



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-26-2024

PROPOSED VILLA PARAISO SUBDIVISION PRECINCT No. 1.

ENGINEER: MDC ENGINEERING, PLLC. DEVELOPER: JOSE HERNANDEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 20  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH SIDE OF MINNESOTA ROAD APPROXIMATELY 340.00 FEET WEST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MINNESOTA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-04-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-04-2024 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: MINNESOTA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-19-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**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: \$5,159.00 for: (Bus Stop and regrading)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 23, 2021

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

**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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Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## SUBDIVISION ADVISORY BOARD REGULAR MEETING

DATE: 11-19-2024

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ENGINEER: MDC ENGINEERING, PLLC. DEVELOPER: JOSE HERNANDEZ

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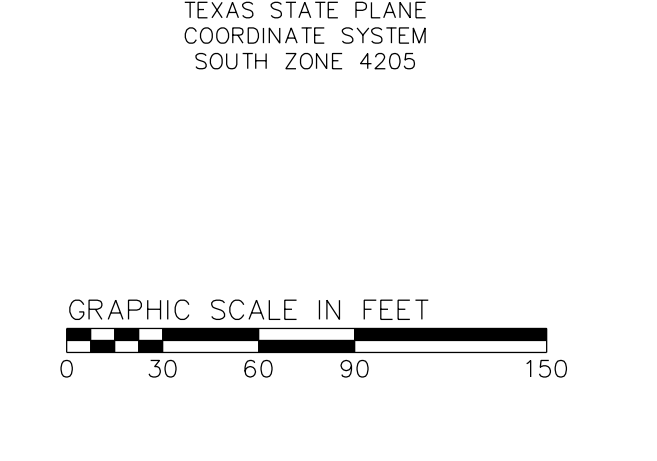
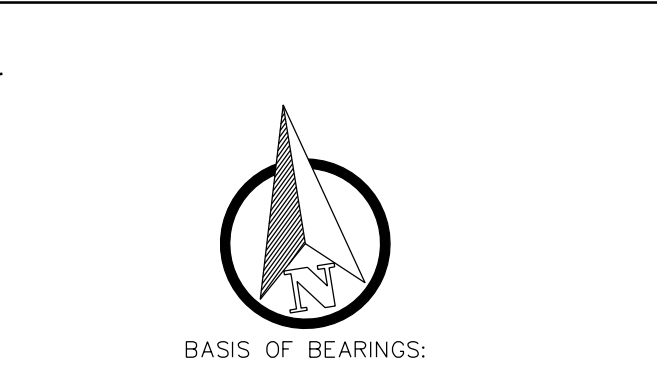
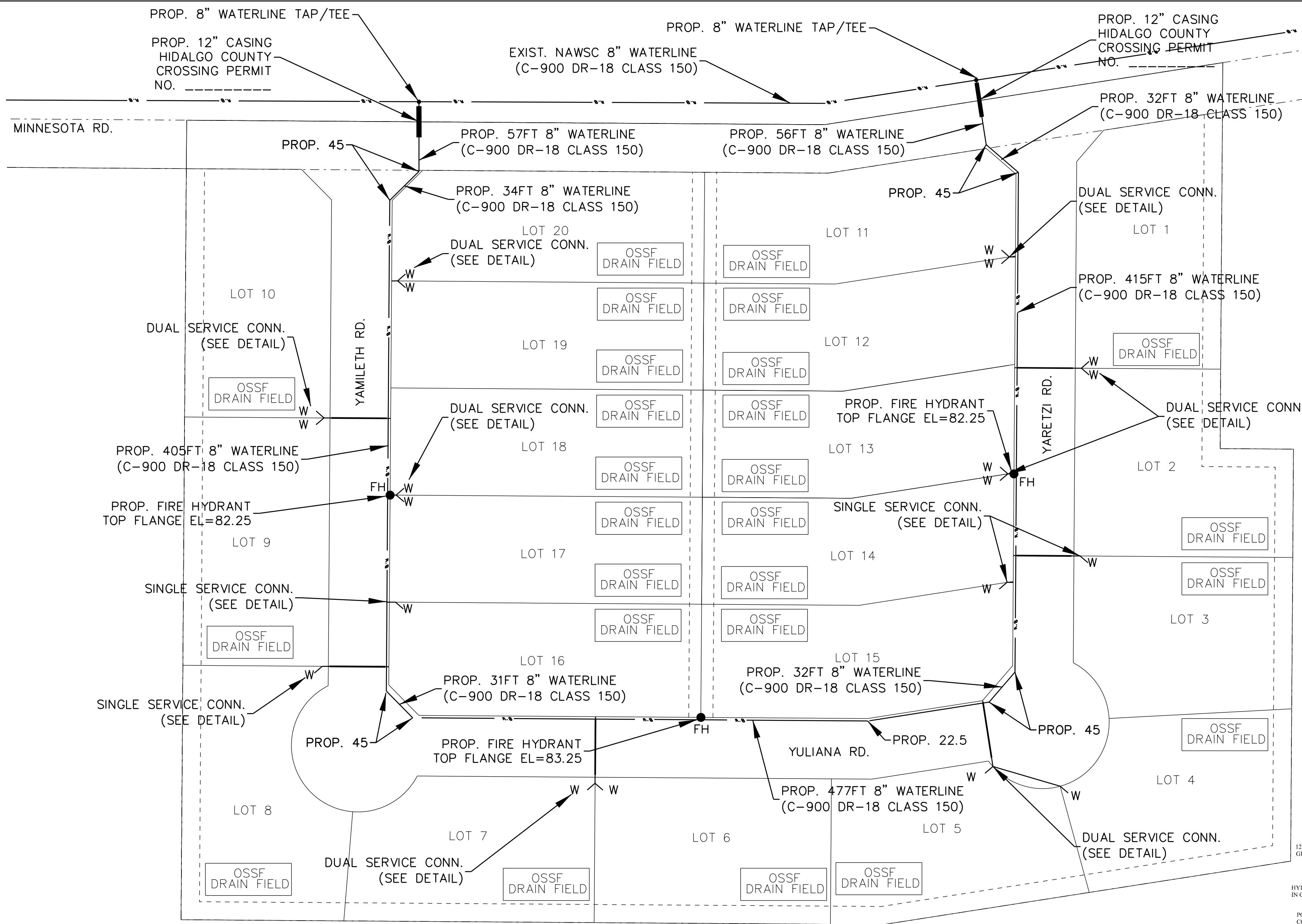
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**Final Approval** with financial guarantee.

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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**WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:**  
 VILLA PARAISO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MINNESOTA ROAD. THE WATER SYSTEM FOR VILLA PARAISO SUBDIVISION CONSISTS OF A 9" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 9" LINE THEN RUNS SOUTH ALONG THE EAST SIDE OF YAMILETH ST. RIGHT-OF-WAY THEN ALONG THE NORTH RIGHT-OF-WAY OF YULIANA ST. AND THEN NORTH ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF YARETZI ST. AND THEN TIES BACK INTO THE EXISTING 8" DIAMETER WATER LINE RUNNING ALONG MINNESOTA RD.

WATER DISTRIBUTION FOR THE VILLA PARAISO SUBDIVISION  
 CONSISTS OF SEVEN 2" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND THREE 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$\_\_\_\_ WHICH COVERS THE \$\_\_\_\_ COST PER LOT AS STATED IN THE WATER SUPPLY AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OF FEES ASSOCIATED WITH CONNECTION TO THE INDIVIDUAL LOTS WITH N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$\_\_\_\_ FOR A TOTAL COST OF \$\_\_\_\_. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
 SEWAGE FROM GEO ACRES NO. 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR THE PLACEMENT OF A DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ON SEPTEMBER 21, 2020 A SOIL EVALUATION OF THE PROPOSED SUBDIVISION SITE WAS PERFORMED AND SAMPLES PROVIDED FOR SUBSEQUENT TESTING. TESTING INDICATED THAT THE IN-SITU SOILS ARE SANDY SILTS WITH A MINIMUM OF 65 PERCENT PASSING A 200 SIEVE FOR ALL SAMPLES BASED ON THE USCS SOIL CLASSIFICATION CRITERIA THE SOILS WERE IDENTIFIED AS SOIL TYPE ML. A REPORT WAS GENERATED SUMMARIZING THE FINDINGS AND SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT WHICH WAS SUBSEQUENTLY REVIEWED AND APPROVED.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$\_\_\_\_ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$\_\_\_\_. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT AT ANY TIME AFTER THE LOT IS SOLD. THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER SHALL RENEW HIS LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEMS BY (LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER WILL FIRST REMIND THE AVAILABILITY OF THE SEPTIC SYSTEM, UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY (LETTER OF CREDIT EXPIRATION DATE) UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

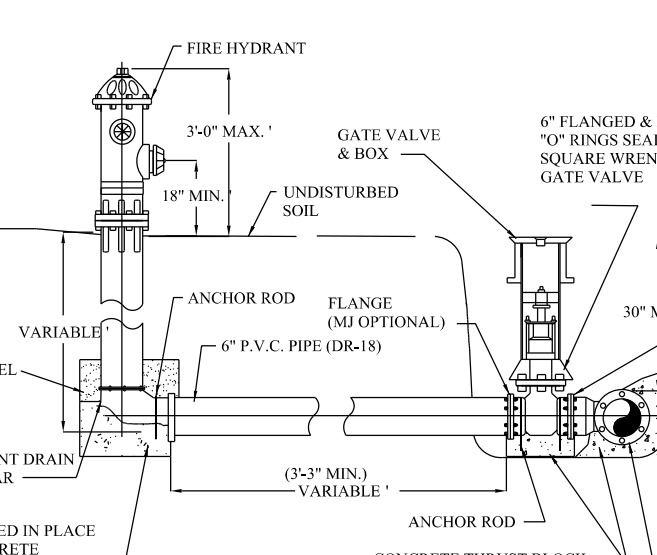
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEMS IS ESTIMATED TO COST \$\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

**PRELIMINARY**

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

MARK D. CORBITT P.E. 101980



TYPICAL FIRE HYDRANT DETAILS

**SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERACION.**

LA SUBDIVISION VILLA PARAISO SERA PROPORCIONADA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN REALIZADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO SUMINISTRAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO TOTAL DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO NOROCCIDENTAL DEL DERECHO DE VIA DE MINNESOTA ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION VILLA PARAISO CONSTA DE UNA LINEA DE AGUA DE 9" DE DIAMETRO QUE LLEGA A LA LINEA DE 8" EXISTENTE. ESTA 9" LINEA LUEGO CORRE HACIA EL SUR A LO LARGO DEL LADO ESTE DE YAMILETH ST. DERECHO DE VIA LUEGO A LO LARGO DEL DERECHO DE VIA NOROCCIDENTAL DE YULIANA ST. Y LUEGO AL NOROCCIDENTAL A LO LARGO DEL DERECHO DE VIA DE YARETZI ST. Y LUEGO SE VUELVE A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DE MINNESOTA RD. DISTRIBUCION DE AGUA PARA LA SUBDIVISION VILLA PARAISO CONSTA EN LINEAS DE SERVICIO DOBLES DE SIETE (7) DE DIAMETRO HASTA PARES DE DERECHOS DE SERVICIO DE 3/4" DE DIAMETRO Y TRES LINEAS DE SERVICIO UNICAS DE 3/4" DE DIAMETRO. DICHSO SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LA LINEA DE 8" LOS SERVICIOS DOBLES Y LOS SERVICIOS INDIVIDUALES DE 1" Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO. A UN COSTO TOTAL DE \$\_\_\_\_ PARA EL LOTE. LA SUMA DE \$\_\_\_\_ QUE CUBRE EL COSTO DE \$\_\_\_\_ POR LOTE, COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, LA CUAL SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRIA Y OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA EL LOTE. EL SUBDIVISOR HA INSTALADO 3 HIDRANTES CONTRA INCENDIOS A UN COSTO UNITARIO DE \$\_\_\_\_ POR UN COSTO TOTAL DE \$\_\_\_\_. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE REGISTRO DE LA PLACA.

DESCRIPCION DE LAS INSTALACIONES DE AGUAS RESIDUALES, FECHAS DE COSTE Y OPERABILIDAD LAS AGUAS RESIDUALES DE LA SUBDIVISION N. 2 DE GEO ACRES SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES EN EL LUGAR ("OSSF") CONSISTENTES DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMANDO HA EVALUADO LA ADECUACION DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTA UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE AREA ADECUADA PARA LA COLOCACION DE UN CAMPO DE DRENAJE.

**INFORME DE EVALUACION DE SUELOS:**

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL 21 DE SEPTIEMBRE DE 2020, SE REALIZO UNA EVALUACION DE SUELO DEL SITIO DE SUBDIVISION PROPUESTA PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD DE LOS SUELOS IN-SITU. LOS RESULTADOS DE LAS PRUEBAS INDICARON QUE LOS SUELOS IN-SITU SON TIPO ARENOSOS CON UN MINIMO DE 65 POR CIENTO PASANDO UN TAMIZ DE 200 PARA TODAS LAS MUESTRAS. DE ACUERDO CON LOS CRITERIOS DE CLASIFICACION DE SUELOS DE USDA, LOS SUELOS SE IDENTIFICARON COMO TIPO DE SUELO ML. SE GENERO UN INFORME RESUMEN DE LOS RESULTADOS Y SE ENVIO AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO QUE FUE REVISADO Y APROBADO SUBSECUENTEMENTE. EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUALMENTE ES DE \$\_\_\_\_ (INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS, NO SE HA INSTALADO NINGUN OSSF EN EL MOMENTO DE LA SOLICITUD DE APROBACION DE PLACA FINAL. EL SUBDIVISOR PUBLICARA UNA CARTA DE CREDITO CON LA PRESENTACION DE ESTA PLACA FINAL EN EL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DEL SISTEMA SEPTICO DE \$\_\_\_\_. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE EN CUALQUIER MOMENTO DESPUES DE VENDER EL LOTE. EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO LLAMANDO AL SUBDIVISOR Y LUEGO PRESENTANDO AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA CONSTRUIR UN SISTEMA SEPTICO SI EN UN LOTE QUE PERTENECE AL SUBDIVISOR NO SE HA INSTALADO UN SISTEMA SEPTICO A PARTIR DE (60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO) ENTONCES EL SUBDIVISOR DEBERA RENOVAR SU CARTA DE CREDITO CON EL CONDADO SI EL LOTE ELIGE NO RENOVAR LA CARTA DE CREDITO, ENTONCES DEBE OBTENER LOS PERMISOS APROBADOS E INSTALAR TODO EL SISTEMA DE TANQUE SEPTICO ANTES DE (LETRA DE FECHA DE VENCIMIENTO DEL CREDITO). SI EL DESARROLLADOR NO RENEVA SU CARTA DE CREDITO O INSTALA TODOS LOS TANQUES SEPTICOS EN LAS FECHAS MENCIONADAS ANTERIORMENTE, ENTONCES EL VENCIMIENTO DE ACUERDO DE CONSTRUCCION DE LA SUBDIVISION EJECUTADO INICIARA EL RETIRO DE LA CARTA DE CREDITO PARA INSTALAR EL SISTEMA. SI EN UN LOTE QUE PERTENECE AL GIEN QUE NO SEA EL SUBDIVISOR, NO SE HA INSTALADO UN SISTEMA SEPTICO A PARTIR DE (60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO) ENTONCES EL SUBDIVISOR RECORDARA AL PROPIETARIO DEL LOTE LA DISPONIBILIDAD DEL SISTEMA SEPTICO, A MENOS QUE EL DUEÑO DEL LOTE INICIE INMEDIATAMENTE LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESENTAR AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERA INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA LA INSTALACION FINAL DE LUZ Y AGUA. EN CUALQUIER CASO, TODOS LOS SISTEMAS SEPTICOS SERAN INSTALADOS EN CADA LOTE ANTES DEL (CARTA DE FECHA DE VENCIMIENTO DEL CREDITO), A MENOS QUE EL SUBDIVISOR RENEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS DE TANQUE SEPTICO NO INSTALADOS POR UN PERIODO DE TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LOS SISTEMAS DE TANQUES SEPTICOS DEBERAN INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UN DISTANCIA FINAL DE LUZ Y AGUA.

**CERTIFICACION DE INGENIERO:**

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR EL AGUA Y LAS INSTALACIONES DE DESAGUE EN EL SITIO NO SON COSTOS ADICIONALES. ANTERIORMENTE, SON LOS SIGUIENTES: INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$\_\_\_\_ QUE ES IGUAL A \$\_\_\_\_ POR LOTE. INSTALACIONES DE ALCANTARILLADO - SE ESTIMA QUE EL SISTEMA SEPTICO COSTARA \$\_\_\_\_ POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$\_\_\_\_ PARA TODA LA SUBDIVISION.

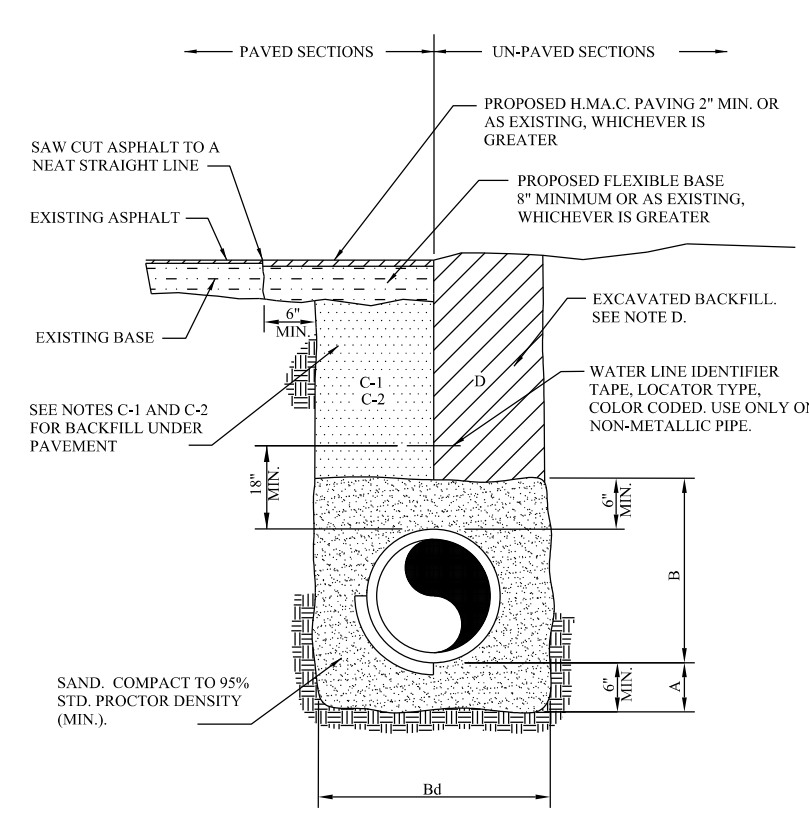
**POTABLE WATER CONSTRUCTION COST ESTIMATE**

Quantity	Description	Unit	Rate	Sub-Total	Total
5000	12" BORE	LF	80.00	\$200,000	\$16,000.00
5100	8" WATERLINE (C-900)	LF	1539.00	\$25,000	\$38,475.00
5200	SERVICE WATER TAPS	EA	20.00	\$2,000.00	\$40,000.00
5300	FIRE HYDRANTS	EA	3.00	\$5,000.00	\$15,000.00
5400	TAP EXISTING ON MINNESOTA	EA	2.00	\$5,000.00	\$10,000.00
	<b>UTILITIES - WATER</b>				<b>\$119,475.00</b>

**PRELIMINARY**

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MARK D. CORBITT P.E. 101980



**NOTES:**

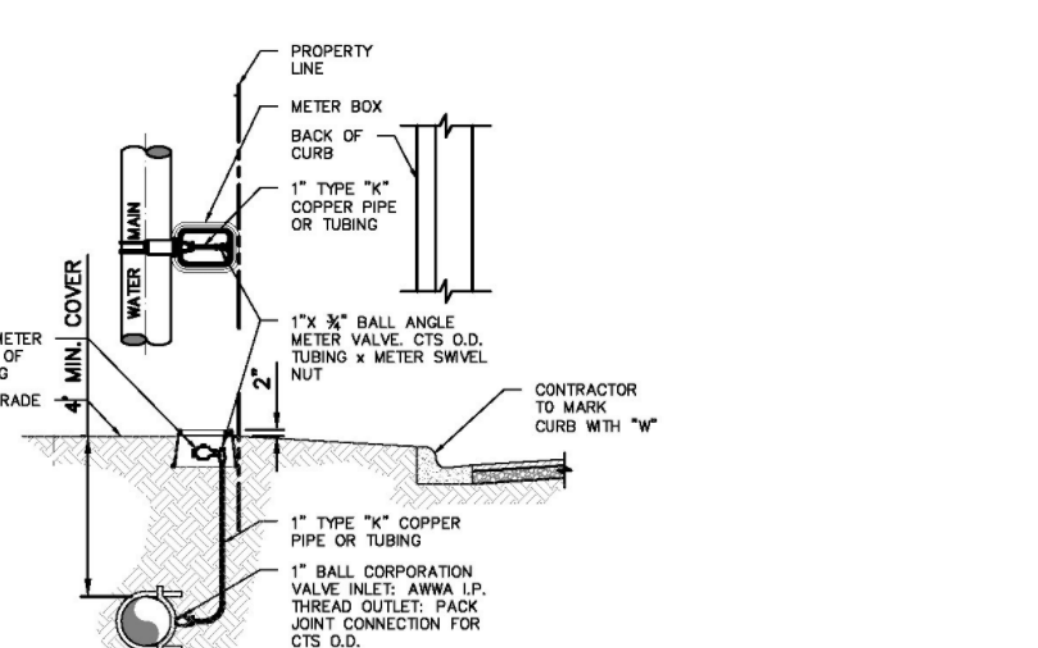
- SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE BRANCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, WHICHEVER IS GREATER.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER).
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAYS) SAND CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY.

