

ITEM# 3.0

PRELIMINARY & FINAL PLAT APPROVAL:

Amber Grove Subdivision
Being a subdivision of a tract of land containing 5.000 acres,
being a part or portion out of Lot 42,
Bell-Woods Co's Subdivision "C"
R-2
Developer: Real Estate Investments, LLC
Engineer: Melden & Hunt, Inc.

REVIEW DATA

PLAT DATA

The proposed subdivision is located 1,857' north of the intersection of Mile 2 North Road & Trospen Road. – see vicinity map. The developer is proposing fourteen (14) four plex lots and 1 detention pond. - see plat for actual dimensions, square footages, and land uses.

WATER

The developer shall connect to an existing 8" water line located along the east side of Trospen Rd. just south of this site and extend into the subdivision. The water line will be 8" located on the south side of the ROW to be looped providing water service for each lot. There are 2 proposed fire hydrants via direction of the Fire Marshal's office. – see utility plan

SEWER

Sanitary sewer service for this subdivision will tie into a proposed manhole located on the east side of Trospen Rd. The sewer line will extend into the subdivision along the north side of the ROW and collect from each lot thru a 6" stub out into the proposed 8" sewer main. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,800.00 (\$200.00 x 14Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 40' back-to-back within a 60' Right of Way. Access will be from Trospen Rd. Proposed runoff after development is 25.56 cfs during the 50-yr storm frequency. Drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets. Pipe size diameter will be 24". The proposed storm system shall discharge into a proposed detention pond on the south side of the site which will then discharge into an existing City of Mission storm system network, located on the southwest corner of the site and on the west ROW of Trospen Rd. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion
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. Payment of Park Fees (\$500 x 14Lots = \$7,000.00)
3. Water District Exclusion
4. Compliance with all other format findings

PALMHURST E.T.J.

SITE LOCATION

BELL-WOODS CO.S SUBD. "C"

CONWAY (S.H. 107)

STREET

47
48

5 4 3 2 1
6 7 8 9 10
CHERIL RD

JESSAN SUBD.

TROSPER RD.

30-4

30-3

ESCOBAR / RIOS
ELEMENTARY SCHOOL

14 13 12 11 10 9
THOMPSON RD. 8

1 2 3 4 5 6 7
GILBERTO GUTIERREZ

1 OJEDA
2 SUBD.

43

29-4

11 10 9 8 7 6 5 4 3 2 1
TROSPER FAIR HTS
RAMIREZ ST

1
GODINA

44

UNITED
IRRIG. DIST.

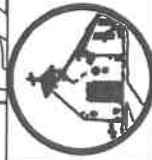
W. 2 MILE RD.

BENTLEY ACRES

1A

W. 2 MILE RD.

ROLLIN



CITY OF MISSION

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

No.

205 204

DR.

187

188

79 178

177

166

194

183

182

181

180

189

105

146

147

108

106

EA ST.

103

102

101

100

IN RD.

AIN VIEW

70 71

72 73

74 75

76

59 58

57 56

55

54 77

53 78

52 79

51 80

50 81

49 82

48 83

47 84

46 85

45 86

DR.

