



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: 10-02-2012

PROPOSED CARDINAL LAKE SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: FRANZ R. SCHAMBERGER.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 26 *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South west corner of Ramseyer Road and Terry Road.

The rural area of the County.

ETJ of _____ and was approved administratively by said City.

SUBDIVISION LIES WITHIN THE:

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-20-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.

DISTANCE TO A DRAIN DITC: South adjacent to the subdivision property line.

ROAD R.O.W. DEDICATION: 30 feet to Ramseyer Rd. and 10 feet to Terry Rd. by this plat.

H.C.R.O.W. APPROVED DATE: 08-17-2012 : By, Jesse Ozuna R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez.

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

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

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Terry Rd.

H.C.O.E.C. APPROVED DATE: 08-30-2012 : 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 Edinburg.

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.

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LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Cardinal Lake 1st Review

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Remaining comments not address

Item Log	<u>DESCRIPTION OF ITEMS:</u>	Date	Initials
17	<u>2ND SHEET COMMENTS:</u> H.C. ROW dept utility crossing will be required for all water line crossing on Terry Rd and Ramseyer Rd.	09-04-2012	JRT
21	Make sure the water and OSSF engineering reports mounts and distribution description are accurate before printing on mylar.		
23	<u>3RD SHEET COMMENTS:</u> Provide natural ground topography elevation within subdivision property.		
34	Discharge permit approved by irrigation district and drainage district and will be required		
Item Log	<u>3RD Review Comments</u> New additional comments	Date	Initials
47	<u>1ST SHEET COMMENTS:</u> Lot 12 does not comply with the minimum 21,780 square footage as required by subdivision rules.	09-12-2012	JRT