

Proposed Amendments To The Hidalgo County Subdivision Rules



HIDALGO COUNTY PLANNING DEPARTMENT

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HIDALGO COUNTY DRAINAGE DISTRICT No.1

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www.hcdd1.org
Raul E. Sesin, PE, CFM
General Manager



Proposed Addition To: Title 5A & Title 5B

CHAPTER 2 SECTION 2.9

Street Lights:

- Streetlight infrastructure including but not limited to poles, lamps and transformers shall be required in all subdivisions that are proposing internal streets and shall be provided by subdivider.
- Streetlights shall be installed at all intersections, at cul-de-sacs and at every 250 feet along the length of all internal streets. Any specifications which differ from the above mentioned shall require utility company and Hidalgo County approval.
- In addition, the subdivider shall deposit an escrow of not less than \$180 per streetlight in order for service to be provided to the subdivision for one calendar year.



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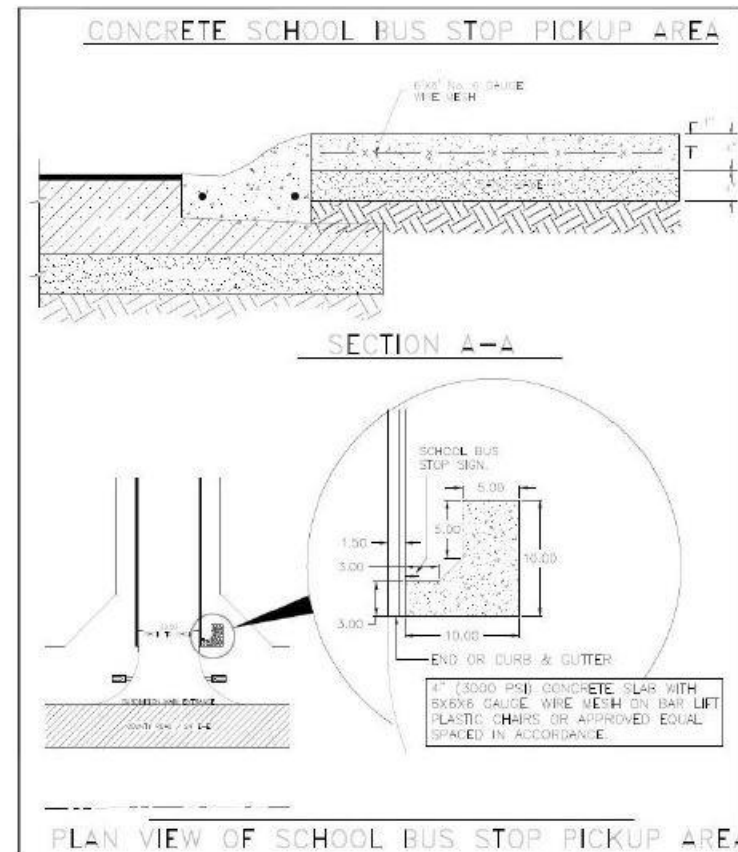
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CHAPTER 2 SECTION 2.10

Bus Stop:

- Bus stop shall be placed at every subdivision entrance and shall be constructed as per county specifications. (see Appendix 9 Plate No. 9.18)



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CHAPTER 2 SECTION 2.11

Filling Stations:

(Fire Hydrants)

- Subdivisions that are proposing multi-family use, commercial use, institutional use or more than 4 single-family residential lots that are located beyond 600 feet of a filling station or fire hydrant shall install a filling station(s) so that no lot is located more than 600 feet from a fill station.



