PLANNING DEPARTMENT
County Of Hidalgo

Raul E. Sesin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissionerôs Court

FROM: Raul E. Sesin, P.E., Planning Administrator

DATE: August 08, 2007

RE: **Re-subdivision of Lot 140, Salida Del Sol Estates – Pct. 3**
Preliminary Approval

Re-subdivision of Lot 140, Salida Del Sol Estates is a four (4) lot subdivision located on the South side of FM 2221, approximately 1660.67 feet South along Salida Del Sol Drive.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 25, 2007. The proposed subdivision lies within Zone ñCò as per FEMAôs FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis Test were conducted by A. Yzaguirre and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Circle 6 Street North that will serve as the primary source of water for the proposed development.

The 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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **August 7, 2007** subject to staff comments, and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW

Name of Subdivision: **Resubdivision of Lot 140 Salida Del Sol 1st Review** **Page** 1 of 2

This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description.

Item Log #	Description of Item	Date	Logger's Initials
A	**1ST SHEET COMMENTS:** Dimension the length for all lots.	08-01-07	CP
B	Label all found iron rods as mention on metes and bounds.	"	"
C	PLAT NOTES: #3) rear setback.....15.0' minimum is required by Hidalgo County Side setback for lot 140d along Salida Del Sol Dr. .....25.0' Complete plat notes #14 & #15	"	"
D	Location of subdivision: Correct description distance from FM 2221 to location site. and correct local government code for 2 mile ETJ.	"	"
E	Index to sheet: SH1- add: Engineering Certificate and HCDD#1 Certificate delete: City Approval Certificate SH2- add: subdivider Certificate and statement.	"	"
F	**2ND SHEET COMMENTS:** Provide crossing permit from ROW department	"	"
G	Correct lot dimension for lot 140D	"	"
H	Show assign OSSF area for all lots.	"	"
I	*Water Engineering Report:* • Correct street name on description • Verify watermeter deadlines and cost amounts prior to final approval	"	"
J	*Sewer Engineering Report:* • Need to state if OSSF have been installed or will developer provide a letter of credit • Verify all cost and installation dates for OSSF prior to final approval.	"	"
K	Provide subdivider certificate and statement with notary public certificate and acknowledgement	"	"
L	Show cost estimate chart	"	"
M	**3RD SHEET COMMENTS** Provide spot topography and a drainage swale cross-section detail	"	"
N	Specify if roads are paved or caliche in case roads are not paved a 1/3 escrow will be required.	"	"
O	Remove concrete slab 7 x 10 outside of drainage swale easement.	"	"
p	Label for contractor to regrade road side ditch on both streets	"	"

LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW

Name of Subdivision: **Resubdivision of Lot 140 Salida Del Sol 1st Review** **Page** 2 of 2

Q	Correct property lot division design to coincide with 1st sheet showing 4 lots.	"	"
R	Summit a set of plans to the right of way department for their review and approval.	"	"
S	Show total cost estimate chart	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval		