

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Bryan Pointe Subdivision Phase II
Being a 3.72 acres net tract of land, more or less, out of Lot
18-11, of the West Addition to Sharyland Subdivision
R-2
Developer: LAC Enterprises, LC
Engineer: Rio Delta Engineering

REVIEW DATA

PLAT DATA

The proposed subdivision is 655 lf. East from the intersection of E. 1st. Street and Bryan Road along the south side of E 1st Street. —see vicinity map. The developer is proposing (10) ten Duplex – Four plex residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The developer shall connect to an existing 8” water line located along the south side of E. 1st St. An 8” water main will extend to and thru the subdivision and provide a 2” water service to each lot. There will be 2 proposed fire hydrants as via direction of the Fire Marshal’s office. – see utility plan

SEWER

Sanitary sewer service for this subdivision will tie into an existing manhole located on the SE corner of Tract 2 Bryan Pointe Subdivision. Ph 1. The sewer line will start from the SW corner of Lot 7 and run within the utility easements and collect from each lot thru a 4” stub out into the proposed 8” sewer main. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,000 (\$200.00 x 10Lots).

STREETS & STORM DRAINAGE

The subdivision will have accesses from E. 1st Street. The proposed streets will be 32’ Back to Back within a 50’ Right of Way. Each street runoff will be collected by a storm system consisting of 2 TYPE “A” inlets with 24” R.C.P. pipes. The runoff will be collected by an onsite detention pond located along the south property line of this subdivision and discharge with a 24” bleeder into the existing City storm sewer. The required detention for a 50-year frequency storm event for this development is 0.510 acre feet (22,206 CF). The City Engineer has reviewed and approved the drainage report.