11 12

19 41

18 42

17 43

14

15

16 44

JOYCE DR

23 22

21 39

20 40

19 41

18 42

17 43

16 44

CRIMSON AVE

99

98

97

96

95

94

93

92

91

90

89

88

87

JOYCE DR

34 35

36 37

38

39

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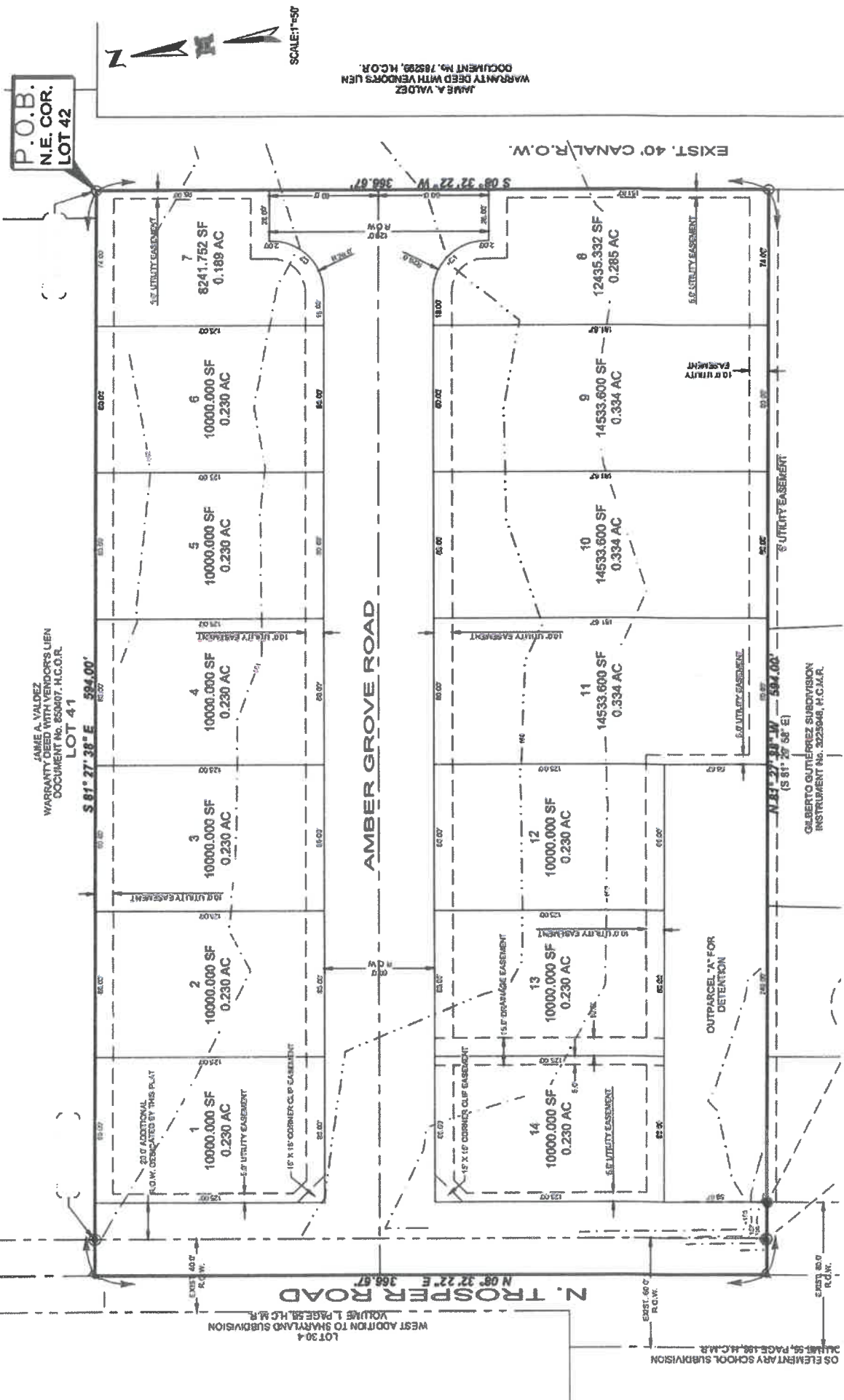
258

