



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-18-2012

PROPOSED MORENO PHASE 3 SUBDIVISION, PRECINCT No. 4.

(Private subdivision)

ENGINEER: SALINAS ENGINEERING & ASSOC. DEVELOPER: ESPERANZA MORENO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 18 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Rogers Rd approximately 626.66 feet west of Depot Rd (23rd Road)

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of McAllen and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-08-2010 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Onsite drainage detention swales.

DRAINAGE DESIGN: Developer has agreed with the city of McAllen to escrow the offsite storm drainage infrastructure improvements at a total cost of 54,102.38 dollars.

DISTANCE TO A DRAIN DITCH: Located south approximately 0.37 miles of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet on Rogers Road by this plat.

H.C.R.O.W. APPROVED DATE: 02-09-2012: By, J. Benito Rodriguez R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Lisandro Hernandez

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: North Depot Rd.

H.C.O.E.C. APPROVED DATE: 10-12-2012 : By Ann Marie De La Fuente, Administrative Assistant

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

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.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of McAllen.

Preliminary Approval subject comments and future recommendations by planning and other Departments

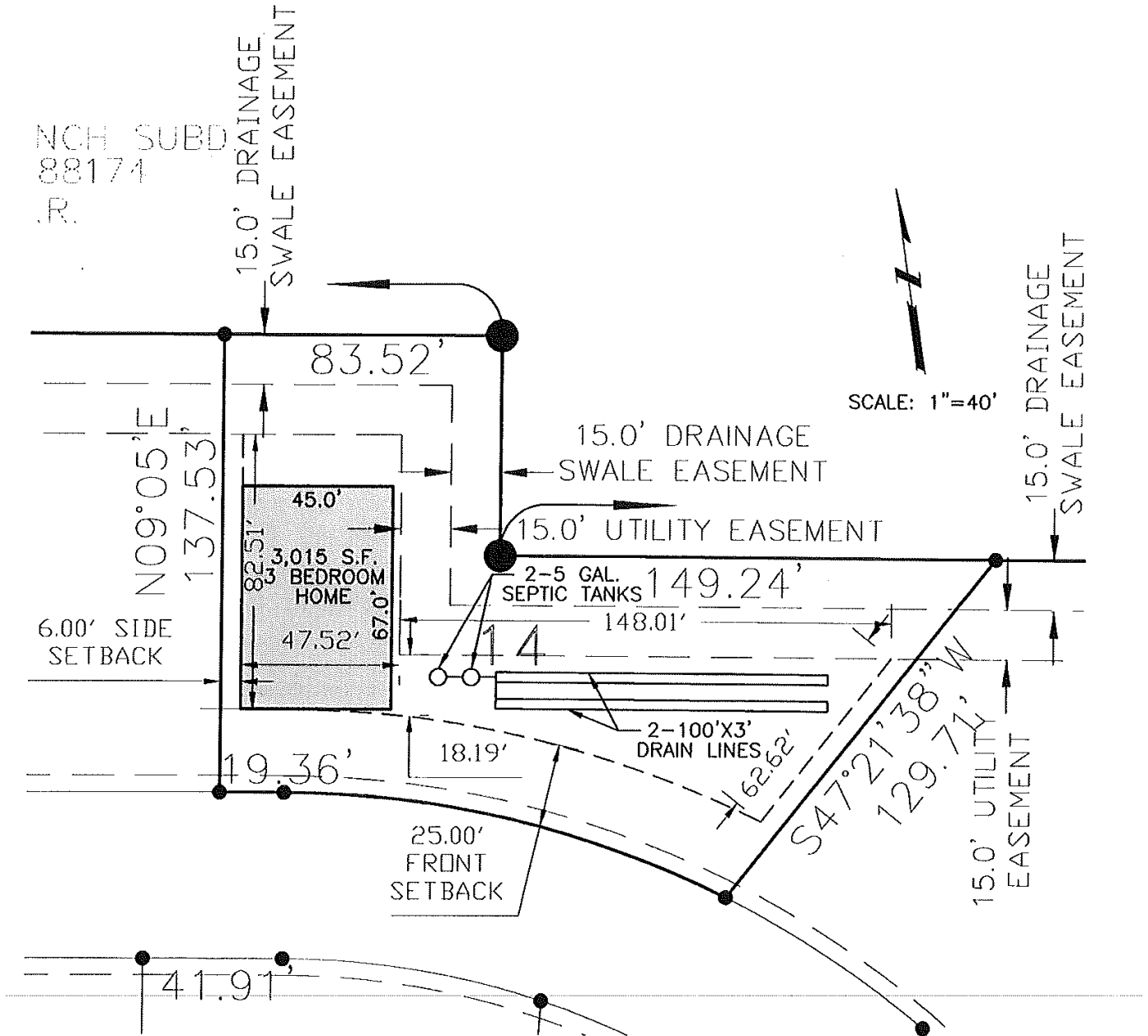
Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

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.

*

NCH SUBD
88174
.R.