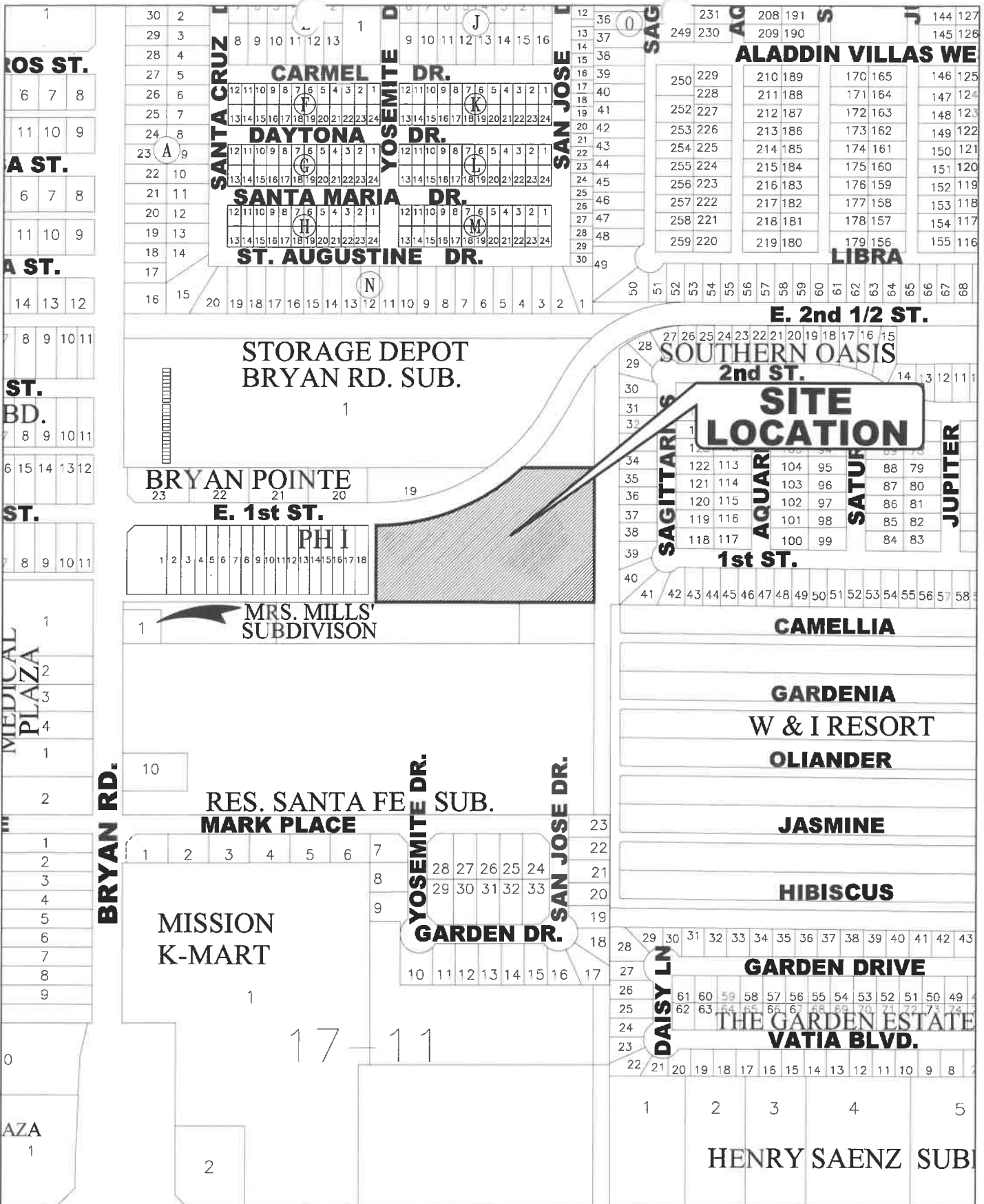
OTHER COMMENTS

Water District Exclusion
Escrow Park fees (10 Lots x \$500 = 5,000.00)
Installation of Street Lighting as per City Standards
Must Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee’s
2. Provide Water District Exclusion



