

ITEM # 1.3

PRELIMINARY & FINAL REPLAT APPROVAL:

Amended Plat of NewQuest Gateway Subdivision
Being a resubdivision of 11.379 acres, being all of
Lot 1, Mission Kmart, and out of Lot 17-11,
West Addition to Sharyland
C-3
Developer: A-S 135 HWY 83 – Bryan Rd., L.P.
Engineer: Melden and Hunt, Inc.

REVIEW DATA

PLAT DATA

The replat of NewQuest Gateway Subdivision is located at the northeast corner of Expressway 83 & Brian Road. — see **vicinity map**. The developer is proposing to relocate internal lot lines. The commercial use shall remain the same — see plat for actual dimensions, square footages, and land uses.

UTILITIES

When NewQuest Gateway Subdivision was recorded, water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

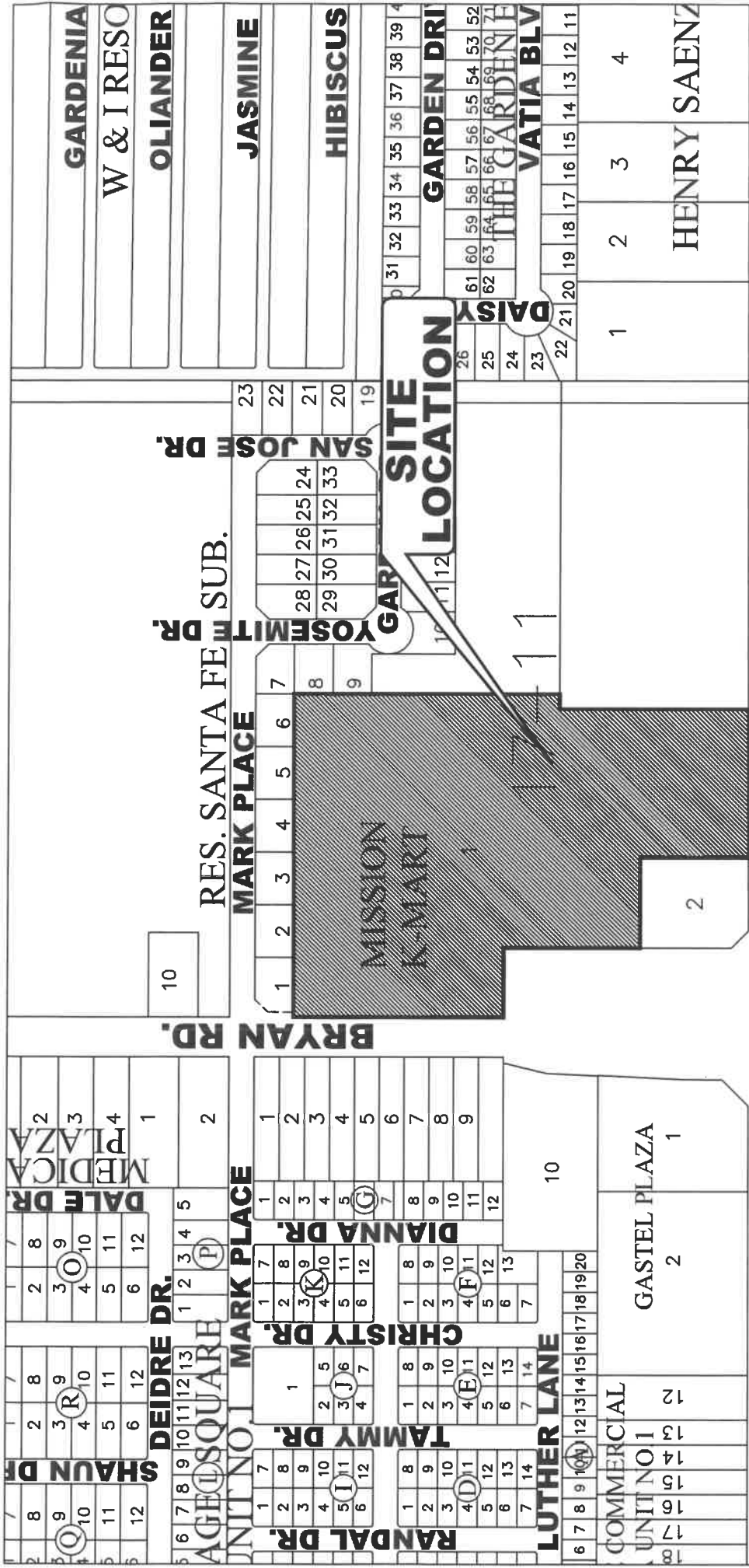
This is a simple re-plat; all roads and drainage infrastructure for NewQuest Gateway Subdivision is complete to include drainage and paving improvements. Inlets were placed within the parking lots to collect storm water. Pipe sizes ranged from 24” to 36” RCP at the outfall of an existing detention pond along the east boundary of the site and ultimately discharge into a City of Mission existing drain ditch which flows south into the Hidalgo Count Mission Inlet.. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval.



U.S. EXPRESSWAY 83

RESUBDIVISION OF BERT OGDEN
CHEVROLET NO.1

STEWART PLAZA
PH.



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 380-8680

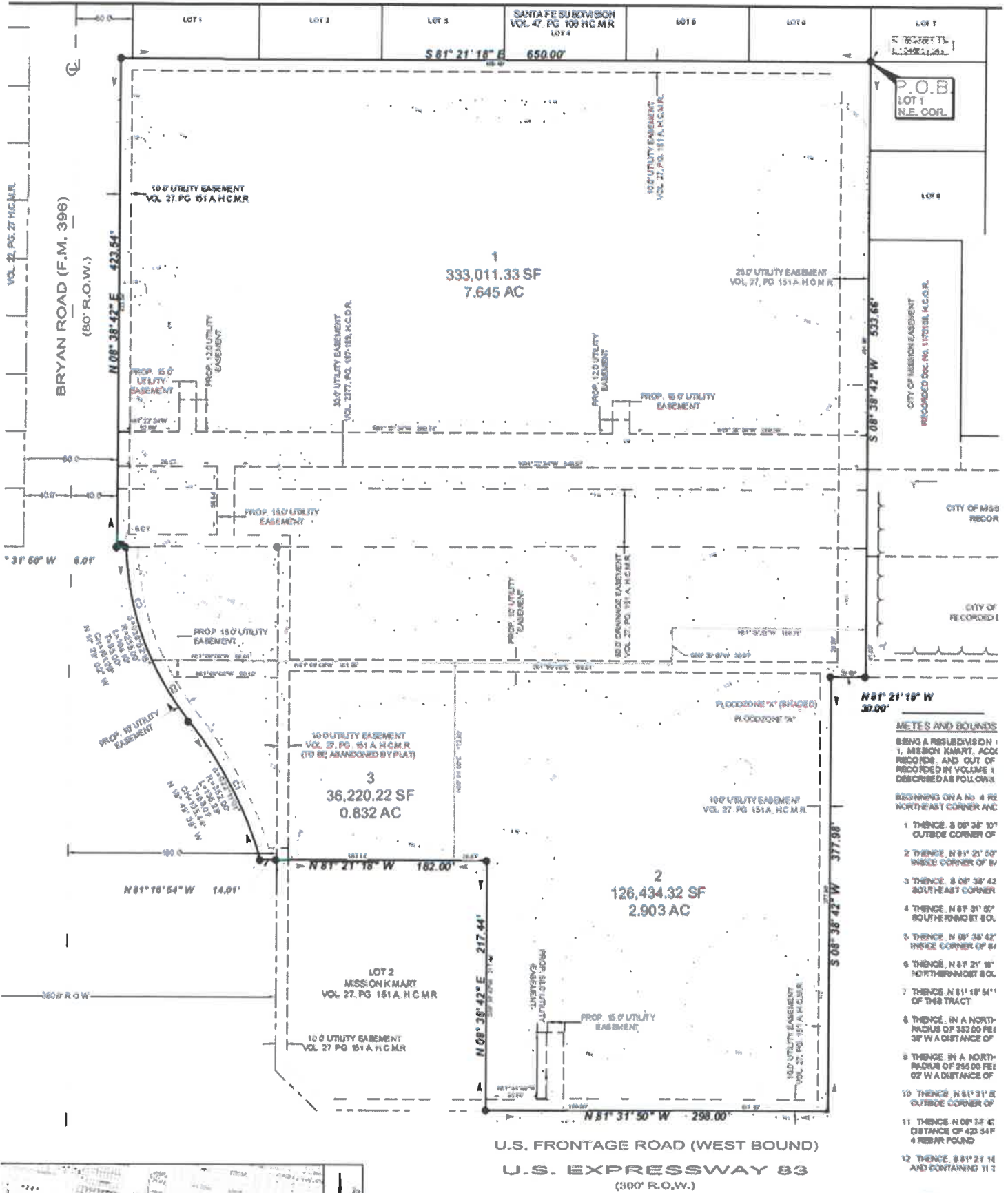
No.