SCALE: 1"=40'

N09°05'E
137.53'

6.00' SIDE
SETBACK

15.0' DRAINAGE
SWALE EASEMENT

83.52'

15.0' DRAINAGE
SWALE EASEMENT

15.0' UTILITY EASEMENT

45.0'
3,015 S.F.
BEDROOM
HOME
67.0'

2-5 GAL.
SEPTIC TANKS

1 4

2-100'X3'
DRAIN LINES

19.36'

25.00'
FRONT
SETBACK

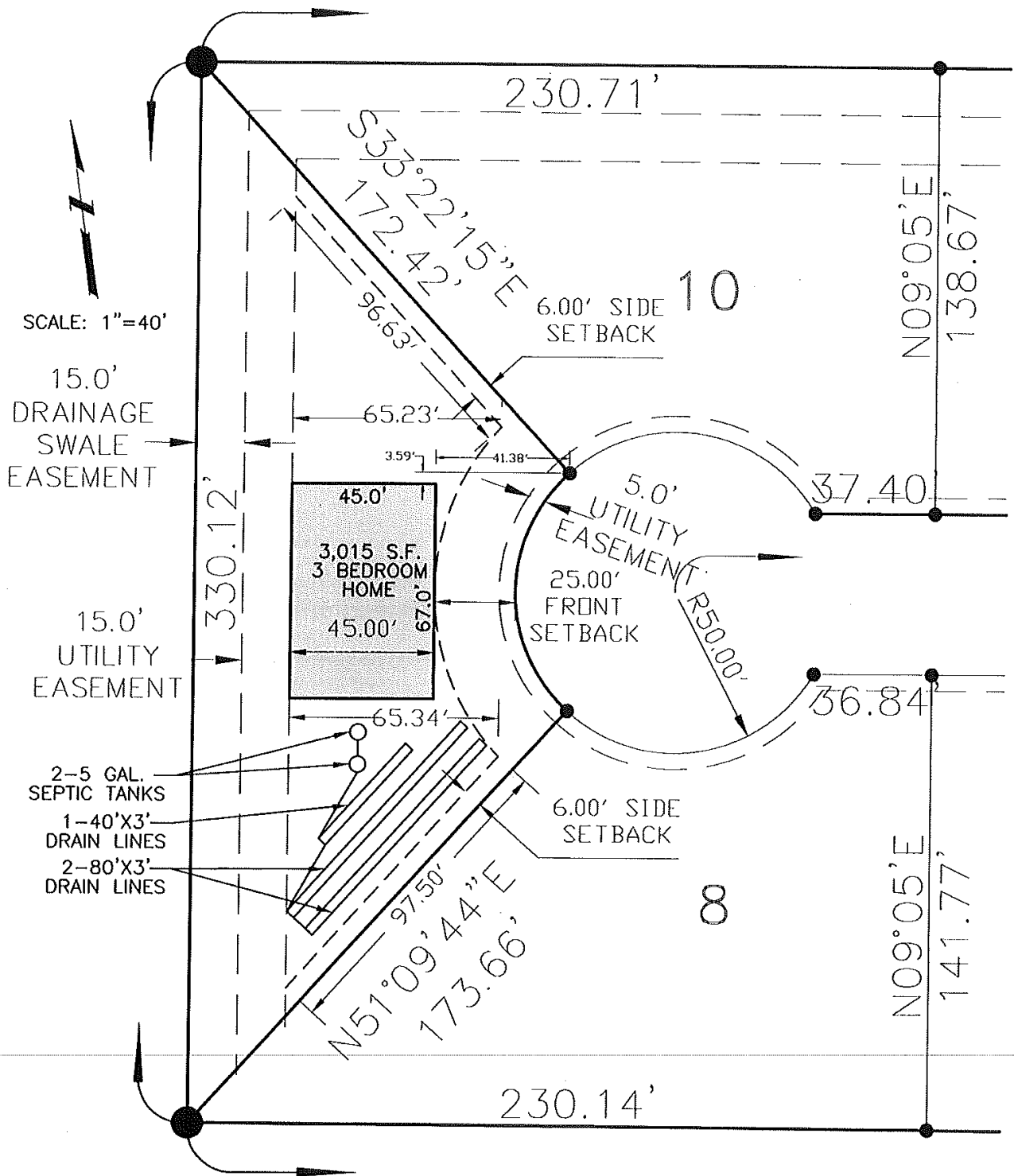
18.19'

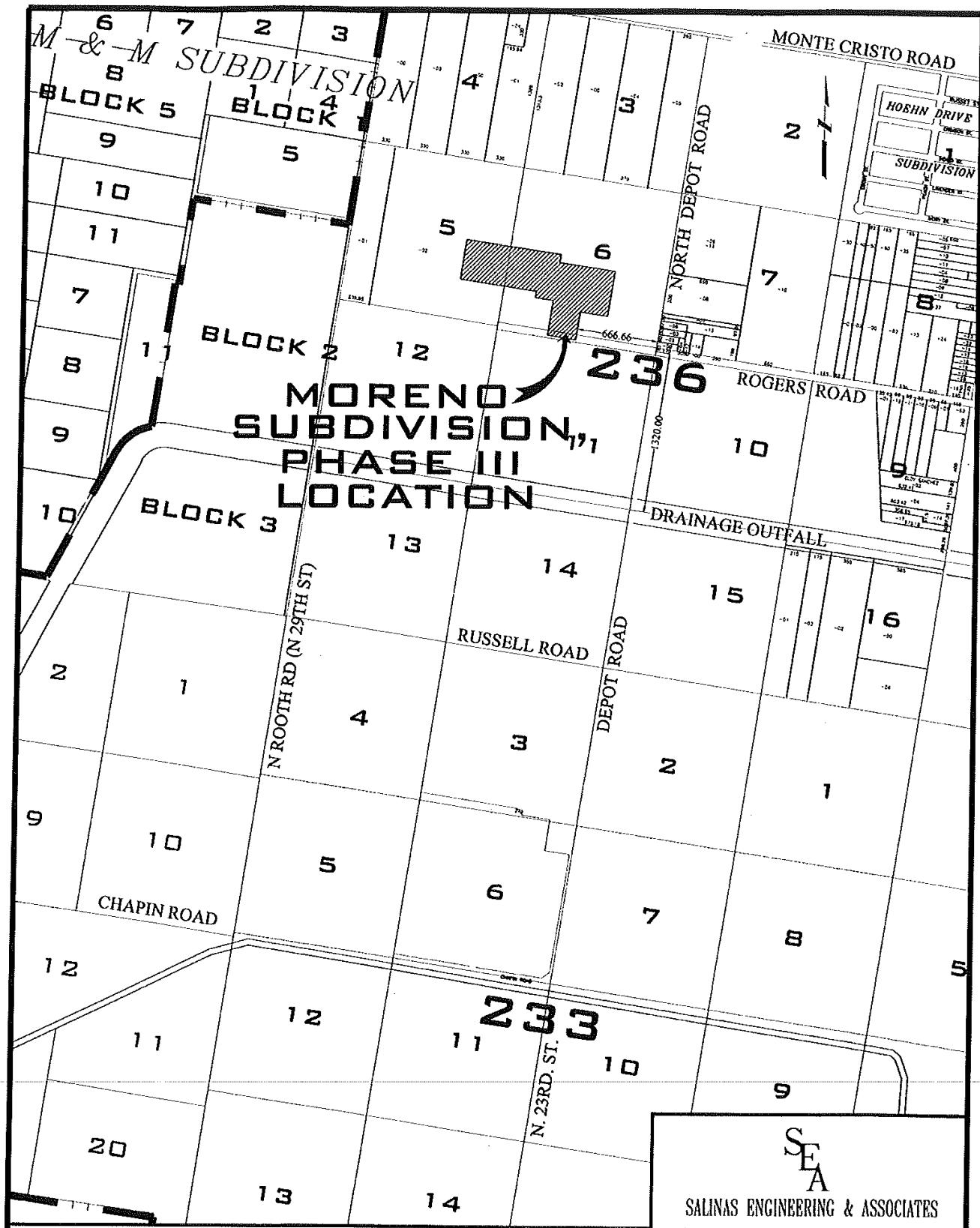
S47°21'38"W
129.77'

15.0' UTILITY
EASEMENT

15.0' DRAINAGE
SWALE EASEMENT

41.91'





DRAINAGE OUTFALL LOCATION MORENO SUBDIVISION, PHASE III SCALE: 1"=1000'


SALINAS ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - McALLEN, TEXAS 78501
 (956) 882-9081 (956) 888-1489 (FAX)

**Infrastructure Improvement Cost Estimate
Paving & Drainage for Moreno Subdivision
52 FT : B-B
235 Linear Feet of Frontage**

Item	Description	Quantity	Unit	Unit Cost	Total
Paving					
1	Prep ROW, Excavation, & Fill	2.35	STA	\$500.00	\$1,175.00
2	Flex Base (12")(TY D GR6 CL 5)	418.00	SY	\$8.00	\$3,344.00
3	Lime Treat Subgrade (12")	418.00	SY	\$3.50	\$1,463.00
4	3" HMAC	365.50	SY	\$8.00	\$2,924.00
5	Conc. Curb & Gutter (TY 2)	220.00	LF	\$9.00	\$1,980.00
Drainage					
1	RC Pipe (CL III)(24 IN)	1400.00	LF	Total	\$10,886.00
2	10" Type "A" Inlet	1.00	EA	\$32.00	\$44,800.00
3	4 ft Concrete Manhole	3.00	EA	\$2,500.00	\$2,500.00
4	Headwall	1.00	EA	\$2,500.00	\$7,500.00
5	Cut & Restore Paving (Rodgers Road)	1.00	EA	\$3,000.00	\$3,000.00
6	Easement (Acquire)	0.30	LS	\$550.00	\$550.00
			AC	\$40,000.00	\$12,000.00
Sidewalk					
1	4" Sidewalk	203.00	LF	\$10.00	\$2,030.00
				Sub-Total	\$70,350.00
				Total	\$35,175.00
				Eng. Design 7%	\$3,366.37
				CMT Fee 3.5%	\$1,683.19
				Adm. Fee 2 %	\$961.82
				TOTAL ESCROW	\$54,102.38

Prepared By
City of McAllen
Engineering Department