U.S. EXPRESSWAY 83



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



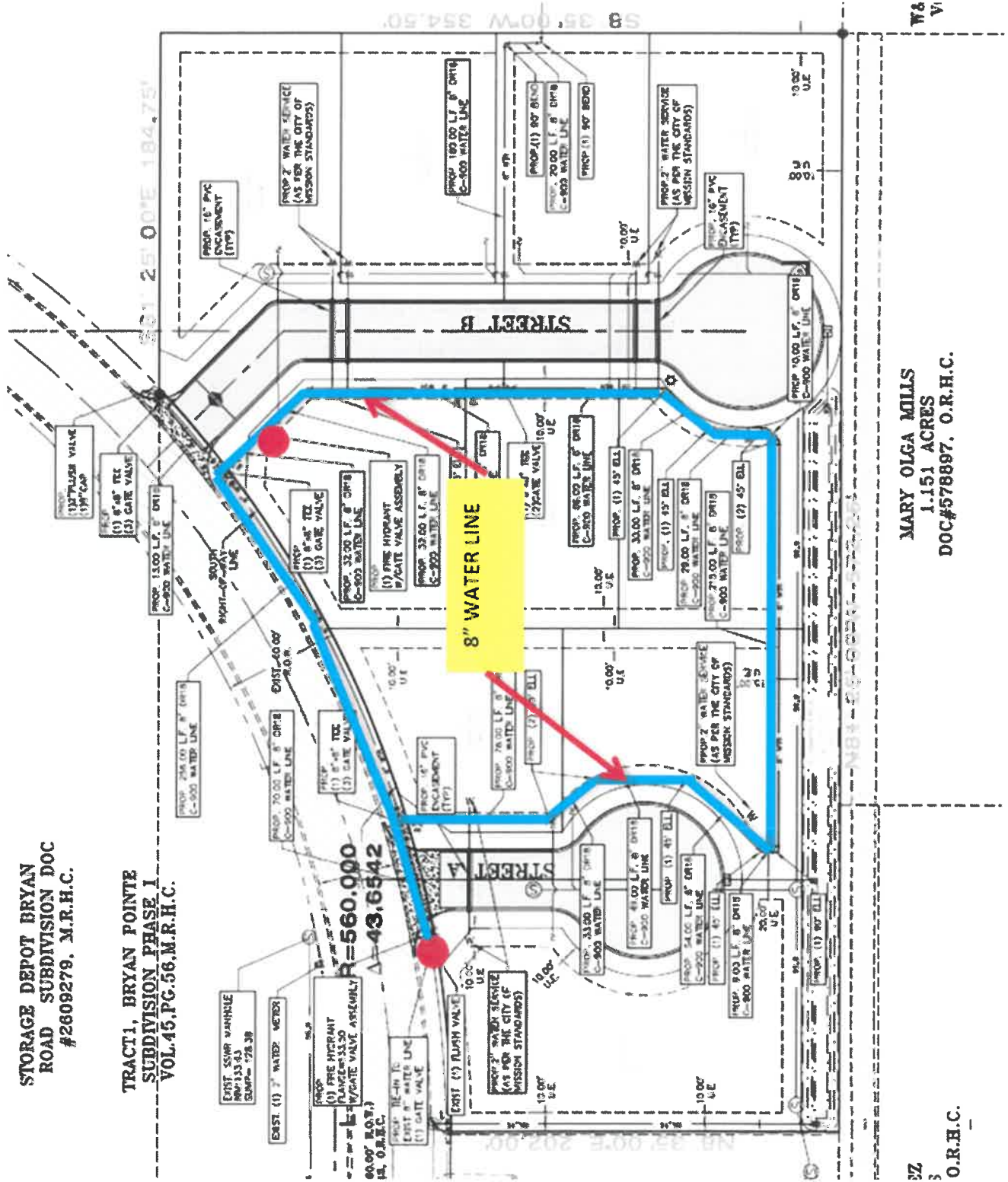
**SITE
LOCATION**

E. 1ST STREET

BRYAN ROAD

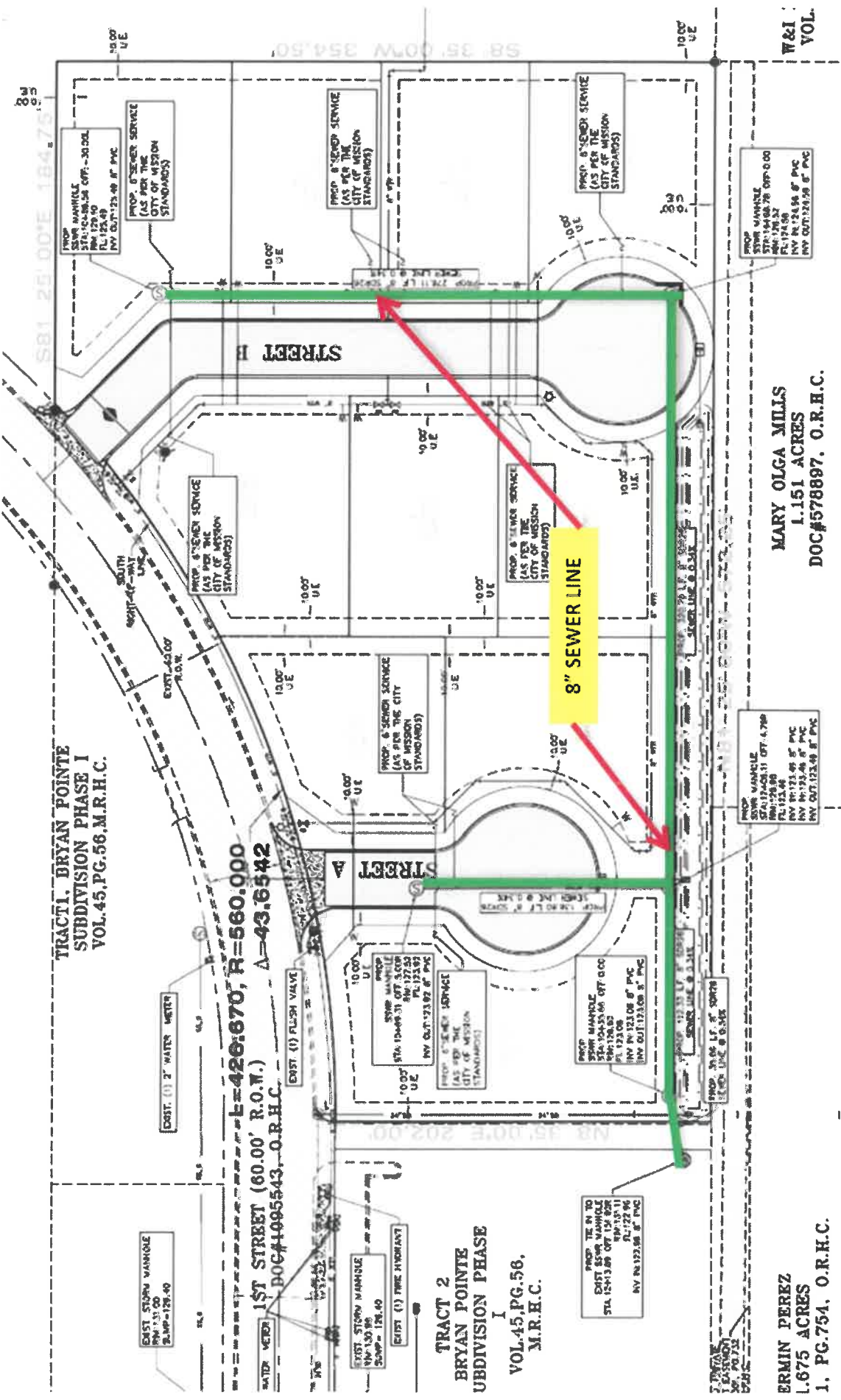
STORAGE DEPOT BRYAN
ROAD SUBDIVISION DOC
#2609279, M.R.H.C.

