



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 SANDRA'S VILLAGE SUBDIVISION, PRECINCT No. 3.

ENGINEER: BIG ENGINEERING DEVELOPER: HERIBERTO SOLIS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Mile 4 North Rd approximately 400 feet West of Taylor Rd.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-28-2012 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Detention will be provided within landscape areas inside the lot.

DISTANCE TO A DRAIN DITCH: Approximately ¼ mile South of the subdivision development.

ROAD R.O.W. DEDICATION: 30 feet on Mile 4 North Road of additional ROW

H.C.R.O.W. APPROVED DATE: 11-28-2012 ; By, Victor Gallardo R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Arturo J. Garcia.

OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY.

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

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 2 1/2" LOCATION: Mile 4 North Road.

H.C.O.E.C. APPROVED DATE: 09-27-2012 ; By Martin Ramirez

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: \$1500.00 For: OSSF(S) 1 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 from 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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