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PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: August 22, 2007

RE: **Salida Del Sol Estates Ph. 5 Subdivision – Pct. 3
Preliminary Approval**

Salida Del Sol Estates Phase 5 is a fourteen (14) lot subdivision located approximately 7800 feet South of FM 2221 (Mile 7 Rd) and 800 feet East of 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 July 31, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate 5.95 feet on Circle 6 East Street and 6.39 feet on a County 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 Circle 6 Street East and an eight (8) inch waterline on County 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 21, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Parida del Sol Ph V 1st Review

Page 1 of 1

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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	1ST SHEET COMMENTS: Please reconfigure location and right of ways for lot 14 and lot 1	08-17-07	CP
B	Please label bearing for all corner clips, and irregular lots	"	"
C	Provide contour line at one foot interval.	"	"
D	PLAT NOTES: #6) provide benchmark #7) complete drainage calculations Complete the following plat notes #14) all public utilities.... #15)an off-street parking lot siteplan... Additional plat note see attachments #) each purchased contract made between a subdivider.	"	"
E	Location of subdivision: Provide a closer intersection and verify distance on mention intersection.	"	"
F	Index of sheet: Sh-1 add engineer's certificate Sh-2 add subdivider certificate and statement Sh-3 describe what's on sheet.	"	"
G	2ND SHEET COMMENTS: Summit a water line crossing permit from ROW dept.	"	"
H	Provide flange elevation for fire hydrants.	"	"
I	Dual services need to show in-between lot lines.	"	"
J	Show assign ossf area for all lots.	"	"
K	<i>Water engineer report:</i> Please correct description to mention dual services provide to lots 6-13 and mention connection to existing line on south west corner of subdivision. Correct cost and installation dates prior to final review	"	"
L	Provide inspection dates from health department and letter prior to final	"	"
M	All modifications must be reflected on Spanish version.	"	"
N	Provide subdivider certificate and statement with notary public certification and acknowledgement.	"	"
O	3RD SHEET COMMENTS: Show spot topography, contour lines at one foot intervals and extend topo approximate 500 ft. from property line.	"	"
P	Show natural ground water flow arrows.	"	"



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Valida del Sol Ph V 1st Review

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Q	Label for contractor to regrade roadside ditch on both county roads.	“	“
R	On engineer certificate correct flood zone “x” to “c”	“	“
S	Summit the following documents: <ul style="list-style-type: none"> • Crossing permit • NOI Application • ROW approval • 30 yr. letter • Inspection letter from health department 	“	“
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		