

ITEM # 3.0

PRELIMINARY & FINAL PLAT APPROVAL:

Tanglewood at Bentsen Palm Phase V
A tract of land containing 11.688 acres being out of Lot 14,
Del Monte Irrigation Co. Subdivision
PUD (R1)
Developer: Rhodes Enterprises, Inc.
Engineer: Melden & Hunt, Inc.

REVIEW DATA

The property is located approximately 150' East of the intersection of Falcon Drive & Kingfisher Lane with a continuation of Falcon Drive. The property is currently open with a proposed use of (42) Forty-Two Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

WATER: The developer shall connect to an existing 8" water line located along the South ROW of Falcon Drive within Tanglewood Phase IV which ended with a flush valve. The flush valve will be removed and a line will extend into the proposed development with a new 8" water line to provide water for each lot by a 1" service. There are 3 proposed fire hydrants via direction of the Fire Marshal's office.

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 line along the North side of Falcon Drive being a continuation from Tanglewood Phase IV. This system will extend and also connect to an existing line NE of this proposed site. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$8,400.00 (\$200.00 x 42Lots).

STREETS & STORM DRAINAGE: The proposed internal streets will be 32' back-to-back within a 50' Right of Way. Access will be from Falcon Drive.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into an existing H.C.I.D No. 18 drain ditch, which was widened by phase III to accommodate future phases. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Conveyance or Payment of Water Rights

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.

Must comply with all other format findings

Installation of street lighting as per City Standards

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Provide Water District Exclusion, and
3. Conveyance or Payment of Water Rights

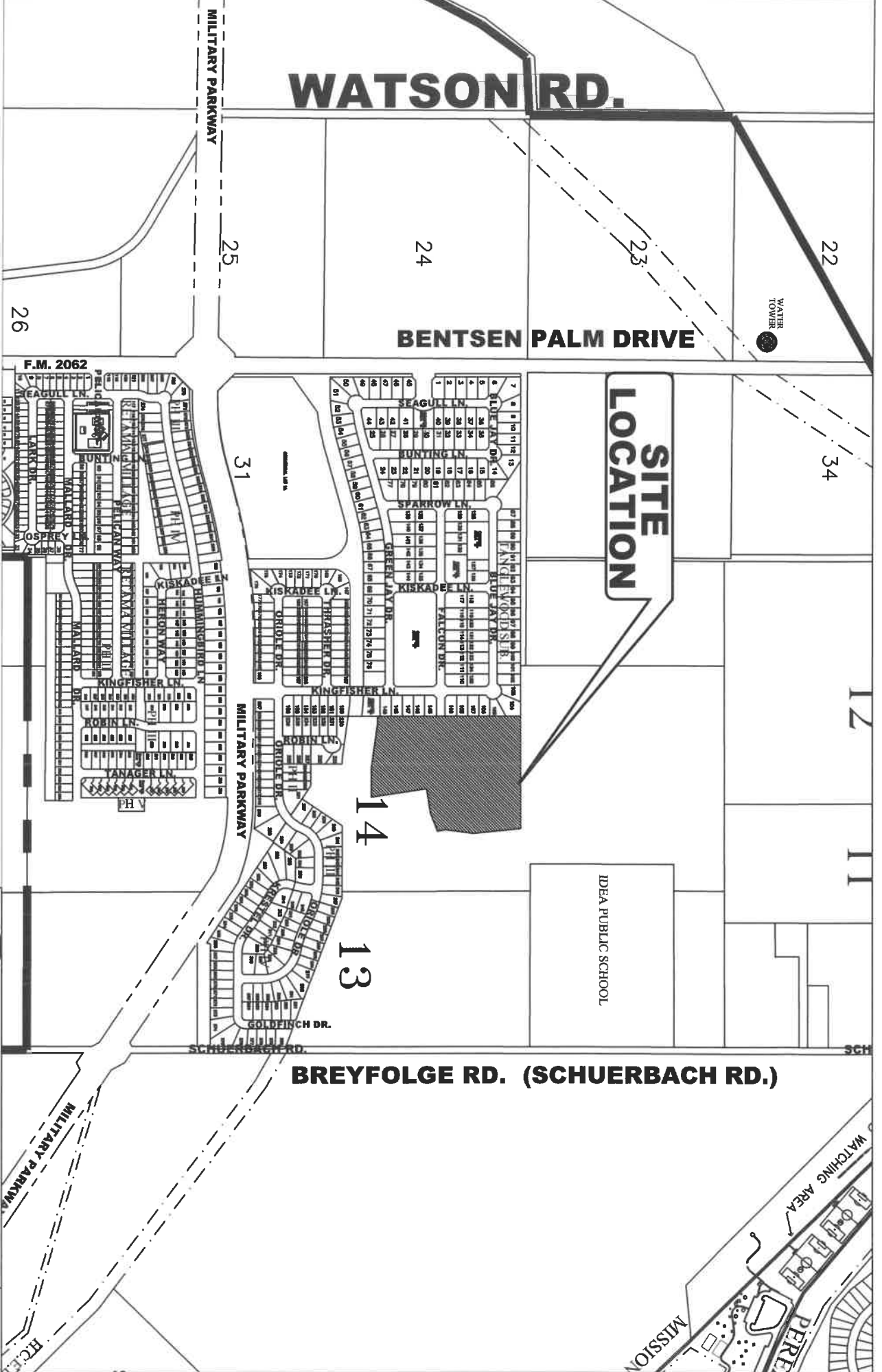
WATSON RD.

