



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-28-2021

PROPOSED SANTA ISABELLA PHASE 1 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: C & N FARMS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 234  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 34

FILLING STATIONS: 12

LOCATION DESCRIPTION: MILE 12 NORTH ROAD APPROXIMATELY 1/2 MILE WEST OF OLD LA BLANCA 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 11-29-2021 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING INTO EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO THE NORTH AND THE SOUTH SIDE OF MILE 12 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-03-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-27-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: MINNESOTA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-23-2021 : 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.

VARIANCE REQUEST FROM:

**HIDALGO COUNTY SUBDIVISION RULES TITLE: B CHAPTER: 2 SECTION: 2.8 ITEM: LOT WIDTH  
HIDALGO COUNTY SUBDIVISION RULES TITLE: B CHAPTER: 3 SECTION: 3.5 ITEM: SETBACKS  
HIDALGO COUNTY SUBDIVISION RULES TITLE: B CHAPTER: 2 SECTION: 2.7 ITEM: EASEMENTS**

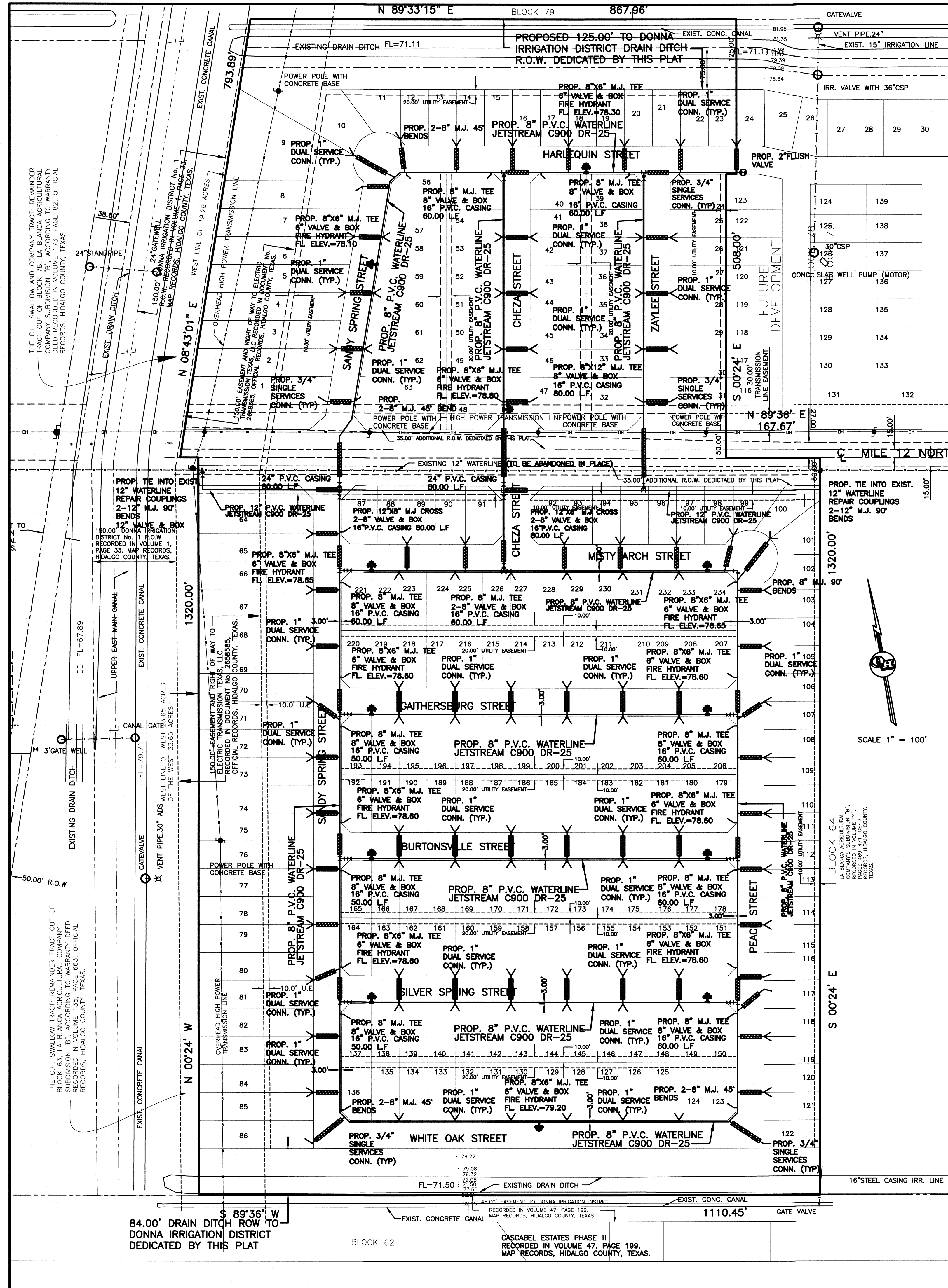
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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

**Final Approval** subject to recommendations other departments

*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.*





# SANTA ISABELLA SUBDIVISION PH I

FINAL ENGINEERING REPORT FOR SANTA ISABELLA SUBDIVISION PH I BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SANTA ISABELLA SUBDIVISION PH I WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER HAS ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 12 NORTH ROAD.

WATER SYSTEM FOR SANTA ISABELLA SUBDIVISION PH I CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON THE SOUTH SIDE OF MILE 12 NORTH ROAD. FOR THE SOUTH SIDE OF MILE 12 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 01 TURNS EAST ALONG THE NORTH SIDE OF STREET 02, NORTH RUN ALONG THE WEST SIDE STREET 02 FOR COMPLETE LOOP. FOUR 8" DIAMETER WATERLINE RUN EAST ALONG THE SOUTH SIDE OF STREETS 4, 5, 6 AND 7 TO CONNECT TO THE LINE ON THE WEST SIDE OF STREET TO COMPLETE LOOP.

FOR THE NORTH SIDE OF MILE 12 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF STREET AND TURNS EAST ALONG THE SOUTH SIDE OF STREET 08. TWO 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF STREET 02 AND 09 TO COMPLETE THE LOOP.

FROM THE 8" DIAMETER WATERLINE ONE HUNDRED AND ONE (101) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE THIRTY-TWO (32) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEASUREMENTS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL TWELVE (12) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES: Description and Costs.

SANTA ISABELLA SUBDIVISION PH I WILL BE TREATED BY WASTEWATER SERVICE FROM N.A.W.S.C. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING LIFT STATION ON NORTH SIDE OF MILE 12 NORTH ROAD.

SANTA ISABELLA SUBDIVISION PH I SANITARY SEWER LAYOUT CONSIST OF AN 8" P.V.C. SEWER LINE THAT CONNECTS TO THE EXISTING N.A.W.S.C. TREATMENT PLANT BY FORCE MAIN STREET.

FROM THE LIFT STATION, 8" SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF MILE 12 NORTH ROAD, AN 8" SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 02, AN 8" SEWER LINE TEE WEST AND EAST ON THE NORTH SIDE OF STREET 07. THE WEST ONE TURNS SOUTH ALONG WEST SIDE OF STREET 02 ENDING AT THE NORTHEAST CORNER OF LOT 96. THE EAST ONE TURNS SOUTH ALONG THE EAST SIDE OF STREET 02 AND TURNS WEST ALONG THE SOUTH SIDE OF STREET 03, NEAR THE SOUTHWEST CORNER OF LOT 136.

ON THE SOUTHWEST CORNER OF LOT 31, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS NORTH ALONG THE EAST SIDE OF STREET 02. FROM THE MIDDLE OF LOT 21, AN 8" SEWER LINE TEE ONE TO THE EAST ENDING AT THE SOUTHEAST CORNER OF LOT 24. FROM THE MIDDLE OF LOT 21, AN 8" SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF STREET 08. AT THE SOUTHWEST CORNER OF LOT 16, AN 8" SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 09. ENDING AT THE NORTHEAST CORNER OF LOT 47. THE 16" SEWER LINE RUNS WEST AND TURNS SOUTH ALONG THE WEST SIDE OF STREET 01 ENDING AT THE NORTHEAST CORNER OF LOT 1.

ON THE NORTHWEST CORNER OF LOT 108, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF STREET 06, ENDING AT THE SOUTHWEST CORNER OF LOT 220. ON THE SOUTHWEST CORNER OF LOT 111, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF STREET 05, ENDING AT THE SOUTHWEST CORNER OF LOT 192. ON THE SOUTHWEST CORNER OF LOT 116, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF STREET 04, ENDING AT THE SOUTHWEST CORNER OF LOT 184.

FROM THE SANITARY SEWER LINES, TWO HUNDRED THIRTY-FOUR (234) 4" DIAMETER SEWER SERVICE LINES RUN FOR RESIDENTIAL LOTS. THE 8" SEWER LINES, FORCE MAIN, LIFT STATION AND SANITARY SEWER MANHOLES WILL BE INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEASUREMENTS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWERAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.543, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

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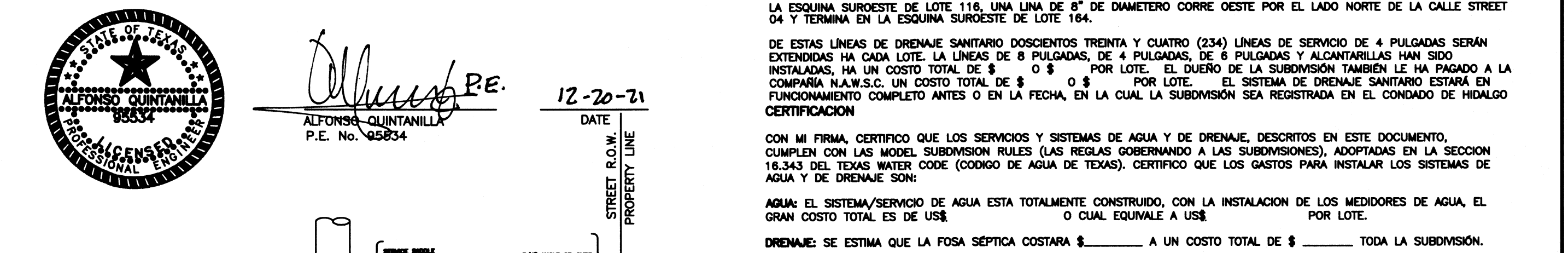
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**SUBDIVIDER CERTIFICATION** (NOT TO SCALE)

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- I (WE), TILLMIN WELCH, MANAGER OF C & N FARMS, L.L.C., SUBDIVIDERS OF SANTA ISABELLA SUBDIVISION PH I HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY WHICH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

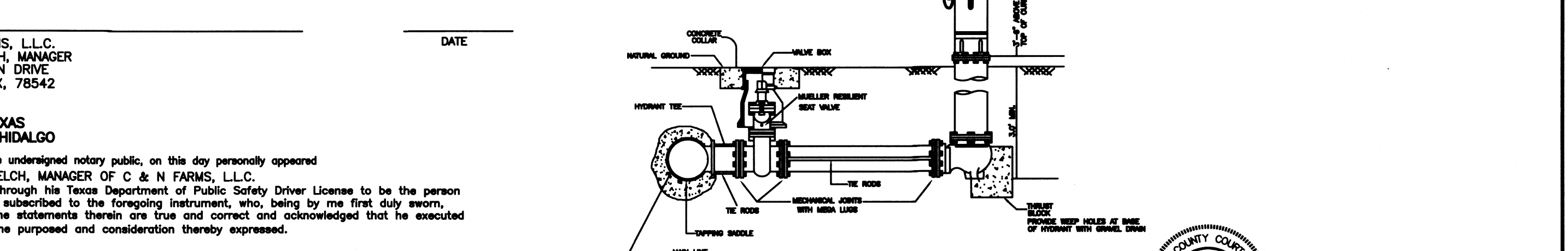
C & N FARMS, L.L.C.  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG, TX, 78542

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_ TILLMIN WELCH, MANAGER OF C & N FARMS, L.L.C., who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA  
Notary ID# 120615255  
My Commission Expires November 04, 2025

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

**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

**COST ESTIMATE**

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

**REVISION NOTES**

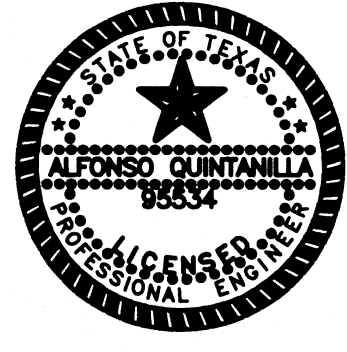
No.	Sheet	REVISION	Date	Approved

**SHEET 2 OF 5 SHEETS**

FILENAME: F:\DATA\SUB\DONNA\SANTA ISABELLA SUBD PH I\WATER.BPLT  
DATE PREPARED: \_\_\_\_\_ BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
DATE REVISED: \_\_\_\_\_ BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

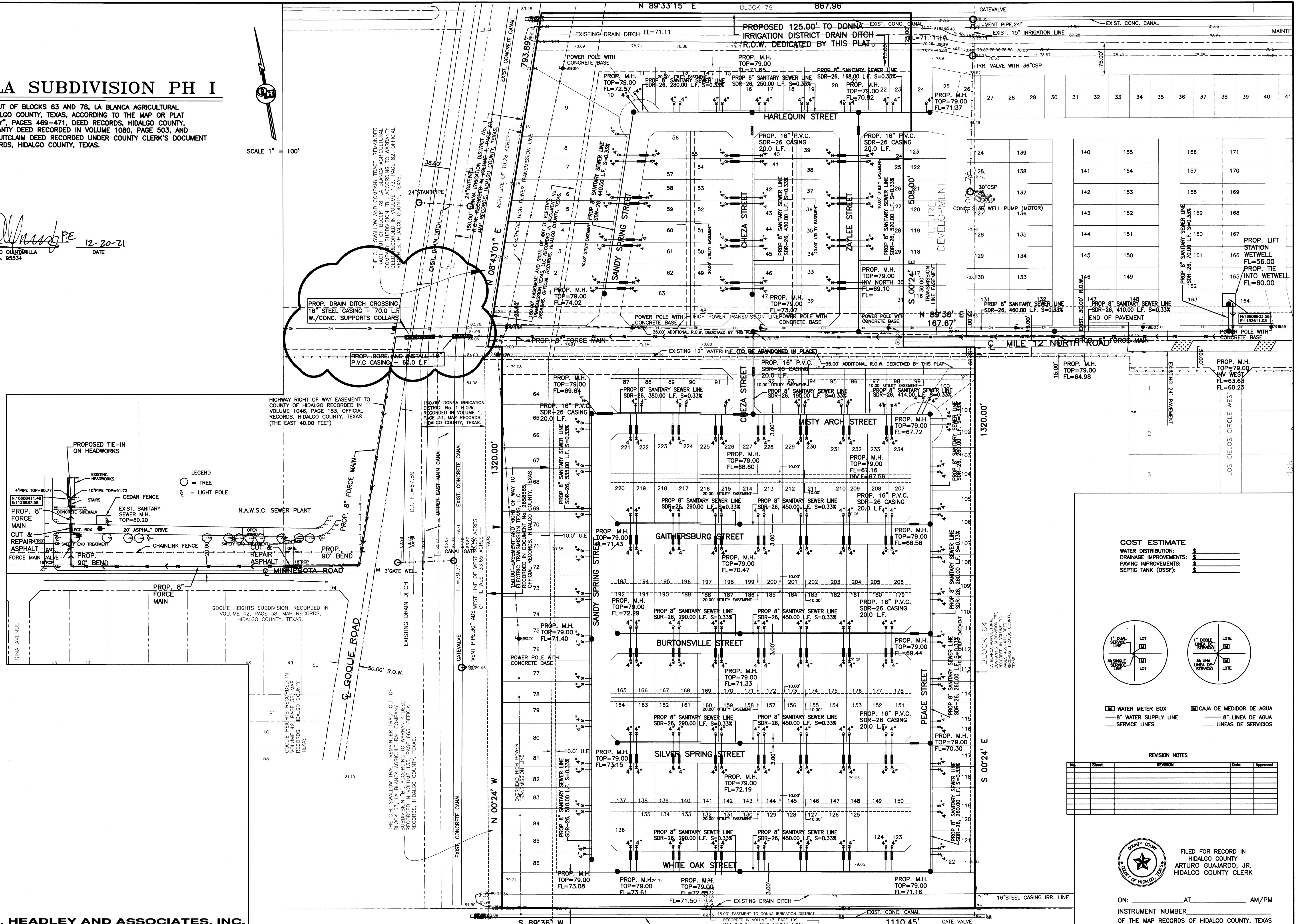
# SANTA ISABELLA SUBDIVISION PH I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



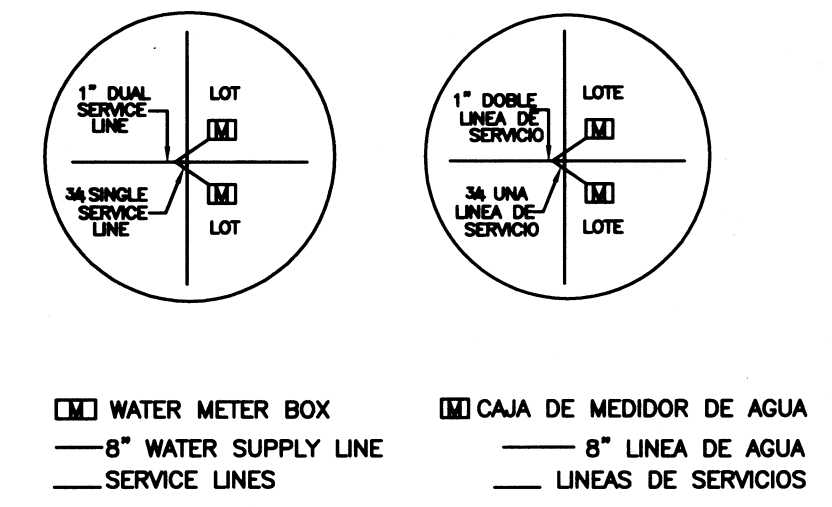
*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 12-20-21  
 DATE

SCALE 1" = 100'



**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSP):	\$



**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

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

**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

**SHEET 3 OF 5 SHEETS**

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\DONNA\SANTA ISABELLA SUBD PH I\WATER BRPLAT	12-2-2021	LF	LF	LF
	DATE REVISION	REVISION	CHECKED BY	APPROVED BY
	2-7-2021	LF	LF	LF

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Drainage Report for Santa Isabella Subdivision Phase I of Blocks 63 and 78, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas, according to warranty deed recorded in volume "Y", page 469-471, deed records Hidalgo County, Texas, and according to warranty deed recorded in volume 1080, page 503, and volume 1681, page 653, and quiltam deed recorded under county clerk's document number 1979654, official records, Hidalgo County, Texas. This subdivision is located on the north and south side of Mile 12 North Road, approximately 2800 feet west of Old La Blanca Road. It is in the City of Donna, E.T.J. The proposed subdivision will consist of 234 residential lots.

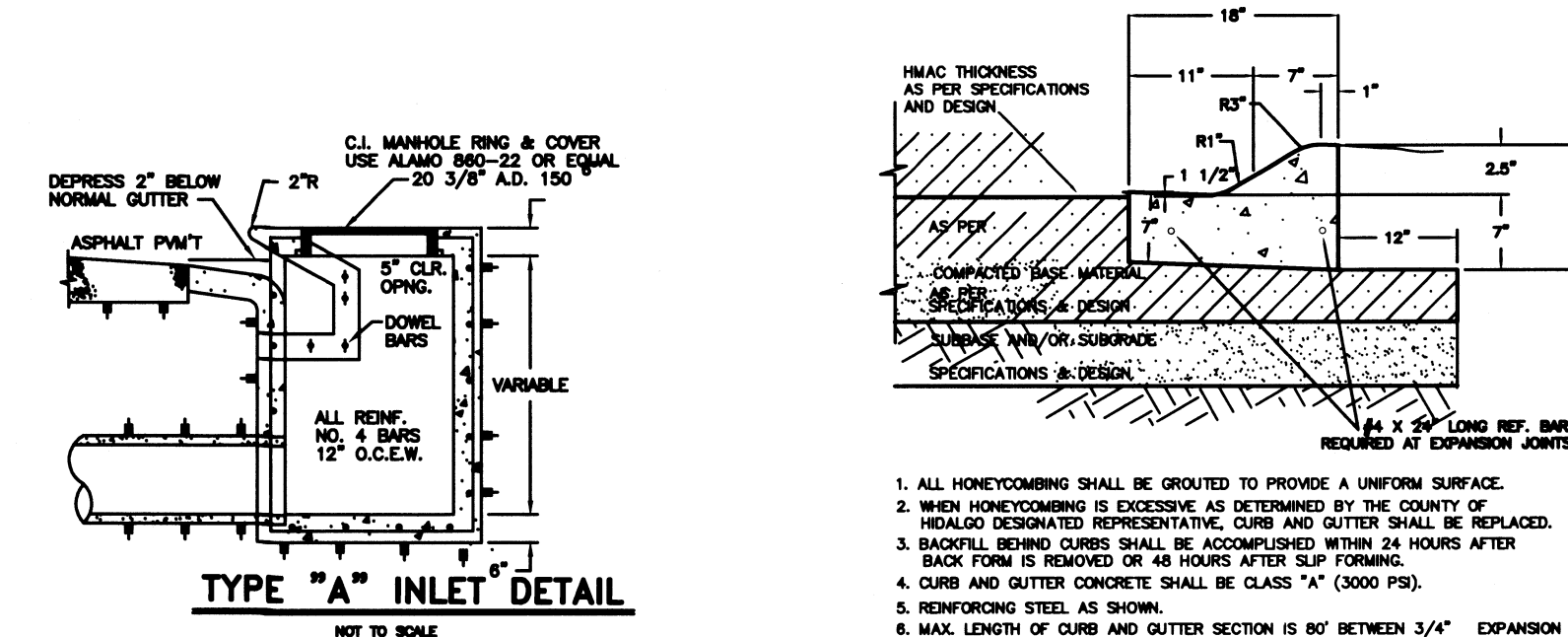
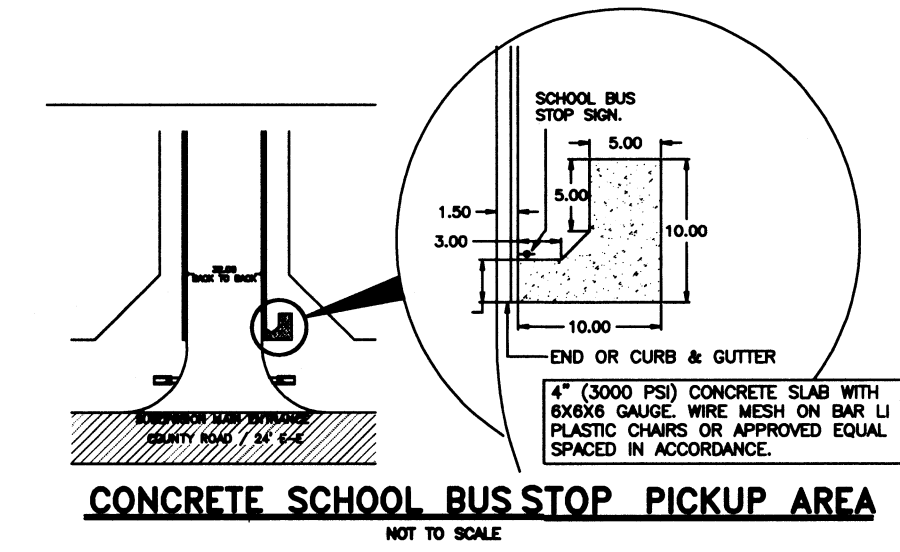
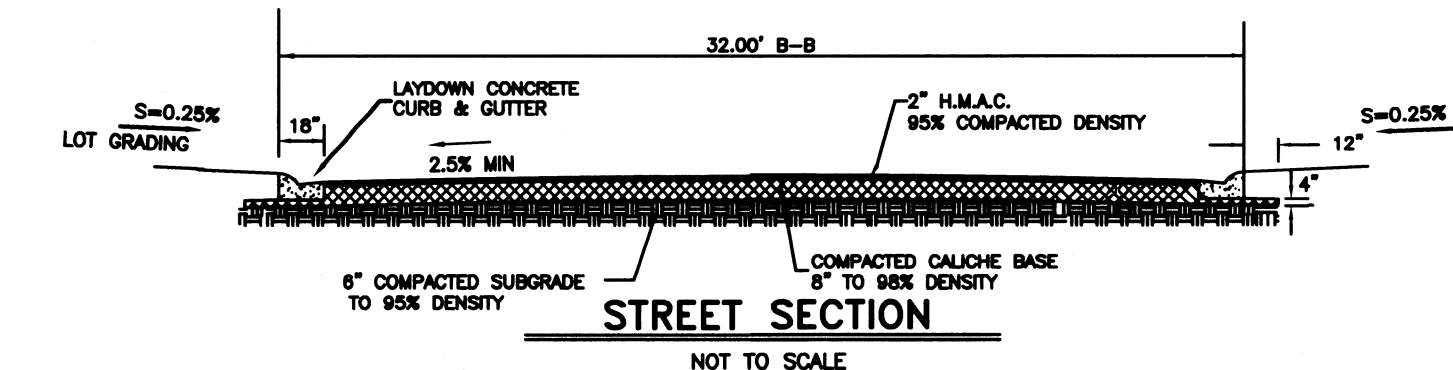
The tract is in Zone "C", areas of minimal runoff for 234 residential lots.

