

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.

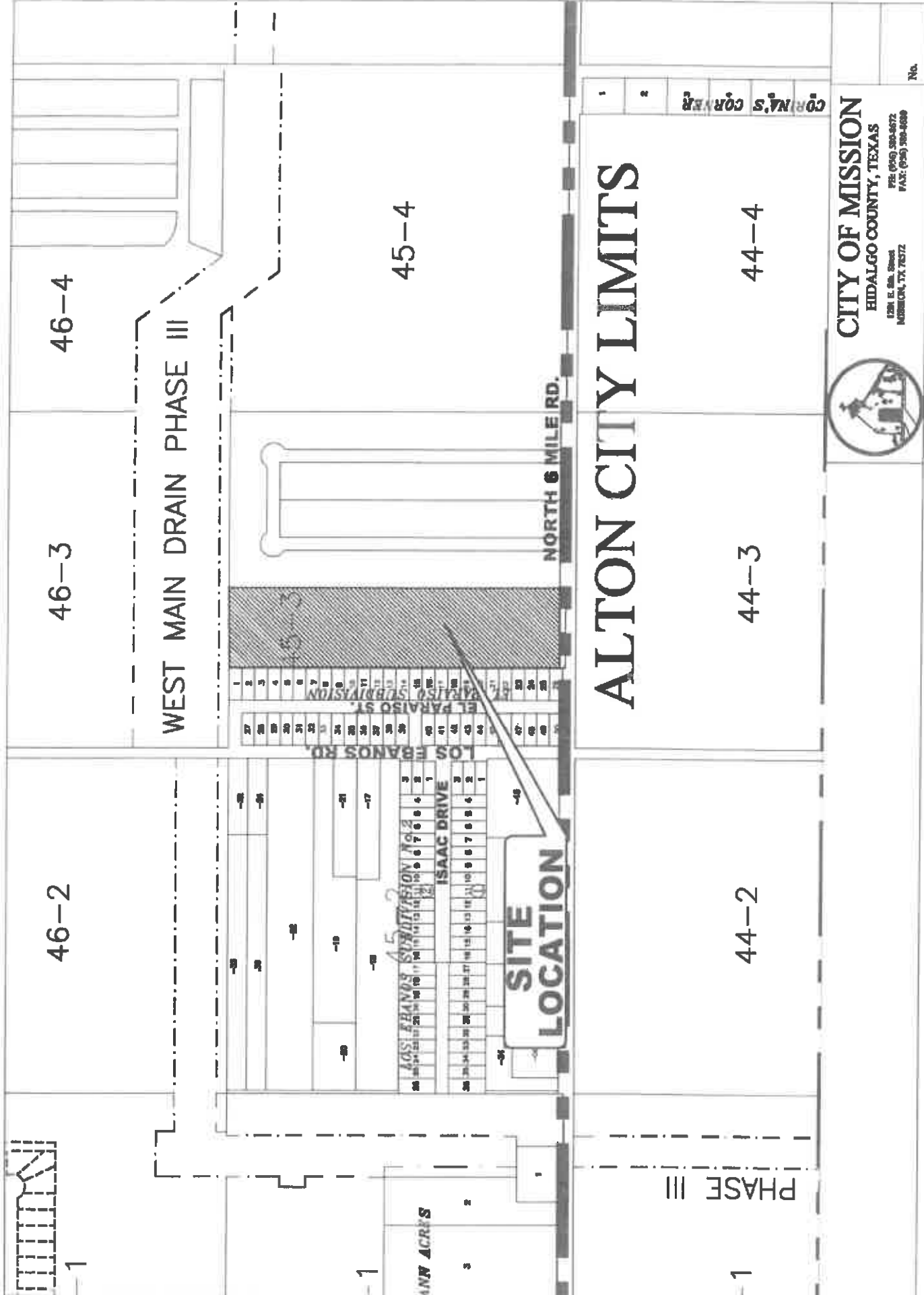
STREETS & STORM DRAINAGE

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.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 6th Street
 Mission, TX 78572
 P.O. Box 2000
 Mission, TX 78572
 TEL: (361) 580-8872
 FAX: (361) 580-8888

No.

