



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Segin, P.E., CFM**  
PLANNING ADMINISTRATOR

TO: Judge Rene Ramirez  
County Commissioner's Court

FROM: Raul E. Segin, P.E., Planning Administrator

DATE: December 8, 2009

RE: **Pueblo de Palmas at Mile 4 Phase 1 Subdivision – Pct. 3**  
**Preliminary Approval of Subdivision Plat**

Pueblo de Palmas @ Mile 4 Phase 1 Subdivision is a one hundred five (105) lot subdivision located along the east side of FM 2221 (Jara China) along the North side of Mile 4 North 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 November 19, 2009. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Isidoro Gomez 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 Circle 6 Street West 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 **December 2, 2009** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision:

**Pueblo de Palmas at Mile 4 Phase I**

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**2<sup>nd</sup> Review**

<b>Item Log</b>	<b><u>DESCRIPTION OF ITEMS:</u></b>	<b>Date</b>	<b>Initials</b>
	<i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	11-25-09	JRT
A	<b><u>SHEET 1 of 10 COMMENTS:</u></b> Please correct the index to sheet description to concur with each sheet.		
B	<b><u>PLAT NOTES:</u></b> 2] Corner side setback where right of way is greater than 50 feet shall be 20 feet. 3] Please state on plat note that no commercial will be allow within any internal subdivision lot. 4] Minimum finish floor elevation shall be 18" above center line of curb or center line of street or 18" above natural ground whichever is greater. 5] Please provide 2 permanent benchmark set on concrete with disk with the subdivision.		
C	<b><u>SHEET 2 of 10 COMMENTS:</u></b> Property bearings and distance for the north property line is not lible.		
D	Please label the exiting county road right of way to be abandoned by this plat.		
E	TxDOT driveway access permit are required prior to final approval.		
F	Please provide a cross section stub out towards the north side aligning with the existing 40.00' road right way and omitting the two proposed stub outs on the west and east side as discussed on meeting.		
G	<b><u>SHEET 4 of 10 COMMENTS:</u></b> Please correct Spanish and English engineering report to coincide with water distribution design layout.		
H	<b><u>SHEETS 7, 8, 9 of 10 COMMENTS:</u></b> Please provide culvert with safety ends at subdivision entrance from FM 2221.		
I	Provide a barricade at every stub out dead end toward the south side of the subdivision property.		
J	Drainage report needs to coincide with approved drainage report.		
K	Please provide street grading top of curb elevation.		
L	Please provide spot topography elevation and natural ground water flow elevations.		
M	Please provide drainage swale flow elevations.		
N	Please show existing street condition for Mile 4 North along the rear side of lots 170 through 171.		