**SITE
LOCATION**



TROPSPER ROAD





P.O.B.
N.E. COR.
LOT 42

JAMIE A. VALDEZ
WARRANTY DEED WITH VENDORS LIEN
DOCUMENT NO. 850407, H.C.O.R.
LOT 41

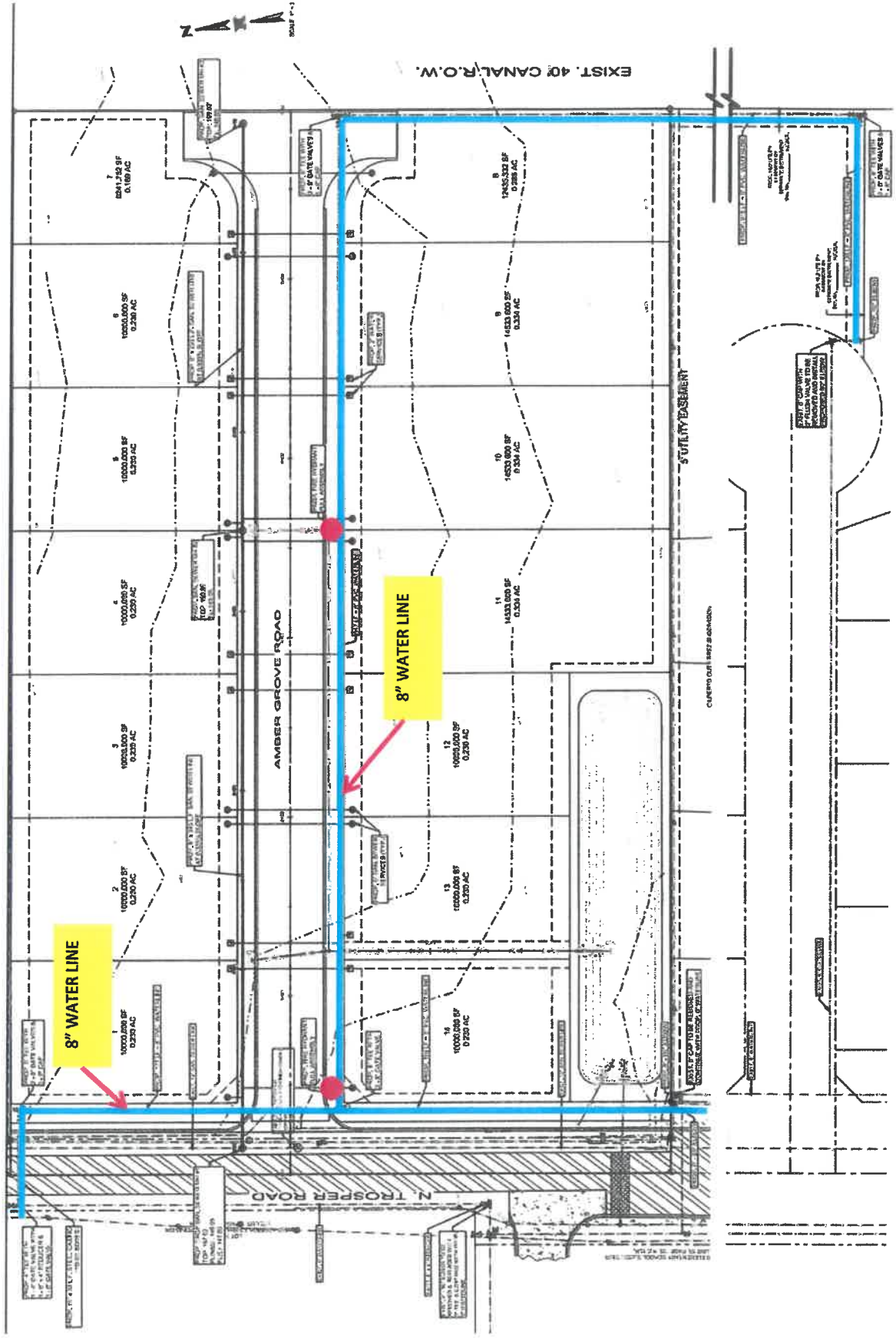
LOT 39.4
WEST ADDITION TO SHARPLAND SUBDIVISION
VOLUME 1, PAGE 58, H.C.M.R.