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 3211. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH > 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

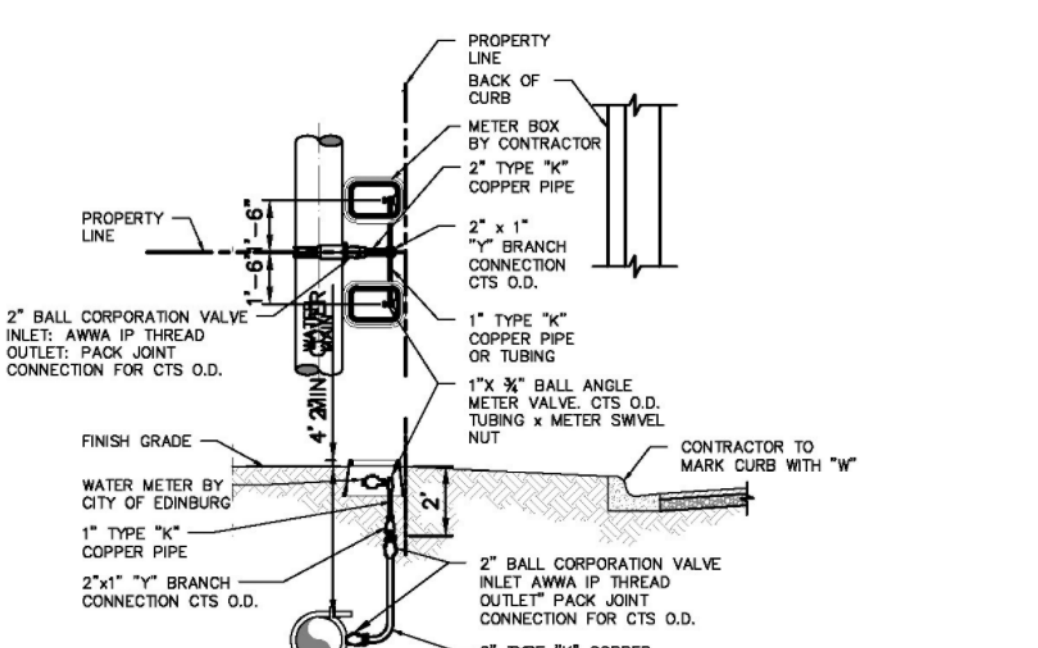
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL DOUBLE WATER SERVICE CONNECTION

**OSFF - LETTER OF CREDIT**

**SUBDIVIDER CERTIFICATION:**

- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

- (I, WE), JOSE ALFREDO HERNANDEZ & YULIANA SOLIS HERNANDEZ SUBDIVIDER (S) OF VILLA PARAISO HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMSTUART EXPIRES \_\_\_\_\_

VILLA PARAISO SUBDIVISION  
 WATER DISTRIBUTION AND  
 SANITARY SEWER OSSF MAP  
 DONNA, TEXAS

**ENGINEERING PLLC**  
 16PPLS F-21922

3400 N. MCCOLL RD., SUITE 26  
 MCKALEN, TX 78501  
 956-650-6034

Revision No.	Date	Description

**PRELIMINARY**

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MARK D. CORBITT P.E. 101980

Project No.: 15131  
 Issued:  
 Drawn By: M.C.  
 Checked By:  
 Scale: AS SHOWN  
 Sheet Title: PRELIMINARY WATER & SEWER LAYOUT VILLA PARAISO  
 2  
 Sheet Number

VILLA PARAIISO SUBDIVISION  
PAVING AND DRAINAGE

DONNA, TEXAS

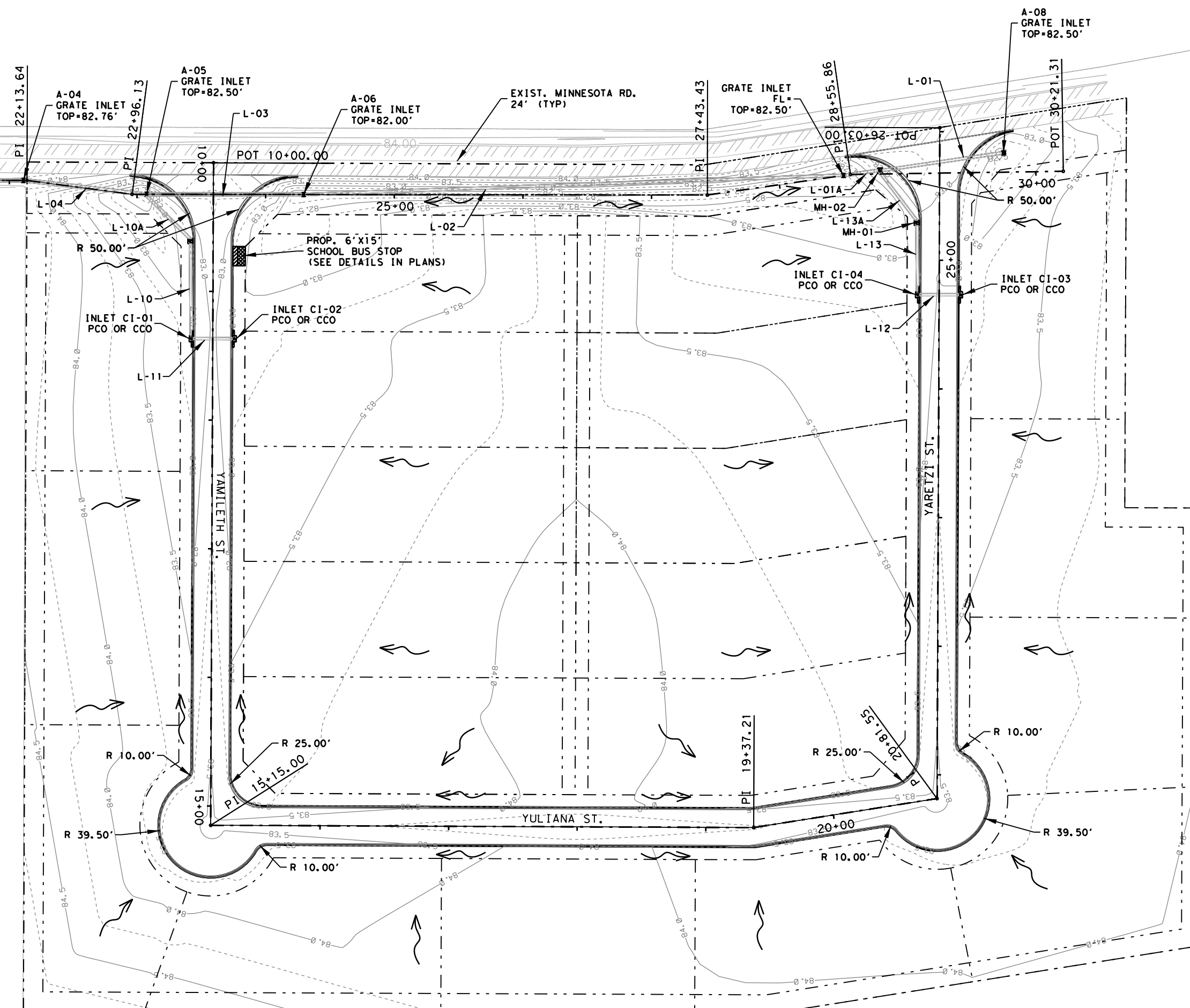


1" = 80'

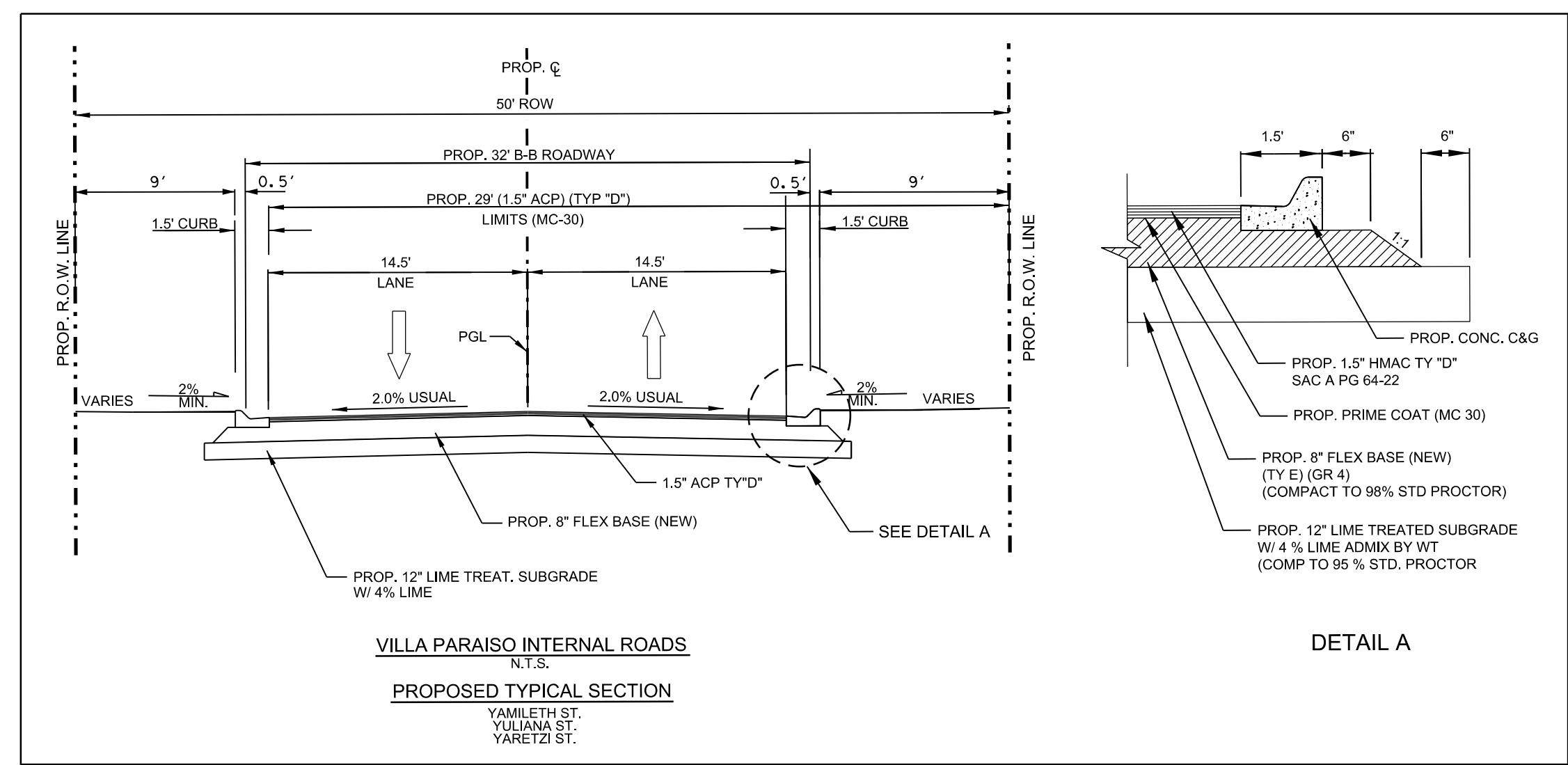
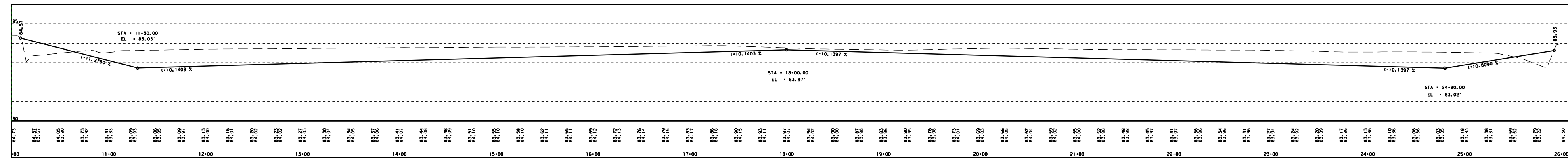
- NOTES:
- FOR GUTTER FLOWLINES OF PROPOSED INLETS REFER TO THE PROPOSED GRADING SHEET
  - MINIMUM SLOPES FOR ALL LOTS ARE 0.25% OR GREATER
  - RADII ARE TO THE EDGE OF PAVEMENT

