



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: September 27, 2011

RE: **Los Feliz Phase I Subdivision – Pct. 4**
Preliminary Approval

Los Feliz Phase I Subdivision is a twenty (20) lot subdivision located on the Northeast corner of Brushline Road and Mile 22 ½ North 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 September 09, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by on-site drainage detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on September 08, 2011. The proposed subdivision plat will dedicate thirty (30) feet on Brushline Road and 27.5 feet on Mile 22 ½ Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Brushline Road that will serve as the primary source of water for the proposed development.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on August 31, 2011. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

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 **September 20, 2011** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Los Feliz Phase I 1st Review Page Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	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>	09-14-2011	JRT
	Approved letter from the H.C.O.E.C. is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court. Please forward a complete set of plans on PDF to ann.delafuente@hchd.org for their review. Approval Letter from HCHD and HCROW is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court.		
	Please submit an exhibit (11"x17") separate from the subdivision plans showing the nearest drain ditch canal, distance from the proposed subdivision development.		
1	<u>SHEET 1 OF 4 COMMENTS:</u> If no irrigation district will be signing on the plat because the proposed subdivision does not pertain to any irrigation district jurisdiction, then the plat engineer will be required to prepared a letter stating his confirmation with the surrounding irrigation districts that this proposed subdivision does not fall within any irrigation district.		
2	Bearing on 4 th callout does not coincide with drawing. Please verify all sheets.		
3	<u>PLATE NOTES:</u> 7] Please provide detention calculation. 11] With this plat notes, the option for commercial use will not be available.		
4	<u>SHEET 2 OF 4 COMMENTS:</u> Corner clips on lot 1 should of 50'x50'. Also please provide line bearing and length.		
5	What bearing are you using for all horizontal lot lines? Please label all lots with bearing.		
6	<u>SHEET 3 OF 4 COMMENTS:</u> H.C.ROW utility crossing permit will be required for all water services crossing Brushline Rd.		
7	Please indicate with a leader line for the 20 foot caliche drive.		
8	Please label the dimension 58.58' represent?		
9	1/3 escrow will be required for Mile 22 ½ North Rd. Escrow shall be based on a class "D" pavement section, 24' asphalt, and 28' caliche base.		
10	<u>SHEET 4 OF 4 COMMENTS:</u> Please make sure soil evaluation report conducted by Jose A. Gonzalez coincides with OSSF engineering report.		
11	Subdivider statement is incorrect.		