



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: December 8, 2009

RE: **Pueblo de Palmas Phase 12 Subdivision – Pct. 4**
Preliminary Approval of Subdivision Plat

Pueblo de Palmas Phase 12 Subdivision is a one hundred two (102) lot subdivision located on the South side of FM 2812 on both sides of Skinner 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 25, 2009. The proposed subdivision lies within a Zone "X – Un-shaded" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 2812 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 Isidoro Gomez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 2812 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 No.12 1st Review** Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and IICDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		11-25-09	JRT
A	1ST SHEET COMMENTS: Please show surrounded subdivision on location map.		
B	Please correct owner's signature certification block, to read; <i>"the proposed Pueblo De Palmas Phase II HEREBY SUBDIVIDE the land encompassed..."</i>		
C	Please define the property corner with a surveyors monument on the 3 rd and the 5 th callout of the metes and bounds description.		
D	PLAT NOTES: 5] Provide 2 permanent benchmarks set on concrete with disk with in subdivision. 6] Make sure total detention requirement coincides with approved drainage report. 16] A fence buffer is required along the south road right of way for FM 2812.		
E	2ND SHEET COMMENTS: Please provide all adjoining owner's name and property document number.		
F	Please dimension the total existing drain ditch ROW along the south and the east property lines.		
G	Please provide site plans for all lots being affected by the existing 30 foot gas easement.		
H	Please number lots 66 through 69.		
I	3RD SHEET COMMENTS: Please correct the water and OSSF engineering report to coincide with design.		
J	Make sure the Spanish engineering report version concur with English version.		
K	4TH SHEET COMMENTS: Please provide street grading top of curb elevations and type "CC" inlets top and flow elevations. Label the proposed manhole on Carolyn Street with top and flow elevations.		
L	Please show and dimension the existing street pavement for FM 2812.		
M	Please re-grade Skinner Road side ditch to flow south towards the existing drain ditch and also re-grade FM 2812 road side ditch to flow east.		
N	Show equalizer along the north right of way of FM 2812 west of Skinner Rd on the survey and topography layout.		
O	5TH SHEET COMMENTS: Drainage report needs to coincide with approved drainage report.		