



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-30-2024

PROPOSED MILE 2 EAST MEADOWS SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: RCI DEVELOPMENT-WISCONSIN, LTD

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 122 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 9

LOCATION DESCRIPTION: WEST OF MILE 2 EAST ROAD, APPROXIMATELY 1/2 OF MILE NORTH OF MILE 9 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-23-23 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: 20.00 FEET ONTO MILE 2 EAST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-06-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-09-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: ☒ SANITARY SEWER CITY OF MERCEDES, LINE SIZE: 12" LOCATION: MILE 2 EAST ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 2 EAST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-06-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

☒ **LARGE CONSTRUCTION**

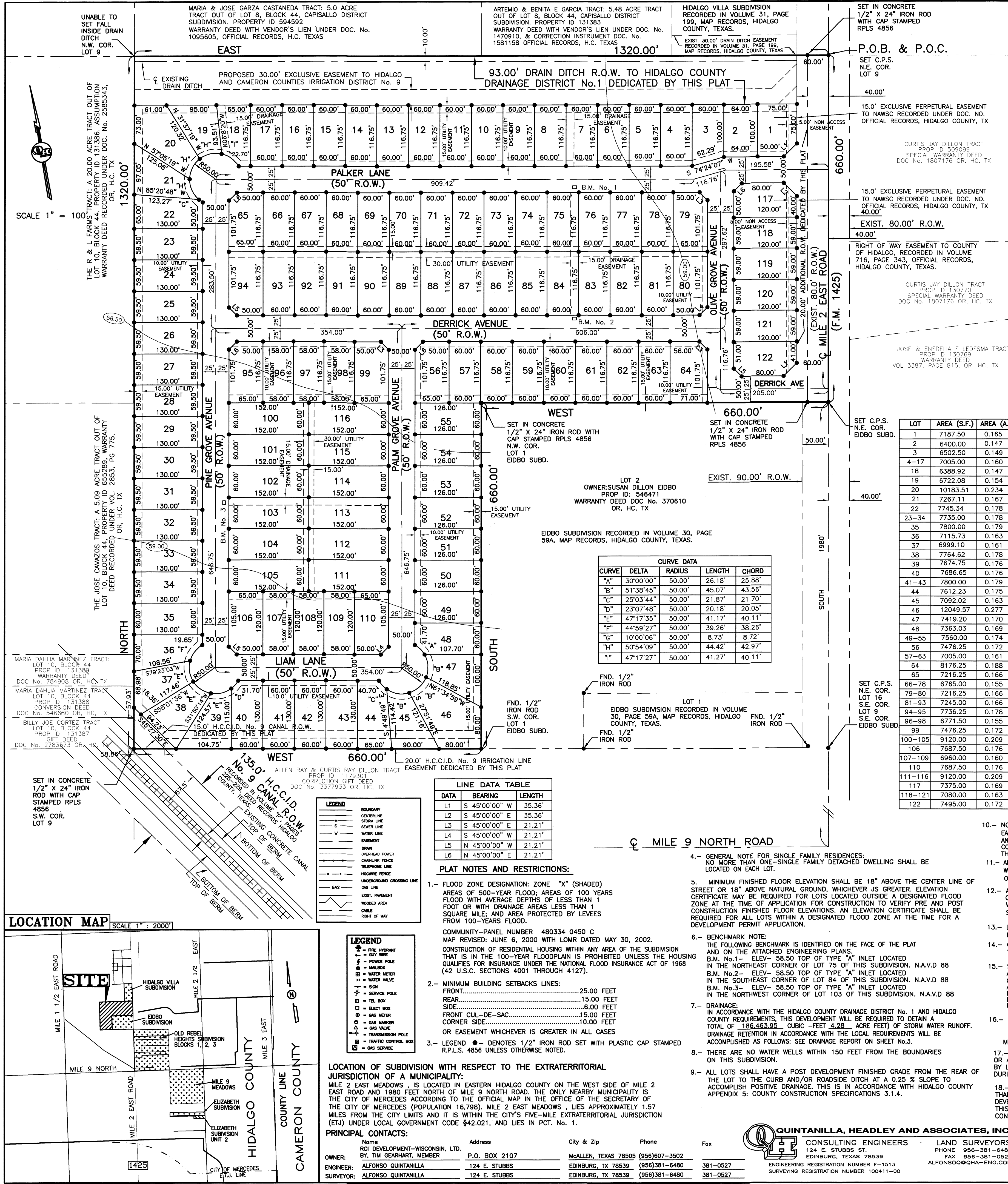
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

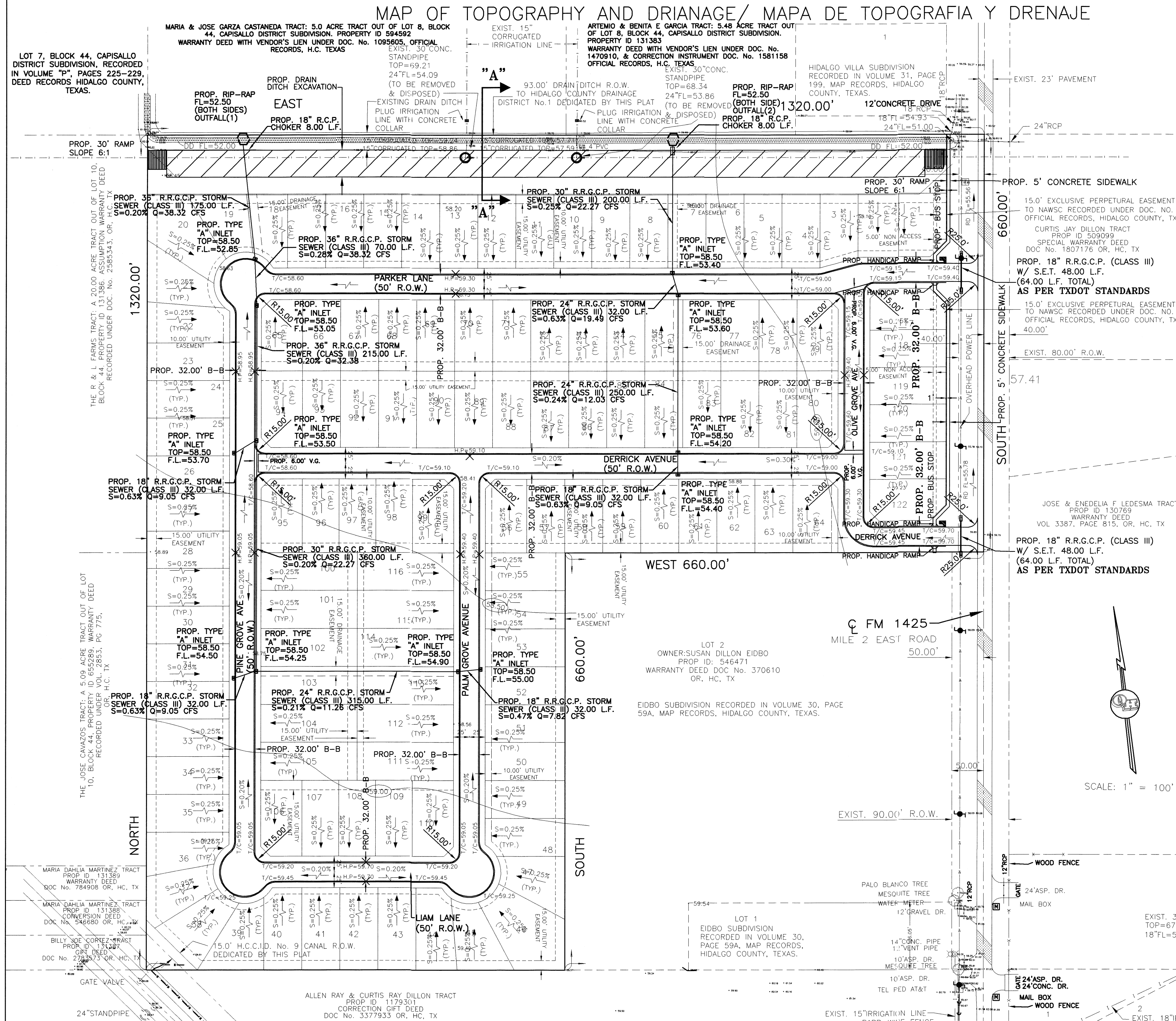
STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning,
Other departments, and the approval of the City of MERCEDES.

