

### **ITEM # 3.0**

#### **PRELIMINARY & FINAL PLAT APPROVAL:**

Bellwood Manor Subdivision  
A tract of land containing 26.79 acres of land  
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"  
R-2  
Developer: DS3 Development, LLC  
Engineer: S2 Engineering, PLLC

### **REVIEW DATA**

#### **PLAT DATA**

This subdivision is located on the East side of N. Trospen Rd. approximately 1,970' North of W. Mile 2 Road. — **see vicinity map**. Bellwood Manor Subdivision is a proposed 70-Lot Duplex-Fourplex residential development — see plat for actual dimensions, square footages, and land uses.

#### **WATER**

The developer is proposing to connect from an existing 8" water line located along the east side of N. Trospen Road and looped with a proposed 8" water line to the water system of Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex-fourplex. They are proposing 7 fire hydrants as via direction of the Fire Marshal's office. — **see utility plan**

#### **SEWER**

Wastewater service will connect to an existing 8" PVC sanitary sewer line by a proposed MH with a drop structure along the East side N. Trospen Rd. ROW at 2 different locations. An internal 8" sewer line system will provide 6" sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$46,900.00 (\$670.00 x 70 lots).

#### **STREETS & STORM DRAINAGE**

Access to the subdivision will be from N. Trospen Road thru 2 streets intersections. The proposed internal streets will be 37' Back-to-Back within 60' Right of Ways.

The site is in a Zone "C" according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding. In accordance with the County of Hidalgo's drainage requirements, 135,765.75 cu. ft. of runoff detention will need to be detained for a 50year storm event. Storm water surface runoff will be intercepted by proposed type "A" curb inlets which will outfall into a proposed detention facility. This system will bleed out into the City of Mission system at the existing 10-yr storm event runoff to ensure no increase of runoff. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

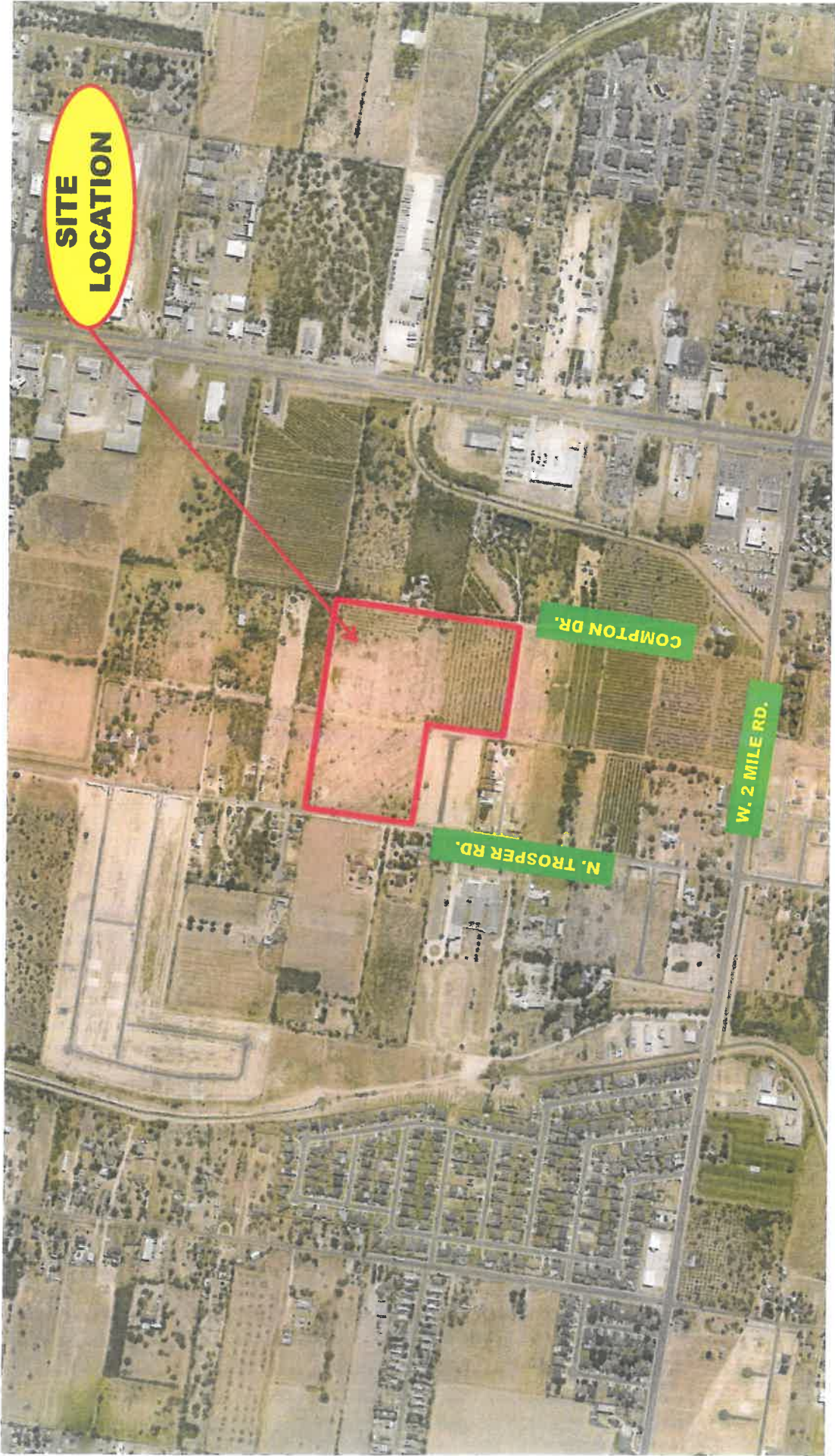
- Water District Exclusion
- Conveyance or Payment of Water Rights
- Escrow Park fees (70 lots x 4 units x \$500 = \$140,000.00)
- Installation of Street Lighting as per City Standards
- Must Comply with all other format findings

