

## **ITEM # 2.0**

### **PRELIMINARY & FINAL PLAT APPROVAL:**

Sonoma Ranch Subdivision Phase I  
A tract of land containing 22.84 acres of land,  
being a part or portion of Lot 30-9,  
West Addition to Sharyland  
R-1  
Developer: Jason E. Garza  
Engineer: Javier Hinojosa Engineering

### **REVIEW DATA**

#### **PLAT DATA**

The subdivision is located along the east side of Mayberry Road approximately 1,320' north of Mile 2. — **see vicinity map**. The developer is proposing 108 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

#### **WATER**

The developer is proposing to connect to an existing 8" water line located along the west R.O.W. of Mayberry Rd. and extend an 8" water line thru the subdivision providing a 1" water service to each lot. This line will be looped into the adjacent property SE of this site and all other ends with be prepped with 2" blow offs for future main extensions. There is a total of 10 proposed fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

#### **SEWER**

The developer is proposing to connect to an existing 8" line along and within the R.O.W of Mayberry Road. A proposed 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$21,600.00 (\$200 x 108 Lots).

#### **STREETS & STORM DRAINAGE**

The subdivision will have 2 accesses both from Mayberry Road, with all internal streets being 32' Back-to-Back within 50' Right of Ways. This phase will have 2 open end streets leading north for future expansion.

Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff. Pipe sizes shall range from 18" to 36" each discharging into proposed detention ponds along the western part of the subdivision. Each pond will be excavated as part of the construction of its phase. The detention pond in phase II will tie to an inlet in phase I with a choked 18" pipe. The phase I detention pond outfall will be along the east side of Mayberry Road extending south to and tie to an existing inlet approximately 170' north of Mile 2 North. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

- Water District Exclusion
- Assignment of Water Rights or payment of \$3000 per ac. ft.
- Escrow Park fees (108 Lots x \$500 = \$54,000.00)
- Must Comply with all other format findings

**RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion, and
4. Assignment of Water Rights or payment of fee





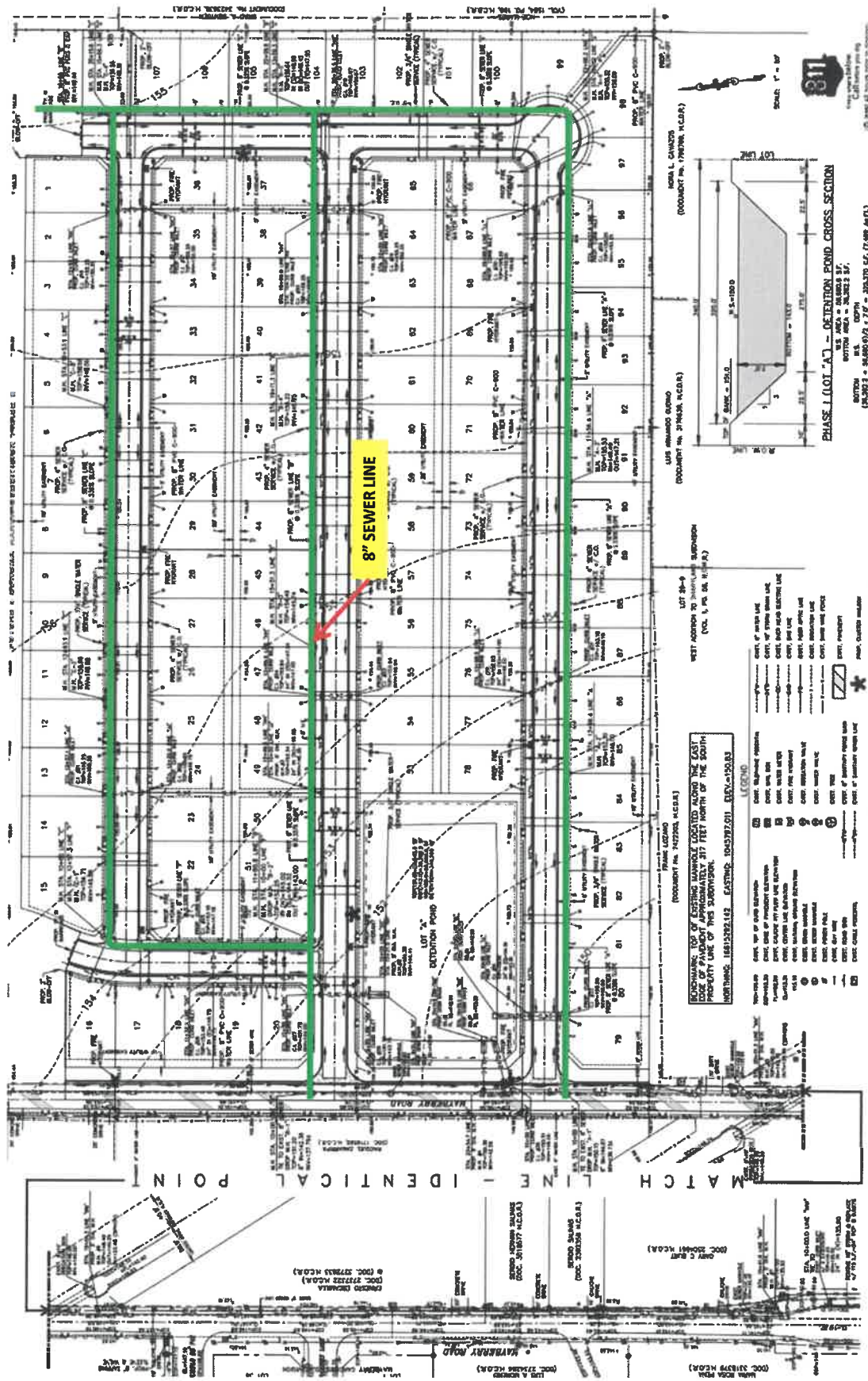
**SITE  
LOCATION**

**N. BRYANR RD.**

**N. MABERRY RD.**





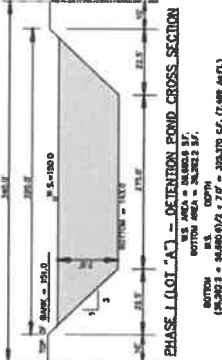


**8" SEWER LINE**

REMARKS: TOP OF EXISTING MANHOLE LOCATED ALONG THE EAST PROPERTY LINE OF THIS SUBDIVISION, 377 FEET NORTH OF THE SOUTH BOUNDARY. SEE 100-1202-12 - EASTING, 04/27/2011, 100-1202-13

**LEGEND**

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SCALE: 1" = 10'  
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 CHECKED BY: [Signature]  
 DATE: 08/20/12  
 PROJECT: [Project Name]





**Drainage Statement  
Sonoma Ranch Subdivision  
Mission, Texas**

**Introduction**

Sonoma Ranch Subdivision is a 38.99 acre tract of land out of Lot 30-9, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. Sonoma Ranch Subdivision will be developed in two phases. This drainage statement addresses both phases of this subdivision. The subdivision is located along the east side of Mayberry Road approximately 1,320 feet north of Mile 2 and is within the city limits of Mission, Texas.

**Flood Plain**

Sonoma Ranch Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

**Soil Conditions**

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Hidalgo Sandy Clay Loam, Saline (30). Soils group 25, 28 and 30 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

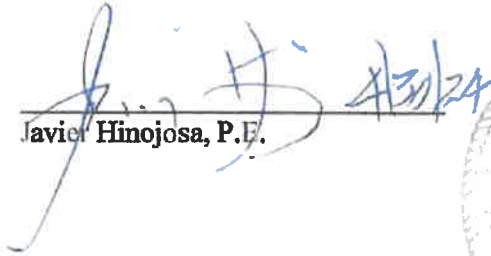
**Pre-developed Conditions**

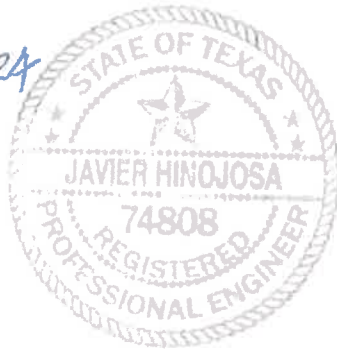
The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 29.41 cubic feet per second is being generated by this subdivision. Note: because the outfall is being choked down to a 24" at a slope of 0.516%, this calculates to 16.25 cfs on the outfall pipe thus detention will be based upon the 100-year detention requirements.


**Proposed Conditions**

Sonoma Ranch Subdivision is a proposed 38.99 Acre - 183 single-family lot subdivision. Phase I is 22.845 Acres and has 108 lots, with Phase II being 16.143 Acres and 75 lots. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from an 18" to 36" throughout the subdivision with each phase discharging into proposed detention ponds located near the southwest portion of the phase. This development will increase runoff to a maximum of 184.51 cubic feet per second based on the 100-year storm frequency for an increase Q of 168.26 cubic feet per second. Required detention for the overall subdivision is 391,113 cubic feet (8.979 Ac.Ft.). Phase I will be required to detain 229,186 cubic feet (5.261 Ac.Ft.) with the proposed detention pond having a capacity of 349,599 cubic feet (8.026 Ac.Ft.) at a depth of 7.5 feet. Phase II will be required to detain 161,927 cubic feet (3.717 Ac.Ft.) with the proposed detention pond having a capacity of 239,270 cubic feet (5.493 Ac.Ft.) at a depth of 9.0 feet. Each individualized detention pond will be excavated as part of the construction of its

phase. Maintenance of the detention ponds shall be provided for by the Sonoma Ranch Home Owners Association. The detention pond in Phase II will tie to an inlet in Phase I with a choked 18" pipe @ 0.413%. The Phase I detention pond outfall will be along the east side of Mayberry Road extending south to and tie to an existing inlet approximately 170 feet north of Mile 2 North. The outfall pipe will be a 24" at the earlier referenced slope of 0.516%. See the provided outfall storm plan and profile for your reference that also shows a siphon under the existing United Irrigation District "Bryan Canal".

  
Javier Hinojosa, P.E.



<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 _____	
H.C.D.D. NO. 1	DATE

*[Handwritten signature]* 5-10-24