BENTSEN PALM DRIVE

SITE LOCATION

IDEA PUBLIC SCHOOL

BREYFOLGE RD. (SCHUERBACH RD.)



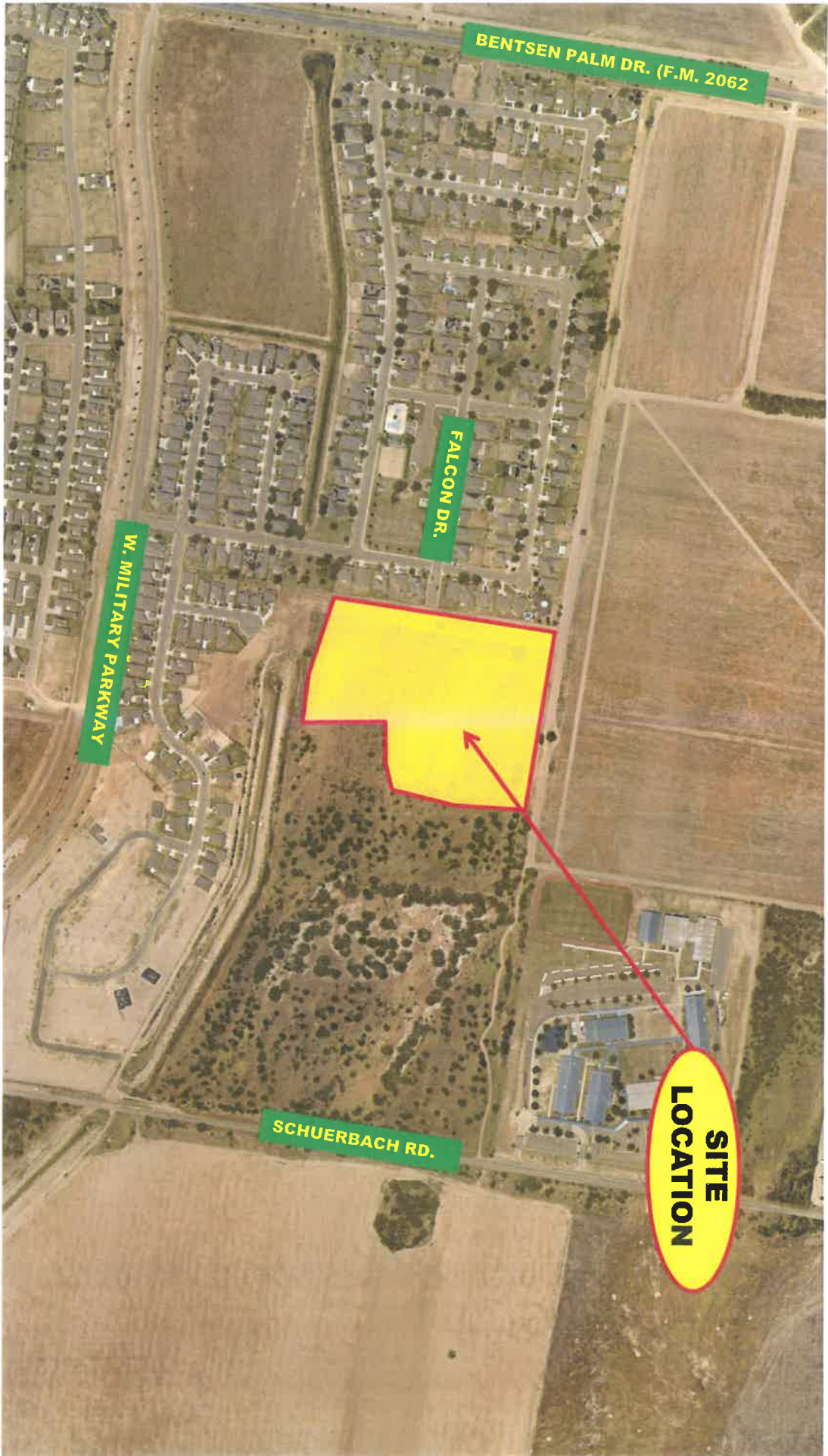
CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

PH: (956) 580-8672
FAX: (956) 580-8680

No.



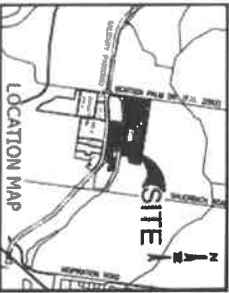
BENTSEN PALM DR. (F.M. 2062)

FALCON DR.

W. MILITARY PARKWAY

SCHUERBACH RD.

**SITE
LOCATION**



CONSTRUCTION DATA

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Excavation	100	CY	10.00	1000.00
2	Foundation	50	SQ YD	20.00	1000.00
3	Structure	100	SQ YD	30.00	3000.00
4	Roofing	100	SQ YD	15.00	1500.00
5	Interior Finishes	100	SQ YD	25.00	2500.00
6	Exterior Finishes	100	SQ YD	10.00	1000.00
7	Landscaping	100	SQ YD	15.00	1500.00
8	Site Work	100	SQ YD	10.00	1000.00
9	Utilities	100	SQ YD	10.00	1000.00
10	Other	100	SQ YD	10.00	1000.00
TOTAL					13500.00

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNAGE.
5. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE ENGINEER FOR APPROVAL.
6. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN INSURANCE COVERAGE AS REQUIRED BY THE CITY OF DENVER.
8. THE CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS FOR APPROVAL.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL MATERIALS AND LABOR USED.
10. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL MATERIALS AND METHODS.

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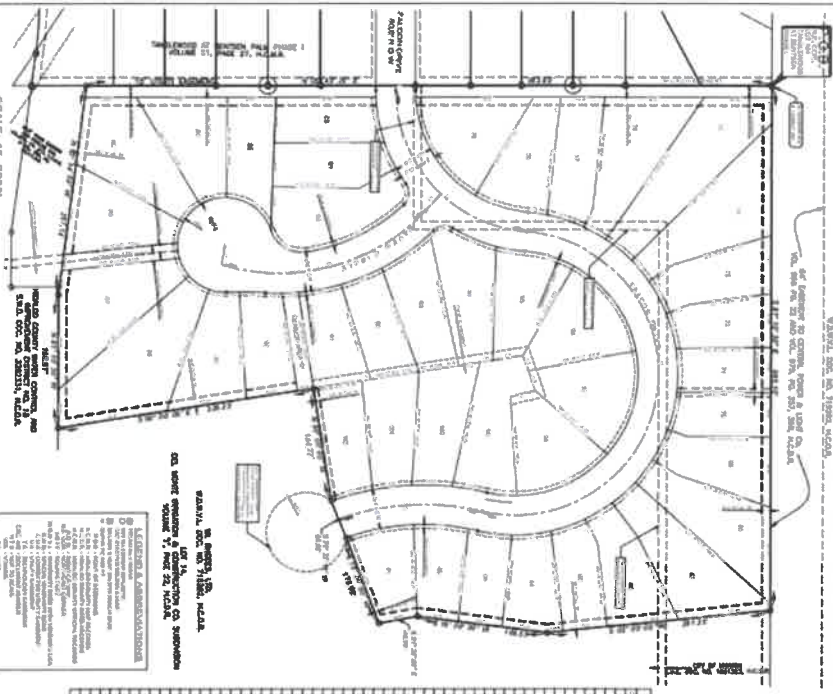
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CITY OF DENVER
DEPARTMENT OF PERMITTING
1500 W. FAYETTE, SUITE 100
DENVER, CO 80202

