



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-26-2019

PROPOSED SANTA FE TERRACE SUBDIVISION, PRECINCT No. 2.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: OSCAR VITA MODERNA, LLC. (OSCAR HERNANDEZ)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 7 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH WEST CORNER INTERSECTION OF EL GATO ROAD AND SOUTH 3RD STREET.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-04-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO EL GATO ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO EL GATO ROAD AND 10.00 FEET ONTO SOUTH 3RD STREET.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-19-2019 BY, JAIME SALINAS, PCT. 2 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: MHWSC LINE SIZE: 8" LOCATION: EL GATO ROAD AND SOUTH 3RD STREET.

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 8" LOCATION: SOUTH 3RD STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-12-2019 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

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.

VARIANCE REQUEST FROM: **Hidalgo County Subdivision Rules Title "B" chapter 3.5 E. section 13 "setback".
Corner side setback from 20.00' reduced to 15.00' for lot 4.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.*

SANTA FE TERRACE SUBDIVISION

RESUBDIVISION WEST 10 AC. OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR VOLUNTARY PLAT #1, C.M.A.

LEGEND	
—	- POWER POLE
⊙	- FIRE HYDRANT
○	- SET IRON ROD
○	- IRON ROD FOUND
—	- EXIST. 8" WATER LINE
—	- EXIST. WATER SERVICE
—	- EXIST. FENCE LINE

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
F.M.	FROM-TO-MARKET
D.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.S.C.	UNITED STATES
O.S.S.F.	ON-SITE SEWAGE FACILITY
M.H.W.S.C.	MULTI-HOUSE WATER SUPPLY CORP.
E-E	EDGE TO EDGE
C-L	CENTER LINE

ENGINEER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER MAINS AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS OR SEPTIC TANKS WEST OR WILL MEET SUCH STANDARDS AND REGULATIONS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, OSCAR BERNARDEZ, SUBDIVIDER OF SANTA FE TERRACE SUBDIVISION, HAVE CAUSED TO BE MADE AND TO BE PLACED ON THE PLAN TO BE BUILT ON ANY LOT AND THAT AN ADEQUATE FINISHING WATER SERVICE IS AVAILABLE TO EACH LOT OF THE SUBDIVISION. THE LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE REGULATIONS HAVE BEEN MADE BY STATE AND COUNTY.

OSCAR BERNARDEZ (OWNER)
OSCAR VIA MORGANA, LLC
1428 E. GREEN Pkwy, STE. B
MCKINNEY, TEXAS 75069

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ENGINEERING REPORT FOR SANTA FE TERRACE SUBDIVISION

BEING A 1.82 ACRES TRACT OF LAND, SAME BEING A BEHAT OF ALL OF LOT 8 AND LOT 9, RESUBDIVISION WEST 10 AC. OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

WATER SUPPLY AND DISTRIBUTION

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY MULTIHOUSE WATER SUPPLY CORPORATION (M.H.W.S.C.). THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. M.H.W.S.C. WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE WATER MAINS AND SERVICE LINES TO SERVE THE SUBDIVISION.

M.H.W.S.C. HAS AN EXISTING 8" DIAMETER WATER MAIN RUNNING ALONG THE NORTH RIGHT-OF-WAY OF EL GATO ROAD RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER WATER MAIN RUNNING ALONG THE WEST RIGHT-OF-WAY OF 3RD STREET. THE WATER SYSTEM FOR SANTA FE TERRACE SUBDIVISION CONSISTS OF SERVICE LINES TO EACH LOT, 2" DIAMETER WATER SERVICE LINES TO EACH LOT, 1" DIAMETER WATER SERVICE LINES TO EACH LOT, AND 1/2" DIAMETER WATER SERVICE LINES TO EACH LOT. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THE SUBDIVISION IS ESTIMATED TO BE \$1,200,000.00. THE COST FOR THE CONSTRUCTION OF THE WATER MAINS AND SERVICE LINES TO EACH LOT IS ESTIMATED TO BE \$1,000,000.00. THE TOTAL OF THE FEES ASSOCIATED WITH THE CONSTRUCTION OF THE WATER MAINS AND SERVICE LINES TO EACH LOT IS ESTIMATED TO BE \$200,000.00.

SANITARY SEWER COLLECTION SYSTEM DESCRIPTION, COST AND REGULATORY STANDARDS

THIS DEVELOPMENT HAS BEEN DESIGNED TO COMPLY WITH THE M.H.W.S.C. SANITARY SEWER COLLECTION SYSTEM DESIGN AND INSTALLATION STANDARDS. THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT SANITARY SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST 30 YEARS. M.H.W.S.C. WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SANITARY SEWER COLLECTION SYSTEM AND SERVICE LINES TO SERVE THE SUBDIVISION.

