



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: **Salida Del Sol Estates Ph. 4 Subdivision – Pct. 3**
Preliminary Approval

Salida Del Sol Estates Phase 4 is an eight (8) lot subdivision located on the Southeast side of FM 2221, approximately 7790.00 feet South and 7905.00 feet East of its intersection of Jara Chinas & FM 221.

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.

The proposed subdivision plat will dedicate 13.20 feet on Circle 6 Street South of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

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 G Street South 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: Salida del Sol Estates Phase IV 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: Show contour elevations on drawing.	08-01-31	CP
B	Label all existing adjoiners easements	“	“
C	Verify width distance for lot1	“	“
D	Verify street name with 911 department as it appears to be a County Road on the original subdivision of Salida del sol phase 3.	“	“
E	Show the existing ROW for Circle 6 St. South. Do not show old ROW lines.	“	“
F	Provide common access driveways for lots 1 thru 8 and provide a plat note restriction.	“	“
G	PLAT NOTES: #5) provide bench mark elevation Complete notes #14 & #15	“	“
H	Location of subdivision: describe subdivision from Tom Gill Road and 7 mile line mentioning Salida del Sol Drive and approximate distance to site. Also correct local government code for the 2 mileETJ.	“	“
I	Index to sheet Correct sheet numbering on chart SH1- Add: Engineering Certifications and HCDD#1 Certification, Delete: City approval Certificate. SH2-Add: Subdivider Certificate and Statement.	“	“
J	2ND SHEET COMMENTS: Extend LJWSC easement located along the north of this subdivision to property line.	“	“
K	Provide water crossing permit from ROW department.	“	“
L	Show assign OSSF area for all lots.	“	“
M	On typical water details correct lot numbering to coincide with drawing.	“	“
N	Water Engineering Report: <ul style="list-style-type: none"> • Report mentions one fire hydrant please show on drawing. • Correct paragraph by providing installation deadline and cost amounts 	“	“
O	Sewer Engineering Report: <ul style="list-style-type: none"> • Verify and correct all total cost and inspection date for OSSF prior to final approval. 	“	“
P	Provide subdivider certificate and statement with notary certificate and acknowledgement	“	“
Q	All modification on water and sewer engineering reports must be reflected on the Spanish version.	“	“

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Salida del Sol Estates Phase IV 1st Review Page 2 of 2

R	3RD SHEET COMMENTS: Label for contractor to re grade circle 6 south road side ditch.	“	“
S	Correct lot numbering, and all lot dimension to coincide with plat.	“	“
T	Provide 1/3 escrow for unpaved county road.	“	“
U	Show spot topography, contour elevations, natural water flow arrows, and extend topo at 500.0’ past property line	“	“
V	Correct flood zone on drainage report engineer certification.	“	“
W	<p style="text-align: center;">Summit the following:</p> <ul style="list-style-type: none"> • Noi application to our office • A set of plans to ROW department for their review and clearance • Soil test analysis • Engineer construction cost estimates. 	“	“
X	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.	“	“