



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: April 7, 2008

RE: **La Escondida Subdivision– Pct. 1**
Preliminary Approval

La Escondida Subdivision is a twenty six (26) lot subdivision located on the South side of Mile 15 ½ North Road approximately 1260 feet West of FM 493.

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 26, 2006. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Raul Palma, P.E. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 493 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 **April 1, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: La Escondida Acres Subd. 4th review) Page 1 of 1

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> provide document number for the exclusive NAWSC easement along the north side of mile 15 ½ rd. | 03-26-08 | CP |
| B | <u>PLAT NOTES:</u> #13) Provide a permanent 2 nd BM with in subdivision set on concrete slab with disk. And provide datum for both benchmarks. | " | " |
| C | Plat Notes 3) correct minimum finish floor note (see redlines) 5) add new sentence to this note "no commercial use shall be allowed on the following internal lots 1 though 26"(see redlines) | " | " |
| D | provide right of way and health department cetifications | " | " |
| E | <u>2ND SHEET COMMENTS:</u> Provide casing and ROW permit for water line crossing. | " | " |
| F | show single water services for lots 13 and 14 services cannot be inside an easement. | " | " |
| G | for water and sewer engineer reports verify all dates and costs to be as per 30 year letter, letter of credit and engineer construction cost estimate. | " | " |
| H | provide new wording for septic tanks covered by a letter of credit (see attachments) | " | " |
| I | all modifications on water and sewer engineer report must be reflected on the Spanish version | " | " |
| J | <u>3rd SHEET COMMENTS:</u> correct typical street detail (see attachments) | " | " |
| K | Submit the following document to our office prior to process this subdivision for final approval. <ul style="list-style-type: none"> • post office approval letter • letter of credit • 30 year letter water agreement • engineers construction cost estimates • crossing permit from right of way department • street testings | " | " |
| | PRELIMINARY APPROVAL SUBJECT TO FUTURE COMMENTS BY OUR DEPARTMENT, CITY, AND/OR OTHER COUNTY DEPARTMENTS. | | |
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