

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Capricorn Estates Subdivision
Being a 9.43 acre tract of land, more or less, out of Lot "F",
B.L. Millers Resubdivision of Lots 16-20, Blk 4, Mission
Groves Estates
R-1
Developer: LLAAG, LLC
Engineer: Homero L. Gutierrez

REVIEW DATA

PLAT DATA

The subject site is located 1,470' West of Inspiration Road along the south side of W. Griffin Parkway (F.M. 495) — **see vicinity map**. The developer is proposing (44) Forty-Four Single Family Residential lots and (1) one detention pond — 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 from an existing 8" water line located along the south side of W. Griffin Parkway (F.M. 495) and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants to be used as filling stations via direction of the Fire Marshal's office. — **see utility plan**

SEWER

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the south side of W. Griffin Parkway (F.M. 495). The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$8,800.00 (\$200.00 x 44 lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way, access will be from W. Griffin Parkway (F.M. 495). The proposed drainage shall consist of surface runoff in green areas with excess drainage to be graded towards the streets directing the runoff into Type "A" inlets. The proposed storm system shall discharge into a detention pond at the northwest corner and northern portion of the subdivision. Excess storm water will then bleed thru a 24" RCP pipe, then with a 8" bleeder line connection to a proposed TY"CC" TxDot inlet. The total contributing 50 year developed storm water discharge of 50,442.48 cubic feet will be detained on the proposed site detention pond and released at 10-year flood rate of 8.11 cfs. The City Engineer has reviewed and approved the drainage report.

