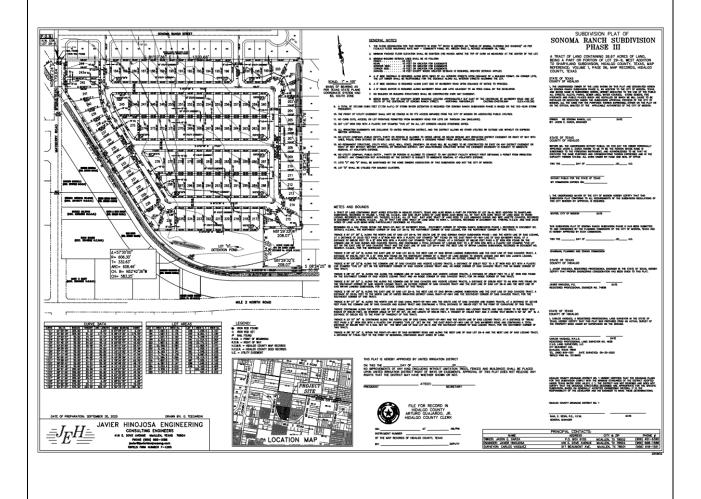
# **SUBDIVISION APPLICATION**

## CITY OF MISSION SUBDIVISION APPLICATION



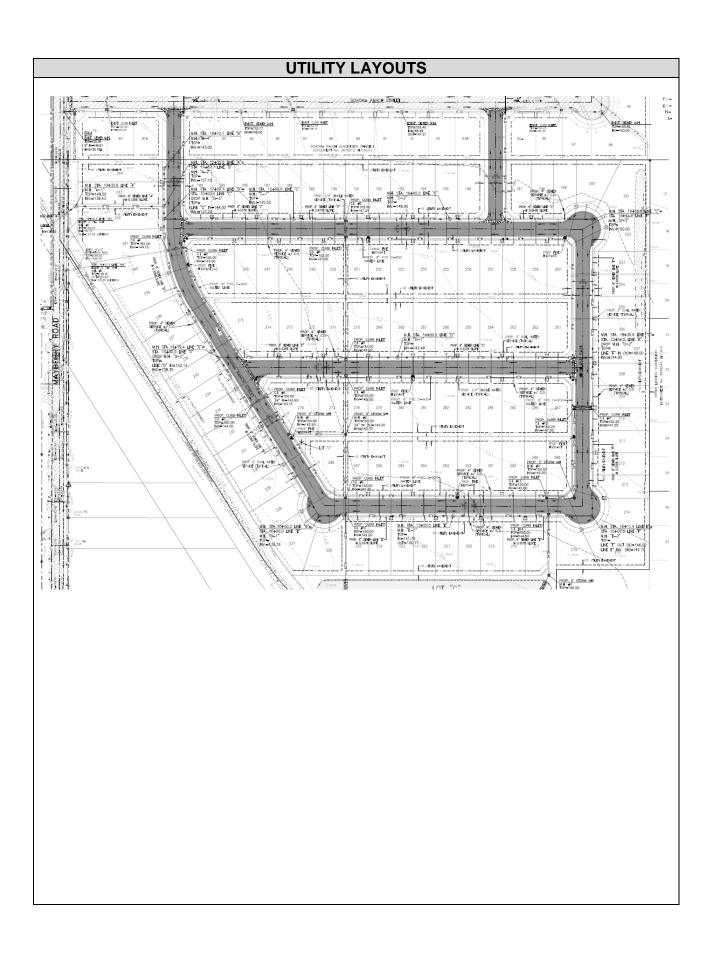
	PLAT FEES	
Name: Carlos I. Garza	5 ACRE PLAT OR LESS\$400	
Address: P.O. Box 6105	5+ ACRES\$500	
City: McAllen, Texas 78502	Re-Plat Filing/Review\$300	
Thore. (750) 770 5000	Separate Subdivision variance/open cuts, etc. \$15	
	P&Z Date: City Council Date:	
Sonoma Ranch Subdivision Phase III		
Urban (City) _X Suburban ETJ	Rural ETJ	
Zone: R-1 Water Dist. U.I.I	O. School Dist. Mission	
# of Lots: Residential 115 Non-Resident	ial Common Areas/Lots2	
Water CCN: SWSCLJWS	SC MUD	
WATER	SEWER	
	4,175 L. F. of 8" Sewer Lines	
L. F. of Water Lines	L. F. of Sewer Lines	
Other:	Lift Sta: N/A-Septic Use:	
Suburban MSR cost of water meters & ETJ Only:	Other:	
Membership costs \$	Suburban ETJ Only: MSR cost of Septic Tanks	
	\$	
STREETS	STORM SEWER	
4,150 L. F. of 32' B-B Wide Streets	145 L. F. of18" Storm Lines	
L. F. of Wide Streets	955 L. F. of24" Storm Lines	
Other: 179 L.F. of 13' addt'l Widening (Mayberry)		
	270 L. F. of 36" Storm Lines	
	L. F. of 42" Storm Lines	

### **PLAT**



# AERIAL





## STORM WATER DRAINAGE STATEMENT

## Drainage Statement Sonoma Ranch Subdivision Phase III Mission, Texas

#### Introduction

Sonoma Ranch Subdivision Phase III is a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. This drainage statement addresses Phase III of this subdivision and is independent from Sonoma Ranch Subdivision Phase I and II. The subdivision is located along the east side of Mayberry Road approximately 1,320 feet north of Mile 2 and is within the city limits of Mission, Texas.

#### Flood Plain

Sonoma Ranch Subdivision Phase III is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

#### Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Hidalgo Sandy Clay Loam, Saline (30). Soils group 25, 28 and 30 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

### Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 27.76 cubic feet per second is being generated by this subdivision. Note: because the storm outfall is being choked down to a 15" at a slope of 0.510%, this slope calculates to a discharge rate of 4.61 cfs and detention calculations have taken this into account.

#### **Proposed Conditions**

Sonoma Ranch Subdivision Phase III is 26.67 Acres and has 115 Single-Family Lots. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from an 18" to 42" throughout the subdivision discharging into a proposed detention pond located near the southwest portion of the phase. This development will increase runoff to a maximum of 114.51 cubic feet per second based on the 100-year storm frequency for an increase Q of 86.75 cubic feet per second. Required detention for Phase III will be 337,098 cubic feet (7.739 Ac.Ft.) with the proposed detention pond having a capacity of 457,407 cubic feet (10.501 Ac.Ft.) at a depth of 7.0 feet. Maintenance of the detention pond shall be provided for by the Sonoma Ranch Home Owners Association.

## STORM WATER DRAINAGE STATEMENT

The choked outfall discharge shall be (via a 15" pipe at an average slope of 0.510%) south from the proposed detention pond crossing/siphoning under the United Irrigation District "Bryan Canal" continuing south through a proposed easement and tying directly to an existing curb inlet located along the north side of Mile 2. See the provided outfall storm plan and profile that also shows the siphon under the existing United Irrigation District "Bryan Canal".

10/6/25

Javjer Hinojosa, P.J

JAMER HINOJOSA
74808
/STE

EREJECTED

EAPPROVED FOR SUBMITTAL

DO ILC. PLANNING DEPT.

BYTO CITY

EPDISCHARGE PERMIT REQUIRED

D DISTRICT FACILITY

EPCITY FACILITY

OTHER

10 - 2.9-7

H.C.D.D. NO.

subject to approvals from The City of Mission and United Irrigation District for the outfall design