



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: June 25, 2008

RE: **Saenz Acres Subdivision– Pct. 4**
Preliminary Approval

Saenz Acres Subdivision is a three (3) lot subdivision located on the South side of FM 2812, approximately ½ mile West of Doolittle 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 November 20, 2007. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 2812 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 twelve (12) inch waterline on FM 2812 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 June 24, 2008** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Saenz Acres 2nd Review

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Item Log	<u>DESCRIPTION OF ITEMS:</u> <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
		06-19-08	JRT
A	1ST SHEET COMMENTS: Additional road ROW should be dedicated (offset) from the existing south road ROW of FM 2812 and not from the original north lot line of the property. All horizontal lot line bearing dimension should be reference from the existing road ROW because the original property lot line does not align with center line of FM 2812.		
B	Extend lot line to new additional road ROW line and correct all dimension lot line and corner pins with all modifications.		
C	METES & BOUNDS: Total distances on 2nd and 3rd callouts do not match with drawing.		
D	PLAT NOTES: 1] Provide correct plat note if any other use other than single family dwelling will be use for subd lots. 2] Modify note to read; "A 24 foot driveway entrance with safety ends shall be constructed prior to any building permit being issue to lots 1 through 3. Said entrance drive shall be center on lot 3 to provide ingress and egress to lots 1 through 3 from FM 2812." 3] Correct flood zone designation, and community panel number to new revise to reflect to LOMR. 4] This plat note should be part of plat note #3. 5] Minimum finish floor elevation should be 18" above center line of road or 18" above natural ground elevation. 6] Delete this note because a legend chart description is already provided. 10] Complete Hidalgo County Drainage District No.1 name and correct total detention calculation to coincide with approved drainage report. 11] BM description does not coincide with drawing and also you are not mentioning the DATUM. 12] Please use complete and correct OSSF note restriction (see attachment) Attach please find a copy of our new Hidalgo County general subdivision plat notes.		
E	2ND SHEET COMMENTS: Final water engineering report is incomplete, see attached sample for guidance		
F	Provide correct subdivider certificate and statement when utilizing a letter of credit see attach sample.		
G	All modification on water and sewer engineering report should be reflected on Spanish version.		
H	Submit TxDOT utility crossing permit for water line prior to final approval.		
I	Complete construction cost estimate chart and submit original approved by project engineer to our office.		
J	See sheet one for comments on index to sheet description.		
K	3RD SHEET COMMENTS: Provide approved TxDOT permits for proposed driveway.		
L	Show proposed driveways for lots 1 and 2 using 30 access easement and share driveway entrance.		
M	Please dimension existing street pavement for FM 2812.		
N	Please correct drainage report to coincide with approved report by HCDD#1. Engineering certification is incorrect it does not apply to this subdivision. Correct community panel number.		