



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: March 30, 2010

RE: **La Roca Subdivision – Pct. 1**
Preliminary Approval

La Roca Subdivision is an eight (8) lot subdivision located along the Northwest corner of Fm 493 and Mile 9 North Road.

The proposed Subdivision lies within the City of Donna 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 June 29, 2009. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Mile 9 North Road and ten (10) feet on FM 493 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 FM 493 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 Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: _____

La Roca 3rd Review

Page _____

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Item Log	DESCRIPTION OF ITEMS:	Date	Initials
		03-12-10	JRT
A	<u>1ST SHEET COMMENTS:</u> Please provide contours at one foot and 100 foot intervals.		
B	Please set a surveyors monument to define the south east corner of this property.		
C	Please submit copy of original property warranty deed.		
D	<u>PLAT NOTES:</u> 5] Please show location of benchmark on drawing as describe on plat note. 8-D] Please submit soil report to confirm date of evaluation. *****SEE ATTACHMENT FOR ADDITIONAL PLAT NOTE*****		
E	<u>2ND SHEET COMMENTS:</u> Please extend spot topography elevation at 500 feet from north property boundary line.		
F	On water and OSSF layout please provide tie down dimension for the exiting OSSF on lot 8.		
G	Please label all the existing structures on lot 8 and provide tie down dimension from lot line to the structure along the west right of way of FM 493.		
H	Please correct amount of dual water services being proposed on water engineering report.		
I	You need to state on OSSF engineering if there is an existing OSSF system for 8.		
J	Please correct the water and OSSF Spanish engineering report, make sure that all the required information is being provided as like on the English version.		
K	Please provide grading elevation for road side ditch.		