



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: August 15, 2007

RE: **La Avispa Estates Phase I Subdivision – Pct. 1**
Preliminary Approval

La Avispa Estates Phase I is a five (5) commercial lot subdivision located Northeast of Mile 4 West Road and Mile 17 ½ Road intersection.

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 10, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 17 ½ Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing two (2) inch waterline on Mile 4 West Road 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 August 13, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: La Avispa Subdivision 1st Review Page 1 of 1

This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description.

Item Log #	Description of Item	Date	Logger's Initials
A	<u>1ST SHEET COMMENTS:</u> Common access easements and NAWSC Exclusive easements are two separate easements.	08-10-07	CP
B	Provide a 50'x50' corner clip on the southwest corner of lot 1.	"	"
C	<u>PLAT NOTES:</u> #1) delete construction of residential housing. #4)use general note for commercial lots (see attachments) #5) provide bench mark elevation and datum #7) complete drainage calculations. #10 &11 complete notes See attached Additional plat notes... <ul style="list-style-type: none"> • Onsite sewage facilities... • There are no water wells... • Owner's and subdivider note... • Drainage swale and driveway permits • Txdot permit for utility and driveways.. 	"	"
D	<u>MEETS AND BOUNDS:</u> Label point of beginning, on 2 nd call out the mention right of way is at 40 ft. not 20ft, and show on drawing all mention monuments for call outs 1,2, &8.	"	"
E	On Location of subdivision correct 1mile ETJ to 2 mile ETJ	"	"
F	<u>2ND SHEET COMMENTS:</u> Provide spot topography and contour elevation at 1 ft intervals.	"	"
G	Show natural water flow arrows on drawing.	"	"
H	Show prop. Asphalt for front entrance on 30.0 ft common access easement and their construction details.	"	"
I	Label for contractor to regrade road side ditch on Mile 17 ½ north rd and mile 4 west rd.	"	"
J	Summit cost estimates prior to final review.	"	"
K	<u>Summit NOI Application and approved drainage report prior to preliminary approval.</u>	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		