



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: March 25, 2009

RE: **Estate One Subdivision– Pct. 1**
Preliminary Approval

Estate One Subdivision is a two (2) lot subdivision located on the Northeast of Mile 6 ½ West Road and Mile 11 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 January 23, 2009. The proposed subdivision lies within a Zone “X” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate forty (40) feet on Mile 11 North Road and twenty (20) feet on Mile 6 West 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 North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on Mile 11 North 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: Estates One 2nd Review Page 1 of 1

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
		02-19-09	JRT
A	1ST SHEET COMMENTS: Provide a 50'x50' corner clip on lot 2 for the north east corner of Mile 11 North Rod and Mile 6 ½ West Road street intersections.		
B	PLAT NOTES: 4] Provide Datum for BM 5] Add the following restriction wording to this note; <i>"construction of residential housing within any area of the subdivision that is in the 100-year flood plain is prohibited unless the housing qualifies for insurance under the national flood insurance act of 1968 (42 u.s.c. Sections 4001 through 4127)"</i> 18] Add to the note that street lights are being required by the city of Weslaco.		
C	2ND SHEET COMMENTS: Crossing permit for water line service from HCROW is required.		
D	Show irrigation line connecting to the existing 12" irrigation valve and the 24" stand pipe in lot 2.		
E	Please provide tie down dimension for the existing structures and existing OSSF in lot 2		
F	As per OSSF engineering report please mention that there's an existing OSSF currently in use for residence in lot 2.		
G	Delete one of the engineer certification for the water and OSSF engineering report.		
H	All modifications on water and sewage engineering report need to reflect on Spanish version.		
I	Submit soil reports analysis to our office.		
J	3RD SHEET COMMENTS: Label for contractor to re-construct Mile 11 North Road and Mile 6 ½ West Rd road side ditch to county specifications.		
K	Verify with Hidalgo County Right Of Way if they have a concern with the existing fence inside Mile 6 ½ West and Mile 11 North Rd right of way.		
L	Amounts in const estimate chat shall coincide with final engineer construction cost estimate.		