



# 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 16, 2008

RE: **North San Carlos Phase 2 Subdivision– Pct. 4**  
**Preliminary Approval**

North San Carlos Phase 2 is a forty six (46) lot subdivision located on the North side of Mile 17 ½ Road approximately 650 feet West of North 83<sup>rd</sup> 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 December 14, 2007. The proposed subdivision lies within Zone "X & AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 17 ½ Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by North Alamo Water Supply Corporation.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 17 ½ North 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 **April 15, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: North San Carlos Estates Ph II 1<sup>st</sup> Review Page 1 of 2

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		04-10-08	JRT
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Minimum lot width for all corner lots being serve by sanitary sewer is 60 feet.		
B	Minimum corner clip for all internal corner lot is 15'x15' and 25'x25'on subdivision entrance corner lots.		
C	Provide street length dimension for Zeke Ave., Jeremiah St., and Aliyah St.,		
D	Provide document number for existing H.C.L.D. No.1 Drain Ditch R.O.W.		
E	Label existing easement adjacent to the east subdivision property line.		
F	Submit a set of plans to the "911" dept for their review on the street names.		
G	Please correct subdivision location description, because subdivision property is no longer inside Edinburg 3 mile ETJ.		
H	Update all signature certification to 2008.		
I	Provide Hidalgo County Right Of Way Dept and Hidalgo County Health Dept. signature certifications.		
J	As per index to sheet description; please separate description of sheet 2 and 3. Include HCROW and HCHD certification on sheet 1.		
K	Re word ROW dedication notation to read <u>"20 feet of additional Road ROW dedicated by this plat"</u>		
L	<b>PLAT NOTES: PLEASE PROVIDE NEW UPDATED GENERAL SUBDIVISION PLAT NOTES</b> 2] provide corner side setback for lots 18 and 93 to be at 15 feet 3] Incorporate the following <u>"no commercial use shall be allowed on all the following internal lots 49 through 92."</u> 5] Mention that; Minimum finished floor elevation for lots 68 through 73 shall be at 73.00 BFE (see attachment for sample plat note) 6] Provide a permanent benchmark with in subdivision set on concrete with disk. 7] Mention that lot owner should be responsible for the maintenance of the drainage swale. 10 & 13] provide updated general plat note wording for public utility easement 12] Please incorporate minimum finish floor to plat note #5. 14] mention that lot owner will be responsible the construction of the sidewalk at building permit stage. 15 & 16] What access easement are you referring to? Verify if this note applies to this note. Additional plat note is required; see attachment for sanitary sewer note.		
M	<b>METES AND BOUNDS:</b> ➤ Label P.O.B. and monuments on drawing as described on metes and bounds. ➤ Mention on drawing that the NW and NE property corner were not able to set or found because corners falls inside canal.		