TRACT 1, BRYAN POINTE
SUBDIVISION PHASE I
VOL.45, PG.56, M.R.H.C.



MARY OLGA MILLS
1.151 ACRES
DOC#578897, O.R.H.C.

3
O.R.H.C.



TRACT 1, BRYAN POINTE
SUBDIVISION PHASE I
VOL. 45, PG. 58, M.R.H.C.

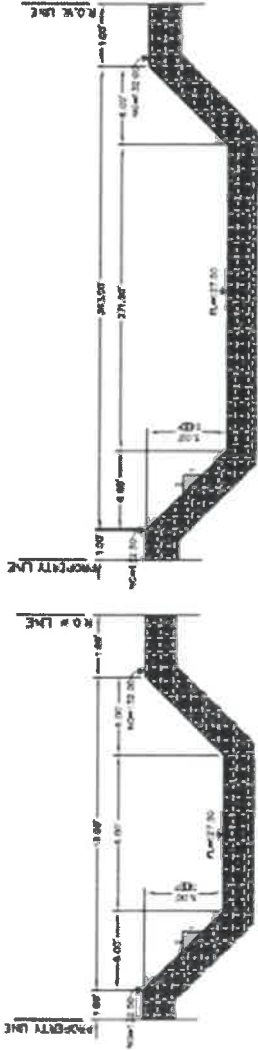
$E=426.670$, $R=560.000$
1ST STREET (60.00' R.O.M.)
DOC#1095543, O.R.H.C.

TRACT 2
BRYAN POINTE
SUBDIVISION PHASE
I
VOL. 45, PG. 58,
M.R.H.C.

MARY OLGA MILLS
1.151 ACRES
DOC#578897, O.R.H.C.

ERMIN PEREZ
1.675 ACRES
1, PG. 754, O.R.H.C.

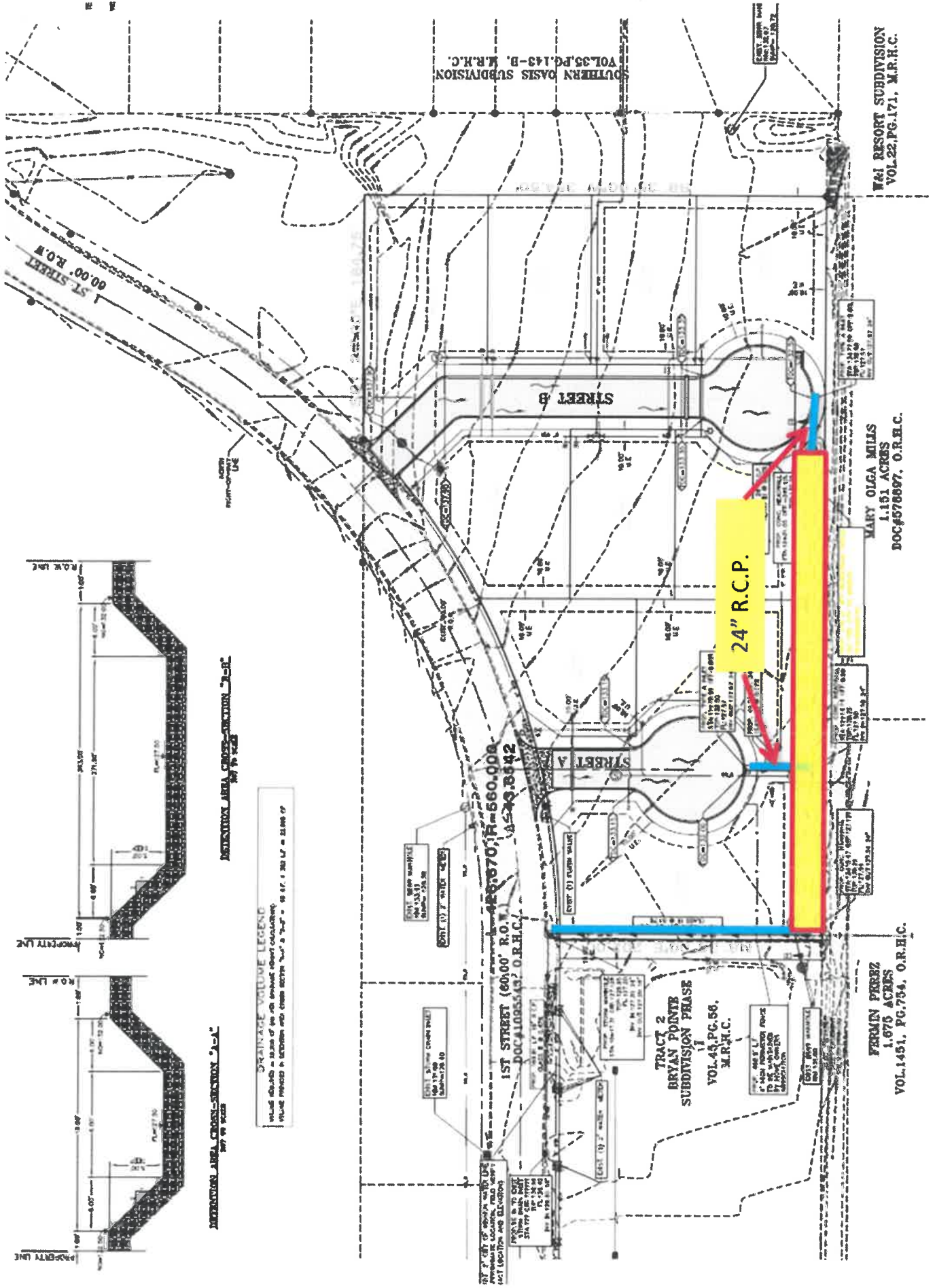
W&I
VOL.



