



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: 1-23-2024

PROPOSED RIO ORCHARDS ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER SUPREME ENGINEERING, PLLC DEVELOPER: EZEQUIEL REYNA JR.

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

NUMBER OF LOTS: ☐ *SINGLE FAMILY 53 ☒ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF MILE 5 NORTH ROAD, APPROXIMATELY 600 FEET EAST OF MILE 4 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-21-2023 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 A NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-13-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-03-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: ☒ SEWER WESLACOLINE SIZE: 10" LOCATION: R.C. BABB NO. 4 SUBD.

WATER SERVICE PROVIDER: WESLACO LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-16-2023 : 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.

VARIANCE REQUEST TITLE: B CHAPTER: 2 SECTION: 2.4 ITEM: CUL-DE-SACS.

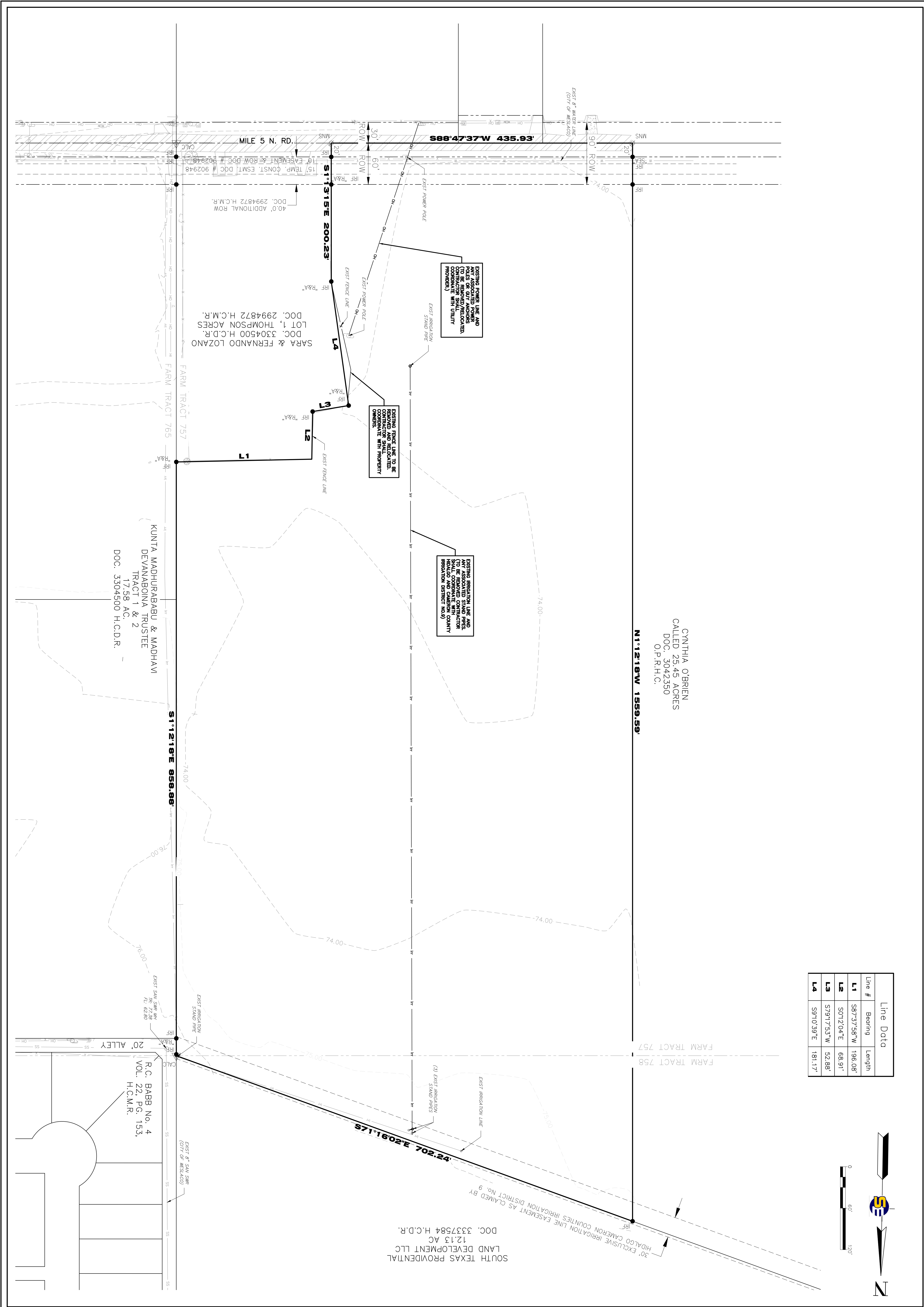
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: ☒ **Preliminary Approval With Variance** *subject to comments and future recommendations by planning, Other departments, and the approval of the City of WESLACO.*

☐ **Final Approval** *subject to recommendations other departments*

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

*



PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
EXISTING CONDITION PLAN

PROJECT No. ##	REVISIONS:				
PROJECT TEAM					
DESIGN BY: O.C.					
DRAWN BY: J.L.G.					
CHECKED BY: O.C.					
APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:	

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF PROFESSIONAL ENGINEERS ON 1/11/2024

ABSTENTION OF A SEALED DOCUMENT WITHOUT REPRODUCTION OR REUSE UNDER THE TEXAS ENGINEERING AND SURVEYING ACT.

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASCO DEL PRADO STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

C3



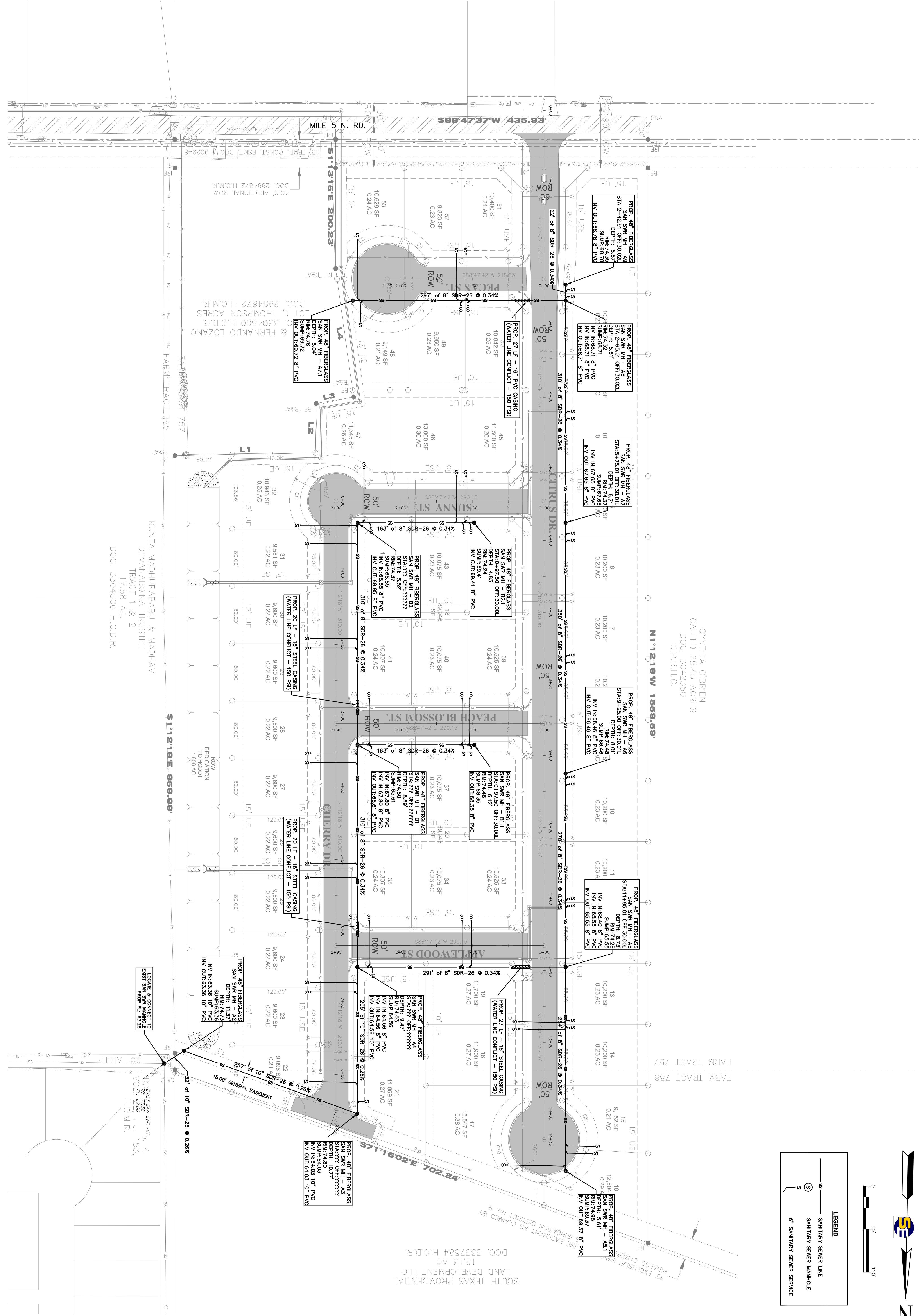
ENGINEERING DEPARTMENT
 100 Westboro Street
 Westboro, MA 01581
 Tel: 978-339-3100
 Fax: 978-339-3105

DIRECTOR: DAVID M. BROWN
CHIEF OF STAFF: J. HERNANDEZ
CHIEF OF DIVISION:
SALVADOR ANAR
INSPECTOR OF DIVISION:
ALBERTA ALDAMA
APPROVED DATE:

2022

SHEET TITLE:

SHEET No.:



LEGEND

SS

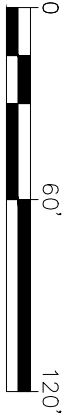
SANITARY SEWER LINE

S

SANITARY SEWER MANHOLE

6"

SANITARY SEWER SERVICE



C6

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
SANITARY SEWER PLAN

PROJECT No. ##	REVISIONS:				
PROJECT TEAM					
DESIGN BY: O.C.					
DRAWN BY: J.L.G.					
CHECKED BY: O.C.					
APPROVED BY: REV	DESCRIPTION	DATE:	APPROVED BY:		

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135 PASO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

[illegible]

5112

The diagram illustrates a sewer main installation. It shows a horizontal sewer main with a 45-degree bend and a 6-inch 45-degree wye. A lateral connection is shown leading to a sewer main. The diagram includes labels for 'FINISHED GRADE', 'SEWER MAIN UNLESS OTHERWISE SPECIFIED', 'END AND PLUG', 'LATERAL', '1/4" MIN', '6" - 45 DEGREE WYE', '45 DEGREE BEND', '45 DEGREE WYE', 'SEWER FLOW', 'PVC', and 'CLASS "C" EMBEDMENT'.

5103

Diagram illustrating the installation of a trenchless sewer repair system. The diagram shows a cross-section of the ground with a sanitary sewer pipe, a proposed water line, and a finished grade.

Sanitary Sewer Pipe:

- Material: 6" SDR 35
- Length: 9'-0"
- Joint Spacing: 12' MIN. BROWD THE JOINT ON EACH END.

Proposed Water Line:

- Material: 12" SDR 35
- Clearance: 24" (min)

Ground and Installation Details:

- The wastewater pipe shall be installed in a trench with a minimum depth of 12 inches.
- The trench shall be backfilled with sand.
- The sand shall be stabilized with cement.
- The sand shall be compacted.
- The trench shall be covered with a 12-inch layer of sand.
- The trench shall be covered with a 12-inch layer of sand.
- The trench shall be covered with a 12-inch layer of sand.

5110

[illegible]

212

NOTE: SADDLE SHALL EXTEND A MINIMUM OF 24" ALONG PROPOSED PIPE.

W212

CARRIER PIPE SIZE	MM. MAX. CASH SIZE	MM. MAX. CASH SIZE
6"	1.44	0.375
8"	1.6	0.375
10"	1.8	0.375
12"	2.1	0.375
14"	2.4	0.375
16"	2.6	0.375
18"	3.0	0.375
24"	3.6	0.375
36"	4.8	0.625

510

DATE OF MANUFACTURE
(MM/YY FORMAT)

COVER SECTION

32.46mm

0.12mm

2.12mm

RAISED LETTERING

1.50mm

RECESS AREA
CUSTOM MARKING

FOR CUSTOMIZED LOGO/MARKING

CONCEALED PICK HOLE

ALUMINUM 300-300-30 DESIGNATION

DATE OF MANUFACTURE
(MM/YY FORMAT)

ANCHOR HOLE (INCLUDED)

CHANNEL FOR GASKET SEAL

SECTION A-A

32.49mm

32.2mm

0.92mm

30.04mm

2.22mm

FRAME SECTION

5109

[illegible]

5104

CARRIER	PAC	PAC	PAC	PAC
PIPE SIZE	(SIR-35)	(SIR-26)	(SIR-35)	(SIR-26)
8"	4.0*	5.5*	5.5*	4.9*
10"	4.0*	5.5*	5.5*	4.9*
12"	7.0*	9.2*	9.2*	8.5*
15"	8.0*	9.0*	11.9*	10.5*
18"	10.0*	11.0*	13.4*	12.8*
20"	14.0*	15.5*	16.2*	—
24"	16.0*	18.0*	22.2*	21.5*
27"	18.0*	20.0*	26.0*	24.3*

5105

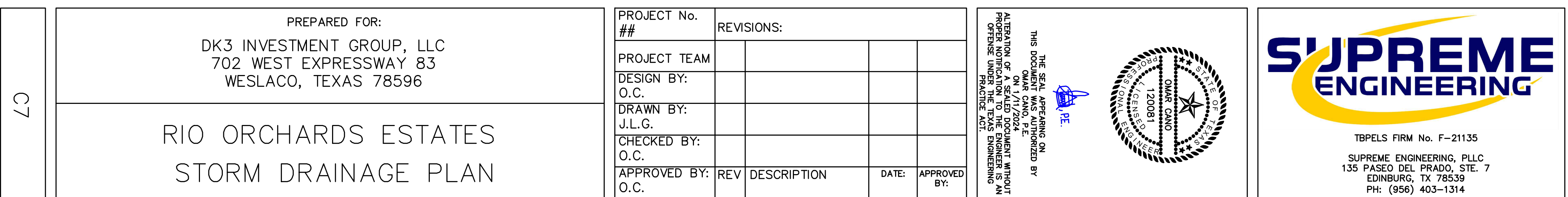
CARRIER PIPE SIZE	A	B*	PVC (SIR-35)	MANDREL O.D. (SIR-26)	PVC (SIR-35)	RING O.D. (SIR-26)
4"	4.0"	4.5"	7.37	6.81	6.66	6.66
8"	8.0"	9.0"	7.52	7.49	7.49	7.49
10"	7.0"	7.5"	9.41	9.21	8.70	8.70
12"	8.0"	9.0"	11.19	10.96	10.48	10.25
15"	10.0"	11.0"	13.70	13.42	12.71	12.71
18"	12.0"	13.0"	16.21	15.83	14.93	14.93
20"	14.0"	15.0"	19.24	18.83	17.50	17.50
24"	16.0"	18.0"	22.21	21.50	20.00	20.00
27"	18.0"	20.0"	25.03	24.32	22.50	22.50

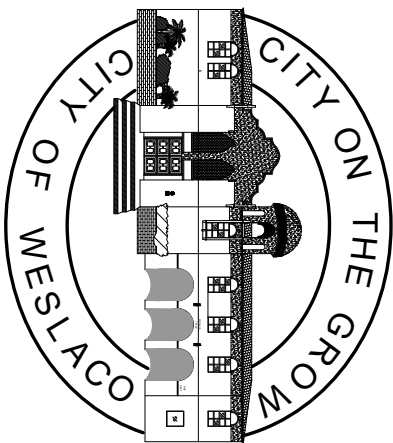
TESTING MANDREL CHART

NOTES:

PVC PIPES AND FITTING SIX INCHES (6") TO FIFTEEN INCHES (15") IN DIAMETER SHALL CONFORM TO ASTM D-3034. PVC PIPES AND FITTING EIGHTEEN INCHES (18") TO TWENTY-SEVEN INCHES (27") IN DIAMETER SHALL CONFORM TO ASTM F-679.

THIS INFORMATION IS PROVIDED AS A REFERENCE. ALL DEFLECTIONS TESTING SHALL BE DONE IN ACCORDANCE WITH TNRCC CHAPTER 317.



