



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **Miraflores Estates, LLC Subdivision – Pct. 1**
Preliminary Approval

Miraflores Estates, LLC is a thirty two (32) lot subdivision located on the South side of Mile 11 ½ North Road, approximately ¼ mile West of Old La Blanca Road.

The proposed Subdivision lies within the City of Donna E.T.J. and we have received authorization from them to be the lead entity in processing the proposed subdivision. The City will still be conducting an administrative staff review for the plat and will sign off on the final approved plat by the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on July 14, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by on-site detention swales and a 12" RCP down drain with grated top that will discharge into the Donna Irrigation Drainage Ditch located adjacent to the South of the development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 27, 2011. The proposed subdivision plat will dedicate forty (40) feet on Mile 11 ½ North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

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

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 11 ½ North 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 will be submitted by the Contractor prior to commencing any work. An Assurance of Non-Disturbance Certification has been executed by the owner and engineer stating that Miraflores Estates Subdivision will not be initiated, including clearing or grading the land, until a Storm Water Management Pollution Prevention Plan (SWMP3) has been submitted to and approved by the Hidalgo County Environmental Compliance Division.

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 Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **August 16, 2011** subject to staff comments, future recommendations by Planning and other departments and approval from the City of Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: _____

Miraflores Estates 1st Review

Page 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
		08-05-2011	JRT
	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction <u>"No more than one single family detached dwelling shall be located on each lot"</u> as a reservation from and exception to conveyance warranty.		
1	<u>1ST SHEET COMMENTS:</u> Please label if the 50 gas easement is existing w/ document number or it will be dedicated by this plat.		
2	Please provide name of gas company clamming ownership of easement.		
3	Please make all notations more legible and avoid text overlapping. Refer to redline markups		
4	Please trim lot line at subdivision entrance "Rattler Street ROW". Refer to redline markups.		
5	Please make all contour elevation more legible.		
6	Please provide separation distance for the offset centerline. Refer to redline markups.		
7	Please label and dimension the total existing canal right of way width along the south subdivision boundary line.		
8	Please delete restriction within parenthesis on plat note 5. It contradicts with the last sentence of the plat note.		
9	<u>2ND SHEET COMMENTS:</u> Crossing permit for water line will be required from the HCR.OW. and gas company.		
10	Please provide flange elevation for all proposed fire hydrant.		
11	Please provide complete data from the soil evaluator on OSSF engineering.		
12	<u>3RD SHEET COMMENTS:</u> Please provide spot topography elevation.		
13	Please provide a separate blow out detail with tie down dimension from lot line to structure for the existing residence in lot 32.		
14	Please label and dimension the existing pavement width for Mile 11 ½ North Rd.		
15	Please provide spot topography elevation at 500 feet from the east boundary line of the subdivision.		
16	An approved discharge permit will be required before final approval can be granted.		
17	Please correct leader line pointer on street cross section typical detail.		