



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-18-2022

PROPOSED MILE 9 NORTH MEADOWS SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES ENGINEERING DEVELOPER: RCI DEVELOPMENT-WISCONSIN, LTD.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 94  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 9 NORTH ROAD & MILE 2 ½ EAST ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MERCEDES.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-11-2021 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 PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 9 NORTH ROAD AND 10.00 FEET ONTO MILE 2 ½ EAST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-10-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF MERCEDES LINE SIZE: 8" LOCATION: MILE 9 NORTH ROAD.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: MILE 9 NORTH ROAD AND 6" ON MILE 2 ½ EAST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-05-2022 : 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: MARCH 23, 2021

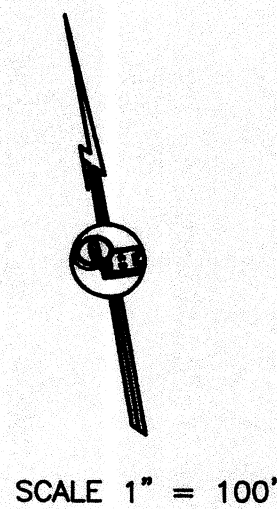
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

**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.*



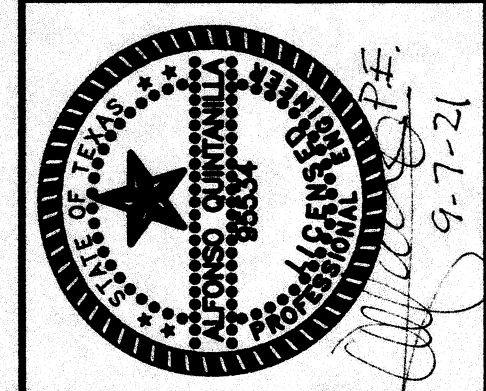


**NOTE:**

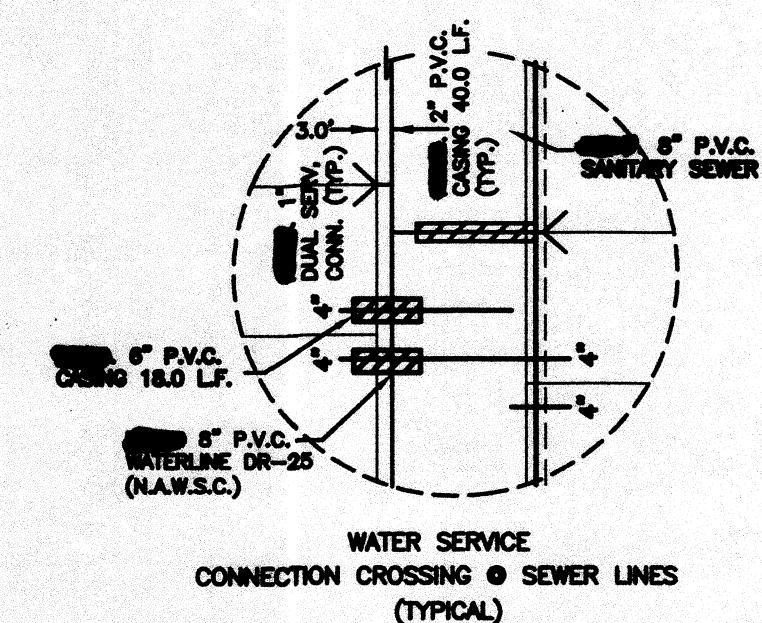
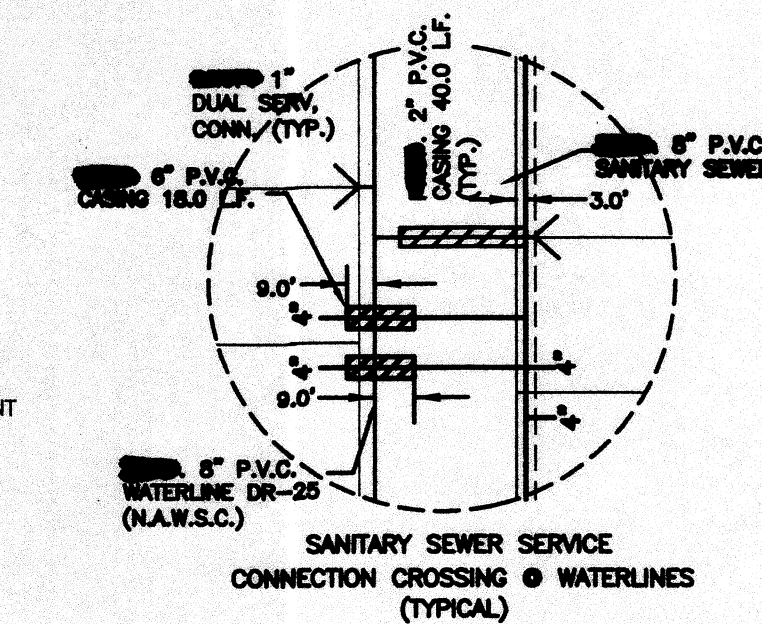
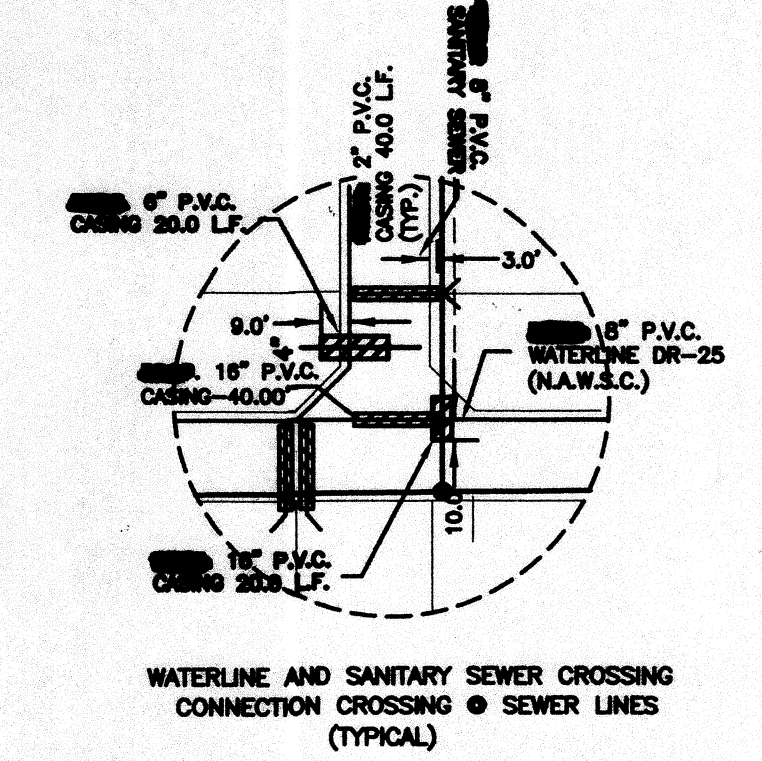
- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 10.0' BEYOND SEWER LINE
- 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
- 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT -1/2 SAND MIXTURE.

