



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: 11-13-2012

PROPOSED SALIDA DEL SOL ESTATES PHASE VI SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: MARIO FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 20 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Mile 5 1/2 North Road (Circle 6 Rd) and 1/4 West of Washington Palms Rd.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-25-12 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

DRAINAGE DESIGN: On Site Detention Swales with Storm Drainage

DISTANCE TO A DRAIN DITCH: adjacent to the subdivision East property line.

ROAD R.O.W. DEDICATION: 26.20 feet on Mile 5 1/2 Road (Circle 6 Road).

H.C.R.O.W. APPROVED DATE: 10-16-2012; By, Victor Gallardo R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Aniceto Izaguirre

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

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

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: North of Mile 5 1/2 Rd.

H.C.O.E.C. APPROVED DATE: 10-18-2012 ; 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.

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: _____

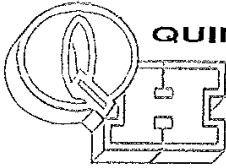
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

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.**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys

October 1, 2012

Mr. Raul Sesin, P.E.
Planning Administrator
Hidalgo County Planning Department
1304 South 25th Street
Edinburg, Texas 78542

Re: SALIDA DEL SOL ESTATES PHASE VI

Dear Mr. Sesin:

On behalf of the developer 3F Developers, I am requesting the following variance from the subdivision regulations:

- Removal of flood zone "A" from the Federal Emergency Management Agency for portions of proposed Lots 7 thru 17

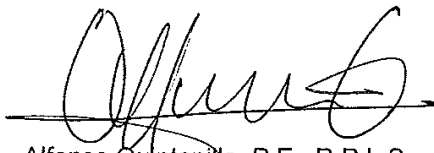
The reasons for this variance request are as follows:

- These Lots have more than sufficient area within flood zone "C" for the proposed residences. The buildable area is 34,400.0 square feet.
- We have established the rear setback for these lots at 420.00 feet, which allows 430.00 feet of buildable depth area in the front of the lots.

Please present this request to the Subdivision Advisory Committee and the Commissioners' Court.

Should you have any questions or need additional information, please feel free to call me at 381-6480.

Respectfully,



Alfonso Quintanilla, P.E., R.P.L.S.
President