

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



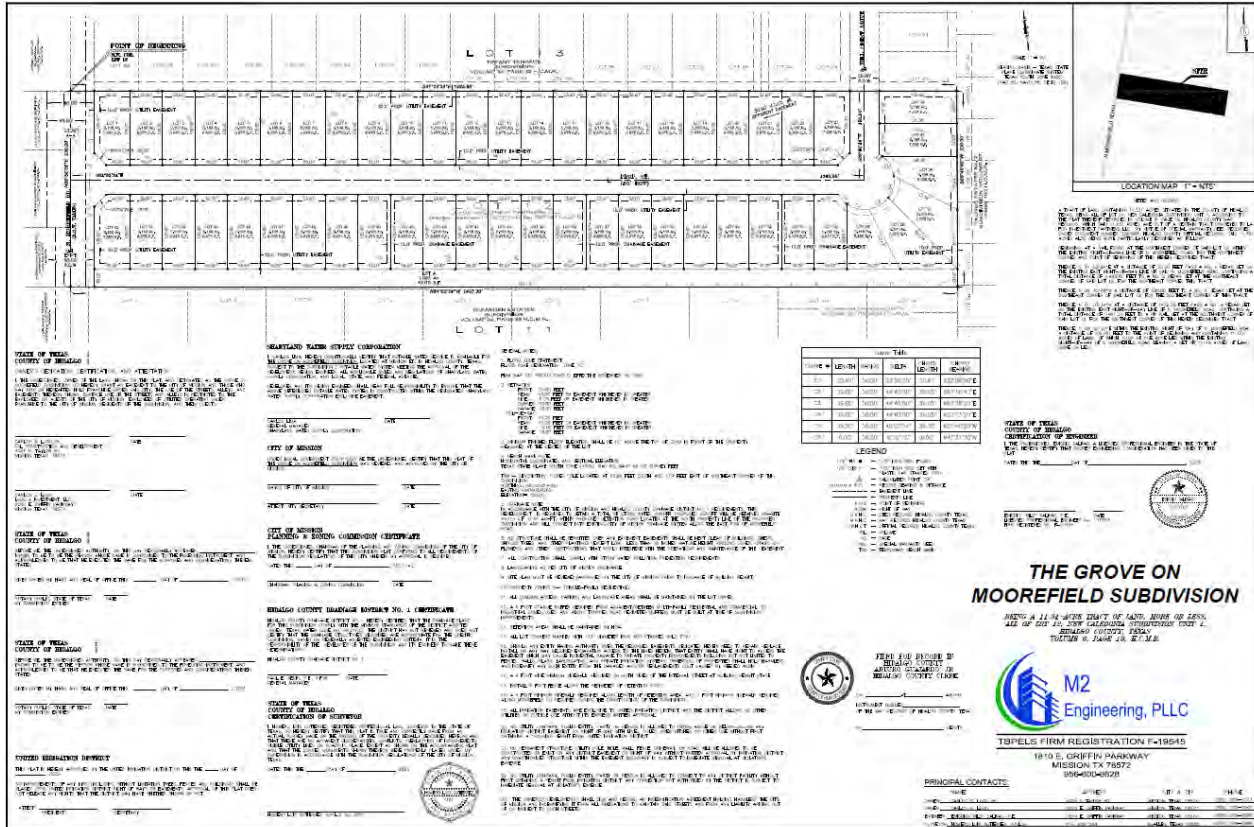
	PLAT FEES
Name: <u>Hector Moreno - M2 Engineering</u>	5 ACRE PLAT OR LESS.....\$400
Address: <u>1810 E. Griffin Parkway</u>	5+ ACRES.....\$500
City: <u>Mission, Texas</u>	Re-Plat Filing/Review\$300
Phone: <u>956-600-8628</u>	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: <u>The Grove on Moorefield</u>	P&Z Date: _____ City Council Date: _____

Urban (City) <input checked="" type="checkbox"/>	Suburban ETJ _____	Rural ETJ _____
Zone: <u>R-1</u>	Water Dist. _____	School Dist. _____
# of Lots: Residential <u>52</u>	Non-Residential _____	Common Areas/Lots _____
Water CCN: <u>SWSC</u>	<u>LJWSC</u>	<u>MUD</u>

