



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-28-2022

PROPOSED RBR No. 5 SUBDIVISION, PRECINCT No. 4.

ENGINEER: S2 ENGINEERING, PLLC. DEVELOPER: RBR DEVELOPMENT & INVESTMENTS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF F.M. 2812 APPROXIMATELY 330 FEET WEST OF SKINNER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05-17-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20 FEET ONTO FM 2812.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 05-31-2022 BY, JOSE OCHOA PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 05-31-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: FM 2812.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-21-2022 : 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: N/A

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

Final Approval *subject to recommendations other departments*

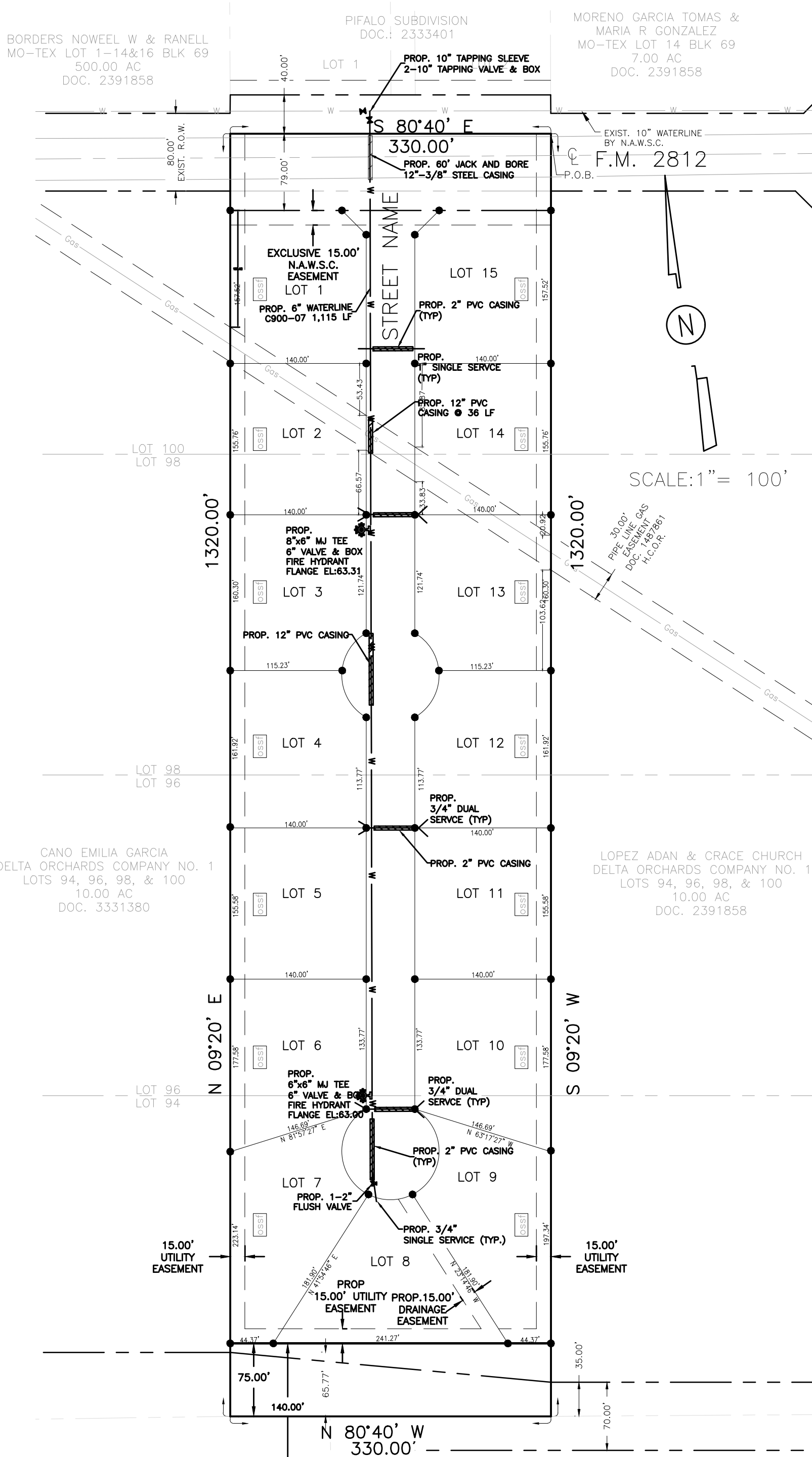
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



PRELIMINARY

RBR SUBDIVISION No. 5 MAP OF WATER AND OSSF DISTRIBUTION

A TRACT OF LAND CONTAINING 10.00 ACRES, MORE OR LESS, BEING PART OF PORTION OF LOTS 94, 96, 98, & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 70F, MAP RECORDS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3306467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR RBR SUBDIVISION No. 5: BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: RBR SUBDIVISION No. 5 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC TIENE UNA LINEA DE 10" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO NORTE DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR No. 5 CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 10" DE DIAMETRO QUE CORRE EN EL LADO NORTE DE LA CALLE FM 2812. LA LINEA PROPUESTA DE 6" DE DIAMETRO CORRE HACIA EL ESTE DEL LADO SUR DE LA CALLE

DE LA LINEA DE 6" DE DIAMETRO SE DESPRENDEN SEIS (6) SERVICIOS DOBLES DE 1" DE DIAMETRO Y TRES (3) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 6" DE DIAMETRO, LAS LINEAS DE SERVICIO DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$... DE LOS CUALES SE CUBRIO US \$... POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US \$... O US \$... POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRESIAS) CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE RBR SUBDIVISION NO 5 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1 Y 7 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US \$45,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

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CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 123,737.00 WHICH EQUALS TO \$ 8,249.13 PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 45,000.00 FOR THE ENTIRE SUBDIVISION.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

RBR SUBDIVISION No. 5: POR JOSE N. SALDIVAR, P.E.

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

RBR SUBDIVISION No. 5 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPANIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPANIA DE NAWSC PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE 10" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO NORTE DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR No. 5 CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 10" DE DIAMETRO QUE CORRE EN EL LADO NORTE DE LA CALLE FM 2812. LA LINEA PROPUESTA DE 6" DE DIAMETRO CORRE HACIA EL ESTE DEL LADO SUR DE LA CALLE

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DRENAJE: Descripcion y Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RBR SUBDIVISION NO 5. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1 Y 7 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US \$45,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

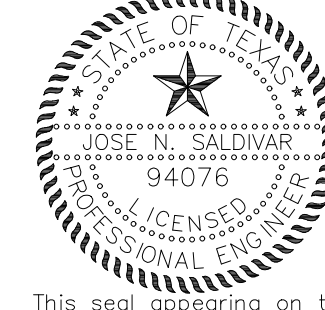
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CERTIFICACION

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:

