



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: 9-22-2020

PROPOSED EL PINTO ESTATES PH. 1 SUBDIVISION PRECINCT No. 3.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: VICTOR J. DANIEC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 38 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF EL PINTO ROAD APPROXIMATELY 80.00 FEET NORTH FROM MESQUITE LANE.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AREAS ALONG THE REAR OF THE LOTS.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO EL PINTO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-15-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: AGUA SUD LINE SIZE: 8" LOCATION: EL PINTO ROAD.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: EL PINTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-09-2020: BY 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: _____, __

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

Final Approval *subject to recommendations other departments*

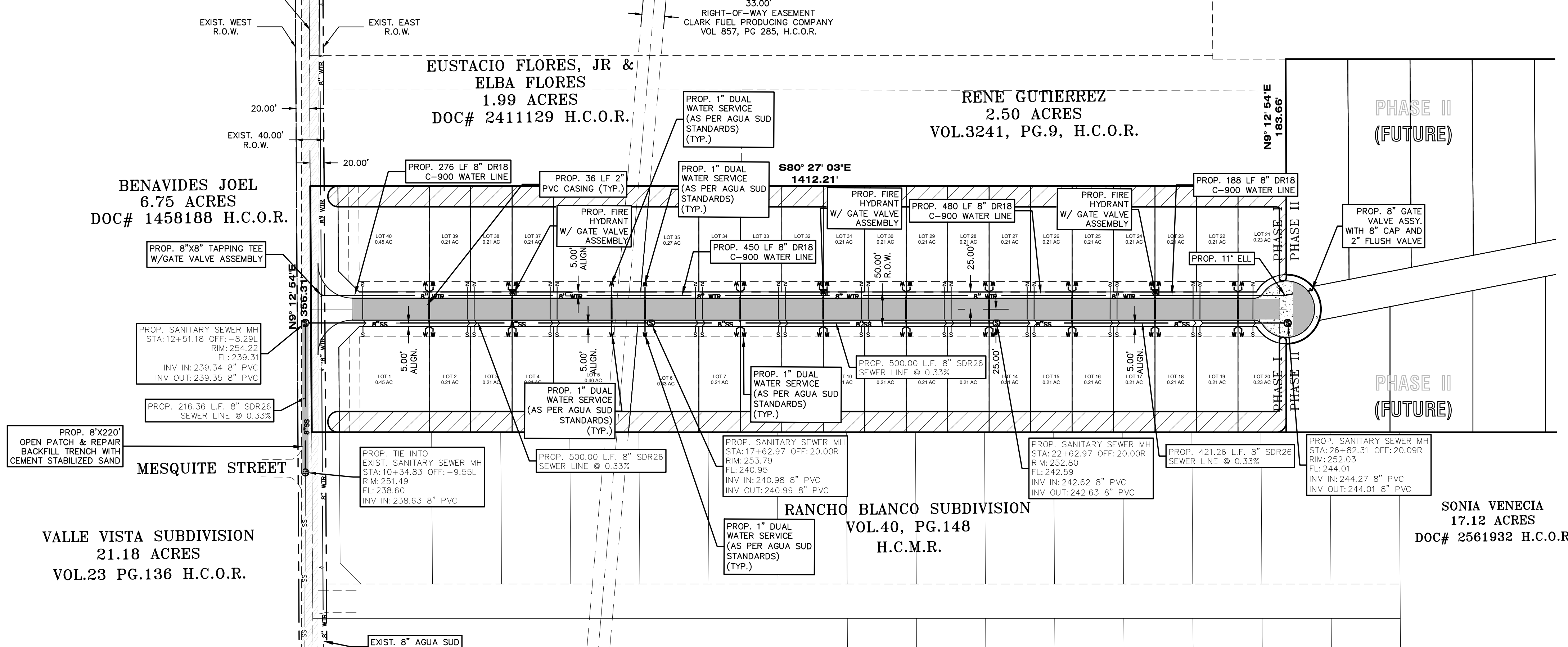
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

EL PINTO ESTATES PHASE I

BEING A 11.63 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 11.63 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF TRACT 126, OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

EL PINTO ROAD

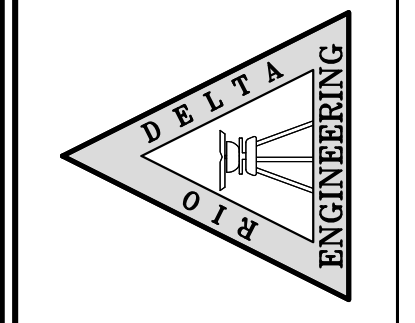


SCALE: 1"=100'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

LEGEND	
▲	SET C-P-S
△	FD. C-P-S
○	SET 1/2" IRON ROD
●	FD. 1/2" IRON ROD
⊙	FD. 5/8" IRON ROD
⊖	FD. 60-D NAIL
⊗	SET PK NAIL
⊕	STORM INLET
⊘	POWER POLE
⊙	FIRE HYDRANT
⊖	IRR. STAND PIPE
⊗	CHAIN LINK FENCE
⊕	EXIST. WATER METER
⊖	GAS SPOTTING
⊗	TELEPHONE PEDESTAL
⊕	POWER POLE
⊖	TRAFFIC SIGN

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.M.	CENTRAL POWER & LIGHT CO.
D.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MULTIPLY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
⊕	CENTER LINE
⊖	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JUNE, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
EL PINTO ESTATES PHASE I
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

ENGINEERING REPORT FOR EL PINTO ESTATES PHASE I
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
BEING A 11.63 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 11.63 ACRES TRACT BEING OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTY, TEXAS, VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE:
LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES, AND COMMERCIAL.

WATER SUPPLY AND DISTRIBUTION

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT WHEREBY AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF EL PINTO ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR EL PINTO ESTATES PHASE I CONSISTS OF 1435 LF OF A PROPOSED 8" DR18 C900 PVC WATER LINE TO BE EXTENDED TO THIS PROPOSED SUBDIVISION AND WILL TERMINATE AT A PROPOSED 8" GATE VALVE ASSY. WITH CAP AND 2" FLUSH VALVE. ADDITIONALLY (18) 1" DIAMETER DUAL WATER SERVICE LINES THAT CONNECT INTO THE PROPOSED 8" LINE FOR THE LOT SERVICES AND TERMINATE AT THE WATER METER BOX FOR THE LOTS. ADDITIONALLY (2) 3/4" DIAMETER SINGLE WATER SERVICE LINES THAT CONNECT INTO THE EXISTING 8" LINE FOR THE LOT SERVICES AND TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ 1,000.00. THE 1435 LF OF WATER LINE, THE (18) 1" DIAMETER DUAL SERVICES, THE (2) 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 1,000,000. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO AGUA SUD. A TOTAL OF \$ 200,000, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO AGUA SUD.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

THE DEVELOPER HAS CONNECTED TO THE EXISTING SANITARY SEWER COLLECTION SYSTEM. THE COUNTY HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST RIGHT OF WAY OF EL PINTO ROAD AND EXTENSIONS OF INDIVIDUAL 2" SERVICES HAVE BEEN PROVIDED TO ALL LOTS. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$ 1,000,000 AT A COST PER LOT OF \$ 100,000.

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 \$ 1,000,000. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO M.H.W.S.C. A TOTAL OF \$ 200,000, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO M.H.S.C.

SANITARY SEWER FACILITIES

THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR THE LOT WILL BE \$ 100,000. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$ 2,000,000 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE EL PINTO ESTATES PHASE I
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION DE EL PINTO ESTATES PHASE I RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). LA COMPANIA DE AGUA (AGUA SUD). EL DUENO DE LA SUBDIVISION Y AGUA SUD. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA SUD. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD. TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA PINTO ROAD. EL SISTEMA REQUERIDO PARA MILANOS ESTATES PHASE I CONSISTE EN 1435 LF DE 8" DR18 C900 PVC LINEA DE AGUA PROPOSTA PARA SER EXTENDIDA A ESTA SUBDIVISION PROPOSTA Y TERMINAR EN UN 8" VALVULA DE COMPUERTA CON TAPON PROPOSTO Y UN 2" VALVULA DE DESCARGA. ADICIONALMENTE (18) LINEAS DOBLES DE AGUA LA CUAL SERA CONECTADA, Y TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN CONSISTE EN (2) LINEAS INDIVIDUALES DE AGUA LA CUAL SERA CONECTADA Y TERMINADA EN EL MEDIDOR DE AGUA. EL COSTO DE LA INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE EL PINTO ESTATES PHASE I SE ESTIMA DE \$ 1,000,000. A UN COSTO TOTAL, EL DUENO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE AGUA SUD, POR UN TOTAL DE \$ 200,000. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE AGUA SUD.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