WATER		SEWER	
<u>1,815</u> L. F. of <u>8-inch</u>	Water Lines	<u>1,939</u> L. F. of <u>8-inch</u>	Sewer Lines
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
Other: _____		Lift Sta: <u>N/A</u>	N/A-Septic Use: <u>N/A</u>
Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____		Other: _____	
		Suburban ETJ Only: MSR cost of Septic Tanks \$ _____	

STREETS		STORM SEWER	
<u>1,450</u> L. F. of <u>32' B-B</u>	Wide Streets	<u>504</u> L. F. of <u>24-inch</u>	Storm Lines
_____ L. F. of _____	Wide Streets	_____ L. F. of _____	Storm Lines
Other: _____		_____ L. F. of _____	Storm Lines

PLAT



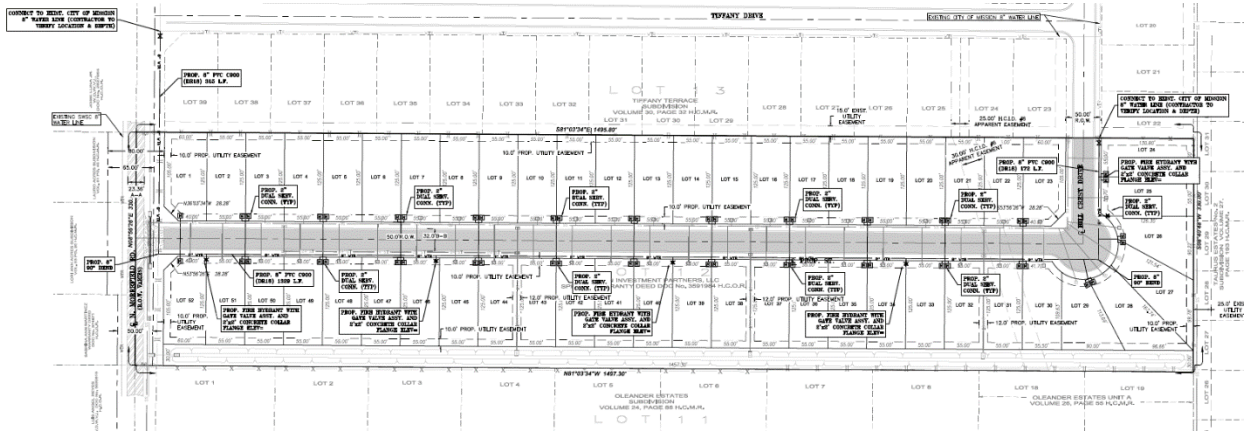
AERIAL



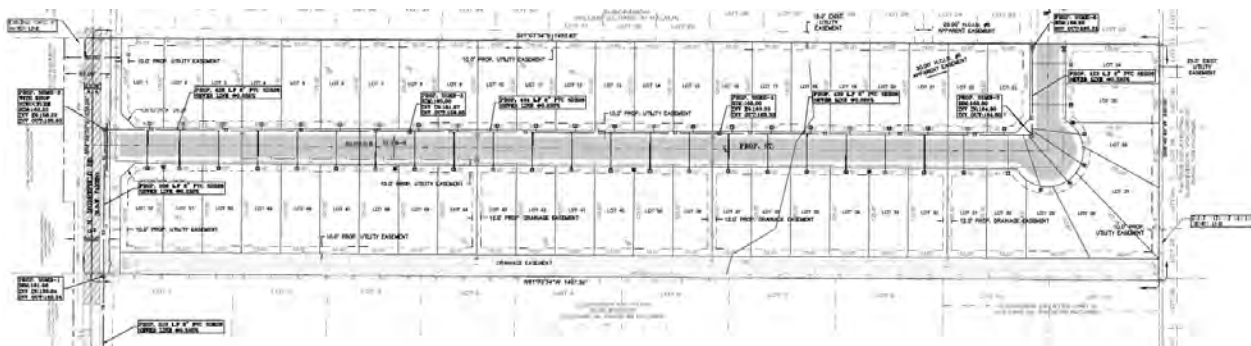
PHOTOS OF THE SUBJECT PROPERTY



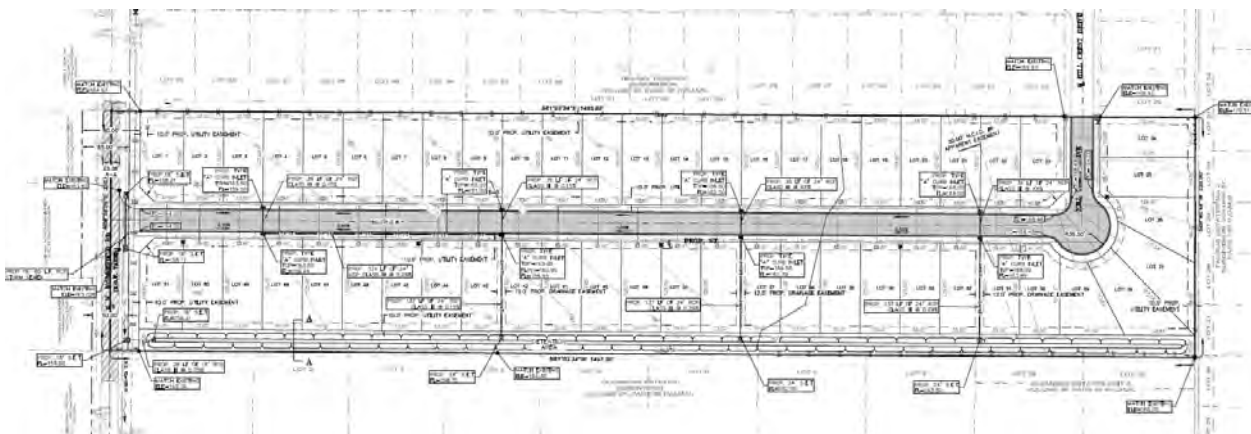
UTILITY LAYOUTS



WATER DISTRIBUTION



SANITARY SEWER



STORM DRAINAGE

DRAINAGE REPORT



CITY OF
MISSION

Norie Gonzalez Garza, Mayor
Ruben Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega Gerlach, Councilwoman
Alberto Vela, Councilman
Mike R. Perez, City Manager

June 13, 2025

Mr. Raul Sesin, General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle Road
Edinburg, TX 78541

RE: The Grove on Moorefield Subdivision

Dear Mr. Sesin

City of Mission staff has reviewed and approved the proposed **DRAINAGE LAYOUT FOR THE GROVE ON MOOREFIELD SUBDIVISION**. The proposed plat is a subdivision of fifty-one (51) Single-family residential lots out of A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records. The proposed drainage report calls for 44,115 CF of stormwater to be detained on site. The proposed drainage report shows a retention pond will be installed to capture and retain stormwater from the site with a capacity of 56,970 CF. The City of Mission has reviewed the Drainage report and the proposed retention pond has been accepted for the proposed subdivision.

If you have any questions, feel free to call me at 956-580-8780.

Respectfully,

Edgar Gonzalez
City of Mission
Engineering Department

DRAINAGE REPORT