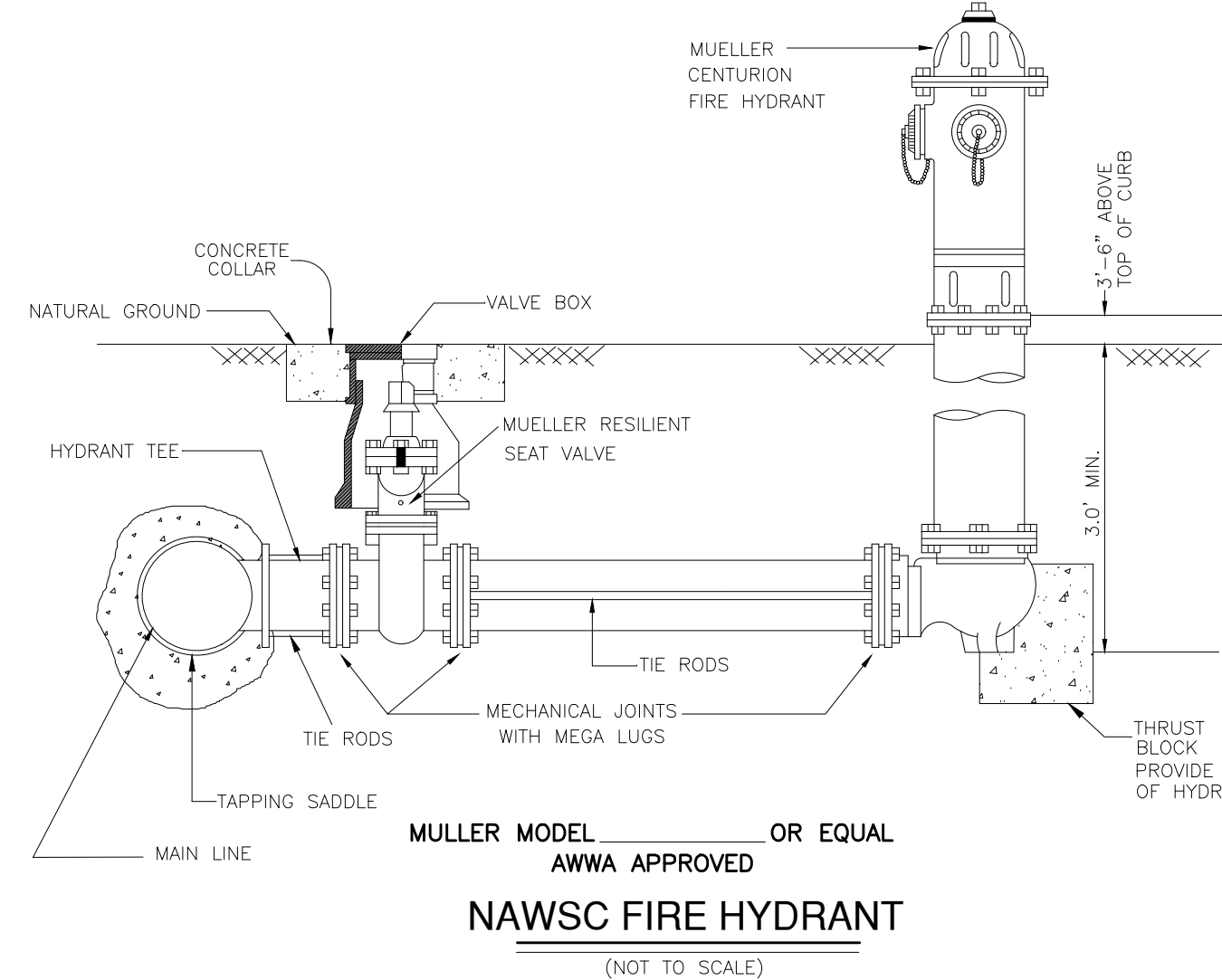
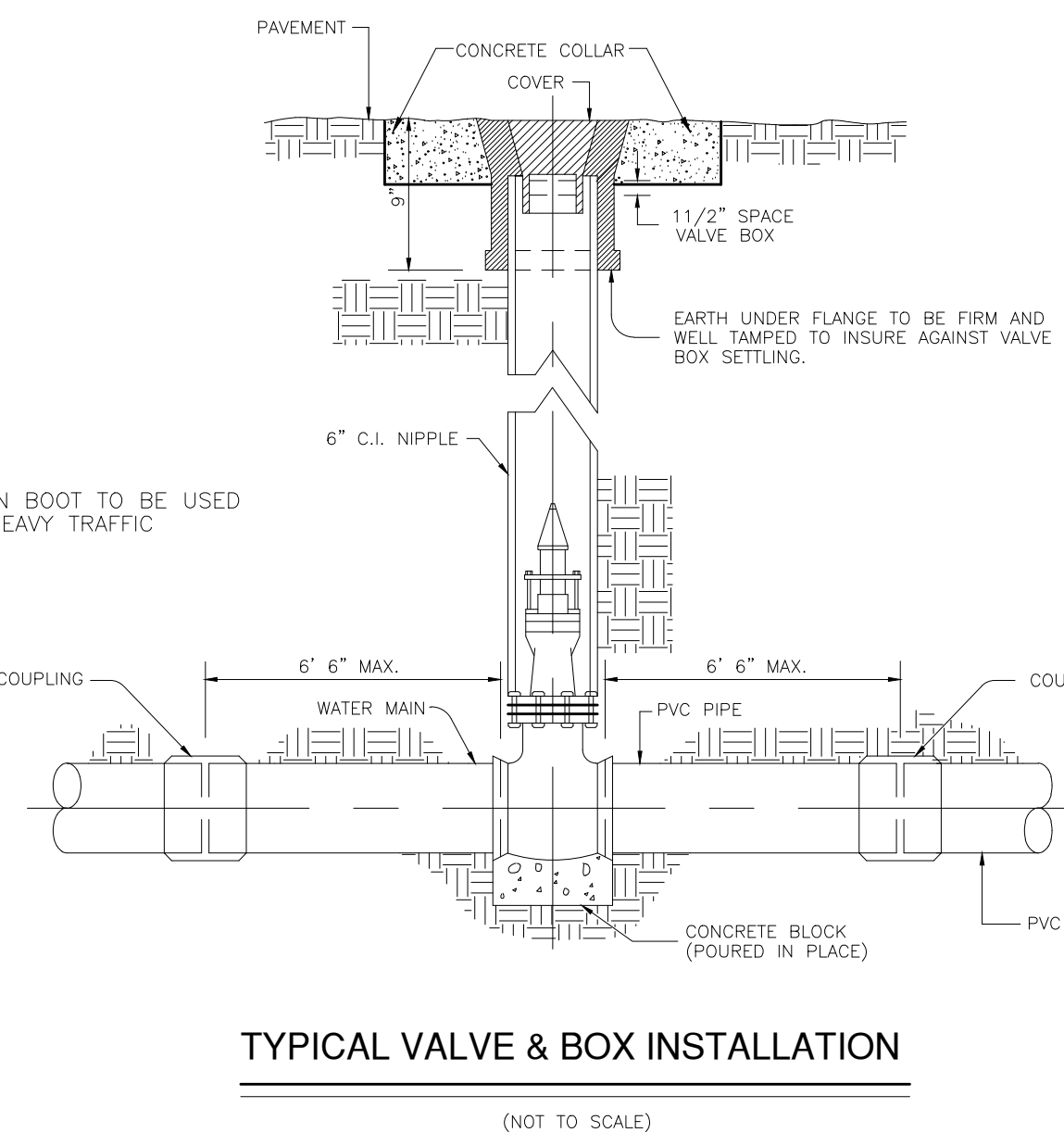
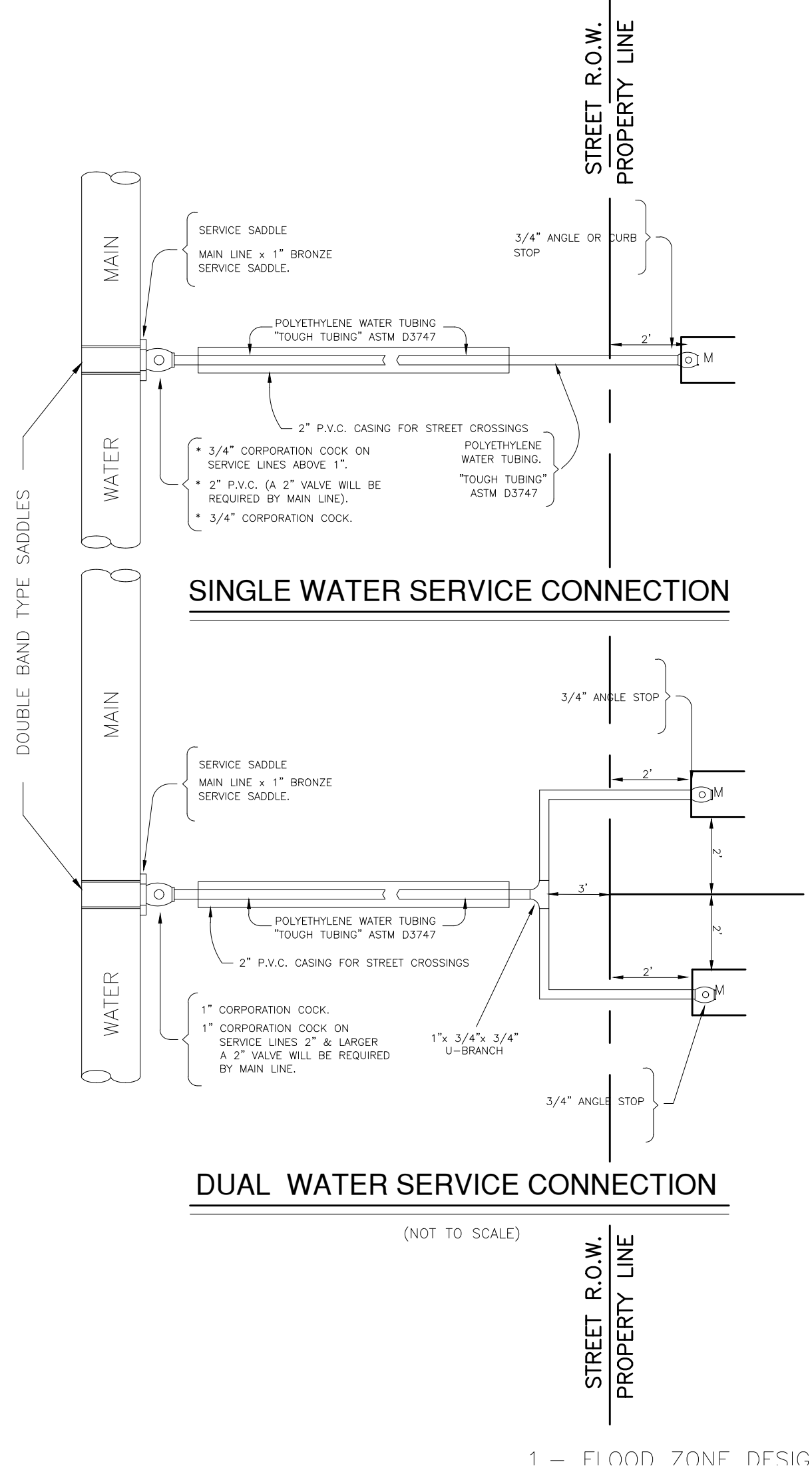
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 123,737.00 LO CUAL EQUIVALE A US\$ 8,249.13 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,000.00 A UN COSTO TOTAL DE \$ 45,000.00 TODA LA SUBDIVISION.



