



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: August 08, 2007

RE: **Replat of Lot 61, Salida Del Sol Estates Ph. 3 Subdivision – Pct. 3
Preliminary Approval**

Replat of Lot 61, Salida Del Sol Estates Phase 3 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 "C" as per FEMA's 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 West 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:

**Re-Subdivision of lot 61 Salida Del Sol
Estates Subdivision Phase III 1st Review**

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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	<u>1ST SHEET COMMENTS:</u> Show only existing road ROW and dimension width.	08-01-07	JRT
B	Verify county street name with the 911 Dept. (Juan Gomes) because on original subdivision, street name appear as "county road" with no assign name.	"	"
C	Provide a more exact approximate location description to property from main street intersection and verify distance from FM 2221 on location subdivision description. Also correct LGC for the 2 mile ETJ. 42.021	"	"
D	As per index to sheet chart description please mention Engineering, HCDD#1 certification for sheet 1 and subdivider certificate and statement for sheet 2&3. Correct sheet numbering, because only 3sheets are being provided.	"	"
E	<u>PLAT NOTES:</u> 3] Provide corner side setback for lot 61-A at 20 feet. 14 & 15] Provide correct wording restriction, please refer to previous faxes set to your office or attachments from subdivision reviews.	"	"
F	<u>2ND SHEET COMMENTS:</u> Label existing water line and existing OSSF on lot 61-A. Provide tie down dimension for existing septic tank from lot line.	"	"
G	Provide subdivider certificate and statement with notary public certification and acknowledgement.	"	"
H	Provide total cost estimate chart.	"	"
I	Prior to original mylar review on the sewage engineering report, please correct the 3 rd paragraph statement that read " <u>OSSF will be installed</u> " to " <u>it has been installed</u> ".	"	"
J	<u>3RD SHEET COMMENTS:</u> 1/3 escrow is required for both unpaved county roads.	"	"
K	Label for contractor to re-grade both county road ROW.	"	"
L	Provide cross section detail for drainage swale.	"	"
M	Submit a set of plans to HCROW dept for their review and approval.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		