

ITEM # 2.0

**PRELIMINARY & FINAL
REPLAT APPROVAL:**

Replat of Hutton No. 3 Subdivision
Being a 4.510 acres, part of Lot 1 of the
Hutton No. 3 Subdivision
Suburban ETJ
Developer: HuttonCo Development, LP
Engineer: Dirksen Engineering

REVIEW DATA

PLAT DATA

This subdivision is located approximately 750' south of W. 3 Mile Rd. along the west side of La Homa Rd. — **see vicinity map**. The developer is proposing a 2-lot subdivision with Lot 2 being occupied by a commercial building — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to Sharyland Water Supply Corporation. Existing fire hydrants are considered available therefore no further requirements are needed. — **see utility plan**

SEWER

An existing internal 8" sewer line system will provide sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$200.00 for Lot 2 (\$200.00 x 1 lot).

STREETS & STORM DRAINAGE

The main access is from La Homa Road. No change in drainage patterns are proposed for this replat. The proposed flow will remain the same as existing. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Existing street lighting to be retained
Must Comply with all other format findings

RECOMMENDATION

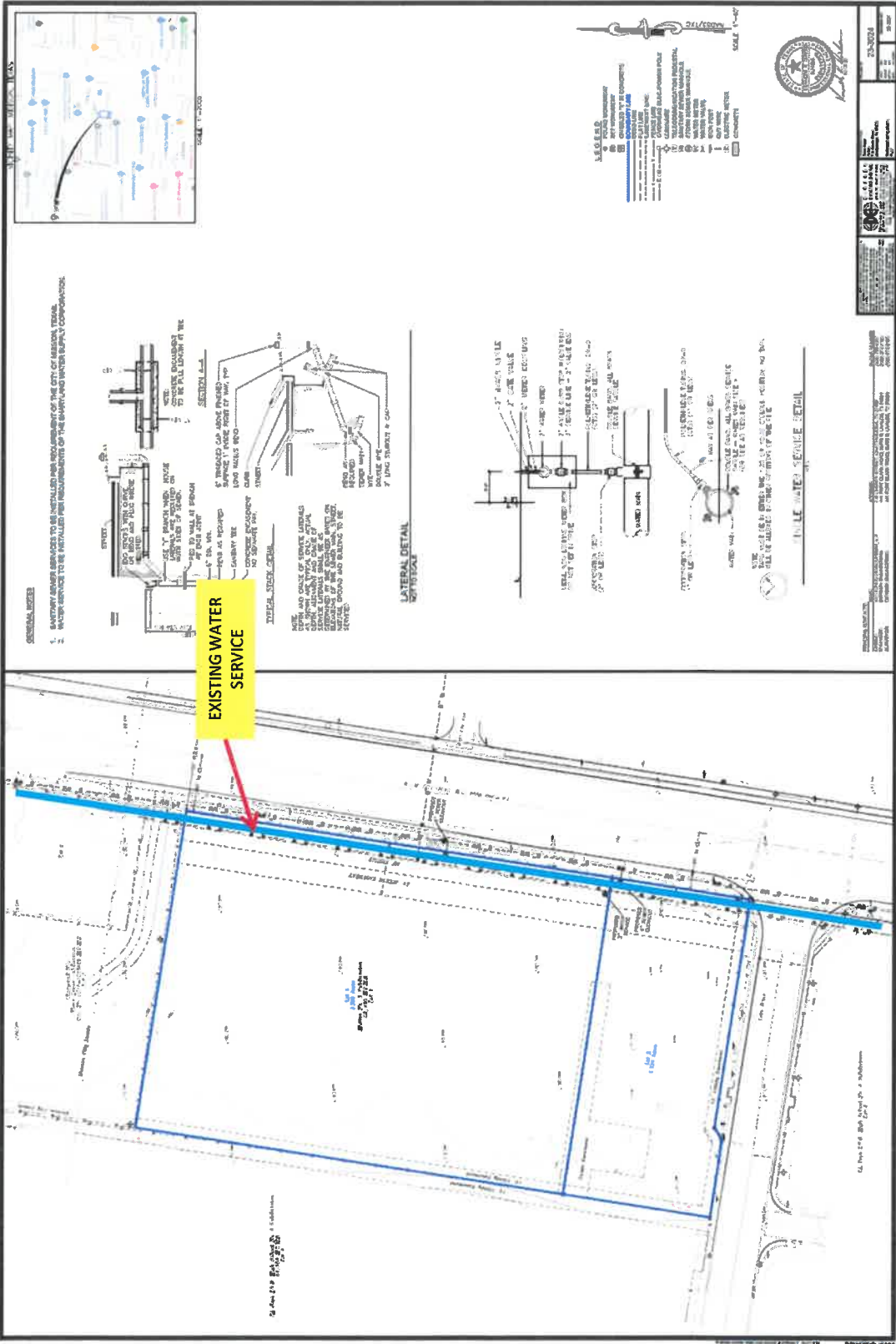
Staff recommends approval

**SITE
LOCATION**

LA HOMA RD.