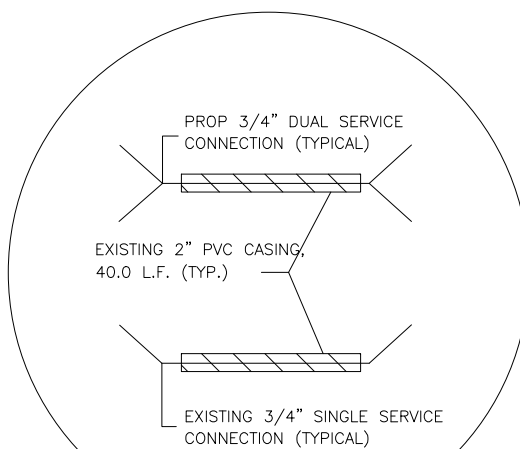
This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076



GENERAL CONSTRUCTION NOTES:

- ALL EXISTING WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



COST ESTIMATE

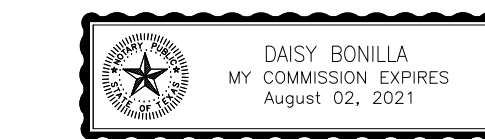
WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
OSSF IMPROVEMENTS:	\$
TOTAL:	\$

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 (WE), _____ SUBDIVIDERS OF RBR SUBDIVISIONS NOS HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RBR DEVELOPMENT & INVESTMENTS LLC
ROEL A. RODRIGUEZ JR, PRESIDENT
3329 PAGE AVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A. RODRIGUEZ JR, PRESIDENT OF RBR DEVELOPMENT & INVESTMENTS LLC proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this day of _____ 2022



RBR SUBDIVISION No.5
UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBEF - 22858
TEL. (956) 403-9787
F-22858

2424 MINOSA ST
MISSION TX, 78574

DRAINAGE AND PAVING

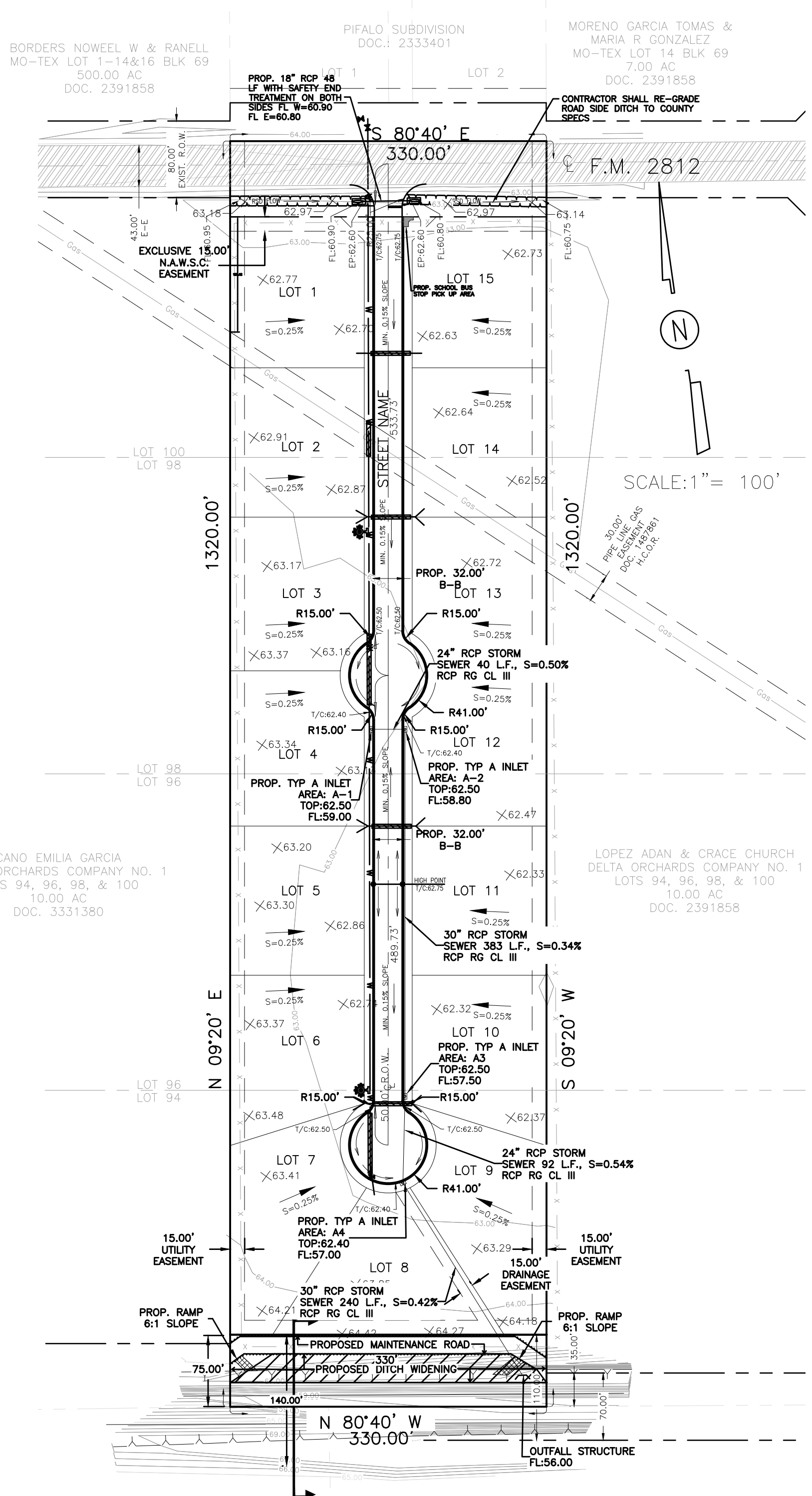
RBR SUBDIVISION No. 5 MAP DRAINAGE AND PAVEMENT

A TRACT OF LAND CONTAINING 10.00 ACRES, MORE OR LESS, BEING PART OF PORTION OF LOTS 94, 96, 98, & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 70F, MAP RECORDS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3306467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



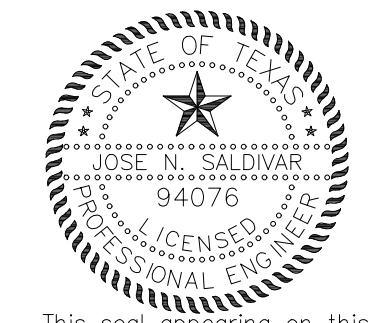
PRELIMINARY

SCALE: 1" = 60'