STORM DRAIN DATA

Pipe - ID	Pipe Type	Upstream Node	Downstream Node	Number of Barrels	Pipe Diameter	Length (ft.)	Slope (ft./ft.)	Invert Upstream (ft.)	Invert Downstream (ft.)
L-01	RCP	A-08	MH-02	1	2.00	93.99	0.0430	78.96	78.92
L-02	RCP	A-07	A-06	1	2.00	417.58	0.0300	78.91	78.78
L-03	RCP	A-06	A-05	1	2.50	119.47	0.0300	78.80	78.76
L-04	RCP	A-05	A-04	1	2.50	93.96	0.0360	78.74	78.70
L-05	RCP	A-04	A-03B	1	2.50	88.08	0.0390	78.70	78.66
L-07	RCP	A-02	OUT-A	1	2.50	298.46	0.0420	78.33	78.20
L-08	RCP	A-01	A-02	1	2.50	297.66	0.0420	78.45	78.33
L-09	RCP	A-03	A-01	1	2.50	297.30	0.0420	78.58	78.45
L-10	RCP	CI-01	MH-03	1	2.00	72.06	0.1310	78.98	78.88
L-11	RCP	CI-02	CI-01	1	2.00	30.95	0.0500	79.00	78.98
L-12	RCP	CI-03	CI-04	1	2.00	30.89	0.0500	79.00	78.98
L-13	RCP	CI-04	MH-01	1	2.00	52.06	0.0730	78.98	78.94
L-01A	RCP	MH-02	A-07	1	2.00	25.83	0.0240	78.92	78.91
L-05A	RCP	A-03B	A-03A	1	2.50	89.34	0.0440	78.66	78.62
L-05B	RCP	A-03A	A-03	1	2.50	93.66	0.0440	78.62	78.58
L-10A	RCP	MH-03	A-05	1	2.00	47.73	0.2390	78.88	78.76
L-13A	RCP	MH-01	MH-02	1	2.00	47.08	0.0640	78.94	78.91



VILLA PARAIISO INTERNAL ROAD PROFILES



**DRAINAGE REPORT FOR VILLA PARAIISO SUBDIVISION**

**PROJECT LOCATION**  
The Villa Paraiso subdivision is a proposed 13.48 acre lot residential subdivision. The total ultimate increase in impervious area will be limited to construction of roadway and residential structures. The existing 13.48 acre lot is situated in Hidalgo County, Texas approximately 300 ft west of the intersection of Minnesota Rd. and Val Verde Rd. (see location map) within the ETJ of the City of Donna.

**FEMA FLOODPLAIN DESIGNATION**  
As depicted in the FEMA FIRM included in this report the subject subdivision lies in the area designated as "Zone C" (unshaded) "Areas of minimal flooding". The location of the proposed Villa Paraiso subdivision is depicted on the FIRM dated November 16, 1982 (see attached in this report). The FIRM is: Community-Panel Number 480334 0425 C.

**SOIL TYPE**  
The attached Soil report indicates that the Crestwood Estates Subdivision is located on one type of soil, Hidalgo Sandy Clay Loam (28). Hidalgo Sandy Clay Loam is classified as a hydrologic soil group B soil. Group B soils have moderately low runoff potential when thoroughly wet and water transfer through the soil is unimpeded.

**EXISTING / PROPOSED CONDITIONS**  
Existing runoff for the proposed Villa Paraiso subdivision area currently flows north to Minnesota Rd. then empty into a proposed storm drain cutfall with roadside ditch above it that will carry the flows coming from the subdivision and Minnesota road to an existing drain ditch approximately 1300ft west of the proposed subdivision along Minnesota Rd. Additional detention will be provided by excavating the existing ditch to achieve the approved detention volume. Calculation of the proposed runoff was completed using the rational method. A weighted runoff coefficient of 0.20 was used for the existing condition and 0.35 was used for the proposed 20 half acre lot subdivision. The rainfall intensity was calculated from the time of concentration and rainfall frequency-duration data obtained from the National Weather Service's Atlas 14 data for the project location. The peak flows calculated for the existing and proposed conditions are 6.86 cfs (10Yr) and 18.50 cfs (50Yr) respectively. A detention requirement of 46,058 cuft or 1.06 ac-ft was calculated for this site.

Mark Corbitt  
 09-09-20

DEJECTED  
 APPROVED FOR SUBMITTAL TO H.C. PLANNING DEPT. BY CITY  
 DISCHARGE PERMIT REQUIRED  
 DISTRICT FACILITY  
 CITY FACILITY  
 OTHER  
 Hester Garcia 9/13/20  
 R.C.D. NO. 1

**ENGINEERING PLUS**  
IBPELS F-21922

3400 N. MCCOLL RD., SUITE 26  
MCALEEN, TX 78501  
956-650-6034

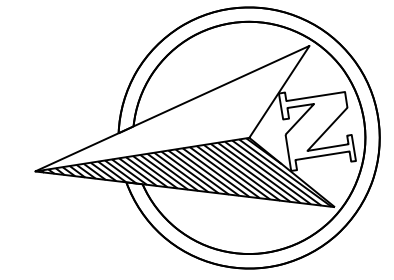
Revision No.	Date	Description

**PRELIMINARY PRE-SUBMITTAL FOR INTERIM REVIEW ONLY**

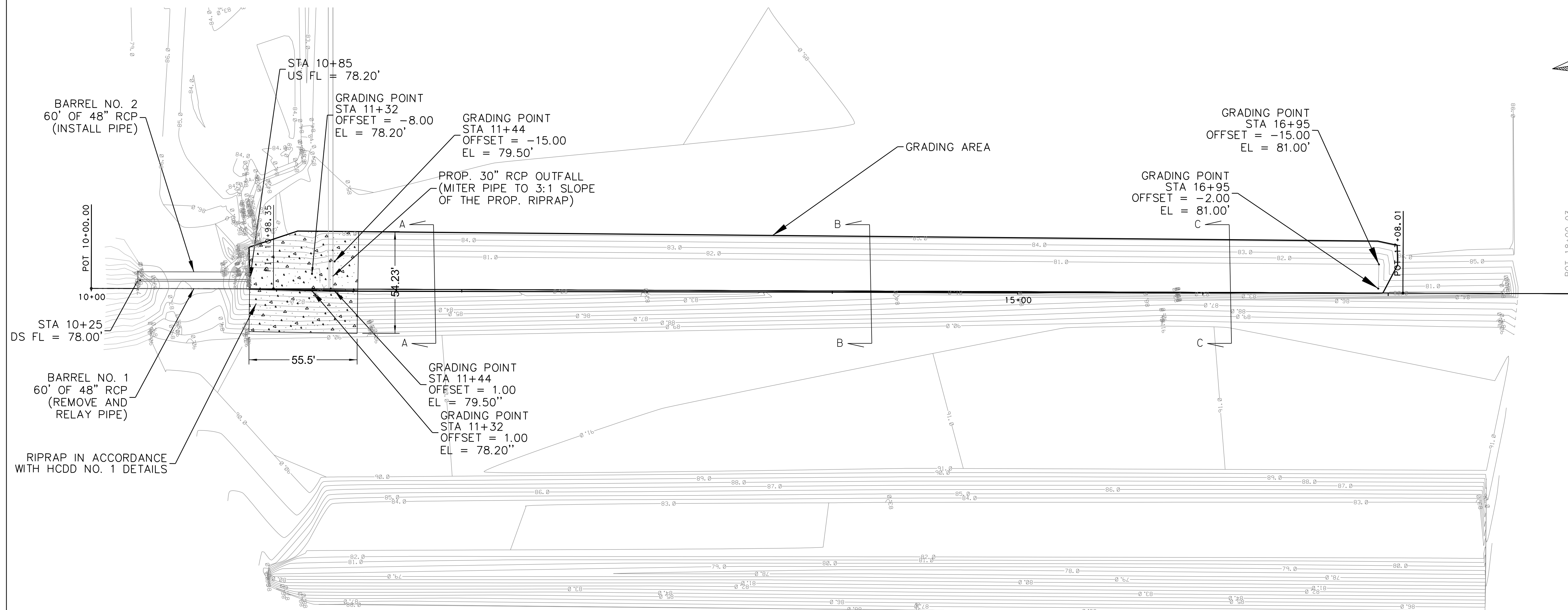
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MARK D. CORBITT P.E. 101980

Project No.: 15131  
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 Checked By:  
 Scale: AS SHOWN  
 Sheet Title: PRELIMINARY PAVING & DRAINAGE LAYOUT VILLA PARAIISO  
**PL1.3**  
 Sheet Number

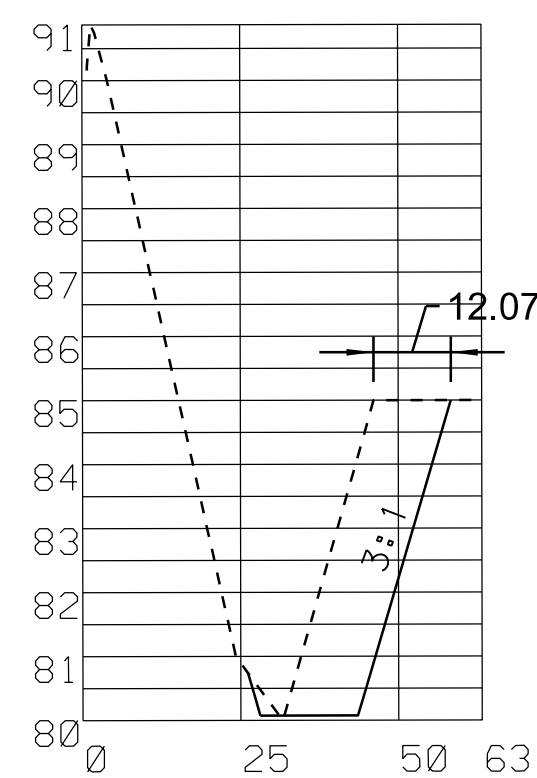


1" = 30'

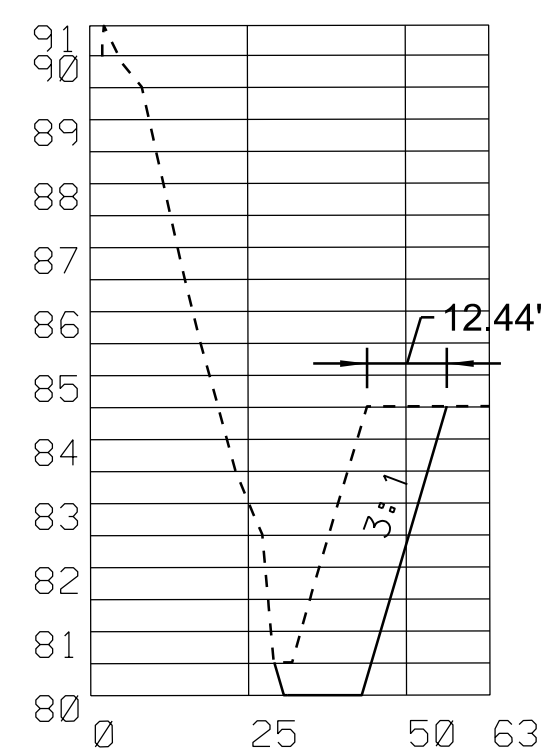


NOTES:

