



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: **Villegas Subdivision– Pct. 4**
Preliminary Approval

Villegas Subdivision is a two (2) lot subdivision located on the West side of Val Verde Road approximately 660 feet South of Monte Cristo 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 February 11, 2008. The proposed subdivision lies within a Zone "AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Valverde 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 Raul Palma and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Val Verde Road.

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 and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Villega 6th Review

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Item Log	DESCRIPTION OF ITEMS:	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>	02-25-09	JRT
A	1ST SHEET COMMENTS: Please provide tie down dimension from lot line to drainage swale easement and to the exclusive NAWSC easement along the north east corner of lot one and the south east corner of lot 2. Refer to red line markups. This comment shall also apply to the 2 nd sheet.		
B	Please modify lot dimension for both lots because now the drain ditch ROW line dedication becomes the new rear lot line. Also please change the line type for the existing east drain ditch right of way to dash or hidden line and the new drain ditch row line dedication to a solid line to represent the new lot line for both lots one and two. This comment shall apply also to the second sheet. Refer to red line markups.		
C	As per the index to sheet description; please delete the city certification in sheet one and delete the Spanish plat note and construction detail on sheet two. These items do not apply to this subdivision. This comment shall also apply to the 2 nd sheet.		
D	PLAT NOTES: 1] Please verify if the following statement is true and if it applies to this subdivision; "no other area are within the proposed subdivision to be inside the 100 year flood plain..." because the entire subdivision property falls within flood zone "AH" 8] Please verify if the detention calculation will change or remain the same, now with new modification of adding two type "CC" inlets inside the drainage swales. If detention calculations do change please prepare a new drainage report and resubmit to the HCDD#1 for approval. → See attachment for additional plat note restriction requirement for the drainage issue for this subdivision.		
E	2ND SHEET COMMENTS: Please provide an approve discharge permit by HCDD#1 and HCID#1.		
F	Provide discharge outfall cross section detail from the type "CC" inlet inside drainage swale to the existing drain ditch. Refer to red line markups to sample detail.		
G	Please label the type "CC" inlets with top and flow elevations.		
H	Please provide grading flow elevation for proposed drainage swale. Refer to red line markups.		
I	Please label the utility easement between lots 1 and 2.		
J	Water Engineering Report: ➤ Please mention the total construction cost for the water facilities distribution system for this subdivision. ➤ Please replace the last sentences stating the deadlines to install a water meter with the following: "the entire water facilities have been approved and accepted by NAWSC and said distribution system is operable as of the date of the recording of the plat". See attachment for engineering report wording.		
K	OSSF Engineering Report: ➤ Minimum amount to submit in to escrow with a letter of credit is \$1,500 dollars. ➤ Please verify that all dates coincide with the original letter of credit. Make sure that you state a time frame of 60 days before the expiration date of letter of credit, in order to give enough time for the developer to renew the letter of credit. See attachment for engineering report wording.		
L	All modification on water and OSSF engineering report shall reflect in Spanish version.		
M	As per drainage report; please verify if detention calculation will change or remain the same, now with new modification of adding two type "CC" inlets inside the drainage swales. If detention calculations do change please prepare a new drainage report and resubmit to the HCDD#1 for approval.		
N	All amount shown on the cost estimate chart, shall coincide with engineer's final construction cost estimate.		