

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: Dina Salinas
Address: 3608 Compton Dr.
City: Mission 78573
Phone: _____
Subdivision Name: Bellwood Manor Phase 1

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ City Council Date: _____

Urban (City) ☒ Suburban ETJ _____ Rural ETJ _____
R3 Zone: Water Dist. City of Mission School Dist. Mission CISD

of Lots: Residential 30 Non-Residential _____ Common Areas/Lots _____
Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1762 L. F. of 8" Water Lines
_____ L. F. of _____ Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only: Membership costs \$ _____

SEWER

1408 L. F. of 8" Sewer Lines
_____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____
Suburban ETJ Only: MSR cost of Septic Tanks
\$ _____

STREETS

1395.5 L. F. of 37' Wide Streets
_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

85 L. F. of 24" Storm Lines
275 L. F. of 36" Storm Lines
96 L. F. of 48" Storm Lines

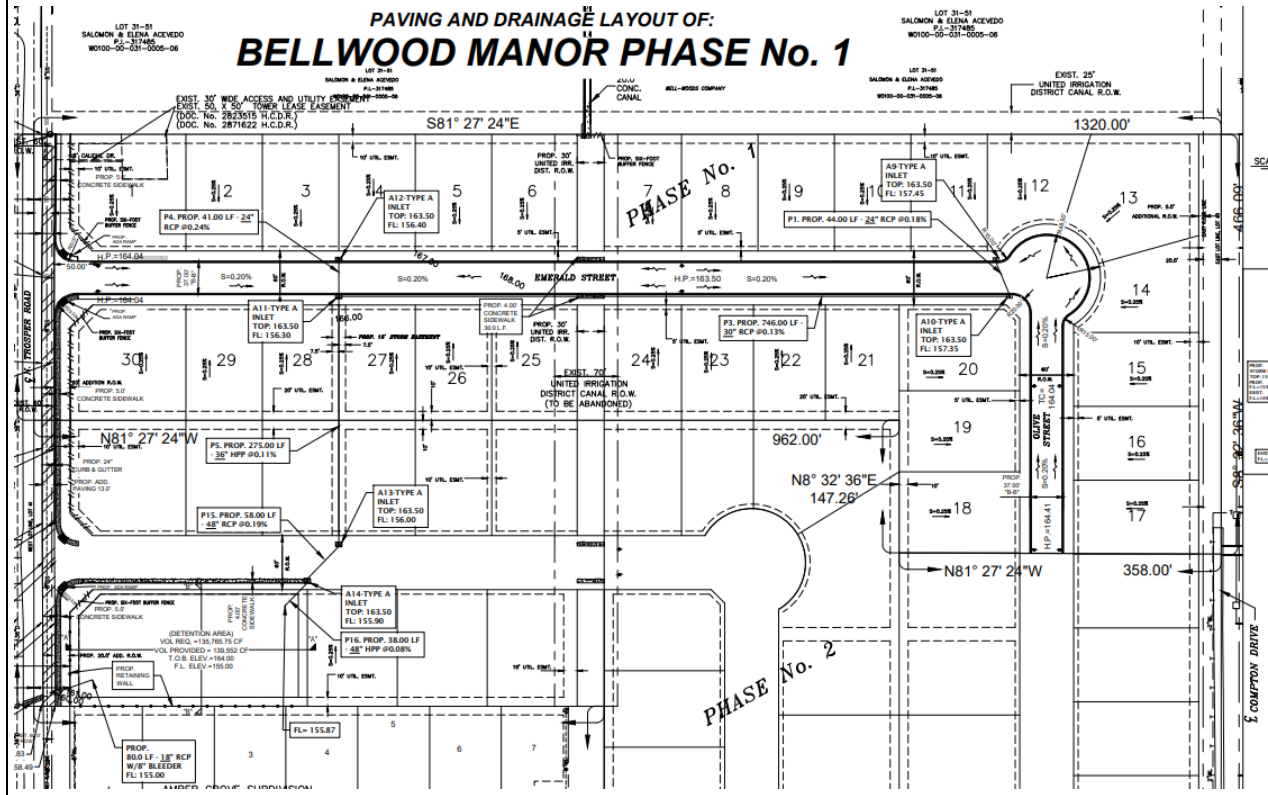
RECEIVED
9/10/25
CGR

Revised 2023

AERIAL PHOTO



WATER LAYOUT OF:
BELLWOOD MANOR PHASE No. 1



STORM WATER DRAINAGE STATEMENT

DRAINAGE STATEMENT

Bellwood Manor Subdivision

Mission, Texas



Bellwood Manor Subdivision is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of the master plan. Phase 1 will consist 30 multi-family lot. This subdivision is within the City of Mission, Tx. Located on the east side of Trosper Rd. and approximately 1,970 ft north of W Mile 2 Rd. This tract of land containing 26.79 acres of land, situated in Hidalgo County, Texas, being part or portion of lot 39, lot 40, lot 41 and a 70.00 strip of canal right-of-way between lot 40 and lot 41, Bell-Woods Company's subdivision "C", Hidalgo County, Texas, map s subdivision "C", Hidalgo County, Texas, map reference: Volume 5, page 22, map records, Hidalgo County, Texas.

The proposed subdivision is in Zone "C" (No shading) according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28); hydrologic group B. Brennan fine sandy loam (4); hydrologic group B. Hidalgo fine sandy loam (25); hydrologic group B. Cuevitas-Randado complex (51); hydrologic group D.

The existing runoff sheet flows overland towards Trosper Rd and runs south to an inlet. Said inlet is located on the West side of Trosper Rd. approximately 500ft south of proposed subdivision. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 23.00 cfs of runoff. The proposed runoff after development is 121.57 cfs for a 50-year storm event. The proposed project will have an approximate increase of 98.57 cfs of storm runoff for a 50-year storm event.


In accordance with Hidalgo County drainage requirements, 135,765.75cubic feet (5,028.36 cubic yard) of runoff will need to be detained for a 50-year storm event. Runoff will be detained by proposed detention pond which will be maintained by Bellwood Manor HOA. Total detention volume will be excavated during phase 1. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention facility. This system will bleed out into City of Mission system at the existing 10-year storm event runoff to ensure no increase of runoff.

STORM WATER DRAINAGE STATEMENT



7-7-25

Jose N. Saldivar, P.E.

<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> <u>8/01/2025</u>	
H.C.D.D. NO. 1 DATE	