



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: October 25, 2011

RE: **Eduardo's No. 11 Subdivision – Pct. 3**
Preliminary Approval

Eduardo's No. 11 Subdivision is a twenty seven (27) lot subdivision located on the West side of Brushline Road approximately ½ mile North of FM 2221.

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 August 31, 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, drainage will be provided by on-site drainage detention swales. The nearest drain ditch outfall is approximately 3 miles South from the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Victor Gallardo, ROW Agent on September 14, 2011. The proposed subdivision plat will dedicate ten (10) feet on Brushline 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 Aniceto Izaguirre and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on Brushline 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 September 21, 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:

Eduardo's No. 11 2nd Review

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Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	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.	10-11-2011	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.		
	Please submit an exhibit (11"x17") separate from the subdivision plans showing the nearest drain ditch canal, distance from the proposed subdivision development.		
	Please send a copy of the plat on PDF via email to Sergio Castro LRGVDC Assistant Director scastro@lrgvdc911.org for street name and addressing verification. Approval from the LRGVDC is required before approval from the county can be granted.		
27	<p><u>1ST SHEET COMMENTS:</u> <u>PLAT NOTES:</u> 16] Please delete this note and replace with the following; <u>"No commercial use shall be allowed on all internal lots 2 through 26."</u> Additional plat notes is required: → <u>Lot 1 and 27 shall not have access/driveway onto (Brushline Road) unless utilized for commercial use. If the aforementioned lots are utilized for commercial use and have double frontage, then the lot owner will be required to install a buffer fence abutting all residential lots and along (Las Primas Street) to deny access onto lot. Location of access/driveway shall be shown on the site plan as per note 19 and is subject to approval from the hidalgo county planning department.</u></p>		
28	<p><u>4TH SHEET COMMENTS:</u> As per the overflow structure / road side ditch cross section detail please show and label the concrete head walls.</p>		
29	<p>Please correct the cross section detail; H.M.A.C shall be at 1 ½", Caliche at 8" and sub-grade at 6". Please refer to Class "D" pavement specifications.</p>		