



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: September 29, 2009

RE: **Salvador Estates Subdivision – Pct. 4**
Preliminary Approval

Salvador Estates Subdivision is a two (2) lot subdivision located on the South side of Mile 18 North Road approximately 800 feet East of North 3rd Street.

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 March 30, , 2009. The proposed subdivision lies within a Zone "AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 18 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Raul E. Garcia, PE and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing three (3) inch waterline on Mile 18 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 September 28, 2009** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Salvador Estates 3rd Review

Page

1 of 1

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
		09-22-09	JRT
A	1ST SHEET COMMENTS: Minimum lot frontage for lot 2 shall be at 65 feet.		
B	A 20 foot drainage swale easement is required along the south property line of lots one and two to provide storm drainage onsite detention.		
C	2ND SHEET COMMENTS: PLEASE CORRECT WATER AND OSSF ENGINEER REPORT BEFORE FINAL APPROVAL. MAKE SURE REPORTS COINCIDES WITH COUNTY SPECIFICATIONS. REFER TO PREVIOUS REVIEW ATTACHED SAMPLE REPORTS.		
D	Soil report does not coincide with original soil evaluation report done by Mr. Garcia.		
E	All modification on water and OSSF engineering report need to reflect on Spanish engineering reports.		
F	Please verify with NAWSC if they will required for developer to extend the existing water line east to property line inside the proposed 15' NAWSC exclusive easements.		
G	Verify that subdivider certificate and statement coincides with OSSF engineering report.		
H	Make sure all comments on first sheet are address to reflect in all 3 sheets.		
I	3RD SHEET COMMENTS: Please provide down drain to the existing drainage ditch by via type "C" inlet inside the 20' drainage swale along the south rear lot line of lot 2 connecting with an 18" RCP and concrete head to provide positive outfall to drain ditch. Refer to red line markups for sample drain ditch cross section detail.		
J	As per drainagc report; please verify if detention calculation will change or remain the same, now with new required modification of adding the type "C" inlets inside the drainage swales. If detention calculations do change please prepare a new drainage report and rsubmit to the HCDD#1 for approval.		
K	Also please show existing residence along the west adjacent adjoiner and verify if the house is not encroaching inside the propose lot 2.		