



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 DANNY CANTU SUBDIVISION, PRECINCT No. 3.

ENGINEER: B.I.G. ENGINEERING. DEVELOPER: DOMINGO CANTU JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East of Trospers Road approximate ¼ mile south of Mile 3 North Road.

SUBDIVISION LIES WITHIN THE: The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
 ETJ of Palmhurst and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-06-2012 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swale.

DISTANCE TO A DRAIN DITCH: Approximately 1 mile south east of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet to Trospers Road by this plat.

H.C.R.O.W. APPROVED DATE: 07-16-2012 : By, Victor Gallardo R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isidoro Gomez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: MISSION LINE SIZE: 8" LOCATION: Trospers Road

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: Trospers Road.

H.C.O.E.C. APPROVED DATE: 09-10-2012 : 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 Palmhurst.

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.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Danny Cantu 2nd Review Page Page 1 of 1

| Item Log | <u>DESCRIPTION OF ITEMS:</u> | Date | Initials |
|----------|---|------------|----------|
| | <i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i> | 09-12-2012 | JRT |
| 1 | <u>2ND SHEET COMMENTS:</u> Staff recommends extending a 6" sewer line ending with a clean out along the 50 foot access easement to serve lot 2. | | |
| 2 | Make sure the water and sewer engineering report are accurate and coincide with design and all final amounts. | | |
| 3 | Please make sure all modification on engineering reports reflect on Spanish engineering reports. | | |
| 4 | Subdivider certificate and statement shall coincide with the final sewer engineering report. | | |
| 5 | Culvert at driveway entrance shall be 18" minimum with safety ends. | | |