



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: 12-18-2012

PROPOSED RIVERA PROPERTIES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT. DEVELOPER: MARIO RIVERA.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Alamo Road approximate 170 feet of Iowa 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 08-02-2012 PROPERTY LIES WITHIN FLOOD ZONE: "B" (Shaded) AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swale.

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

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

H.C.R.O.W. APPROVED DATE: 08-13-2012 : By, Jaime Salinas R.O.W. AGENT

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

SEWER SYSTEM: OSSF TO BE INSTALLED AT DEVELOPMENT PERMIT STAGE.

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

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Alamo Road.

H.C.O.E.C. APPROVED DATE: 11-28-2012 : By Ann Marie De La Fuente, Administrative Assistant

CONSTRUCTION GENERAL PERMIT NOT REQUIRED

Total project size is less than 1 acres, less than 1 acre of soil disturbance will take place during construction. No further submittals will be required. This approval will also cover the final subdivision approval. Since no Construction General Permit (C.G.P.) coverage is required.

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

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.