

PROTECTIVE COVENANTS
TIERRA DEL ESTE UNIT SIXTY EIGHT
TO THE CITY OF EL PASO, TEXAS

PART A. PREAMBLE

RANCHOS REAL XV, LLC ("the Declarant"), being the owner of the following described property in El Paso County, Texas:

All of TIERRA DEL ESTE UNIT SIXTY EIGHT (an Addition to the City of El Paso), El Paso County, Texas, as the same is shown and designated on the plat of said addition recorded in the office of the Clerk of El Paso County, Texas.

does hereby establish restrictive covenants on the said property as follows:

PART B. AREA OF APPLICATION

- B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C, in their entirety, shall apply to all lots and blocks in TIERRA DEL ESTE UNIT SIXTY EIGHT, EXCEPT those noted in Parts B-2, B-3 and B-4 below.
- B-2 PONDING AREA. Lot 19, Block 359, is a Ponding Area for storm water and is restricted to such use by the City of El Paso.
- B-3 PARK SITE. Lot 21, Block 367, has been designated as a City park site and is hereby excluded from these covenants.
- B-4 UTILITY EASEMENT AND ACCESS; BIKE AND HIKE TRAIL. Lot 11, Block 349, Lot 13, Block 350; Lot 11, Block 357; Lot 1, Block 359; the Northerly East of Lot 1, Block 360; Lots 1 and 2, Block 370 have been designated as a utility easement and access, hike and bike trail.

PART C. RESIDENTIAL AREA COVENANTS

- C-1 LAND USE AND BUILDING TYPE. Except as set forth in Parts B-2, B-3 and B-4, no lot shall be used except for residential purposes. No structure shall be erected, altered, or placed or be permitted to remain on any of said lots, or any part thereof, other than one detached single family dwelling not to exceed two stories in height, together with a private garage, carport or other form of off street parking and other customary appurtenances to private dwellings. No more than one residential structure shall be erected on any lot or site shown on the plat map of said property. The number of lots is restricted to the 425 lots shown on the plat map for TIERRA DEL ESTE UNIT SIXTY EIGHT.
- C-2 PARK LOTS. Lots 11 through 20 and 22 through 31 of Block 367 (the "Park Lots") are required to have the front of the house facing the park with vehicular access from the alley at the rear of the lot. All owners of Park Lots shall construct a five (5') fence inside the lot line

facing the Park in accordance with the design standards set forth in Exhibit "A" attached hereto and made a part hereof. Any wall constructed along the alley must be located five feet (5') inside the lot line as shown on Exhibit "B" attached hereto and made a part hereof.

- C-3 ALLEY LOTS. Lots 1 through 20 and 22 through 41 of Block 367 (the "Alley Lots") are required to have vehicular access from the alley at the rear of the lot. Any wall along the alley must be located five feet (5') inside the lot line as shown on Exhibit "B" attached hereto and made a part hereof.
- C-4 ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. After such location with respect to topography and finish grade elevation has been approved and the finish grade of the lot has been completed, such finish grade shall not be altered, changed or disturbed. Approval shall be as provided in Part D.
- C-5 DWELLING SIZE. The ground floor of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,000 square feet for a one-story dwelling, and the combined living area of a 1 1/2 or 2 story house shall not be less than 1,000 square feet for up and downstairs. However, in no event shall the ground floor of a 1, 1 1/2 or 2 story house be less than 750 square feet. The Architectural Control Committee shall be empowered to grant individual waivers not to exceed 10% of the above minimum area requirements, provided the proposed dwelling shall in general reflect credit to the neighborhood.
- C-6 BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines required for these lots as set in the City of El Paso Zoning Ordinance. In any event, no building shall be located on any lot nearer than 10 feet from the front lot line, however, in no event shall the garage be located closer than 20 feet from the property line. No building shall be nearer than 10 feet from the side street lines; nor nearer than 5 feet to interior lot lines except, however, of setback waivers granted by the City of El Paso for this subdivision and/or that a garage located at least 65 feet from the property line may be placed not nearer than 3 feet from the lot line of interior lots. For the purposes of this covenant, boxed and bay windows, eaves, steps, and open porches or stoops, and projections of fireplaces and windows shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- C-7 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an average width of less than forty five (45) feet, nor shall any dwelling be erected or placed on any lot having an area of less than four thousand five hundred (4,500) square feet. No lot shall be re-subdivided to an average width of less than forty-five (45) feet.
- C-8 LOT DRAINAGE.
- A. All lots within the subdivision, whether vacant, with buildings under construction or with completed buildings (occupied or unoccupied) shall be designed and constructed to

provide positive lot drainage as required by the pertinent governmental authorities at the time, and the provisions of this Part C-8. Driveways, patios, walks, landscaping (including without limitation, grass, bushes, trees, brick, rock or other materials), and all other portions of each lot shall be constructed, installed and shall be maintained to drain away from the main building structure, and swaled, sloped or slanted through the rear, side and front yards so as to drain in accordance with Part C-8, B or C. If necessary, roof drainage will be collected in gutters and diverted to the alley pursuant to Part C-8, B or toward the front of the lot. Walls or other structures should not be placed along the side of any dwelling in a manner that would block or impair drainage (from the rear of the lot to the street.) Any variance from the drainage requirements of this Part C-8 shall only be made with the express written approval of the Architectural Control Committee.

B. All Park Lots and Alley Lots shall be designed and constructed to provide positive lot drainage from the front of the lot to the alley.

C. All lots other than Park Lots and Alley Lots shall be designed and constructed to provide positive lot drainage from the rear of the lot to the street in front of the lot.

D. FAILURE BY AN OWNER (INCLUDING BUILDERS) TO MAINTAIN THE PROPER DRAINAGE CAN RESULT IN DAMAGE TO THE IMPROVEMENTS (FOUNDATIONS, GARDEN AND/OR RETAINING WALLS, POOLS, WALKS, ETC.) FROM SETTLING AND/OR EROSION ON THE SUBJECT LOT AND ON SURROUNDING LOTS.

C-9

SLOPE CONTROL. As determined by the pertinent governmental agencies some lots may have designed, sloped area within the lot located at the side or rear of the lots. Soil conditions and/or storm drainage requirements, as stated by pertinent governmental authorities at the time, may dictate that the sloped areas be secured by a slope stabilization treatment and/or retaining walls. IT SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER WHOSE PROPERTY INCLUDES A SLOPED AREA(S) TO MAINTAIN AND/OR STABILIZE THE SLOPED AREA(S). Drainage of sloped area shall typically be controlled within the lot and drain to the street in front of the lot. However, if rear or side yard drainage easements are provided across adjoining lots connecting to subdivision streets or drainage rights of way, then the slope drainage may be diverted to flow through the easements to a connecting street or drainage right of way. Each lot owner shall be responsible for maintenance of that portion of any private drainage easement within their property. FAILURE BY THE LOT OWNER TO MAINTAIN OR STABILIZE THE SLOPE AND/OR DRAINAGE EASEMENT, IF ANY, FOR PROPER DRAINAGE MAY RESULT IN DAMAGE TO IMPROVEMENTS (FOUNDATIONS, GARDEN AND/OR RETAINING WALLS, POOLS, WALKS, ETC.) ON THE SUBJECT LOT AND ON SURROUNDING LOTS.

Storm drainage, landscape irrigation, swimming pool drainage or overflow or any other waterflow on or over the lots SHALL FLOW TO THE STREET OR ALLEY ONLY PERTINENT TO C-8 ABOVE AND NOT OVER SIDE OR REAR SLOPED AREAS WHETHER SAID SLOPES ARE WITHIN THE PROPERTY LINES OF THE LOT OR NOT. All surface drainage of the flat buildable areas of the lot shall be controlled and maintained as provided in paragraphs C-8 and C-9 herein.

Landscaping of the sloped areas at the side or rear of the lots may be permitted with the use of regional desert plants that can survive on the natural rainfall upon the slope. LANDSCAPE IRRIGATION OF ANY TYPE IS EXPRESSLY FORBIDDEN ON THE SLOPED AREAS ON THE LOTS.

- C-10 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- C-11 NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. No owner shall operate or allow to be operated on any lot or tract any electronic transmission or receiving device or equipment which interferes with normal radio, television, telephone or other electronic transmission or receiving devices or equipment of any other owners or residents in the subdivision. No owner shall erect, construct, place or permit to remain on any lot or tract any tower, antenna or similar structure which is higher than 10 feet above the highest part of the roof of the dwelling on that lot or tract. Any satellite receiving dish or similar structure shall not be visible from the street.
- C-12 TEMPORARY STRUCTURES. No structure of a temporary character (trailer, basement, tent, shack, garage, barn, or other outbuilding) shall be used on any lot at any time as a residence, either temporarily or permanently. During the period of construction within the subdivision and until all houses constructed thereon have been sold, the use of temporary construction trailers, completed homes or model homes may be used as sales offices and construction and/or administrative offices for the builders. Upon completion and sale of all houses in the subdivision, all such use will terminate and any temporary construction trailers will be removed from the subdivision. All boats, camping trailers, recreational vehicles, or mobile homes shall be placed in the rear yard.
- C-13 FENCES AND GARDEN WALLS. Except for the fence described in Parts C-2 and C-3, no fence or garden wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line, except that on corner lots a fence may be placed or erected along the rear lot line from the interior lot line to the side street lot line, and forward along the side street lot line not farther than within 10 feet of the front of the dwelling. This provision shall not preclude any necessary retaining walls. Masonry fences only shall be permitted across the rear of any lot, the interior lot line of any lot, or along the side yard of a corner lot where such side yards abut on a side street.
- C-14 LANDSCAPING. All parkways (area between the curb and sidewalk) abutting each lot shall be landscaped prior to the completion of structures. Landscaping shall comply with the City of El Paso standards.
- C-15 COMPLETION OF STRUCTURES. A structure, once commenced, shall be completed as to exterior in accordance with the provisions of these restrictions in not more than 180 days from the date of commencement.
- C-16 SIDEWALKS AND RAMPS. Except for Park Lots, every person constructing a residence on any lot in said subdivision shall also place a sidewalk across the front of the lot, or front

parking. Sidewalks shall be placed along side yards of corner lots and along backyards in the case of double frontage lots. All sidewalks and ramps shall meet all State of Texas and City of El Paso accessibility requirements and corner lots shall provide accessible ramps from the sidewalks to the street right-of-way meeting the requirements of the Americans with Disabilities Act and all State of Texas and City of El Paso rules, regulations and design standards.

C-17 GARAGES. It is required that every house in the subdivision shall have a two (2) car garage.

C-18 SIGHT DISTANCE AT INTERSECTIONS. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-19 MISCELLANEOUS. Except as required by ordinance during construction, no privy shall be placed upon any lot in said subdivision. No signboard or other visible advertisement larger than one square foot may be placed upon any lot, other than signs pertaining to the sale of lots or the builder's signs which may be placed upon the premises during the construction of improvements and sales of the property. Marketing and directional signs pertaining to the sale of houses may also be placed on lots other than those on which houses are being constructed. No excavations shall be placed on the said property for the purpose of obtaining sand, rock, clay, dirt, coal, or gravel, whether for profit or otherwise. No hog pen, stockyard or pen, or chicken pen will be allowed, whether operated for profit or otherwise.

PART D. ARCHITECTURAL CONTROL COMMITTEE

D-1 MEMBERSHIP. The Architectural Control Committee is composed of Mr. Robert F. Foster, Mr. Douglas A. Schwartz and Mr. Scott M. Schwartz, all of El Paso, Texas. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members of the Committee shall have full authority to designate a successor. None of the members of the Committee, nor their designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly written recorded instrument to change the membership of the Committee or reduce or restore to it any of its powers and duties.

D-2 PROCEDURE. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove plans and specifications within 30 days after they have been submitted to it, or if no suit to enjoin the construction has been commenced prior to the completion of the improvements, approval will not be required and the related covenants shall be deemed to have been fully complied with.

- D-3 **MEMBERS COMPENSATION AND LIABILITY.** None of the members of the Committee or its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. Architectural control of construction, as provided in Section C-4 and D-2 above, being largely subjective in nature, the action or non-action by the members of the Committee shall not subject any member of the Committee to personal liability nor shall the members of the Committee be charged with the responsibility of enforcement of the provisions of Section C-4 and D-2. The enforcement of architectural control provisions under C-4 and D-2 by any aggrieved party shall be as provided in Section E-3.A below, and shall be pursued solely against the person or persons allegedly violating or attempting to violate the provisions and standards specified in C-4 and D-2 of these Covenants. The members of the Architectural Control Committee shall not be proper parties to such action.
- D-4 **TERMINATION OF INITIAL MEMBERSHIP.** After houses have been built upon 100% of the lots in TIERRA DEL ESTE UNIT SIXTY EIGHT membership of the Committee of those persons named in D-1 shall automatically terminate without action or resignation by such initial members. The resulting vacancy or vacancies thereafter occurring shall be filled by the vote of a majority of the record owners of the lots in the subdivision. Successors to membership in the Architectural Control Committee shall be named in an instrument executed and acknowledged by the then Chairman of the Committee who shall be elected by a majority of its then members. Such instrument shall be recorded in the public records of El Paso County, Texas.
- D-5 **NON-LIABILITY AND RELEASE.** The Declarant, its partners, and the shareholders, officers, directors or members of any such partner; and any member of the Architectural Control Committee, or any agent, employee or other party providing architectural consulting services to the Architectural Control Committee (the "Released Parties") shall not be liable in damages to anyone submitting plans and specifications for approval by the Architectural Control Committee, any lot owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans, and each lot owner or other person submitting plans against, by submission of such plans and specifications, that he will not bring any action or suit against any of the Released Parties to recover damages as above described, including, without limitation, to recover damages arising out of or in connection with flooding, natural disaster or soil conditions, or failure to comply with the applicable federal, state and municipal zoning or building ordinances, including without limitation the provisions of the zoning code of the City of El Paso which governs the construction, use, repair and maintenance of any lot improvement (collectively called the "Applicable Laws"). Approval by the Declarant or the Architectural Control Committee shall not be deemed to be a representation or warranty that the Owner's plans and specifications (i) are free from defects (design, construction or otherwise), (ii) are free from hazards, such as flooding, natural disaster or adverse soil conditions, or (iii) comply in whole or part with applicable governmental ordinances or regulations, including, but not limited to, the Applicable Laws. It shall be the sole responsibility of each lot owner, or other person submitting plans and specifications to the Architectural Control Committee or performing any construction of lot improvements to comply with all such ordinances, regulations and codes including without limitation the Applicable Laws. Each lot owner understands that due to the location and condition of the owner's lot there may be certain inherent risks and specific requirements including, but not limited to, those related to flooding and soil conditions. Each lot owner

agrees for himself, his family, guests and invitees (the "Releasing Parties") to release the Released Parties, from any and all liability arising from any damage or injury to the person or property of the Releasing Parties arising out of or in connection with each of the aforesaid matters.

PART E. GENERAL PROVISIONS

E-1 TERM. These covenants are to run with the land and shall be binding on all parties of all persons claiming under them for a period of forty (40) years from the date these covenants are recorded, unless amended as hereinafter provided in Paragraph E-2 after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

E-2 AMENDMENT. Subject to the provisions of Parts E-3A. and B. below, the Declarant expressly reserves the right to amend these restrictions at any time as to any remaining land owned by them at such time, and such amendment shall in no way serve to release, modify or affect these protective covenants as to any land theretofore conveyed.

E-3 ENFORCEMENT.

A. These covenants shall run with the land in favor of and enforceable by any owner of any lot (or portion thereof) within the subdivision or the holder of any first lien mortgage of any such lot or portion thereof. Enforcement shall be by procedure at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to cover damages. In such event the person violating or attempting to violate any covenant shall be charged with all cost of suit, including reasonable attorney's fee. The authority to seek enforcement of these covenants is limited to owners of lots, which are subject to and protected by the terms of these covenants and the City of El Paso. Failure or delay to enforce any covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter.

B. The City of El Paso shall have the right to enforce by proceedings at law or equity Paragraph C-1 of these Covenants. Any amendment to Paragraphs C-1 shall require approval of the City of El Paso Economic Development Department to determine if additional parkland fees or dedication is required and such development shall not be allowed until such fees are paid. Failure to delay to enforce this provision shall in no event be deemed a waiver of the right to do so thereafter. Except as expressly set forth in this Subparagraph E-3.B, these Protective Covenants, may be amended without approval of the City of El Paso.

E-4 SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.


E-5 ZONING. Nothing contained in these covenants shall supersede the applicable zoning laws of the City of El Paso.

PART F. ATTEST

EXECUTED THIS 22nd DAY OF DECEMBER, 2014.

ATTEST & SEAL NOT REQUIRED
BY AUTHORITY OF BOARD OF
DIRECTORS

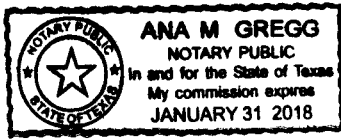
RANCHOS REAL XV, LLC


By: 

Douglas A. Schwartz, Manager

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 22nd day of December, 2014, by DOUGLAS A. SCHWARTZ, Manager of RANCHOS REAL XV, LLC, a Texas limited liability company, on behalf of said company.

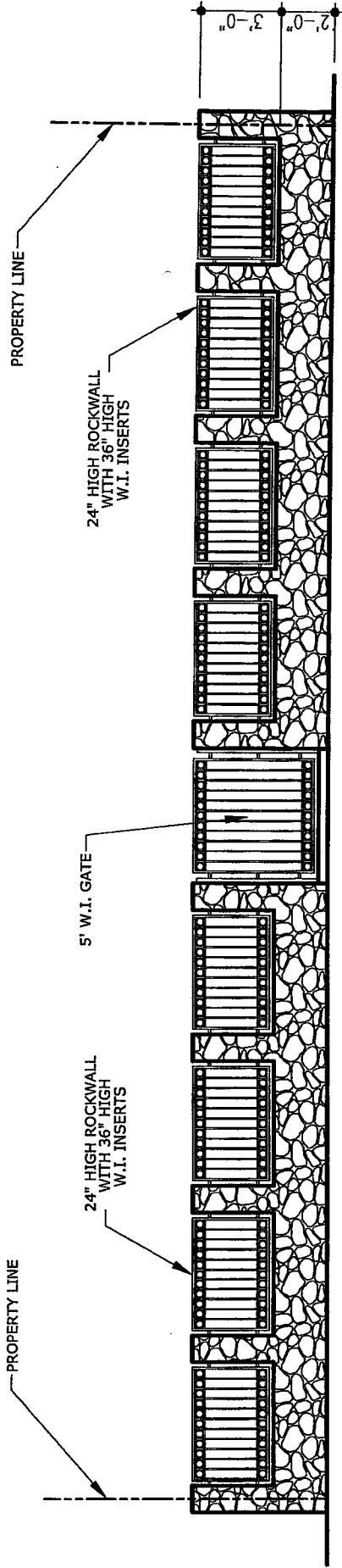




NOTARY PUBLIC IN AND FOR TEXAS

AFTER RECORDING RETURN TO:

RANCHOS REAL XV, LLC
6080 SURETY, SUITE 300
EL PASO, TEXAS 79905



TYPICAL ROCKWALL AT LOTS FACING PARK-

**TERRA DEL ESTE
UNIT - SIXTY EIGHT**

LOTS 11 THROUGH 20 AND 22 THROUGH 31, BLOCK 367

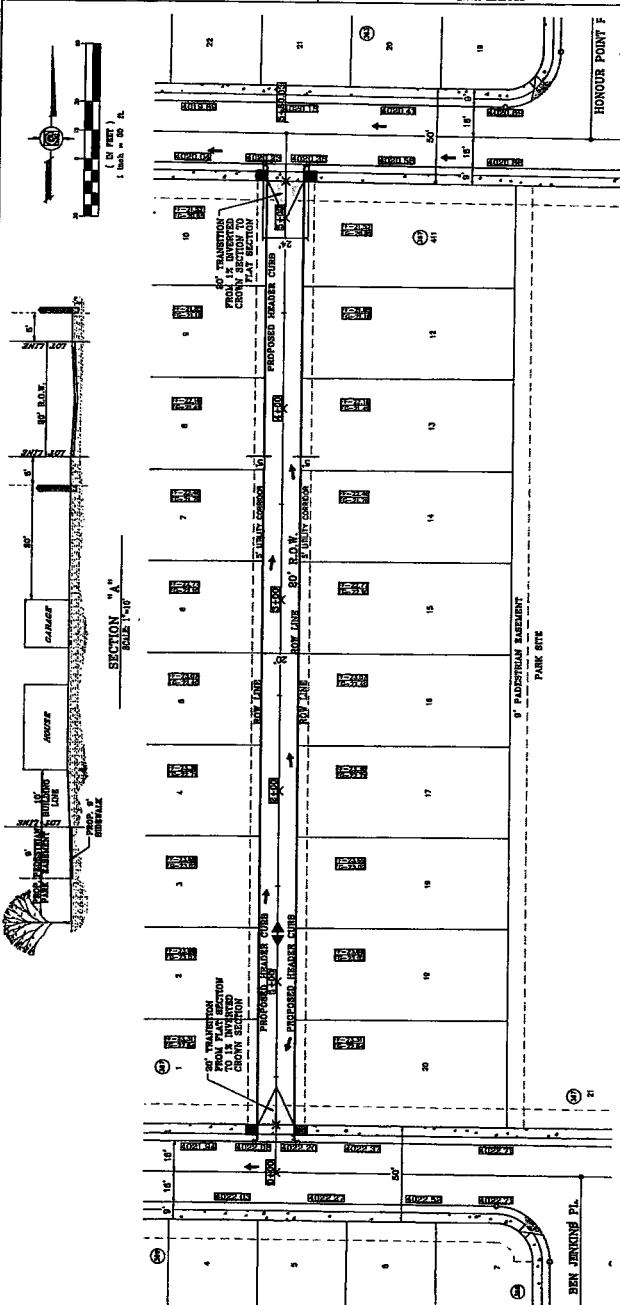
EXHIBIT "A"

DATE	11-10-14
BY	AS-MAT
REVISIONS	
DATE	11-10-14
BY	AS-MAT

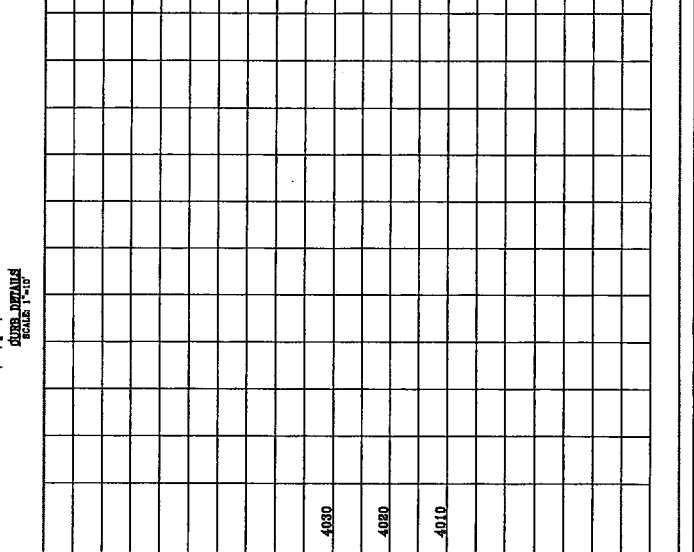
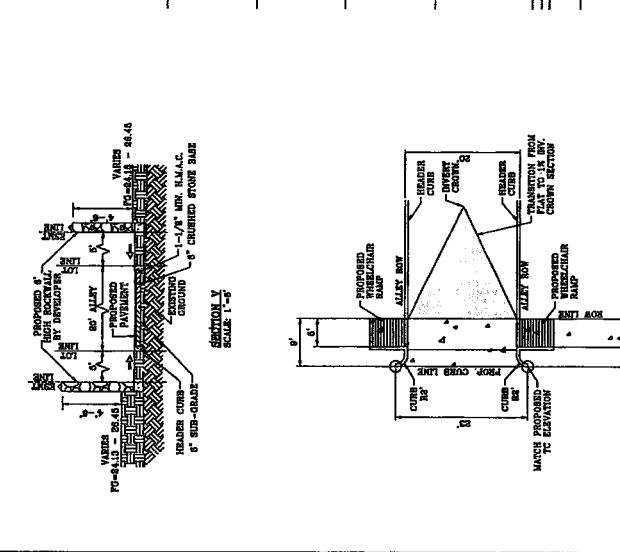
TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 PROJECT NAME
 CITY HONOLULU AT THE CORNER INTERSECTION OF
 2ND STREET FROM P.L. AND VALUABLE HAYWARD DRIVE
 EXAMINATION 4028.24
 2ND STREET FROM P.L. AND VALUABLE HAYWARD DRIVE
 EXAMINATION 4028.24
 2ND STREET FROM P.L. AND VALUABLE HAYWARD DRIVE
 EXAMINATION 4028.24
 2ND STREET FROM P.L. AND VALUABLE HAYWARD DRIVE
 EXAMINATION 4028.24

ENGINEER'S SEAL
 S C A L E
 HORIZ. 1" = 30'
 VERT. 1" = 10'
 DATE: DEC. 2013
 DESIGN BY: JC
 CHECKED BY: JC
 JOB NO. 1110-14

CONDE INC.
 ENGINEERING / PLANNING
 100 SOUTH ST. #100
 HONOLULU, HI 96813
 PHONE (813) 582-0285
 FAX (813) 582-0285



○ DENOTES AS BUILT CONDITION ONLY



0+00	1+00	2+00	3+00	4+00	5+00
4030	4020	4010	4000	3990	3980

TERRA DEL ESTE UNIT SIXTY EIGHT SHT 408 OF 80

EXHIBIT "B"

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CL

Doc# 20140083572
#Pages 10 #NPages 1
12/30/2014 4:49:06 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$62.00

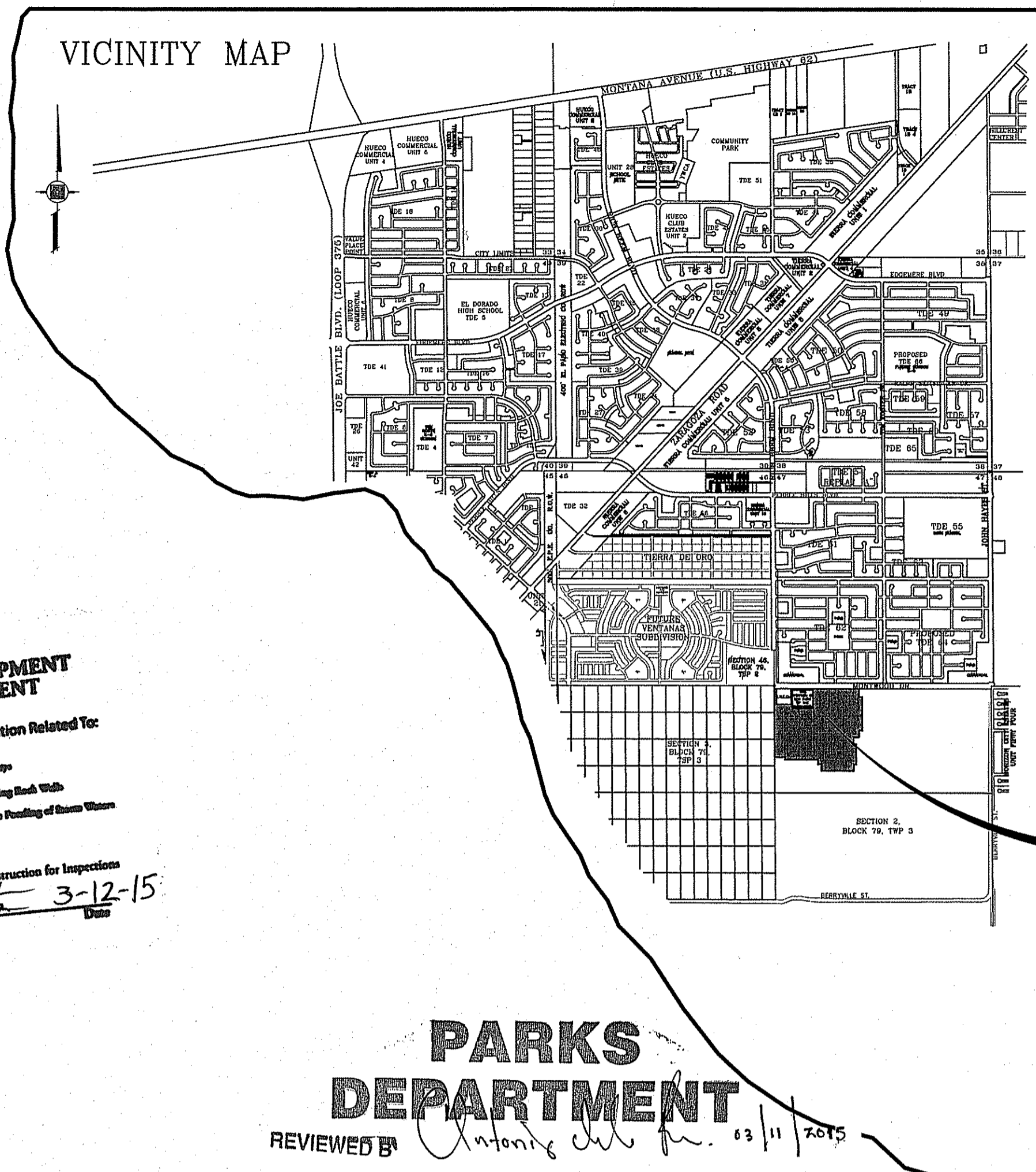
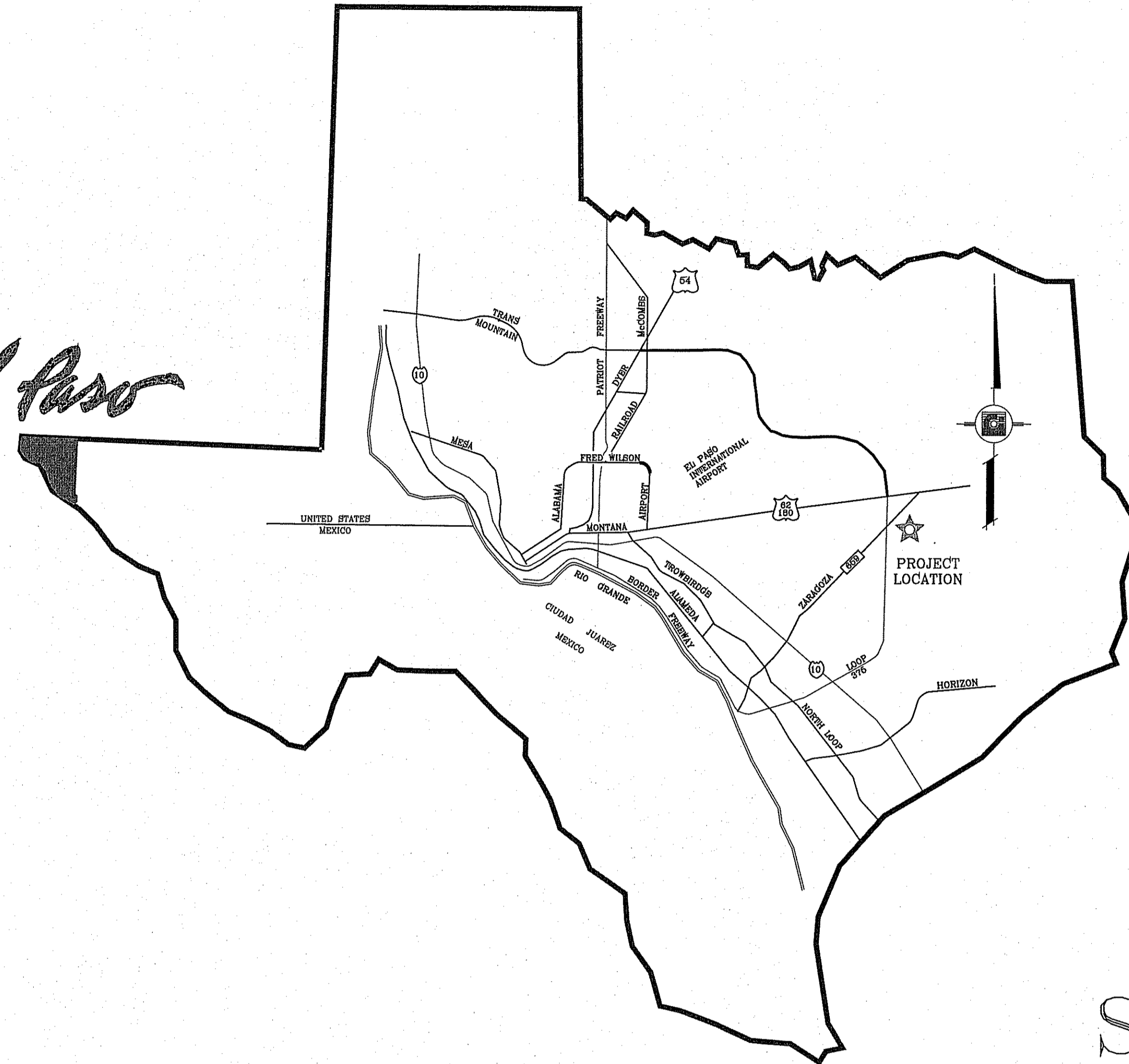
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



Delia Briones

EL PASO COUNTY, TEXAS

El Paso

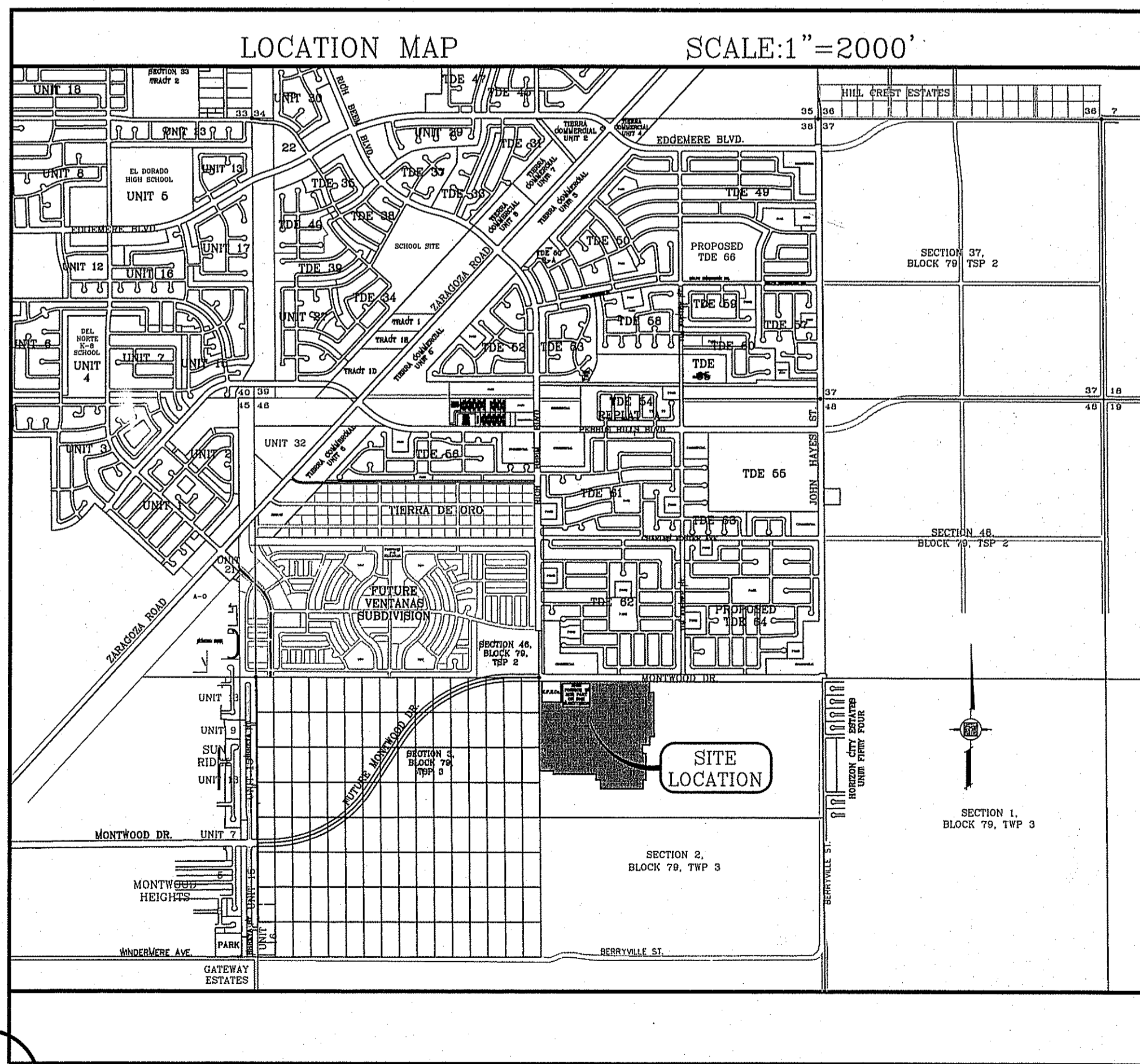


CITY DEVELOPMENT DEPARTMENT
 Reviewed For Conformance For Condition Related To:
 - Schedule - Driveways
 - Grading & Drainage - Retaining Walls With
 - Windbreaks Slings - On Site Planting of Trees Where
 - On Site Parking Layout
 Contractor Must Call 24 Hours Prior To Construction for Inspections
 By *Antonio...* 3-12-15

PARKS DEPARTMENT
 REVIEWED BY *Antonio...* 03/11/2015

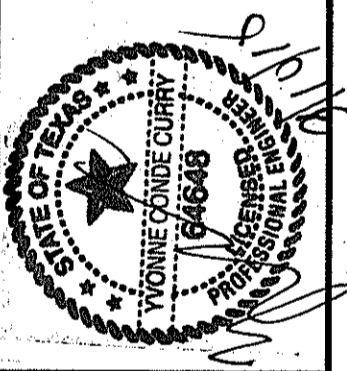
STREET \ ALLEY IMPROVEMENTS

I N D E X



TITLE	SHEET No.	TITLE	SHEET No.
COVER SHEET	1 OF 60	HOWARD JONES PL.	36 OF 60
PLAT	3 OF 60	EARL CHOKIŠKI AVE.	37 OF 60
GRADING	5 OF 60	DON JOHNSON CT.	38 OF 60
GRADING SECTIONS	9 OF 60	BEN JENKINS PL.	38 OF 60
DRAINAGE	10 OF 60	RICHARD WILES AVE.	39, 40 OF 60
S.W.P.P. AND STANDARD DETAILS	12-13 OF 60	WEST ALLY	40B OF 60
RICH BEEM BLVD.	14-16 OF 60	EAST ALLEY	40A OF 60
GREG ALLEN AVE.	17, 18 OF 60	DRAINAGE STRUCTURES	41-43A OF 60
JOHN SCAGNO AVE.	18-21 OF 60	POND SECTIONS	44 OF 60
WILLIAM RODRIGUEZ AVE.	22, 23 OF 60	STRUCTURE DETAILS	45,45A OF 60
JOHN FITZGERALD PL.	23 OF 60	STANDARD DETAILS	46, 47 OF 60
JOHN RISINGER AVE.	24, 25 OF 60	ILLUMINATION PLAN	49 OF 60
RON VINSON PL.	25 OF 60	WATER DISTRIBUTION PLAN	50, 51 OF 60
CHARLES HORAK PL.	26 OF 60	SEWER DISTRIBUTION PLAN	52, 53 OF 60
LAWRENCE ROBEY PL.	27 OF 60	SEWER PROFILES	54-56 OF 60
HONOUR POINT PL.	28, 29 OF 60	WATER AND SEWER NOTES	57 OF 60
CARLOS LEON PL.	30 OF 60	WATER DETAILS	58, 58A, 59 OF 60
ROBERT DRENNAN PL.	31 OF 60	SEWER DETAILS	60 OF 60
WILLIAM WOLVERTON PL.	32 OF 60	PARK LANDSCAPE & IRRIGATION	L1-1, L1-2, L1-3 & #294
RUSS LEACH AVE.	33, 34 OF 60	JOGGING TRAIL LANDSCAPE & IRRIGATION	L1-L9
ROBERT MINNIE PL.	35 OF 60		

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

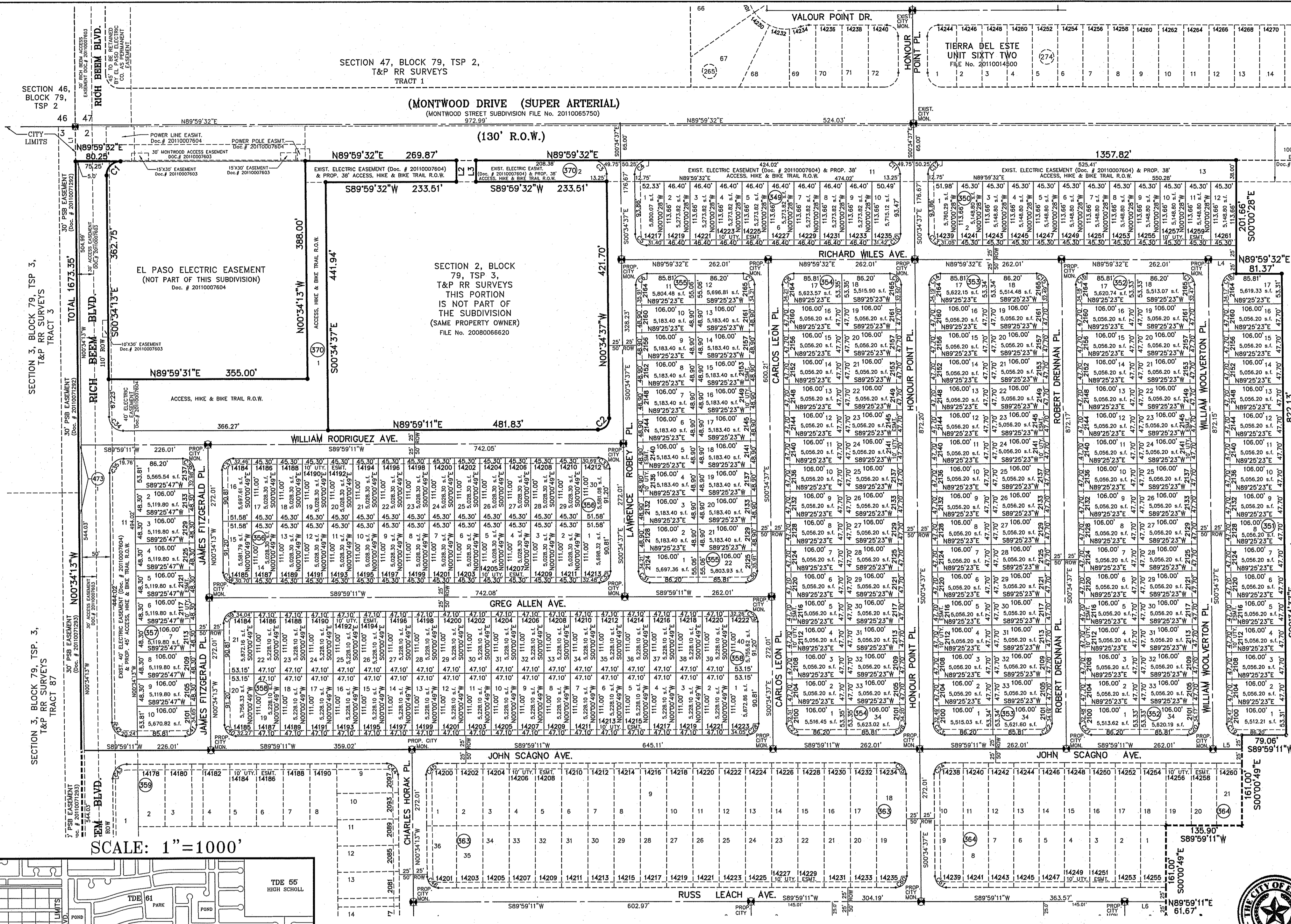


CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905



TIERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2,
BLOCK 79, TOWNSHIP 3, TEXAS AND
PACIFIC RAILWAY Co. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.28± ACRES



CURVE TABLE

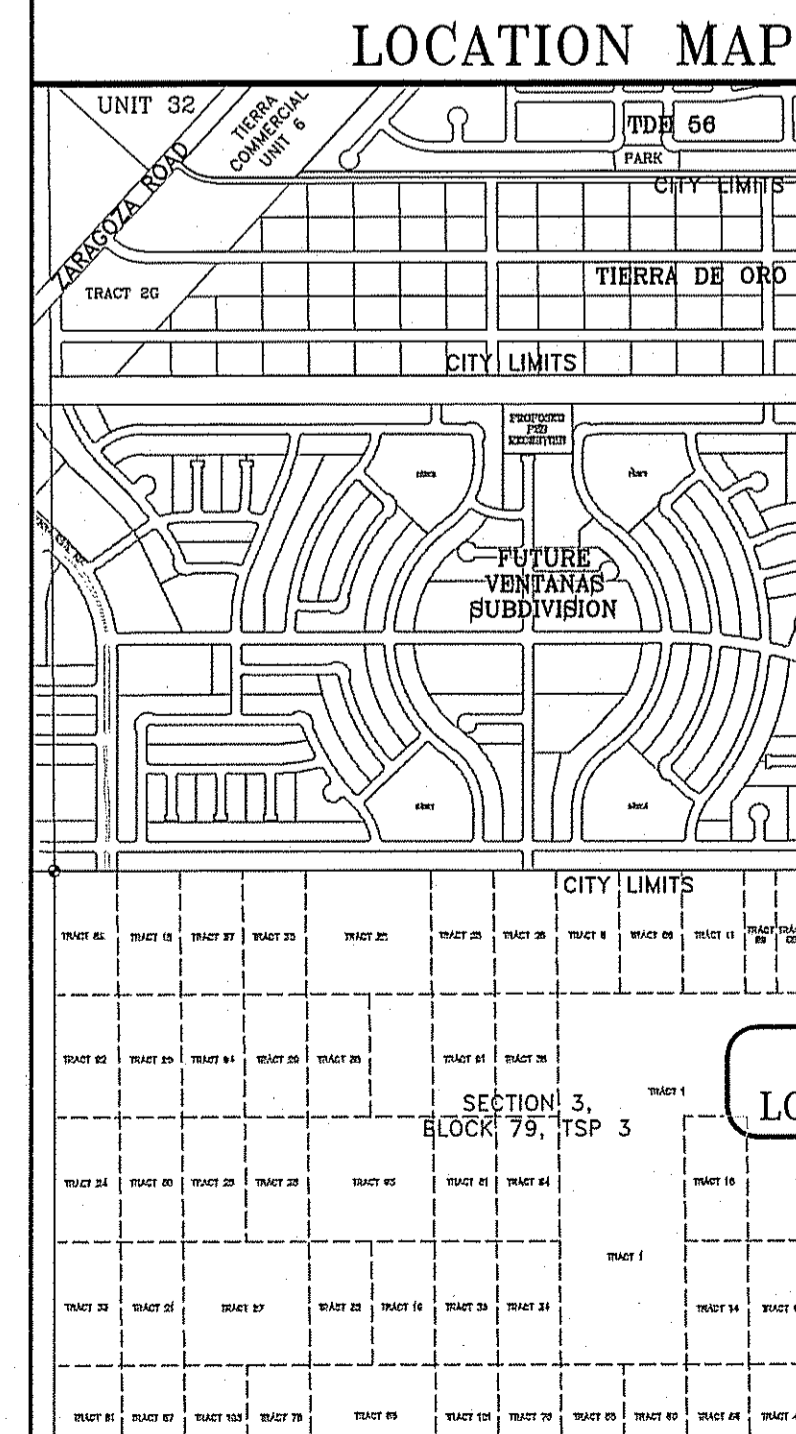
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.52	25.25	35.53	S44°42'40"W	90°33'46"
C2	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C3	25.00	39.52	25.25	35.53	S44°42'40"W	90°33'46"
C4	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C5	20.00	31.22	19.80	28.14	S45°17'33"E	89°25'51"
C6	20.00	31.61	20.20	28.42	S44°42'27"W	90°34°09"
C7	20.00	31.22	19.80	28.14	N45°17'33"W	89°25'51"
C8	20.00	31.61	20.20	28.42	S44°42'27"W	90°34°09"
C9	20.00	31.22	19.80	28.14	N44°42'27"E	90°34°09"
C10	20.00	31.61	20.20	28.42	N45°17'33"W	89°25'51"
C11	25.00	39.02	24.75	35.18	N45°17'33"W	89°25'51"
C12	25.00	39.52	25.25	35.53	S44°42'27"W	90°34°09"
C13	20.00	31.22	19.80	28.14	S45°17'33"E	89°25'51"
C14	20.00	31.61	20.20	28.42	S44°42'27"W	90°34°09"
C15	20.00	31.22	19.80	28.14	N45°17'33"W	89°25'51"
C16	20.00	31.61	20.20	28.42	S44°42'27"W	90°34°09"
C17	20.00	31.22	19.80	28.14	N45°17'33"W	89°25'51"
C18	20.00	31.61	20.20	28.42	S44°42'27"W	90°34°09"
C19	20.00	31.22	19.80	28.14	S45°17'43"E	89°26'12"
C20	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C21	20.00	31.22	19.80	28.14	S45°17'43"E	89°26'12"
C22	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C23	20.00	31.22	19.80	28.14	S45°17'43"E	89°26'12"
C24	20.00	31.61	20.20	28.42	S44°42'17"W	90°33'48"
C25	20.00	31.22	19.80	28.14	N45°17'43"W	89°26'12"
C26	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C27	20.00	31.22	19.80	28.14	S45°17'43"E	89°26'12"
C28	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C29	20.00	31.22	19.80	28.14	N45°17'43"W	89°26'12"
C30	20.00	31.61	20.20	28.42	S44°42'17"W	90°33'48"
C31	20.00	31.22	19.80	28.14	S45°17'43"E	89°26'12"
C32	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C33	20.00	31.22	19.80	28.14	N45°17'43"W	89°26'12"
C34	20.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C35	25.00	39.51	25.24	35.53	S44°42'29"W	90°33'47"
C36	20.00	31.22	19.81	28.15	N45°17'31"E	89°26'36"
C37	20.00	31.61	20.20	28.42	S44°42'29"W	90°33'47"
C38	20.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C39	20.00	31.61	20.20	28.42	S44°42'29"W	90°33'47"
C40	20.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C41	20.00	31.61	20.20	28.42	N44°42'29"E	90°33'47"
C42	25.00	39.03	24.76	35.18	S45°17'31"E	89°26'36"

LINE TABLE

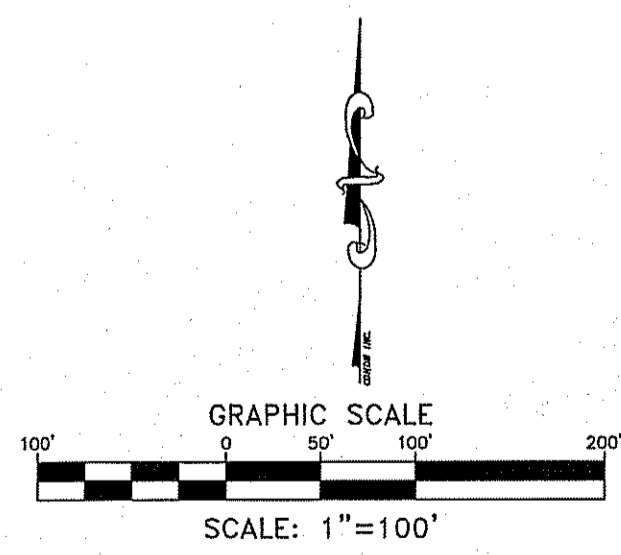
LINE	LENGTH	BEARING
L1	62.00	N00°34'13"W
L2	38.00	S00°00'28"E
L3	38.00	N00°00'28"E
L4	49.88	N89°59'32"E
L5	51.70	N89°59'11"E
L6	73.59	N89°59'11"E
L7	135.01	N89°59'11"E
L8	75.94	N89°59'11"E
L9	135.01	N00°34'37"W
L10	49.50	N89°59'11"E
L11	78.07	N00°34'13"W
L12	64.14	N00°34'13"W

TOTAL RESIDENTIAL LOTS
425

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE



SCALE: 1" = 1000'



Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

BASTSIDE SERVICE AREA

Meter Size	Water Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,327.00	3,075.00
2"	5.00	3,491.00	4,612.00
3"	10.00	6,982.00	9,223.00
4"	16.67	11,638.00	15,341.00
6"	33.33	23,277.00	30,672.00
8"	50.00	34,915.00	46,003.00
10"	66.67	46,554.00	61,334.00
12"	100.00	77,590.00	102,223.00

* Fees do not apply to water meter or connections made for standby fire protection service.

DEDICATION

RANCHOS REAL XV, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, pond, park, alleys, access, hike and bike trail R.O.W., drainage R.O.W., drainage easement, and utility easements as hereon laid out and designated, including easements for overhead and 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 18th day of December, 2014.

BY: RANCHOS REAL XV, L.L.C.

By: J. Douglas A. Schwartz
Douglas A. Schwartz, MANAGER

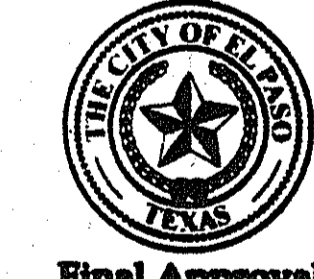
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., ON BEHALF OF SAID LIMITED LIABILITY COMPANY, 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 company for the purpose and considerations herein expressed.

Given under my hand and seal of office this 18th day of December, 2014.

J. Susan McMillan
Notary Public in and for El Paso County
My Commission Expires 8-16-17



Final Approval

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 29 day of December, 2014.

J. Carlos Sallman Executive Secretary
J. Staffney Wright Chairperson

Approved for filing this 29 day of December, 2014.

J. Matthew McBlay
City Development Director

FILING

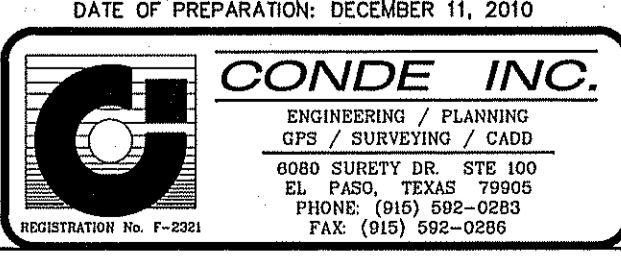
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 30th day of December, 2014, A.D. in File No. 20140083570

J. Delia Briones County Clerk
J. Charlie Suteraga By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey and Technical Standards.

J. Yvonne Conde Curry
Yvonne Conde Curry, P.E.
Registered Professional Land Surveyor
Texas License No. 5152



TIERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2,
BLOCK 79, TOWNSHIP 3, TEXAS AND
PACIFIC RAILWAY Co. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.28± ACRES

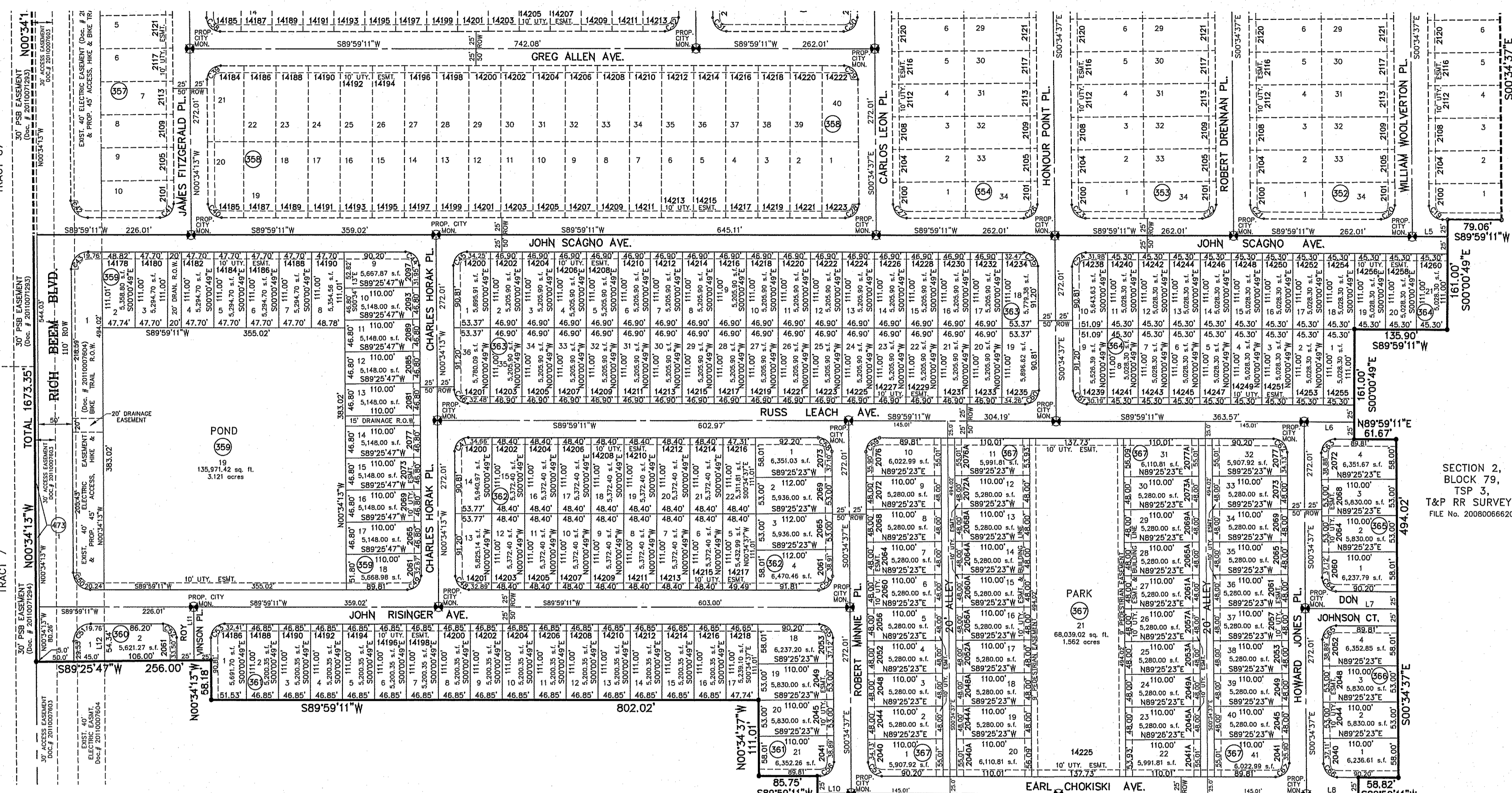
LINE	LENGTH	BEARING
L1	62.00	N00°34'13"W
L2	38.00	S00°00'28"E
L3	38.00	N00°00'28"W
L4	49.88	N89°59'32"E
L5	51.70	N89°59'11"E
L6	73.59	N89°59'11"E
L7	135.01	N89°59'11"E
L8	75.94	N89°59'11"E
L9	136.01	N00°34'37"W
L10	49.60	N89°59'11"E
L11	78.07	N00°34'13"W
L12	54.34	N00°34'13"W

SECTION 3, BLOCK 79, TSP. 3,
T&P RR SURVEYS
TRACT 87

SECTION 3, BLOCK 79, TSP. 3,
T&P RR SURVEYS
TRACT 7

SECTION 3, BLOCK 79, TSP. 3,
T&P RR SURVEYS
TRACT 7

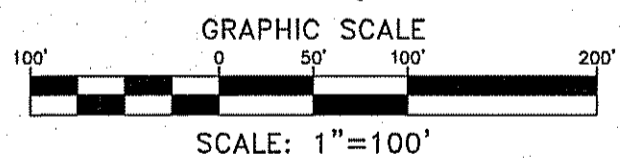
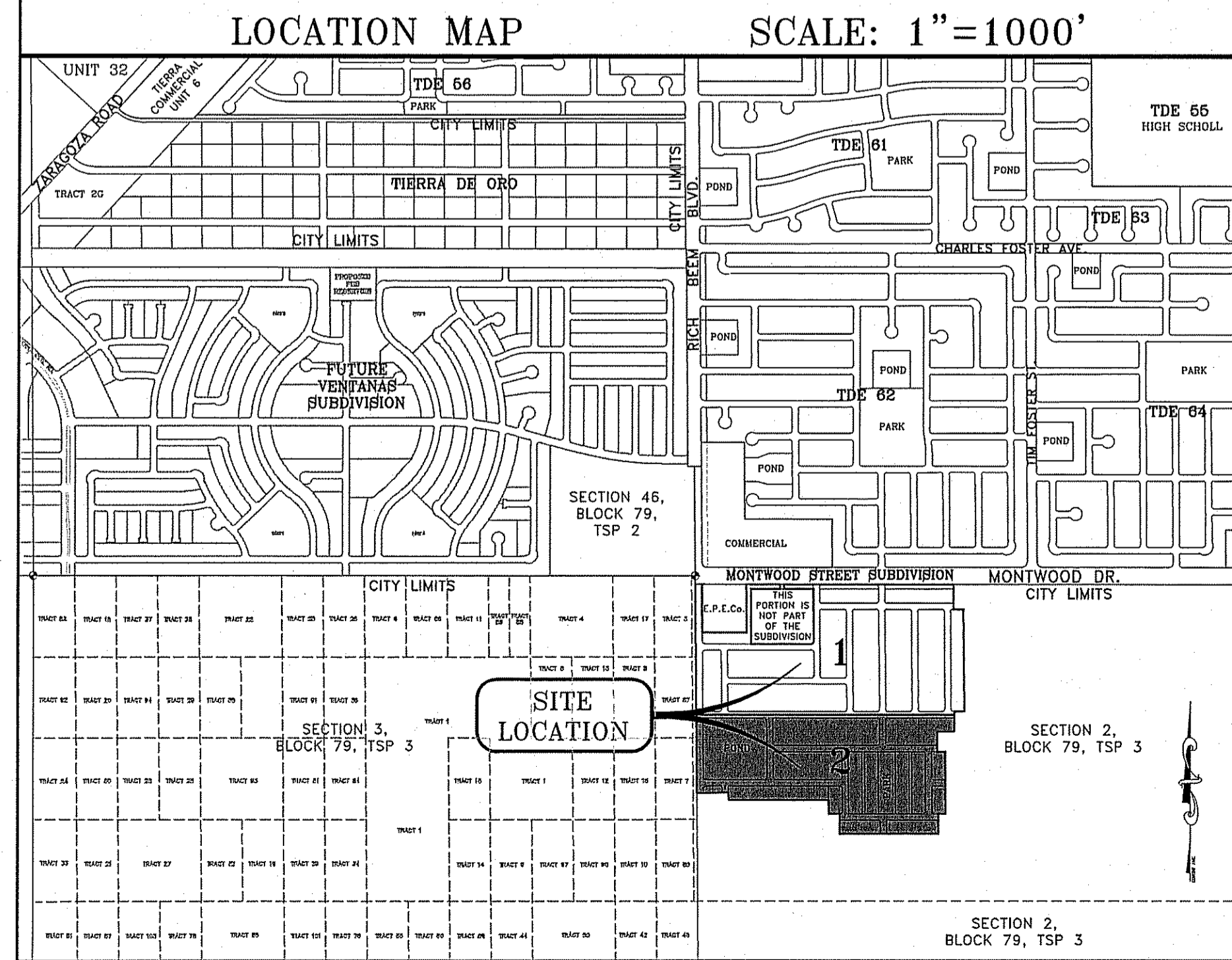
SECTION 2,
BLOCK 79, TSP. 3,
T&P RR SURVEYS
FILE No. 2008006620



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	26.00	39.52	26.25	35.53	S44°42'40"W	90°33'46"
C2	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'46"
C3	26.00	39.02	24.75	35.18	N45°17'33"W	89°26'51"
C4	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C5	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C6	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C7	26.00	31.22	19.80	28.14	N45°17'33"W	89°26'51"
C8	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C9	26.00	31.22	19.80	28.14	N45°17'33"W	89°26'51"
C10	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'46"
C11	26.00	39.02	24.75	35.18	N45°17'33"W	89°26'51"
C12	26.00	39.52	26.25	35.53	S44°42'40"W	90°33'46"
C13	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C14	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C15	26.00	31.22	19.80	28.14	N45°17'33"W	89°26'51"
C16	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'46"
C17	26.00	39.02	24.75	35.18	N45°17'33"W	89°26'51"
C18	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C19	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C20	26.00	31.22	19.80	28.14	N44°42'17"E	90°33'46"
C21	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C22	26.00	31.61	20.20	28.42	S44°42'17"E	90°33'46"
C23	26.00	39.02	24.75	35.18	S45°17'33"E	89°26'51"
C24	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C25	26.00	31.22	19.80	28.14	N45°17'33"W	89°26'51"
C26	26.00	31.22	19.80	28.14	N44°42'17"E	90°33'46"
C27	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C28	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'46"
C29	26.00	39.02	24.75	35.18	N45°17'33"W	89°26'51"
C30	26.00	31.22	19.80	28.14	S44°42'27"W	90°34'09"
C31	26.00	31.22	19.80	28.14	S45°17'33"E	89°26'51"
C32	26.00	31.22	19.80	28.14	N44°42'17"E	90°33'46"
C33	26.00	31.22	19.80	28.14	N45°17'33"W	89°26'51"
C34	26.00	39.03	24.76	35.18	S45°17'31"E	89°26'36"
C35	26.00	31.61	20.20	28.42	N44°42'29"W	90°33'24"
C36	26.00	31.22	19.81	28.15	N45°17'31"E	89°26'36"
C37	26.00	31.61	20.20	28.42	S44°42'29"W	90°33'24"
C38	26.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C39	26.00	31.61	20.20	28.42	S44°42'29"W	90°33'24"
C40	26.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C41	26.00	31.61	20.20	28.42	N44°42'29"W	90°33'24"
C42	26.00	39.03	24.76	35.18	S45°17'31"E	89°26'36"
C43	26.00	31.22	19.81	28.15	N45°17'31"E	89°26'36"
C44	26.00	31.61	20.20	28.42	S44°42'29"W	90°33'24"
C45	26.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C46	26.00	31.22	19.81	28.15	S45°17'31"E	89°26'36"
C47	26.00	31.61	20.20	28.42	S44°42'29"W	90°33'24"
C48	26.00	31.22	19.81	28.15	N45°17'31"E	89°26'36"
C49	26.00	31.61	20.20	28.42	N44°42'29"W	90°33'24"
C50	26.00	39.03	24.76	35.18	N45°17'31"E	89°26'36"
C51	26.00	31.22	19.81	28.15	S44°42'29"W	90°33'24"
C52	26.00	31.22	19.81	28.15	N45°17'31"E	89°26'36"
C53	26.00	31.61	20.20	28.42	S44°42'29"W	90°33'24"
C54	26.00	31.22	19.80	28.14	N44°42'17"E	90°33'48"
C55	26.00	31.22	19.80	28.14	N45°17'31"E	89°26'12"
C56	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C57	26.00	31.22	19.80	28.14	S45°17'31"E	89°26'12"
C58	26.00	31.22	19.80	28.14	N45°17'31"E	89°26'12"
C59	26.00	31.61	20.20	28.42	S44°42'17"E	90°33'48"
C60	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C61	26.00	31.22	19.80	28.14	S45°17'31"E	89°26'12"
C62	26.00	31.22	19.80	28.14	N45°17'31"E	89°26'12"
C63	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C64	26.00	31.22	19.80	28.14	S45°17'31"E	89°26'12"
C65	26.00	31.61	20.20	28.42	S44°42'17"E	90°33'48"
C66	26.00	31.22	19.80	28.14	S45°17'31"E	89°26'12"
C67	26.00	31.61	20.20	28.42	N44°42'17"E	90°33'48"
C68	26.00	31.61	20.20	28.42	S44°42'17"E	90°33'48"
C69	26.00	31.22	19.80	28.14	N45°17'31"E	89°26'12"

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
425



SECTION 2,
BLOCK 79,
TSP. 3,
T&P RR SURVEYS
FILE No. 2008006620

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat meets an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be at the time of the meter connection if development is outside the city limits.

Meter Size	Meter Capacity	Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,055.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,958.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,233.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	78.67	40,864.00	53,975.00
12"	143.33	74,899.00	98,245.00

* Fees do not apply to water meter or connections made for standby fire protection service.

NOTES:
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX LISTS.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48021-0175-B, DATED SEPTEMBER 4, 1994, THIS PROPERTY IS IN FLOOD HAZARD ZONE X.
BEARINGS BASED ON MONTWOOD STREET SUBDIVISION IN FILE No. 20110665750, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
ALL TEMPORARY DEAD-END STREETS AT SOME POINT WILL BE EXTENDED INTO THE ADJACENT PROPERTY.
THIS PLAT IS WITHIN THE EASTSIDE IMPACT FEE SERVICE AREA.



ATTEST: NOT REQUIRED

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., ON BEHALF OF SAID LIABILITY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on the act and deed of said company for the purpose and considerations herein expressed.

Given under my hand and seal of office this 18th day of December, 2014.

S/ Susan McMillan
Notary Public in and for El Paso County

S-16-17
My Commission Expires

DATE OF PREPARATION: DECEMBER 11, 2010

CONDE INC.
ENGINEERING / PLANNING
CITY / SURVEYING / LAND
6000 SURRY DR. STE 100
EL PASO, TEXAS 79805
PHONE: (915) 592-0285
FAX: (915) 592-0286

GENERAL NOTES:

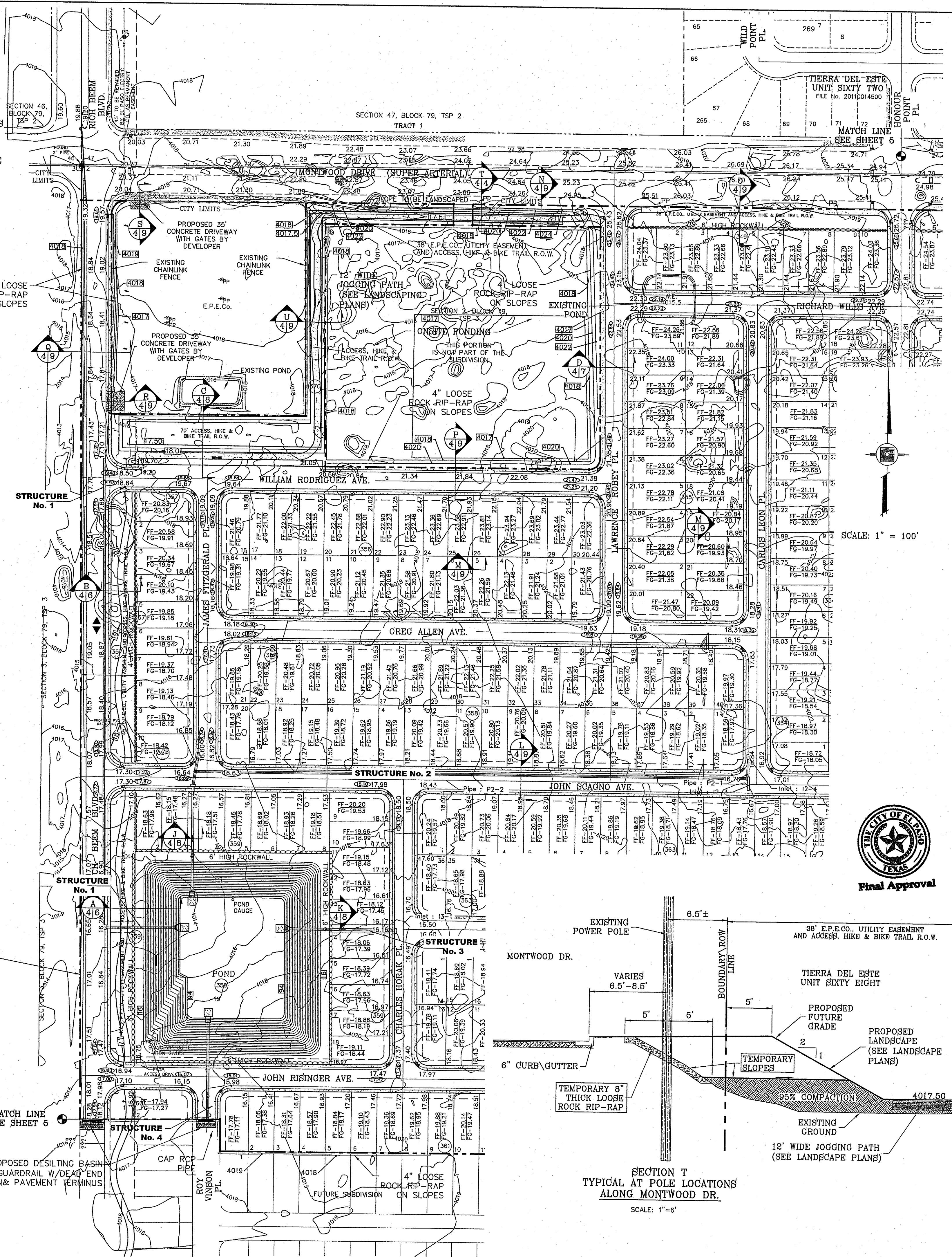
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19-SUBDIVISION ORDINANCE-"SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
3. 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.
4. 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.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. 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.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

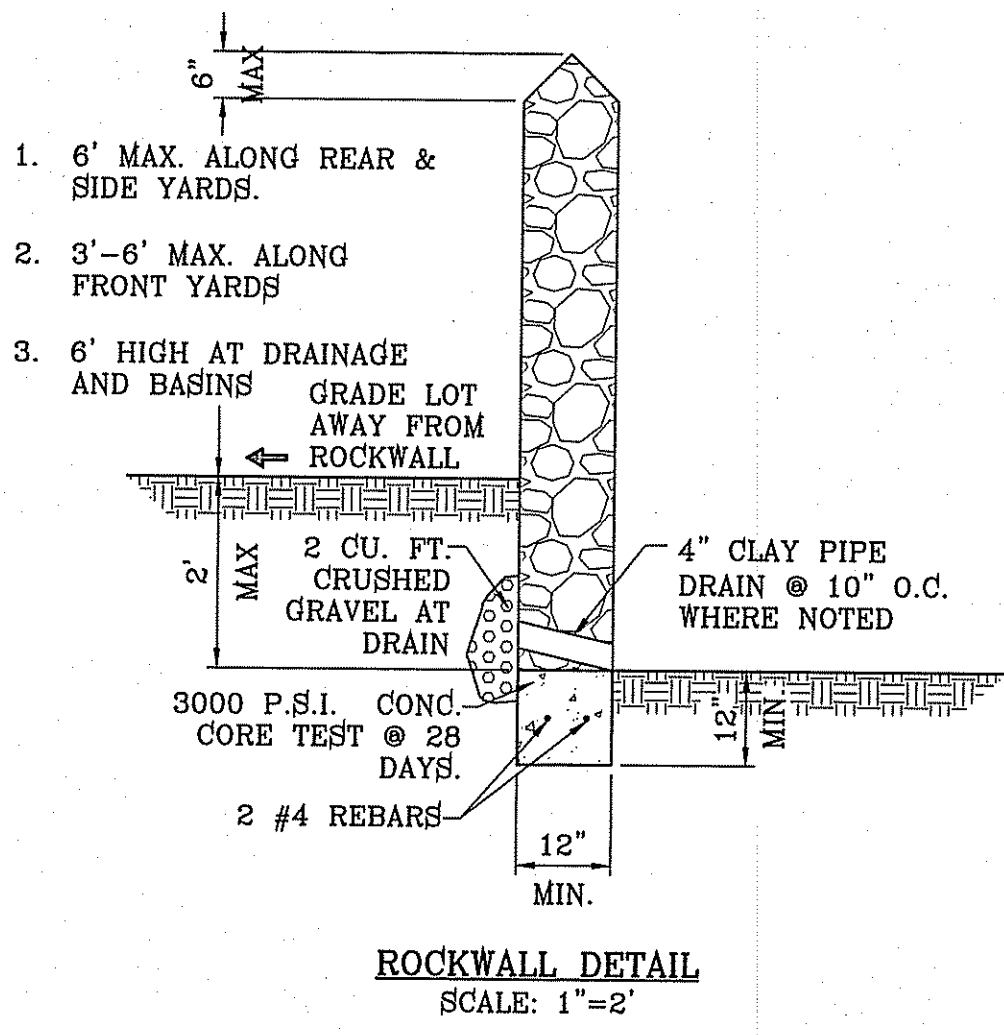
1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS 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.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 11-13 OF 60
5. 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.

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 P.S.I. 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. 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.



DETAIL No. SECTION DETAIL SHEET SECTION REFERENCE SHEET

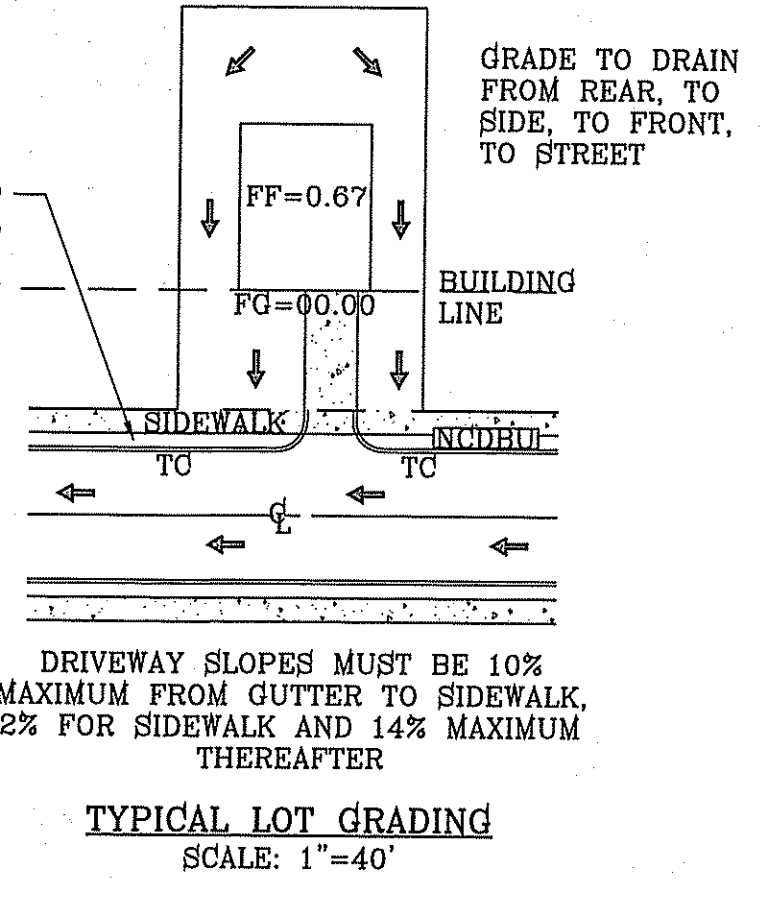


ROCKWALL NOTES:

1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. 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.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED.

SEE SHEET 41, 42, 43 43A FOR DRAINAGE STRUCTURES 1, 2, 3, 4 FOR POND DETAILS SEE SHEET 44

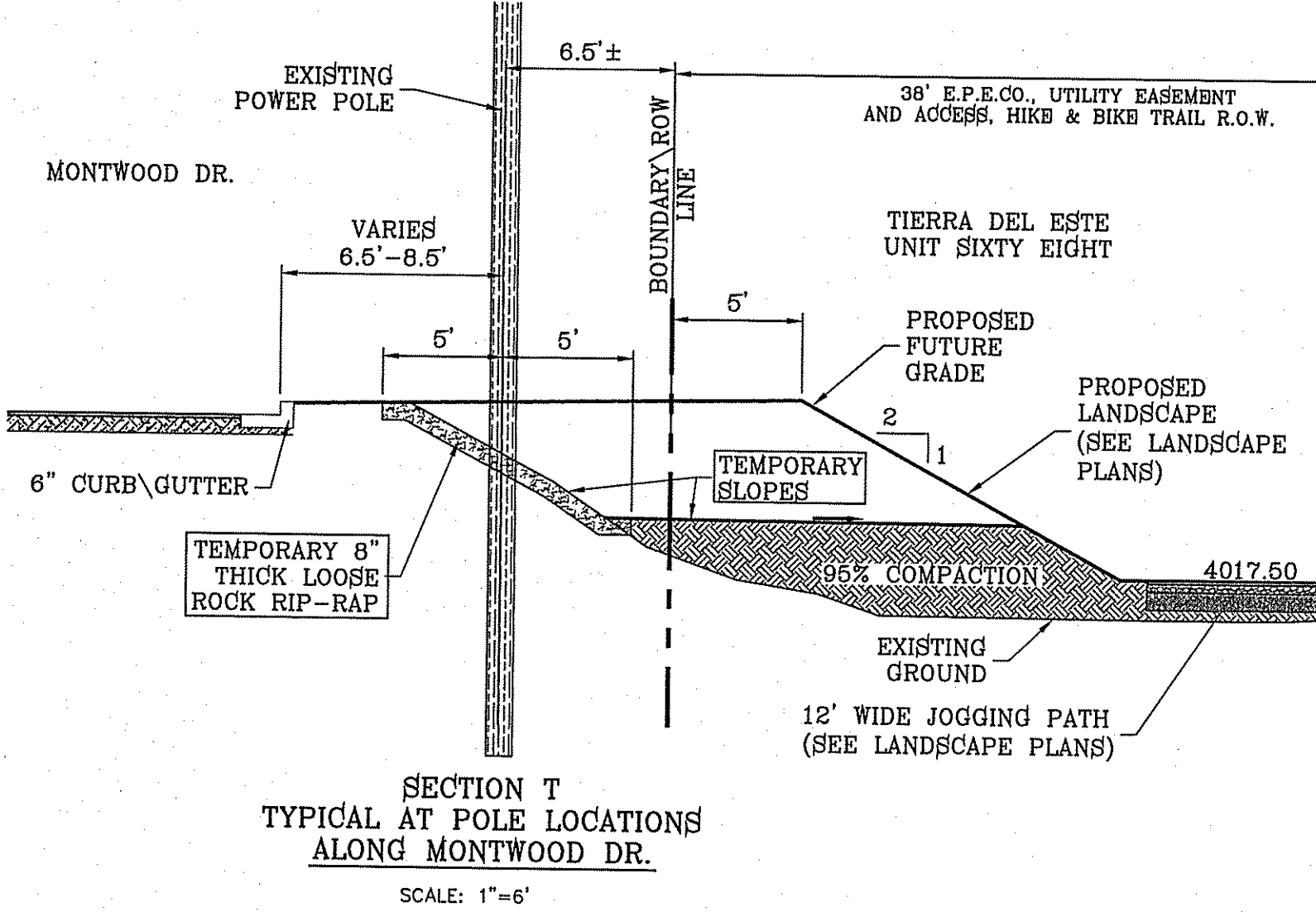
NOTE: HERON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991.



LEGEND

FF=00.67	PROPOSED FINISH FLOOR
FG=00.00	PROPOSED FINISH GROUND
▲	HIGH POINT
▼	LOW POINT
—4000—	EXISTING CONTOUR
—4000—	EXISTING SPOT ELEVATION
—4000—	PROPOSED CONTOUR
—4000—	PROPOSED ROCK WALL
—4000—	PROPOSED RETAINING WALL

○ DENOTES AS BUILT CONDITION ONLY



PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

DATE: 1-27-2012

DESIGN BY: YC

CHECKED BY: YC

JOB NO.: 1110-18

SCALE: HORIZ: 1"=100' VERT: ---

DATE: DEC. 2010

INITIATED BY: YC

CHECKED BY: YC

CONTRACTOR: CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6060 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0293 FAX: (915) 592-0296

REGISTRATION NO. P-231

SHEET TITLE: GRADING PLAN

SHT 4 OF 60

○ DENOTES AS BUILT CONDITION ONLY

NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991.

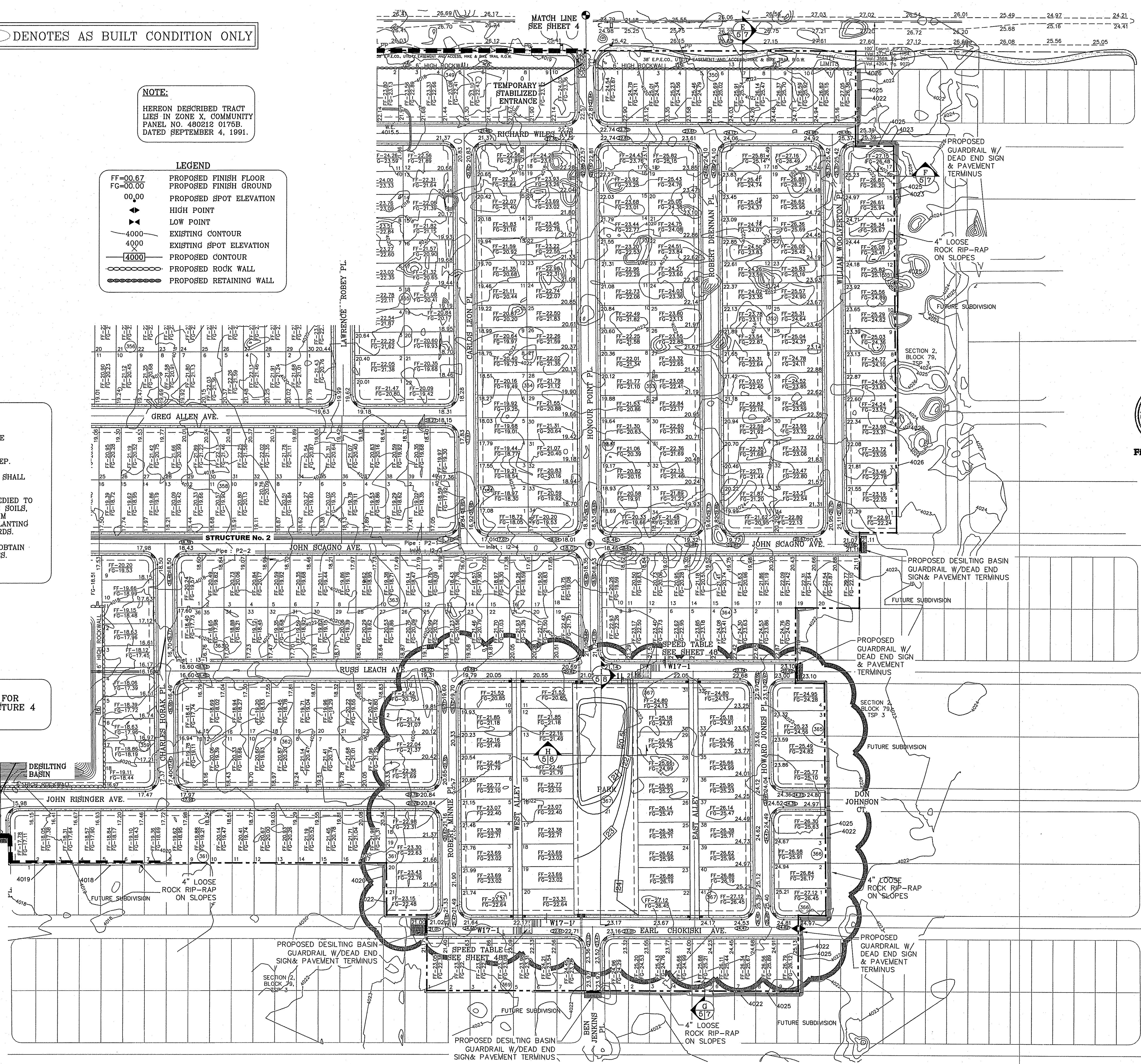
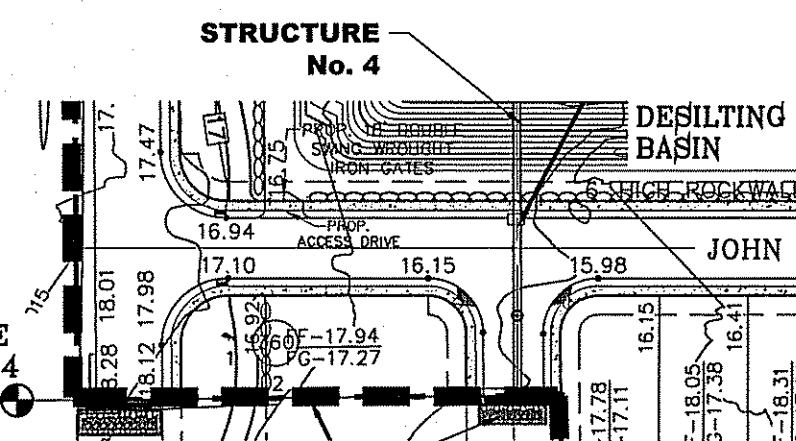
LEGEND

FF=00.67	PROPOSED FINISH FLOOR
FG=00.00	PROPOSED FINISH GROUND
00.00	PROPOSED SPOT ELEVATION
▲	HIGH POINT
▼	LOW POINT
— 4000	EXISTING CONTOUR
- - - 4000	EXISTING SPOT ELEVATION
▭ 4000	PROPOSED CONTOUR
▬	PROPOSED ROCK WALL
▬	PROPOSED RETAINING WALL

GENERAL PARK NOTES:

- WHERE POSSIBLE, UTILITY EASEMENTS SHALL NOT BE PLACED WITHIN PARK.
- ALL UTILITIES SHALL BE AT MINIMUM FIVE FEET DEEP.
- NO TRANSFORMERS, PEDESTAL, OR JUNCTION BOXES SHALL BE INSTALLED WITHIN PARK.
- FOR ANY UNSUITABLE SOIL CONDITIONS TO BE REMEDIED TO ELIMINATE HARD SOILS, STONY SOILS, HIGH CALICHE SOILS, CLAY SOILS, AND CONTAMINATED SOILS TO A MINIMUM DEPTH OF 12 INCHES AS REQUIRED FOR PROPER PLANTING AS PER PARKS DESIGN AND CONSTRUCTION STANDARDS.
- CONTRACTOR TO BE REQUIRED TO APPLY FOR AND OBTAIN GRADING PERMIT FROM LAND DEVELOPMENT SERVICES.

SEE SHEET 43A FOR DRAINAGE STRUCTURE 4



SCALE: 1"=100'



REVISIONS

NO.	DATE	DESCRIPTION
1	1-27-2012	CITY REVISIONS
2	5-2-2012	CITY REVISIONS
3	1-15-2013	COUNTY REVISIONS
4	11-01-2013	PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

ENGINEER'S SEAL

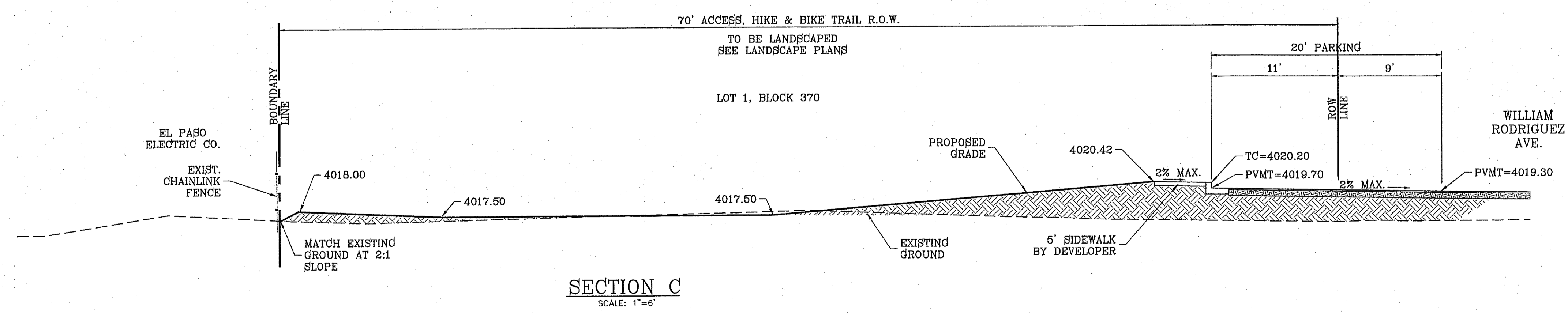
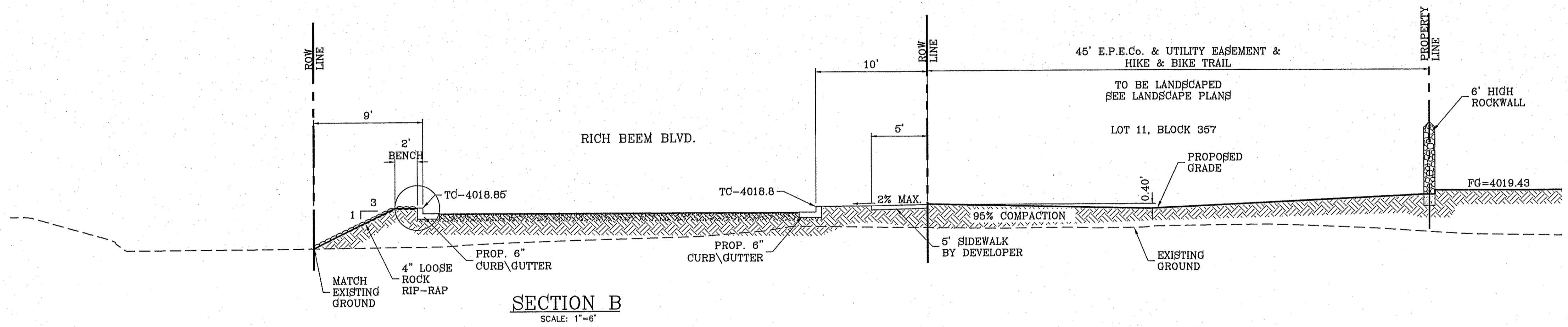
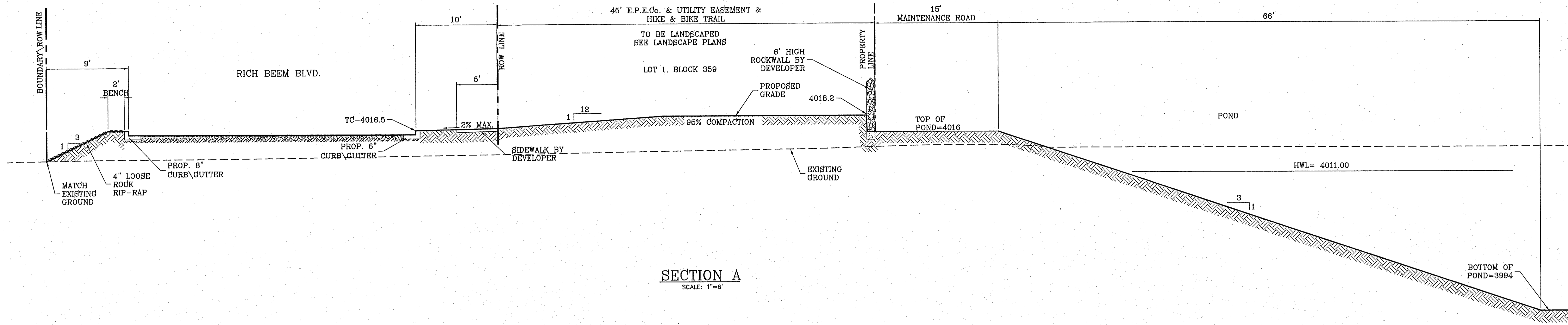
CONDE INC.
ENGINEERING / PLANNING SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

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
GRADING PLAN

SHT 5 OF 60



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES	RO
5-2-2012	2ND CITY REDS	RO
12-12-2012	SECTIONS A AND C	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

SCALE

HORIZ. AS NOTED

VERT. ---

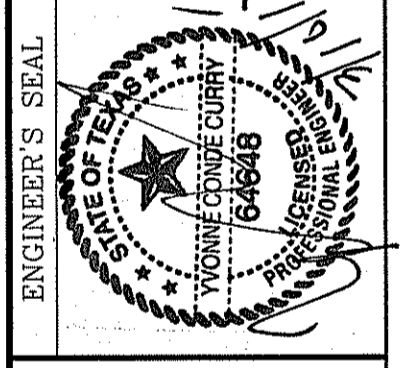
DATE: DEC. 2010

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC

JOB NO.: 1110-18

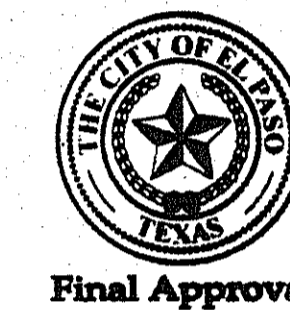
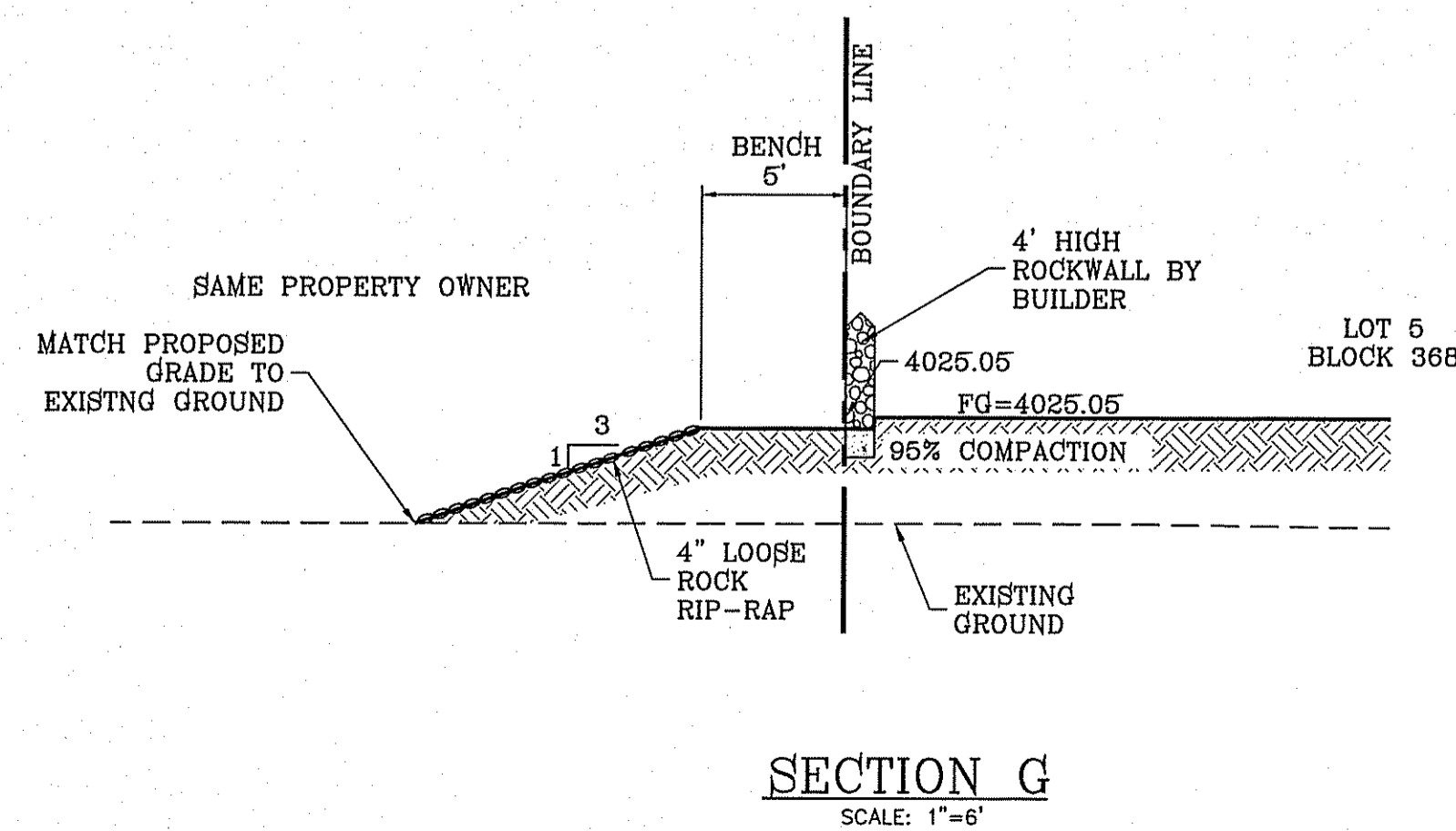
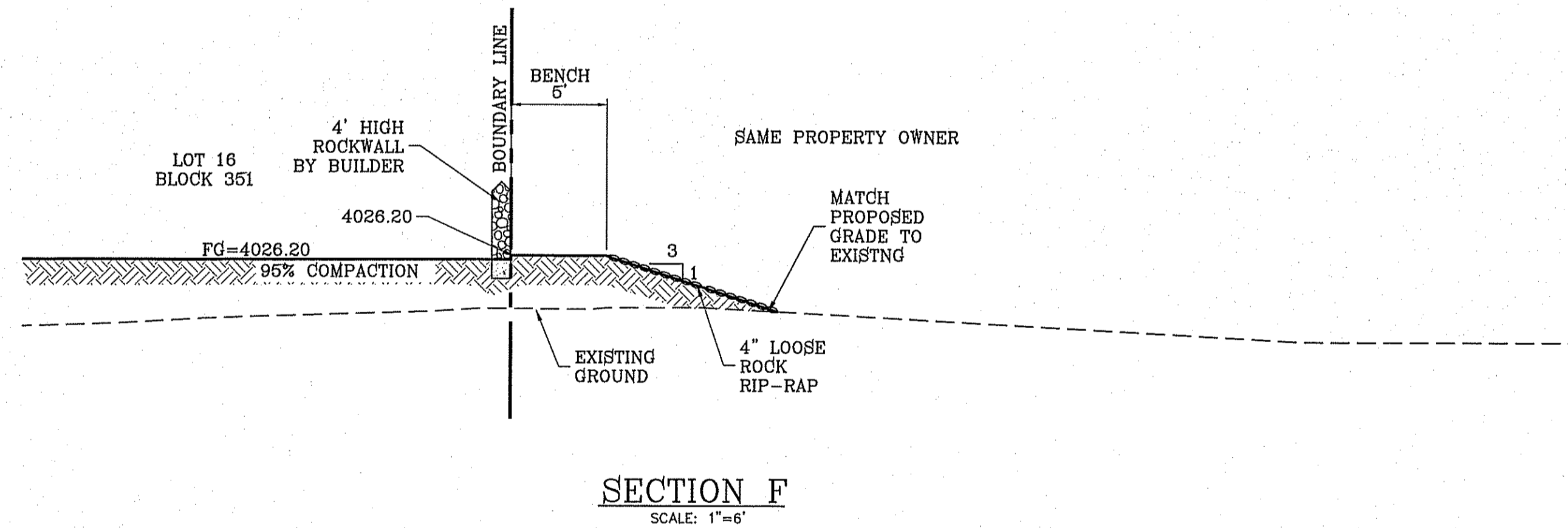
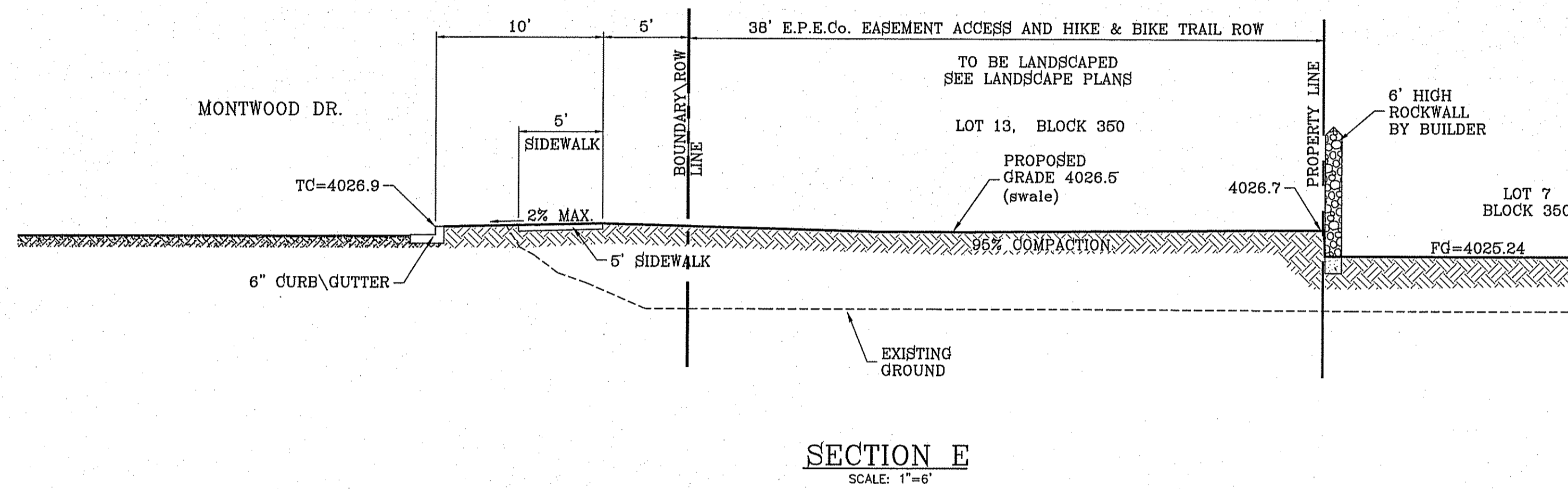
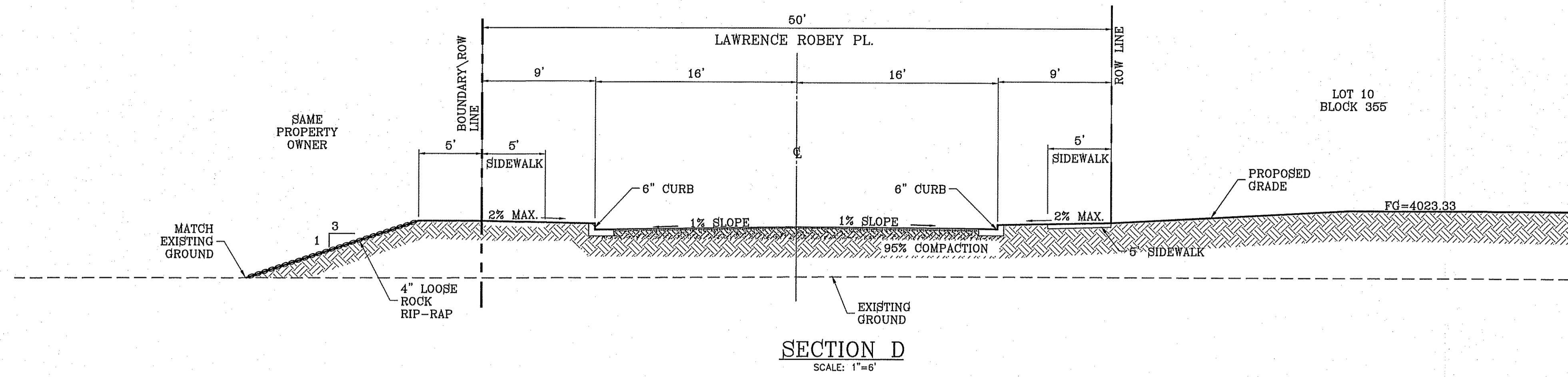


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

CONDE INC.
REGISTRATION No. F-2321

SHEET TITLE
GRADING SECTIONS

SHT **6** OF **60**



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR LANE NAVD83 DATUM
ELEVATION 4022.64

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES	RO
5-2-2012	2ND CITY REDS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO

PROJECT NAME
**TIERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

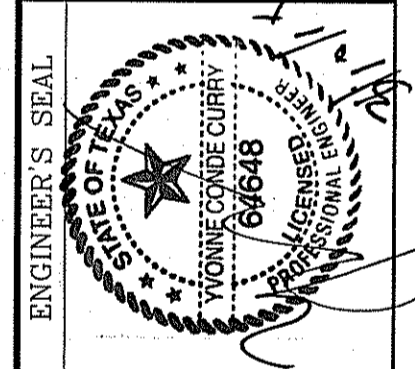
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
CONTAINING: 79.276 ACRES

SCALE

HORIZ: AS NOTED
VERT: ---

DATE: DEC. 2010

DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18



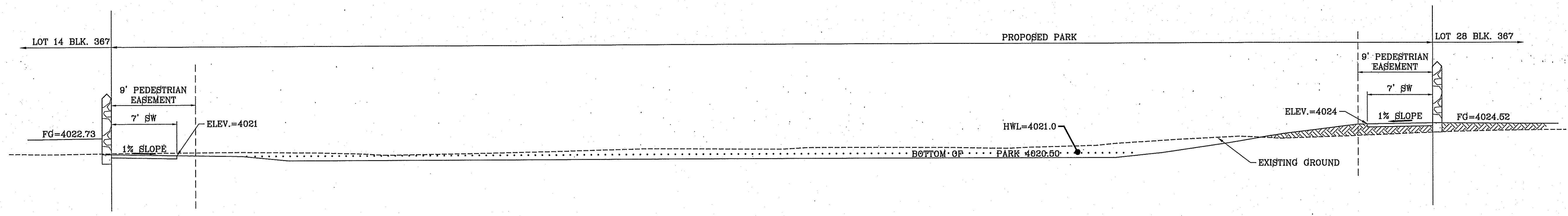
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6000 CURET AVENUE, STE 100
DALLAS, TEXAS 75205
PHONE: (916) 592-0283
FAX: (916) 592-0286

CONDE INC.
REGISTRATION No. F-2321

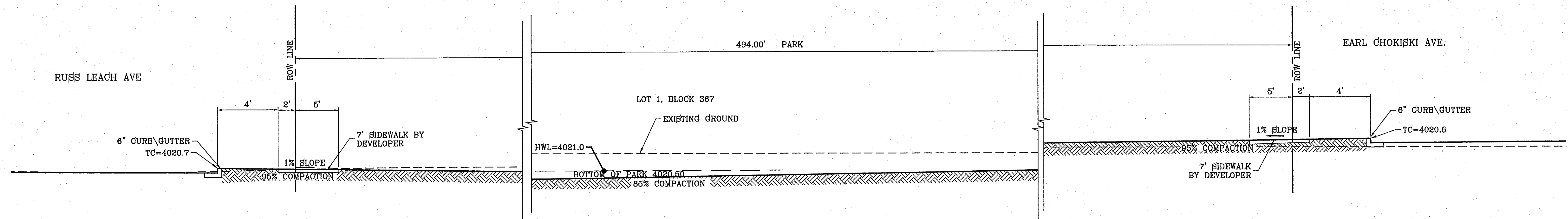
SHEET TITLE
**GRADING
SECTIONS**

SHT **7** OF **60**

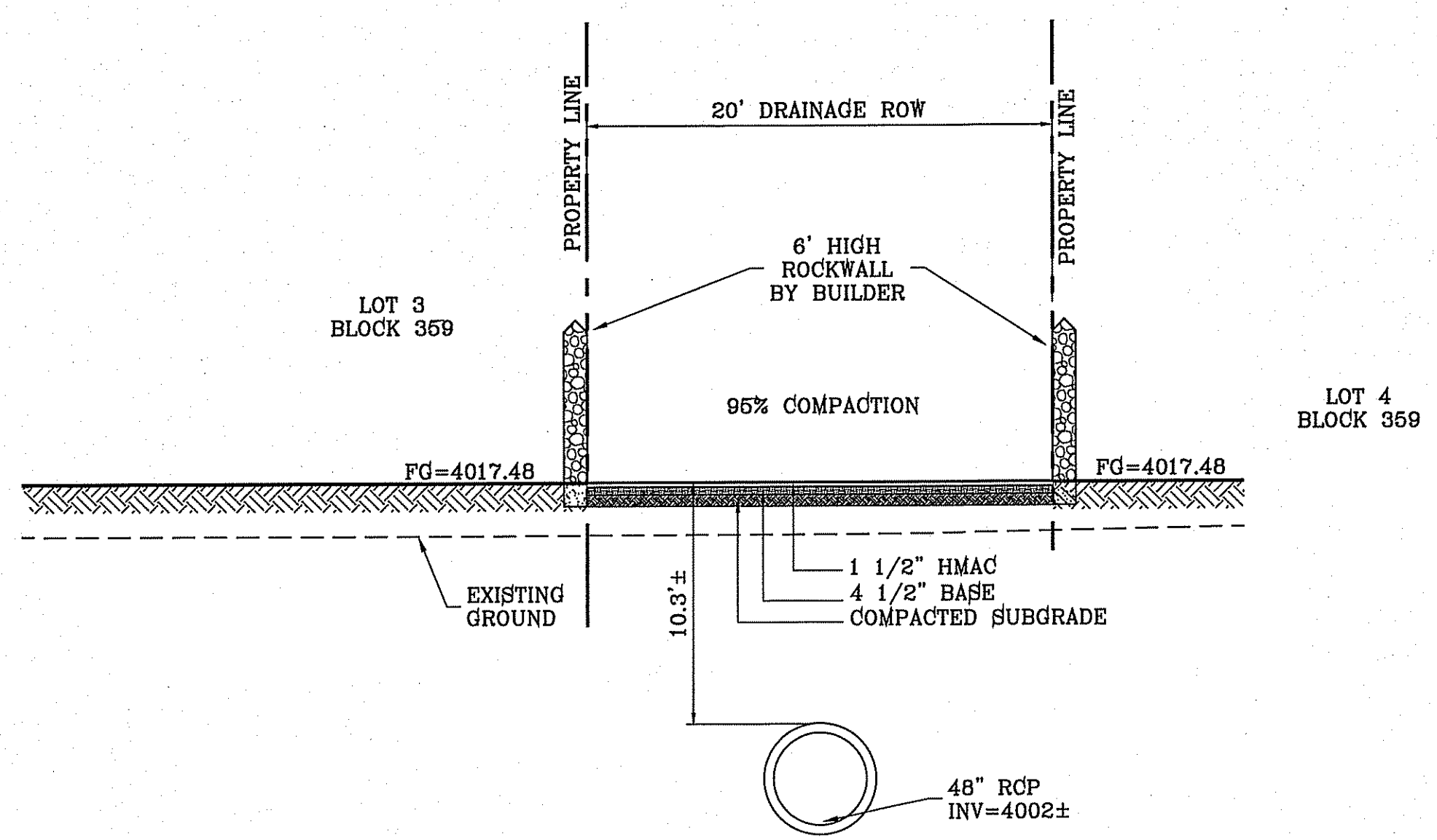
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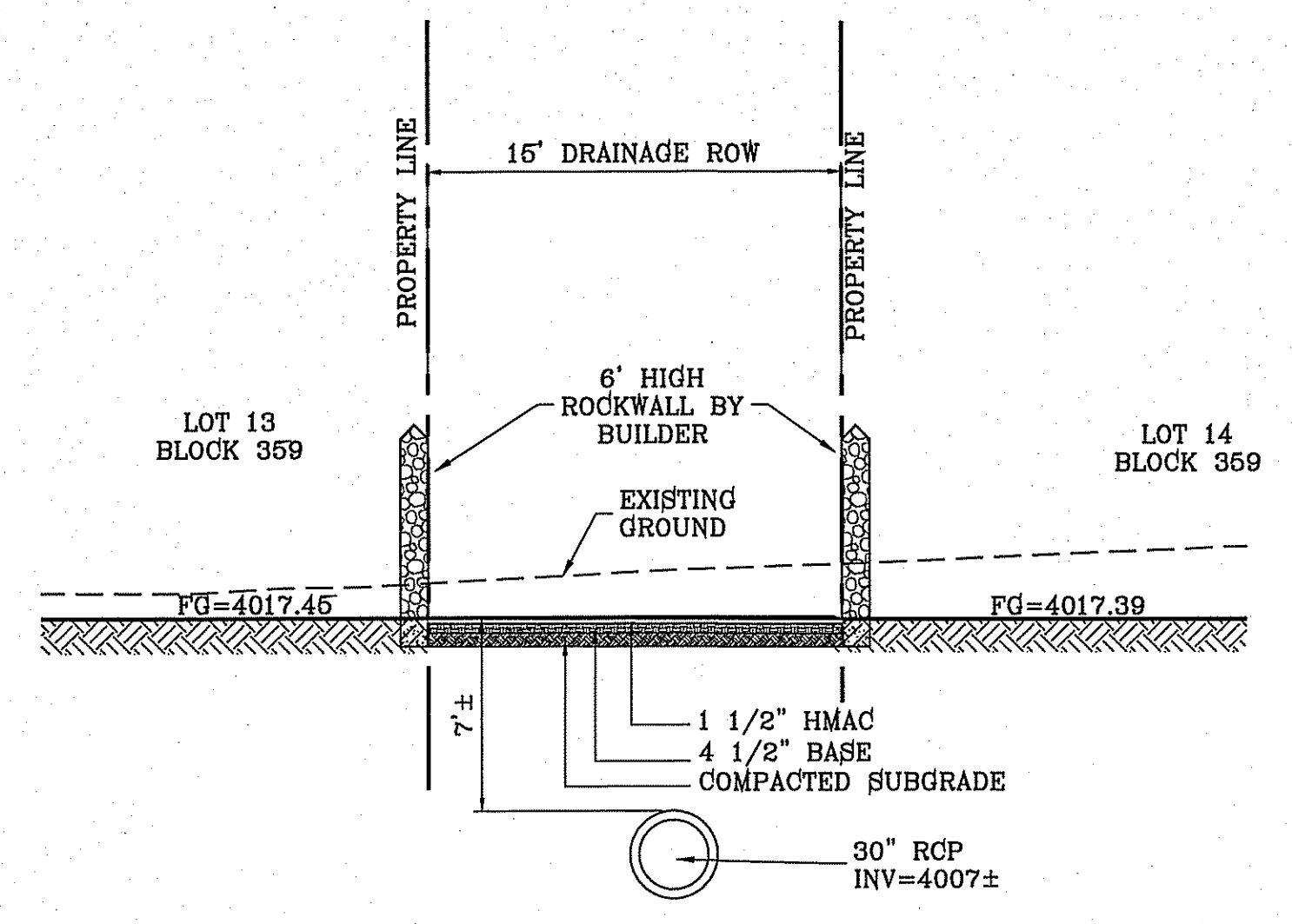
SECTION H
SCALE: 1"=6'



SECTION I
SCALE: 1"=6'



SECTION J
SCALE: 1"=6'



SECTION K
SCALE: 1"=6'



3-10-215	REMOVED SECTION I	RO
2-10-15	REMOVED SECTIONS H AND I AS PER PARKS DEPT.	RR
BENCHMARK		
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64		
DATE	REVISIONS	BY
1-27-2012	CITY REDINES	RO
5-2-2012	2ND CITY REDS	RO
11-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO
11-01-2013	REVISED SECTIONS TO REFLECT ALLEYS	SB

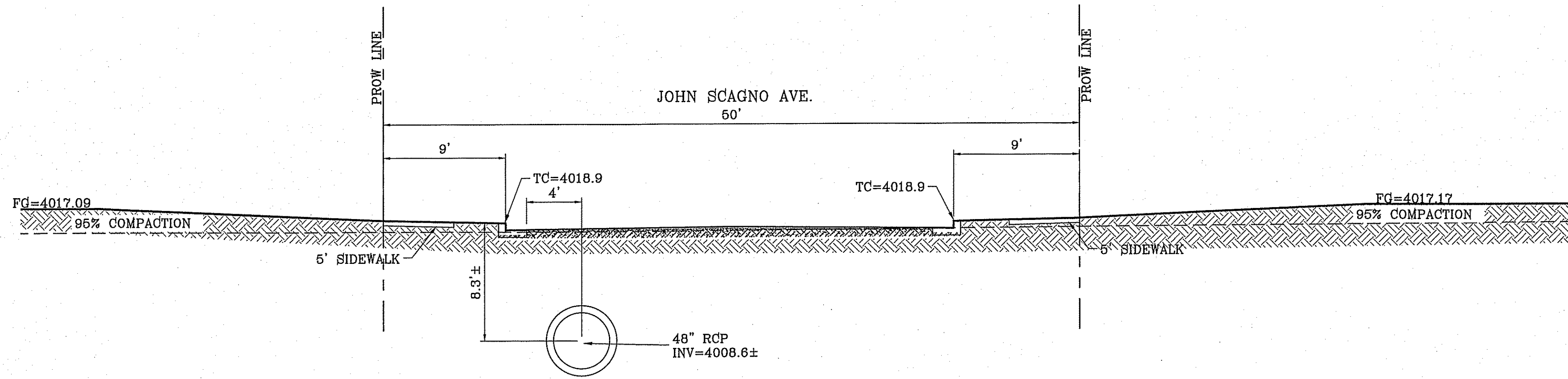
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PART OF SECTION 1, TOWNSHIP 3, TEXAS IN EL PASO COUNTY, TEXAS SURVEYS, CONTAINING: 79.278 ACRES

SCALE
 HORIZ: AS NOTED
 VERT: ---
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

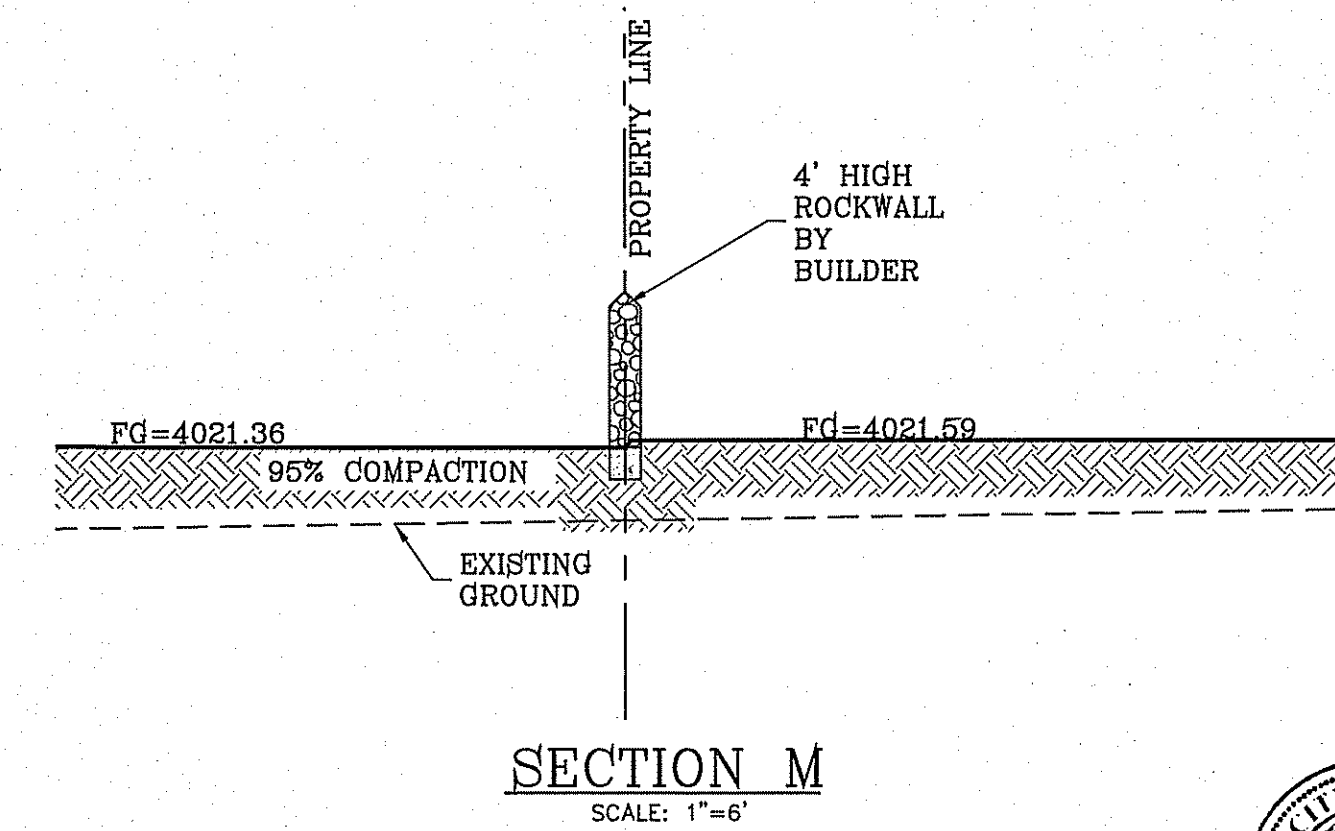
CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0263
 FAX: (915) 592-0286



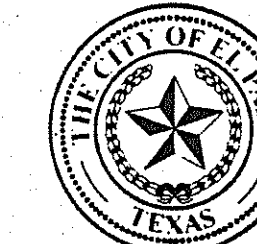
SHEET TITLE
GRADING SECTIONS



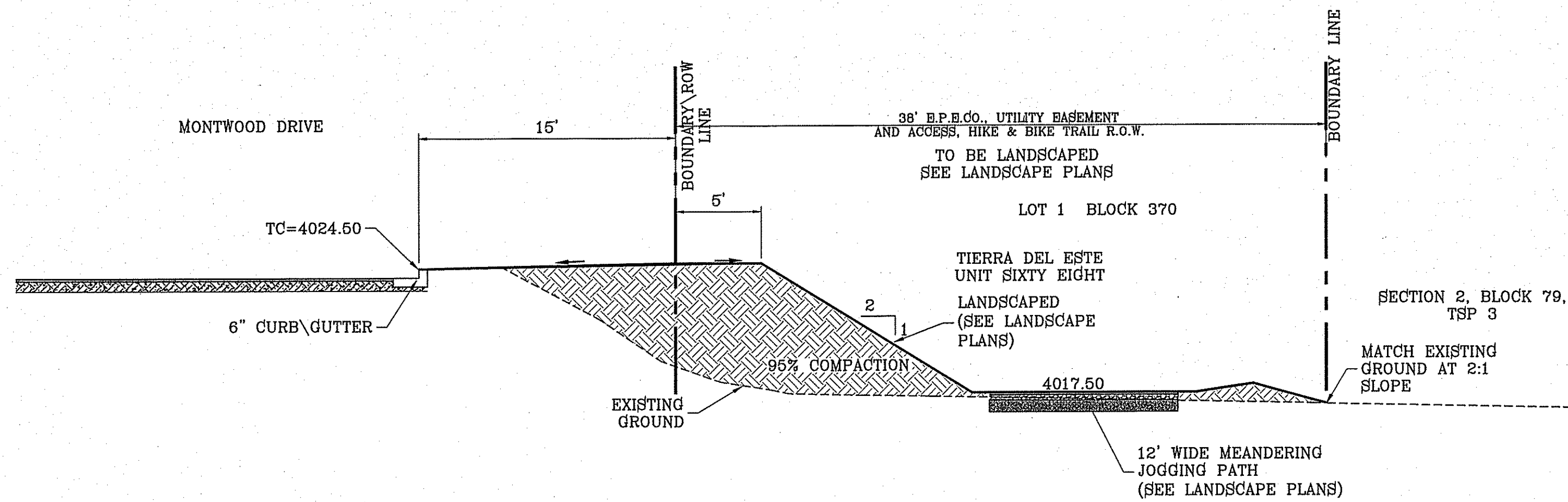
SECTION L
SCALE: 1"=6'



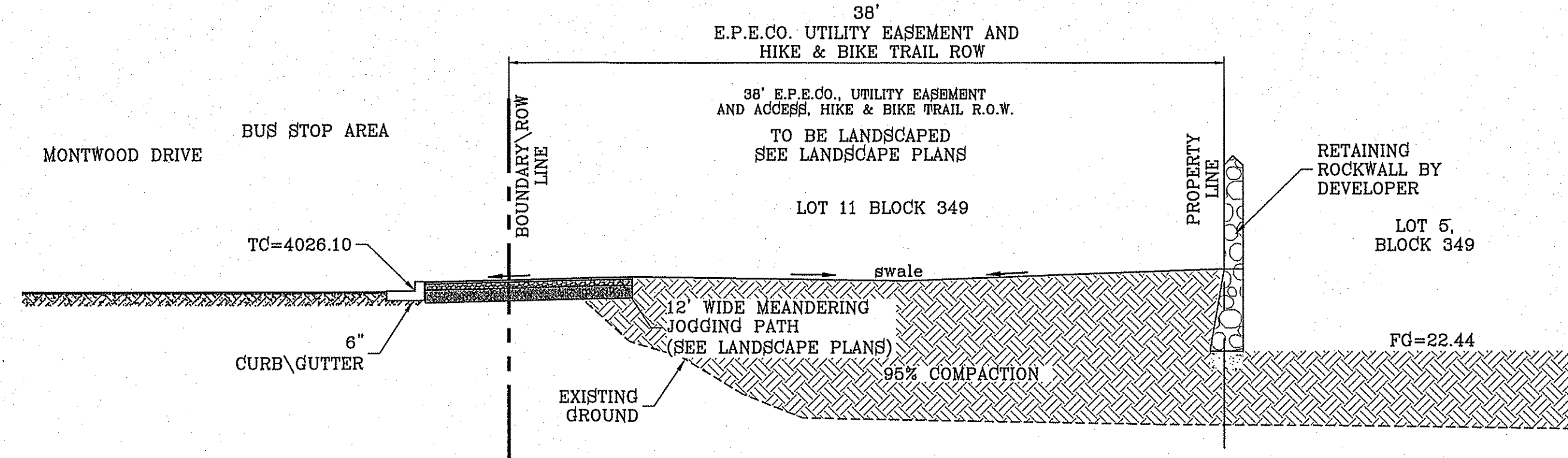
SECTION M
SCALE: 1"=6'



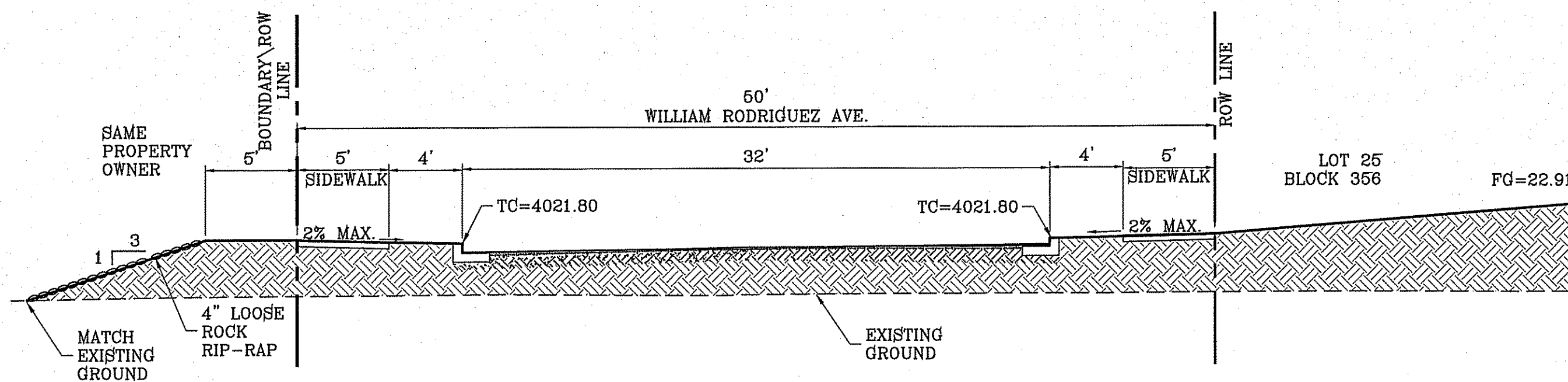
Final Approval



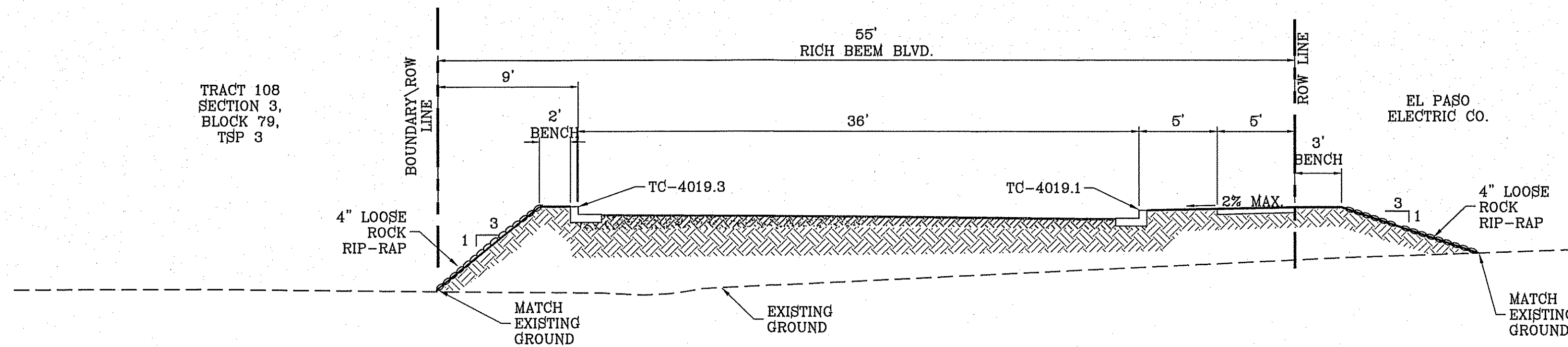
SECTION N
SCALE: 1"=6'



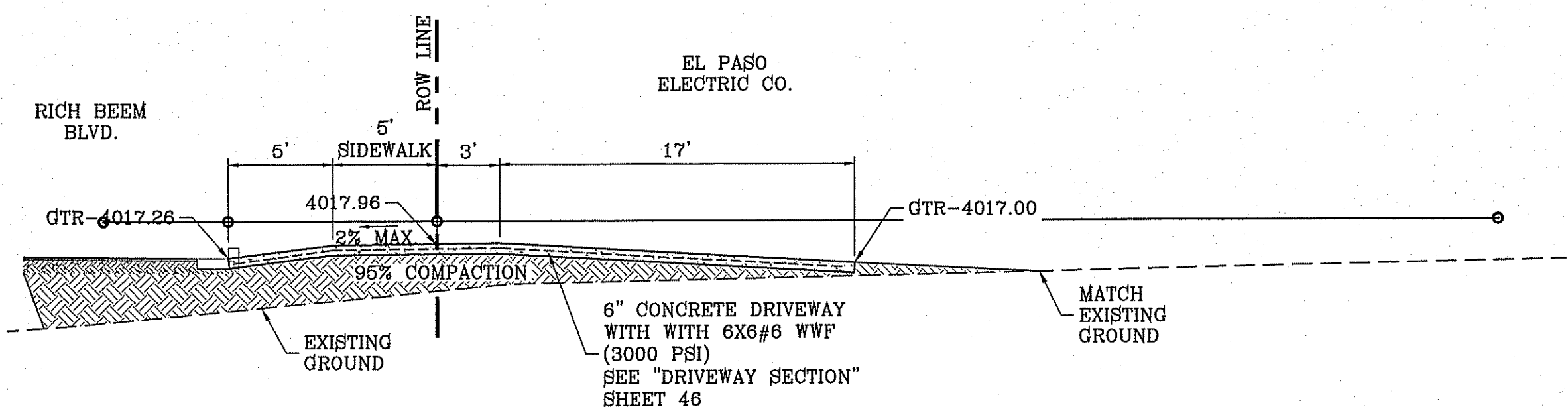
SECTION O
SCALE: 1"=6'



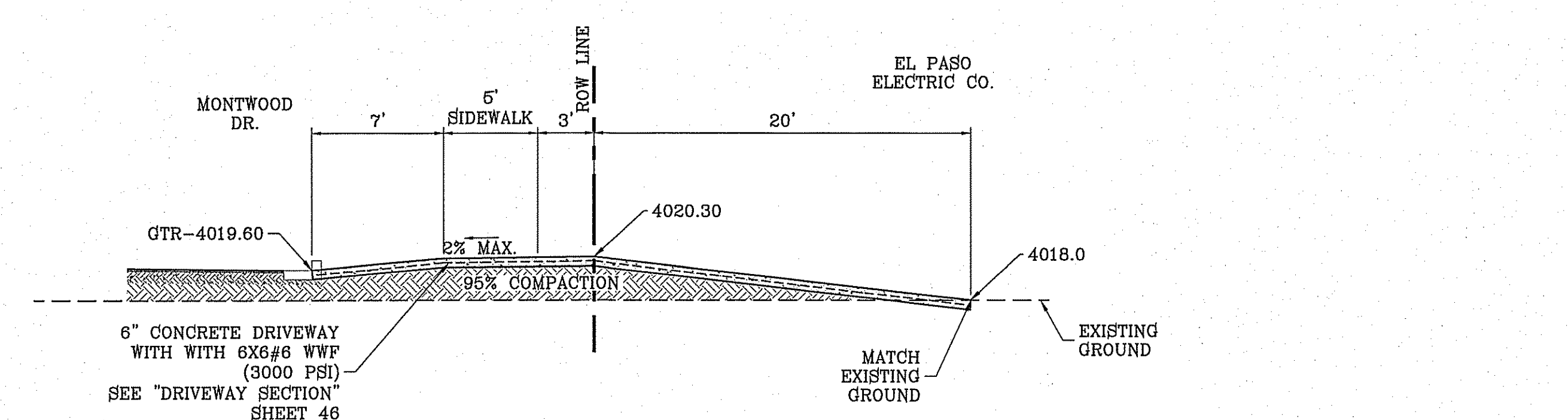
SECTION P
SCALE: 1"=6'



SECTION Q
SCALE: 1"=6'



SECTION R
SCALE: 1"=6'



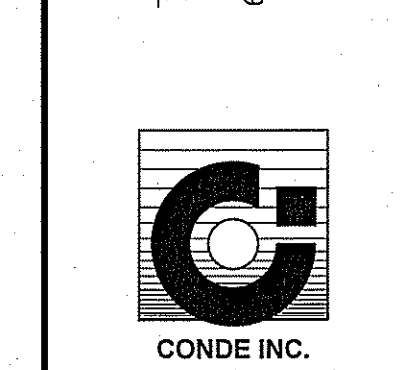
SECTION S
SCALE: 1"=6'

DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY BEGS	RO
7-17-2012	ADDED SECTIONS 'R' & 'S'	RO
1-18-2013	SECTIONS M & O, ALL 4\"/>	RO

TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS
 CONTAINING: 79.278 ACRES

SCALE: HORIZ. AS NOTED
 VERT. ---
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

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
GRADING SECTIONS

DRAINAGE AREA No.	DRAINAGE AREA (AC)	DESIGN STORM INTENSITY Q50	TIME OF CONCENTRATION	RUNOFF COEFFICIENT (C) Q50	Q50 (CFS)	CFS Q100	DESIGN STORM INTENSITY Y Q100
I	1.39	3.95	15	0.95	6.216	6.282	4.76
IA	2.03	3.95	15	0.95	7.618	9.174	4.76
IB	1.80	3.95	15	0.95	6.755	8.135	4.76
II	7.21	3.16	26	0.68	13.214	16.988	3.82
IIA	3.78	3.16	26	0.68	6.928	8.381	3.82
III	13.88	3.16	26	0.68	26.439	30.776	3.82
IV	20.72	3.16	26	0.68	37.976	46.942	3.82
V	9.57	3.16	26	0.68	17.640	21.219	3.82
V-REV	14.55	3.16	26	0.68	26.667	32.261	3.82
VI	5.17	3.16	26	0.68	9.476	11.463	3.82
VII	3.76	3.16	26	0.68	6.873	8.316	3.82
VII-REV	4.21	3.16	26	0.68	7.716	9.335	3.82
VIII	1.85	3.16	26	0.68	2.474	2.993	3.82
PARK	6.998	4.0	ONSITE PONDING				
PARK-REV	1.582	4.0	ONSITE PONDING				
POND	3.12	4.0	ONSITE PONDING				

OFFSITE DRAINAGE AREA No.	DRAINAGE AREA (AC)	DESIGN STORM INTENSITY Q50
OFFSITE A	2.69	4.76
OFFSITE B	8.76	16.06
OFFSITE C	4.76	8.71
OFFSITE D	0.88	1.61
OFFSITE E	12.00	43.97
OFFSITE F	11.99	18.45
OFFSITE G	6.32	0.37
OFFSITE H	2.91	10.95

INLET DATA				
INLET No.	INLET TYPE	No. GRATES	Qd ₆₀ yr. cfs	Qc cfs
II-1	I	4	18.57	43.68
II-2	I	2	11.97	21.96
II-3	III	3	6.93	23.40
II-4	I	3	13.21	32.76
II-5	II	10	54.04	78.00
II-6	I	4	30.19	43.68
II-7	III	5	27.86	39.00
II-8	I	3	9.85	32.76

BASIN CALC.					
BASIN No.	REQUIRED CAPACITY (AC-FT)	AVAILABLE CAPACITY (AC-FT)	PEAK INFLOW (CFS)	HIGH WATER SURFACE ELEVATION (FT)	FREE BOARD (FT)
1 (all except Park & Bike)	31.72	34.79	104.77	4013.74	2.26
PARK	0.93	1.49	--	4019.5	--
HIKE AND BIKE	0.21	0.37	--	4014.0	--

WATERSHED-POND A		
$Q = \frac{A \cdot R \cdot C}{12} = AC-FT$		
POND CALC. Q=ACR/12 A-TOTAL RUNOFF IN AC/FT.(100%) R-RAINFALL IN INCHES C=RUNOFF FACTOR		
RESIDENTIAL	84.680	84.68(4) 0.80 16.94 ac-ft & POND
FUTURE RESIDENTIAL	42.162	42.16(4) 0.60 8.430 ac-ft
SUBTOTAL 26.370		
SILT & DEBRIS = 1.36		
Qreq (TOTAL) = 26.73 AC-FT		
Qcap (TOTAL) = 34.79 AC-FT		
100 YEAR HW ELEVATION = 4011.0		
100 YEAR PONDING DEPTH = 4011.6		

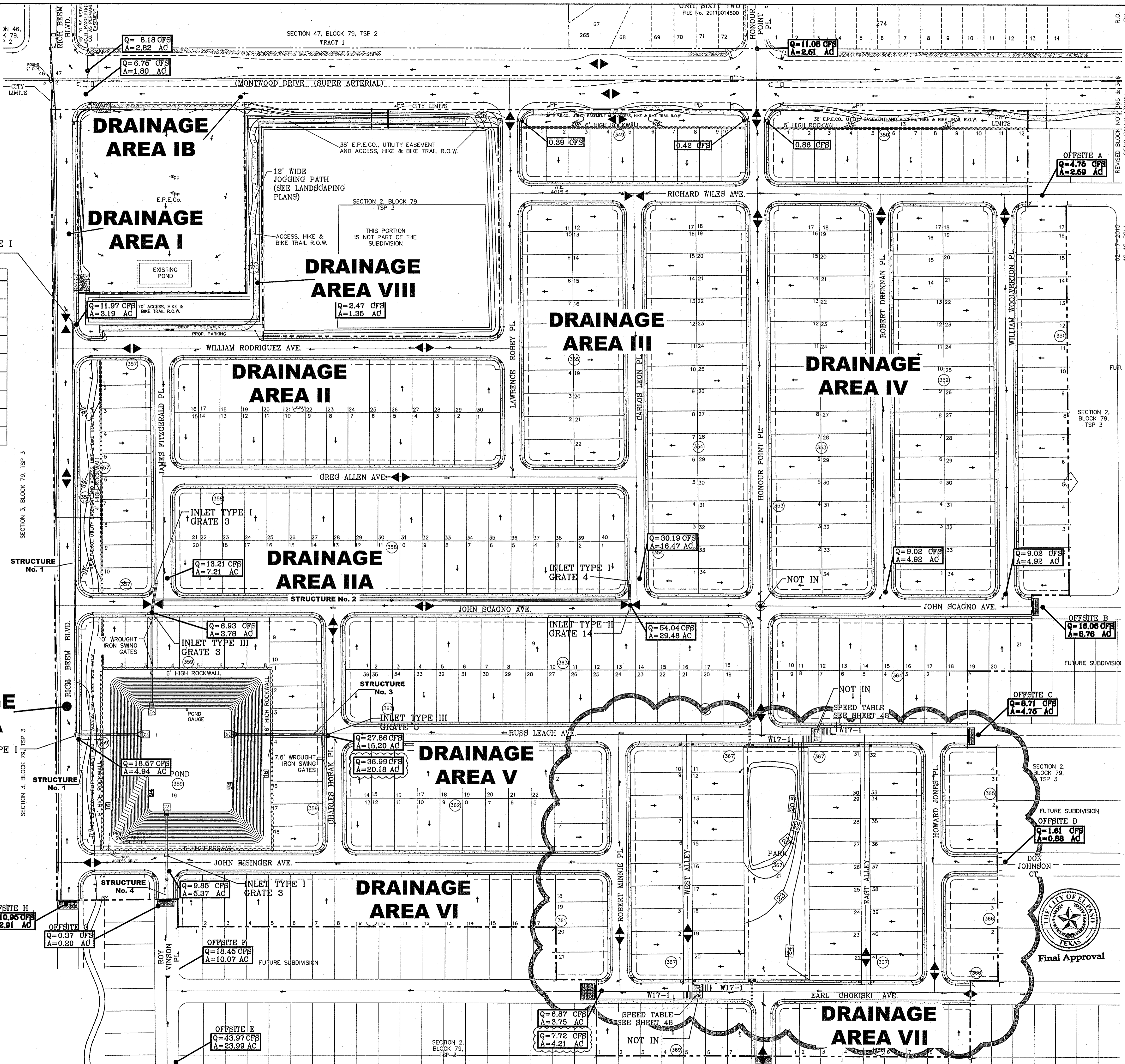
WATERSHED-PARK		
$Q = \frac{A \cdot R \cdot C}{12} = AC-FT$		
POND CALC. Q=ACR/12 A-TOTAL RUNOFF IN AC/FT.(100%) R-RAINFALL IN INCHES C=RUNOFF FACTOR		
PARK	7.00	7.00(4) 0.40 0.933 ac-ft
25% EMERGENCY 0.23 AC-FT		
Qreq (TOTAL) = 1.16 AC-FT		
Qcap (TOTAL) = 1.49 AC-FT		

WATERSHED-HIKE & BIKE TRAIL (BLOCK 370)		
$Q = \frac{A \cdot R \cdot C}{12} = AC-FT$		
POND CALC. Q=ACR/12 A-TOTAL RUNOFF IN AC/FT.(100%) R-RAINFALL IN INCHES C=RUNOFF FACTOR		
HIKE/BIKE	1.55	1.55(4) 0.40 0.207 ac-ft
25% EMERGENCY 0.05 AC-FT		
Qreq (TOTAL) = 0.26		
Qcap (TOTAL) = 0.37		

WATERSHED-PARK		
$Q = \frac{A \cdot R \cdot C}{12} = AC-FT$		
POND CALC. Q=ACR/12 A-TOTAL RUNOFF IN AC/FT.(100%) R-RAINFALL IN INCHES C=RUNOFF FACTOR		
PARK	1.56	1.56(4) 0.39 0.203 ac-ft
Qreq (TOTAL) = 0.20 AC-FT		
Qcap (TOTAL) = 0.24 AC-FT		

NOTE:
HERON DESCRIBED TRACT LIES IN ZONE X. COMMUNITY PANEL NO. 480212 0175B. DATED SEPTEMBER 4, 1991.

