



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: **Four Points Subdivision– Pct. 1**
Preliminary Approval

Four Points is a four (4) lot subdivision located on the Northeast intersection of Mile 12 ½ North Road and Mile 4 West Road.

The proposed Subdivision lies within the City of Weslaco E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 30, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty five (35) feet on Mile 12 ½ Road and thirty (30) feet on Mile 4 West 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 Huasteco 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, future recommendations by Planning and other departments and the approval from the City of Weslaco.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Four Point 2nd Review Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	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>	04-25-08	CP
A	1st SHEET COMMENTS: correct plat notes (see attachments and redlines) 2.) rear setbacks is 15.0 ft or easement whichever is greater. 6) total detention should coincide with approved drainage report		
B	provide length and bearing for 50x50 corner clip on lot 1		
C	show scale for drawing under north arrow		
D	Correct spelling on location of subdivision description.		
E	2nd SHEET COMMENTS: Show volume and page for la frontera heights east ph 3 on 2 nd sheet so existing utility easements can be referred to that volume and page.		
F	please provide waterline crossing permits from right of way department		
G	on water engineering report state that the existing water services will be relocated and verify all amounts to coincide with the 30 yr. letter and the engineer construction cost estimate.		
H	on sewer report show date of letter where health dept states that septic have been installed and inspected.		
I	subdivider statement has to coincide with sewage report if septic are existing please see attachments.		
J	3rd SHEET COMMENTS: dimension and label dirt road, provide legend for all symbols, dimension existing structure to the lot line or property line. Also label that existing entrances will be relocated or removed.		
K	submit the following items to our office <ul style="list-style-type: none"> • Submit Hidalgo County Health Dept inspection report for all installed OSSF • Submit 30 year letter from NASWC • engineer construction cost estimate • waterline crossing permit from ROW 		