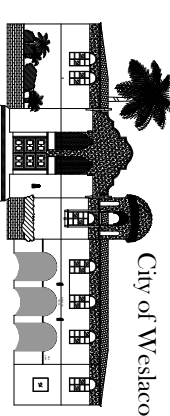


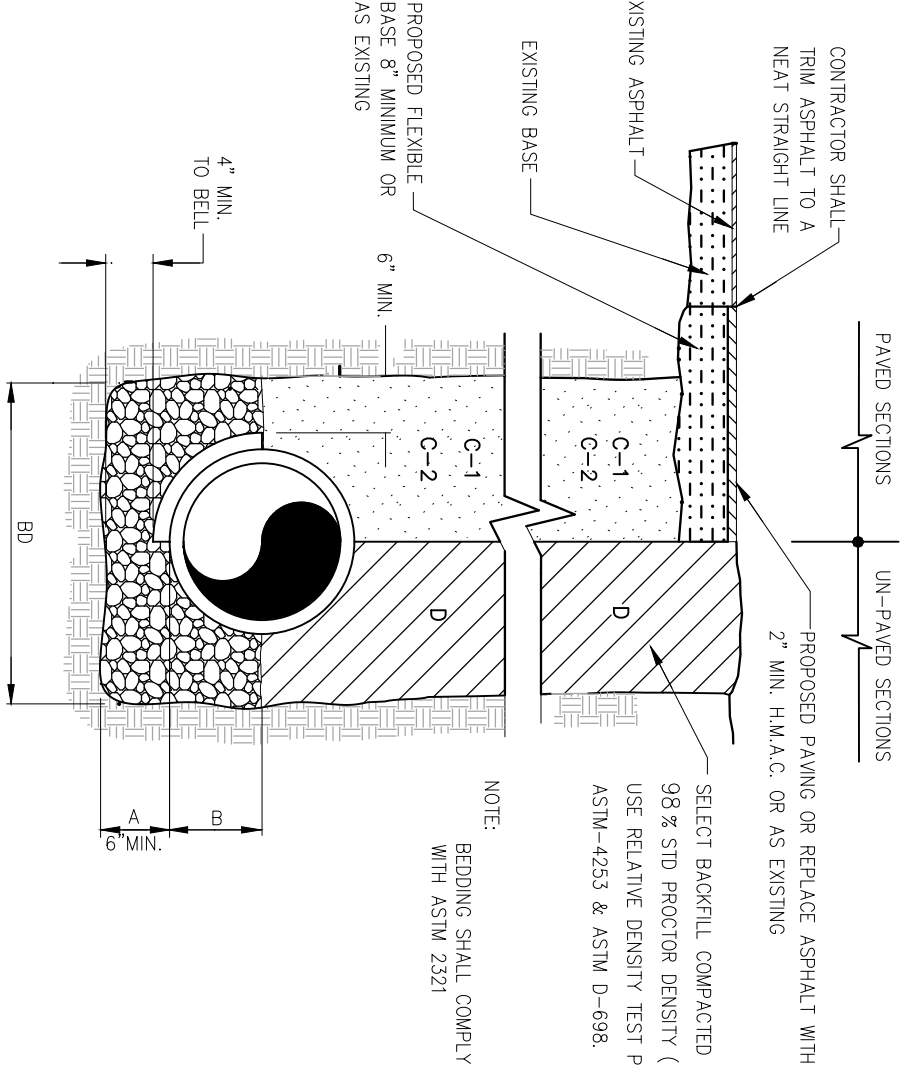
CITY OF WESLACO
STANDARD STORM DRAINAGE
DETAILS
WESLACO, TX.

SCALE:

REVISIONS:

REV.	DESCRIPTION	DATE
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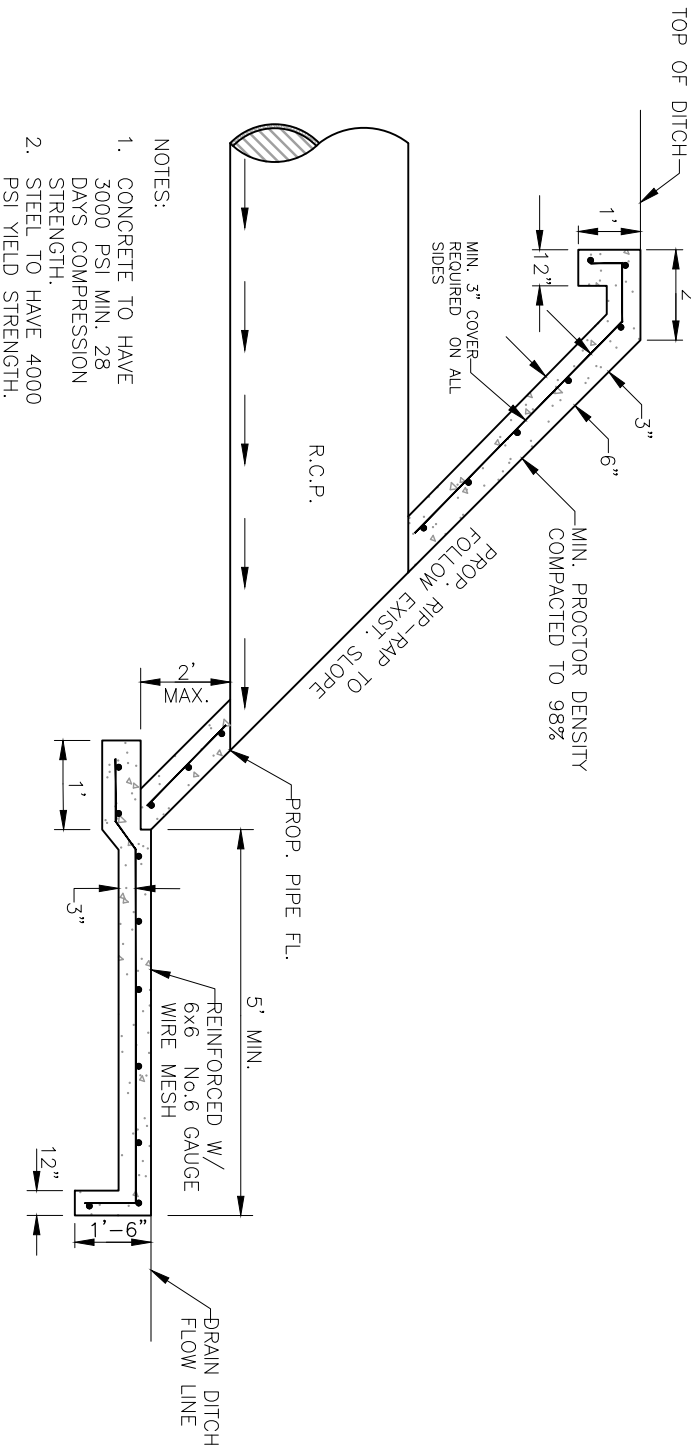
	
ENGINEERING DEPARTMENT	
DESIGN DRAWING BY	FERNANDEZ
CHECKED BY	SALAMOR AYAR
APPROVED DATE	2022
PROJECT NO.	2022
SHEET TITLE	
SHEET NO.	



- A. GRAVEL BEDDING PLACED BEFORE PIPE IS Laid (MIN. THICKNESS = 6"), PI RUN GRAVEL 3/4" MAX. SIZE.
- B. AFTER PIPE IS Laid, PLACE GRAVEL FROM BOTTOM TO SPRING LINE OF PIPE. PI RUN GRAVEL 3/4" MAX. SIZE.
- BA. TRENCH WIDTHS SHALL BE EQUAL TO PIPE BEL. O.D. + 12" OR IN ACCORDANCE WITH ASTM 2201.
- C-1. CITY STREETS, PARKING AREAS, DRIVEWAYS, SELECTED BACKFILL WITH 7% PORTLAND CEMENT, SAND/GRUNT STABILIZED BACKFILL, 98% MOHRED PROCTOR DENSITY.
- C-2. STATE MAINTAINED ROADWAYS, SAND/GRUNT STABILIZED BACKFILL, 98% MOHRED PROCTOR DENSITY.
- D. SELECTED EARTH BACKFILL MECHANICALLY COMPACTED TO 98% STD. PROCTOR DENSITY (12" LFTS). FOUNDATION PREPARATION (WELPDENTS, GRAVEL OR GRUNT) IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS. MUSTERED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND PLACED TO 98% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-1556). THE BACKFILL SHALL BE COMPACTED TO 98% STD. PROCTOR DENSITY. STRUCTURAL BACKFILL MATERIAL SHALL BE AS APPROVED BY THE ENGINEER.

STORM SEWER LINE BEDDING DETAIL

NTS



- NOTES:
- CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
 - STEEL TO HAVE 4000 PSI YIELD STRENGTH.