MAP OF TANGLEWOOD AT BENTSEN PALM PHASE V

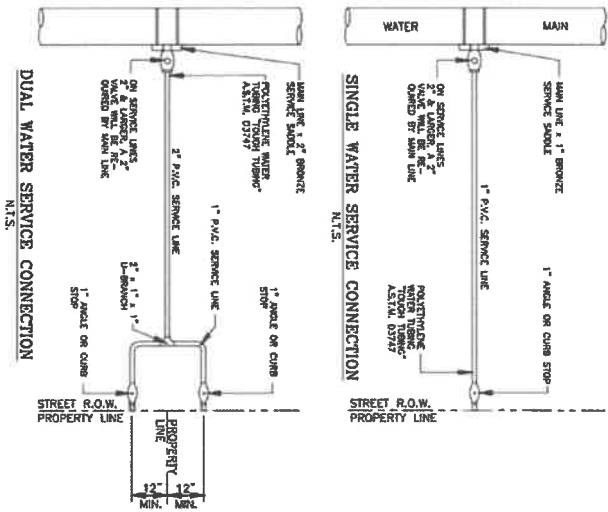
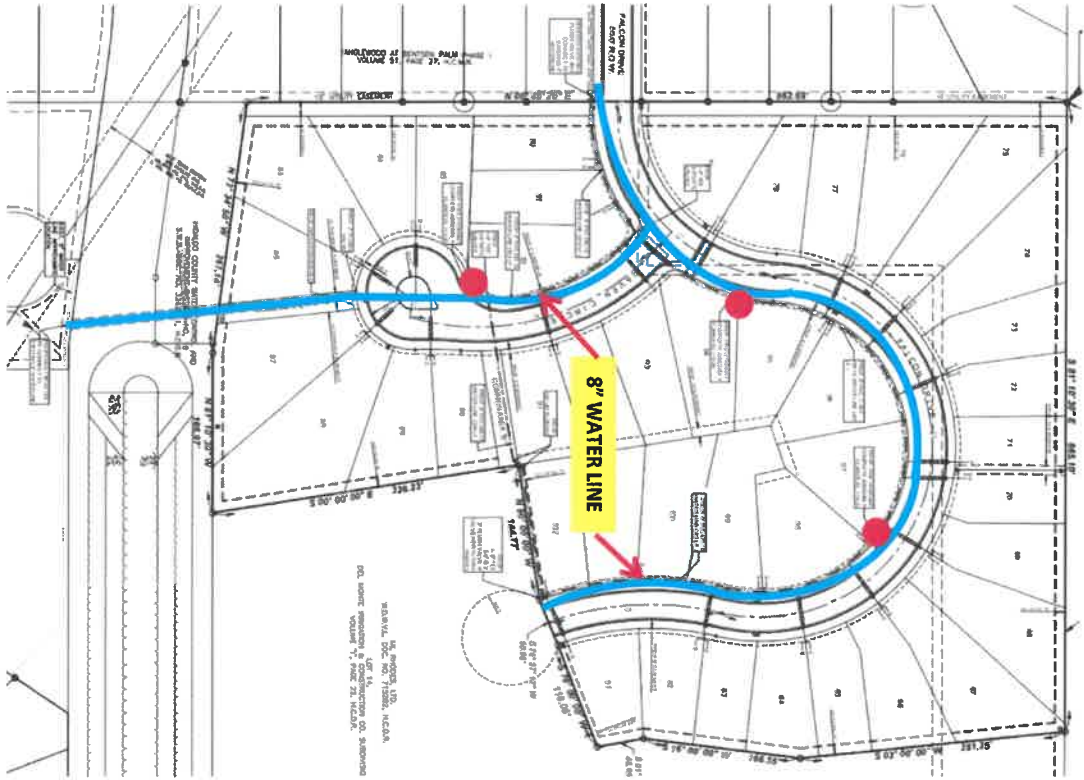
11.887 ACRES BEHIND LOT 14
CITY OF DENVER
HAROLD COUNTY TRAIL

