

ITEM # 3.2

PRELIMINARY & FINAL PLAT APPROVAL:

La Villita Estates No. 3
A 9.37 acre tract of land out of Lot 45-3,
West Addition to Sharyland
Rural E.T.J.
Developer: COMAREX, LLC
Engineer: Pablo Soto, Jr. P.E.

REVIEW DATA

PLAT DATA

This subdivision is located 330' east of the intersection of Mile 6 North Road and Los Ebanos Road on the north side of Mile 6 North Road. (Mission Rural ETJ) – see vicinity map. The property is open land and the proposed use will be for 48 single family residential lots and 1 detention pond – see plat for actual dimension, square footages, and land uses.

WATER

The water CCN belongs to the Sharyland Water Supply Corporation. The developer is proposing to install an 8" PVC water main line along the west side of the internal street to be connected to an existing 12" water line located along the south side of Mile 6 North Road. Water will be supplied to each lot by a 1" service line. There are 3 fire hydrants within the development to be used as filling stations via direction of the Fire Marshal's office – see utility plan

SEWER

This site will be treated by wastewater service from the City of Alton. This system consists of an 8" diameter line that taps into the existing 12" line. This 8" line then runs north along the east side of the internal street ROW ending with a 48" sanitary sewer manhole on the northwest corner of Lot 25. From the 8" line, 48 - 4" diameter sewer service lines will be stubbed out for each lot. This is not within the City of Mission's Sewer CCN.