**SITE
LOCATION**

BRYAN ROAD

E. EXPRESSWAY 83 (IH 2)



P.O.B.
LOT 1
N.E. COR.

METS AND BOUNDS
 BEING A RESUBDIVISION
 1. MISSION MART, ACCO
 RECORDED AND OUT OF
 RECORDED IN VOLUME 1
 DESCRIBED AS FOLLOWS

- BEGINNING ON A No. 4 RE
 NORTH-EAST CORNER AND
- 1 THENCE S 08° 38' 42" 10'
 - OUTSIDE CORNER OF
 - 2 THENCE N 81° 21' 18" 50'
 - INSIDE CORNER OF B/
 - 3 THENCE S 08° 38' 42"
 - SOUTHEAST CORNER
 - 4 THENCE N 81° 31' 50"
 - SOUTHERN MOST S.O.L.
 - 5 THENCE N 08° 38' 42"
 - INSIDE CORNER OF B/
 - 6 THENCE N 81° 21' 18"
 - NORTHERN MOST S.O.L.
 - 7 THENCE N 81° 18' 51"
 - OF THIS TRACT
 - 8 THENCE IN A NORTH-
 RADIUS OF 255.00 FEET
 37' W A DISTANCE OF
 - 9 THENCE IN A NORTH-
 RADIUS OF 255.00 FEET
 62' W A DISTANCE OF
 - 10 THENCE N 81° 31' 50"
 - OUTSIDE CORNER OF
 - 11 THENCE N 08° 38' 42"
 - DISTANCE OF 423.54 FEET
 4 FEET RADIUS
 - 12 THENCE S 81° 21' 18"
 - AND CONTAINING 11.2

GENERAL NOTES





TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERT TAMEZ

Drainage Statement New Quest Gateway Subdivision Project #18207.00 Date: June 24, 2019 Revised: September 17, 2019


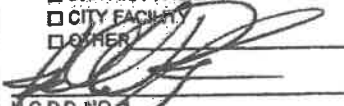

New Quest Gateway Subdivision is a tract of land containing 11.379 acres situated in the City of Mission, Hidalgo County, Texas, being all of Lot 1, Mission Kmart, according to the plat thereof recorded in Volume 27, Page 151A, Hidalgo County Map Records, and out of Lot 17-11, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision falls in "Zone X Shaded" & "Zone A" according to FEMA FIRM Community-Panel number: 480345 0005 C Map revised: November 20, 1991. Zone "X shaded" is defined as "areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood." Zone "A" is defined as "No base flood elevations determined." With a BFE of 112.50. The property is located at the northeast corner of Expressway 83 & Brian Road. This property is currently vacant, formerly K-Mart, with a vacant building & parking lot, in the City of Mission, Texas.

The soils in this area are mostly (52) Raymondville clay loam and (28) Hidalgo Sandy Clay Loam, which are in Hydrologic Group "B" & "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a easterly direction, with a runoff of 20.27 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 39.19 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 18.92 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the proposed buildings to the existing/proposed parking areas and collected by type "C-C" inlets located at key points within the parking lot. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into existing detention ponds along the east boundary of the site which discharge with a 24" storm discharge pipe and into a City of Mission existing drain ditch which flows south into the Hidalgo County Mission Inlet.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 72,778 cubic feet of detention will be provided within the existing Detention Pond which can accommodate 120,193 cubic feet.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
M.C.D.D. NO. 1	


Mario A. Reyna, P.E. #117368


Date