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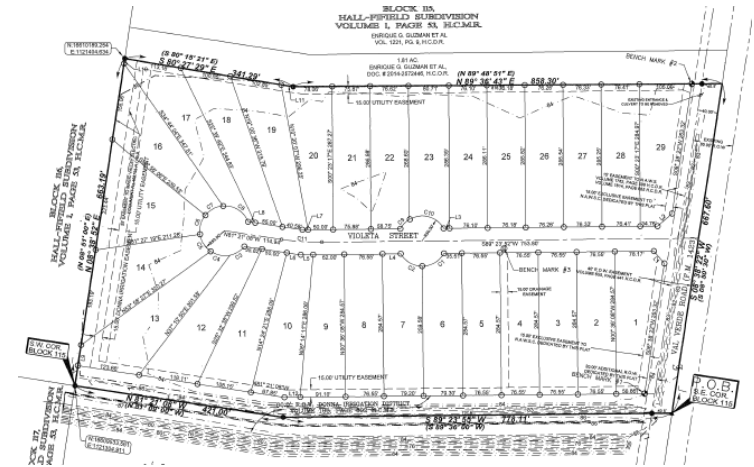
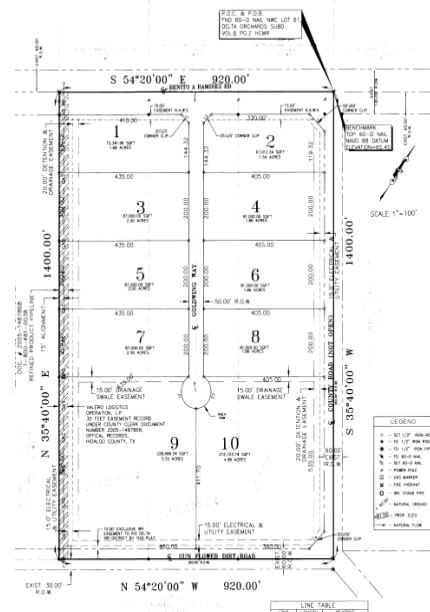
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Proposed Amendment to Title ðAö & ðBö

Cul-de-sac Streets

Chapter 2
Section 2.4 F

➤ Maximum length of cul-de-sac streets shall be 660 feet as measured from the centerline of intersection to radius point for subdivision streets serving 10 or more lots.



➤ Maximum length of cul-de-sac streets shall be 1320 feet as measured from the centerline of intersection to cul-de-sac radius points for subdivision streets serving less than 10 lots.



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Proposed Amendment to Appendix 5

Road,
Drainage, and
General
Specifications

GENERAL 2.5

Pavement Specifications for Type D Pavement:

- 2+HMAC (Minor Roads) *
- A 24+Thermoplastic stop bar traffic marking will be required at street intersections bounding the subdivision.
- A 24+Oil base stop bar (DMS-8200) traffic paint will be required at every subdivision internal street stop sign.



* *May be Reduced to 1 ½" with an approved Geo-Technical Report.*



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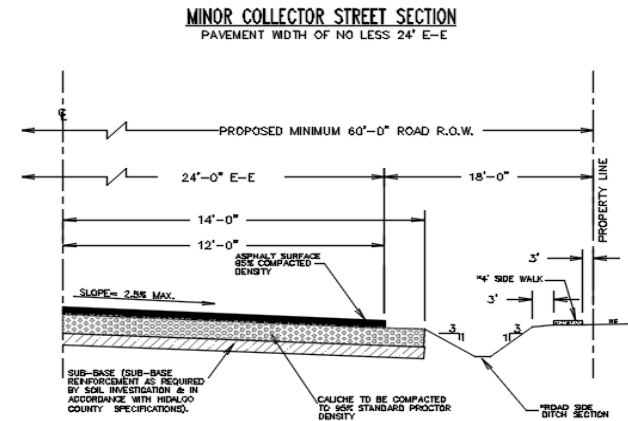
Subdivision Frontage Existing County Roads:

Road,
Drainage, and
General
Specifications

GENERAL 2.9



- ❖ In instances where the abutting county road is unopened and/or completely lacks an all-weather surface or drainage facilities the developer shall fully construct the road without county participation in order to meet the needs of the proposed development.