SEE SHEET 41, 42, 43 43A FOR DRAINAGE STRUCTURES 1, 2, 3, 4 FOR POND DETAILS SEE SHEET 44



DATE	REVISIONS
1-27-2012	CITY REDLINES - ADD PIPE TO STRUCT. 1
5-2-2012	2ND CITY REDS
7-17-2012	ADDED DRIVEWAYS AT EPE CO. PROPERTY
8-20-2012	JRD CITY REDS

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 78.276 ACRES

ENGINEER'S SEAL
CONDE INC.
6646

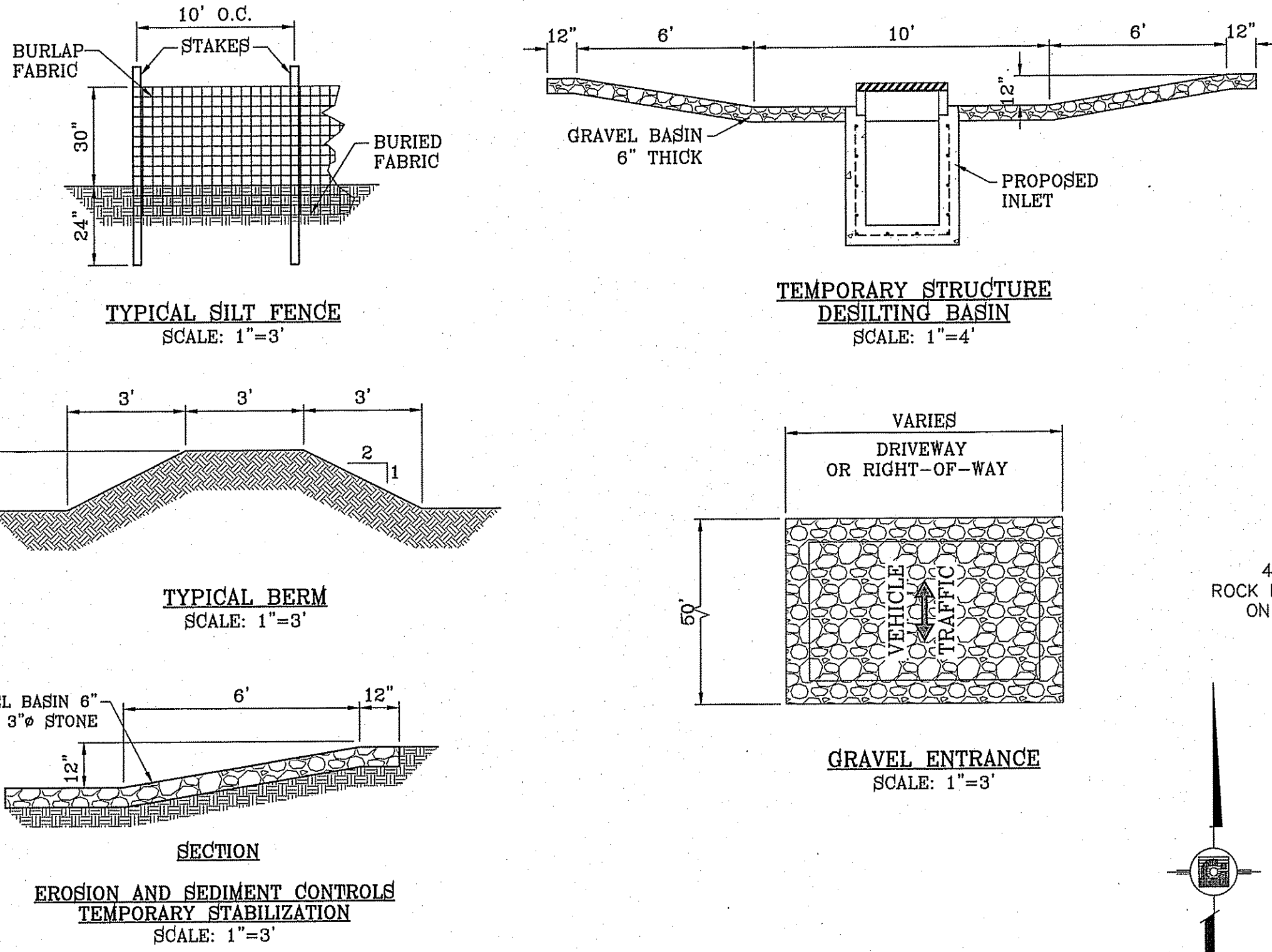
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-1B

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

SHEET TITLE
DRAINAGE PLAN

SHT 10 OF 60

31. Submittal Date: 08/28/2012, 09:00 AM, 2012/08/28 09:00 AM, 2012 to PEP, 2012



SECTION
EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION
SCALE: 1"=3'

**STABILIZED ENTRANCE
EROSION CONTROL NOTES**

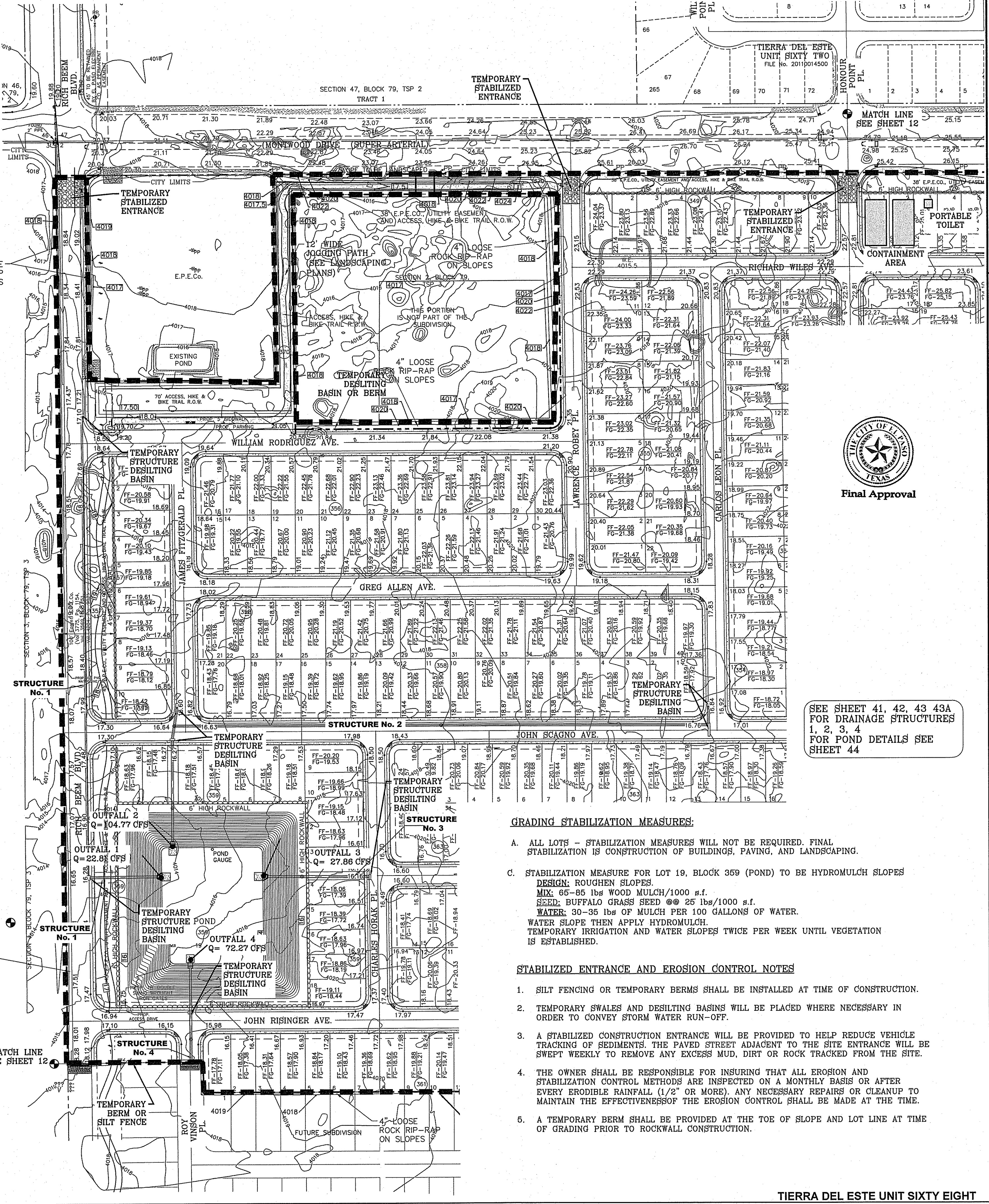
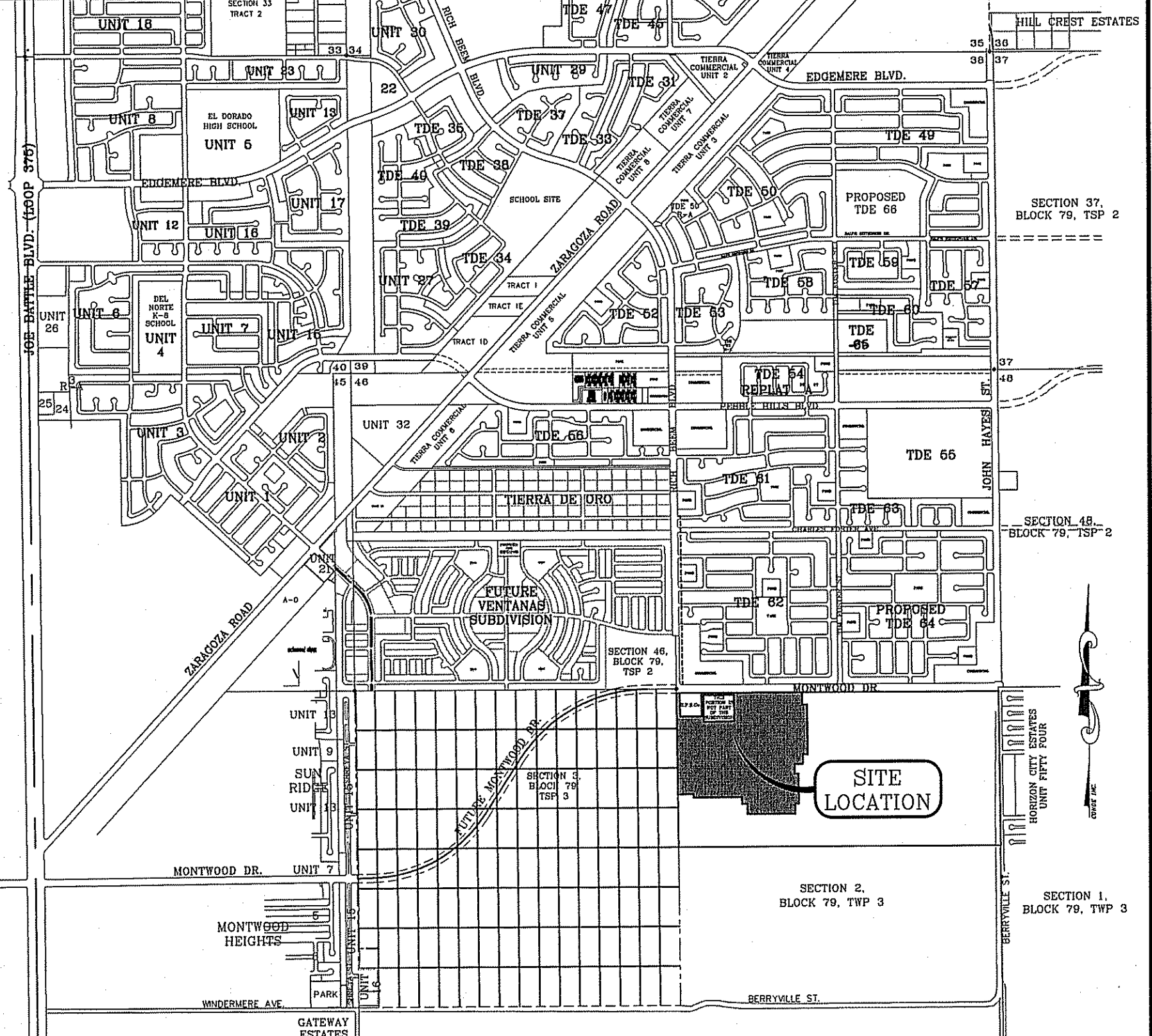
- SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
- TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
- 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.
- A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.
- SILT FENCE TO BE INSTALLED AND MAINTAINED ALONG THE PERIMETER OF THE PARK SITE UNTIL ALL ADJUTING RESIDENCES ARE DEVELOPED.

LEGEND

FF=0.67 FC=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR
00.00	PROPOSED SPOT ELEVATION
▲	HIGH POINT
▼	LOW POINT
4000	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
-----	PROPOSED CONTOUR
-----	PROPOSED ROCK WALL
-----	PROPOSED RETAINING WALL
-----	PROPOSED SILT FENCE
Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
→	DRAINAGE FLOW

SCALE: 1" = 100'

LOCATION MAP SCALE: 1"=2000'



GRADING STABILIZATION MEASURES:

- ALL LOTS - STABILIZATION MEASURES WILL NOT BE REQUIRED. FINAL STABILIZATION IS CONSTRUCTION OF BUILDINGS, PAVING, AND LANDSCAPING.
- STABILIZATION MEASURE FOR LOT 19, BLOCK 359 (POND) TO BE HYDROMULCH SLOPES.
DESIGN: ROUGHEN SLOPES.
MIX: 65-85 LBS WOOD MULCH/1000 S.F.
SEED: BUFFALO GRASS SEED @ 25 LBS/1000 S.F.
WATER: 30-35 LBS OF MULCH PER 100 GALLONS OF WATER.
WATER SLOPE THEN APPLY HYDROMULCH.
TEMPORARY IRRIGATION AND WATER SLOPES TWICE PER WEEK UNTIL VEGETATION IS ESTABLISHED.

STABILIZED ENTRANCE AND EROSION CONTROL NOTES

- SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
- TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION AND STABILIZATION 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.
- A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.

SEE SHEET 41, 42, 43 43A FOR DRAINAGE STRUCTURES 1, 2, 3, 4 FOR POND DETAILS SEE SHEET 44

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6090 SURETY DR. STE 100
EL PASO, TEXAS 79906
PHONE: (915) 592-0283
FAX: (915) 592-0286

TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND IN EL PASO COUNTY, TEXAS, CONTAINING: 79.278 ACRES

GRADING AND STORMWATER POLLUTION PREVENTION PLAN

SHT 11 OF 60

DATE: 1-27-2012
CITY REVISIONS: ADD PIPE TO STRUCT. 1
RO: 5-2-2012
2ND CITY REVISIONS
RO: 7-17-2012
ADDED DRIVEWAYS AT EPE CO. PROPERTY
RO: 12-12-2012
COUNTY REVISIONS: ALL 4" ROLLED CURB TO 5"

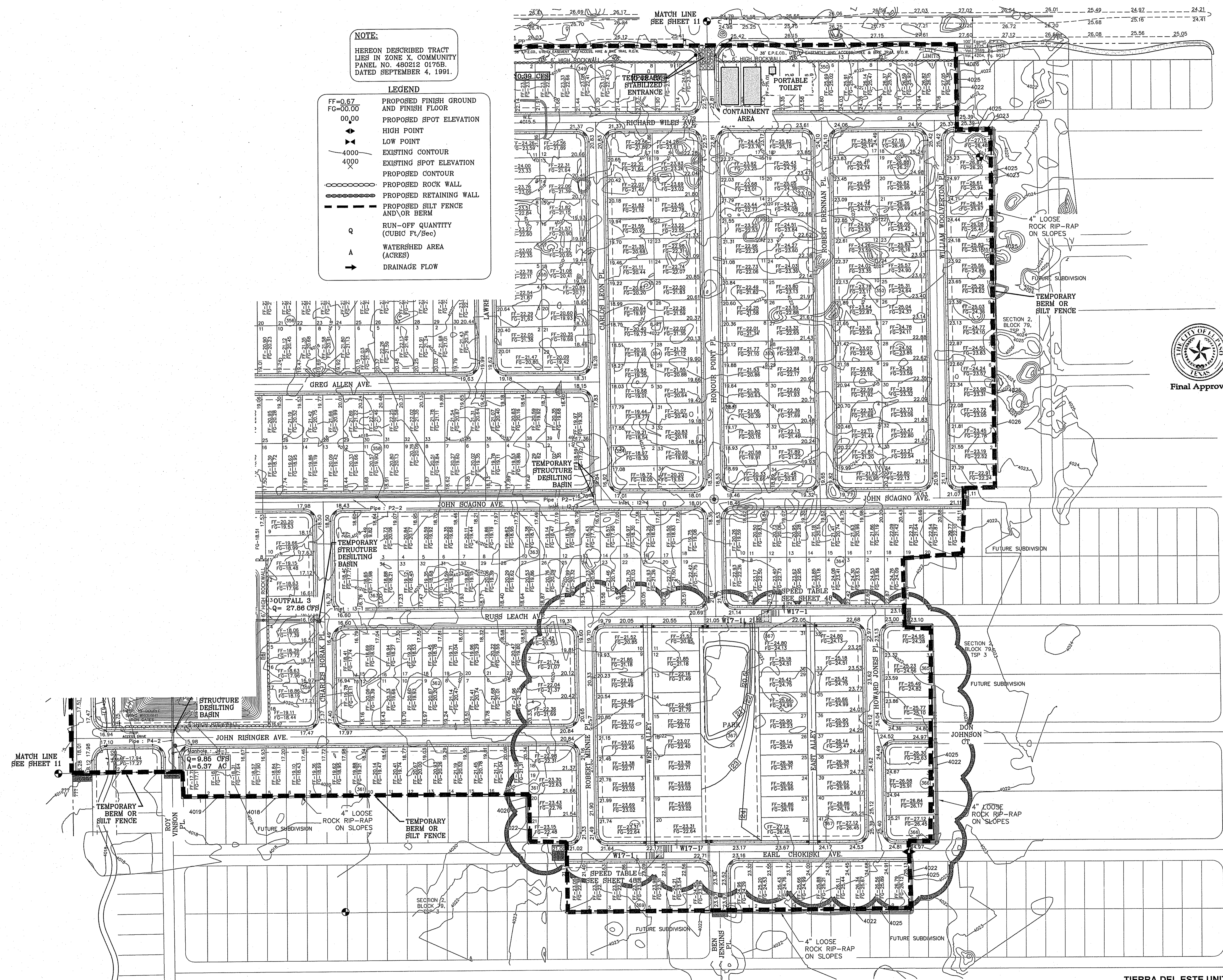
PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
SCALE: HORIZ: 1"=100' VERT: 1"=4'
DATE: DEC. 2010
DESIGNED BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-19

ENGINEER'S SEAL: [Seal]

CITY OF EL PASO TEXAS Final Approval [Seal]

25. Standard & Technical Services, Inc. 12/20/11 10:00 AM

SL:\WORK\PROJECTS\BRITISH-COLUMBIA\13000163 9-26-17 AN-1210 15-10-17.dwg



NOTE:
 HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0176B, DATED SEPTEMBER 4, 1991.

- LEGEND**
- FF=0.67 PROPOSED FINISH GROUND AND FINISH FLOOR
 - FG=00.00 PROPOSED SPOT ELEVATION
 - 00.00 HIGH POINT
 - ▲ LOW POINT
 - 4000 EXISTING CONTOUR
 - 4000 PROPOSED CONTOUR
 - PROPOSED ROCK WALL
 - ▬ PROPOSED RETAINING WALL
 - ▬ PROPOSED SILT FENCE AND/OR BERM
 - Q RUN-OFF QUANTITY (CUBIC FT/Sec)
 - A WATERSHED AREA (ACRES)
 - DRAINAGE FLOW

REVISIONS

DATE	REVISIONS	BY
1-27-2012	CITY REDEMPS - ADD PIPE TO STRUCT. 1	RC
5-2-2012	2ND CITY REDS	RC
12-10-2012	COUNTY REDS. ALL 4" ROLLED CURB TO 6"	RC
11-01-2013	PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY	SB

SCALE: 1"=100'



Final Approval

TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

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

SHEET TITLE
GRADING STABILIZATION AND STORMWATER POLLUTION PREVENTION PLAN

SHT 12 OF 60

SITE DESCRIPTION: PROJECT DESCRIPTION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

- 1. STRUCTURAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLES ENTRANCE AND EXITS, ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE.
4. COPY OF GSP/SWPPP SHALL BE KEPT ON SITE.
5. PERMITTEE MUST RETAIN THE SWP3, NOI AND INSPECTION LOG FOR A MINIMUM OF THREE YEARS FROM TERMINATION AND FINAL STABILIZATION OF PROJECT.

I. WASTE MATERIALS

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIAL SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATIONS, CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPT. AND NMED.

III. SANITARY WASTE

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV. SPILL PREVENTION

THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

A. GOOD HOUSEKEEPING

- A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB.
B. NEATLY STORE MATERIALS ON-SITE IN AN ORDERLY MANNER.
C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER.
D. DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING THE CONTAINER.
F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

- A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS

C. PETROLEUM PRODUCTS:

PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

V. SPILL CONTROL PRACTICES:

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES.
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE.
C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN.
E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY.
F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING

VI. MAINTENANCE AND INSPECTION PROCEDURES

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON SITE.

VII. REMARKS

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

CONSTRUCTION ACTIVITIES LOG table with columns: ACTIVITIES, DATE, SIGNATURE

INSPECTION AND MAINTENANCE REPORT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNED: _____ DATE: _____

GSP/SWPPP COORDINATOR NAME: _____ PHONE NUMBER: _____

LOG OF ACTIVITIES AVAILABLE: GSP/SWPPP COORDINATOR. INSPECTION LOG AVAILABLE: GSP/SWPPP COORDINATOR SCHEDULE OF ACTIVITIES AVAILABLE: GSP/SWPPP COORDINATOR

SITE DESCRIPTION: PROJECT DESCRIPTION THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 79.276 ACRES.

THE SITE MAP SHOWS THE PROPERTY BOUNDARIES WITH THE PROPOSED LOCATION OF THE ROADWAYS, LOTS, STORM INLETS AND RETENTION BASINS. THIS SITE WILL BE GRADED, ROADWAYS PAVED AND DRAINAGE STRUCTURES CONSTRUCTED. THE GRADED LOTS WILL DRAIN TO THE GRADED STREETS AND THEN TO THE STORM INLETS WHICH WILL CONDUCT THE STORM RUNOFF VIA UNDERGROUND STRUCTURES TO A RETENTION BASIN.

INTERIM STABILIZATION MEASURES ARE AS FOLLOWS: PERIMETER TEMPORARY EARTHEN BERMS, TEMPORARY STABILIZED CONSTRUCTION SITE EXIT, TEMPORARY DESILTING BASINS

FINAL STABILIZATION WILL BE PERFORMED BY THE HOME BUILDERS WHICH WILL CONSTRUCT A SINGLE BUILDING ON EACH LOT AND PLACE LANDSCAPING ON EXPOSED SURFACES.

THE RECEIVING WATERS ARE PONDING AREA AT LOT 19 BLOCK 359

STORM WATER SAMPLING DATA IS NOT AVAILABLE FOR THIS SITE.

NO CONCRETE OR BATCH PLANTS ON THIS SITE.

NO APPARENT ENDANGERED SPECIES ON SITE. NO HISTORIC PROPERTIES ON SITE.

STORM WATER CONTAMINANTS ON SITE

THE FOLLOWING ARE THE POTENTIAL STORM WATER POLLUTANTS (CHECKED ITEMS ONLY):

- CLEANING SOLVENTS _____ EQUIP. CLEANING WASTEWATER _____
ASPHALT _____ X _____ HYDRAULIC OIL/FLUIDS _____ X _____
CONCRETE _____ X _____ GASOLINE _____ X _____
PAINTS _____ X _____ DIESEL FUEL _____ X _____
CURING COMPOUNDS _____ X _____ ANTIFREEZE/COOLANT _____ X _____

THE CONTAINMENT AREA FOR THESE ITEMS IS LOCATED: AS SHOWN ON PLAN

THE STAGING AREA FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

THE PORTABLE TOILET FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

- NON STORM WATER DISCHARGES ON SITE (CHECKED ITEMS ONLY):
FIRE HYDRANT FLUSHING _____ X _____ WATER LINE FLUSHING WATER _____ X _____
VEHICLE WASH WATER _____ X _____ LANDSCAPE IRRIGATION _____ X _____
DUST CONTROL WATER _____ X _____ PAVEMENT WASH WATERS _____ X _____

ALL STAGING AREAS, PORTABLE TOILETS AND POLLUTANT AREAS WILL INCORPORATE SECONDARY CONTAINMENT MEASURES SUCH AS BERMS OR SEDIMENT TRAPS/BARRIERS.

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT THAT AUTHORIZES STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

COMPANY: _____
SIGNED: _____ ADDRESS: _____
TITLE: _____ TELEPHONE: _____
DATE: _____

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER: (SIGNED) _____ DATE: _____
OWNER: (NAME) _____
PHONE NUMBER: _____



GRADING STABILIZATION ACTIVITY PLAN

GRADING STABILIZATION PLAN

- 1. SEDIMENT CAUSED BY EXCESSIVE EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE LEAVING THE SITE
2. PROJECT AREAS PHYSICALLY DISTURBED DURING DEVELOPMENT SHALL BE EXPOSED TO EROSION PRODUCING INFLUENCES FOR THE SHORTEST PERIOD OF TIME.
3. AFTER COMPLETION OF THE SITE GRADING THE PROJECT AREAS SHALL BE WATERED AS REQUIRED TO CONTROL WIND EROSION.
4. SITE MONITORING SHALL BE PERFORMED BY THE PERMITTEE RESPONSIBLE FOR THE GRADING. ALL STABILIZATION MEASURES SHALL BE CHECKED ON A MONTHLY BASIS AND SHALL CONTINUE TO BE MAINTAINED.
5. A MONITORING AND INSPECTION PROGRAM SHALL BE IMPLEMENTED UNTIL A STABILIZED SITE IS ACHIEVED OF BUILDING RESUMES. INACTIVE/IDLE SITES SHALL BE INSPECTED AND MAINTAINED ON ONE OF THE FOLLOWING SCHEDULES: A. AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A WIND EVENT B. AT LEAST ONCE EVERY 7 CALENDAR DAYS ON A SET SPECIFIC DAY
6. AFTER PERMITTEE COMPLETES THE GRADING THE PERMIT SHALL BE CLOSED. AS PART OF THE CLOSURE PROCEDURES, THE APPLICANT MUST SUBMIT THE FOLLOWING:

a. A STATEMENT FROM THE ENGINEER OF RECORD THAT STATES "THE GRADING OPERATION HAS BEEN SUBSTANTIALLY COMPLETED AND GENERALLY CONFORMS TO THE APPROVED SET OF PLANS".

THE PERMITTEE SHALL CALL THE PERMIT OFFICIAL TO ESTABLISH THE BEGINNING OF THE WARRANTY PERIOD AND NOTIFY THE PERMIT OFFICIAL GSP HAS BEEN IMPLEMENTED.

b. SHALL SUBMIT A COPY OF THE NOTICE OF TERMINATION FILED WITH THE STATE.

STABILIZATION MEASURE FOR LOT 19, BLOCK 359 (POND) TO BE HYDROMULCH SLOPES DESIGN: ROUGHEN SLOPES
MIX: 65-85 lbs WOOD MULCH/1000 s.f.
SEED: BUFFALO GRASS SEED @ 25 lbs/1000 s.f.
WATER: 30-35 lbs OF MULCH PER 100 GALLONS OF WATER.
WATER SLOPE THEN APPLY HYDROMULCH.
TEMPORARY IRRIGATION AND WATER SLOPES TWICE PER WEEK UNTIL VEGETATION ESTABLISHED.

GRADING STABILIZATION MAINTENANCE AND SCHEDULE PLAN

Table with columns: STABILIZATION MEASURES, INSPECTION DATE, MAINT. DATE, MAINTENANCE TYPE

PERMITTEE CERTIFICATION

I CERTIFY AND AGREE TO WARRANT AND MAINTAIN THE SITE AS DESCRIBED IN THIS GSP UNTIL BUILDING PERMIT IS ISSUED OR THE CITY CLOSES THE PERMIT AS SPECIFIED IN MUNICIPAL CODE SECTION 16.44.090.

PERMITTEE: (SIGNED) _____ DATE: _____

OWNER: (NAME) _____

PHONE NUMBER: _____

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL AND VALOUR POINT DR. ELEVATION 4022.64 NAVD83 DATUM
DATE 1-27-2012 CITY REVISIONS - ADD PIPE TO STRUCT. 1 2-2-2012 2ND CITY REVISIONS

PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, BEING AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 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

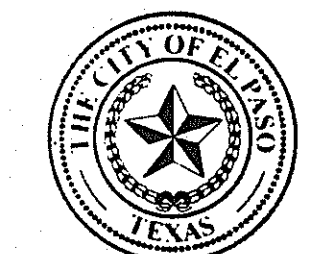
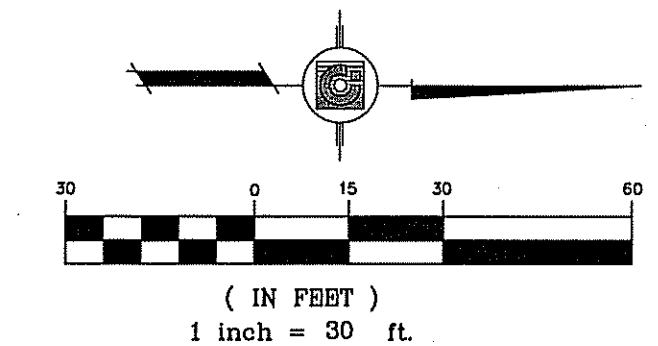
CONDE INC. ENGINEERING / PLANNING SURVEYING / GPS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0283 FAX: (915) 592-0286

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN NOTES

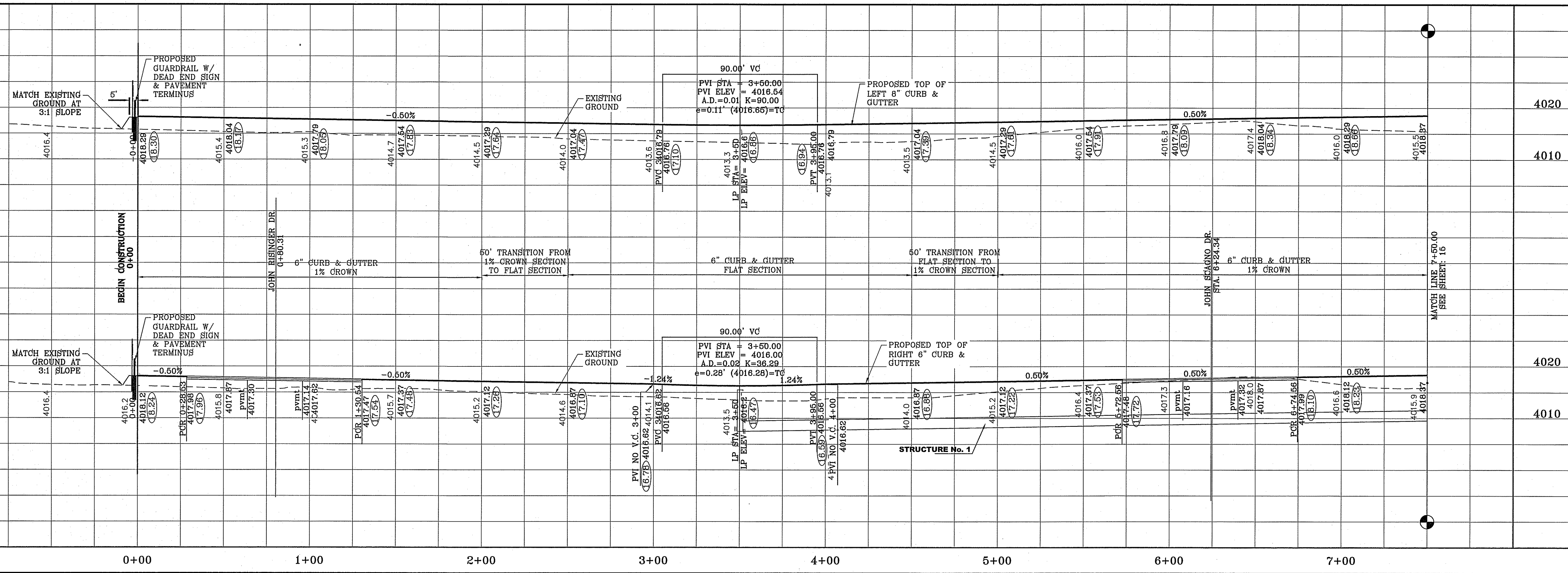
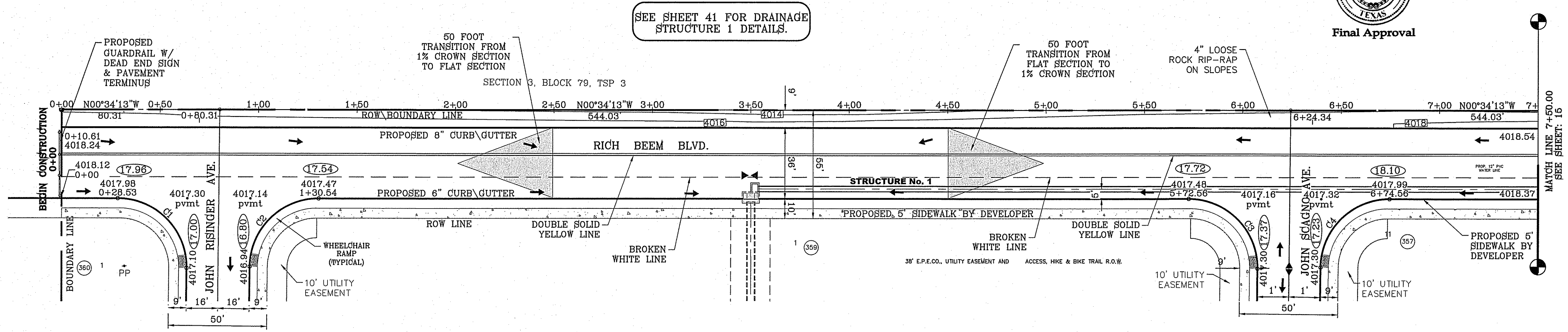
○ DENOTES AS BUILT CONDITION ONLY

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C2	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"
C3	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C4	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"



Final Approval



12-03-2014
9-12-2014
3-28-2013

AS-BUILTS
AS-BUILTS
PROFILE GRADES (9+00 +)

BENCHMARK

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES - ADD PIPE TO STRUCT. 1	RO
5-2-2012	2ND CITY REDS	RO
8-20-2012	3RD CITY REDS	RO
12-12-2012	RAISE LEFT CURB GRADE (8" CURB)	RO

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18

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
**RICH BEEM
BLVD**
STA. 0+00
TO 7+50

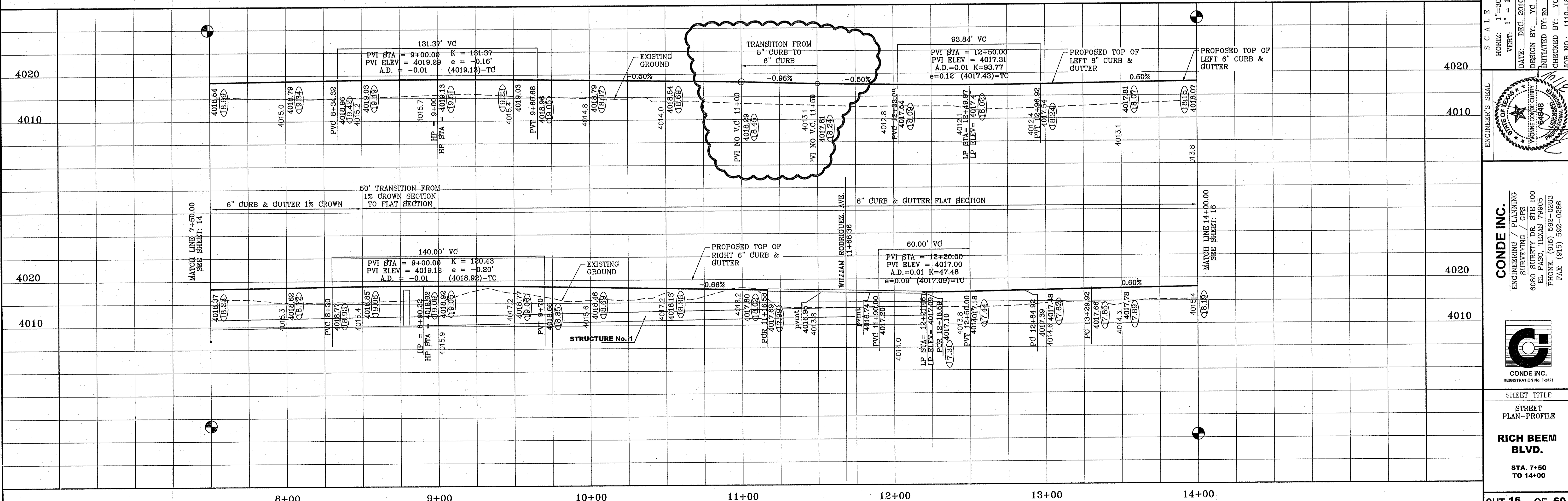
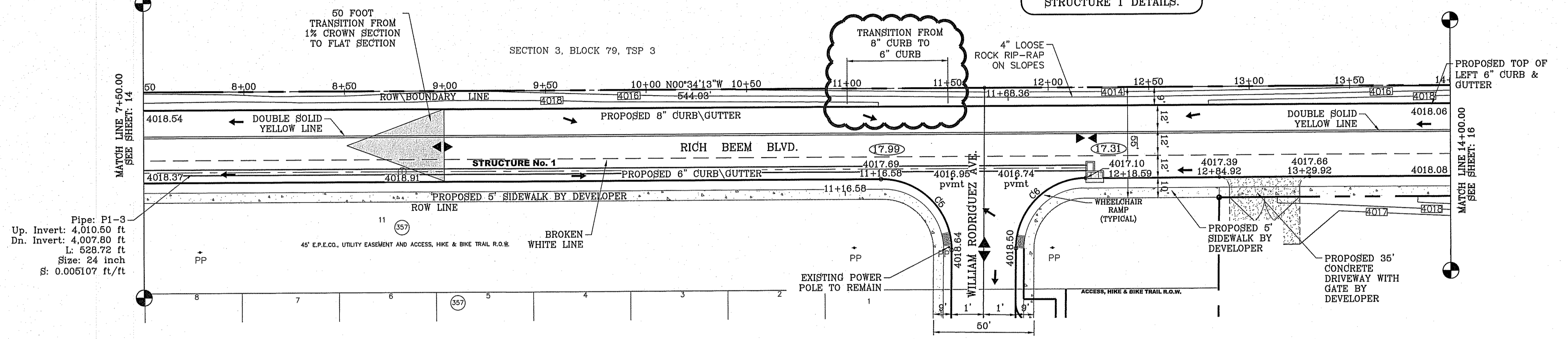
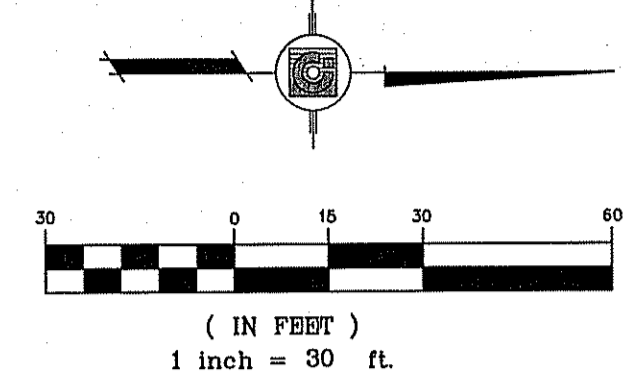
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FILE LOCATION: S:\Subdivisions\TDE 68\YDE68-PP_RICHBEEM-revised-row PLOTTED ON Tuesday, March 10, 2015 9:58:01 AM

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C6	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



DATE	REVISIONS
1-27-2012	CITY REVISIONS - ADD PRE TO STRUCT. 1
5-2-2012	ADD CITY REVISIONS
8-17-2012	ADDED DRIVEWAY AT EFC CO. PROPERTY
8-20-2012	3RD CITY REVISIONS



DATE	REVISIONS
11-14-2014	AS-BUILTS
9-12-2014	AS-BUILTS
8-18-2014	MOVE 8" CURB TO 6" CURB TRANSITION
3-28-2013	PROFILE GRADES (9+00 +)
12-12-2012	RAISE LEFT CURB GRADE (8" CURB)

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79,278 ACRES

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

DATE: DEC. 2010
DESIGNED BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 4110-18

ENGINEER'S SEAL

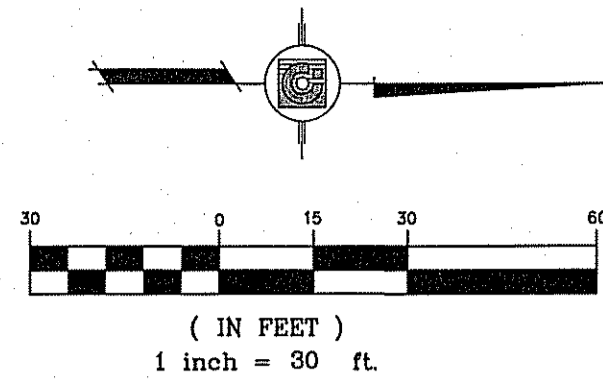
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
**STREET
PLAN - PROFILE**

**RICH BEEM
BLVD.**

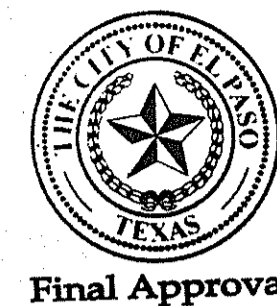
STA. 7+50
TO 14+00

SHT 15 OF 60



○ DENOTES AS BUILT CONDITION ONLY

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	430.00'	27.48'	13.74'	27.47'	N2°24'04"W	3°39'41"
C8	40.00'	63.22'	40.39'	56.85'	S44°42'40"W	90°33'45"
C9	41.00'	64.00'	40.59'	57.69'	S45°17'33"E	89°25'51"
C10	50.00'	17.90'	9.05'	17.81'	S80°15'01"E	20°30'49"
C11	3.00'	7.27'	7.99'	5.62'	S0°34'31"E	138°50'12"
C12	50.00'	18.02'	9.11'	17.92'	S79°10'05"W	20°38'59"
C13	49.33'	17.96'	9.08'	17.86'	S9°39'15"W	20°51'31"
C14	3.00'	7.27'	7.99'	5.62'	N89°26'05"E	138°50'32"
C15	52.65'	17.95'	9.06'	17.87'	S10°55'35"E	19°32'14"
C16	1669.66'	100.19'	50.11'	100.18'	N4°00'38"W	3°26'18"
C17	1669.66'	100.19'	50.11'	100.18'	S4°00'38"E	3°26'18"

12-03-2014
11-14-2014
EA
EA
BENCHMARK
AS-BUILTS
AS-BUILTS

DATE	BY	REVISIONS
1-27-2012	FO	CITY REVISIONS - ADD PRE TO STRUCT 1
5-2-2012	FO	2ND CITY FEEDS - ADD MEDIAN NORTH OF MONTWOOD
12-12-2012	FO	RAISE LEFT CURB GRADE (6" CURB)
9-12-2014	EA	

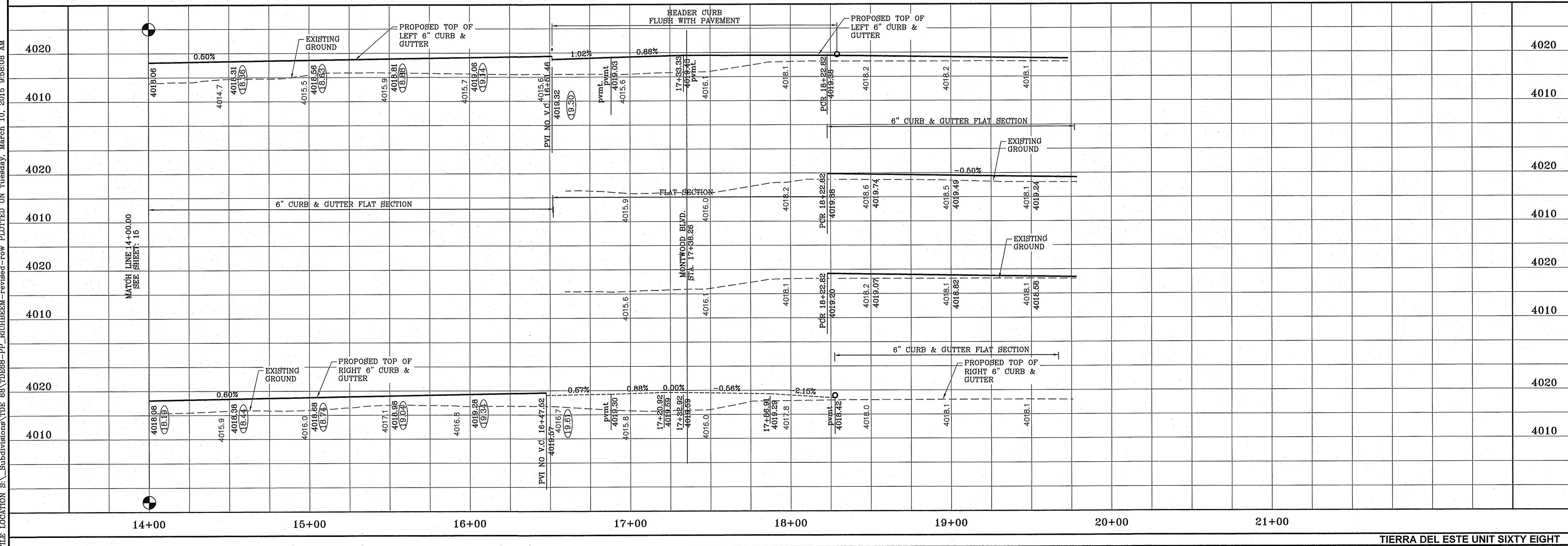
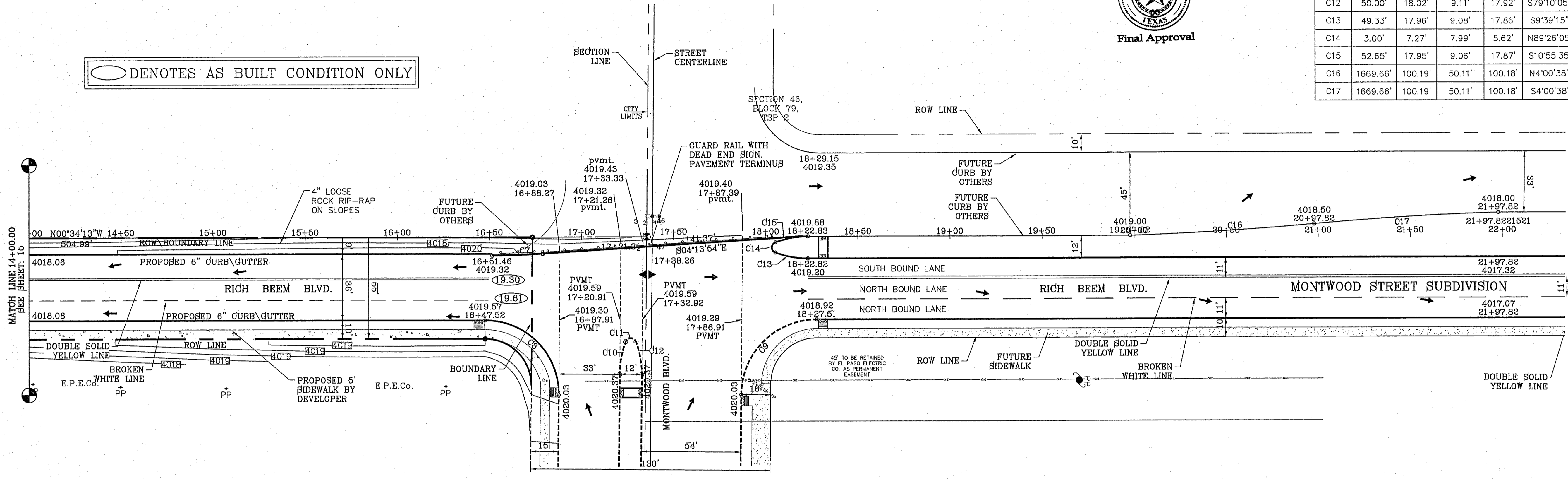
PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGNED BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6090 SHERBURN DR. SUITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

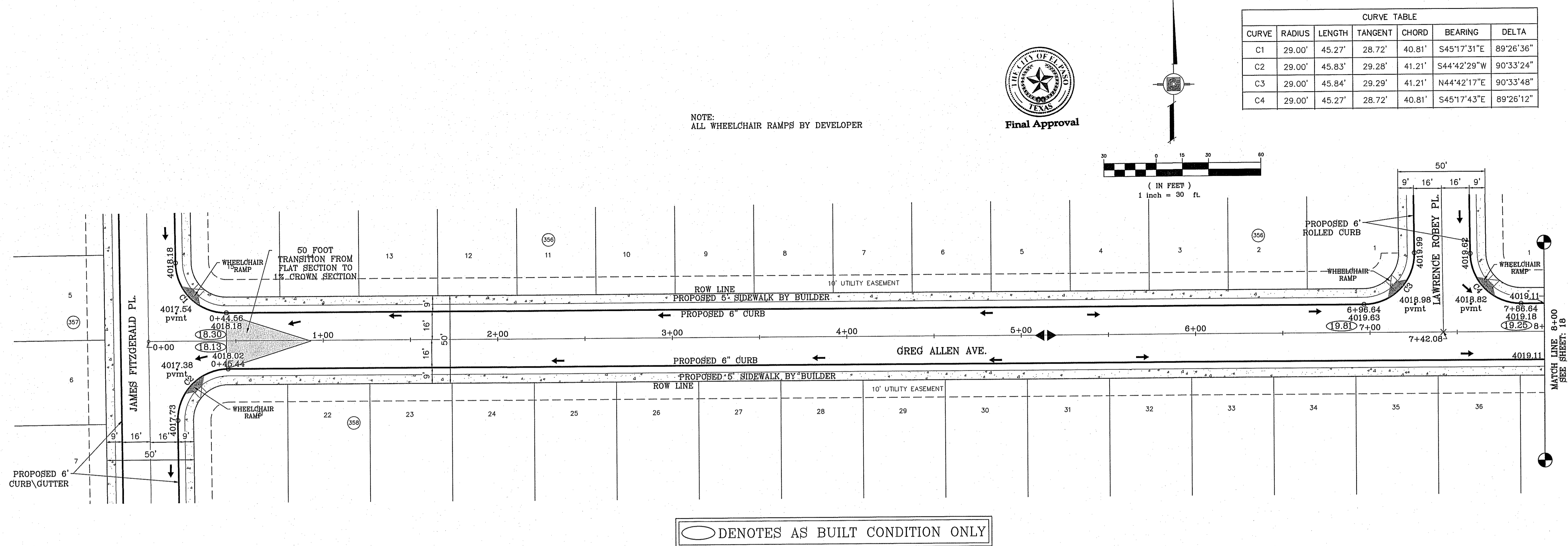
SHEET TITLE
**STREET
PLAN-PROFILE**
**RICH BEEM
BLVD.**
STA. 14+00
TO END
SHT 16 OF 60



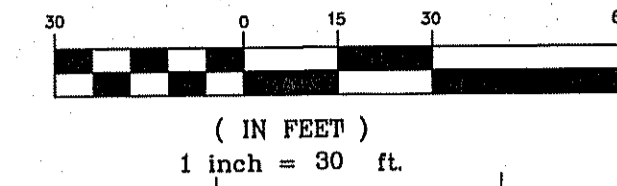
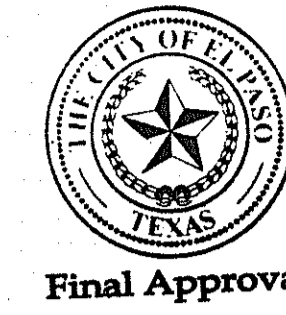
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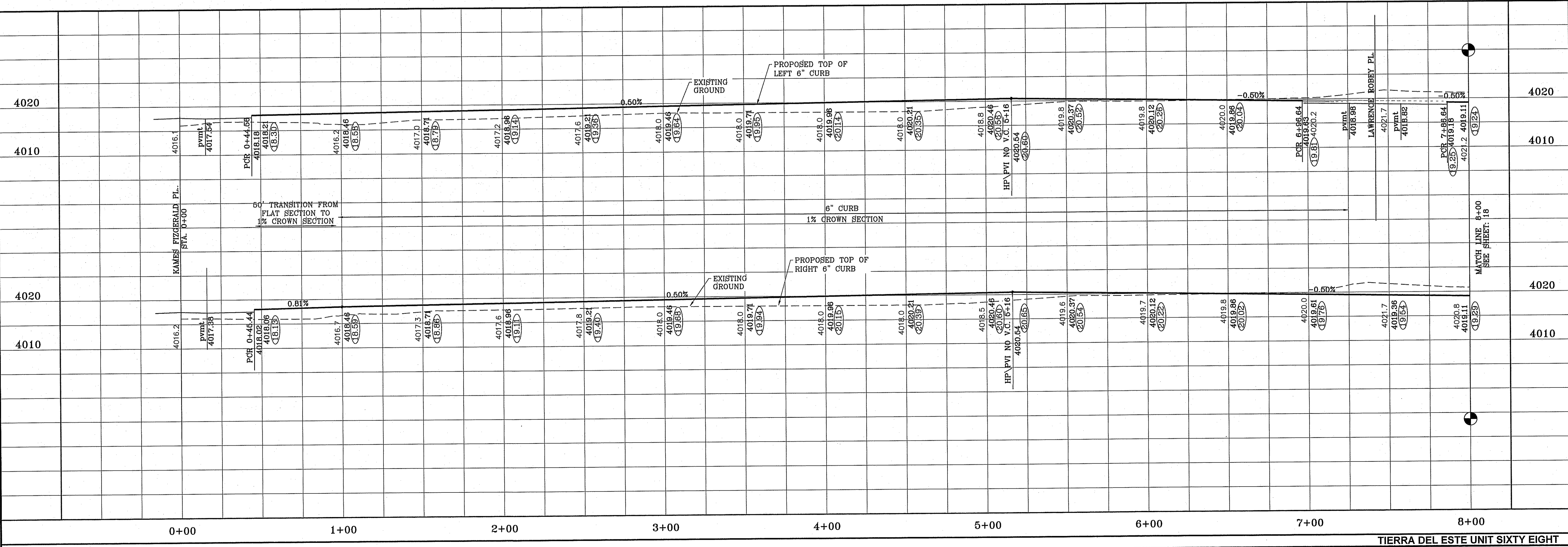
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NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



○ DENOTES AS BUILT CONDITION ONLY



BENCHMARK

BY	DATE	REVISIONS
RO	1-27-2012	CITY REDLINES
RO	1-18-2013	ALL 4" ROLLED CURB TO 6" CURB
EA	8-6-2014	AS-BUILT
EA	12-1-2014	AS-BUILT

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
EL PASO AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

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

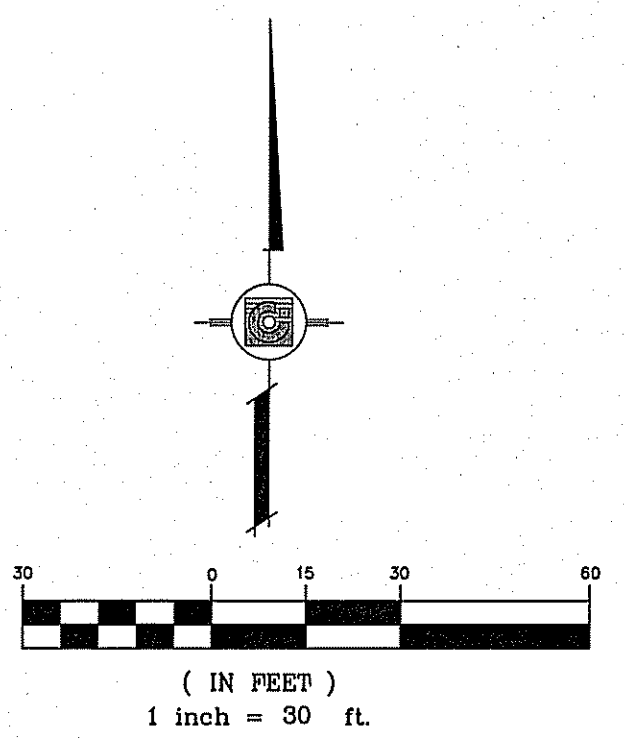
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-1B

ENGINEER'S SEAL

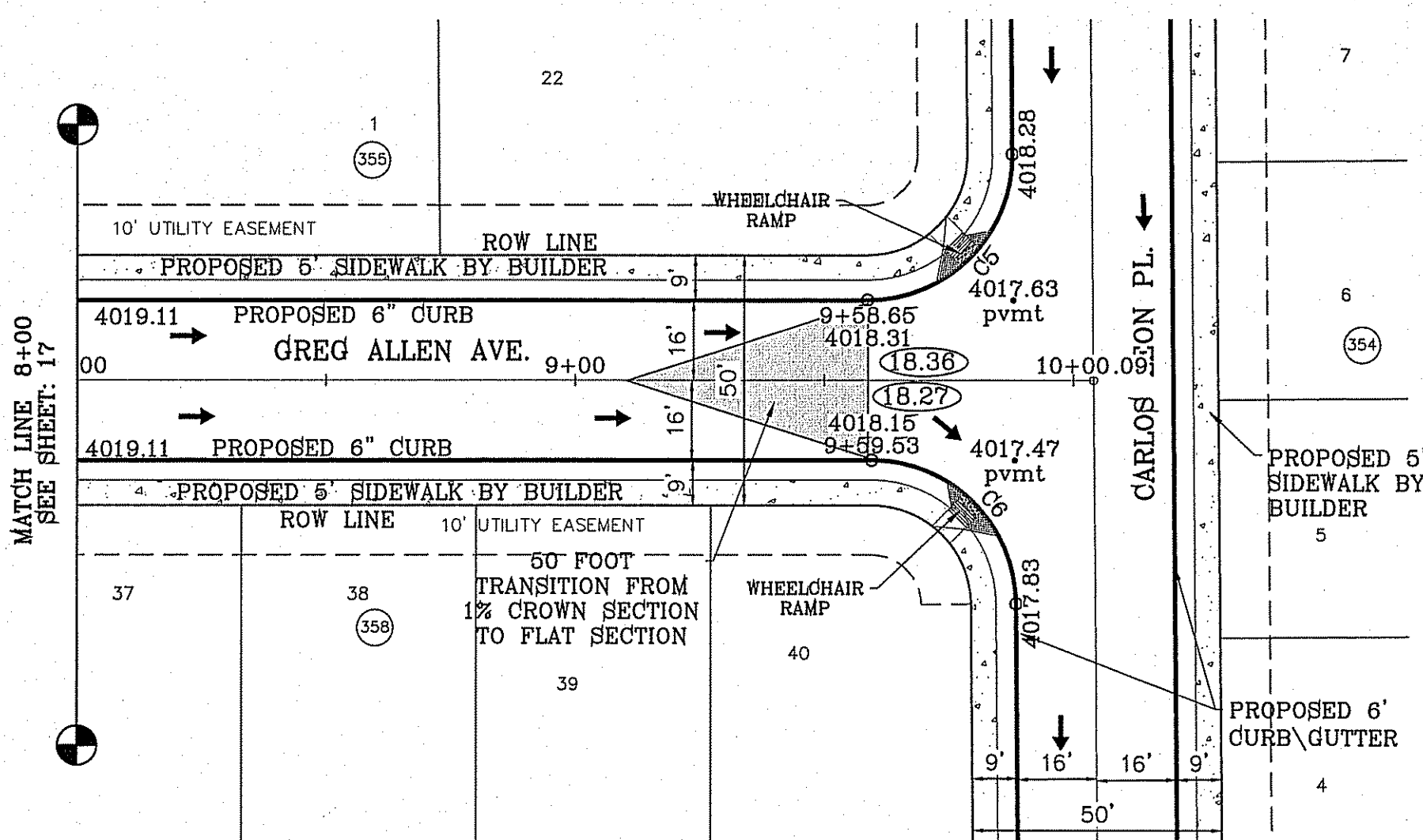
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0263
FAX: (915) 592-0266

SHEET TITLE
STREET
PLAN-PROFILE
**GREG ALLEN
AVE.**
STA. 0+00
TO 8+00
SHT 17 OF 60
TIERRA DEL ESTE UNIT SIXTY EIGHT

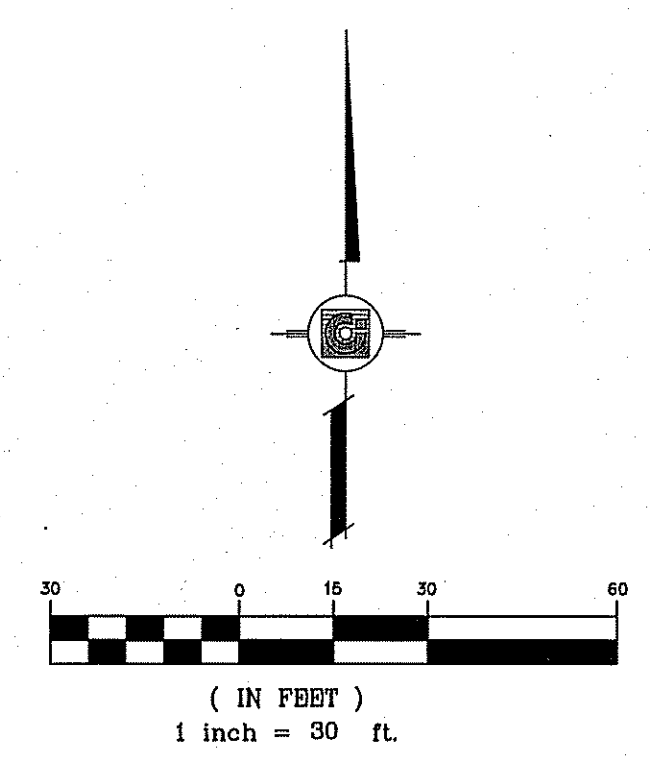
FILE LOCATION S:\Subdivision\DE 68\VD686-PP-ALLEN-SCAGNO PLOTTED ON Tuesday, March 10, 2015 9:56:47 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C6	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"

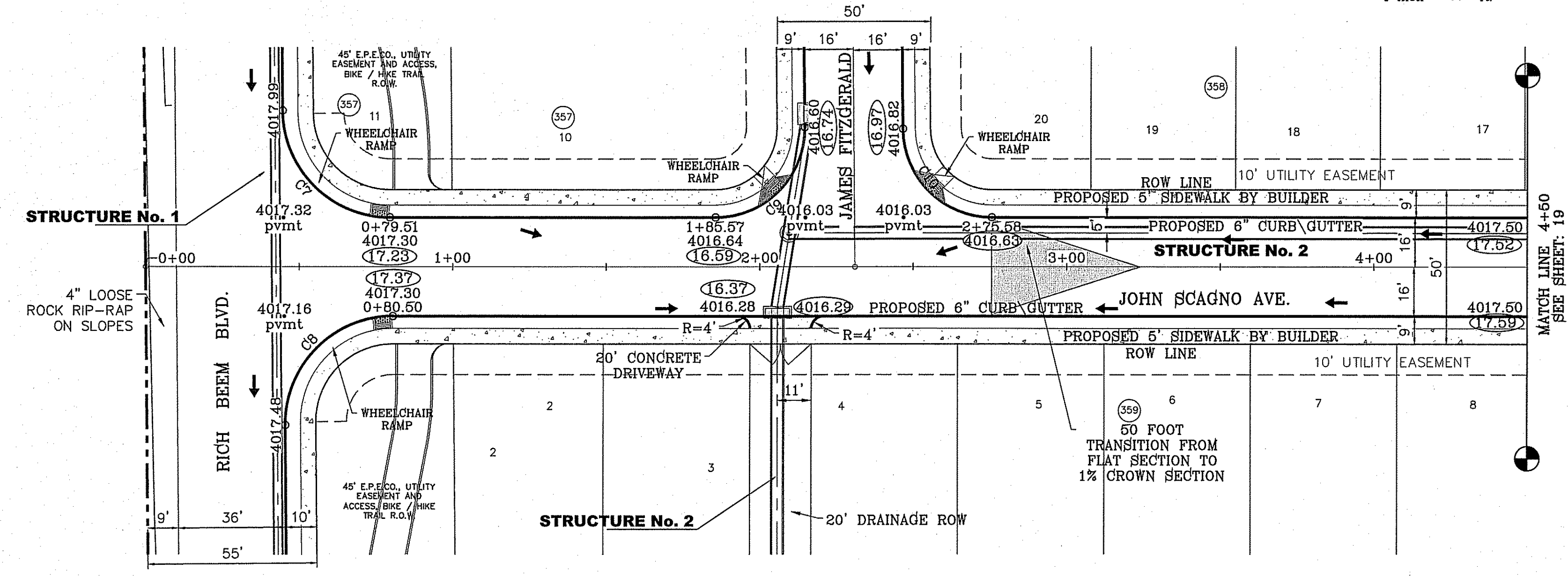


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"
C8	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C9	29.00'	45.83'	29.28'	41.21'	N44°42'29"E	90°33'24"
C10	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"

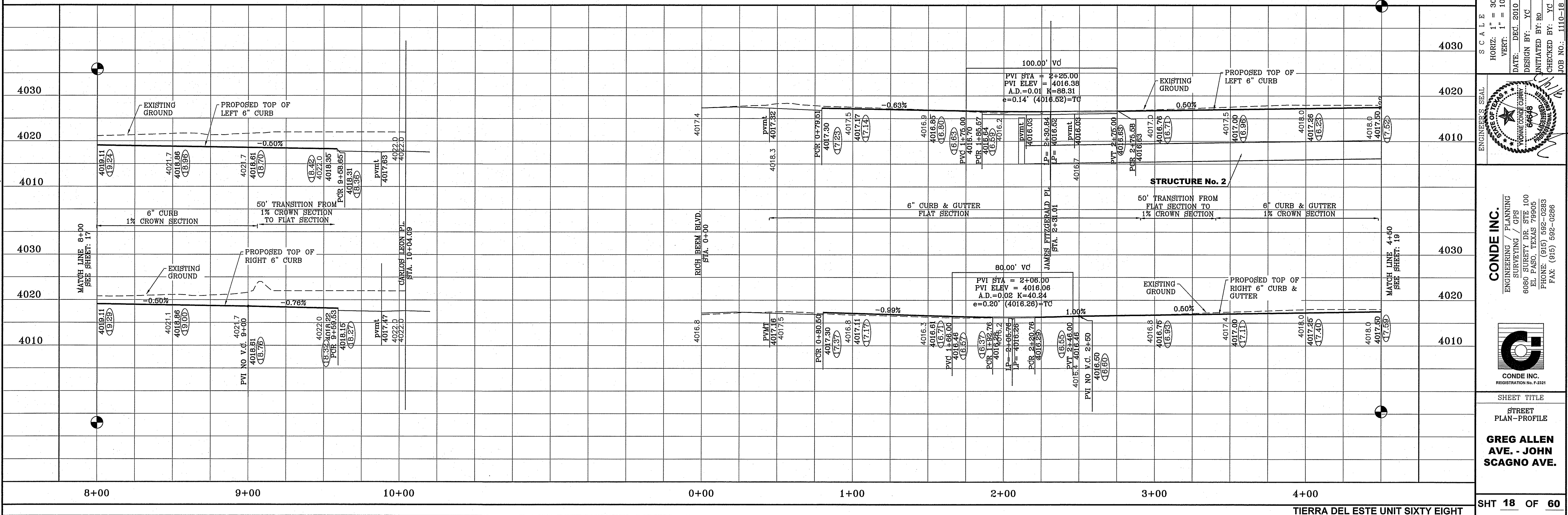


NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 41 FOR DRAINAGE
STRUCTURE 1 DETAILS.
SEE SHEET 42 FOR DRAINAGE
STRUCTURE 2 DETAILS.



○ DENOTES AS BUILT CONDITION ONLY



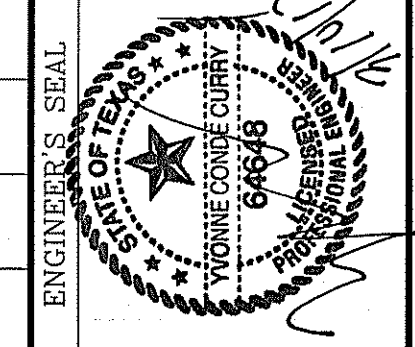
DATE	REVISIONS	BY
1-27-2012	CITY REDLINES - ADD PIPE TO STRUCT. 1	RO
5-2-2012	2ND CITY REDS	RO
8-20-2012	3RD CITY REDS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.276 ACRES

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

DATE: DEC. 2010
DESIGN BY: JC
INITIATED BY: RO
CHECKED BY: JC
JOB NO.: 1110-18



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

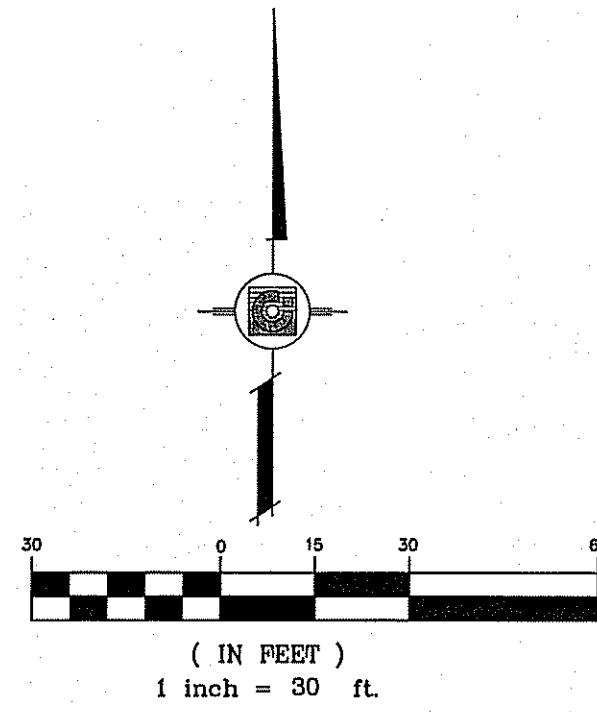


SHEET TITLE
**GREG ALLEN
AVE. - JOHN
SCAGNO AVE.**

S:\Subdivisions\PP-ALLEN-SCAGNO\PP-ALLEN-SCAGNO_PLOTTED ON Tuesday, March 10, 2015 9:56:55 AM

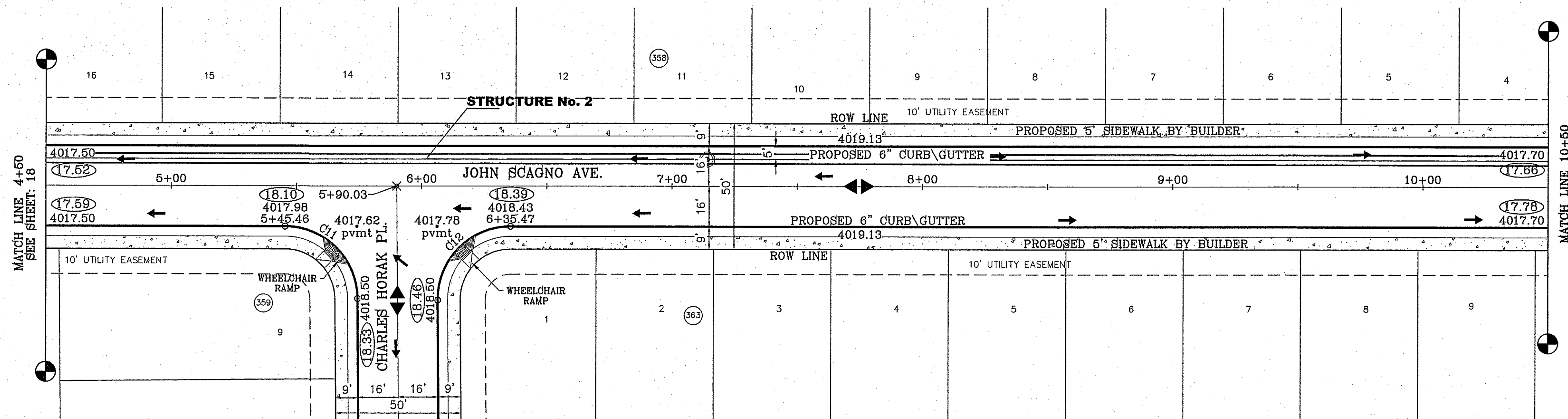
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C12	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"

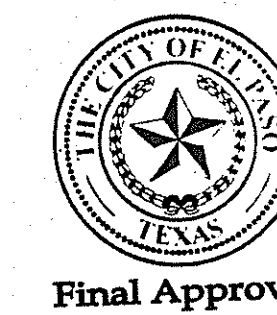


NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 42 FOR DRAINAGE
STRUCTURE 2 DETAILS.



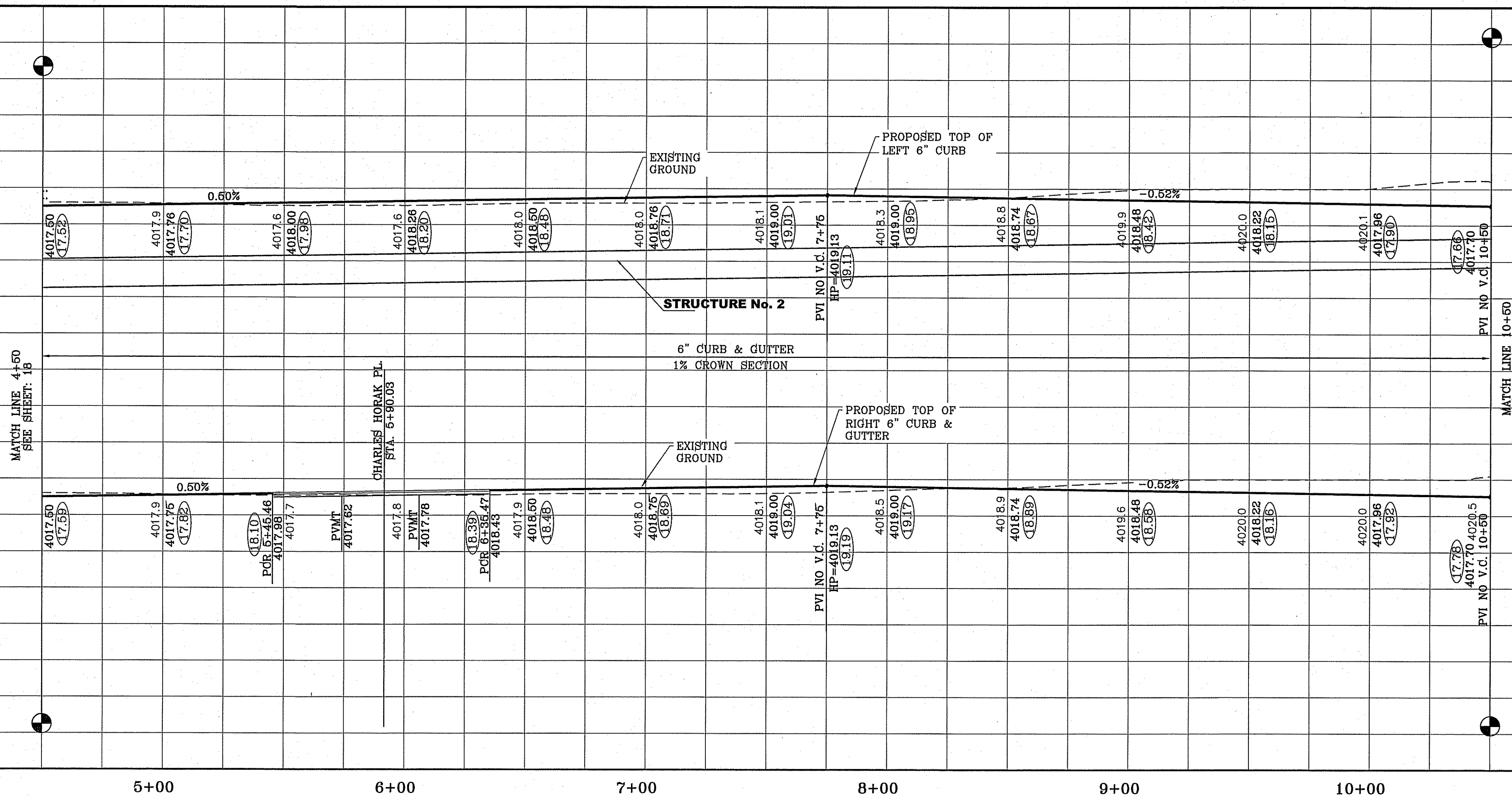
○ DENOTES AS BUILT CONDITION ONLY



DATE	REVISIONS	BY
1-27-2012	CITY REQUIRES	RO
5-2-2012	2ND CITY FEEDS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO
8-6-2014	AS-BUILT	EA

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 78.278 ACRES



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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18

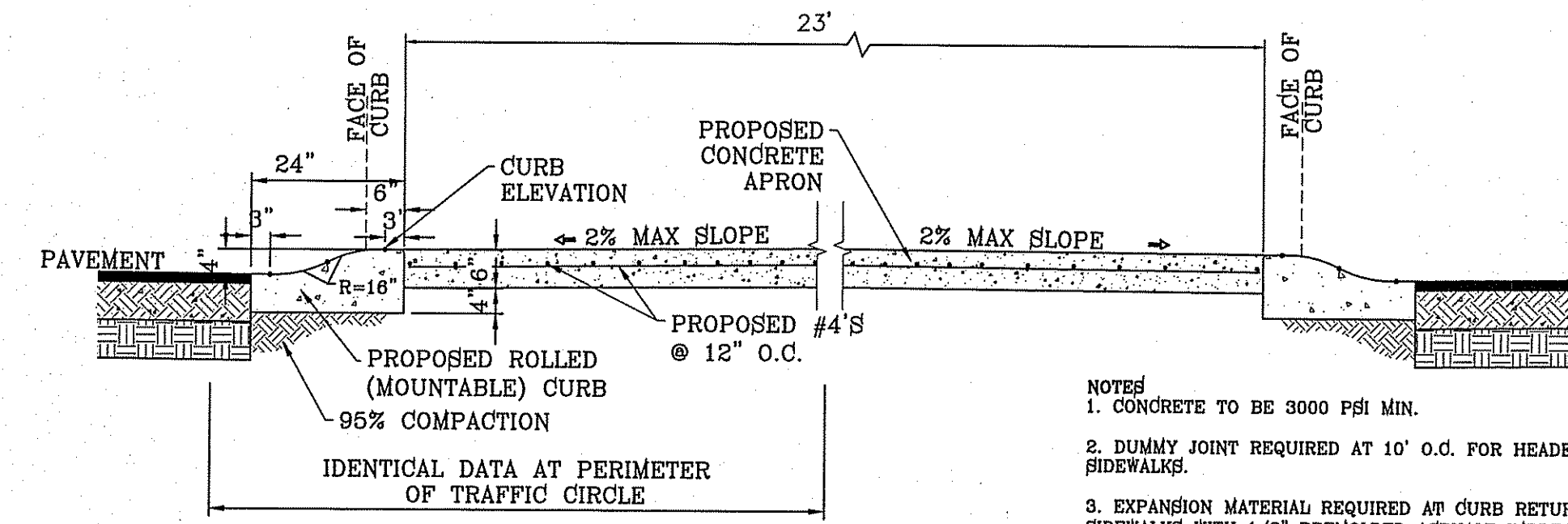
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 562-0283
FAX: (915) 562-0286

SHEET TITLE
STREET
PLAN-PROFILE
**JOHN SCAGNO
AVE.
STA. 4+50
TO 10+50**

SHT 19 OF 60

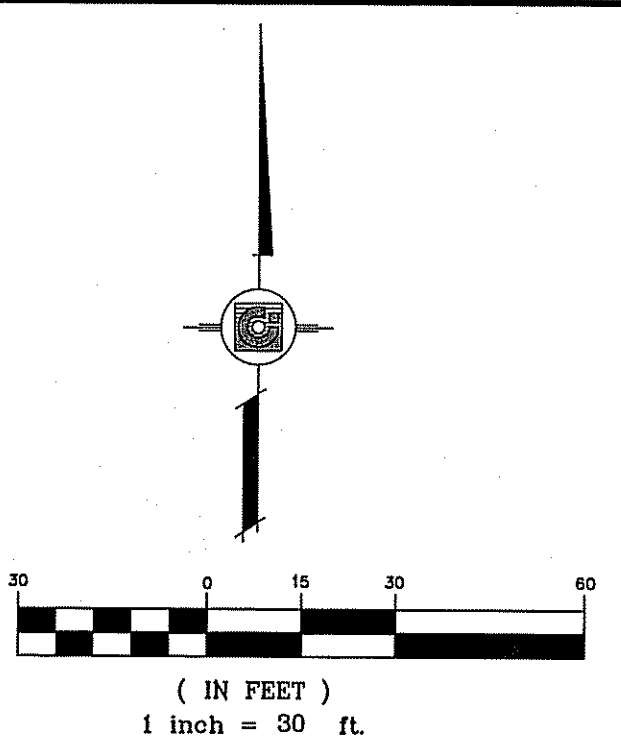
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○ DENOTES AS BUILT CONDITION ONLY

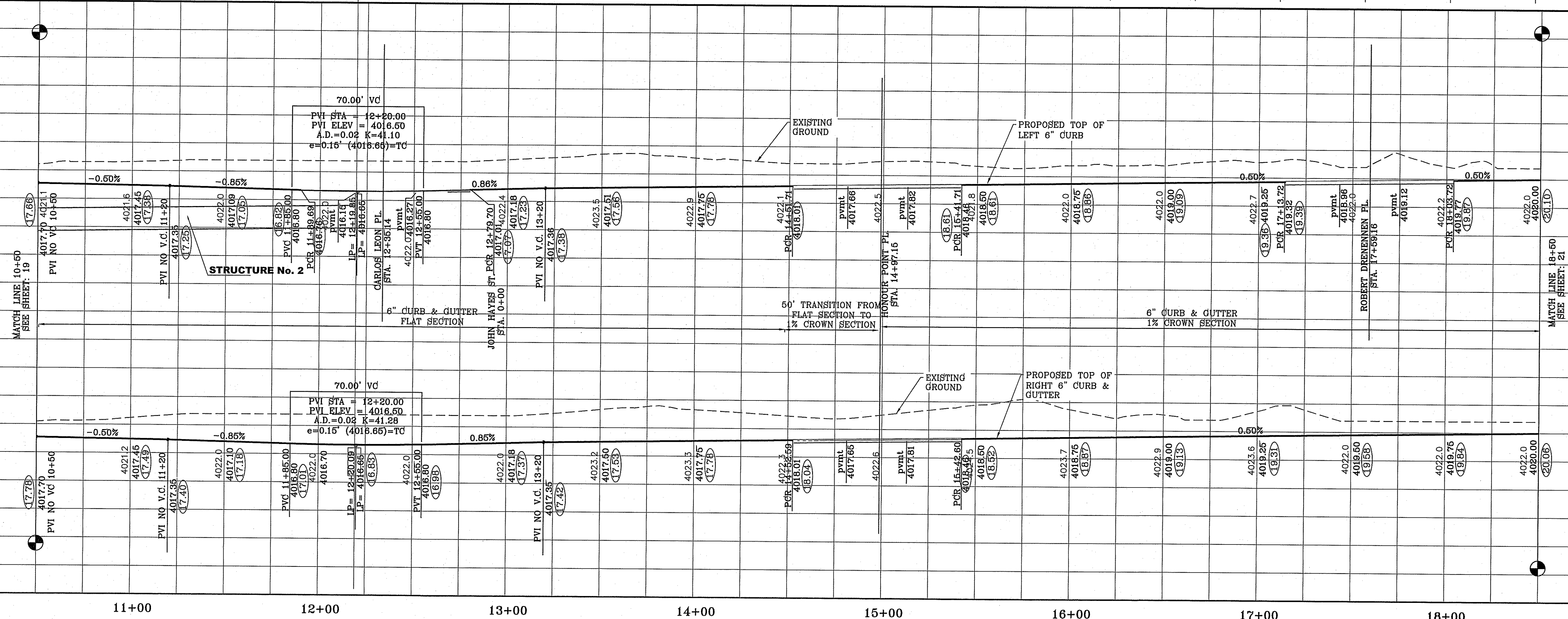
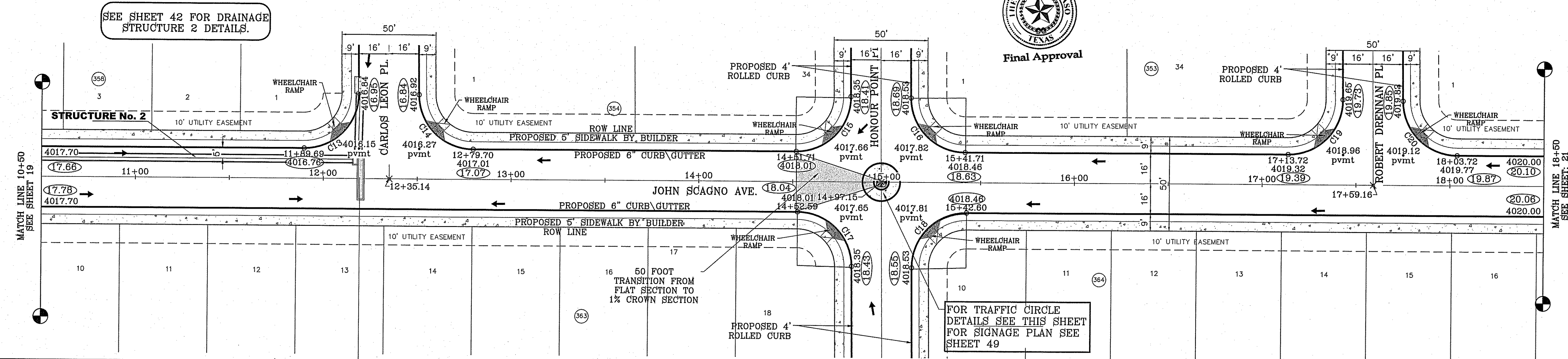


- NOTES:
- CONCRETE TO BE 3000 PSI MIN.
 - DUMMY JOINT REQUIRED AT 10' O.C. FOR HEADERS AND 6' O.C. FOR SIDEWALKS.
 - EXPANSION MATERIAL REQUIRED AT CURB RETURNS AND AT 20' O.C. FOR SIDEWALKS WITH 1/2" PREMOULDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 - EXPANSION JOINTS REQUIRED AT 60' O.C. WHEN FORMING FOR HEADERS.
 - EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C14	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C15	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C16	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C17	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C18	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"
C19	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C20	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"



NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



REVISIONS

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES	RO
5-2-2012	2ND CITY REDS	RO
8-20-2012	3RD CITY REDS	RO
12-12-2012	TURNING CIRCLE SECTION	RO

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

ENGINEER'S SEAL

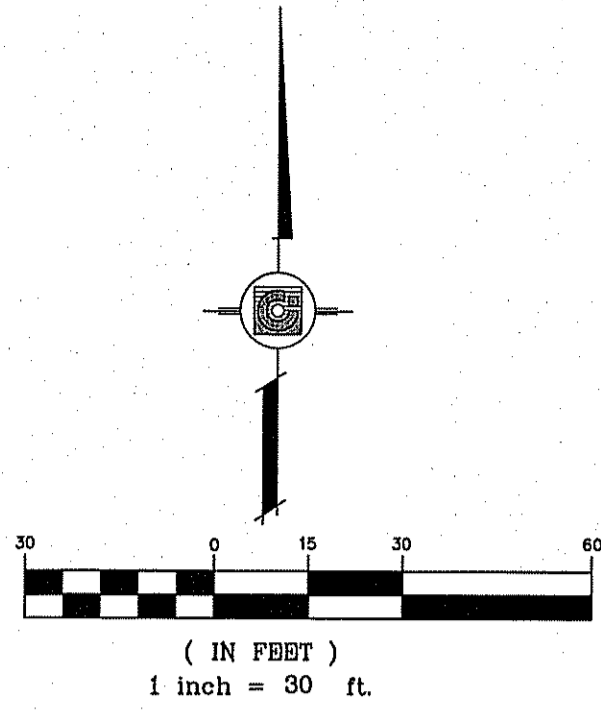
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
**STREET
PLAN-PROFILE**

**JOHN SCAGNO
AVE.**

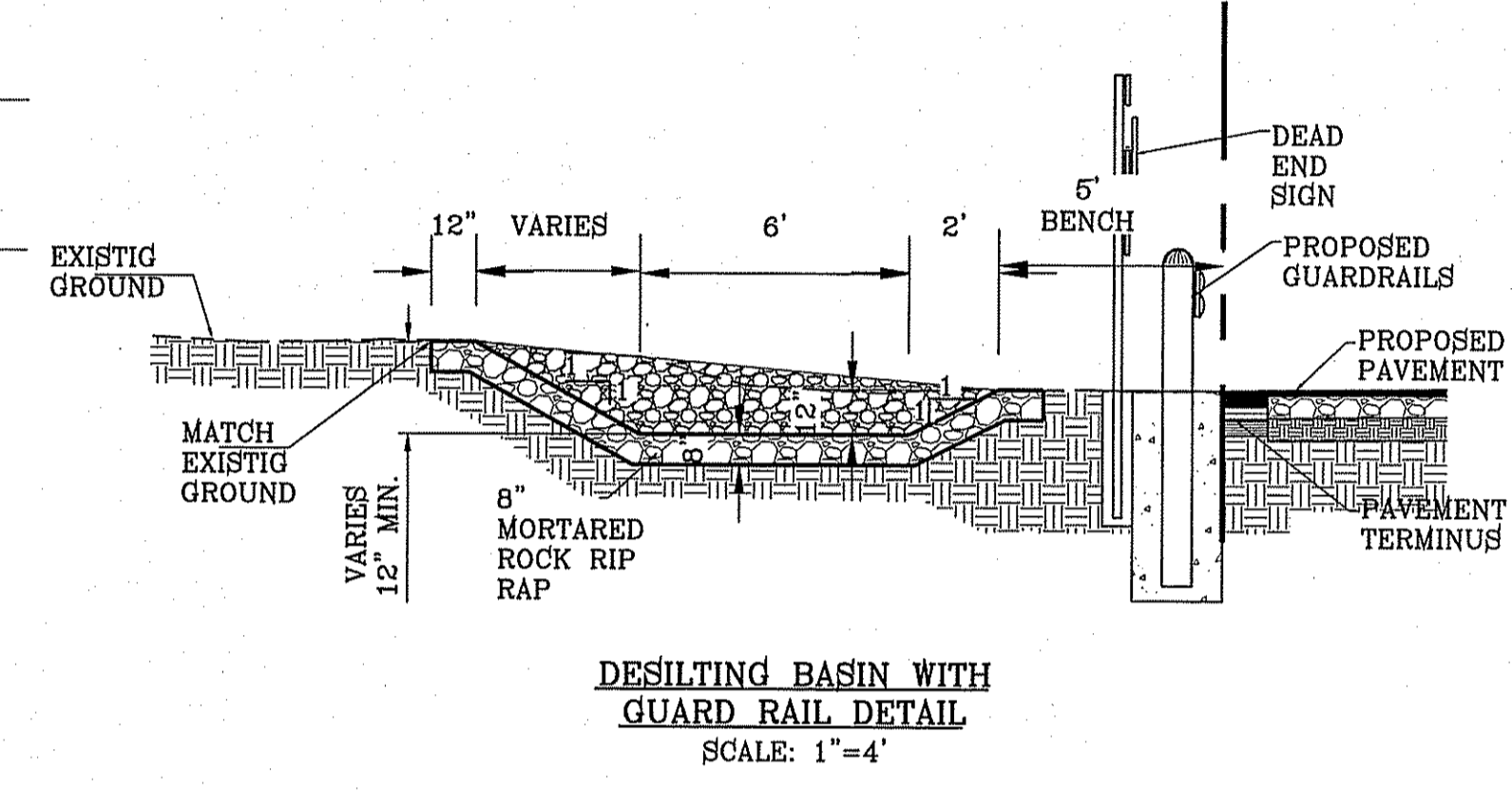
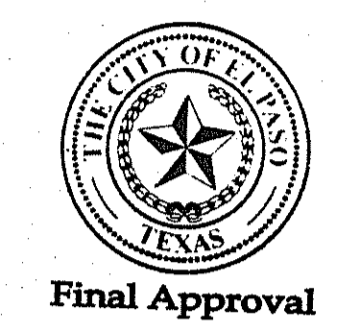
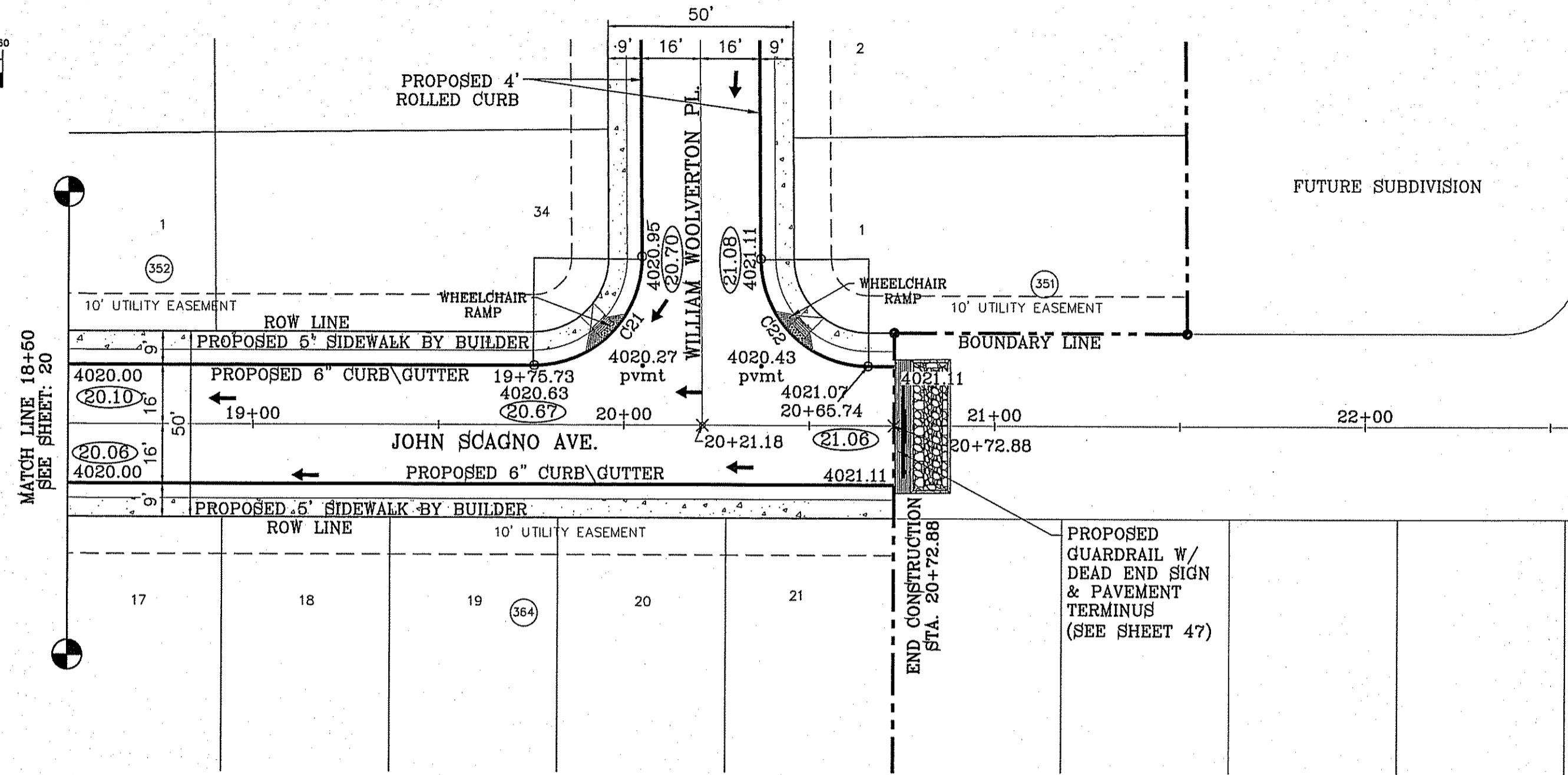
STA. 10+50
TO 18+50

SHT 20 OF 60

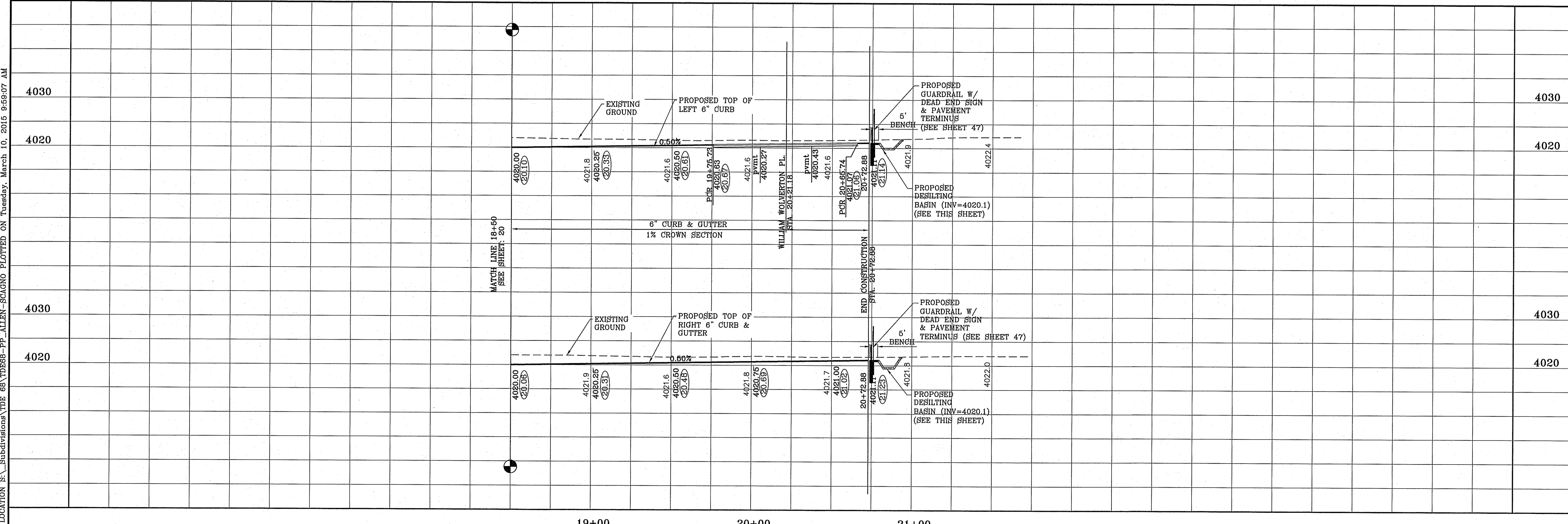


NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C22	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"



○ DENOTES AS BUILT CONDITION ONLY



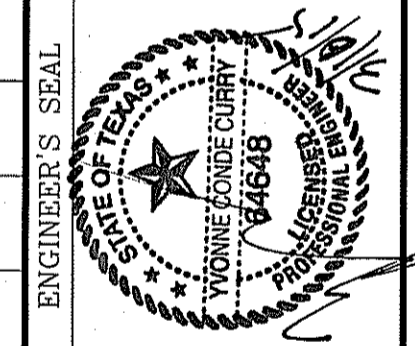
AS-BUILT	BENCHMARK	EA
12-1-2014		
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF JOHN SCAGNO AVENUE, PL. AND VALOUR POINT DRIVE, ELEVATION 4022.04		
DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
8-20-2012	3RD CITY REDS	RO
1-18-2013	ALL 4\"/>	
8-6-2014	AS-BUILT	EA

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, SULLY COUNTY, TEXAS CONTAINING: 79.276 ACRES

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6060 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 562-0283
FAX: (915) 562-0286



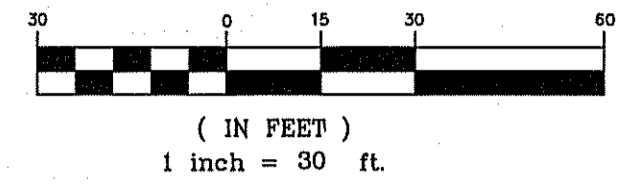
SHEET TITLE
STREET
PLAN-PROFILE
JOHN SCAGNO AVE.
STA. 18+50 TO END

FILE LOCATION: S:_Subdivisions\TDE 68\TDE68-PP-ALLEN-SCAGNO PLOTTED ON Tuesday, March 10, 2015 9:58:07 AM

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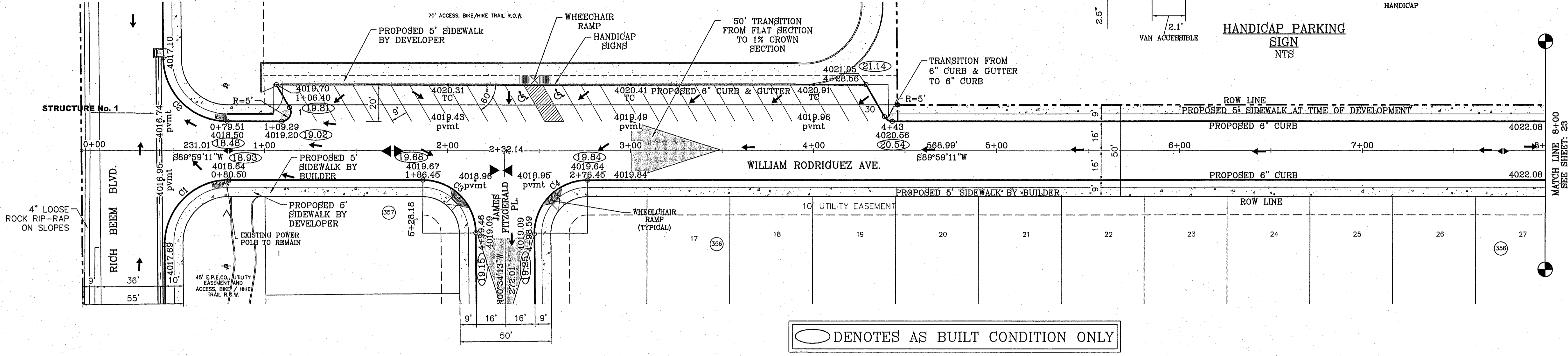
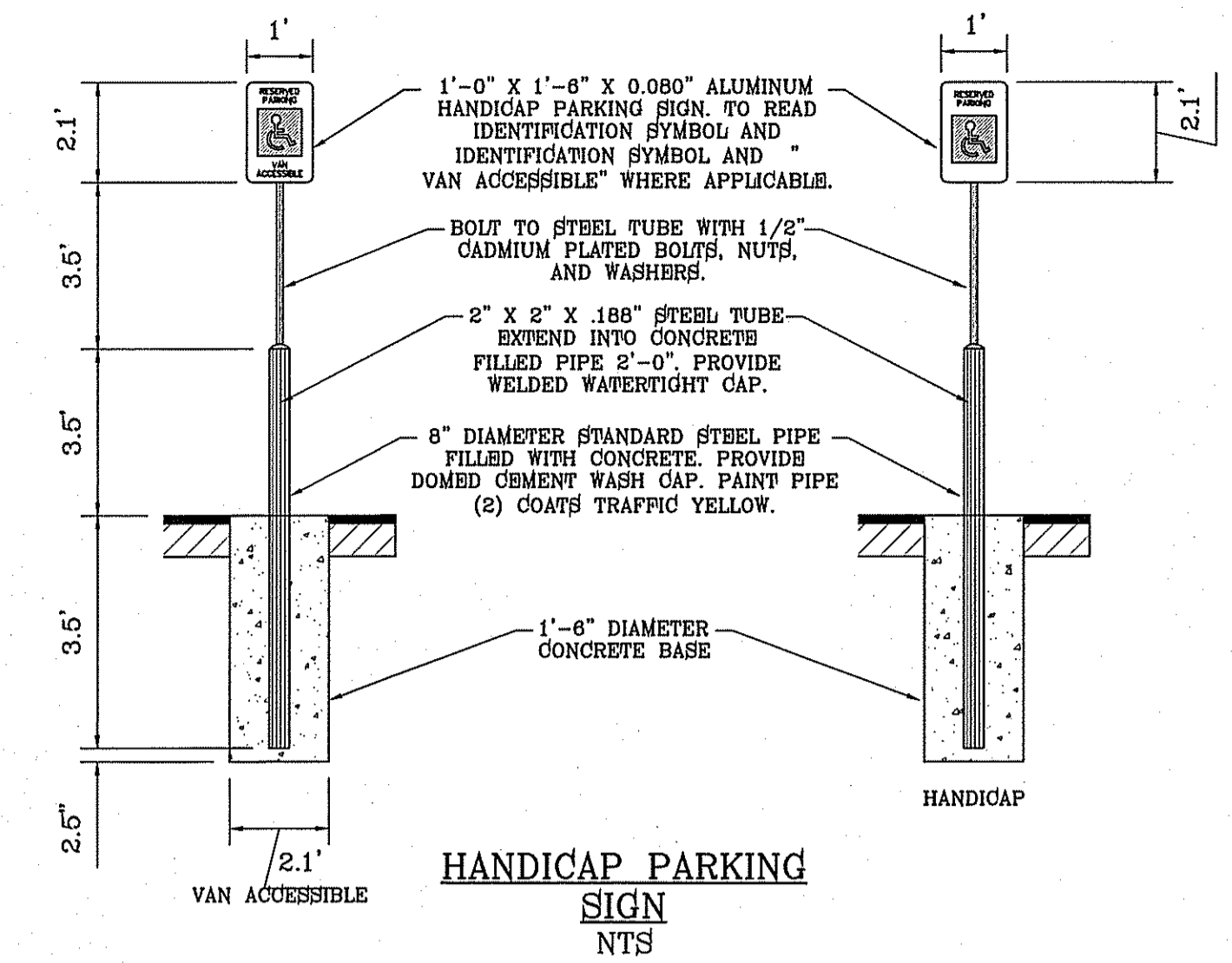
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SEE SHEET 41 FOR DRAINAGE STRUCTURE 1 DETAILS.

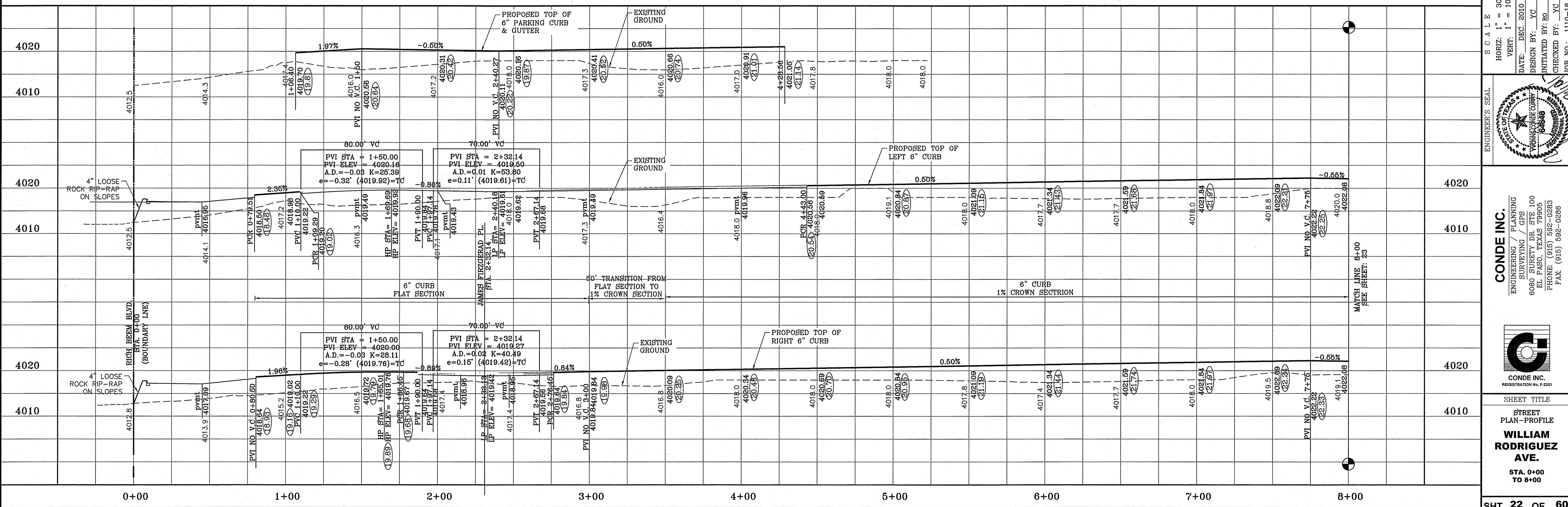


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C2	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C4	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



○ DENOTES AS BUILT CONDITION ONLY



REVISIONS	
DATE	BY
1-27-2012	CITY REQUIRES - ADDED PIPE TO STRUCT. 1
5-2-2012	2ND CITY REDS
1-18-2013	NOTE, ALL 4" ROLLED CURB TO 6" CURB
8-6-2014	AS-BUILT

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

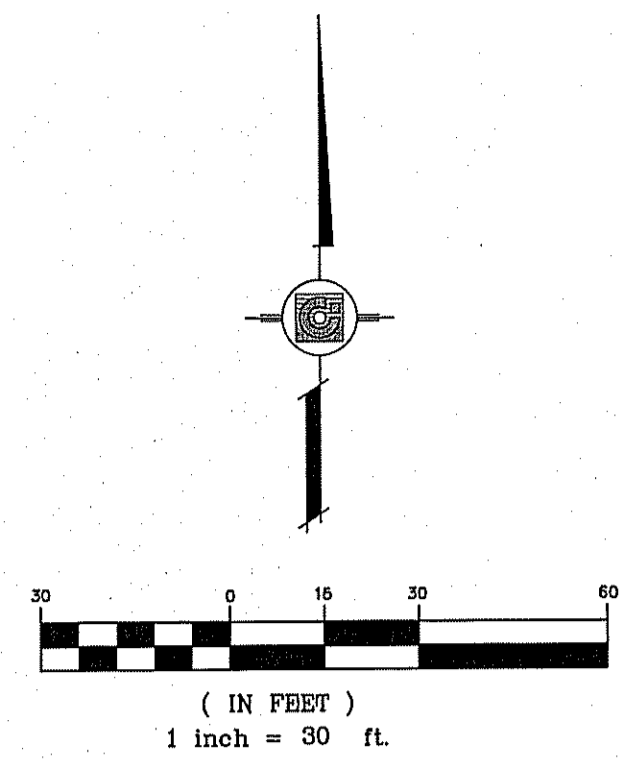
BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PL. FISH COUNTY, TEXAS,
CONTAINING: 79.2776 ACRES

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

SHEET TITLE
**STREET
PLAN - PROFILE
WILLIAM
RODRIGUEZ
AVE.
STA. 0+00
TO 8+00**

SHEET **22** OF **60**

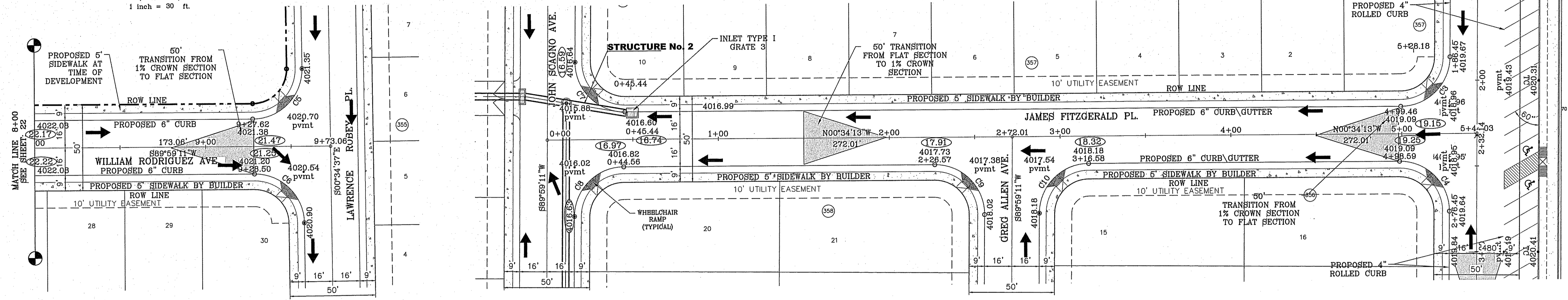
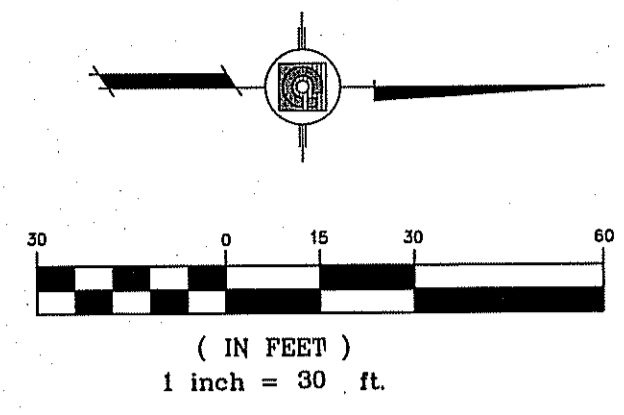
AS-BUILT BENCHMARK 12-2-2014



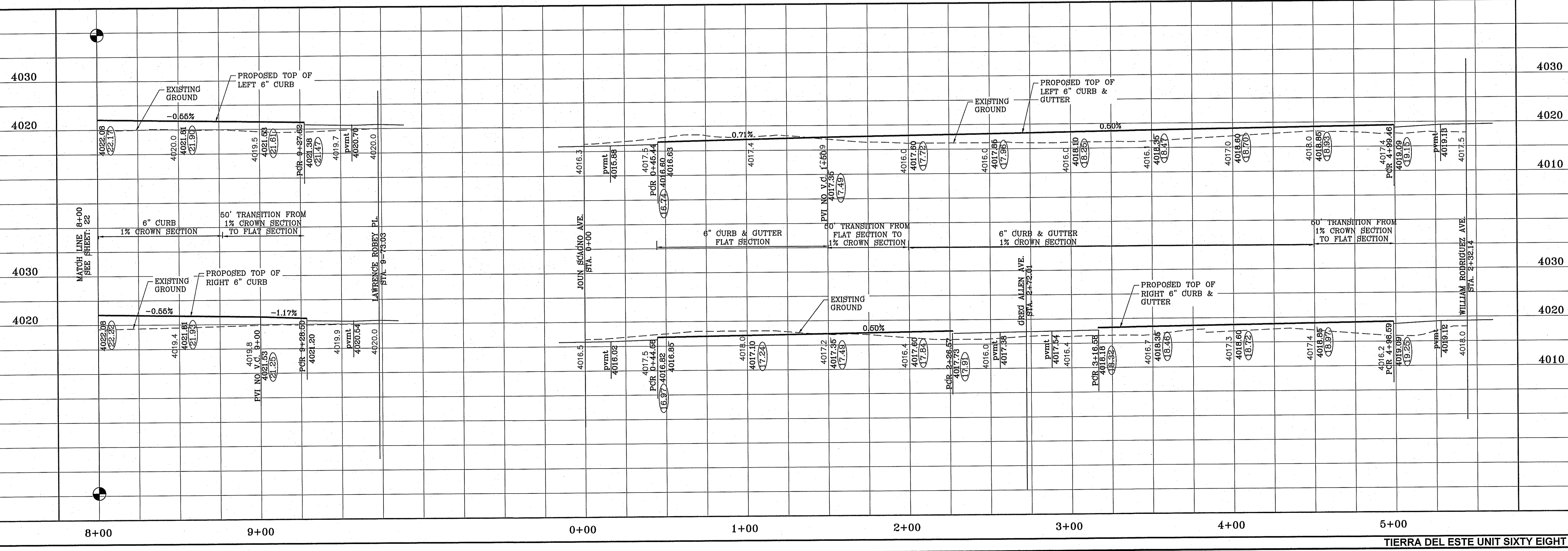
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C4	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C5	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C6	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C7	29.00'	45.83'	29.28'	41.21'	N44°42'29"E	90°33'24"
C8	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"
C9	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C10	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 42 FOR DRAINAGE
STRUCTURE 2 DETAILS.



○ DENOTES AS BUILT CONDITION ONLY



12-1-2014

AS-BUILT

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64

DATE	BY	REVISIONS
1-27-2012	RO	CITY REDLINES
5-2-2012	RO	2ND CITY REDS
1-18-2013	RO	ALL 4" ROLLED CURB TO 6" CURB
8-6-2014	EA	AS-BUILT

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
CONTAINING: 79.2776 ACRES

ENGINEER'S SEAL

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6030 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
STREET
PLAN-PROFILE

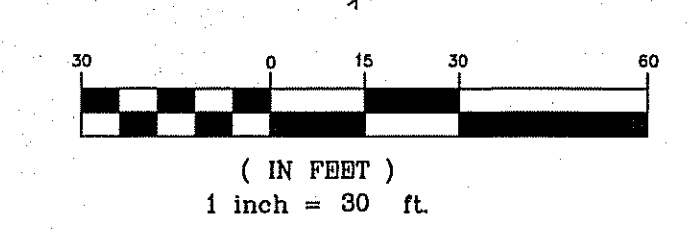
**WILLIAM
RODRIGUEZ AVE.
JAMES
FITZGERALD PL.**

SHT 23 OF 60

S:\Subdivisions\BRT668\PP_RISINGER-VINSON\Drawings\310216 100000 AM DWG TO PDF.dwg

FILE LOCATION S:\Subdivisions\TDE 68\YDE68-PP_RISINGER-VINSON PLOTTED ON Tuesday, March 10, 2015 10:00:11 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.64'	34.66'	49.26'	S45°17'31"E	89°26'36"
C2	35.00'	55.32'	35.34'	49.74'	S44°42'29"W	90°33'24"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C4	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C5	29.00'	45.83'	29.28'	41.21'	N44°42'29"E	90°33'24"
C6	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"



DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY REVISIONS	RO
1-18-2013	LEFT VERTICAL CURVE, ALL 4" ROLLED CURB TO 6" CURB	RO
8-9-2014	AS-BUILT	EA

PROJECT NAME
**TERRA DEL ESTE
 UNIT SIXTY EIGHT - REVISED**
 BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
 TEXAS AND PACIFIC RAILWAY Co. SURVEYS,
 EL PASO COUNTY, TEXAS
 CONTAINING: 78.278 ACRES

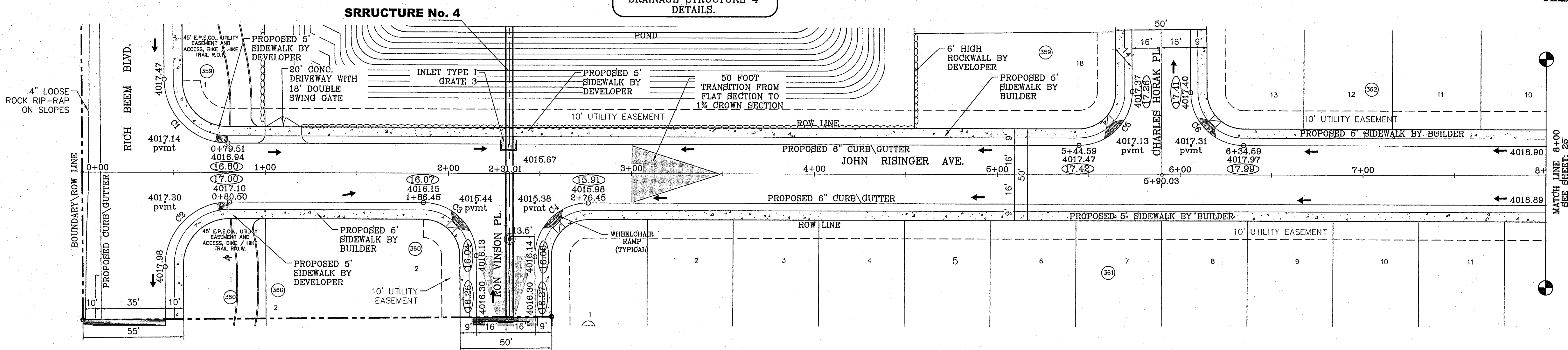
ENGINEER'S SEAL

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

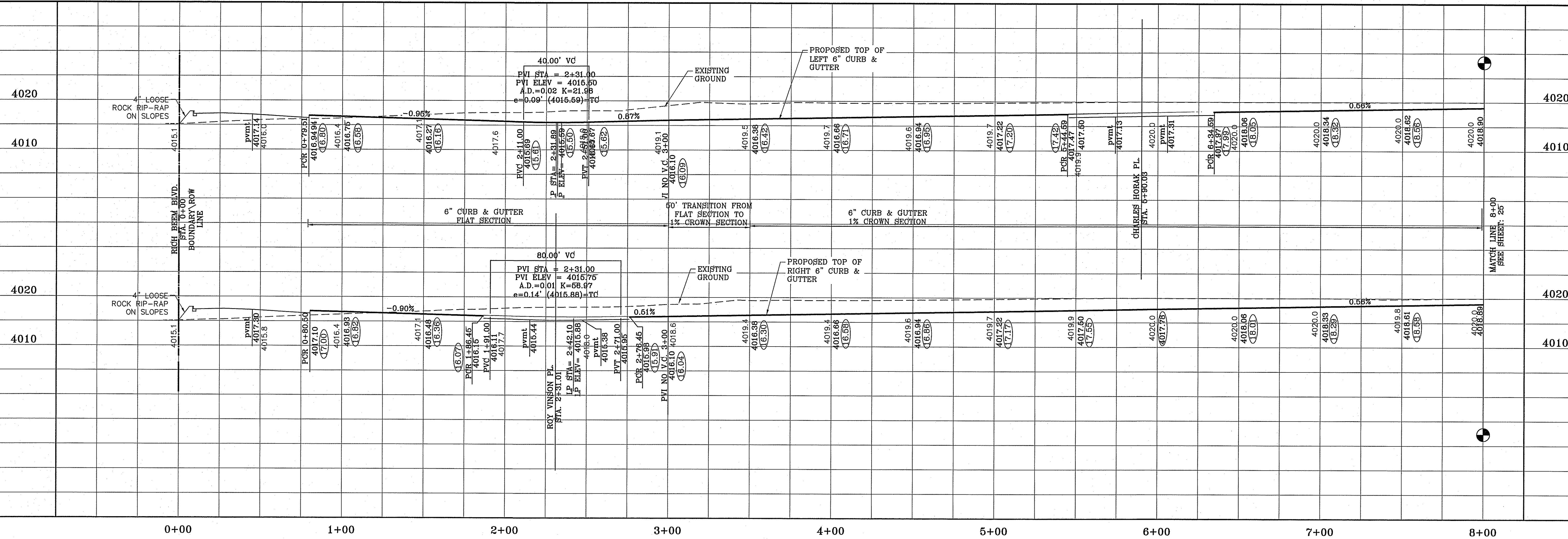
SHEET TITLE
**STREET
 PLAN-PROFILE**
**JOHN
 RISINGER
 AVE.**
 STA. 0+00
 TO 8+00
SHT 24 OF 60

NOTE:
 ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 43A FOR
 DRAINAGE STRUCTURE 4
 DETAILS.

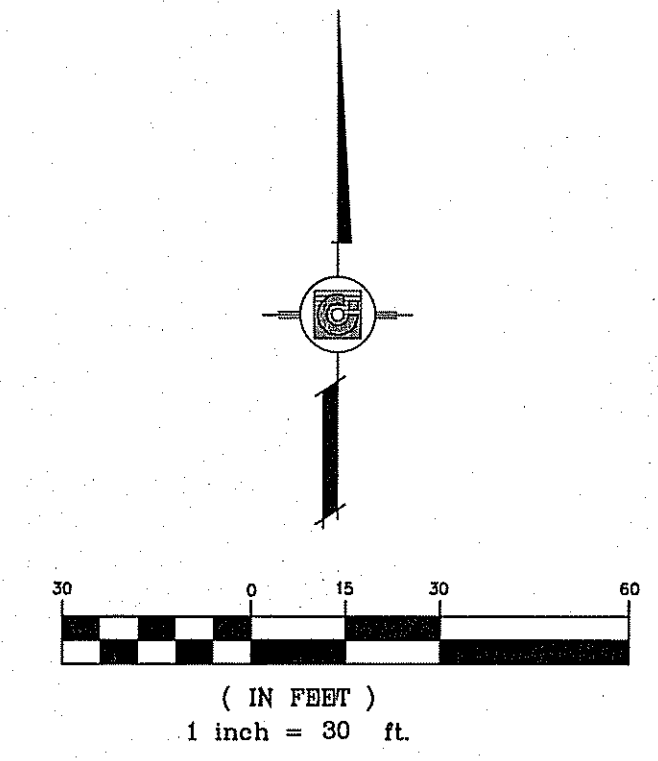


○ DENOTES AS BUILT CONDITION ONLY

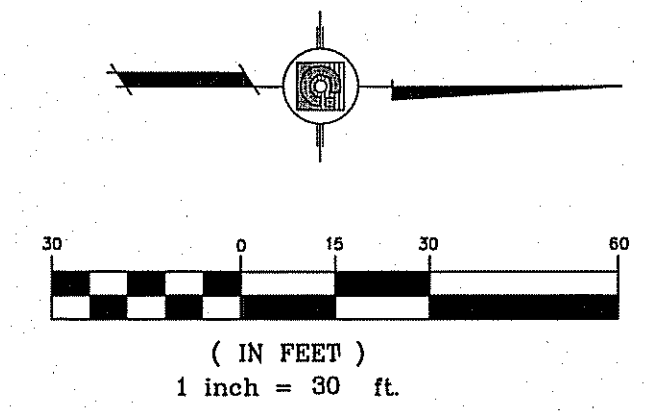


TERRA DEL ESTE UNIT SIXTY EIGHT

FILE LOCATION S:\Subdivisions\DE 66\YD66-PP-RISINGER-VINSON PLOTTED ON Tuesday, March 10, 2015 10:00:21 AM

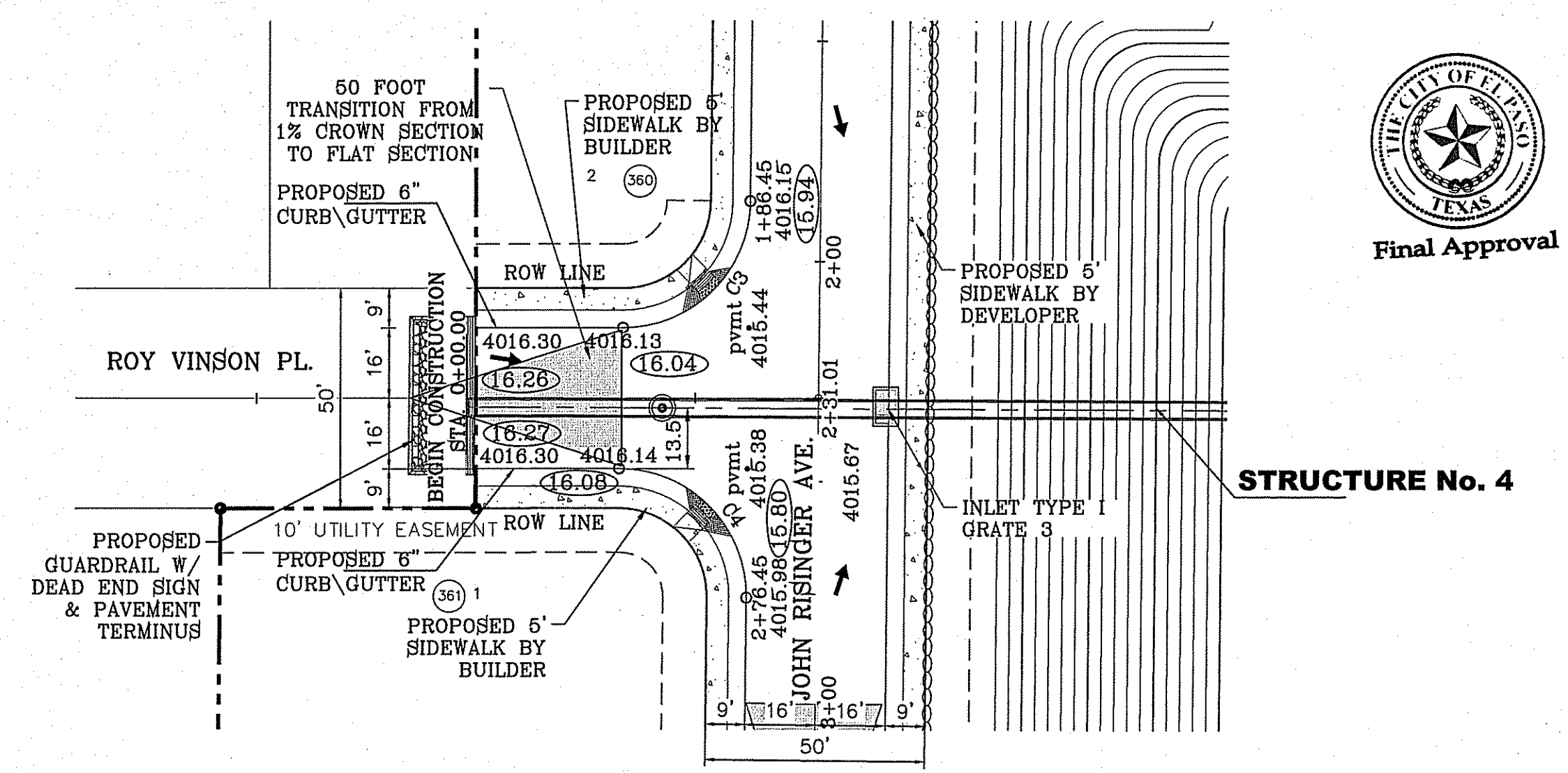
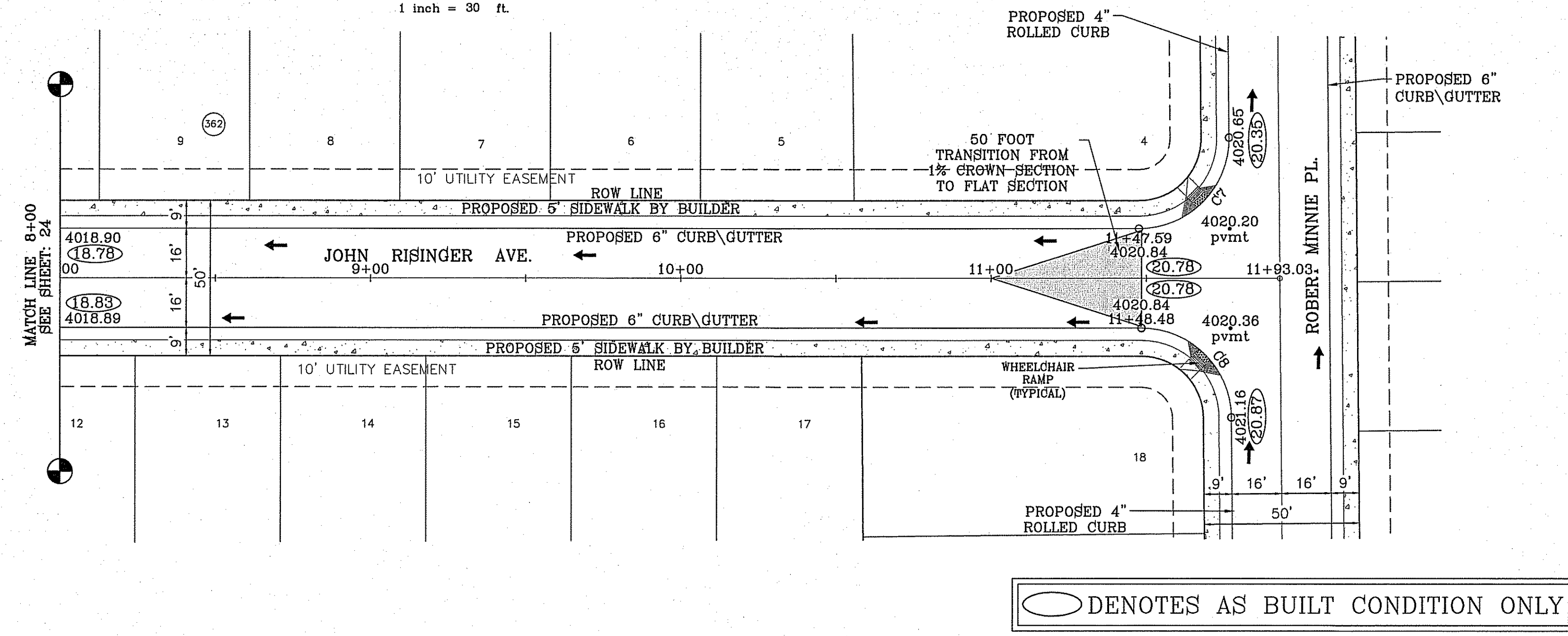
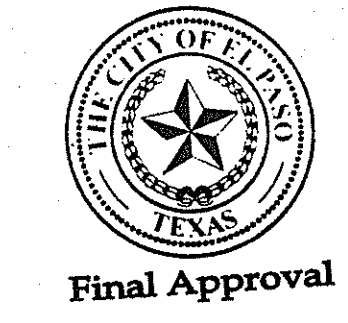


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C4	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C7	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C8	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"

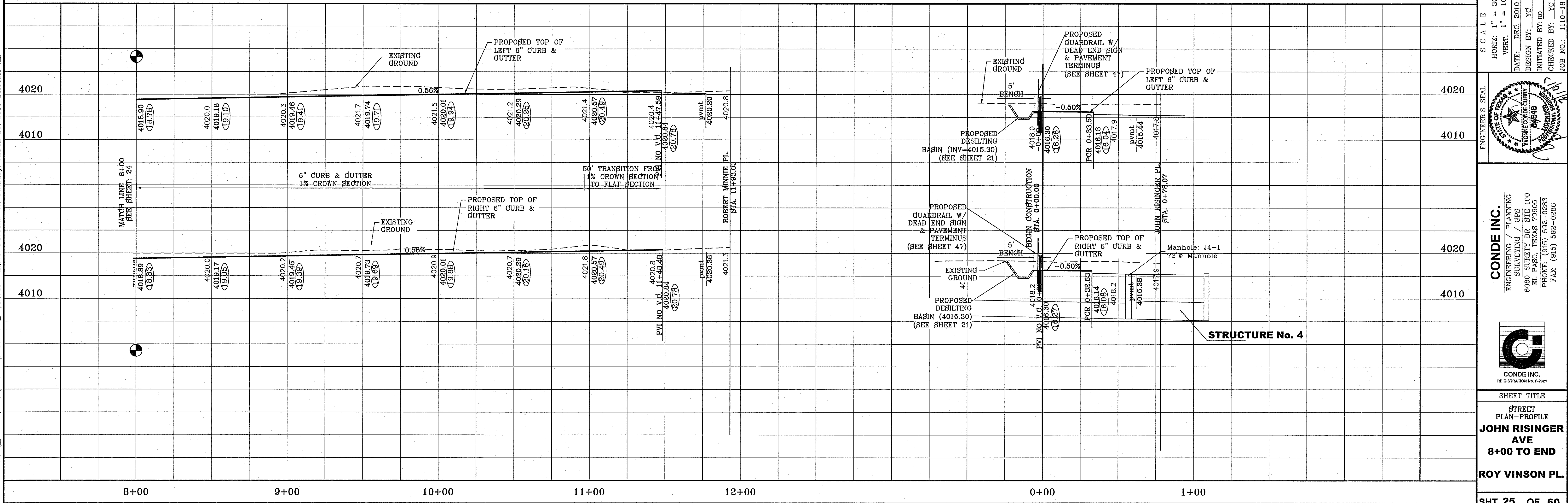


NOTE:
ALL WHEELCHAIR RAMP BY DEVELOPER

SEE SHEET 43A FOR
DRAINAGE STRUCTURE 4
DETAILS.