SECTION AREA CROSS-SECTION 'A-A'
NOT TO SCALE

SECTION AREA CROSS-SECTION 'B-B'
NOT TO SCALE

DRAINAGE VOLUME LEGEND
 VOLUME ADJUSTED = 25.00% OF THE UNADJUSTED VOLUME CALCULATED
 VOLUME PRESENT IN SECTION AND OTHER SECTIONS "A" & "B" = 68.67' x 260.17' = 17,866.07



24" R.C.P.

SOUTHERN OASIS SUBDIVISION
VOL.35, PG.143-B, M.R.H.C.

MARY OLGA MILLS
1.151 ACRES
DOC#578897, O.R.H.C.

FERMIN PEREZ
1.076 ACRES
VOL.1451, PG.754, O.R.H.C.

TRACT 2
BRYAN POINTE
SUBDIVISION PHASE
VOL.43 PG.56,
M.R.H.C.

ST STREET
60.00' R.O.W.

STREET B

STREET A

1ST STREET (60.00' R.O.W.)
DOC#1085543, O.R.H.C.



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7626
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Bryan Pointe Subdivision Phase 2, City of Mission, Texas

Bryan Pointe Subdivision Phase 2 is a proposed 10 lot 4-plex multi-family subdivision, same being a 3.72 acres tract of land out of and forming part or portion of Lot 18-11 of the West Addition to Sharyland Subdivision, recorded in Volume 1, Page 56, map records of Hidalgo County, Texas. These lots will be used for multi-family homes.

The subdivision is in zone "X", areas of minimal flooding, according to the FEMA's Flood Insurance Rate Map Community Panel No.: 480345 0005 C dated: November 20, 1991.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 100.00% of Hidalgo Sandy Clay Loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. The soil is classified as Group B. Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a southwesterly direction into the S. Bryan Rd. storm drainage improvements.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 7.20 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 27.32 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 20.12 CFS of storm runoff.

In accordance with the City of Mission's drainage requirements, we have calculated that approximately a total of 22,206 CF or 0.510 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Storm waters will be collected by an on-site collection system, and runoff will be detained in a designated detention area located at the southwest corner of the property of the proposed subdivision, with outfall via a 24-inch drain pipe to an existing City of Mission storm drain inlet located approximately 170 linear feet west of the subdivision (as part of 1st Street's storm drainage improvements), which outfalls to the South Mission Lateral, then south to the Mission Inlet, with final outfall into the Laguna Madre. The Homeowner's association for this subdivision will be responsible for all maintenance of the proposed detention area. Tables and calculations, are attached.

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

