



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: September 16, 2009

RE: **Adame Southwest Subdivision – Pct. 1**
Preliminary Approval

Adame Southwest Subdivision is a four (4) lot subdivision located on the Southwest corner of Hutto Road and South Avenue.

The proposed Subdivision lies within the City of Donna E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on July 16, 2009. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate fifteen (15) feet on South Ave. and twenty five (25) feet of on Hutto 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 the City of Donna. There is an existing eight (8) inch waterline on South Avenue 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 September 15, 2009** 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:

Adame Southwest 2nd Review

Page

1 of 1

Item Log	DESCRIPTION OF ITEMS: <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
		09-10-09	JRT
A	1ST SHEET COMMENTS: Please state on easement notation to what irrigation district is the easement being dedicated by this plat.		
B	Provide recorded volume and page number for Peppertree Place and Valley Orchards Unit 1 subdivisions.		
C	Location map shall be drawn to scale (engineer scale)		
D	Owners name is misspell on the principal contact chart.		
E	PLAT NOTES: 1] Provide corner side setback for lot 4 to be at 20 feet.		
F	2ND SHEET COMMENTS: Please include the "sanitary sewer distribution system" to the sheet title. Refer to redlines.		
G	Label all utility lines inside Hutto Road right of way.		
H	Please show where the 8" existing water line is being connected along the north west corner of Hutto Rd and South Avenue. Refer to redline markups.		
I	Hidalgo County Right Of Way utility crossing permits will be required for the construction of the sewer line inside South Avenue ROW and for all proposed water services crossings.		
J	English and Spanish water and sanitary sewer engineer report are incorrect and incomplete. See attachment for correct report wording.		
K	Please correct subdivider statement. See attachment sample.		
L	Make sure all comment on 1 st sheet that apply to this sheet are address.		
M	3RD SHEET COMMENTS: Please tie down all existing structures from lot line.		
N	Please submit a set of plans to the HCROW dept for their review. Make sure they are aware of the existing structure inside South Avenue ROW.		
O	Make sure drainage report coincides with the exact wording report approved by HCDD#1.		
P	Makc surc all comment on 1 st sheet that apply to this sheet are address.		