



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: November 17, 2010

RE: **Villa Rama Phase 6 Subdivision – Pct. 3**
Preliminary Approval

Villa Rama Phase 6 Subdivision is a forty eight (48) lot subdivision located South of US Expressway 83 approximately 2000 feet East of Abram Road.

The proposed Subdivision lies within the City of Palmview 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 October 10, 2010. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on November 12, 2010. The proposed subdivision plat will dedicate ten (10) feet on Silver Spur Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by Hidalgo County M.U.D. No. 1.

Water Services will be provided by Hidalgo County M.U.D. No. 1. There is an existing eight (8) inch waterline on Villa Rama East 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 November 16, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Palmview.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Villa – Rama Phase 6 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
		10-27-10	JRT
A	2ND SHEET COMMENTS: (WATER LAYOUT) Make sure all amount coincides with final construction cost estimate and original 30 year letter agreement on engineering reports.		
B	3RD SHEET COMMENTS: (SANITARY SEWER LAYOUT) Make sure all amount coincides with final construction cost estimate and original 30 year letter agreement on engineering reports.		
C	4TH SHEET COMMENTS: (TOPOGRAPHY AND DRAINAGE LAYOUT) Repot does not coincide with approved drainage report from HCDD#1.		
D	Please provide a cross section detail for the 42" storm line discharging to detention pond. Please provide concrete headwalls at all storm line discharge point. Refer to red line markups.		
E	Please label what type of pipe material will be use all the propose storm drainage pipes.		
F	Please make all spot topography elevation legible along Triple J Street, Mars Street, Buckhorn Drive, Marla Drive, Ida Drive and Don Street.		
G	Provide another type "A" inlet along the east side of Mars Street connecting with an 18" RCP storm drainage pipe west to the proposed type "A" inlet. Refer to redline markups.		
H	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.		