#### **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's
2. Payment of Park Fee's
3. Provide Water District Exclusion, and
4. Conveyance or Payment of Water Rights





**SITE  
LOCATION**

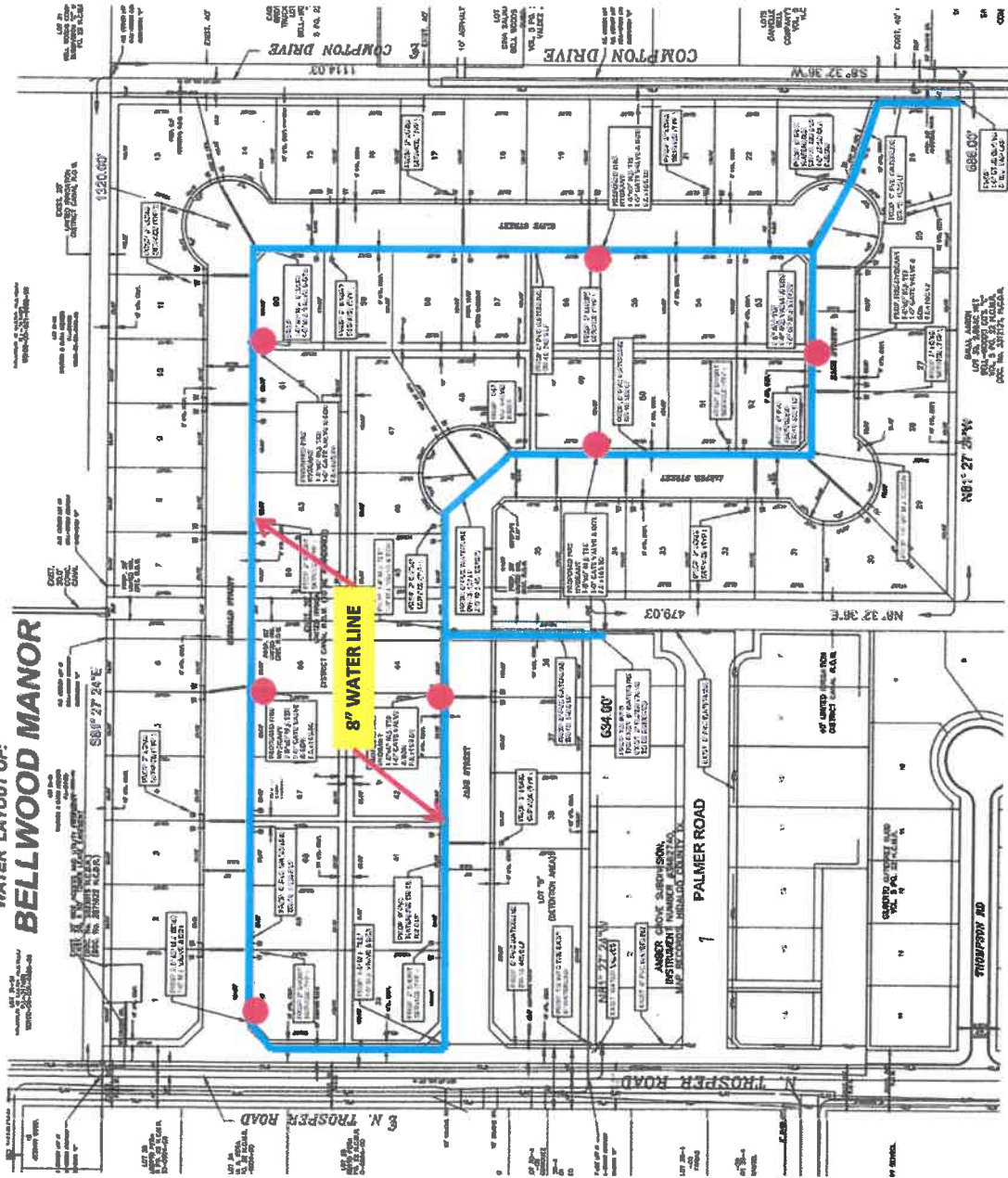
**COMPTON DR.**

**N. TROSPER RD.**

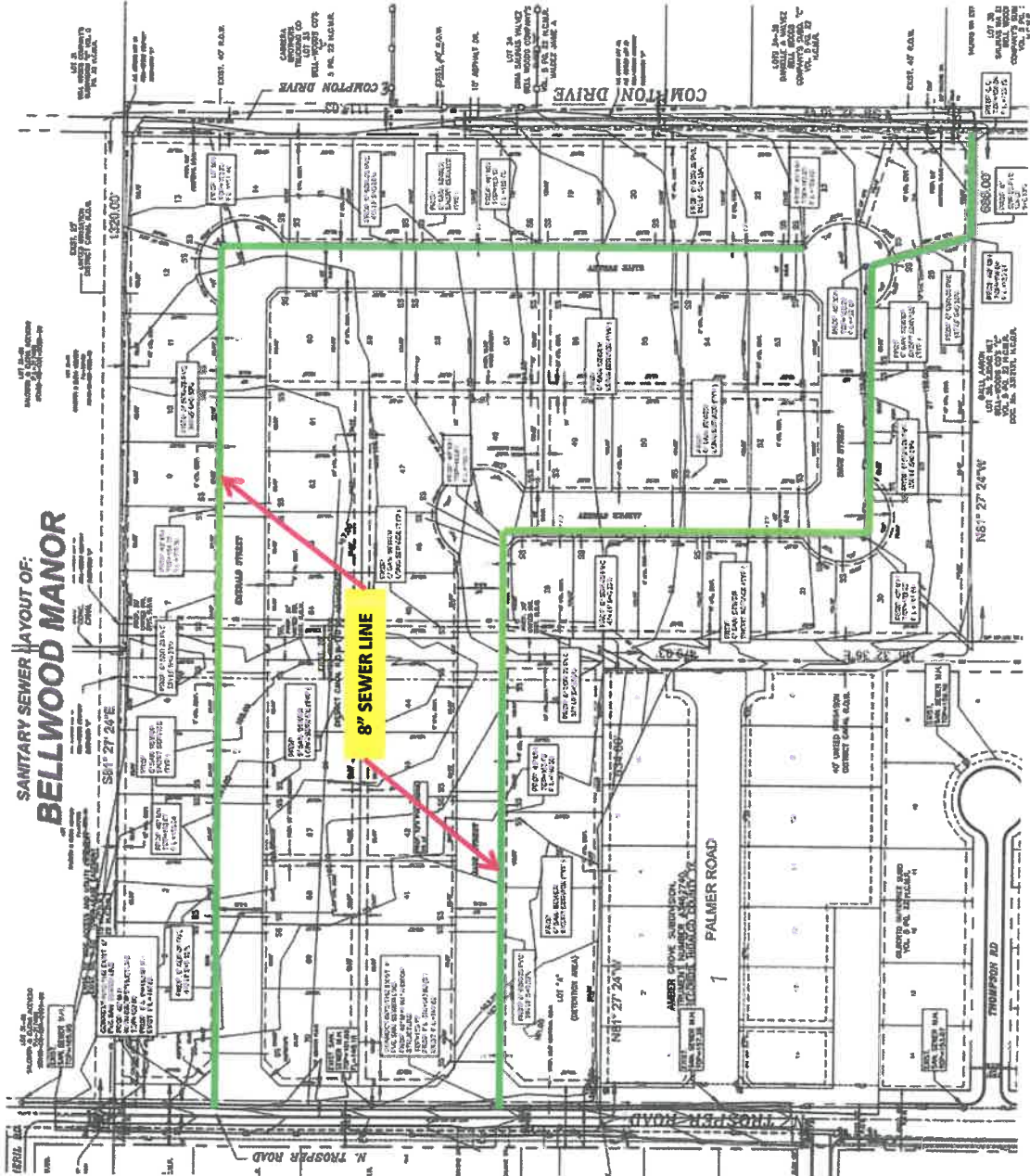
**W. 2 MILE RD.**



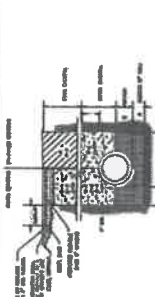