☐ **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.

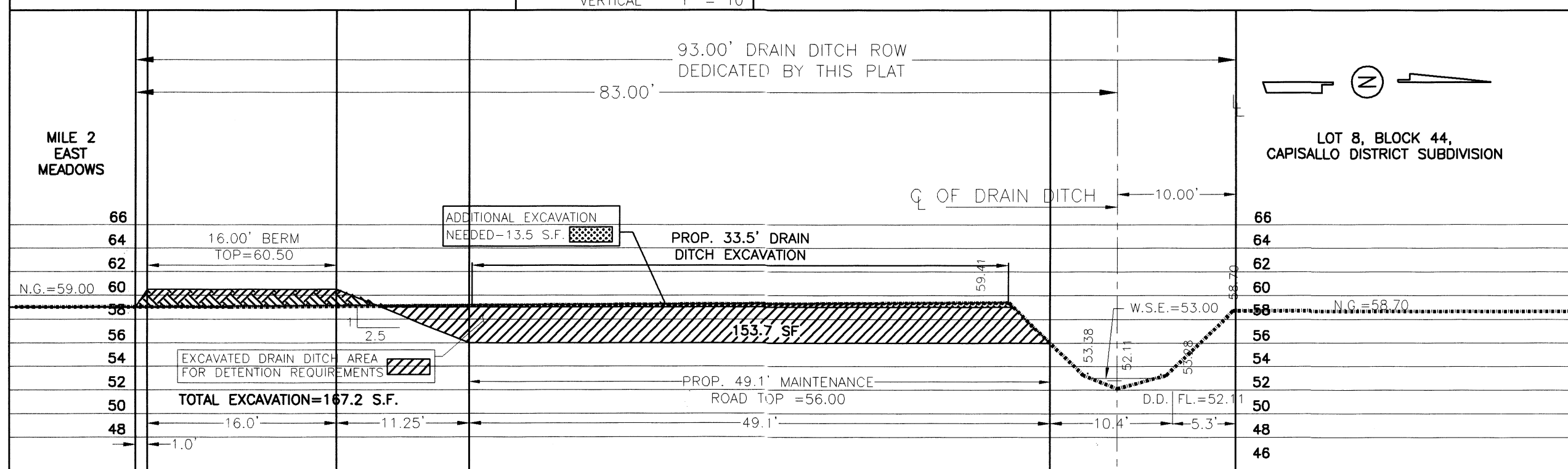


MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

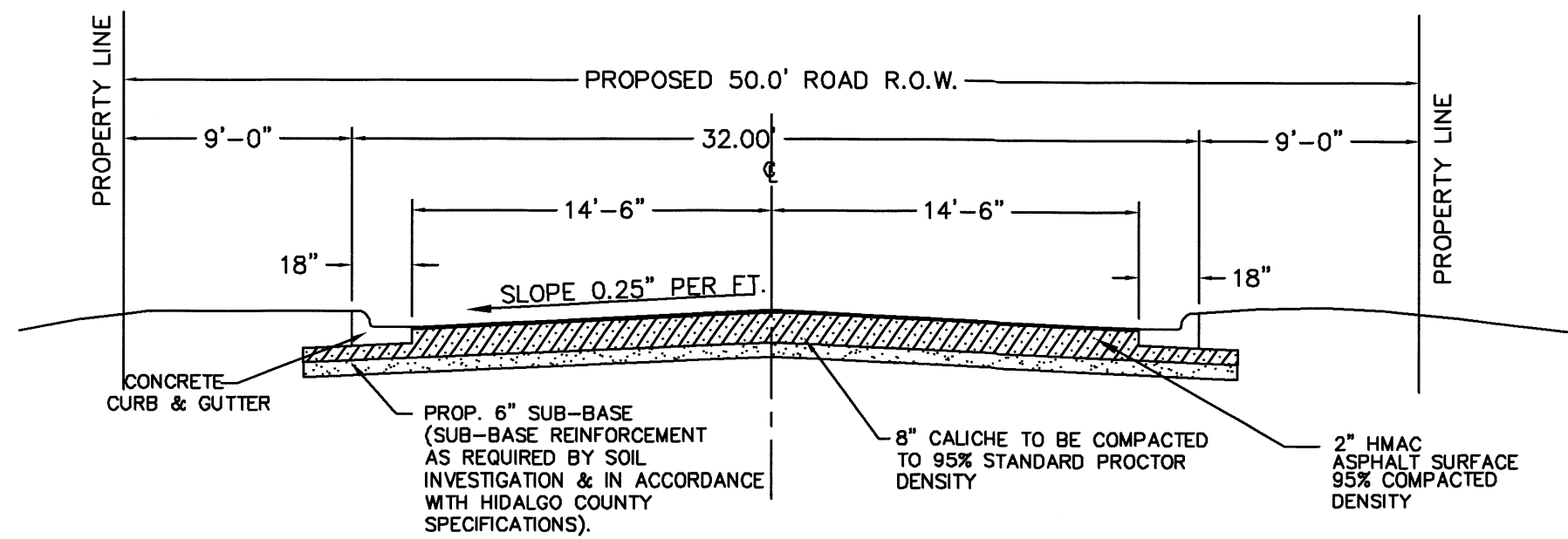


LEGEND	
TOTAL DETENTION REQUIRED - 186,463.95 C.F.	(50 YEAR STORM)
TOTAL DETENTION PROVIDED - 187,514.00 C.F.	(1,220.0 L.F. X 153.7 S.F.)
TOTAL EXCAVATION NEEDED - 203,984.00 C.F.	(1,220.0 L.F. X 167.2 S.F.)

CROSS SECTION "A-A"



No.	Sheet	REVISION	Date	Approved



STREET SECTION

NOT TO SCALE

DRAINAGE REPORT FOR: MILE 2 EAST MEADOWS

BY: ALFONSO QUINTANILLA, P.E.

Mile 2 East Meadows is a 30.00 acre tract of land being a part or portion of Lot 9, Block 44, Capisallo District Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume "P", Pages 226 and 227, Deed Records Hidalgo County, Texas, and according to Gift Deed recorded under County Clerk's Document Number 2924181 and Correction Gift Deed recorded under County Clerk's Document Number 3377933, Official Records, Hidalgo County, Texas. It is located on the west side of Mile 2 East Road (F.M. 1425), 1,980.00 feet north of Mile 9 North Road and is located in the rural part of Hidalgo County. The proposed subdivision will consist of 122 single family lots.

The tract is Zone "X" (shaded), areas of 500- year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-years flood; as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000 with LOMR dated May 30, 2002.

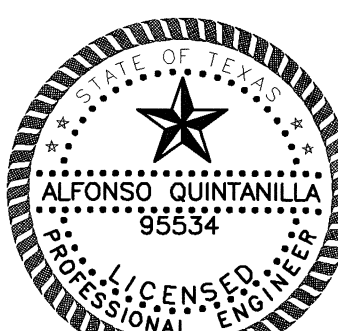
The majority of the soil is Hidalgo (28), Mercedes (38) and Raymondville (52) and is in soil group "B" & "D". It is sandy clay loam (CL), clay loam (CL), and clay (CH). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-49. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeasterly direction with an approximate 0.5% slope. The proposed subdivision is Q= 18.41 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 85.92 cubic feet per second based on a 50-year storm for an increase of Q= 67.51 cubic feet per second. Detention will be 186,463.95 cubic feet (4.28-acre feet). It will be accomplished by excavating the 93.00' Hidalgo County Drainage District No. 1 Drain Ditch Right of Way that is being dedicated by this plat along the north side of this subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing drain ditch.

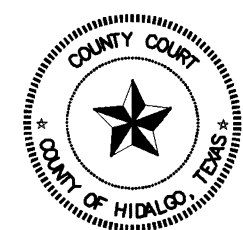
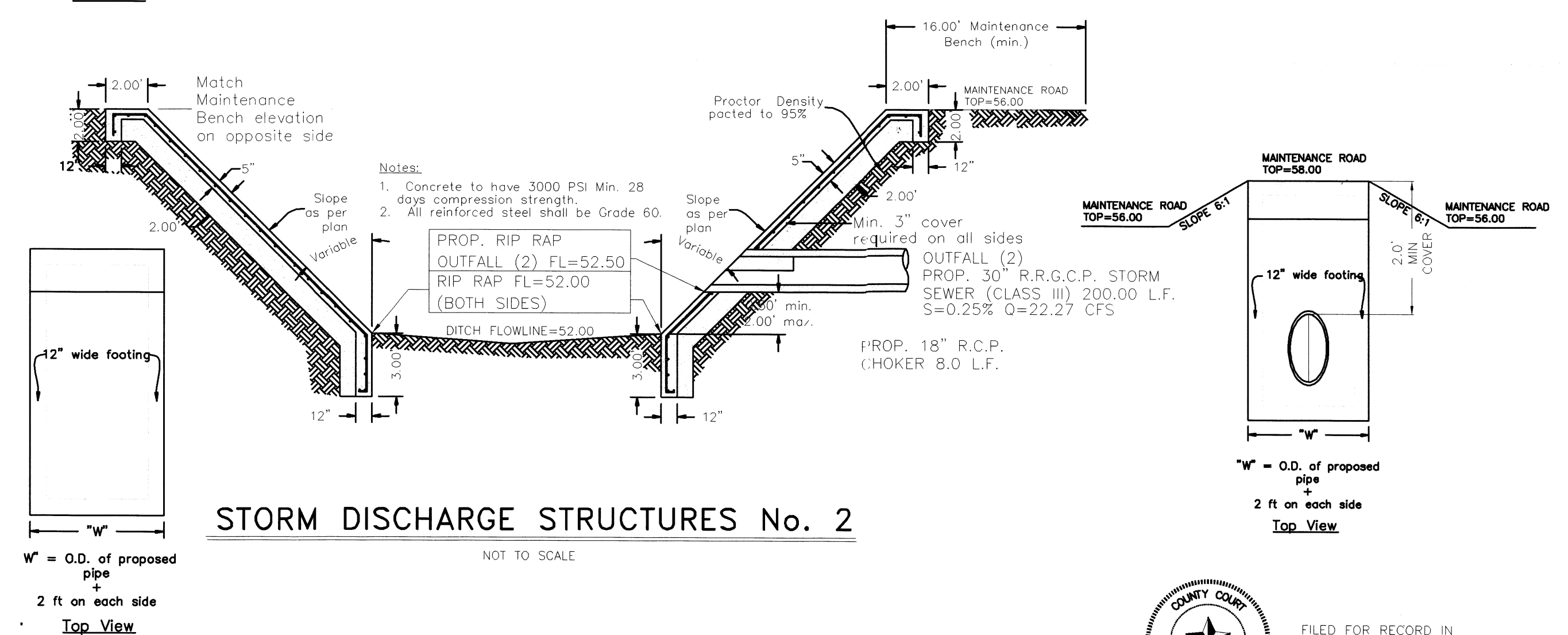
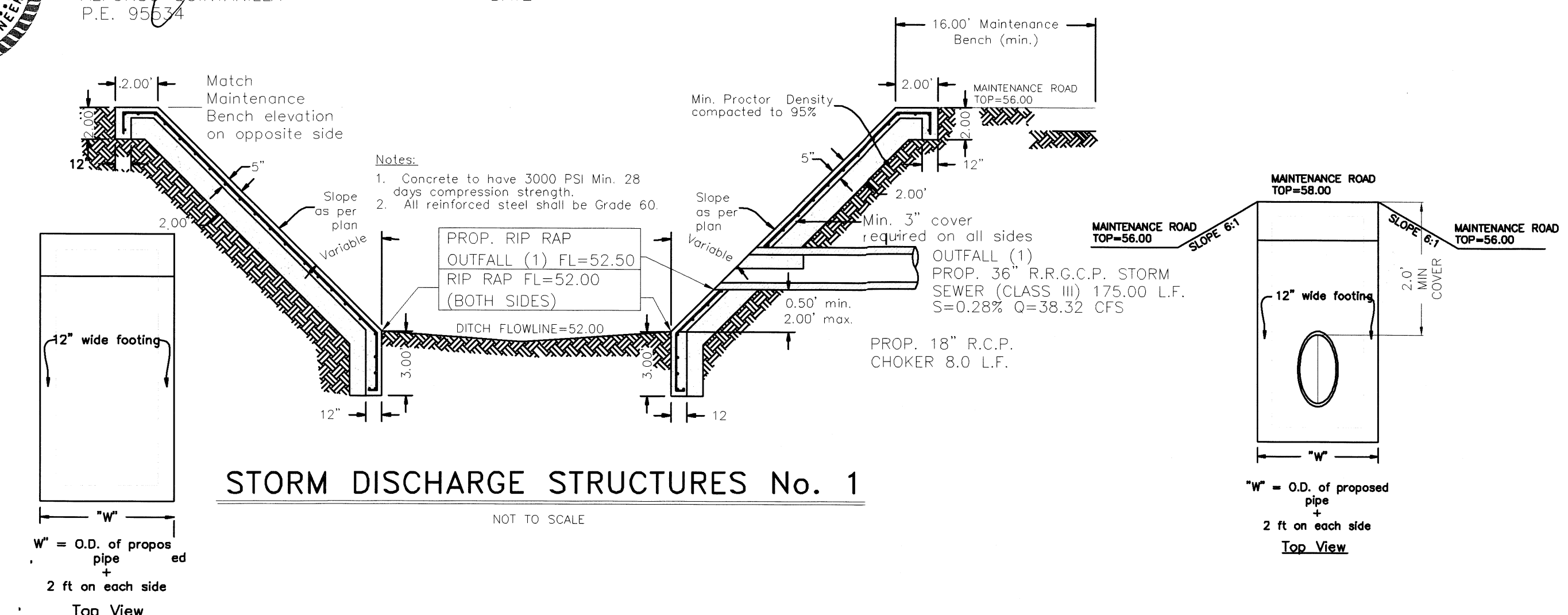
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-SHADED (areas of 500- year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-years flood) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, DATED ON JUNE 6, 2000 (REVISED MAY 30, 2002 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

