T.J. Arredondo
Director of Planning

HIDALGO COUNTY
PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED **MILANOS ESTATES PHASE 1 SUBDIVISION** PRECINCT No. **1.**

ENGINEER: **RIO DELTA ENGINEERING** DEVELOPER: **GARVIC PROPERTIES, LP**

☐ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☒ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: **82** ☒*SINGLE FAMILY ___☐*MULTI-FAMILY ___☐COMMERCIAL ___☐ INDUSTRIAL

NUMBER OF STREETLIGHTS: **12**

FILLING STATIONS: **11**

LOCATION DESCRIPTION: **SOUTHEAST CORNER OF MILE 6 ½ WEST ROAD AND MILE 5 ½ NORTH ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF **WESLACO.**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **8-13-2020** 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 WIDENING THE EXISTING DRAIN DITCH.**

ROAD R.O.W. DEDICATION: **20.00 FEET ONTO MILE 6 ½ WEST ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **5-16-2023** BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: **N/A** BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: ☒ SANITARY SEWER BY: **CITY OF WESLACO** LINE SIZE: **10"** LOCATION: **MILE 5 ½ NORTH ROAD.**

WATER SERVICE PROVIDER: **CITY OF WESLACO** EXISTING LINE SIZE: **6"** LOCATION: **SOUTH OF MILE 5 ½ NORTH ROAD.**

H.C.E.O.C. FINAL APPROVAL DATE: **5-01-2023** : 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: ☒ **CASH DEPOSIT:** *Amount: $**68,508.00** For:* PAVING & DRAINAGE.

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: **AUGUST 25, 2020**

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

☒ **Final Approval** *with financial guarantee.*

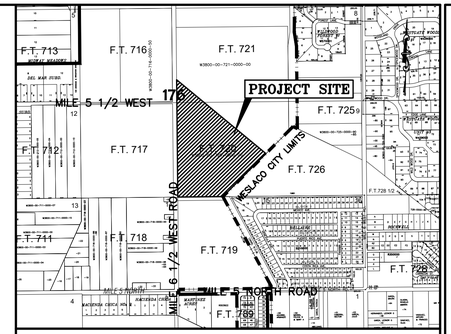
* *This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

DATE OF PREPARATION: DECEMBER, 2022

MILANOS ESTATES PHASE I SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE I WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE I IS LOCATED APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 ROAD AND HOPPER ROAD, EAST SIDE OF HOPPER ROAD IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY ½ MILE FROM THE CITY LIMITS AND IS WITHIN THE CIITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LCOAL GOVERNMENT CODE § 212.001. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

LEGEND

- SET C-P-S
- FD. C-P-S
- SET 1/2" IRON ROD
- FD. 1/2" IRON ROD
- FD. 5/8" IRON ROD
- FD. 60-D NAIL
- SET PK NAIL
- STORM INLET
- POWER POLE
- FIRE HYDRANT
- IRR. STAND PIPE
- CHAIN LINK FENCE
- EXIST. WATER METER
- GAS SPOTTING
- TELEPHONE PEDESTAL
- POWER POLE
- TRAFFIC SIGN

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
ℓ	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS DESCRIPTION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 26.43 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1320.00 A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 2403.76 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE N 88°47'38" E ACROSS THE SAID FARM TRACT 721, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 20.00 FEET TO A 1/2-CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

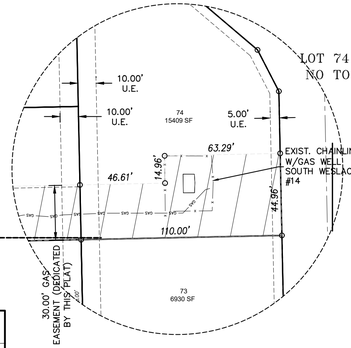
THENCE S 52°51'19" E ACROSS THE SAID FARM TRACTS 721 AND 720, SAME BEING IN PART ALONG THE NORTHERN LINE OF A CALLED EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, RECORDED IN VOLUME 1641, PAGE 534, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 495.31 FEET TO A 1/2-CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S 50°20'25" E ACROSS THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTHERN LINE THE SAID EASEMENT AND RIGHT-OF-WAY FOR PIPELINE TO RIO GRANDE VALLEY GAS COMPANY, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 1072.15 FEET TO A 1/2-CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°24'22" W ALONG THE EAST LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 726 OF THE SAID WEST TRACT SUBDIVISION, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 726, A DISTANCE OF 782.56 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 720, SAME BEING ALONG THE NORTH LINE OF FARM TRACT 719 OF THE SAID WEST TRACT SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID FARM TRACT 719, PASSING AT 640.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), SAID COTTON-PICKER-SPINDLE FOUND BEING DISTANT N 1°12'22" W 1320.34 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 719, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W ALONG THE WEST LINE OF THE SAID FARM TRACTS 720 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD, PASSING AT 1320.00 A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID FARM TRACT 720, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 721, AND CONTINUING FOR A TOTAL DISTANCE OF 1556.24 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 26.43 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.71 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD).**



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.78	50.00	42.15	S88° 33' 25"E	35.96
C2	50.00	50.00	57.30	S38° 50' 01"E	47.94
C3	50.00	50.00	57.30	S18° 27' 44"W	47.94
C4	50.00	50.00	57.30	S75° 45' 28"W	47.94

NAME		ADDRESS			PHONE & FAX	
OWNER(S): GARVIC PROPERTIES LP		P.O. BOX 2604	EDINBURG, TX.	78536	(956) 821-7108	
SURVEYOR:IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

PROJECT :

PLAT SHEET
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION; ENGINEER'S CERTIFICATION; A TTESTATION; COUNTY'S APPROVAL; CERTIFICATE OF COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, H.C.D.D. No. 2, H.C.D.D. No. 3, AND SANITARY SEWER IMPROVEMENTS.
SHEET 3:	OFF-SITE WATER AND SEWER LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4:	OFF-SITE WATER AND SEWER LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5:	OFF-SITE WATER AND SEWER LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6:	PROPOSED WATER AND SEWER LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 7:	PROPOSED WATER AND SEWER LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 8:	WATER LAYOUT, INFORMATION INCLUDED IN INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 9:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10:	WATER AND SANITARY SEWER DETAILS SHEET.
SHEET 11:	PAVING & DRAINAGE DETAIL SHEET.
SHEET 12:	WATER & SANITARY SEWER DETAILS SHEET.

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A., E.P.
SCALE:	AS SHOWN
DATE:	DECEMBER 14, 2022
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	1-OF-12

Y:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 2 PLAT SHEET 1.dwg JOSE IVAN GARCIA 5/5/2023 11:52 AM

DATE OF PREPARATION: FEBRUARY, 2020

MILANOS ESTATES SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS – COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **VICTOR J. DANIEC**, AS OWNER OF THE 8.25 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ DATE _____.
VICTOR J. DANIEC;
P.O. BOX 2604
EDINBURG, TX. 78536

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANIEC** PROVED TO ME THROUGH HIS/HER 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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9, DATED THIS ____ DAY OF _____ 20__.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND /OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____ _____
GENERAL MANAGER DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____ _____
IVAN GARCIA P.E. R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____ _____ _____
CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ___ DAY OF _____ 2020.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 TEXAS WATER CODE NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

_____ _____
IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE– MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2020.

_____
VICTOR J. DANIEC OWNER DATE

P.O. BOX 2604
EDINBURG, TX. 78539

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____ 2019.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0450 C MAP REVISED: JUNE 6, 2000.

2. SETBACKS:
FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 20% OF THE LOT DEPTH, MAXIMUM OF 25.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 11 NORTH ROAD. OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
–-–-B.M. NO. 1–-, ELEV. **71.19** N.G.V.D. 88, DESCRIPTIONS: PK NAIL IN EDGE OF PAVEMENT ALONG MILE 11 NORTH ROAD. GPS POINT, GRID COORDINATES N **16603229.0900**, E **1148255.1260**.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **12.160** CUBIC–FEET OR **0.279** ACRE–FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE 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.

9. 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.

10. 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 ON ALL LOTS.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. **VICTOR J. DANIEC**, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

13. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE–GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

14. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

16. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

17. 4.00 FEET SIDEWALKS ARE REQUIRED ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.

18. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

NAME		ADDRESS			PHONE & FAX	
OWNER(S): CRICELDA HINOJOSA		2130 W. MILE 11 NORTH	WESLACO, TX.	78596		
SURVEYOR:IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

THE COUNTY OF HIDALGO · TEXAS

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

INDEX TO SHEETS OF HIGHLAND ESTATES SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE'S REVISION NOTES; CONSTRUCTION DETAILS; TYPICAL DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

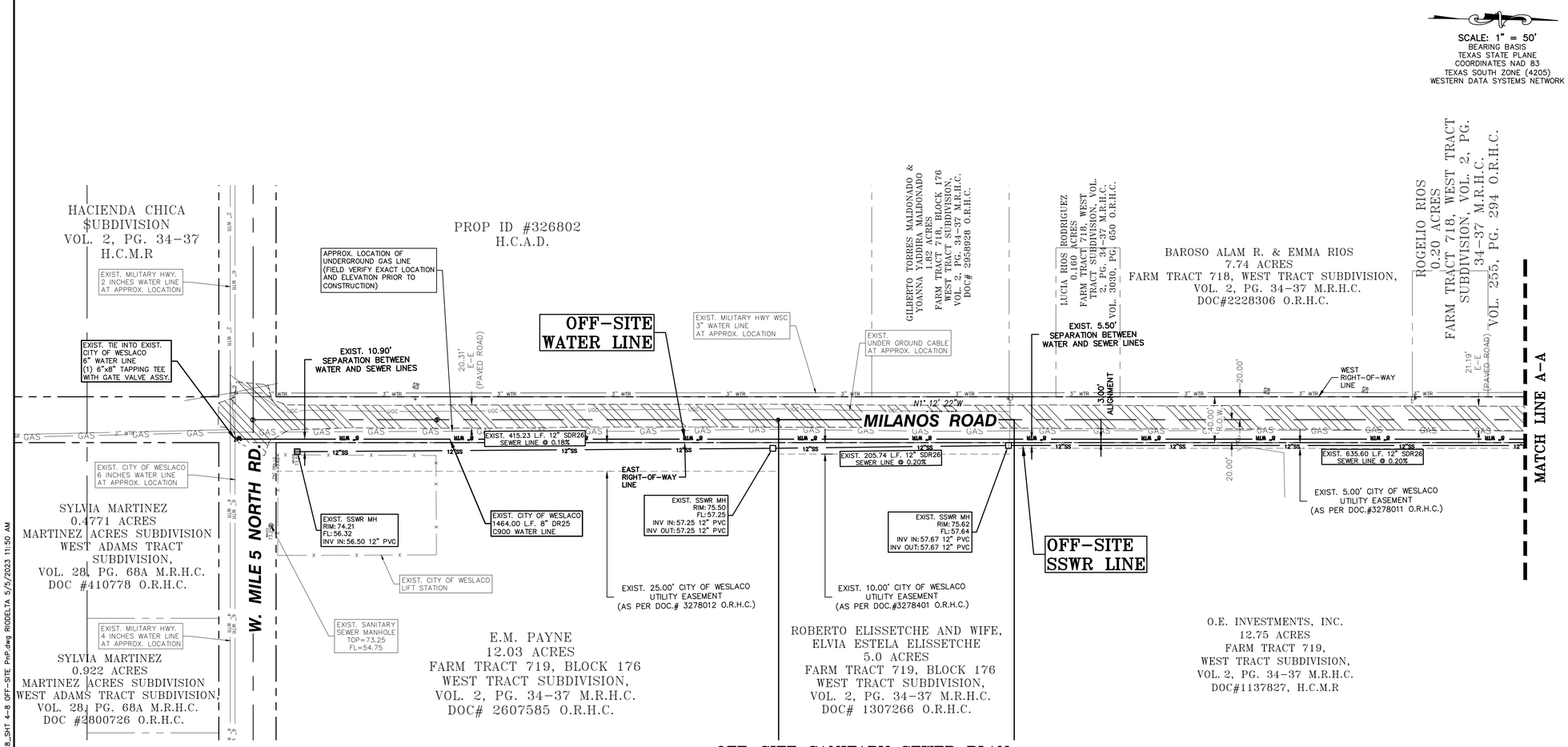
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

ISSUED FOR:
FINAL

PROJECT:
PLAT SHEET NOTES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: AS SHOWN
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. 2–0F–12

V:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 2 PLAT SHEET 1.DWG JOSE IVAN GARCIA 5/5/2023 11:50 AM



OFF-SITE SANITARY SEWER PLAN

SCALE: 1" = 50'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.

SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 3: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 4: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 5: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 6: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 7: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 8: WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.

SHEET 9: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.

SHEET 10: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.

SHEET 11: PAVING & DRAINAGE DETAIL SHEET

SHEET 12: WATER & SANITARY SEWER DETAIL SHEET

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

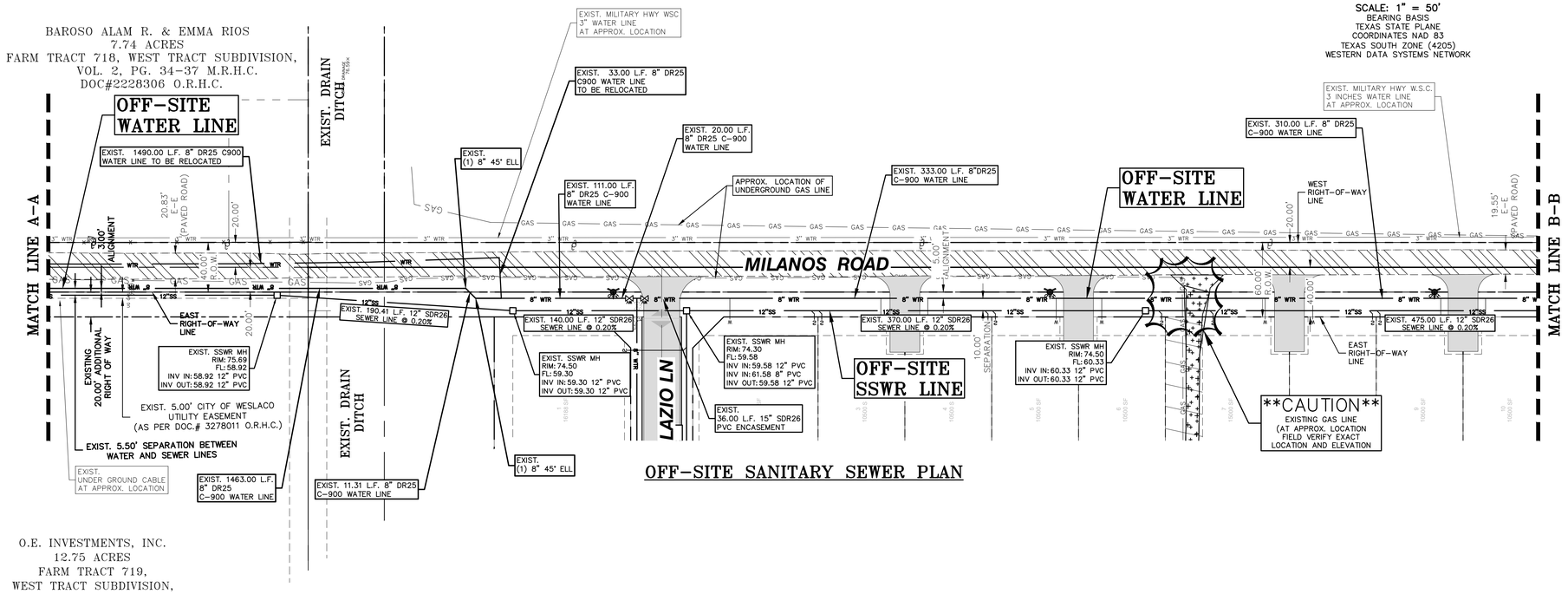
ISSUED FOR: FINAL

PROJECT: OFF-SITE WATER AND SSWR LINES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 50'
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:

PAGE NO. 3-OF-12

Y:\2DE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 4-8 OFF-SITE PnP.dwg RIODELTA 5/5/2023 11:50 AM
5/5/2023 11:50:07 AM, RioDelta, HOMERO GEZ RAMZ



OFF-SITE SANITARY SEWER PLAN

SCALE: 1" = 50'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.

SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 3: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 4: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 5: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 6: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 7: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 8: WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.

SHEET 9: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.

SHEET 10: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.

SHEET 11: PAVING & DRAINAGE DETAIL SHEET

SHEET 12: WATER & SANITARY SEWER DETAIL SHEET

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

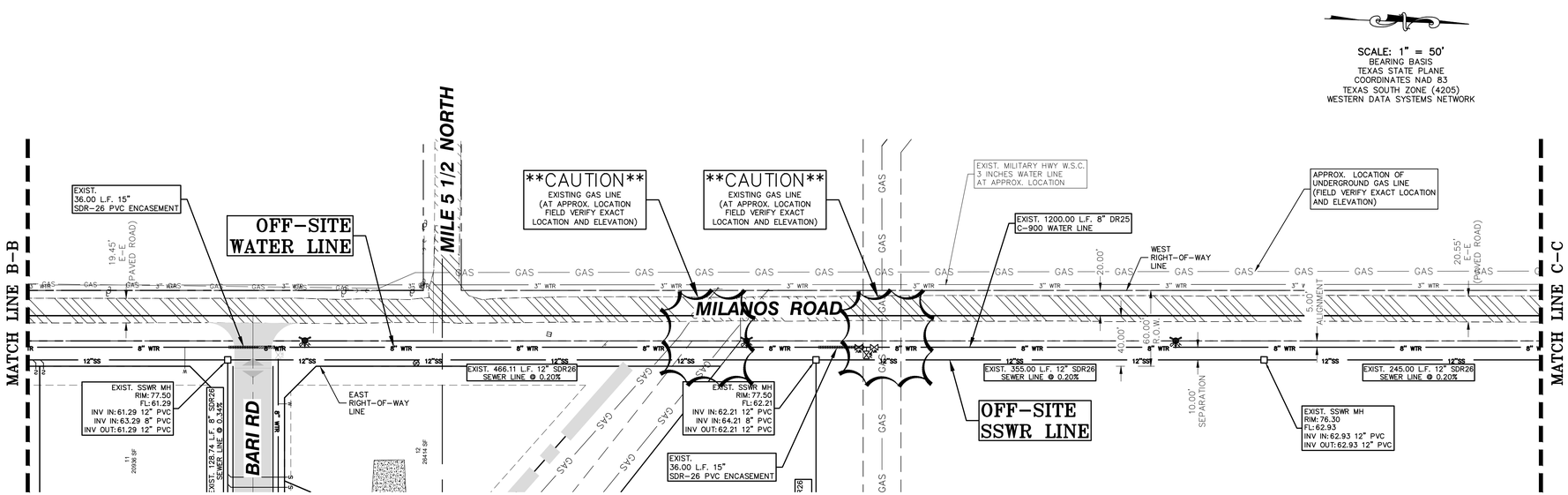
ISSUED FOR: **FINAL**

PROJECT:
OFF-SITE WATER AND SSWR LINES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 50'
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:

PAGE NO. 4-OF-12

Y:\ROE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 4-8 OFF-SITE PHP.dwg RIODELTA 5/5/2023 11:52 AM
5/5/2023 11:52:13 AM, RioDelta, HOMERO GIZ RAMZ



OFF-SITE SANITARY SEWER PLAN

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.

SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 3: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 4: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 5: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 6: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 7: OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.

SHEET 8: WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.

SHEET 9: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.

SHEET 10: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.

SHEET 11: PAVING & DRAINAGE DETAIL SHEET

SHEET 12: WATER & SANITARY SEWER DETAIL SHEET

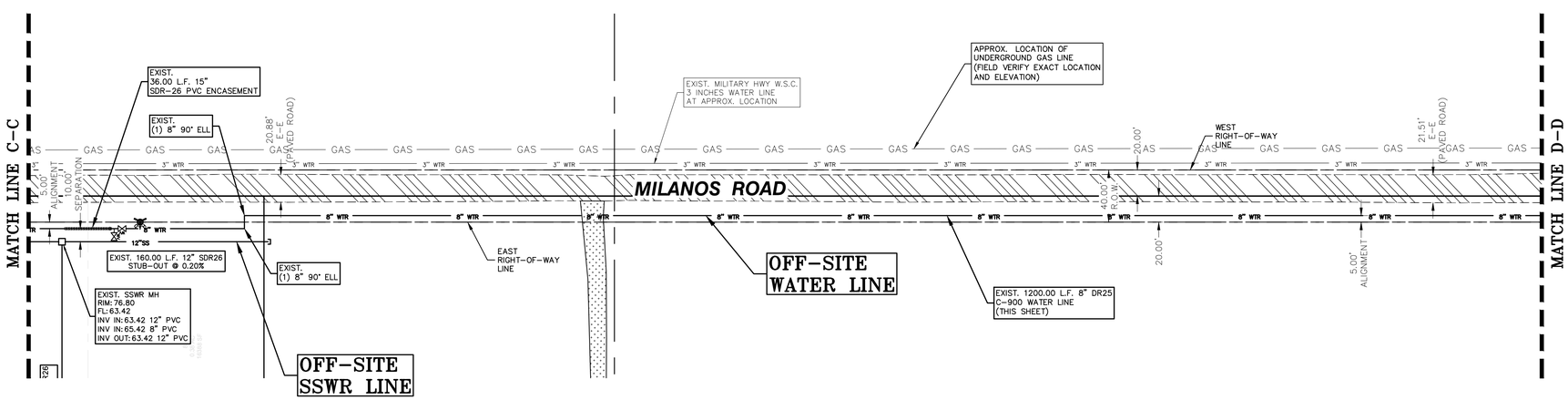
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

PROJECT: OFF-SITE WATER AND SSWR LINES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 50'
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 4-8 OFF-SITE PnP.dwg RODELTA 5/5/2023 11:56 AM
5/5/2023 11:56:45 AM RioDelta, HOMERO GEZ RAMIZ



OFF-SITE SANITARY SEWER PLAN

SCALE: 1" = 50'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	**HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.**
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6:	**OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.**
SHEET 7:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 8:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 9:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 11:	PAVING & DRAINAGE DETAIL SHEET
SHEET 12:	WATER & SANITARY SEWER DETAIL SHEET

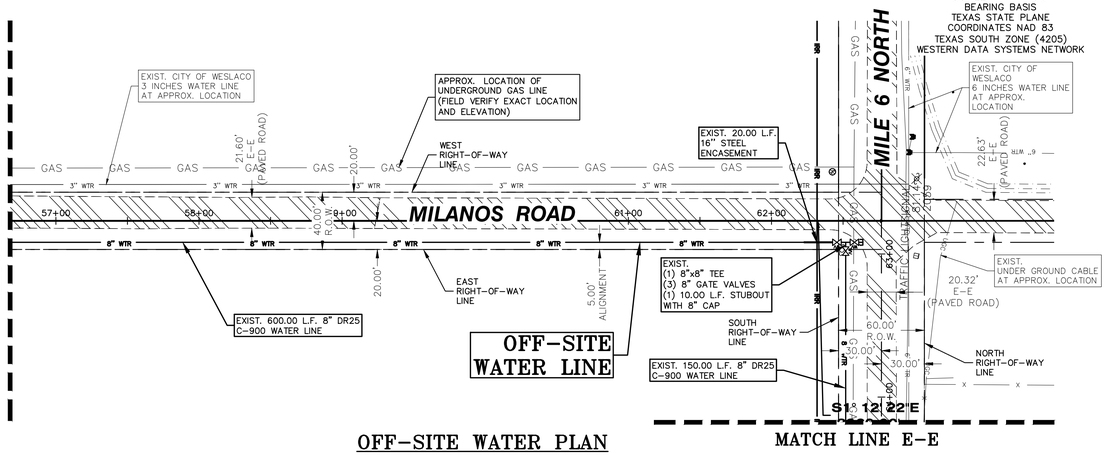
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

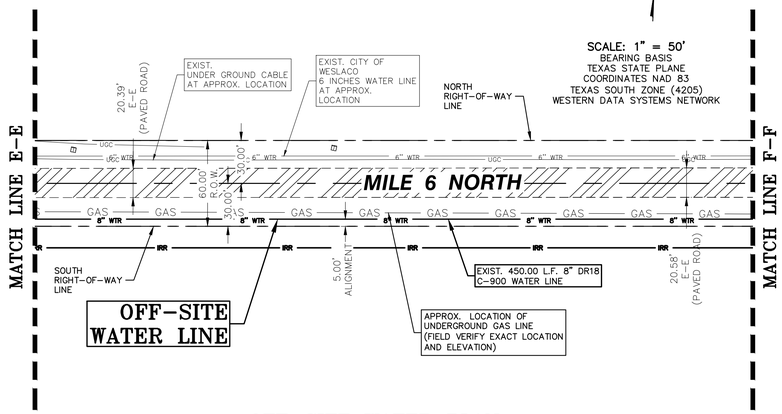
PROJECT:
OFF-SITE WATER AND SSWR LINES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1" = 50'
DATE:	MAY 5, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	6-0F-12

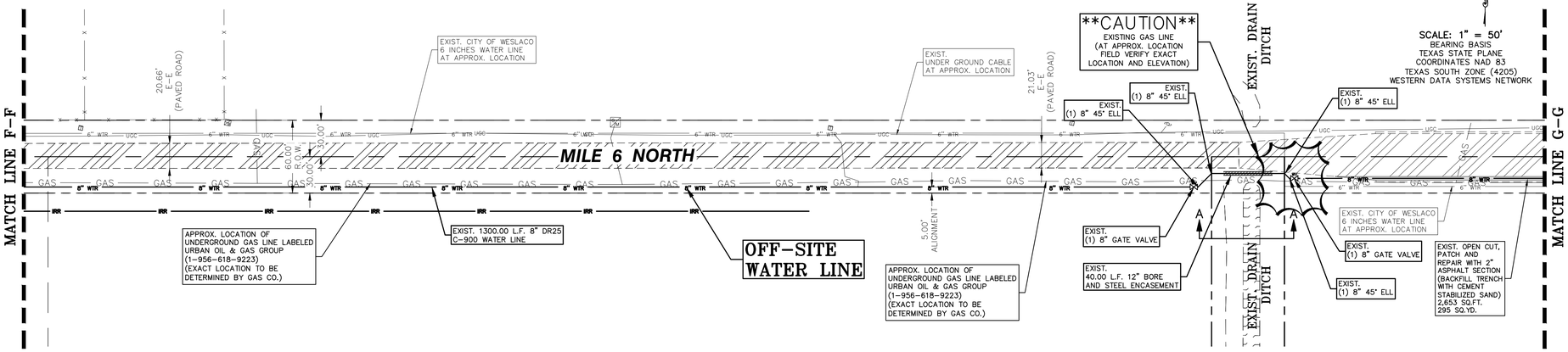
Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 4-8 OFF-SITE PmP.dwg RIODELTA 5/5/2023 12:01 PM
5/5/2023 12:00:59 PM, RioDelta, HOMERO GZZ RAMZ



