



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: December 18, 2007

RE: **Oak Hill Ranch Phase 2 Subdivision– Pct. 1**
Preliminary Approval

Oak Hill Ranch Phase 2 Subdivision is a sixty five (65) lot subdivision located at the Northwest intersection of FM 88 and Mile 20 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 December 6, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 21 Road and thirty (30) feet on Mile 20 North 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 Mile 20 North 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 **December 12, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Oak Hill Ranch Phase II 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	<p style="text-align: center;"><u>1ST SHEET COMMENTS:</u></p> <p><u>PLAT NOTES:</u> 5) correct minimum finish floor note (see attachments) 6) provide a permanent benchmark with in this subdivision 7) Correct drainage detention cubic feet and acre feet as per approved drainage report. 8) Correct letter "A" note "ossf system is being designed for disposal.." (see redlines) 10) correct sheet number Note 15 & 16 do not apply to this subdivision See attachments for additional plat notes # no access will be allowed onto mile 20 and 21 line from lots 102,74, &75 # private subdivision note.</p>	12-05-07	CP
B	Provide new ROW & HCHD Certification	"	"
C	On index to sheet Sh-1 add HCDD#1, HCHD, ROW Certifications Sh-2 add subdivider certificate and statement	"	"
D	Please provide correct wording for a private owners dedication (see attachments)	"	"
E	<p style="text-align: center;"><u>2nd, 3rd & 4th SHEET COMMENTS:</u></p> Provide owners' name and document number for all adjoiners	"	"
F	Provide a curve data chart, and label curbs on drawing.	"	"
G	Provide street names and verify them with 911 departments also dimension street length to all intersections.	"	"
H	Show total square footage and acreage for all lots	"	"
I	Provide 50x50 corner clip for lot 75 & 102 and 25x25 corner clips on lots 88 & 89. Dimension all corner clips and provide bearing	"	"
J	Label counties road and provide additional row	"	"
K	Easements should be labeled on all sheets	"	"
L	On 3 rd sheet correct bolded line running between lots 61-64 & 60	"	"
M	<p style="text-align: center;"><u>5th SHEET COMMENTS:</u></p> Correct all sheet numbers (the whole set of plans)	"	"
N	Show ossf assign area on all the lots	"	"

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: **Oak Hill Ranch Phase II 1st Review** Page 2 of 2

O	Provide north arrow and scale	“	“
P	On water engineer report please complete all street names to coincide with drawing describe how the waterline runs along the proposed streets there are no fire hydrants shown on drawing as per report please correct	“	“
Q	All modification on the sewer and water engineer report must be reflected on the Spanish version.	“	“
R	6th SHEET COMMENTS: show names, dimension width and condition on all existing roads even if they are not open, and if any road is not paved a 1/3 escrow will be required.	“	“
S	Provide a drainage easement for storm line running thru lot 72	“	“
T	Provide 2 cross section detail for discharge onto detention ponds.	“	“
U	Provide legend for existing structures.	“	“
V	Show natural ground water flow arrows on drawing.	“	“
W	Correct north arrow for this layout.	“	“
X	Submit the following to our office offsite storm plan for review NOI application Approved drainage report Soil testing Discharge permits	“	“
Y	Submit a set of plans to the ROW DEPT. for their 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.		