○ DENOTES AS BUILT CONDITION ONLY



PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

SHEET TITLE
STREET
**JOHN RISINGER
AVE
8+00 TO END
ROY VINSON PL.**

SHT **25** OF **60**

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

ENGINEER'S SEAL
CONDE INC. REGISTRATION NO. F-2321

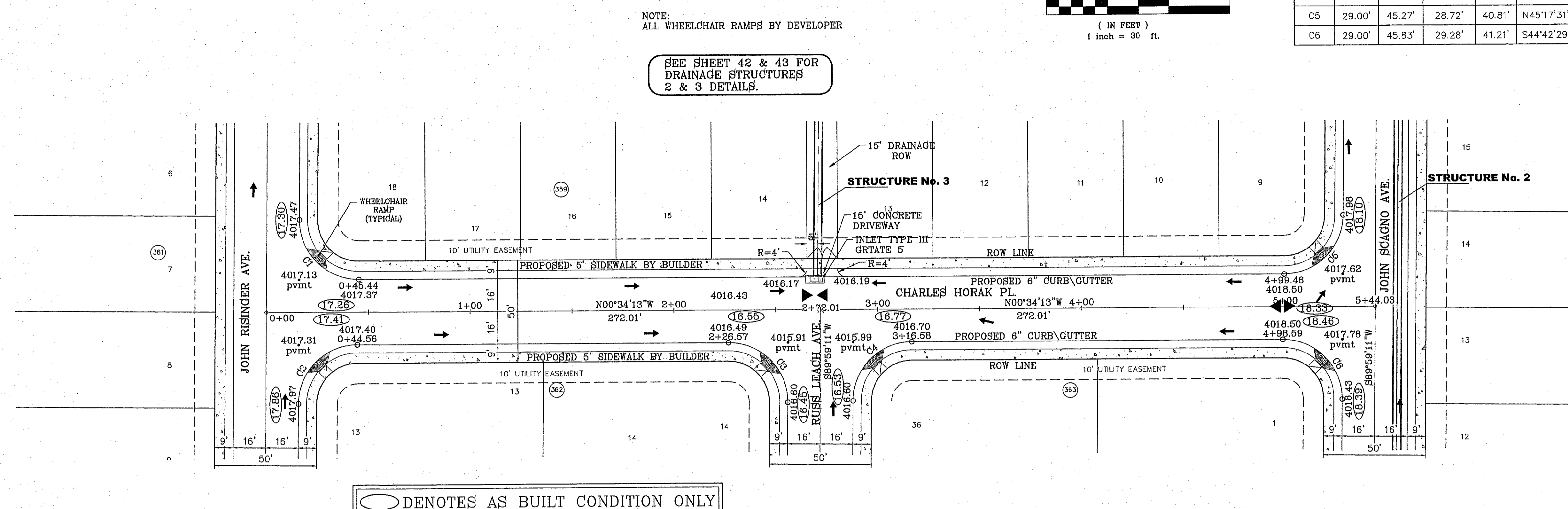
SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: ED
CHECKED BY: YC
JOB NO.: 1110-18

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64

REVISIONS
BY
RO
1-27-2012
CITY REDLINES
RO
5-2-2012
2ND CITY REDS
RO
1-18-2013
ALL 4" ROLLED CURB TO 6" CURB
RO
8-6-2014
AS-BUILT
EA

FILE LOCATION: S:\Subdivisions\TDE 68\TDE68-PP-HORAK PLOTTED ON Tuesday, March 10, 2015 10:00:42 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.83'	29.28'	41.21'	N44°42'29"E	90°33'24"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"
C3	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C4	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"
C5	29.00'	45.27'	28.72'	40.81'	N45°17'31"W	89°26'36"
C6	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 42 & 43 FOR
DRAINAGE STRUCTURES
2 & 3 DETAILS.

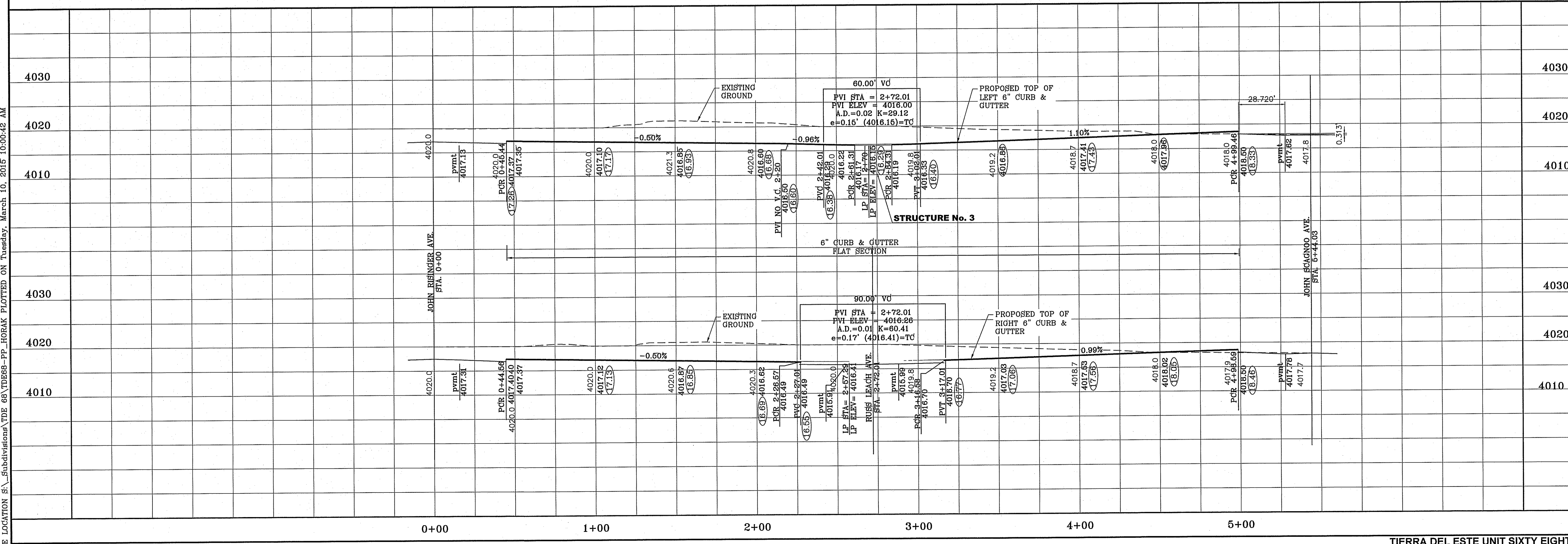
○ DENOTES AS BUILT CONDITION ONLY



REVISIONS	
DATE	BY
1-27-2012	CITY REVISIONS
5-2-2012	2ND CITY REVISIONS
1-8-2013	ALL 4" ROLLED CURB TO 6" CURB
8-6-2014	AS-BUILT

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES



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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

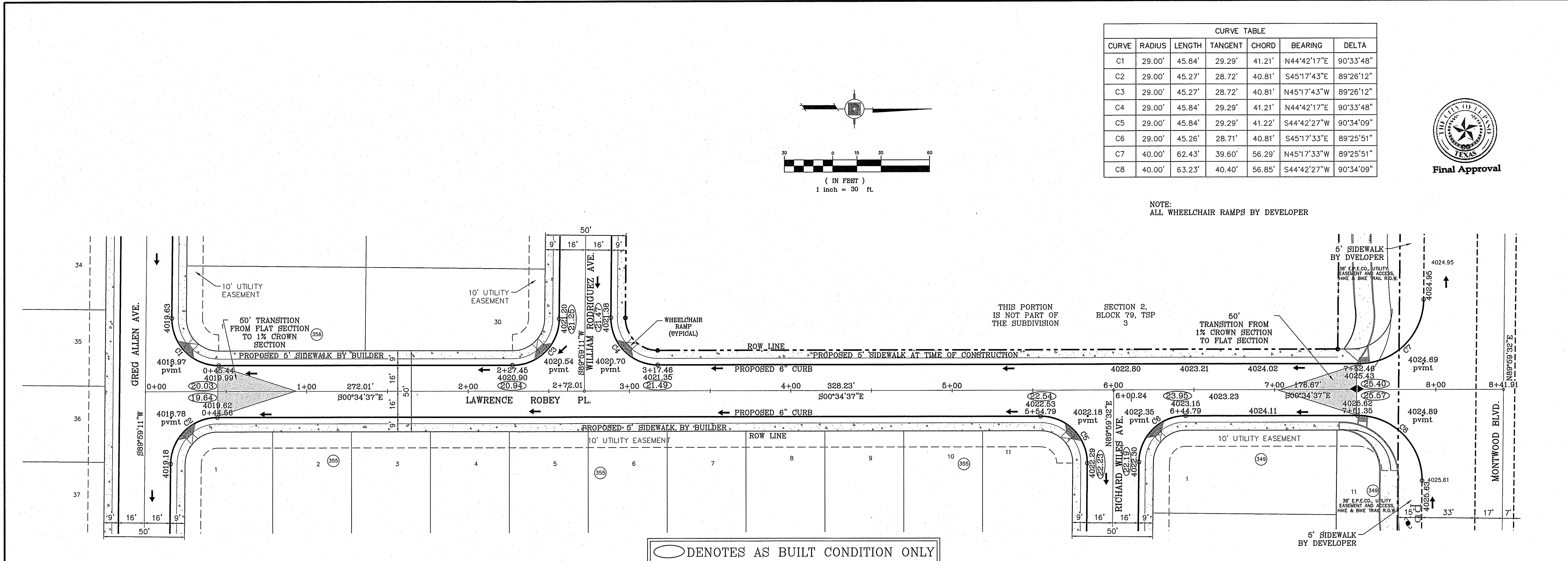
ENGINEER'S SEAL
STATE OF TEXAS
CONDE INC.
6448

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6050 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

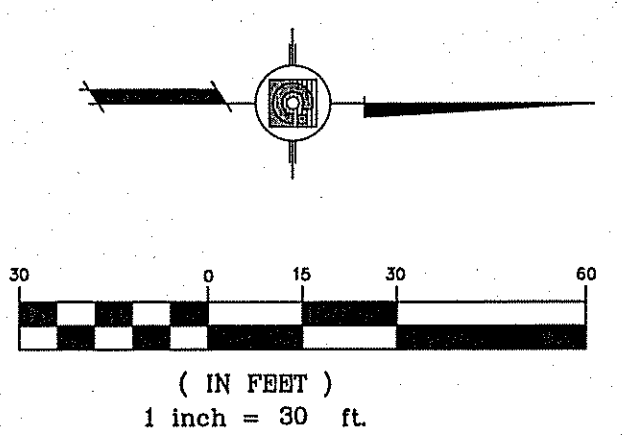
SHEET TITLE
STREET
PLAN-PROFILE
**CHARLES
HORAK PL.**

SHT 26 OF 60

FILE LOCATION S:\Subdivisions\DE 68\TDE68-PP-ROBEY PLOTTED ON Tuesday, March 10, 2015 10:00:59 AM

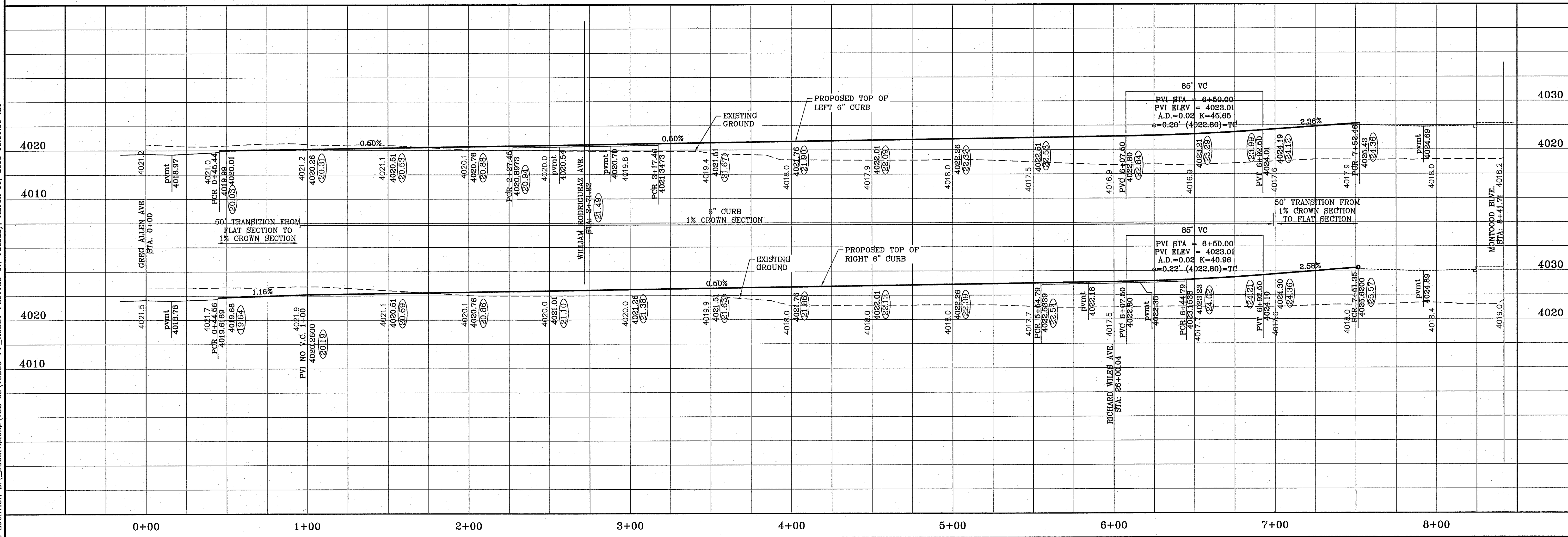


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C5	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"
C6	29.00'	45.26'	28.71'	40.81'	S45°17'33"E	89°25'51"
C7	40.00'	62.43'	39.60'	56.29'	N45°17'33"W	89°25'51"
C8	40.00'	63.23'	40.40'	56.85'	S44°42'27"W	90°34'09"



NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

○ DENOTES AS BUILT CONDITION ONLY



PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

SHEET TITLE
**LAWRENCE
ROBEY PL.**

SHT 27 OF 60

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

ENGINEER'S SEAL

SCA L E
HORIZ. 1" = 30'
VERT. 1" = 10'

DATE: DEC. 2010
DESIGN BY: YC
INTEGRATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
MONTWOOD BLVD. AND VALOUR POINT
ELEVATION 4022.64

REVISIONS
BY
RO
RO
RO
RO
AS-BUILT

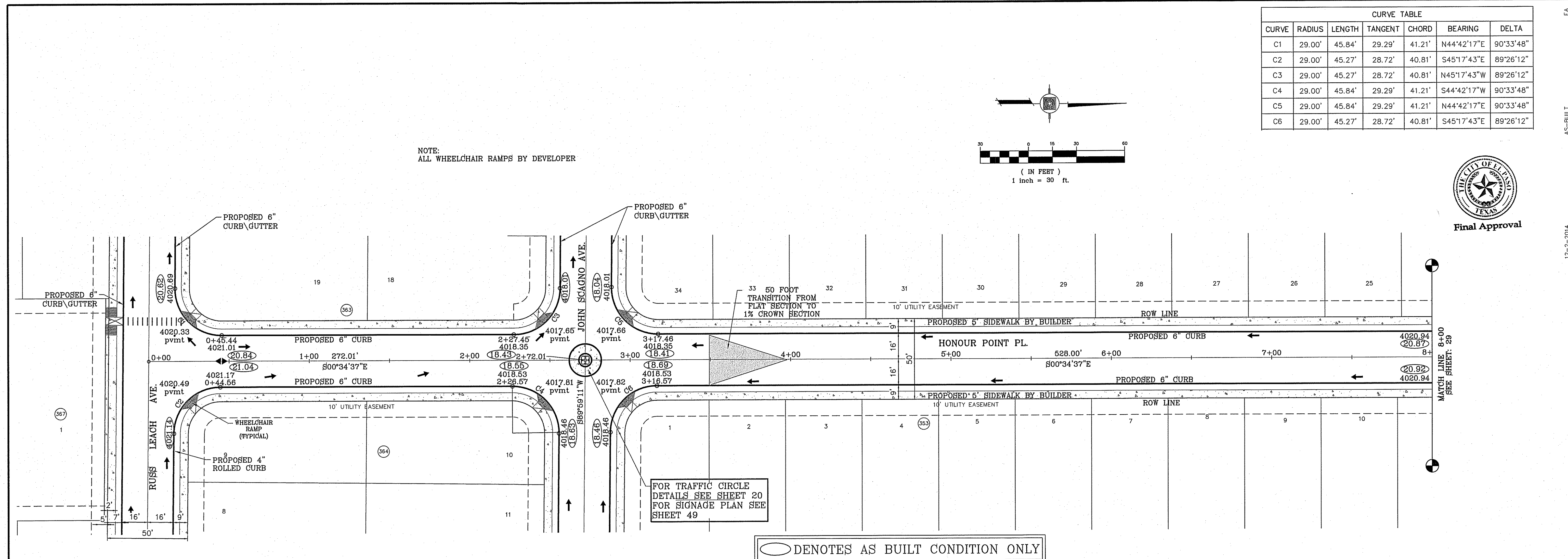
DATE
1-27-2012
5-2-2012
1-18-2013
8-6-2014

CITY REDINES
2ND CITY REOS
ALL 4" ROLLED CURB TO 6" CURB
AS-BUILT

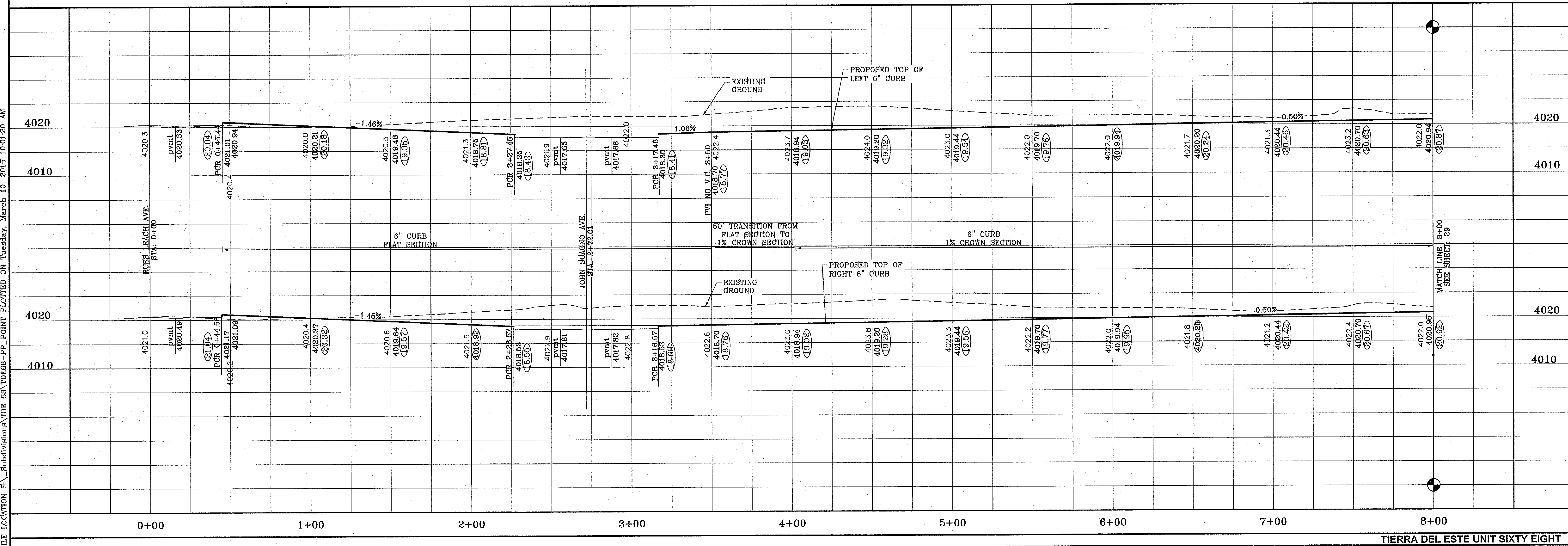
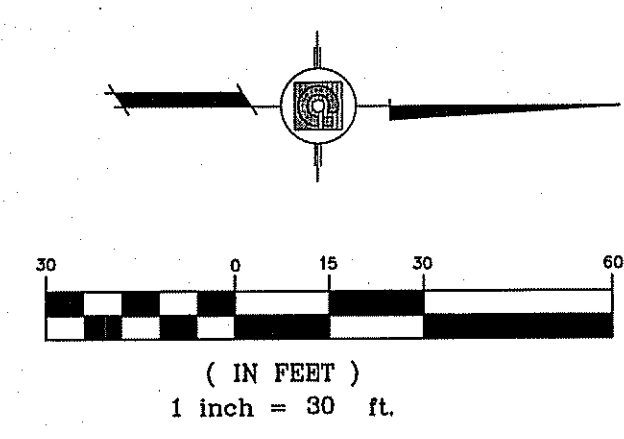
12-3-2014

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.276 ACRES

S:\Subdivisions\DE 68\TD68-PP_POINT PLOTTED ON Tuesday, March 10, 2015 10:01:20 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"
C5	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C6	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"



AS-BUILT
12-2-2014

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY REVISIONS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO
8-6-2014	AS-BUILT	EA

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. EL PASO COUNTY, TEXAS SURVEYS, CONTAINING: 79.278 ACRES

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

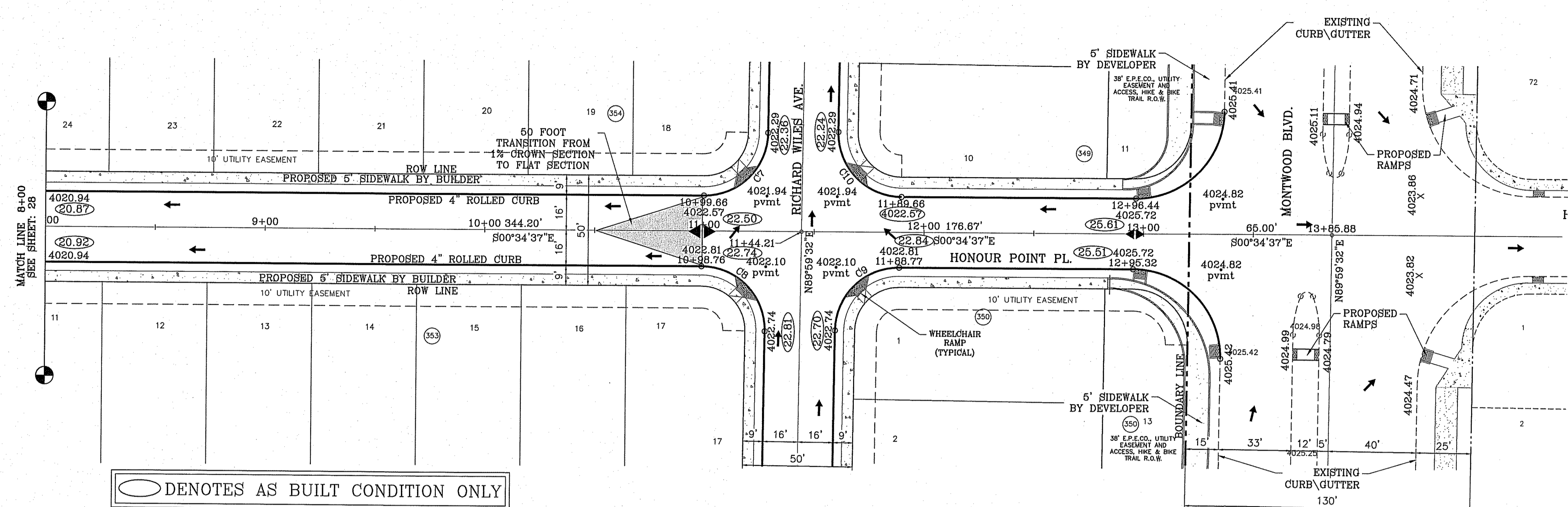
ENGINEER'S SEAL

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

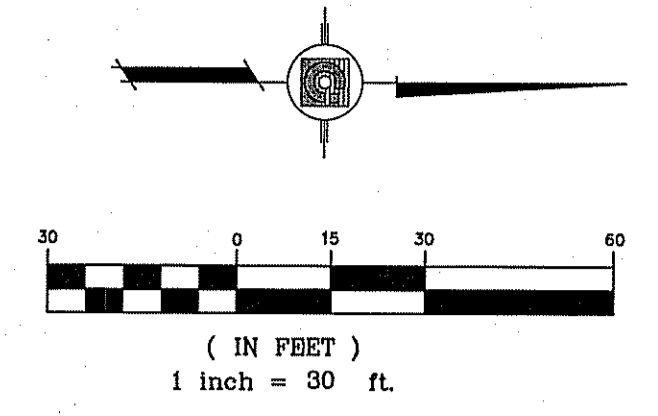
SHEET TITLE
STREET
PLAN - PROFILE
HONOUR POINT PL.
STA. 0+00 TO 8+00

SHT 28 OF 60

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-PP_POINT PLOTTED ON Tuesday, March 10, 2015 10:01:27 AM



NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

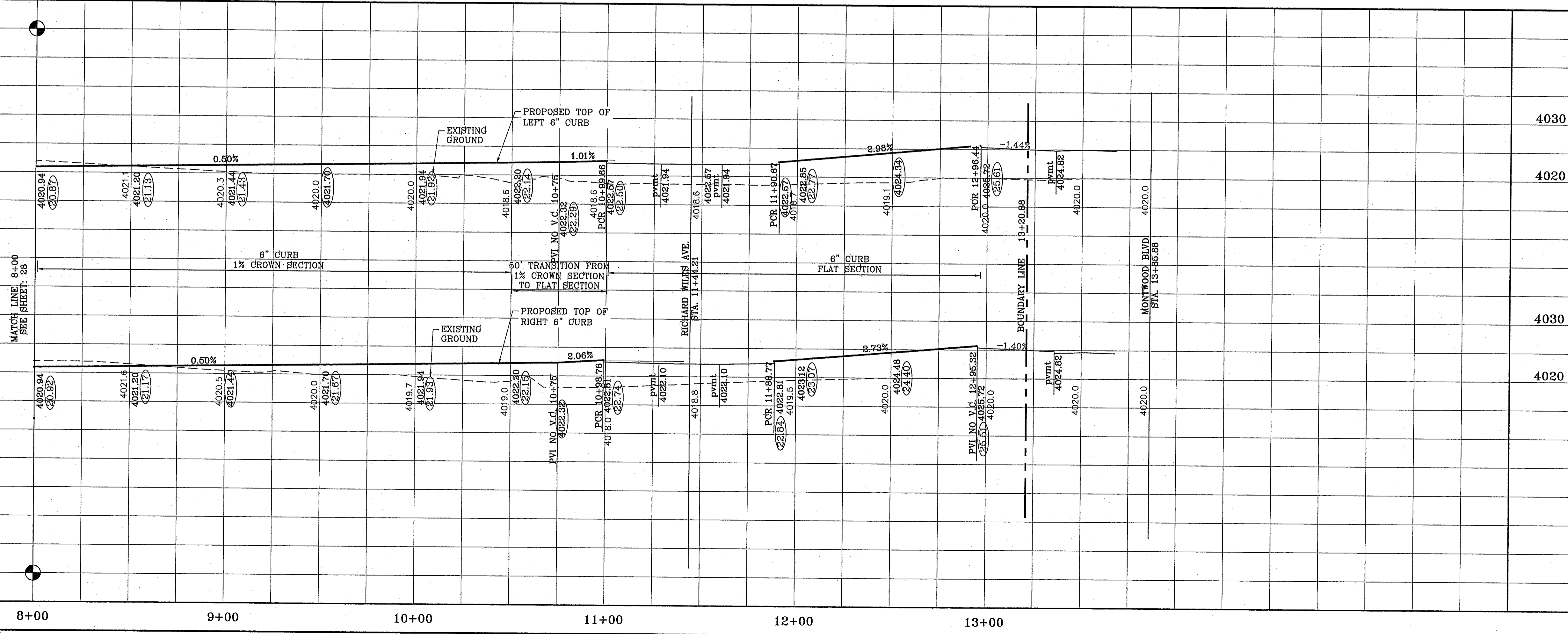


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	29.00'	45.26'	28.71'	40.81'	N45°17'33\"/>	
C8	29.00'	45.84'	29.29'	41.22'	S44°42'27\"/>	
C9	29.00'	45.26'	28.71'	40.81'	S45°17'33\"/>	
C10	29.00'	45.84'	29.29'	41.22'	N44°42'27\"/>	



REVISIONS		BY
DATE	DESCRIPTION	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY REDS	RO
1-18-2013	ALL 4\"/>	
8-6-2014	AS-BUILT	EA

TIERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND EL PASO COUNTY, TEXAS,
CONTAINING: 79.276 ACRES



○ DENOTES AS BUILT CONDITION ONLY

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. SITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0253
FAX: (915) 592-0266

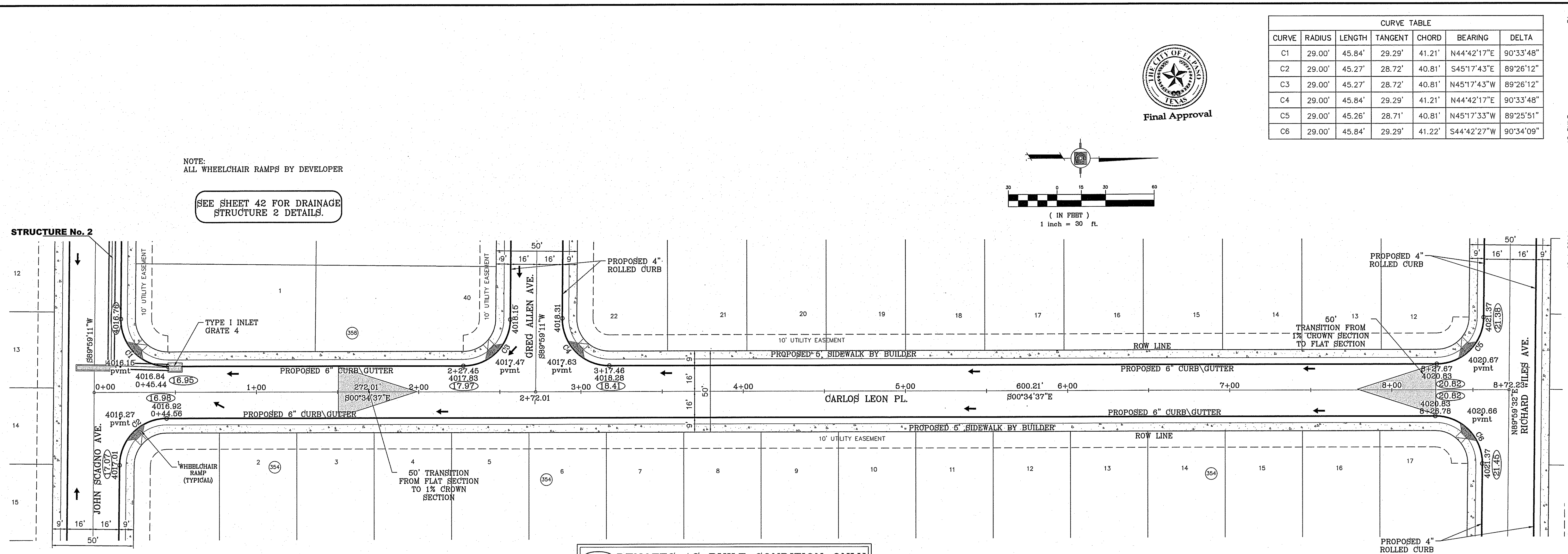
CONDE INC.
REGISTRATION No. F-2321

SHEET TITLE
STREET
PLAN-PROFILE

HONOUR
POINT PL.

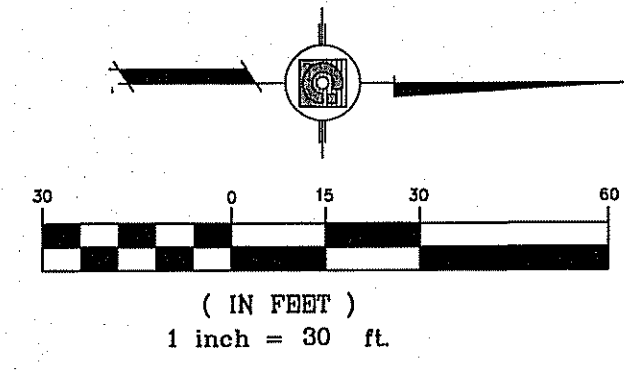
STA. 8+00
TO END

FILE LOCATION: S:\Subdivisions\TDE 68\TDE68-PP LEON PLOTTED ON Tuesday, March 10, 2015 10:01:46 AM



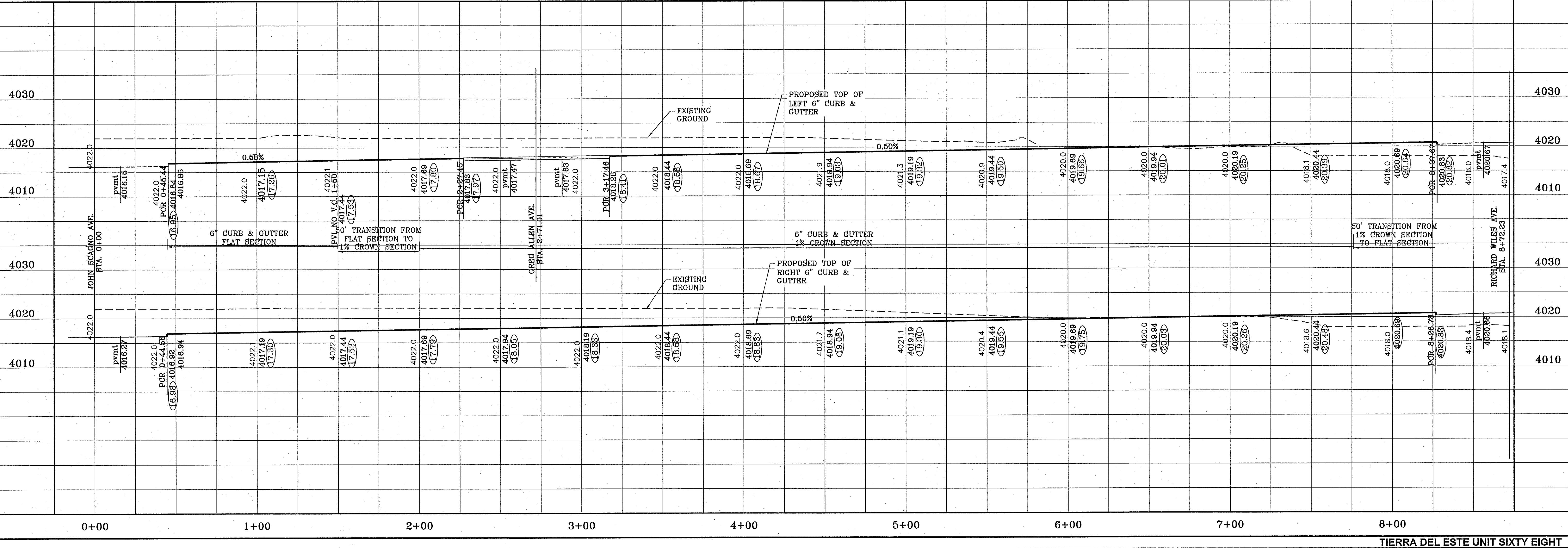
NOTE:
ALL WHEELCHAIR RAMP BY DEVELOPER

SEE SHEET 42 FOR DRAINAGE
STRUCTURE 2 DETAILS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17\"E	90°33'48\"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43\"E	89°26'12\"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43\"W	89°26'12\"
C4	29.00'	45.84'	29.29'	41.21'	N44°42'17\"E	90°33'48\"
C5	29.00'	45.26'	28.71'	40.81'	N45°17'33\"W	89°25'51\"
C6	29.00'	45.84'	29.29'	41.22'	S44°42'27\"W	90°34'09\"

○ DENOTES AS BUILT CONDITION ONLY



PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 78, TOWNSHIP 3,
TEXAS AND PART OF PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

SHEET TITLE
**STREET
PLAN - PROFILE**

**CARLOS
LEON PL.**

SHT 30 OF 60

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

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

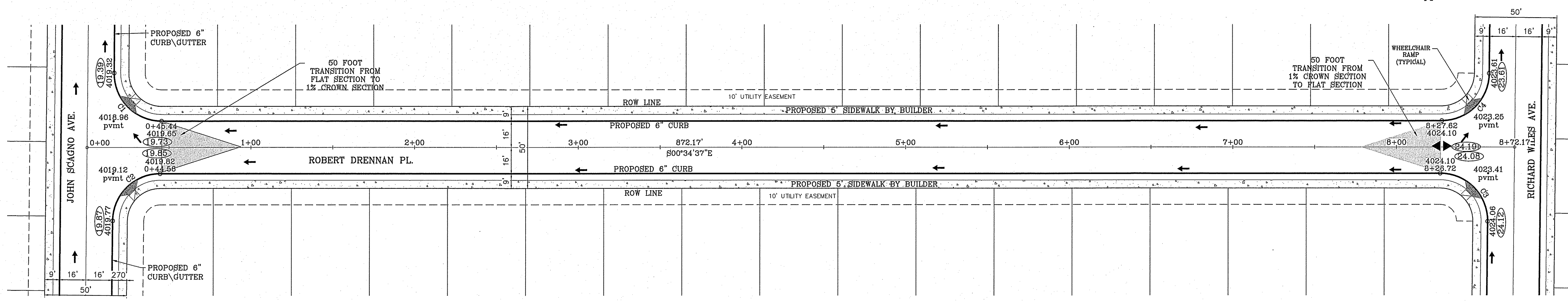
REVISIONS
BY
RO
RO
RO
AS-BUILT

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64 NAVD83 DATUM

DATE
1-27-2012
5-2-2012
1-18-2013
8-6-2014

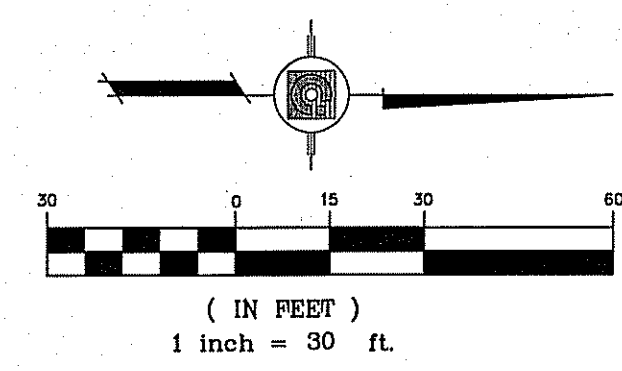
AS-BUILT
12-1-2014

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-PP_DRENNEN PLOTTED ON Tuesday, March 10, 2015 10:02:02 AM



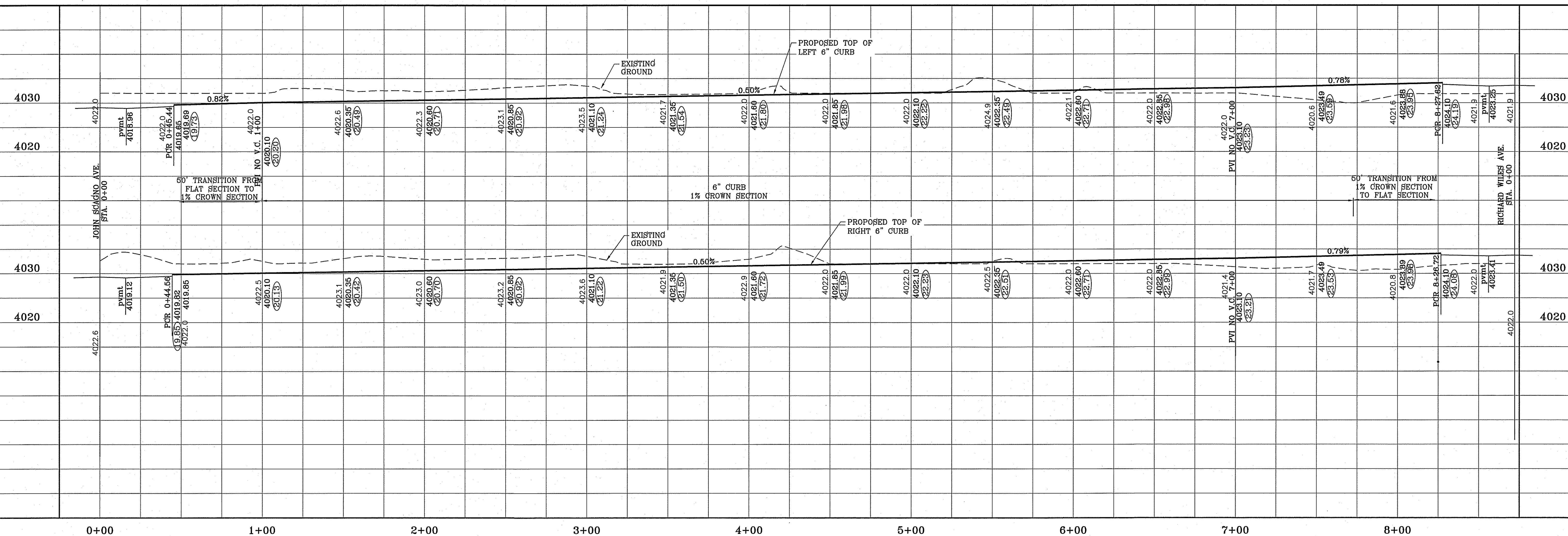
○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C3	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"
C4	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR.	ELEVATION 4022.64
.....NAVD88 DATUM	
DATE	REVISIONS
1-27-2012	CITY - REVISIONS
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB
8-8-2014	AS-BUILT
12-1-2014	AS-BUILT

PROJECT NAME
TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS
 CONTAINING: 79.278 ACRES



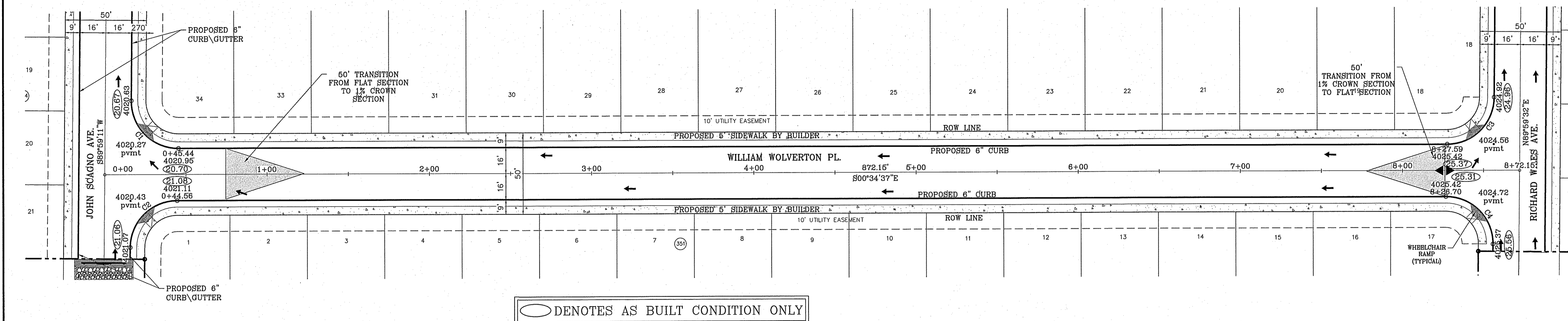
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 DATE: DEC 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

ENGINEER'S SEAL
 CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0285
 FAX: (915) 592-0286

CONDE INC.
 REGISTRATION NO. F-2321

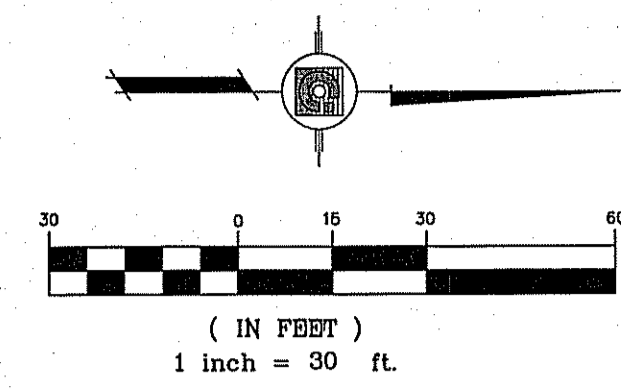
SHEET TITLE
 STREET
 PLAN-PROFILE
ROBERT DRENNAN PL.

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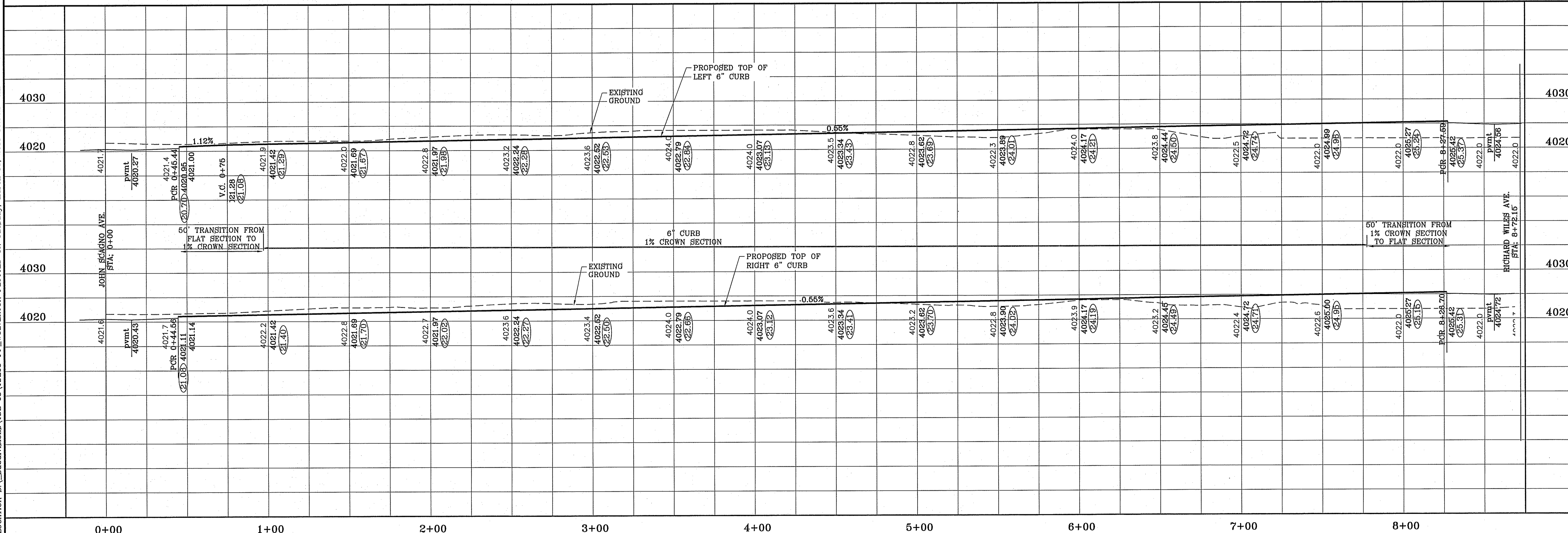


○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C3	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"
C4	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"



NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



REVISIONS	
DATE	BY
1-27-2012	RO
1-18-2013	RO
8-6-2014	EA
12-1-2014	EA

TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

SCALE
 HORIZ: 1" = 30'
 VERT: 1" = 10'
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-1B

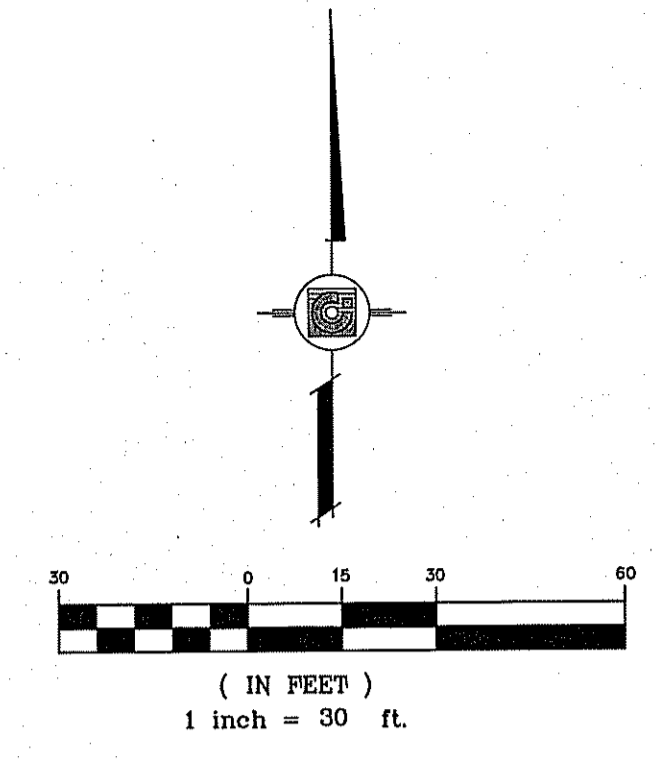
CONDE INC.
 ENGINEERING / PLANNING SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286



SHEET TITLE
STREET PLAN-PROFILE
WILLIAM WOLVERTON PL.

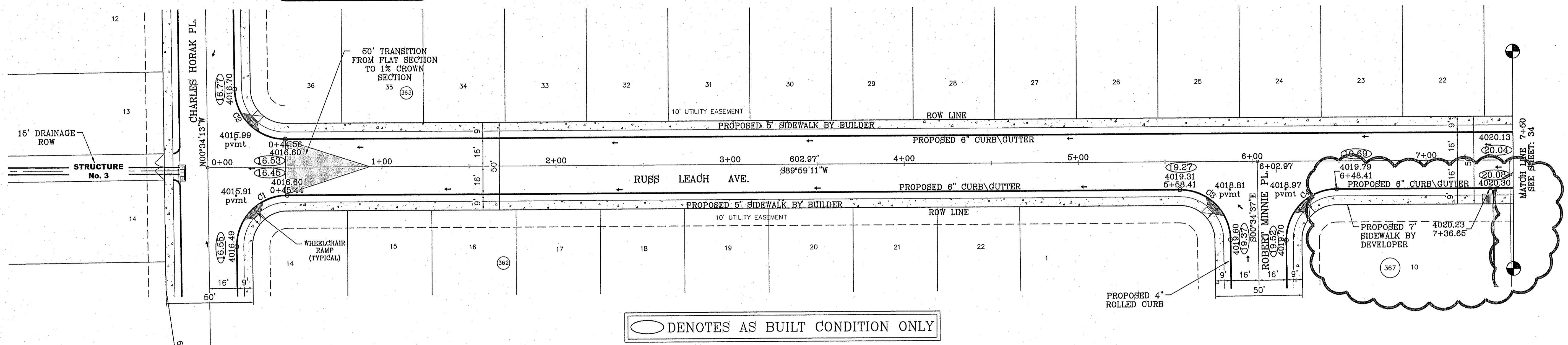
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CURVE TABLE						
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C1	29.00'	45.83'	29.28'	41.21'	S44°42'29"W	90°33'24"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'31"E	89°26'36"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"



NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

SEE SHEET 43 FOR DRAINAGE
STRUCTURE 3 DETAILS.



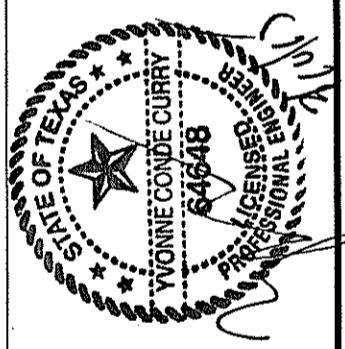
○ DENOTES AS BUILT CONDITION ONLY

12-22-2014
12-2-2014
11-01-2013
CITY COMMENTS FROM PARKS DEPT.
AS-BUILT
PARK REMOVED ADDED LOTS AND ALLEY'S BLOCK 367 ONLY

DATE	REVISIONS
1-27-2012	CITY REVISIONS
5-2-2012	2ND CITY REDS
1-16-2013	ALL 4" ROLLED CURB TO 6" CURB
8-06-2014	AS-BUILT

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND RANGE 10, COUNTY OF EL PASO, TEXAS,
CONTAINING: 79.278 ACRES

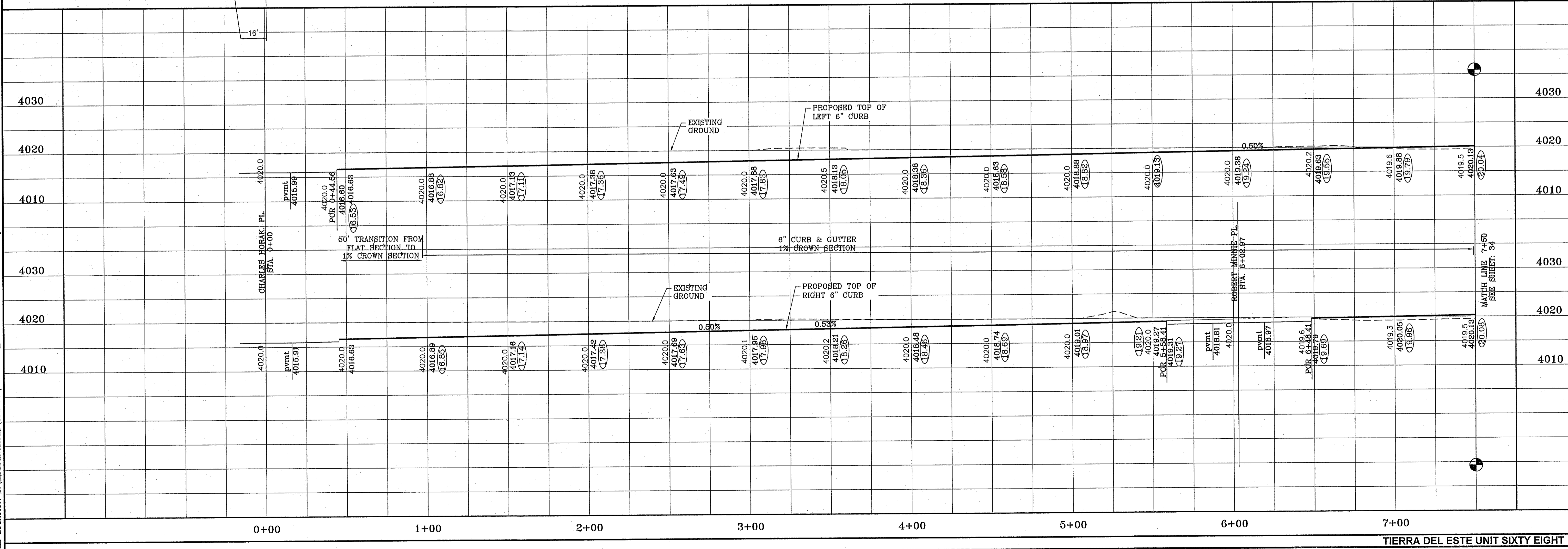
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VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-1B



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0263
FAX: (915) 592-0286



SHEET TITLE
STREET
PLAN-PROFILE
**RUSS
LEACH AVE.**
STA. 0+00
TO 7+50

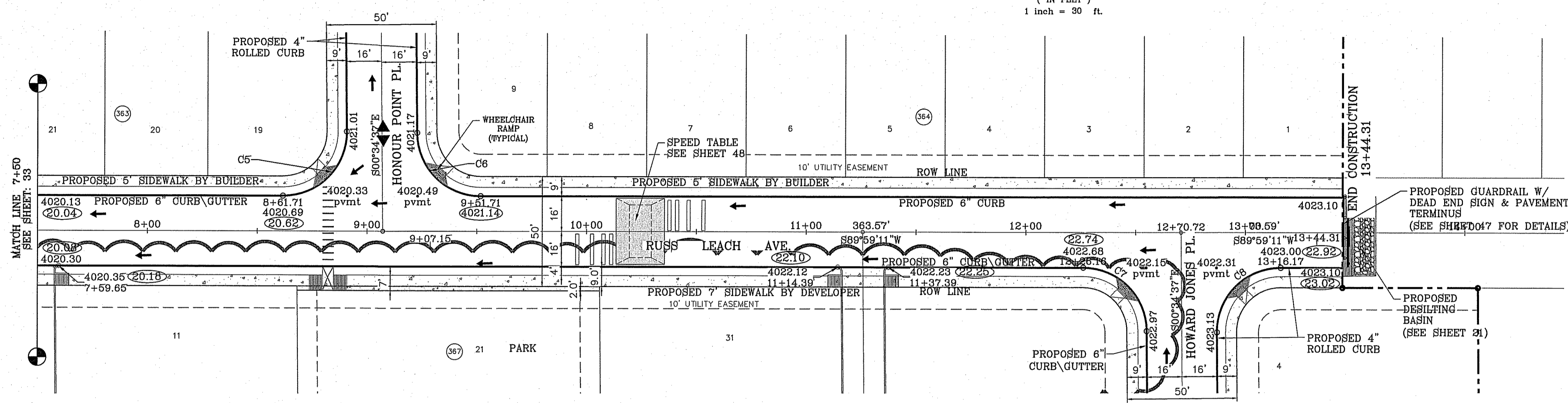
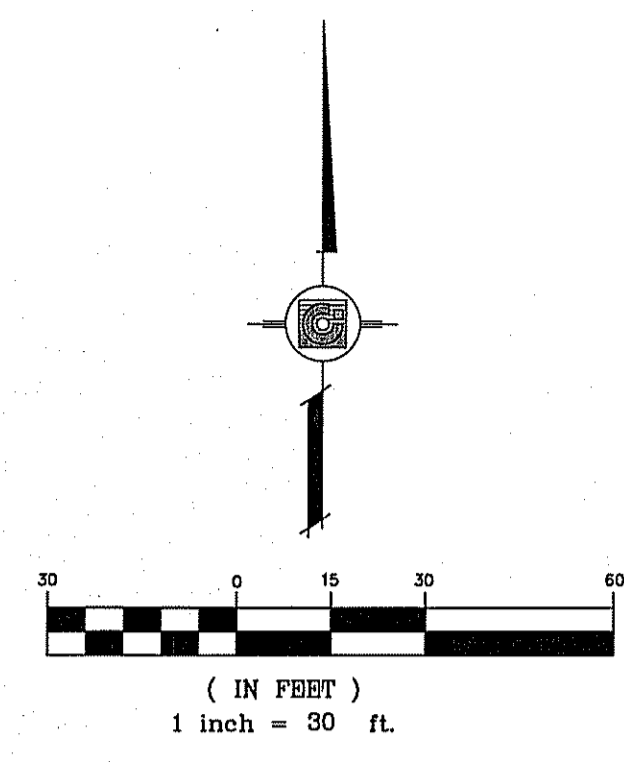


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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C6	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C7	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C8	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

NOTE:
ACCESSIBLE ROUTE CROSSING IN THE MIDDLE OF THE ROADWAY REQUIRED BY PARKS DEPT.



○ DENOTES AS BUILT CONDITION ONLY

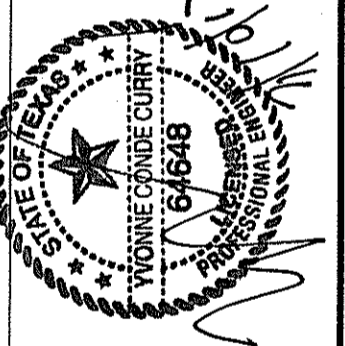


02-2-15
12-1-2014
CITY COMMENTS FROM PARKS DEPT.
AS-BUILT
PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY
BENCHMARK

DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY FEEDS	RO
1-18-2013	ALL 4' ROLLED CURB TO 6" CURB	RO
8-6-2014	AS-BUILT	EA

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

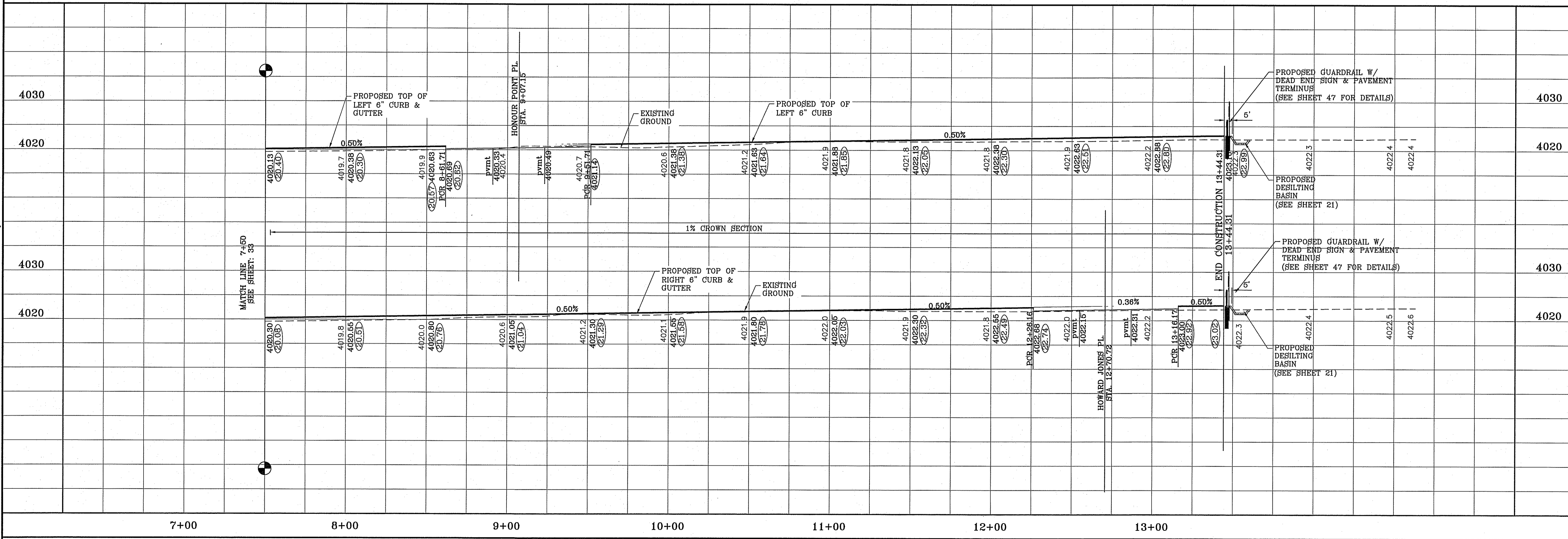
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VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18



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

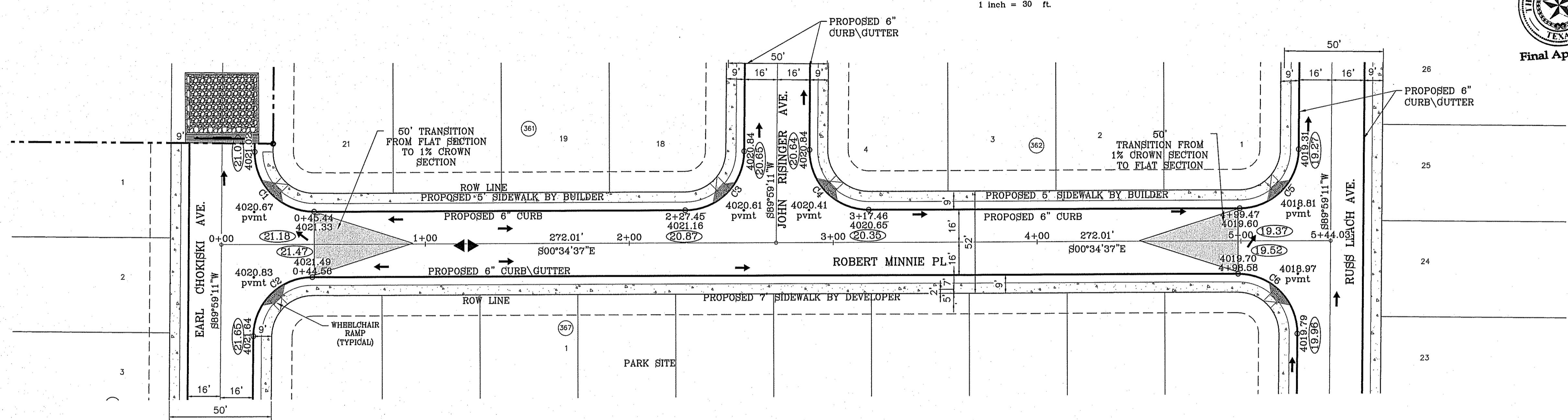


SHEET TITLE
STREET
PLAN-PROFILE
RUSS LEACH AVE.
STA. 7+50 TO END



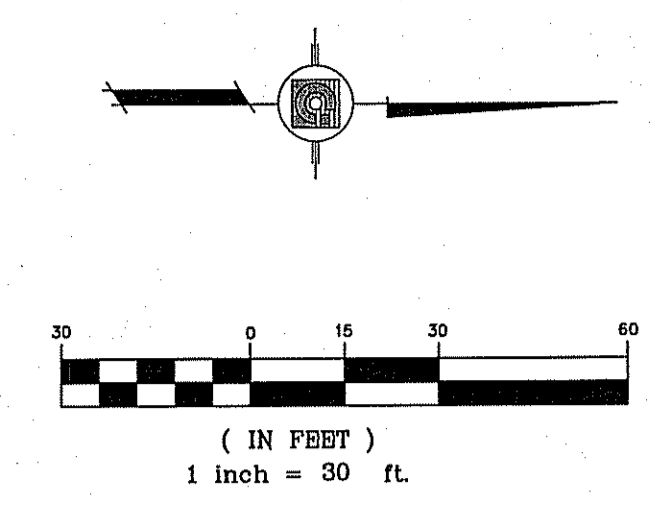
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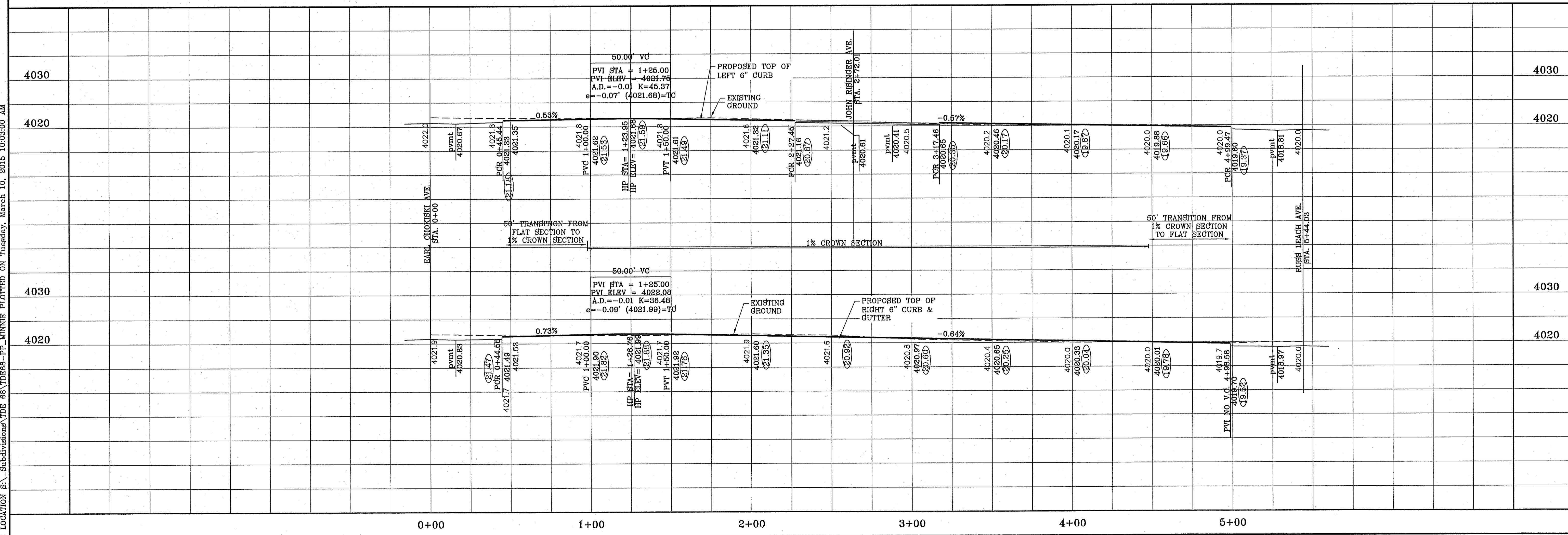
○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"W	89°26'12"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C5	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C6	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"

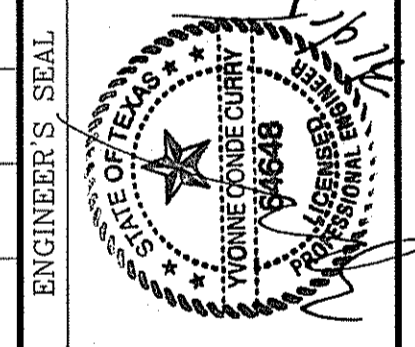


DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	EA
8-6-2014	AS-BUILT	EA
12-2-2014	AS-BUILT	EA

**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**
BEING PART OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES



SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18



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

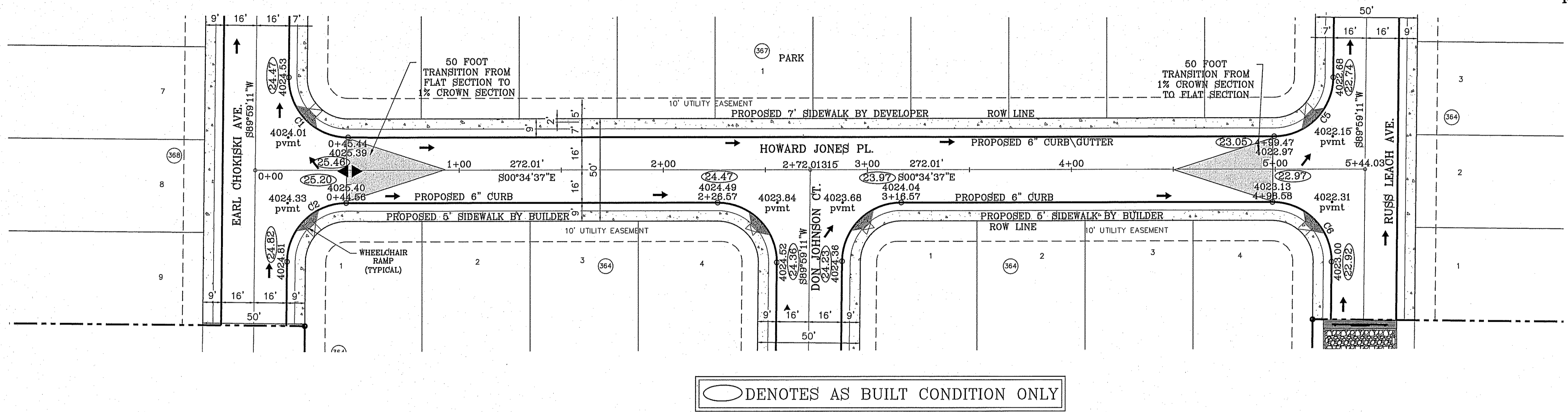
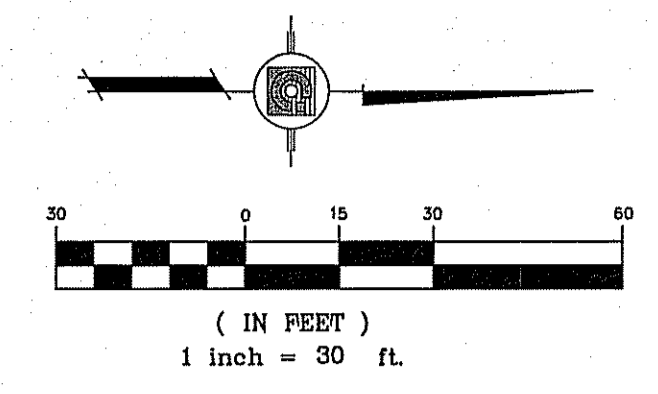


SHEET TITLE
STREET
PLAN-PROFILE
**ROBERT
MINNIE PL.**

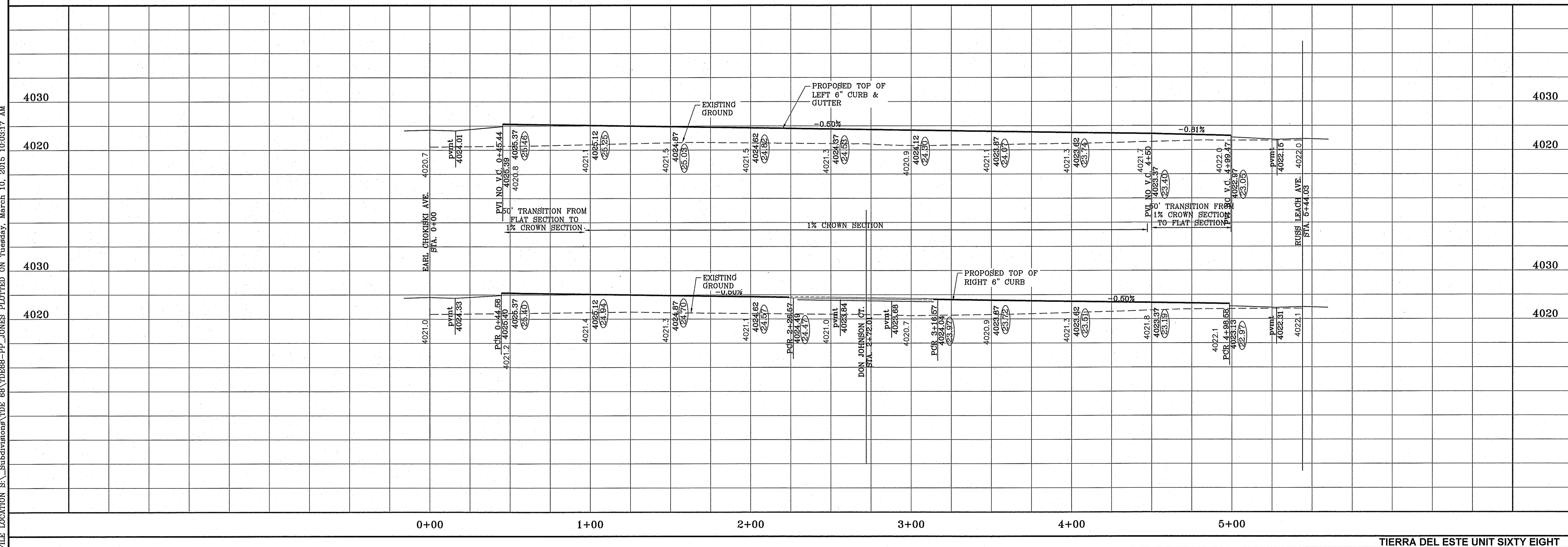
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CURVE TABLE						
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C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C5	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C6	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



○ DENOTES AS BUILT CONDITION ONLY



REVISIONS	
DATE	BY
1-27-2012	CITY REDLINES
1-18-2013	ALL "J" ROLLED CURB TO "B" CURB
8-5-2014	AS-BUILT
12-3-2014	AS-BUILT

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64 NAVD83 DATUM

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES

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

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

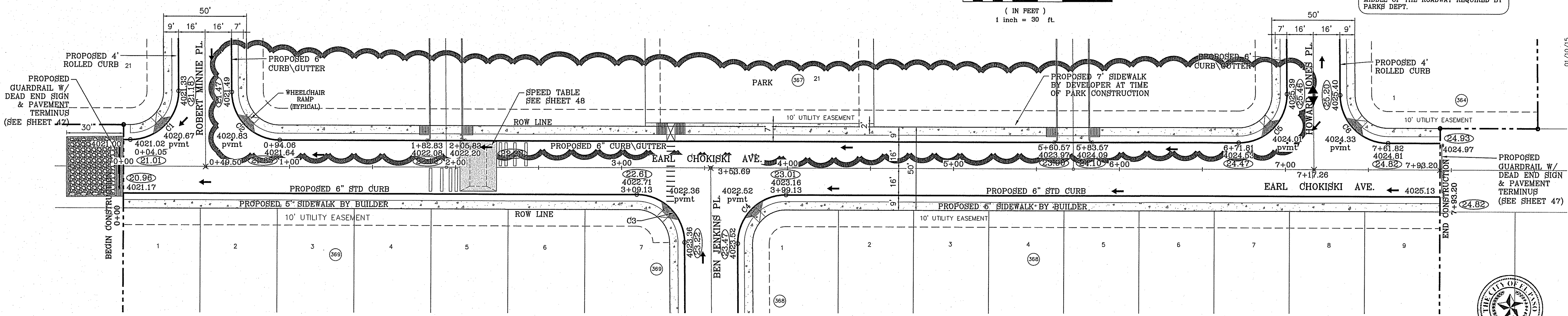
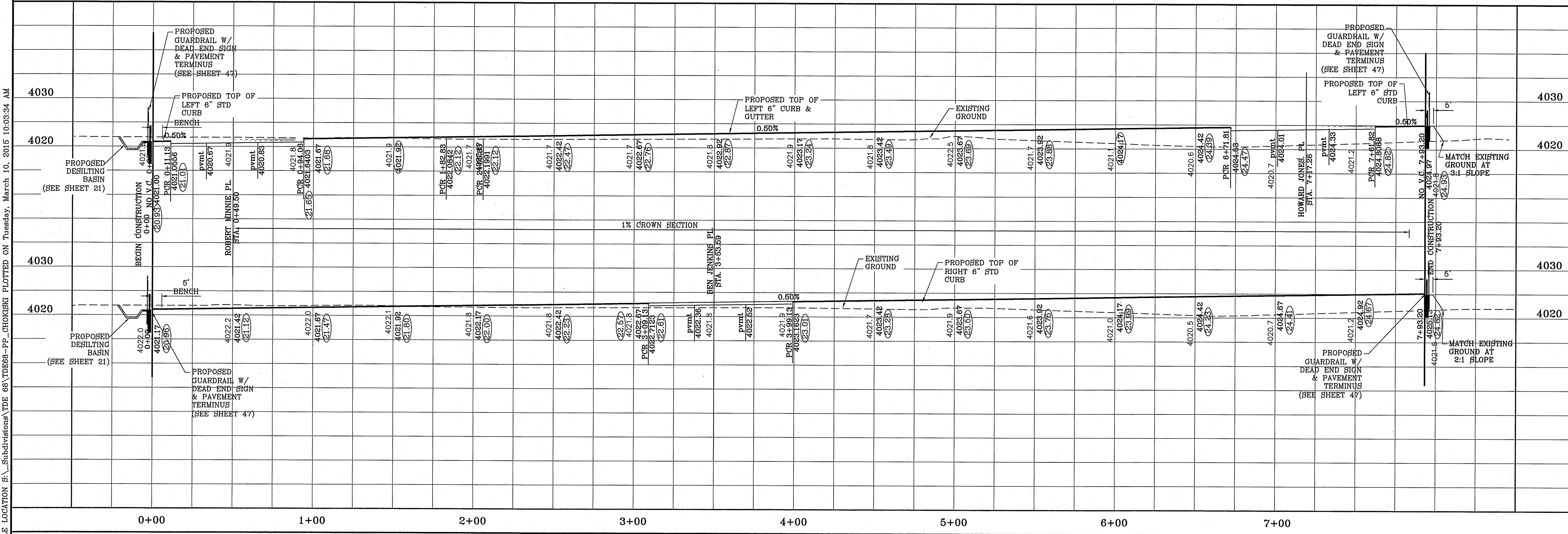
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CHECKED BY: YC
JOB NO.: 1110-18

SHEET TITLE
**STREET
PLAN-PROFILE**

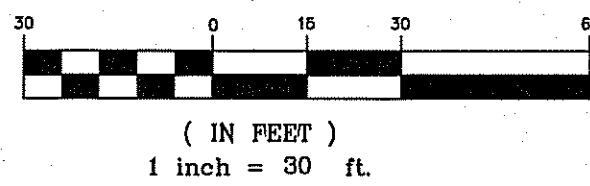
**HOWARD
JONES PL.**

SHT 36 OF 60

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C2	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"
C5	29.00'	45.84'	29.29'	41.21'	N44°42'17"E	90°33'48"
C6	29.00'	45.27'	28.72'	40.81'	S45°17'43"E	89°26'12"



NOTE: ALL WHEELCHAIR RAMP BY DEVELOPER

NOTE: ACCESSIBLE ROUTE CROSSING IN THE MIDDLE OF THE ROADWAY REQUIRED BY PARKS DEPT.

○ DENOTES AS BUILT CONDITION ONLY



Final Approval

CITY COMMENTS AS PER PARKS DEPT.
AS-BUILT
PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY
BENCHMARK
01/10/15
12-2-2014
U-07-2003

DATE	REVISIONS	BY
1-27-2012	CITY REVISIONS	RO
5-2-2012	2ND CITY REVISIONS	RO
1-18-2013	ALL 4" ROLLED CURB TO 6" CURB	RO
8-6-2014	AS-BUILT	EA

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

ENGINEER'S SEAL

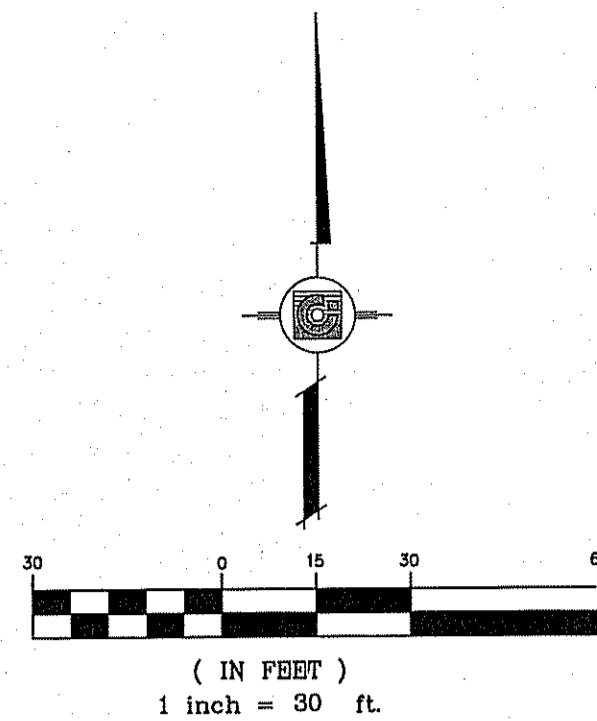
 HORIZ: 1" = 30'
 VERT: 1" = 10'
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

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

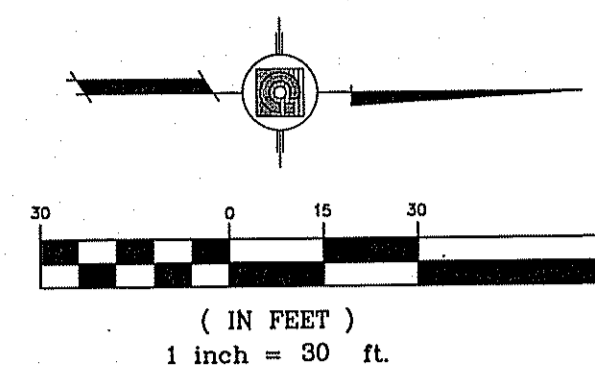


SHEET TITLE
STREET
PLAN-PROFILE

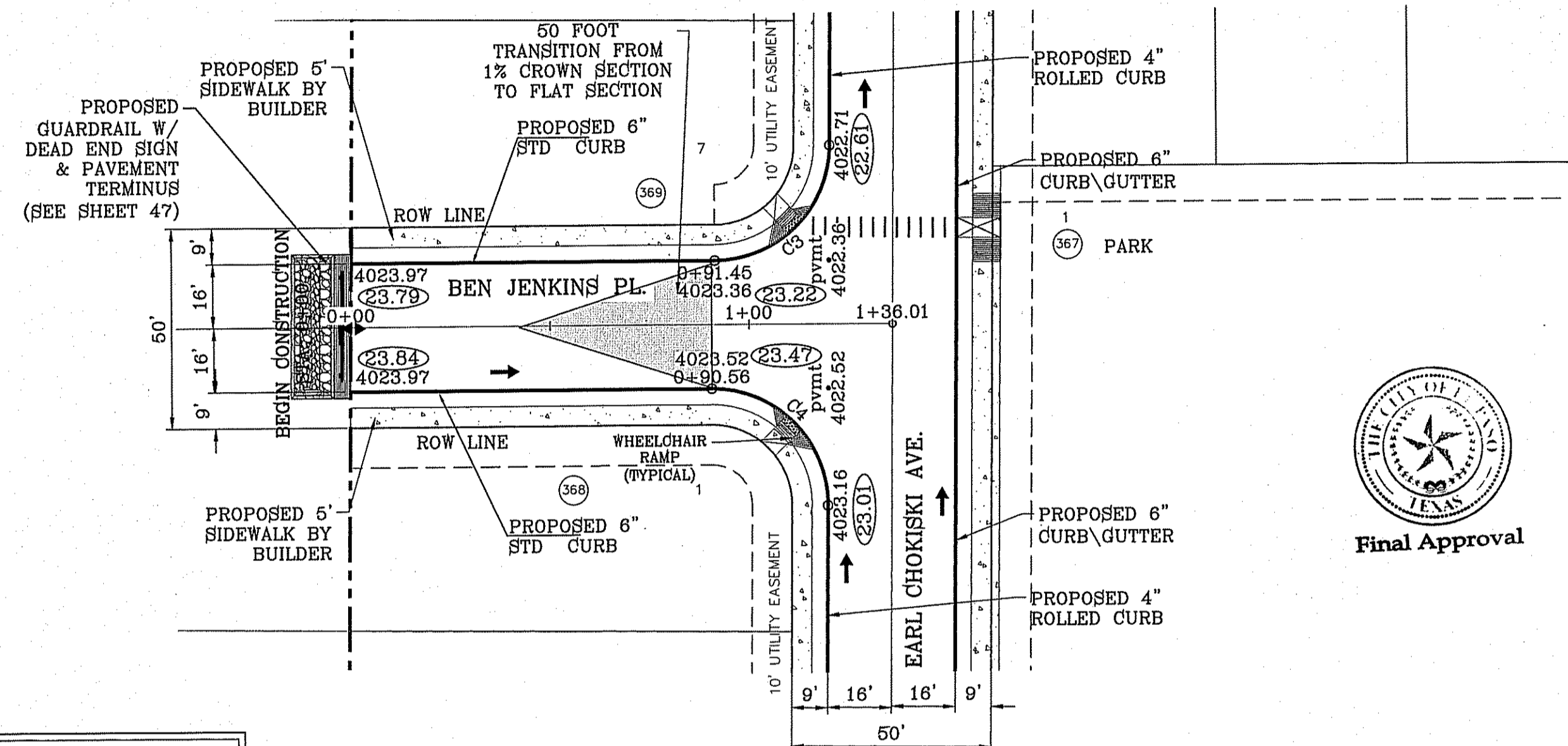
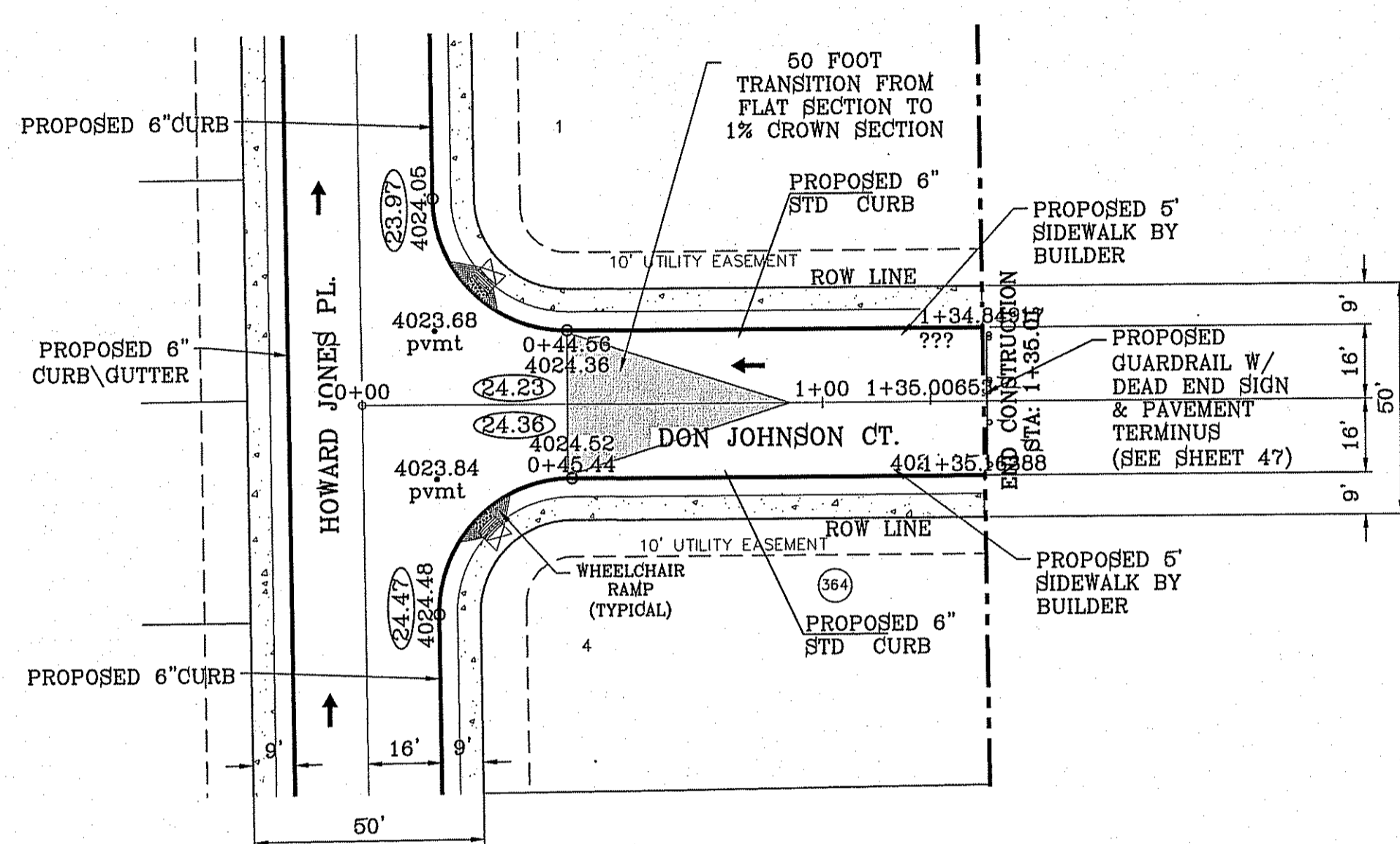
EARL CHOKISKI AVE.



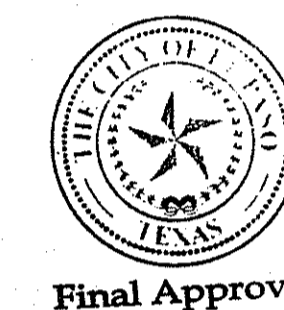
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	29.00'	45.27'	28.72'	40.81'	N45°17'43"W	89°26'12"
C4	29.00'	45.84'	29.29'	41.21'	S44°42'17"W	90°33'48"



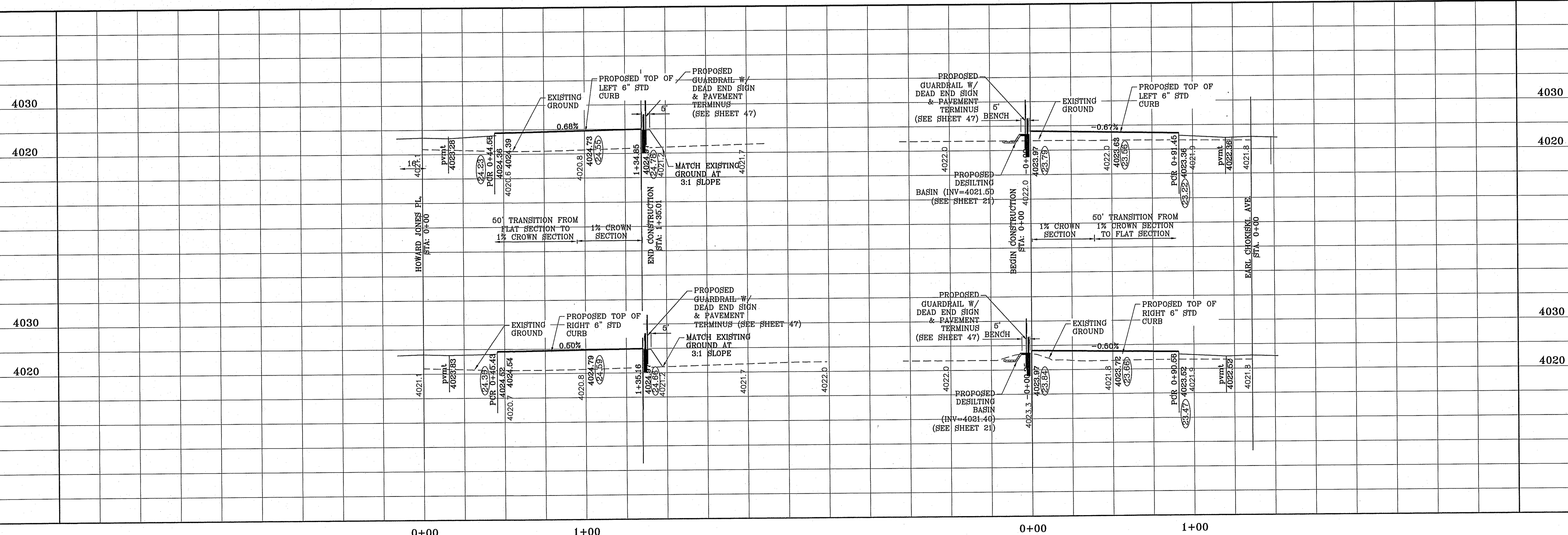
NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



○ DENOTES AS BUILT CONDITION ONLY



FILE LOCATION S:\Subdivisions\TDE 68\TDE68-PP-JOHNSON-JENKINS PLOTTED ON Tuesday, March 10, 2015 10:05:52 AM



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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: EO
CHECKED BY: YC
JOB NO.: 1110-18

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

SHEET TITLE
STREET
PLAN-PROFILE
**DON JOHNSON CT.
BEN JENKINS PL**

PROJECT NAME
**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
EL PASO COUNTY, TEXAS
CONTAINING: 73,276 ACRES

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64

DATE
1-27-2012
5-2-2012
1-18-2013
8-6-2014

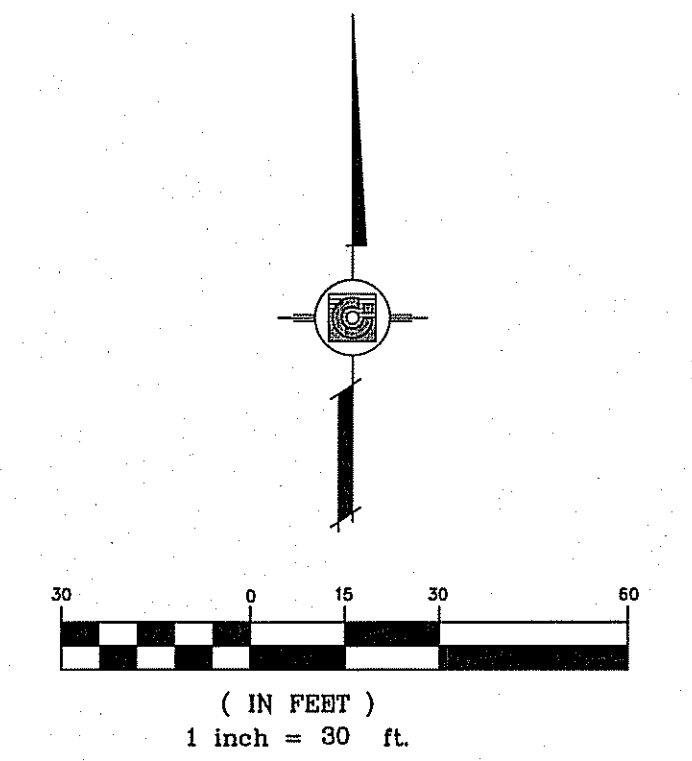
REVISIONS
CITY REDLINES
2ND CITY REDS
ALL 4" ROLLED CURB TO 6" CURB
AS-BUILT

EA
12-2-2014

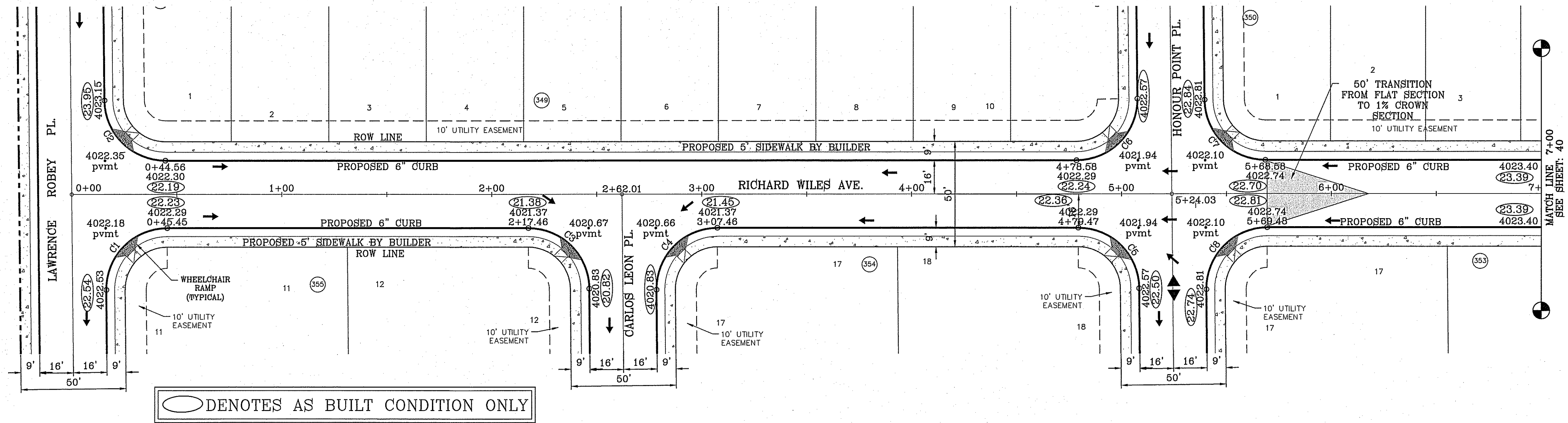
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"
C2	29.00'	45.26'	28.71'	40.81'	S45°17'33"E	89°25'51"
C3	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"
C4	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"
C5	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"
C6	29.00'	45.84'	29.29'	41.22'	N44°42'27"E	90°34'09"
C7	29.00'	45.26'	28.71'	40.81'	S45°17'33"E	89°25'51"
C8	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"



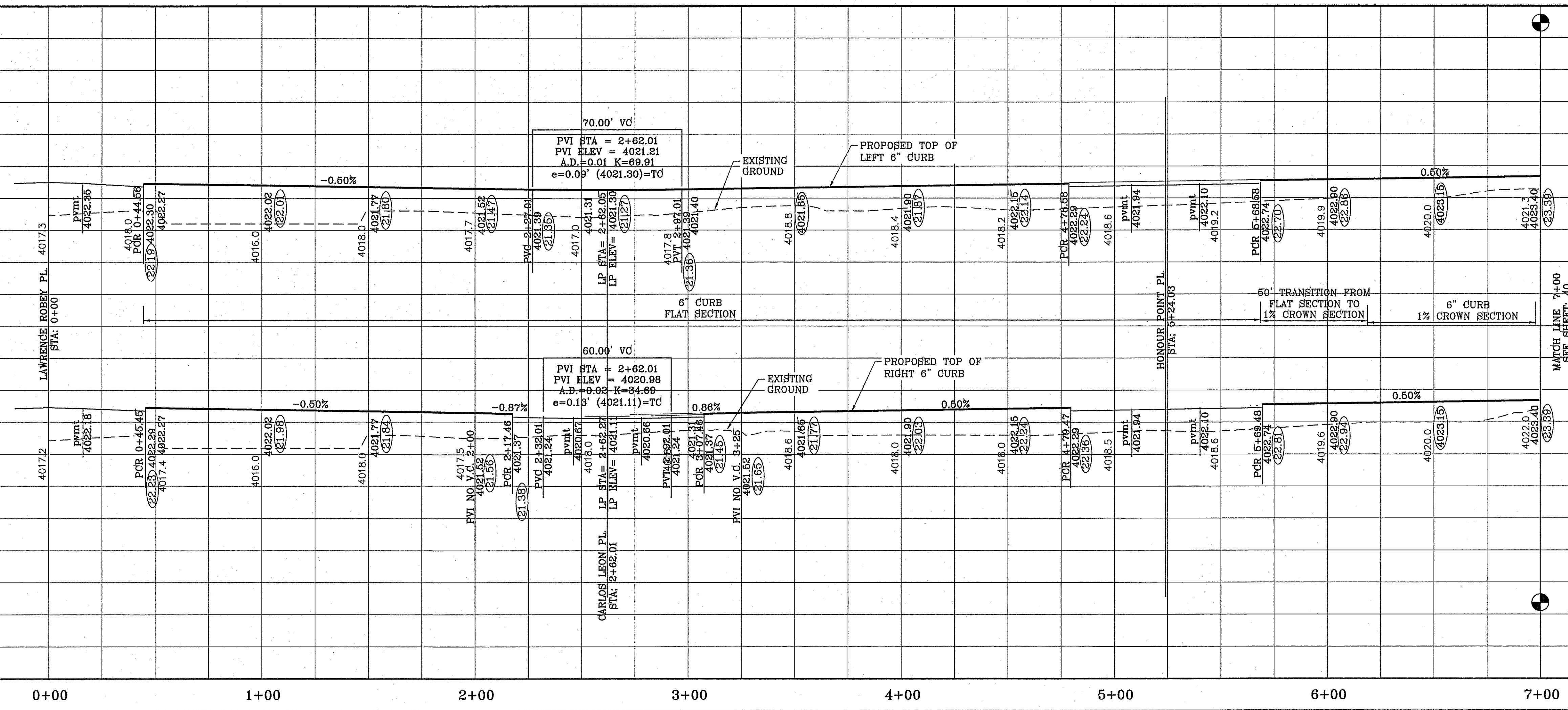
NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER



BENCHMARK		REVISIONS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL AND VALOUR POINT DR	ELEVATION 4022.64	DATE	BY
NAVD83 DATUM	1-27-2012	CITY REDLINES
		1-18-2013	ALL 4" ROLLED CURB TO 6" CURB
		8-6-2014	AS-BUILT
		12-2-2014	AS-BUILT

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PART OF SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES



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

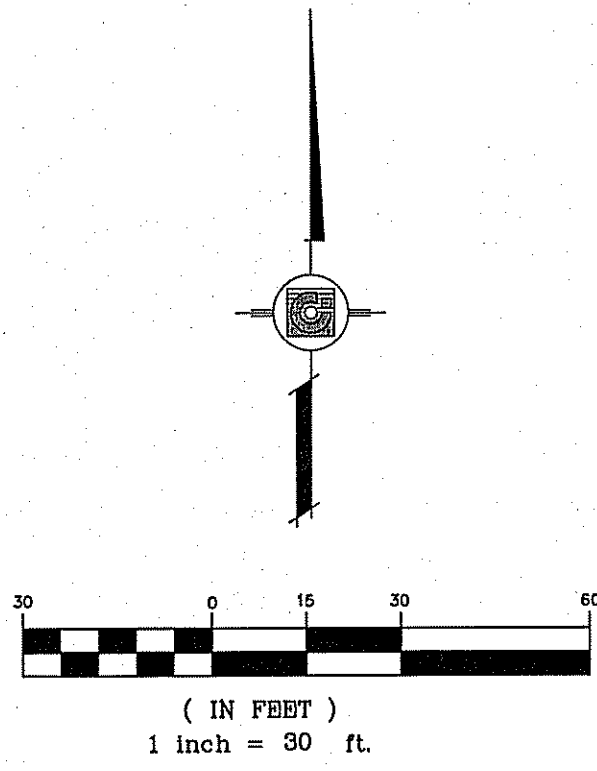
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

ENGINEER'S SEAL
STATE OF TEXAS
CONDE INC.
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

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

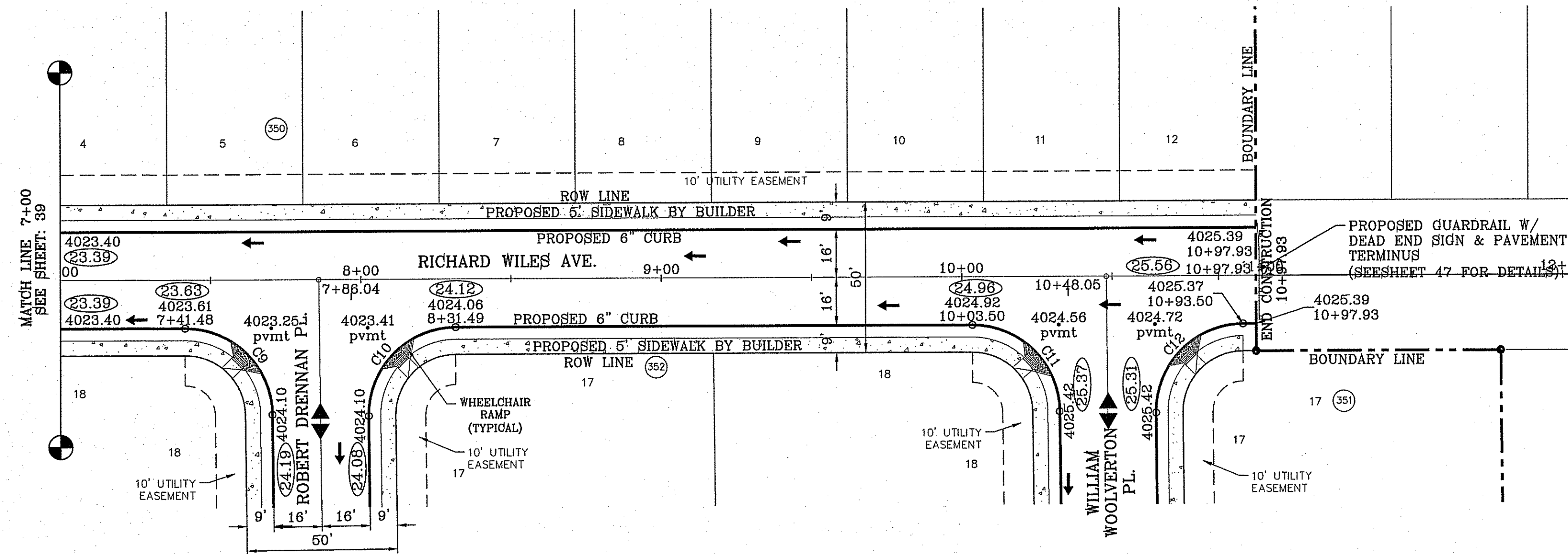
SHEET TITLE
STREET
PLAN-PROFILE
RICHARD WILES AVE

STA. 0+00
TO 7+00

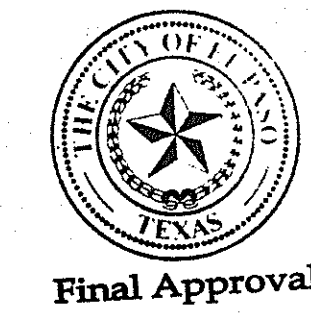


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"
C10	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"
C11	29.00'	45.26'	28.71'	40.81'	N45°17'33"W	89°25'51"
C12	29.00'	45.84'	29.29'	41.22'	S44°42'27"W	90°34'09"

NOTE:
ALL WHEELCHAIR RAMPS BY DEVELOPER

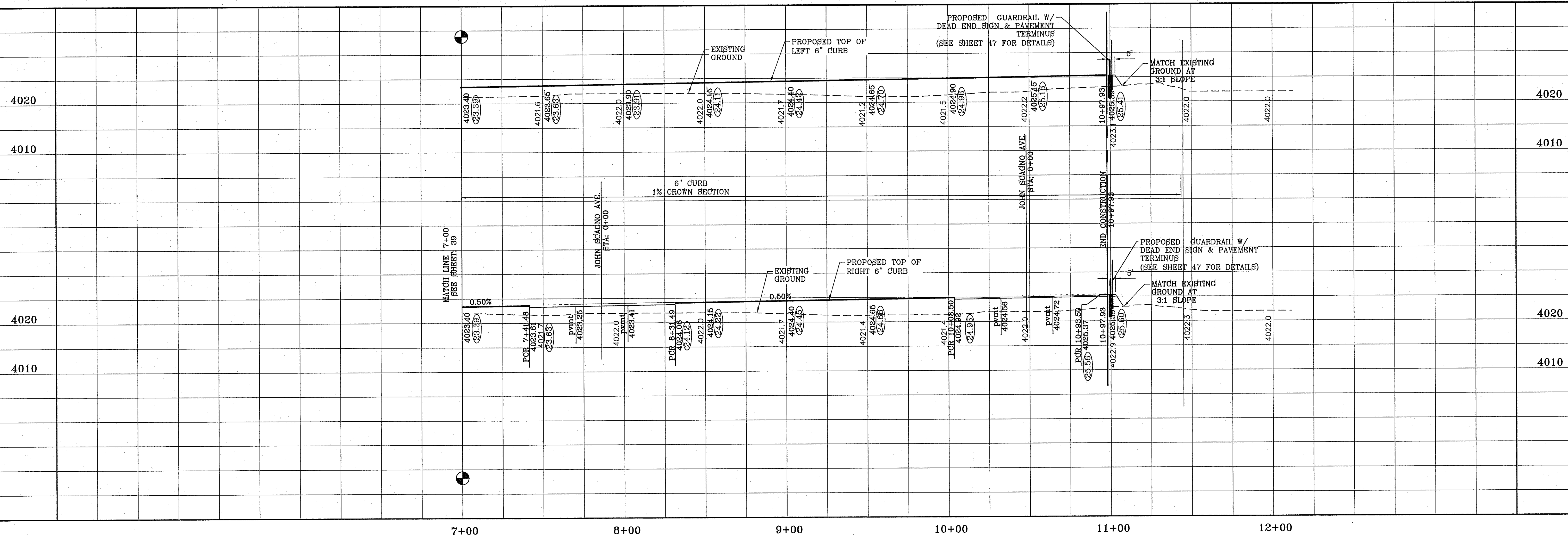


○ DENOTES AS BUILT CONDITION ONLY

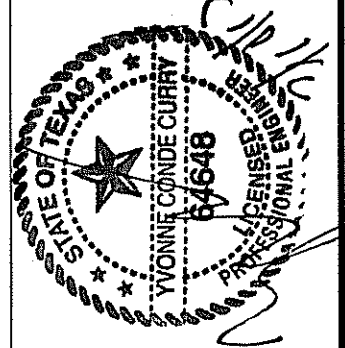


**TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
USING 630 COURSE CORNERS
CONTAINING: 79,278 ACRES

FILE LOCATION S:\Subdivisions\TDE 68 YDE68-PP-WILES PLOTTED ON Tuesday, March 10, 2015 10:04:19 AM



SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: BO
CHECKED BY: YC
JOB NO.: 1110-18

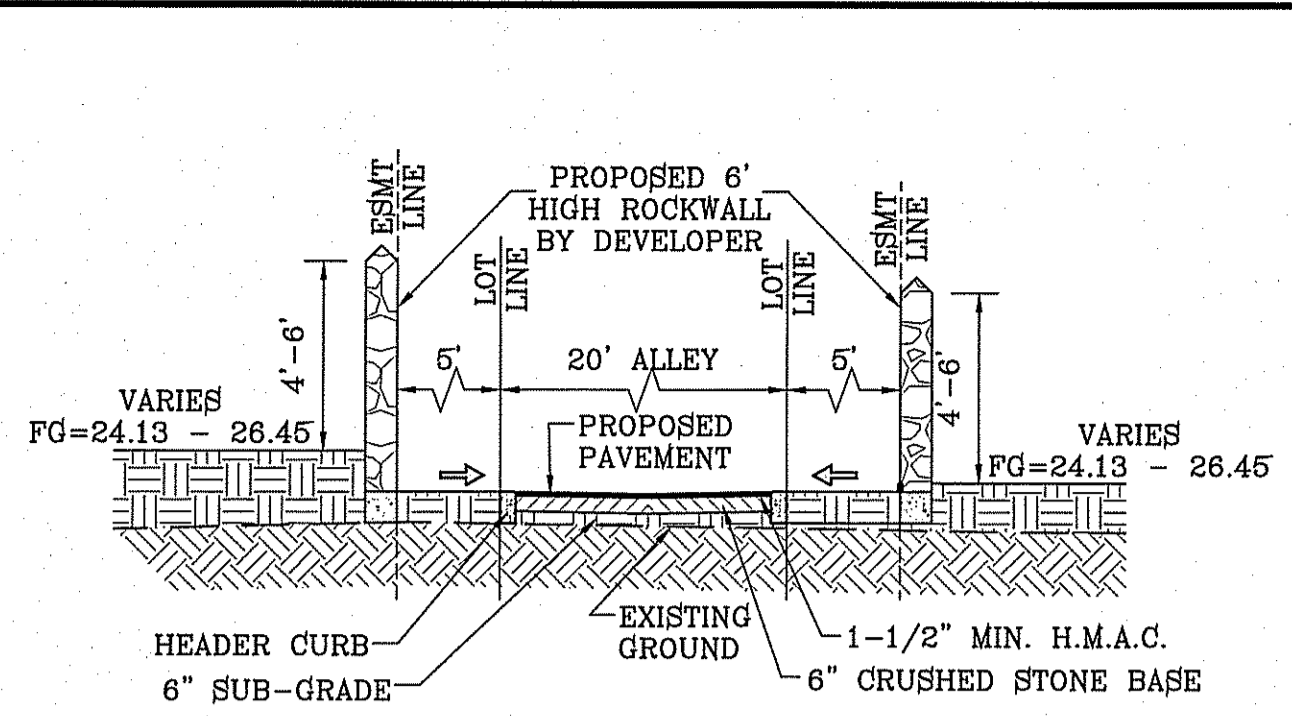


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DE SITE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

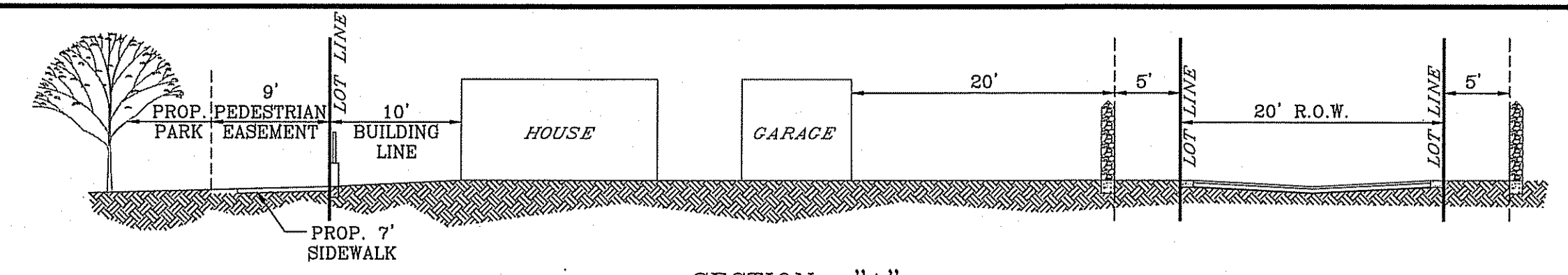


SHEET TITLE
**STREET
PLAN-PROFILE**
**RICHARD
WILES AVE.**
STA. 7+00
TO END

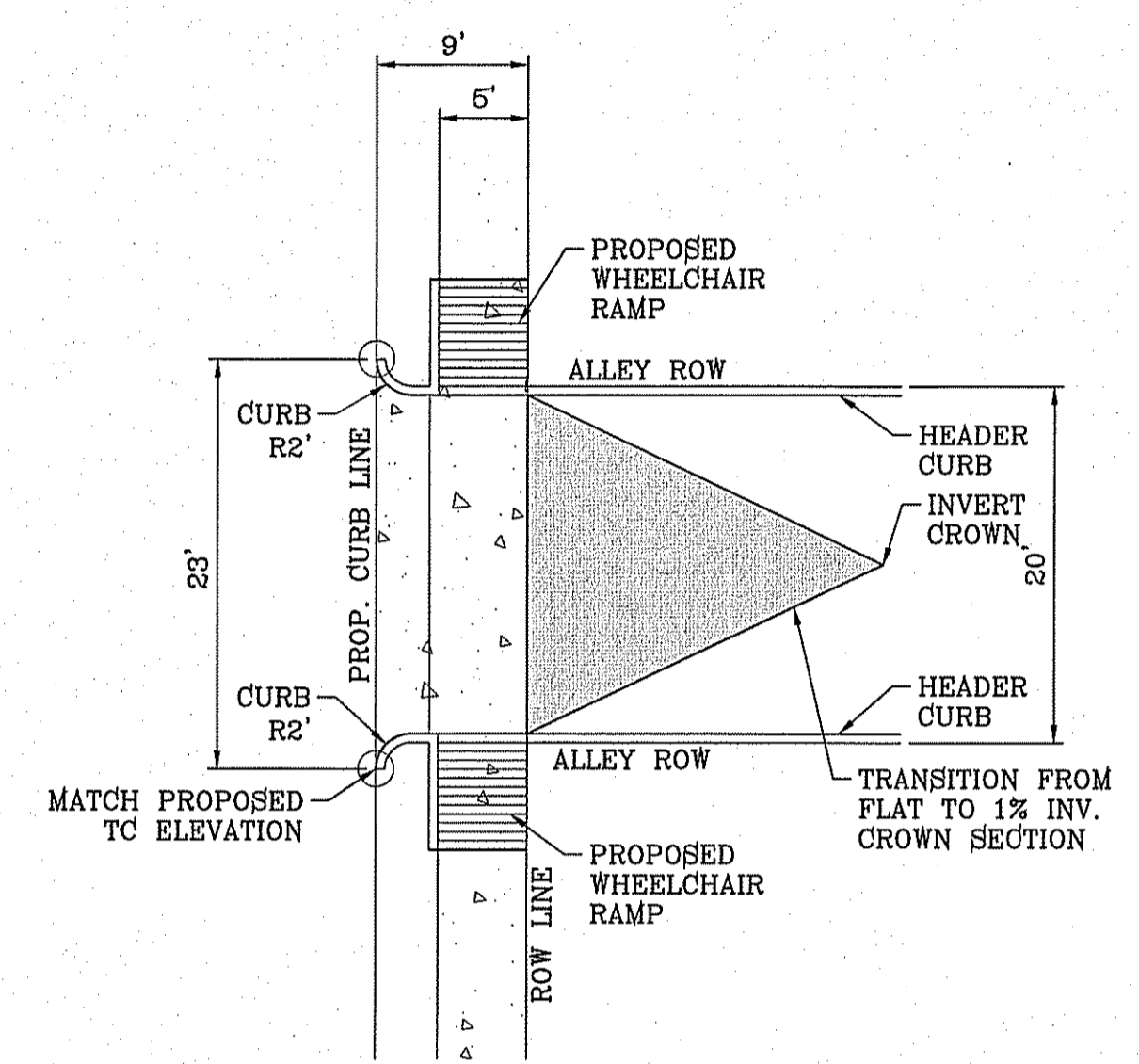
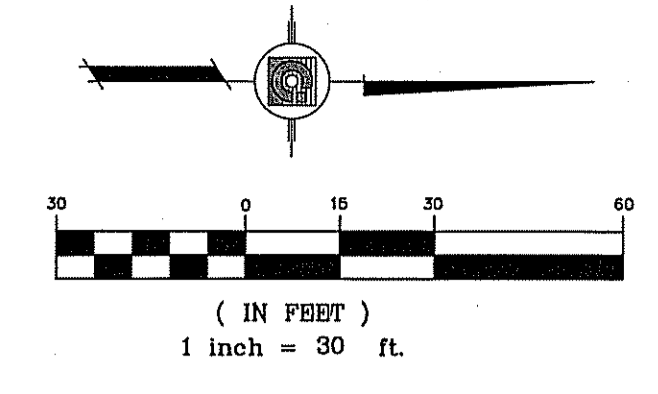
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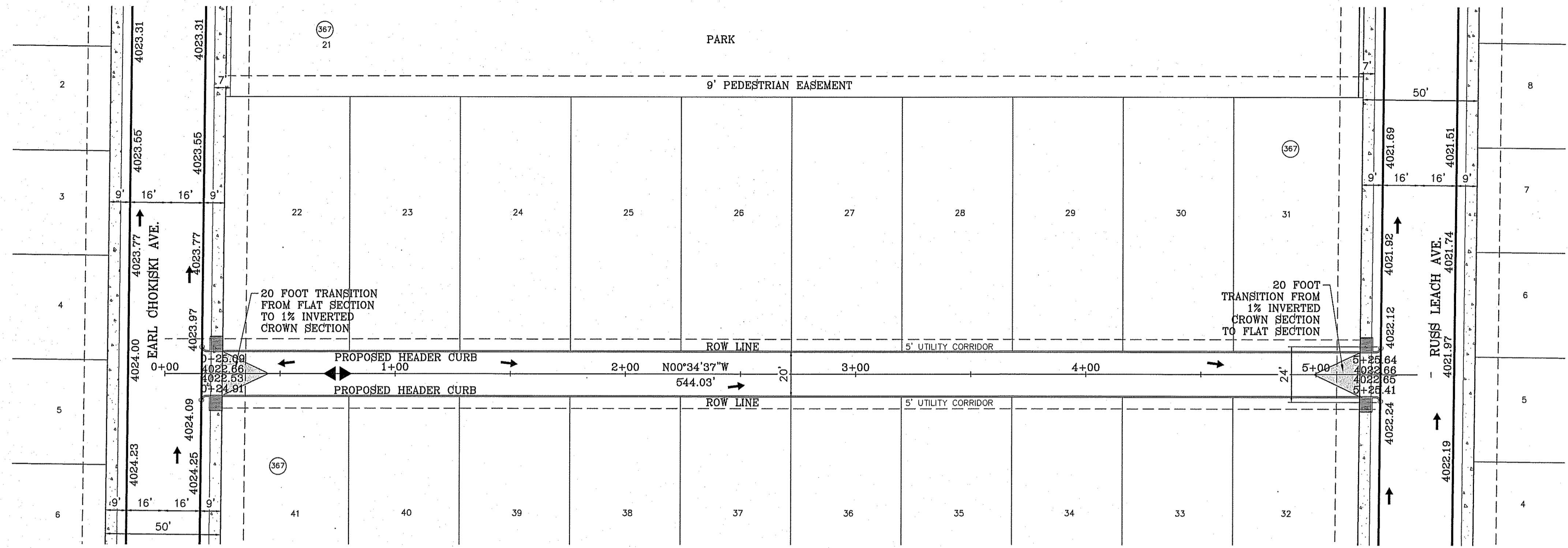
SECTION V
SCALE: 1"=6'



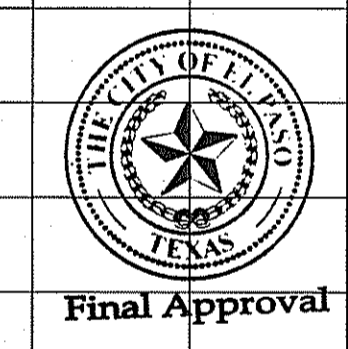
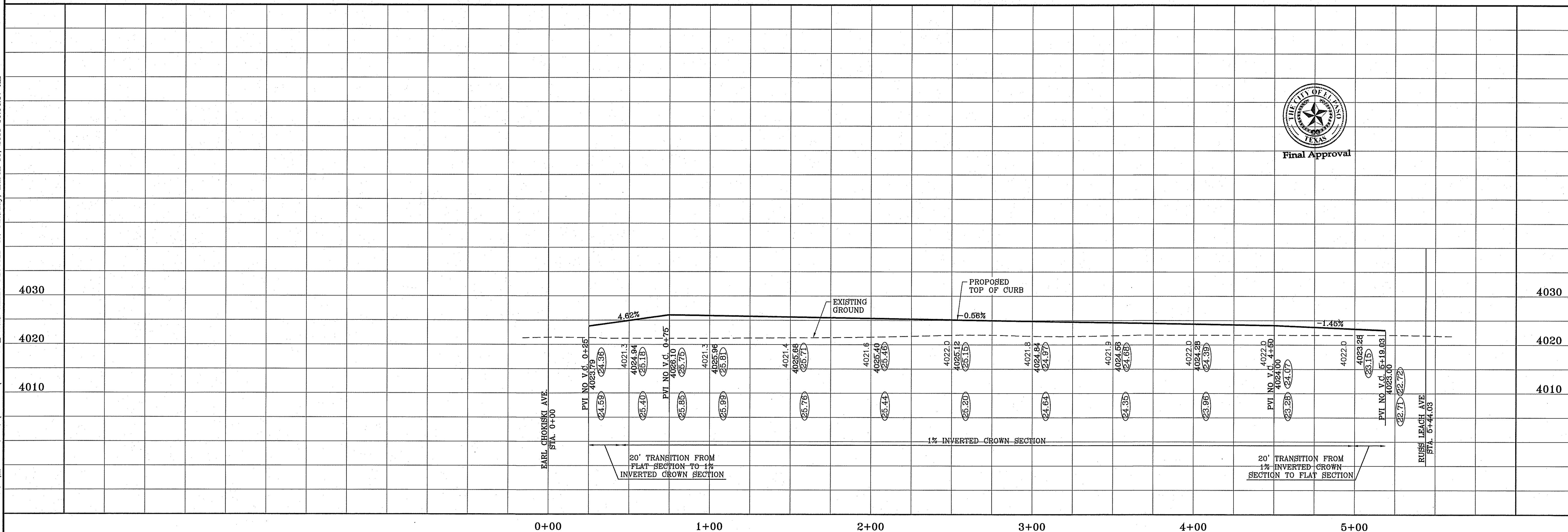
SECTION "A"
SCALE: 1"=10'



CURB DETAILS
SCALE: 1"=10'



○ DENOTES AS BUILT CONDITION ONLY



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64NAVD83 DATUM
DATE	REVISIONS
BY	BY
8-6-2014	AS-BUILT
12-22-2014	CITY COMMENTS AS PER PARKS DEPT.