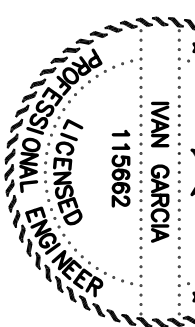
M.H.W.S.C. HAS AN EXISTING 8" DIAMETER SANITARY SEWER MAIN RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF EL GATO ROAD RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER SANITARY SEWER MAIN RUNNING ALONG THE WEST RIGHT-OF-WAY OF 3RD STREET. THE SANITARY SEWER SYSTEM FOR SANTA FE TERRACE SUBDIVISION CONSISTS OF SERVICE LINES TO EACH LOT, 4" DIAMETER SANITARY SEWER LINES TO EACH LOT, AND 2" DIAMETER SANITARY SEWER LINES TO EACH LOT. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO THE SUBDIVISION IS ESTIMATED TO BE \$1,200,000.00. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER MAINS AND SERVICE LINES TO EACH LOT IS ESTIMATED TO BE \$1,000,000.00. THE TOTAL OF THE FEES ASSOCIATED WITH THE CONSTRUCTION OF THE SANITARY SEWER MAINS AND SERVICE LINES TO EACH LOT IS ESTIMATED TO BE \$200,000.00.

ENGINEER CERTIFICATION

1. CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE ABOVE SUBDIVISION RULES ADOPTED UNDER SECTION 6.5.4.1, WATER CODE.

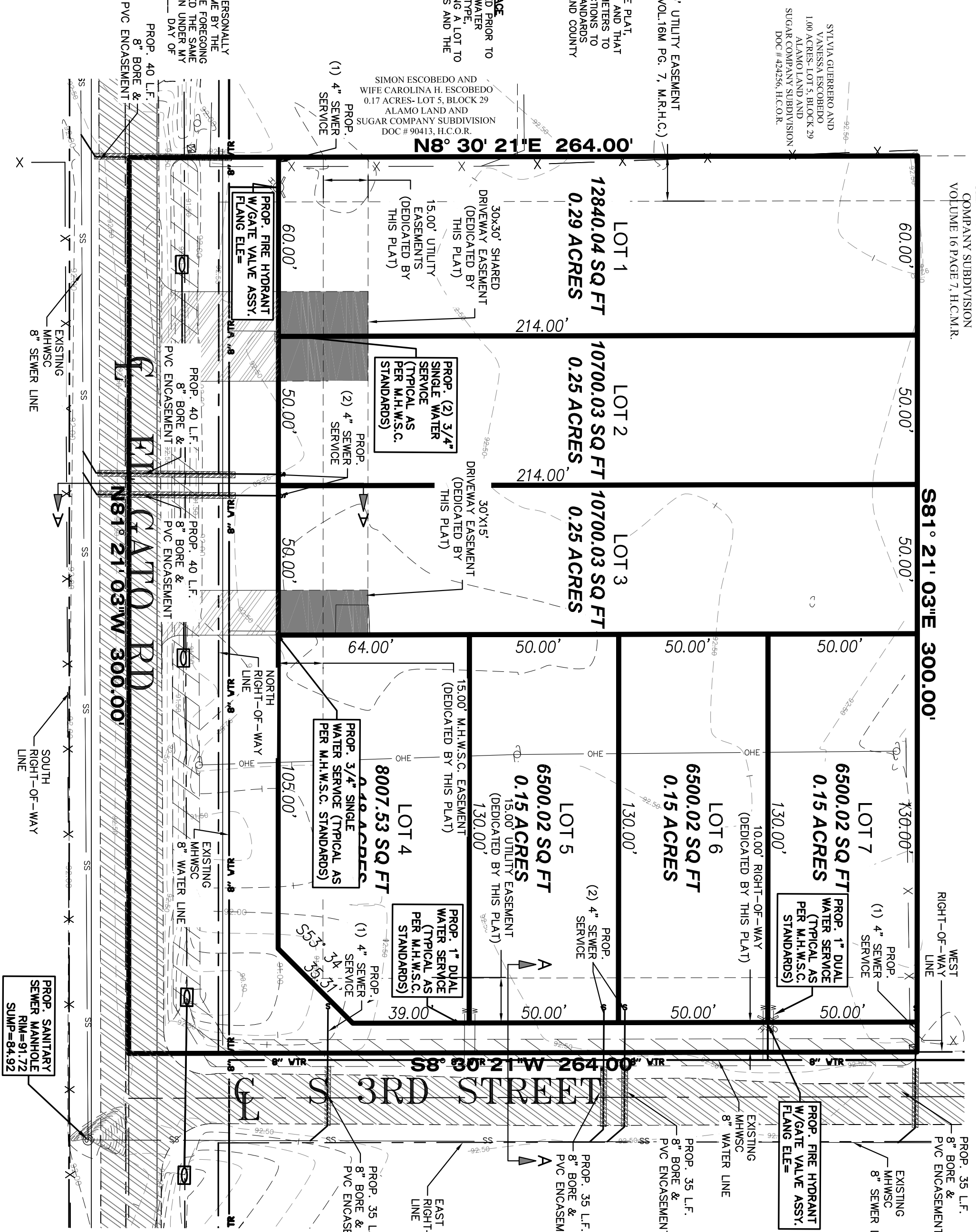
SANITARY SEWER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF \$1,200,000.00. THE OWNER OF THE DEVELOPMENT WILL PAY WATER AND SEWER FEES, WHICH INCLUDE THE WATER MAINS INSTALLATION AND INSPECTION FEES TO M.H.W.S.C. A TOTAL OF \$1,000,000.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SAYS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C.



