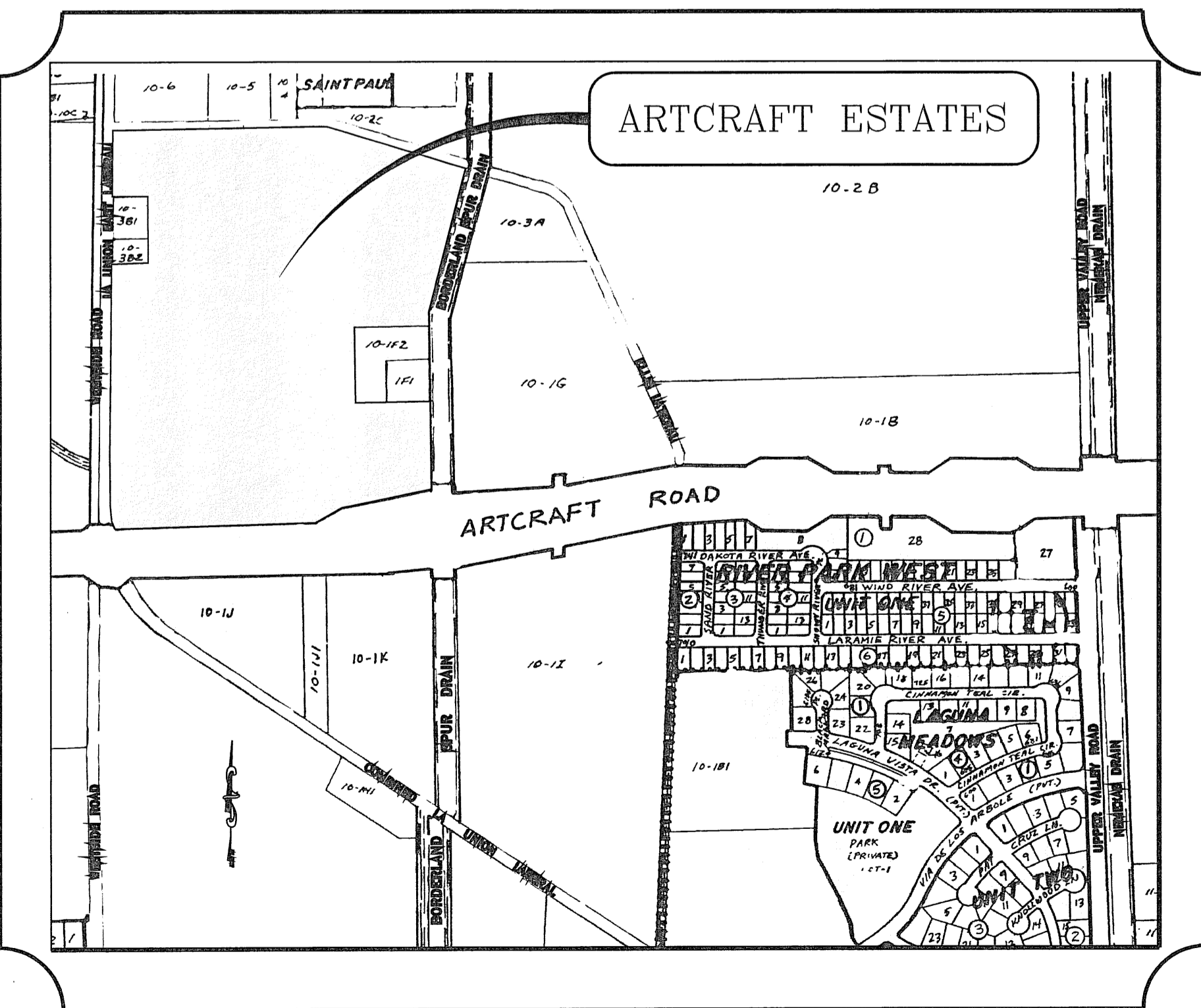
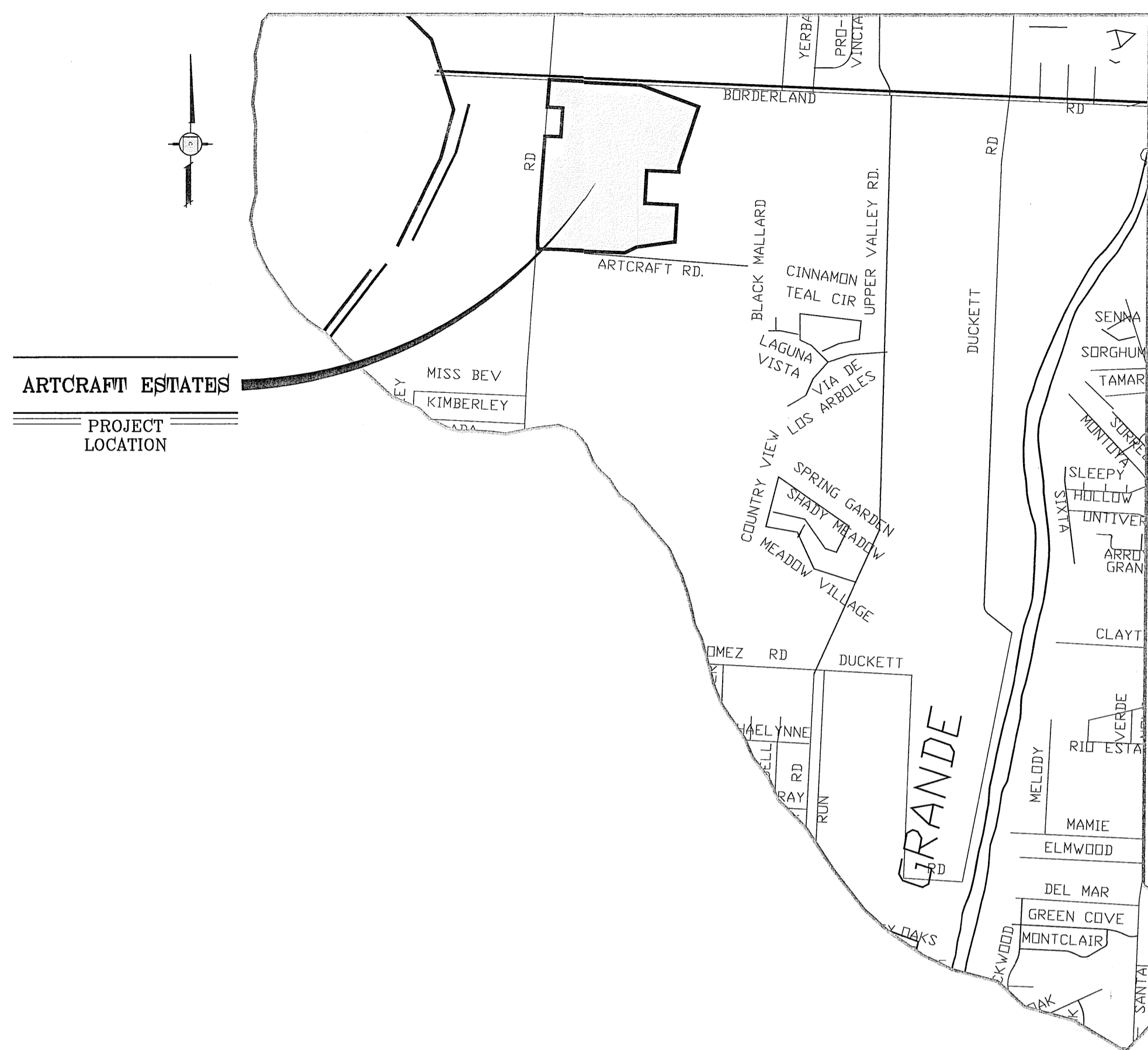


LOCATION MAP

SCALE: 1" = 600'



VICINITY MAP



DEVELOPMENT SERVICES DEPARTMENT
 SITE PLAN REVIEW
 Reviewed For Conformance For Conditions Related To:
 Demolition Only
 Grading & Drainage
 Wheelchair Ramps
 On Site Parking Layout
 Stormwater
 Driveways
 Retaining Rock Walls
 On-Site Ponding of Storm Water

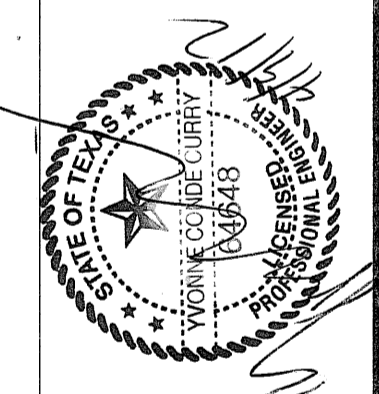
Contractor Must Call 24 Hours Prior To Construction For Inspection
 Inspector: *Jose Vignata* 4-10-12
 DATE

STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.	TITLE	SHEET No.
COVER SHEET	1 OF 37	KERN RIVER PL.	26 OF 37
PLAT	2 OF 37	RED RIVER PL.	27 OF 37
GRADING PLAN	3 OF 37	KINGS RIVER LN.	28-29 OF 37
GRADING SECTIONS	4.5 & 5A OF 37	WESTSIDE ROAD	30-32 OF 37
DRAINAGE PLAN	6 OF 37	PECO'S RIVER CULVERT	33 & 33A OF 37
STORMWATER POLLUTION PREVENTION PLAN	7-8 OF 37	WILLOW RIVER CULVERT	34 & 34A OF 37
PECO'S RIVER DR.	9-11 OF 37	IRRIGATION STRUCTURE	34B OF 37
GOLDBERG DR.	12-13 OF 37	STANDARD DETAILS	35-36 OF 37
BRAZOS RIVER ST.	14 OF 37	ILLUMINATION & TRAFFIC CONTROL PLAN	37 OF 37
CROOKED RIVER DR.	15-16 OF 37	WESTSIDE ROAD STRIPING PLAN	37A OF 37
WILLOW RIVER DR.	17-20 OF 37	PARKWAY LANDSCAPE AND IRRIGATION PLAN	L1-L3 OF L9
TAMPA RIVER PL.	21 OF 37	PARK LANDSCAPE PLAN	L4-L5 OF L9
SELWAY RIVER PL.	22-23 OF 37	PARK IRRIGATION PLAN	L6-L7 OF L9
WHITE RIVER PL.	24-25 OF 37	IRRIGATION DETAILS	L8-L9 OF L9

PROJECT NAME
ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 9B1A, AND 9C AND PORTION OF TRACTS 1J, 1J1, AND 1K - BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

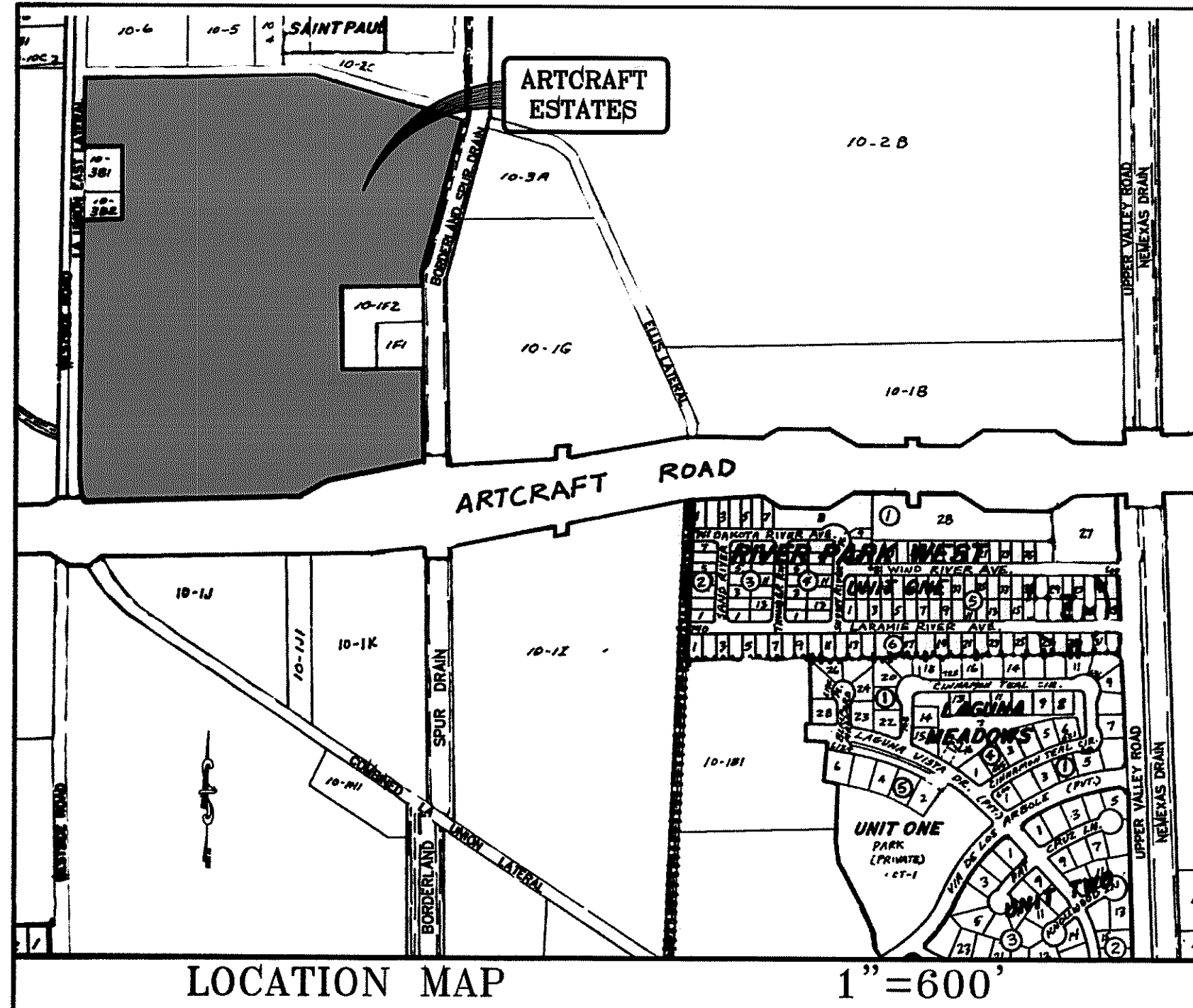


CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE. 100
 EL PASO, TEXAS 79905



ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES



ON-SITE PONDING NOTES:
On-site Ponding Requirements from Section 19.16.060 of Subdivision Code effective March 11, 1997 - June 1, 2009

- All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lots plus one-half (1/2) of the runoff generated from all existing street Right-of-Ways directly fronting the lot. The pond depth and lot grading requirements as per approved Grading and Drainage plan for the Subdivision.
- Walls constructed abutting street Right-of-Ways shall be constructed with a series of drain pipes along the street front to be conveyed to the subject property.
- On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum of twelve (12) inches deep to be installed on one hundred year storm.
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission from the City Engineer.
- The City and/or its Representative is granted permanent right of access to inspect to ensure the effectiveness of on-site ponding, including the installation, maintenance, and repair of on-site ponding, including the installation, maintenance, and repair of on-site ponding, including the installation, maintenance, and repair of on-site ponding.
- Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
- On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Compliance, required to obtain utility service, will be issued only after the City of El Paso has performed the inspection.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot covered by deed shall be covered by improvements, either temporary or permanent, which shield stormwater, including but not limited to, buildings, driveways, patios, decks, or landscaping underlain with plastic sheeting or other impermeable material.
- In the event that the functionality of an on-site pond becomes impaired whether by man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.

DEDICATION
RANCHOS REAL VII, LTD., property owner of this land hereby present this plot and dedicate to the use of the public, the streets, drives, parks, pedestrian R.O.W.s, access R.O.W.s, utility easements and irrigation easements, as hereon laid down and designated, including easements for overhead of services wires for pole type utilities, and buried service wires, conduits and pipes for underground irrigation and utilities, beneath the street and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs. Ranchos Real VII, LTD hereby reserves for itself and its successors and assigns, all surface water rights and all groundwater available to, or that may be produced from any of the foregoing dedicated areas.

Witness our signature this 27th day of September, 2012.
BY RANCHOS REAL DEVELOPERS, INC., ITS GENERAL PARTNER
By: Douglas A. Schwartz, VICE-PRESIDENT

ACKNOWLEDGEMENT
STATE OF TEXAS, COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHOS REAL DEVELOPERS, INC., GENERAL PARTNER of RANCHOS REAL VII, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations therein expressed.
Given under my hand and seal of office this 27th day of September, 2012.

CITY PLAN COMMISSION
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Texas Government Code of 2005.
Texas this 27th day of September, 2012.
Approved for filing this 14th day of October, 2012.
City Development Director

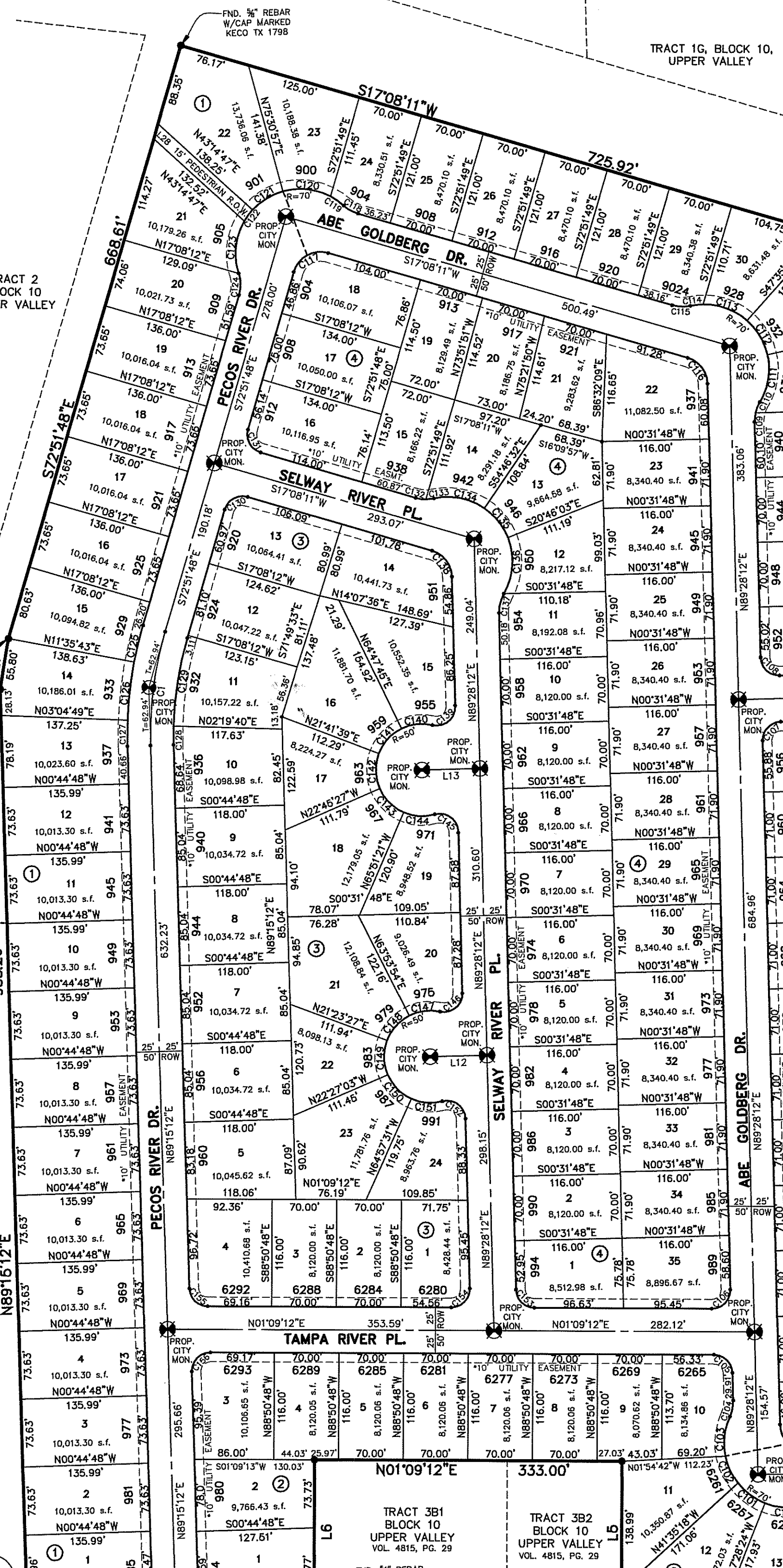
FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 12th day of February, 2012 A.D. in File No. 20150009239
Yvonne Conde Curry, P.E. Registered Professional Engineer
Ron R. Conde, Registered Professional Land Surveyor
Texas License No. 5152

NOTES:
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (ARTCRAFT ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF 04/01/2012.
THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAN ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34.010, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20150009230-35 DATE 2/12/15
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20150009234 DATE 2/12/15
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20150009234 DATE 2/12/15
LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00	124.85	62.94	124.34	N81°48'18"W	173°00'00"
C2	600.00	102.94	51.60	102.81	S05°30'42"E	94°58'48"
C3	600.00	2.75	1.38	2.75	S10°33'29"E	01°54'48"
C4	350.00	29.62	14.82	29.61	S75°04'23"W	4°50'56"
C5	350.00	66.99	33.60	66.89	S87°30'36"W	10°53'29"
C6	400.00	188.39	95.98	186.66	N75°10'30"E	26°59'07"
C7	350.00	57.16	28.64	57.10	N06°00'40"W	4°21'25"
C8	100.00	28.22	14.11	28.22	S00°20'42"E	1°37'00"
C9	400.00	12.45	6.23	12.41	N83°35'11"E	1°37'53"
C10	1025.00	28.92	14.46	28.92	S00°20'42"W	1°37'00"
C11	30.00	47.58	30.46	47.75	S45°53'35"E	90°52'08"
C12	40.00	5.98	2.99	5.98	N03°32'02"E	7°59'39"
C13	40.00	12.45	6.23	12.41	N83°35'11"E	1°37'53"
C14	70.00	51.92	27.22	50.74	S04°07'43"W	4°23'00"
C15	70.00	49.37	25.76	48.35	S37°19'32"E	4°02'31"
C16	70.00	52.29	27.43	51.09	S78°55'23"E	4°24'08"
C17	40.00	10.27	5.14	10.16	N43°02'36"E	1°19'30"
C18	40.00	18.04	9.18	17.89	S75°44'47"W	2°50'31"
C19	20.00	31.42	20.00	28.28	N43°40'03"E	90°00'00"
C20	30.00	31.42	20.00	28.28	S46°19'57"E	90°00'00"
C21	50.00	15.01	7.50	14.86	N83°30'43"W	6°08'29"
C22	50.00	110.92	100.53	89.54	S35°00'40"W	127°06'37"
C23	50.00	10.07	5.04	10.05	N75°39'55"E	11°32'13"
C24	50.00	62.04	31.02	61.73	N34°21'03"W	71°05'32"
C25	50.00	45.92	24.72	44.92	S87°30'36"W	10°53'29"
C26	20.00	19.25	10.44	18.52	S26°14'33"E	5°59'00"
C27	20.00	31.42	20.00	28.28	S46°19'57"E	90°00'00"
C28	20.00	31.42	20.00	28.28	N43°40'03"E	90°00'00"
C29	325.00	46.01	23.04	45.97	N08°30'43"W	6°08'29"
C30	20.00	17.45	9.33	16.90	N35°41'18"W	4°29'54"
C31	50.00	54.01	29.98	51.43	S29°44'12"E	61°54'34"
C32	50.00	57.16	28.64	57.10	N06°00'40"W	4°21'25"
C33	50.00	10.27	5.14	10.16	N43°02'36"E	1°19'30"
C34	50.00	99.44	76.81	83.84	N17°40'01"W	11°35'39"
C35	20.00	17.45	9.33	16.90	S14°18'28"W	4°29'54"
C36	375.00	51.59	25.84	51.55	N02°30'11"E	6°30'24"
C37	375.00	51.59	25.84	51.55	N87°29'49"E	6°30'24"
C38	20.00	31.42	19.67	28.05	S46°48'49"E	89°02'16"
C39	375.00	107.89	54.32	107.92	N82°25'32"E	16°29'02"
C40	375.00	107.89	54.32	107.92	N02°30'11"E	6°30'24"
C41	375.00	51.59	25.84	51.55	N87°29'49"E	6°30'24"
C42	20.00	17.45	9.33	16.90	S28°03'09"E	7°29'01"
C43	425.00	57.27	28.68	57.23	N84°48'26"E	7°54'14"
C44	425.00	57.27	28.68	57.23	N02°30'11"E	6°30'24"
C45	425.00	66.39	33.26	66.31	N67°31'27"E	5°36'54"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C46	425.00	101.14	50.57	101.14	N82°21'58"E	172°04'44"
C47	325.00	77.09	38.73	76.91	S29°33'39"E	13°39'26"
C48	325.00	12.62	6.31	12.62	S76°23'07"W	21°32'29"
C49	400.00	1.29	0.64	1.29	S76°23'05"W	1°30'28"
C50	40.00	11.99	6.04	11.94	S87°55'25"W	17°01'13"
C51	70.00	47.88	24.92	46.95	N87°55'25"W	17°01'13"
C52	70.00	49.37	25.76	48.35	N37°07'04"E	4°02'31"
C53	70.00	62.72	33.64	60.64	N08°45'17"E	51°20'10"
C54	70.00	67.51	34.41	65.41	N81°17'21"E	71°19'31"
C55	40.00	27.51	14.32	26.97	S00°17'49"E	3°04'00"
C56	20.00	17.45	9.33	16.90	S24°24'03"W	4°29'54"
C57	50.00	4.81	2.41	4.81	N46°38'28"E	5°30'25"
C58	50.00	62.13	31.07	62.13	N81°17'21"E	71°19'31"
C59	50.00	46.00	24.77	44.39	N55°39'59"E	52°42'34"
C60	50.00	15.23	7.68	15.18	N88°45'02"E	17°27'27"
C61	50.00	41.41	21.97	40.23	S58°47'44"W	4°27'27"
C62	50.00	63.14	31.57	63.14	N81°17'21"E	71°19'31"
C63	50.00	21.61	10.98	21.43	S00°17'49"E	3°04'00"
C64	20.00	17.45	9.33	16.90	N25°35'39"W	4°29'54"
C65	30.00	40.89	24.33	37.89	N46°38'28"E	7°50'39"
C66	30.00	32.09	20.64	28.73	S46°38'28"E	7°50'39"
C67	575.00	72.16	36.13	72.11	S07°30'09"E	7°11'24"
C68	575.00	20.01	10.01	20.01	S02°30'09"E	1°59'39"
C69	575.00	9.12	4.56	9.12	S01°30'04"E	0°54'31"
C70	20.00	31.44	20.02	28.30	N44°28'12"E	90°04'00"
C71	20.00	31.44	20.02	28.30	N44°28'12"E	90°04'00"
C72	20.00	31.44	20.02	28.30	N44°28'12"E	90°04'00"
C73	20.00	31.44	20.02	28.30	N44°28'12"E	90°04'00"
C74	625.00	58.27	29.16	58.24	S04°33'48"W	89°58'00"
C75	20.00	33.58	22.29	29.77	N41°22'18"E	96°11'48"
C76	20.00	27.87	16.73	25.67	N50°36'35"W	79°50'26"
C77	313.50	21.98	11.00	21.98	S89°31'16"E	1°04'00"
C78	313.50	48.56	24.33	48.51	S89°31'16"E	1°04'00"
C79	20.00	35.33	24.35	30.91	S51°45'28"W	101°12'33"
C80	286.50	78.82	39.66	78.57	S82°38'56"E	15°45'45"
C81	20.00	26.50	15.60	24.60	S38°48'26"E	7°50'15"
C82	20.00	27.81	16.28	24.33	N37°28'18"E	78°15'00"
C83	286.50	67.17	33.74	67.02	N81°48'48"E	13°26'00"
C84	6.00	18.86	INFINITE	INFINITE	N01°30'12"E	180°00'00"
C85	313.50	68.97	34.63	68.94	N84°13'37"E	12°39'34"
C86	12.00	22.82	15.14	19.28	N61°38'52"E	100°04'21"
C87	20.00	22.63	15.93	19.67	N50°43'19"W	103°45'01"
C88	313.50	66.03	33.14	65.90	N83°26'11"E	12°04'01"
C89	286.50	67.71	34.02	67.56	N82°41'56"E	13°32'31"
C90	20.00	26.10	15.12	24.29	N82°33'26"E	74°36'29"
C91	20.00	26.18	14.57	23.55	S37°13'05"W	72°07'47"
C92	286.50	80.94	40.74	80.67	S81°22'35"W	16°11'13"
C93	313.50	12.66	6.33	12.66	S88°18'46"W	21°53'25"
C94	313.50	68.78	34.39	68.72	S88°18'46"W	21°53'25"
C95	20.00	30.67	25.69	31.56	S05°56'38"E	104°11'40"
C96	20.00	30.83	19.42	27.87	S45°18'42"W	88°19'00"
C97	20.00	32.03	20.02	28.30	S45°18'42"W	88°19'00"
C98	20.00	46.24	29.13	41.80	S44°28'12"W	89°04'00"
C99	40.00	18.04	9.18	17.89	N11°46'04"W	2°50'31"
C100	70.00	57.88	30.59	56.07	S01°04'52"E	4°21'25"
C101	70.00	37.04	18.33	36.61	S74°18'18"E	88°19'00"
C102	70.00	32.20	16.39	31.52	S37°13'12"E	28°12'24"
C103	70.00	44.12	22.82	43.39	N82°44'42"E	36°06'49"
C104	40.00	18.04	9.18	17.89	S77°36'33"E	2°50'31"
C105	40.00	30.83	19.42	27.87	S45°18'42"W	88°19'00"
C106	20.00	32.00	20.00	28.28	S44°41'18"E	91°10'00"
C107	20.00	31.39	19.98	28.77	N45°33'48"W	89°58'00"
C108	20.00	31.44	20.02	28.30	S44°28'12"W	89°04'00"
C109	40.00	10.00	5.00	10.00	S33°10'22"E	1°37'00"
C110	40.00	12.53	6.32	12.48	N67°13'30"W	17°57'15"

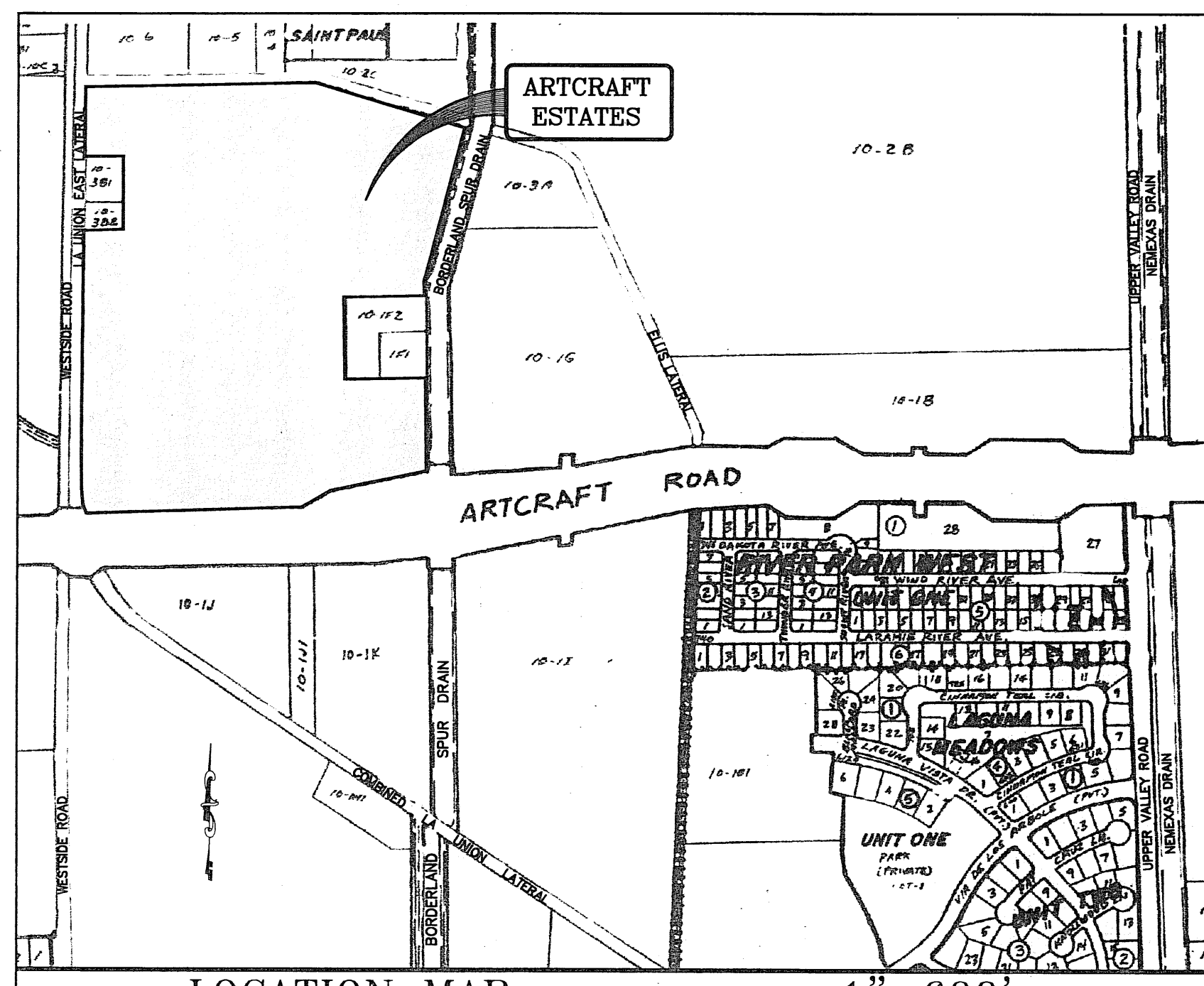
1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480212-025 B, DATED SEPTEMBER 04, 1991, AND PANEL NO. 480214-006 C, DATED FEBRUARY 05, 1988, THIS PROPERTY IS IN FLOOD HAZARD ZONE X AREAS EXTENDED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
REMOVE ALL EXISTING TREES AT STREET INTERSECTIONS WITHIN THIS PROPOSED SUBDIVISION.
REMOVE ALL EXISTING UTILITY EASEMENTS WITHIN THIS PROPOSED SUBDIVISION.
IMPROVEMENTS TO WESTSIDE DR. AS PER DEVELOPERS AGREEMENT.
RANCHOS REAL VII, LTD., PROPERTY OWNERS OF THIS LAND, HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, ALL SURFACE WATER RIGHTS AND ALL GROUNDWATER AVAILABLE TO, OR THAT MAY BE PRODUCED FROM ANY OF THE FOREGOING DEDICATED AREA.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C111	70.00	33.18	17.68	33.18	S02°33'43"E	43°33'43"
C112	425.00	43.76	22.62	43.05	N60°18'49"E	38°48'54"
C113	70.00	52.16	27.36	50.96	N21°33'29"E	42°41'40"
C114	40.00	13.76	6.90	13.73	N05°03'26"W	11°16'37"
C115	40.00	17.30	8.65	17.28	N83°35'11"E	1°42'33"
C116	30.00	37.87	21.93	35.41	N63°18'11"E	72°20'01"
C117	30.00	47.12	30.00	42.43	N27°31'00"W	89°59'59"
C118	40.00	16.04	8.18	17.89	S30°33'26"W	2°50'31"
C119	70.00	17.30	8.65	17.28	N83°35'11"E	1°42'33"
C120	70.00	52.90	27.79	51.65	N07°10'03"E	43°18'12"
C121	70.00	39.42	20.25	38.91	N30°37'00"W	32°16'10"
C122	40.00	17.30	8.65	17.28	N83°35'11"E	1°42

ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES



LOCATION MAP 1" = 600'

- ON SITE PONDING NOTES:**
On-site Ponding Requirements from Section 19.16.060 of Subdivision Code effective March 11, 1997 - June 1, 2008
- All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Ways directly fronting the lot. The pond depth and lot grading requirements are per approved Grading and Drainage plan for the Subdivision.
 - Walls constructed abutting street Right-Of-Ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
 - On-site ponding areas shall have maximum one (1) to three (3) horizontal side slopes and a maximum of twelve (12) inches deep based on a one hundred year storm.
 - Permanent elevation markers shall be installed to define the limits to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered or altered without written permission from the City Engineer.
 - The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
 - Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than that established by the permanent elevation markers, is prohibited.
 - On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Compliance, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
 - No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impervious material.
 - In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.

DEDICATION
RANCHO REAL XIII, LTD., property owner of this land hereby present this plat and dedications to the use of the public, the streets, drives, paths, pedestrian R.O.W., access R.O.W., and utility easements, as hereon laid down and designated, including easements for overhead service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2012.
By: **RANCHO REAL XIII, LTD.**
BY: RANCHO REAL DEVELOPERS, INC.,
ITS GENERAL PARTNER
By: Douglas A. Schwartz, VICE-PRESIDENT

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHO REAL DEVELOPERS, INC., GENERAL PARTNER OF RANCHO REAL XIII, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.
Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for El Paso County My Commission Expires _____
CITY PLAN COMMISSION
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2012.
Executive Secretary Chairperson

Approved for filing this _____ day of _____, 2012.
FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2012, A.D. in File No. _____

County Clerk By Deputy
Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648
This plot represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.
Yvonne Conde Curry, P.E. Ron R. Conde, Registered Professional Land Surveyor Texas License No. 5152

NOTES:
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (ARTCRAFT ESTATES) FROM EXISTING EL PASO WATER/SEWER/UTILITY SERVICES BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS PER PERMITS.
THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAN ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.04, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING ARTCRAFT ROAD AND WESTSIDE ROAD SHALL BE FROM OTHER DEDICATED TRACTS ONLY, ASSURING THE ASSURED RELEASE OF ACCESS IS FILED IN THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00	124.85	62.94	124.34	N81°48'18"W	175°30'00"
C2	600.00	102.94	51.60	102.81	S89°30'42"E	94°49'48"
C3	600.00	2.75	1.38	2.75	S10°33'29"E	91°46'48"
C4	350.00	29.62	14.82	29.61	S75°04'23"W	47°50'56"
C5	350.00	66.99	33.60	66.89	S89°39'56"W	103°29'28"
C6	400.00	188.39	95.98	188.66	N72°10'30"E	89°59'09"
C7	350.00	57.16	28.64	57.10	N06°00'40"W	92°12'25"
C8	1000.00	20.22	10.11	20.22	S00°20'42"W	137°00'00"
C9	975.00	27.51	13.76	27.51	S00°20'42"W	137°00'00"
C10	1025.00	28.92	14.46	28.92	S00°20'42"W	137°00'00"
C11	30.00	47.58	30.46	47.75	S45°33'29"E	90°52'09"
C12	40.00	5.58	2.80	5.58	N03°32'02"E	79°39'29"
C13	70.00	12.46	6.23	12.46	N18°27'17"E	173°50'23"
C14	70.00	51.92	27.22	50.74	N00°47'43"E	42°30'00"
C15	70.00	49.37	25.76	48.35	S37°19'32"E	40°24'31"
C16	70.00	52.29	27.43	51.09	S78°55'52"E	42°48'08"
C17	30.00	12.46	6.23	12.46	N18°27'17"E	173°50'23"
C18	40.00	18.04	9.18	17.89	S75°44'47"W	28°52'14"
C19	20.00	31.42	20.00	28.28	N43°40'03"E	90°00'00"
C20	20.00	15.90	8.16	15.12	N23°32'25"W	44°24'55"
C21	50.00	62.04	35.73	58.14	N44°21'03"W	71°00'00"
C22	50.00	110.92	100.53	89.54	S35°00'40"W	112°00'00"
C23	50.00	10.07	5.05	10.05	N75°39'55"W	113°21'31"
C24	50.00	62.04	35.73	58.14	N44°21'03"W	71°00'00"
C25	320.00	15.01	7.51	14.96	S37°28'45"E	170°29'29"
C26	20.00	19.25	10.44	18.52	S26°14'33"W	55°00'00"
C27	20.00	31.42	20.00	28.28	S46°19'57"E	90°00'00"
C28	20.00	31.80	20.44	28.59	N43°02'40"E	91°44'46"
C29	320.00	15.01	7.51	14.96	N06°28'03"E	170°29'29"
C30	20.00	17.45	9.33	16.90	N35°41'13"W	49°59'41"
C31	50.00	54.01	29.98	51.43	S29°44'12"E	61°53'43"
C32	50.00	71.00	37.22	72.23	S47°27'25"W	92°29'31"
C33	50.00	10.17	5.10	10.18	N89°28'05"W	113°30'29"
C34	50.00	99.44	76.91	83.84	N17°40'01"E	113°56'39"
C35	20.00	17.45	9.33	16.90	S14°18'28"W	49°59'41"
C36	375.00	5.85	1.67	3.35	N10°26'01"W	03°02'47"
C37	375.00	51.59	25.84	51.58	N18°27'17"E	173°50'23"
C38	20.00	31.08	19.67	28.05	S46°19'57"E	89°02'16"
C39	375.00	107.89	54.32	107.52	N80°25'32"E	162°02'04"
C40	375.00	68.73	34.46	68.63	N66°55'58"E	110°00'04"
C41	375.00	107.89	54.32	107.52	N80°25'32"E	162°02'04"
C42	20.00	27.05	16.05	25.03	N28°03'09"E	72°00'01"
C43	425.00	57.27	28.68	57.23	N84°48'26"E	74°31'41"
C44	425.00	66.38	33.26	66.31	N76°28'21"E	85°56'54"
C45	425.00	66.38	33.26	66.31	N67°31'27"E	85°56'54"

TRACT 2 BLOCK 10 UPPER VALLEY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C46	425.00	10.14	5.07	10.14	N62°21'58"E	122°04'48"
C47	325.00	77.09	38.73	77.00	S88°28'39"W	113°36'26"
C48	325.00	12.62	6.31	12.62	S88°28'39"W	113°36'26"
C49	40.00	1.29	0.64	1.29	S78°25'05"W	150°28'48"
C50	40.00	11.99	6.04	11.94	S87°55'25"W	171°01'31"
C51	70.00	47.88	24.92	47.88	N16°34'55"E	39°11'12"
C52	70.00	49.37	25.76	48.35	N06°00'40"W	40°24'31"
C53	70.00	62.72	33.64	60.64	N08°45'17"W	51°20'10"
C54	70.00	6.81	3.41	6.81	N37°12'36"W	53°42'28"
C55	40.00	27.51	13.76	27.51	S00°20'42"W	137°00'00"
C56	20.00	17.45	9.33	16.90	S24°24'31"W	49°59'41"
C57	50.00	48.81	24.41	48.81	N46°38'26"E	53°05'55"
C58	50.00	62.13	35.79	58.21	N08°17'12"E	71°11'33"
C59	50.00	46.00	24.77	44.39	N53°39'57"E	92°42'44"
C60	50.00	15.23	7.62	15.18	N88°45'00"E	172°22'27"
C61	50.00	41.41	21.97	40.23	S88°47'44"W	47°27'00"
C62	50.00	53.14	29.59	50.68	S04°37'21"W	60°53'46"
C63	50.00	21.61	10.98	21.44	S38°12'31"E	24°45'57"
C64	20.00	17.45	9.33	16.90	S24°24'31"W	49°59'41"
C65	30.00	40.89	24.33	37.80	N18°27'01"E	78°05'39"
C66	20.00	32.05	20.64	28.73	S56°35'46"E	91°48'47"
C67	575.00	72.16	36.13	72.11	S07°25'40"E	71°12'24"
C68	575.00	20.01	10.01	20.01	N82°45'02"E	172°22'27"
C69	575.00	9.12	4.56	9.12	S01°03'04"E	05°41'31"
C70	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C71	20.00	31.39	19.98	28.27	N45°33'48"E	89°56'00"
C72	20.00	31.44	20.02	28.30	N44°26'12"E	90°04'00"
C73	20.00	31.12	19.70	28.07	N45°37'27"E	89°08'42"
C74	625.00	58.27	29.16	58.25	S04°03'21"E	52°01'31"
C75	20.00	33.58	22.29	28.77	N41°22'18"E	96°11'48"
C76	20.00	27.87	16.73	26.87	N50°35'56"E	79°50'29"
C77	313.50	21.98	11.00	21.98	S88°31'16"E	47°01'03"
C78	313.50	48.56	24.33	48.51	S82°10'30"E	83°30'00"
C79	20.00	35.53	24.35	30.91	S51°45'28"W	101°12'33"
C80	286.50	78.82	39.66	78.57	S28°38'57"E	154°45'49"
C81	20.00	28.50	15.60	24.60	S36°48'26"E	75°05'15"
C82	20.00	27.31	16.27	25.24	N37°58'18"W	78°10'00"
C83	286.50	67.17	33.74	67.02	N83°48'48"E	137°06'00"
C84	6.00	18.86	INFINITE	12.01	S01°09'27"E	180°00'00"
C85	313.50	68.97	34.63	68.84	N84°33'37"W	123°26'21"
C86	12.50	22.02	15.14	19.28	N51°36'35"E	100°52'21"
C87	12.50	22.63	15.93	18.67	N50°43'19"W	103°42'01"
C88	313.50	68.03	33.14	68.00	N83°26'17"E	123°04'01"
C89	286.50	67.71	34.02	67.56	N82°41'56"E	133°32'31"
C90	20.00	26.10	15.28	24.29	N38°32'26"E	74°46'28"
C91	20.00	28.18	14.57	23.55	S37°13'05"W	72°07'47"
C92	286.50	80.94	40.74	80.61	S81°22'58"E	161°11'31"
C93	313.50	12.66	6.33	12.66	S88°16'46"W	218°53'
C94	313.50	45.79	22.97	45.72	S82°03'25"W	101°14'27"
C95	20.00	36.37	25.69	31.56	S50°56'38"E	104°11'40"
C96	20.00	30.83	18.42	27.87	S45°18'42"E	85°30'29"
C97	20.00	32.00	20.60	28.70	S44°41'18"E	91°41'00"
C98	30.00	46.24	29.13	41.80	S45°18'42"E	88°19'00"
C99	40.00	18.04	9.18	17.89	N11°46'04"W	22°50'31"
C100	20.00	31.44	20.02	28.30	S01°09'27"E	47°27'00"
C101	70.00	37.04	18.96	36.61	S37°14'03"W	91°54'32"
C102	70.00	32.20	16.39	31.92	S66°11'27"W	26°21'24"
C103	70.00	44.12	22.82	43.39	N82°44'42"E	36°06'49"
C104	40.00	18.04	9.18	17.89	N11°46'04"W	22°50'31"
C105	20.00	30.83	18.42	27.87	N17°56'12"E	88°19'00"
C106	20.00	32.00	20.60	28.70	S44°41'18"E	91°41'00"
C107	20.00	31.39	19.98	28.27	N45°33'48"E	89°56'00"
C108	20.00	31.44	20.02	28.30	S01°09'27"E	47°27'00"
C109	40.00	10.00	5.03	9.98	N83°22'02"E	149°32'32"
C110	40.00	12.53	6.32	12.48	N67°13'39"W	175°15'15"

SET 1/2" REBAR WITH CAP MARKED XI 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021-0125 B, DATED SEPTEMBER 04, 1991, AND PANEL NO. 48021A-0016 C, DATED FEBRUARY 05, 1986, THIS PROPERTY IS IN FLOOD HAZARD ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
REMOVE ALL EXISTING TREES AT STREET INTERSECTIONS WITHIN THIS PROPOSED SUBDIVISION.
ALL PROPOSED 10' UTILITY EASEMENTS WITHIN THIS SUBDIVISION SHALL BE IRRIGATION CASEMENTS AS WELL.
IMPROVEMENTS TO WESTSIDE DR. AS PER DEVELOPER'S AGREEMENT.
RANCHO REAL XIII, LTD., PROPERTY OWNERS OF THIS LAND, HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, ALL SURFACE WATER RIGHTS AND ALL GROUNDWATER AVAILABLE TO, OR THAT MAY BE PRODUCED FROM ANY OF THE FOREGOING DESIGNATED AREA.

TRACT 2 BLOCK 10 UPPER VALLEY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C111	70.00	53.18	27.95	51.91	S80°00'33"E	43°31'41"
C112	70.00	43.76	22.62	43.05	N60°18'49"E	35°48'54"
C113	70.00	52.16	27.38	50.96	N21°03'32"E	42°41'40"
C114	70.00	13.76	6.90	13.73	S00°33'26"W	111°31'37"
C115	40.00	20.03	10.23	19.82	S89°24'55"E	143°09'17"
C116	30.00	37.87	21.53	35.41	N53°18'11"E	72°20'01"
C117	30.00	47.12	30.00	42.43	N27°11'49"W	89°59'59"
C118	40.00	18.04	9.18	17.89	S00°33'26"W	22°50'31"
C119	70.00	17.30	8.69	17.25	N35°53'55"E	143°09'17"
C120	70.00	52.90	27.79	51.65	N00°10'03"E	43°18'12"
C121	70.00	39.42	20.25	39.91	N30°37'08"W	32°16'10"
C122	70.00	15.12	7.59	15.09	N00°3	

GENERAL NOTES:

- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19--SUBDIVISION ORDINANCE--"SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
- CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
- EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
- ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
- ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
- SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
- ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
- THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
- NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
- TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 7 OF 37.
- ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
- ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
- MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
- 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
- REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
- RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.

ROCKWALL NOTES:

- STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
- MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
- MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
- WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, CINDER BLOCK, OR STONE AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
- ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
- PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
- ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
- NO RIVER ROCK SHALL BE ALLOWED.

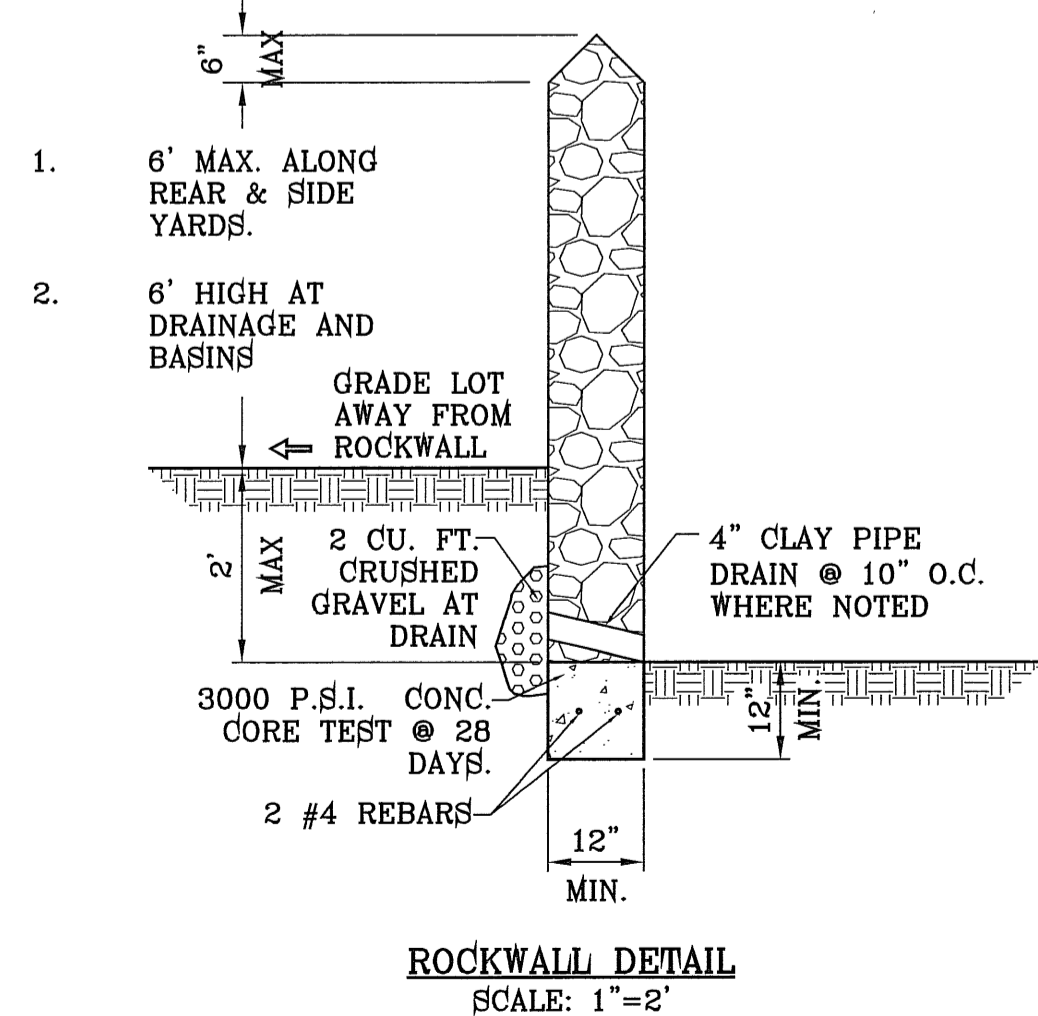
NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480214 0016C. DATED FEBRUARY 5, 1986.

LEGEND

FF=0.67 FG=00.00	PROPOSED FINISH FLOOR
00.00	PROPOSED FINISH GROUND
▲	PROPOSED SPOT ELEVATION
▽	HIGH POINT
○	LOW POINT
— 400 —	EXISTING CONTOUR
— 400 —	EXISTING SPOT ELEVATION
— 4000 —	PROPOSED CONTOUR
— — — — —	PROPOSED ROCK WALL
— — — — —	PROPOSED RETAINING WALL
— — — — —	PROPOSED WROUGHT IRON FENCE

DETAIL No. SECTION DETAIL SHEET
SECTION REFERENCE SHEET

SCALE: 1" = 100'



RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.63 FOR U.S.B.R.) ELEVATION: 3716.83 (U.S.B.R.)

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, BLOCK 10, UPPER VALLEY SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

PROJECT NAME: ARTCRAFT ESTATES
SCALE: HORIZ. 1" = 100'
VERT. ---
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

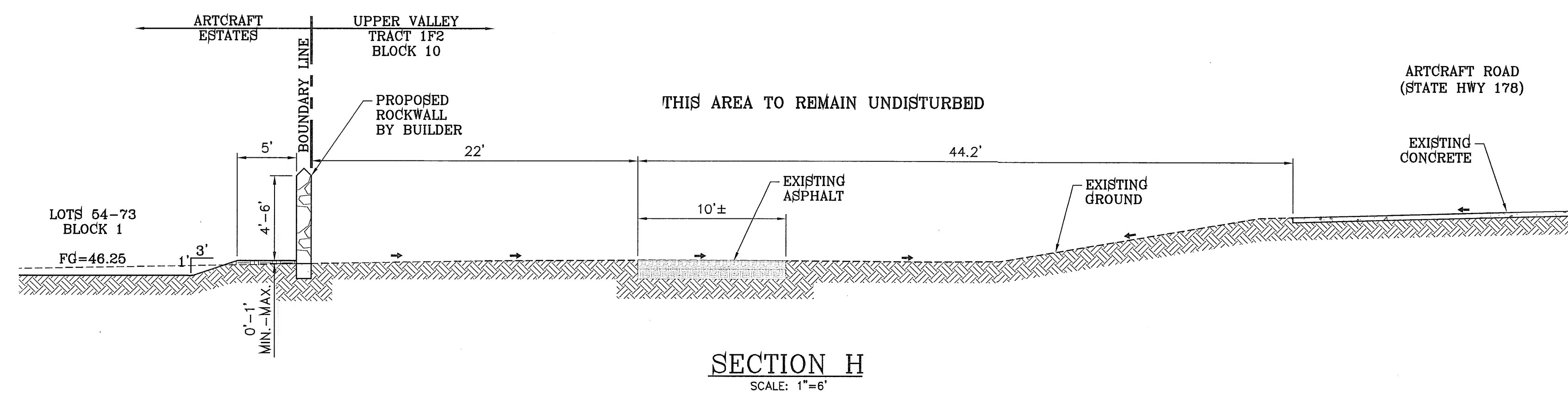
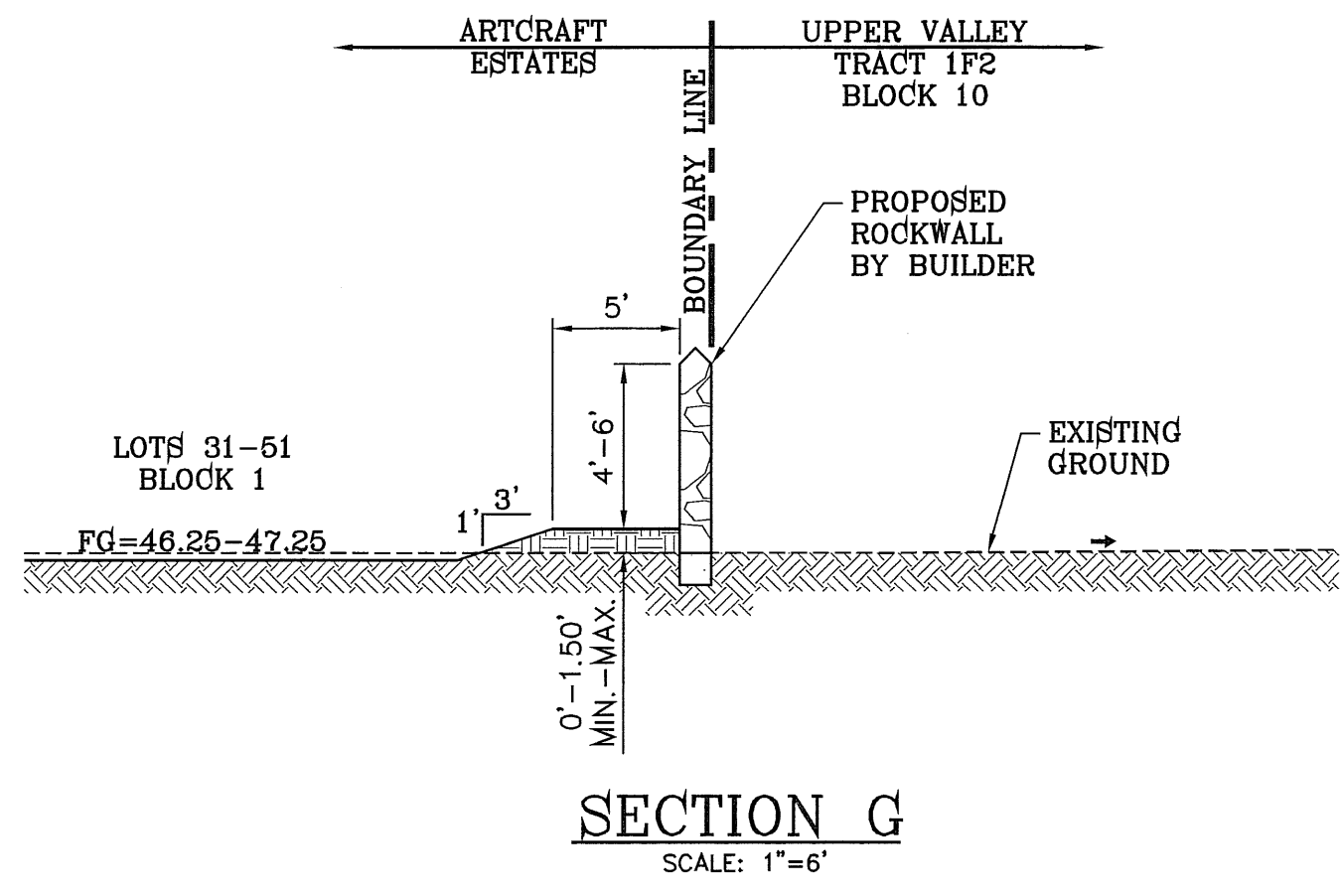
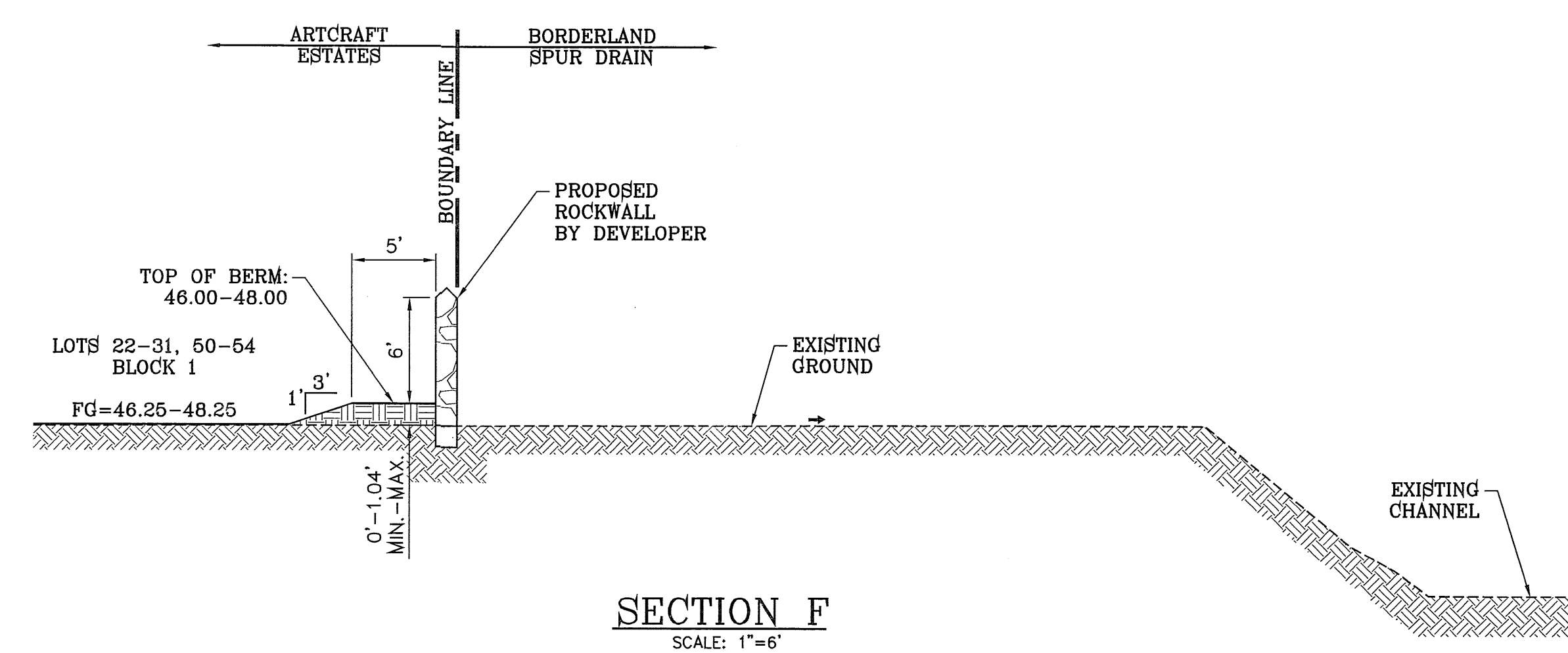
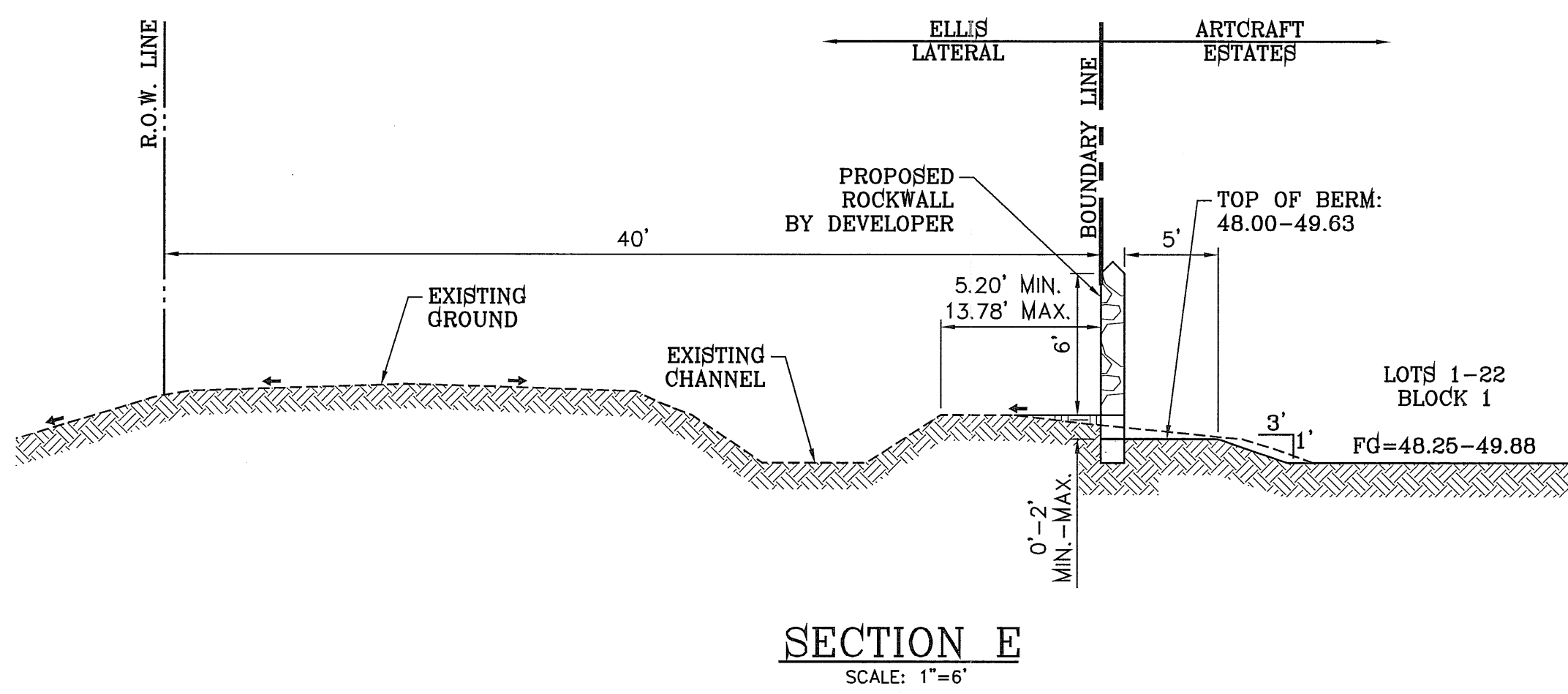
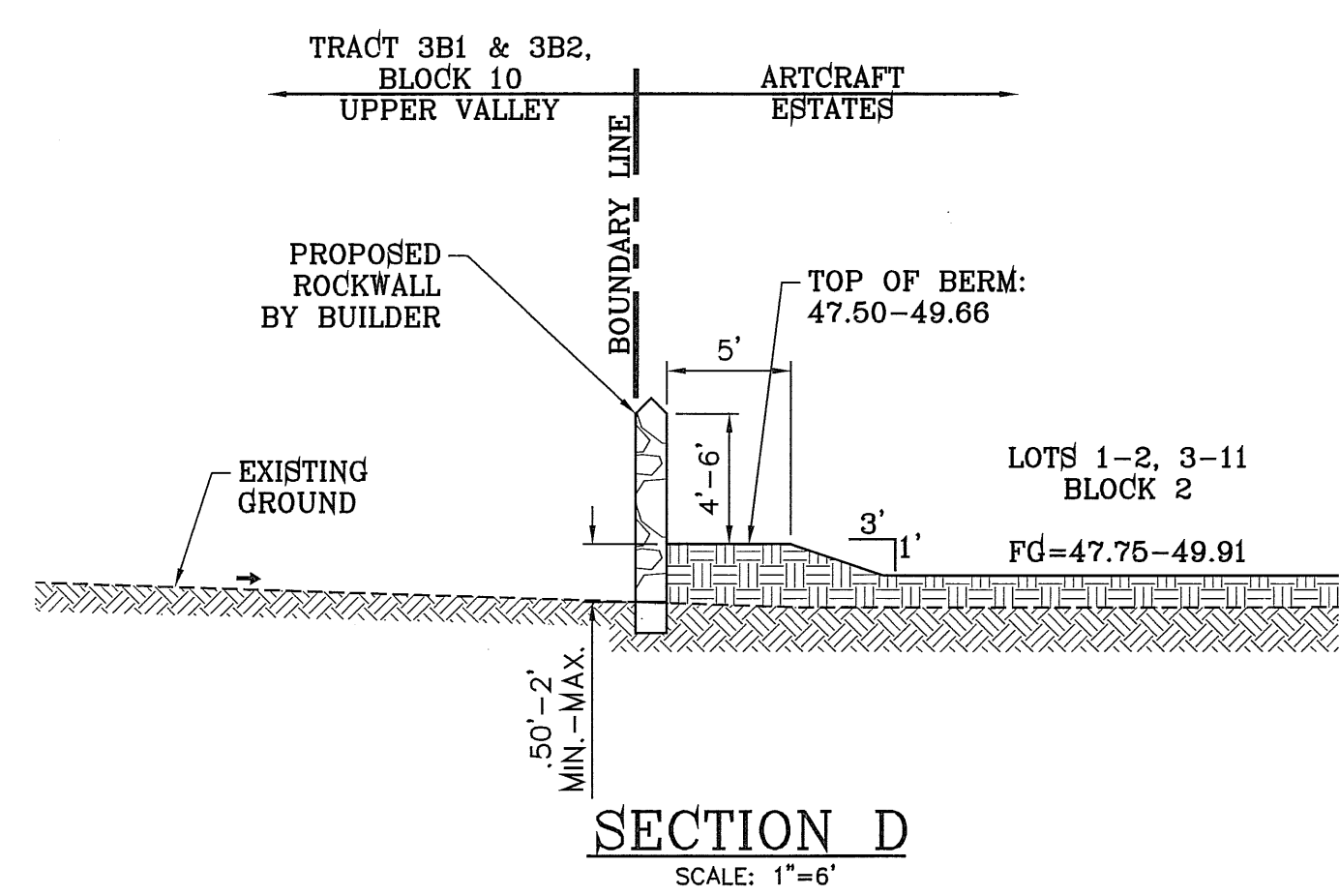
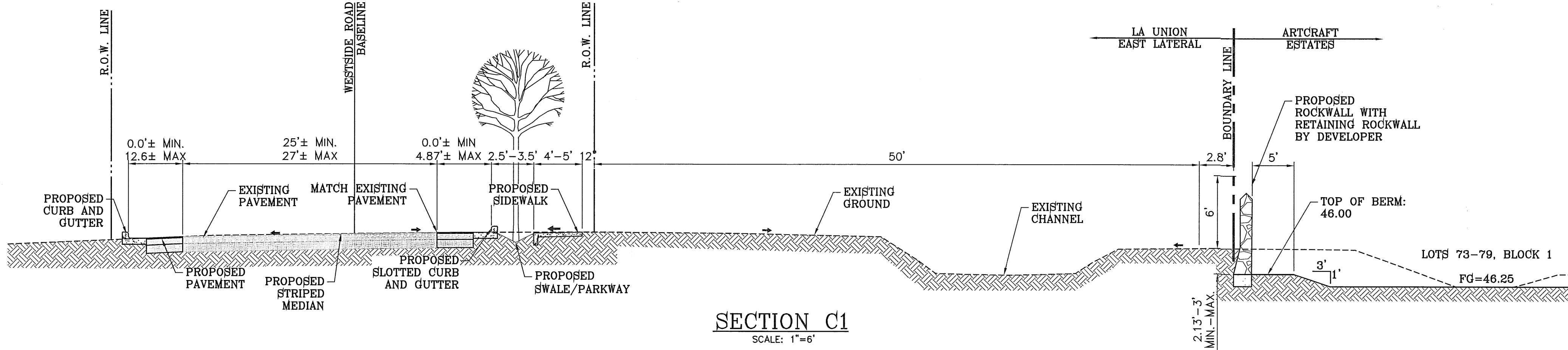
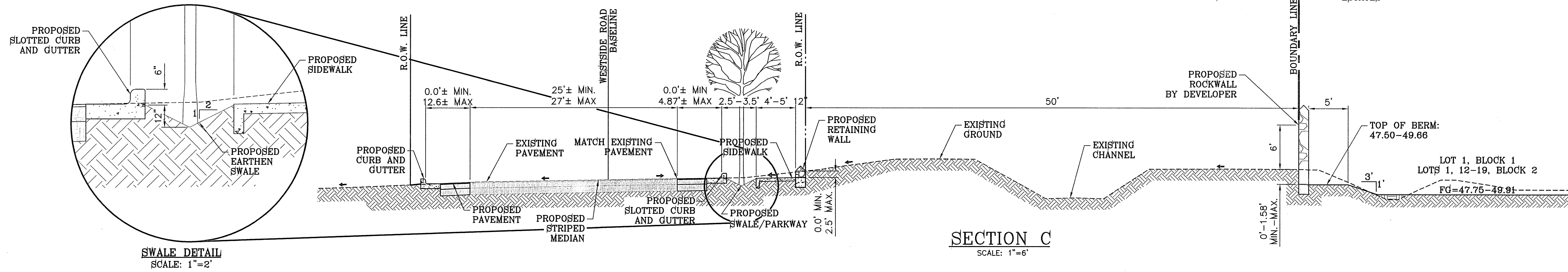
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

CONDE INC.
REGISTRATION No. F-2511
SHEET TITLE

GRADING PLAN
SHT 3 OF 37

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES.dwg 03-ARTCRAFT-GDPL PLOTTED ON Wednesday, April 11, 2012 1:47:32 PM BY OSCAR MEDINA

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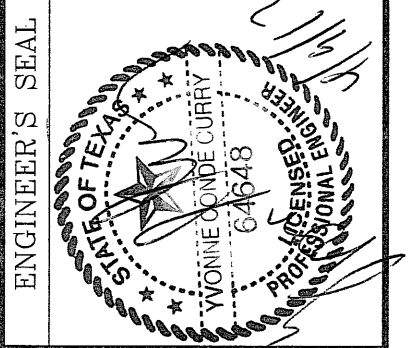
BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

DATE	REVISIONS	BY

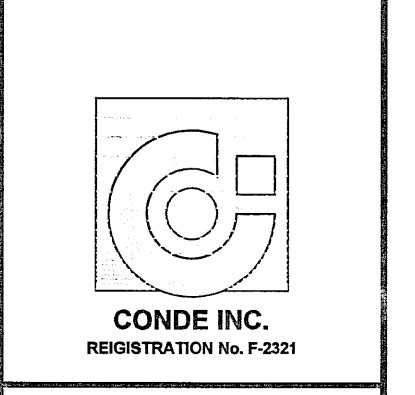
PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---

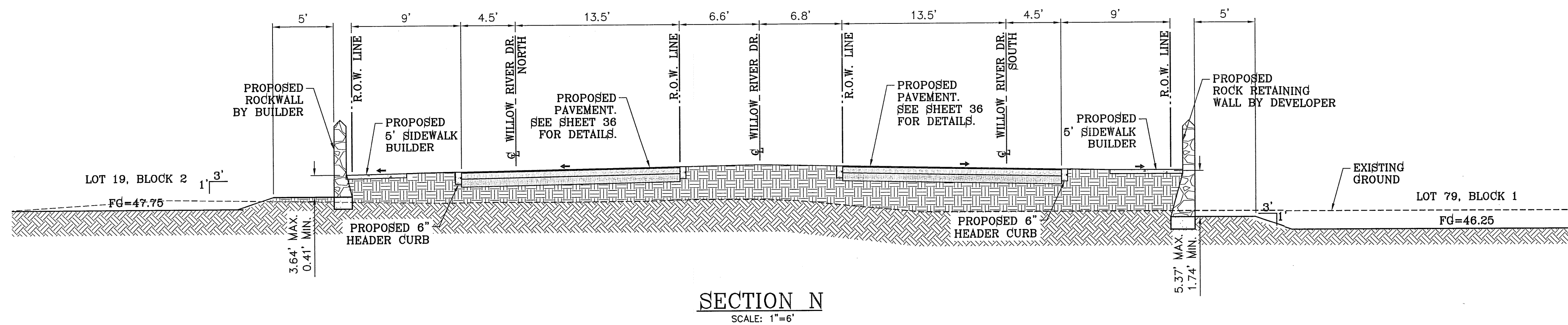
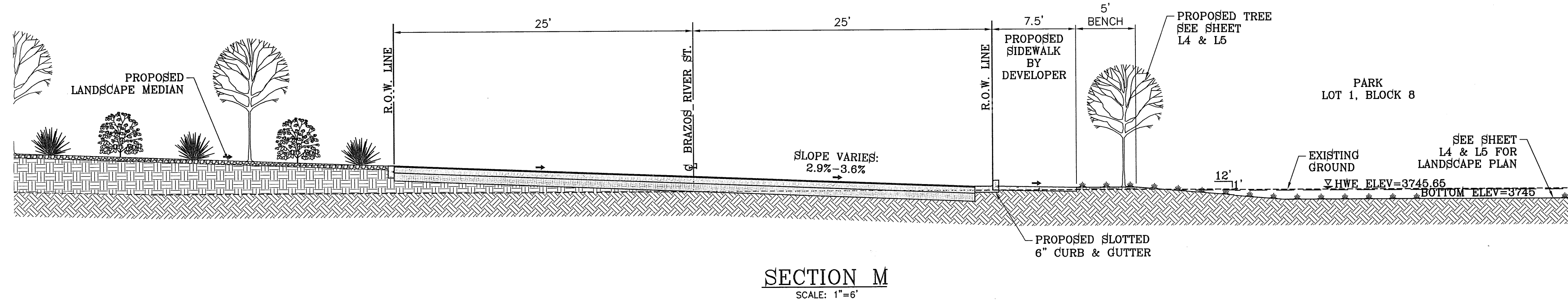
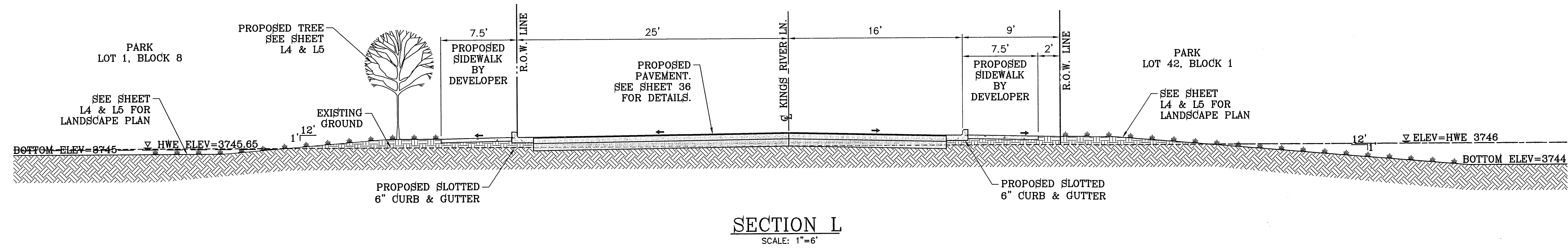
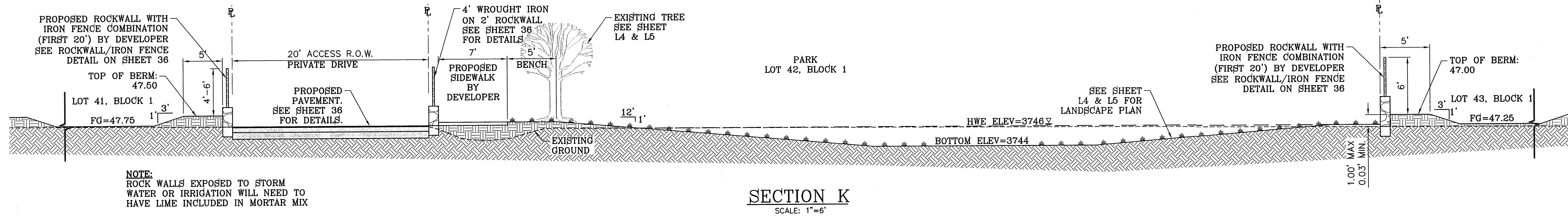
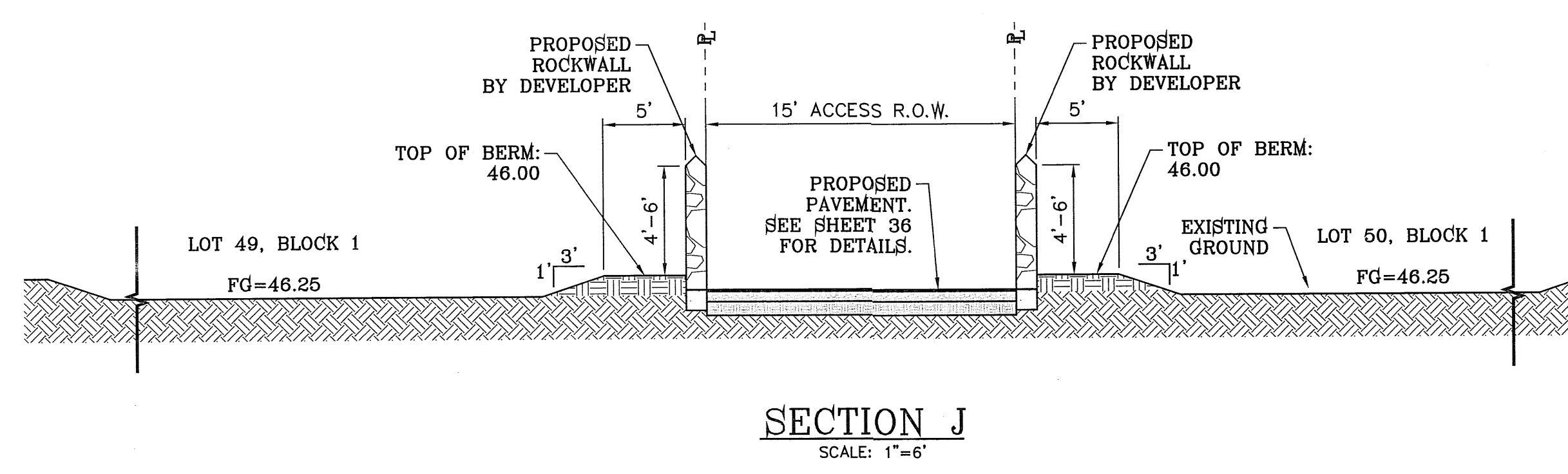
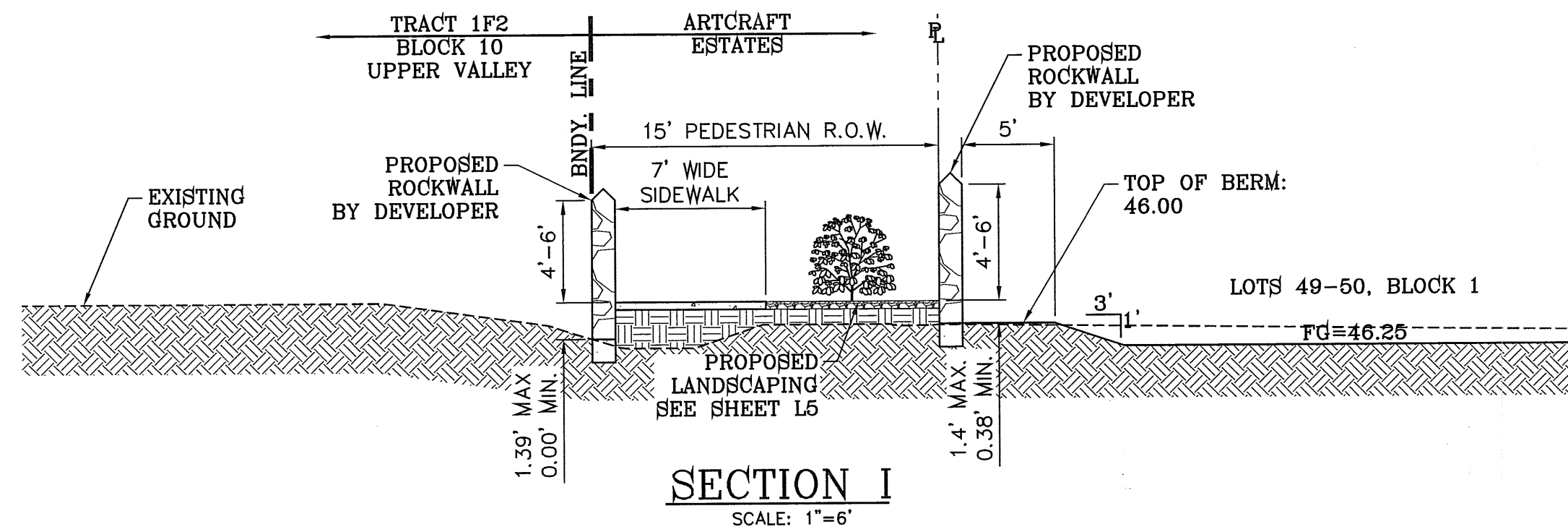
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286



FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg 04-ARTCRAFT-GSEC PLOTTED ON Thursday, April 05, 2012 3:07:36 PM BY OSCAR MEDINA



BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATA)
(SUBTRACT 35.83 FOR U.S.B.F.) ELEVATION: 3716.63 (U.S.B.F.)