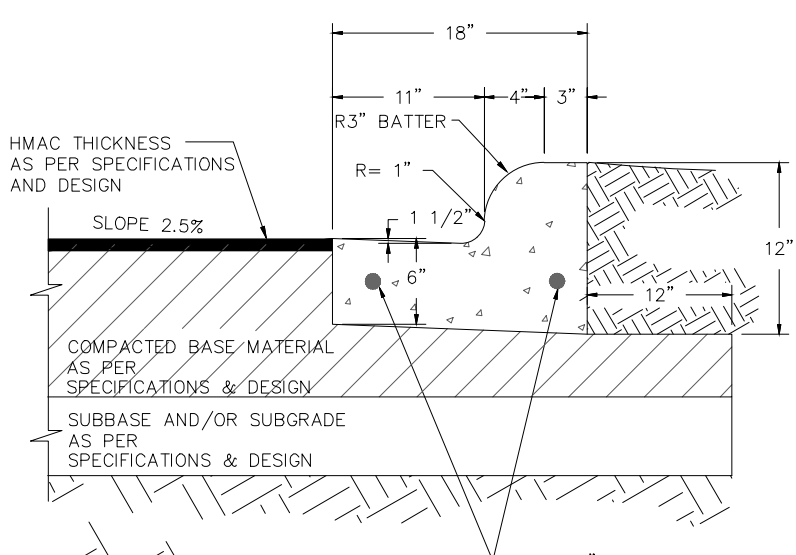
DRAINAGE STATEMENT FOR RBR SUBDIVISION NO. 5

- I. PROJECT LOCATION**
RBR Subdivision No. 5 is a proposed 15 lot single family subdivision within Hidalgo County Limits, on the south side of FM 2812 Road and West of Skinner Road. Being a tract of land containing 10 acres, more or less, being part of portion of Lots 94, 96, 98, & 100, Delta Orchards Company Unit No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 6, Page 70F, Hidalgo County Map Records, and according to General Warranty Deed recorded under County Clerk's Document Number 3306467, Hidalgo County, Texas.
- II. FLOOD PLAIN**
The subject tract is located within Flood Zone "X" (unshaded) according to FEMA FIRM Community Panel No. 480334 325 D, map revised on June 6, 2000, defined as areas determined to be outside of the 500-year flood plain.
- III. SOIL CONDITIONS**
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28), Recombes Sandy Clay Loam (48), and Willacy Fine Sandy Loam (70). All of the soil is classified as well drained and Hydrologic Group "B".
- IV. EXISTING CONDITIONS**
The existing runoff sheet flows overland in a northeasterly direction towards FM 2812. Based on the Rational Method and the attached calculation, and existing 10-year storm event generates 3.65 cfs of runoff. The proposed runoff after development is 15.69 cfs for a 50-year storm event. The proposed project will have an approximate increase of 12.04 cfs of storm runoff for a 50-year storm event.
- V. PROPOSED CONDITIONS**
In accordance with the County of Hidalgo's drainage requirements, 38,454 cubic feet (1,424 cubic yards) of runoff detention will need to be detained for a 50-year storm event. Runoff will be detained by widening the existing drainage ditch (DA-1) owned by Delta Irrigation District and maintained by Hidalgo County Drainage District No. 1, south of the proposed subdivision. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.
The proposed subdivision's surface storm water runoff will be intercepted by proposed Type "A" inlets installed at appropriate locations. The inlets will drain into proposed 24 and 30 inch storm sewer lines, eventually outfalling into the existing ditch.



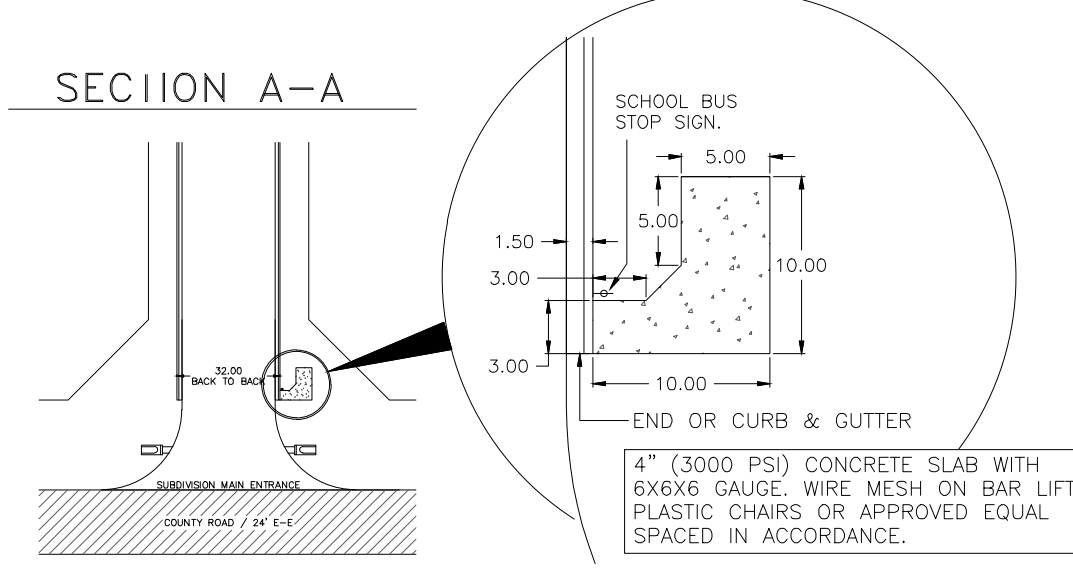
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PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

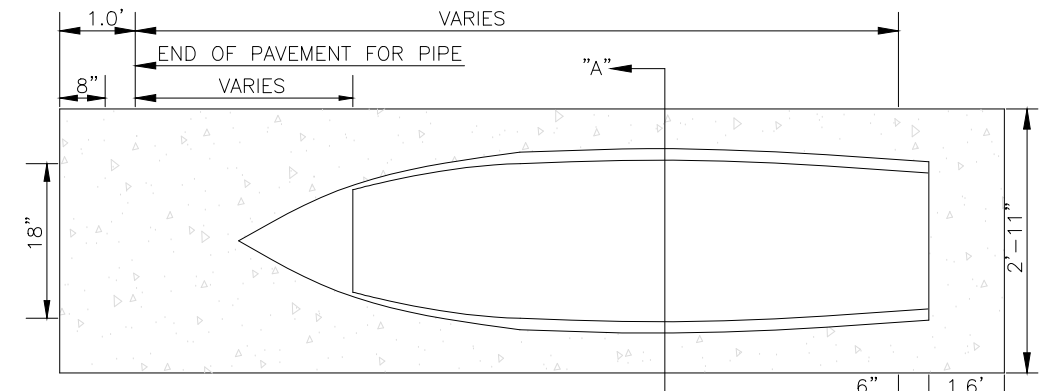


TYPICAL CURB & GUTTER DETAIL
NOT TO SCALE

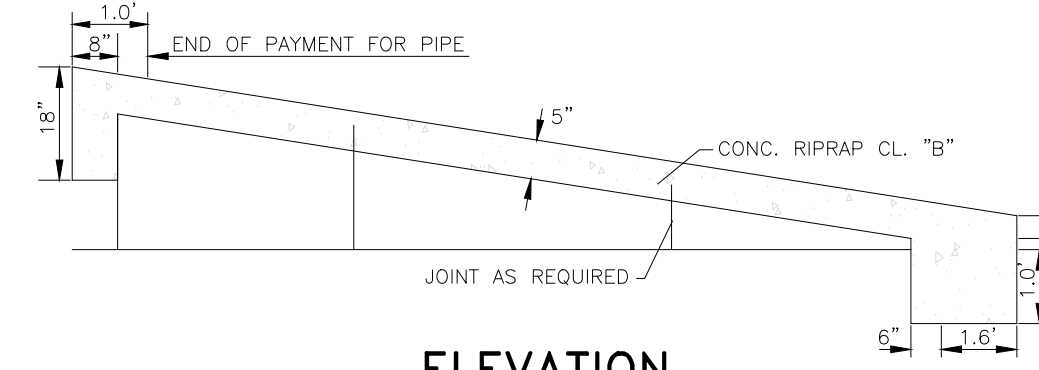
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT



CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE



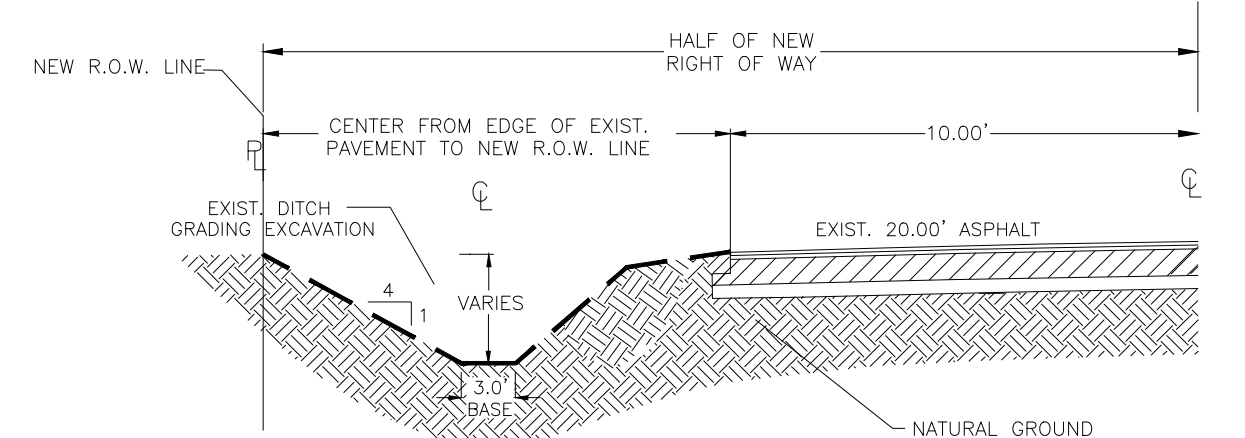
PLAN



ELEVATION

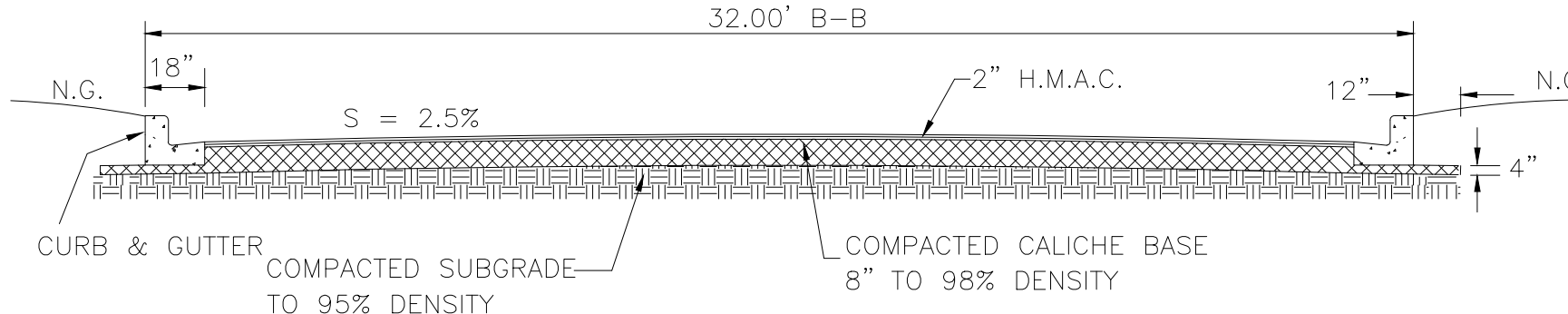
SAFETY END TREATMENT

NOT TO SCALE



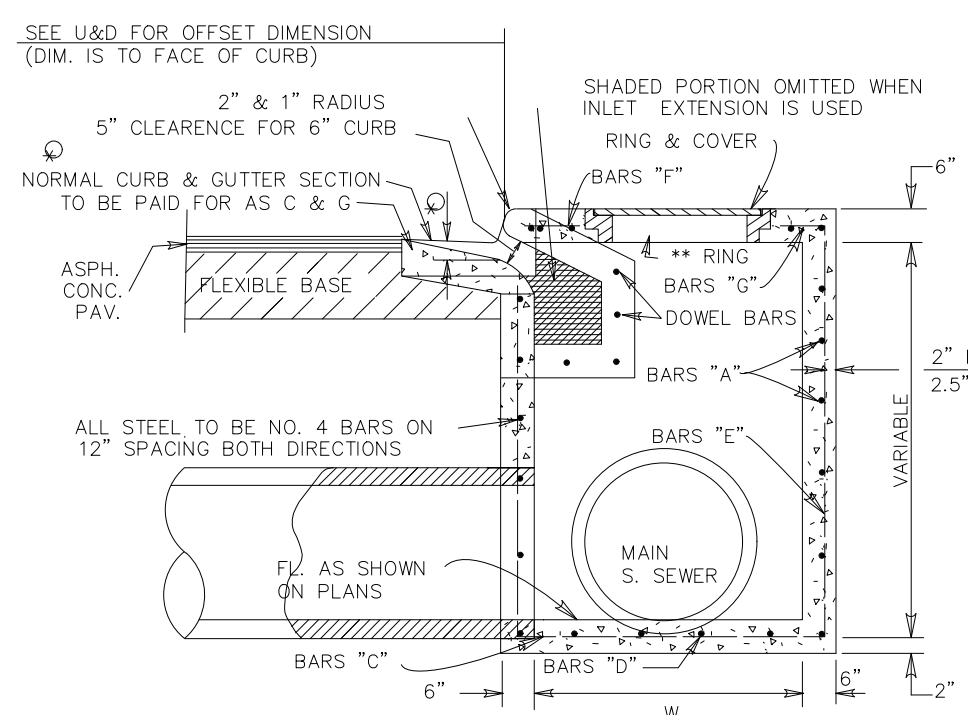
RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



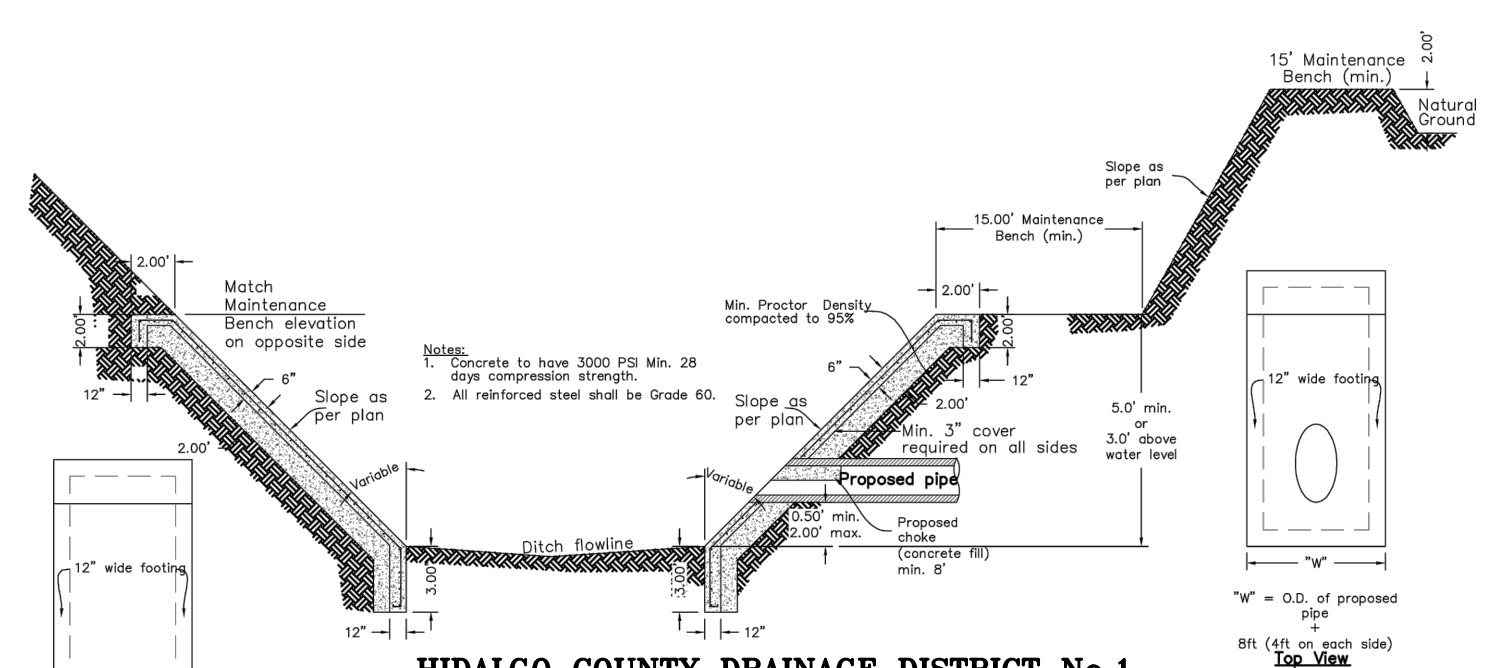
STREET SECTION

NOT TO SCALE



TYPE "A" INLET

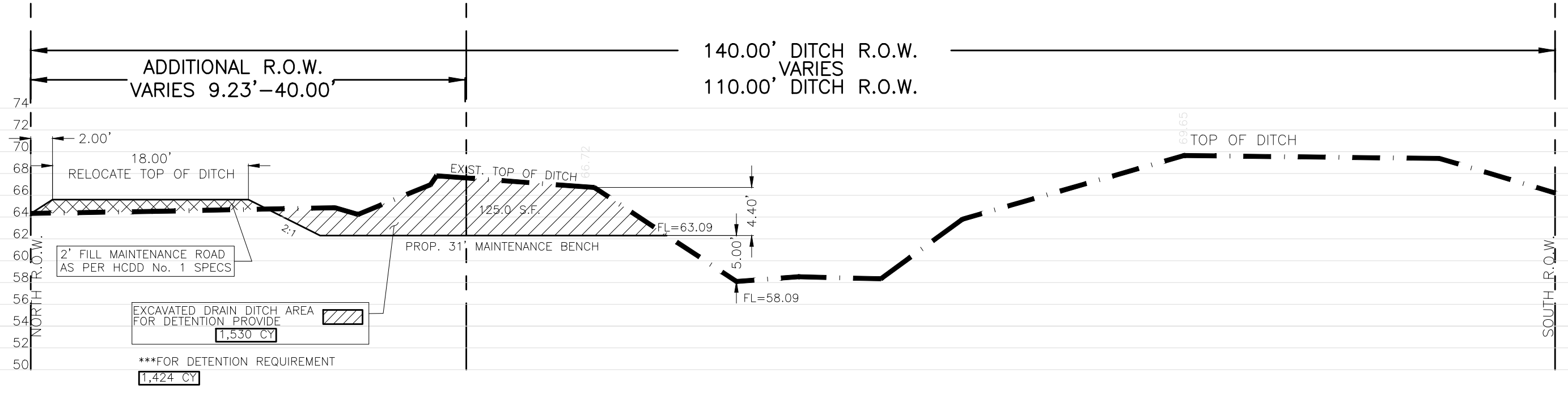
NOT TO SCALE



HIDALGO COUNTY DRAINAGE DISTRICT No. 1 STORM DISCHARGE STRUCTURE

NOT TO SCALE

COST ESTIMATE	
WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$
TOTAL:	\$



EXISTING & PROPOSED CROSS SECTION A-A

SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'

