



HIDALGO COUNTY PLANNING DEPARTMENT

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Director of Planning

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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-25-2020

PROPOSED VALVERDE COMMERCIAL ACRES SUBDIVISION, PRECINCT No. 4.

ENGINEER: CSJ GROUP DEVELOPER: BERNARDO CHAPA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 13 COMMERCIAL INSTITUTIONAL

STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHWEST CORNER OF VALVERDE ROAD AND TEX-MEX ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-07-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AND OFFSITE STORM SEWER SYSTEM DISCHARGING ONTO AN EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD AND 10.00 FEET ONTO TEX-MEX ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-07-2020 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: OSSF'S WILL BE INSTALLED AT BUILDING PERMT STAGE

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: VALVERDE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-05-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Letter of Credit:** Amount: \$ 127,278.00 For: PAVING & DRAINAGE

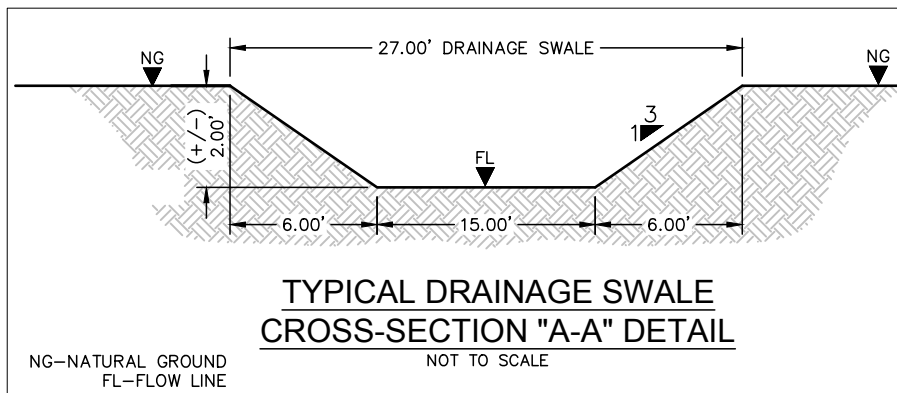
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

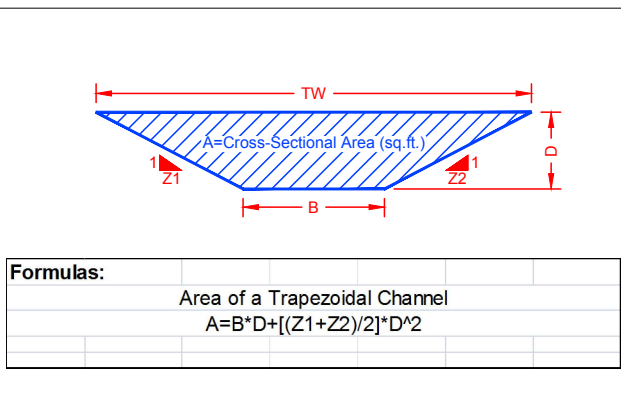


Input Data:

B=	15.00	Bottom width (ft.)
D=	2.00	Depth (ft.)
Z1=	3.0	Left side slope (z:1)
Z2=	3.0	Right side slope (z:1)
L=	1.184	Swale length (ft.)

Results with Full Section:

A=	42.00	Cross-sectional Area (sq ft.)
TW=	27.00	Top Width (ft.)
Vo=	49.728	Detention Swale Volume (cu. ft.)



Input Data:

B=	8.00	Bottom width (ft.)
D=	2.00	Depth (ft.)
Z1=	3.0	Left side slope (z:1)
Z2=	3.0	Right side slope (z:1)
L=	1.310	Swale length (ft.)

Results with Full Section:

A=	28.00	Cross-sectional Area (sq ft.)
TW=	20.00	Top Width (ft.)
Vo=	6.860	Detention Swale Volume (cu. ft.)

Formulas:

Area of a Trapezoidal Channel
 $A = B \cdot D + (Z1 + Z2) \cdot D^2 / 2$

Total Detention Provided:

Vo=	49.728	Front Area Volume (cu. ft.)
Vo=	8.860	Side Area Volume (cu. ft.)
V=	58.408	Total Volume (cu. ft.)
V=	1.34	Total Volume (ac. ft.)

