



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: August 17, 2011

RE: **Solis Acres Subdivision – Pct. 4**
Preliminary Approval

Solis Acres Subdivision is a one (1) lot subdivision located on the East side of Sharp Road, approximately 300 feet North of Curry Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 4, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize properly graded landscaped areas which will overflow West towards Sharp Road.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on August 11, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Sharp 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, P.E. 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 Sharp Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is less than 1 acre 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 and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: _____

Solis Acres 2nd Review

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Item Log	<u>DESCRIPTION OF ITEMS:</u>	Date	Initials
	<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>	07-07-2011	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.		
19	1ST SHEET COMMENTS:		
	Please provide adjoiners owners name with legal description.		
20	Please add the local government code 42.021 on the subdivision location description.		
21	PLAT NOTES:		
	4] Note should start as follows; " <u>Minimum finish floor elevation shall be 18" above the center line of street or 18" above natural ground elevation, whichever is greater</u> "		
	5] Please show/indicate on drawing the location of the BM.		
	6] Plat note statement does not coincide with approved drainage report.		
22	2ND SHEET COMMENTS:		
	On water engineering report please don't provide amount per lot.		
23	On soil evaluation report state that soil falls under class III.		
24	Please provide a separate paragraph after "the subdivision drains well." On the OSSF engineering report. Refer to the redline markups.		
25	Please correct Spanish engineering report translation. Report does not concur with actual water and OSSF description. Please refer to redline markups and use our Spanish engineering report sample.		
26	Please provide the construction cost estimate chart; for water and OSSF.		