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PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: August 15, 2007

RE: **Evergreen Valley Estates Phase 4 Subdivision – Pct. 4
Preliminary Approval**

Evergreen Valley Estates Phase 4 is a ten (10) lot subdivision located South of Mile 20 North Road and North side of Mile 19 North Road approximately 2640.50 feet East and 1320.25 feet to the West of 3rd Street.

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 August 02, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 19 North Road and twenty (20) feet on Skinner Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis 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 Skinner 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 **August 13, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
LOG SUBDIVISION REVIEW**

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This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description.

Item Log #	Description of Item	Date	Logger's Initials
A	<u>1ST SHEET COMMENTS:</u> Label proposed and existing easements on drawing	08-08-07	CP
B	Provide distance for the west property line (apply to all sheets)	"	"
C	Show contour lines on drawing at one foot interval .	"	"
D	Trim easement line for Willacy county water control and improvement district no. 1 to stop at the new north right of way line.	"	"
E	<u>PLAT NOTES:</u> #7) complete drainage calculations provide complete plat notes for the following: #9) all public utilities..... #10) drainage swale easement note..... #16) an off-street parking lot siteplan	"	"
F	<u>MEETS AND BOUNDS:</u> Label point of beginning on drawing and label monuments mentioned on 2 nd and 3 rd call outs.	"	"
G	Provide property legal description underneath subdivision name	"	"
H	Provide North Alamo Right of Way Easement note for exclusive easements.	"	"
I	Vicinity Map needs to be to scale and show existing surrounding subdivision.	"	"
J	On location of subdivision description <ul style="list-style-type: none"> • Correct subdivision name • Verify distance given for intersection on 3rd street. • Correct city population as per 2005 census to 62,735 	"	"
K	Index to sheet: (correct sheet numbering) SH-1: add engineering certification SH-2: add subdivider certificate and statement	"	"
L	<u>2ND SHEET COMMENTS:</u> Provide crossing permit from water control and improvement district no.1	"	"
M	Show assign ossf area on all lots.	"	"
N	Construction details have to coincide with drawings.	"	"
O	<u>water engineering report:</u> <ul style="list-style-type: none"> • Describe how proposed waterline taps into both existing lines and give approximate location. 	"	"
P	Verify cost amounts and installation dates prior to final review for both water and sewer engineering reports.	"	"