| Minor Collector 24.0' E-E (1,320.0 LF) Material List / Cost Estimate | | | | | |
|--|-----------------------------|-------|------|-------------------------------------|----------------------|
| Item | Description | Qty. | Unit | Unit Cost | Total |
| 1. | 2" HMA Type D | 3,520 | S | 9.50 | \$ 33,440.00 |
| 2. | Prime Coat | 4,107 | S | 1.03 | \$ 4,136.67 |
| 3. | 8" Caliche Base | 4,107 | S | 7.25 | \$ 29,773.33 |
| 4. | 6" Lane Stabilized Subgrade | 4,107 | S | 4.50 | \$ 18,480.00 |
| 5. | Re-Grade Road Side Ditches | 2,640 | LF | 1.65 | \$ 4,356.00 |
| 6. | Traffic Control | 1 | S | 1,500.00 | \$ 1,500.00 |
| 7. | Stripping | 1,320 | LF | 2.95 | \$ 3,894.00 |
| | | | | SUB TOTAL | \$ 95,550.00 |
| | | | | 2% INSPECTION FEE | \$ 1,911.00 |
| | | | | 3.5% MATERIAL TESTING FEE | \$ 3,003.00 |
| | | | | TOTAL CONSTRUCTION (TUPP) | \$ 100,464.00 |
| | | | | * 1.3 ESCROW AMOUNT: \$ 33,428.00 | |



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Hidalgo County Subdivision Amended Rules

APPENDIX 5
Road,
Drainage, and
General
Specifications

GENERAL 1.4

Irrigation Canals:

➤ No open irrigation canals, except main canals, shall be permitted within a Subdivision

- ❖ The Subdivider shall place said canal underground if its continued use is required by the Irrigation or Water District if the required pipe is 36 inches or under
- ❖ The conversion of the canal system to a pipe system shall conform to Irrigation or Water District and County standards and specifications and shall be installed at the expense of the Subdivider.



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APPENDIX 5
Road,
Drainage, and
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Drainage
Policies 3.1 (b)

Drainage Policies:

➤ Detained for a 50-year frequency storm event

- ❖ Stormwater runoff generated from developed improvements shall be detained for a 50-year frequency storm event and released into the receiving system at the pre-developed, peak discharge rate for a 10 year frequency storm event.
- ❖ Drainage systems within the subdivision shall be designed to convey the 10-year storm runoff but analyzed for a 50-yr storm, where the water surface elevation shall be a maximum of 12" above the lowest top of curb elevation

| | | |
|----------------------------------|------------|-------|
| Area: | 40.00 | acres |
| Residential Single Family | | |
| C (Pre-developed) | 0.20 | |
| C (Post-developed) | 0.30 | |
| 10-yr | 2.51 | Ac-Ft |
| 10/25-yr | 3.15 | Ac-Ft |
| Additional detention | 25% | |
| 10/25-yr | 3.15 | Ac-Ft |
| 10/50-yr | 3.77 | Ac-Ft |
| Additional detention | 20% | |



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APPENDIX 5 Road , Drainage, and General Specifications

Sites located in
Flood Zones
and low-lying
areas 3.4 (a)(b)

Drainage Policies:

➤ Low-lying areas & Flood Zones

- ❖ In the event all or any portion of the Subdivision is situated in low-lying areas as determined by Hidalgo County, the Subdivider shall supply and submit to Hidalgo County all documents, information, reports and recommendations that are required under the rules of the Federal Flood Insurance Program,
- ❖ and shall be responsible for obtaining a Base Flood Elevation (BFE) and an Engineering Impact study, as it applies to the entire Subdivision, prior to the approval of any Plat by County
- ❖ When developing in SFHA Zone A, where no depths or base flood elevations are shown, the Engineer of Record for the development shall be responsible for determining a BFE and converting the entire Zone A, to a Zone AE through FEMA.



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