STORM DISCHARGE STRUCTURE

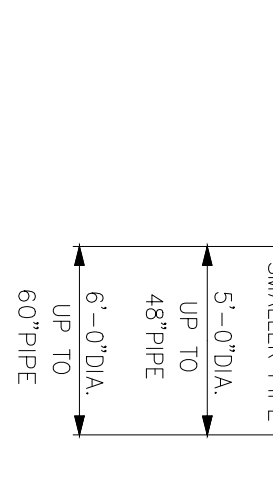
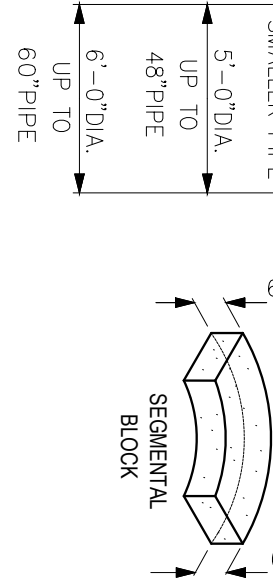
NTS

- GENERAL NOTES:
- SEGMENTAL BLOCK MAY BE USED ON LARGE DIA PIPES IN LIEU OF BREAKING OUT LARGE HOLES IN PRE-CAST SECTION.
 - SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.
 - PRECAST SECTIONS MAY BE PLACED 3/4" DEEPER ORDER.
 - FOOTING TO BE POURED ON UNDISTURBED SOIL.
 - 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL MANHOLES.

CONSTRUCTION NOTES:

- A. # 4 BARS AT 12" O.C. EACH WAY.
- B. PRE-CAST SECTIONS.
- C. 6" x 6" CONCRETE SUPPORT USED WHEN EXTENSION BOX CALLED FOR.
- D. MANHOLE RING & COVER SHALL BE 48" O.D. x 24" O.C. EACH.
- E. DEPRESS 4" BELOW NORMAL GUTTER.
- F. DOWEL BARS.
- G. ALL RING NO. 4 BARS 12" O.C. EACH WAY.
- H. 7" CLEAR OPENINGS.

DENOTES			
★	4'-0"	5'-0"	6'-0"
▽	DIA.	DIA.	DIA.
48"	5"	6"	7"
48"	2'-10"	3'-4"	3'-10"



TYPICAL STORM SEWER MANHOLE

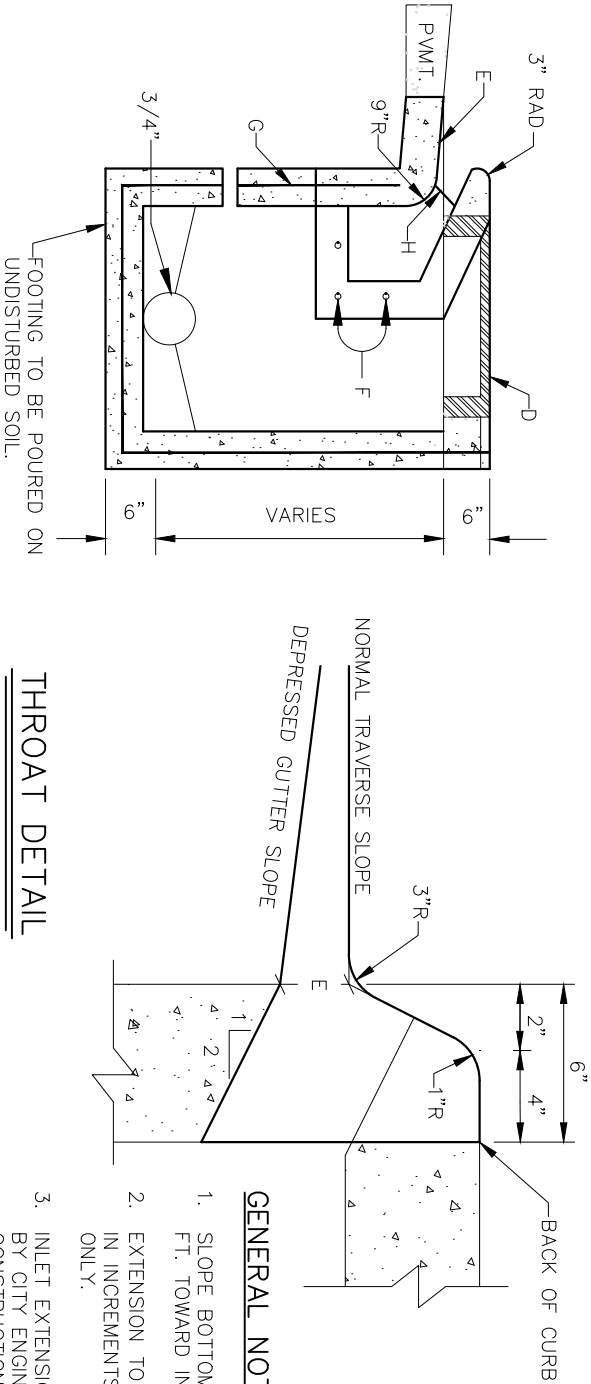
NTS

D304

GENERAL NOTES:

- SLOPE BOTTOM OF INLET 1/2" PER FT. TOWARD INLET.
- EXTENSION TO INLET TO BE MADE IN 3'-0" TO 6'-0" EXTENSIONS OF 3'-0" OR 6'-0" ONLY.
- INLET EXTENSION MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3.
- INLET TOP SHALL BE A PRE-CAST CONCRETE RING & COVER SYSTEM OR PRE-CAST ON THE SITE BY CONTRACTOR.
- CONCRETE TO BE 4000 P.S.I. @ 28 DAYS MIN.

THROAT DETAIL



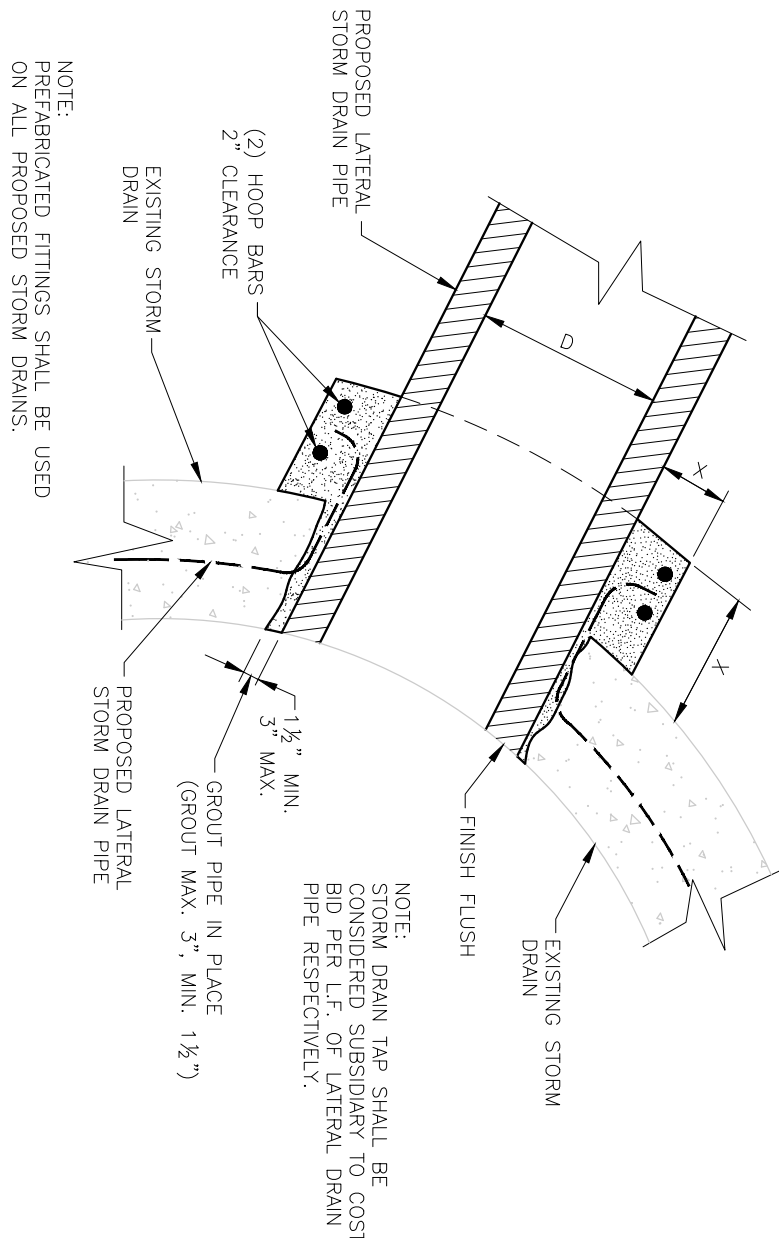
CURB INLET DETAIL

NTS

D304

D	X	HOOP BARS
18" OR SMALLER	6"	#3
LARGER THAN 18"	12"	#4

NOTE: GROUT TO BE ALL AROUND PROPOSED PIPE.



