

ITEM# 4.2

PRELIMINARY & FINAL PLAT APPROVAL:

Garden Path Subdivision
A tract of land containing 8.887 acres,
Being a part or portion out of
Lot 266, John H. Shary Subdivision
R-1T
Developer: Deka Investments, LLC
Engineer: M2 Engineering, PLLC

REVIEW DATA

PLAT DATA

The proposed subdivision is located along on the West side of Taylor Road approximately 500' North of E. 25TH Street. — **see vicinity map.** The developer is proposing an (88) Eighty-Eight Lot Private Townhome development with (2) Two lots to be designated for storm water detention purposes — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect from an existing water line located along the west side of Taylor Road and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants via direction of the Fire Marshal's office. — **see utility plan**

SEWER

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 8" sanitary sewer system located on the West side of this development. The Capital Sewer Recovery Fee will be required at \$200.00/Lot which equates to \$17,200.00 (\$200.00 x 86 Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way. Access will be from Taylor Road. The proposed drainage system shall consist of 9 Inlets within the streets to collect surface runoff from the lots and streets. Storm pipe ranges from 24" to 36" RCP and shall discharge into 2 onsite detention ponds situated at the entrance of the subdivision. From thereon, the detention pond will connect to the existing 36" main trunk line aligned along the ROW of Taylor Rd. The required detention for a 50-year frequency storm event for this development is 1.22 acre feet (53,195 CF) at a combined peak runoff rate of 36.70 CFS. The designed onsite detention ponds are proposed to provide a combined 1.22 acre feet (53.292 CF) of volume. The City Engineer has reviewed and approved the drainage report.

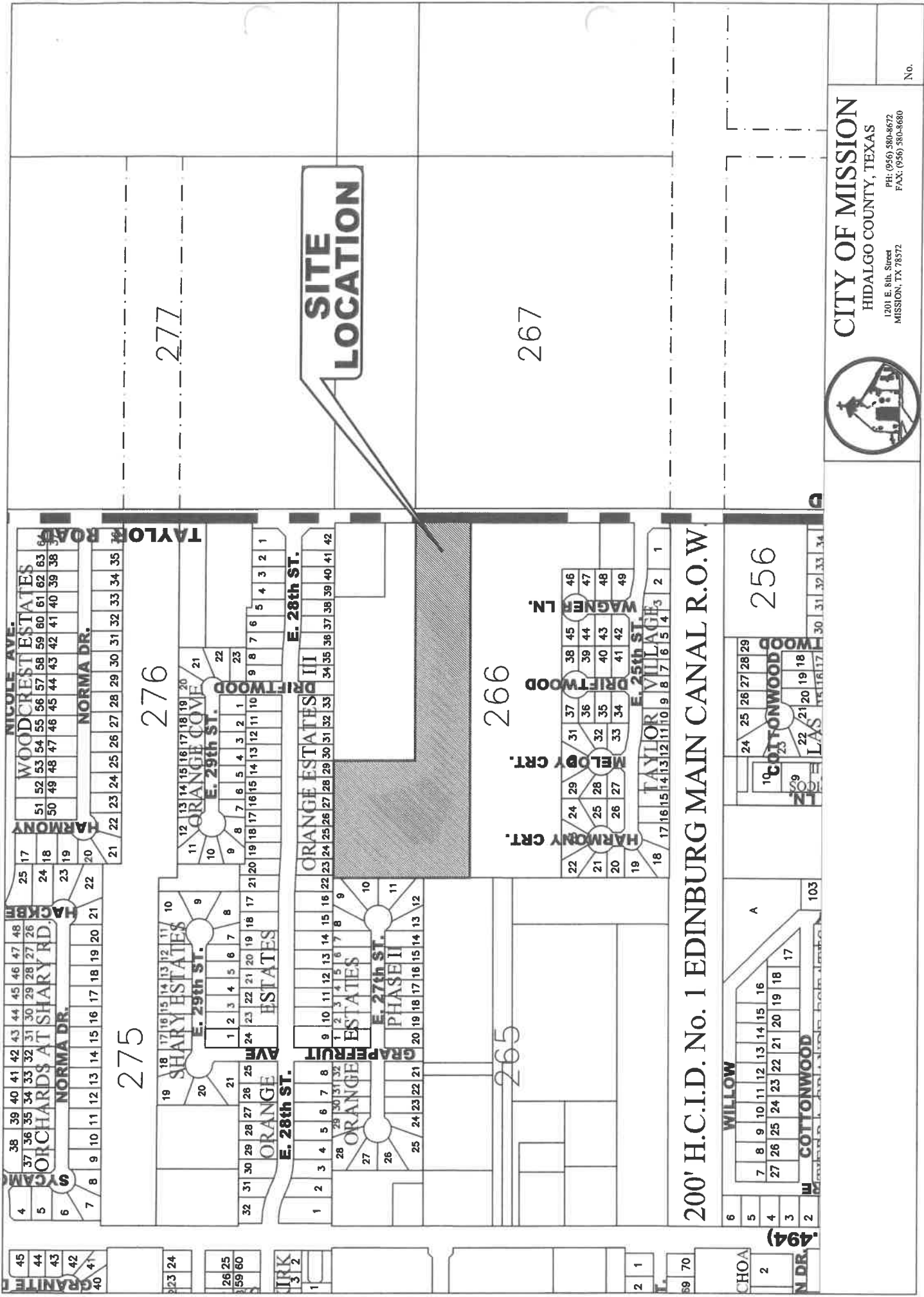
OTHER COMMENTS

Water District Exclusion
Escrow Park fees (86 lots x \$500 = 43,000.00)
Installation of Street Lighting as per City Standards
Must Comply with all other format findings

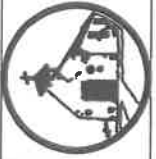
RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.



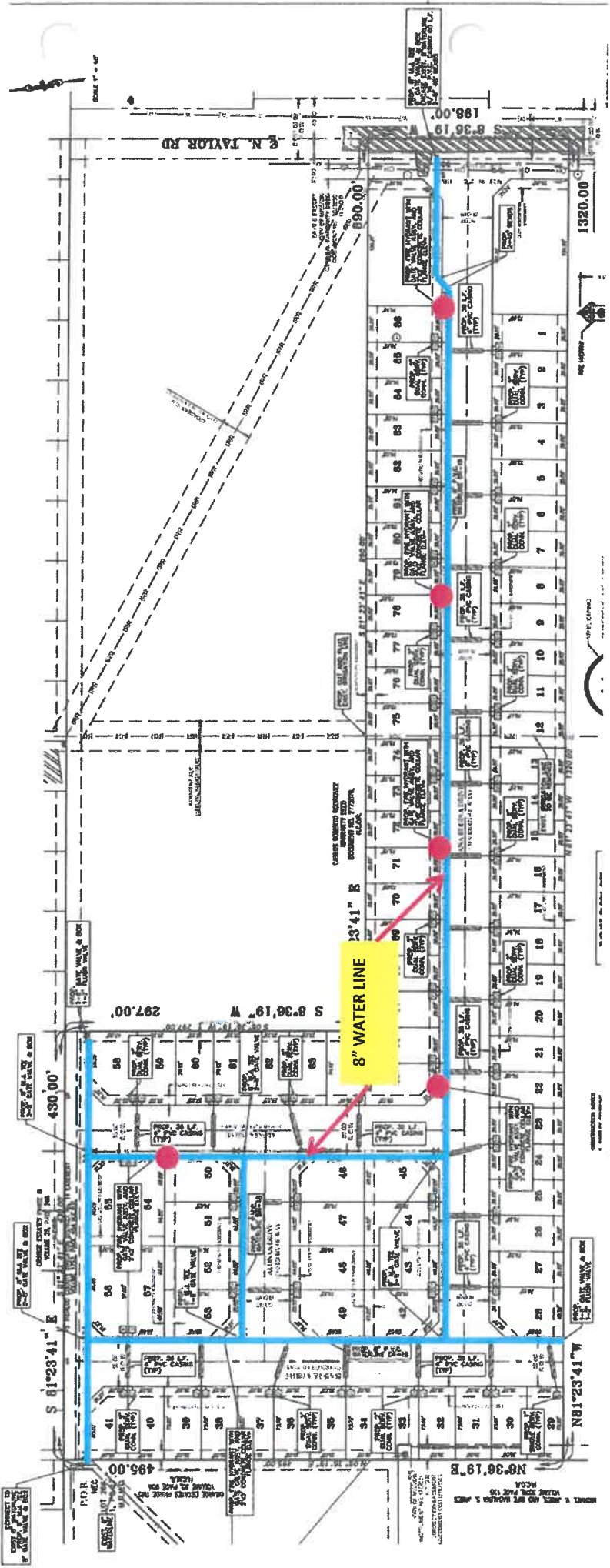
**SITE
LOCATION**



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 880-8672
 FAX: (956) 360-8680

No.



8' WATER LINE

CABLE COMPANY ADVISORY
 WORKING IN PROGRESS
 10/15/2024

E. N. TAYLOR RD

S 81°23'41" E

S 8°36'19" W

S 8°36'19" E

N 81°23'41" W

N 8°36'19" E

CONCRETE
 10/15/2024

498.00

430.00

297.00

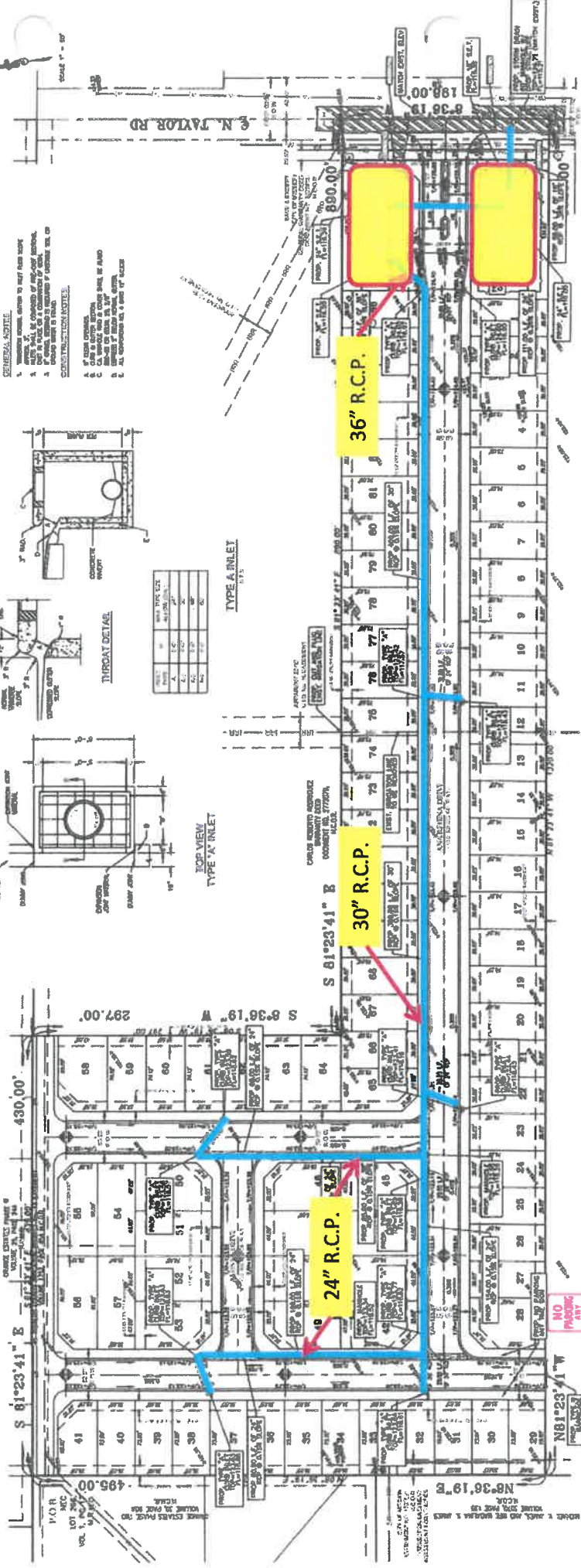
800.00

1320.00

198.00

SCALE 1" = 40'



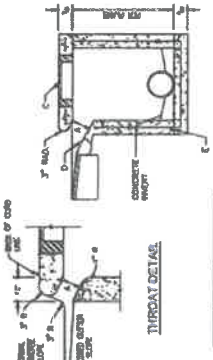


GENERAL NOTE:

1. UNLESS OTHERWISE NOTED TO THE CONTRARY, ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTE:

1. SEE GENERAL NOTES.
2. SEE GENERAL NOTES.
3. SEE GENERAL NOTES.
4. SEE GENERAL NOTES.
5. SEE GENERAL NOTES.
6. SEE GENERAL NOTES.
7. SEE GENERAL NOTES.
8. SEE GENERAL NOTES.
9. SEE GENERAL NOTES.
10. SEE GENERAL NOTES.



ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE THROAT	1	EA
2	CONCRETE THROAT	1	EA
3	CONCRETE THROAT	1	EA
4	CONCRETE THROAT	1	EA
5	CONCRETE THROAT	1	EA
6	CONCRETE THROAT	1	EA
7	CONCRETE THROAT	1	EA
8	CONCRETE THROAT	1	EA
9	CONCRETE THROAT	1	EA
10	CONCRETE THROAT	1	EA

TYPE 'A' INLET
3.1.1

TOP VIEW
TYPE 'A' INLET

NO
PASSING
ANY
TIME

- REJECTED
- APPROVED FOR SUBMITTAL
 - TO H.C. PLANNING DEPT.
 - TO CITY
- DISCHARGE PERMIT REQUIRED
 - DISTRICT FACILITY
 - CITY FACILITY
 - OTHER *City of Mission*



Alexis Lopez
H.C.D.D. NO. 1

3/10/22
DATE

Drainage Statement
Garden Path Subdivision



3/7/2022

Emigdio Salinas

Project Location

A tract of land being out of the composite of those properties conveyed to Alfred T. Denham and S. Denise Denham, recorded in Warranty Deed recorded in Document No. 679954 and General Warranty Deed recorded in Document No. 1610023, all in the Official Records of the County Clerk of Hidalgo County, Texas, and being 8.887 acres out of the North 15.00 acres of Lot 266, John H. Shary Subdivision, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas.

Flood Plain

The site is located within Zone "C", Areas of minimal flooding; (No Shading). Based on Community FIRM Panel No. 480334 0400C, Map Revised November 16, 1982.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo Sandy Clay Loam; 0 to 1 percent slopes. Soil is classified as well drained and belongs to Hydrologic Group B.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	9.8	100.0%
Totals for Area of Interest		9.8	100.0%

Undeveloped Conditions

The featured project site consists of an 8.887-acre tract of land located on the West side of Taylor Road approximately 500-feet North of Sycamore Avenue. Presently the site has non uniform drainage patterns over a practically flat terrain. The site currently inhabits a single-family dwelling with a storage shed located along the front of the property (East Side of Tract). The undeveloped flow drains at a rate of 5.40 CFS for a 10-year frequency storm.

Developed Conditions

The City of Mission and Hidalgo County Drainage criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event, and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

Exhibit "A" details the proposed drainage calculations and drainage area maps for the featured site. The Garden Path Subdivision will feature eighty-eight multi-family residential townhomes over an 8.887-acre tract of land found along the West side of Taylor Road in the City of Mission, Texas. The proposed drainage infrastructure is an internal enclosed pipe system consisting of nine (9) curb inlets that will collect and convey the residual storm water runoff towards onsite drainage detention areas situated at the entrance of the subdivision. From thereon, the onsite detention pond will connect to the existing 36-inch main trunk line aligned along the East ROW of Taylor Road (property side) owned and maintained by the City of Mission. The required detention for a 50-year frequency storm event for the development is 1.22 acre-feet (53,195 CF) at a combined peak runoff rate of 36.70 CFS. The designed onsite detention ponds are proposed to provide a combined 1.22 acre-feet (53,292 CF) of volume.