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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 5 Subdivision – Pct. 4
Preliminary Approval**

Evergreen Valley Estates Phase 5 is a sixty (60) lot subdivision located approximately 1300 feet North of Mile 19 and Skinner Road intersection.

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 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

**OF ITEMS LACKING
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> <u>PLAT NOTES:</u> #2)correct word inside to outside #5) rear set back should be 15.0 ft or easement whichever is greater #7) complete drainage calculations #8)provide a benchmark with in subdivision (concrete slab with disk) Additional note: #) no access from Skinner Rd. onto lots 13 thru 20 | 08-08-07 | CP |
| B | <u>MEETS AND BOUNDS:</u> Label point of beginning on drawing and label monuments mentioned on 3 rd call out. | " | " |
| C | Vicinity Map needs to be to scale and show existing surrounding subdivision. | " | " |
| D | On location of subdivision description <ul style="list-style-type: none"> • Correct main intersection street name • Provide approximate distance from mention intersection. | " | " |
| E | Index to sheet: SH-2: add subdivider certificate and statement | " | " |
| F | <u>2ND SHEET COMMENTS:</u> Label proposed and existing easements on drawing. | " | " |
| G | Show contour lines on drawing at one foot interval. | " | " |
| H | Is 10.0 ft. delta irrigation easement being dedicatd by this plat or is it existing please label total easement width. | " | " |
| I | Provie street names and verify with 911 department to prevent street names being duplicated. | " | " |
| J | Provide distances between internal street intersections. | " | " |
| K | <u>3RD SHEET COMMENTS:</u> Provide waterline crossing permit from right of way department. | " | " |
| H | Delete owner's dedication and instead provide subdivider certificate and statement. | " | " |
| I | <u>water engineering report:</u> Provide correct street names and check spelling. | " | " |
| J | Verify cost amounts and installation dates prior to final review for both water and sewer engineering reports. | " | " |
| K | All modification on water and sewer reports must be reflected on Spanish version. | " | " |
| L | <u>4TH SHEET COMMENTS:</u> Provide spot topography and contour line elevations. | " | " |