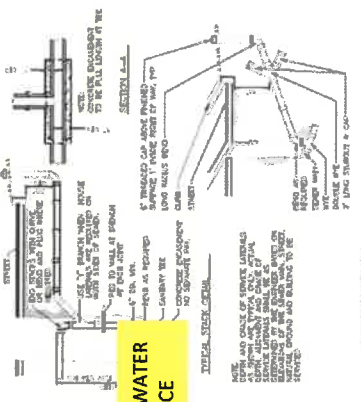
LOBO LN.



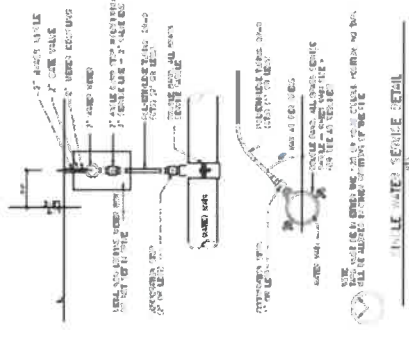


GENERAL NOTES

1. SANITARY SERVICE SERVICES TO BE INSTALLED PER REQUIREMENTS OF THE CITY OF MISSOURI, TEXAS.
2. REQUIREMENTS TO BE INSTALLED PER REQUIREMENTS OF THE SANITARY AND WATER SUPPLY COMMISSION.



LATERAL DETAIL

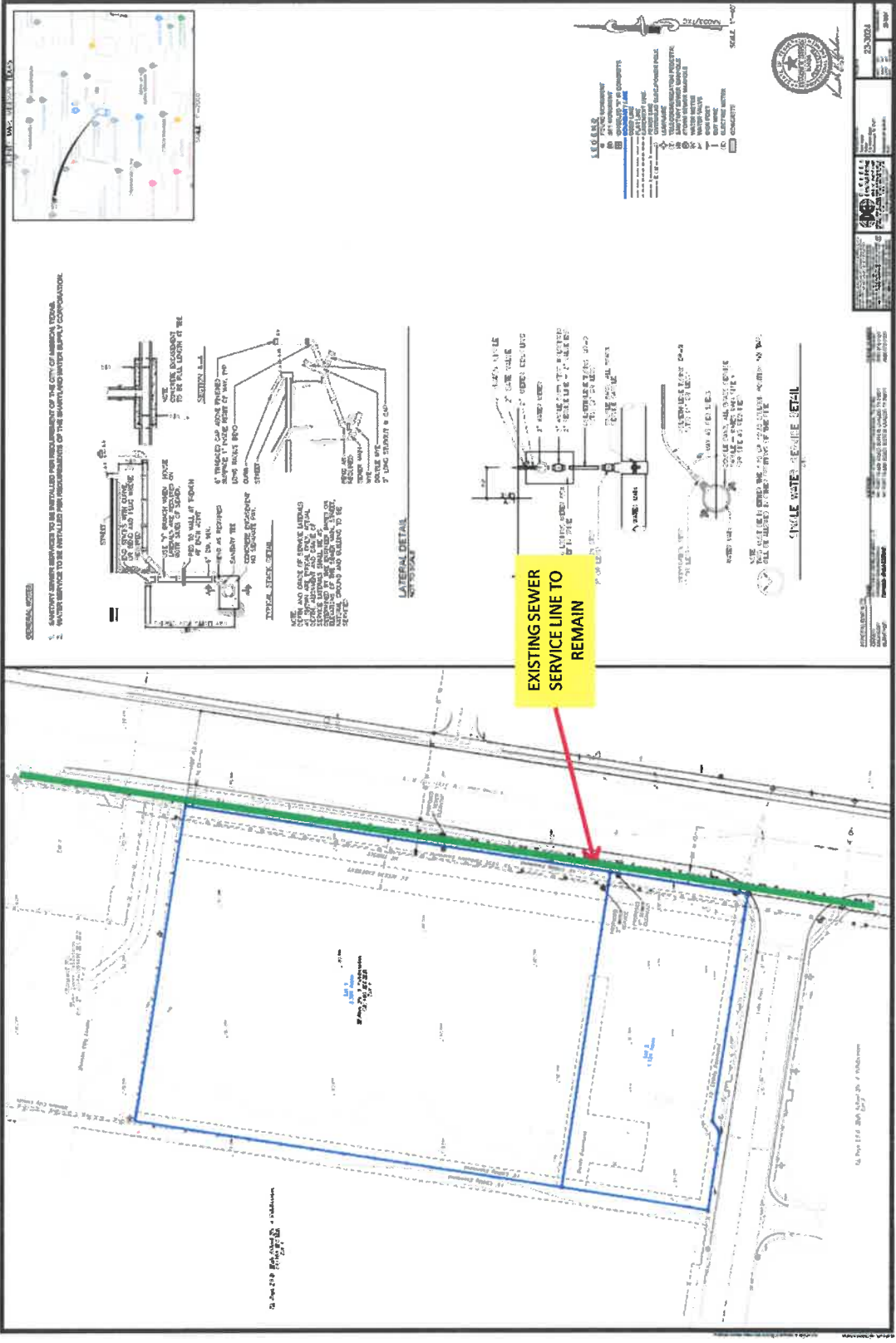


- LEGEND**
- 1. 2\"/>



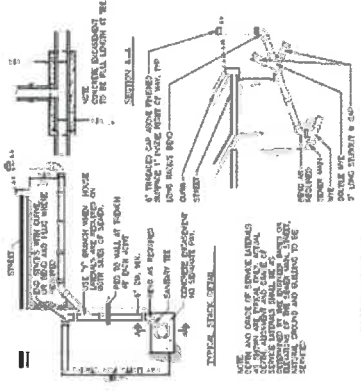
PROJECT NO.	23-0024
DATE	12/31/2024
SCALE	1"=20'
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	12/31/2024

EXISTING WATER SERVICE



GENERAL NOTES:

1. SANITARY SEWER SERVICES TO BE INSTALLED PER REQUIREMENTS OF THE CITY OF MADISON, WISCONSIN.
2. WATER SERVICE TO BE INSTALLED PER REQUIREMENTS OF THE SHAWNEE WATER SUPPLY CORPORATION.



EXISTING SEWER SERVICE LINE TO REMAIN

LEGEND

- 1. SANITARY SEWER
- 2. WATER SERVICE
- 3. GAS SERVICE
- 4. TELEPHONE
- 5. CABLE TV
- 6. FIBER OPTIC
- 7. POWER
- 8. LIGHTNING PROTECTION
- 9. GROUNDING
- 10. EARTH RESISTANCE
- 11. CONDUIT

SCALE: 1"=40'

DATE: 05/20/24

PROJECT: 24-0001

CLIENT: [Name]

DESIGNER: [Name]

CHECKED: [Name]

APPROVED: [Name]



PROJECT INFORMATION

PROJECT NO: 24-0001

DATE: 05/20/24

CLIENT: [Name]

DESIGNER: [Name]

CHECKED: [Name]

APPROVED: [Name]

PROJECT LOCATION

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

PROJECT DESCRIPTION

INSTALLATION OF SANITARY SEWER AND WATER SERVICE.

Drainage Statement
Replat Hutton No. 3 Subdivision
Hidalgo County, ETJ of Mission, Texas

Replat of Hutton No. 3 Subdivision is a re-subdivision of 4.510 acres of land located in Section 51, Salvador Bocanegra, Abstract 569, Hidalgo County. This subdivision is in Hidalgo County being located just south of the City of Mission limits in the ETJ. The subdivision was originally platted as 5.710 acres in 2007 and recorded in Volume 52, Page 195 of the Hidalgo County Map Records. The northern 1.1 acres was severed in 2013 and platted as part of the Sharyland WSC Water Tower Subdivision recorded in Document Number 2903496 of the Hidalgo County Official Public Records. The remaining part is currently occupied by a commercial building originally constructed as a Family Dollar retail store which occupies the southern 1.124 acres. The remaining 3.386 acres is vacant. No additional development is proposed currently, however, the site is zoned as commercial.

The existing lot is addressed 4021 La Homa Road. The northeast corner is approximately 660 feet south of 3 Mile Road, FM 1924. The land is located in the Hidalgo Drainage District south of the West Main Drain III. The land is shown on FEMA Frim Map 4803340400C and is located in Zone C, area of less than 1 percent annual chance flood hazard.

The soils are Hidalgo fine clay loam and Hidalgo sandy clay loam and belong in the hydrologic group "b" which have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep moderately well drained or well drained soils that have moderately fine texture to moderately course texture. These soils have a moderate rate of water transmission. The existing C value is estimated at 0.20.

Surface storm runoff on this tract flows easterly toward La Homa Road and westerly into the open fields of Lloyd M. Bentsen Elementary School. The predevelopment condition is that vacant lot 1 is vegetated. Lot 1 developed condition will be analyzed as fully developed with an overall C value of 0.83. Lot 2 is developed as a retail store with a building, parking lot and driveway. Lot 2 has approximately half the area developed with impervious cover and the estimated C value is 0.55. The runoff from Lot 1 and Lot 2 follows:

Lot 1 Existing	Lot 1 Proposed	Lot 2 Existing	Lot 2 Proposed
Q10 = 3.07 CFS	22.11 CFS	1.22 CFS	5.22 CFS
Q50 = 4.35 CFS	30.64 CFS	1.72 CFS	7.24 CFS
Q100 = 4.94 CFS	34.39 CFS	1.95 CFS	8.12 CFS

The necessary detention was calculated with the modified rational method so that the proposed 50 year flow will be reduced to the existing 10 year out flow. The detention requirements are:

Lot 1 = 41,209CF Lot 2 = 7579CF

The detention requirements will be specified by plat note on the replat.

By: *Kenneth R. Dirksen* 09-18-2022
Kenneth R. Dirksen, P.E., R.P.L.S. Date



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" 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 type="checkbox"/> OTHER	
H.C.D.D. NO. 1	DATE 10-2-23