



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: August 19, 2009

RE: **Amistad Subdivision – Pct. 3**
Preliminary Approval

Amistad is a twenty three (23) lot subdivision located on the West side of Bentsen Palm Drive, approximately 2600 feet South from FM 492 intersection.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on September 22, 2006. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on Bentsen Palm Drive of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Isaac Mata and approved by the Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing eight (8) inch waterline on Bentsen Palm Drive 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 **August 18, 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:

Amistad 4th 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
A	1ST SHEET COMMENTS: PLEASE CORRECT THE TOTAL REAR LOT LINE DIMENSION WIDTH. LOT DIMENSION SHALL BE MEASURE FROM LOT LINE TO LOT LINE AND NOT FROM EASEMENT LINE TO LOT LINE. REFER TO REDLINE MARKUPS.	08-10-09	JRT
B	Please send me a DWG or PDF of the plat to my email account jose.tovar@hchd.org so I can confirm with the L.R.G.V.D.C (911 dept) on street name for this proposed subdivision. Approval from L.R.G.V.D.C. is required before the subdivision can be put on the agenda for final approval.		
C	Please indicate with arrows (leader) the existing irrigation easement width running in an angel outside the subdivision boundary lines.		
D	PLAT NOTES: 1] Correct flood zone "X" definition. 13, 16, &20], these three plat note restriction do not apply to subdivision because no commercial will be allow as per plat note #2. → SEE ATTACHMENT FOR ADDITIONAL PLAT NOTE RESTRICTIONS.		
E	2ND SHEET COMMENTS: AS PER THE SPANISH WATER AND OSSF REPORT, PLEASE USE OUR PREPARED TRANSLATED REPORTS AND EXACT WORDING. SEE ATTACHMENT FOR SPANISH ENGINEERING REPORT.		
F	Soil report does not coincide with original soil evaluation report and also soil excavation point's description does not coincide with drawing.		
G	Please make sure before printing on mylar that you are using the correct engineering report.		
H	Please submit a copy of the final engineer construction cost estimate.		
I	Please correct the subdivider certificate and statement. See attachment for sample wording.		
J	Lots 21 and 22 are not drawn to scale!!!! Please verify the entire drawing layout and make sure that all dimensions concur.		
K	Please correct all overlap texts and label all easements.		
L	Please show all lot dimensions.		
M	3RD SHEET COMMENTS: Lots 4, 5, and 6 are not drawn to scale!!!! Please verify the entire drawing layout and make sure that all dimensions concur.		
N	Please show on you drainage design how will the drainage runoff from the proposed street pavement will be detaining within subdivision.		
O	Label all easements.		
P	Provide a type III barricade at the end of the street.		
Q	Please provide flow grading elevations for drainage swales.		

