



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-30-2024

PROPOSED TRENTON RANCH SUBDIVISION, PRECINCT No. 4,

ENGINEER: MELDEN & HUNT INC. DEVELOPER: CAYETANO DEVELOPMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD, APPROXIMETLY 1/2 OF MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY (AREA HAS BEEN RELEASED FROM CITY ETJ)

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-12-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TRENTON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO TRENTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-16-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER NAWSC. LINE SIZE: 10" LOCATION: TRENTON ROAD.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: TRENTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 01-16-2024: 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.

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval With Variance** *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.*



SUBDIVISION MAP OF
 TRENTON RANCH
 BEING 5.846 ACRES
 OUT OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS



MELDEN & HUNT, INC.
 TEXAS REGIST F. 1439
 CONSULTANTS ENGINEERS SURVEYORS

115 W. MONTGOMERY - EDINBURG, TX 77641
 PH: (936) 381-0981 - FAX: (936) 381-1289
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAINAGE STATEMENT
 TRENTON RANCH
 PROJECT #23189.00 JANUARY 03, 2024

TRENTON RANCH A TRACT OF LAND CONTAINING 5.846 ACRES BEING THE EAST 1/4 OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY, VOLUME 1, PAGE 24, H.C.M.R. HIDALGO COUNTY, TEXAS. THIS SUBDIVISION LIES IN ZONE "C", WHICH ARE AREAS OF MINIMAL FLOODING POTENTIAL. THE PROPOSED DEVELOPMENT IS CURRENTLY IN THE RURAL AREA OF THE COUNTY OF HIDALGO, TEXAS.

THE SOIL IN THIS AREA IS (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THIS SOIL IS MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCEPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS).

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 2.92 C.F.S. DURING THE 50-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 4.28 C.F.S. DURING THE 50-YEAR STORM FREQUENCY. PER THE ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 1.41 C.F.S.

THE PROPOSED DRAINAGE FOR TRENTON RANCH SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE ROADSIDE "C" INLET LOCATED ALONG THE SOUTHWEST CORNER OF LOT 1. THE TYPE "C" INLET SHALL BE CONNECTED TO THE EXISTING STORM SEWER SYSTEM ALONG THE NORTH ROW OF E. TRENTON ROAD. THE ROAD SIDE DITCH SHALL BE RE-GRADDED TO FLOW WEST TO A PROPOSED TYPE "C" INLET WITHIN A 36-INCH STORM LINE THAT WILL DISCHARGE INTO AN EXISTING ALAMO LATERAL (HIDALGO COUNTY DRAIN DITCH) EAST OF THE SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 1.948 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE EXISTING DRAIN DITCH (36" C.I.P. LEAVING AN EXCESS AMOUNT 389.95 CUBIC FEET WILL CREDIT FOR FUTURE DEVELOPMENT).

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PLANE NUMBER 40334 (242) C. HAS BEEN DETERMINED AND SHOWN WITHIN THE DRAINAGE DITCH CALCULATION WITH USU COURTESY SUBDIVISION ALSOING THE REAR OF LOT 2 OF THE SUBDIVISION.

MARIO A. REVNA, P.E. #177388 DATE: _____