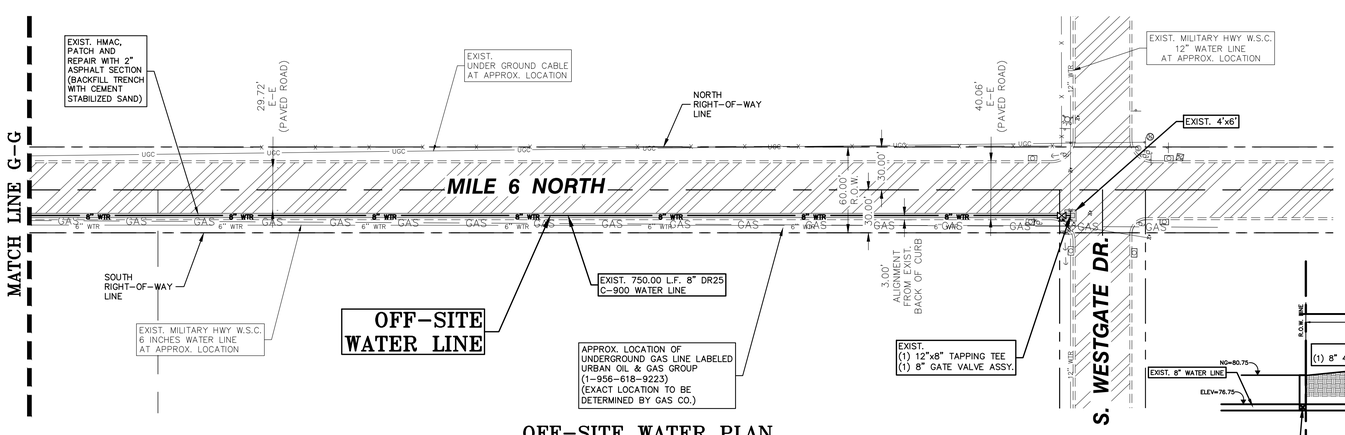
OFF-SITE WATER PLAN



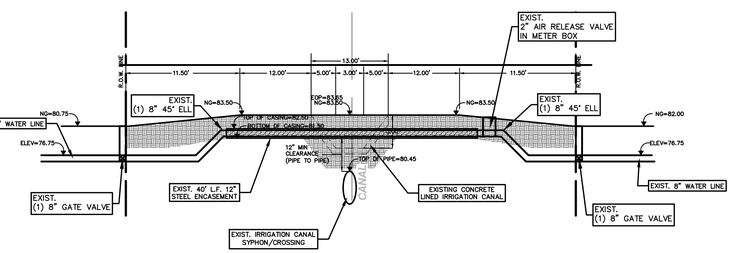
OFF-SITE WATER PLAN



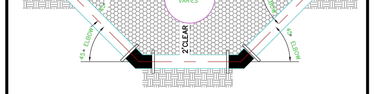
OFF-SITE WATER PLAN



OFF-SITE WATER PLAN



DRAINAGE AREA CROSS-SECTION "A-A"
NOT TO SCALE



WATER LINE ADJUSTMENT PVC

NOTE:
ALL BENDS AND JOINTS MUST BE SUPPORTED BY A CONC. THRUST BLOCK, APPROVED EQUAL,OR AS DIRECTED BY ENGINEER

UPDATED 02/2009

WATERLINE ADJUSTMENT DETAIL | W9

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: FINAL

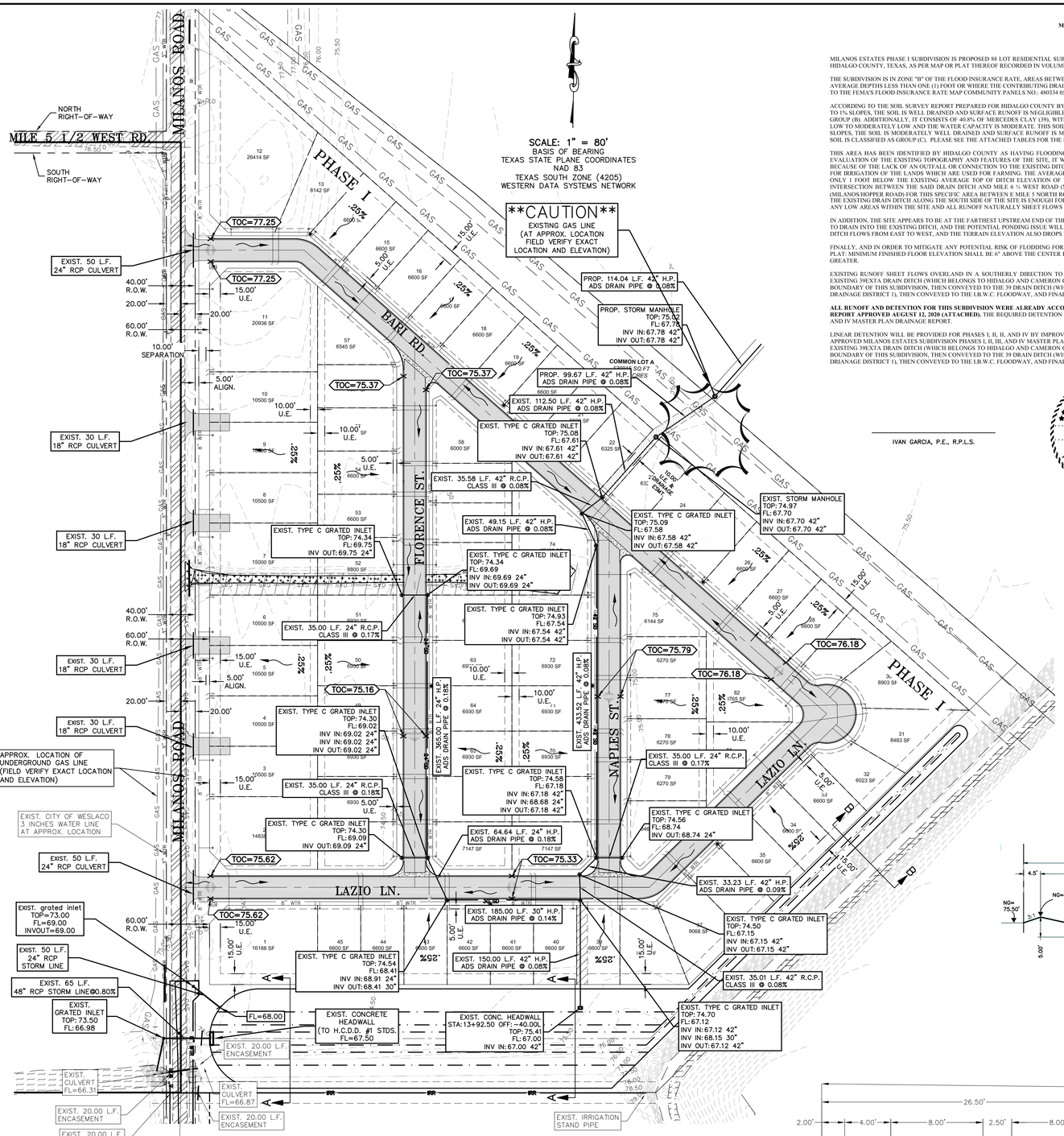
OFF-SITE WATER AND SSWR LINES
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

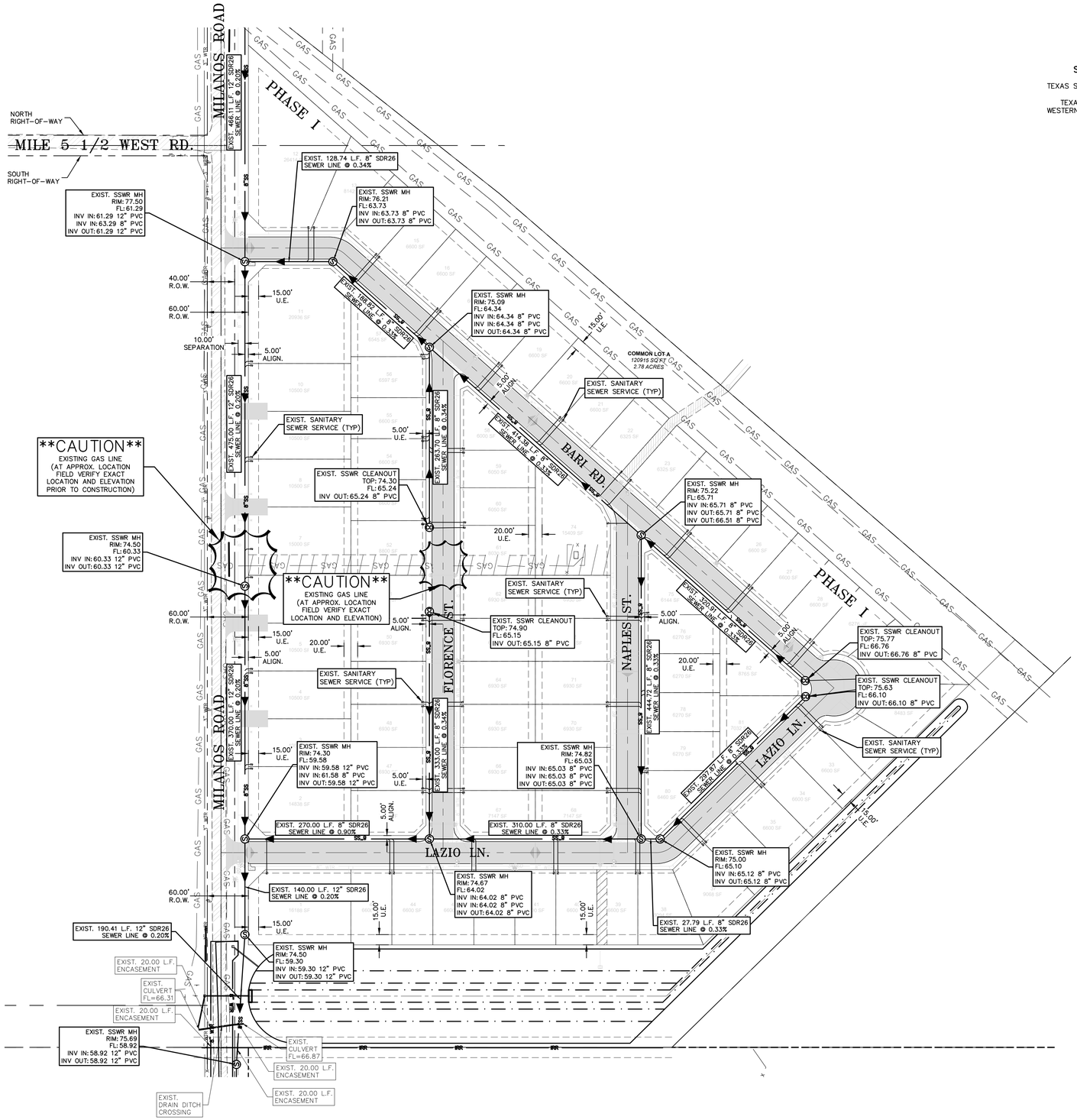
INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 7:	**OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.**
SHEET 8:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 9:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 11:	PAVING & DRAINAGE DETAIL SHEET
SHEET 12:	WATER & SANITARY SEWER DETAIL SHEET

