



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: September 28, 2010

RE: **Riviera Ranches Phase I Subdivision – Pct. 1**
Preliminary Approval

Riviera Ranches is a twenty seven (27) lot subdivision located on the West side of Valverde Road approximately 853 feet North of Moore 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 April 1, 2010. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty five (45) feet on Valverde 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 Valverde 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 **September 21, 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: **Riviera Ranches Phase I 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 HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		09-14-10	JRT
A	1ST SHEET COMMENTS: As per the 15' irrigation easement notation; please provide name or irrigation district and use the words "dedicated by this plat"		
B	As per the 30' irrigation easement notation; Is there an existing 15' irrigation easement north of the property line? Please clarify this concern.		
C	Label the P.O.B. on drawing.		
D	Review approval from the L.R.G.V.D.C. (911 Dept.) is required for the proposed street names. Please send me a copy of the plat on PDF via email.		
E	Submit a copy of the plat to the nearest US Post office of this subdivision. Approval review memo is required from the post master recommending the location of the centralize mailboxes unit.		
F	Please state the distance going north from the intersection of Moore Rd and Val Verde Rd to the location of the subdivision property.		
G	Describe the Hidalgo County Assistant Chief Inspector certification on the index to sheet one.		
H	PLAT NOTES: 3] Specify that ONLY one single family residence will be allowed per lot and not commercial use. 4] Correct plat note, words are being repeated. 5] Provide a 2 nd BM on a disk set on concrete within the subdivision. 6] Provide detention calculations		
I	2ND SHEET COMMENTS: Provide flange elevation for all proposed fire hydrants.		
J	Please correct and complete the water and OSSF engineering report prior to 2 nd review or final original submittal.		
K	Verify that the subdivider certification and statement coincide with the OSSF engineering report.		
L	HC.R.O.W. utility crossing permit will be required for the water line crossing Val Verde Rd.		
M	3RD SHEET COMMENTS: Please extend topography elevation 500 feet from subdivision boundary lines.		
N	Show natural water flow arrows on drawing layout.		
O	Please verify the flow elevations for the drainage detention swales along lots 18 through 20; they appear to be higher than the top of the curb elevation of the street.		
P	Provide flow elevations for the proposed swales along the rear lot line of lots 26 and 27.		
Q	Please dimension and label the existing pavement width for Val Verde Rd.		
R	Label for contractor to remove all the existing trees outside Val Verde Road right of way.		
S	Please correct the explanation of flood zone designation on the engineer certification of the drainage report.		
	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.		