



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: November 7, 2007

RE: **Rio Bravo Ranch Phase 3 Subdivision– Pct. 4**
Preliminary Approval

Rio Bravo Ranch Phase 3 is a fifty (50) lot subdivision located on the East side of Skinner Road, approximately 1490 feet North of Monte Cristo 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 13, 2007. The proposed subdivision lies within Zone "C" 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 Test were conducted by Jose Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) 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 **November 6, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Rio Bravo Ranch Phs III 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	1ST SHEET COMMENTS: Provide lot site plans for all lots affected by existing gas easement.	10-31-07	JRT
B	Please provide document number for all existing gas easement crossing subdivision property.	"	"
C	Provide owners name and property document number for all adjoining property owners.	"	"
D	Please label by what instrument was the 6" gas line abandoned. Will the easement also be abandoned if so please label and provide easement document number.	"	"
E	Tie down gas easement from property line.	"	"
F	Please label to who does gas line belongs to located inside Skinner Road R.O.W. and if it's going to be abandoned label by what instrument.	"	"
G	Label center line of Skinner Road.	"	"
H	Does irrigation easement along the west property line is existing or is it being dedicated by this plat? Half of the easement is outside the plated area of the subdivision; therefore a separate document number will be required.	"	"
I	Correct location description, because subdivision property falls inside the rural area of the county and outside the 2 miles city of Edinburg ETJ as per local government code 42.021. Also correct city of Edinburg population as per 2005 census (62,735)	"	"
J	On index to sheet description add irrigation district and delete city approval certification on sheet 1, and add the OSSF layout on sheet 2.	"	"
K	Show lot pins for each lot corner, and minimum radius for a cul-de-sac turnaround should be of 50 feet. Correction should reflect on curve table.	"	"
L	Please provide Hidalgo County right of way and health department certification acknowledgments (see attachment).	"	"
M	Correct Hidalgo County Drainage District #1 Texas water code 49.211	"	"
N	PLAT NOTES: 3] Front setback for all lots fronting Skinner Road should be of 40 feet. 4] Provide new updated wording for the minimum finish floor elevation note to read; <u>"18 inches above center line of street or 18 inches above natural ground whichever is greater."</u> 4] Provide DATUM for 1 st benchmark and provide a 2 nd additional permanent BM set on concrete with in subdivision. 11] Whose William A. Schwarz? Provide name of person signing the plat. <u>Additional Plat Note:</u> • No Access on to lots 1 and 50 from Skinner Road.	"	"

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Name of Subdivision:

Rio Bravo Ranch Phs III 1st Review

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O	<u>2ND SHEET COMMENTS:</u> Verify if there is an easement for existing over head power lines inside Skinner Road R.O.W.	10-31-07	JRT
P	Provide casing for all water line crossing existing gas lines and provide crossing permit or approval letter from gas company.	“	“
Q	Provide lot site plat showing water service, OSSF and easements.	“	“
R	<u>3RD SHEET COMMENTS:</u> Please label total asphalt pavement width for Skinner Road.	“	“
S	Extend topography elevation at 500 feet, and cul-de-sac pavement radius should be 40 feet.	“	“
T	<u>Provide the following construction details:</u> Cross section of outfall discharge into ditch. Type “A” inlets Storm sewer Manholes Cross section separation between gas line and storm line.	“	“
U	Provide discharge permit approved by HCDD#1 and Irrigation district.	“	“
V	An H.C. right of way permit is require for the construction of the storm sewer line inside Skinner Road R.O.W.	“	“
W	<u>4TH SHEET COMMENTS:</u> <u>Sewage Engineering Report:</u> See attachment for new modify sewage report. Changes are shown highlighted. This report should be use for all future subdivision projects when developer submits a letter of credit for OSSF.	“	“
X	Provide subdivider certificate and statement with notary public certificate acknowledgment.	“	“
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		

