



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: October 3, 2007

RE: **MGM Grand Ranches Phase V-A Subdivision– Pct. 4**
Preliminary Approval

MGM Grand Ranches Phase V-A Subdivision is a twenty two (22) lot subdivision located South of Curry Road, approximately 1800 feet East of Alamo Road.

The proposed Subdivision lies within the City of Edinburg E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on December 6, 2005. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Curry 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 **October 2, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Edinburg.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: MGM Grand Ranches Ph. V-A 1st Review Page 1 of 2

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> Show and label existing easements on adjoiners. (apply to all sheets)	09-28-07	CP
B	Provide distance of intersections between streets.	“	“
C	Provide document number for Hidalgo County Irrigation District Canal ROW	“	“
D	Show contour lines at one foot intervals.	“	“
E	<u>PLAT NOTES:</u> #1) correct overlap text #4) provide new wording “18” above centerline of street or 18” above natural ground.” #5) provide a 2 nd permanent benchmark with conc. Slab with in this subdivision. #6) show calculations for drainage detention. #13-14) complete notes	“	“
F	<u>METES AND BOUNDS</u> Label point of beginning on drawing.	“	“
G	Delete right of way easement dedication note does not apply to Mgm Grand Ranches Ph V-A	“	“
H	On location of subdivision correct phase on subdivision name and City of Edinburg population.	“	“
I	Correct subdivision name on Hidalgo County Certificate of Plat Approval.	“	“
J	Index to sheet: Sh-1 add engineer certificate, HCDD#1 and HCID#1 Sh-2 add subdivider certificate and statement	“	“
K	<u>2ND SHEET COMMENTS:</u> Provide flange elevation for all fire hydrants.	“	“
L	Show OSSF assign area for all lots	“	“
M	Only show improvements being proposed by this subdivision.	“	“
N	<u>Water engineer report:</u> <ul style="list-style-type: none"> • Only give a description for the improvements on this phase V-A • Correct phase on the subdivision name 	“	“
O	<u>Sewer engineer report:</u> Provide new wording for ossf with letter of credit.(see attachments)	“	“
P	Show amounts and dates on water and sewer report.	“	“

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: MGM Grand Ranches Ph. V-A 1st Review Page 2 of 2

Q	All modifications must be reflected on Spanish version.	“	“
R	3RD SHEET COMMENTS: Provide contour lines at one foot intervals, show spot topography and extend it approximately 500 feet from property line.	“	“
S	show natural ground water flow arrows and street grading	“	“
T	Provide a cross section detail for outfall onto ditch	“	“
U	Show top of curb elevations and on the inlets show top and flow elevations.	“	“
V	Submit the following documents to our office: NOI application Discharge permit Construction cost estimate 30 yr. letter from NAWSC Letter of credit	“	“
W	Submit a set of plans to the ROW department for review and clearance.	“	“
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval		