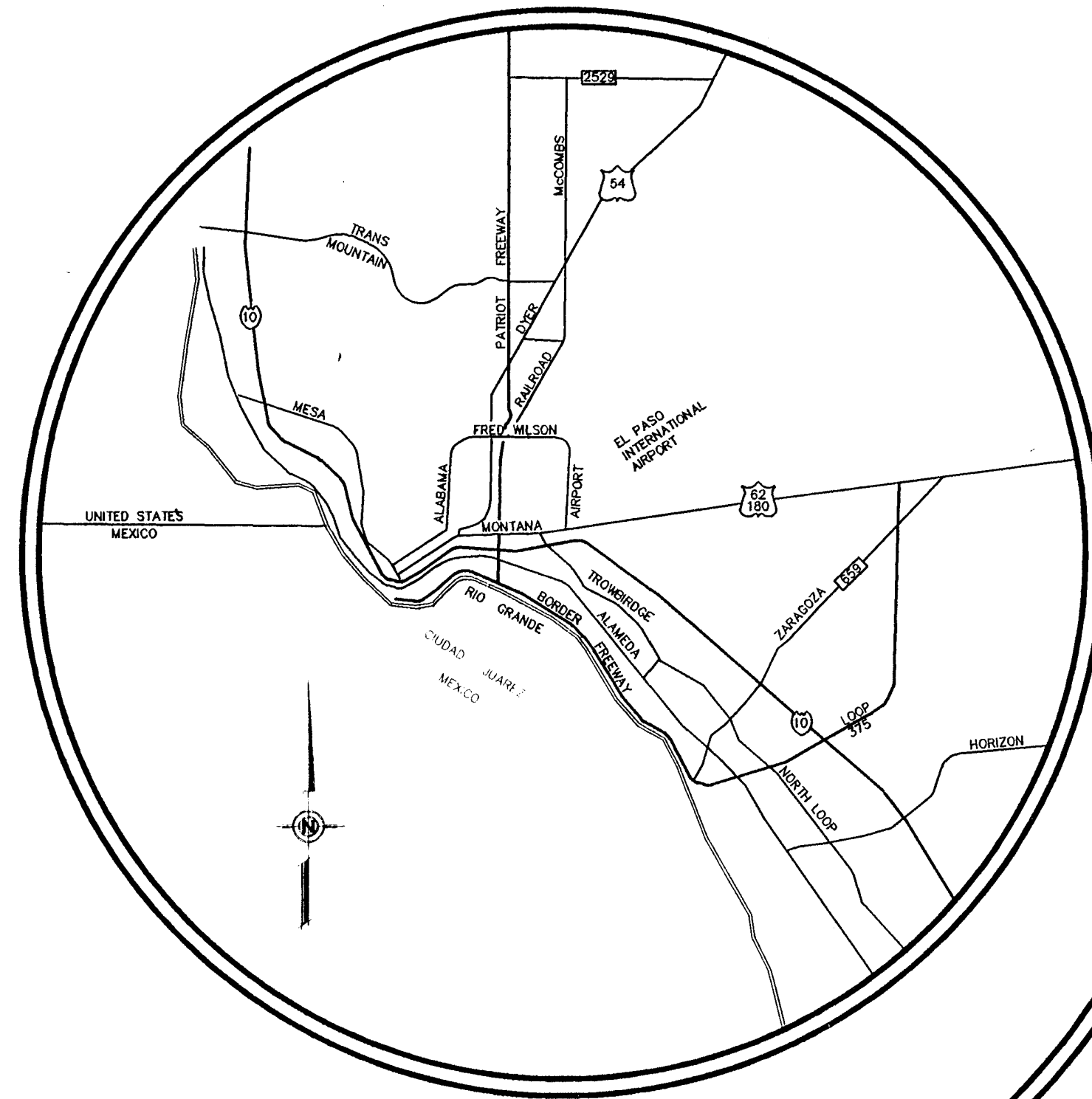


PECAN GROVE

UNIT TWO REPLAT 'B'

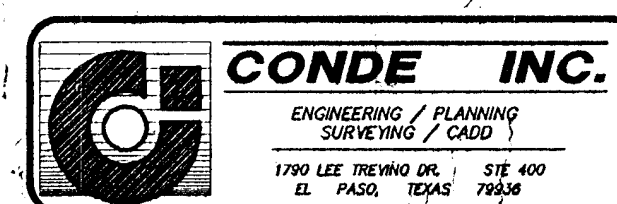
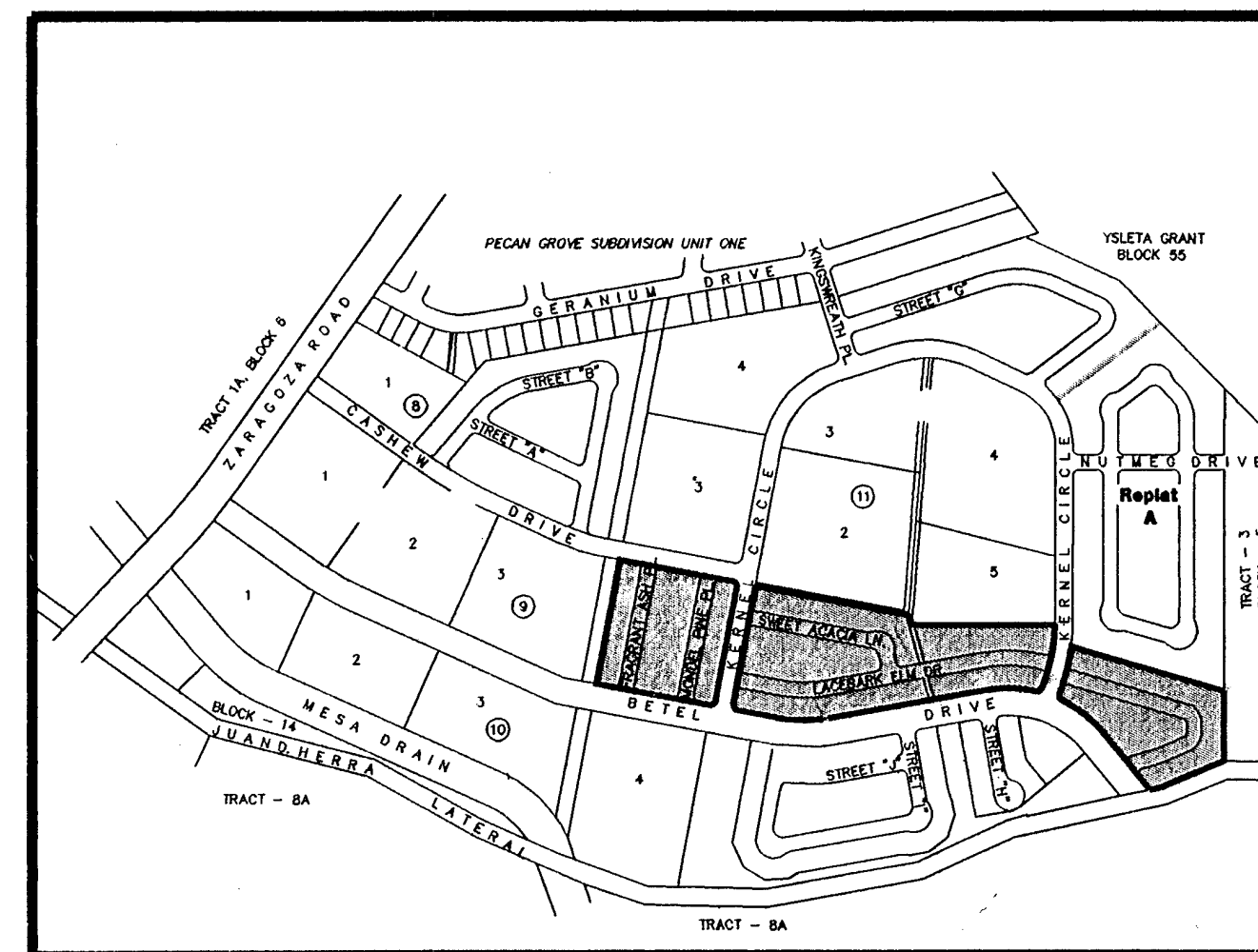
STREET IMPROVEMENTS



I N D E X

TITLE	SHEET No.
COVER SHEET	1 OF 14
PLAT	2 OF 14
GRADING PLAN	3 OF 14
DRAINAGE PLAN	4 OF 14
PLAN & PROFILE	5-10 OF 14
DRAINAGE DETAILS	11 OF 14
STANDARD DETAILS	12-13 OF 14
ILLUMINATION PLAN	14 OF 14
ILLUMINATION DETAILS	14 OF 14

LOCATION MAP



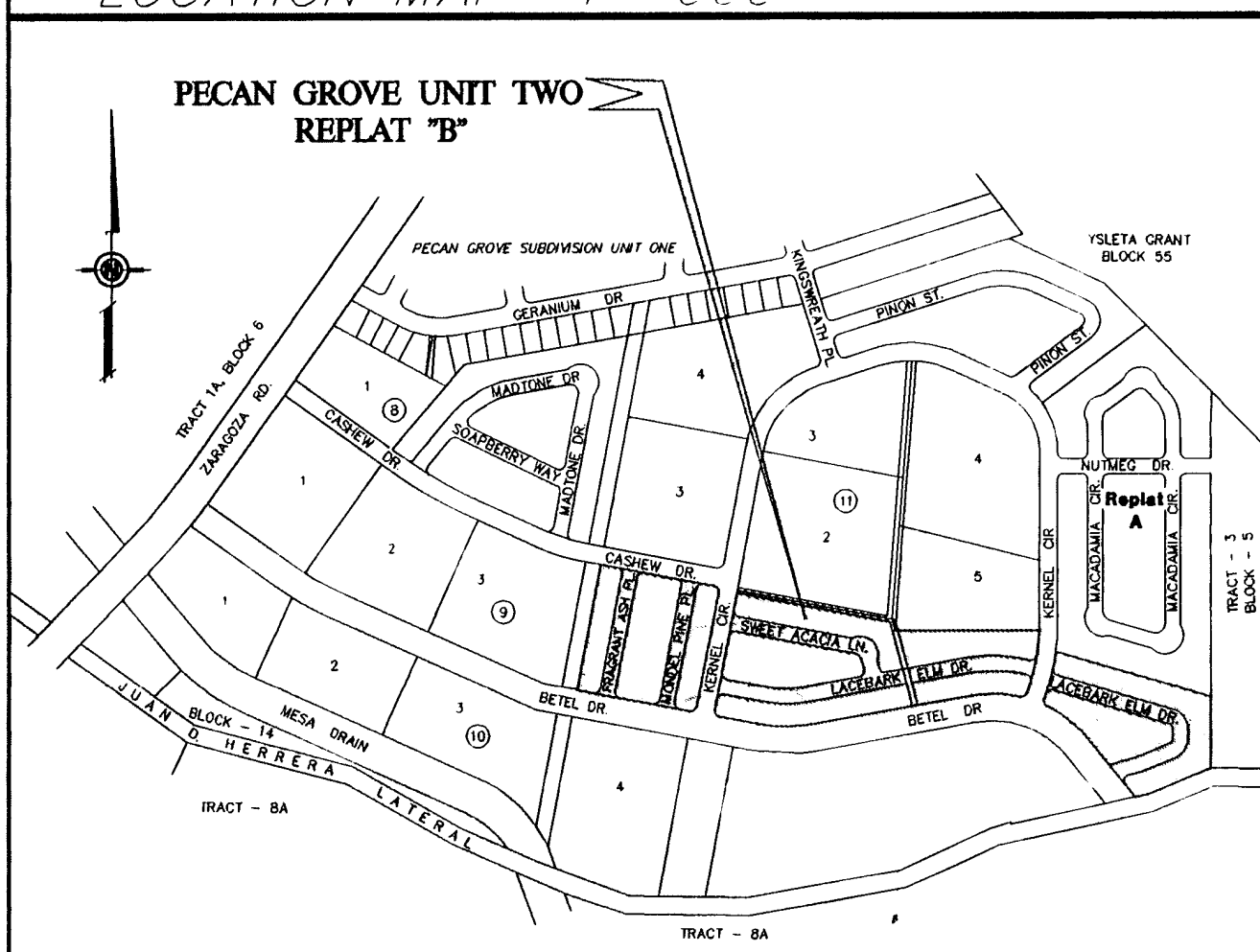
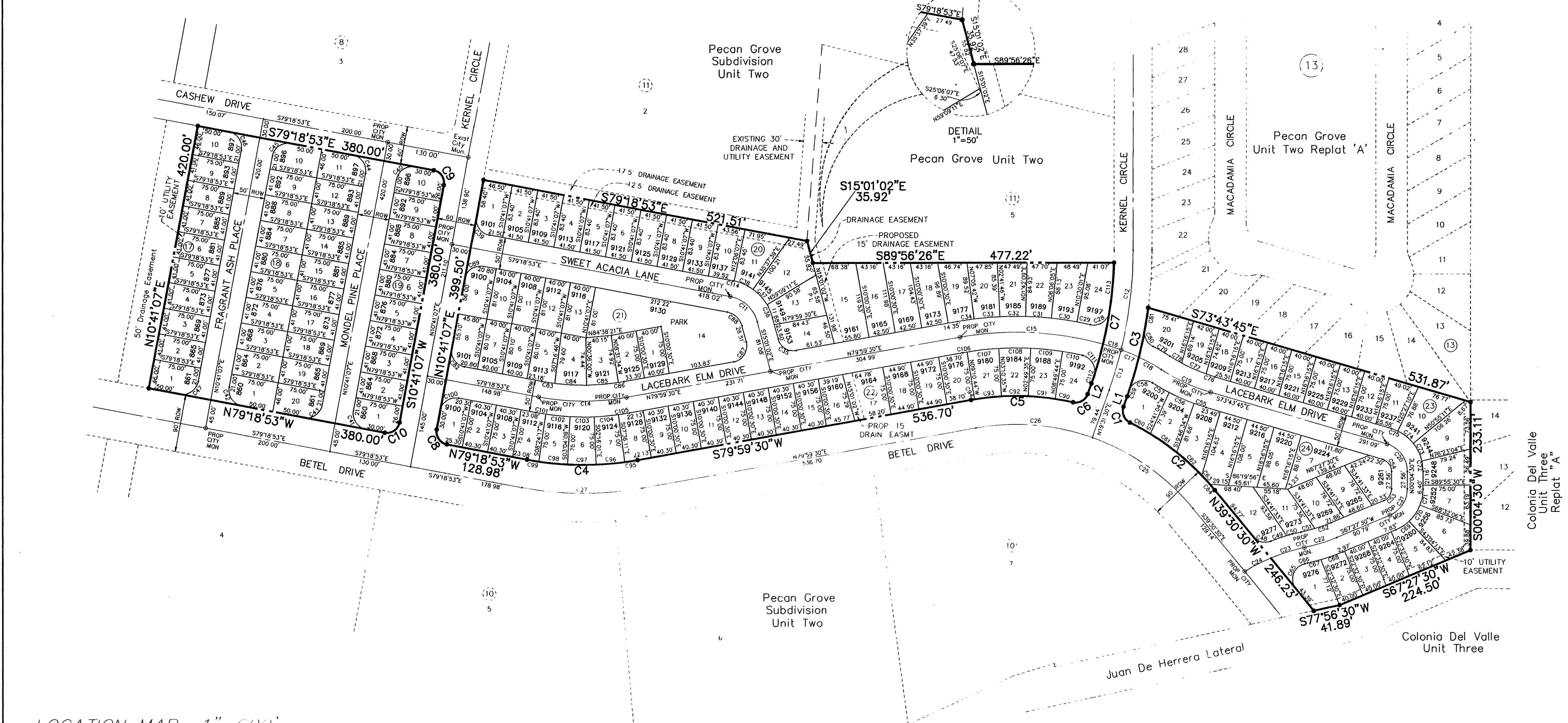
600475

PECAN GROVE UNIT TWO REPLAT 'B'

BEING A REPLAT OF ALL OF LOT 4, BLOCK 9,
LOT 1 AND A PORTION OF LOT 5, BLOCK 11,
ALL OF LOT 1, BLOCK 13,
PECAN GROVE SUBDIVISION UNIT 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 14 801 ACRES

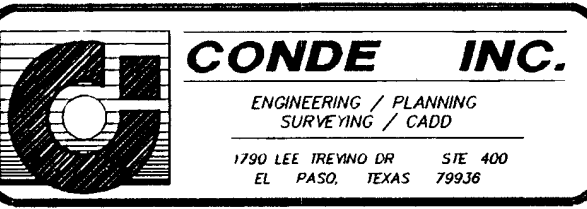
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	29.08	17.79	26.58	S22°07'31"E	83°18'01"	C37	80.00	32.85	16.66	32.62	N42°36'35"W	23°31'32"	C72	70.00	16.73	8.40	16.69	N06°16'13"W	13°41'26"	C106	483.58	7.00	3.50	7.00	S80°24'23"W	0°04'46"
C2	408.58	173.05	87.84	171.76	N51°38'31"W	24°16'01"	C38	80.00	32.85	16.66	32.62	N68°08'07"W	23°31'32"	C73	70.00	31.11	15.82	30.86	N26°20'52"W	25°27'53"	C107	483.58	50.66	25.35	50.64	S83°49'21"W	06°00'09"
C3	688.78	143.64	72.08	143.38	N13°32'02"E	11°56'55"	C39	25.00	39.27	25.00	35.36	S34°18'53"E	90°00'00"	C74	70.00	31.11	15.82	30.86	N51°48'49"W	25°28'01"	C108	483.58	50.66	25.35	50.64	S89°49'30"W	06°00'09"
C4	487.72	176.15	89.05	175.19	S89°39'42"E	20°41'37"	C40	25.00	39.27	25.00	35.36	S55°41'07"W	90°00'00"	C75	70.00	11.22	5.62	11.21	N69°08'17"W	09°10'55"	C109	483.58	50.66	25.35	50.64	N84°10'21"W	06°00'09"
C5	408.58	162.83	82.51	161.75	N88°35'29"W	22°50'01"	C41	25.00	39.27	25.00	35.36	S34°18'53"E	90°00'00"	C76	275.00	14.49	7.25	14.49	S72°13'10"E	03°01'11"	C110	483.58	32.01	16.01	32.00	N79°18'30"W	03°47'52"
C6	20.00	29.08	17.79	26.58	N61°10'31"E	83°18'01"	C42	25.00	39.27	25.00	35.36	S34°18'53"E	90°00'00"	C77	275.00	42.40	21.24	42.36	S86°17'34"E	08°30'01"	C111	25.00	41.78	27.64	37.08	N29°30'27"W	95°44'34"
C7	628.78	194.64	98.11	193.86	N10°39'25"E	17°44'10"	C43	25.00	39.27	25.00	35.36	N55°41'07"E	90°00'00"	C78	275.00	21.96	10.99	21.95	S59°35'18"E	04°34'30"	C112	628.78	12.74	6.37	12.74	N18°56'40"E	01°09'41"
C8	20.00	31.42	20.00	28.28	S34°18'53"E	90°00'00"	C44	25.00	39.27	25.00	35.36	N34°18'53"W	90°00'00"	C79	325.00	30.54	15.28	30.53	N59°59'34"W	05°23'01"	C113	628.78	77.62	38.86	77.57	N05°19'32"E	07°04'24"
C9	20.00	31.42	20.00	28.28	N34°18'53"W	90°00'00"	C45	25.00	39.27	25.00	35.36	S55°41'07"W	90°00'00"	C80	25.00	31.92	18.55	29.80	S28°06'25"E	73°09'19"	C114	80.00	1.98	0.99	1.98	N78°36'23"W	01°25'00"
C10	20.00	31.42	20.00	28.28	N55°41'07"E	90°00'00"	C46	25.00	39.27	25.00	35.36	N34°18'53"W	90°00'00"	C81	688.78	34.80	17.40	34.79	N09°01'25"E	02°53'40"							
C11	55.00	61.72	34.57	58.53	N47°09'57"W	64°17'51"	C47	25.00	39.27	25.00	35.36	N55°41'07"E	90°00'00"	C82	25.00	39.27	25.00	35.36	S34°18'53"E	90°00'00"							
C12	658.78	199.08	79.93	198.69	N06°53'48"E	13°50'08"	C48	25.00	31.10	17.92	29.13	S75°08'54"E	71°16'48"	C83	362.72	21.56	10.78	21.56	S81°01'04"E	03°24'21"							
C13	658.78	65.66	32.86	65.63	N16°40'11"E	05°42'38"	C49	331.60	26.65	13.33	26.65	S71°30'51"E	04°36'19"	C84	362.72	50.30	25.19	50.26	S86°41'35"E	07°56'41"							
C14	387.72	140.03	70.79	139.29	N55°41'07"E	04°09'00"	C50	331.60	23.35	11.68	23.34	S75°50'02"W	04°02'03"	C85	362.72	50.51	25.30	50.47	N85°03'54"E	02°50'10"							
C15	508.58	228.81	116.38	226.89	N87°07'10"W	25°46'39"	C51	275.00	22.81	11.41	22.81	N75°28'28"E	04°45'11"	C86	362.72	8.64	4.32	8.64	N80°40'26"E	01°21'51"							
C16	508.58	30.07	15.04	30.06	N72°32'13"W	03°23'15"	C52	275.00	27.07	13.54	27.06	N70°16'41"E	05°38'22"	C87	25.00	41.46	27.29	36.87	N32°29'14"E	95°00'32"							
C17	300.00	30.31	15.17	30.30	N67°56'59"W	05°47'21"	C53	20.00	23.52	13.33	22.19	N33°46'00"E	67°23'00"	C88	30.00	33.67	18.85	31.93	N47°09'58"W	64°17'51"							
C18	300.00	40.60	20.33	40.57	N61°10'41"W	07°45'15"	C54	20.00	25.76	15.02	24.02	N36°49'58"W	73°48'15"	C89	25.00	39.27	25.00	35.36	S35°41'07"W	90°00'00"							
C19	300.00	86.02	43.31	85.72	S65°30'54"E	16°25'42"	C55	325.00	19.88	9.94	19.88	S71°58'36"E	03°30'19"	C90	408.58	28.50	14.26	28.49	N79°10'22"W	03°59'47"							
C20	45.00	57.97	33.79	54.04	N36°49'37"W	73°48'15"	C56	325.00	43.19	21.63	43.16	S66°25'02"E	07°36'49"	C91	408.58	42.80	21.42	42.79	N84°10'21"W	06°00'09"							
C21	45.00	52.92	30.00	49.93	N33°46'00"E	67°23'00"	C57	325.00	30.78	15.40	30.77	S59°53'48"E	05°25'38"	C92	408.58	42.80	21.42	42.79	S89°49'30"W	06°00'09"							
C22	300.00	54.41	27.28	54.34	N72°39'16"E	10°23'33"	C58	25.00	45.39	32.01	39.41	S70°48'14"W	04°01'33"	C93	408.58	42.80	21.42	42.79	S83°49'21"W	06°00'09"							
C23	306.60	55.64	27.89	55.58	S72°39'08"W	10°23'49"	C59	688.78	8.82	4.41	8.82	N10°09'23"E	00°44'02"	C94	408.58	5.92	2.96	5.92	S80°24'23"W	00°49'46"							
C24	306.60	46.16	23.13	46.12	S63°08'26"W	08°37'36"	C60	408.58	37.36	18.69	37.35	N61°09'21"W	05°14'20"	C95	487.72	20.48	10.24	20.47	N81°11'40"E	02°24'19"							
C25	363.58	196.50	100.72	194.12	N54°39'30"W	30°58'00"	C61	408.58	51.00	25.53	50.97	N54°57'38"W	07°09'06"	C96	487.72	45.42	22.73	45.41	N85°03'54"E	05°20'10"							
C26	363.58	187.41	95.84	185.34	N85°14'30"W	29°32'00"	C62	408.58	53.90	26.99	53.86	N47°36'20"W	07°33'30"	C97	487.72	45.42	22.73	45.41	S89°35'56"E	05°20'10"							
C27	532.72	192.40	97.26	191.36	S89°39'41"E	20°41'37"	C63	408.58	18.77	9.39	18.77	N42°30'37"W	02°37'56"	C98	487.72	45.42	22.72	45.40	S84°15'47"E	05°20'08"							
C28	25.00	40.99	26.78	36.55	N55°49'49"E	9°56'11"	C64	408.58	12.02	6.01	12.02	N40°21'05"W	01°41'10"	C99	487.72	19.41	9.71	19.41	S80°27'18"E	02°16'50"							
C29	533.58	21.40	10.70	21.40	N78°21'02"W	02°17'54"	C65	25.00	50.83	40.39	42.51	S18°44'09"W	116°29'19"	C100	25.00	39.27	25.00	35.36	S55°41'07"W	90°00'00"							
C30	533.58	40.96	20.49	40.95	N81°41'57"W	04°23'56"	C66	281.60	4.28	2.14	4.28	S77°24'56"W	00°52'14"	C101	412.72	16.43	8.22	16.43	S80°27'18"E	02°16'50"							
C31	533.58	40.96	20.49	40.95	N88°05'53"W	04°23'56"	C67	325.00	21.83	10.92	21.83	N75°55'44"E	03°50'57"	C102	412.72	38.43	19.23	38.42	S89°35'56"E	05°20'10"							
C32	533.58	40.96	20.49	40.95	S89°30'12"W	04°23'56"	C68	325.00	37.12	18.58	37.09	N70°43'48"E	06°32'35"	C103	412.72	38.44	19.23	38.42	S89°35'56"E	05°20'10"							
C33	533.58	40.96	20.49	40.95	S85°06'16"W	04°23'56"	C69	70.00	25.08	12.68	24.95	N57°11'39"E	20°31'43"	C104	412.72	38.44	19.23	38.42	N85°03'54"E	05°20'10"							
C34	533.58	27.13	13.57	27.13	S81°26'54"W	02°54'48"	C70	70.00	31.11	15.82	30.86	N34°11'51"E	25°27'53"	C105	412.72	17.33	8.66	17.33	N81°11'40"E	02°24'19"							
C35	25.00	37.08	22.90	33.78	S57°30'46"E	84°59'28"	C71	70.00	26.13	13.22	25.98	N10°46'12"E	21°23'24"														
C36	80.00	22.10	11.12	22.03	N22°55'55"W	15°49'47"																					