ALTON CITY LIMITS

WEST MAIN DRAIN PHASE III

NORTH 6 MILE RD.

SITE LOCATION

PHASE III

CORNER'S CORNER

NEW ACRES

46-4

46-3

46-2

45-4

44-4

44-3

44-2

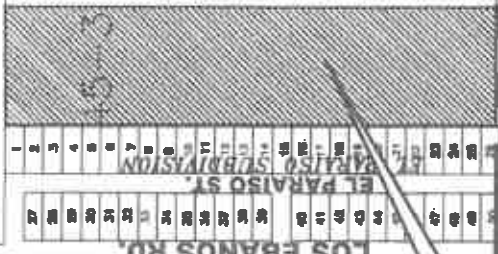


1

1

3

1



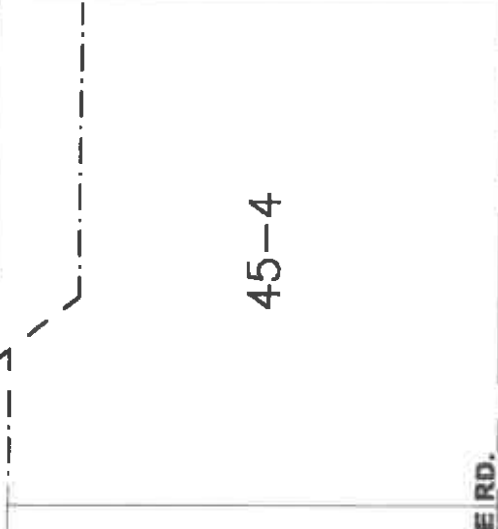
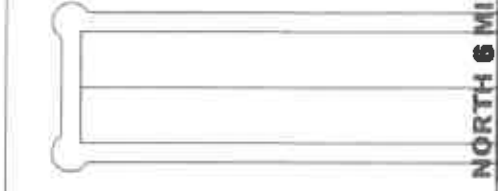
LOS FERNOS SUBDIVISION No. 2

