



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-02-2012

PROPOSED ALBERTA HEIGHTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: KK ENGINEERING. DEVELOPER: KYNDEL W. BENNETT.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 34 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of Alberta Rd approximate 1/4 mile west of Cesar Chavez Rd.

The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-22-2012 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.
DISTANCE TO A DRAIN DITCH: Approximate 300 feet west of subdivision development.
ROAD R.O.W. DEDICATION: 15 feet to Alberta Road by this plat.
H.C.R.O.W. APPROVED DATE: 08-20-2012 : By, Roy Gonzales R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez.
SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Alberta Road.
H.C.O.E.C. APPROVED DATE: 09-10-2012 : By Ann Marie De La Fuente, Administrative Assistant

SMALL CONSTRUCTION
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

LARGE CONSTRUCTION
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg.
 Preliminary Approval subject comments and future recommendations by planning and other Departments
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

This 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.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Alberta Heights 1st Review
 Remaining comments

Page Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	Date	Initials
	<i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	08-29-2012	JRT
16	<u>2ND SHEET COMMENTS:</u> Please make sure the water and OSSF engineering report are accurate with all amounts and description design.		
17	Make sure all correction on the water and OSSF reports are reflected on the Spanish version engineering reports.		
20	<u>3RD SHEET COMMENTS:</u> Label power poles or provide a legend for all topo / surveyors monuments.		