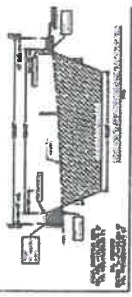
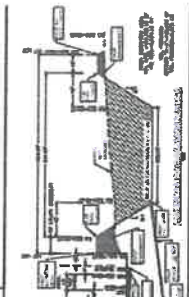
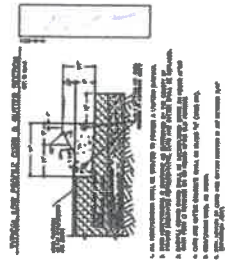
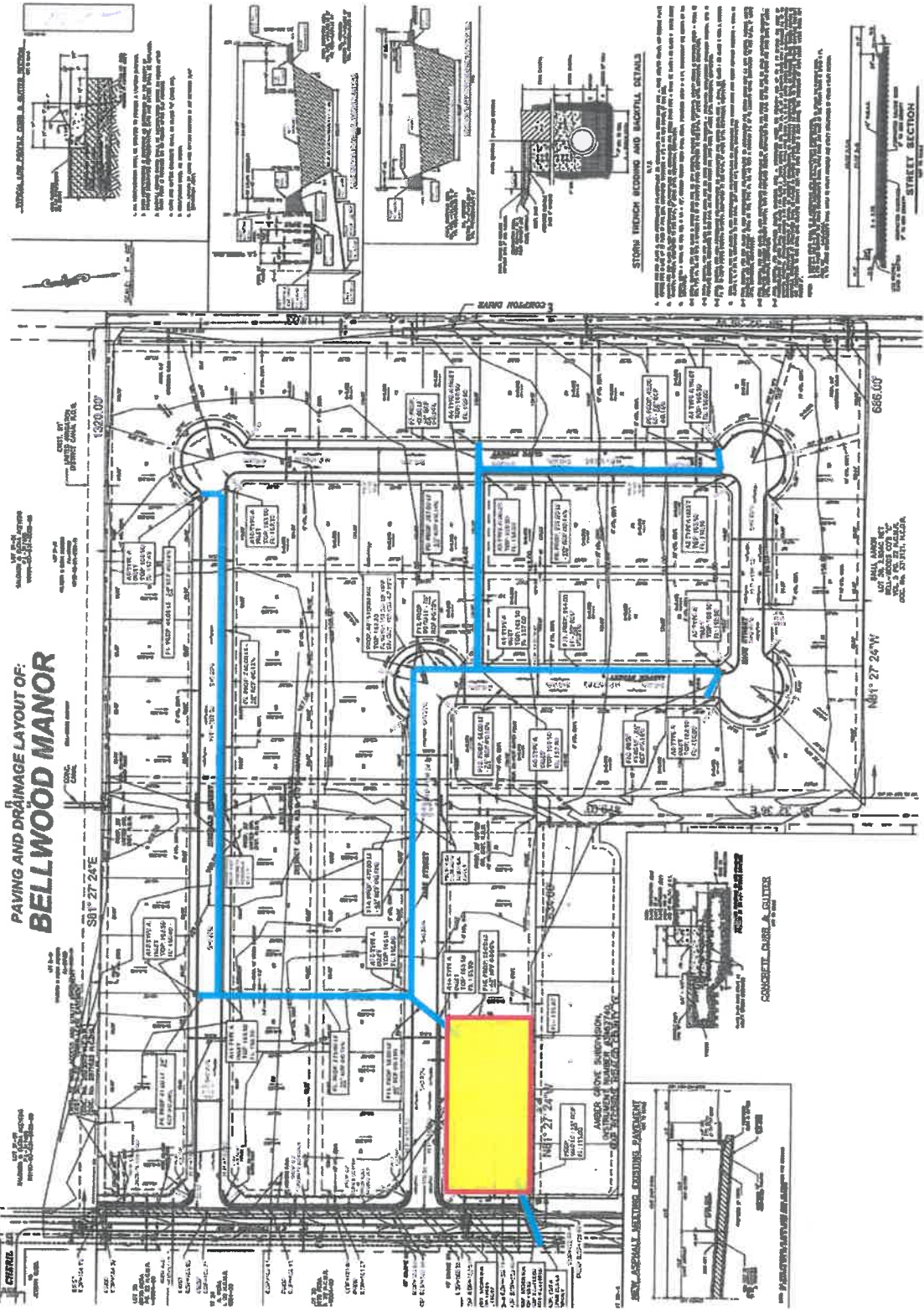
# WATER LAYOUT OF: BELLWOOD MANOR



