



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 12-03-2013

PROPOSED LAS CARRETAS SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: NEMESIO REYES

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS:  \*SINGLE FAMILY  \*MULTI-FAMILY 1  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner of Orange Drive & FM 1925 (Montecristo).

SUBDIVISION LIES WITHIN THE:  ETJ of McAllen and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-18-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by onsite detention areas as per Engineers site plan.

ROAD R.O.W. DEDICATION: 35 feet on to FM 1925

H.C.R.O.W. APPROVED DATE: 11-14-13 : By, Victor Gallardo PCT 3 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 11-15-13 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF will be installed by Lot Owner at the time of building permit.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: Orange Drive

H.C.O.E.C. APPROVED DATE: 11-07-13 .: By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

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

**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.*



MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

SUBDIVISION PLAT OF:  
**LAS CARRETAS SUBDIVISION**

A 2.44 ACRE TRACT OF LAND BEING PART OR A PORTION OF LOT 4, BLOCK 1, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579 AND 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2395965, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR LAS CARRETAS SUBDIVISION**  
BY: ALFONSO QUINTANILLA, P.E.

Las Carretas Subdivision is a 2.44 acre tract of land being part or a portion of Lot 4, Block 1, Jackson Subdivision of the Melado Tract, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 579 and 580, deed records, Hidalgo County, Texas, and according to special Warranty Deed with vendor's lien recorded under County Clerk's Document Number 2395965, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of the intersection of Monte Cristo Road (F.M. 1925) and Orange Drive. This subdivision is located within the extra-territorial jurisdiction of the City of McAllen. The proposed subdivision will consist of 1 commercial lot.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0300 D, dated on June 6, 2000. The majority of the soil is fine sandy loam, sandy clay loam, and loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of NP-22. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 2.01 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 13.16 cubic feet per second for an increase of Q = 11.15 cubic feet per second. Detention will be 18,514.00 cubic feet (0.425 acre feet) in accordance with the County's drainage requirements and will be obtained in detention areas within the subdivision green areas to be constructed on the lot at the time of building permit as part of the review by the City of McAllen.

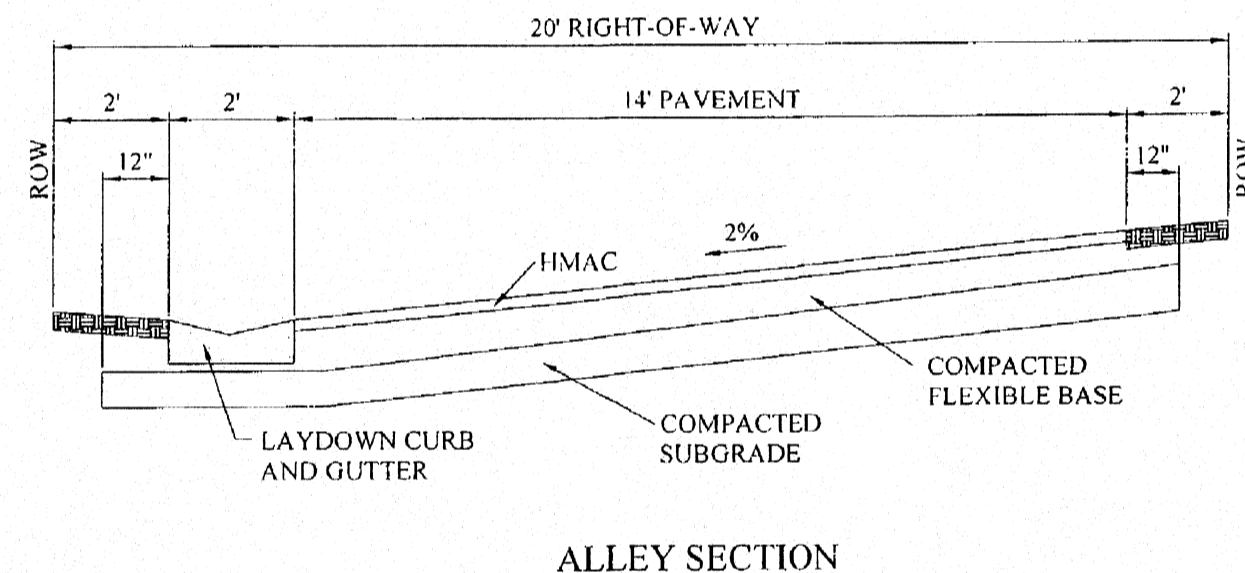
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAJUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0300 D DATED JUNE 06, 2000