PROJECT NAME
TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

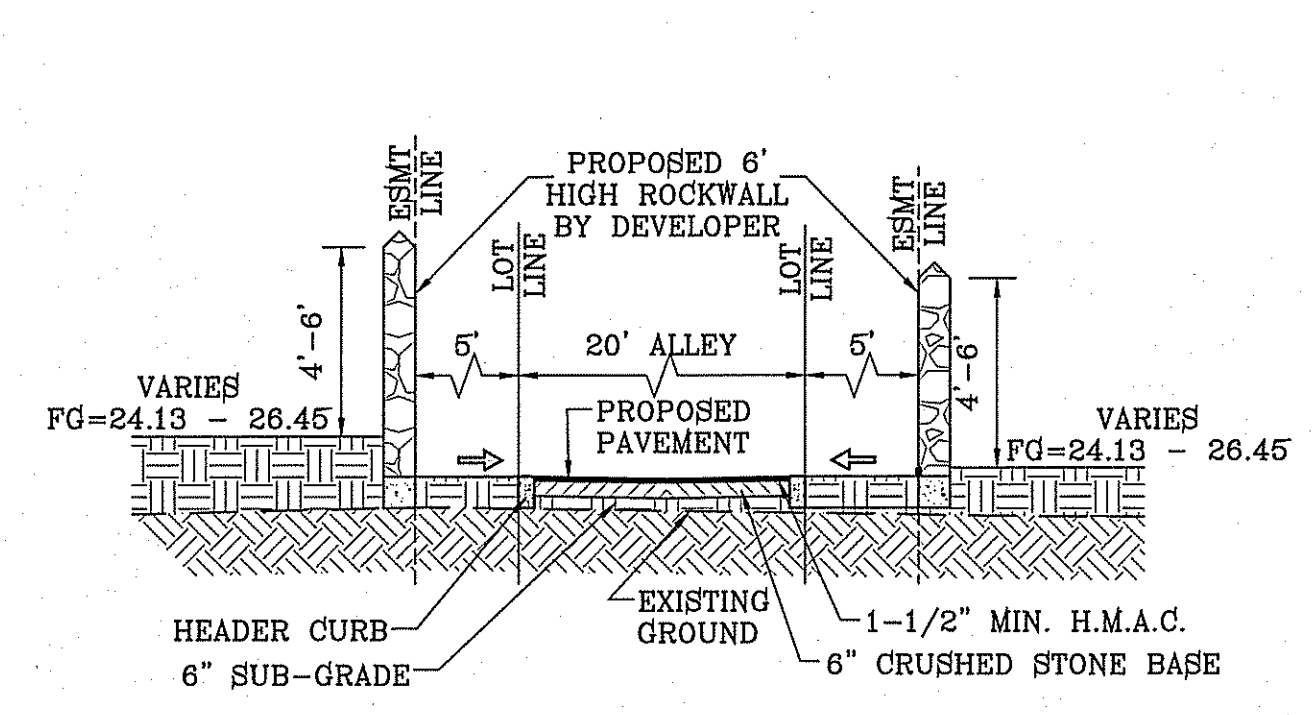
SCALE
 HORIZ: 1" = 30'
 VERT: 1" = 10'
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: YC
 CHECKED BY: YC
 JOB NO.: 1110-18

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

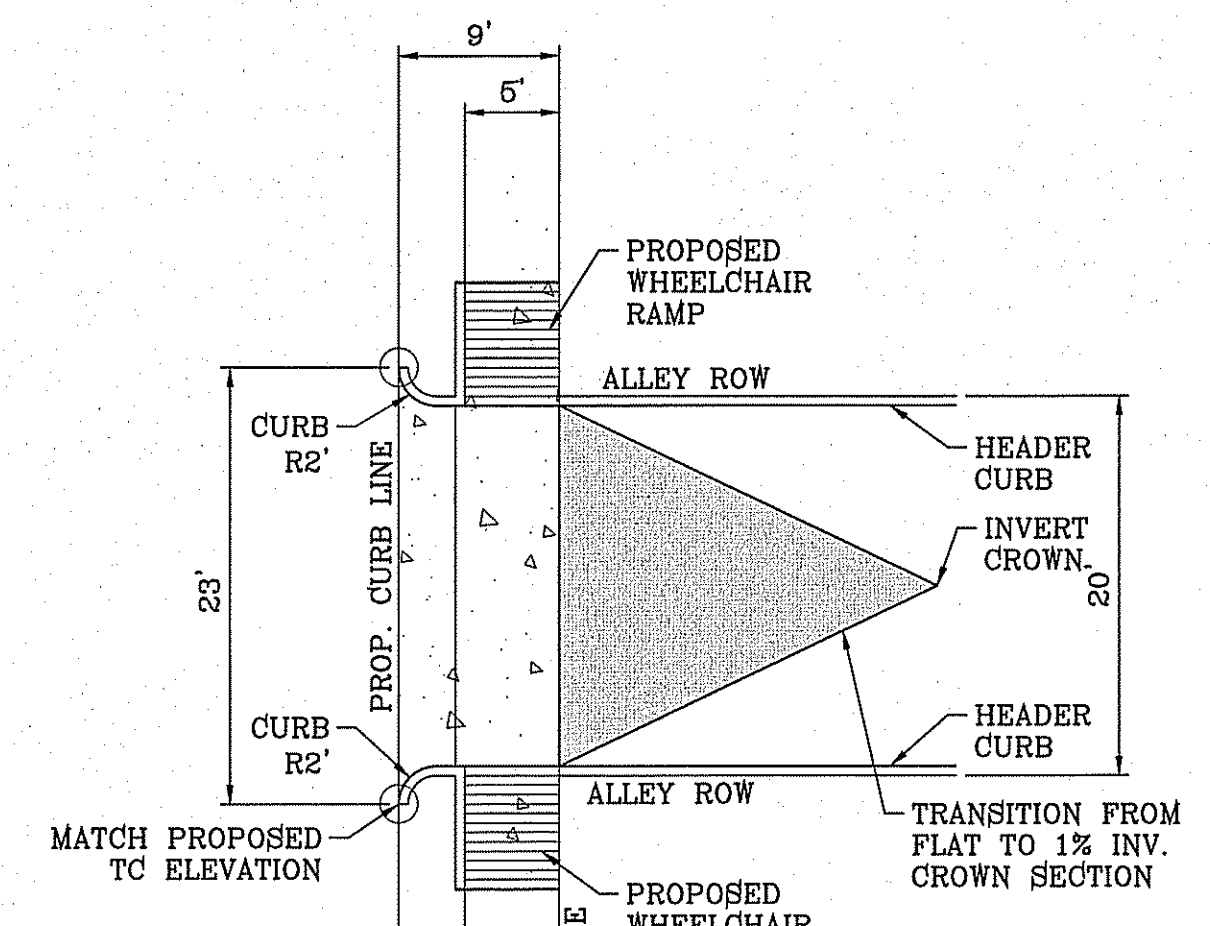
SHEET TITLE
 STREET PLAN - PROFILE
EAST ALLEY

S:\Subdivisions\DE 68\Drawings\PP-MINNIE ALLEY PLOTTED ON Tuesday, March 10, 2015 10:04:56 AM

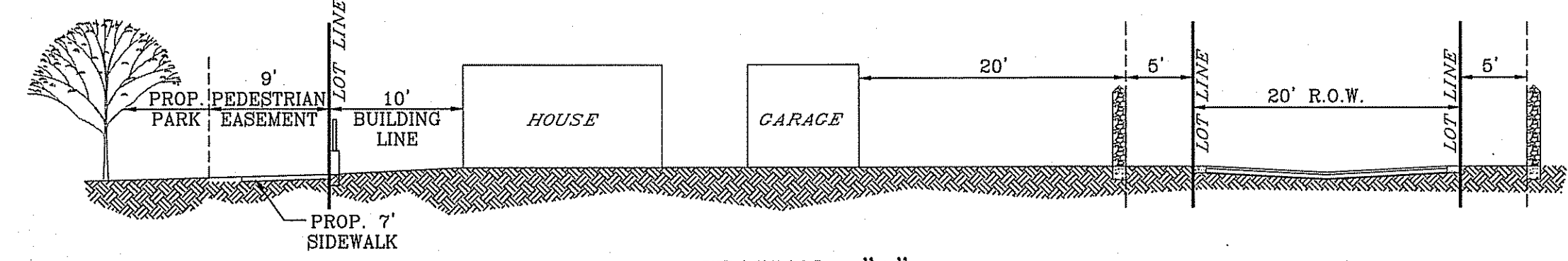
FILE LOCATION S:\Subdivisions\DE 68\Drawings\PP-MINNIE ALLEY PLOTTED ON Tuesday, March 10, 2015 10:04:56 AM



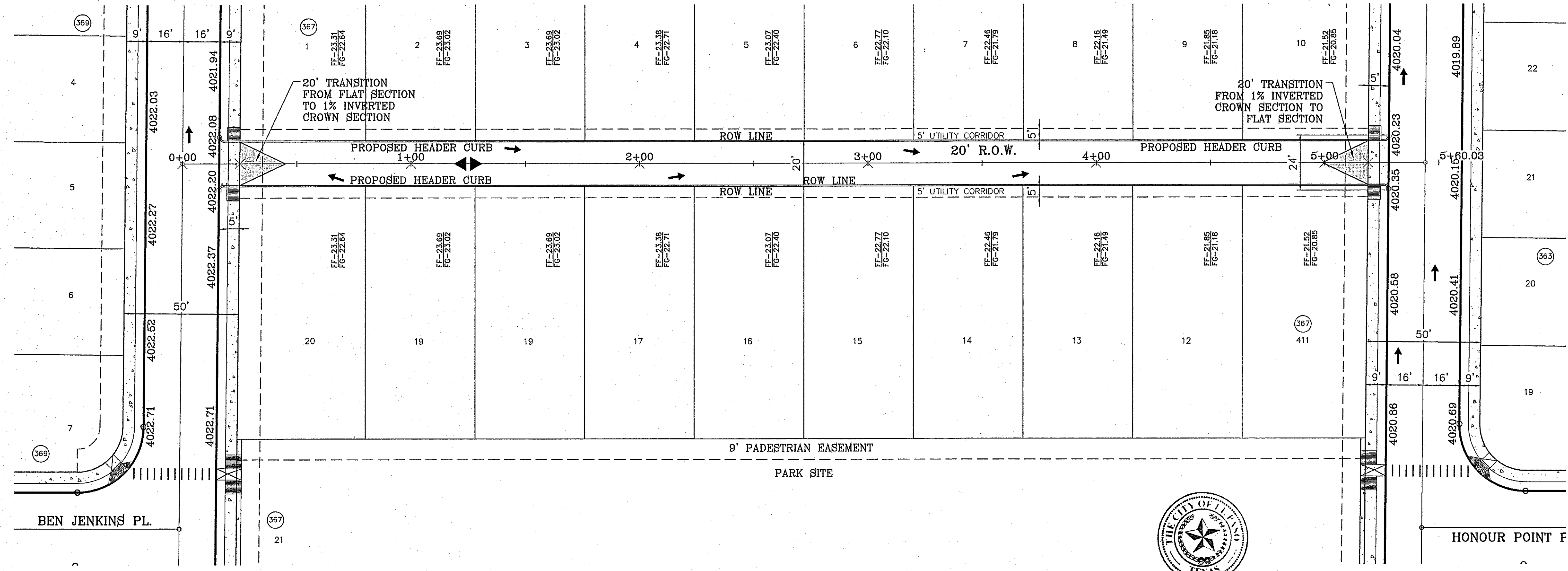
SECTION V
SCALE: 1"=6'



CURB DETAILS
SCALE: 1"=10'



SECTION "A"
SCALE: 1"=30'

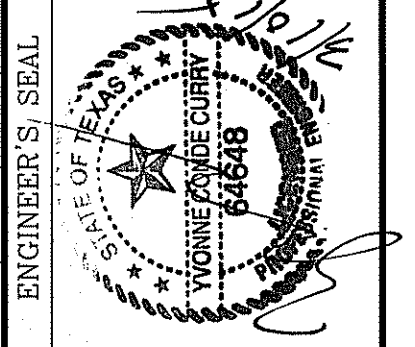


○ DENOTES AS BUILT CONDITION ONLY



Station	Proposed Top of 6" Curb	Existing Ground
0+00	4020.90	4021.8
0+10	4021.7	4021.7
0+20	4021.47	4021.47
0+30	4021.6	4021.6
0+40	4021.7	4021.7
0+50	4021.9	4021.9
1+00	4022.0	4022.0
1+10	4022.09	4022.09
1+20	4021.8	4021.8
1+30	4021.5	4021.5
1+40	4021.4	4021.4
1+50	4021.3	4021.3
2+00	4020.4	4020.4
2+10	4019.7	4019.7
2+20	4020.84	4020.84
2+30	4019.7	4019.7
2+40	4020.8	4020.8
2+50	4019.7	4019.7
3+00	4020.5	4020.5
3+10	4020.4	4020.4
3+20	4020.3	4020.3
3+30	4020.2	4020.2
3+40	4020.1	4020.1
3+50	4020.0	4020.0
4+00	4019.9	4019.9
4+10	4019.8	4019.8
4+20	4019.7	4019.7
4+30	4019.6	4019.6
4+40	4019.5	4019.5
4+50	4019.4	4019.4
5+00	4019.3	4019.3

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18



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

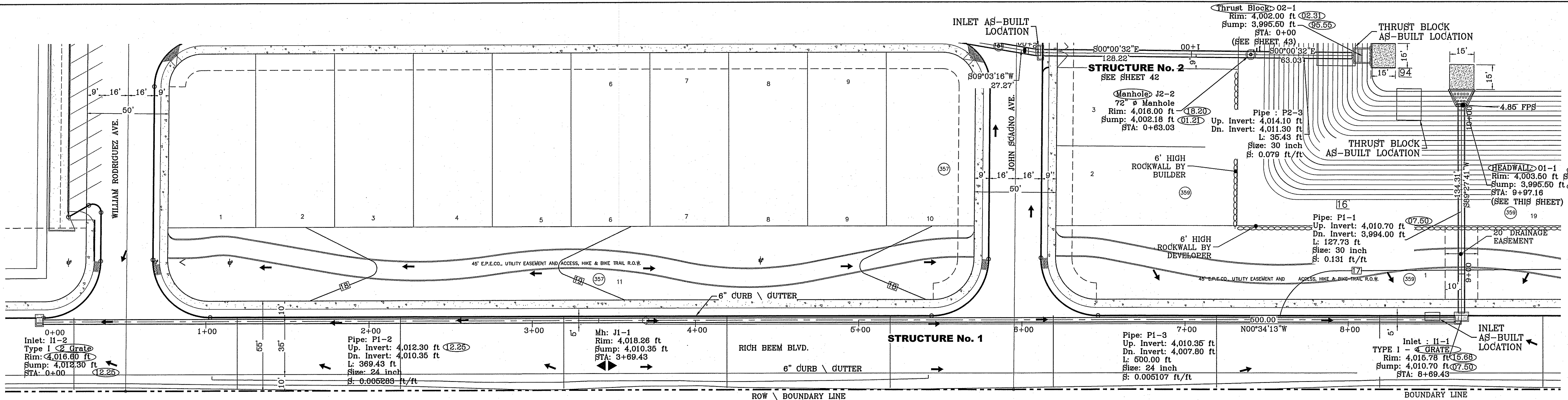


SHEET TITLE
STREET
PLAN-PROFILE

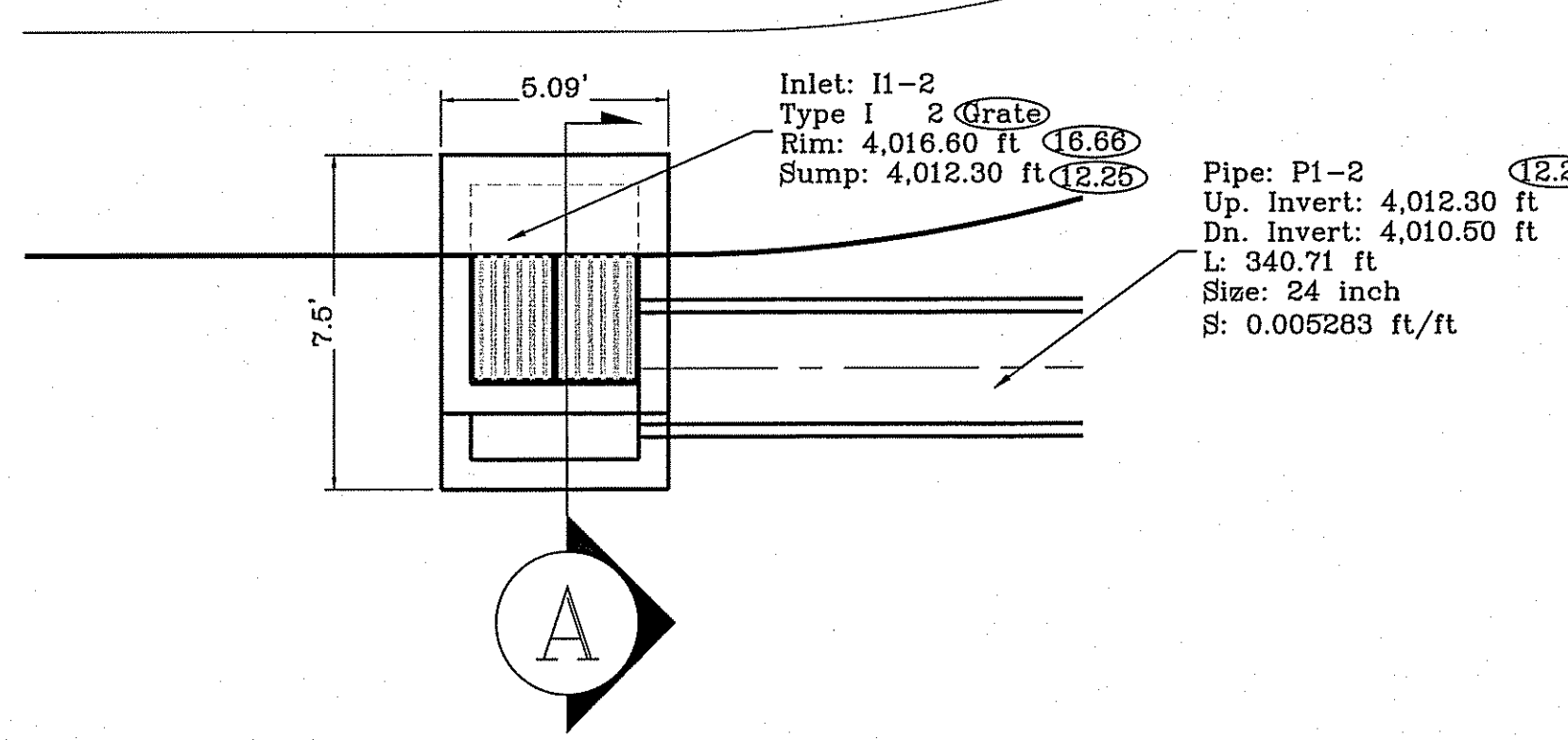
WEST
ALLEY

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4622.64
DATE
REVISIONS
BY
EA
AS-BUILT
8-6-2014
12-22-2014
CITY COMMENTS FROM PARKS DEPT.

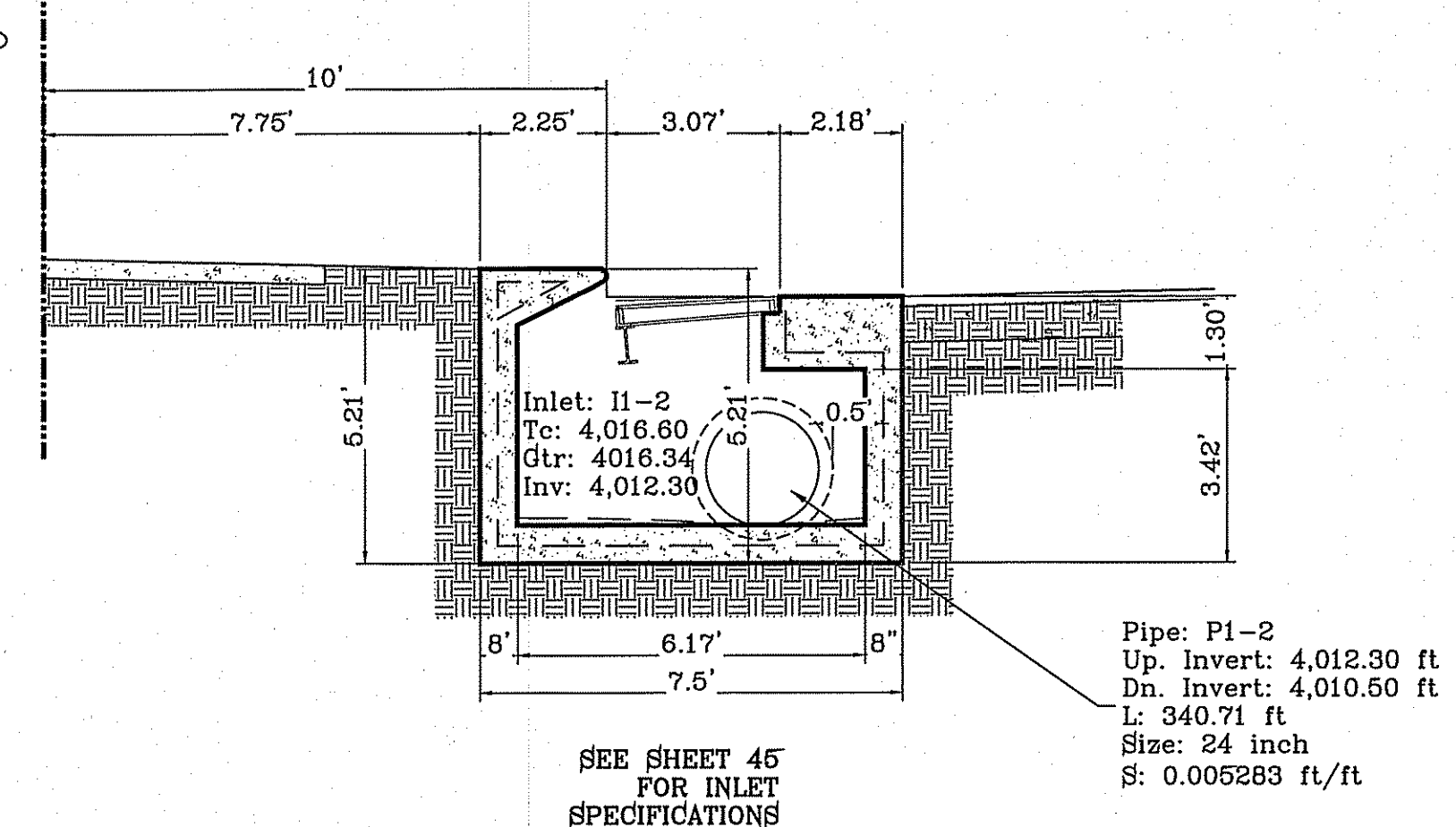
PROJECT NAME
**TIERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED**
BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
EL PASO AND PACIFIC RAILWAY CO. SURVEYS,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
CONTAINING: 79.278 ACRES



STRUCTURE 1A-PLAN VIEW
SCALE: 1"=30'



INLET II-2 - PLAN VIEW
SCALE: 1"=4'



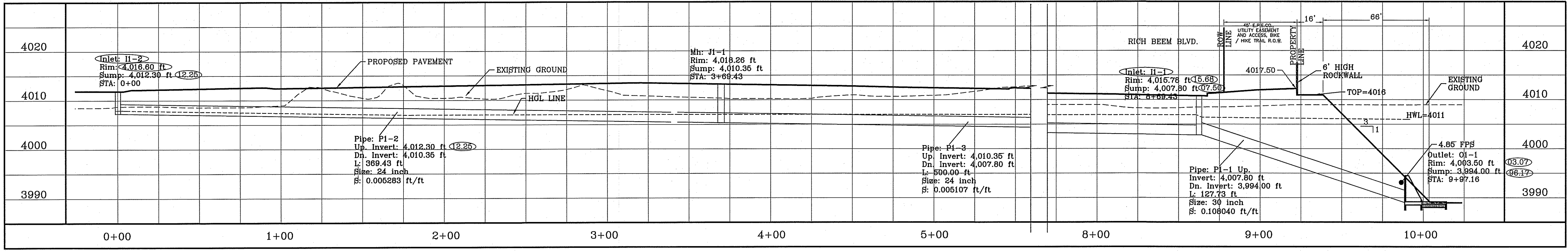
SECTION A
SCALE: 1"=3'

○ DENOTES AS BUILT CONDITION ONLY

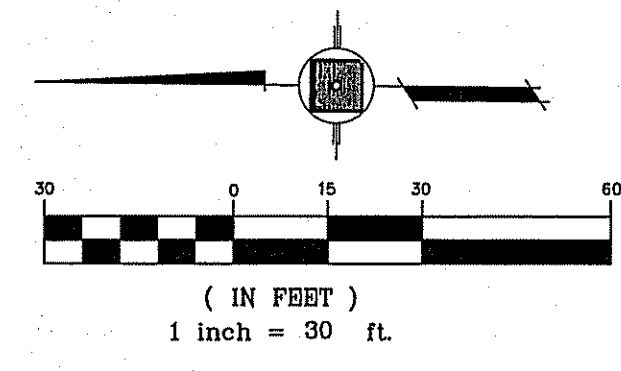
INLET DATA				
INLET No.	INLET TYPE	No. GRATES	Qd ₆₀ cfs	Qc cfs
II-1	I	4	19.51	43.68
II-2	I	2	11.97	21.96

PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (ft/s)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
P1-2	24	369.43	0.005	11.97	16.43	3.81	4018.26	4013.95	4010.35	4016.60	4014.99	4012.30
P1-3	24	500.00	0.005	11.97	16.15	3.81	4015.78	4012.55	4007.8	4018.26	4013.95	4010.35
P1-1	30	127.73	0.108	31.48	134.81	6.41	4003.5	4011.00	3994.00	4015.78	4011.75	4007.80



STRUCTURE 1-PROFILE
SCALE: 1"=30'



ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

- 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.

REVISIONS

DATE	BY	REVISIONS
1-27-2012	RO	CITY REVIEW - 100 INLET
5-2-2012	RO	2ND CITY REQS
08-13-2014	EA	AS-BUILT
12-03-2014	EA	AS-BUILT

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

BENCHMARK

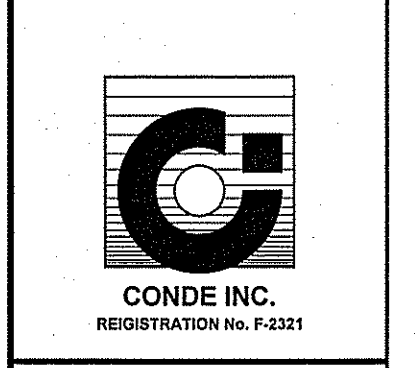
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

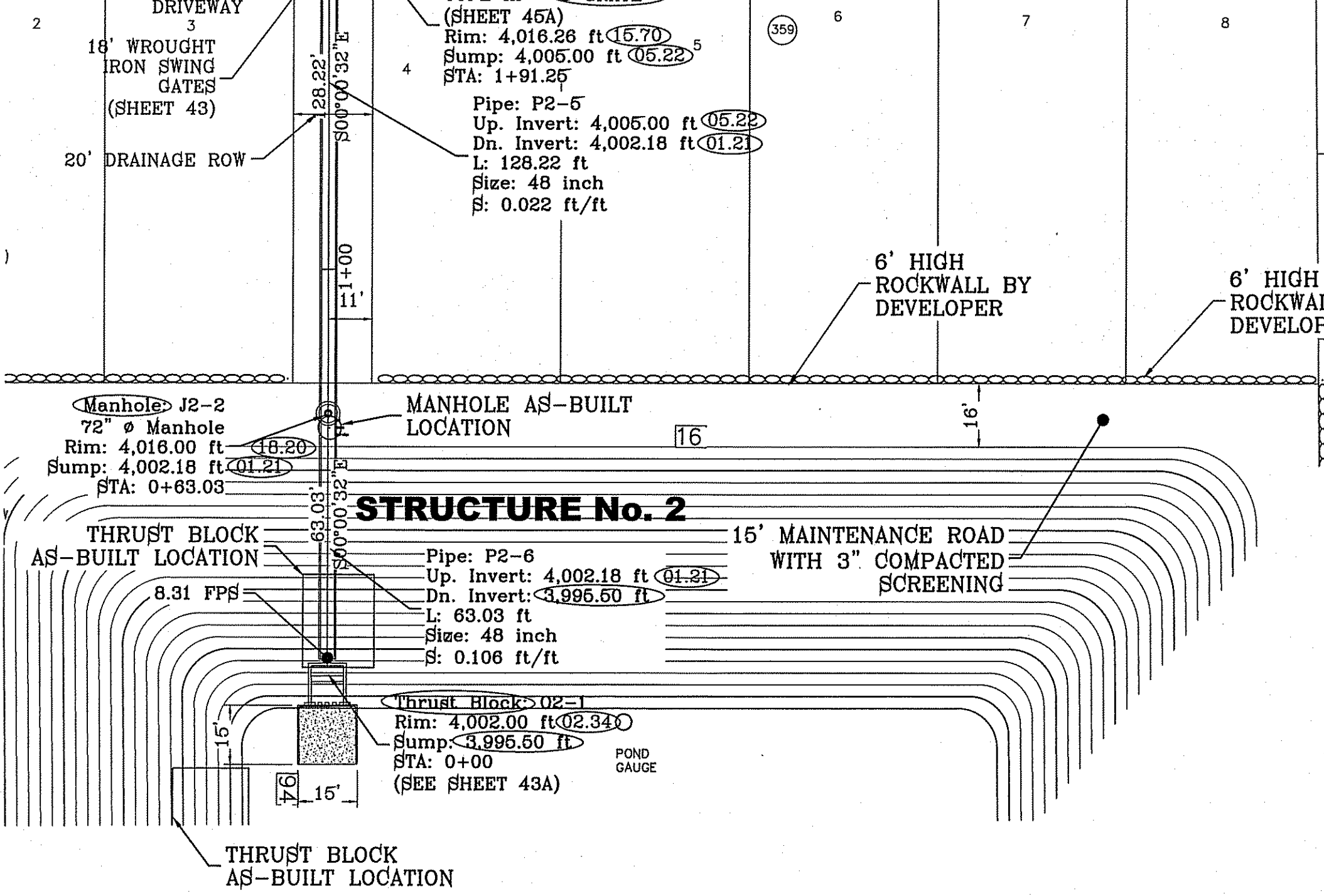
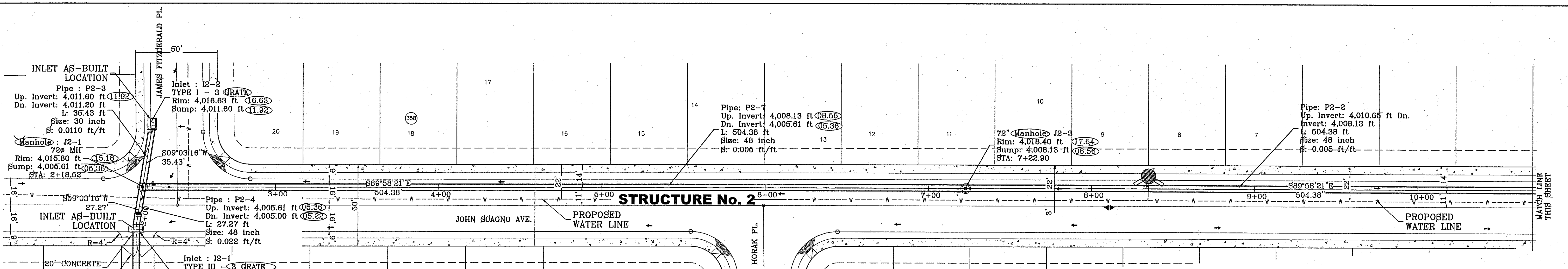
ENGINEER'S SEAL

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
STRUCTURE # 1

SHT 41 OF 60

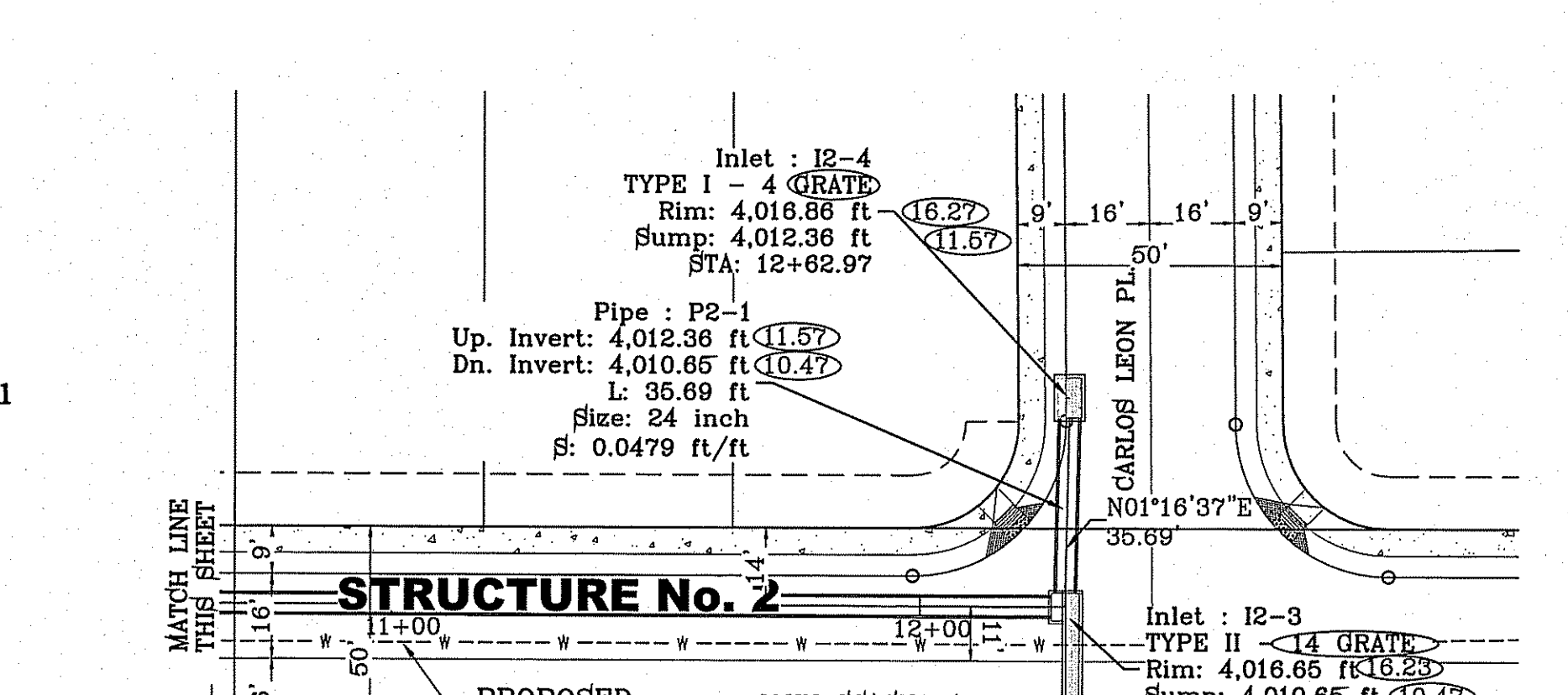
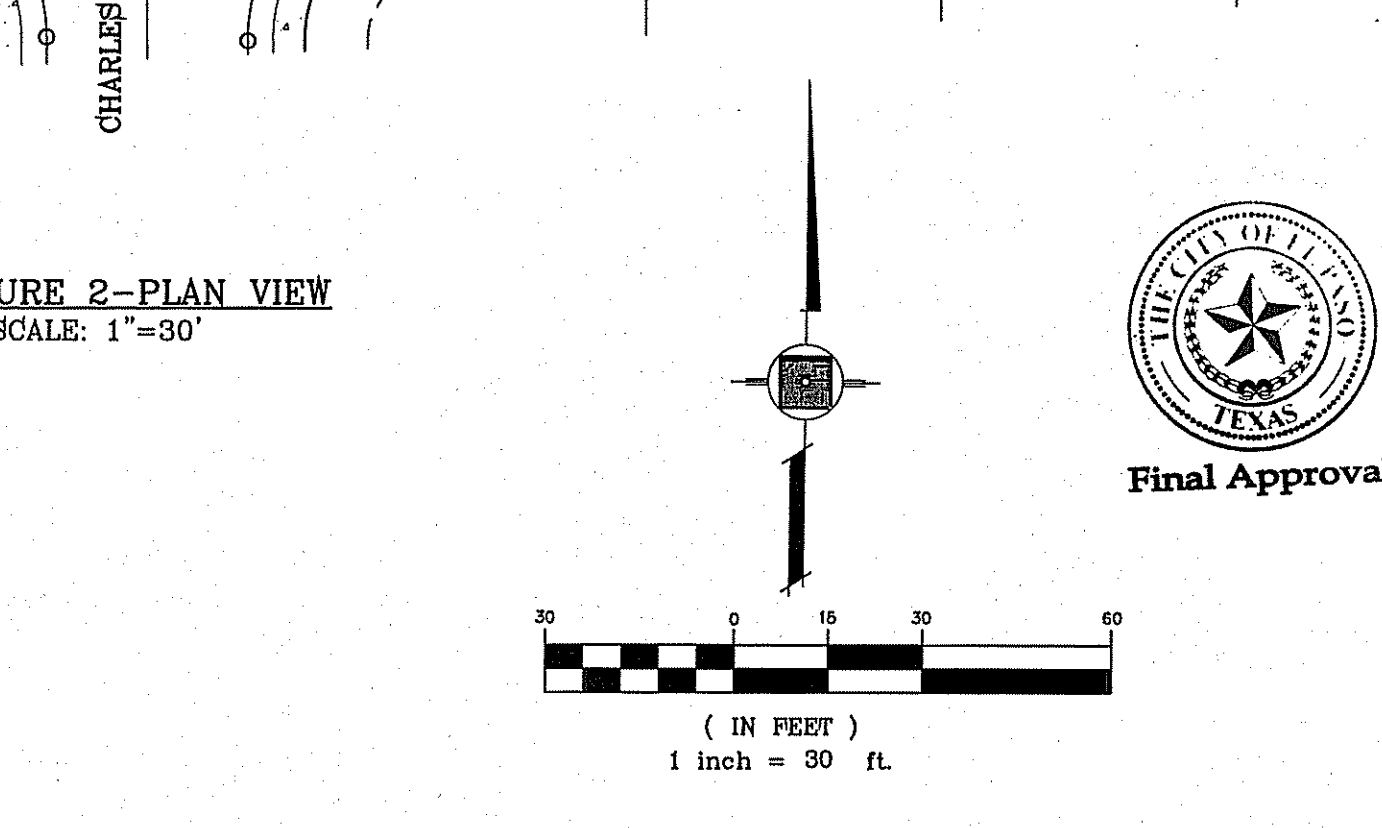


STRUCTURE 2-PLAN VIEW
SCALE: 1"=30'

ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

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.

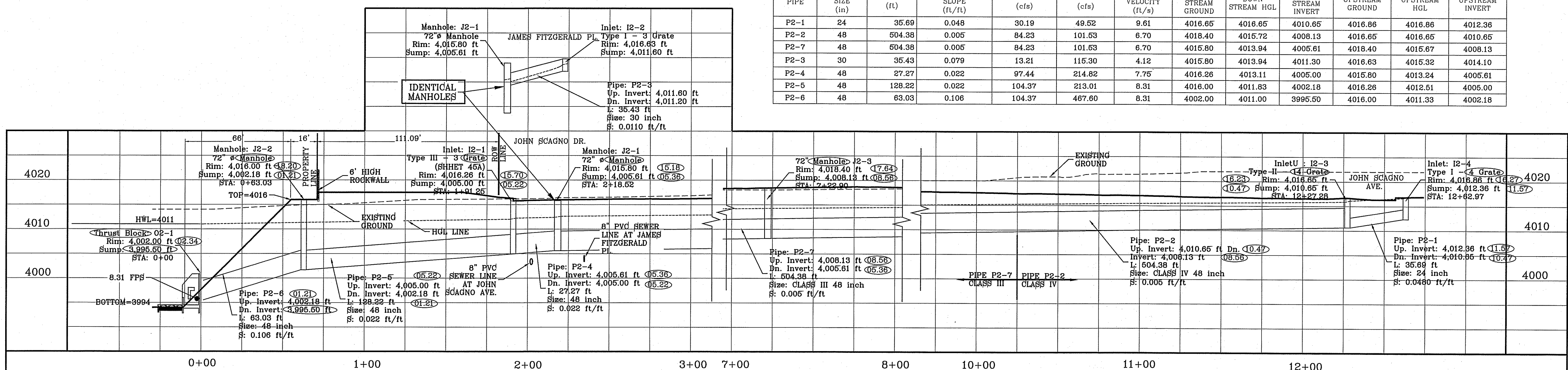


INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd ₆₀ yr. cfs	Qc cfs
12-1	III	3	6.93	23.40
12-2	I	3	13.21	32.76
12-3	II	10	54.04	78.00
12-4	I	4	30.19	43.68

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (ft/s)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
P2-1	24	35.69	0.048	30.19	49.52	9.61	4016.65	4016.65	4010.65	4016.86	4016.86	4012.36
P2-2	48	504.38	0.005	84.23	101.53	6.70	4018.40	4015.72	4008.13	4016.65	4016.65	4010.65
P2-7	48	504.38	0.005	84.23	101.53	6.70	4015.80	4013.94	4005.61	4018.40	4015.67	4008.13
P2-3	30	35.43	0.079	13.21	115.30	4.12	4015.80	4013.94	4011.30	4016.63	4015.32	4014.10
P2-4	48	27.27	0.022	97.44	214.82	7.75	4016.26	4013.11	4005.00	4015.80	4013.24	4005.61
P2-5	48	128.22	0.022	104.37	213.01	8.31	4016.00	4011.83	4002.18	4016.26	4012.51	4005.00
P2-6	48	63.03	0.106	104.37	467.60	8.31	4002.00	4011.00	3995.50	4016.00	4011.33	4002.18

○ DENOTES AS BUILT CONDITION ONLY



STRUCTURE 2-PROFILE
SCALE: 1"=10'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.84

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES	RO
5-2-2012	2ND CITY REDS	RO
8-12-2014	AS-BUILT	EA
12-03-2014	AS-BUILT	EA

PROJECT NAME
TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 79.576 ACRES

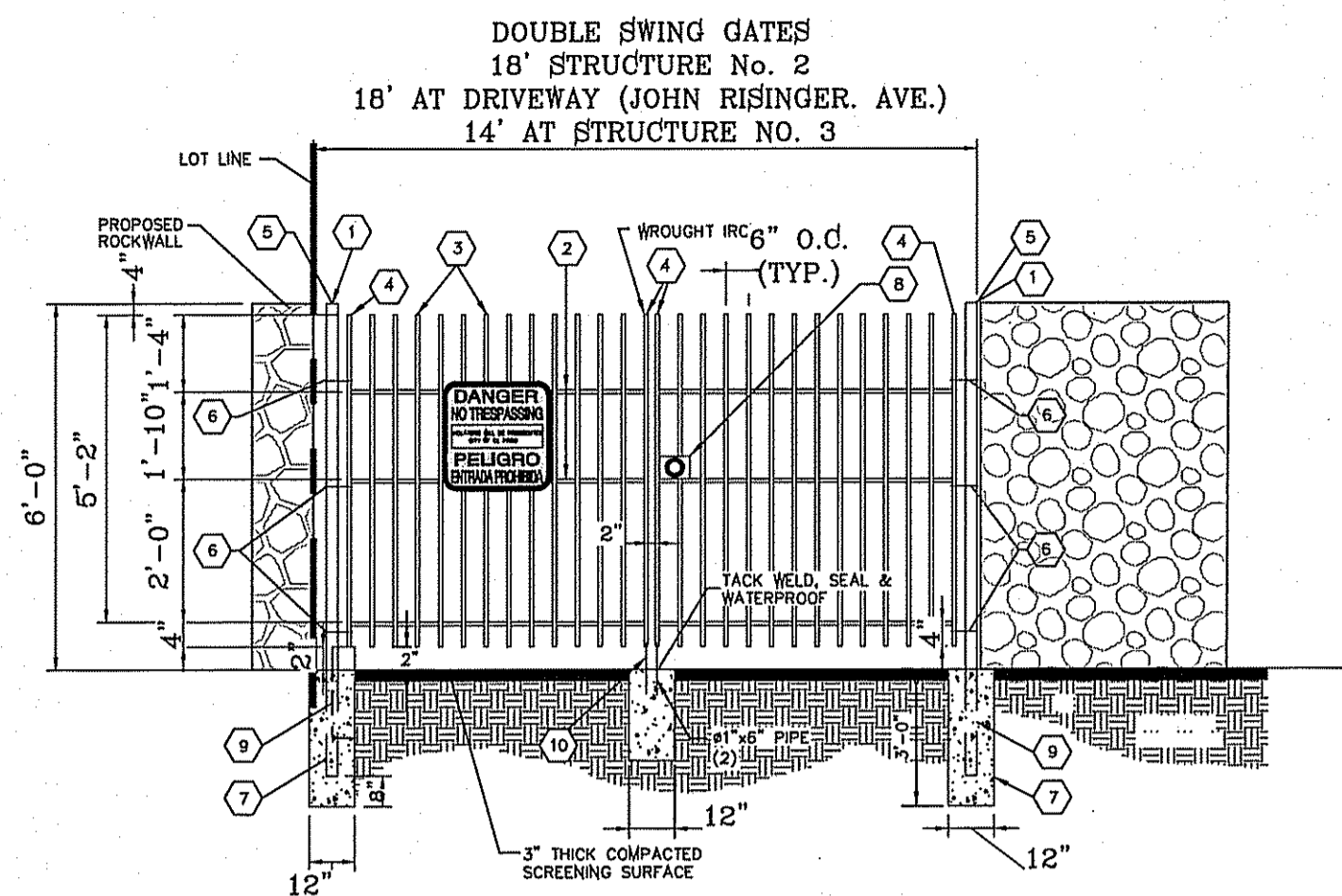
SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'

DATE: DEC. 2010
DESIGNED BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

ENGINEER'S SEAL

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

REGISTRATION NO. F-2321



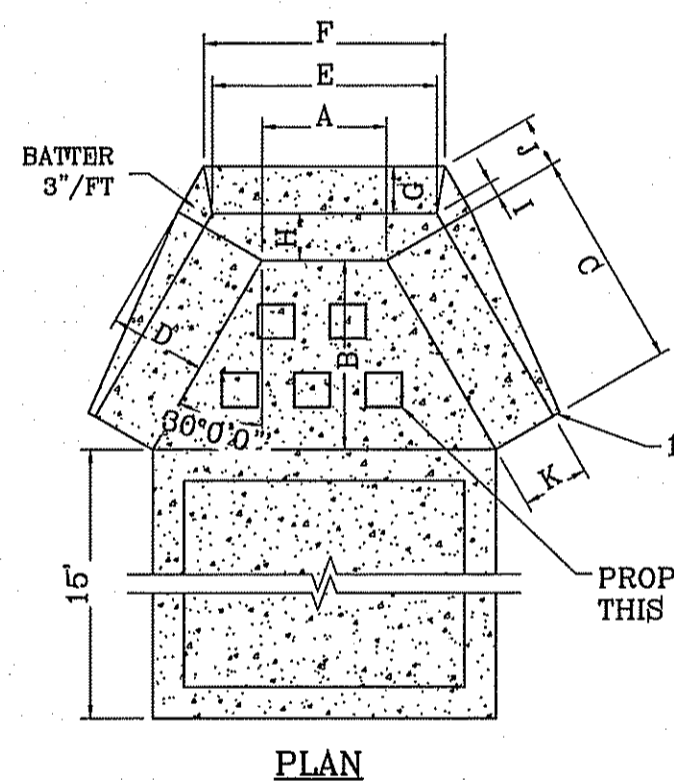
WROUGHT IRON GATE DETAIL
SCALE: 1"=4'

KEY NOTES

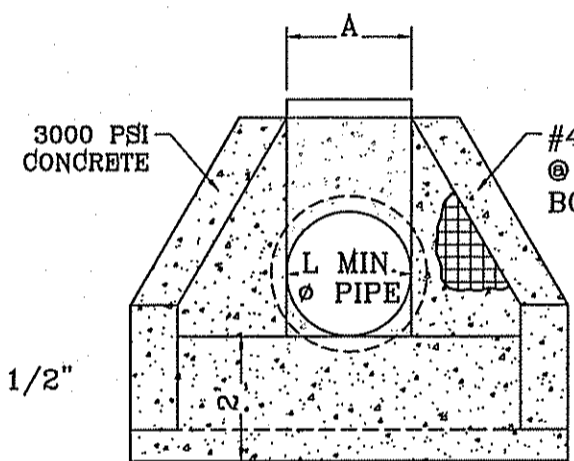
- 1 3" x 3" x 3/16" SQUARE STEEL TUBING
- 2 2" x 1" x 14 GA. RECTANGULAR STEEL TUBING
- 3 1 1/2" x 1/2" x 16 GA. RECTANGULAR STEEL TUBING
- 4 2" x 1" x 10 GA. RECTANGULAR STEEL TUBING
- 5 FLAT TOP POLYVINYL CAP
- 6 BOLT HOOK AND STRAP HINGE
- 7 1' x 3' DEEP 3000 PSI CONCRETE POST FOOTING
- 8 DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
- 9 5"x5"x3/8" SQUARE STEEL SLEEVE W/7"x7"x3/8" STEEL BASE PLATE
- 10 CANE BOLT LATCH W/KEEPER 5-8" x 18" LONG (2 REQUIRED)

DIMENSIONS FOR HEADWALLS W/ WINGWALL

DIA. OF PIPE	a	b	c	d	e	f	g	h	i	j	k	l (Min.)	m	n
30"	30"	48"	4' 7"	19-1/8"	3' 4-1/2"	4' 4"	10-1/8"	10"	5 1/4"	11	10"	2 3/4"	3' 6"	4"

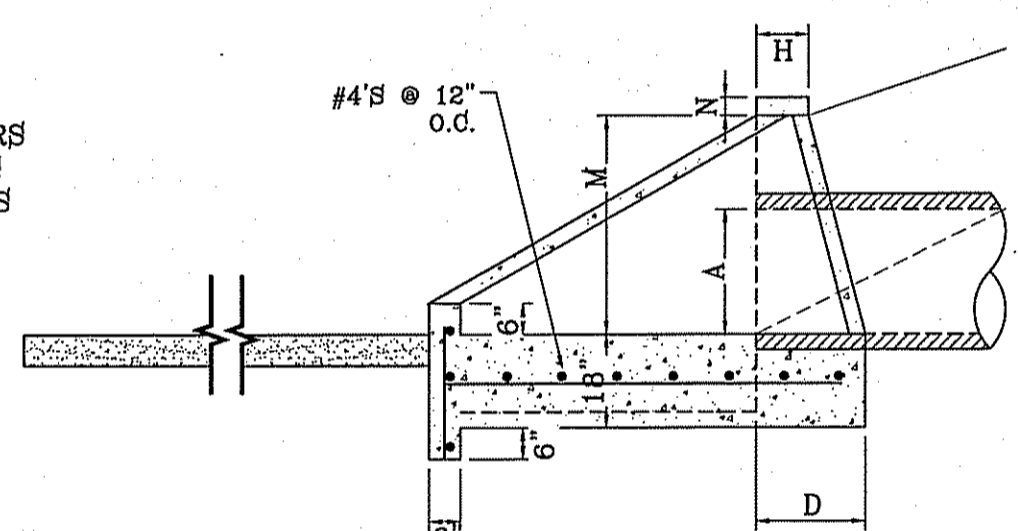


PLAN

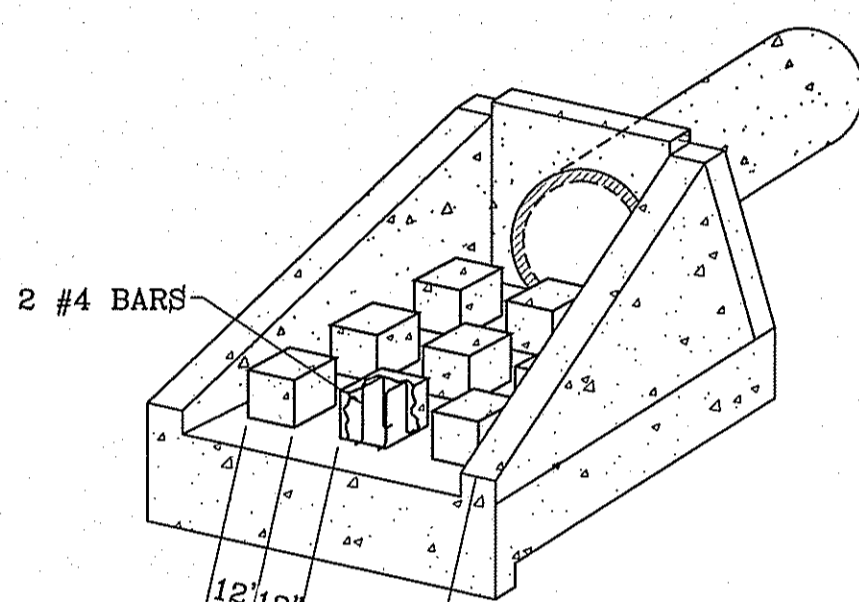


FRONT ELEVATION

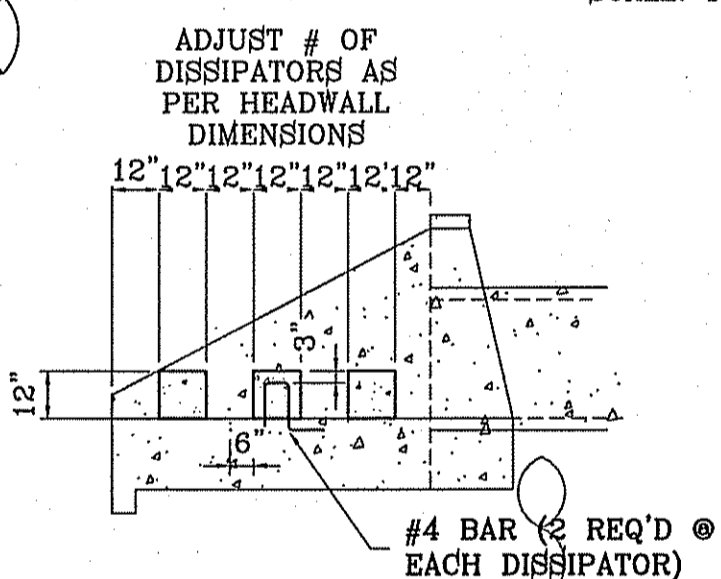
HEADWALL DETAIL
SCALE: 1"=3'



SIDE ELEVATION

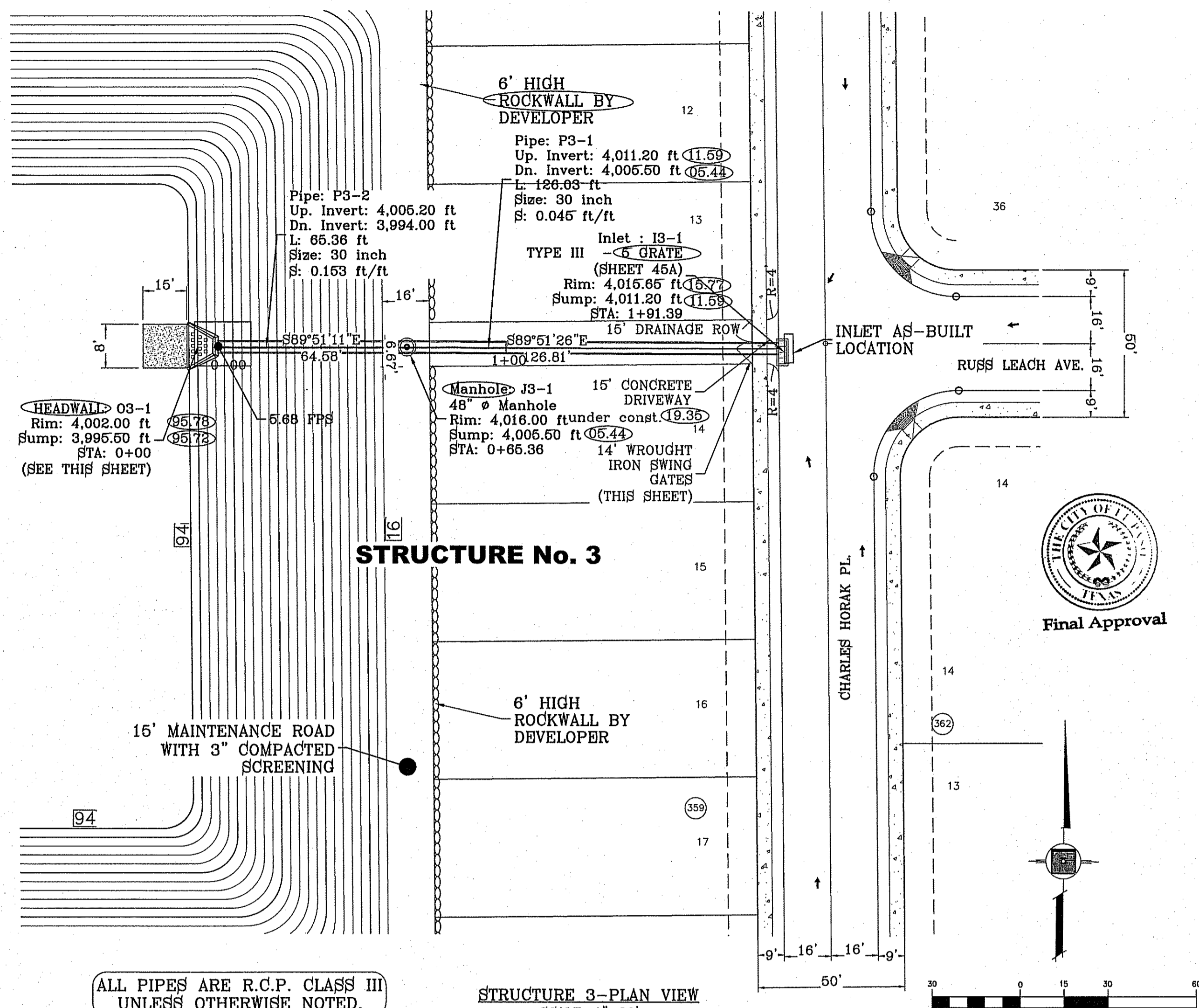


BAFFLE BLOCK DETAIL
SCALE: 1"=4'



#4 BAR (2 REQ'D @ EACH DISSIPATOR)

○ DENOTES AS BUILT CONDITION ONLY



STRUCTURE No. 3

STRUCTURE 3-PLAN VIEW
SCALE: 1"=30'

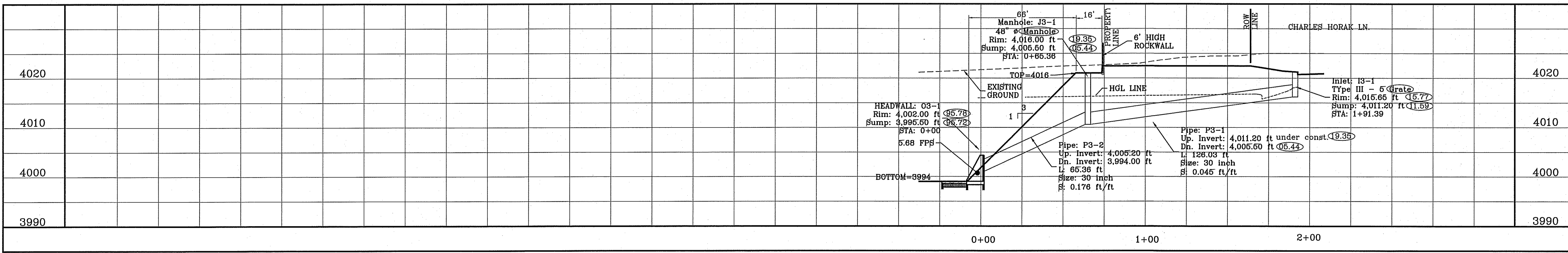
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

- 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.

INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd ₉₅ cfs	Qc cfs
I3-1	III	5	27.86	39.00

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (ft/s)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
P3-1	30	126.03	0.045	27.86	87.23	6.52	4016.00	4011.8	4005.50	4015.65	4013.00	4011.2
P3-2	30	65.36	0.176	27.86	172.04	5.68	4002.00	4011.00	3994.00	4016.00	4011.30	4005.50



STRUCTURE 3-PERFILE
SCALE: 1"=30'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

DATE	REVISIONS	BY
1-27-2012	CITY REMAINS	RO
5-2-2012	2ND CITY REFS	EA
08-13-2014	AS-BUILT	EA
12-03-2014	AS-BUILT	EA

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

Final Approval

ENGINEER'S SEAL

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

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

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

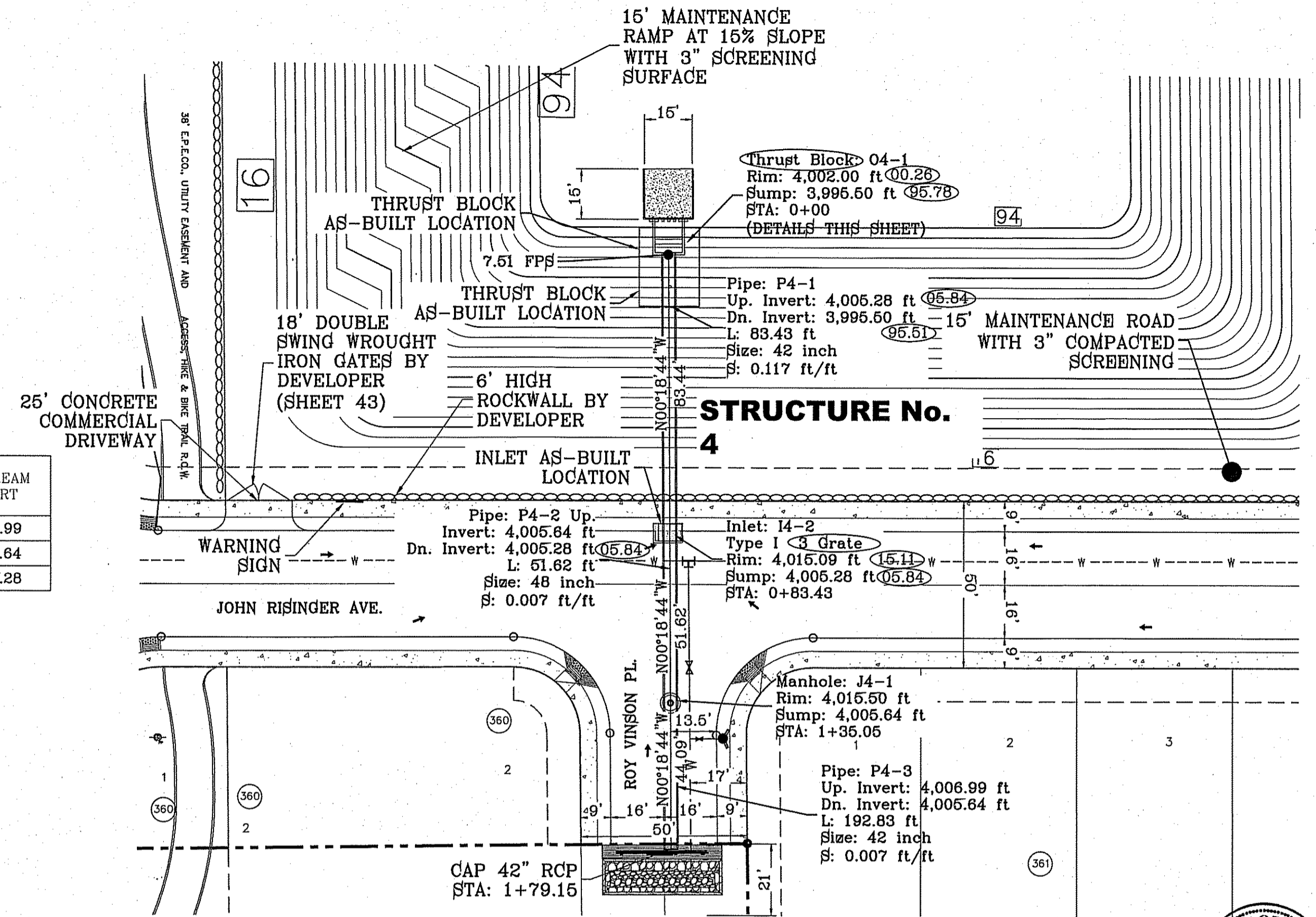
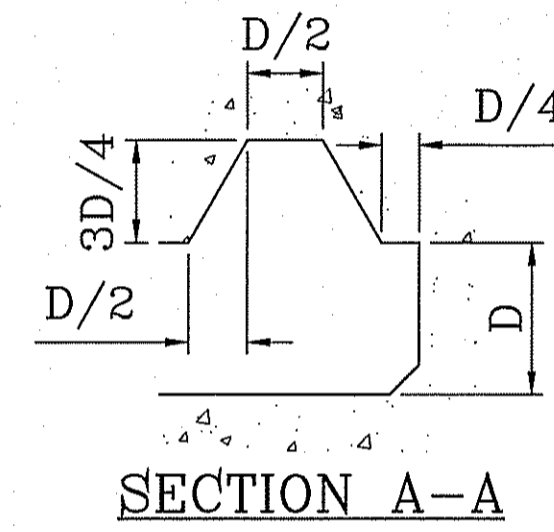
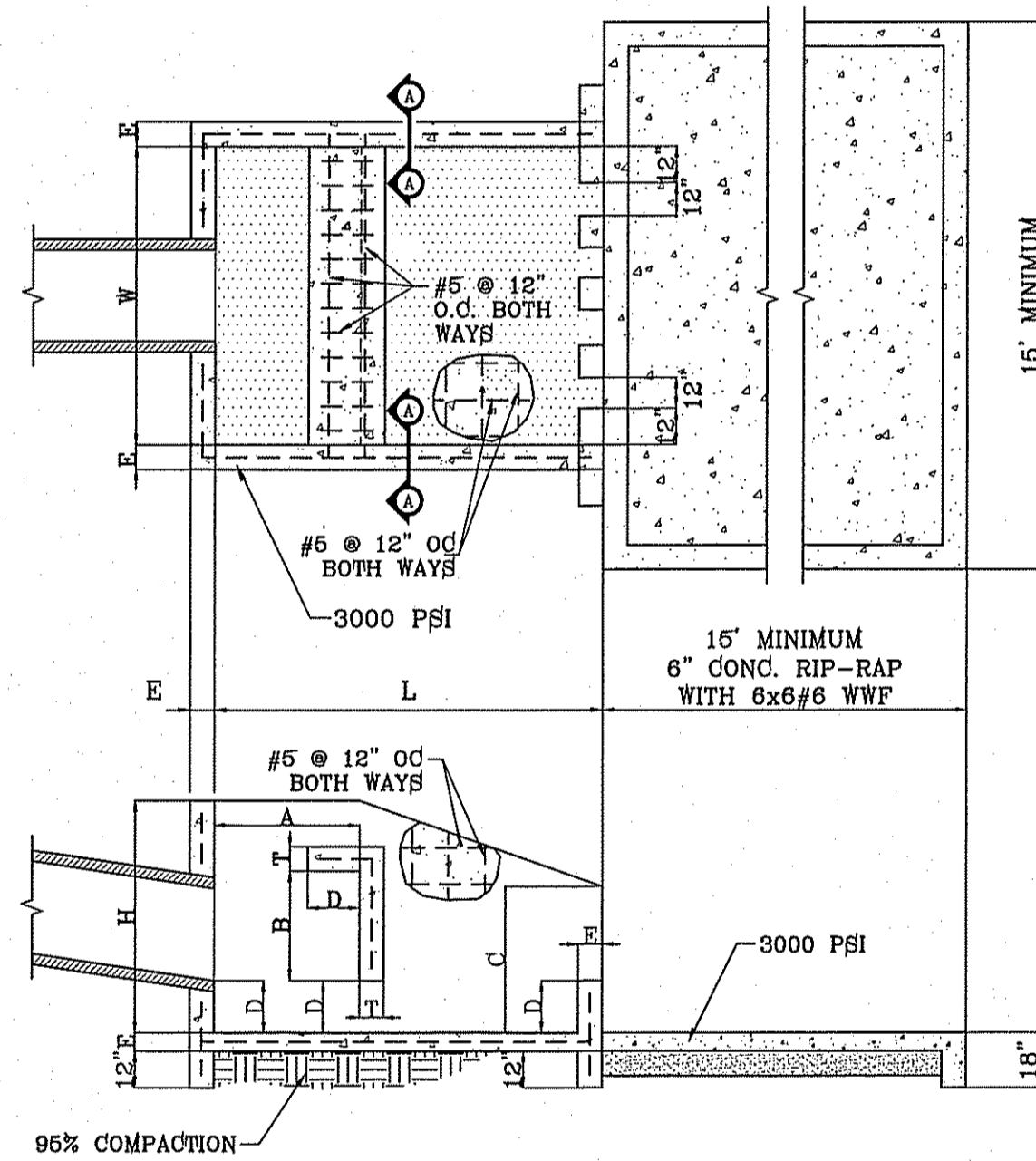
SHEET TITLE
STRUCTURE #3

SHT 43 OF 60

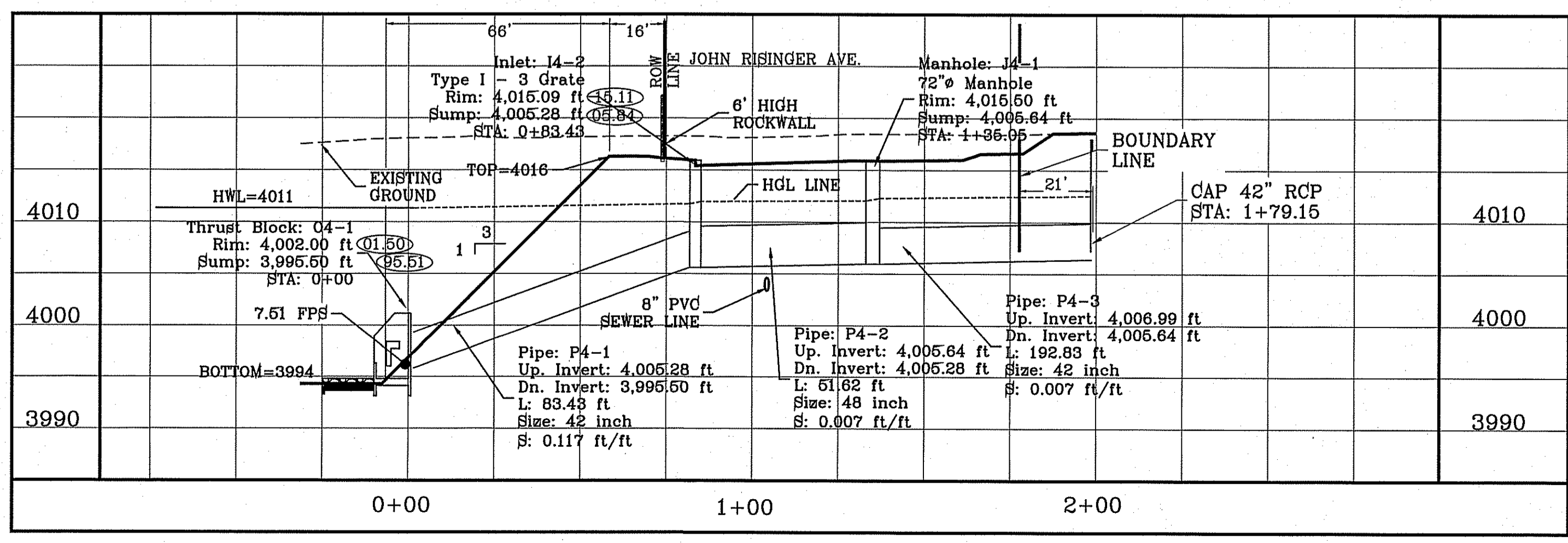
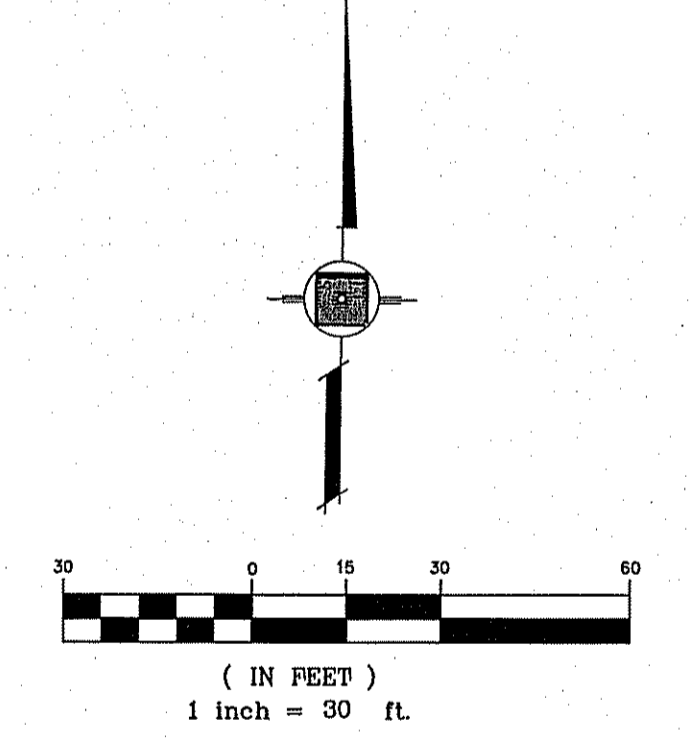
INLET DATA				
INLET No.	INLET TYPE	No. GRATES	Qd ₅₀ vr. cfs	Qc cfs
14-2	1	3	9.85	32.76

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (ft/s)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
P4-3	42	192.83	0.007	62.42	84.17	6.49	4015.50	4012.73	4005.84	4015.85	4013.47	4006.99
P4-2	48	51.62	0.007	62.42	120.17	4.97	4015.09	4012.03	4005.28	4015.50	4012.13	4005.84
P4-1	42	83.43	0.117	72.27	344.48	7.51	4002.00	4011.00	3995.50	4015.09	4011.43	4005.28

PIPE	W	H	L	A	B	C	D	E	T
48" RCP	6'-0"	3'-9"	6'-8"	2'-6"	1'-10"	2'-6"	10"	6"	8"
42" RCP	4'-8"	3'-5"	6'-0"	2'-3"	1'-9"	2'-3"	9"	6"	8"



- 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.
- ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.



STRUCTURE 4 - PROFILE

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. P-2321

ENGINEER'S SEAL

SCALE
HORIZ: 1" = 30'
VERT: 1" = 10'
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

PROJECT NAME
TIERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
CONTAINING: 79.276 ACRES

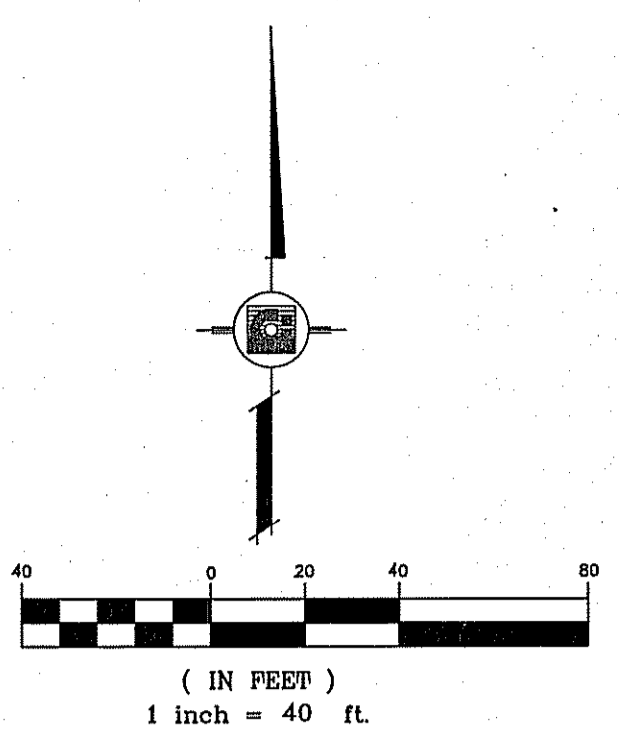
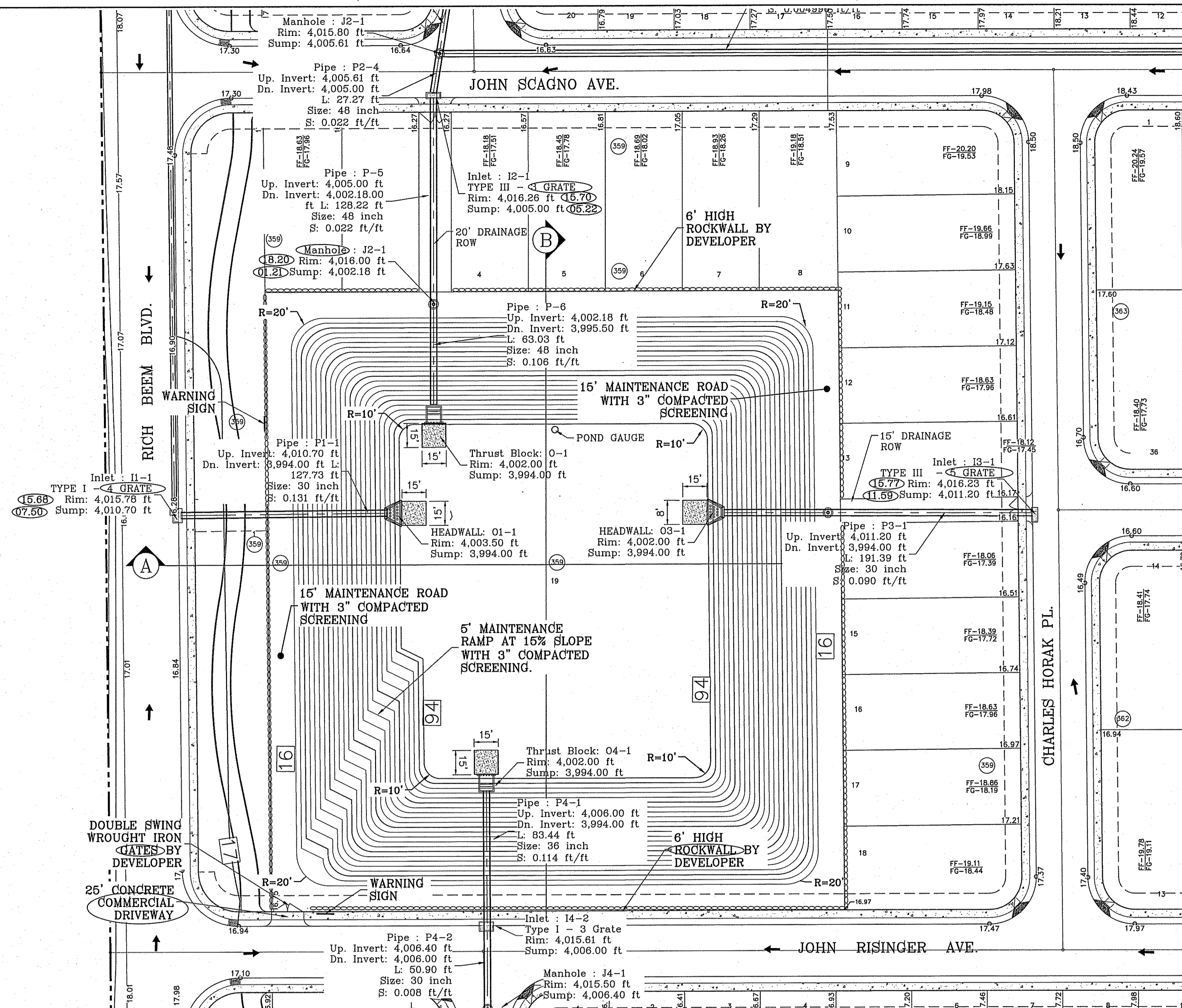
BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
HONOUR POINT PL. AND VALOUR POINT DR.
ELEVATION 4022.64

REVISIONS

DATE	BY	REVISIONS
1-27-2012	RO	CITY REDLINES
5-2-2012	RO	2ND CITY REDS
12-12-2012	RO	INLET 4-2 RM ELEVATION
12-03-2014	EA	AS-BUILTS

SHEET TITLE
STRUCTURE #4

SHT 43A OF 60



WATERSHED-POND A

$$Q = \frac{A \cdot R \cdot C}{12} = \text{AC-FT}$$

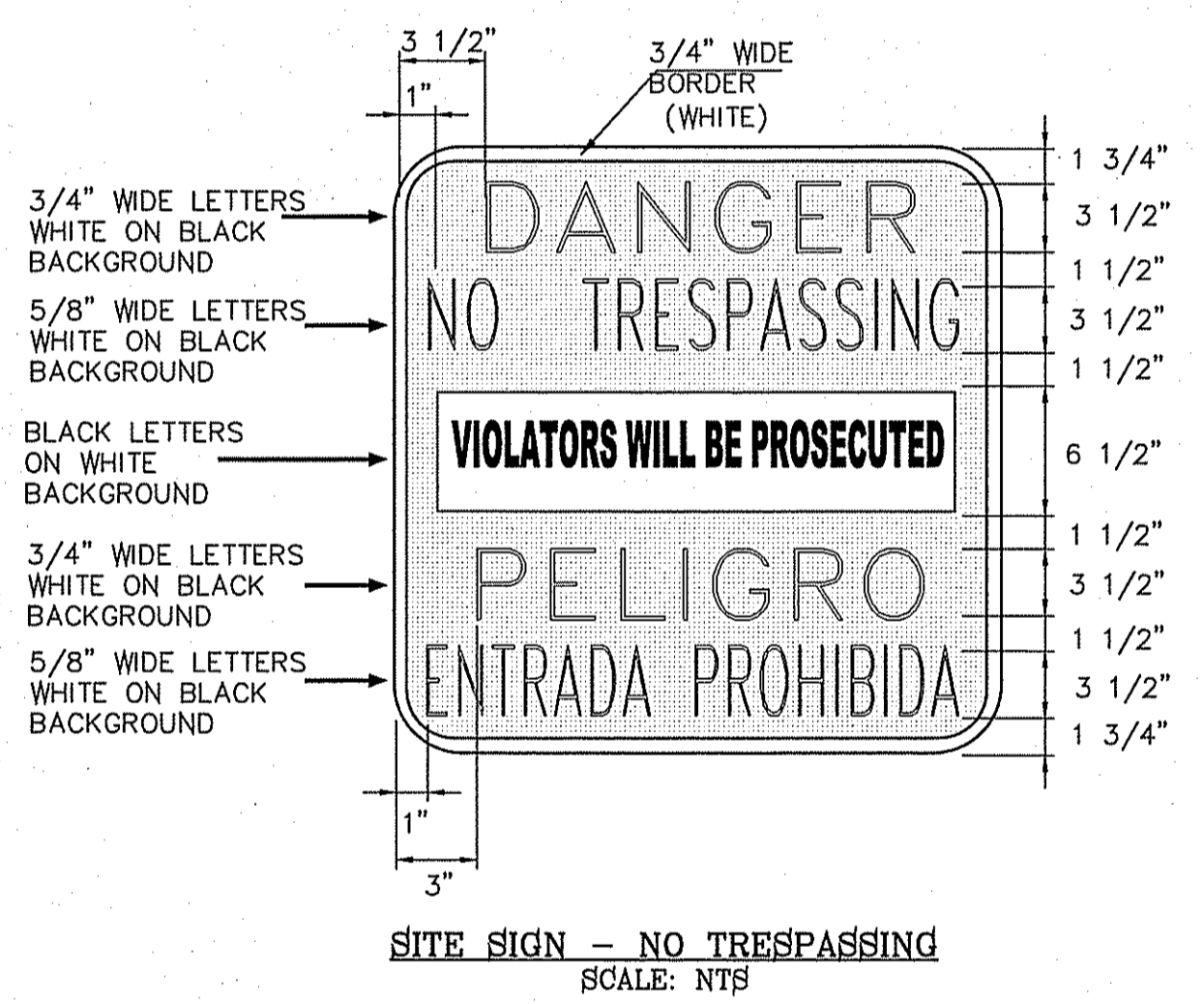
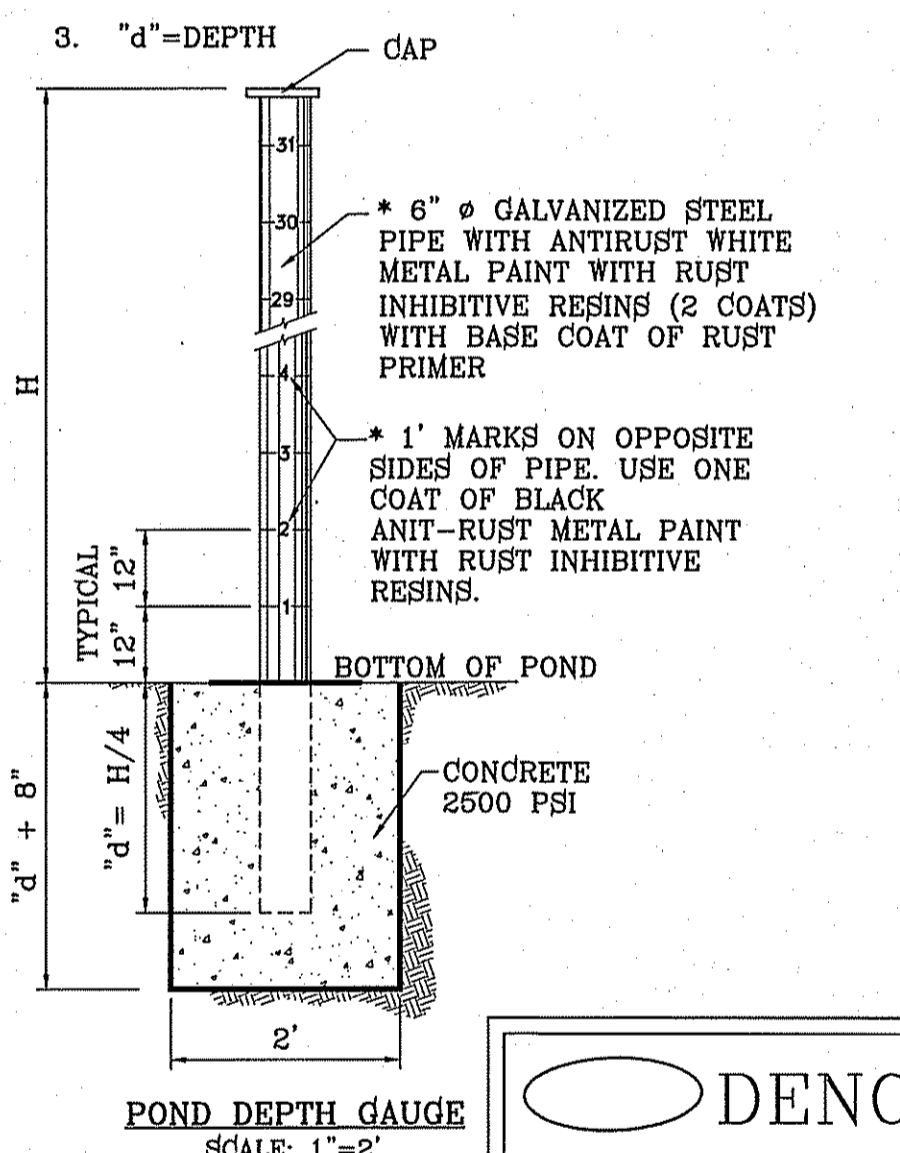
POND CALC.
 $Q = ACR/12$
 A = TOTAL RUNOFF IN AC/HR (100%)
 R = RAINFALL IN INCHES C = RUNOFF FACTOR

RESIDENTIAL & POND	84.68	0.60	16.94 ac-ft
	12		
FUTURE RESIDENTIAL	42.15(4)	0.60	8.43 ac-ft
	12		
SUBTOTAL			25.37
SILT & DEBRIS			1.36
Qreq (TOTAL)			28.73 AC-FT
Qcap (TOTAL)			34.79 AC-FT
100 YEAR HW ELEVATION			4011.0
100 YEAR PONDED DEPTH			4011.6

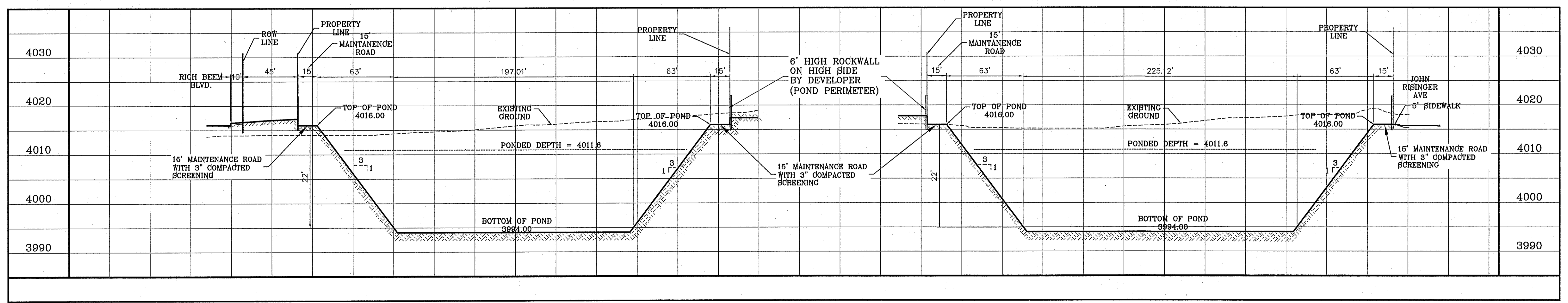
ELEVATION FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4018	2.55	37.34
4015	2.45	34.79
4014	2.36	32.34
4013	2.76	29.98
4012	2.19	27.70
4011	2.10	25.51
4010	2.02	23.41
4009	1.94	21.39
4008	1.86	19.45
4007	1.78	17.59
4006	1.70	15.52
4005	1.63	14.11
4004	1.55	12.49
4003	1.48	10.94
4002	1.41	9.46
4001	1.34	8.05
4000	1.27	6.70
3999	1.21	5.43
3998	1.15	4.22
3997	1.08	3.08
3996	1.02	1.99
3995	0.97	0.97
3994	0.00	0.00

- POND SLOPE TO BE STABILIZED WITH HYDROMULCH SEED FORMULA. SEE GRADING STABILIZATION NOTE SHEET 13
- THE RESULTS OF THE RETENTION BASIN BORING AND PERCOLATION TESTS PERFORMED AT THE TIME OF EXCAVATION IN ACCORDANCE TO CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION ARE REQUIRED BEFORE ACCEPTANCE OF ANY STORMWATER MANAGEMENT FACILITIES.
- COUNTY OF EL PASO SHALL BE RESPONSIBLE FOR MAINTENANCE OF POND AND STRUCTURES.

- * NOTES
- ALTERNATIVES WILL BE ALLOWED WITH THE PRIOR REVIEW AND APPROVAL OF THE CITY ENGINEER.
 - CONSULT WITH PAINT MANUFACTURER FOR PRODUCTS THAT CAN SUSTAIN LONG PERIODS OF MOISTURE.
 - "d" = DEPTH



○ DENOTES AS BUILT CONDITION ONLY



SECTION A
 SCALE: 1"=40' HOR.
 SCALE: 1"=10' VERT.

SECTION B
 SCALE: 1"=40' HOR.
 SCALE: 1"=10' VERT.

TERRA DEL ESTE UNIT SIXTY EIGHT

PROJECT NAME: **TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

DATE: 5-2-2012
 DATE: 12-12-2012
 DATE: 08-13-2014
 DATE: 12-03-2014

BY: RO
 BY: RO
 BY: EA
 BY: EA

REVISIONS:
 RO CITY REDES
 POND CALCS, WARNING SIGN
 AS-BUILTS
 AS-BUILTS

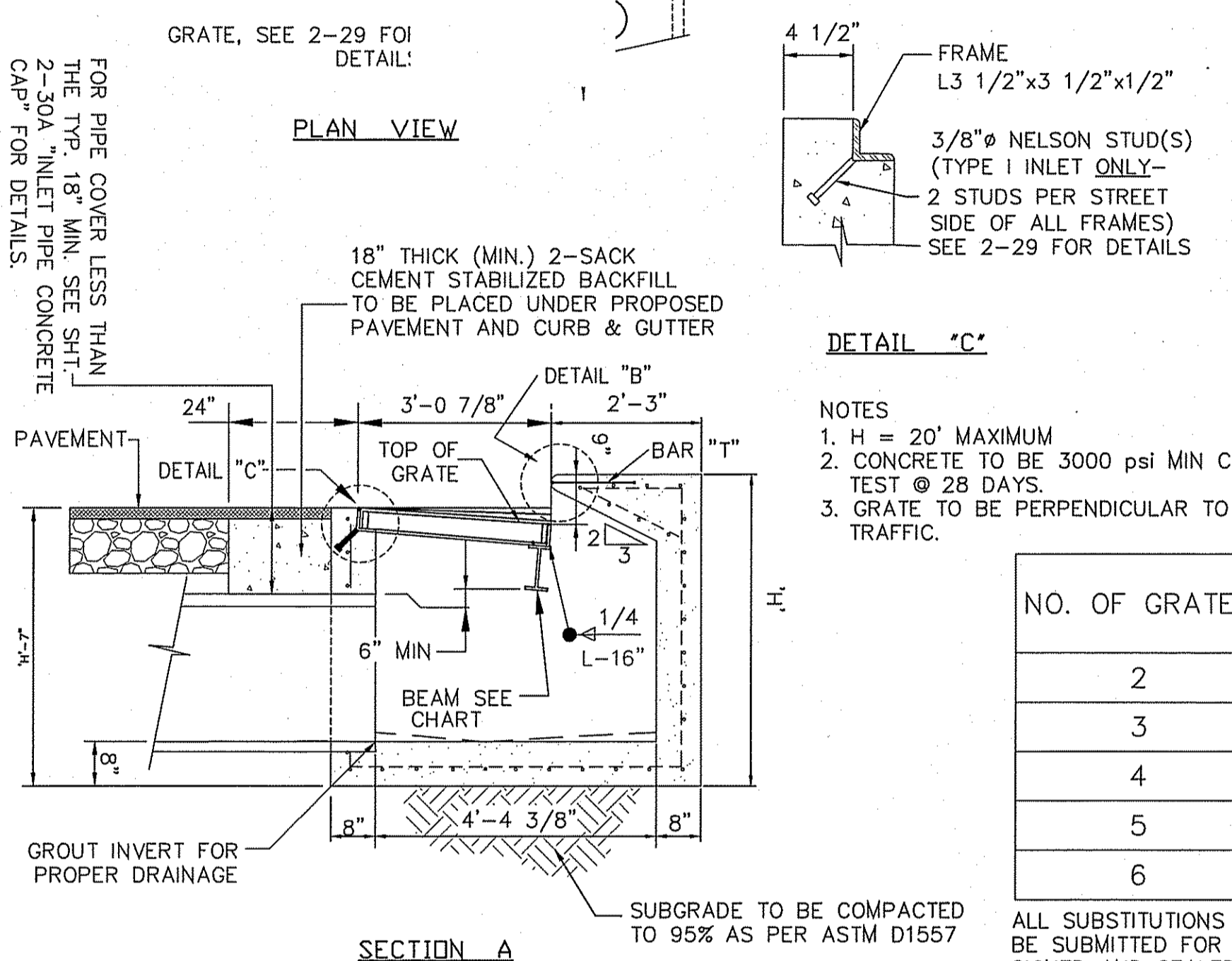
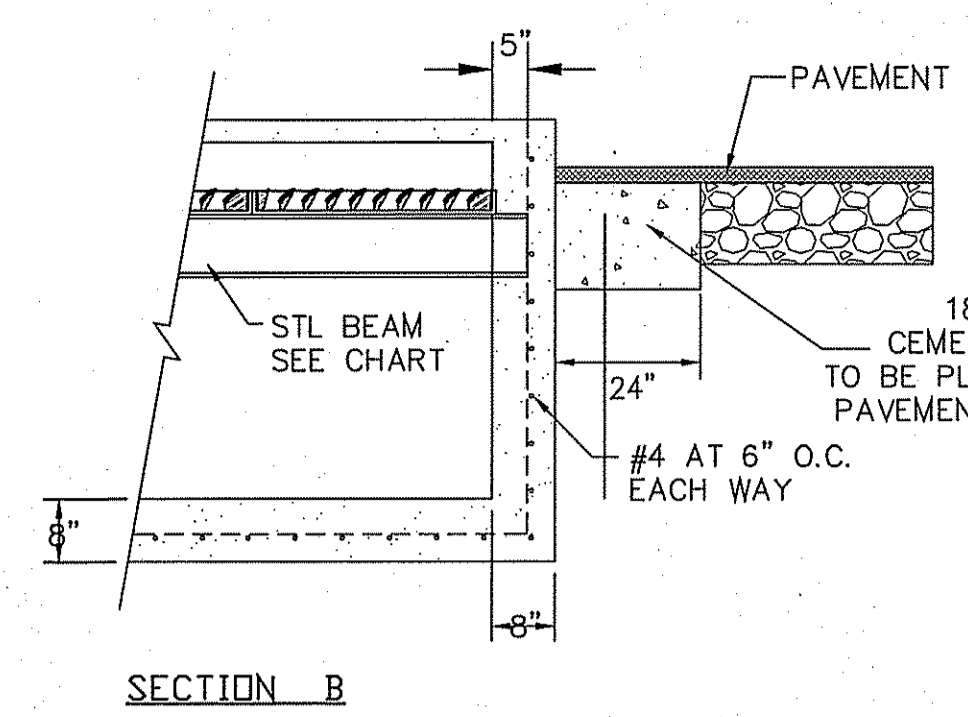
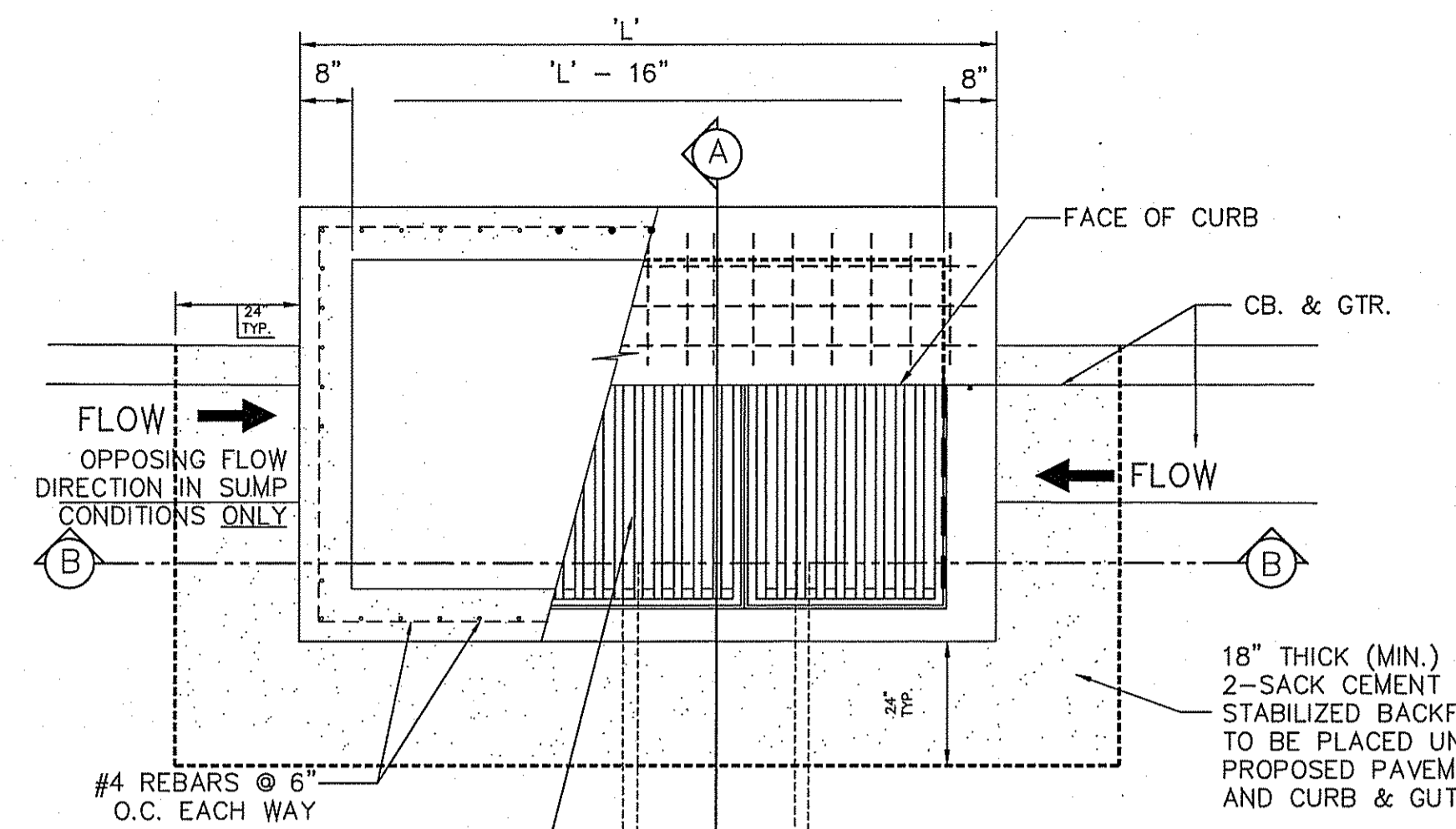
ENGINEER'S SEAL:

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

REGISTRATION NO. F.2321

SHEET TITLE: **POND DETAILS**

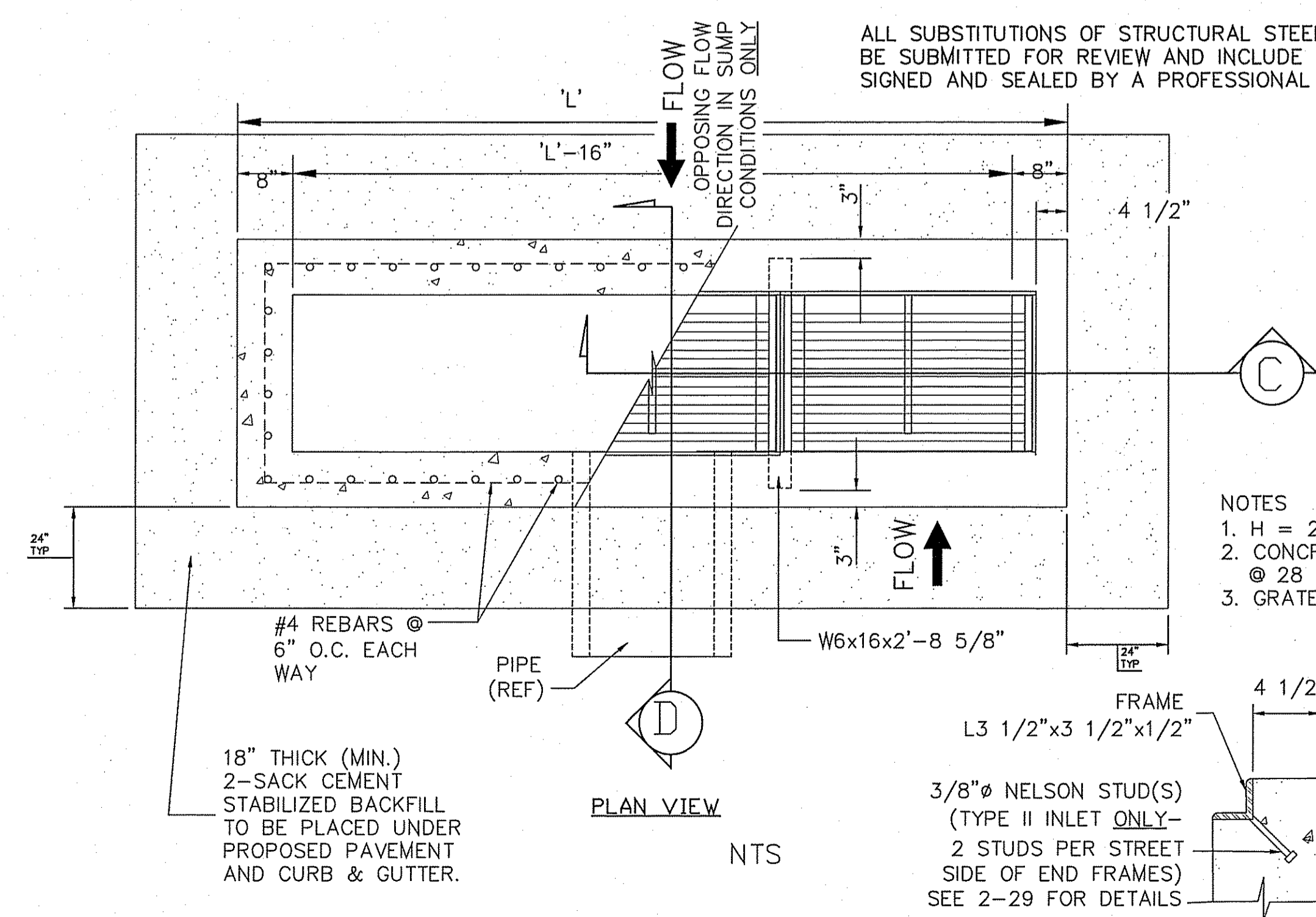
SHT 44 OF 60



NO. OF GRATES	'L'	BEAM	
		LENGTH	MINIMUM SIZES
2	5'-2 1/4"	4'-8 1/4"	W6X12, S6X12.5, MC6X15.1
3	7'-1 7/8"	6'-7 7/8"	W8X15, S7X18.4, MC7X19.1
4	9'-1 1/2"	8'-7 1/2"	W10X19, S8X18.4, MC10X22
5	11'-1 1/8"	10'-7 1/8"	W12X16, S8X23, MC10X22
6	13'-0 3/4"	12'-6 3/4"	W12X19, S8X23, MC10X25

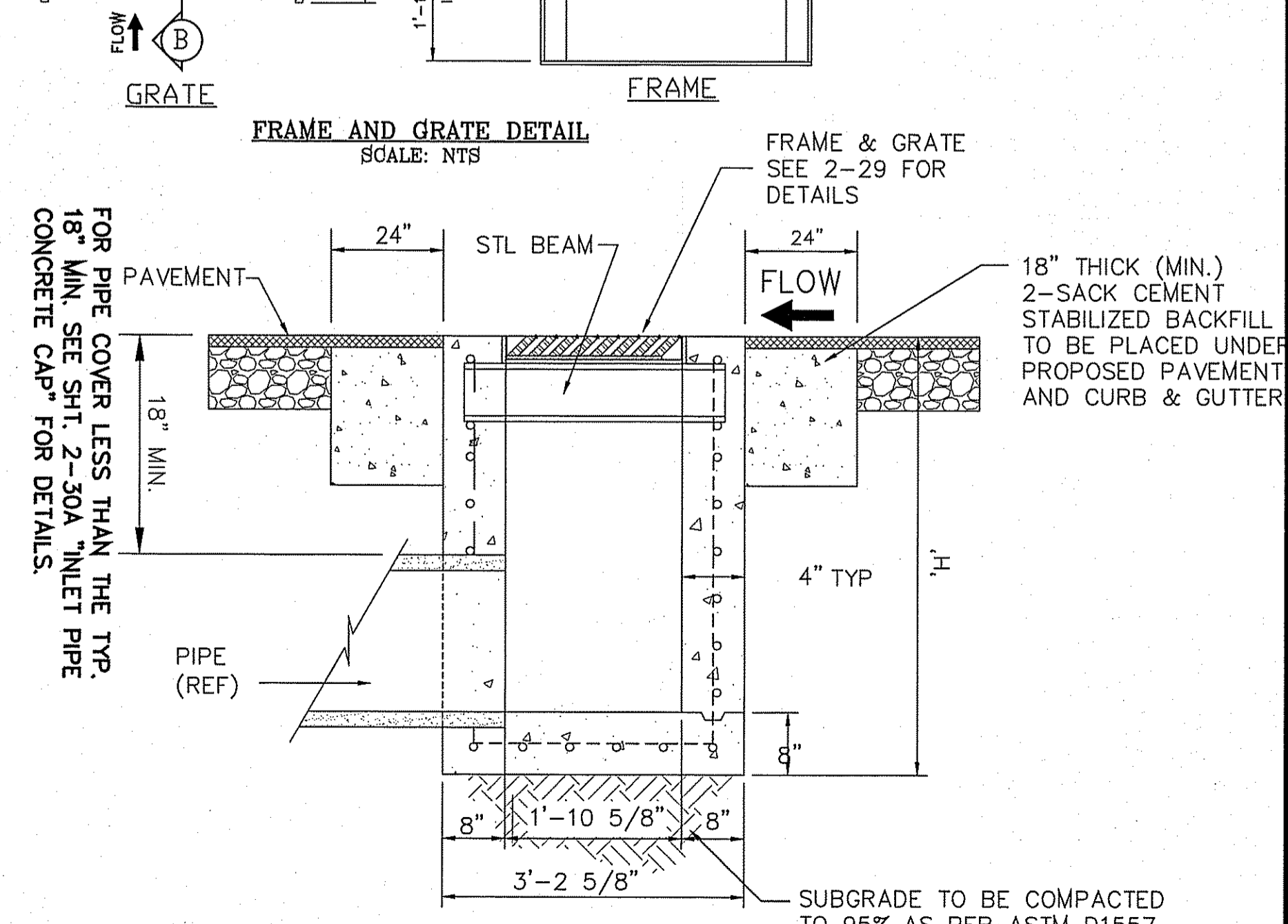
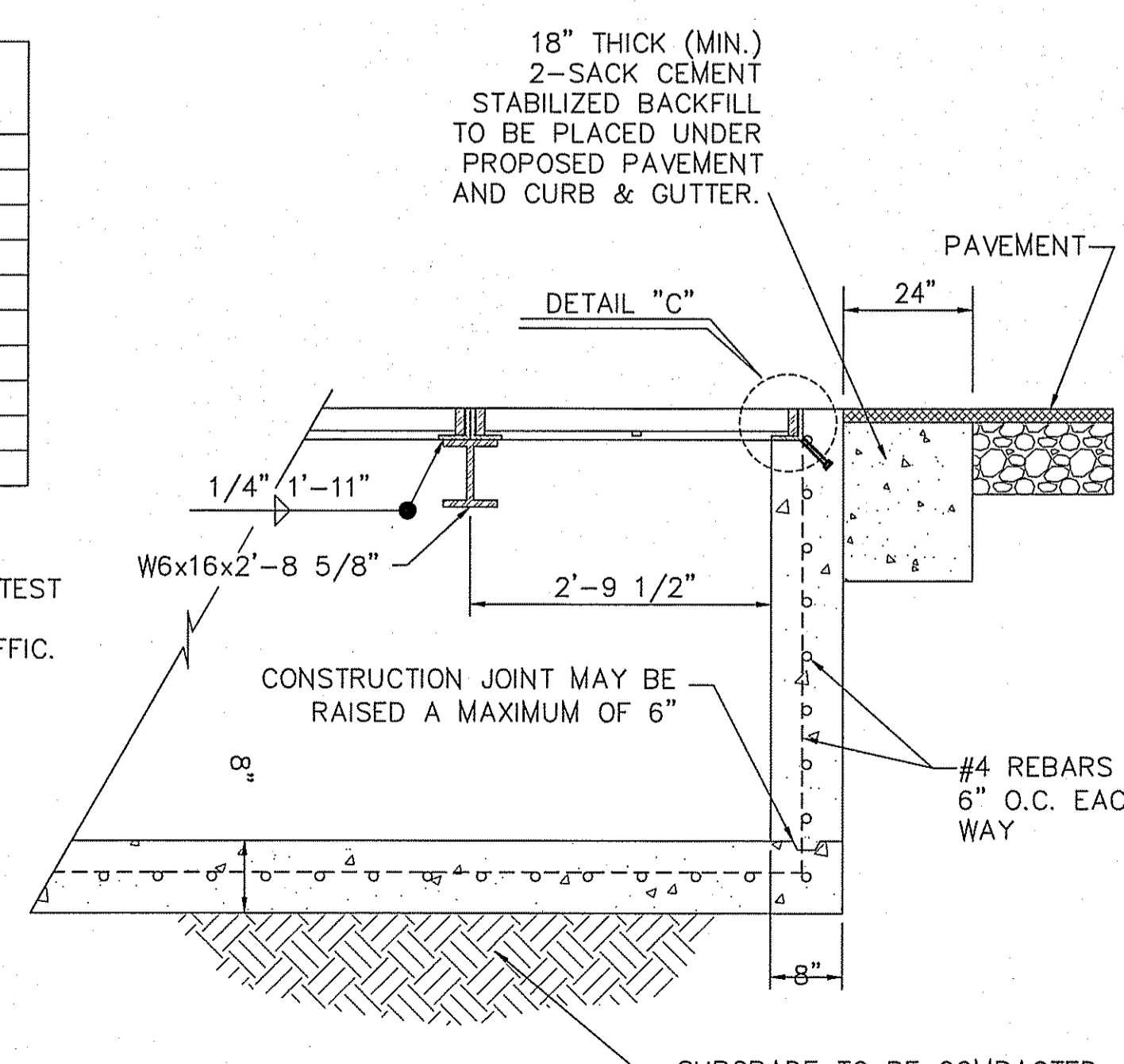
DROP INLET TYPE I

ALL SUBSTITUTIONS OF STRUCTURAL STEEL BEAMS AND CHANNELS FOR DROP INLETS MUST BE SUBMITTED FOR REVIEW AND INCLUDE SECTION MODULUS AND DEFLECTION CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.



NUMBER OF GRATES	'L'
2	6'-11"
3	10'-0"
4	13'-1"
5	16'-2"
6	19'-3"
7	22'-4"
8	25'-5"
9	28'-6"
10	31'-7"
11	34'-8"

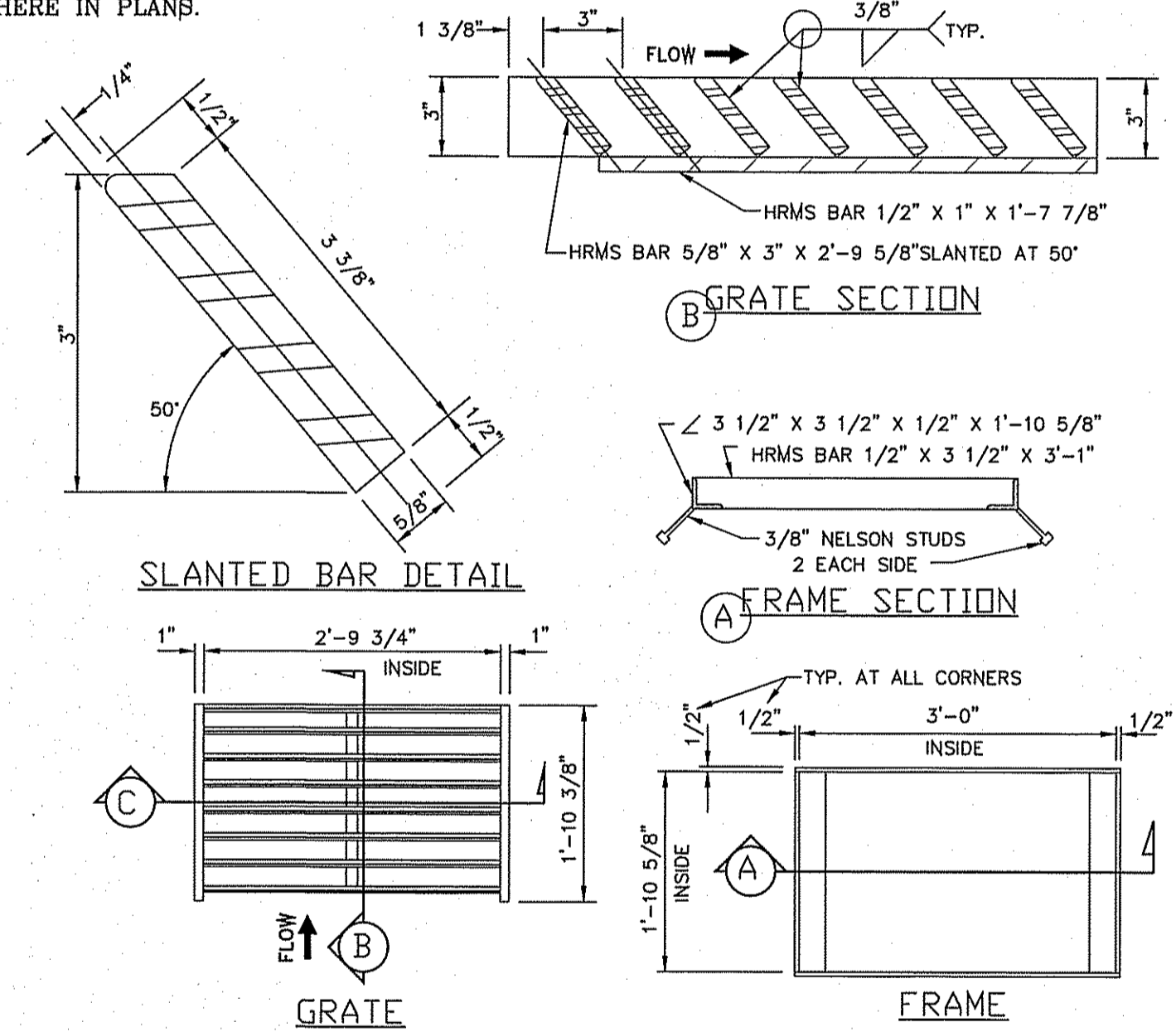
NOTES
 1. H = 20" MAXIMUM
 2. CONCRETE TO BE 3000 PSI MIN CORE TEST @ 28 DAYS.
 3. GRATE TO BE PERPENDICULAR TO TRAFFIC.



DROP INLET TYPE II

GENERAL NOTES:

- CONCRETE TO BE 3000 P.S.I. MINIMUM CORE TEST AT 28 DAYS.
- WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
- SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED ONLY BY ACCEPTABLE METHODS FOR SAFETY.
- GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
- WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING OF GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
- GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
- ALL WELDS SHALL BE A MINIMUM OF 1/4 INCH FILLED AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODES. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
- CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADES 80-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-48 CLASS 35B, THIS SPECIFICATION OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103, SCOPE 121, GRADE N-1.
- FEROUS CASTINGS SHALL BE OF UNIFORM QUALITY FREE OF BLOW-HOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY, NOT BRITTLE.
- ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
- GRATE WILL BE DEPRESSED 1 INCH BELOW PROPOSED OR EXISTING GRADE.
- TWO 1/2 INCH X 4 INCH LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE FRAME IS RESTING ON CONCRETE. USE NELSON STUDS OR EQUAL.
- THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.
- CHAMFER ALL EXPOSED EDGES 3/4 INCH. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- ALL CONCRETE TO BE 3000 P.S.I. MINIMUM CONCRETE COVER SHALL BE 2 INCH FOR STEEL REINFORCING.
- EXPANSION MATERIAL TO BE 1/2 INCH BITUMINOUS FIBER AND BE PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
- STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH T.H.D. ITEM 446 "PAINT AND PAINTING".
- ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
- SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPED AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
- INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
- LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.



TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64
 NAVD83 DATUM

DATE: 1-27-2012
 REVISIONS: CITY COMMENTS

BY: R.R.
 R.R.

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS
 CONTAINING: 79.278 ACRES

SCALES: HORIZ: N/A
 VERT: ---

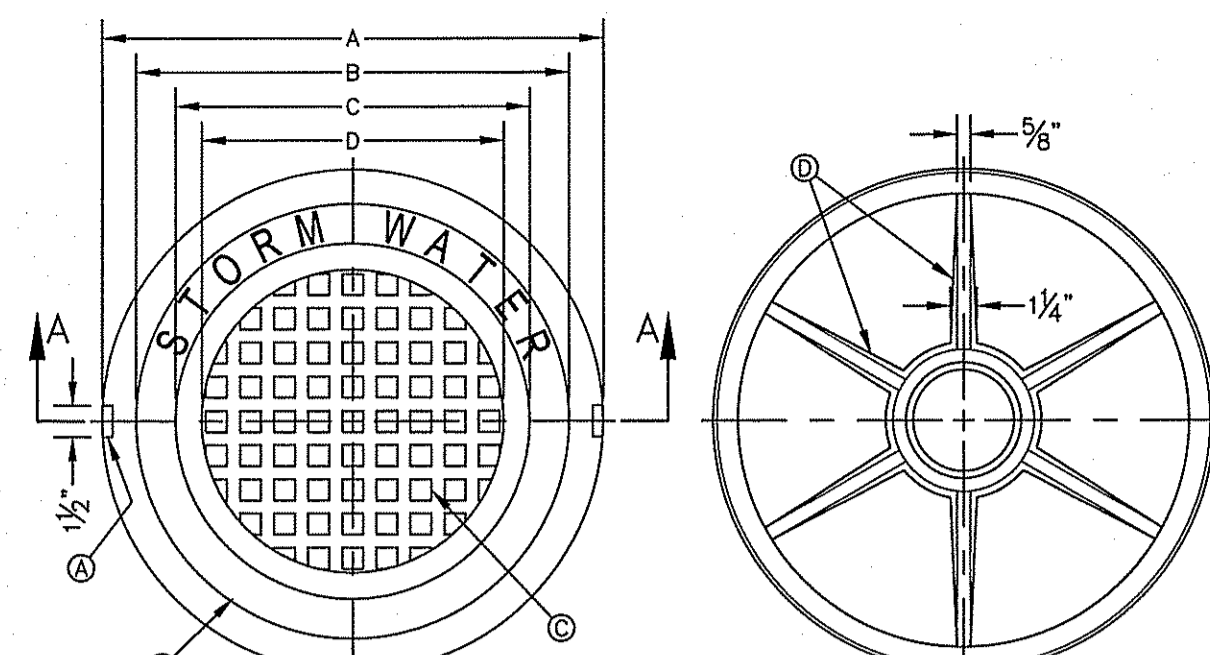
DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: ED
 CHECKED BY: YC
 JOB NO.: 1110-18

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

REGISTRATION NO. F-321

SHEET TITLE: STRUCTURE DETAILS

SHT 45 OF 60

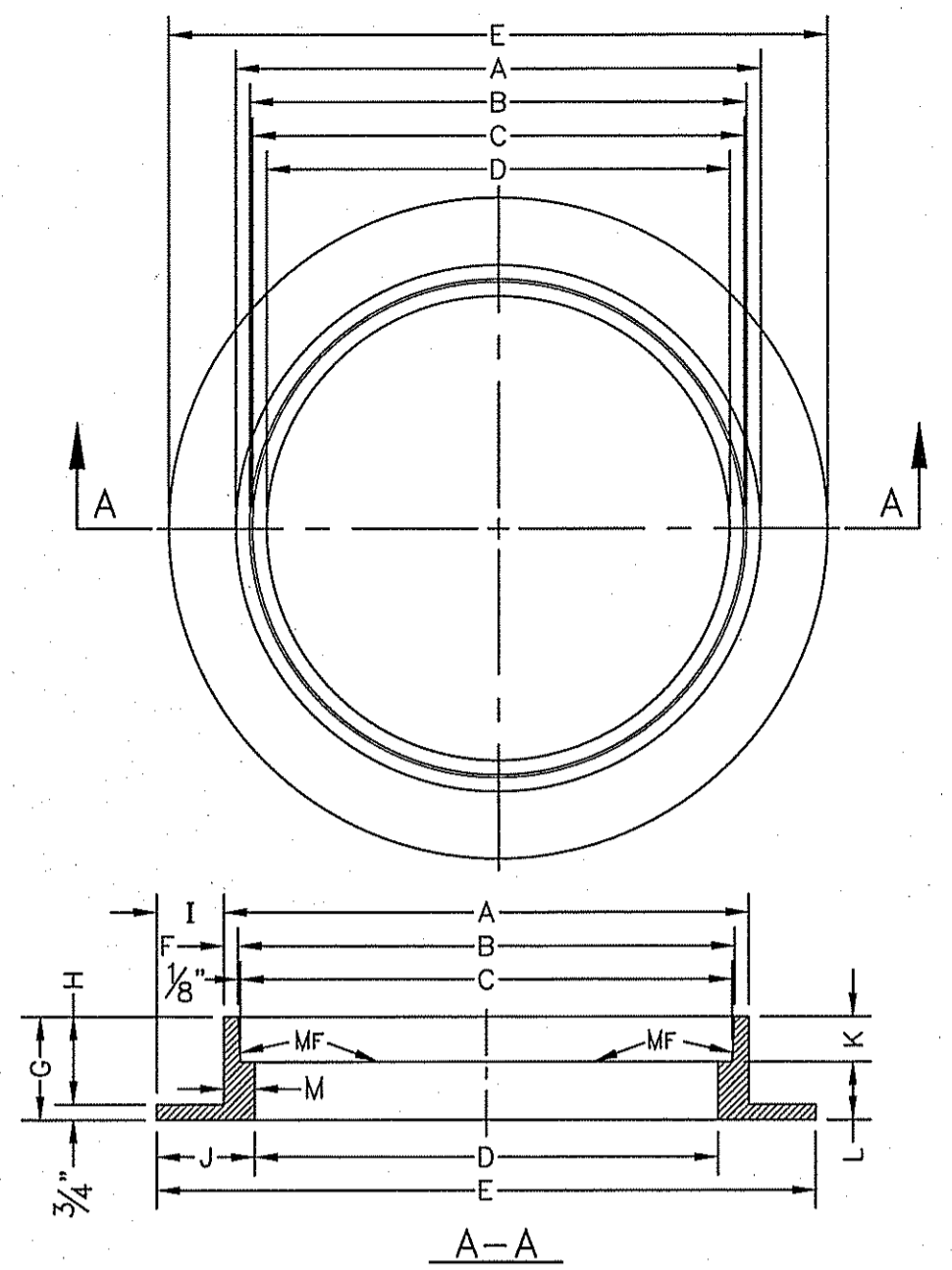


- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY $\pm 1/16$ " PER FOOT (AASHTO M306-07).
 5. WEIGHT MAY VARY 5% (AASHTO M306-07).
 6. SHADED DIMENSIONS IN TABLE FOR REFERENCE ONLY. SOURCE: CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION, DETAIL 2-17.

- CONSTRUCTION KEY NOTES:**
- A. LIFTING NOTCH.
 - B. $3/16$ " RAISED LETTERING.
 - C. 1" SQUARES ($3/8$ " TALL) WITH $1/8$ " SPACE BETWEEN.
 - D. REINFORCING RIBS.
 - E. SLOT.

SEE NOTE 6

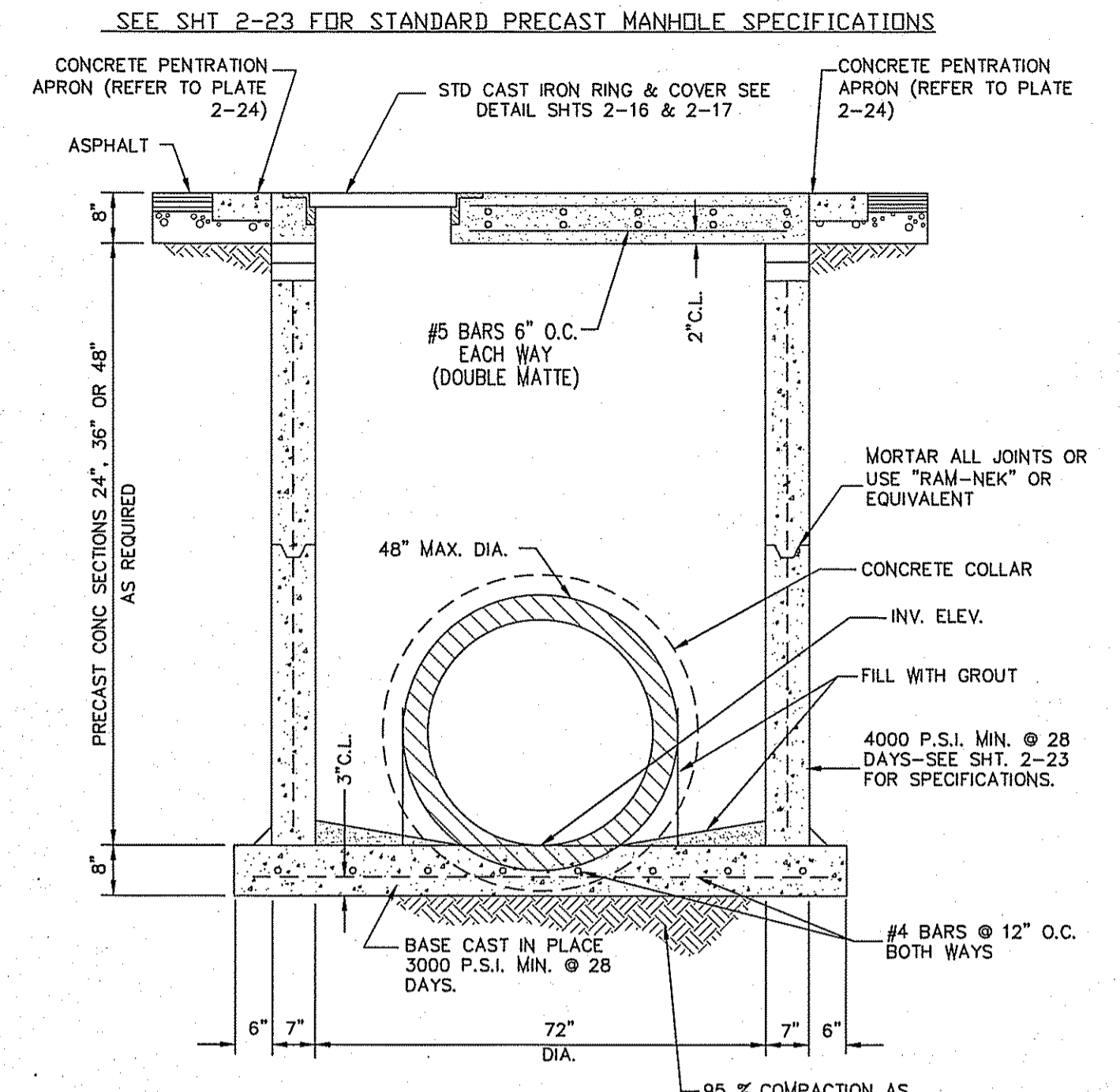
MANHOLE COVER	MANHOLE - ALL TYPES	MANHOLE TYPE 48	MANHOLE TYPE 72
A	31 3/8"	25 3/8"	31 1/2"
B	28 3/8"	20 3/8"	28 1/2"
C	24 3/8"	16 3/8"	24 1/2"
D	21 7/8"	14 3/8"	21 1/2"
E	2 1/8"	1 3/8"	2 1/8"
F	1 1/4"	1 1/4"	1 1/4"
G	3 1/8"	1 1/8"	1 1/8"
H	1 1/8"	1 1/8"	1 1/8"
WEIGHT	265 lbs.	175 lbs.	310 lbs.



- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY $\pm 1/16$ " PER FOOT (AASHTO M306-07).
 5. WEIGHT MAY VARY 5% (AASHTO M306-07).
 6. SHADED DIMENSIONS IN TABLE FOR REFERENCE ONLY. SOURCE: CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION, DETAIL 2-16.

SEE NOTE 6

MANHOLE RING	MANHOLE - ALL TYPES	MANHOLE TYPE 48	MANHOLE TYPE 72
A	33"	25 1/2"	32 3/4"
B	31 3/4"	22 7/8"	31 3/8"
C	31 1/2"	23 3/8"	31 1/8"
D	30"	22 1/2"	30"
E	39 1/2"	34 1/2"	42"
F	5 1/8"	1 3/8"	1 1/8"
G	5"	5"	6"
H	4 1/4"	5 1/4"	5 1/4"
I	3 1/4"	4 1/4"	4 1/4"
J	4 3/4"	5"	5"
K	2 3/8"	3 3/8"	3 3/8"
L	2 1 3/8"	2 9/8"	2 9/8"
M	1 1/2"	1 3/8"	1 3/8"
WEIGHT	220 lbs.	165 lbs.	225 lbs.

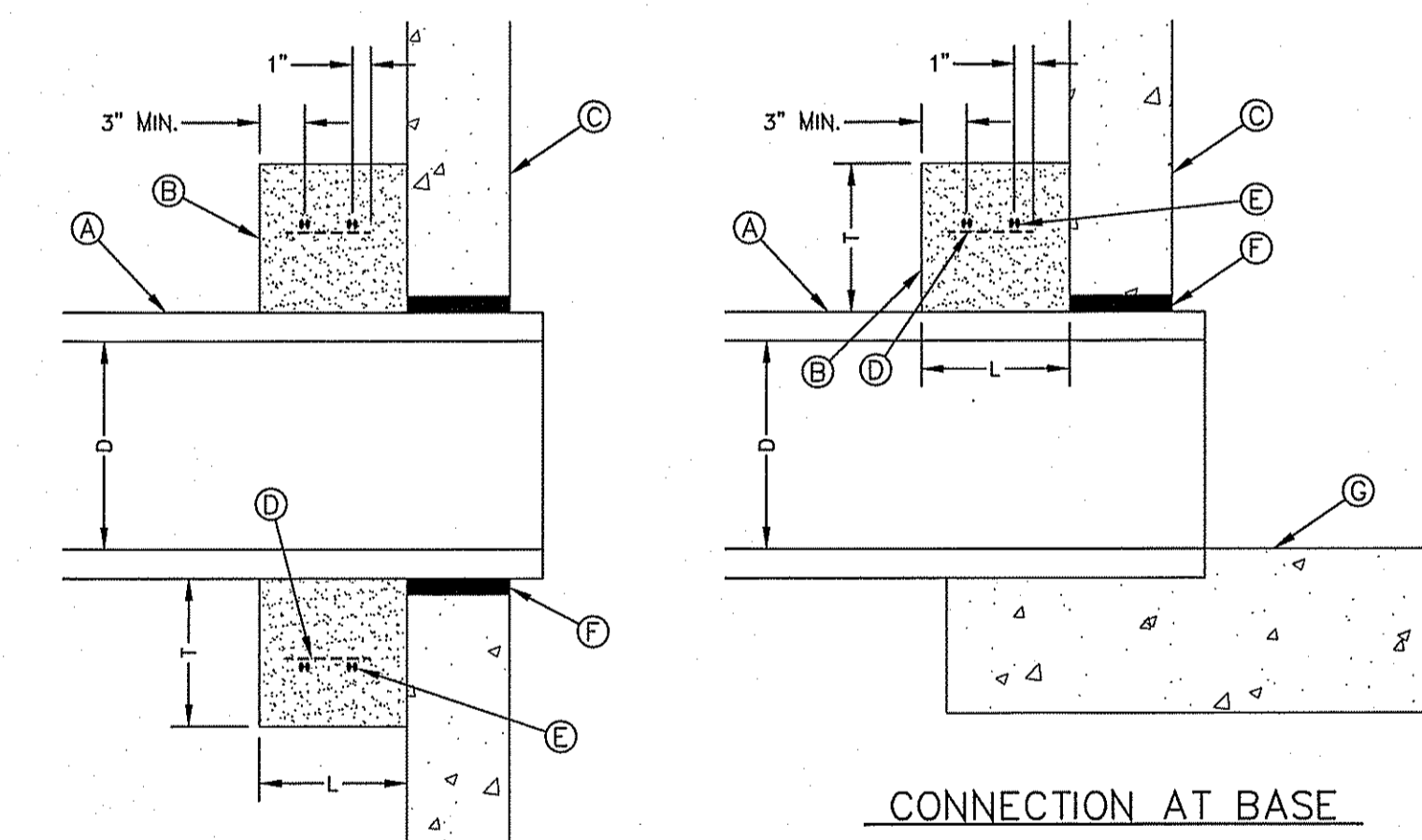


72" DIAMETER PRECAST MANHOLE SECTIONS NTS

- GENERAL NOTES:**
1. NOT TO BE USED UNDER GROUND WATER CONDITIONS.
- CONSTRUCTION KEY NOTES:**
- A. PROPOSED R.C.P. PIPE.
 - B. CONCRETE COLLAR (3000 PSI CONCRETE).
 - C. INSIDE WALL OF EXISTING MANHOLE OR PRECAST STRUCTURE.
 - D. #4's @ 12" O.C.
 - E. 2-#4 CIRCULAR TIES.
 - F. NON-SHRINK GROUT TO BE PLACED BETWEEN EXISTING MANHOLE AND RCP TO COVER ALL GAPS (TYPICAL). THE AREA BETWEEN THE EXISTING MANHOLE/STRUCTURE AND THE RCP SHALL BE 1/2 OF THE WALL THICKNESS OF THE EXISTING STRUCTURE.
 - G. MANHOLE BASE.

TABLE

D	L	T
18"	12"	12"
24"	12"	12"
30"	12"	12"
36"	18"	18"
42"	18"	18"



CONNECTION AT DROP INLET

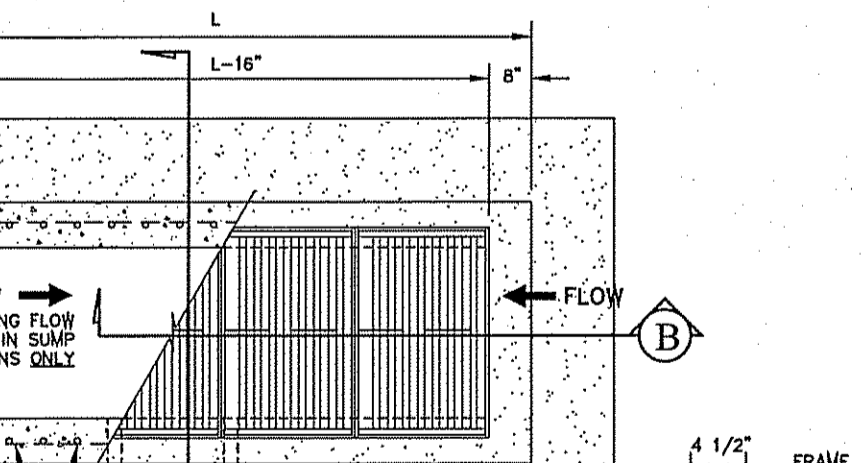
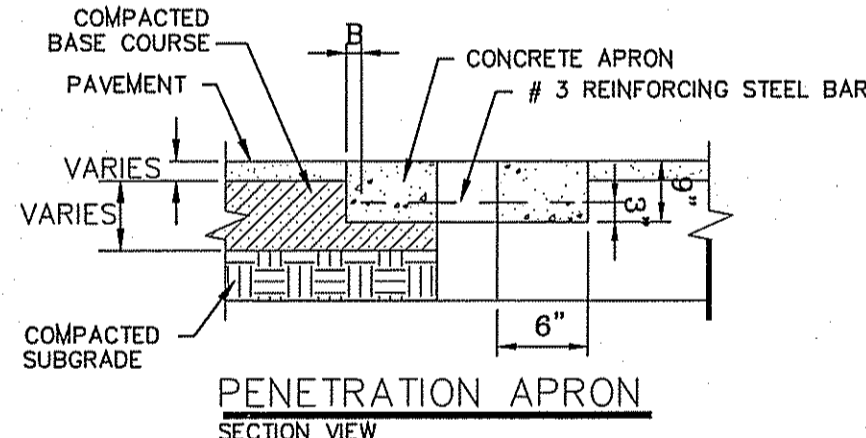
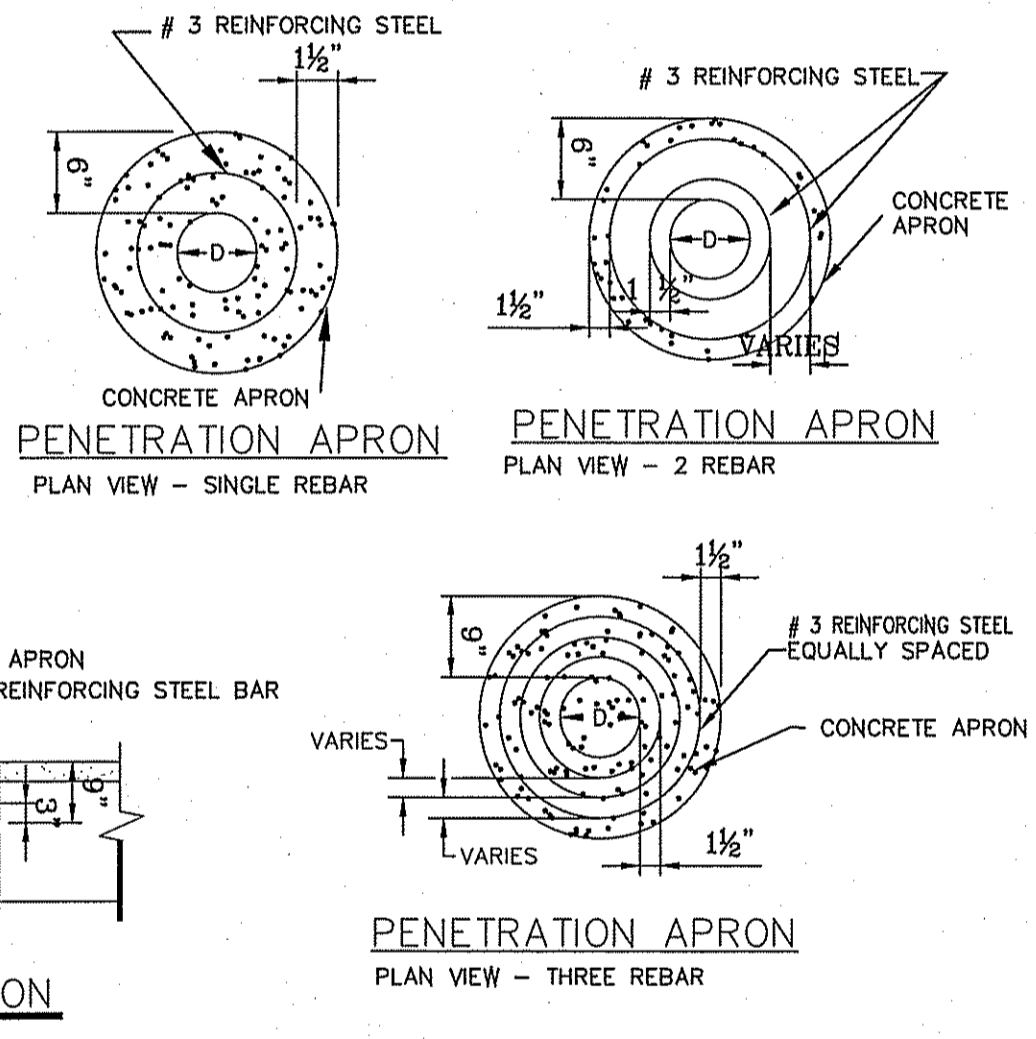
LATERAL CONNECTION AT STORMWATER PRECAST JUNCTION BOXES OR EXISTING MANHOLES (CONCRETE COLLAR) 2-28C

CONCRETE APRON FOR CIRCULAR PENETRATIONS IN ASPHALT PAVEMENTS

"D" DIAMETER PENETRATION (INCHES)	"A" CONCRETE HORIZONTAL DIMENSION FROM PENETRATION (INCHES)	NUMBER OF NO. 3 REINFORCING STEEL BARS (INCHES)	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE APRON TO CENTER OF NEAREST REBAR (INCHES)	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR (INCHES)
8" TO 8 1/2"	6	1	1 1/2	1 1/2
6.01 TO 10.01 AND OVER	12	2 3	1 1/2 1 1/2	1 1/2 1 1/2

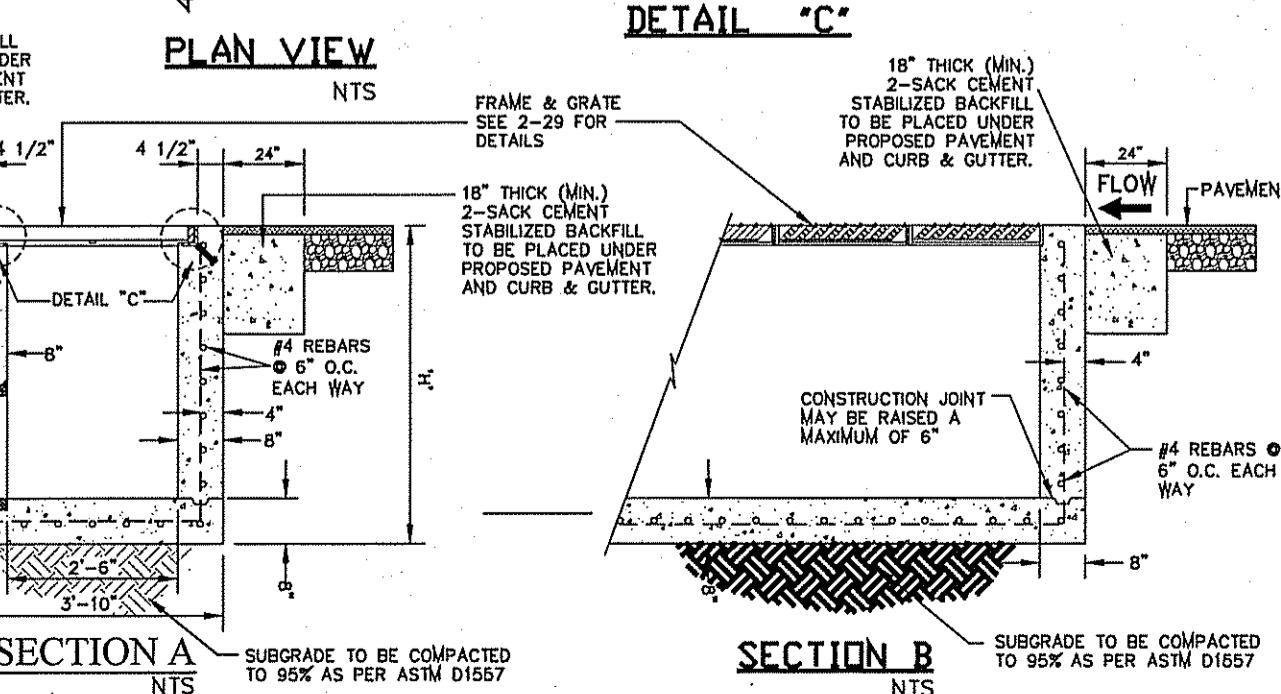
- CONSTRUCTION NOTES:**
1. ANY DISTURBED SUBGRADE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 95% DENSITY & 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
 2. ANY DISTURBED COARSE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 95% DENSITY & 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
 3. PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL.
 4. REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20).
 5. NO. 3 REINFORCING STEEL HOOPS SHALL BE SPACED EQUALLY.

- GENERAL NOTES:**
1. THE PENETRATION APRON SHOULD BE CAST IN-PLACE CONCRETE. (MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSI. HIGH EARLY CONCRETE IS REQUIRED).
 2. TOPS OF PENETRATION APRON SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.