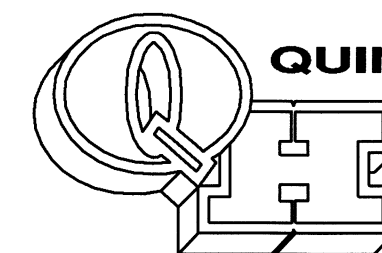


ALFONSO QUINTANILLA
P.E. 95534

4-3-24
DATE



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

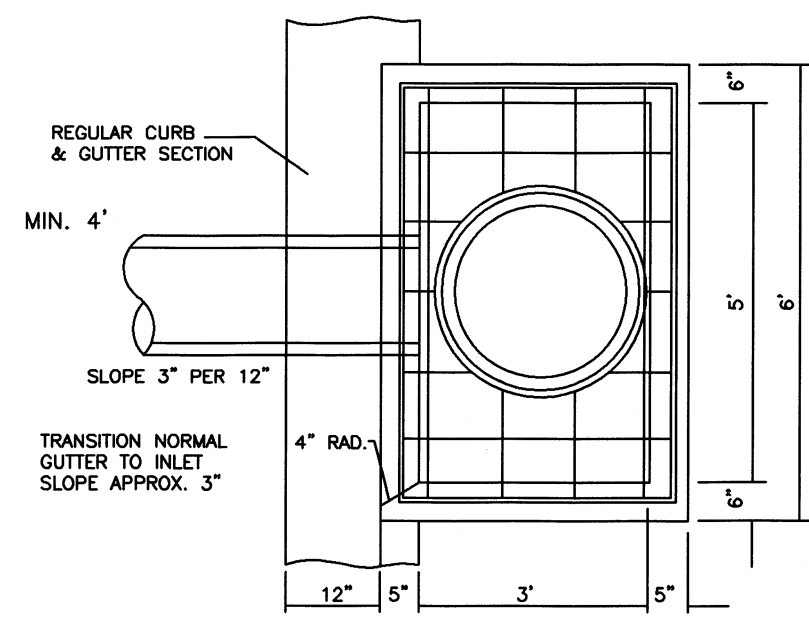


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3 OF 4 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\MILE 2 EAST MEADOWS\WATER SEWER & PAY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

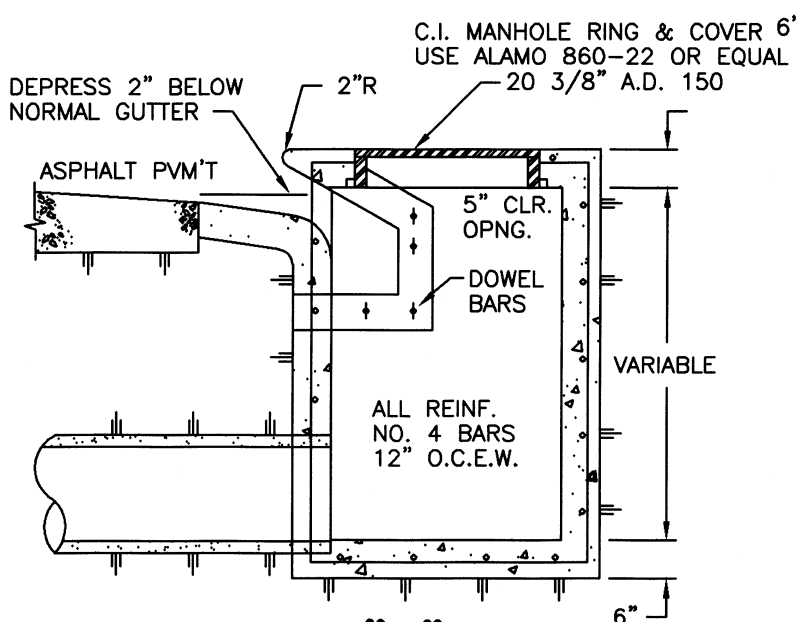
MILE 2 EAST MEADOWS

A 30.00 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 9, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 226-227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2924181, AND CORRECTION GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3377933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