JOB NO. 12-1-2020  
 DATE 03-31-2021  
 REVISION 1"=100'  
 SCALE JULIE OZYS  
 DRAWN BY  
 SHEET

**MILE 9 NORTH MEADOWS  
 (STUB OUT STREET)  
 WATER DISTRIBUTION SYSTEM**



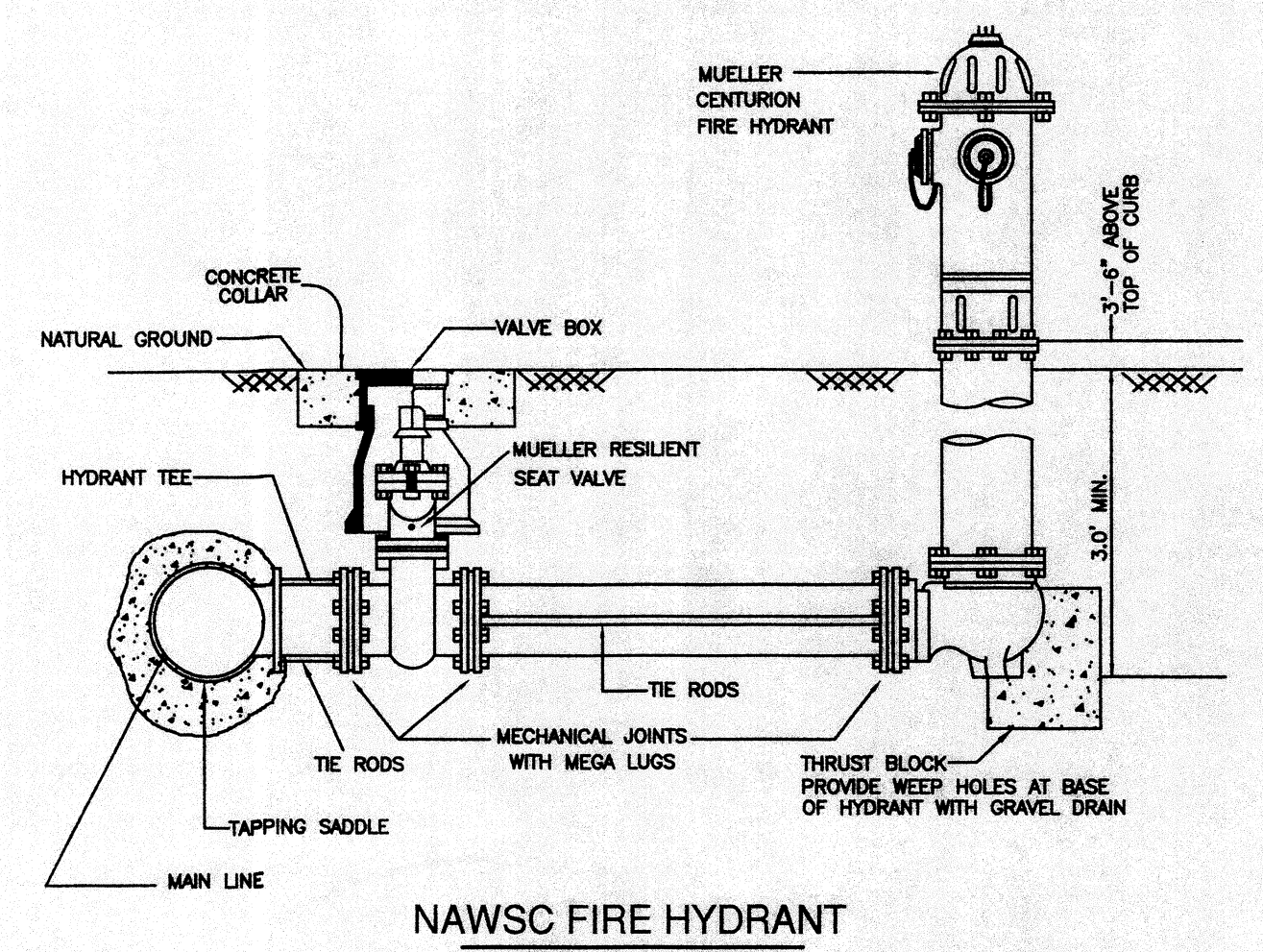
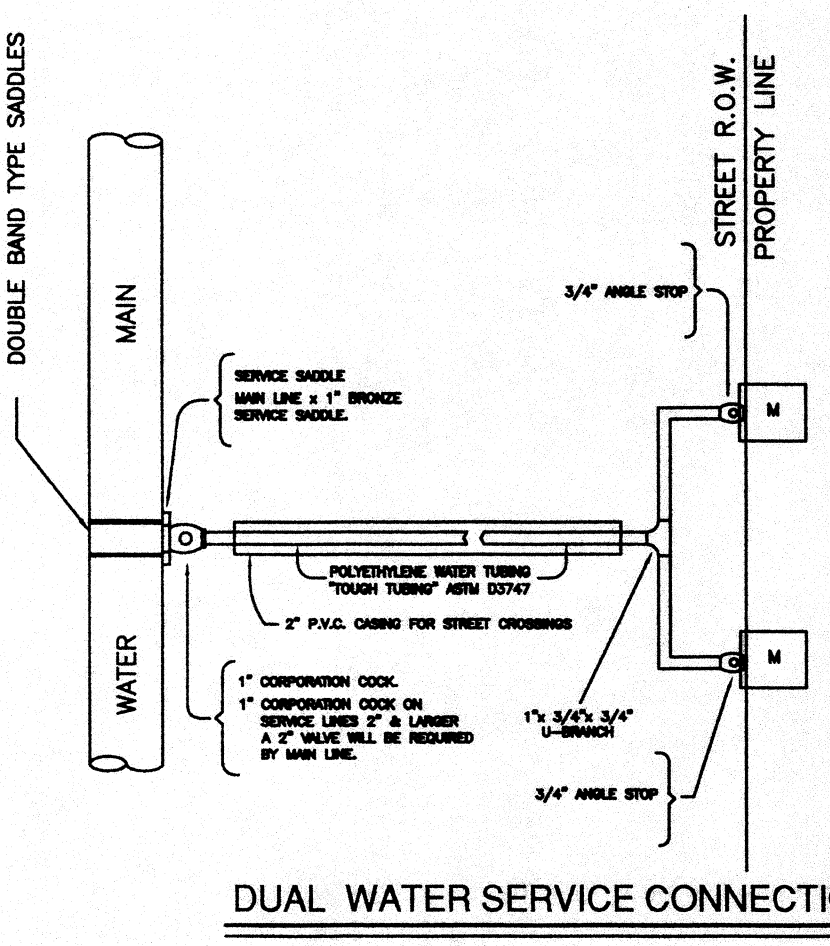
