



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: March 30, 2010

RE: **Cima Subdivision – Pct. 3**
Preliminary Approval

Cima Subdivision is a one (1) lot subdivision located on the North side of SH 107 approximately ¼ mile West of Stewart Road.

The proposed Subdivision lies within the City of McAllen E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 29, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing eight (8) inch waterline on SH 107 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 **March 24, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of McAllen.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

CIMA 1st Review

Page

1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and IICDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		03-17-10	JRT
A	1ST SHEET COMMENTS: PLEASE MAKE TEXT ON ALL THREE SHEET MORE DEFINE AND LEGIBLE TO READ		
B	Minimum drainage swale easement should be at 15 feet.		
C	Please verify with the City of McAllen if a specific plat note restriction will be required for the proposed 20 foot alley ROW.		
D	Please verify the surveyor's monument on the N.W corner of this property to coincide with metes and bounds and legend.		
E	Please submit a set of plans to TxDOT for their review. Approval review from TxDOT is required before preliminary approval can be granted.		
F	Please include the word "SUBDIVIDE" after " <i>hereby the land as depicted in...</i> " on the owners certification attestation dedication signature block.		
G	Please provide owners phone number on the principal contact chart.		
H	Please provide the index to sheets chart description.		
I	Please move the notary public acknowledgment certification just below the owner signature block.		
J	PLAT NOTES: (1ST SHEET) 2] Front setback should be ½ of the right of way not to exceed 50.00 feet. 3] If restricted for only residential please delete wording between parentheses (<i>any other use shall required...</i>) refer to red line markups. 4] Please complete plat note wording restriction. See attachment ***Please label on first sheet after number 11; [SEE SHEET TWO FOR CONTINUATION OF THE GENERAL PLAT NOTE]		
K	2ND SHEET COMMENTS: PLAT NOTES: (2ND SHEET) CONTINUE IN NUMERICAL SEQUENCE FROM 1ST SHEET 5 & 7] Please delete these plat notes, They not required for subdivision. 6] Please delete because its being contradicting with plat note number 3 on sheet one.		
L	Please complete the water engineering report before preparing original mylar.		
M	Please submit soil evaluation report.		
N	Please make sure the OSSF engineering report is complete and with the correct information from the original letter of credit.		
O	All modification and corrections need to reflect on Spanish engineer report version.		
P	Please delete the right of way developer certification signature block. Wording only pertains whenever N.A.W.S.C. is the water provider.		
Q	3RD SHEET COMMENTS: Please provide spot topography elevation and extend elevation at 500 feet from property boundary line.		
R	Please show existing pavement width for S.H. 107.		
For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.			