PROJECT:	OFF-SITE WATER AND SSWR LINES MILANOS ESTATES PHASE I SUBDIVISION HIDALGO COUNTY, TEXAS.
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1" = 50'
DATE:	MAY 5, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	7-OF-12

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 4-8 OFF-SITE PnP.dwg RIODELTA 5/5/2023 12:05 PM
5/5/2023 12:04:35 PM, RioDelta, HOMERO GZZ RAMZ


SCALE: 1" = 80'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK
CAUTION
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION)
MILANOS ROAD
MILE 5 1/2 WEST RD.
NORTH RIGHT-OF-WAY
SOUTH RIGHT-OF-WAY
PHASE I
BARI RD.
FLORENCE ST.
NAPLES ST.
LAZIO LN.
TOC=77.25
TOC=75.37
TOC=75.16
TOC=75.79
TOC=76.18
TOC=75.62
TOC=75.33
EXIST. 50 L.F. 24" RCP CULVERT
EXIST. 30 L.F. 18" RCP CULVERT
EXIST. 30 L.F. 18" RCP CULVERT
EXIST. 30 L.F. 18" RCP CULVERT
EXIST. 50 L.F. 24" RCP CULVERT
EXIST. grated inlet TOP=73.00 FL=69.00 INVOUT=69.00
EXIST. 50 L.F. 24" RCP STORM LINE
EXIST. 65 L.F. 48" RCP STORM LINE@0.80%
EXIST. GRATED INLET TOP=73.50 FL=66.98
FL=68.00
EXIST. CULVERT FL=66.31
EXIST. CULVERT FL=66.87
EXIST. 20.00 L.F. ENCASEMENT
EXIST. 20.00 L.F. ENCASEMENT
EXIST. 20.00 L.F. ENCASEMENT
EXIST. DRAIN DITCH CROSSING (TO BE REMOVED)
APPROX. LOCATION OF UNDERGROUND GAS LINE (FIELD VERIFY EXACT LOCATION AND ELEVATION)
EXIST. CITY OF WESLACO 3 INCHES WATER LINE AT APPROX. LOCATION
PROP. 114.04 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. STORM MANHOLE TOP: 75.02 FL: 67.70 INV IN: 67.78 42" INV OUT: 67.78 42"
COMMON LOT A 43564.92 SQ FT 1.000 ACRES
PROP. 99.67 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
EXIST. 112.50 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
EXIST. TYPE C GRATED INLET TOP: 75.08 FL: 67.61 INV IN: 67.61 42" INV OUT: 67.61 42"
EXIST. 35.58 L.F. 42" R.C.P. CLASS III @ 0.08%
EXIST. 49.15 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
EXIST. TYPE C GRATED INLET TOP: 74.34 FL: 69.75 INV OUT: 69.75 24"
EXIST. TYPE C GRATED INLET TOP: 74.34 FL: 69.69 INV IN: 69.69 24" INV OUT: 69.69 24"
EXIST. TYPE C GRATED INLET TOP: 74.93 FL: 67.54 INV IN: 67.54 42" INV OUT: 67.54 42"
EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
EXIST. 364.90 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%
EXIST. TYPE C GRATED INLET TOP: 74.30 FL: 69.02 INV IN: 69.02 24" INV IN: 69.02 24" INV OUT: 69.02 24"
EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.18%
EXIST. TYPE C GRATED INLET TOP: 74.30 FL: 69.09 INV OUT: 69.09 24"
EXIST. 433.52 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
EXIST. TYPE C GRATED INLET TOP: 74.58 FL: 67.18 INV IN: 67.18 42" INV IN: 68.68 24" INV OUT: 67.18 42"
EXIST. 64.64 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%
EXIST. TYPE C GRATED INLET TOP: 74.56 FL: 68.74 INV OUT: 68.74 24"
EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
EXIST. 33.23 L.F. 42" H.P. ADS DRAIN PIPE @ 0.09%
EXIST. 185.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.14%
EXIST. TYPE C GRATED INLET TOP: 74.50 FL: 67.15 INV IN: 67.15 42" INV OUT: 67.15 42"
EXIST. TYPE C GRATED INLET TOP: 74.54 FL: 68.41 INV IN: 68.91 24" INV OUT: 68.41 30"
EXIST. 150.00 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
EXIST. 35.01 L.F. 42" R.C.P. CLASS III @ 0.08%
EXIST. CONCRETE HEADWALL (TO H.C.D.D. #1 STDS. FL=67.50
EXIST. CONC. HEADWALL STA: 13+92.50 OFF: -40.00L TOP: 75.41 FL: 67.00 INV IN: 67.00 42"
EXIST. TYPE C GRATED INLET TOP: 74.70 FL: 67.12 INV IN: 67.12 42" INV IN: 68.15 30" INV OUT: 67.12 42"
EXIST. STORM MANHOLE TOP: 74.97 FL: 67.70 INV IN: 67.70 42" INV OUT: 67.70 42"
EXIST. IRRIGATION STAND PIPE
EXIST. 30' H&CCID#9 EASEMENT
EXIST. HCCID#3 IRRIGATION LINE (APPROX 3' OF COVER)
EXIST. 20' H&CCID#9 EASEMENT
EXIST. 15' H&CCID#9 EASEMENT
EXIST. 30' H&CCID#9 EASEMENT
EXIST. 15' H&CCID#9 EASEMENT
EXIST. 20



SCALE: 1" = 80'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

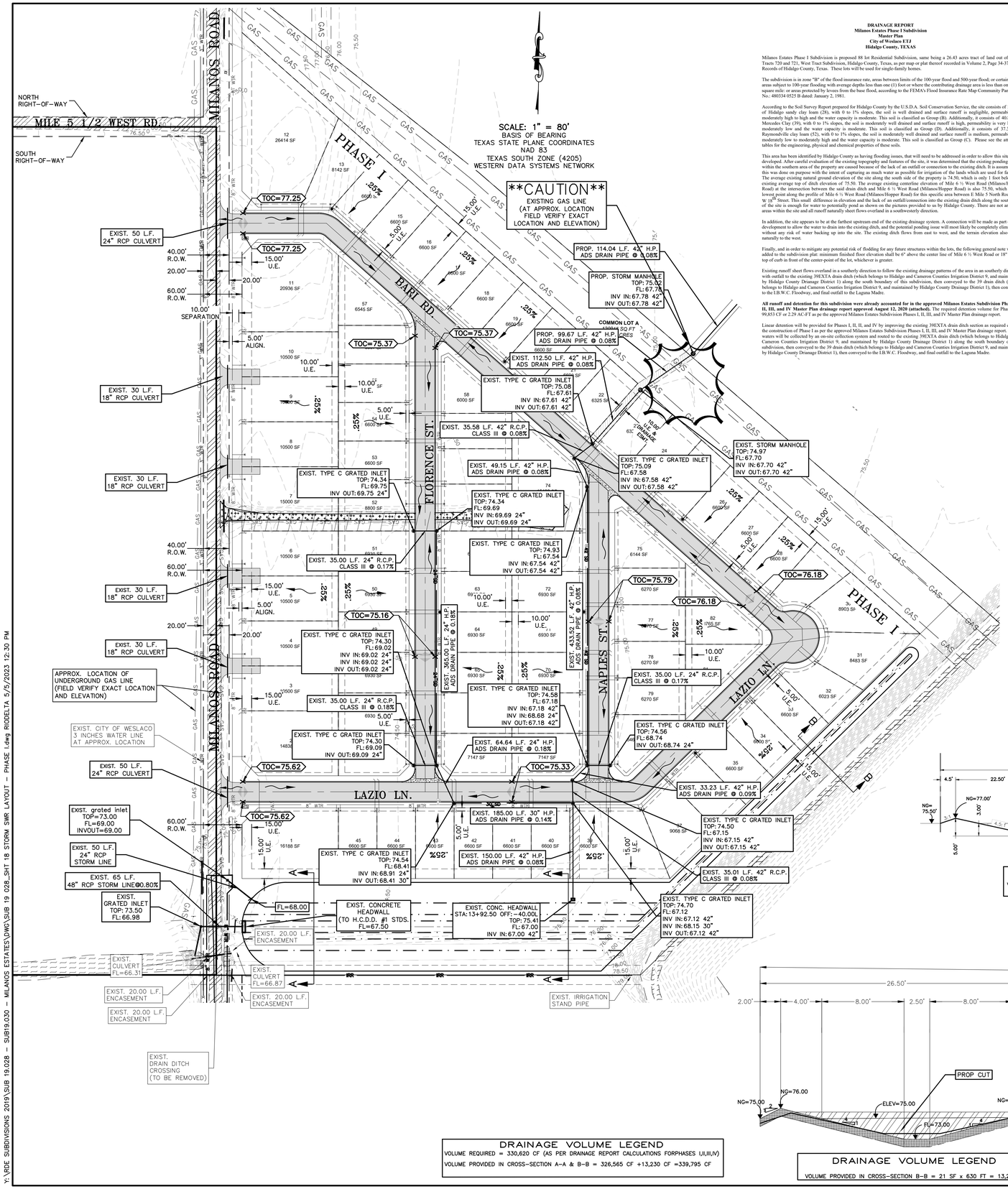
PROJECT: SANITARY SEWER LAYOUT - PHASE I
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (NOTES AND BOUNDS), SURVEYOR'S CERTIFICATION.
SHEET 2: PLAT NOTES, OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION, COUNTY APPROVAL CERTIFICATES, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, F.E.C.U.D #5, R.C.S.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 7: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 8: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER FACILITIES AND CONSTRUCTION PHASING.
SHEET 9: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 11: PAVING & GRADING DETAIL SHEET.
SHEET 12: WATER & SANITARY SEWER DETAIL SHEET.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=80'
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. 9-0F-12

Y:\JOE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 10 SSWR LAYOUT - PHASE I.dwg JOSE IVAN GARCIA 5/5/2023 12:06 PM



DRAINAGE REPORT
Milanos Estates Phase I Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase I Subdivision is proposed 88 lot Residential Subdivision, same being a 26.43 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood 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 square mile; or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 21.9% 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 consists of 40.8% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 37.3% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west.

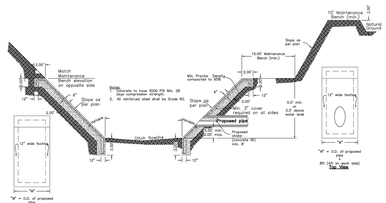
Finally, and in order to mitigate any potential risk of flodding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the LB.W.C. Floodway, and final outfall to the Laguna Madre.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase I is 99,853 CF or 2.29 AC-FT as pe the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the LB.W.C. Floodway, and final outfall to the Laguna Madre.

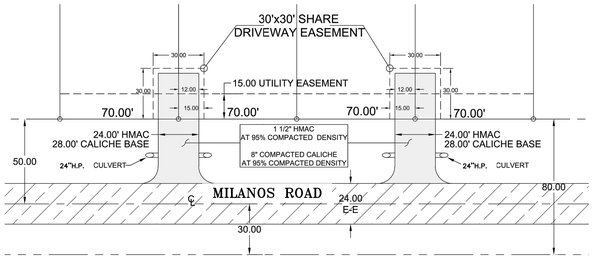
HCDD#1 DISCHARGE STRUCTURE DETAIL

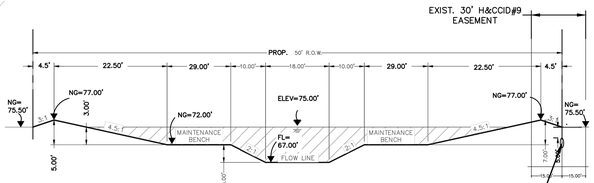


HIDALGO COUNTY PLANNING DEPARTMENT	HCDD#1 DISCHARGE STRUCTURE DETAIL	
1304 S. 25 TH. STREET, EDINBURG TX. 78539	SCALE: N.T.S.	
TEL: (956) 318-2840 ★ FAX: (956) 318-2844	DATE: 10-09-2018	
	CHECKED BY: R.E.S	
	DRAWN BY: J.TOVAR	PLATE No. : 9.38

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX





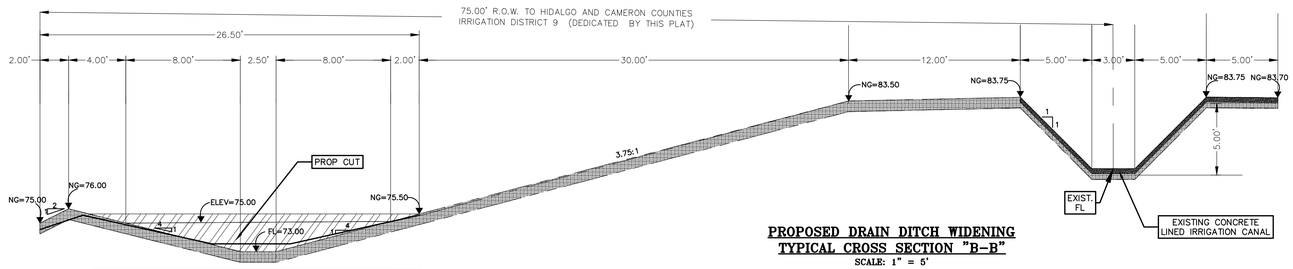
DRAINAGE VOLUME LEGEND
VOLUME PROVIDED IN CROSS-SECTION A-A = 531 SF x 615 FT =326,565 CF
VOLUME TO BE FILL = 61,487.64 CF

DITCH SECTION 150' R.O.W.
CROSS SECTION "A-A"
NOT TO SCALE

EXIST. HCCID#3 IRRIGATION LINE (APPROX 3' OF COVER)

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#3, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 7:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 8:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 9:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10:	**STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.**
SHEET 11:	PAVING & DRAINAGE DETAIL SHEET
SHEET 12:	WATER & SANITARY SEWER DETAIL SHEET



PROPOSED DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "B-B"
SCALE: 1" = 5'

DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FORPHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

DRAINAGE VOLUME LEGEND
VOLUME PROVIDED IN CROSS-SECTION B-B = 21 SF x 630 FT = 13,230 CF

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

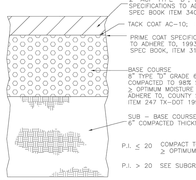
PROJECT:
STORM SEWER LAYOUT - PHASE I
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=80'
DATE:	MAY 5, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	10-0F-12

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 18 STORM SWR LAYOUT - PHASE I.dwg RIODELTA 5/5/2023 12:30 PM
5/5/2023 12:30:15 PM, RioDelta, HOMERO GZZ RAMZ

CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)



GENERAL NOTES:

1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR ≥ OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.

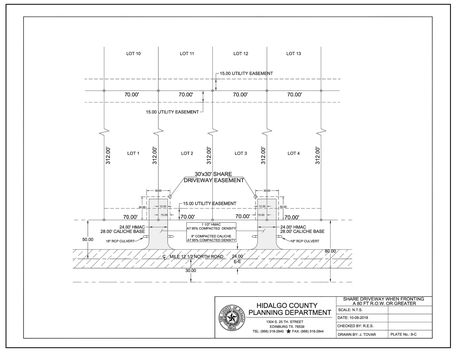
SUBGRADE IMPROVEMENT METHODS:

1. MECHANICAL STABILIZATION ------ AN APPROVED GEOGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS
2. CHEMICAL STABILIZATION ---- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
   - 20 < P.I. ≤ 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE
   - P.I. > 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE
3. OVER EXCAVATION & REPLACEMENT ----- A MINIMUM OF 18" OF SELECT FILL WITH A P.I. < 20 COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE

DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OUTLINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. WHERE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK (BLUE BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

CLASS "D" PAVEMENT	
SCALE: N.T.S.	
DATE: 10-08-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.4

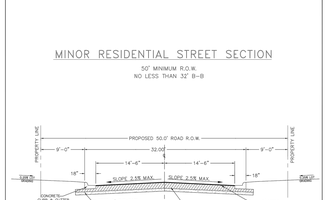


HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

ISHARE DRIVEWAY WHEN FRONTING A 80.0' R.O.W. OR GREATER	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J. TOVAR	PLATE No.: 9.4C

MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



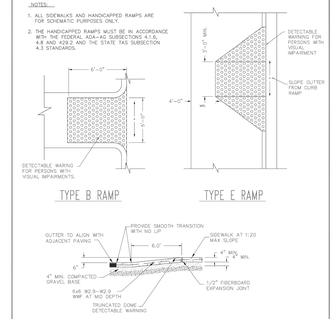
HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

MINOR RESIDENTIAL STREET SECTION	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.5

TYPICAL HANDICAPPED RAMPS DETAIL

NOTES:

1. ALL SIDEWALKS AND HANDICAPPED RAMPS ARE FOR SCHEMATIC PURPOSES ONLY.
2. THE HANDICAPPED RAMPS MUST BE IN ACCORDANCE WITH THE FEDERAL ADA-AG SUBSECTIONS 4.1.6, 4.8 AND 4.29.2 AND THE STATE TAS SUBSECTION 4.3 STANDARDS.

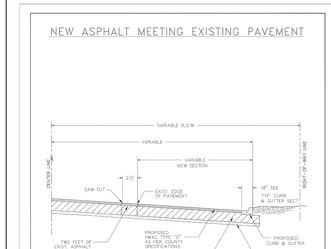


CURB RAMP SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

TYPICAL HANDICAPPED RAMPS DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.19

NEW ASPHALT MEETING EXISTING PAVEMENT

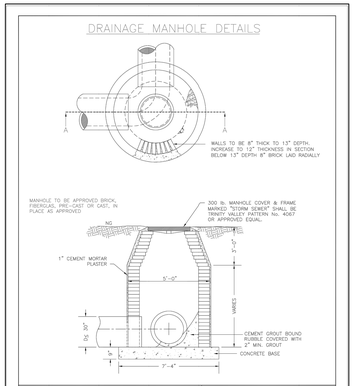


NOTE: THE SAME PROCEDURE AS SHOWN ABOVE SHALL BE FOLLOWED FOR WIDENING OF ROADWAYS WITH NO CURB & GUTTER BEING PROPOSED

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

NEW ASPHALT MEETING EXISTING PAVEMENT	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.20

DRAINAGE MANHOLE DETAILS



HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

DRAINAGE MANHOLE DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.21

TYPICAL LOW PROFILE CURB & GUTTER SECTION

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.

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

TYPICAL LOW PROFILE CURB AND GUTTER	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.15

TYPICAL ROAD SECTION W/ LOW PROFILE CURB & GUTTER & TYPE " C " INLET

PLAN

SECTION A-A

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

ROAD SECTION W/ LOW PROFILE CURB & GUTTER AND TYPE "C" INLET	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.16

CONCRETE VALLEY GUTTER DETAIL

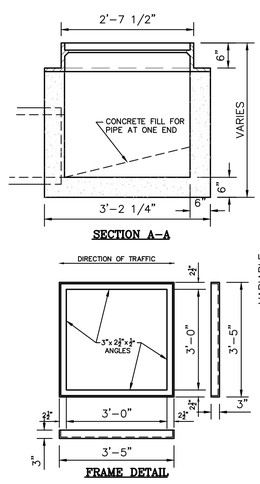
PLAN

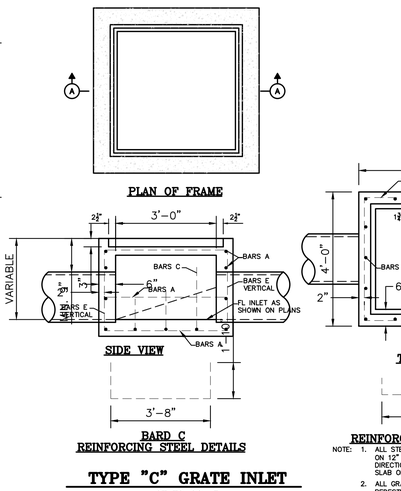
TYPICAL VALLEY GUTTER SECTION
SECTION A-A

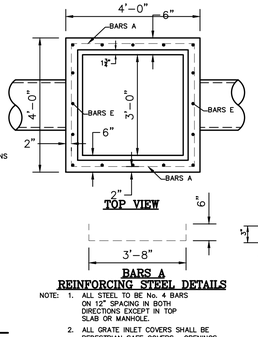
H.M.A.C., BASE MATERIAL & SUBGRADE ARE AS PER SPECIFICATIONS AND DESIGN

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

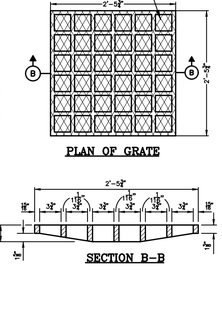
CONCRETE VALLEY GUTTER DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No.: 9.32







NOTE: 1. ALL STEEL TO BE No. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.



TYPICAL ENDWALL/CONCRETE APRON DETAIL

CONCRETE APRON DETAIL

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

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL	
SCALE: N.T.S.	SHEET 1 OF 3
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.33

TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN.)	L			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-6"	3'-4"	4'-2"	5'-0"
18"	3'-0"	4'-0"	5'-10"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-6 1/2"	10'-3"
30"	6'-3"	8'-4"	11'-3"	13'-4"
36"	8'-6"	11'-4"	14'-2"	17'-0"
42"	10'-1 1/2"	13'-4"	16'-10 1/2"	20'-1"
48"	11'-9"	15'-8"	19'-7"	23'-4"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA. (IN.)				
	3 : 1	4 : 1	5 : 1	6 : 1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

SLOPE	"H"	"I"
3 : 1	2'-9"	1'-9"
4 : 1	3'-8"	2'-4"
5 : 1	4'-7"	2'-11"
6 : 1	5'-6"	3'-6"

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL	
SCALE: N.T.S.	SHEET 2 OF 3
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.34

TYPICAL ENDWALL/CONCRETE APRON DETAIL

PLAN VIEW

SEC. A-A SEC. B-B

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL	
SCALE: N.T.S.	SHEET 3 OF 3
DATE: 11-28-2016	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.35

STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S

A. BEDDING FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING TO BE TO FLOW OF PIPE DIAM. COMPACTED THICKNESS = 4"D + 1/4" MIN. (ENGR. IF MORE NEED).
B. HAUNCH FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
C. TRENCH WIDTH = O.D. PIPE + 2'-0" MIN. (1'-0" EACH SIDE) FOR PIPE DIAM. UP TO 48" MIN. TRENCH WIDTH = O.D. PIPE + 3'-0" (1'-6" EACH SIDE) FOR PIPE DIAM. 54" AND LARGER.
D. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
E. INITIAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
F. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
G. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
H. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
I. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.
J. FINAL BACKFILL FOR RCP CLASS III AND PERFORMANCE POLYPROPLENE OR CORRUGATED PVC PIPE SHALL BE CLASS "C" CONCRETE BEDDING AS SHOWN ON DETAIL SHEET. BEDDING MATERIAL COMPACTED TO SIDE EXTD. 9" (USED CLASS "C" CONCRETE) MECHANICAL COMPACTION.

NOTES: 1. MINIMUM COVER MIN. OR AS ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. TRENCH WIDTH IS MEASURED AT TOP OF PIPE. TRENCH WIDTH SHALL NOT EXCEED MAXIMUM TRENCH WIDTH AS SPECIFIED BY THE MANUFACTURER. MINIMUM TRENCH WIDTH SHALL BE SUFFICIENT TO PERMIT PROPER PLACEMENT AND COMPACTION OF BACKFILL MATERIAL.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO RIGID PIPE. FLEXIBLE PIPE REQUIREMENTS SHALL APPLY TO FLEXIBLE PIPE, AND ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 AND ASTM D2487 FOR UNIFIED SOIL CLASSIFICATIONS.
5. THESE SPECIFICATIONS SHALL APPLY TO CROSS DRAINAGE AND UTILITY CROSSINGS OF ALL TYPES.

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

STORM TRENCH BEDDING AND BACKFILL DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.36

CONCRETE SCHOOL BUS STOP PICKUP AREA

PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2846 ★ FAX: (956) 318-2844

SCHOOL BUS STUDENTS PICKUP AREA	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.18

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1: PLAT: LOCATION MAP, LEGEND, GENERAL NOTES, LOT LAYOUT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION,

SHEET 2: PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.I.D.#3, H.C.I.D. No. 1, HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

SHEET 3: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS

SHEET 4: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS

SHEET 5: OFF-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS

SHEET 6: ON-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS

SHEET 7: ON-SITE WATER AND SSWR LAYOUT, INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS

SHEET 8: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER SYSTEMS, ENGINEER'S CERTIFICATION, AND ENGINEER'S SEAL

SHEET 9: WASTEWATER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION

SHEET 10: STORM SEWER INITIATING AT PROPERTY IMPERTURBATIVE BOUNDARY AND ENDING AT OUTFALL

SHEET 11: PAVING & DRAINAGE DETAIL SHEET

SHEET 12: WATER & SANITARY SEWER DETAIL SHEET

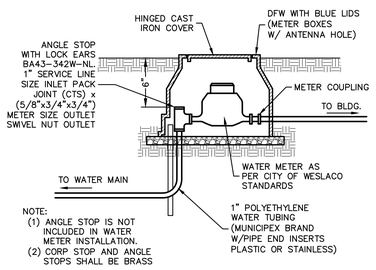
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

PROJECT:
TYPICAL DETAILS
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

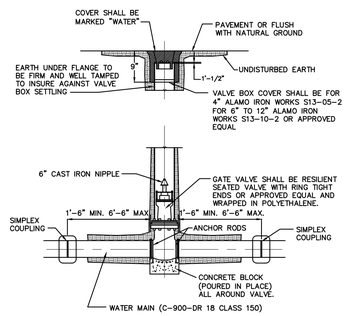
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	N.T.S.
DATE:	MAY5, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	11-OF-12

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 27 TYPICAL DETAILS.dwg JOSE IVAN GARCIA 5/5/2023 12:09 PM



TYPICAL WATER METER INSTALLATION

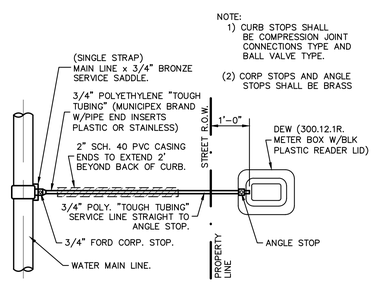
NOT TO SCALE



NOTES:

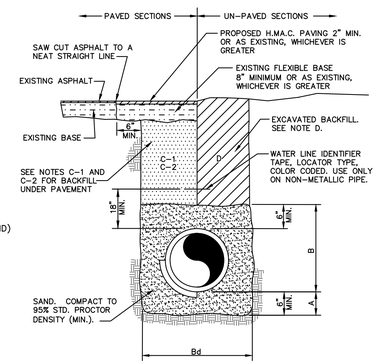
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
2. VALVE SHALL BE MUELLER BRAND.

GATE VALVE & VALVE BOX

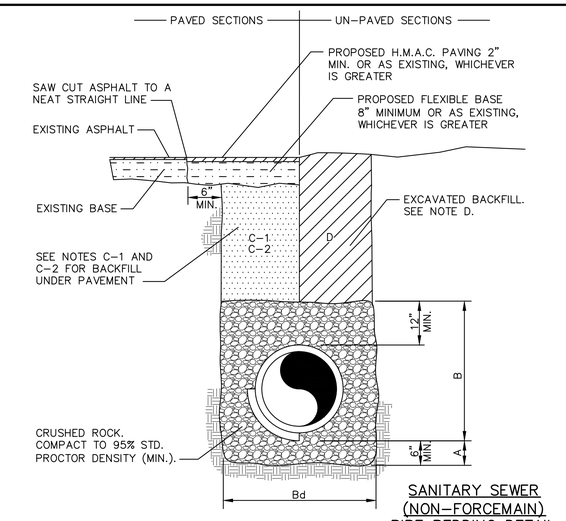


RESIDENTIAL SINGLE WATER SERVICE CONNECTION

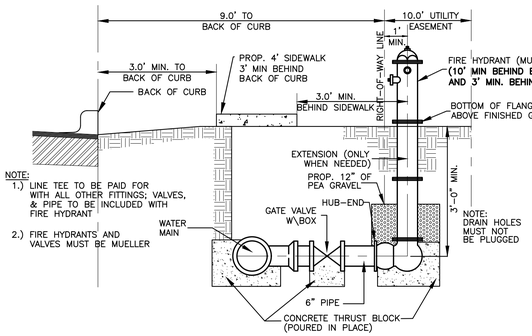
NOT TO SCALE



TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL



SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT

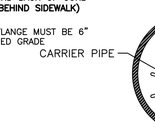
NOT TO SCALE

NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF McALLEN	956-972-7600
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF MCALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.



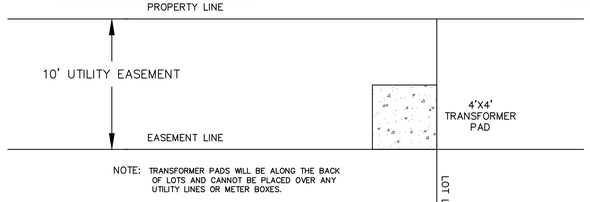
BORING INSTALLATION

CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

GENERAL NOTES:

1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
3. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
4. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

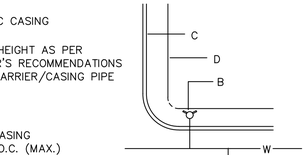
UTILITY LINE BORE DETAIL



NOTE: TRANSFORMER PADS WILL BE ALONG THE BACK OF LOTS AND CANNOT BE PLACED OVER ANY UTILITY LINES OR METER BOXES.

TRANSFORMER PAD PLACEMENT

NOT TO SCALE



NOTES:

1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
2. PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION, FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

CONSTRUCTION NOTES:

A. WATER MAIN.
B. FIRE HYDRANT.
C. CURB AND GUTTER.
D. RIGHT OF WAY.
E. PROPERTY LINE.

TYPICAL FIRE HYDRANT LOCATIONS

GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

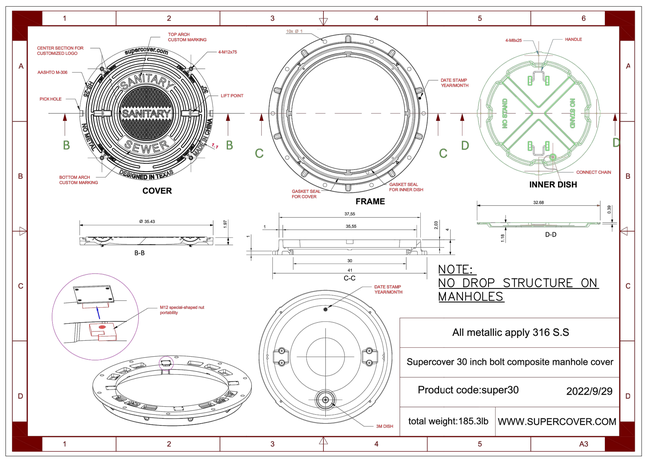
EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

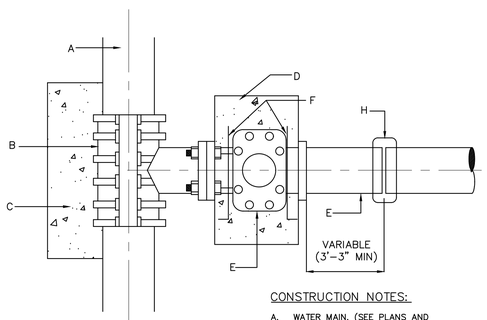
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



TAPPING SLEEVE & VALVE INSTALLATION

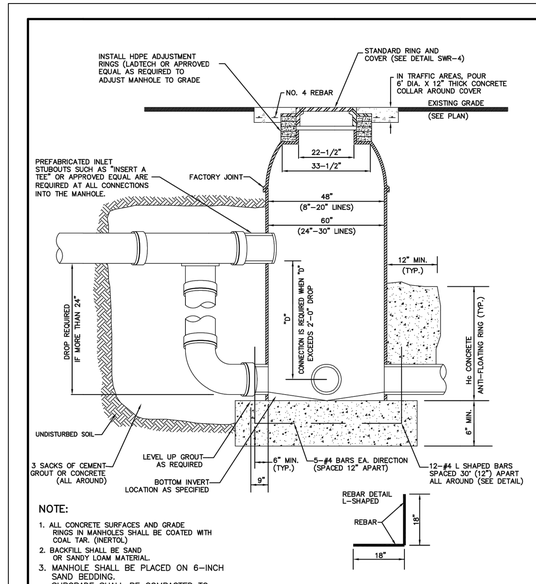


GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
3. VALVE SHALL BE MUELLER BRAND.

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

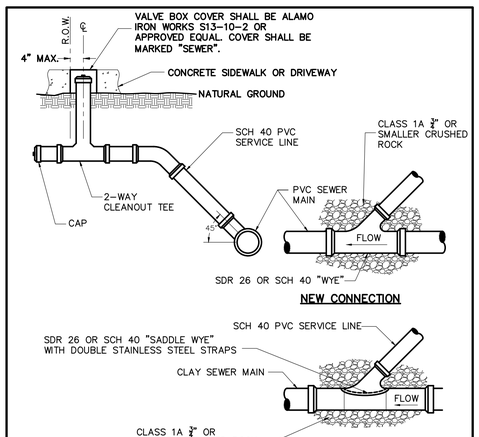


NOTE:

1. ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH COAL TAR. (INERTOL)
2. BACKFILL SHALL BE SAND OR SANDY LOAM MATERIAL.
3. MANHOLE SHALL BE PLACED ON 6-INCH SAND BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY
4. CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

FIBERGLASS SANITARY SEWER MANHOLE

NOT TO SCALE



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
5. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
6. TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP- LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#3, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 4:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 5:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 6:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 7:	OFF-SITE WATER AND SSWR LAYOUT; INCLUDING PROPOSED WATER IMPROVEMENTS, PROPOSED MANHOLES, AND SANITARY SEWER IMPROVEMENTS.
SHEET 8:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 9:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 10:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 11:	PAVING & DRAINAGE DETAIL SHEET
SHEET 12:	WATER & SANITARY SEWER DETAIL SHEET

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

TYPICAL DETAIL

MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: MAY 5, 2023
PROJECT: SUB 19 028
REVISIONS:

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\SUB 19 028_SHT 28 TYPICAL DETAILS.dwg RIODELTA 5/5/2023 12:07 PM
5/5/2023 12:06:58 PM RioDelta, HOMERO GIZ RAMZ