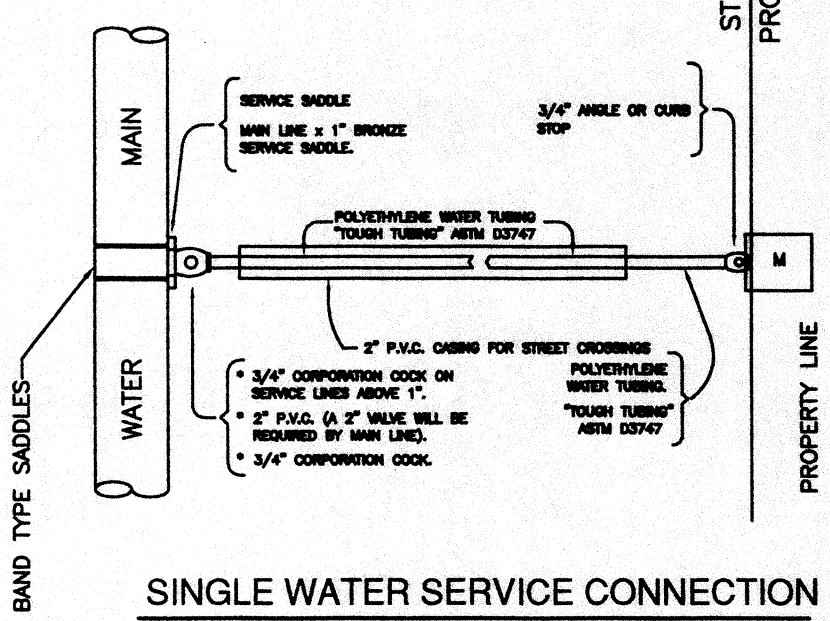
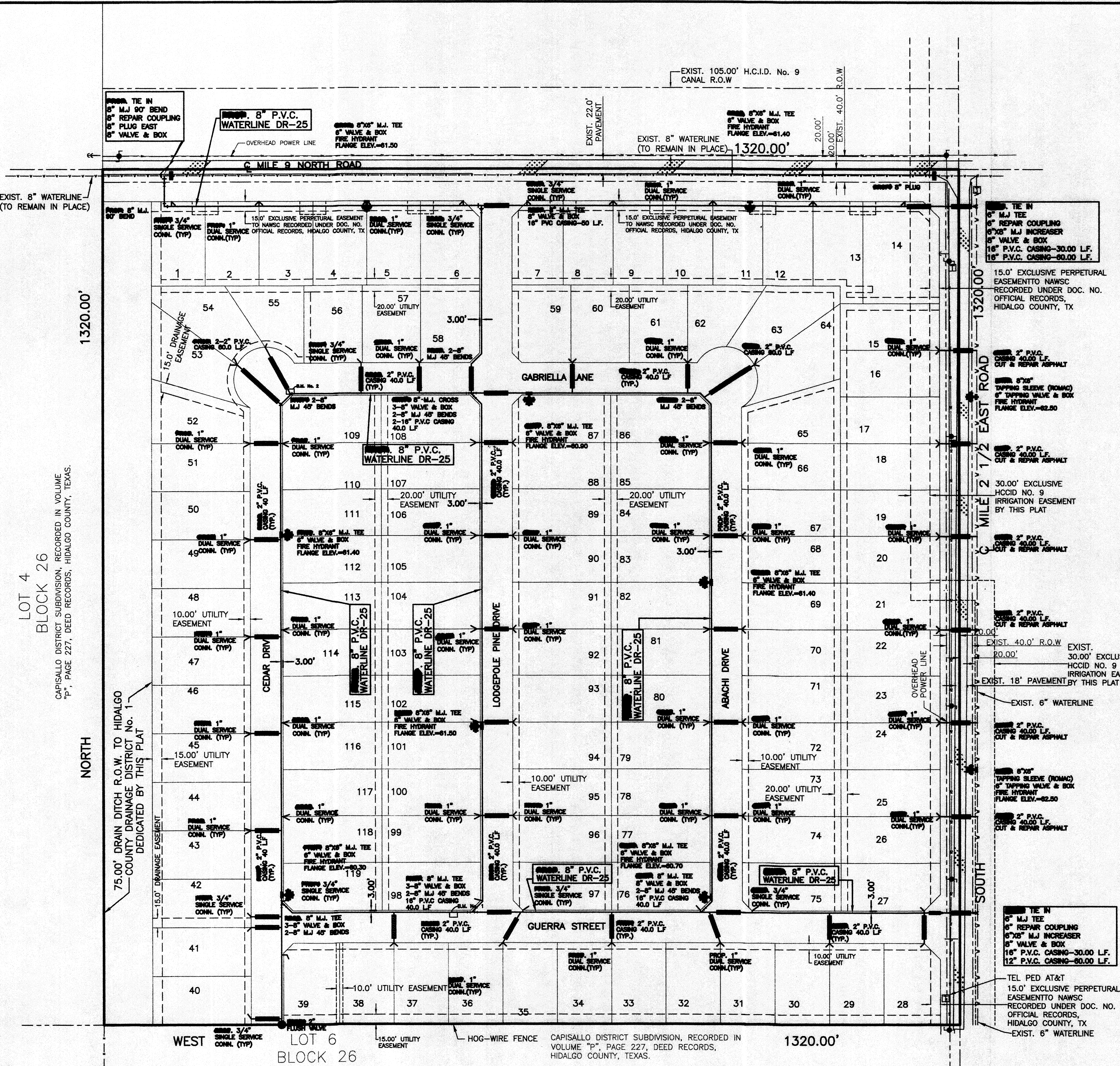
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 LAND SURVEYORS  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM  
 ENGINEERING REGISTRATION NUMBER E-1513  
 SURVEYING REGISTRATION NUMBER T00411-00



