

ITEM # 2.4

PRELIMINARY & FINAL PLAT APPROVAL:

Springwood Manor Estates
A 2.00 acre tract of land out of the north 15.94 acres
of Lot 211, John H. Shary Subdivision
R-1T
Developer: RGV Villa Development, LLC
Engineer: Trimad Consultants, LLC

REVIEW DATA

PLAT DATA

This subdivision is located along N. Stewart Rd. approximately 850' north of Bus Hwy 83. — **see vicinity map**. The developer is proposing an (23) twenty-three townhome lots 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 8" water line located along the west side of Stewart Rd. and extend a proposed 8" line along the south ROW on the internal street and looped around the north side of this site. They are proposing 1 fire hydrant as 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 10" sanitary sewer system located on the north side of this development. The Capital Sewer Recovery Fee will be required at \$200.00/Lot which equates to \$4,600.00 (\$200.00 x 23 Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 36' Back-to-Back within a 50' Right of Way. Access will be from Stewart Road.

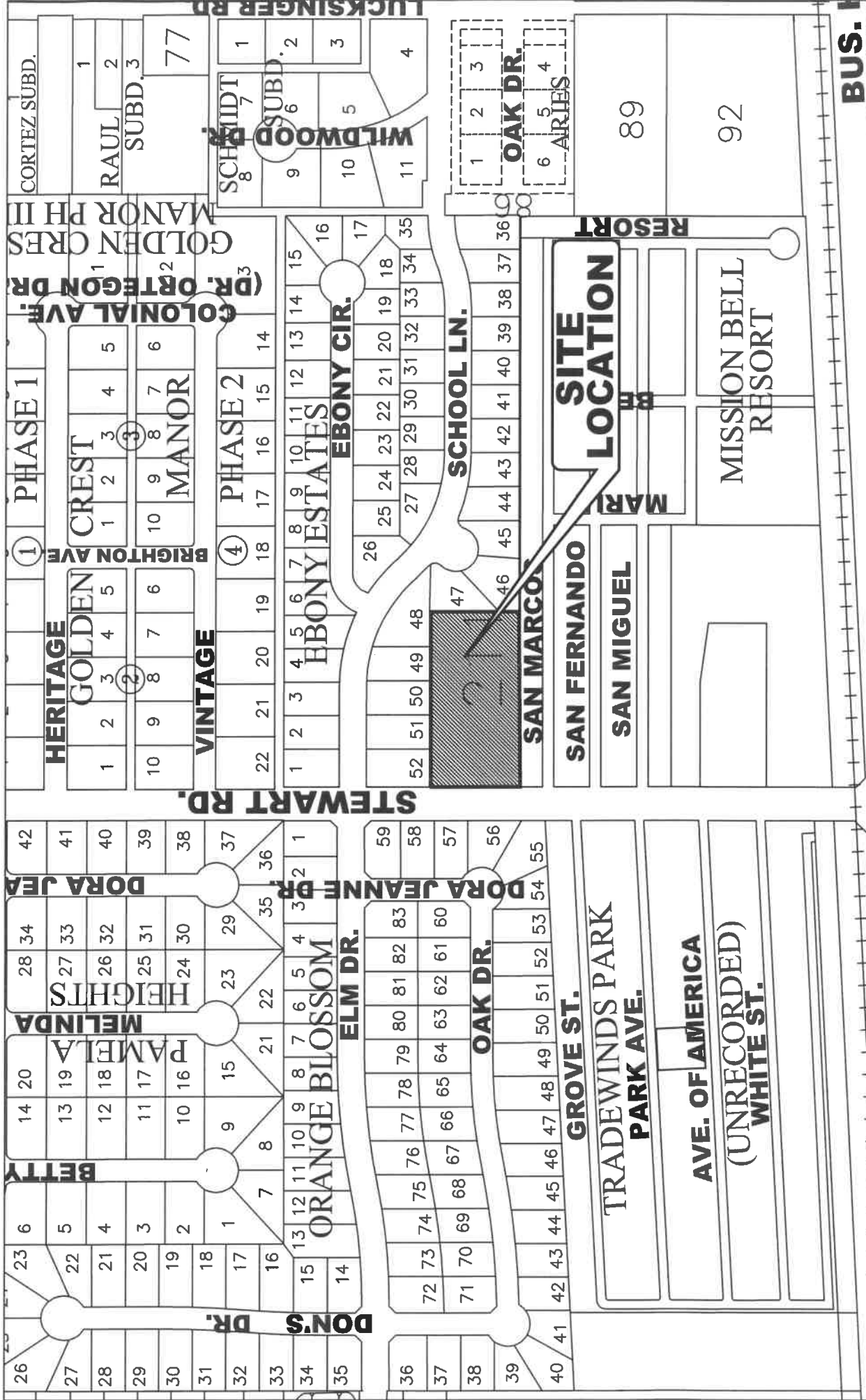
The proposed drainage for this subdivision will consist of 2 detention swales and 1 conveyance swales. Combined, the swales will detain a total of 8,554 cubic feet of rain. These swales will discharge to an existing curb inlet on the northwest corner of the property along N. Stewart Rd. that belongs to the City of Mission. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Escrow Park fees (23 lots x \$500 = 11,500.00)
Installation of Street Lighting as per City Standards
Must Comply with all other format findings

RECOMMENDATION: Staff recommends approval subject to:

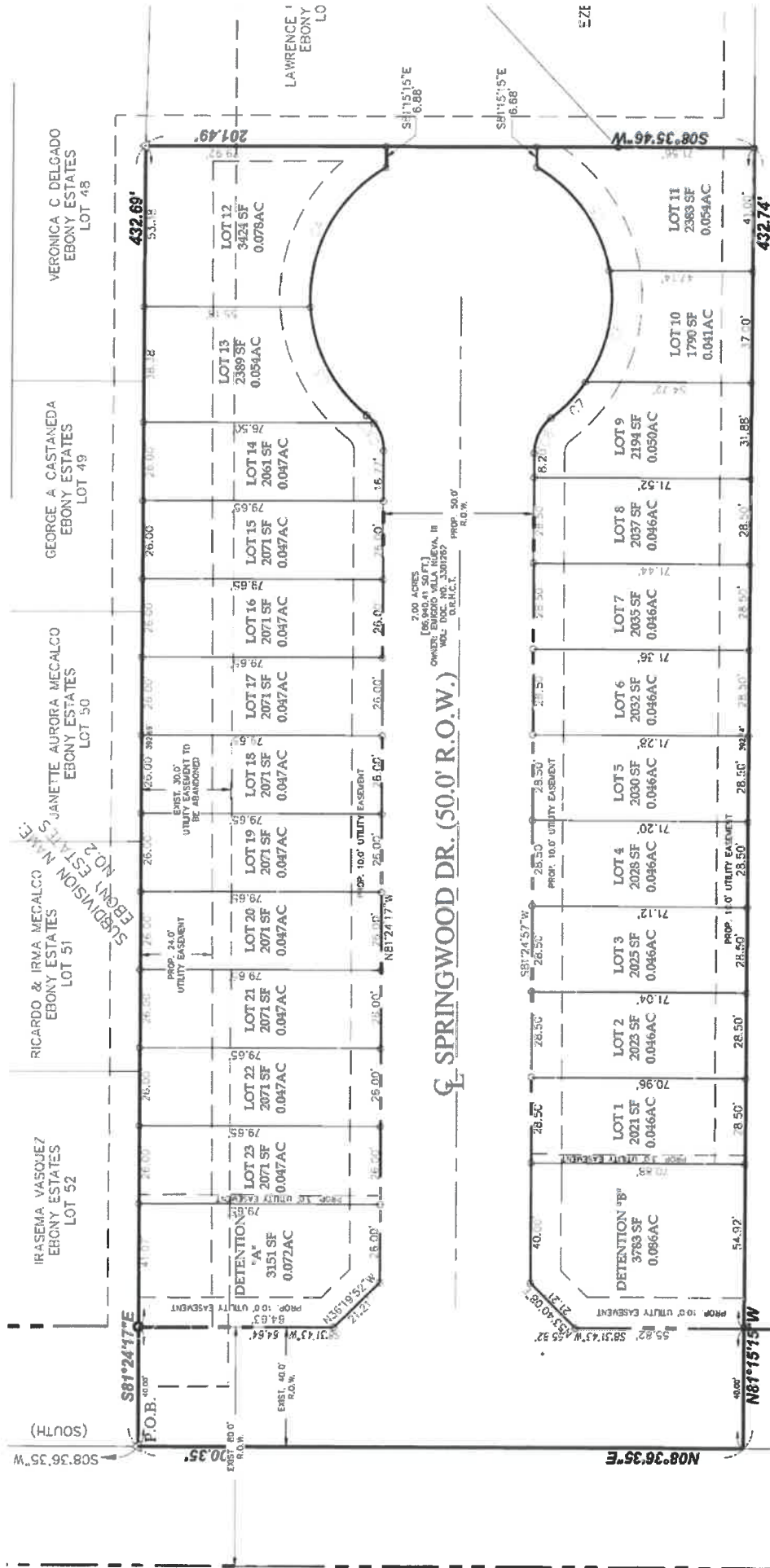
1. Payment of Capital Sewer Recovery Fee
2. Payment of Park Fee, and
3. Conveyance of water rights or payment of \$6000.00 per ordinance # 5482

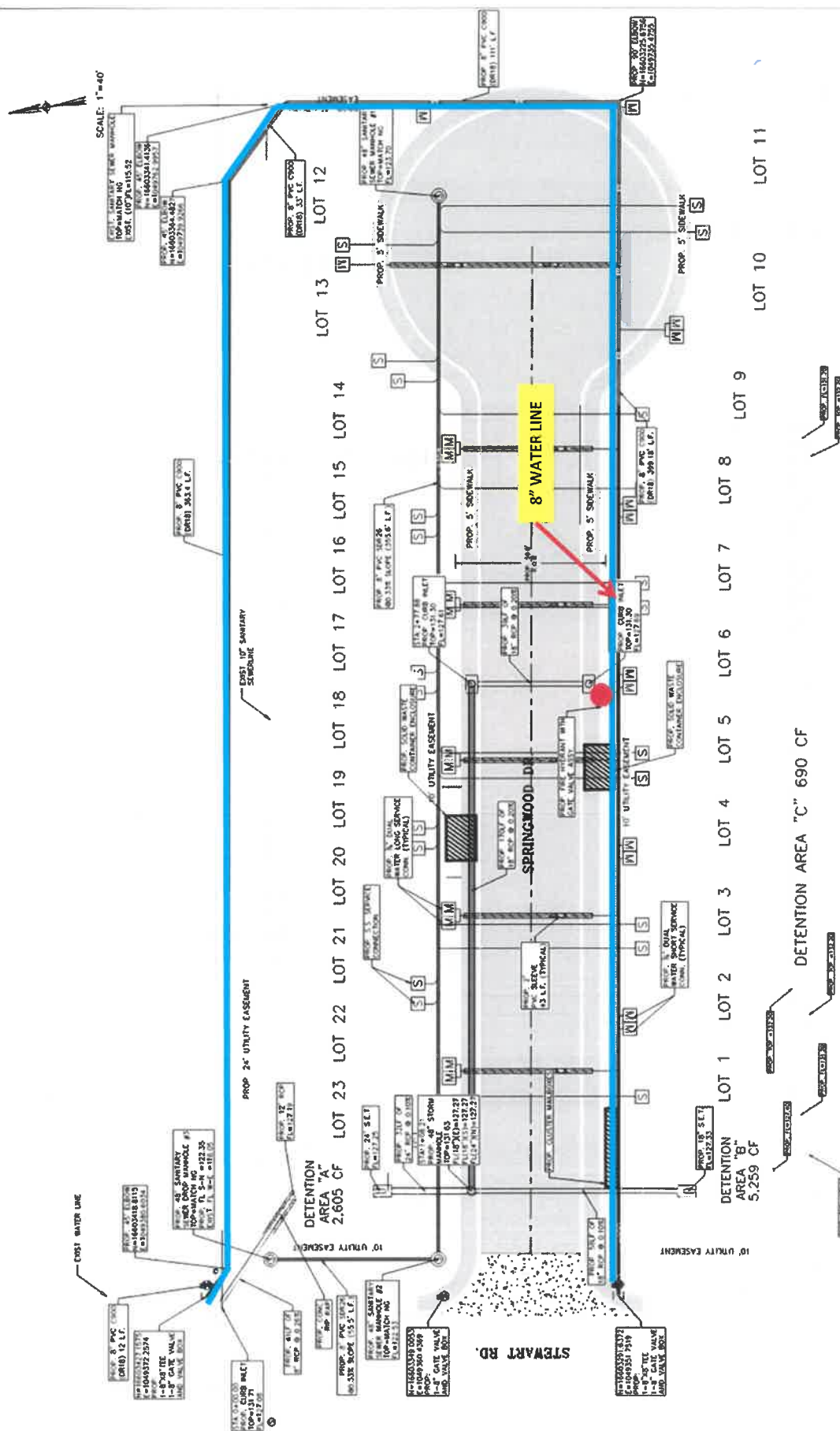


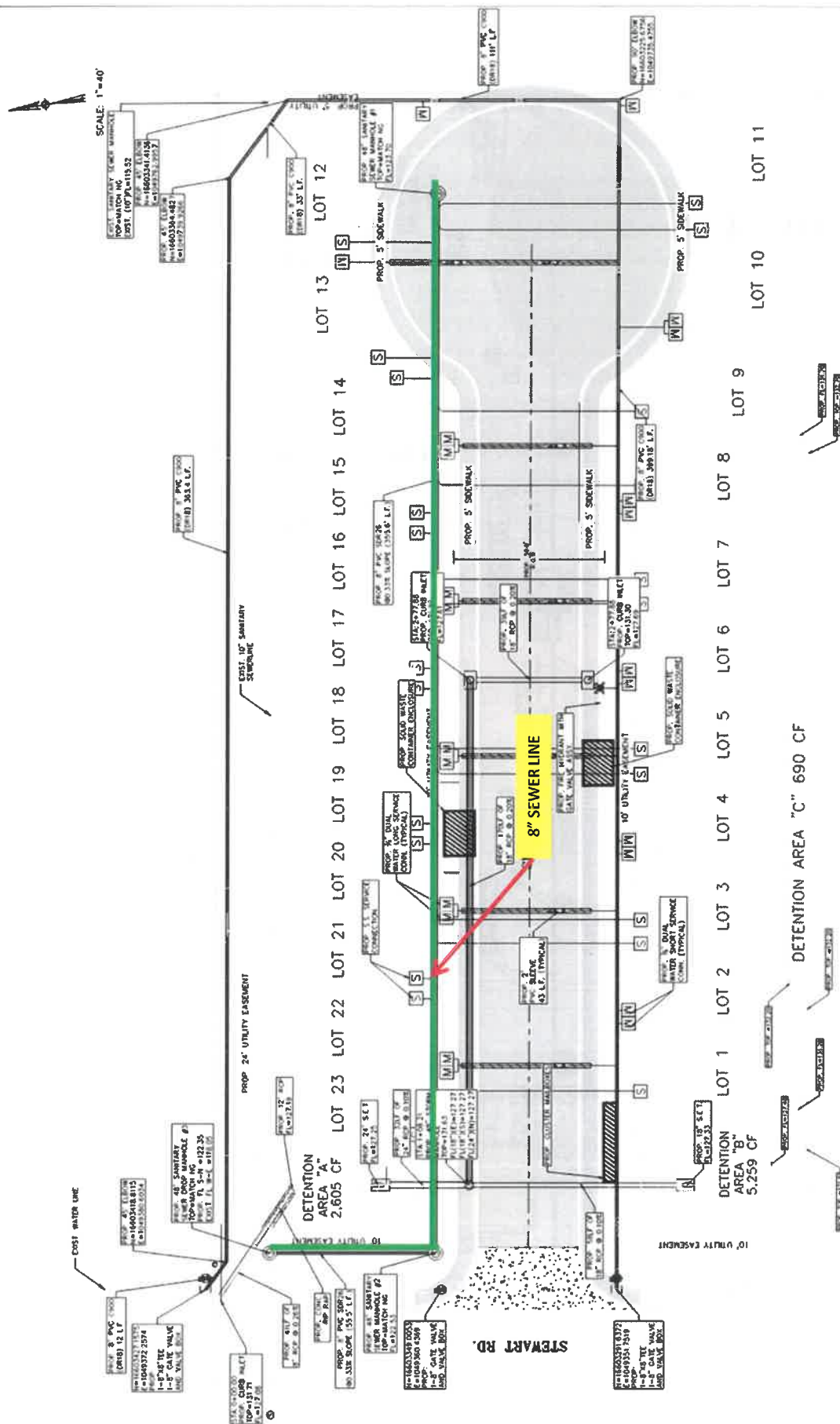
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

No.











**DRAINAGE REPORT
FOR
SPRINGWOOD MANOR ESTATES**

PROJECT LOCATION

Springwood Manor Estates being ±2.06-Acre JOHN H SHARY 208 x 431 – 15.94 AC LOT 211, located in the City of Mission, Texas along N Stewart Rd. according to the map or plat thereof recorded in volume 1, pages 17 of the map records of Hidalgo County, Texas.

FLOOD PLAIN

The subdivision lies within flood zone "X" (areas of 500-year flood; areas of 100-year flood with average of depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood.) Community Panel Number: 480345 0005 C; Map Revised: November 20, 1991. The property is located approximately 175 feet from the intersection of N. Stewart Rd. and School Ln in Mission, Texas. The property is currently open with a proposed use of twenty-three (23) townhome lots, and two (2) lots used for detention.

SOIL CONDNTIONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 100.0% (28) Hidalgo sandy clay loam, 0 to 1 percent slopes, hydrologic group B.

Hidalgo sandy clay loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. (See attached Soil Survey).


PRE-DEVELOPED CONDITION

The existing total property is a 2.00-acre tract. Currently this tract is a single-family residence. The existing drainage pattern for this tract of land sends storm water from the high point located near the South-West corner of the property to the North-West corner of said property. The existing runoff from the lots during a 10-year rainfall event is 3.65 cfs per the attached calculations.

POST-DEVELOPED CONDITIONS

The proposed Springwood Manor Estates consists of 23 multi-family townhome lots, being around 0.47 acres per lot. Total acreage for the subdivision is 2.00 acres. Post-developed flow will be conveyed by means of keeping the existing drainage pattern. The proposed drainage for this subdivision will consist of 2 detention swales and one (1) conveyance swale. Combined, the swales will detain a total of 8,554 cubic feet of rain. Swale A will detain a volume of 2,605 cubic feet of rainwater, Swale B will detain a total of 5,259 cubic feet of rainwater and Swale C will detain a total of 690 cubic feet of rainwater. These swales will discharge with an 12-in RCP bleeder line to an existing curb inlet that is nearby the North-West corner of the property along N. Stewart Rd. that belongs to the City of Mission (See attached Overall Drainage Map).

Per Hidalgo County Regulations, the proposed runoff from the lots after development during a 50-year rainfall event is 11.15 cfs per the attached calculations.

<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 checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	DATE <u>4/19/24</u>

3/28/2024

Ricardo Salazar

