



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: March 25, 2009

RE: **Sibley Haven Subdivision– Pct. 1**
Preliminary Approval

Sibley Haven is a three (3) lot subdivision located on the Northwest corner of Old La Blanca Rd and Mile 12 North Road.

The proposed Subdivision lies within the City of Donna E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 19, 2009. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 12 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 were conducted by Jacobo Garza and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing two (2) inch waterline on Mile 12 North Road that will serve as the primary source of water for the proposed development.

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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 24, 2009** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Sibley Haven Subdivision 1st Review

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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
		03-05-09	JRT
A	1ST SHEET COMMENTS: Additional Drain ditch ROW will be required to be dedicated by this plat. 40 feet of drain ditch clearance is required, 15 feet for the maintenance road access and 25 feet for the spoil.		
B	Mention to what electric company is the 40 feet transmission line easement being dedicated by this plat.		
C	Please provide all adjacent property owners with their name, legal description and property document number.		
D	Delete the word "proposed" on the additional right of way dedication notation.		
E	METES AND BOUNDS: <ul style="list-style-type: none"> ➤ Label P.O.B. on drawing ➤ 3rd and 4th callouts: only describe what's existing and describe each property corner with a monument. Describe the north existing right of way line of Mile 12 North Rd and confirm if there's an existing drain ditch right of way for the drain ditch canal along the north side of these property. 		
F	PLAT NOTES: 5] Label flood zone "C" (NO SHADING) **please continue the numerical order sequence after number 12. ** 18] Please delete these plat note because it does not apply to this subdivision. → <u>Attach please find additional plat note restriction for drainage swales.</u>		
G	As per the subdivision location description, please correct precinct number and location of subdivision on the Hidalgo County		
H	As per vicinity map; please label mile 12 North Rd and FM 493.		
I	Correct name of city on the index to sheet description for sheet one. This comment shall apply to the 2 nd sheet.		
J	2ND SHEET COMMENTS: Provide water line crossing permit from HCROW department.		
K	Show natural water flow arrows on topography layout.		
L	Please dimension the drain ditch canal.		
M	Please make sure soil statement on OSSF engineering report coincides with original soil evaluation report.		
N	Correct the total cost to installed all the OSSF on the engineer certification.		
O	Please delete one of the engineer certifications.		
P	On Spanish engineering report, you need to mention the total construction cost for the water line services and meter boxes.		
Q	Instead of the only proposing the 8" PVC line to discharge to drain ditch, please provide a type "CC inlet to collect all the storm drainage detention and provide a positive outfall onto the drain ditch.		
R	Provide a cross section detail of the storm drainage system outfall into the drain ditch. Refer to redlines markups for sample detail.		
	For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.		