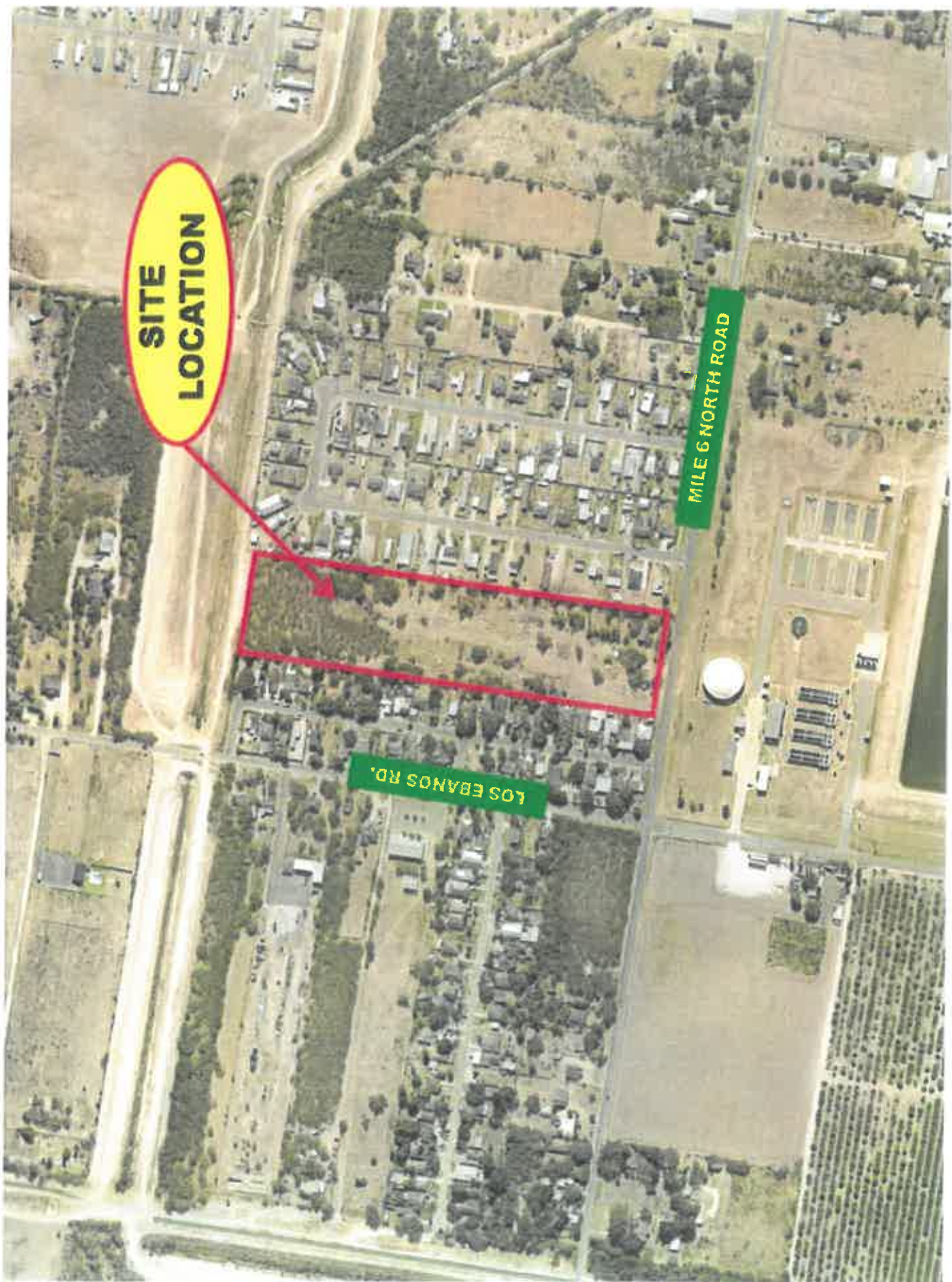
ISAAC DRIVE



EL PARADISO ST.

LOS FERNOS SUBDIVISION





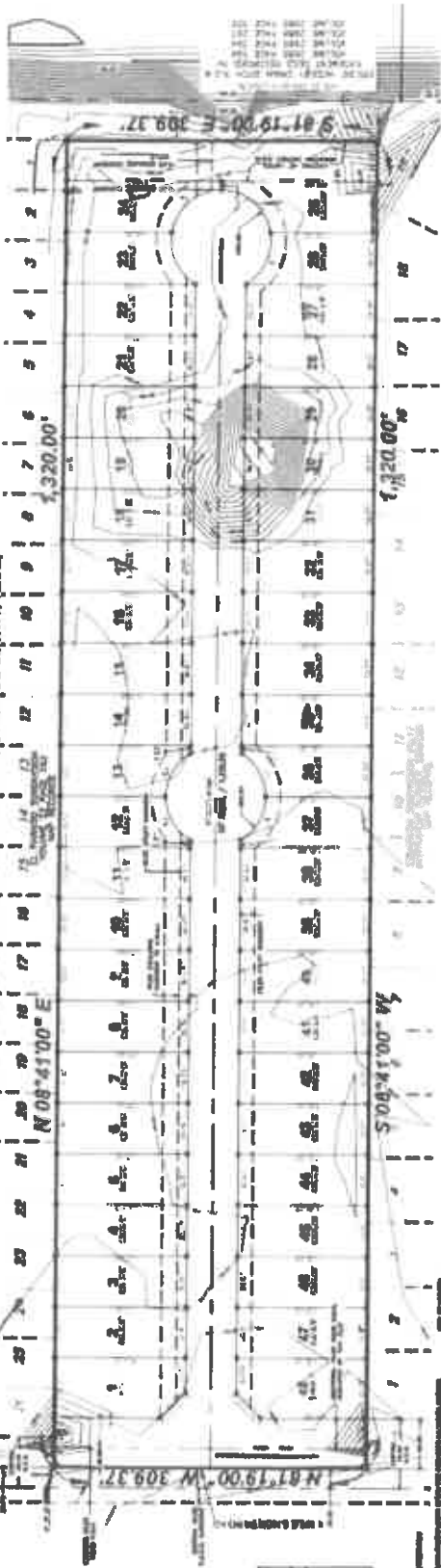
**SITE
LOCATION**

MILE 6 NORTH ROAD

LOS EBANOS RD.

