



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: November 22, 2011

RE: **Miraflores Estates Subdivision – Pct. 1**
Final Approval

Miraflores Estates 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 from approximately five (5) feet to twenty (20) 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. All septic tank systems have been installed, inspected by the HCHD and can be expected to function satisfactorily.

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 received Preliminary Approval from the Hidalgo County Commissioners Court on August 22, 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 Hidalgo County Advisory Board convened and recommended **Final Approval** on **November 21, 2011**.