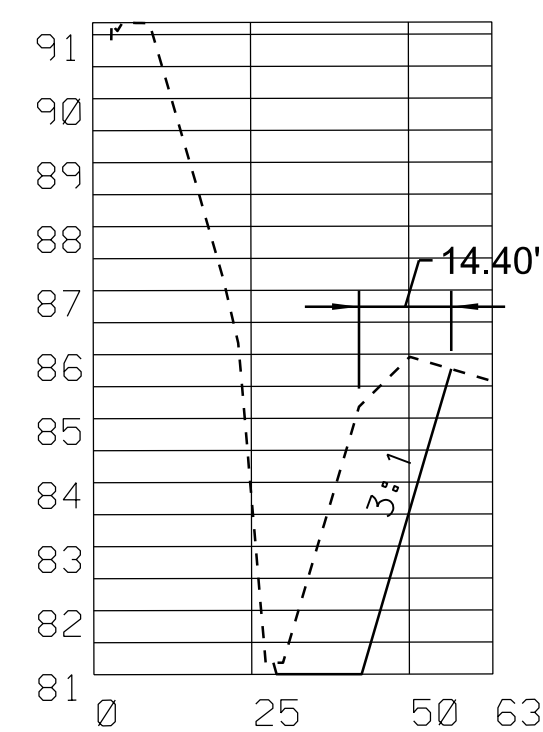
- 1. - ALL SIDE SLOPES ARE TO BE GRADED AT 3:1



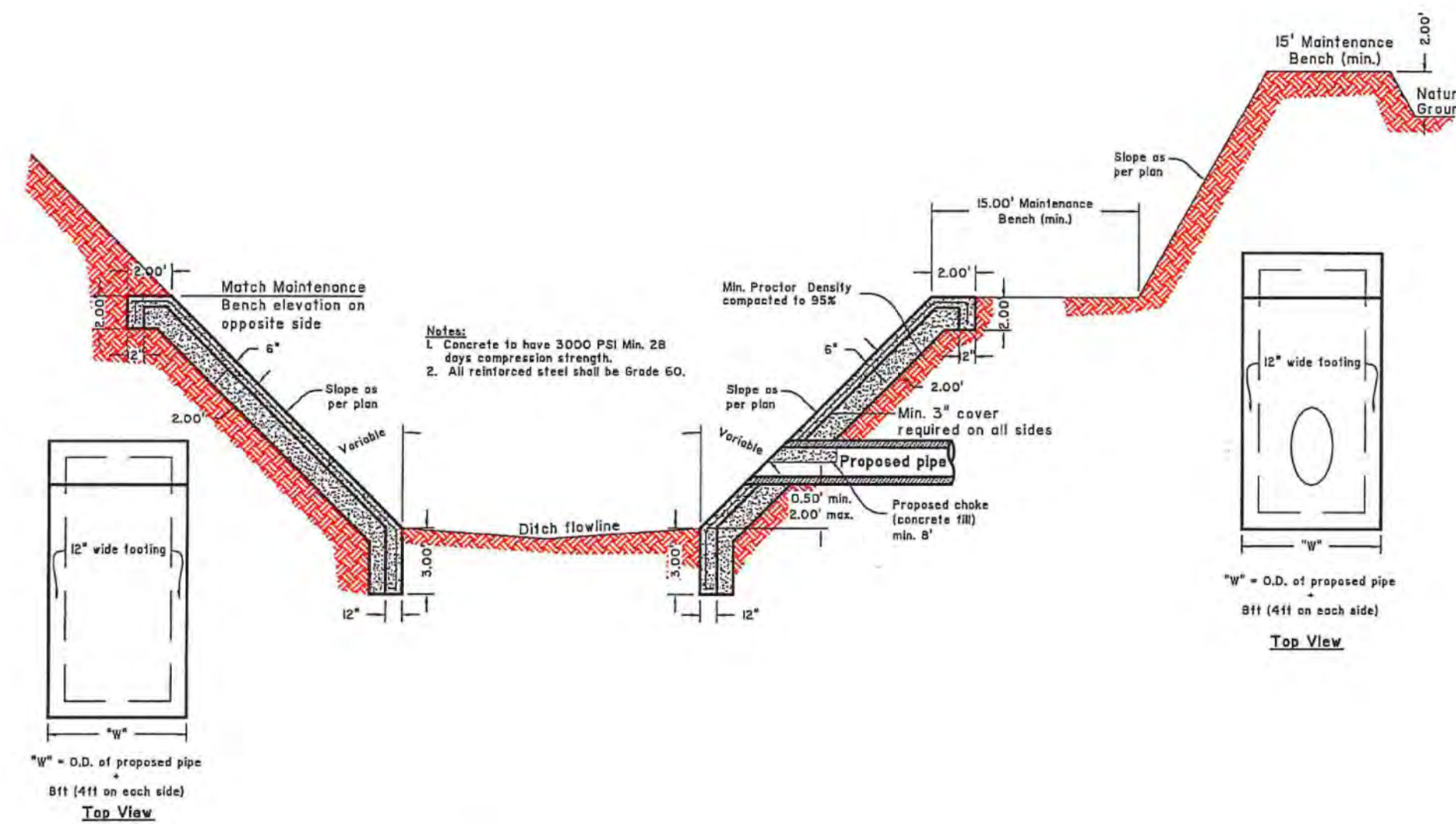
SECTION A-A



SECTION B-B

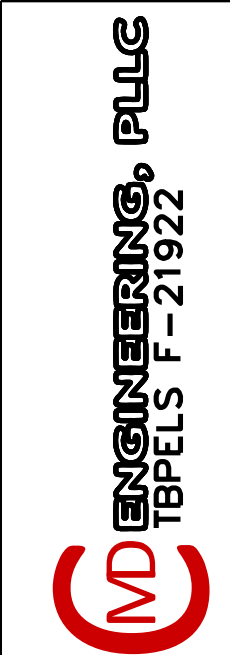


SECTION C-C



HCDD NO. 1 DETAIL  
(SEE PLAN ABOVE FOR OVERALL RIPRAP DIMENSIONS)