IVAN GARCIA, P.E., R.L.S.

DATE



REPORT DE MEDICION DE SANTA FE TERRACE SUBDIVISION

LA SUBDIVISION SANTA FE TERRACE REQUIEREA UN PROVISION DE AGUA DE MULTIHOUSE WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA M.H.W.S.C. EL DISEÑO DE LA SUBDIVISION, M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION. M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION. M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION.

REPORT DE MEDICION DE AGUA PARA EL DISEÑO

LA SUBDIVISION SANTA FE TERRACE REQUIEREA UN PROVISION DE AGUA DE MULTIHOUSE WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA M.H.W.S.C. EL DISEÑO DE LA SUBDIVISION, M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION. M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION. M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION.

SISTEMA DE COLECCION DE AGUAS RESIDUALES

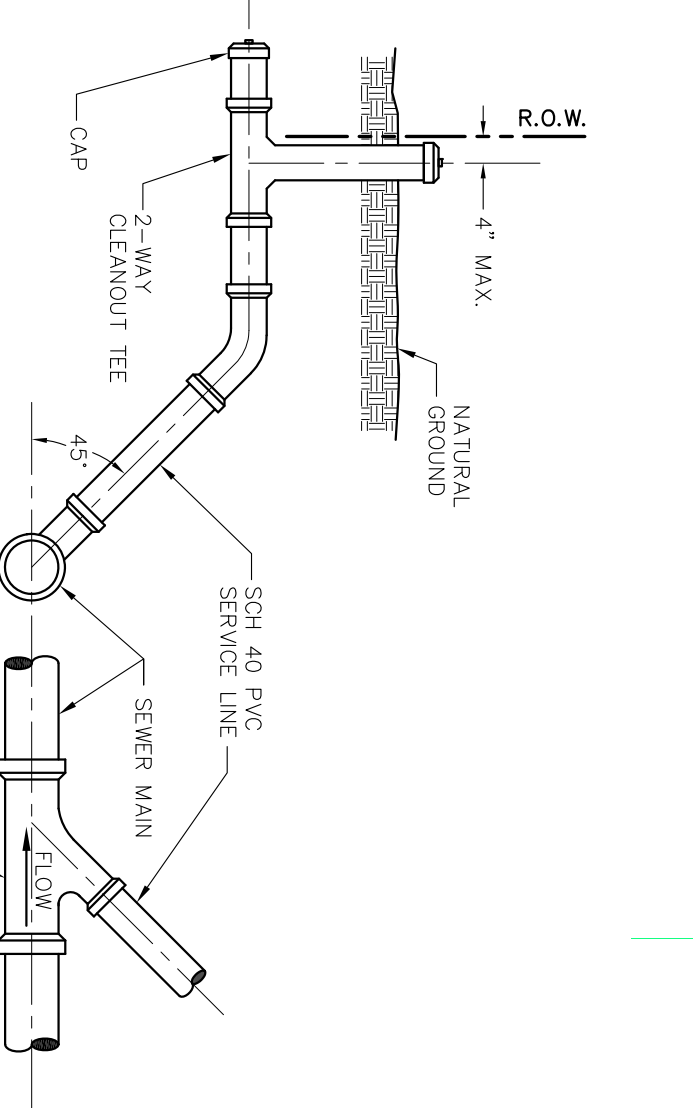
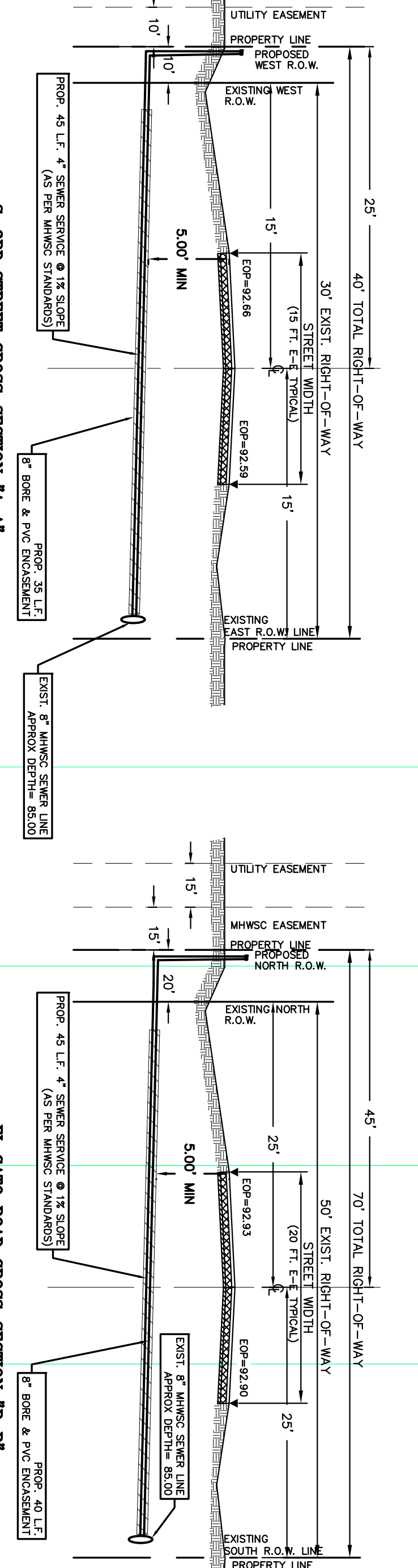
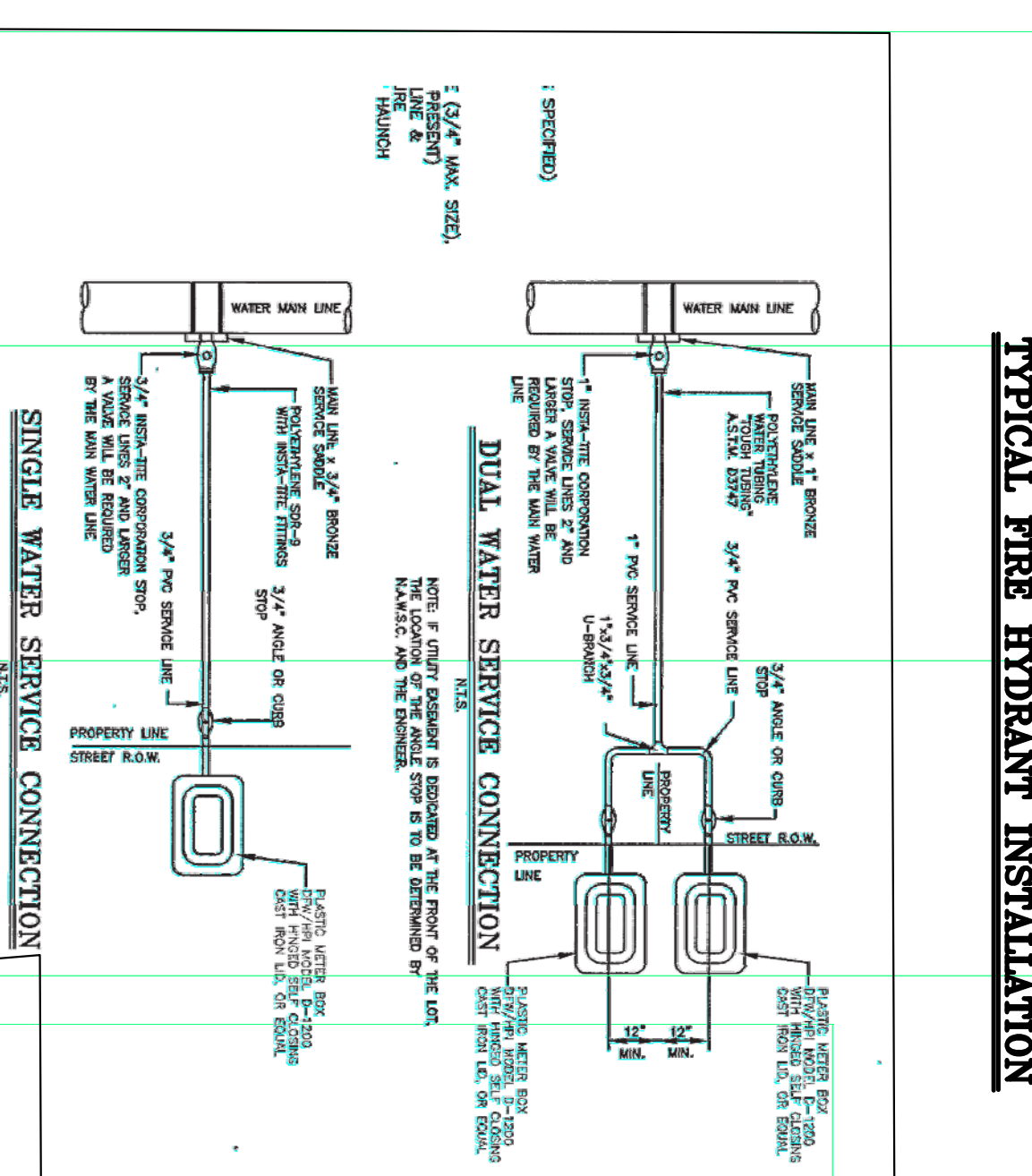
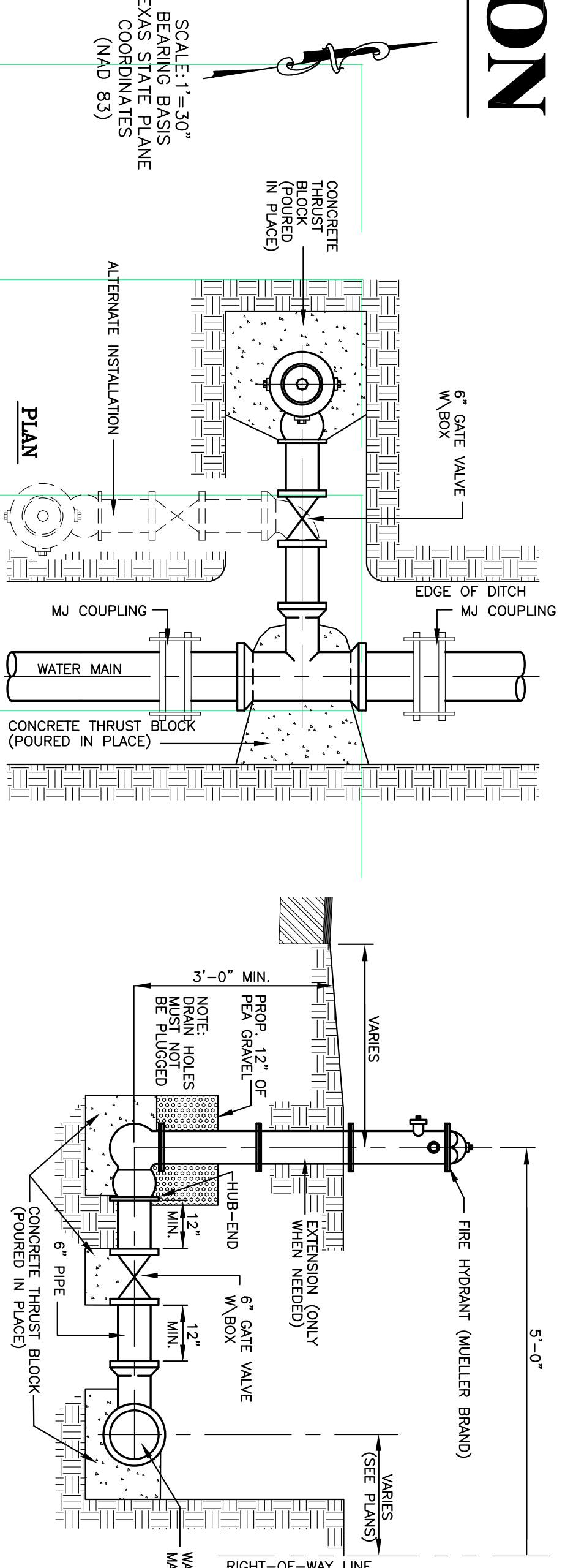
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IVAN GARCIA, P.E., R.L.S.