PLAN VIEW DETAIL

NOT TO SCALE



TYPE "A" INLET DETAIL

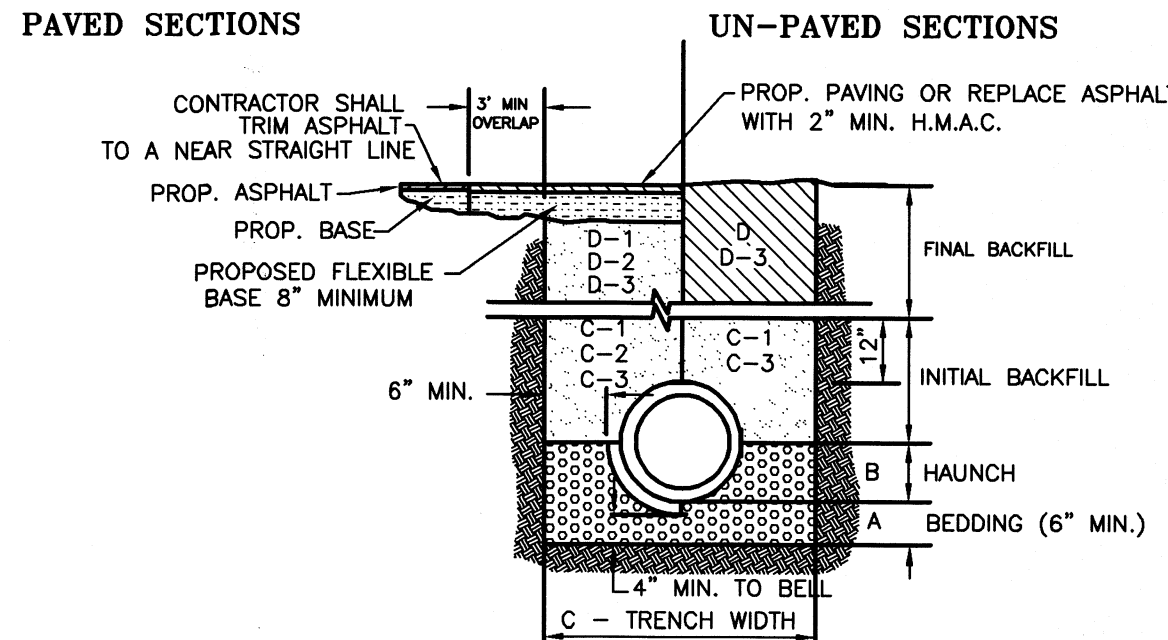
NOT TO SCALE

- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE. MIN. THICKNESS = 6" - FILL RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.8 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPDENTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MONITORED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL NOTES

N.T.S.

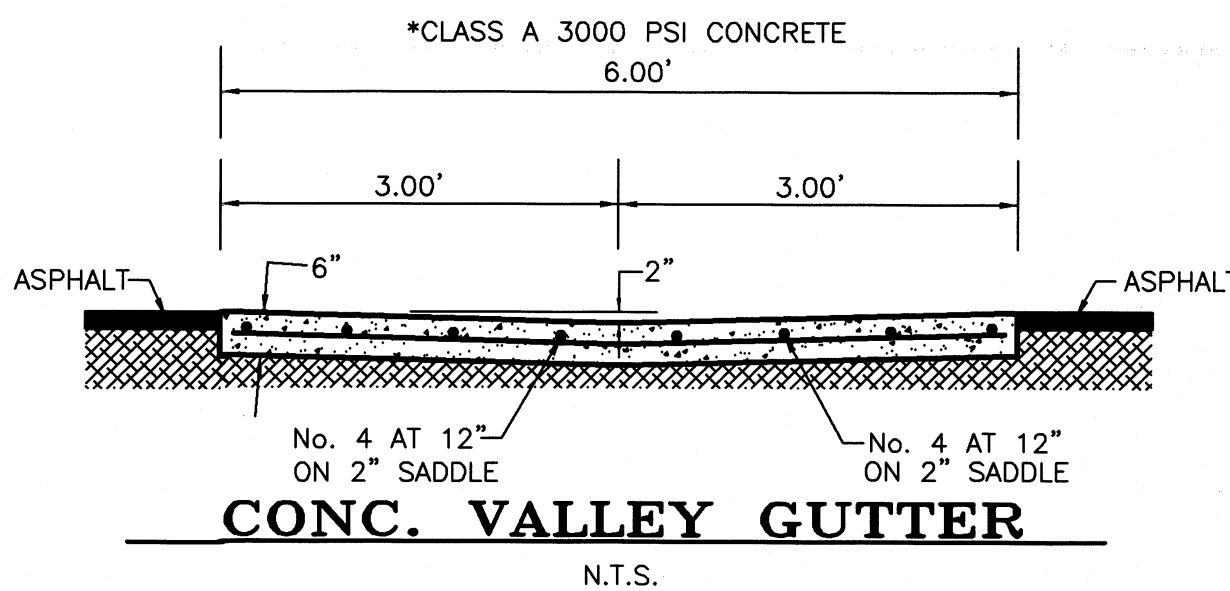
THE ITEM FOR CEMENT STABILIZED BACKFILL SHOW ON BID SHEET IS AS PER C-2 AND D-2 STORM TRENCH BEDDING AND BACKFILL NOTES SHOWN ABOVE.



DETAIL 1

STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.