Drainage Statement

The Grove on Moorefield Subdivision

Project Location

A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records.

Flood Plain

The site is located within Zone "C", Areas of minimal flooding. (No shading). Based on Community FIRM Panel No. 480334 0400 C, Map Revised November 16, 1982.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo fine sandy loam; 1 to 3 percent slopes and Cuevitas-Randado complex; 0 to 3 percent slopes. Hidalgo fine sandy loam is classified as well drained and belongs to Hydrologic Group B and Cuevitas-Randado is classified as well drained and belongs to Hydrologic Group D.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	10.9	96.4%
51	Cuevitas-Randado complex, 0 to 3 percent slopes	0.2	1.6%
Totals for Area of Interest		11.1	100.0%

Undeveloped Conditions

The featured project site consists of a 11.03 net acre tract of land located approximately 500-feet South of Tiffany Drive/N. Moorefield Road intersection in Mission, Texas. The undeveloped flow drains at a rate of 9.26 CFS for a 10-year frequency storm.

Developed Conditions

The City of Mission and Hidalgo County Drainage District No. 1 (HCDD #1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

Exhibit "A" details the proposed drainage calculations and drainage area maps for the featured site. The Grove on Moorefield Subdivision will feature fifty-one (51) single-family lots over the 11.03 net acre tract in the City of Mission, Texas. The required detention for a 50-year frequency storm event for the development is 1.01 acre-feet (44,115 CF) at a peak runoff rate of 38.34 CFS, a 29.08 CFS increase due to the proposed future single-family improvements. The proposed on-site detention pond is designed to discharge at a rate not exceeding the 10-year storm event runoff under existing conditions. The outflow will be directed into a roadside swale along Moorefield, which ultimately conveys the flow South to an existing City of Mission storm curb inlet located on W Mile 2 Road.



6/12/2025