



# 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: October 25, 2011

RE: **Apache Estates Subdivision – Pct. 1**  
**Preliminary Approval**

Apache Estates Subdivision is a fifty nine (59) lot subdivision located on the Northwest corner of Valverde Road and Mile 11 ½ North 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 September 27, 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 on-site drainage detention swales with Storm drainage pipe system discharging into the Donna Irrigation Drain Ditch along the North side of this subdivision development. The nearest drain ditch outfall is located North Adjacent parallel to the North property line.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on September 30, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Valverde Road and fifty eight (58) feet on Mile 11 ½ North 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 Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 11 ½ North Road that will serve as the primary source of water for the proposed development.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted and reviewed by the Office of Environmental Compliance on October 13, 2011.

The Proposed Subdivision Plat shall comply with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code before Final Approval.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **October 18, 2011** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: \_\_\_\_\_

**Apache Estates 1<sup>st</sup> 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>	09-08-2011 10-13-11	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 <b><u>"No more than one single family detached dwelling shall be located on each lot"</u></b> as a reservation from and exception to conveyance warranty.		
	Please send a copy of the plat on PDF via email to Sergio Castro LRGVDC Assistant Director <a href="mailto:scaastro@lrgvdc911.org">scaastro@lrgvdc911.org</a> for street name and addressing verification. Approval from the LRGVDC is required before approval from the county can be granted.		
	A 50.00 dollar construction plan review fee, cash or check will be required before preliminary approval can be granted. A copy of the driver license and two phone numbers are required to process the check.		
1	<b><u>1<sup>ST</sup> SHEET COMMENTS:</u></b>		
	Please complete utility easement notation wording.		
2	Please dimension and label easement along the rear side of lots 10 through 14.		
3	Please verify with Donna Irrigation District if additional ROW will be required by this plat.		
4	Please show division lot line for the east adjoiners.		
5	Please correct city population as per the 2010 census on the location of subdivision description.		
6	Please dedicate an easement for the gas line by this plat.		
7	<b><u>PLAT NOTES:</u></b>		
	3-A] Please add the front garage / car port setback at 18 feet.		
	3-B& 22] Omit this plat note and instead please dedicated and easement for the existing gas line.		
	4] Please provide a 2 <sup>nd</sup> BM set on concrete with disk within the subdivision.		
	5&19] Please add the <b><u>"office of environmental compliance"</u></b> after planning department.		
	8] Please provide marker symbol		
	→As per the 3 <sup>rd</sup> sheet; Please add a plat note restriction for the common driveways access on to lots 10 through 14 from Mile 11 ½ North Rd (Nolana Loop / Earling Rd)		
8	<b><u>2<sup>ND</sup> SHEET COMMENTS:</u></b>		
	TxDOT utility crossing permit for all water line services on FM 1423 will be required.		
9	Please make sure that both English and Spanish engineering report are completed.		
10	<b><u>3<sup>RD</sup> SHEET COMMENTS:</u></b>		
	Please label and dimension the existing pavement width for Val Verder Rd and Mile 11 ½ N. Rd		
11	If share driveway will be implemented for lots 10 through 14 then a plat note will be required.		
12	Please label for contractor to re-grade Mile 11 ½ N. road side ditch to county specifications.		
13	Please provide spot topography elevation along the N.E corner of the subdivision development. Please refer to the redline markups.		
14	Please correct leader line on the proposed street cross section detail pointing to the 1 ½" HMAC.		