



# 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: October 3, 2007

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

MGM Grand Ranches Phase V-B Subdivision is a nineteen (19) lot subdivision located South of Curry Road, approximately 2861 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.

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

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-B 1<sup>st</sup> 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	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Show and label existing easements on adjoining, and correct adjoiner Jose Angel Medina asper Metes & Bounds. (apply to all sheets)	09-28-07	CP
B	Provide distance of intersections between streets.	"	"
C	Is 50.0 ft. HCID easement being dedicated by this plat?	"	"
D	Show contour lines at one foot intervals.	"	"
E	<b>PLAT NOTES:</b> #4) provide new wording "18" above centerline of street or 18" above natural ground." #5) provide a 2 <sup>nd</sup> permanent benchmark with conc. Slab with in this subdivision. #6) show calculations for drainage detention. #13-14) complete notes	"	"
F	<b>METES AND BOUNDS</b> Label point of beginning on drawing, and correct spelling.	"	"
G	Correct lot numbers on irrigation tie down chart.	"	"
H	On location of subdivision correct 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	<b>2<sup>ND</sup> SHEET COMMENTS:</b> 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	<b>Water engineer report:</b> <ul style="list-style-type: none"> <li>• Only give a description for the improvements on this phase V-B</li> <li>• Correct phase on the subdivision name and number of fire hydrants being proposed</li> <li>• And correct lot numbers mention</li> </ul>	"	"
O	<b>Sewer engineer report:</b> Provide new wording for ossf with letter of credit.( see attachments)	"	"

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

Name of Subdivision: **MGM Grand Ranches Ph. V-B 1<sup>st</sup> Review** Page 2 of 2

P	Show amounts and dates on water and sewer report.	“	“
Q	All modifications must be reflected on Spanish version.	“	“
R	<b>3<sup>RD</sup> SHEET COMMENTS:</b> 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, street grading, and show top of curb elevations	“	“
T	Only show the proposed drainage and paving improvements for this subdivision	“	“
U	Delete manhole detail and inlet details they do not apply to phase V-B	“	“
V	<b>Submit the following documents to our office:</b> <b>NOI application</b> <b>Construction cost estimate</b> <b>30 yr. letter from NAWSC</b> <b>Letter of credit</b>	“	“
W	<b>Submit a set of plans to the ROW department for review and clearance.</b>	“	“
	<b>Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval</b>		