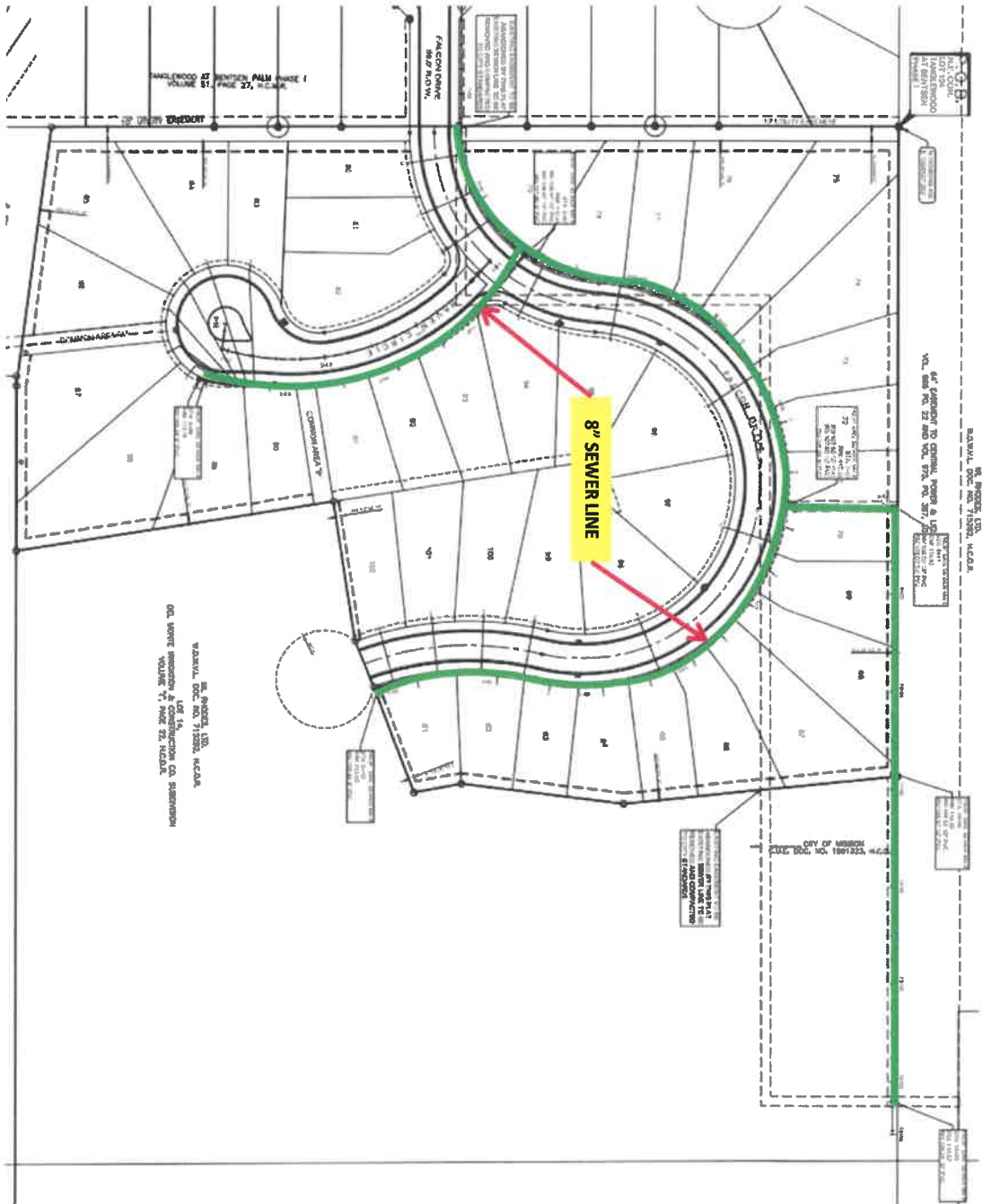
DATE: 08/11/2009

SCALE: 1"=2000'

