



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-26-2021

PROPOSED WHALEN SPRINGS SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: THE THREE GRANDES LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 57 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTHEAST INTERSECTION OF MOORE ROAD AND WHALEN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MOORE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 1-19-2021 REVIEWED BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 1-19-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S WILL BE ESCROWED

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: WHALEN ROAD & JUAREZ AVENUE.

H.C.E.O.C. FINAL APPROVAL DATE: 1-19-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Letter of Credit No. 2020-05-S: Amount: \$ 907,368.81 For: (57) OSSF'S, PAVING & DRAINAGE**

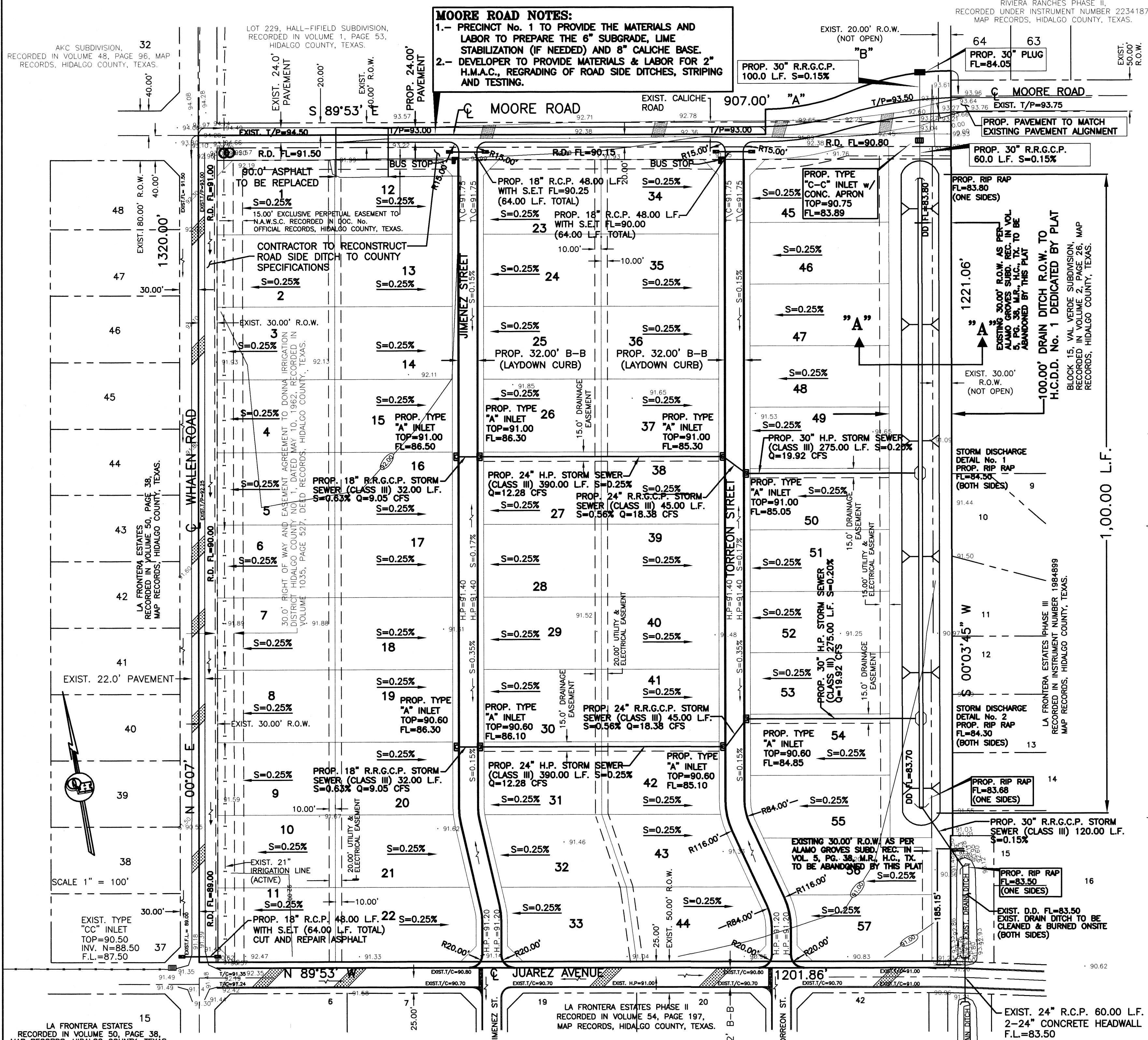
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 28, 2020

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of Donna.*

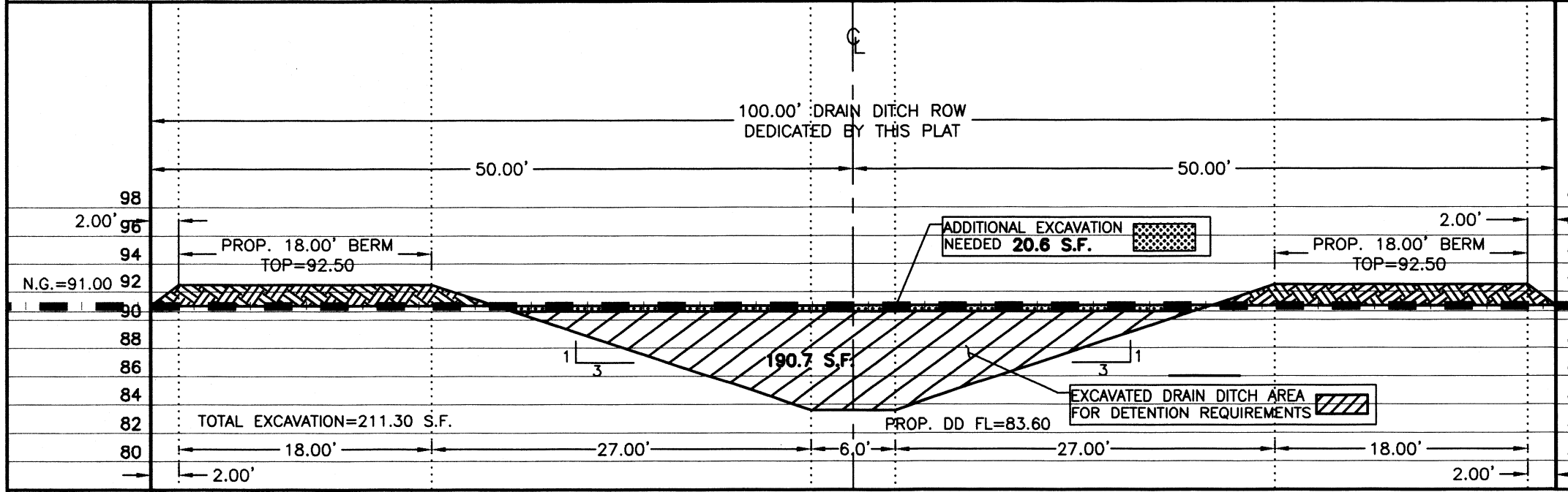
Final Approval *with financial guarantee.*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



CROSS SECTION "A-A"



REVISION NOTES			
No.	Sheet	REVISION	Date

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
 PHONE 956-381-6480 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM

LEGEND
TOTAL DETENTION REQUIRED - 121,579.53 C.F.
TOTAL DETENTION PROVIDED - 236,600.00 C.F.
 (1,000.0 L.F. X 190.7 S.F.) + 22,500.0 C.F. + 23,400.0 C.F.
TOTAL DITCH EXCAVATION - 211,300.0 C.F.
 (1,000.0 L.F. X 211.3 S.F.)

COST ESTIMATE
 WATER DISTRIBUTION: \$ _____
 DRAINAGE IMPROVEMENTS: \$ _____
 PAVING IMPROVEMENTS: \$ _____
 SEPTIC TANK (GSSF): \$ _____

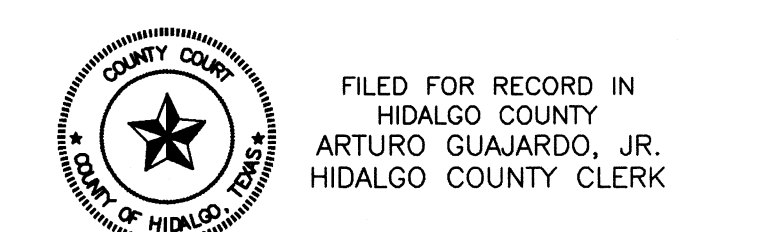
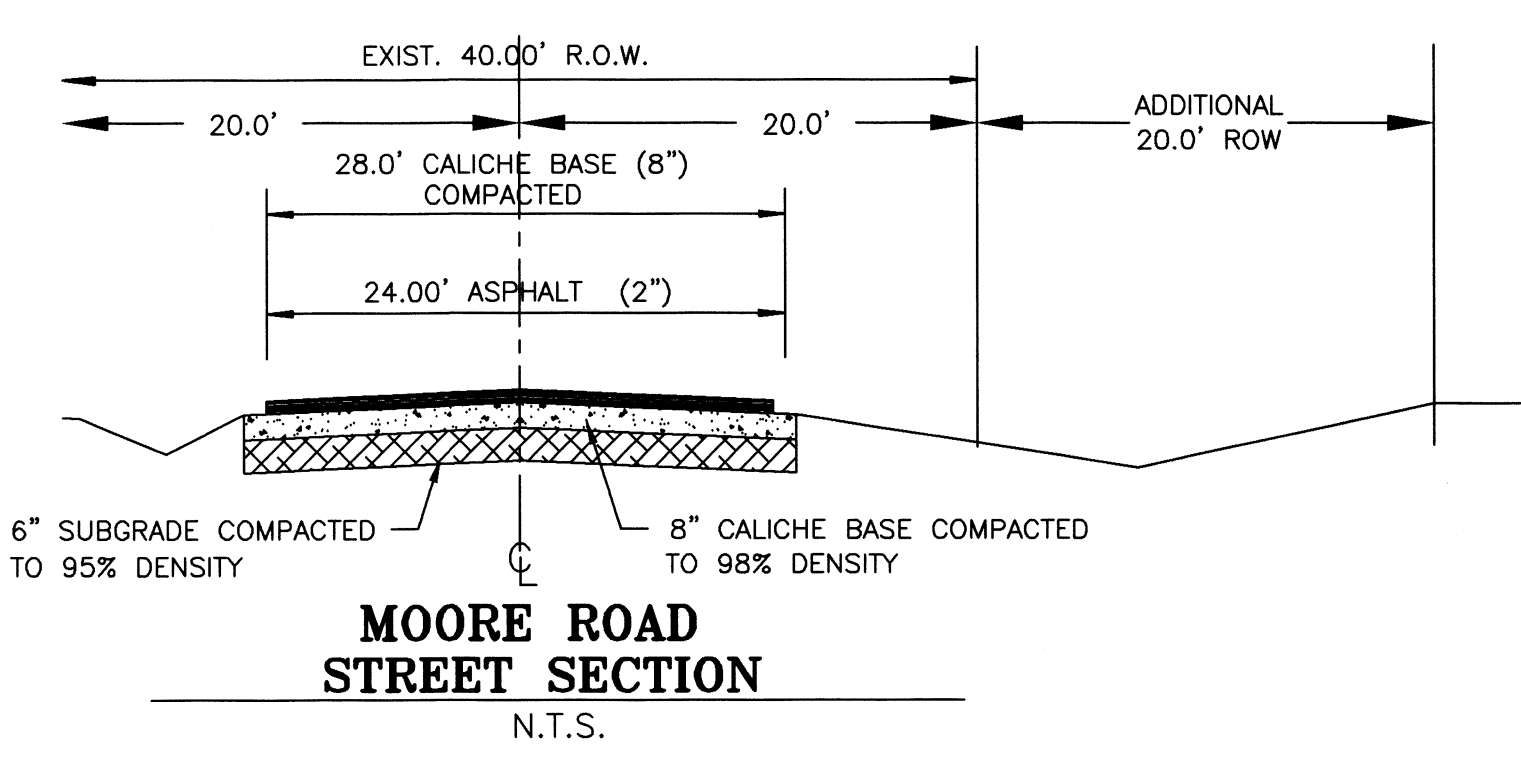
