

ITEM# 2.2

PRELIMINARY & FINAL PLAT APPROVAL:

Stewart Cove Phase II Subdivision
A 2.97 acre tract of land out of the
South 24.44 acres of Lot 26-12,
West Addition to Sharyland
R-1A
Developer: Aaron H. Balli, Jr.
Engineer: Hinojosa Engineering, Inc.

REVIEW DATA

PLAT DATA: The Stewart Cove Phase II Subdivision is located on the southwest corner of N. Stewart Road and Solar Drive. — **see vicinity map.** The tract is currently vacant with a proposed land use for 8 residential lots. — see plat for actual dimensions, square footages, and land uses.

WATER: The developer is proposing to connect to an existing 8" water line located along the west R.O.W. of N. Stewart Road and extend an 8" water line through the site providing water service to each lot. It will be looped to the north connecting into the existing adjacent subdivision. There is 1 proposed fire hydrant via direction of the Fire Marshal's office.

SEWER: The developer will connect to an existing sewer line located north of this site along the north ROW of Solar Drive and extend south into the subdivision with an 8" PVC line to collect from all lots abutting to the proposed street which will end with a standard MH on front of Lot 23. All lots will be stubbed opposite of the water meter with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$1,600.00 (\$200 x 8 Lots).

STREETS & STORM DRAINAGE: The subdivision will have access from Solar Drive and end at a cul-de-sac. The street design will include a 50' ROW in a proposed 32' B-B paved street complete with curb & gutters.

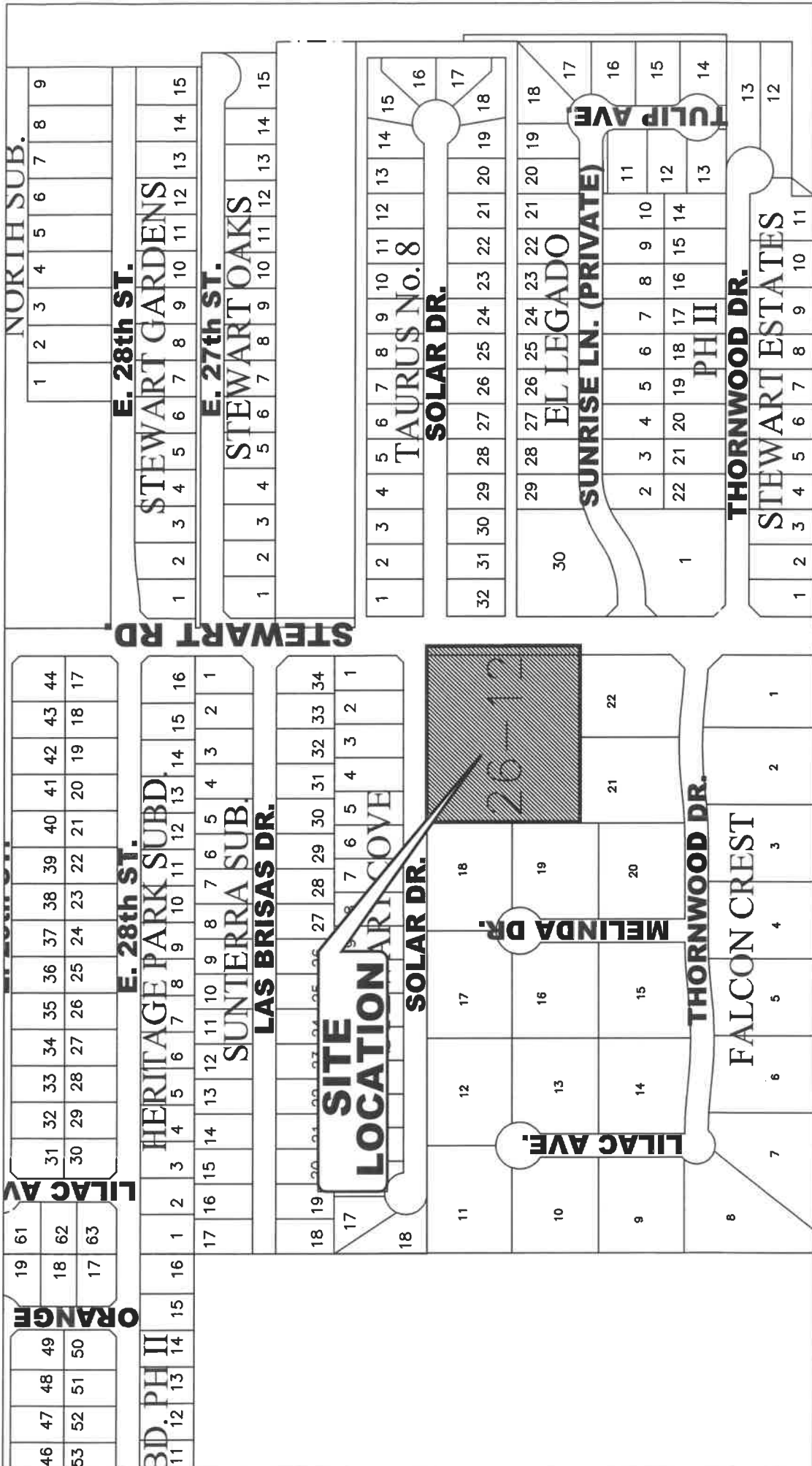
The site lies within a Zone C flood zone as per FIRM panel No. 480344 0400C. The site will sheet flow rainfall onto the proposed street to flow north into existing inlets within Solar Drive the runoff will be detained on-site in a proposed swale and discharge onto an existing City of Mission 24" RCP storm drain line which ultimately drains to the HCDD No. 1 ditch approximately 950' north of this site. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS:

1. Water District exclusions
2. Payment of Park fees (\$500x8Lot=\$4,000.00)
3. Submittal of a street light and sign layout

RECOMMENDATION: Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee
2. Payment of Park Fee, and
3. Conveyance of water rights or payment of \$8910.00 per ordinance # 5482



200' H.C.I.D. No. 1 EDINBURG

MAIN CANAL R.O.W.

WILF A CITY

W RUSSELL AND NORMA

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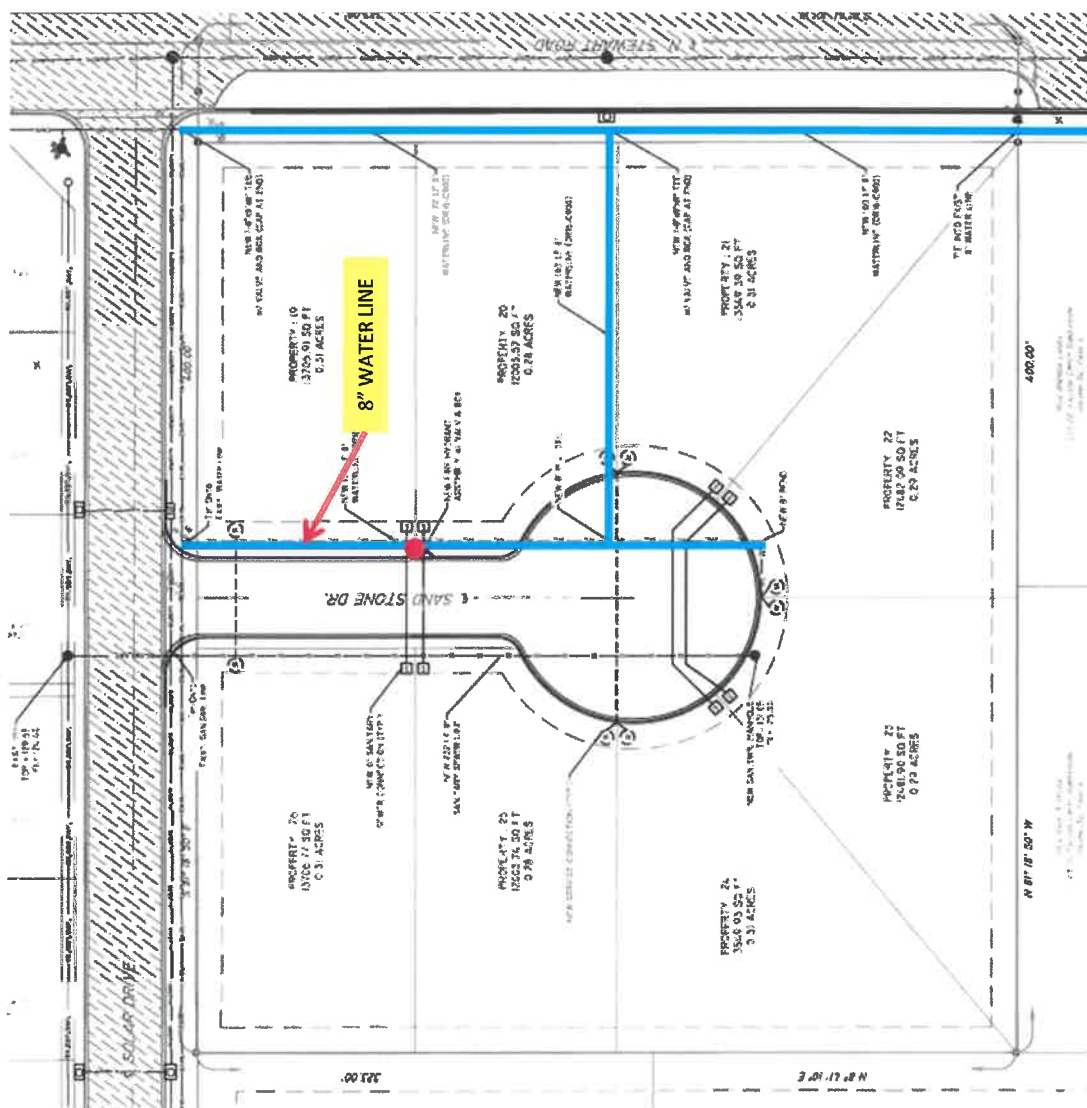


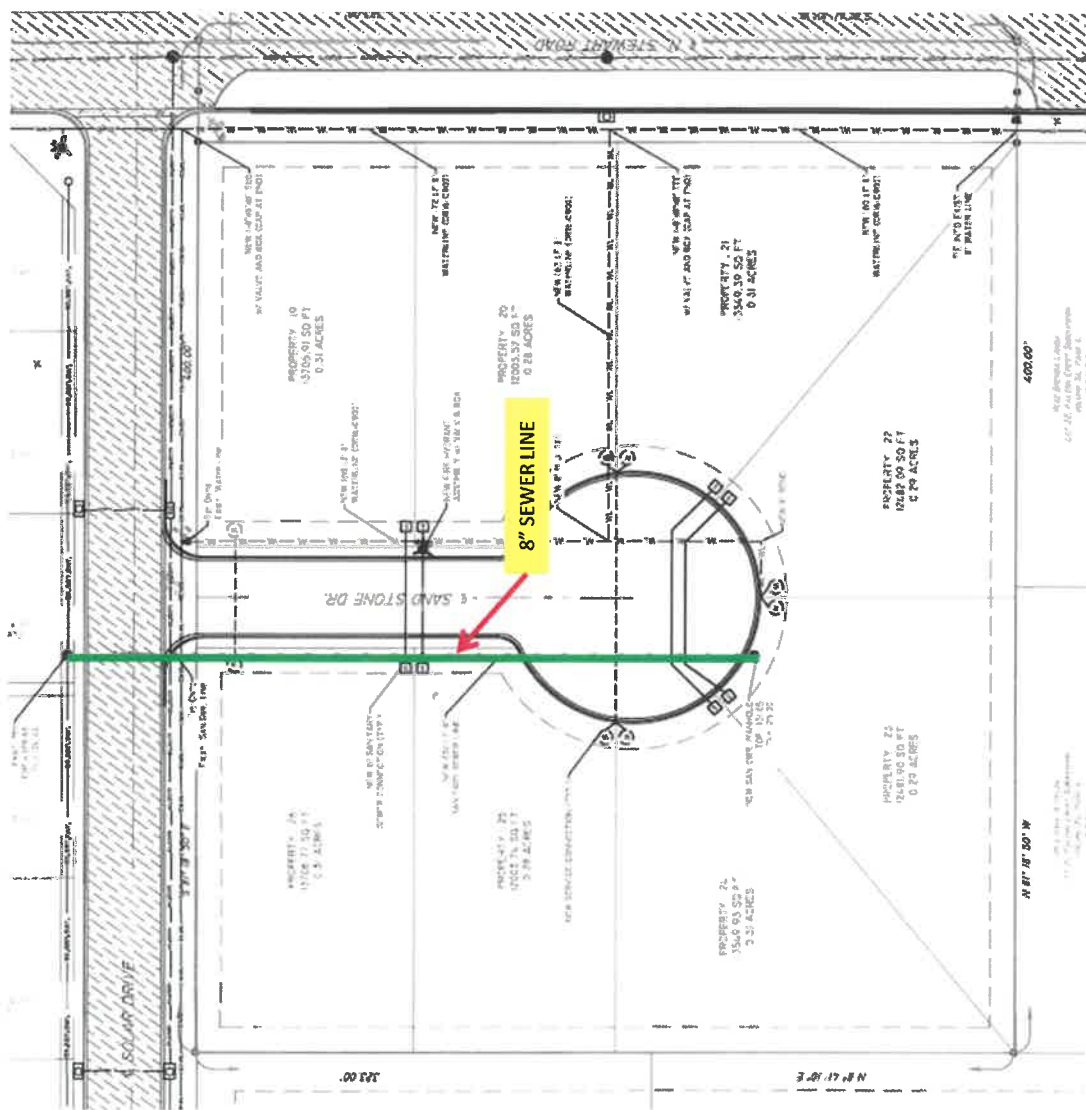
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
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FAX: (956) 580-8680

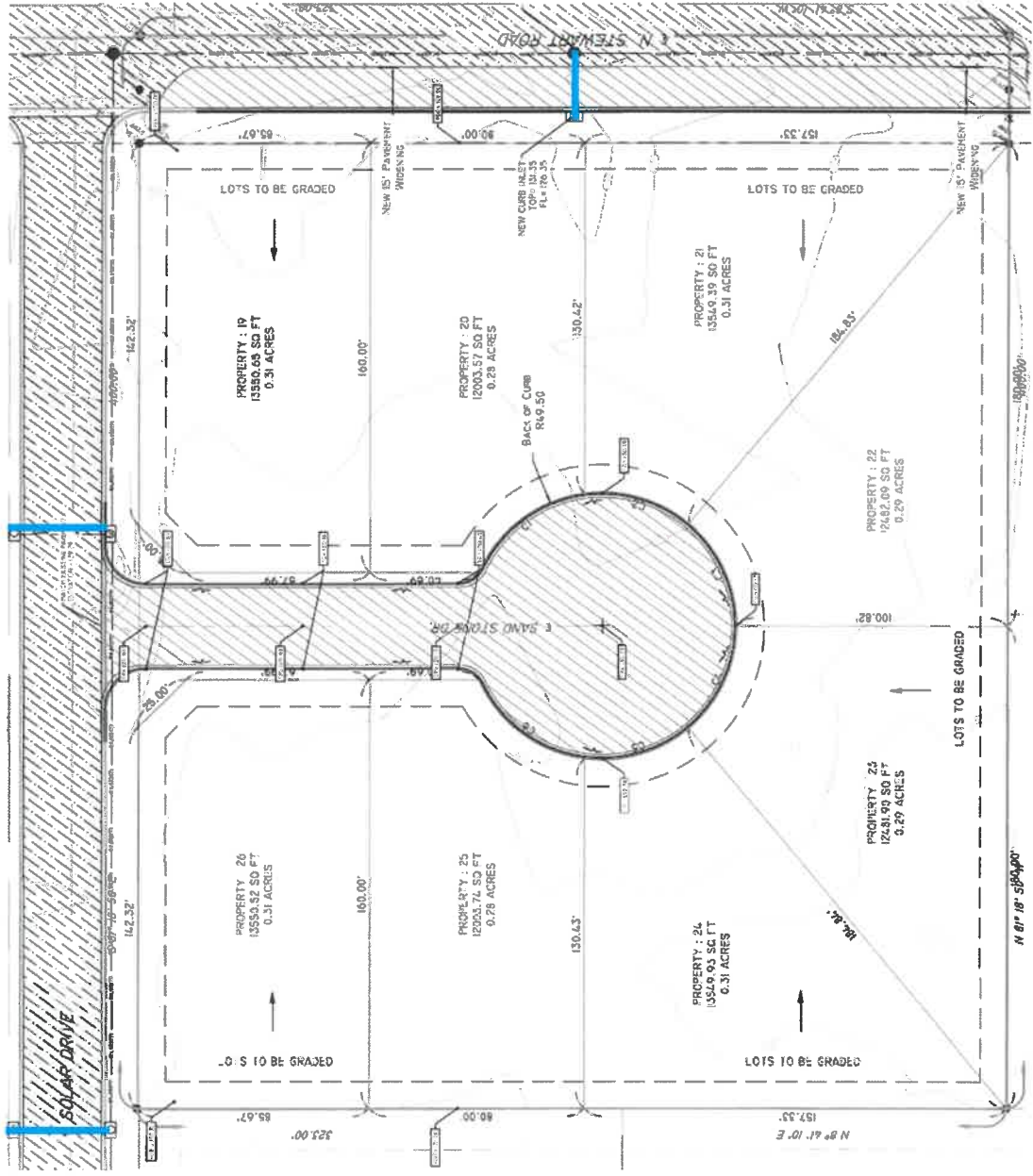
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HINOJOSA ENGINEERING, INC.

Civil Engineering • Structural Engineering

108 West 18th Street Mission, Texas 78572

Tel: (956) 581-0143 | Fax: (956) 581-2074

Registration Number F-908 | Expiration Date 09/30/2019

DRAINAGE STATEMENT

For

Subdivision Plat of Stewart Cove

Mission, Texas

Stewart Cove Subdivision is located within the Mission City Limits, approximately ½ mile north of the Stewart Rd. / FM 495 (Griffin Parkway) intersection along the west right of way of Stewart Rd. and is described as follows: A 6.01 acre tract of land out of Lot 26-12, West Addition to Sharyland, Hidalgo County, Texas.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with Community Panel No. 480344 – 0400 C, Map Revised November 16, 1982.

Existing Soils:

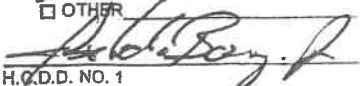
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of (25) Hidalgo Fine Sandy Loam and of (28) Hidalgo Sandy Clay Loam. These soils on this site are listed in Hydrologic Group "B", which consist of well drained soils with moderate infiltration rate.

Existing Conditions:

The land comprising the Stewart Cove Subdivision is currently vacant. Topography of the site reveals the subdivision site has an average existing grade of approximately (0 - .05%) towards the west, with an estimated predeveloped runoff of 7.94 cubic feet per second.

Future Conditions:

Expected future use for this subdivision will consist of an 18 single – family lot residential subdivision. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 10-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 13,435 cubic feet (0.30 acre-feet), and a future Q of 17.27 cubic feet per second. This runoff will be detained on-site in a proposed swale within 15 foot utility and drainage easement dedicated by the subdivision plat, and discharged onto an existing City of Mission 24-inch RCP storm drain line located along west of the right-of-way of Stewart Road. Existing 24-inch RCP storm drainage line leads to an outfall onto existing H.C.D.D. No. 1 ditch, approximately 950 feet north of this proposed subdivision. A drainage plan is to be approved by the City of Mission at the time of issuance of building permit.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	14/10/2015
H.C.D.D. NO. 1	DATE