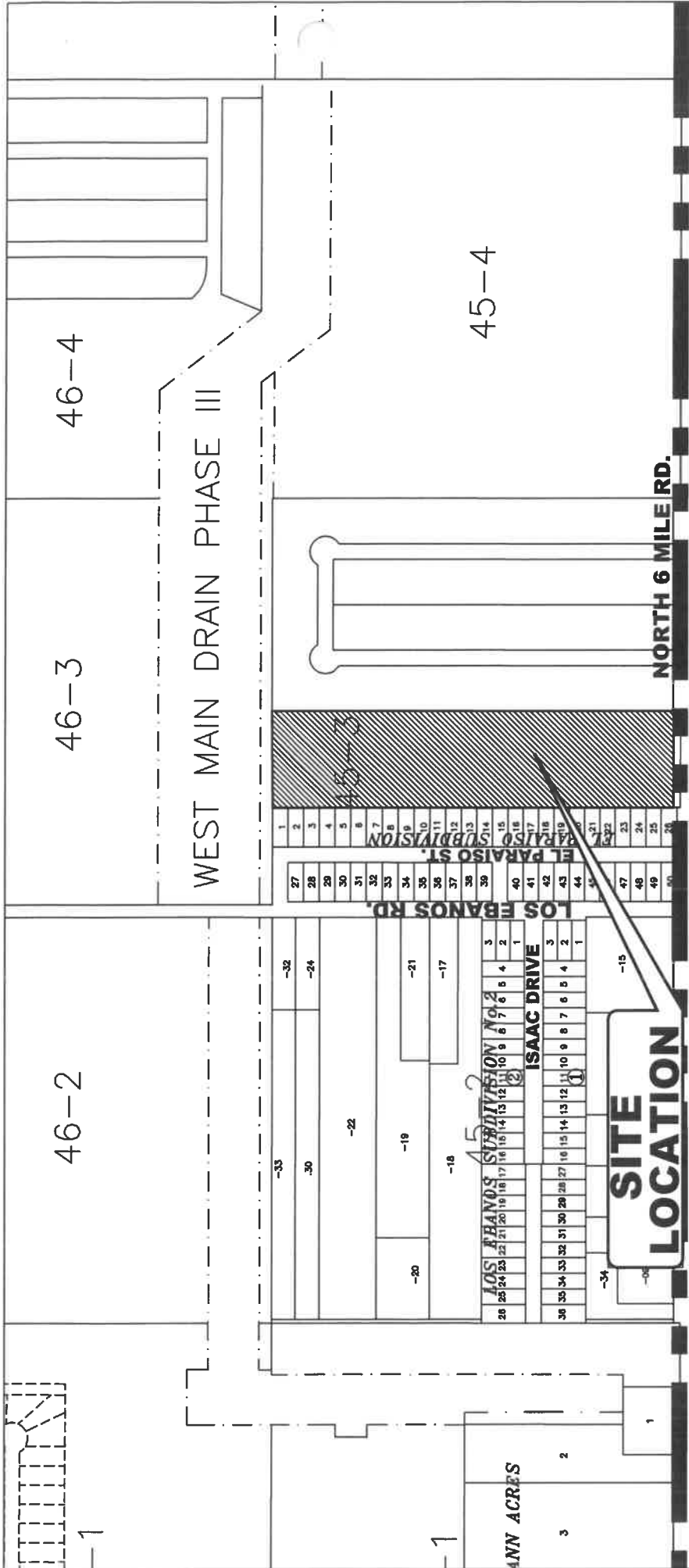
STREETS & STORM DRAINAGE

The subdivision is designed to have only 1 internal street which will be accessed from Mile 6 North Road. The proposed internal street is a 32' back-to-back within a 50' Right of Way. This street will include a turnaround at mid-point and end with a cul-de-sac.

The area lies in a Zone "X" (unshaded) as per FEMA's Flood Insurance Rate Map being determined to be outside the 500-year floodplain. Proposed drainage design will include storm inlets with piping and a detention pond with an 18" bleeder connecting into the West Main III Drain located along the northside of the subdivision. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval.



46-2

46-3

46-4

WEST MAIN DRAIN PHASE III

45-4

NORTH 6 MILE RD.

