

ITEM# 3.0

PRELIMINARY & FINAL PLAT APPROVAL:

Brushline Meadows Subdivision
A 17.62 acre tract of land being all of Lot 91,
and the south 7.62 acres out of Lot 92,
The Nick Doffing Co. Subdivision No. 1
Rural ETJ
Developer: 1960 Investment Company, LLC
Engineer: Nain Engineering, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is located at the southeast corner of Mile 7 North and Brushline Road. — **see vicinity map.** The developer is proposing 13 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" water line west of Brushline Rd. by boring and extending a 1" service line to each lot. There will be 2 fire hydrants to be used as filling station. — **see utility plan**

SEWER

Sewage from Brushline Meadows Subdivision will be treated by individual on-site sewage facilities consisting of a stand design dual compartments septic tank and a drain field on each lot. Each lot in the proposed subdivision is at least ½ acre in size. This is not within the City of Mission sewer CCN.

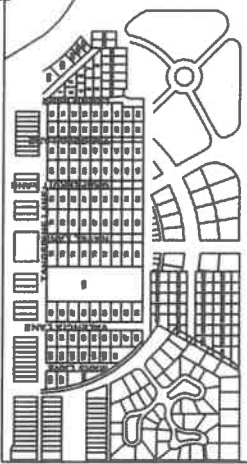
STREETS & STORM DRAINAGE

Access for Lots 1-11 will be from Brushline Road and Lots 12 and 13 will be from Mile 7 Rd. The existing terrain has a grade of approximately .01%. Runoff from the site is by form of sheet flow towards the southeast side of this tract with an increase of 7.07 cfs. A total of 33,606 of cf storm runoff for a 50 year design frequency will be detained within the property by proposed detention areas. An 18" pipe with safety end treatment will be required at driveway. The City Engineer has reviewed and approved the drainage report.