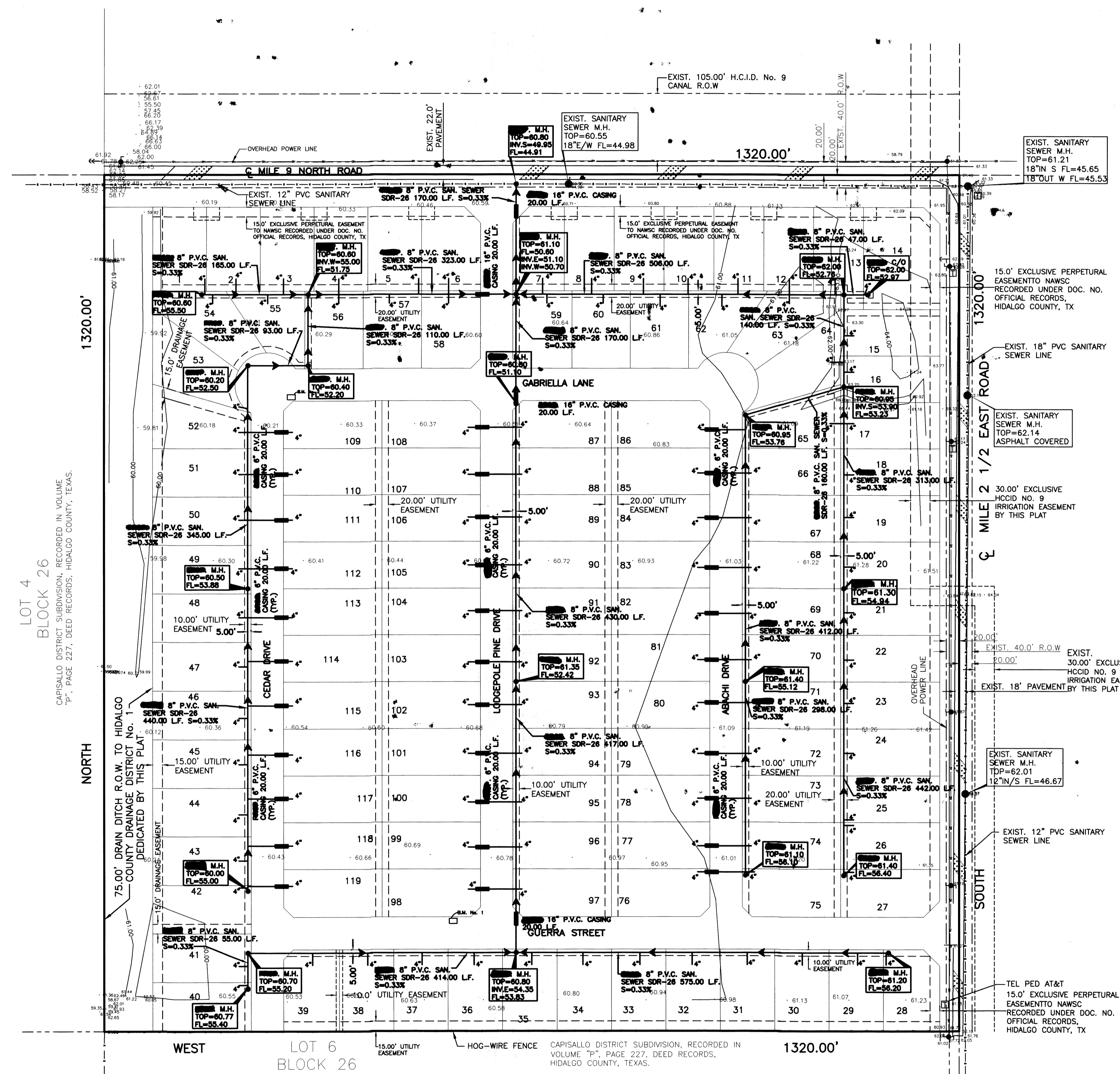
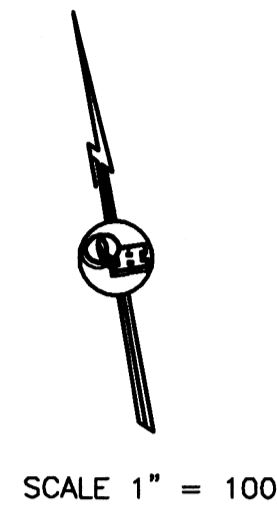
- LEGEND**
- ⊕ = FIRE HYDRANT
  - = GUY WIRE
  - ⊕ = POWER POLE
  - ⊕ = MAILBOX
  - ⊕ = WATER METER
  - ⊕ = WATER VALVE
  - ⊕ = SIGN
  - ⊕ = SERVICE POLE
  - ⊕ = TEL BOX
  - ⊕ = ELECT BOX
  - ⊕ = GAS METER
  - ⊕ = GAS MARKER
  - ⊕ = GAS VALVE
  - ⊕ = TRANSMISSION POLE
  - ⊕ = TRAFFIC CONTROL BOX
  - ⊕ = GAS SERVICE

