



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: April 20, 2011

RE: **Morin Subdivision – Pct. 3**
Preliminary Approval

Morin Subdivision is a two (2) lot subdivision located on the East side of Goodwin Acres Road approximately ¼ mile North of Mile 1 North Road

The proposed Subdivision lies within the City of Palmview E.T.J. and was approved by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 12, 2010. The proposed subdivision lies within Zone “C” as per FEMA’s FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on April 4, 2011. The proposed subdivision plat will dedicate five (5) feet on Goodwin Acres 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 the AGUA SUD. There is an existing eight (8) inch waterline on Goodwin Acres 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 **April 19, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Palmview.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Morin 1st Review** (17 comment in total) Page 1 of 1

| Item Log | <u>DESCRIPTION OF ITEMS:</u> | Date | Initials |
|----------|---|----------|----------|
| | <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i> | 11-23-10 | JRT |
| 17 | 1ST SHEET COMMENTS: PLAT NOTES: 5] Provide complete and correct benchmark information. 6] Provide detention calculations. 8] Please delete the last sentence of the paragraph; it does not apply for this subdivision. See markups. | | |
| Item Log | <u>MORIN 2ND Review</u> | Date | Initials |
| | New additional comments | 03-21-11 | JRT |
| 1 | 1ST SHEET COMMENTS: Please don't show swale design on plat. | | |
| 2 | Please specify district number for the existing 50 foot HCDD Drain Ditch ROW. | | |
| 3 | Please verify with the HCDD#1 if additional drain ditch ROW will be required by this plat. | | |
| 4 | Please state on plat the original lot number for the S.W. corner and P.O.B. Refer to redline markups. | | |
| 5 | Surveyor's monument does not coincide with the 1 st callout description on the metes and bounds. Please verify and provide definition of monument on legend chart. | | |
| 6 | Please verify location map it does not coincide with plat. Refer to redline markups. | | |
| 7 | 2ND SHEET COMMENTS: Drawing layout is incomplete; please provide spot topography elevations, topography data for drain ditch, spot topography at 500 feet from property line and flow elevation for proposed drainage swale. | | |
| 8 | Please label and dimension the existing pavement width for Goodwin Acres Rd. | | |
| 9 | Drainage report does not coincide with the approved report from HCDD#1. | | |
| 10 | Please move engineer certification above the drainage report. Refer to redline markups. | | |
| 11 | Detail of water service line does not coincide with drawing layout. | | |
| 12 | <i>Water and OSSF engineering report are incorrect and incomplete:</i> Please refer to redline markups. Water: Need to mention how many new proposed water services will be installed and how many services is currently operable existing on site. Also please reflect on drawing layout. OSSF: Need to mention how many OSSF will be installed and how many OSSF is currently operable existing on site. Also please reflect on drawing layout. | | |
| 13 | All corrections / modifications from the water and OSSF engineering report need to reflect on the Spanish engineering report version. | | |
| 14 | Approved letter from the H.C.O.E.C. is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court. | | |
| | | | |
| | | | |