VILLA PARAISO SUBDIVISION  
DETENTION LAYOUT  
DONNA, TEXAS

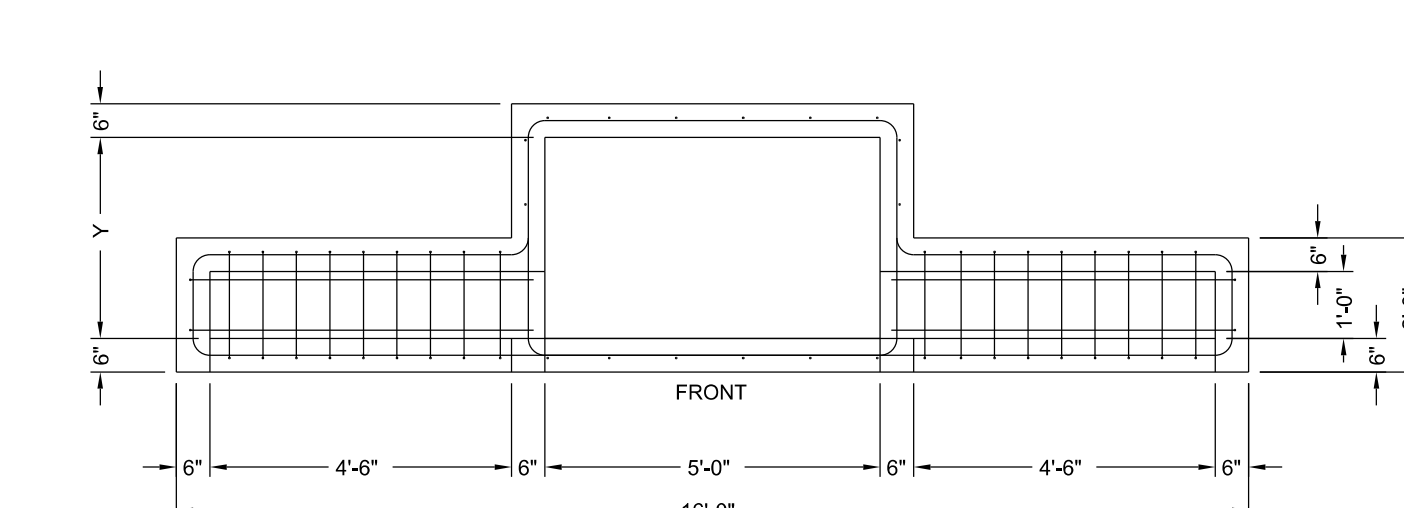
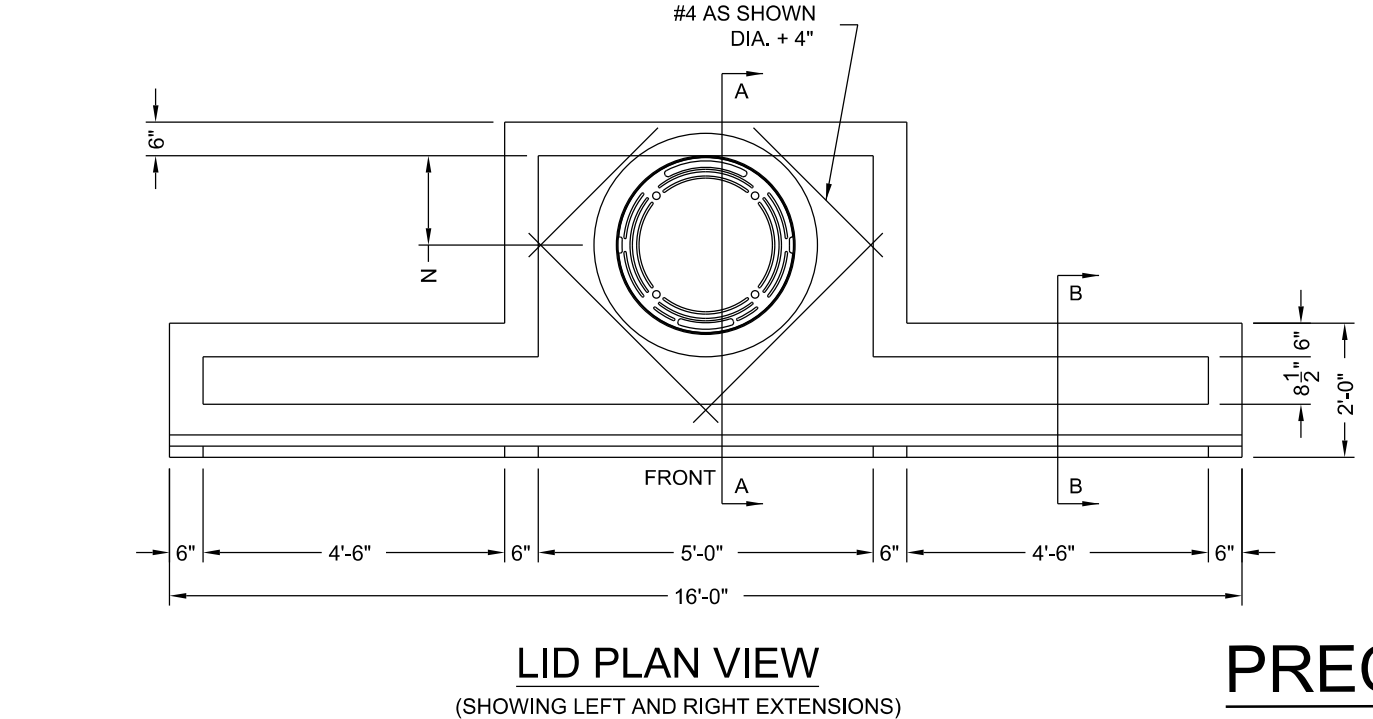
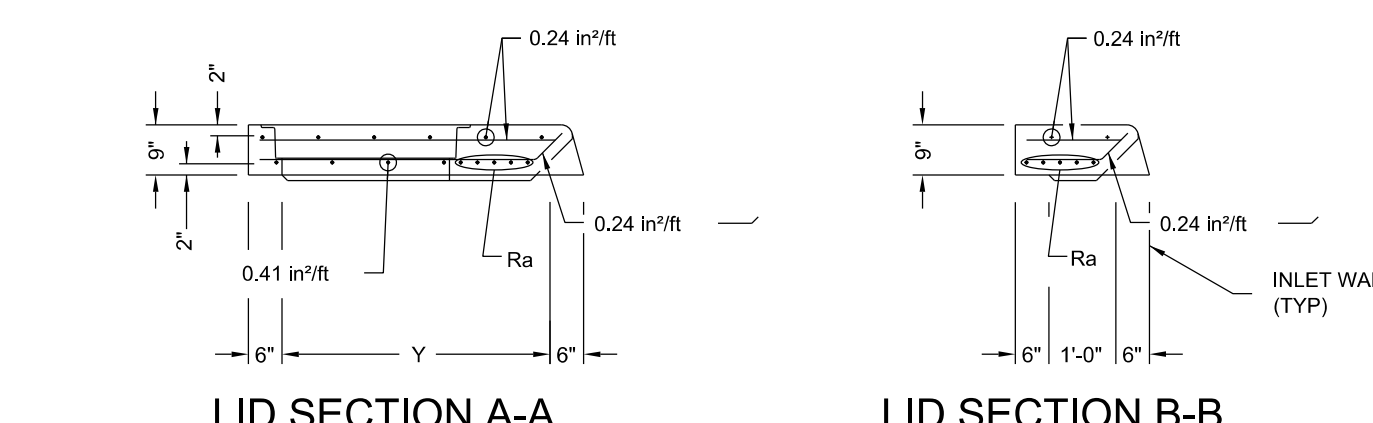
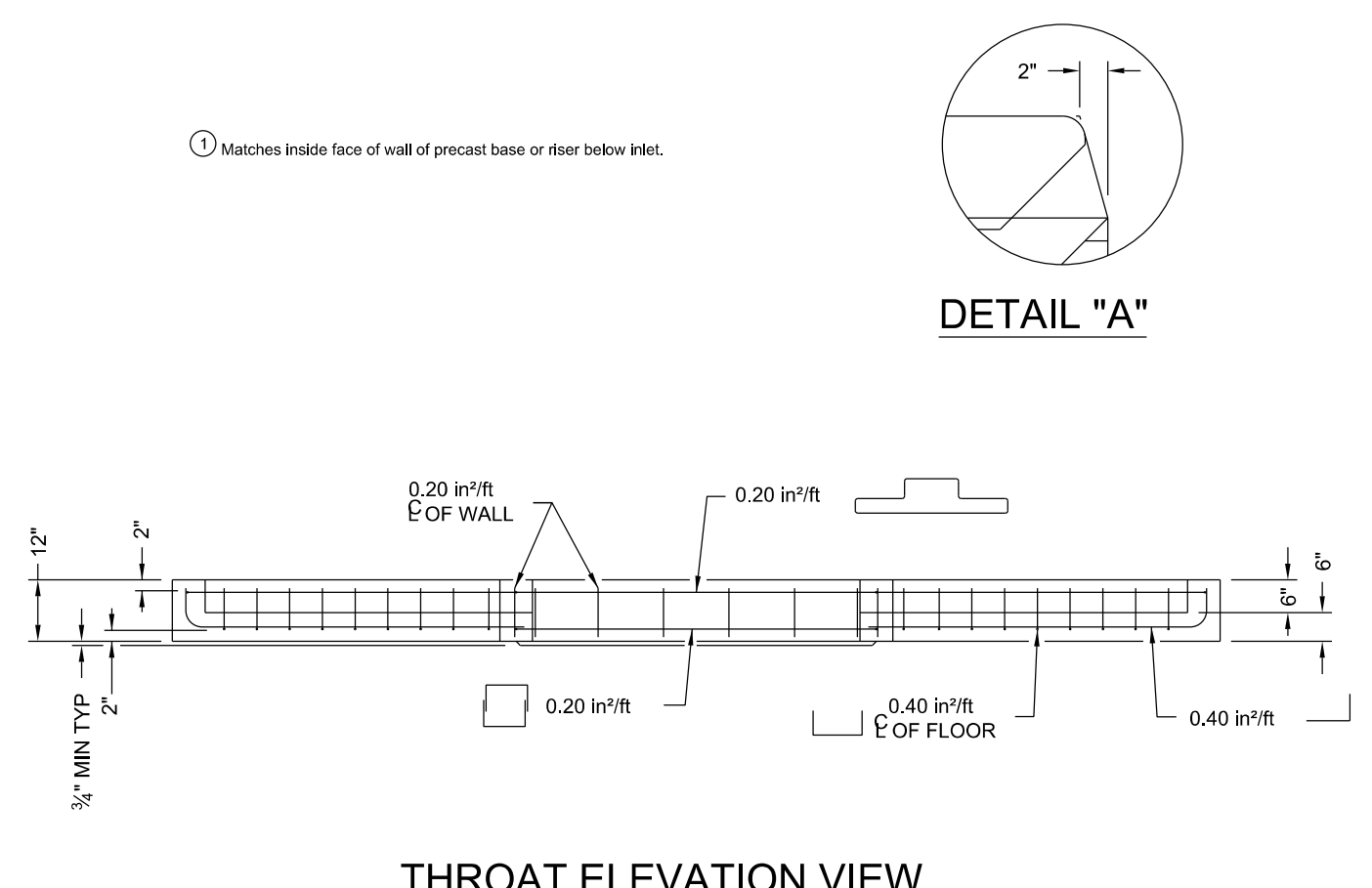
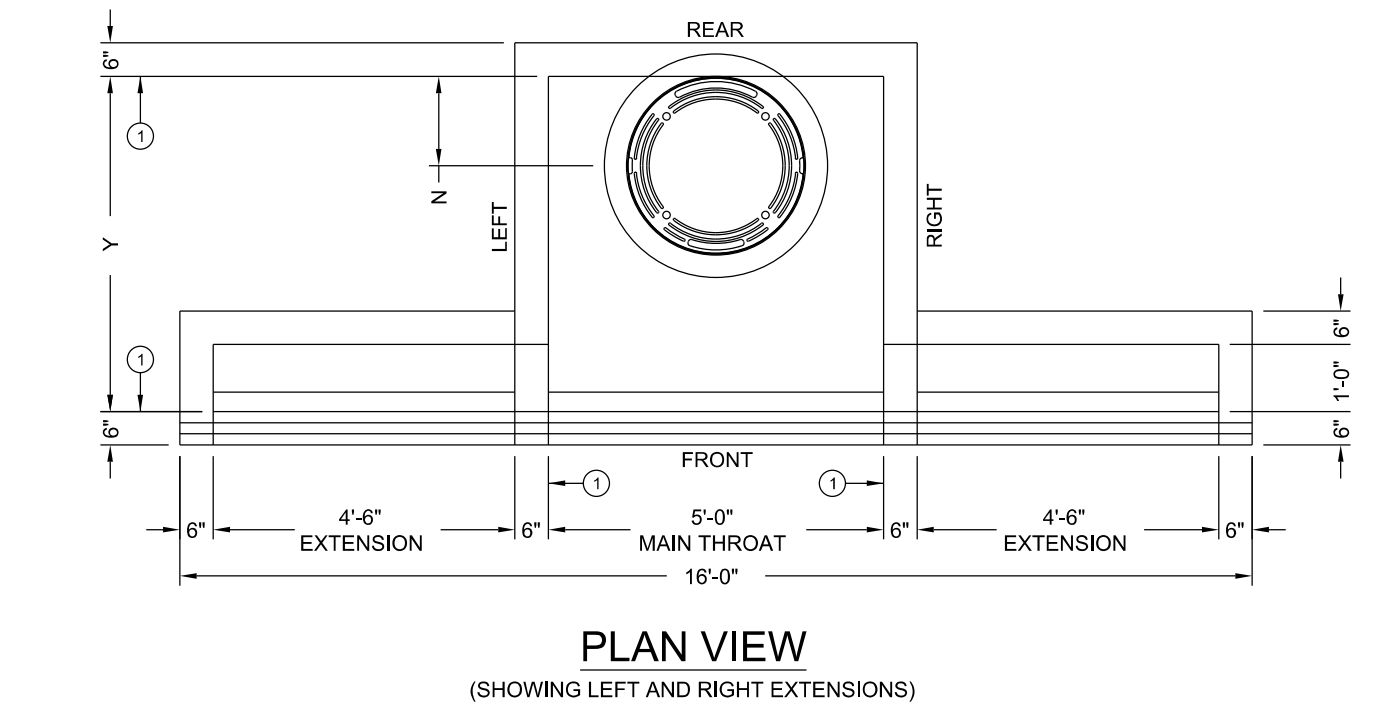
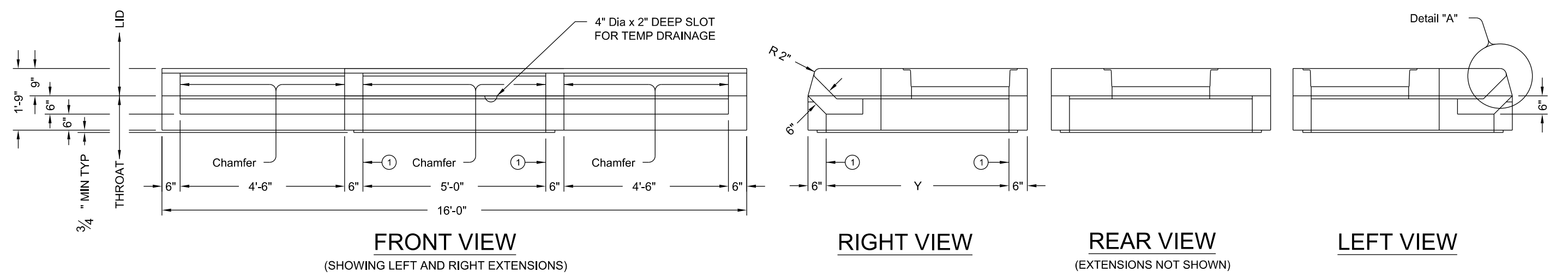