**SANITARY SEWER LAYOUT OF:  
BELLWOOD MANOR**



# PAVING AND DRAINAGE LAYOUT OF: BELLWOOD MANOR



**STONE BEDDING OVER ASPHALT**

1. THE STONE BEDDING SHALL BE LAYED OVER THE ASPHALT SURFACE IN A MANNER TO PROVIDE A DRAINAGE CHANNEL FOR THE WATER WHICH PENETRATES THE ASPHALT SURFACE.

2. THE STONE BEDDING SHALL BE LAYED IN A MANNER TO PROVIDE A DRAINAGE CHANNEL FOR THE WATER WHICH PENETRATES THE ASPHALT SURFACE.

3. THE STONE BEDDING SHALL BE LAYED IN A MANNER TO PROVIDE A DRAINAGE CHANNEL FOR THE WATER WHICH PENETRATES THE ASPHALT SURFACE.

4. THE STONE BEDDING SHALL BE LAYED IN A MANNER TO PROVIDE A DRAINAGE CHANNEL FOR THE WATER WHICH PENETRATES THE ASPHALT SURFACE.

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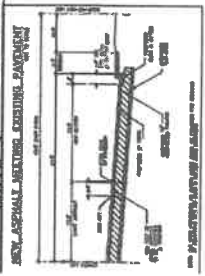
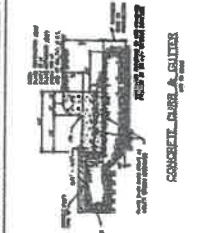
6. THE STONE BEDDING SHALL BE LAYED IN A MANNER TO PROVIDE A DRAINAGE CHANNEL FOR THE WATER WHICH PENETRATES THE ASPHALT SURFACE.

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## DRAINAGE STATEMENT

Bellwood Manor Subdivision

Mission, Texas




Bellwood Manor Subdivision is a proposed 70-lot single family subdivision in the city of Mission, Tx. Located on the east side of Trospers 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.

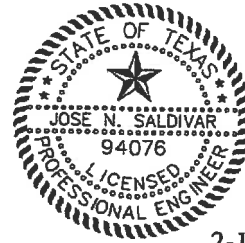
The proposed subdivision is in Zone "C" (No shading) according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding.

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 Trospers Rd and runs south to a drop inlet. Said drop inlet is located on the West side of Trospers Rd. approximately 500ft south of proposed subdivision. There is currently no apparent drainage system other than natural overland flow. 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 the county of Hidalgo's drainage requirements, 135,765.75 cubic feet (5,028.36 cubic yard) of runoff detention 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. 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.

<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>2/28/24</u>
H.C.D.D. NO. 1	DATE



2-14-24

*Jose N. Saldivar, P.E.*