



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **San Andres Subdivision – Pct. 1**
Preliminary Approval

San Andres Subdivision is a one (1) lot subdivision located on the North side of Earling Road approximately ½ mile East of Valverde Road.

The proposed Subdivision lies within the City of Donna E.T.J. and we have received authorization from them to be the lead entity in processing the proposed subdivision. The City will still be conducting an administrative staff review for the plat and will sign off on the final approved plat by the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 17, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by properly graded landscaped areas which will overflow to an existing Donna Irrigation District drain ditch located adjacent to the property on the East side.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on May 18, 2011. The proposed subdivision plat will dedicate forty (40) on Earling 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 Raul E. Garcia, PE and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing two (2) inch waterline on Earling Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 1 acre but less than 5 acres and would not be disturbing 1 acre of soil and therefore requires no SWMP3, as reviewed by the Office of Environmental Compliance.

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 **August 16, 2011** subject to staff comments, future recommendations by Planning and other departments and approval from the City of Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: _____

San Andres 2nd Review

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| Item Log | <u>DESCRIPTION OF ITEMS:</u> <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> | Date | Initials |
|----------|--|------------|----------|
| | | 08-11-2011 | JRT |
| | 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 shall be located on each lot</u> " as a reservation from and exception to conveyance warranty. | | |
| 1 | 1ST SHEET COMMENTS: Metes and bounds are incorrect; please verify all bearing, surveyors' monument, original corner, proposed property corner and adjoining property owner's info. Metes and bounds must coincide with property. | | |
| 5 | Please provide owners name with property legal description and property / deed document number for all adjoining property owners. | | |
| 13 | 2ND SHEET COMMENTS: The Water and OSSF English and Spanish engineering report are incorrect. Please use our reports samples. | | |
| 14 | Please correct the subdivider statement to coincide with the OSSF engineering. Refer to redline markups. | | |
| 15 | 3RD SHEET COMMENTS: Drainage statement does not coincide with the approved drainage report. | | |
| 16 | Please dimension the drain ditch to coincide with cross section detail. | | |