NOTE: PREFABRICATED FITTINGS SHALL BE USED ON ALL PROPOSED STORM DRAINS.

STORM DRAIN TAP DETAIL

NTS

D302

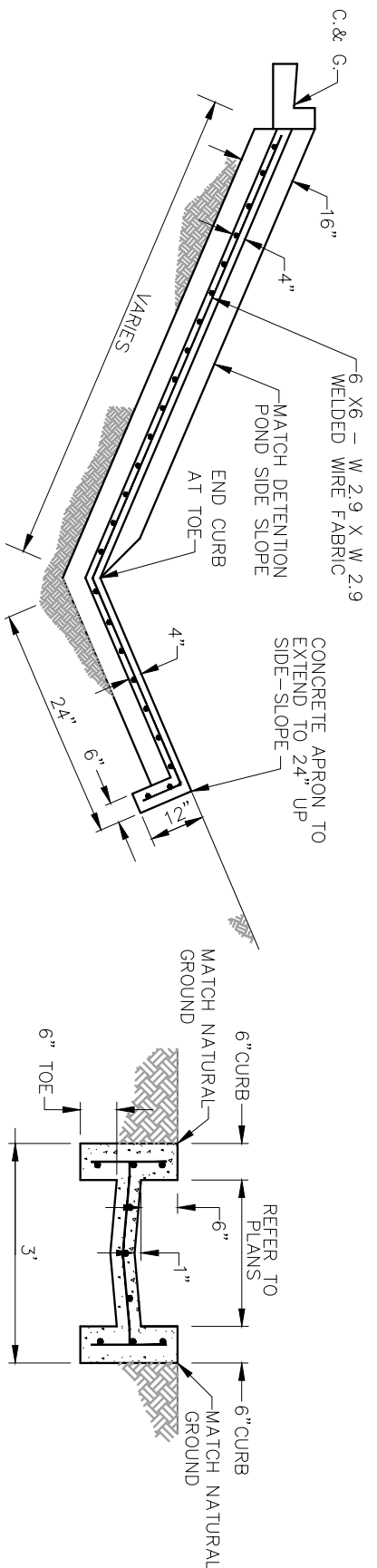
TYPICAL CONCRETE FLUME

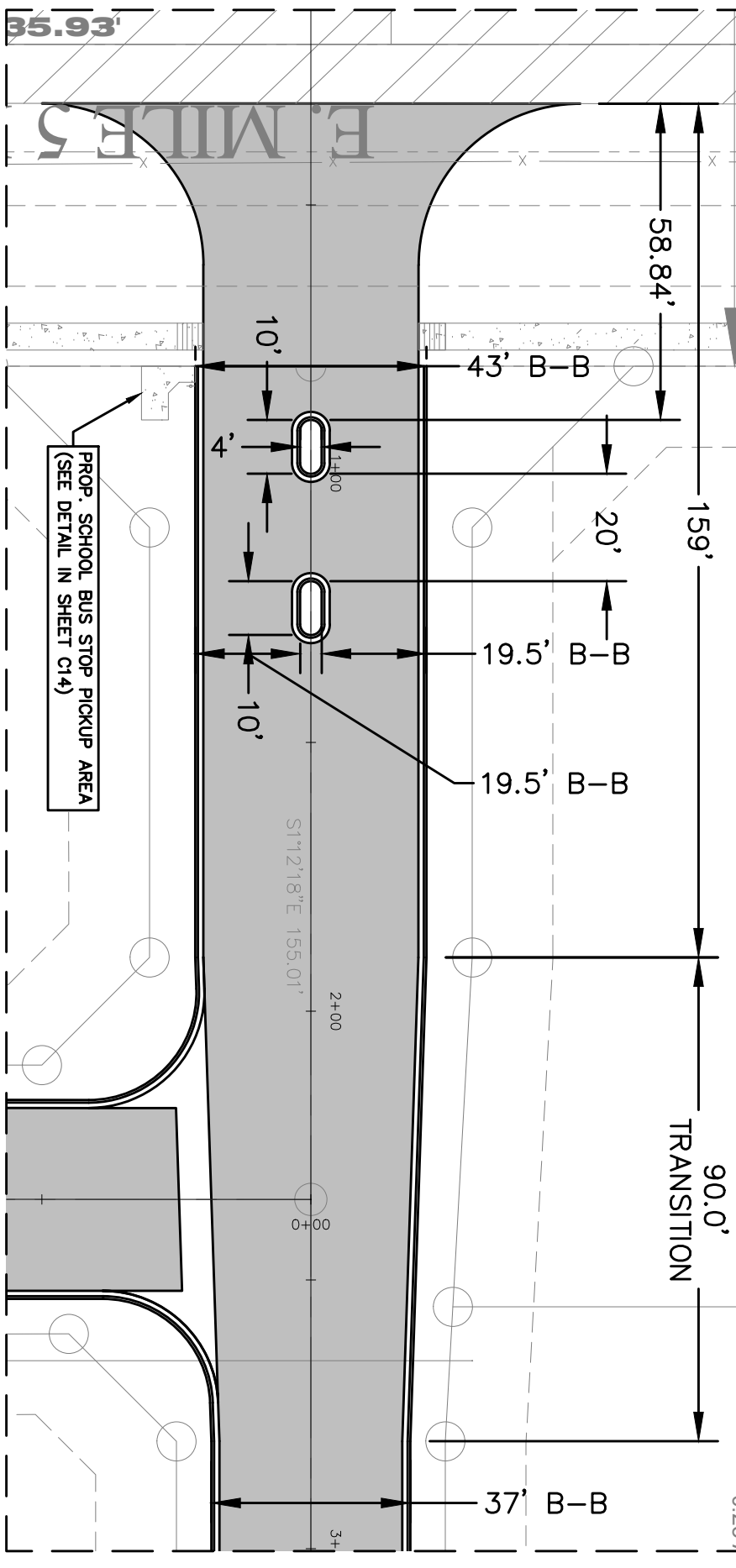
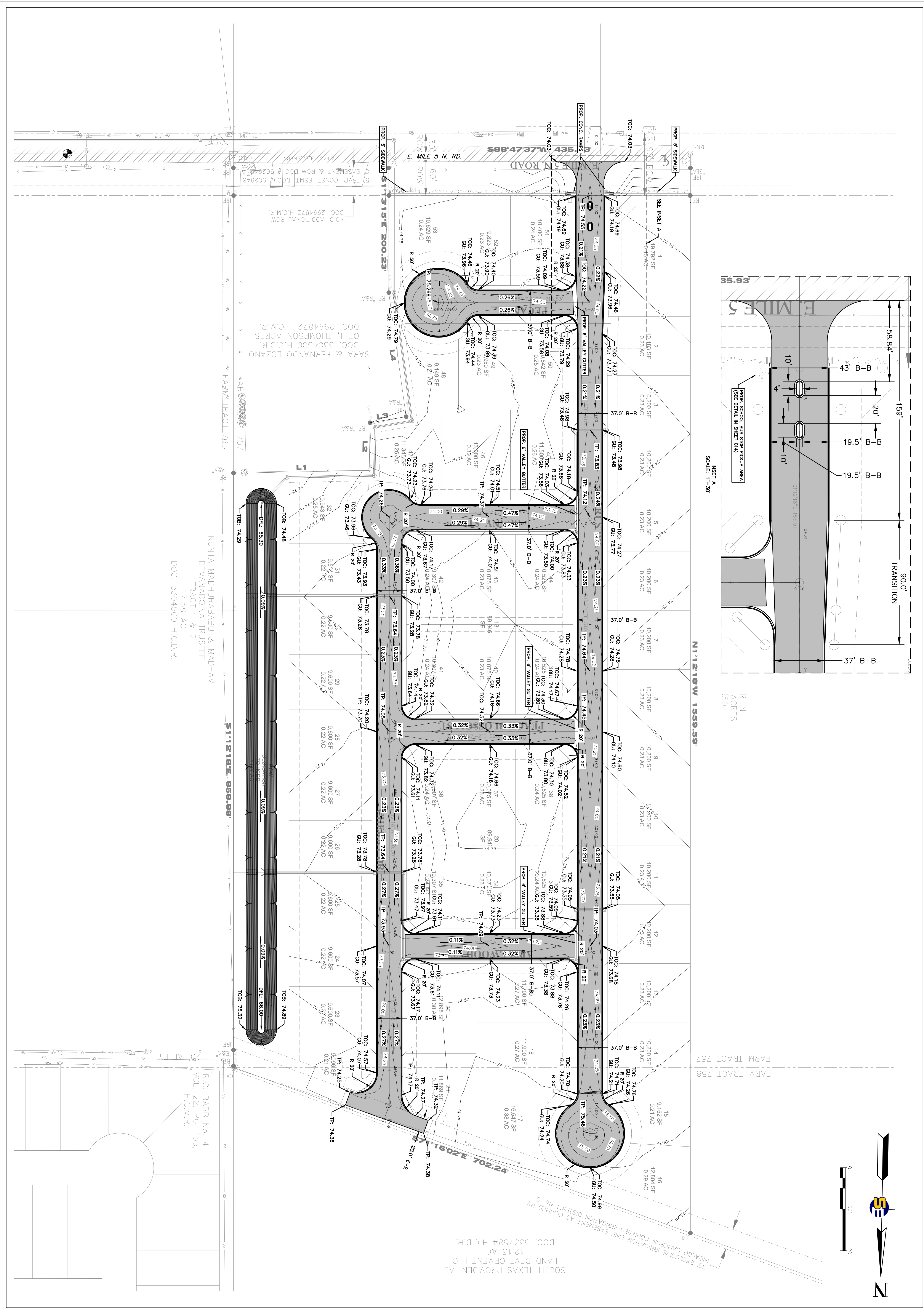
NTS