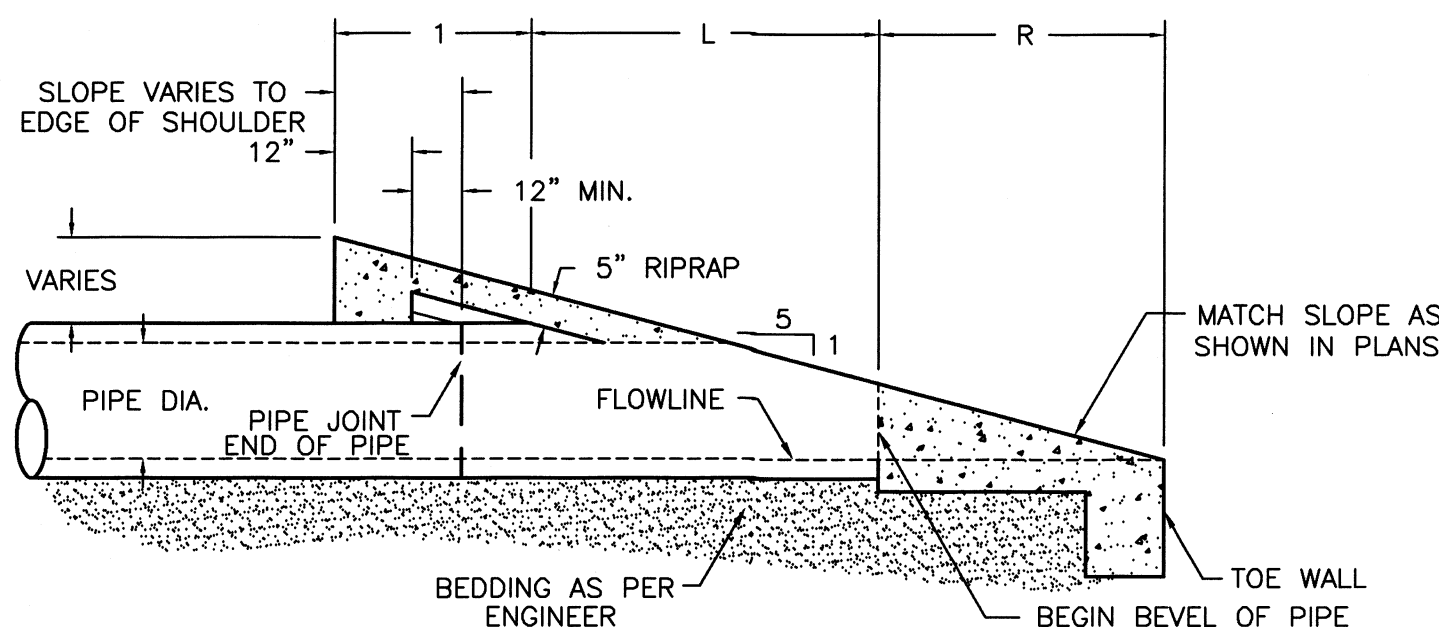


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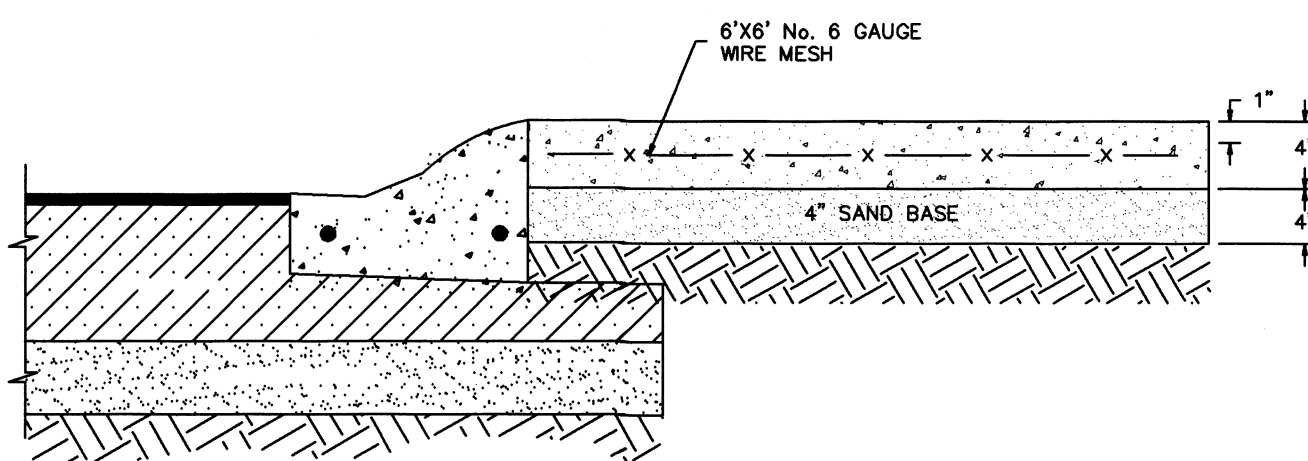
- NOTES
- 1.- CURB & GUTTER SHALL HAVE EXPANSION JOINTS EVERY 40', PREFERABLY 3 DOWELS WITH SLEEVES AT EXPANSION JOINTS. DUMMY JOINTS EVERY 10'.
- 2.- CLASS A 300 PSI CONCRETE WITH A 12" COMPACTED BED OF LIMESTONE ATLEAST 4" THICK BEHIND THE BACK OF CURB