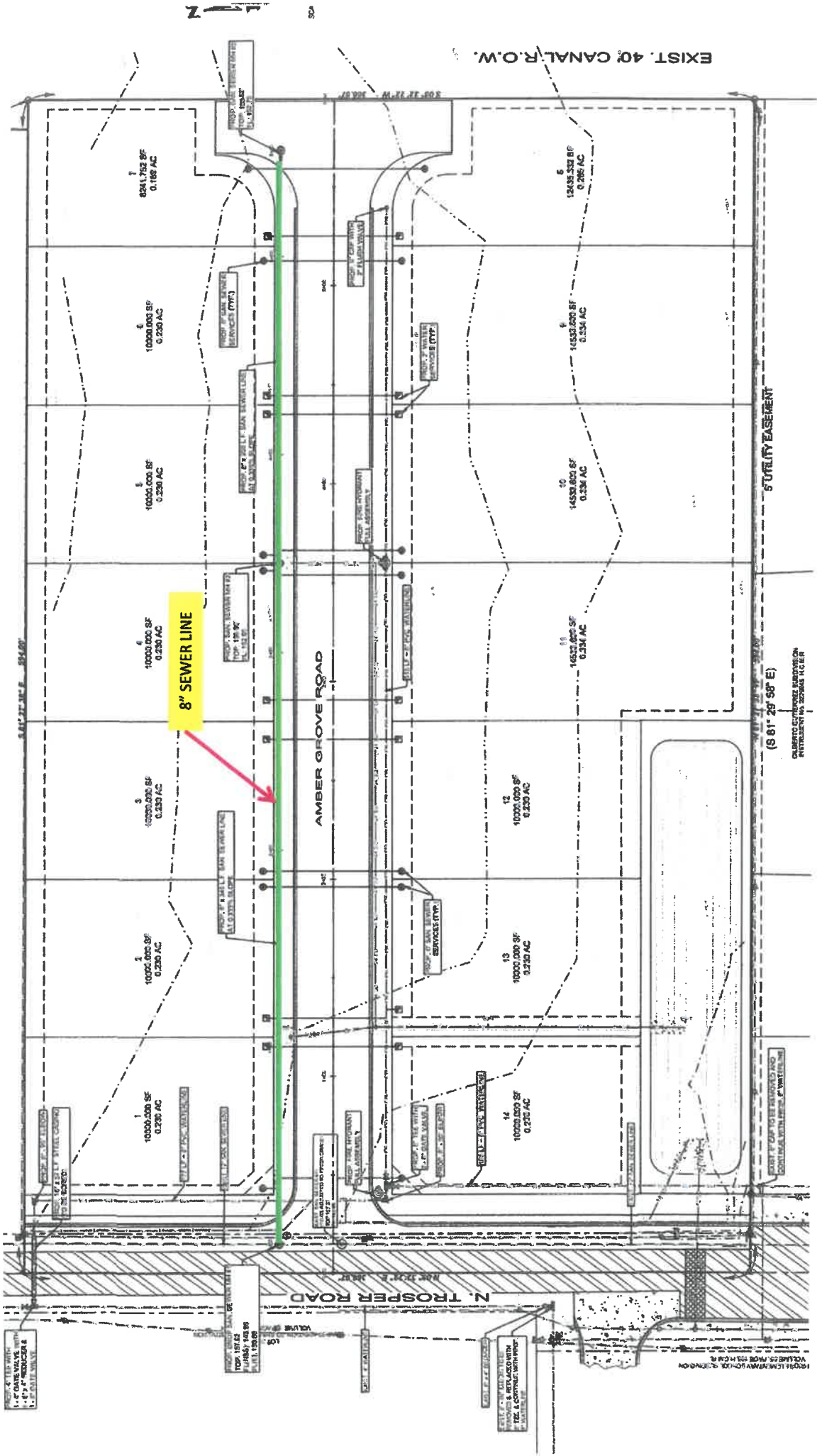


JAMIE A. VALDEZ
WARRANTY DEED WITH VENDORS LIEN
DOCUMENT NO. 788299, H.C.O.R.

OS ELEMENTARY SCHOOL SUBDIVISION
SUBMIT 59, PAGE 188, H.C.M.R.

GILBERTO GUTIERREZ SUBDIVISION
INSTRUMENT NO. 322848, H.C.M.R.





EXIST. 40" CANAL R.O.W.

8" SEWER LINE

AMBER GROVE ROAD

N. PROSPER ROAD

UTILITY EASEMENT

(3 81' 29" 98" E)

CHANGES TO THESE PLANS ARE TO BE MADE BY A REGISTERED PROFESSIONAL ENGINEER

EXIST. 40" CANAL R.O.W.

1. 4" DRAIN VALVE WITH 1/2" P.V. REDUCER & 1/2" P.V. VALVE

TOP OF 12" 150 LB. MANHOLE

TOP OF 12" 150 LB. MANHOLE

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TOP OF 12" 150 LB. MANHOLE



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

Drainage Statement AMBER GROVE SUBDIVISION Project #22127.00 Date: August 03, 2022 Revised: August 16, 2022


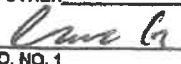
AMBER GROVE SUBDIVISION A tract of land containing 5.000 acres situated in the City of Mission, County of Hidalgo, Texas, being a part or portion out of Lot 42, Bell-Woods Co's Subdivision "C", according to the plat thereof recorded in Volume 5, Page 22, Hidalgo County Map Records. This subdivision lies in Zone "C", which is defined as areas of minimal flooding. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located 1857 feet north of the intersection of Mile 2 North Road & Trospen Road. The property is currently open with a proposed use of 14 four plex lots and 1 detention pond, currently inside the City of Mission, Texas.

The soils in this area (4) Brenan fine sandy loam and (25) Hidalgo fine sandy loam, which are in Hydrologic Group "B". 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 4.44 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 25.56 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 21.12 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 at 24". The proposed storm system shall discharge into a proposed detention pond on the South side of the site, which will then discharge into an existing City of Mission storm system network, located on the southwest corner of the site and on the west right of way of Trospen Road.

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 32,409 cubic feet of detention will be provided within the proposed detention pond.

<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 _____	
	1-29-22
H.C.D.D. NO. 1	DATE


Mario A. Reyna, P.E. #117368