LEGEND

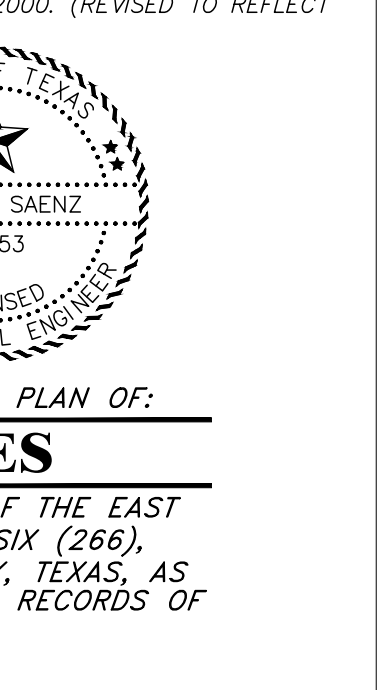
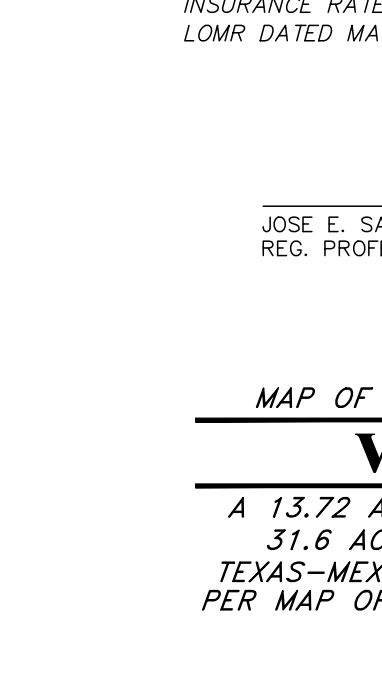
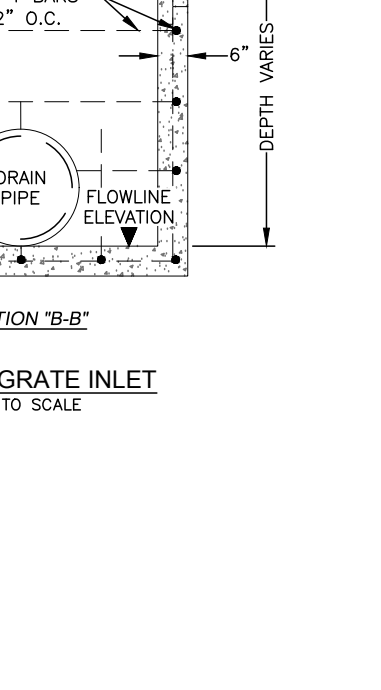
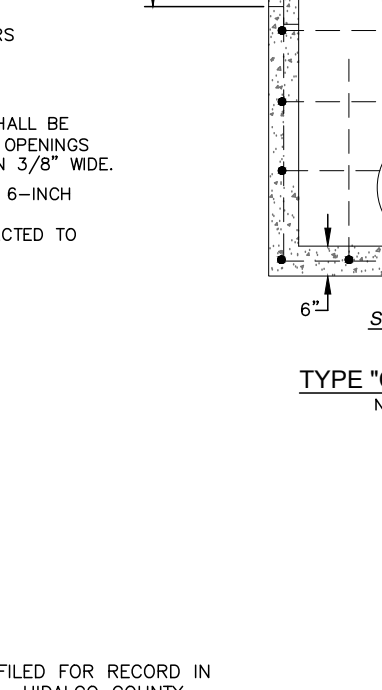
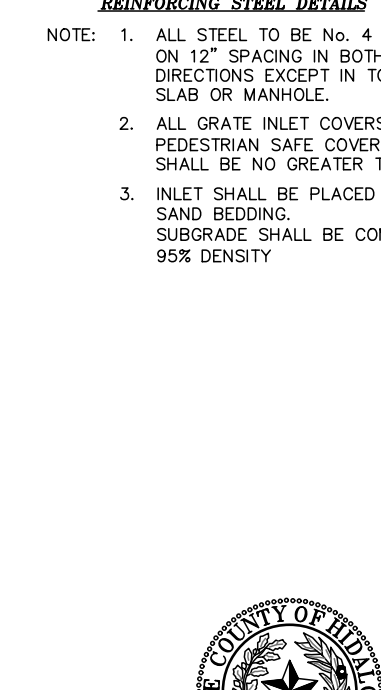
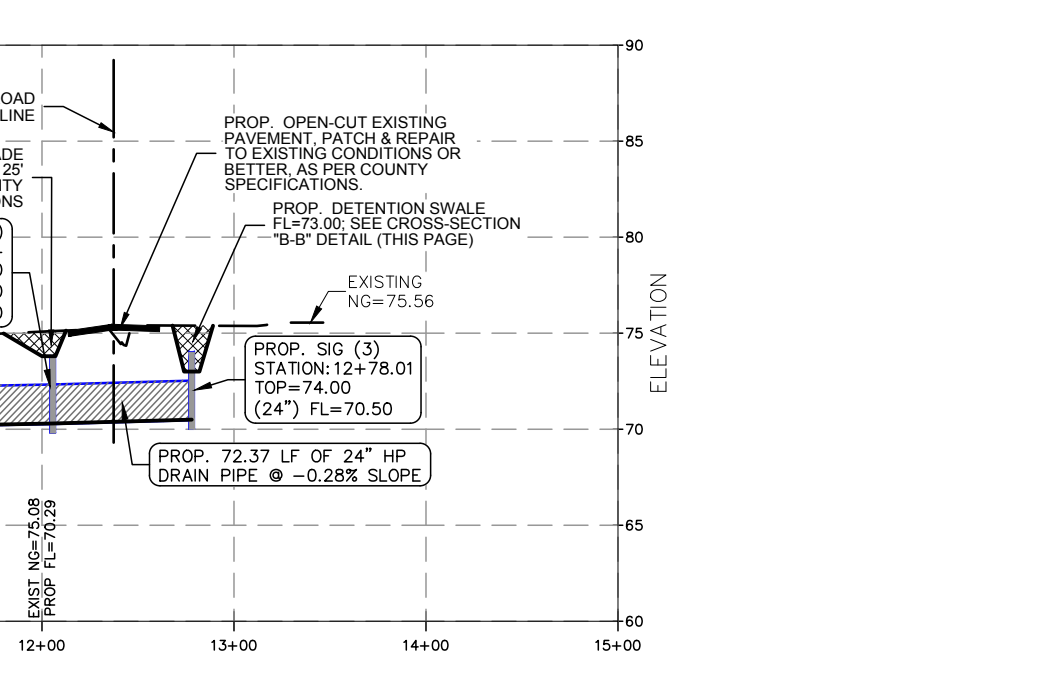
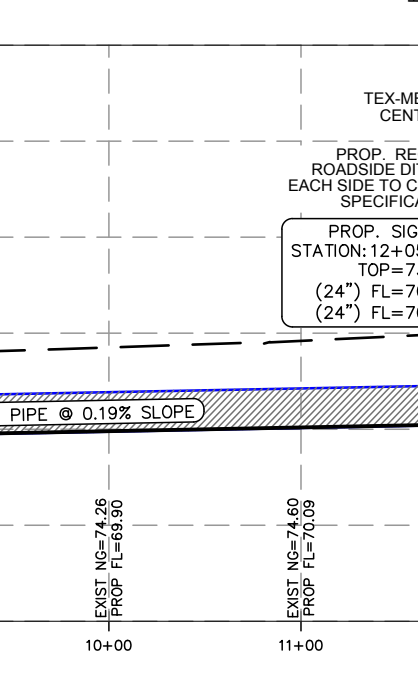
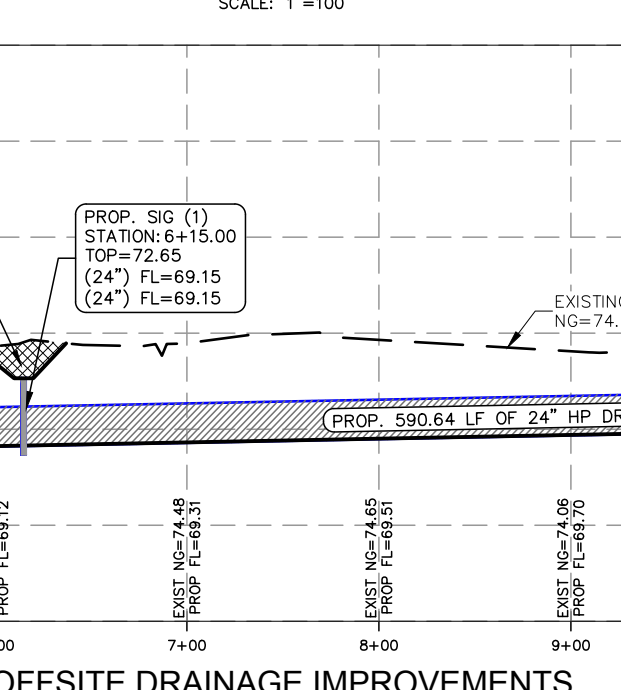
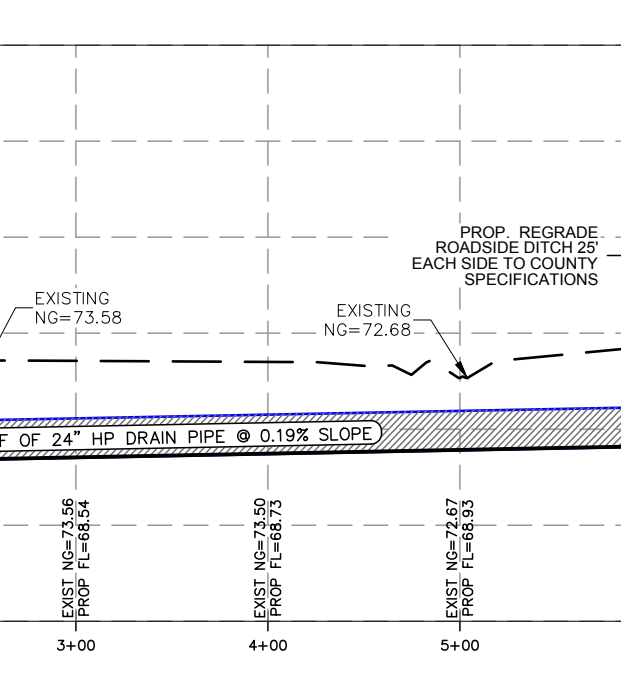
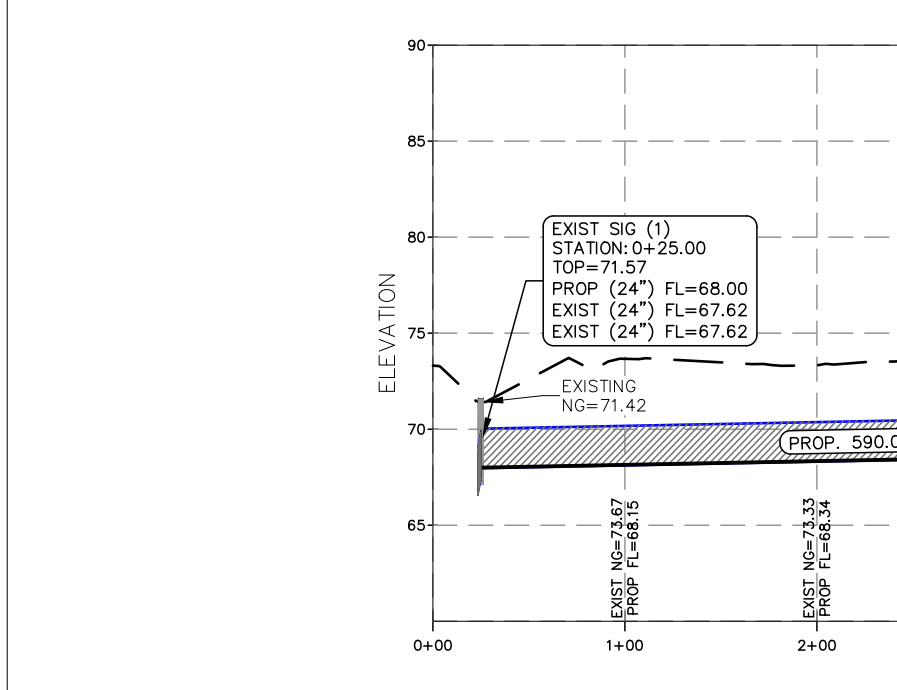
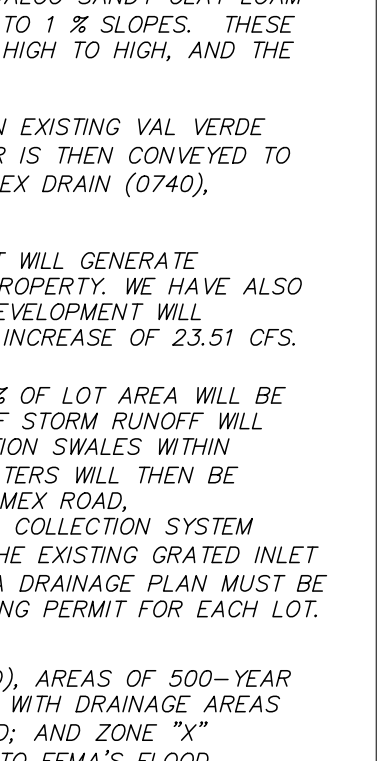
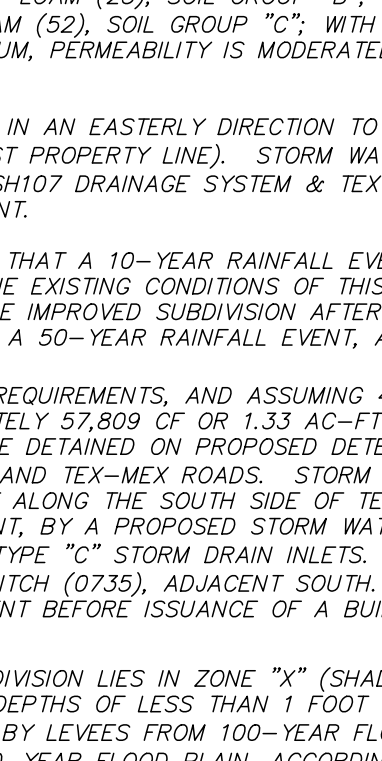
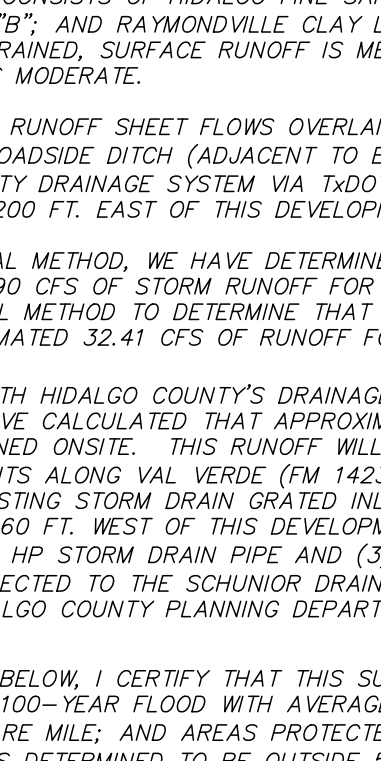
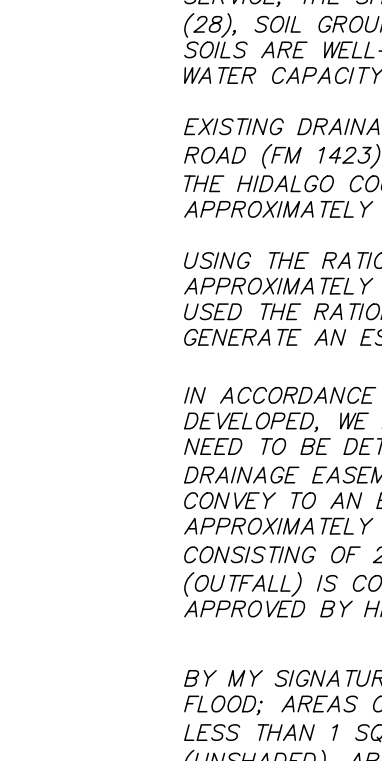
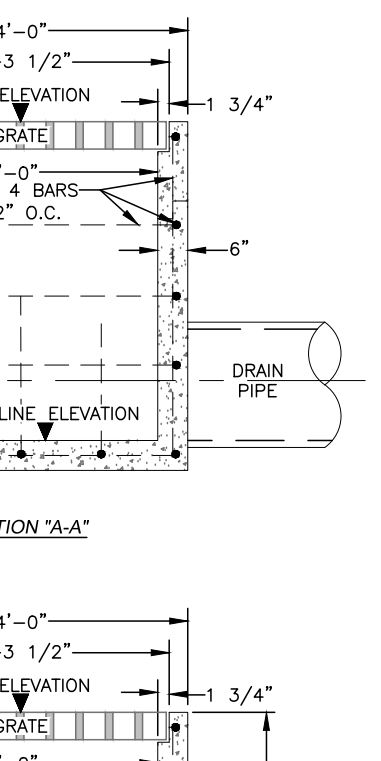
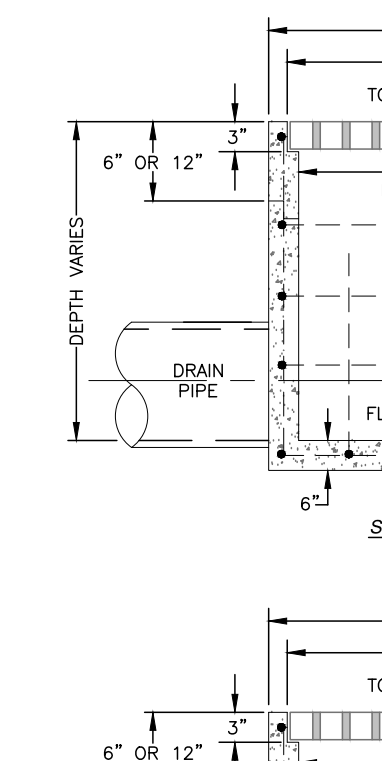
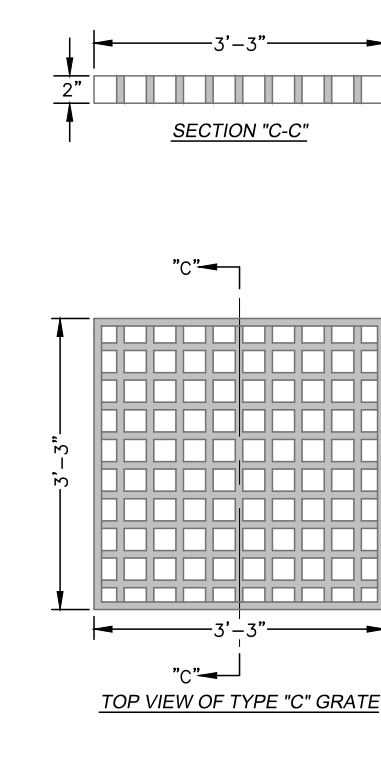
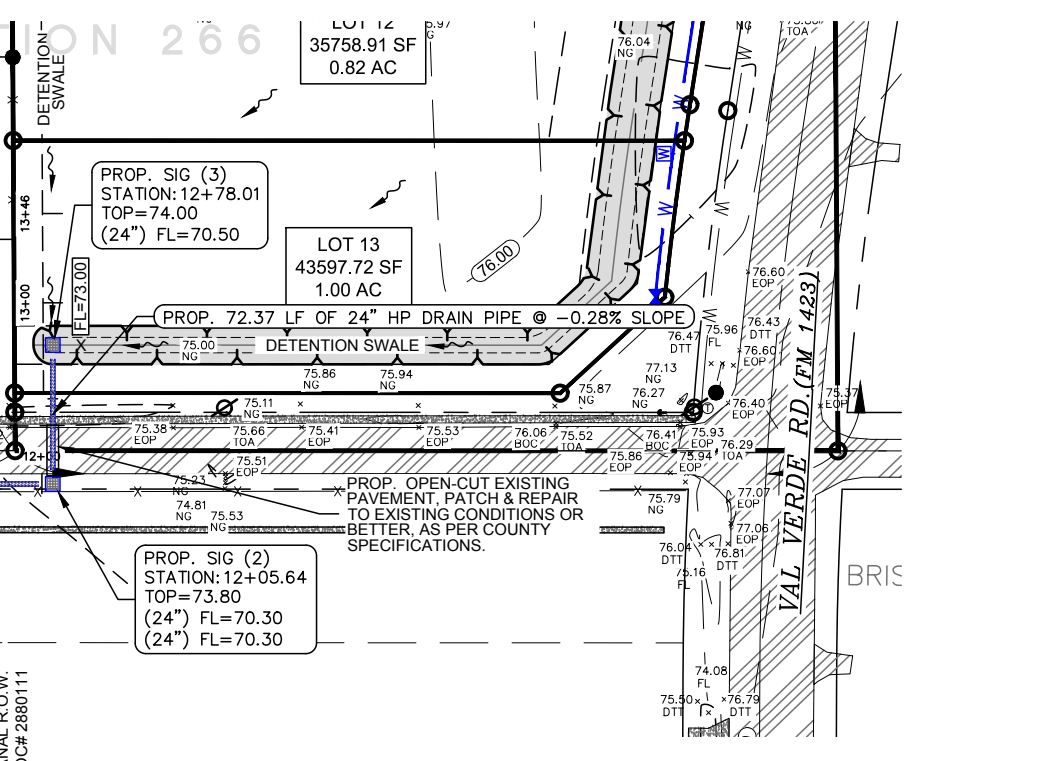
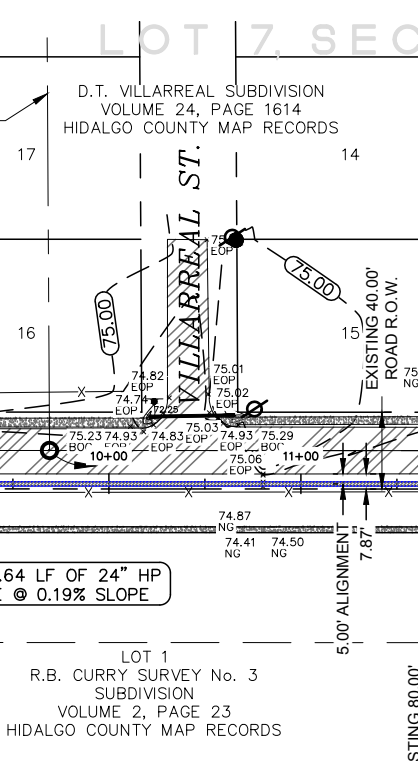