LA VILLITA ESTATES No. 3

A 5.37 ACRE TRACT OF LAND OUT OF LOT 48-3, WEST ADDITION TO SHARPLAND, HEMLOCK COUNTY, OREGON, TOTAL .45 PER ACRE, RECORDED IN VOLUME 2, PAGE 50, MAP RECORDS OF HEMLOCK COUNTY, OREGON.



94° 19' 00" E 309.37'

1,320.00'

5' 00" 41' 00" W

PLANNING

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

PABLO SOTO, JR., P.E.

CIVIL ENGINEER & LAND SURVEYOR

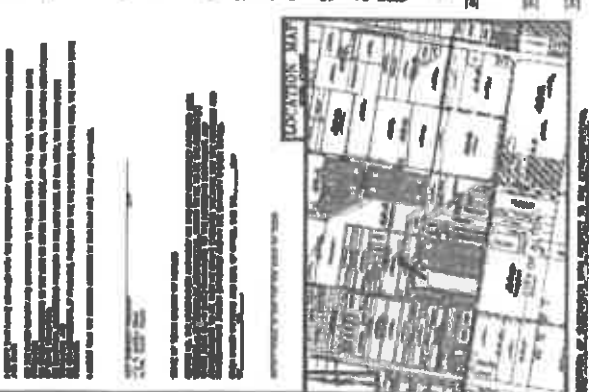
1000 S. BROADWAY, PORTLAND, OREGON 97202

(503) 241-1111 FAX (503) 241-1112

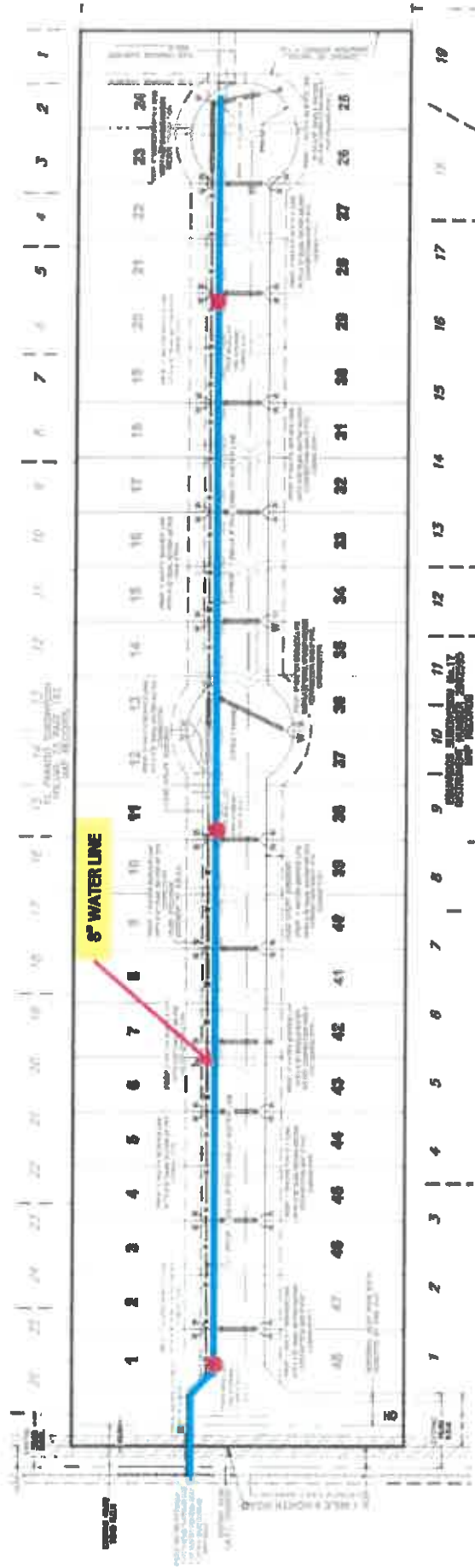
THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OREGON. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR FITNESS FOR ANY PARTICULAR PURPOSE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

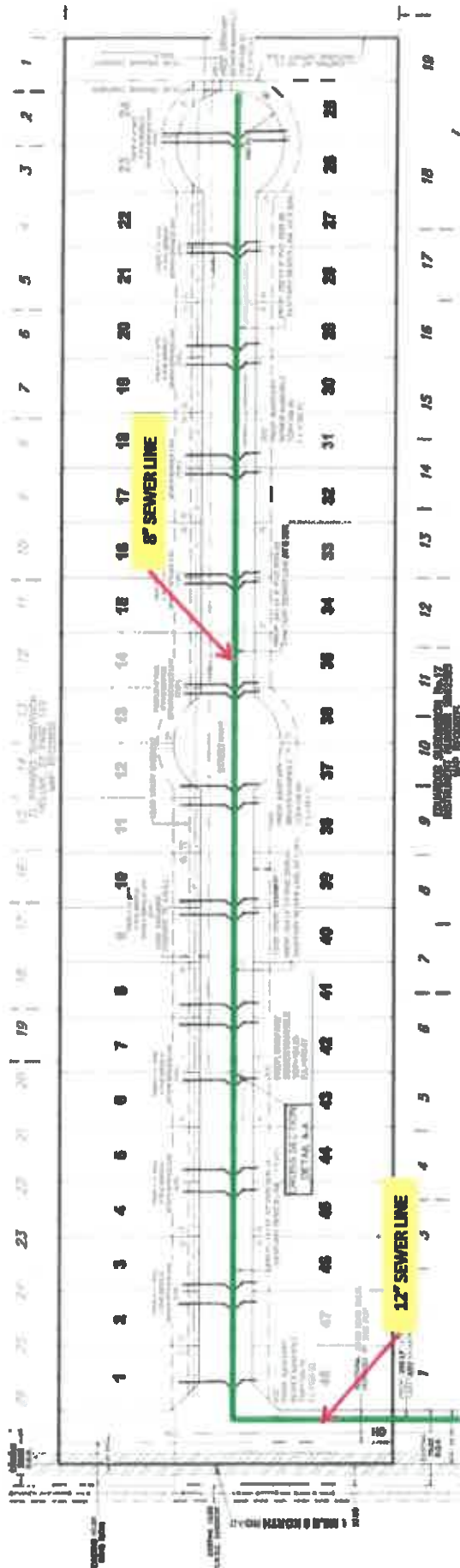
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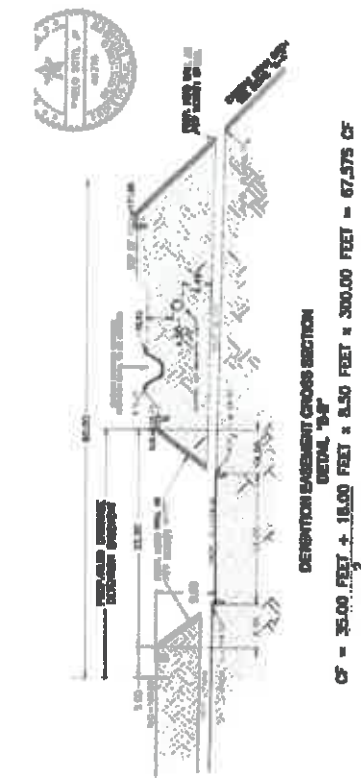
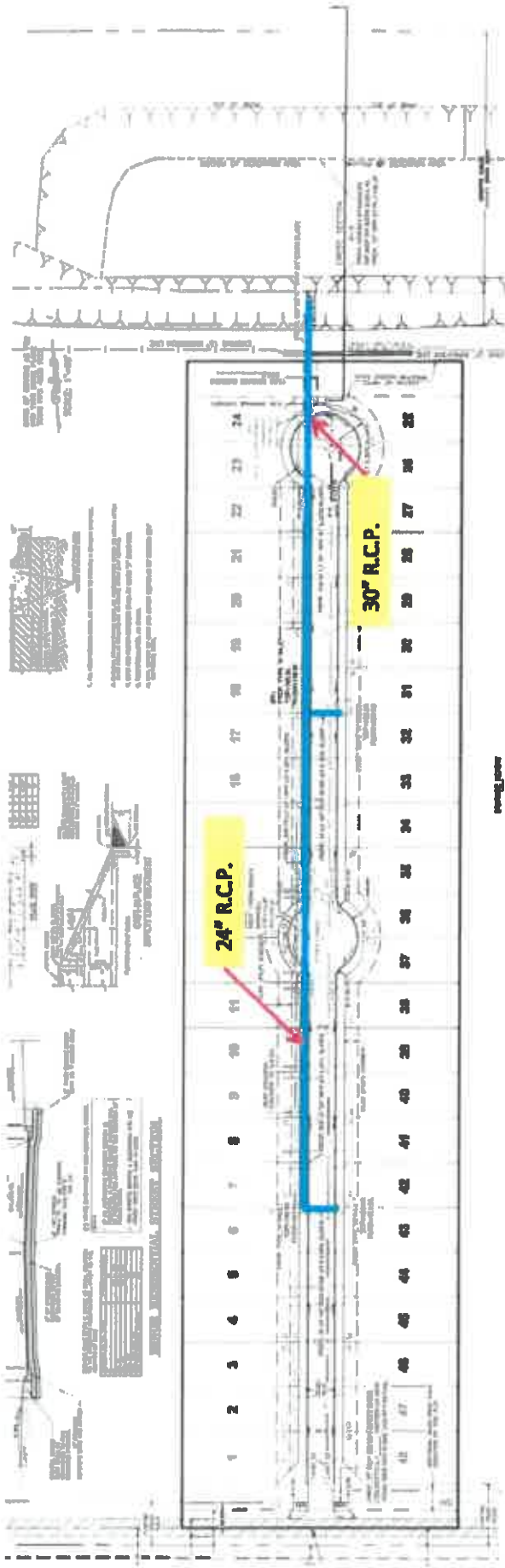
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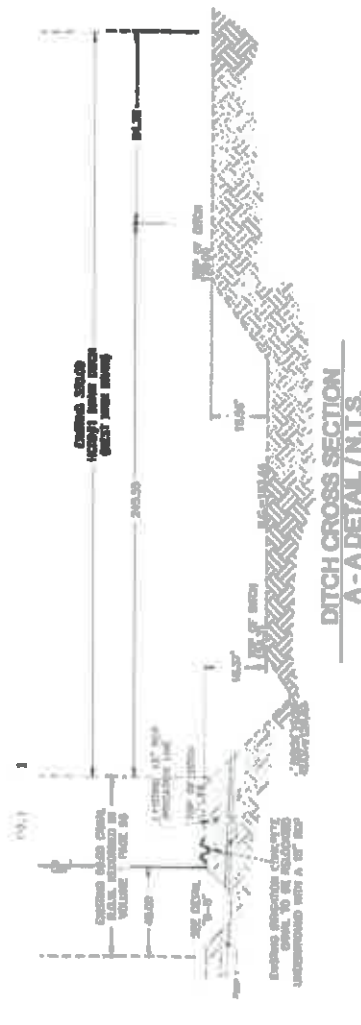
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$CF = \frac{35.00 \text{ FEET} + 18.00 \text{ FEET} \times 8.50 \text{ FEET} \times 300.00 \text{ FEET} = 67.575 \text{ CF}$



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**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 5 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.
Pablo Soto, Jr., P.E.

10/17/2023
Date



PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1808 E. INWOOD, PEARL, TEXAS - 70277
(TEL.) 989-480-1808 (FAX) 989-788-8277

T.R.P.E.
FIRM No. F-60688