



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: July 20, 2011

RE: **Riviera Ranches No. 2 Subdivision – Pct. 1**
Final Approval with Financial Guarantee

Riviera Ranches No. 2 Subdivision is a thirty seven (37) lot subdivision located Northwest of Valverde Road and Moore Road intersection.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 1, 2010. The proposed subdivision lies within Zone "B" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize on-site detention swales maintained by lot owner with an overflow structure to Valverde Road roadside ditch. The drainage will flow approximately ½ mile South into a down drain discharging to the Donna Irrigation District Canal.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 13, 2011. The proposed subdivision plat will dedicate forty five (45) feet on Valverde Road and fifty (50) feet on Moore Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Valverde Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by Dr. Lorie Ochoa on May 12, 2011. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

The subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on May 23, 2011. 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.

The Subdivider is requesting Final Approval with Financial Guarantee. A Check in the amount of Fifty Five Thousand Five Hundred Dollars was submitted to the Planning Department and deposited into an Escrow Account. The Cash Deposit will be used to secure the funds for the installation of thirty seven septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on July 19, 2011.**