



# PLANNING DEPARTMENT

## County Of Hidalgo

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

TO: Judge Rene Ramirez  
County Commissioner's Court

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

DATE: February 17, 2010

RE: **Vista Ridge Acres Phase 3 Subdivision – Pct. 1**  
**Preliminary Approval**

Vista Ridge Acres Phase 3 Subdivision is a sixty two (62) lot subdivision located on the South side of Mile 20 North Road approximately 2000 feet West of FM 88.

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 January 20, 2010. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate 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. Soil Analysis 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 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 February 16, 2010** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: Vista Ridge Acres Phase III 1<sup>st</sup> Review Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		01-25-10	JRT
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Surveyor's monument description for the east road right of way of Noren Rd does not coincide with drawing.		
B	<b>PLAT NOTES:</b> 7] Provide total required detention calculation as shown on approved drainage report. <i>Provide a plat note restricting access from Mile 20 North Road on to lots 48 and 49.</i>		
C	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Provide a 50'x50' corner clip for lots 48 and 49.		
D	Please provide street name and dimension length for proposed road right of way.		
E	Please show and label the existing 30' irrigation easement and 15' utility easement for south adjoiner Vista Ridge Phase I.		
F	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Crossing permit from the Hidalgo County Right Of Way Department will be required for all water services crossing on Mile 20 North Road and Norene Drive.		
G	Please verify if a crossing permit from Eangleman Irrigation District will be required for the proposed 8" water line crossing an existing irrigation line along the south west corner of lot 1.		
H	Please show all proposed OSSF drain field areas for each lot.		
I	Please clear all overlapped text notations.		
J	<b>4<sup>TH</sup> SHEET COMMENTS:</b> Please clear all overlapped text notations.		
K	Label for contractor to re-grade Norene Drive and Mile 20 North Road side ditches to county specifications.		
L	Please show and label the existing 30' irrigation easement and 15' utility easement for south adjoiner Vista Ridge Phase I.		
M	<b>5<sup>TH</sup> SHEET COMMENTS:</b> Please complete and correct the water and OSSF engineering report before printing for original plans on mylar paper.		
N	Make sure soil report coincides with original soil evaluation report prepared by Jose A. Gonzales.		
O	Please correct drainage swale detail cross section detail to coincide with drainage swale design and county specifications.		
P	Please correct the subdivider statement to comply with OSSF Engineering report.		
Q	On drainage report please correct size of the existing storm drainage pipe where the proposed type "CC" inlets will be connecting to.		