ALTON CITY LIMITS

44-2

44-3

44-4

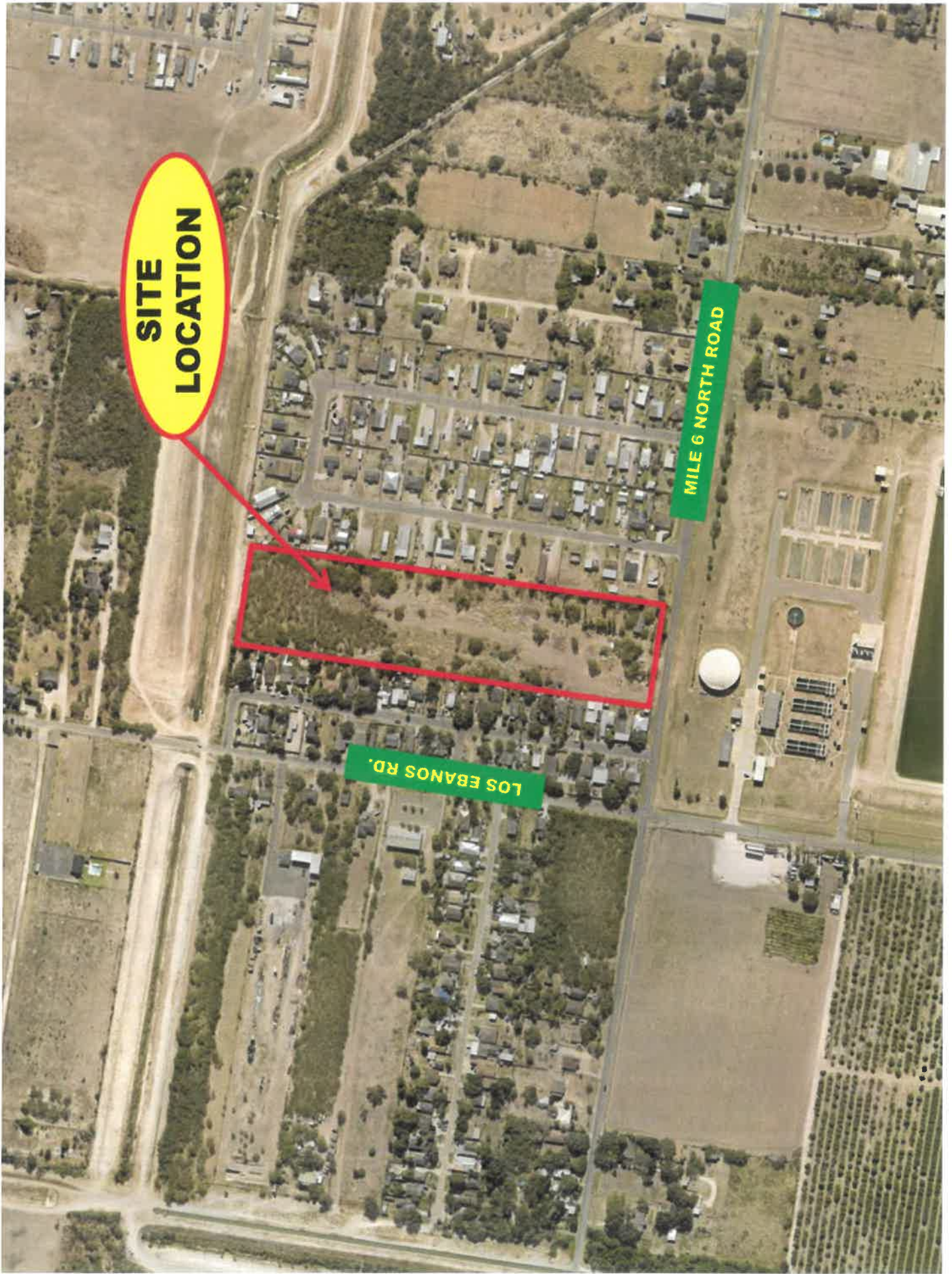
PHASE III

CORINA'S CORNER



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-6680

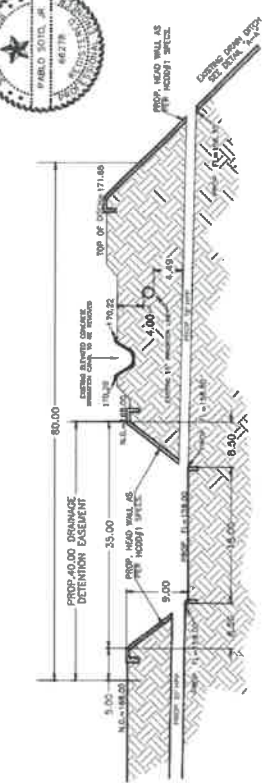
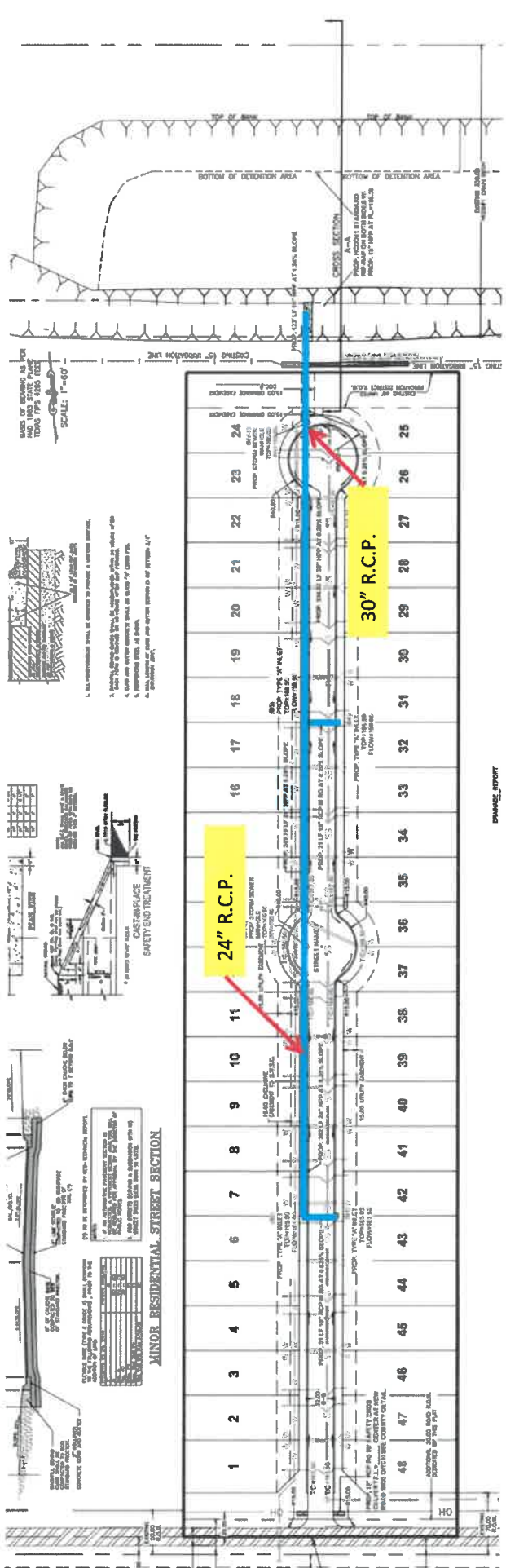
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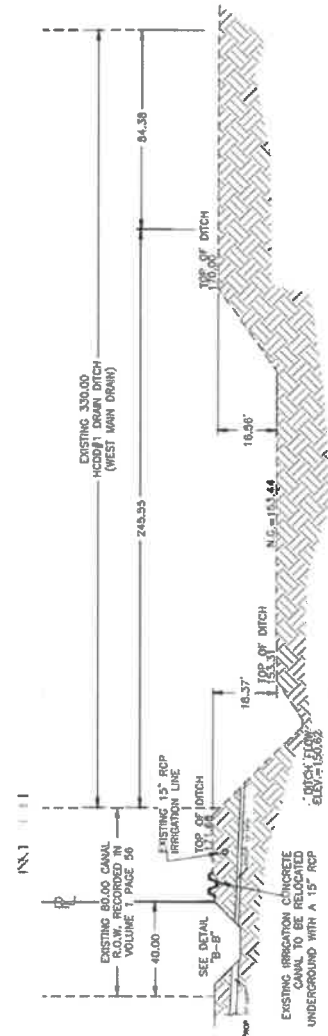
**SITE
LOCATION**