LINE	BEARING	DISTANCE
L1	S19°31'30"W	17.36'
L2	N19°31'30"E	17.36'



NOTES
 10 FOOT FRONT SETBACK LINE AND IRRIGATION AND UTILITY EASEMENT ON ALL LOTS
 15 FOOT REAR SETBACK LINE
 VEHICULAR ACCESS TO THOSE LOTS ADJACENT TO BETEL DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 INSTRUMENT NO. 26063022 BOOK _____ PAGE _____ DATE _____
 RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 INSTRUMENT NO. 26063027 BOOK _____ PAGE _____ DATE _____
 THIS SUBDIVISION IS BEING PLATTED UNDER CHAPTER 136 HIERARCHY OF STREETS OF THE SUBDIVISION ORDINANCE.
 LOT COVERAGE INCLUDING DWELLING AND ACCESSORY STRUCTURES SHALL NOT EXCEED FIFTY-FIVE PERCENT (55%) FOR EACH LOT.

SCALE: 1" = 100'



ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF EL PASO
 Before me, the undersigned authority on this day personally appeared Jose Rodolfo Martinez Montes, President of Roma Grove Inc. 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 26 day of September 1996.
G/Cleo Donoso 8-17-96
 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 11th day of July 1996.
G/Roy Gilyard G/Mark Dyer
 Secretary, Chairman
 Accepted and adopted by the City Council of El Paso this 6th day of August 1996.
G/Gloria N. Alvarado G/Raymond Telles
 City Clerk, Mayor - Pro Tem.
 Approved for filing this 30 day of September 1996.
G/Gonzalo Cedillos
 City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 6th day of October 1996, A.D. in Volume 71 of the Plat Record, Page 68 File No. 96063025
G/Hector Enriquez, Jr. G/Magdalena Pratt
 County Clerk, By Deputy

DEDICATION
 ROMA GROVE INC. the owner of this land does hereby present this map and dedicates, if not previously dedicated, its respective portion of said property to the use of the public streets, drives, park, drainage easements and utility easements as hereon laid down and designated, including easements for overhead of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness our signature this 26 day of September 1996

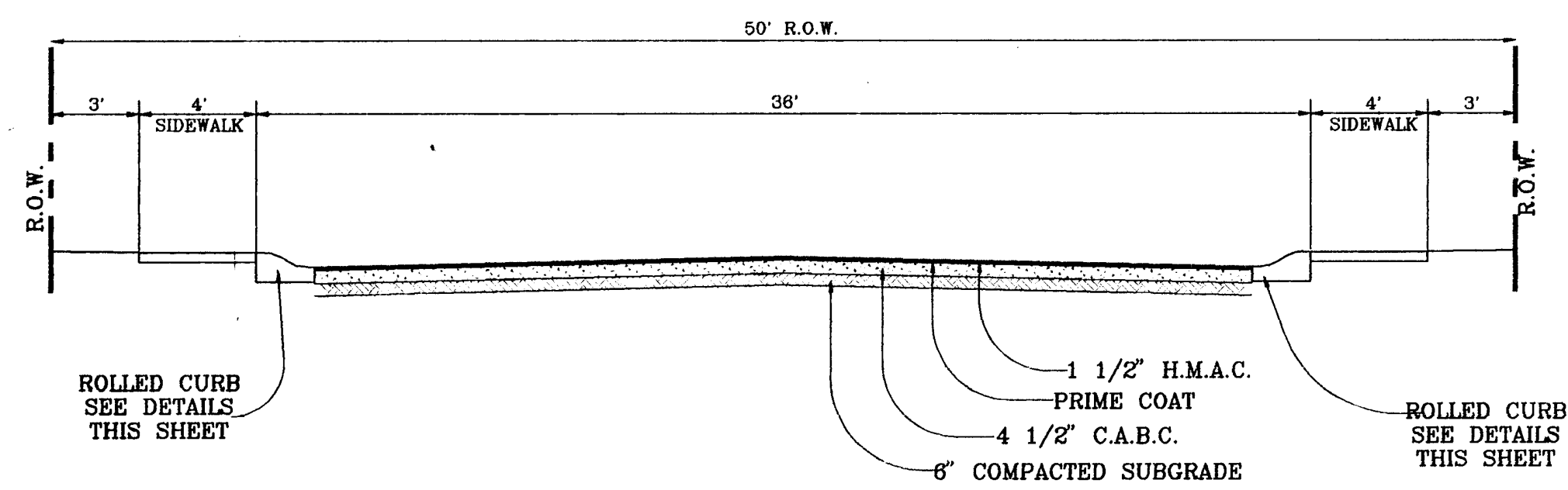
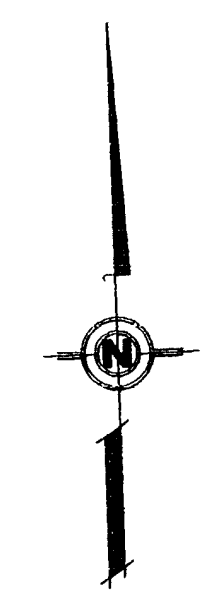
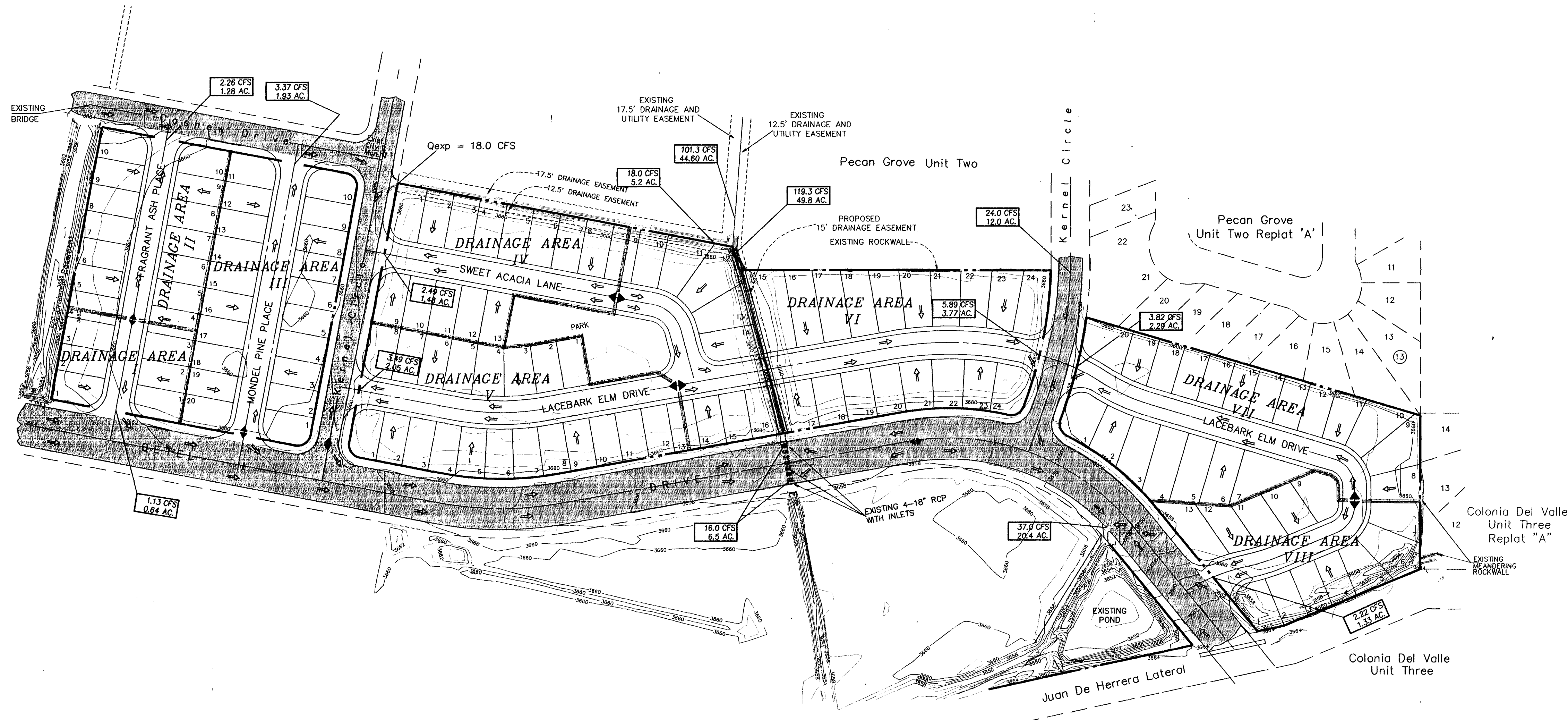
ROMA GROVE INC.
G/Jose Rodolfo Martinez Montes
 JOSE RODOLFO MARTINEZ MONTES, PRESIDENT

Prepared by and under the supervision of
 TONY G. CONDE, P.E.
 Registered Professional Engineer -- Registration No. 7854
 Registered Professional Land Surveyor -- Registration No. 2665
G/Tony G. Conde
 Tony G. Conde, P.E., R.P.L.S.

ATTEST: NOT REQUIRED

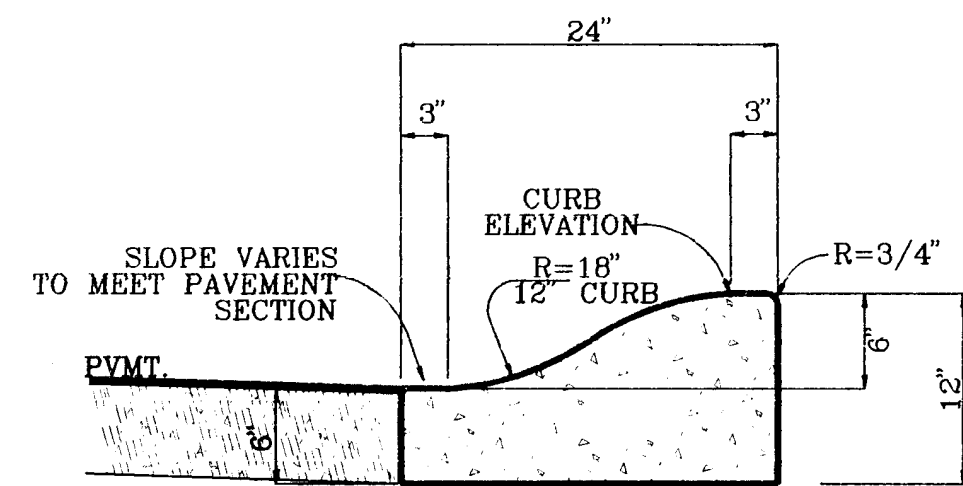
600475

PECAN GROVE - UNIT TWO - REPLAT "B"

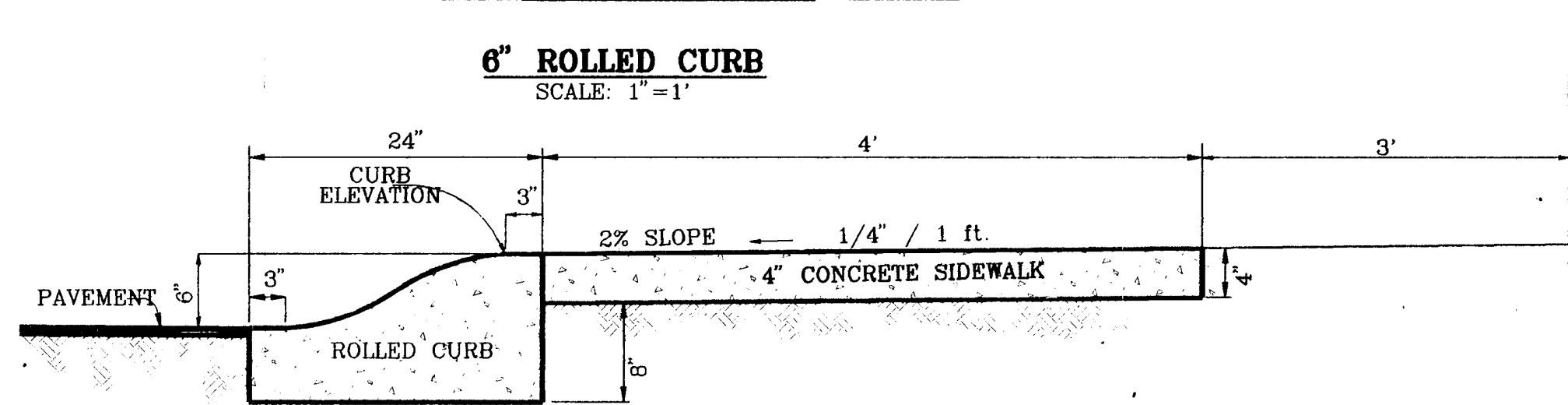


NOTE:
SEE "NOTES" AND "CURB DETAILS (NOTES)"
SECTION ON SHEET 13 OF 14 FOR
PAVEMENT AND CONCRETE SPECIFICATIONS.

TYPICAL STREET SECTION
SCALE: 1"=5'



6" ROLLED CURB
SCALE: 1"=1'



ROLLED CURB DETAIL
SCALE: 1"=1'

NOTE:
SEE "NOTES" AND "CURB DETAILS (NOTES)"
SECTION ON SHEET 13 OF 14 FOR
PAVEMENT AND CONCRETE SPECIFICATIONS.

DRAINAGE AREA	AREA (acres)			t min.	c	I in/hr	Q cfs
	TOTAL	STREET	ADJUST.				
I	0.64	0.16	0.54	21.0	0.58	3.61	1.13
II	1.28	0.32	1.09	21.5	0.58	3.57	2.26
III	1.93	0.48	1.64	22.0	0.58	3.54	3.37
IV	1.48	0.38	1.20	21.5	0.58	3.58	2.49
V	2.05	0.55	1.68	21.5	0.58	3.58	2.49
VI	3.77	0.82	3.03	25.0	0.58	3.35	5.89
VII	2.29	0.57	1.86	25.0	0.58	3.54	3.82
VIII	1.33	0.32	1.08	25.0	0.58	3.54	2.22

BENCHMARK:
CITY MONUMENT AT THE CL INTERSECTION
OF BETEL DR. AND KERNAL CIRCLE.
ELEVATION: 3659.24 (CITY DATUM)