DATE



- NOTES:**
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 - SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, INDUSTRIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION

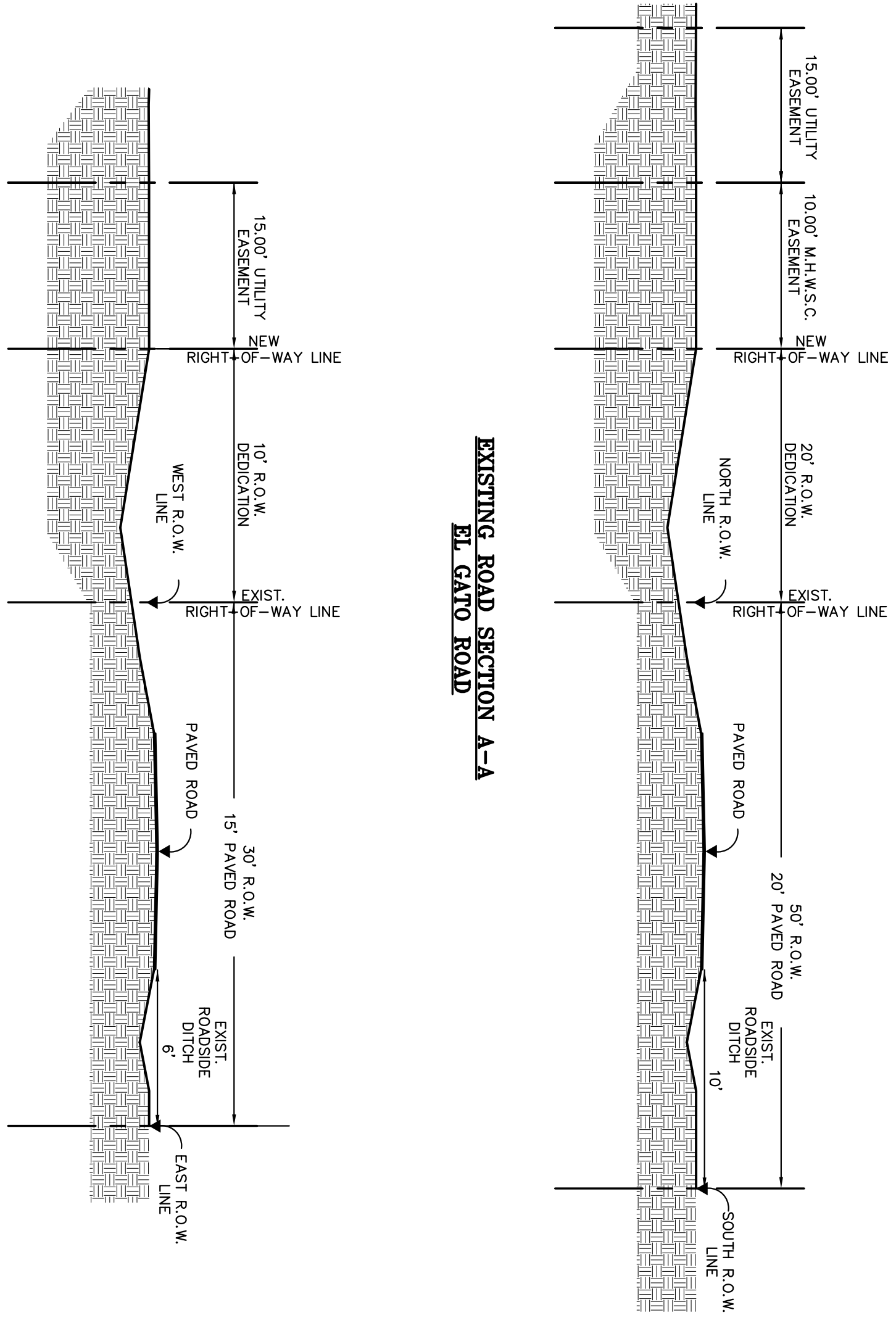
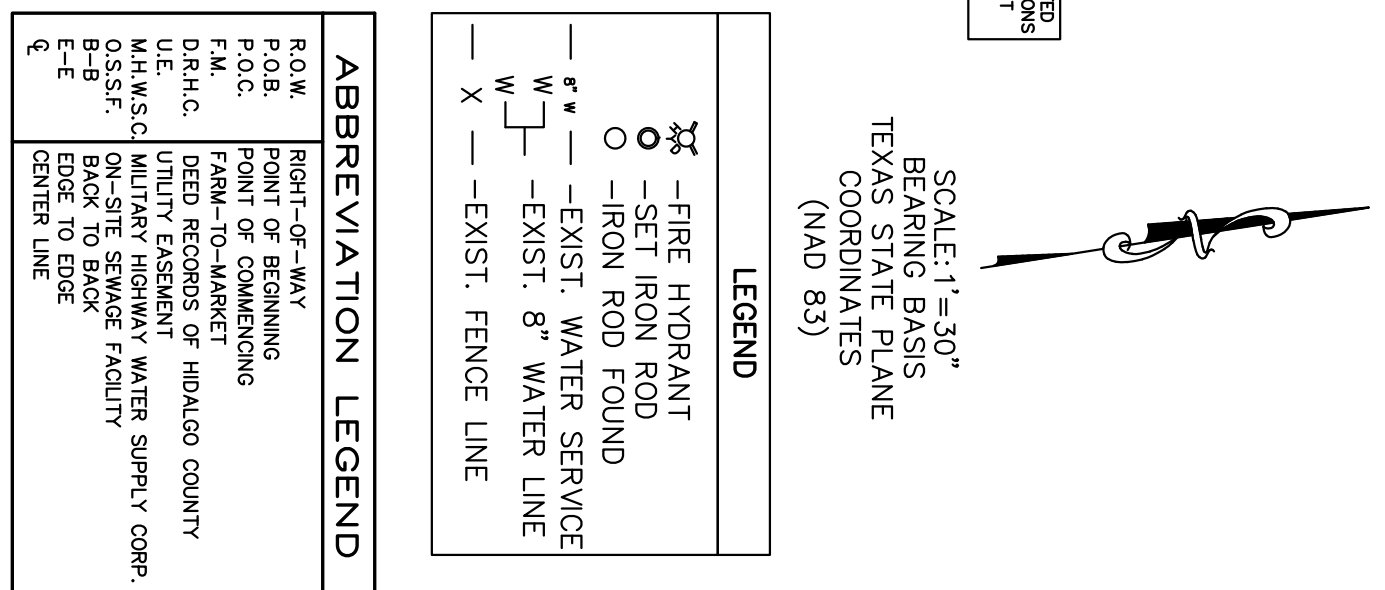
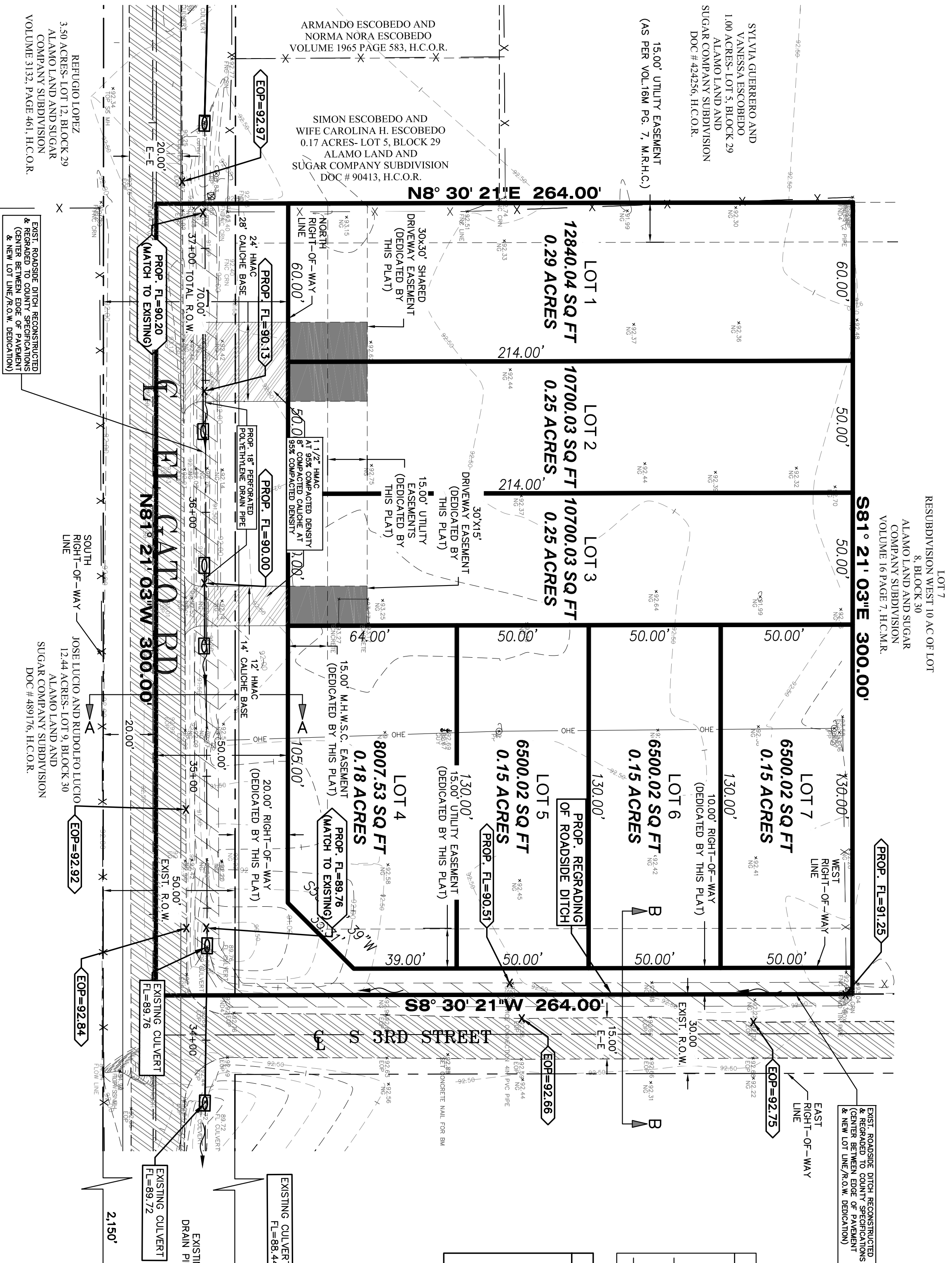
DATE	REVISION NOTES TABLE