D302

CROSS SECTION B-B

CROSS SECTION C-C





REIN
ACRES
150

FARM TRACT 757
FARM TRACT 758

SUPREME ENGINEERING

TBPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 PASO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

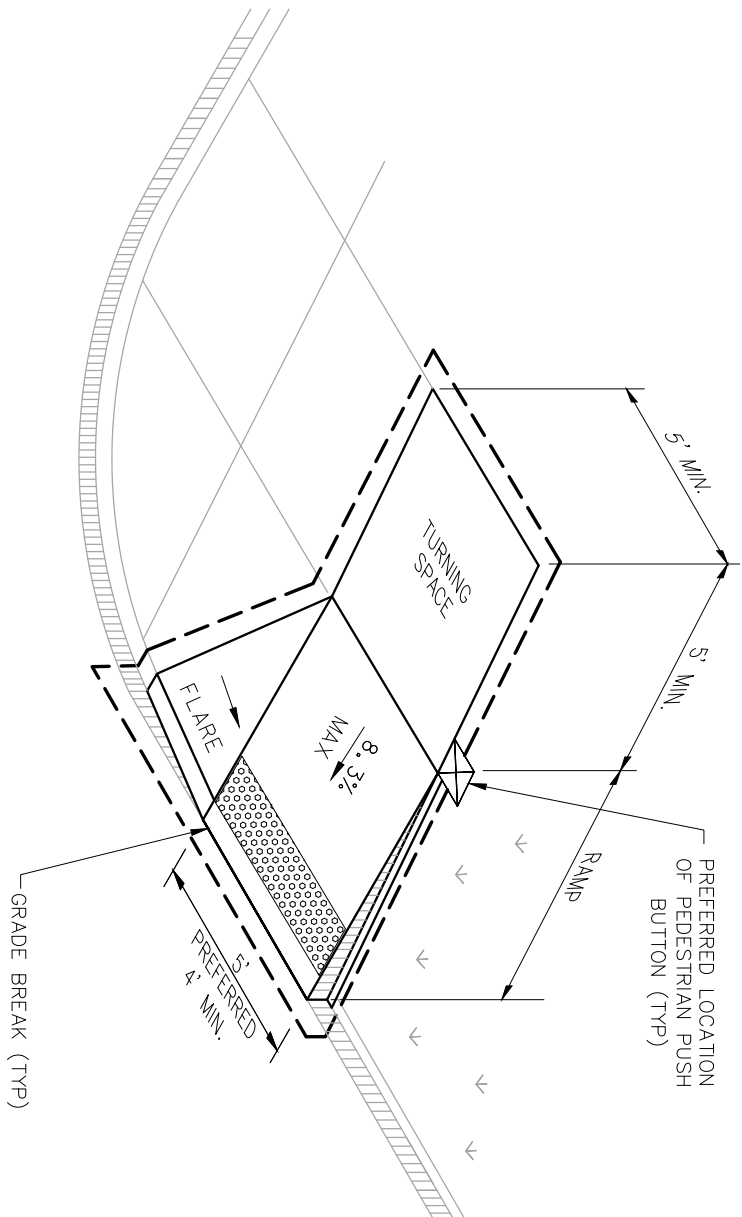
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ME ON 1/11/2024

PROFESSIONAL ENGINEER
STATE OF TEXAS
120081
J.L.G.

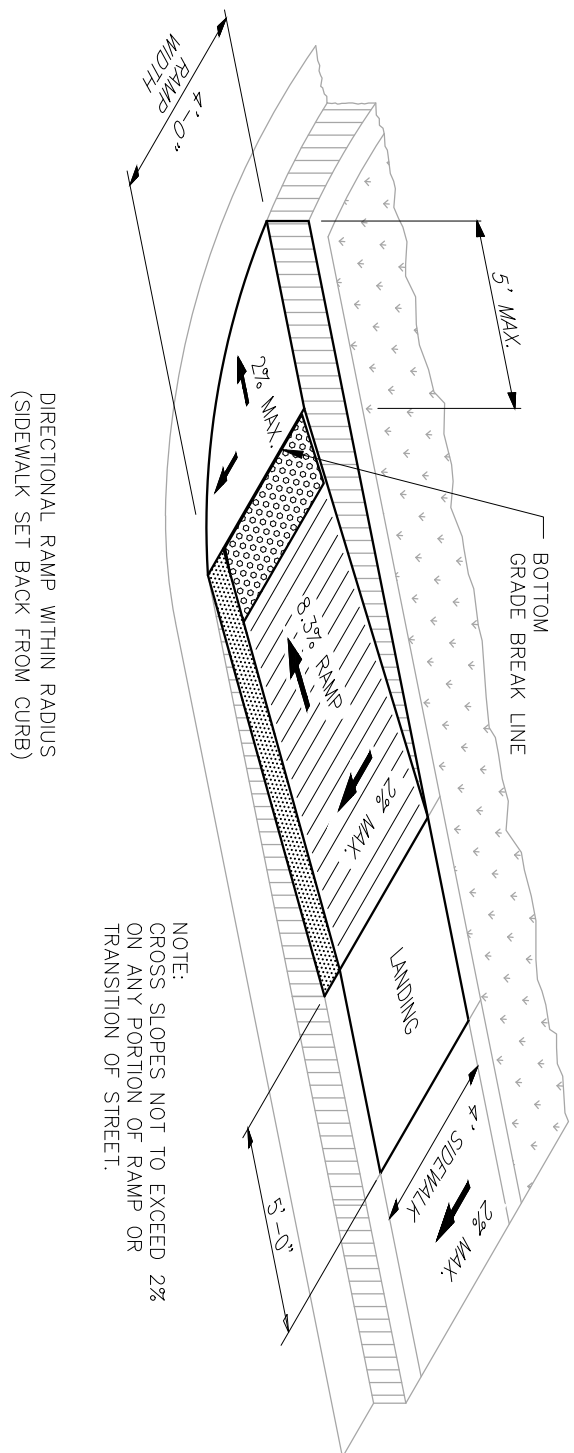
PROJECT No. ##	REVISIONS:	DATE:	APPROVED BY:
PROJECT TEAM			
DESIGN BY: O.C.			
DRAWN BY: J.L.G.			
CHECKED BY: O.C.			
APPROVED BY: O.C.	REV DESCRIPTION		

