



# 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: May 19, 2008

RE: **Birch Phase II Subdivision– Pct. 1**  
**Preliminary Approval**

Birch Phase II is a thirty (30) lot subdivision located on the North and South side of Mile 16 North Road approximately ½ mile East 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 May 08, 2008. The proposed subdivision lies within a Zone “AH” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on the North side of Mile 16 North Road and twenty (20) feet on the South side of Mile 16 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 16 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 **May 15, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: Birch Subdivision Phase II 2<sup>nd</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>	5/13/08	JRT
A	<b>1<sup>st</sup> SHEET COMMENTS:</b> On legal description correct volume and page, also mention 130 some acres are out of _____ acres? (Corrections must reflect on all sheets.)		
B	<b>PLAT NOTES:</b> 7) Provide calculations as per approved drainage report.		
C	<b>2<sup>nd</sup> SHEET COMMENTS:</b> correct north and west adjoiner's volume and page (see redlines)		
D	<b>3<sup>rd</sup> SHEET COMMENTS:</b> Show total existing canal right of way along the south side of this subdivision and label to who does canal ROW belongs to with document number.		
E	<b>4<sup>th</sup> SHEET COMMENTS:</b> provide waterline crossing permit from right of way department		
F	on water engineering report prior to final approval. • verify amounts so they coincide with 30 yr letter and engineers construction cost estimate		
G	on sewer engineer report prior to final approval • submit soil tests • verify dates to coincide with letter of credit		
H	all modifications on water and sewer reports must be reflected on the Spanish version		
I	Complete cost estimate chart to coincide with engineers construction cost estimate before final review.		
J	<b>5<sup>th</sup> SHEET COMMENTS:</b> provide discharge permit to our office and show drain ditch cross section detail with flow elevation		
K	Why is gate valve inside drainage swale easement will it be relocated?		
L	On the south side of this subdivision, show the total canal right of way and document number.		
M	Provide new post finish floor elevation for each pad site.		
N	Complete construction cost estimate chart as per engineers construction cost estimate.		