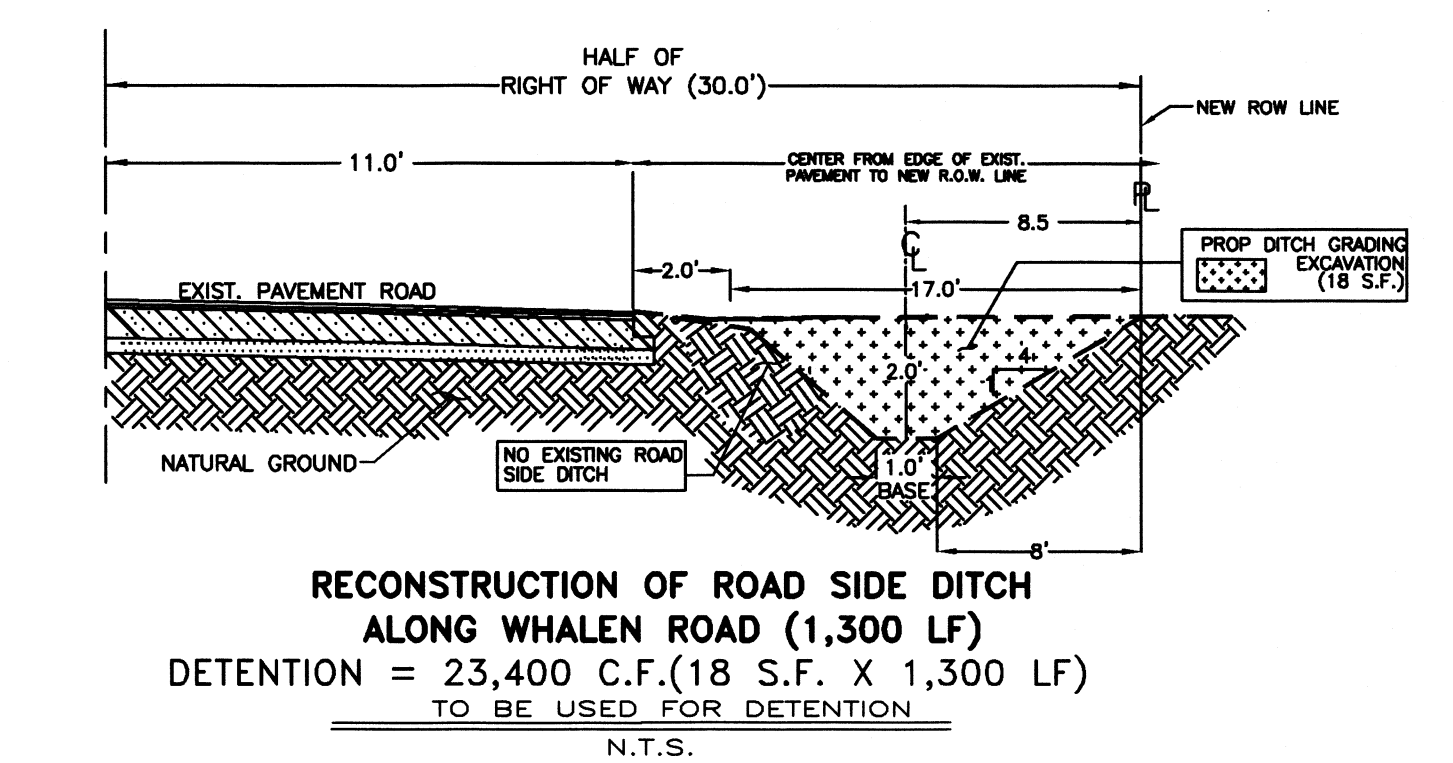
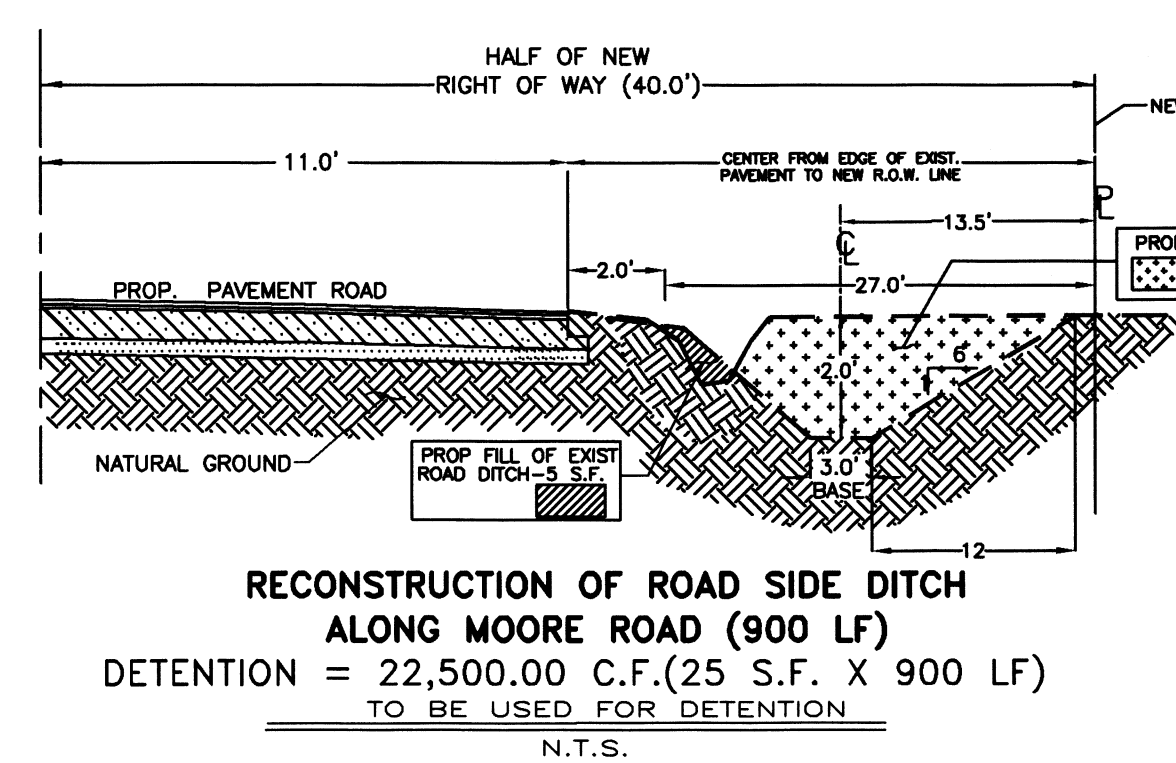
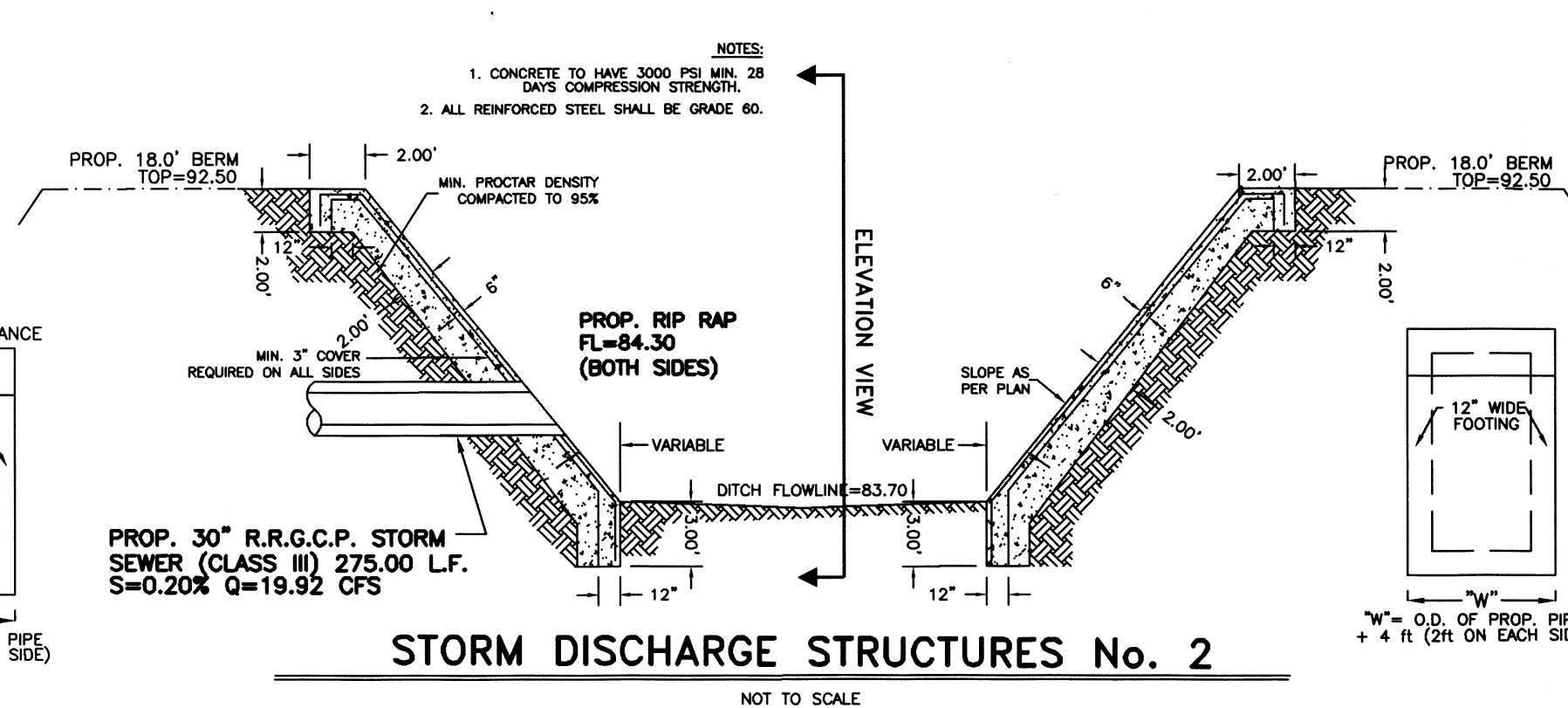
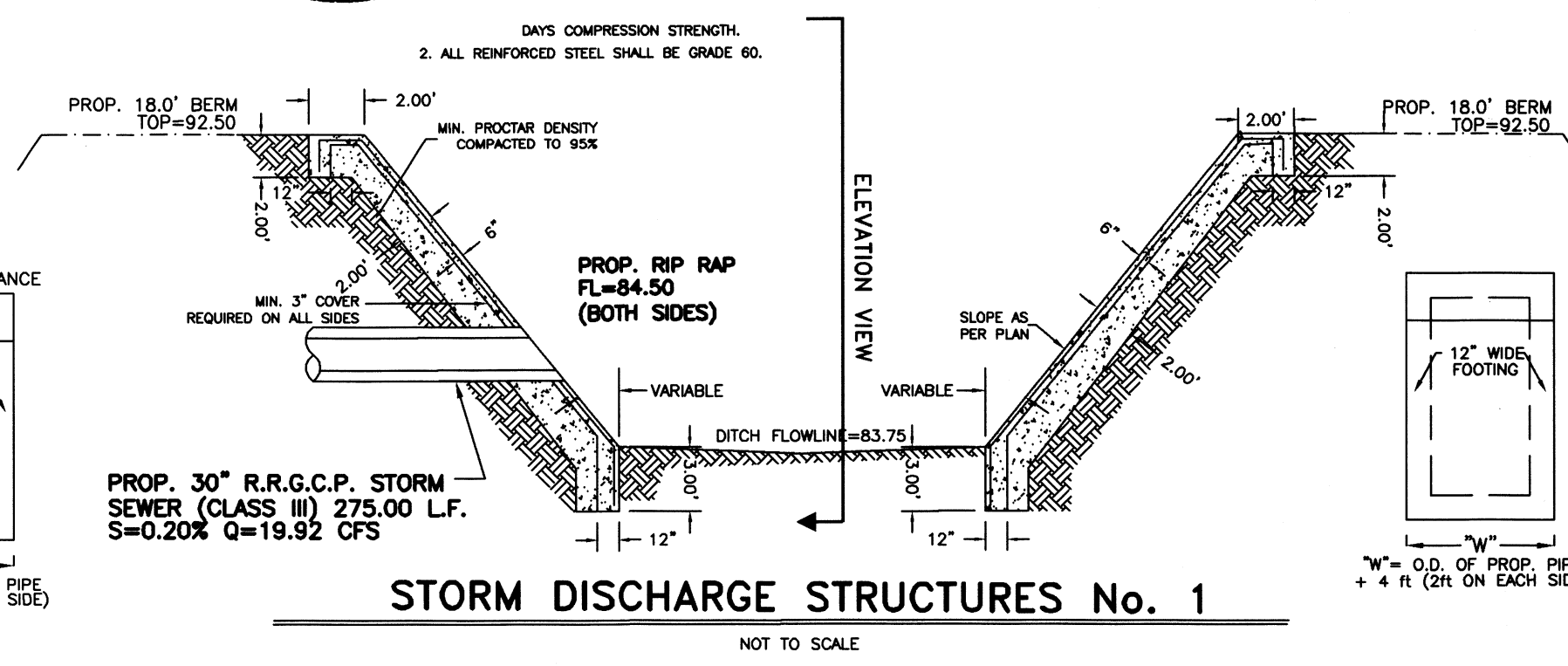
**SUBMISSION PLAT OF:
 WHALEN SPRINGS SUBDIVISION**

A 36.97 ACRE TRACT OF LAND BEING A 0.49 OF AN ACRE TRACT OUT OF LOT 229, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2765755 AND 2892789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



ALFONSO QUINTANILLA
 P.E. 95534

7-13-2020
 DATE



FILED FOR RECORD IN HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET NO. 3 OF 4 SHEETS			
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY
F:\DATA\SUB\DONNA\WHALEN SPRINGS SUBDIVISION\DRAWING\BPLAT	1-8-20	JULIS CAVALOS	

WHALEN SPRINGS SUBDIVISION

A 36.97 ACRE TRACT OF LAND BEING A 0.49 OF AN ACRE TRACT OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2765755 AND 2892789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR WHALEN SPRINGS SUBDIVISION

A 36.97 acre tract of land being a 0.49 of an acre tract out of Lot 229, Hall-Fifield Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 1, page 53, Hidalgo County, Texas, and all of Lots C, D, E and F, Alamo Groves Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 5, page 38, map records Hidalgo County, Texas, and according to general warranty deed recorded under county clerk's document number 2765755 and 2892789, official records, Hidalgo County, Texas. It is located on the east side of Whalen Road and in between Moore Road and Juarez Avenue. The proposed subdivision will consist of 57 residential lots.

The tract is Zone "B" (medium shading), areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

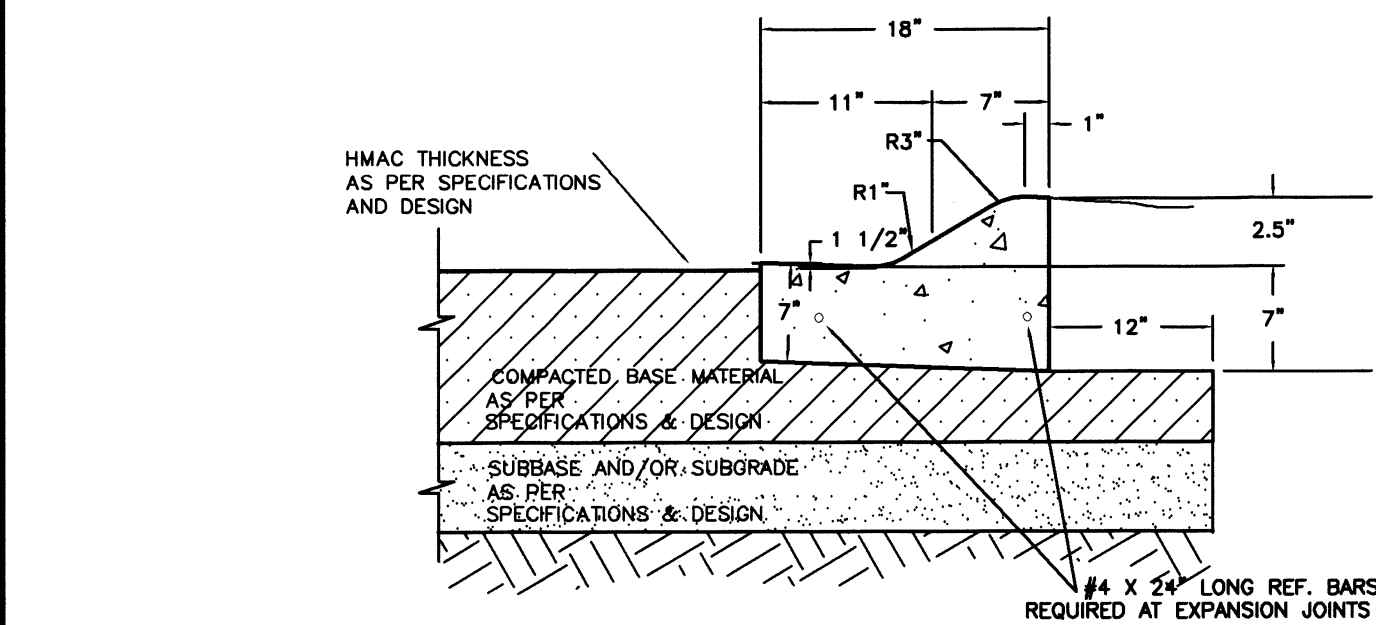
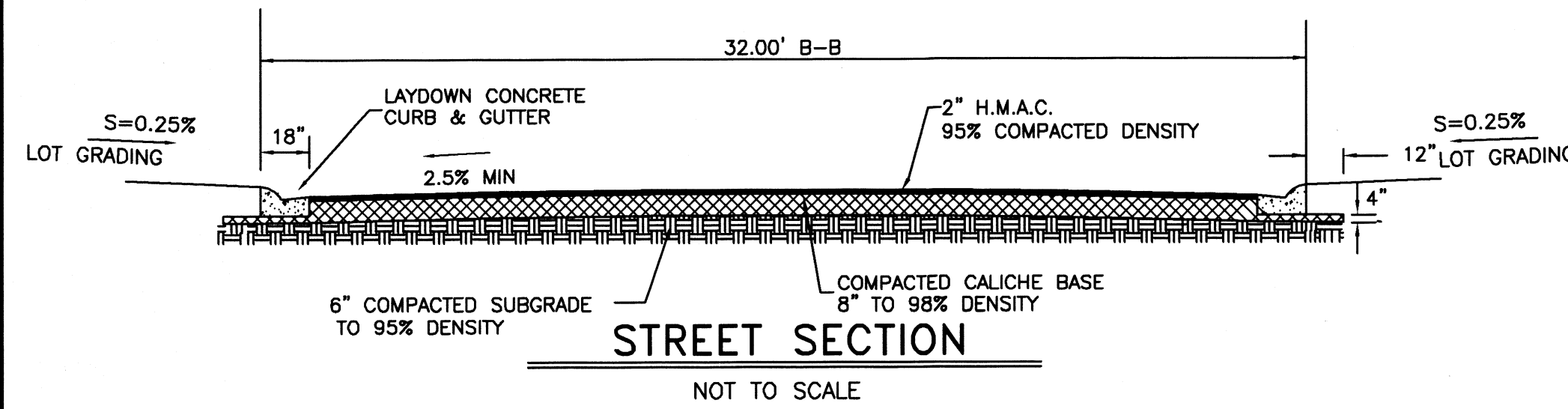
The majority of the soil is Hidalgo (28) and Willacy (52) and is in soil group "B". It is sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a easterly direction with an approximate 0.5% slope. The proposed subdivision is Q = 12.66 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 48.61 cubic feet per second based on a 50-year storm for an increase of Q = 35.95 cubic feet per second. Detention will be 121,579.53 cubic feet (2.79-acre feet). It will be accomplished by grading the roadside ditch along Moore Road & Whalen Road and excavating the 100.00' Hidalgo County Drainage District No. 1 Drain Ditch Right of Way that is being dedicated by this plat. This drain ditch will outfall into an existing 70.00' H.C.D.D No. 1 Drain Ditch Right of Way recorded during La Frontera Estates Phase II (Instrument No. 1984899, H.C.M.R.). The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" & Type "CC" Inlets that will discharge into the new drain ditch.