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
PAVING & GRADING PLAN

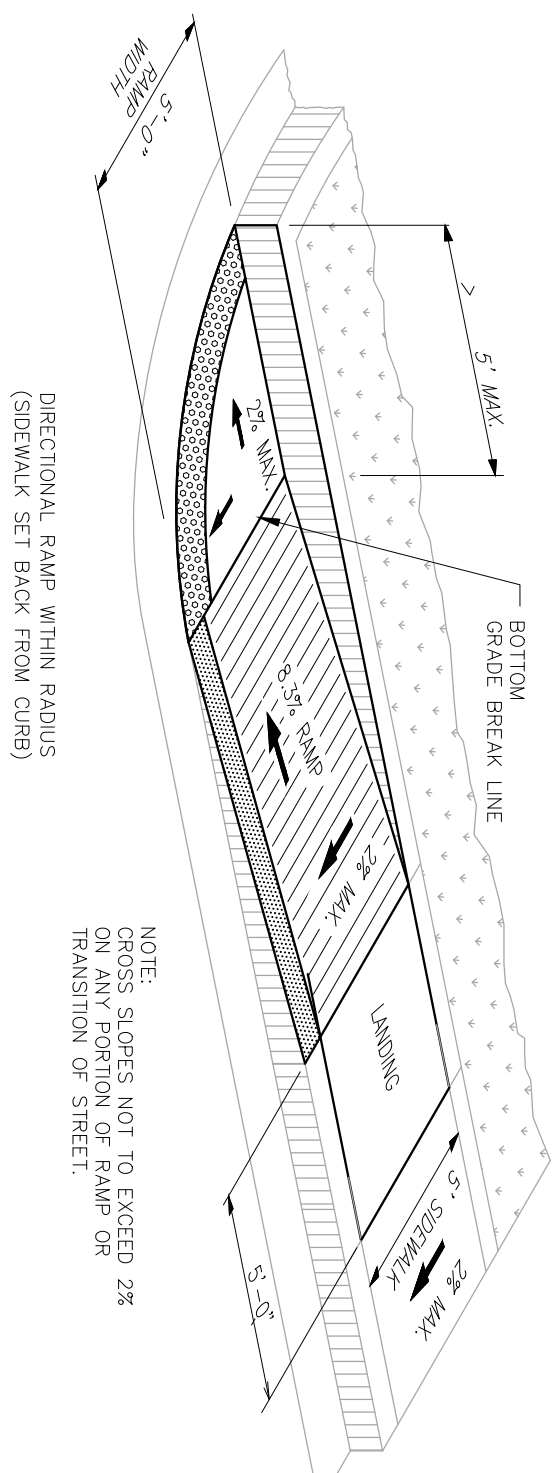


NT



NOTE:
CROSS SLOPES NOT TO EXCEED 2%
ON ANY PORTION OF RAMP OR
TRANSITION OF STREET.

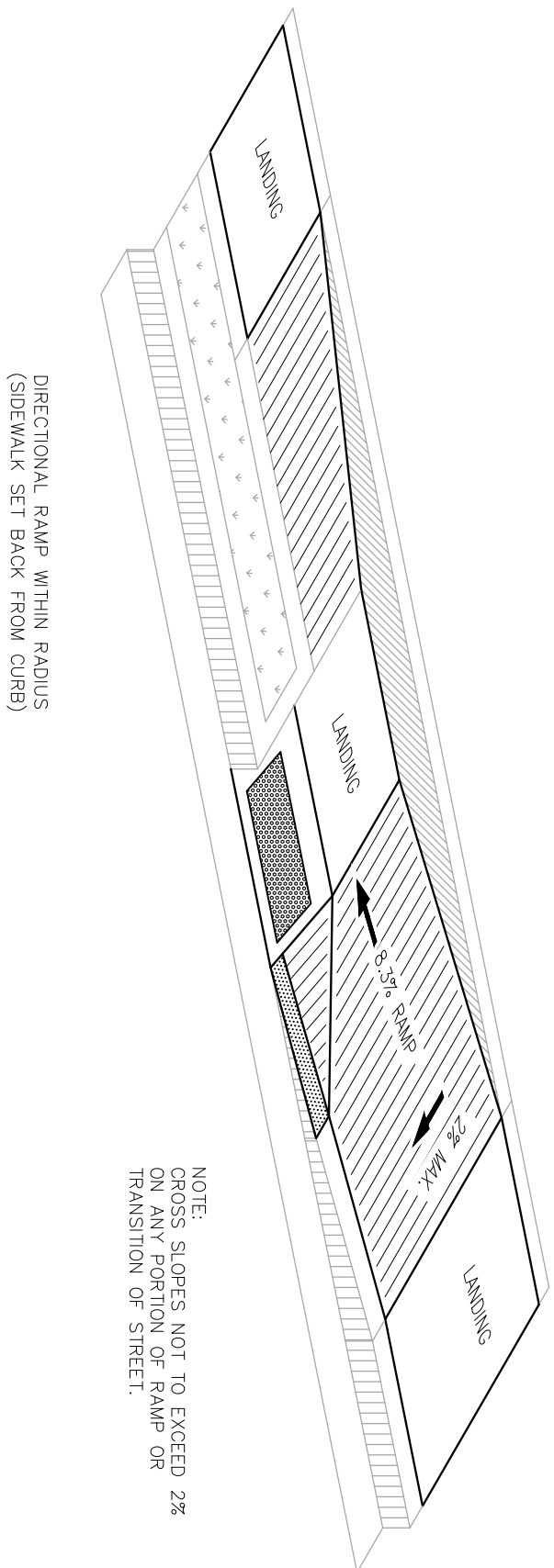
DIRECTIONAL RAMP WITHIN RADIUS
(SIDEWALK SET BACK FROM CURB)



NOTE:
CROSS SLOPES NOT TO EXCEED 2%
ON ANY PORTION OF RAMP OR
TRANSITION OF STREET.

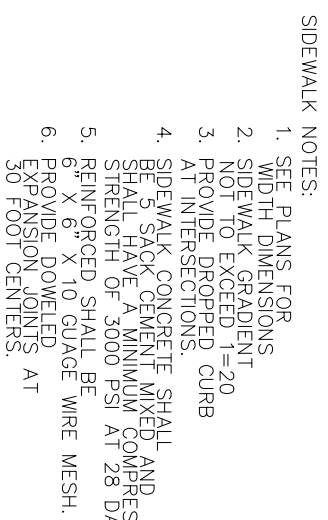
DIRECTIONAL RAMP WITHIN RADIUS
(SIDEWALK SET BACK FROM CURB)