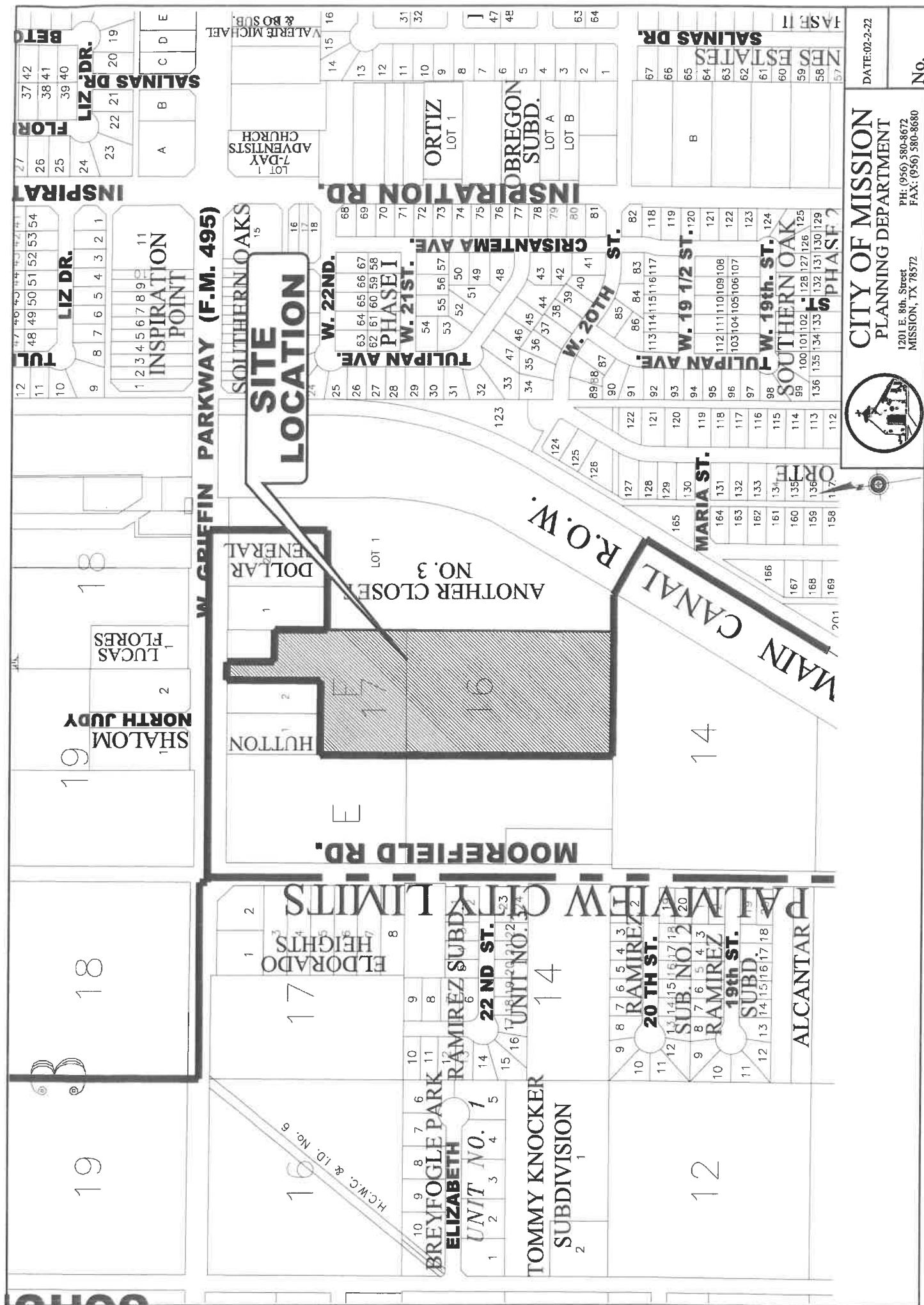
OTHER COMMENTS

Escrow Park fees (44 Lots x \$500 = \$22,000.00)
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. Comply with all other format findings.

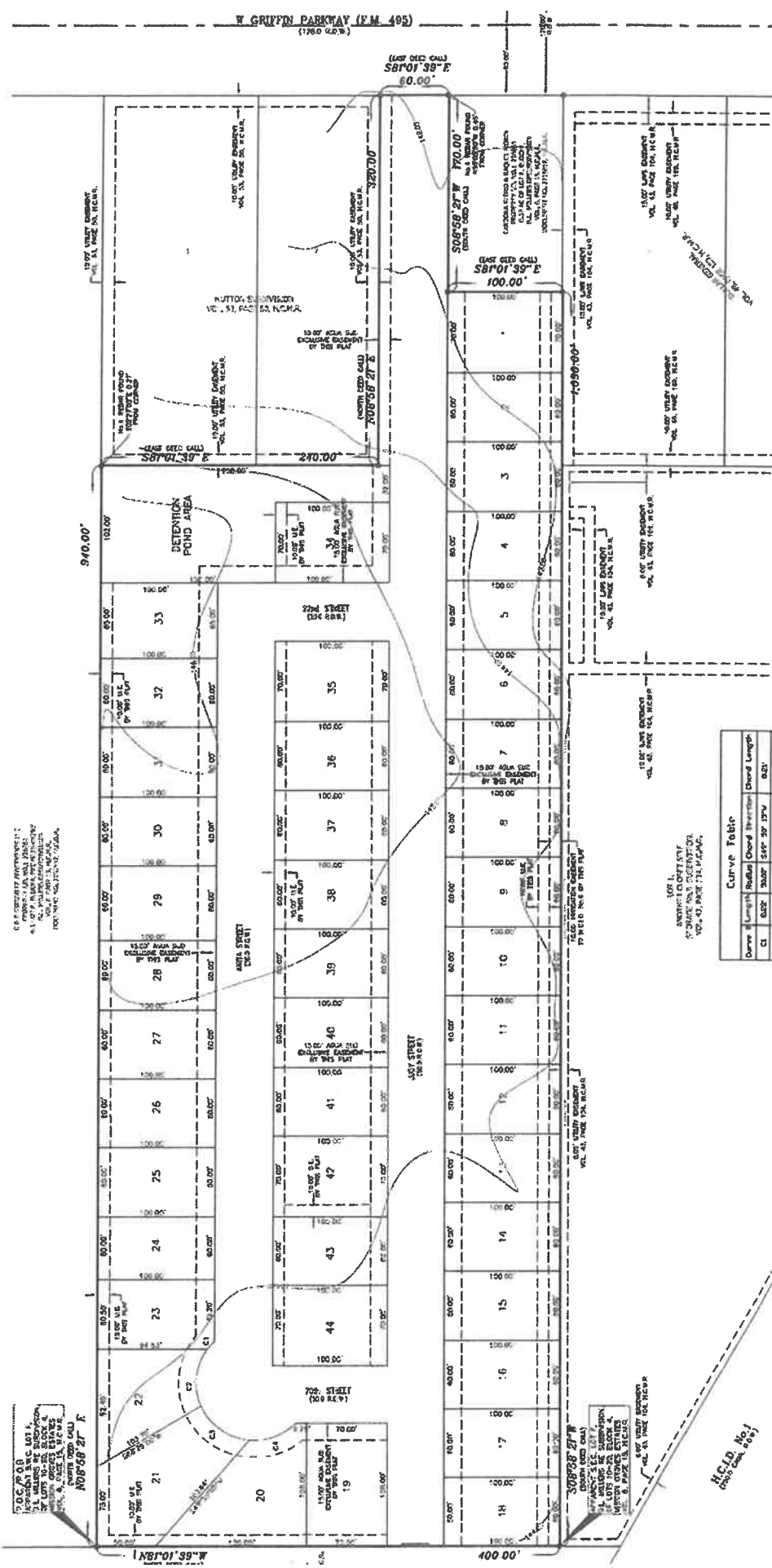




**SITE
LOCATION**

W. Griffin Plwy

N. Moorefield Road



Curve Table

Curve	Length	Radius	Grade	Stationing	Overall Length
C1	100.00'	100.00'	1.00%	100+00.00 to 101+00.00	100.00'

NOT TO SCALE
 ALL DISTANCES ARE APPROXIMATE
 BASED ON THE INFORMATION PROVIDED
 BY THE CLIENT AND THE SURVEYOR'S
 FIELD NOTES.

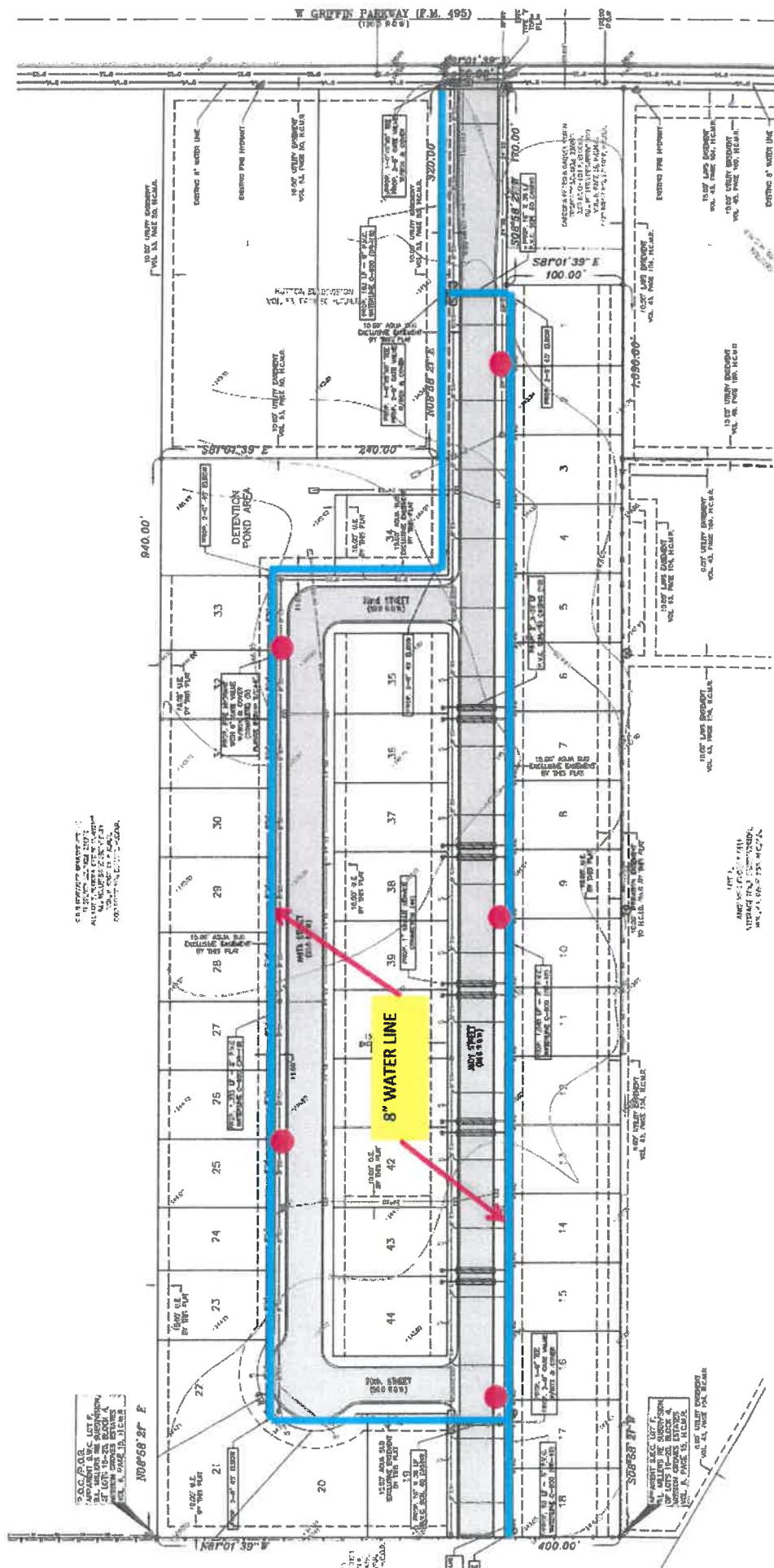
W. GRIFFIN PARKWAY (E.M. 495)
 (1700 S.W.)

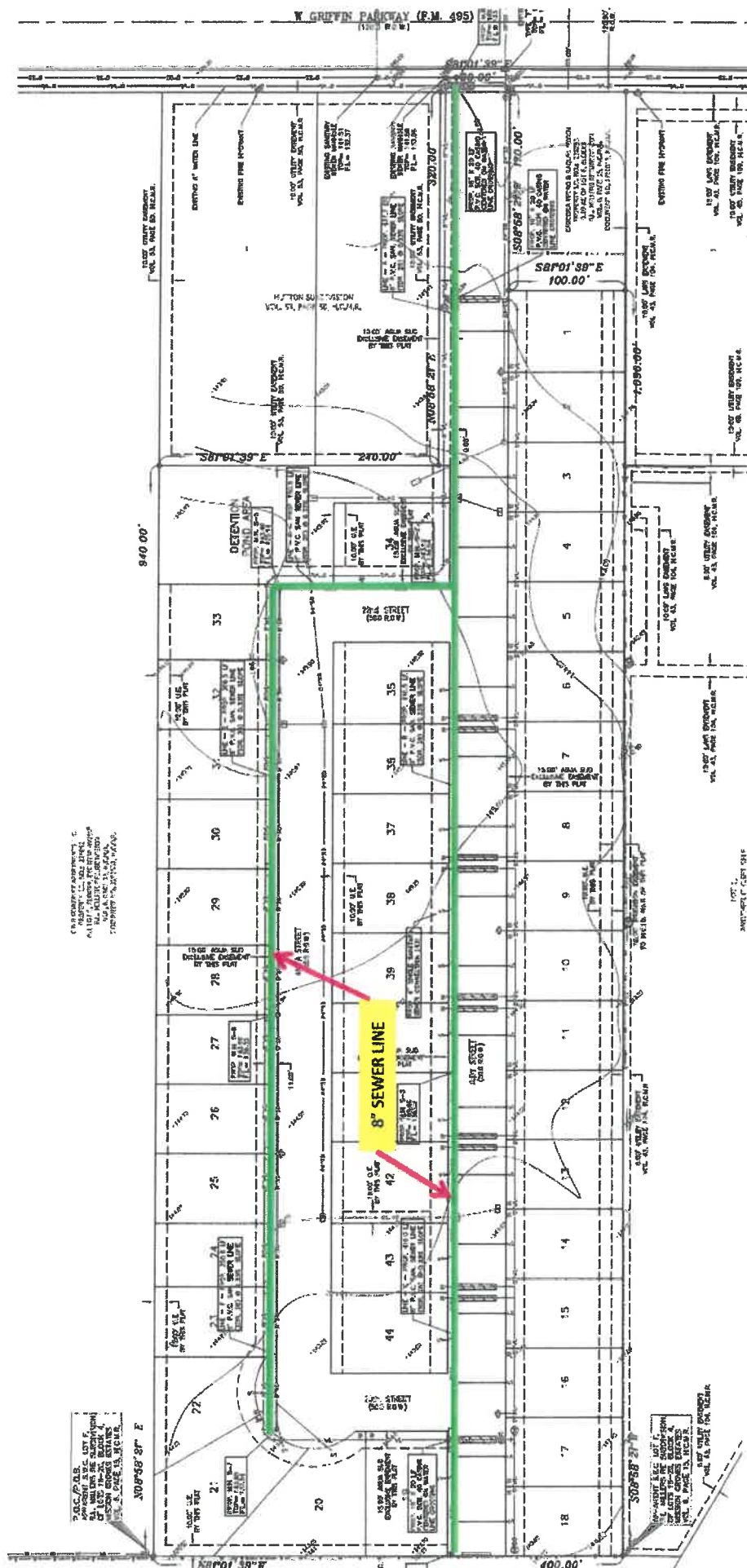
100' WIDE ROAD
 58'00" 39' E
 60.00'

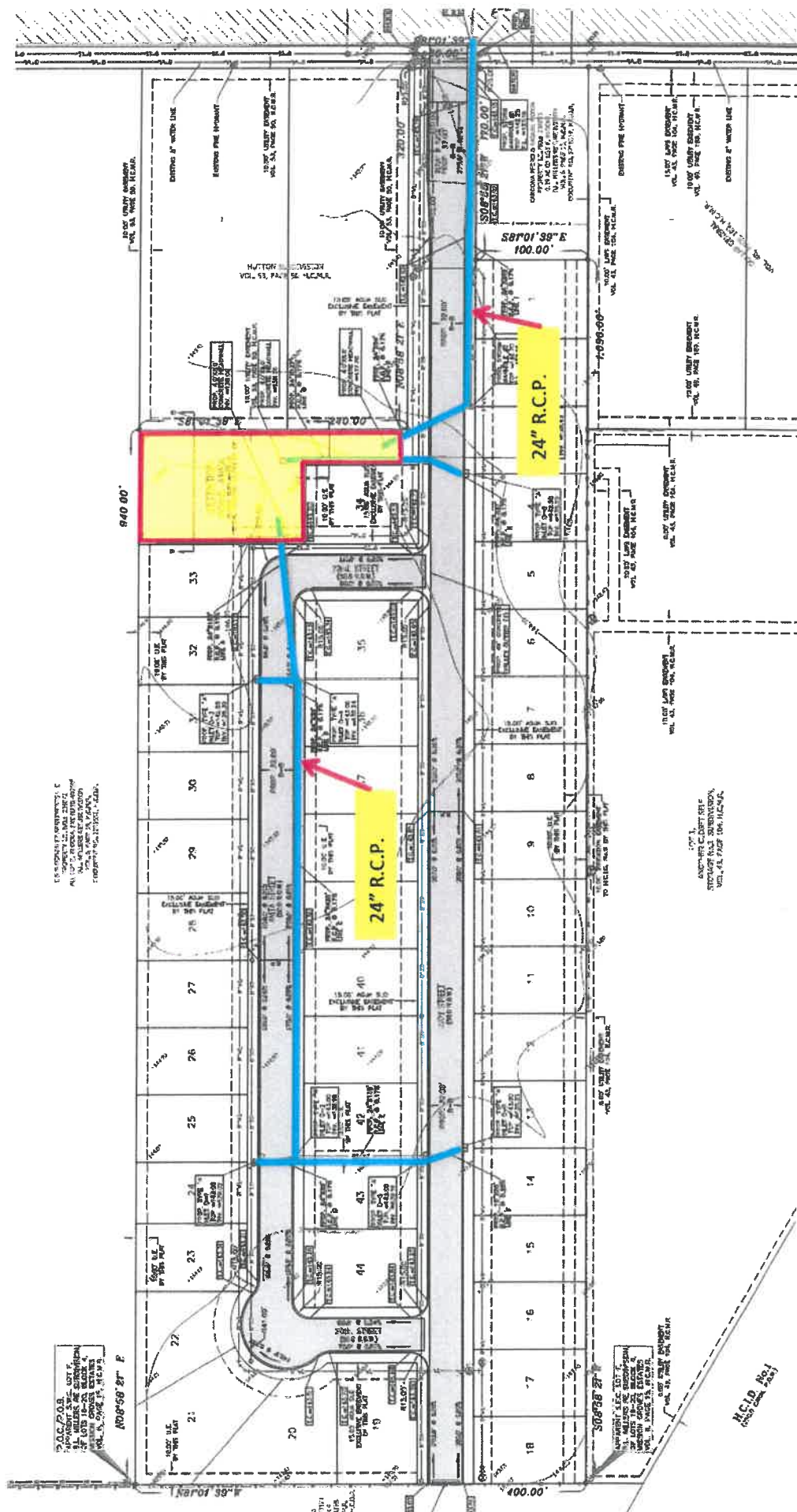
100' WIDE ROAD
 58'00" 39' E
 100.00'