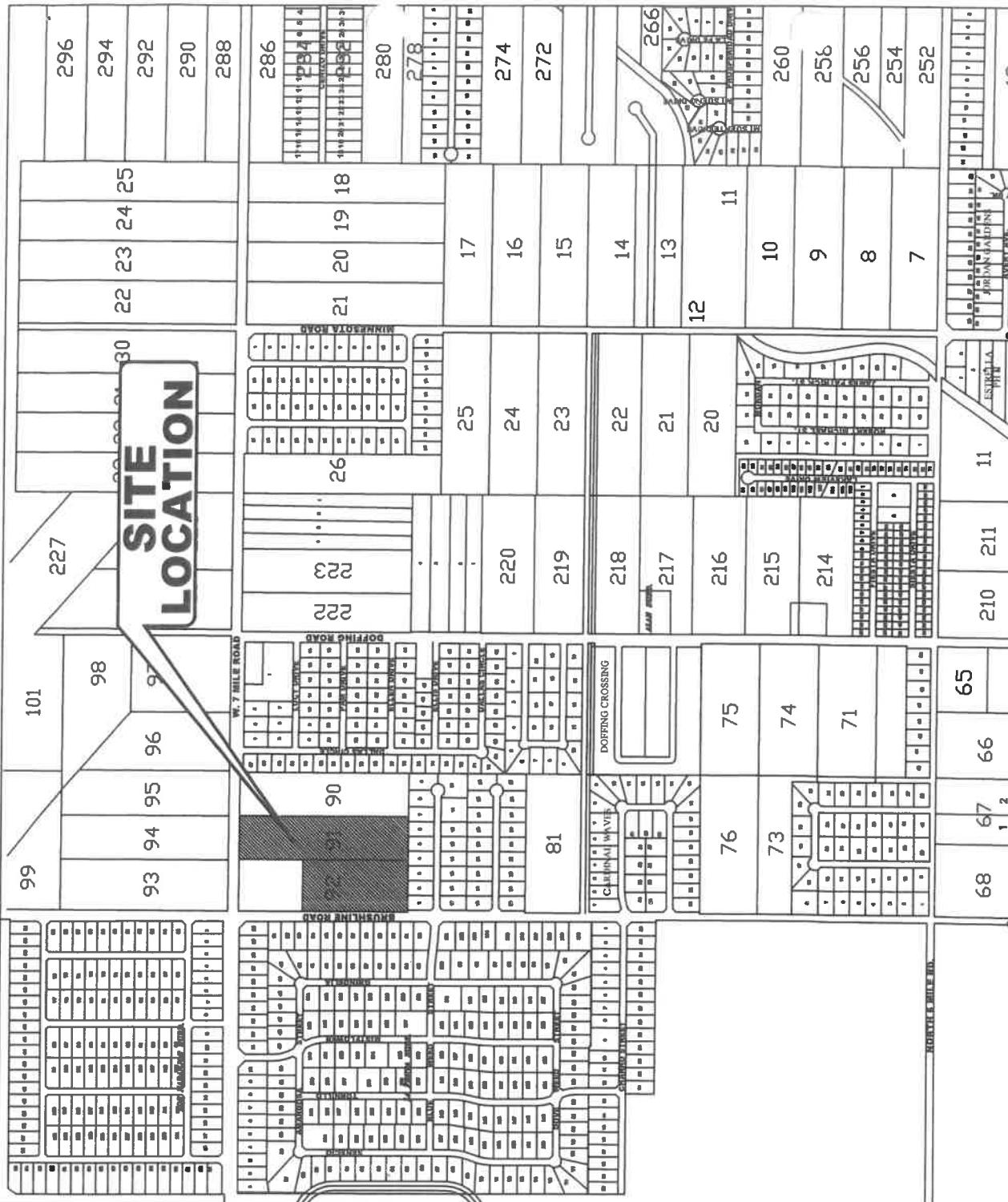
RECOMMENDATION

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

CITRUS
CITY



12	23
11	24
10	25
9	26
8	27
7	28
6	29
5	30
4	31
3	32
2	33
1	34



**SITE
LOCATION**



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

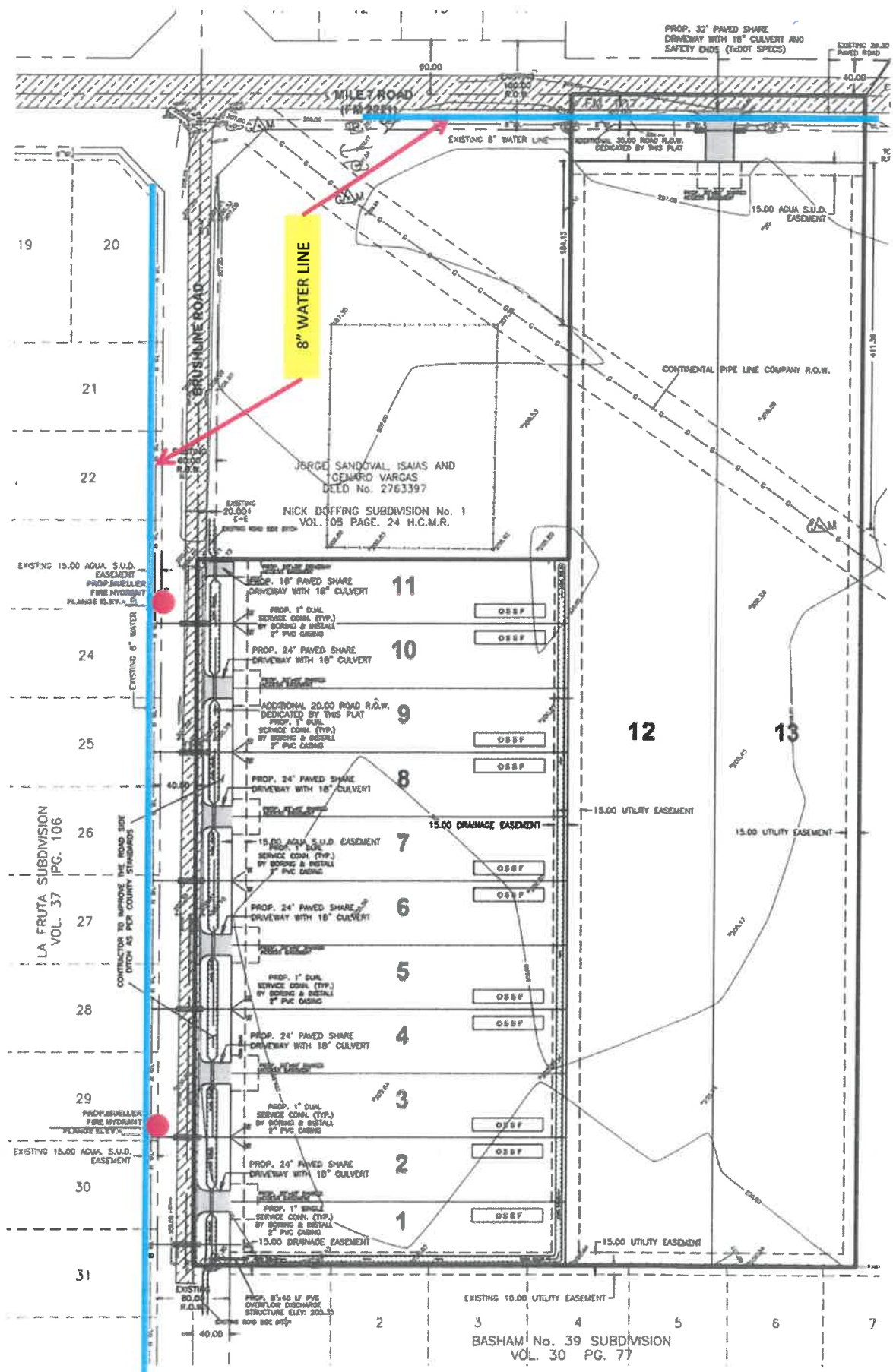
No.



**SITE
LOCATION**

MILE 7 ROAD (F.M. 2221)

BRUSHLINE ROAD



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

DRAINAGE REPORT
For
BRUSHLINE MEADOWS SUBDIVISION

I. PROJECT LOCATION

A 17.62 acre tract of land being all of lot 91, and the south 7.62 acres out of lot 92, The Nick Doffing Company Subdivision No. 1, according to the map recorded in volume 1, page 53, Map Records, Hidalgo County, Texas, and is located at the southeast corner of the intersection of Mile 7 North and Brushline Road, 416.60 feet east of Brushline Road. . This property is located within the 2 mile ETJ of the city limits of Mission. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas Determined to be outside 500 year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0290 D, Map Revised: June 6, 2000. (Refer to Exhibit C).

III. SOIL CONDITIONS


A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (8.23 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 13 lots for residential use. The storm runoff after development will be increase 7.07 cfs for a total 15.3 cfs, I have calculated that 33,606 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas. An 18 inch pipe with safety end treatment will be required at driveway.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" 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	
<i>Carac G</i>	<i>8-17-22</i>
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia
8/14/22