PROJECT NO. 090152-001

SHEET 1 OF 1





SECTION 1
 VOLUME 12
 PLAT 23

FALCON DRIVE
 8627 N.O.W.

SECTION 1
 LOT 20
 VOLUME 12
 PLAT 23

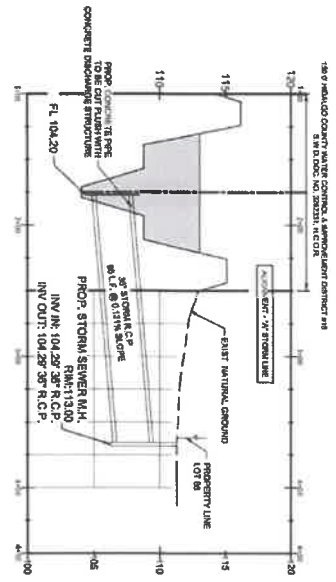
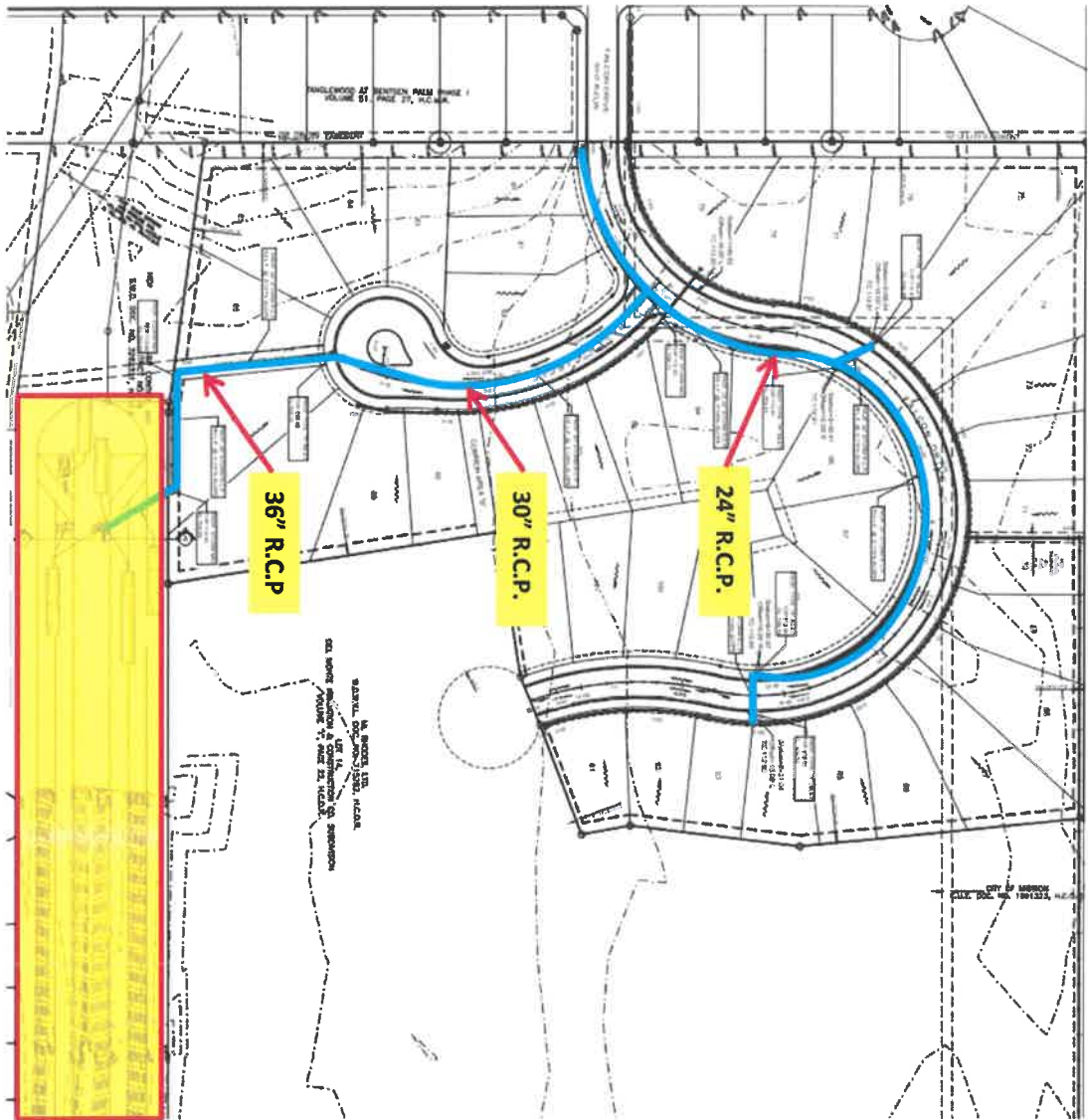
64' AGREEMENT TO CONVEY POWER & USE OF EASE IN FAVOR OF THE CITY OF PHOENIX FOR THE CONSTRUCTION OF A SEWER LINE
 VOL. 12, PAGES 21 & 22, PLAT 23, N.O.W.