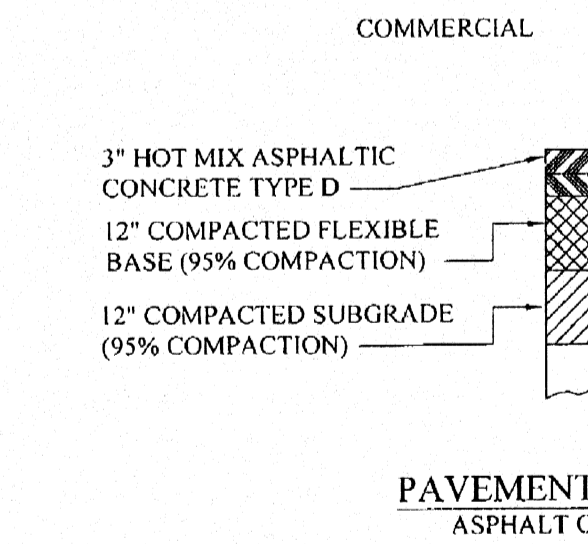


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 10-24-13



**NOTES:**

- A. ALLEY GUTTER, SEE CURB AND GUTTER DETAIL FOR INFORMATION.
- B. TRANSVERSE SLOPE OF ALLEY PAVEMENT SURFACE SHALL BE 2% MIN.
- C. USE LOCAL STREET SECTION FOR RESIDENTIAL ALLEY. (SEE PVMT. DESIGN TABLE)
- D. USE PRINCIPLE ARTERIAL STREET SECTION FOR COMMERCIAL ALLEY.



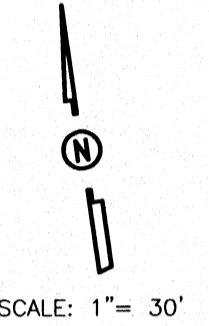
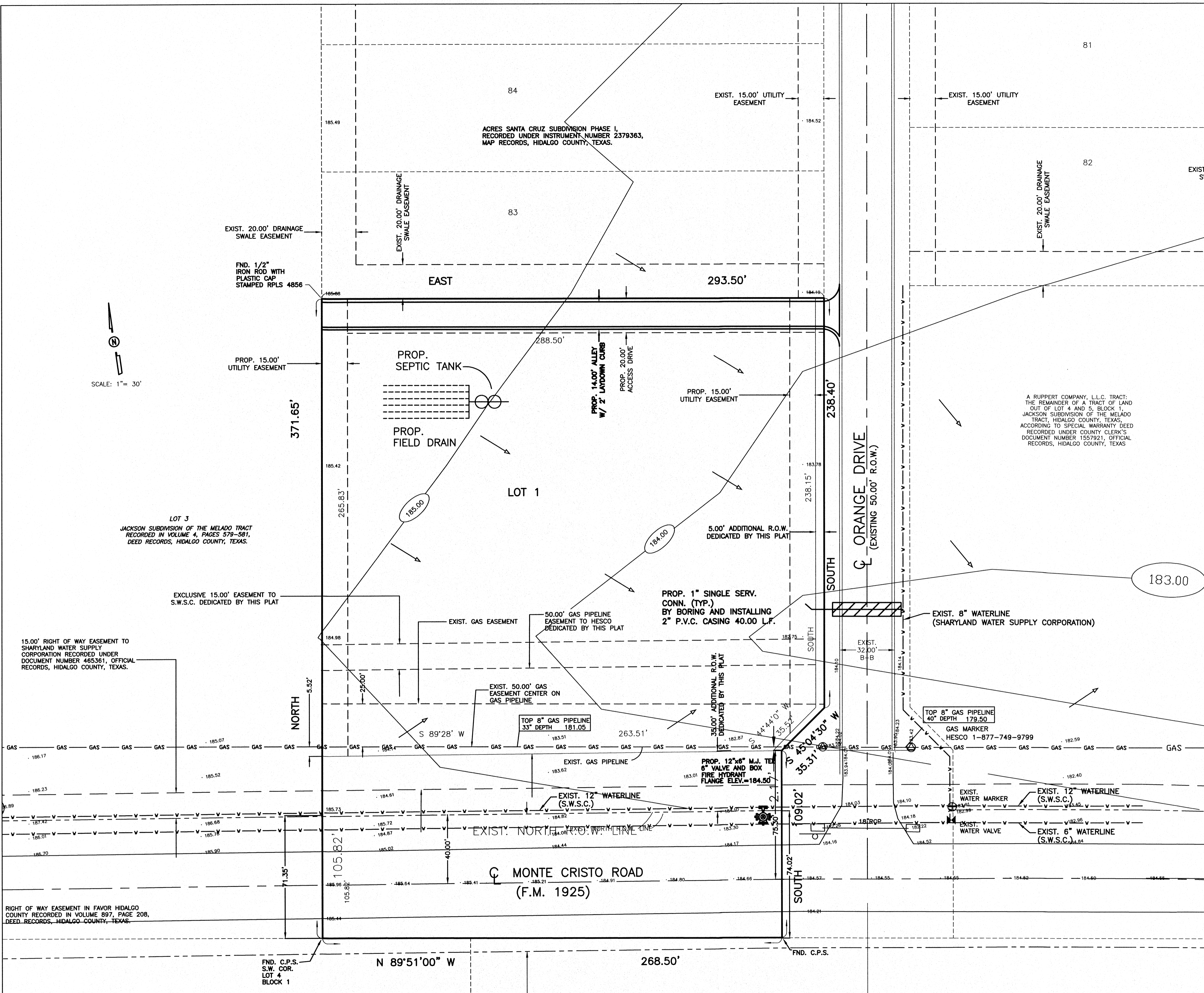
REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.



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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
9-12-2011	M.G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



← FLOW DIRECTION OF WATER