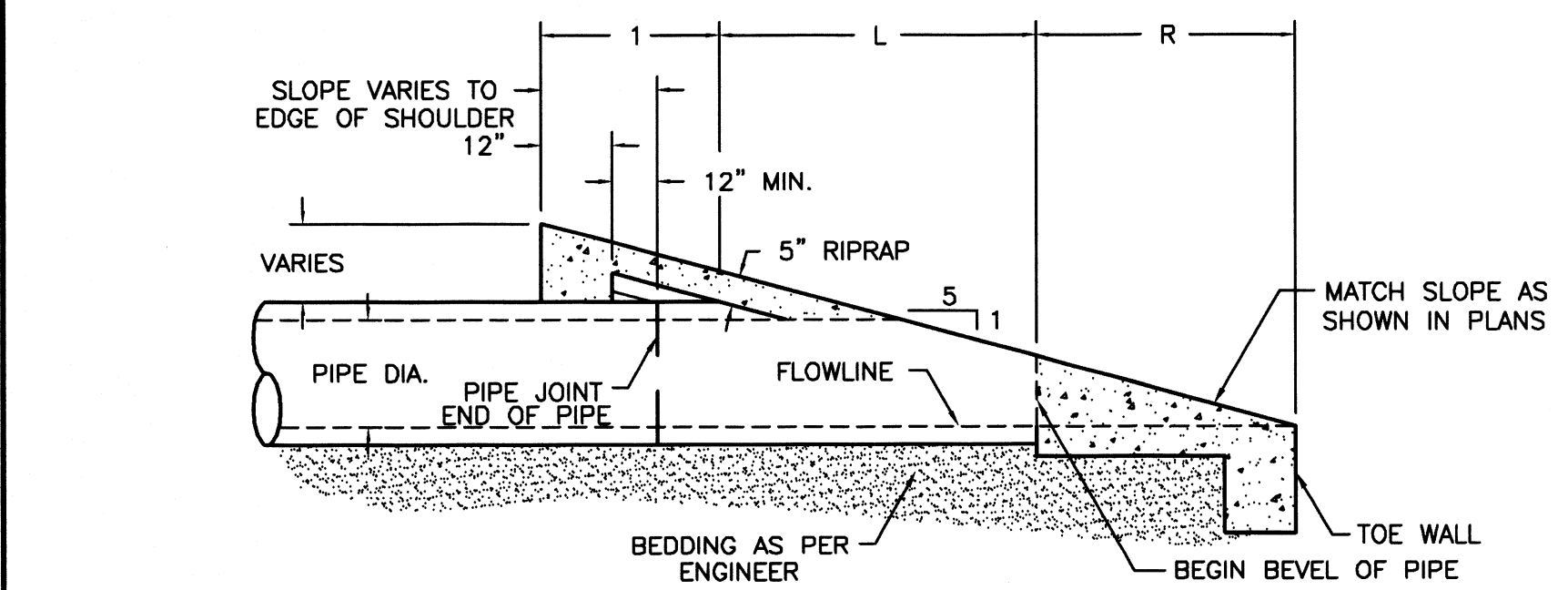
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" (MEDIUM SHADING) (AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (DATED NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW

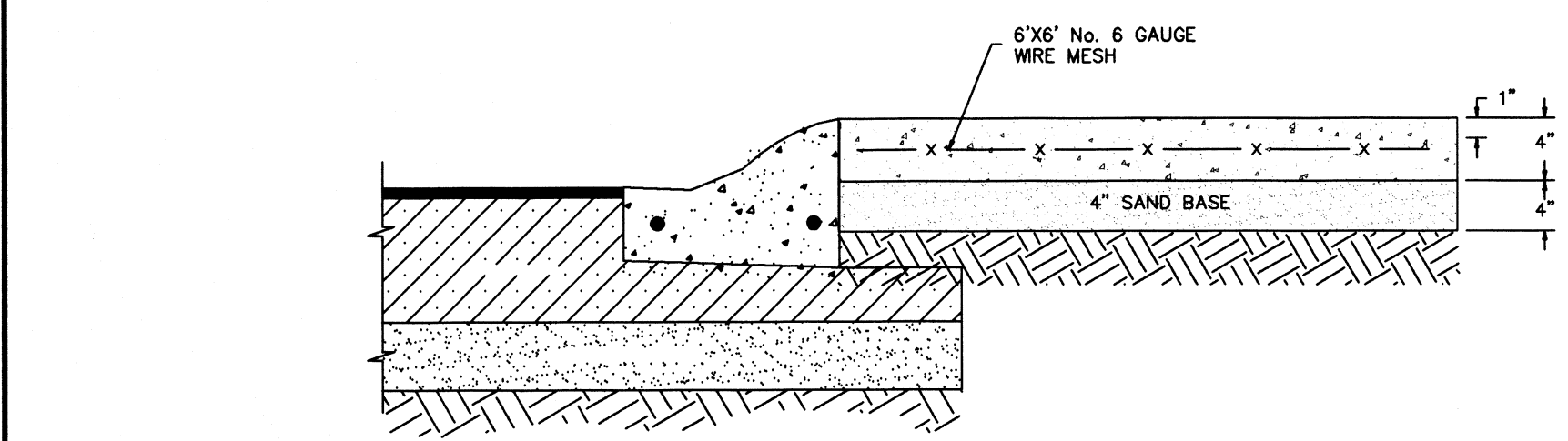


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE, AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

