



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: December 17, 2008

RE: **La Joya ISD No. 25 Subdivision– Pct. 3**
Preliminary Approval

La Joya ISD No. 25 is a one (1) school lot subdivision located on the West side of Abram Road approximately 300 feet North of Mile 5 Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on October 24, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Abram Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by Sewage Disposal Package.

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 5 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 **December 16, 2008** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: La Jova ISD No.25 School 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 12-09-08	Initials JRT
A	1ST SHEET COMMENTS: Verify with the H.C.ROW department if they will required an exclusive irrigation easement and a gas easement dedicated by the plat for future relocation of the existing lines inside Abram Road ROW.		
B	Show existing easements widths with document number for the existing irrigation line and gas lines inside Abram Road.		
C	Verify recorded page number letter for the south adjoining subdivision of Walton Brother Subdivision.		
D	PLAT NOTES: 5] Describe where will be the 2 nd BM be found. (power pole, disk or what)		
E	Monuments for the existing west road right of way on the south east corner for subdivision property do not coincide with metes and bounds description, blow out detail and drawing layout with.		
F	2ND SHEET COMMENTS: Will an easement be acquired for the installation of the 8" water line across lots 1 and 2 of the south adjacent Walton Brother Subdivision to connect to the 8" water line on Mile 5 Road?		
G	3RD SHEET COMMENTS: Provide natural water flow arrows and extend topography contours at 500 feet from subdivision boundary west.		
H	Label for contractor to reconstruct Abram Road side ditch to county specifications. See attachment for sample exhibit.		
I	As per typical Abram Road paving cross section detail, Will the street be constructed center of the existing 30 feet ROW or offset as shown on detail? Refer to red line markups.		
J	Refer to the 1 st sheet comments that would apply to sheets one and two.		
K	Provide a culvert with safety end for the north driveway entrance and middle driveway entrance connecting with proposed Abram Road side ditch.		
L	Proposed middle driveway entrance needs to connect with proposed pavement for Abram Road.		
M	Please coordinate with precinct no.3 on the construction of Abram Road at mile 5 Road intersection for traffic control for school busses.		
N	Provide length dimension for all proposed drainage lines.		
O	Please submit const estimate for the possibility of upgrading the proposed drainage line to 42" as discuss on property site.		
	For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.		