MILE 6 NORTH ROAD

LOS EBANOS RD.



DETECTION EASEMENT CROSS SECTION
 DETAIL "B-B"
 CF = .35.00 FEET x 18.00 FEET x 8.50 FEET x 300.00 FEET = 67,575 CF



DITCH CROSS SECTION
 A - A DETAIL / N.T.S.

DRAINAGE REPORT
LA VILLITA ESTATES NO. 3
CITY OF MISSION, ETJ

La Villita Estates No. 3 is a 9.37 acre tract of land out of Lot 45-3, West Addition to Sharyland, Hidalgo County, Texas. This subdivision is located 330 feet East of the intersection of Mile 6 North Road and Los Ebanos Road on the Northside of Mile 6 North Road. The property is open land and the propose use will residential. The area lies in Zone "X" (unshaded) as per FEMA's Flood Insurance Rate Map, Community-Panel 480334 0295 D, Map Revised June 6, 2000. Zone "X" (unshaded) being areas determined to be outside 500-year floodplain.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of Number 25, Hidalgo fine sandy clay loam, with 0 to 1 percent slopes. This soil falls in the hydrologic group "B" and unified classification (SC, SM-SC, CL). As per the Soil Survey Report this soil is well drained. See attached tables for engineering index properties and physical and chemical properties.

Existing runoff flows overland in an Southeasterly direction with the existing peak storm runoff from a 10 year storm using the Modified Rational Method being 4.25 cfs and the anticipated storm runoff after development, from a 50 year storm is calculated at 15.56 cfs., an increase of 11.31 cfs.

The proposed drainage for the development will be by storm inlets with piping and a detention pond with a proposed 18 inch bleeder pipe connecting into the West Main III Drain located along the Northside of the proposed subdivision.

In accordance with Hidalgo County' s drainage requirements of not increasing the amount of existing runoff, we have calculated that 56,923 cf of storm runoff will be required to be detained within the proposed detention pond of the development with positive flow. Tables and calculations are attached.

By: Pablo Soto, Jr. 10/17/2023
Pablo Soto, Jr., P.E. Date



PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 936-460-1605 (FAX) 936-782-8277

T.B.P.E.
FIRM No. F-20208