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MCALLEN, TX 78501  
956-650-6034

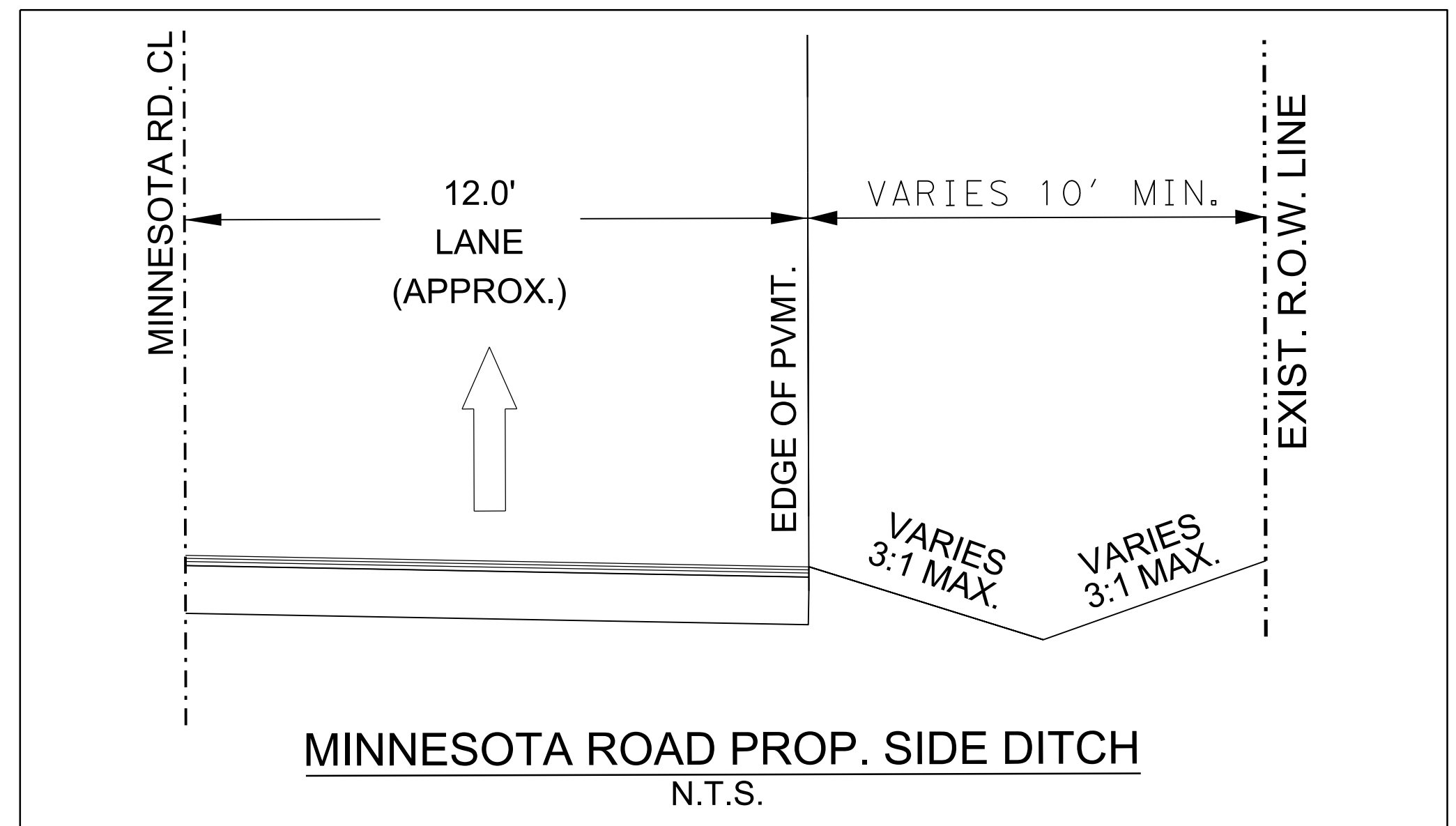
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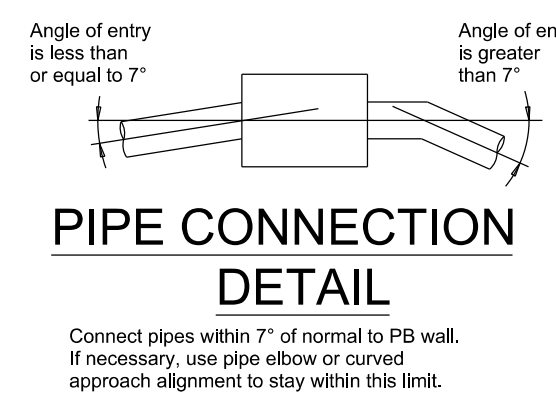
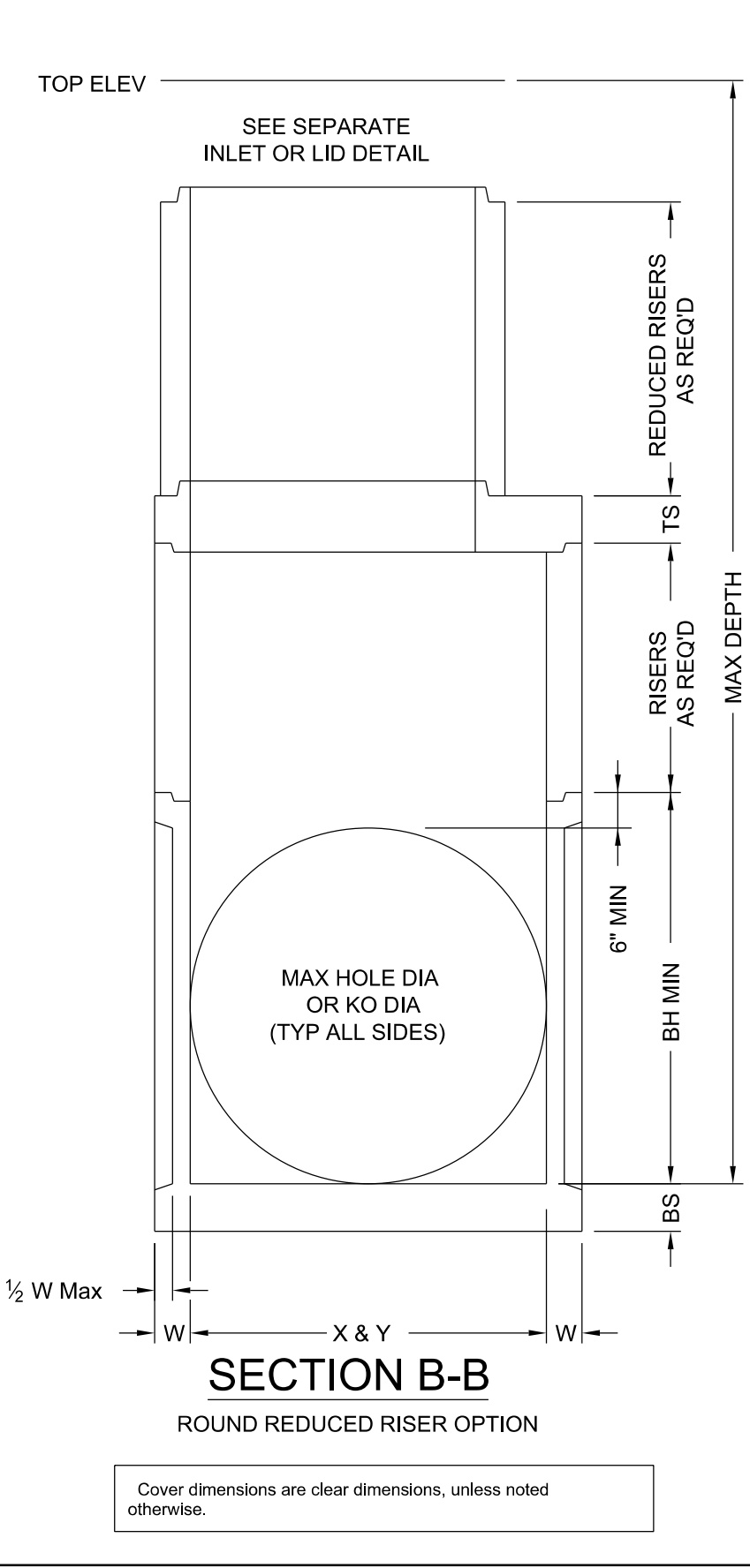
Project No.:	15131
Issued:	
Drawn By:	M.C.
Checked By:	
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Sheet Title:	PRELIMINARY DETENTION LAYOUT VILLA PARAISO
Sheet Number:	PL1.4



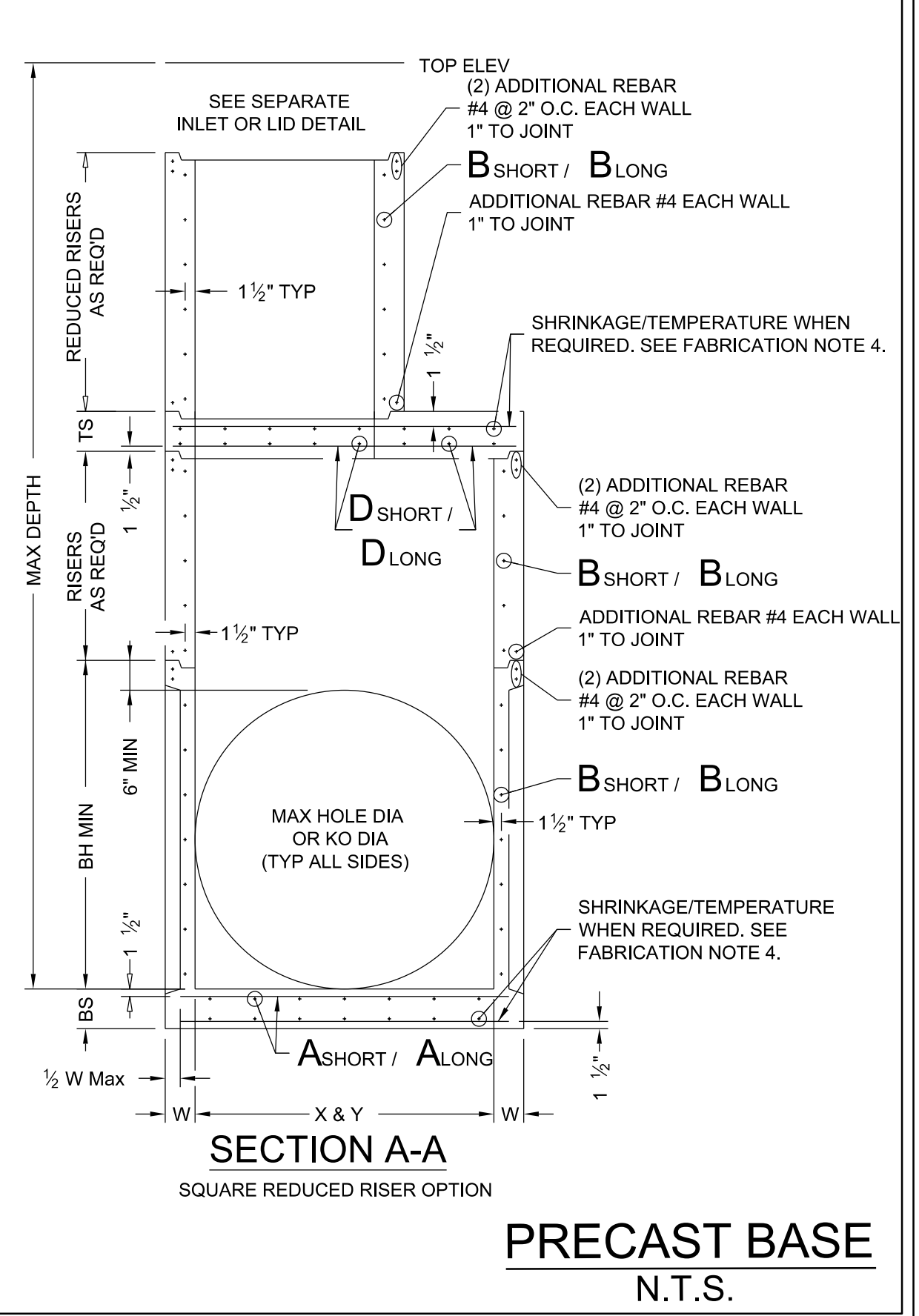
**PRECAST CURB INLET OUTSIDE OF ROADWAY (PCO)**  
N.T.S.



