●	- FOUND 1/2 INCH IRON ROD	P.O.C.	POINT OF COMMENCING
▲	- FOUND COTTON PICKER SPINDLE	S.W.C.	SOUTHWEST CORNER
△	- SET COTTON PICKER SPINDLE	F.T.	FARM TRACT
⊠	- CALCULATED POINT	F.M.	FARM-TO-MARKET
⊙	- CAPPED IRON ROD SET	U.E.	UTILITY EASEMENT
⊙	- FOUND CONCRETE MONUMENT	M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
⊙	- BENCHMARK	N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
()	- MEASURED	C	CENTER LINE
XXXX	- NATURAL GROUND	ℙ	PROPERTY LINE



DRAINAGE VOLUME LEGEND	
VOLUME REQUIRED =	4524 CF
VOLUME PROVIDED =	6.75 SF X 250.43 FT = 1690.40 CF (37% OF REQUIRED) IN ROADSIDE DITCH



DRAINAGE REPORT
RUBEN VALDEZ SUBDIVISION,
CITY OF McALLEN ETJ, TEXAS

RUBEN VALDEZ SUBDIVISION IS A PROPOSED 3 LOT (2 RESIDENTIAL, 1 MULTIFAMILY) SUBDIVISION, SITUATED IN THE CITY OF McALLEN ETJ, COUNTY OF HIDALGO, TEXAS, SAME BEING A 2.380 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHWEST 10.00 ACRES OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.380 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SYLVIA R. VALDEZ TO RUBEN VALDEZ AND VELMA VALDEZ, DATED APRIL 1, 2017, RECORDED IN DOCUMENT #2809989, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 WILL BE USED FOR A SINGLE-FAMILY HOME, LOT 2 IS OCCUPIED BY A SINGLE-FAMILY HOME, LOT 3 IS OCCUPIED BY MULTIFAMILY APARTMENTS.

THE SUBDIVISION IS IN ZONE "X" (NON-SHADED) OF THE FLOOD INSURANCE RATE, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. -480334 0295 D MAP REVISED: JUNE 8, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF BRENNAN FINE SANDY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE, THIS SOIL IS CLASSIFIED AS GROUP (B), PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A WESTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF N. TAYLOR RD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHERLY DIRECTION TO MILE 5 RD. THEN EAST AND EVENTUALLY INTO THE MISSION-MCALLEN LATERAL DRAIN DITCH (HCCD#1 OWNER), THEN NORTH TO WEST MAIN 1 DRAIN DITCH AND SUBSEQUENTLY WITH FINAL OUTFALL AT THE LAGUNA MADRE.

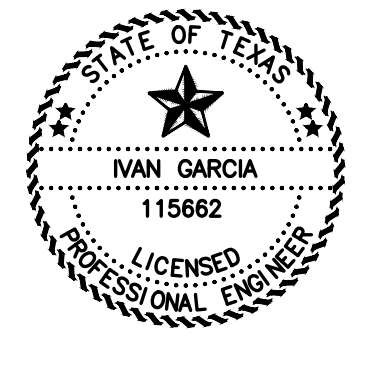
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.79 CFS OF STORM RUNOFF FOR LOTS 1, 2 (RESIDENTIAL), WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 5.25 CFS OF RUNOFF FOR A 25-YR RAINFALL EVENT FOR LOTS 1, 2 (RESIDENTIAL), WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 5.68 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOTS 1, 2 (RESIDENTIAL), THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 2.89 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 0.64 CFS OF STORM RUNOFF FOR LOT 3 (MULTIFAMILY), WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 1.94 CFS OF RUNOFF FOR A 25-YR RAINFALL EVENT FOR LOT 3 (MULTIFAMILY), WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 1.98 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOT 3 (MULTIFAMILY), THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 1.34 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY OF McALLEN'S AND COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 3,126 CF OR 0.072 AC-FT. WILL NEED TO BE DETAINED FOR LOTS 1, 2 (RESIDENTIAL) FOR A 50-YR RAINFALL EVENT. LOTS 1 WILL NEED TO DETAIN 641 CF (BASED ON PERCENT AREA), LOT 2 WILL NEED TO DETAIN 2,485 CF (BASED ON PERCENT AREA). STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF N TAYLOR RD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHERLY DIRECTION WITH OVERFLOW TO A NEW CITY OF McALLEN TYPE "C-C" STORM DRAIN INLET TO BE CONNECTED TO AN EXISTING 24-INCH DRAIN PIPE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 5 RD. AND N TAYLOR RD., WHICH FLOW EAST INTO THE MISSION-MCALLEN LATERAL DRAIN DITCH (HCCD#1 OWNER), THEN NORTH TO WEST MAIN 1 DRAIN DITCH AND SUBSEQUENTLY WITH FINAL OUTFALL AT THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.

IN ACCORDANCE WITH THE CITY OF McALLEN'S AND COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 1,398 CF OR 0.032 AC-FT. WILL NEED TO BE DETAINED FOR LOT 3 (MULTIFAMILY) FOR A 50-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF N TAYLOR RD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHERLY DIRECTION WITH OVERFLOW TO A NEW CITY OF McALLEN TYPE "C-C" STORM DRAIN INLET TO BE CONNECTED TO AN EXISTING 24-INCH DRAIN PIPE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 5 RD. AND N TAYLOR RD., WHICH FLOW EAST INTO THE MISSION-MCALLEN LATERAL DRAIN DITCH (HCCD#1 OWNER), THEN NORTH TO WEST MAIN 1 DRAIN DITCH AND SUBSEQUENTLY WITH FINAL OUTFALL AT THE LAGUNA MADRE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUEST. TABLES, AND CALCULATIONS, ARE ATTACHED.

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



REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF RUBEN VALDEZ SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (NETS AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.S. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; UNITED IRRIGATION DISTRICT; CITY CERTIFICATION.	
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	
SHEET 4: TYPICAL DETAILS.	

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

PLAT SHEET 3 - DRAINAGE LAYOUT
RUBEN VALDEZ SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EDWIN PENA
SCALE:	1"=50'
DATE:	JUNE 4, 2020
PROJECT:	SUB 18 015
REVISIONS:	
PAGE NO.:	3-OF-4

