



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: September 28, 2010

RE: **Elite Village Phase 2 Subdivision – Pct. 3**
Preliminary Approval

Elite Village Phase 2 Subdivision is a thirty four (34) lot subdivision located on the West side of Texan Road approximately ¼ mile North from Mile 4 North Road

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 June 11, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on Texan Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by Agua S.U.D.. There is an existing eight (8) inch waterline on Texan 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 21, 2010** 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:

Elite Village Phase II 1st Review

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Item Log	<i>DESCRIPTION OF ITEMS:</i> <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
		07-30-10	JRT
A	1ST SHEET COMMENTS: Please provide a cross street stub out north at 660 feet west from the intersection of the proposed street and Texan Rd.		
B	Provide street name, and make sure name complies with the L.R.G.V.D.C. specifications.		
C	For all irrigation easements and gas easements, you need to specify if existing or dedicated by this plat. If existing please provide recorded document number with owners name.		
D	Please add description of the city approval certification on sheet one and the construction detail on sheet 2 of the index to sheets description.		
E	As per the property location description; please mention that property falls inside the 5 mile ETJ under LGC 212.001. Refer to red line markups.		
F	Please review and correct all the plat notes. Most of the plat notes are being repeated and have the incorrect wording. See attachment for sample plat notes wording.		
G	2ND SHEET COMMENTS: Crossing permit from HC.ROW is required for the water line crossing Texan Rd.		
H	Provide flange elevation for all proposed fire hydrants.		
I	Please show proposed location for all the OSF on each lot and also show location of every soil boring as describe on soil evaluation report.		
J	On the water engineering report please mention that the proposed 8" water line is being installed inside a 15 exclusive A.S.U.D. easement. Refer to red line markups.		
K	Minimum amount per OSSF when submitting a letter of credit is 1,500.		
L	3RD SHEET COMMENTS: Please extend topography elevation at 500 feet from property boundary line.		
M	Provide natural water flow arrows.		
N	Label for contractor to re-grade Texan Road side ditch to county specifications.		
O	1/3 escrow will be required for Caliche road for Texan Rd.		
P	Please show over flow structure design as describe on approved drainage report.		
Q	Drainage swale cross section detail is incomplete.		
R	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction <u>"No more than one single family detached dwelling per lot"</u> as a reservation from and exception to conveyance warranty.		