RBR SUBDIVISION No. 5 DRAINAGE AND PAVEMENT LAYOUT

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CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBEF F-22858
TEL. (956) 403-9787
F-22858



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MISSION TX, 78574

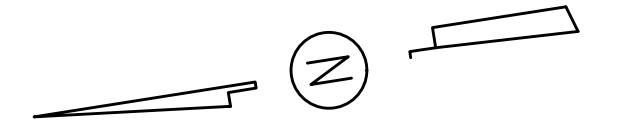
SHEET NO. 3
OF 4 SHEETS

RBR SUBDIVISION No. 5 STREETLIGHT LAYOUT

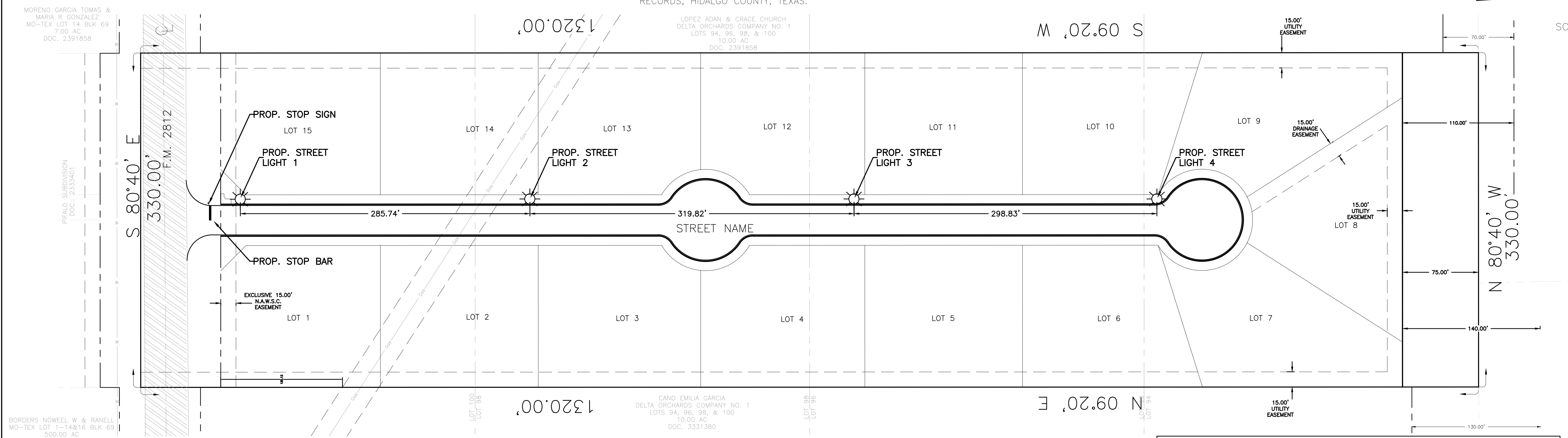
A TRACT OF LAND CONTAINING 10.00 ACRES, MORE OR LESS, BEING PART OF PORTION OF LOTS 94, 96, 98, & 100, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 70F, MAP RECORDS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3306467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



PRELIMINARY



SCALE: 1" = 50'



MORENO GARCIA TOMAS & MARIA F GONZALEZ
MO-TEX LOT 14 BLK 69
7.00 AC
DOC. 2391858

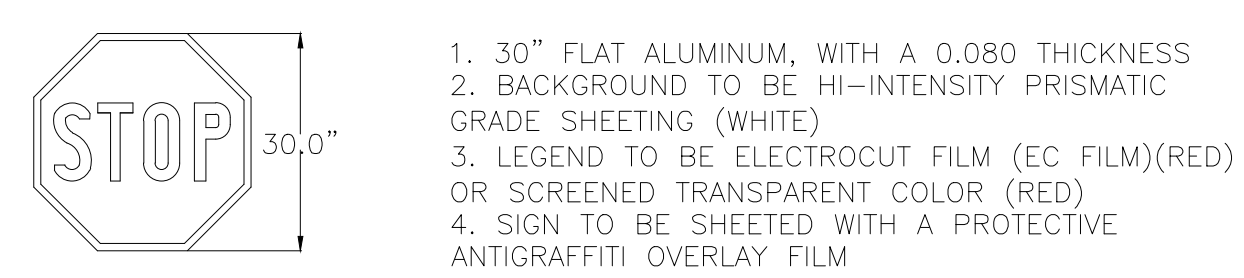
PIFALO SUBDIVISION
DOC. 2333401

BORDERS NOWELL W & RANELL
MO-TEX LOT 1-14 & 16 BLK 69
500.00 AC
DOC. 2391858

LOPEZ ADAN & GRACE CHURCH
DELTA ORCHARDS COMPANY NO. 1
LOTS 94, 96, 98, & 100
10.00 AC
DOC. 2391858

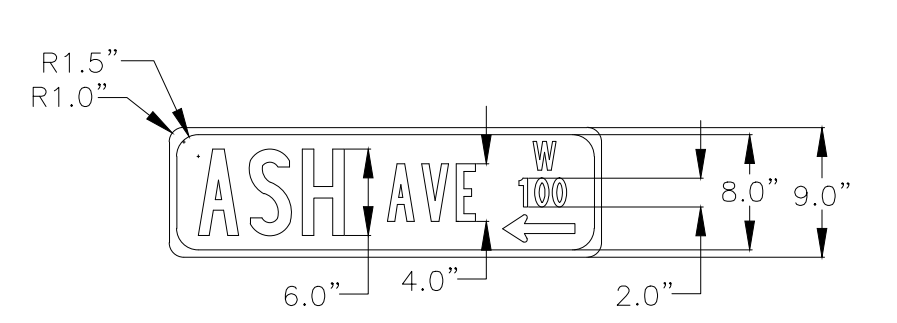
CANO EMILIA GARCIA
DELTA ORCHARDS COMPANY NO. 1
LOTS 94, 96, 98, & 100
10.00 AC
DOC. 3331380

RBR SUBDIVISION No.5
STREETLIGHT & SIGN LAYOUT



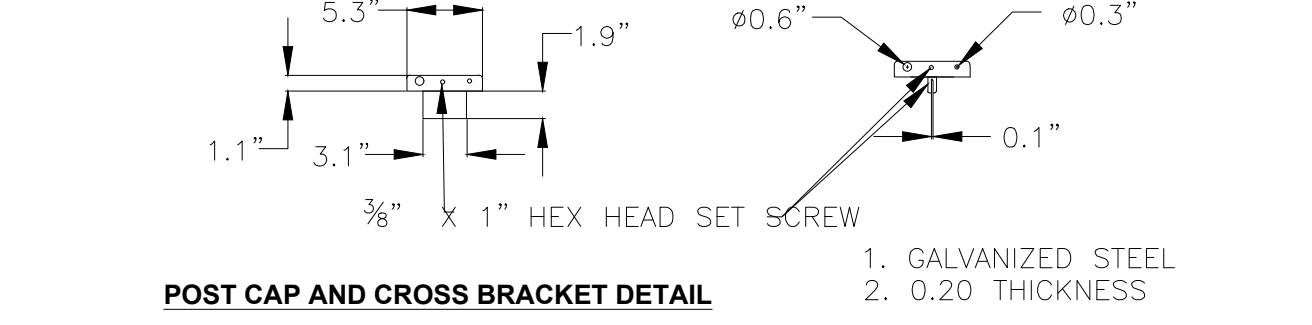
1. 30" FLAT ALUMINUM, WITH A 0.080 THICKNESS
2. BACKGROUND TO BE HI-INTENSITY PRISMATIC GRADE SHEETING (WHITE)
3. LEGEND TO BE ELECTROCUOT FILM (EC FILM)(RED) OR SCREENED TRANSPARENT COLOR (RED)
4. SIGN TO BE SHEETED WITH A PROTECTIVE ANTIGRAFFITI OVERLAY FILM

