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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 15, 2007

RE: **Cardinal Delta No. 2 Subdivision – Pct. 3
Preliminary Approval**

Cardinal Delta No. 2 Subdivision is a thirty three (33) lot subdivision located East of Iowa Road and approximately 2400 feet North of Mile 7 North Road.

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 August 02, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Iowa Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Iowa Road 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 13, 2007** subject to staff comments and future recommendations by Planning and other departments.

**OF ITEMS LACKING
SUBDIVISION REVIEW**

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ial Delta Phs II 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: Provide a 50 feet road ROW stub out towards the north at 600 feet from Iowa Road intersection or at the end of the street cul-de-sac.	08-07-07	JRT
B	Provide subdivision street name and verify with "911 Dept" with Juan Gomes if street name is not being use. Also provide street length dimension.	"	"
C	Show total dimension width for gas easement inside Iowa Road ROW and also mention to who does gas line belongs to.	"	"
D	Provide north adjoiners owners name and property document number.	"	"
E	Please provide document number for existing 150 feet H.C.W.C. No.16 canal ROW.	"	"
F	As per the north east and south east property corners please label on drawing that <u>"property corner falls inside canal and were not able to set or found point"</u>	"	"
G	Provide approximate distance from mile 7 North Rd (FM 2221) to subdivision property on subdivision location description.	"	"
H	As per index to sheet description; add the engineer, HCDD#1, and HCID#16 certification to sheet 1 and the subdivider certificate and statement and construction detail to sheet 2.	"	"
I	PLAT NOTES: 7] Delete this note because its being repeated on note #9 8] provide cubic feet and acre feet detention calculations. 10] Provide a permanent 2 nd BM with in subdivision set of concrete slab with disk. 12] Replace this note with our standard general plat note (see attachment) 16] Mention if buffer be installed along the rear of all the lots abutting canal ROW and who will be responsible for the installation. 18] Please complete the off-street parking note. 21] Provide sheet number. Provide an additional plat note restricting access on to lots 1 & 33 from Iowa Road.		
J	2ND SHEET COMMENTS: Provide flange elevation for all proposed fire hydrants.	"	"
K	Label all existing easement as such on the south adjoining Cardinal Delta Subdivision.	"	"
L	Provide subdivider certificate and statement with notary public certification acknowledgment.	"	"

3 OF ITEMS LACKING
G SUBDIVISION REVIEW

Name of Subdivision: Cardinal Delta Phs II 1st Review Page 2 of 2

M	<u>Water Engineer Report:</u> <ul style="list-style-type: none"> • Provide subdivision street name • Dates for water meter installation. 	08-07-07	JRT
N	<u>Sewage Engineer Report:</u> <ul style="list-style-type: none"> • Submit soil testing to our office • Provide OSSF installation inspection letter from HCHD. 	“	“
O	<u>Water/Sewage Engineer Certification:</u> <ul style="list-style-type: none"> • All amounts need to coincide with 30 year letter and engineer construction cost estimate for water distribution system. 	“	“
P	All modification on water/sewage engineer reports needs to reflect on Spanish version.	“	“
Q	3RD SHEET COMMENTS: Provide contours at 1 foot interval and also show on 1 st sheet.	“	“
R	Provide natural water flow arrows and extend topo elevation north at 500 feet.	“	“
S	Make all topography elevation legible.	“	“
T	Please provide cross section detail for over flow structure discharging in to Iowa Road side ditch.	“	“
U	Label for contractor to re-grade Iowa Road side ditch.		
V	1/3 escrow is require for Iowa caliche road.	“	“
W	Correct back to back dimension on street cross section detail.	“	“
X	Provide exact approved drainage report on this sheet.	“	“
Y	Submit NOI and approval letter from HCROW dept.	“	“
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		