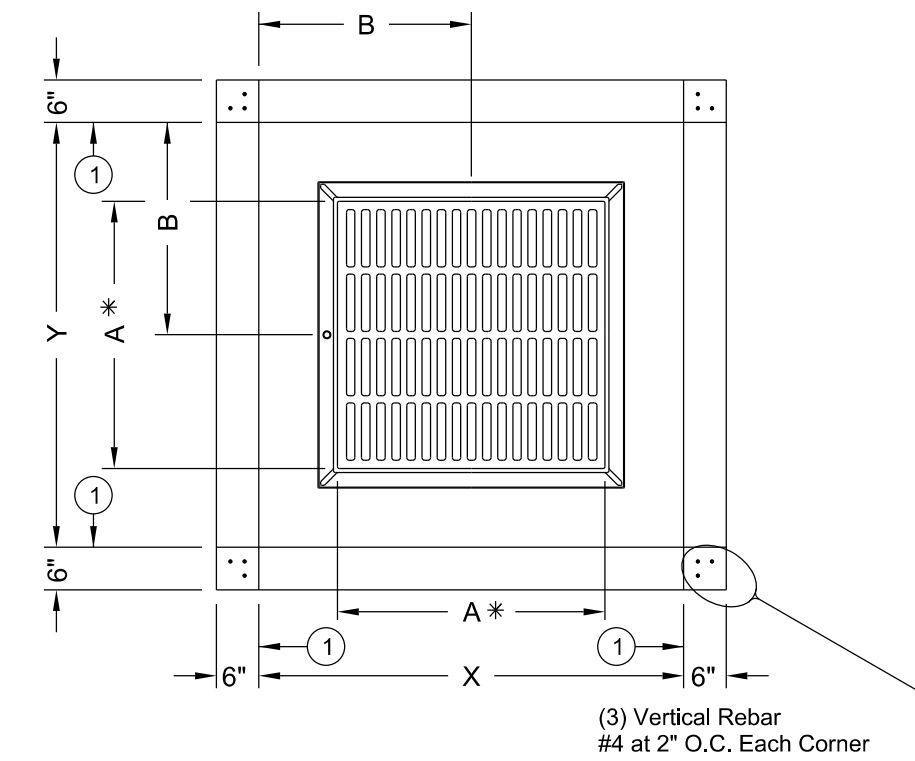
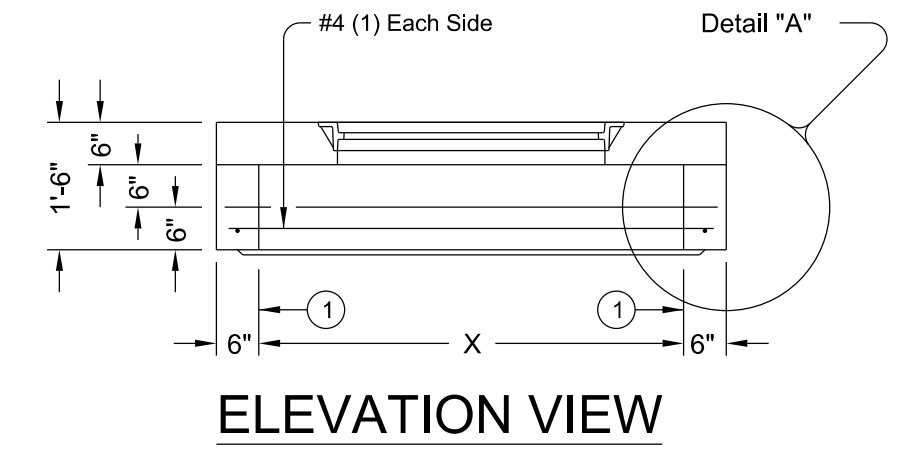
**MINNESOTA ROAD PROP. SIDE DITCH**  
N.T.S.



**PIPE CONNECTION DETAIL**



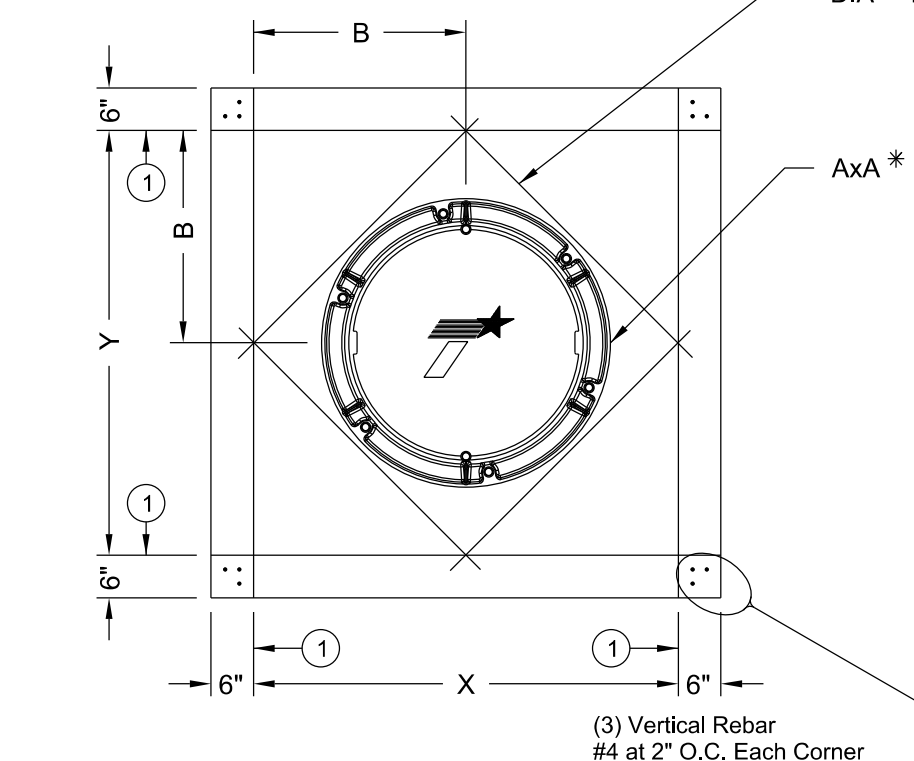
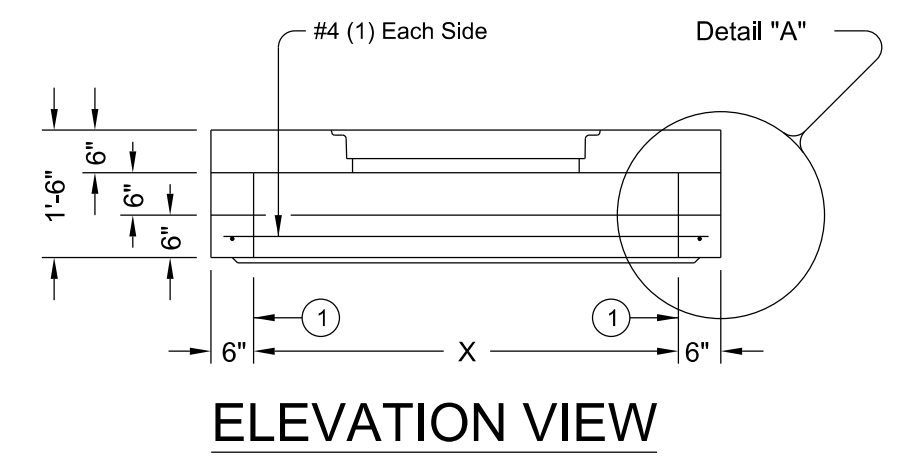
**PRECAST BASE**  
N.T.S.



**PLAN VIEW**  
CAST-IN FRAME & GRATE  
**STYLE 'FG'**

Style	Size (X x Y)	A x A *	B x B	Short Span Reinf Steel Area	Long Span Reinf Steel Area
SL	3'x3'	n/a	n/a	0.37 in <sup>2</sup> /ft	0.37 in <sup>2</sup> /ft
RC.RG	3'x3'	32" Dia	1.5'x1.5'	0.37 in <sup>2</sup> /ft	0.37 in <sup>2</sup> /ft
FG	3'x3'	3'x3'	1.5'x1.5'	0.37 in <sup>2</sup> /ft	0.37 in <sup>2</sup> /ft
SL	4'x4'	n/a	n/a	0.34 in <sup>2</sup> /ft	0.34 in <sup>2</sup> /ft
RC.RG	4'x4'	32" Dia	2'x2'	0.34 in <sup>2</sup> /ft	0.34 in <sup>2</sup> /ft
FG	4'x4'	3'x3'	2'x2'	0.34 in <sup>2</sup> /ft	0.34 in <sup>2</sup> /ft
FG	4'x4'	4'x4'	2'x2'	0.34 in <sup>2</sup> /ft	0.34 in <sup>2</sup> /ft
SL	5'x5'	n/a	n/a	0.43 in <sup>2</sup> /ft	0.43 in <sup>2</sup> /ft
RC.RG	5'x5'	32" Dia	2.5'x2.5'	0.68 in <sup>2</sup> /ft	0.68 in <sup>2</sup> /ft
FG	5'x5'	3'x3'	2.5'x2.5'	0.43 in <sup>2</sup> /ft	0.43 in <sup>2</sup> /ft
FG	5'x5'	4'x4'	2.5'x2.5'	0.43 in <sup>2</sup> /ft	0.43 in <sup>2</sup> /ft

\* Nominal frame/grate or ring/cover size.



**PLAN VIEW**  
32" DIA CAST-IN RING & COVER  
**STYLE 'RC'**

**CAST IN FRAME GRATE AND COVER**  
N.T.S.

**VILLA PARAISO SUBDIVISION**  
**DRAINAGE DETAILS**  
DONNA, TEXAS

**ENGINEERING PLUS**  
TBP/ELS F-21922

3400 N. MCCOLL RD., SUITE 26  
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PRELIMINARY PAVING & DRAINAGE STANDARDS  
VILLA PARAISO

**PL1.5**  
Sheet Number