INTEGRAL CURB & GUTTER

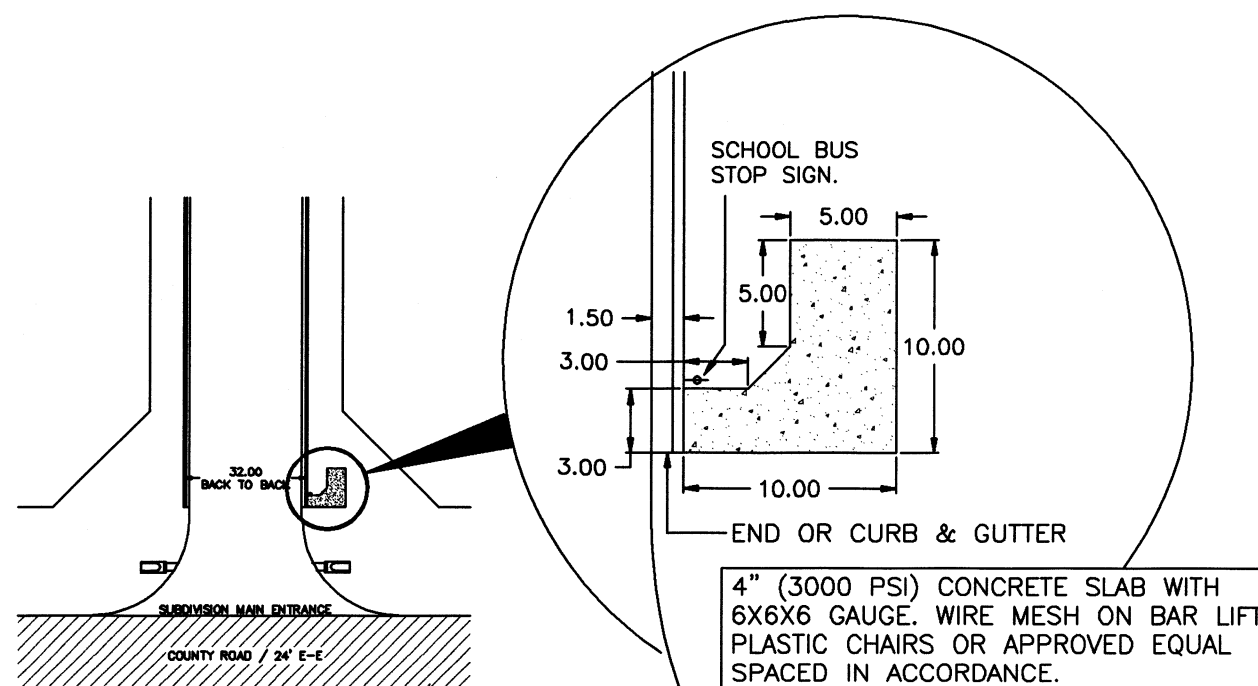
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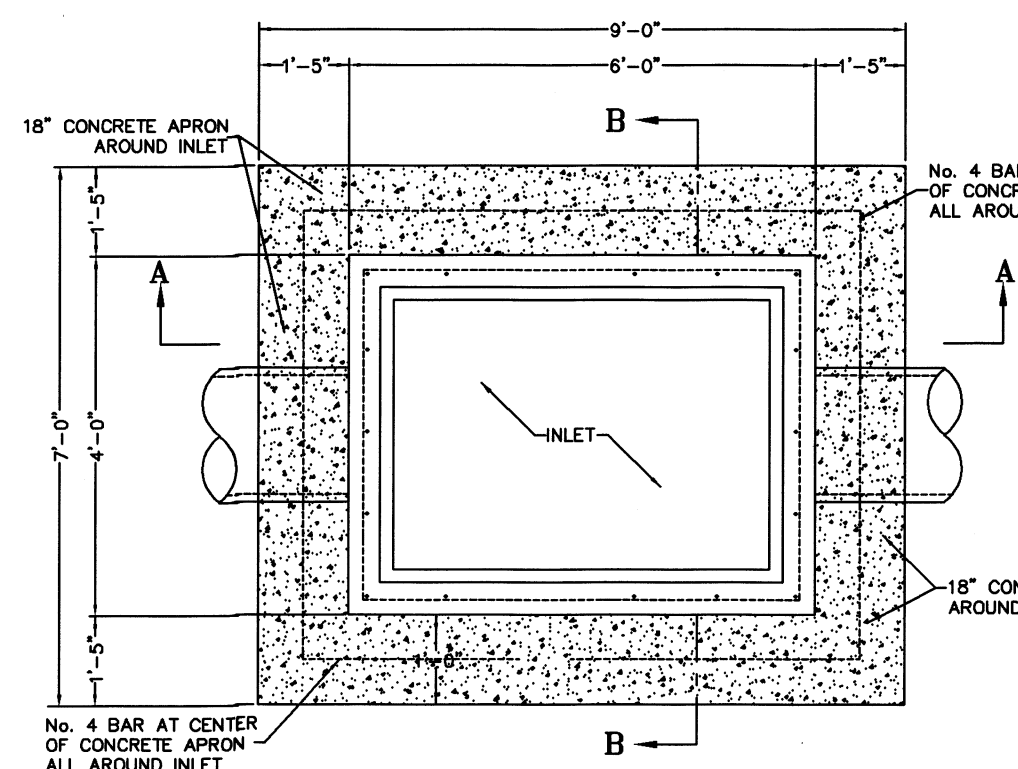
ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



SECTION A-A



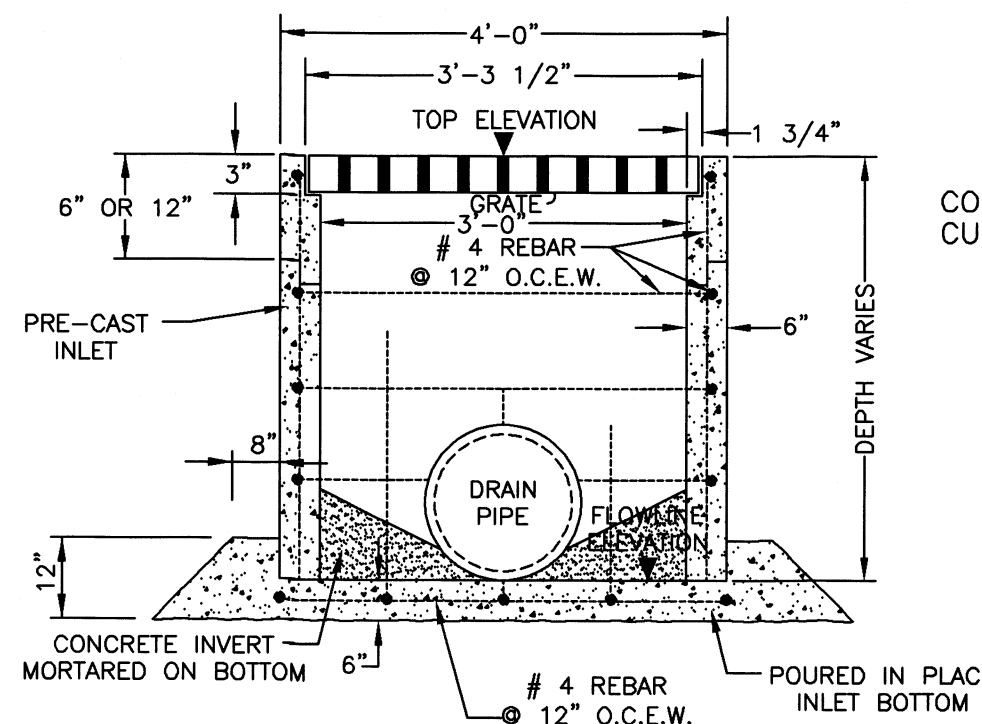
NOT TO SCALE



INLET CONCRETE APRON

N.T.S.

