

ITEM # 2.3

PRELIMINARY & FINAL PLAT APPROVAL:

The Heights at Inspiration Subdivision Phase I
Being 9.277 acres out of Lot 35-1
West Addition to Sharyland
Suburban ETJ
Developer: Gustavo Cavazos
Engineer: MAS Engineering, LLC.

REVIEW DATA

PLAT DATA

The proposed subdivision is located on the east side of Inspiration Road 2/3 of a mile north of West Mile 3 Rd. — **see vicinity map**. The developer is proposing 31 Duplex-Fourplex Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to existing 12" PVC water line running along the east side of Inspiration Road and extending a proposed 8" water line into the development. This will allow water service to the proposed subdivision and provide water service to each lot. There will be 4 fire hydrants to be used as filling station. — **see utility plan**

SEWER

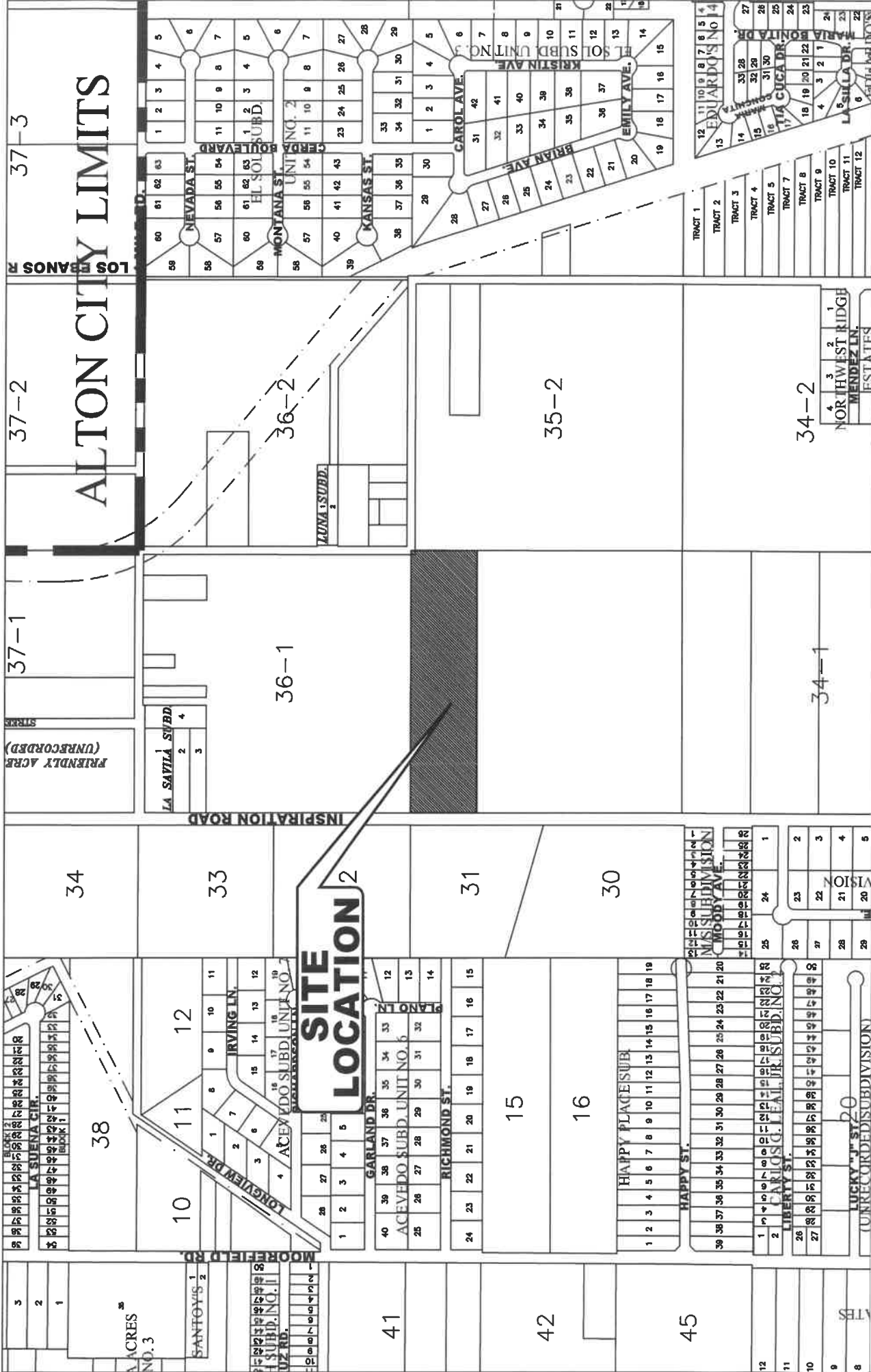
The sewer CCN belongs to the City of Mission however it will be treated by the City of Alton by an agreement until future infrastructure can be installed. An 8" sewer line will run to and thru the subdivision and prepped for future phases. The design is compliant to Mission standards and to be maintained when future connections are established.

STREETS & STORM DRAINAGE

Internal streets are 40' Back-to-Back within a 50' Right of Way. Access will be from Inspiration Road. This property falls in two separate flood zones: "C" and "A" of the flood insurance rate map, communality panel no. 480334 0400 C. Storm water detention for this subdivision is 135,283 c.f. or 3.11 ac. ft. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.





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No.



