



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: May 19, 2010

RE: **Arturo Gomez Subdivision – Pct. 4**
Preliminary Approval

Arturo Gomez Subdivision is a one (1) lot subdivision located along the West side of Border Road approximately ¼ Mile South of FM 495.

The proposed Subdivision lies within the City of Alamo 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 April 19, 2010. The proposed subdivision lies within a Zone "A" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Border 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 Border 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 **May 18, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Alamo.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Arturo Gomez 2nd Review

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Item Log	<u>DESCRIPTION OF ITEMS:</u> <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
		05-12-10	JRT
A	1ST SHEET COMMENTS: Please don't show spot topography elevation on plat (1 st sheet)		
B	Please make contour line and elevation more legible.		
C	35 feet additional ditch ROW dedicated by this plat is required.		
D	As per metes and bounds description; all surveyors monuments define for each property corner are mixed-up with the labeling on drawing and legend. Refer to red line markups.		
E	Provide recorded document number for the existing 40 feet IICID#2 easement.		
F	Please label the hidden/dash line along the west property line.		
G	PLAT NOTES: 2] Front setback shall be at 50 feet and please add the 18 feet front setback for garage / car port. 5] Provide BM complete information and provide a brief location describe. →Please add the drainage swale maintenance agreement between the lot owner and the county plat note restriction. (see attachment)		
H	2ND SHEET COMMENTS: English and Spanish engineering report are incomplete. Please provide correct and updated wordings.		
I	Please show and dimension the existing drain ditch canal width.		
J	Make sure the subdivider certificate and statement coincides with OSSF engineering report.		
K	Please submit soil evaluation report.		
L	Provide natural water flow arrows for topography layout.		
M	Please provide a 50'x50' pad site build up to the minimum BFE.		
	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction <u>"No more than one single family detached dwelling per lot"</u> as a reservation from and exception to conveyance warranty.		
	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.		