DATE	REVISIONS	BY

PROJECT NAME
ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 2 AND 3, OF THE ARTCRAFT ESTATES, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: BFG
CHECKED BY: YC
JOB NO.: 110-16

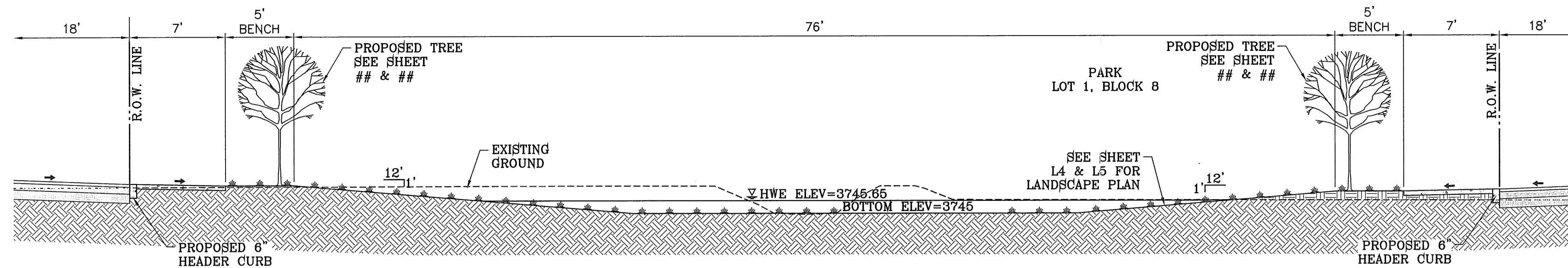
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

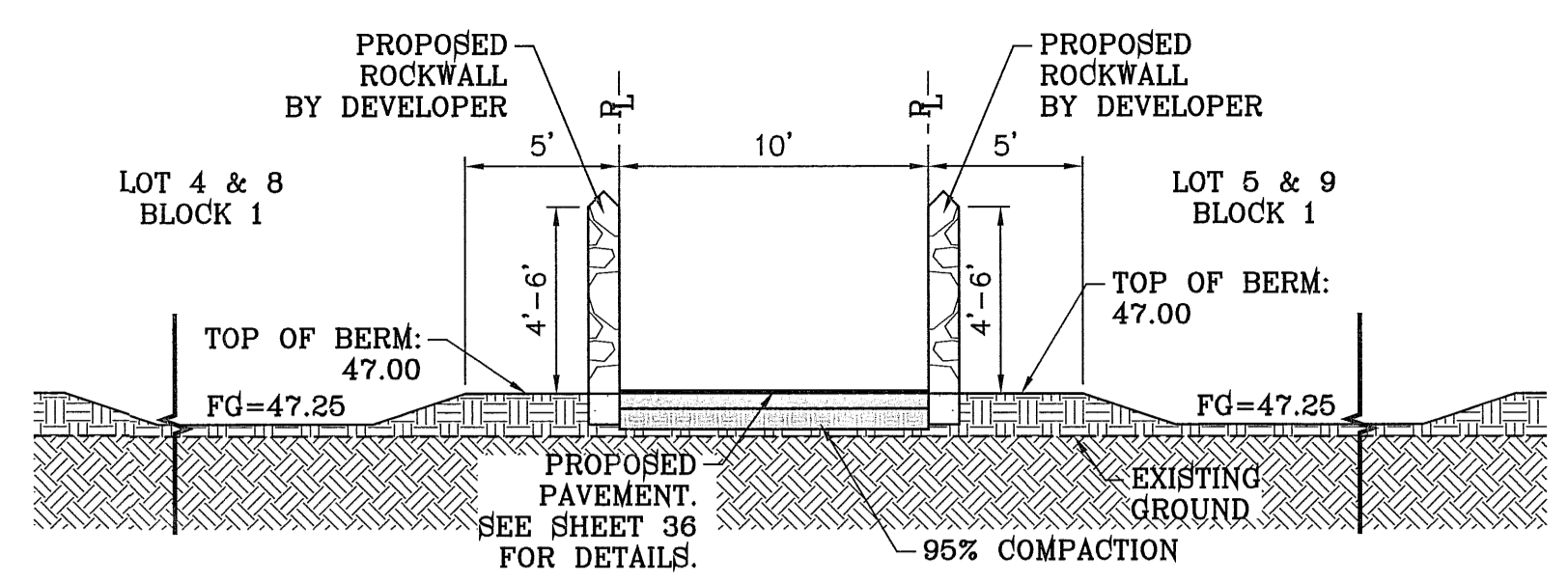
CONDE INC.
REGISTRATION No. P221

SHEET TITLE
GRADING SECTIONS

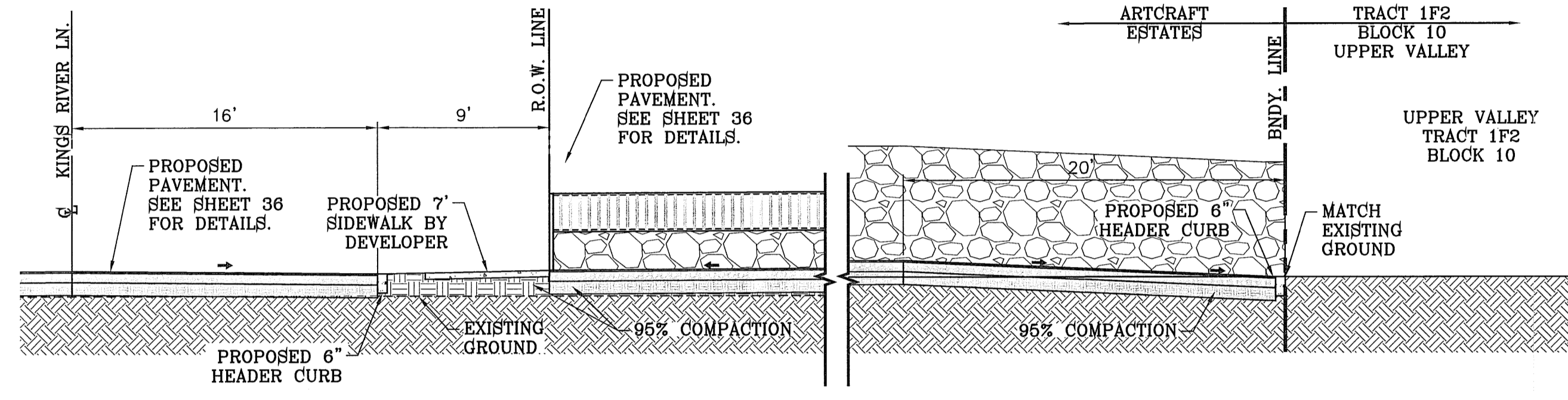
SHT 5 OF 37



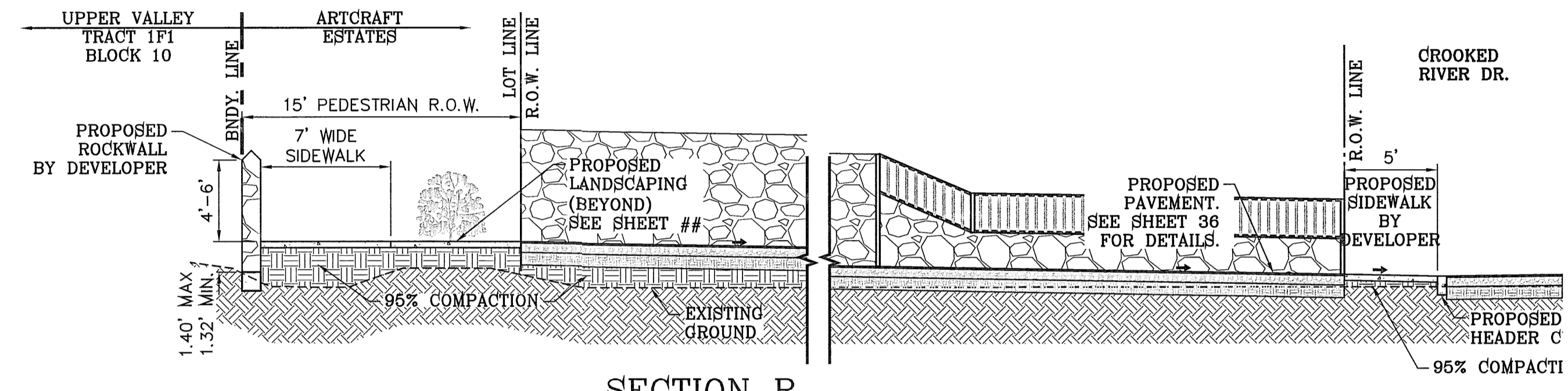
SECTION O
SCALE: 1"=6'



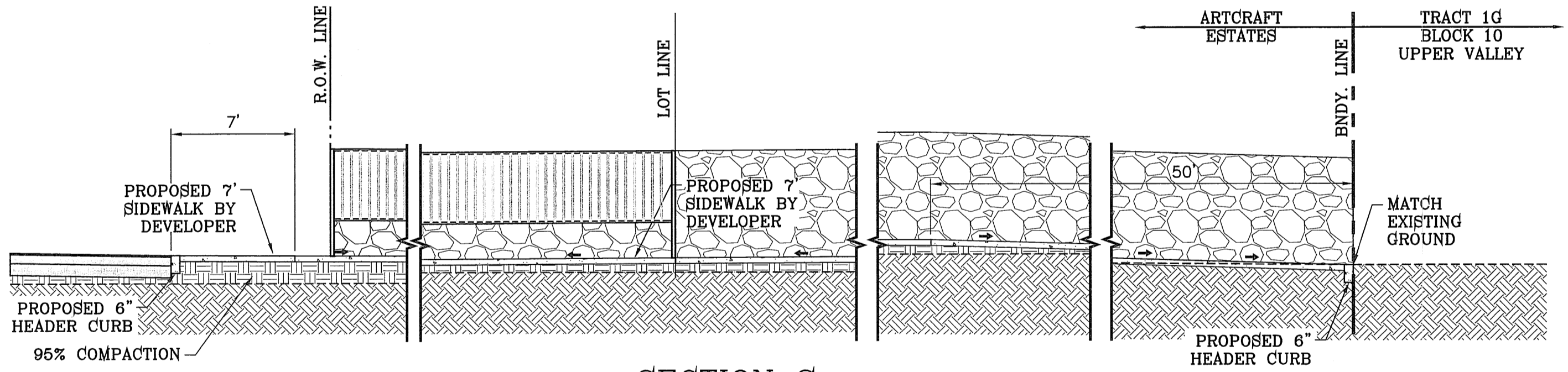
SECTION P
SCALE: 1"=6'



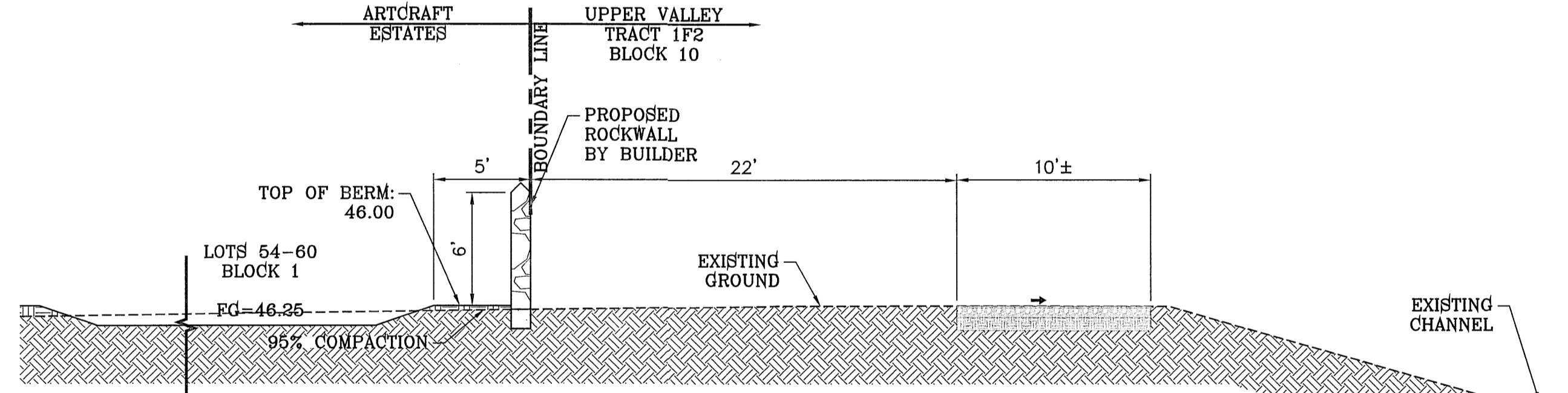
SECTION Q
SCALE: 1"=6'



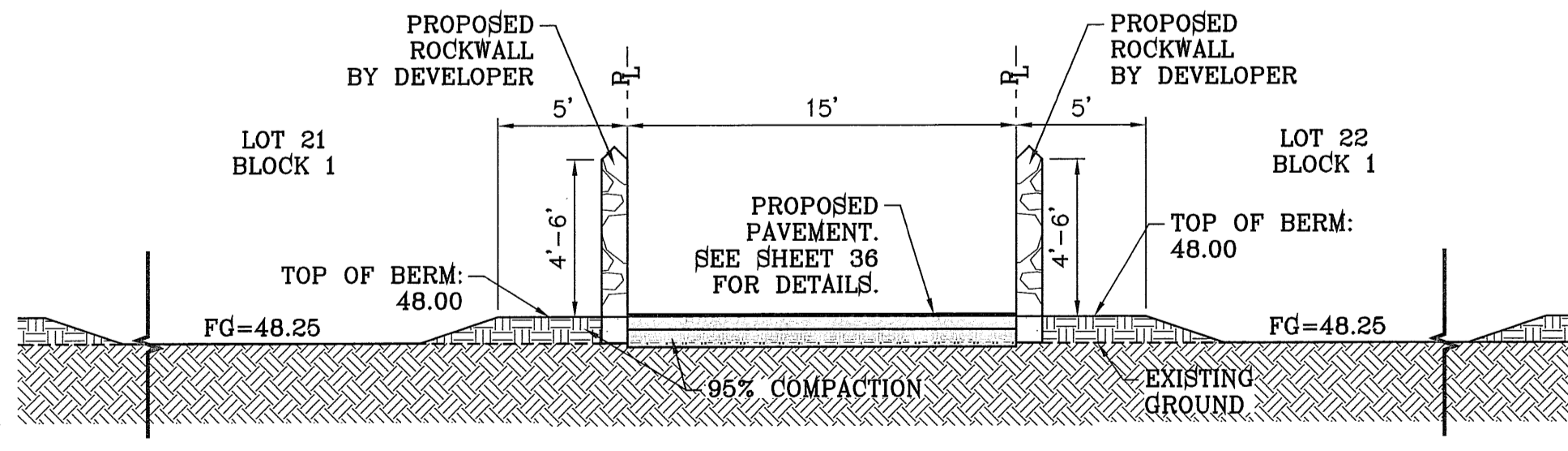
SECTION R
SCALE: 1"=6'



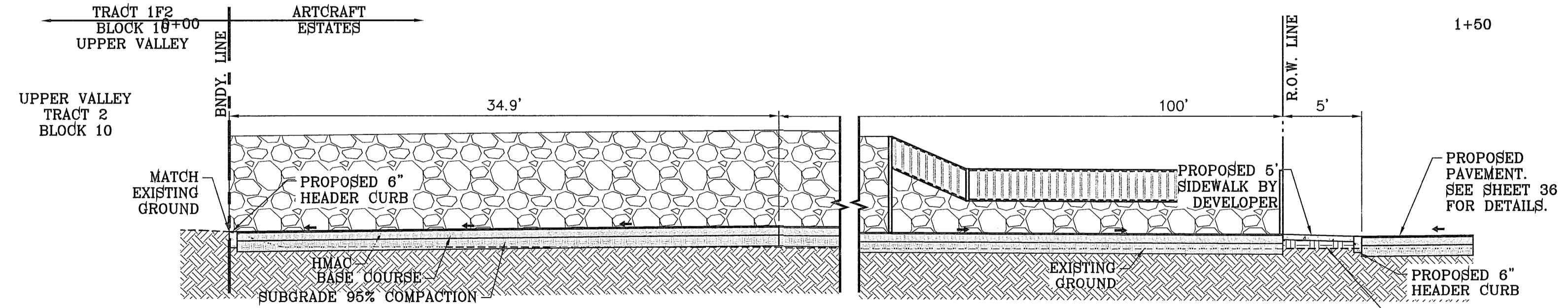
SECTION S
SCALE: 1"=6'



SECTION T
SCALE: 1"=6'



SECTION U
SCALE: 1"=6'



SECTION V
SCALE: 1"=6'

BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDEN LANE
ELEVATION: 9760.48 (CITY DATUM)
(SUBTRACT 33.63 FOR U.S.B.R.) ELEVATION: 9726.85 (U.S.B.R.)

REVISIONS	DATE	BY

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C AND PORTION OF TRACTS 1, 11L, AND 11K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

PROJECT NAME: ARTCRAFT ESTATES

SCALE: HORIZ: AS NOTED, VERT: ---

ENGINEER'S SEAL: [Seal]

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

REGISTRATION NO. F-2321

FILE LOCATION: s:\subdivisions\ARTCRAFT ESTATES\dwg\04-ARTCRAFT-GSEC PLOTTED ON Thursday, April 05, 2012 3:13:34 PM BY OSCAR MEDINA

ON SITE PONDING CALCULATIONS

Q = TOTAL RUNOFF IN ACRE-Feet
 A = 100% OF WATERSHED AREA IN ACRES
 R = RAINFALL IN INCHES
 C = RUNOFF FACTOR INCHES

$$Q = \frac{ARC}{12} = \frac{A(4)(0.5)^*}{12} = Q_c \text{ ac-ft}$$

10 YR. SILT & DEBRIS
 Q = 0.012 AC-FT/AC

DRAINAGE COMPUTATIONS

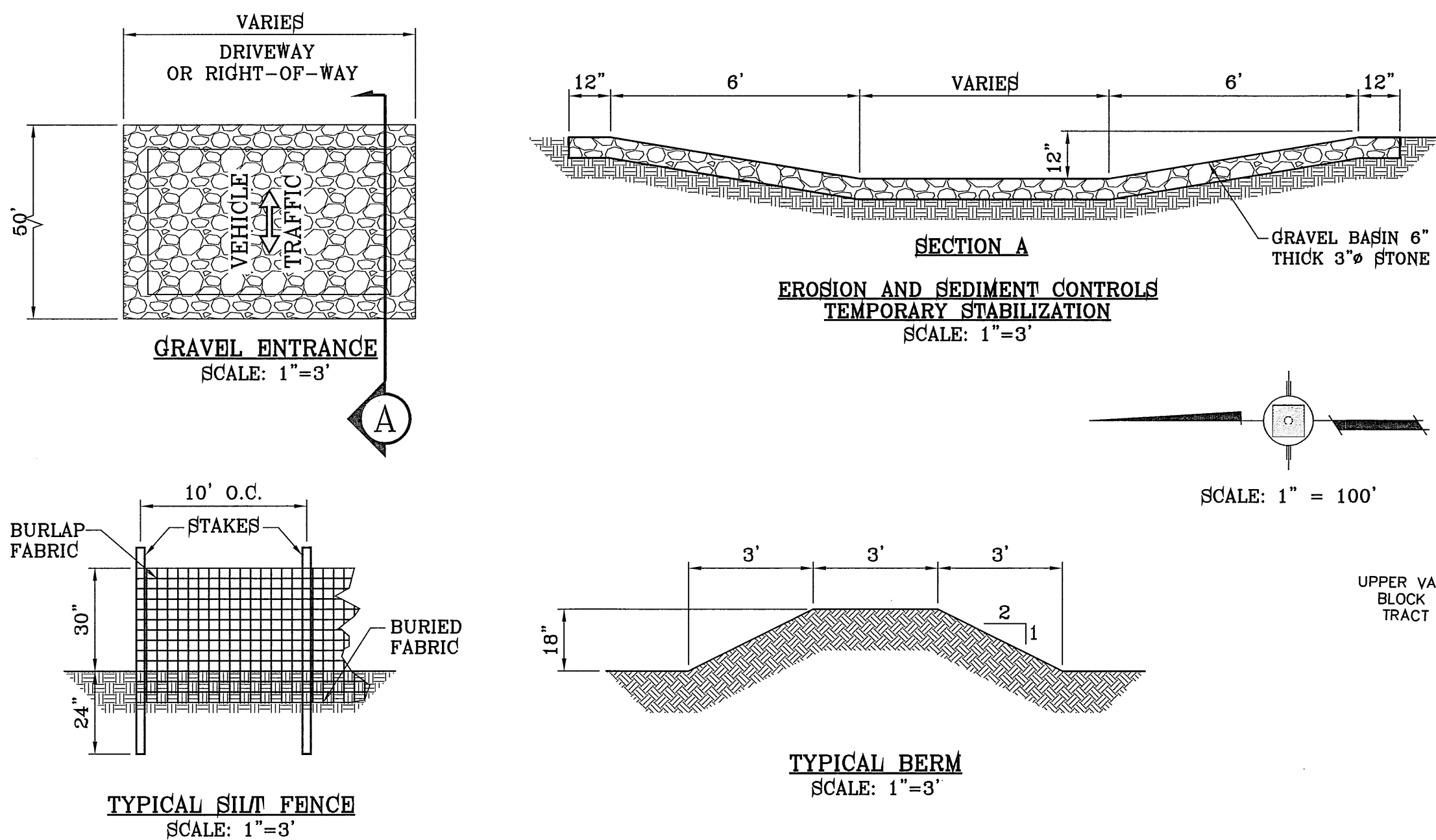
PAD AREA INCLUDES DRIVEWAY, SIDEWALK, BUILDING AND ALL IMPROVEMENTS ON SITE PONDING. SEE NOTE #6.

DRAINAGE COMPUTATIONS BASED ON 100 YEAR STORM

BLOCK NO.	LOT NO.	LOT AREA (AC)	LOT AREA (AC) x 100	STREET	PAD AREA (AC)	NET AREA (AC)	WEIGHTED COEFFICIENT	REQ'D. POND VOLUME (AC-FT)	REQ'D. POND DEPTH (FEET)	HIGH WATER ELEV.
1	1	0.2316	23.16	0.12	0.12	0.06	0.06	0.48	3747.11	
1	2	0.2298	22.98	0.11	0.11	0.06	0.06	0.47	3747.80	
1	3	0.2281	22.81	0.11	0.11	0.06	0.06	0.47	3747.47	
1	4	0.2263	22.63	0.11	0.11	0.06	0.06	0.47	3747.14	
1	5	0.2245	22.45	0.11	0.11	0.06	0.06	0.47	3746.81	
1	6	0.2227	22.27	0.11	0.11	0.06	0.06	0.47	3746.48	
1	7	0.2209	22.09	0.11	0.11	0.06	0.06	0.47	3746.15	
1	8	0.2191	21.91	0.11	0.11	0.06	0.06	0.47	3745.82	
1	9	0.2173	21.73	0.11	0.11	0.06	0.06	0.47	3745.49	
1	10	0.2155	21.55	0.11	0.11	0.06	0.06	0.47	3745.16	
1	11	0.2137	21.37	0.11	0.11	0.06	0.06	0.47	3744.83	
1	12	0.2119	21.19	0.11	0.11	0.06	0.06	0.47	3744.50	
1	13	0.2101	21.01	0.12	0.12	0.06	0.06	0.45	3747.45	
1	14	0.2083	20.83	0.12	0.12	0.06	0.06	0.45	3747.12	
1	15	0.2065	20.65	0.12	0.12	0.06	0.06	0.45	3746.79	
1	16	0.2047	20.47	0.12	0.12	0.06	0.06	0.45	3746.46	
1	17	0.2029	20.29	0.11	0.11	0.06	0.06	0.45	3746.13	
1	18	0.2011	20.11	0.11	0.11	0.06	0.06	0.45	3745.80	
1	19	0.1993	19.93	0.11	0.11	0.06	0.06	0.45	3745.47	
1	20	0.1975	19.75	0.12	0.12	0.06	0.06	0.47	3745.14	
1	21	0.1957	19.57	0.12	0.12	0.06	0.06	0.47	3744.81	
1	22	0.1939	19.39	0.12	0.12	0.06	0.06	0.47	3744.48	
1	23	0.1921	19.21	0.12	0.12	0.06	0.06	0.47	3744.15	
1	24	0.1903	19.03	0.10	0.10	0.07	0.05	0.50	3747.50	
1	25	0.1885	18.85	0.10	0.10	0.07	0.05	0.50	3747.17	
1	26	0.1867	18.67	0.10	0.10	0.07	0.05	0.50	3746.84	
1	27	0.1849	18.49	0.10	0.10	0.07	0.05	0.50	3746.51	
1	28	0.1831	18.31	0.10	0.10	0.07	0.05	0.50	3746.18	
1	29	0.1813	18.13	0.10	0.10	0.07	0.05	0.50	3745.85	
1	30	0.1795	17.95	0.10	0.10	0.07	0.05	0.50	3745.52	
1	31	0.1777	17.77	0.13	0.13	0.04	0.06	0.43	3748.93	
1	32	0.1759	17.59	0.09	0.09	0.08	0.06	0.33	3747.03	
1	33	0.1741	17.41	0.09	0.09	0.08	0.06	0.33	3746.70	
1	34	0.1723	17.23	0.10	0.10	0.07	0.05	0.48	3746.98	
1	35	0.1705	17.05	0.09	0.09	0.08	0.06	0.33	3746.65	
1	36	0.1687	16.87	0.10	0.10	0.07	0.05	0.48	3746.93	
1	37	0.1669	16.69	0.09	0.09	0.08	0.06	0.33	3746.60	
1	38	0.1651	16.51	0.09	0.09	0.08	0.06	0.33	3746.27	
1	39	0.1633	16.33	0.09	0.09	0.08	0.06	0.33	3745.94	
1	40	0.1615	16.15	0.09	0.09	0.08	0.06	0.33	3745.61	
1	41	0.1597	15.97	0.09	0.09	0.08	0.06	0.33	3745.28	
1	42	0.1579	15.79	0.09	0.09	0.08	0.06	0.33	3744.95	
1	43	0.1561	15.61	0.12	0.12	0.05	0.07	0.49	3745.49	
1	44	0.1543	15.43	0.12	0.12	0.05	0.07	0.49	3745.16	
1	45	0.1525	15.25	0.10	0.10	0.07	0.05	0.50	3744.83	
1	46	0.1507	15.07	0.10	0.10	0.07	0.05	0.50	3744.50	
1	47	0.1489	14.89	0.11	0.11	0.07	0.05	0.50	3744.17	
1	48	0.1471	14.71	0.13	0.13	0.05	0.06	0.44	3745.44	
1	49	0.1453	14.53	0.13	0.13	0.05	0.06	0.44	3745.11	
1	50	0.1435	14.35	0.13	0.13	0.05	0.06	0.44	3744.78	
1	51	0.1417	14.17	0.12	0.12	0.05	0.06	0.44	3744.45	
1	52	0.1399	13.99	0.12	0.12	0.05	0.06	0.44	3744.12	
1	53	0.1381	13.81	0.11	0.11	0.07	0.05	0.48	3744.79	
1	54	0.1363	13.63	0.11	0.11	0.07	0.05	0.48	3744.46	
1	55	0.1345	13.45	0.11	0.11	0.07	0.05	0.48	3744.13	
1	56	0.1327	13.27	0.09	0.09	0.08	0.06	0.33	3743.80	
1	57	0.1309	13.09	0.09	0.09	0.08	0.06	0.33	3743.47	
1	58	0.1291	12.91	0.09	0.09	0.08	0.06	0.33	3743.14	
1	59	0.1273	12.73	0.09	0.09	0.08	0.06	0.33	3742.81	
1	60	0.1255	12.55	0.09	0.09	0.08	0.06	0.33	3742.48	
1	61	0.1237	12.37	0.11	0.11	0.07	0.05	0.48	3743.15	
1	62	0.1219	12.19	0.11	0.11	0.07	0.05	0.48	3742.82	
1	63	0.1201	12.01	0.11	0.11	0.07	0.05	0.48	3742.49	
1	64	0.1183	11.83	0.10	0.10	0.07	0.05	0.50	3742.16	
1	65	0.1165	11.65	0.10	0.10	0.07	0.05	0.50	3741.83	
1	66	0.1147	11.47	0.10	0.10	0.07	0.05	0.50	3741.50	
1	67	0.1129	11.29	0.09	0.09	0.08	0.06	0.33	3741.17	
1	68	0.1111	11.11	0.09	0.09	0.08	0.06	0.33	3740.84	
1	69	0.1093	10.93	0.09	0.09	0.08	0.06	0.33	3740.51	
1	70	0.1075	10.75	0.09	0.09	0.08	0.06	0.33	3740.18	
1	71	0.1057	10.57	0.09	0.09	0.08	0.06	0.33	3739.85	
1	72	0.1039	10.39	0.09	0.09	0.08	0.06	0.33	3739.52	
1	73	0.1021	10.21	0.11	0.11	0.07	0.05	0.48	3740.19	
1	74	0.1003	10.03	0.11	0.11	0.07	0.05	0.48	3739.86	
1	75	0.0985	9.85	0.11	0.11	0.07	0.05	0.48	3739.53	
1	76	0.0967	9.67	0.10	0.10	0.07	0.05	0.50	3739.20	
1	77	0.0949	9.49	0.10	0.10	0.07	0.05	0.50	3738.87	
1	78	0.0931	9.31	0.10	0.10	0.07	0.05	0.50	3738.54	
1	79	0.0913	9.13	0.10	0.10	0.07	0.05	0.50	3738.21	
1	80	0.0895	8.95	0.10	0.10	0.07	0.05	0.50	3737.88	
1	81	0.0877	8.77	0.12	0.12	0.05	0.07	0.49	3742.42	
1	82	0.0859	8.59	0.12	0.12	0.05	0.07	0.49	3742.09	
1	83	0.0841	8.41	0.12	0.12	0.05	0.07	0.49	3741.76	
1	84	0.0823	8.23	0.12	0.12	0.05	0.07	0.49	3741.43	
1	85	0.0805	8.05	0.12	0.12	0.05	0.07	0.49	3741.10	
1	86	0.0787	7.87	0.10	0.10	0.07	0.05	0.50	3740.77	
1	87	0.0769	7.69	0.10	0.10	0.07	0.05	0.50	3740.44	
1	88	0.0751	7.51	0.10	0.10	0.07	0.05	0.50	3740.11	
1	89	0.0733	7.33	0.10	0.10	0.07	0.05	0.50	3739.78	
1	90	0.0715	7.15	0.10	0.10	0.07	0.05	0.50	3739.45	
1	91	0.0697	6.97	0.10	0.10	0.07	0.05	0.50	3739.12	
1	92	0.0679	6.79	0.10	0.10	0.07	0.05	0.50	3738.79	
1	93	0.0661	6.61	0.10	0.10	0.07	0.05	0.50	3738.46	
1	94	0.0643	6.43	0.10	0.10	0.07	0.05	0.50	3738.13	
1	95	0.0625	6.25	0.10	0.10	0.07	0.05	0.50	3737.80	
1	96	0.0607	6.07	0.10	0.10	0.07	0.05	0.50	3737.47	
1	97	0.0589	5.89	0.10	0.10	0.07	0.05	0.50	3737.14	
1	98	0.0571	5.71	0.10	0.10	0.07	0.05	0.50	3736.81	
1	99	0.0553	5.53	0.10	0.10	0.07	0.05	0.50	3736.48	
1	100	0.0535	5.35	0.10	0.10	0.07	0.05	0.50	3736.15	

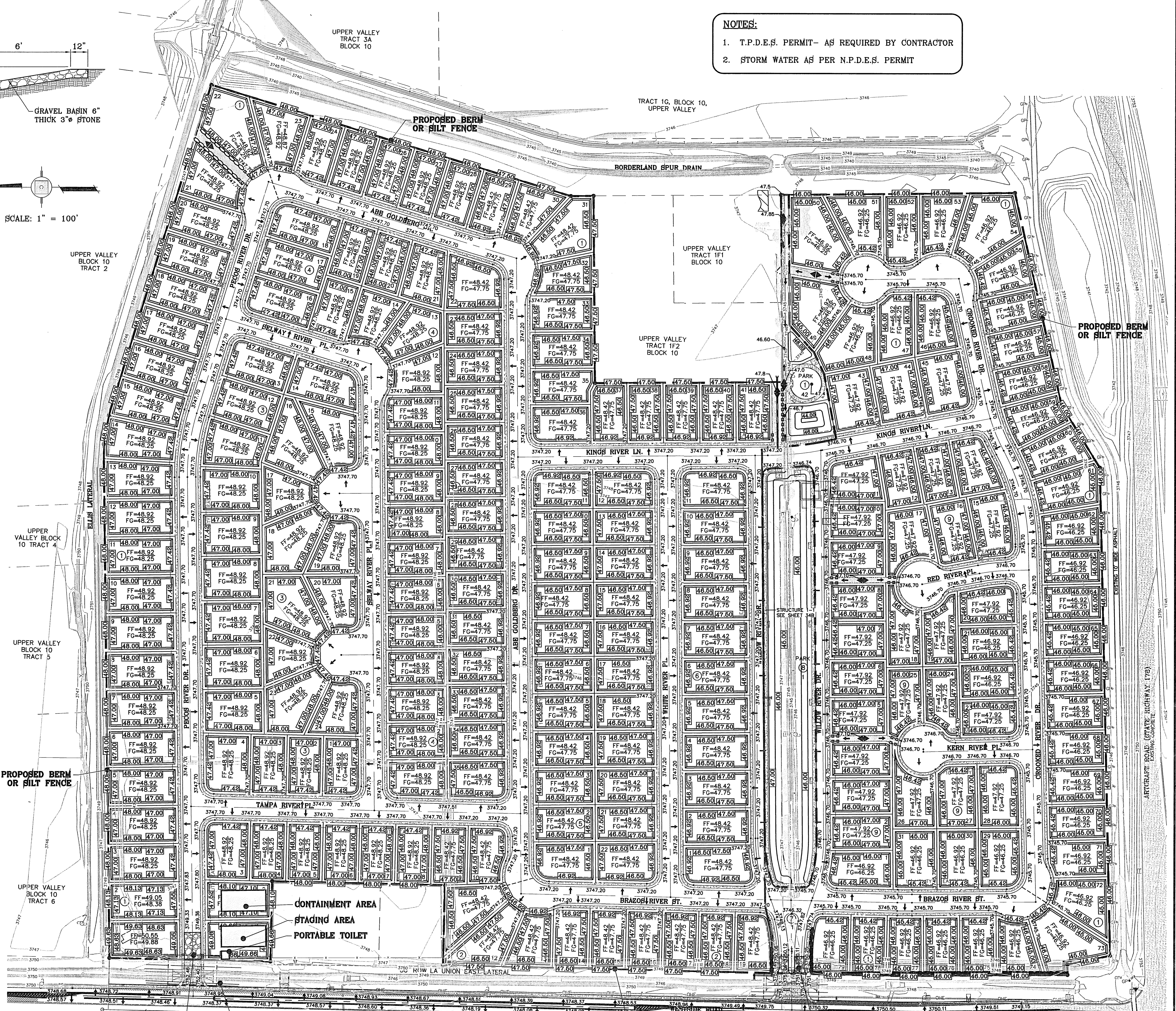
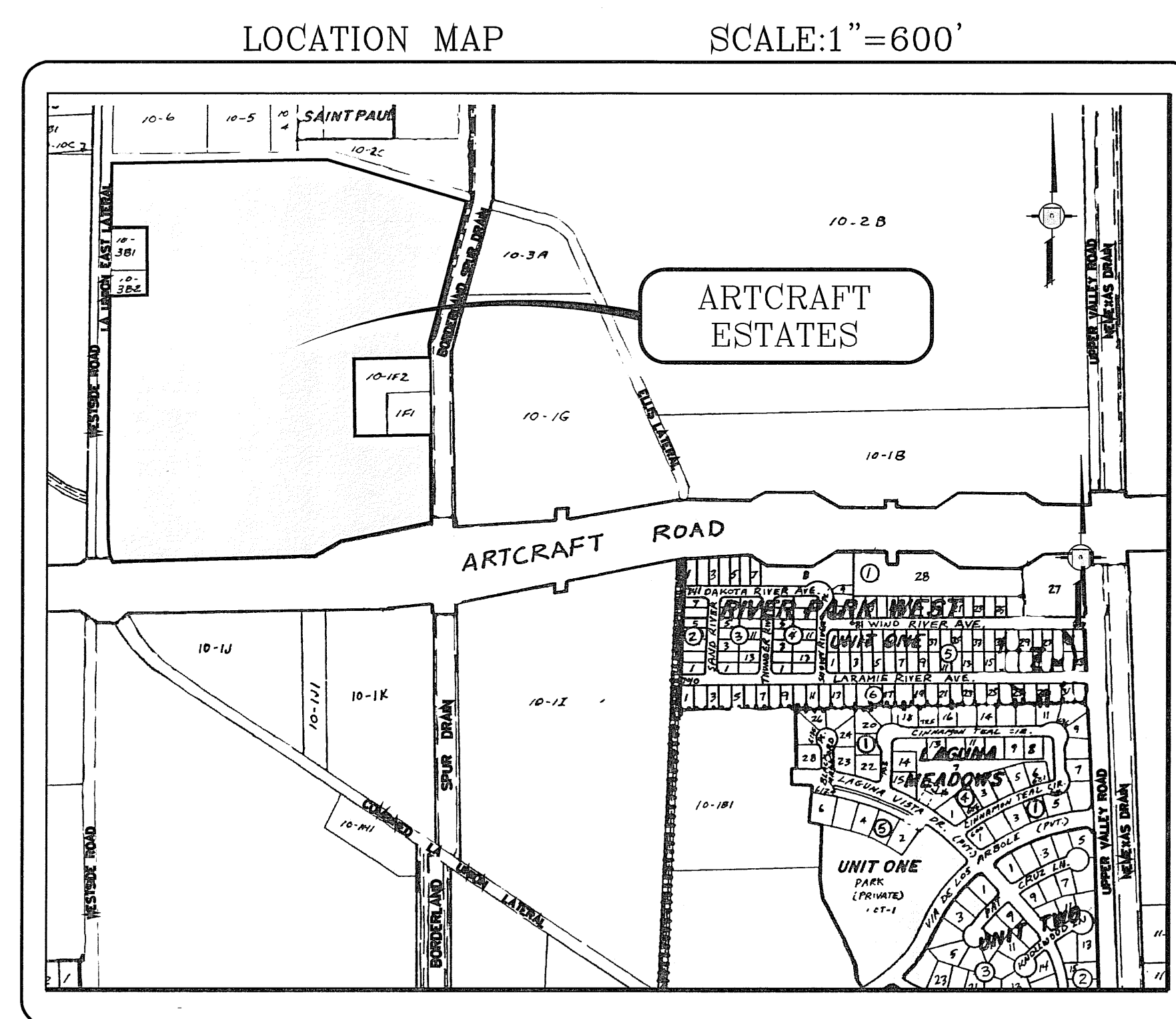
BLOCK NO.	LOT NO.	LOT AREA (AC)	LOT AREA (AC) x 100	STREET	PAD AREA (AC)	NET AREA (AC)	WEIGHTED COEFFICIENT	REQ'D. POND VOLUME (AC-FT)	REQ'D. POND DEPTH (FEET)	HIGH WATER ELEV.
4	1	0.1954	19.54	0.10	0.10	0.06	0.06	0.47	3747.75	
4	2	0.1936	19.36	0.09	0.09	0.08	0.06	0.33	3747.42	
4	3	0.1918	19.18	0.09	0.09	0.08	0.06	0.33	3747.09	
4	4	0.1900	19.00	0.09	0.09	0.08	0.06	0.33	3746.76	
4	5	0.1882	18.82	0.09	0.09	0.08	0.06	0.33	3746.43	
4	6	0.1864	18.64	0.09	0.09	0.08	0.06	0.33	3746.10	
4	7	0.1846	18.46	0.09	0.09	0.08	0.06	0.33	3745.77	
4	8	0.1828	18.28	0.09	0.09	0.08	0.06	0.33	3745.44	
4	9	0.1810	18.10	0.09	0.09	0.08	0.06	0.33	3745.11	
4	10	0.1792	17.92	0.09	0.09	0.08	0.06	0.33	3744.78	
4	11	0.1774	17.74	0.09	0.09	0.08	0.06	0.33	3744.45	
4	12	0.1756	17.56	0.09	0.09	0.08	0.06	0.33	3744.12	
4	13	0.1738	17.38	0.09	0.09	0.08	0.06	0.33	3743.79	
4	14	0.1720	17.20	0.09	0.09	0.08	0.06	0.33	3743.46	
4	15	0.1702	17.02	0.09	0.09	0.08	0.06	0.33	3743.13	
4	16	0.1684	16.84	0.09	0.09	0.08	0.06	0.33	3742.80	
4	17	0.1666	16.66	0.09	0.09	0.08	0.06	0.33	3742.47	
4	18	0.1648	16.48	0.09	0.09	0.08	0.06	0.33	3742.14	
4	19	0.1630	16.30	0.09	0.09	0.08	0.06	0.33	3741.81	
4	20	0.1612	16.12	0.09	0.09	0.08	0.06	0.33	3741.48	
4	21	0.1594	15.94	0.11	0.11	0.07	0.05	0.47	3	

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\03-ARTCRAFT-GDPL PLOTTED ON Wednesday, April 11, 2012 1:09:49 PM BY OSCAR MEDINA



STABILIZED ENTRANCE EROSION CONTROL NOTES

1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION CONTROL METHODS ARE INSPECTED ON A MONTHLY BASIS OR AFTER EVERY ERODIBLE RAINFALL (1/2" OR MORE). ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL SHALL BE MADE AT THE TIME.
5. A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.
6. SILT FENCE TO BE INSTALLED AND MAINTAINED ALONG THE PERIMETER OF THE PARK SITE UNTIL ALL ADJUTING RESIDENCES ARE DEVELOPED.



LEGEND

FF=00.67 FG=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR	○	PROPOSED ROCK WALL
00.00	PROPOSED SPOT ELEVATION	—	PROPOSED RETAINING WALL
◆	HIGH POINT	—	PROPOSED WROUGHT IRON FENCE
▼	LOW POINT	—	PROPOSED BERM OR SILT FENCE
—	EXISTING CONTOUR	Q	RUN-OFF QUANTITY (CUBIC Ft./Sec)
—	EXISTING SPOT ELEVATION	A	WATERSHED AREA (ACRES)
—	PROPOSED CONTOUR	→	DRAINAGE FLOW

NOTES:
1. T.P.D.E.S. PERMIT- AS REQUIRED BY CONTRACTOR
2. STORM WATER AS PER N.P.D.E.S. PERMIT

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

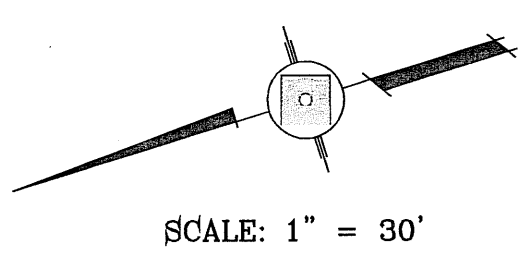
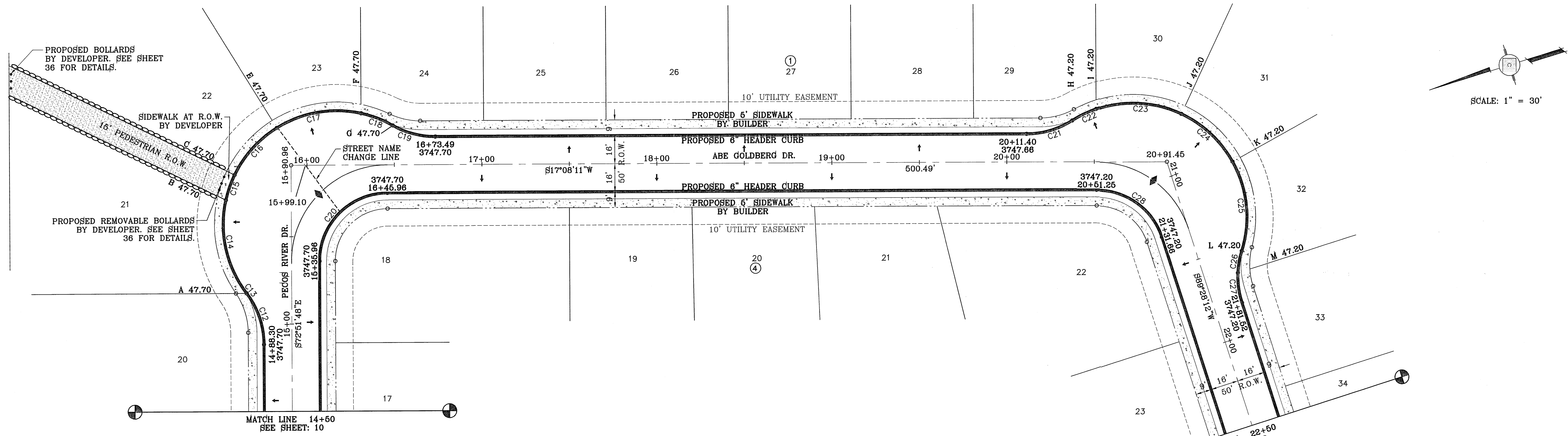
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
8080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

ENGINEER'S SEAL
SCALE: HORIZ: 1" = 100'
VERT: ---
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

STORMWATER POLLUTION PREVENTION PLAN

SHT 7 OF 37

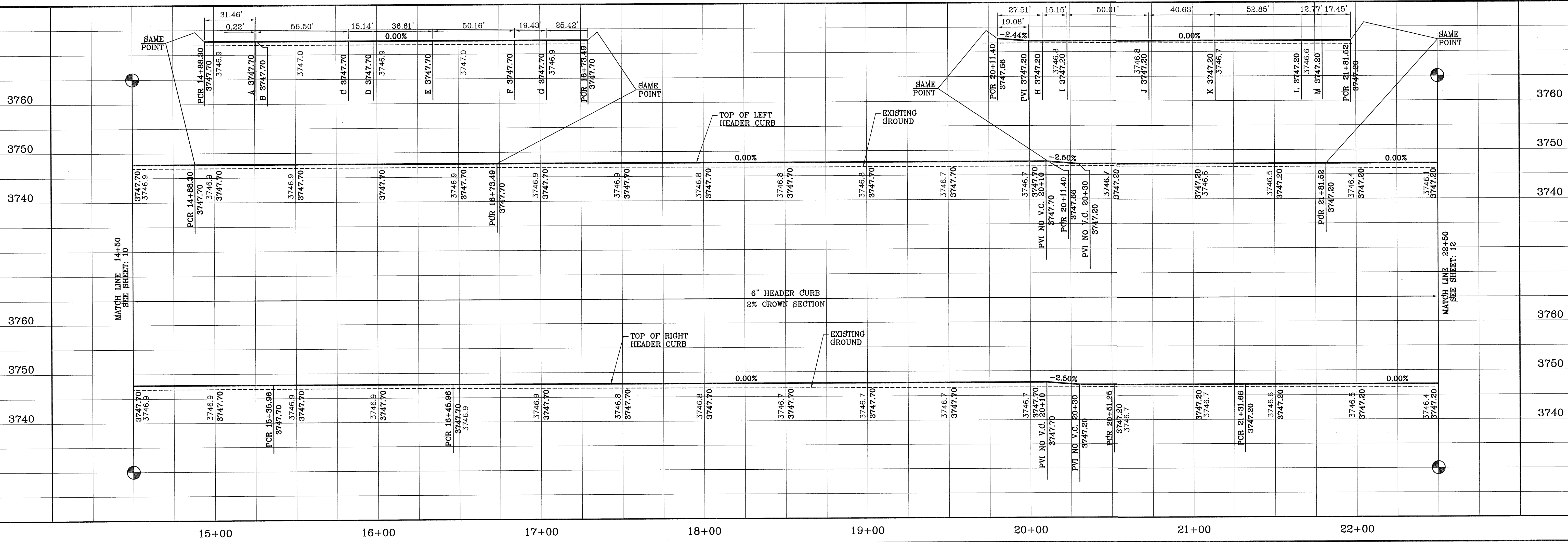
FILE LOCATION: S:_Subdivisions\ARTCRAFT ESTATES\dwg\05-ARTCRAFT-PP01-PECOS PLOTTED ON Wednesday, April 11, 2012 1:24:02 PM BY OSCAR MEDINA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	49.00'	31.46'	16.29'	30.92'	N88°44'44"E	36°46'55"
C13	49.00'	0.22'	0.11'	0.22'	N70°13'38"E	0°15'18"
C14	65.00'	56.50'	30.18'	54.74'	N84°59'53"W	49°48'17"
C15	65.00'	15.14'	7.60'	15.10'	N53°25'29"W	13°20'33"
C16	65.00'	36.61'	18.81'	36.13'	N30°37'02"W	32°16'21"
C17	65.00'	50.16'	26.40'	48.92'	N7°37'32"E	44°12'47"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	65.00'	19.43'	9.79'	19.36'	N38°17'47"E	17°07'43"
C19	49.00'	25.42'	13.00'	25.14'	S31°59'55"W	29°43'28"
C20	39.00'	61.26'	39.00'	55.15'	N27°51'49"W	89°59'59"
C21	49.00'	27.51'	14.13'	27.15'	S1°03'09"W	32°10'05"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C22	65.00'	15.15'	7.61'	15.12'	N8°21'15"W	13°21'16"
C23	65.00'	50.01'	26.32'	48.79'	N20°21'52"E	44°04'59"
C24	65.00'	40.63'	21.00'	39.97'	N60°18'49"E	35°48'54"
C25	65.00'	52.85'	27.98'	51.40'	S78°29'14"E	46°35'02"
C26	49.00'	12.77'	6.42'	12.73'	N62°39'37"W	14°55'48"
C27	49.00'	17.45'	8.82'	17.36'	N80°19'40"W	20°24'17"
C28	39.00'	49.24'	28.51'	46.03'	N53°18'11"E	72°20'01"



PROJECT NAME: ARTCRAFT ESTATES
 BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3760.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

DATE: _____ BY: _____
 REVISIONS: _____

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE: HORIZ: 1" = 30'
 VERT: 1" = 10'

DATE: MAY 2010
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 110-16

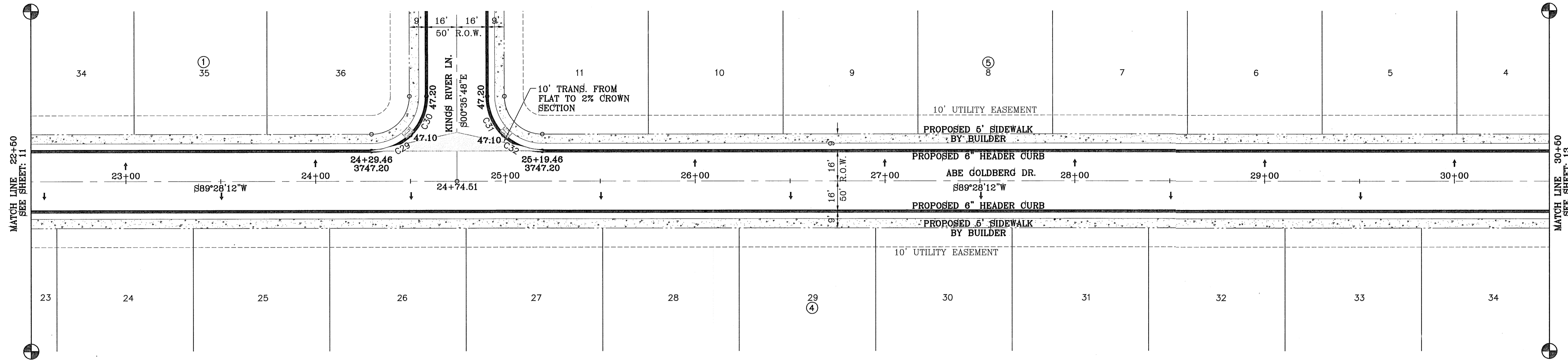
ENGINEER'S SEAL: [Seal]

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. SITE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 582-0283
 FAX: (915) 582-0286

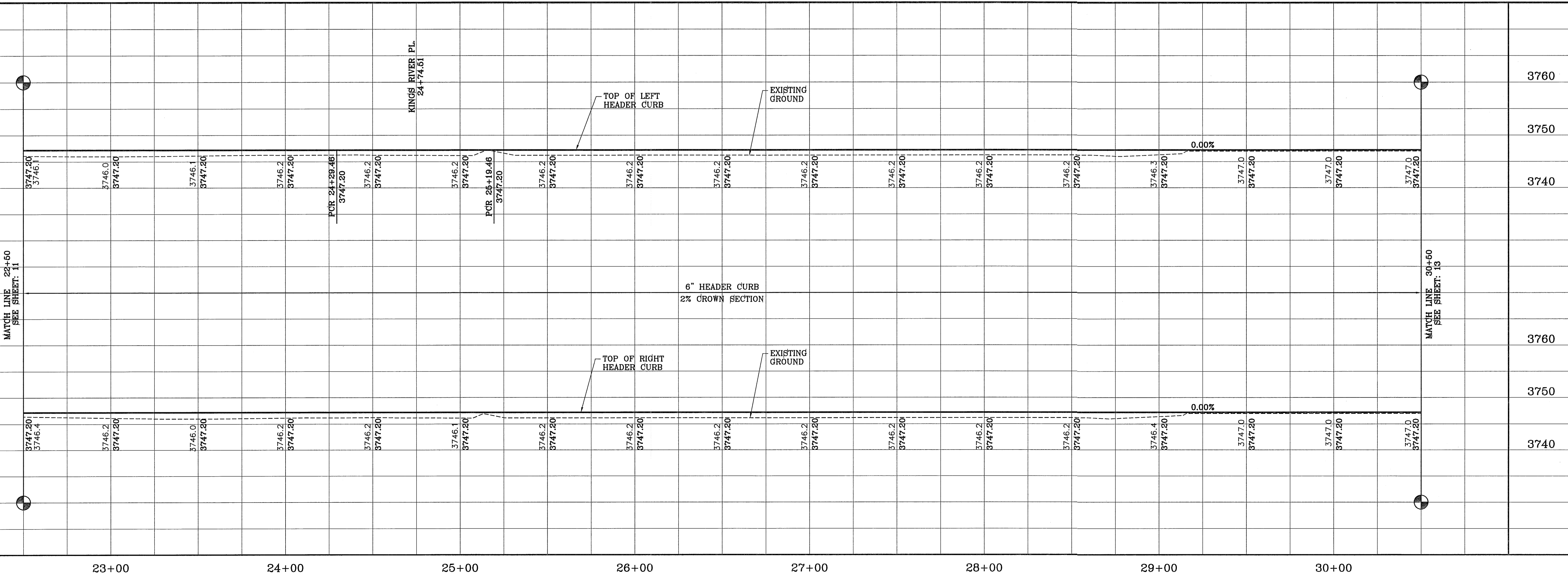
SHEET TITLE: STREET PLAN - PROFILE
 ABE GOLDBERG DR.

SHT 11 OF 37

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg_05-ARTCRAFT-PP01-PEGOS PLOTTED ON Wednesday, April 11, 2012 1:26:58 PM BY OSCAR MEDINA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C29	29.00'	22.79'	12.02'	22.21'	S66°57'19"W	45°01'47"
C30	29.00'	22.80'	12.02'	22.21'	S21°55'19"W	45°02'13"
C31	29.00'	22.76'	12.00'	22.18'	N23°04'55"W	44°58'13"
C32	29.00'	22.76'	12.00'	22.18'	N68°02'55"W	44°57'47"



PROJECT NAME: **ARTCRAFT ESTATES**
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

ENGINEER'S SEAL:

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

SHEET TITLE: **STREET PLAN - PROFILE**
ABE GOLDBERG DR.

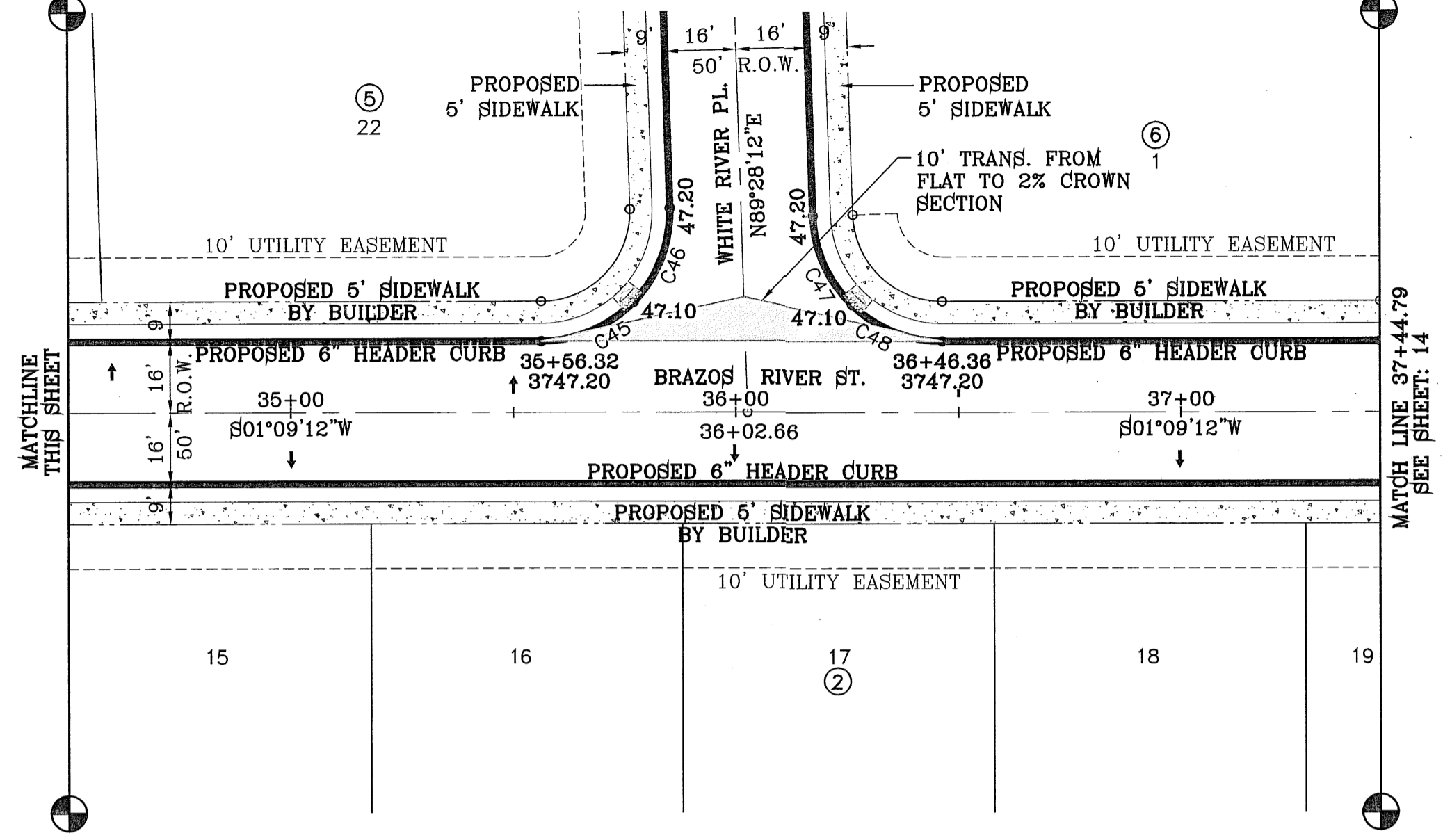
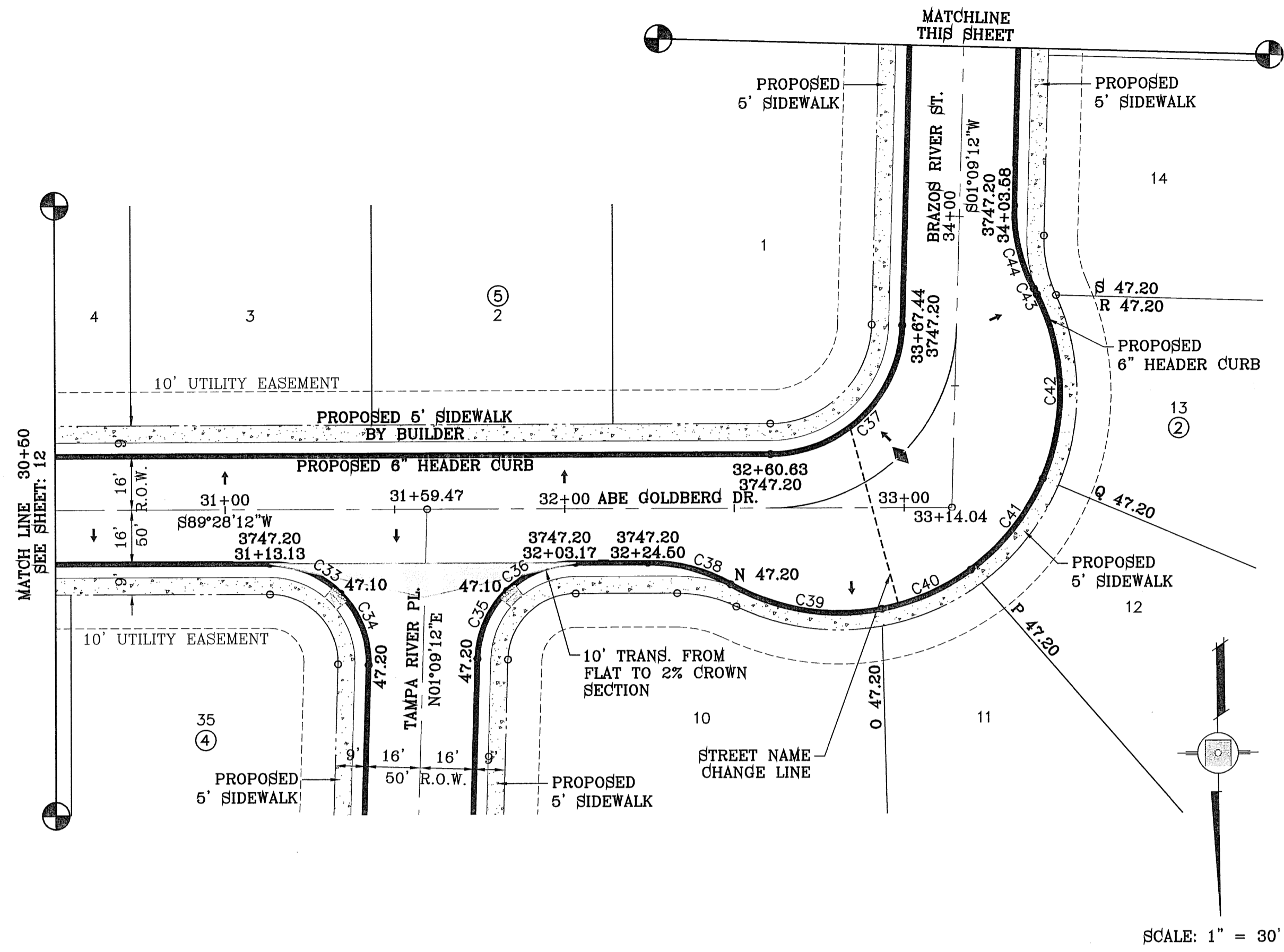
SHT 12 OF 37

SCALE: 1" = 30'
 HORIZ: 1" = 30'
 VERT: 1" = 10'

DATE: MAY 2010
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 110-16

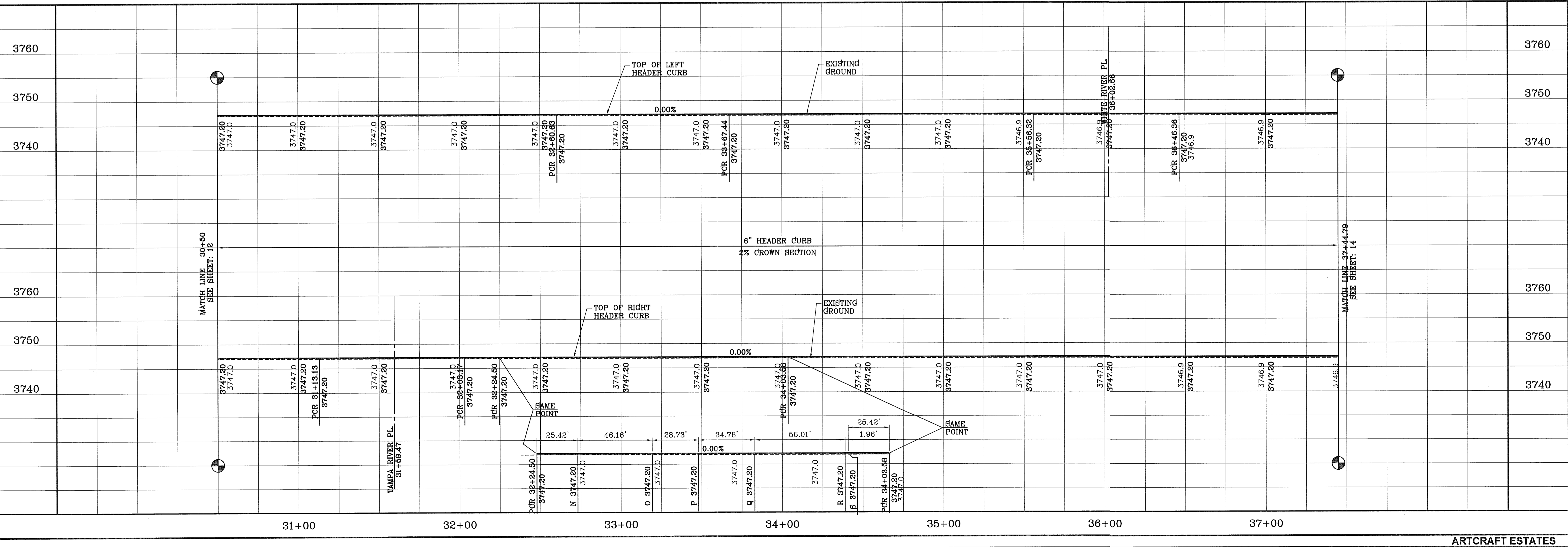
BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3750.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg_05-ARTCRAFT-PP01-PECOS PLOTTED ON Wednesday, April 11, 2012 1:44:13 PM BY OSCAR MEDINA



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"
C34	29.00'	23.20'	12.26'	22.59'	S21°46'03"E	45°50'30"
C35	29.00'	22.35'	11.76'	21.80'	N23°13'57"E	44°09'30"
C36	29.00'	22.35'	11.76'	21.80'	N67°23'27"E	44°09'30"
C37	39.00'	60.12'	37.87'	54.34'	S45°18'42"W	88°19'00"
C38	49.00'	25.42'	13.00'	25.14'	S75°40'04"E	29°43'28"
C39	65.00'	46.16'	24.10'	45.19'	N81°08'55"W	40°41'10"
C40	65.00'	28.73'	14.60'	28.50'	S65°50'44"W	25°19'31"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	65.00'	34.78'	17.82'	34.37'	S37°51'17"W	30°39'23"
C42	65.00'	56.01'	29.88'	54.29'	S2°09'30"E	49°22'12"
C43	65.00'	1.96'	0.98'	1.96'	S27°42'26"E	1°43'40"
C44	49.00'	25.42'	13.00'	25.14'	N13°42'32"W	29°43'28"
C45	29.00'	23.20'	12.26'	22.59'	S21°46'03"E	45°50'30"
C46	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"
C47	29.00'	22.35'	11.76'	21.80'	S67°23'27"W	44°09'30"
C48	29.00'	22.35'	11.76'	21.80'	S23°13'57"W	44°09'30"



SCALE: 1" = 30'

SCALE: 1" = 30'

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 93.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

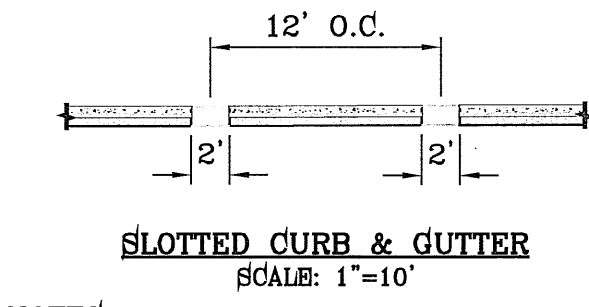
PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 81.46 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

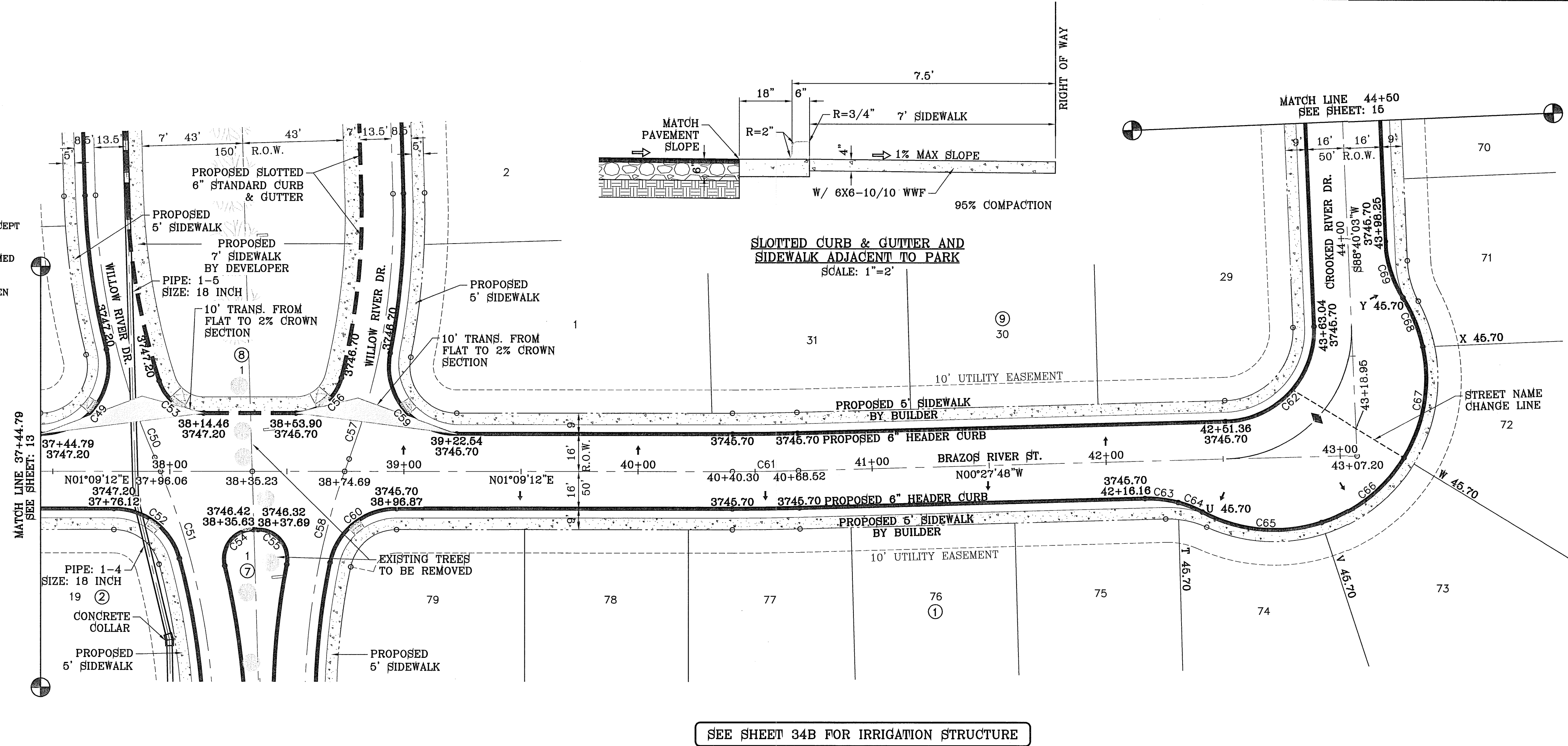
ENGINEER'S SEAL
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. SITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
STREET PLAN - PROFILE
ABE GOLDBERG DR.
SHT 13 OF 37
ARTCRAFT ESTATES

FILE LOCATION: S:\Subdivisions\ARTCRAFT-ESTATES\dwg\05-ARTCRAFT-PP01-PECO'S PLOTTED ON Thursday, April 05, 2012 3:25:44 PM BY OSCAR MEDINA

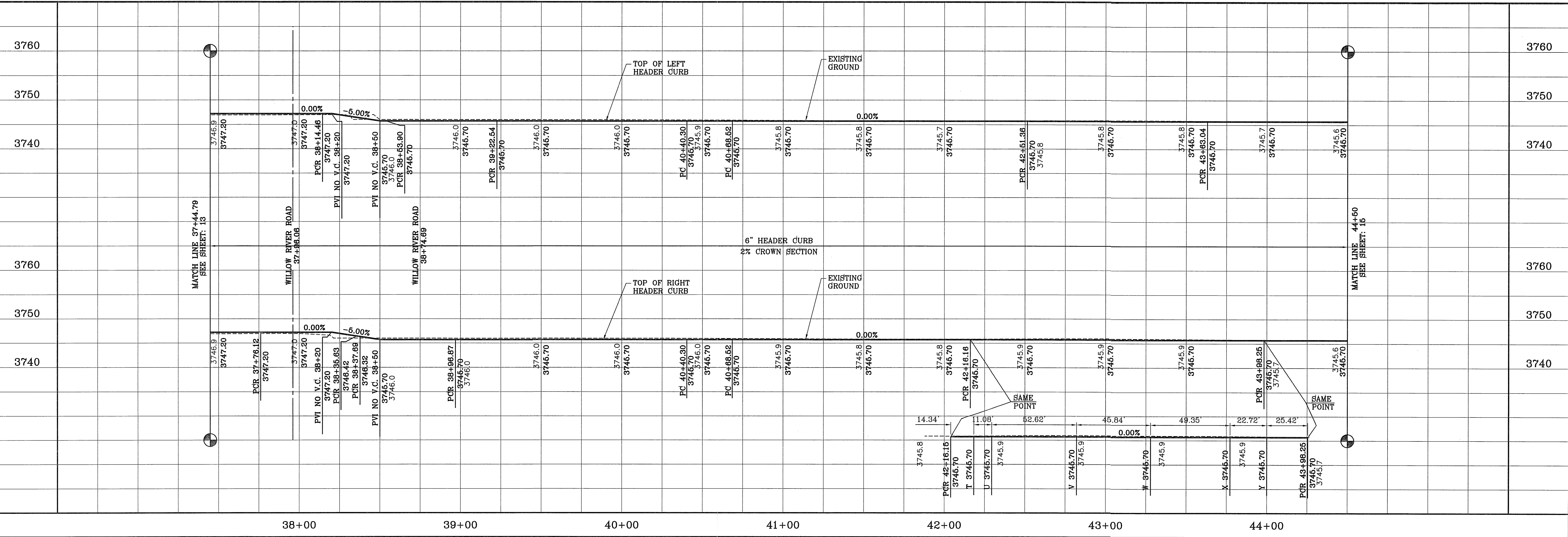


- NOTES:**
1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OR CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE)
 2. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 3. CONCRETE: CLASS "A" 3000 PSI.
 4. EXPANSION JOINTS REQUIRED AT 5' O.D. WHEN FORMING FOR CURBS.



CURVE TABLE

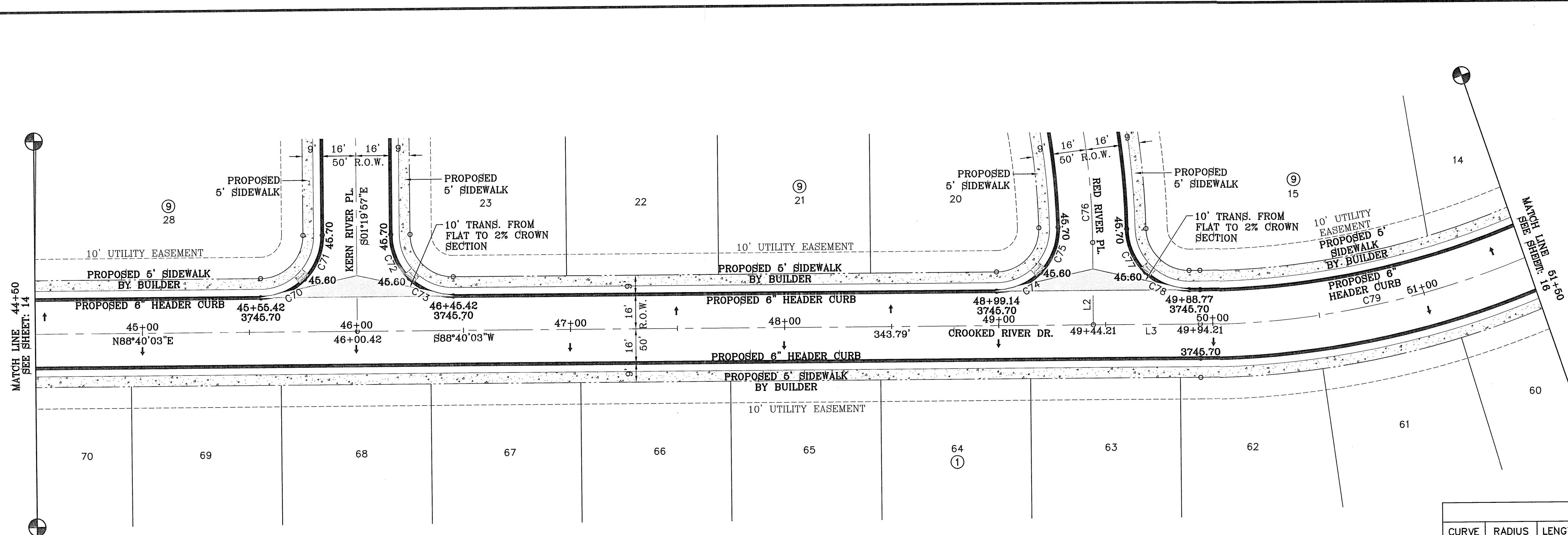
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C49	29.00'	52.74'	37.25'	45.77'	S50°56'38"E	104°11'40"
C50	300.00'	115.61'	58.53'	114.89'	S78°25'50"W	22°04'44"
C51	300.00'	115.61'	58.53'	114.89'	N78°25'50"E	22°04'44"
C52	29.00'	37.85'	22.16'	35.22'	N38°32'26"E	74°46'29"
C53	20.00'	25.18'	14.57'	23.55'	S37°13'05"W	72°07'47"
C54	12.50'	22.63'	15.93'	19.67'	N50°43'19"W	103°45'01"
C55	12.50'	22.02'	15.14'	19.28'	N51°36'53"E	100°55'21"
C56	20.00'	26.50'	15.60'	24.60'	S36°48'26"E	75°55'15"
C57	300.00'	115.61'	58.53'	114.89'	S79°29'26"E	22°04'44"
C58	300.00'	115.61'	58.53'	114.89'	N79°29'26"W	22°04'44"
C59	29.00'	51.23'	35.31'	44.82'	S51°45'28"W	101°12'33"
C60	29.00'	39.61'	23.59'	36.60'	N37°58'18"W	78°15'00"
C61	1000.00'	28.22'	14.11'	28.22'	S0°20'42"W	1°37'00"
C62	39.00'	61.85'	39.60'	55.57'	S45°53'53"E	90°52'09"
C63	49.00'	14.34'	7.22'	14.29'	N7°55'21"E	16°46'18"
C64	49.00'	11.08'	5.56'	11.05'	N22°47'05"E	12°57'10"
C65	65.00'	52.62'	27.85'	51.19'	S6°04'11"W	46°22'56"
C66	65.00'	45.84'	23.92'	44.90'	S37°19'32"E	40°24'31"
C67	65.00'	49.35'	25.93'	48.17'	S79°16'50"E	43°30'03"
C68	65.00'	22.72'	11.48'	22.60'	N68°57'22"E	20°01'33"
C69	49.00'	25.42'	13.00'	25.14'	S73°48'19"W	29°43'28"



ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3BIA, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

CONDE INC.
 ENGINEERING / PLANNING SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

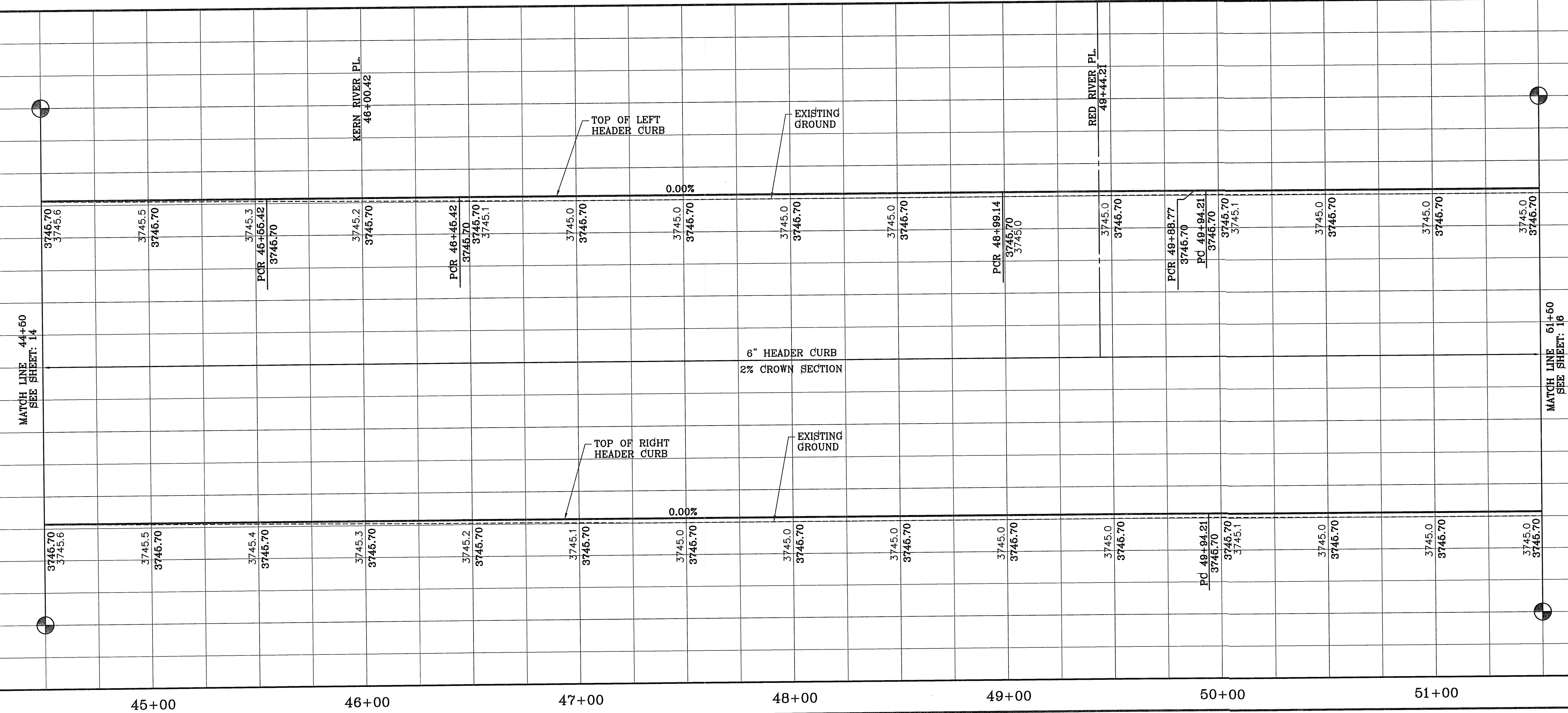
ARTCRAFT ESTATES
 SHT 14 OF 37



SCALE: 1" = 30'

LINE TABLE		
LINE	LENGTH	BEARING
L2	38.37	S119°57.08"E
L3	50.00	S88°40'02.92"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C70	29.00'	22.78'	12.01'	22.20'	N66°10'03"E	45°00'00"
C71	29.00'	22.78'	12.01'	22.20'	N21°10'03"E	45°00'00"
C72	29.00'	22.78'	12.01'	22.20'	S23°49'57"E	45°00'00"
C73	29.00'	22.78'	12.01'	22.20'	S68°49'57"E	45°00'00"
C74	29.00'	23.09'	12.20'	22.49'	N65°51'21"E	45°37'23"
C75	29.00'	23.09'	12.20'	22.49'	N20°13'58"E	45°37'23"
C76	350.00'	57.16'	28.64'	57.10'	N6°00'40"W	9°21'25"
C77	29.00'	22.53'	11.87'	21.97'	S24°33'15"E	44°31'08"
C78	29.00'	22.53'	11.87'	21.97'	S69°04'23"E	44°31'08"
C79	400.00'	188.39'	95.98'	186.66'	N75°10'30"E	26°59'07"



REVISIONS	
DATE	BY

ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1F, 3B, 3B1A, 3C, AND 3C, BLOCK 10, SURVEYED BY SURVEYOR K. J. BUCK FOR THE CITY OF EL PASO, COUNTY, TEXAS, CONTAINING: 61.46 ACRES

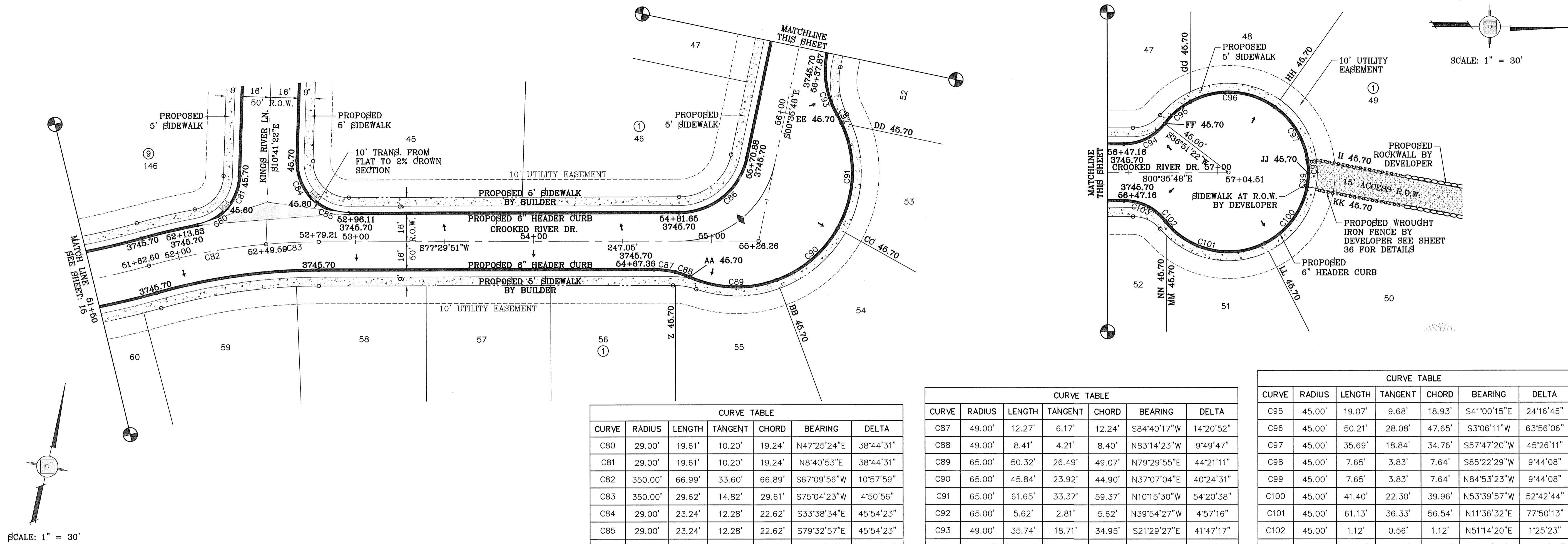
CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

CONDE INC.
 REGISTRATION No. F-2321

SHEET TITLE
STREET PLAN-PROFILE
CROOKED RIVER DR.