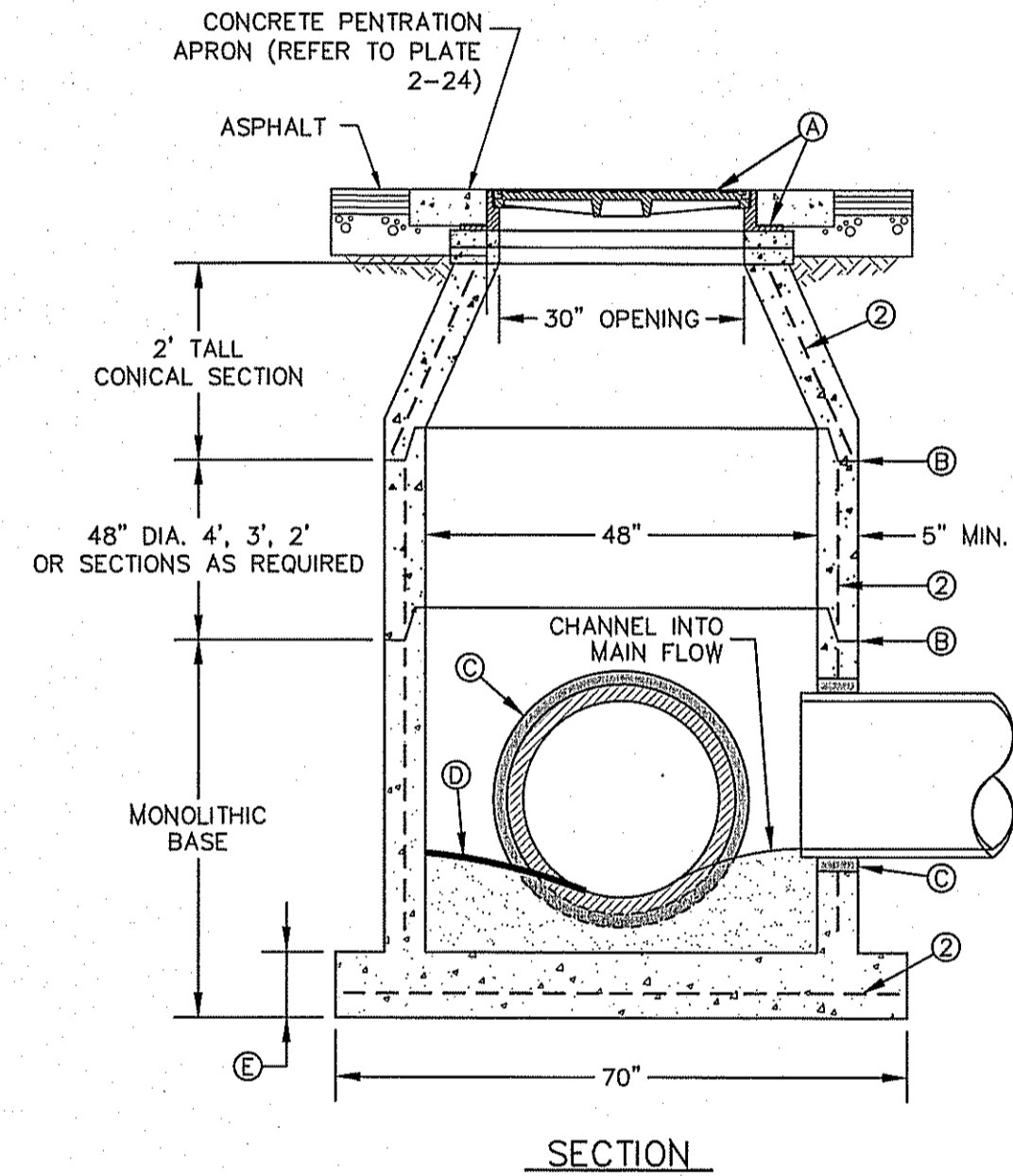


NUMBER OF GRATES	L'
2	5'-2 1/4"
3	7'-1 7/8"
4	9'-1 1/2"
5	11'-1 1/8"

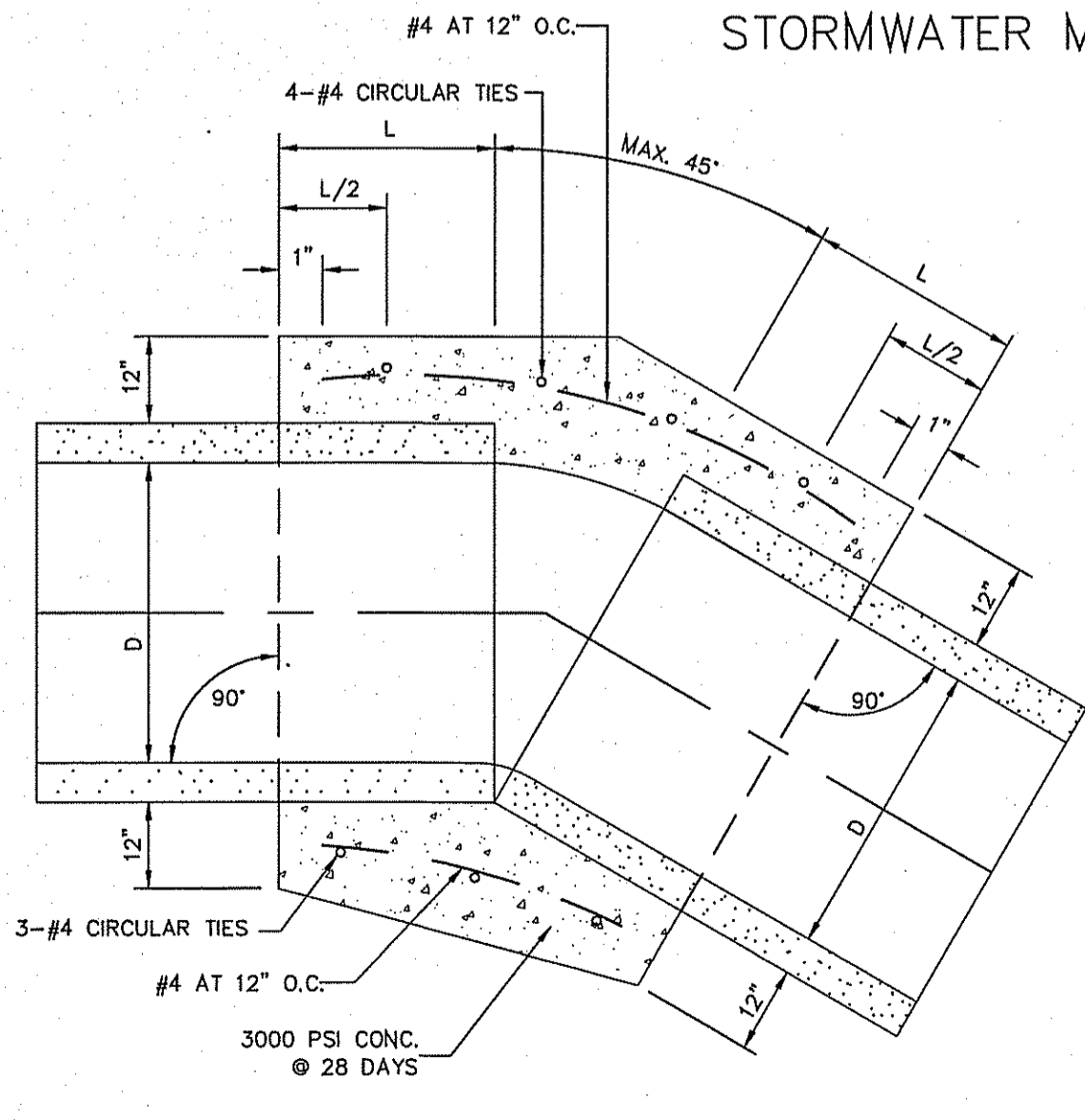
- NOTES:**
1. W = 20" MAXIMUM
 2. CONCRETE TO BE 3000 PSI MIN. CORE TEST @ 28 DAYS.
 3. GRATE TO BE PERPENDICULAR TO TRAFFIC.



DROP INLET TYPE III



STORMWATER MANHOLE TYPE "S-A"



PIPE COLLAR DETAIL SCALE: NTS

D	L
18"	12"
24"	12"
36"	18"
48"	18"
54"	18"
60"	21"
66"	21"

CONCRETE PIPE COLLAR

1. A CONCRETE COLLAR IS REQUIRED WHERE PIPES CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT.
2. FOR ANGLES GREATER THAN 45° USE JUNCTION BOXES.
3. THRUST BOX AS REQUIRED BY ENGINEER (SEE DETAIL 270 FOR THRUST BOX DETAIL).
4. NOT TO BE USED FOR EFFLUENT PUMP STATION PIPES.

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

BY: N/A

REVISIONS

DATE: 3-15-2012

BY: RO

DATE: 12-12-2012

BY: RO

DATE: 12-12-2012

PROJECT NAME

TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BENCH MARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

DATE: 3-15-2012

BY: RO

DATE: 12-12-2012

BY: RO

DATE: 12-12-2012

CONTAINING: 79.278 ACRES

SCALES

HORIZ: N/A

VERT: ---

DATE: DEC. 2010

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC

JOB NO.: 1110-18

ENGINEER'S SEAL

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

CONDE INC.

ENGINEERING / PLANNING / SURVEYING / GPS

6080 SUBURY DR. STE. 100 EL PASO, TEXAS 79905

PHONE: (915) 692-0285

FAX: (915) 692-0286

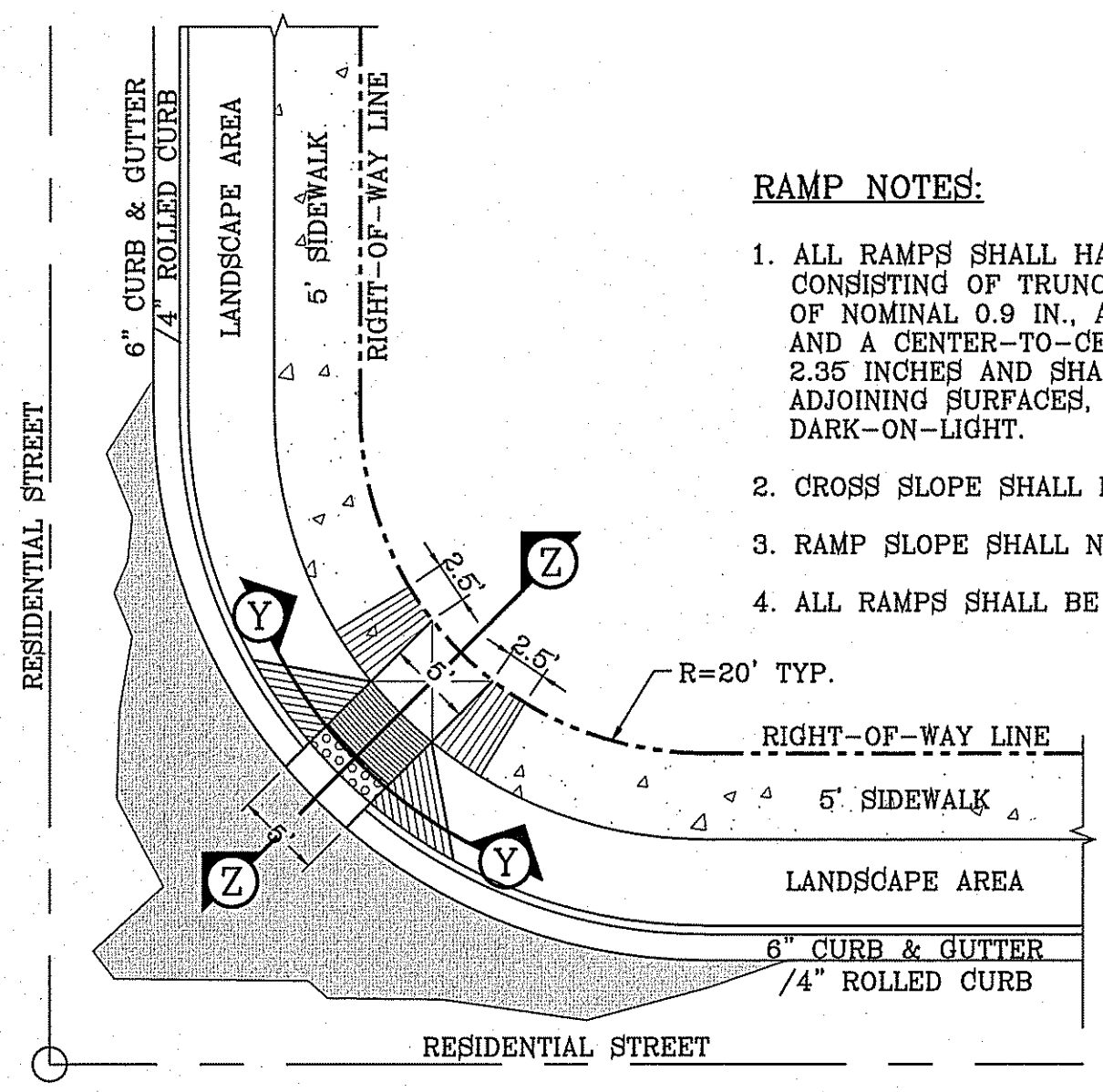


CONDE INC. REGISTRATION No. F-2321

SHEET TITLE

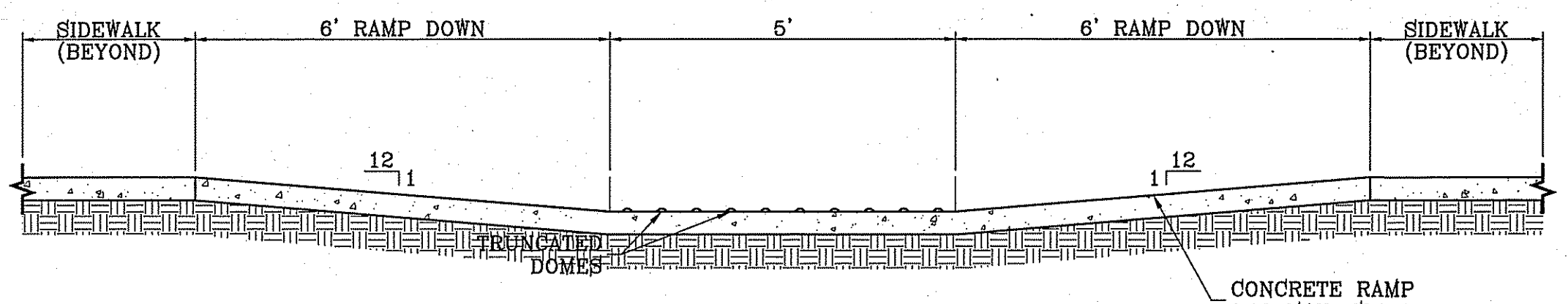
STRUCTURE DETAILS

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-STD_DET_PLOTTED ON Tuesday, March 10, 2015 10:18:09 AM

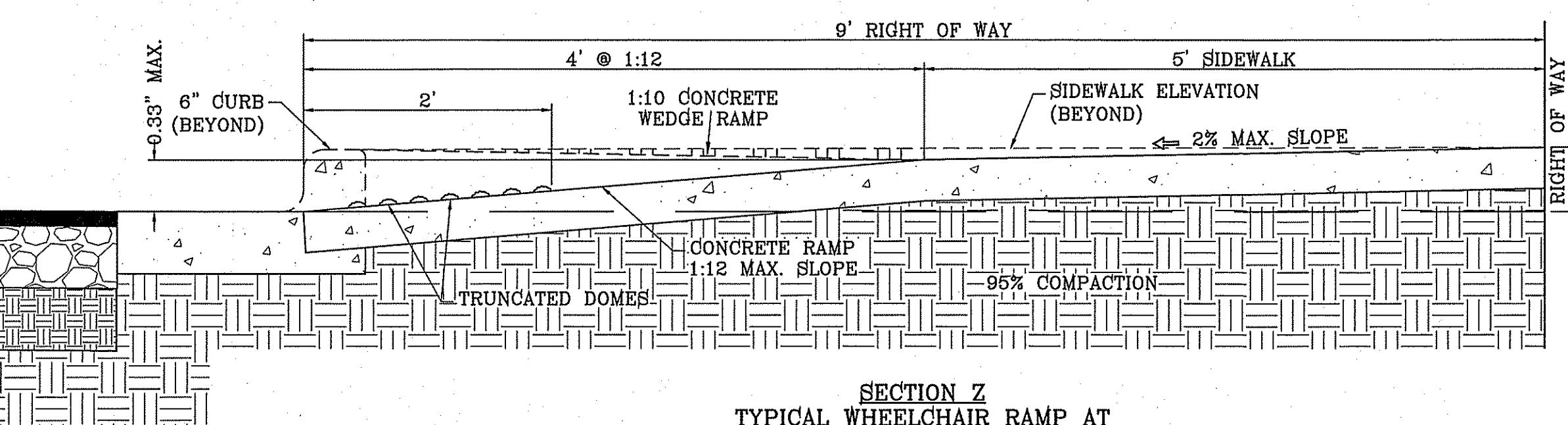


- RAMP NOTES:**
1. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
 2. CROSS SLOPE SHALL NOT EXCEED 1:50
 3. RAMP SLOPE SHALL NOT EXCEED 1:12
 4. ALL RAMPS SHALL BE BUILT BY DEVELOPER.

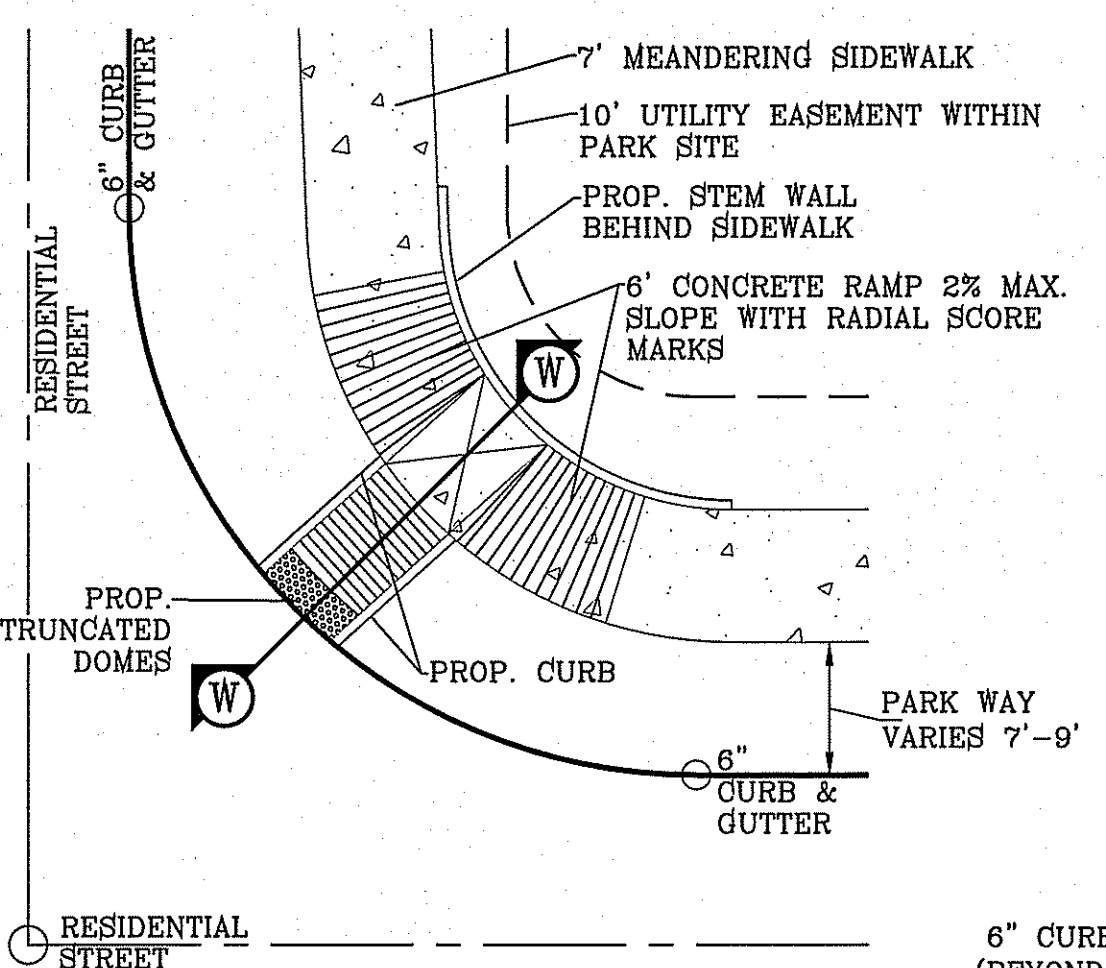
RAMP ON SIDEWALK AT CURB & GUTTER/ROLLED CURB
SCALE: 1"=10'



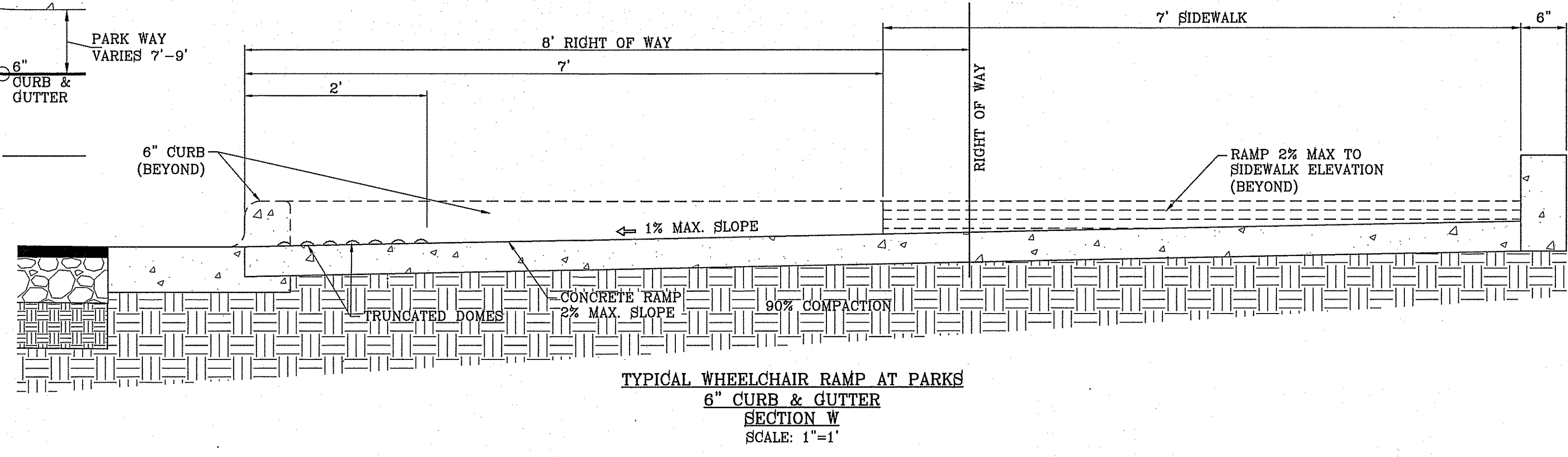
RAMP ON 5' SIDEWALK SECTION Y
SCALE: 1"=2'



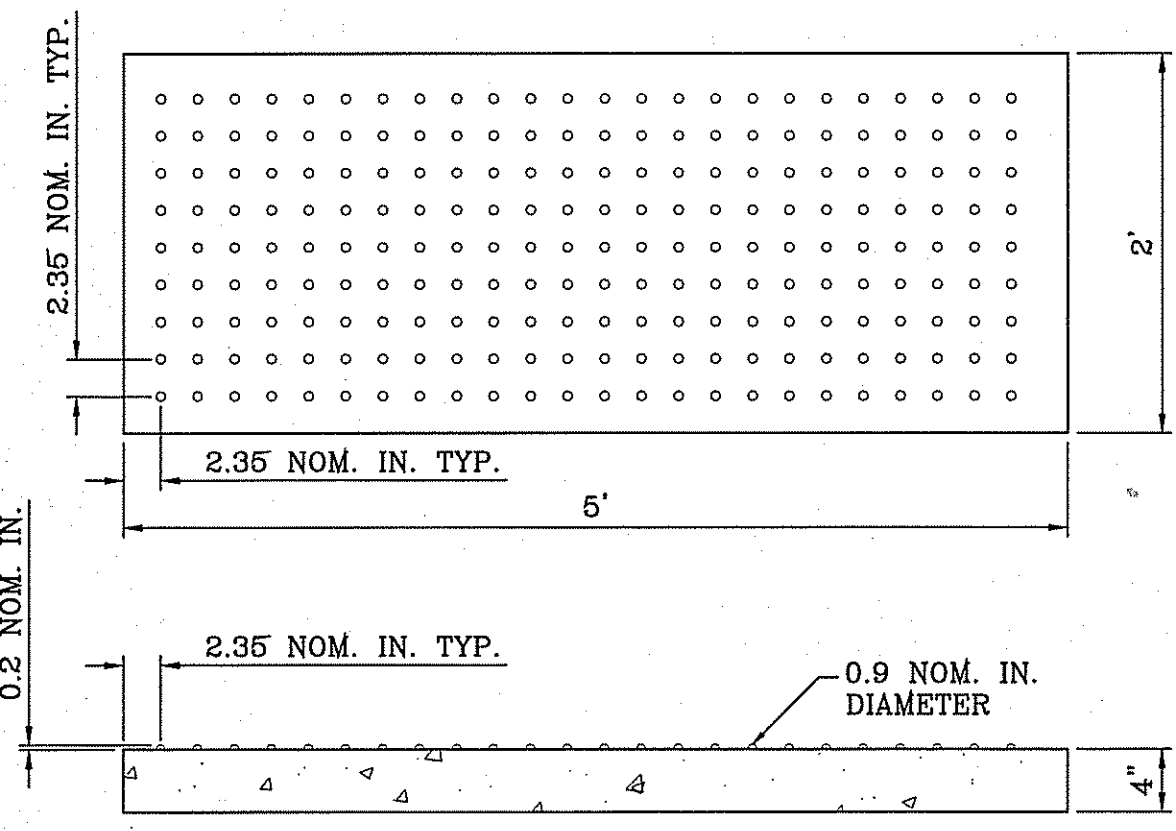
SECTION Z TYPICAL WHEELCHAIR RAMP AT 6" CURB & GUTTER
SCALE: 1"=1'



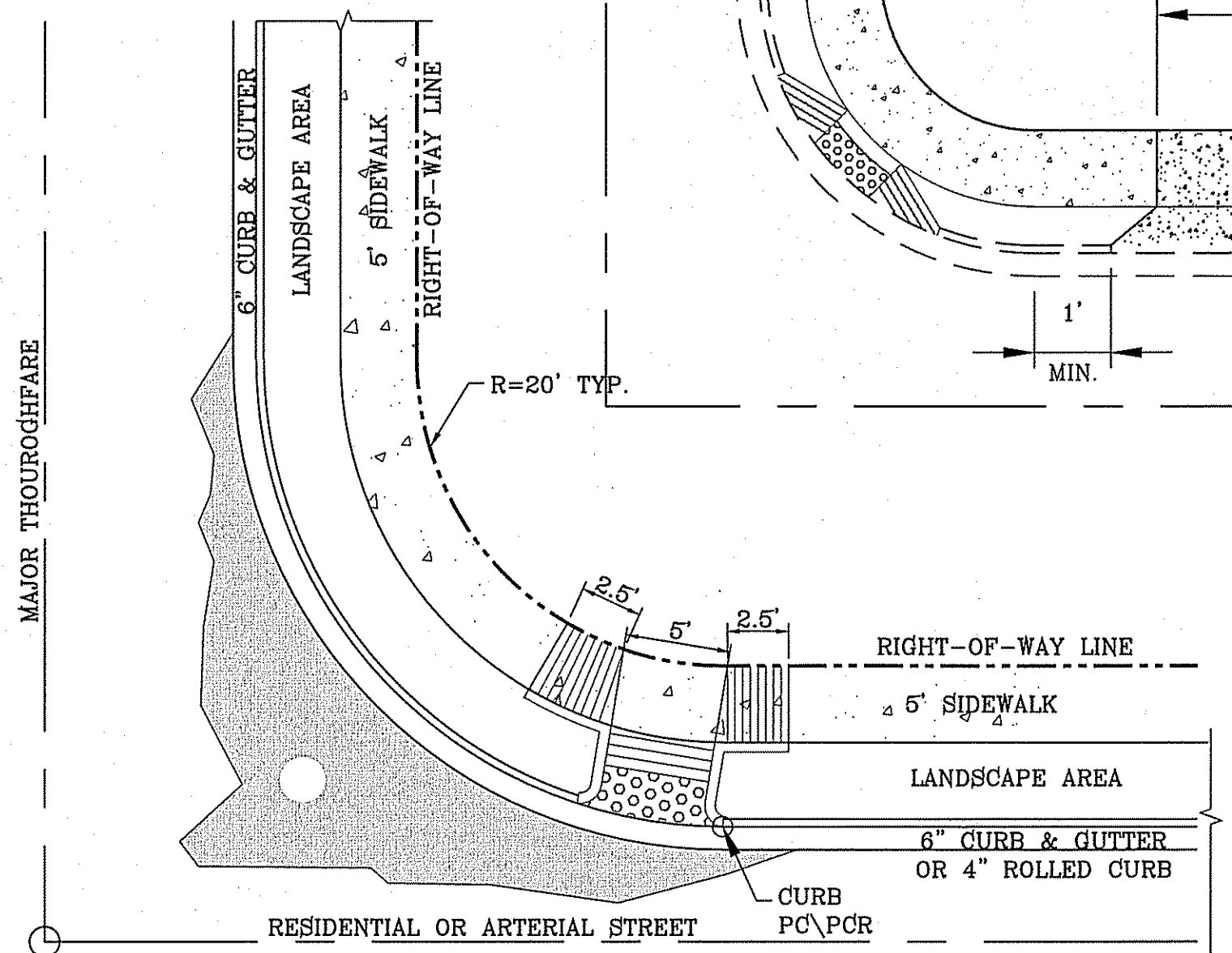
WHEELCHAIR RAMP AT PARK PERIMETER
SCALE: 1"=1'



TYPICAL WHEELCHAIR RAMP AT PARKS 6" CURB & GUTTER SECTION W
SCALE: 1"=1'

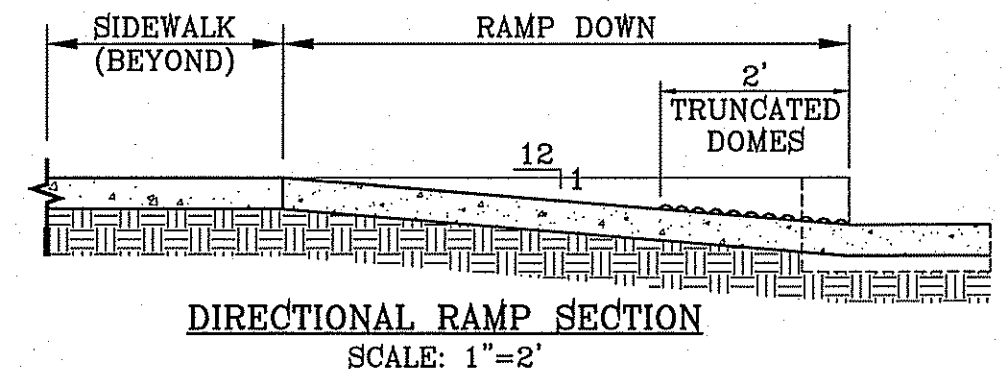


TRUNCATED DOMES
SCALE: 1"=1'

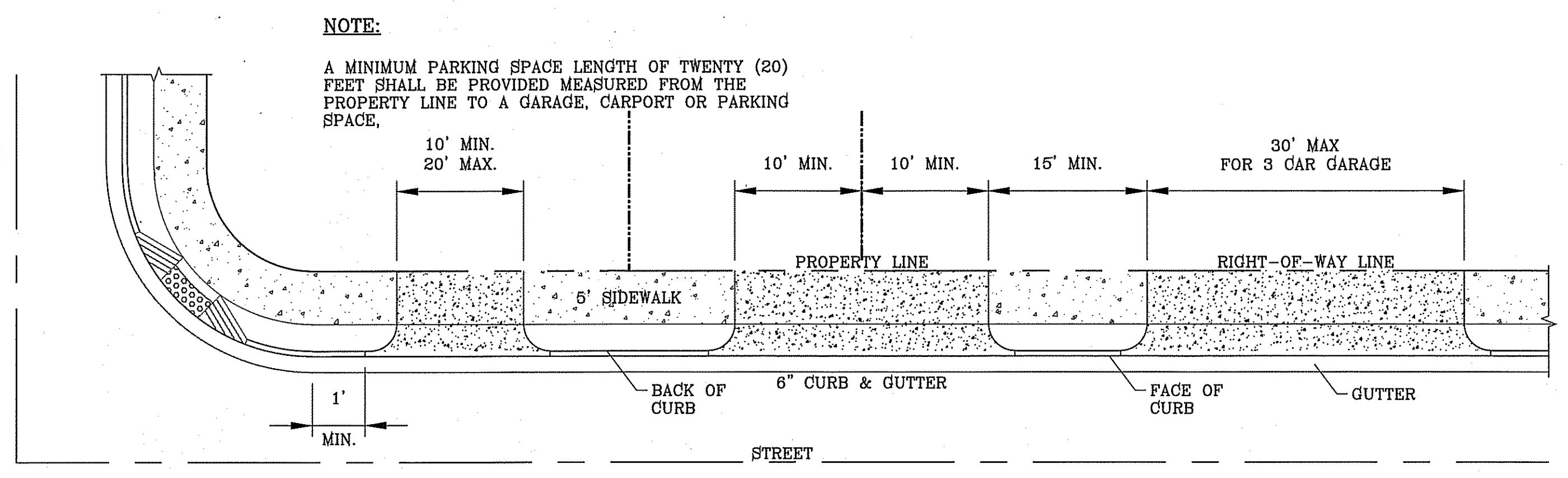


DIRECTIONAL RAMP
SCALE: 1"=10'

ALL ACCESSIBLE ROUTES SHALL NOT EXCEED A RUNNING SLOPE GREATER THAN 1:20. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. PARKING SPACES AND ACCESSIBLE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS. NEW WHEELCHAIR RAMPS SHALL NOT EXCEED A SLOPE OF 1:12.

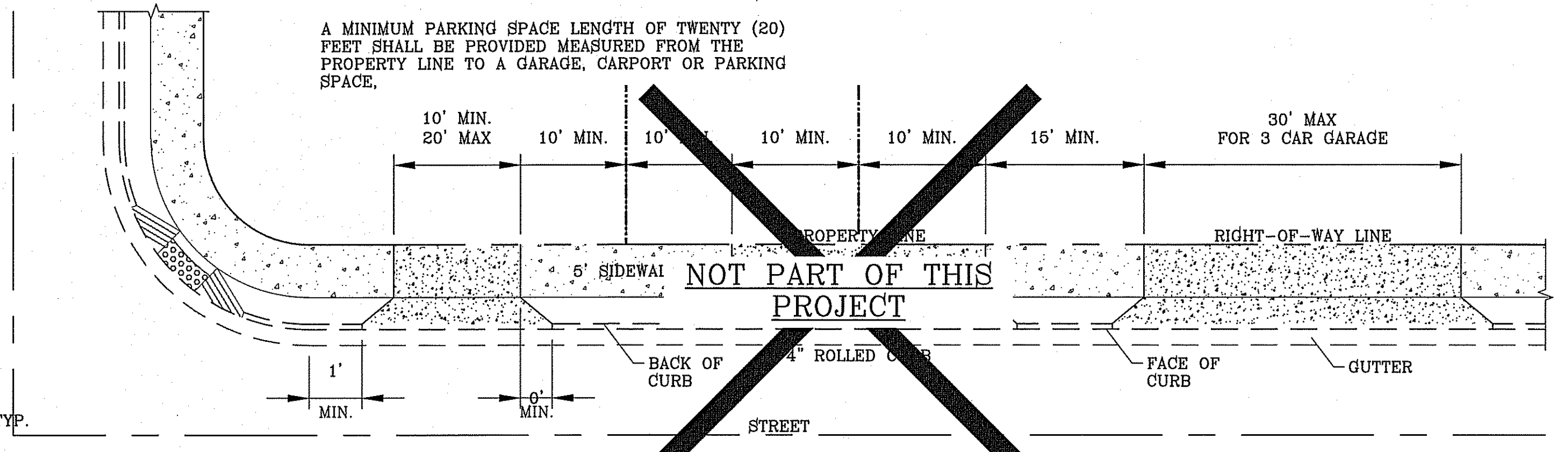


DIRECTIONAL RAMP SECTION
SCALE: 1"=2'



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 CURB & GUTTER
SCALE: 1"=10'

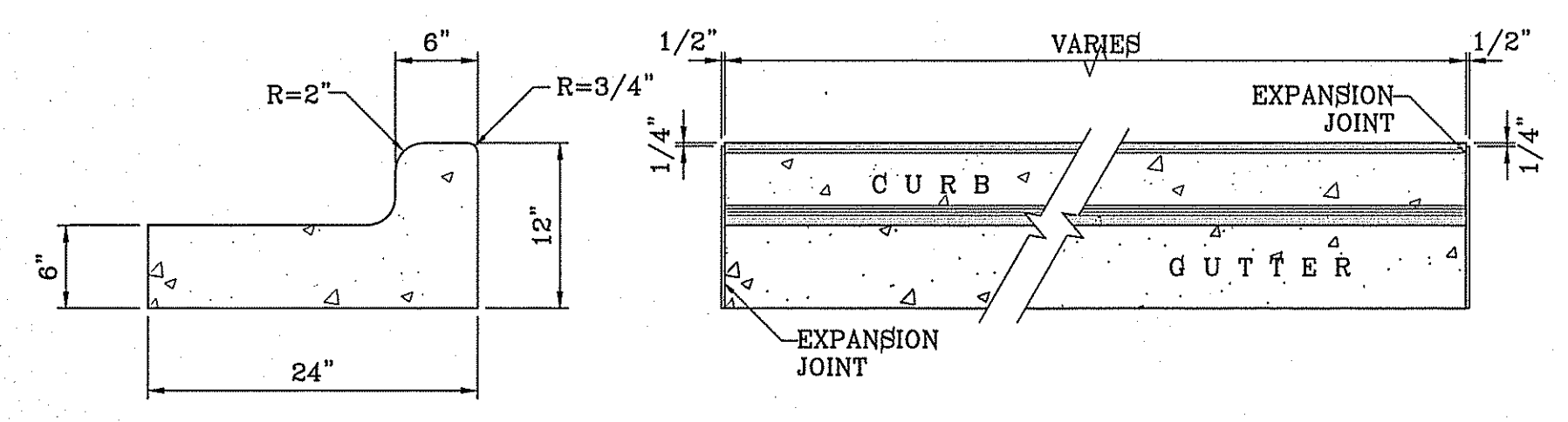


NOTE:
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

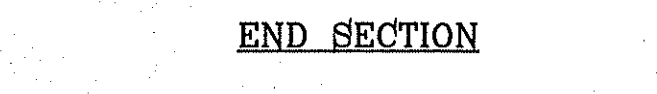
TYPICAL RESIDENTIAL DRIVEWAY WITH ROLLED CURB
SCALE: 1"=10'



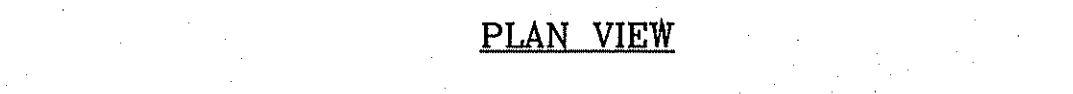
Final Approval



DRIVEWAY DETAIL
SCALE: 1"=10'



END SECTION

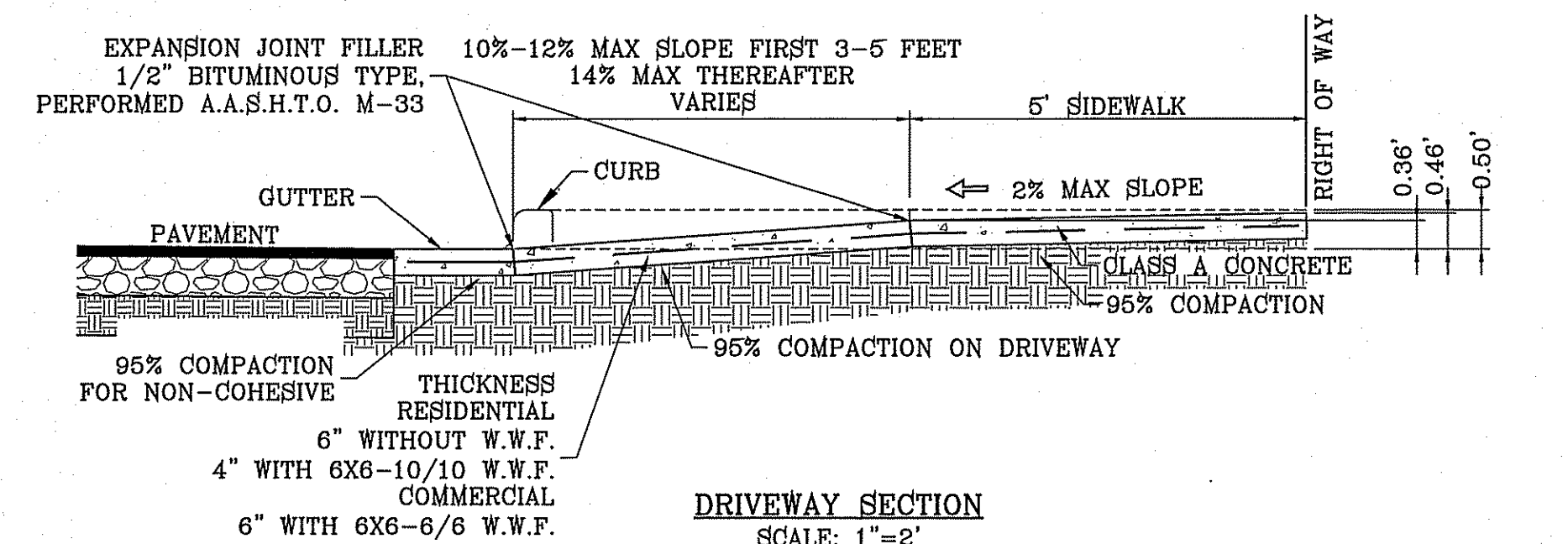


PLAN VIEW

NOTES:

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORED EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE: CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

CURB & GUTTER DETAIL
SCALE: 1"=1'



DRIVEWAY SECTION
SCALE: 1"=2'

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR.	ELEVATION 4022.64
DATE: 5-2-2012	
BY: R.C.	REVISIONS
2ND CITY REFS	
RAMPS AS PER STREET ROW/PARKWAY	
CROSSED OUT 4" ROLLED CURB	
SECTION W - PARK RAMP	

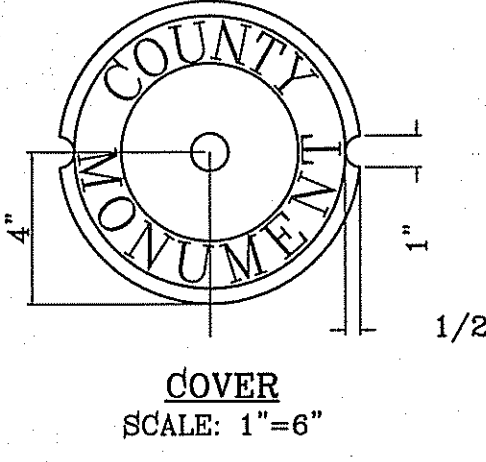
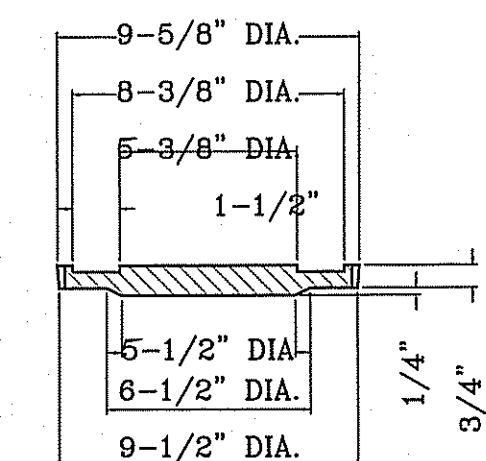
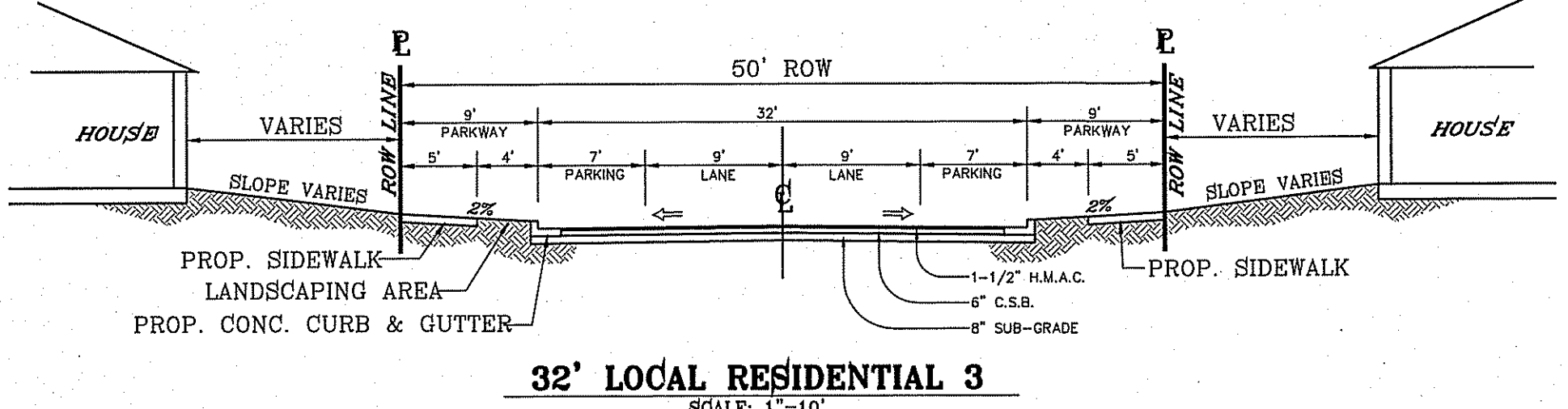
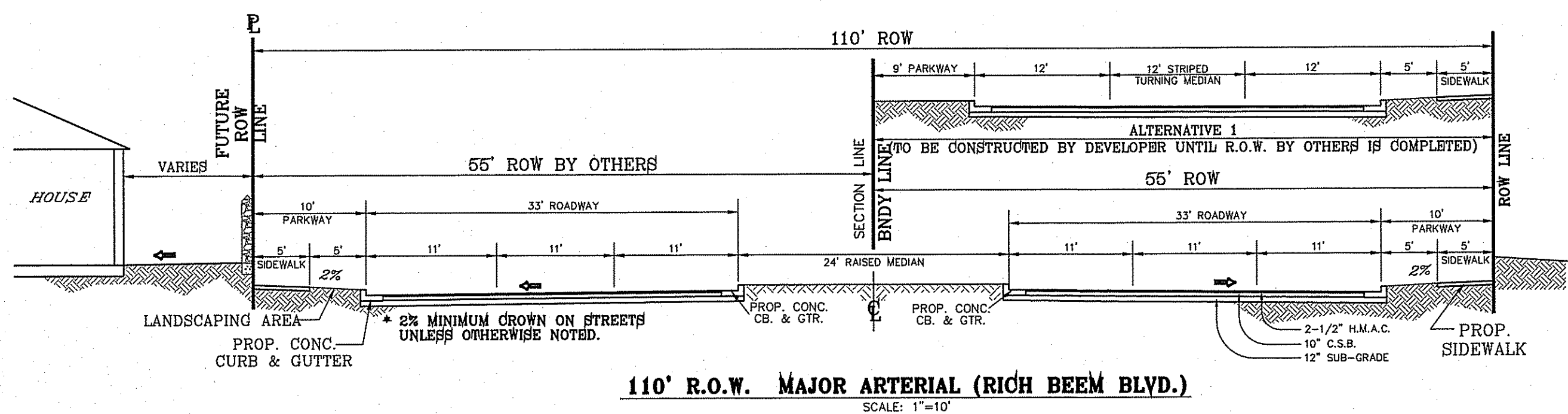
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 76.278 ACRES

S C A L E	
HORIZ: AS NOTED	
VERT: ---	
DATE: DEC. 2010	DESIGN BY: JC
INITIATED BY: RD	CHECKED BY: YC
JOB NO.: 1110-18	

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0293
FAX: (915) 592-0286



STANDARD DETAILS
SHT 46 OF 60



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.

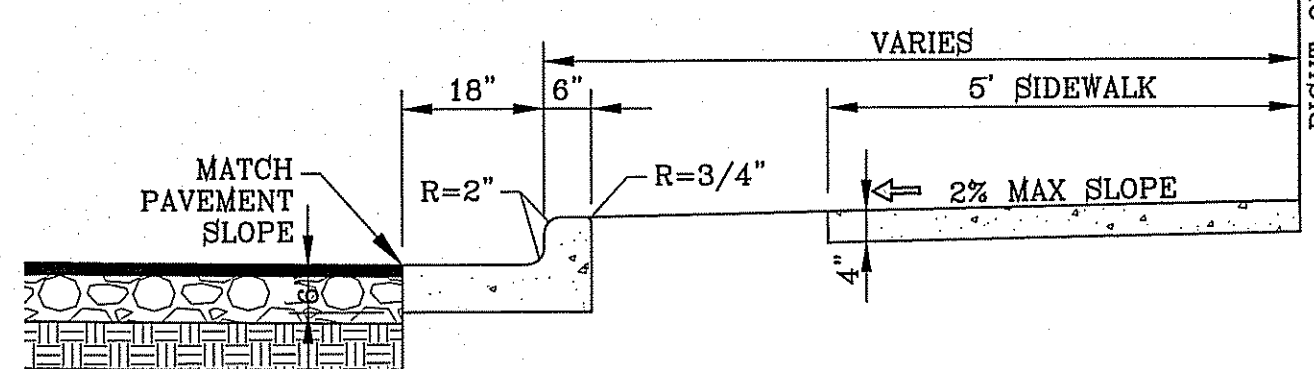
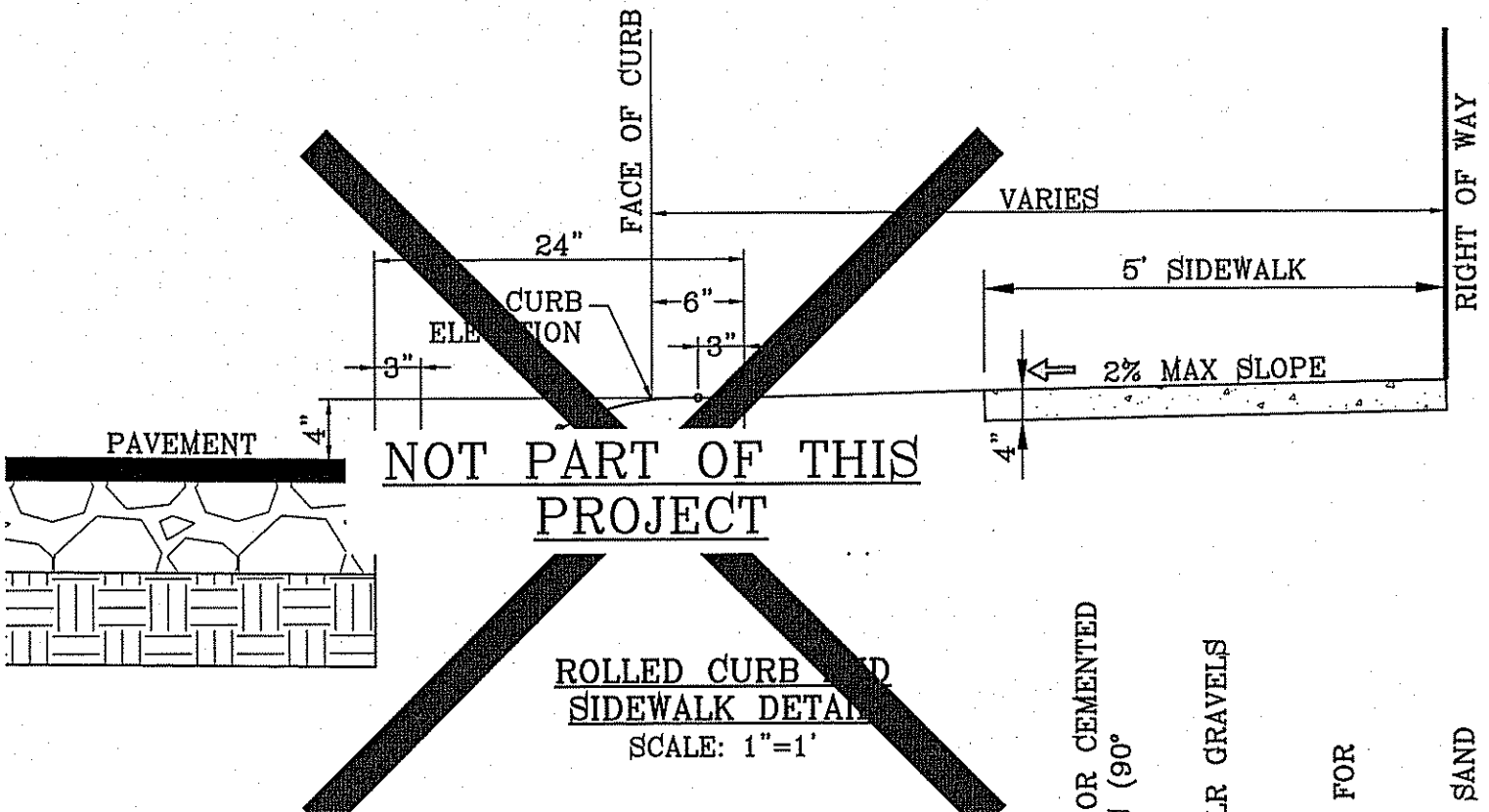
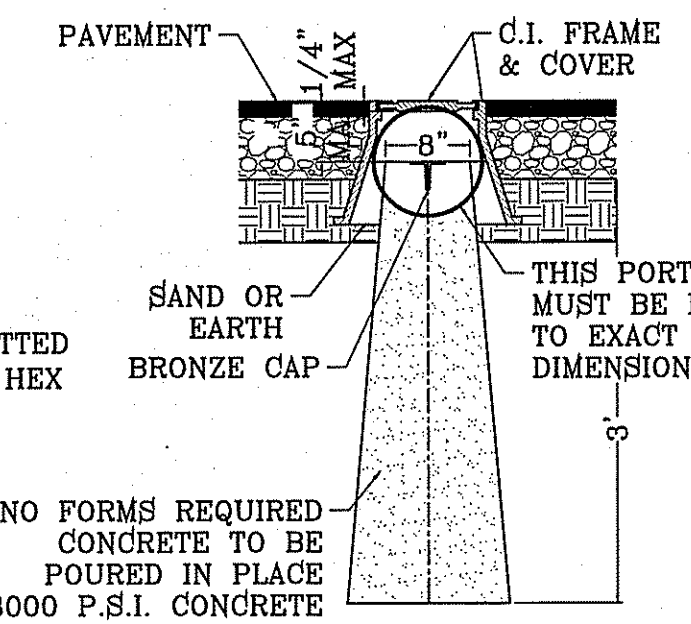
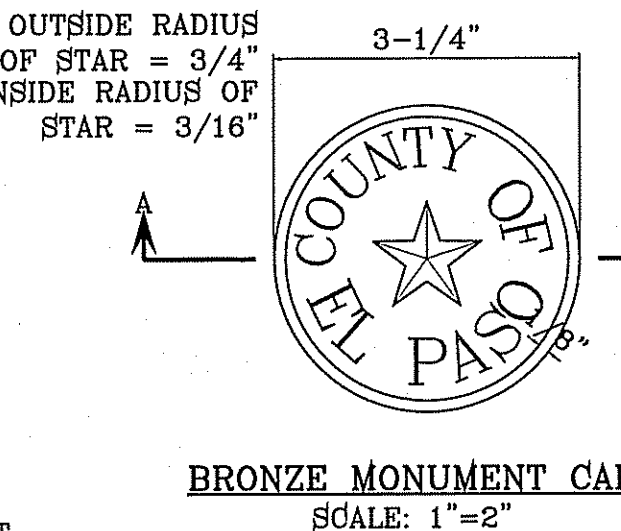
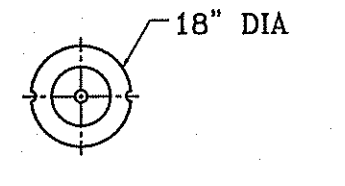
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

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.

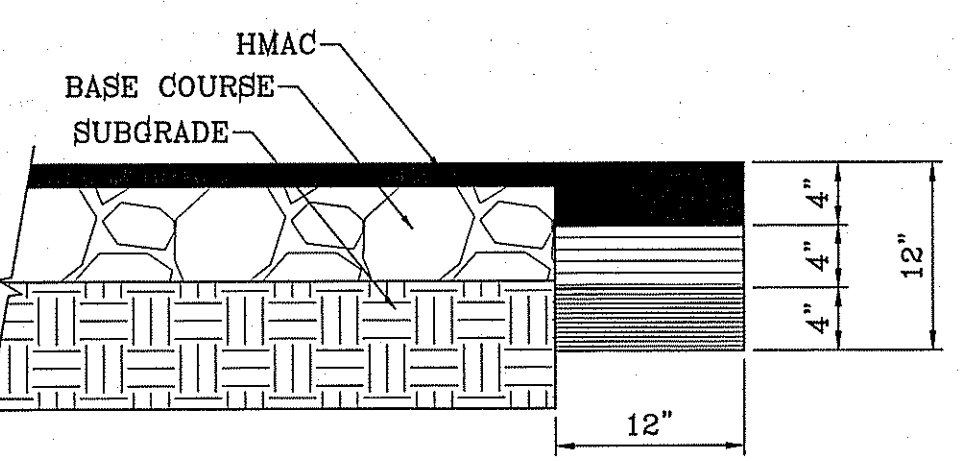
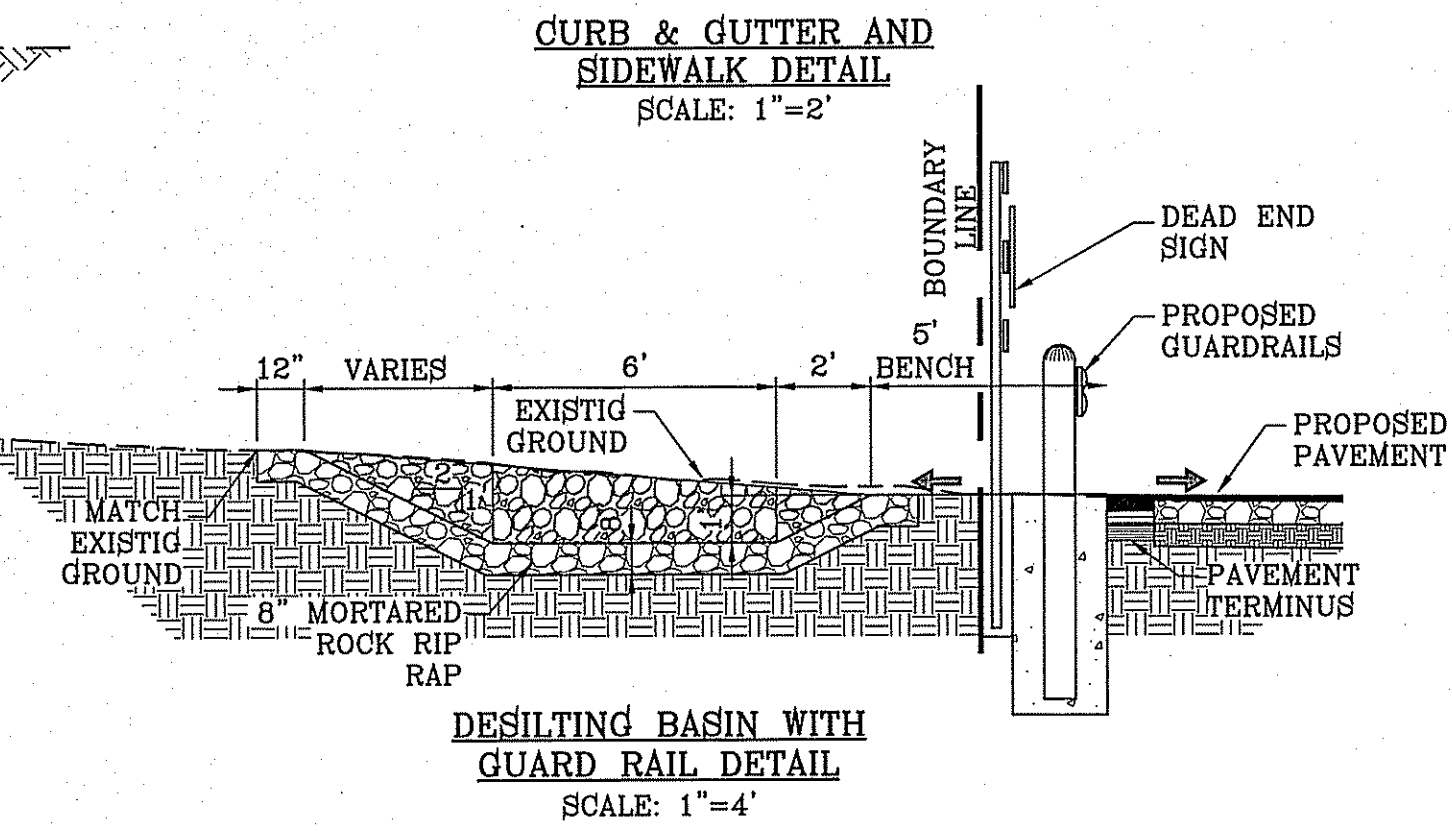
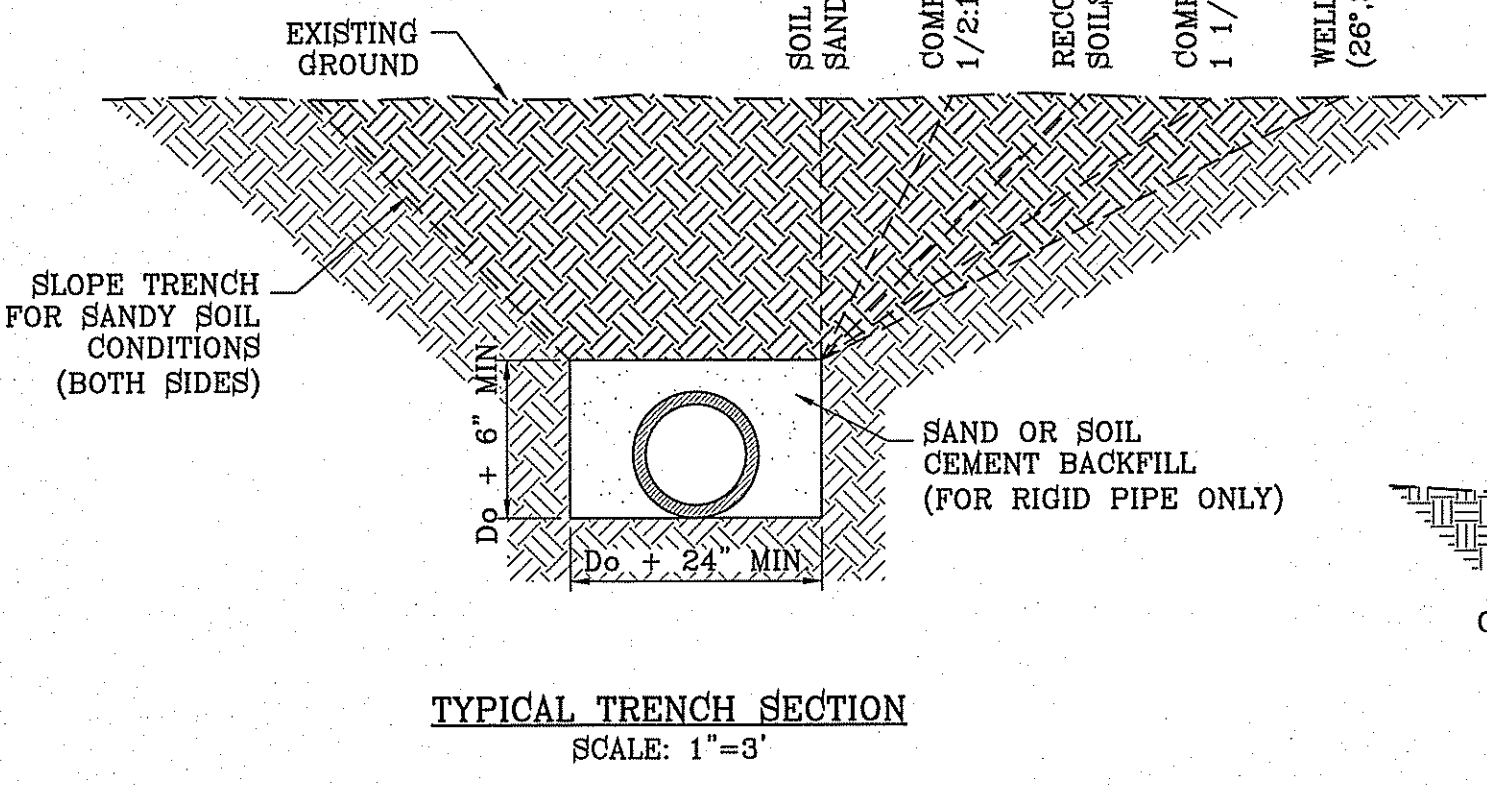
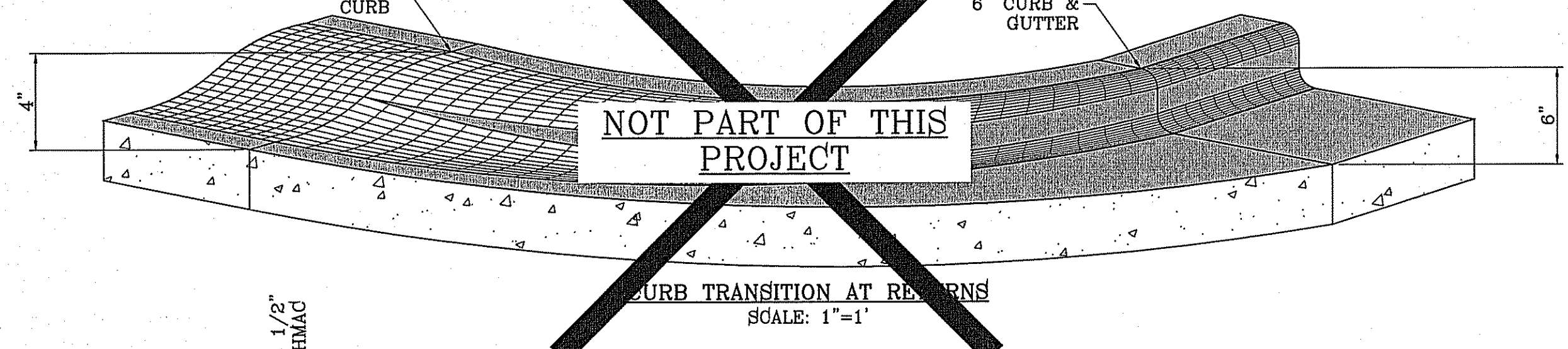
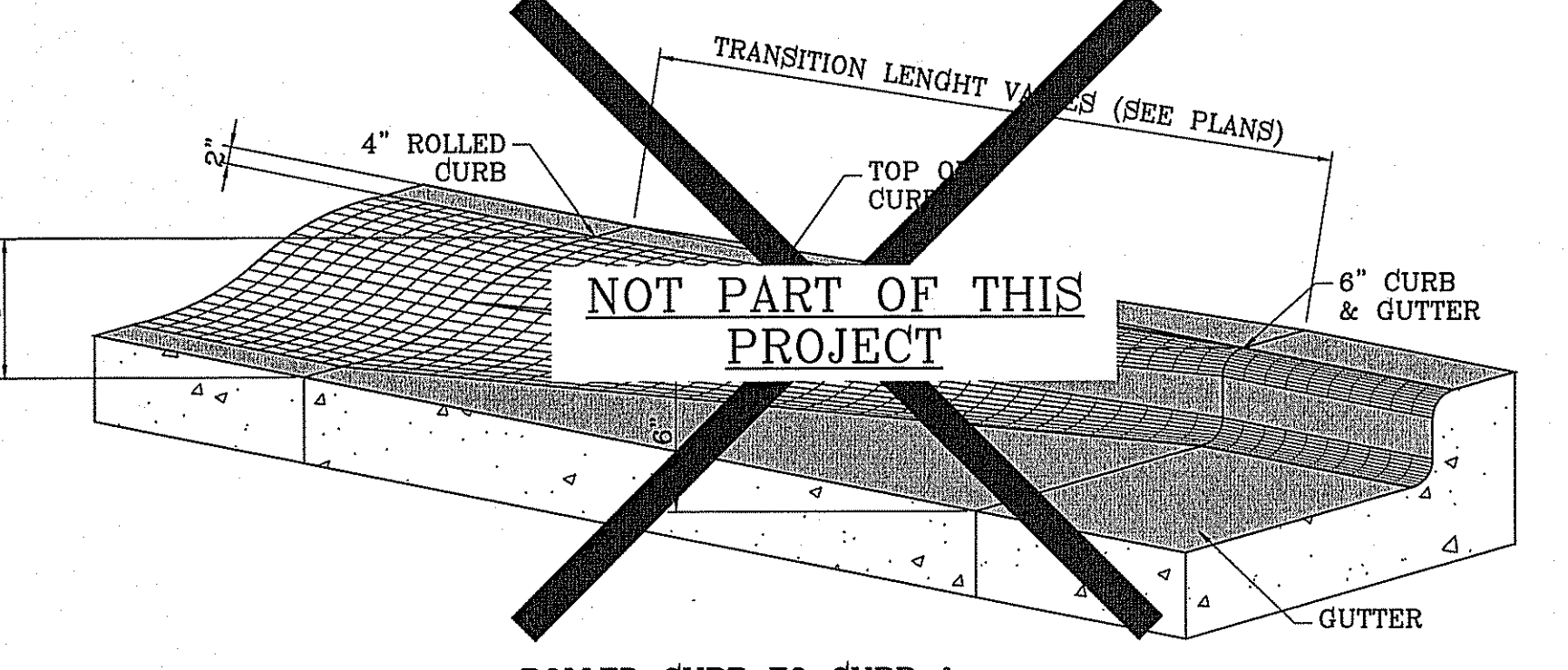
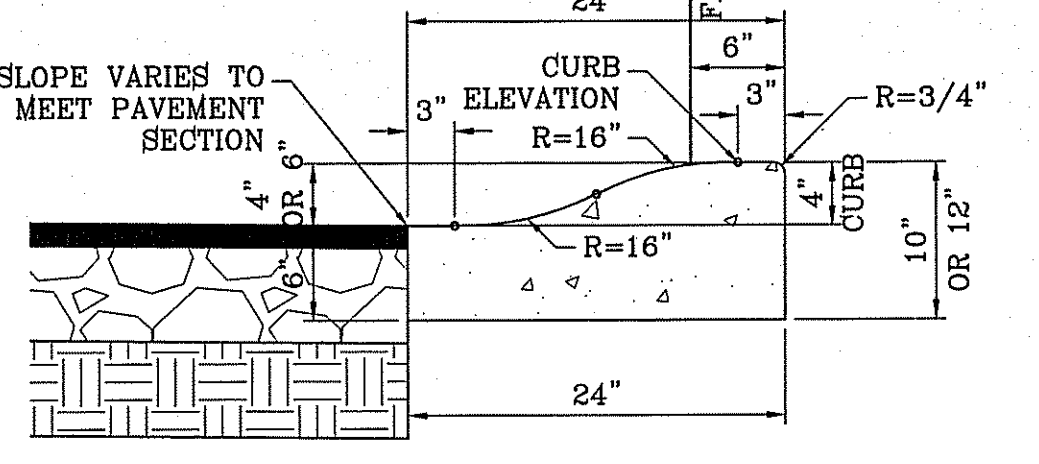
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.

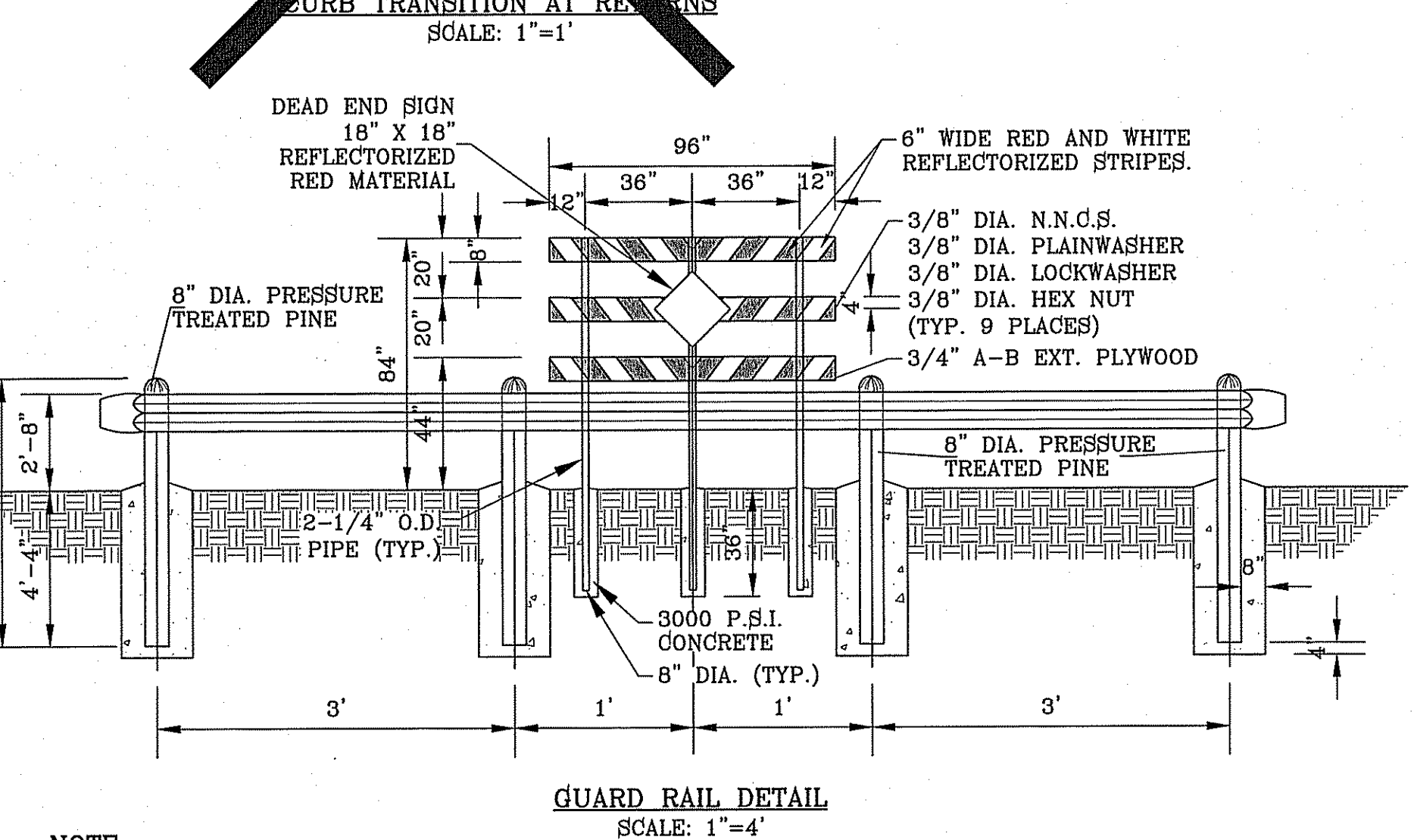
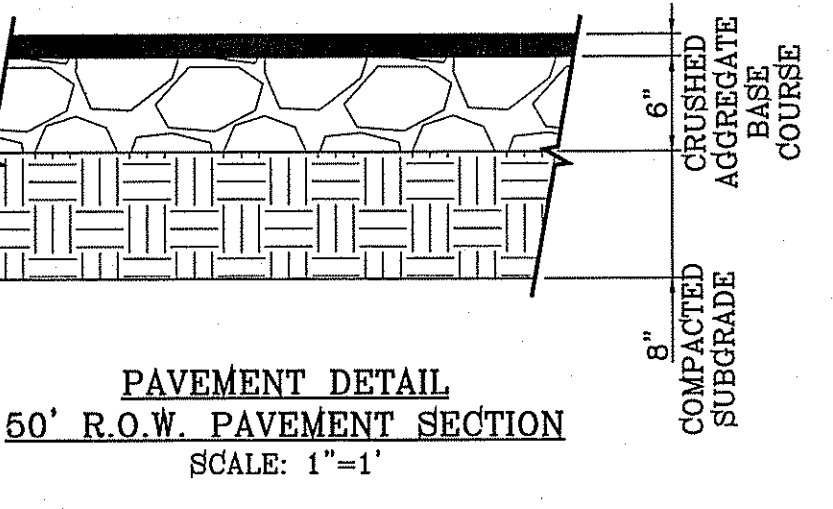
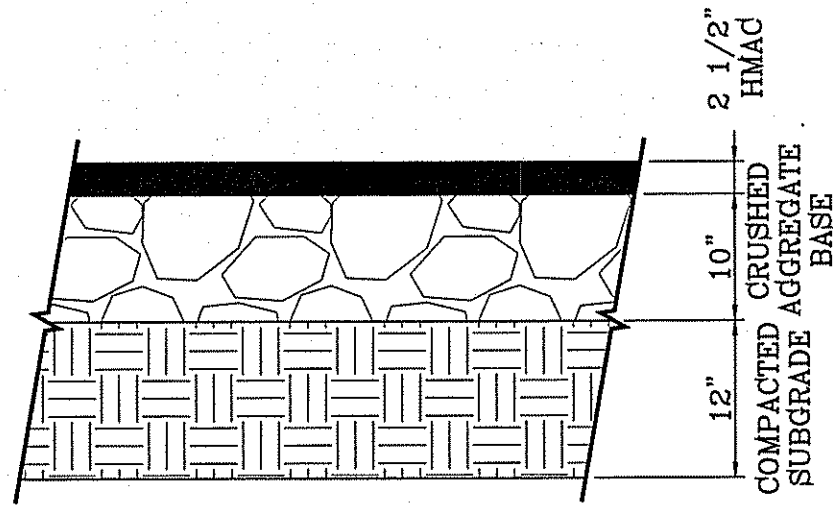
HEIGHT OF LETTERS = 7/16"
WIDTH OF LETTER BODY = 3/16" RADI FOR POSITION OF LETTERING = 13/16" AND 1-1/4"



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



- PAVEMENT NOTES:**
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
 2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
 3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
 4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
 5. COMPACTION TESTS WHERE REQUIRED BY THE CITY AND COUNTY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
 6. C.B.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.
 7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
 8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE COUNTY AND CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
 9. H.M.A.C. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST COUNTY AND CITY OF EL PASO SPECIFICATIONS.
 10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.
- TRENCHING**
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



NOTE:
DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

BY	REVISIONS
R.O.	NO. CITY REFS.
RO	PAVEMENT NOTES
RO	CROSSED OUT 4" ROLLED CURB

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED

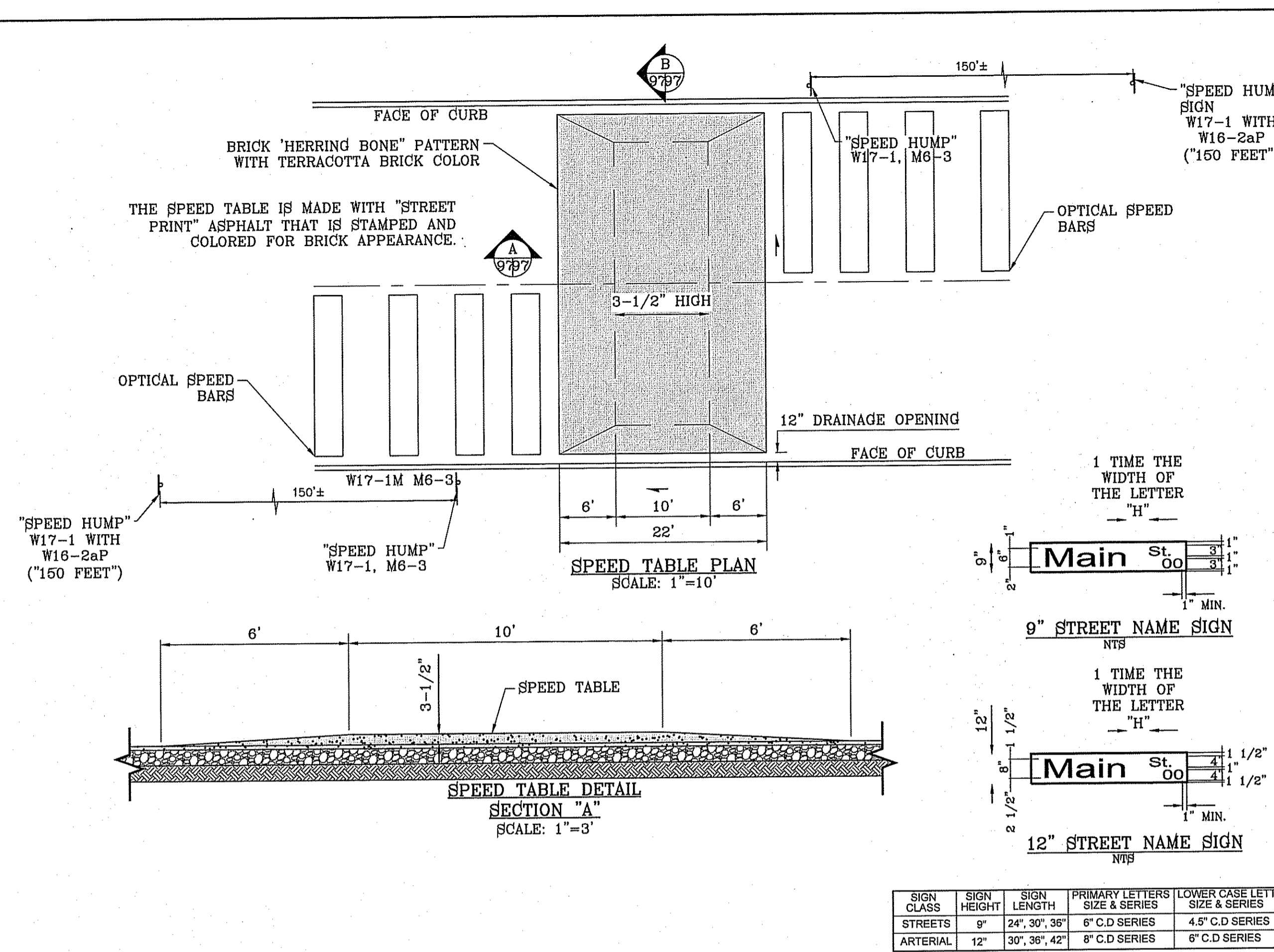
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

ENGINEER'S SEAL	SCA L E
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED IN ACCORDANCE WITH THE DESIGN STANDARDS	HORIZ: AS NOTED
DATE: DEC. 2010	VERT: ---
DESIGN BY: YC	INITIATED BY: RO
CHECKED BY: YC	JOB NO.: 1110-18

CONDE INC.
ENGINEERING / PLANNING
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6000 FORT WORTH ST. 100
EL PASO, TEXAS 79905
PHONE: (915) 692-0283
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CONDE INC.
REGISTRATION NO. F-2321

SHEET TITLE

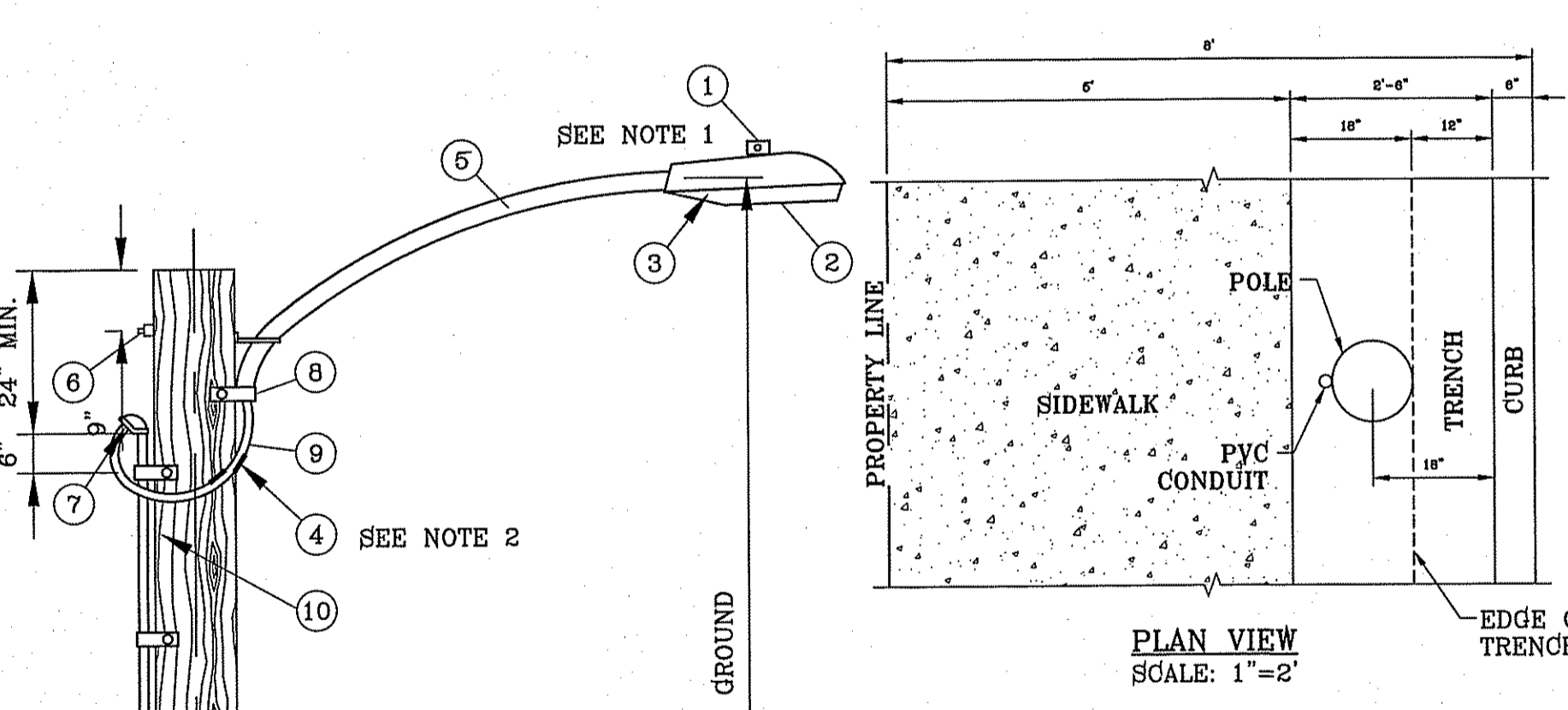
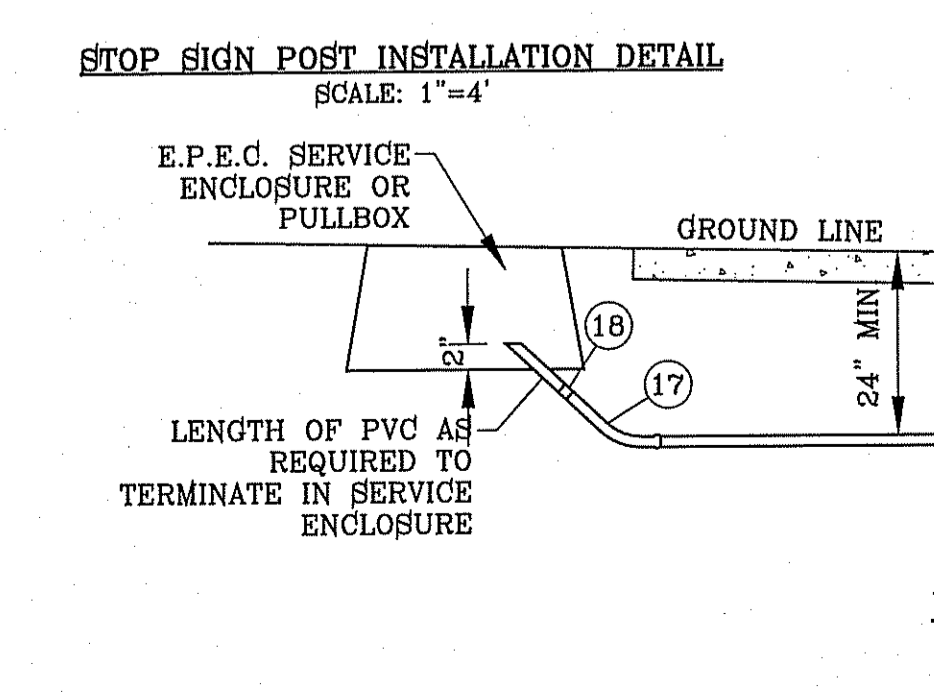
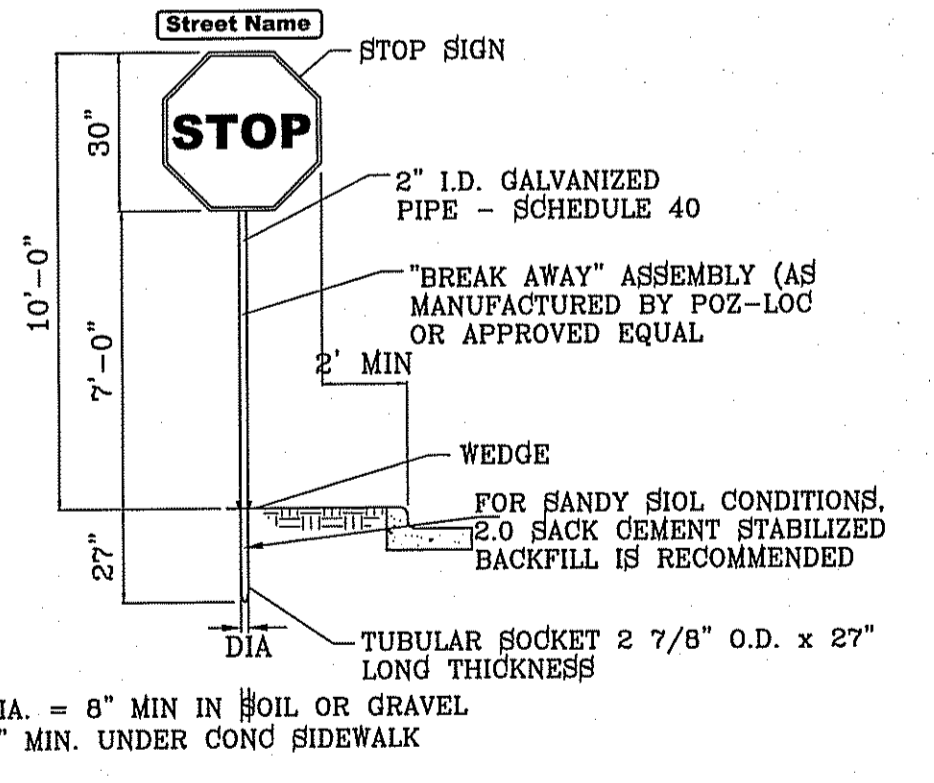
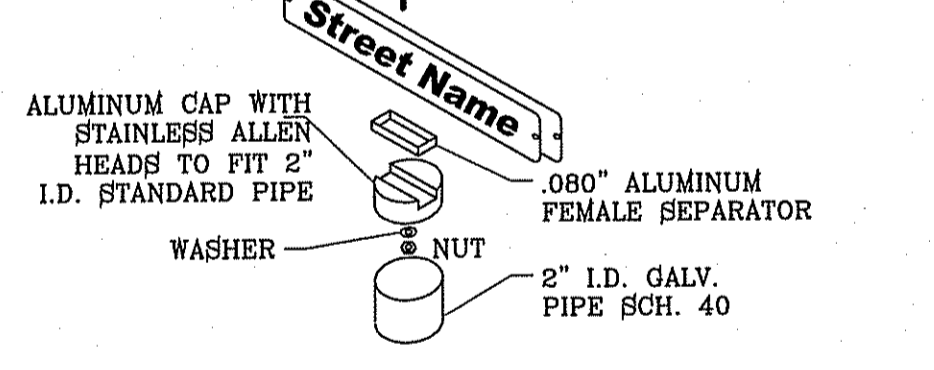
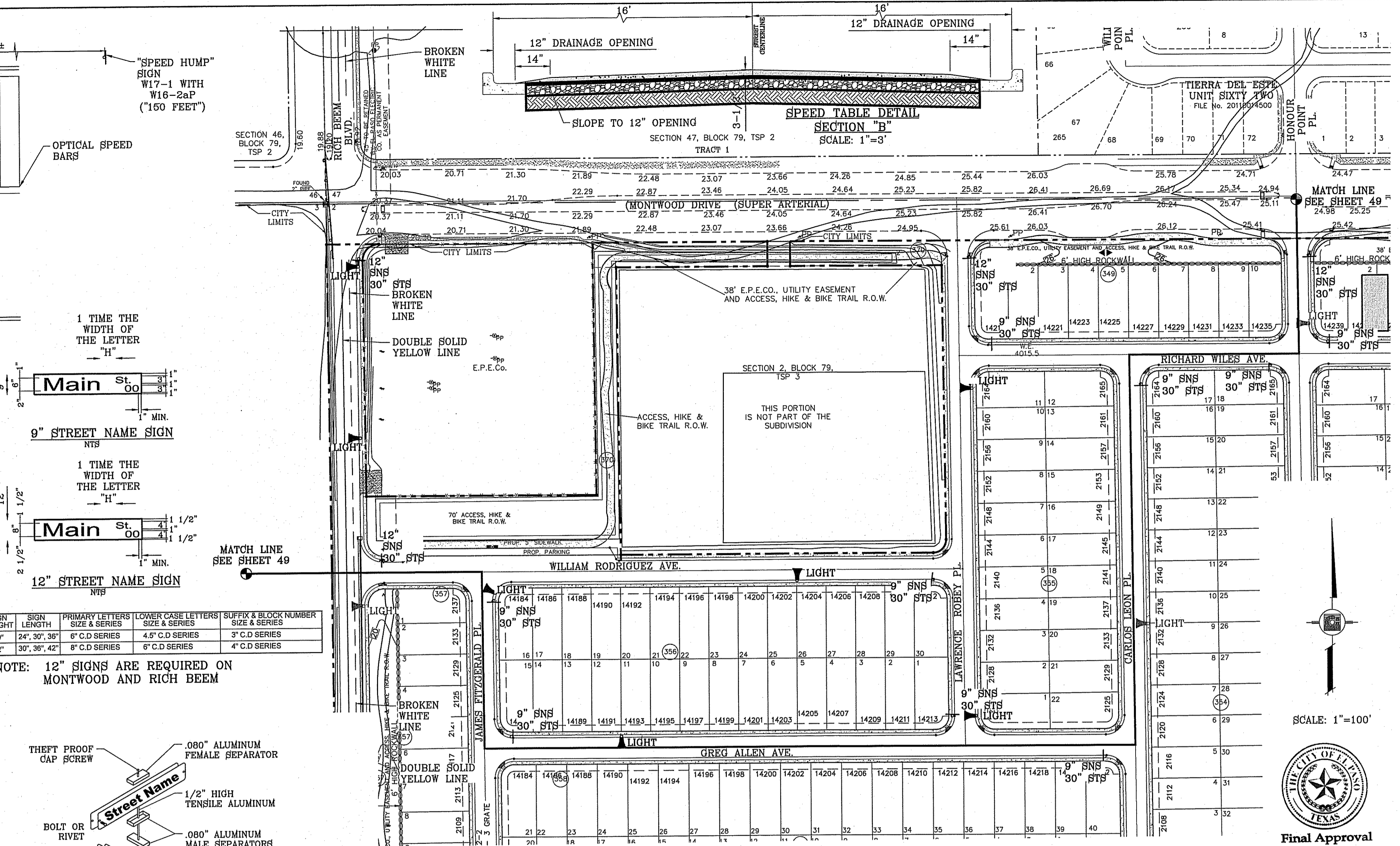


SPECIFICATIONS FOR ALUMINUM SIGN BLANKS
 THESE SPECIFICATIONS DESCRIBE DETAILS AND MINIMUM REQUIREMENTS FOR ALUMINUM SIGN BLANKS, TO WHICH REFLECTIVE SHEETING WILL BE APPLIED.

- ALL MATERIALS SHALL BE NEW AND UNWEATHERED ASDN SHALL BE OF DOMESTIC ORIGIN, MILLED, ROLLED AND FINISHED IN DOMESTIC MILLS.
- SIGN BLANKS SHALL BE .080 GAUGE ALODIZED-TREATED ALUMINUM, 6052-H38 ALLOY, FREE OF BURRS, CORROSION, WHITE RUST AND DIRT, SUITABLE FOR APPLICATION OF REFLECTIVE SHEETING WITHOUT FURTHER PREPARATION.
- EDGES OF BLANKS SHALL BE CUT TRUE AND SQUARE, CORNER RADII, HOLE DIAMETERS AND HOLE LOCATIONS SHALL BE AS DESCRIBED IN THE ALUMINUM SIGN BLANK BID D.H.T. STANDARDS.
- ALL SIGN BLANKS WILL BE TREATED AS FOLLOWS:
 - DEGREASING
 - VAPOR DEGREASING- BY TOTAL IMMERSION OF THE SIGN BLANK IN A SATURATED VAPOR OF TRICHLOROETHYLENE OR PERCHLOROETHYLENE. TRADEMARK PRINTING SHALL BE REMOVED WITH LACQUER THINNER BEFORE DEGREASING, OR
 - ALKALINE DEGREASING - BY TOTAL IMMERSION OF THE SIGN BLANK IN A TANK CONTAINING ALKALINE SOLUTIONS, CONTROLLED AND TITRATED TO THE SOLUTION MANUFACTURER'S SPECIFICATION FOR TIME, TEMPERATURE AND CONCENTRATION, IMMERSION TIME SHALL DEPEND UPON THE AMOUNT OF SOIL PRESENT, GAUGE OF THE METAL AND SOLUTION STRENGTH. RINSE THOROUGHLY WITH RUNNING WATER.
 - ETCHING
 - ACID ETCH - WELL IN 6-8% PHOSPHORIC ACID SOLUTION AT 100 DEGREES F OF PROPRIETARY ACID ETCHING SOLUTION. RINSE THOROUGHLY WITH RUNNING WATER.
 - ACID ETCH - ETCH WELL THE PRE-CLEANED ALUMINUM SURFACE IN AN ALKALINE ETCHING MATERIAL THAT IS CONTROLLED BY TITRATION, USE TIME, TEMPERATURE, AND CONCENTRATION SPECIFIED BY THE SOLUTION MANUFACTURER. RINSE THOROUGHLY. REMOVE SMUT WITH AN ACIDIC CHROMIUM COMPOUND - TYPE SOLUTION MANUFACTURER AND THEN RINSE THOROUGHLY.
 - CHROMATE CONVERSION COATING
 - COAT THE ALUMINUM BLANKS ACCORDING TO THE CHROMATE CONVERSION COATING MANUFACTURER'S INSTRUCTIONS. THE COATING SHALL CONFORM TO ASTM-B449067, CLASS 2, AND SHALL RANGE IN COLOR FROM SILVERY IRIDESCENT TO PALE YELLOW. THE COATING WEIGHT SHALL BE 10 TO 35 MG. PER SQ. FT. WITH A MEDIAN OF 25 MG. PER SQ. FT. AS THE OPTIMUM COATING WEIGHT.

SPECIFICATIONS FOR REFLECTORIZED STREET NAME SIGNS

- COLOR OF SIGNS: THE FINISHED SIGN MUST HAVE A REFLECTORIZED BLUE BACKGROUND. THE BLUE MUST CONFORM WITH THE BUREAU OF PUBLIC ROADS HIGHWAY BLUE. THE LEGEND MUST BE REFLECTORIZED SILVER WHITE (BLUE REVERSE SCREENED BACKGROUND WITH SILVER COPY).
- LETTER DESIGN: THE LETTERING OF ALL LEGENDS MUST BE MIXED CASE LETTERS IN ACCORDANCE WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- LETTER SPACING: THE CONTROL FOR THE SPACING VALUES IN TRAFFIC LAYOUT IS THE DISTANCE RECOGNIZED AS AESTHETIC CONTROL (100%). TWO AND ONE-HALF TIMES (2-1/2) THIS CONTROL MUST BE USED AS THE AESTHETIC WORK SPACE BETWEEN ELEMENTS IN THE PRIMARY LEGEND.
- LAYOUT: THE MAXIMUM NUMBER OF LETTERS TO BE ACCOMMODATED ON A GIVEN LENGTH STREET NAME FACE MUST BE DETERMINED BY THE WIDEST LETTER SERIES POSSIBLE FOR THAT LEGEND AND THE SPACING CONTROL (100%) FOR THE SERIES USED MUST BE EXPANDED OR CONDENSED UP TO 25% IN 5% INCREMENTS.
- THE SPACING CONTROL (100%) FOR THE SERIES USED MUST BE EXPANDED OR CONDENSED UP TO 25% IN 5% INCREMENTS FOR THE END MARGIN WITH MINIMUM OF 1".
- THE WORD SPACE MUST BE EXPANDED UP TO 25% IN 5% INCREMENTS BUT NOT CONDENSED.
- SPACE BETWEEN PRIMARY AND BLOCK NUMBER AREA MUST BE 1/2 THE AESTHETIC WORK SPACE USED IN THE PRIMARY LEGEND.
- SIZE OF LEGEND: FOR 9" STREET NAME SIGNS, THE PRIMARY LEGEND, OR STREET NAME MUST HAVE 6" INITIAL UPPER - CASE LETTERS AND 4.5" LOWER - CASE LETTERS ON ALL OTHER STREETS. LETTERING TO INDICATE THE TYPE OF STREET MAY BE IN SMALLER LETTERING COMPOSED OF INITIAL UPPER-CASE LETTERS 3" IN HEIGHT AND LOWERCASE LETTERS 2.5" IN HEIGHT.
- POSITION OF LEGEND: EACH SIGN FACE WILL CONSIST OF THE STREET NAME, E. SUFFIX AND BLOCK NUMBER. THE SUFFIX WILL BE LOCATED IN THE UPPER RIGHT CORNER STREET NAME CENTERED IN THE REMAINING SPACE.
- SIGN FABRICATION: THE SIGN FACE MUST BE FABRICATED BY REVERSE SCREENING BLUE TRANSPARENT COLOR OVER SILVER REFLECTIVE SHEETING. TRANSPARENT PDCOLORS MUST BE AS RECOMMENDED BY THE SHEETING MANUFACTURER. CUT-OUT OR APPLIED LEGEND ARE NOT PERMITTED. SIGN FACES MUST COMPRISE OF ONE PIECE OF PANEL OF REFLECTIVE SHEETING.
- TYPE OF SHEETING: ENGINEER GRADE REFLECTIVE SHEETING MUST BE USED IN THE FABRICATION OF THE STREET NAME SIGN FACES.



ITEM No.	DESCRIPTION	STOCK/DSU No.	QTY.	CU CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		
2	HPS LAMP 100 W	21-085	1		
3	LUMINAIRE, 100 W HPS	21-335	1	LC0BRAHD	
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKTI*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		
	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
	COIL SPRING WASHER, 5/8"	02-786	1		
	LOCK NUT, 5/8"	02-706	1		
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8	LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10	COPPER CBL, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12	PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCSTRP	
13	NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
14	POLE, 35' CLASS 4	09-035	1	L354UG	
15	1" PVC 90 DEGREE ELBOW	17-297	1	LE1901	
16	1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17	1" PVC 45 DEGREE ELBOW	17-298	1	LE1451	
18	1" PVC COUPLING	17-296	1	LCPLG1	

LEGEND
 ▲ PROPOSED 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

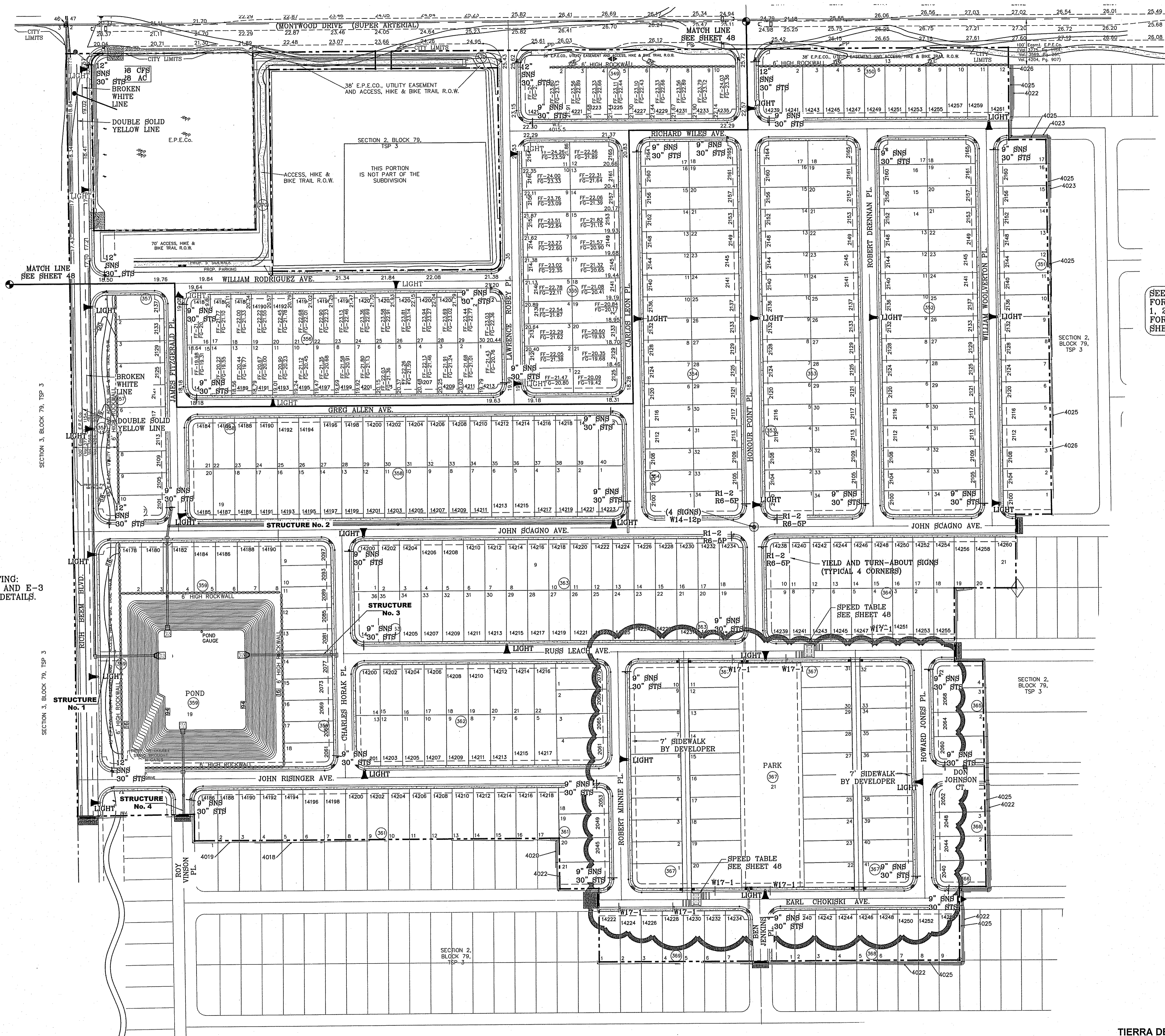
1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0285
 FAX: (915) 592-0286

TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 76.278 ACRES

ILLUMINATION AND TRAFFIC CONTROL PLAN

SHT 48 OF 60

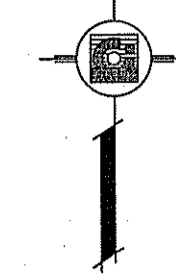


RICH BEEM LIGHTING:
SEE SHEETS E-1 AND E-3
FOR ELECTRICAL DETAILS.

SEE SHEET 41, 42, 43 43A
FOR DRAINAGE STRUCTURES
1, 2, 3, 4
FOR POND DETAILS SEE
SHEET 44



SCALE: 1"=100'

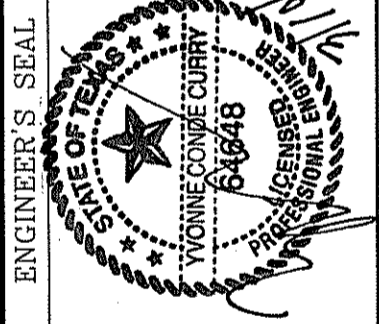


REVISIONS

DATE	REVISIONS	BY
1-27-2012	CITY REDLINES - ADD PIPE TO STRUCT. 1	RO
5-2-2012	2ND CITY REDS	RO
8-20-2012	3RD CITY REDS	RO
12-12-2012	REMOVED SOME STREET LIGHTS	RO

TIERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
RANGE 10 AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.276 ACRES

SCALE: 1"=100'
HORIZ: ---
VERT: ---
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18



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

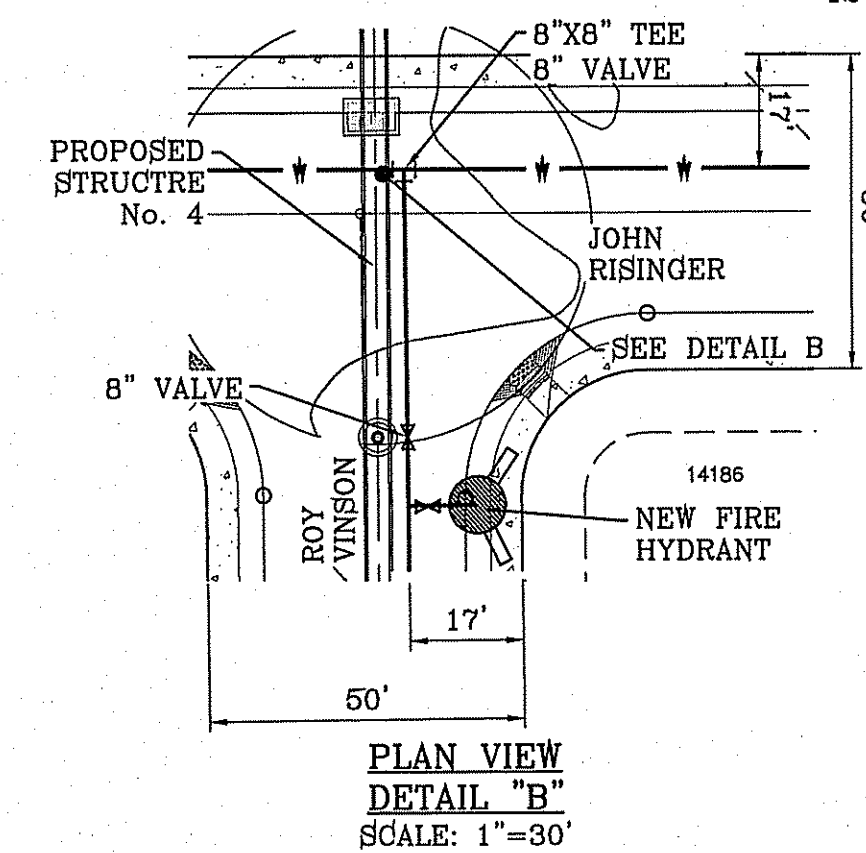
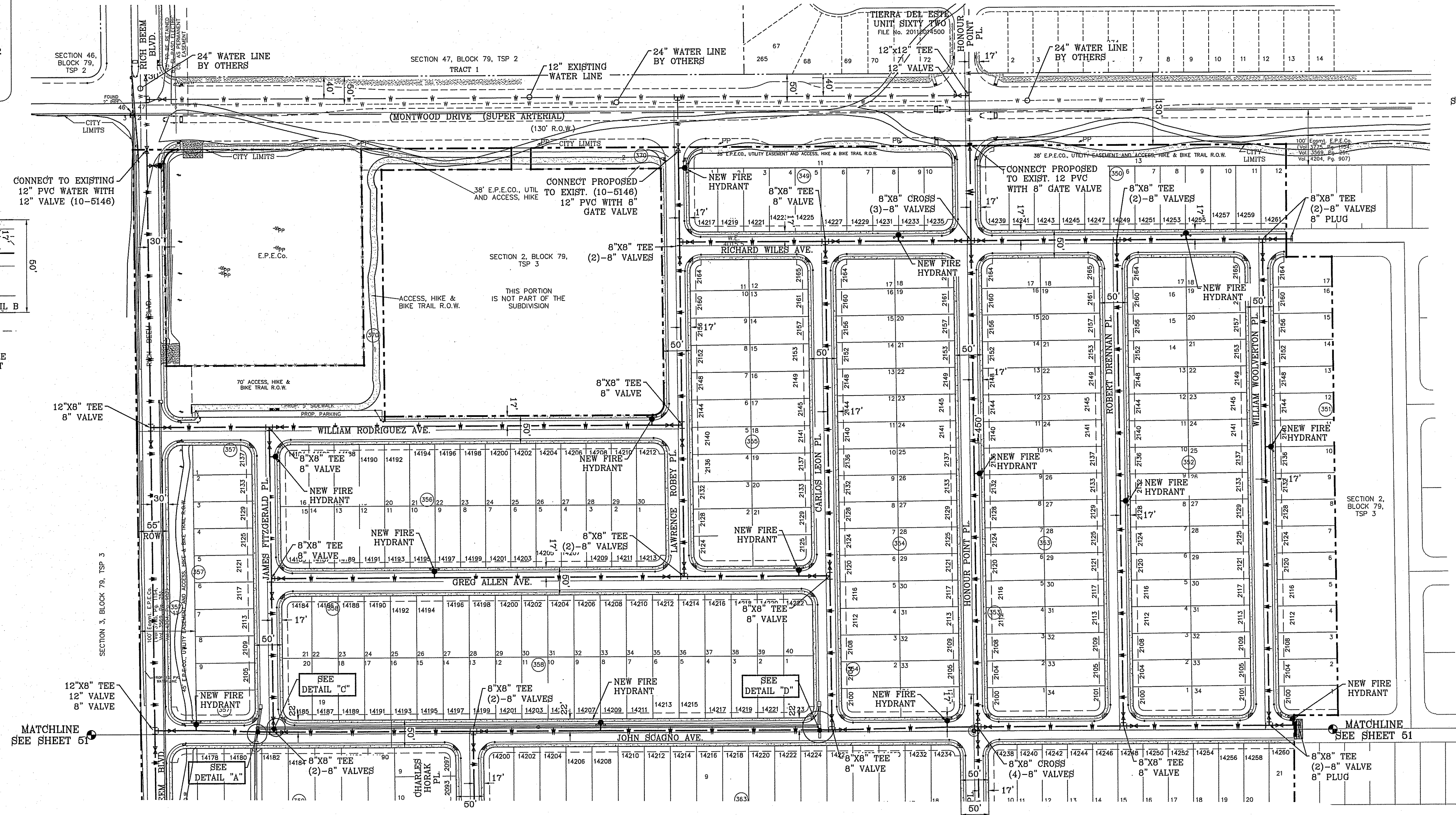
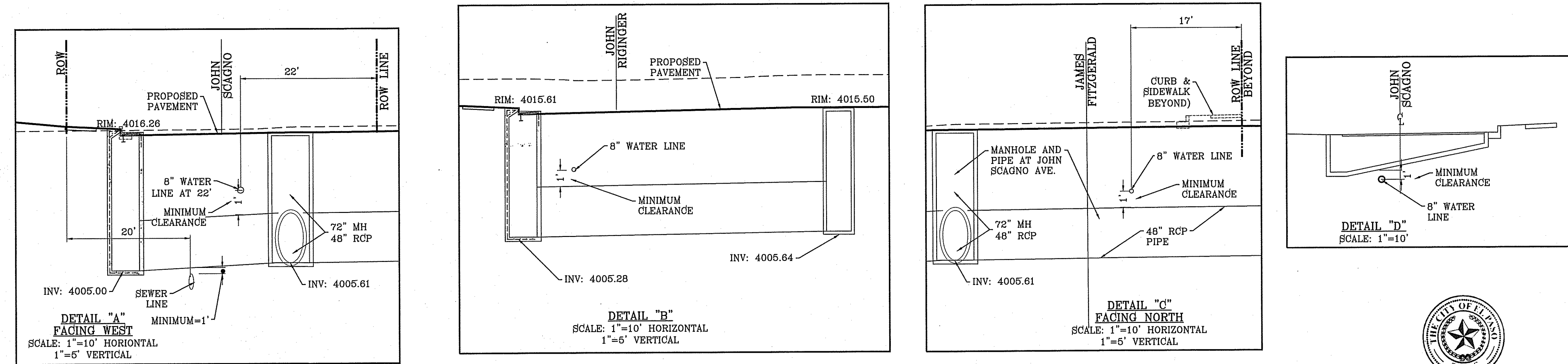


**ILLUMINATION
AND TRAFFIC
CONTROL
PLAN**

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-WATER PLOTTED ON Tuesday, March 10, 2015 10:19:55 AM

LEGEND

	PROPOSED WATER LINE
	PROPOSED 11.25° BEND
	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED 8" TEE
	PROPOSED 8" CROSS
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTOR
	PROPOSED FIRE HYDRANT
	PROPOSED WATER PLUG
	PROPOSED WATER VALVE
	EXISTING WATER LINE
	EXISTING 11.25° BEND
	EXISTING 22.5° BEND
	EXISTING 45° BEND
	EXISTING 90° BEND
	EXISTING 8" TEE
	EXISTING 8" CROSS
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTOR
	EXISTING FIRE HYDRANT
	EXISTING WATER PLUG
	EXISTING WATER VALVE



SEE SHEET 59 & 60 FOR WATER DETAILS

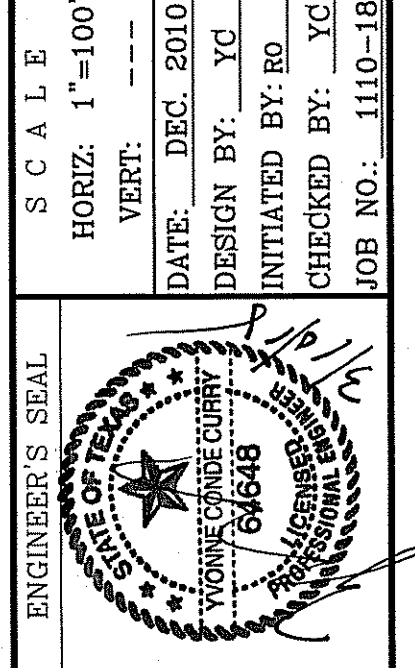
TIERRA DEL ESTE UNIT SIXTY EIGHT

SHT 50 OF 60

REVISIONS

DATE	BY
1-27-2012	PSB REDDES
5-2-2012	2ND CITY REDS
8-22-2012	3RD PSB REDS
12-27-2012	DET. A & C

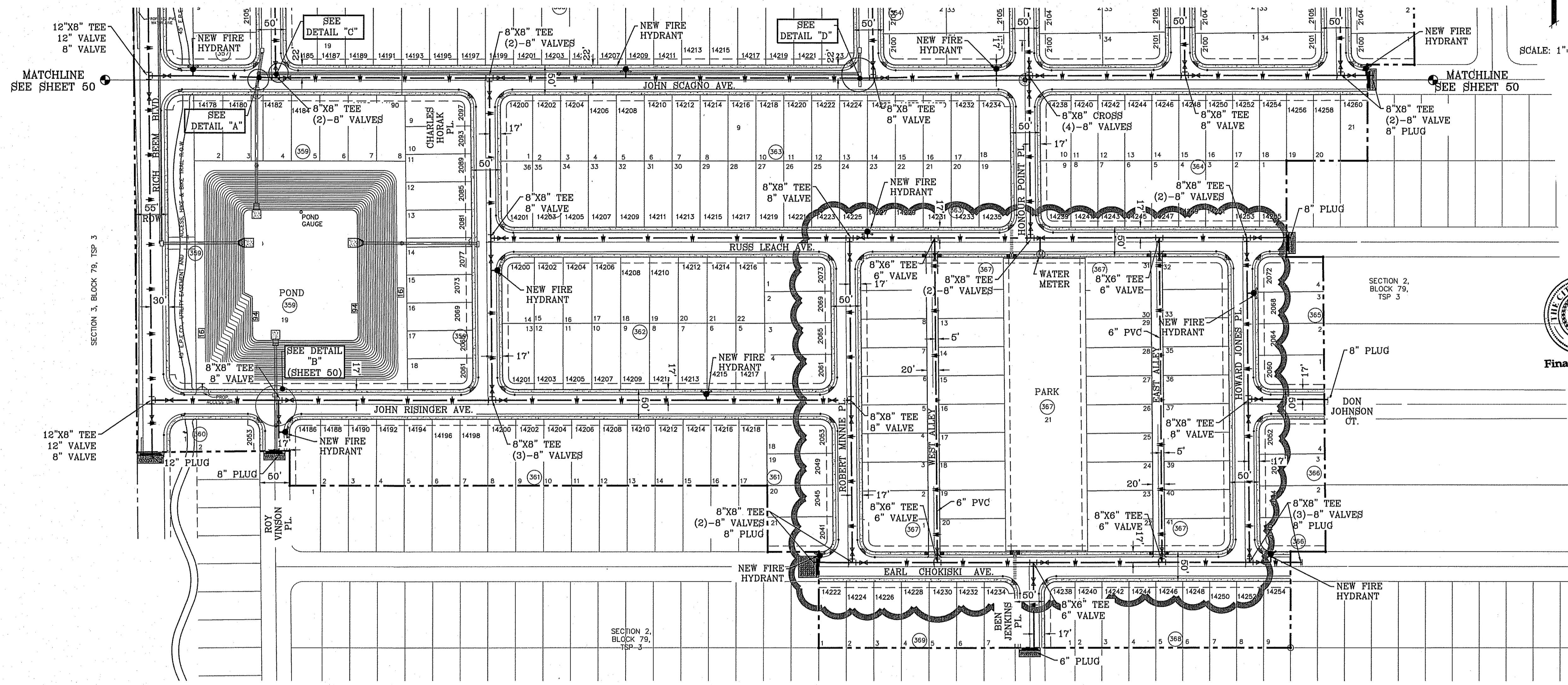
TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES



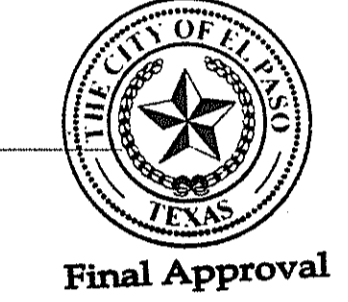
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURVEY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

WATER DISTRIBUTION PLAN

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-WATER PLOTTED ON Tuesday, March 10, 2015 10:20:01 AM



SCALE: 1"=100'



STREET NAMES	LENGTH, SIZE AND TYPE OF PIPE TO INSTALL
RICH BEEM BLVD.	1882' OF 12" P.V.C. PIPE (CLASS 236)
GREG ALLEN AVE.	1004' OF 8" P.V.C. PIPE (CLASS 236)
JOHN SCAGNO AVE.	2068' OF 8" P.V.C. PIPE (CLASS 236)
WILLIAM RODRIGUEZ AVE.	965' OF 8" P.V.C. PIPE (CLASS 236)
JAMES FITZGERALD PL.	547' OF 8" P.V.C. PIPE (CLASS 236)
JOHN RISINGER AVE.	1176' OF 8" P.V.C. PIPE (CLASS 236)
ROY VINSON PL.	93' OF 8" P.V.C. PIPE (CLASS 236)
CHARLES HORAK PL.	541' OF 8" P.V.C. PIPE (CLASS 236)
LAWRENCE ROBEY PL.	763' OF 8" P.V.C. PIPE (CLASS 236)
HONOUR POINT PL.	1317' OF 8" P.V.C. PIPE (CLASS 236)
WEST ALLEY	544' OF 8" P.V.C. PIPE (CLASS 236)

STREET NAMES	LENGTH, SIZE AND TYPE OF PIPE TO INSTALL
CARLOS LEON PL.	876' OF 8" P.V.C. PIPE (CLASS 236)
ROBERT DRENNAN PL.	872' OF 8" P.V.C. PIPE (CLASS 236)
WILLIAM WOLVERTON PL.	872' OF 8" P.V.C. PIPE (CLASS 236)
RUSS LEACH AVE.	1345' OF 8" P.V.C. PIPE (CLASS 236)
ROBERT MINNIE PL.	644' OF 8" P.V.C. PIPE (CLASS 236)
HOWARD JONES PL.	644' OF 8" P.V.C. PIPE (CLASS 236)
EARL CHOKISKI AVE.	822' OF 8" P.V.C. PIPE (CLASS 236)
DON JOHNSON CT.	137' OF 8" P.V.C. PIPE (CLASS 236)
BEN JENKINS PL.	143' OF 8" P.V.C. PIPE (CLASS 236)
RICHARD WILES AVE.	1102' OF 6" P.V.C. PIPE (CLASS 236)
EAST ALLEY	644' OF 8" P.V.C. PIPE (CLASS 236)

WATER NOTES:

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATING.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
- PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
- ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE. SEE DETAIL ON SHEET 59
- P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
- CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.

LEGEND

---	EXISTING WATER LINE
---	EXISTING 11.25° BEND
---	EXISTING 22.5° BEND
---	EXISTING 45° BEND
---	EXISTING 90° BEND
---	EXISTING 8" TEE
---	EXISTING 8" CROSS
---	EXISTING WATER METER
---	EXISTING BACKFLOW PREVENTOR
---	EXISTING FIRE HYDRANT
---	EXISTING WATER PLUG
---	EXISTING WATER VALVE

LEGEND

---	PROPOSED WATER LINE
---	PROPOSED 11.25° BEND
---	PROPOSED 22.5° BEND
---	PROPOSED 45° BEND
---	PROPOSED 90° BEND
---	PROPOSED 8" TEE
---	PROPOSED 8" CROSS
---	PROPOSED WATER METER
---	PROPOSED BACKFLOW PREVENTOR
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER PLUG
---	PROPOSED WATER VALVE

SEE SHEET 59 & 60 FOR WATER DETAILS

CITY COMMENTS AS PER PARKS DEPT.
 RR
 PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY
 5TH MISC. PSE REDS
 4TH MISC. PSE REDS
 BENCHMARK
 01/10/15
 11-01-2013
 3-28-2013
 2-18-2013

DATE	REVISIONS	BY
1-27-2012	PSE REVISIONS	RO
5-2-2012	2ND CITY REDS	RO
10-14-2013	BEN JENKINS WATER LINE SIZE	RO

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 BRING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
 TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
 EL PASO COUNTY, TEXAS
 CONTAINING: 79.278 ACRES

SCALE
 HORIZ: 1"=100'
 VERT: ---
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

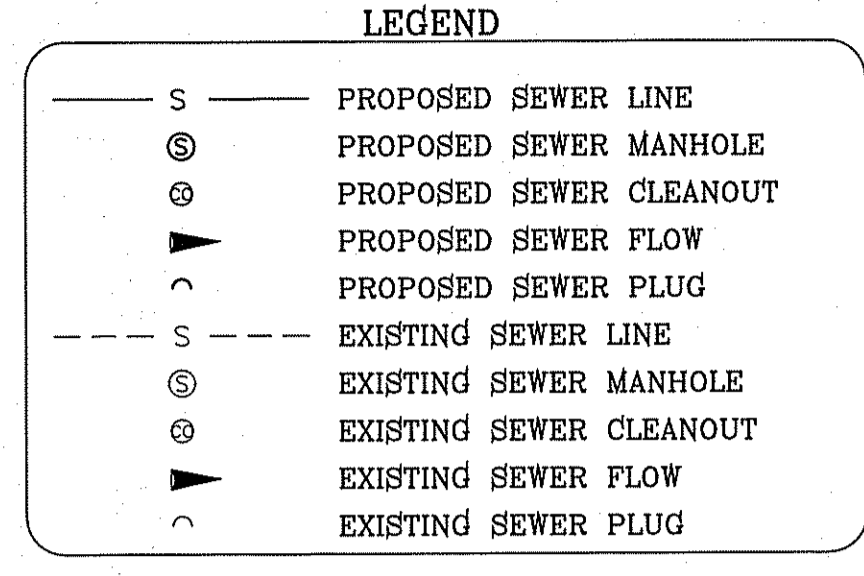
CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 6080 SURVEY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286



SHEET TITLE

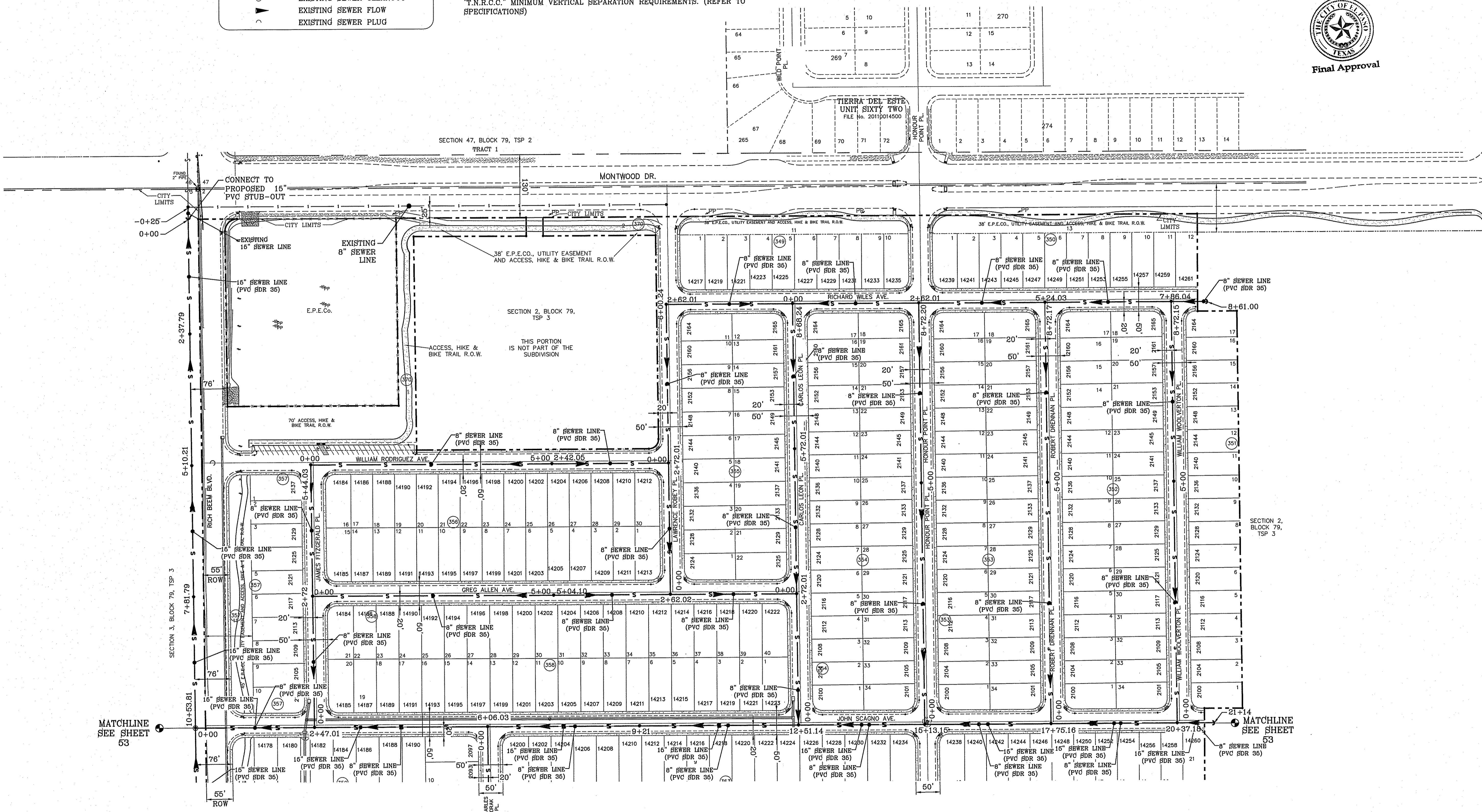
WATER DISTRIBUTION PLAN

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-SEWER PLOTTED ON Tuesday, March 10, 2015 10:20:39 AM



- SEWER NOTES:**
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATING.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
 - ALL P.V.C. PIPE ON THIS PLAN SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - WATER & SEWER MAIN SEPARATION REQUIREMENTS SHALL COMPLY WITH "T.N.R.C.C." MINIMUM VERTICAL SEPARATION REQUIREMENTS. (REFER TO SPECIFICATIONS)

SCALE: 1"=100'



BENCHMARK

CITY MONTPELIER AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL AND VALOUR POINT DR. ELEVATION 4022.64

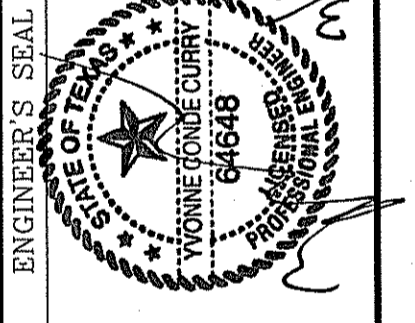
DATE	REVISIONS	BY
1-27-2012	PSB REDLINES	RO
5-2-2012	2ND CITY REDS	RO
8-22-2012	3RD PSB REDS	RO
2-18-2013	4TH PSB REDS—ADD 8" SEWER TO JOHN SCAGNO	RO

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

S C A L E
 HORIZ: 1"=100'
 VERT: ---

DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

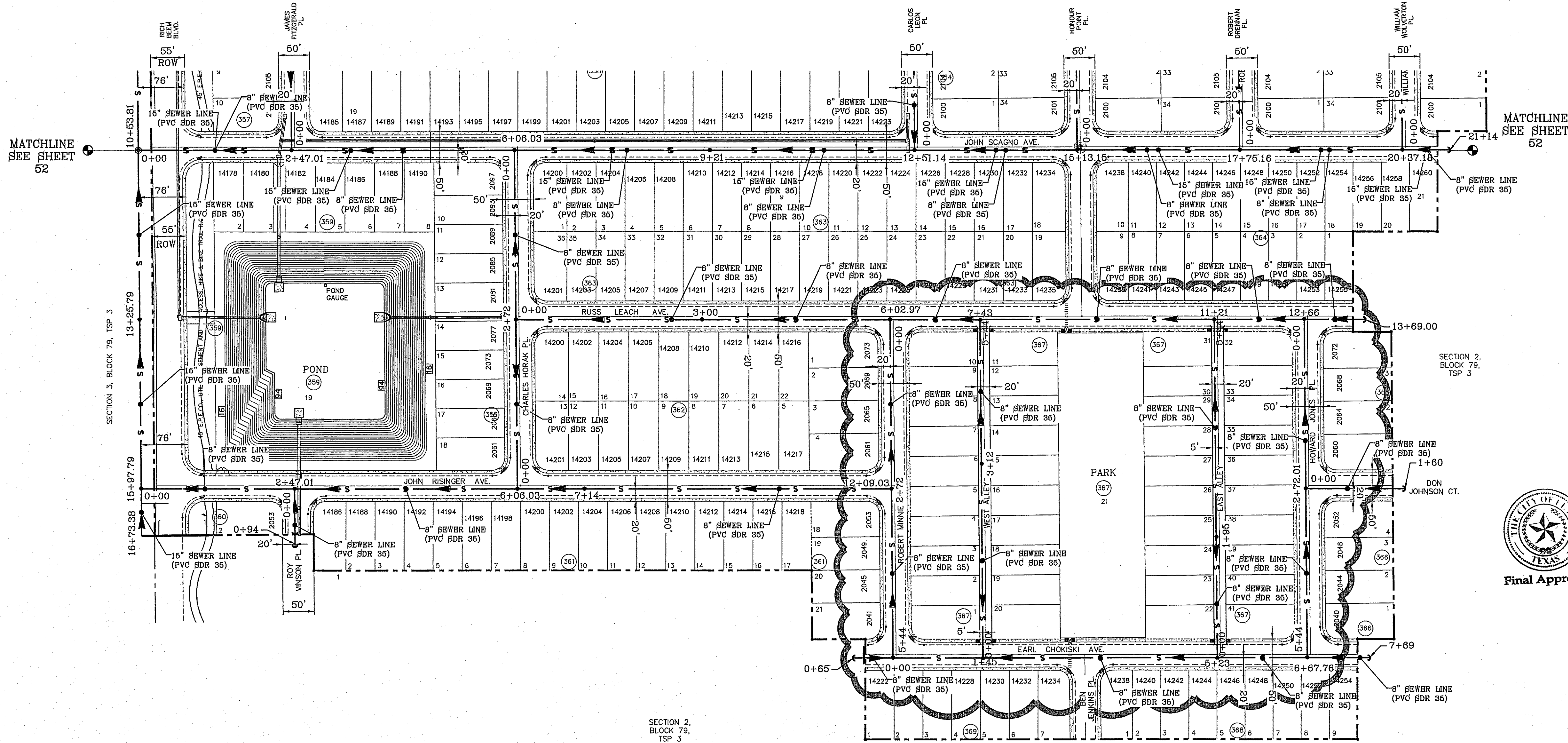


CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GFS
 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0283
 FAX: (915) 592-0286



SHEET TITLE

SEWER DISTRIBUTION PLAN



SCALE: 1"=100'



ALL SEWER LINES TO BE 5 FEET WEST OR SOUTH OF STREET CENTERLINE.

SEWER NOTES:

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATING.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (6') FIVE FEET AS PER O.S.H.A. STANDARDS.
- PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
- ALL P.V.C. PIPE ON THIS PLAN SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
- WATER & SEWER MAIN SEPARATION REQUIREMENTS SHALL COMPLY WITH "T.N.R.C.C." MINIMUM VERTICAL SEPARATION REQUIREMENTS. (REFER TO SPECIFICATIONS)

LEGEND

— S —	PROPOSED SEWER LINE
⊙	PROPOSED SEWER MANHOLE
⊙	PROPOSED SEWER CLEANOUT
▶	PROPOSED SEWER FLOW
▶	PROPOSED SEWER PLUG
- - - S - - -	EXISTING SEWER LINE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING SEWER CLEANOUT
▶	EXISTING SEWER FLOW
▶	EXISTING SEWER PLUG

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64		BY
DATE	REVISIONS	RO
1-27-2012	P5B REDLINES	RO
5-2-2012	2ND CITY REDS	RO
8-22-2012	3RD P5B REDS	RO
2-18-2013	4TH P5B REDS--ADD 8" SEWER TO JOHN SCAGNO	RO

PROJECT NAME
TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS
 CONTAINING: 78.278 ACRES

SCALE
 HORIZ: 1"=100'
 VERT: ---

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

ENGINEER'S SEAL

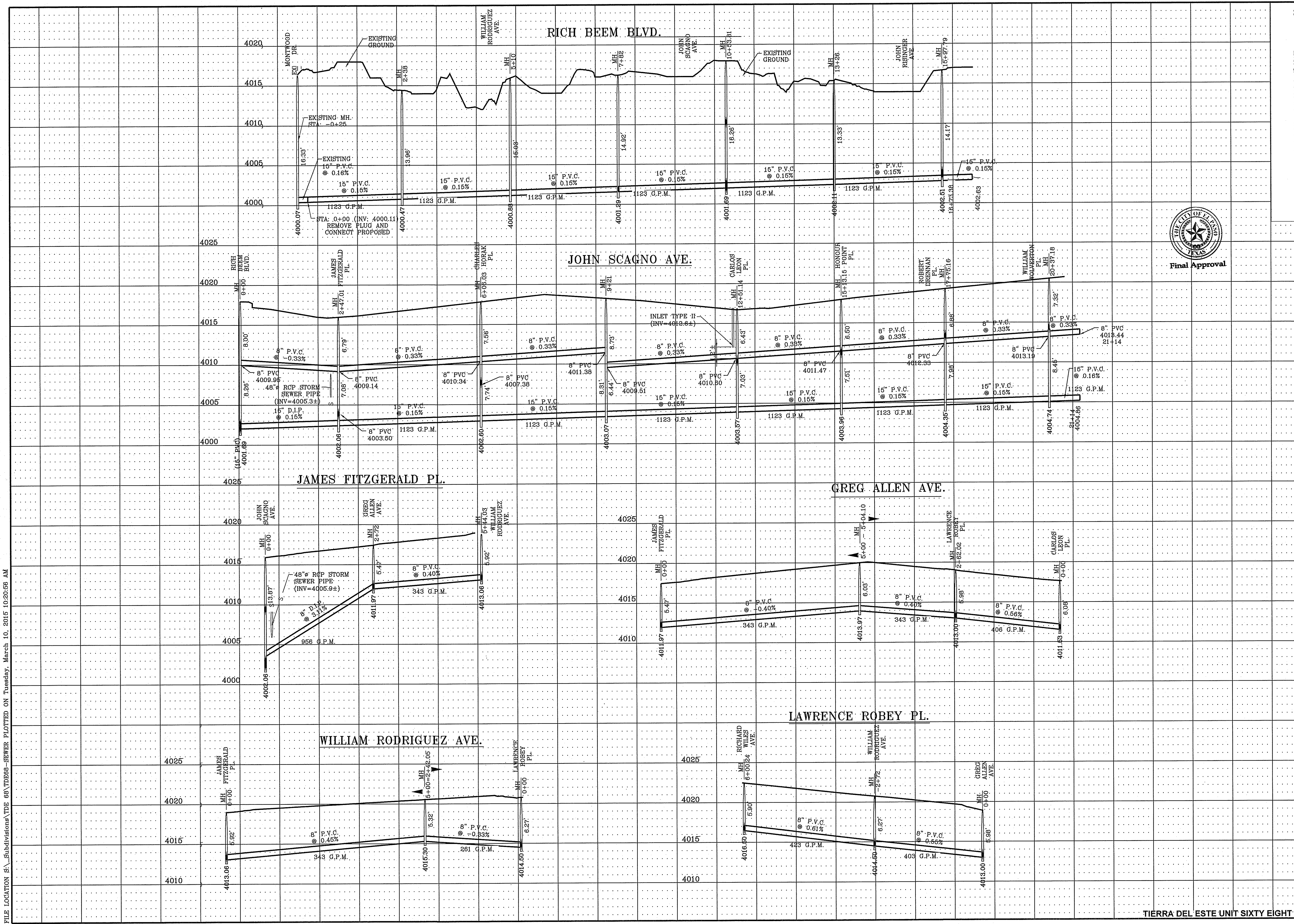
 YC 4648
 YOUNG CONNOR CURRY
 PROFESSIONAL ENGINEER
 CIVIL
 STATE OF TEXAS

CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GFS
 6090 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0293
 FAX: (915) 592-0286

SHEET TITLE
SEWER DISTRIBUTION PLAN
SHT 53 OF 60

\\s:\subdivisions\tdc68\tdc68-SEWER.plotted, 3/10/2015 10:20:56 AM

FILE LOCATION S:_Subdivisions\TDC 68\TDC68-SEWER.plotted ON Tuesday, March 10, 2015 10:20:56 AM



CITY MONUMENT AT THE CENTERLINE INTERSECTION OF JOHN SCAGNO AVE. AND VALOUR POINT PL. ELEVATION 4022.64	
DATE	REVISIONS
1-27-2012	PSB REDLINES
5-2-2012	2ND CITY REDS
8-22-2012	3RD PSB REDS
2-18-2013	4TH MISC. PSB REDS--ADD 8\"/>

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

SCALE
HORIZ: 1"=100'
VERT: 1"=6'

DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

ENGINEER'S SEAL
YOUNG & RUBICAM
YOUNG & RUBICAM
6468
REGISTERED PROFESSIONAL ENGINEER
NO. 1110-18

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

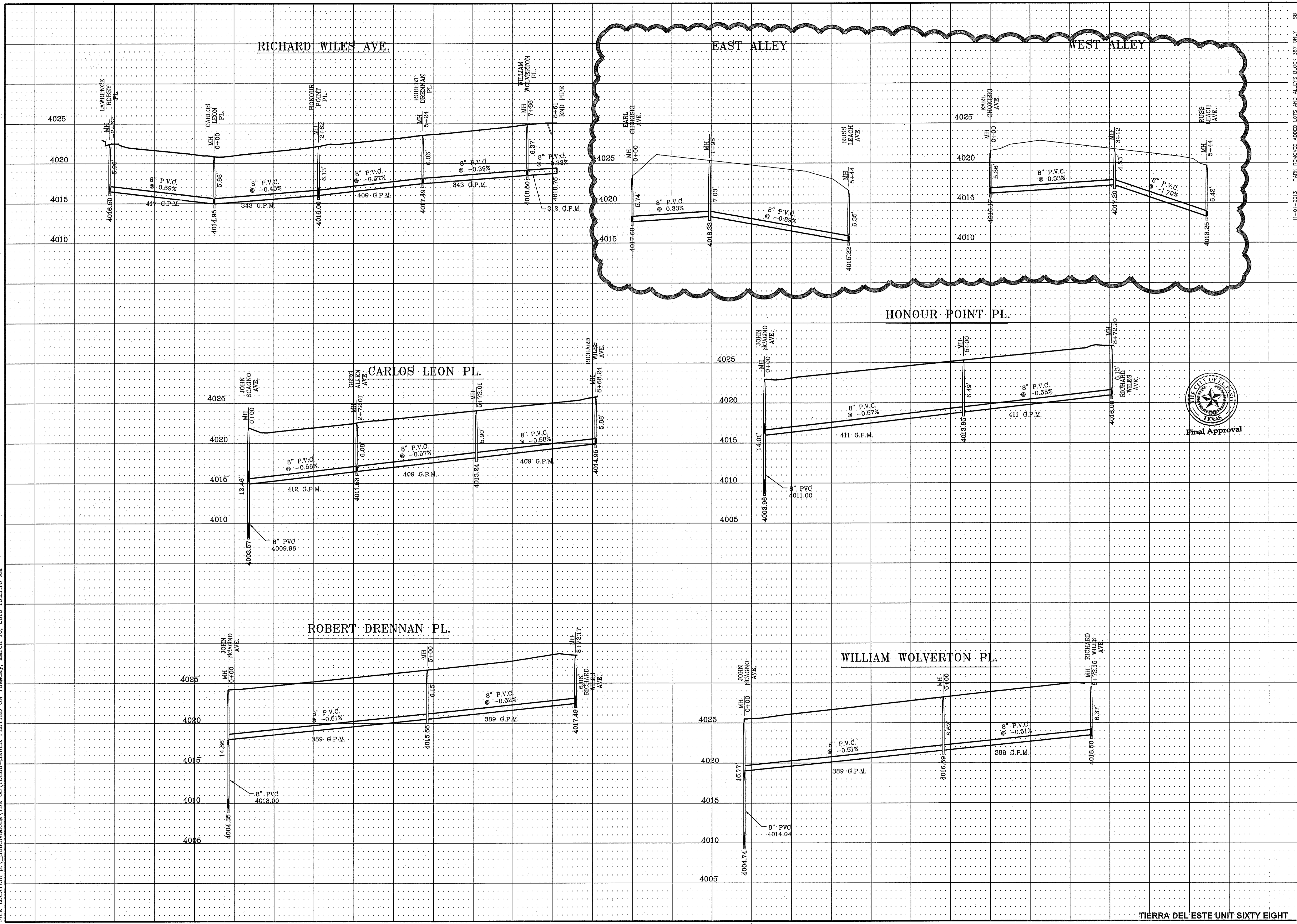
SHEET TITLE
SEWER PROFILE

SHT 54 OF 60



TIERRA DEL ESTE UNIT SIXTY EIGHT

3: Submittal/DATE: 01/20/15
 FILE LOCATION: S:\Subdivisions\TDE 68\TDE68-SEWER PLOTTED ON Tuesday, March 10, 2015 10:21:10 AM



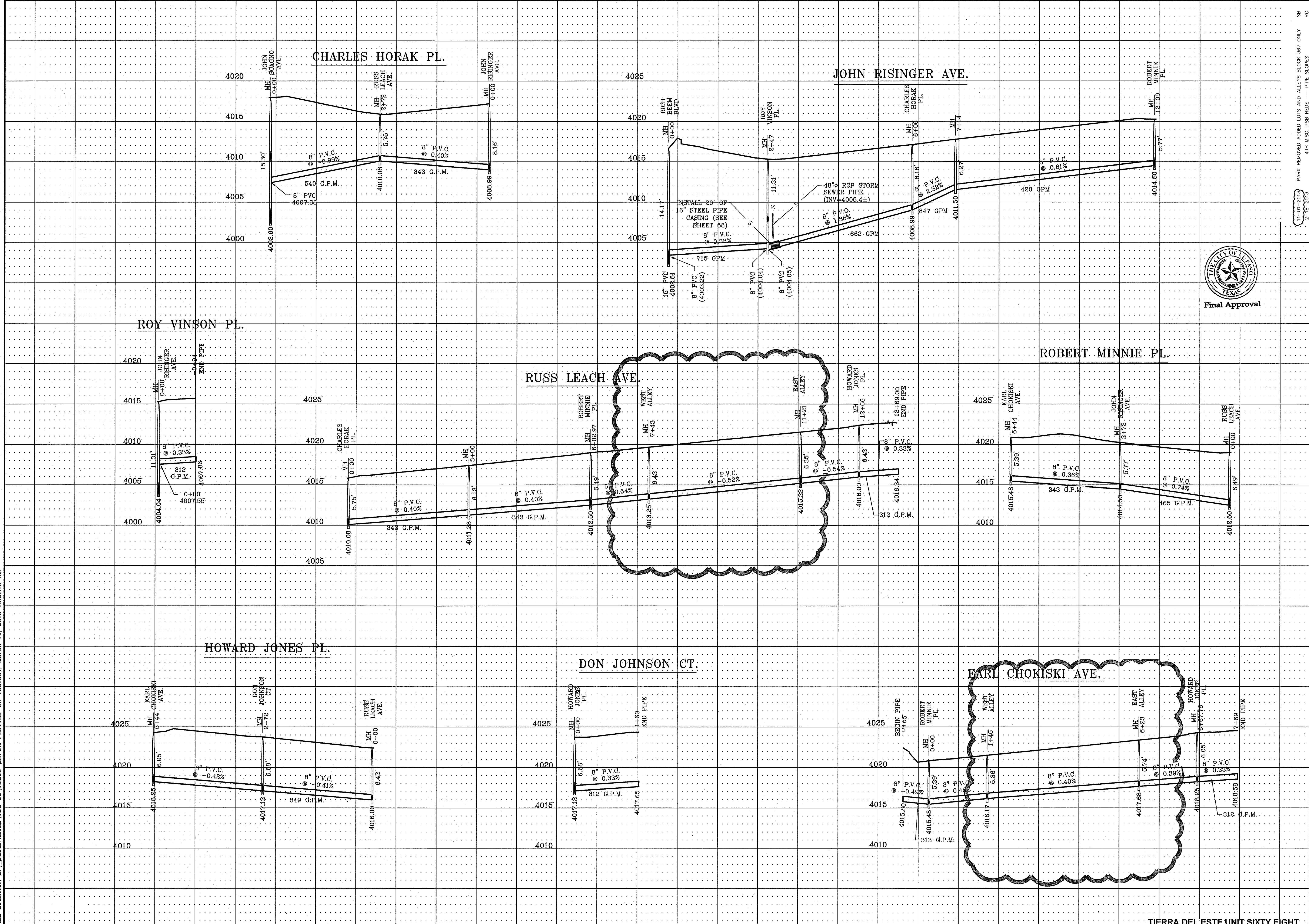
Final Approval

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 SEWER PROFILE	
SHT 55 OF 60	
PROJECT NAME TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED	
CITY MOMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64 NAVD83 DATUM	
ENGINEER'S SEAL 	DATE: DEC. 2010 DESIGN BY: YC INITIATED BY: YC CHECKED BY: YC JOB NO.: 1110-18
SCALE HORIZ: 1"=100' VERT: 1"=5'	REVISIONS PSB REVISIONS 2ND CITY REQS 3RD PSB REQS 4TH MISC. PSB REQS --- PIPE SLOPES
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES	
PROJECT NAME BENCHMARK 11-01-2013 PARK REMOVED ADDED LOTS AND ALLEYS BLOCK 367 ONLY SB	

TIERRA DEL ESTE UNIT SIXTY EIGHT

S:\Subdivisions\TDE 68\TDE68-SEWER.PLOTED ON Tuesday, March 10, 2015 10:21:18 AM

FILE LOCATION S:\Subdivisions\TDE 68\TDE68-SEWER.PLOTED ON Tuesday, March 10, 2015 10:21:18 AM



CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

ENGINEER'S SEAL
STATE OF TEXAS
TERRA DEL ESTE UNIT SIXTY EIGHT
TOWN OF VALOUR
PROJ. NO. 1110-18
TERRA DEL ESTE UNIT SIXTY EIGHT

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6030 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
SEWER PROFILE

S C A L E
HORIZ: 1"=100'
VERT: 1"=5'

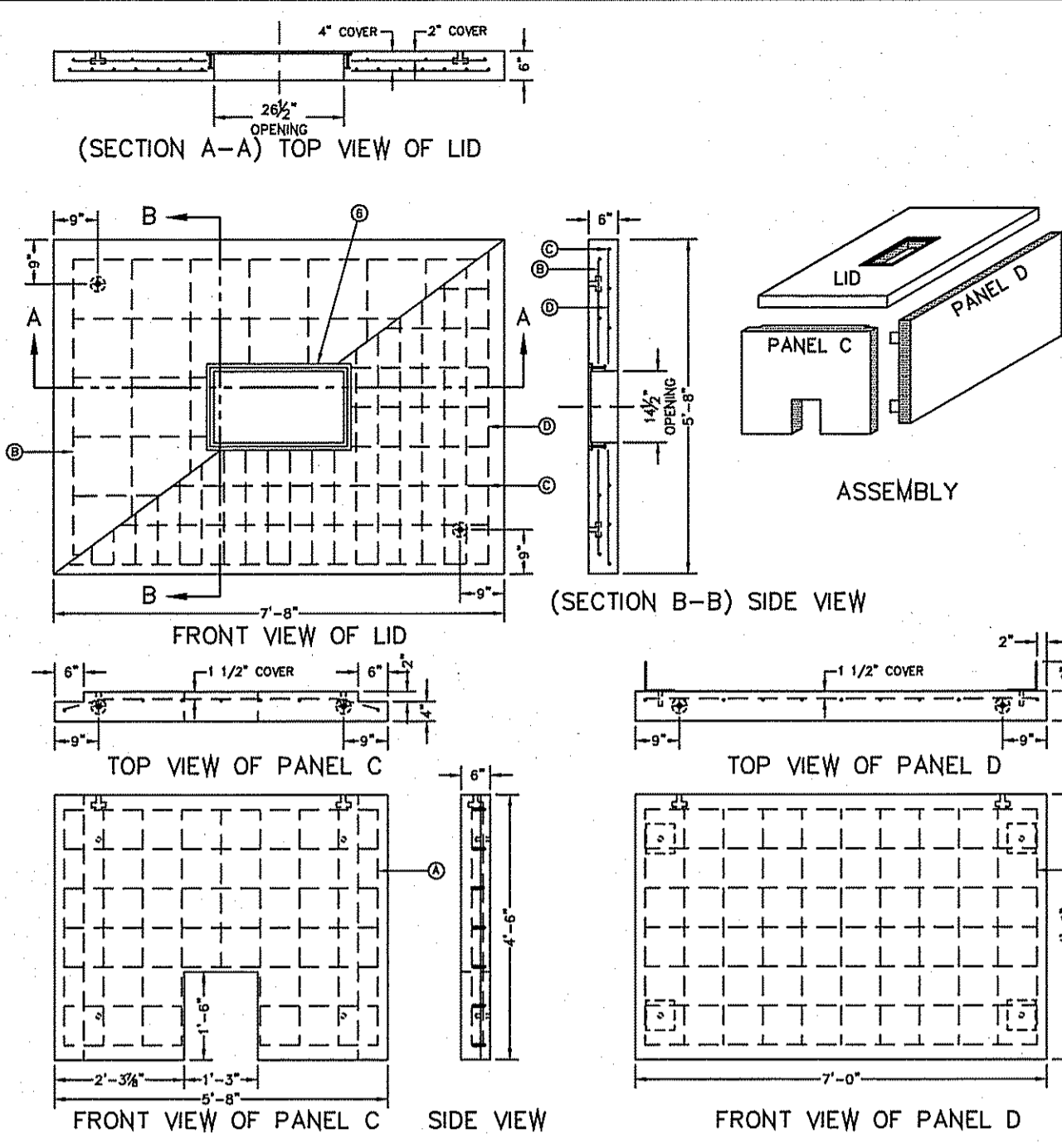
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

REVISIONS
DATE REVISIONS
1-27-2012 PSB REDLINES
5-2-2012 2ND CITY REDS
8-22-2012 3RD PSB REDS
12-27-2012 WINSON-RISINGER MH INVERT

BENCHMARK
11-01-2013 PARK REMOVED ADDED LOTS AND ALLEY'S BLOCK 367 ONLY SB
2-18-2013 4TH MISC. PSB REDS -- PIPE SLOPES RO

Final Approval

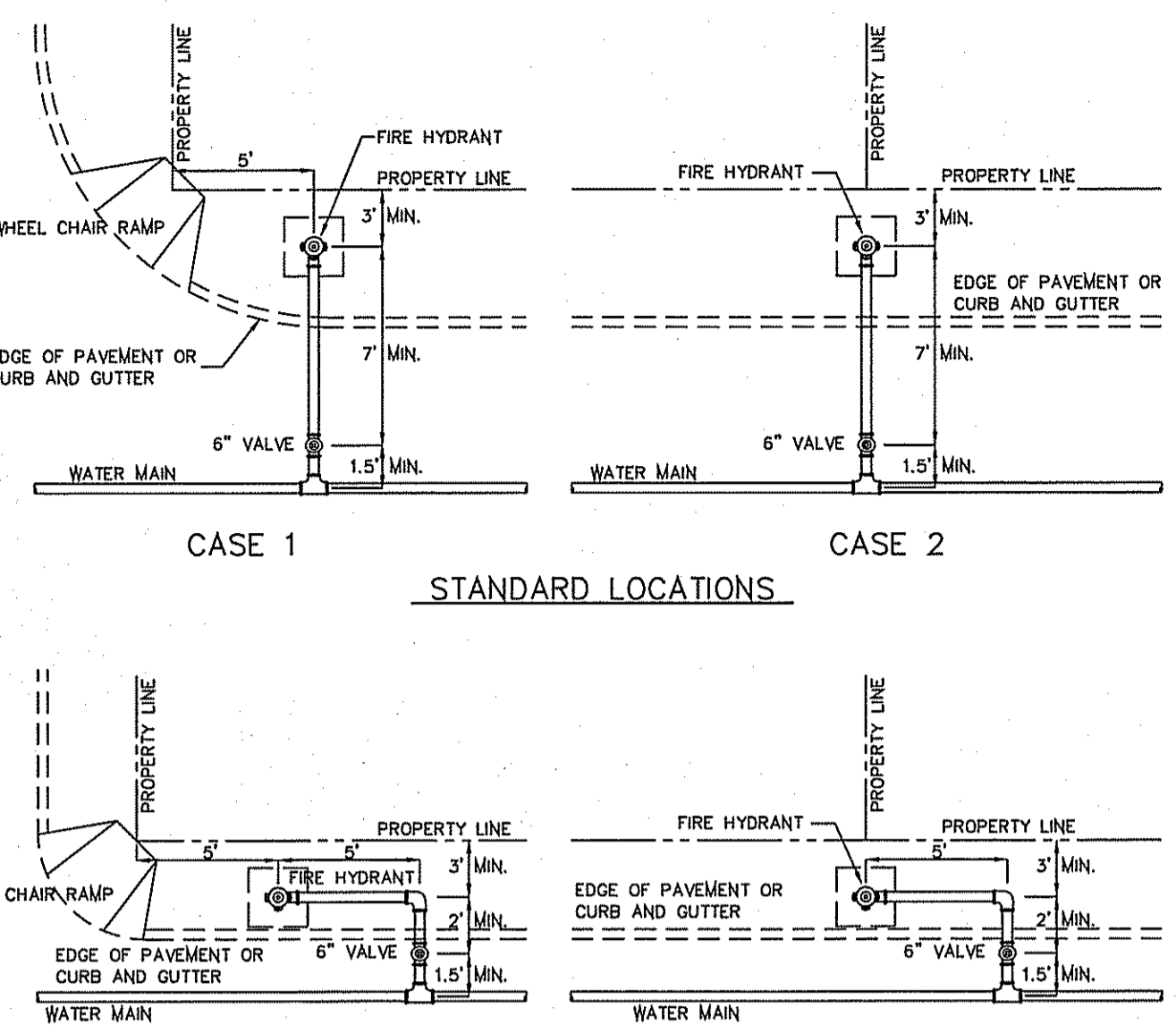
THE CITY OF EL PASO, TEXAS



METER BOX TYPE "E" FOR 3" AND LARGER SERVICE INSTALLATION
N.T.S.
295-1

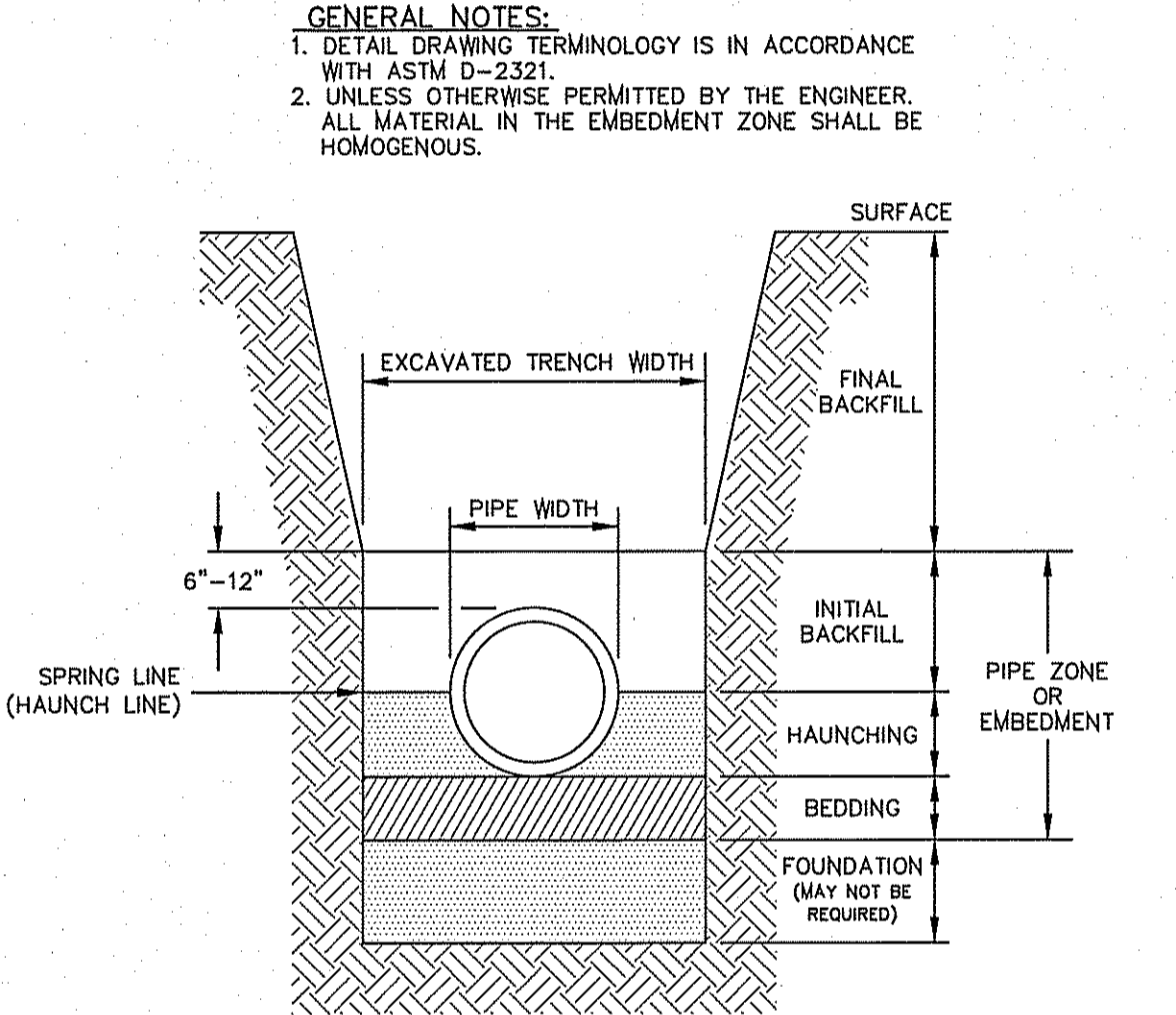
GENERAL NOTES:
1. WATER CEMENT RATIO 0.5 OR LESS BY WEIGHT OR NOT MORE THAN 5.5 GALLONS PER SACK.
2. REINFORCING SHALL COMPLY WITH ASTM A615 GRADE 60 STEEL, F_y=60000 PSI.
3. BAR BENDING AND PLACEMENT TO COMPLY WITH LATEST ACI STANDARDS.
4. LIFTERS FOR HANDLING SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RATED TO HANDLE THE WEIGHT.
5. METER BOX SHALL BE MODULAR; CONCRETE TO HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 4000 PSI.

CONSTRUCTION KEY NOTES:
A. No. 4 REBAR AT 8" ON CENTER, BOTH WAYS.
B. No. 4 REBAR AT 12" ON CENTER, BOTH WAYS (TOP LAYER).
C. No. 4 REBAR AT 8" ON CENTER, LONG SPAN (BOTTOM LAYER).
D. No. 5 REBAR AT 4 1/2" ON CENTER, SHORT SPAN (BOTTOM LAYER).
E. METER BOX FRAME (SEE DETAIL 302), INTEGRALLY CAST & CENTERED ON LID. SET FRAME SO COVER (SEE DETAIL 302) IS FLUSH WITH TOP SURFACE OF LID.

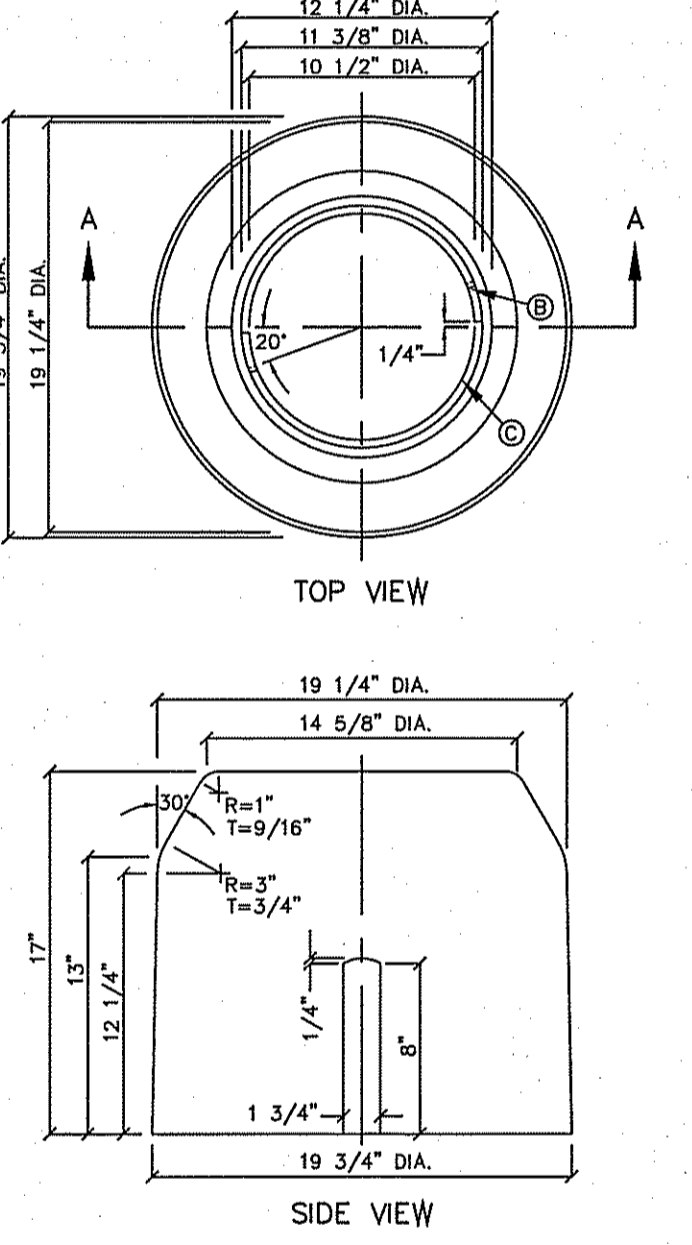


STANDARD LOCATIONS
N.T.S.
282

GENERAL NOTES:
1. FOR CASE 1 FIRE HYDRANT SHALL BE LOCATED AT A DISTANCE OF 5 FT. MINIMUM FROM THE PROPERTY LINE OR AT THE BEGINNING OF CURB RETURN.
2. FOR CASE 2 FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.
3. FOR CASE 3 AND 4 WHERE THE DISTANCE BETWEEN THE VALVE AND THE HYDRANT IS LESS THAN 7 FT. PLACE HYDRANT AS SHOWN.
4. FOR INSTALLATION OF FIRE HYDRANT SEE DETAIL 280-1 OR 280-2.
5. A MINIMUM CLEARANCE OF 3 FT. WILL BE PROVIDED BETWEEN A FIRE HYDRANT AND A PERMANENT OBSTRUCTION (UTILITY POLE, LIGHT STANDARD, TRAFFIC SIGNAL, WHEEL CHAIR RAMP, FENCE PROTECTIVE POSTS, ETC.).
6. WHEN INSTALLATION IS WITHIN TxDOT RIGHT OF WAY, HYDRANT SHALL NOT BE PLACED IN SIDEWALK AREA OR ANY CLOSER THAN 5' FROM BACK OF CURB.



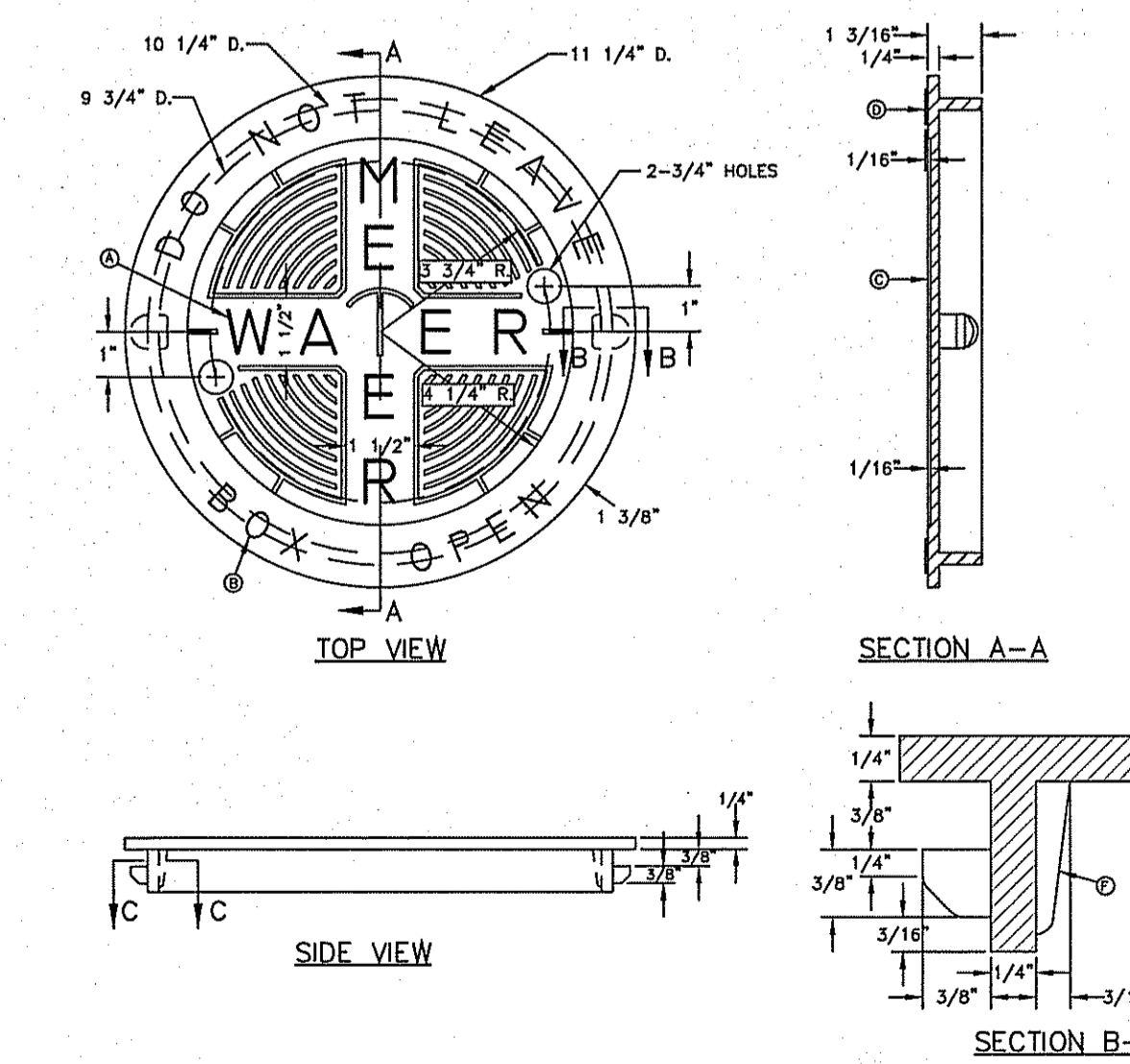
TRENCH CROSS SECTION TERMINOLOGY
N.T.S.
170



METER BOX TYPE "A" FOR 3/4" SERVICE INSTALLATION
N.T.S.
291

GENERAL NOTES:
1. INSTALL TO GRADE MATCHING TOP OF CURB.
2. ANGLE VALVE SHALL BE IN LINE WITH THE INLET/OUTLET PORTS OF THE METER BOX.
3. METER BOXES SHALL NOT BE INSTALLED UNDER SIDEWALKS, DRIVEWAYS, OR PROPOSED ABOVE GROUND STRUCTURES.
4. WHERE NO CURBING EXIST, INSTALL BOXES IN ACCESSIBLE LOCATIONS BEYOND LIMITS OF STREET SURFACING, WALKS AND DRIVEWAYS.
5. METER BOX RING AND COVER PER EPHU DETAILS 300 AND 301.
6. WHERE IT IS NECESSARY TO INSTALL A TYPE "A" BOX FOR 3/4" METER UNDER ROADWAYS OF TRAFFIC BEARING SURFACES, BOX SHALL BE ENCASED IN 12" CONCRETE, 3000 PSI MINIMUM.
7. METER BOX SHALL BE SINGLE UNIT CONSTRUCTION; CONCRETE TO HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 4000 PSI.

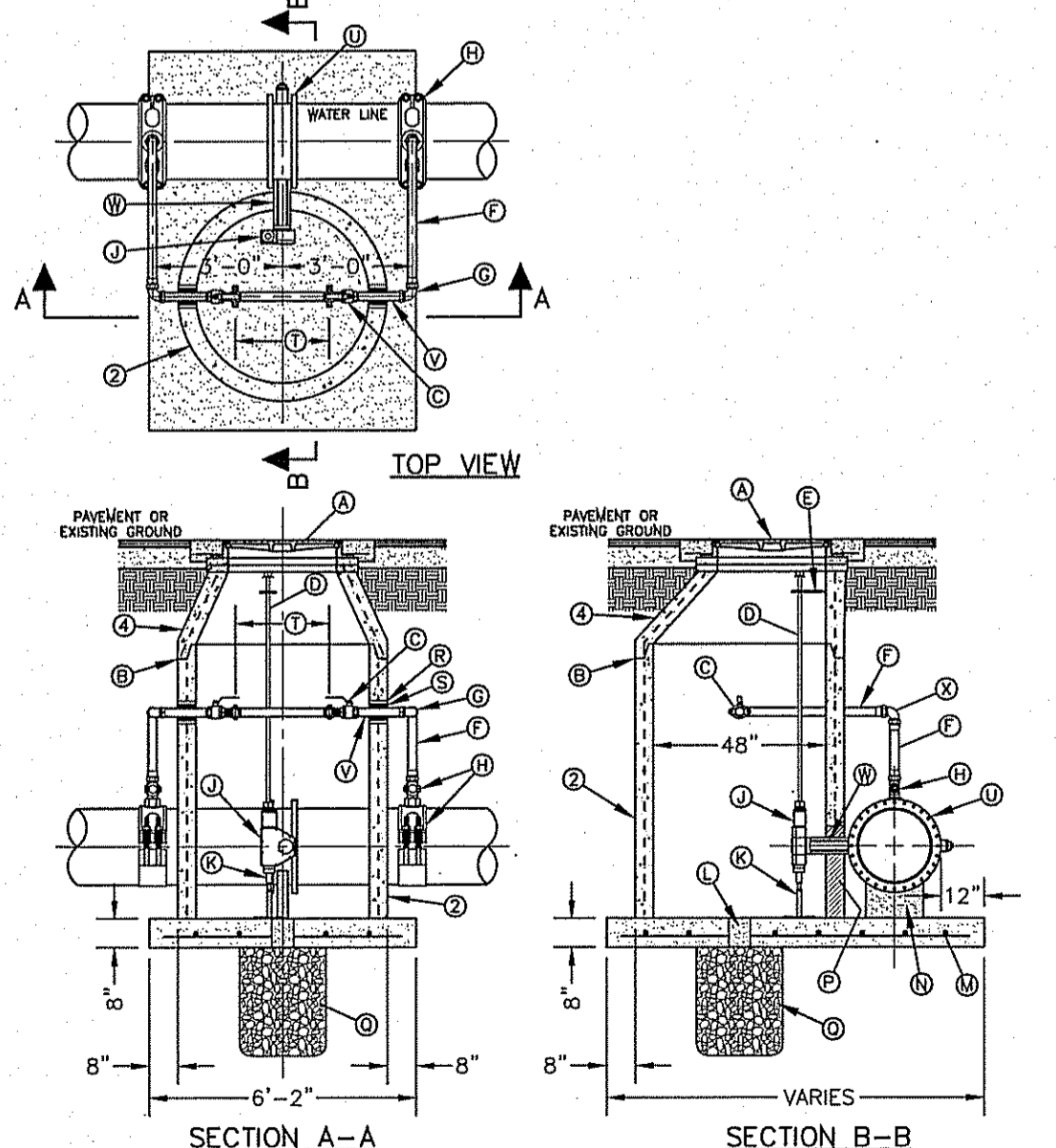
CONSTRUCTION KEY NOTES:
A. 5/16" 9 GAUGE BLACK ANNEALED WIRE
B. LUG-STOP C. CAST IRON RING



METER BOX COVER FOR TYPE "A" & "B" METER BOXES
N.T.S.
301

GENERAL NOTES:
1. MATCHING SURFACES TO BE ROUGH GROUND OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH AND VOID OF AIR.
3. METER BOX COVER WEIGHT = 1 1/4 lbs.

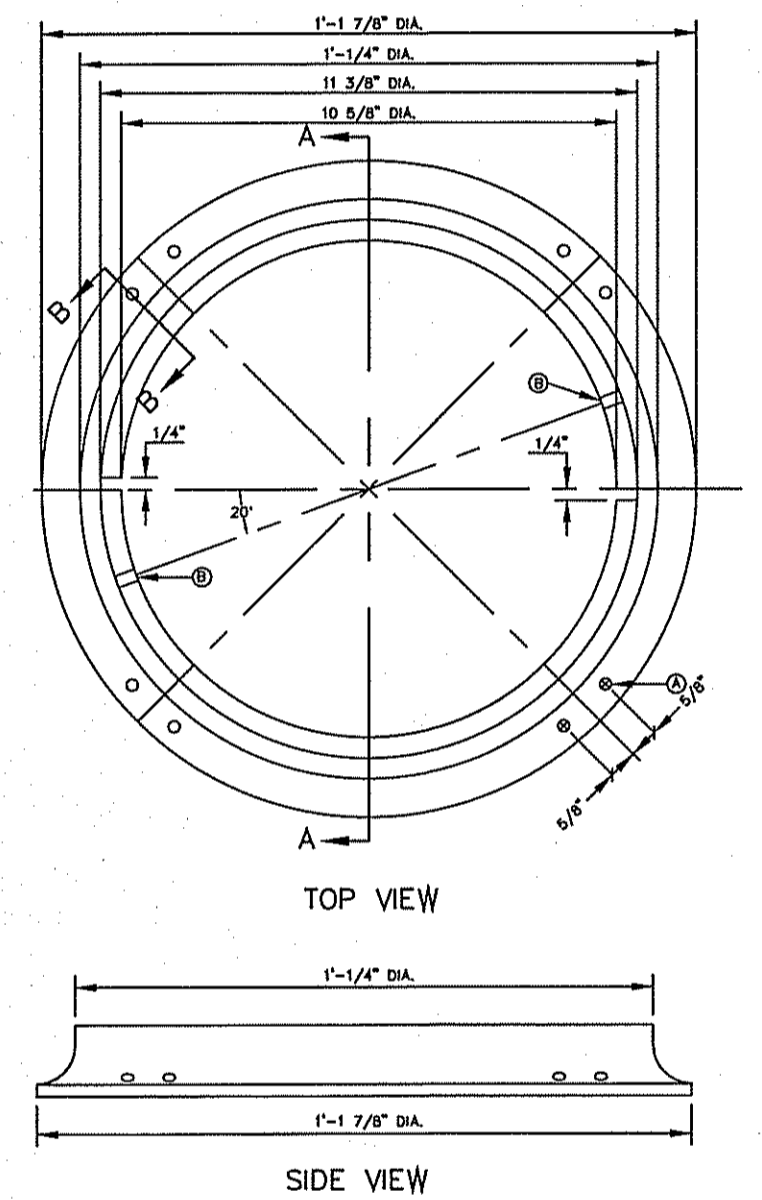
CONSTRUCTION KEY NOTES:
A. LETTERS TO BE 1" HIGH, 3/4" WIDE, 1/8" THICK
B. LETTERS TO BE 3/4" HIGH, 3/8" WIDE, 1/8" THICK
C. INSIDE LETTERS & RIBS 1/4" TALL
D. OUTSIDE LETTERS 1/2" TALL
E. REINFORCE BACK OF LUG
F. REINFORCEMENT



BUTTERFLY VALVE IN MANHOLE INSTALLATION FOR 16" AND 20" WATER LINES
N.T.S.
261-2

GENERAL NOTES:
1. INSTALLATION APPLICABLE TO P.V.C. & DUCTILE IRON WATER MAINS ONLY. INSTALLATION FOR OTHER PIPE MATERIALS REQUIRE E.P.W.U. APPROVAL.
2. PRE-CAST MANHOLE SECTIONS SHALL BE OF REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL MEET HS-20 LOADING. PROVIDE REINFORCEMENT WITHIN 3" OF OPENINGS OR KNOCKOUTS, OPENINGS (UP TO 8") MADE IN FIELD SHALL BE CORE DRILLED.
3. MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.
4. ECCENTRIC CONE SECTION REINFORCEMENT IN ACCORDANCE WITH ASTM C-478.

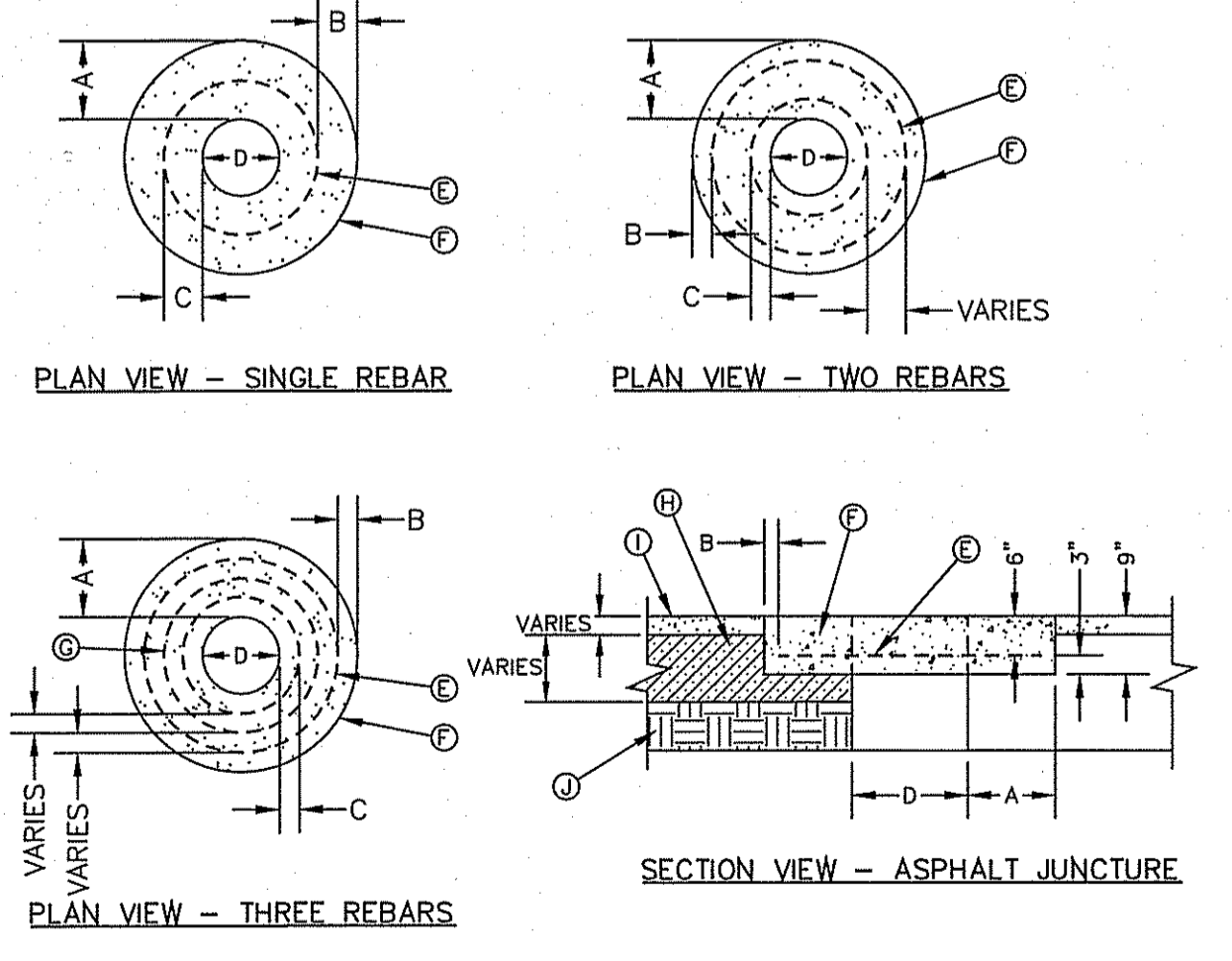
CONSTRUCTION KEY NOTES:
A. MANHOLE RING AND COVER (SEE DETAILS 377 & 378). SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 185).
B. ALL JOINTS TO BE TONGUE, GROOVE AND SEALED WITH RAM-NEK OR APPROVED EQUAL.
C. 2" BALL VALVE (NORMALLY CLOSED).
D. 1 1/2" DIAMETER SOLID STEEL EXTENSION STEM WITH SQUARE SOCKET ON BOTTOM TO FIT 2" SQUARE VALVE NUT AND 2" SQUARE OPERATOR NUT ON TOP.
E. ADJUSTABLE EXTENSION STEM GUIDE (AS PER DETAIL 261-3) @ 6' MAX. INTERVALS.
F. 2" COPPER PIPE (TYPE-K).
G. THREADED END TO FLARED END 90° ELBOW (TYP.).
H. 20"x2" OR 16"x2" SADDLE TAP WITH 2" CORPORATION STOP.
I. BUTTERFLY VALVE OPERATOR.
J. ADJUSTABLE SUPPORT OR APPROVED EQUAL.
K. ADJUSTABLE SUPPORT OR APPROVED EQUAL.
L. 6" DIAMETER DRAIN HOLE FILLED WITH GRAVEL.
M. #5 @ 12" O.C.E.W.
N. CONCRETE SUPPORT.
O. NOTCH MANHOLE SECTION FOR VALVE OPERATOR, FILL WITH BRICK AND MORTAR AFTER VALVE INSTALLATION.
P. 24" DIAMETER TO BE PROVIDED FOR EACH BUTTERFLY VALVE LOCATION. PROVIDE A 1" THREADED OUTLET WITH PLUG ON SPOOL PIECE. ALL SPOOL PIECES TO BE PROVIDED WITH FULL FACE GASKETS.
U. BUTTERFLY VALVE.
V. 2" BRASS NIPPLE PIECE (TYP.).
W. VALVE OPERATOR EXTENSION - 12" LONG (TYP.).
X. FLARED END TO FLARED END 90° ELBOW (TYP.).



METER BOX RING FOR TYPE "A" & "B" METER BOXES
N.T.S.
300

GENERAL NOTES:
1. MATCHING SURFACES TO BE FINISHED IF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH AND VOID OF AIR HOLES.
3. METER BOX RING WEIGHT = 7 LBS.
4. METER BOX RING MADE OF CAST IRON.

CONSTRUCTION KEY NOTES:
A. 1/2" DIAMETER HOLES FOR ANCHORING RING TO CONCRETE METER BOX.
B. LUG STOP
C. LOCKING LUG SLIDE



"D" DIAMETER OF PENETRATION	NUMBER OF #3 REINFORCING STEEL BARS	"A" MINIMUM CONCRETE HORIZONTAL DIMENSION FROM PENETRATION	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE COLLAR TO CENTER OF NEAREST REBAR	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR
0" TO 6"	1	6"	12"	42"
6.1" TO 18"	2	6"	12"	12"
18.1" AND OVER	3	9"	12"	12"

GENERAL NOTES:
1. THE CONCRETE COLLAR SHOULD BE CAST IN-PLACE CONCRETE. (MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSI. HIGH EARLY CONCRETE IS REQUIRED).
2. TOPS OF CONCRETE COLLAR SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
3. ANY DISTURBED BASE COARSE UNDER THE CONCRETE COLLAR SHALL BE COMPACTED TO 95% DENSITY ± 3% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
4. ANY DISTURBED BASE COARSE UNDER THE CONCRETE COLLAR SHALL BE COMPACTED TO 100% DENSITY ± 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
5. PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL.
6. REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20).
7. NO. 3 REINFORCING STEEL HOOPS SHALL BE SPACED EQUALLY.

CONSTRUCTION KEY NOTES:
E. #3 REINFORCING STEEL TYP.
F. CONCRETE COLLAR.
G. #3 REINFORCING STEEL EQUALLY SPACED.
H. COMPACTED BASE COARSE.
I. PAVEMENT.
J. COMPACTED SUBGRADE.

EL PASO WATER UTILITY
DETAILS NUMBERS:
170, 179, 282, 291, 295-1, 300,
301, 261-2
TIERRA DEL ESTE UNIT SIXTY EIGHT



PROJECT NAME: **TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS CONTAINING: 79.276 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

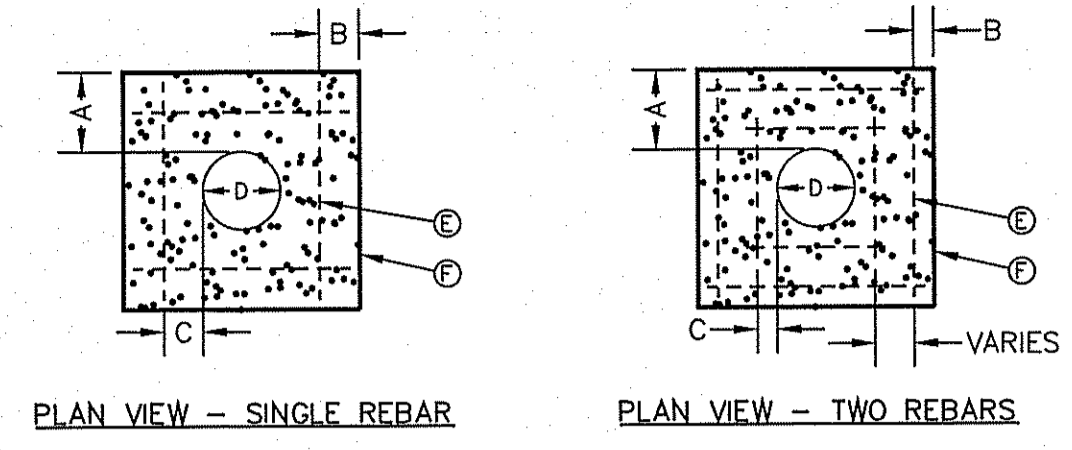
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

SCALED: HORIZ: --- VERT: ---
DATE: DEC. 2010
DESIGN BY: YC
INITIATED BY: RO
CHECKED BY: YC
JOB NO.: 1110-18

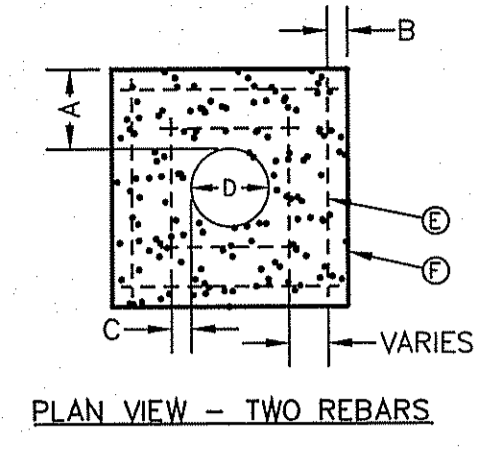
CITY MOVEMENT AT THE CENTRAL INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64
BENCHMARK: NAVD83 DATUM
DATE: 1-27-2012
BY: PSB
REVISED: PSB

SHEET TITLE: **WATER DETAILS**

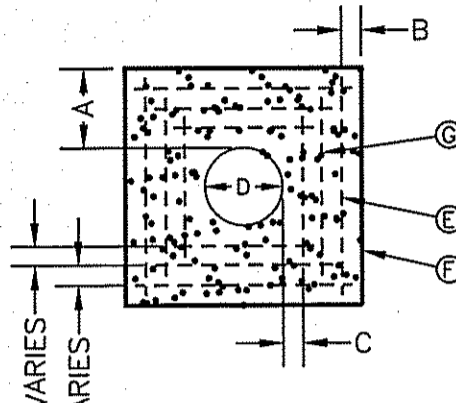
SHT 58 OF 60



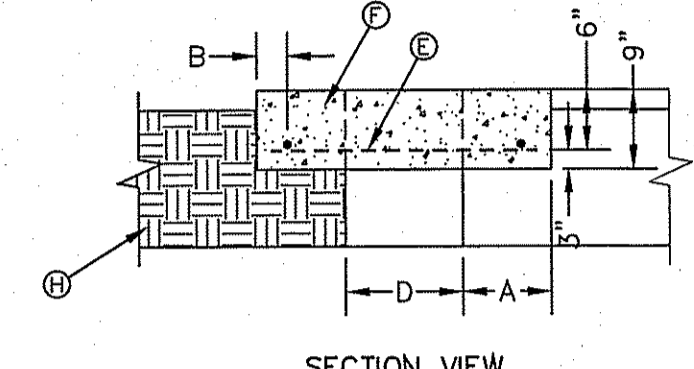
PLAN VIEW - SINGLE REBAR



PLAN VIEW - TWO REBARS



PLAN VIEW - THREE REBARS

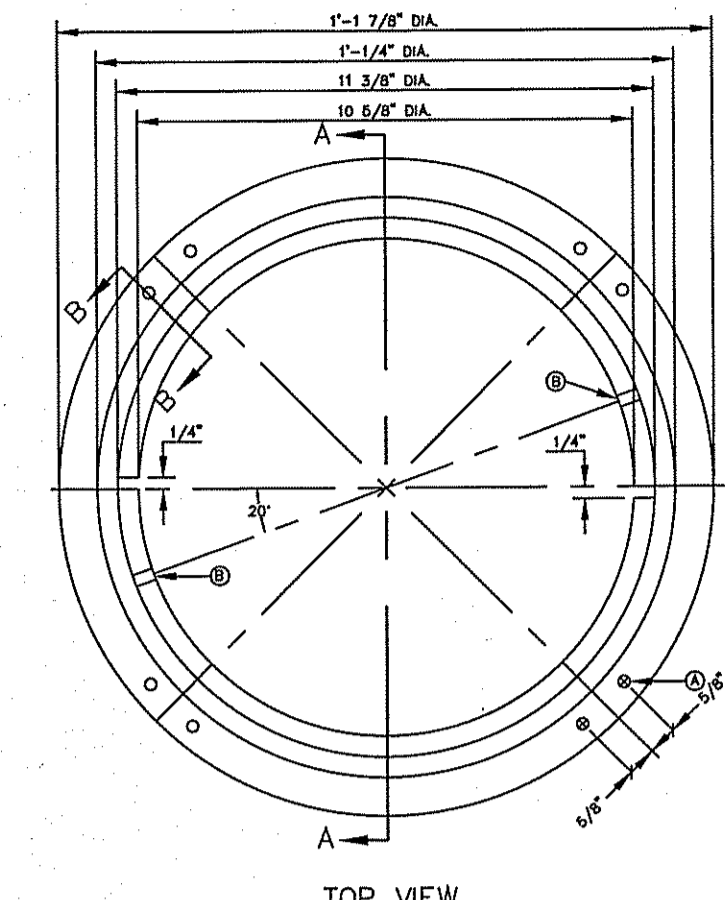


SECTION VIEW

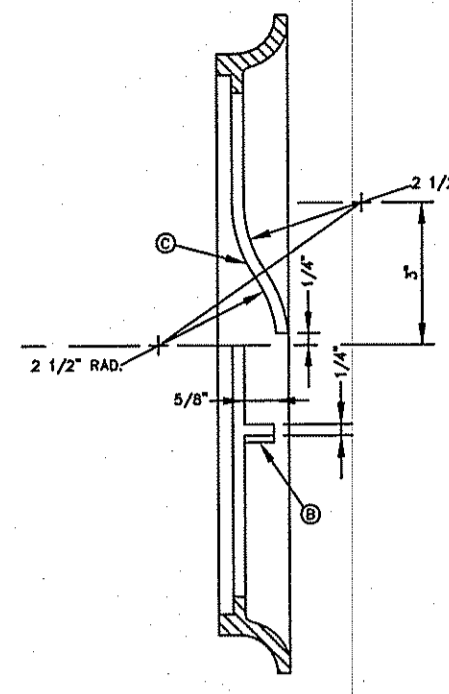
"D" DIAMETER OF PENETRATION	NUMBER OF #3 REINFORCING STEEL BARS	"A" MINIMUM CONCRETE HORIZONTAL DIMENSION FROM PENETRATION	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE APRON TO CENTER OF NEAREST REBAR	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR
0" TO 6"	1	4"	1 1/2"	4 1/2"
6.1" TO 18"	2	6"	1 1/2"	1 1/2"
18.1" AND OVER	3	8"	1 1/2"	1 1/2"

- GENERAL NOTES:**
1. THE CONCRETE APRON SHOULD BE CAST IN-PLACE CONCRETE. (MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSL HIGH EARLY CONCRETE IS REQUIRED)
 2. TOPS OF CONCRETE APRON SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
 3. PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL
 4. REINFORCING SHALL MEET ASTM C-476 AND TRAFFIC LOADING (HS-20).
 5. NO. 3 REBARS SPACED EQUALLY MAY BE LAP TIED OR SQUARE HOOPS.

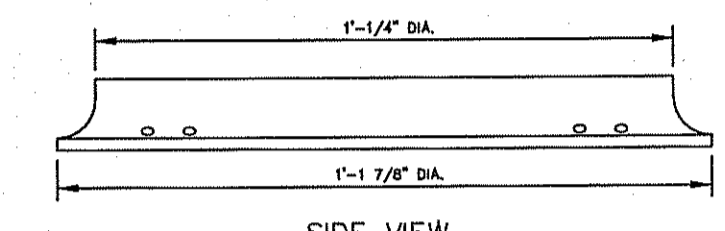
- CONSTRUCTION KEY NOTES:**
- E. #3 REINFORCING STEEL TYP.
 - F. CONCRETE APRON.
 - G. #3 REINFORCING STEEL EQUALLY SPACED.
 - H. COMPACTED BACKFILL.



TOP VIEW



SECTION A-A

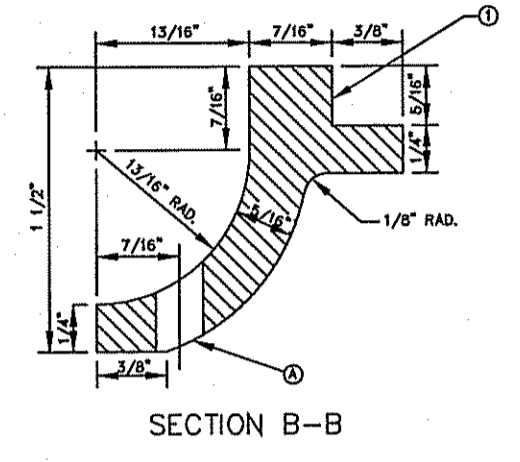


SIDE VIEW

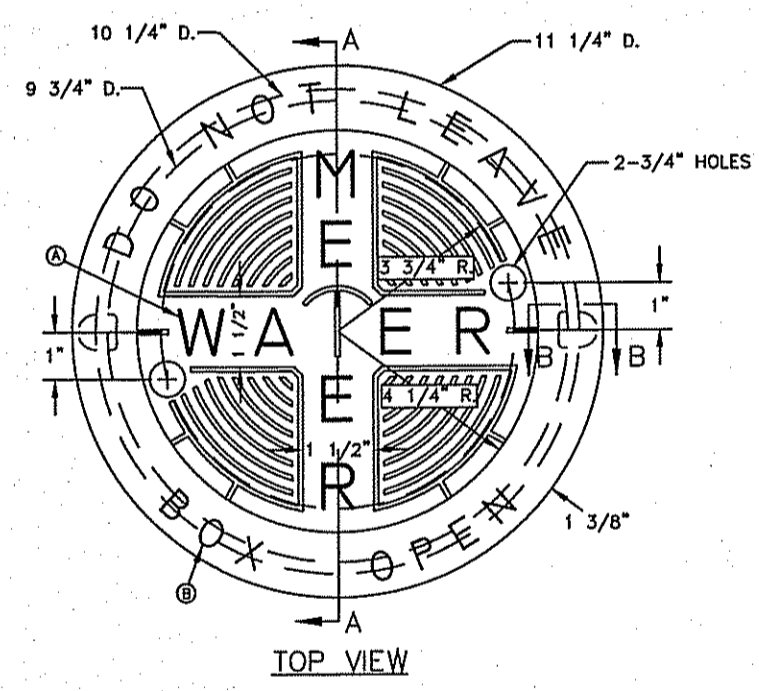
METER BOX RING FOR TYPE "A" & "B" METER BOXES

- GENERAL NOTES:**
1. MATCHING SURFACES TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH AND VOID OF AIR HOLES.
 3. METER BOX RING WEIGHT = 7 LBS.
 4. METER BOX RING MADE OF CAST IRON.

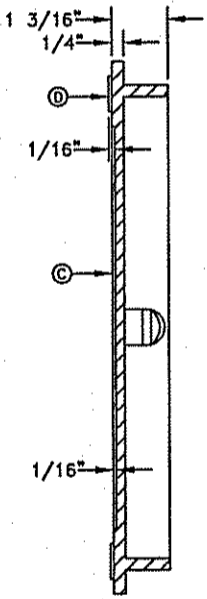
- CONSTRUCTION KEY NOTES:**
- A. X" DIAMETER HOLES FOR ANCHORING RING TO CONCRETE METER BOX.
 - B. LUG STOP
 - C. LOCKING LUG SLIDE



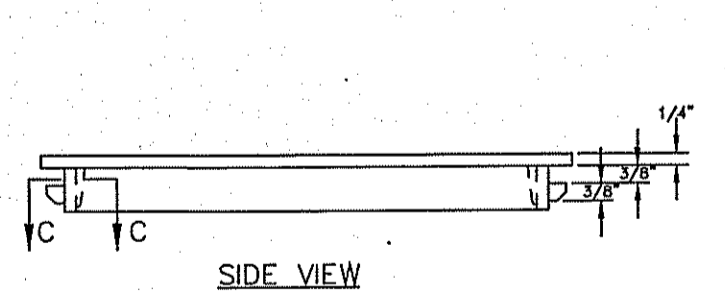
SECTION B-B



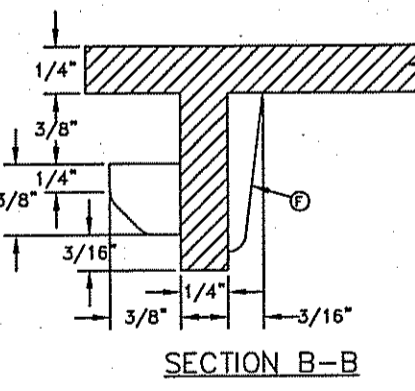
TOP VIEW



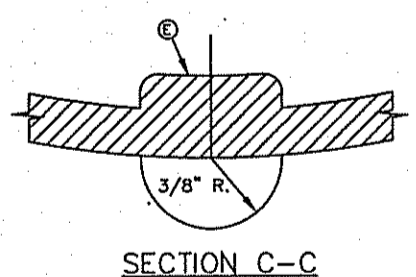
SECTION A-A



SIDE VIEW



SECTION B-B



SECTION C-C

METER BOX COVER FOR TYPE "A" & "B" METER BOXES

- GENERAL NOTES:**
1. MATCHING SURFACES TO BE ROUGH GROUND OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH AND VOID OF AIR
 3. METER BOX COVER WEIGHT = 1 1/4 LBS.

- CONSTRUCTION KEY NOTES:**
- A. LETTERS TO BE 1" HIGH, 3/4" WIDE, 1/8" THICK
 - B. LETTERS TO BE 3/4" HIGH, 5/8" WIDE, 1/8" THICK
 - C. INSIDE LETTERS & RIBS 1/16" TALL
 - D. OUTSIDE LETTERS 1/2" TALL
 - E. REINFORCE BACK OF LUG
 - F. REINFORCEMENT



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64NAVD83 DATUM

DATE	REVISIONS	BY
1-27-2012	PSB - REDLINES	RO

TERRA DEL ESTE
UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS
 CONTAINING: 79.278 ACRES

SCALE

HORIZ: ---
 VERT: ---

DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

ENGINEER'S SEAL

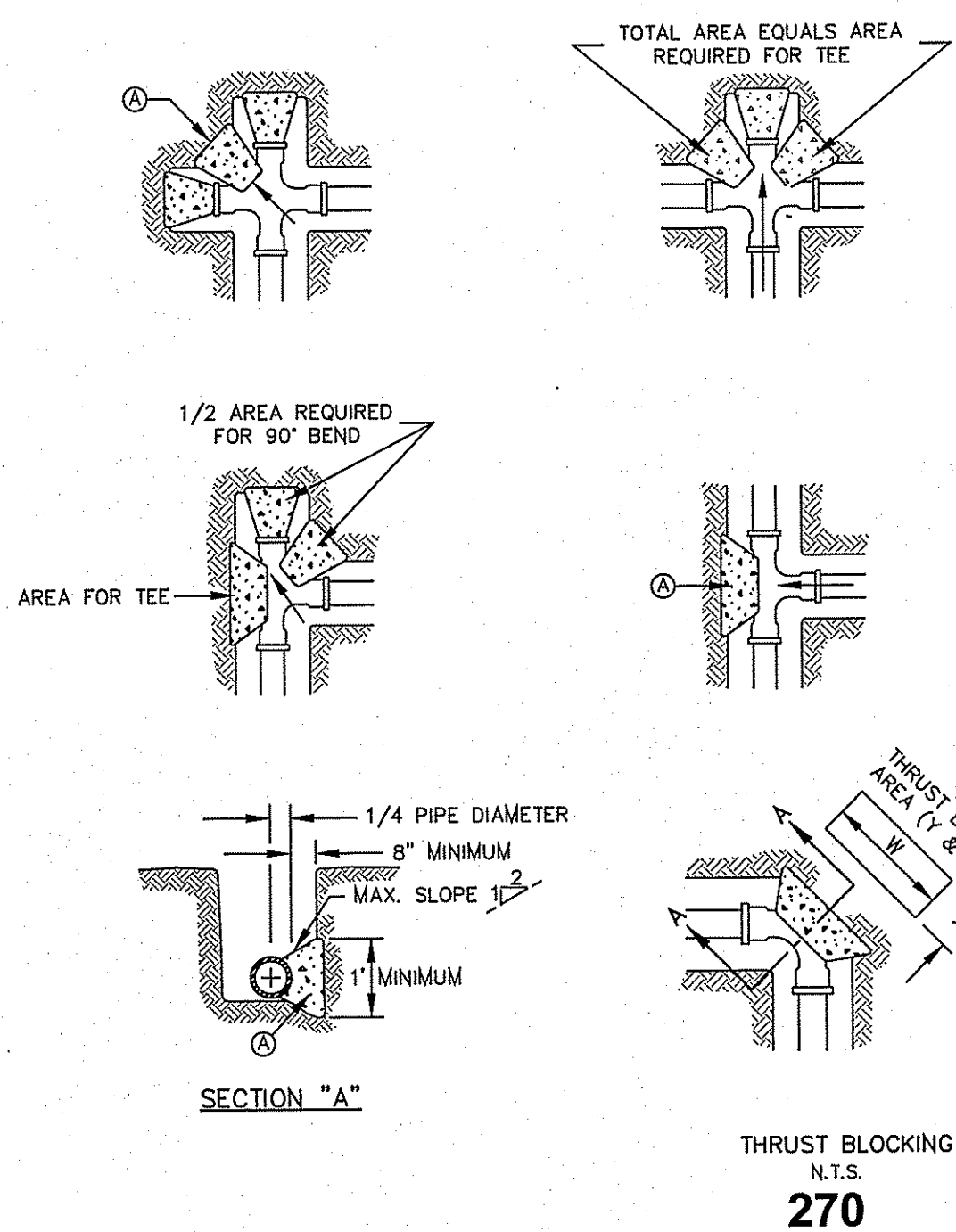
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS AN UNCHANGED SUBDIVISION DESIGN STANDARDS

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



SHEET TITLE

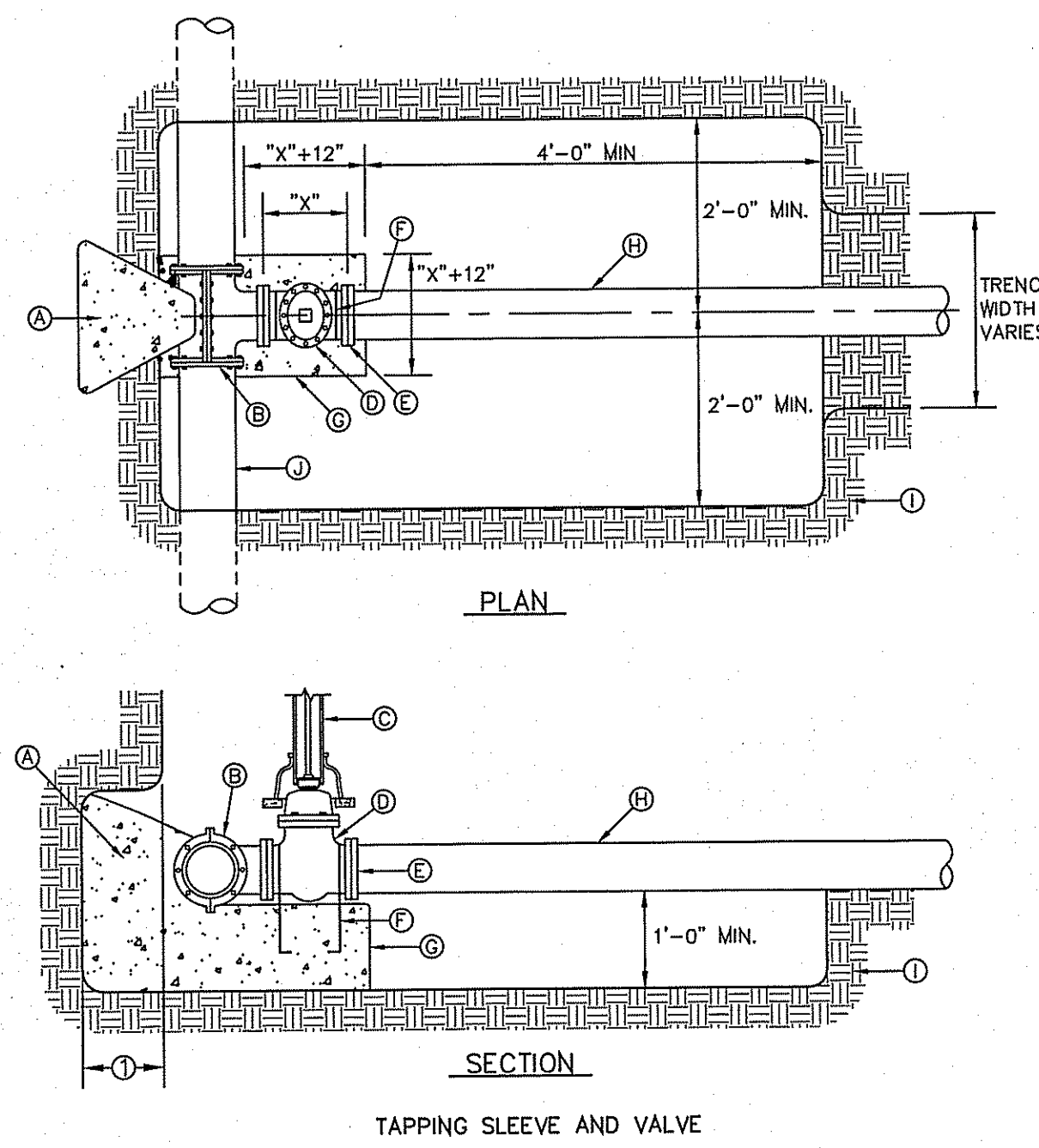
WATER DETAILS



GENERAL NOTES:
 1. TABLE IS BASED ON 2000#/SQ. FT. SOIL. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
 2. AREAS FOR PIPE LARGER THAN 18" SHALL BE CALCULATED.
 3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI.
 4. THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
 5. SIZE MAY BE DECREASED FOR LESSER DEGREE OF SOIL BEARING AS DETERMINED BY ENGINEER.
 6. KEEP CONCRETE CLEAR OF M.J. OR BELL AND SPIGOT JOINTS.
 7. BLOCK IN A SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED.
 8. WHEN NECESSARY ADDITIONAL THRUST RESTRAINT METHODS MAY BE USED, SUCH AS MECHANICAL JOINT RESTRAINTS, TIE-RODS (INSTALLED PER MANUFACTURERS' RECOMMENDATIONS) OR OTHER APPROVED METHODS.

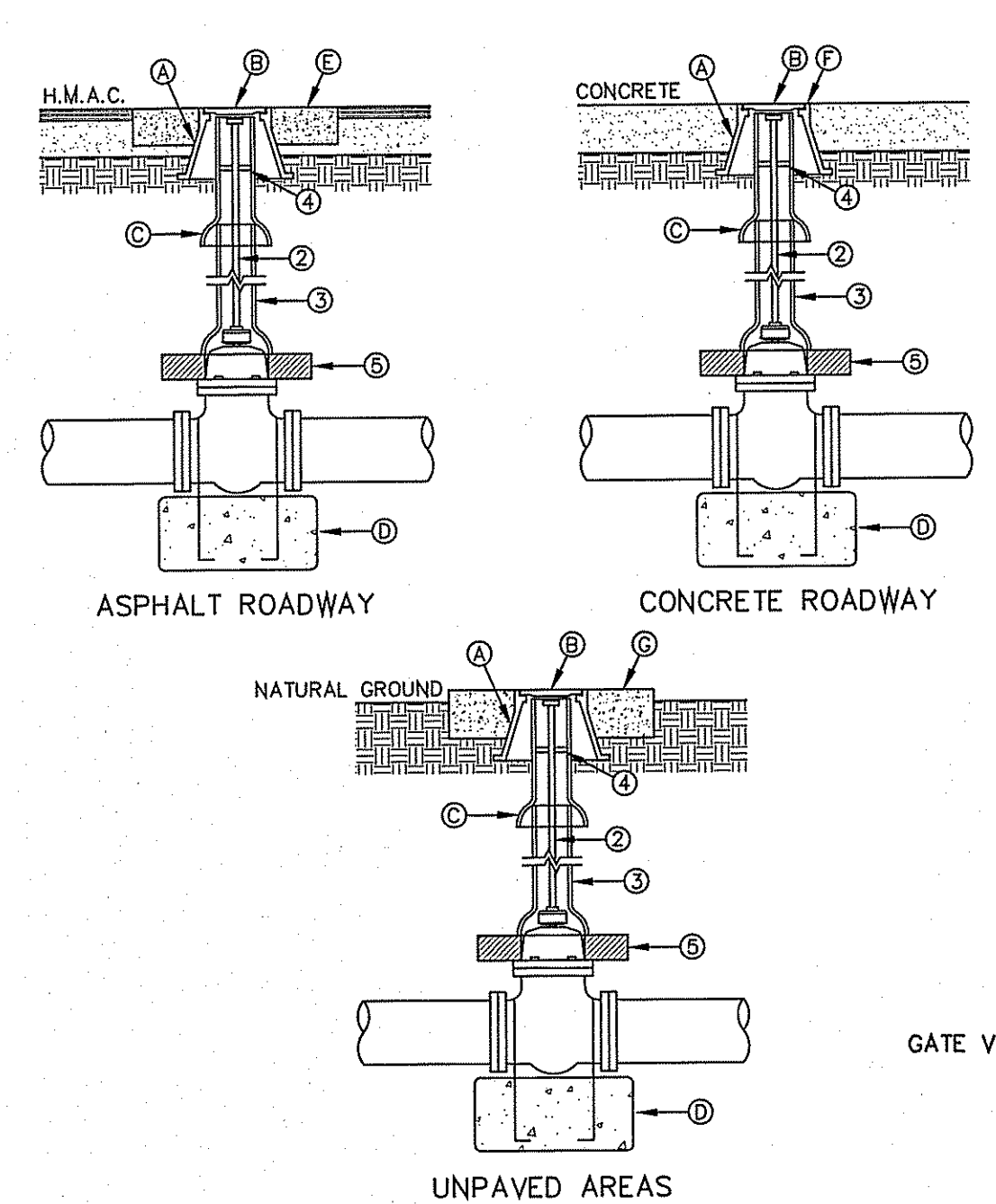
CONSTRUCTION KEY NOTES:
 A. LENGTH "Y & W" AS REQUIRED TO OBTAIN BEARING AREA AGAINST UNDISTURBED SOIL.
 B. ADDITIONAL EXCAVATION IF NECESSARY TO OBTAIN REQUIRED BEARING AREA.
 C. MINIMUM THRUST BLOCK AREA REQUIREMENTS FOR (Y & W) AS FOLLOWS:

PIPE SIZE	WATER PIPE	
	TEE, DEAD END 90° BEND	45° AND 22 1/2° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET



GENERAL NOTES:
 1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
 2. TAPPING SLEEVE SHALL BE 18" MINIMUM FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTING WATER LINE TO BE TAPPED.
 3. REPLACE EXCAVATED MATERIAL WITH CEMENT STABILIZED BACKFILL PRIOR TO PAVING.
 4. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
 5. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

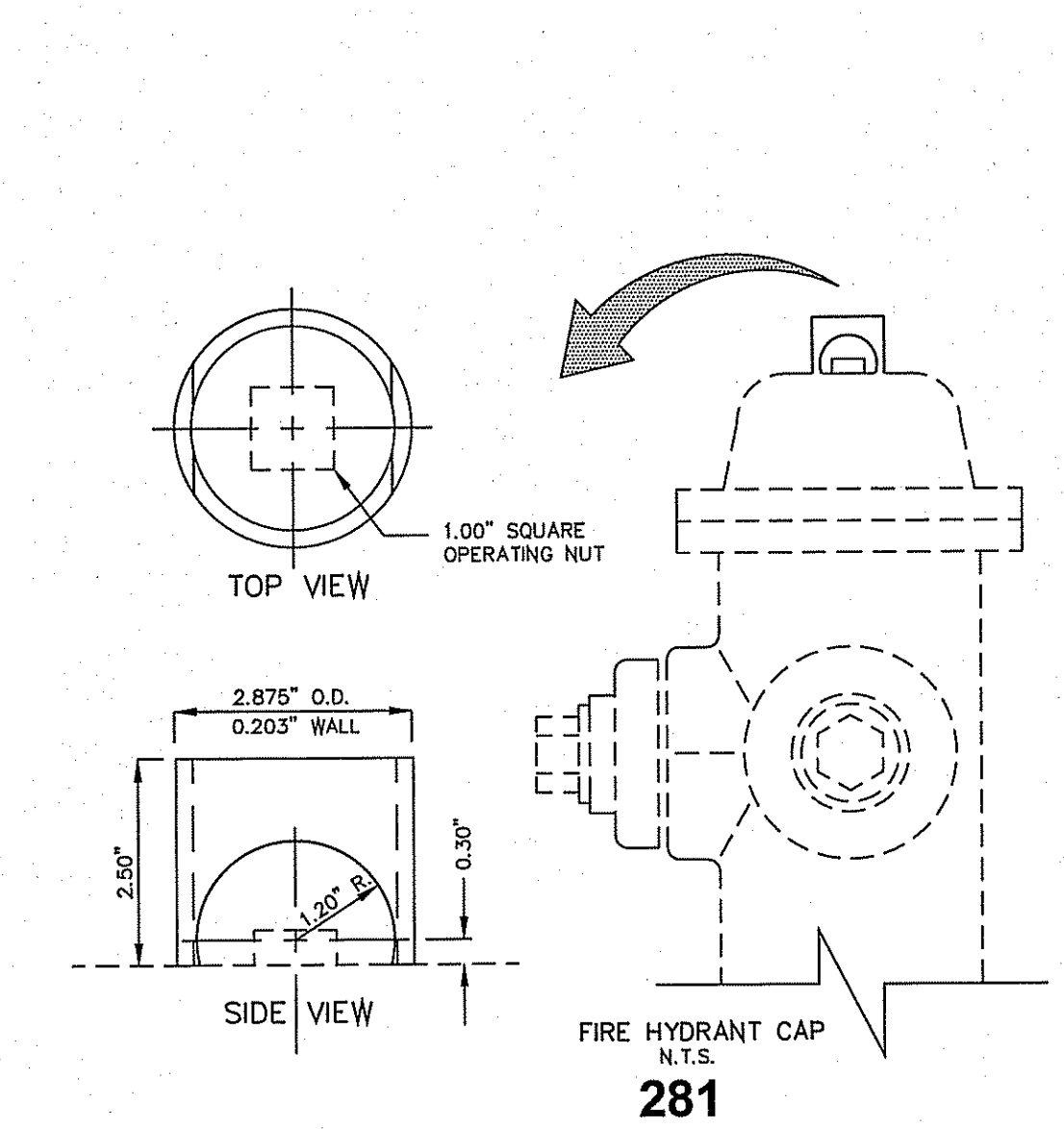
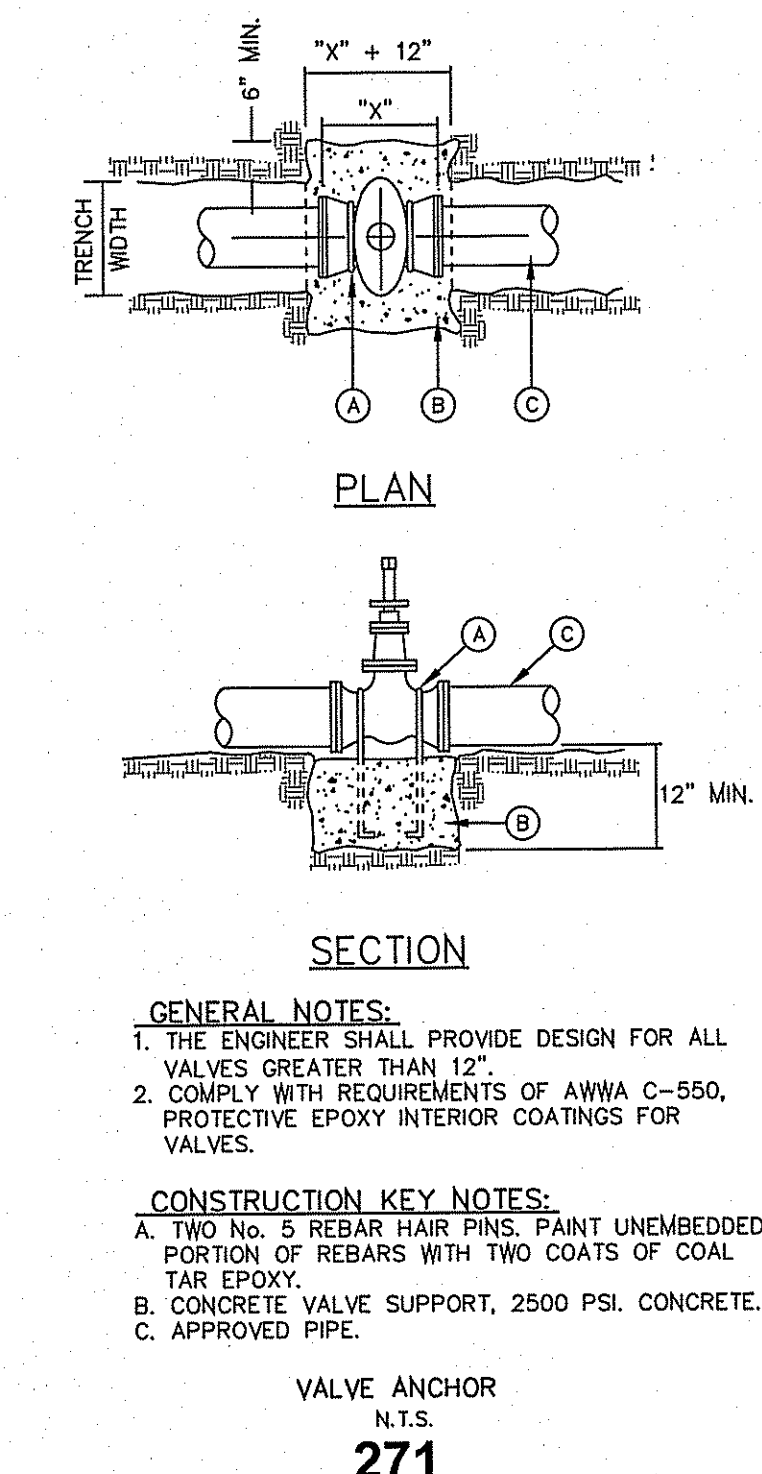
CONSTRUCTION KEY NOTES:
 A. CONCRETE THRUST BLOCKING, PER DETAIL 270.
 B. TAPPING SLEEVE.
 C. RISER INSTALLATION, PER DETAIL 260.
 D. TAPPING VALVE.
 E. VALVE ENDS FOR TYPE OF PIPE INSTALLED.
 F. 2-#5 REBAR HAIRPINS, PAINT UNEMBEDDED PORTION OF BARS WITH 2-COATS OF COAL TAR EPOXY. THEN COVER WITH 2" MINIMUM OF CEMENT MORTAR.
 G. CONCRETE VALVE SUPPORT, PER DETAIL 271.
 H. NEW WATER LINE TO BE INSTALLED.
 I. UNDISTURBED EARTH TO BE TAPPED.
 J. EXISTING WATER MAIN TO BE TAPPED.



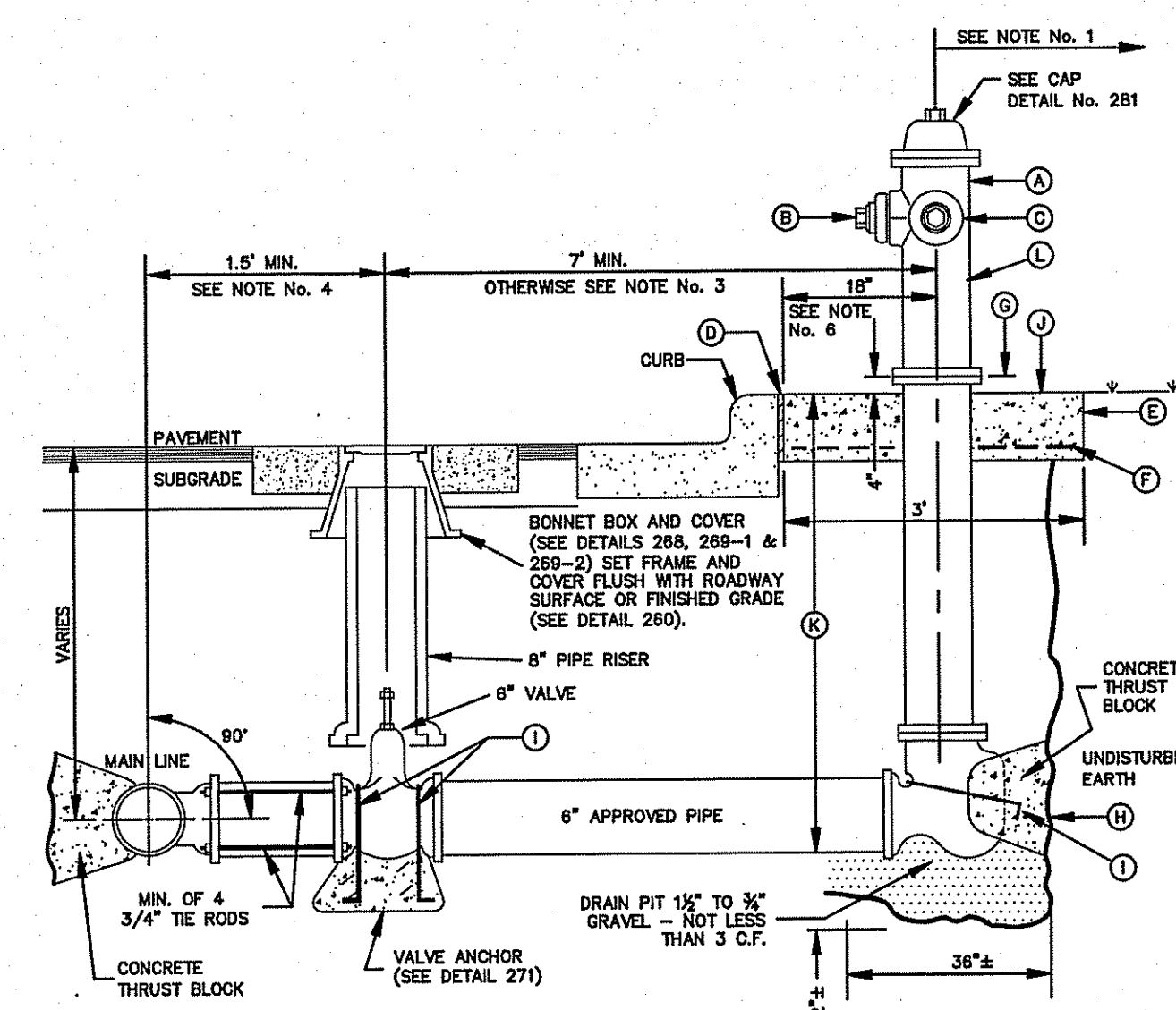
GENERAL NOTES:
 1. VALVE TYPE AND VALVE ENDS SHALL BE AS SHOWN ON THE PLANS.
 2. ALL BURIED VALVES 6" AND DEEPER SHALL BE PROVIDED WITH SOLID STEEL EXTENSION STEM OPERATOR WITH 2" SQUARE AWWA NUT WITHIN 36" OF VALVE BOX COVER. NUT IS TO INDICATE DIRECTION OF ROTATION TO OPEN VALVE.
 3. 8" DIA. MINIMUM VITRIFIED CLAY OR SDR 35 P.V.C. PIPE. PIPE SHALL NOT REST ON VALVE BODY.
 4. 1/2" THICK STEEL TRASH RING VALVE BOX INSIDE DIAMETER MINUS 1/2".
 5. MINIMUM 2" CONCRETE OR BRICK ALL AROUND.
 6. CLEAN BONNET BOX OF ALL DEBRIS AND SOIL.
 7. COAT BURIED PIPE AND BONNET BOX PER SPECIFICATIONS. VALVE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH SPECIFICATIONS.

CONSTRUCTION KEY NOTES:
 A. BONNET BOX (SEE DETAIL 268).
 B. BONNET BOX COVER (SEE DETAILS 269-1 & 269-2).
 C. FINAL EXTENSION TO BONNET BOX SHALL BE WITH BELL AND SPIGOT ENDS (CLAY OR SDR 35 P.V.C. SPOOL).
 D. CONCRETE VALVE ANCHOR (SEE DETAIL 271).
 E. CONCRETE COLLAR (SEE DET 184-1) FLUSH WITH TOP OF H.M.A.C.
 F. BONNET BOX FLUSH WITH TOP OF CONCRETE. CONCRETE COLLAR NOT NEEDED.
 G. CONCRETE ANCHOR (SEE DETAIL 184-2) FLUSH WITH BONNET BOX AND 2" ABOVE NATURAL GROUND.

GATE VALVE INSTALLATION
 N.T.S.
 260

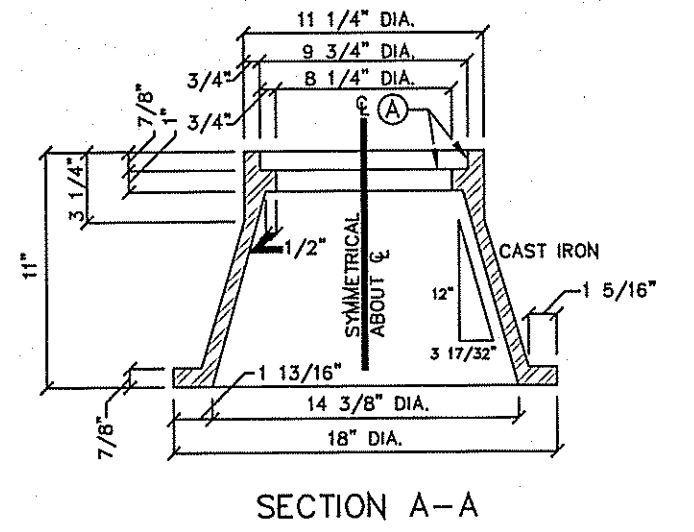
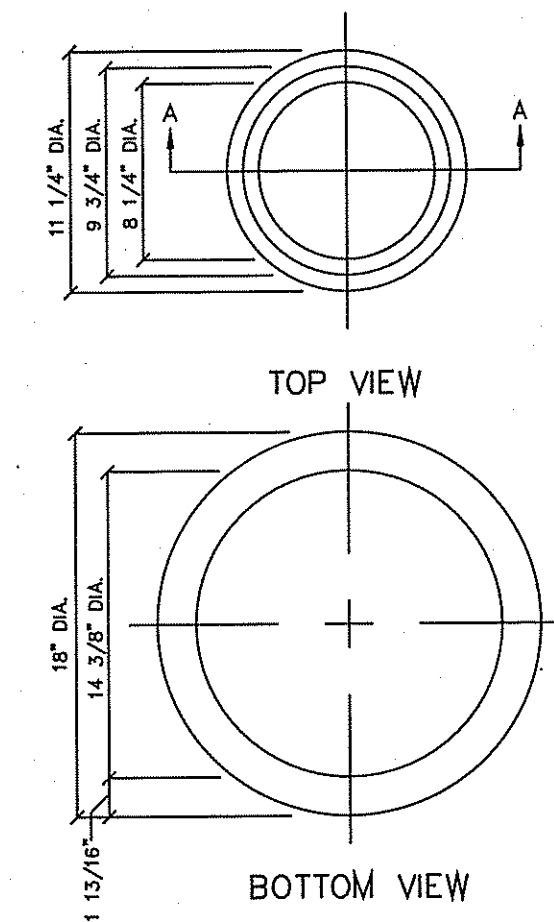


1. STEEL CAPS TO BE MACHINED FROM STEEL PIPE. NOMINAL SIZE = 2 1/2" DIA. OUTSIDE DIA. = 2.875" WALL THICKNESS = 0.203 LBS/FT. = 5.79
 2. CAPS ARE TO BE TACK WELDED OR BRAZED ON FIRE HYDRANT BONNET OR WEATHER CAP.
 3. THE CAPS OVER THE OPERATING NUT WILL PREVENT ACCESS TO THE UNAUTHORIZED USE OF HYDRANT WATER.



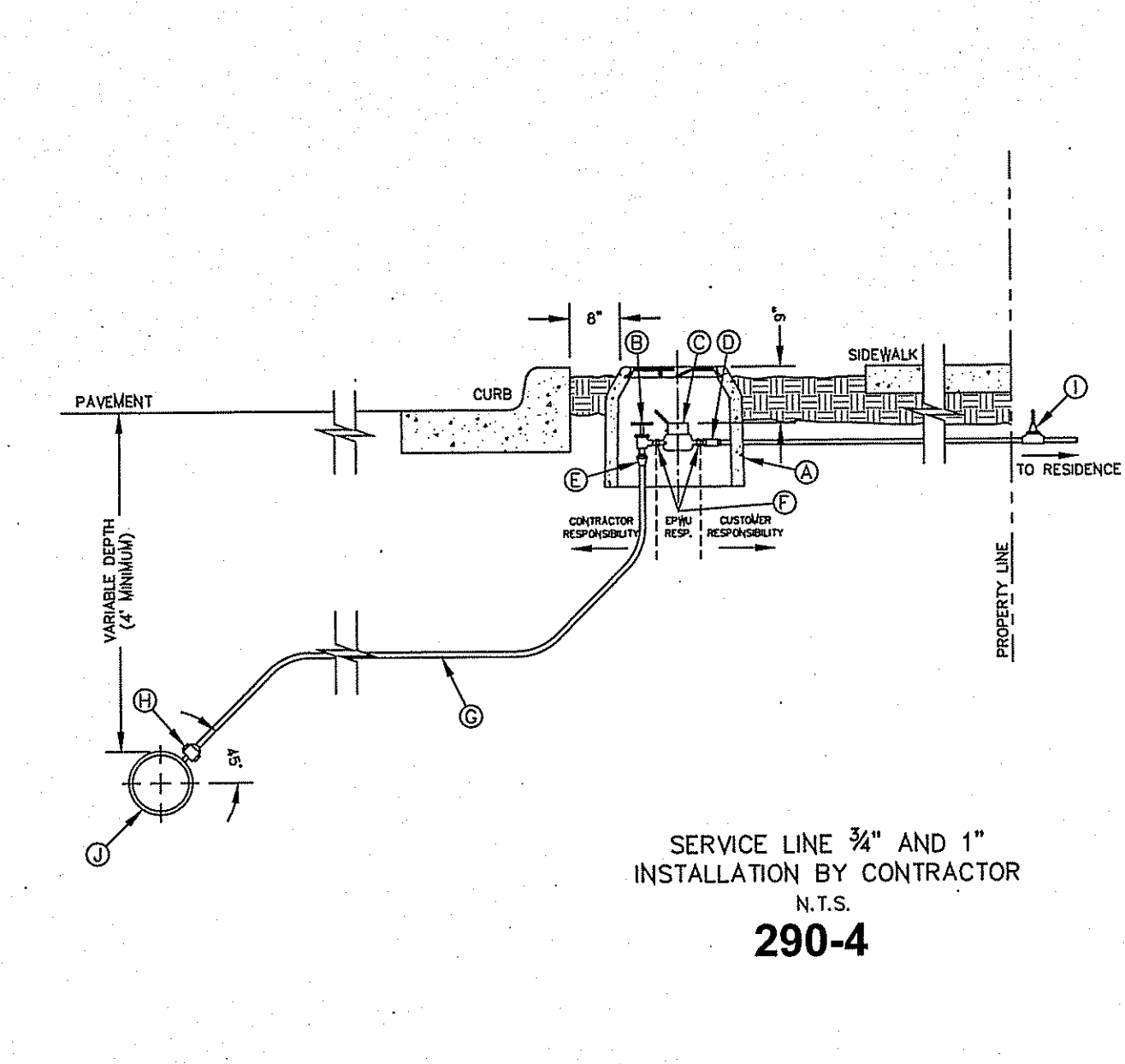
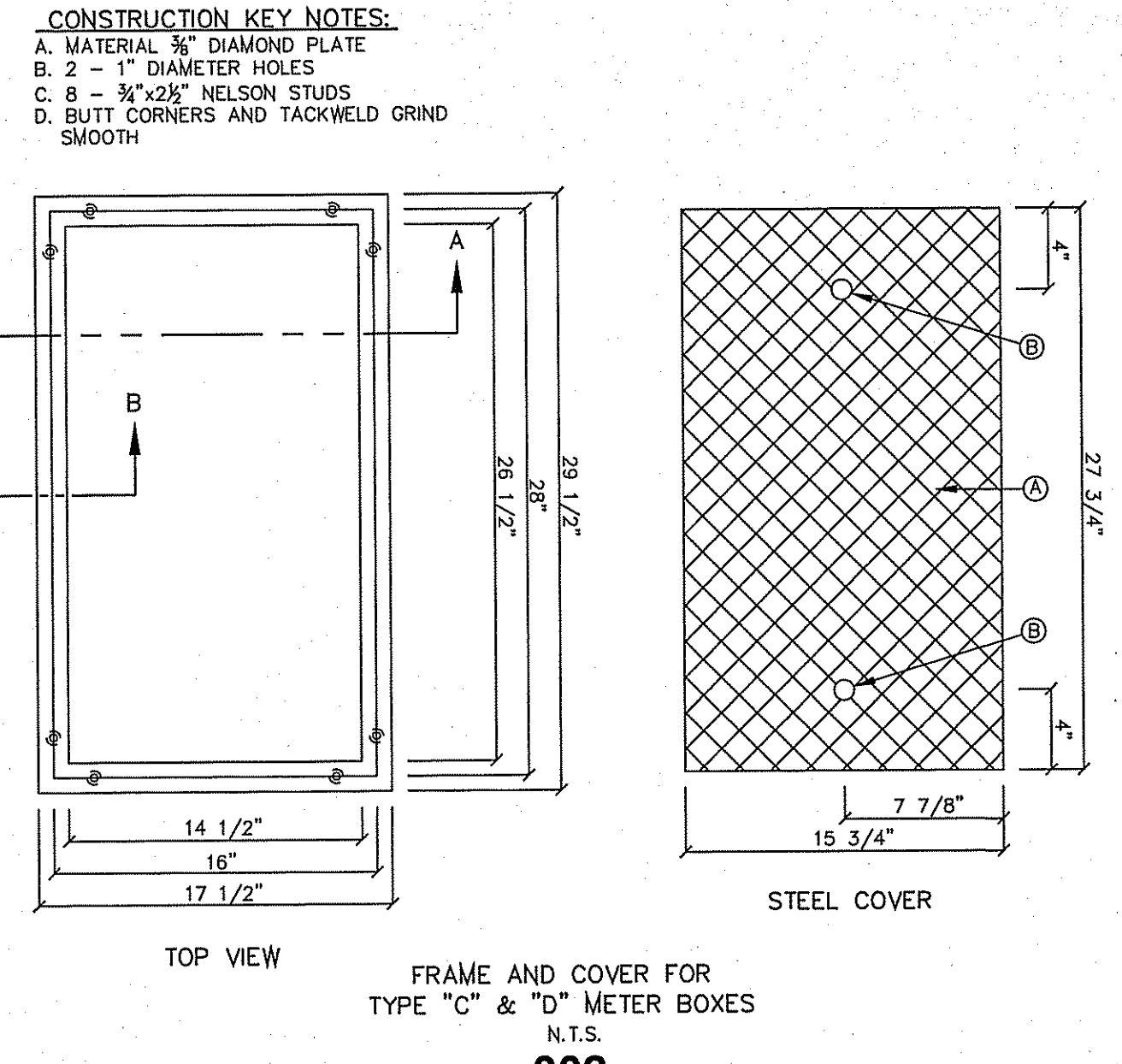
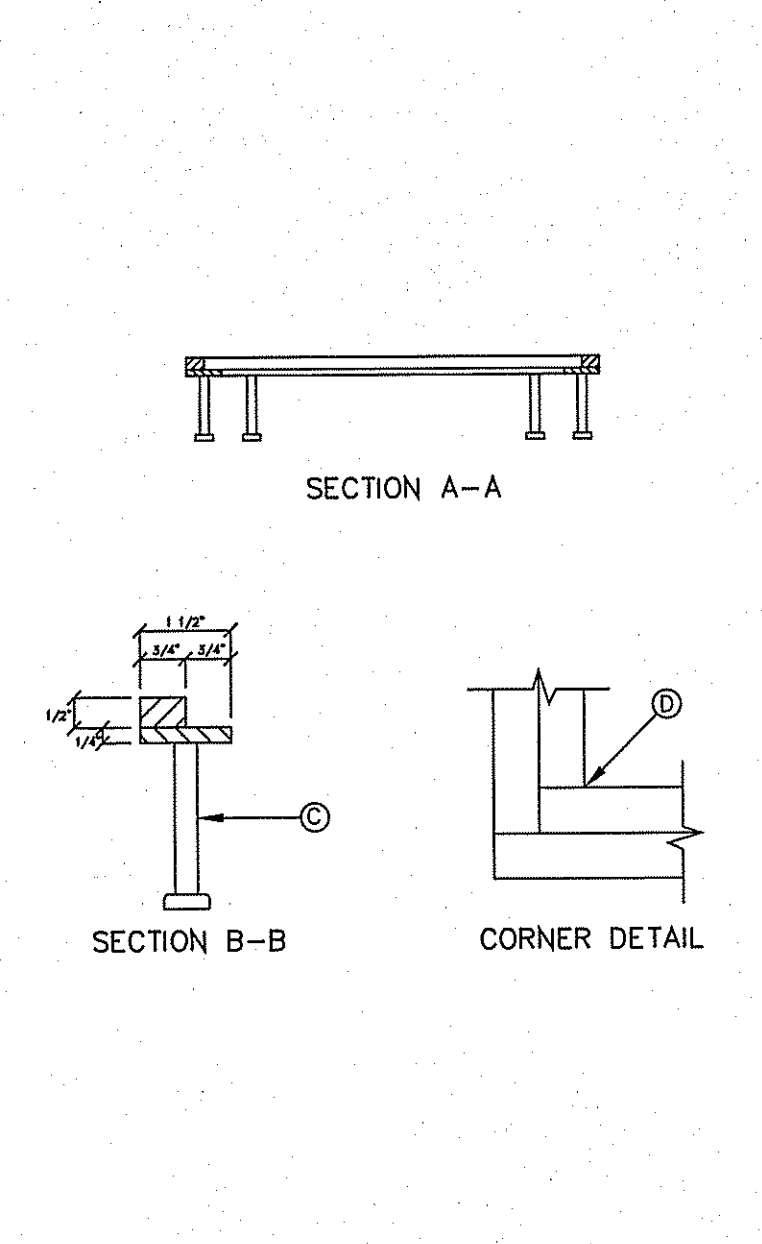
GENERAL NOTES:
 1. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 5 FT. IN ALL DIRECTIONS OF FIRE HYDRANT (PER EL PASO MUNICIPAL CODE, TITLE 12). FIRE HYDRANT SHALL NOT BE PLACED IN WHEEL CHAIR RAMP OR DRIVEWAY.
 2. FIRE HYDRANT SHALL BE LOCATED AT THE BEGINNING OF CURB RETURN OR AT THE PROPERTY LINE COMMON TO ADJOINING LOTS, UNLESS OTHERWISE SHOWN ON PLANS. REFER TO DETAIL NO. 282 FOR SPECIAL CASES.
 3. WHERE DISTANCE IS LESS THAN 7', HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL NO. 282.
 4. VALVE MAY BE CONNECTED TO TEE AT MAIN LINE. USE FLANGED MECHANICAL JOINT ENDS, WHERE SPOOL IS REQUIRED BETWEEN TEE AND VALVE. USE FLANGED MECHANICAL ENDS WITH 3/4" DIAMETER TIE RODS.
 5. COMPLY WITH REQUIREMENTS OF AWWA C-502, DRY BARREL FIRE HYDRANTS AND AWWA C-550, PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS.
 6. WHEN INSTALLATION IS WITHIN 10'00" RIGHT OF WAY, HYDRANT SHALL NOT BE PLACED IN SIDEWALK AREA OR ANY CLOSER THAN 5' FROM BACK OF CURB.

CONSTRUCTION KEY NOTES:
 A. FIRE HYDRANT PER SPEC.
 B. PUMPER NOZZLE 4 1/2" TO BE FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED IN THE PLANS.
 C. HOSE NOZZLE 2 1/2".
 D. 1/2" PREMOULDED EXPANSION JOINT WITH 1" TOP FILLER.
 E. 3"x3"x6" CONC. SQ. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE WHEN NOT LOCATED WITHIN SIDEWALK OR CONC. AREA.
 F. #10; 5/8 WVF
 G. CONTROLLED ELEVATION LINE LEVEL IN ALL DIRECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF THE HYDRANT TO CONTROLLED ELEVATION.
 H. CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH, F.H. WEEP HOLE MUST BE UNOBSTRUCTED.
 I. 2"x1/4" STEEL ANCHOR PINS.
 J. TOP OF SLAB SHALL BE AT CURB LEVEL 4" BELOW THE BREAK LINE OF THE HYDRANT UNDER SPECIAL CONDITIONS THE ENGINEER MAY ALLOW VARIATIONS TO THIS CONSTRUCTION.
 K. MAXIMUM OF ONE (1) SPOOL EXTENSION ALLOWED TO MAINTAIN THE CONTROLLED ELEVATION LINE TO TOP OF SLAB. ADDITIONAL ADJUSTMENT MUST BE MADE WITH OFFSETS & FITTINGS AS NEEDED.
 L. REQUIRED - DAVOSON ANTI-TERRORISM CORROSION RESISTANT VALVE KIT (DATV).



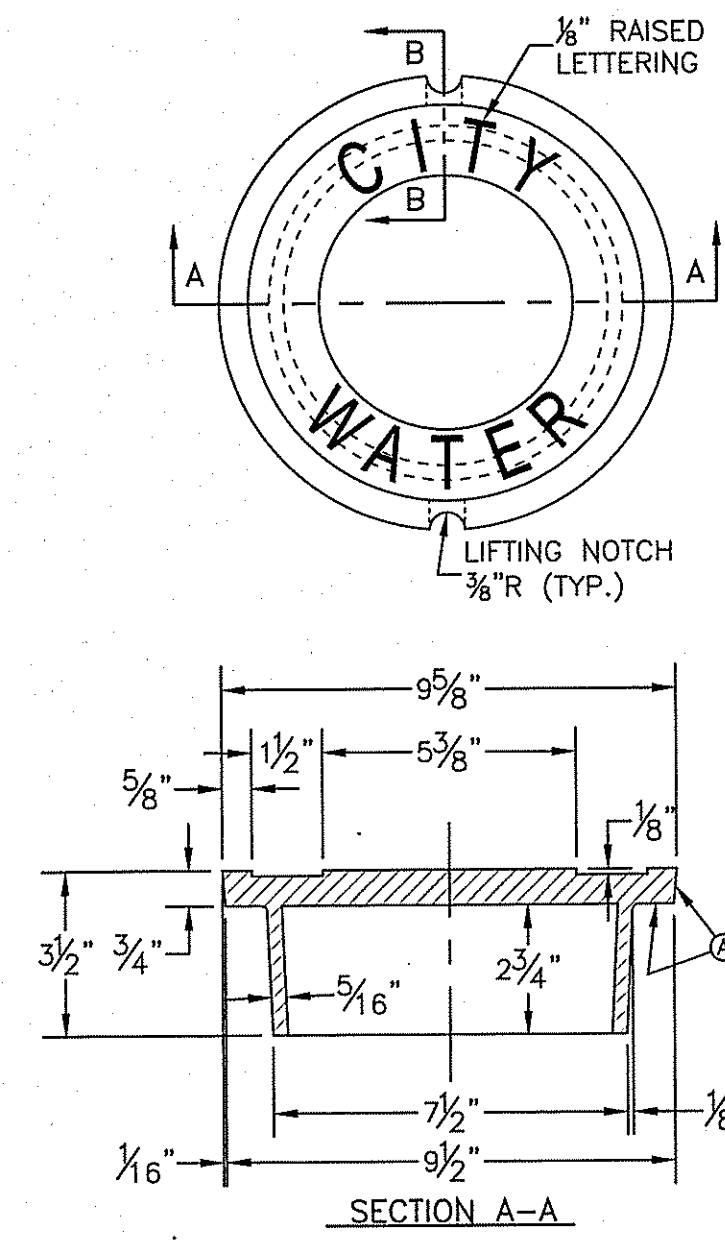
GENERAL NOTES:
 1. CASTING TO BE SMOOTH AND VOID OF AIR HOLES.
 2. WEIGHT OF BONNET BOX IS 95 POUNDS.

BONNET BOX
 N.T.S.
 268



GENERAL NOTES:
 1. DETAIL SHOWN FOR A 3/4" SERVICE, 1" SERVICE INSTALLATION IS SIMILAR EXCEPT FOR SIZES OF PIPE, FITTING, METER AND BOX (TYPE "B").
 2. WHERE NO CURB EXISTS, METER IS TO BE SET NEAR PROPERTY LINE OR AT DESIGNATED LOCATION.
 3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY PIPE, FITTINGS, AND METER BOXES REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE PRIVATE OWNER TO HAVE A CERTIFIED PLUMBER INSTALL A BACKFLOW PREVENTER AND EXTEND SERVICE LINE ON DISCHARGE SIDE OF METER.
 4. NO SPLICING SHALL BE ALLOWED. FULL LENGTH OF PIPING SERVICE SHALL BE INSTALLED.
 5. THE EPWU WILL FURNISH AND INSTALL THE METER.

CONSTRUCTION KEY NOTES:
 A. METER BOX TYPE "A" (SEE DETAILS 300 & 301) SHALL BE SET SLIGHTLY HIGHER THAN SURROUNDING GROUND OR AT CURB LEVEL.
 B. 3/4" ANGLE SERVICE VALVE.
 C. WATER METER (CENTER INSIDE METER BOX).
 D. WHEN REQUIRED BY EPWU, A DUAL CHECK BACKFLOW PREVENTER SHALL BE INSTALLED ON THE OUTLET SIDE OF THE METER.
 E. END FLARE OF SERVICE LINE.
 F. INLET AND OUTLET COUPLING.
 G. 3/4" COPPER SERVICE LINE (SEE NOTE 4).
 H. 5/8" X 3/4" CORPORATION STOP
 I. PRESSURE REGULATOR SOMETIMES LOCATED NEAR THE RESIDENCE.
 J. WATER MAIN



GENERAL NOTES:
 1. CASTINGS TO BE SMOOTH AND VOID OF AIR HOLES.
 2. WEIGHT OF COVER IS 18 POUNDS.

CONSTRUCTION KEY NOTES:
 A. TO BE ROUGH GROUND OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.

BONNET BOX COVER
 (FLIP RESISTANT)
 N.T.S.
 269-2

EL PASO WATER UTILITY
 DETAILS NUMBERS:
 260, 266, 268, 269-2, 270, 271,
 280-1, 281, 290-4, 302

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR.	BY
ELEVATION 4022.64	RO
DATE	REVISIONS
1-27-2012	PSB REDLINES
5-2-2012	2ND CITY REDLINES

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO AND PACIFIC RAILWAY CO. SURVEYS, TEXAS
 CONTAINING: 79.276 ACRES

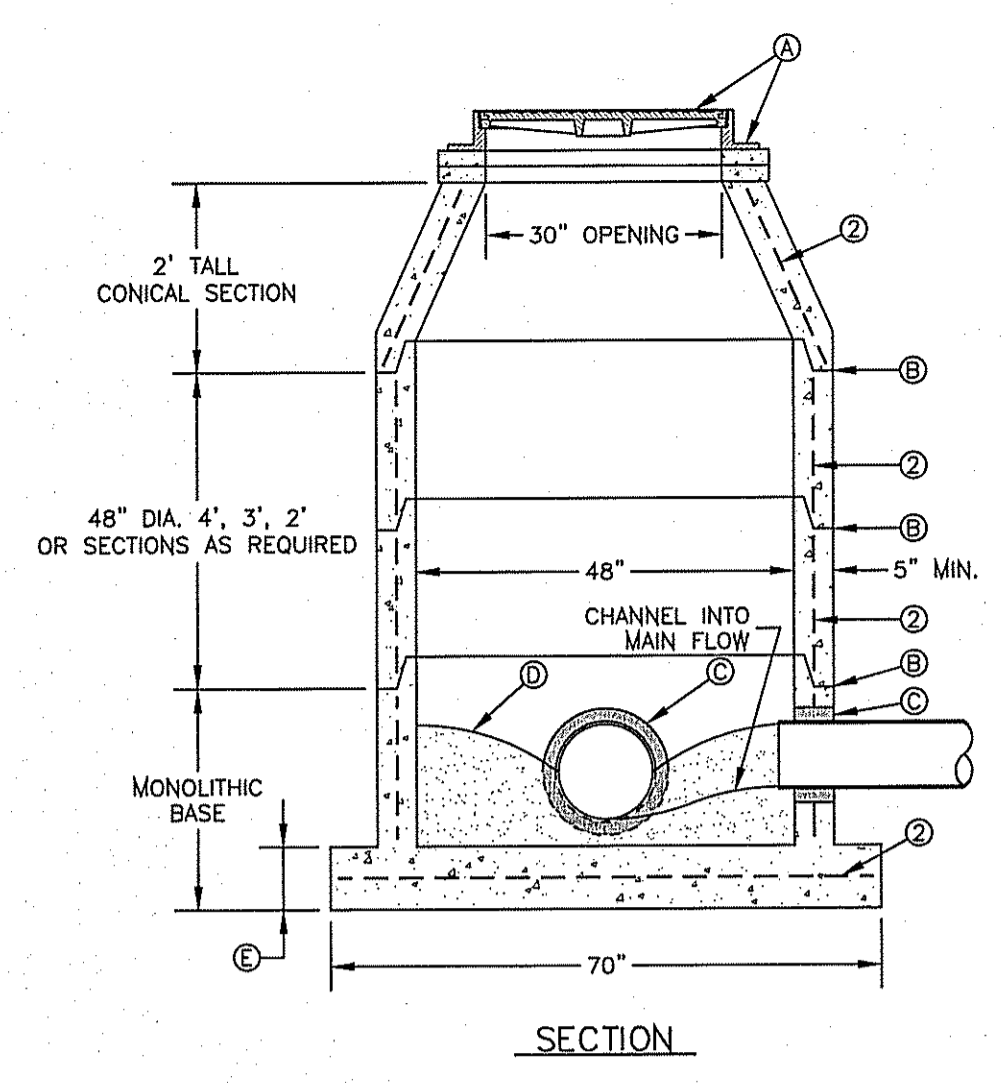
ENGINEER'S SEAL
 ENGINEER'S SEAL NOT REQUIRED
 THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS
 HORIZ: ---
 VERT: ---
 DATE: DEC. 2010
 DESIGN BY: YC
 INITIATED BY: RO
 CHECKED BY: YC
 JOB NO.: 1110-18

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



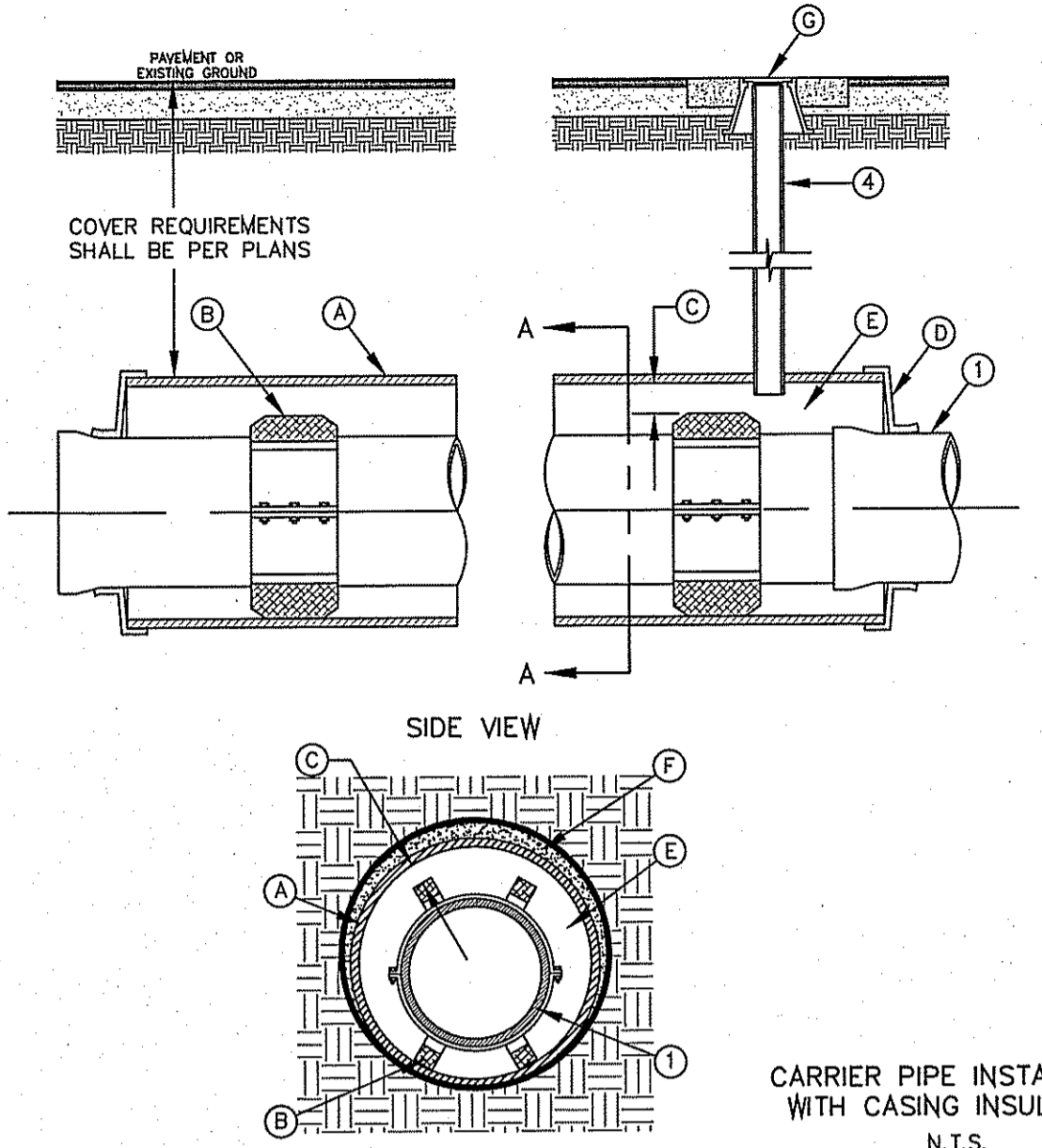
SHEET TITLE
WATER DETAILS

FILE LOCATION S:\Subdivisions\TDE 66\TDE66-W&S NOTES AND DETAILS PLOTTED ON Tuesday, March 10, 2015 10:21:53 AM



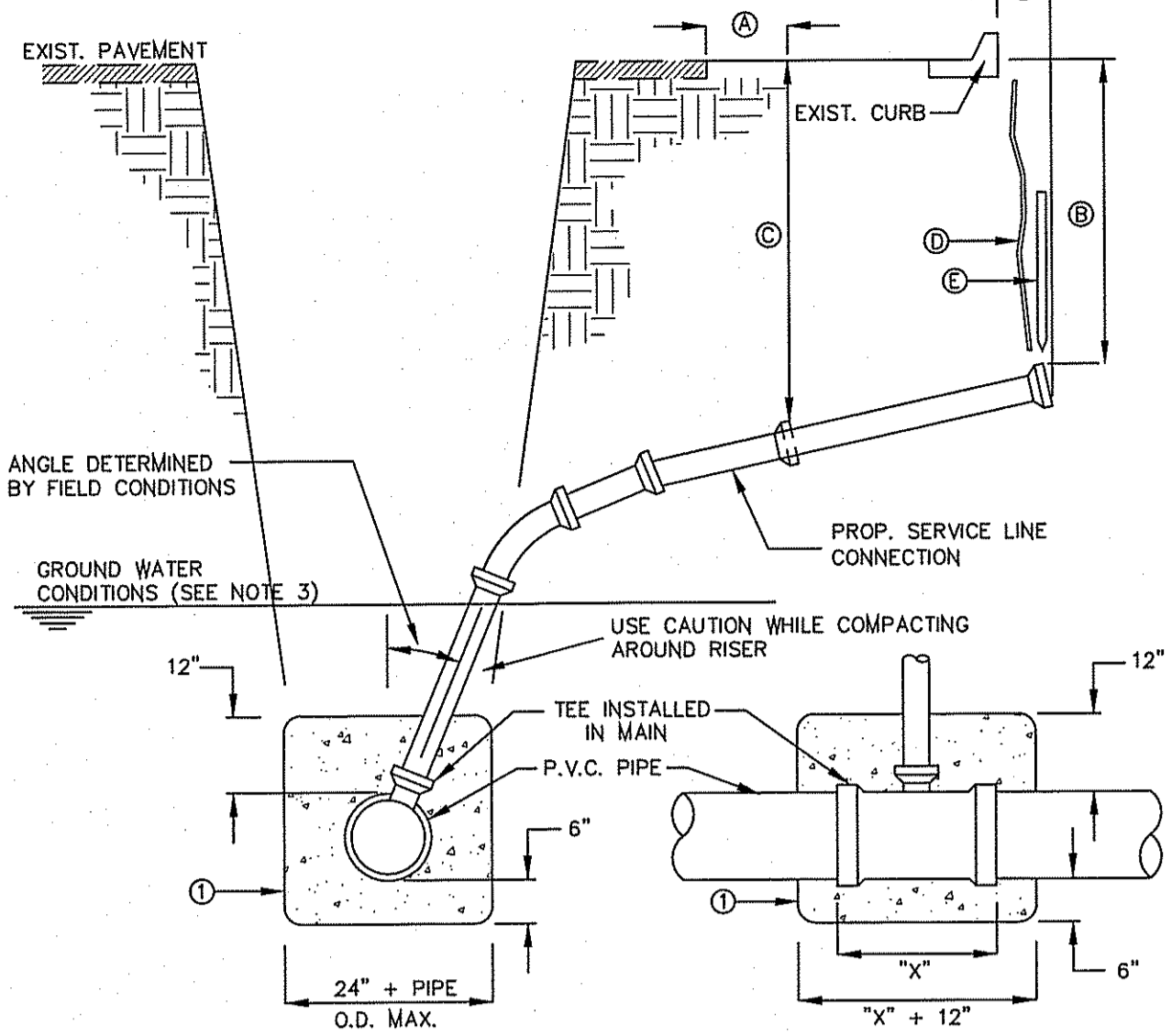
MANHOLE TYPE "A"
N.T.S.
370-1

- GENERAL NOTES:**
- MANHOLE TYPE "A" SHALL BE USED FOR LINES 21" AND SMALLER.
 - PRE-CAST CONCRETE SECTIONS SHALL BE OF REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL MEET HS-20 LOADING. PROVIDE REINFORCEMENT WITHIN 3" OF OPENINGS OR KNOCKOUTS, OPENINGS (UP TO 8") MADE IN FIELD SHALL BE CORE DRILLED.
 - CEMENT SHALL BE TYPE I-II, PER ASTM C-150, AND MUST CONTAIN A MINIMUM OF 4% FLY ASH OF THE TOTAL MANHOLE WEIGHT.
 - THE BASE & RISER SHALL BE INTEGRALLY CAST. CONCRETE SHALL BE MIN. 28 DAY COMPRESSIVE STRENGTH 4000psi.
 - MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.
 - THE SUBGRADE UNDER THE BASE SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.
 - MANHOLES BELOW GROUNDWATER TO BE EXTERNALLY AND INTERNALLY COATED WITH BITUMINOUS COATING.
- CONSTRUCTION KEY NOTES:**
- MANHOLE RING AND COVER (SEE DETAILS 377 & 378). SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 185).
 - ALL JOINTS TO BE TONGUE, GROOVE AND SEALED WITH RAM-NEK OR APPROVED EQUAL.
 - PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE AND SHALL HAVE FLEXIBLE PIPE TO MANHOLE CONNECTORS (COMPRESSION TYPE ASTM-923), "KOR-N-SEAL" OR APPROVED EQUAL. GROUT AS REQUIRED.
 - CONCRETE BASE SHALL BE 8" FOR MH'S UP TO 12" DEEP AND 12" FOR DEPTHS GREATER THAN 12".



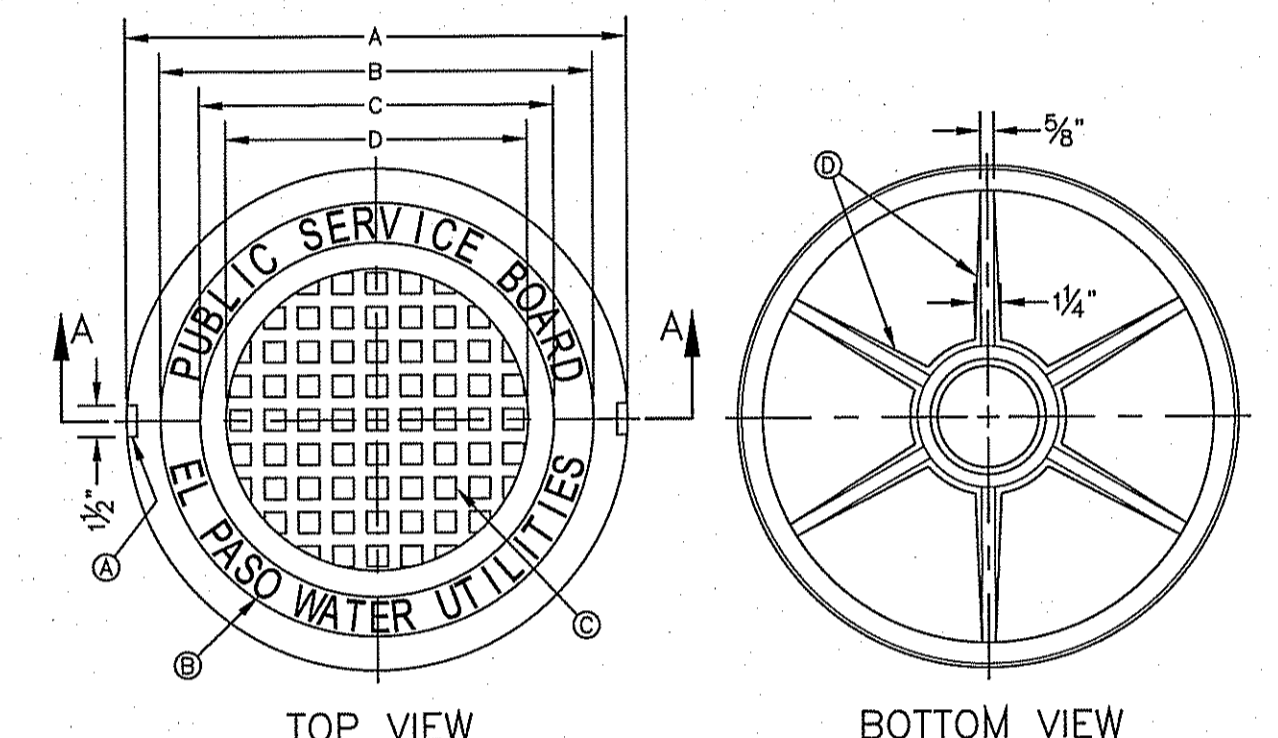
CARRIER PIPE INSTALLATION WITH CASING INSULATORS
N.T.S.
180

- GENERAL NOTES:**
- INSTALLATION FOR APPROVED CARRIER PIPE.
 - CASING SHALL BE INSTALLED USING EITHER JACKING, BORING OR TUNNELING METHODS FROM THE END WHICH CREATES A MINIMUM OF ACCESS AND RELOCATION PROBLEMS.
 - INSULATED SPACERS SHALL BE USED WHEN SPECIFIED, TO PROVIDE CORROSION PROTECTION.
 - PRECAUTIONARY OUTLET (6") WITH BONNET BOX AND COVER SHALL BE USED WHEN REQUIRED BY OTHER GOVERNING AGENCIES.
- CONSTRUCTION KEY NOTES:**
- STEEL CASING MINIMUM YIELD 36000 PSI. SIZE AND LENGTH AS SPECIFIED.
 - CASING INSULATORS, SPACING AND LOCATION PER MANUFACTURER'S RECOMMENDATIONS. INSULATORS SHALL FIT SNUG OVER THE CARRIER PIPE.
 - POSITION CARRIER PIPE APPROXIMATELY IN CENTER OF CASING. MINIMUM SPACING BETWEEN INSULATOR AND CARRIER PIPE SHALL BE 1", MAXIMUM SPACING SHALL BE 2".
 - END SHALL BE SEALED WITH BRICK AND MORTAR, BULKHEAD AND GROUT, OR WITH SYNTHETIC RUBBER SEAL, AS SPECIFIED.
 - ANNULAR SPACE SHALL BE LEFT OPEN FOR CATHODICALLY PROTECTED SYSTEM WHERE BOTH CASING AND CARRIER PIPE ARE METALLIC MATERIAL, OR AS OTHERWISE SPECIFIED.
 - PRESSURE GROUT ANNULAR SPACE OUTSIDE CASING AFTER CASING IS INSTALLED.
 - BONNET BOX AND COVER (SEE DETAILS 268, 269-1 & 269-2) SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 260).



SEWER SERVICE RISER AND SERVICE LINE CONNECTION
N.T.S.
391

- GENERAL NOTES:**
- IN GROUNDWATER CONDITIONS ONLY, P.V.C. SADDLES OR TEES ARE TO BE ENCASED WITH CLASS B CONCRETE.
 - UNDER CERTAIN CONDITIONS FIELD INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE DEPTH ON THE LATERAL.
 - WHEN GROUND WATER IS ENCOUNTERED SERVICE RISER SHALL BE EXTENDED ABOVE ANTICIPATED WATER TABLE LEVEL.
- CONSTRUCTION KEY NOTES:**
- CONTRACTOR TO INSTALL SEWER SERVICE LINE FROM THE MAIN TO A LOCATION 6" BEHIND THE CURB OR 18" BEYOND THE EDGE OF PAYMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
 - 18" FOR STANDARD SUBDIVISION, 3.5' FOR SUBDIVISIONS WITH ON-SITE PONDING OR FLAT TERRAIN.
 - RISERS OR LATERALS EXTENDING BEYOND EXISTING PAVING SHALL BE INSTALLED TO 3.5' MINIMUM TOP OF GROUND OR PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
 - PLASTIC METALLIC MARKING TAPE RISING TO WITHIN 6" OF GROUND SURFACE OR METALLIC DISK.
 - WOODEN STAKE (1"x2"x36") VERTICALLY PLACED AT PLUGGED END OF PROPOSED SERVICE LINE.

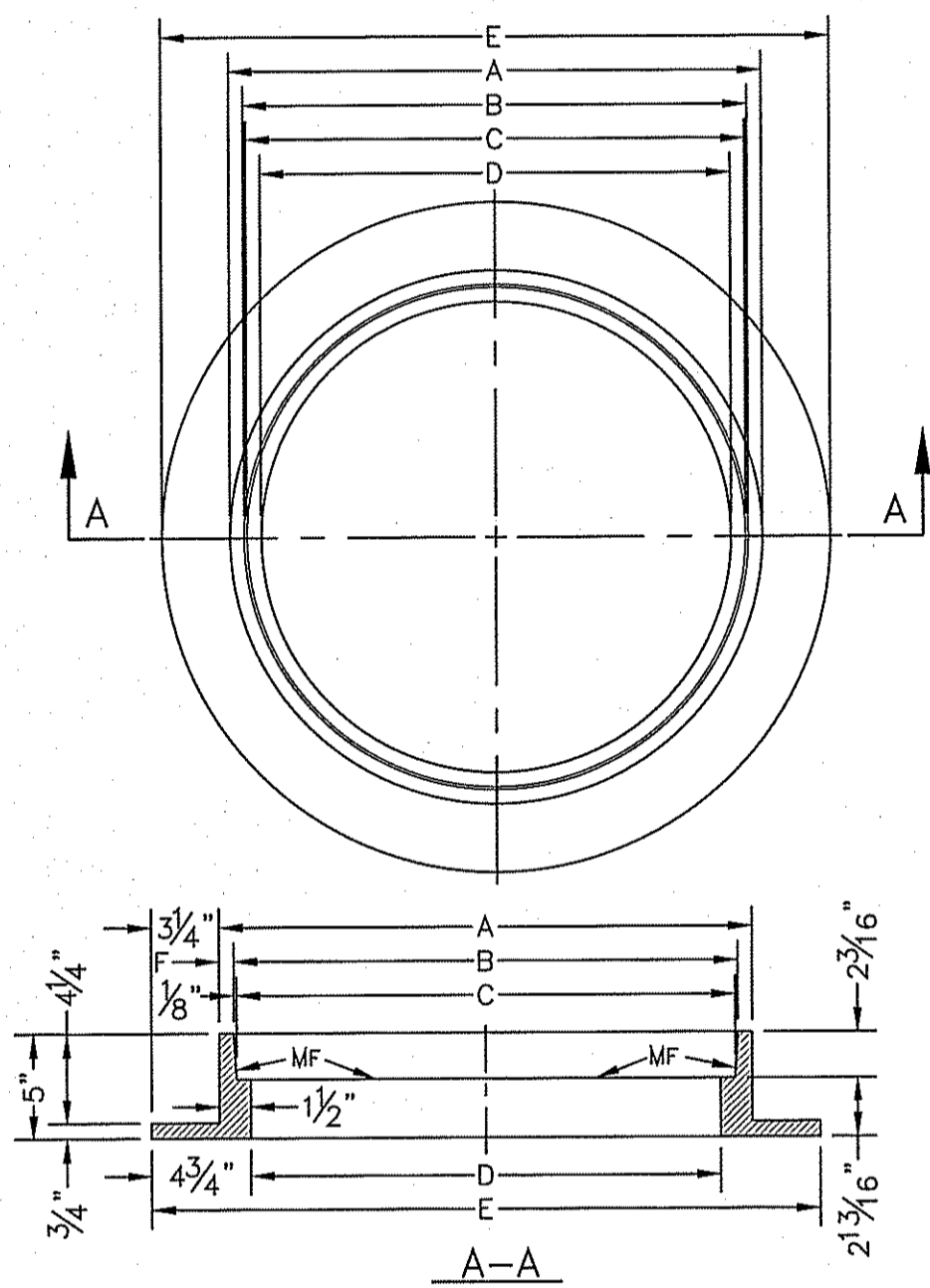


SEWER MANHOLE COVER
N.T.S.
378

- GENERAL NOTES:**
- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 - CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 - CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 - AS-CAST DIMENSIONS MAY VARY 1/16" PER FOOT (AASHTO M306-07).
 - WEIGHT MAY VARY 3%± (AASHTO M306-07).
- CONSTRUCTION KEY NOTES:**
- LIFTING NOTCH.
 - 3/8" RAISED LETTERING.
 - 1" SQUARES (3/8" TALL) WITH 5/8" SPACE BETWEEN.
 - REINFORCING RIBS.
 - SLOT.

MANHOLE COVER	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	31 3/4"	23 3/8"
B	28 1/2"	20 5/8"
C	24 3/8"	16 7/8"
D	21 1/2"	14 3/8"
WEIGHT	265 lbs.	165 lbs.

*OBSOLETE - DO NOT USE (FOR REFERENCE ONLY)

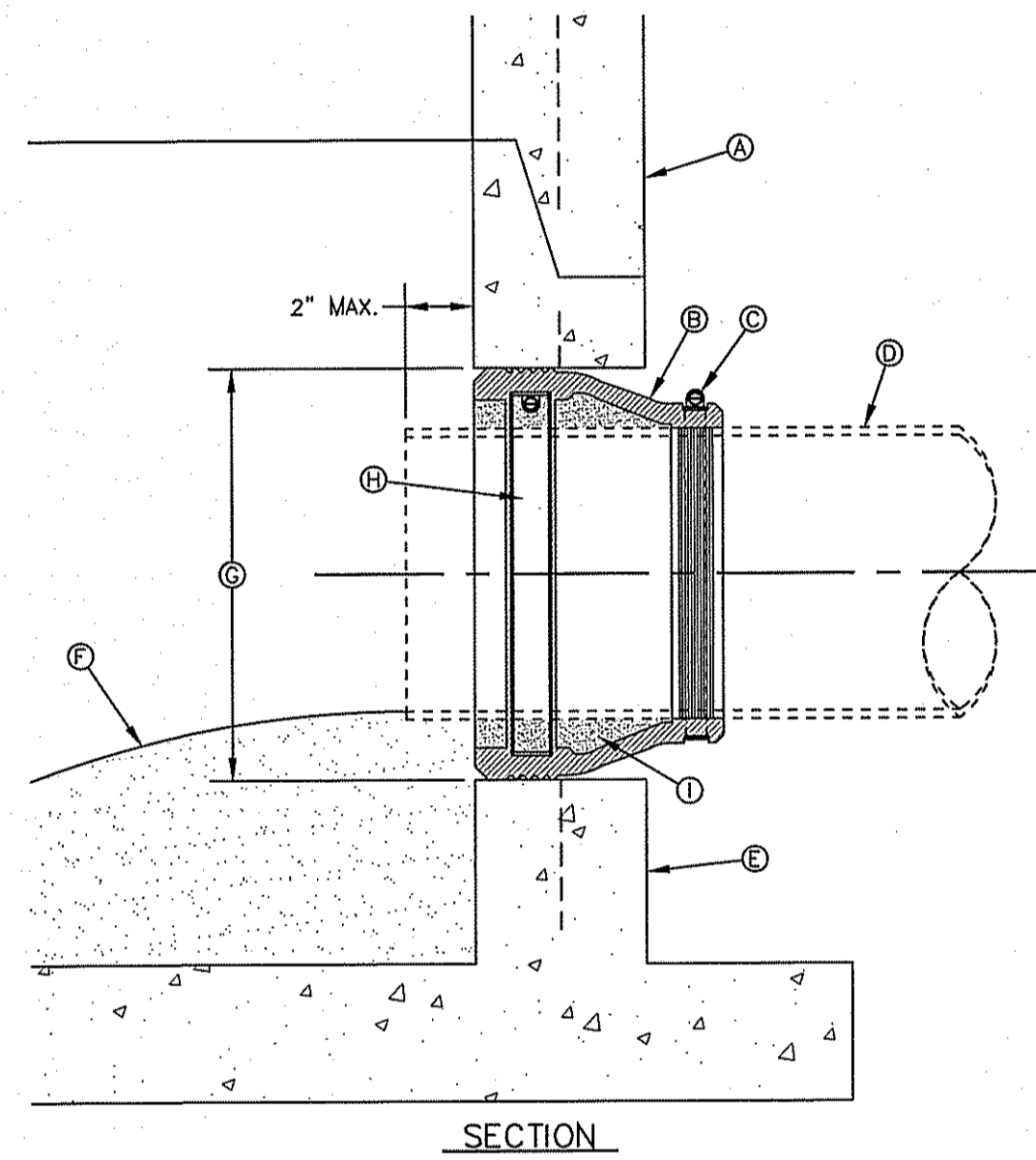


SEWER MANHOLE RING
N.T.S.
377

- GENERAL NOTES:**
- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 - CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 - CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 - AS-CAST DIMENSIONS MAY VARY 1/16" PER FOOT (AASHTO M306-07).
 - WEIGHT MAY VARY 3%± (AASHTO M306-07).

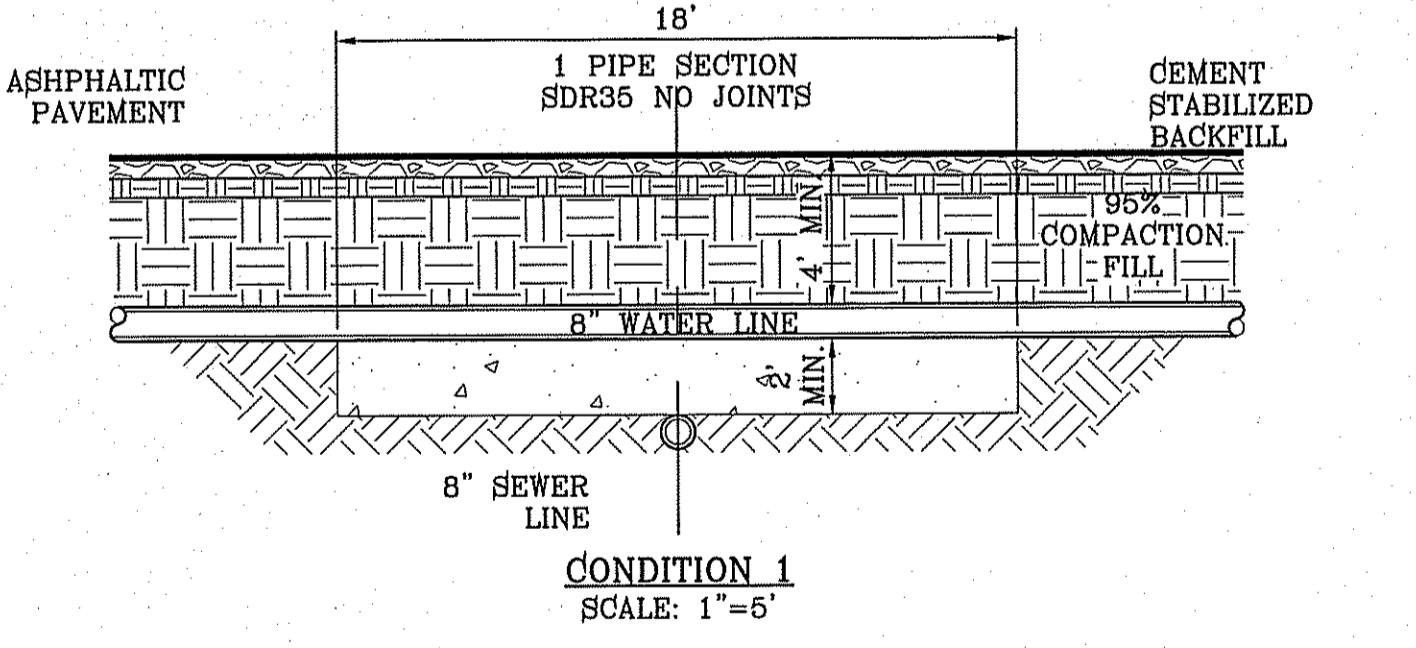
MANHOLE RING	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	33"	25 1/2"
B	31 3/4"	24 1/8"
C	31 1/2"	23 3/8"
D	30"	22 3/2"
E	39 1/2"	32"
F	5 1/2"	1 3/8"
WEIGHT	220 lbs.	170 lbs.

*OBSOLETE - DO NOT USE (FOR REFERENCE ONLY)

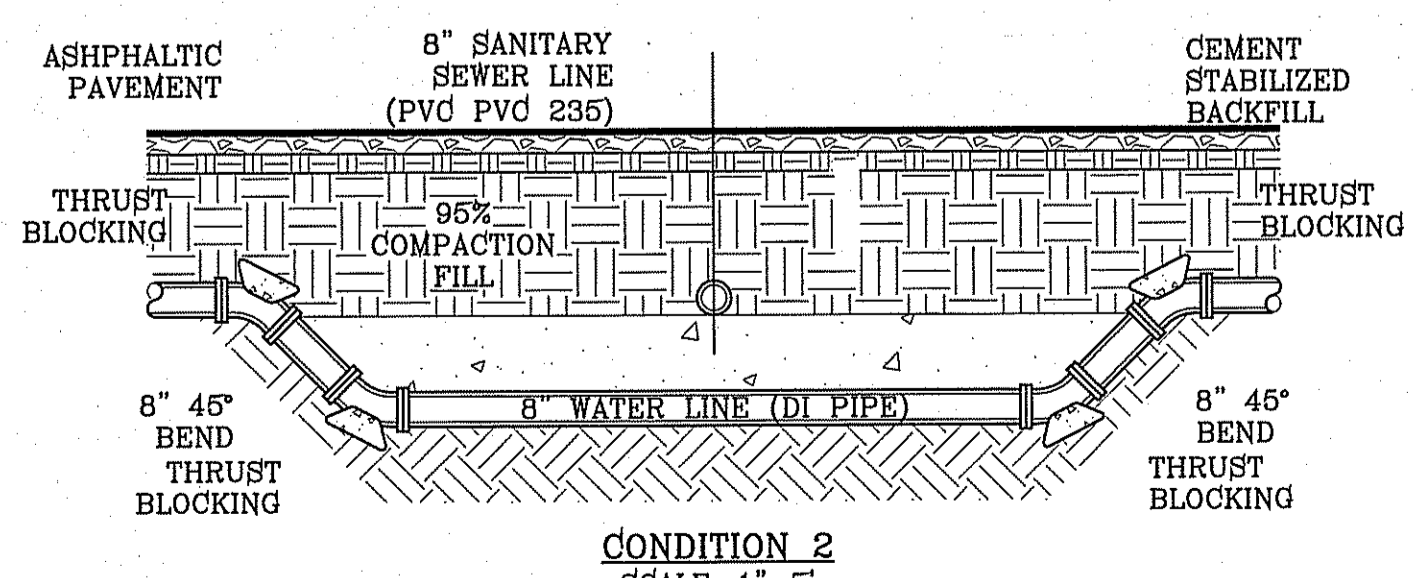


PIPE CONNECTION TO MANHOLE
N.T.S.
376

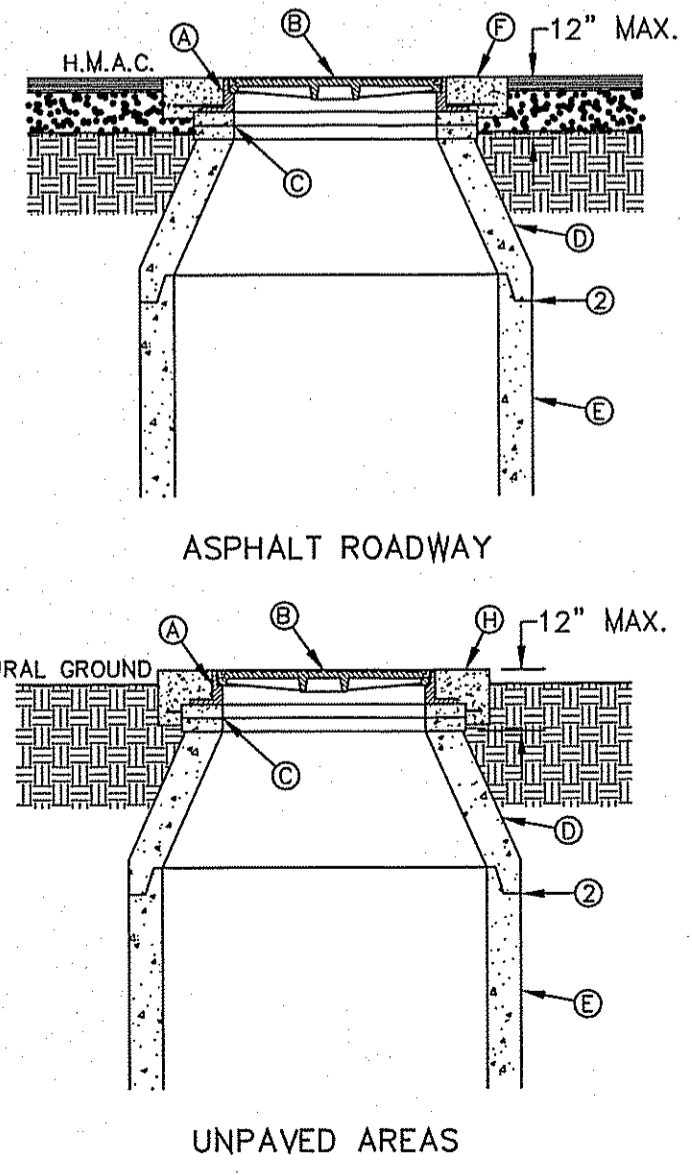
- GENERAL NOTES:**
- MANHOLE CONNECTOR SHALL BE KOR-N-SEAL OR EQUAL MEETING THE REQUIREMENTS OF ASTM C-923. CONNECTOR SHALL BE FURNISHED BY CONTRACTOR.
- CONSTRUCTION KEY NOTES:**
- PRECAST MANHOLE BARREL.
 - FLEXIBLE CONNECTOR.
 - PIPE CLAMP SS 316.
 - APPROVED PIPE.
 - PRECAST MANHOLE BASE.
 - GROUT AS REQUIRED TO FORM SMOOTH CHANNEL TO MANHOLE INVERT.
 - PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE.
 - EXPANSION BAND SS 316.
 - FILL SPACE WITH GROUT.



CONDITION 1
SCALE: 1"=5'

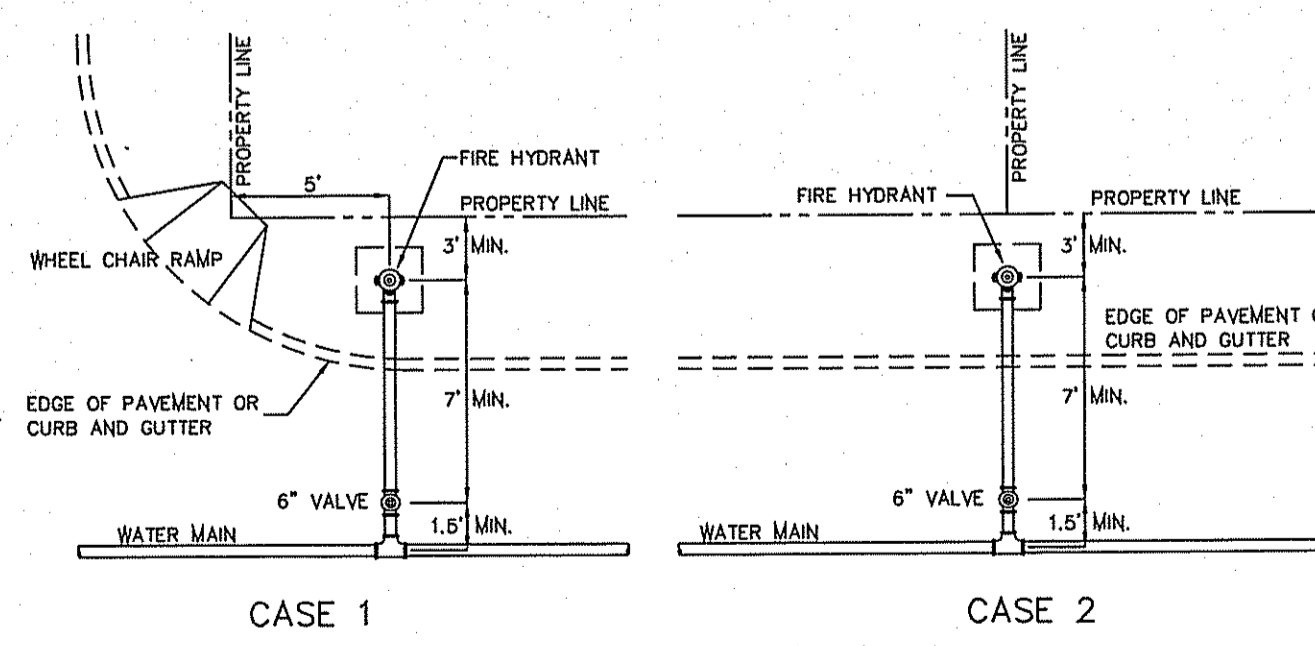


CONDITION 2
SCALE: 1"=5'



MANHOLE RING AND COVER INSTALLATION
N.T.S.
185

- GENERAL NOTES:**
- MANHOLE TYPE SHALL BE AS SHOWN ON THE PLANS.
 - SEAL JOINTS PER SPECIFICATIONS.
- CONSTRUCTION KEY NOTES:**
- MANHOLE RING (SEE DETAIL 377).
 - MANHOLE COVER (SEE DETAIL 378).
 - CONCRETE ADJUSTMENT RINGS AS REQUIRED.
 - MANHOLE CONE SECTION.
 - MANHOLE BARREL SECTION.
 - CONCRETE COLLAR (SEE DETAIL 184-1) FLUSH WITH TOP OF H.M.A.C.
 - MANHOLE RING FLUSH WITH TOP OF CONCRETE. CONCRETE COLLAR NOT NEEDED.
 - CONCRETE APRON (SEE DETAIL 184-2) FLUSH WITH MANHOLE RING AND 2" ABOVE NATURAL GROUND.



CASE 1 CASE 2
STANDARD LOCATIONS

- GENERAL NOTES:**
- FOR CASE 1 FIRE HYDRANT SHALL BE LOCATED AT A DISTANCE OF 5 FT. MINIMUM FROM THE PROPERTY LINE OR AT THE BEGINNING OF CURB RETURN.
 - FOR CASE 2 FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.
 - FOR CASE 3 AND IV WHERE THE DISTANCE BETWEEN THE VALVE AND THE HYDRANT IS LESS THAN 7 FT. PLACE HYDRANT AS SHOWN.
 - FOR INSTALLATION OF FIRE HYDRANT SEE DETAIL 280-1 OR 280-2.
 - A MINIMUM CLEARANCE OF 3 FT. WILL BE PROVIDED BETWEEN A FIRE HYDRANT AND A PERMANENT OBSTRUCTION (UTILITY POLE, LIGHT STANDARD, TRAFFIC SIGNAL, WHEEL CHAIR RAMP, FENCE PROTECTIVE POSTS, ETC.).
 - WHEN INSTALLATION IS WITHIN 5 FOOT RIGHT OF WAY, HYDRANT SHALL NOT BE PLACED IN SIDEWALK AREA OR ANY CLOSER THAN 5' FROM BACK OF CURB.

EL PASO WATER UTILITY DETAILS
NUMBERS:
180, 370-1, 376, 377, 378, 391

TIERRA DEL ESTE UNIT SIXTY EIGHT

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR.	
ELEVATION 4022.64NAVDB8 DATUM
DATE	1-27-2012
BY	PSB REDUNES
RO	
REVISIONS	

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT - REVISED

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 79.278 ACRES

SCALE	HORIZ: ---	VERT: ---
ENGINEER'S SEAL	NOT REQUIRED	
ENGINEER'S SEAL NOT REQUIRED		
THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS		
DATE: DEC. 2010	DESIGN BY: YC	INITIATED BY: RO
CHECKED BY: YC		
JOB NO.: 1110-18		

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



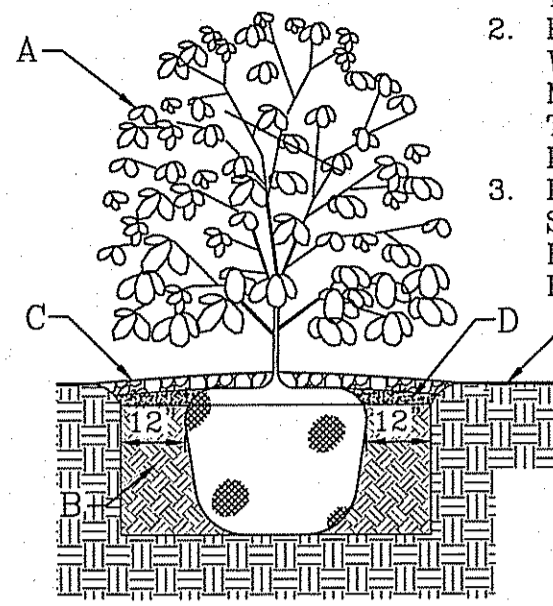
SEWER DETAILS

LANDSCAPING LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	ARIZONA ASH CLASSIC SHADE SHAPE	FRAXINUS VELUTINA	2" CAL.	2
	RAYWOOD ASH Q TIPPED SHAPE	FRAXINUS ANGUSTIFOLIA	2" CAL.	1
	HYBRID BERMUDA "SANTA ANA" SOD			
	3/8" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
	8" CONCRETE MOWSTRIP/HDR			

GENERAL NOTES:

1. STABILIZED SOIL BELOW ROOT BALL TO PREVENT SHRUB FROM SETTLING.
2. PRIOR TO BACKFILLING SHRUB, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE SHRUB ROOT BALL AND THE PLANTING PIT.
3. PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY AND REMOVED FROM THE TOP AND SIDES OF THE ROOT BALL.



SHRUB PLANTING DETAIL
SCALE: 1"=3"

CONSTRUCTION NOTES:

- A. SHRUB.
- B. COMPACTED BACKFILL.
- C. WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.

NOTE:
IRRIGATION IS REGULATED BY THE TEXAS COMMISSION IN ENVIRONMENTAL QUALITY (T.C.E.Q.) (MC-178), P.O. BOX 13087, AUSTIN TEXAS. 78711-3037. TCEQ'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

NOTES:

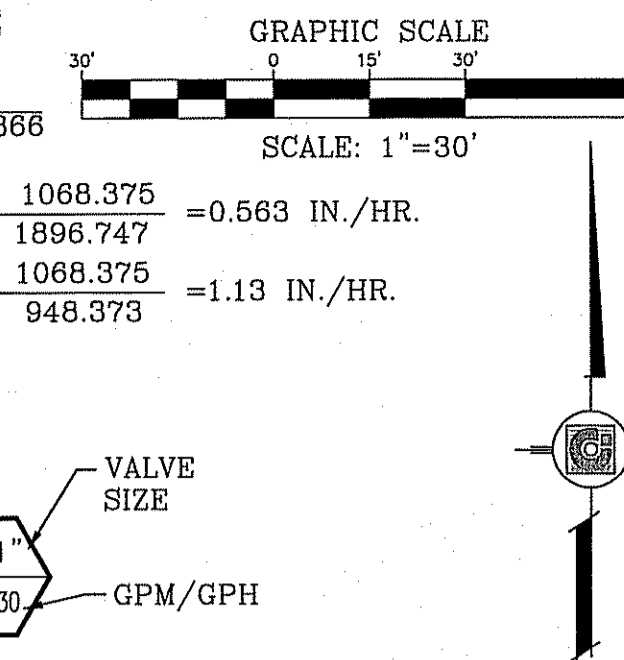
1. PVC SLEEVES TO BE WRAPPED WITH MINIMUM 4 MIL PLASTIC AND TAPED WITH 3M BRAND HD PLASTIC TAPE
2. QUICK COUPLER VALVES AND ISOLATION VALVES BOX ARE TO BE INSTALLED WITH TAG THAT READS, "NON POTABLE WATER NOT SAFE FOR DRINKING"

PRECIPITATION RATE

PR= GPM X 96.3 / HEAD SPACING" X 0.866

PR= 11.1 X 96.25 / 46.8" X 0.866 = 1068.375 / 40.68 = 26.26 IN./HR.

PR= 11.1 X 96.25 / 46.8" X 0.433 = 1068.375 / 20.34 = 52.52 IN./HR.



KEYED NOTES:

1. IRRIGATION TAP POINT VERIFY 55 PSI NOTIFY OWNER IN WRITING IF ABOVE CRITERIA NOT MET.
2. CONTROLLER LOCATION 110V POWER BY DEVELOPER. COORDINATE EXACT LOCATION IN FIELD.
3. CONTRACTOR REQUIRED TO APPLY FOR AND OBTAIN ALL PERMITS AND PASS ALL INSPECTIONS.

HEAD SPACING: 46.4'
ROW SPACING: 40'
RADIUS OF NOZZLE = 62'
46.8 x 104 = 46.8
46.9 x .866 = 40.6

THIS DESIGN COMPLIES WITH THE CITY OF EL PASO APPROVED PARK DESIGN STANDARDS ADOPTED JANUARY 8, 2013

VALVE AND PRECIPITATION TABLE

VALVE NUMBER & SIZE	SPRINKLER MODEL TYPE & NOZZLE	GPM	NUMBER OF HEADS	PRECIPITATION RATES	TIME FOR 1.2" OF WATER IN MINUTES PER DAY
1-2.5"	1-25 STAINLESS STEEL ADJUSTABLE #10 GREEN @ 60 PSI 52" R-11.1 GPM	99.9	9	1.13	65
2-2.5"	1-25 STAINLESS STEEL ADJUSTABLE #10 GREEN @ 60 PSI 52" R-11.1 GPM	111.0	10	0.56	129
3-2.5"	1-25 STAINLESS STEEL ADJUSTABLE #10 GREEN @ 60 PSI 52" R-11.1 GPM	99.9	9	1.13	65
4-2.5"	1-25 STAINLESS STEEL ADJUSTABLE #10 GREEN @ 60 PSI 52" R-11.1 GPM	99.9	9	0.56	129
5-2.5"	1-25 STAINLESS STEEL ADJUSTABLE #10 GREEN @ 60 PSI 52" R-11.1 GPM	88.8	8	1.13	65
TOTAL RUN TIME IN MINUTES/HOURS				453 Min. / 7.55 hrs.	
TOTAL RUN TIME, THREE DAYS PER WEEK (EMITTERS):				30 MINUTES	

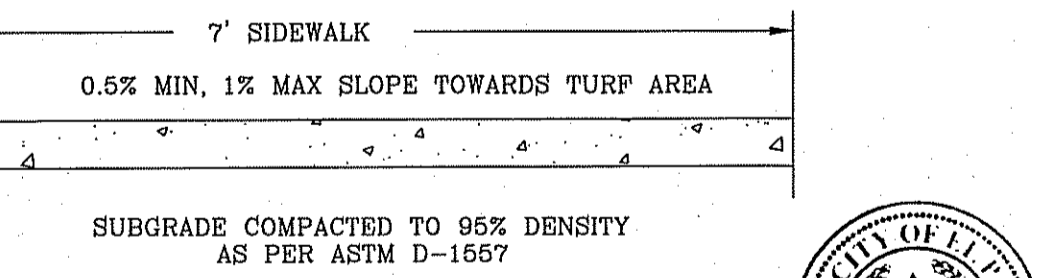
HYDRAULIC CALCULATION TABLE

ZONE # 3	PIPE LENGTH (FEET)	FLOW (GPM)	SIZE (IN.)	PRESSURE LOSS PER 100 FEET	PRESSURE LOSS THIS SECTION	ACCUMULATED PRESSURE LOSS
A-PVC CLASS 200	47	11.1	1.5"	0.277	0.130	0.130
B-PVC CLASS 200	47	22.2	2"	0.334	0.157	0.287
C-PVC CLASS 200	47	33.3	2.5"	0.227	0.130	0.417
D-PVC CLASS 200	40	44.4	2.5"	0.471	0.189	0.606
E-PVC CLASS 200	21	55.5	3"	0.271	0.057	0.663
F-PVC CLASS 200	146	99.9	4"	0.237	0.346	1.009
LATERAL PIPING PRESSURE LOSS IN PSI				1.009		

LATERAL PIPING PRESSURE LOSS IN PSI

IRRIGATION ITEM	LENGTH (FEET)	FLOW (GPM)	SIZE (IN.)	LOSS PER 100 FEET	TOTAL LOSS
ZONE VALVE		99.9	2.5"	2.50	3.509
MAIN LINE-PVC SCHEDULE 40 (LOOPED)	370	49.95	2.5"	2.5"	6.333
MAIN LINE-PVC SCHEDULE 40	38	120	3"	1.324	6.836
BACKFLOW		120	2.5"	12.00	18.836
TYPE K COPPER LINE (THROUGH PUMP AND BACKFLOW)	25	120	2.5"	4.51	19.964
WATER METER			3"	7.2	27.164
TOTAL PRESSURE LOSS				27.164	
MINIMUM HEAD PRESSURE (1-25 ADJ #10 GREEN @ 60 PSI - 52" RADIUS 11.1 GPM)				60.000	
PRESSURE AT CRITICAL HEAD (STATIC 55 - LOSSES 27.164 = 27.836) ACTUAL				27.826	
PRESSURE SHORTAGE				32.164	
DESIGN PRESSURE (REQ'D PRESSURE @ CRITICAL HEAD PLUS LOSSES) 60.0+32.164 = 92.164				92.164	
PUMP REQUIREMENTS (PRESSURE SHORTAGE CONVERTED TO (FT. HEAD) X 2.31) X 10% = FT HD @ GPM (MAX)				81.729	
PUMP REQUIREMENTS (PRESSURE SHORTAGE CONVERTED TO (FT. HEAD) X 2.31) X 10% = FT HD @ 6PM (MAX)				32.164 X 2.31 = 74.299 X 10% = 81.729 @ 99.9 GPM	

PARKS DEPARTMENT
REVIEWED BY [Signature] 03/11/15



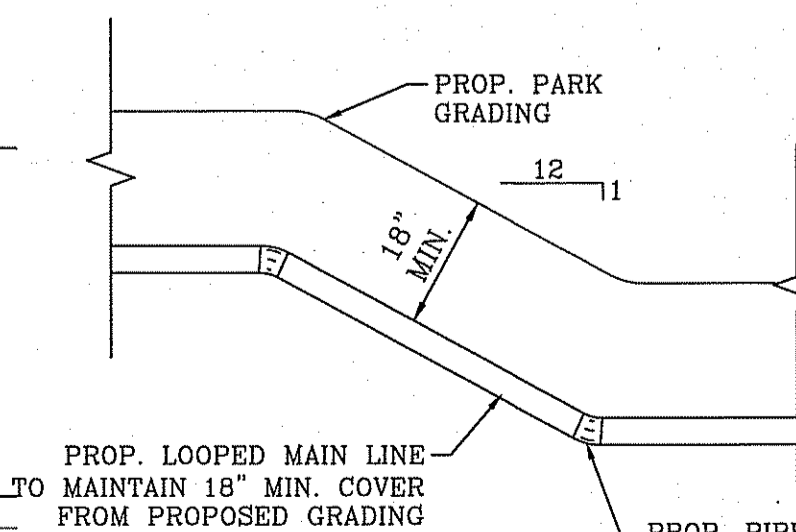
- CONCRETE SIDEWALK NOTES:**
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
 2. DIMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 6' O.C. FOR SIDEWALK.
 3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
 5. WHENEVER SIDEWALK ADJUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

PARK ZONE WATERING SCHEDULE

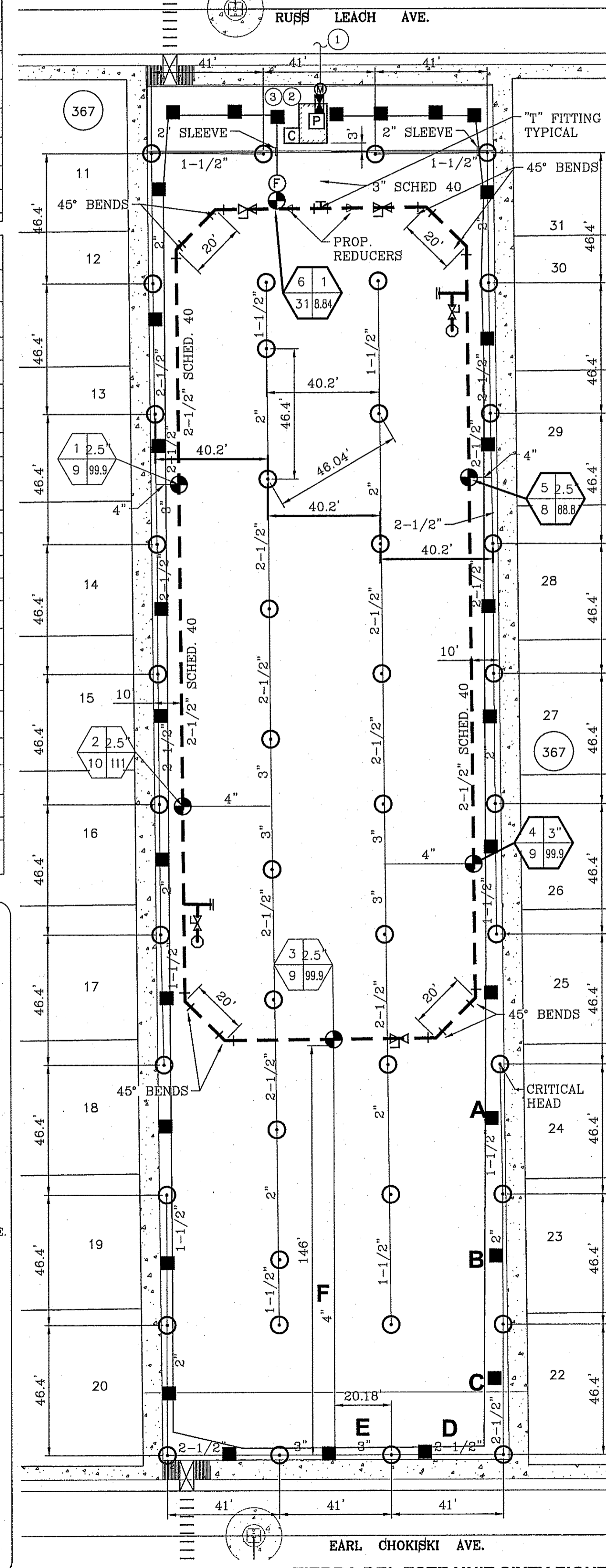
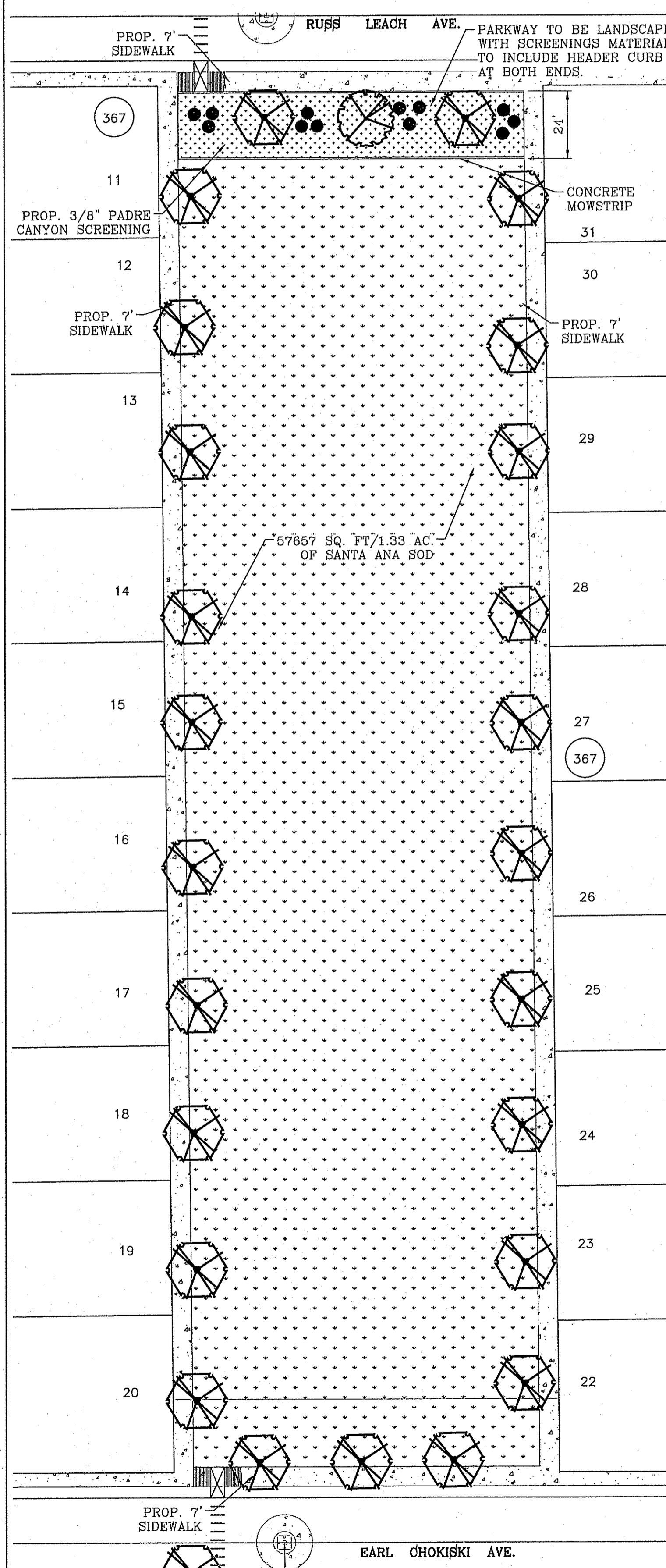
VALVE NUMBERS TO RUN AT SAME TIME	START TIME	END TIME	TOTAL GPM'S	TOTAL RUN TIME(S)	WATER IN INCHES APPLIED
VALVE 1	10:30 PM	11:36 PM	99.9	65 min.	1.2"
VALVE 2	11:40 PM	1:49 AM	111.0	129 min.	1.2"
VALVE 3	1:54 AM	3:00 AM	99.9	65 min.	1.2"
VALVE 4	3:01 AM	5:09 AM	99.9	129 min.	1.2"
VALVE 5	5:14 AM	8:20 AM	99.9	65 min.	1.2"

GENERAL NOTES:

1. ALL PARK IMPROVEMENTS SHALL COMPLY WITH APPLICABLE ADAAG AND TAS RULES AND REGULATIONS.
2. PROVIDE NOTE FOR ANY UNSUITABLE SOIL CONDITIONS TO BE REMEDIATED TO ELIMINATE HARD SOILS, STONY SOILS, HIGH CALICHE SOILS, CLAY SOILS, AND CONTAMINATED SOILS TO A MINIMUM DEPTH OF 12 INCHES AS REQUIRED FOR PROPER PLANTING AS PER PARKS DESIGN AND CONSTRUCTION STANDARDS.



PROPOSED MAINLINE (LOOPED) COVER DETAIL
SCALE: NTS



- LEGEND**
- LOT LINE
 - STREET CENTERLINE
 - 3" PVC SCHEDULE 40 MAIN WATER LINE
 - 2.5" PVC SCHEDULE 40 LOOPED WATER MAIN
 - TYPE K 3" COPPER WATER TUBE
 - PVC CLASS 200 IPS PLASTIC PIPE WATER LATERAL (SIZE AS NOTED)
 - PVC SLEEVE TO EXTEND 24" FROM EDGES (TWICE THE SIZE OF PIPE)
 - 3" WATER METER BY DEVELOPER 240 GPM
 - FEBCO MASTER SERIES LPHD W/HYDROCOWL ENCLOSURE (956ST)
 - RAIN SENSOR TO BE INSTALLED AT A MINIMUM OF 7' AWAY FROM ANY VERTICAL CLIMBING STRUCTURES.
 - STATION CONTROLLER (RAINBIRD MODEL ESP-SAT)
 - BERKELEY PUMP-B2TRMS, 1 PHASE, 6HP/3.73 KW, 222.2 GPM, 81.729 FT. HD., W/ TUFF SHED ENCLOSURE. STAINLESS STEEL ASSE 1060 CLASS 1 (INSULATED)
 - 2.5" WEATHERMATIC BRASS CONTROL VALVE OR EQUAL
 - HUNTER I-25 ADJUSTABLE STAINLESS STEEL RISER ROTOR NOZZLE #10 LIGHT GREEN @ 60 PSI RADIUS: 62" FLOW: 11.1 GPM
 - XERIBIRD 8 EMITTER
 - PIPE SIZE (SIZE AS NOTED)
 - STUB OUT WITH VALVE (HOT LEAD COLOR RED) WIRES FOR FUTURE DRIP (COLOR BLUE, PURPLE, AND YELLOW)
 - ISOLATION BRASS BALL VALVE TO BE IN VALVE BOX
 - AMIAI 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR
 - BUCKNER DOUBLE LUG 1" QUICK COUPLER PURPLE BOLT CAP W/ BRASS STABILIZER IN VALVE BOX WITH PURPLE LID.

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EL PASO, TEXAS 79905
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CONDE INC.
REGISTRATION No. F-2321

PARK LANDSCAPE AND IRRIGATION PLAN

SHT 1 OF 3

DAWN VIEW AT HORIZON PARK
TERRA DEL ESTE
UNIT SIXTY EIGHT
BEING ALL OF LOT 21, BLOCK 367 OF TERRA DEL ESTE UNIT SIXTY EIGHT EL PASO COUNTY, TEXAS CONTAINING: 1.562 ACRES

IRREGATOR'S SEAL

REMNUNDO MARTINEZ
REGISTERED PROFESSIONAL ENGINEER
NO. 9000

REVISIONS

DATE	BY	REVISIONS

BENCHMARK

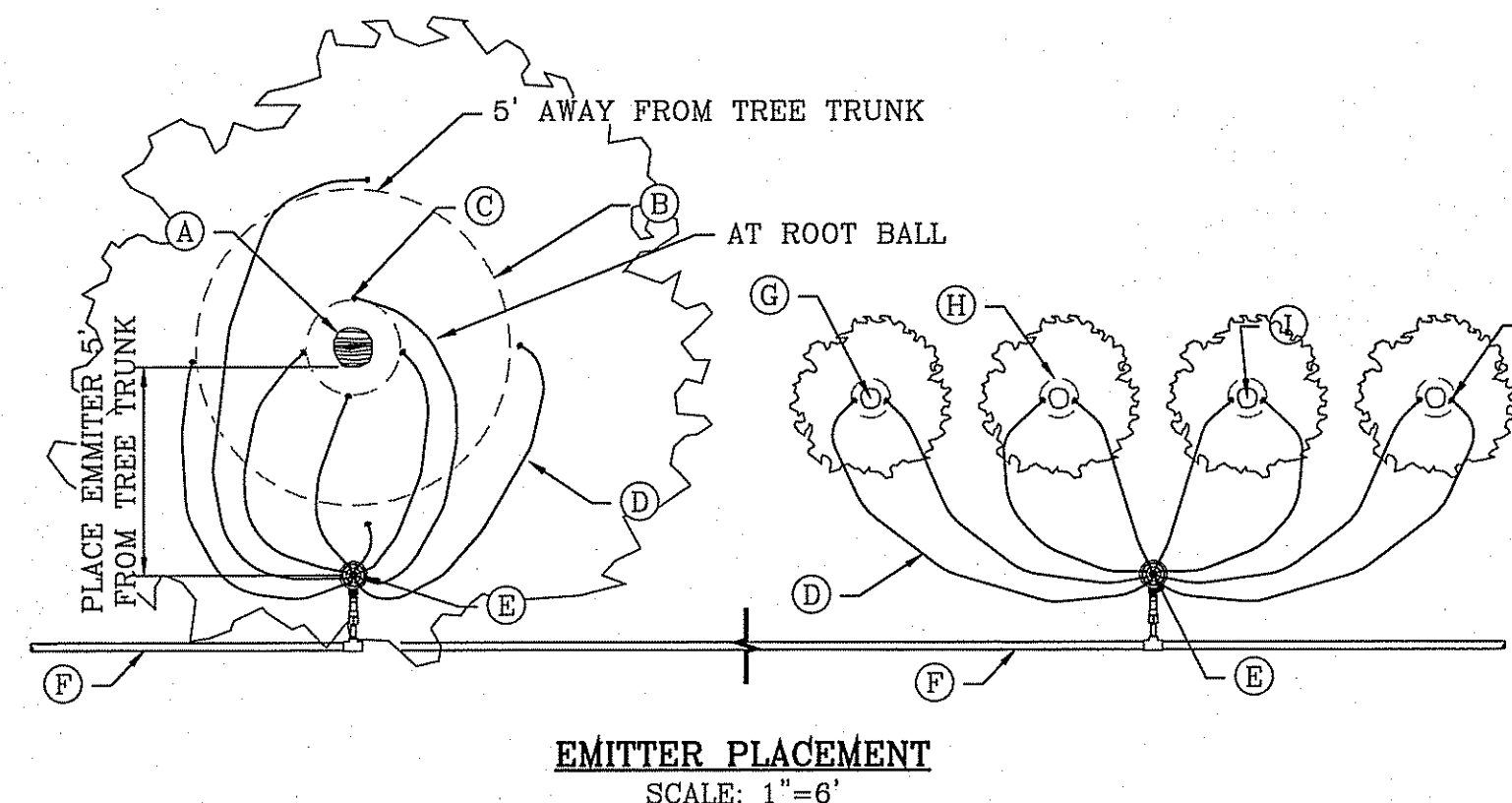
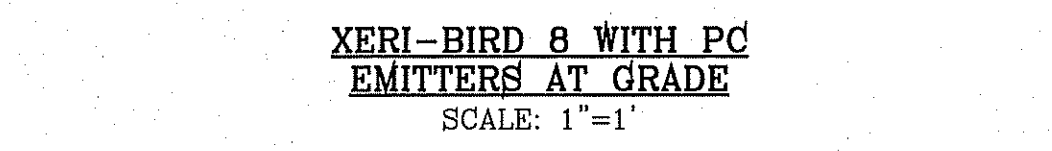
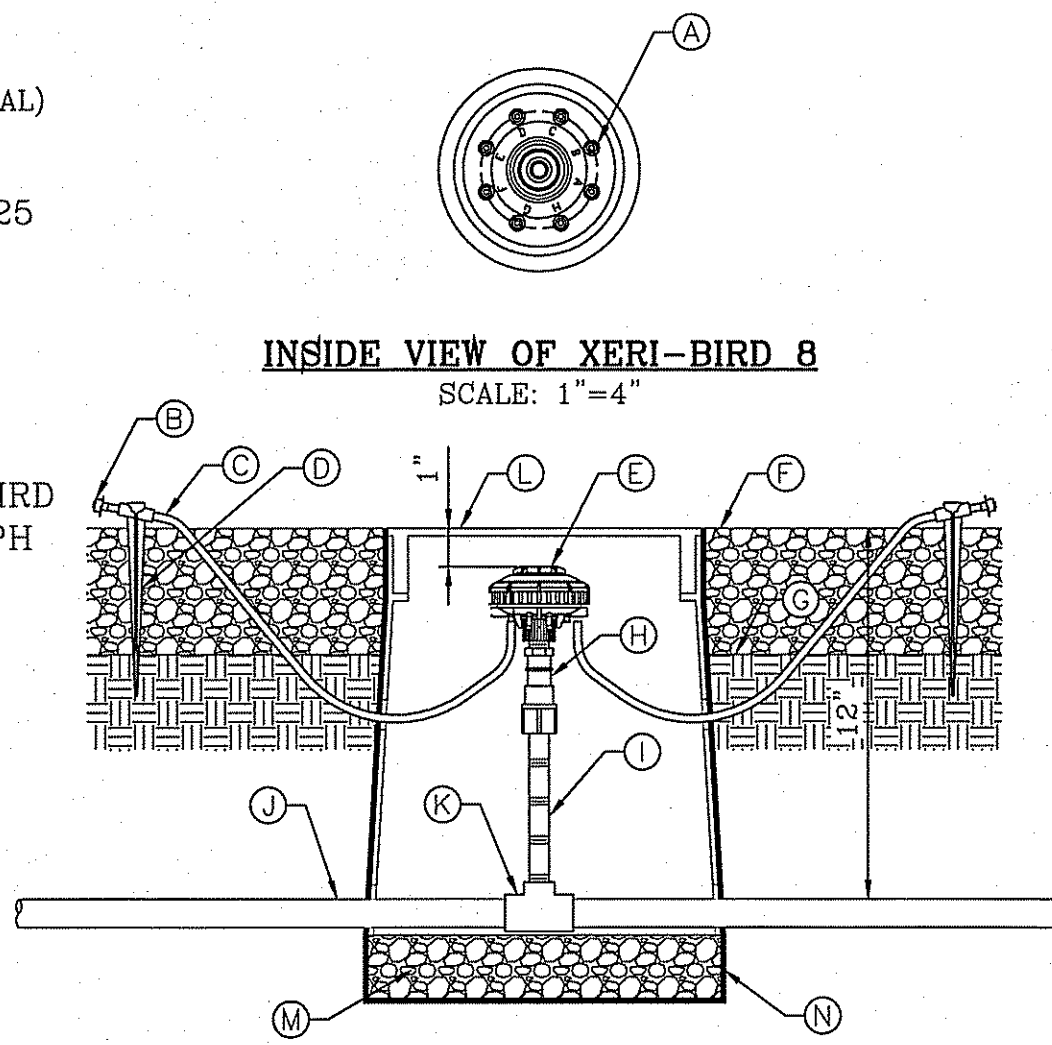
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

NAVDS6 DATUM

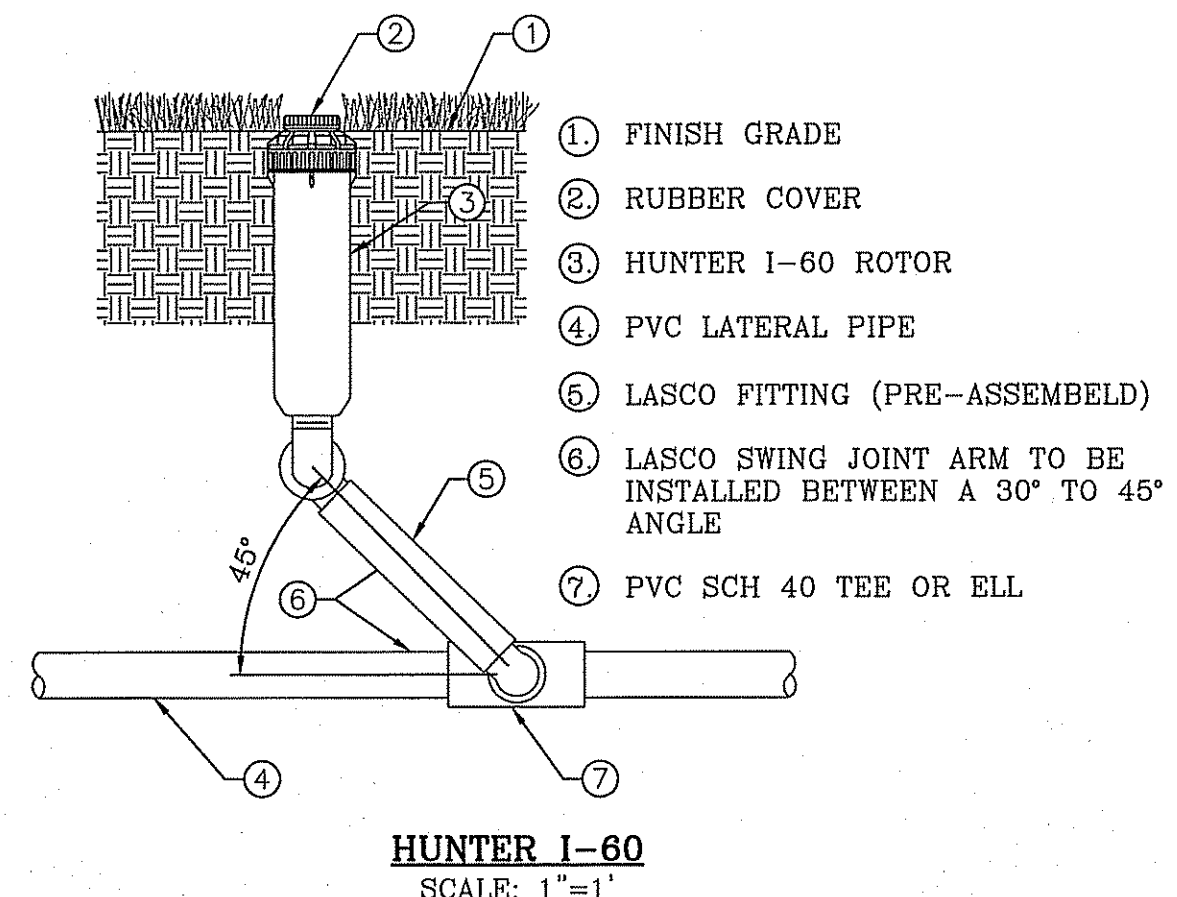
SCALE
HORIZ: 1"=30'
VERT: 1"=30'

DATE: AUGUST 2012
DESIGN BY: DM
INITIATED BY: DM
CHECKED BY: YC
JOB NO.: 1110-18

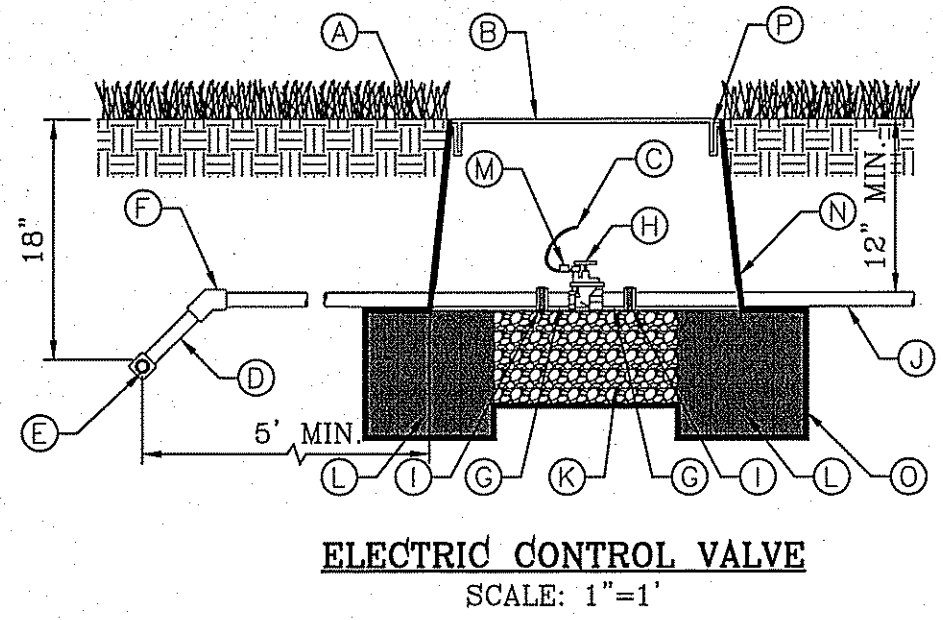
- (A) (8) 1-GPH XERI-BUGS INSTALLED AT FACTORY
- (B) DIFFUSER BUG CAP. RAIN BIRD DBC-025 (TYPICAL)
- (C) 1/4-INCH TUBING: POLYETHYLENE DISTRIBUTION TUBING RAIN BIRD PT-025 OR VINYL DISTRIBUTION TUBING RAIN BIRD DT-025 (0.170 I.D. X 0.250 O.D.)
- (D) 1/4-INCH TUBING STAKE: RAIN BIRD TS-025 (1 OF 2)
- (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 910 SERIES BOX AND BE BOLTED DOWN, COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (M) 3/8" PEA GRAVEL, 4" DEEP
- (N) PROVIDE WEED BARRIER FABRIC "DeWITT PRO 5" NDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



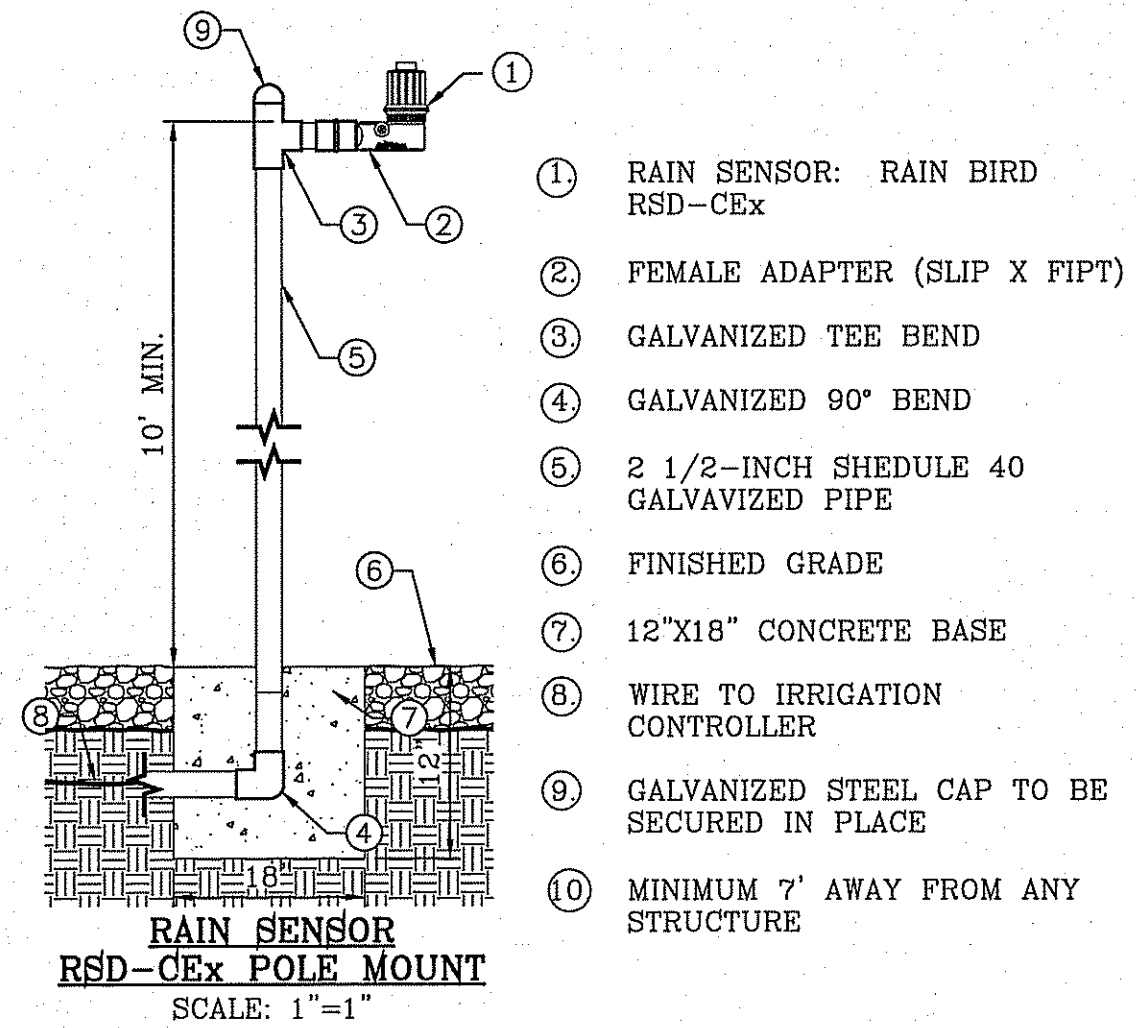
- (A) TREE TRUNK
- (B) EMITTER 5' FROM TREE TRUNK (1 OF 4)
- (C) EMITTER @ ROOT BALL (1 OF 4)
- (D) 1/4" CAPILLARY TUBING (0.170 I.D. X 0.250 O.D.)
- (E) 8 OUTLET EMITTER
- (F) PVC SUPPLY LATERAL FROM ZONE CONTROL VALVE
- (G) ROOT BALL
- (H) PLANT PIT
- (I) SHRUB CENTER
- (J) EMITTER TUBING PLACEMENT



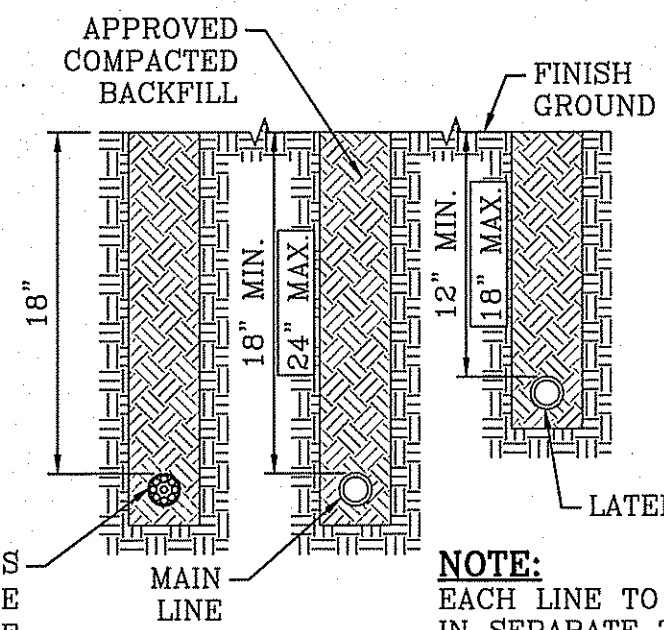
HUNTER I-60
SCALE: 1"=1"



- (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) SCHEDULE 80 PVC CLOSED NIPPLE
- (H) WEATHERMATIC 8200CR-20 ELECTRIC CONTROL VALVE
- (I) SCHEDULE 80 PVC UNIONS ON LINES 3" OR SMALLER, AND FLANGES ON LINES 3" OR LARGER
- (J) LATERAL LINE
- (K) 1 CUBIC FOOT 1" DIAMETER WASHED ROCK
- (L) 8"x8"x16" SOLID CMU BLOCK
- (M) 24" WIRE EXPANSION COIL
- (N) 6 mm BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE
- (O) PROVIDE WEED BARRIER FABRIC "DeWITT PRO 5" UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



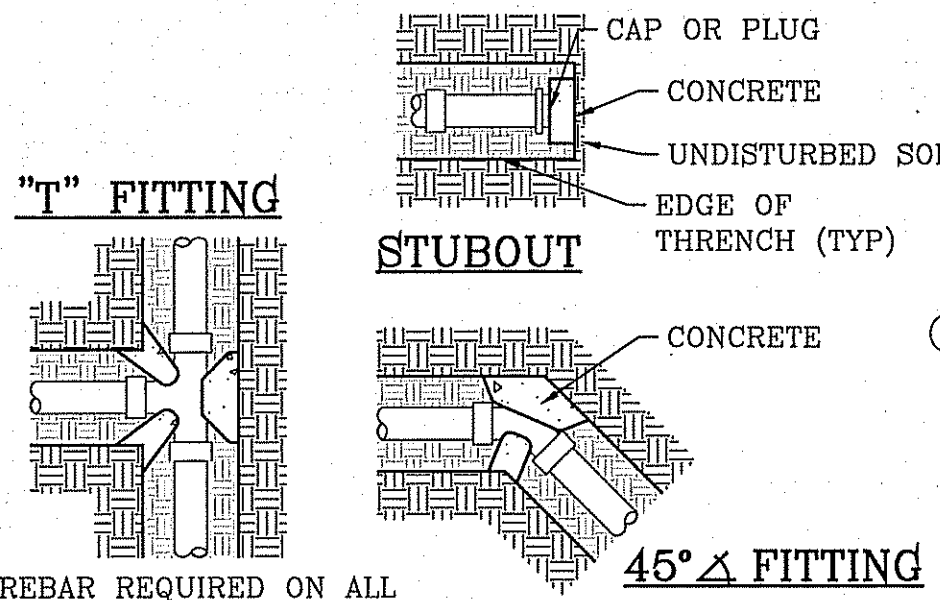
- (1) RAIN SENSOR: RAIN BIRD RSD-CEx
- (2) FEMALE ADAPTER (SLIP X FIPT)
- (3) GALVANIZED TEE BEND
- (4) GALVANIZED 90° BEND
- (5) 2 1/2-INCH SCHEDULE 40 GALVANIZED PIPE
- (6) FINISHED GRADE
- (7) 12"x18" CONCRETE BASE
- (8) WIRE TO IRRIGATION CONTROLLER
- (9) GALVANIZED STEEL CAP TO BE SECURED IN PLACE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



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

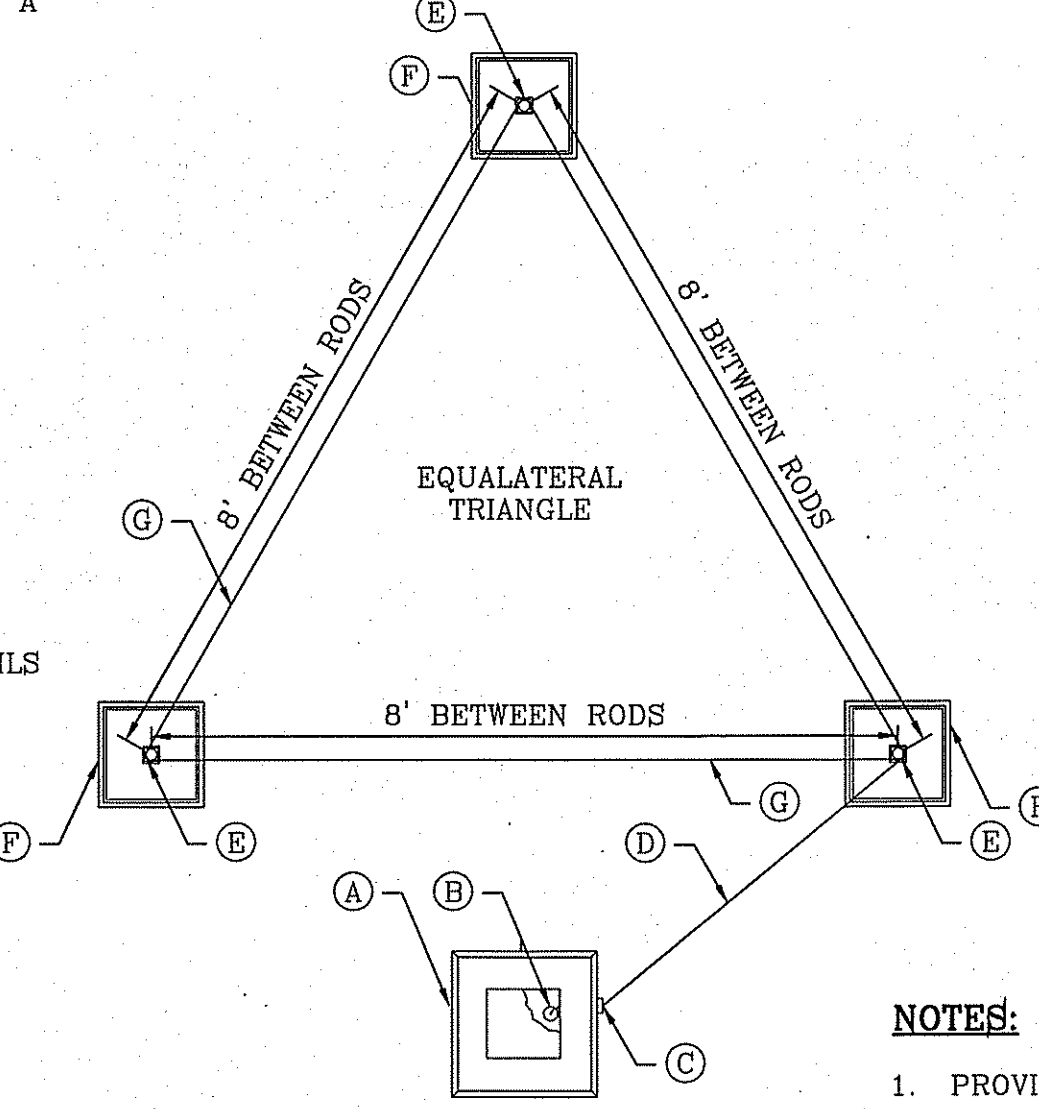
NOTE: EACH LINE TO BE INSTALLED IN SEPARATE TRENCHES AT A MINIMUM OF 5' APART

TRENCH DETAIL
SCALE: 1"=1"



REBAR REQUIRED ON ALL 3" OR LARGER PIPE.

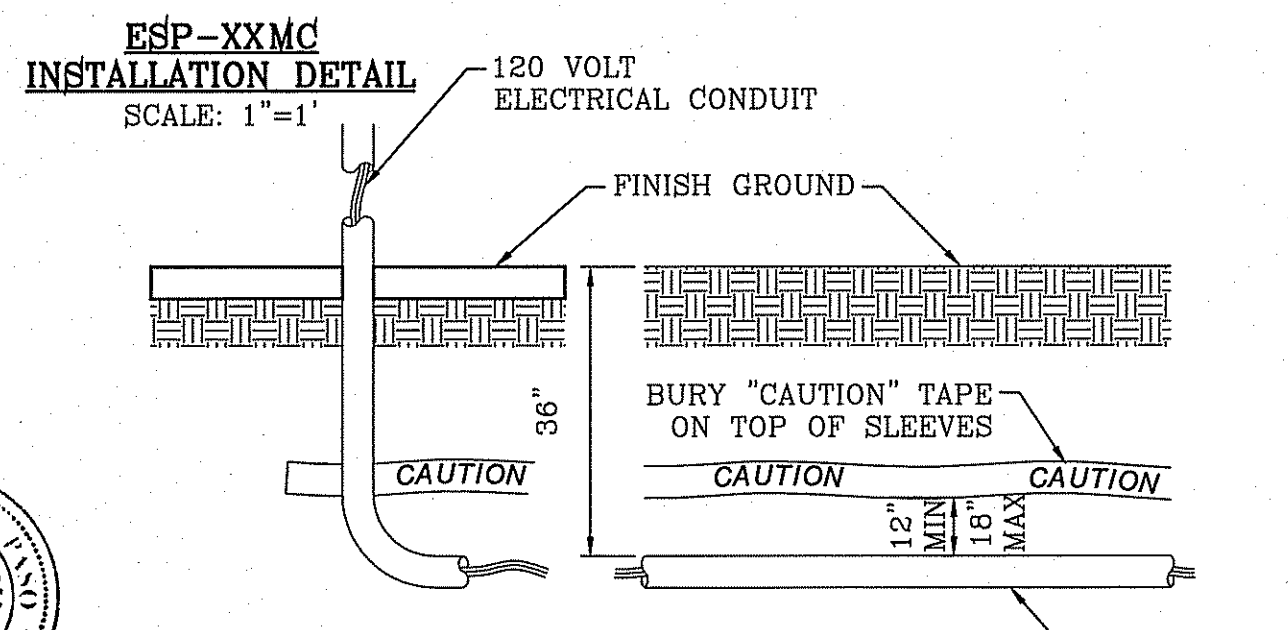
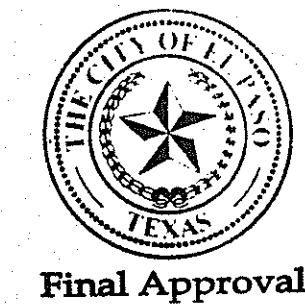
THRUST BLOCKING DETAIL
SCALE: 1"=1"



- (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) TAN COLOR 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")

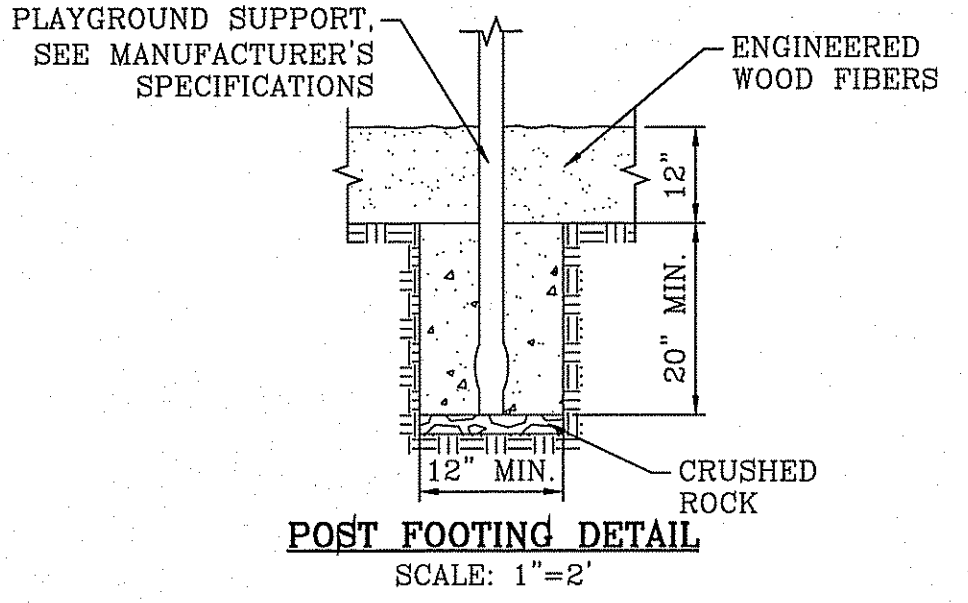
NOTES:

1. PROVIDE WEED CLOTH UNDER AND AROUND THE VALVE BOX AND TAPE IT, PROVIDE WASHED 3/8" PEA GRAVEL 4" DEEP
2. PLAN VIEW FOR LAYOUT ONLY. SEE GROUNDING ROD NOTES FOR INSTALLATION INSTRUCTIONS.



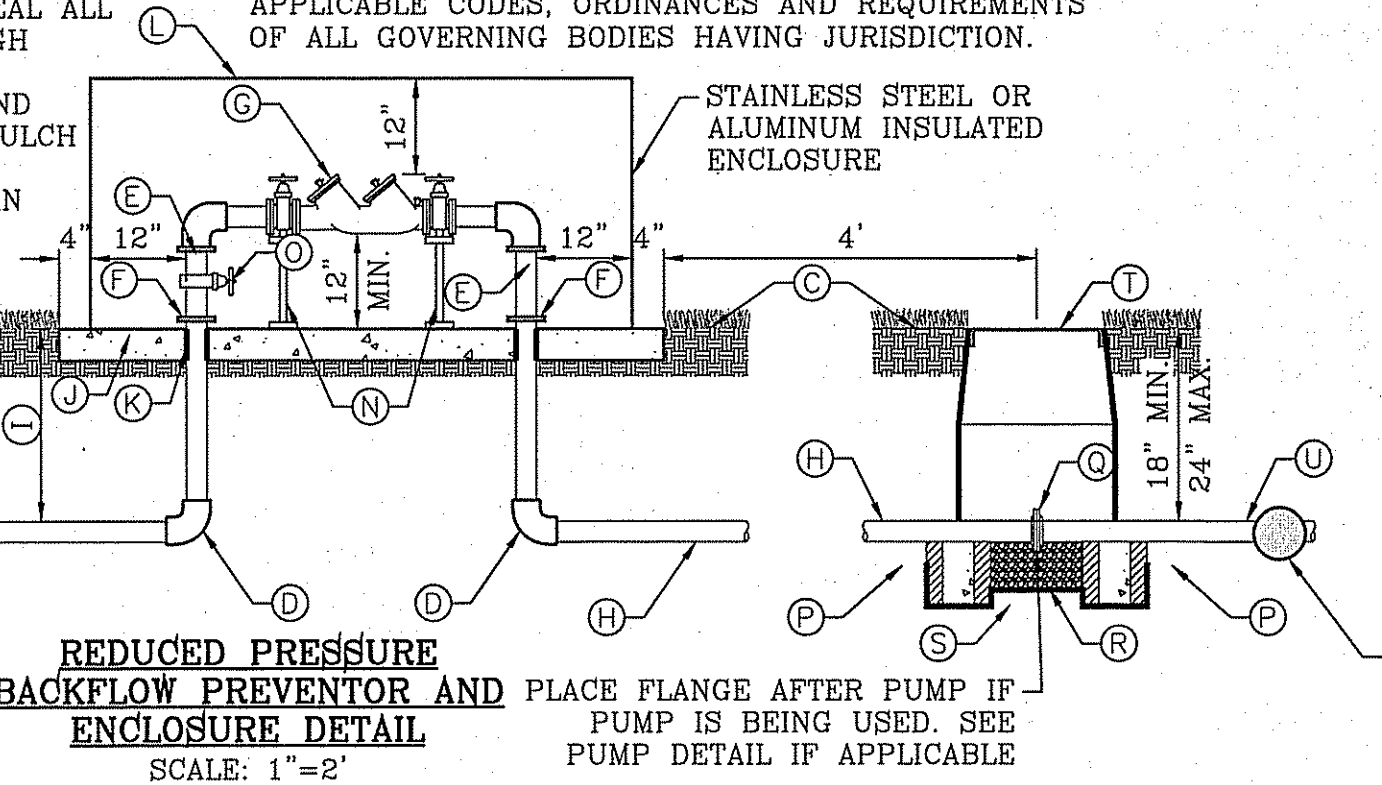
PARKS DEPARTMENT

REVIEWED BY: *Antonio del...* 03/11/15



POST FOOTING DETAIL
SCALE: 1"=2"

- (A) PROPOSED METER SERVICE LINE, NO OUTLETS ALLOWED.
- (B) COPPER
- (C) FINISH GRADE
- (D) TYPE K COPPER ELL
- (E) TYPE K COPPER NIPPLE
- (F) BRASS UNION, 4" ABOVE GRADE, MIN.
- (G) BACKFLOW PREVENTOR DEVICE (SEE PLAN) HEIGHT 12" MIN, MAX 30"
- (H) COPPER MAINLINE
- (I) 28" MINIMUM DEPTH
- (J) 3000 PSI CONCRETE PAD, 4" DEPTH, EXTEND 4" BEYOND EDGE OF ENCLOSURE
- (K) PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SEALED SHC 40 PVC. BACKFLOW ENCLOSURE (SEE PLAN) MUST MEET R VALUE OF 25, & PROVIDED MINIMUM CLEARANCES.
- (L) STEEL SUPPORT BRACKETS BOLTED TO CONCRETE PAD
- (M) BRASS ISOLATION VALVE.
- (N) BRICK BLOCK AT EACH CORNER
- (O) FLANGE
- (P) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX)
- (Q) SET IN CARLSON VALVE BOX
- (R) WEED CLOTH ALL AROUND BOX PIPE AND UNDER PEA GRAVEL. TAPE TO SEAL ALL GAPS AND PENETRATIONS. USE 3M HIGH GRADE PLASTIC TAPE.
- (S) 1419 CARLSON VALVE BOX WITH LID AND BOLT, COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (T) PVC MAINLINE AS PER IRRIGATION PLAN



REDUCED PRESSURE BACKFLOW PREVENTOR AND ENCLOSURE DETAIL
SCALE: 1"=2"

TRANS. FROM COPPER TO PVC PIPE TO BE 5' MIN. AFTER PUMP HOUSE WHEN APPLICABLE.

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64	NAVD88 DATUM
DATE	
REVISIONS	
BY	

PROJECT NAME: **TERRA DEL ESTE UNIT SIXTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.276 ACRES

SCALE: AS NOTED

HORIZ: AS NOTED

VERT: ---

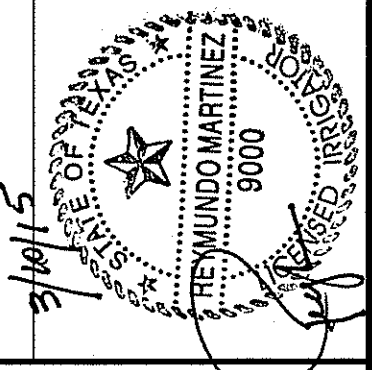
DATE: AUGUST 2012

DESIGN BY: OM

INITIATED BY: OM

CHECKED BY: YC

JOB NO.: 1110-18



CONDE INC.
ENGINEERING / PLANNING / SURVEYING / GPS
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SHEET TITLE: **PARK IRRIGATION DETAILS**

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, BORERS 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

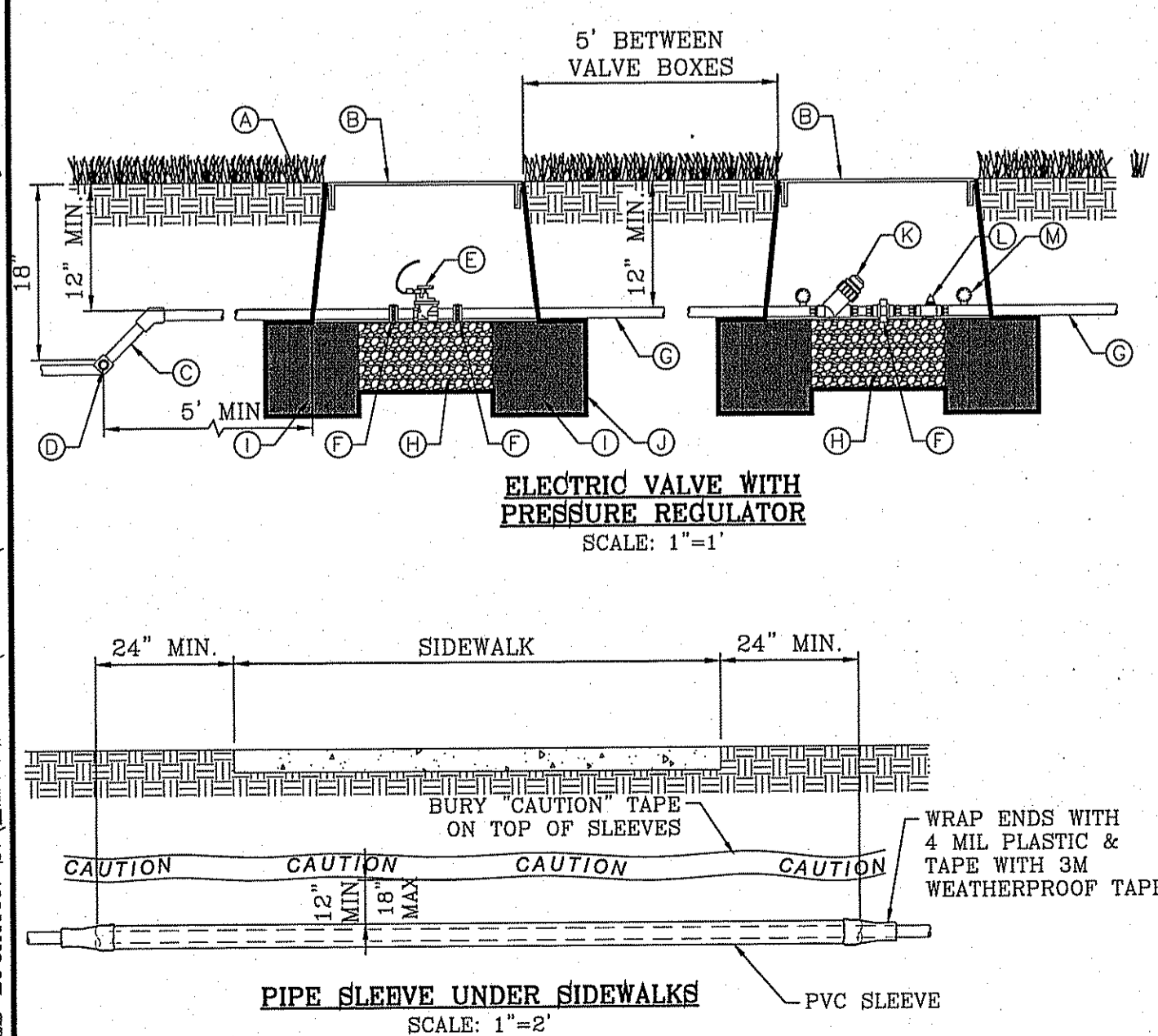
- PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION.
- FINE GRADING: SURFACE SHALL BE RAKED FREE OF STONES AND EXTRANEUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEUS MATTER 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 CONTRACTOR'S 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 CONTRACTOR'S 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 ADJUTING RESIDENCES ARE DEVELOPED.



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 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 (60 PSI) BASED ON CLOSEST FIRE HYDRANT TO THE PROJECT SITE ON **PEBBLE HILLS BLVD AND JOHN HAYES ST.** 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.
- 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 18 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

SOLVENT WELDING

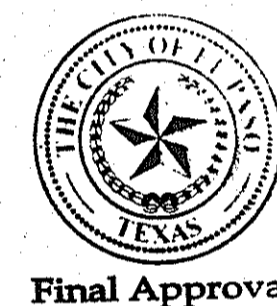
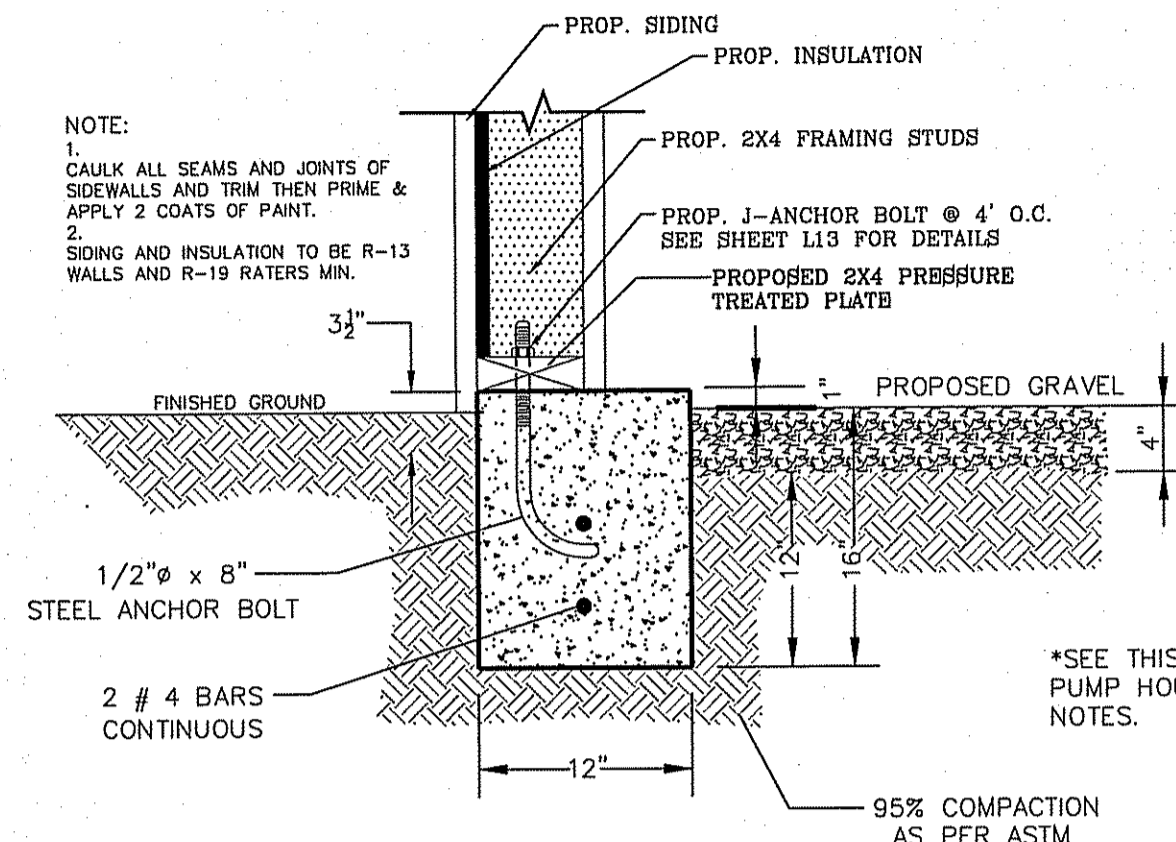
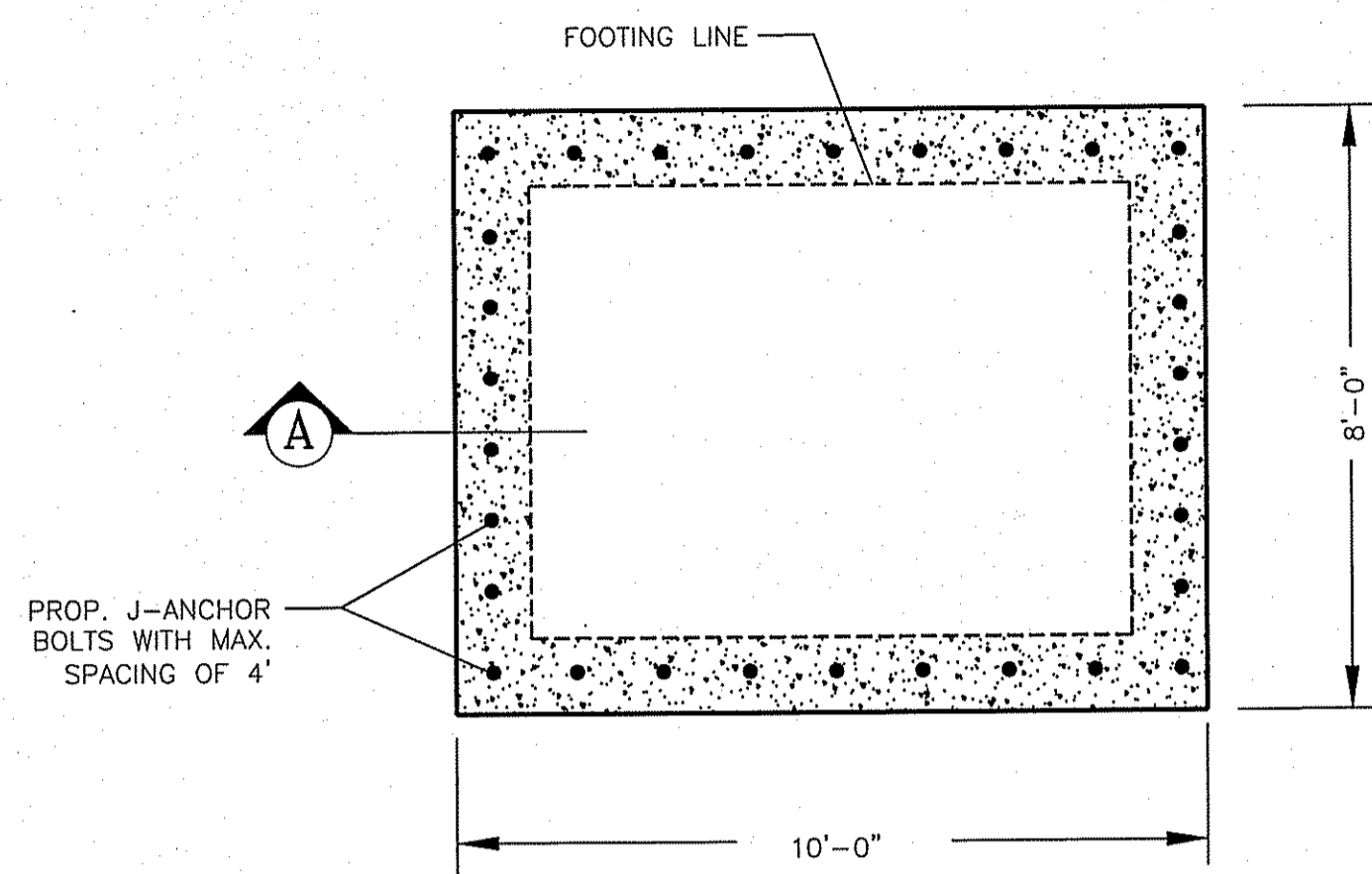
- USE IPS WELD-ON CLEANER AND PURPLE PRIMER P68 OR P70 TO CLEAN AND PREPARE THE PIPES BEING JOINED.
- USE IPS WELD-ON GRAY GLUE #711 HEAVY DUTY.
- LACK OF SUFFICIENT SOLVENT WILL RESULT IN A WEAK CONNECTION, EXCESS SOLVENT WILL WEAKEN THE STRUCTURE. USE THE RIGHT AMOUNT OF SOLVENT FOR A SOUND INSTALLATION.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

ELECTRICAL WIRING

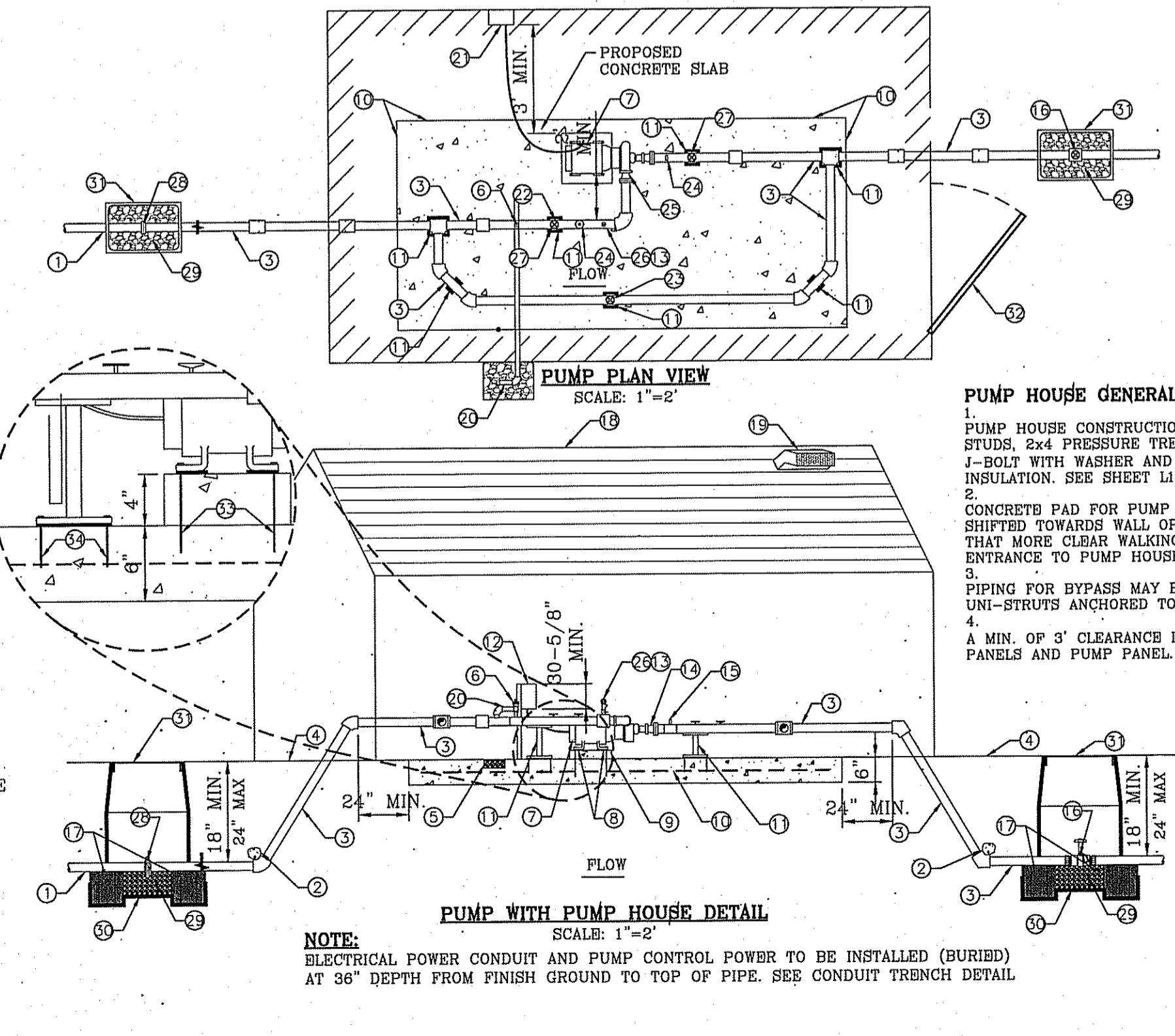
- WIRES SHOULD NOT BE STRETCHED TIGHT IN THE TRENCHES, ALLOW EXTRA WIRE FOR SHARP TURNS IN THE TRENCHES.
- WIRING SHALL BE UL LISTED FOR DIRECT BURIAL AND SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- DIRECT BURIAL WIRE SPLICES MUST BE WATERPROOF AS PER MANUFACTURER'S SPECIFICATIONS.
- WIRES SHALL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

STRUCTURAL NOTES:

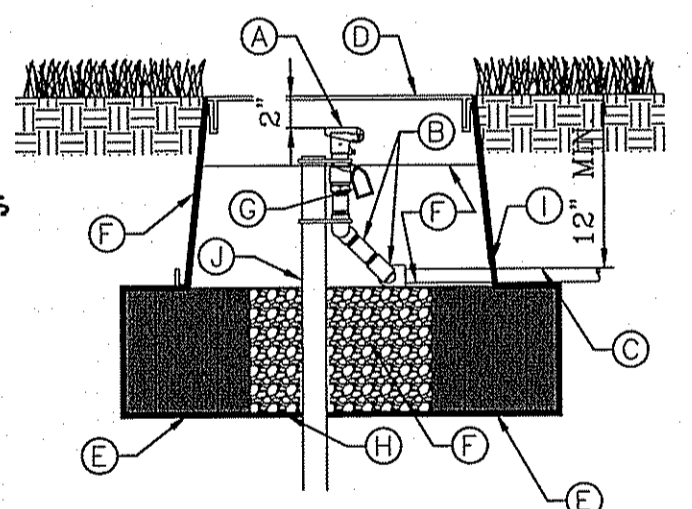
- 3" MIN. COVER FOR REINF. STEEL.
- FOOTING TO BE 12" MIN. IN WIDTH.
- BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED IN 8" TO 12" LIFTS AND COMPACTED TO 95% COMPACTION AS PER ASTM D1557.
- COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI MIN.
- YIELD STRENGTH OF REINFORCEMENT SHALL BE 60,000 PSI.
- MODULUS OF ELASTICITY OF STEEL = 29,000,000 PSI
- REINFORCEMENT SHALL CONFORM TO THE REQUIREMENT OF ASTM A615.
- ALLOWABLE TENSILE STRESS IN REINFORCEMENT = 24,000 PSI
- EQUIVALENT FLUID PRESSURE OF SOIL = 45 PCF
- ASSUME ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF MIN.



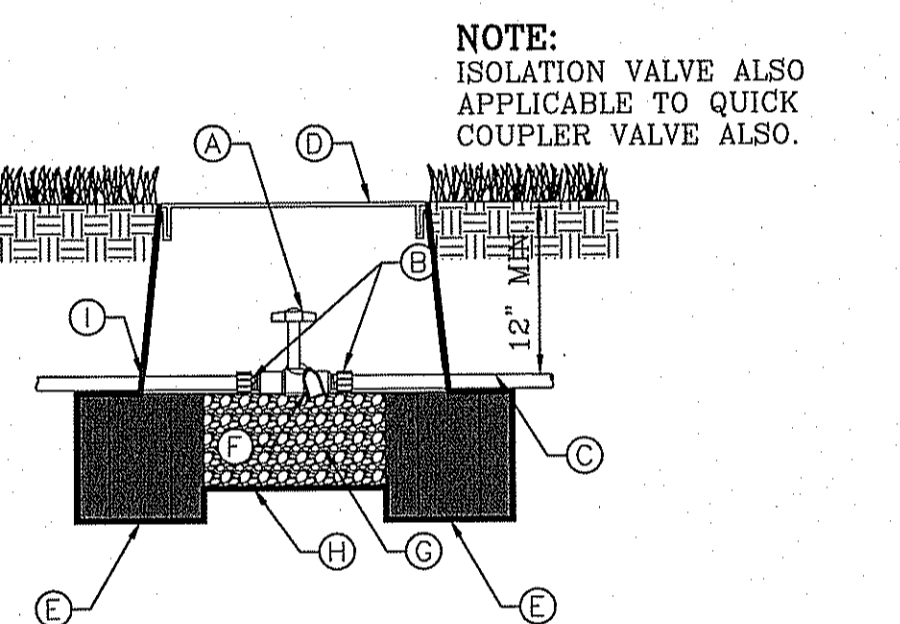
PARKS DEPARTMENT
REVIEWED BY: [Signature] DATE: 03/11/15



- (A) ISOLATION BRASS BALL VALVE (SAME SIZE AS PIPE)
- (B) THREADED MALE ADAPTERS
- (C) PVC LATERAL
- (D) 419 PURPLE CARSON VALVE BOX W/ FLAT LID TO BE BOLTED DOWN.
- (E) SOLID BRICK BLOCK AT EACH CORNER
- (F) WATER PROOF TAGS THAT READ "NON-POTABLE WATER, NOT SAFE FOR DRINKING."
- (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) 6 mm BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE



- (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 W/ 6X6 #4
- (11) STEEL SUPPORTS WITH ISOLATORS BOLTED TO CONCRETE
- (12) PUMP PANEL, FURNAS MODEL ESP100, NEMA2 480 VOLT, 3 PHASE MODEL #979SHFP WITH VOLTAGE MONITOR AND 3 PLUG-IN RELAYS FOR EACH CONTROLLER AND STALL TIMER.
- (13) MERCOD TYPB 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



- (A) BUCKNER DOUBLE LUG QUICK-COUPLING VALVE WITH PURPLE CAP
- (B) LASCO PRE-ASSEMBLED SWING JOINT WITH SNAP LOCK STABILIZER ASSEMBLY AND BRASS FITTING
- (C) PVC LATERAL
- (D) 1419 PURPLE CARSON VALVE BOX W/ FLAT LID TO BE BOLTED DOWN.
- (E) SOLID BRICK BLOCK AT EACH CORNER
- (F) 3/8" PEA GRAVEL TO UNDERSIDE OF BRASS FITTING, 6" DEEP (NO SOIL IN BOX)
- (G) WATER PROOF TAGS THAT READ "NON-POTABLE WATER NOT SAFE FOR DRINKING."
- (H) PROVIDE WEED BARRIER FABRIC 'DeWITT PRO 5' UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS. BOX LID TO BE BOLTED DOWN
- (I) 6 mm BLACK POLYETHYLENE PLASTICTAPE TO ALL INLET AND OUTLET PIPE
- (J) PVC PIPE STABILIZER

- (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) METAL 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 FCW-150 SPRING LOADED CHECK VALVE
- (24) 100LB. PRESSURE GAUGE
- (25) CONCENTRIC REDUCER
- (26) MERCOD 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, 1410 SERIES WITH EXTENSIONS AS NEEDED BOLT DOWN FLAT LID
- (32) DOOR TOWARDS STREET
- (33) 7" LONG, 5/8" CONCRETE ANCHORS (DRILLED) WITH NUTS
- (34) 4" LONG, 5/8" CONCRETE ANCHORS (DRILLED) WITH NUTS

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64
DATE: _____
REVISIONS: _____
BY: _____

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING: .79278 ACRES

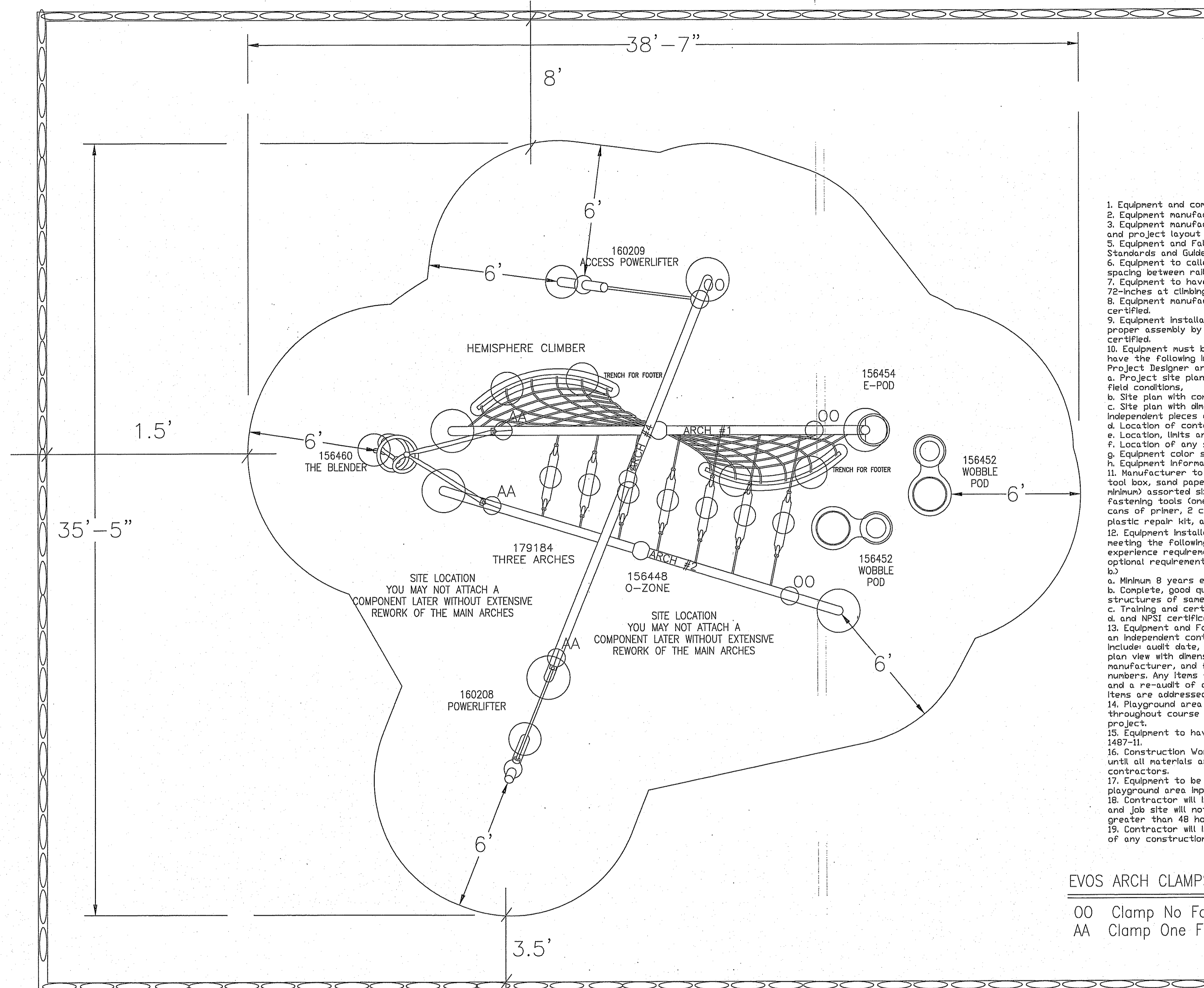
SCALE: AS NOTED
HORIZ. VERT. _____
DATE: AUGUST, 2012
DESIGN BY: OM
INTEGRATED BY: OM
CHECKED BY: JC
JOB NO.: 1110-18

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

REGISTRATION NO. F221

SHEET TITLE
PARK IRRIGATION DETAILS

SHT 3 OF 3



1. Equipment and components to be IPEMA certified.
2. Equipment manufacturer to comply with ISO 9001.
3. Equipment manufacturer to provide clear installation manual and project layout at the completion of project. Hard copy.
4. Equipment and Fall Surfacing must comply with current Standards and Guidelines.
5. Equipment to be called out with lengths for Overhead Activities, spacing between rails for Curley Climbers, Track Rides, etc.
6. Equipment to have safety top rail with a minimum of 72-inches at climbing or sliding elements.
8. Equipment manufacturer sales representative to be NPSI certified.
9. Equipment installation to be inspected and certified for proper assembly by Manufacturer Representative NPSI certified.
10. Equipment must be superseded by submittal packets that have the following information for review and release by Project Designer and Parks and Recreation Staff:
 - a. Project site plan reflecting construction drawings or actual field conditions,
 - b. Site plan with construction control point,
 - c. Site plan with dimensions for all use zones and between independent pieces of equipment,
 - d. Location of containment wall or curb,
 - e. Location, limits and dimensions of accessible path of travel.
 - f. Location of any shade canopies as applicable,
 - g. Equipment color selection chart, and
 - h. Equipment information including installation.
11. Manufacturer to provide sealed maintenance kit to include: tool box, sand paper, owners manual, hardware (20 pieces each minimum) assorted sizes of vandal proof nuts, bolts, washers, fastening tools (one each size - wrench and chuck keys), 4 cans of primer, 2 cans of each color of touch-up paint, plastic repair kit, anti-graffiti remover.
12. Equipment installation to be performed by contractor meeting the following requirements (a. and b. are installation experience requirements that must be met, c. and d. are optional requirements that may be substituted for either a or b.)
 - a. Minimum 8 years experience installing same equipment,
 - b. Complete, good quality installation of a minimum of 20 structures of same or similar size.
 - c. Training and certification by equipment manufacturer,
 - d. and NPSI certification.
13. Equipment and Fall surfaces to be audited and tested by an independent contractor (Play Safe, LLC, Inc.). Audit to include: audit date, auditor(s) name(s), equipment inventory, and plan view with dimensions of playground improvements, equipment manufacturer, and fall surfaces manufacturer with fall free numbers. Any items found deficient in audit must be corrected and a re-audit of corrected item to insure that all deficient items are addressed.
14. Playground area to be fenced and properly secured throughout course of construction and up to acceptance project.
15. Equipment to have minimum 72" safety use (fall) zone ASTM 1487-11.
16. Construction Work on playground area will not commence until all materials and supplies are in possession of contractors.
17. Equipment to be installed prior to any associated playground area improvements.
18. Contractor will insure that work progress will be ongoing and job site will not be left abandoned for any time period greater than 48 hours.
19. Contractor will insure that job site is kept clean and clear of any construction debris on a daily basis.

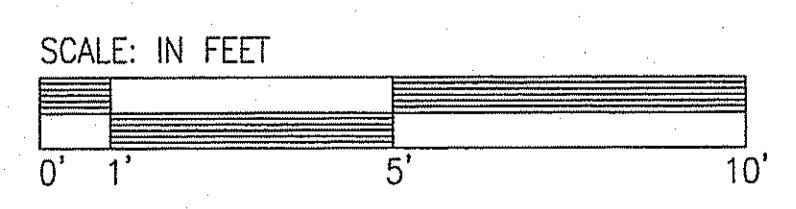
EVOS ARCH CLAMPS

- OO Clamp No Faces (O-O)
- AA Clamp One Face (A-A)

Custom sign to be furnished by Playground Manufacturer with information on age appropriate use, adult supervision recommended, manufacturer's name and 1-800 phone number, city of El Paso maintenance phone number of (915) 621-6791, and "Warning" installation over hard surface notice. The specific verbiage can be worked out during project construction.

Note: Selection of equipment colors to be done by parks staff.

TOTAL ELEVATED PLAY COMPONENTS	0		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6	REQUIRED	0



DESIGN #2294

LANDSCAPE STRUCTURES

SYSTEM TYPE:
EVOS

DRAWING #:
2294

landscape structures



The play components identified on this plan are IPEMA certified. (Unless otherwise noted) The use and layout of these components conform to the requirements of ASTM F1487.



Final Approval

THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY GUIDELINES (ADAG), ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

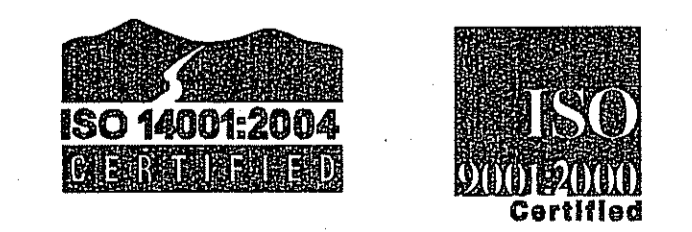
CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART/FALL HEIGHT OF THE ADJACENT EQUIPMENT. (REF. CONSUMER PRODUCT SAFETY COMMISSION (CPSC) GUIDELINES, SECTION 10: SURFACING.)

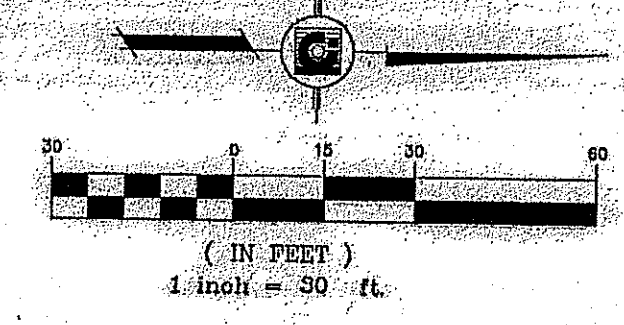
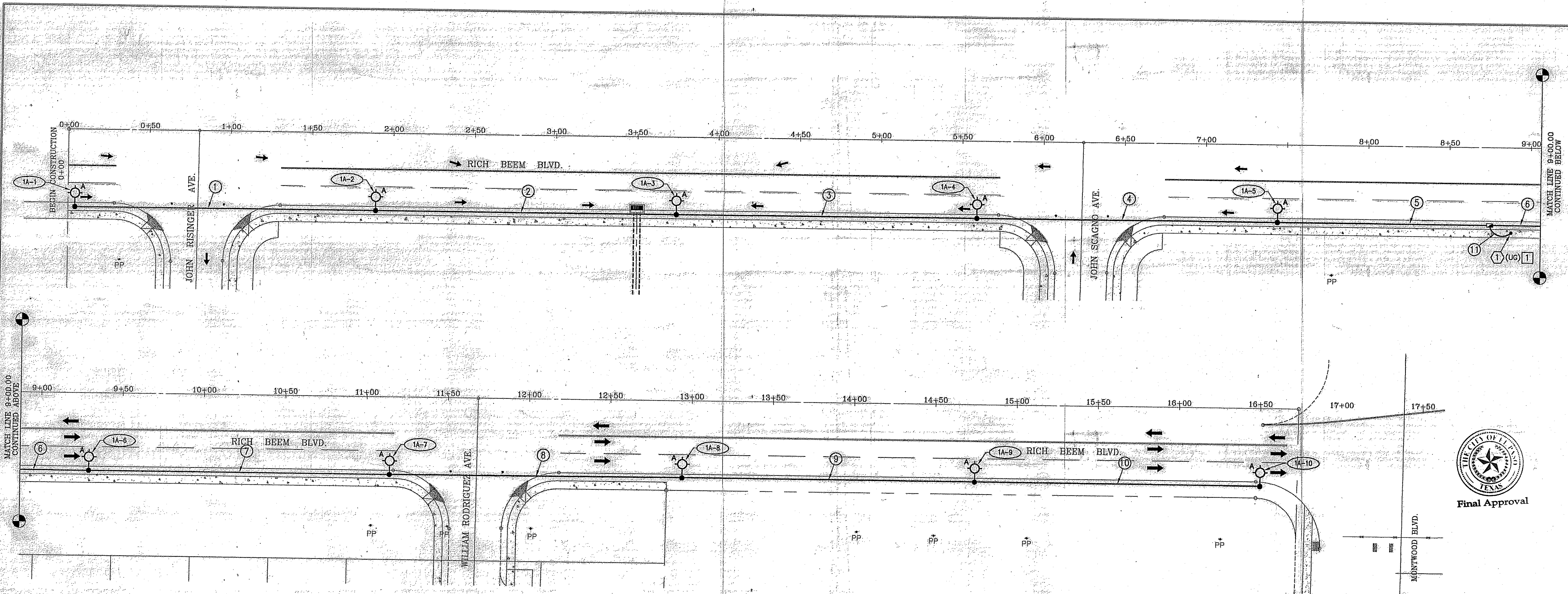
ACCESSIBLE/PROTECTIVE LOOSE FILL MATERIAL (ENGINEERED WOOD FIBER SUGGESTED)

DESIGNED BY:

COPYRIGHT: 7/16/08
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6001

Date	Previous Drawing #	Initials





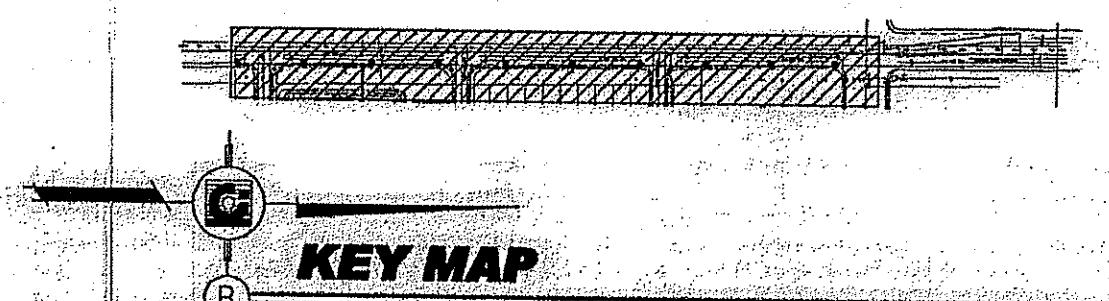
ILLUMINATION PLAN

SCALE: 1" = 30'

1(1) - TXDOT TY A(240/480) 100(NS) SS(E) C(O). SEE SHEET ED(4)-53. NO METER. NO SAFETY SWITCH. 2 EACH 30A-2P BRANCH BREAKERS. 100A-2P MAIN BREAKER

LIGHT NO.	LOCATION		
	STATION	BASELINE	OFFSET
1A-1	0+00	RICH BEEM BLVD.	RT
1A-2	1+85	RICH BEEM BLVD.	RT
1A-3	3+70	RICH BEEM BLVD.	RT
1A-4	5+55	RICH BEEM BLVD.	RT
1A-5	7+40	RICH BEEM BLVD.	RT
1A-6	9+25	RICH BEEM BLVD.	RT
1A-7	11+10	RICH BEEM BLVD.	RT
1A-8	12+90	RICH BEEM BLVD.	RT
1A-9	14+70	RICH BEEM BLVD.	RT
1A-10	16+50	RICH BEEM BLVD.	RT

RUN NO.	CONDUIT/CABLE SCHEDULE - SERVICE NO. (1)		ESTIMATED LENGTH OF RUN (LINEAR FT.)	
	(PVC) (SCHD 40) (2 INCH)	GROUND WIRE LENGTH		
1	185	185	2 @ 185	185
2	185	185	2 @ 185	185
3	185	185	2 @ 185	185
4	185	185	2 @ 185	185
5	75	75	2 @ 75	75
6	110	110	2 @ 110	110
7	185	185	2 @ 185	185
8	180	180	2 @ 180	180
9	180	180	2 @ 180	180
10	180	180	2 @ 180	180
11	20	20	2 @ 20	20



KEY MAP

KEYED NOTES: THIS SHEET ONLY

1 HEIGHT OF GRANITE CONCRETE SERVICE SUPPORT POLE SHALL BE COORDINATED WITH EL PASO ELECTRIC TO PROVIDE THE REQUIRED CLEARANCES AND DISTANCES PER DSD1870. VERIFY PRIOR TO PURCHASE AND CUTTING OF SERVICE SUPPORT POLE.

REFER TO SHEETS 2 OF 3 AND 3 OF 3 FOR GENERAL ELECTRIC NOTES, ELECTRICAL LEGEND, LIGHT STANDARD ASSEMBLY SCHEDULE AND TYPICAL TRENCH DETAIL.



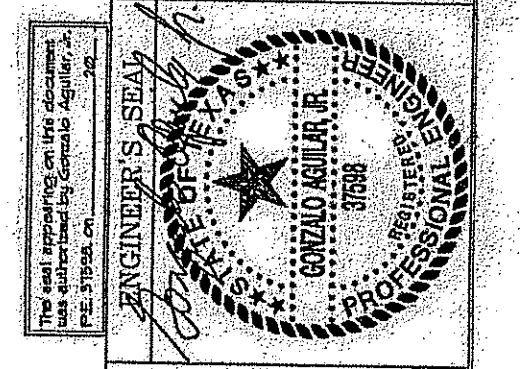
Final Approval

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF	
FOURTH ST. AND VALOUR POINT DR.	
ELEVATION 4022.04	
BY: PANDORR DUTON	
DATE	REVISIONS
1-27-2012	CITY REDLINES - ADD PIPE TO STRUCT. 1
	RO

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT

BEING PART OF SECTION 2, BLOCK 76, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING 79.276 ACRES

SCALE	
HORIZ. 1" = 30'	VERT. 1" = 30'
DATE: MAR. 2012	DESIGN BY: G.A.
INITIATED BY: G.A.	CHECKED BY: G.A.
JOB NO. 1110-18	



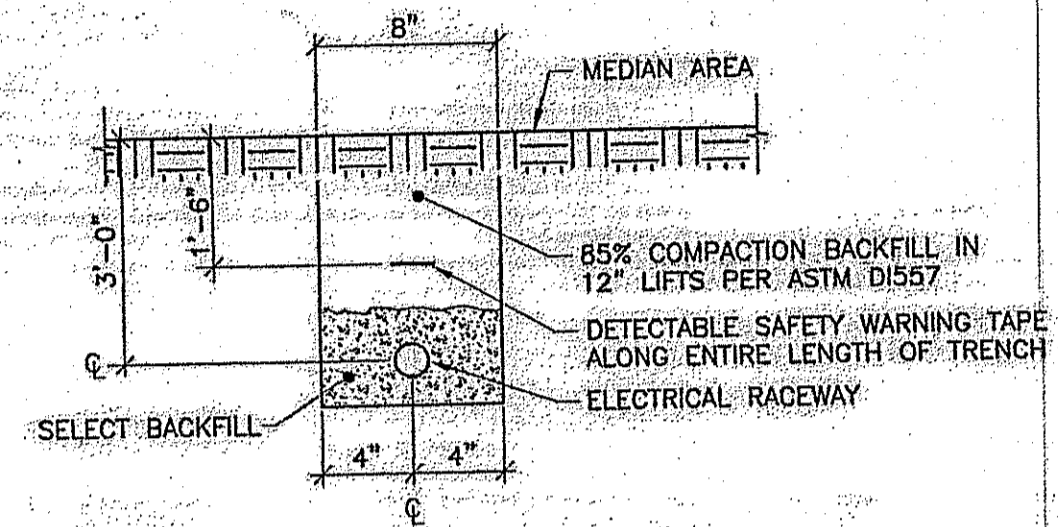
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286



SHEET TITLE
RICH BEEM BLVD. ILLUMINATION PLAN
START STA 0+00 TO END STA 17+50

E-1
SHT 1 OF 3

LIGHT STANDARD ASSEMBLY SCHEDULE						
TYPE	SYMBOL	LAMPS	STEEL POLE		LUMINAIRE	
			MNTG. HGT.	DESCRIPTION	QTY.	DESCRIPTION
A		1-250W HPS	30'	FLUTED STEEL POLE, TRANSFORMER BASE, MOSS GREEN FINISH, BREAK AWAY FUSES (2) [1][2]	1	TXDOT-APPROVED ROADWAY LUMINAIRE, DARK SKY COMPLIANT, 480 VOLTS, WITH LEVELING BUBBLE



TYPICAL TRENCH DETAIL

N.T.S.

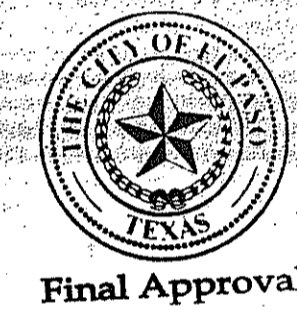
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	NEW LIGHT STANDARD ASSEMBLY AS SCHEDULED ON NEW CONCRETE BASE
	DENOTES NEW LIGHT STANDARD ASSEMBLY NUMBER. SEE SERVICE SOURCE TABLES.
	DENOTES NEW CONDUIT/CABLE RUN. SEE CONDUIT/CABLE SCHEDULES.
	DENOTES NEW ELECTRICAL SERVICE POINT NUMBER.
	DENOTES KEYED NOTE.
	NEW UNDERGROUND ELECTRICAL (TRENCHED)
	NEW UNDERGROUND ELECTRICAL (BORED)
	NEW GROUND ROD PER CITY OF EL PASO STREETS DEPARTMENT STANDARDS (TXDOT TYPE "A") LABELED "ILLUMINATION"

KEYED NOTES: THIS SHEET ONLY

1. PROVIDE 8' ARM WITH DECORATIVE ARM SUPPORT WITH MOSS GREEN FINISH TO MATCH ARMS AND SUPPORTS USED ON LEE TREVINO. COORDINATE AND VERIFY WITH CITY OF EL PASO STREETS DEPT. PRIOR TO SUBMITTING SHOP DRAWINGS AND PRIOR TO PURCHASE.
2. POLES, ANCHOR BOLTS AND ANCHOR BOLT CIRCLES SHALL MATCH THE GREEN FLUTED STEEL POLES USED ON LEE TREVINO. COORDINATE AND VERIFY WITH CITY OF EL PASO STREETS DEPT. PRIOR TO SUBMITTING SHOP DRAWINGS AND PRIOR TO PURCHASE.

GENERAL ELECTRICAL NOTES: APPLICABLE TO ALL ELECTRICAL SHEETS

1. CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS OF ELECTRICAL SERVICE WITH E.P.E.Co. SERVICE SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST VERSION OF THE E.P.E.Co. ELECTRICAL SERVICE REQUIREMENTS BOOK. ANY EQUIPMENT THAT IS STATED IN THE E.P.E.Co. REQUIREMENTS TO BE PROVIDED AND INSTALLED BY THE OWNER, SHALL BE PROVIDED AND INSTALLED BY THIS CONTRACTOR UNDER THIS CONTRACT.
2. CITY STANDARDS: ALL WORK, MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS CITY STANDARDS SPECIFICATIONS, STREETS DEPARTMENT, STREET ILLUMINATION.
3. ALL TRENCHING AND CONDUIT SHALL BE INSTALLED WITHIN CITY OF EL PASO RIGHT-OF-WAYS. TRENCHING AND CONDUIT SHALL NOT BE INSTALLED WITHIN PRIVATE PROPERTY. MINIMUM BURIAL DEPTH OF CONDUITS SHALL BE 24" FROM TOP OF FINISHED GRADE OR FINISHED SURFACE TO TOP OF CONDUITS.
4. USE SONOTUBE FOR FORMING POLE CONCRETE BASES. SONOTUBE SHALL BE LEFT IN PLACE. USE 2 SACK CEMENT TO BACKFILL HOLES. TOP OF BASES SHALL BE 4" ABOVE FINAL FINISHED GRADE.
5. ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. PROVIDE TRANSITION ELBOW FROM PVC TO RIGID STEEL BELOW GRADE. WRAP STEEL CONDUIT IN CONTACT WITH EARTH TO PREVENT CORROSION.
6. ALL GROUND RODS SHALL BE 5/8"x10'-0" COPPER CLAD.
7. SPLICES SHALL ONLY BE ALLOWED IN GROUND BOXES OR HAND HOLES.

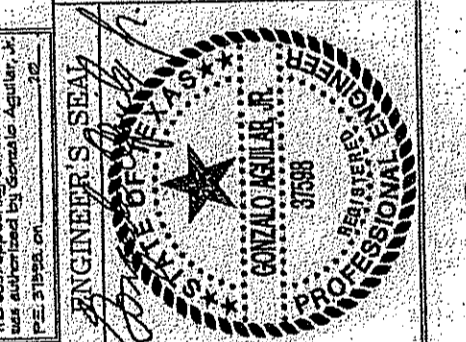


PROJECT NAME

**TERRA DEL ESTE
UNIT SIXTY EIGHT**

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 79.276 ACRES

SCALE
HORIZ: N/A
VERT: N/A
DATE: MAR. 2012
DESIGN BY: G.A.
INITIATED BY: G.A.
CHECKED BY: G.A.
JOB NO.: 1110-16



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



SHEET TITLE

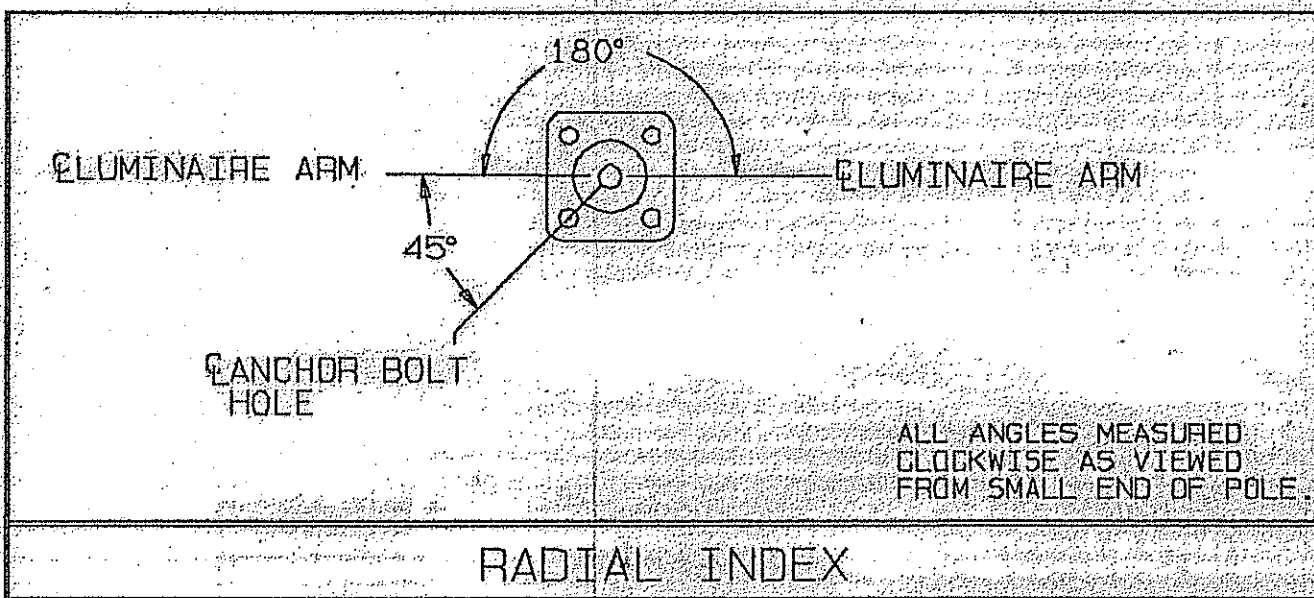
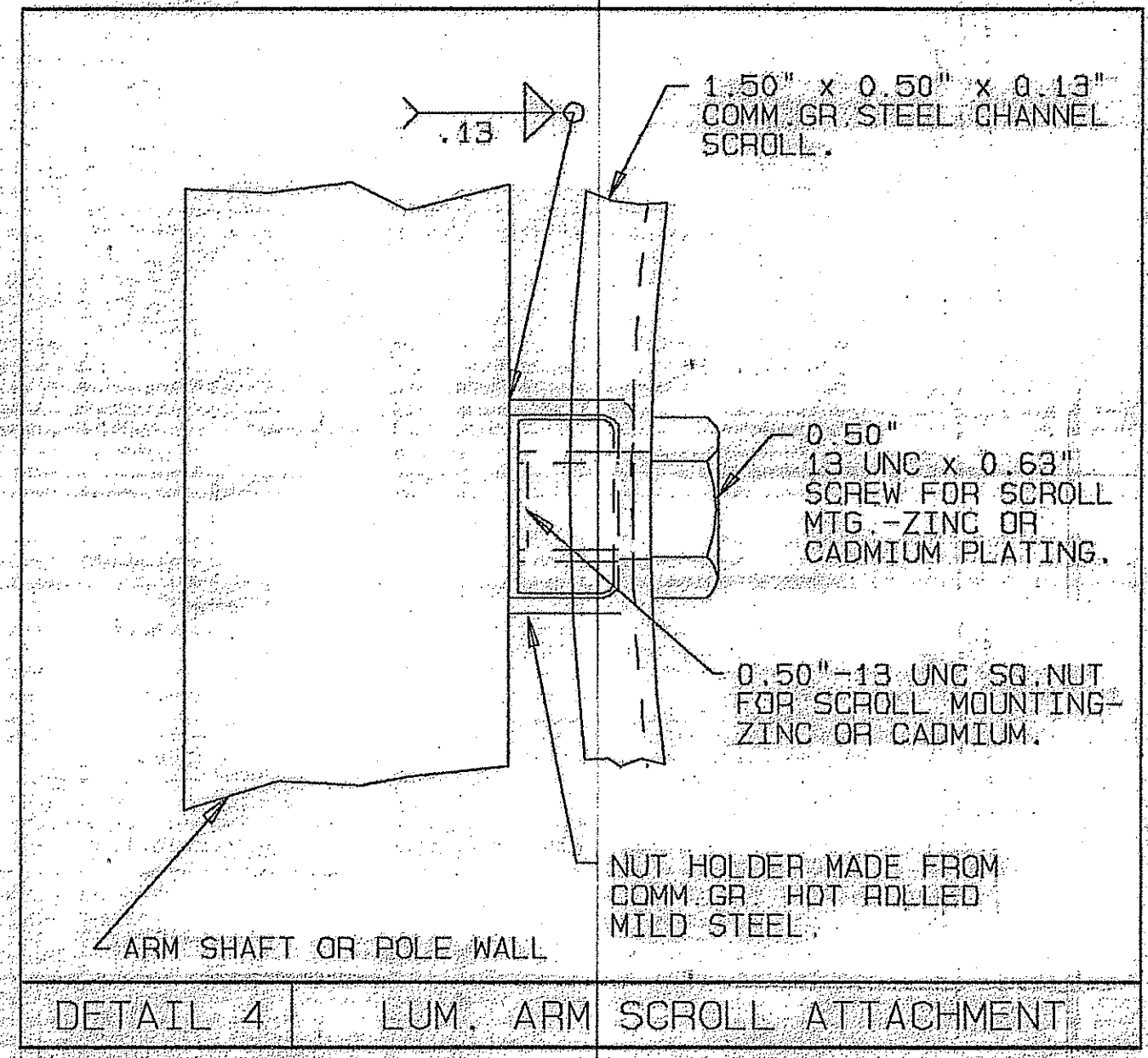
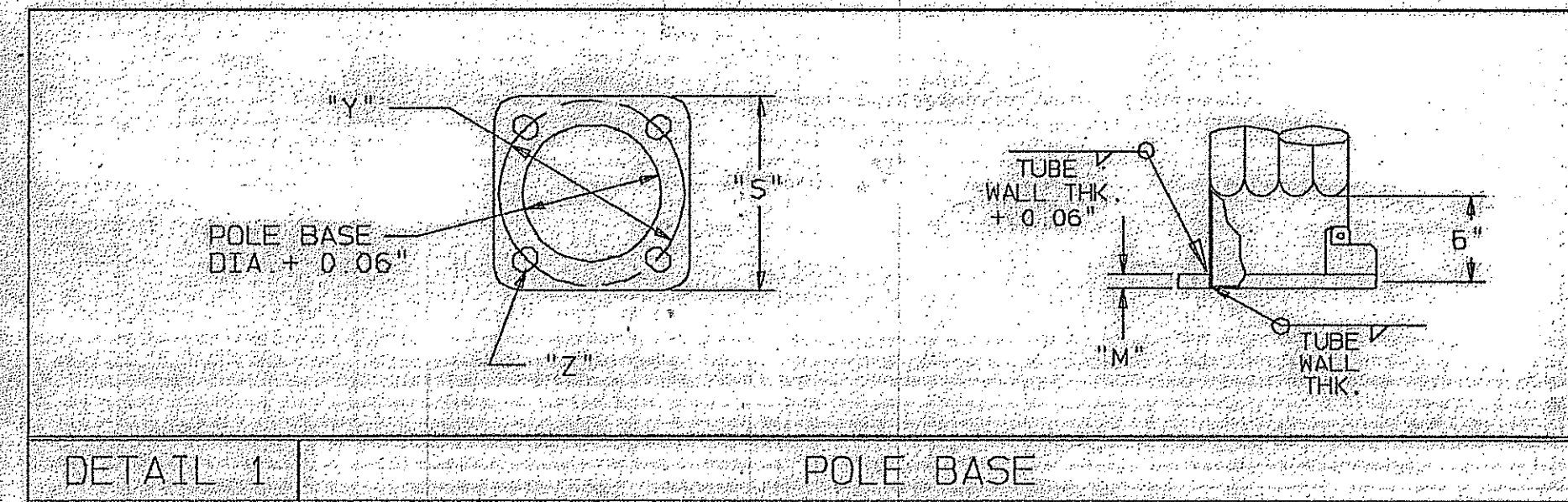
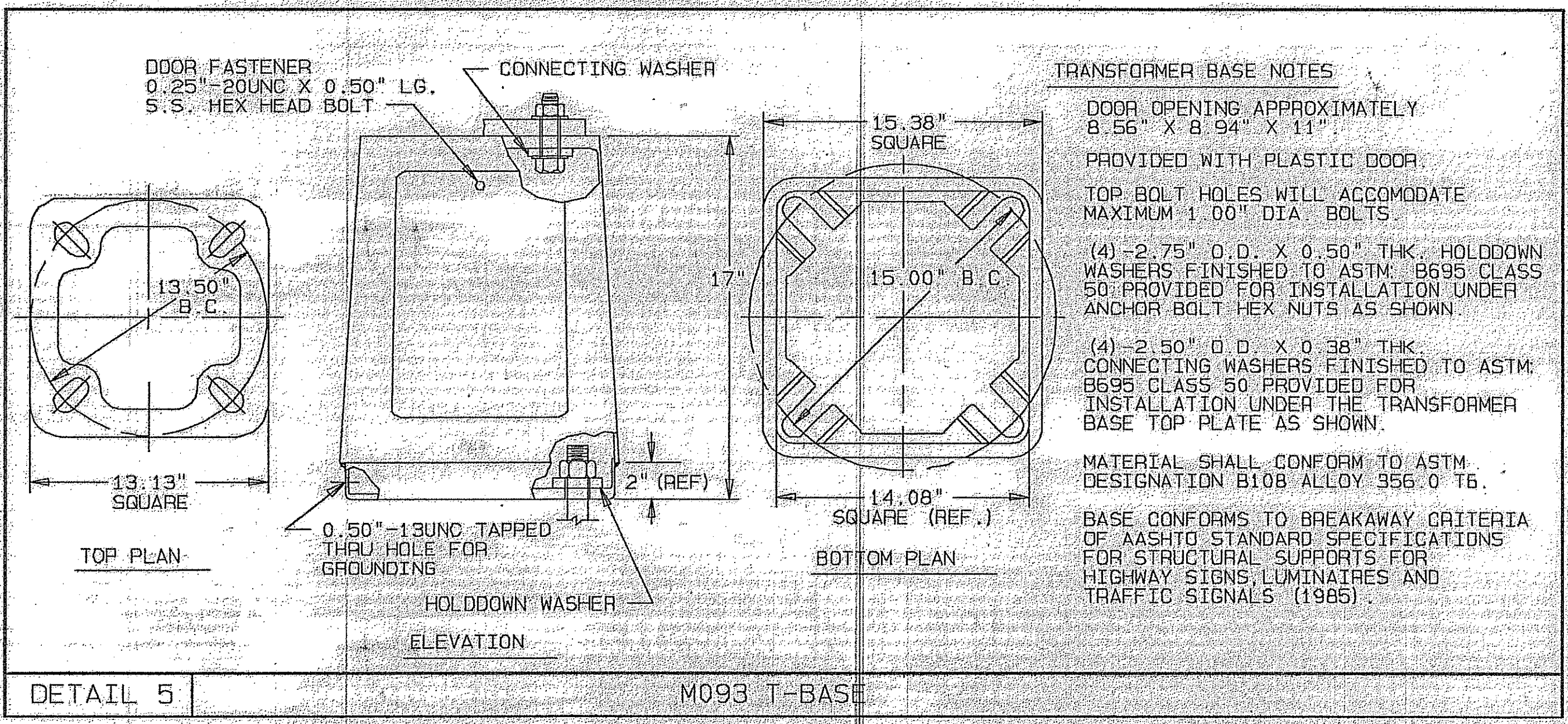
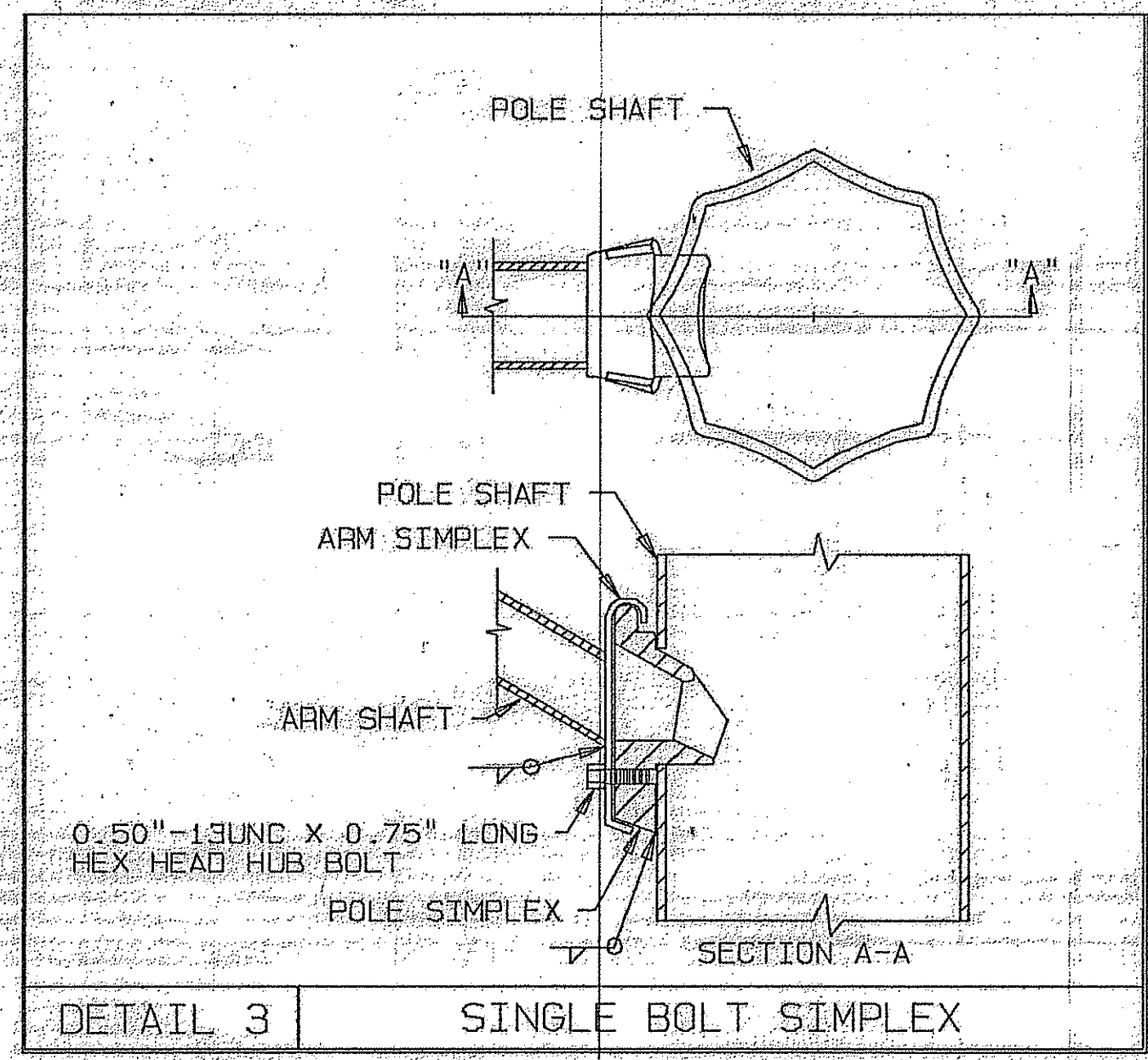
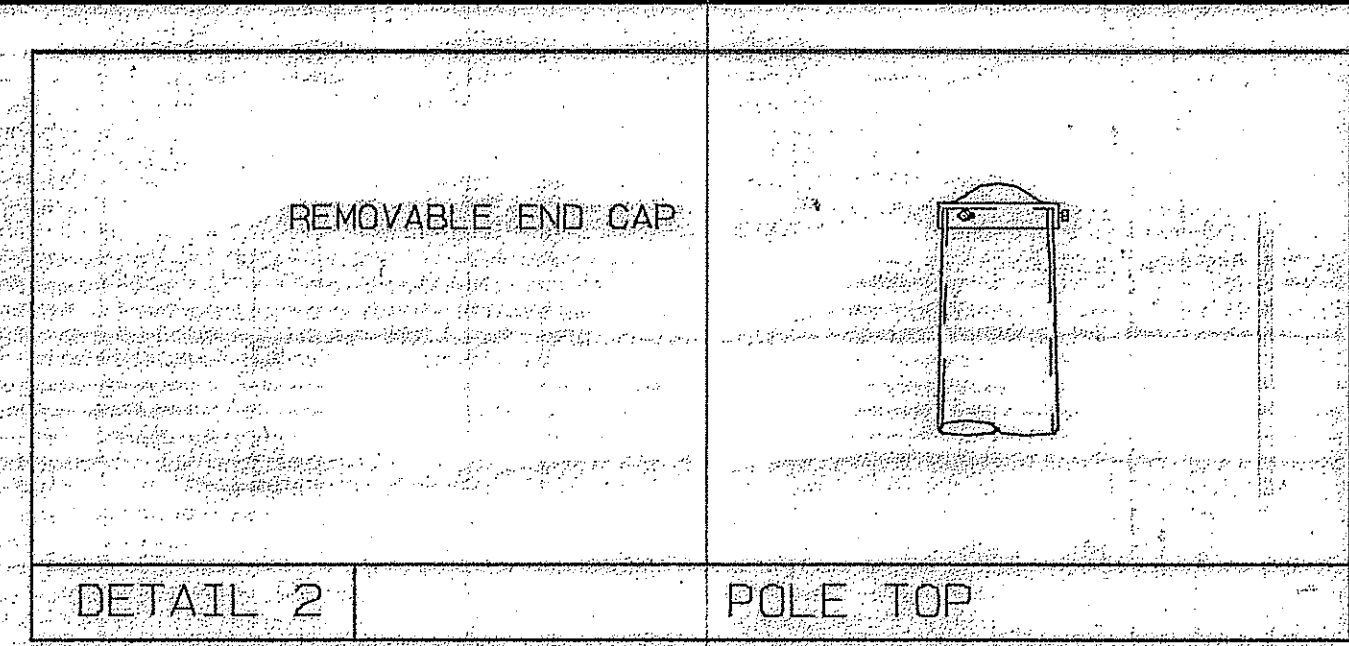
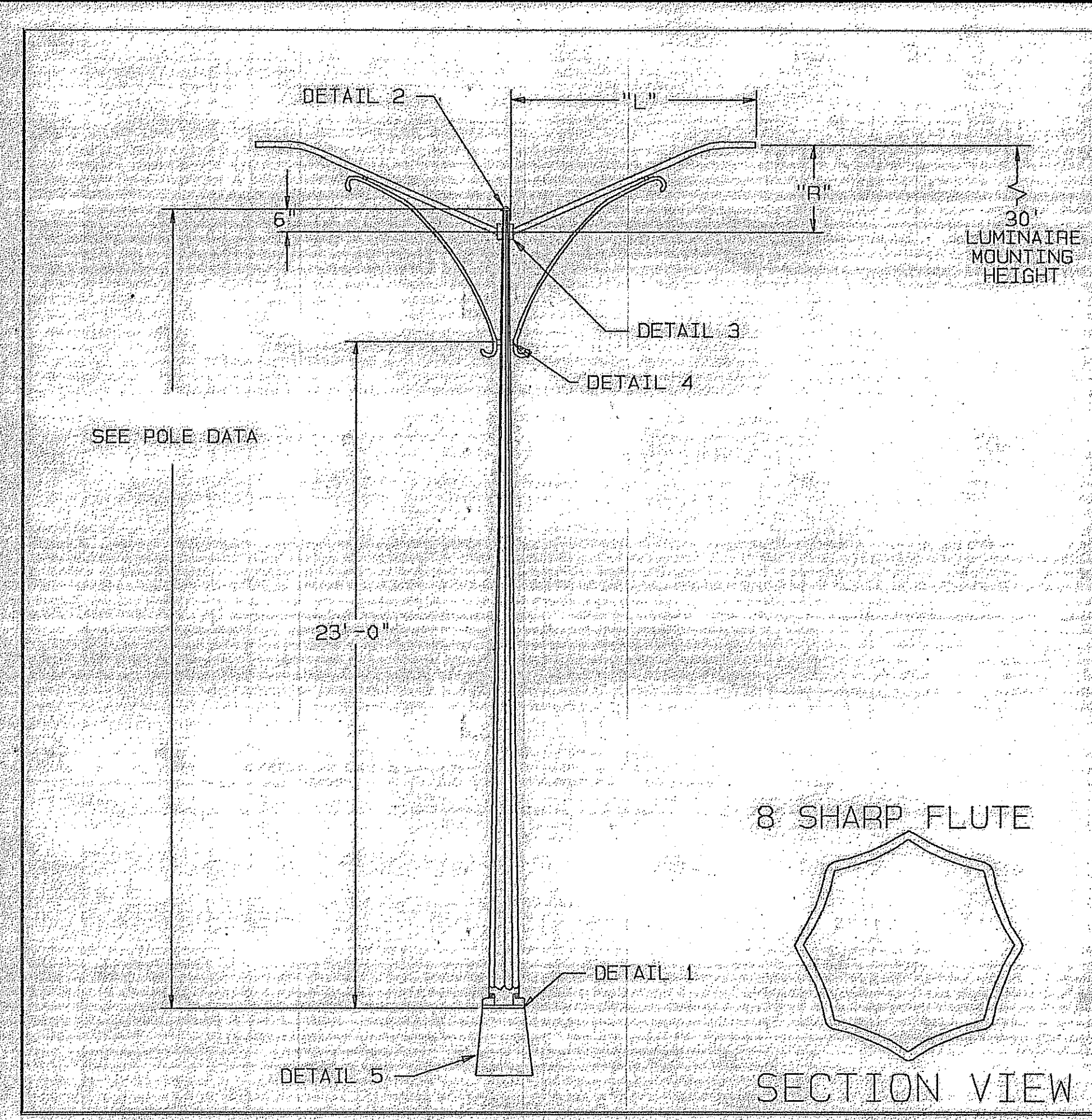
**LIGHT STANDARD
ASSEMBLY,
LEGEND &
DETAIL**

E-2

SHT 2 OF 3

TERRA DEL ESTE UNIT SIXTY EIGHT

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
JOHN HAYES ST. AND SPANISH POINT LN.
ELEVATION 4017.47
DATE
REVISIONS
BY



NOTES:

1. DETAILS ARE TYPICAL FOR TYPE "A" LIGHT STANDARD ASSEMBLIES, EXCEPT PROVIDE A SINGLE ARM IN LIEU OF DOUBLE ARM.

MATERIAL DATA

COMPONENT	ASTM DESIGNATION	MIN. YIELD (KSI)	COMPONENT	ASTM DESIGNATION	MIN. YIELD (KSI)
POLE SHAFT	A595 GR. A	55	GALVANIZING	A153	
ARM PIPE		36	SIMPLEX ATTACHMENT	A27-65-35	
POLE BASE	A36	36			

FINISH: VALMONT SPECIFICATION F283BQ
 BASE COAT: HOT-DIP GALVANIZE TO ASTM A123
 FINISH: TGIC OR URETHANE POLYESTER POWDER
 COLOR: MOSS GREEN

POLE AND SIGNAL ARM DATA

ITEM	QTY.	POLE TUBE				POLE BASE				ANCHOR BOLT				LUMINAIRE ARM TUBE			
		BASE DIA. (IN)	TOP DIA. (IN)	LENGTH (FT)	GAUGE OR THICK (IN)	SQUARE "S" (IN)	BOLT CIRCLE "Y" (IN)	THK. "M" (IN)	HOLE "Z" (IN)	DIA. "K" (IN)	LENGTH "J" (IN)	HOOK "H" (IN)	THREAD LENGTH "U" (IN)	PIPE O.D. (IN)	WALL THK. (IN)	RISE HEIGHT (FT) "R"	SPAN (FT) "L"
		7.50	3.79	26.50	11	13.00	13.00	1.25	1.25	1.00	SEE TX-DOT SHEETS		2.38	0.154	2.50	8.00	

REV.	DATE	REVISION	
A	3/14/02	CHG. BOLT CIRCLE FROM 13.5	

valmont
 Valley, NE 68064
 (402) 259-2201

JOB NAME: VALMONT INDUSTRIES, INC. RESERVES THE RIGHT TO INSTALL VARIOUS ENGINEER APPROVED MATERIAL HANGING ACCOMMODATIONS TO FACILITATE THE MANUFACTURING PROCESS.