CONDE INC.
1790 LEE TREVINO STE 400
EL PASO, TEXAS

**PECAN GROVE
UNIT TWO REPLAT B
DRAINAGE PLAN**

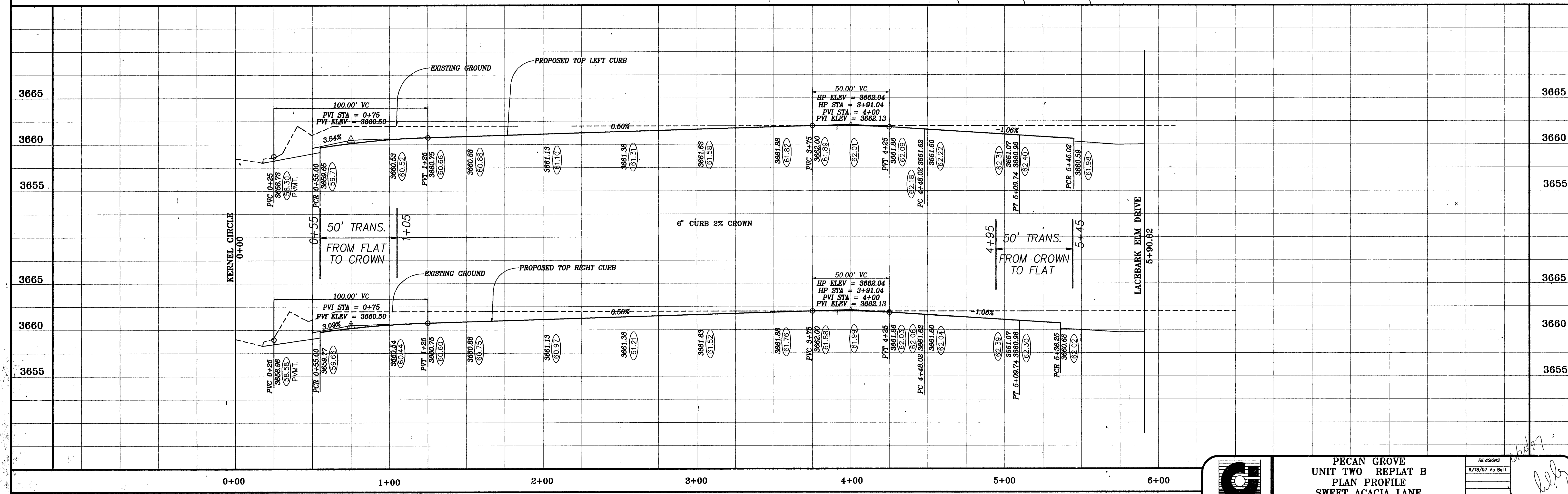
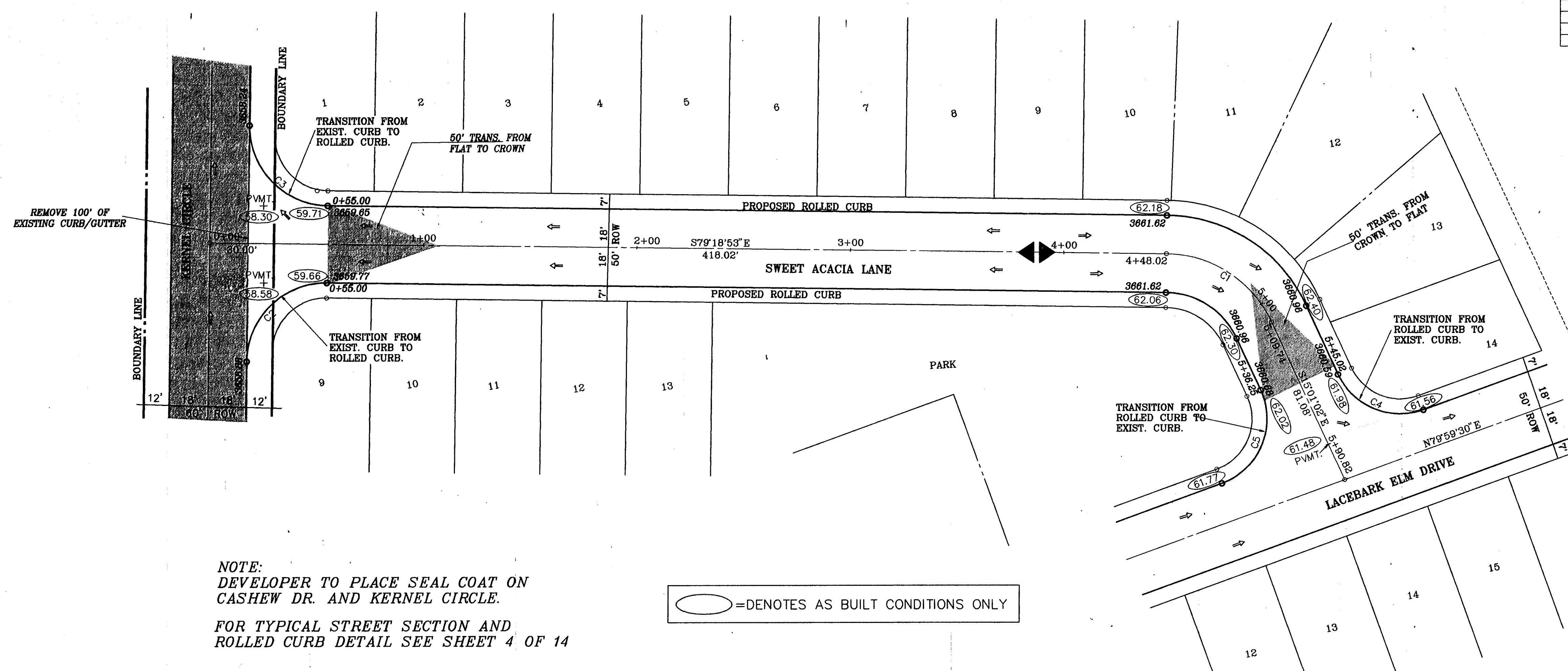
SCALE: 1"=100'
JOB No: 1195-09
DATE: MAY 1996

REVISIONS
9-26-96 ROLCB


sht. 4 of 14

600415

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	55.00'	61.72'	34.57'	58.53'	N47°09'58"W	64°17'51"
C2	37.00'	58.12'	37.00'	52.33'	S55°41'07"W	90°00'00"
C3	37.00'	58.12'	37.00'	52.33'	S34°18'53"E	90°00'00"
C4	32.00'	47.47'	29.32'	43.23'	S67°30'46"E	84°59'28"
C5	32.00'	53.06'	34.93'	47.19'	N32°29'14"E	95°00'32"



6/18/97 By: LV



CONDE INC
1700 LEE TREWING, SEC. 400
EL PASO, TEXAS

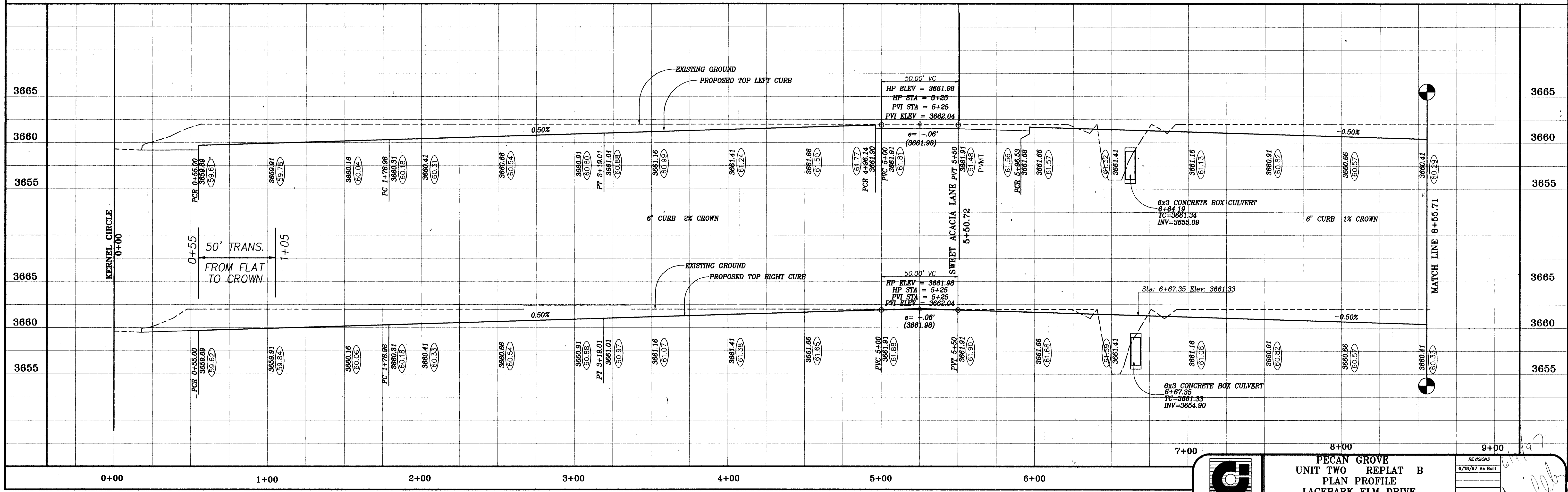
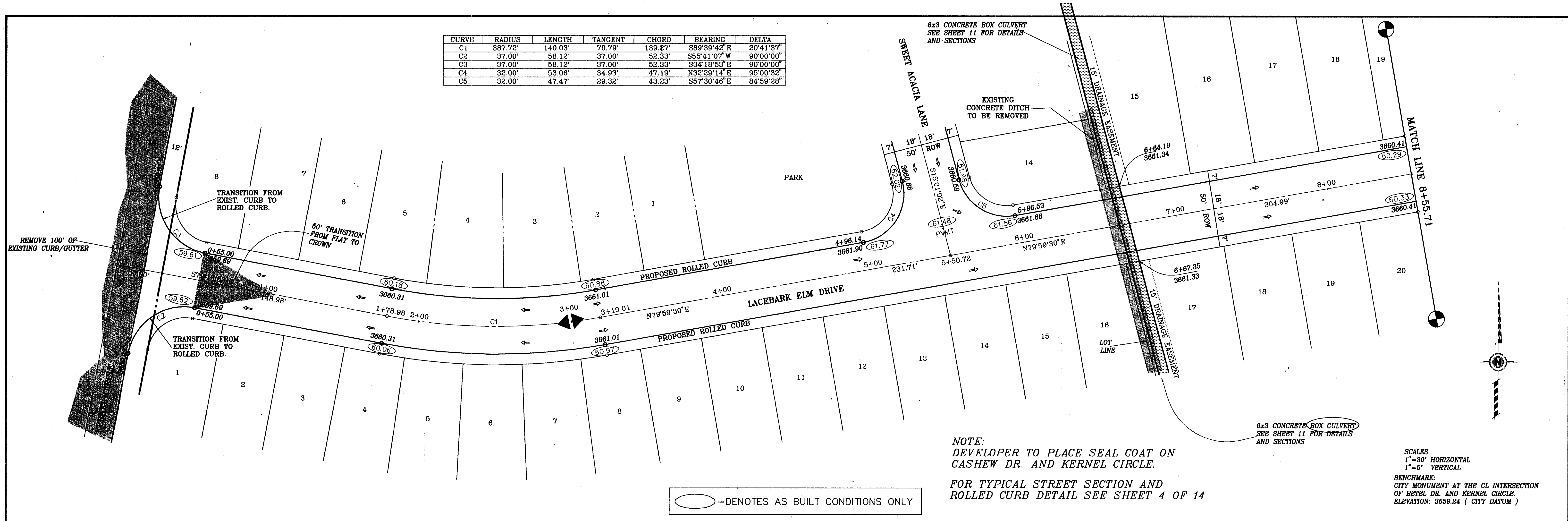
PECAN GROVE
UNIT TWO REPLAT B
PLAN PROFILE
SWEET ACACIA LANE

REVISIONS
6/18/97 As Built

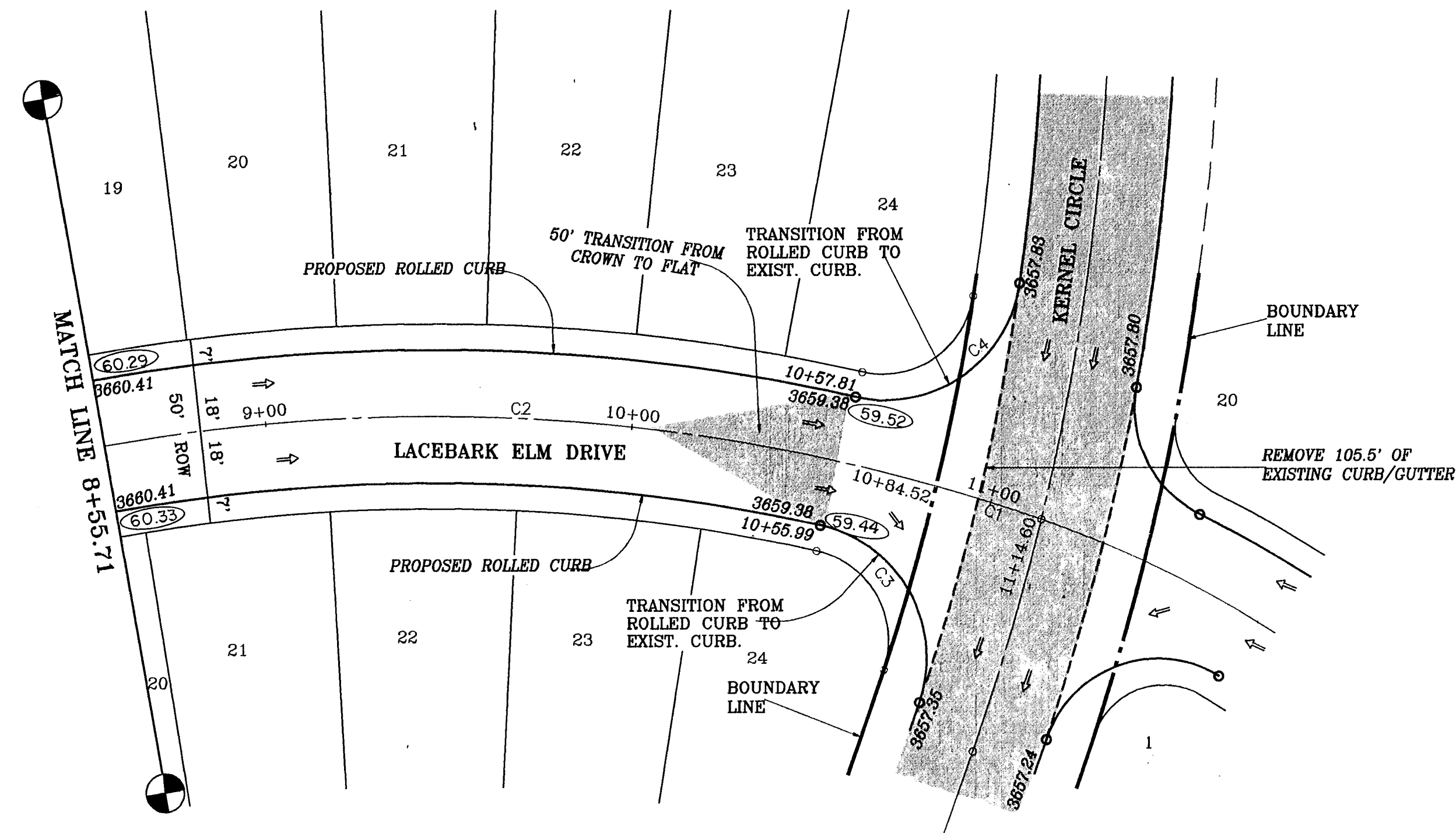
SCALE: 1" = 30'
JOB No. 1195-09
DATE: MAY 1996
sht. 5 of 14

600475

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	387.72'	140.03'	70.79'	139.87'	S88°39'42" E	20°41'37"
C2	37.00'	58.12'	37.00'	52.33'	S55°41'07" W	90°00'00"
C3	37.00'	58.12'	37.00'	52.33'	S34°18'53" E	90°00'00"
C4	32.00'	53.06'	34.93'	47.19'	N32°29'14" E	95°00'32"
C5	32.00'	47.47'	29.32'	43.23'	S57°30'46" E	84°59'28"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	508.58'	30.08'	15.04'	30.08'	N72°32'11"W	03°23'20"
C2	508.58'	228.81'	116.38'	226.89'	N87°07'10"W	25°46'39"
C3	37.00'	62.18'	41.30'	55.12'	N29°18'09"W	96°17'06"
C4	37.00'	60.96'	39.95'	54.29'	N55°33'50"E	94°23'30"

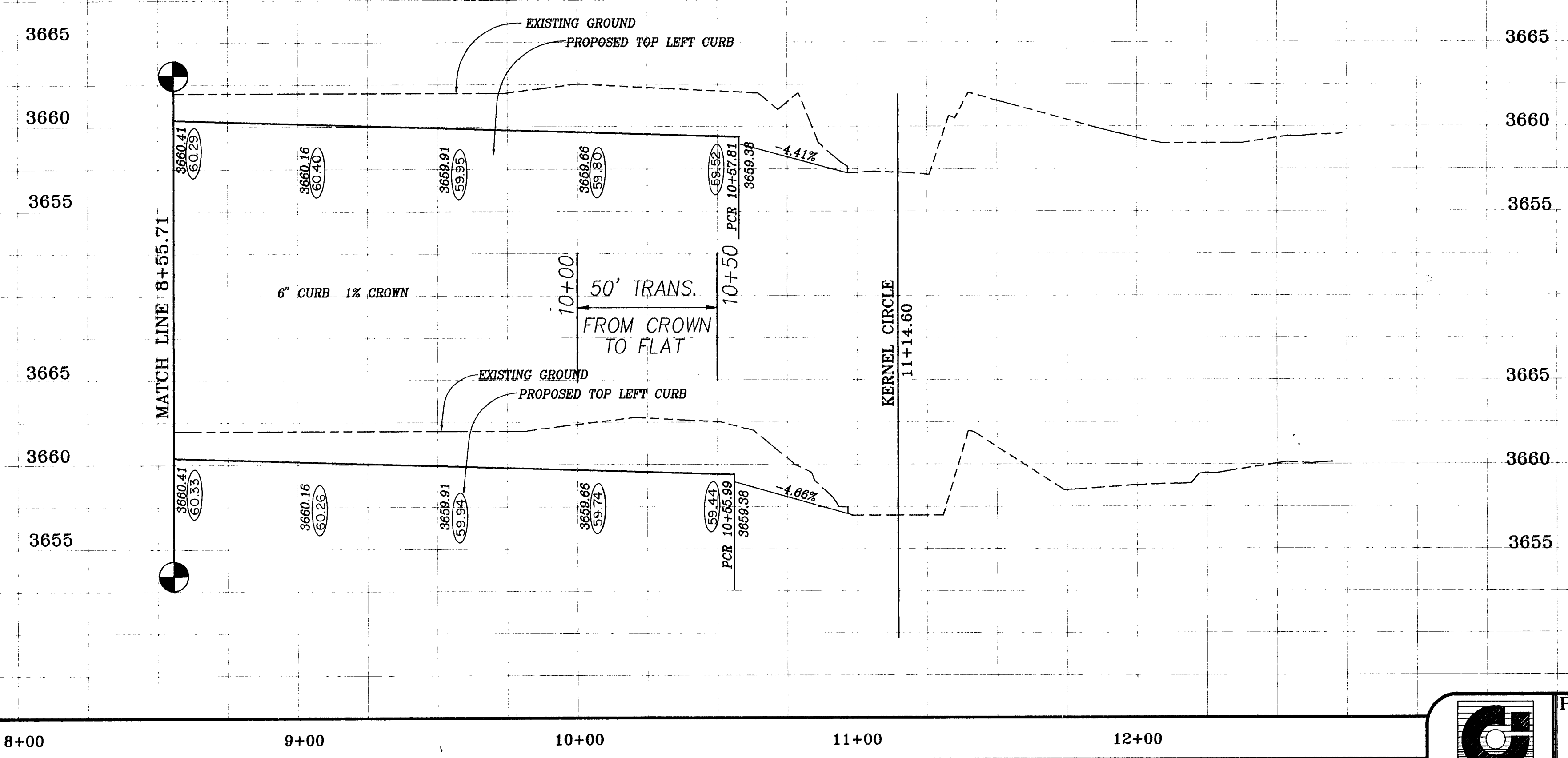


○ = DENOTES AS BUILT CONDITIONS ONLY

NOTE:
DEVELOPER TO PLACE SEAL COAT ON
CASHEW DR. AND KERNEL CIRCLE.

SCALES
1"=30' HORIZONTAL
1"=5' VERTICAL

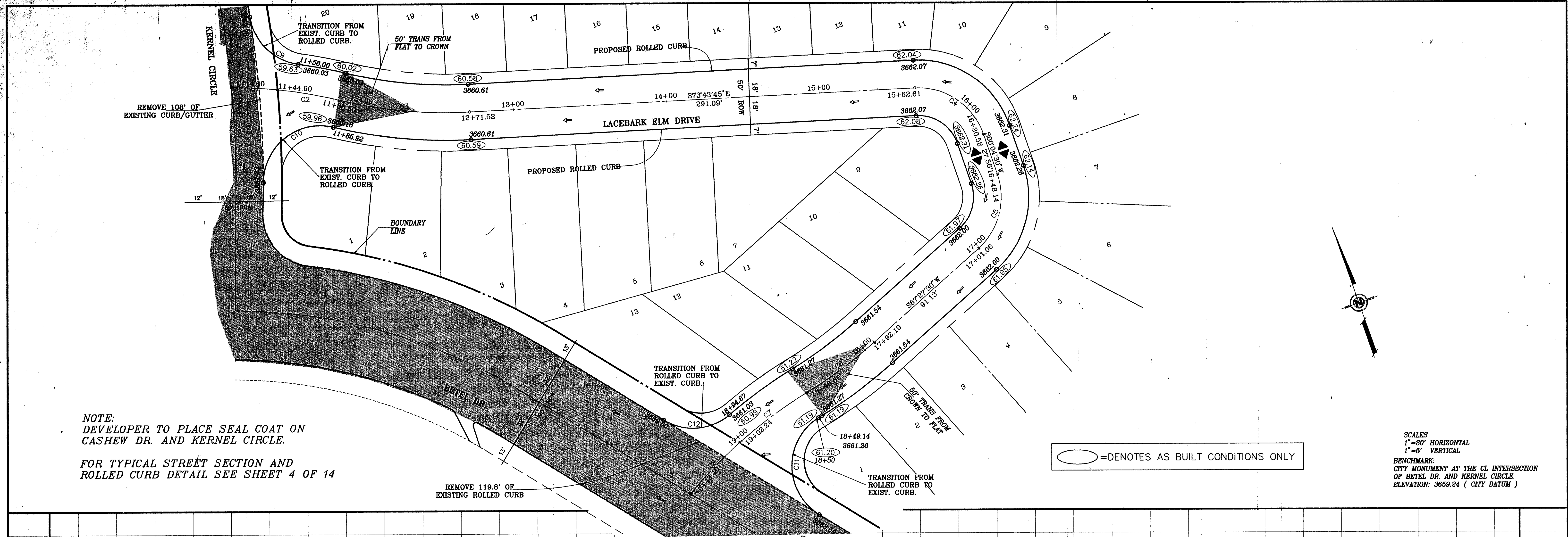
FOR TYPICAL STREET SECTION AND
ROLLED CURB DETAIL SEE SHEET 4 OF 14
BENCHMARK:
CITY MONUMENT AT THE CL INTERSECTION
OF BETEL DR. AND KERNEL CIRCLE.
ELEVATION: 3659.24 (CITY DATUM)



06/18/97 By: L.V.

	PECAN GROVE UNIT TWO REPLAT B			REVISIONS
	PLAN-PROFILE			5/18/97 An B (11)
LACEBARK ELM DRIVE				
SCALE: 1"=30'	JOB No. 1195-09	DATE: MAY 1996	sht. 7 of 14	

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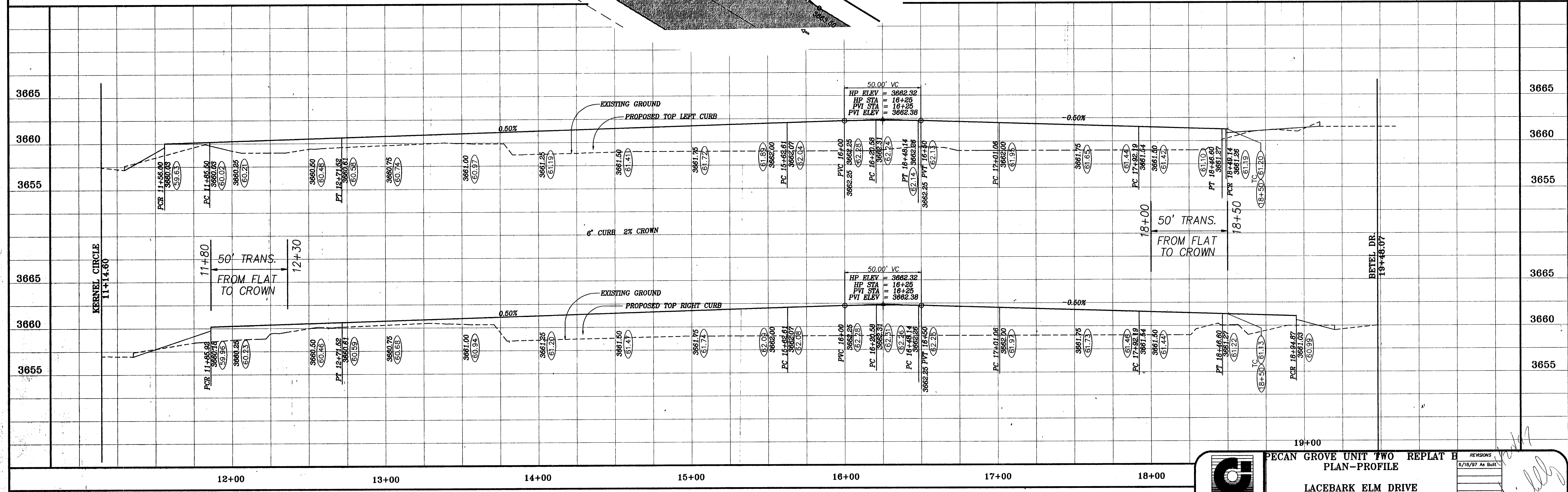
NOTE:
DEVELOPER TO PLACE SEAL COAT ON
CASHEW DR. AND KERNEL CIRCLE.

FOR TYPICAL STREET SECTION AND
ROLLED CURB DETAIL SEE SHEET 4 OF 14

○ = DENOTES AS BUILT CONDITIONS ONLY

SCALES
1"=30' HORIZONTAL
1"=5' VERTICAL

BENCHMARK:
CITY MONUMENT AT THE CL INTERSECTION
OF BETEL DR. AND KERNEL CIRCLE.
ELEVATION: 3659.24 (CITY DATUM)



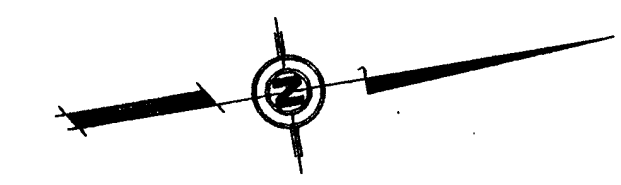
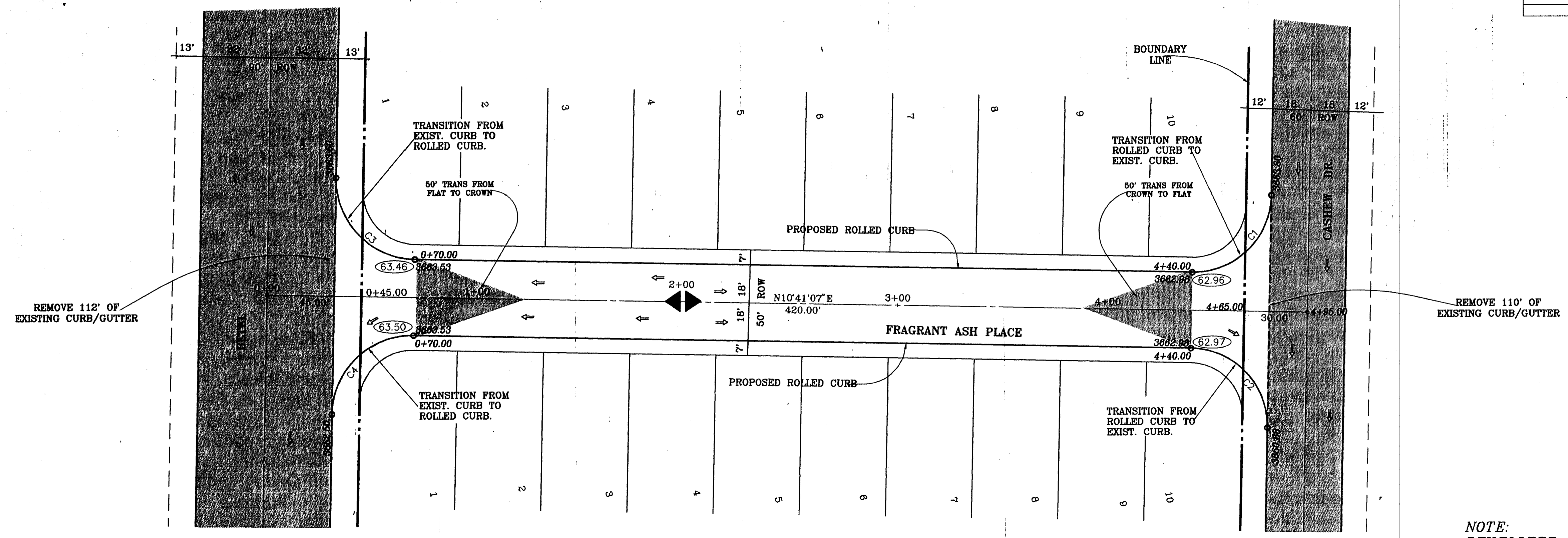
6/18/97 By: L.V.

PECAN-D

<p>CONDE INC. 1700 LEE TREWING STE. 400 EL PASO, TEXAS</p>	<p>PECAN GROVE UNIT TWO REPLAT B PLAN-PROFILE LACEBARK ELM DRIVE</p>			<p>REVISIONS 6/18/97 AS BUILT</p>
	<p>SCALE: 1"=30'</p>	<p>JOB No: 1195-09</p>	<p>DATE: MAY 1996</p>	<p>sht. 8 of 14</p>
	<p>Handwritten signature: <i>Shanley</i></p>			

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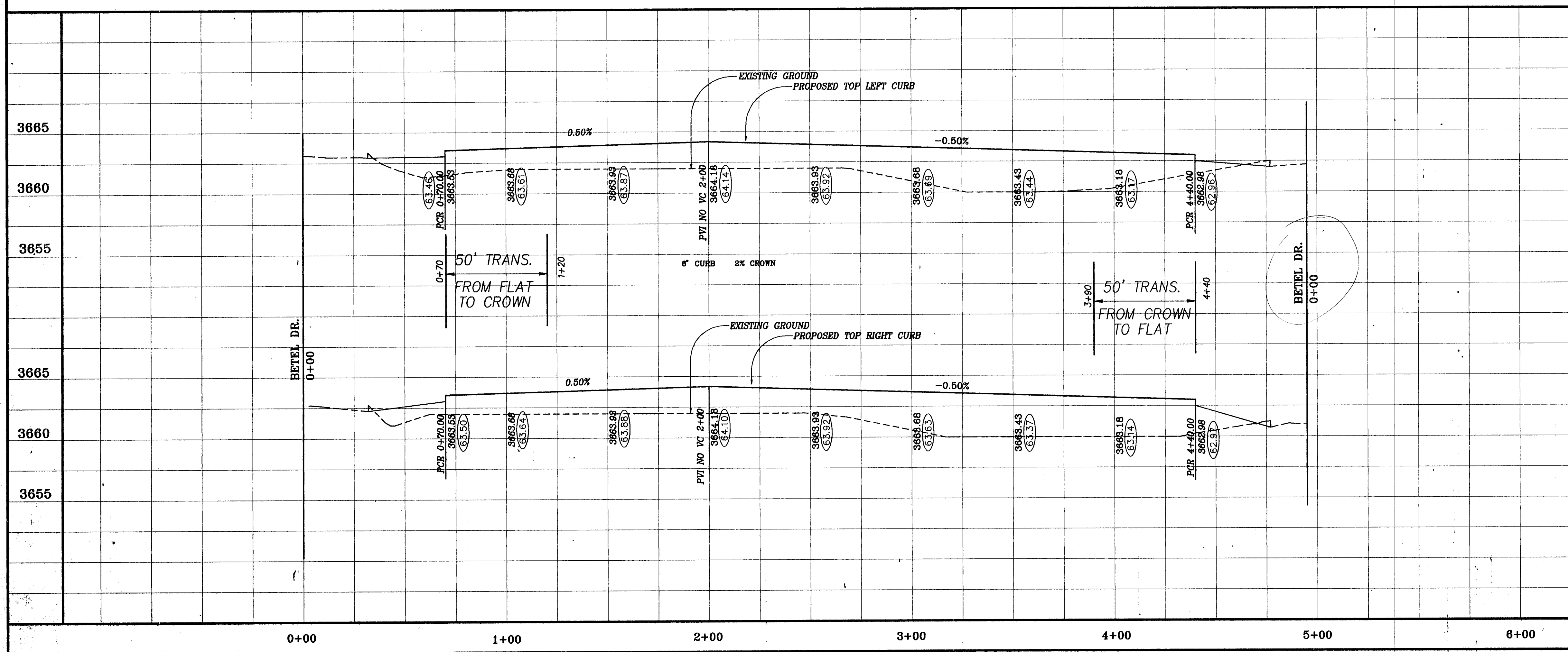
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	37.00'	58.12'	37.00'	52.33'	N34°18'53" W	90°00'00"
C2	37.00'	58.12'	37.00'	52.33'	S55°41'07" W	90°00'00"
C3	38.00'	59.69'	38.00'	53.74'	N55°41'07" E	90°00'00"
C4	38.00'	59.69'	38.00'	53.74'	S34°18'53" E	90°00'00"




NOTE:
 DEVELOPER TO PLACE SEAL COAT ON
 CASHUEW DR. AND KERNEL CIRCLE.
 FOR TYPICAL STREET SECTION AND
 ROLLED CURB DETAIL SEE SHEET 4 OF 14

SCALES
 1"=30' HORIZONTAL
 1"=5' VERTICAL
 BENCHMARK:
 CITY MONUMENT AT THE CL INTERSECTION
 OF BETEL DR. AND KERNEL CIRCLE.
 ELEVATION: 3859.24 (CITY DATUM)

○ = DENOTES AS BUILT CONDITIONS ONLY





CONDE INC.
 1700 LEE TREWING STE. 400
 EL PASO, TEXAS

**PECAN GROVE
 UNIT TWO REPLAT B
 PLAN PROFILE
 FRAGRANT ASH PLACE**

REVISIONS

5/18/97	As Built
---------	----------

SCALE: 1"=30'

JOB No. 1195-09

DATE: MAY 1996

sht. 9 of 14

8/18/97 By: L.V.

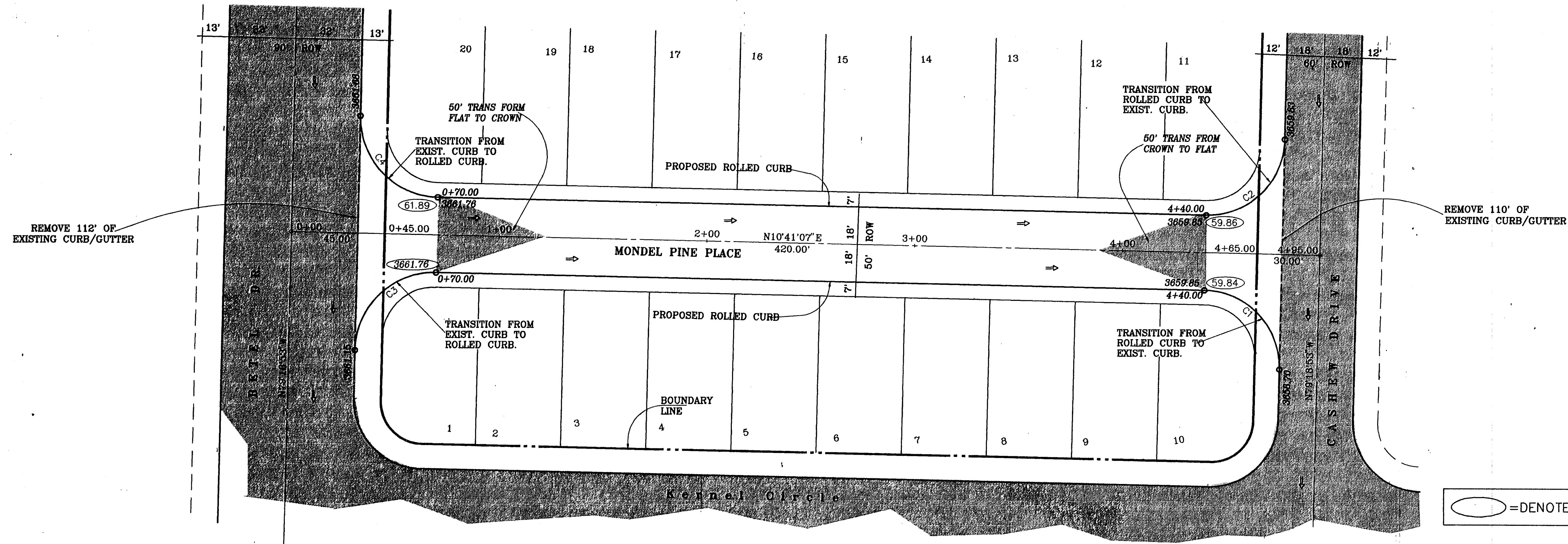
PECAN-E

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Handwritten signatures and initials

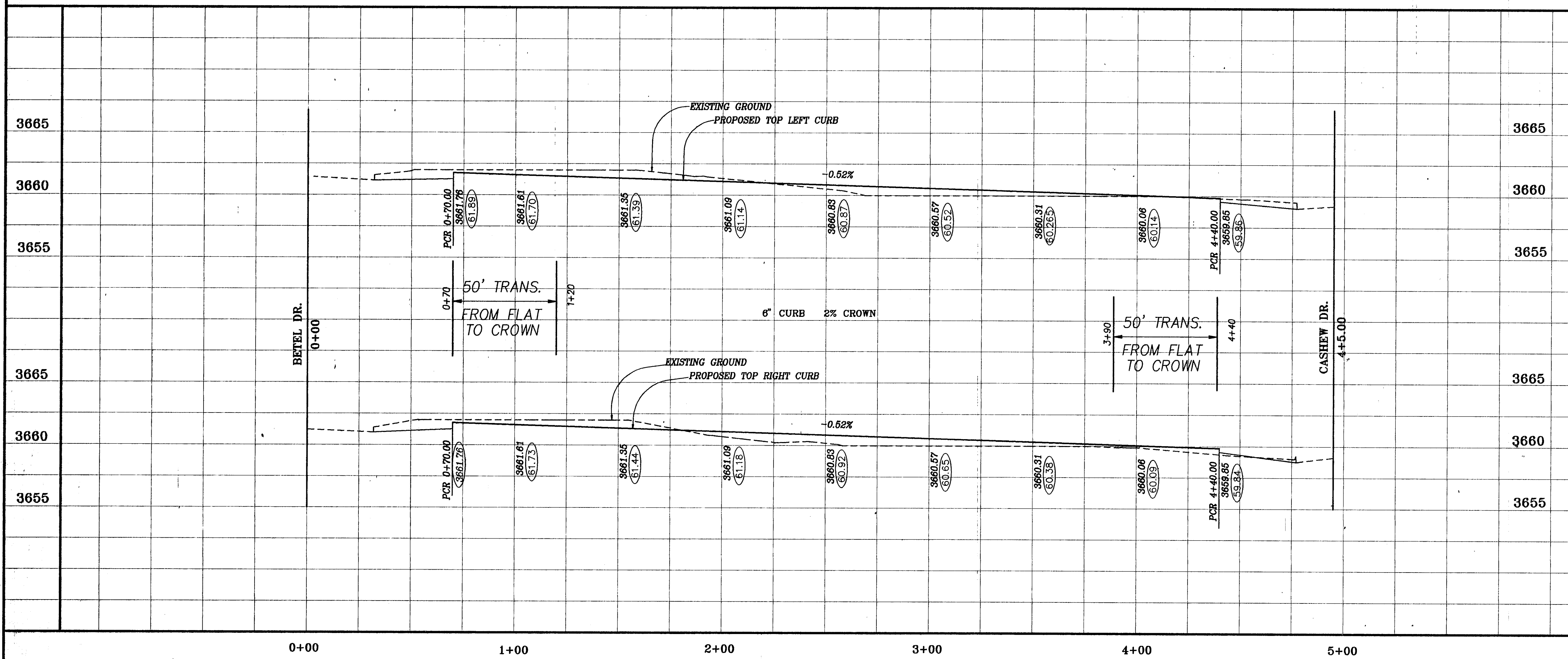
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	37.00'	58.12'	37.00'	52.33'	S55°41'07" W	90°00'00"
C2	37.00'	58.12'	37.00'	52.33'	N34°18'53" W	90°00'00"
C3	38.00'	59.89'	38.00'	53.74'	S34°18'53" E	90°00'00"
C4	38.00'	59.89'	38.00'	53.74'	N55°41'07" E	90°00'00"

NOTE:
 DEVELOPER TP PLACE SEAL COAT ON
 CASHEW DR. AND KERNEL CIRCLE
 FOR TYPICAL STREET SECTION AND
 ROLLED CURB DETAIL SEE SHEET 4 OF 14



○ = DENOTES AS BUILT CONDITIONS ONLY

SCALES
 1"=30' HORIZONTAL
 1"=5' VERTICAL
 BENCHMARK:
 CITY MONUMENT AT THE CL INTERSECTION
 OF BETEL DR. AND KERNEL CIRCLE.
 ELEVATION: 3659.24 (CITY DATUM)



0+00 1+00 2+00 3+00 4+00 5+00



CONDE INC.
1790 LEE TREVINO, STE. 400
EL PASO, TEXAS

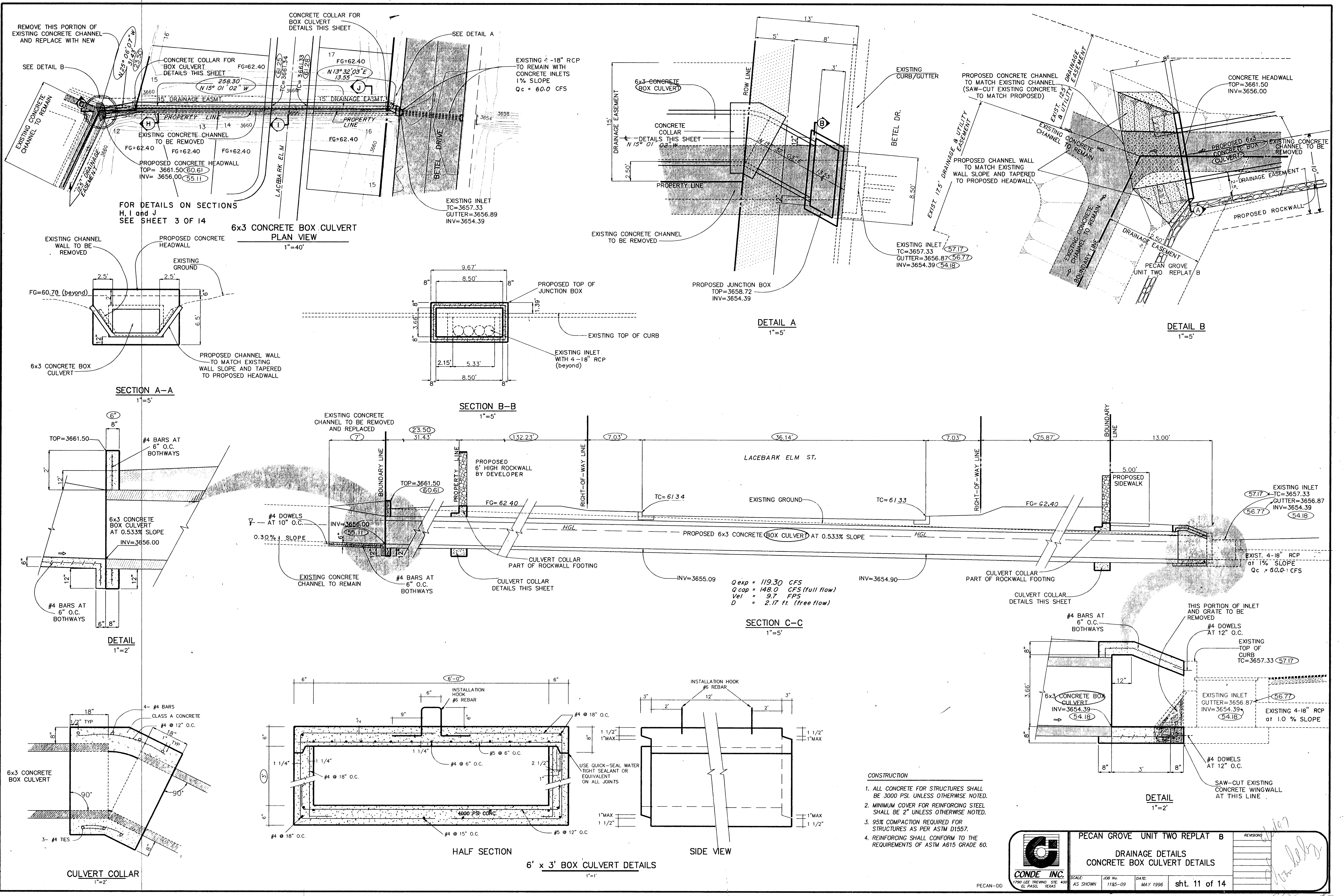
PECAN GROVE
UNIT TWO REPLAT B
PLAN PROFILE
MONDEL PINE PLACE

REVISIONS
 0/18/97 As Built

SCALE: 1"=30' JOB No. 1195-09 DATE: MAY 1996 sht. 10 of 14

600415

Handwritten signature and initials



REMOVE THIS PORTION OF EXISTING CONCRETE CHANNEL AND REPLACE WITH NEW

FOR DETAILS ON SECTIONS H, I and J SEE SHEET 3 OF 14

EXISTING 4-18" RCP TO REMAIN WITH CONCRETE INLETS 1% SLOPE Qc = 60.0 CFS

PROPOSED JUNCTION BOX TOP=3658.72 INV=3654.39

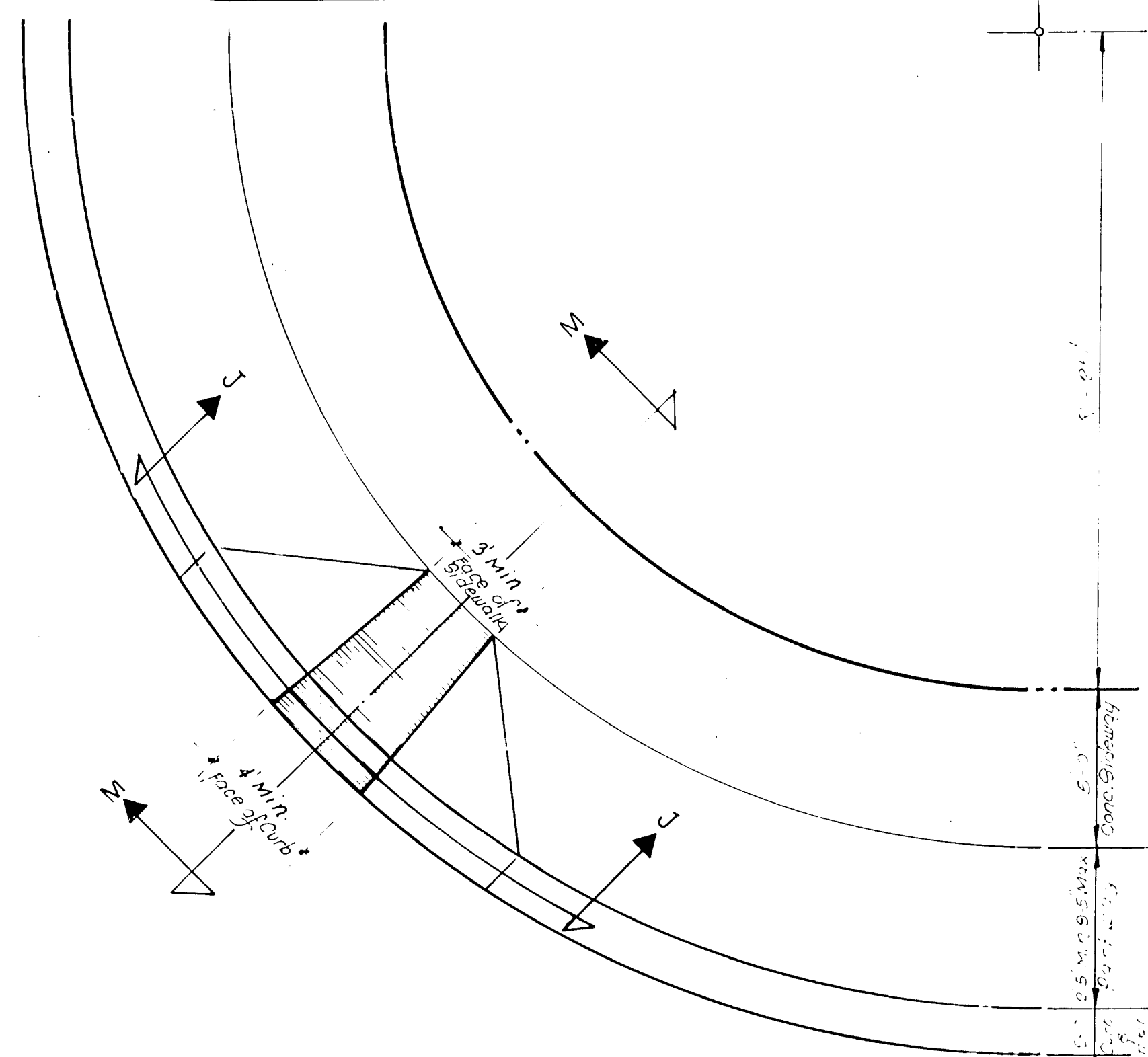
EXISTING INLET TC=3657.33 GUTTER=3656.87 INV=3654.39

CONCRETE HEADWALL TOP=3661.50 INV=3656.00

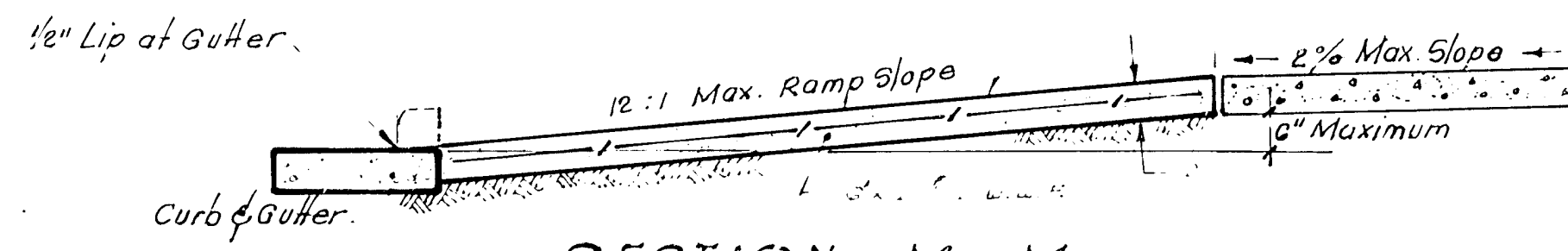
Q_{exp} = 119.30 CFS
Q_{cap} = 148.0 CFS (full flow)
Vel = 9.7 FPS
D = 2.17 ft. (free flow)

	PECAN GROVE UNIT TWO REPLAT B			REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000
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TYPICAL SIDEWALK & WHEELCHAIR SECTION DETAILS

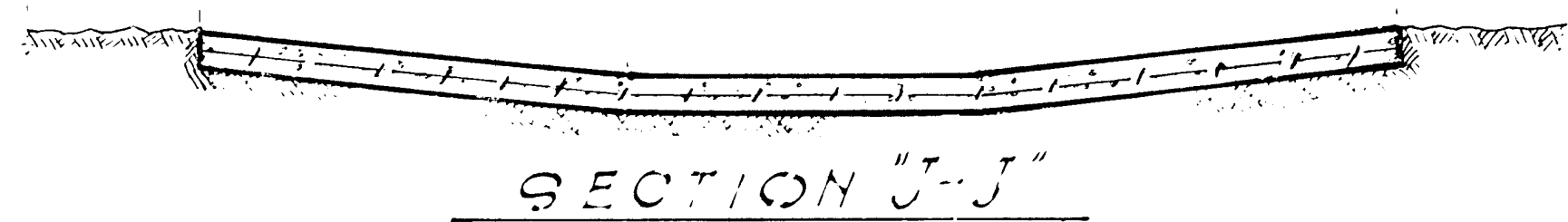


WHEEL CHAIR RAMP DETAILS
Scale: 1" = 2'

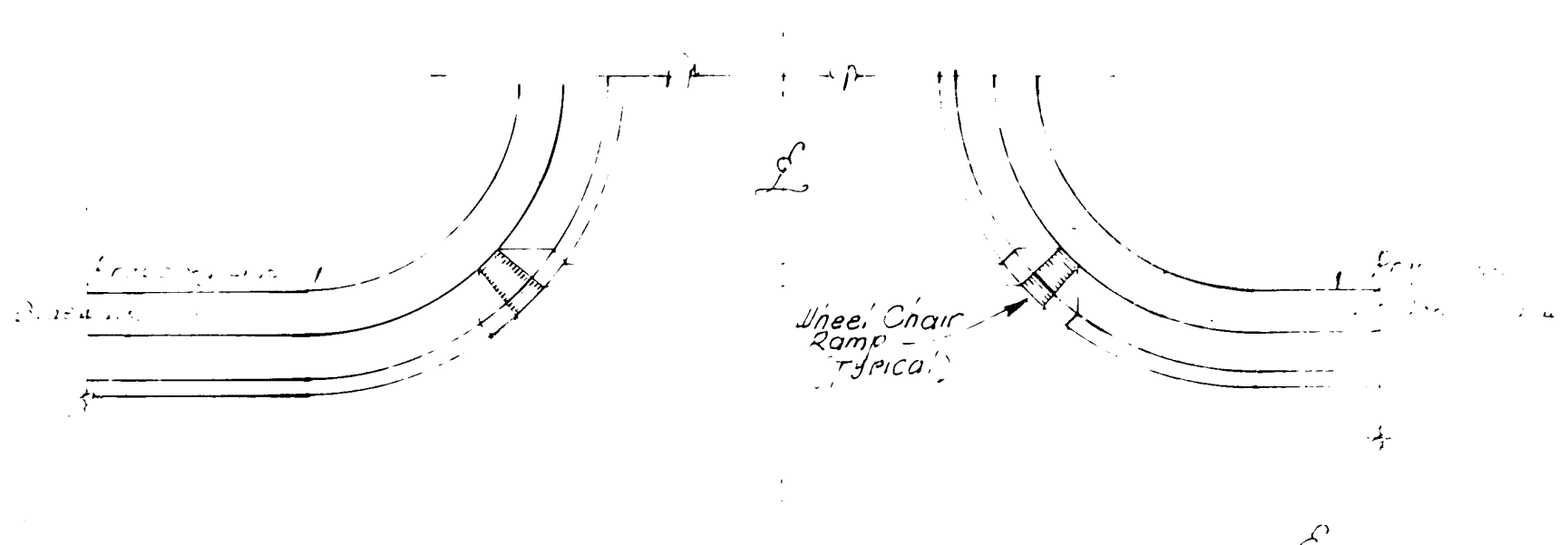


SECTION M-M

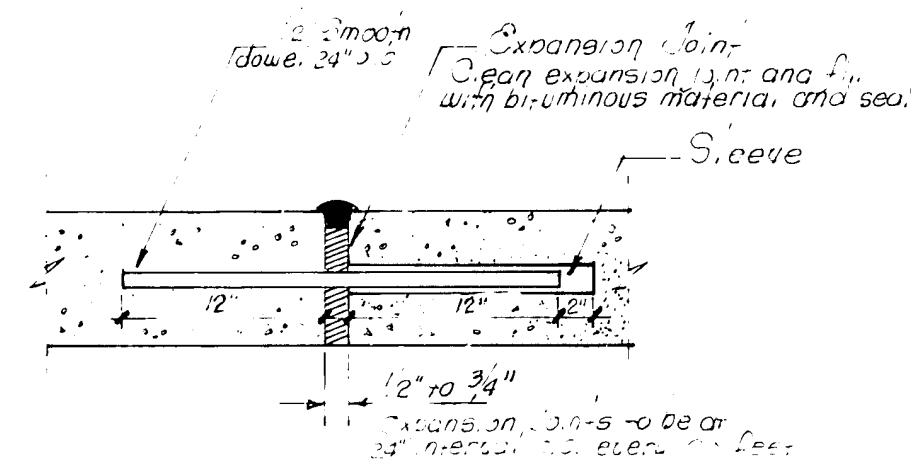
5' Min. at face of Curb 4' Min. at face of Curb 5' Min. at face of Curb
3' Min. at back of walk



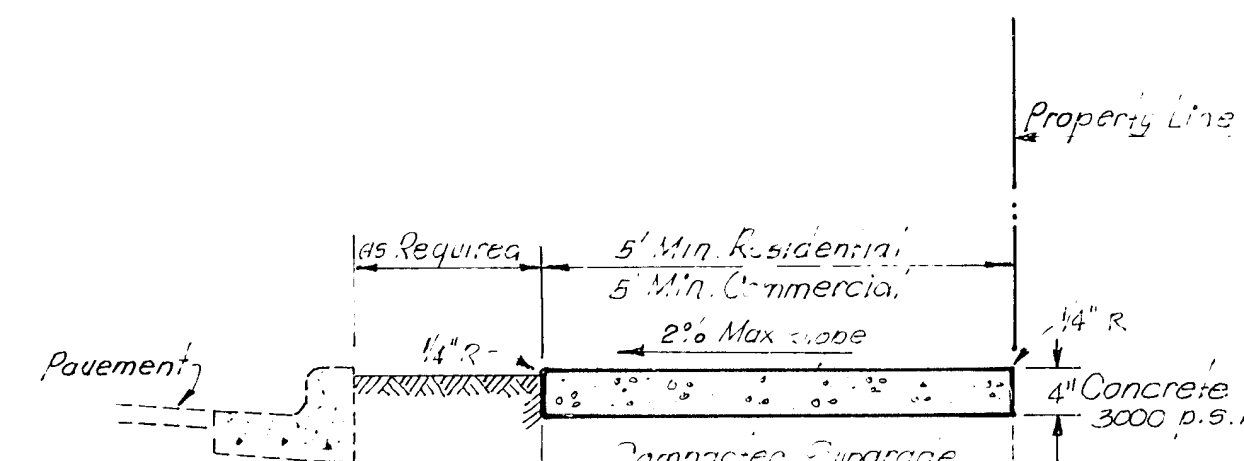
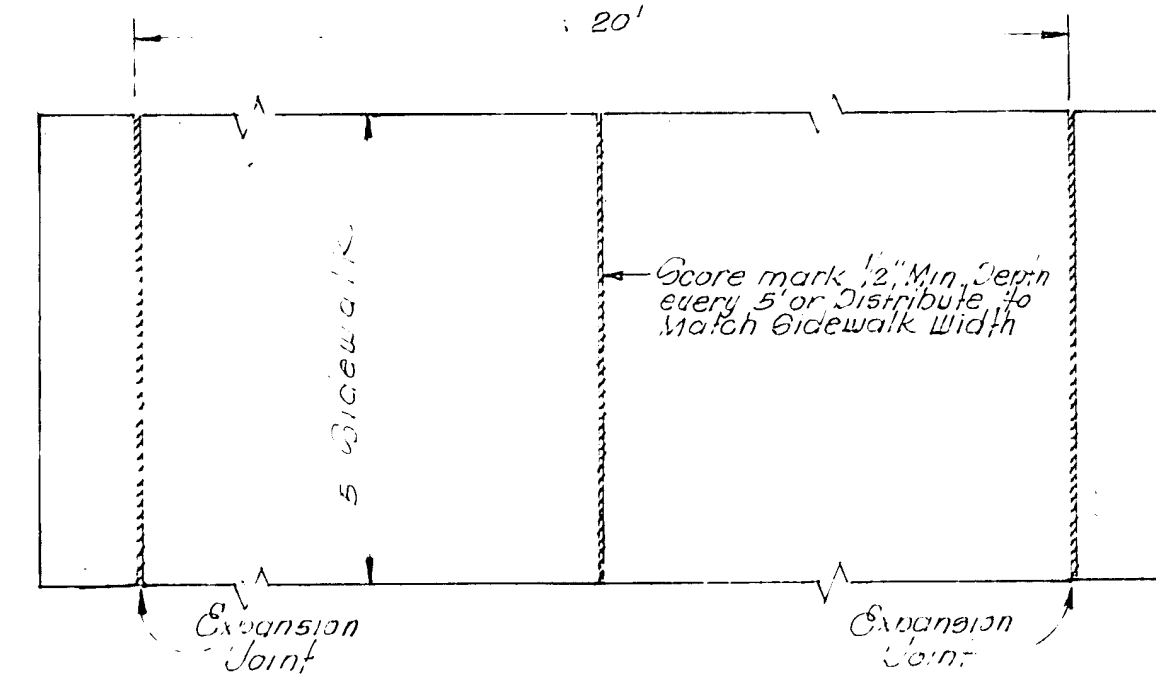
SECTION J-J



WHEEL CHAIR RAMP PLAN & ELEV. DETAILS



EXPANSION JOINT DETAIL

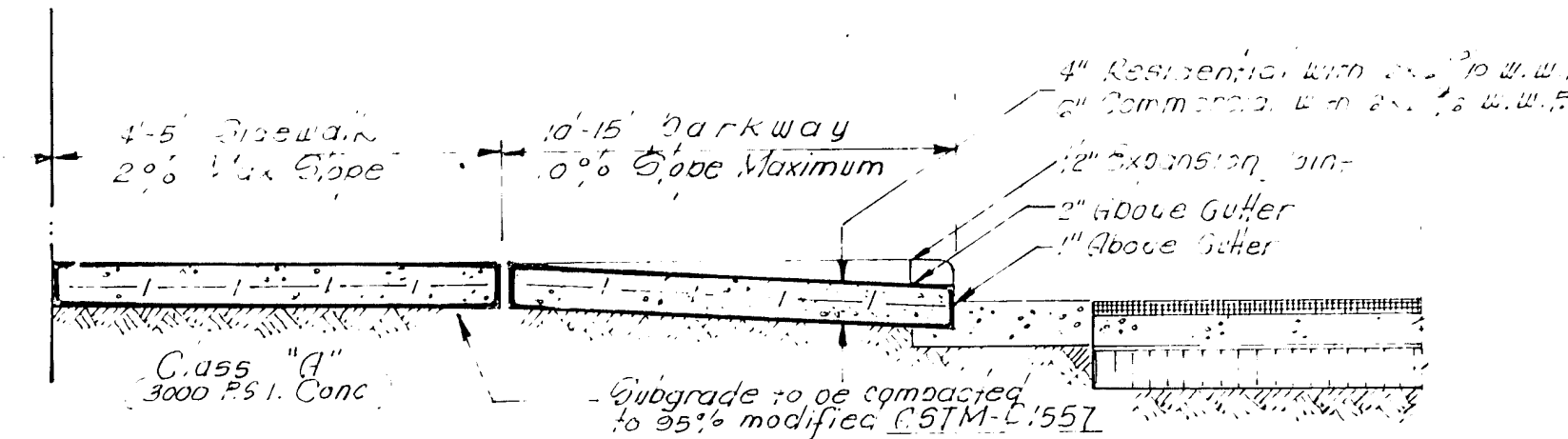


SIDEWALK SECTION
Scale: 1" = 2'

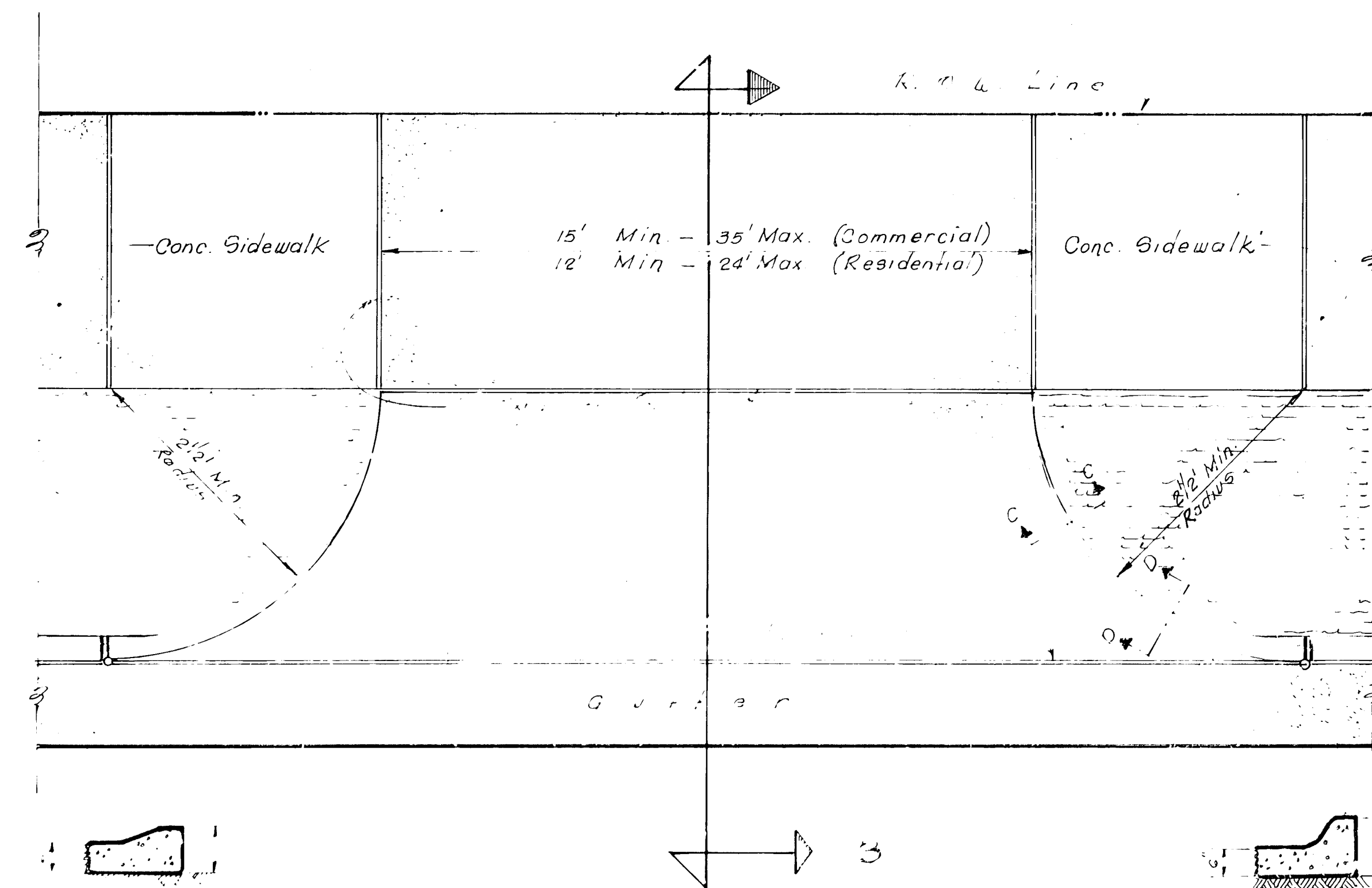
NOTES:

- Expansion joint filler shall be 1/2" aluminum type preformed joint filler (ASHO M-33).
- Wherever sidewalk abuts rock or masonry structures such as curbs or buildings, expansion joint filler shall be placed in accordance with Standard Specifications.

TYPICAL SIDEWALK DETAILS



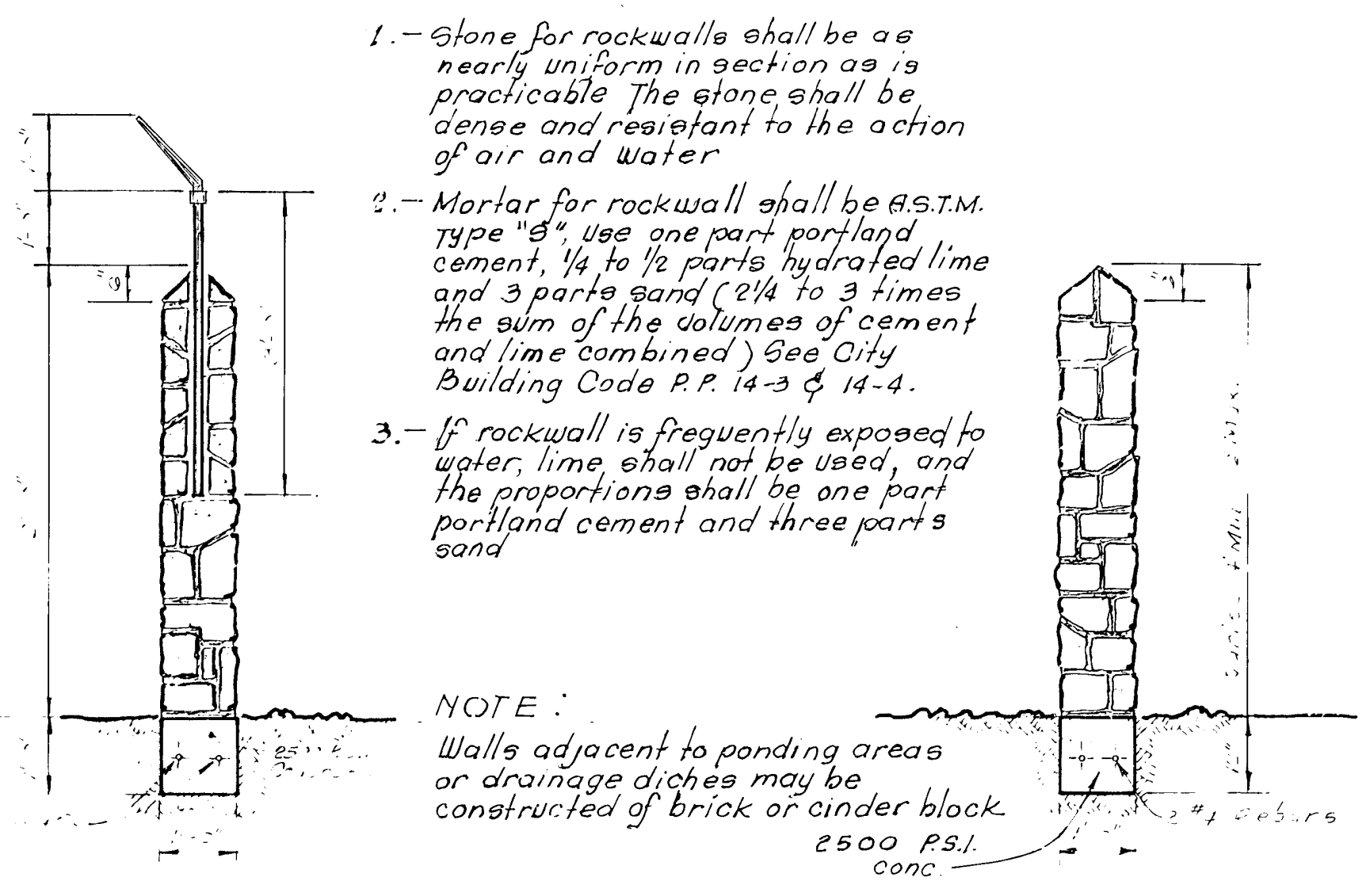
SECTION B-B
Scale: 1" = 2'



SECTION C-C
Scale: 1" = 2'

TYPICAL ROCKWALL DETAILS

1. Stone for rockwalls shall be as nearly uniform in section as is practicable. The stone shall be dense and resistant to the action of air and water.



- Stone for rockwalls shall be as nearly uniform in section as is practicable. The stone shall be dense and resistant to the action of air and water.
- Mortar for rockwall shall be A.S.T.M. Type "S", use one part portland cement, 1/4 to 1/2 parts hydrated lime and 3 parts sand (2/4 to 3 times the sum of the volumes of cement and lime combined). See City Building Code P.P. 14-3 & 14-4.
- If rockwall is frequently exposed to water, lime shall not be used, and the proportions shall be one part portland cement and three parts sand.

NOTE:

Walls adjacent to ponding areas or drainage ditches may be constructed of brick or cinder block 2500 P.S.I. conc.

TYPE #1

TYPE #2

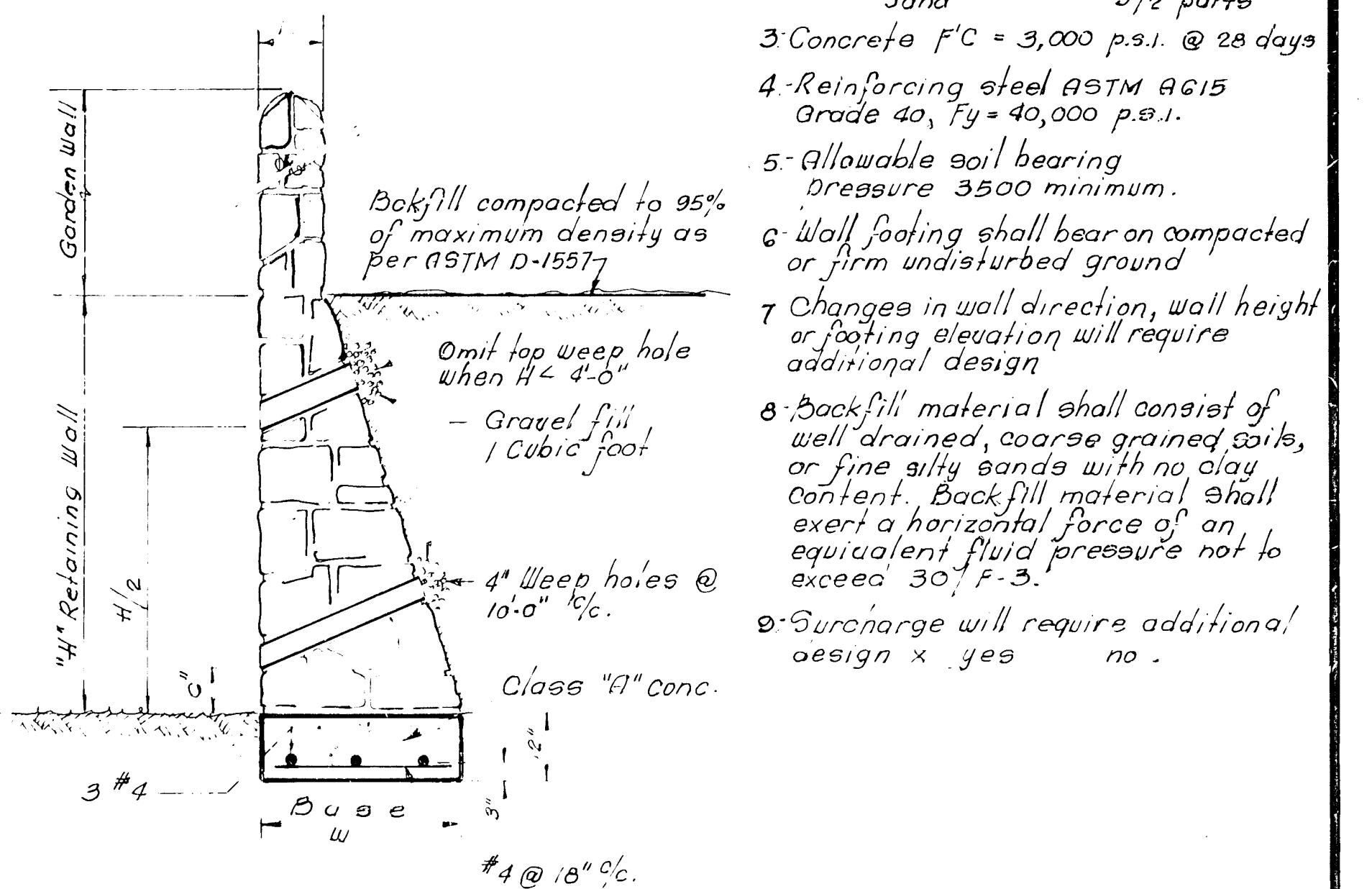
TYPICAL RETAINING WALL DETAILS

Rock Retaining Wall Chart

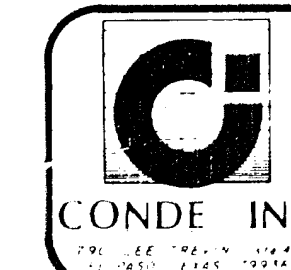
H	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"
W	2'-0"	2'-3"	2'-9"	3'-3"	3'-9"	4'-9"	5'-3"

GENERAL NOTES

- Natural stone shall be sound & free from loose or friable inclusions & shall meet required strength & durability for proposed use.
- Mortar shall be ASTM-C-270 types proportion by volume:
Portland cement 1 part
Lime 1/4 part
Sand 3 1/2 parts
- Concrete f'c = 3,000 p.s.i. @ 28 days
- Reinforcing steel ASTM A615 Grade 40, Fy = 40,000 p.s.i.
- Allowable soil bearing pressure 3500 minimum.
- Wall footing shall bear on compacted or firm undisturbed ground.
- Changes in wall direction, wall height or footing elevation will require additional design.
- Backfill material shall consist of well drained, coarse grained soils, or fine silty sands with no clay content. Backfill material shall exert a horizontal force of an equivalent fluid pressure not to exceed 30' F-3.
- Surcharge will require additional design x yes no.



TYPICAL RETAINING ROCKWALL



PECAN GROVE UNIT TWO REPLAT B

TYPICAL SECTIONS

AS SHOWN 1195-09 MAY 1996 12 14

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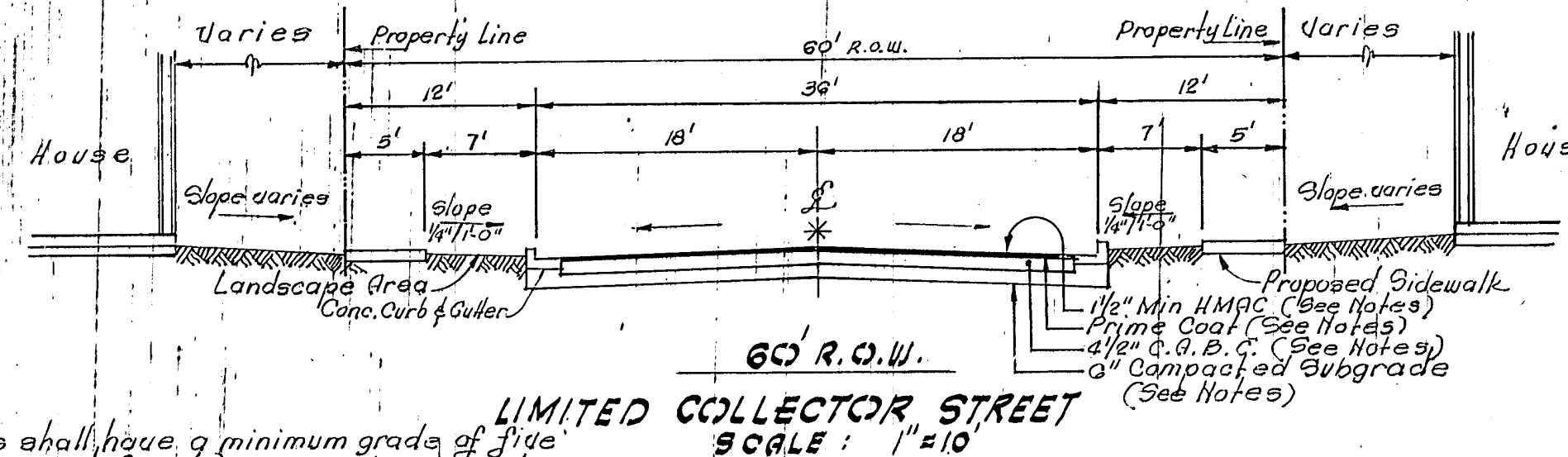
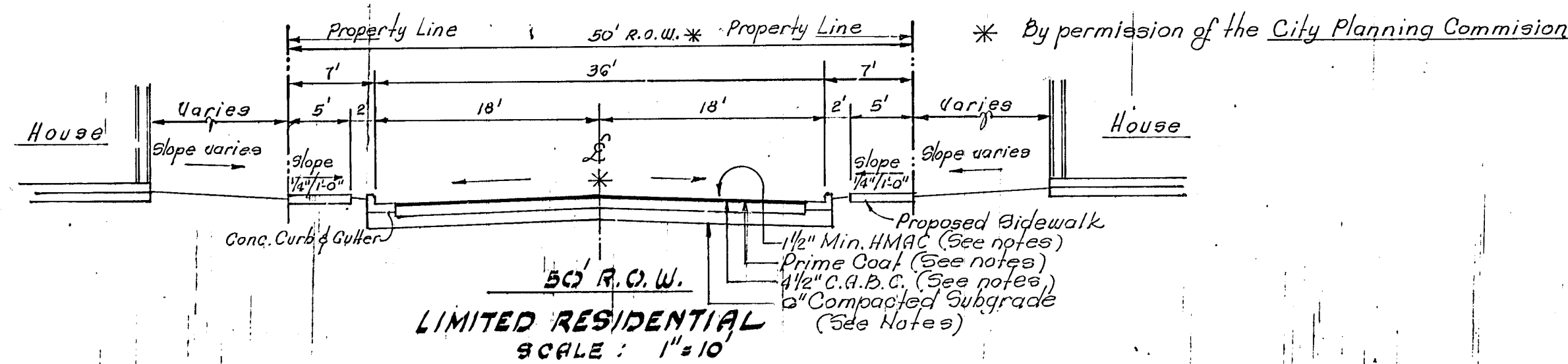
NOTES

- Subgrade to be compacted to 95% of maximum density as per ASTM D1557.
- Base to be compacted to not less than 100% density in accordance with ASTM D1557.
- Bituminous material shall conform to AC-10 or AC-20 in accordance with ASTM-D 3313
- Prime coat to be 0.25 gal. per square yard (minimum coverage) MC-70.
- Compaction tests where required by the City Engineer must be paid for by the developer.
- C.P.R. tests will be required at 500 foot intervals after subgrade is placed, and/or a minimum of two tests if street is less than 500 feet.
- Strict vertical control of all curb and gutter elevations will be maintained. Blue topping will be required throughout.
- All plans must be in accordance with the latest edition of the City of El Paso Subdivision Design and Improvement Standards.
- HMAC, Base, Sub base will be in accordance with latest City of El Paso Specifications.
- Minimum Pavement Design Details are shown. Actual Pavement Design will be determined by C.P.R.

TRENCHING

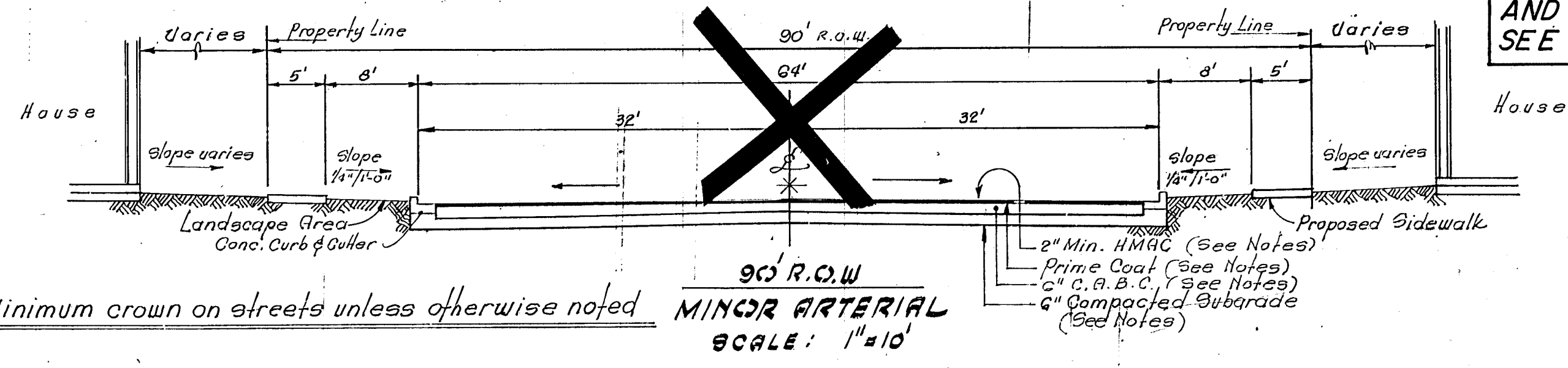
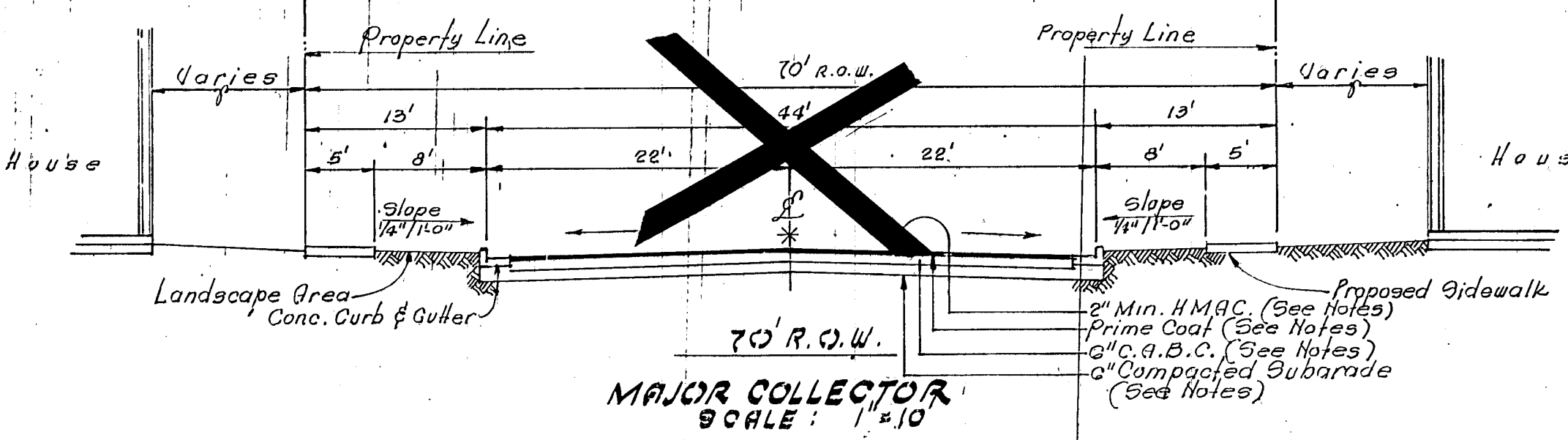
All trenching shall be done in strict accordance with 054A-2226.

TYPICAL STREET SECTIONS DETAILS



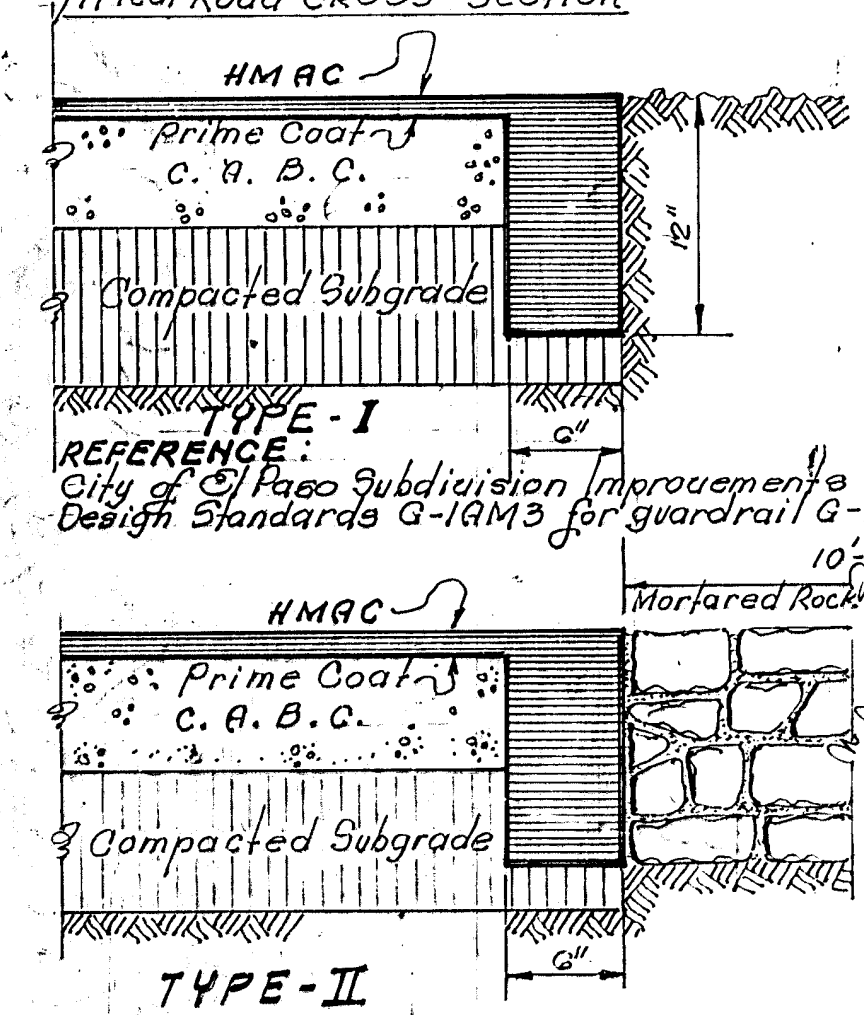
NOTE:

All streets shall have a minimum grade of five tenths of percent (0.5%) or a maximum grade of eleven percent (11.0%).

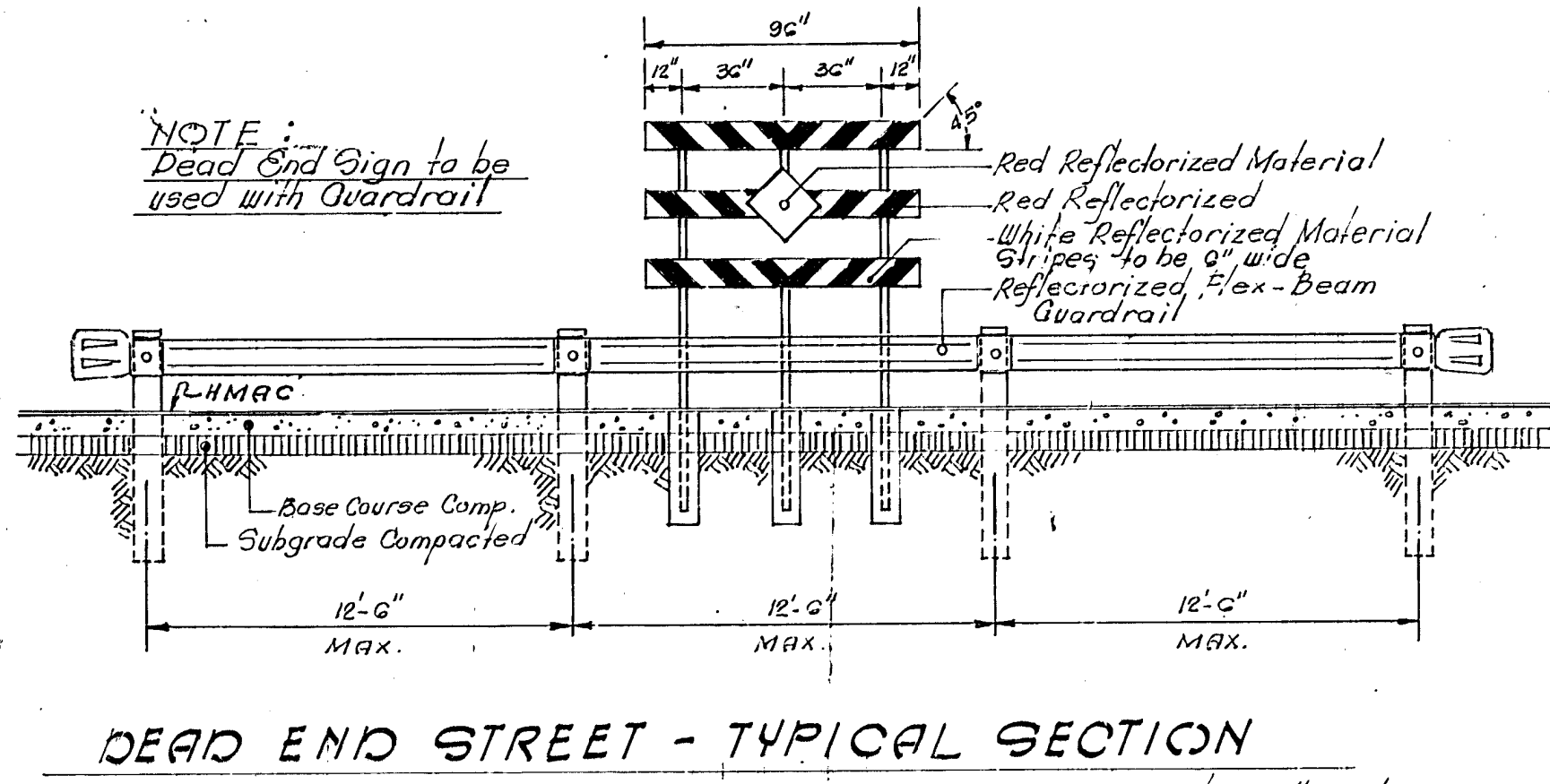


* 2% Minimum crown on streets unless otherwise noted

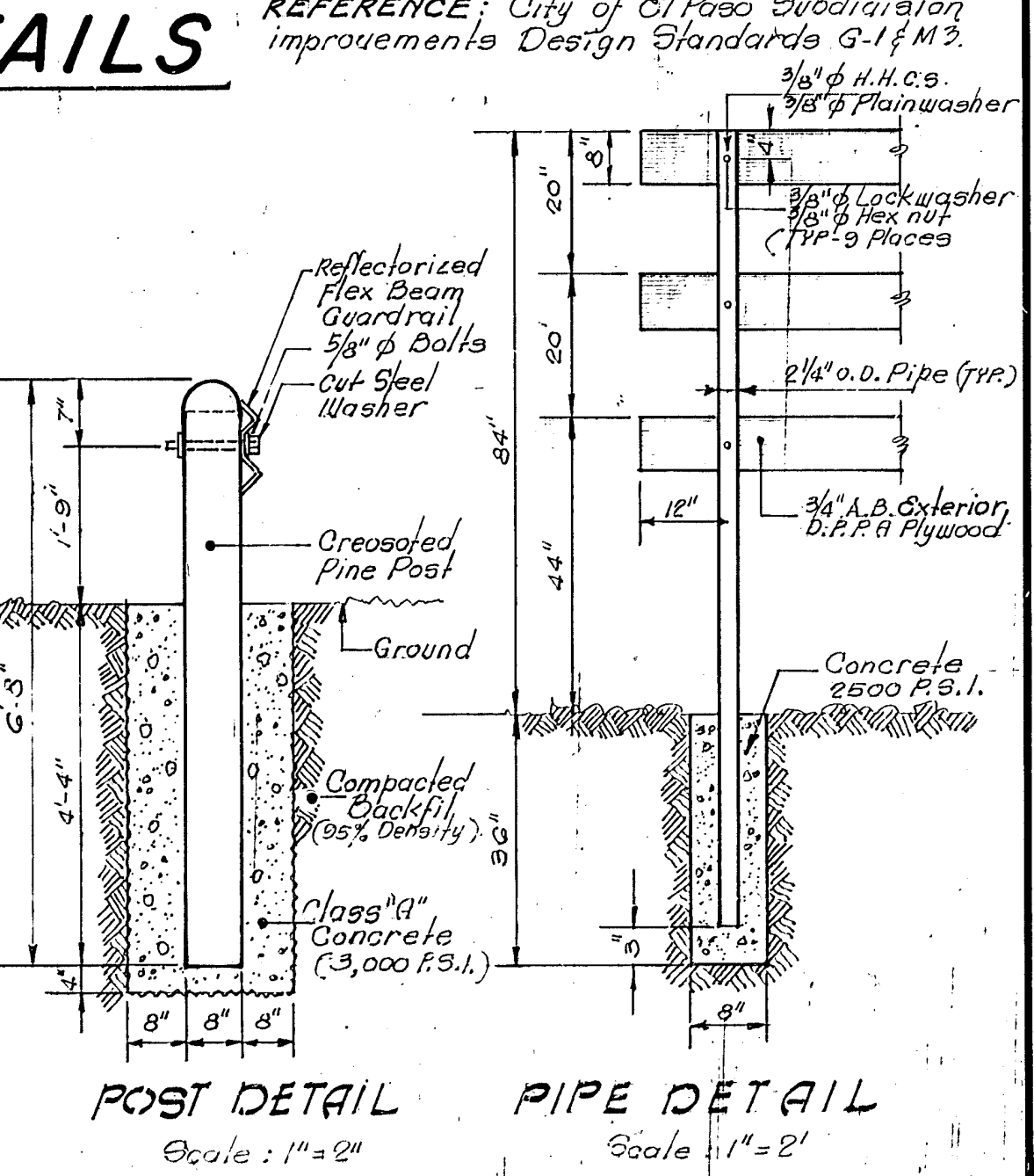
NOTE:
Thickened edge shall be constructed in courses not over 4" in thickness, each course thoroughly compacted before placing next course, final course to be placed monolithic with pavement at END of Street only.
For pavement specifications see Typical Road Cross-Section



DEAD END, TERMINUS & GUARD RAIL DETAILS



NOTE:
Dead End Sign to be used with Guardrail
Red ReflectORIZED Material
White ReflectORIZED Material
5 1/2" x 11" x 1/2" wide
ReflectORIZED Flex-Beam Guardrail

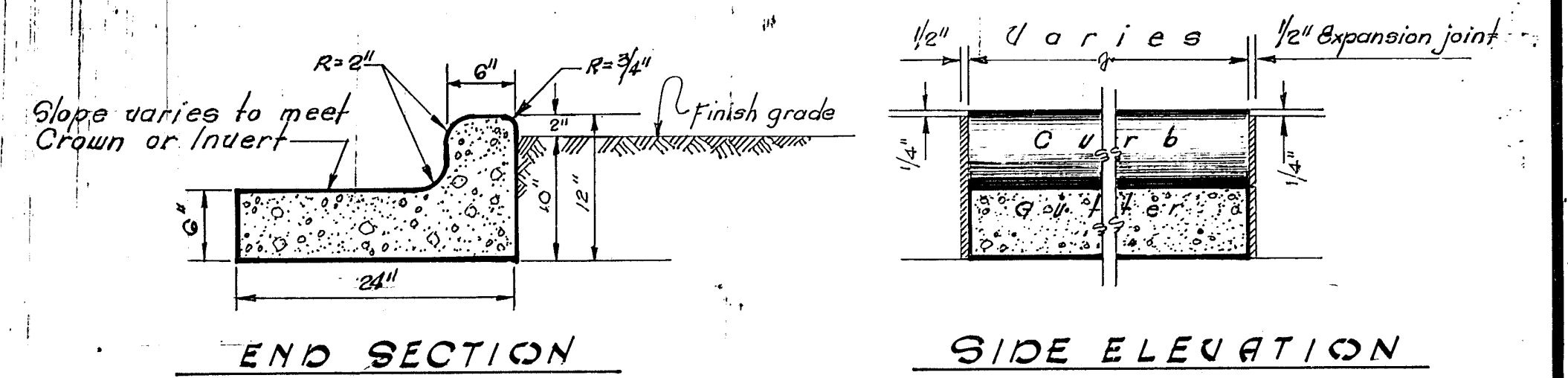


REFERENCE: City of El Paso Subdivision Improvements Design Standards G-1 & M-3

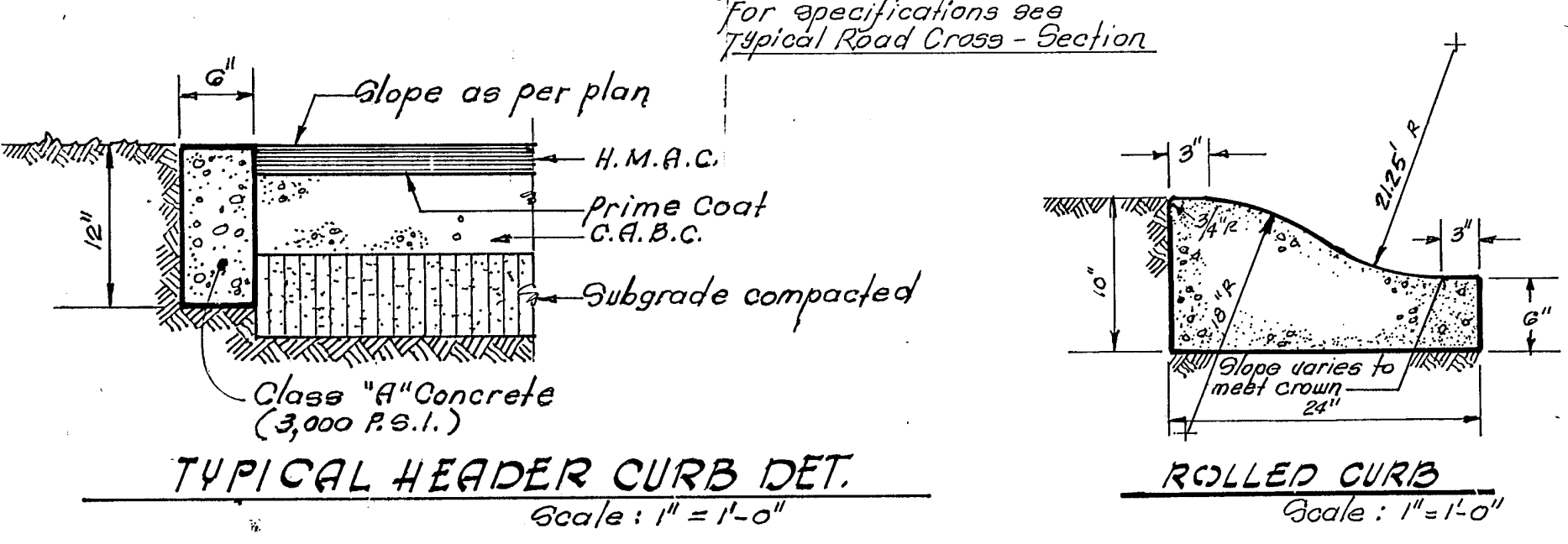
CURB DETAILS

NOTES:

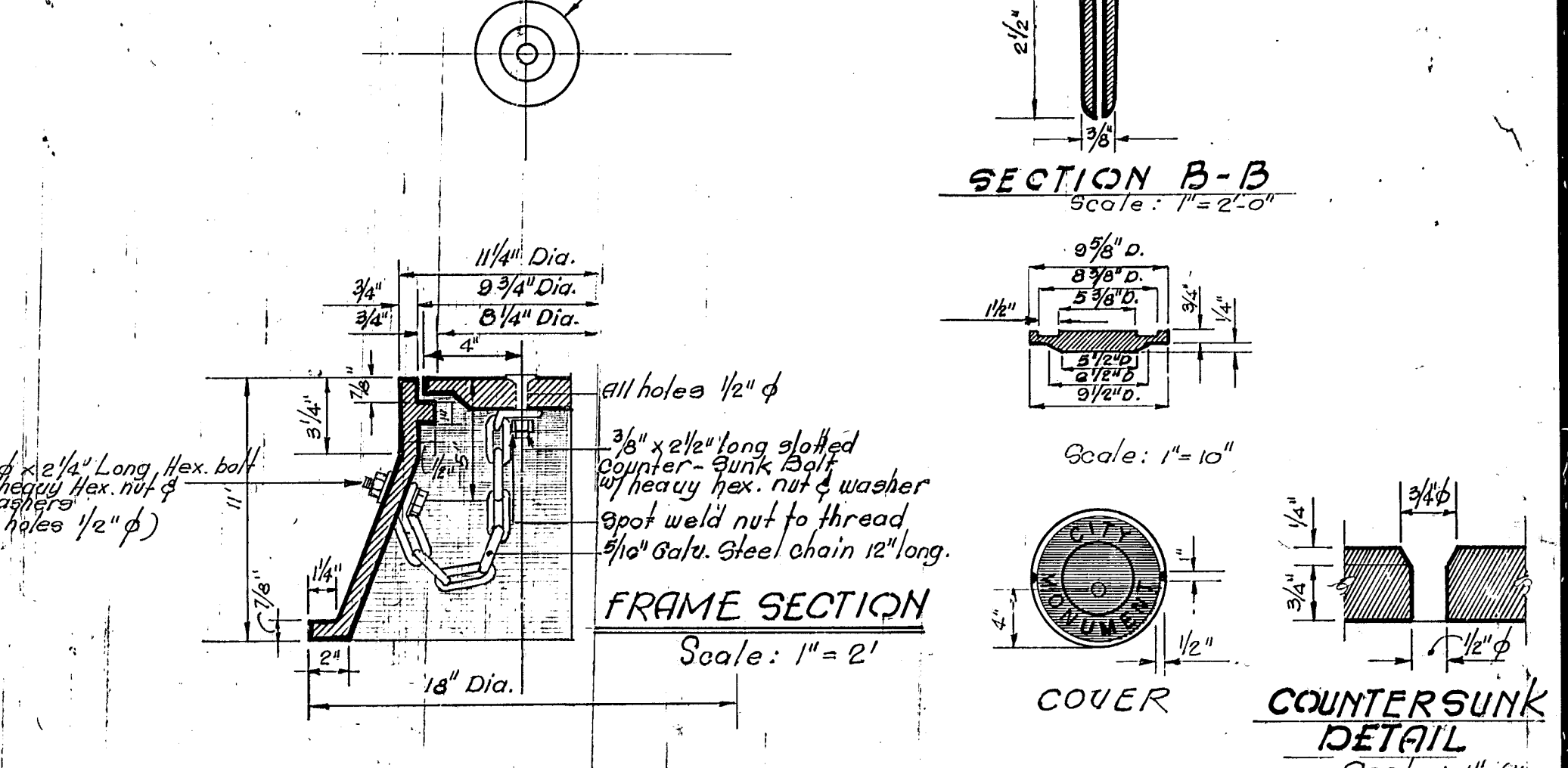
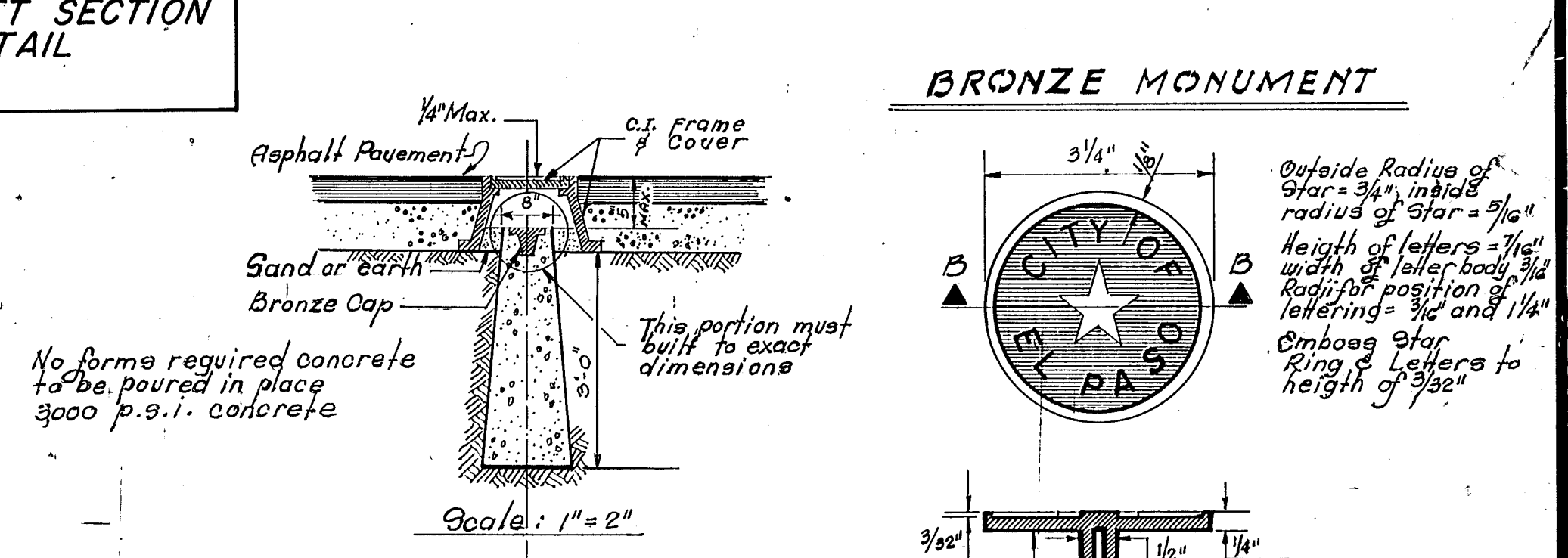
- No expansion joints will be required except at the end of curb returns. (Point of tangency with straight turns of curb) at every intersection.
- Contraction joints (1/4 inch min.) spaced joints must be installed every 10 feet in curb & gutter.
- All expansion joints will be of preformed bituminous fiber 1/2 inch thick.
- Concrete: Class "A" 3,000 P.S.I.



TYPICAL HEADER CURB DET.



MONUMENT DETAILS

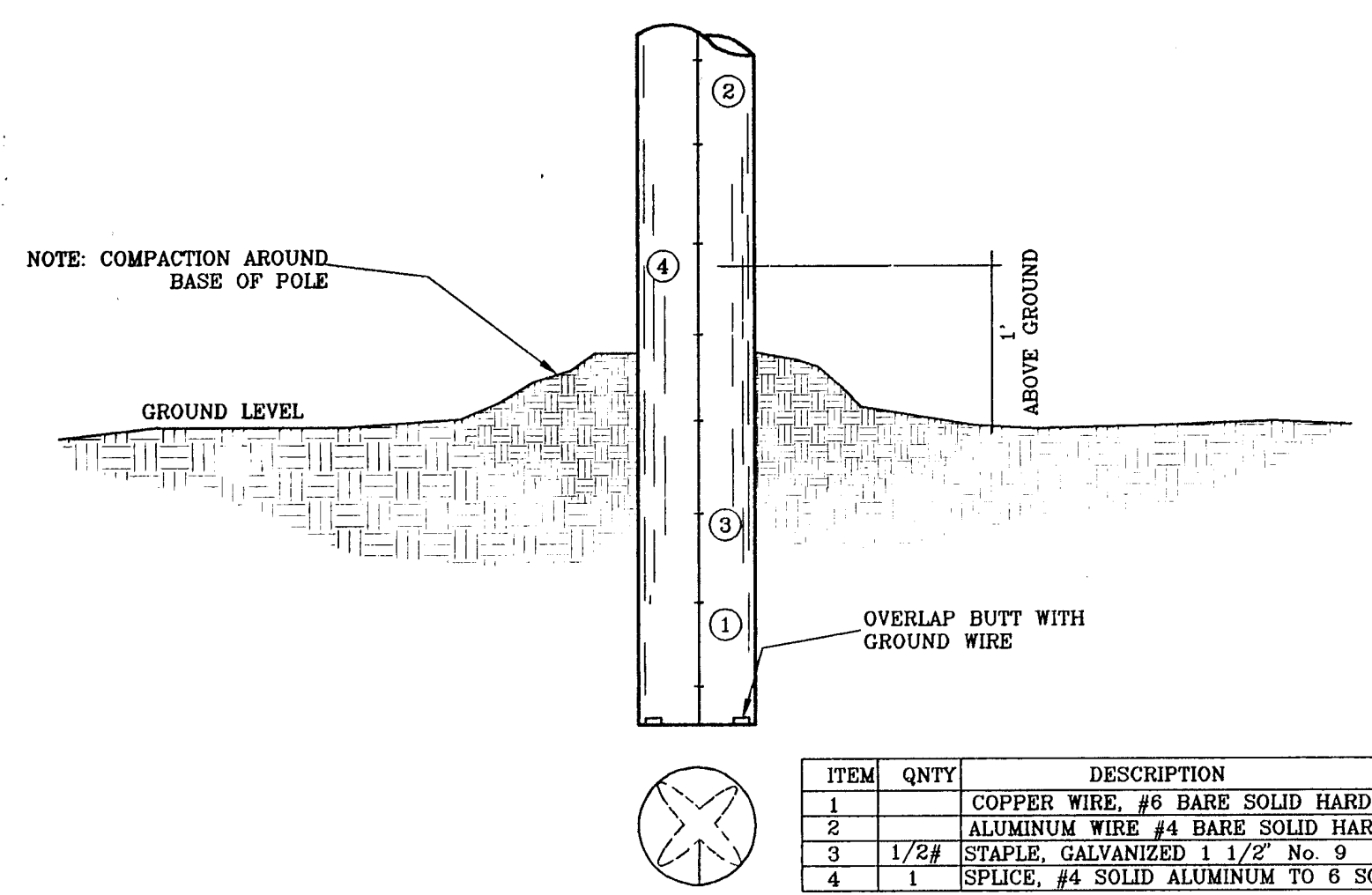


CONDE INC. 1985 TEXAS HIGHWAY 21, P.O. BOX 1555, TEXAS 75155

PECAN GROVE UNIT TWO REPLAT B
TYPICAL STREET SECTIONS & DETAILS

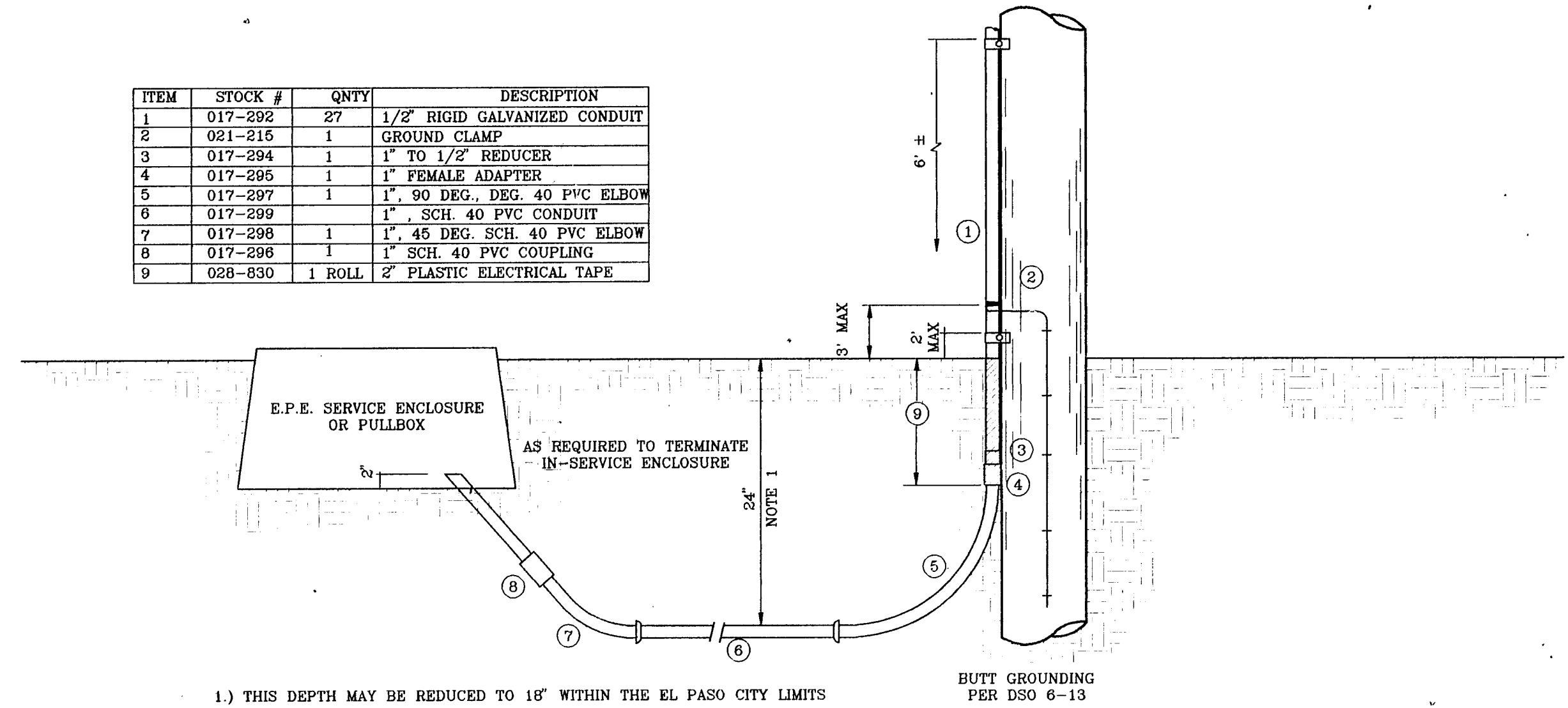
SCALE: AS SHOWN
JOB No.: 1195-09
DATE: MAY - 1998
SHT 13 OF 14

REVISIONS

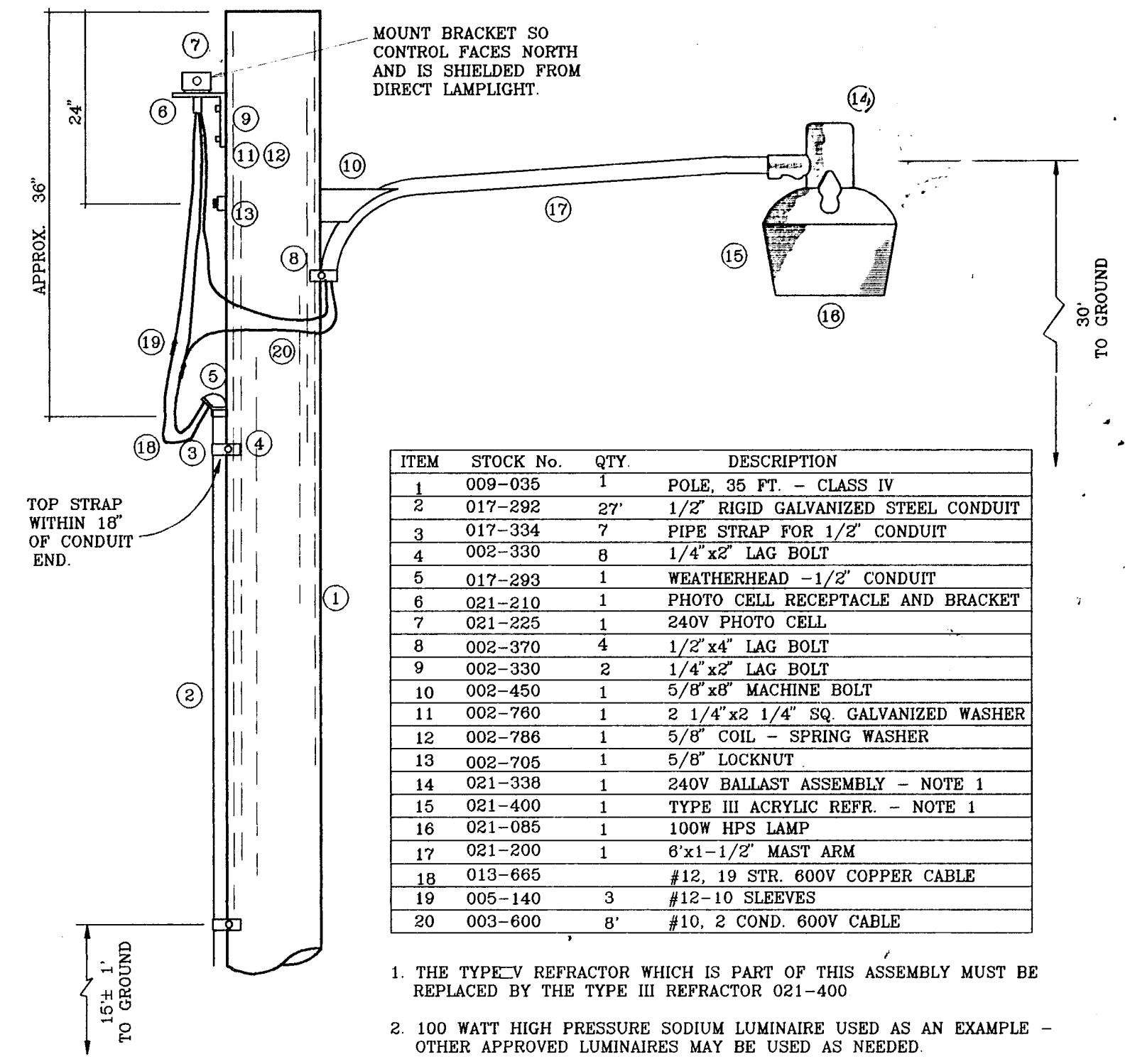


DISTRIBUTION BUTT GROUNDING

ITEM	STOCK #	QNTY	DESCRIPTION
1	017-292	27	1/2" RIGID GALVANIZED CONDUIT
2	021-215	1	GROUND CLAMP
3	017-294	1	1" TO 1/2" REDUCER
4	017-295	1	1" FEMALE ADAPTER
5	017-297	1	1", 90 DEG., DEG. 40 PVC ELBOW
6	017-299	1	1", SCH. 40 PVC CONDUIT
7	017-298	1	1", 45 DEG. SCH. 40 PVC ELBOW
8	017-296	1	1" SCH. 40 PVC COUPLING
9	028-830	1 ROLL	2" PLASTIC ELECTRICAL TAPE

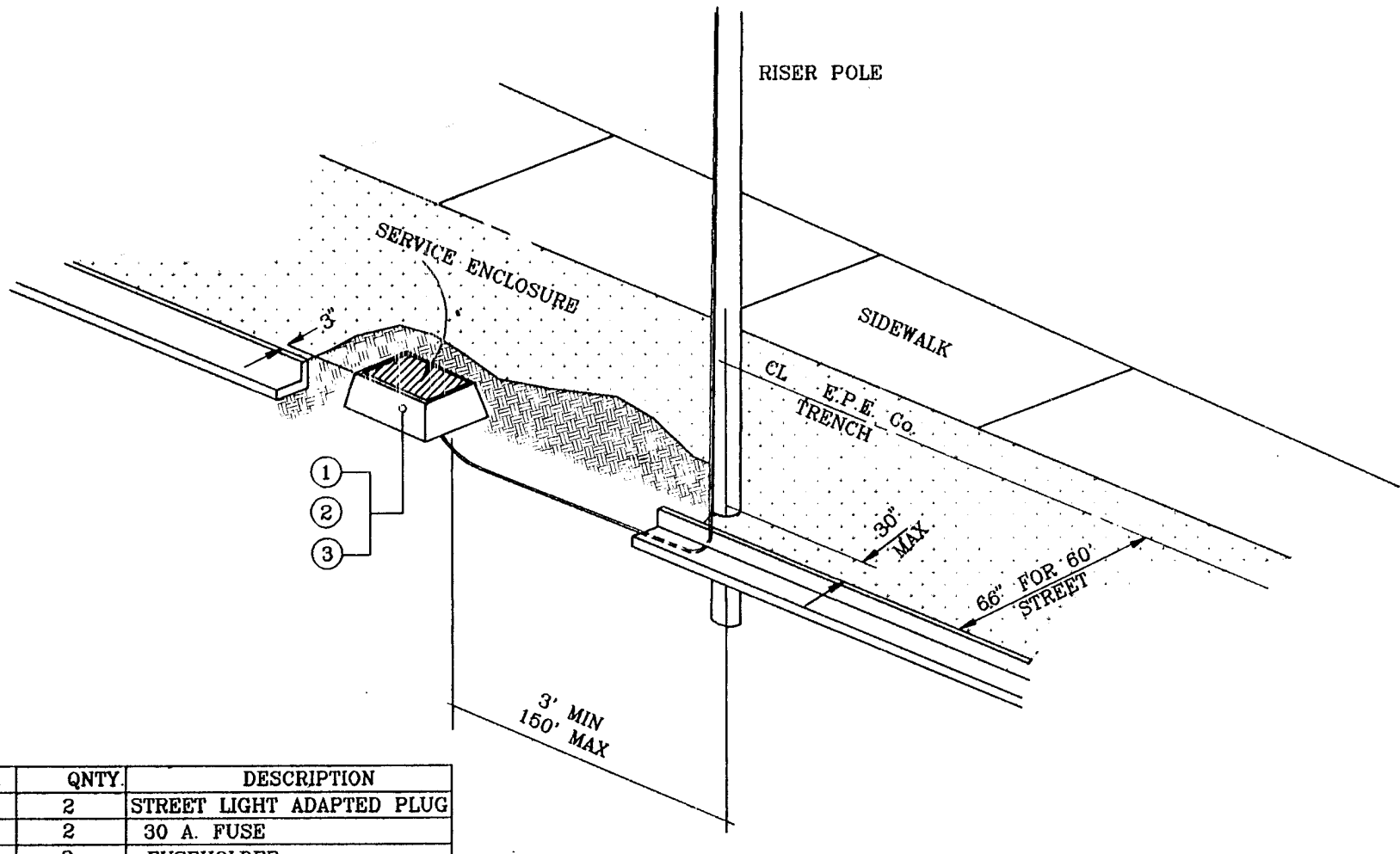
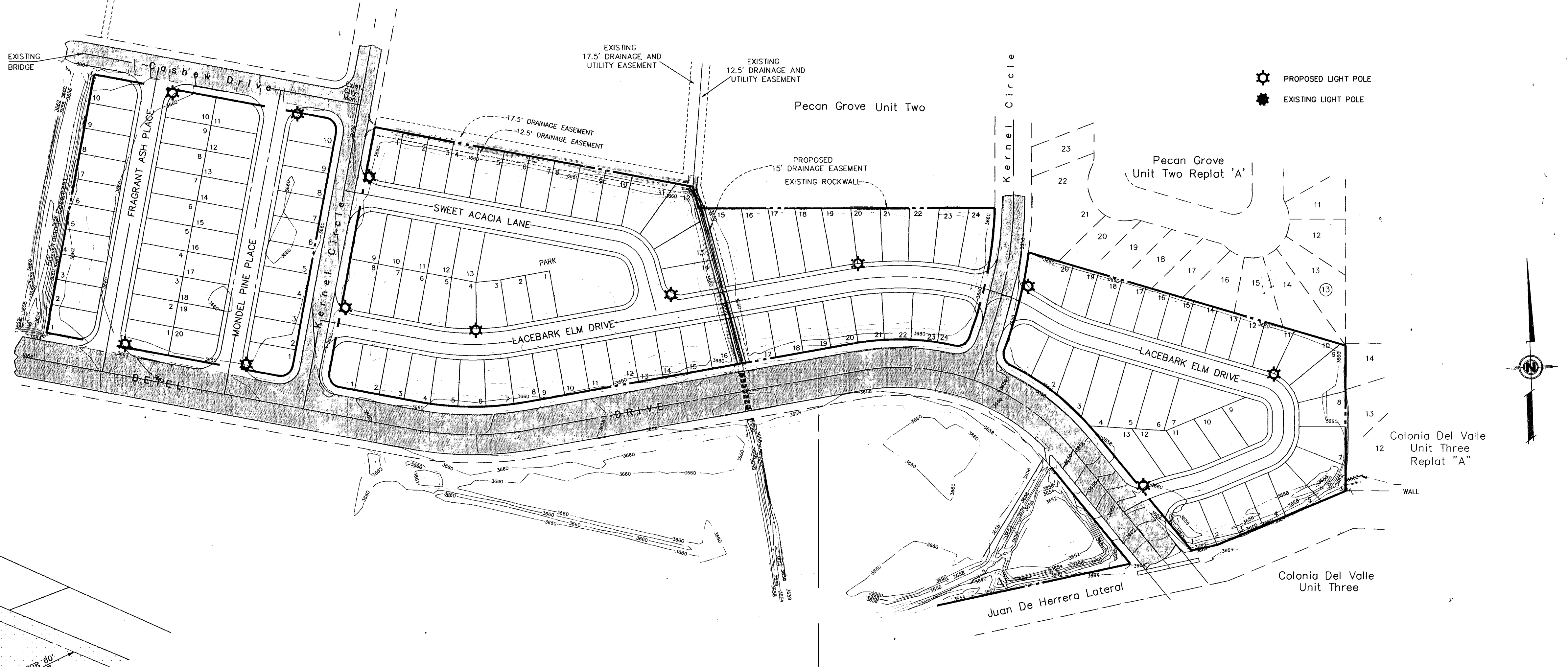


UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE



UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE

NOTE: STREET LIGHTING TO BE IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION IX



STREET LIGHT POLE LOCATION

ITEM	STOCK No.	QNTY	DESCRIPTION
1	017-004	2	STREET LIGHT ADAPTED PLUG
2	021-245	2	30 A FUSE
3	021-247	2	FUSEHOLDER

PECAN GROVE UNIT TWO REPLAT B

ILLUMINATION DETAILS AND STANDARDS

CONDE INC. 1700 LEE BREVINO STE. 400 EL PASO, TEXAS

SCALE: 1"=100'

JOB No. 1195-09

DATE: MAY 1996

REVISIONS

sh. 14 of 14

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