



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Segin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

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

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

DATE: September 19, 2007

RE: **Birch Subdivision Phase I Subdivision – Pct. 1**  
**Preliminary Approval**

Birch Subdivision Phase I is a twenty seven (27) lot subdivision located on the intersection of Northeast of FM 493 and Mile 16 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 05, 2007. The proposed subdivision lies within Zone "X & AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 493 and twenty (20) feet on Mile 16 North 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 Gustavo Chapa 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 FM 493 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 **September 18, 2007** subject to staff comments, and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

Name of Subdivision: Birch Subdivision Ph I 2<sup>nd</sup> Review Page 1 of 1

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	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Label if easement is being dedicated by plat to irrigation district, or if ditch is existing, label to whom does ditch belong too and provide document number.	09-13-07	CP
B	Show north and east adjoiners name property with document number.	“	“
C	<b>PLAT NOTES:</b> add this note see attachment previously sent. #)TxDot permits for utilities and driveway are require....	“	“
D	Index to sheet: Sheet 2-add subdivider certificate and statement.	“	“
E	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Provide TxDot waterline crossing permit.	“	“
F	Verify that all total cost amounts are correct and coincide with the engineer construction cost estimate submitted to our office prior to final review.	“	“
G	All modification must be reflected on Spanish version.	“	“
H	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Verify with right of way department if you need to dedicate an easement for the irrigation line running on the north side of mile 16 north for future relocation.	“	“
	<b>Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.</b>		