ESTE DESARROLLO SE HA CONECTADO A UNA LINEA DE COLECCION DE AGUAS RESIDUALES DEL CONDADO DE HIDALGO. EL CONDADO DE HIDALGO TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA EL PINTO ROAD. SE HAN INSTALADO EXTENSIONES DE SERVICIOS DE (2) PULGADAS PARA TODOS LOS LOTES. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$ 2,000,000 A UN COSTO DE \$ 100,000 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 \$ 1,000,000. EL DUENO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE AGUA SUD, POR UN TOTAL DE \$ 200,000. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE AGUA SUD.

DRENAJE:

EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$ 100,000 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

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.

SUBDIVIDER CERTIFICATION

I, 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:

I, **VICTOR J. DANIEC (PRESIDENT, VID MANAGEMENT INC. IT'S SOLE GENERAL PARTNER)**, SUBDIVIDER OF **EL PINTO ESTATES PHASE I** 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.

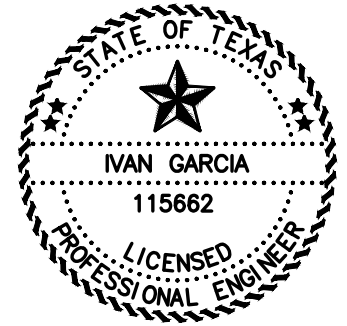
VID VENTURES, LP
BY: VICTOR J. DANIEC
PRESIDENT
VID MANAGEMENT INC.
IT'S SOLE GENERAL PARTNER.

STATE OF TEXAS
COUNTY OF HIDALGO:

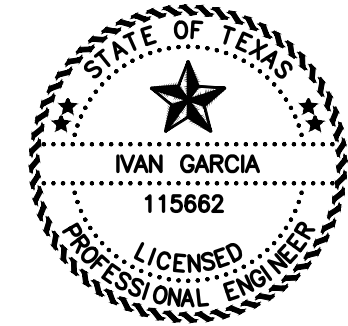
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

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



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



DATE

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:	AS SHOWN
DATE:	JUNE, 2020
PROJECT:	SUB 20.013
REVISIONS:	
PAGE NO:	2-OF-3

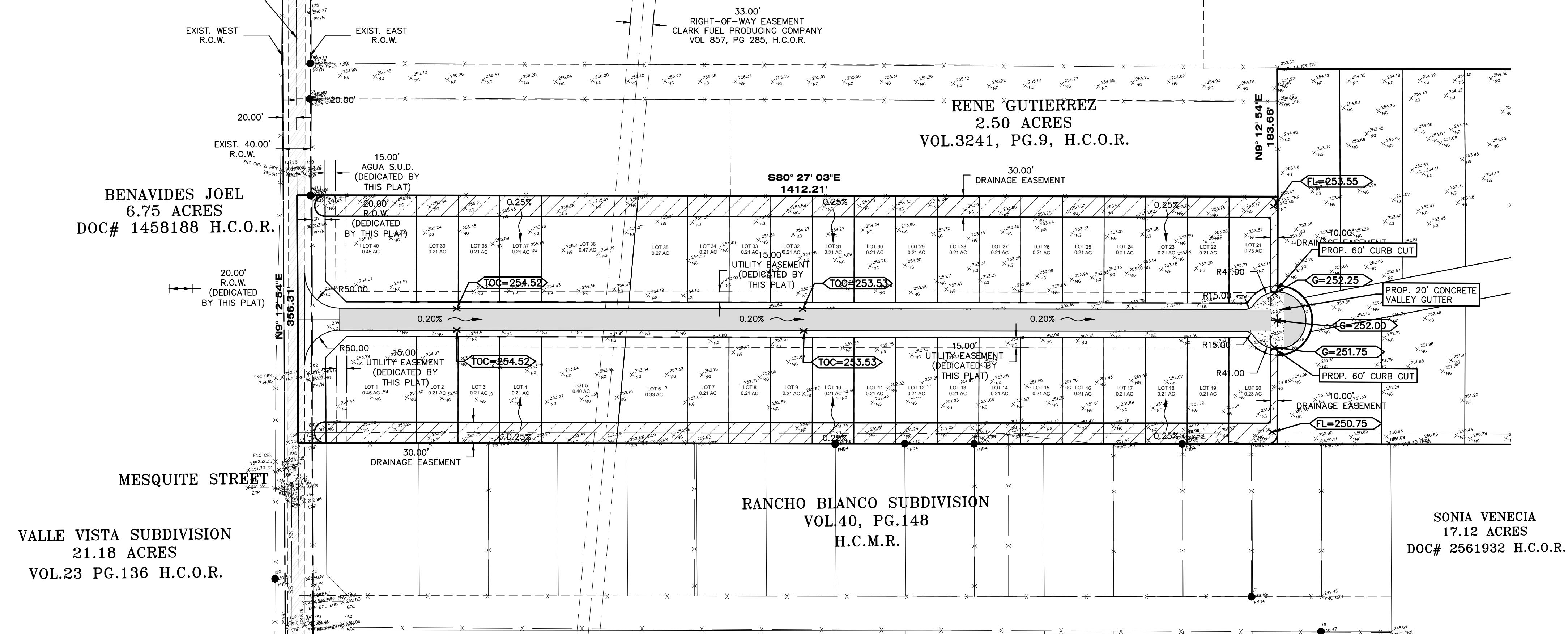
EL PINTO ESTATES PHASE I

SCALE: 1"=100'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
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P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
CL	CENTER LINE
EL	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

LEGEND	
▲	SET C-P-S
△	FD, C-P-S
○	SET 1/2" IRON ROD
●	FD, 1/2" IRON ROD
⊙	FD, 5/8" IRON ROD
⊚	FD, 60-0 NAIL
⊛	SET PK NAIL
⊜	STORM INLET
⊝	POWER POLE
⊞	FIRE HYDRANT
⊠	IRR. STAND PIPE
⊡	CHAIN LINK FENCE
⊢	EXIST. WATER METER
⊣	GAS SPOTTING
⊤	TELEPHONE PEDESTAL
⊥	POWER POLE
⊦	TRAFFIC SIGN

EL PINTO ROAD



DRAINAGE REPORT

EL PINTO ESTATES PHASE I SUBDIVISION IS A PROPOSED 40 LOT SUBDIVISION, SAME BEING OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTY, TEXAS, VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOTS 2 THRU 39 WILL BE USED FOR SINGLE-FAMILY HOMES AND LOTS 1 AND 40 WILL BE USED FOR COMMERCIAL PURPOSES.

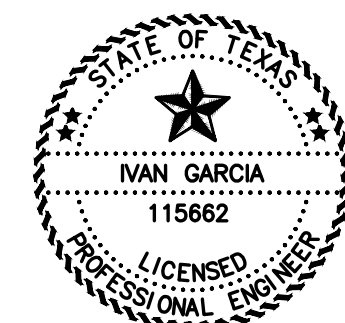
THE SUBDIVISION IS IN ZONE "C" (NO SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0275 B DATED: JANUARY 2, 1991.

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 MCALEEN FINE SANDY LOAM (SS), 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. THE SOIL IS CLASSIFIED AS GROUP B. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

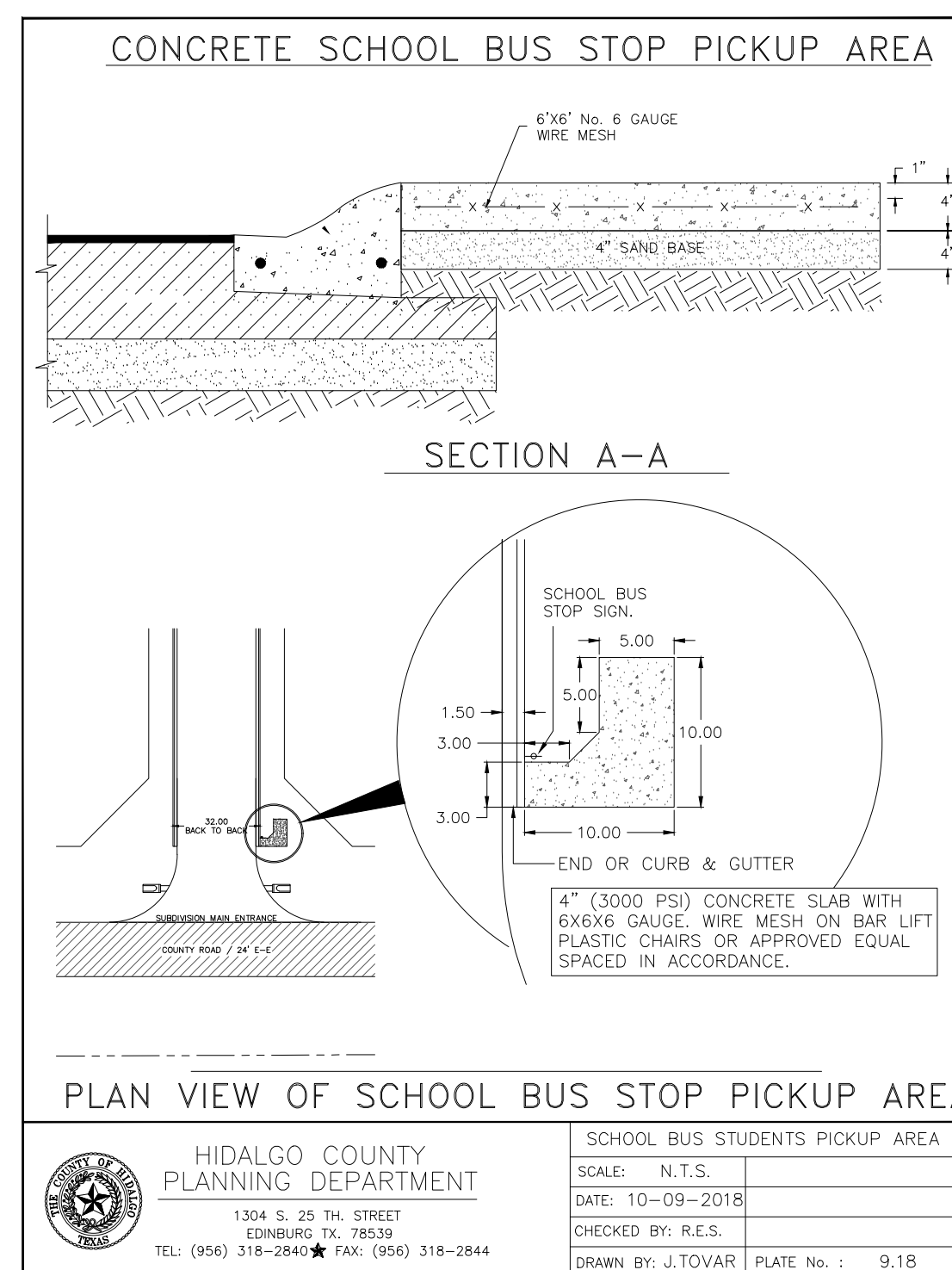
THIS AREA IS OUTSIDE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BOUNDARIES. THE AVERAGE EXISTING NATURAL GROUND ELEVATIONS OF THE SITE RANGE FROM 254.50 TO 251.00 FROM THE NORTHWEST CORNER TO SOUTHWEST CORNER OF THE SITE RESPECTIVELY, AT AN AVERAGE SLOPE OF 0.25% ALONG THIS PATH. EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHEASTERLY DIRECTION ACROSS THE SITE TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA WITH FINAL OUTFALL TO THE RIO GRANDE RIVER. THERE ARE NO DRAIN DITCHES OR DRAINAGE COLLECTION SYSTEMS TO SERVICE THIS AREA, BUT THE SLOPE OF THE LAND IS SUCH THAT DUE TO THE TOPOGRAPHY OF THE AREA ALL OF THE RUNOFF ULTIMATELY DRAINS INTO THE RIO GRANDE RIVER.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.96 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 15.69 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 8.73 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 35,859 OF OR 0.823 AC-FT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. STORM WATERS WILL BE DETAINED IN DESIGNATED DRAINAGE AREAS ALONG THE NORTH AND SOUTH SIDES OF THE SUBDIVISION AND OVERFLOW TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHEASTERLY DIRECTION WITH FINAL OUTFALL TO THE RIO GRANDE RIVER. TABLES AND CALCULATIONS, ARE ATTACHED.



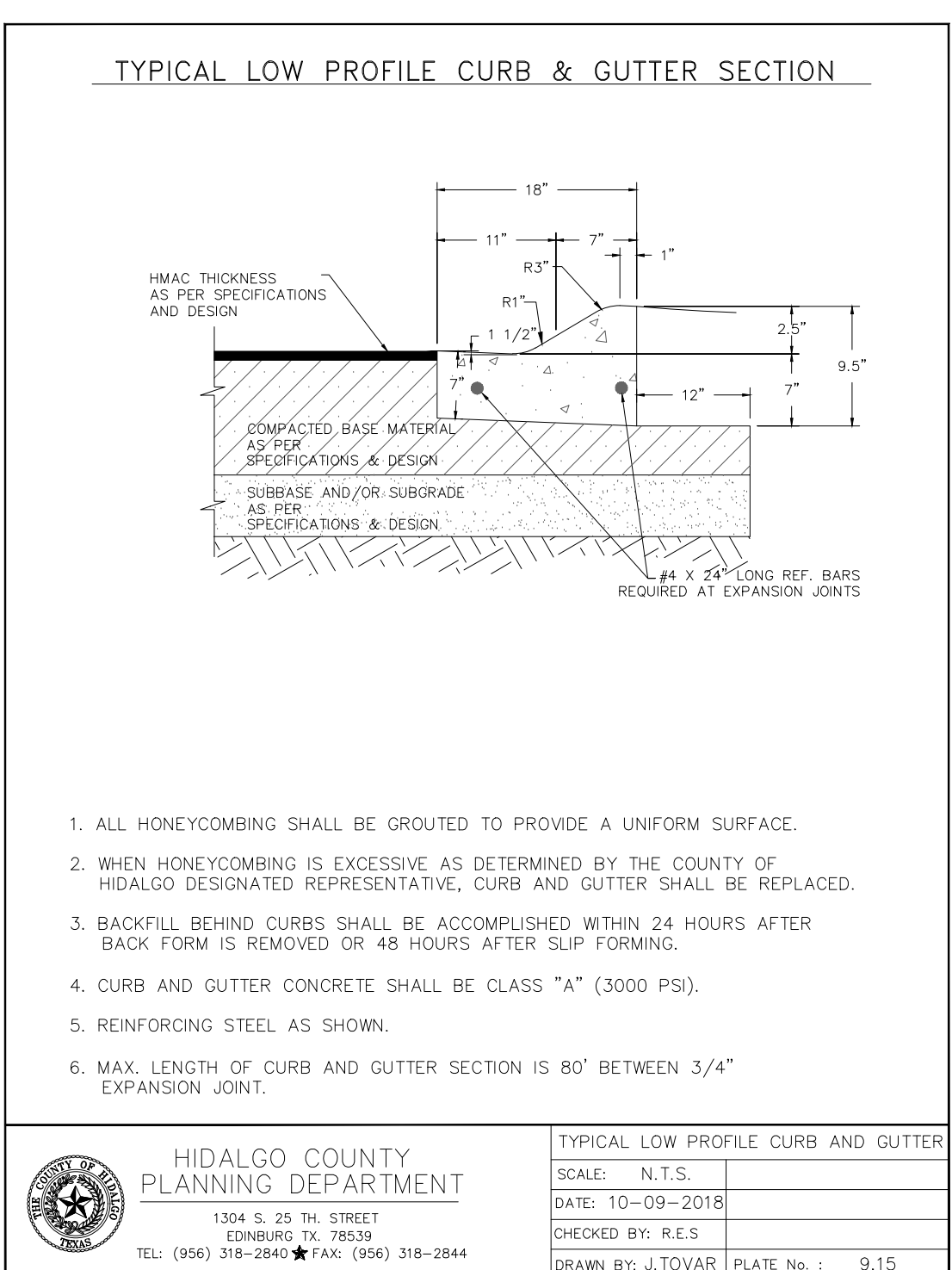
IVAN GARCIA, P.E., R.P.L.S. DATE



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

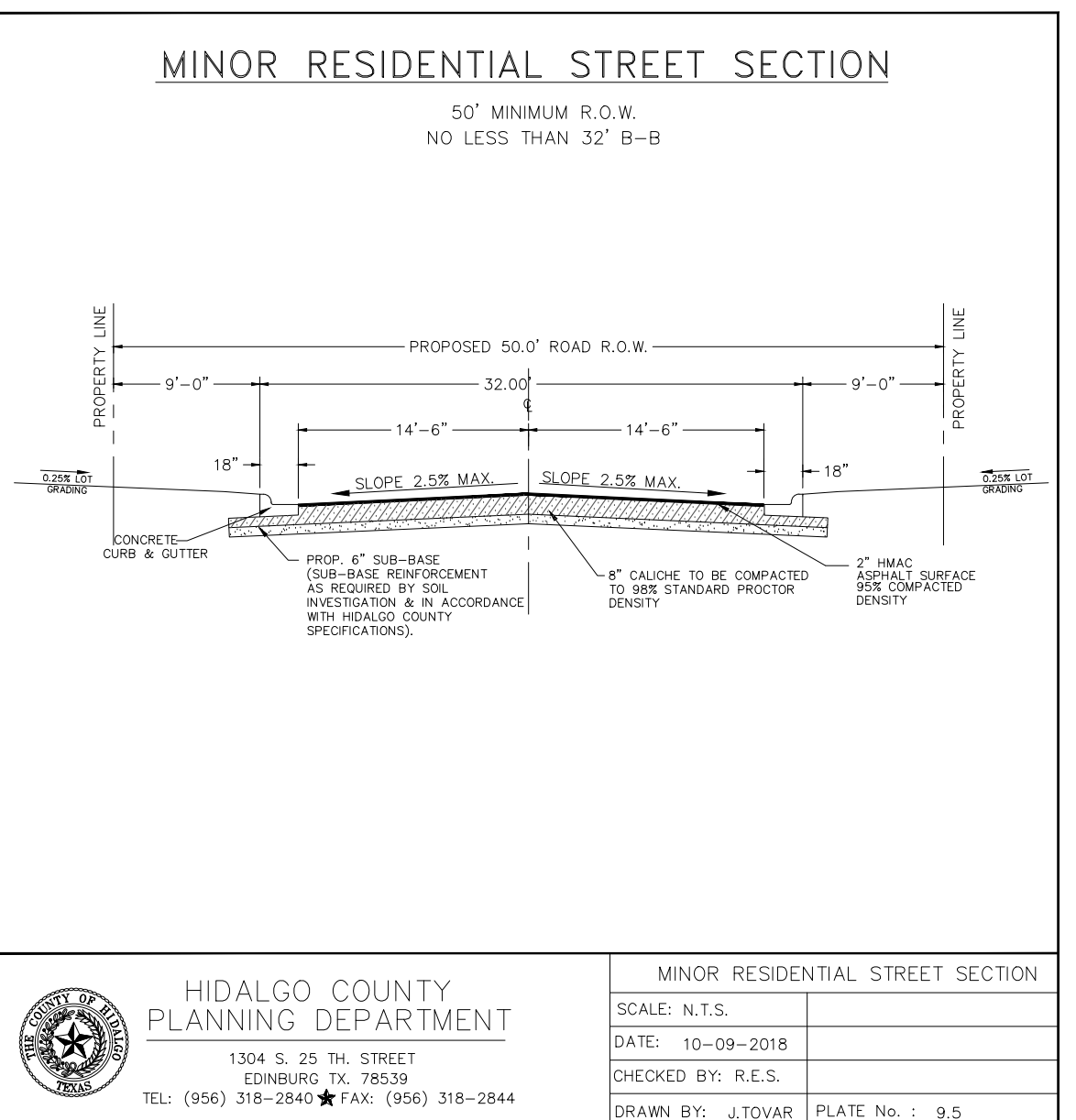
SCHOOL BUS STUDENTS PICKUP AREA
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE NO.: 9.18



TYPICAL LOW PROFILE CURB AND GUTTER

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE NO.: 9.15



MINOR RESIDENTIAL STREET SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE NO.: 9.5

INDEX TO SHEETS OF EL PINTO ESTATES PHASE I	
SHEET 1: HEADINGS, 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, IRRIGATION DISTRICT NO. 9, H.C.D.D. NO. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	EDWIN PENA
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	AS SHOWN
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	JUNE, 2020

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
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ISSUED FOR:
PRELIMINARY

DRAINAGE LAYOUT
EL PINTO ESTATES PHASE I
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

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