The majority of the soil is Hidalgo (25.2%) and Raymondville (92) and is in soil group "B" & "D". It is fine sandy loam (SC, SM-SC), waxy clay loam (SC), clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-35. See attached Soil Survey of Hidalgo County, Texas tables. Presently, the site has very minimal runoff in an easterly direction with an approximate 0.1% slope.

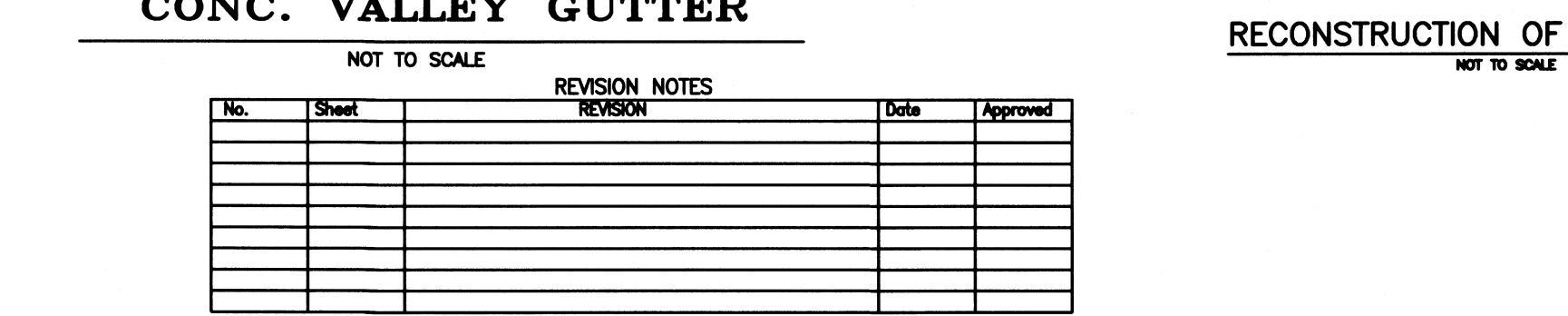
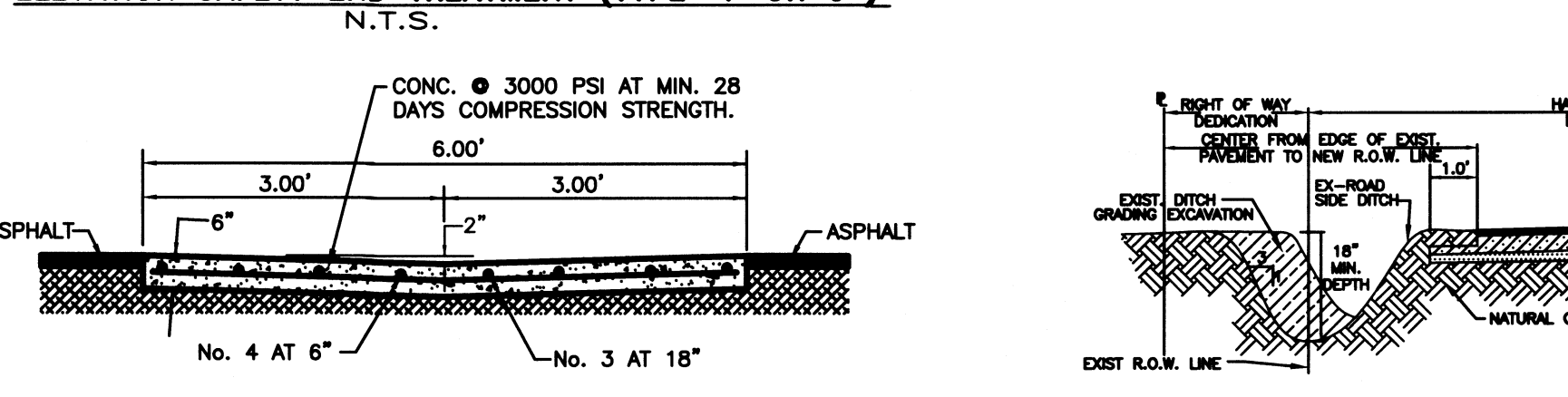
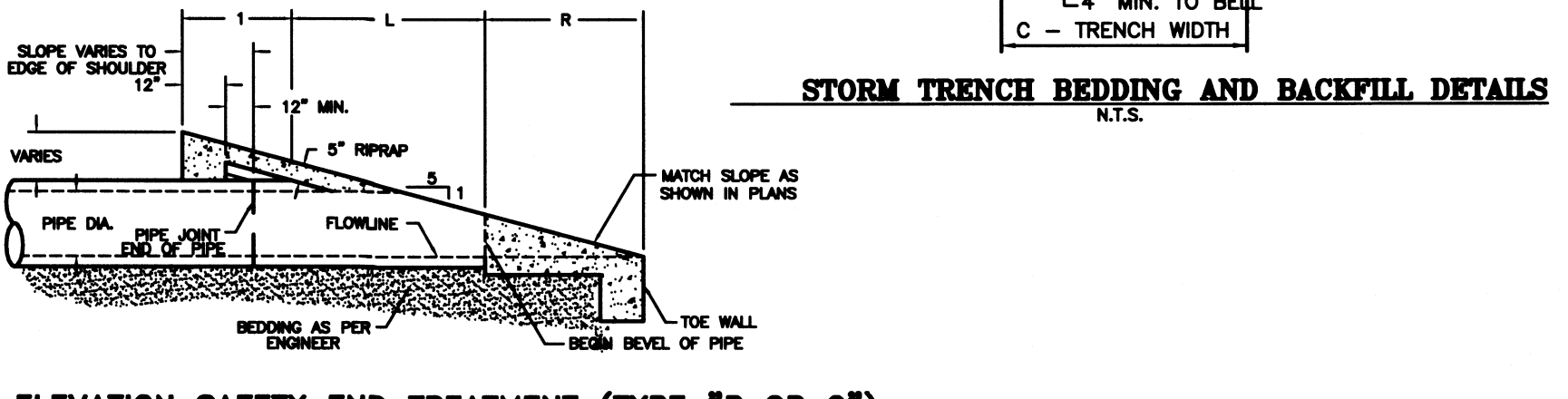
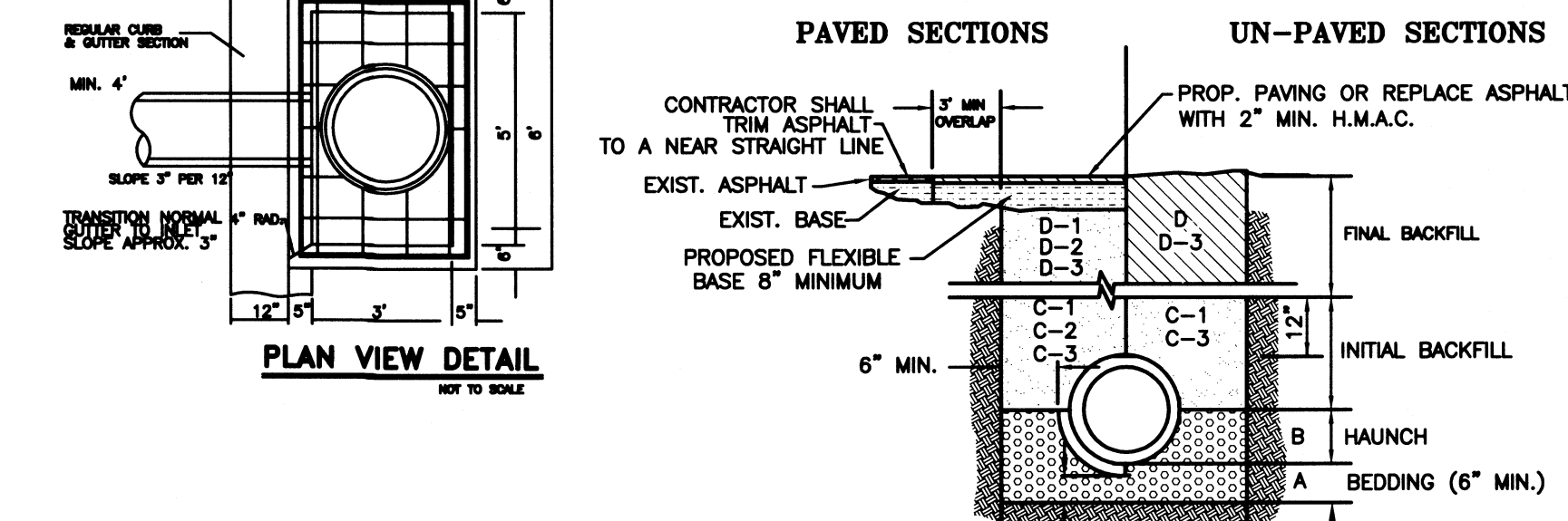
For Drainage Basin No. 1, the existing runoff for the proposed subdivision is  $Q = 10.82$  cubic feet per second based on a 10-year storm. After development the runoff will be  $Q = 49.18$  cubic feet per second based on a 50-year storm for an increase of  $Q = 38.36$  cubic feet per second based on a 50-year storm. Detention will be 100,678.78 cubic feet (2.32-acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision.

For Drainage Basin No. 2, the existing runoff for the proposed subdivision is  $Q = 17.62$  cubic feet per second based on a 10-year storm. After development the runoff will be  $Q = 84.21$  cubic feet per second based on a 50-year storm for an increase of  $Q = 66.59$  cubic feet per second based on a 50-year storm. Detention will be 228,574.4 cubic feet (5.25-acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the south side of the subdivision.

Total drainage detention for Santa Isabella Subdivision Phase I will be 329,253.22 cubic feet (7.56-acre feet). The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing Donna Ditches, 125.00 feet of right of way for the Drain Ditch on the north side and 75.00 feet of right of way for the Drain Ditch on the south side is being dedicated to the Donna Irrigation District by this plat.



TYPICAL LOW PROFILE CURB & GUTTER SECTION



Alfonso Quintanilla  
P.E. No. 95534  
DATE 12-20-21

COST ESTIMATE

WATER DISTRIBUTION	\$
DRAINAGE IMPROVEMENTS	\$
PAVING IMPROVEMENTS	\$
SEPTIC TANK (OSSP)	\$

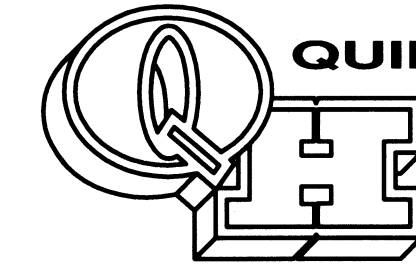
- STORM TRENCH BEDDING AND BACKFILL NOTES**
1. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL NOT BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - FIT RUN GRAVEL 3/4" MAX. SIZE.
  2. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 6" LOOSE LIFTS, MECHANICAL COMPACTION.
  3. TRENCH WIDTH - SHALL BE BELL O.D.  $\times 1.2 \times 1.2$  MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH  $\times 4$  FT. THROUGHOUT THE ENTIRE LENGTH OF THE STRUCTURE.
  4. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOLE TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 6" LOOSE LIFTS, MECHANICAL COMPACTION.
  5. COMPACTED FLEXIBLE BASE 8" MINIMUM.
  6. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D696, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  7. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOLE TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 6" LOOSE LIFTS, MECHANICAL COMPACTION.
  8. FINAL BACKFILL FOR RCP CLASS II, 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 D696, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  9. FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOLE TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES FOUNDATION PREPARATION (WELLS, TRENCHES, MINOR A-D GRADES OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN LAYERS, MIXTURES AS REQUIRED TO APPROVE OPTIMAL MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D696). THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 8".
  10. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  11. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE TO FULLY MEET THE ABOVE REQUIREMENTS. SHALL BE FULLY MEET THE ABOVE REQUIREMENTS WITHIN 5 FT. FROM THE E.O./B.O.C.
  12. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY LINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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

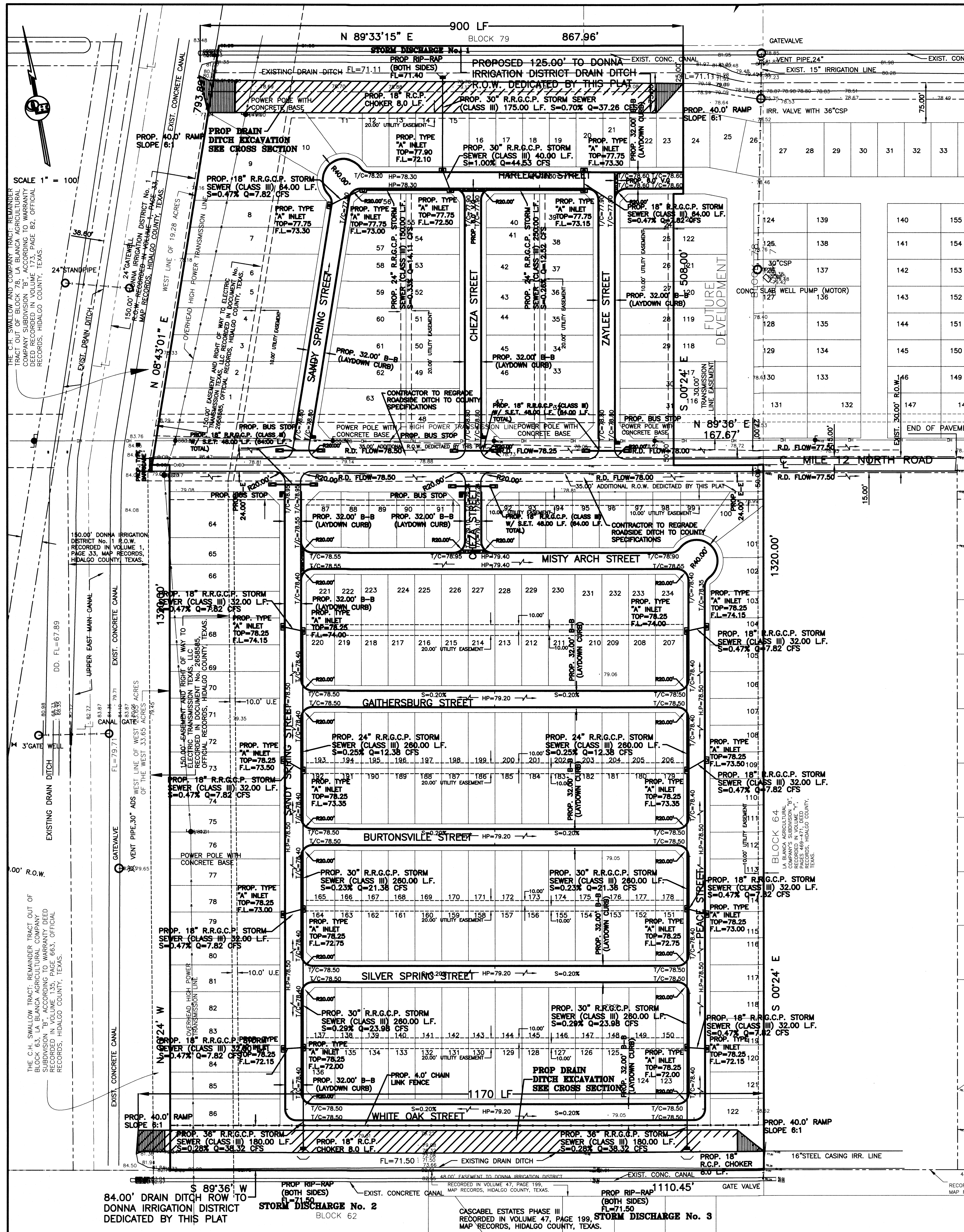
BY: \_\_\_\_\_ DEPUTY

No.	Sheet	REVISION NOTES	Date	Approved



**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

SHEET NO. 4	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY



84.00' DRAIN DITCH ROW TO DONNA IRRIGATION DISTRICT STORM DISCHARGE No. 2 DEDICATED BY THIS PLAT

89°36' W 1110.45' STORM DISCHARGE No. 2

84.00' DRAIN DITCH ROW TO DONNA IRRIGATION DISTRICT STORM DISCHARGE No. 3 DEDICATED BY THIS PLAT

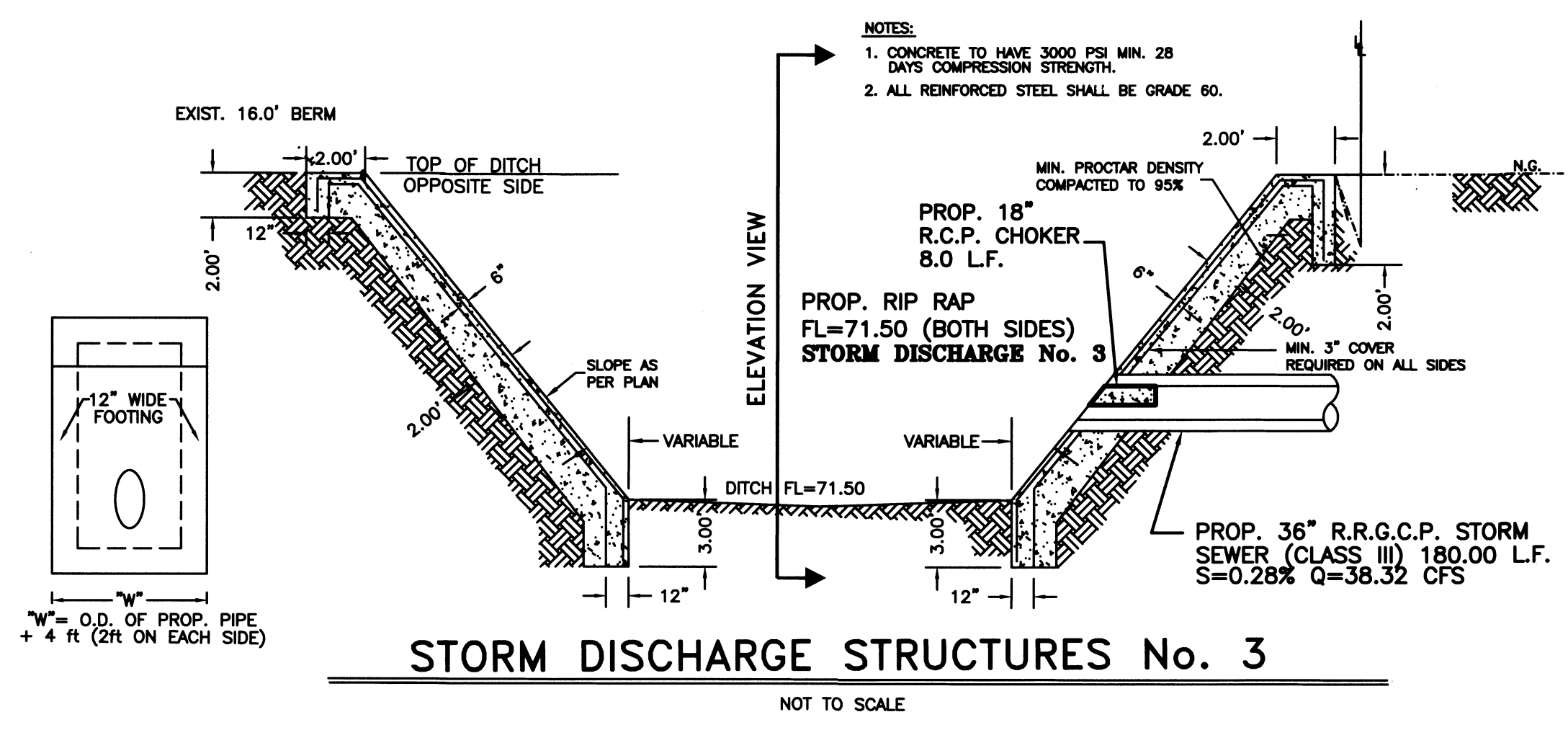
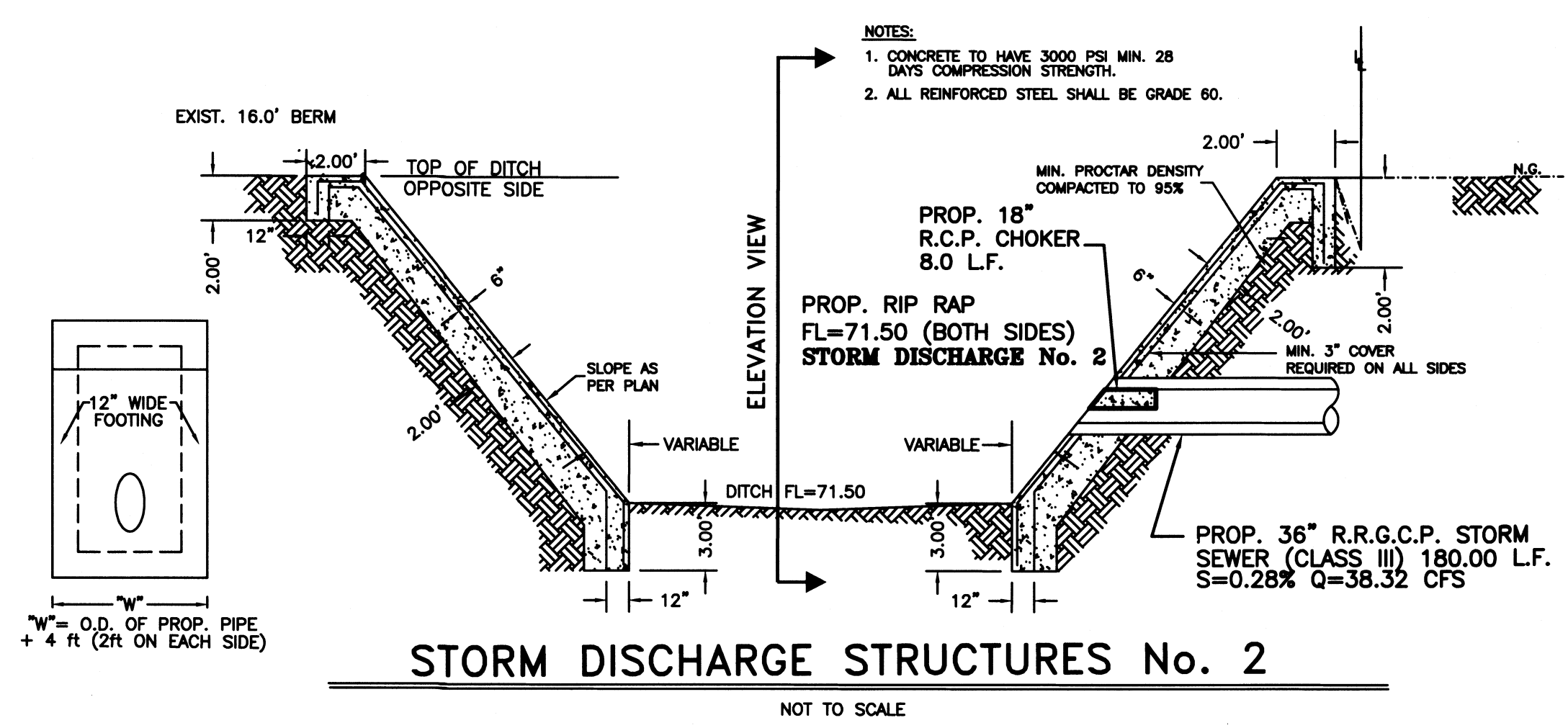
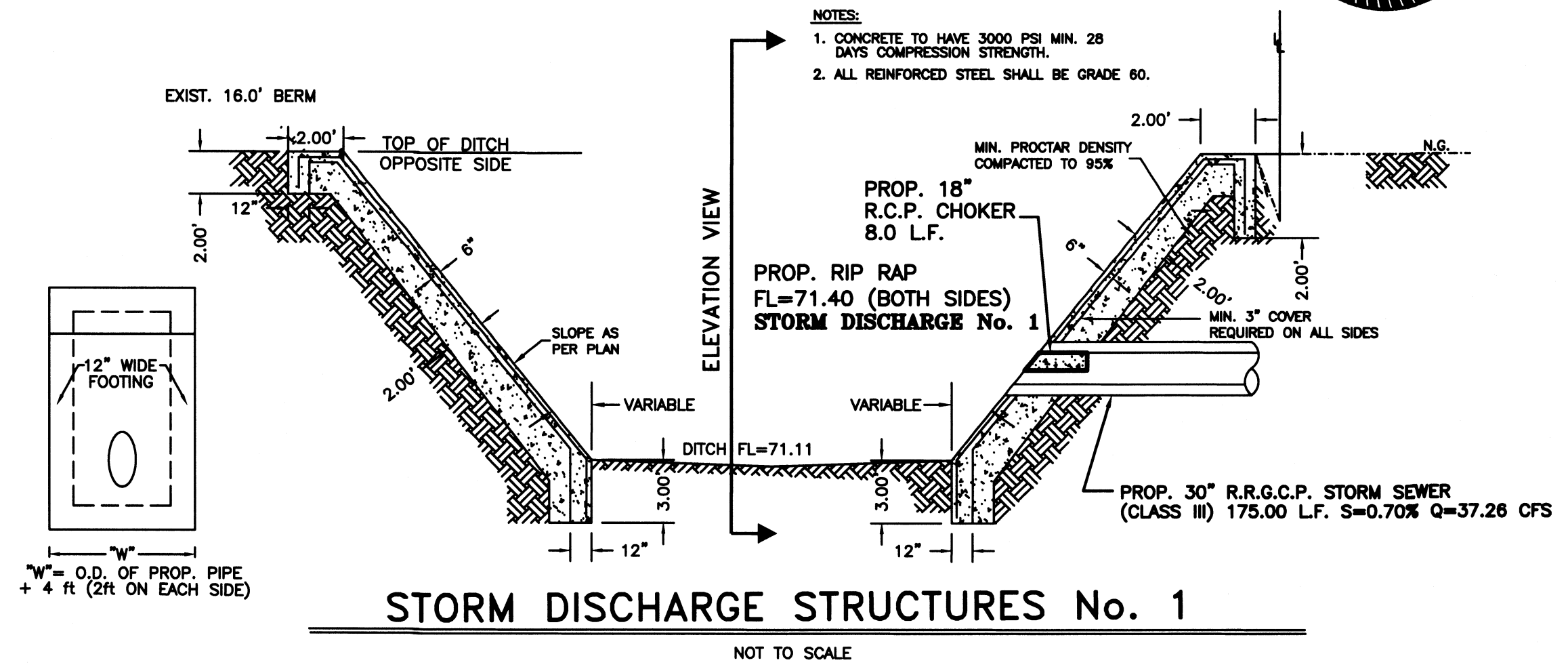
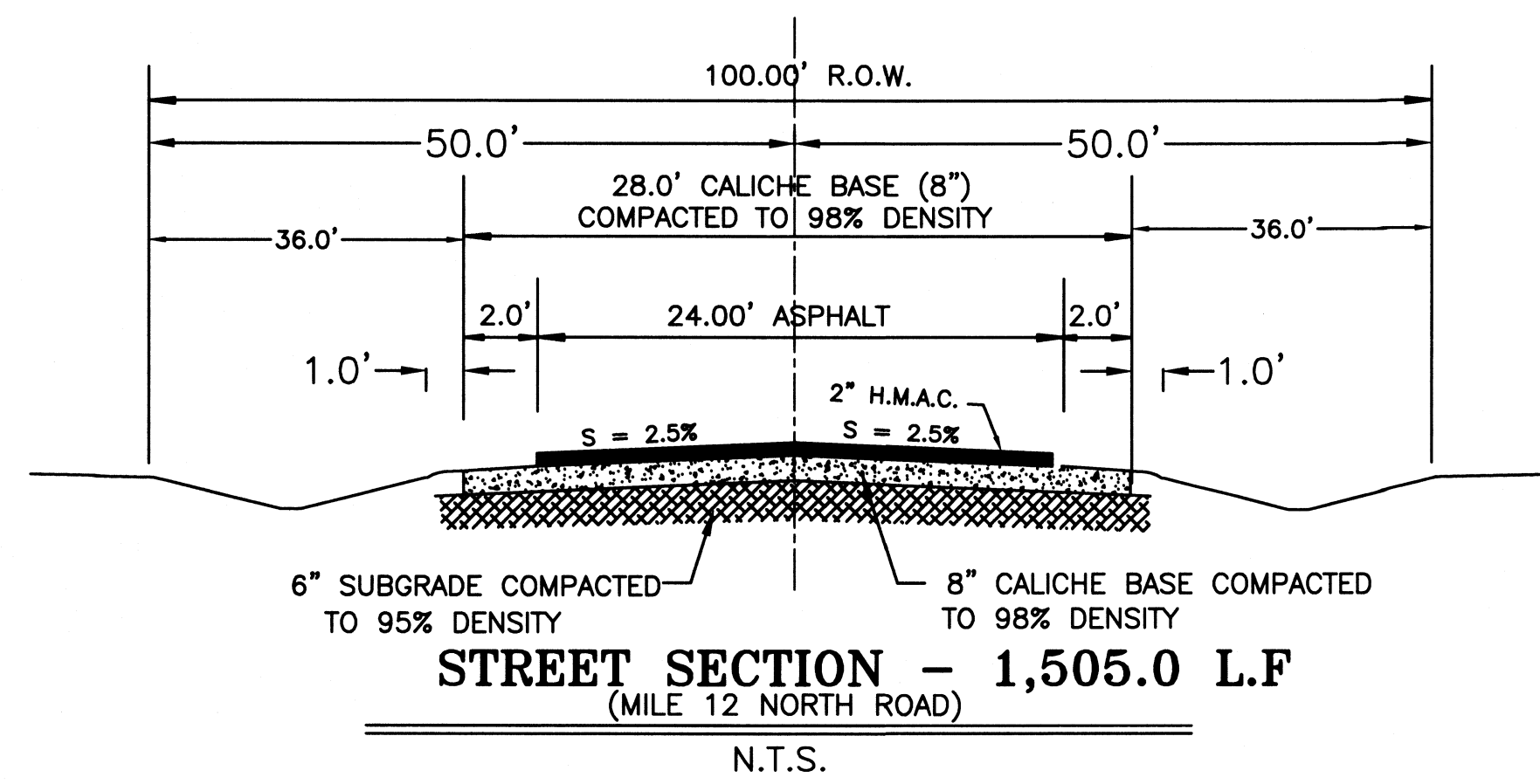
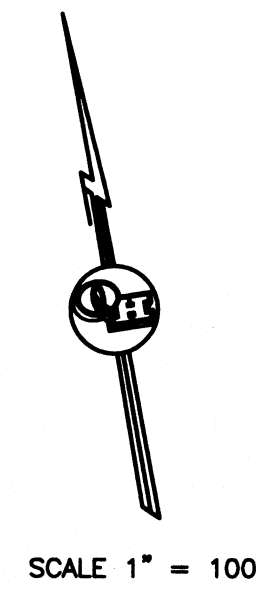
89°36' W 1110.45' STORM DISCHARGE No. 3

# SANTA ISABELLA SUBDIVISION PH I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



ALFONSO QUINTANILLA  
P.E. No. 95534  
12-20-21  
DATE



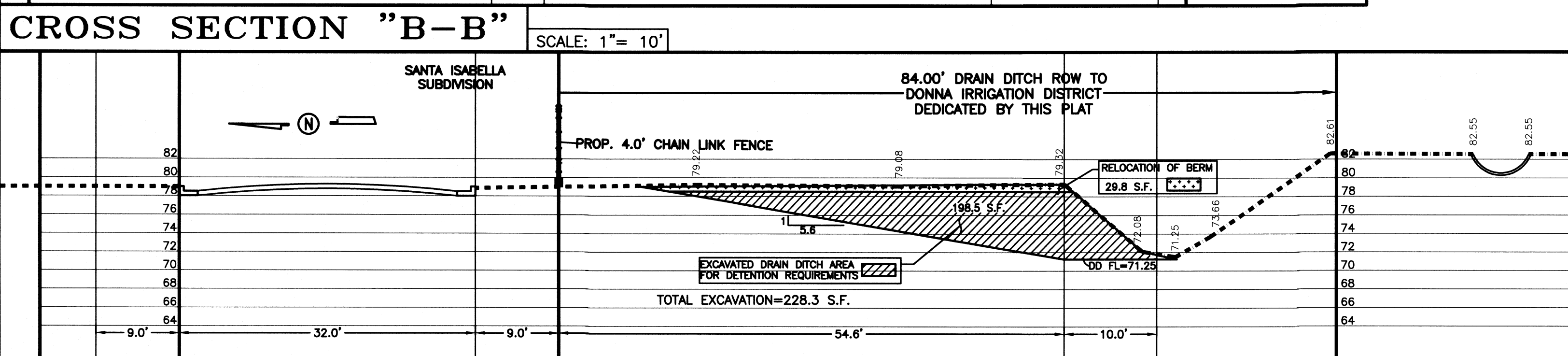
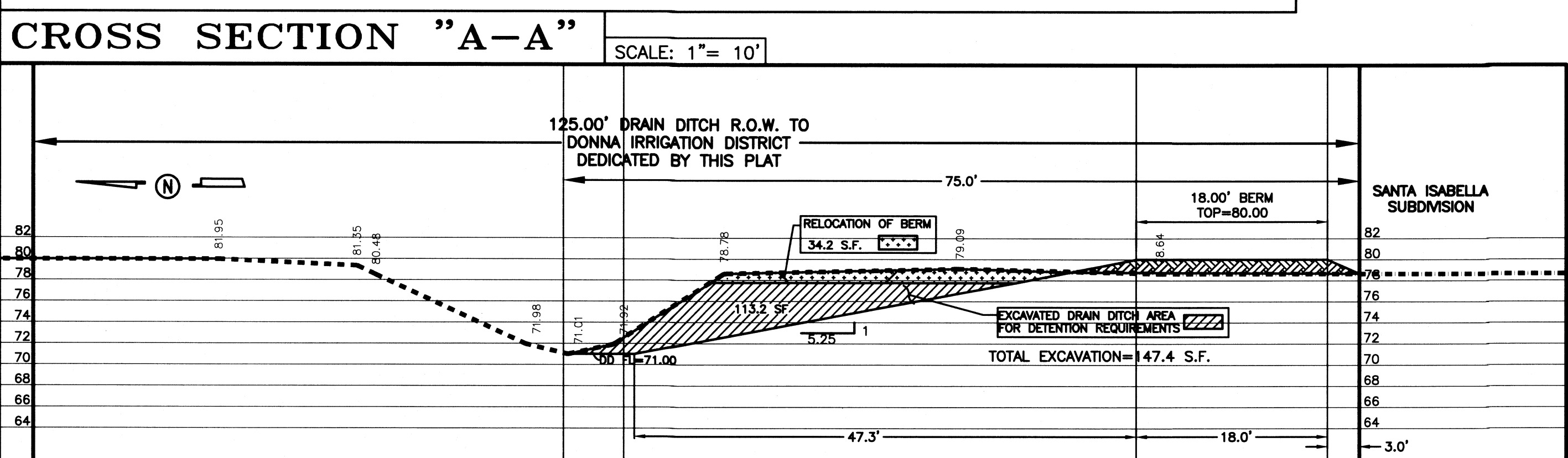
**TOTAL FOR SANTA ISABELLA SUBD PH I**

**LEGEND**

TOTAL DETENTION REQUIRED - 329,527.52 C.F.

TOTAL DETENTION PROVIDED - 334,125.00 C.F.

TOTAL EXCAVATION NEEDED - 399,771.00 C.F.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

BY: \_\_\_\_\_ DEPUTY

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
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SHEET NO. 5	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 5 SHEETS				