SHIP TO: EL PASO ELECTRIC

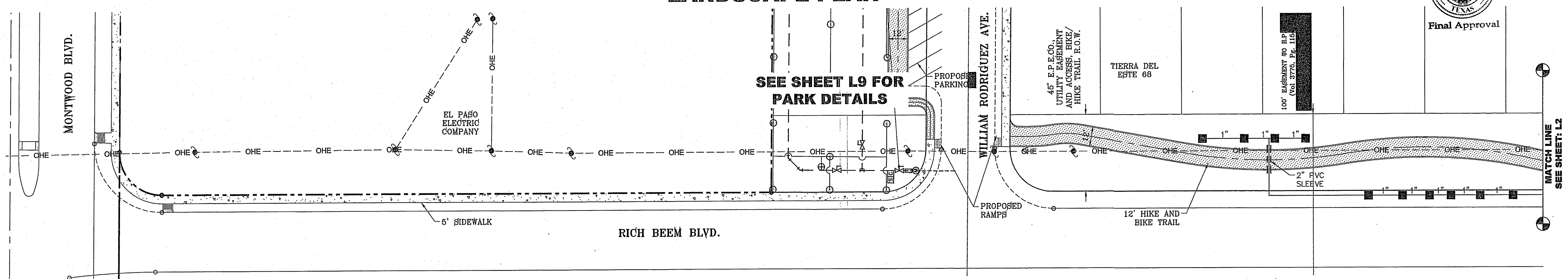
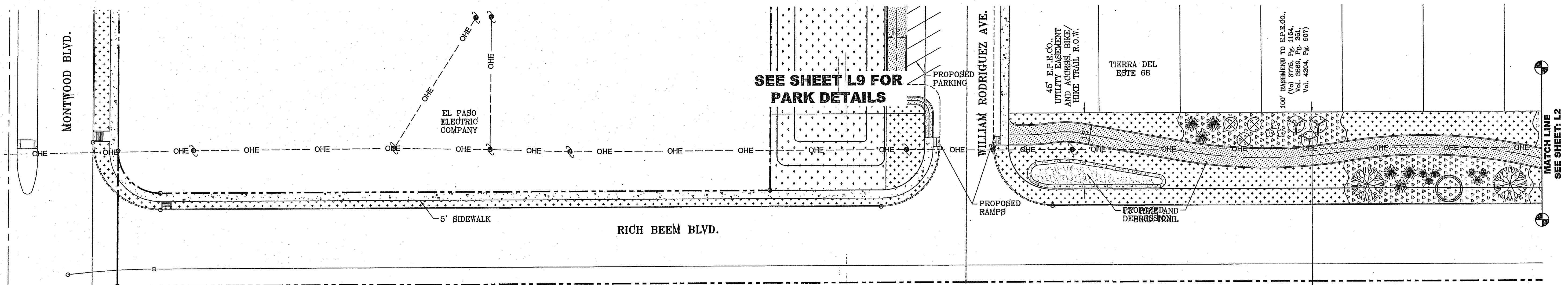
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AGENT: CLARK POWER PRODUCTS ORDER NO.:

DATE: 10/22/02 DRWN: MLR4 RCV: 10/28/02 SHEET 3 OF 3 REV.

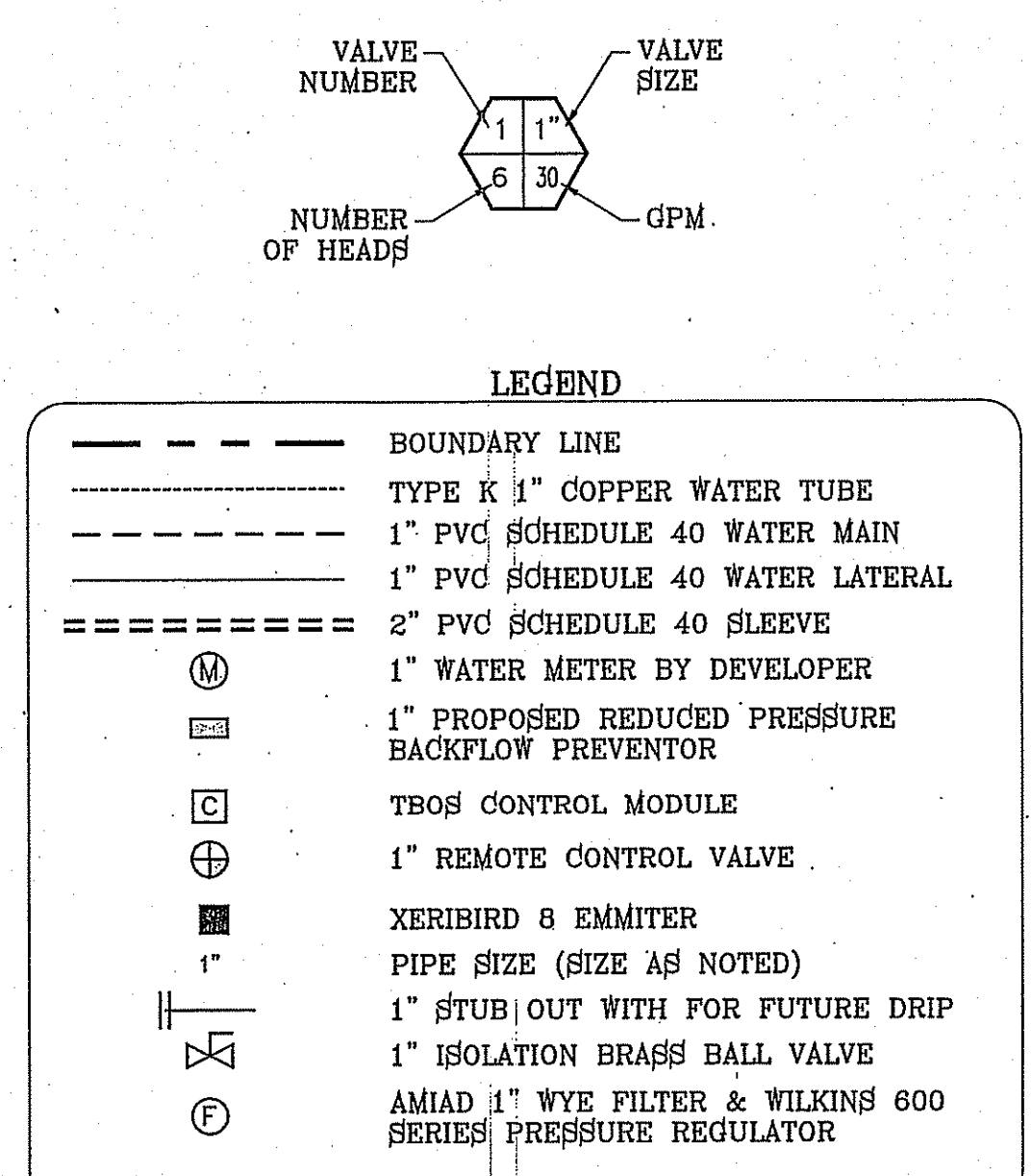
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LANDSCAPE PLAN

IRRIGATION PLAN



TDE 68 LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
CHINESE PISTACHE	PISTACIA CHINENSIS	3" GAL.	DECIDUOUS	6
TEXAS PISTACHE	PISTACIA MEXICANA	3" GAL.	SEMI-EVERGREEN	3
DESERT WILLOW	CHILOPSIS LINEARIS	2" GAL.	DECIDUOUS	9
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	37
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	EVERGREEN	36
RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	5 GAL.	EVERGREEN	36
SPANISH BROOM	SPARTIUM JUNCEUM	5 GAL.	EVERGREEN	24
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDFLORA	5 GAL.	EVERGREEN	15
	6" CONCRETE MOWSTRIP/HDR			
	PROPOSED BENCH			
	FRANKLIN RED BOULDER			
	3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
	PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			
	1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS			

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 6080 SURETY DR. STE 100
 EL PASO, TEXAS 79905
 PHONE: (915) 592-0263
 FAX: (915) 592-0266

LANDSCAPE & IRRIGATION

TIERRA DEL ESTE UNIT SIXTY EIGHT

SHT L1 OF 9

DATE: AUGUST 2012
 DESIGN BY: OM
 INITIATED BY: OM
 CHECKED BY: YC
 JOB NO.: 1110-18

PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND EL PASO COUNTY SURVEYS, CONTAINING: 78.278 ACRES

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

SCALE: 1"=30'

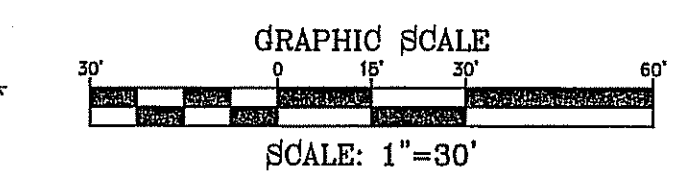
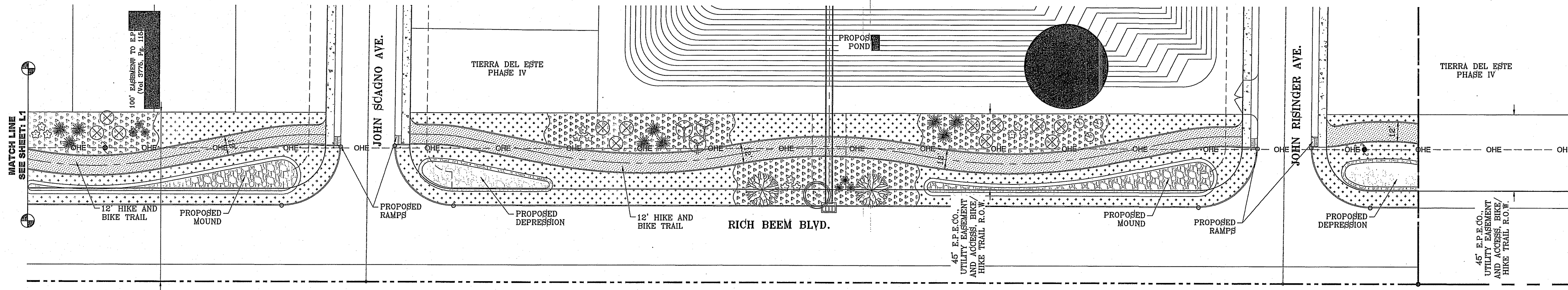
GRAPHIC SCALE

SCALE: 1"=30'

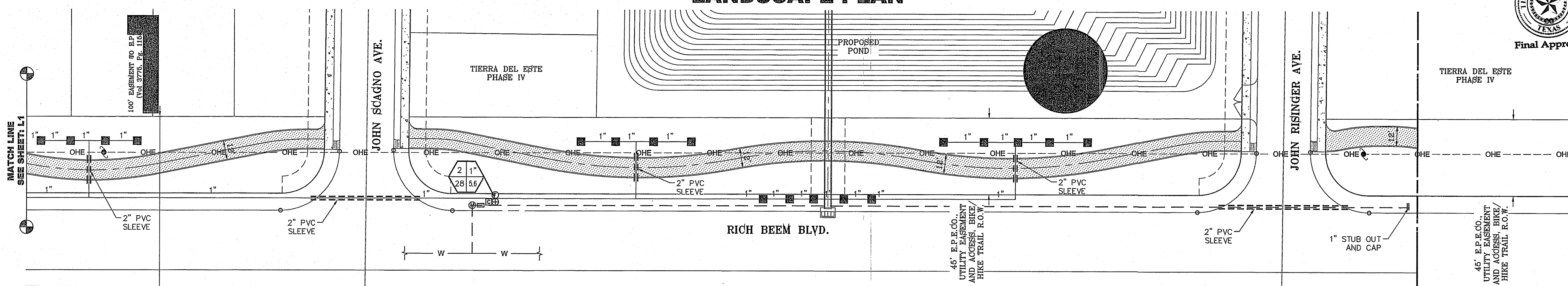
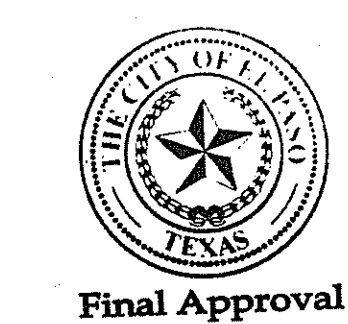
REVISIONS

DATE

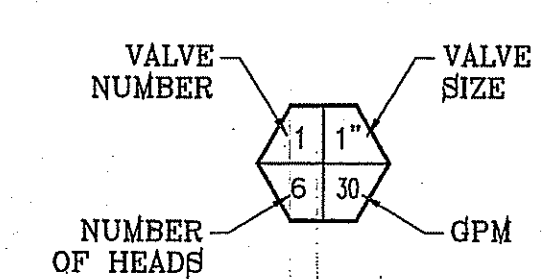
BY



LANDSCAPE PLAN



IRRIGATION PLAN



LEGEND

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

TDE 68 LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
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8" CONCRETE MOWSTRIP/HDR				
PROPOSED BENCH				
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LANDSCAPE & IRRIGATION

SHT L2 OF 9

TIERRA DEL ESTE UNIT SIXTY EIGHT

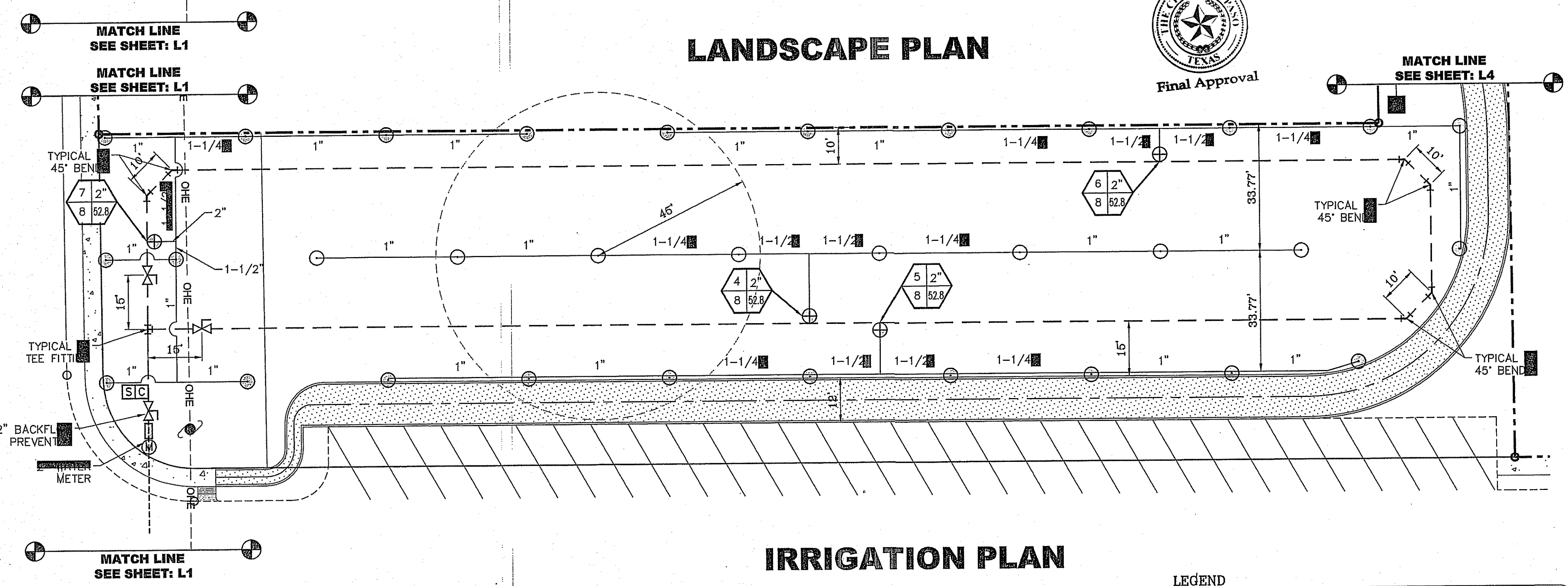
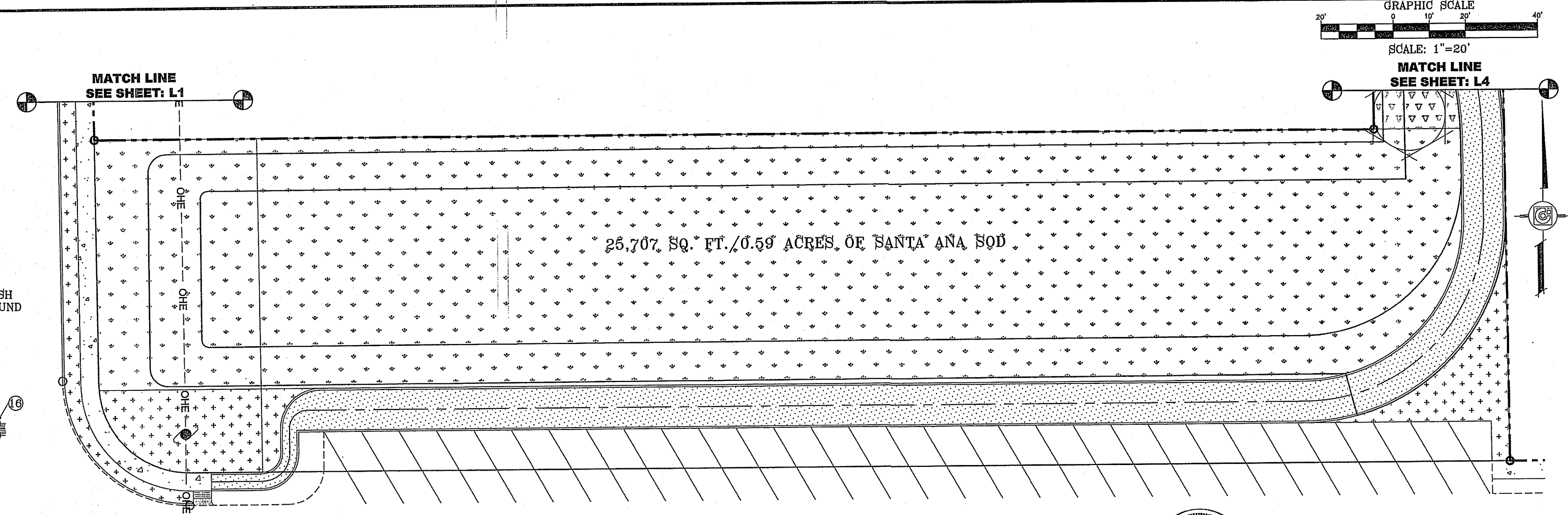
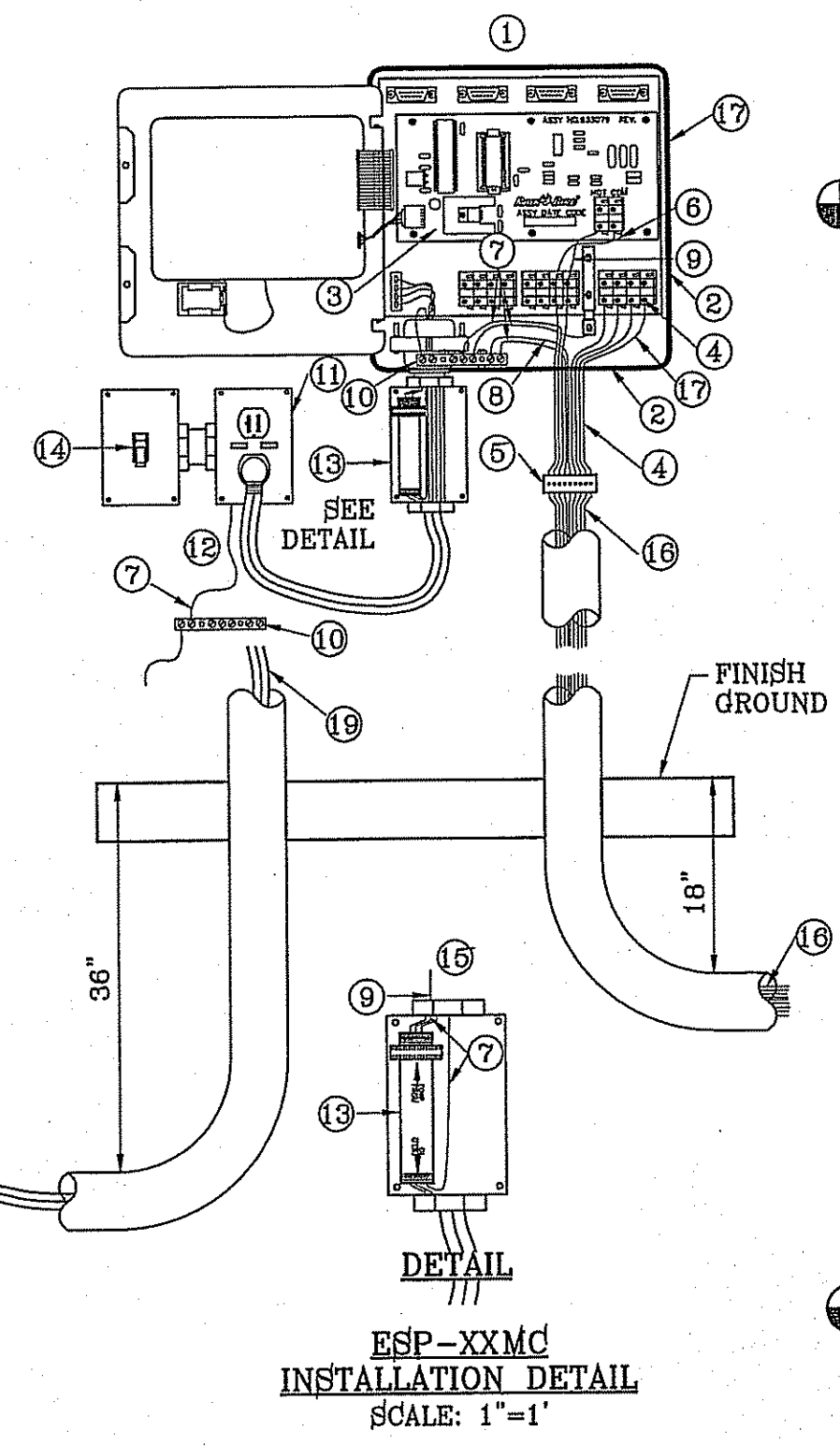
PROJECT NAME: TIERRA DEL ESTE UNIT SIXTY EIGHT
 BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND RANGE 10, COUNTY, TEXAS CONTAINING: 79.278 ACRES

SCALE: HORIZ: 1"=30'
 VERT: ---
 DATE: AUGUST 2012
 DESIGN BY: OM
 INITIATED BY: YC
 CHECKED BY: YC
 JOB NO.: 1110-18

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL AND VALOUR POINT DR ELEVATION 4022.64
 NAVD83 DATUM

REVISIONS

1. INSTALL IN NEMA2 APPROVED METAL ENCLOSURE TO HOUSE IRRIGATION SYSTEM CONTROLLER.
2. RAIN BIRD ESP-SAT WALL MOUNT (METAL/PLASTIC) FIELD SATELLITE CONTROLLER
3. ESP-SAT TWO-WIRE MAXICOM INTERFACE BOARD (MIB)
4. WIRE TERMINAL CONNECTORS TO REMOTE CONTROL VALVES USE ESP-MC QUICK CONNECT TERMINAL STRIP. ALL WIRES TO BE LABELED IN CONJUNCTION WITH EACH IRRIGATION REMOTE CONTROL VALVE AND MUST BE WATER/WEATHER PROOF. PLACE A QUICK DISCONNECT IN THIS GENERAL LOCATION SEPARATE FROM THE ONE ON THE CONTROLLER.
5. PLACE A QUICK DISCONNECT IN THIS GENERAL LOCATION SEPARATE FROM THE ONE ON THE CONTROLLER AND MOUNTED WITHIN METAL PEDESTAL ENCLOSURE.
6. COMMON WIRE (BLACK) FROM MSP-1 SURGE ARRESTOR TO MAXICOM INTERFACE BOARD (MIB)
7. ALL GROUND WIRES (GREEN) TO GROUNDING BUSS BAR
8. #10 COPPER GROUND WIRE FROM ESP FIELD SATELLITE CONTROLLER GROUNDING BUSS BAR TO GROUNDING GRID (SEE GROUNDING GRID MAXICOM DETAIL 305)
9. HOT WIRE (RED) FROM MSP-1 SURGE ARRESTOR TO MAXICOM INTERFACE BOARD (MIB)
10. GROUNDING BUSS BAR IN CABINET SEPARATE OF CONTROLLER
11. 120 VOLT POWER SUPPLY W/ G.F.C.I. PROTECTION
12. REFER TO LOCAL ELECTRIC CODE FOR CONNECTIONS
13. RAIN BIRD MSP-1 RECOMMENDED SURGE ARRESTOR TO BE 14. IN SEPARATE JUNCTION BOX WITH COVER
14. POWER ON/OFF TODDLE SWITCH
15. RAIN BIRD WARRANTY REQUIRES PROPER SURGE PROTECTION IN A METAL BOX WITH LID. USE INTERMATIC AG2401 OR TRIPPLITE ISOBAR.
16. ALL LOW VOLTAGE IRRIGATION VALVE WIRES TO BE BURIED AT 18" AND LABELED AT QUICK DISCONNECT, CONTROLLER AND CONTROL VALVES WITH WEATHER PROOF PERMANENT TAGS.
17. IF PUMP IN PUMP HOUSE IS REQUIRED, CONTROLLER TO BE INSTALLED INSIDE THE PUMP HOUSE AND MOUNTED ON 3/4" CDX GRADE PLYWOOD THAT IS FASTENED TO THE PUMP HOUSE INSULATED WALL STUDS.
18. FINISH GRADE, SEE PLAN FOR MATERIAL.
19. ELECTRICAL POWER CONDUIT FOR 120 VOLT POWER TO BE BURIED AT 36" DEPTH FROM FINISH GROUND TO TOP OF PIPE AND LABELED WITH PERMANENT TAGS. SEE TRENCH DETAIL.



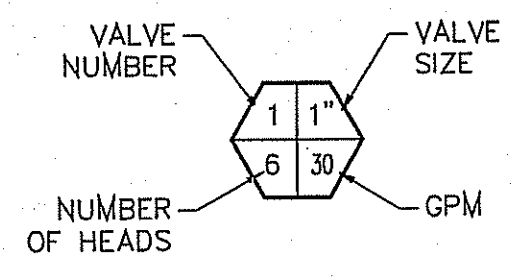
ZONE # 5						
		STATIC PRESSURE 60		SECTION GPM 157.5		
LATERAL PIPE SECTION	PIPE LENGTH (FEET)	FLOW (GPM)	SIZE (IN.)	PRESSURE LOSS PER 100 FEET	PRESSURE LOSS THIS SECTION	ACCUMULATED PRESSURE LOSS
A-PVC CLASS 200	33.77	6.6	1"	0.67	0.226	0.226
B-PVC CLASS 200	19.5	13.2	1"	2.43	0.474	0.700
C-PVC CLASS 200	24.8	19.8	1-1/4"	1.51	0.374	1.075
D-PVC CLASS 200	19.8	26.4	1-1/2"	1.46	0.289	1.364
E-PVC CLASS 200	9.0	52	2"	1.72	0.155	1.518
LATERAL PIPING PRESSURE LOSS IN PSI						1.518
IRRIGATION ITEM						
ZONE VALVE			2"		1.6	3.118
MAIN LINE-PVC SCHEDULE 40	2,217	52	2"		#####	#####
BACKFLOW		52	2"		12	12,000
WATER METER		52	2"		2.1	14,100
TYPE K COPPER LINE	32	52	2"	3.07	0.982	15,082
TOTAL PRESSURE LOSS						15,082
MINIMUM HEAD PRESSURE						40
DESIGN PRESSURE						55.082
ACTUAL PRESSURE AT HEAD						44.918

LEGEND

- HYBRID BERMUDA "SANTA ANA" SOD
- PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3" ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS
- 8" CONCRETE MOWSTRIP/HDR
- 2" PVC SCHEDULE 40 WATER MAIN
- TYPE K 2" COPPER WATER TUBE
- PVC SCHEDULE 40 WATER LATERAL (SIZE AS NOTED)
- PVC SLEEVE (TWICE THE SIZE OF PIPE)
- 2" WATER METER BY DEVELOPER
- PEGCO 825YD 2" RPBA W/ HYDROCOWL ENCLOSURE
- RAIN SENSOR
- STATION CONTROLLER
- WEATHERMATIC 8200CR-20 REMOTE CONTROL VALVE
- HUNTER I-25 STAINLESS STEEL RISER ROTOR NOZZLE #7 @ 40 PSI RADIUS: 45' FLOW: 6.6 GPM
- HUNTER I-25 ADJUSTABLE STAINLESS STEEL RISER ROTOR NOZZLE #7 @ 40 PSI RADIUS: 45' FLOW: 6.6 GPM
- PIPE SIZE (SIZE AS NOTED)
- ISOLATION BRASS BALL VALVE
- BUCKNER DOUBLE LUG 1" QUICK COUPLER W/ BRASS STABILIZER IN VALVE BOX

VALVE NUMBER	VALVE SIZE	SPRINKLER MODEL TYPE	GPM	NUMBER OF HEADS	NOZZLE	PRECIPITATION RATES	TIME FOR 1" OF WATER IN MINUTES
4	2"	I-25-04-SS-07	52.8	8	#7	0.48	150
5	2"	I-25-04-SS-07	52.8	8	#7	0.96	75
6	2"	I-25-04-SS-07	52.8	8	#7	0.96	75
7	2"	I-25-04-SS-07	52.8	8	#7	0.96	75
TOTAL RUN TIME, THREE DAYS PER WEEK (ROTORS):							MINUTES
TOTAL RUN TIME, THREE DAYS PER WEEK (EMITTERS):							MINUTES

HEAD SPACING: 39'
ROW SPACING: 33.77'



PRECIPITATION RATE TRIANGULAR SPACING

$$PR = \frac{6.6 \times 96.25}{39 \times 0.866} = 0.48 \text{ IN./HR}$$

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TIERRA DEL ESTE UNIT SIXTY EIGHT

BENCHMARK	BY
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64	REVISIONS
DATE	

PROJECT NAME
TIERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, EL PASO COUNTY, TEXAS SURVEYS, CONTAINING: 79.276 ACRES

SCALE
HORIZ: 1"=90'
VERT: ---

DATE: AUGUST 2012
DESIGN BY: OM
INITIATED BY: YC
CHECKED BY: YC
JOB NO.: 1110-18

CONDE INC.
ENGINEERING / PLANNING / SURVEYING / GPS

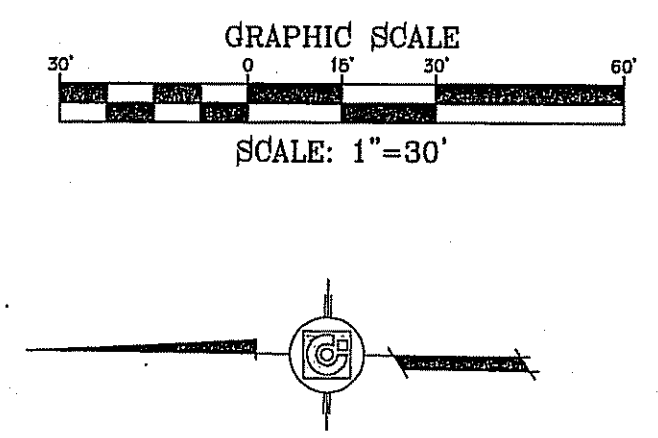
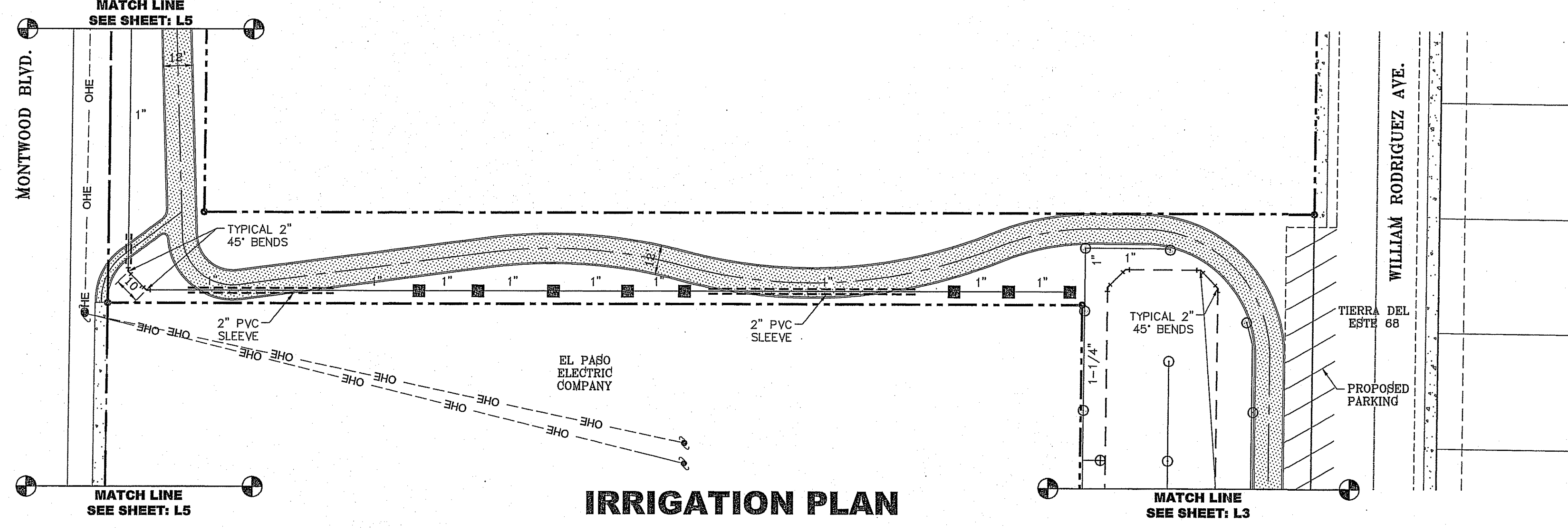
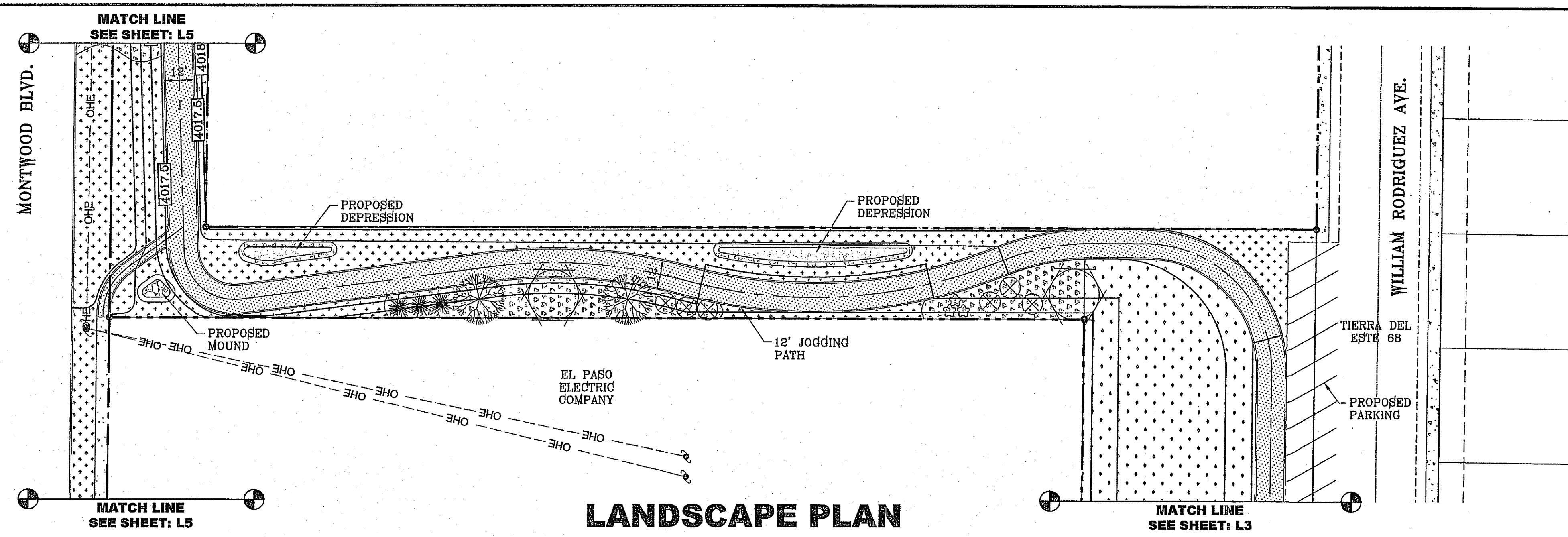
6080 SURETY DR. STE. 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0285
FAX: (915) 592-0286

SHEET TITLE
PARK LANDSCAPE & IRRIGATION

SHT L3 OF 9

FILE LOCATION: SA_LANDSCAPE\TDE 68\TDE_68_LANDSCAPE & IRRIGATION PLOTTED ON Thursday, March 28, 2013 11:12:05 AM

FILE LOCATION S:\LANDSCAPE\TDE 68\LANDSCAPE & IRRIGATION PLOTTED ON Thursday, March 28, 2013 11:12:19 AM

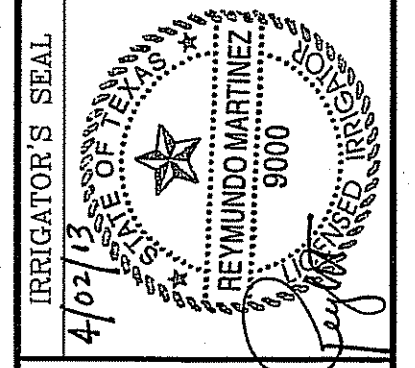


BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL AND VALOUR POINT DR
ELEVATION 4022.64
DATE: _____ BY: _____
REVISIONS: _____

PROJECT NAME
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UNIT SIXTY EIGHT**

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EL PASO COUNTY, TEXAS
CONTAINING: 79.278 ACRES.

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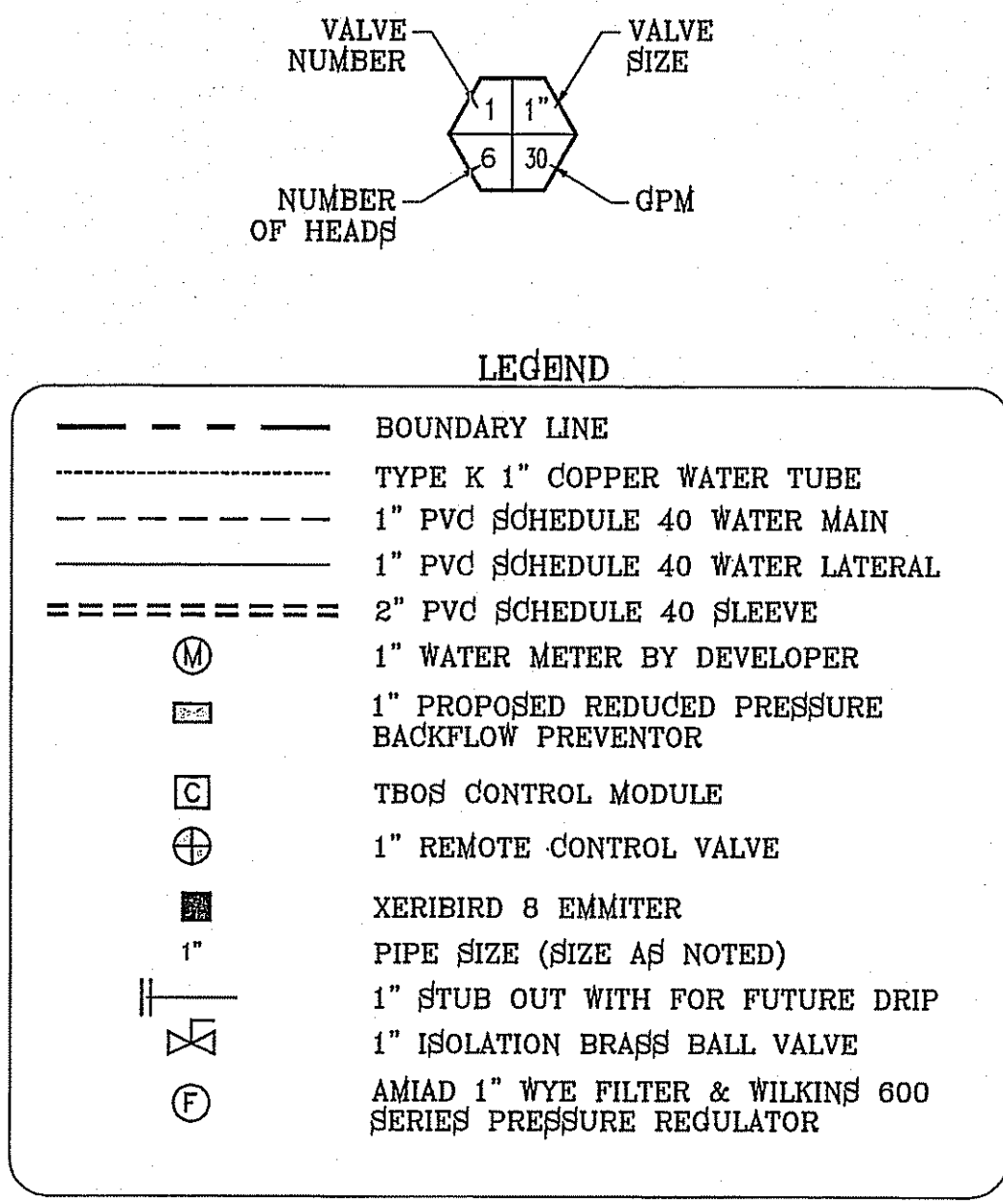
CONDE INC.
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6080 SUBURY DR STE 100
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PHONE: (915) 592-0283
FAX: (915) 592-0286

REGISTRATION No. F-2321

SHEET TITLE
**LANDSCAPE
&
IRRIGATION**

SHT L4 OF 9

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

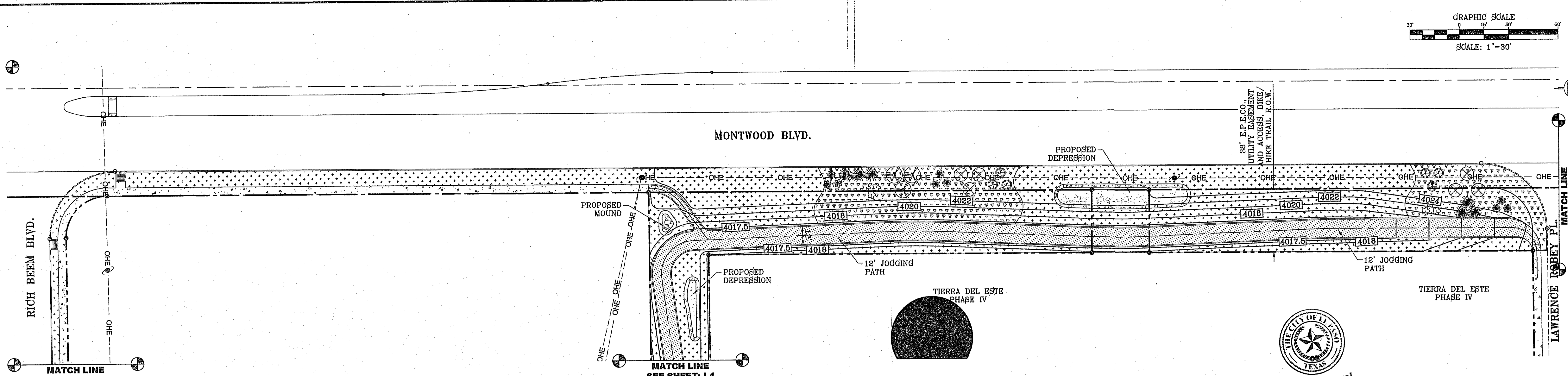


TDE 68 LEGEND

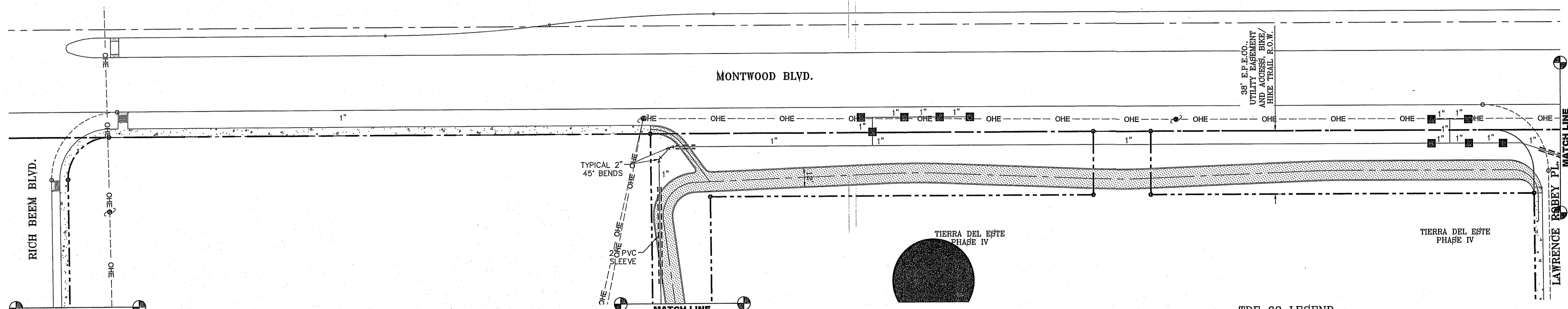
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6" CONCRETE MOWSTRIP/HDR				
PROPOSED BENCH				
FRANKLIN RED BOULDER				
3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				
PADRE CANYON CHAT, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				
1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				

TIERRA DEL ESTE UNIT SIXTY EIGHT

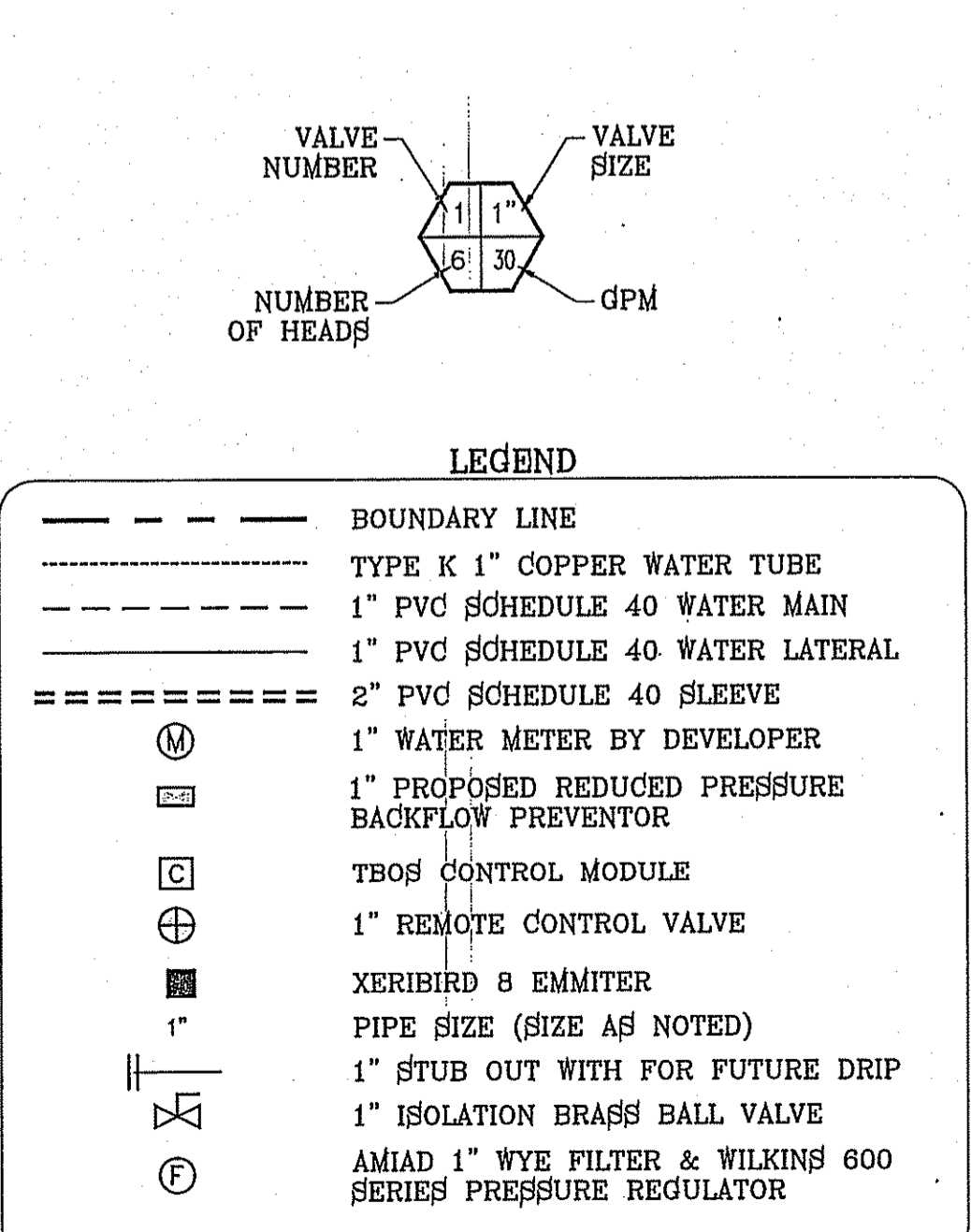
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LANDSCAPE PLAN



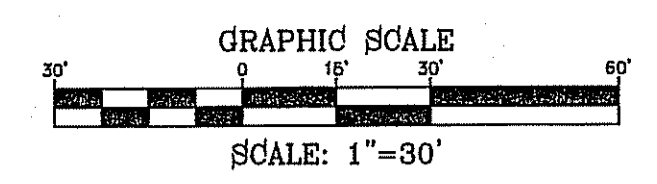
IRRIGATION PLAN



TDE 68 LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
CHINESE PISTACHE	PISTACIA CHINENSIS	3" GAL.	DECIDUOUS	6
TEXAS PISTACHE	PISTACIA MEXICANA	3" GAL.	SEMI-EVERGREEN	3
DESERT WILLOW	CHILOPSIS LINEARIS	2" GAL.	DECIDUOUS	9
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	37
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	EVERGREEN	36
RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	5 GAL.	EVERGREEN	36
SPANISH BROOM	SPARTIUM JUNCEUM	5 GAL.	EVERGREEN	24
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDFLORA	5 GAL.	EVERGREEN	15
	8" CONCRETE MOWSTRIP/HDR			
	PROPOSED BENCH			
	FRANKLIN RED BOULDER			
	3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12' ON CENTER ALONG PERIMETER. OVERLAP MIN. 12" AT SEAMS			
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IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-6719



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64
NAVD83 DATUM

DATE	REVISIONS	BY

TERRA DEL ESTE UNIT SIXTY EIGHT

PROJECT NAME
TERRA DEL ESTE UNIT SIXTY EIGHT

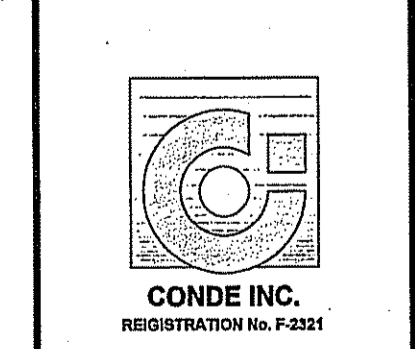
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SCALE
HORIZ: 1"=30'
VERT: ---

DATE: AUGUST 2012
DESIGN BY: OM
INITIATED BY: OM
CHECKED BY: YC
JOB NO.: 1110-18

IRRIGATOR'S SEAL
4102
REYUNDO MARTINEZ
9000

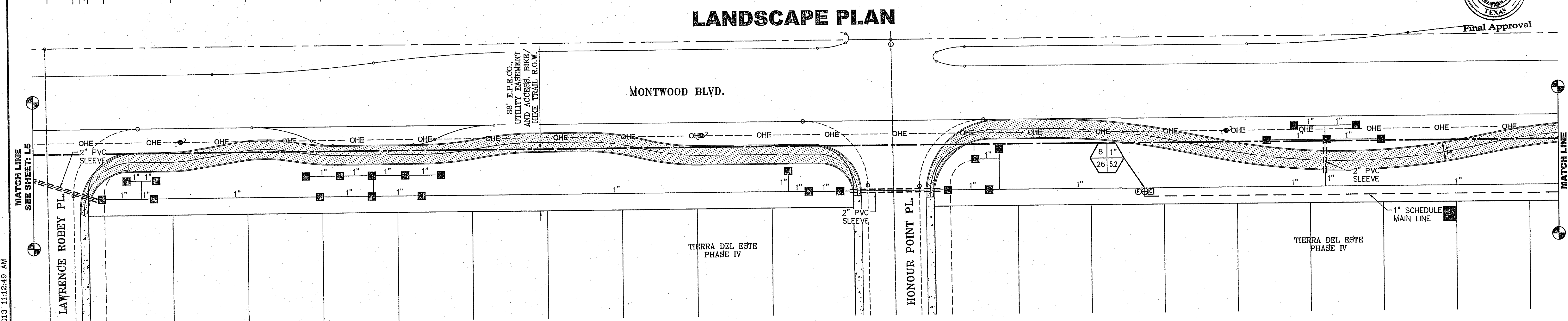
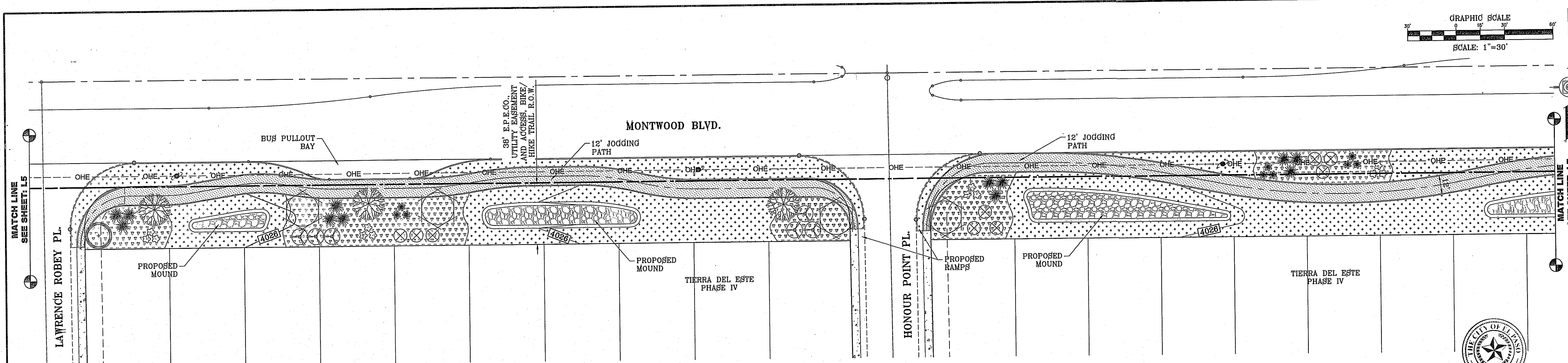
CONDE INC.
ENGINEERING / PLANNING SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286



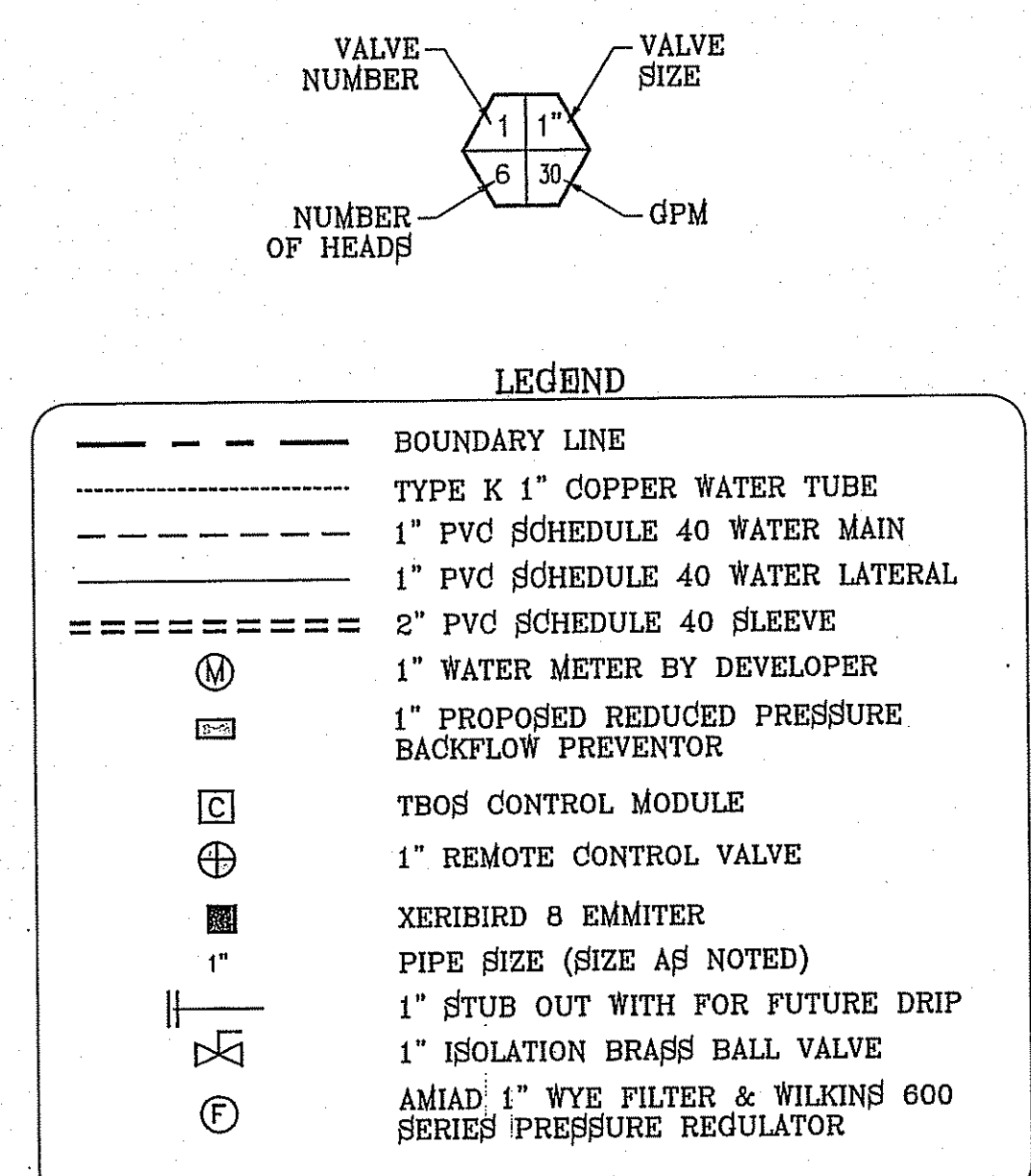
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LANDSCAPE & IRRIGATION

SHT L5 OF 9

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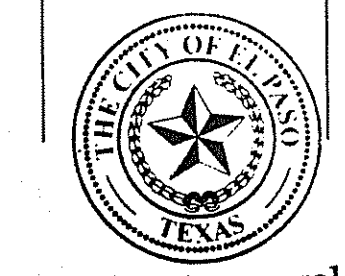
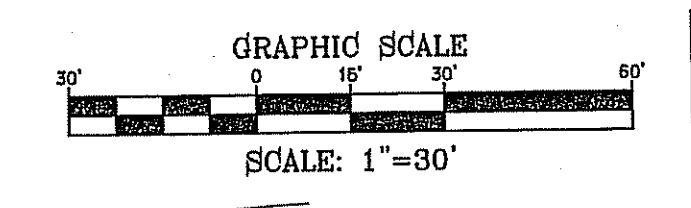
IRRIGATION PLAN



TDE 68 LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
CHINESE PISTACHE	PISTACIA CHINENSIS	3" GAL.	DECIDUOUS	6
TEXAS PISTACHE	PISTACIA MEXICANA	3" GAL.	SEMI-EVERGREEN	3
DESERT WILLOW	CHILOPSIS LINEARIS	2" GAL.	DECIDUOUS	9
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	37
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	EVERGREEN	36
RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	5 GAL.	EVERGREEN	36
SPANISH BROOM	SPARTIUM JUNCEUM	5 GAL.	EVERGREEN	24
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDFLORA	5 GAL.	EVERGREEN	16
6" CONCRETE MOWSTRIP/HDR				
PROPOSED BENCH				
FRANKLIN RED BOULDER				
3/4" PADRE CANYON SCREENING, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				
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1"-3" RIVER ROCK, 3" DEPTH WITH DeWitt Pro-5 WEED BARRIER FABRIC TO BE PINNED DOWN AT 3' ON CENTER EACH WAY & AT 12" ON CENTER ALONG PERIMETER, OVERLAP MIN. 12" AT SEAMS				

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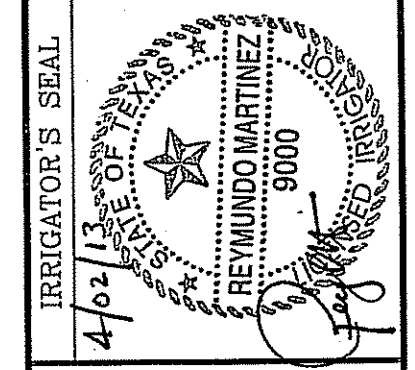
REVISIONS

DATE	BY	REVISIONS

TERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

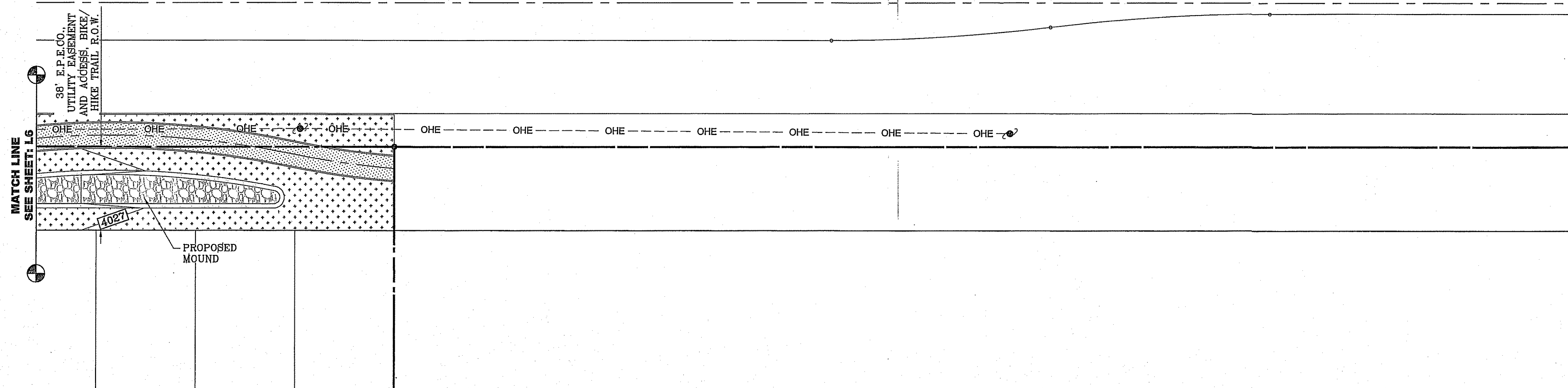
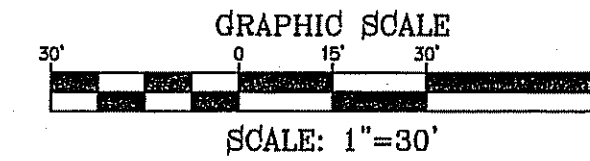
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DESIGN BY: OM
INITIATED BY: OM
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JOB NO.: 1110-1B



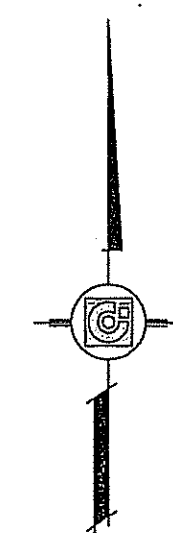
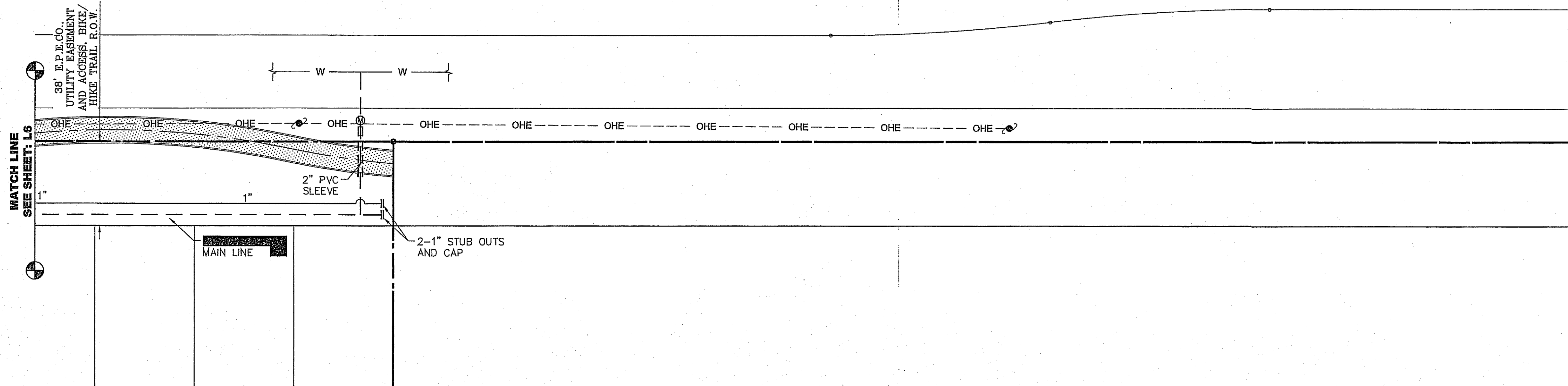
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286

SHEET TITLE
LANDSCAPE & IRRIGATION
SHT L6 OF 9

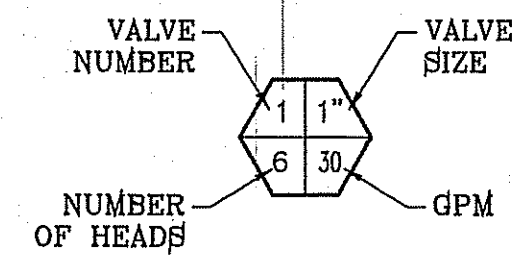
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LANDSCAPE PLAN



IRRIGATION PLAN



LEGEND

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

TDE 68 LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	DESCRIPTION	QUANTITY
CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	DECIDUOUS	6
TEXAS PISTACHE	PISTACIA MEXICANA	3" CAL.	SEMI-EVERGREEN	3
DESERT WILLOW	CHILOPSIS LINEARIS	2" CAL.	DECIDUOUS	9
NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	PERENNIAL	37
RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	EVERGREEN	36
RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	5 GAL.	EVERGREEN	36
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8" CONCRETE MOWSTRIP/HDR				
PROPOSED BENCH				
FRANKLIN RED BOULDER				
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IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-308, (512) 239-6719

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64

DATE

REVISIONS

BY

PROJECT NAME

TIERRA DEL ESTE UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY SURVEY, EL PASO COUNTY, TEXAS CONTAINING: 79.278 ACRES

SCALE

HORIZ: 1"=30'

VERT: ---

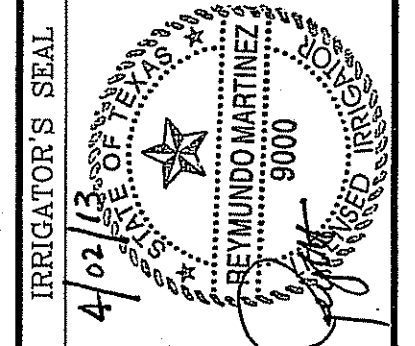
DATE: AUGUST 2012

DESIGN BY: OM

INITIATED BY: OM

CHECKED BY: YC

JOB NO.: 1110-18



CONDE INC.

ENGINEERING / PLANNING SURVEYING / GPS

6000 S. SUBVY DR. STE. 100 EL PASO, TEXAS 79905

PHONE: (915) 582-0283 FAX: (915) 582-0286

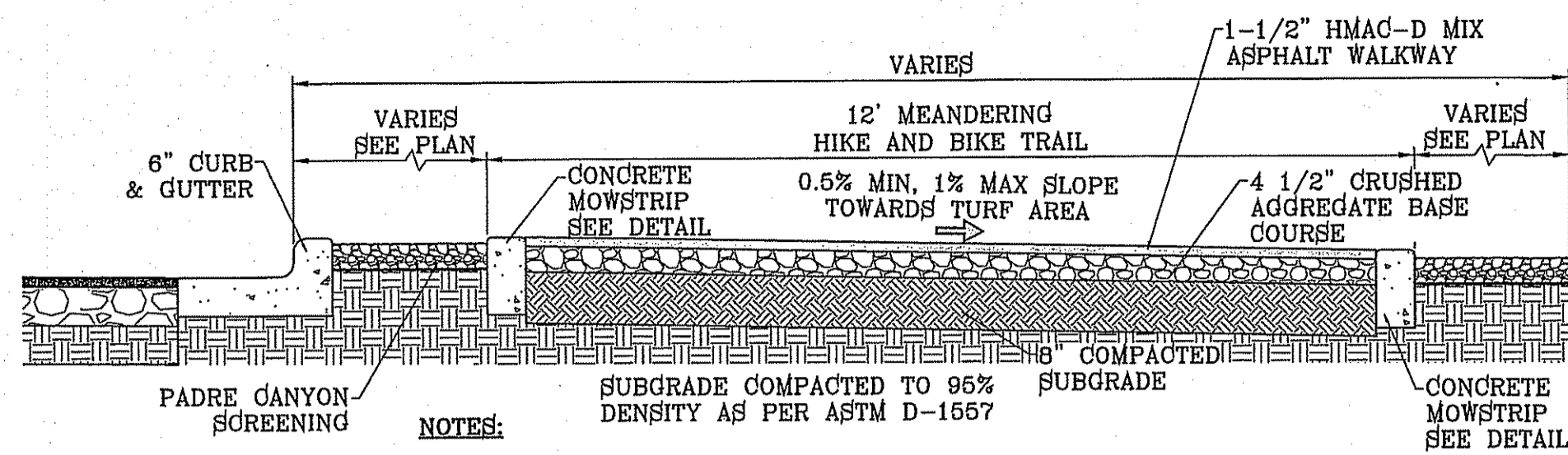
REGISTRATION No. P-2221

SHEET TITLE

LANDSCAPE & IRRIGATION

SHT L7 OF 9

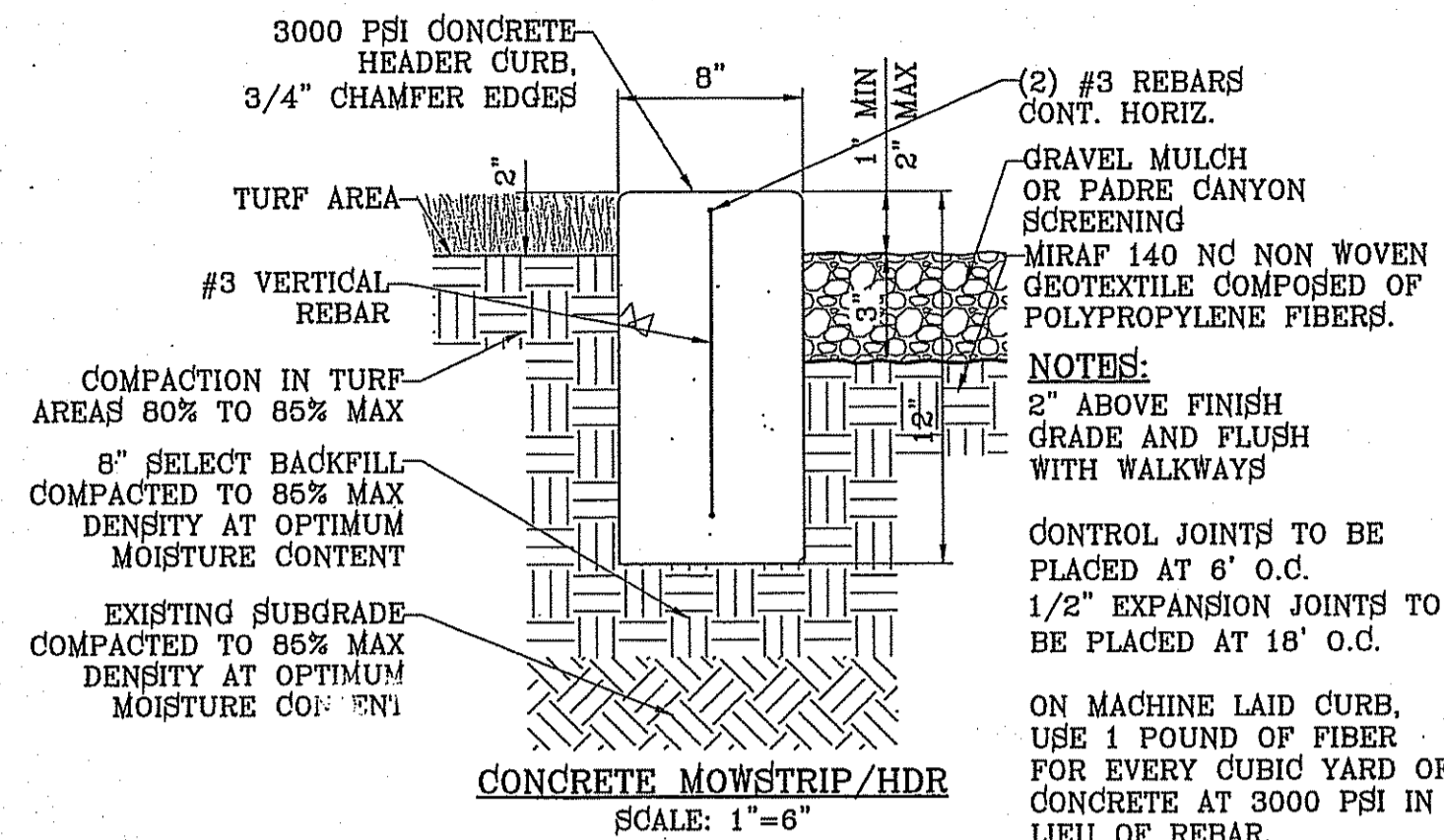
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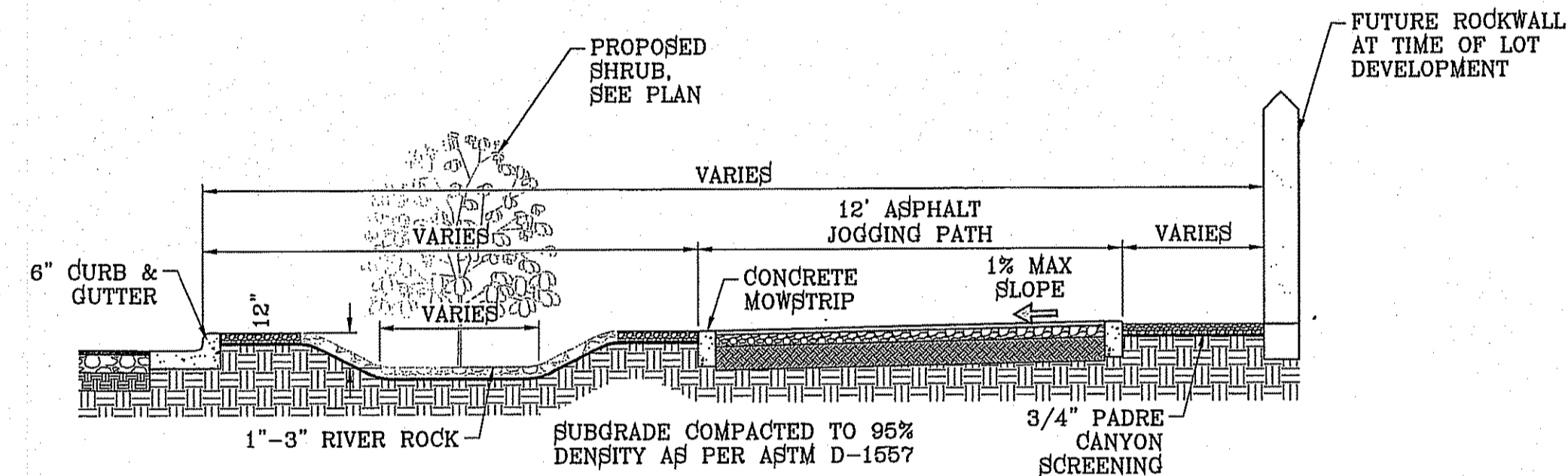
NOTES:

1. HEADER CURB SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR MOWSTRIP AND 5' O.C. FOR SIDEWALK.
3. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR MOWSTRIP.
4. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
5. SUBGRADE COMPACTED TO 95% DENSITY AS PER ASTM D-1557

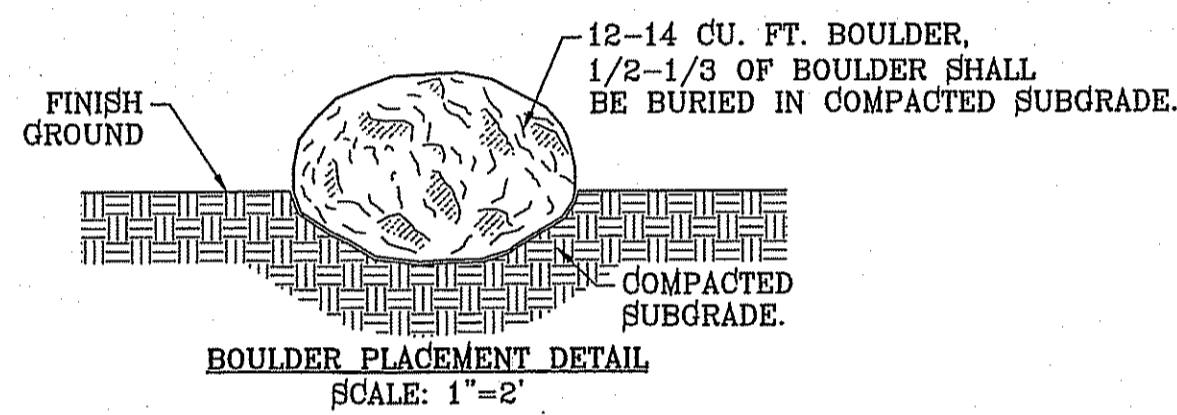
12' MEANDERING HIKE AND BIKE TRAIL
SCALE: 1"=2'



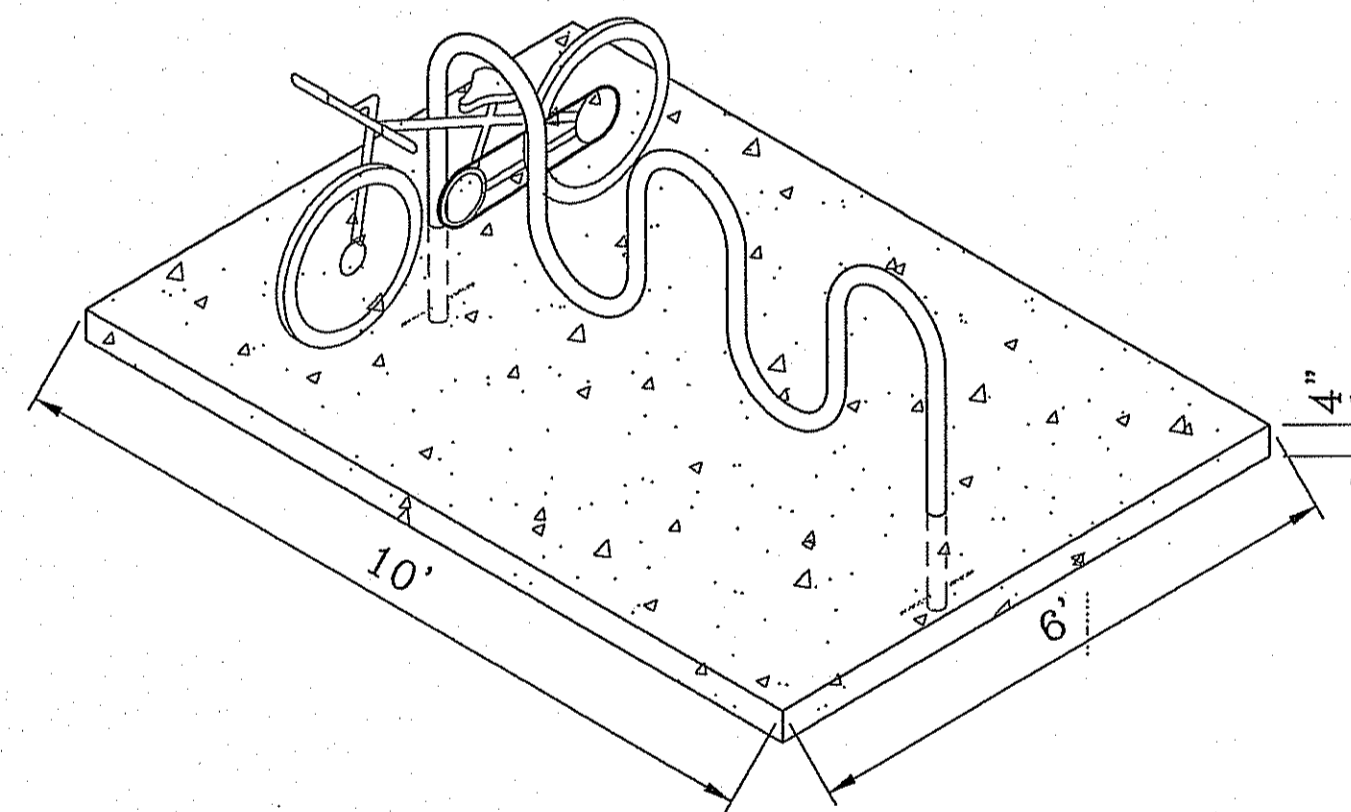
CONCRETE MOWSTRIP/HDR
SCALE: 1"=6"



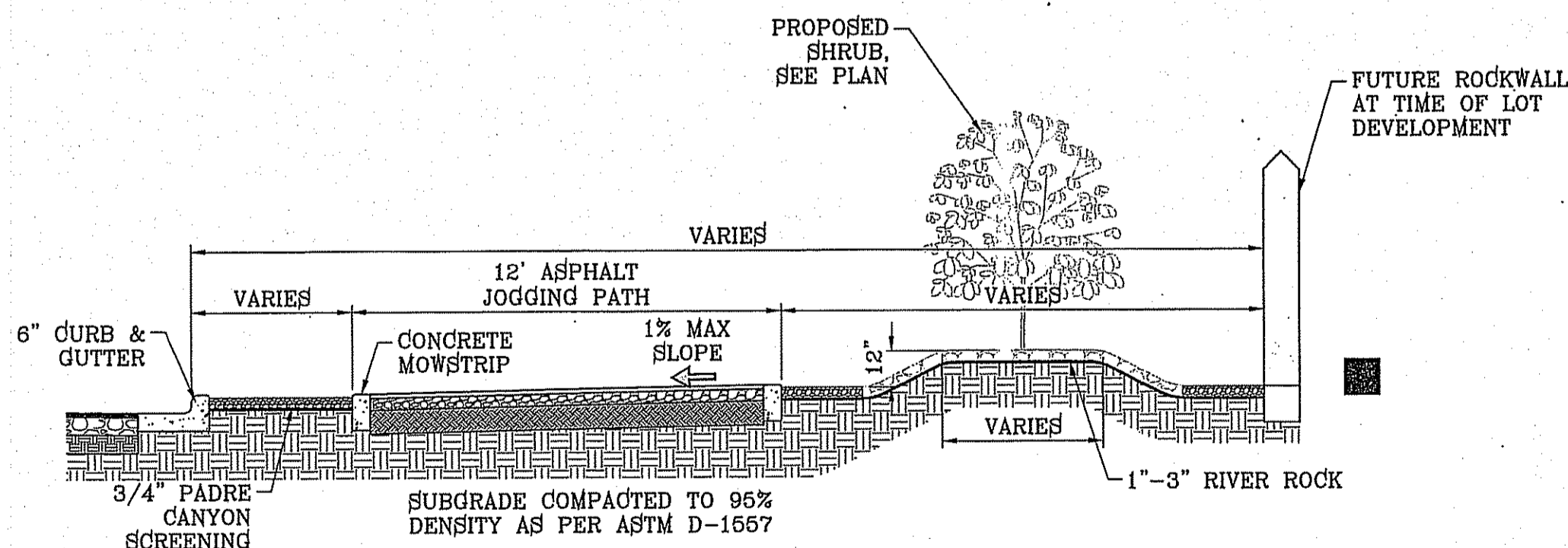
LANDSCAPED DEPRESSION
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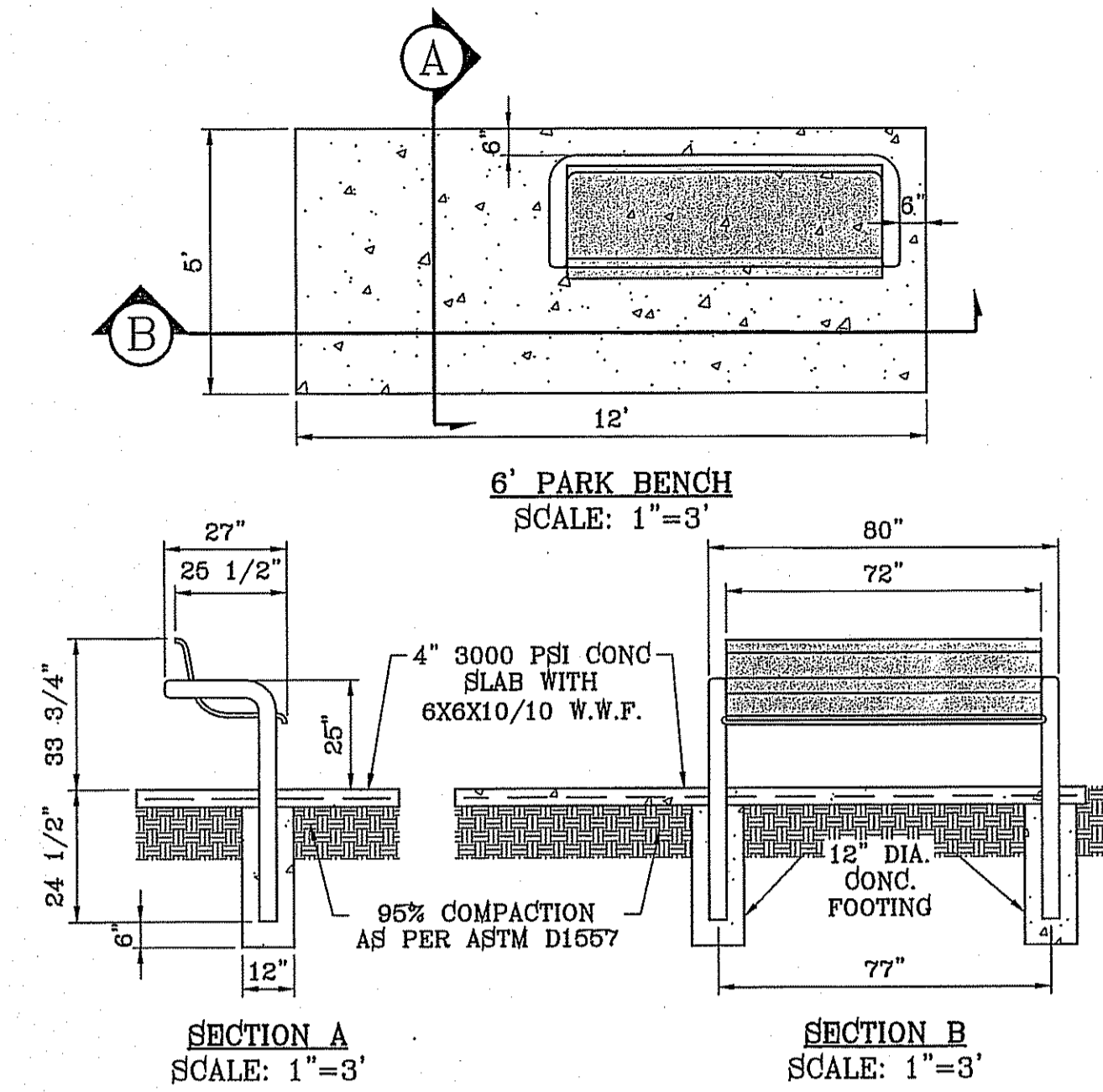
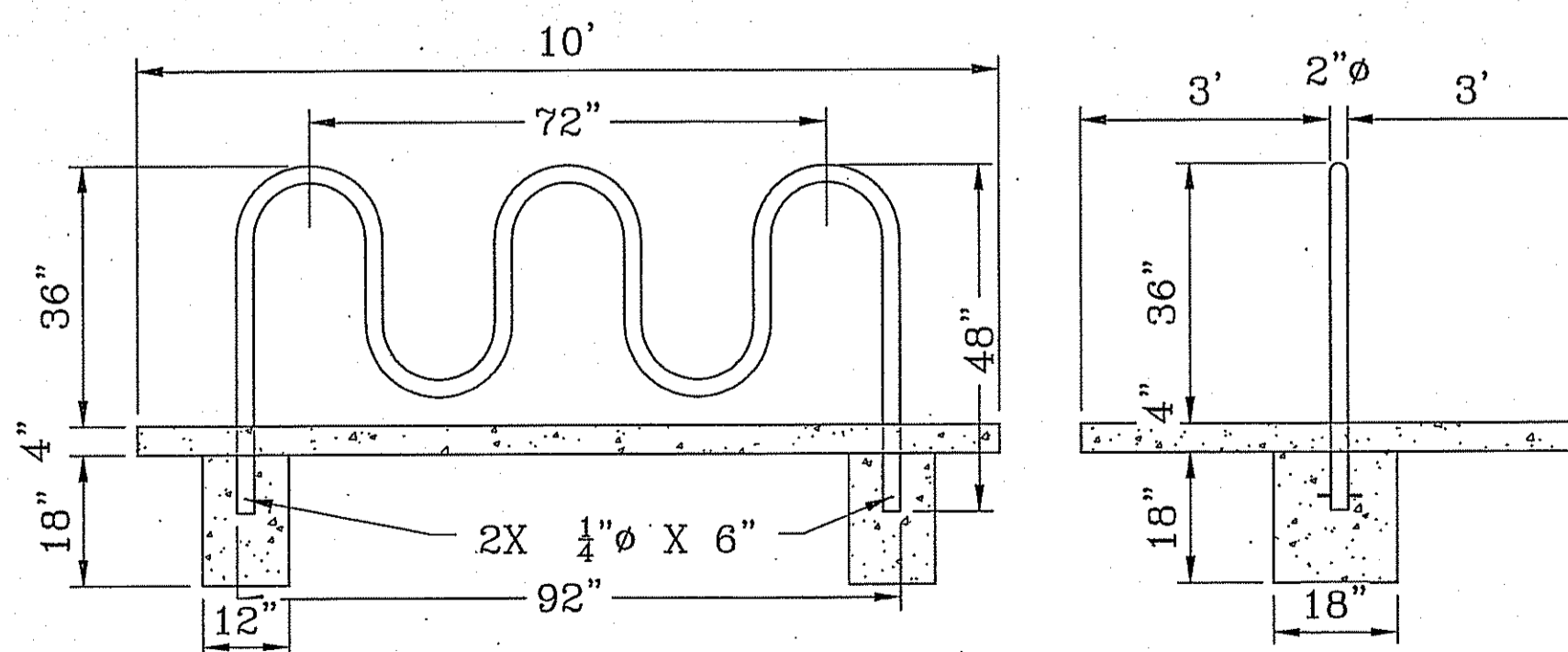
BOULDER PLACEMENT DETAIL
SCALE: 1"=2'



5 BIKE RACK DETAIL
SCALE: 1"=2'

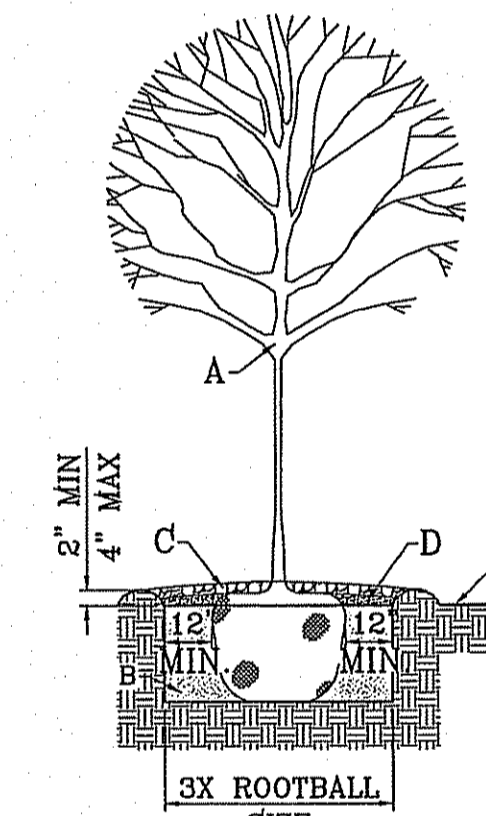
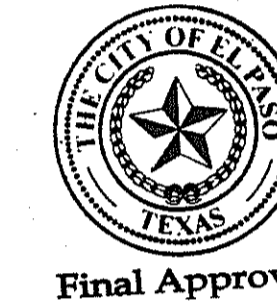


LANDSCAPED MOUND
SCALE: 1"=4'



SECTION A
SCALE: 1"=3'

SECTION B
SCALE: 1"=3'



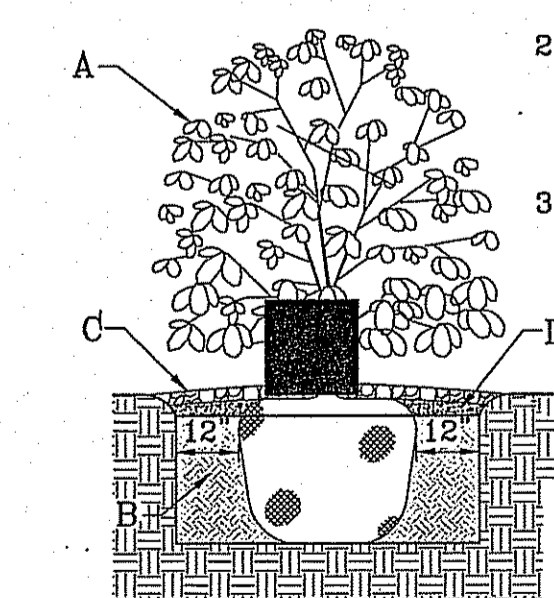
TREE PLANTING DETAIL
SCALE: 1"=4'

GENERAL NOTES:

1. SOIL BELOW ROOT BALL TO REMAIN UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN 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.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE ROOTBALL AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY FROM THE TOP AND SIDES OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE.
- B. PLANTING SOIL MIXTURE (REF. SPECIFICATIONS).
- C. WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.



SHRUB PLANTING DETAIL
SCALE: 1"=3'

GENERAL NOTES:

1. STABILIZED SOIL BELOW ROOT BALL TO PREVENT SHRUB FROM SETTLING.
2. PRIOR TO BACKFILLING SHRUB, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE SHRUB ROOT BALL AND THE PLANTING PIT.
3. PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY AND REMOVED FROM THE TOP AND SIDES OF THE ROOT BALL.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. COMPACTED BACKFILL.
- C. WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.

BENCHMARK		CITY MONUMENT AT THE CENTERLINE INTERSECTION OF HONOUR POINT PL. AND VALOUR POINT DR. ELEVATION 4022.64		DATE		REVISIONS		BY	
PROJECT NAME		TIERRA DEL ESTE UNIT SIXTY EIGHT							
SCALE		HORIZ: AS NOTED VERT: ---							
IRRIGATOR'S SEAL		DATE: AUGUST 2012		DESIGN BY: OM		INTEGRATED BY: OM		CHECKED BY: YC	
CONDE INC.		ENGINEERING / PLANNING SURVEYING / GPS 6050 SURETY DR. STE 100 EL PASO, TEXAS 79805 PHONE: (915) 592-0283 FAX: (915) 592-0286							
SHEET TITLE		LANDSCAPE DETAILS							
JOB NO.:		1110-18							
BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CONTAINING: 76.276 ACRES									

FILE LOCATION IS LANDSCAPE VIDE 68 VIDE 68 - LANDSCAPE & IRRIGATION PLOTTED ON Thursday, March 28, 2013 11:15:07 AM

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, 1960 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, SUNSCALED INJURIES, PLANT DISEASES, INSECT EGGS, BORERS 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" OR OTHER DISFIGURING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE, UNLESS SPECIFICALLY AS MULTI-TRUNKED.
- ALL PLANT MATERIAL SHALL HAVE A UNIFORM SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLANT 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 FOR 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 OR ALL GOVERNING BODIES JURISDICTION.
- FINE GRADING SURFACE SHALL BE RAKED FREE OF STONES AND EXTRANEOUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEOUS 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 CONTRACTOR'S 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 LOSS 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 MAY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTOR'S FINANCIAL RESPONSIBILITY.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.

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 PROVIDE 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 HARDCAPES (DRIVEWAYS, SIDEWALKS, etc. etc.) SHALL REQUIRE SLEEVEING. GENERALLY TWO SIZES LARGER THAN IRRIGATION PIPING AND ONE FOOT BEYOND EDGE OF HARDCAPE.
- ALL SPRINKLER HEADS ADJACENT TO HARDCAPES 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.
- CONTRACTOR IS REQUIRED TO APPLY FOR AND OBTAIN IRRIGATION PERMIT FROM BPE&

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 18 INCHES OR DEEPER WITH POWER EQUIPMENT, YOU MUST BY LAW CALL 1-800-DIG TRENCH (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 19 OF 60.

SOLVENT WELDING

- PIPE ENDS AND FITTINGS MUST BE INSPECTED DURING PRESSURE TEST. SOLVENT WELDING IS REQUIRED ON ALL PIPE BENDS AND FITTINGS. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 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.
- CLEAN OFF ALL BURRS FROM PIPE CUTS. BEVEL THE END OF THE MAIN LINE.
- USE PRIMER TO CLEAN AND PREPARE THE PIPES BEING JOINED. 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.

- (A) PROPOSED METER
- (B) SERVICE LINE, NO OUTLETS ALLOWED.
- (C) COPPER
- (D) FINISH GRADE
- (E) TYPE K COPPER ELL
- (F) TYPE K COPPER NIPPLE
- (G) BRASS UNION, 4" ABOVE GRADE, MIN.
- (H) BACKFLOW PREVENTOR DEVICE (SEE PLAN)
- (I) HEIGHT 12" MIN. MAX 30"
- (J) COPPER MAINLINE
- (K) 28" MINIMUM DEPTH
- (L) 3000 PSI CONCRETE PAD, 4" DEPTH, EXTEND 4" BEYOND EDGE OF ENCLOSURE
- (M) PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SEALED SHC 40 PVC.
- (N) BACKFLOW ENCLOSURE (SEE PLAN)
- (O) MUST MEET R VALUE OF 25, & PROVIDED MINIMUM CLEARANCES.
- (P) STEEL SUPPORT BRACKETS BOLTED TO CONCRETE PAD
- (Q) BRASS ISOLATION VALVE
- (R) BRICK BLOCK AT EACH CORNER
- (S) FLANGE
- (T) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX)
- (U) SET IN CARLSON VALVE BOX
- (V) WEED CLOTH ALL AROUND BOX PIPE AND UNDER PEA GRAVEL. TAPE TO SEAL ALL GAPS AND PENETRATIONS. USE 3M HIGH GRADE PLASTIC TAPE.
- (W) 1419 CARLSON VALVE BOX WITH LID AND BOLT, COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (X) MAINLINE AS PER IRRIGATION PLAN

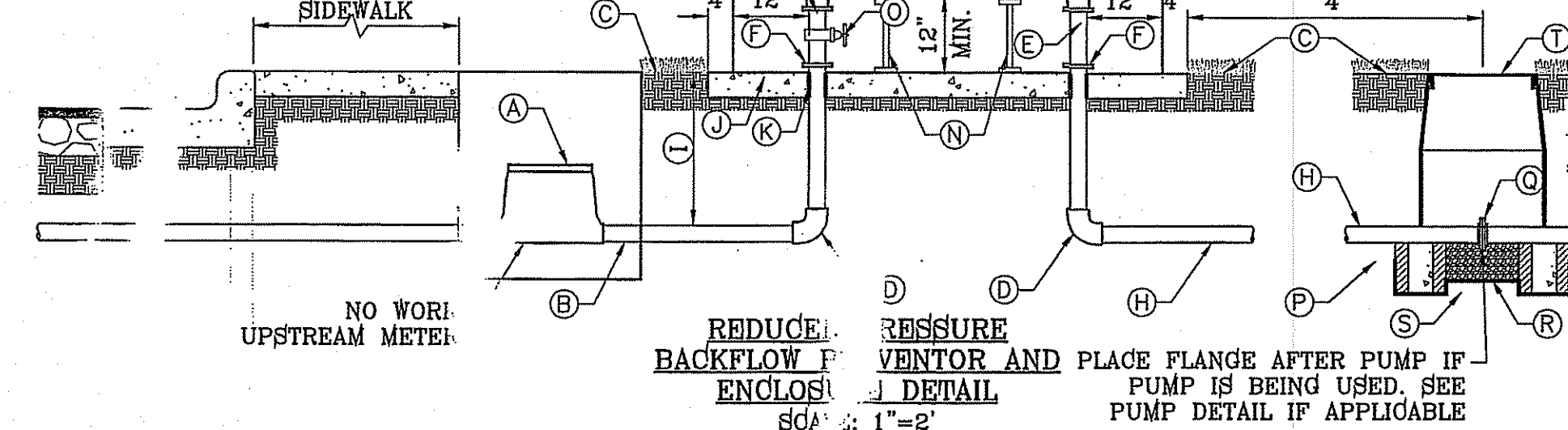
GENERAL NOTES:

- ENCLOSURE MUST NOTE ASSE#1060 FOR BACKFLOW DEVICE.
- DO NOT INSTALL IN FLOOD PRONE AREAS.
- METAL RISER PIPING REQUIRED.
- JOINTS TO BE ADEQUATELY RESTRAINED.
- HORIZONTAL INSTALLATION REQUIRED AS SHOWN.
- RPEP SHALL BE SUPPORTED AT ALL TIMES DURING AND AFTER INSTALLATION. PIPES ARE NOT TO BARE WEIGHT OF RP DEVICE. BACKFLOW PREVENTION DEVICE SHALL BE PROPERLY SUPPORTED BY BRACKETS AND NOT COPPER RISERS OR COPPER RISERS WILL BE REPLACED.

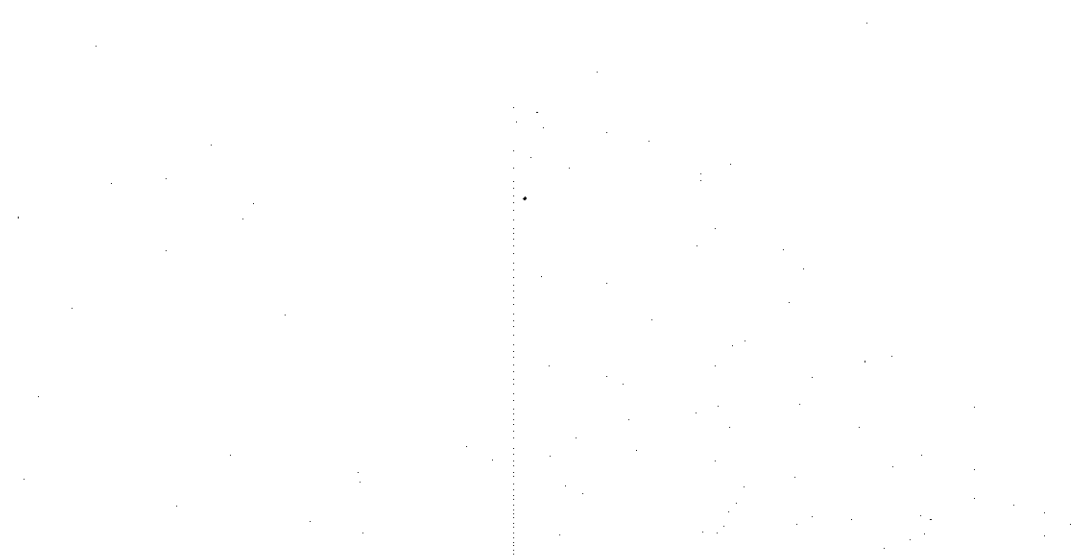
ELECTRICAL NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, COORDINATING, AND INSTALLING ALL ELECTRICAL AND ELECTRICAL SUPPLIES NECESSARY FOR THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM SPECIFIED.

ALL ELECTRICAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS OF ALL GOVERNING BODIES HAVING JURISDICTION.



TRENCH DETAIL

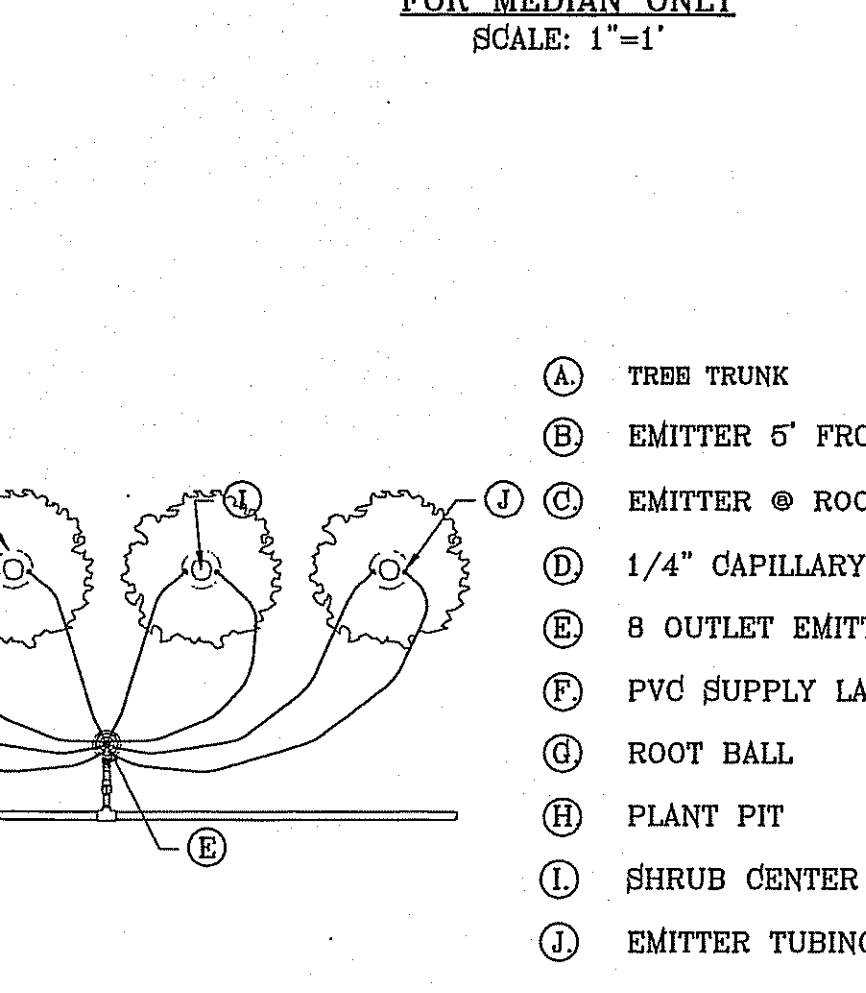
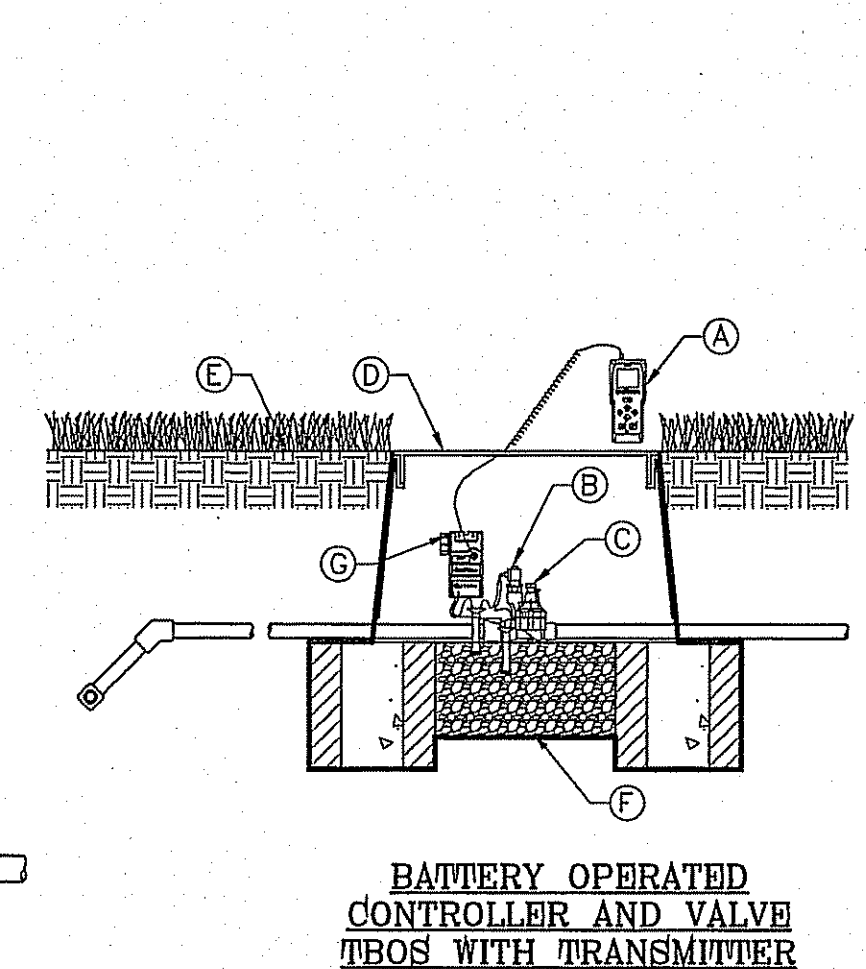
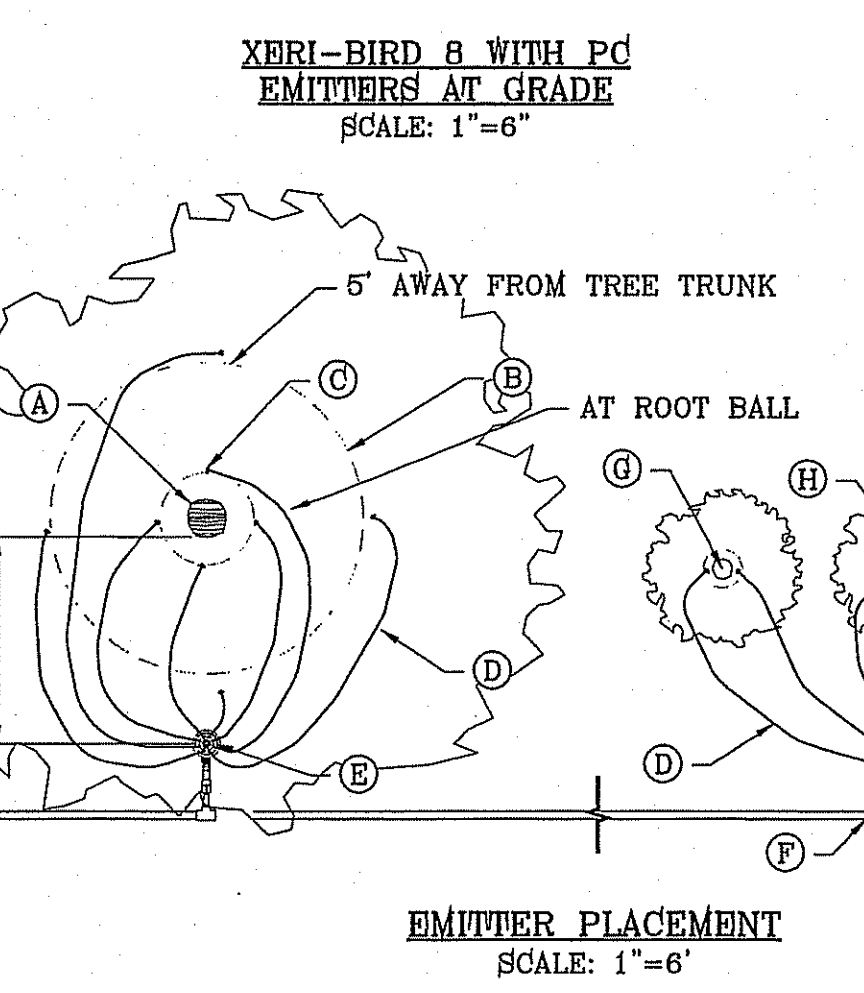
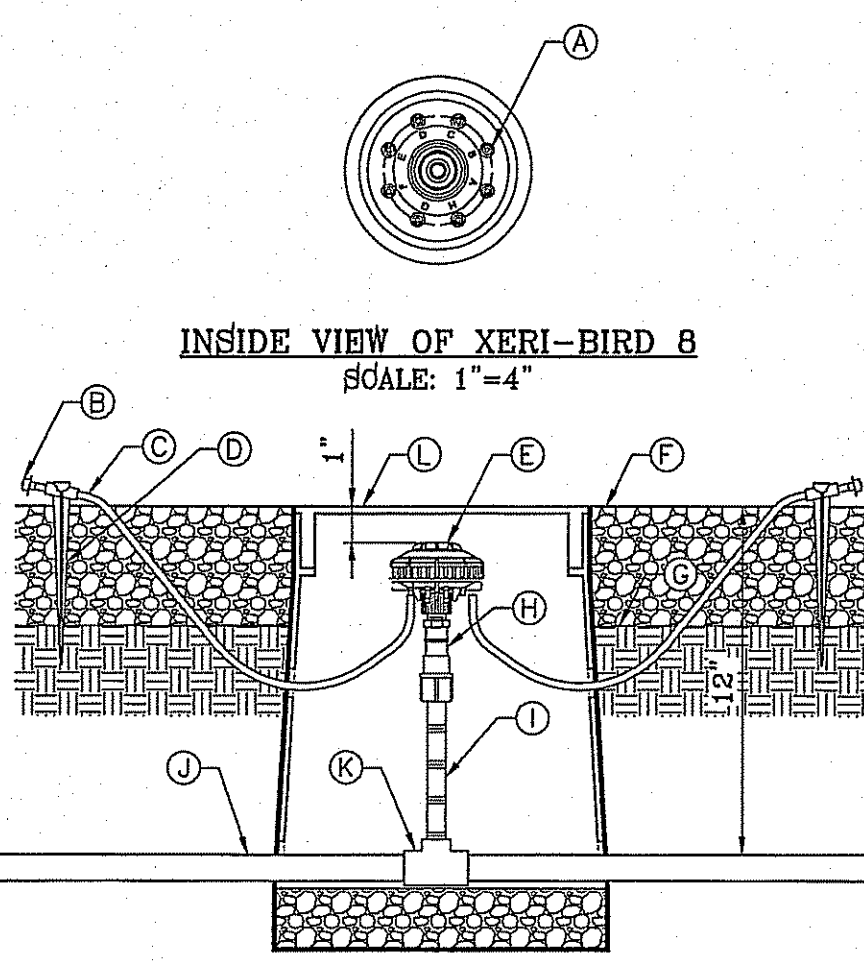


VALVE ELECTRICAL WIRES 5" FROM THE MAIN LINE (PROVIDE ADDITIONAL WIRE IN BUNDLE FOR FUTURE)

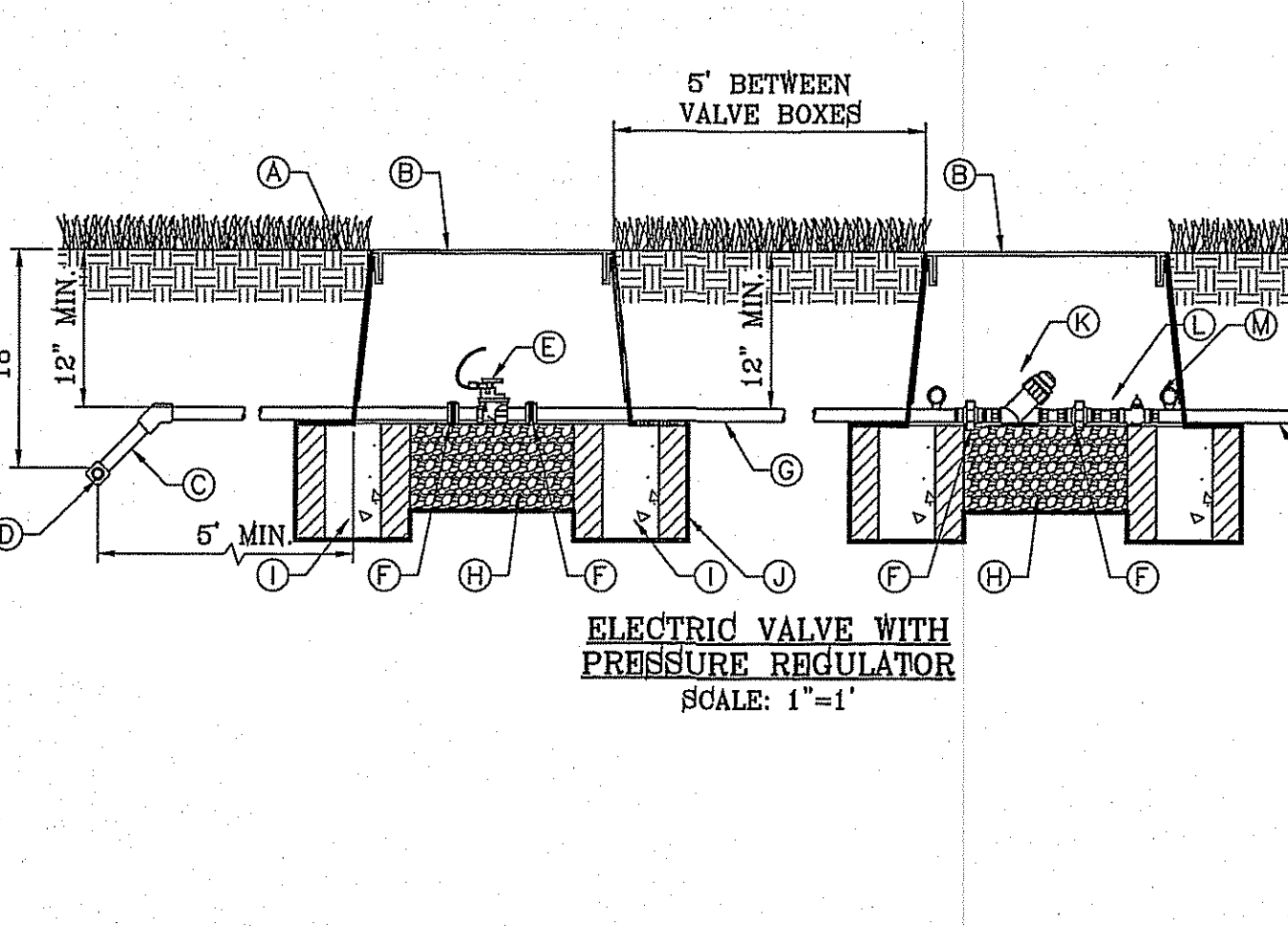
NOTE: EACH LINE TO BE INSTALLED IN SEPARATE TRENCHES AT MINIMUM OF 5" APART



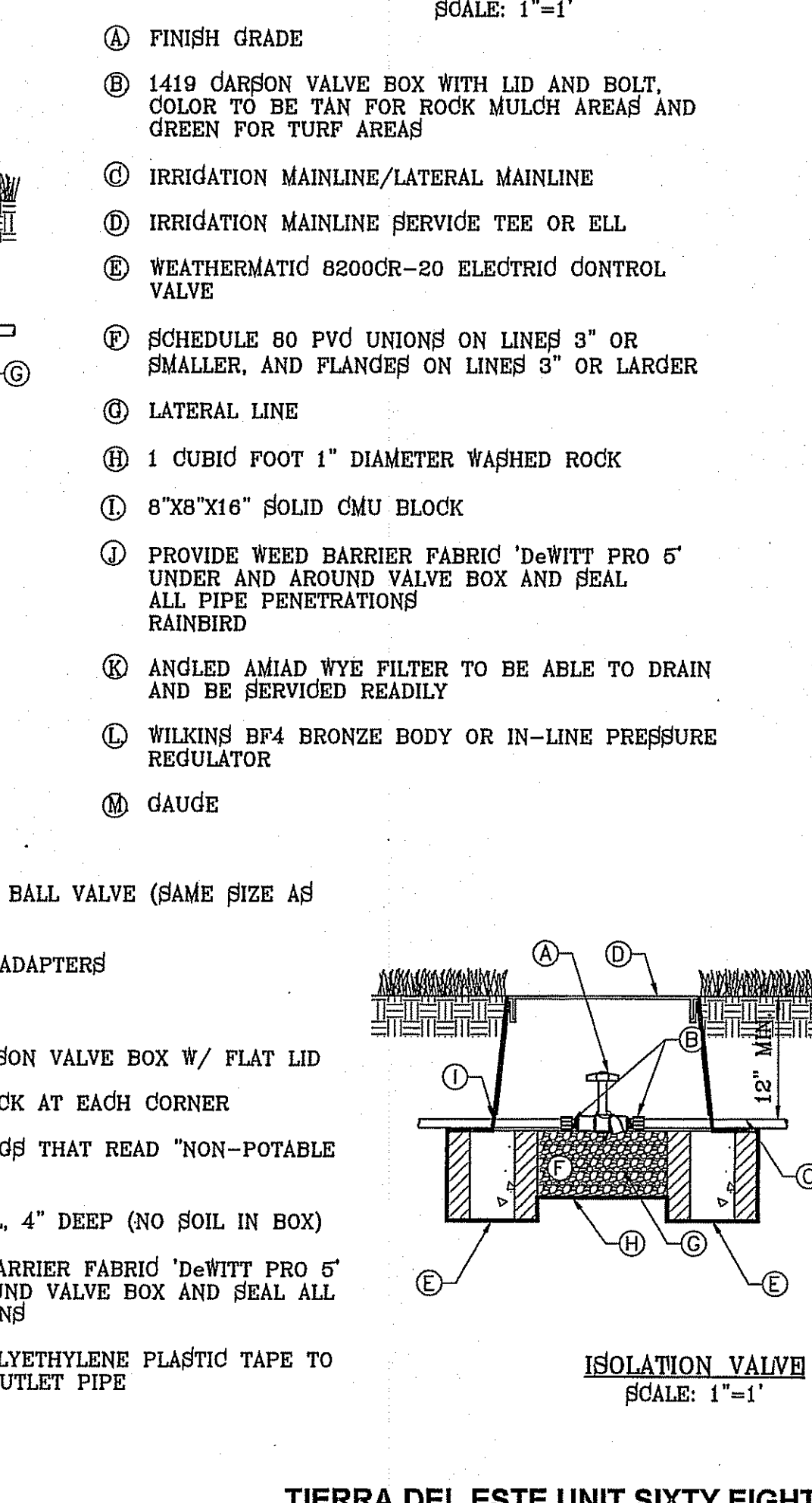
- (A) (B) 1-GPH XERI-BUDS INSTALLED AT FACTORY
- (C) DIFFUSER BUD CAP, RAIN BIRD DBC-025 (TYPICAL)
- (D) 1/4-INCH TUBING: POLYETHYLENE DISTRIBUTION TUBING RAIN BIRD PT-025 OR VINYL DISTRIBUTION TUBING RAIN BIRD DT-025 (0.170 I.D. X 0.250 O.D.)
- (E) 1/4-INCH TUBING STAKE: RAIN BIRD TS-025 (1 OF 2)
- (F) MULTI-OUTLET EMISSION DEVICE RAIN BIRD XERI-BIRD 8 XBD-81 (WITH EIGHT 1-GPH XERI-BUG XB-10PC EMITTERS FACTORY INSTALLED)
- (G) TOP OF MULCH
- (H) FINISH GRADE
- (I) RETROFIT PRESSURE REGULATOR: RAIN BIRD PRS-050-30
- (J) PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- (K) PVC LATERAL PIPE
- (L) PVC SCH 40 TEE OR ELL
- (M) SET IN CARSON 910 SERIES BOX AND BE BOLTED DOWN, COLOR TO BE TAN FOR ROCK MULCH AREAS AND GREEN FOR TURF AREAS
- (N) 3/8" PEA GRAVEL, 4" DEEP
- (O) PROVIDE WEED BARRIER FABRIC 'DeWITT PRO 5" UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



- (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
- (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



- (A) BUCKNER DOUBLE LUG QUICK-COUPLING VALVE WITH PURPLE CAP
- (B) LASCO PRE-ASSEMBLED SWING JOINT WITH SNAP LOCK STABILIZER ASSEMBLY AND BRASS FITTING
- (C) PVC LATERAL
- (D) 1419 PURPLE CARSON VALVE BOX W/ FLAT LID
- (E) SOLID BRICK BLOCK AT EACH CORNER
- (F) 3/8" PEA GRAVEL, 4" DEEP (NO SOIL IN BOX)
- (G) WATER PROOF TAGS THAT READ "NON-POTABLE WATER"
- (H) PROVIDE WEED BARRIER FABRIC 'DeWITT PRO 5" UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS
- (I) 6 mm BLACK POLYETHYLENE PLASTICTAPE TO ALL INLET AND OUTLET PIPE
- (J) PVC PIPE STABILIZER
- (A) ISOLATION BRASS BALL VALVE (SAME SIZE AS PIPE)
- (B) THREADED MALE ADAPTERS
- (C) PVC LATERAL
- (D) 419 PURPLE CARSON VALVE BOX W/ FLAT LID
- (E) SOLID BRICK BLOCK AT EACH CORNER
- (F) WATER PROOF TAGS THAT READ "NON-POTABLE WATER"
- (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) 6 mm BLACK POLYETHYLENE PLASTICTAPE TO ALL INLET AND OUTLET PIPE



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF

ELEVATION 4022.04

DATE

REVISIONS

BY

PROJECT NAME

TIERRA DEL ESTE

UNIT SIXTY EIGHT

BEING PORTION OF SECTION 2, BLOCK 79, TOWNSHIP 3,

EL PASO COUNTY, TEXAS

CONTAINING: 79.876 ACRES

SCALE

HORIZ: AS NOTED

VERT: ---

DATE: AUGUST 2012

DESIGN BY: OM

INITIATED BY: JOM

CHECKED BY: JC

JOB NO.: 1110-18

CONDE INC.

ENGINEERING / PLANNING

SURVEYING / GPS

6080 SURETY DR. STE 100

EL PASO, TEXAS 79905

PHONE: (915) 592-0253

FAX: (915) 592-0286

SHEET TITLE

IRRIGATION

DETAILS

SHT 19 OF 9