



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: March 25, 2009

RE: **Canuck Village Subdivision– Pct. 1**
Preliminary Approval

Canuck Village is a fifty one (51) lot subdivision located on the Northwest intersection of Mile 2 West Road and Mile 12 North 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 November 21, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 12 North Road and ten (10) feet on Mile 2 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 Mile 12 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 **March 24, 2009** 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: Canuck Village Subdivision 1st Review Page 1 of 2

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
		03-19-09	JRT
A	1ST SHEET COMMENTS: Please submit grantors warranty deed for the describe 28.76 acres property.		
B	Please provide dimension length for Canuck Street right of way.		
C	Please complete all utility easement notations wording.		
D	Correct easement dedication notation for the drainage swale easement on lot 44. Easement will not be use for a swale, therefore only word it as " <u>drainage easement</u> "		
E	Please label ownership and recorded document number of the 25 feet electrical easement and provide tie down dimensions from lot line to easement line.		
F	As per community panel number 0450 c dated 6/6/200 revise to reflect LOMR 5/30/01, please show the approximate location of flood zone "x" (<u>shaded</u>) and flood zone "x" (<u>not shaded</u>).		
G	Minimum corner clip for minor street external clips shall be at 25'x25' for lots 18 & 51, and 50'x50' for main arterial exterior clips for lot 15 intersection of Mile 2 West Rd and Mile 12 North Rd.		
H	Please provide crow feet arrows at each property corner.		
I	Please provide deed document number for Arturo Jr. & Juan M. Ayala north adjoiner.		
J	Please show all surrounding subdivision on location map.		
K	Correct sheet number on title sheet below the location map, and also correct the index to sheet description, describe the city approval certification, and the Hidalgo County ROW and Health department certifications on sheet one.		
L	METES AND BOUNDS: <ul style="list-style-type: none"> ❖ Commencing Point; please describe the P.O.C. and the South west corner of lot 2007 as being also the intersection line of Mile 2 West and Mile 12 North Rd. ❖ 1ST CALLOUT; describe the south original lot line of lot 2007 as also being the center line of Mile 12 North Rd. ❖ 2ND & 5TH CALLOUT; describe the existing north right of way line for Mile 12 North Rd. 		
M	PLAT NOTES: ***PLEASE NUMBER ALL PLAT NOTE IN ORDER*** 2] Mention all three flood zone description with its correct definition as shown on flood zone map community panel number 0450 C 6/6/2000 revised to reflect LOMR 05/30/02. 3&4] Please incorporate these two notes in to one. 7] Total detention calculation do not coincide with original approve drainage report. 8] Please provide a 3 rd permanent BM with in subdivision set of concrete with disk 9] Add to item "A" the following; "a separate design shall be submitted for a commercial and multifamily use. 11&18] Please incorporate these two notes in to one. See attachment for correct wording restriction <u>*** ADDITIONAL PLAT NOTE IS REQUIRED SEE ATTACHMENT ***</u>		
N	Please provide the Hidalgo County Right of Way Director, Hidalgo County Assistant Chief Inspector, City of Weslaco Mayor, and Planning and Zoning Chairperson certification signature blocks.		
O	Correct owners name on the NAWSC Easements and ROW certification signature block.		

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Name of Subdivision: Canuck Village Subdivision 1st Review Page 2 of 2

P	2ND SHEET COMMENTS: Water engineering report is incomplete; please describe the total construction cost estimate for the water distribution system for the subdivision and the amount paid to NAWSC 30 year water service agreement.
Q	OSSF engineering report is incomplete; please describe the soil evaluation report, and mention if all septic tanks will be installed before final approval or if developer will provide an escrow.
R	Make sure the subdivider certificate and statement coincide with OSSF engineering report.
S	All modification on the water and OSSF engineering report need to reflect on Spanish version.
T	Provide flange elevation for all proposed fire hydrants.
U	Hidalgo county utility crossing permit are required for all water service crossing Mile 2 West Road and the Storm sewer line running along the north right of way of Mile 12 North Rd.
V	See sheet one for comments on vicinity map and index to sheet description.
W	3RD SHEET COMMENTS: Delete the subdivider certificate and statement because it's already being provided on the 2 nd sheet.
X	Provide spot topography elevation at 1/10 of foot and natural water flow arrows.
Y	Please provide 50'x50' pad site elevated to the BFE 60.00 for all subdivision lots that fall inside flood zone "AH". Pad site shall be constructed based on the minimum front set back applied for each lot.
Z	Please label the existing pavement width for Mile 12 North Rd and Mile 2 West Rd.
Aa	Please label stand pipe in front of lot 17 and inside the north right of way of Mile 12 North Rd. Please notify the Hidalgo County Right Of Way Dept on this matter. Approval from the Hidalgo County Right of Way is required.
Bb	See attachment for share driveway county specification and include detail on this sheet.
Cc	Please provide cross section detail for type "C" inlets connection from drainage swale to the road side ditch on Mile 12 North Rd. Refer to redline markups.
Dd	Provide Cross section detail for outfall discharge pipe.
Ee	Please show existing drain ditch right of way with recorded document deed number and also mention ownership of drain ditch ROW.
	For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.