WATER & SEWER LAYOUT
SANTA FE TERRACE SUBDIVISION
CITY OF ALAMO
HIDALGO COUNTY, TEXAS

PROJECT: SUB 18 024
PAGE NO: 2-0F-3

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

SANTA FE TERRACE SUBDIVISION



DRAINAGE REPORT

SANTA FE TERRACE SUBDIVISION IS A PROPOSED 7 LOT SUBDIVISION, SAME BEING A REPEAT OF ALL OF LOT 8 AND LOT 9 RESUBDIVISION OF THE WEST 10 ACRES OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAN THEREOF RECORDED IN VOLUME 16, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

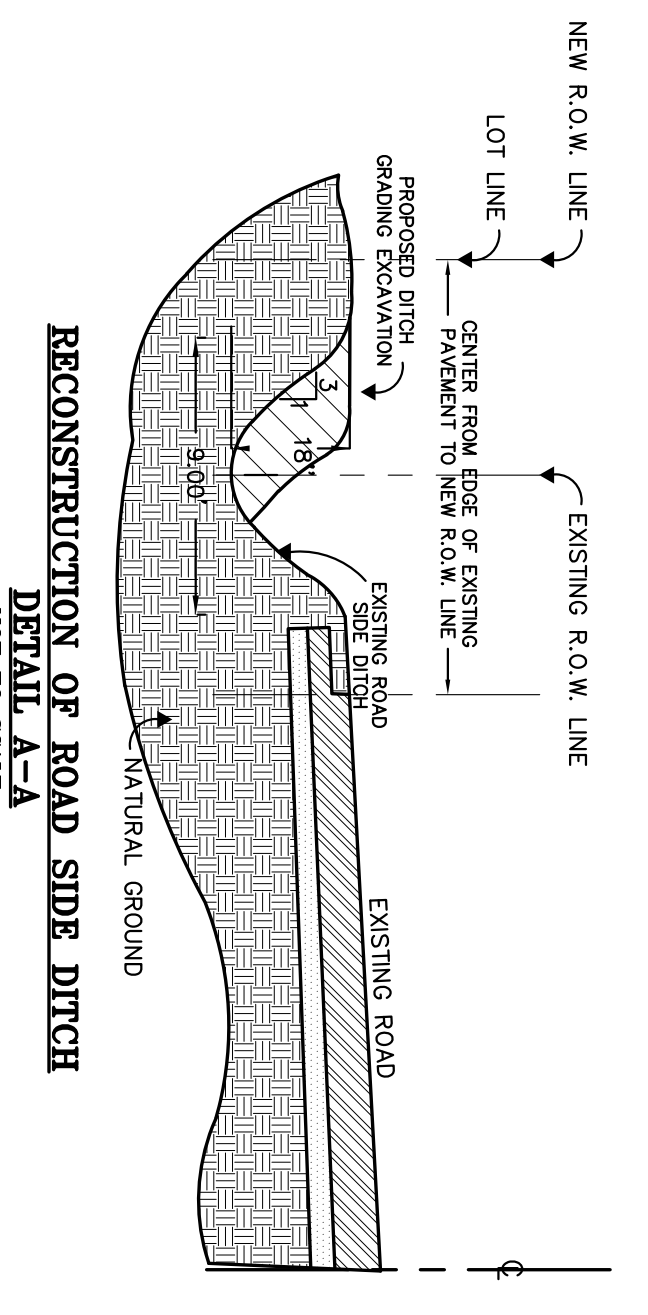
THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE FLOODING IS CAUSED BY WIND-DRIVEN WAVES FROM A STORM SURGE. THE FLOODING IS CAUSED BY WIND-DRIVEN WAVES FROM A STORM SURGE. THE FLOODING IS CAUSED BY WIND-DRIVEN WAVES FROM A STORM SURGE.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HEALDO SANDY CLAY LOAM (28), WITH 0 TO 1 PERCENT SLOPES. THESE SOILS ARE WELL-DRAINED. SURFACE RUNOFF IS NEGLECTABLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR PHYSICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH EASTERLY DIRECTION AND OVERLAYS TO THE EXISTING ROADSIDE DITCH ON THE EASTERN BOUNDARY OF THE SUBDIVISION. THE EXISTING ROADSIDE DITCH IS LOCATED APPROXIMATELY 2.42 ACRES EAST OF THE SUBDIVISION. THE EXISTING ROADSIDE DITCH IS LOCATED APPROXIMATELY 2.42 ACRES EAST OF THE SUBDIVISION. THE EXISTING ROADSIDE DITCH IS LOCATED APPROXIMATELY 2.42 ACRES EAST OF THE SUBDIVISION.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 4,432 CF OR 0.100 ACF WILL NEED TO BE DETAINED ON-SITE FOR THE LOTS RESPECTIVELY FOR A 50-YEAR STORM WATER. THE DETAINED WATER WILL BE DETAINED ON-SITE FOR THE LOTS RESPECTIVELY FOR A 50-YEAR STORM WATER. THE DETAINED WATER WILL BE DETAINED ON-SITE FOR THE LOTS RESPECTIVELY FOR A 50-YEAR STORM WATER.

IVAN GARCIA, P.E., R.F.L.S. DATE



DRAINAGE VOLUME LEGEND

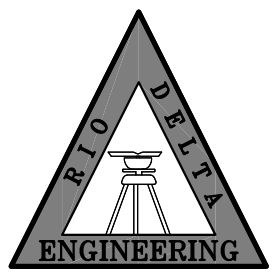
VOLUME REQUIRED = 4,392 CF
 VOLUME PROVIDED IN ROADSIDE DITCH AREA = 528 FT X 9 FT X 1.5FT = 7,128 CF (163% OF REQUIRED) FOR SUBDIVISION

DATE	REVISION NOTES TABLE	DESCRIPTION

NOT TO SHEETS OF SANTA FE TERRACE SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PROPERTY LINES, LOT, STREETS, AND EXISTING LAYOUT DESCRIPTION (WEETS AND BOUNDARY ENGINEERS AND SURVEYORS). SHEET 2: DRAINAGE LAYOUT, DRAINAGE REQUIREMENTS, DRAINAGE DESIGN, AND ATTENTION COUNTY APPROVAL, CERTIFICATE OF COUNTY HEALTH DEPARTMENT CERTIFICATE, N.C.D. NO. 20, CITY CERTIFICATION, AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND GRADE, DRAINAGE, EROSION NOTES, GRADE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, AND CONSTRUCTION DETAILS.



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

DRAMAN: ABRHAMAM JAMES
 CHECKED: ABRHAMAM JAMES
 SURVEYOR: IVAN GARCIA P.E. R.F.L.S.
 SCALE: 1"=30'
 DATE: JANUARY 17, 2019

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. R.F.L.S. FEBRUARY 5, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.