



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: January 23, 2008

RE: **Lerma Subdivision – Pct. 1**
Preliminary Approval

Lerma Subdivision is a twelve (12) commercial lot subdivision located on the West side of FM 495, approximately $\frac{3}{4}$ mile South of Stites Road.

The proposed Subdivision lies within the City of Donna E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on December 08, 2007. The proposed subdivision lies within Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty (40) feet on FM 493 Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by the City of Donna.

Water Services will be provided by City of Donna. There is an existing twenty (20) inch waterline on FM 493 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 January 22, 2008** 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: **Lerma Estates 1st Review** Page 1 of 2

Item Log	<u>DESCRIPTION OF ITEMS:</u> <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
		01-17-08	JRT
A	1ST SHEET COMMENTS: Provide street length for Julisa Ave and Isabel Ave. Also submit a set of plans to "911 detp" to verify street name.		
B	Provide a minimum 60 feet access easement for lots 1 though 6 fronting FM 493.		
C	Verify if there's an existing irrigation easement for irrigation line inside FM 493 and if so show on plat and provide recorded document number.		
D	Label center line of FM 493 and dimension total ROW from center line.		
E	Provide document number for proposed drainage easement for storm line pipe discharging to Donna Lateral – A irrigation ditch.		
F	Delete all items that do not apply for commercial title "A" plat on the index to sheet description.		
G	<u>PLAT NOTES:</u> 2} minimum finish floor elevation is 18 inches above center line of street or 18 inches above natural ground whichever is greater. 4} show location of BM on drawing and provide a second BM within subdivision set on concrete with disk and elevation. 8} this note does not apply if all lots are for commercial and plat is being process in title "A" specification. 9} delete this note because is being repeated on No.11 (all public utilities easements) <u>SEE ATTACHMENT FOR ADDITIONAL PLAT NOTES:</u> <ul style="list-style-type: none"> o No access on to lots 1 through 6 from FM 493 o TxDOT Drive way entrance permits. o Clearance for water meter o General note for commercial o Drainage swale easement note o Purchased contract made between the subdivider. 		
H	<u>METES AND BOUNDS:</u> Label all property corners with monument and correct bearing dimensions to coincide with drawing.		
I	2ND SHEET COMMENTS: Water and sewage engineering report and subdivider and statement are not required for commercial subdivision plat.		
J	Provide flange elevation for all proposed fire hydrant, and label size of existing sewer line running on FM 493.		
K	3RD SHEET COMMENTS: Pavement for cul-de-sac should be at 90 radius.		
L	Provide cross section detail for street section and discharge into existing ditch. Submit NOI and discharge permit.		
M	Verify flow elevation for street type "A" inlets because it a negative flow to discharge area. Show natural water flow for topography.		
N	Provide culvert with safety ends, total existing pavement width for FM 493 and label for contractor to re grade road side ditch.		
O	Submit a set of plans to HCROW, TxDOT, and USPS for their review prior to HC preliminary approval.		