SHT 15 OF 37

FILE LOCATION: S:\Subdivisions\ARTCRAFT-ESTATES\dwg_05-ARTCRAFT-PP01-PECOS PLOTTED ON Thursday, April 05, 2012 3:30:04 PM BY OSCAR MEDINA



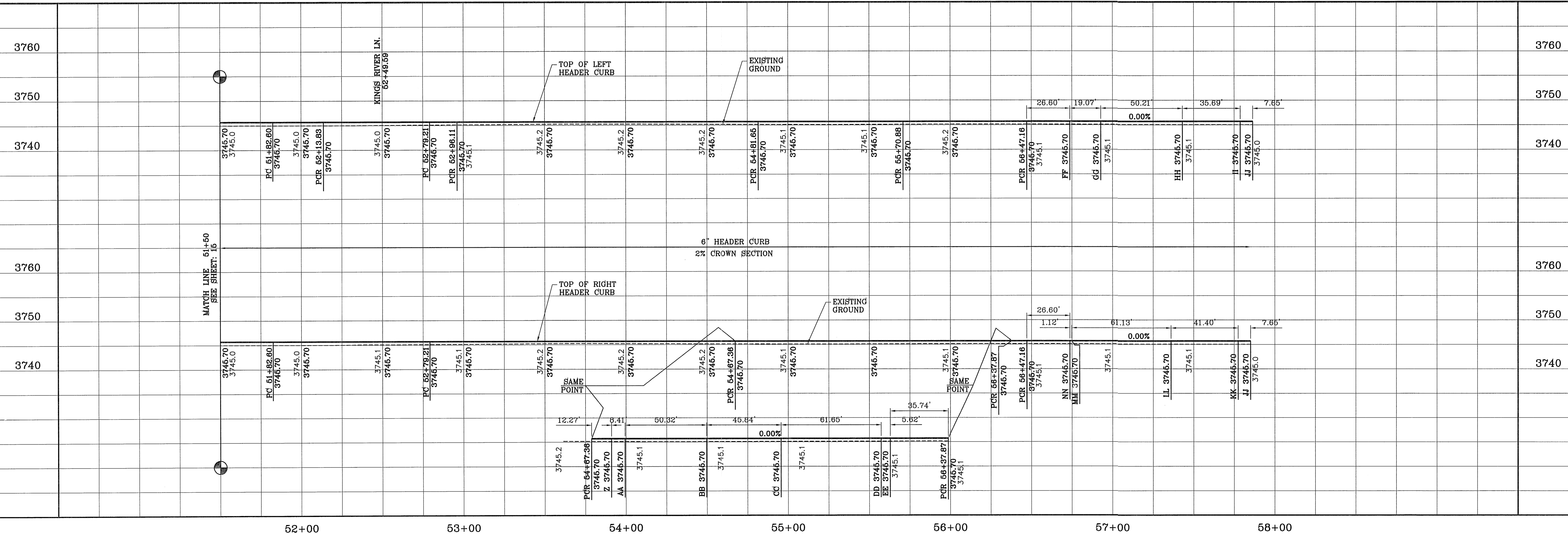
SCALE: 1" = 30'

SCALE: 1" = 30'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C80	29.00'	19.61'	10.20'	19.24'	N47°25'24"E	38°44'31"
C81	29.00'	19.61'	10.20'	19.24'	N8°40'53"E	38°44'31"
C82	350.00'	66.99'	33.60'	66.89'	S67°09'56"W	10°57'59"
C83	350.00'	29.62'	14.82'	29.61'	S75°04'23"W	4°50'56"
C84	29.00'	23.24'	12.28'	22.62'	S33°38'34"E	45°54'23"
C85	29.00'	23.24'	12.28'	22.62'	S79°32'57"E	45°54'23"
C86	39.00'	53.16'	31.63'	49.14'	N38°27'01"E	78°05'39"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C87	49.00'	12.27'	6.17'	12.24'	S84°40'17"W	14°20'52"
C88	49.00'	8.41'	4.21'	8.40'	N83°14'23"W	9°49'47"
C89	65.00'	50.32'	26.49'	49.07'	N79°29'55"E	44°21'11"
C90	65.00'	45.84'	23.92'	44.90'	N37°07'04"E	40°24'31"
C91	65.00'	61.65'	33.37'	59.37'	N10°15'30"W	54°20'38"
C92	65.00'	5.62'	2.81'	5.62'	N39°54'27"W	4°57'16"
C93	49.00'	35.74'	18.71'	34.95'	S21°29'27"E	41°47'17"
C94	29.00'	26.60'	14.32'	25.67'	N26°52'13"W	52°32'50"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C95	45.00'	19.07'	9.68'	18.93'	S41°00'15"E	24°16'45"
C96	45.00'	50.21'	28.08'	47.65'	S3°06'11"W	63°56'06"
C97	45.00'	35.69'	18.84'	34.76'	S57°47'20"W	45°26'11"
C98	45.00'	7.65'	3.83'	7.64'	S85°22'29"W	9°44'08"
C99	45.00'	7.65'	3.83'	7.64'	N84°53'23"W	9°44'08"
C100	45.00'	41.40'	22.30'	39.96'	N53°39'57"W	52°42'44"
C101	45.00'	61.13'	36.33'	56.54'	N11°36'32"E	77°50'13"
C102	45.00'	1.12'	0.56'	1.12'	N51°14'20"E	1°25'23"
C103	29.00'	26.60'	14.32'	25.67'	S25°40'37"W	52°32'50"



BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF
WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

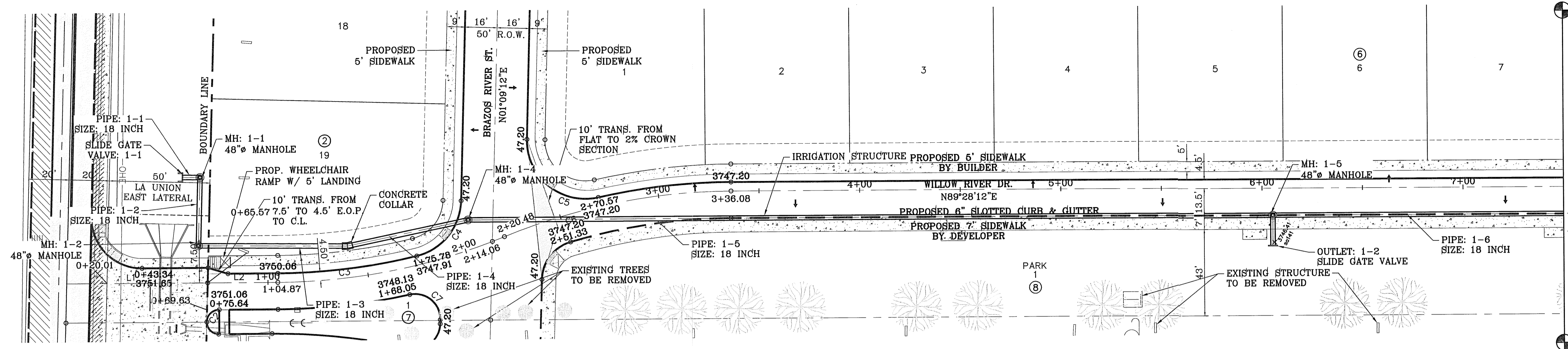
PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND
3C, AND PORTION OF TRACTS 1J, 1J1, AND
1K, BLOCK 10, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING: 61.48 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

ENGINEER'S SEAL
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

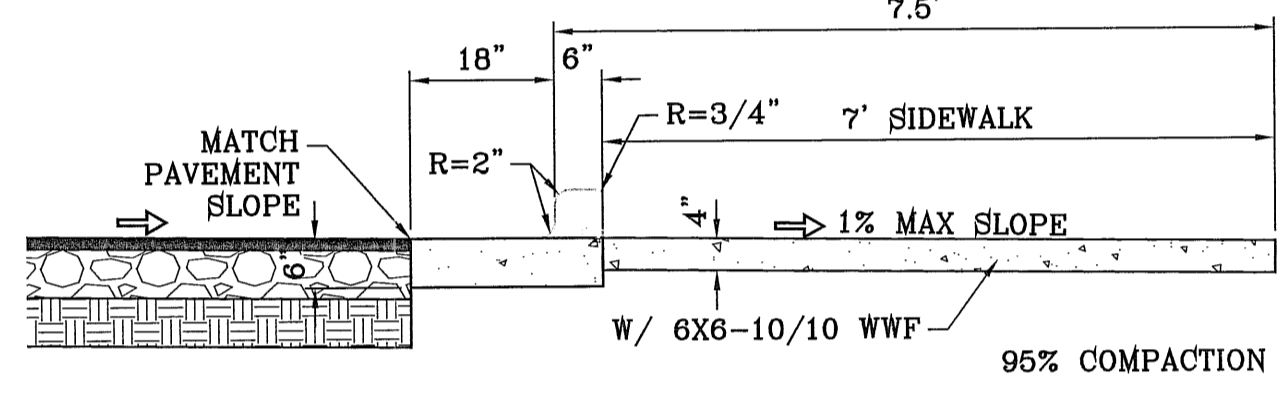
SHEET TITLE
**STREET
PLAN-PROFILE
CROOKED
RIVER DR.**

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\06-ARTCRAFT-PP02-WILLOW-N PLOTTED ON Thursday, April 05, 2012 3:31:45 PM BY OSCAR MEDINA

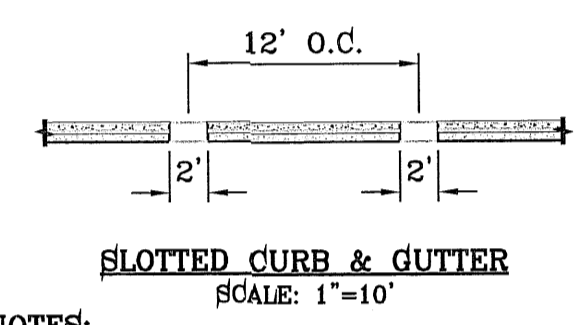


SCALE: 1" = 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.03	N89°28'11.92"E
L2	34.84	N89°28'11.92"E



SLOTTED CURB & GUTTER AND SIDEWALK ADJACENT TO PARK
SCALE: 1"=2'

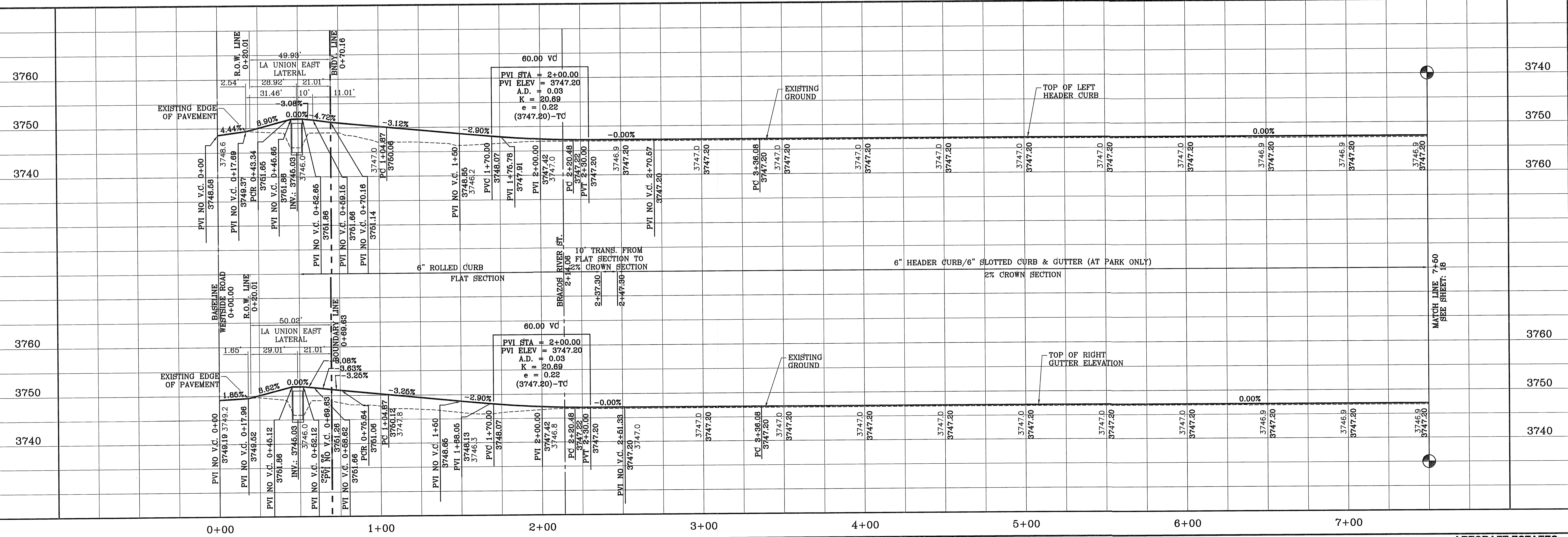


SLOTTED CURB & GUTTER
SCALE: 1"=10'

- NOTES:
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 - CONCRETE: CLASS "A" 3000 PSI.
 - EXPANSION JOINTS REQUIRED AT 6' O.D. WHEN FORMING FOR CURBS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	46.13'	29.58'	41.42'	N44°57'35"W	91°08'26"
C2	6.00'	9.61'	6.18'	8.61'	S45°18'42"W	91°41'00"
C3	300.00'	115.61'	58.53'	114.89'	N78°25'50"E	22°04'44"
C4	29.00'	37.85'	22.16'	35.22'	N38°32'26"E	74°46'29"
C5	29.00'	52.74'	37.25'	45.77'	S50°56'38"E	104°11'40"
C6	300.00'	115.61'	58.53'	114.89'	S78°25'50"W	22°04'44"
C7	12.50'	22.63'	15.93'	19.67'	N50°43'19"W	103°45'01"
C8	20.00'	25.18'	14.57'	23.55'	S37°13'05"W	72°07'47"

SEE SHEET 34B FOR IRRIGATION STRUCTURE



BENCHMARK

RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 35.83 FOR U.S.B.F) ELEVATION: 3716.63 (U.S.B.F.)

DATE	REVISIONS	BY

PROJECT NAME: ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 150, LOT 150, ALBUQUERQUE, TEXAS, CONTAINING: 61.46 ACRES

SCALE: HORIZ: 1" = 30', VERT: 1" = 10'

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: BFG
CHECKED BY: YC
JOB NO.: 110-16

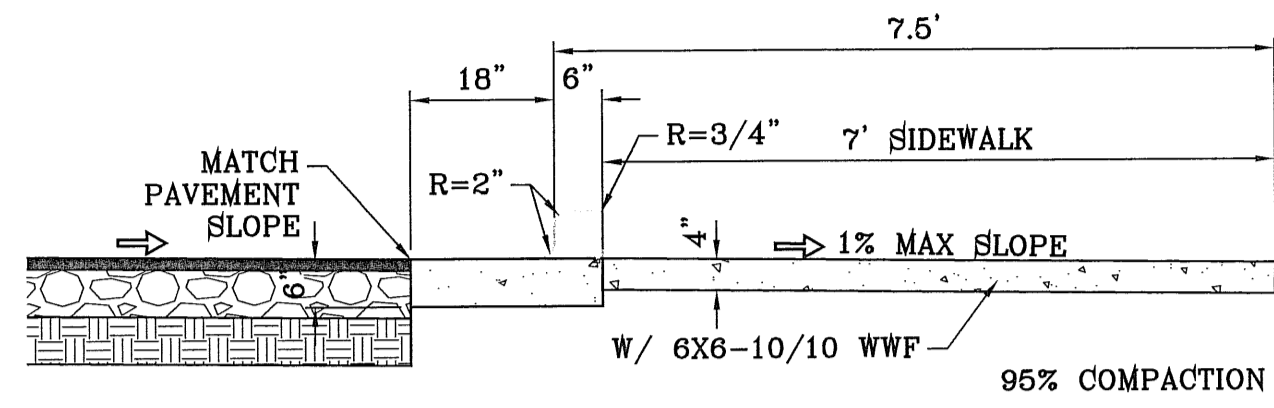
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. SITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE: STREET PLAN-PROFILE

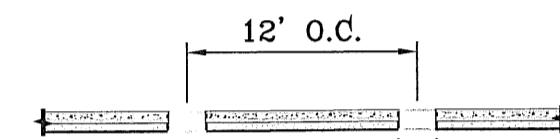
WILLOW RIVER DR.

SHT 17 OF 37

FILE LOCATION: s:_Subdivisions\ARTCRAFT ESTATES\dwg\09-ARTCRAFT-PP02-WILLOW-N PLOTTED ON Thursday, April 05, 2012 3:32:59 PM BY OSCAR MEDINA



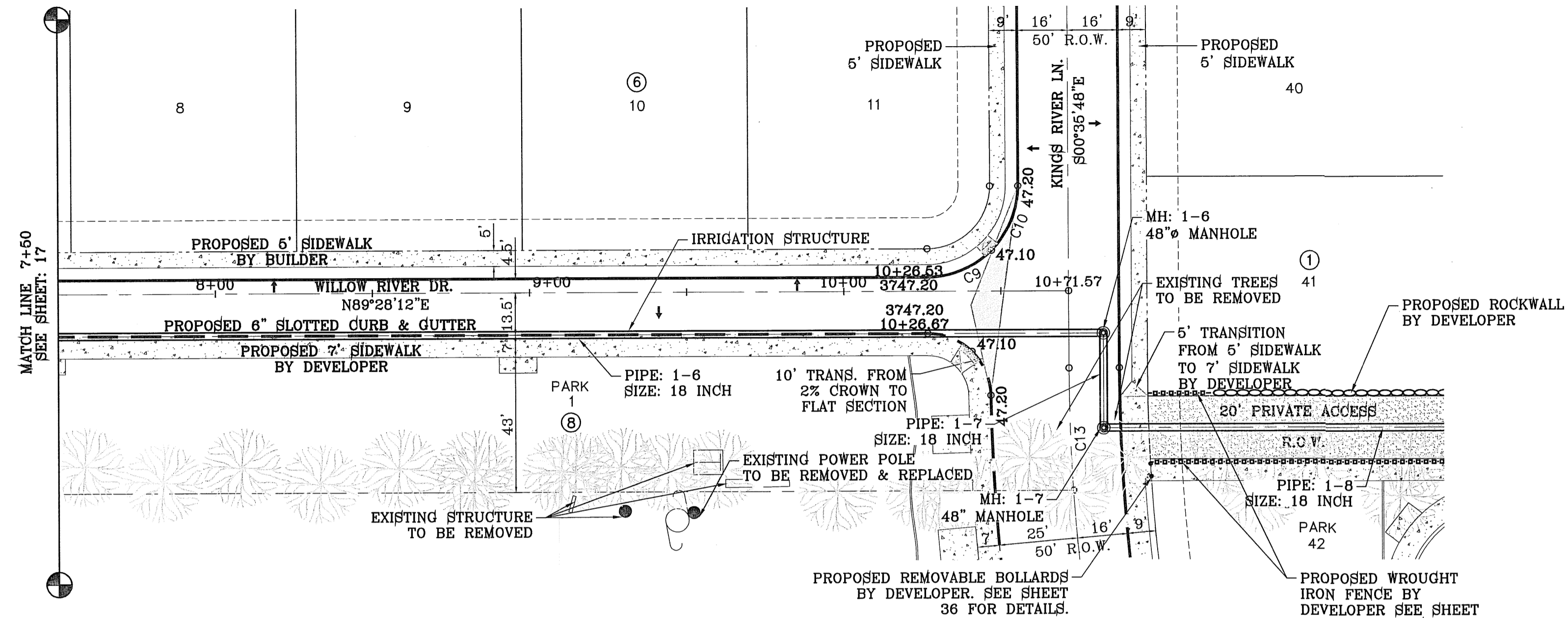
SLOTTED CURB & GUTTER AND SIDEWALK ADJACENT TO PARK
SCALE: 1"=2'



SLOTTED CURB & GUTTER
SCALE: 1"=10'

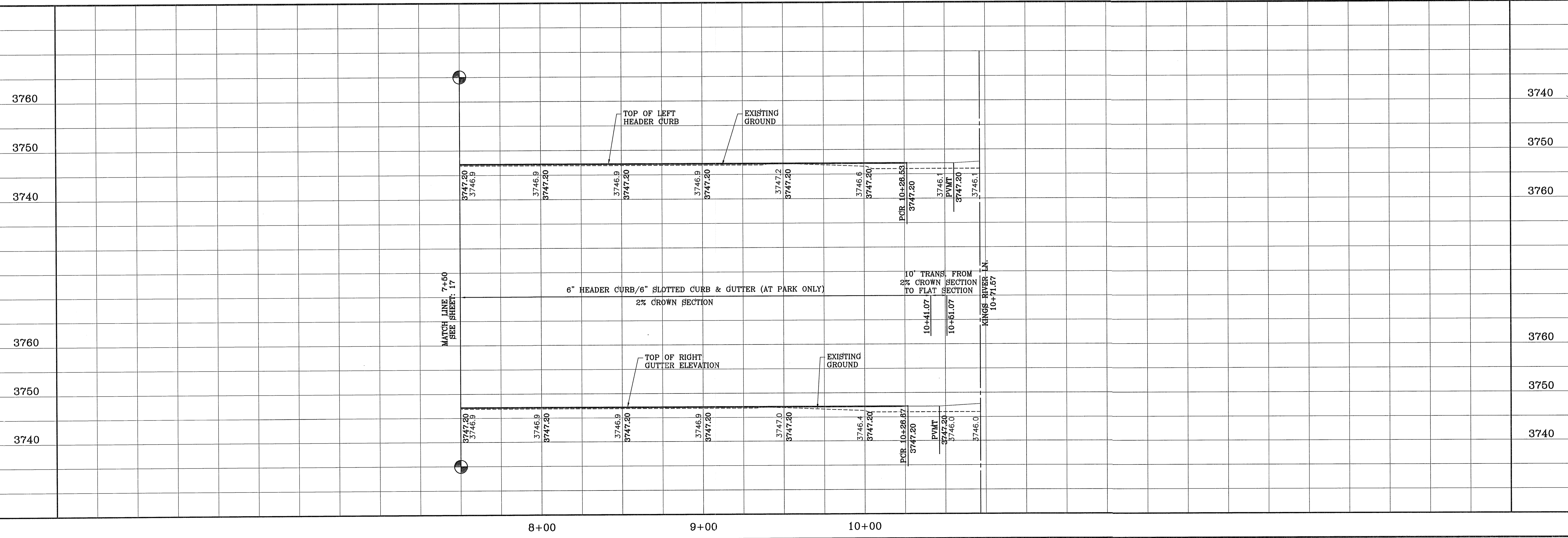
NOTES:

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. ALL EXPANSION JOINTS WILL BE PERFORMED BITUMINOUS FIBER 1/2" INCH THICK.
3. CONCRETE: CLASS "A" 3000 PSI.
4. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

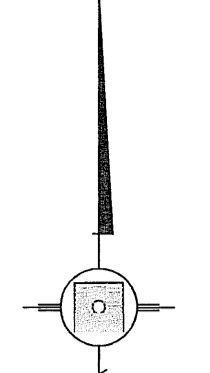


SEE SHEET 34B FOR IRRIGATION STRUCTURE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	29.00'	22.79'	12.02'	22.21'	N66°57'12"E	45°02'00"
C10	29.00'	22.79'	12.02'	22.21'	N21°55'12"E	45°02'00"
C11	20.00'	15.56'	8.20'	15.17'	N68°14'37"W	44°34'21"
C12	20.00'	15.56'	8.20'	15.17'	N23°40'16"W	44°34'21"
C13	600.00'	38.95'	19.48'	38.95'	S2°27'24"E	3°43'11"



SCALE: 1" = 30'



BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.L.R. ELEVATION: 3716.63 (U.S.L.R.))
DATE _____ BY _____
REVISIONS _____

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1I, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

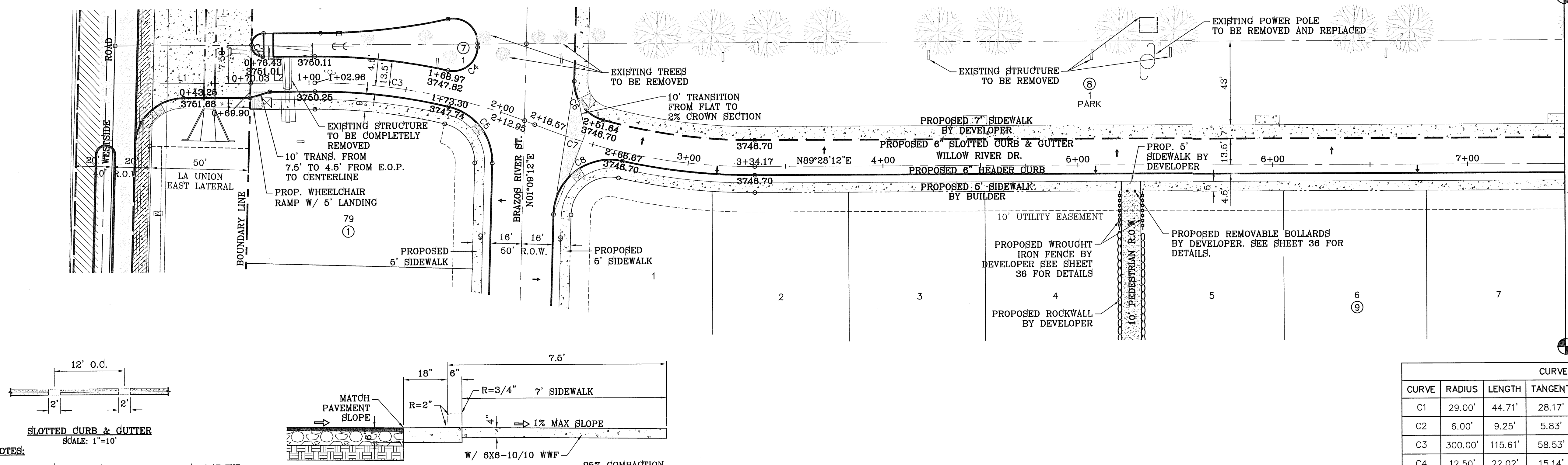


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286



SHEET TITLE
STREET PLAN-PROFILE
WILLOW RIVER DR.

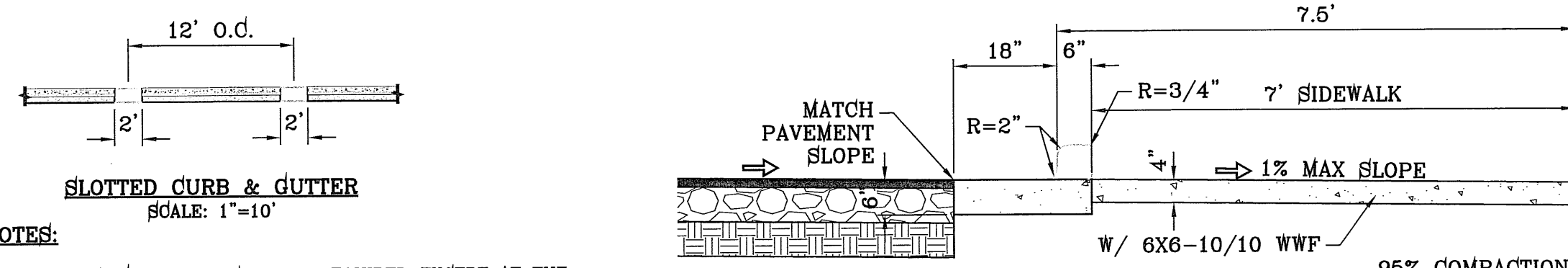
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SCALE: 1" = 30'

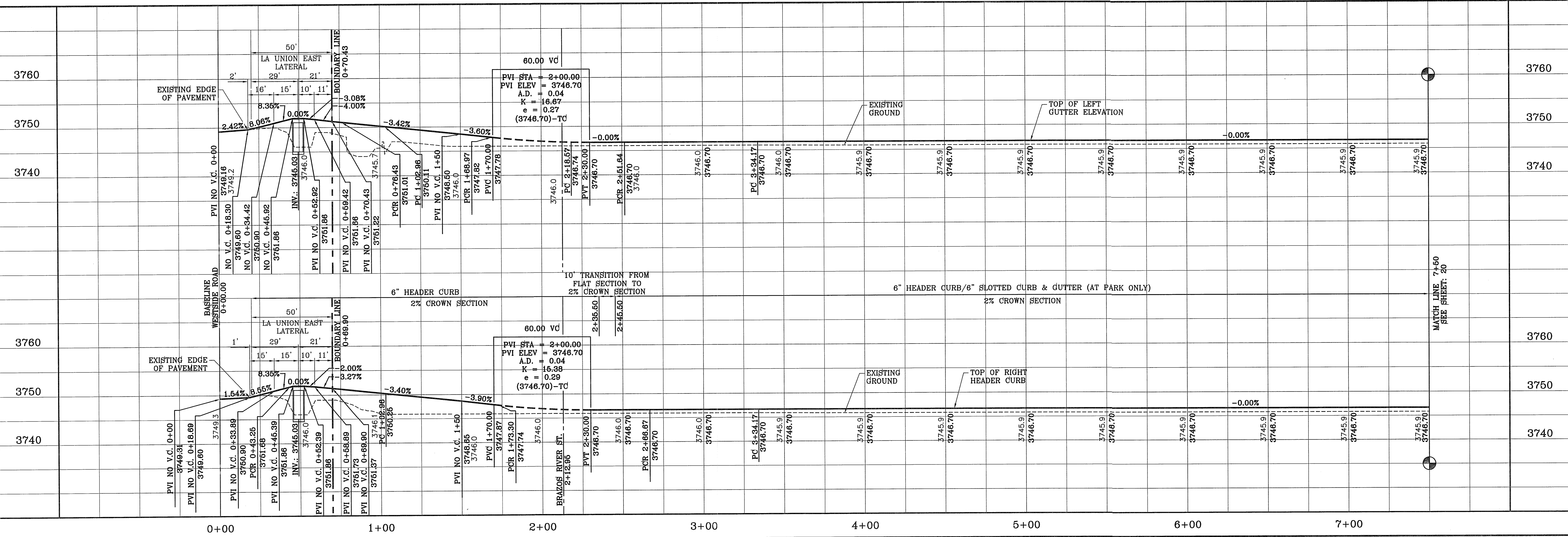
LINE TABLE		
LINE	LENGTH	BEARING
L1	70.03	N89°28'11.92"E
L2	32.93	N89°28'11.92"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	44.71'	28.17'	40.41'	S45°17'58"W	88°20'27"
C2	6.00'	9.25'	5.83'	8.36'	S44°41'18"E	88°19'00"
C3	300.00'	115.61'	58.53'	114.89'	N79°29'26"W	22°04'44"
C4	12.50'	22.02'	15.14'	19.28'	N51°36'53"E	100°55'21"
C5	29.00'	39.61'	23.59'	36.60'	N37°58'18"W	78°15'00"
C6	20.00'	26.50'	15.60'	24.60'	S36°48'26"E	75°55'15"
C7	300.00'	115.61'	58.53'	114.89'	S79°29'26"E	22°04'44"
C8	29.00'	51.23'	35.31'	44.82'	S51°45'28"W	101°12'33"

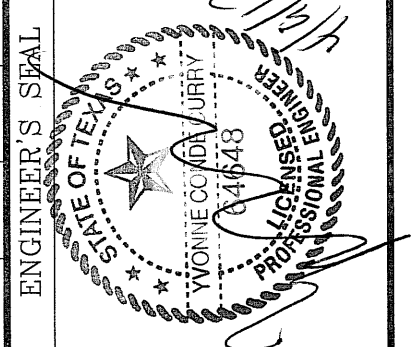


- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 - CONCRETE: CLASS "A" 3000 PSI.
 - EXPANSION JOINTS REQUIRED AT 6' O.C. WHEN FORMING FOR CURBS.

SLOTTED CURB & GUTTER AND SIDEWALK ADJACENT TO PARK
SCALE: 1" = 2'



SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'



CONDE INC.
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6080 SURETY DR. SITE 100
EL PASO, TEXAS 79905
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FAX: (915) 592-0286

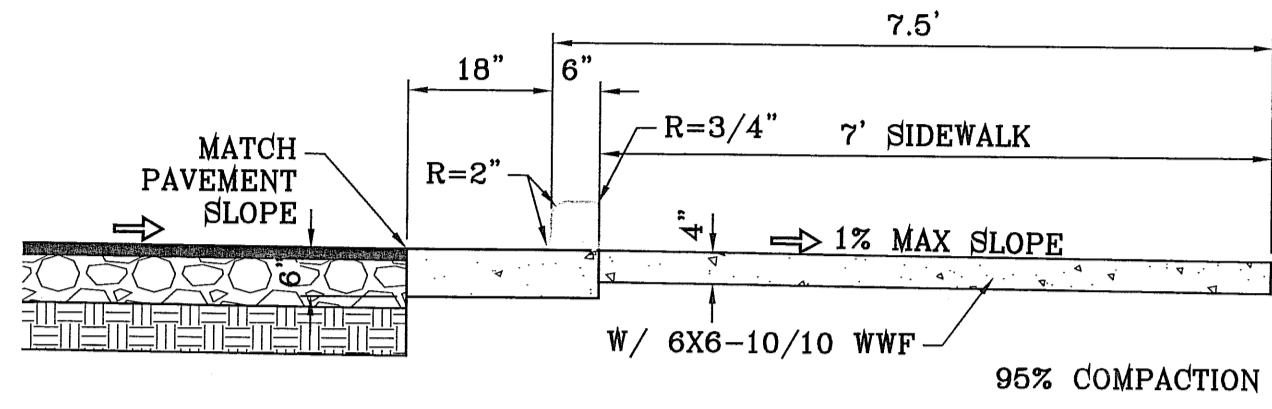


SHEET TITLE
STREET PLAN - PROFILE
WILLOW RIVER DR.

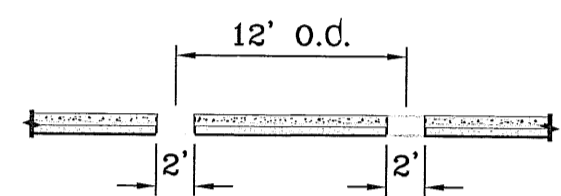
BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1I, AND 3K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\07-ARTCRAFT-PP03-WILLOW-S PLOTTED ON Thursday, April 05, 2012 3:55:56 PM BY OSCAR MEDINA



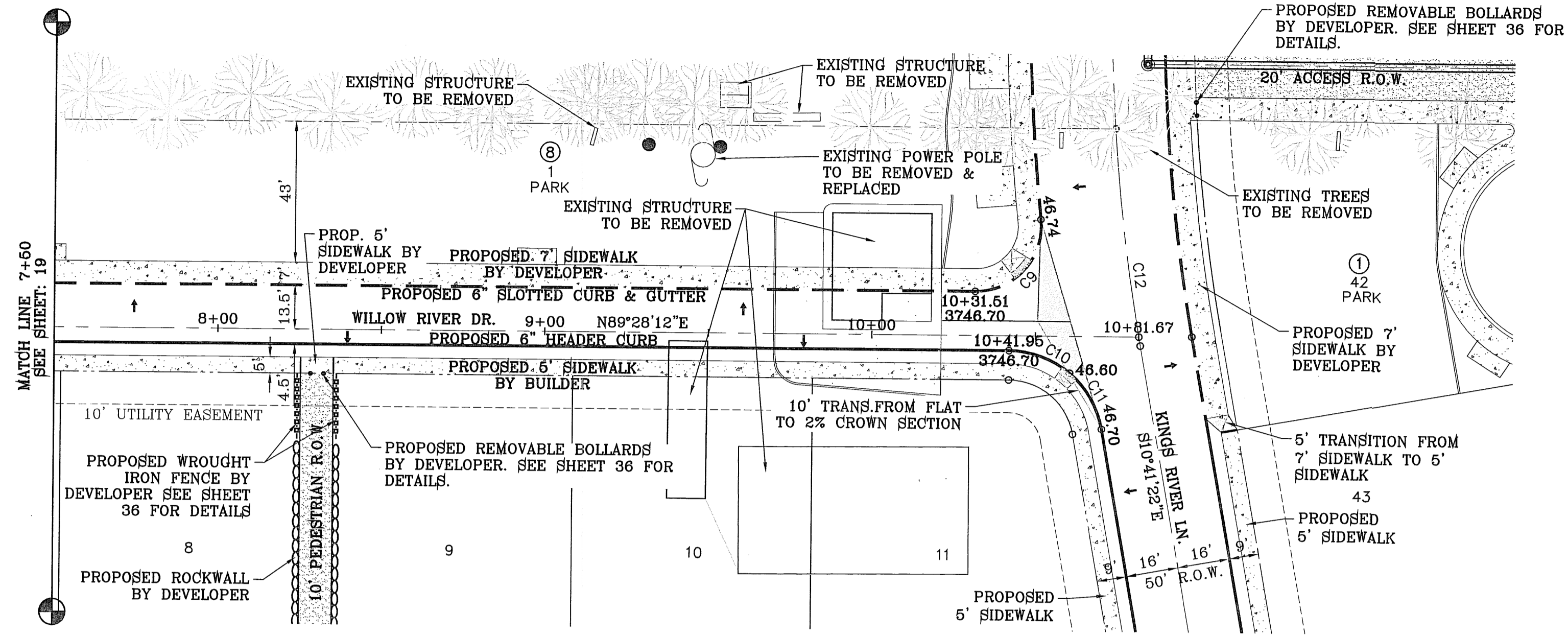
SLOTTED CURB & GUTTER AND SIDEWALK ADJACENT TO PARK
SCALE: 1"=2'



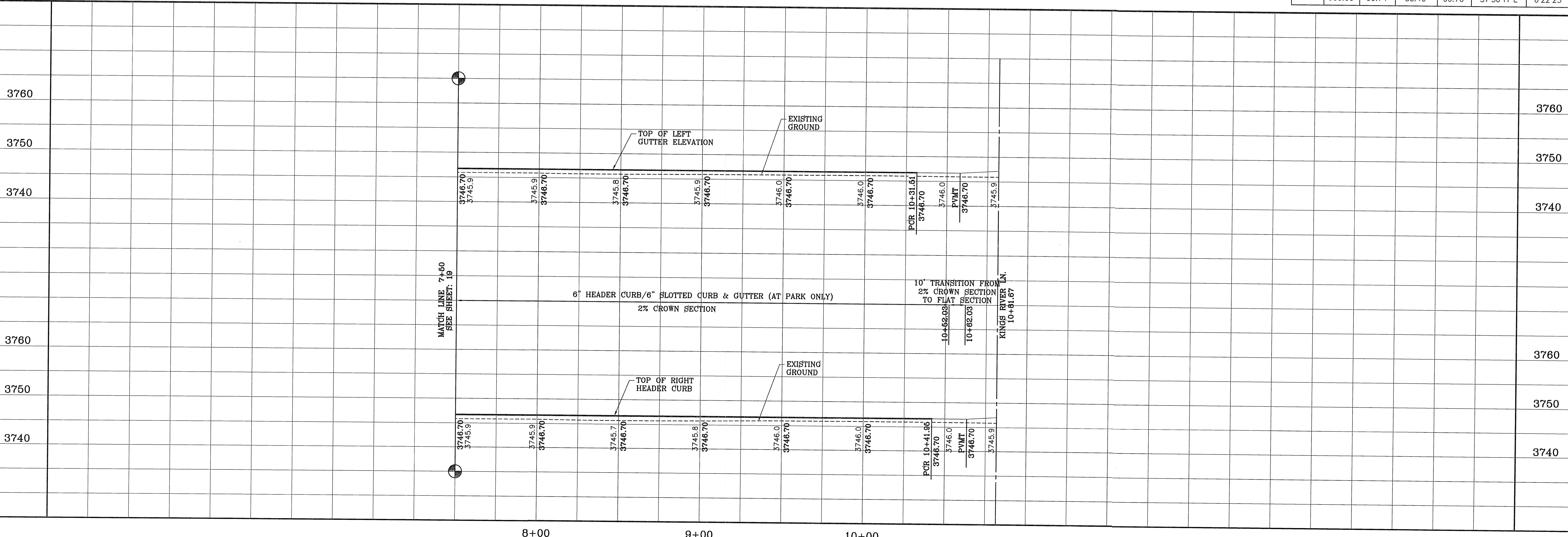
SLOTTED CURB & GUTTER
SCALE: 1"=10'

NOTES:

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS (POINT OF TANGENCY WITH STRAIGHT LINES)
2. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
3. CONCRETE: CLASS "A" 3000 PSI.
4. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	20.00'	33.58'	22.29'	29.77'	N41°22'18"E	96°11'48"
C10	29.00'	20.21'	10.53'	19.80'	N70°34'12"W	39°55'13"
C11	29.00'	20.21'	10.53'	19.80'	N30°38'59"W	39°55'13"
C12	600.00'	66.74'	33.40'	66.70'	S7°30'11"E	6°22'23"



ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C AND PORTION OF TRACTS 3B1B AND 3C, BLOCK 10, UPPER WATERS SURVEY AND CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE. 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

WILLOW RIVER DR.

SHEET TITLE
 STREET
 PLAN-PROFILE

SHT 20 OF 37

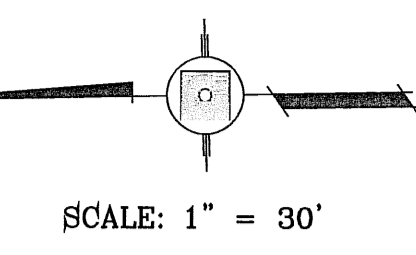
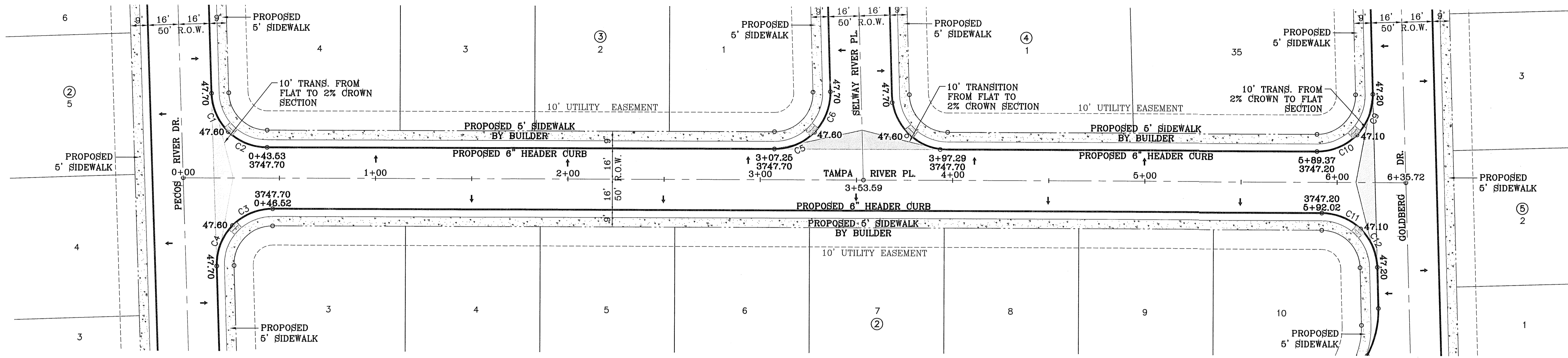
SCALE: 1" = 30'
 HORIZ: 1" = 30'
 VERT: 1" = 10'
 DATE: MAY 2010
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 110-16

PROJECT NAME
ARTCRAFT ESTATES

BENCHMARK
 RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3750.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

REVISIONS
 DATE BY

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\09-ARTCRAFT-PP04-TAMPA PLOTTED ON Thursday, April 06, 2012 3:36:58 PM BY OSCAR MEDINA

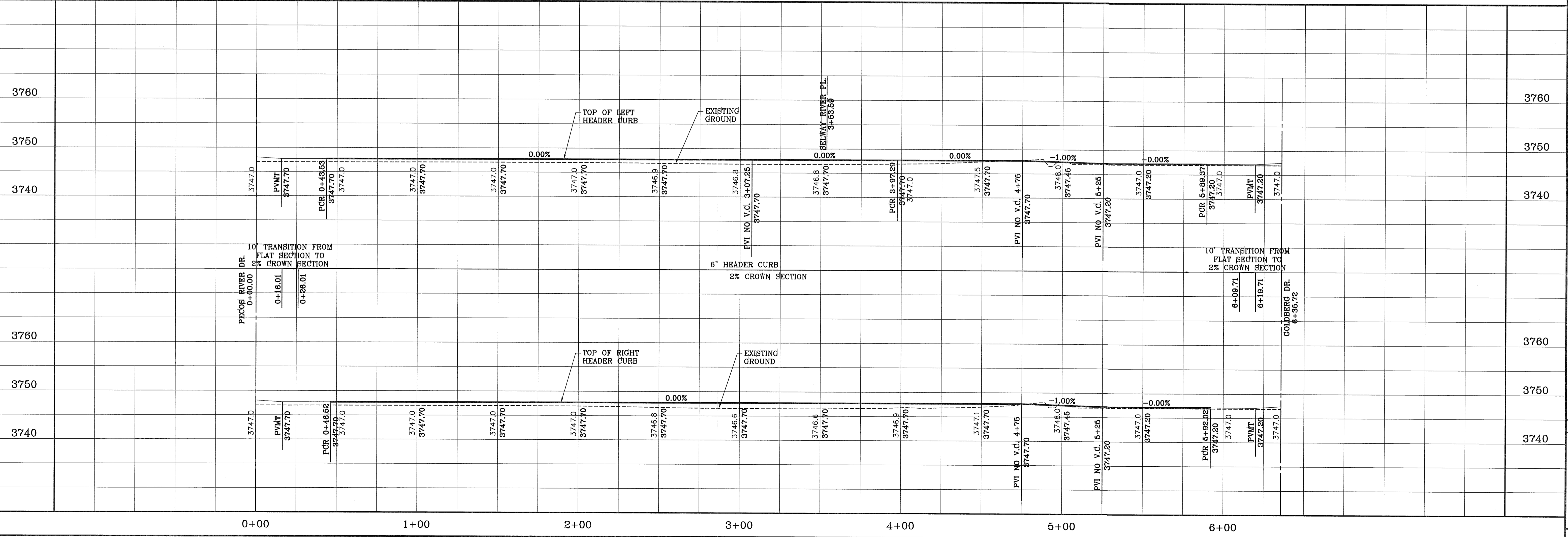


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	22.30'	11.73'	21.75'	S67°13'42"W	44°03'00"
C2	29.00'	22.30'	11.73'	21.75'	S23°10'42"W	44°03'00"
C3	29.00'	23.26'	12.29'	22.64'	N21°49'18"W	45°57'00"
C4	29.00'	23.26'	12.29'	22.64'	N67°46'18"W	45°57'00"
C5	29.00'	23.20'	12.26'	22.59'	S21°46'03"E	45°50'30"
C6	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	25.00'	19.27'	10.14'	18.79'	S67°23'27"W	44°09'30"
C8	25.00'	19.27'	10.14'	18.79'	S23°13'57"W	44°09'30"
C9	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"
C10	29.00'	23.20'	12.26'	22.59'	N21°46'03"E	45°50'30"
C11	29.00'	23.35'	11.76'	21.80'	S21°31'57"E	44°09'30"
C12	29.00'	22.35'	11.76'	21.80'	N67°23'27"E	44°09'30"



ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

PROJECT NAME: ARTCRAFT ESTATES

BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD ELEVATION: 3760.46 (CITY DATUM) (SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

DATE: _____ REVISIONS: _____ BY: _____

SCALE: 1" = 30'

HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: BFG
CHECKED BY: YC
JOB NO.: 110-16

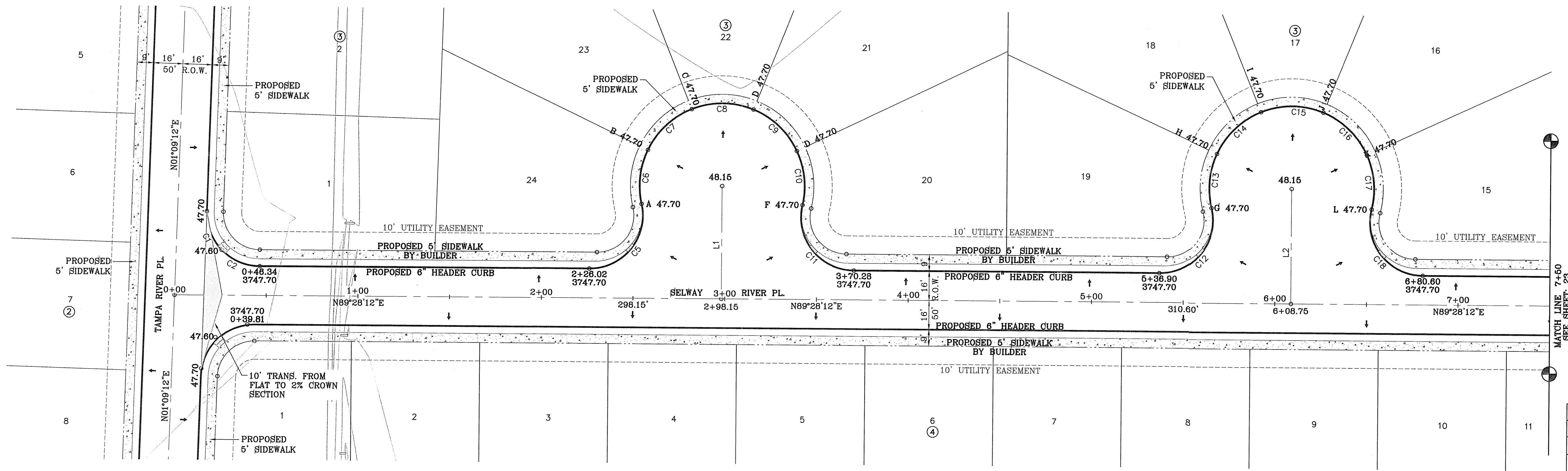
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE: STREET PLAN-PROFILE

TAMPA RIVER PL.

SHT 21 OF 37

FILE LOCATION: s:\subdivisions\ARTCRAFT ESTATES\dwg\09-ARTCRAFT-PP06-SELWAY PLOTTED ON Thursday, April 05, 2012 8:39:13 PM BY OSCAR MEDINA

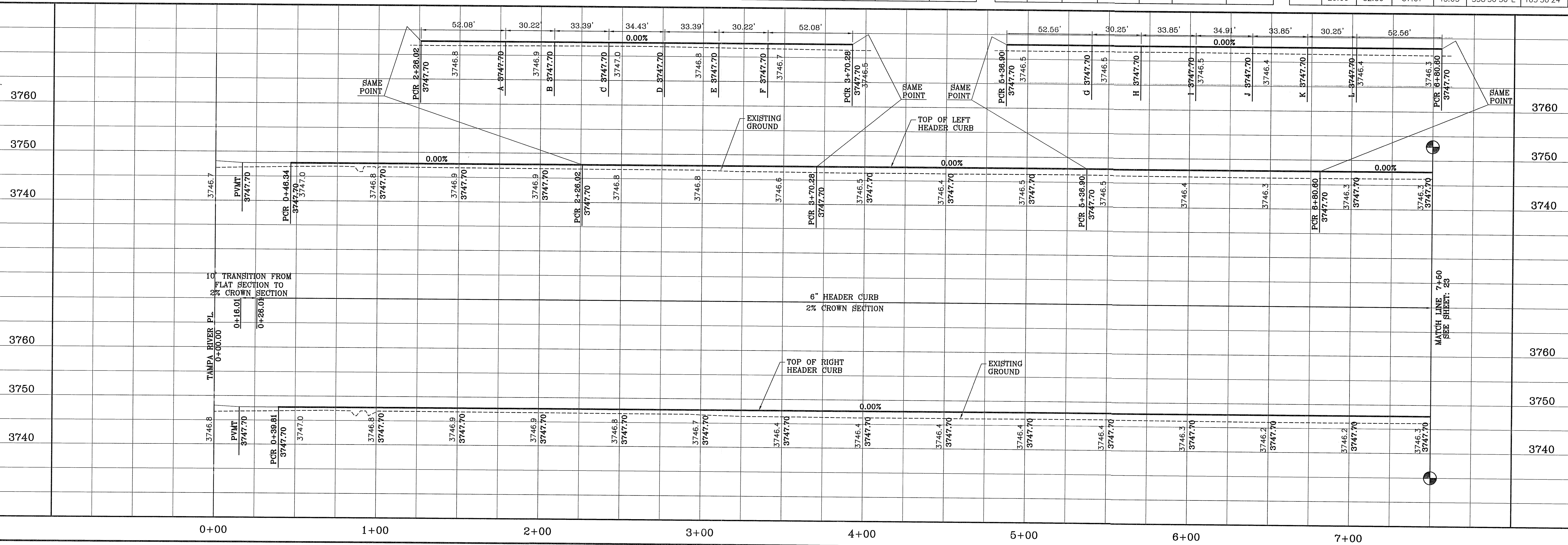


LINE TABLE		
LINE	LENGTH	BEARING
L1	61.53	S0°31'48.08"E
L2	62.70	S0°31'48.08"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	23.20'	12.26'	22.59'	S21°46'03"E	45°50'30"
C2	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"
C3	25.00'	19.27'	10.14'	18.79'	S67°23'27"W	44°09'30"
C4	25.00'	19.27'	10.14'	18.79'	S23°13'57"W	44°09'30"
C5	29.00'	52.08'	36.40'	45.36'	N38°01'03"E	102°54'18"
C6	45.00'	30.22'	15.70'	29.65'	S5°48'11"W	38°28'36"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	45.00'	33.39'	17.50'	32.62'	S46°17'43"W	42°30'27"
C8	45.00'	34.43'	18.11'	33.60'	S89°28'12"W	43°50'30"
C9	45.00'	33.39'	17.50'	32.63'	N47°21'19"W	42°30'27"
C10	45.00'	30.22'	15.70'	29.65'	N6°51'48"W	38°28'36"
C11	29.00'	52.08'	36.40'	45.36'	S39°04'39"E	102°54'18"
C12	29.00'	52.56'	37.01'	45.65'	N37°33'00"E	103°50'24"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	45.00'	30.25'	15.72'	29.68'	S4°53'14"W	38°30'51"
C14	45.00'	33.85'	17.77'	33.06'	S45°41'36"W	43°05'54"
C15	45.00'	34.91'	18.39'	34.04'	S89°28'06"W	44°27'06"
C16	45.00'	33.85'	17.77'	33.06'	N46°45'18"W	43°06'05"
C17	45.00'	30.25'	15.72'	29.68'	N5°56'50"W	38°30'51"
C18	29.00'	52.56'	37.01'	45.65'	S38°36'36"E	103°50'24"



ARTCRAFT ESTATES

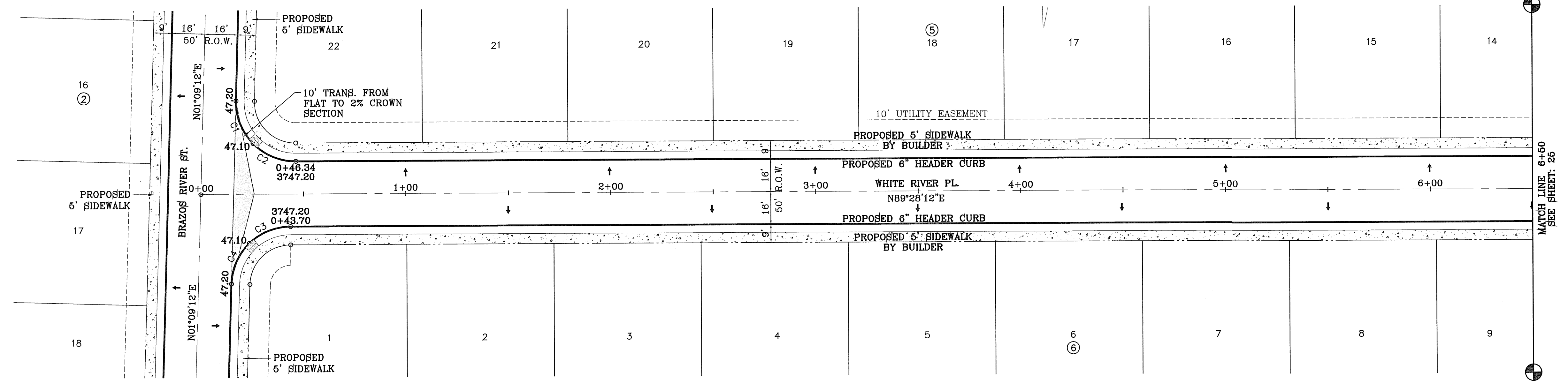
REVISIONS	
DATE	BY

ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

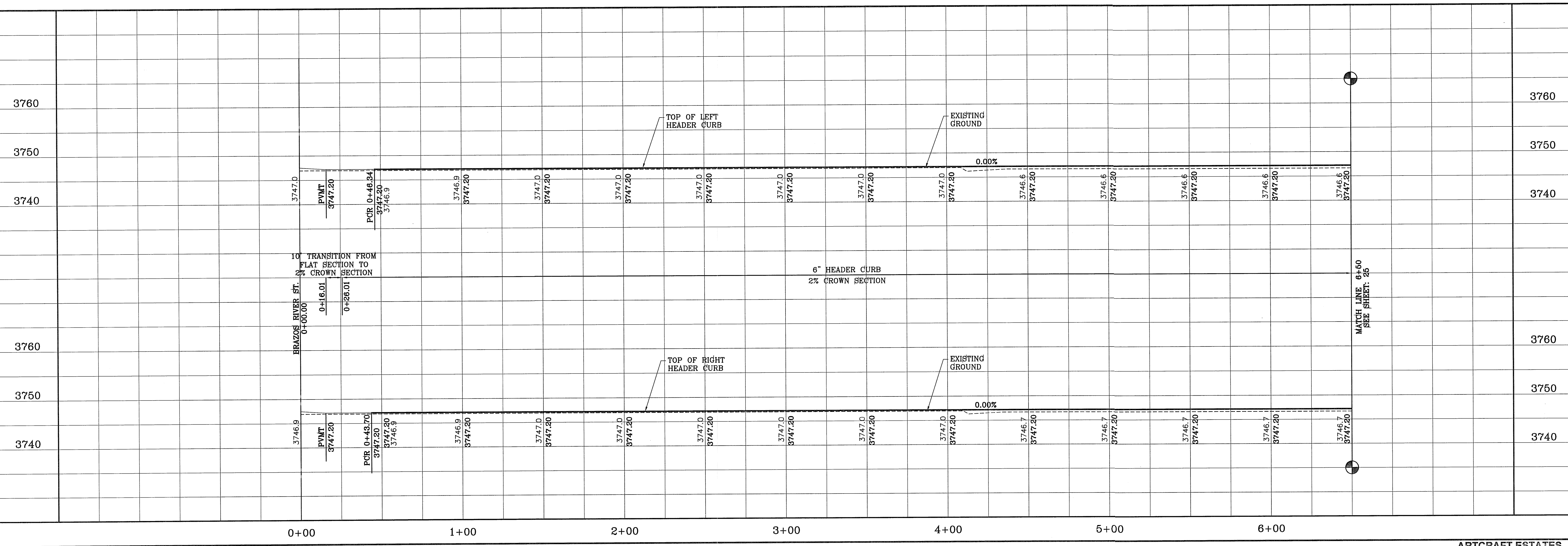
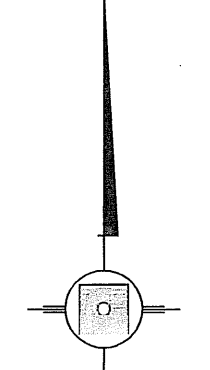
SELWAY RIVER PL.

FILE LOCATION S:_Subdivisions\ARTCRAFT ESTATES\10-ARTCRAFT-PP06-WHITE PLOTTED ON Thursday, April 05, 2012 3:42:23 PM BY OSCAR MEDINA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	23.20'	12.26'	22.59'	S21°46'03"E	45°50'30"
C2	29.00'	23.20'	12.26'	22.59'	S67°36'33"E	45°50'30"
C3	29.00'	22.35'	11.76'	21.80'	S67°23'27"W	44°09'30"
C4	29.00'	22.35'	11.76'	21.80'	S23°13'57"W	44°09'30"

SCALE: 1" = 30'



ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C AND PORTION OF TRACTS J, L11, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

CONDE INC.
 ENGINEERING / PLANNING / SURVEYING / GPS
 6060 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

WHITE RIVER PL.

SHEET TITLE
 STREET PLAN-PROFILE

SHT 24 OF 37

PROJECT NAME
 ARTCRAFT ESTATES

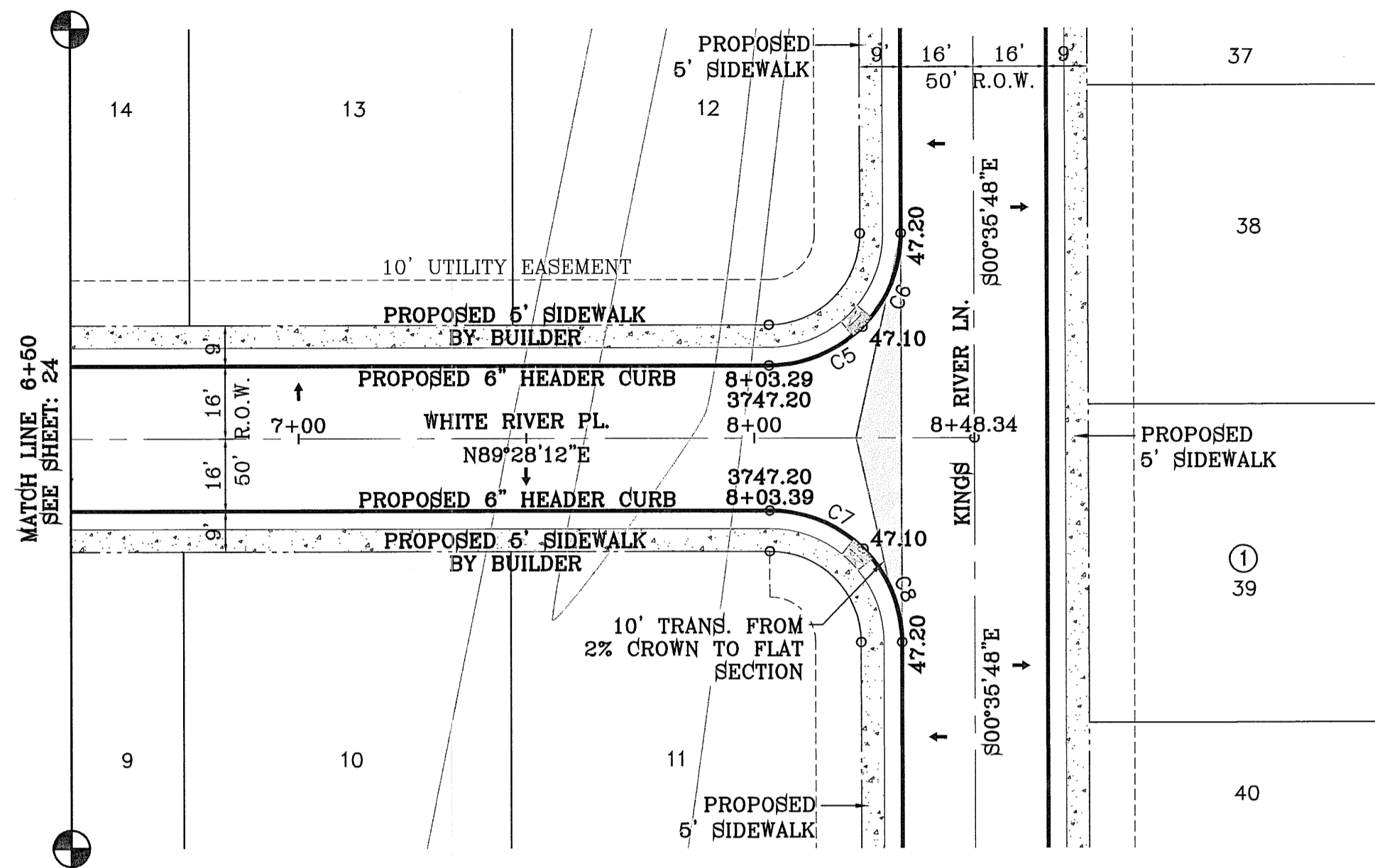
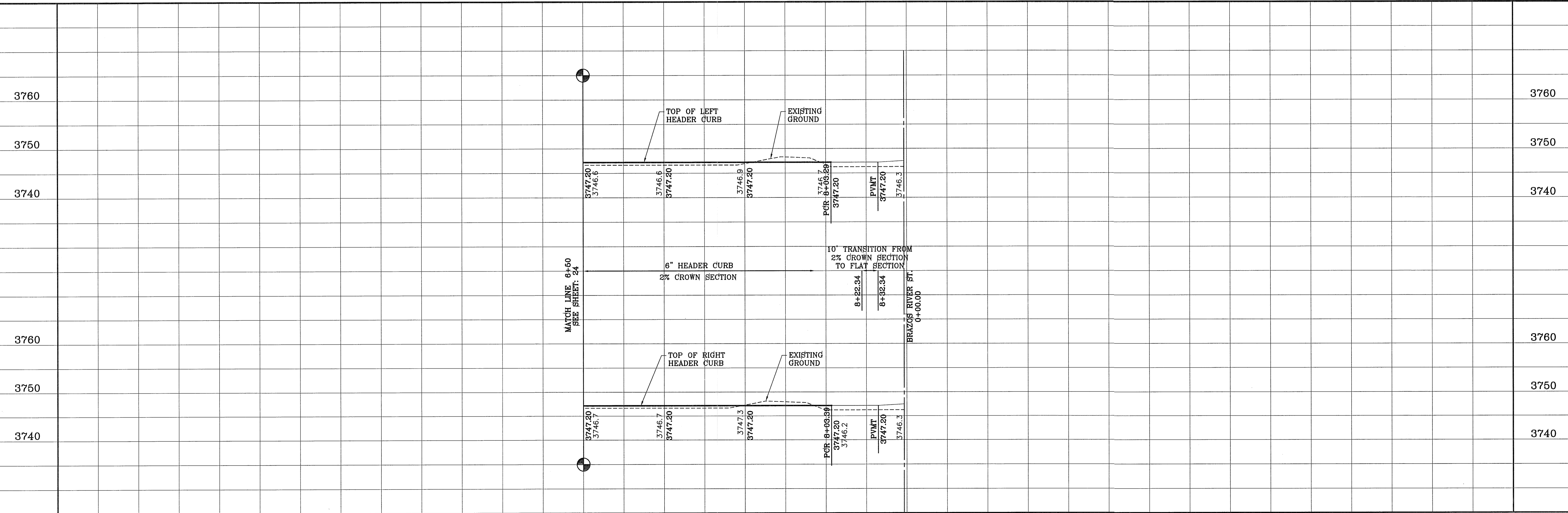
ENGINEER'S SEAL

SCALE
 HORIZ: 1" = 30'
 VERT: 1" = 10'

DATE: MAY 2010
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 110-16

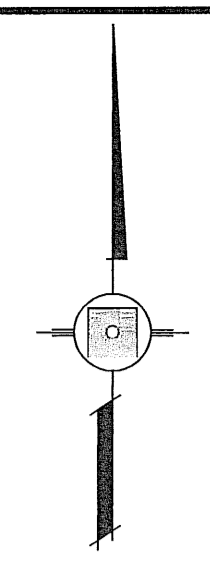
BENCHMARK
 RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3760.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

REVISIONS



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	29.00'	22.79'	12.02'	22.21'	N66°57'12\"E	45°02'00\"
C6	29.00'	22.79'	12.02'	22.21'	N21°55'12\"E	45°02'00\"
C7	29.00'	22.76'	12.00'	22.18'	N68°02'48\"W	44°58'00\"
C8	29.00'	22.76'	12.00'	22.18'	N23°04'48\"W	44°58'00\"

SCALE: 1" = 30'



CONDE INC.
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SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

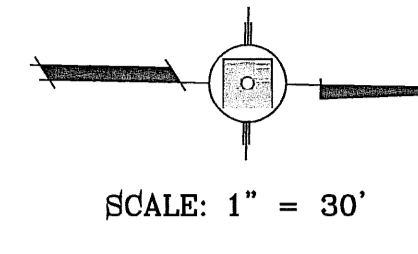
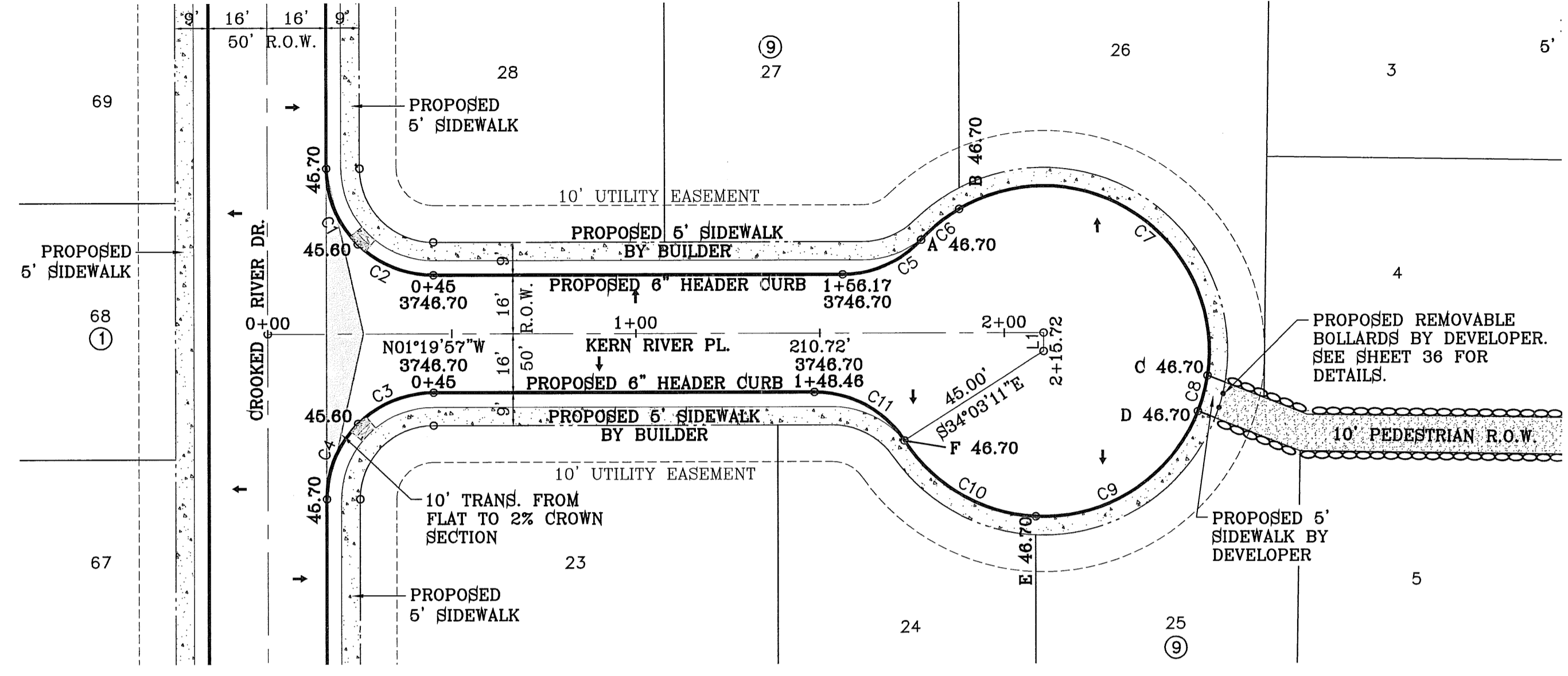


SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 8B1A, AND 8C AND PORTION OF TRACTS 1, 11, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND HORRELAND ROAD
ELEVATION: 3760.48 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.F.) ELEVATION: 3716.63 (U.S.B.F.)
REVISIONS
DATE

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg 11-ARTCRAFT-PP07-KERN PLOTTED ON Thursday, April 05, 2012 3:45:52 PM BY OSCAR MEDINA

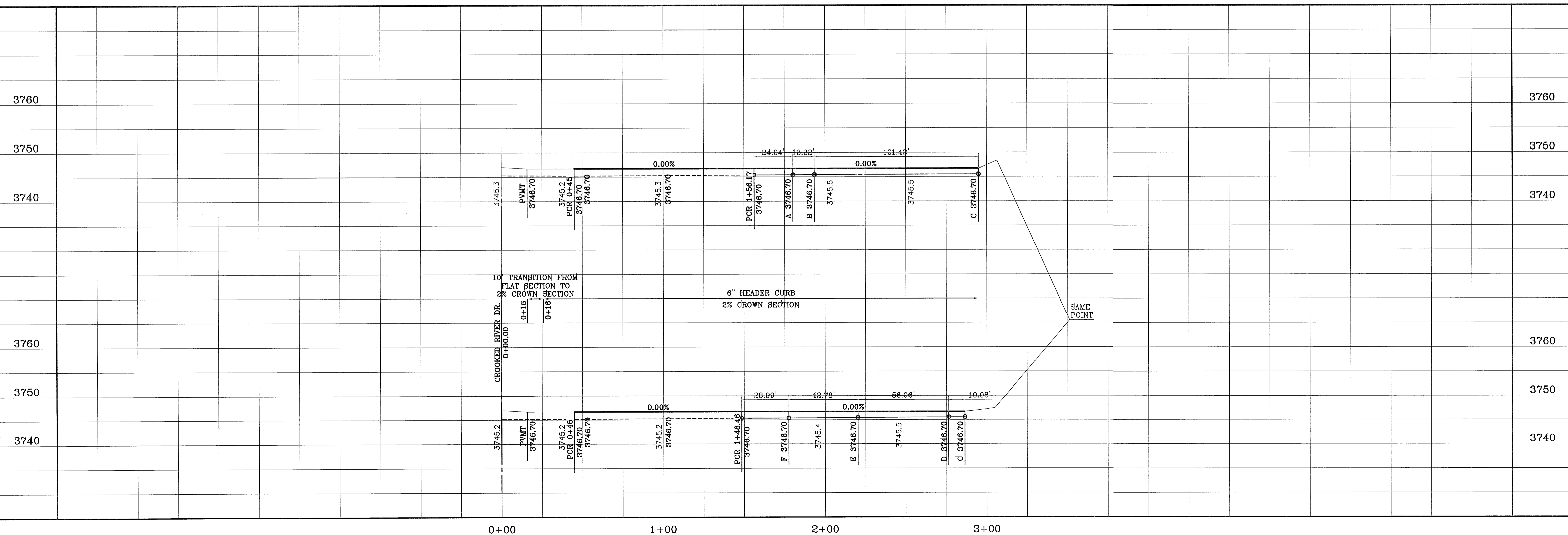


LINE TABLE

LINE	LENGTH	BEARING
L1	5.000	S88°40'02.92"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	22.78'	12.01'	22.20'	N66°10'03"E	45°00'00"
C2	29.00'	22.78'	12.01'	22.20'	N21°10'03"E	45°00'00"
C3	29.00'	22.78'	12.01'	22.20'	S23°49'57"E	45°00'00"
C4	29.00'	22.78'	12.01'	22.20'	S68°49'57"E	45°00'00"
C5	29.00'	24.04'	12.76'	23.36'	N25°04'45"W	47°29'36"
C6	45.00'	13.32'	6.71'	13.27'	S40°20'51"E	16°57'25"
C7	45.00'	101.42'	94.63'	81.28'	S32°41'50"W	129°07'57"
C8	45.00'	10.08'	5.06'	10.06'	N76°19'00"W	12°50'23"
C9	45.00'	56.06'	32.32'	52.50'	N34°12'37"W	71°22'24"
C10	45.00'	42.78'	23.16'	41.19'	N28°42'42"E	54°28'15"
C11	29.00'	28.99'	15.84'	27.80'	S27°18'26"W	57°16'46"



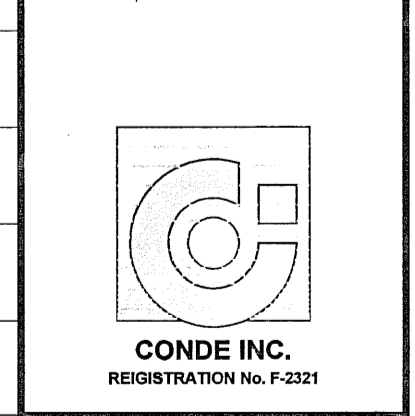
BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF
WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.M) ELEVATION: 3716.63 (U.S.B.M.)
DATE _____ REVISIONS _____ BY _____

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 9B1A, AND 8C AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

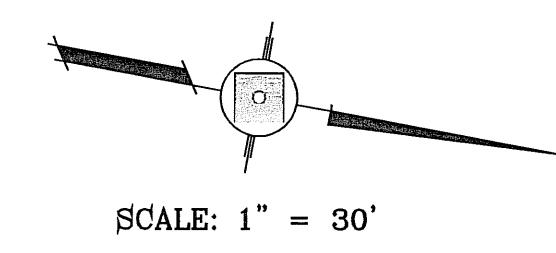
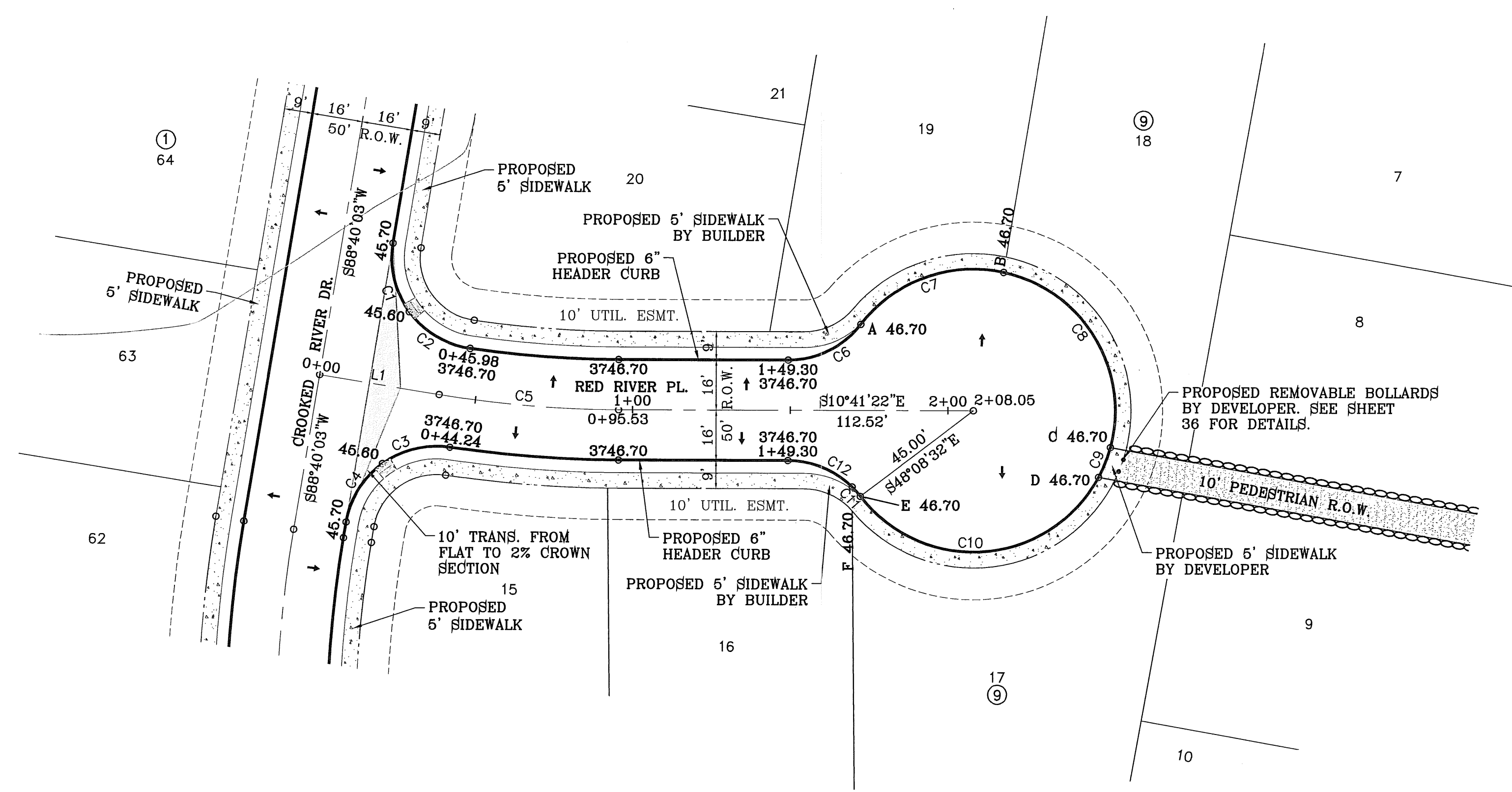


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286



SHEET TITLE
**STREET
PLAN-PROFILE**
**KERN RIVER
PL.**

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\12-ARTCRAFT-PP08-RED PLOTTED ON Thursday, April 05, 2012 3:48:02 PM BY OSCAR MEDINA

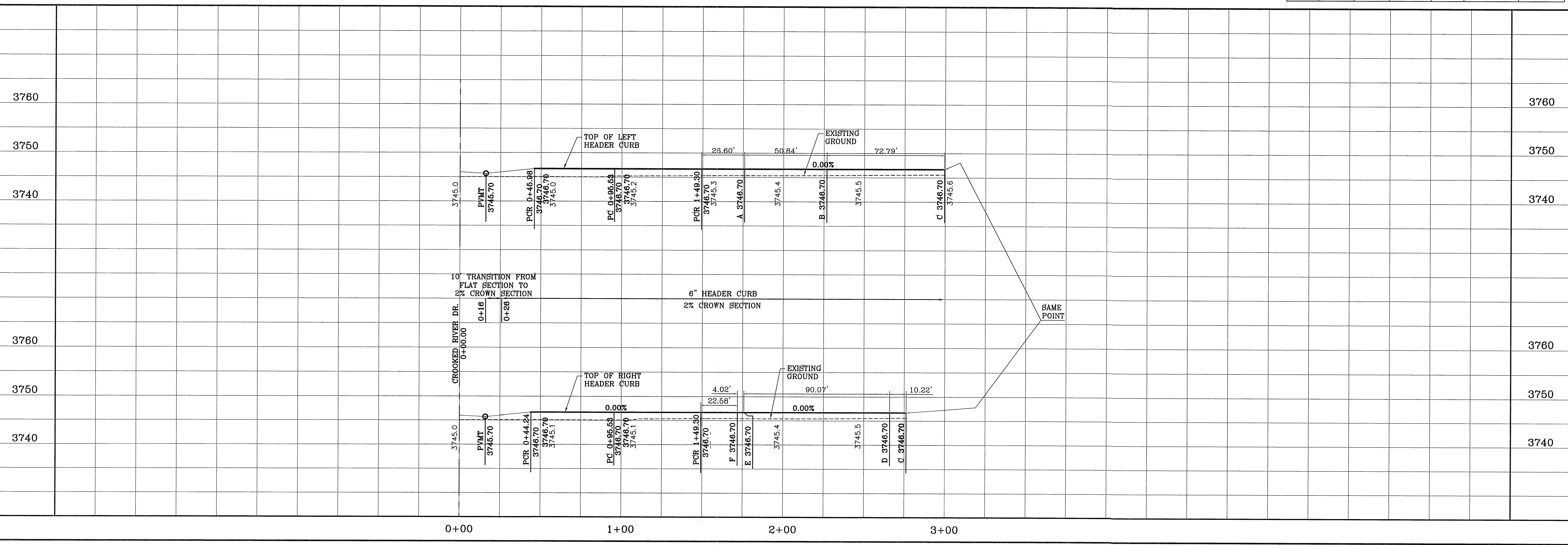


LINE TABLE		
LINE	LENGTH	BEARING
L1	38.37	S11°19'57.08"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	23.09'	12.20'	22.49'	N65°51'21"E	45°37'23"
C2	29.00'	23.09'	12.20'	22.49'	N20°13'58"E	45°37'23"
C3	29.00'	22.53'	11.87'	21.97'	S24°33'15"E	44°31'08"
C4	29.00'	22.53'	11.87'	21.97'	S69°04'23"E	44°31'08"
C5	350.00'	57.16'	28.64'	57.10'	N6°00'40"W	9°21'25"
C6	29.00'	26.60'	14.32'	25.67'	N36°57'47"W	52°32'50"
C7	45.00'	50.84'	28.52'	48.18'	S30°52'17"E	64°43'49"
C8	45.00'	72.79'	47.16'	65.11'	S47°50'02"W	92°40'50"
C9	45.00'	10.22'	5.13'	10.19'	N79°19'19"W	13°00'28"
C10	45.00'	90.07'	70.20'	75.77'	N15°28'49"W	114°40'33"
C11	29.00'	4.02'	2.01'	4.02'	S37°53'15"W	7°56'25"
C12	29.00'	22.58'	11.90'	22.01'	S11°36'50"W	44°36'25"

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD ELEVATION: 3760.46 (CITY DATUM) (SUBTRACT 35.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C AND PORTION OF TRACTS 1J, 1K, BLOCK 10, UPPER VALLEY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 61.46 ACRES



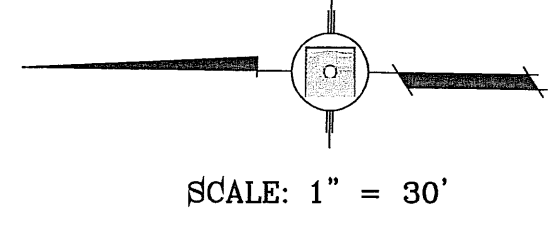
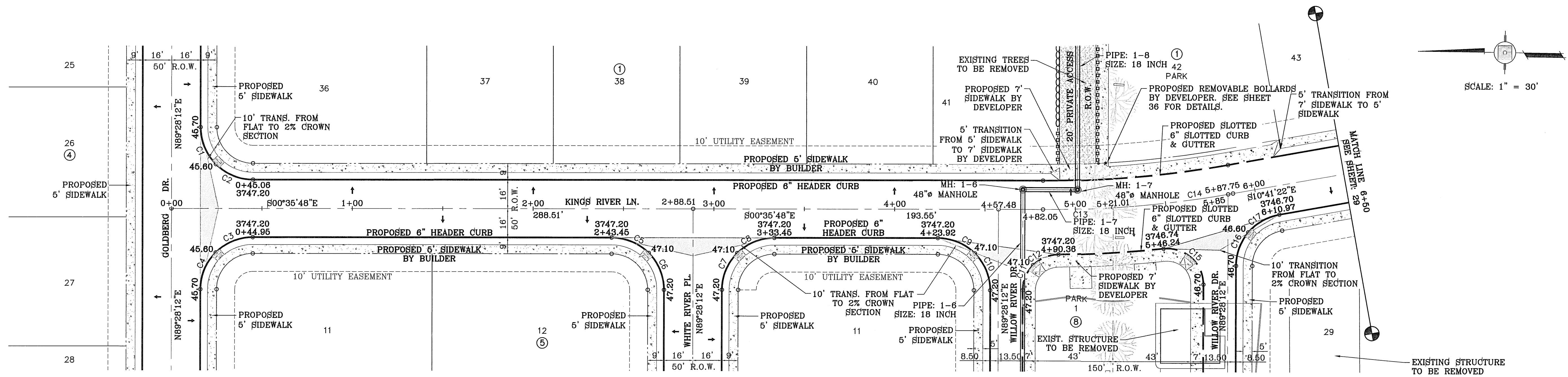
SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: MAY 2010
DESIGN BY: JC
INITIATED BY: EFG
CHECKED BY: JC
JOB NO.: 110-116

ENGINEER'S SEAL
STATE OF TEXAS
CIVIL ENGINEER
No. 648
Professional Seal

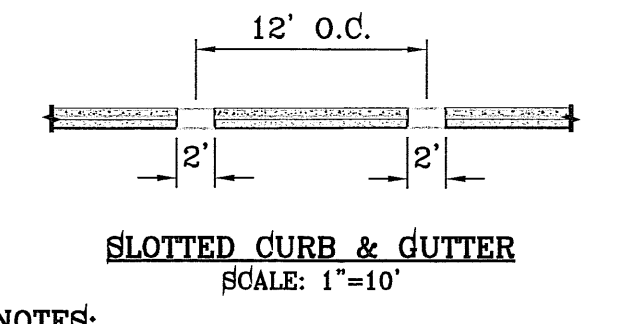
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURVEY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
STREET
PLAN - PROFILE
RED RIVER PL.
SHT 27 OF 37

FILE LOCATION: s:\Subdivisions\ARTCRAFT ESTATES\dwg\13-ARTCRAFT-PP09-KINGS PLOTTED ON Thursday, April 05, 2012 3:49:26 PM BY OSCAR MEDINA



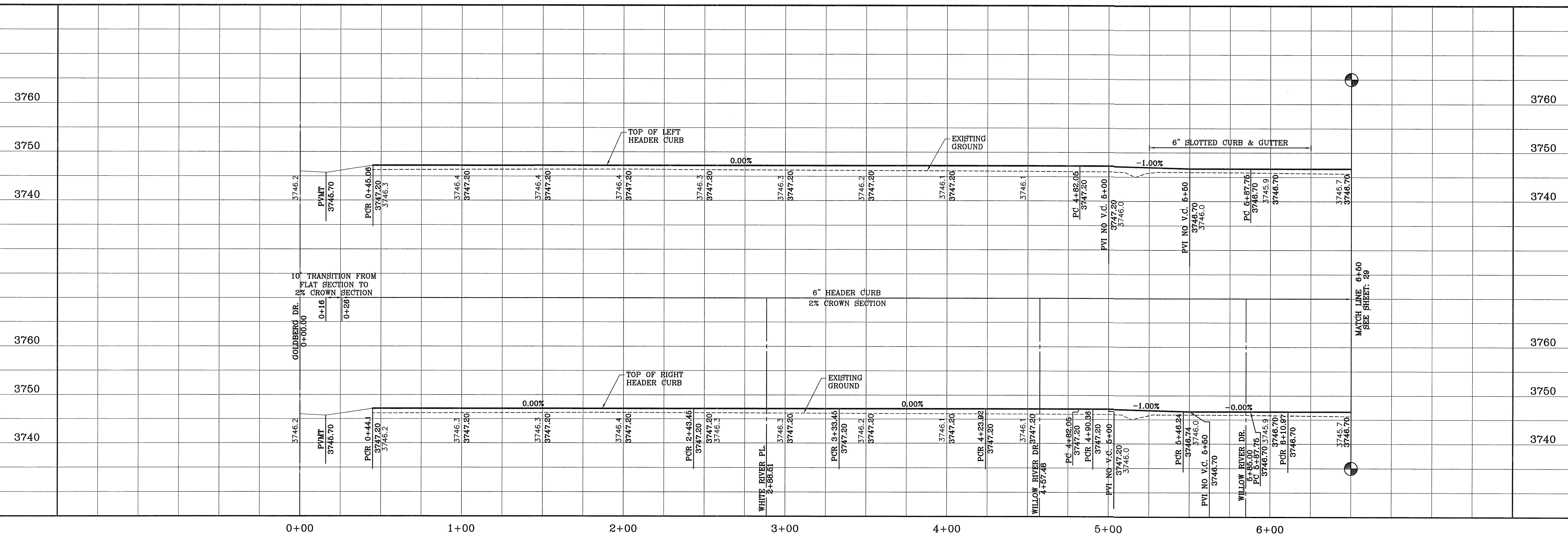
SEE SHEET 34B FOR IRRIGATION STRUCTURE



- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 - CONCRETE CLASS "A" 3000 PSL.
 - EXPANSION JOINTS REQUIRED AT 6' O.C. WHEN FORMING FOR CURBS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	22.79'	12.02'	22.21'	S66°57'19"W	45°01'47"
C2	29.00'	22.80'	12.02'	22.21'	S21°55'19"W	45°02'13"
C3	29.00'	22.76'	12.00'	22.18'	N23°04'55"W	44°58'13"
C4	29.00'	22.76'	12.00'	22.18'	N68°02'55"W	44°57'47"
C5	29.00'	22.79'	12.02'	22.21'	N21°55'12"E	45°02'00"
C6	29.00'	22.79'	12.02'	22.21'	N66°57'12"E	45°02'00"
C7	29.00'	22.76'	12.00'	22.18'	N68°02'48"W	44°58'00"
C8	29.00'	22.76'	12.00'	22.18'	N23°04'48"W	44°58'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	29.00'	22.79'	12.02'	22.21'	N21°55'12"E	45°02'00"
C10	29.00'	22.79'	12.02'	22.21'	N66°57'12"E	45°02'00"
C11	20.00'	15.56'	8.20'	15.17'	N68°14'37"W	44°34'21"
C12	20.00'	15.56'	8.20'	15.17'	N23°40'16"W	44°34'21"
C13	600.00'	38.95'	19.48'	38.95'	S2°27'24"E	3°43'11"
C14	600.00'	66.74'	33.40'	66.70'	S7°30'11"E	6°22'23"
C15	20.00'	33.58'	22.29'	29.77'	N41°22'18"E	96°11'48"
C16	29.00'	20.21'	10.53'	19.80'	N70°34'12"W	39°55'13"
C17	29.00'	20.21'	10.53'	19.80'	N30°38'59"W	39°55'13"



ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, A BLOCK IN UPPER VALLEY SURVEY, 1/4 BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

KINGS RIVER LN.

SHEET TITLE
 STREET PLAN - PROFILE

SHT 28 OF 37

PROJECT NAME
 ARTCRAFT ESTATES

SCALE
 HORIZ: 1" = 30'
 VERT: 1" = 10'

DATE: MAY, 2010
 DESIGN BY: YC
 INITIATED BY: EFG
 CHECKED BY: YC
 JOB NO.: 110-16

ENGINEER'S SEAL

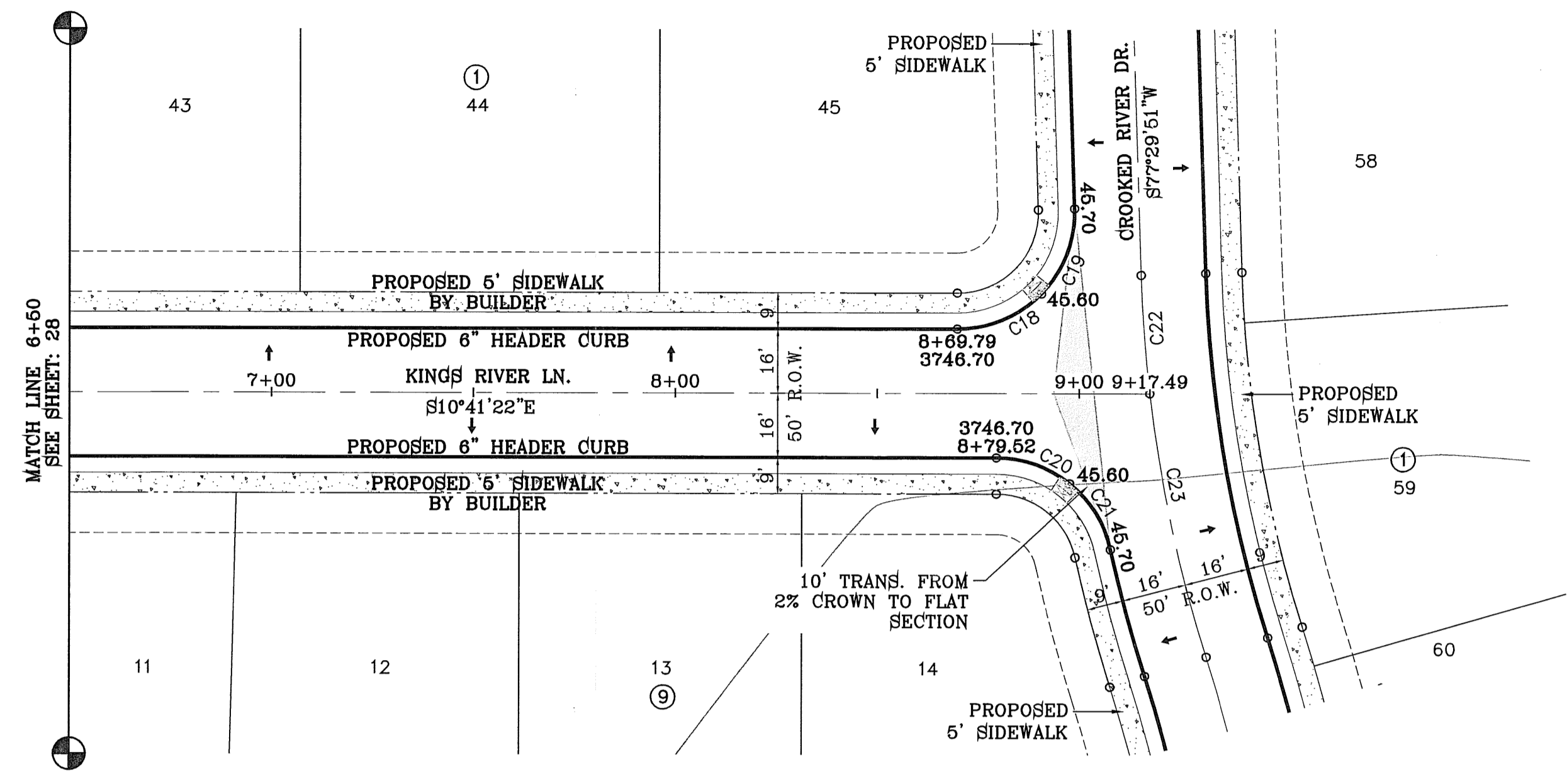
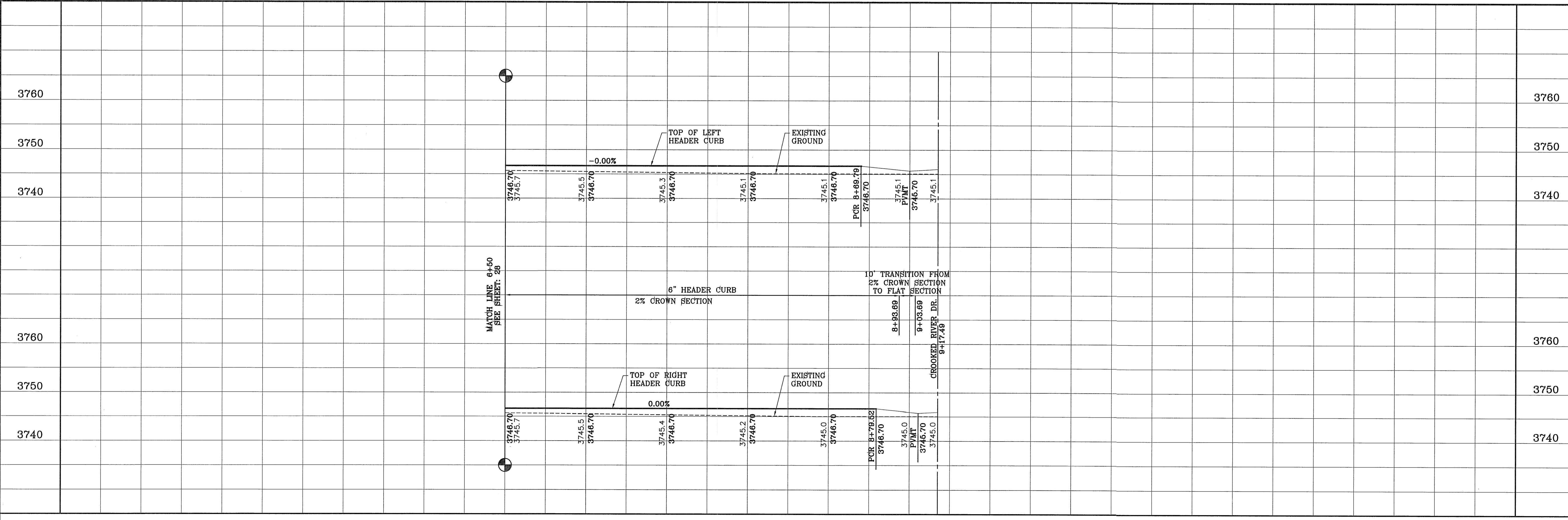
BENCHMARK
 RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3760.48 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R) ELEVATION: 3716.63 (U.S.B.R.)

REVISIONS

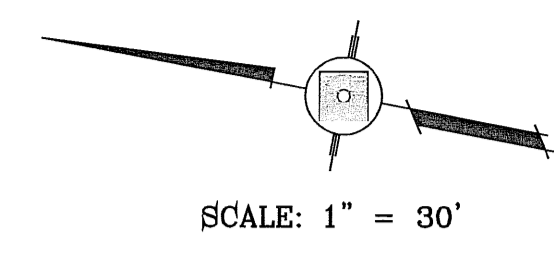
DATE

BY

FILE LOCATION: S:\Subdivisions\ARTCRAFT ESTATES\dwg\13-ARTCRAFT-PP09-KINGS PLOTTED ON Thursday, April 05, 2012 3:50:45 PM BY OSCAR MEDINA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	29.00'	23.24'	12.28'	22.62'	S33°38'34"E	45°54'23"
C19	29.00'	23.24'	12.28'	22.62'	S79°32'57"E	45°54'23"
C20	29.00'	19.61'	10.20'	19.24'	N8°40'53"E	38°44'31"
C21	29.00'	19.61'	10.20'	19.24'	N47°25'24"E	38°44'31"
C22	350.00'	29.62'	14.82'	29.61'	S75°04'23"W	4°50'56"
C23	350.00'	66.99'	33.60'	66.89'	S67°09'56"W	10°57'59"



BENCHMARK	
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD	
ELEVATION: 3750.46 (CITY DATUM)	
(SUBTRACT 33.83 FOR U.S.B.R) ELEVATION: 3716.63 (U.S.B.R.)	
DATE	REVISIONS

PROJECT NAME
ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
 HORIZ: 1" = 30'
 VERT: 1" = 10'
 DATE: MAY 2010
 DESIGN BY: YC
 INITIATED BY: EFO
 CHECKED BY: YC
 JOB NO.: 110-16

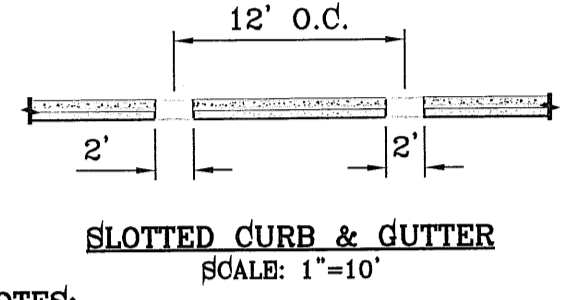
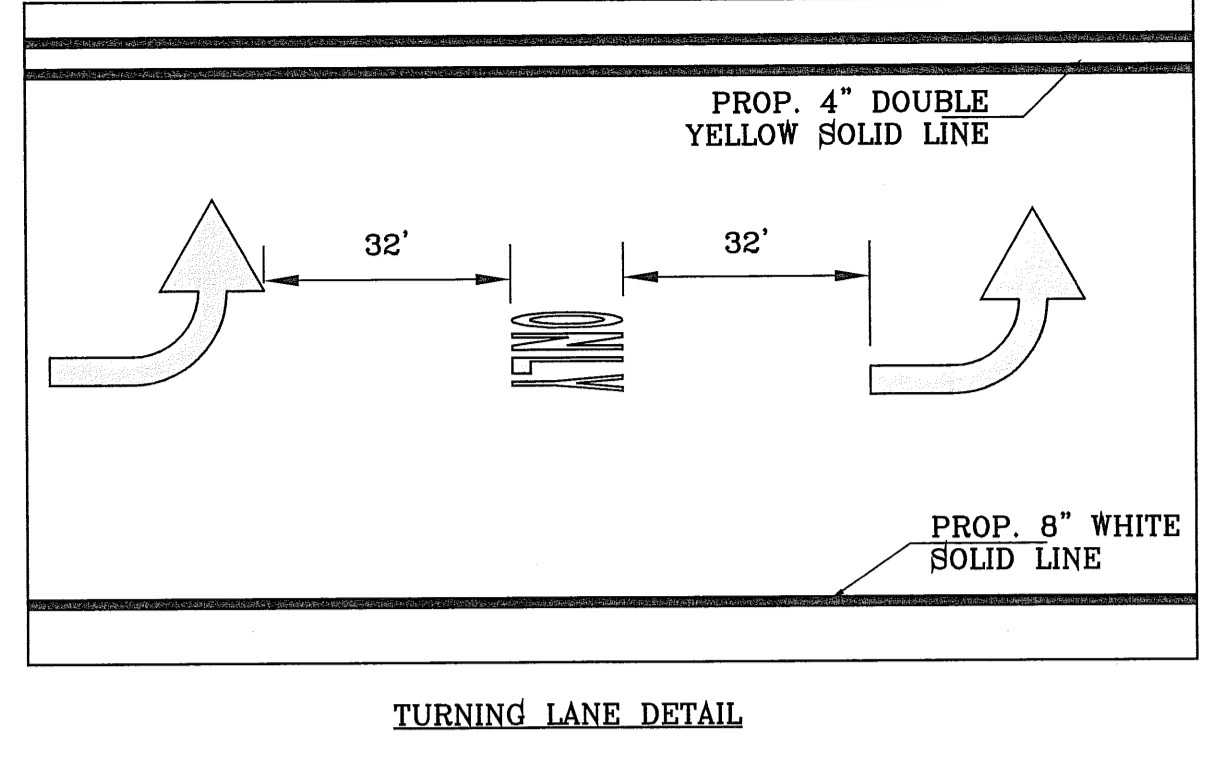
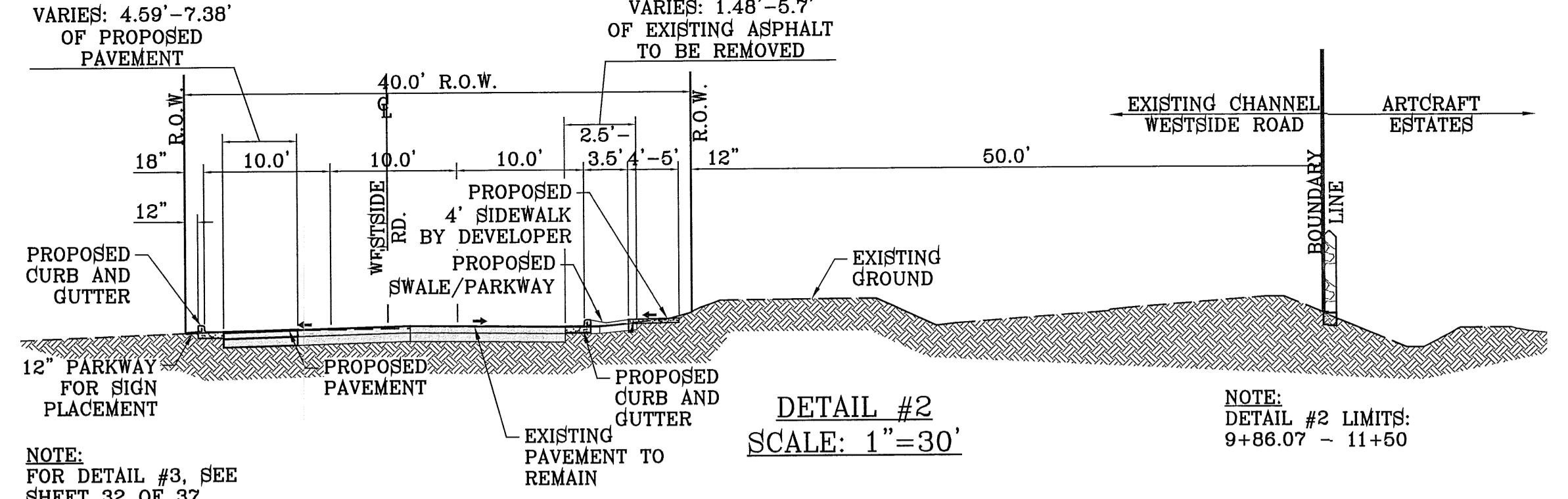
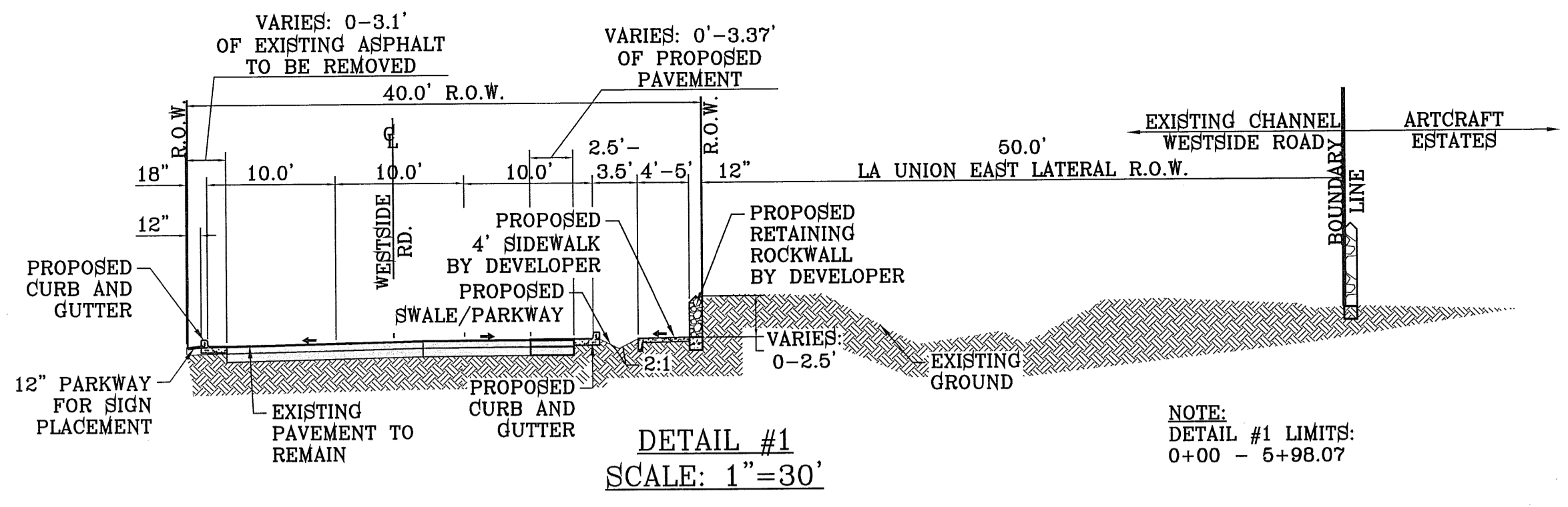
ENGINEER'S SEAL

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

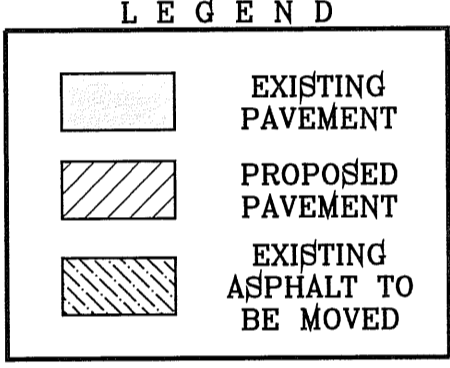
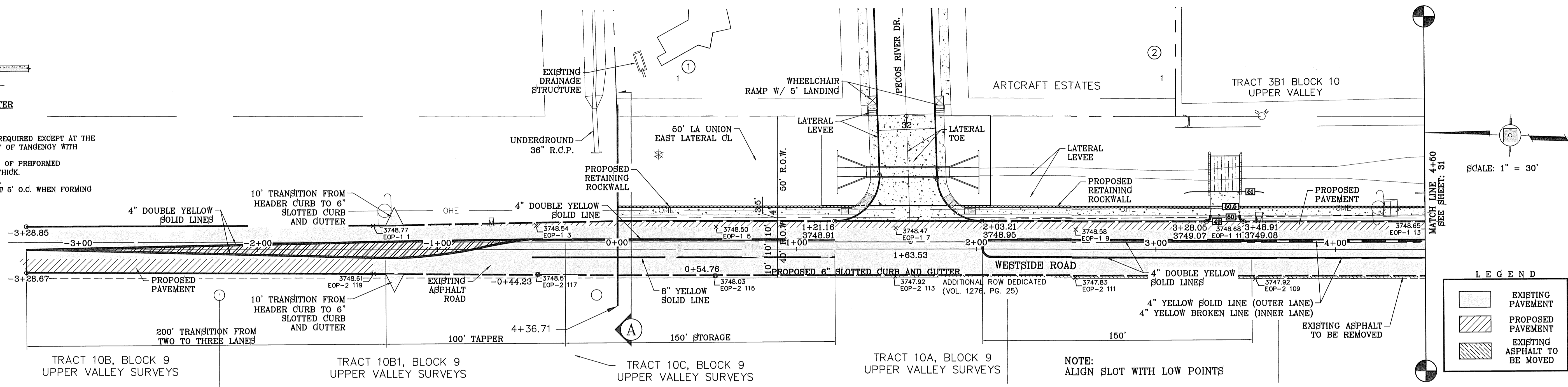
CONDE INC.
 REGISTRATION No. F-2321

SHEET TITLE
STREET PLAN-PROFILE
KINGS RIVER LN.

FILE LOCATION S:_Subdivisions\ARTCRAFT ESTATES\ARTCRAFT-PP10-WESTSIDE PLOTTED ON Thursday, April 05, 2012 3:55:01 PM BY OSCAR MEDINA



- NOTES:**
1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 2. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 3. CONCRETE: CLASS "A" 3000 PSI.
 4. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
 5. ALIGN SLOTS WITH LOW POINTS.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	40.10'	25.84'	35.94'	S44°47'48"E	91°54'00"
C2	25.00'	38.44'	24.18'	34.76'	S45°12'12"W	88°06'00"

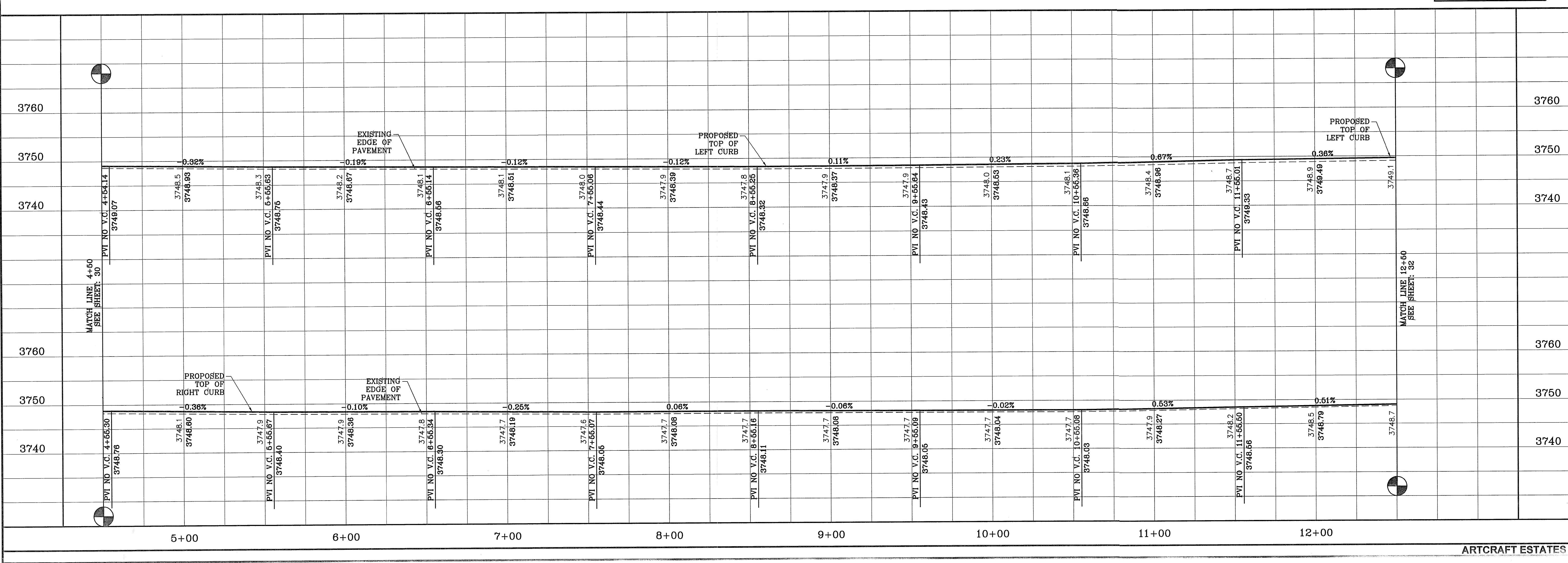
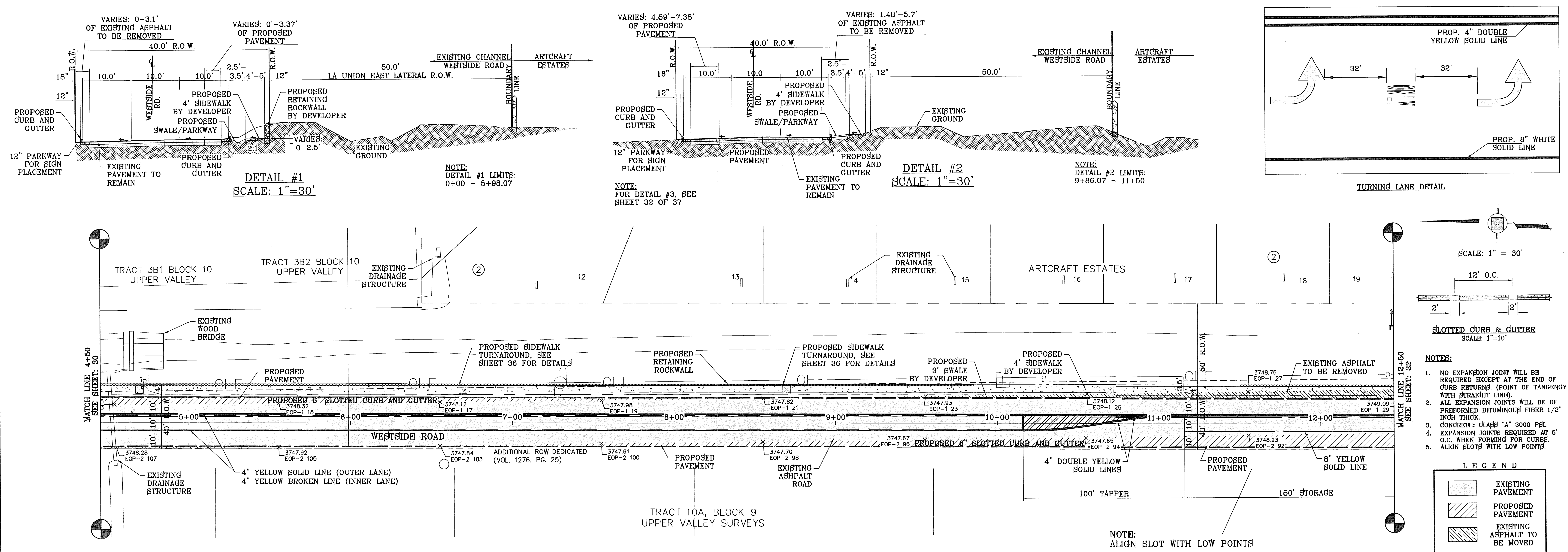
STATION	ELEVATION	GRADING	STRUCTURE / NOTE	STATION	ELEVATION	GRADING	STRUCTURE / NOTE
-3+00	3748.85	0.26%	EXISTING ASPHALT ROAD	0+00	3748.54	0.40%	PROPOSED TOP OF LEFT CURB
-2+00	3748.61	0.26%	EXISTING ASPHALT ROAD	1+00	3748.92	0.04%	EXISTING ASPHALT ROAD
-1+00	3748.68	0.26%	EXISTING ASPHALT ROAD	2+00	3748.96	0.10%	EXISTING ASPHALT ROAD
0+00	3748.54	0.40%	EXISTING ASPHALT ROAD	3+00	3748.92	0.09%	EXISTING ASPHALT ROAD
1+00	3748.92	0.04%	EXISTING ASPHALT ROAD	4+00	3748.67	0.02%	EXISTING ASPHALT ROAD

ARTCRAFT ESTATES
 PROJECT NAME: ARTCRAFT ESTATES
 BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3750.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.R) ELEVATION: 3716.63 (U.S.B.R.)
 DATE: _____ BY: _____
 REVISIONS: _____

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

WESTSIDE ROAD
 SHEET TITLE: WESTSIDE ROAD
 SHT 30 OF 37
 ARTCRAFT ESTATES

FILE LOCATION S:_Subdivisions\ARTCRAFT ESTATES\14-ARTCRAFT-PP10-WESTSIDE PLOTTED ON Thursday, April 05, 2012 3:57:51 PM BY OSCAR MEDINA



ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, TEXAS, BEING 61.46 ACRES CONTAINING: 61.46 ACRES

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

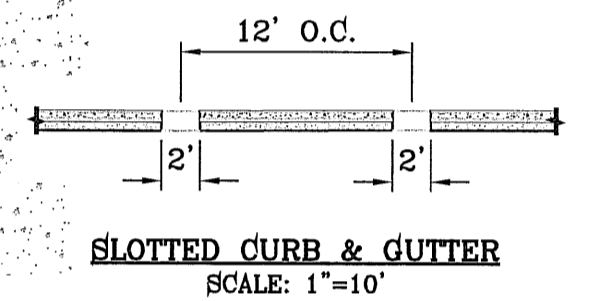
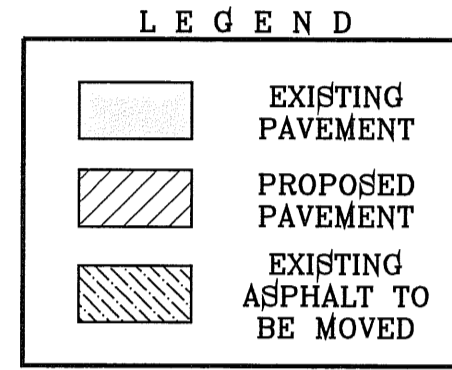
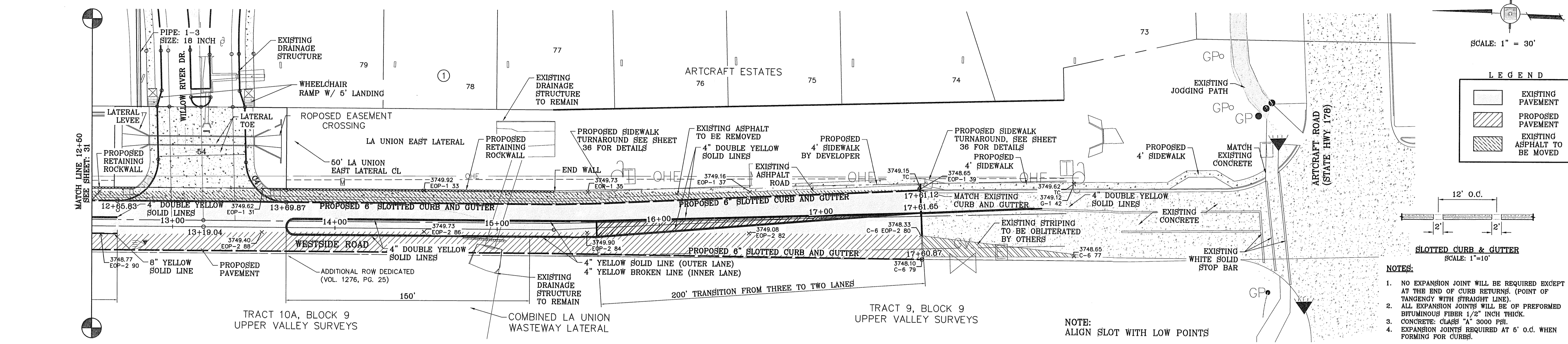
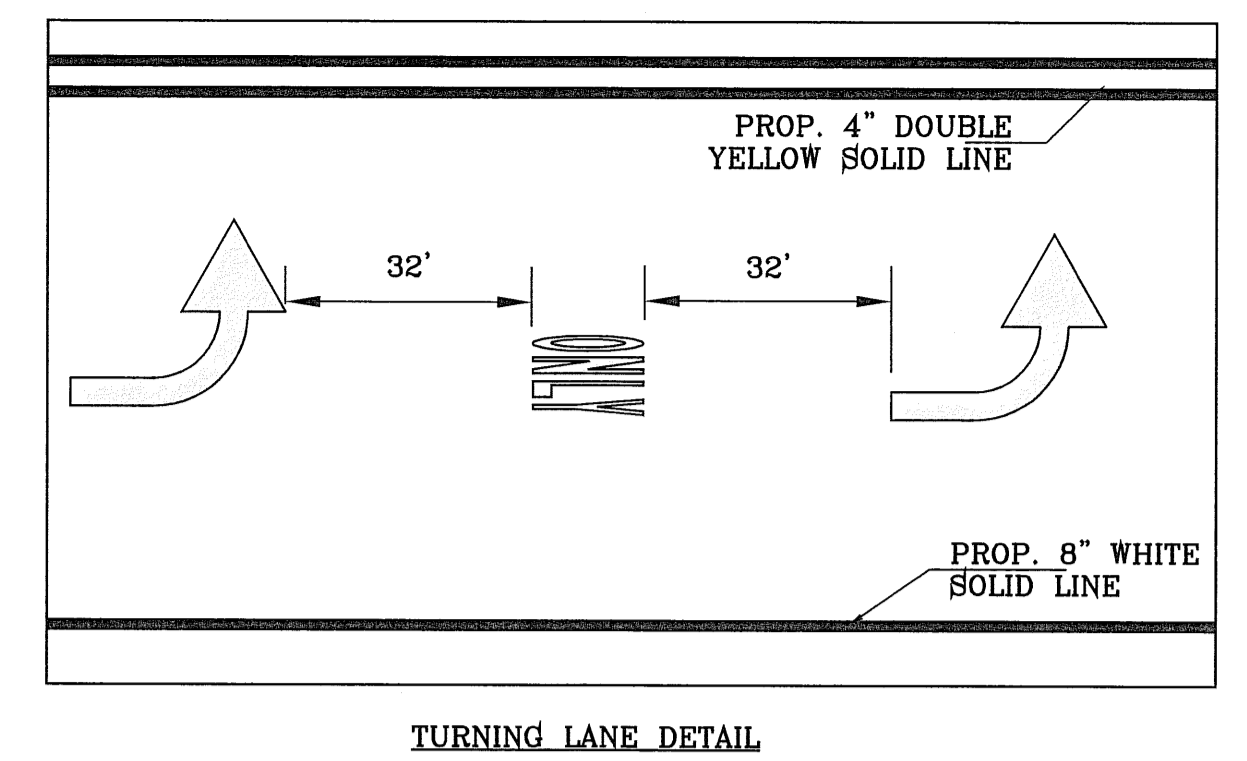
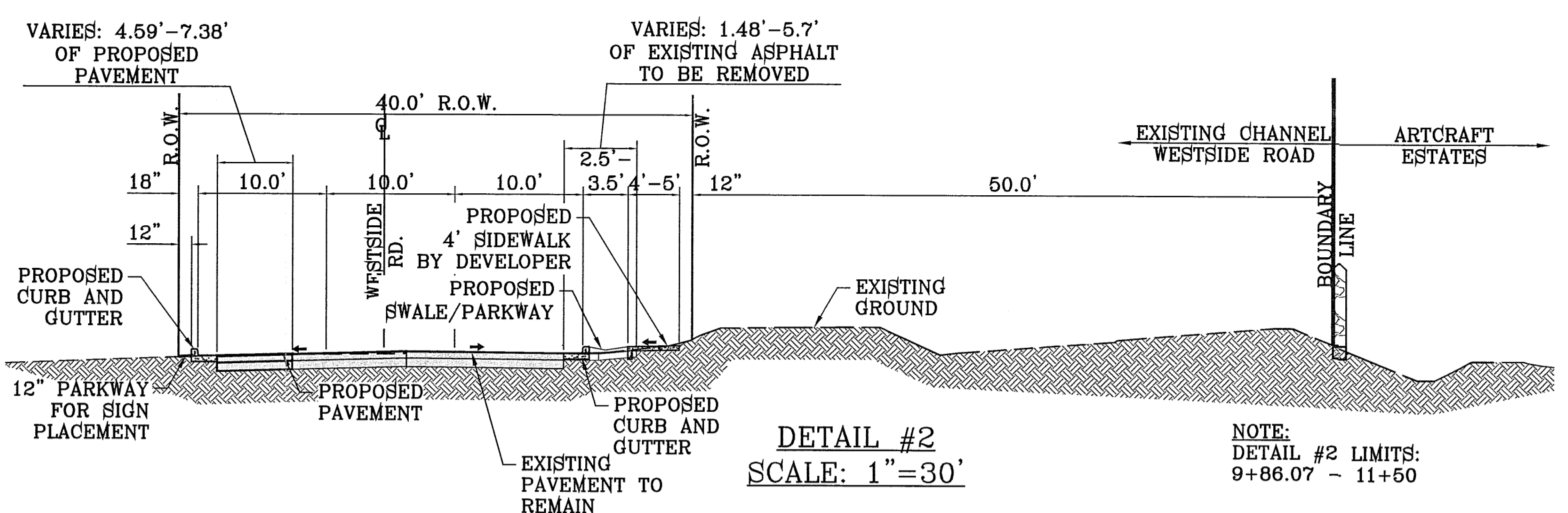
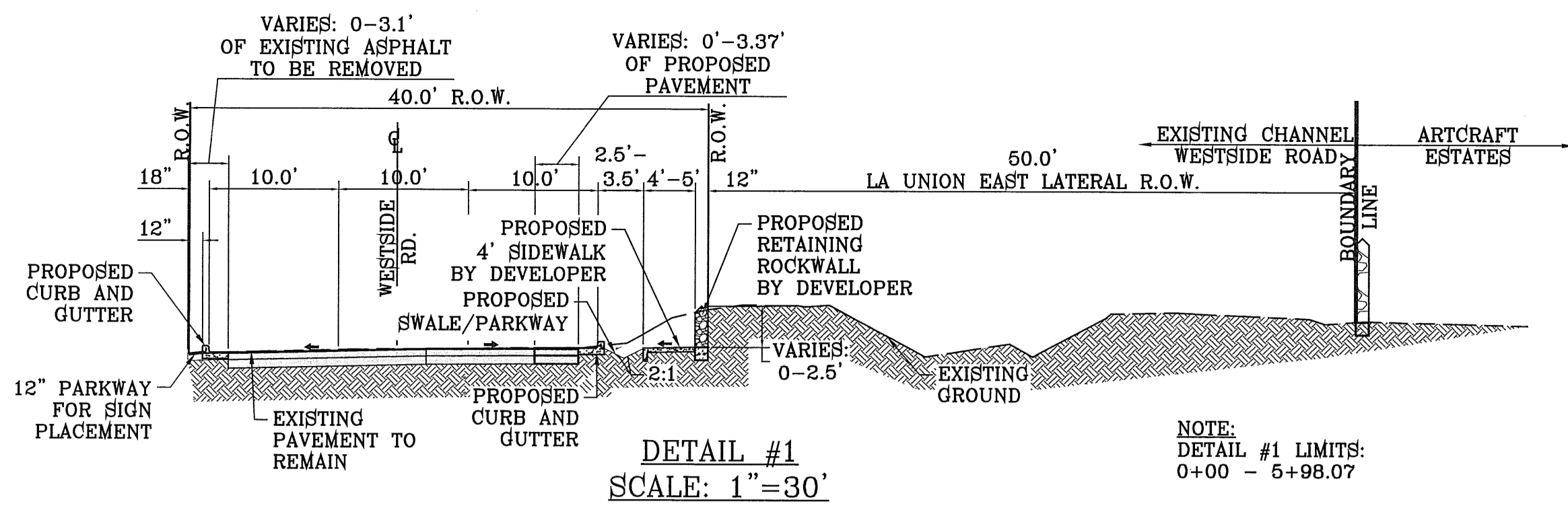
WESTSIDE ROAD

SHT 31 OF 37

SCALE: 1" = 30'
HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 110-16

FILE LOCATION: S:\Subdivisions\ARTCRAFT ESTATES.dwg, 14 - ARTCRAFT - PLOTTED ON Thursday, April 05, 2012 4:01:05 PM BY OSCAR MEDINA

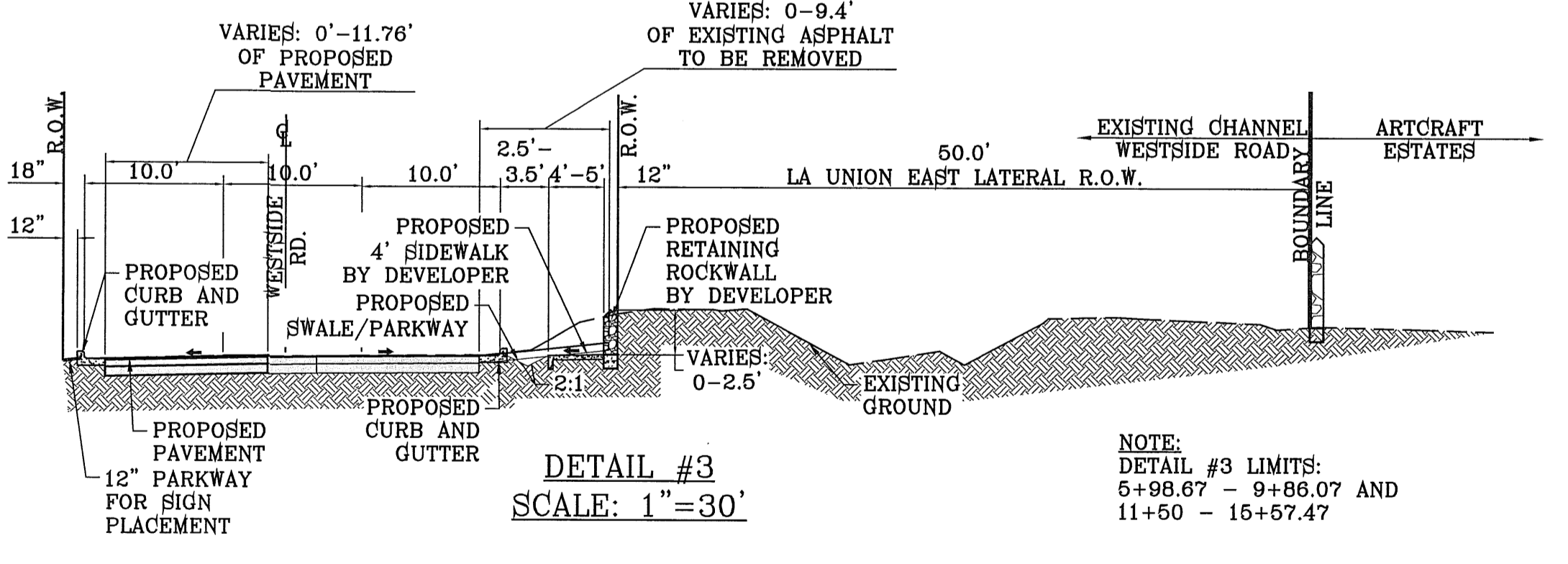


- NOTES: 1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS... 2. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2\"/>

Table with columns for stationing (13+00 to 17+00) and elevation (3740 to 3760). It contains vertical curve data including PVI, POC, and PCE values, and grades such as 0.30%, -0.19%, -0.63%, -0.68%, 0.57%, 0.33%, 0.17%, -0.78%, and -0.60%.

SEE SHEET 34B FOR IRRIGATION STRUCTURE

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Data for curves C3 and C4.



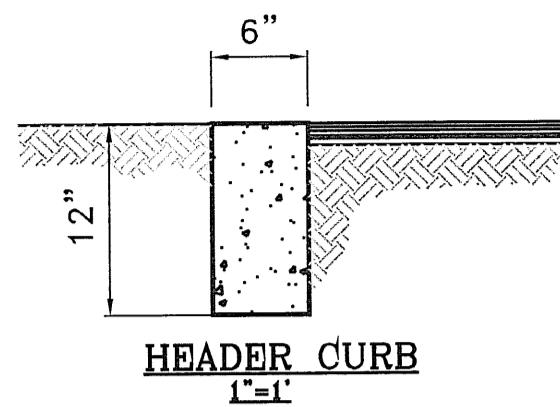
BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD... DATE: 09/01/11

PROJECT NAME: ARTCRAFT ESTATES... BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 31A... CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SCALE: 1\"/>

ENGINEER'S SEAL: CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS... REGISTRATION No. P-2321

SHEET TITLE: WESTSIDE ROAD... ARTCRAFT ESTATES... SHT 32 OF 37

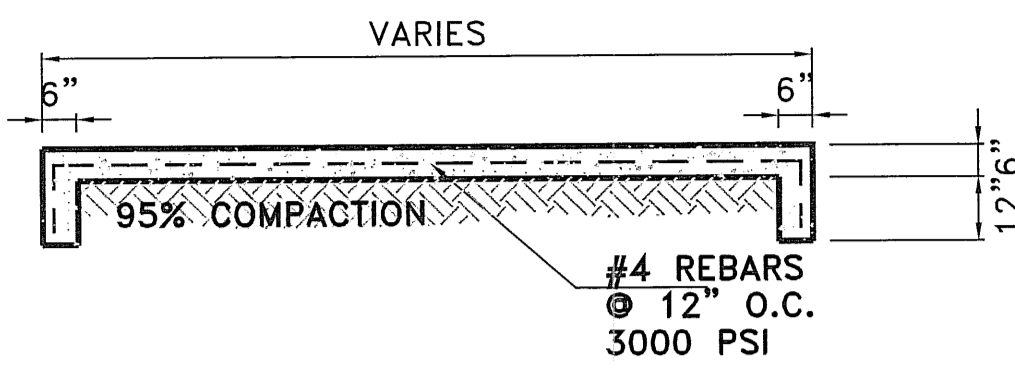


HEADER CURB NOTES:

1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINT REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALKS.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.

NOTE:

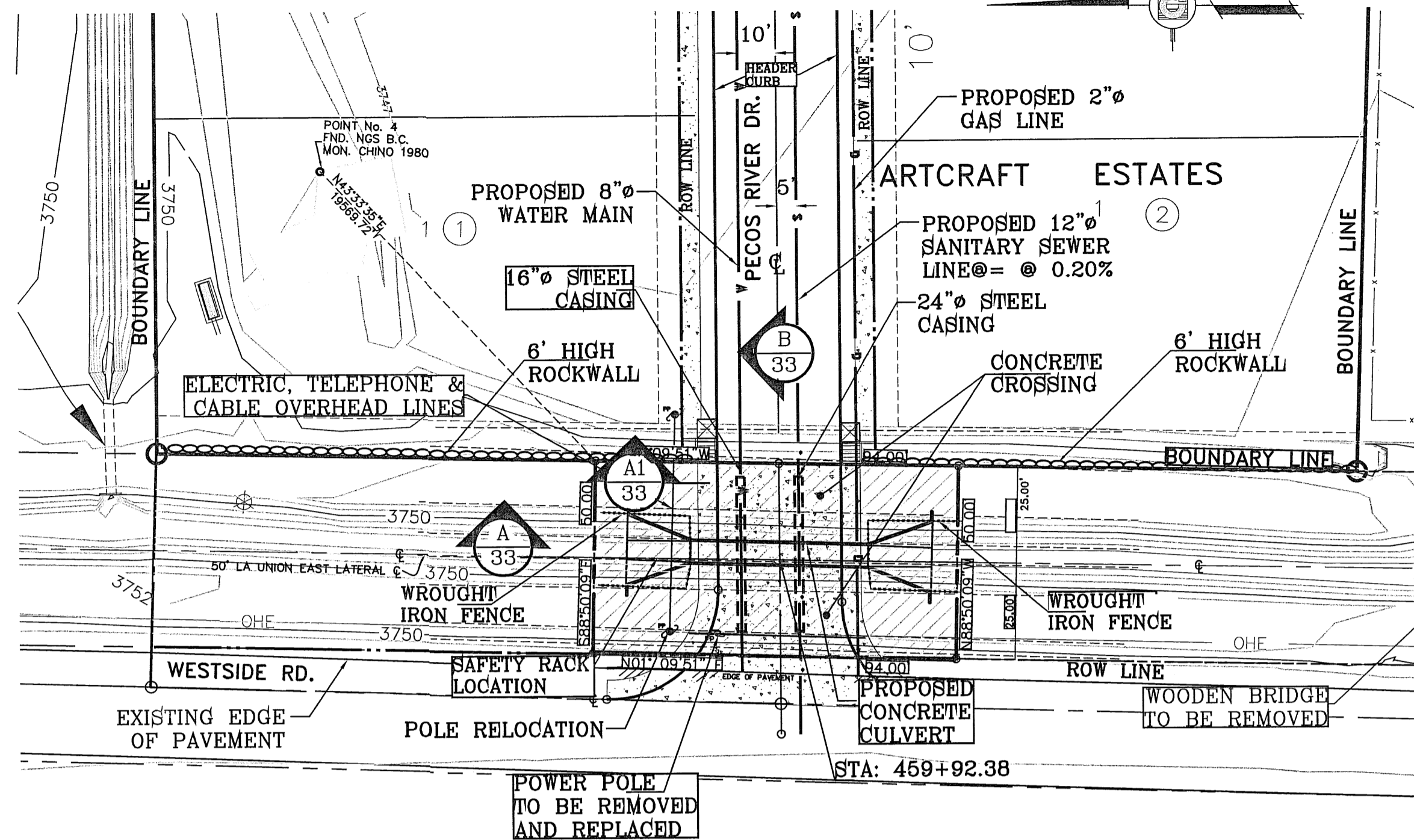
1. NO OBSTRUCTION MAY BE ERECTED THAT PREVENTS THE DISTRICT FROM ACCESSING IT'S FACILITIES FOR MAINTENANCE FROM WILLOW RIVER DR.
2. NO OPEN CUTS ARE PERMITTED DURING IRRIGATION SEASON.
3. LATERAL STATIONING REFERENCE POINT IS FACE OF CONCRETE CHECK GATE AT STATION 462+94.00 LA UNION LATERAL.



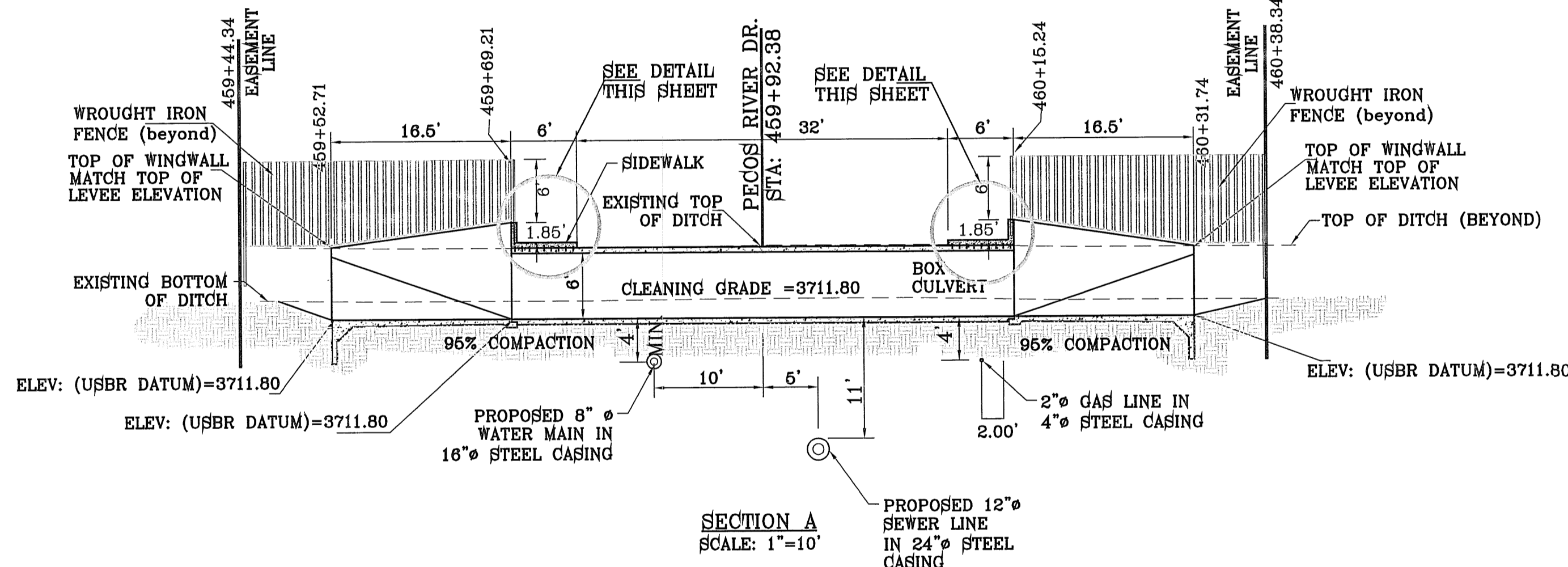
CONCRETE APPROACH SLAB
SCALE: 1"=10'

CONSTRUCTION NOTES:

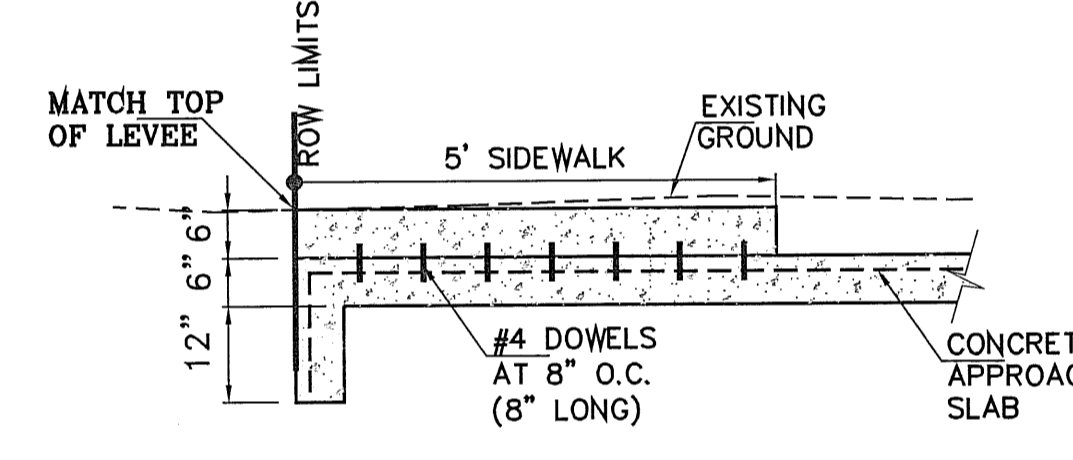
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1657.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. 95% COMPACTION REQUIRED.



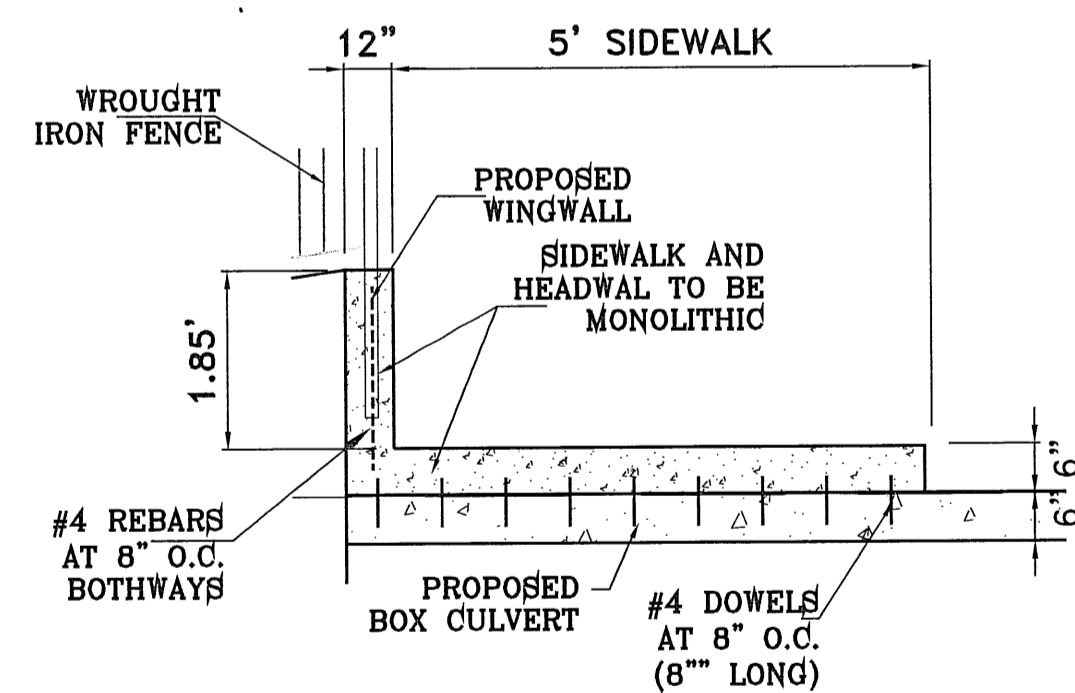
PECOS RIVER CULVERT #1-PLAN VIEW
1"=30'



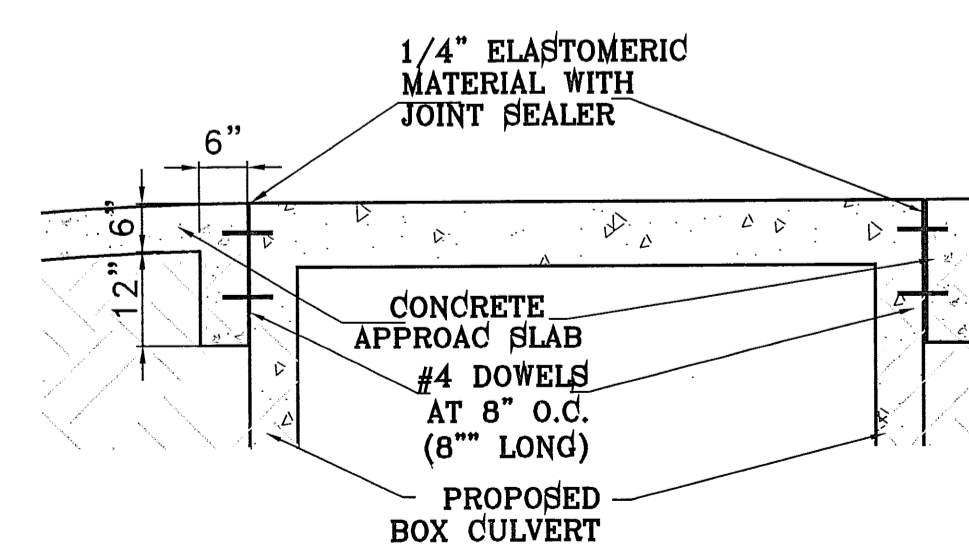
SECTION A
SCALE: 1"=10'



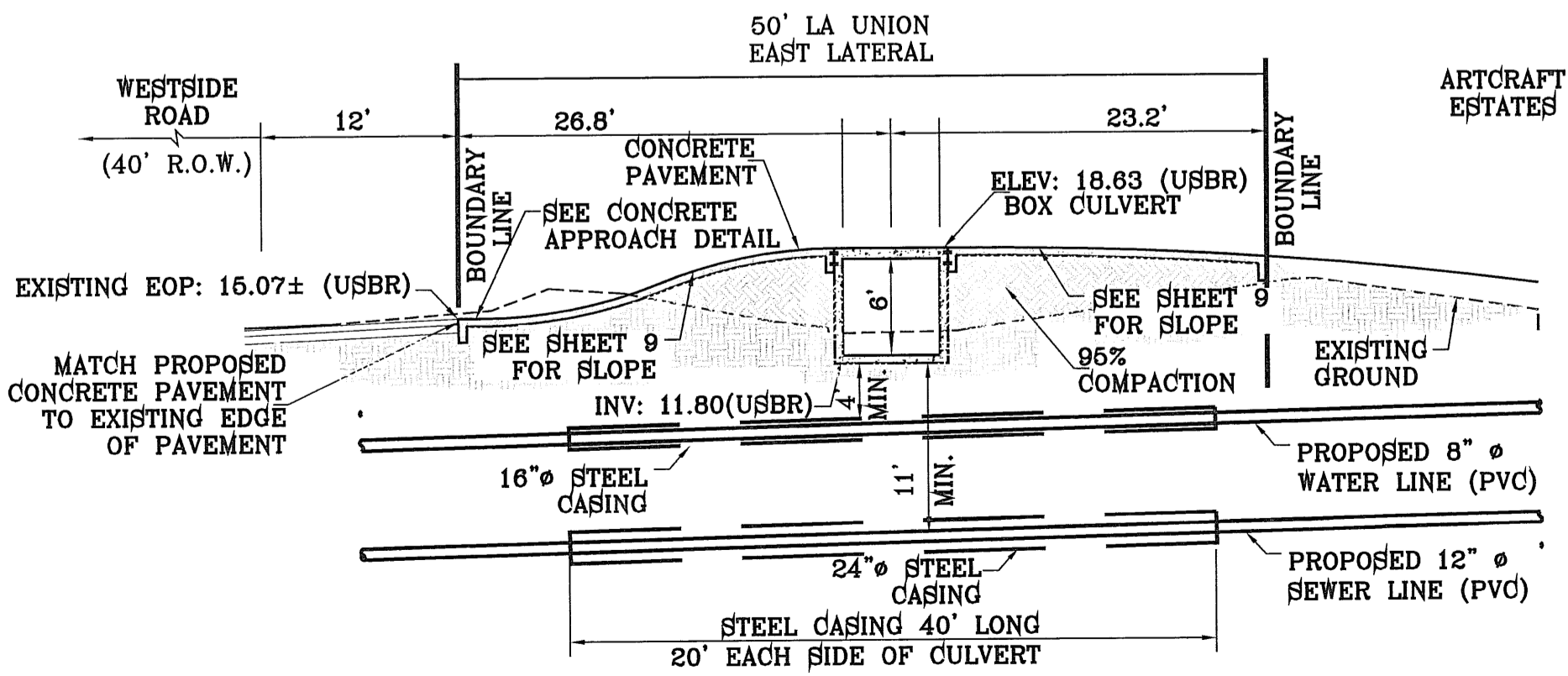
TYPICAL APPROACH SLAB - SIDEWALK DETAILS
SCALE: 1"=10'



TYPICAL SIDEWALK AT CULVERT DETAIL
1"=2'



TYPICAL APPROACH SLAB AT CULVERT DETAIL
1"=2'



SECTION B
SCALE: 1"=10'

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR OTHERWISE SUFFICIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

DATE: _____
BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1

11-1-2010
9-7-2010
7-7-2010

MSC & WROUGHT IRON FENCE
REMOVE CURB FROM CROSSING
REPLACE CULVERT WITH 16" GAS CULVERT

BENCHMARKS
RAILROAD BENCH AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERSLAND ROAD
ELEVATION: 3750.00 (USBR)
(SUBTRACT 33.00 FOR USBR ELEVATIONS)

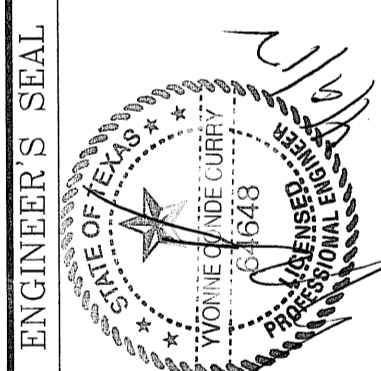
DATE	REVISIONS	BY
5-25-2010	USBR ELEVATIONS	RO
5-11-2010	SEPARATED CROSSING	RO
5-3-2010	ADDED CROSSING EASEMENT & NEW PLAT	RO
7-26-09	UTILITY SUBDIVISION	RO
6-8-09	NOTED SUBDIVISION BOUNDARY	OM

ARTCRAFT ESTATES

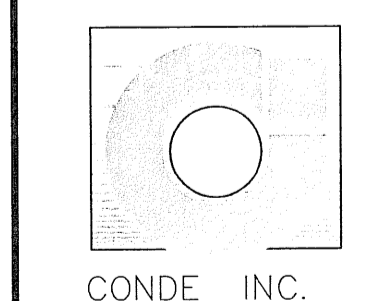
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES

SCALE
Horiz: 1"=30'
Vert: ---

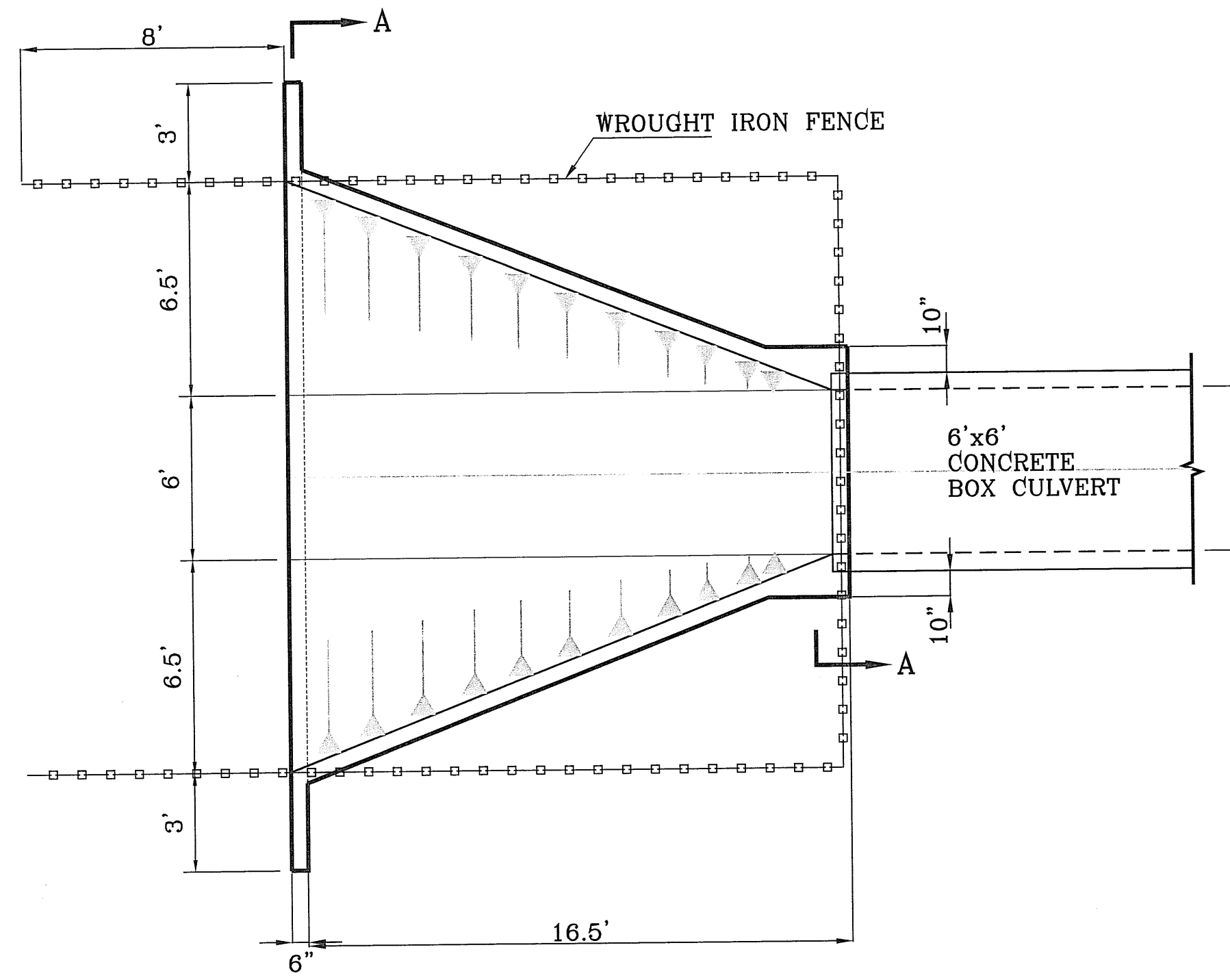
DATE: JUNE 2009
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.:



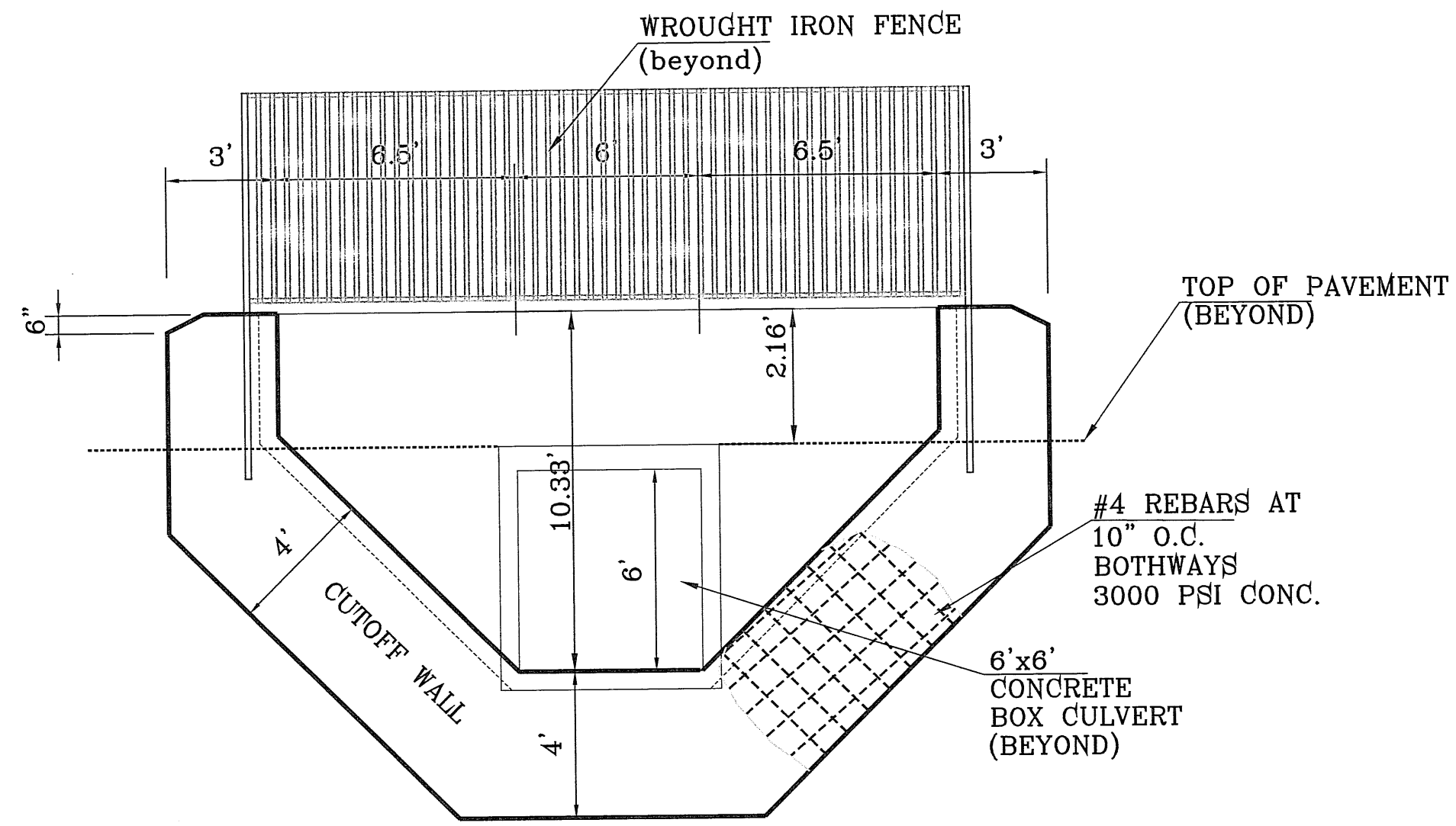
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPE
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79956



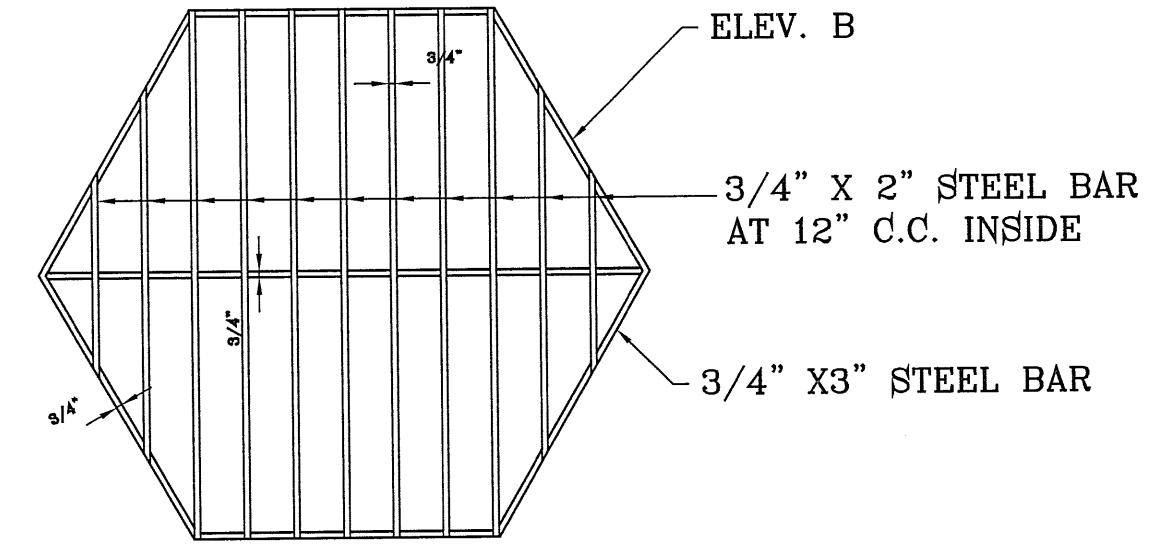
SHEET TITLE
STRUCTURES
PECOS RIVER CULVERT



PLAN VIEW
SCALE: 1"=4'



SECTION A-A
SCALE: 1"=4'



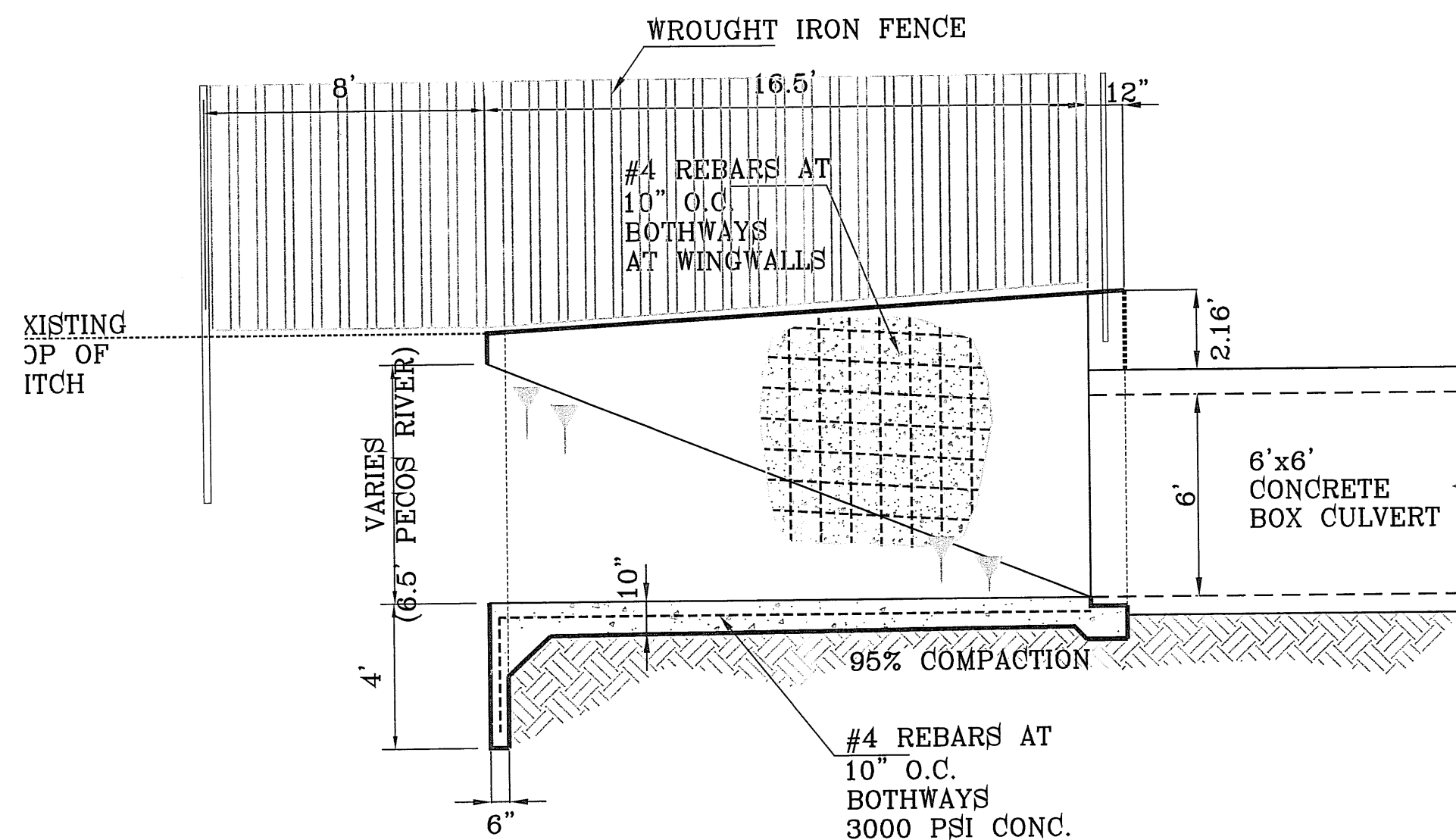
SAFETY RACK
SCALE: 1"=2'

NOTES:

1. SAFETY RACKS SHALL BE INSTALLED ON SIPHONS AND CULVERTS WHERE REQUIRED.
2. INSTALLATION SHALL PROVIDE 3:1 OR FLATTER SLOPE OF RACK.
3. RACK SHALL BE GALVANIZED.

CONSTRUCTION NOTES:

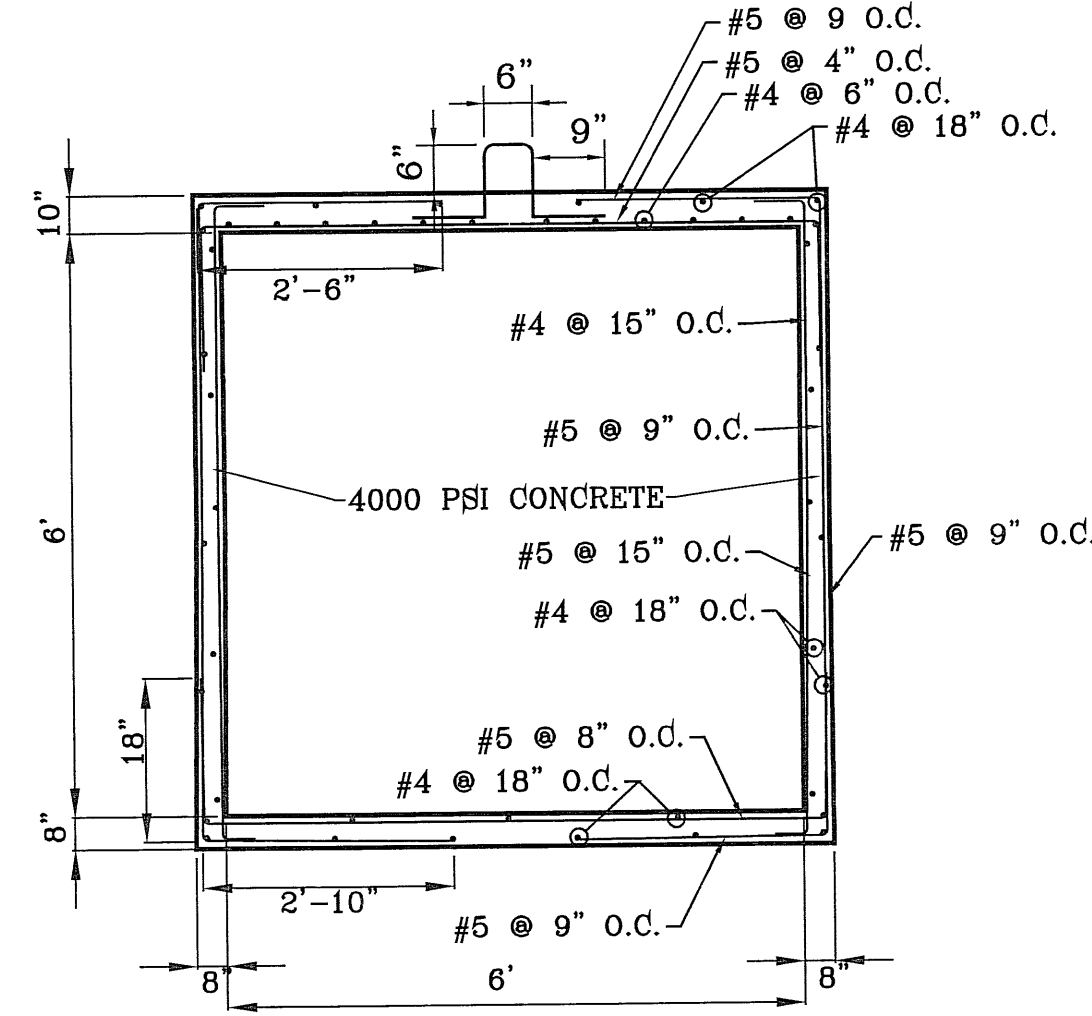
1. ALL CONCRETE FOR STRUCTURES SHALL BE 4000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. 95% COMPACTION REQUIRED ON FILLS.



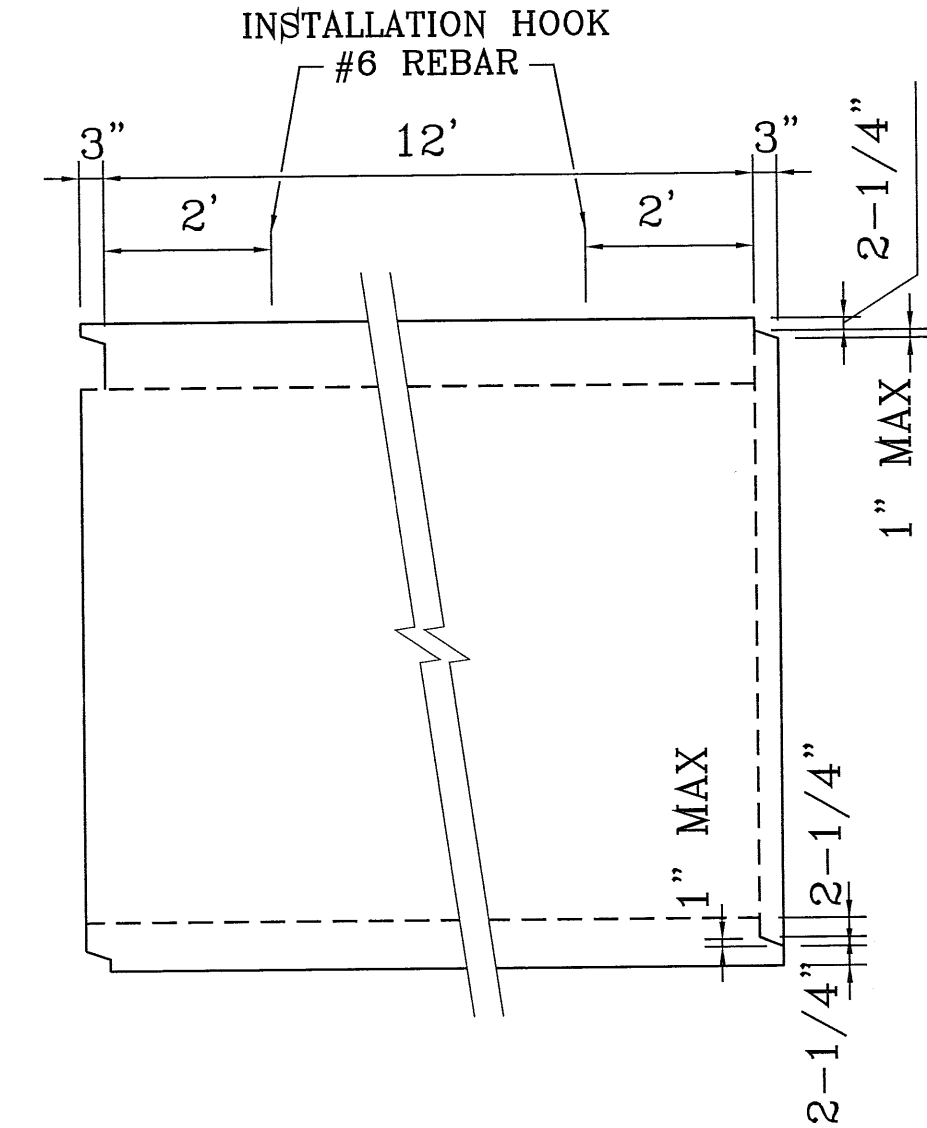
LONGITUDINAL SECTION

NOTES:

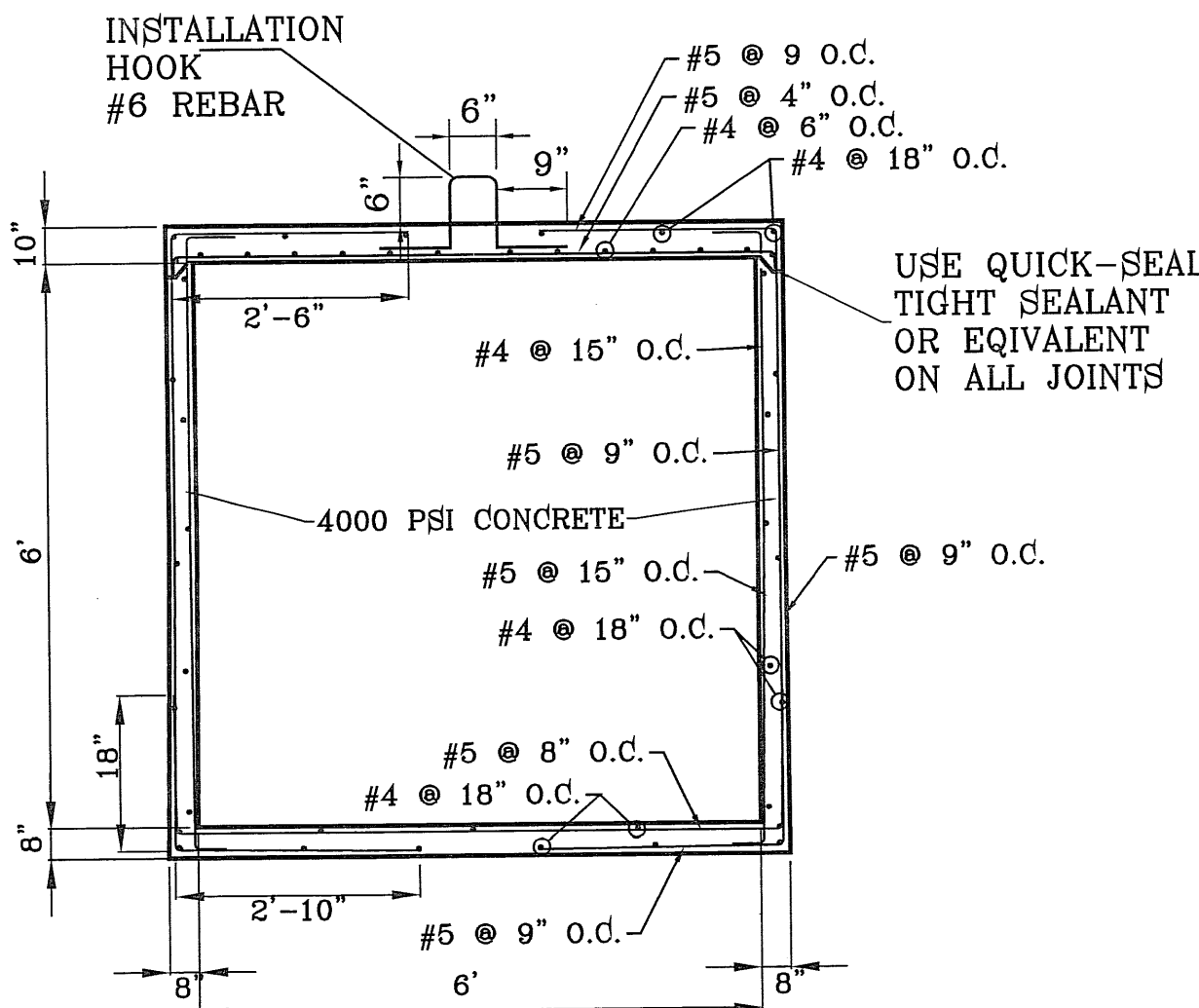
1. DESIGN AND CONSTRUCT REINFORCED CONCRETE TO MEET STRESS REQUIREMENTS. MINIMUM 3,000 PSI AT 28 DAYS.
2. BOTTOM WIDTH "W" TO MATCH DESIGN WIDTH OF WATERWAY, OR WIDER.
3. HEADWALLS AND CUTOFF WALLS TO BE NORMAL TO CENTERLINE OF WATERWAYS.
4. MINIMUM LENGTH OF TRANSITION IS (3x) THE VERTICAL HEIGHT OF BOX.
5. ELEVATION OF TOP OF HEADWALL AND WINGWALLS TO PROVIDE 12" FREE BOARD ABOVE HIGHWATER.
6. ELEVATION "B" TO MATCH DESIGN BOTTOM GRADE.
7. ELEVATION "D" TO PROVIDE MINIMUM OF 6" BETWEEN HIGHWATER AND ROOF OF BOX.
8. PLACE ENTIRE BOX ON UNDISTURBED NATURAL SOIL OR COMPACTED BACKFILL.



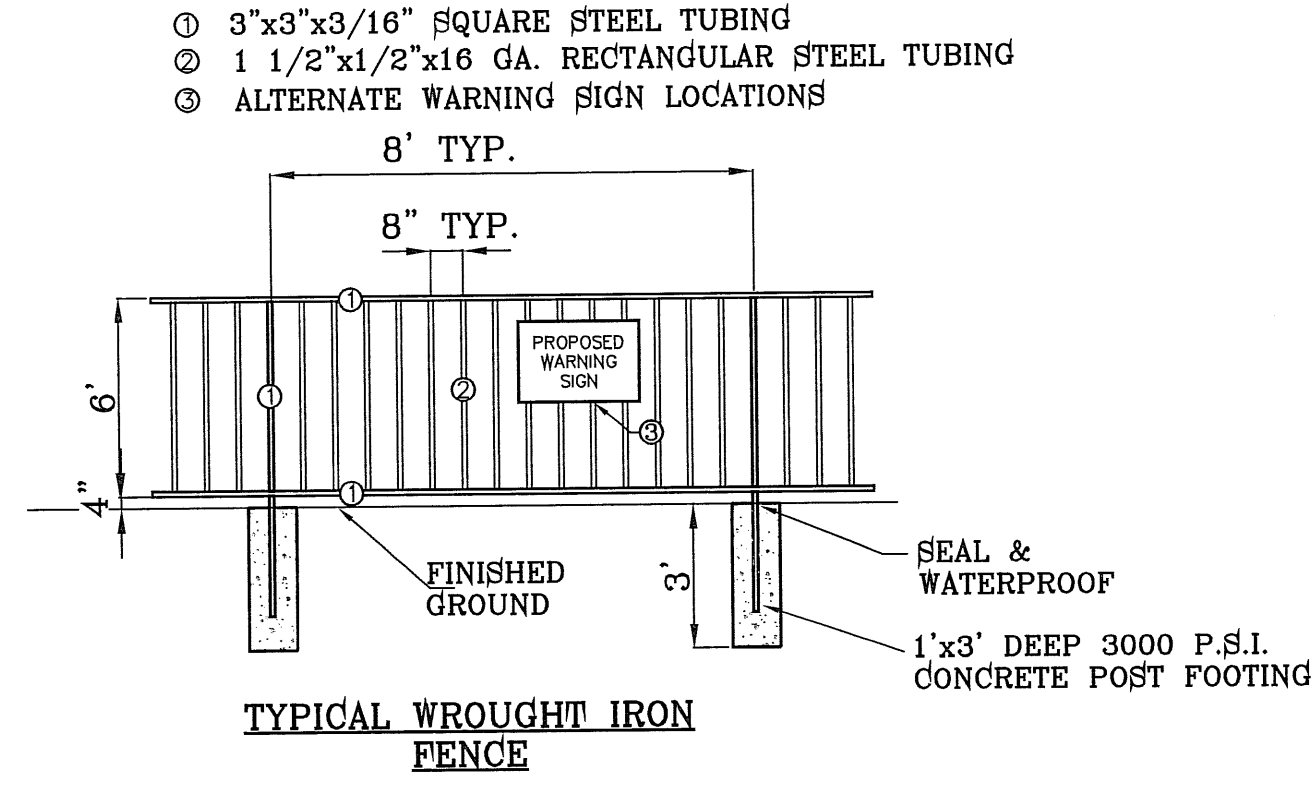
SECTION B-B
PRECAST CONCRETE CULVERT BOX
SCALE: 1"=2'



SIDE VIEW
SCALE: 1"=2'



SECTION B-B
ALTERNATE CAST-IN-PLACE CONCRETE CULVERT BOX
SCALE: 1"=2'



TYPICAL WROUGHT IRON FENCE

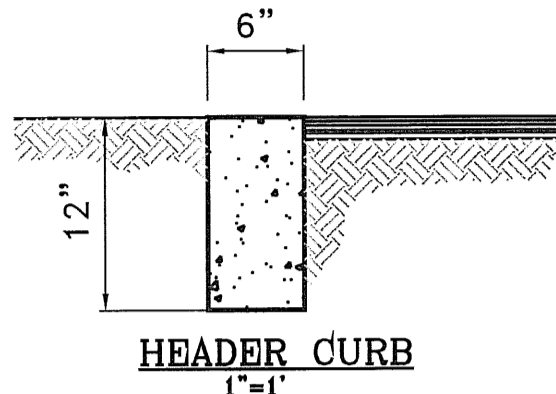
DATE	REVISIONS	BY
5-11-2010	SEPARATED CROSSING	RO
5-25-2010	USER ELEVATIONS	RO
6-7-2010	USER COMMENTS	RO
7-7-2010	REPLACE CULVERT WITH 6'X6' CULVERT	RO
11-1-2010	WROUGHT IRON FENCE	RO

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

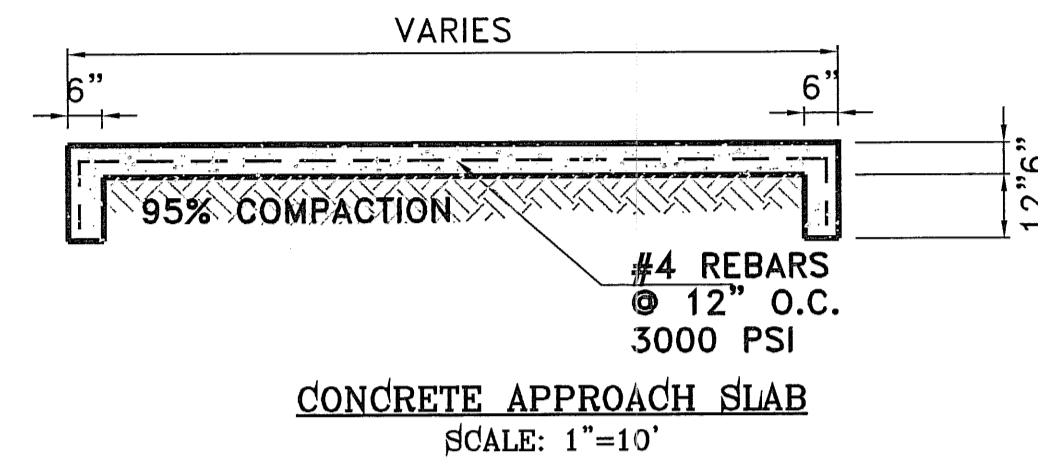
SCALE
Horizontal: AS NOTED
Vertical: ---
DATE: JUNE 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.:

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GFD
1700 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

SHEET TITLE
PECOS RIVER
STRUCTURE
DETAILS
SHT33A OF 37



- HEADER CURB NOTES:**
1. CONCRETE TO BE 3000 PSI MIN.
 2. DUMMY JOINT REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALKS.
 3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
 5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.



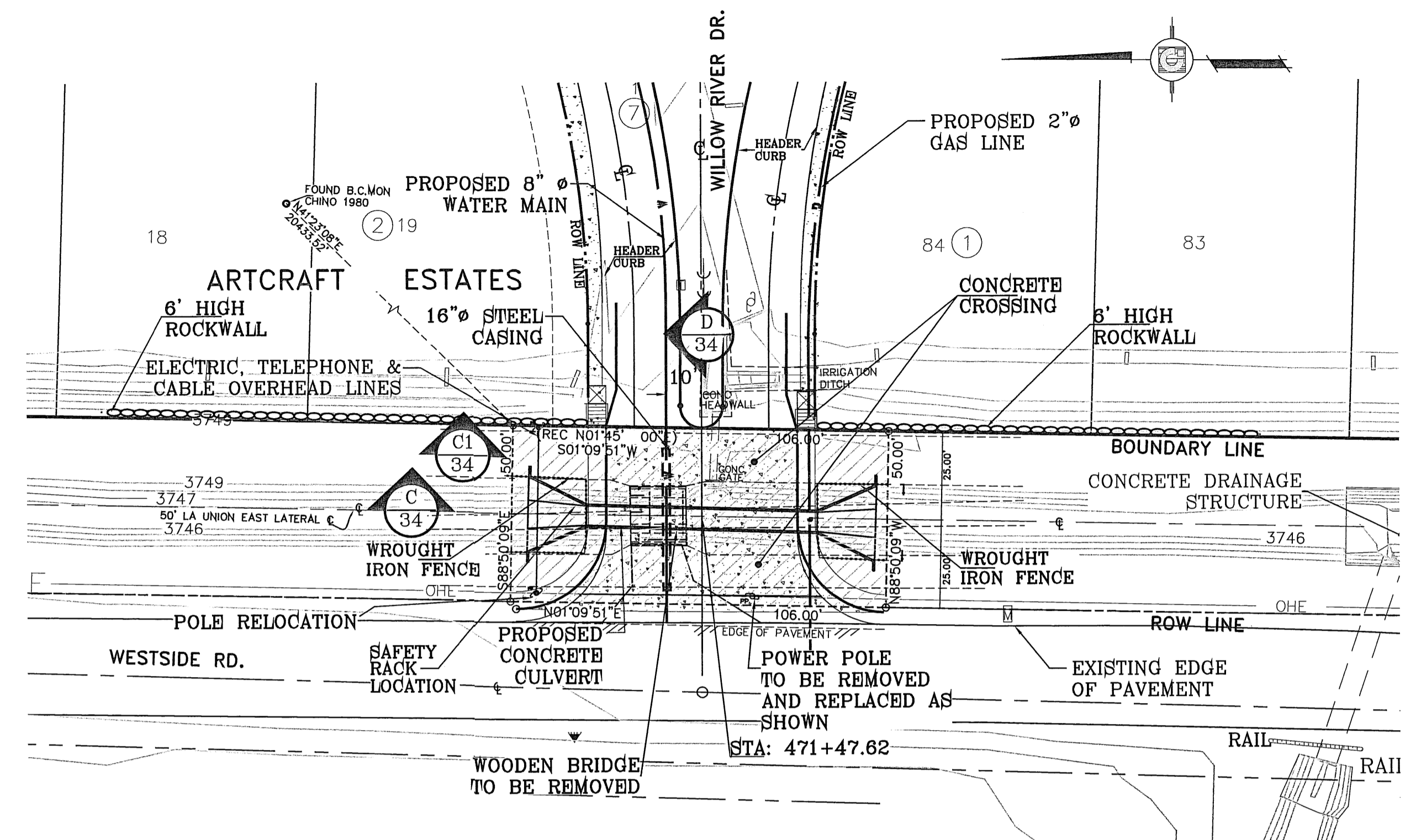
CONCRETE APPROACH SLAB
SCALE: 1"=10'

NOTE:

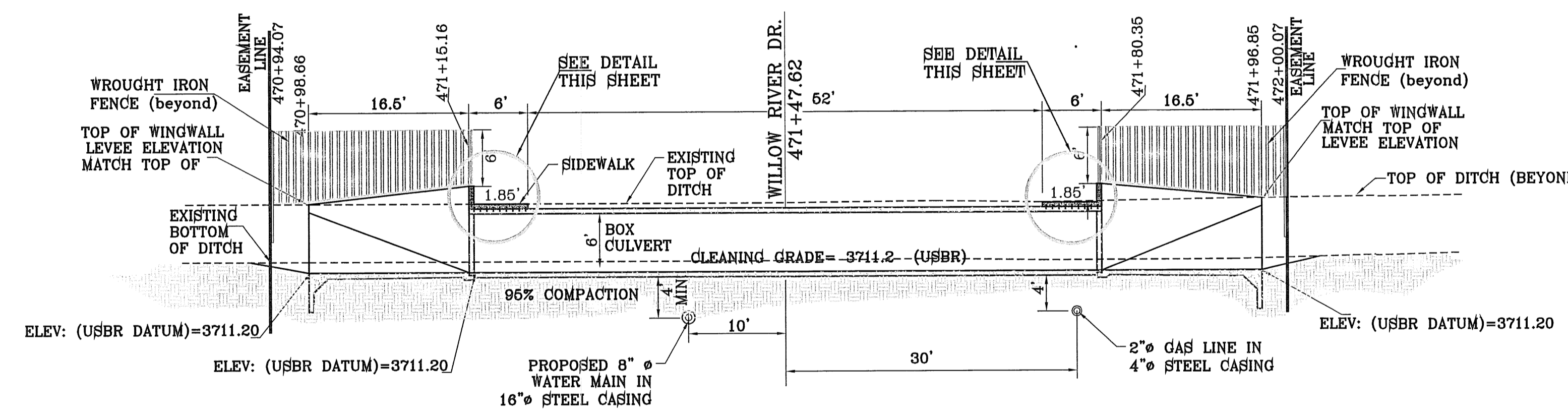
1. NO OBSTRUCTION MAY BE ERRECTED THAT PREVENTS THE DISTRICT FROM ACCESSING IT'S FACILITIES FOR MAINTENANCE FROM WILLOW RIVER DR.
2. NO OPEN CUTS ARE PERMITTED DURING IRRIGATION SEASON.
3. LATERAL STATIONING REFERENCE POINT IS FACE OF CONCRETE CHECK GATE AT STATION 462+94.00 LA UNION LATERAL.

CONSTRUCTION NOTES:

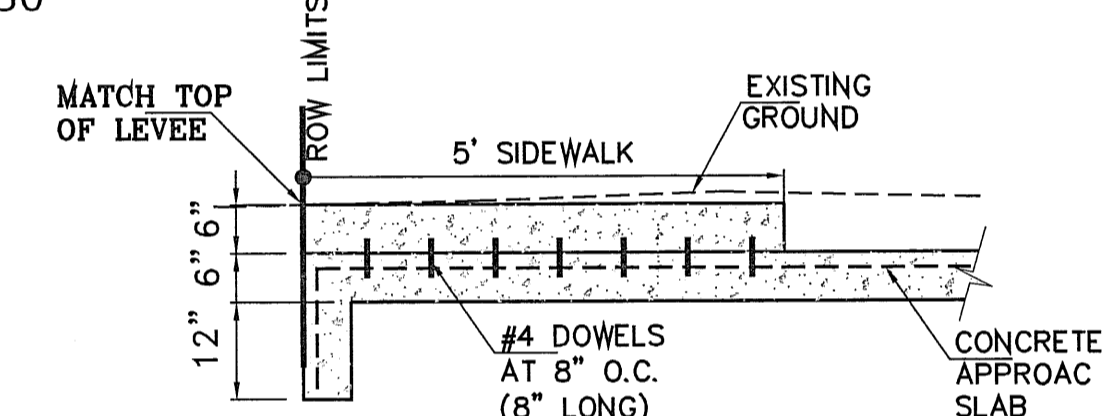
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. 95% COMPACTION REQUIRED.



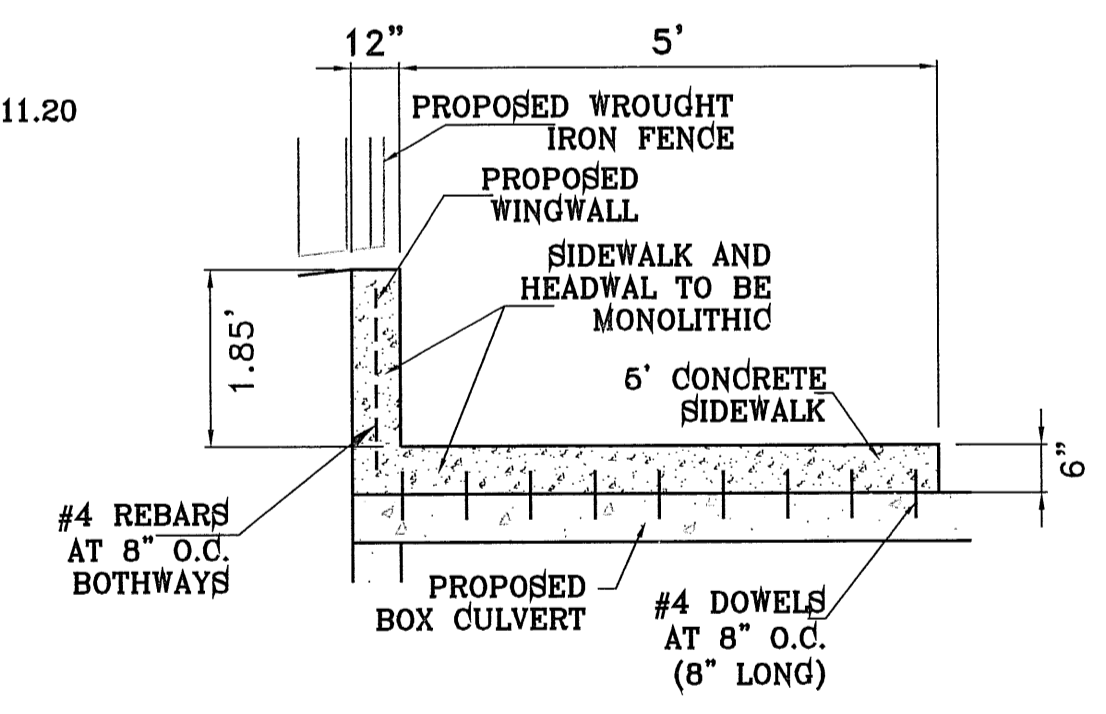
WILLOW RIVER CULVERT #2-PLAN VIEW
1"=30'



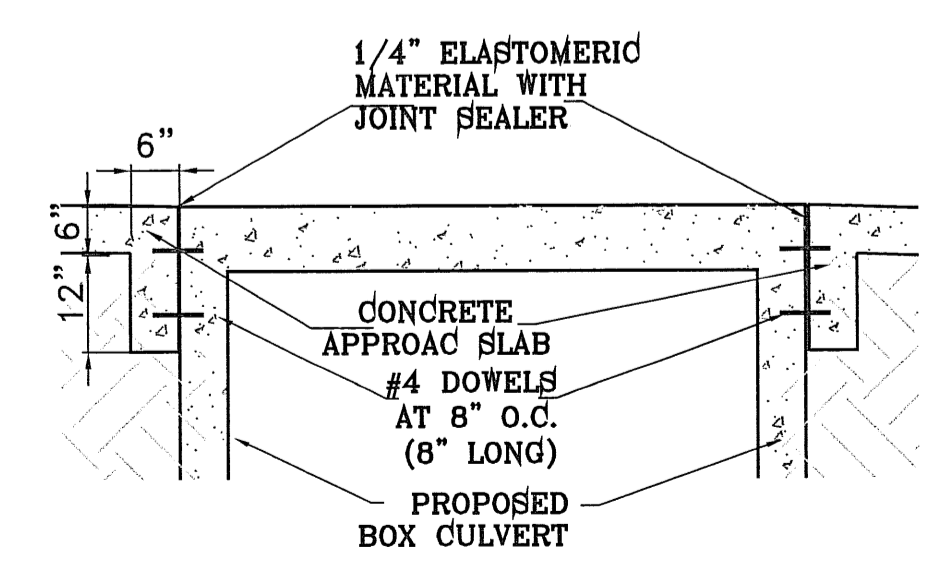
SECTION C
SCALE: 1"=10'



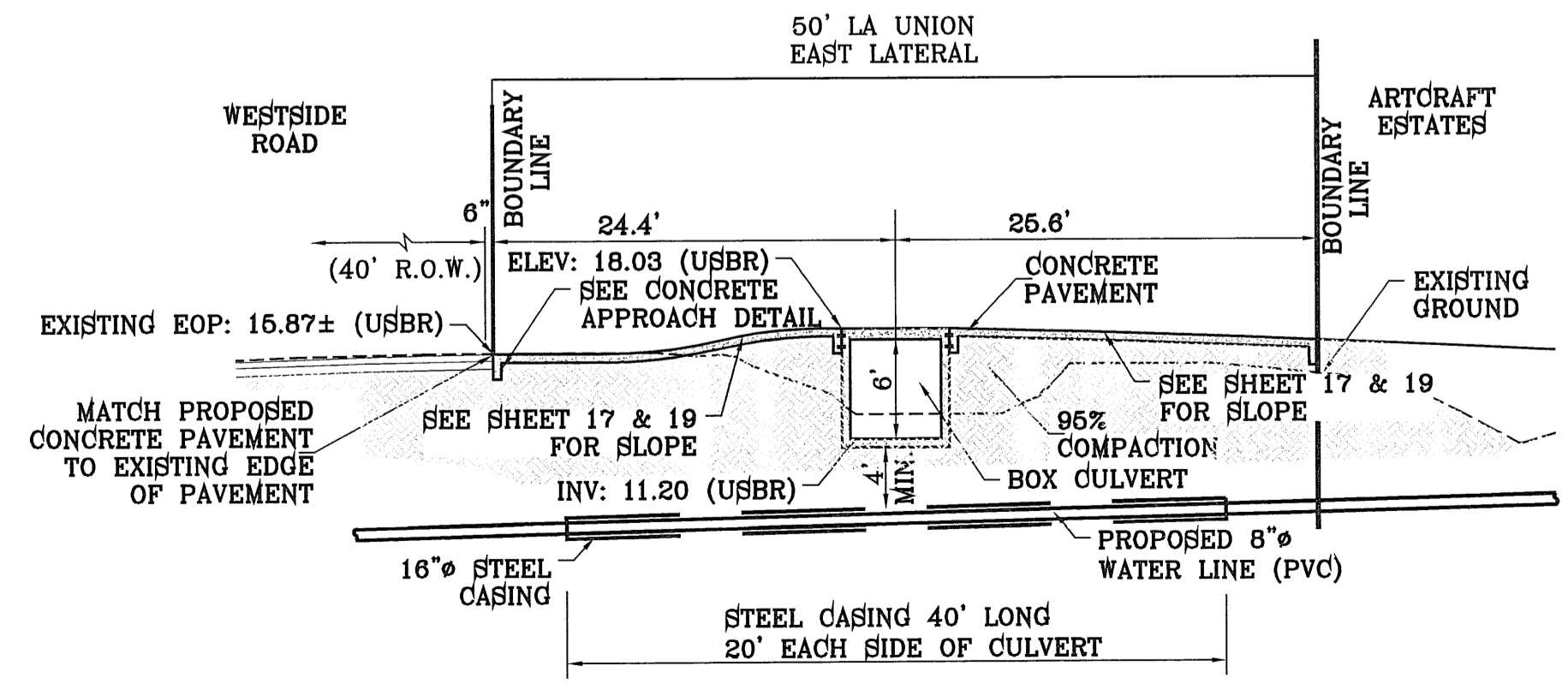
SECTION C1
TYPICAL APPROACH SLAB - SIDEWALK DETAILS
SCALE: 1"=10'



TYPICAL SIDEWALK AT CULVERT DETAIL
1"=2'



TYPICAL APPROACH SLAB AT CULVERT DETAIL
1"=2'



SECTION D
SCALE: 1"=10'

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR OTHERWISE SUFFICIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

DATE: _____
BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1

BENCHMARKS

NO.	DESCRIPTION	ELEVATION
11-1	MISC. & WROUGHT IRON FENCE	3746
9-7	REMOVED ROLLED CURB FROM CROSSING	3746
7-7	REPLACE CULVERT WITH 6X6 CULVERT	3746
6-7	USER COMMENTS	

REVISIONS

NO.	DATE	DESCRIPTION
1	6-20-06	UTILITY ADDITION
2	7-26-06	MOVED SUBDIVISION BOUNDARY
3	9-13-06	ADDED CROSSLANE CROSSING
4	9-25-2010	USER ELEVATIONS

PROJECT NAME
ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES

SCALE
Horiz: 1"=30'
Vert: ---

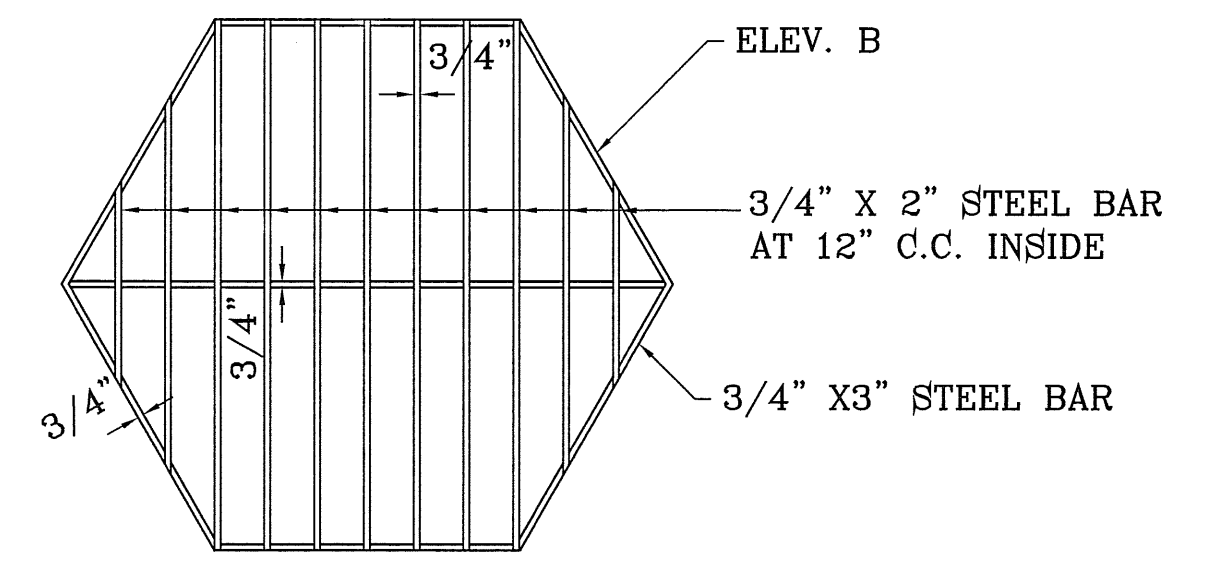
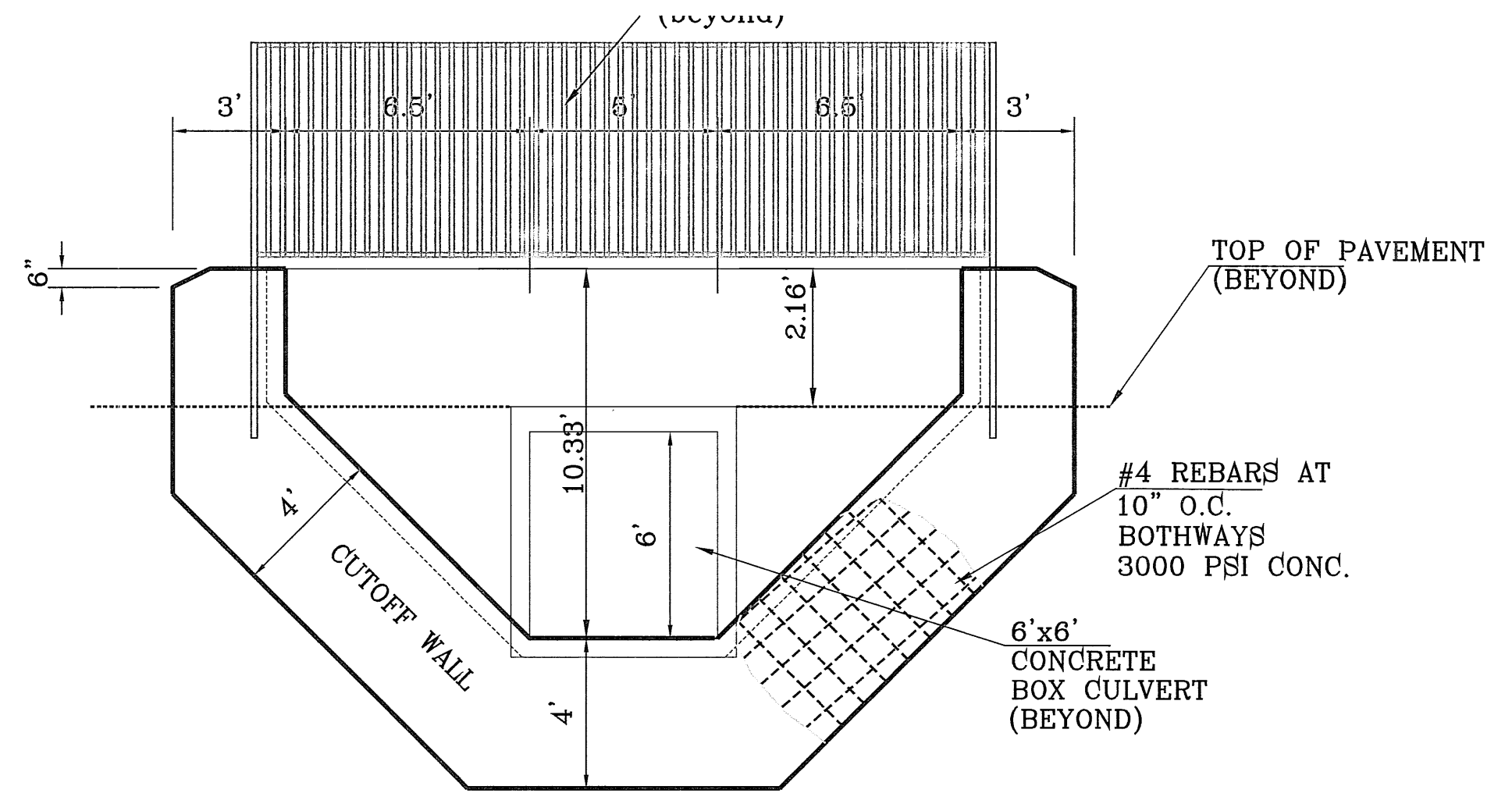
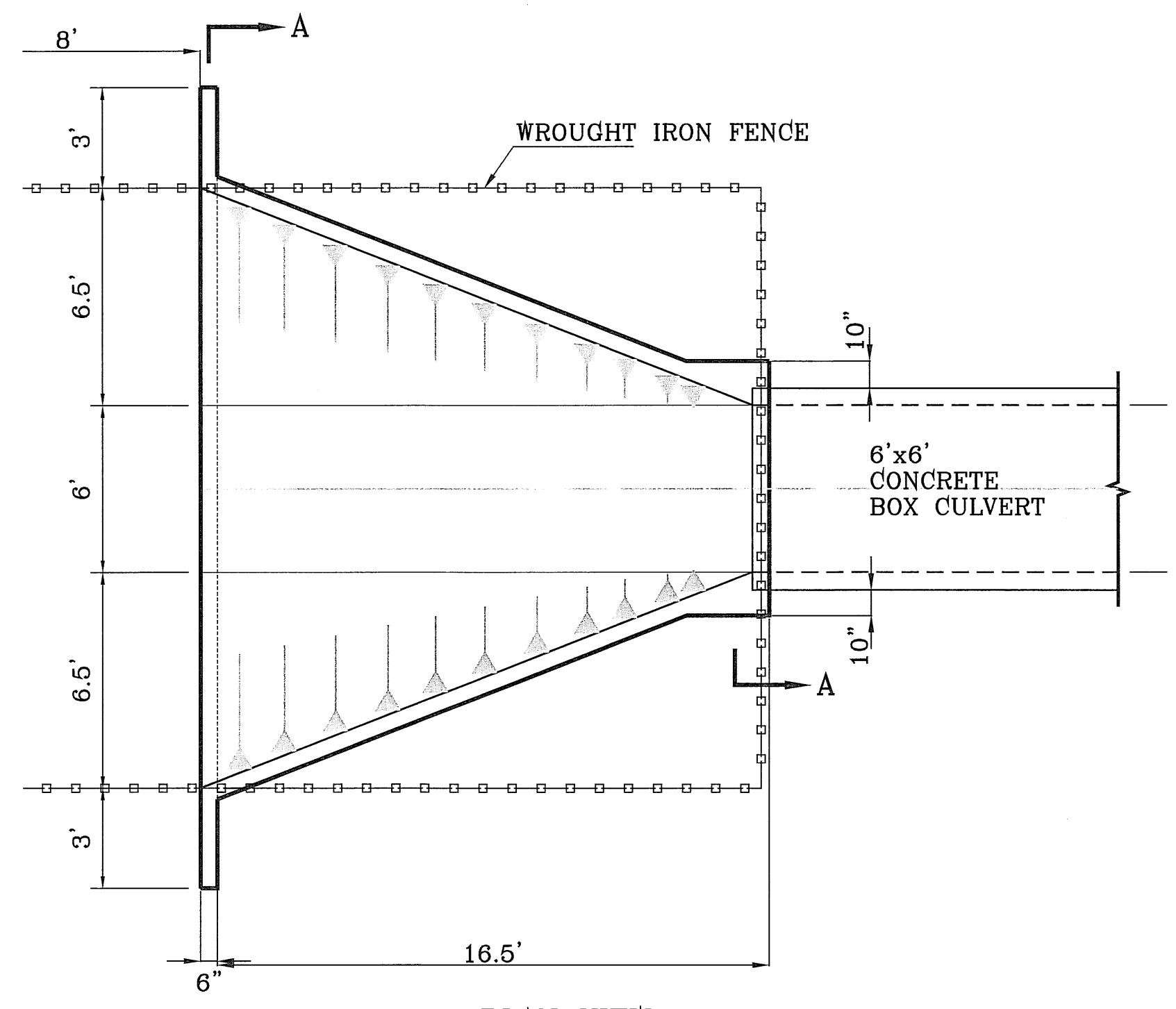
DATE: JUNE 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECK BY: Y.C.
JOB NO.:

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVING DR.
EL PASO, TEXAS 79956

CONDE INC.

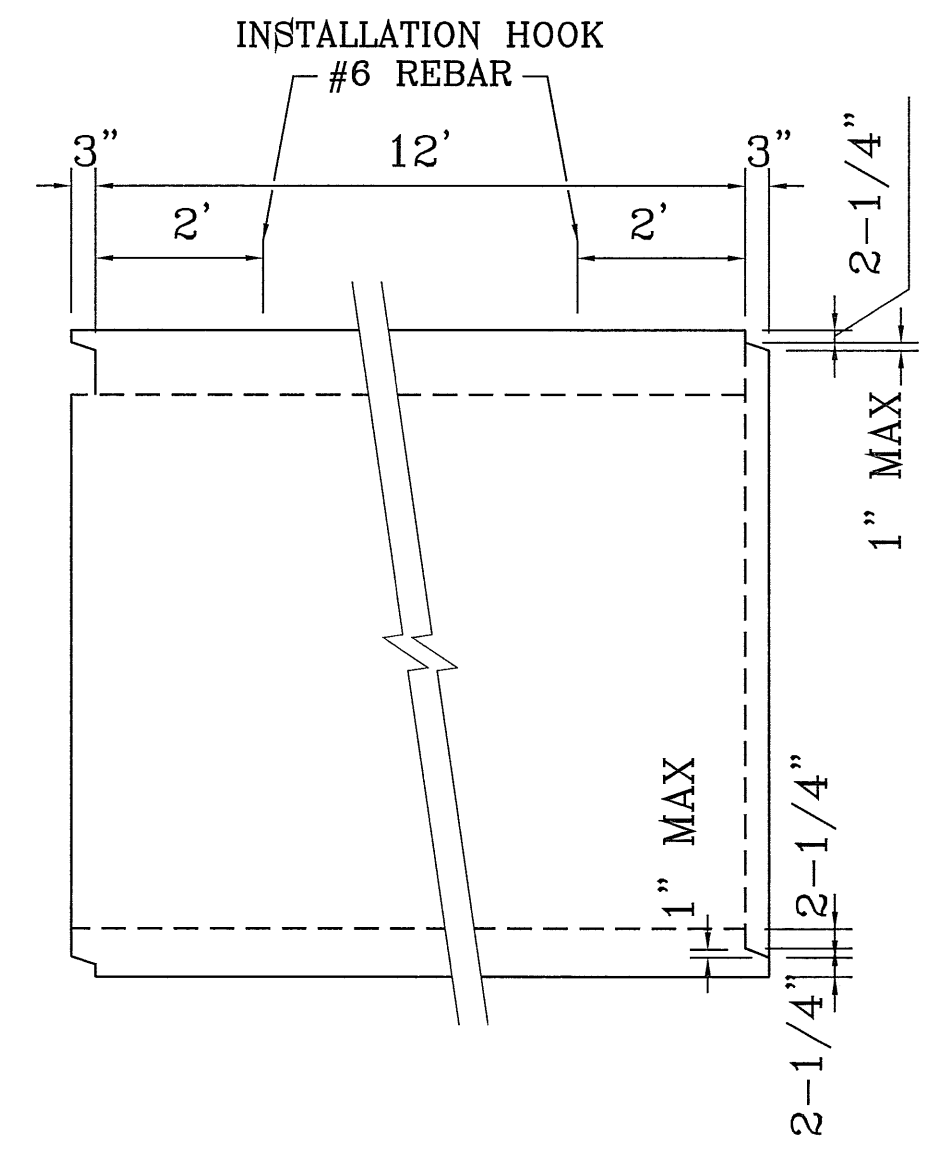
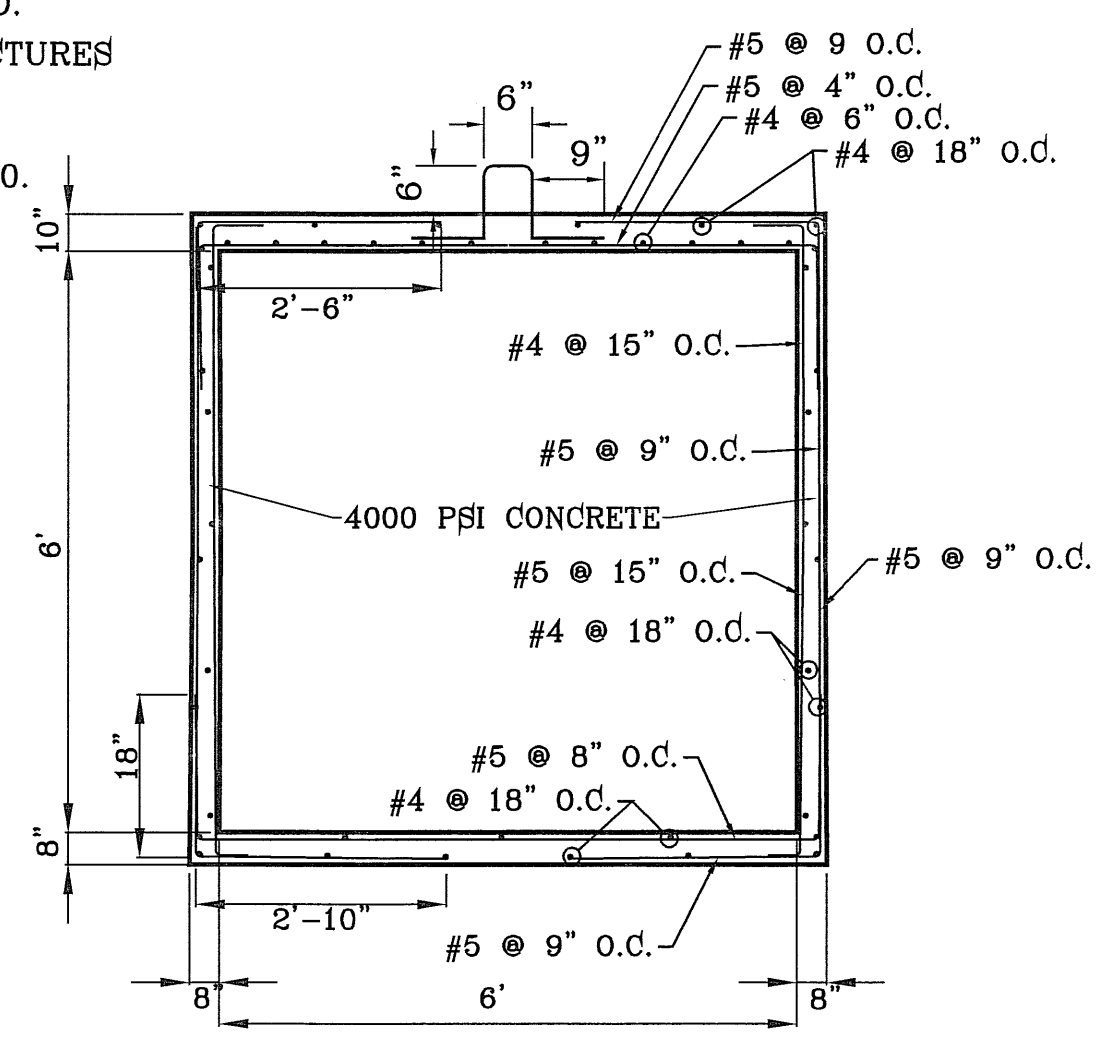
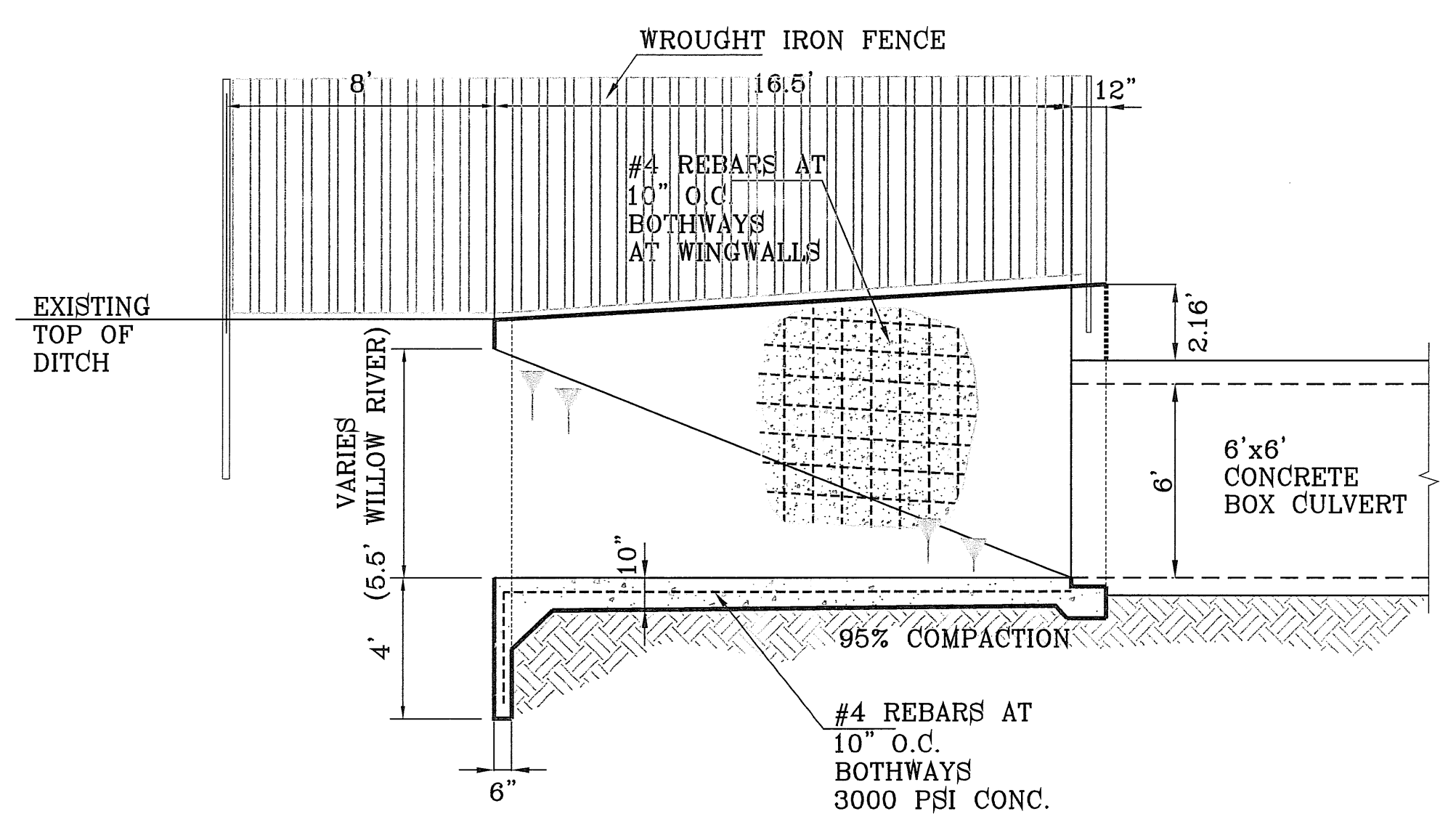
SHEET TITLE
STRUCTURES
WILLOW RIVER CULVERT
SHT 34 OF 37



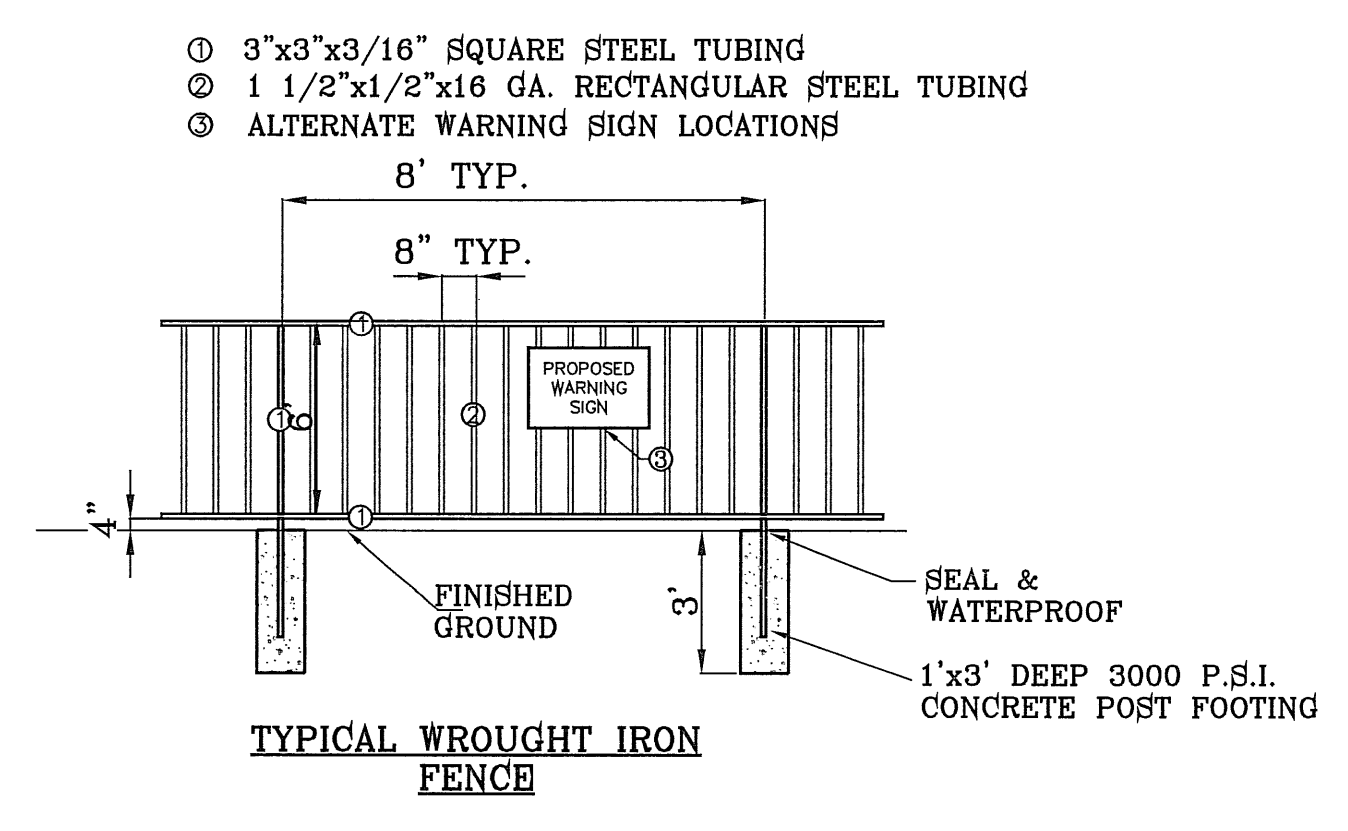
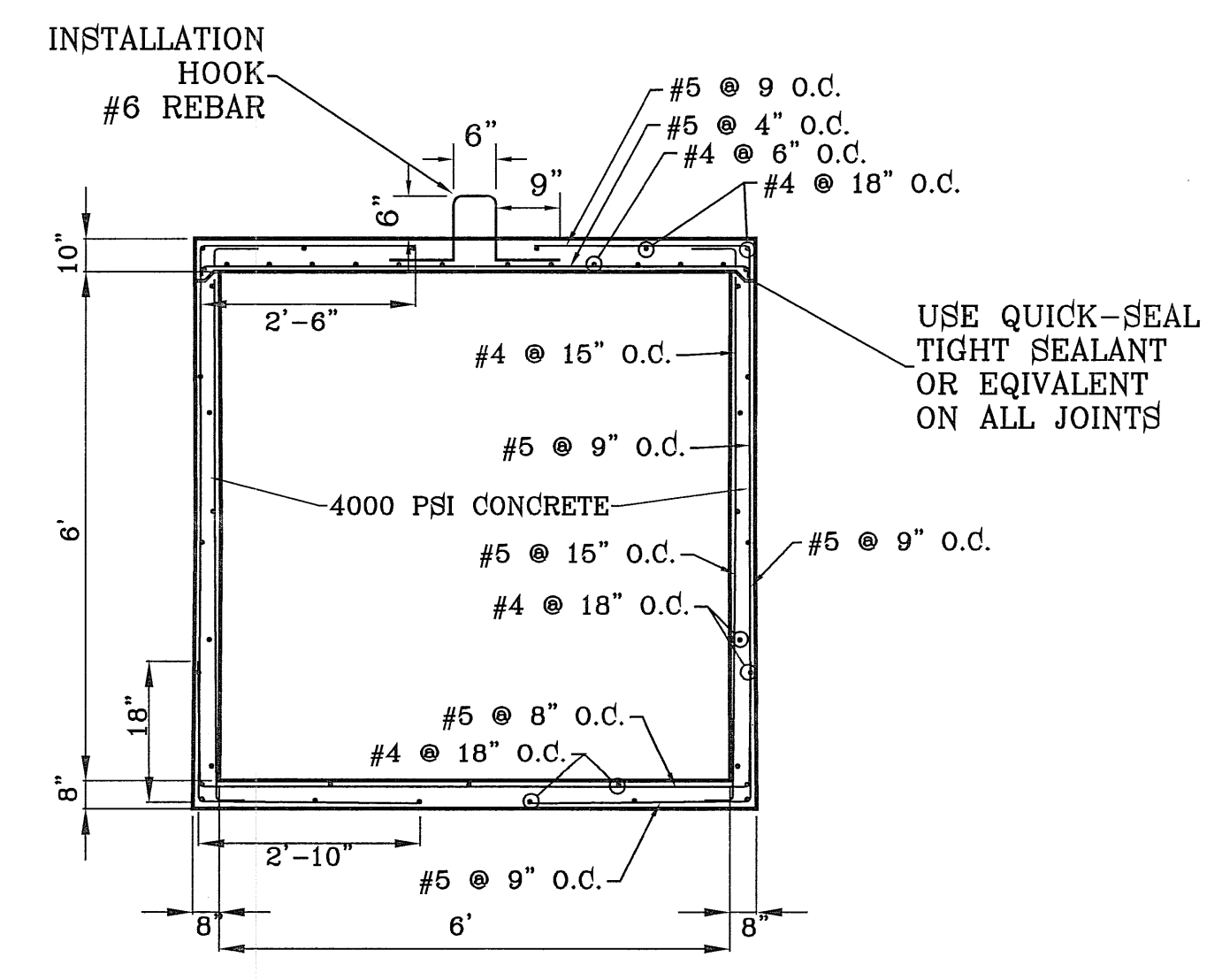
- NOTES:
- SAFETY RACKS SHALL BE INSTALLED ON SIPHONS AND CULVERTS WHERE REQUIRED.
 - INSTALLATION SHALL PROVIDE 3:1 OR FLATTER SLOPE OF RACK.
 - RACK SHALL BE GALVANIZED.

CONSTRUCTION NOTES:

- ALL CONCRETE FOR STRUCTURES SHALL BE 4000 PSI UNLESS OTHERWISE NOTED.
- MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
- 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
- REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
- 95% COMPACTION REQUIRED ON FILLS.



- NOTES:
- DESIGN AND CONSTRUCT REINFORCED CONCRETE TO MEET STRESS REQUIREMENTS. MINIMUM 3,000 PSI AT 28 DAYS.
 - BOTTOM WIDTH "W" TO MATCH DESIGN WIDTH OF WATERWAY, OR WIDER.
 - HEADWALLS AND CUTOFF WALLS TO BE NORMAL TO CENTERLINE OF WATERWAYS.
 - MINIMUM LENGTH OF TRANSITION IS (3x) THE VERTICAL HEIGHT OF BOX.
 - ELEVATION OF TOP OF HEADWALL AND WINGWALLS TO PROVIDE 12" FREE BOARD ABOVE HIGHWATER.
 - ELEVATION "B" TO MATCH DESIGN BOTTOM GRADE.
 - ELEVATION "D" TO PROVIDE MINIMUM OF 6" BETWEEN HIGHWATER AND ROOF OF BOX.
 - PLACE ENTIRE BOX ON UNDISTURBED NATURAL SOIL OR COMPACTED BACKFILL.



BENCHMARKS

DATE	REVISIONS	BY
5-25-2010	USER ELEVATIONS	RO
6-7-2010	USER COMMENTS	RO
7-7-2010	REPLACE CENTER WITH BOX CULVERT	RO
11-21-2011	CONCRETE CULVERT TYPE I TO TYPE II	RO

PROJECT NAME
ARTCRAFT ESTATES

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

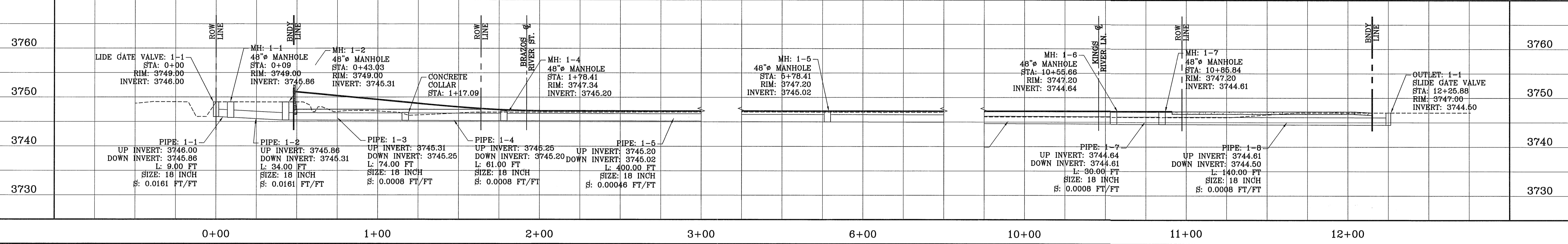
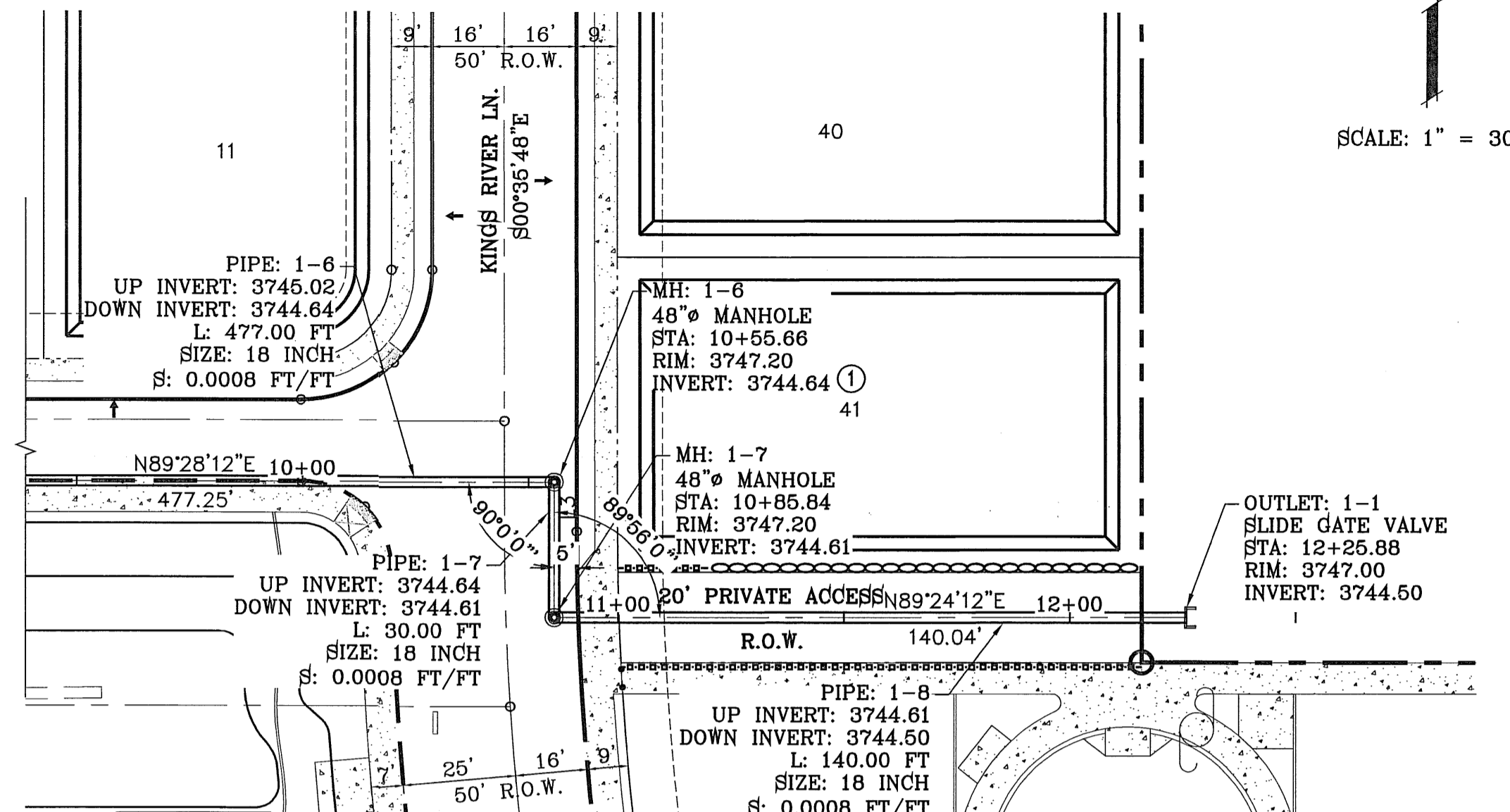
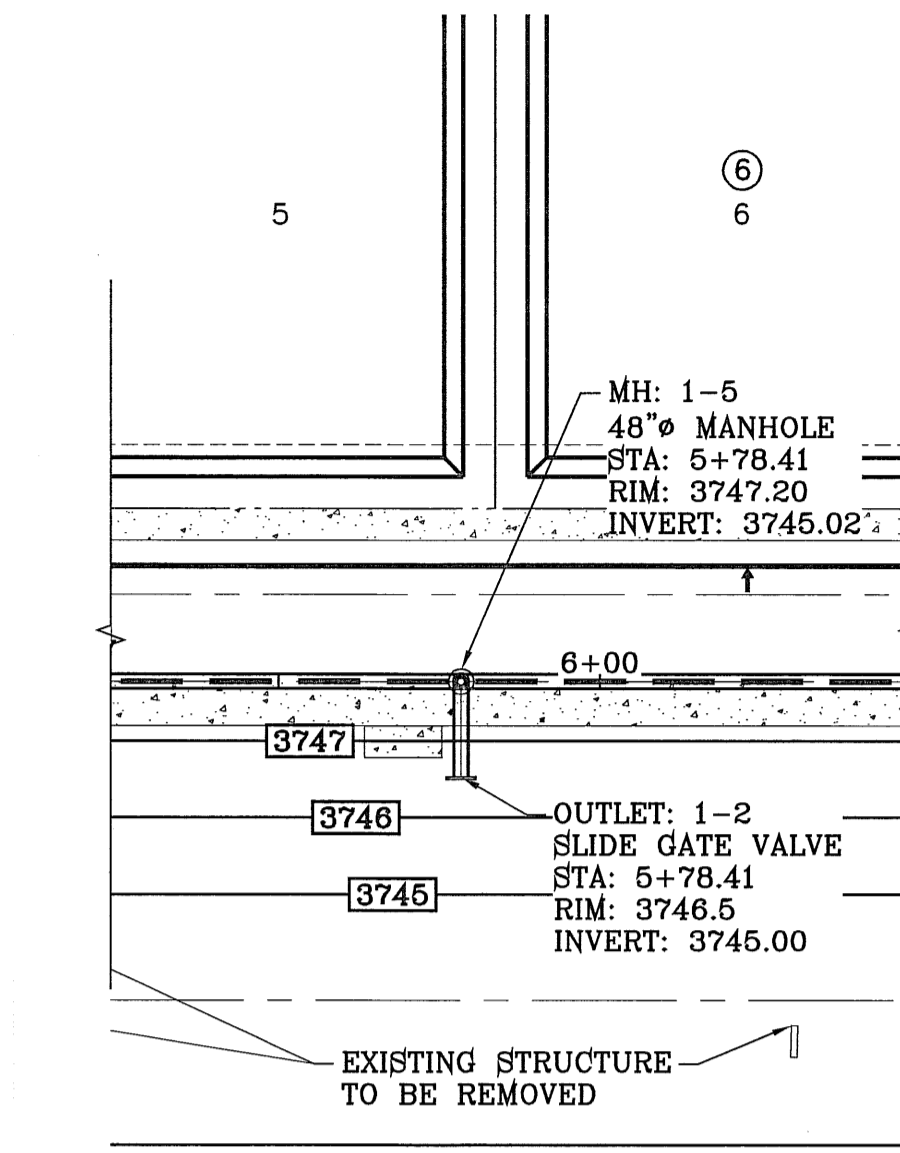
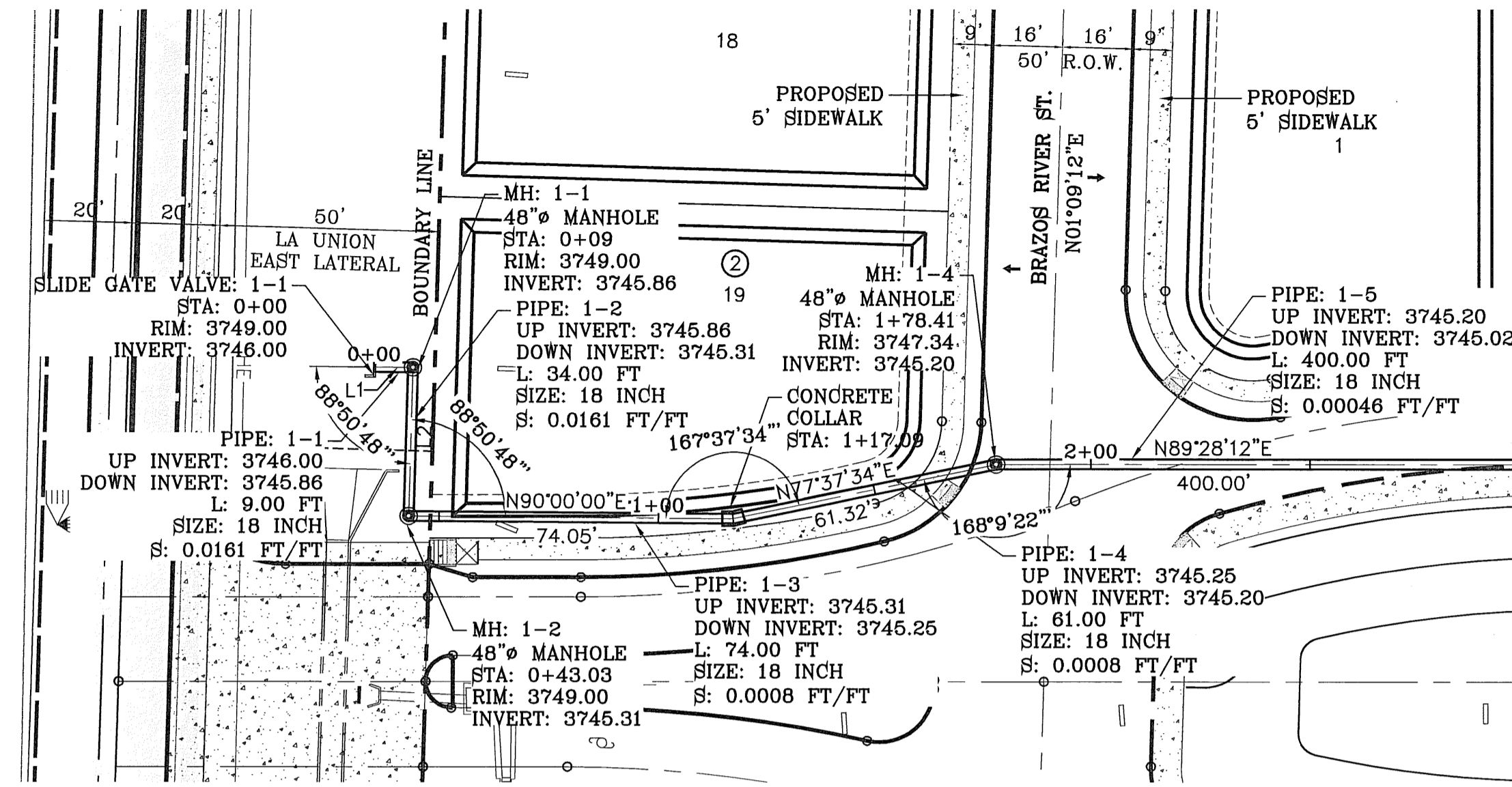
SCALE
Horiz: AS NOTED
Vert: ---

DATE: JUNE 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.:

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS

17990 LEE, REVILLO, DR. STEE 400
EL PASO, TEXAS 79906

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\15-ARTCRAFT-SFR PLOTTED ON Thursday, April 05, 2012 4:04:34 PM BY OSCAR MEDINA

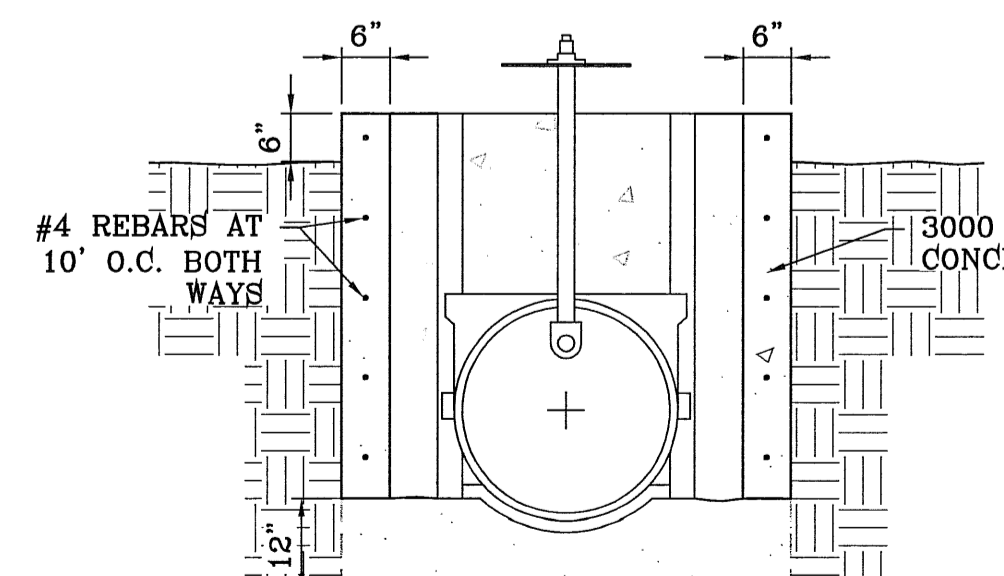
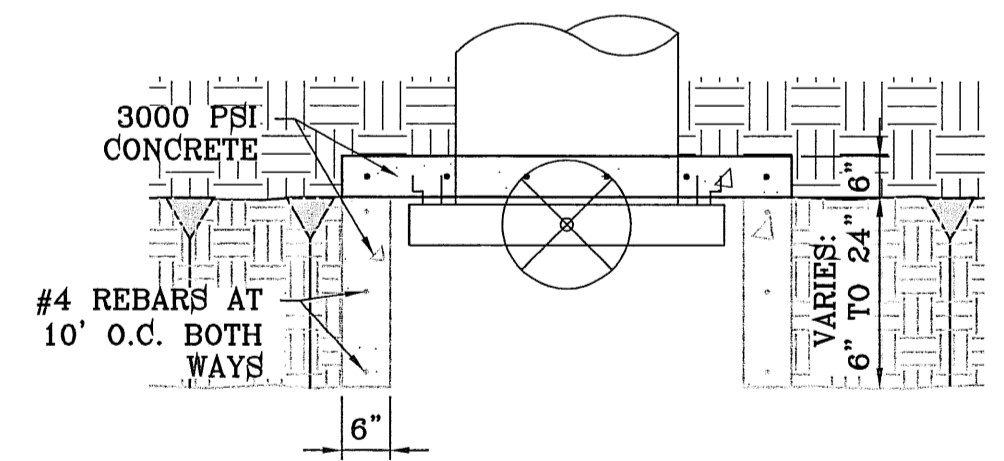


STRUCTURE 1 - PROFILE
SCALE: 1"=10'

- CONSTRUCTION NOTES:**
- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
 - MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
 - 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
 - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

ALL PIPES ARE PVC SDR-35 UNLESS OTHERWISE NOTED.

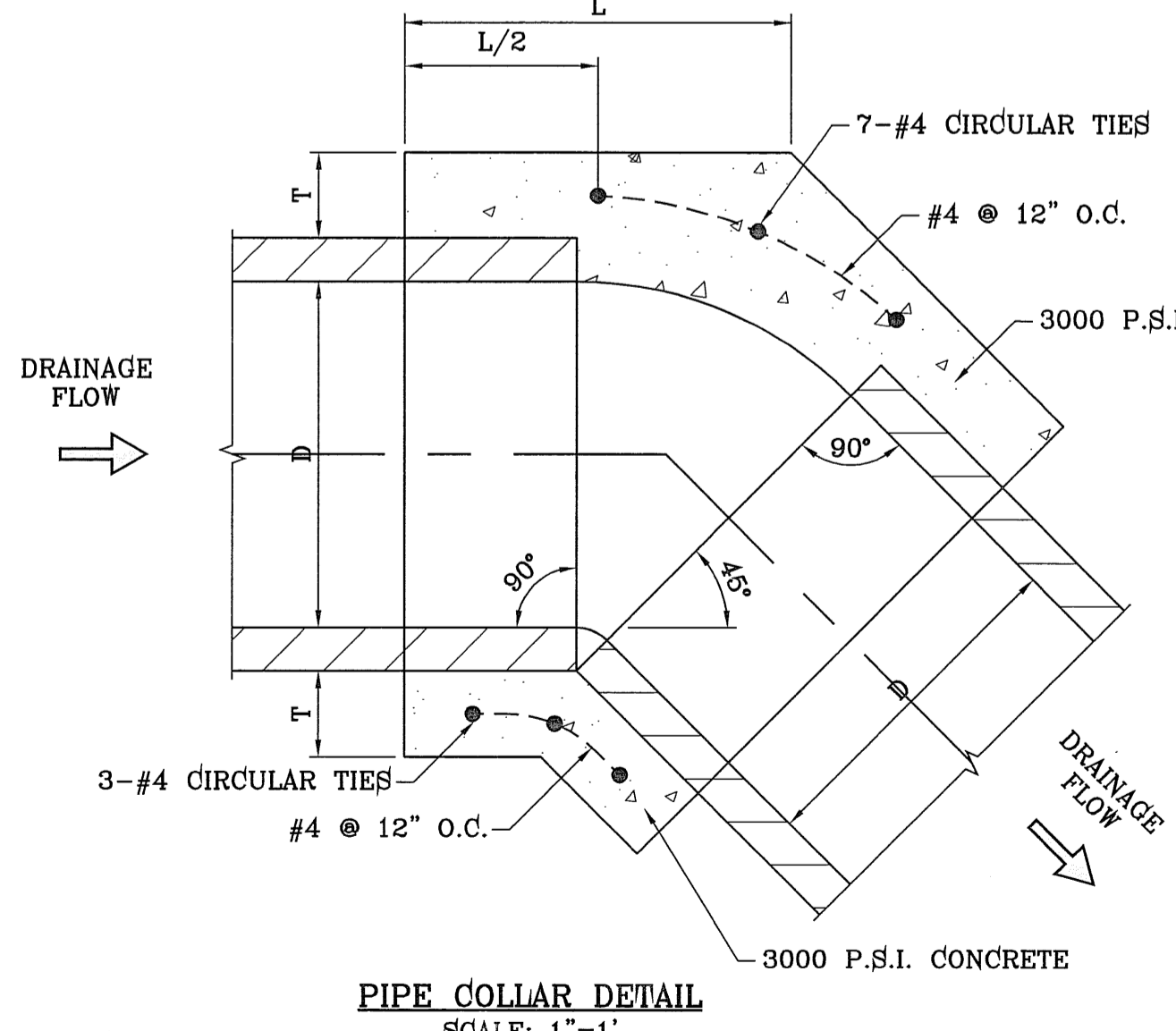
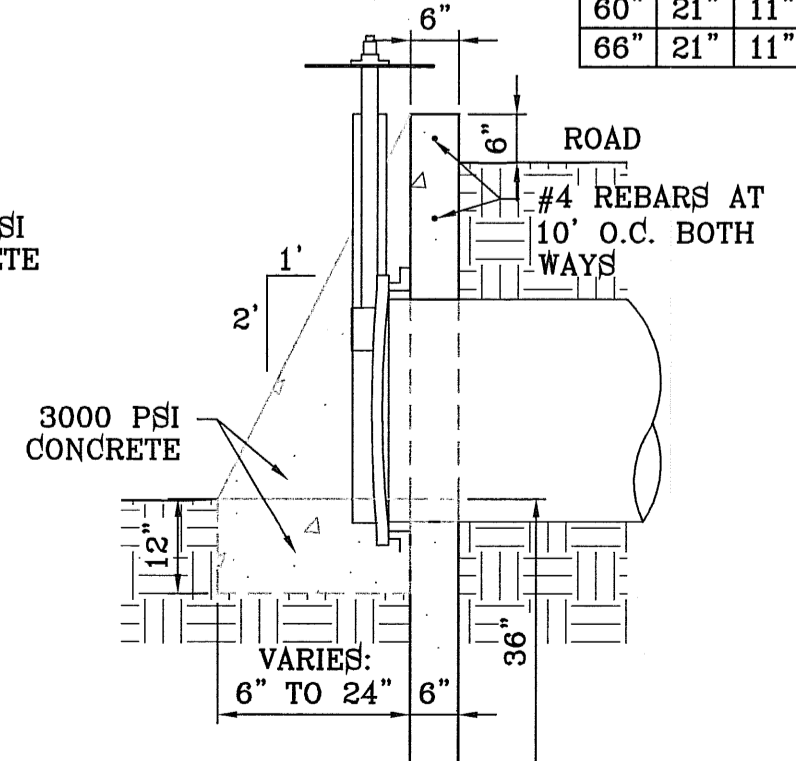
LINE	LENGTH	BEARING
L1	8.92	N90°00'00.00"E
L2	34.11	S1°09'11.92"W
L3	35.18	S0°31'48.08"E



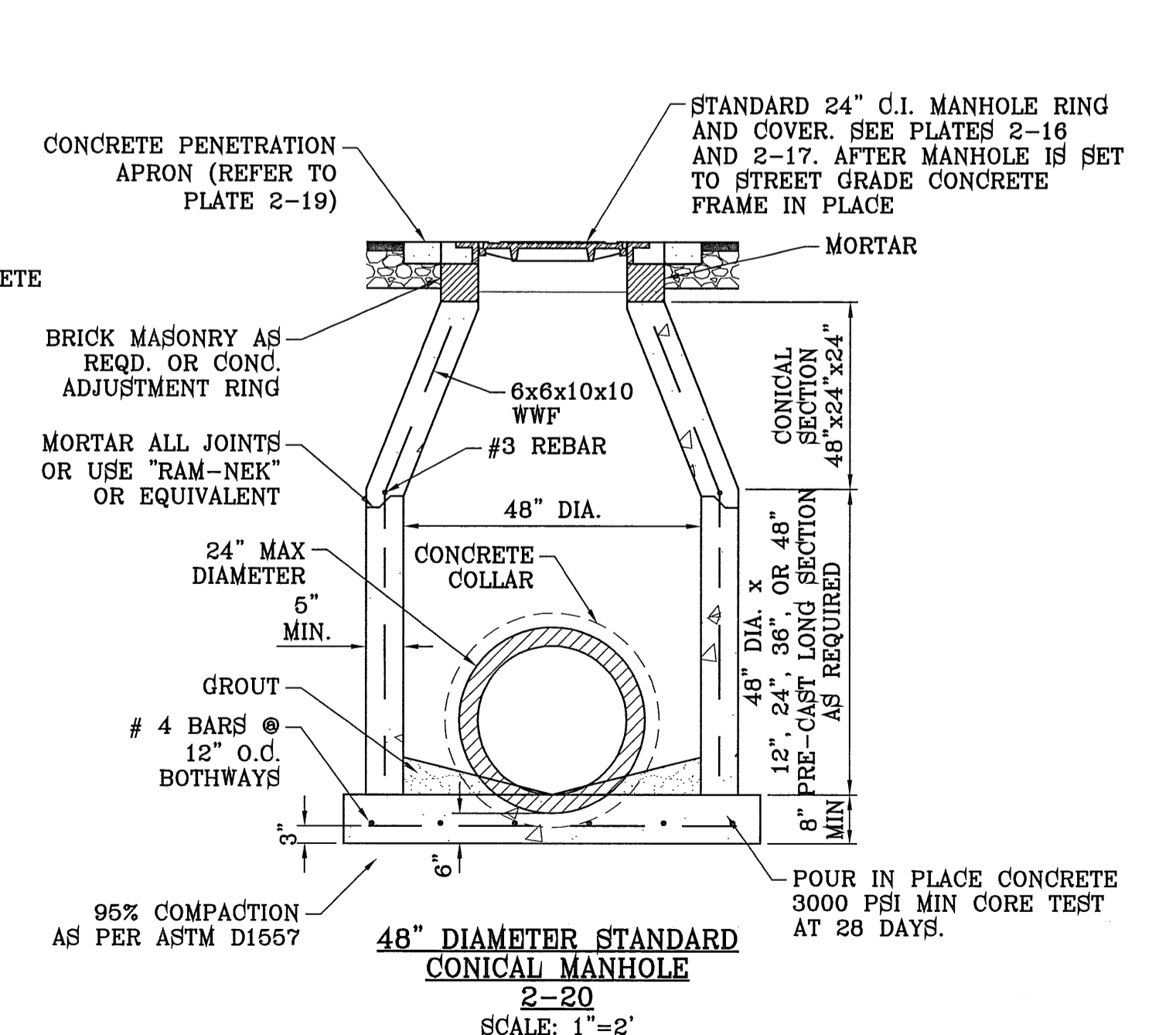
NOTE:
INSTALL SLIDE GATE VALVE AS PER MANUFACTURER'S RECOMMENDATIONS.

SLIDE GATE VALVE DETAIL
SCALE: 1"=2'

D	L	T
12"	12"	4"
18"	12"	5"
24"	12"	6"
36"	18"	8"
48"	18"	10"
54"	18"	10"
60"	21"	11"
66"	21"	11"



NOTES:
1. A CONCRETE COLLAR IS REQUIRED WHERE PIPES CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT.
2. FOR PIPES 24" OR LESS IN DIAMETER, REINFORCE WITH W.W.W.



PROJECT NAME: ARTCRAFT ESTATES
BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-18

ENGINEER'S SEAL: CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0263 FAX: (915) 592-0266

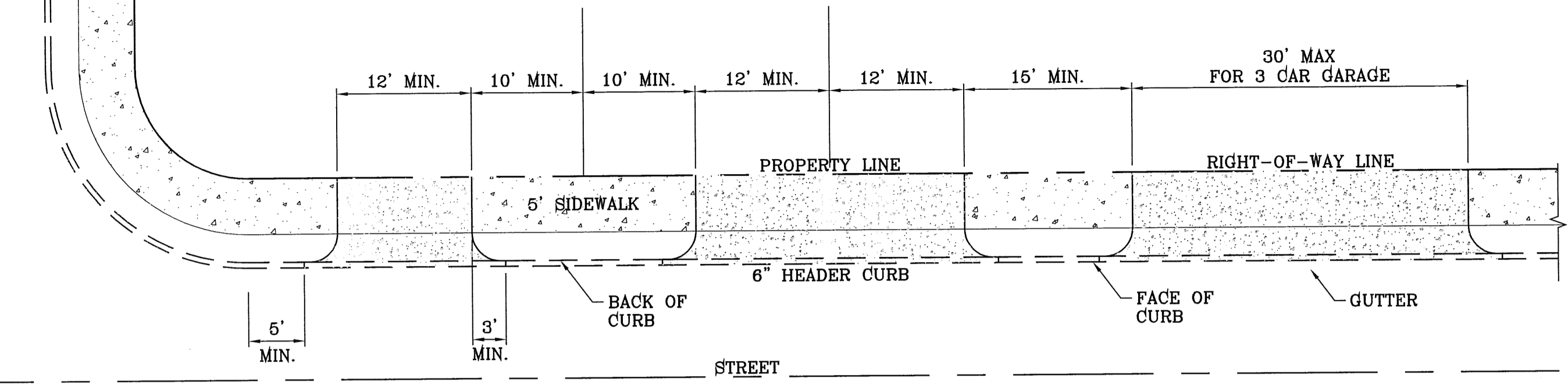
CONDE INC. REGISTRATION NO. P-2321

SHEET TITLE: IRRIGATION STRUCTURE

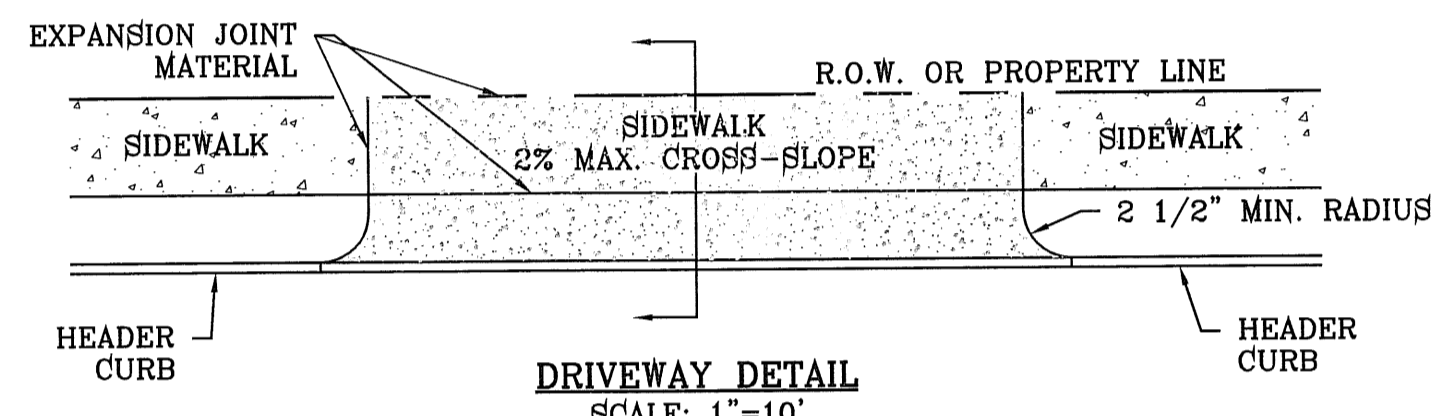
SHT 34B OF 37

NOTE:

A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.



TYPICAL RESIDENTIAL DRIVEWAY WITH HEADER CURB
SCALE: 1"=10'

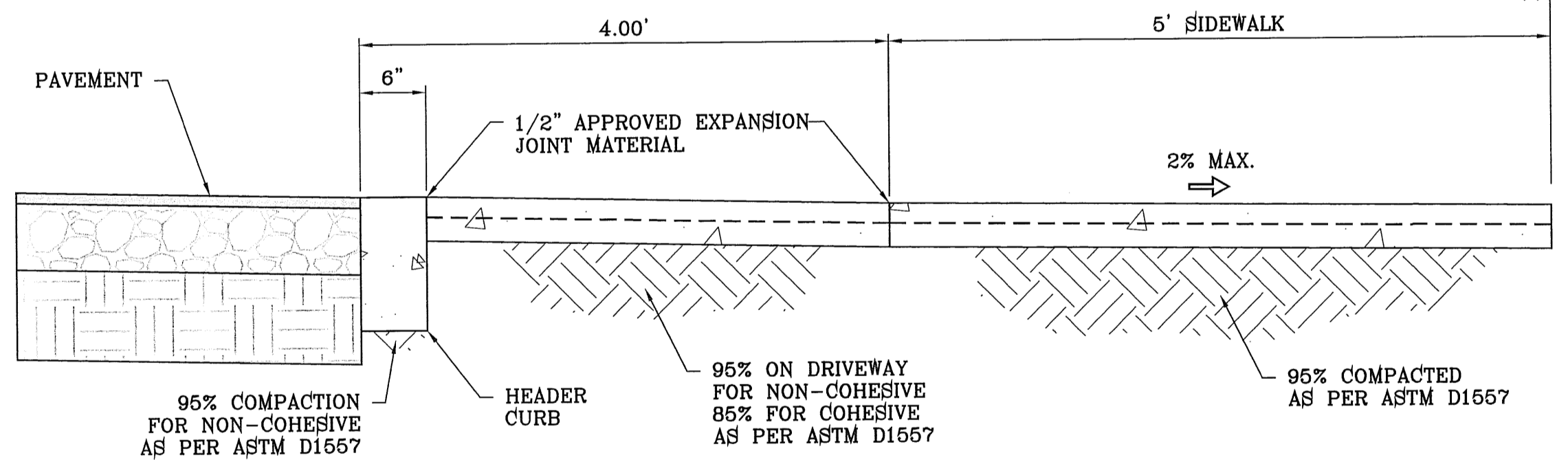


DRIVEWAY DETAIL
SCALE: 1"=10'

DRIVEWAY WIDTH	MIN.	MAX.
COMMERCIAL/INDUSTRIAL	24'	35'
RESIDENTIAL (SINGLE FAMILY 60' LOTS)	10'	20'
LESS THAN 60' LOTS, DUPLEX, AND TOWNHOMES	15'	25'

RESIDENTIAL
6" CONC. WITHOUT W.W.F.
4" CONC. WITH 6X6-10/10

COMMERCIAL/INDUSTRIAL
6" CONC. WITH 6X6-6/6



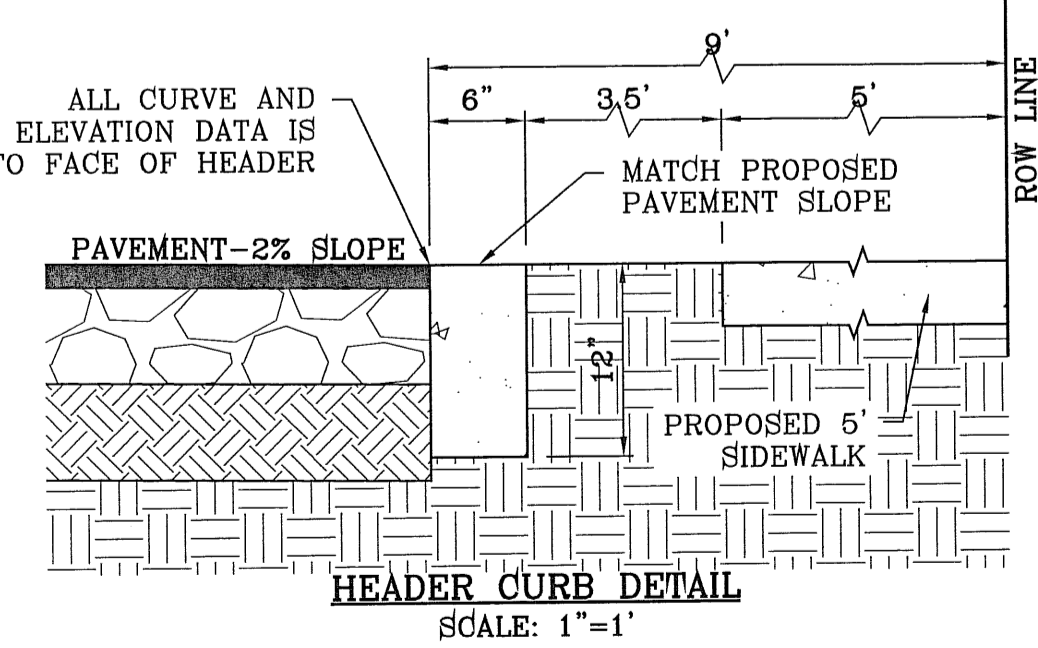
DRIVEWAY DETAIL
SCALE: 1"=1'

SIDEWALK NOTES:

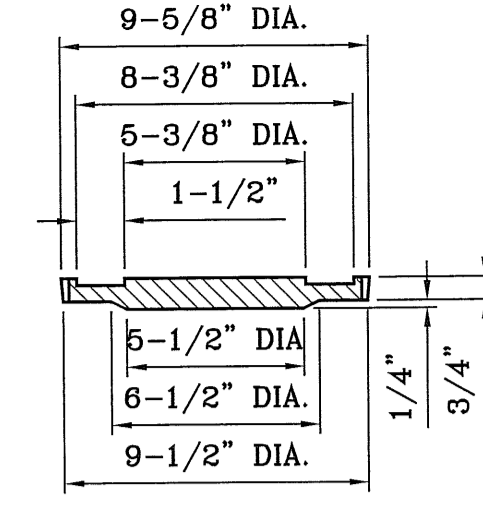
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM @ 28 DAYS.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
- 2% SLOPE ON PARKWAY TOWARDS PROPERTY LINE.

NOTES:

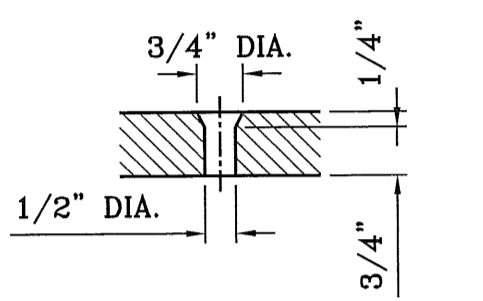
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM @ 28 DAYS.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.



HEADER CURB DETAIL
SCALE: 1"=1'



COVER
SCALE: 1"=6"



COUNTERSUNK DETAIL
SCALE: 1"=3"

SIZE AND CONSTRUCTION:

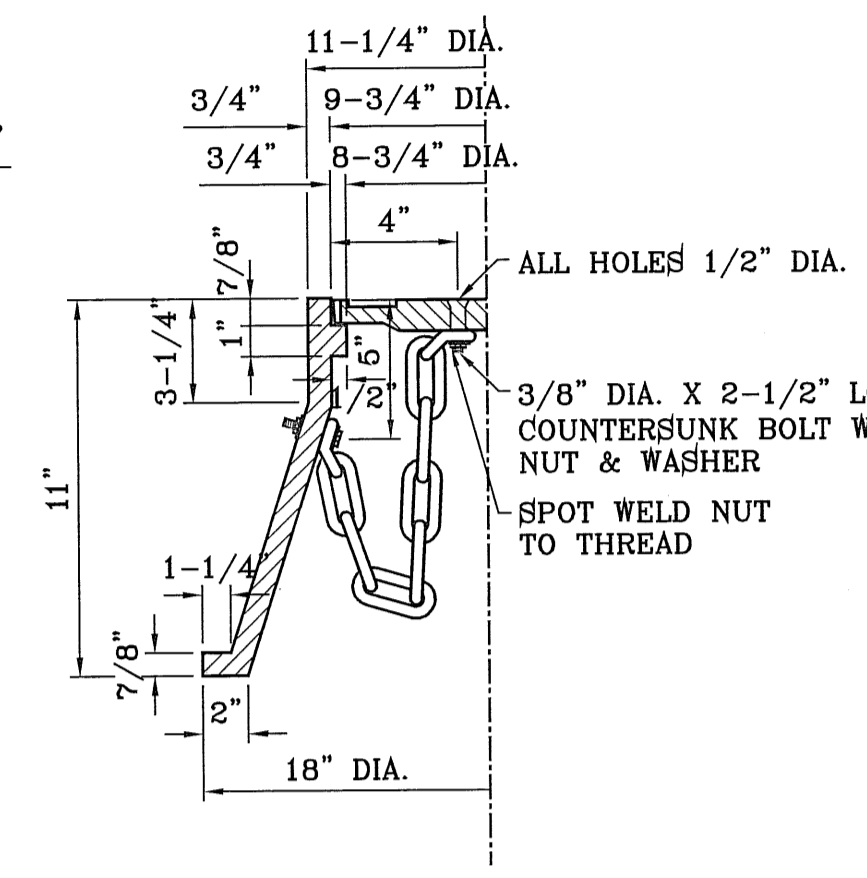
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE, EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.

THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

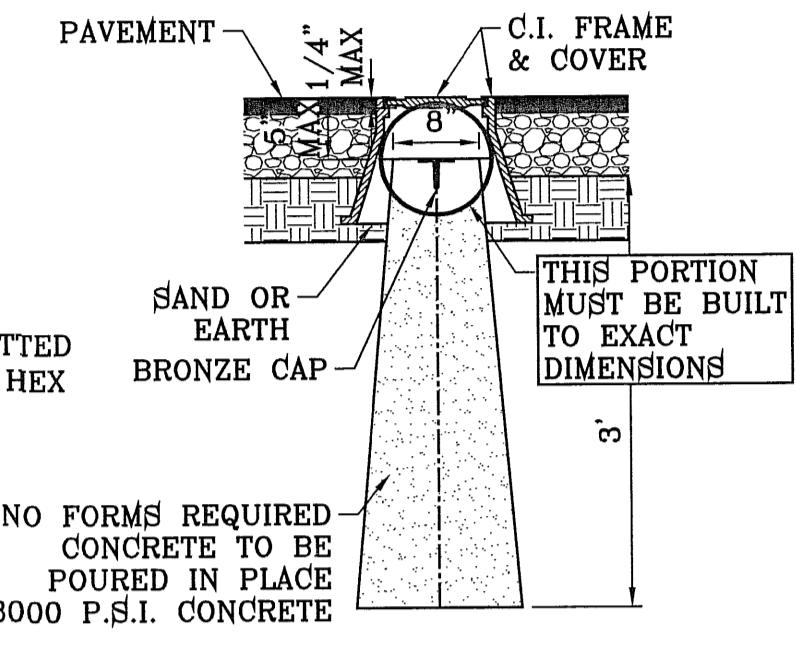
NUMBER AND LOCATIONS:

THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

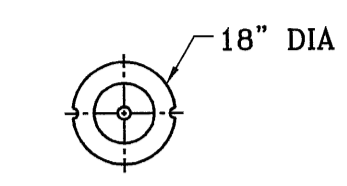
THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE NUMBER OF MONUMENTS REQUIRED.



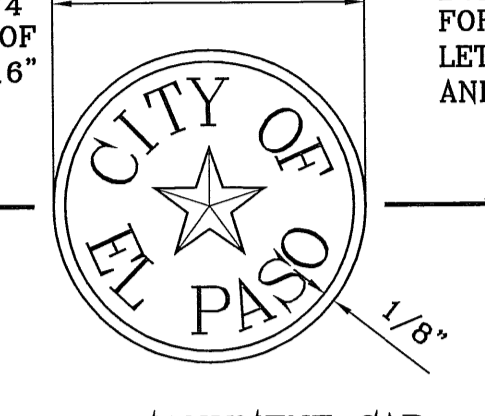
CITY MONUMENT DETAIL
SCALE: 1"=2"



NO FORMS REQUIRED
CONCRETE TO BE
POURED IN PLACE
3000 P.S.I. CONCRETE



OUTSIDE RADIUS OF STAR = 3/4"
INSIDE RADIUS OF STAR = 3/16"

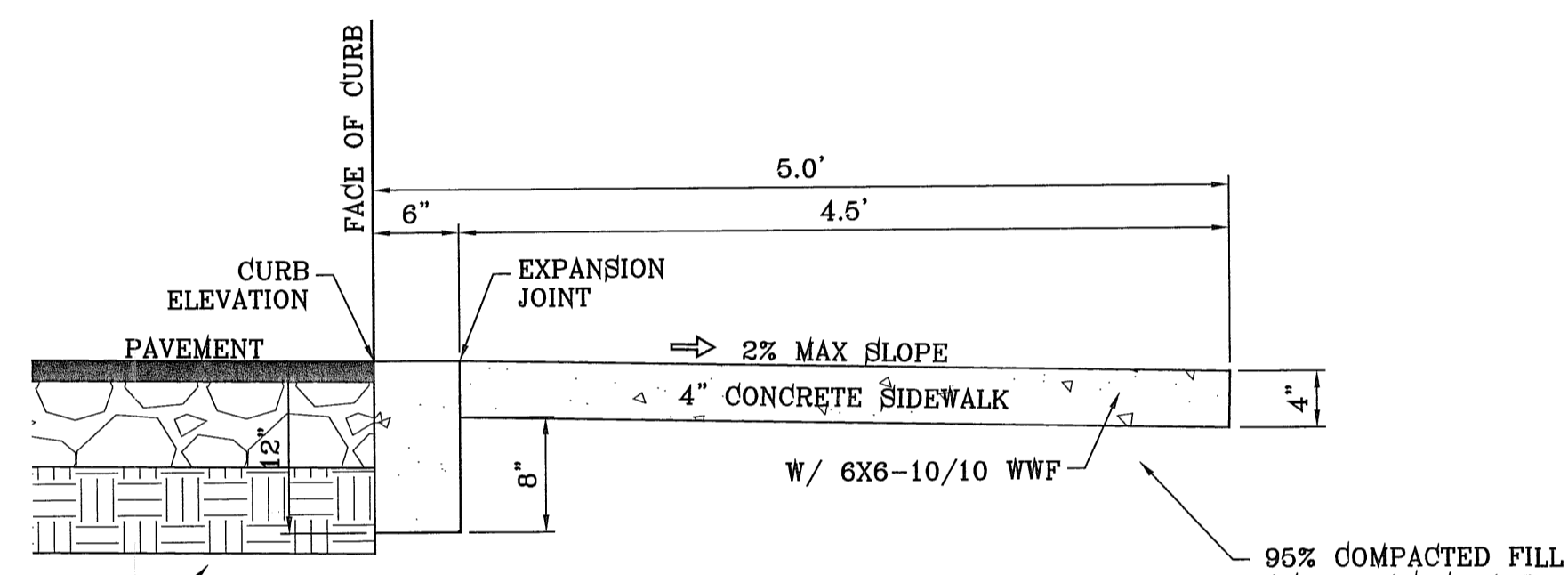


BRONZE MONUMENT CAP
SCALE: 1"=2"

HEIGHT OF LETTERS = 7/16"
WIDTH OF LETTER BODY = 3/16" RADIUS FOR POSITION OF LETTERING = 13/16" AND 1-1/4"

EMBOSSED STAR, RING AND LETTERS TO HEIGHT OF 3/32"

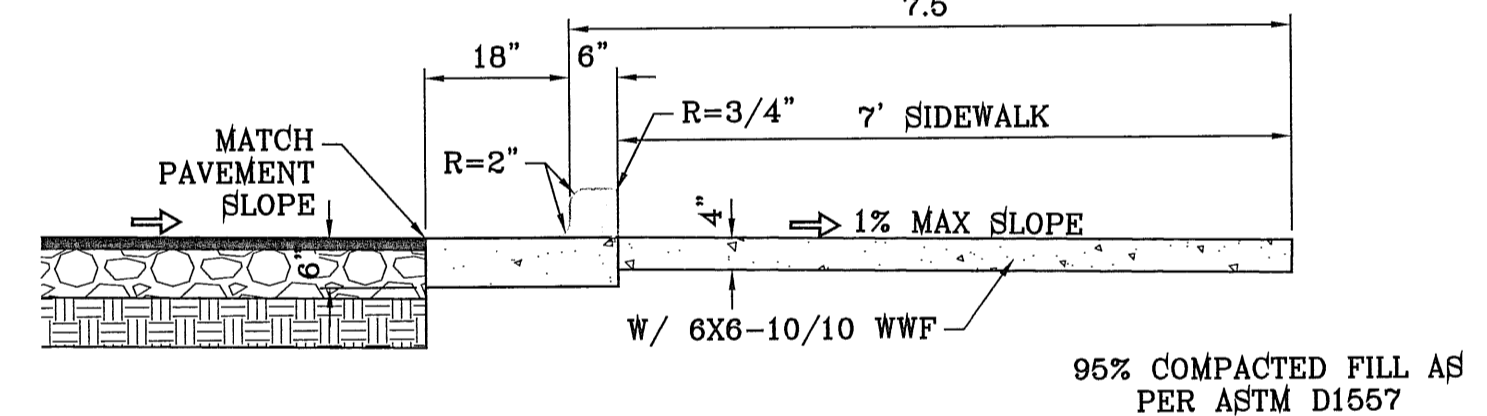
SECTION A-A
SCALE: 1"=2"



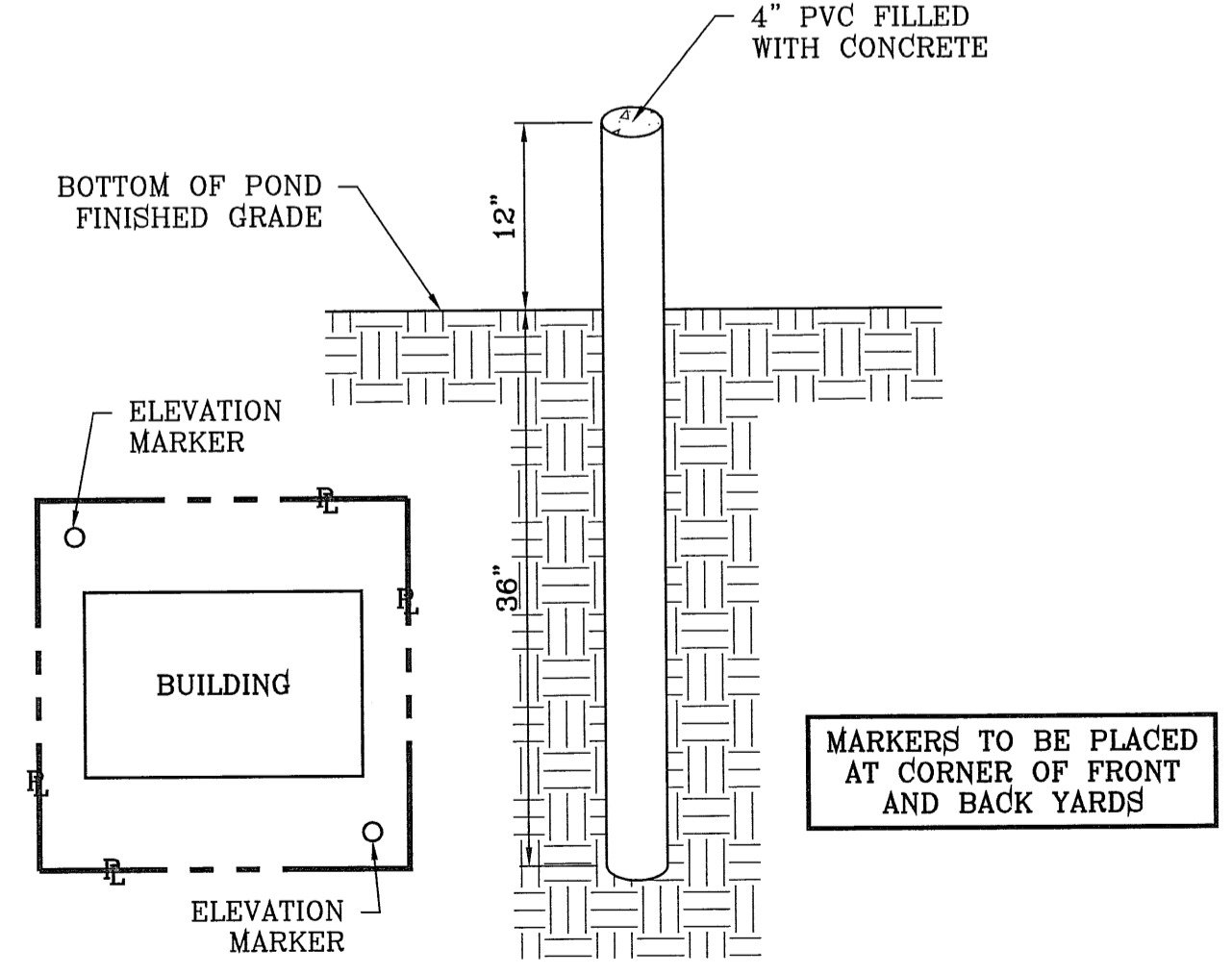
HEADER CURB AND SIDEWALK AT CUL-DE-SAC & HEEL DETAIL
SCALE: 1"=1'

CURB NOTES:

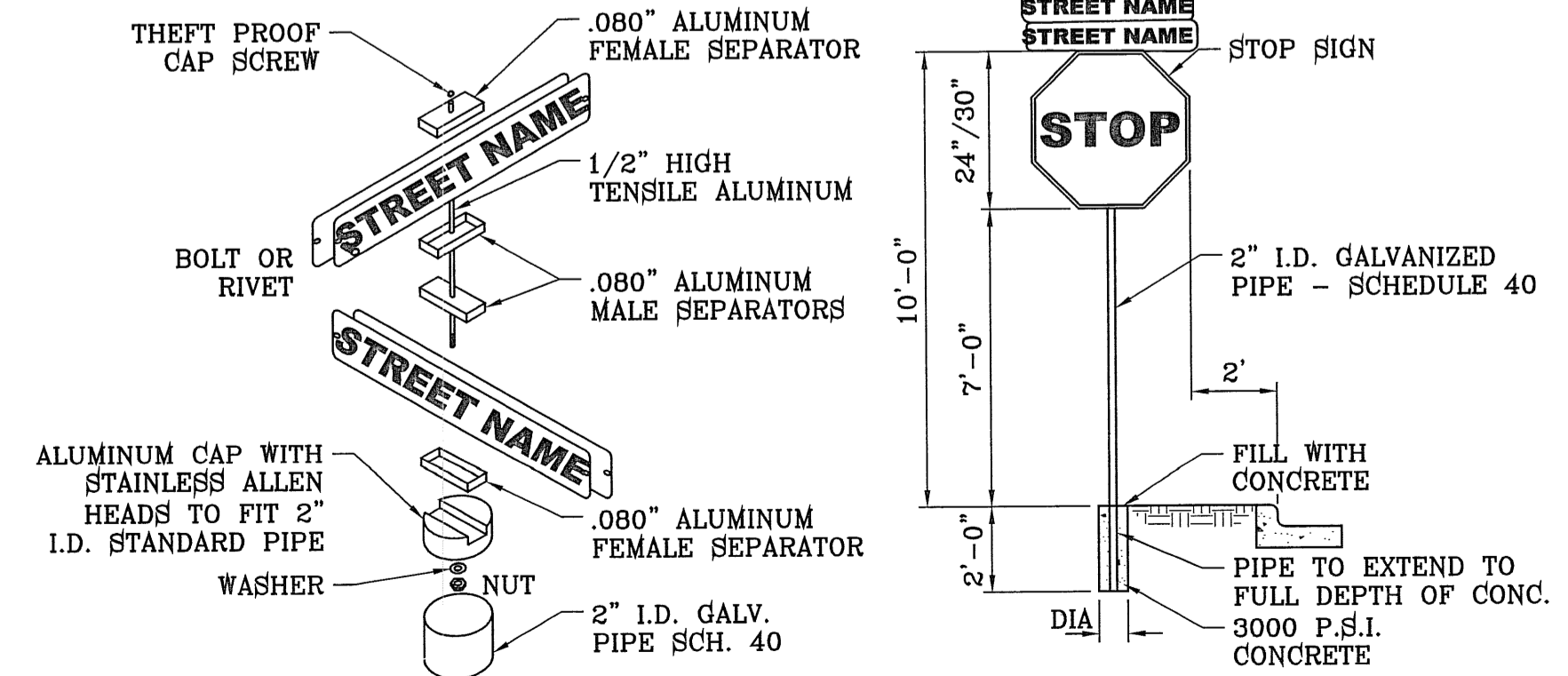
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM @ 28 DAYS.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALKS.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS AND AT 20' O.C. FOR SIDEWALKS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
- EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.



SLOTTED CURB & GUTTER AND SIDEWALK ADJACENT TO PARK
SCALE: 1"=2"



PERMANENT ELEVATION MARKER FOR ON-SITE PONDING
SCALE: 1"=1'



STOP SIGN DETAIL
SCALE: 1"=4"

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)
DATE _____ REVISIONS _____ BY _____

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C AND PORTION OF TRACTS 1J, 1J1, AND 3K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

PROJECT NAME
ARTCRAFT ESTATES
SCALE: 1"=10'

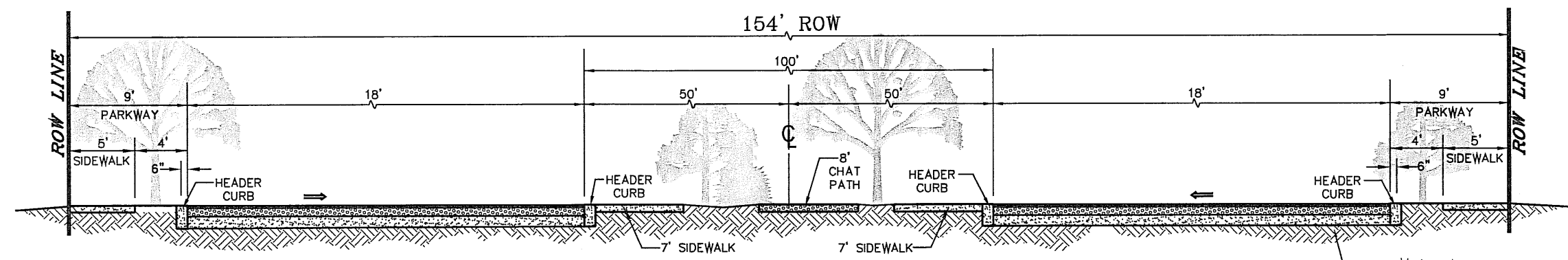
ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

CONDE INC.
ENGINEERING / PLANNING SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

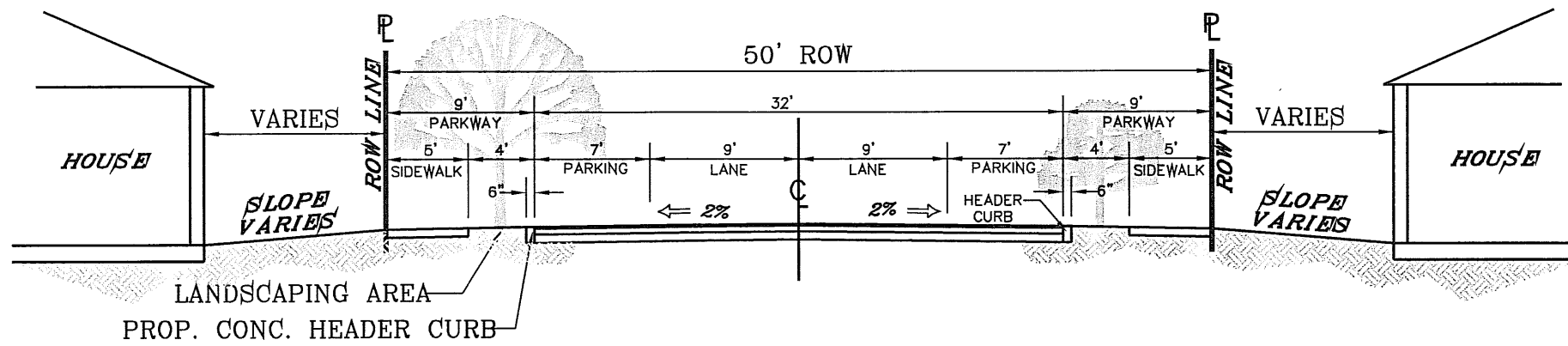
CONDE INC.
REGISTRATION No. F-321

SHEET TITLE
STANDARD DETAILS
SHT 35 OF 37

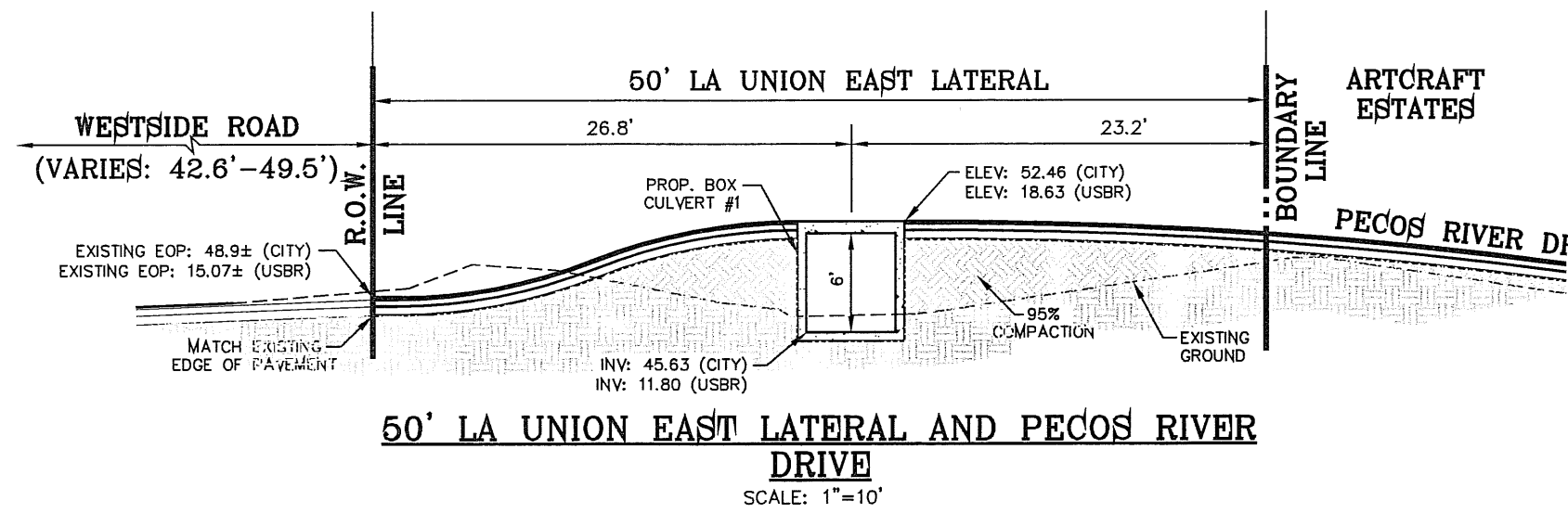
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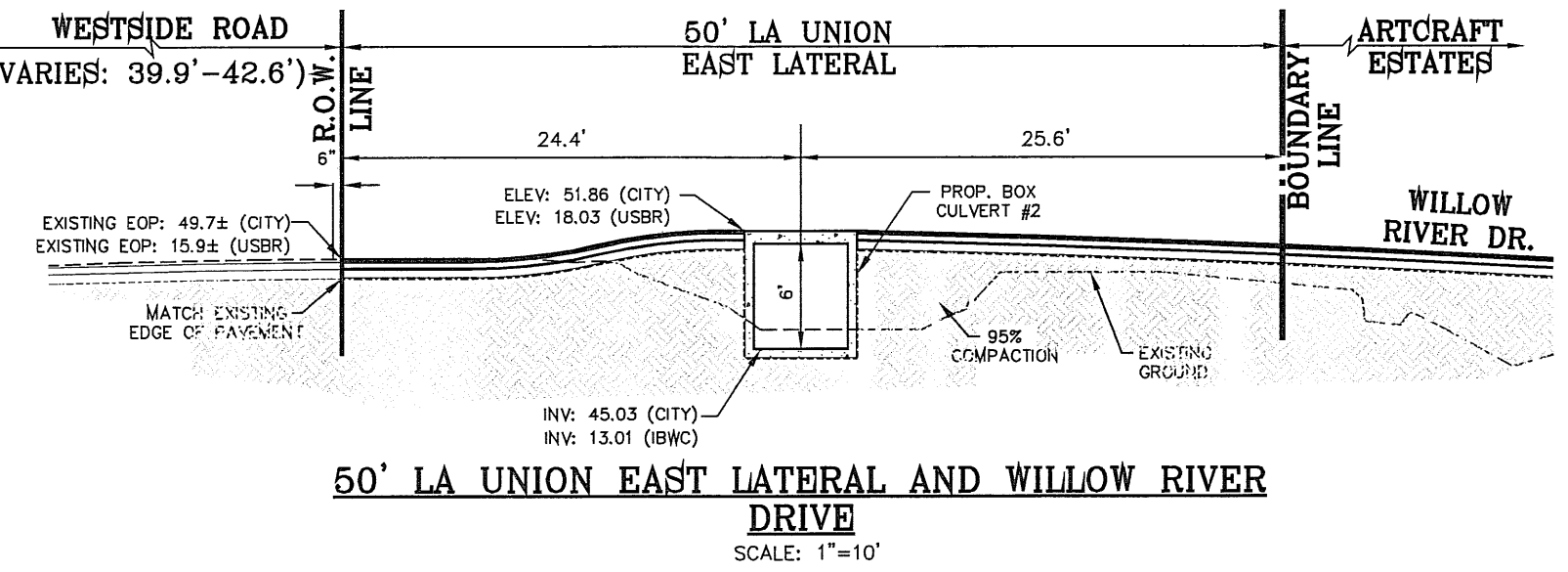
TYPICAL STREET SECTION FOR 150' DIVIDED RESIDENTIAL R.O.W.
SCALE: 1"=6'



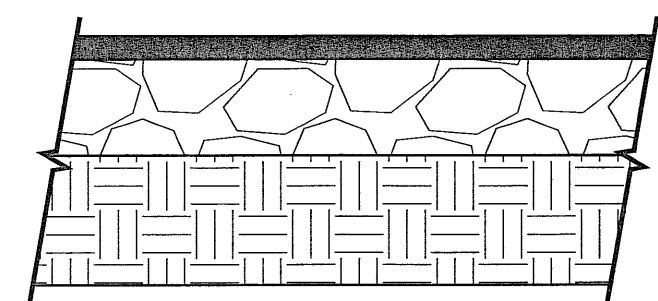
32' LOCAL RESIDENTIAL 3
SCALE: 1"=10'



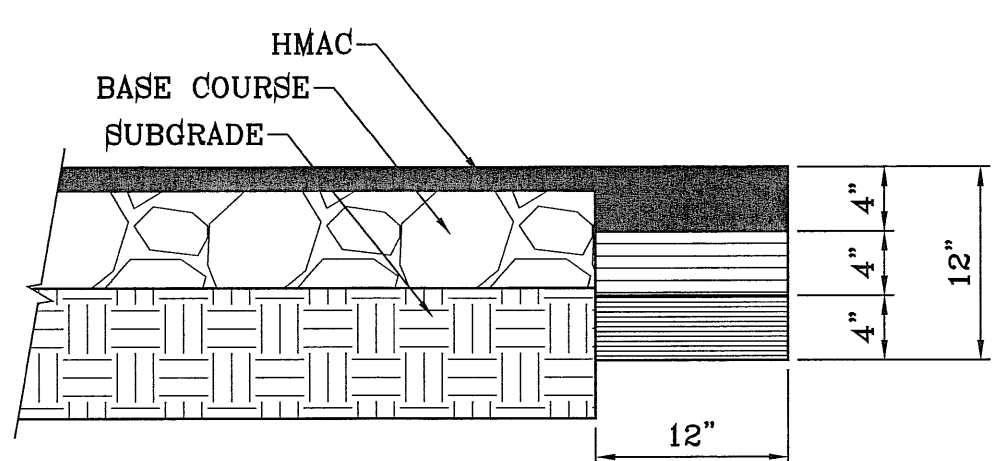
50' LA UNION EAST LATERAL AND PECOS RIVER DRIVE
SCALE: 1"=10'



50' LA UNION EAST LATERAL AND WILLOW RIVER DRIVE
SCALE: 1"=10'



PAVEMENT DETAIL 52' R.O.W. PAVEMENT SECTION
SCALE: 1"=1'



PAVEMENT TERMINUS
SCALE: 1"=1'

NOTE:
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.

PRELIMINARY-FINAL DESIGN TO BE DETERMINED BY CBR'S

Flexible Pavements
Based on the Potential Vertical Rise (PVR) calculations, the maximum PVR value of the theoretically dry soil profile was 2 1/2 inches. A California Bearing Ratio (CBR) value of 3 was used for pavement design calculations.

Street Classification: Residential Sub-Collector
Equivalent Axle Load (20 years) = 269,000
Design CBR Value = 3

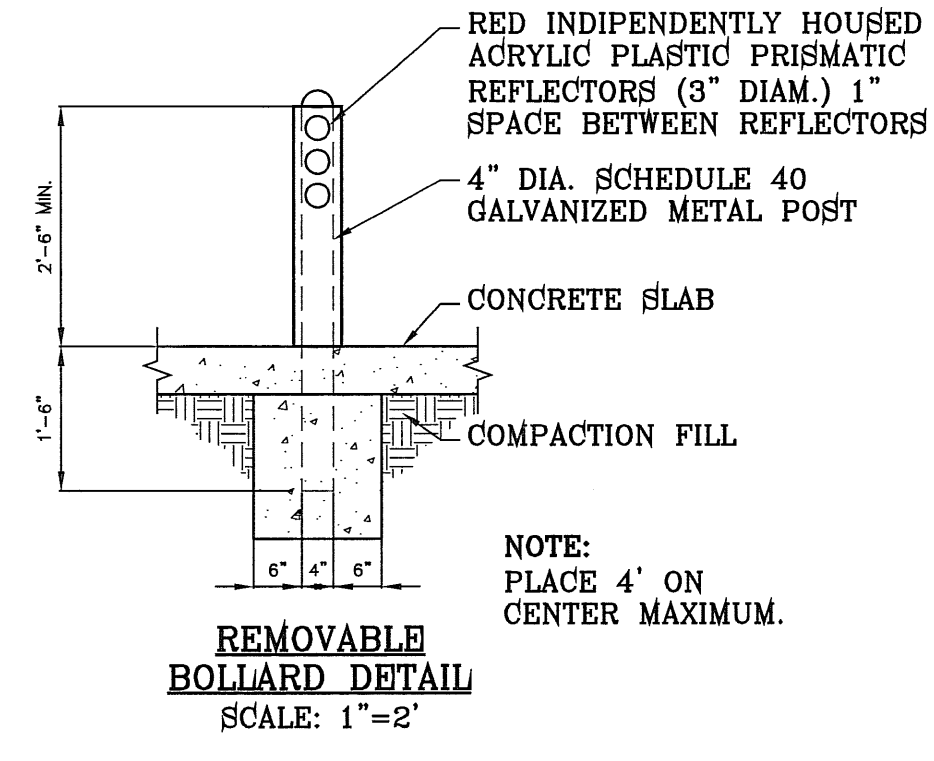
Pavement Component	Minimum Thickness (inches)
Hot Mix Asphaltic Concrete	2
Crushed Stone Base Course	8
Compacted Structural Fill	26
As an alternative:	
Hot Mix Asphaltic Concrete	1 1/2
Crushed Stone Base Course	6
Compacted Structural Fill	30

As a minimum, the HMAC material should conform to Type C, in accordance with the TxDOT standards. The HMAC mix should have a minimum of 1500 pounds of Marshall stability when compacted at 75 blows in accordance with ASTM D 1559, and should have a flow between 8 and 16. The HMAC course should be placed at a target density of at least 98 percent.

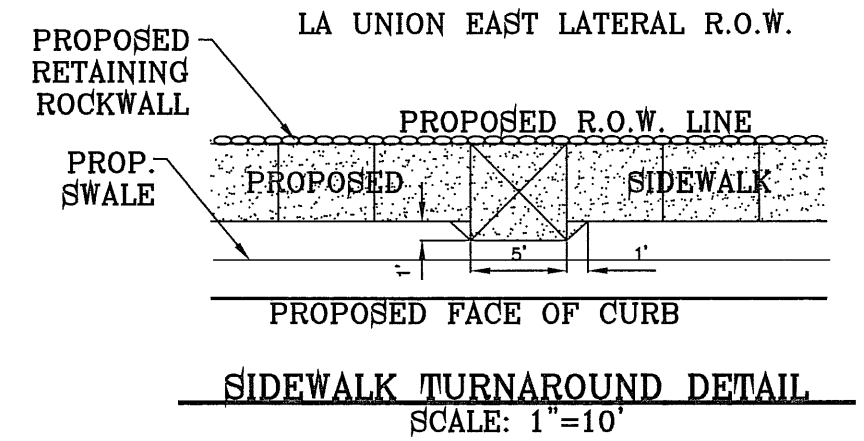
The Crushed Stone Base Course (CSBC) should be Item 247, Type A, Grade 3 in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges. CSBC materials should be placed in loose lifts not exceeding 6 inches in compacted thickness, and compacted to a minimum 100 percent of maximum dry density and a moisture content within plus or minus 2 percent, in accordance with ASTM D 1557.

Structural Fill
The structural fill used to support the foundation system and flexible pavement structure should be granular, cohesion-less, and free of deleterious material and particles over 4 inches in greatest dimension. The following soils can be considered satisfactory for use as structural fill.

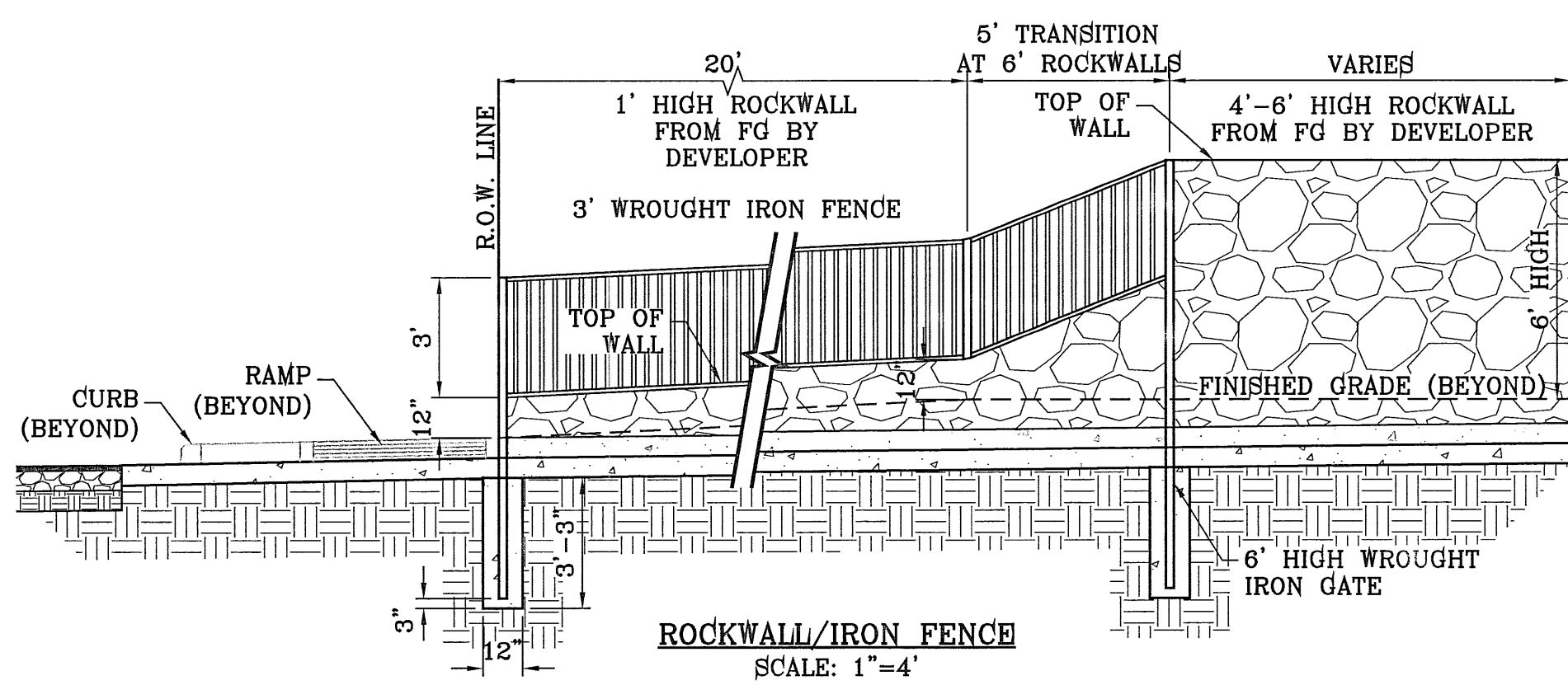
GM, GC, GW-GM, GW-GC, GP-GM and GP-GC, SM, SC, SW-SM, SW-SC, SP-SM, SW-SC and SC-SM.
The following USCS-classified soils are not considered satisfactory for use as structural fill. CH, CL, MH, ML, OH, OL and PT, or soils that exceed a liquid limit of 35 and a plasticity index of 15.
Structural fill should be placed in uniform layers not exceeding 8 inches in compacted thickness, moisture-conditioned to add the amount of moisture required for optimum compaction and compacted to a minimum of 95 percent of maximum density in accordance with ASTM D1557 (modified Proctor) procedures. The moisture content should be at plus or minus 3 percent of optimum moisture content in accordance with ASTM D1557. This compaction requirement also applies to the subgrade soils that will receive structural fill.



REMOVABLE BOLLARD DETAIL
SCALE: 1"=2'

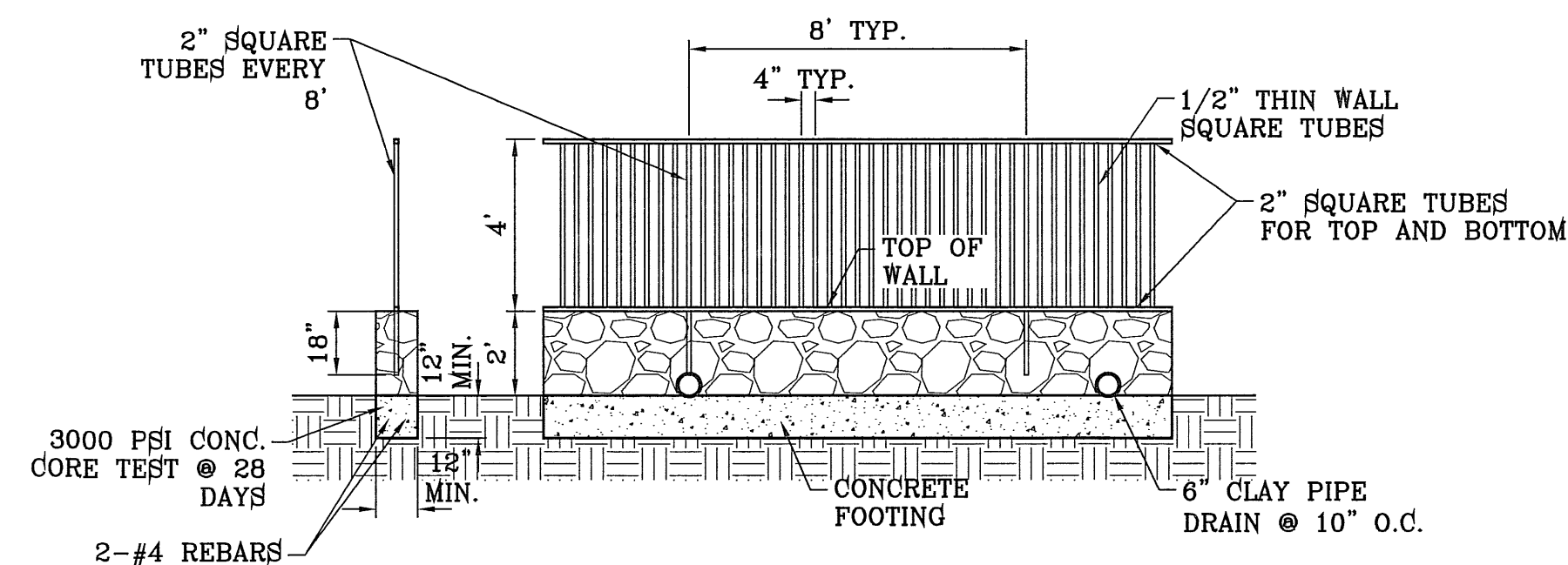


NOTE:
SHALL BE SPACED AT EVERY 200' MAXIMUM



ROCKWALL/IRON FENCE
SCALE: 1"=4'

NOTE:
ROCK WALLS EXPOSED TO STORM WATER WILL NEED TO HAVE LIME INCLUDED IN MORTAR MIX



4' IRON FENCE ON A 2' ROCKWALL
SCALE: 1"=4'

NOTES:
1. PROVIDE FULL WELDS AT ASSEMBLY POINTS
2. WROUGHT IRON FENCE TO BE PRIMED AND RECEIVE MINIMUM TWO COATS OF PAINT.

NOTE:
ROCK WALLS EXPOSED TO STORM WATER WILL NEED TO HAVE LIME INCLUDED IN MORTAR MIX

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\17-ARTCRAFT-STD PLOTTED ON Thursday, April 06, 2012 4:04:52 PM BY OSCAR MEDINA

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 9750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R. ELEVATION: 9716.63 (U.S.B.R.))
DATE: _____
REVISIONS: _____
BY: _____

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---
DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-18

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PROVIDED FOR CITY OF EL PASO SUBDIVISION DESIGN STANDARDS

CONDE INC.
ENGINEERING / PLANNING / SURVEYING / GPS
6080 SURETY DR. SITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0266

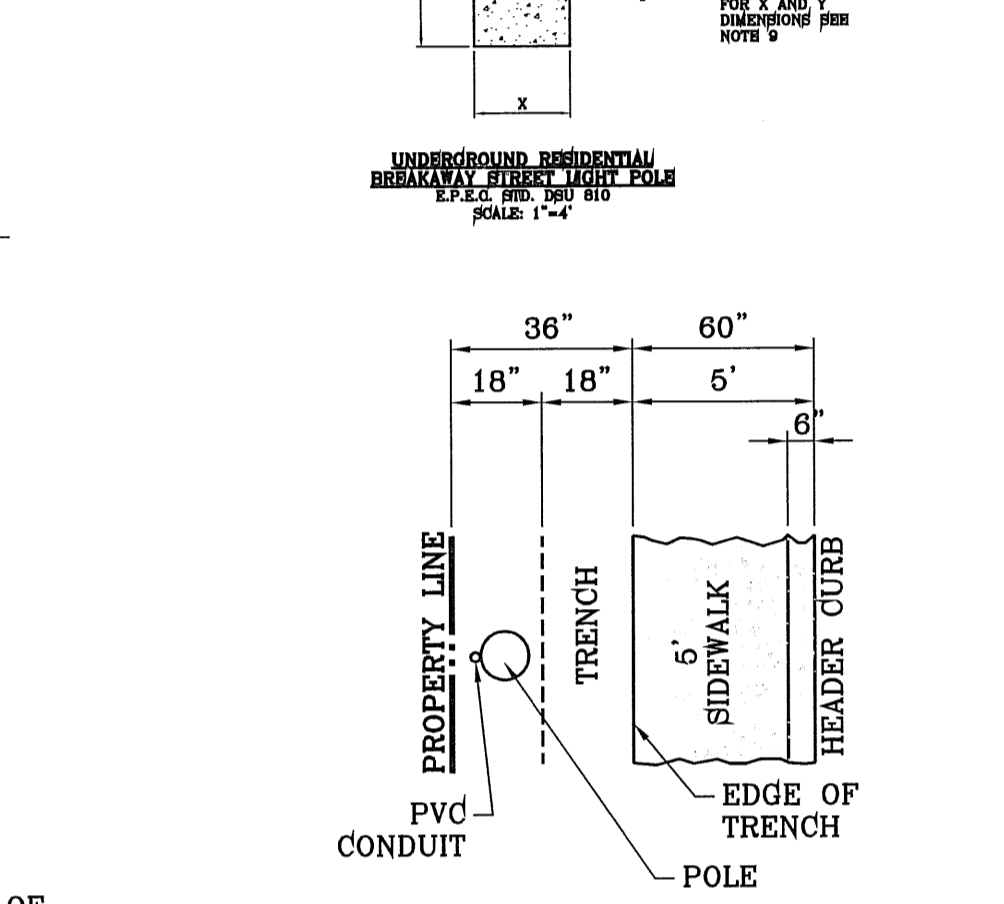
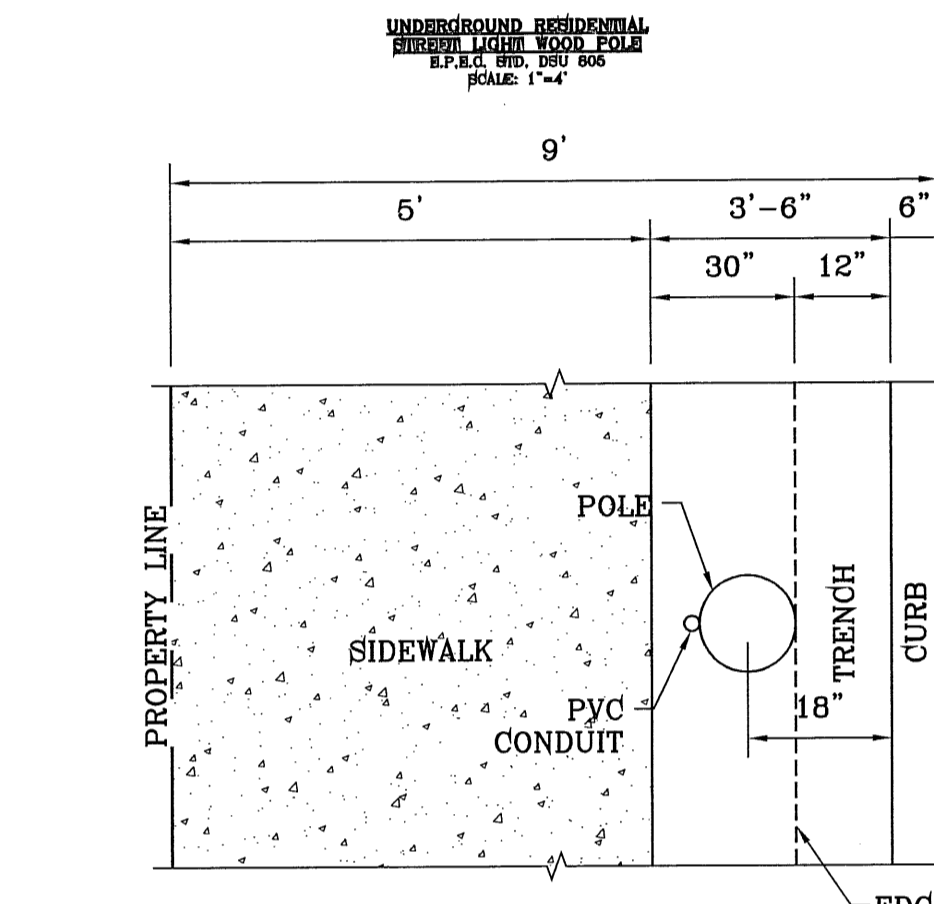
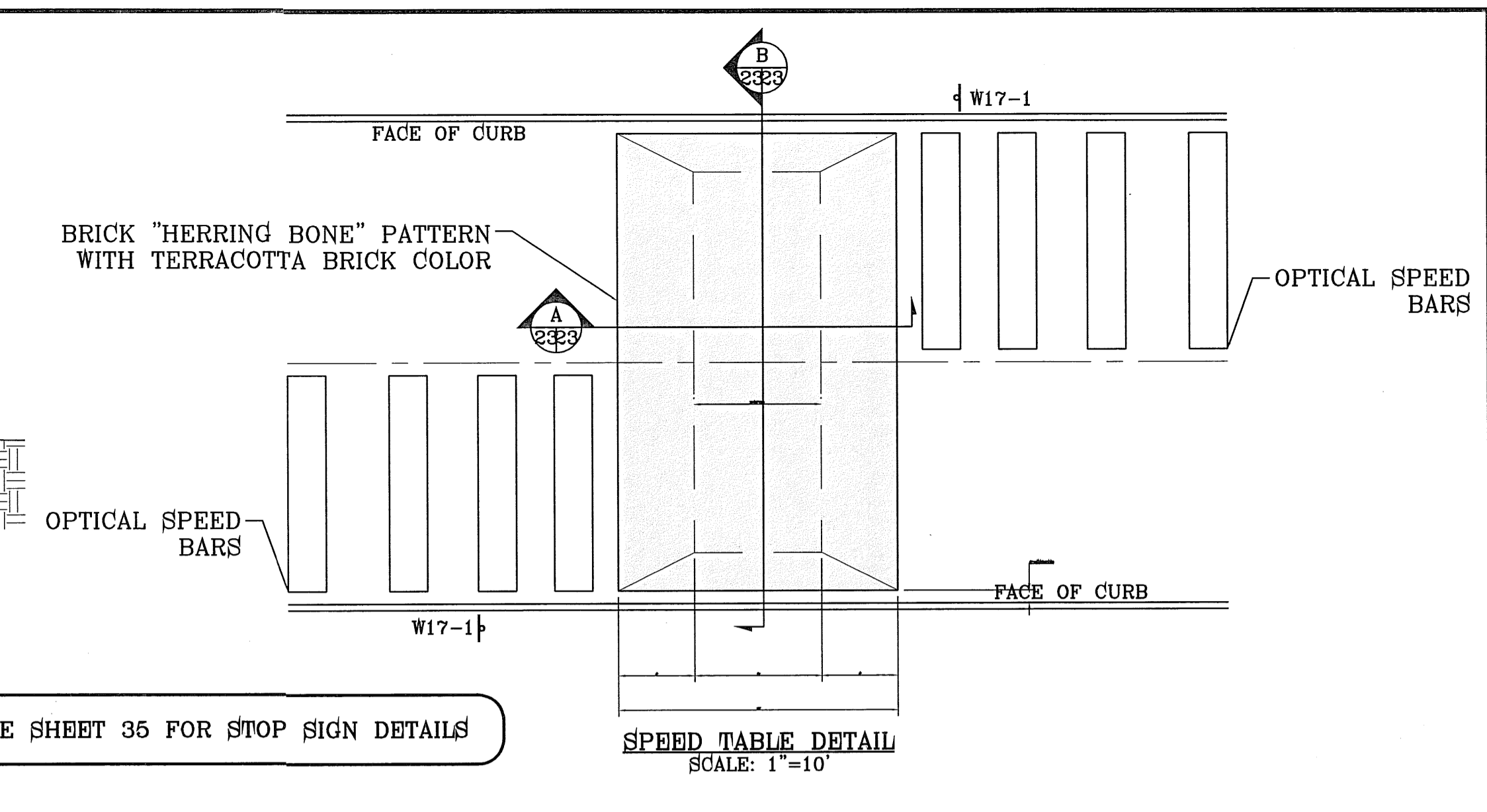
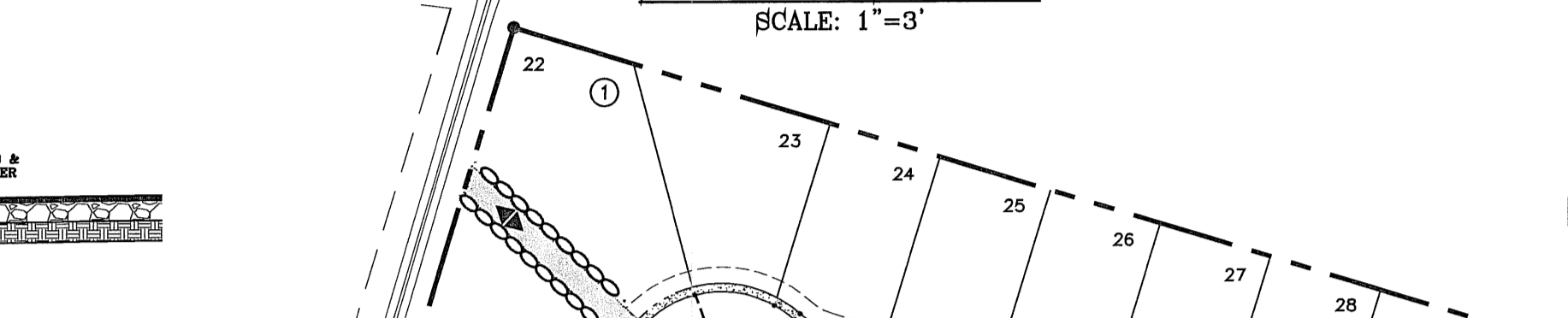
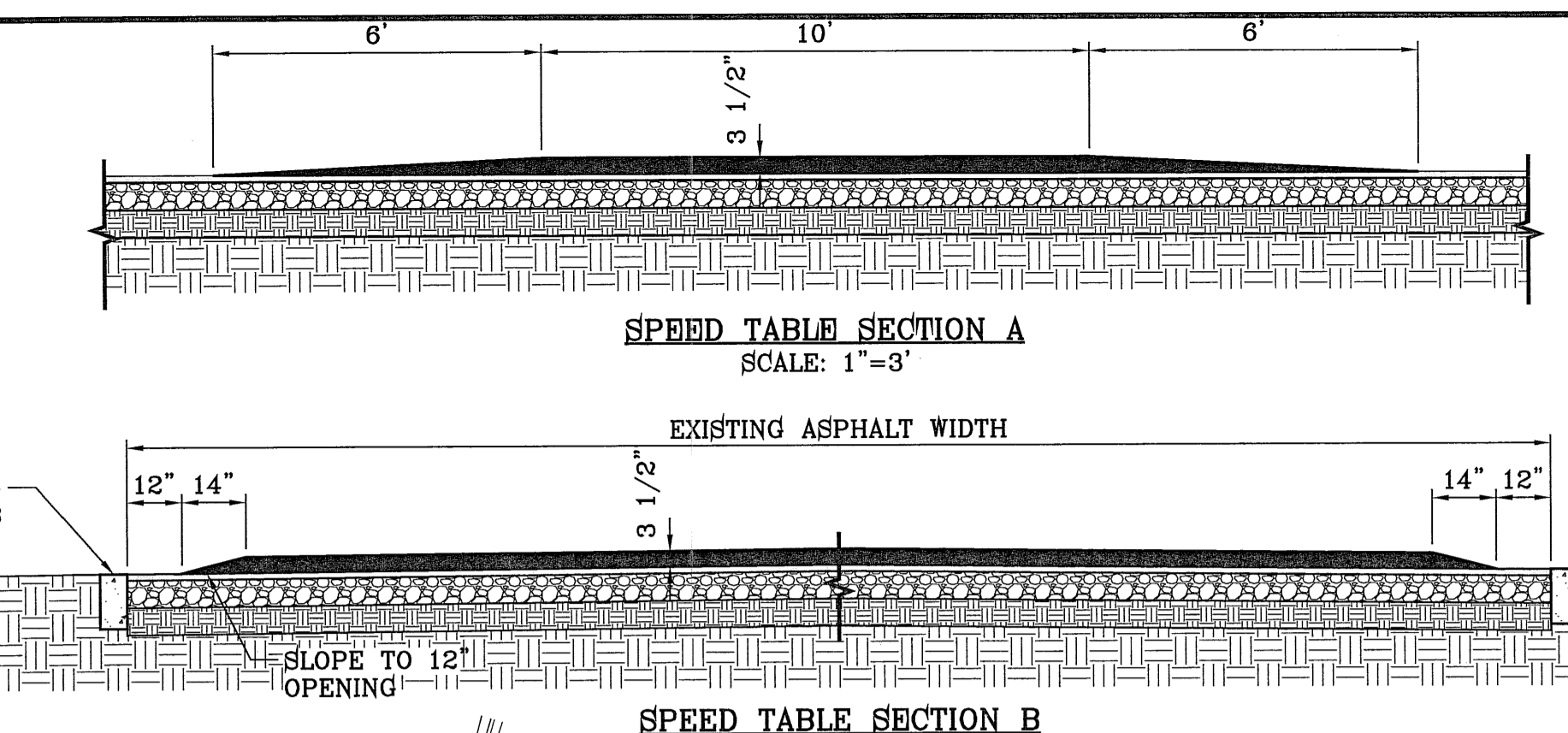
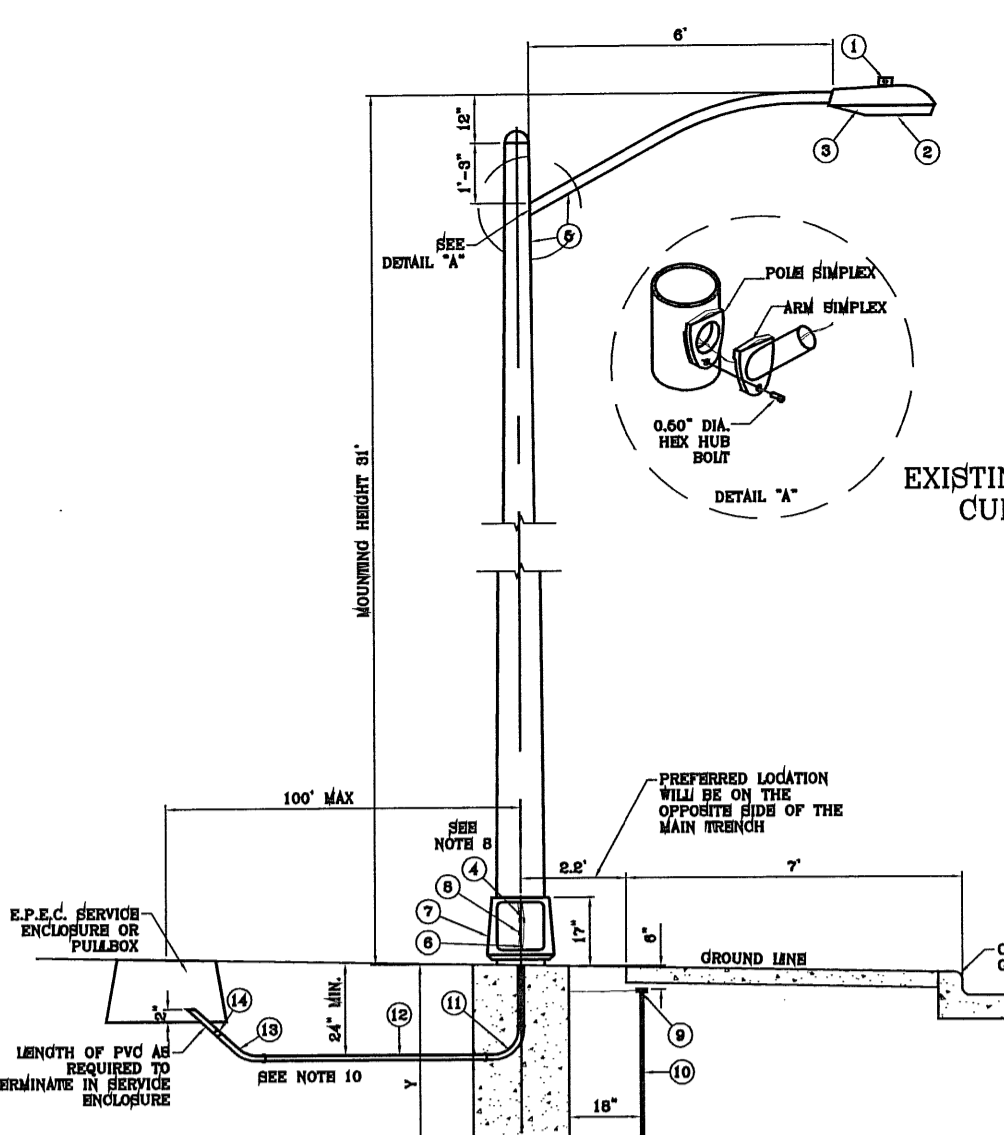
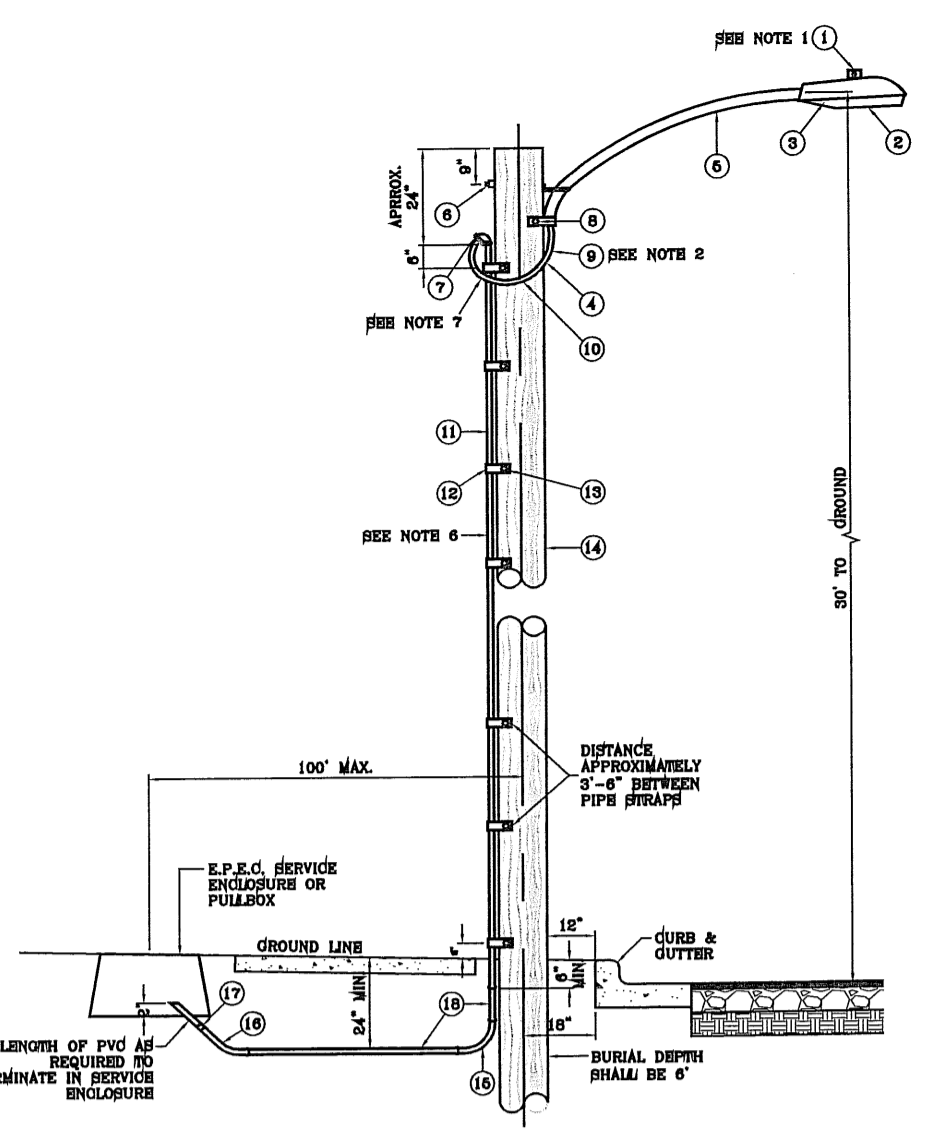
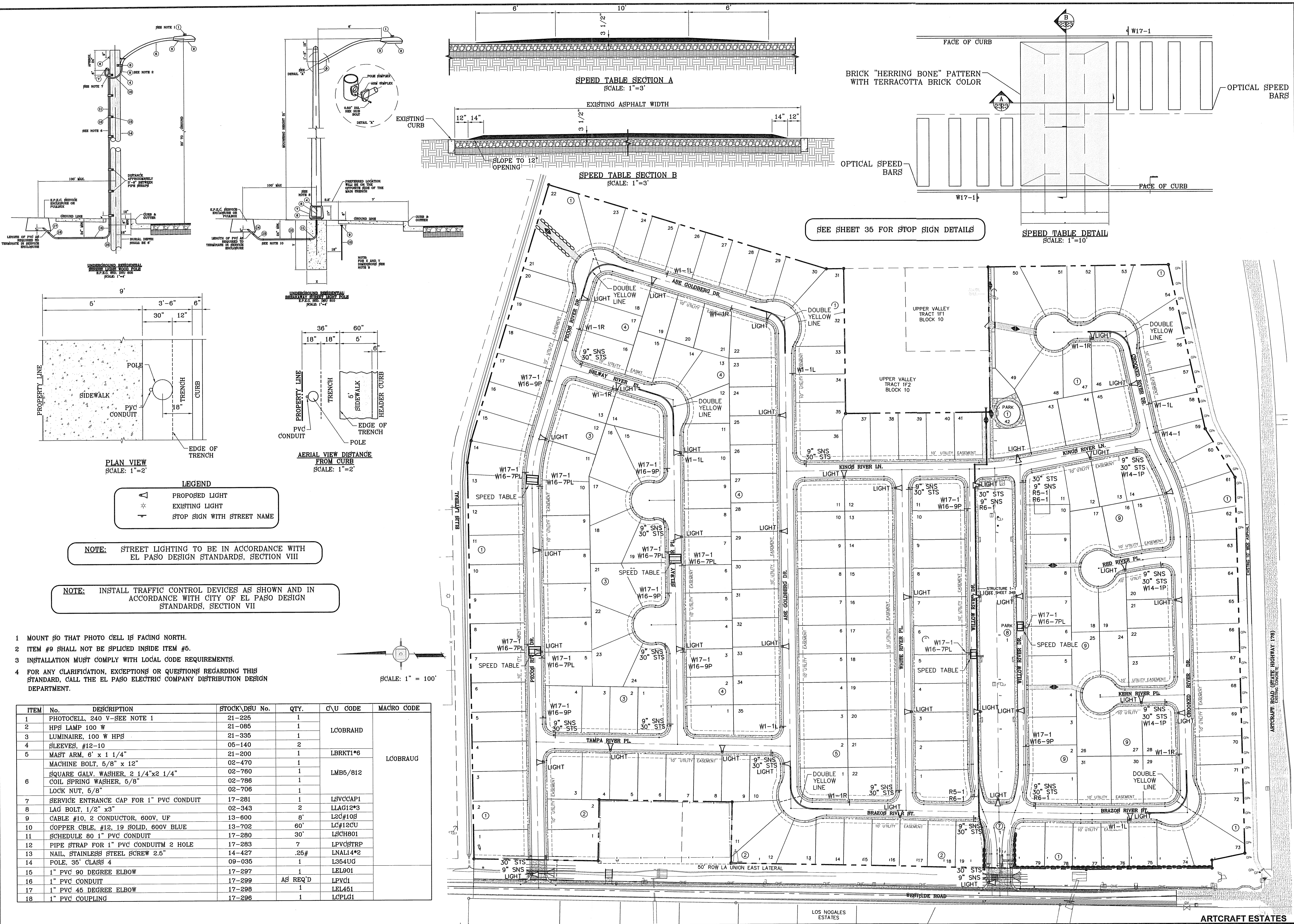
CONDE INC.
REGISTRATION No. P-2321

SHEET TITLE

STANDARD DETAILS

SHT 36 OF 37

FILE LOCATION S:\Subdivisions\ARTCRAFT ESTATES\dwg\03-ARTCRAFT-GDPL PLOTTED ON Wednesday, April 11, 2012 1:18:08 PM BY OSCAR MEDINA



- LEGEND**
- ▲ PROPOSED LIGHT
 - ★ EXISTING LIGHT
 - ⊥ STOP SIGN WITH STREET NAME

NOTE: STREET LIGHTING TO BE IN ACCORDANCE WITH EL PASO DESIGN STANDARDS, SECTION VIII

NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII

- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #6.
- 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

ITEM No.	DESCRIPTION	STOCK/DSU No.	QTY.	C/U CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-226	1		
2	HPS LAMP 100 W	21-085	1	LCOBRAHD	
3	LUMINAIRE, 100 W HPS	21-335	1		
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		LCOBRAUG
7	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB6/812	
8	COIL SPRING WASHER, 5/8"	02-786	1		
9	LOCK NUT, 5/8"	02-706	1		
10	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
11	LAD BOLT, 1/2" x 3"	02-343	2	LLAG12*3	
12	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
13	COPPER CBL, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
14	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSC801	
15	PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCS2TP	
16	NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
17	POLE, 36" CLASS 4	09-035	1	L364UG	
18	1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
19	1" PVC CONDUIT	17-299	AS REQ'D	LEPVC1	
20	1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
21	1" PVC COUPLING	17-296	1	LEPLG1	

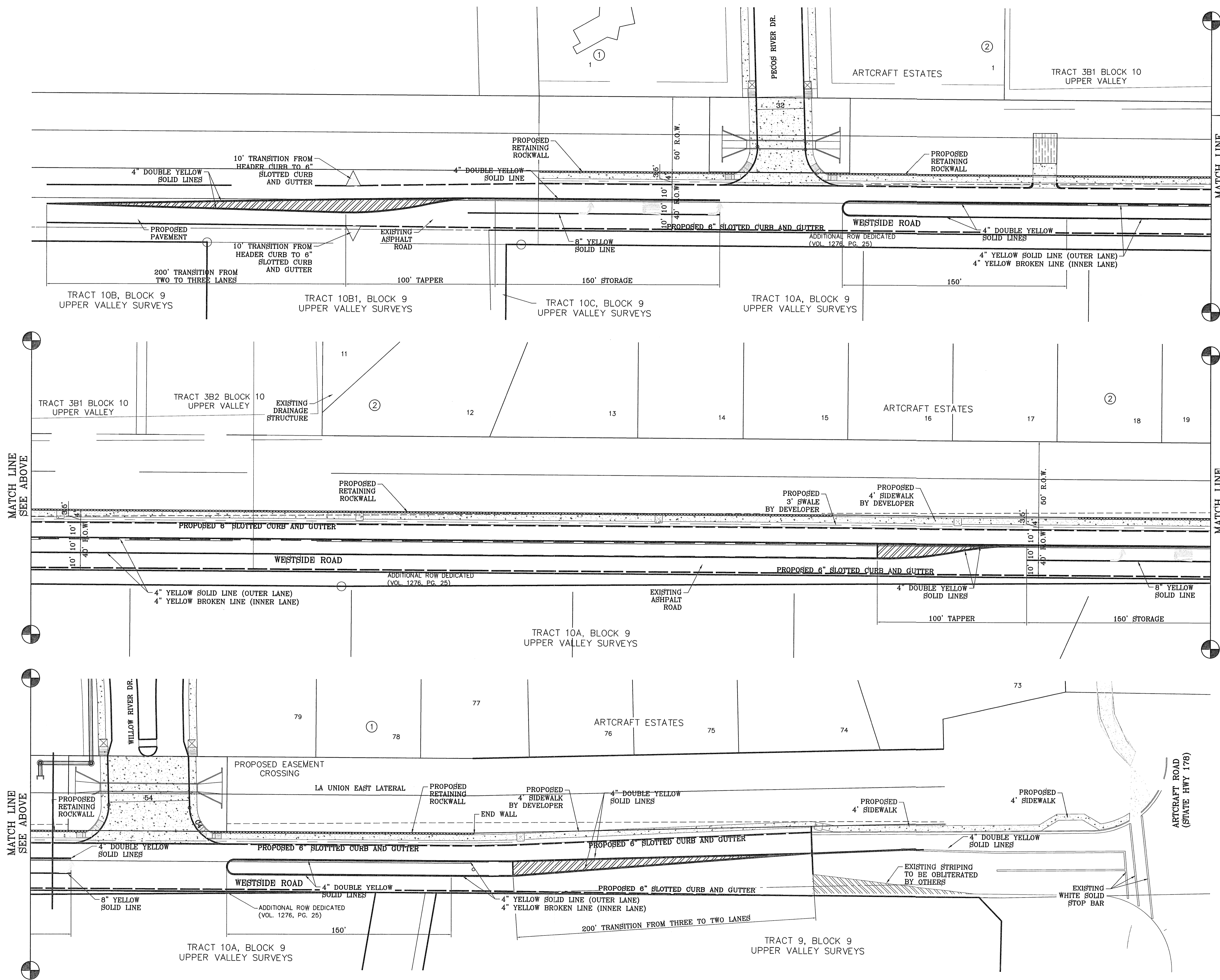
PROJECT NAME: ARTCRAFT ESTATES
SCALE: HORIZ: 1" = 100', VERT: ---
DATE: MAY 2010
DESIGNED BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

ILLUMINATION & TRAFFIC CONTROL PLAN

SHT 37 OF 37

FILE LOCATION S:_Subdivisions\ARTCRAFT ESTATES\19-ARTCRAFT-STRIPING PLOTTED ON Thursday, April 05, 2012 4:06:55 PM BY OSCAR MEDINA



SCALE: 1" = 30'

MATCH LINE SEE BELOW

MATCH LINE SEE BELOW

MATCH LINE SEE ABOVE

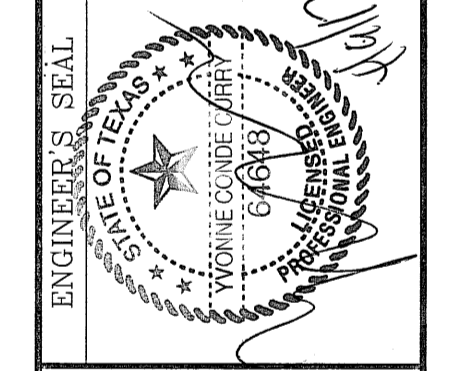
MATCH LINE SEE ABOVE

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

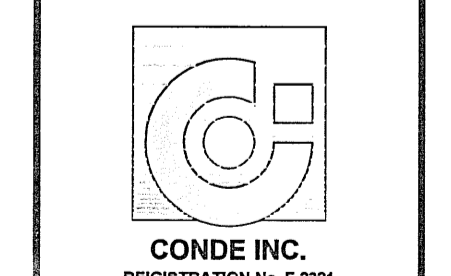
PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1I, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: MAY 2010
DESIGN BY: YC
INITIATED BY: EFG
CHECKED BY: YC
JOB NO.: 110-16



CONDE INC.
ENGINEERING / PLANNING
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6080 SURETY DR. SITE 100
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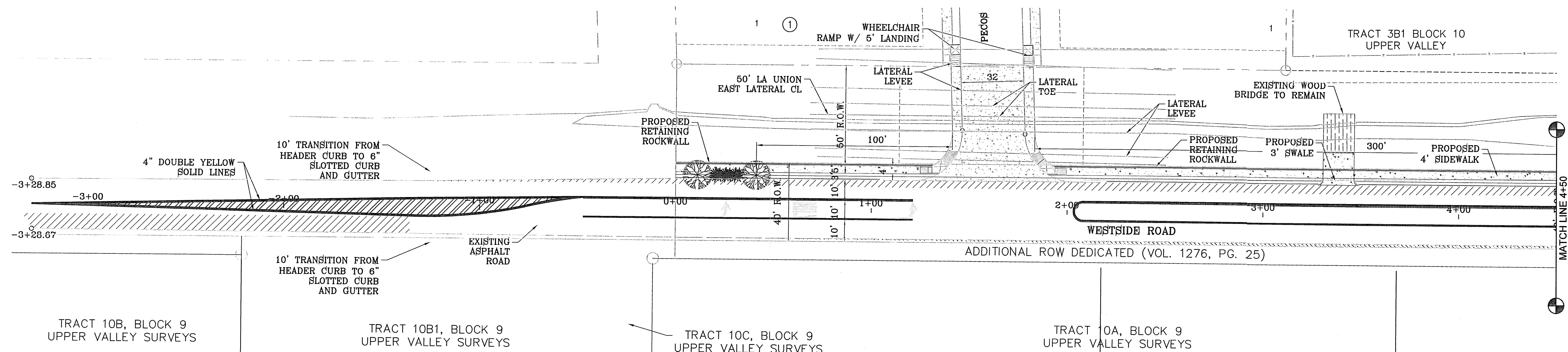
SHEET TITLE

WESTSIDE ROAD STRIPING PLAN

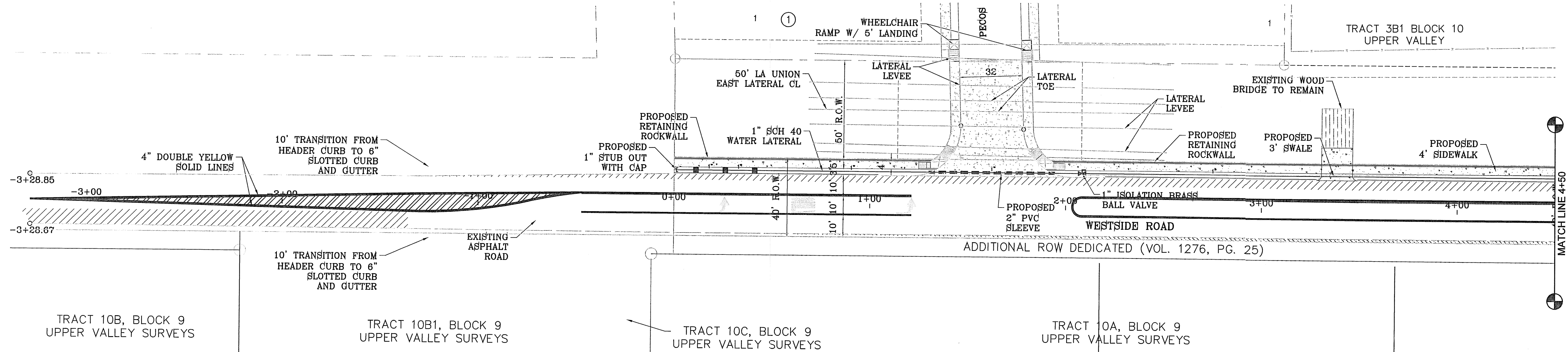
SHT 37A OF 37

ARTCRAFT ESTATES

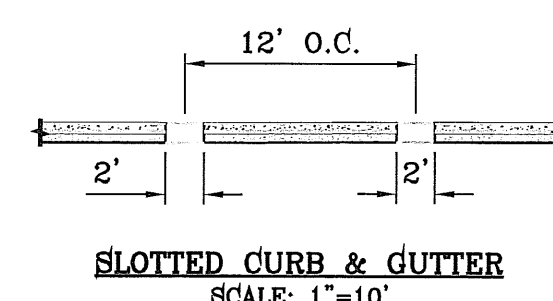
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LANDSCAPE PLAN



IRRIGATION PLAN



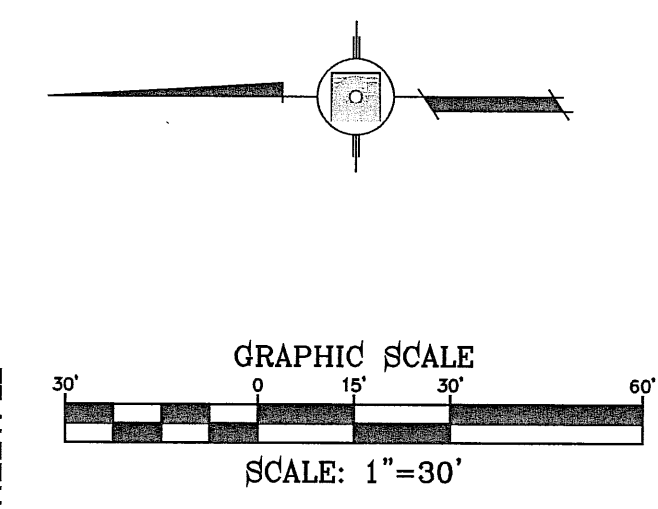
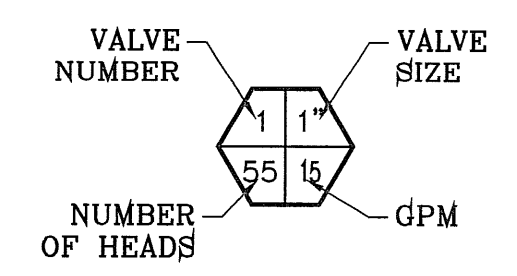
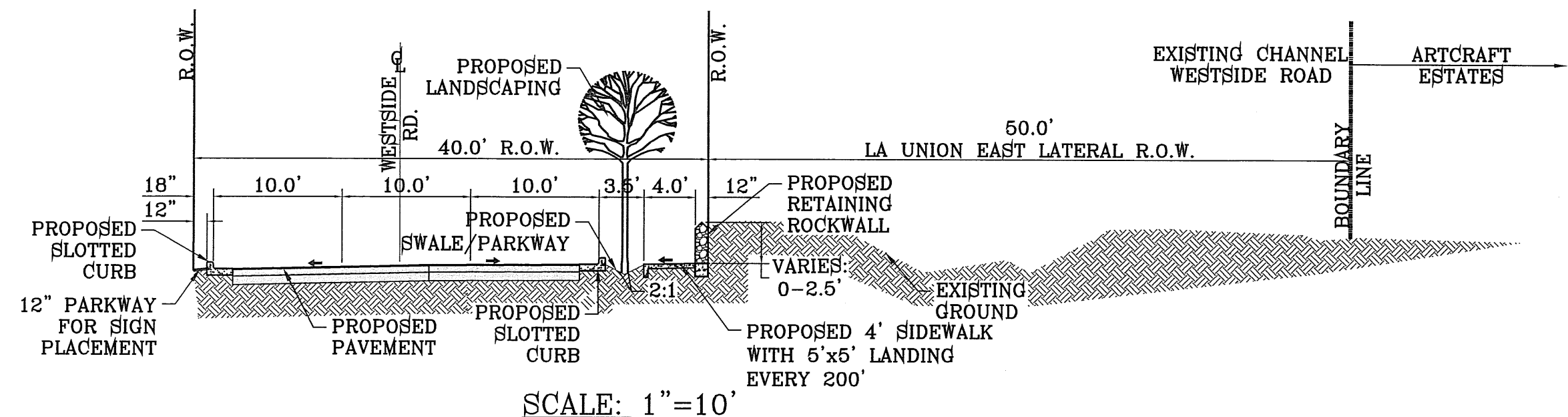
- NOTES:**
1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 2. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 3. CONCRETE: CLASS "A" 3000 PSI.
 4. EXPANSION JOINTS REQUIRED AT 6' O.C. WHEN FORMING FOR CURBS.

LEGEND

---	BOUNDARY LINE
---	TYPE K 1" COPPER WATER TUBE
---	1" PVC SCHEDULE 40 WATER MAIN
---	1" PVC SCHEDULE 40 WATER LATERAL
---	PVC SLEEVE (TWICE THE SIZE OF PIPE)
⊙	1" WATER METER BY DEVELOPER
□	PROPOSED UNDERGROUND DOUBLE CHECK BACKFLOW PREVENTOR
⊠	TBOS CONTROL MODULE
⊕	1" REMOTE CONTROL VALVE
■	XERIBIRD 8 EMMITER
1-1/2"	PIPE SIZE (SIZE AS NOTED)
---	STUB OUT WITH FOR FUTURE DRIP
⊕	1" ISOLATION BRASS BALL VALVE
⊕	AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

LEGEND

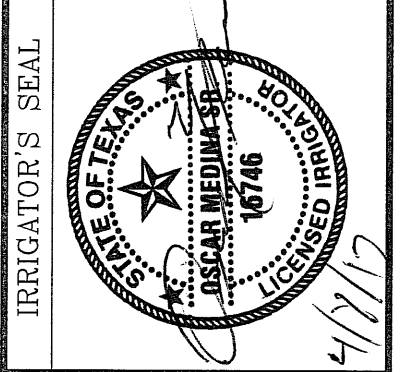
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	DESERT WILLOW	CHILOPSIS LINEARIS	2" DAL. 33
	RED CLUSTERBERRY	COTONEASTER LACTEUS	2" DAL. 30
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL. 33
	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. 33



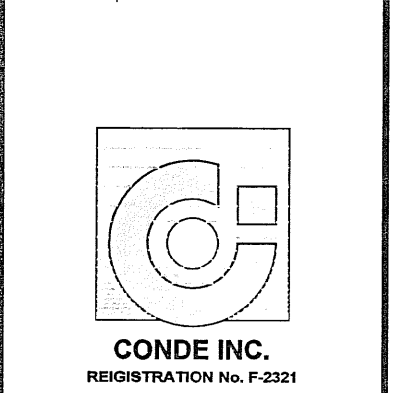
PROJECT NAME: ARTCRAFT ESTATES
 BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
 ELEVATION: 3750.46 (CITY DATUM)
 (SUBTRACT 33.83 FOR U.S.B.F) ELEVATION: 3716.63 (U.S.B.F.)
 DATE: _____ REVISIONS: _____ BY: _____

ARTCRAFT ESTATES
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES

SCALE: HORIZ: 1" = 30' VERT: 1" = 10'
 DATE: AUGUST 2011
 DESIGN BY: O.M.
 INITIATED BY: O.M.
 CHECKED BY: Y.C.
 JOB NO.: _____



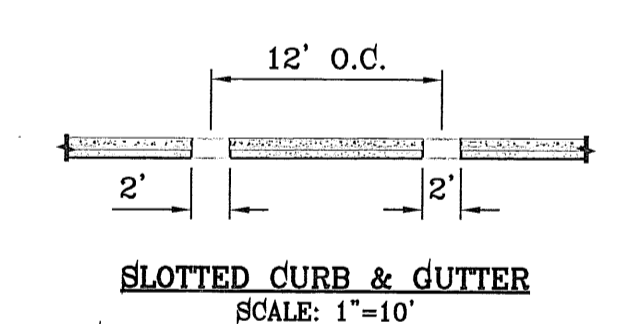
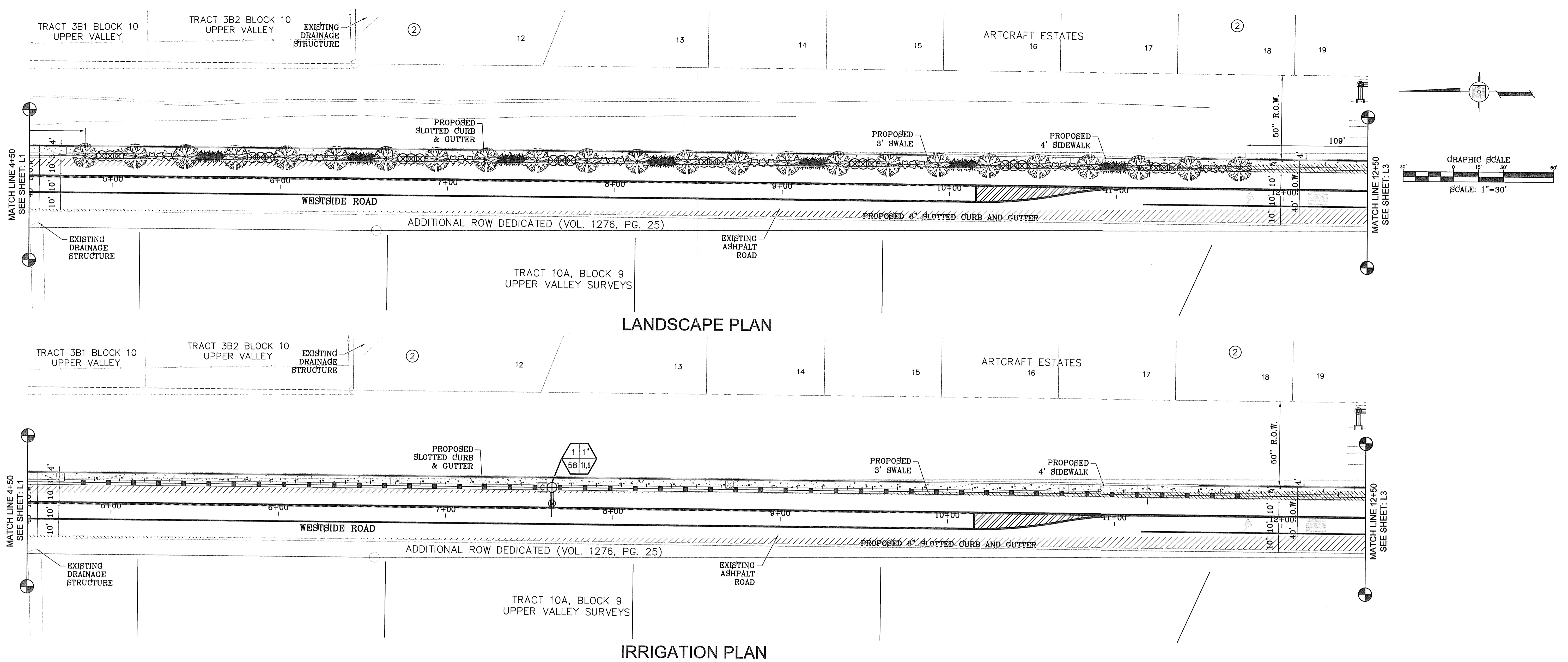
CONDE INC.
 ENGINEERING / PLANNING SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286



SHEET TITLE: PARKWAY LANDSCAPE AND IRRIGATION PLAN

IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (612) 239-6719

FILE LOCATION: S:\LANDSCAPE\ARTCRAFT\ARTCRAFT-1.dwg PLOTTED ON Thursday, April 05, 2012 4:07:38 PM BY OSCAR MEDINA



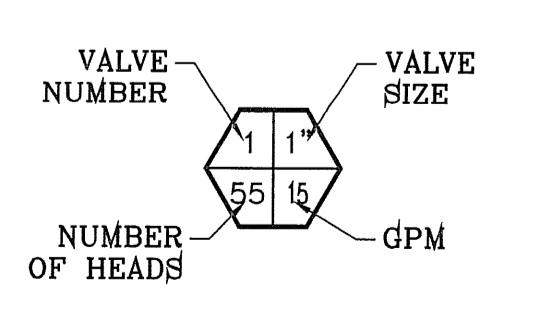
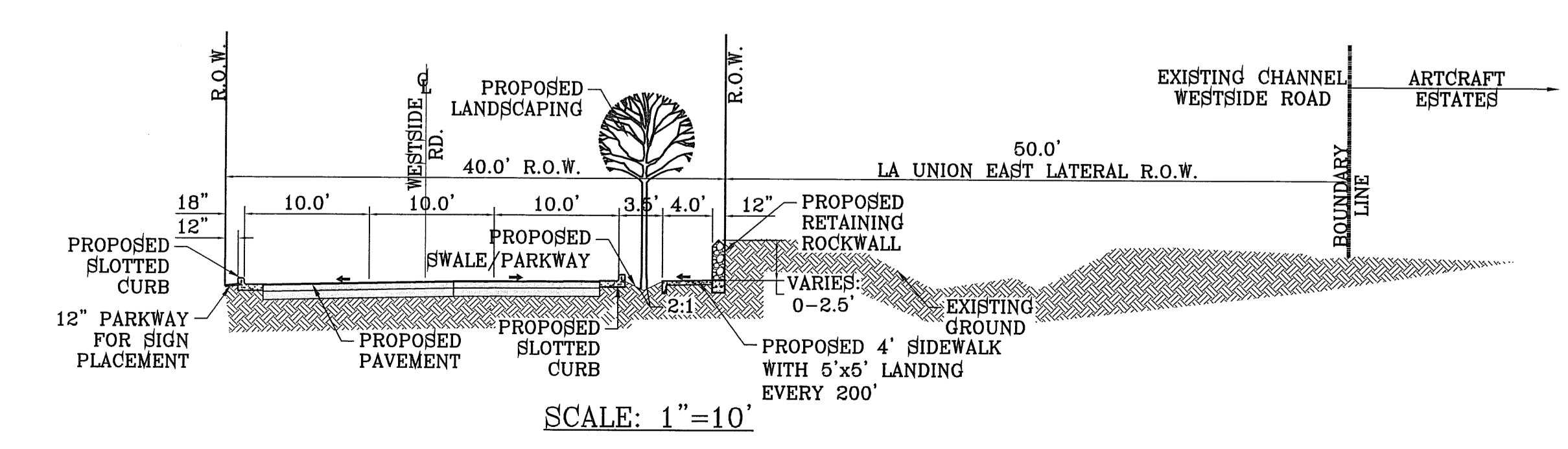
- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 - CONCRETE: CLASS "A" 3000 PSI.
 - EXPANSION JOINTS REQUIRED AT 6' O.C. WHEN FORMING FOR CURBS.

LEGEND

---	BOUNDARY LINE
----	TYPE K 1" COPPER WATER TUBE
-----	1" PVC SCHEDULE 40 WATER MAIN
-----	1" PVC SCHEDULE 40 WATER LATERAL
-----	PVC SLEEVE (TWICE THE SIZE OF PIPE)
⊕	1" WATER METER BY DEVELOPER
□	PROPOSED UNDERGROUND DOUBLE CHECK BACKFLOW PREVENTOR
⊕	TBOS CONTROL MODULE
⊕	1" REMOTE CONTROL VALVE
■	XERIBIRD 8 EMMITER
1-1/2"	PIPE SIZE (SIZE AS NOTED)
⊕	STUB OUT WITH FOR FUTURE DRIP
⊕	1" ISOLATION BRASS BALL VALVE
⊕	AMIAID 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL. 33
	RED CLUSTERBERRY	COTONEASTER LACTEUS	2" CAL. 30
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL. 33
	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. 33



IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-8719

ARTCRAFT ESTATES
PROJECT NAME

BENCHMARK: RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

DATE: _____ BY: _____
REVISIONS: _____

ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: AUGUST, 2011
DESIGN BY: O.M.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.:

IRRIGATOR'S SEAL:

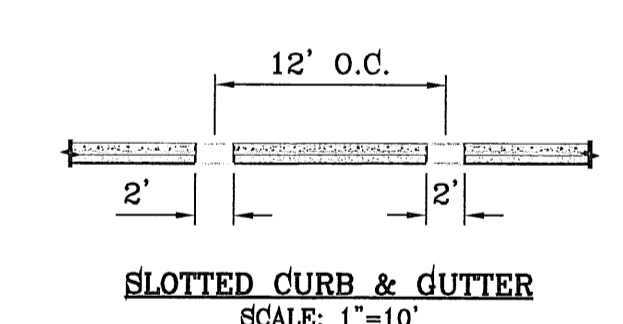
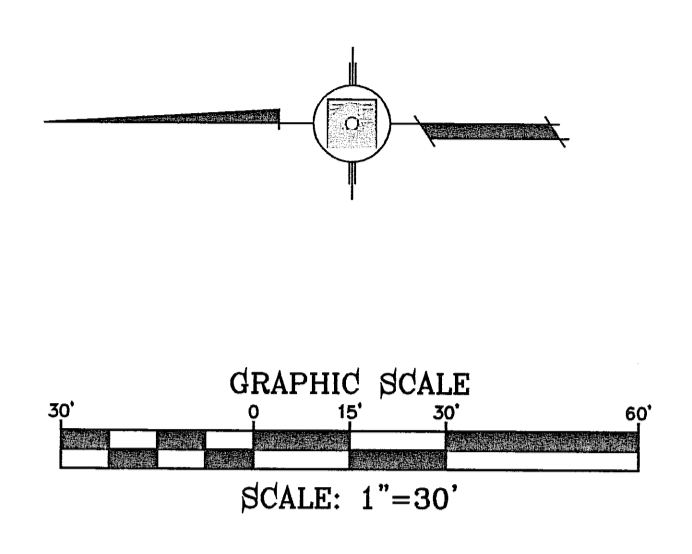
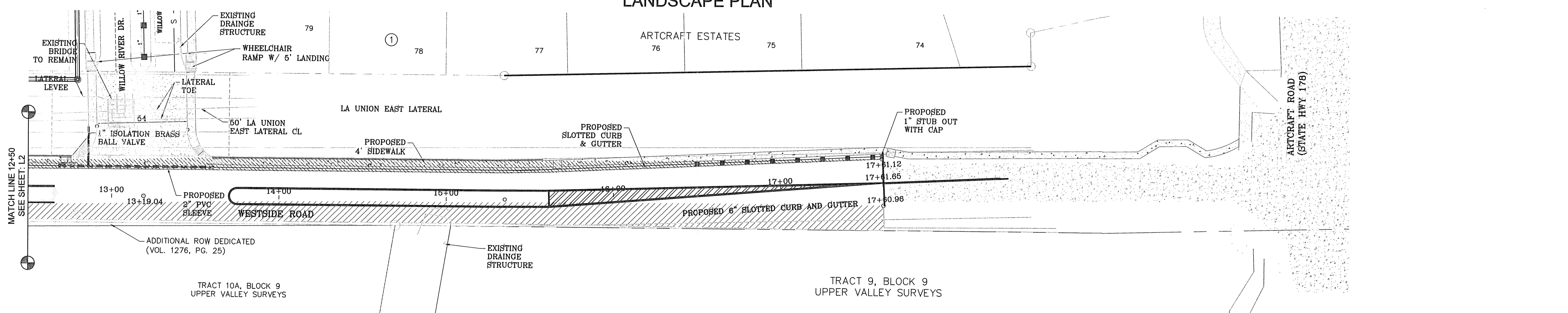
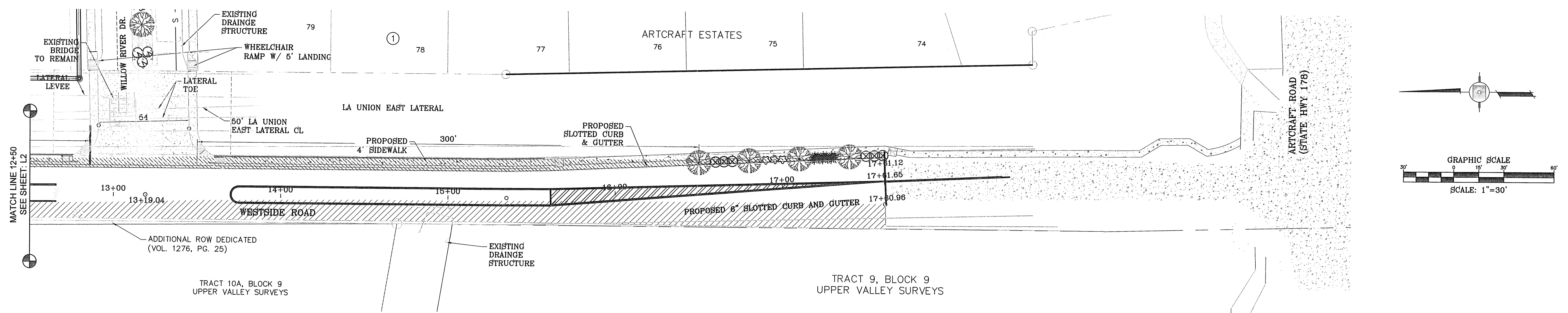
CONDE INC.
ENGINEERING / PLANNING / SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

CONDE INC.
REGISTRATION NO. F-2321

SHEET TITLE: **PARKWAY LANDSCAPE AND IRRIGATION PLAN**

SHT L2 OF L9

ARTCRAFT ESTATES



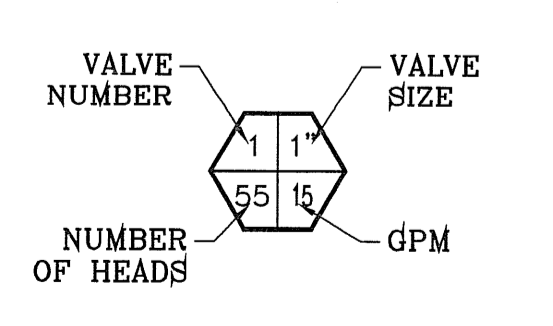
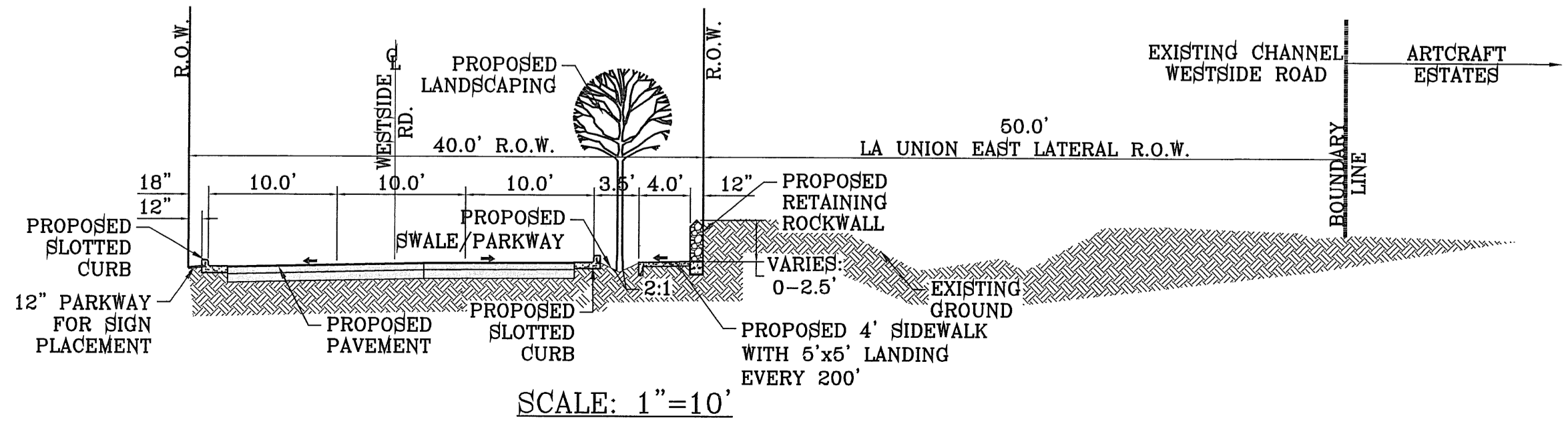
- NOTES:**
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 - EXPANSION JOINTS REQUIRED AT 6' O.C. WHEN FORMING FOR CURBS.

LEGEND

- BOUNDARY LINE
- TYPE K 1" COPPER WATER TUBE
- 1" PVD SCHEDULE 40 WATER MAIN
- 1" PVD SCHEDULE 40 WATER LATERAL
- PVC SLEEVE (TWICE THE SIZE OF PIPE)
- ⊕ 1" WATER METER BY DEVELOPER
- PROPOSED UNDERGROUND DOUBLE CHECK BACKFLOW PREVENTOR
- ⊞ TBO'S CONTROL MODULE
- ⊕ 1" REMOTE CONTROL VALVE
- XERIBIRD 8 EMMITER
- 1-1/2" PIPE SIZE (SIZE AS NOTED)
- ⊗ STUB OUT WITH FOR FUTURE DRIP
- ⊗ 1" ISOLATION BRASS BALL VALVE
- ⊗ AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL. 33
	RED CLUSTERBERRY	COTONEASTER LACTEUS	2" CAL. 30
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL. 33
	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. 33



IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-6719

PROJECT NAME: ARTCRAFT ESTATES

SCALE: HORIZ: 1"=30', VERT: 1"=10'

DATE: AUGUST 2011

DESIGN BY: O.M.

INITIATED BY: O.M.

CHECKED BY: Y.C.

JOB NO.:

IRRIGATOR'S SEAL: OSCAR MEDINA, 10748

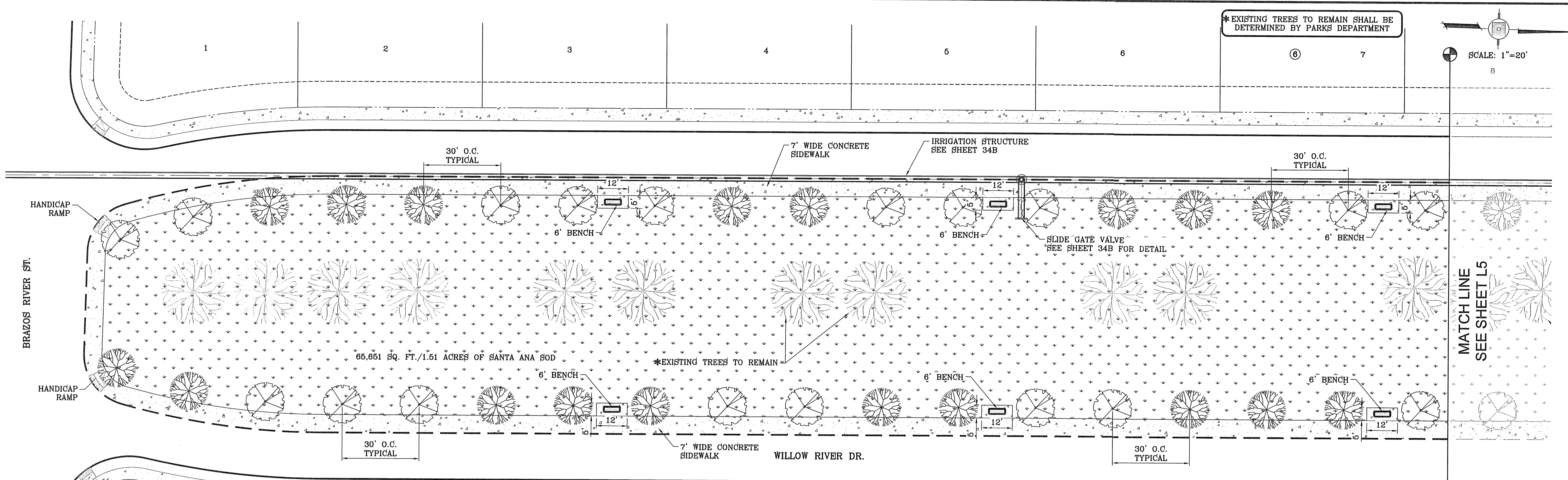
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0283 FAX: (915) 592-0286

SHEET TITLE: PARKWAY LANDSCAPE AND IRRIGATION PLAN

SHT L3 OF L9

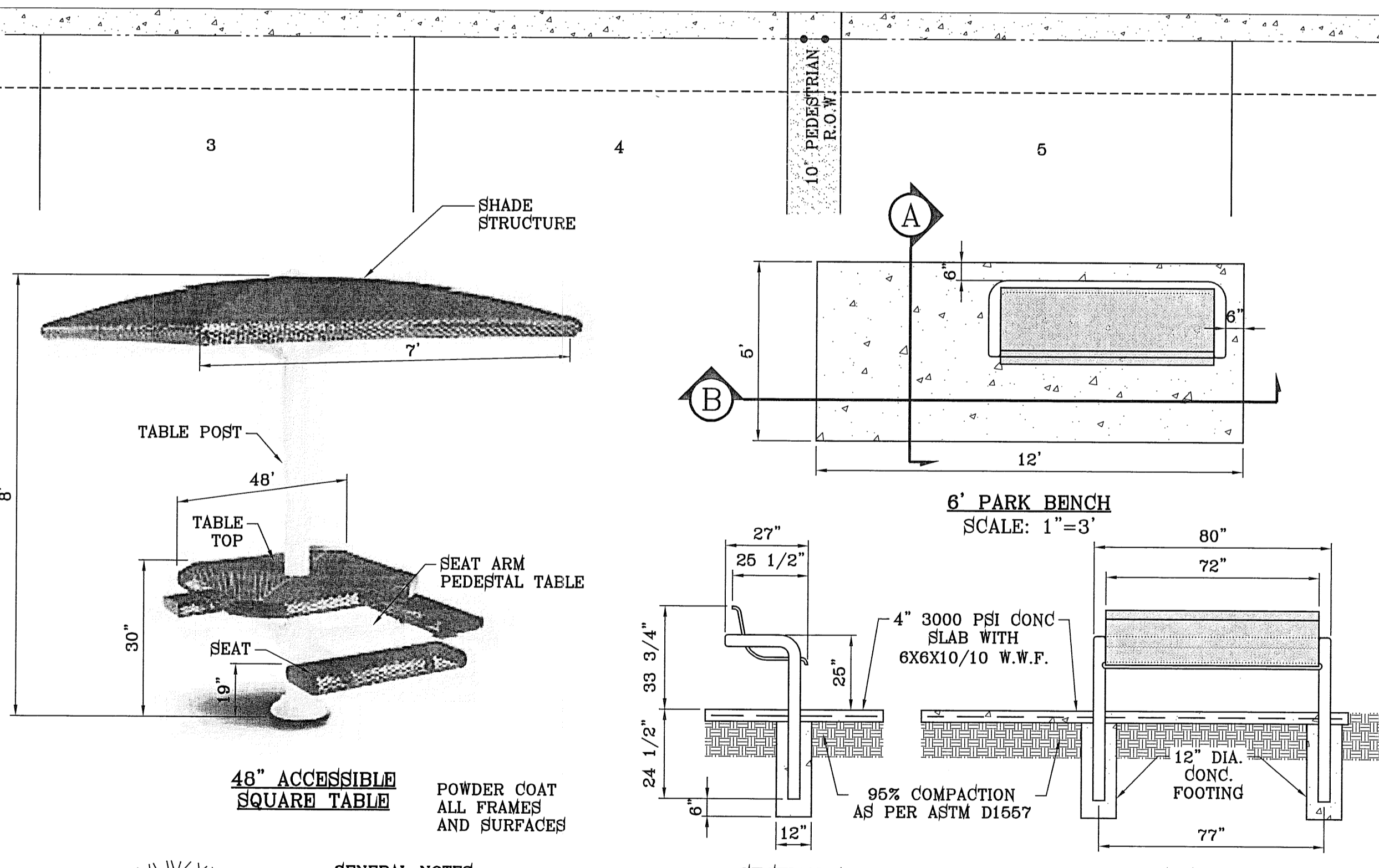
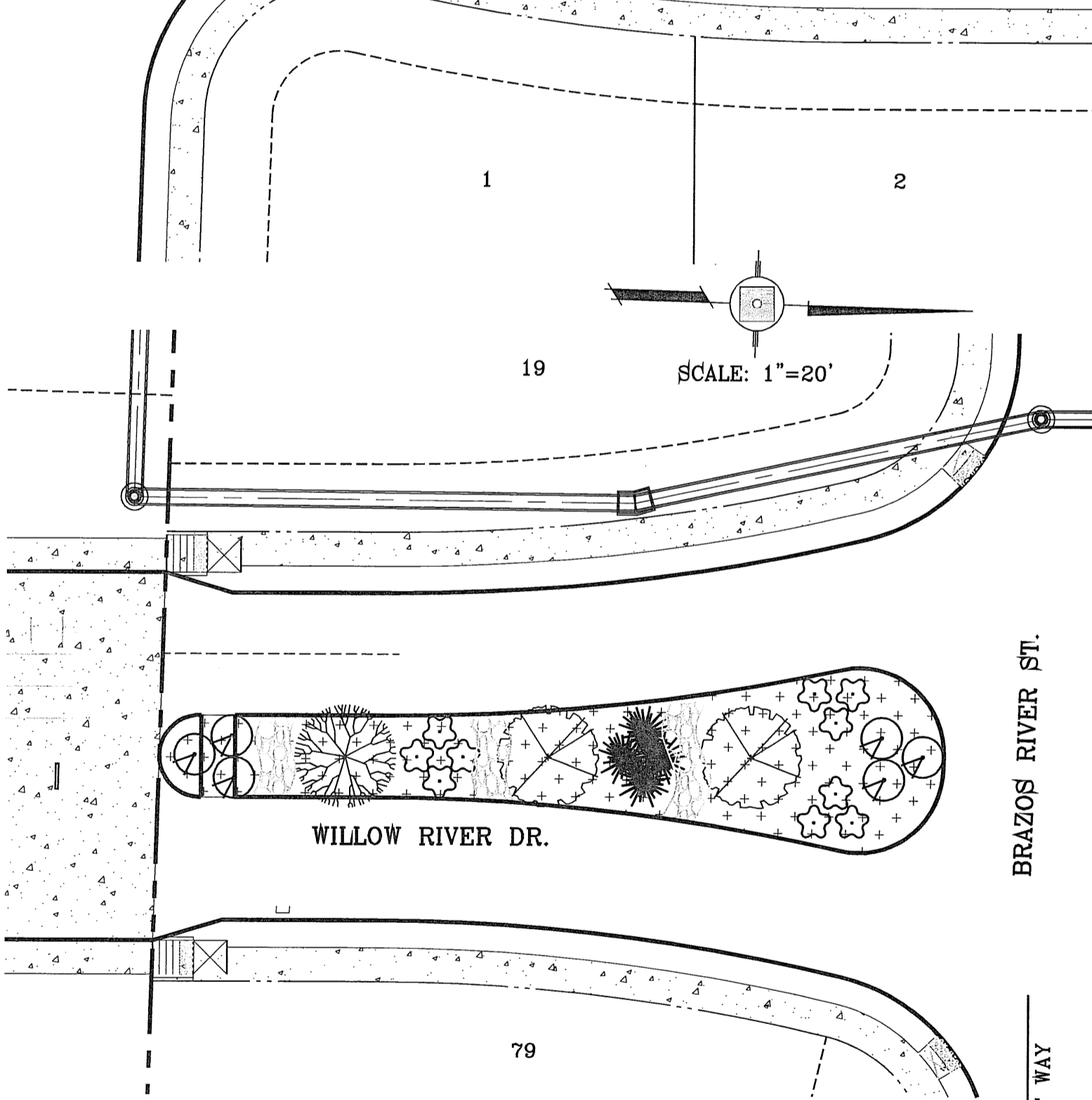
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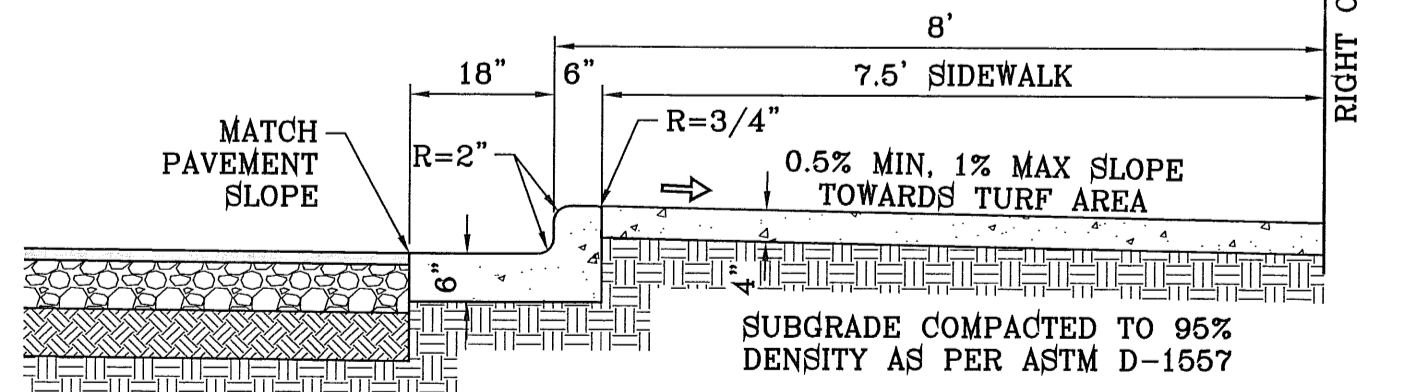


*EXISTING TREES TO REMAIN SHALL BE DETERMINED BY PARKS DEPARTMENT

SCALE: 1"=20'

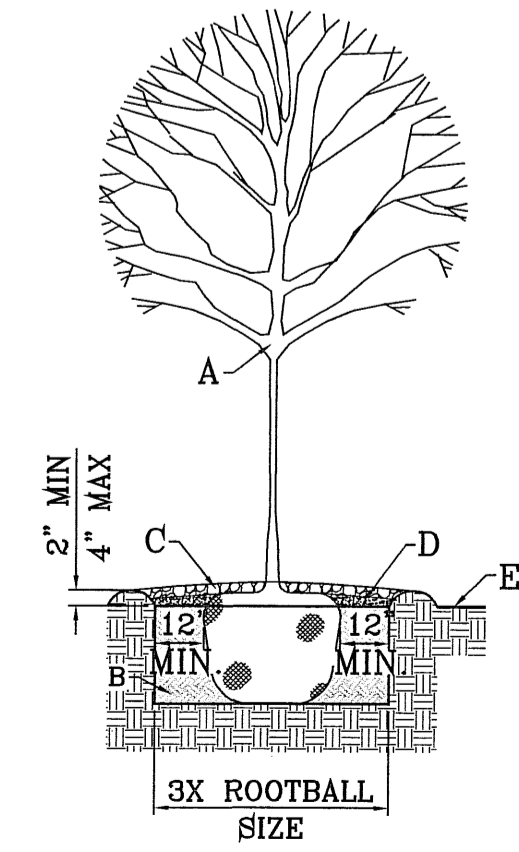


COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
EXISTING HONEY MESQUITE	PROSOPIS GLANDULOSA	VARIABLE	22*
FRAGRANT ASH	FRAXINUS CUSPIDATA	3" CAL.	29
DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	28
CASSIA	CASSIA NEMOPHILA	2" CAL.	18
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	19
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	16
HYBRID BERMUDA "SANTA ANA" SEED OR SOD			
FRANKLIN RED CHAT, 3" THICK W/ NON-WOVEN POLYPROPYLENE WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12' ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
12" DEPTH OF ENGINEERED WOOD FIBERS TO BE COMPACTION AS PER SUPPLIERS RECOMMENDATIONS, SEE NOTE #4.			
RIVER ROCK			
8" CONCRETE MOWSTRIP/HDR			



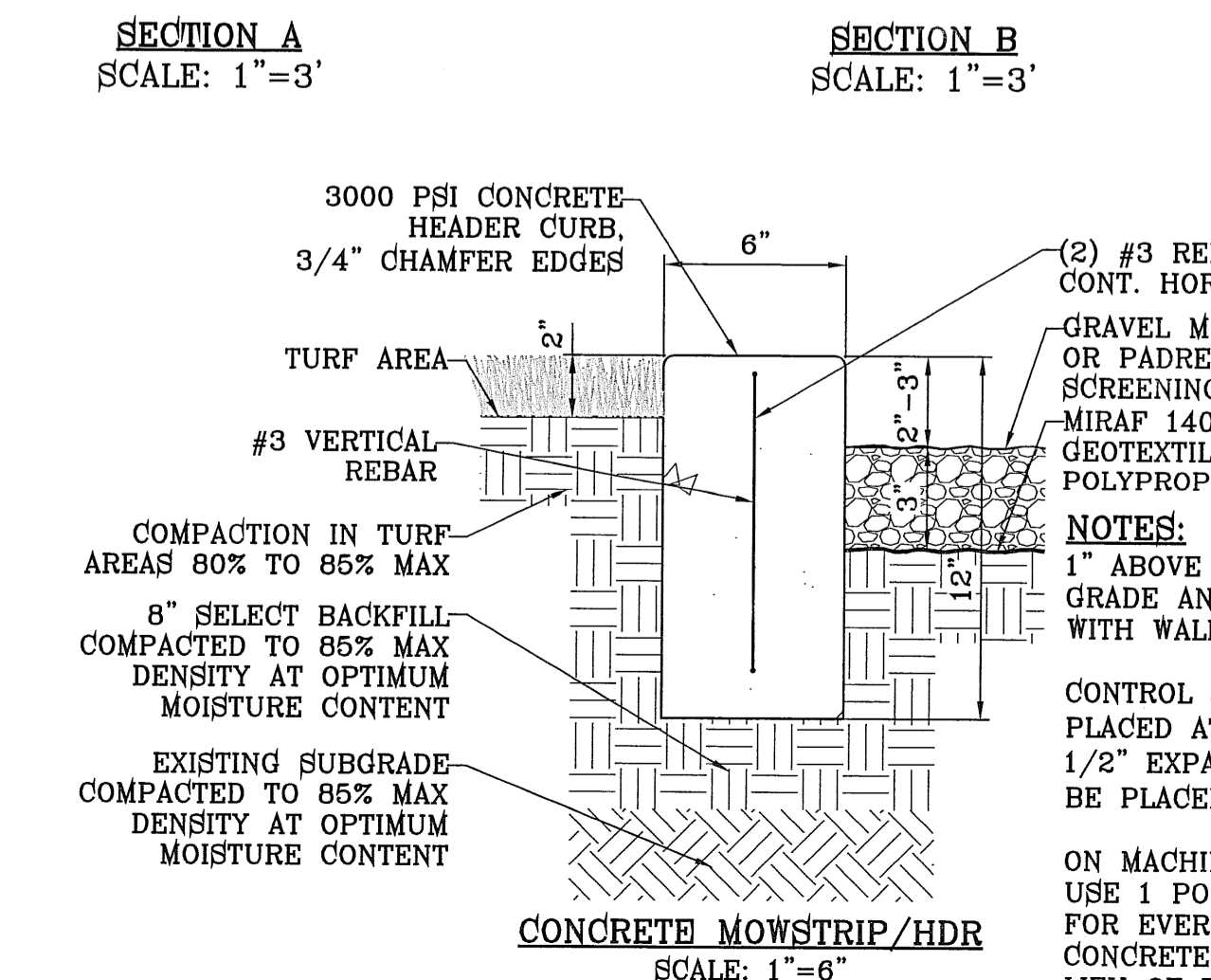
- NOTES:**
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
 - DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
 - EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 - EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
 - WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

CURB & GUTTER AND SIDEWALK DETAIL ADJACENT TO PARK
SCALE: 1"=2'

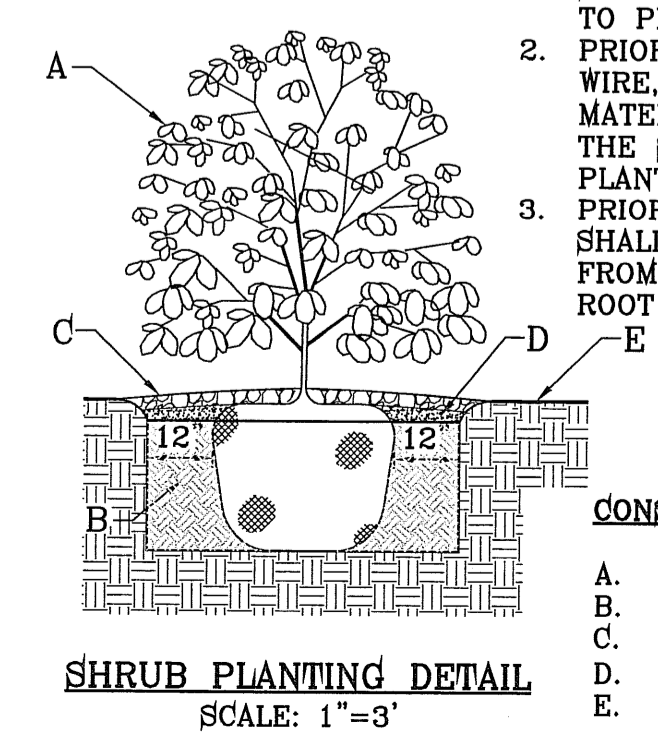


- GENERAL NOTES:**
- SOIL BELOW ROOT BALL TO REMAIN UNDISTURBED TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS CROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY ONLY BE EXCEEDED BY A ONE INCH LAYER OF MULCH.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE ROOTBALL AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY FROM THE TOP AND SIDES OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TREE.
 - PLANTING SOIL MIXTURE (REF. SPECIFICATIONS).
 - WATER RETENTION BASIN.
 - 4" DEPTH OF BARK MULCH.
 - FINISH GRADE.

TREE PLANTING DETAIL
SCALE: 1"=4'



- SECTION A SCALE: 1"=3'**
- SECTION B SCALE: 1"=3'**
- CONCRETE MOWSTRIP/HDR SCALE: 1"=6'**
- 3000 PSI CONCRETE-HEADER CURB, 3/4" CHAMFER EDGES
- (2) #3 REBARS CONT. HORIZ.
- GRAVEL MULCH OR PADRE CANYON SCREENING
- MIRAF 140 NC NON WOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.
- NOTES:**
- 1" ABOVE FINISH GRADE AND FLUSH WITH WALKWAYS
- CONTROL JOINTS TO BE PLACED AT 6' O.C.
- 1/2" EXPANSION JOINTS TO BE PLACED AT 18' O.C.
- ON MACHINE LAID CURB, USE 1 POUND OF FIBER FOR EVERY CUBIC YARD OF CONCRETE AT 3000 PSI IN LIEU OF REBAR.



- SHRUB PLANTING DETAIL SCALE: 1"=3'**
- GENERAL NOTES:**
- STABILIZED SOIL BELOW ROOT BALL TO PREVENT SHRUB FROM SETTLING.
 - PRIOR TO BACKFILLING SHRUB, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE SHRUB ROOT BALL AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY AND REMOVED FROM THE TOP AND SIDES OF THE ROOT BALL.
- CONSTRUCTION NOTES:**
- SHRUB.
 - COMPACTED BACKFILL.
 - WATER RETENTION BASIN.
 - 4" DEPTH OF BARK MULCH.
 - FINISH GRADE.

PARKS DEPARTMENT

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WINDING ROAD AND WINDING ROAD
ELEVATION: 3753.48 (CITY DATA)
(SUBTRACT 33.83 FOR U.S.E.S.) ELEVATION: 3719.65 (U.S.B.R.)
DATE _____ BY _____
REVISIONS _____

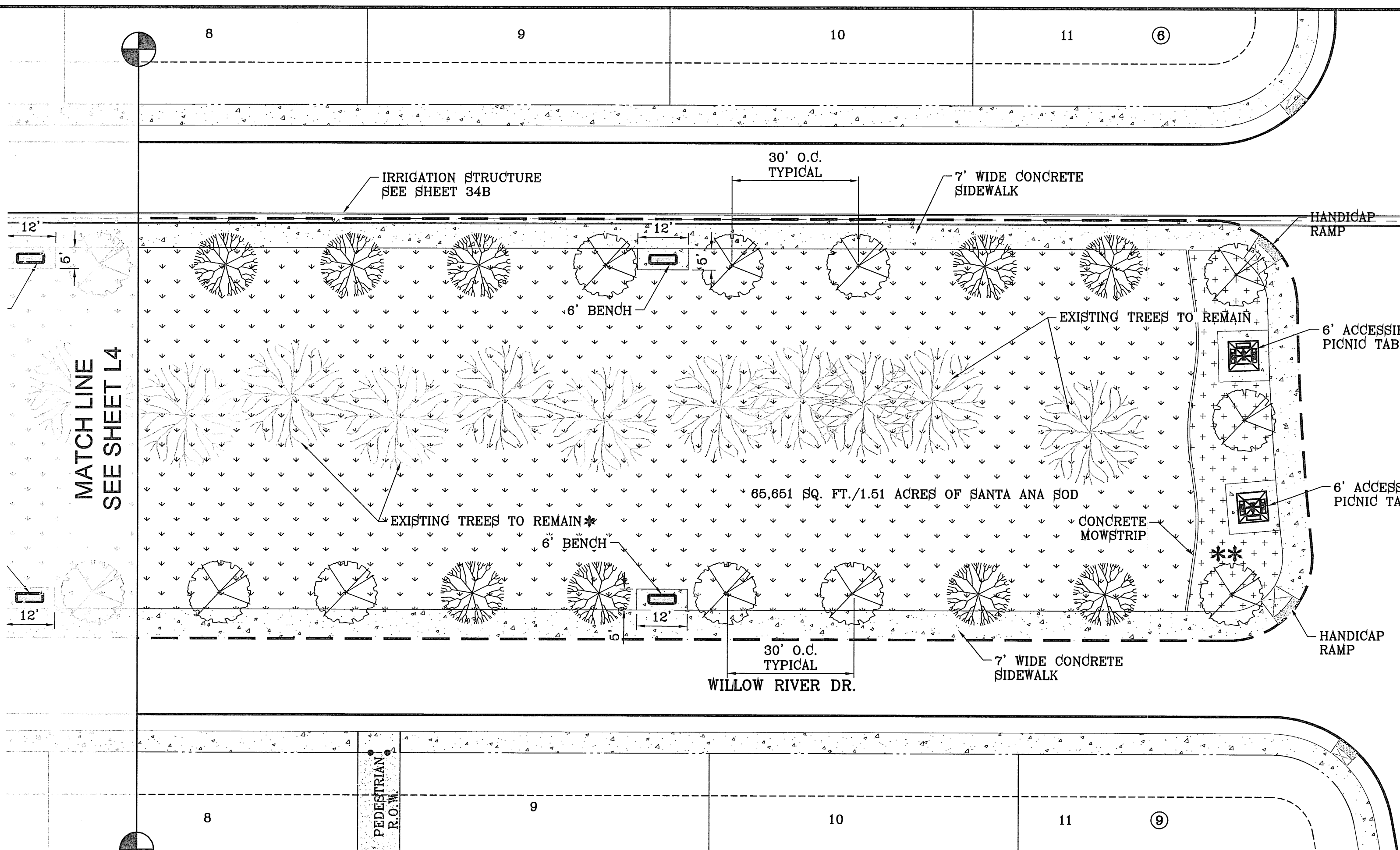
PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1"=20'
VERT: 1"=4'
DATE: AUGUST 2011
DESIGN BY: O.M.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 4/1/12

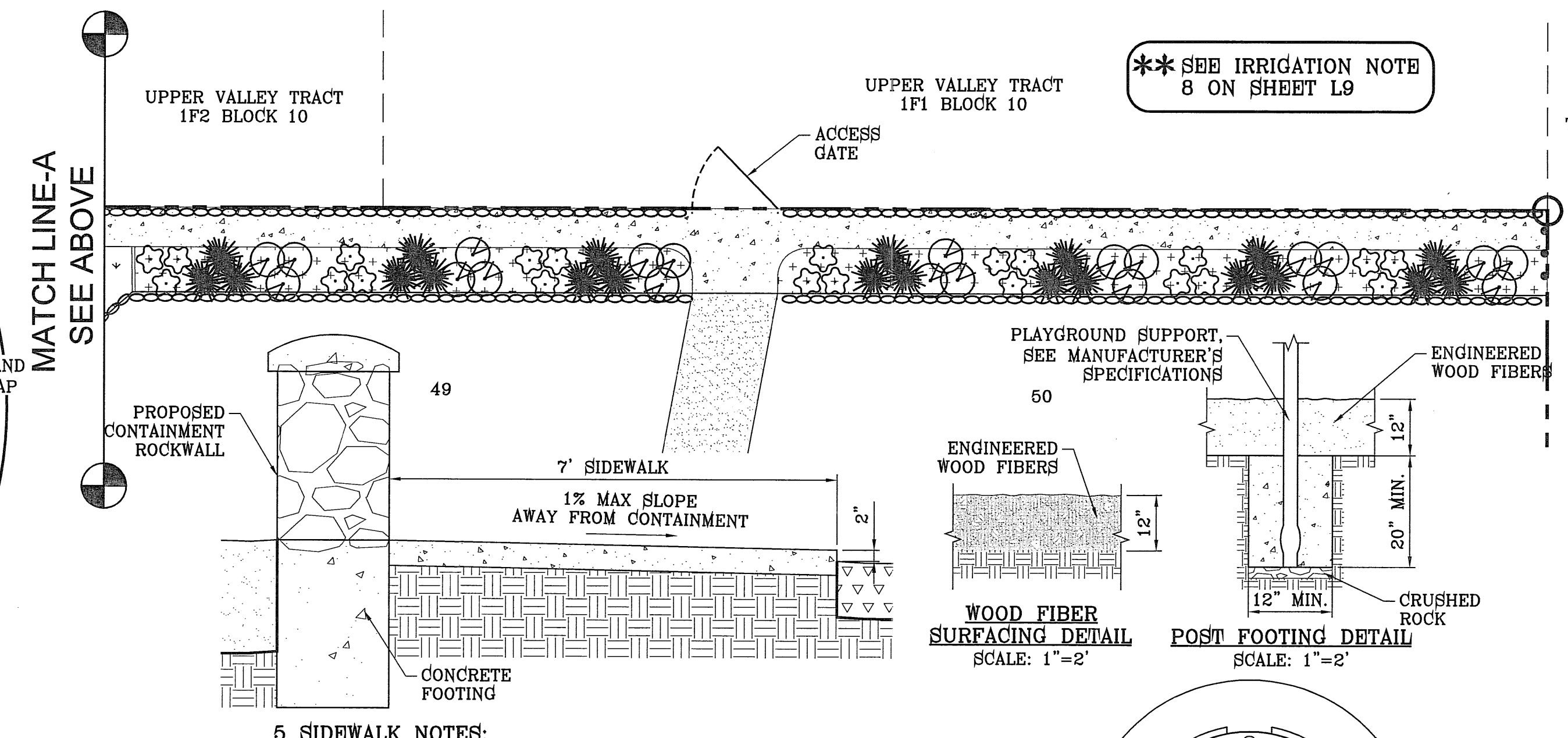
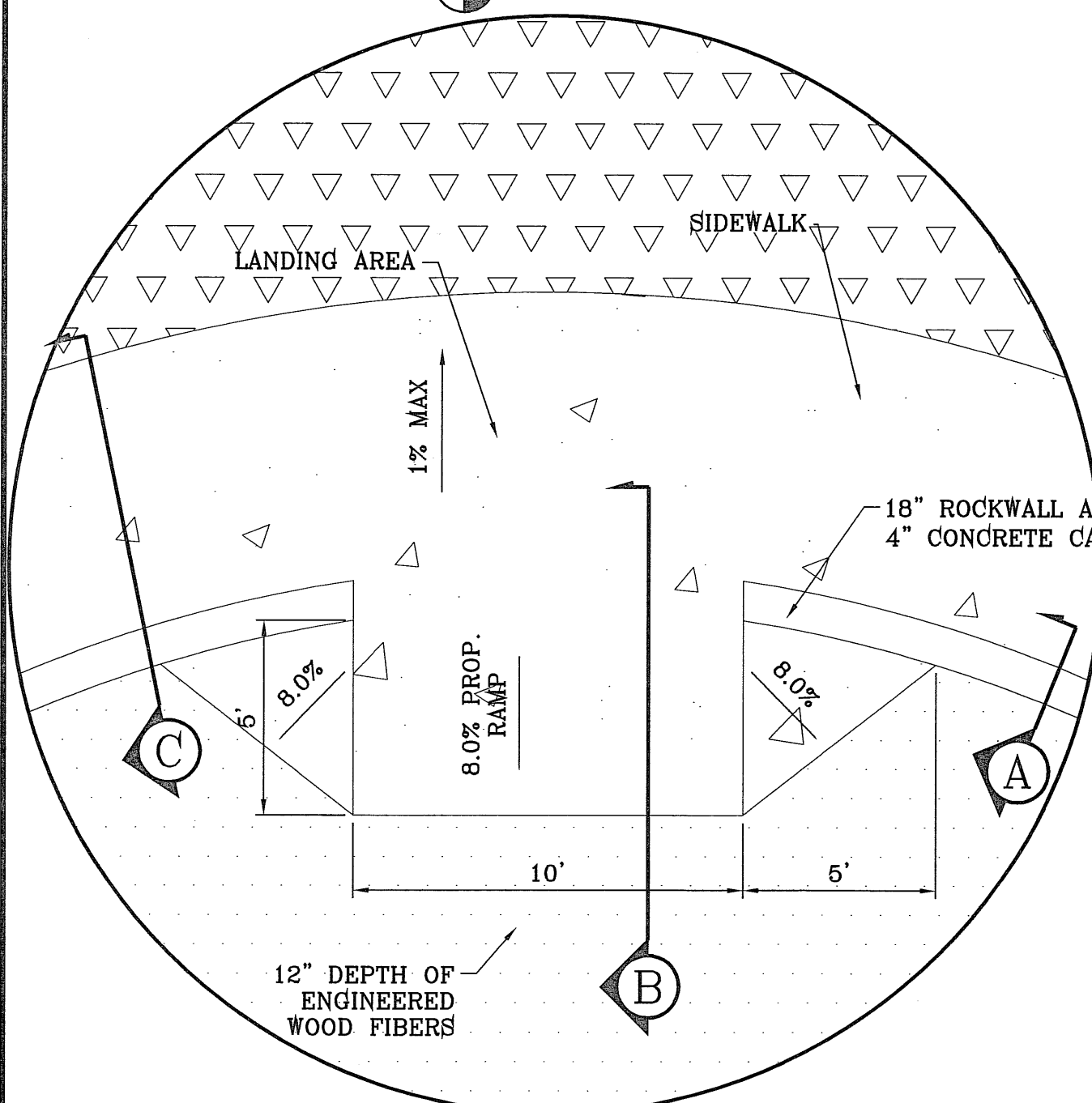
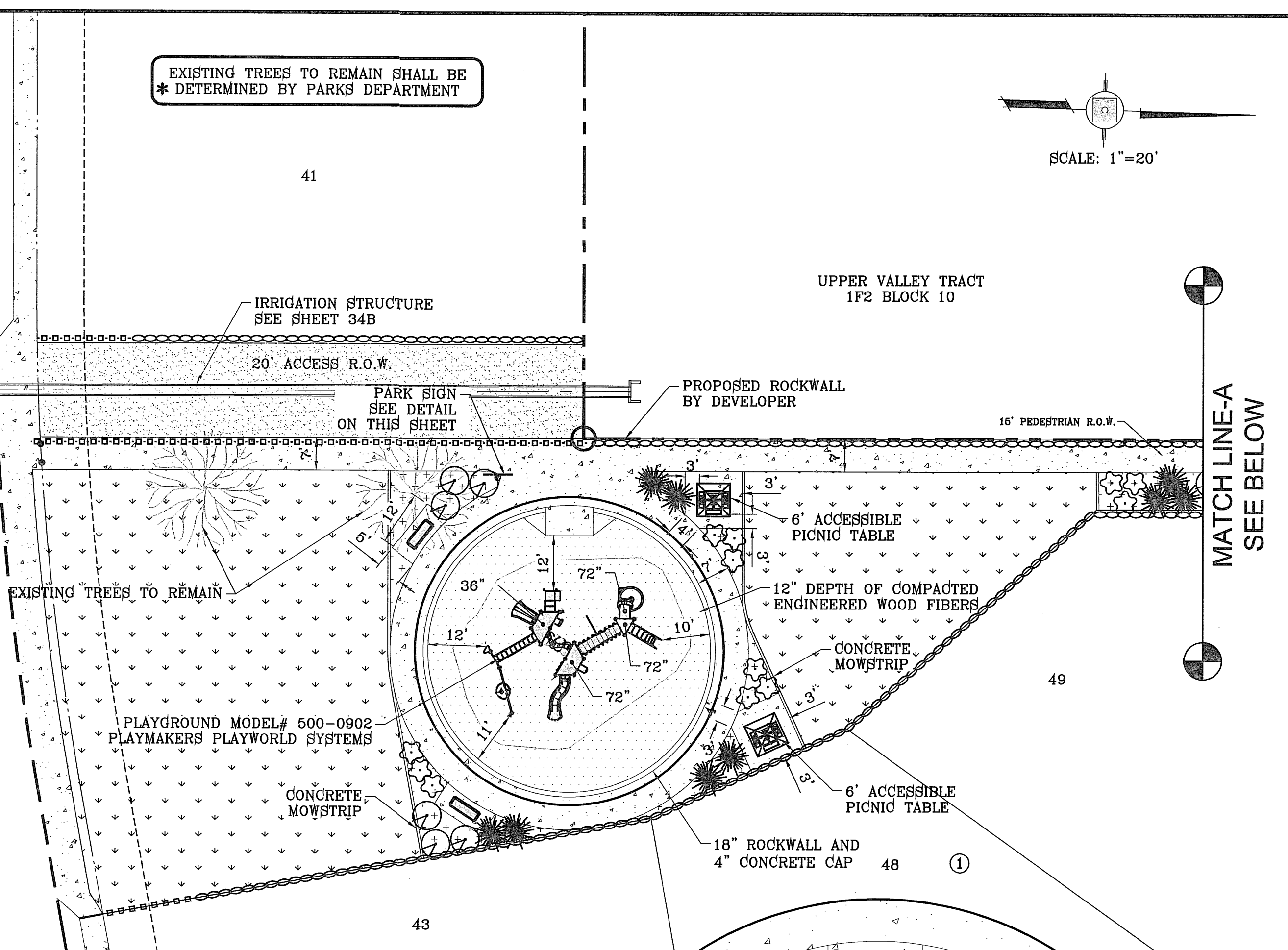
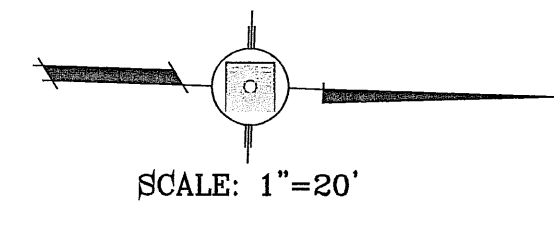
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GFS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0293
FAX: (915) 592-0296

SHEET TITLE
PARK LANDSCAPE PLAN

FILE LOCATION S:\LANDSCAPE\ARTCRAFT\ARTCRAFT-L&I PLOTTED ON Thursday, April 05, 2012 4:08:23 PM BY OSCAR MEDINA

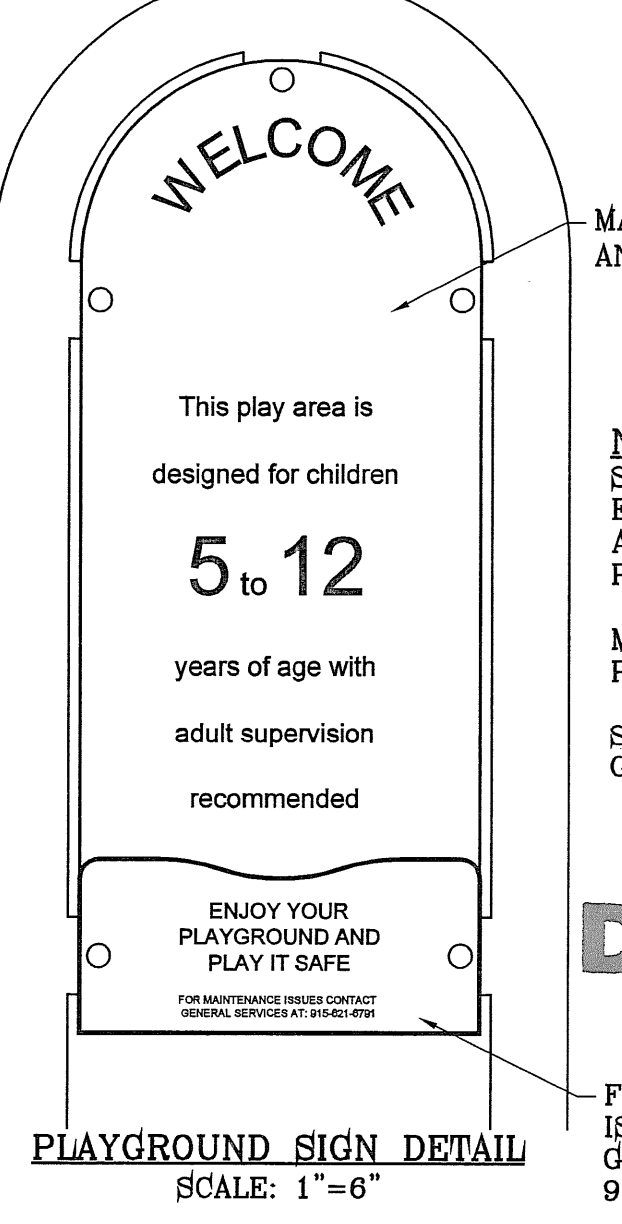
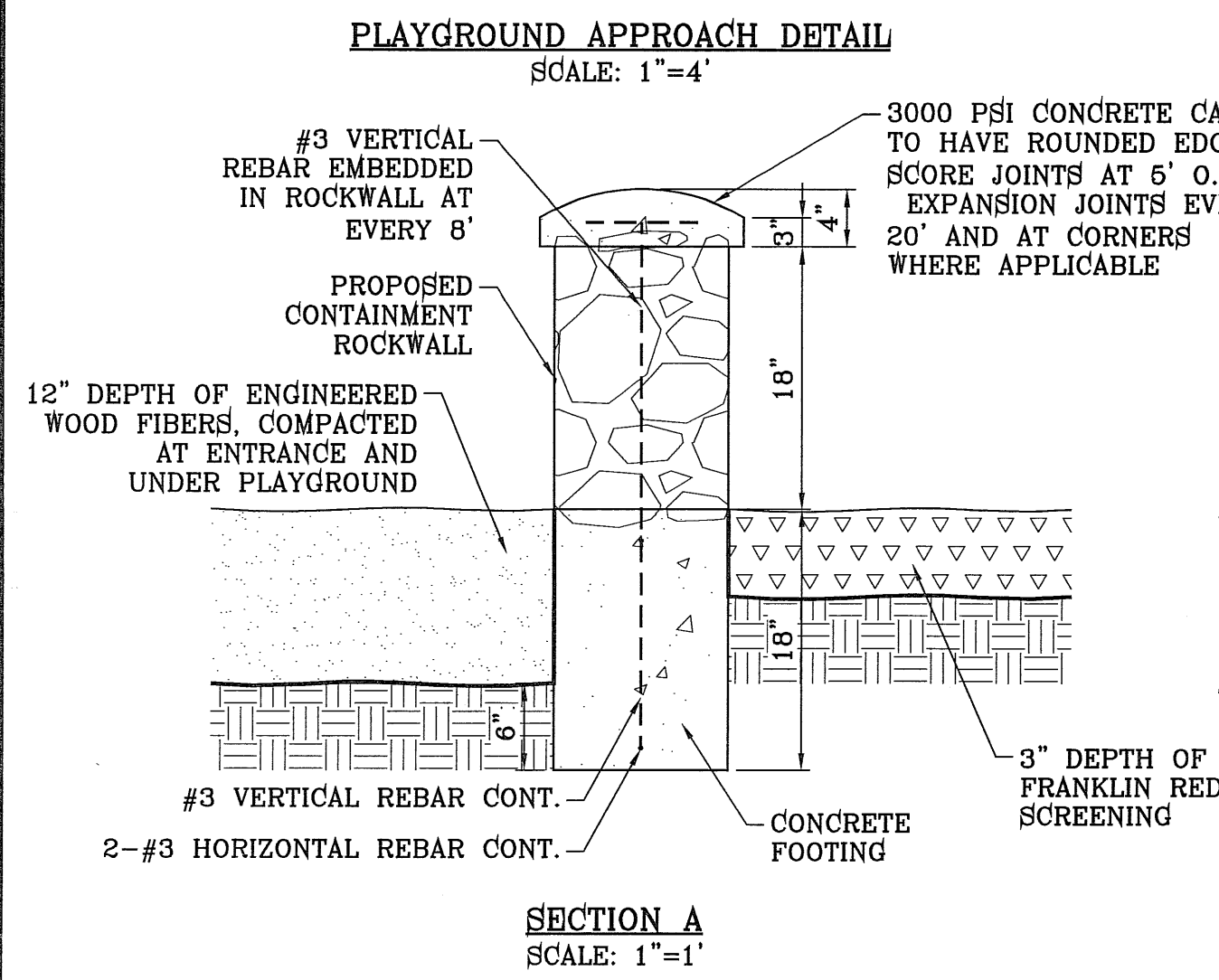


EXISTING TREES TO REMAIN SHALL BE * DETERMINED BY PARKS DEPARTMENT

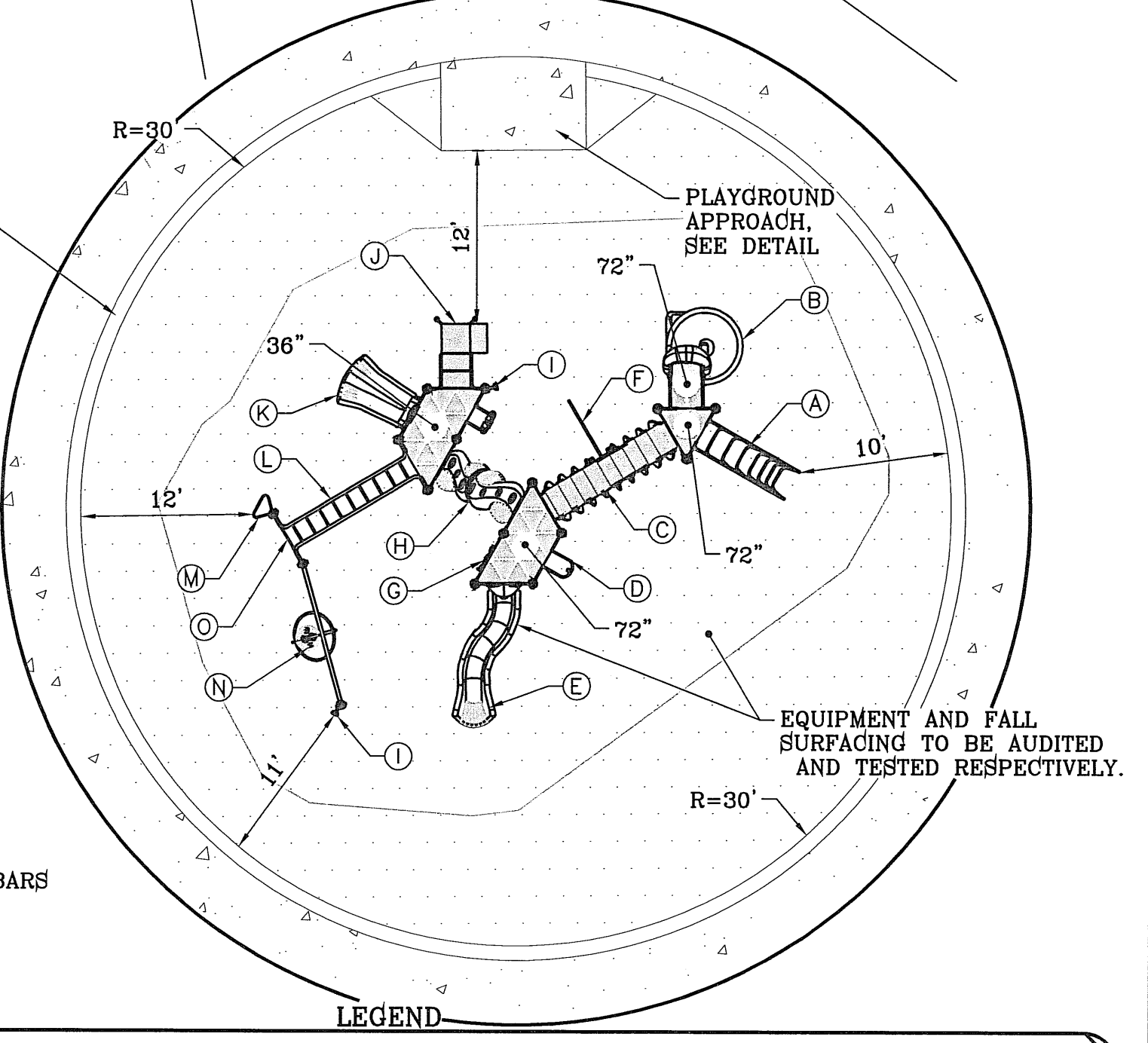


** SEE IRRIGATION NOTE 8 ON SHEET L9

- 5 SIDEWALK NOTES:**
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM @ 28 DAYS.
 2. DUMMY JOINTS REQUIRED AT 5' O.C. FOR SIDEWALK.
 3. EXPANSION JOINTS AT 20' O.C.



- PLAYGROUND KEY NOTES:**
- (A) DEEP RUNG ARCH CLIMBER
 - (B) 360° SPIRAL SLIDE
 - (C) CRAZY BONES BRIDGE WITH CLIMBER
 - (D) SLIDING POLE
 - (E) SLITHER SLIDE
 - (F) BEANSTALK
 - (G) CLIMBER CLIFF HANGER
 - (H) 36" RISE "S" ADVENTURE TUBE
 - (I) BABBLE-ON
 - (J) TRANSFER STATION WITH STEP
 - (K) WIDE GLIDE SLIDE
 - (L) HORIZONTAL LADDER WITH PARALLEL BARS
 - (M) LEG LIFT
 - (N) VORTEX
 - (O) ACCESS LADDER



LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
EXISTING HONEY MESQUITE	PROSOPIS GLANDULOSA	VARIES	22*
FRAGRANT ASH	FRAXINUS CUSPIDATA	3" CAL.	29
DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	28
CASSIA	CASSIA NEMOPHILA	2" CAL.	12
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	9
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	16
HYBRID BERMUDA "SANTA ANA" SEED OR SOD			
FRANKLIN RED CHAT, 3" THICK W/ NON-WOVEN POLYPROPYLENE WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12' ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
12" DEPTH OF ENGINEERED WOOD FIBERS TO BE COMPACTION AS PER SUPPLIERS RECOMMENDATIONS, SEE NOTE #4.			
RIVER ROCK			
8" CONCRETE MOWSTRIP/HDR			

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3750.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)
DATE _____ REVISIONS _____ BY _____

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: 1"=20'
VERT: 1"=20'

DATE: AUGUST 2011
DESIGN BY: O.M.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.:

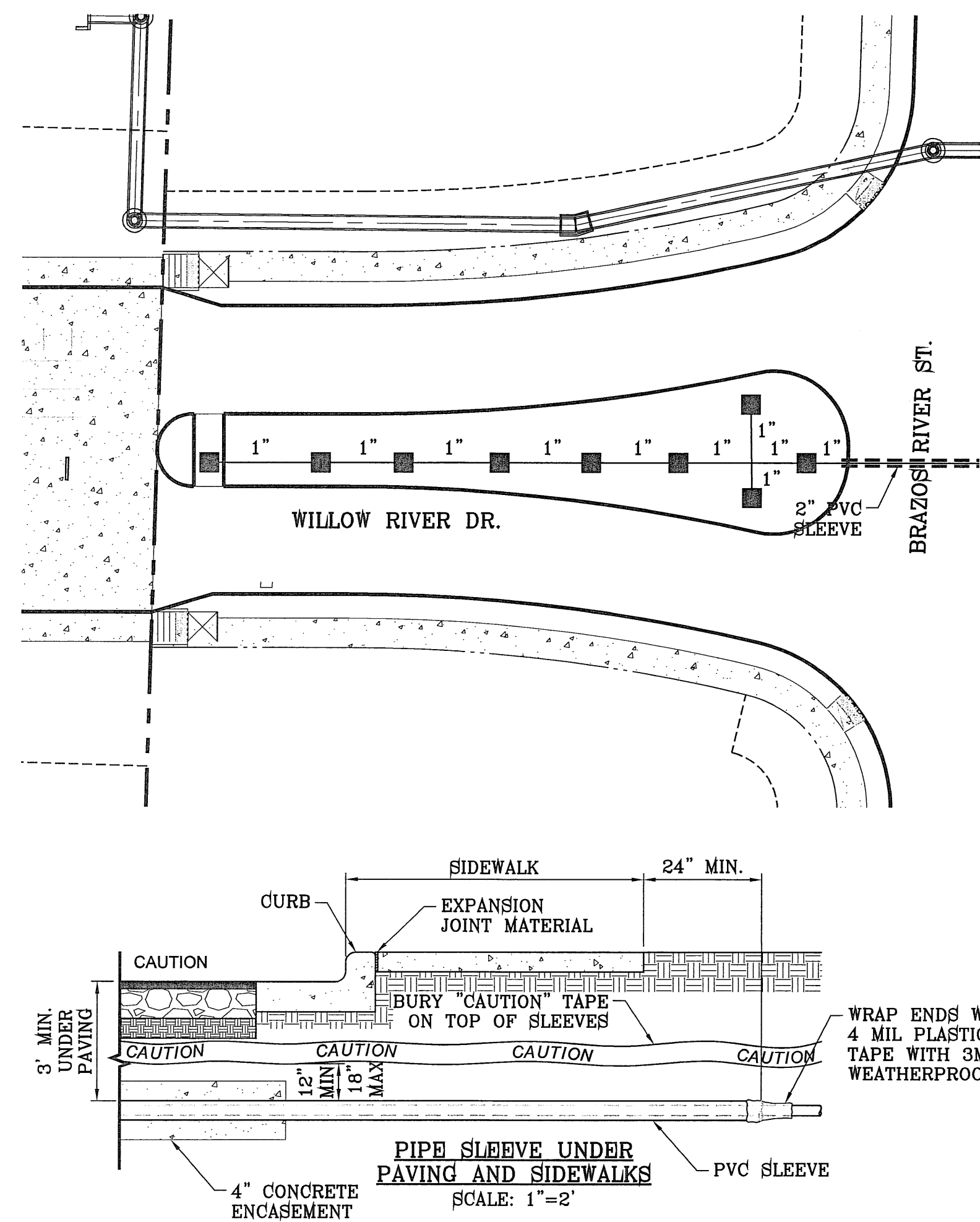
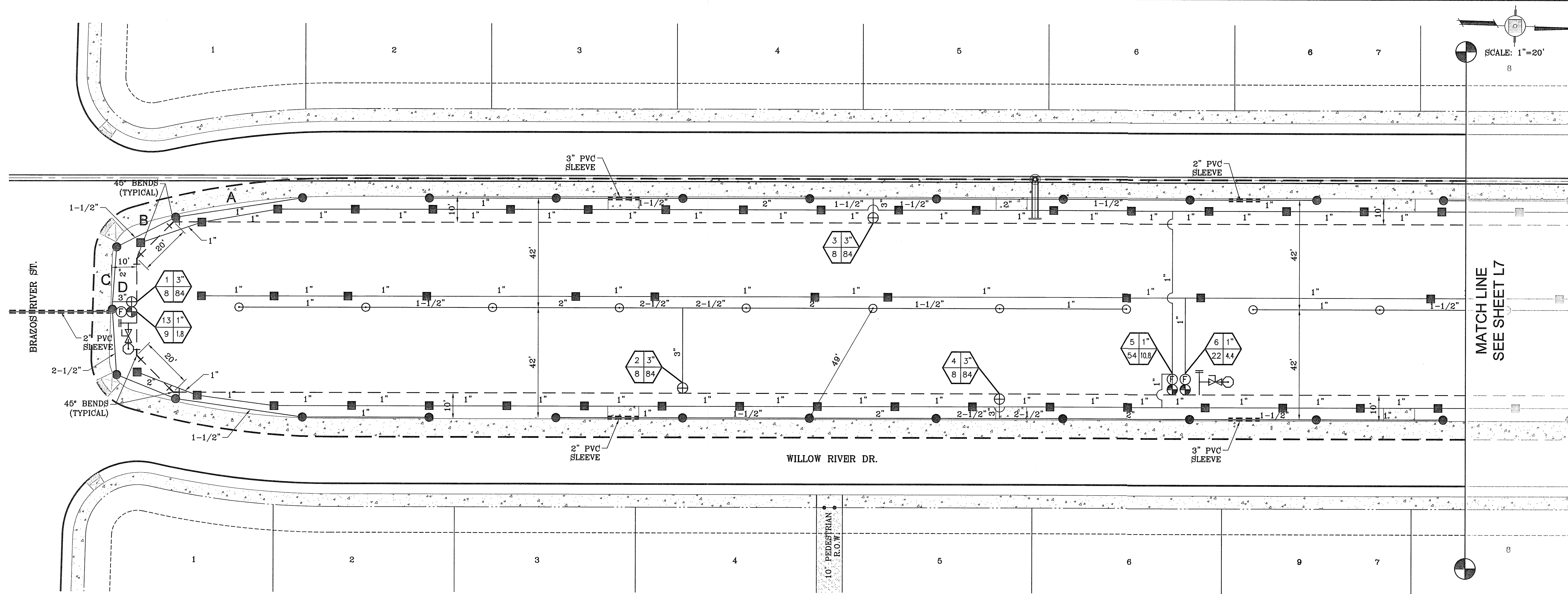
IRRIGATOR'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 582-0283
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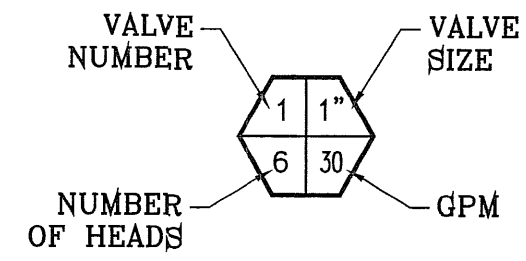
SHEET TITLE
PARK LANDSCAPE PLAN

SHT L5 OF L9

FILE LOCATION IS: LANDSCAPE\ARTCRAFT\ARTCRAFT-L61 PLOTTED ON Thursday, April 05, 2012 4:08:46 PM BY OSCAR MEDINA



HYDRAULIC CALCULATION TABLE						
ZONE # 1		STATIC PRESSURE 64		SECTION GPM 84.0		
LATERAL PIPE SECTION	PIPE LENGTH (FEET)	FLOW (GPM)	SIZE (IN.)	PRESSURE LOSS PER 100 FEET	PRESSURE LOSS THIS SECTION	ACCUMULATED PRESSURE LOSS
A-PVC CLASS 200	50	10.5	1"	1.56	0.780	0.780
B-PVC CLASS 200	26	21.0	1-1/2"	0.93	0.242	1.022
C-PVC CLASS 200	23	31.5	2"	0.74	0.170	1.192
D-PVC CLASS 200	23	84	3"	0.58	0.133	1.325
LATERAL PIPING PRESSURE LOSS IN PSI						1.325
IRRIGATION ITEM						
ZONE VALVE			3"		1.1	2.425
MAIN LINE-PVC SCHEDULE 40	770	84	3"	0.68	5.236	7.661
BACKFLOW		84	3"		12	19.661
WATER METER		84	3"		2	21.661
TYPE K COPPER LINE	35	84	3"	1.01	0.354	22.015
TOTAL PRESSURE LOSS						22.015
MINIMUM HEAD PRESSURE						40
DESIGN PRESSURE						62.015
ACTUAL PRESSURE AT HEAD						41.985



PRECIPITATION RATE I-60 (SINGLE HEAD METHOD)

PR = $\frac{10.5 \times 34.650}{180 \times 49 \times 42.43} = 0.97$ IN./HR. (HALF CIRCLE)

PR = $\frac{10.5 \times 34.650}{360 \times 49 \times 42.43} = 0.49$ IN./HR. (FULL CIRCLE)

PRECIPITATION RATE I-25 (SINGLE HEAD METHOD)

PR = $\frac{6.6 \times 34.650}{180 \times 36 \times 31.18} = 1.13$ IN./HR. (HALF CIRCLE)

PR = $\frac{6.6 \times 34.650}{360 \times 36 \times 31.18} = 0.57$ IN./HR. (FULL CIRCLE)

I-60 HEAD SPACING: 49' ROW SPACING: 42.43'

I-25 HEAD SPACING: 36' ROW SPACING: 31.18'

PARKS DEPARTMENT

Antonio J. ... 04/10/12
Approved

- LEGEND**
- LOT LINE
 - STREET CENTERLINE
 - ROCKWALL LINE
 - 3" PVC SCHEDULE 40 WATER MAIN
 - TYPE K 3" COPPER WATER TUBE
 - PVC C-200 WATER LATERAL (SIZE AS NOTED)
 - PVC SLEEVE (TWICE THE SIZE OF PIPE)
 - ⊙ 3" WATER METER BY DEVELOPER
 - FEBCO 825YD 3" RPBA W/ HYDROCOWL ENCLOSURE
 - ⊞ RAIN SENSOR
 - ⊕ STATION CONTROLLER
 - ⊙ WEATHERMATIC 8200CR-20 REMOTE CONTROL VALVE
 - ⊙ HUNTER I-60-36S-13 STAINLESS STEEL RISER ROTOR NOZZLE #13 LIGHT BLUE @ 40 psi RADIUS: 56' FLOW: 10.5 GPM
 - HUNTER I-60-ADS-13 STAINLESS STEEL RISER ROTOR NOZZLE #13 LIGHT BLUE @ 40 psi RADIUS: 56' FLOW: 10.5 GPM
 - ⊙ HUNTER I-25-SS-7 STAINLESS STEEL RISER ROTOR NOZZLE #7 @ ORANGE 40 psi RADIUS: 45' FLOW: 6.6 GPM
 - XERIBIRD 8 EMMITER
 - PIPE SIZE (SIZE AS NOTED)
 - STUB OUT WITH VALVE WIRES FOR FUTURE DRIP
 - ⊕ ISOLATION BRASS BALL VALVE
 - ⊕ AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR
 - ⊕ BUCKNER DOUBLE LUG 1" QUICK COUPLER W/ BRASS STABILIZER IN VALVE BOX

IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-6719

PROJECT NAME: **ARTCRAFT ESTATES**
 BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE: 1"=20'

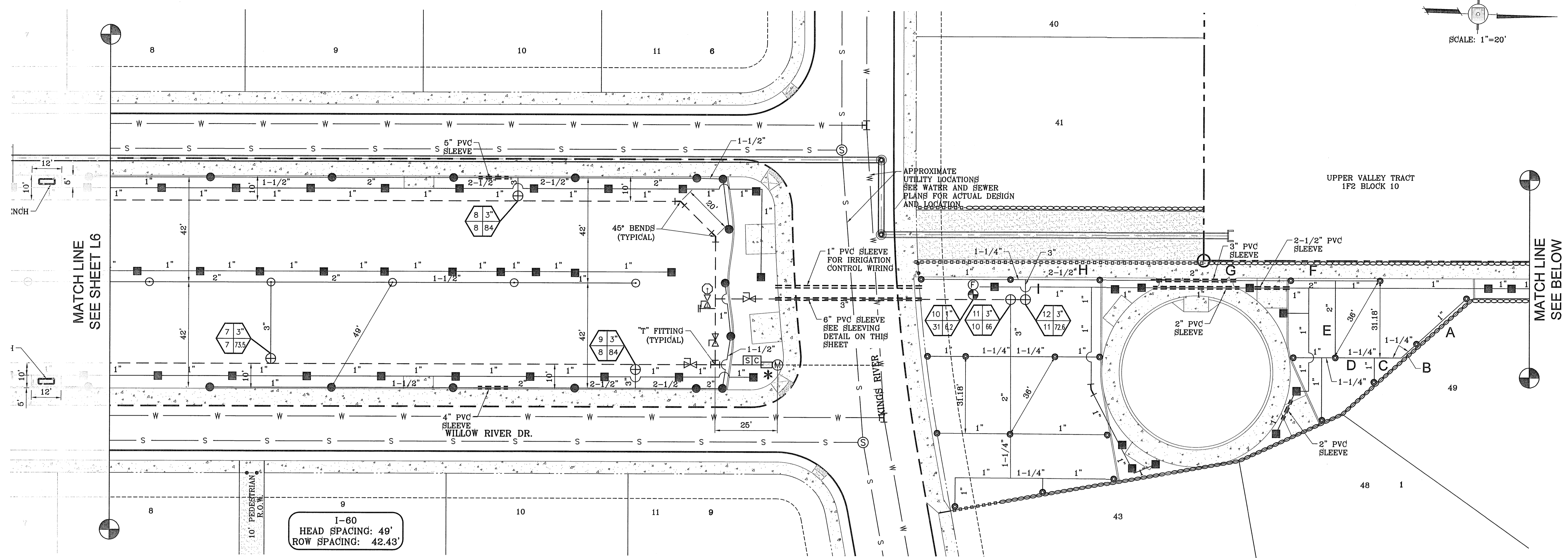
DATE: AUGUST 2011
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 JOB NO.:

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. SITE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286

SHEET TITLE: **PARK IRRIGATION PLAN**

SHT L6 OF L9

FILE LOCATION S:\LANDSCAPE\ARTCRAFT\ARTCRAFT-L&I PLOTTED ON Thursday, April 05, 2012 4:08:59 PM BY OSCAR MEDINA

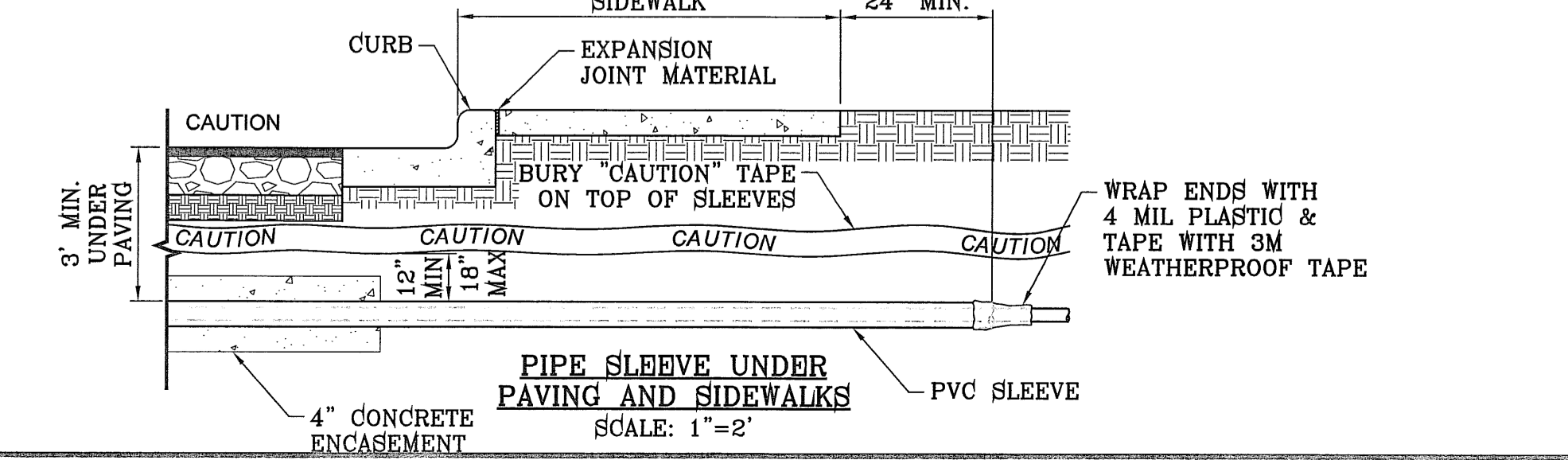


BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF
WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.93 FOR U.S.B.R) ELEVATION: 3716.63 (U.S.B.R.)
DATE _____ REVISIONS _____ BY _____

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND
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1K, BLOCK 10, UPPER VALLEY SURVEYS,
CITY OF EL PASO COUNTY, TEXAS.
CONTAINING: 61.46 ACRES

HYDRAULIC CALCULATION TABLE

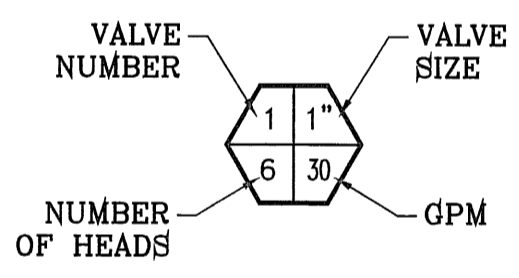
ZONE # 12		STATIC PRESSURE 64		SECTION GPM 72.6		
LATERAL PIPE SECTION	PIPE LENGTH (FEET)	FLOW (GPM)	SIZE (IN.)	PRESSURE LOSS PER 100 FEET	PRESSURE LOSS THIS SECTION	ACCUMULATED PRESSURE LOSS
A-PVC CLASS 200	27.2	6.6	1"	1.82	0.495	0.495
B-PVC CLASS 200	8.3	13.2	1-1/4"	0.78	0.065	0.560
C-PVC CLASS 200	10.8	13.2	1-1/4"	0.78	0.084	0.644
D-PVC CLASS 200	15.8	19.8	1-1/4"	1.51	0.239	0.883
E-PVC CLASS 200	31.2	39.6	2"	0.49	0.153	1.035
F-PVC CLASS 200	18.0	46.2	2"	2.57	0.463	1.498
G-PVC CLASS 200	77.0	52.8	2"	3.07	2.364	3.862
H-PVC CLASS 200	30.0	59.4	2-1/2"	1.25	0.375	4.237
I-PVC CLASS 200	8.2	72.6	3"	0.80	0.066	4.303
LATERAL PIPING PRESSURE LOSS IN PSI						4.303
IRRIGATION ITEM						
ZONE VALVE			3"		0.90	5.203
MAIN LINE-PVC SCHEDULE 40	770	72.6	3"	0.54	4.158	9.361
BACKFLOW		72.6	3"		12	21.361
WATER METER		72.6	3"		1.6	22.961
TYPE K COPPER LINE	35	72.6	3"	0.80	0.280	23.241
TOTAL PRESSURE LOSS						23.241
MINIMUM HEAD PRESSURE						40
DESIGN PRESSURE						63.241
ACTUAL PRESSURE AT HEAD						40.759



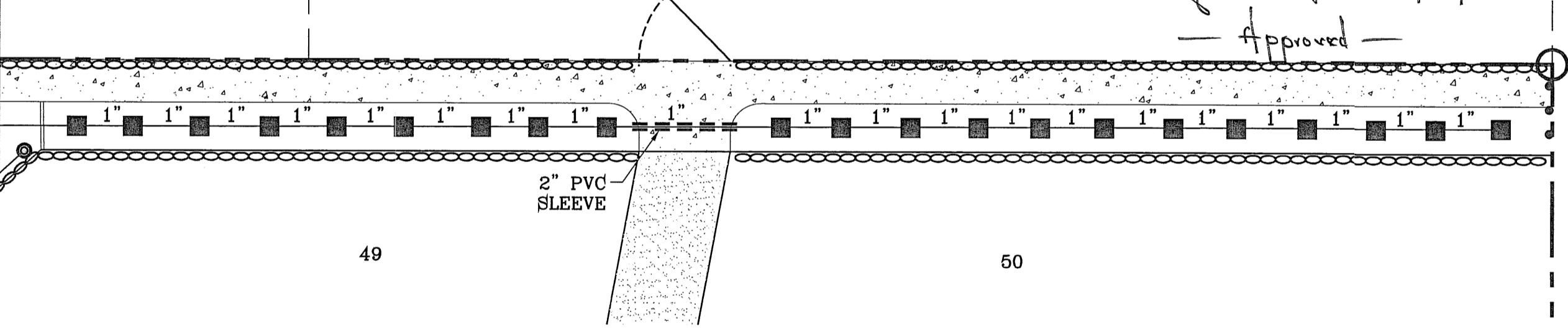
*SEE IRRIGATION NOTE 8 ON SHEET L9

PARKS DEPARTMENT
Approved
04/10/12

I-25
HEAD SPACING: 36'
ROW SPACING: 31.18'



MATCH LINE
SEE ABOVE



VALVE AND PRECIPITATION TABLE

VALVE NUMBER	VALVE SIZE	SPRINKLER MODEL TYPE	GPM	NUMBER OF HEADS	NOZZLE	PRECIPITATION RATES	TIME FOR 1.2" OF WATER IN MINUTES
1	3"	I-60 ADJUSTABLE	84	8	#13	0.97	62
2	3"	I-60 FULL CIRCLE	84	8	#13	0.49	122
3	3"	I-60 ADJUSTABLE	84	8	#13	0.97	62
4	3"	I-60 ADJUSTABLE	84	8	#13	0.97	62
5	1"	XERI-BIRD 8	10.8	64	PC-05		30
6	1"	XERI-BIRD 8	4.4	22	PC-05		30
7	3"	I-60 FULL CIRCLE	73.5	7	#13	0.49	122
8	3"	I-60 ADJUSTABLE	84	8	#13	0.97	62
9	3"	I-60 ADJUSTABLE	84	8	#13	0.97	62
10	1"	XERI-BIRD 8	2.6	13	PC-05		30
11	3"	I-25-06-SS-7	66	10	#7	1.13	53
12	3"	I-25-06-SS-7	72.6	11	#7	1.13	53
13	1"	XERI-BIRD 8	1.8	9	PC-05		30

PRECIPITATION RATE I-60 (SINGLE HEAD METHOD)
PR= 10.5 X 34,650 = 0.97 IN./HR. (HALF CIRCLE)
180 X 49 X 42.43

PR= 10.5 X 34,650 = 0.49 IN./HR. (FULL CIRCLE)
360 X 49 X 42.43

PRECIPITATION RATE I-25 (SINGLE HEAD METHOD)
PR= 6.6 X 34,650 = 1.13 IN./HR. (HALF CIRCLE)
180 X 36 X 31.18

PR= 6.6 X 34,650 = 0.57 IN./HR. (FULL CIRCLE)
360 X 36 X 31.18

WATERING SCHEDULE

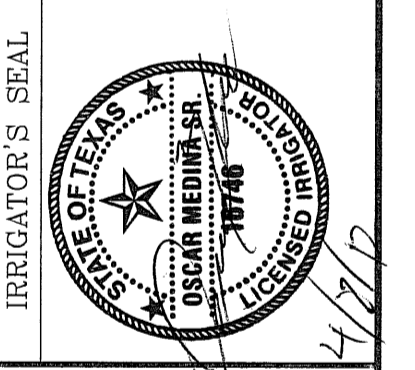
TOTAL RUN TIME, THREE DAYS PER WEEK (ROTORS):	3 HOURS, 40 MINUTES
TOTAL RUN TIME, THREE DAYS PER WEEK (EMMITERS):	40 MINUTES

LEGEND

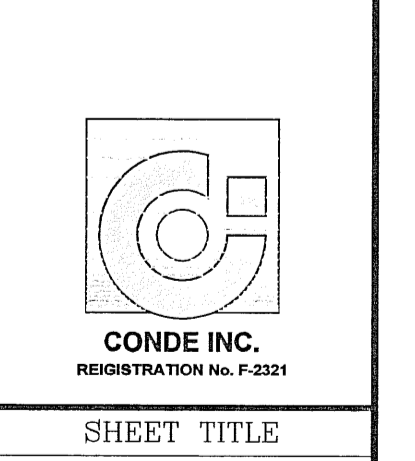
- LOT LINE
- STREET CENTERLINE
- ROCKWALL LINE
- 3" PVC SCHEDULE 40 WATER MAIN
- TYPE K 3" COPPER WATER TUBE
- PVC C-200 WATER LATERAL (SIZE AS NOTED)
- PVC SLEEVE (TWICE THE SIZE OF PIPE)
- ⊙ 3" WATER METER BY DEVELOPER
- ⊕ FEBCO 825YD 3" RPBA W/ HYDROCOWL ENCLOSURE
- ⊖ RAIN SENSOR
- ⊕ STATION CONTROLLER
- ⊕ WEATHERMATIC 8200CR-20 REMOTE CONTROL VALVE
- HUNTER I-60-36S-13 STAINLESS STEEL RISER ROTOR NOZZLE #13 LIGHT BLUE @ 40 psi RADIUS: 56' FLOW: 10.5 GPM
- HUNTER I-60-ADS-13 STAINLESS STEEL RISER ROTOR NOZZLE #13 LIGHT BLUE @ 40 psi RADIUS: 56' FLOW: 10.5 GPM
- ⊙ HUNTER I-25-SS-7 STAINLESS STEEL RISER ROTOR NOZZLE #7 @ ORANGE 40 psi RADIUS: 45' FLOW: 6.6 GPM
- XERIBIRD 8 EMITTER
- 1-1/2" PIPE SIZE (SIZE AS NOTED)
- ⊕ STUB OUT WITH VALVE
- ⊕ WIRES FOR FUTURE DRIP
- ⊕ ISOLATION BRASS BALL VALVE
- ⊕ AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR
- ⊕ BUCKNER DOUBLE LUG 1" QUICK COUPLER W/ BRASS STABILIZER IN VALVE BOX

IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-6719

S C A L E
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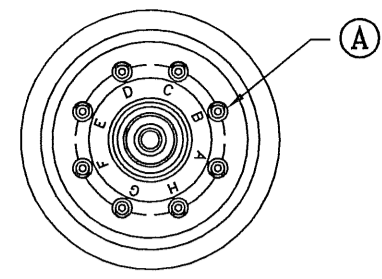


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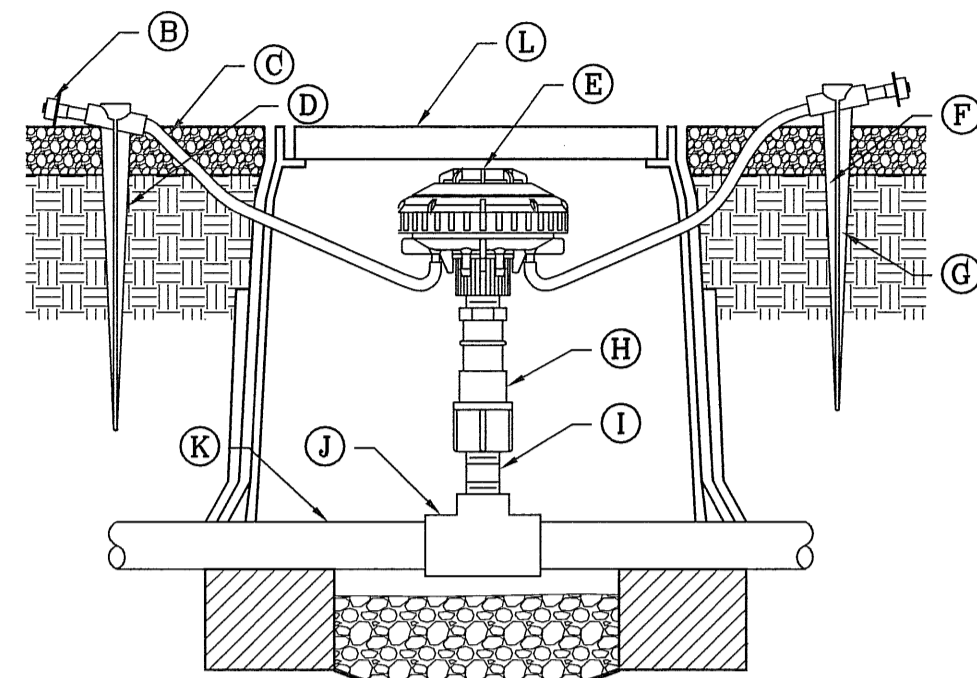


SHEET TITLE
PARK IRRIGATION PLAN

SHT L7 OF L9

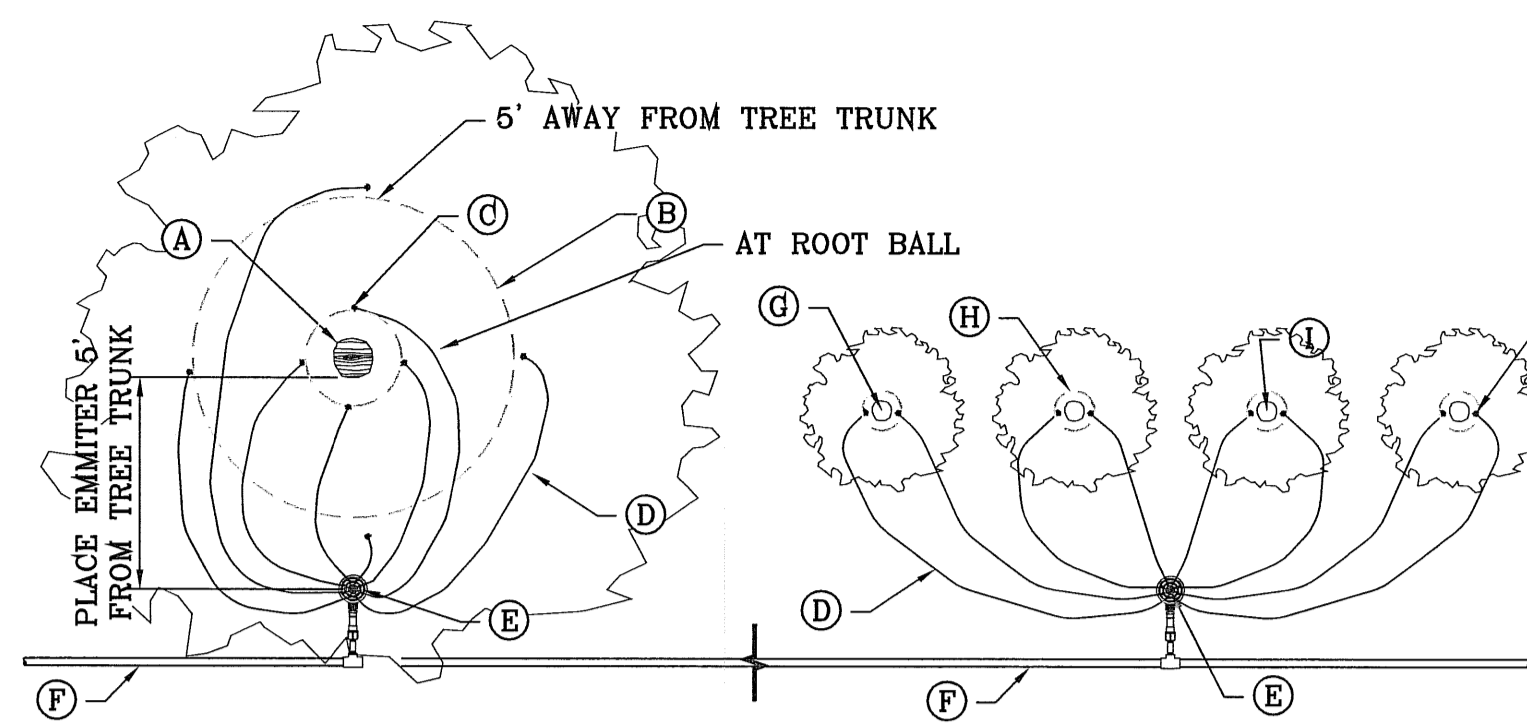


INSIDE VIEW OF XERI-BIRD 8
SCALE: 1"=1"



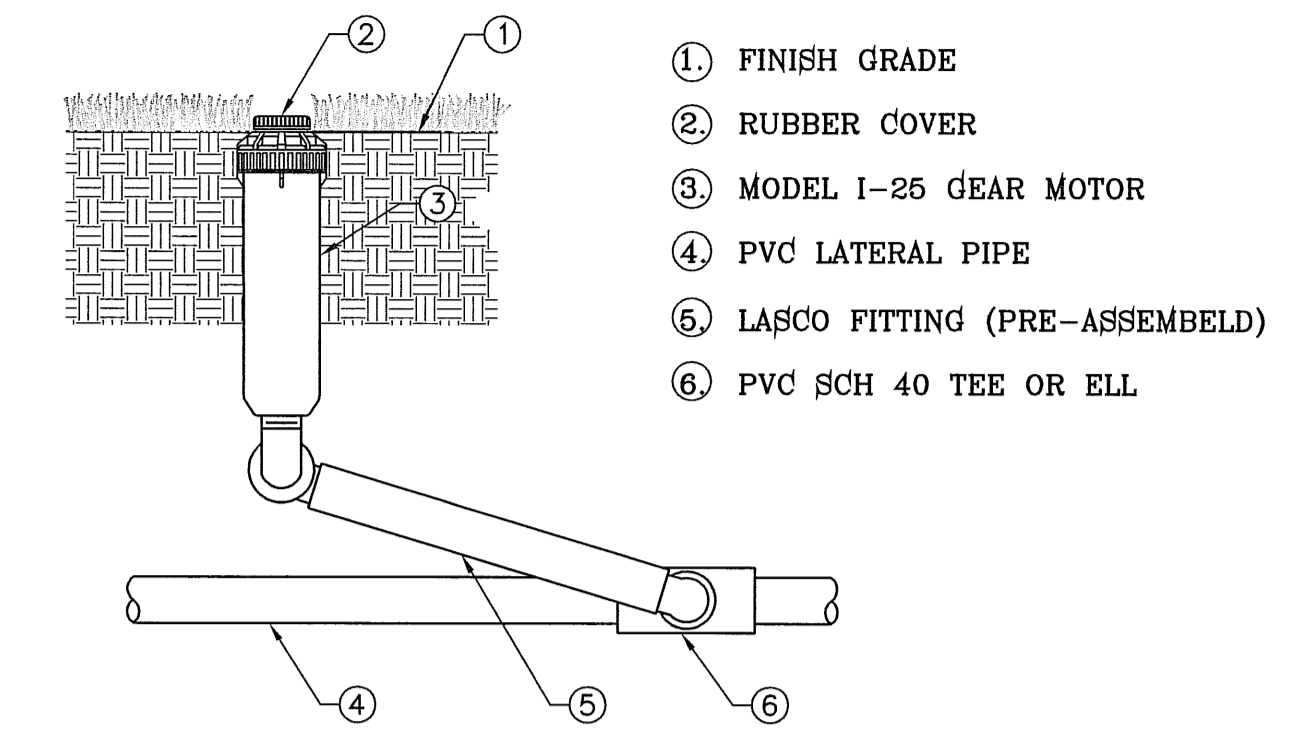
XERI-BIRD 8 WITH PC EMITTERS AT GRADE
SCALE: 1"=1"

- (A) (6) 1-GPH XERI-BUDS INSTALLED AT FACTORY
- (B) DIFFUSER BUG CAP. RAIN BIRD DBC-025 (TYPICAL)
- (C) 1/4-INCH TUBING: POLYETHYLENE DISTRIBUTION TUBING RAIN BIRD PT-025 OR VINYL DISTRIBUTION TUBING RAIN BIRD DT-025 (0.170 I.D. X 0.250 O.D.)
- (D) 1/4-INCH TUBING STAKE: RAIN BIRD TS-025 (1 OF 2)
- (E) MULTI-OUTLET EMISSION DEVICE RAIN BIRD XERI-BIRD 8 XBD-81 (WITH EIGHT 1-GPH XERI-BUG XB-10PC EMITTERS FACTORY INSTALLED)
- (F) TOP OF MULCH
- (G) FINISH GRADE
- (H) RETROFIT PRESSURE REGULATOR: RAIN BIRD PRS-050-30
- (I) PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- (J) PVC LATERAL PIPE
- (K) PVC SCH 40 TEE OR ELL
- (L) SET IN CARSON EMMITER BOX WITH BOLT. COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS



EMITTER PLACEMENT
SCALE: 1"=6"

- (A) TREE TRUNK
- (B) EMITTER 5' FROM TREE TRUNK (1 OF 4)
- (C) EMITTER @ ROOT BALL (1 OF 4)
- (D) 1/4" CAPILLARY TUBING (0.170 I.D. X 0.250 O.D.)
- (E) 8 OUTLET EMITTER
- (F) PVC SUPPLY LATERAL FROM ZONE CONTROL VALVE
- (G) ROOT BALL
- (H) PLANT PIT
- (I) SHRUB CENTER
- (J) EMITTER TUBING PLACEMENT

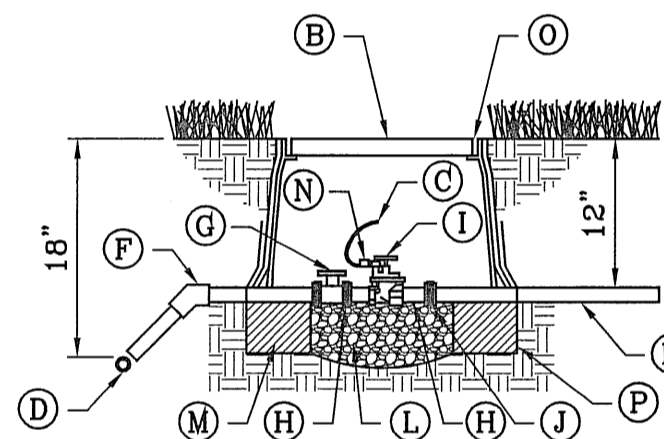


HUNTER I-25
SCALE: 1"=1"

- (1) FINISH GRADE
- (2) RUBBER COVER
- (3) MODEL I-25 GEAR MOTOR
- (4) PVC LATERAL PIPE
- (5) LASCO FITTING (PRE-ASSEMBLED)
- (6) PVC SCH 40 TEE OR ELL

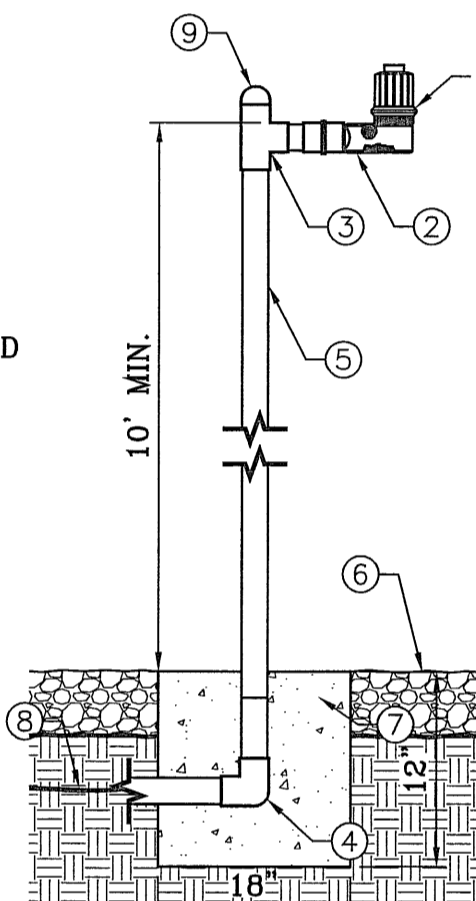
GENERAL NOTES:

1. INSTALL AND 8"x8"x16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
2. WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM PIPE AND VALVE.



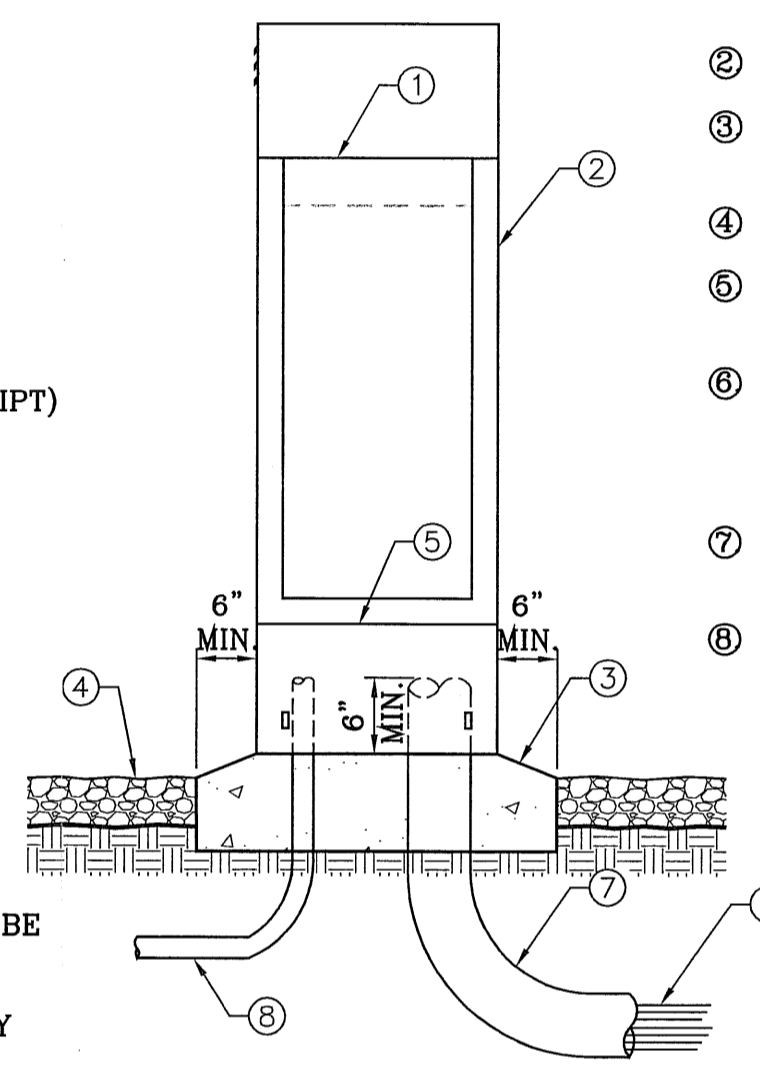
ELECTRIC CONTROL VALVE
SCALE: 1"=1"

- (A) FINISH GRADE
- (B) 1419 CARSON VALVE BOX WITH LID AND BOLT. COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (C) 3M SCOTCHLOK CONNECTORS OR APPROVED EQUAL
- (D) IRRIGATION MAINLINE/LATERAL MAINLINE
- (E) IRRIGATION MAINLINE SERVICE TEE OR ELL
- (F) SCHEDULE 80 PVC ELBOW
- (G) SPEARS TURE UNION SCHEDULE 80 PVC BALL VALVE OR APPROVED EQUAL
- (H) SCHEDULE 80 PVC CLOSED NIPPLE
- (I) ELECTRIC VALVE (SEE PLAN)
- (J) SPEARS SCHEDULE 80 PVC UNION OR APPROVED EQUAL
- (K) LATERAL LINE
- (L) 1 CUBIC FOOT 1" DIAMETER WASHED ROCK
- (M) 8"x8"x16" SOLID CMU BLOCK
- (N) 24" WIRE EXPANSION COIL
- (O) 6 mm BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS
- (P) PROVIDE WEED BARRIER FABRIC 'DeWitt PRO 5' UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



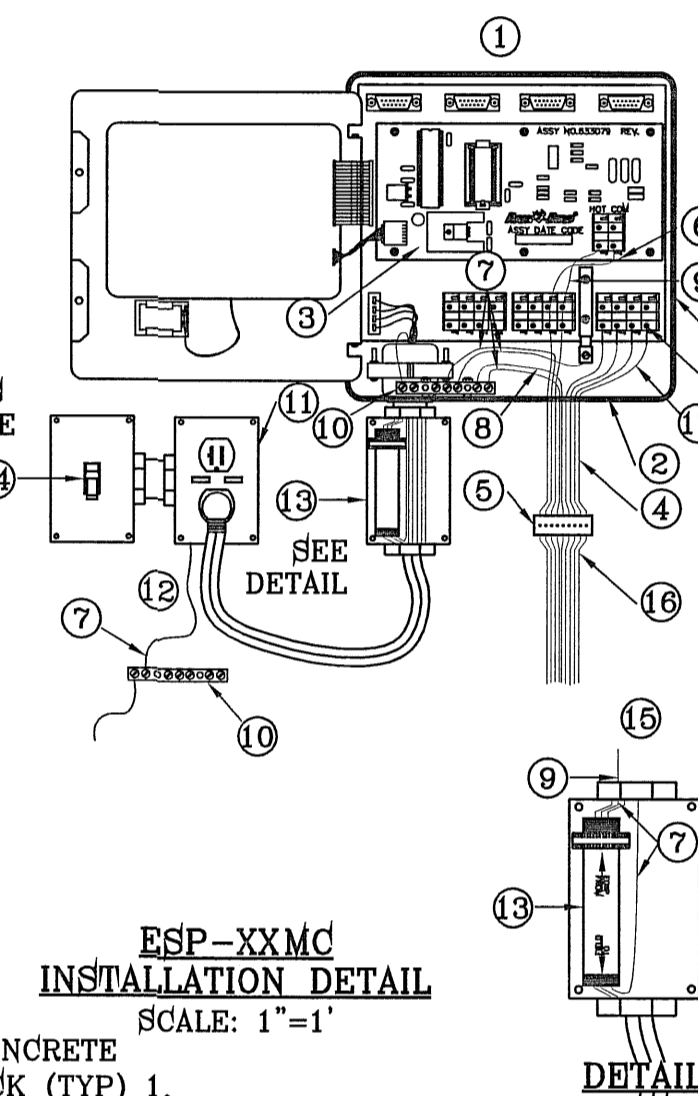
RAIN SENSOR
RSD-CEX POLE MOUNT
SCALE: 1"=1"

- (1) RAIN SENSOR: RAIN BIRD RSD-CEX
- (2) FEMALE ADAPTER (SLIP X FIPT)
- (3) GALVANIZED TEE BEND
- (4) GALVANIZED 90° BEND
- (5) 2 1/2-INCH SCHEDULE 40 GALVANIZED PIPE
- (6) FINISHED GRADE
- (7) 12"x18" CONCRETE BASE
- (8) WIRE TO IRRIGATION CONTROLLER
- (9) GALVANIZED STEEL CAP TO BE SECURED IN PLACE
- (10) MINIMUM 7" AWAY FROM ANY STRUCTURE

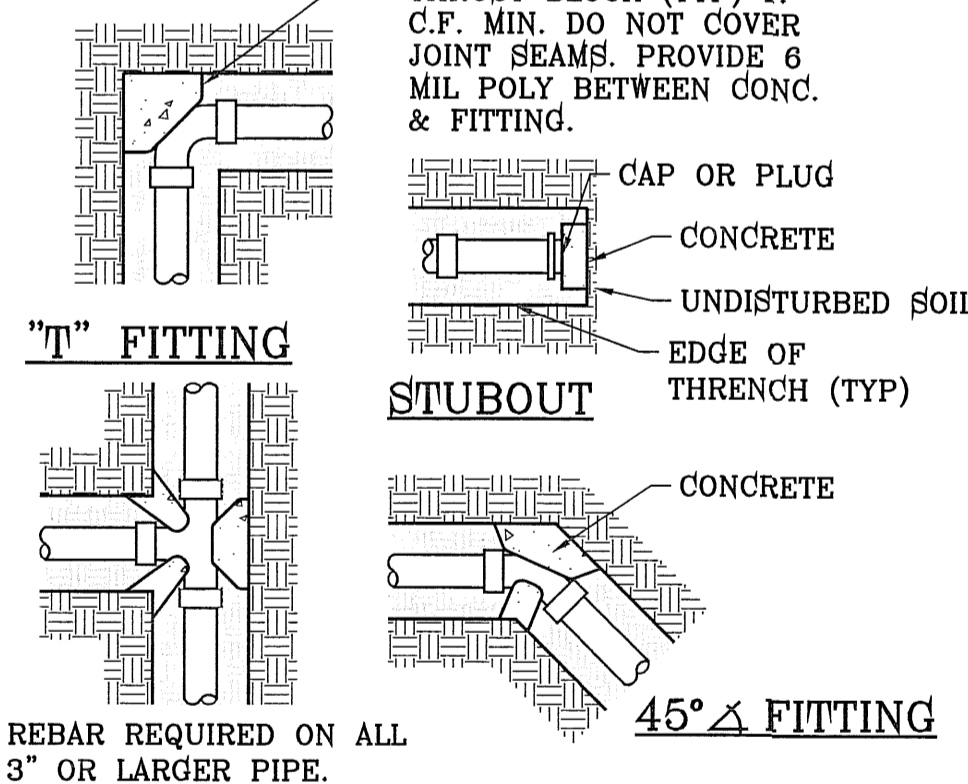


ESP-MC SERIES CONTROLLER ON STAINLESS STEEL PEDESTAL
SCALE: 1"=1"

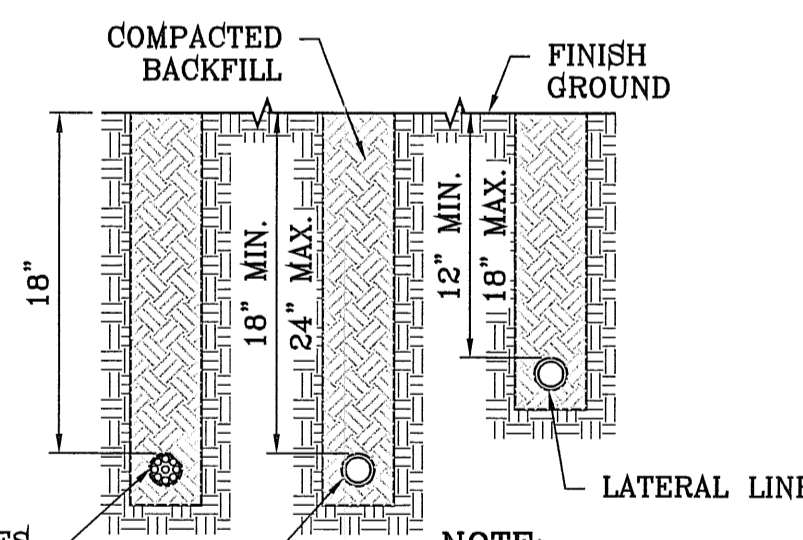
- (1) FIELD SATELLITE CONTROLLER: RAIN BIRD ESP-MC-SS
- (2) STAINLESS STEEL PEDESTAL
- (3) CONCRETE PAD: 6-INCH MINIMUM THICKNESS, SLOPE TO DRAIN.
- (4) FINISH GRADE, SEE PLAN FOR MATERIAL
- (5) METAL PEDESTAL FOR CONTROLLER ENCLOSURE MODEL PED-24SS
- (6) GROUND WIRES TO REMOTE CONTROL VALVES, PROVIDE WEATHER PROOF LABELS OR TAGS ON CONTROLLER & EACH REMOTE CONTROL VALVE.
- (7) 3-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
- (8) 1-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO POWER SUPPLY



ESP-XXMC
INSTALLATION DETAIL
SCALE: 1"=1"



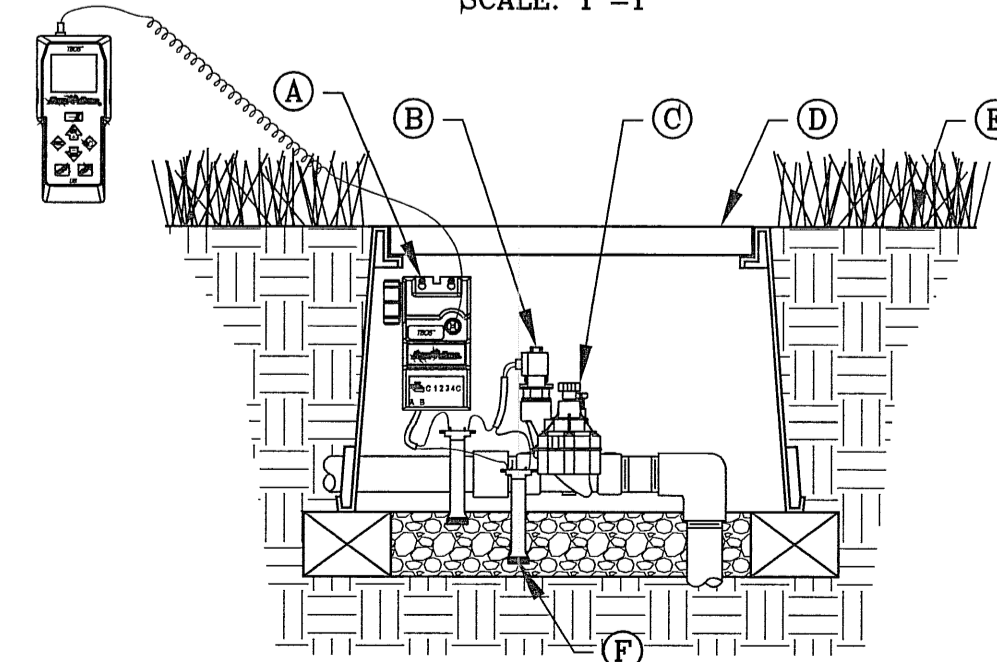
THRUST BLOCKING DETAIL
SCALE: 1"=1"



TRENCH DETAIL
SCALE: 1"=1"

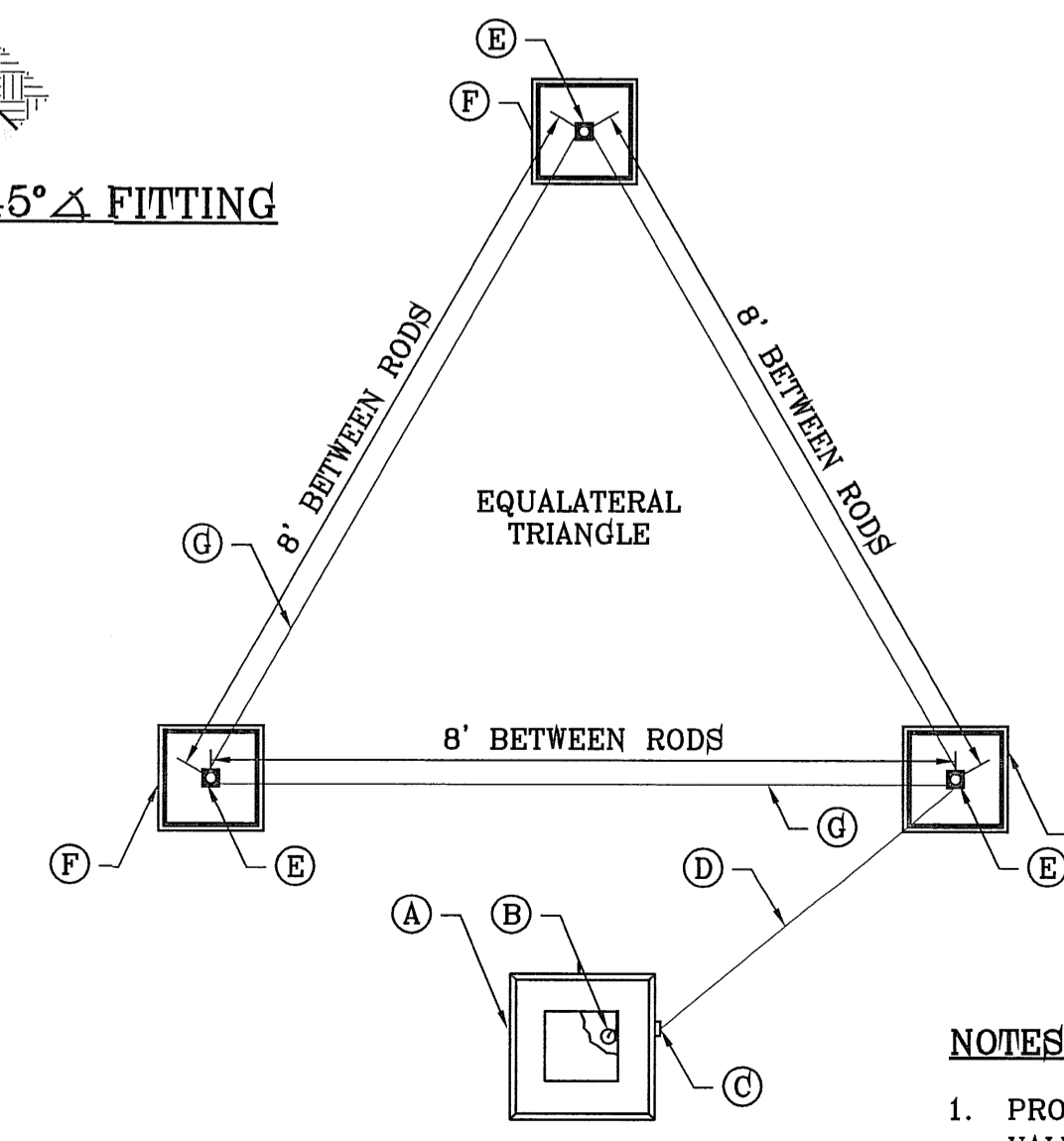
VALVE ELECTRICAL WIRES 5' FROM THE MAIN LINE (PROVIDE ADDITIONAL WIRE IN BUNDLE FOR FUTURE)

NOTE: EACH LINE TO BE INSTALLED IN SEPARATE TRENCHES AT A MINIMUM OF 5' APART



BATTERY OPERATED CONTROLLER AND VALVE TBOS WITH TRANSMITTER FOR MEDIAN ONLY
SCALE: 1"=6"

- (A) RAIN BIRD TBOS CONTROL MODULE
- (B) RAIN BIRD TBOS SOLEOID
- (C) RAINBIRD 100-PESB REMOTE CONTROL VALVE
- (D) CARSON VALVE BOX 1419 WITH BOLT. COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (E) FINISH GRADE
- (F) WATERPROOF CONNECTION: RAIN BIRD "QUICK CONNECT" DBY (1 OF 2)
- (G) RAINBIRD TBOS FIELD TRANSMITTER



TRIANGULAR GRID PLAN VIEW
SCALE: 1"=2"

NOTES:

1. PROVIDE WEED CLOTH UNDER AND AROUND THE VALVE BOX AND TAPE IT. PROVIDE WASHED 3/4" PEA GRAVEL 4" DEEP
2. PLAN VIEW FOR LAYOUT ONLY. SEE GROUNDING ROD NOTES FOR INSTALLATION INSTRUCTIONS.

FILE LOCATION S:\LANDSCAPE\ARTCRAFT\ARTCRAFT-L&I PLOTTED ON Thursday, April 05, 2012 4:09:06 PM BY OSCAR MEDINA

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)
DATE _____ REVISIONS _____ BY _____

PROJECT NAME
ARTCRAFT ESTATES
BEING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---
DATE: AUGUST 2011
DESIGN BY: O.M.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.:

IRRIGATOR'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0253
FAX: (915) 592-0256

SHEET TITLE
IRRIGATION DETAILS

SHT L8 OF L9

PARKS DEPARTMENT
Antonio del Rio
Approved

- (A) SATELLITE
- (B) #10 BARE COPPER WIRE FROM GROUNDING TERMINAL LUG
- (C) CONDUIT FROM SATELLITE
- (D) #10 BARE COPPER WIRE FED THROUGH CONDUIT FROM SATELLITE TO GROUNDING ROD
- (E) GROUNDING ROD FROM GK-UL3ROD THREE ROD KIT
- (F) CARSON 910 SERIES BOX W/ LID & BOLT (1 OF 3)
- (G) #10 BARE COPPER WIRE FROM VALVE BOX HELD IN PLACE WITH BRASS CLAMP (SEE DETAIL FOR "GROUNDING WIRES IN GRID")

LANDSCAPE NOTES:

- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER. THE USE OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER OWNER IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIAL HAVE BEEN EXHAUSTED. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED. ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN TWO WEEKS PRIOR TO THE INITIATION OF WORK.
- PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 1980 EDITION, AS PUBLISHED BY THE COMMITTEE ON HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, UNSCALED INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
- UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
- NON-CONTAINER GROWN PLANTS SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE, SEE TREE AND SHRUB PLANTING DETAIL. BROKEN OR LOOSE BALLS WILL BE REJECTED.
- UNLESS SPECIFICALLY NOTED ON DRAWING, ALL TREES SHALL HAVE A SINGLE TRUNK THAT IS STRAIGHT AND FREE OF "DOG-LEGS" "CROOKS" "Y-CROTCHES", OR OTHER DISFIGURING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE, UNLESS SPECIFIED AS MULTI-TRUNKED.
- ALL PLAN MATERIAL SHALL HAVE A UNIFORMED SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLAN MATERIAL WITH IRREGULAR BRANCHING PATTERNS OR WITH BRANCHING PATTERNS MORE HIGHLY DEVELOPED ON ONE SIDE THAN ON OTHER SIDES SHALL NOT BE ACCEPTABLE.
- THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIALS AT NO ADDITIONAL COST TO OWNER.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE FULL YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS WITHIN 10 WORKING DAYS OF WRITTEN NOTIFICATION AT NO EXPENSE TO THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE NOR VANDALIZED PLANT MATERIAL.
- ALL PLANTING BEDS SHOWN ON PLANS SHALL BE MULCHED. NO BEDS WILL BE LEFT UNCOVERED OR NOT TOP DRESSED, UNLESS OTHERWISE SPECIFIED.

GRADING

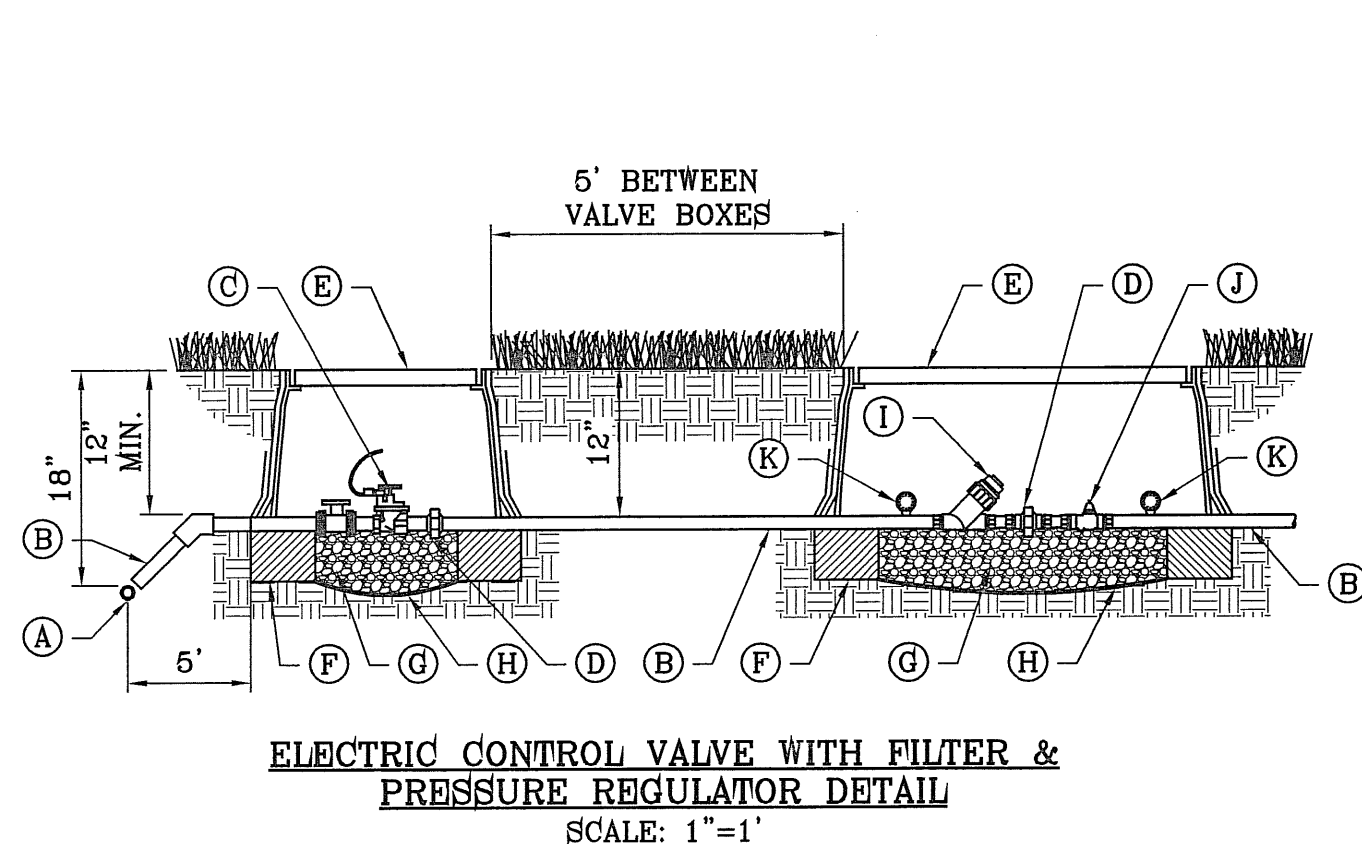
- PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION.
- FINE GRADING: SURFACE SHALL BE RAKED FREE OF STONES AND EXTRANEIOUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEIOUS MATTER WILL BE DISPOSED OF BY CONTRACTOR.

PROTECTIONS:

- CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN ARE IN CONFLICT WITH PROPOSED CONTRACT.
- EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL FOR BLUE STAKING.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY LOOSE OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR OR ITS EMPLOYEES.
- CONTRACTOR IS TO BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS OR OTHER WARNING MEASURES AS NECESSARY. PROTECTION OF EXISTING SHRUBS, TREES, AND OTHER PLANT MATERIALS ARE ALSO TO BE INCLUDED.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS. ALL DAMAGES THAT MY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.

GENERAL NOTES:

- THE DEVELOPER SHALL REGISTER THE PROJECT WITH TDLR TO INCLUDE SUBMITTAL OF DRAWINGS, INSPECTION AND CERTIFICATE OF SUBSTANTIAL COMPLEXION.
- ALL TURF AREAS ARE HYBRID BERMUDA 'SANTA ANA' SOD OR SEED IN ACCORDANCE TO PARKS DESIGN AND CONSTRUCTION STANDARDS
- SEEDING NEEDS TO OCCUR BETWEEN APRIL 15 THROUGH JUNE 15 TO YIELD BEST ESTABLISHED STAND. OUTSIDE THAT WINDOW SOD SHOULD BE THE METHOD OF PLANTING.
- TREE LOCATIONS TO BE COORDINATED WITH PARKS DEPARTMENT IN THE FIELD TO PREVENT BEING PLANTED TOO CLOSE TO SPRINKLERS.
- ENGINEERED WOOD CHIP FIBERS SHALL BE COMPACTED AS PER THE SUPPLIER'S TESTING LAB RECOMMENDATIONS, WHICH SHALL COMPLY WITH THE MOST CURRENT STANDARDS IN ACCESSIBILITY.
- SILT FENCE TO BE INSTALLED AND MAINTAINED ALONG THE PERIMETER OF THE PARK SITE UNTIL ALL ABUTTING RESIDENCES ARE DEVELOPED.



- (A) PVC MAINLINE
- (B) PVC LATERAL
- (C) RAINBIRD 100-PESB IRRIGATION VALVE
- (D) SCHEDULE 80 PVC UNION
- (E) 1419 CARSON VALVE BOX W/ LID & BOLT
- (F) BRICK BLOCK AT EACH CORNER
- (G) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX)
- (H) PROVIDE WEED BARRIER FABRIC 'DeWITT PRO 5' UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS
- (I) RAINBIRD WYE STRAINER
- (J) WILKINS BF4 BRONZE BODY OR IN-LINE PRESSURE REGULATOR
- (K) GAUGE

IRRIGATION NOTES

- ALL WORK MUST BE IN COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES AND REGULATIONS.
- ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDED ALL EQUIPMENT, TOOLS, PRODUCTS, MATERIALS, LABOR, TRANSPORTATION AND OBTAIN ALL PERMITS AND PAY ALL REQUIRED FEES.
- ALL PAVEMENT TRENCHING SHALL BE IN PERFORMED TO THE CITY OF EL PASO FOR PUBLIC WORK CONSTRUCTION.
- PIPING UNDER HARDSCAPES (DRIVEWAYS, SIDEWALKS, etc. etc.) SHALL REQUIRE SLEEVING. GENERALLY TWO SIZES LARGER THAN IRRIGATION PIPING AND ONE FOOT BEYOND EDGE OF HARDSCAPE.
- ALL SPRINKLER HEADS ADJACENT TO HARDSCAPES SHALL BE PLACED A MINIMUM OF ONE FOOT FROM EDGE OF SURFACING.
- SOME PIPES, VALVES, BACKFLOWS etc. etc. HAVE BEEN SHOWN IN PAVING, SIDEWALKS OR OUTSIDE THE BOUNDARY FOR CLARITY ONLY.
- STATIC PRESSURE (64 PSI) BASED ON CLOSEST FIRE HYDRANT TO THE PROJECT SITE ON WESTSIDE DRIVE AND MISS BEY ROAD AS PER THE PSB. THE CONTRACTOR/INSTALLER SHALL FIELD VERIFY THE STATIC PRESSURE OF THE WATER SUPPLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY CONTACT THE LICENSED IRRIGATOR IF STATIC PRESSURE OR FIELD CONDITIONS ARE DIFFERENT IN THE FIELD THAN SHOWN ON PLANS. **IF STATIC PRESSURE IS LESS THAN 64 PSI A PUMP WITH PUMP HOUSE SHALL BE REQUIRED AND TREE SHALL BE NOT BE INSTALLED IN THE LOCATION OF PUMP HOUSE. SEE THIS SHEET FOR PUMP HOUSE DETAIL.**
- CONTRACTOR IS REQUIRED TO APPLY FOR AND OBTAIN IRRIGATION PERMIT FROM BP&I

TRENCHING

- CONTACT LOCAL UTILITY COMPANIES AND BLUE STAKE ALL UTILITIES PRIOR TO EXCAVATION.
- ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.
- PIPES MUST BE FLUSHED AND INSPECTED BY PROJECT INSPECTOR BEFORE INSTALLING VALVES AND SPRINKLERS.
- PIPES SHALL NOT BE BURIED UNTIL INSPECTED BY PROJECT INSPECTOR. CONTRACTOR MUST UNCOVER THE WORK TO BE INSPECTED AND/OR TESTED AND BE RE-BURIED AT THEIR EXPENSE.
- AVOID OBSTACLES (UTILITIES, TREE ROOTS, BOULDERS etc. etc.) ALLOW A MINIMUM OF TWO INCHES OF COVERAGE
- BACKFILL MATERIAL SHALL CONTAIN NO LUMPS, ROCKS LARGER THAN ONE INCH OR ORGANIC MATERIAL. BACKFILL MATERIAL MUST BE APPROVED BY PROJECT INSPECTOR PRIOR FILLING OF TRENCHES.
- IF EXCAVATING 16 INCHES OR DEEPER WITH POWER EQUIPMENT, YOU MUST BY LAW CALL 1-800-DIG TESS (800-344-8377) 48 HOURS BEFORE EXCAVATING.
- LATERAL LINES SHALL BE TO A DEPTH OF 12". MAIN LINES SHALL BE TO A DEPTH OF 18" AND VALVE ELECTRICAL WIRES TO A DEPTH OF 18". SEE TRENCH DETAIL ON L9 OF 37.

SOLVENT WELDING

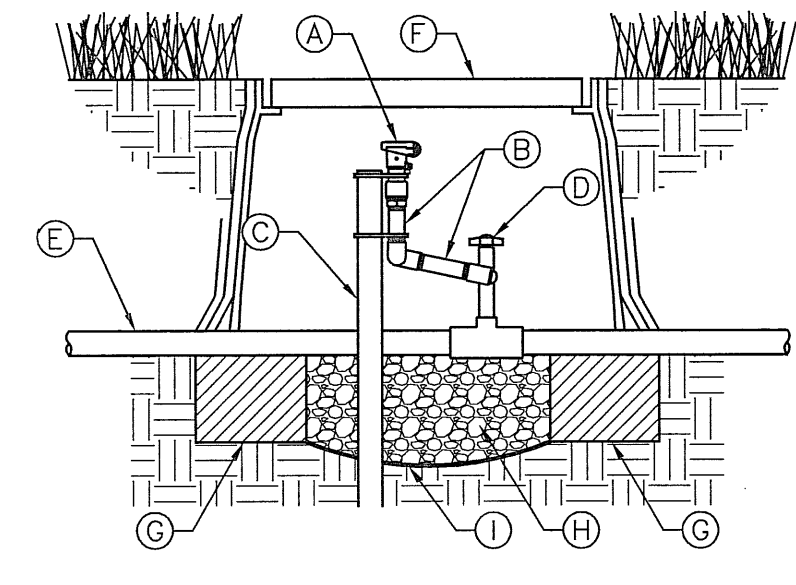
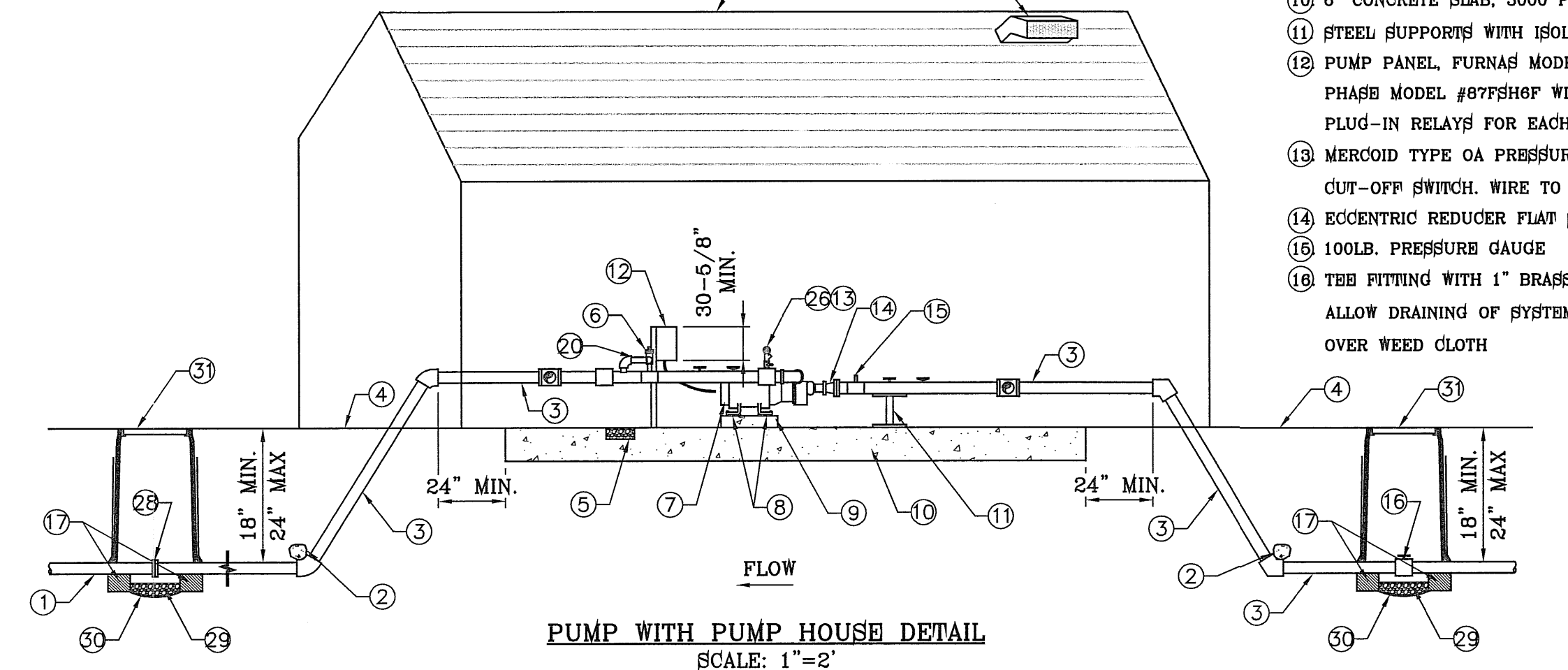
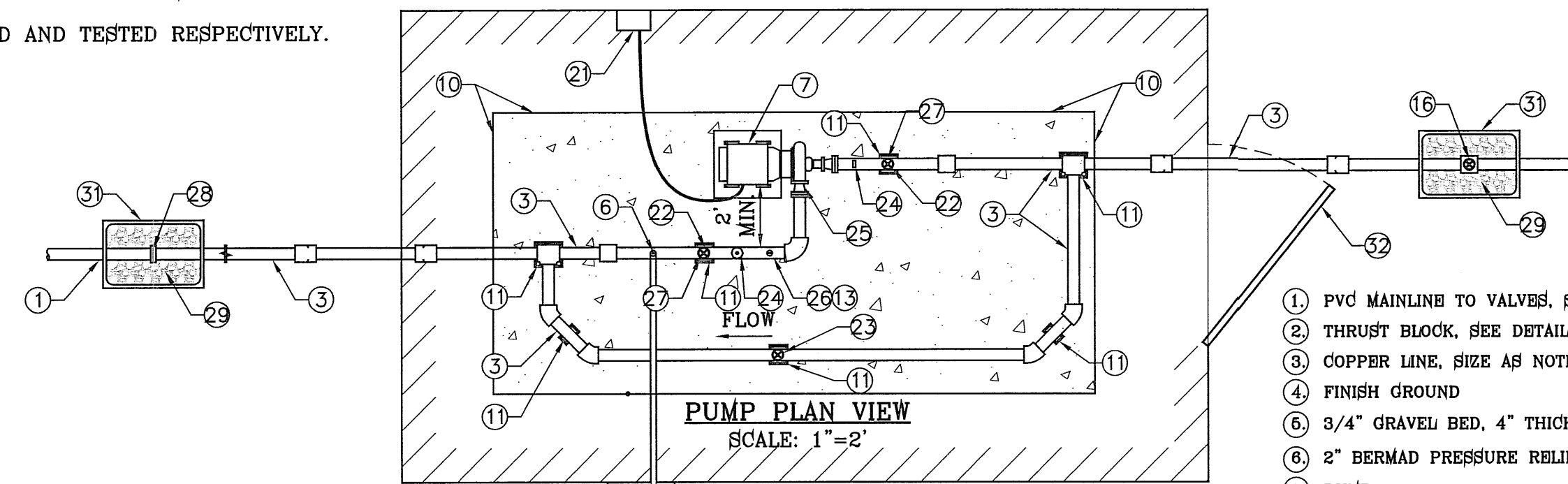
- USE IPS WELD-ON CLEANER AND PURPLE PRIMER P68 OR P70 TO CLEAN AND PREPARE THE PIPES BEING JOINED.
- USE IPS WELD-ON GRAY GLUE #711 HEAVY DUTY.
- LACK OF SUFFICIENT SOLVENT WILL RESULT IN A WEAK CONNECTION, EXCESS SOLVENT WILL WEAKEN THE STRUCTURE. USE THE RIGHT AMOUNT OF SOLVENT FOR A SOUND INSTALLATION.
- PIPE BENDS AND FITTINGS MUST BE INSPECTED DURING PRESSURE TEST. SOLVENT WELDING IS REQUIRED ON ALL PIPE BENDS AND FITTINGS. INSTALL ACCORDING TO MANUFACTURES SPECIFICATIONS.
- CLEAN OFF ALL BURRS FROM PIPE CUTS, BEVEL THE END OF THE MAIN LINE AND WIPE EXCESS SOLVENT FROM JOINT.

ELECTRICAL WIRING

- WIRES SHOULD NOT BE STRETCHED TIGHT IN THE TRENCHES. ALLOW EXTRA WIRE FOR SHARP TURNS IN THE TRENCHES.
- WIRING SHALL BE UL LISTED FOR DIRECT BURIAL AND SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- DIRECT BURIAL WIRE SPLICES MUST BE WATERPROOF AS PER MANUFACTURER'S SPECIFICATIONS.
- WIRES SHALL BE LABELED WITH WATERPROOF TAGS AT THE CONTROLLER AND VALVE BOX.

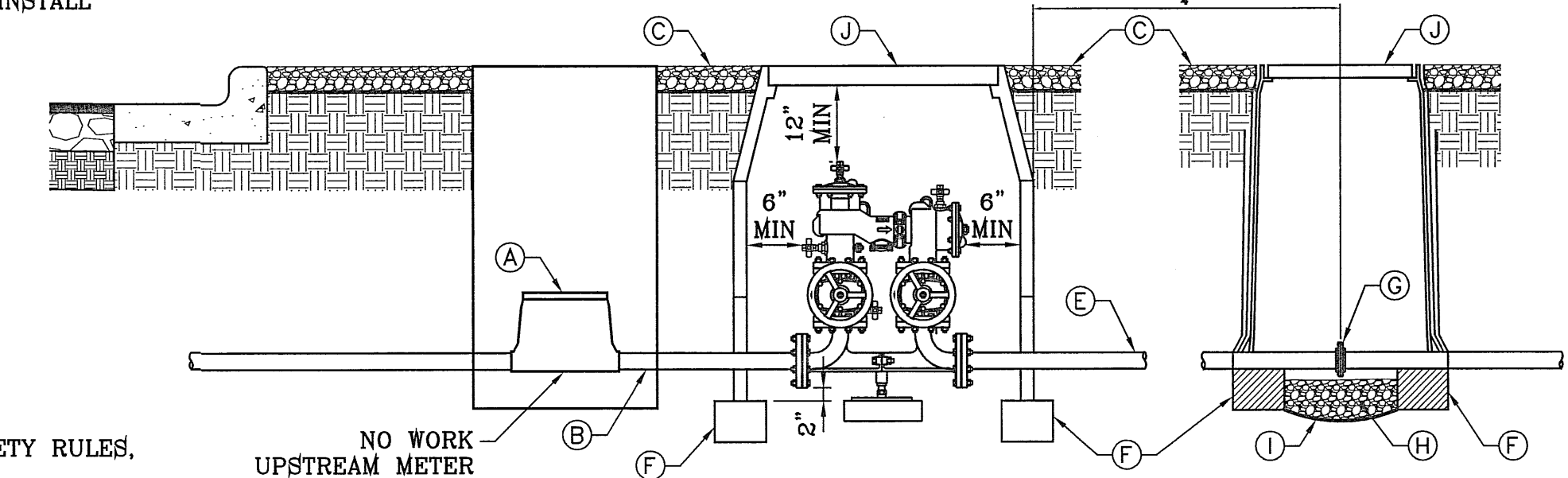
PLAYGROUND NOTES:

- CUSTOM PARK SIGN THAT CALLS OUT THE AGE APPROPRIATE USE, MANUFACTURER NAME AND PHONE NUMBER, SUPERVISION DURING USE, SAFETY RULES, WARNING NOTES AND PHONE NUMBER FOR MAINTENANCE REPAIRS
- EQUIPMENT AND FALL SURFACING TO BE AUDITED AND TESTED RESPECTIVELY.



QUICK COUPLER VALVE
SCALE: 1"=1'

- (A) PROPOSED METER
- (B) SERVICE LINE, NO OUTLETS ALLOWED.
- (C) FINISH GRADE
- (D) DOUBLE CHECK MODEL 870V VAULT-NRS GATES
- (E) 28" MINIMUM DEPTH
- (F) BRICK BLOCK AT EACH CORNER
- (G) FLANGE
- (H) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX) SET IN CARLSON VALVE BOX
- (I) WEED CLOTH ALL AROUND BOX PIPE AND UNDER PEA GRAVEL. TAPE TO SEAL ALL GAPS AND PENETRATIONS. USE 3M HIGH GRADE PLASTIC TAPE.
- (J) CHRISTY B36 HIGH DENSITY REINFORCED CONCRETE UTILITY BOX WITH B36-61D COVER



DOUBLE CHECK ASSEMBLY
UNDERGROUND INSTALLATION DETAIL
SCALE: 1"=2'

- (1) PVC MAINLINE TO VALVES, SIZE AS NOTED
- (2) THRUST BLOCK, SEE DETAIL
- (3) COPPER LINE, SIZE AS NOTED
- (4) FINISH GROUND
- (5) 3/4" GRAVEL BED, 4" THICK
- (6) 2" BERMAD PRESSURE RELIEF VALVE MODEL 730-Q
- (7) PUMP
- (8) RUBBER ISOLATORS
- (9) 4" CONCRETE SLAB ABOVE DOOR THRESHOLD.
- (10) 6" CONCRETE SLAB, 3000 PSI
- (11) STEEL SUPPORTS WITH ISOLATORS BOLTED TO CONCRETE
- (12) PUMP PANEL, FURNAF MODEL ESP100, NEMA2 460 VOLT, 3 PHASE MODEL #87F8H6P WITH VOLTAGE MONITOR AND 3 PLUG-IN RELAYS FOR EACH CONTROLLER AND STALL TIMER.
- (13) MERCOID TYPE OA PRESSURE CONTROL HIGH/LOW PRESSURE CUT-OFF SWITCH. WIRE TO PUMP PANEL.
- (14) ECCENTRIC REDUCER FLAT SIDE UP
- (15) 100LB. PRESSURE GAUGE
- (16) TEE FITTING WITH 1" BRASS BALL VALVE IN VALVE BOX TO ALLOW DRAINING OF SYSTEM ON A 3/8" PEA GRAVEL BED OVER WEED CLOTH
- (17) BRICK BLOCK AT EACH CORNER
- (18) PUMP ENCLOSURE TO BE A TUFF SHED OR EQUIVALENT BOLTED ON CONCRETE SLAB WITH R-13 INSULATED WALLS AND R-19 INSULATION ON CEILING.
- (19) STATIC VENT
- (20) 2" COPPER TO DAYLIGHT OUTSIDE OF PUMP HOUSE
- (21) PUMP PANEL MOUNTED ON 3/4" CDX GRADE PLYWOOD MOUNTED ON INSULATED WALL OF PUMP HOUSE
- (22) BRASS BALL VALVE
- (23) 3" WATERMAN POW-150 SPRING LOADED CHECK VALVE
- (24) 100LB. PRESSURE GAUGE
- (25) CONCENTRIC REDUCER
- (26) MERCROID SWITCH ON DISCHARGE SIDE OF PUMP
- (27) BRASS BALL VALVE
- (28) FLANGE
- (29) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX)
- (30) WEED CLOTH ALL AROUND BOX, PIPE AND UNDER PEA GRAVEL. TAPE TO SEAL ALL GAPS AND PENETRATIONS. USE 3M HIGH GRADE PLASTIC TAPE.
- (31) CARSON VALVE BOX, 1419 SERIES WITH EXTENSIONS AS NEEDED & BOLT DOWN FLAT LID

PARKS DEPARTMENT
Approved: *Anthony Del Rio* 04/10/12
ARTCRAFT ESTATES

BENCHMARK
RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF WESTSIDE ROAD AND BORDERLAND ROAD
ELEVATION: 3760.46 (CITY DATUM)
(SUBTRACT 33.83 FOR U.S.B.R.) ELEVATION: 3716.63 (U.S.B.R.)

DATE	REVISIONS	BY

ARTCRAFT ESTATES
BRING ALL OF TRACTS 1F, 3B, 3B1A, AND 3C, AND PORTION OF TRACTS 1J, 1J1, AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 61.46 ACRES

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JOB NO.:

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GFS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
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FILE LOCATION S:\LANDSCAPE\ARTCRAFT\ARTCRAFT-L&I PLOTTED ON Thursday, April 05, 2012 4:09:10 PM BY CS&AR MEDINA