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 58'00" 39' E
 100.00'

100' WIDE ROAD
 58'00" 39' E
 100.00'







**Drainage Statement
For
CAPRICORN ESTATES SUBDIVISION**

I. PROJECT LOCATION

Capricorn Estates Subdivision is a 9.430-acre tract of land out of a Lot "F", B. L. Millers Resubdivision of Lots 16 through 20, Mission Groves Estates, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 6, Pages 15, Map Records in the Office of the County Clerk of Hidalgo County, Texas. The proposed subdivision will consist of 43-lots. The property is located in Hidalgo County, Texas, on the South side of Griffin Parkway (FM 495) approximately 650 feet East of Moorefield Road intersection and is within the city limits of the City of Mission (Refer to **Exhibit A**).

II. FLOOD PLAIN

The property is located within Zone "C", areas of minimal flooding (No shading). FIRM (FLOOD INSURANCE RATE MAP) Community Panel 480334 0400 C Dated November 16, 1982. (Refer to **Exhibit B**).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to **Exhibit C**) indicates the subject tract lies in an area of predominantly Hidalgo sandy clay loam with slopes between 0 and 1 percent, (Hidalgo 28), well drained which are in Hydrologic Group "B" respectively. Soil Group "B" is

moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped with no existing improvements. The existing terrain has a grade of approximately 0.75%. Existing runoff from the 9.430 acres flows from its westernmost Northwest corner to a southeasterly and northeasterly direction towards Griffin Parkway. The total contributing 10-year existing storm water runoff is **8.11cfs**. (Refer to **Exhibit D-1**)

V. PROPOSED CONDITIONS

Though the proposed development for this subdivision will consist of 43-lots, the drainage report calculations are based on the possible ultimate future development of the 43-lots to each consist of 3,000 square feet of residential and parking non-permeable area, and other areas to be covered by paved streets and sidewalks. The proposed drainage for Capricorn Estates Subdivision shall consist of surface runoff into the lot's green areas with the excess drainage to be graded into the proposed respectively graded streets directing the runoff to be collected by Type "A" inlets located at designed designated street low spots within the subdivision. The proposed storm system shall discharge into a proposed detention pond located at the northwest corner and northern portion of this property. Though some waters will evaporate and percolate into the soil, the excess storm water would be allowed to bleed thru a proposed 24-inch RCP pipe up to just prior to its proposed TY "CC" Inlet connection

(replacing an existing TY "F" TxDOT inlet belonging to TxDOT). At which point the 24-inch will be reduced to an 8-inch bleeder connecting line to the proposed TY "CC" TxDOT inlet. Runoff will be conveyed into the proposed combination of detention areas to comply with the hydrograph computations of newly created drainage waters in order to accommodate 50,442.48 cubic feet (1.158 ac-ft) of storm water storage. The total contributing 50 year developed storm water discharge of 50,442.48 cubic feet will be detained on the proposed site detention pond and released at 10-year flood rate of 8.11cfs. (Refer to **Exhibit D-1**)


VI. DETENTION REQUIREMENTS

In accordance with the City of Mission and Hidalgo County Drainage District No 1 policy, the peak rate for runoff for this development will be limited to the existing 10-year storm water runoff, for a total of 50,442.48 cubic feet (1.158 ac-ft) for the entire subdivision.



Homero Luis Gutierrez

01-31-2022

<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 type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER <i>to DOT</i>	
<i>[Signature]</i>	
H.C.D.D. NO. 1	DATE <i>2-11-22</i>