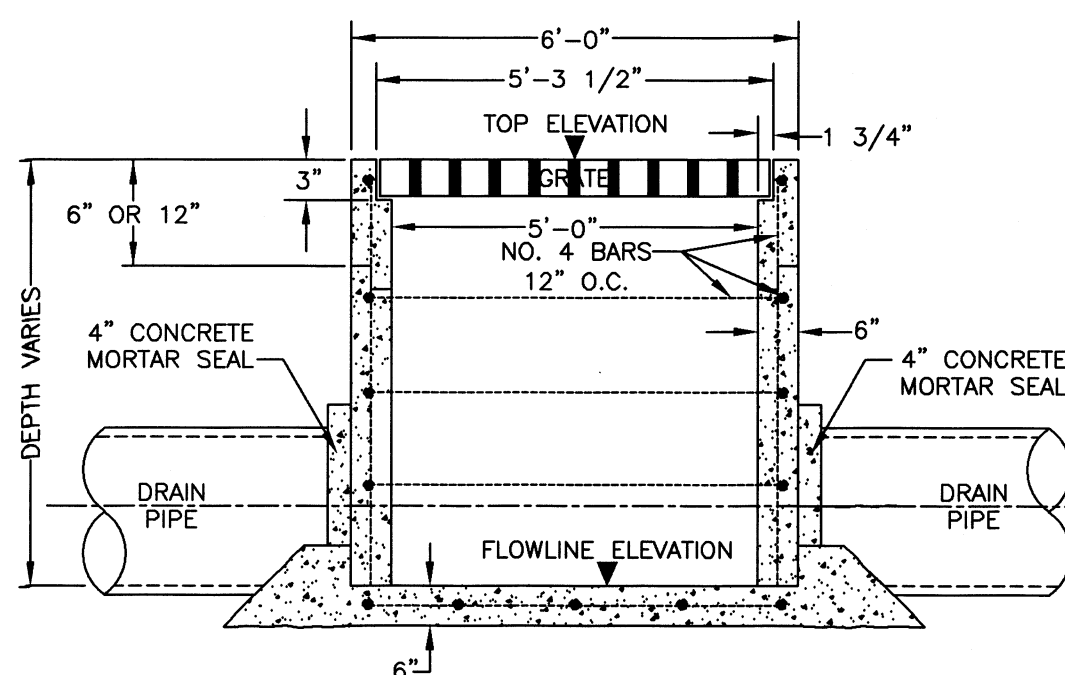
TYPE "C-C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



SECTION "B-B"

TYPE "C-C" GRATE INLET

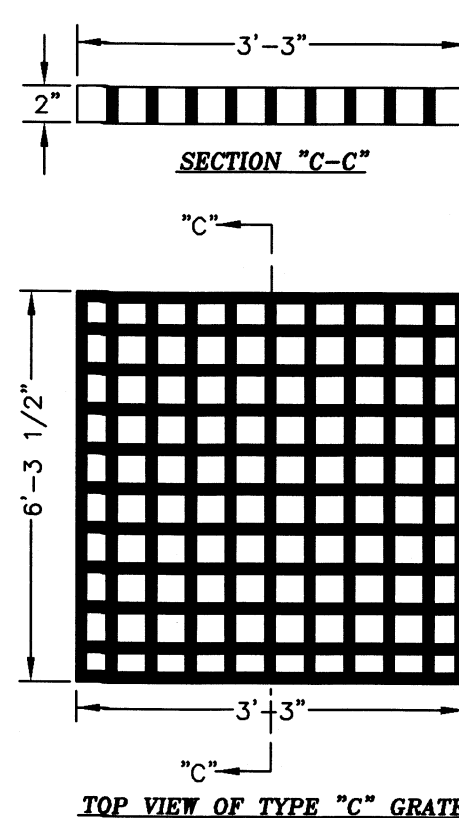
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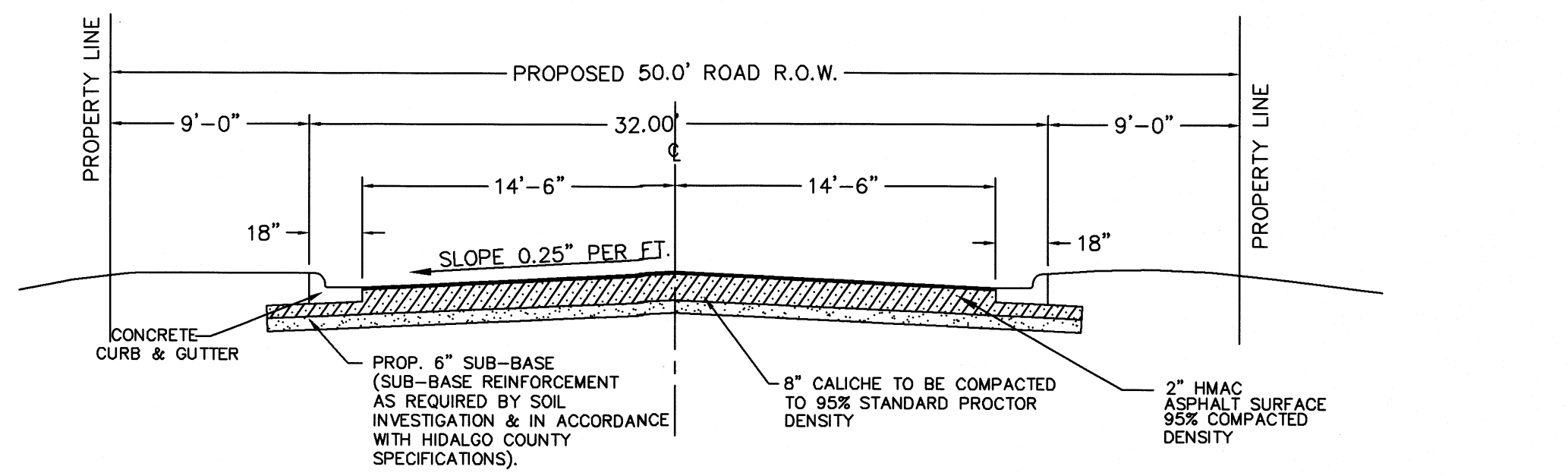
SECTION "A-A"

REINFORCING STEEL DETAILS

- NOTE:
1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.
3. INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY

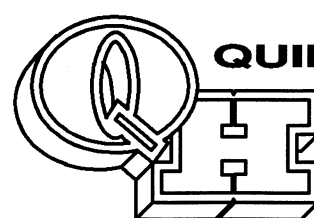


TOP VIEW OF TYPE "C" GRATE



STREET SECTION

NOT TO SCALE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

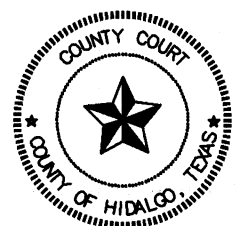
CONSULTING ENGINEERS · LAND SURVEYORS
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REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



ALFONSO QUINTANILLA
P.E. 95534

1-30-24

DATE



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4
OF 4 SHEETS

FILENAME : F:\DATA\SUBDIVIS\MERCEDES\MILE 2 EAST MEADOWS\WATER SEWER & PAV			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1-16-2024	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY