



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: **Diana Cardenas Estates – Pct. 3**
Preliminary Approval

Diana Cardenas is a three (3) lot subdivision located on the West side from Doffing Road approximately ½ mile South from Mile 5 North Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 21, 2009. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Doffing 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 were conducted by Jacobo Garza and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Agua Special Utility District. There is an existing eight (8) inch waterline on Doffing 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 Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: DIANA Cardenas Estates 1st 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>	02-19-09	JRT
A	1ST SHEET COMMENTS: Provide owners name and property document number for the west and north property adjoiners. Also label all original lot lines of the original lot 28, 29 and 33 of Nick doffing Subdivision No.1.		
B	Please label all property corners and the existing west right of way of Doffing Rd with the monument describe on metes and bounds.		
C	Vicinity map needs to be drawn to scale, minimum of 1" = 4000'. Also show all surrounding subdivision and provide a north arrow. This comment shall also apply to the 2 nd sheet.		
D	GENERAL PLAT NOTES: 1] Front setback shall be at 50 feet. 3] Don't make monument legend as part of the plat notes and also if you are going to provide a legend please include the "found nail" symbol. 4] Provide Datum for benchmark. 6] Correct detention calculation to coincide with approved drainage report. 19] Verify if TxDOT will agree to approve a single driveway access to each lot.		
E	2ND SHEET COMMENTS: Provide natural water flow arrows and extend topography elevations at 500 feet from subdivision boundaries.		
F	Label for contractor to re-grade Doffing Road side ditch to TxDOT specifications.		
G	Please provide tie down dimension for the existing structure and OSSF in lot 1.		
H	Water Engineering Report: ➤ Mention that two <u>proposed</u> $\frac{3}{4}$ <u>single</u> service will be install for lots 2 and 3. ➤ Make sure that all amounts coincide with final engineer construction cost estimate and 30 year letter from A.S.U.D.		
I	OSSF Engineering Report: ➤ Make sure that soil boring analyses coincide with soil evaluation report. ➤ Mention that an existing OSSF is currently in service for residence in lot one.		
J	All modification on water and OSSF engineering report need to reflect Spanish version.		
K	All amounts on cost estimate chart need to coincide with final engineer construction cost estimate.		
L	Correct spelling "sandy clay loam" on drainage report.		
M	Please submit an exhibit addressed to Mr. Raul Sesin showing the closest drainage ditch outfall from the proposed subdivision property. This will help us determine the possibility of requiring a point of discharge for storm drainage cause by development. The aforementioned exhibit needs to be submitted prior to the Hidalgo County Planning Department issuing the 2 nd subdivision review and before we can consider the subdivision for preliminary approval.		
	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.		