



# 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: March 11, 2008

RE: **Maciel Subdivision – Pct. 3**  
**Preliminary Approval**

Maciel Subdivision is a four (4) lot subdivision located East of La Homa Road approximately, 486 feet North of Mile 9 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 February 19, 2008. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate fifteen (15) feet on La Homa Road and ten (10) 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. Soil Analysis were conducted by Aniceto Izaguirre and approved by the Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on La Homa 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 **March 5, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: Maciel Subdivison 1<sup>st</sup> Review Page 1 of 1

Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	<i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	2/28/08	CP
A	<b>1<sup>st</sup> SHEET COMMENTS:</b> As per ROW Comments please provide an additional 10.0' row dedicated by plat for the county road located on the rear of these lots.		
B	Provide a 25x25 corner clip for the lot intersecting with La Homa Rd. and county road.		
C	A 15.0 ft drainage swale easement on the rear of all lots is required by the Hidalgo County		
D	provide 15 ft utility easements for all the lots		
E	please verify if existing 40 ft road right of way has a St. name		
F	Show contour lines at one foot intervals.		
G	On metes and bounds please label point of beginning on drawing and describe on each call out if there are set iron rods on found iron rods.		
H	<b>PLAT NOTES:</b> #6) front setback should be at 40.0ft #7)provide drainage calculations in acre feet #9) provide datum for benchmark delete notes 12 and 17 and provide additional plat notes restricting access through 50 ft county road.		
I	Submit a copy of the soil test to our office.		
J	provide north arrow on vicinity map		
K	<b>2<sup>nd</sup> SHEET COMMENTS:</b> provide waterline crossing permits from the right of way		
L	on engineer certification show grand total for water improvements		
M	All modification must be reflected on the Spanish version.		
N	<b>3<sup>rd</sup> SHEET COMMENTS:</b> Provide spot topography elevations and extend topography at approximately 500 feet from property line.		
O	Provide contours at one foot intervals and label for contractor to regrade road side ditch.		
P	Provide 15.0 foot swale along the rear of all lots.		
Q	Please label concrete slab to be removed from the 50 ft. county road right of way.		
R	On construction cost estimate provide amounts before final review and submit an engineer construction cost estimate.		