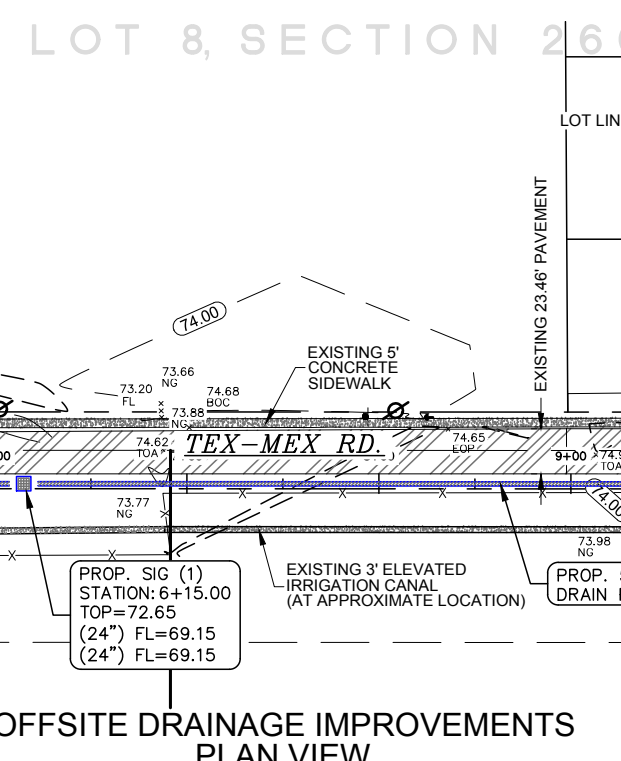
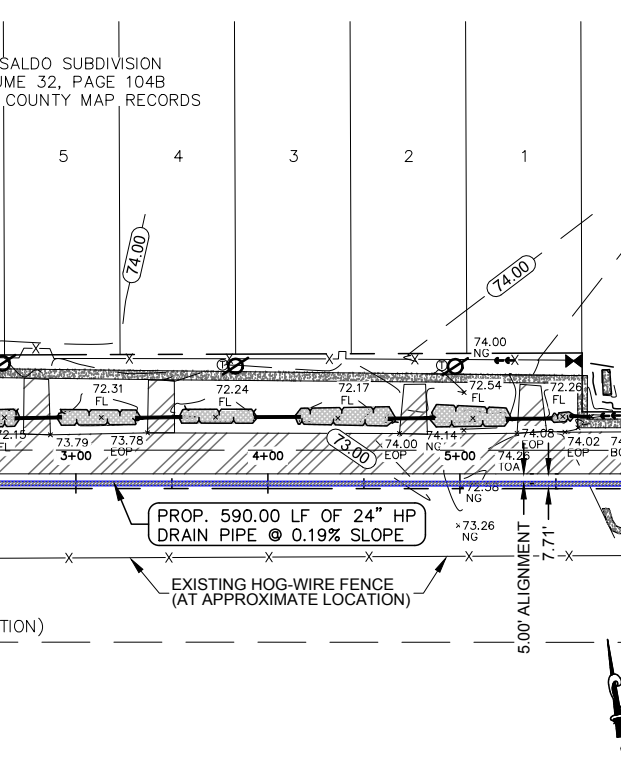
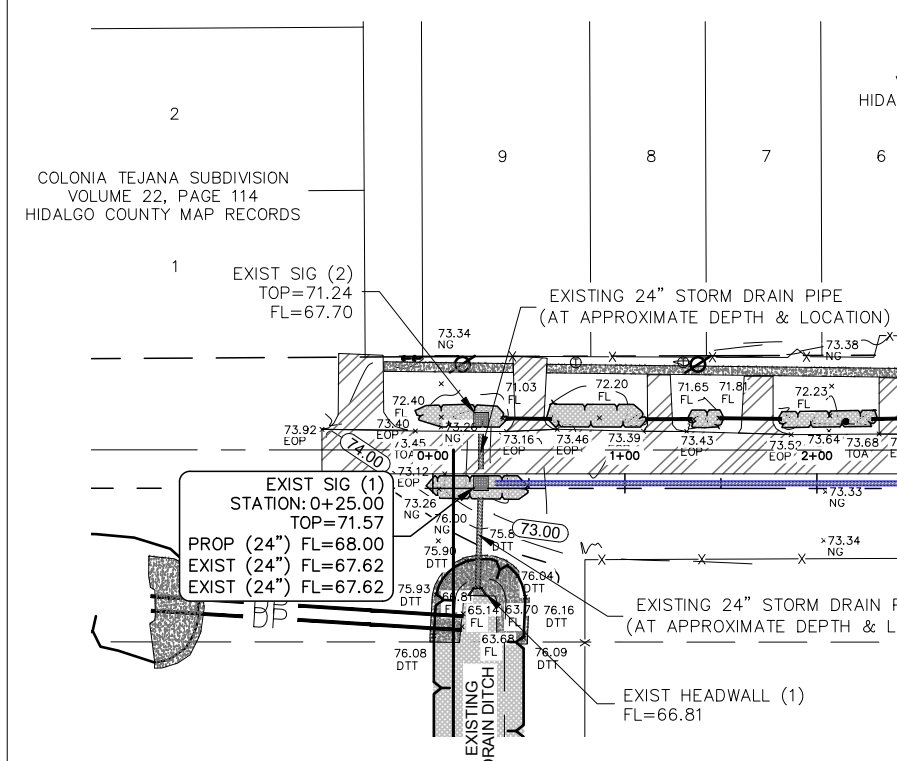
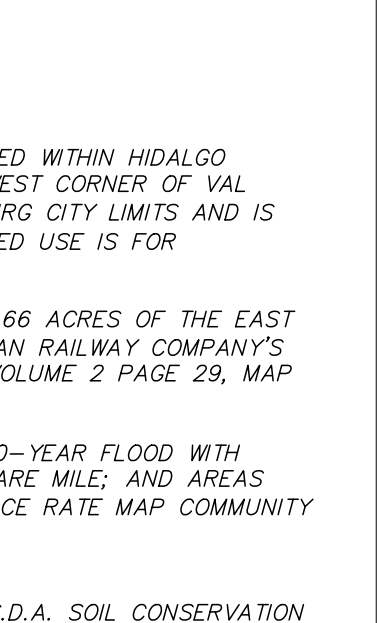
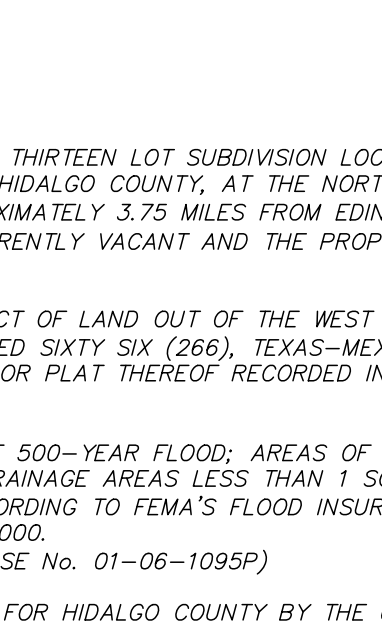
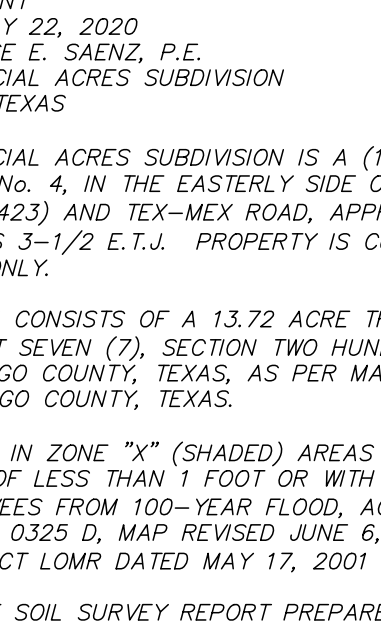
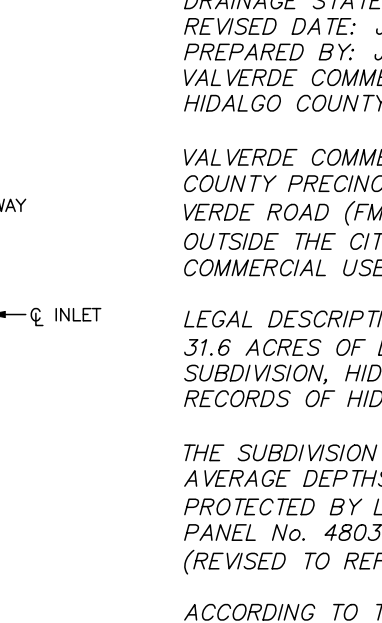
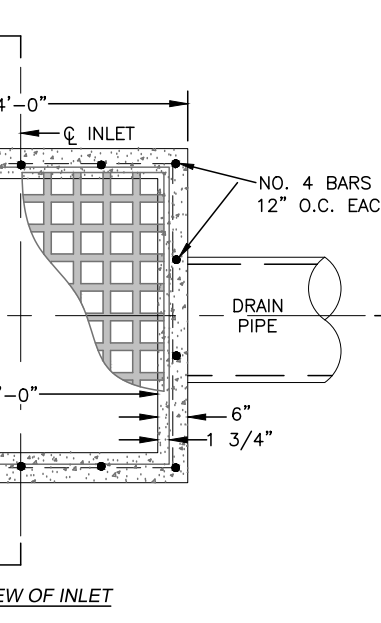
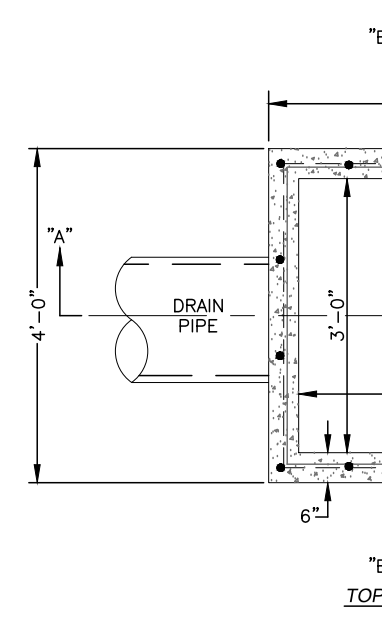
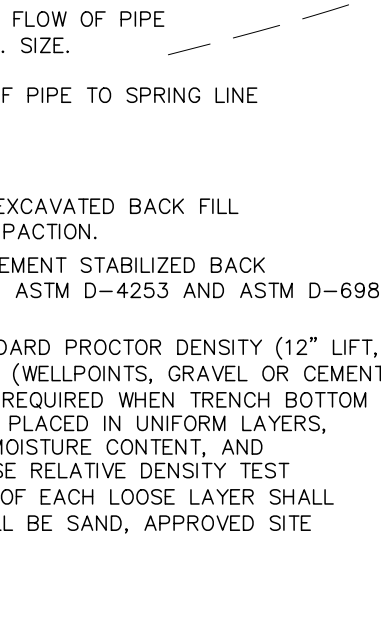
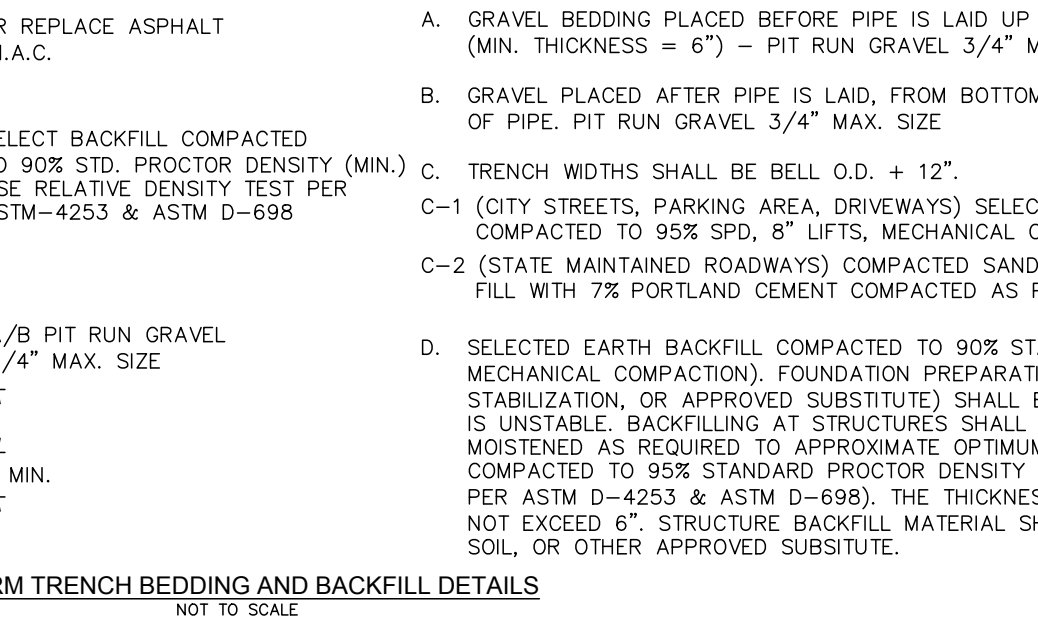
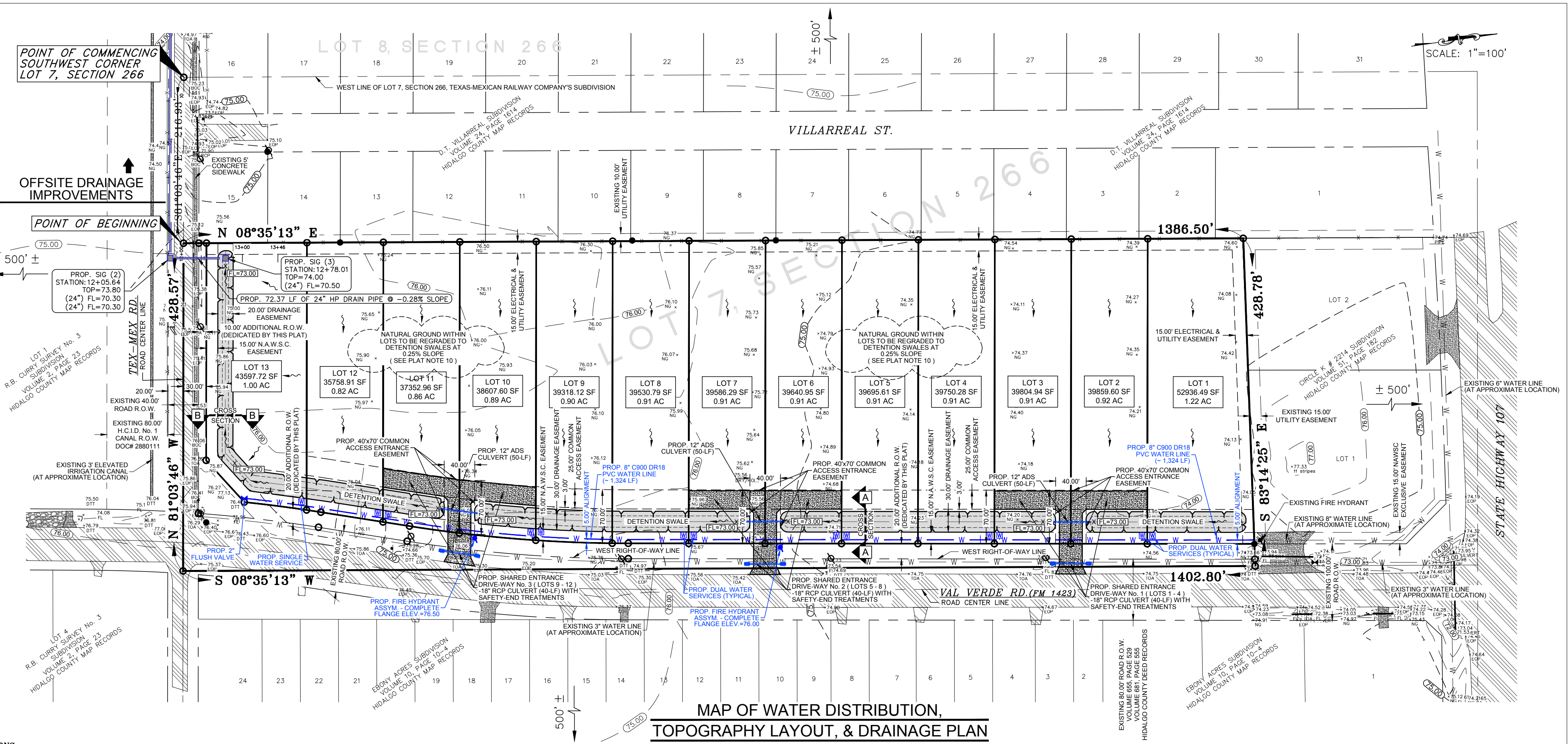
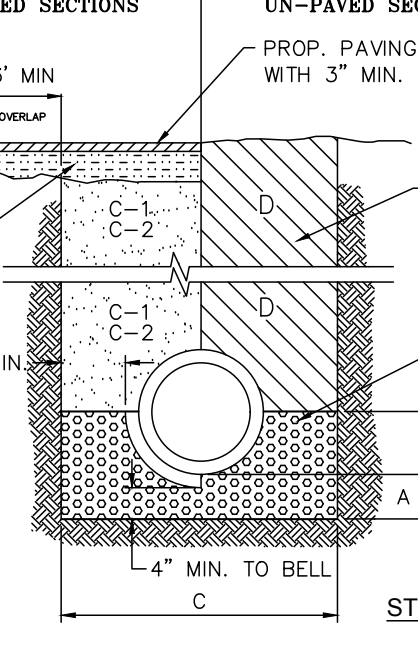
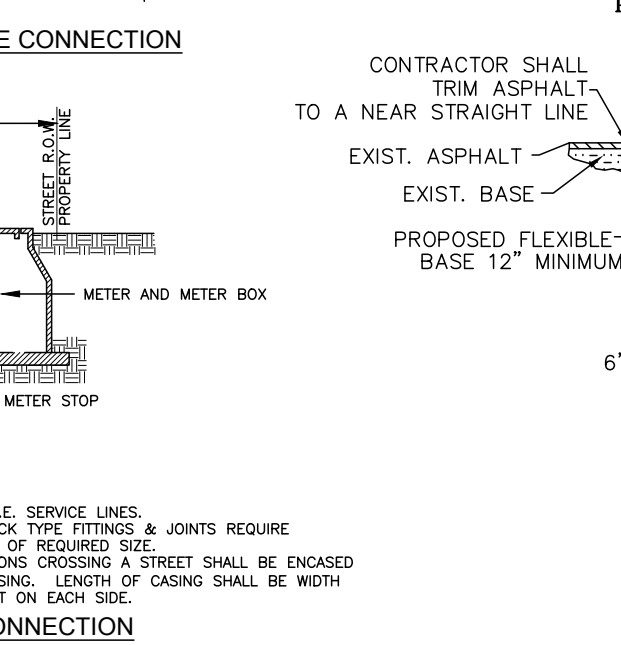
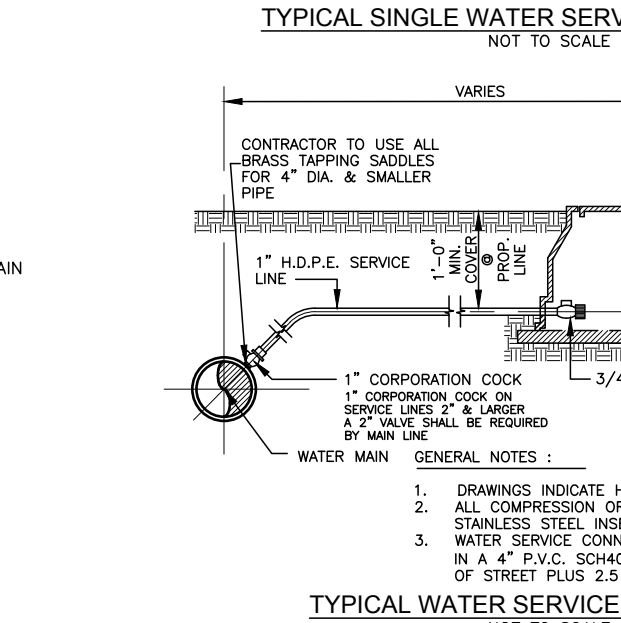
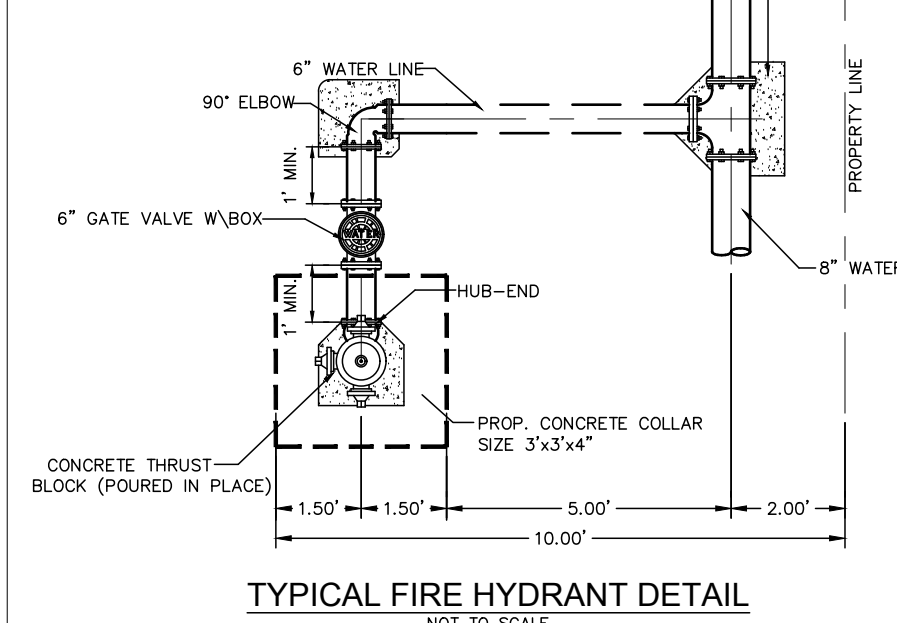
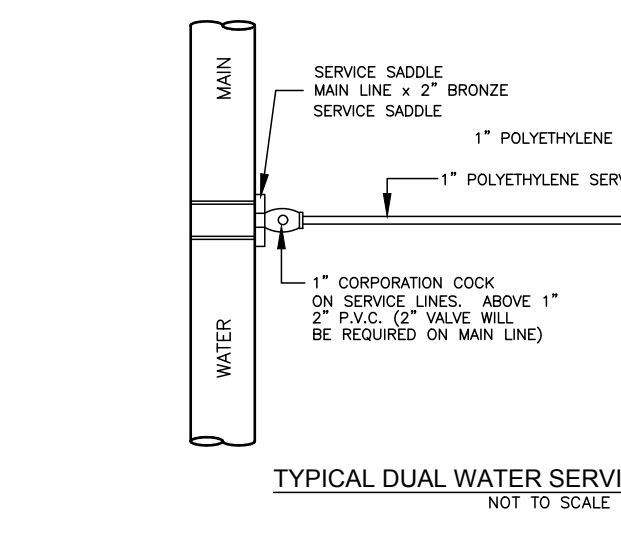
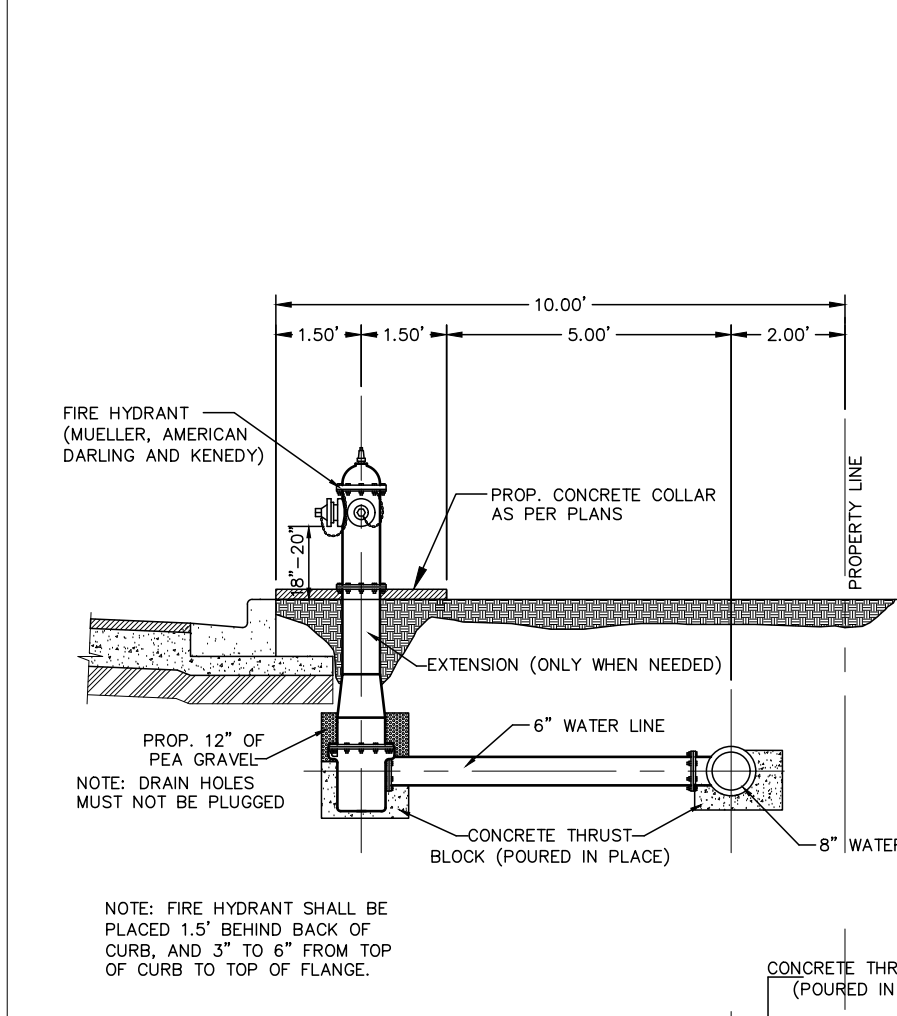
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- FOUND CFS
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN GATE INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW

ELEVATIONS

- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT

ABBREVIATIONS

AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CL	CALICHE
CPL	COTTON PICKER SPINDLE
D	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FISH FLOOR
FI	FIRE HYDRANT
FL	FLOWLINE
HCD-1	HIDALGO COUNTY RECORD AT DISTRICT NO. 1
HCDR	HIDALGO COUNTY MAP RECORDS
HCDOR	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
LV	LVING VALLEY ELECTRIC COOP
NWSS	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
NP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
ROW	ROADSIDE DITCH
SQ	SQUARE FEET
SIG	STORM INLET GRADED
STA	STATION
TOA	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
USC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE



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SHEET 2	MAP OF WATER DISTRIBUTION, TOPOGRAPHY LAYOUT, & DRAINAGE PLAN; TYPICAL DETAILS, DRAINAGE REPORT; OFFSITE ROADSIDE DITCH PLAN & PROFILE VIEW;

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