



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 9-02-2025

PROPOSED ROOSEVELT ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: C&F FARMS, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 47 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH OF ROOSEVELT ROAD APPROXIMATELY ¼ OF A MILE WEST FO OLD LA BLANCA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-9-25 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 THE EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

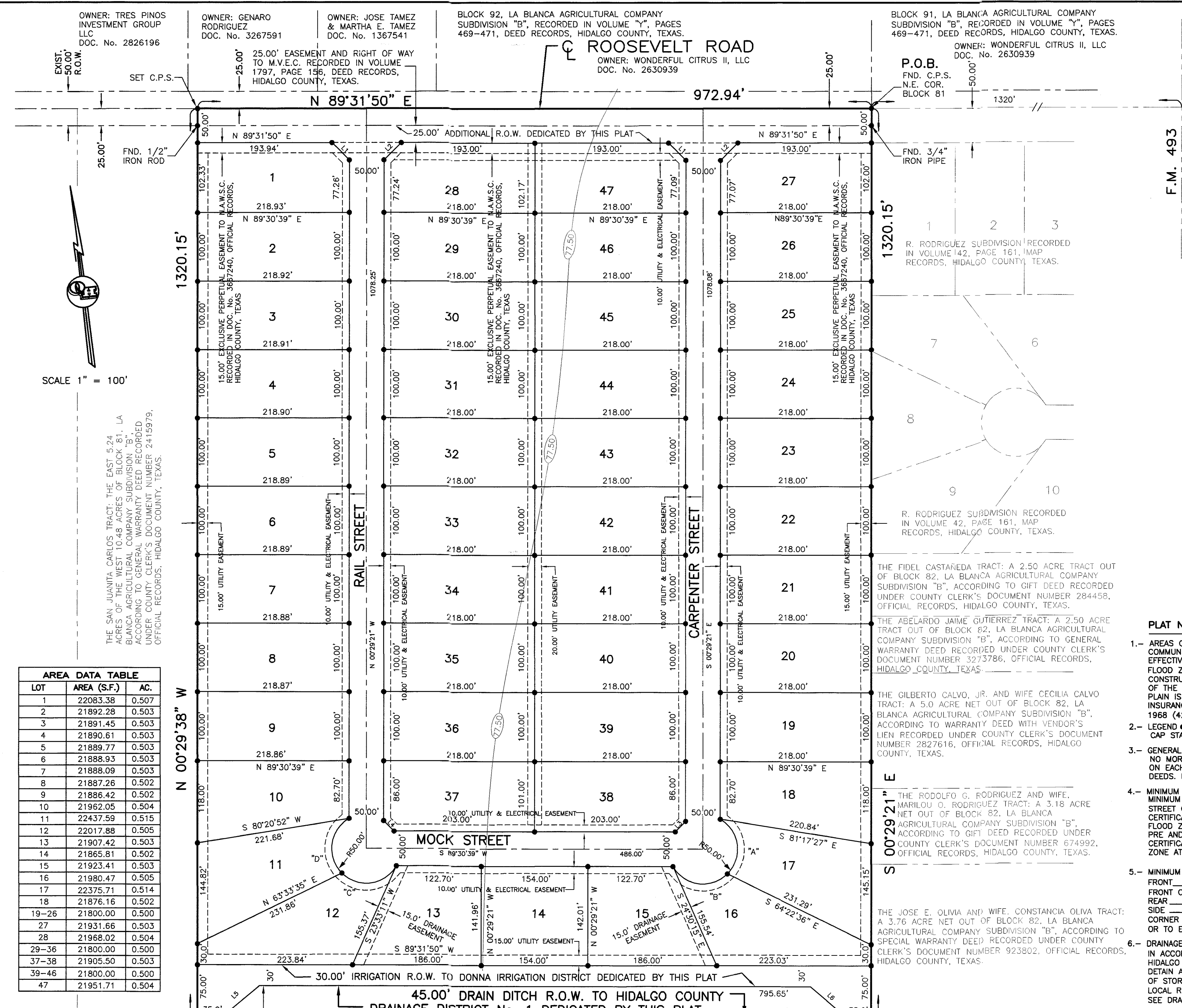
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: ROOSEVELET ROAD.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$13,200.00** For: (4 FIRE HYDRANTS)

STAFF RECOMMENDS: **Preliminary Approval** subject to 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.



LOT	AREA (S.F.)	AC.
1	22083.38	0.507
2	21892.28	0.503
3	21891.45	0.503
4	21890.81	0.503
5	21889.77	0.503
6	21888.93	0.503
7	21888.09	0.503
8	21887.26	0.502
9	21886.42	0.502
10	21882.05	0.504
11	22437.59	0.515
12	22017.88	0.505
13	21907.42	0.503
14	21865.81	0.502
15	21923.41	0.503
16	21980.47	0.505
17	22375.71	0.514
18	21876.16	0.502
19-26	21800.00	0.500
27	21931.86	0.503
28	21968.02	0.504
29-36	21800.00	0.500
37-38	21905.50	0.503
39-46	21800.00	0.500
47	21951.71	0.504

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
"A"	105°00'00"	91.63'	50.00'	79.34'	S 07°59'21" E
"B"	105°00'00"	91.63'	50.00'	79.34'	N 82°59'21" W
"C"	105°00'00"	91.63'	50.00'	79.34'	S 82°00'39" W
"D"	105°00'00"	91.63'	50.00'	79.34'	N 07°00'39" E

DATA	BEARING	LENGTH
L1	S 45°28'45" E	35.36'
L2	N 44°31'15" E	35.35'
L3	S 44°30'39" W	21.21'
L4	N 45°29'21" W	21.21'
L5	N 49°58'29" E	70.66'
L6	S 49°58'29" E	69.30'

No.	Sheet	REVISION	Date	Approved

PRINCIPAL CONTACTS:	Address	City & Zip	Phone	Fax
OWNER: C & N FARMS, L.L.C.	906 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

ROOSEVELT ESTATES (47 LOTS)

A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY 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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY 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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE NORTHEAST CORNER OF BLOCK 81 AND THE NORTHEAST CORNER OF THIS TRACT;
 THENCE: S 00°29'21" E, ALONG THE EAST LINE OF BLOCK 81, PASSING A 3/4" IRON PIPE FOUND AT 25.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 1,320.15 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF BLOCK 81 AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE: S 89°31'50" W, ALONG THE SOUTH LINE OF BLOCK 81, A DISTANCE OF 972.83 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAN JUANITA CARLOS TRACT (THE EAST 5.24 ACRES OF THE WEST 10.48 ACRES OF BLOCK 81, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2415979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE: N 00°29'38" W, ALONG THE EAST LINE OF THE SAN JUANITA CARLOS TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,295.15 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 1,320.15 FEET (MAP RECORD: 1,320.00 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF BLOCK 81 AND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
 THENCE: N 89°31'50" E, ALONG THE NORTH LINE OF BLOCK 81 AND THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 972.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.49 ACRES OF LAND MORE OR LESS.
 BEARINGS ARE IN ACCORDANCE WITH CASABEL ESTATES PHASE III, RECORDED IN VOLUME 47, PAGE 199, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 DATE: MAY 20, 2024

PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINIMAL FLOODING: (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. FLOOD ZONE DESIGNATION: ZONE "C". CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED IN ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LINES:
 FRONT: 25.00'
 FRONT CUL-DE-SAC: 15.00'
 REAR: 15.00'
 SIDE: 6.00'
 CORNER SIDE OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 118,259.85 CUBIC FEET (2.67 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET NO. 3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES TALL, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 B.M. No. 78-56 TOP OF C.P.S. FOUND LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM,
 B.M. No. 2 - 78.08 TOP OF IRON ROD FOUND LOCATED AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF ROOSEVELT ROAD AND THE WEST PROPERTY LINE OF THIS PROPOSED SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE SHALL BE NO ACCESS ALLOWED FROM ROOSEVELT ROAD ONTO LOTS 1, 27, 28 AND 47.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF:
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

INDEX OF SHEETS

SHEET 1 - HEADING INDEX; LOCATION MAP AND E.T.U.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; HCCD NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.
 SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.
 SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROOSEVELT ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, TILLM WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 29.49 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROOSEVELT ESTATES, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Tillm Welch
 C & N FARMS, L.L.C.
 TILLM WELCH, MANAGER
 906 BIGHORN DRIVE
 EDINBURG TX, 78542
 DATE: 8-5-25

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 TILLM WELCH, MANAGER OF C & N FARMS, L.L.C.,
 who 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 therein expressed.
 Given under my hand and seal of office this 5th day of AUGUST, 2025.

CLARISSA QUINTANILLA
 Notary Public
 My Commission Expires
 November 04, 2025
 CLARISSA QUINTANILLA - NOTARY PUBLIC

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ROOSEVELT ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

ATTEST:
 Hidalgo County Clerk _____ date _____ Hidalgo County Judge _____ date _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

MARCO A. GONZALEZ
 120016
 LICENSED PROFESSIONAL ENGINEER
 MARCO A. GONZALEZ
 P.E. 120016
 DATE: 8-5-25

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

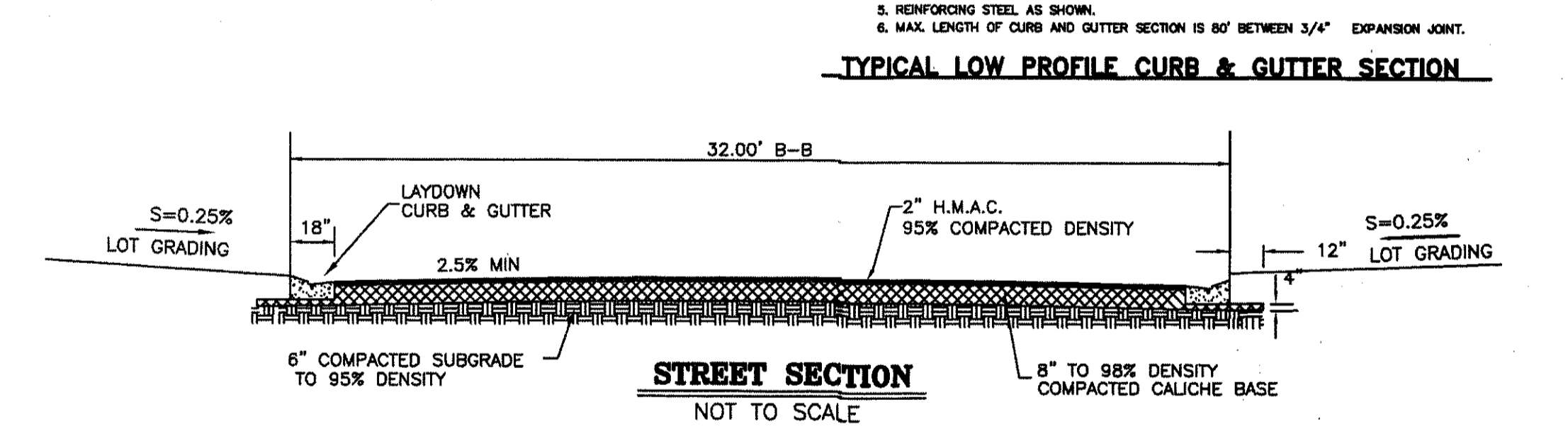
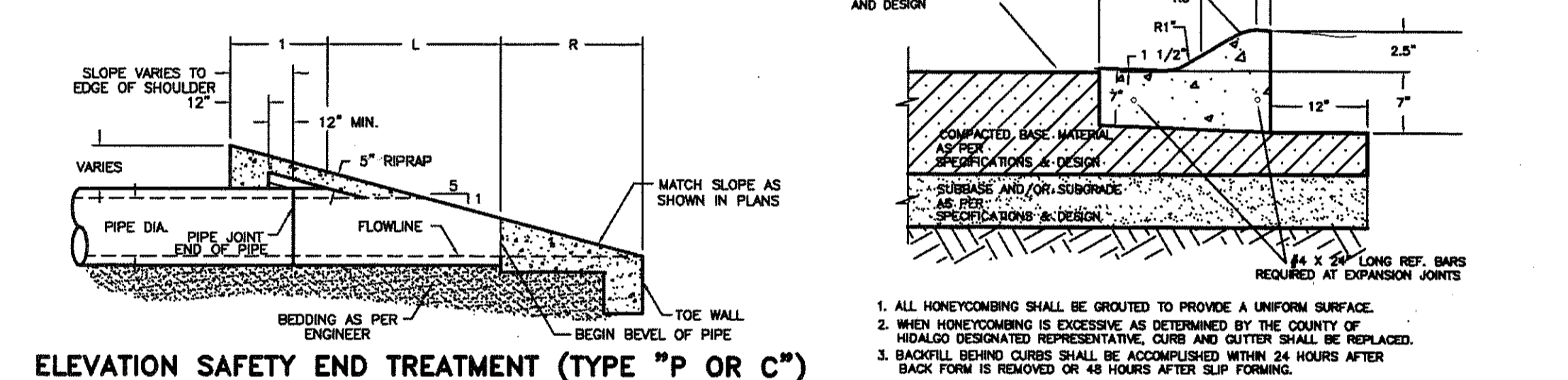
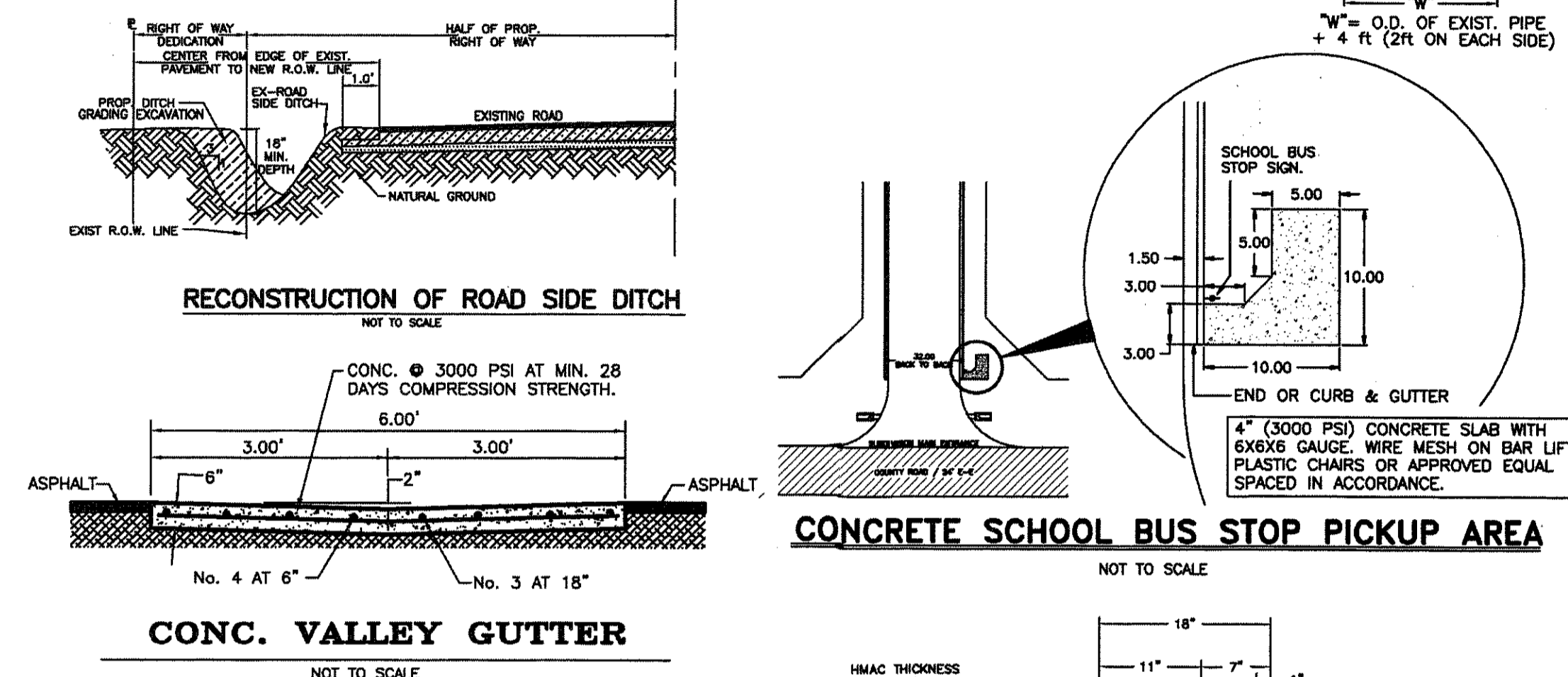
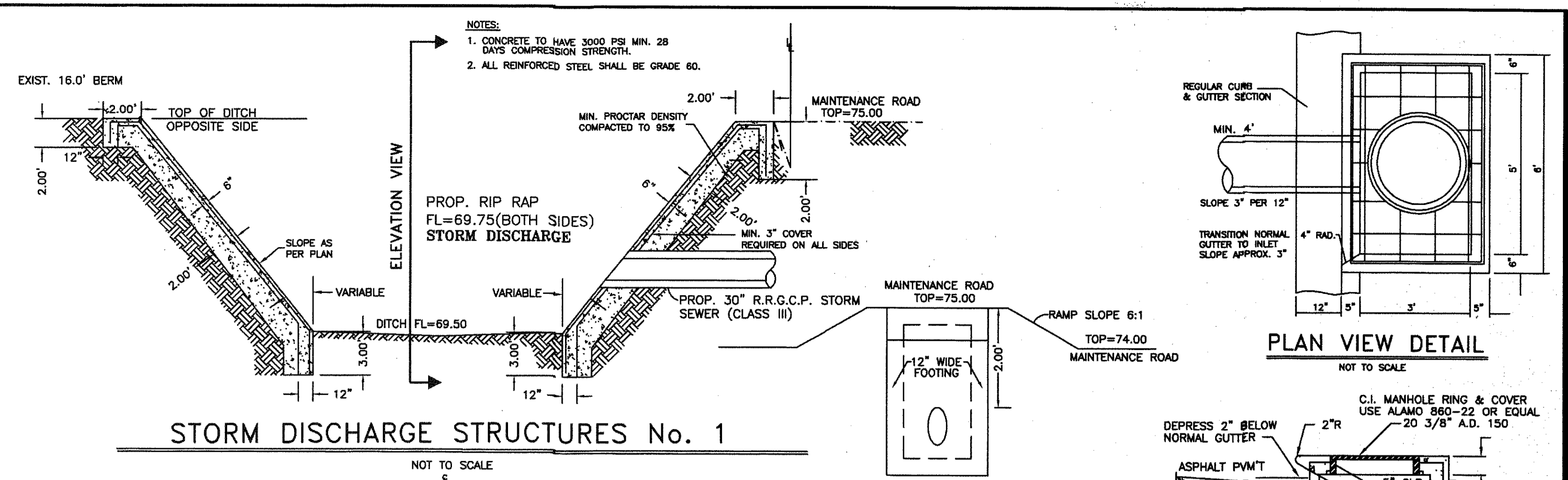
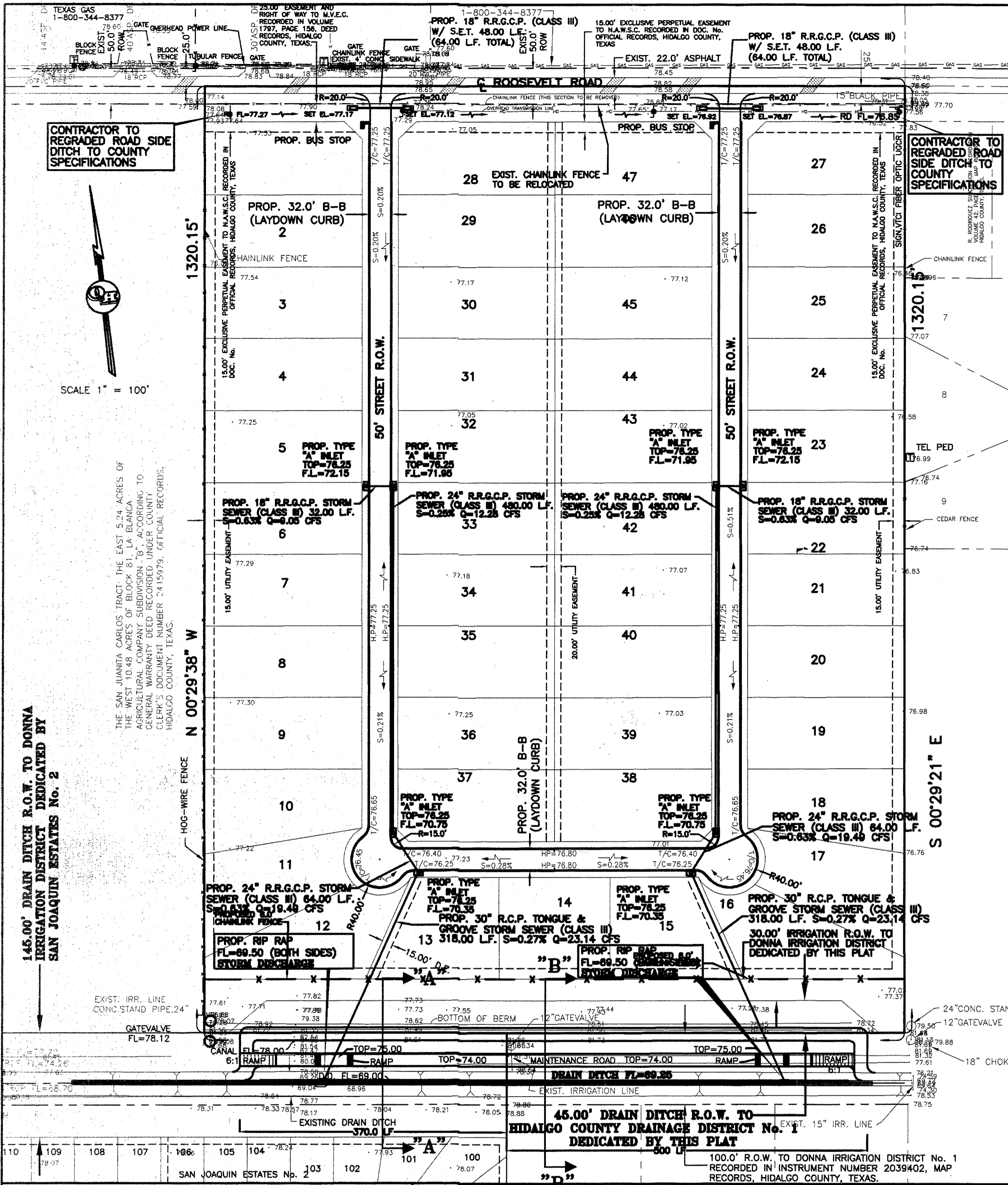
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

