



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: August 17, 2011

RE: **Leisure Valley Ranch RV & MH Park Phase IV Subdivision – Pct. 3
Preliminary Approval**

Leisure Valley Ranch RV & MH Park Phase IV Subdivision is a twenty one (21) residential and one (1) commercial lot subdivision located ¼ mile West of West Road and 2 miles North of US Expressway 83.

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 April 24, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by Storm Drainage Pipe System with Type "A" inlets that will discharge into an onsite large detention pond.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on April 12, 2011. The proposed subdivision plat will not dedicate additional Road Right of Way.

Sanitary Sewer Services will be provided by Hidalgo County MUD No. 1.

Water Services will be provided by Hidalgo County MUD No. 1. There is an existing eight (8) inch waterline on Caddy Drive Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by Hidalgo County Office of Environmental Compliance on August 4, 2011.

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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **August 16, 2011** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Leisure Valley Ranch RV & MH Park Phase IV 2nd Review Page Page 1 of 1

Item Log	<i>DESCRIPTION OF ITEMS:</i>	Date	Initials
	<i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	08-04-2011	JRT
15	1ST SHEET COMMENTS: Please modify calculation to coincide with new revised approved drainage report.		
16	2ND SHEET COMMENTS: Cost estimate must coincide with final engineers construction cost estimate.		
17	Please mention the amount of manholes and the amount reflected on the 30 year letter on the sanitary sewer engineering report. Please refer to redline markups.		
18	All modification on water and sewer engineering report must reflect on the Spanish engineering report.		
19	3RD SHEET COMMENTS: Please don't show the topography and paving & drainage on this utility layout.		
20	4TH SHEET COMMENTS: Please provide new revised drainage report approved by HCDD#1.		
21	Please provide topography data and propose flow elevation on the storm discharge structure detail.		
22	Please provide cross section detail for proposed out fall show on drainage layout. Please see sheet 5 of 5.		