



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Segin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

FROM: Raul E. Segin, P.E., Planning Administrator

DATE: May 19, 2008

RE: **Midway Meadows Subdivision– Pct. 1**
Preliminary Approval

Midway Meadows is a thirteen (13) lot subdivision located on the South side of Mile 6 North Road and East of Midway 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 February 12, 2008. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) on Mile 6 Road and ten (10) feet on Midway Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by Military Highway Water Supply Corporation. There is an existing six (6) inch waterline on Mile 6 Road and Midway 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: Midway Meadows 1st 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
		05-13-08	CP
A	1ST SHEET COMMENTS: PLAT NOTES: 2] font setback should be at 40 feet → <i>Add the drainage swale easement note, see attachment for sample wording.</i>		
B	2ND SHEET COMMENTS: Provide lot site plans for lots 10 through 13 for utility, drainage swale, and Gas easement.		
C	METES & BOUNDS: verify for all callout that set and found iron rods are not correctly mention on descriptions		
D	3RD SHEET COMMENTS: Verify notation of the 30 feet gas easement if it's being dedicated by this plat or if is existing because it does not match the 2 nd sheet dedication.		
E	WATER ENGINEERING REPORT: ➤ Provide final engineering construction cost estimate and 30 year letter from the water provider		
F	4TH SHEET COMMENTS: verify with drainage district #1 and irrigation district #9 if a discharge permit will be required.		
G	<u>The following items are required before subdivision final approval can be granted.</u> <ol style="list-style-type: none"> 1. Hidalgo County final application 2. Copy of receipt for recording fees 3. Check for 2% inspection fee for drainage 4. Approved discharged permit 5. Original property and irrigation tax certificates 6. Final engineer construction cost estimate that coincides with engineer report on plat 7. Letter of credit/ cash deposit with subdivision construction agreement <ul style="list-style-type: none"> ➤ <i>If using letter of credit, then engineer's estimate cost of construction along with original letter of credit shall be submitted to the county prior to the plat being consider for final approval.</i> 8. 30 year letter water agreement 9. Final approval letter from the Cities P&Z and City Council 10. Subdivision clearance letter from US Post office 		