NT

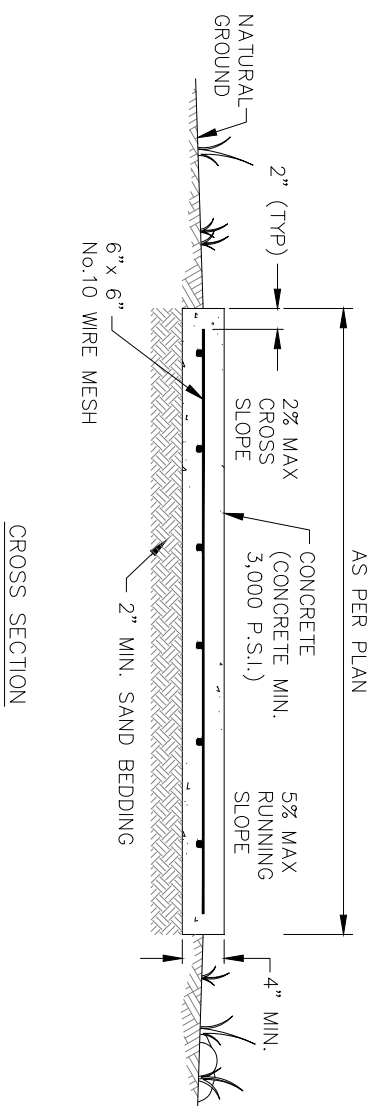


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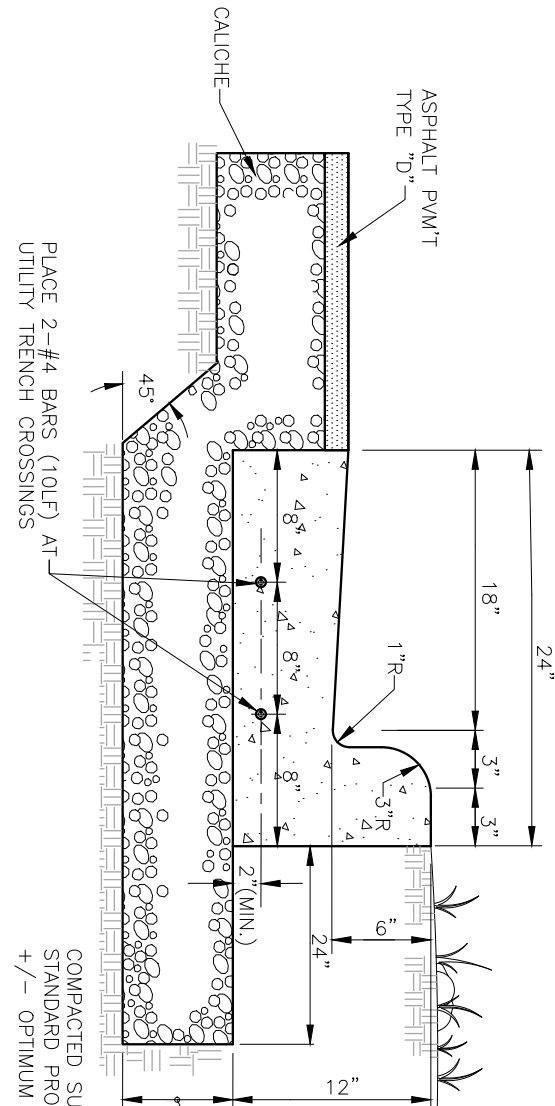
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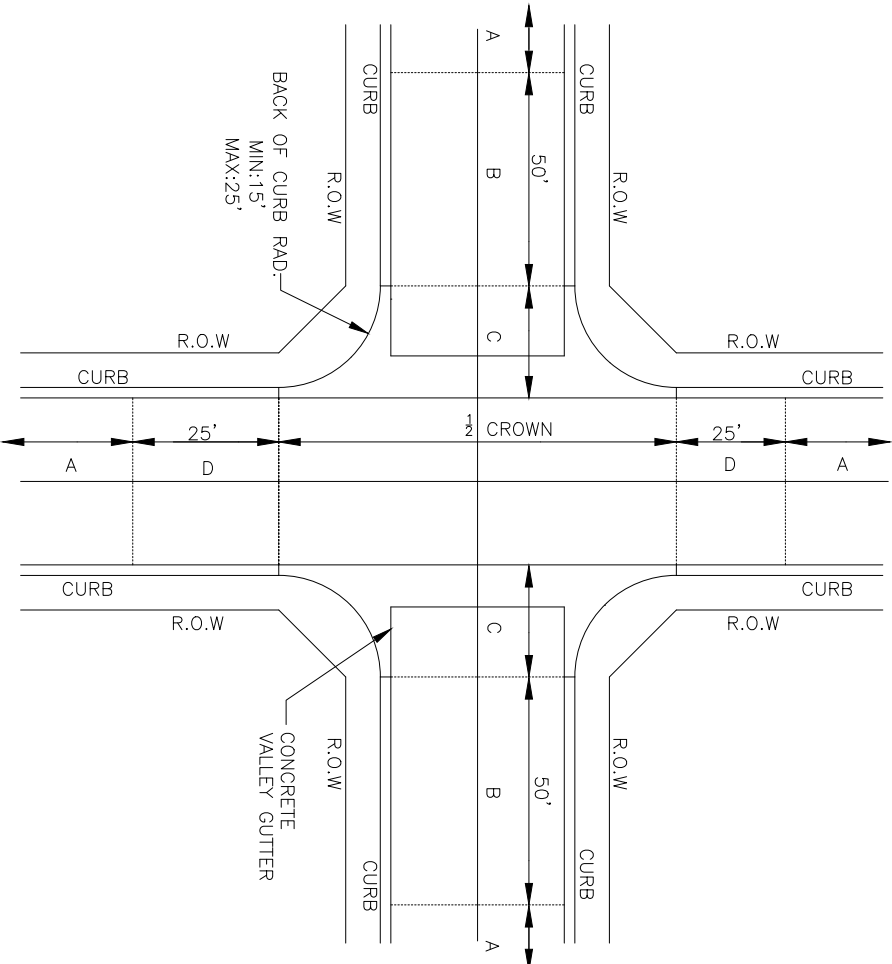
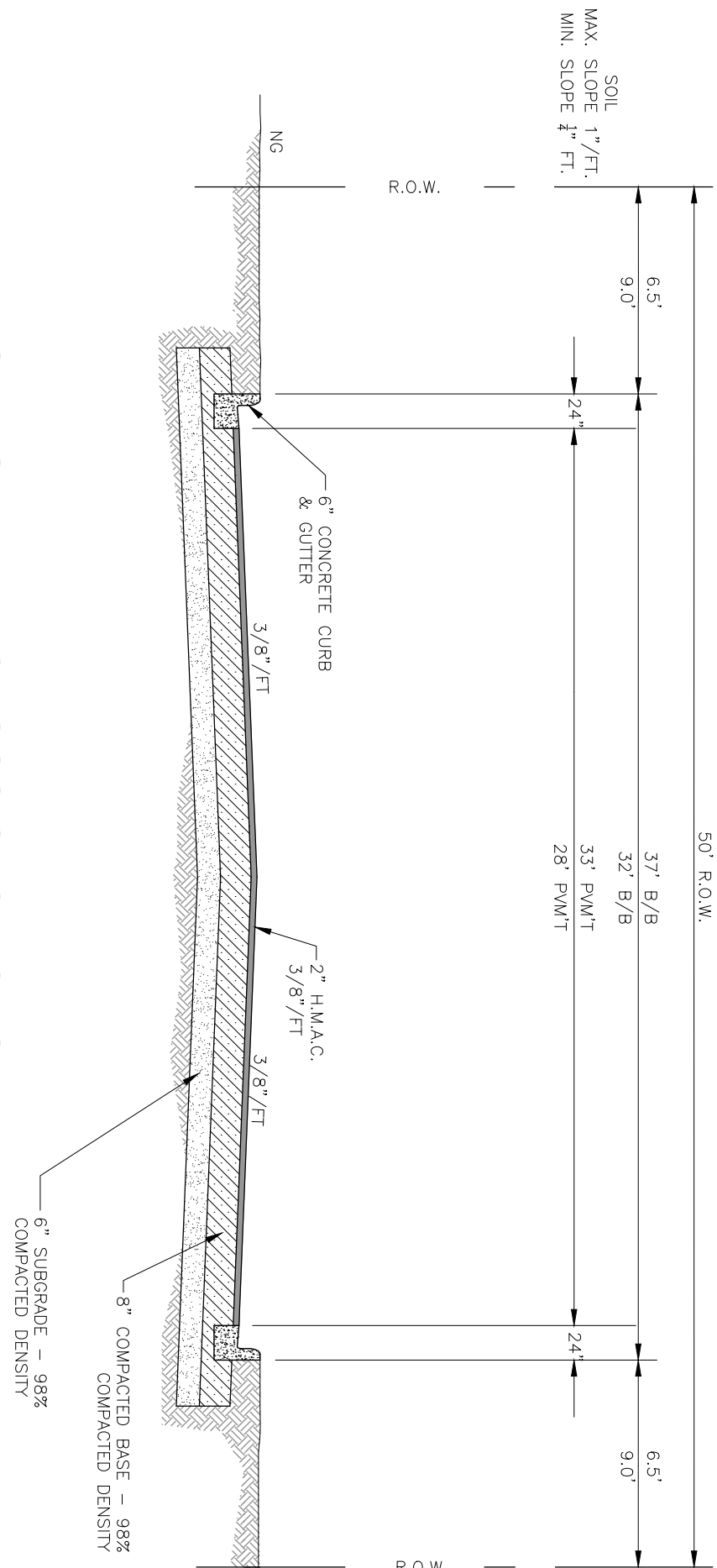


NOTE:
PLACE CONTRACTION JOINT
EVERY 15 LF
PLACE EXPANSION JOINT
EVERY 150 LF
AND AT ALL P.C. & P.T.

PLACE 2-#4 BARS (10LF) AT UTILITY TRENCH CROSSINGS	STANDARD PROCTOR AT 3% +/- OPTIMUM MOISTURE
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
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99	100
100	100

THE CONTRACTOR SHALL STAMP FACE OF CURB WITH "W" FOR WATER AND "SS" FOR SEWER INDICATING SERVICE LOCATION.

N.T.



NOTE:
TYPICAL FOR THE INTERSECTION OF TWO LOCAL STREETS
ALL OTHER INTERSECTIONS SHALL BE APPROVED BY CITY
ENGINEER.

NT

GENERAL NOTES:

1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY CUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET PARALLEL TO VALLEY CUTTER.
3. FOR "T" INTERSECTION THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE "T" WILL REDUCE NORMAL CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY CUTTER.
4. CONSTRUCTION PLANS WILL DETAIL "T" INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADI CURB RETURNING.
6. VALLEY CUTTER SHALL BE 6 FEET WIDE PER STANDARD DETAIL.

CONSTRUCTION NOTES:

- A. NORMAL CROWN FOR RESIDENTIAL STREET.
- B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
- C. NO CROWN SECTION.
- D. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION

WESLACO, TX.

SEAL.

Rev. No.	DESCRIPTION	DATE
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[illegible]SHEET No.