**AS BUILT 8-1-22**

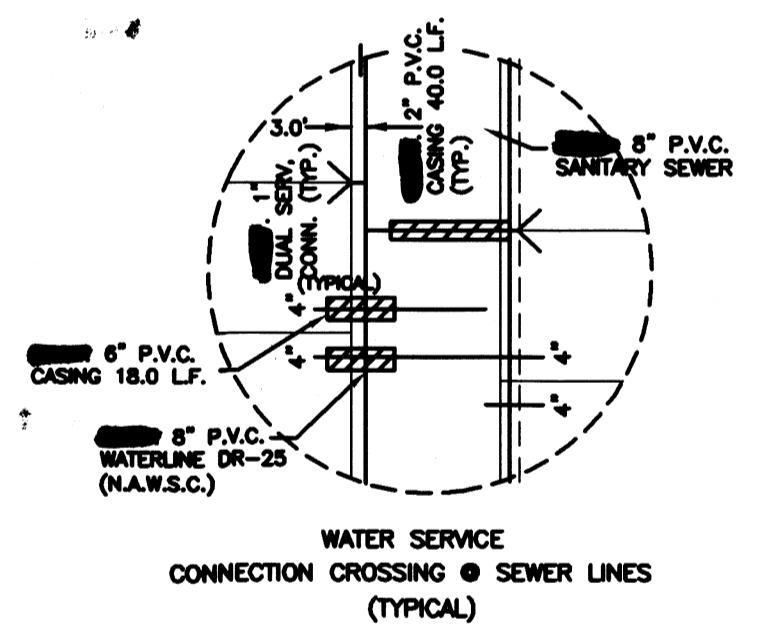
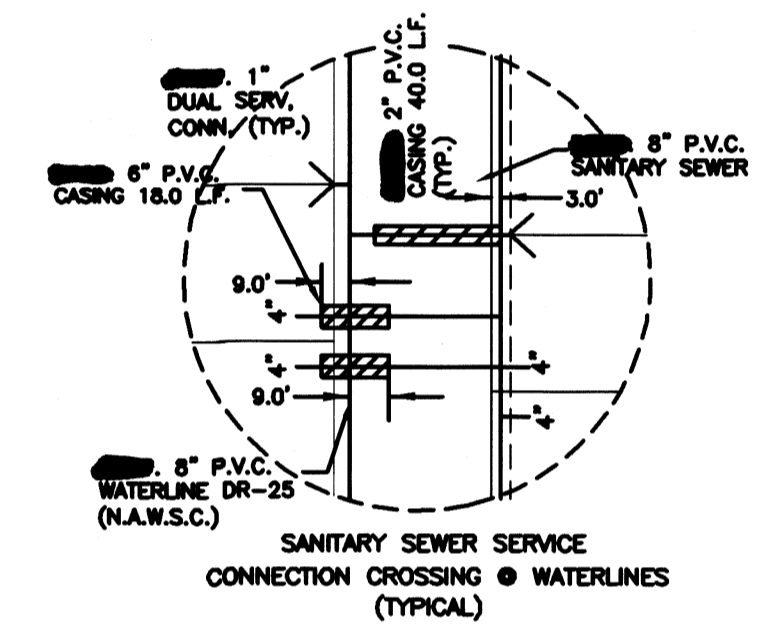
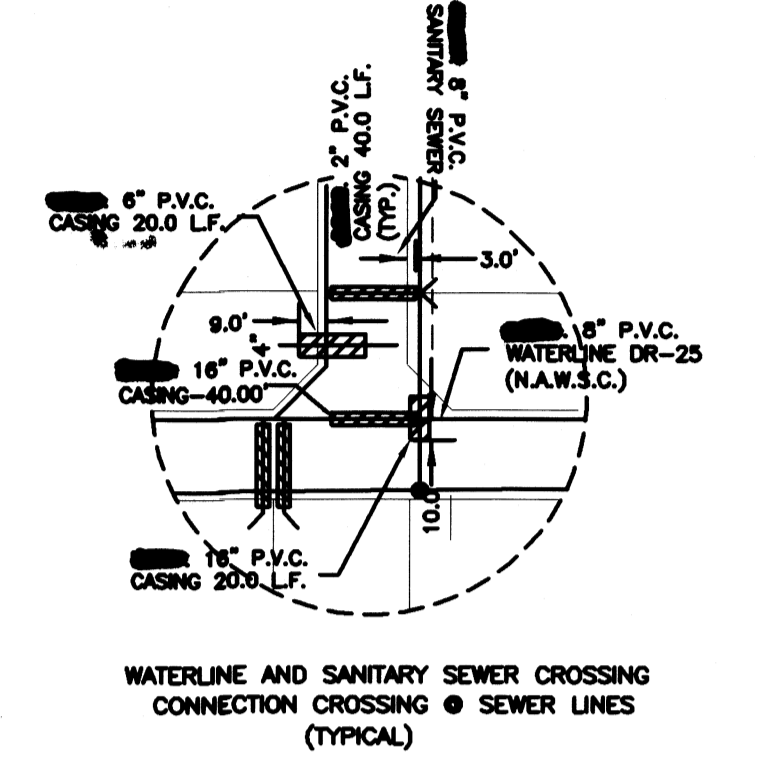
F:\DATA\SUBD\MERCEDES\MILE 9 NORTH MEADOWS\UTILITY LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-01-2020	JULIE OZYS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
03-31-2021	G.CANTU		



**NAWSC FIRE HYDRANT**



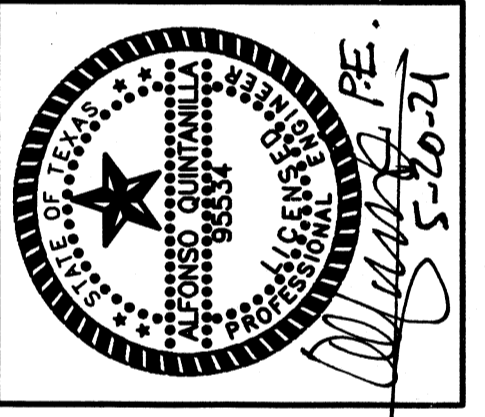
- NOTE:**
- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 10.0' BEYOND SEWER LINE
  - 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
  - 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT -1/2 SAND MIXTURE.



- LEGEND**
- ⊕ = FIRE HYDRANT
  - = GUY WIRE
  - ⚡ = POWER POLE
  - Ⓜ = MAILBOX
  - ⊕ = WATER METER
  - ⊕ = WATER VALVE
  - = SIGN
  - = SERVICE POLE
  - ⊕ = TEL BOX
  - ⊕ = ELECT BOX
  - ⊕ = GAS METER
  - ⊕ = GAS MARKER
  - ⊕ = GAS VALVE
  - = TRANSMISSION POLE
  - ⊕ = TRAFFIC CONTROL BOX
  - ⊕ = GAS SERVICE

JOB NO.	12-1-2020
DATE	06-03-2021
REVISION	1"=100'
SCALE	JULIS CVZS
DRAWN BY	
SHEET	

**MILE 9 NORTH MEADOWS  
(STUB OUT STREET)  
SANITARY SEWER  
COLLECTION SYSTEM**



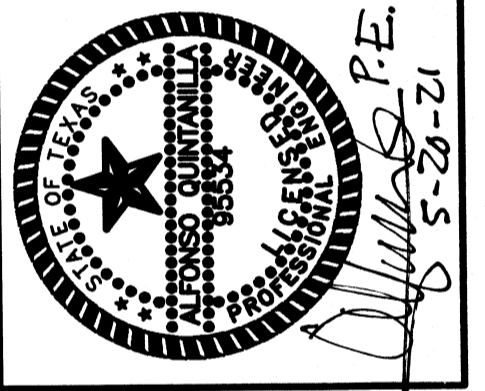
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

**CONSULTING ENGINEERS**  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-15133  
 SURVEYING REGISTRATION NUMBER 100411-00

**AS BUILT 8-1-22**

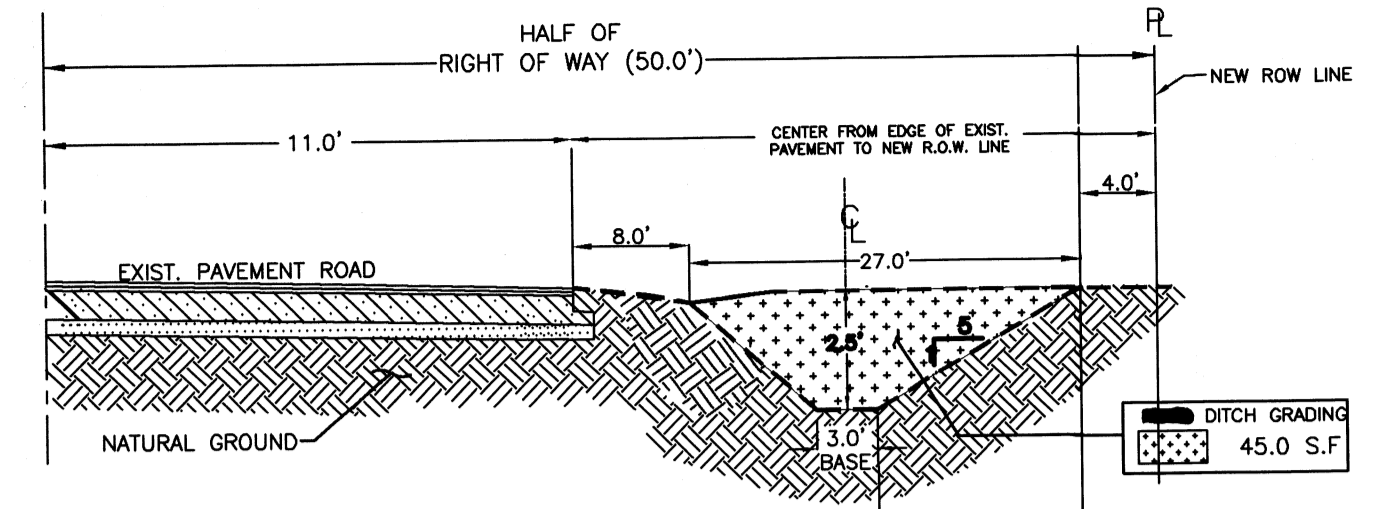
F:\DATA\SUBD\MEREDDES\MILE 9 NORTH MEADOWS\UTILITY LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-01-2020	JULIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
06-03-2021	G.CANTU		

**MILE 9 NORTH MEADOWS  
 PAVING AND DRAINAGE LAYOUT**

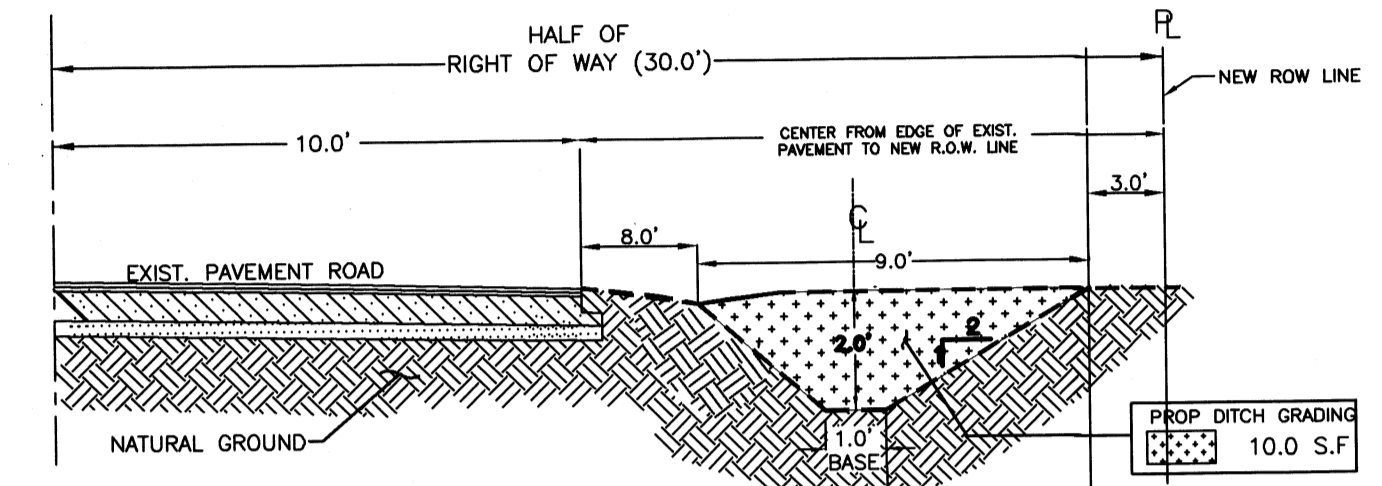


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

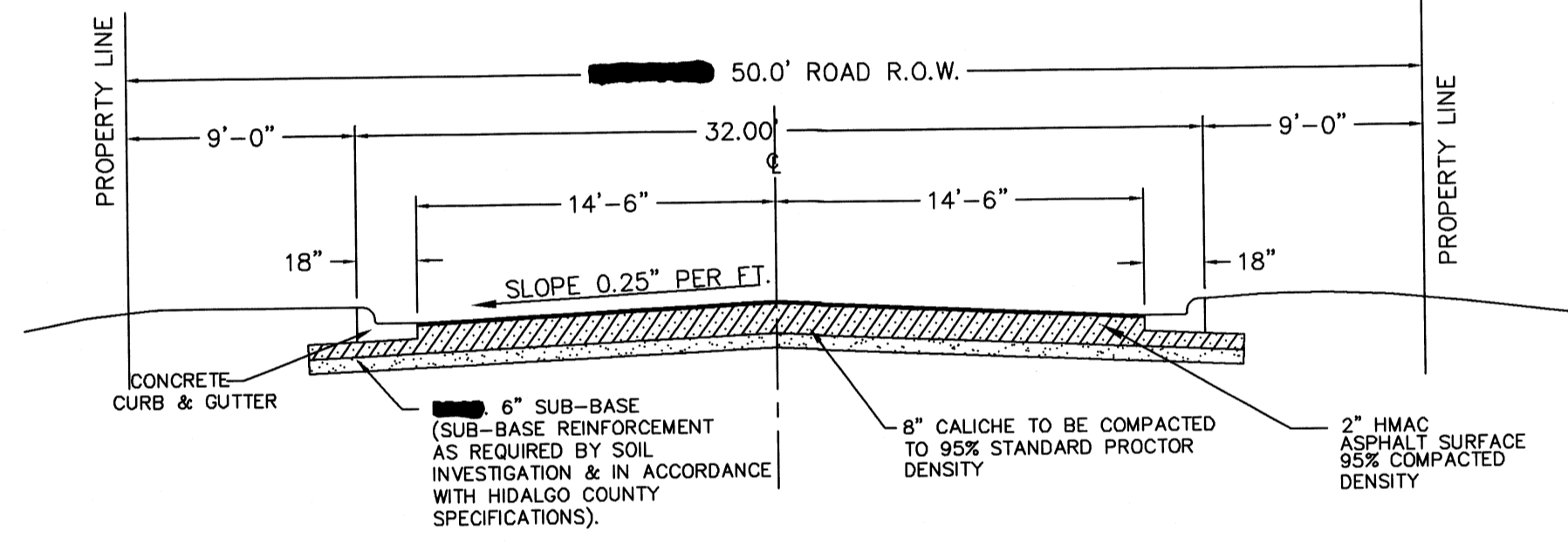
LAND SURVEYORS  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM



**RECONSTRUCTION OF ROAD SIDE DITCH  
 ALONG MILE 9 NORTH ROAD (1,300.0 LF)**  
 DETENTION = 48,750.00 C.F. (37.5 S.F. X 1,300.0 LF)  
 TO BE USED FOR DETENTION  
 N.T.S.

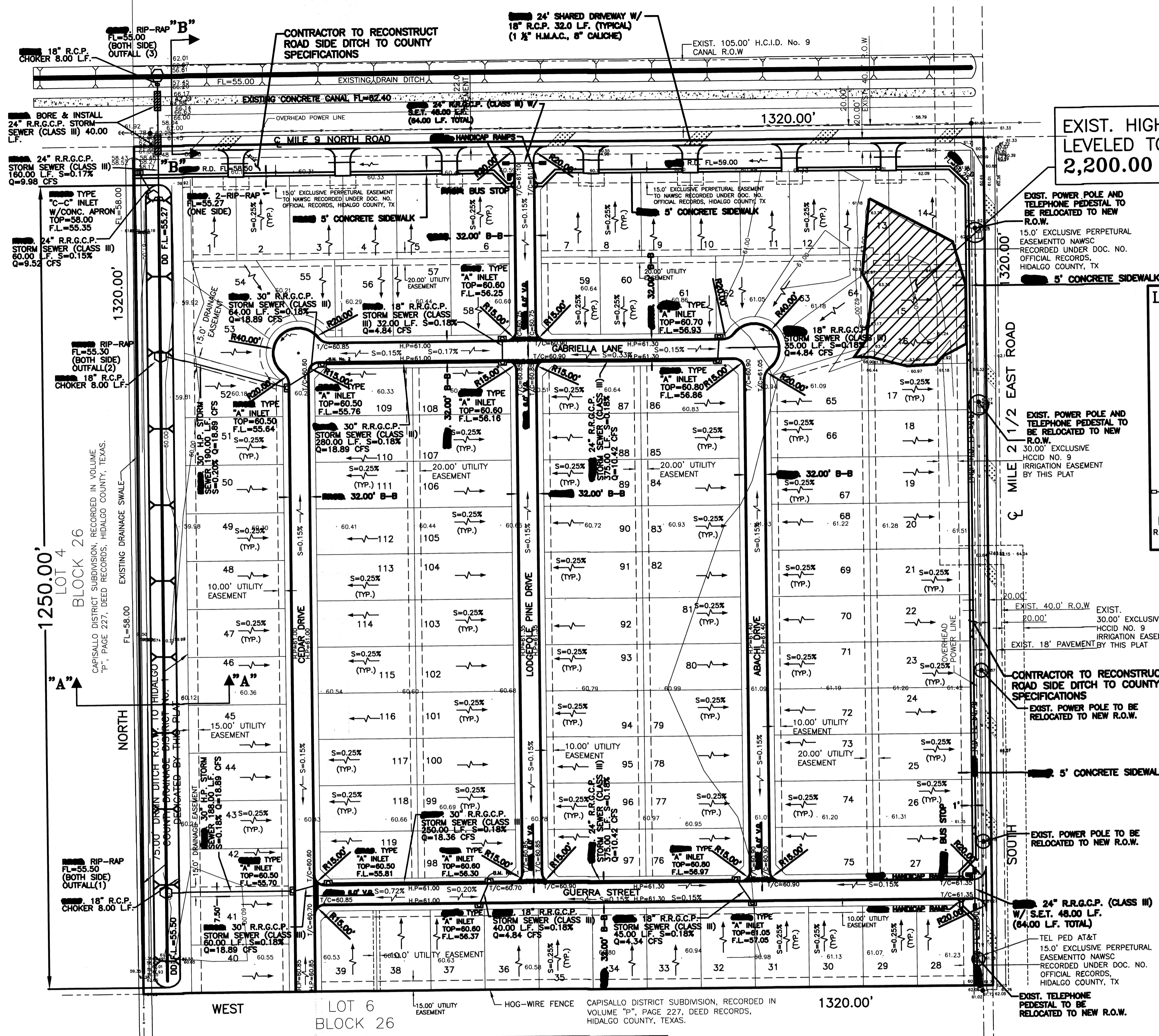


**RECONSTRUCTION OF ROAD SIDE DITCH ALONG  
 MILE 2 1/2 EAST ROAD (1,300.0 LF)**  
 DETENTION = 13,000.00 C.F. (10.0 S.F. X 1,300.0 LF)  
 TO BE USED FOR DETENTION  
 N.T.S.



**STREET SECTION**  
 NOT TO SCALE

SCALE 1" = 100'



EXIST. HIGH AREA TO BE  
 LEVELED TO ELEV. - 62.00  
 2,200.00 C.F.

- LEGEND**
- ⊕ = FIRE HYDRANT
  - = GUY WIRE
  - ⊖ = POWER POLE
  - ⊞ = MAILBOX
  - ⊕ = WATER METER
  - ⊖ = WATER VALVE
  - ⊞ = SIGN
  - ⊕ = SERVICE POLE
  - ⊖ = TEL BOX
  - ⊞ = ELECT BOX
  - ⊕ = GAS METER
  - ⊖ = GAS MARKER
  - ⊞ = GAS VALVE
  - ⊕ = TRANSMISSION POLE
  - ⊖ = TRAFFIC CONTROL BOX
  - ⊞ = GAS SERVICE
  - R.R.G.C.P. = REINFORCED ROUGHET GASKET CONCRETE PIPE

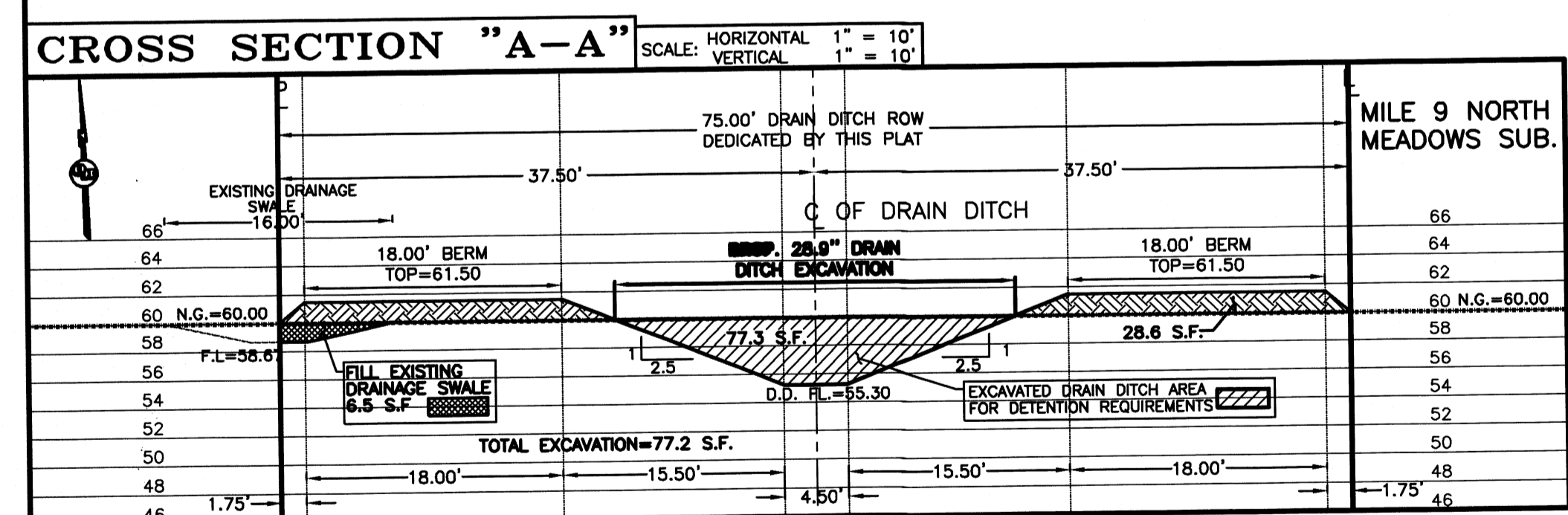
**LEGEND**  
 TOTAL DETENTION REQUIRED - 139,668.99 C.F.  
 (1,250.0 LF X 6.5 S.F.) + 131,543.99 C.F.  
 DRAINAGE AREA FILL  
 TOTAL DETENTION PROVIDED - 158,375.00 C.F.  
 (1,250.0 LF X 77.3 S.F.) + 13,000.00 C.F. + 48,750.00 C.F.  
 TOTAL EXCAVATION NEEDED - 96,625.00 C.F.  
 (1,250 LF. X 77.3 S.F.) DRAIN DITCH ONLY

NOTE 1:  
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT  
 LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION  
 CONSTRUCTION.

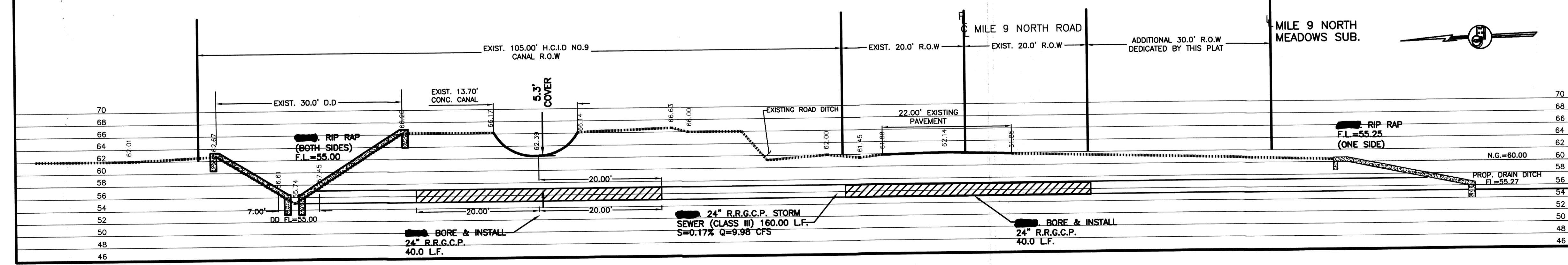
NOTE 2:  
 R.R.G.C.P. = REINFORCED RUBBER GASKET  
 CONCRETE PIPE

NOTE 3:  
 GEOTECHNICAL TESTING SHALL BE DONE BEFORE  
 CONSTRUCTION OF STREETS AND DENSITY TESTING DURING  
 THE CONSTRUCTIONS. PUBLIC WORKS STREET SUPERVISOR  
 SHALL BE ADVISED OF DAYS & TIMES OF THE TESTING &  
 COPIES OF THE RESULTS SHALL BE SUBMITTED TO THE  
 PUBLIC WORKS DEPT. FOR REVIEW

NOTE 4:  
 ALL STORMWATER INLETS SHALL BE STENCILED OR  
 MARKED WITH "ONLY RAIN DOWN THE DRAIN" SLOGAN



**CROSS SECTION "A-A"**  
 SCALE: HORIZONTAL 1" = 10'  
 VERTICAL 1" = 10'



**CROSS SECTION "B-B"**  
 SCALE: HORIZONTAL 1" = 10'  
 VERTICAL 1" = 10'

DATE PREPARED				PREPARED BY				CHECKED BY				APPROVED BY			
12-01-2020				JULIUS CVZS											
DATE REVISION				REVISION BY				CHECKED BY				APPROVED BY			
03-31-2021				G.CANTU											

**AS BUILT 8-1-22**