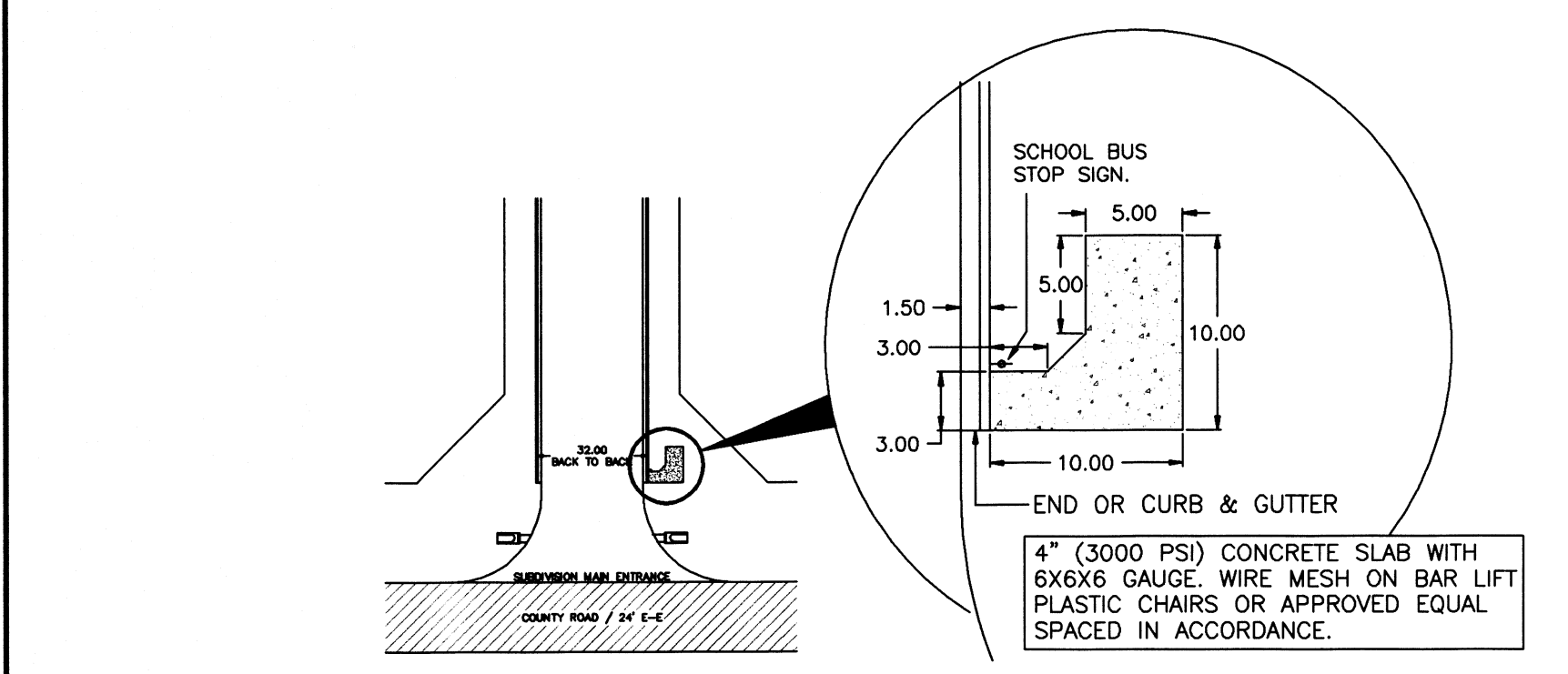
TYPICAL LOW PROFILE CURB & GUTTER SECTION



ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



SECTION A-A



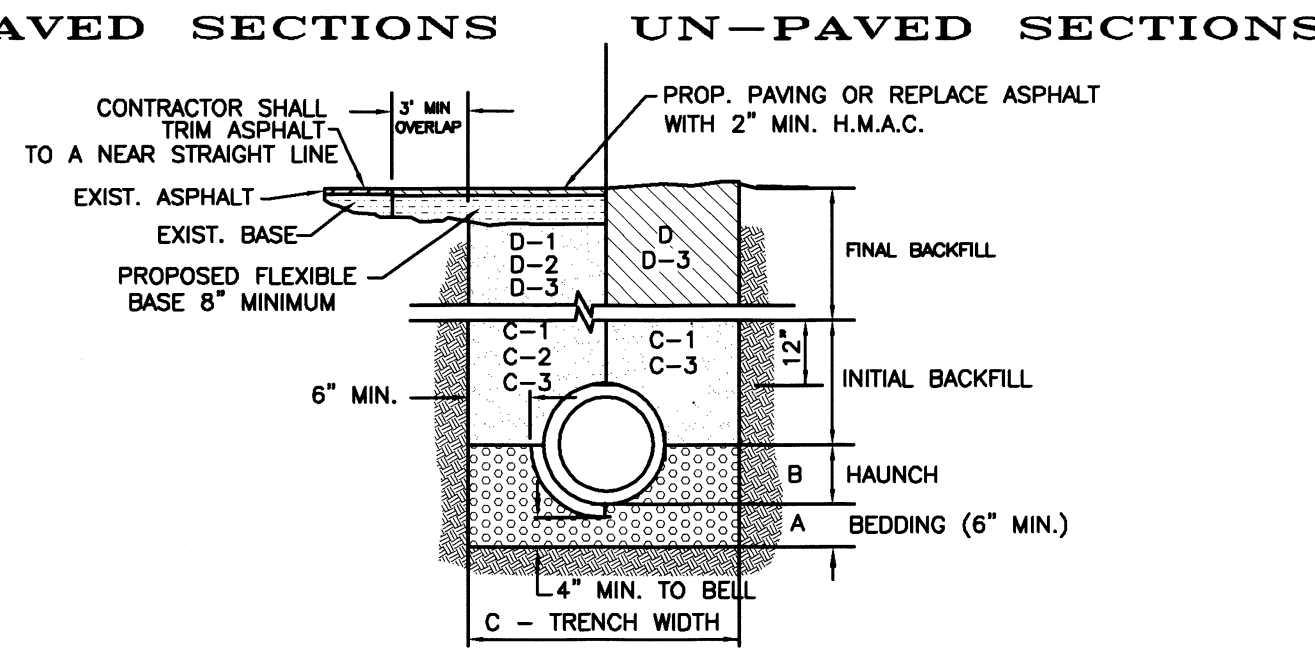
CONCRETE SCHOOL BUS STOP PICKUP AREA

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

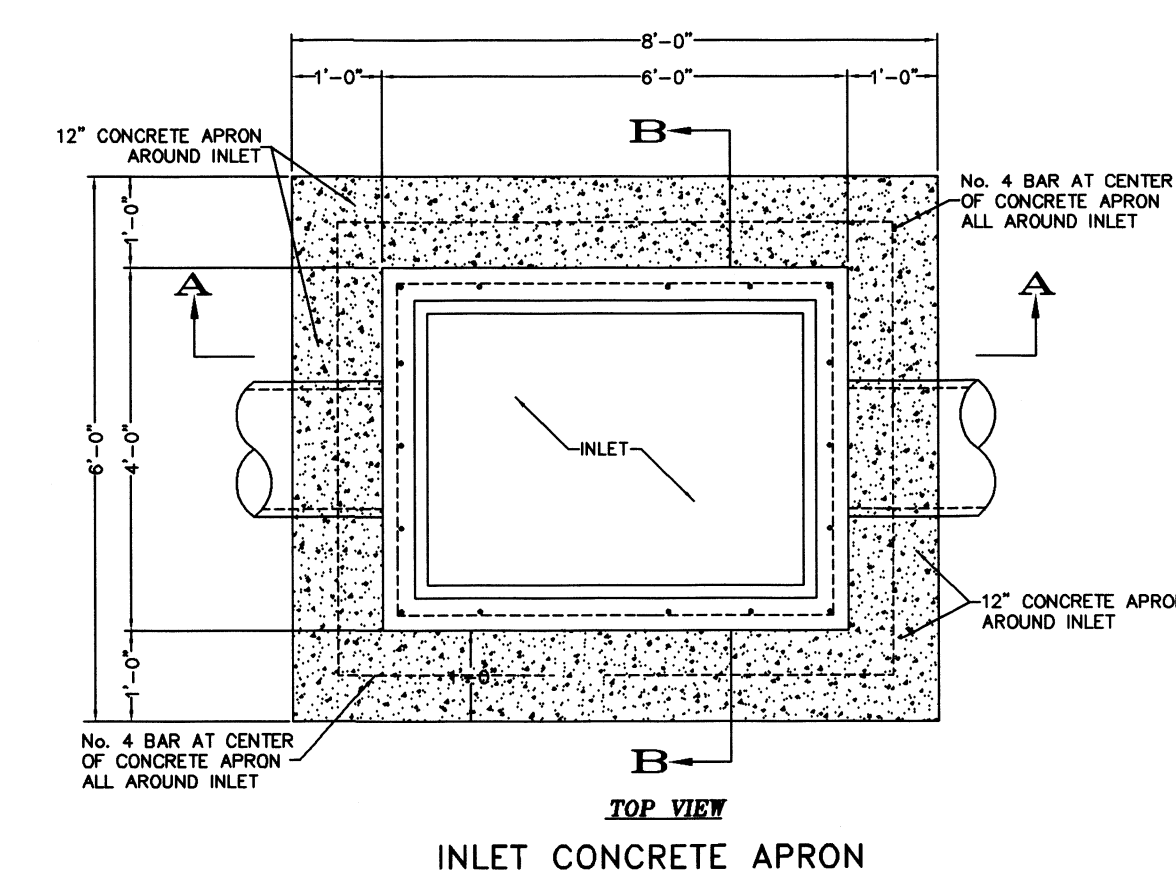
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.2 = 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-888, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL, COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D888, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/PAVE OF CURB SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPORTS, MINIMUM 4" GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

STORM TRENCH BEDDING AND BACKFILL NOTES

1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12" IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

