

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: OBED MATUS
Address: 905 TAMARACK
City: MCALLEN
Phone: _____
Subdivision Name: Imperio Vista

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) x Suburban ETJ _____ Rural ETJ _____
Zone: R 1T Water Dist. MISSION School Dist. MISSION ISD

of Lots: Residential 30 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

_____ L. F. of _____ Water Lines
_____ L. F. of _____ Water Lines

Other: _____

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

SEWER

_____ L. F. of _____ Sewer Lines
_____ L. F. of _____ Sewer Lines

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

Other: _____

Suburban E

15075601
1201 E. 8TH ST

STREETS

_____ L. F. of _____ Wide Streets
_____ L. F. of _____ Wide Streets

Other: _____

REC#: 06320370 6/10/2025 1:35 PM
OPER: RA TERM: 053
REF#: 6470

TRAN: 550.0000 BUSINESS LICENSE
20250478-06/10/25 MATUS, OBED
IMPERIO VISTA SUBD 500.0000

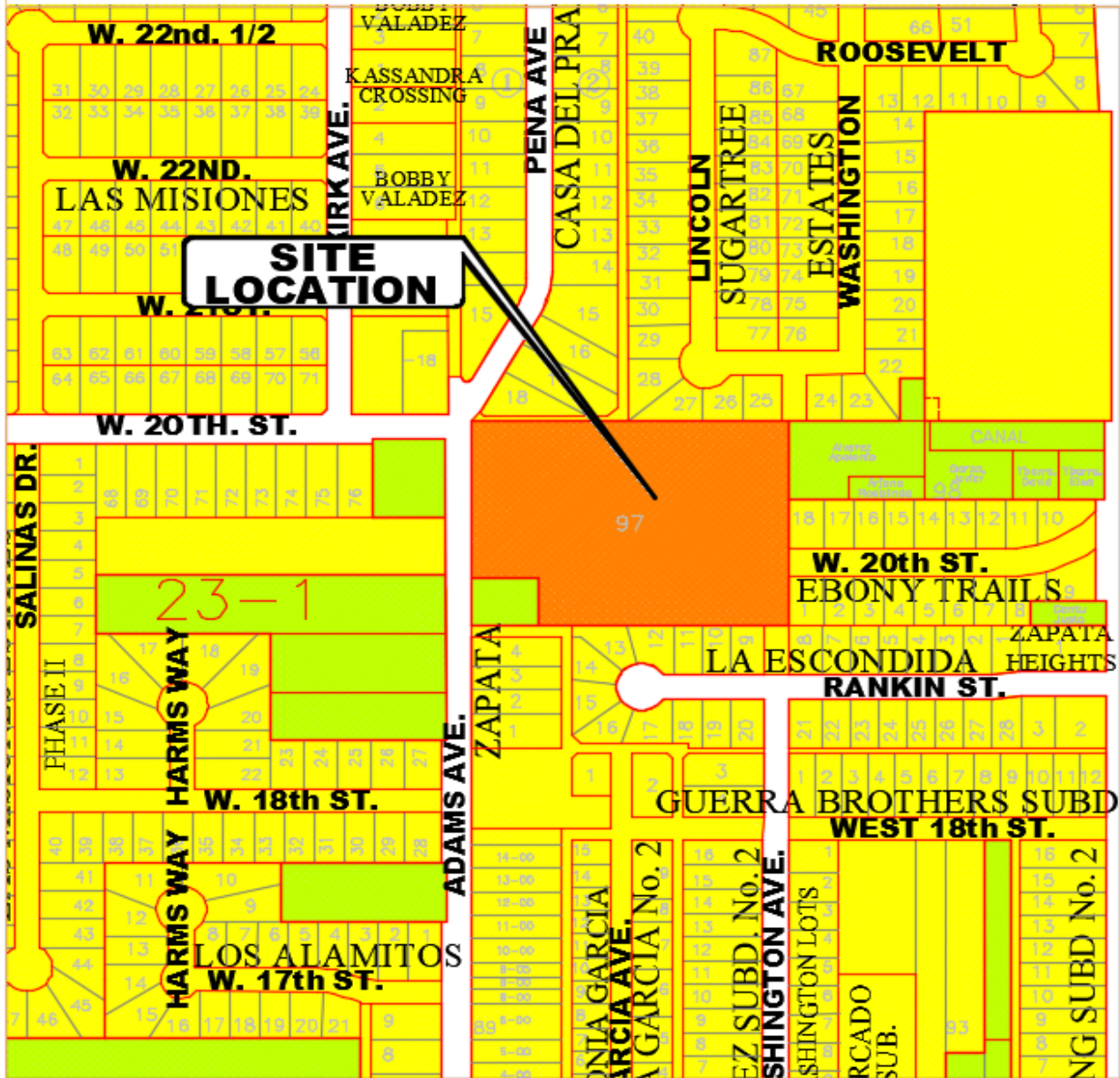
TENDERED: 500.00 CHECK
APPLIED: 500.00-
CHANGE: 0.00

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

AERIAL



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX/FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

DRAINAGE REPORT



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT IMPERIO VISTA SUBDIVISION Mission, Texas

Imperio Vista Subdivision is a proposed 30 lot residential subdivision, located within the City of Mission city limits, same being 5.92 acres tract of land, more or less, out of lot 97, Mission Acres Subdivision, Hidalgo County Texas, Recorded in Volume 6, Pages 14, map records of Hidalgo County, Texas. The lots will be used for the construction of residential single homes. Imperio Vista Subdivision is located at the southeast of W 20th St and Adams St.

The subdivision is in Zone "X", areas determined to be outside 500-year flood-plain. According to the FEMA's Flood Insurance Rate Map Community Panel No.: 480345 0005 C map revised: November 20, 1991.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 0.4% of Hidalgo Sandy Clay Loam (28) with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consist of 99.6% of Hidalgo-Urban land complex (31) with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a northeasterly direction into a existing City of Mission Type A storm inlet located at 550 feet from the intersection of adams and 20th street, and outfalls to the City of Mission Drain Ditch, which then outfalls north to the Mission Lateral, then East to the Mission-McAllen Lateral drain ditch, and subsequently with final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 5.96 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 30.13 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 24.17 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the city's drainage requirements, we have calculated that approximately a total of 30,117 CF or 0.691 AC-FT, will need to be detained for a 50-yr rainfall event. Current runoff will be detained in a designated onsite detention area located at the east side of the site and outfall into the previously mentioned existing City of Mission Type A storm inlet located at 550 feet from the intersection of adams and 20th street, and outfalls to the City of Mission Drain Ditch, which then outfalls north to the Mission Lateral, then East to the Mission-McAllen Lateral drain ditch, and subsequently with final outfall to the Laguna Madre. Tables and calculations are attached.



5/27/25