



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: February 22, 2012

RE: **Mandalay Bay Phase I Subdivision – Pct. 4**
Final Approval

Mandalay Bay Phase I Subdivision is a fifty (50) lot subdivision located on the Northwest corner of Kenyon Road and Ingle Road.

The proposed Subdivision lies within the City of Edinburg E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on September 16, 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 storm drainage pipe system with Type "A" inlets. Pipe system will be connecting to an existing 24" RCP along the North side of Ingle Rd discharging into an existing Irrigation Drain Ditch located approximately 300 feet East of the development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on August 17, 2011. The proposed subdivision plat will dedicate ten (10) feet on Ingle Road and ten (10) feet on Kenyon Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Edinburg.

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

The H.C.O.E.C. has cleared the proposed subdivision on January 07, 2012 for final approval. The applicant has met the requirements of the Hidalgo County MS4 Permit (TXR040408) Construction Site Monitoring Program.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on September 27, 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 **February 21, 2012**.