STOP SIGN DETAIL

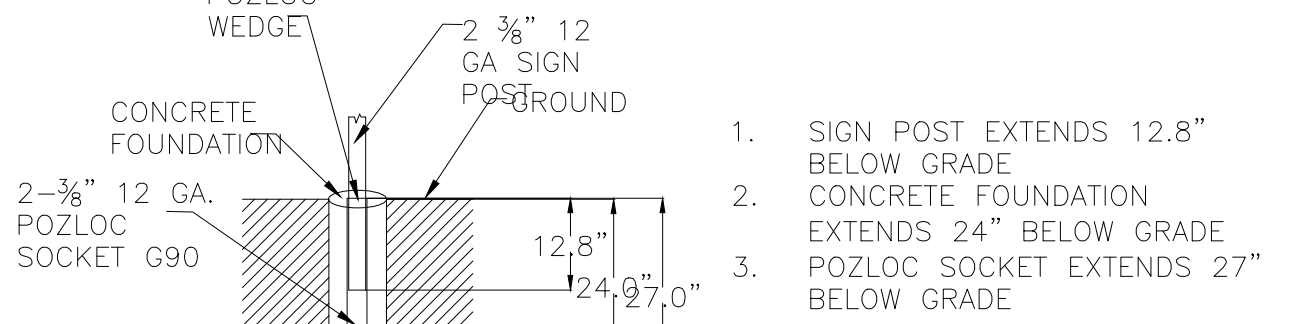


1. BE A 9" FLAT ALUMINUM RECTANGLE, WITH A 0.125 THICKNESS
2. BACKGROUND TO BE HI-INTENSITY PRISMATIC SHEETING (WHITE)
3. LEGEND TO BE ELECTROCUOT FILM (EC FILM) GREEN UNLESS OTHERWISE SPECIFIED BY THE CITY OF McALLEN
4. FONT SHALL BE CLEAR VIEW TEXT STYLE

STREET NAME SIGN DETAIL



1. GALVANIZED STEEL
2. 0.20 THICKNESS



1. SIGN POST EXTENDS 12.8" BELOW GRADE
2. CONCRETE FOUNDATION EXTENDS 24" BELOW GRADE
3. POZLOC SOCKET EXTENDS 27" BELOW GRADE

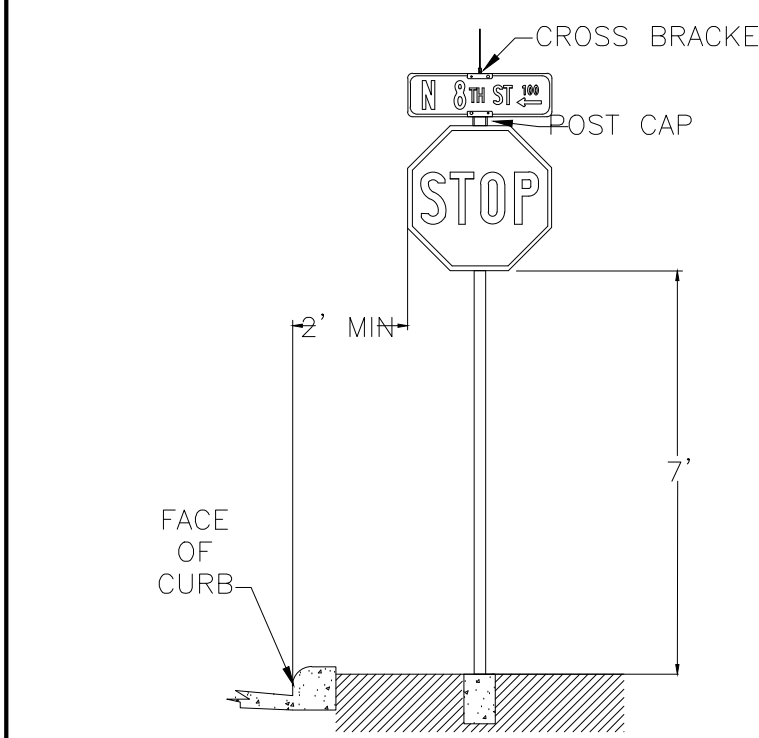
BREAKAWAY SIGN INSTALLATION DETAIL

- GENERAL NOTES
1. ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS
 2. SHEETING GRADE TO CONFORM WITH ASTM D 4956-01

PROPOSED STREET LIGHT FIXTURES

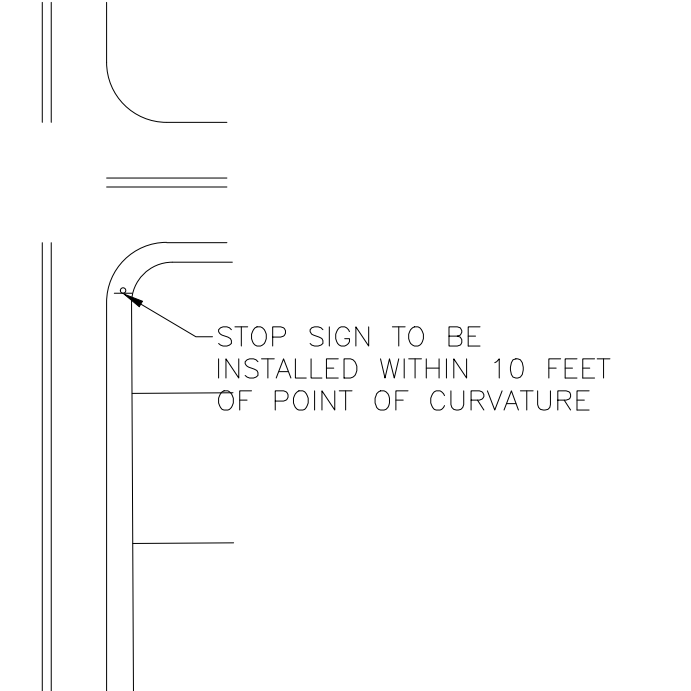
THE STREET LIGHT FIXTURES FOR RESIDENTIAL STRETS ARE TO CONSIST OF 250 WATT HIGH PRESSURE SODIUM, COBRA TYPE FIXTURES WITH 6' EXTENSIONS MOUNTED ON 35' CONCRETE STANDARD.

- GENERAL NOTES
1. ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS
 2. SIGN LEGENDS SHALL MEET TMUTCD STANDARDS
 3. ADVISORY SPEEDS TO BE BASED ON INCLINOMETER TEST AND APPROVED BY THE TRAFFIC OPERATIONS STAFF PRIOR TO INSTALLATION
 4. SHEETING GRADE TO CONFORM WITH ASTM D 4956-01

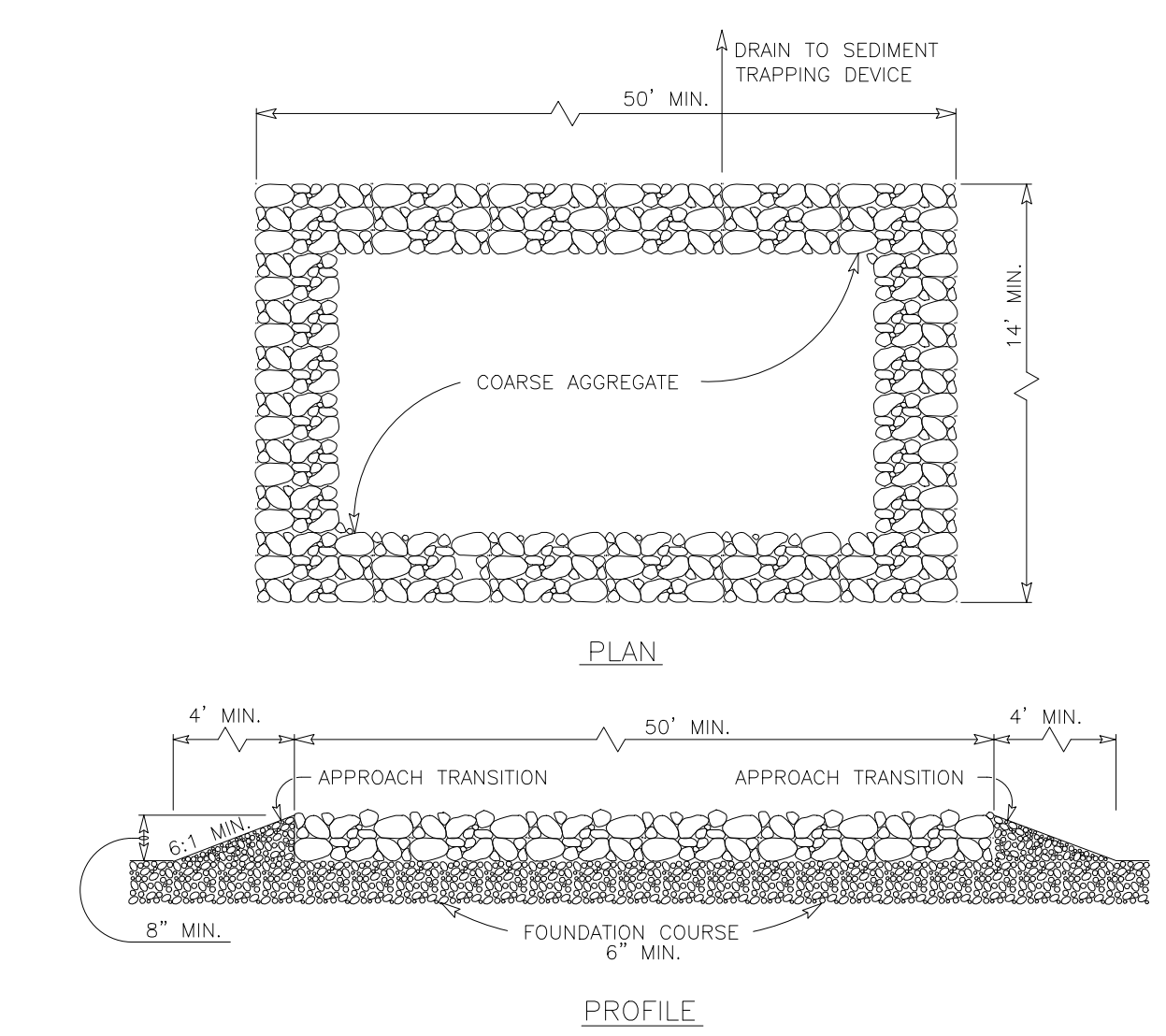
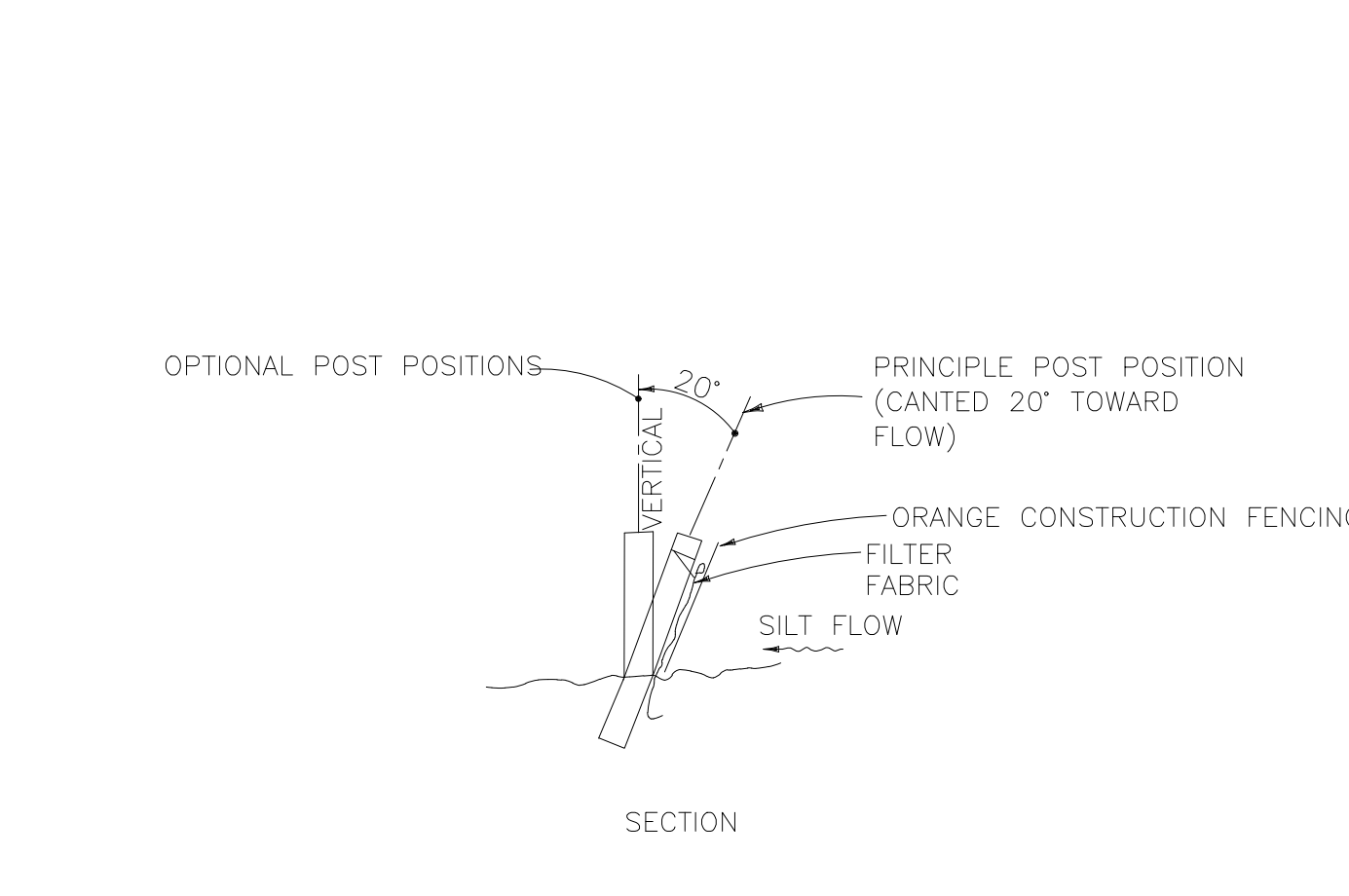
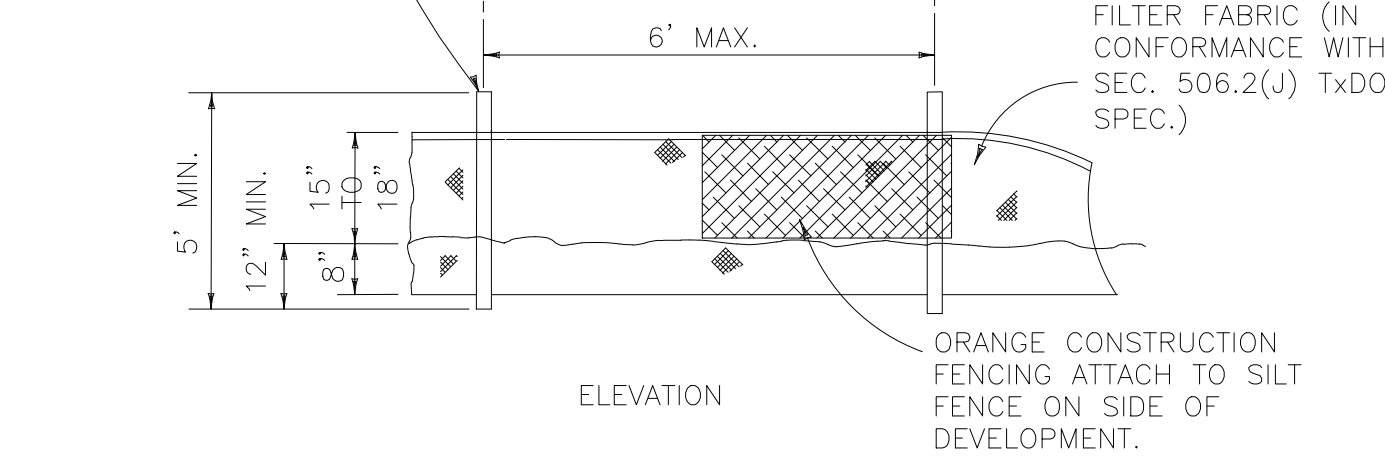


WARNING/ SPEED LIMIT SIGNS TYPICALLY CENTERED ON PROPERTY LINE SPEED LIMIT SIGNS TYPICALLY 100 - 200 FT FROM INTERSECTION

- SIGN CLEARANCE DETAIL
1. 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
 2. STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
 3. MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
 4. INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
 5. INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS



- POST OPTIONS:
- SOFT WOOD 3" DIA. MIN.
 - WOOD 2" X 4"
 - HARDWOOD 1-1/2" X 1-1/5"
 - "T" OR "L" STEEL, 1.3 LBS/FT. MIN.



- NOTES:
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8"
 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

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SHEET NO. 4
OF 4 SHEETS