



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 17, 2007

RE: **Country View Estates Subdivision– Pct. 1**
Preliminary Approval

Country View Estates is a six (6) lot subdivision located approximately 660 feet West of Cummings Road and Midway Road intersection.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 17, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on Cummings 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 Raul E. Garcia, PE. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Cummings 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 16, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Country View Estates Subdivision 2nd 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	1ST SHEET COMMENTS: Provide new certifications for Right of Way Department and Health department (see attachments)	10-10-07	CP
B	PLAT NOTES: #4) provide new wording for this note (see attachments)	"	"
C	METES AND BOUNDS: On metes and bounds describe each property corner with assign monument as shown on drawing.	"	"
D	Index to sheet on sheet one add right of way and health department certifications.	"	"
E	2ND SHEET COMMENTS: Provide waterline crossing permit from right of way department.	"	"
F	Label total existing right of way on Cumming Street. (on all sheets)	"	"
G	Show and label if there is an existing water meter and ossf for existing house on lot 1 and tie down existing ossf from property line.	"	"
H	Water Engineer Report: <ul style="list-style-type: none"> • On second paragraph mention lot 1 has existing water meter. • Correct spelling 	"	"
I	Sewer Engineer Report: <ul style="list-style-type: none"> • Submit letter of inspection from health department before final review. • Mention that lot 1 has an existing ossf. 	"	"
J	Verify all cost estimates and installation dates to be correct before final review.	"	"
K	Submit engineer construction cost estimate.	"	"
L	All modification on water and sewer reports must be reflected on Spanish version.	"	"
M	3RD SHEET COMMENTS: Show on drawing how drainage will be overflowing into Cumming street road side ditch as described on approved drainage report, and provide an overflow structure crossing detail.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		