IN PARTIAL LIOU, A.C.A. 8
 WADSWORTH, DEC. 2007, 715289, A.C.A.M.

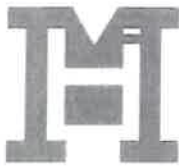
SECTION 1
 LOT 20
 VOLUME 12
 PLAT 23

SECTION 1
 LOT 20
 VOLUME 12
 PLAT 23

IN PARTIAL LIOU,
 WADSWORTH, DEC. 2007, 715289, A.C.A.M.
 LOT 15
 OLD SURVEY AGREEMENT & CONSTRUCTION CO. SUBDIVISION
 VOLUME 11, PAGE 22, N.O.W.



CROSS SECTION A-A
 N.T.S.



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement

Tanglewood At Bentsen Palm Phase V

Project #24071 Date: July 31, 2024 Revised: August 30, 2024

Tanglewood At Bentsen Palm Phase IV A tract of land containing 11.688 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of lot 14, Del Monte Irrigation & Construction CO., according to the plat thereof recorded in volume "I", page 22, Hidalgo County Deed Records, which said 11,688 acres out of a certain tract conveyed to ML Rhodes, ltd, by virtue of a warranty deed with vendor's lien, recorded under document number 715282, Hidalgo County Official Records This subdivision lies in Zone "B", which is designated as areas between limits of the 100-year flood and 500- year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading). FEMA'S Flood rate map Community- Panel Number 480334 0400 C. Map revised by LOMR Case No. 23-06-0611A, dated February 03,2023. The property is located approximately 150 feet East of the intersection of Falcon Drive & Kingfisher Lane. The property is currently open with a proposed use of 42 residential lots in the City of Mission, Texas.

The soils in this area (7) Cameron silty clay, (55) Reynosa silty clay loam and (64) Runn silty clay, s which are in Hydrologic Group "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 7.41 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 24.09 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 16.68 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a an existing H.C.I.D. No. 18 drain ditch, which was widened by phase III to accommodate future phases. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 45,208 cubic feet of detention was provided within the expansion of the H.C.I.D. 18 drainage ditch during phase III. The ditch was expanded to its full capacity and an additional 599,655 CF of detention was provided. (Refer to approved drainage report Tanglewood At Bentsen Palm Phase III) The excess detention provided during phase III has been accounted for this Tanglewood Phase V. The remaining detention 437,569 C.F. Shall be credited for future phases.

M. Reyna 8-30-24

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER <u>HCID #18</u>	
<u>Alexis Lizano</u>	<u>9/30/24</u>
H.C.D.D. NO. 1	DATE

Mario A. Reyna, P.E. #117368
President

Date: 08-30-24