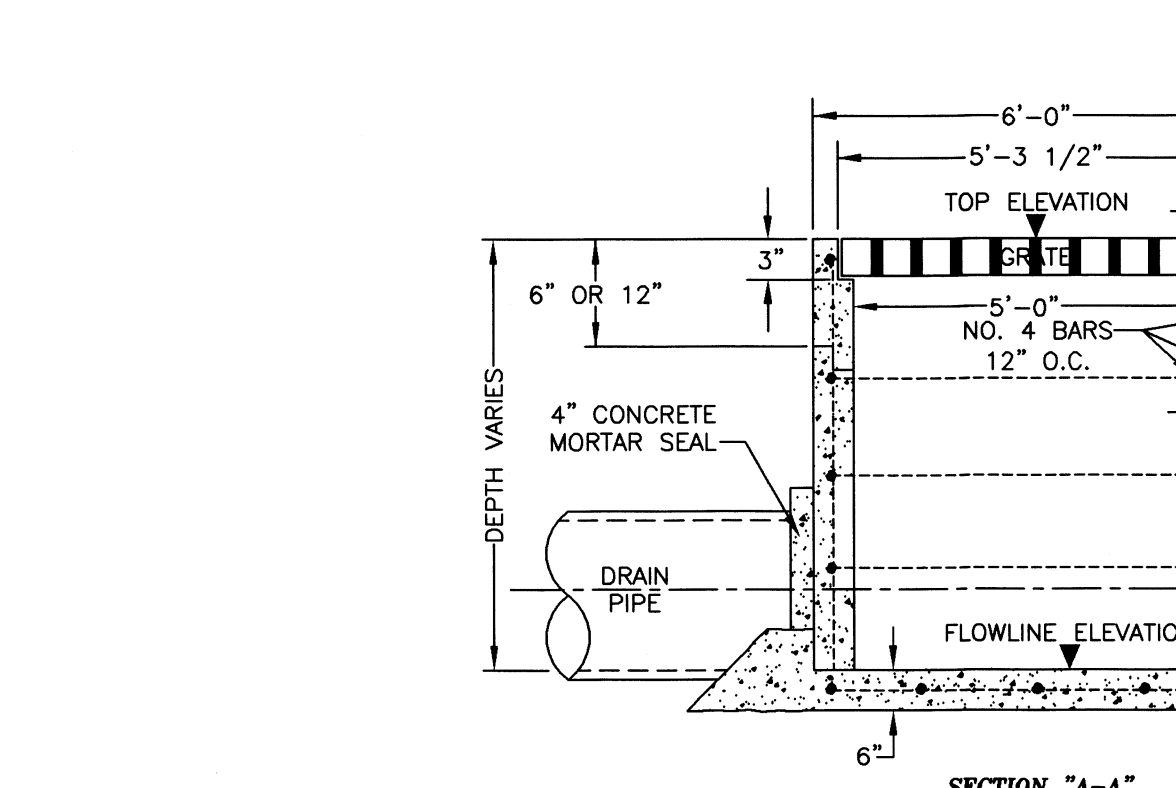


PAVED SECTIONS UN-PAVED SECTIONS STORM TRENCH BEDDING AND BACKFILL DETAILS



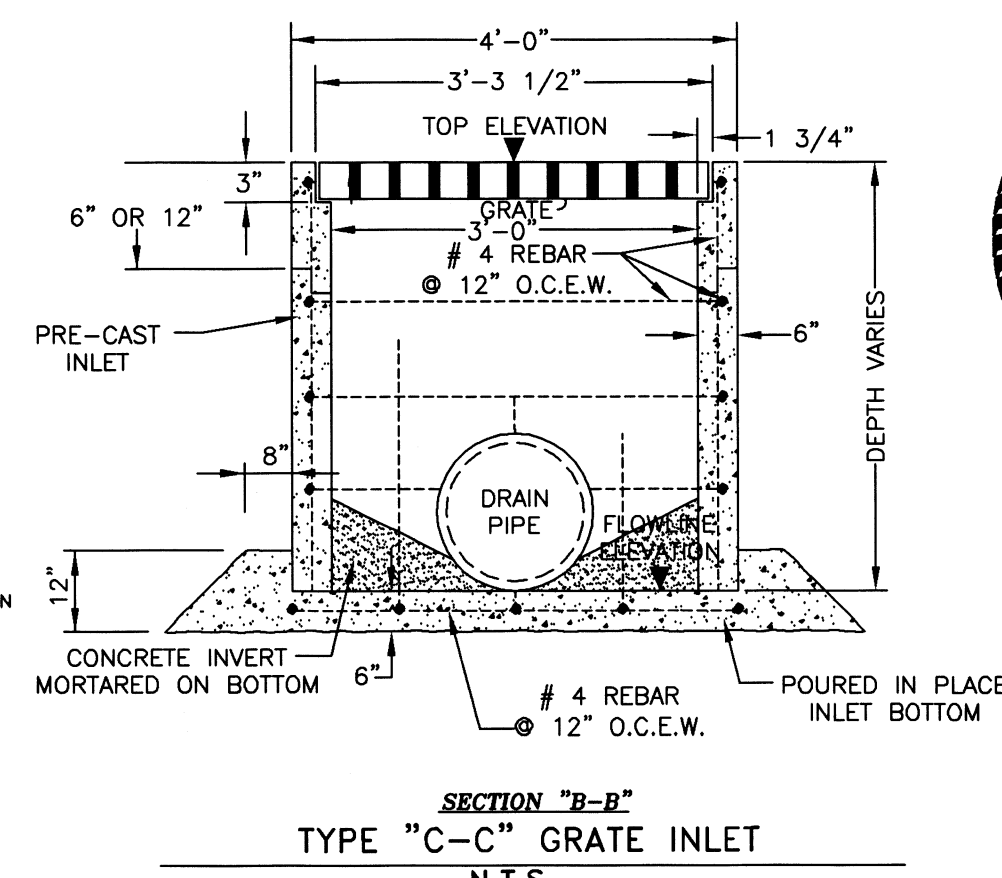
INLET CONCRETE APRON

TYPE "C-C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM

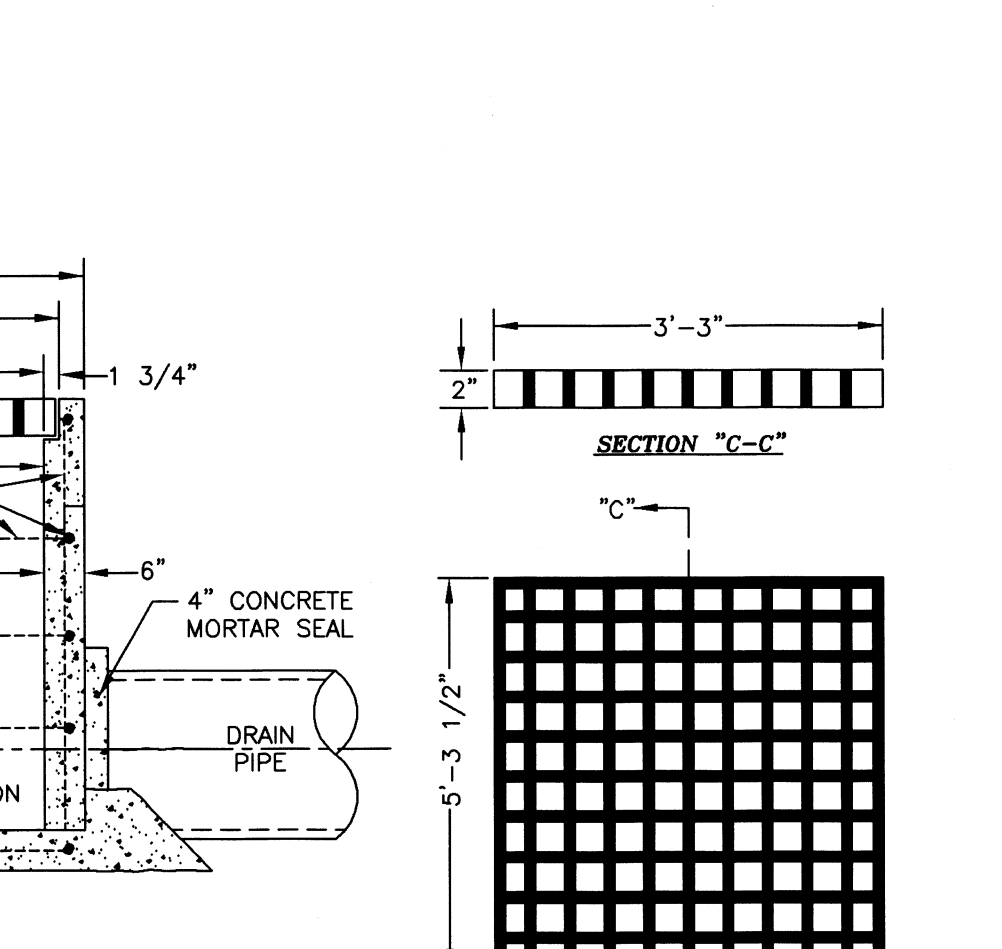


SECTION "A-A"

- REINFORCING STEEL DETAILS
- NOTE: 1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OF MANHOLE.
 2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 1/2" WIDE.
 3. INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.



