



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: March 21, 2012

RE: **Evergreen Valley Estates Phase 6 Subdivision – Pct. 4**
Preliminary Approval

Evergreen Valley Estates Phase 6 is sixteen (16) lot subdivision located on the North West corner of Val Verde Rd. and Mile 19 North Road.

The proposed Subdivision lies within the rural area of the Hidalgo County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 16, 2012. The proposed subdivision lies within a Zone "X" (Un-shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage detention will be achieved by on-site detention. The nearest drain ditch outfall is approximate 1/4 miles east of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on November 14, 2011. Subject to the irrigation gate well along Mile 19 North Rd to be removed or relocated. The proposed subdivision plat will dedicate twenty (20) feet on Mile 19 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose Angel Gonzalez, and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Val Verde Rd. that will serve as the primary source of water for the proposed development.

The applicant has submitted the required Large Construction Site Notice or NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project on March 15, 2012.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 20, 2012** subject to staff comments, future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Evergreen Valley Estates Phase VI 2nd Review** Page Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	Date	Initials
9	<p><i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i></p> <p>3RD SHEET COMMENTS: As per county policy subdivision falls within the ¼ mile distance to a drain ditch. Please provide positive outfall to drain ditch and re submit revised drainage plans and drainage report.</p>	03-15-2012	JRT