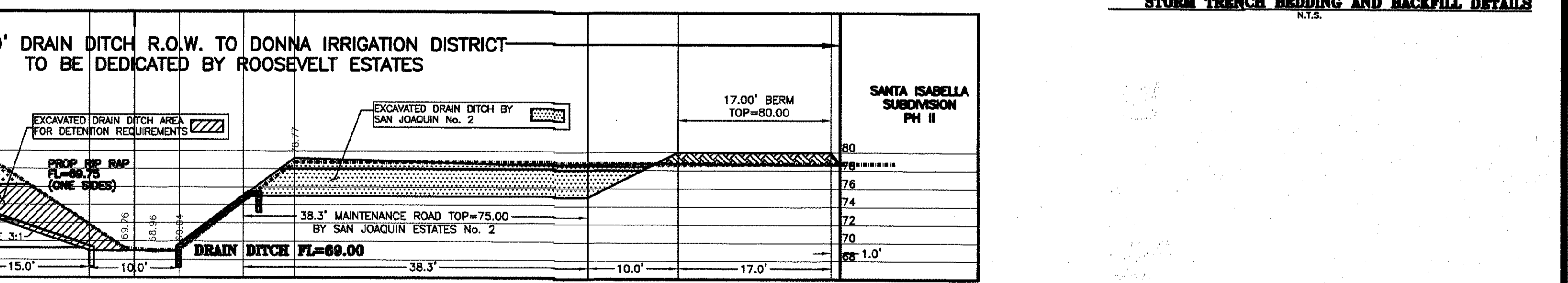
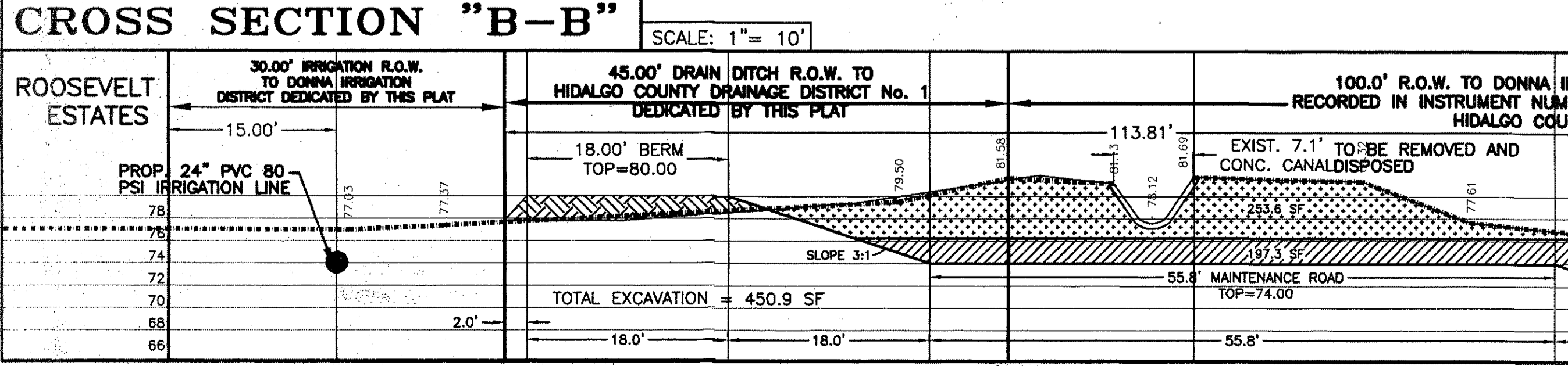
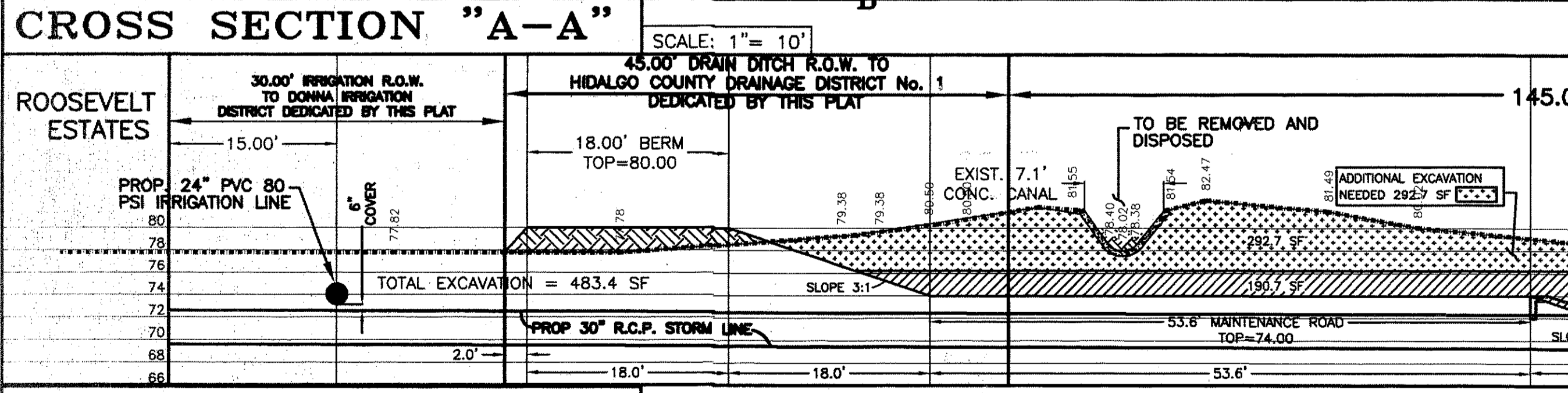
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM

SHEET NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 3 SHEETS	9-19-2024	LG		
	DATE REVISID	REVISID BY	CHECKED BY	APPROVED BY
	1-22-2025	JLJUS CVZS		

DATE OF PREPARATION: SEPT. 19, 2024



- STORM TRENCH BEDDING AND BACKFILL NOTES**
- BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYESTER/FRP OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYESTER/FRP OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - TRENCH WIDTH - SHALL BE 12" MIN. TO 18" MAXIMUM TRENCH WIDTH SHALL EQUAL COUNTRY ROAD & UNPAVED AREAS - SHALL BE 24" MIN. TO 36" MAXIMUM P.L. OF 18" (ASHTO M148) COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - FINAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, DRIVEWAYS & UNPAVED AREAS - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - FINAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYESTER/FRP OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYESTER/FRP OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, DRIVEWAYS & UNPAVED AREAS - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOSS OF LIFTS, MECHANICAL COMPACTOR.
 - FINAL BACKFILL FOR STRUCTURES (MANSION, MANHOLE, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 3 FT BEYOND THE EDGE OF PAVEMENT SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE AT, AZ, OR A2 (ASHTO M148) WITH A MAXIMUM P.L. OF 18" BACKFILL MATERIAL. STRUCTURES BEYOND 3 FT FROM THE E.O.P./E.O.S. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (SLOTTING, MANSION 4" GRAVEL OR CONCRETE STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE PROVIDED THROUGHOUT THE ENTIRE BACKFILL. BACKFILL SHALL BE PLACED IN UNIFORM LAYERS, MONITORED AS REQUIRED TO OBTAIN MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (SEE RELATIVE DENSITY TEST PER ASTM D1556). THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 6".
- NOTES:**
- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 - WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGN REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
 - BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
 - CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
 - REINFORCING STEEL AS SHOWN.
 - MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



ROOSEVELT ESTATES PAVING & DRAINAGE LAYOUT

DATE: 1-18-2024
 REVISION: LG
 SCALE: 1"=100'
 DRAWN BY: LG
 SHEET: 1

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM

FILENAME: P:\DATA\SUB\DONNA\SANTA ISABELLA I
 DATE PREPARED: 1-18-2024
 DATE REVISION: 1-18-2024
 PREPARED BY: LG
 CHECKED BY: LG
 REVISION BY: LG
 APPROVED BY: LG