SECTION "B-B" TYPE "C-C" GRATE INLET

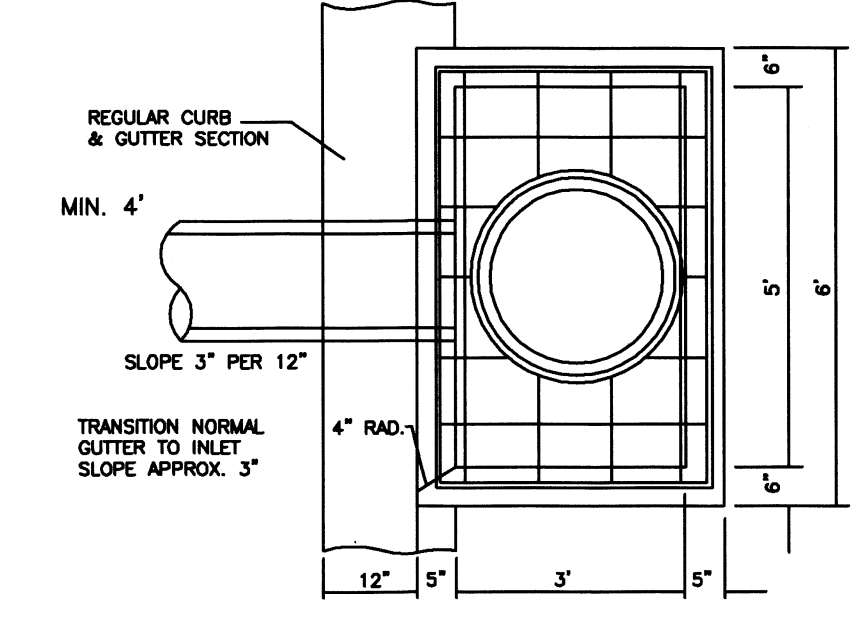


TOP VIEW OF TYPE "C-C" GRATE

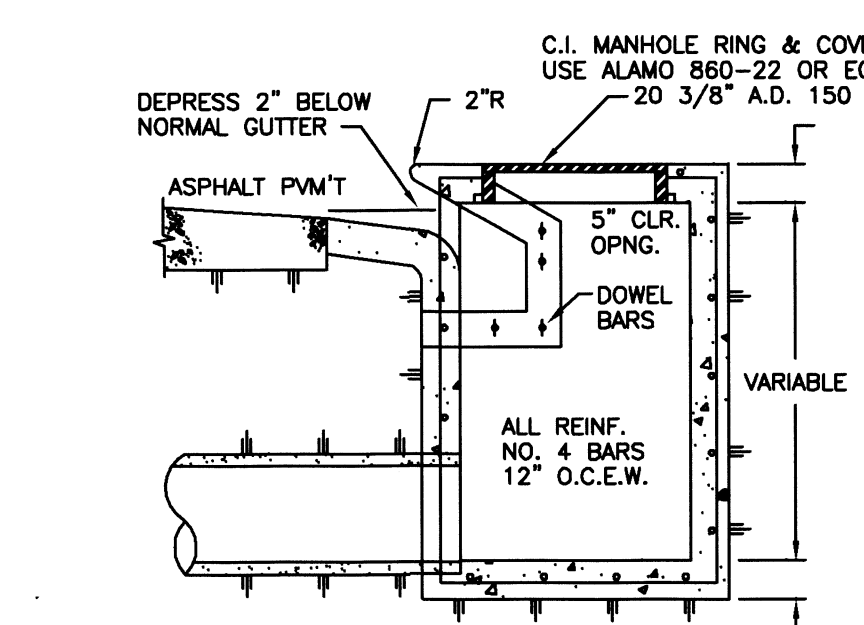


ALFONSO QUINTANILLA
P.E. 95534

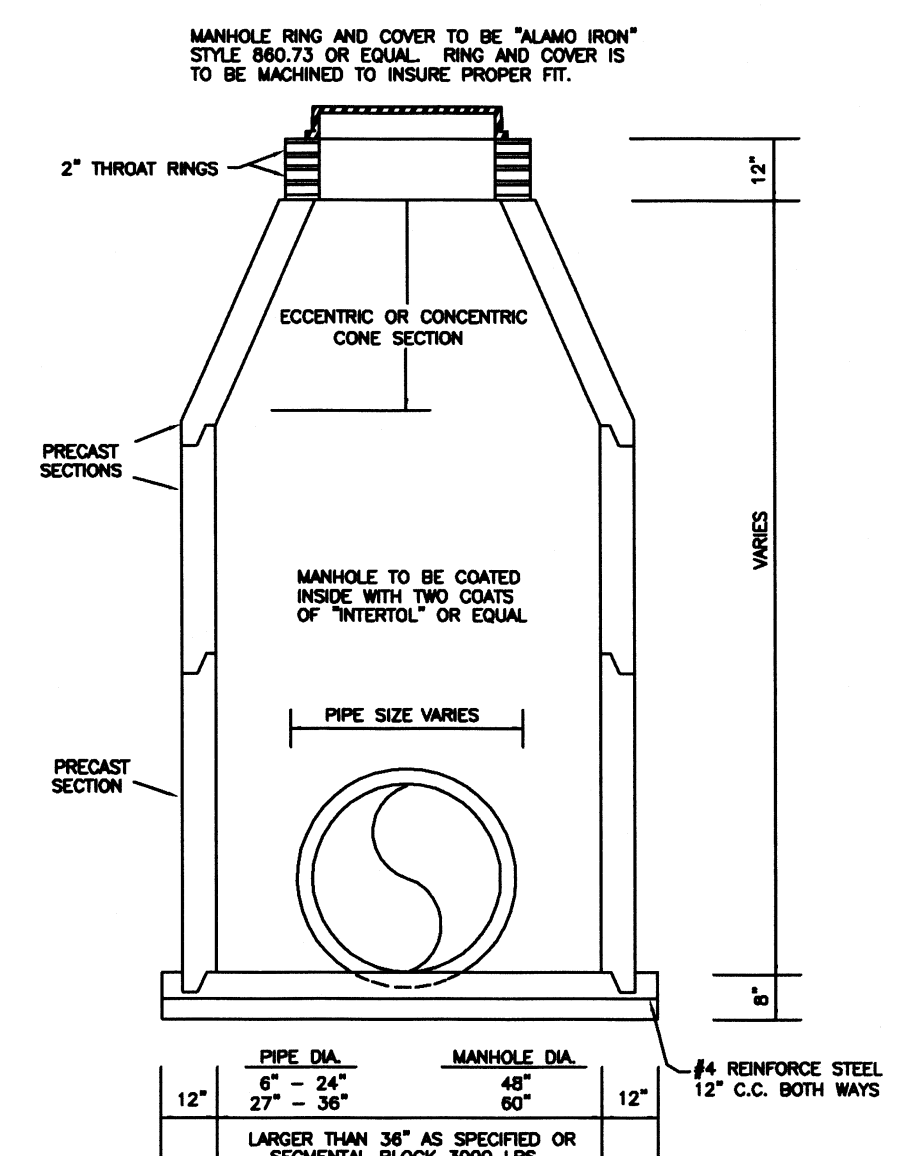
10-19-20
DATE



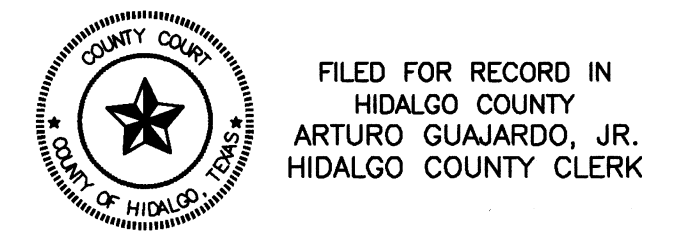
PLAN VIEW DETAIL



TYPE "A" INLET DETAIL



PRECAST CONCRETE MANHOLE DETAIL



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4 OF 4 SHEETS	FILENAME: F:\DATA\SUB\DONNA\WHALEN SPRINGS SUBDIVISION\PAVING SPLAT
DATE PREPARED: 1-8-20	PREPARED BY: JULIS CAVAZOS
DATE REVISED:	REVISED BY:
CHECKED BY:	APPROVED BY: