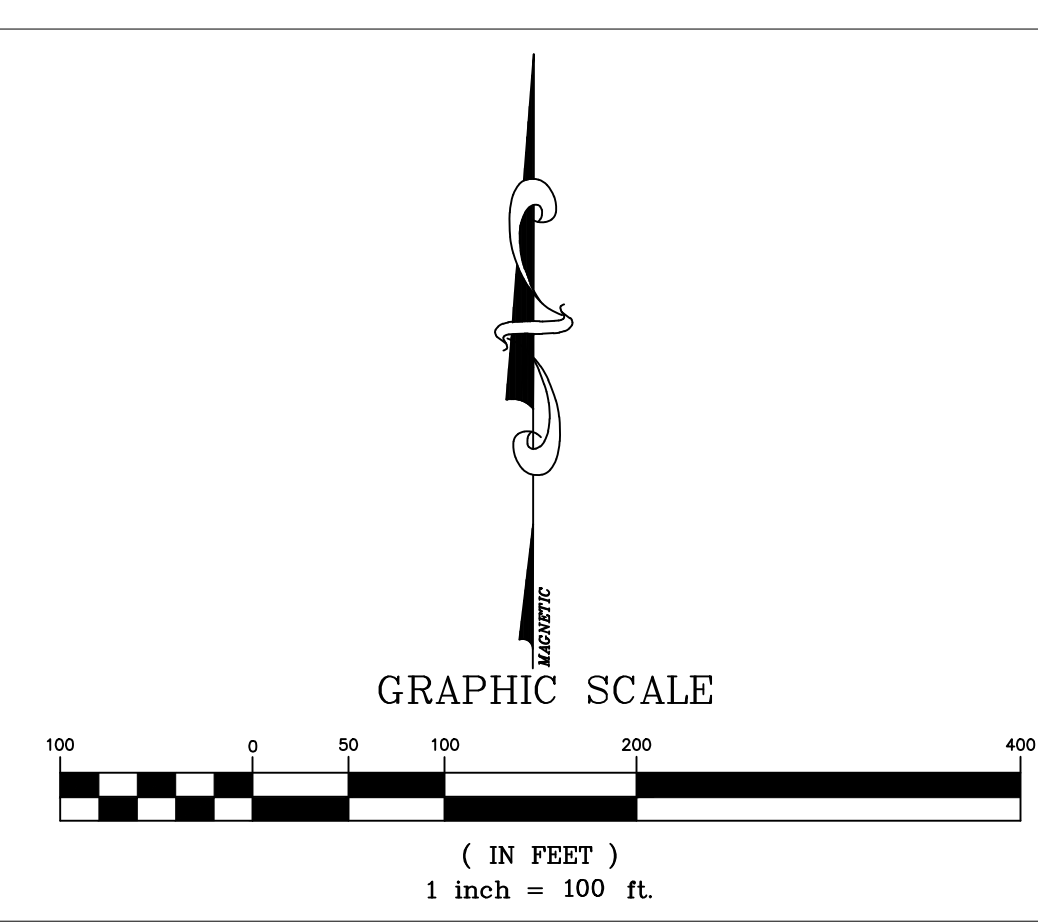


TIERRA DEL ESTE UNIT SEVENTY

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 19.76 ACRES

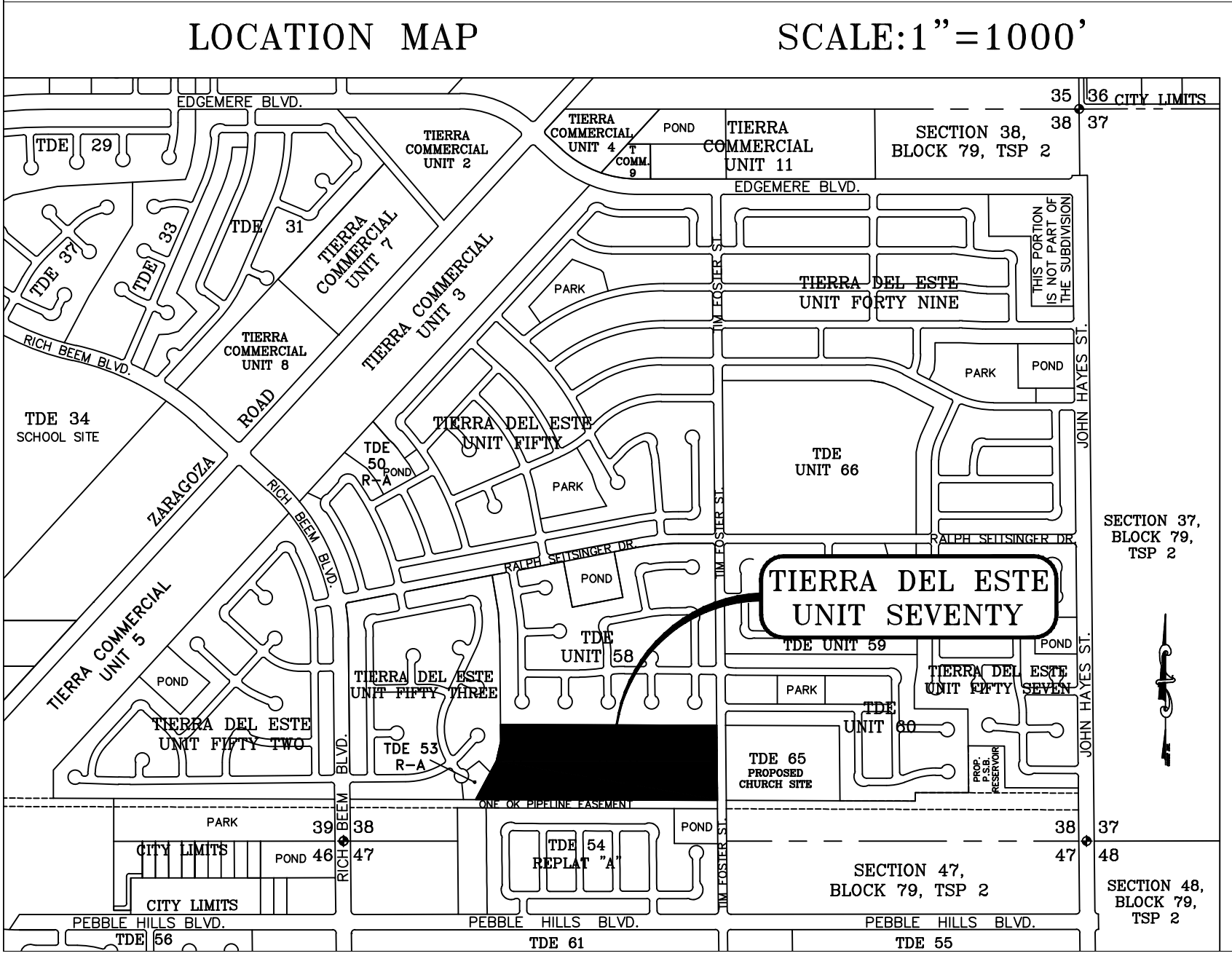
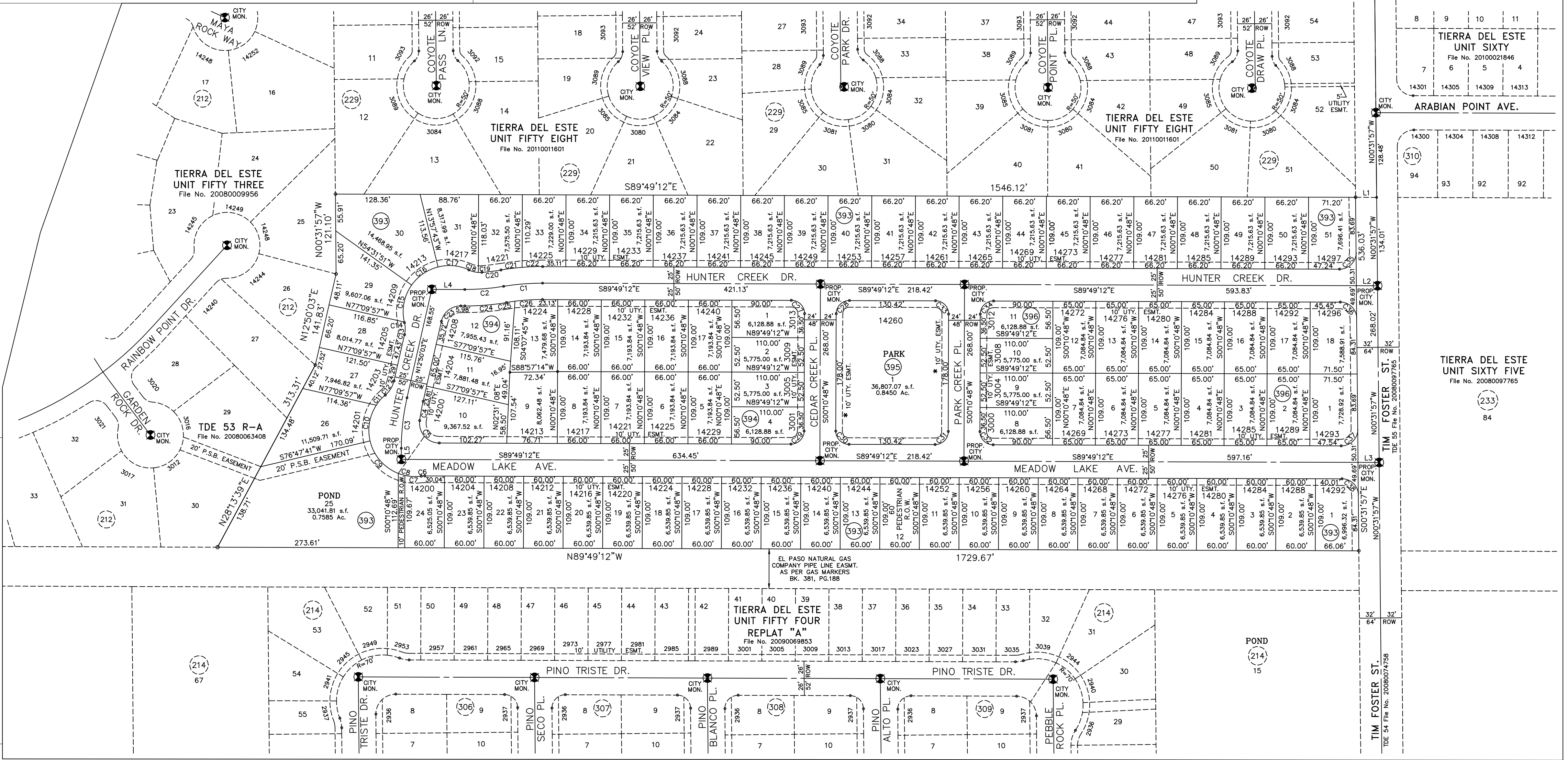
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	59.23	29.69	59.16	S85°19'55"W	9°41'47"
C2	350.00	59.23	29.69	59.16	N85°19'55"E	9°41'47"
C3	350.00	77.30	38.81	77.14	N6°30'26"E	12°39'15"
C4	325.00	29.65	14.83	29.64	S10°13'15"W	51°33'37"
C5	30.00	51.01	34.16	45.09	S41°06'23"E	97°25'38"
C6	40.00	5.39	2.70	5.39	S86°19'09"W	7°43'19"
C7	70.00	24.73	12.50	24.61	S87°25'09"E	20°14'45"
C8	70.00	10.46	5.24	10.45	S73°01'22"E	83°33'29"
C9	70.00	67.85	36.85	65.22	S40°58'18"E	55°31'59"
C10	70.00	56.59	29.94	55.06	S09°57'12"W	46°19'02"
C11	70.00	20.41	10.28	20.34	S41°27'52"W	16°42'18"
C12	40.00	25.82	13.38	25.37	N31°19'32"E	36°58'58"
C13	40.00	18.45	9.39	18.29	N00°22'56"W	26°25'59"
C14	70.00	1.07	0.54	1.07	S13°09'37"E	0°52'37"
C15	70.00	58.88	31.31	57.16	S11°22'25"W	48°11'27"
C16	70.00	49.56	25.87	48.54	S55°45'13"W	40°34'08"
C17	70.00	47.49	24.70	46.59	N84°31'29"W	38°52'28"
C18	40.00	15.15	7.67	15.06	S75°56'22"E	21°42'15"
C19	40.00	5.31	2.66	5.30	N89°24'28"E	7°36'05"
C20	325.00	29.06	14.54	29.05	N83°02'44"E	5°07'25"
C21	375.00	32.34	16.18	32.33	S82°57'15"W	4°56'27"
C22	375.00	31.13	15.57	31.12	S87°48'08"W	4°45'20"
C23	30.00	40.50	24.01	37.49	S51°30'26"W	77°20'45"
C24	375.00	63.46	31.81	63.39	N85°19'55"E	9°41'47"
C25	325.00	13.14	6.57	13.14	S81°38'30"W	21°8'58"
C26	325.00	41.86	20.96	41.83	S86°29'24"W	7°22'49"
C27	20.00	31.42	20.00	28.28	N44°49'12"W	90°00'00"
C28	20.00	31.42	20.00	28.28	S45°10'48"W	90°00'00"
C29	20.00	31.42	20.00	28.28	N45°10'48"E	90°00'00"
C30	20.00	31.42	20.00	28.28	S44°49'12"E	90°00'00"
C31	20.00	31.42	20.00	28.28	N45°10'48"E	90°00'00"
C32	20.00	31.42	20.00	28.28	S44°49'12"E	90°00'00"
C33	20.00	31.42	20.00	28.28	N44°49'12"W	90°00'00"
C34	20.00	31.42	20.00	28.28	S45°10'48"W	90°00'00"
C35	25.00	39.58	25.31	35.57	N44°49'12"E	90°42'46"
C36	25.00	38.96	24.69	35.13	N45°10'35"W	89°17'14"
C37	25.00	39.58	25.31	35.57	N44°49'12"E	90°42'46"
C38	25.00	38.96	24.69	35.13	N45°10'35"W	89°17'14"

LINE	LENGTH	BEARING
L1	32.00	S89°49'12"E
L2	32.00	S89°49'12"E
L3	32.00	S89°49'12"E
L4	50.00	S89°49'12"E
L5	16.87	N00°10'48"E



Tierra Del Este Unit Seventy Notes:
 Tierra Del Este Subdivision Unit Seventy is subject to the Annexation Agreement entered into by Ranchos Real XIV, L.P. with the City of El Paso on January 31, 2006. Among other conditions the agreement required the following:
 Item #11 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on March 1, 2006, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

Meter Size	Water (\$)	Wastewater (\$)
5/8" x 3/4"	566	328
1"	1,396	809
1 1/2"	2,530	1,640
2"	4,528	2,624
3"	9,056	5,248
4"	14,150	8,220
6"	28,300	16,440
8"	52,627	30,613
10"	75,467	43,733



NOTES:
 WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT SEVENTY) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JANUARY 2012.
 THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 INSTRUMENT No. _____ DATE _____
 TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 INSTRUMENT No. 20120017225 DATE 3-7-12
 VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING TIM FOSTER STREET SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 INSTRUMENT No. 20120017227 DATE 3-7-12
 RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 INSTRUMENT No. 20120017226 DATE 3-7-12
 LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT #1.
 SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 480212 0175 B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.
 * NO EL PASO ELECTRIC COMPANY TRANSFORMERS WITHIN PARK.

DATE OF PREPARATION: FEBRUARY 18, 2011

DEDICATION

RANCHOS REAL XIV, L.L.C., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, park, pond, pedestrian R.O.W., P.S.B., easement, and utility easements, as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.
 Witness our signature this 16th day of January, 2012.

By: 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 XIV, 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 corporation for the purpose and considerations herein expressed.
 Given under my hand and seal of office this 16th day of January, 2012.

Susan McMillan 3-16-13
 Notary Public in and for El Paso County My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 7th day of March, 2011.

S / Philip Blum Executive Secretary
S / Larry Nance Chairperson

Approved for filing this 6th day of March, 2012.

S / Alan Shubert
 City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7th day of March, 2012, A.D. in File No. 20120017224

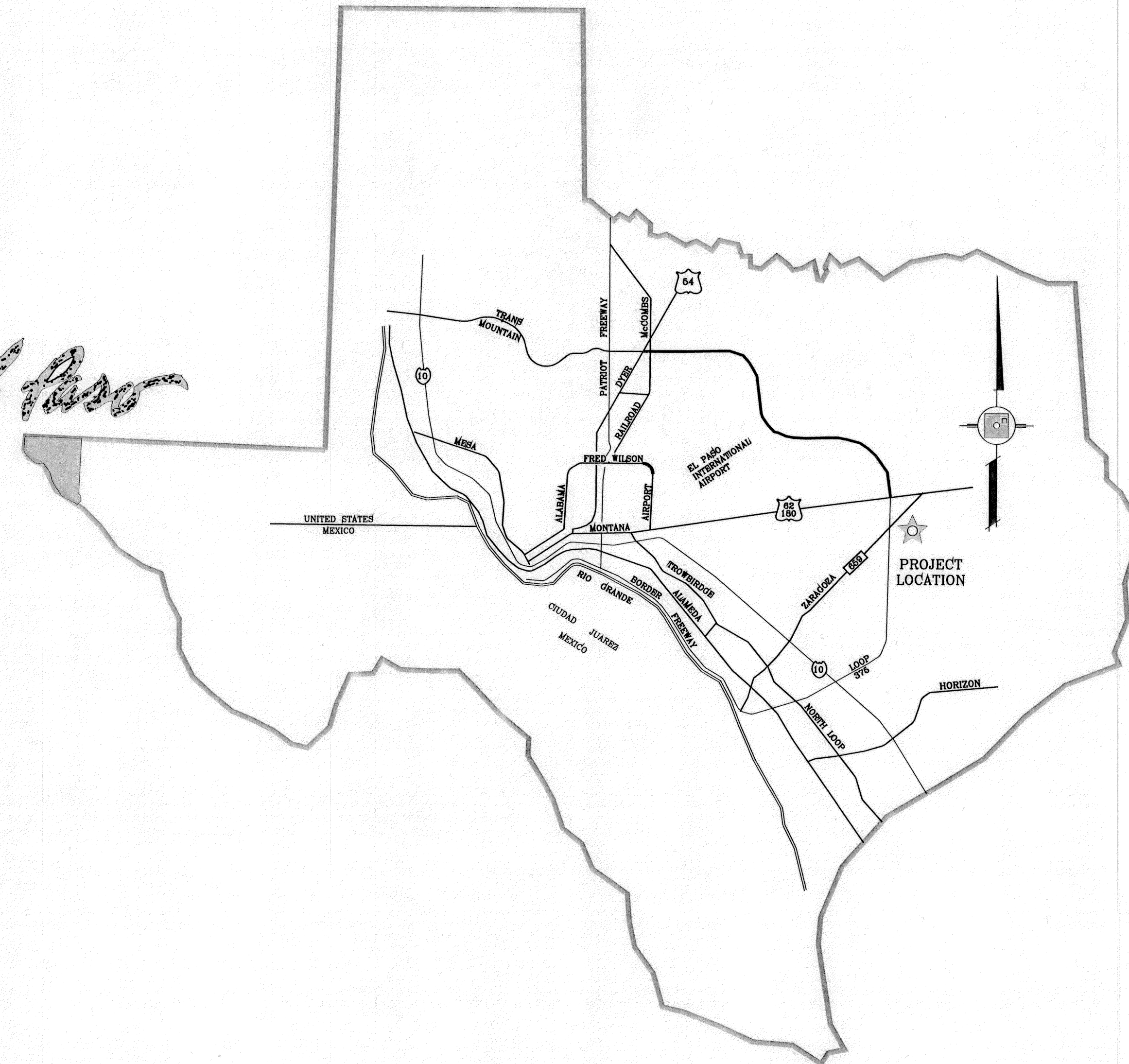
S / Delia Briones County Clerk
S / Vanessa Morales By Deputy

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 Professional and Technical Standards.

S / Yvonne Conde Curry
 Yvonne Conde Curry, P.E.
S / Ron R. Conde
 Ron R. Conde,
 Registered Professional Land Surveyor
 Texas License No. 5152

El Paso



VICINITY MAP

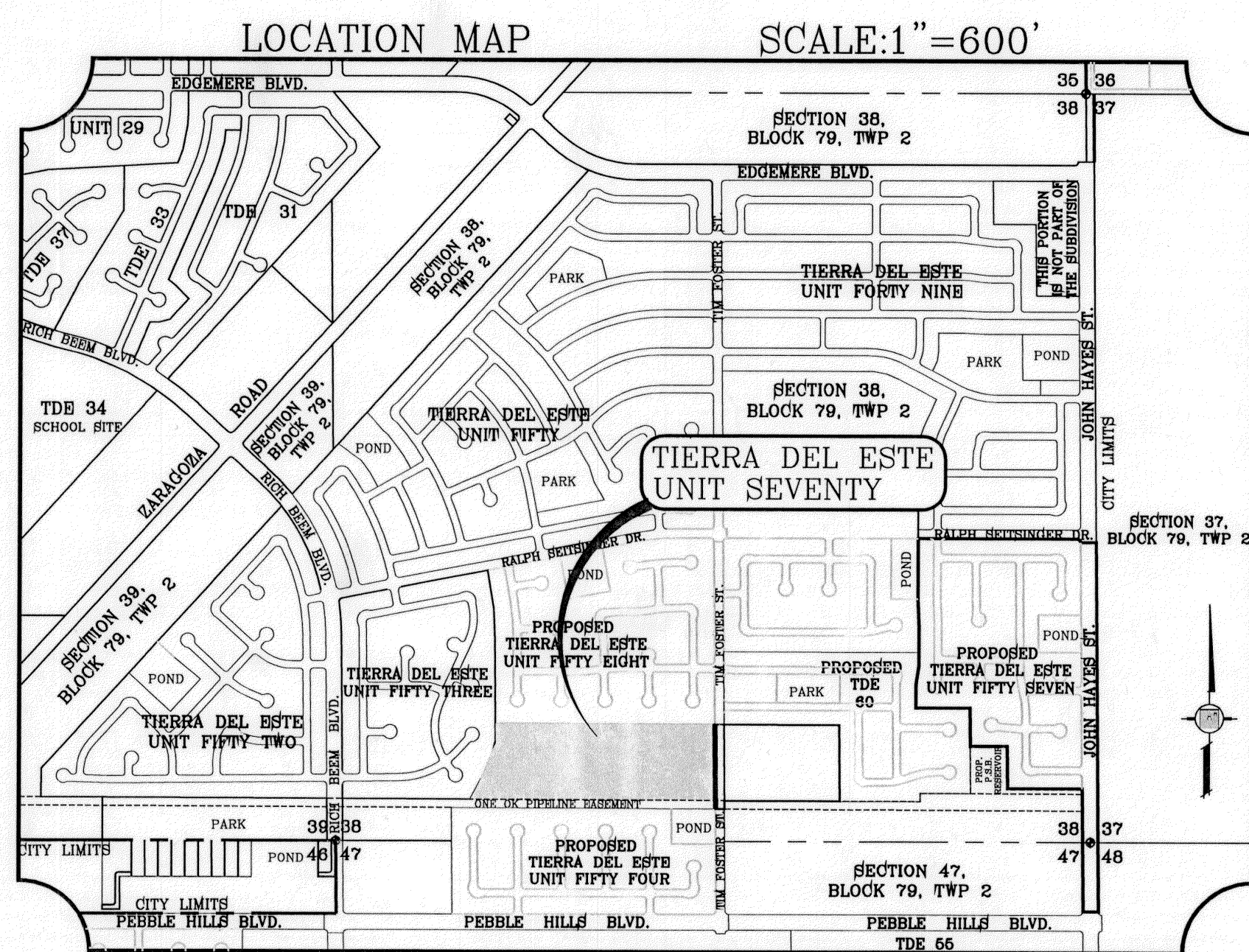


TIERRA DEL ESTE
UNIT SEVENTY
PROJECT
LOCATION

DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:
Demolition Only / Grading & Drainage / Wheelchair Ramps / On-Site Parking Layout / Sidewalks / Driveways / Retaining Rock Walls / On-Site Ponding of Storm Waters
Contractor Must Call 24 Hours Prior To Construction For
BY *[Signature]* DATE 3/6/12

STREET IMPROVEMENTS

I N D E X

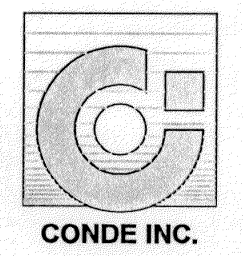


TITLE	SHEET No.
COVER SHEET	1 of 18
PLAT	2 of 18
GRADING PLAN	3 of 18
GRADING SECTIONS	4 of 18
DRAINAGE PLAN	5 of 18
GRADING STABILIZATION/STORM WATER POLLUTION PREVENTION PLAN	6 of 18
GRADING STABILIZATION AND STORM WATER POLLUTION PREVENTION PLAN NOTES	7 of 18
HUNTER CREEK DR. 0+00-7+75	8 of 18
HUNTER CREEK DR. 7+75-15+50	9 of 18
HUNTER CREEK DR./MEADOW LAKE AVE. 15+50-24+00	10 of 18
MEADOW LAKE AVE. 24+00-31+78.59	11 of 18
CEDAR CREEK PL & PARK CREEK PL. IN THEIR ENTIRETY	12 of 18
PROPOSED PARK	13 of 18
PROPOSED POND & POND DETAILS	14 of 18
PROPOSED STRUCTURE & STRUCTURE DETAILS	15 of 18
STANDARD DETAILS	16-17 of 18
ILLUMINATION AND TRAFFIC CONTROL PLAN	18 of 18
PARK IMPROVEMENT PLANS	1-4 of 4

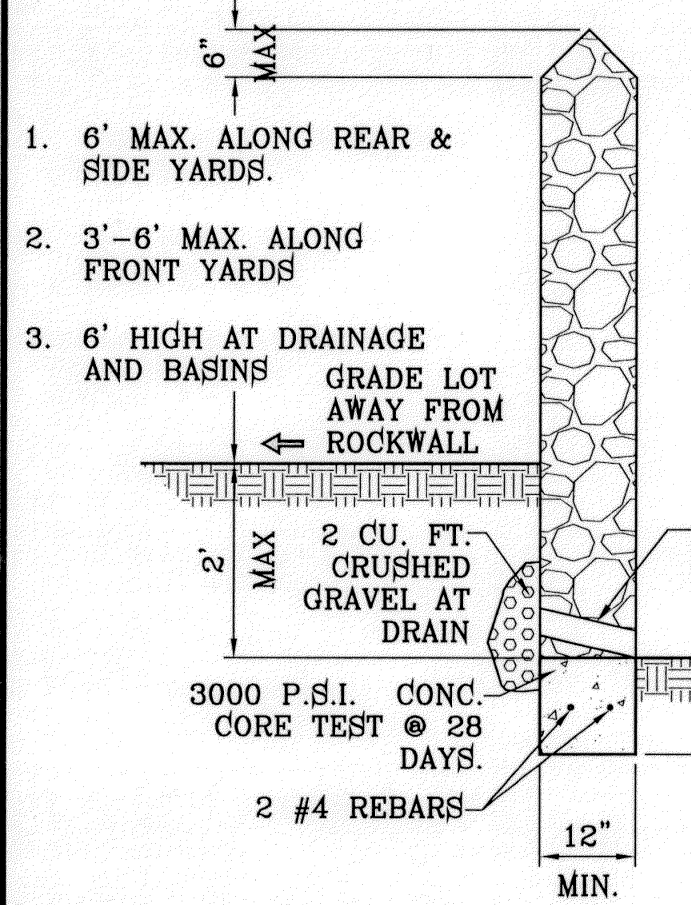
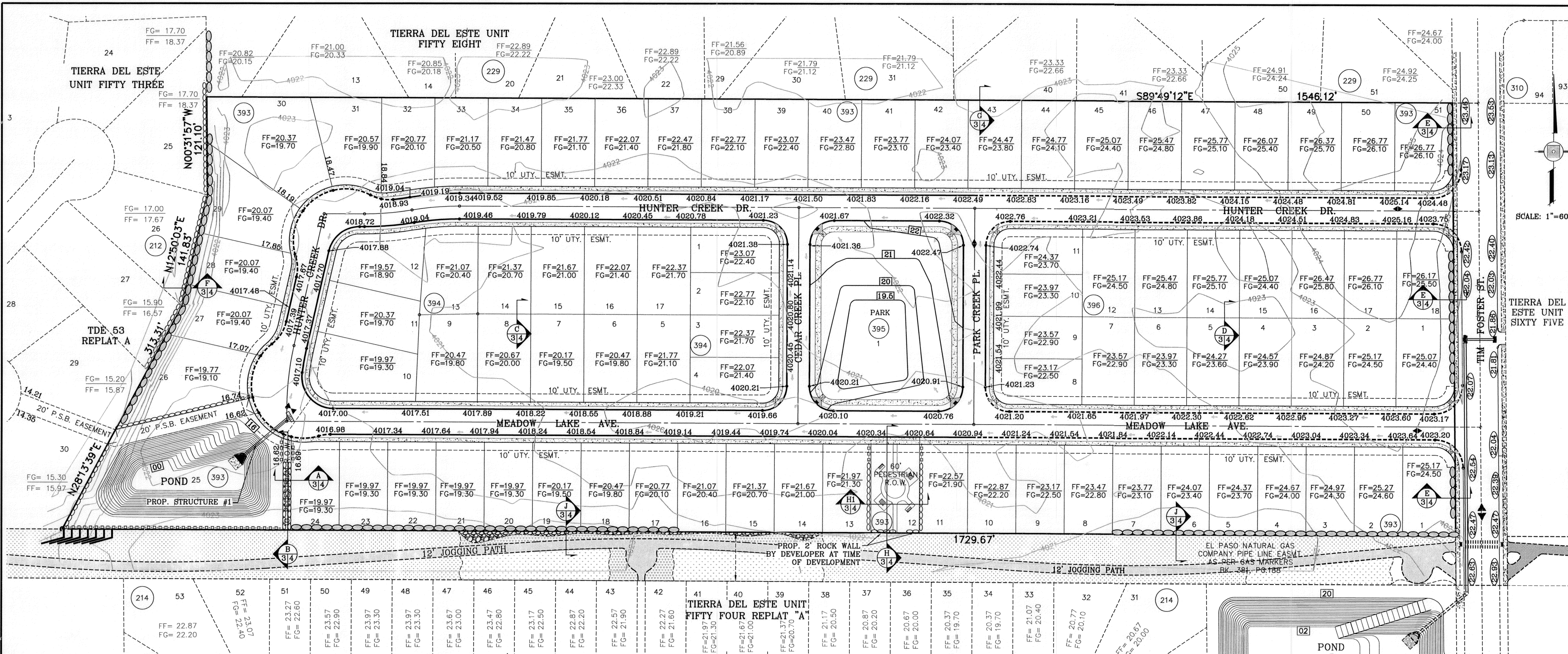
PROJECT NAME
**TIERRA DEL ESTE
UNIT SEVENTY**
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 19.763 ACRES



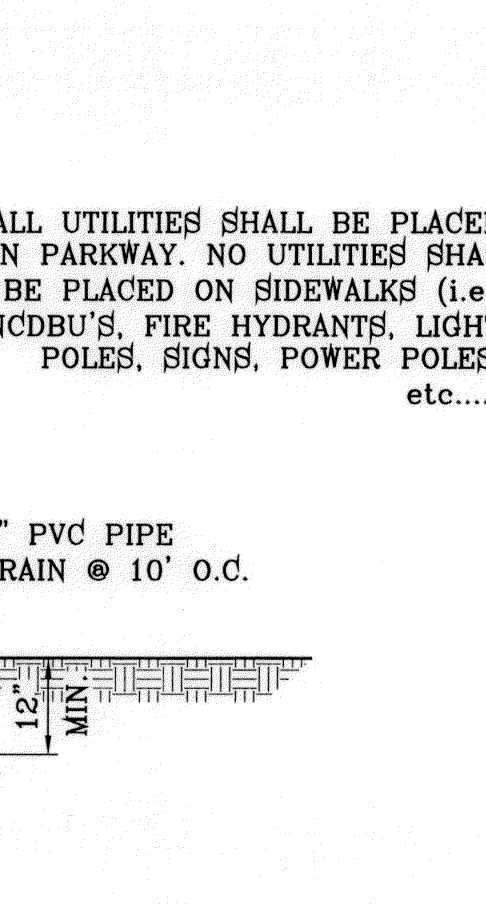
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE. 400
EL PASO, TEXAS 79936



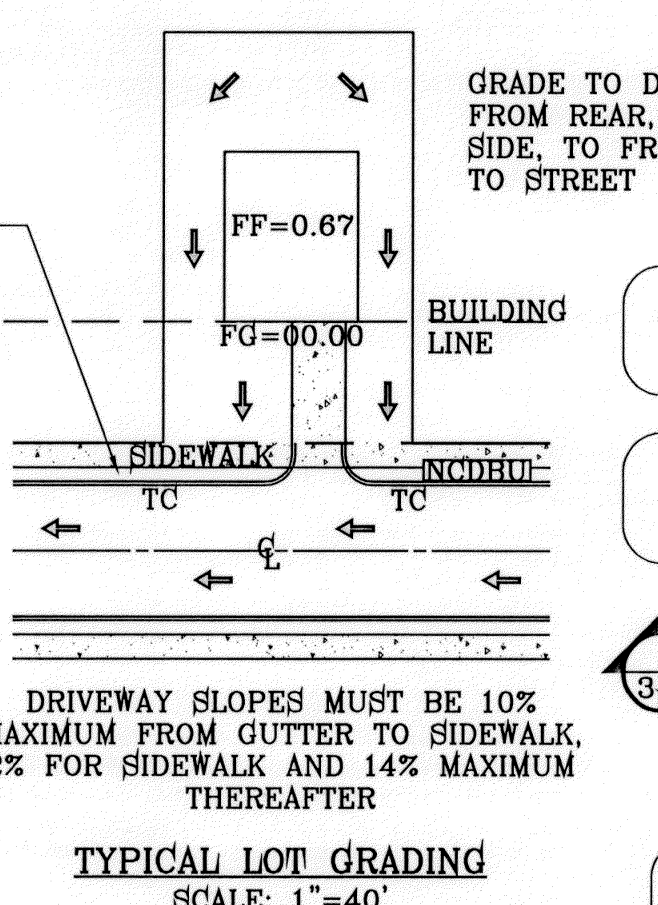
FILE LOCATION S:_Subdivisions\TDE 70_GDPL PLOTTED ON Tuesday, March 06, 2012 7:46:44 AM BY RUBEN RIVERA



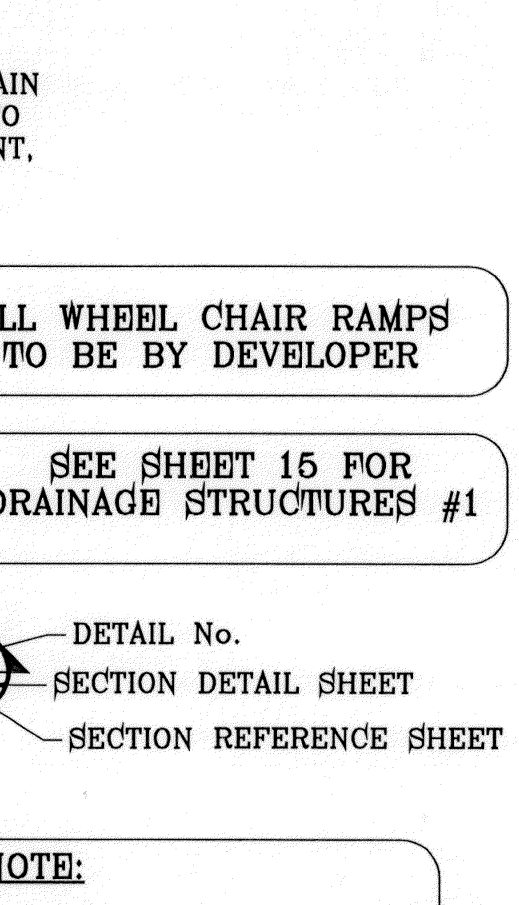
- ROCKWALL NOTES:**
- STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
 - MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
 - MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO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



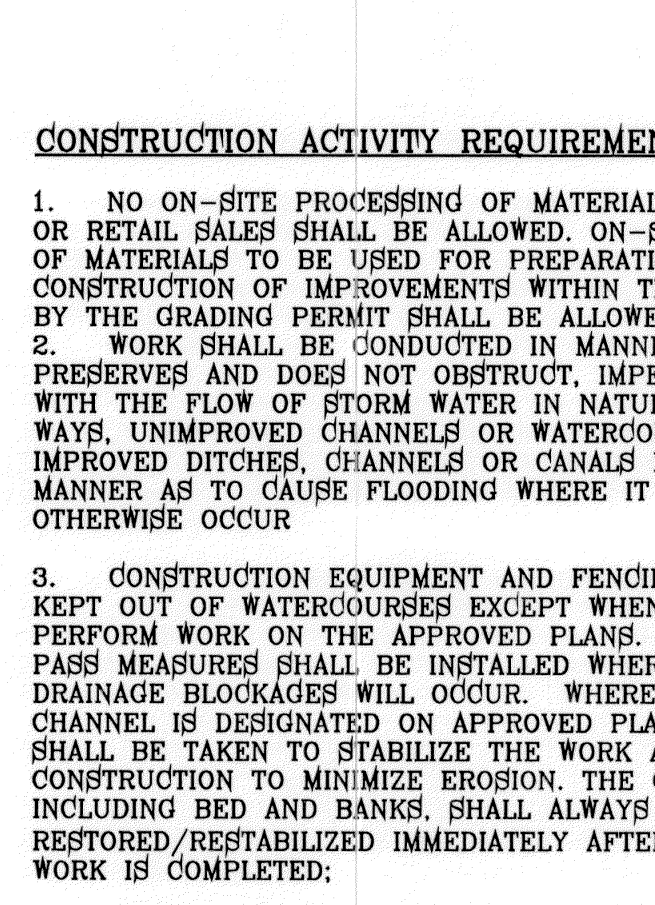
- CONSTRUCTION ACTIVITY REQUIREMENTS:**
- NO ON-SITE PROCESSING OF MATERIAL FOR COMMERCIAL OR RETAIL SALES SHALL BE ALLOWED. ON-SITE PROCESSING OF MATERIALS TO BE USED FOR PREPARATION OR CONSTRUCTION OF IMPROVEMENTS WITHIN THE SITE COVERED BY THE GRADING PERMIT SHALL BE ALLOWED.
 - WORK SHALL BE CONDUCTED IN MANNER THAT PRESERVES AND DOES NOT OBSTRUCT, IMPEDE OR INTERFERE WITH THE FLOW OF STORM WATER IN NATURAL DRAINAGEWAYS, UNIMPROVED CHANNELS OR WATERCOURSES, OR IMPROVED DITCHES, CHANNELS OR CANALS IN SUCH A MANNER AS TO CAUSE FLOODING WHERE IT WOULD NOT OTHERWISE OCCUR.
 - CONSTRUCTION EQUIPMENT AND FENCING SHALL BE KEPT OUT OF WATERCOURSES EXCEPT WHEN NECESSARY TO PERFORM WORK ON THE APPROVED PLANS. ADEQUATE BY PASS MEASURES SHALL BE INSTALLED WHERE TEMPORARY DRAINAGE BLOCKAGES WILL OCCUR. WHERE WORK WITHIN A CHANNEL IS DESIGNATED ON APPROVED PLANS, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION. THE CHANNEL, INCLUDING BED AND BANKS, SHALL ALWAYS BE RESTORED/RESTABILIZED IMMEDIATELY AFTER IN CHANNEL WORK IS COMPLETED.
 - WHERE A DRAINAGE WAY WILL BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CROSSING SHALL BE CONSTRUCTED.
 - MATERIAL STOCKPILING SHALL NOT BE ALLOWED WHEN GRADING OPERATIONS ARE IDLE FOR MORE THAN SEVEN CONSECUTIVE CALENDAR DAYS. STOCKPILING SHALL BE LIMITED TO TEN FEET HIGH WHEN GRADING OPERATIONS ARE BEING CONDUCTED.
 - TRAFFIC CONTROL PERMIT AND/OR FLAGMEN MAY BE REQUIRED AS PART OF THE GRADING PERMIT.
 - ANY USE OF VIBRATORY EQUIPMENT SHALL BE APPROVED IN WRITING BY THE DIRECTOR IN ADVANCE OF SUCH USE.



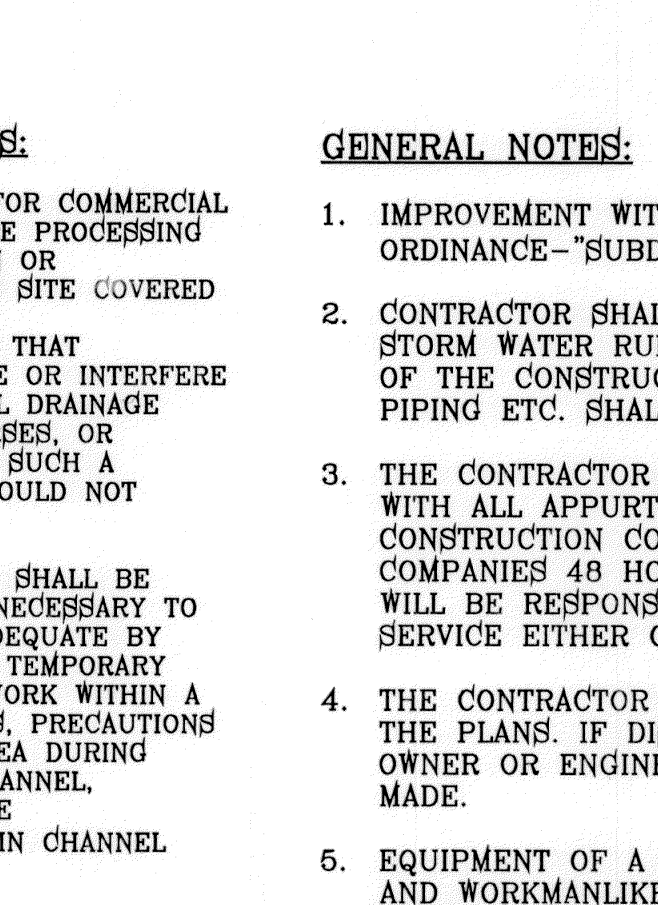
- GENERAL NOTES:**
- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19-SUBDIVISION ORDINANCE-"SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
 - CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION.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



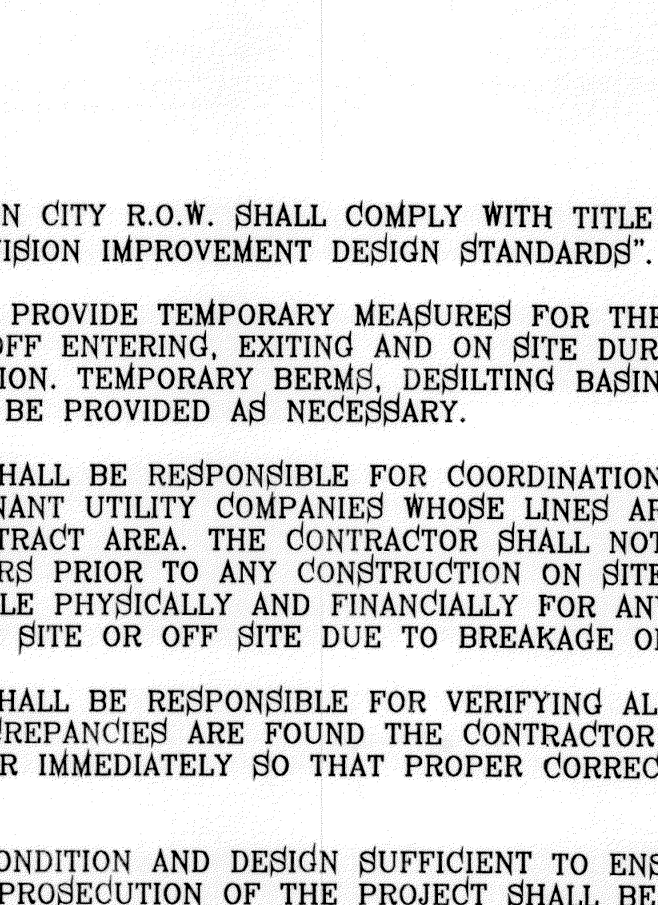
- GENERAL EARTHWORK NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
 - THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
 - NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
 - TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 7.
 - 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.



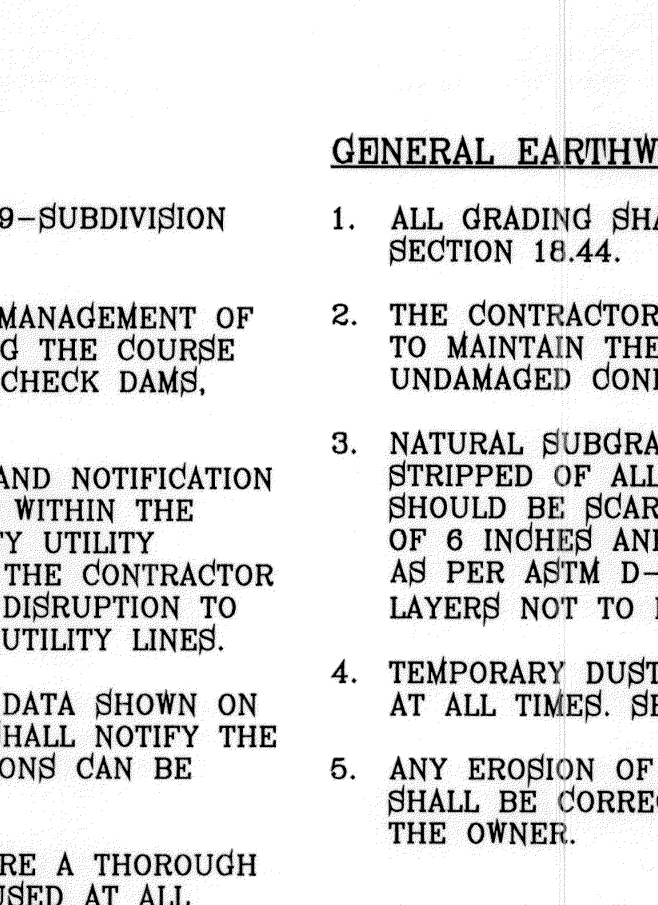
- CONSTRUCTION NOTES:**
- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 P.S.I. UNLESS OTHERWISE NOTED.
 - MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
 - 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
 - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE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



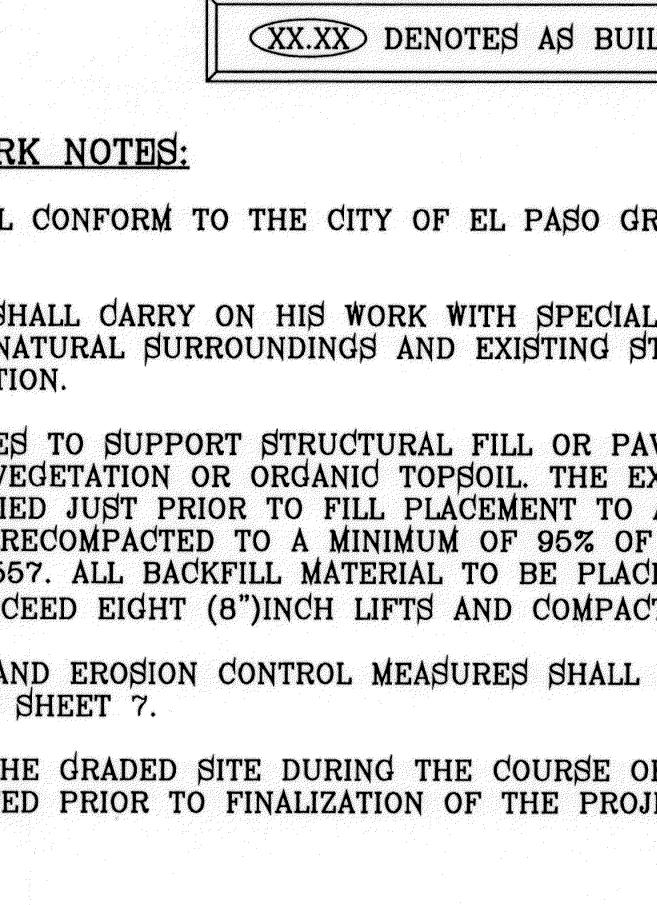
- LEGEND:**
- FF=0.67, FG=00.00: PROPOSED FINISH FLOOR
 - 00.00: PROPOSED FINISH GROUND
 - 00.00: PROPOSED SPOT ELEVATION
 - ▲: HIGH POINT
 - ▼: LOW POINT
 - 4000: EXISTING CONTOUR
 - 4000: EXISTING SPOT ELEVATION
 - 4000: PROPOSED CONTOUR
 - 4000: PROPOSED ROCK WALL
 - 4000: PROPOSED RETAINING WALL
 - 4000: PROPOSED 2' WROUGHT IRON FENCE



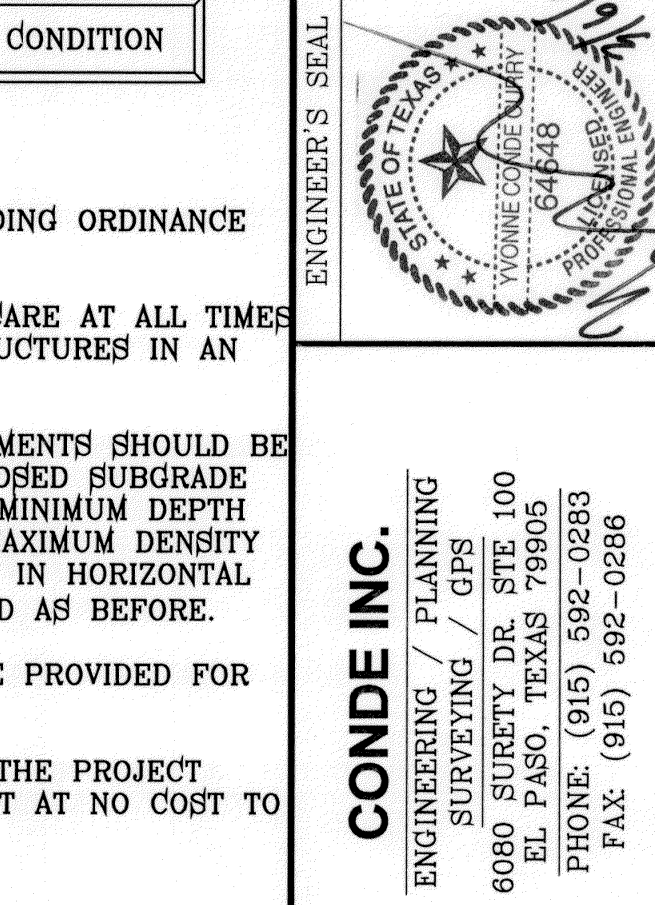
- NOTE:**
- ALL WHEEL CHAIR RAMP AND RETAINING WALLS 4' AND HIGHER SHALL BE CONSTRUCTED BY DEVELOPER AS PART OF SUBDIVISION IMPROVEMENTS



- CONSTRUCTION ACTIVITY REQUIREMENTS:**
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 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
 - EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
 - ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
 - SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
 - ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.



- GENERAL EARTHWORK NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
 - THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
 - NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
 - TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 7.
 - 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.

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

CONDE INC.
REGISTRATION NO. F-2321

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY
CITY: EL PASO, TEXAS
SECTION: 38, BLOCK 79, TOWNSHIP 2, RANGE 10E, COUNTY, TEXAS.
CONTAINING: 18,763 ACRES

SCALE: 1"=60'

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.

REVISIONS:

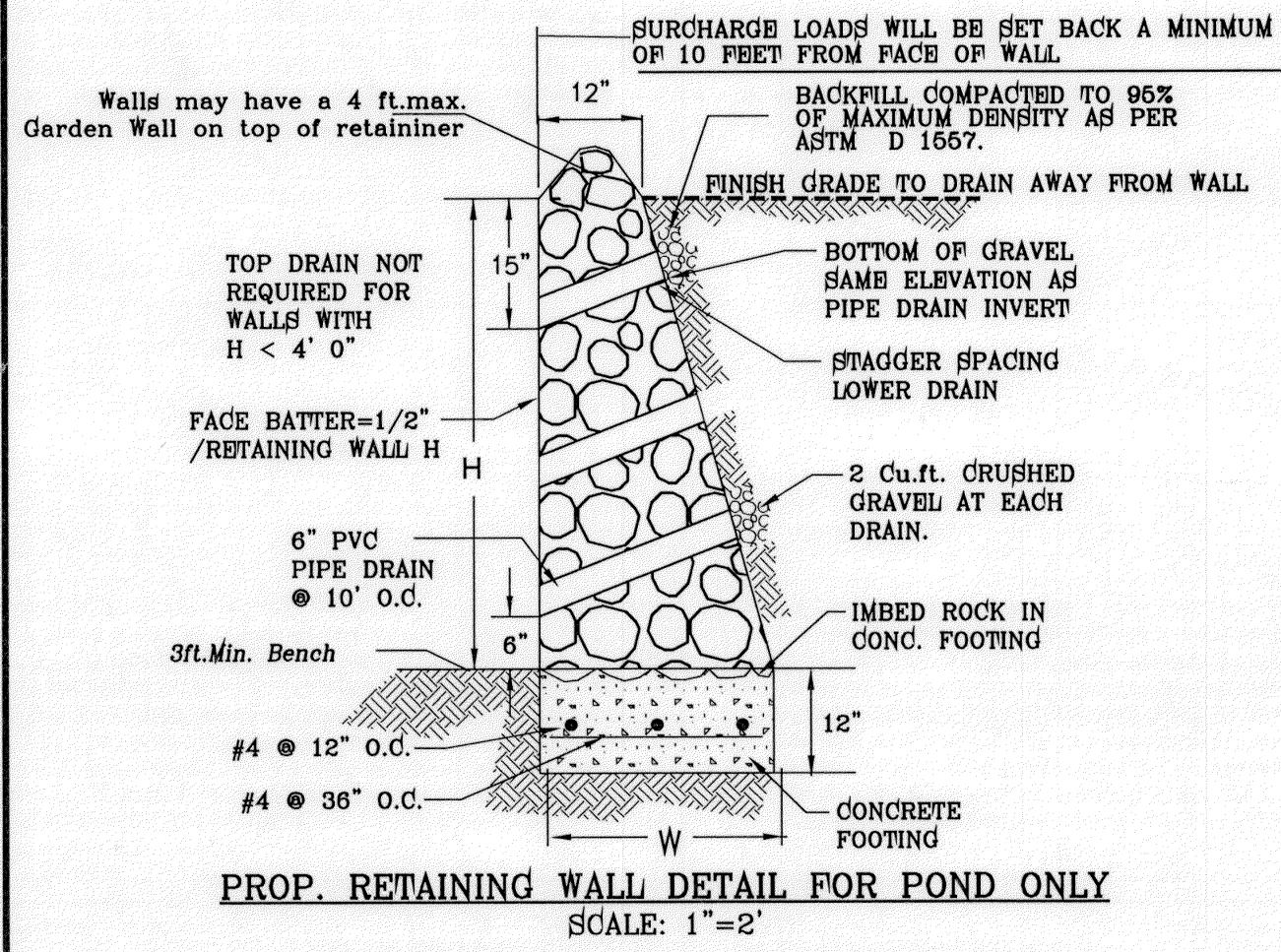
NO.	DATE	REVISIONS
1	10/04/11	CITY COMMENTS AS PER 10-4-11 R.R.

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF APABIAN POINT AVE. AND TIM FOSTER ST. ELEVATION 4023.30 NAVD88 DATUM

TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, RANGE 10E, COUNTY, TEXAS.
CITY OF EL PASO, TEXAS
CONTAINING 18,763 ACRES

ENGINEER'S SEAL: [Seal of Y. C. Conde, Professional Engineer, State of Texas, License No. 19488]

FILE LOCATION: S:\Subdivisions\TDE 70.G SEC PLOTTED ON Tuesday, March 06, 2012 8:05:49 AM BY RUBEN RIVERA

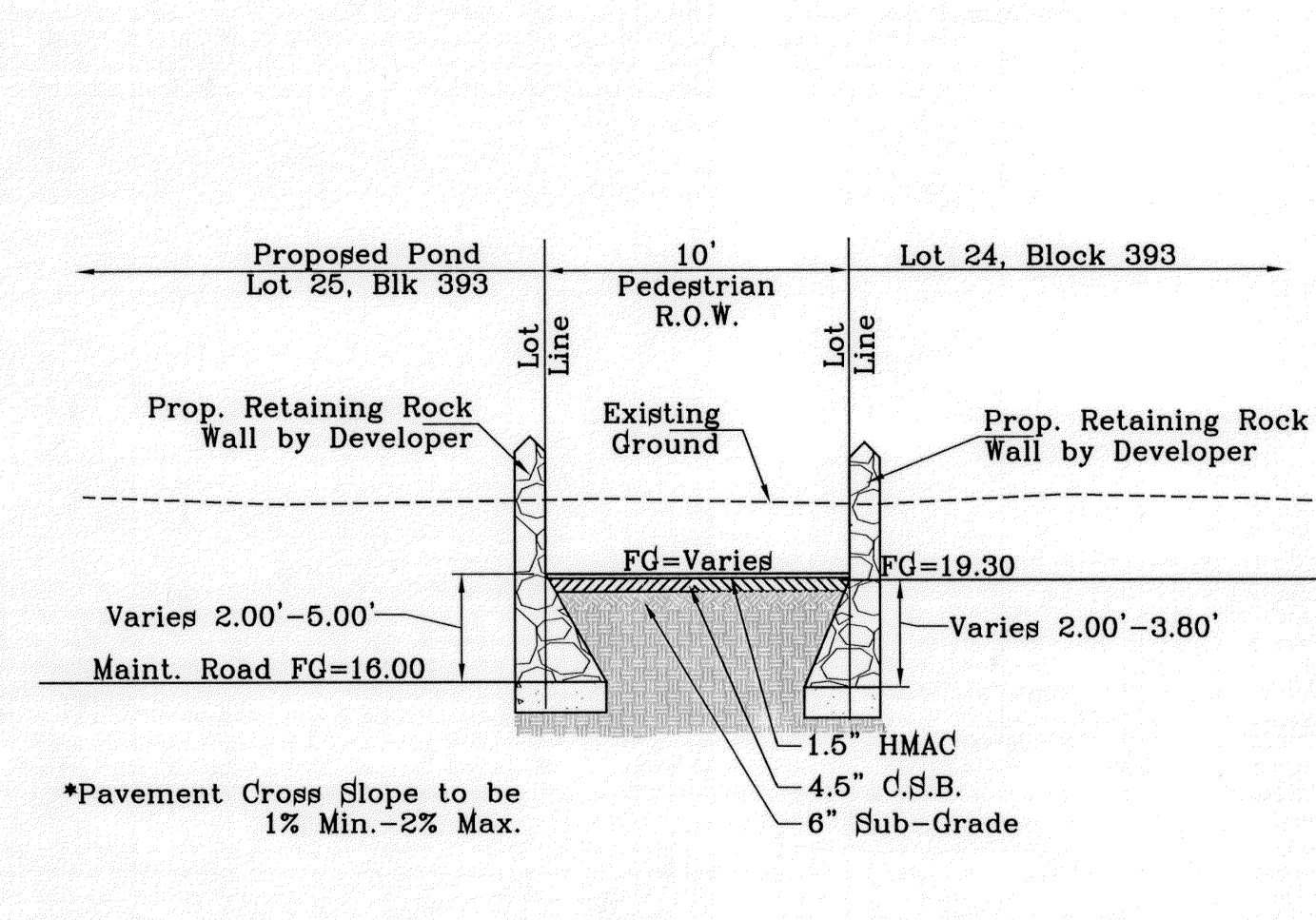


PROP. RETAINING WALL DETAIL FOR POND ONLY
SCALE: 1" = 2"

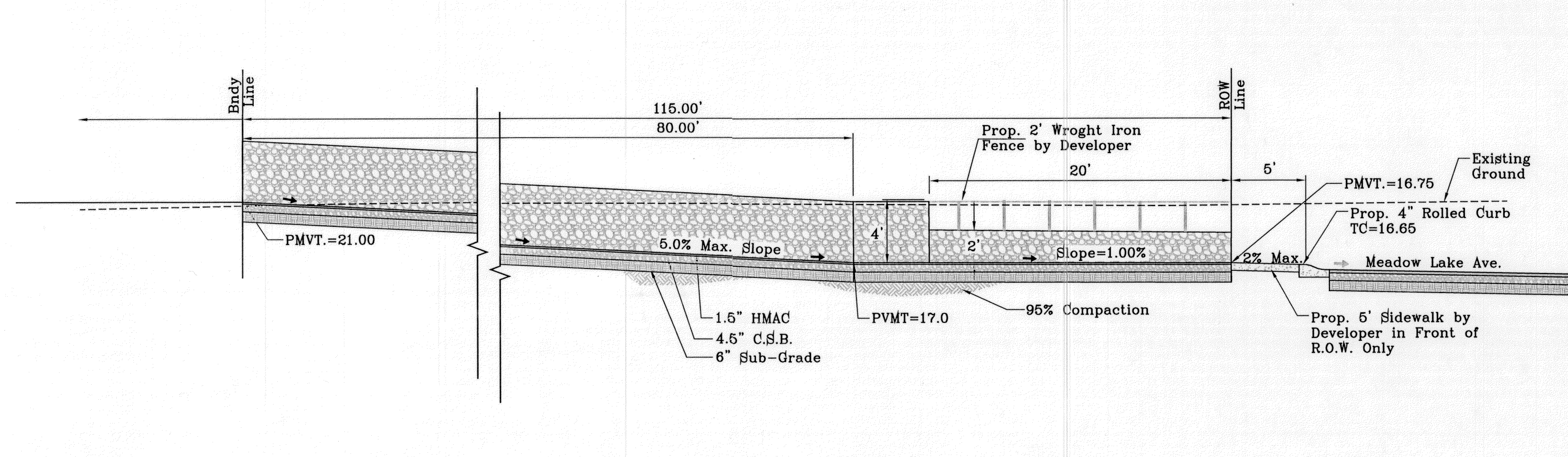
HEIGHT H (ft.)	BASE WIDTH W (ft.)	TOE PRESSURE (lbs/s.f.)	HEEL PRESSURE (lbs/s.f.)
3'-0"	1'-6"	1930	0
4'-0"	2'-3"	1675.4	0
5'-0"	3'-2"	1688.6	135.0

ROCK WALL & RETAINING WALL NOTES

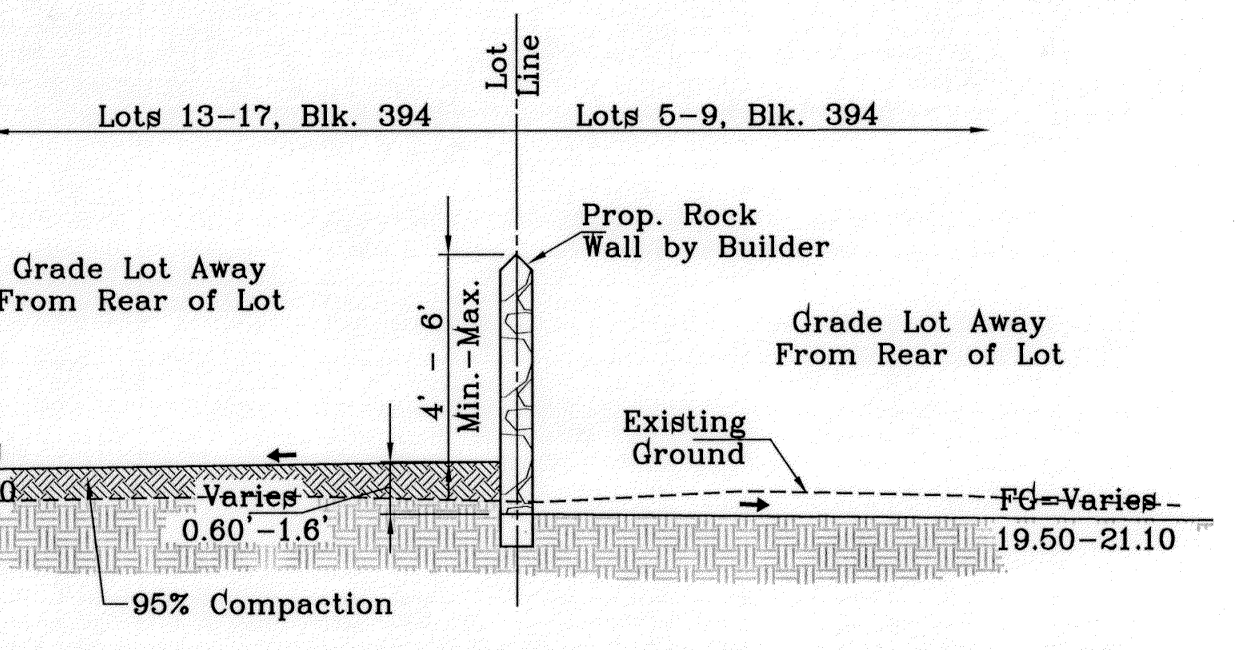
- NATURAL STONE SHALL BE SOUND AND FREE FROM LOOSE OR FRIABLE INCLUSIONS AND SHALL MEET REQUIRED STRENGTH AND DURABILITY FOR PROPOSED USE.
- MORTAR SHALL BE ASTM C-20 - 1800 PSI MORTAR.
- CONCRETE SHALL BE F'C = 3000 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE ASTM A 615 GRADE 40, FY = 40,000 PSI
- ALLOWABLE SOIL BEARING PRESSURE = 2,300 PSF MINIMUM.
- WALL FOOTING SHALL BEAR ON FIRM UNDISTURBED OR COMPACTED GROUND (95% COMPACTION AS PER ASTM D1557).
- CHANGES IN ALL DIRECTION, WALL HEIGHT OR FOOTING ELEVATION WILL REQUIRE ADDITIONAL DESIGN.
- BACKFILL MATERIAL SHALL CONSIST OF WELL-DRAINED, COARSE GRAINED SOILS, OR FINE SILTY SANDS WITH NO CLAY CONTENT. BACKFILL MATERIAL SHALL EXERT A HORIZONTAL FORCE OF AN EQUIVALENT FLUID PRESSURE NOT TO EXCEED 30#/ft.
- SOILS BENEATH AND BEHIND WALL SHALL NOT HAVE A PLASTICITY INDEX GREATER THAN 12
- SURCHARGE LOADS WILL REQUIRE ADDITIONAL DESIGN.



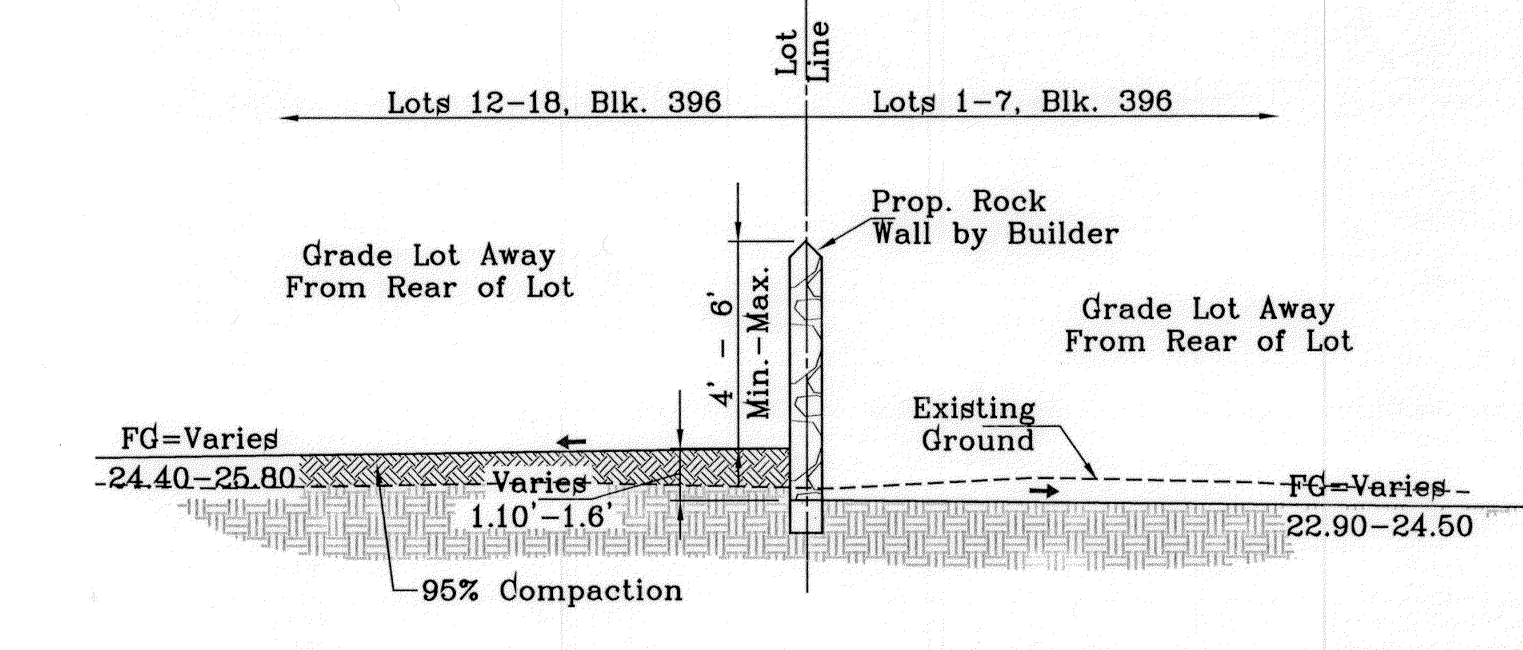
SECTION A
SCALE: 1" = 6'



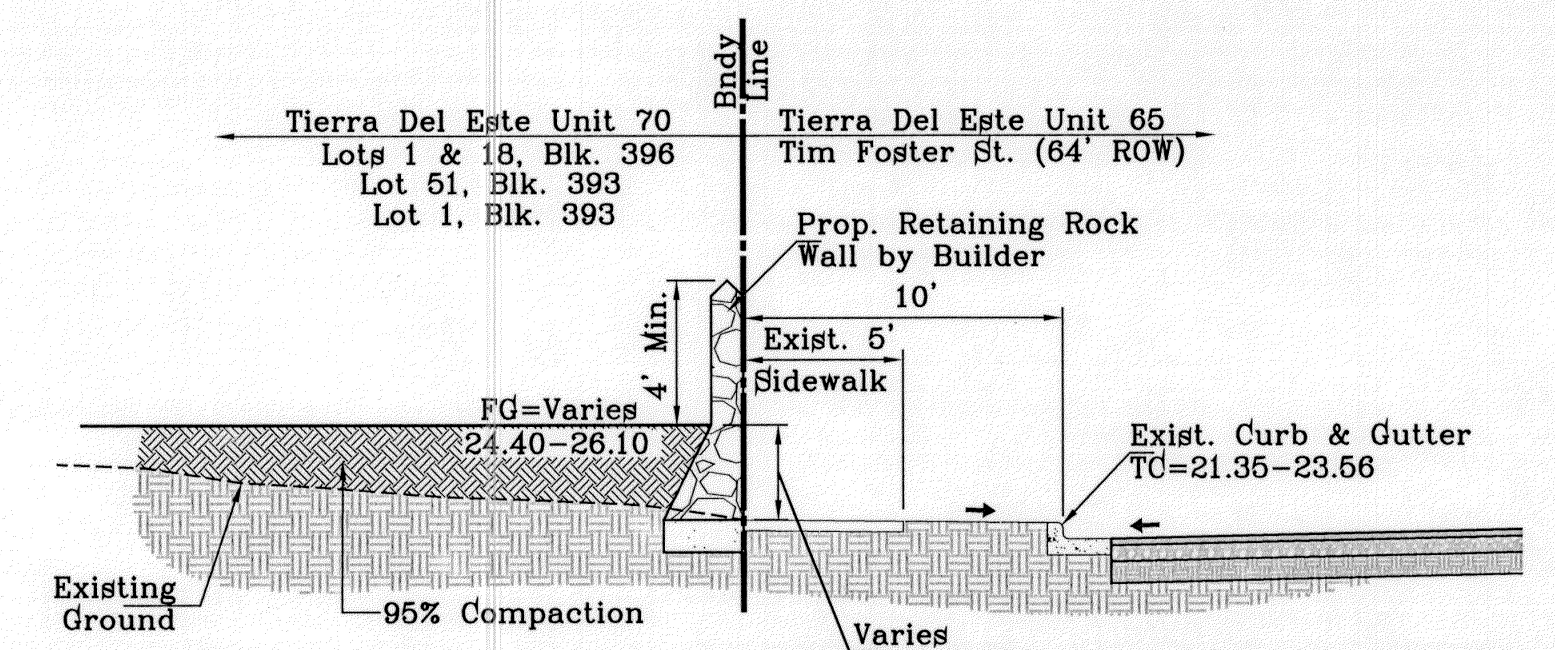
SECTION B
SCALE: 1" = 6'



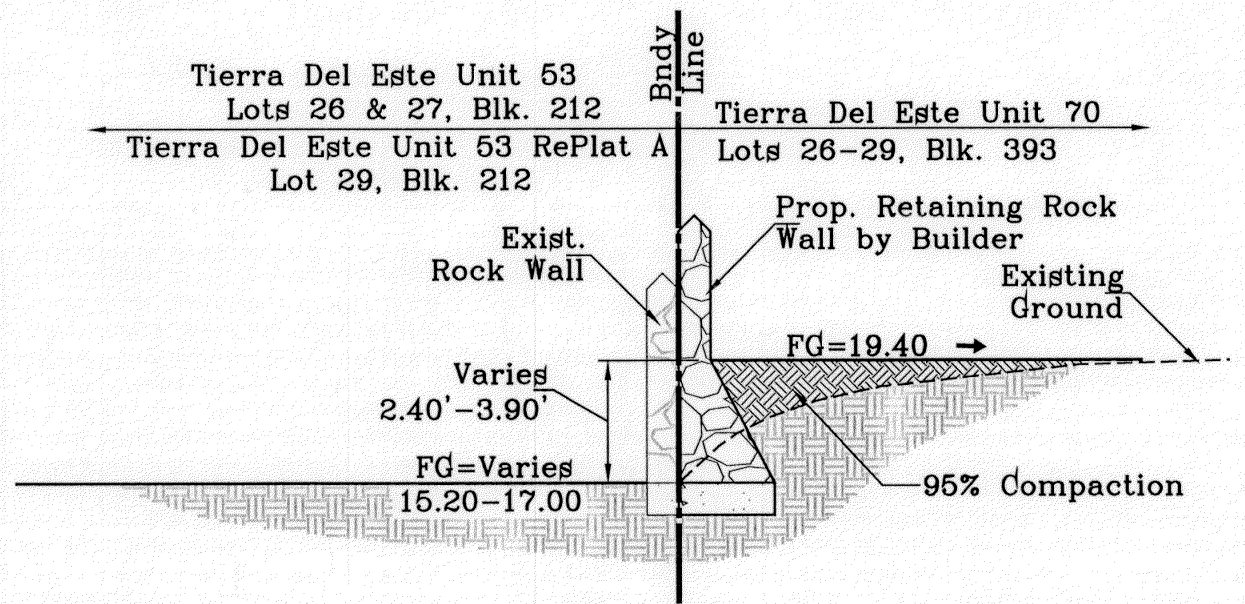
SECTION C
SCALE: 1" = 6'



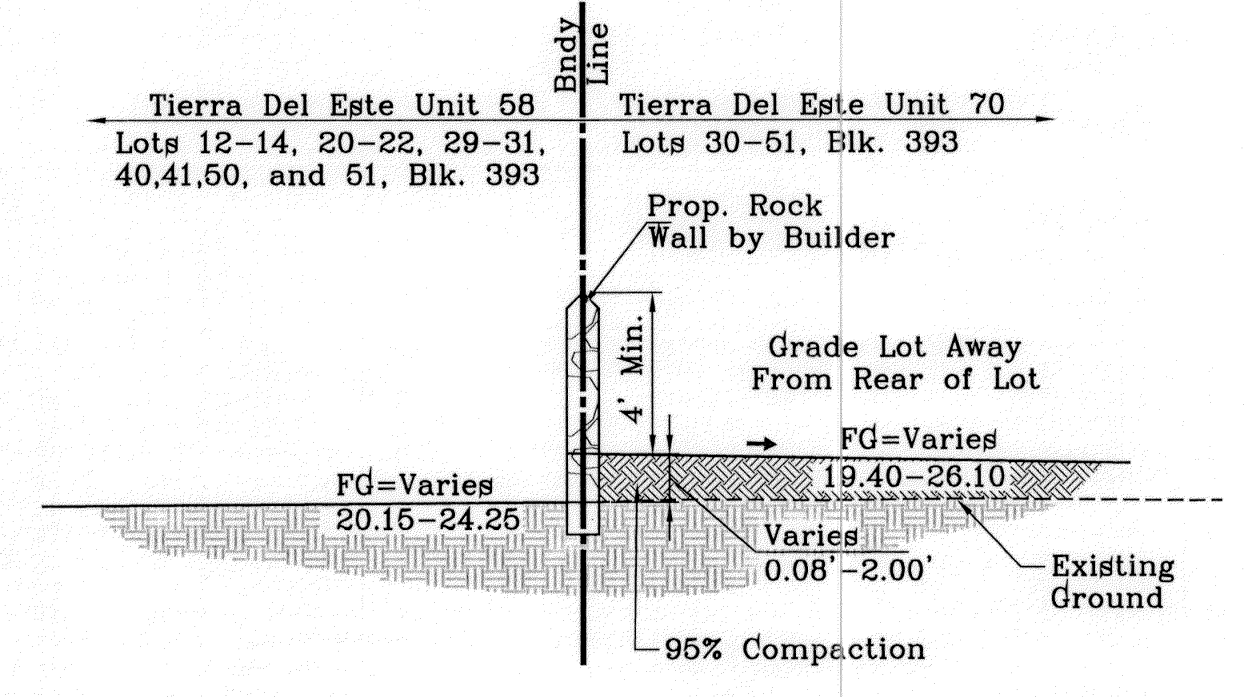
SECTION D
SCALE: 1" = 6'



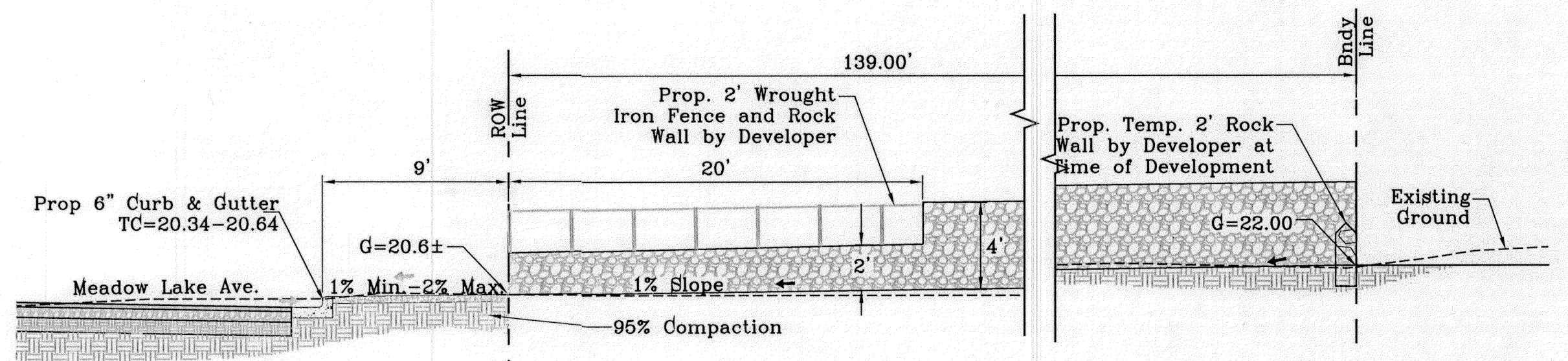
SECTION E
SCALE: 1" = 6'



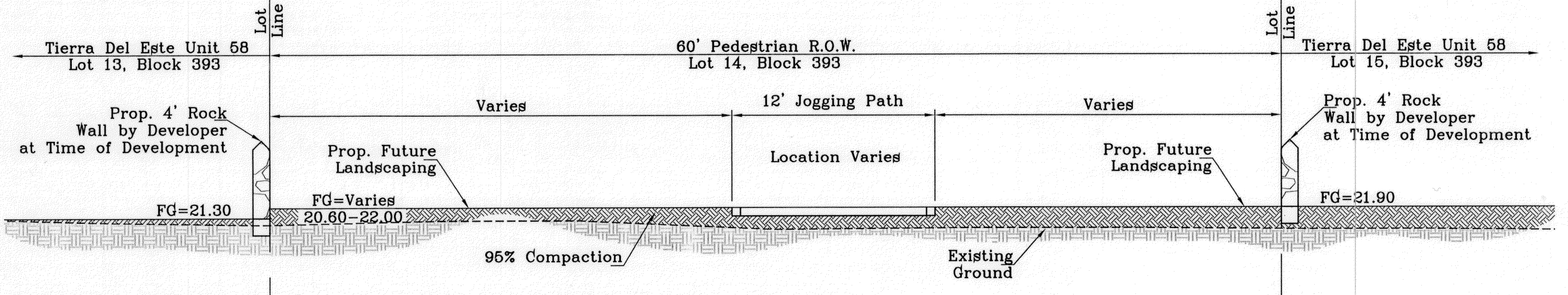
SECTION F
SCALE: 1" = 6'



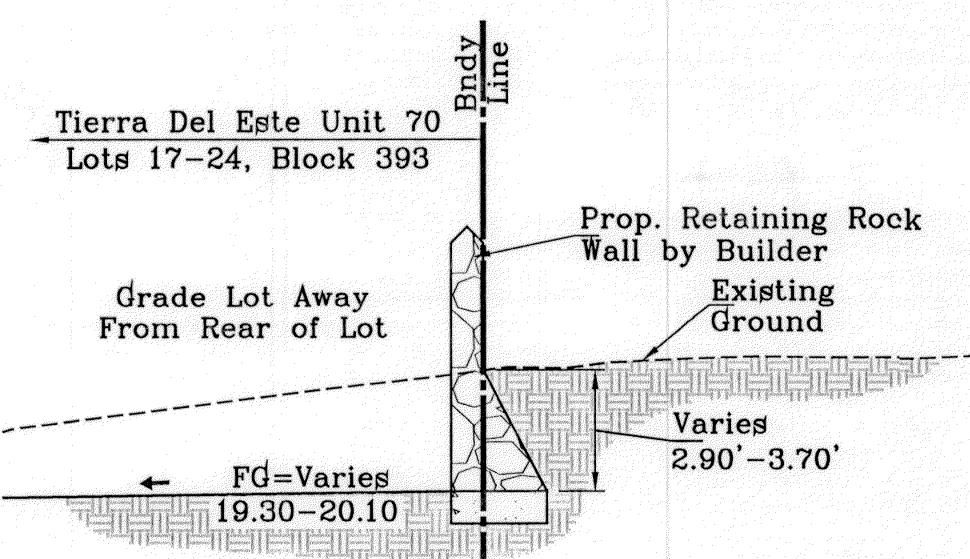
SECTION G
SCALE: 1" = 6'



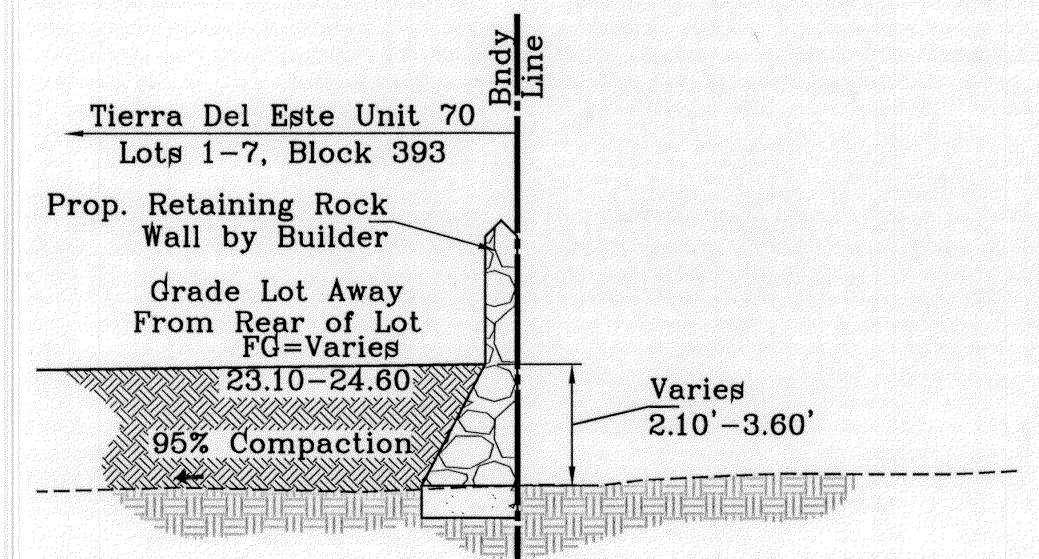
SECTION H
SCALE: 1" = 6'



SECTION H1
SCALE: 1" = 6'



SECTION I
SCALE: 1" = 6'



SECTION J
SCALE: 1" = 6'

TIERRA DEL ESTE UNIT SEVENTY

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST.
ELEVATION 4023.30

DATE 10/04/11

REVISIONS

CITY COMMENTS AS PER 10-4-11 R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT SEVENTY

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND COUNTY BUREAU, TEXAS.

CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING 19.763 ACRES

S C A L E

HORIZ: AS NOTED

VERT: ---

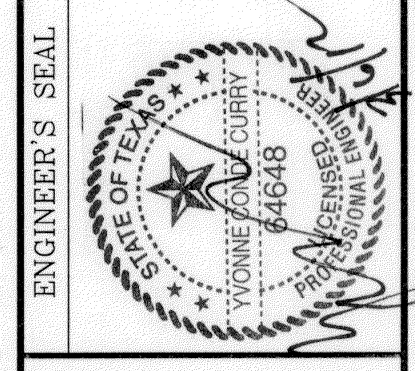
DATE: JULY 2011

DESIGN BY: Y.C.

INITIATED BY: R.R.

CHECKED BY: Y.C.

JOB NO.: 411-28



CONDE INC.

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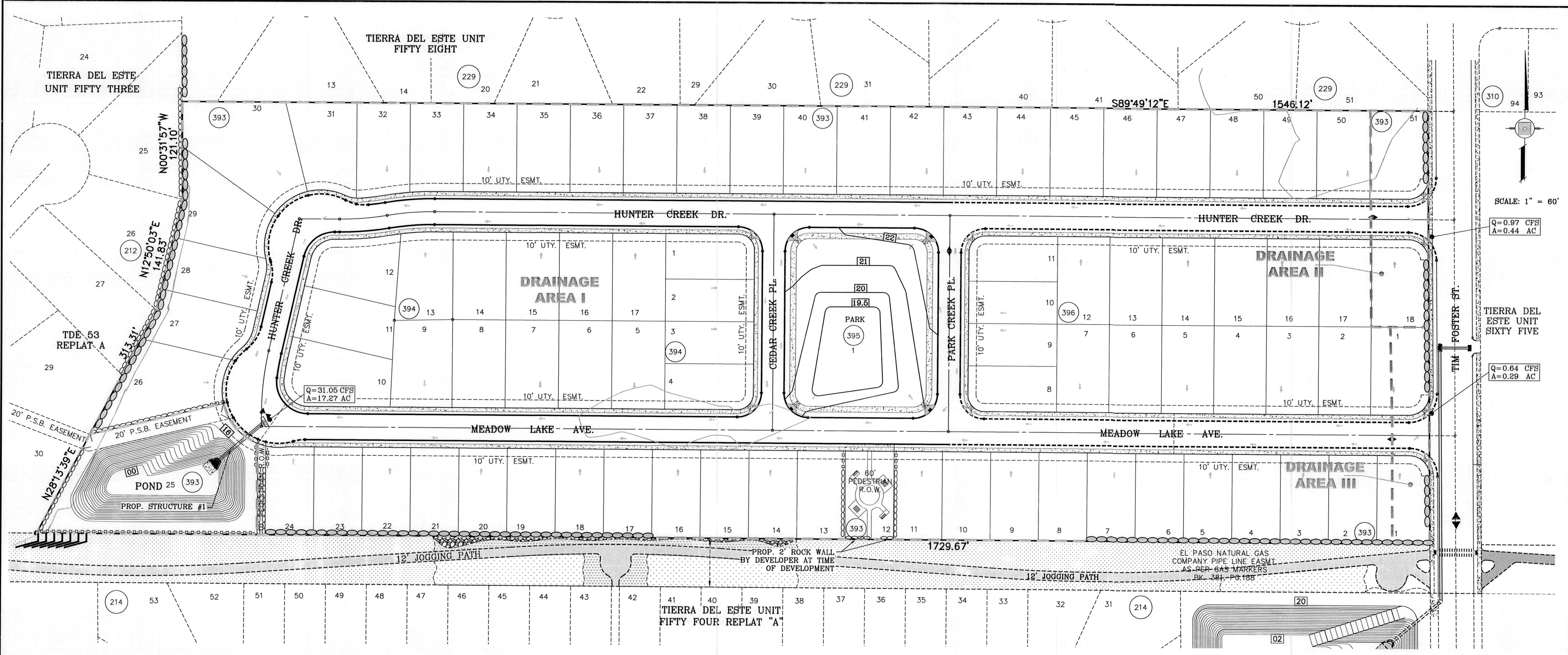


SHEET TITLE

GRADING SECTIONS

SHT 4 OF 18

FILE LOCATION S:\Subdivisions\TDE 70 GDPL PLOTTED ON Tuesday, March 06, 2012 7:47:32 AM BY RUBEN RIVERA



LEGEND

- Q RUN-OFF QUANTITY (CUBIC FT./SEC)
- A WATERSHED AREA (ACRES)
- ▲ HIGH POINT
- ▼ LOW POINT
- ⇓ DRAINAGE FLOW
- - - PROPOSED DRAINAGE AREA

SEE SHEET 16 FOR DRAINAGE STRUCTURES #1

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

DRAINAGE AREA	AREA (acres)	TC (min.)	C	I ₁₀₀ (in/hr)	Q ₁₀₀ CFS	I ₁₀₀₀ (in/hr)	Q ₁₀₀₀ CFS
I	17.27	27	.58	3.10	31.05	3.76	38.96
II	0.44	10	.58	4.46	0.97	5.36	1.42
III	0.29	10	.58	4.46	0.64	5.36	0.93
POND	0.76	SEE POND SHEET FOR CALCS					
PARK	1.01	SEE PARK SHEET FOR CALCS					

SCALE: 1" = 60'

Q=0.97 CFS
A=0.44 AC

Q=0.64 CFS
A=0.29 AC

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST.
ELEVATION 4023.30
NAVD88 DATUM

DATE	REVISIONS	BY	R.R.
10/04/11	CITY COMMENTS AS PER 10-4-11		

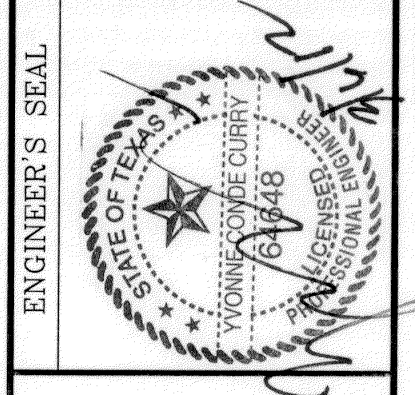
PROJECT NAME

TERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTOR 38, BLOCK 79, TOWNSHIP 2, TEXAS AND ACRES OF EL PASO COUNTY, TEXAS.
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 19.763 ACRES

SCALE

HORIZ: AS SHOWN
VERT: SHOWN

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-26



CONDE INC.
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PHONE: (915) 592-0283
FAX: (915) 592-0286

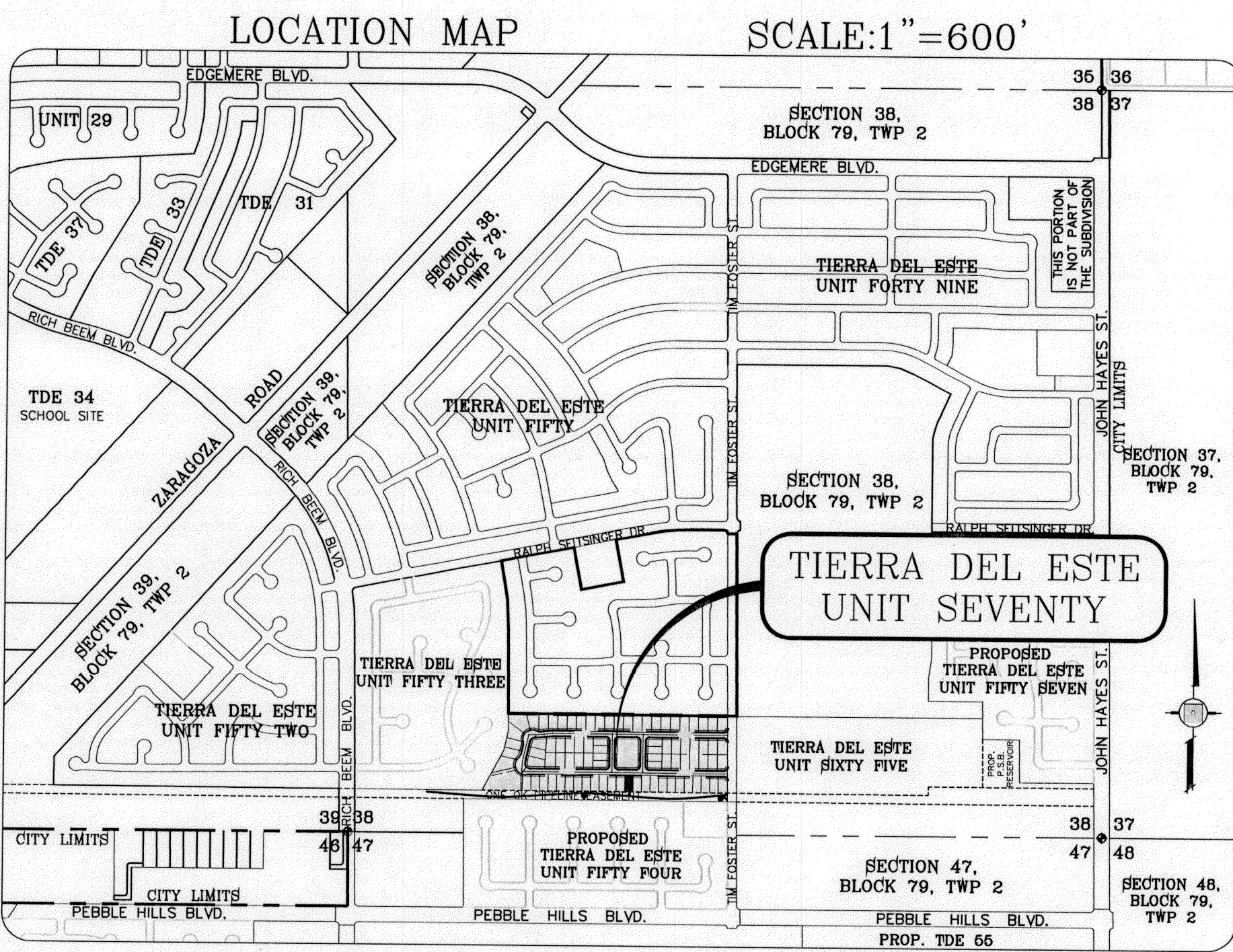
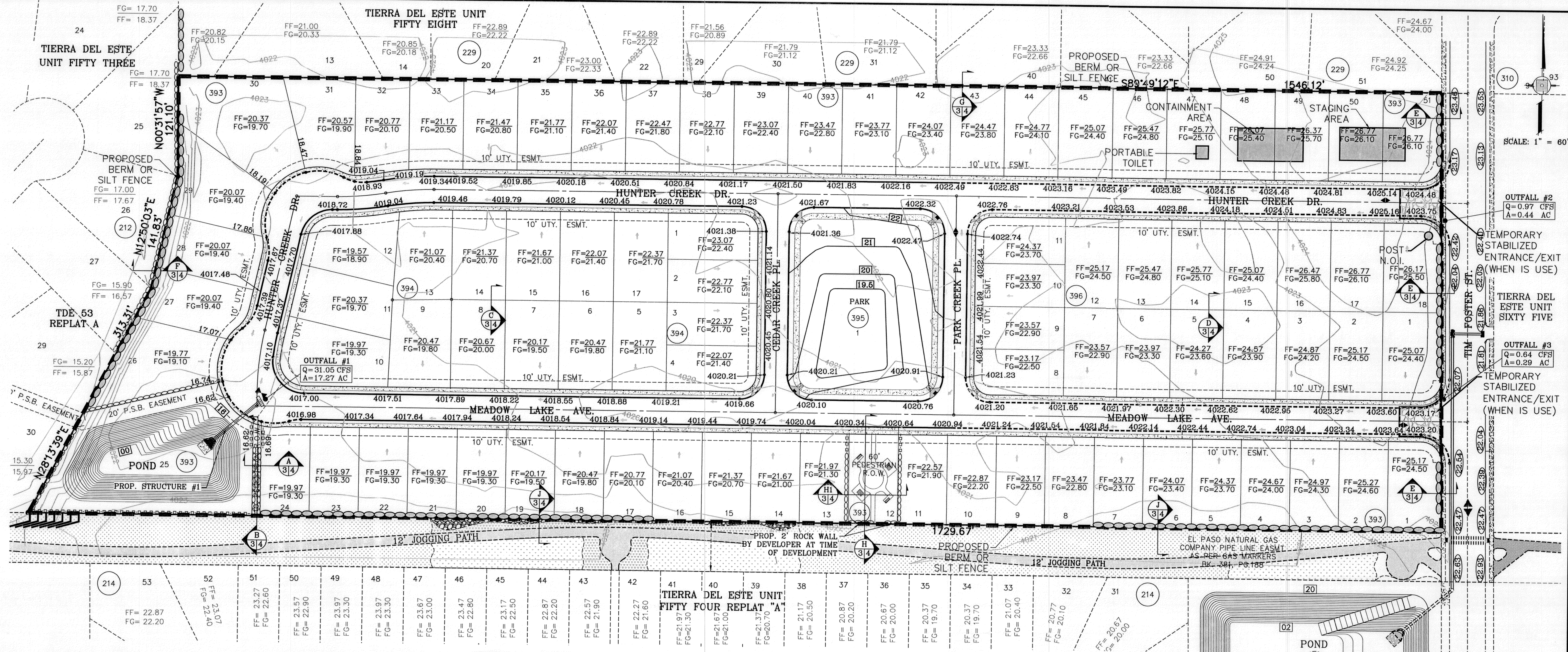


SHEET TITLE

DRAINAGE PLAN

SHT 5 OF 18

FILE LOCATION: Subdivisions\TDE 70.GDP, PLOTTED ON Tuesday, March 06, 2012 7:48:31 AM BY RUBEN RIVERA

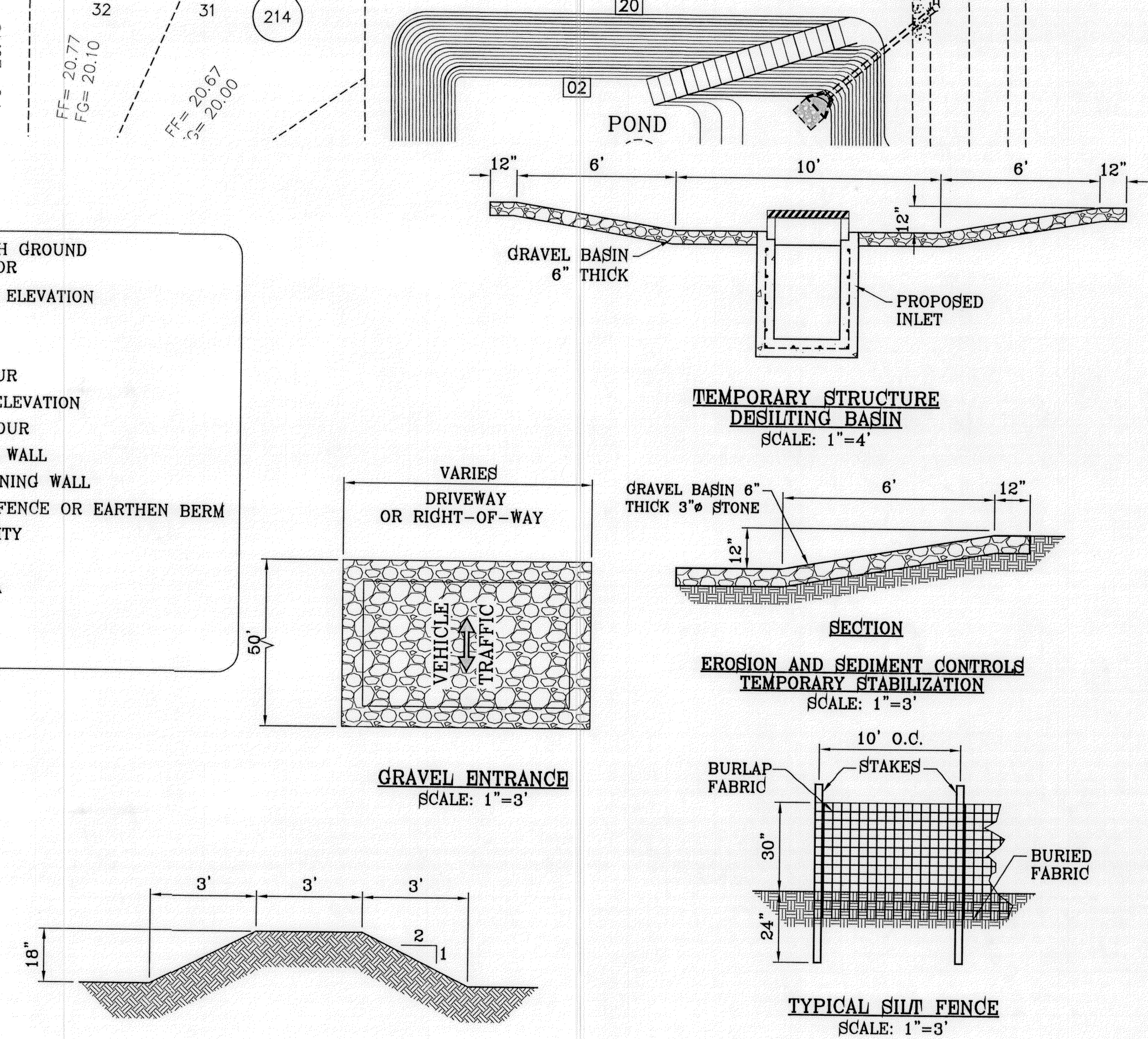


- STABILIZED ENTRANCE EROSION CONTROL NOTES**
- SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
 - TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
 - A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE 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 ABUTTING RESIDENCES ARE DEVELOPED.

- GRADING AND STABILIZATION NOTE:**
- FINAL STABILIZATION FOR THIS SUBDIVISION WILL BE CONSTRUCTED WITH ROAD AND HOMES OR LOTS 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.
 - STABILIZATION MEASURE FOR LOT 4, BLOCK 4 (POND) TO BE HYDROMULCH SLOPES

LEGEND

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



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

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST.
ELEVATION 4023.30
NAVD88 DATUM

REVISIONS	DATE	BY	R.R.
10/04/11			

CITY COMMENTS AS PER 10-4-11

TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CITY CONTAINING 19.763 ACRES

SCALE
HORIZ: 1" = 60'
VERT: 1" = 60'

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-26

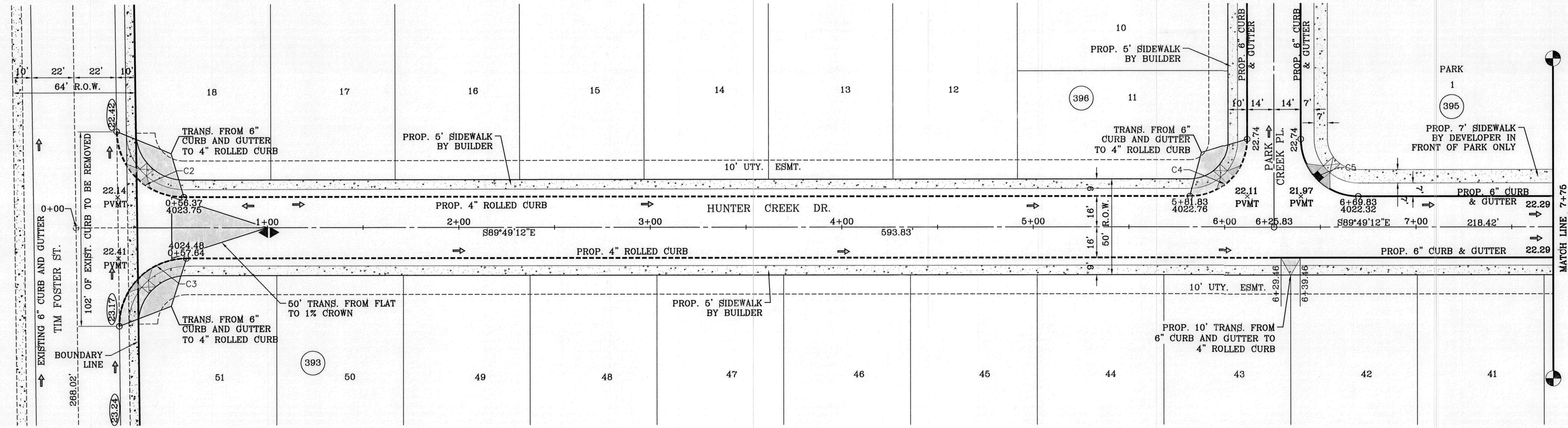


CONDE INC.
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FAX: (915) 592-0286

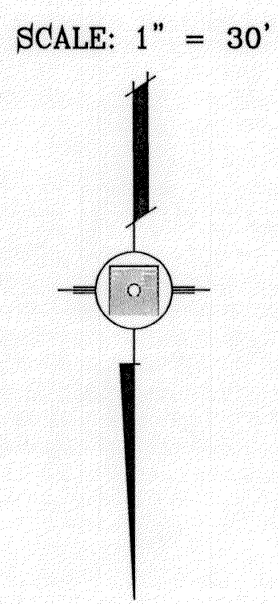


SHEET TITLE
GRADING, STABILIZATION, AND STORM WATER POLLUTION PREVENTION PLAN

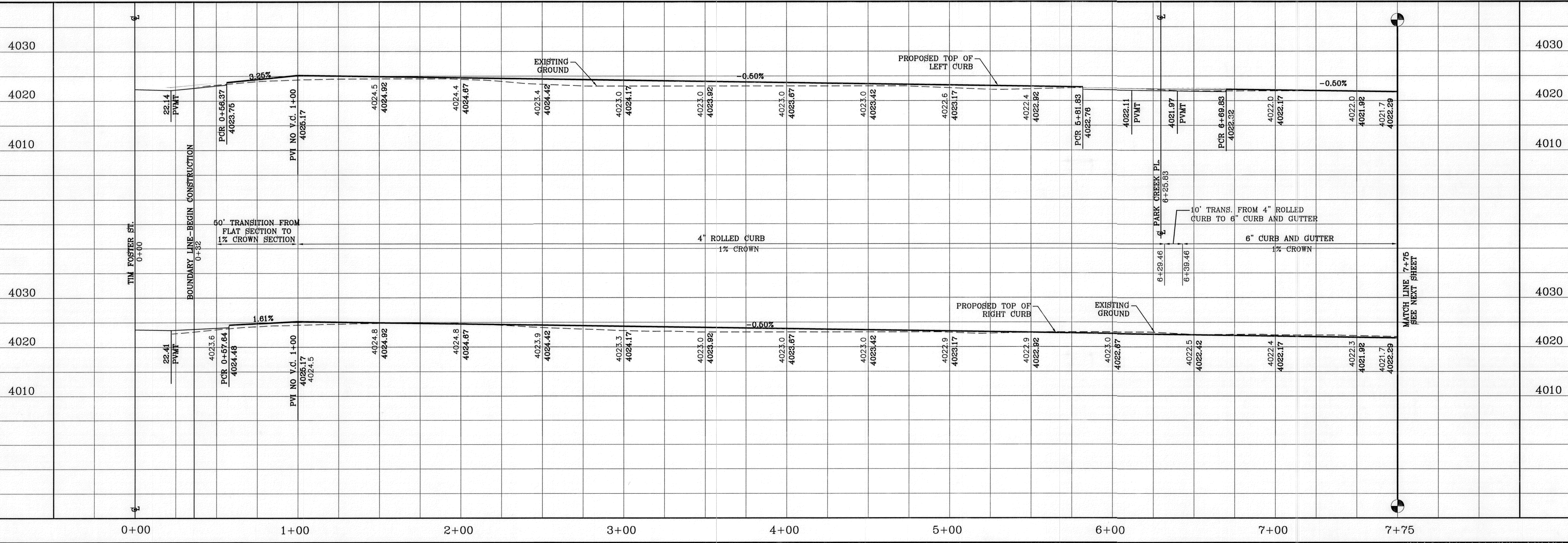
TDE 65



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	35.00'	54.55'	34.57'	49.19'	N45°10'22\"W	89°17'40\"
C3	35.00'	55.41'	35.44'	49.80'	N44°49'25\"E	90°42'46\"
C4	30.00'	47.12'	30.00'	42.43'	S45°10'48\"W	90°00'00\"
C5	30.00'	47.12'	30.00'	42.43'	N44°49'12\"W	90°00'00\"



XX.XX DENOTES AS BUILT CONDITION



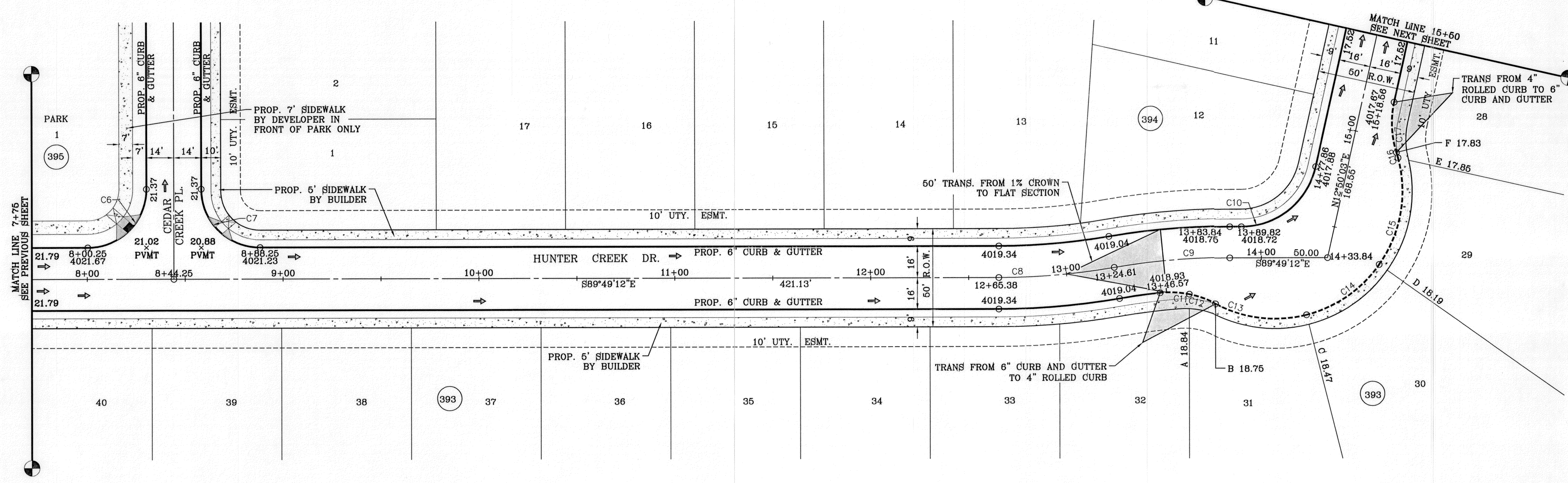
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST.	ELEVATION 4023.30
DATE: 10/04/11	
REVISIONS	
BY	R.R.
CITY COMMENTS AS PER 10-4-11	

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
 BEING A PORTION OF SECTION 38, BLOCK 76, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 19.763 ACRES

ENGINEER'S SEAL
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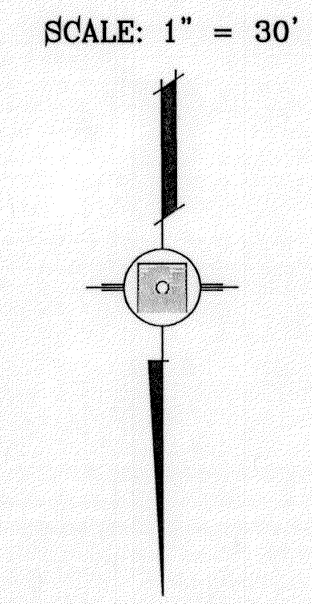
SHEET TITLE
STREET PLAN-PROFILE
HUNTER CREEK DR.
 STA: 0+00 TO STA: 7+75
 SHT 8 OF 18

FILE LOCATION S:\Subdivisions\TDE 70\PP-HUNTER CREEK - MEADOW LAKE PLOTTED ON Tuesday, March 06, 2012 7:54:59 AM BY RUBEN RIVERA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	30.00'	47.12'	30.00'	42.43'	S45°10'48\"W	90°00'00\"
C7	30.00'	47.12'	30.00'	42.43'	N44°49'12\"W	90°00'00\"
C10	39.00'	52.65'	31.21'	48.74'	S51°30'26\"W	77°20'45\"
C11	49.00'	14.97'	7.54'	14.91'	S87°10'17\"E	17°30'01\"
C12	49.00'	14.23'	7.17'	14.18'	S70°05'59\"E	16°38'35\"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	65.00'	47.86'	25.07'	46.78'	N82°52'12\"W	42°11'01\"
C14	65.00'	46.02'	24.02'	45.07'	S55°45'13\"W	40°34'08\"
C15	65.00'	57.08'	30.53'	55.27'	S10°18'37\"W	50°19'04\"
C16	65.00'	2.89'	1.44'	2.89'	S16°07'15\"E	2°32'40\"
C17	49.00'	25.85'	13.23'	25.55'	N2°16'46\"E	30°13'38\"



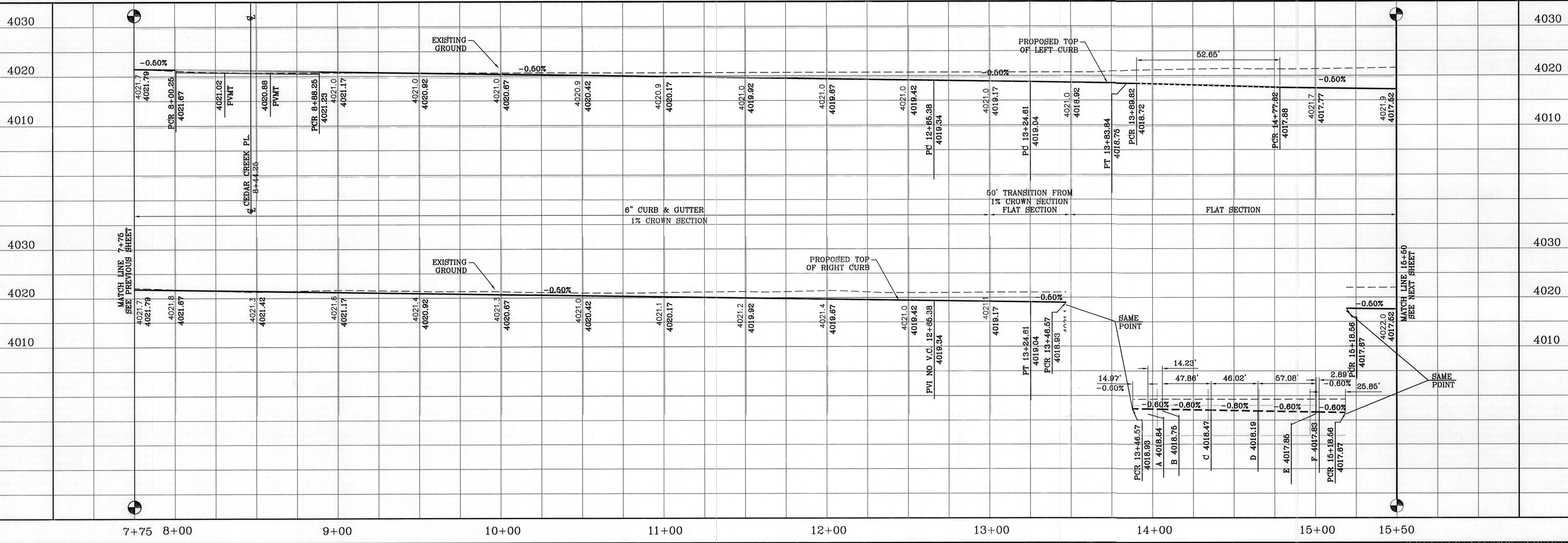
BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST. ELEVATION 4023.30
DATE 10/04/11
REVISIONS
BY R.R.
CITY COMMENTS AS PER 10-4-11

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 19.763 ACRES

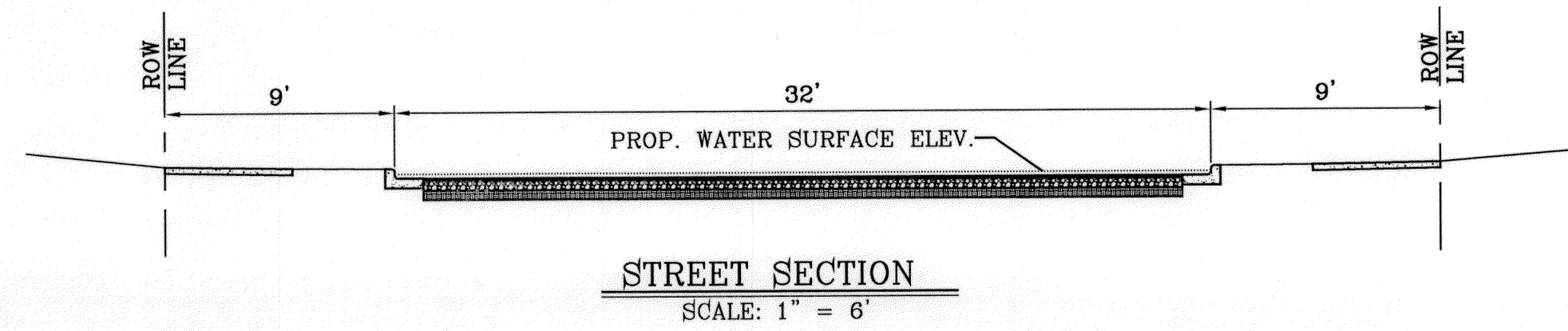
SCALE
HORIZ: 1\"/>

ENGINEER'S SEAL
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EL PASO, TEXAS 79905
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FAX: (915) 592-0286

SHEET TITLE
**STREET
PLAN - PROFILE
HUNTER
CREEK DR.
STA: 7+75
TO
STA: 15+50**



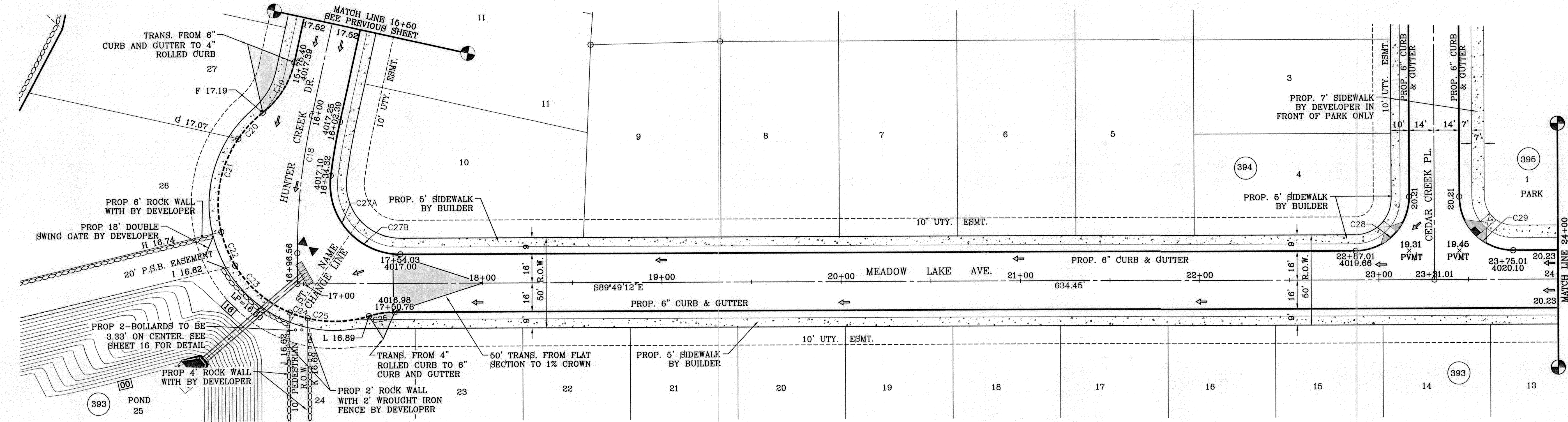
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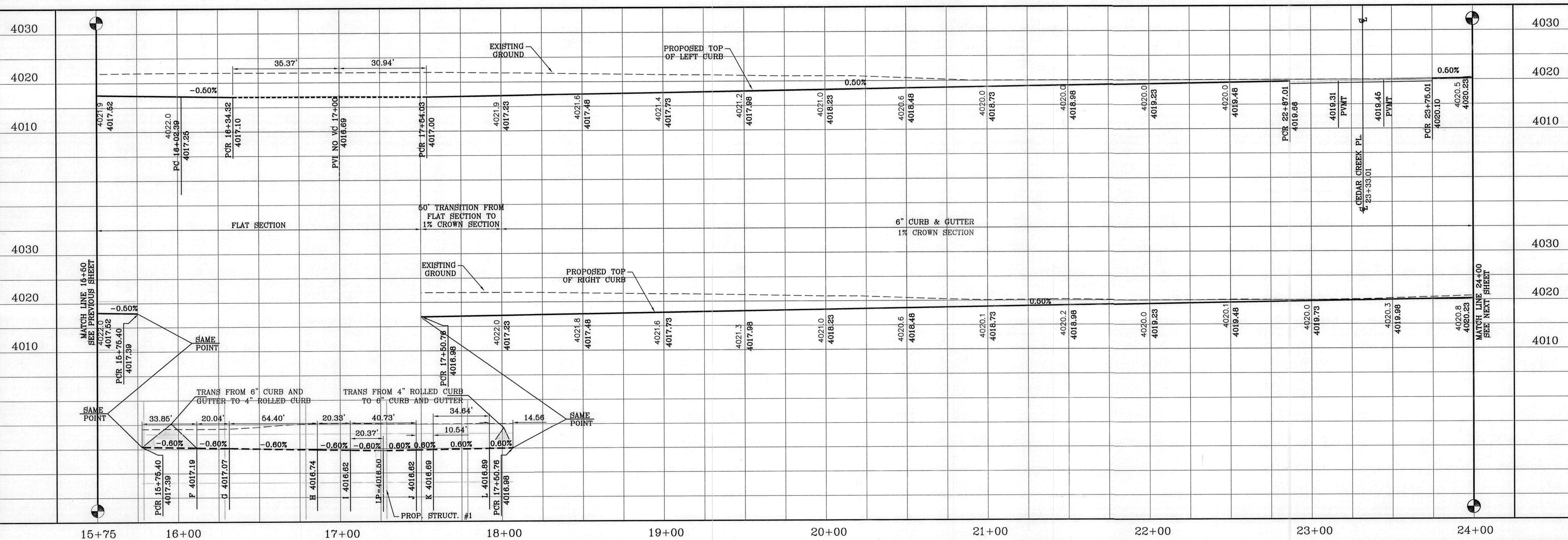
STREET CARRYING CAPACITY-FLAT SECTION				
STATION	Q ₀ CFS	Q _{0.5} CFS	Velocity	Depth
17+55.00	14.53	31.42	2.33	0.20'
16+75.00	14.38	31.42	2.33	0.20'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	49.00'	33.85'	17.63'	33.18'	N32°37'19"E	39°34'31"
C20	65.00'	20.04'	10.10'	19.96'	S43°34'46"W	17°39'37"
C21	65.00'	54.40'	28.91'	52.83'	S10°46'19"W	47°57'16"
C22	65.00'	20.33'	10.25'	20.25'	S22°09'55"E	17°55'13"
C23	65.00'	40.73'	21.06'	40.07'	S49°04'38"E	35°54'13"
C24	65.00'	10.54'	5.28'	10.52'	S71°40'20"E	91°17'11"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	65.00'	34.64'	17.74'	34.23'	N88°25'06"E	30°31'57"
C26	49.00'	14.56'	7.34'	14.51'	S81°39'58"W	17°01'40"
C27A	39.00'	35.37'	19.01'	34.17'	S18°22'32"E	51°57'57"
C27B	39.00'	30.94'	16.34'	30.14'	S67°05'22"E	45°27'41"
C28	30.00'	47.12'	30.00'	42.43'	N45°10'48"E	90°00'00"
C29	30.00'	47.12'	30.00'	42.43'	S44°49'12"E	90°00'00"



SCALE: 1" = 30'



PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2,
TEXAS AND ACROSS RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 19.763 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

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

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-26

REVISIONS

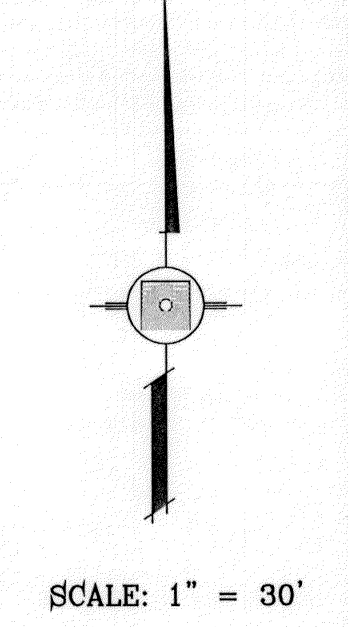
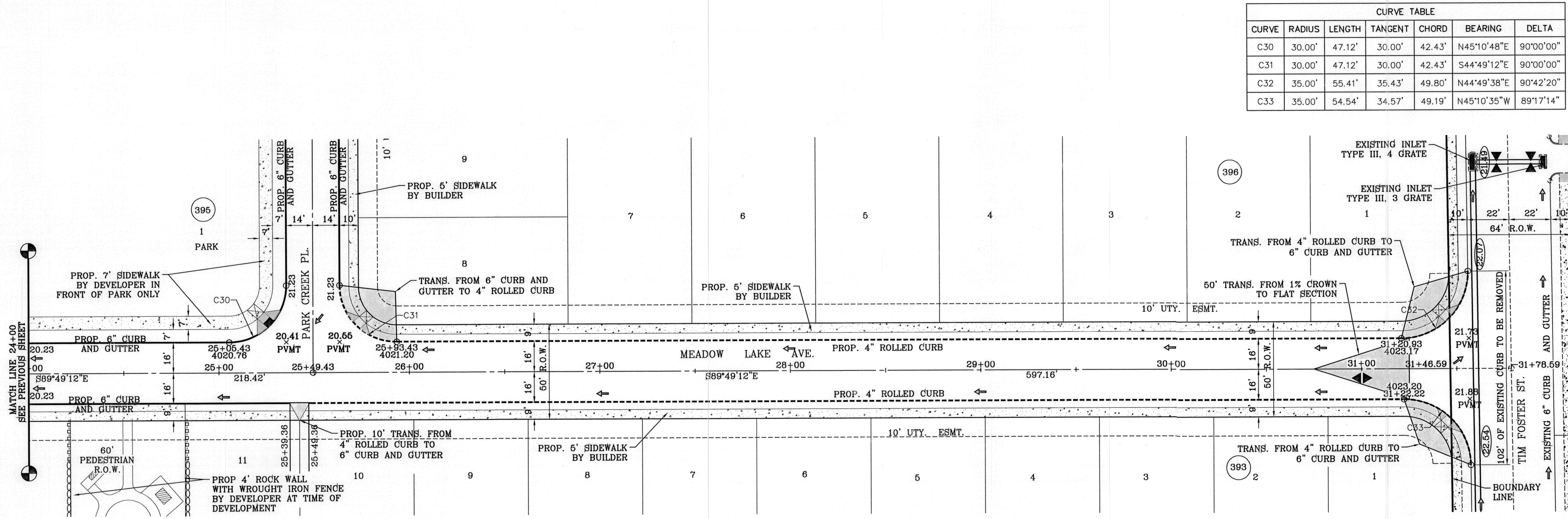
NO.	DATE	DESCRIPTION
1	10/04/11	CITY COMMENTS AS PER 10-4-11

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
ARABIAN POINT AVE. AND TIM FOSTER ST.
ELEVATION 4023.30

STREET TITLE
STREET
PLAN-PROFILE
HUNTER
CREEK DR./
MEADOW
LAKE AVE.
TO
STA: 15+50
TO
STA: 24+00

SHT 10 OF 18

FILE LOCATION S:_Subdivisions\70 PP-HUNTER CREEK - MEADOW LAKE PLOTTED ON Tuesday, March 06, 2012 7:56:01 AM BY RUBEN RIVERA



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST. ELEVATION 4025.30

DATE 10/04/11

REVISIONS

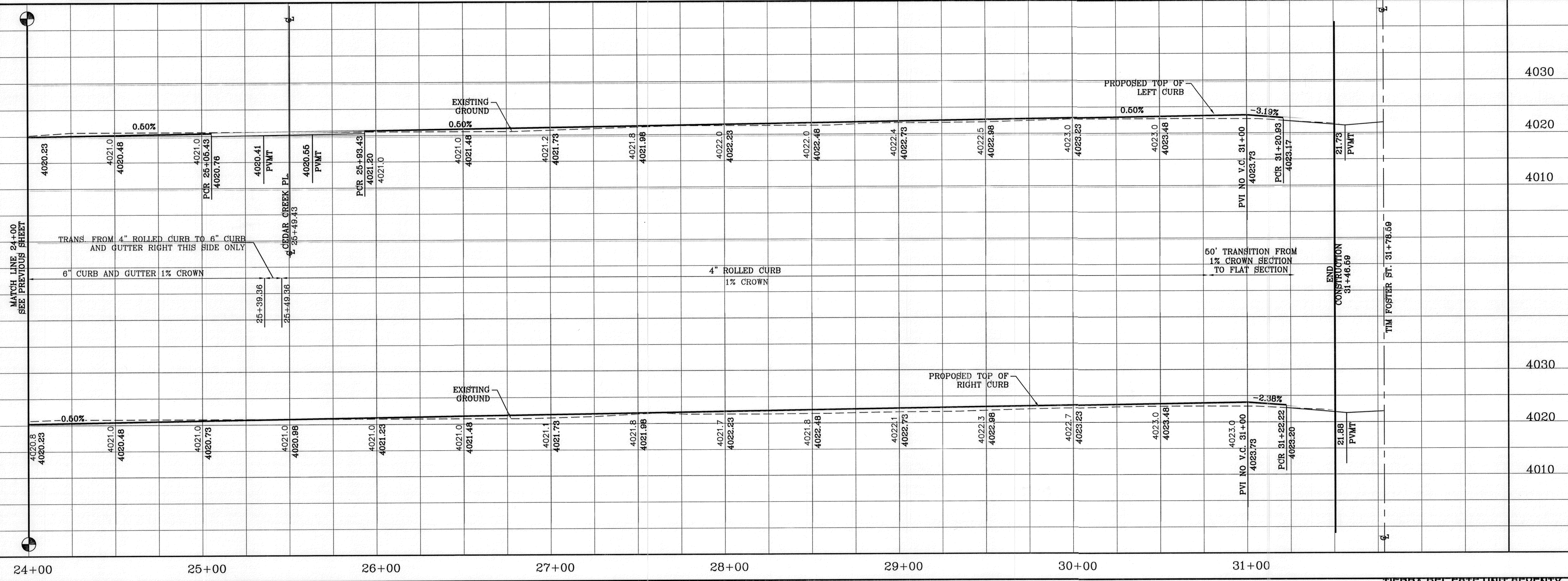
CITY COMMENTS AS PER 10-4-11 R.R.

PROJECT NAME

TERRA DEL ESTE UNIT SEVENTY

BEING A PORTION OF SECTION 08, BLOCK 79, TOWNSHIP 2, TEXAS AND PLAT 100, COUNTY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 19.763 ACRES

XX.XX DENOTES AS BUILT CONDITION



SCALE

HORIZ: 1" = 30'

VERT: 1" = 10'

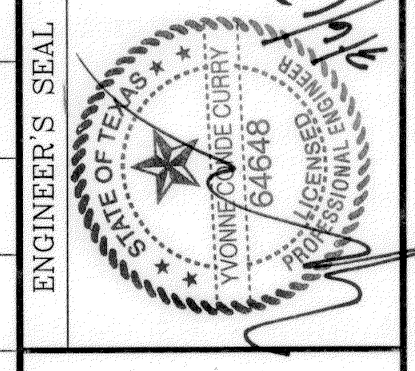
DATE: JULY 2011

DESIGN BY: Y.C.

INITIATED BY: R.R.

CHECKED BY: Y.C.

JOB NO.: 411-28



CONDE INC.

ENGINEERING / PLANNING
SURVEYING / GPS

6080 SURETTE DR. SITE 100
EL PASO, TEXAS 79905

PHONE: (915) 592-0283
FAX: (915) 592-0286



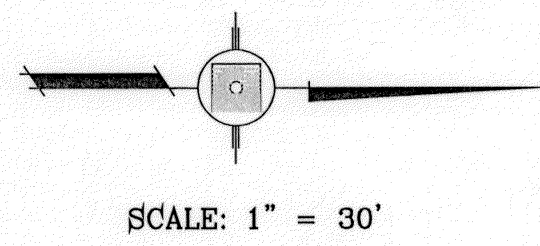
SHEET TITLE

STREET PLAN - PROFILE

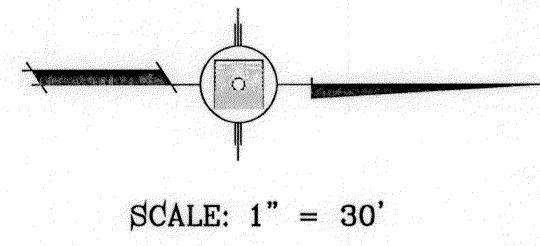
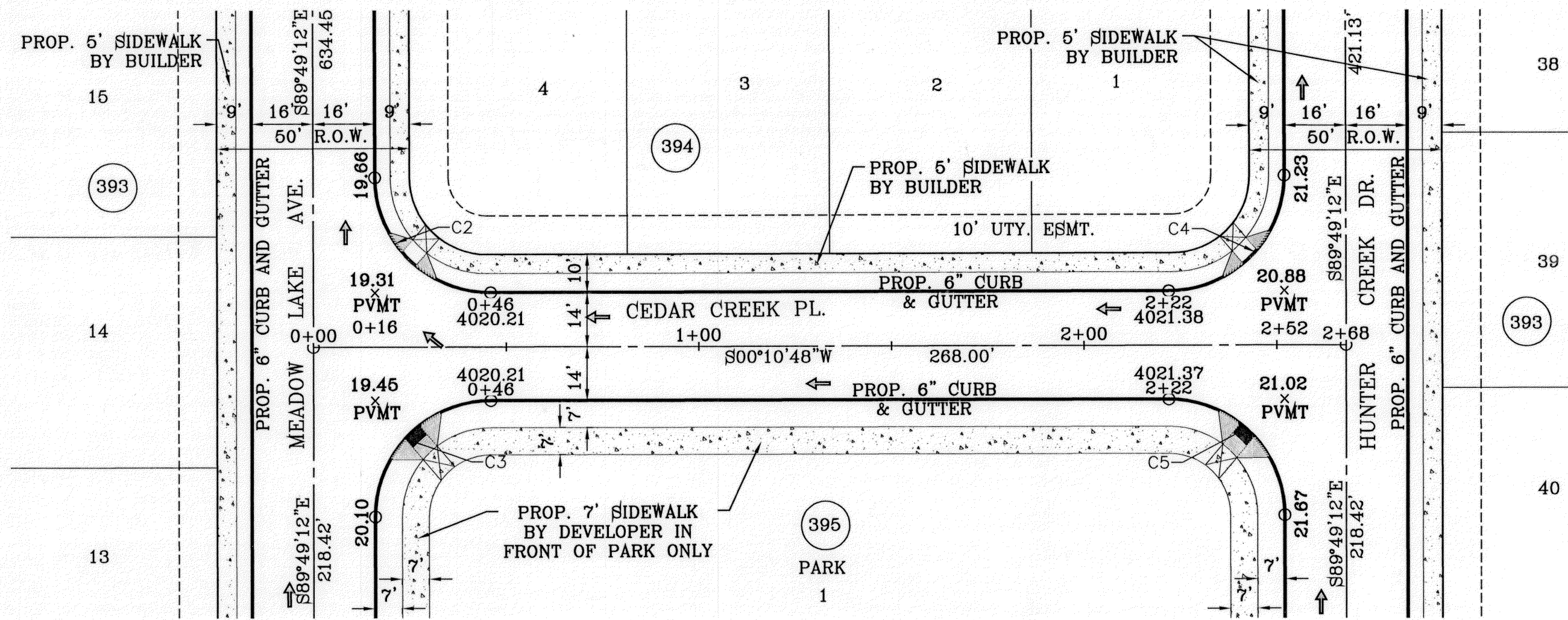
MEADOW LAKE AVE.

STA: 24+00 TO STA: 31+78.59

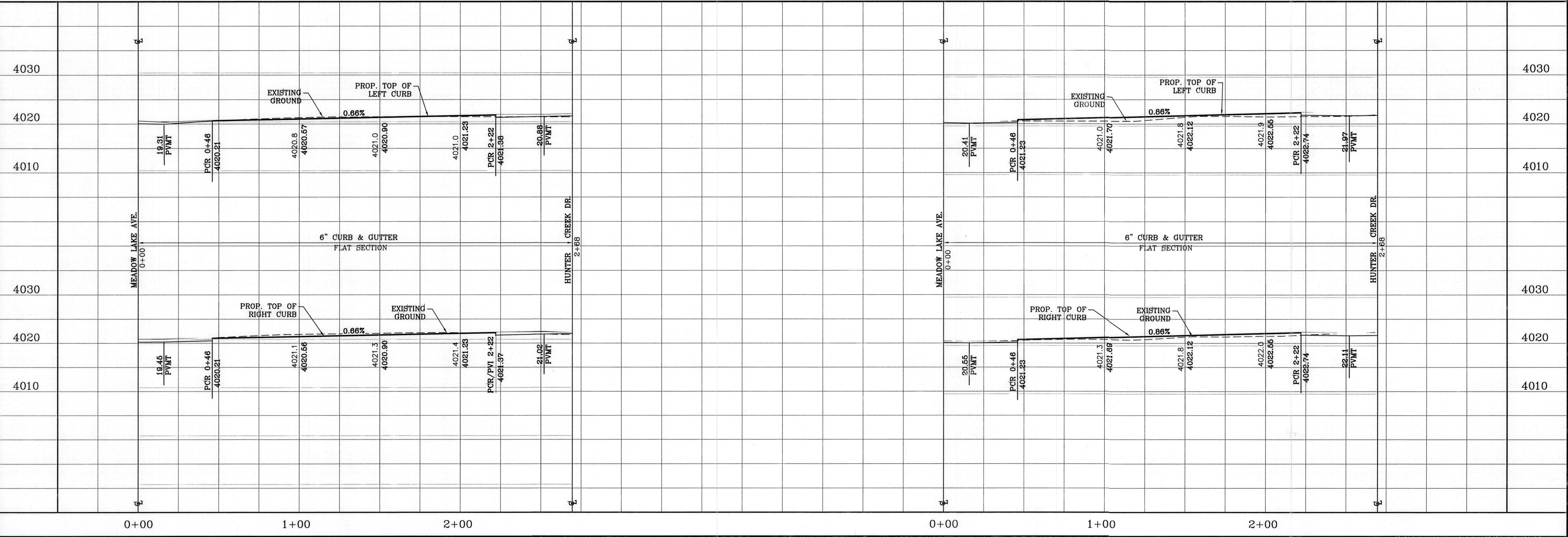
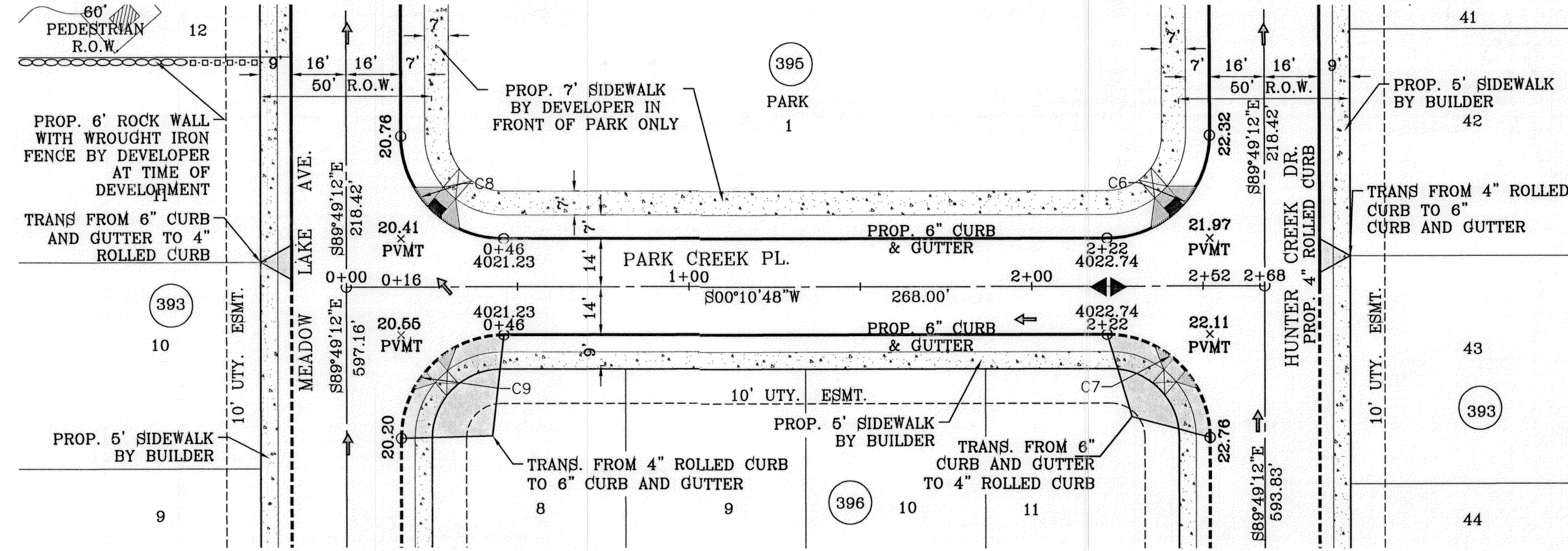
FILE LOCATION S:\Subdivisions\70_PP-PARK CREEK PLOTTED ON Tuesday, March 06, 2012 7:56:40 AM BY RUBEN RIVERA



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	30.00'	47.12'	30.00'	42.43'	N45°10'48"E	90°00'00"
C3	30.00'	47.12'	30.00'	42.43'	S44°49'12"E	90°00'00"
C4	30.00'	47.12'	30.00'	42.43'	N44°49'12"W	90°00'00"
C5	30.00'	47.12'	30.00'	42.43'	S45°10'48"W	90°00'00"



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	30.00'	47.12'	30.00'	42.43'	N44°49'12"W	90°00'00"
C7	30.00'	47.12'	30.00'	42.43'	S45°10'48"W	90°00'00"
C8	30.00'	47.12'	30.00'	42.43'	N45°10'48"E	90°00'00"
C9	30.00'	47.12'	30.00'	42.43'	S44°49'12"E	90°00'00"



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
ARABIAN POINT AVE. AND TIM FOSTER ST.
ELEVATION 4063.30

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 19.763 ACRES

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

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-26

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
CEDAR
CREEK PL.
&
PARK
CREEK PL.
IN THEIR
ENTIRETY**

SHEET 12 OF 18

TOP SOIL SHALL COMPLY WITH CITY OF EL PASO PARKS & RECREATION DEPARTMENT PARK DESIGN GUIDELINES AND STANDARDS, SODDING SPECIFICATION 1.02C.

SEE LANDSCAPE AND IRRIGATION PLANS FOR DETAILS

**PARK AREA 1
ON SITE PONDING CALCULATIONS**

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

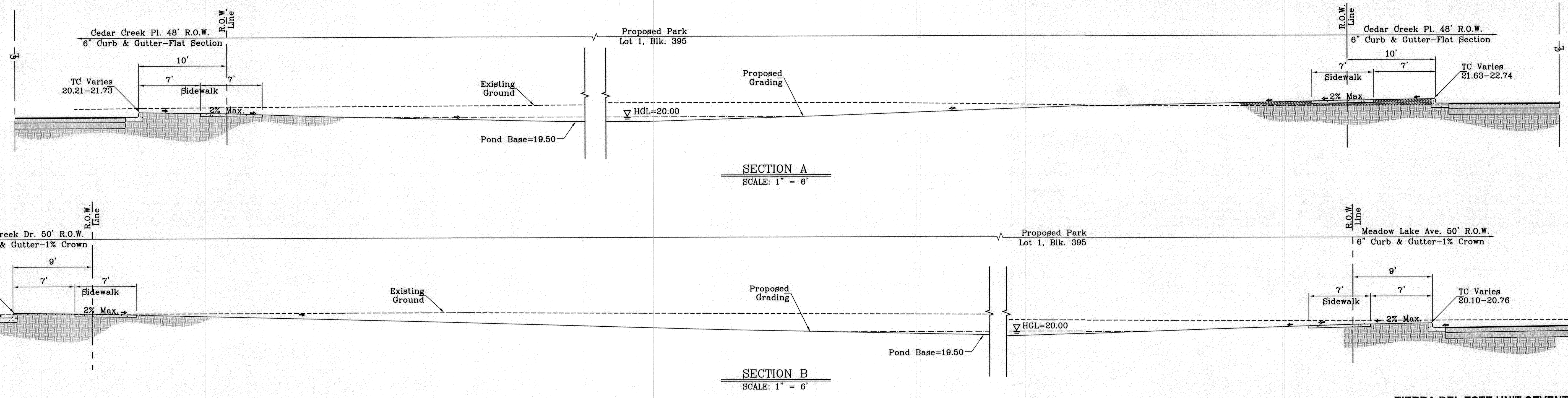
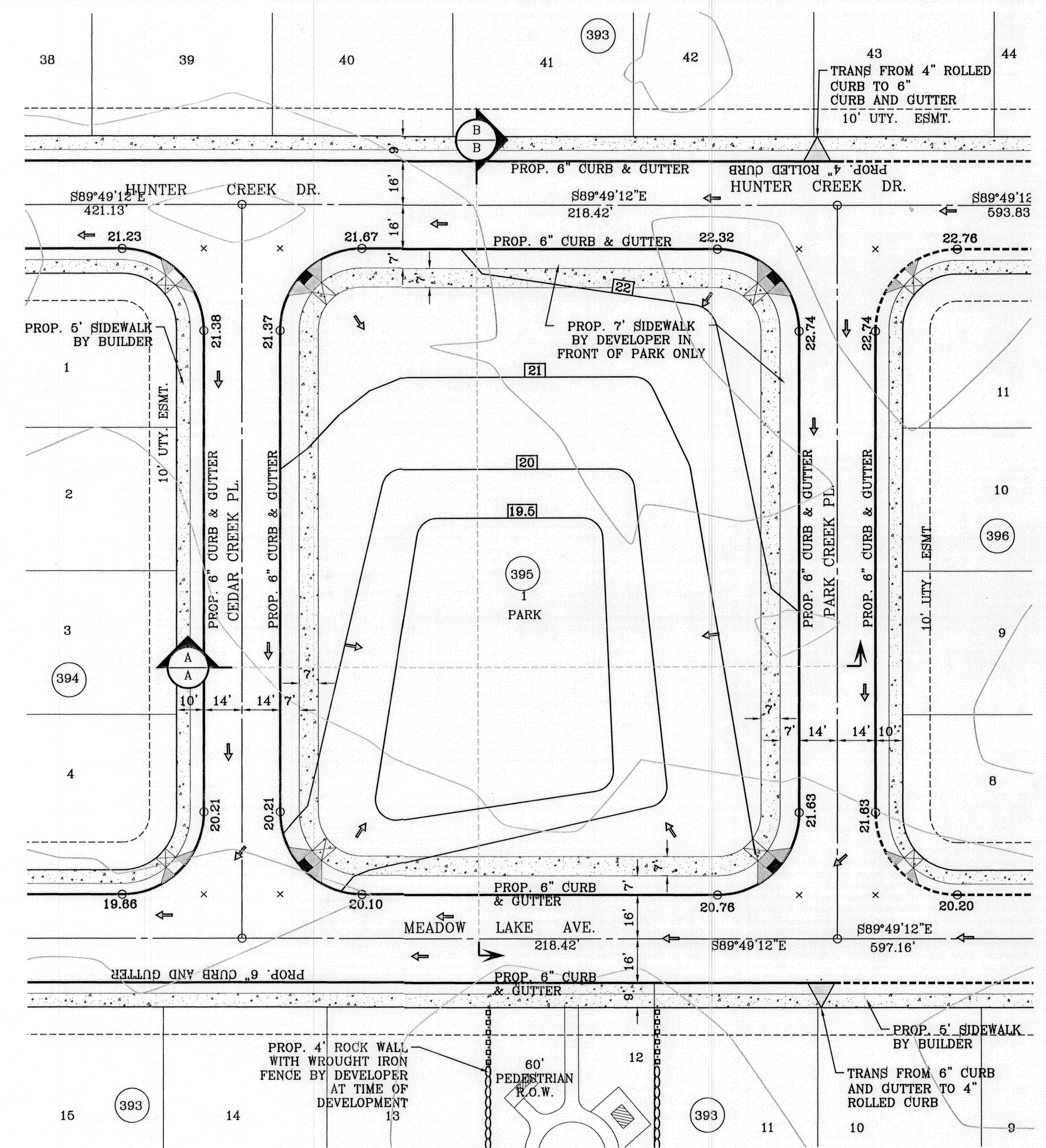
$$Q = \frac{ARC}{12} = \frac{1.0(4)(0.4)}{12} = 0.14$$

$$HW \text{ ELEV} = 4019.72 + 0.14 \text{ ac-ft}$$

DRAINAGE COMPUTATIONS

Park Output		
Units=Elevation,ft.	Volume,acft.	Volume,acft
Elev ft	Conic Vol acft	Cumml Avg acft
4020.00	0.14	0.14
4019.50	0.00	0.00

PARK AREA	LOT NO.	BLOCK NO.	POND AREA (AC)	POND VOLUME (AC FT.)	DEPTH (FEET)	HIGH WATER ELEV.
1	1	33	1.01	0.18	0.50	4020.00



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PARLIAN POINT AVE. AND TIM FOSTER ST. ELEVATION 4023.30 NAVD88 DATUM

DATE	10/04/11	REVISIONS	CITY COMMENTS AS PER 10-4-11
BY	R.R.		

TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 19.763 ACRES.

PROJECT NAME

SCALE AS SHOWN

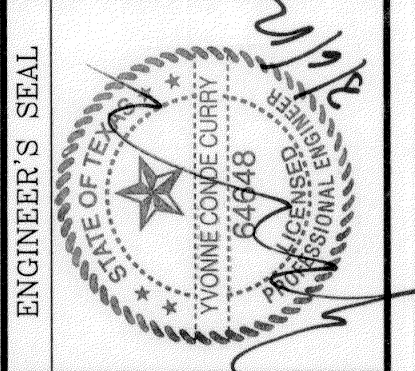
DATE: JULY 2011

DESIGN BY: Y.C.

INITIATED BY: R.R.

CHECKED BY: Y.C.

JOB NO.: 411-26



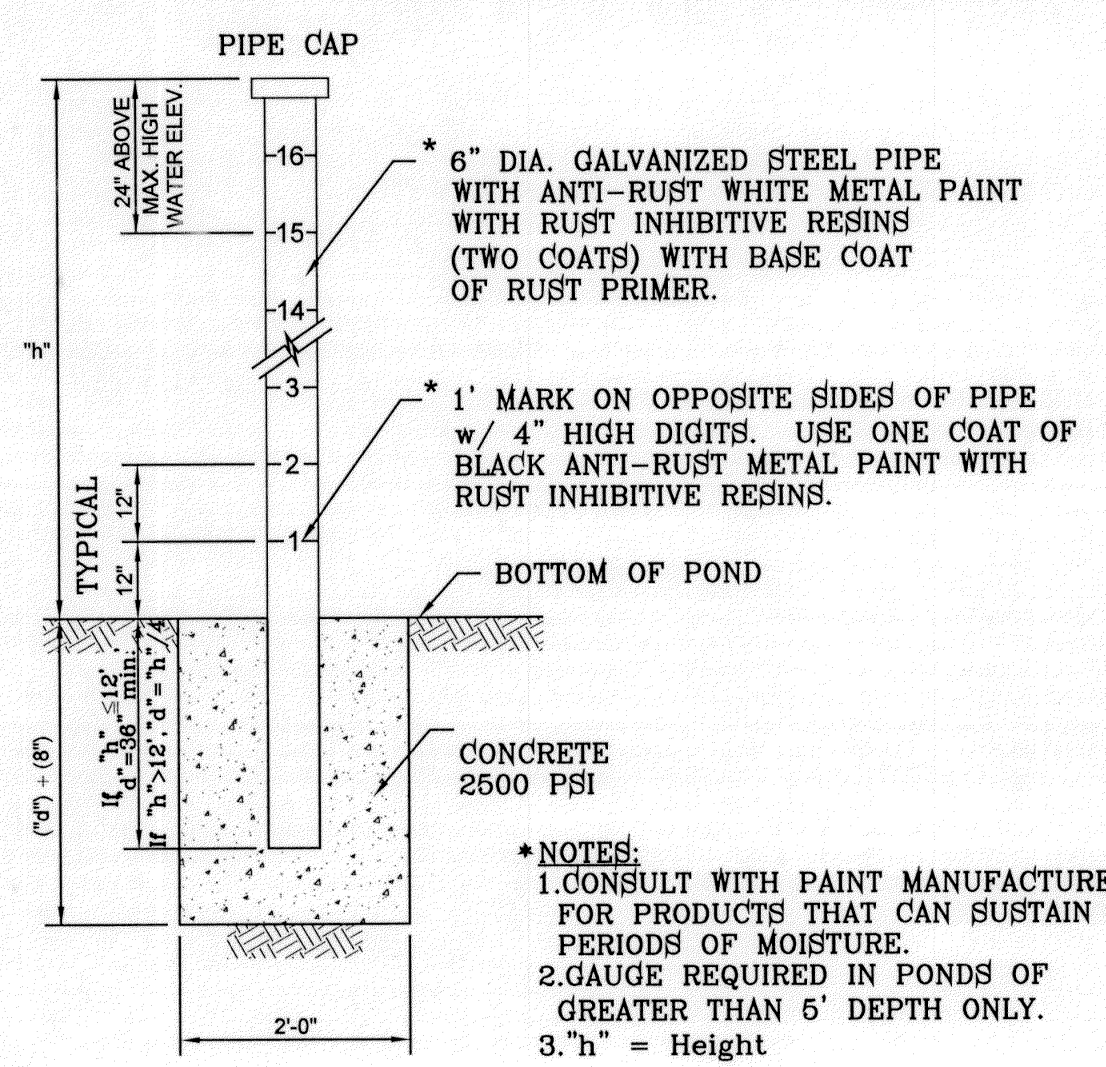
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0263
FAX: (915) 592-0286



FILE LOCATION S:_Subdivisions\TDE 70\PARK PLOTTED ON Tuesday, March 06, 2012 7:52:09 AM BY RUBEN RIVERA

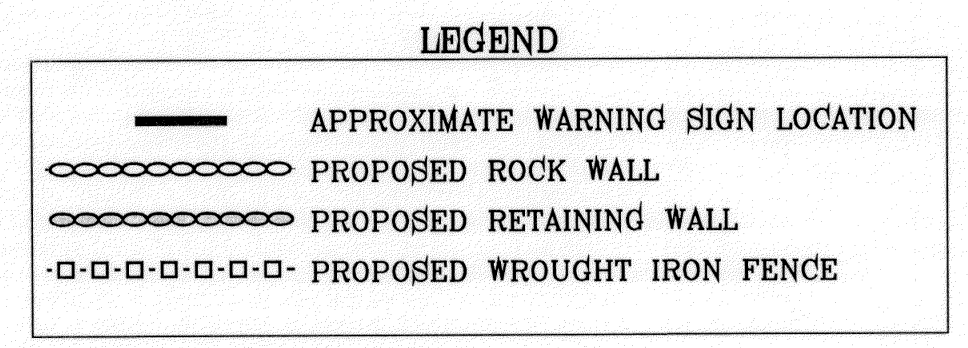
FILE LOCATION S:\Subdivisions\TDE 70\POND PLOTTED ON Tuesday, March 06, 2012 7:53:17 AM BY RUBEN RIVERA

NOTE
ALTERNATES WILL BE ALLOWED WITH THE PRIOR
REVIEW AND APPROVAL OF THE CITY ENGINEER.



- *NOTES:
1. CONSULT WITH PAINT MANUFACTURER FOR PRODUCTS THAT CAN SUSTAIN LONG PERIODS OF MOISTURE.
2. GAUGE REQUIRED IN PONDS OF GREATER THAN 6' DEPTH ONLY.
3. h = Height

POND DEPTH GAUGE
SCALE: 1/2"=1'-0"

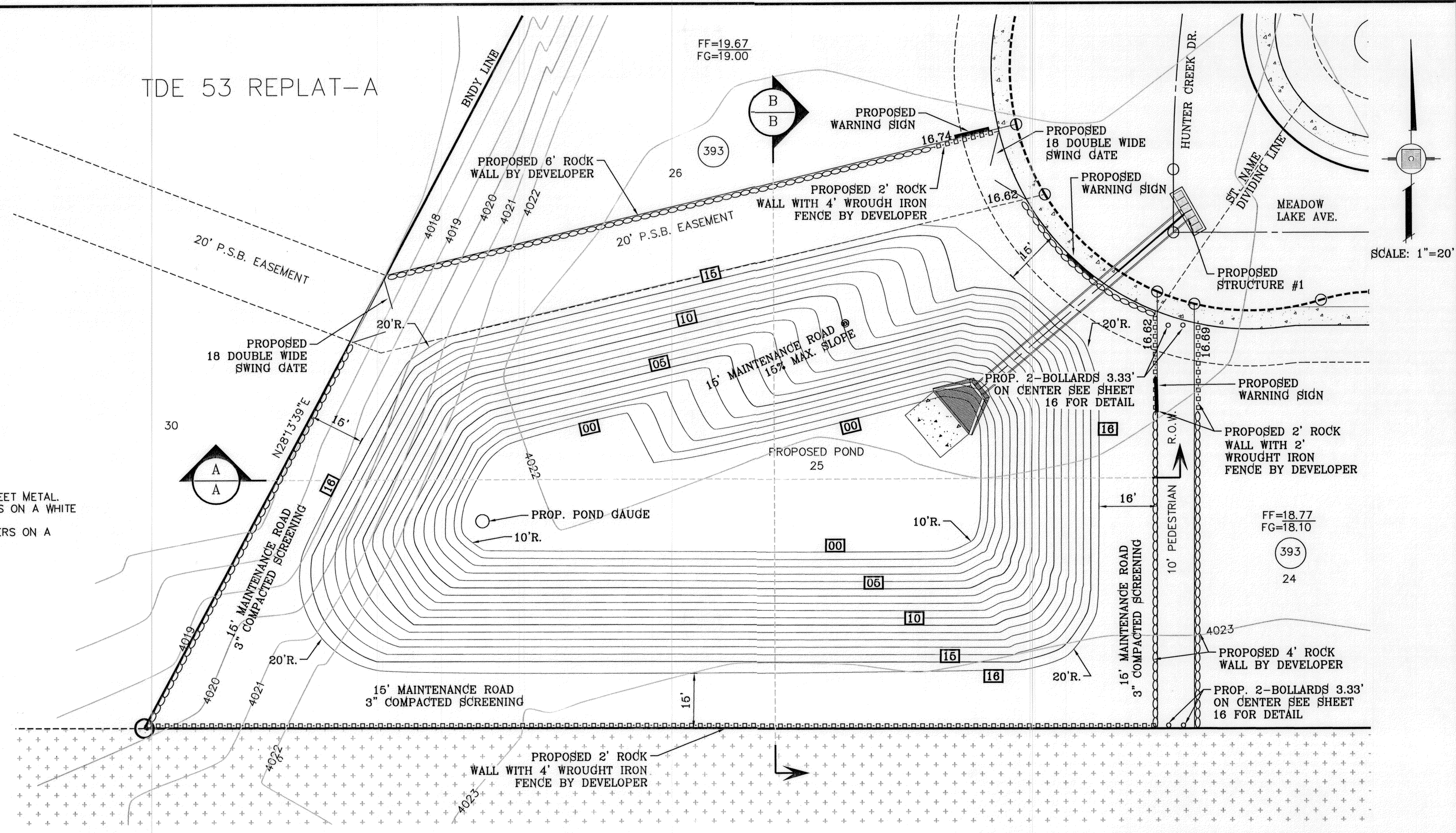


- GENERAL NOTES:
1. SIGN MATERIAL TO BE 16 GAUGE GALVANIZED SHEET METAL.
2. TOP PART OF SIGN SHALL SHOW BLACK LETTERS ON A WHITE BACKGROUND.
3. BOTTOM PART OF SIGN SHALL SHOW WHITE LETTERS ON A BLACK BACKGROUND.

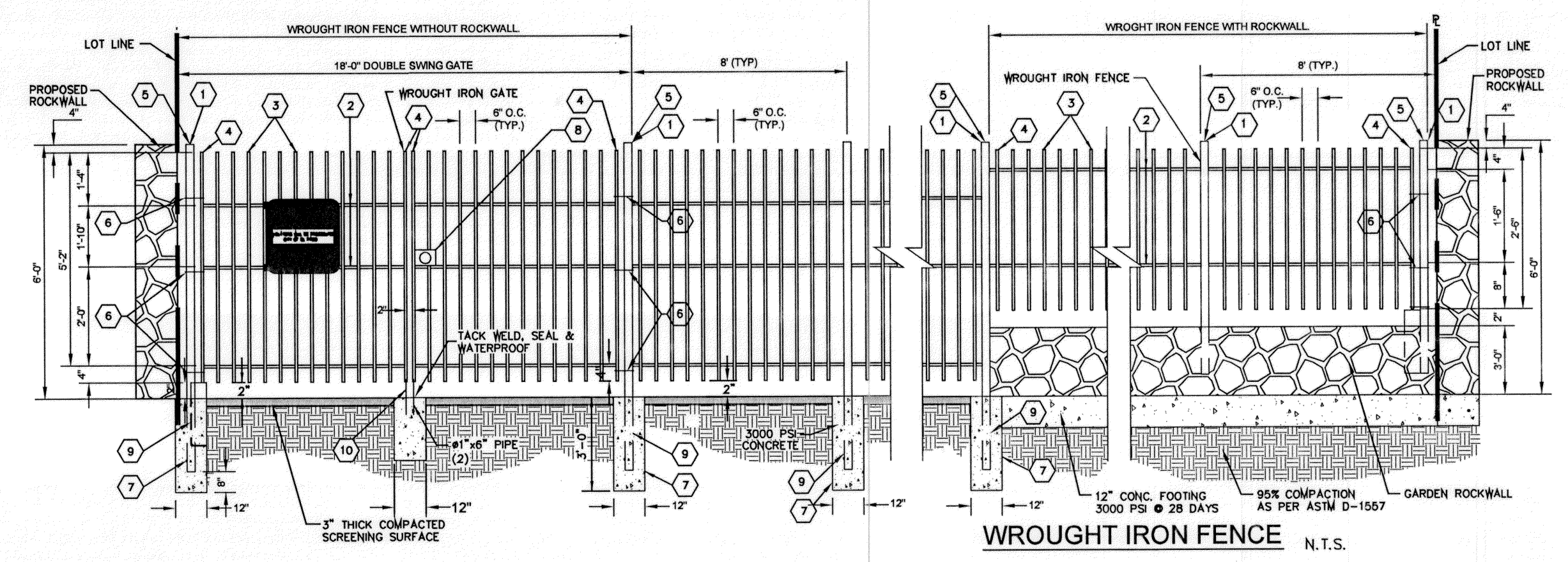


SITE SIGN - NO TRESPASSING
SCALE: N.T.S.

TDE 53 REPLAT-A



- 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)



WROUGHT IRON FENCE
N.T.S.

ELEVATION FT	AREA SQ-FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4016	20850.19	0.46	4.35
4015	18126.12	0.43	3.89
4014	16967.04	0.40	3.46
4013	15809.81	0.38	3.06
4012	14816.59	0.35	2.68
4011	13751.41	0.33	2.33
4010	12766.35	0.30	2.00
4009	12500.97	0.27	1.70
4008	11469.58	0.25	1.43
4007	10471.65	0.23	1.18
4006	9508.54	0.21	0.95
4005	8579.12	0.19	0.74
4004	7683.31	0.16	0.55
4003	6820.29	0.15	0.39
4002	5990.16	0.14	0.24
4001	5237.50	0.11	0.11
4000	4480.42	0.00	0.00

WATERSHED-POND
 $Q = \frac{A R C}{12} = AC-FT$

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

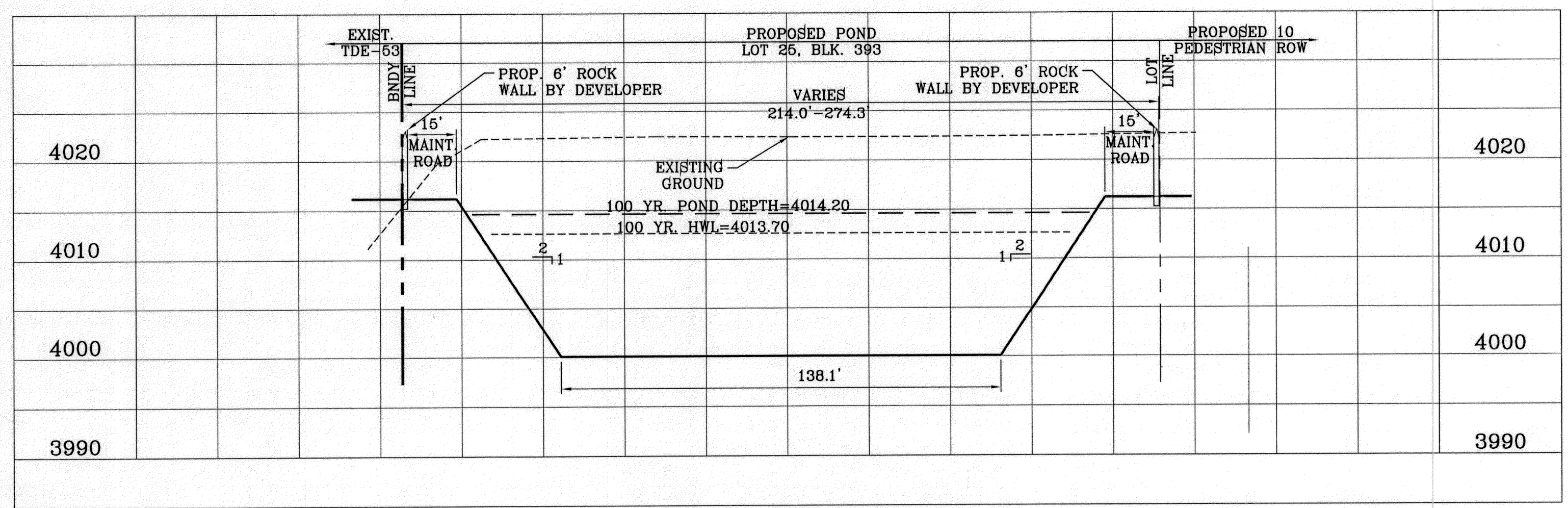
TCOMM-11 $\frac{17.27(4)0.68}{12} = 3.34$ ac-ft

TOTAL = 3.34 ac-ft

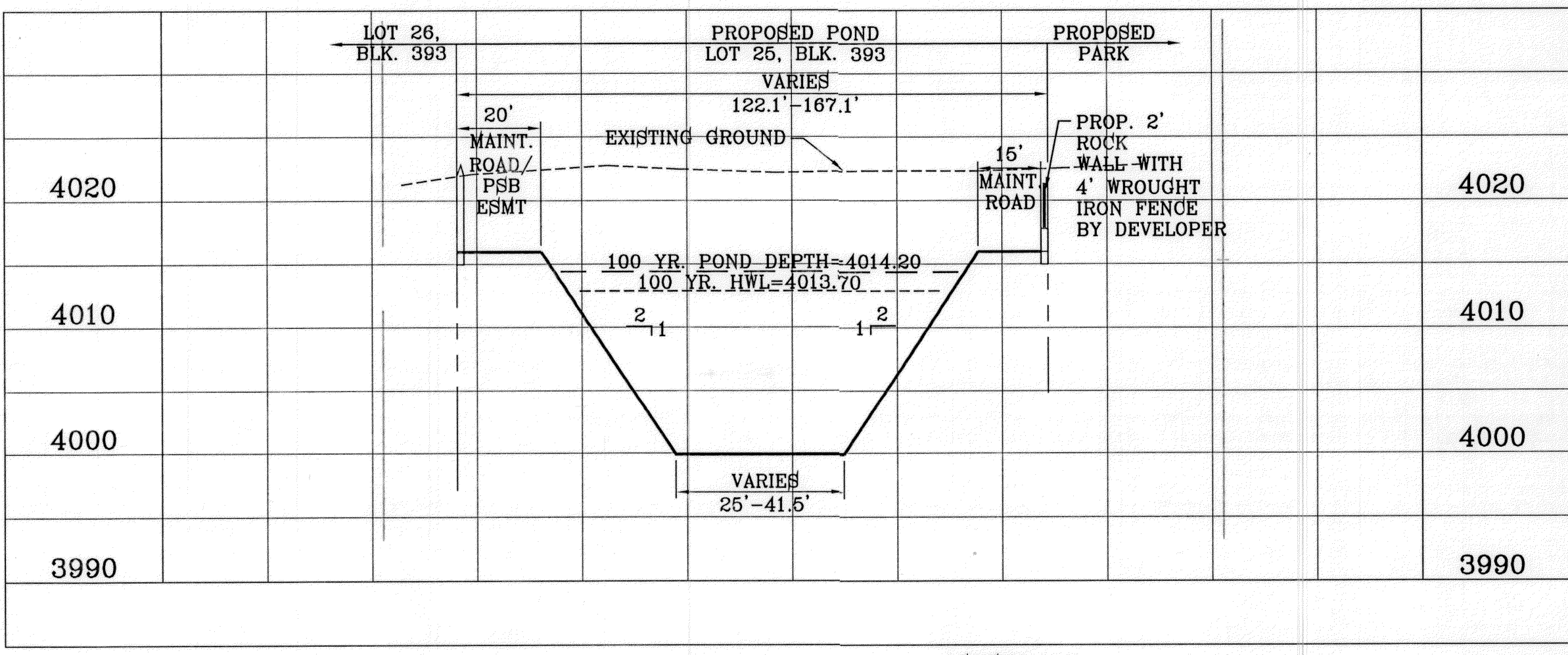
SILT & DEBRIS = 0.21 ac-ft

Q_{req} (TOTAL) = 3.55
 Q_{cap} (TOTAL) = 4.35

100 YEAR HW ELEVATION = 4013.70
100 YEAR PONDED DEPTH = 4014.20



SECTION A
SCALE: 1"=30' HOR.
SCALE: 1"=10' VERT.



SECTION B
SCALE: 1"=30' HOR.
SCALE: 1"=10' VERT.

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST. ELEVATION 4023.30

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CITY COMMENTS AS PER 10-4-11

DATE
10/04/11

REVISIONS
BY
R.R.

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CITY COMMENTS AS PER 10-4-11

SCALE
HORIZ: AS SHOWN
VERT: SHOWN

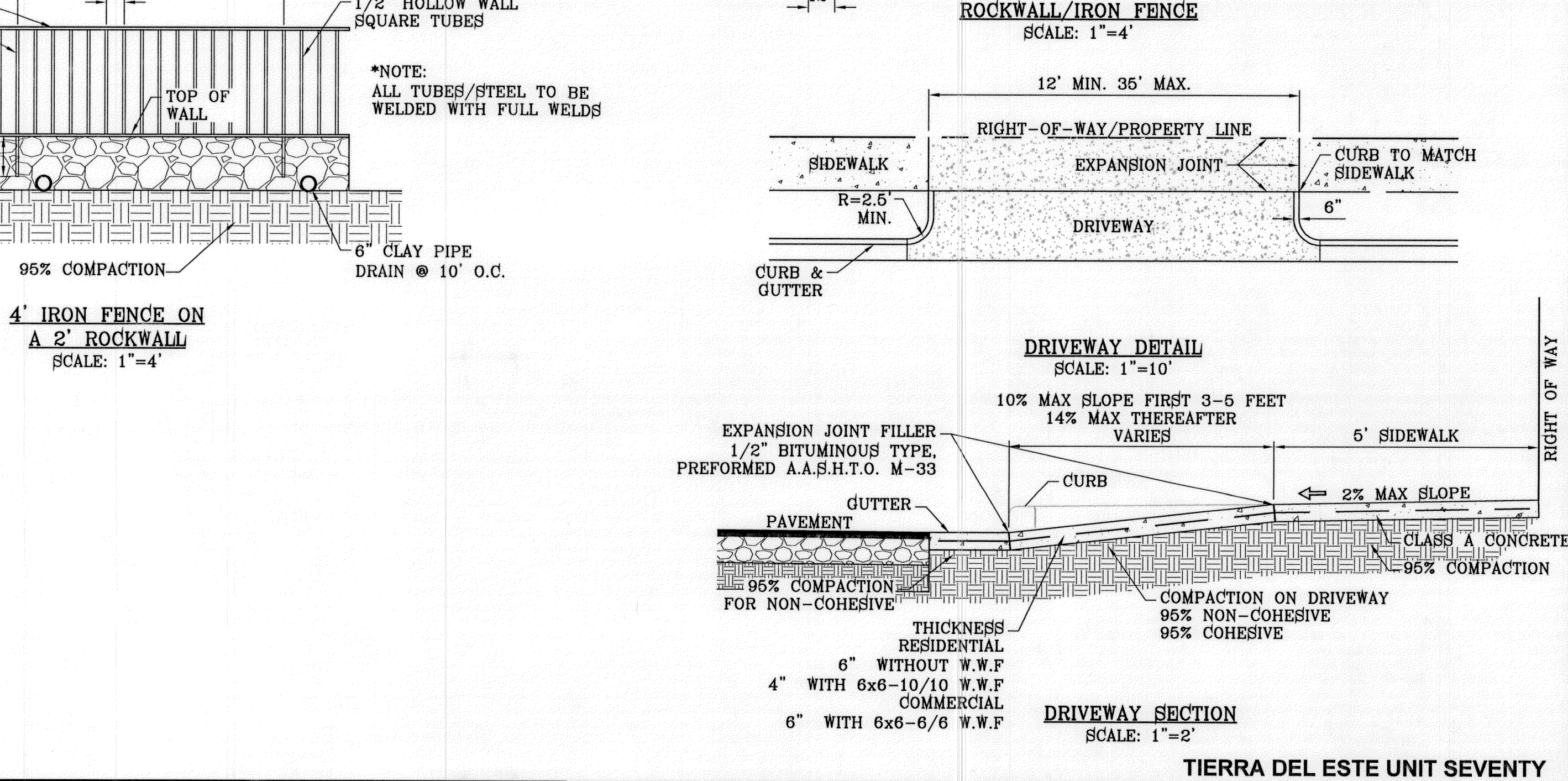
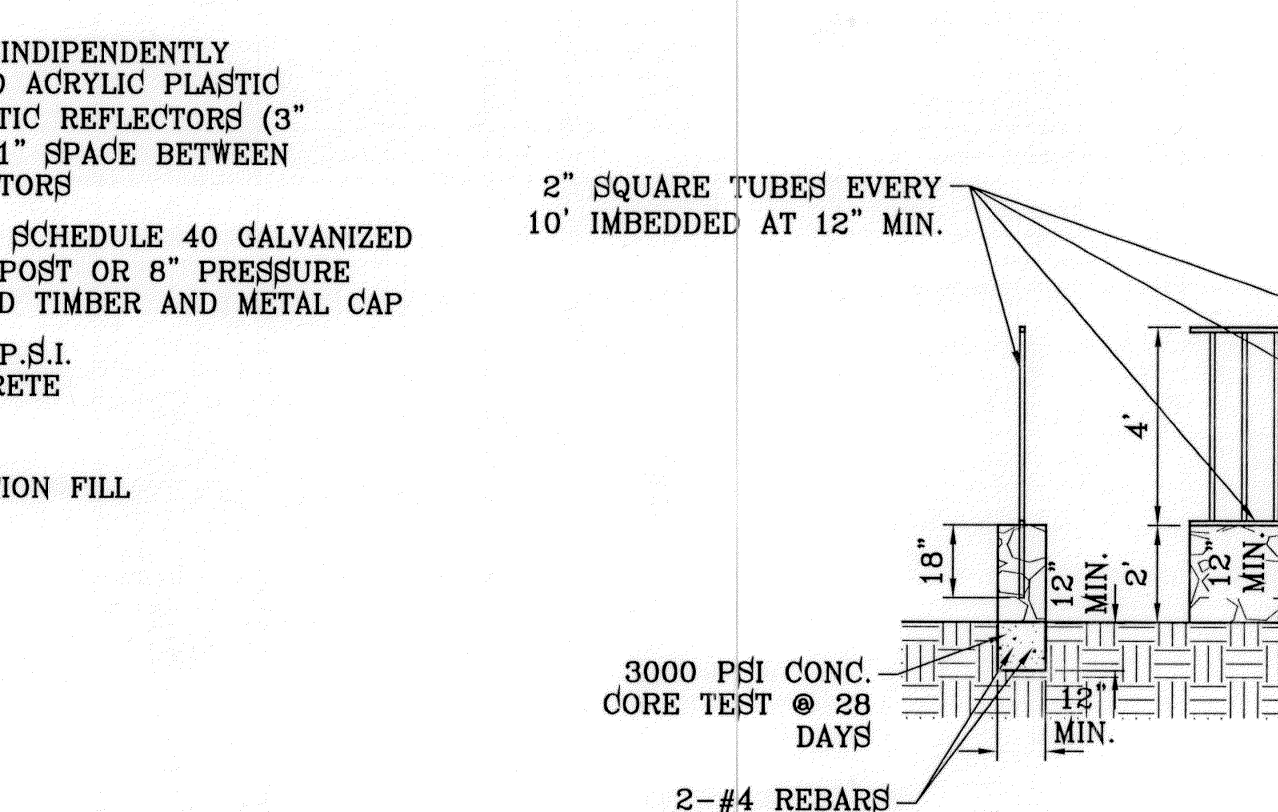
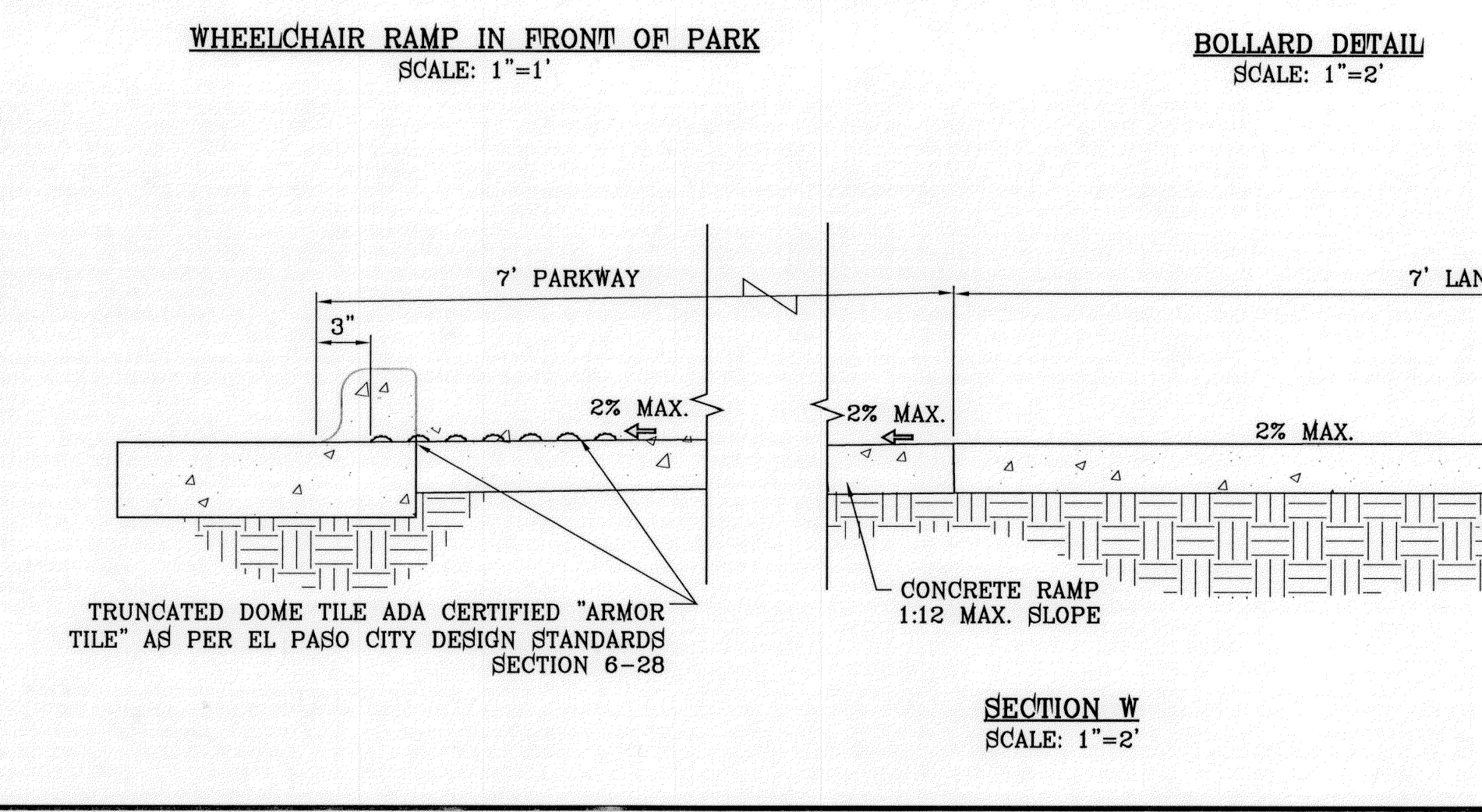
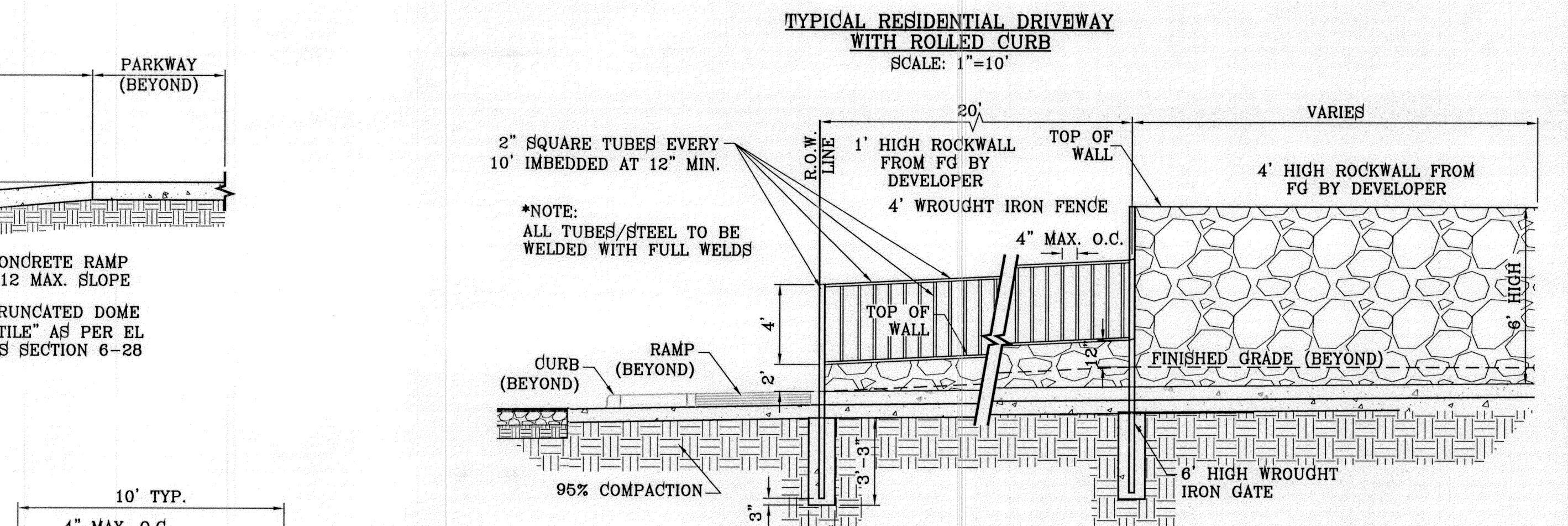
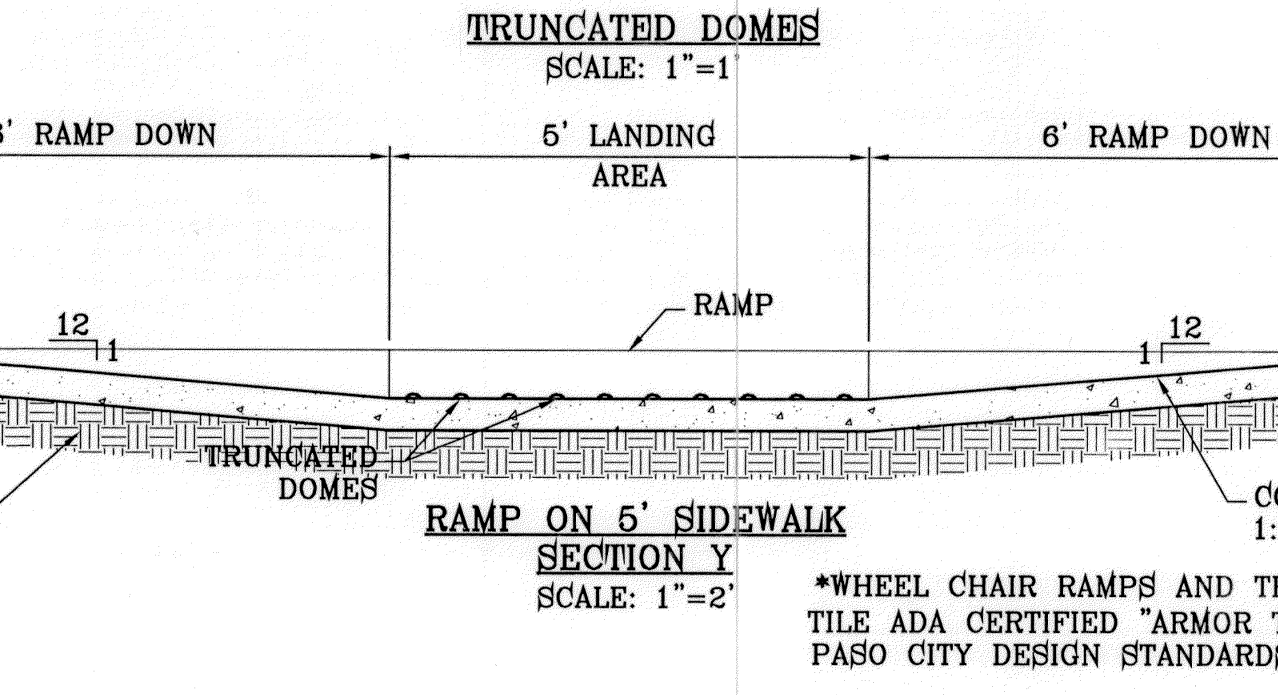
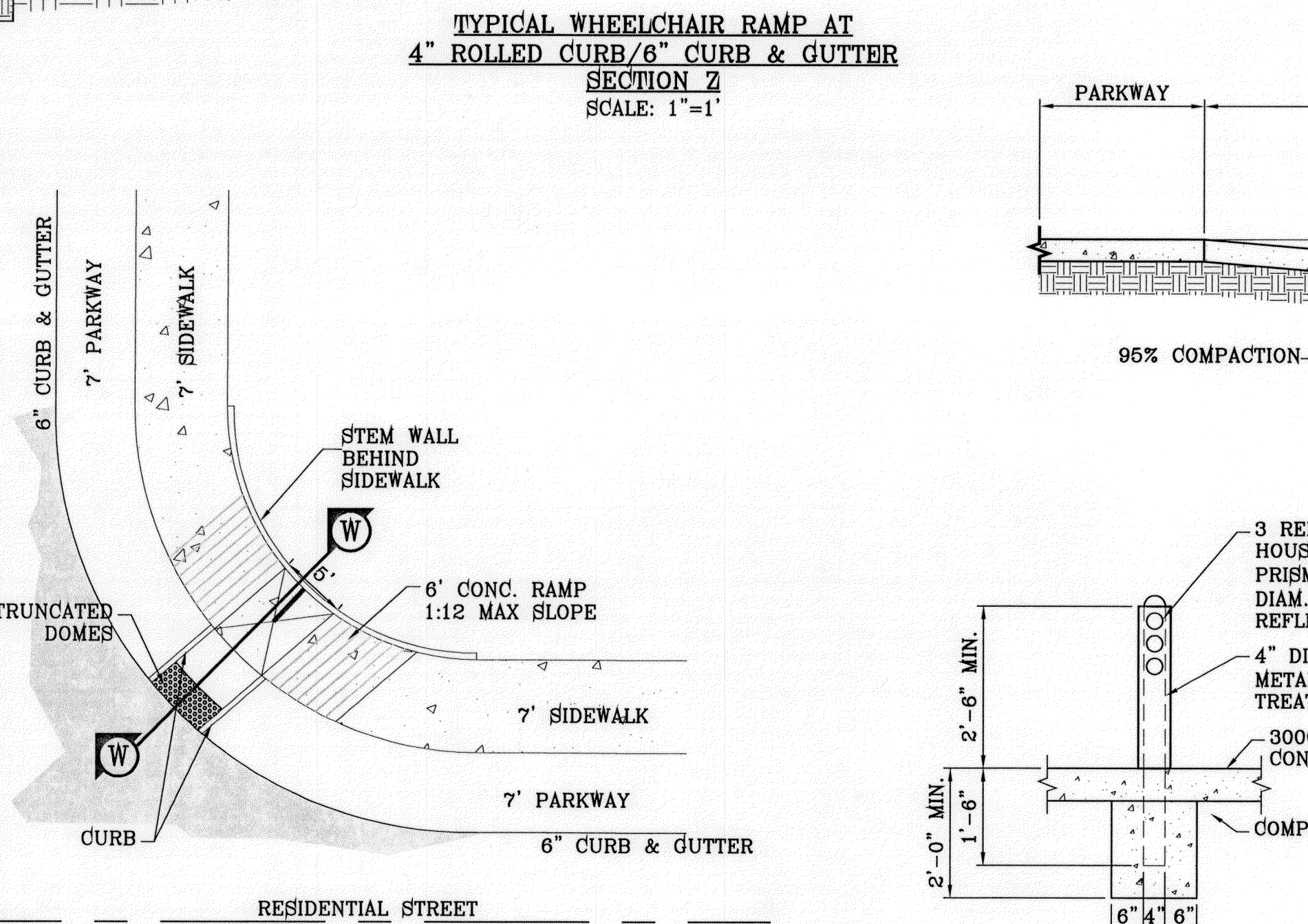
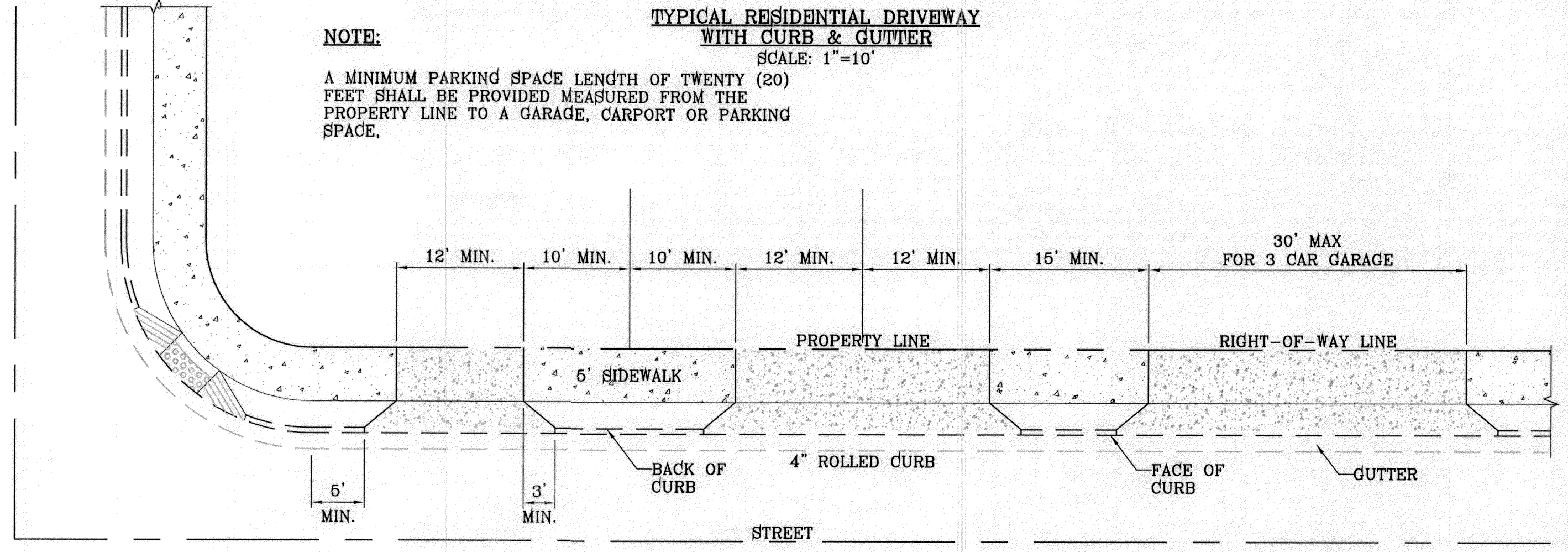
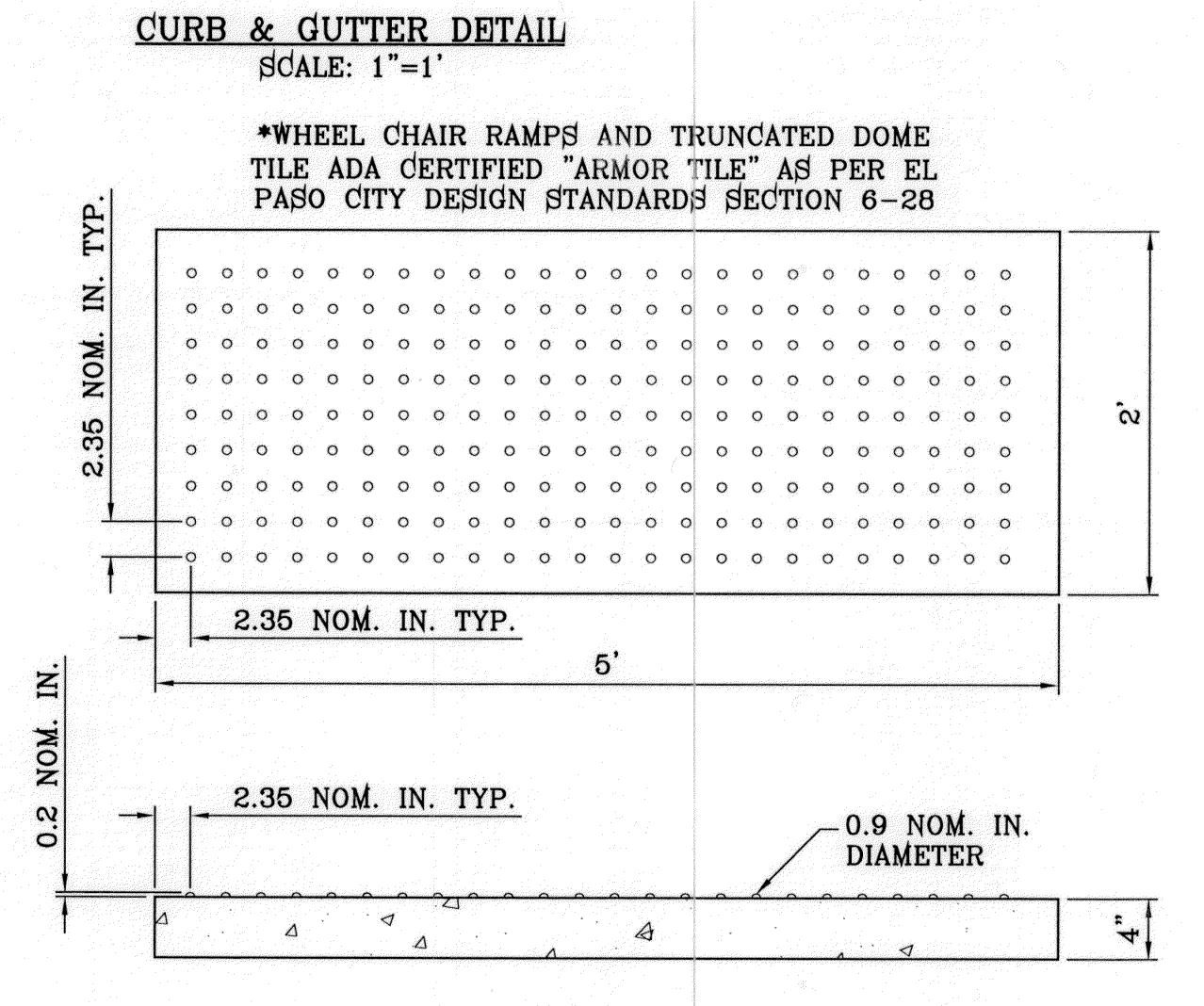
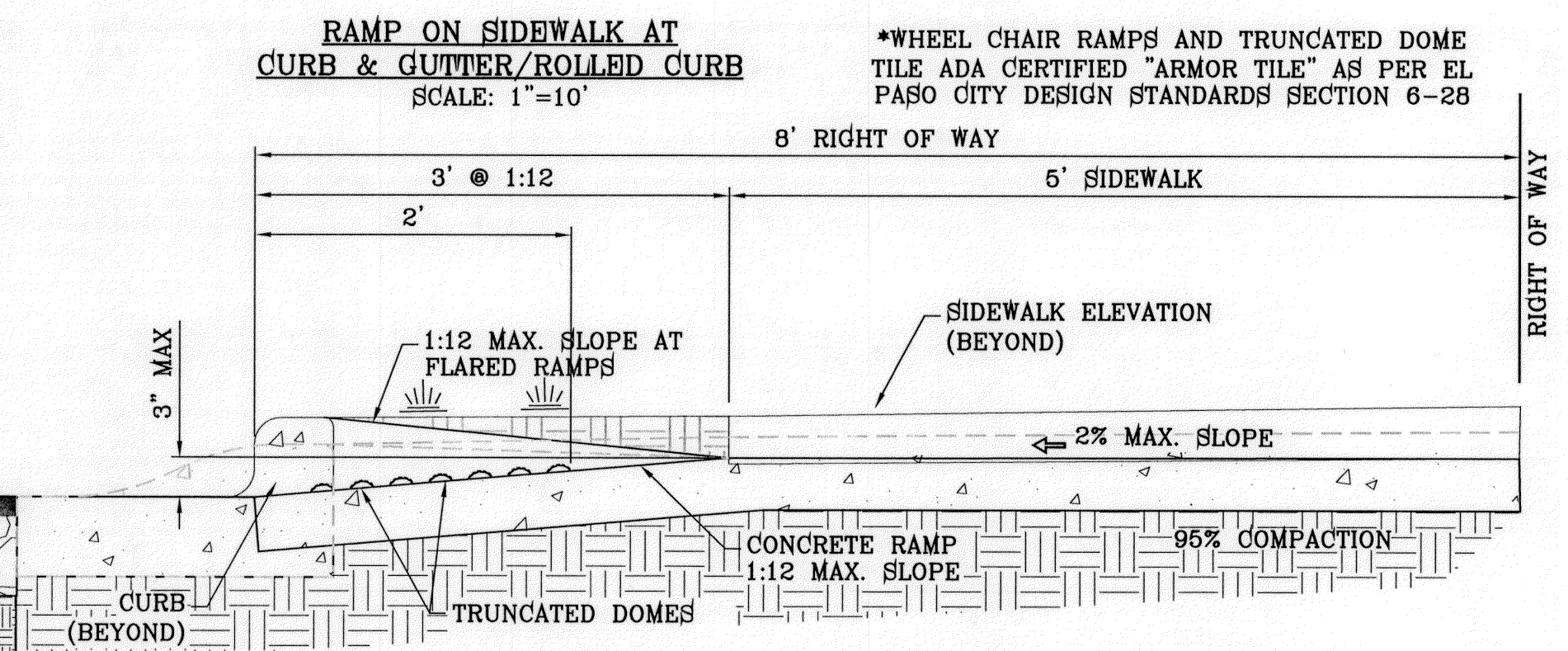
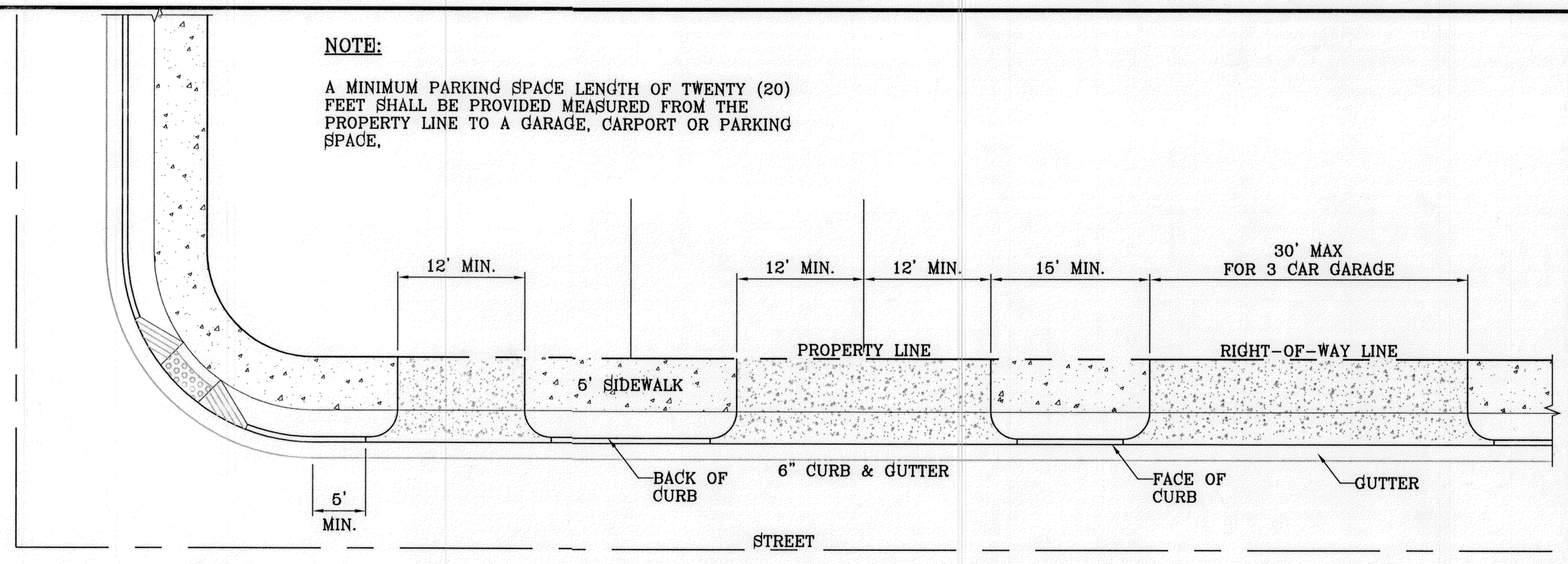
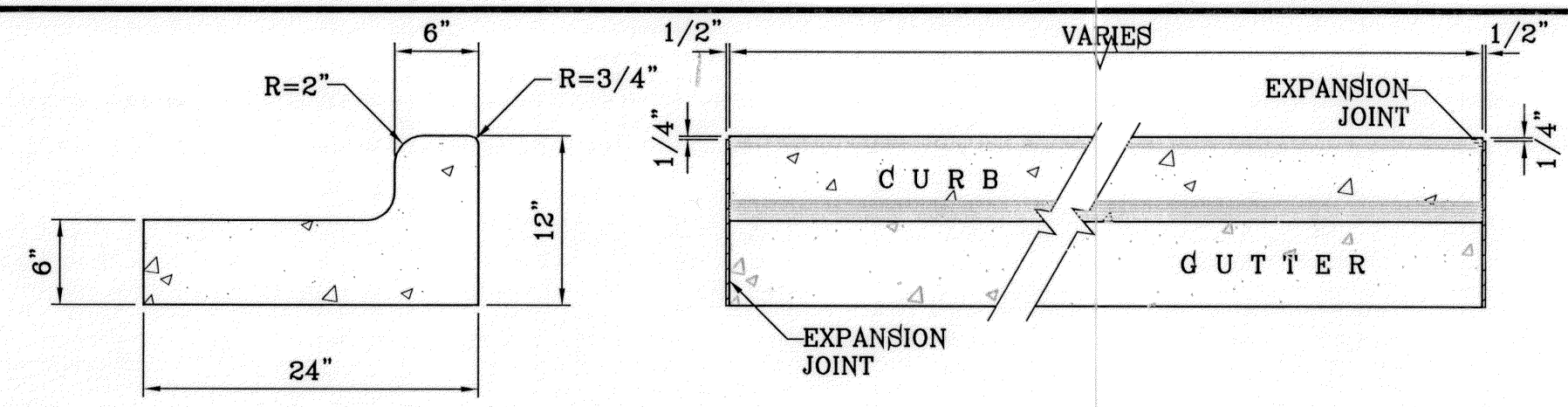
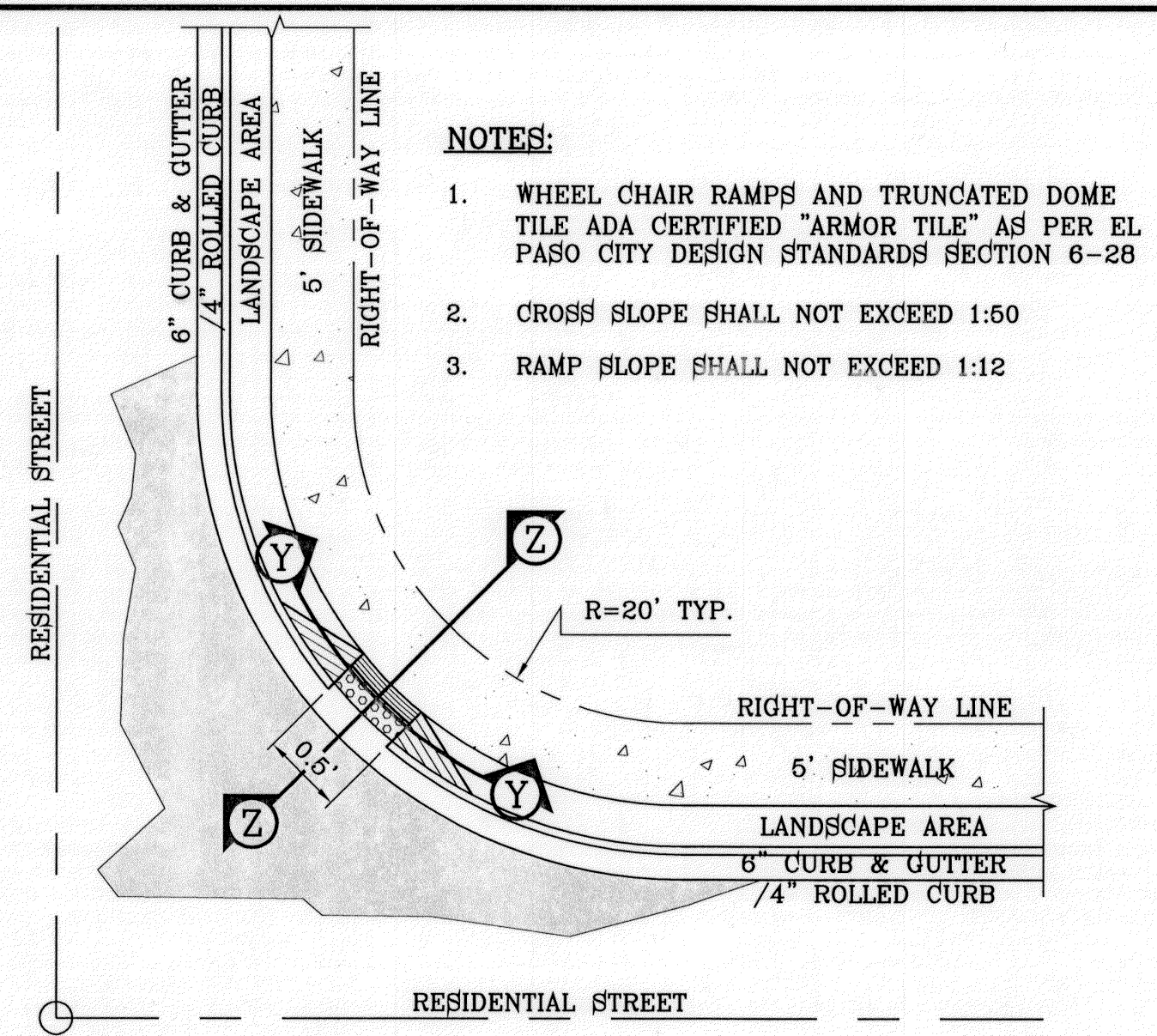
DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-26

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

CONDE INC.
REGISTRATION No. F-2321

SHEET TITLE
PROPOSED POND & POND DETAILS

FILE LOCATION S:_Subdivisions\TDE 70\DETAILS PLOTTED ON Tuesday, March 06, 2012 7:59:41 AM BY RUBEN RIVERA



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST.
 ELEVATION 4023.30

REVISIONS

DATE	REVISIONS	BY	R.R.
10/04/11	CITY REDLINES AS PER 10/04/11 COMMENTS		

PROJECT NAME

TERRA DEL ESTE UNIT SEVENTY
 BEING PORTION OF SECTION 36, BLOCK 10, TOWNSHIP 2, TEXAS, COUNTY OF EL PASO, TEXAS.
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 CONTAINING 18,768 ACRES

SCALE

HORIZ: AS NOTED
 VERT: ---

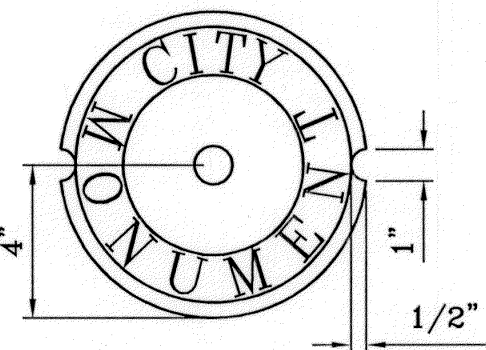
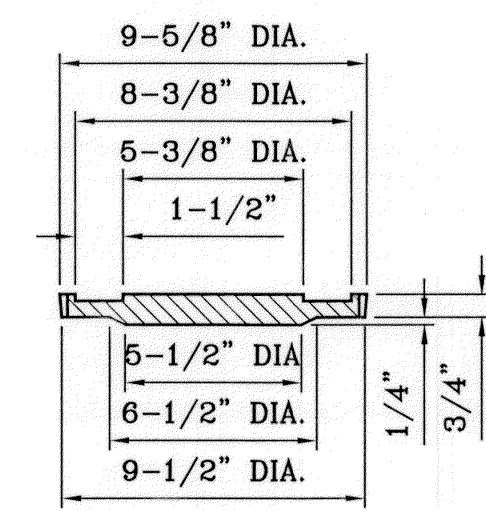
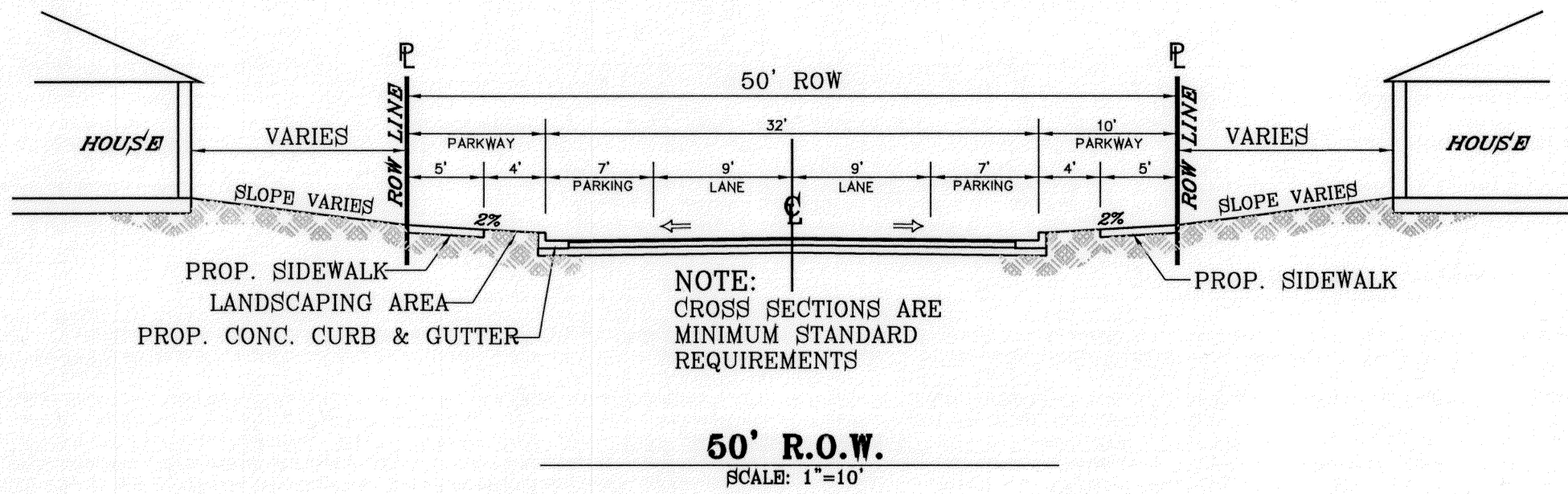
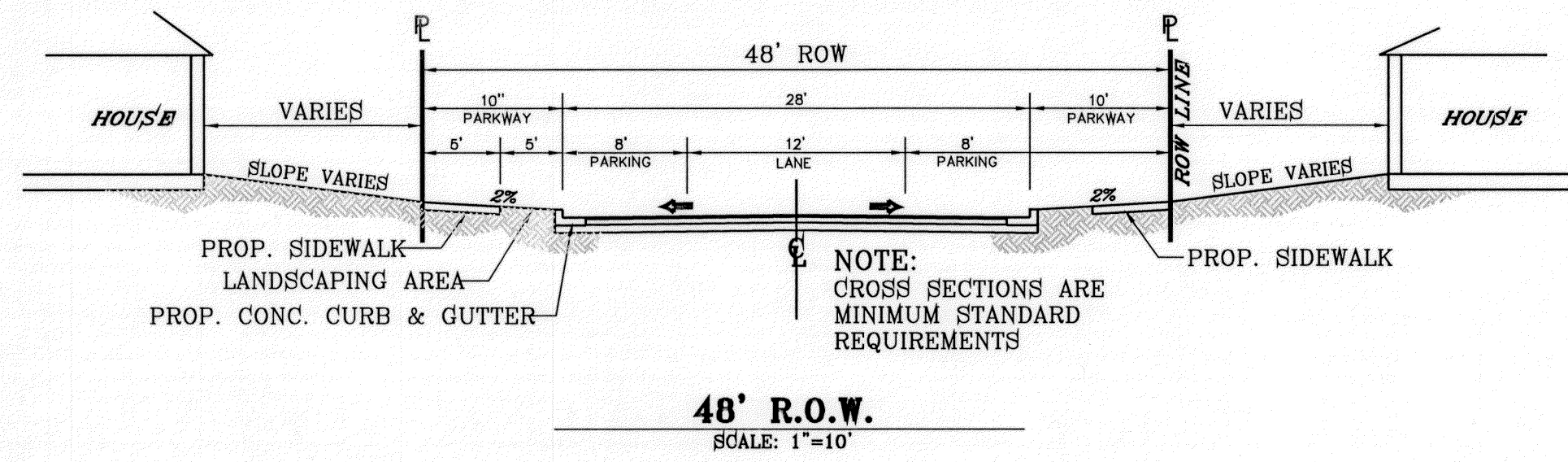
ENGINEER'S SEAL

ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS TO BE USED FROM THE SUBDIVISION DESIGN STANDARDS

DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHECKED BY: Y.C.
JOB NO.: 411-28

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





SIZE AND CONSTRUCTION:

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

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

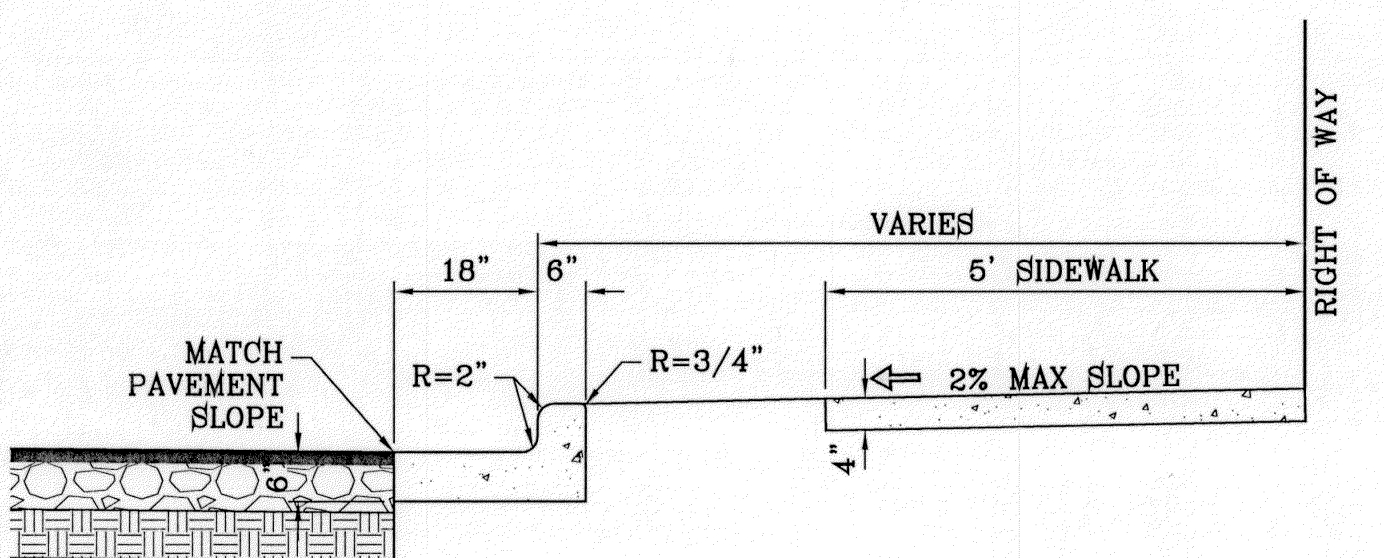
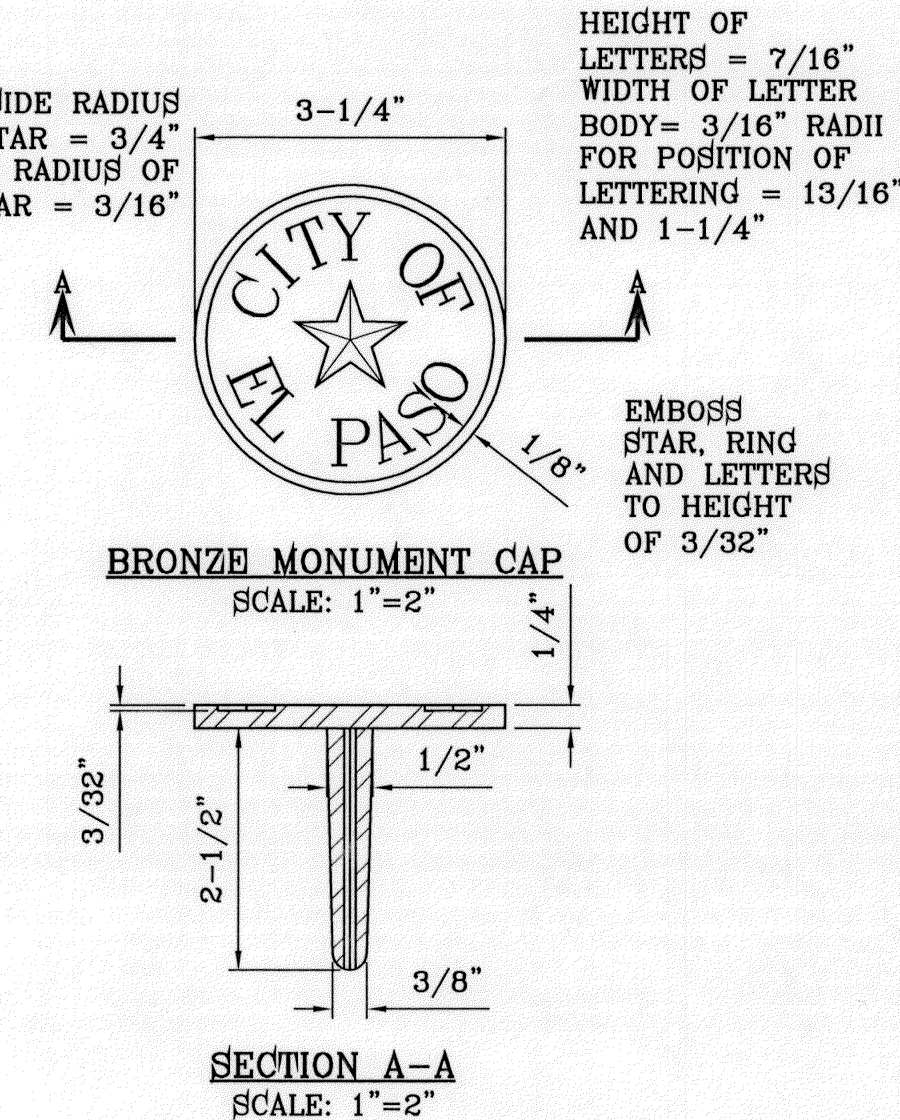
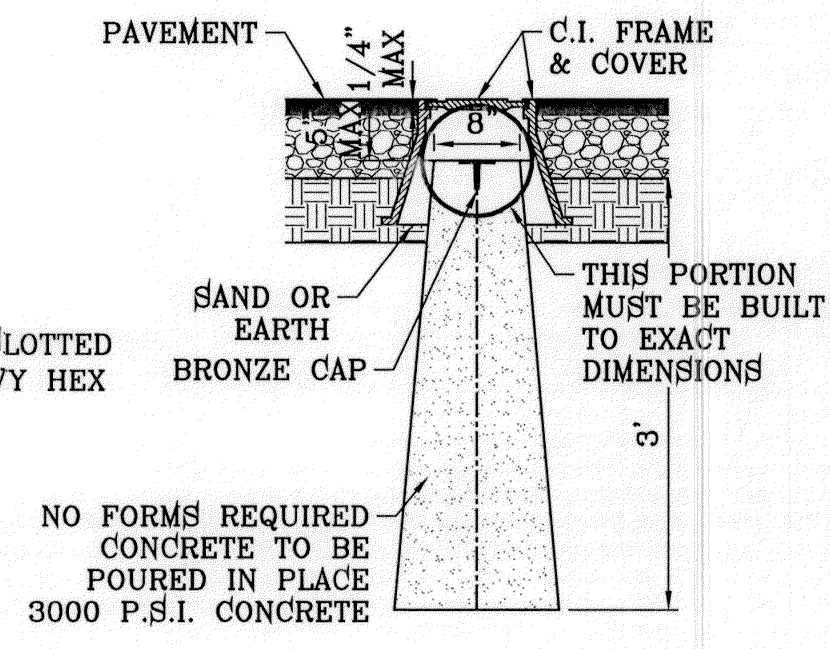
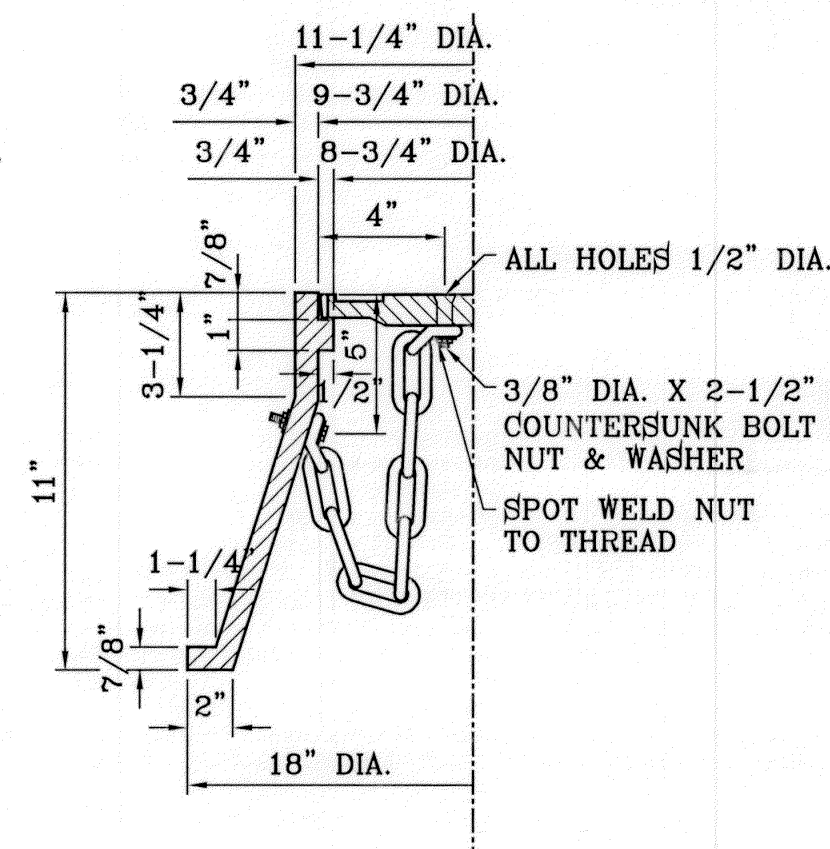
NUMBER AND LOCATIONS:

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

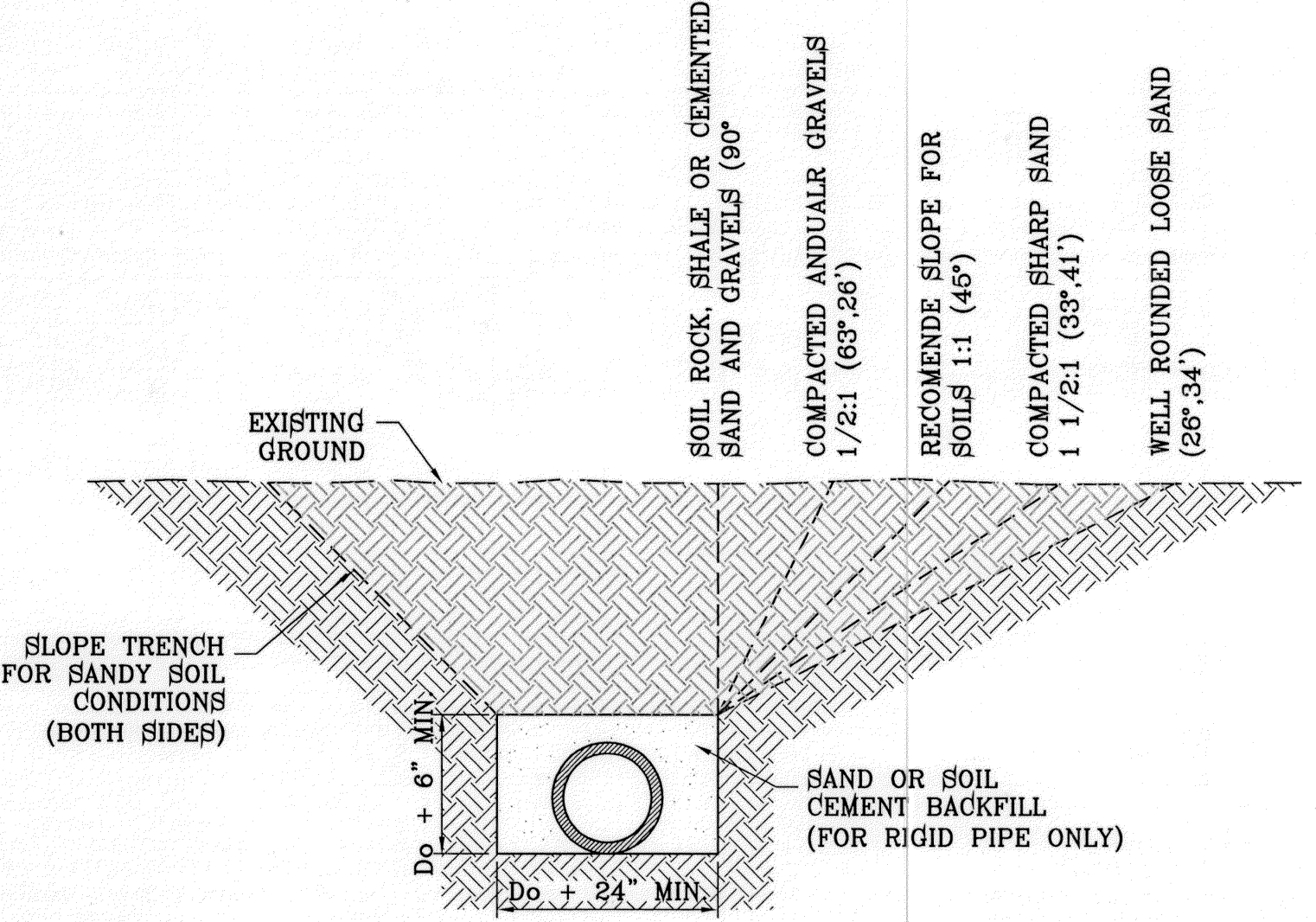
THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE NUMBER OF MONUMENTS REQUIRED.

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.



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

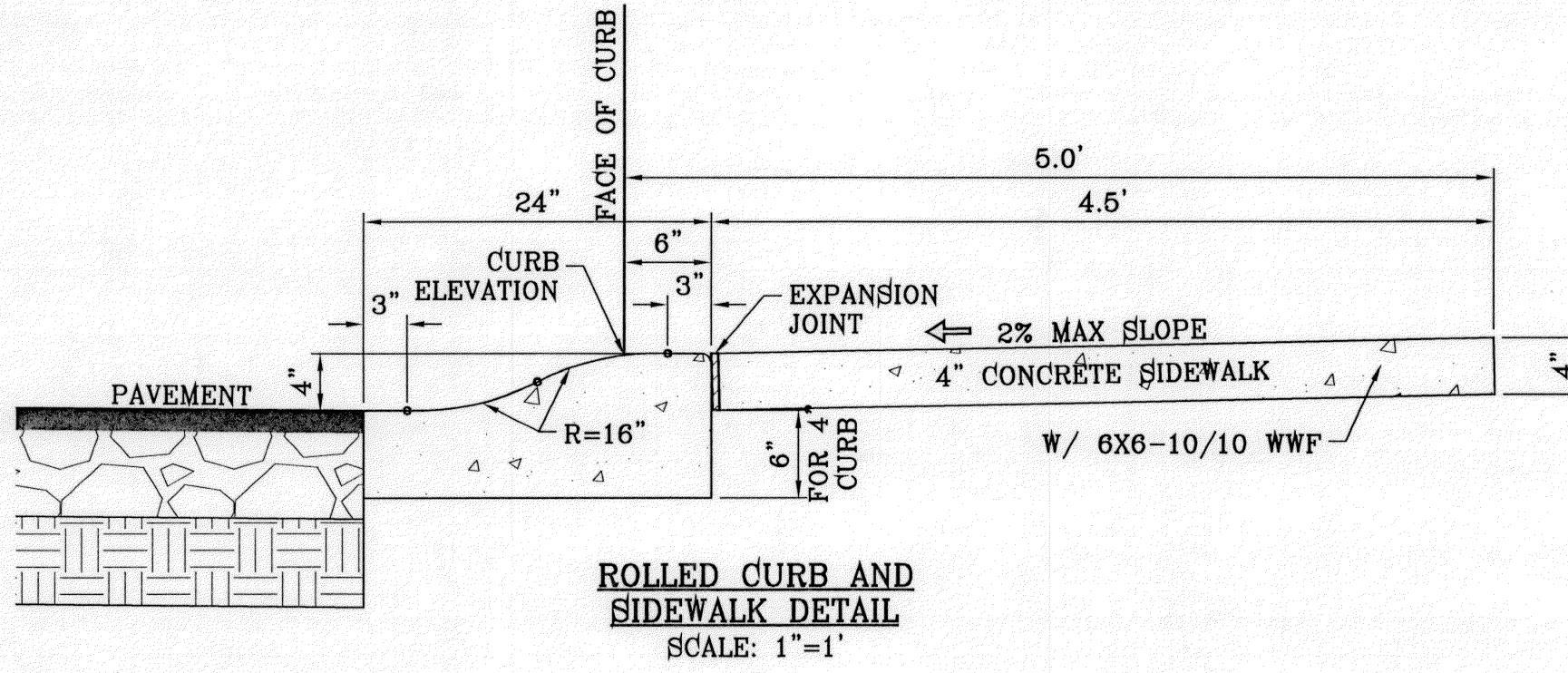
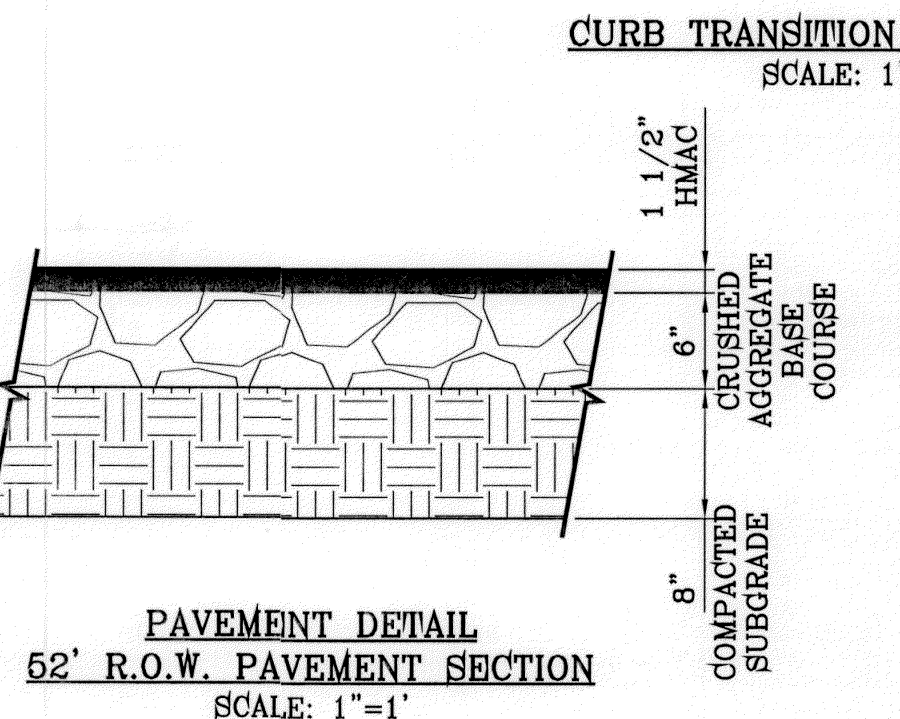
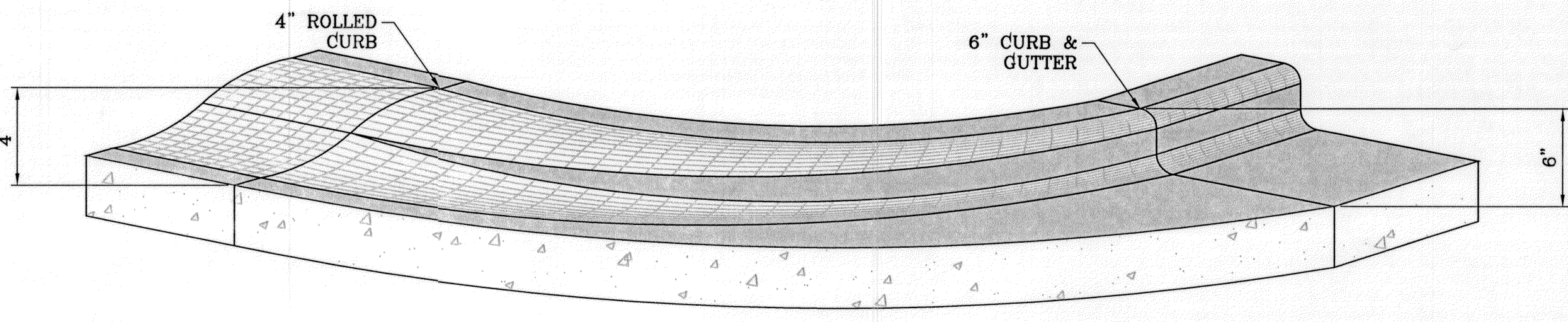
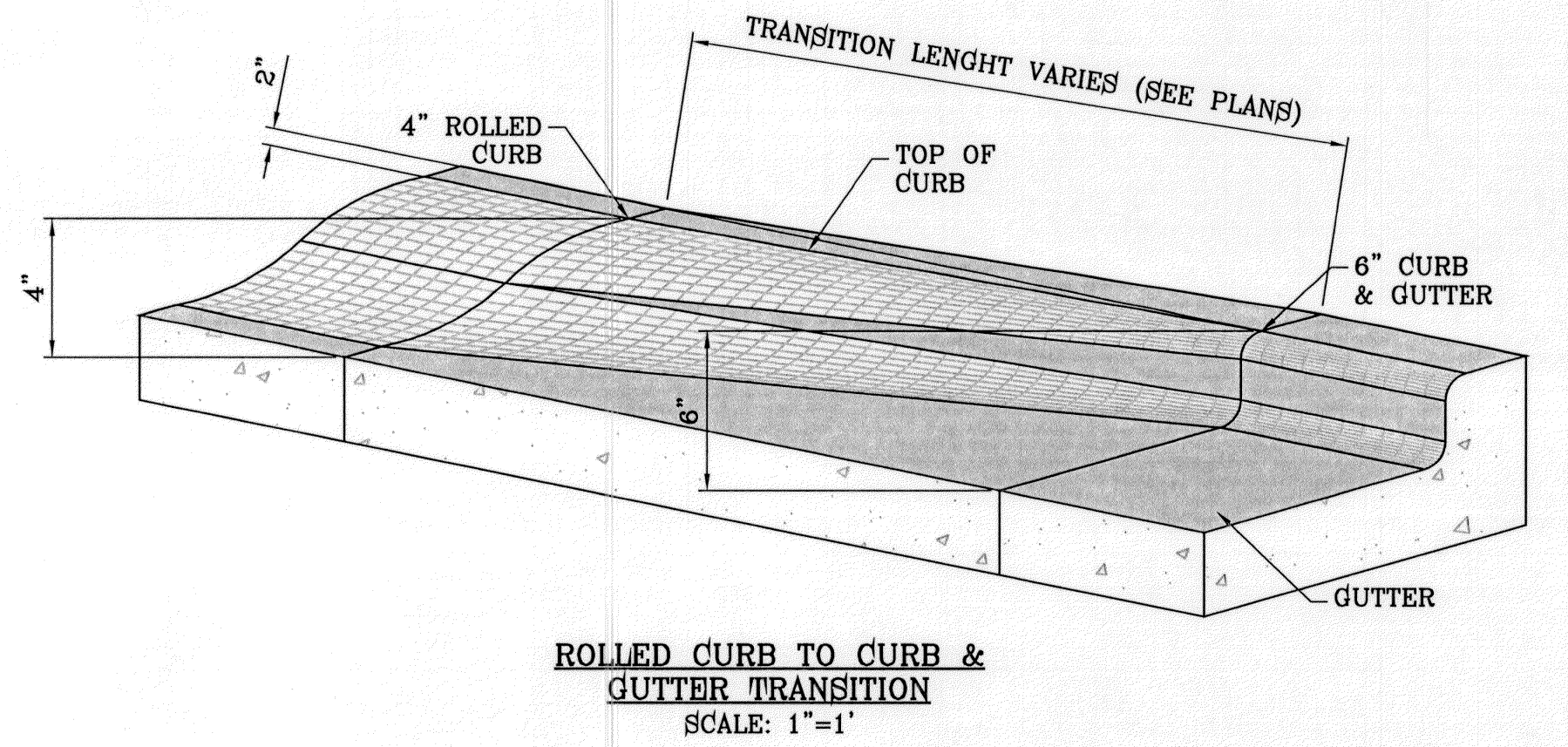
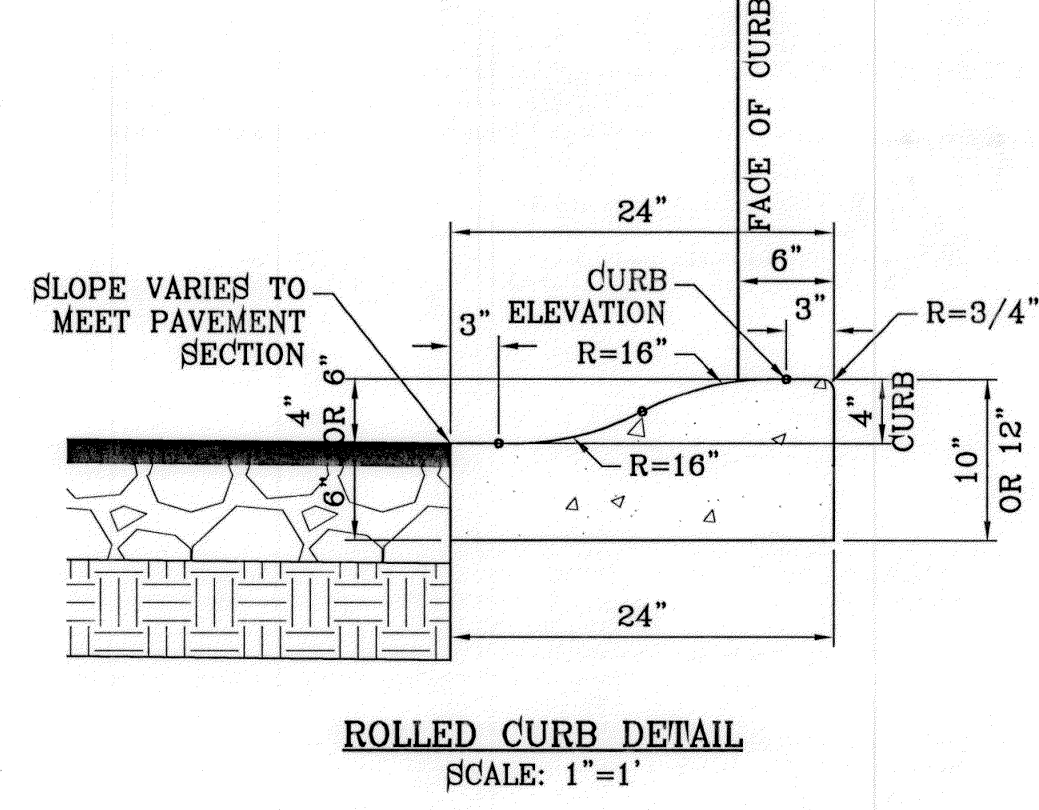


PAVEMENT NOTES

- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.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.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
- ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
- HMAC. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
- 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.



BENCHMARK	ARABIAN POINT AVE. AND TIM FOSTER ST.
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF	NAVD88 DATUM
ELEVATION 4023.30	
DATE	
REVISIONS	
BY	

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 19.763 ACRES

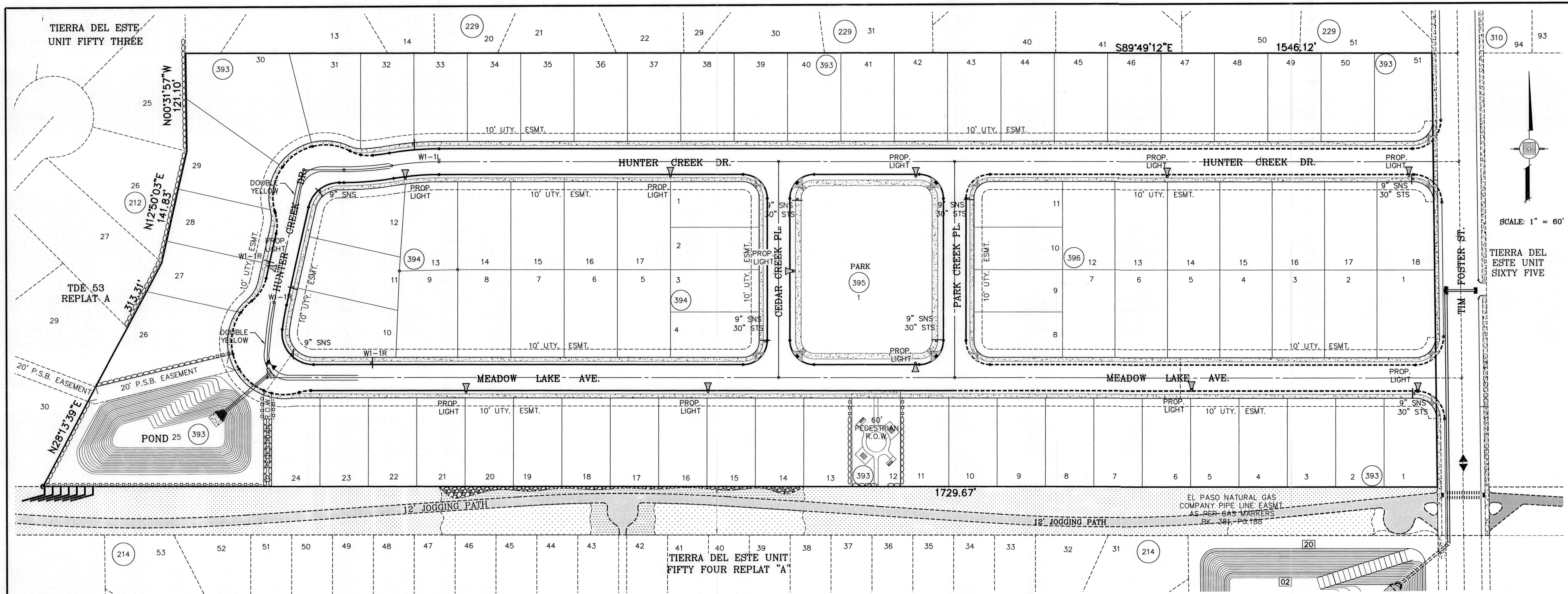
ENGINEER'S SEAL	SCALE
ENGINEER'S SEAL AS NOTED	
VERT. ---	
DATE: JULY 2011	
DESIGN BY: Y.C.	
INITIATED BY: R.R.	
CHECKED BY: Y.C.	
JOB NO.: 411-26	

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



FILE LOCATION S:\Subdivisions\TDE 70\DETAILS PLOTTED ON Tuesday, March 06, 2012 8:00:51 AM BY RUBEN RIVERA

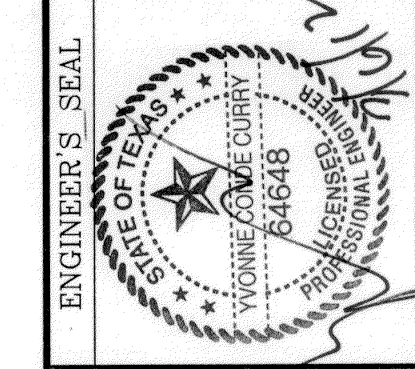
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BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ARABIAN POINT AVE. AND TIM FOSTER ST. DATUM ELEVATION 4023.30
REVISIONS
DATE 10/04/11
CITY REDLINES AS PER 10/04/11 COMMENTS R.R.

PROJECT NAME
TIERRA DEL ESTE UNIT SEVENTY
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 19.763 ACRES

SCALE
HORIZ: 1"=60'
VERT: 1"=60'
DATE: JULY 2011
DESIGN BY: Y.C.
INITIATED BY: R.C.
CHECKED BY: Y.C.
JOB NO.: 411-26



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



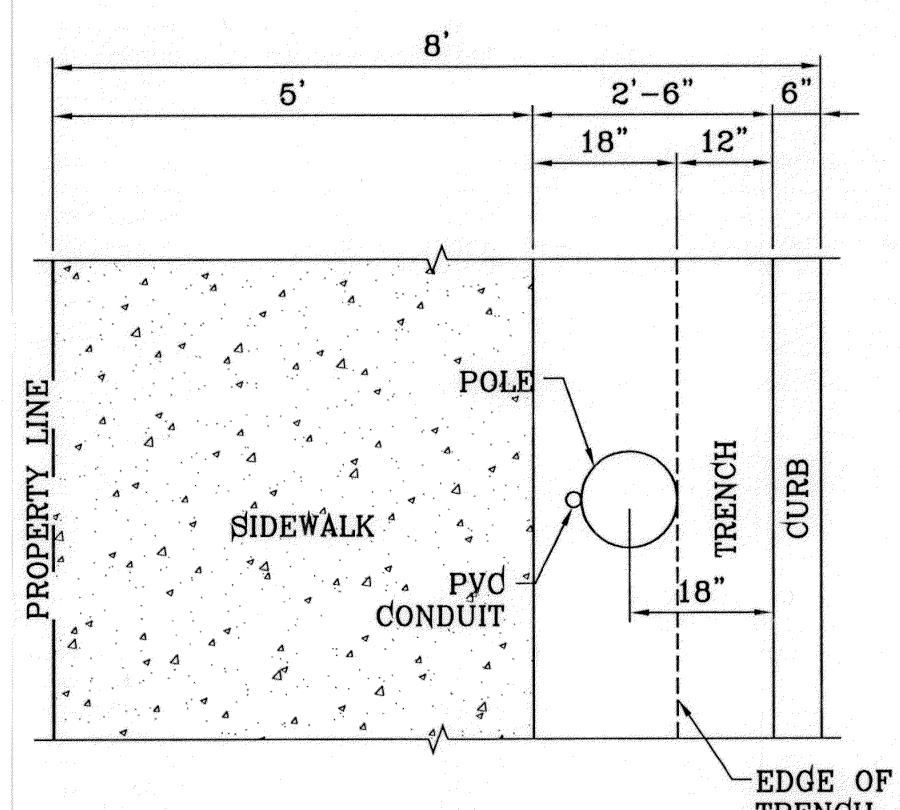
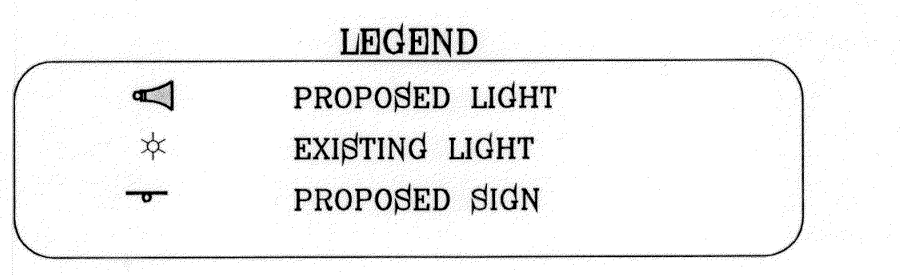
SHEET TITLE
ILLUMINATION & TRAFFIC CONTROL PLAN

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

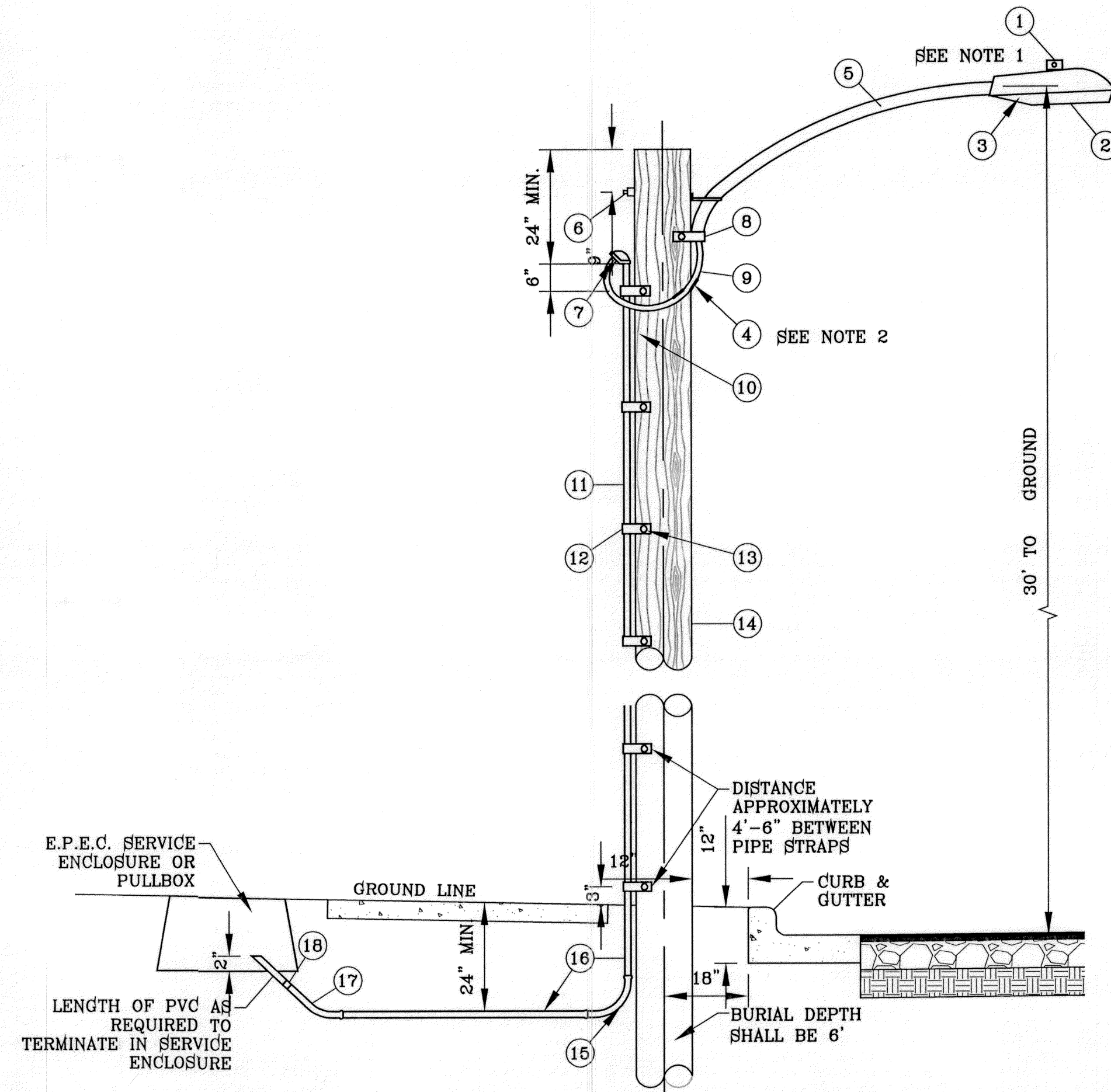
ITEM No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		LCOBRAUG
2	HPS LAMP 100 W	21-086	1	LCOBRAHD	
3	LUMINAIRE, 100 W HPS	21-335	1		
4	SLEEVES, #12-10	06-140	2		
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		
	SQUARE GALV. 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		
	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8	LAG BOLT, 1/2" x 3"	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	LEL901	
16	1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17	1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18	1" PVC COUPLING	17-296	1	LCPLG1	

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

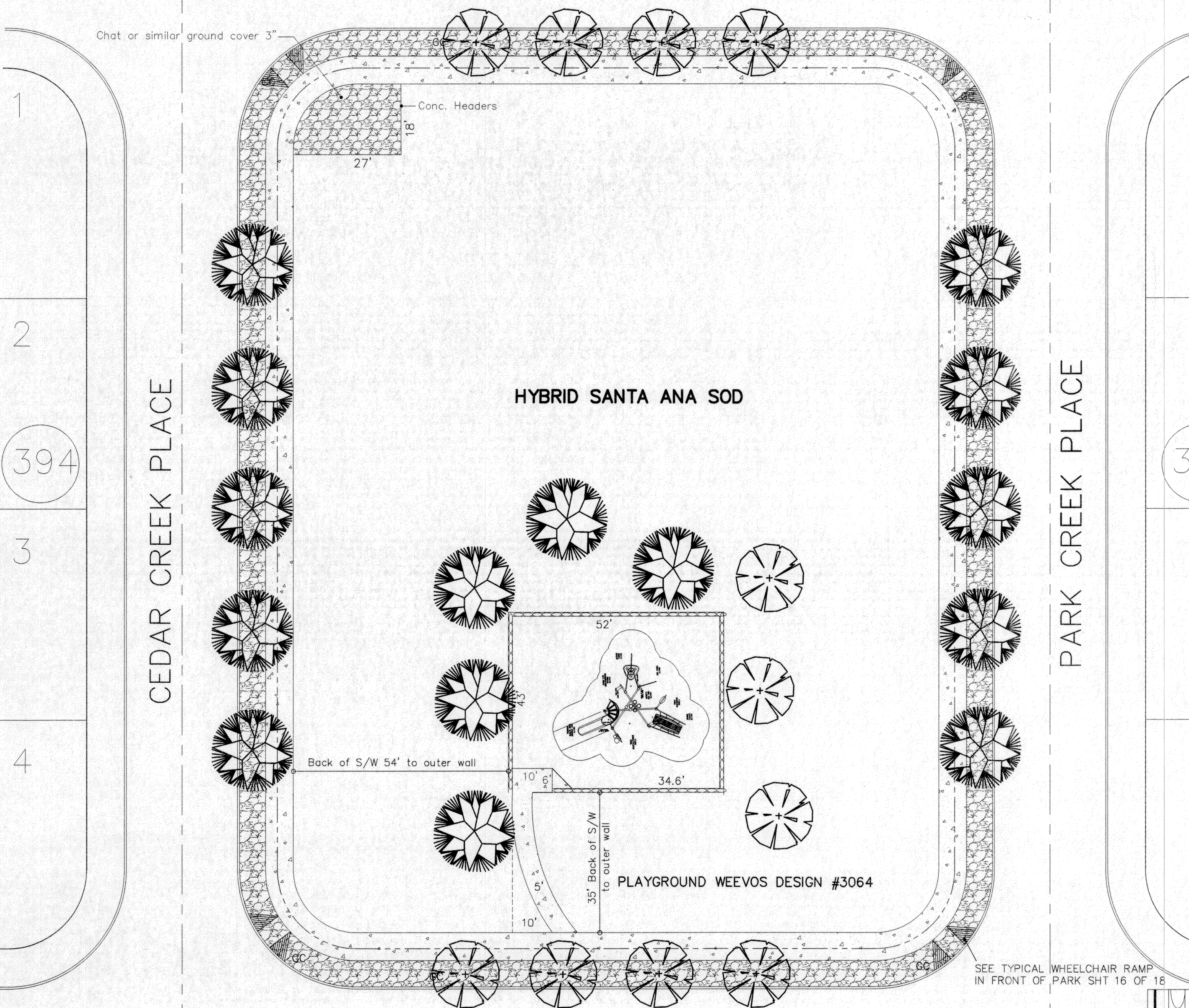


PLAN VIEW
SCALE: 1"=2'



UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805
SCALE: 1"=2'

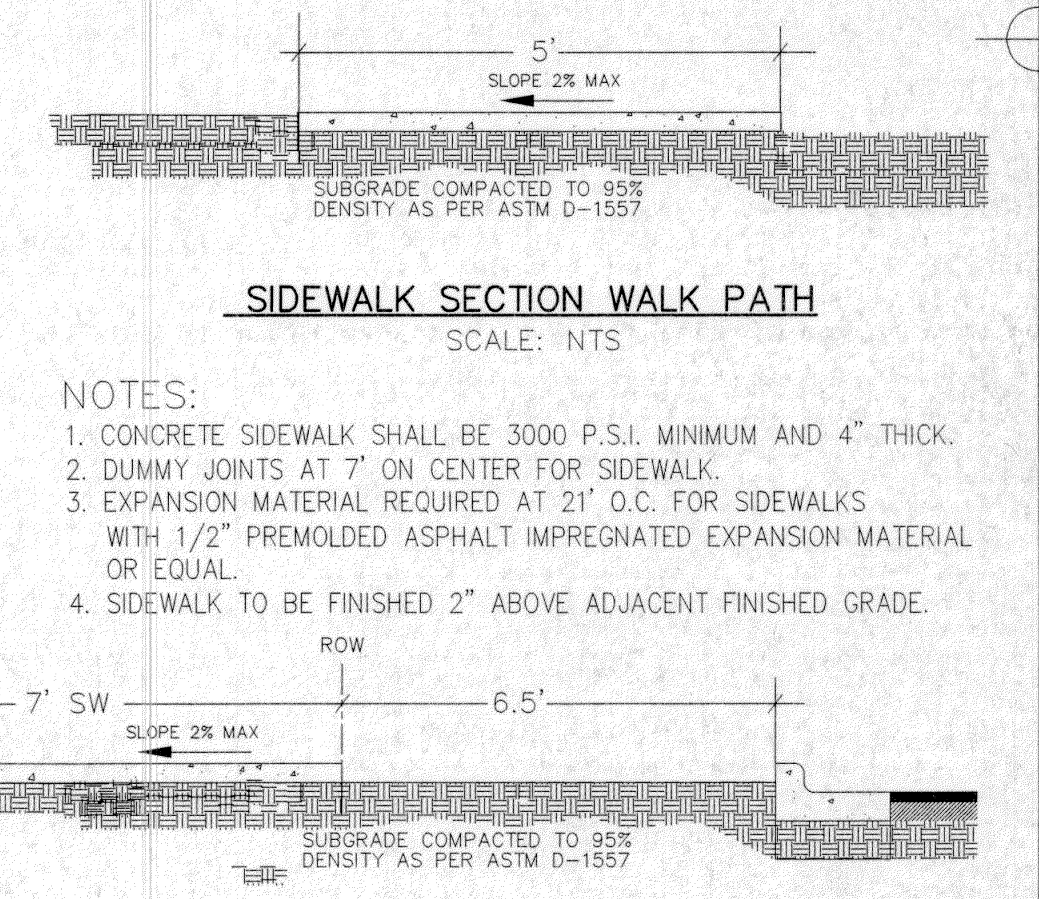
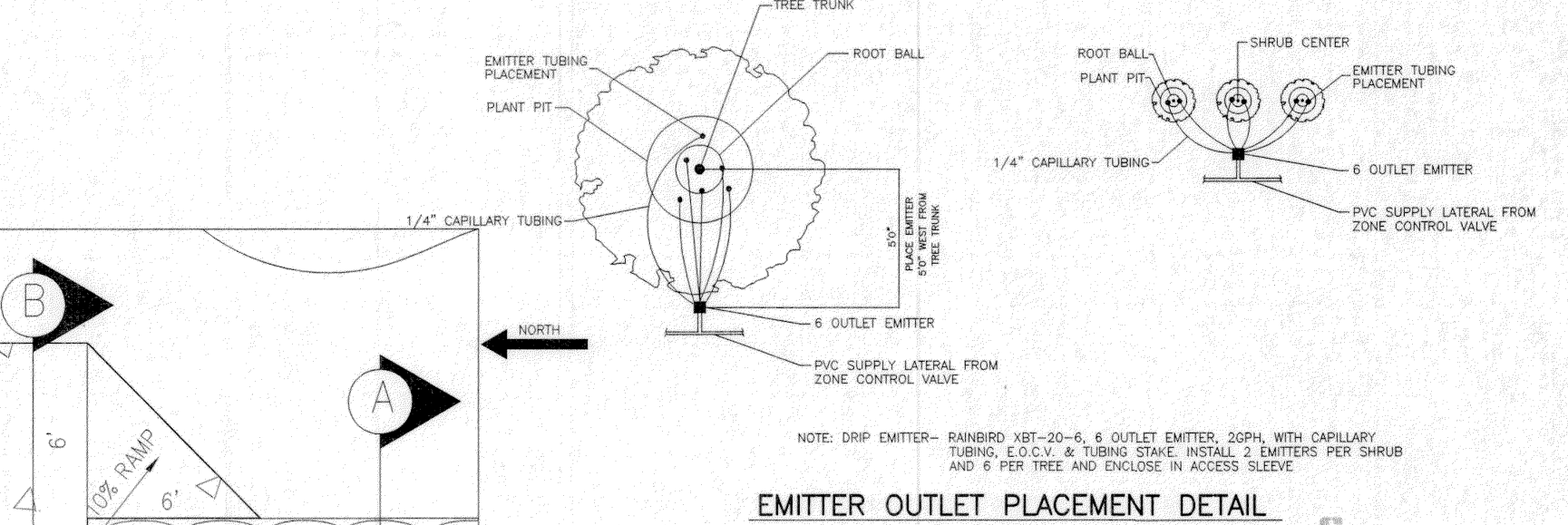
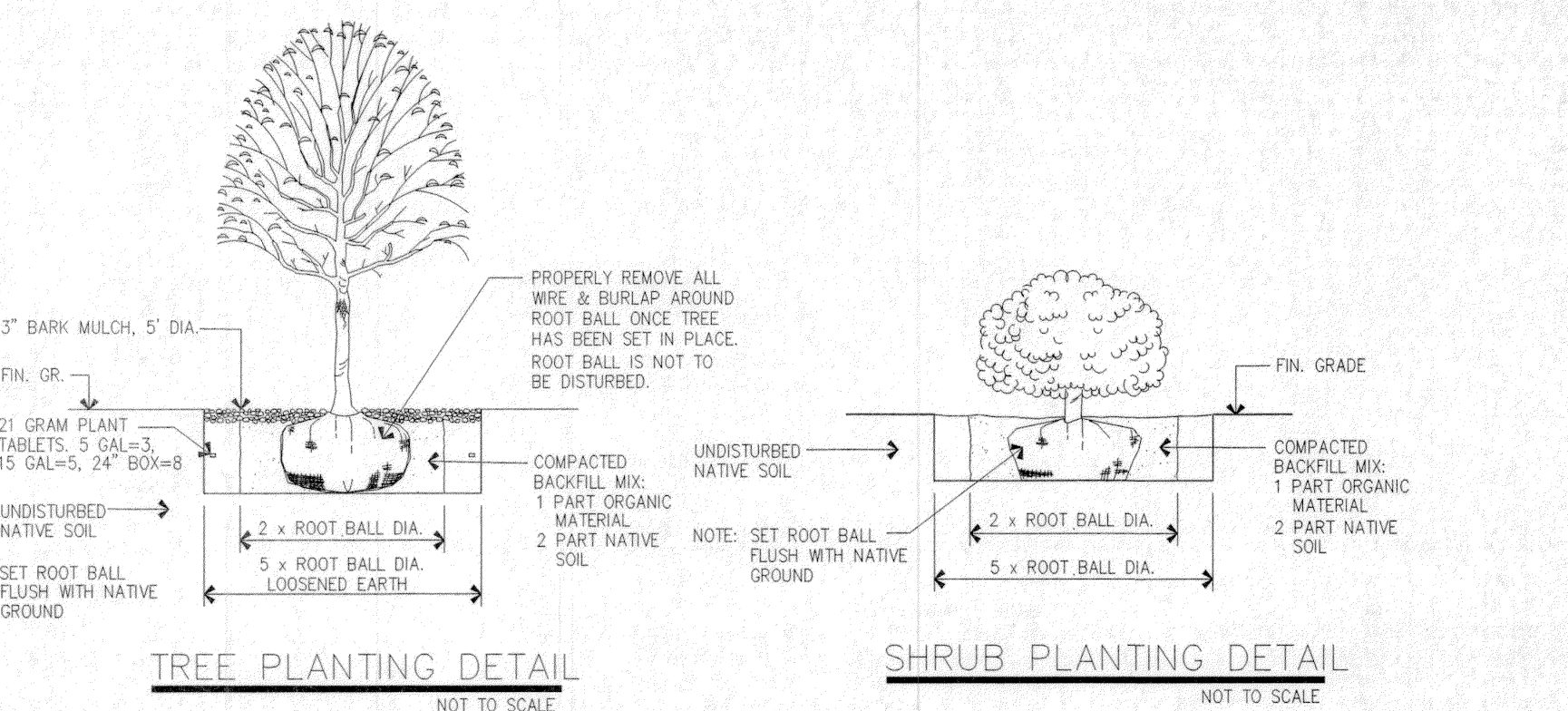
HUNTER CREEK DRIVE



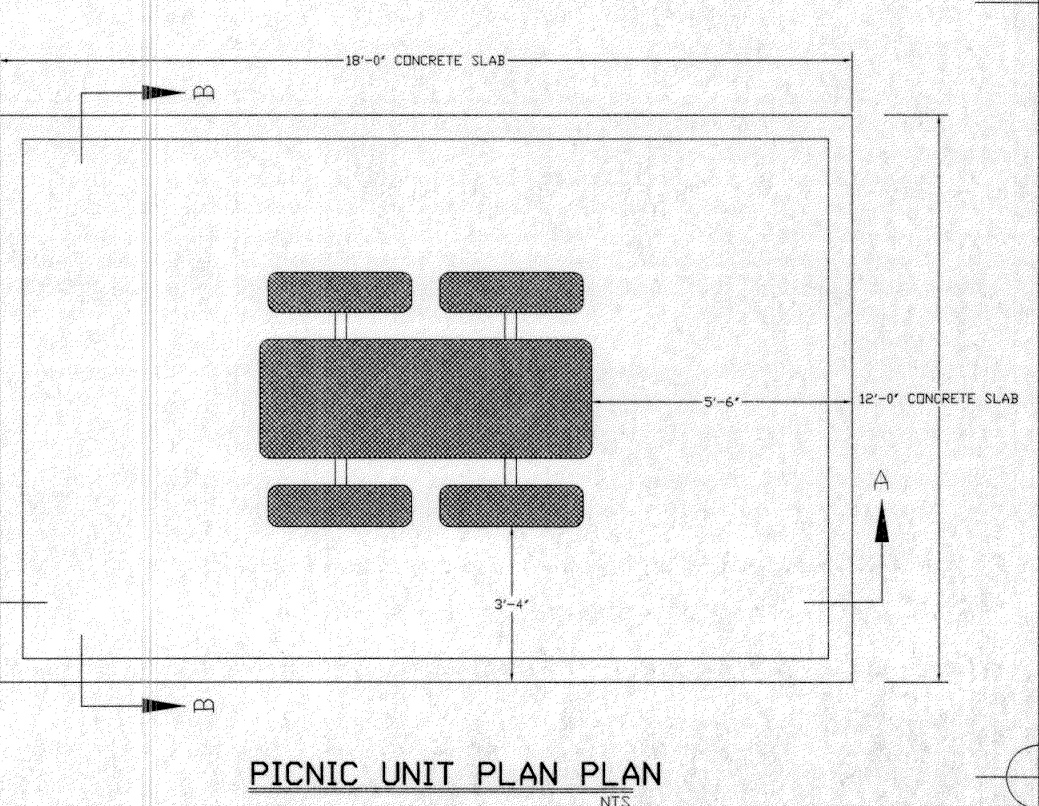
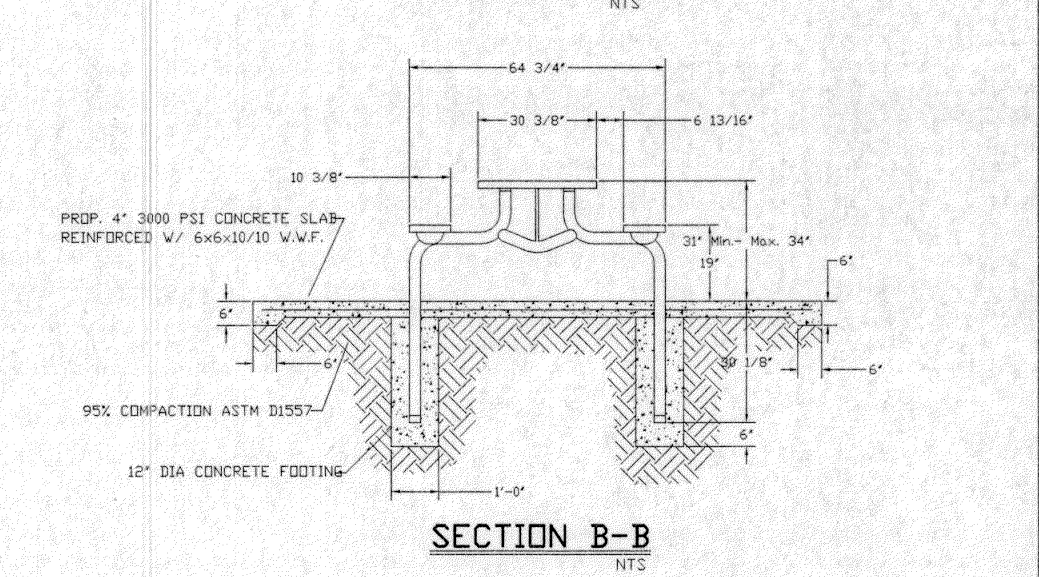
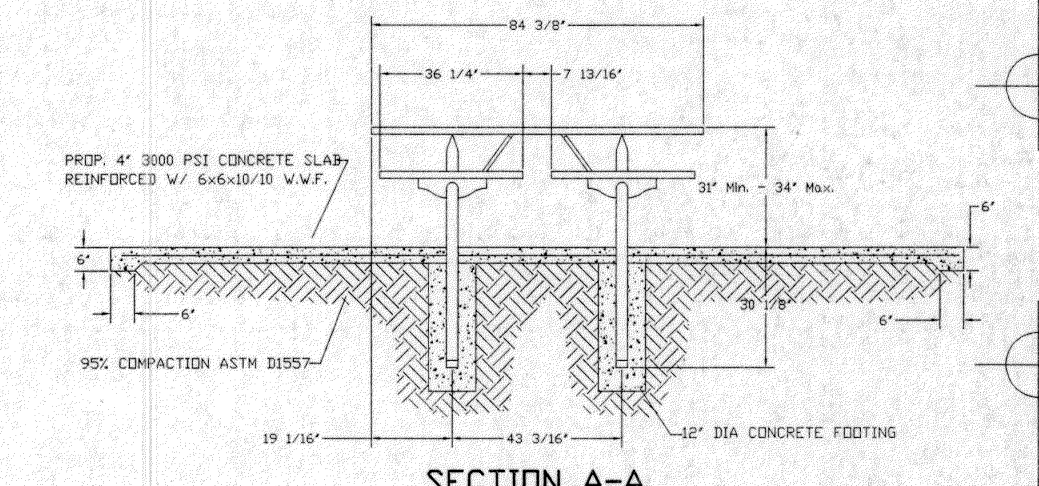
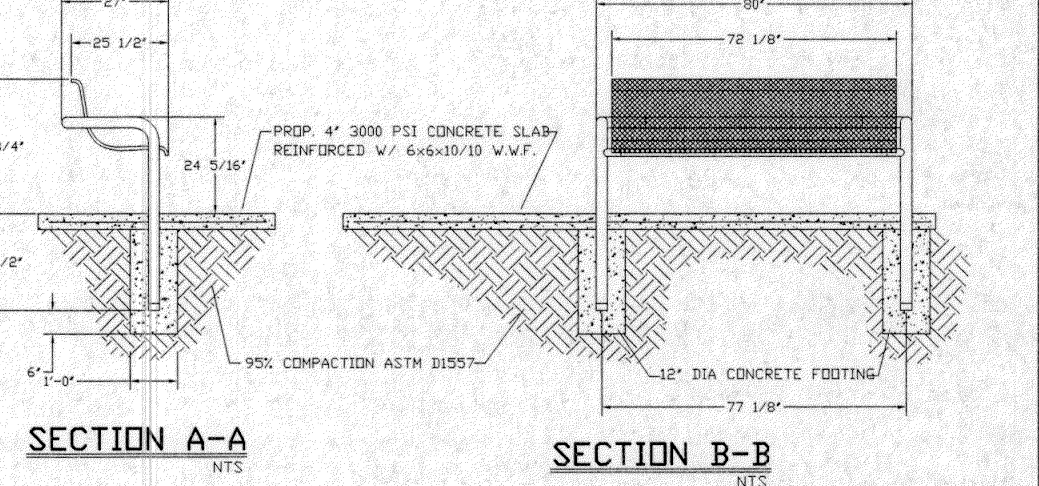
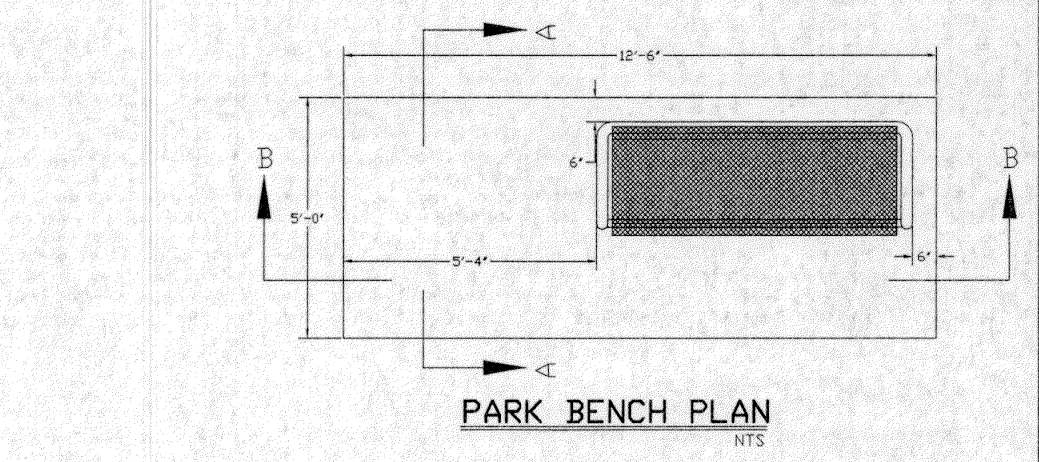
PLANT SCHEDULE										
SYM.	TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HT.	WT.	FORM	DESCRIPTION	
	TREE	18	FAN TEX ASH	FRAXINUS VELUTINA	2"	10'		TREE	DECIDUOUS	
	TREE	13	RAYWOOD ASH	FRAXINUS OXYCARPA	2"	10'		TREE	DECIDUOUS	
	SHRUB	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.			SHRUB	EVERGREEN	
	SHRUB	6	AUTUMN SAGE	SALVIA GREGGII	5 GAL.			SHRUB	EVERGREEN	
	SHRUB	6	SOFT LEAF YUCCA	YUCCA RECURVIFOLIA	5 GAL.			SHRUB	EVERGREEN	
	SHRUB	9	INDIAN HAWTHORN	RAPHANOLEPIS INDICA	5 GAL.			SHRUB	EVERGREEN	
GROUND COVERS										
	GROUND COVER	2	PARK BENCH (2) Wobash Valley 6' bench - in ground - Prestige Model #P301 W/SC202 mounting plate covers							
	GROUND COVER	2	PICNIC UNIT (2) Wobash Valley 7' ADA-Accessible in ground Spider Model #S1225 W/NC104 mounting plate covers							
	GROUND COVER	4	CONCRETE WALK PATHS (6,760 sq. ft.)							
	GROUND COVER	1	CANYON RED ROCK W/NOI WOVEN POLYPROPYLENE WEED BARRIER (10,100 sq. ft.)							1'-3"

TREES, SHRUBS AND GROUND COVERS

- Provide plant materials record drawings
- The contractor shall coordinate the construction activities with Parks department.
- Identify field changes of trees, plants and shrubs on final asphalt drawing.
- A complete list of plants, including sizes, quantity, and other requirements to be shown on drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- The irrigation system will be installed prior to planting. Locate and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operation, at Contractor's expense.
- Warranty plant material to remain alive and be in healthy, vigorous condition for a period of 1 year after acceptance.
- Warranty shall not include damage or loss of trees, plants, or ground covers caused by fires, floods, freezing, rains, lightning storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area; acts of vandalism or negligence on the part of the Owner.



- NOTES:
- CONCRETE SIDEWALK SHALL BE 3000 P.S.I. MINIMUM AND 4" THICK.
 - DUMMY JOINTS AT 7' ON CENTER FOR SIDEWALK.
 - EXPANSION MATERIAL REQUIRED AT 21' O.C. FOR SIDEWALKS WITH 1/2" PREMOULDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 - SIDEWALK TO BE FINISHED 2" ABOVE ADJACENT FINISHED GRADE.



09/27/11 COMPLY W/REDS
 10/20/11 COMPLY W/REDS
 11/14/11 COMPLY W/REDS
 02/26/12 COMPLY W/REDS
 03/06/12 COMPLY W/REDS

Tierra del Este Unit 70 Park Site
 14260 Hunter Creek Drive
 Lot 1, Block 395
 36,807 S.F./0.8450 AC.

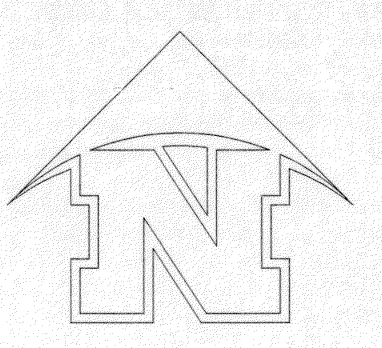
DOUBLE V ENTERPRISES
 8104 STAR AVENUE
 EL PASO, TX 79907
 (915) 858-7515



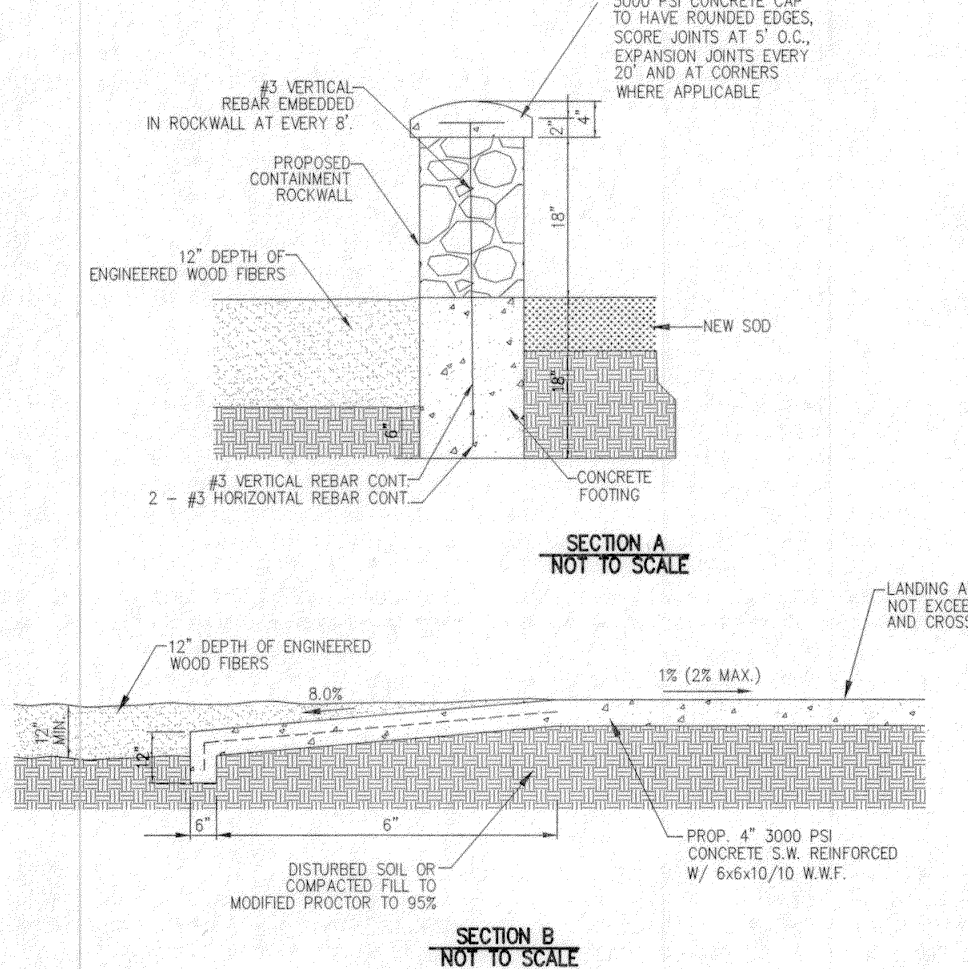
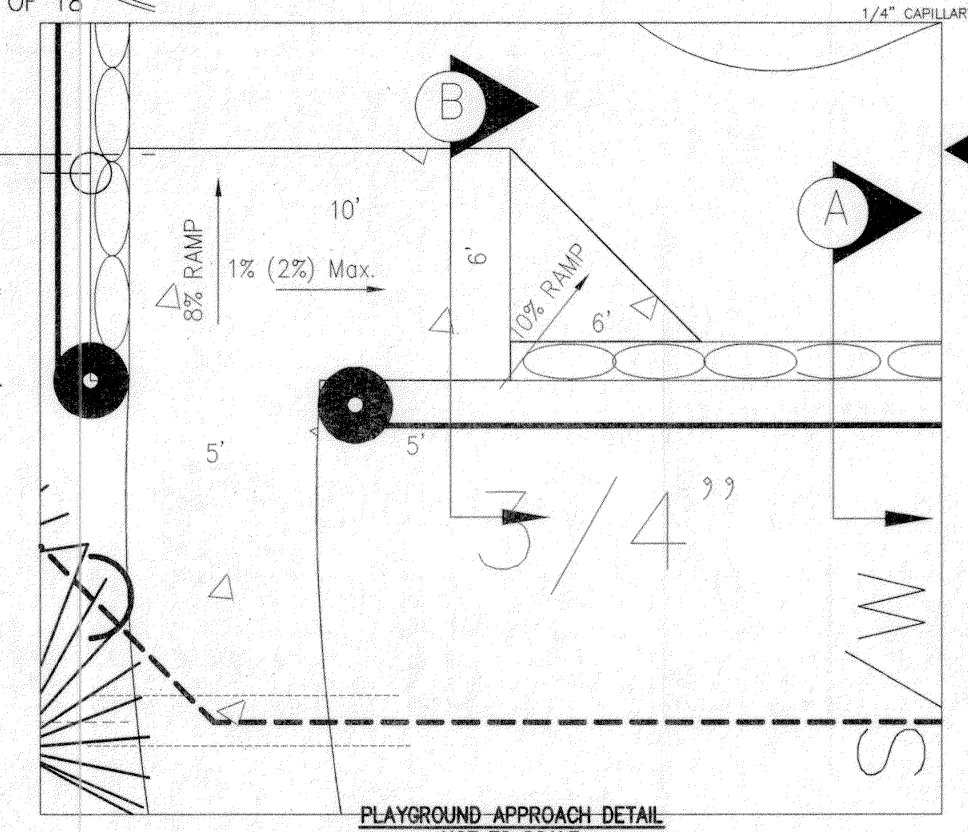
LANDSCAPE IRRIGATION
 Drawn/Design by: RV
 Design/Checked by: RV
 PROJECT: LI20110701TDE70
 PHASE: FINAL-SUBMITTAL

Sheet no. LI-1
 Sheet no. 1 of 3

SCALE: 1"=20'



Walk-Path Dimensions for Installation
 NOT TO SCALE

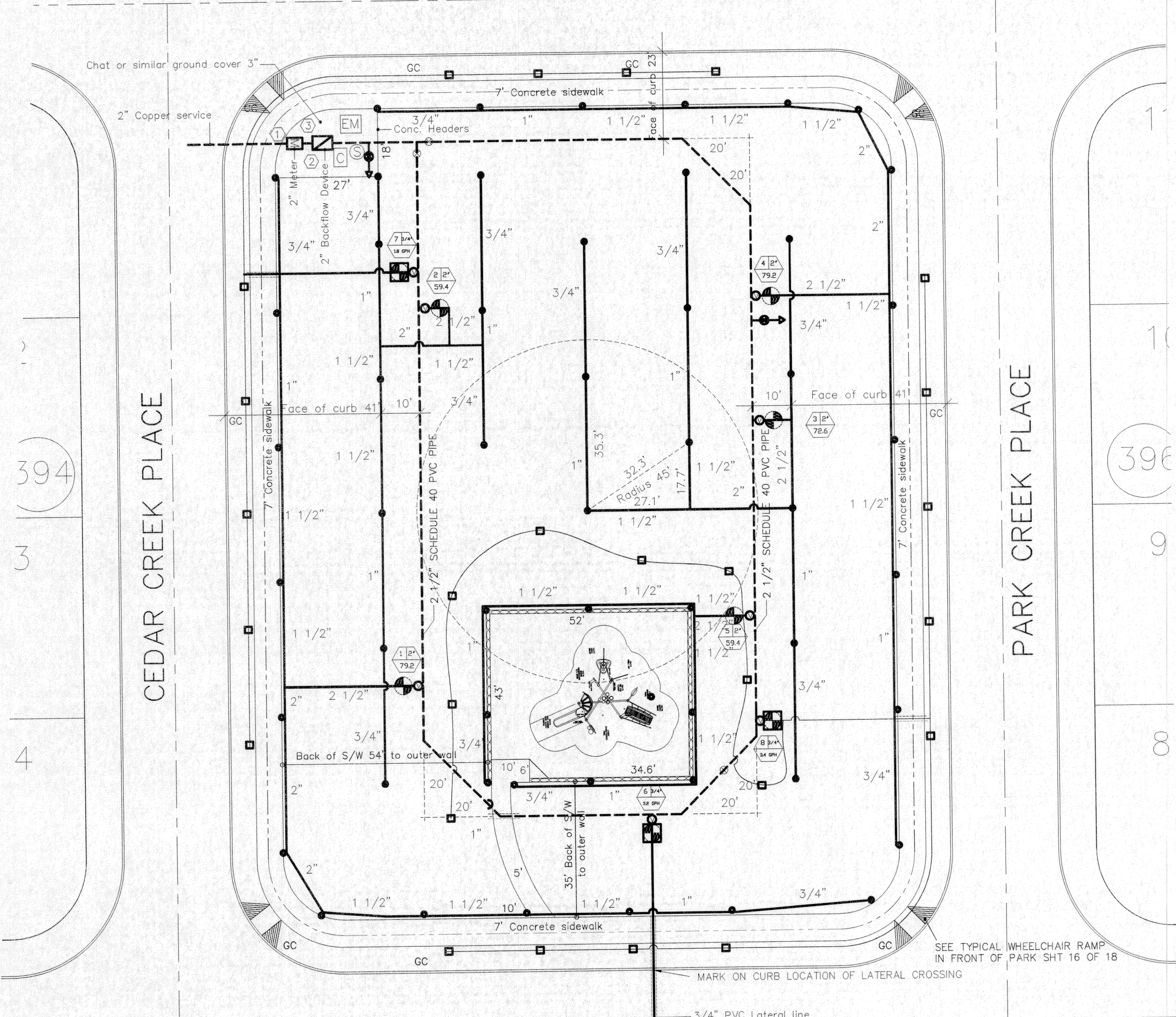


PARK FURNITURE SPECIFICATIONS:

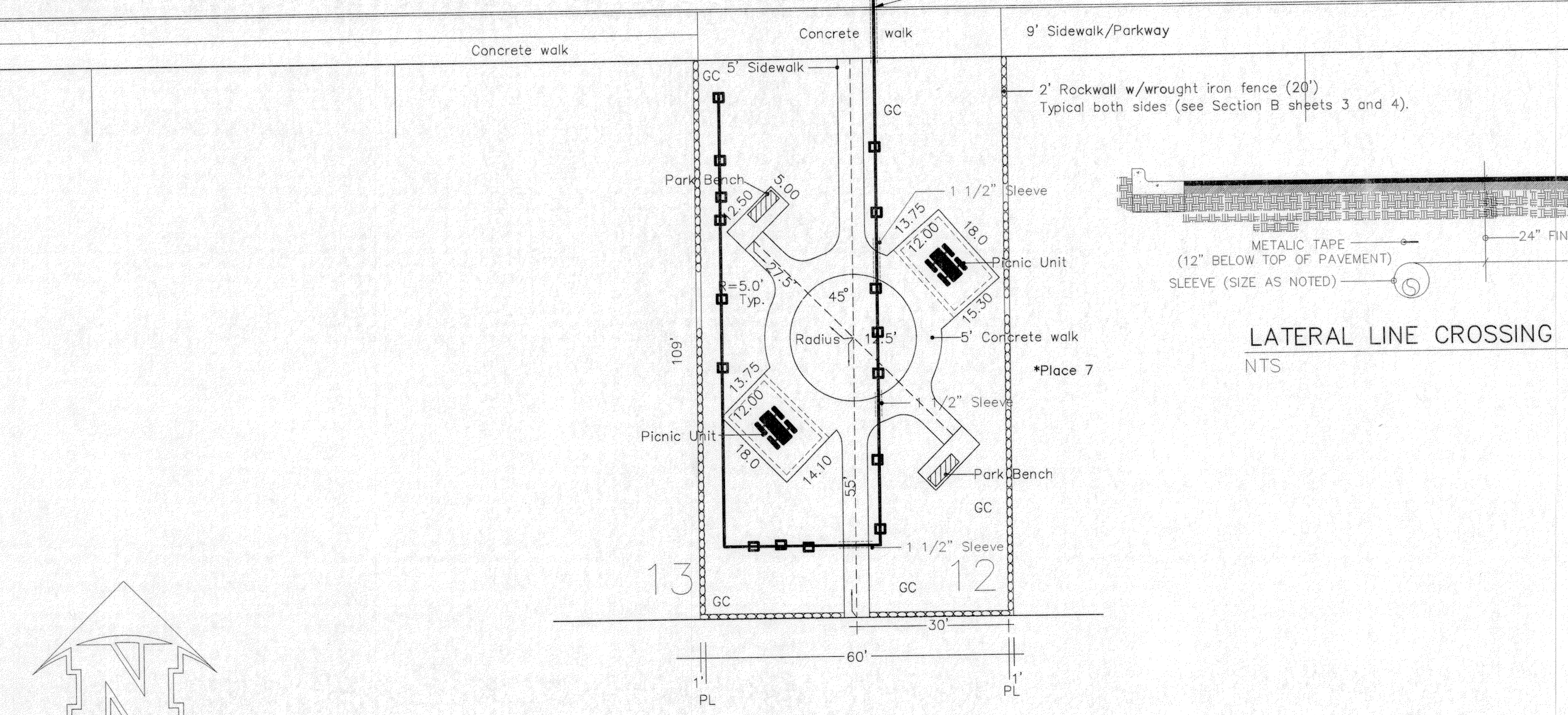
- This will include Park Benches, Picnic Units, Train Receptacles and to be PVC (PLASTISOL) coated furniture.
- General Description of Plastisol:
 Plastisol is a liquid (free-flowing or highly viscous) vinyl dispersion that is fused by heat to form a solid end product. The plastisol must be consistent in firmness so that it is not hard as glass or excessively soft, and the finish must be glossy and flat but not contain a grainy surface. Plastisol must be formulated to produce a product that is applicable to information provided herein.
- Provided is a range of the physical properties that the Plastisol must be produced to:
 Tensile 750 - 3000 psi
 Elongation 100 - 500%
 Hardness 10 - 27 Shore A
 Viscosity 250 - 50000 cps #6 spindle, 20 rpm, 80 degree F
 Weight/Gallon 9 - 13 Lbs.
- Plastisol must be formulated to resist chemical attack, weather ability, dielectric strength, fire resistance, abrasion resistance, and other properties as are applicable to park site conditions.
- Processing
 Plastisol must be processed by dip coating, rotational molding, slush molding, and knife coating as is performed by Manufacturer to meet with the specifications set forth herein and as determined by the manufacturer.
- Fabrication specifications are:
 1. Plastic Coating - a consistent 1/4" thick minimum coating of Plastisol that is heat-fused and permanently bonded to the steel.
 2. Framework - to be coated with a baked-on polyester dry powder superior coating an Enhanced Conversion Coating that is an 99.99% Pure Zinc coating on Cold Formed Steel.
 3. Framework - to be stable, reinforced construction with stainless steel and/or galvanized steel.
 4. Bench Seats and Tops - to be fabricated from 3/4" #9 expanded steel diamond mesh or 12 gauge perforated steel, all with rolled corners free of protrusions and entanglements.
 5. Reinforced edges to be provided by minimum 3/16" thick and 1 1/2" wide steel stock to serve as support along edges of seats and tops.
 6. Sizes and shapes of furnishings to be provided as called for on drawings.
 7. Seating form of benches to be contoured for comfort as called for on drawings.
 8. Tops and Bench Seats to have rounded edges for safety.
 9. Hardware - all nuts, bolts, washers and lock washers to be stainless steel hardware.
 10. Finishes - require having a minimum selection of 18 colors for Plastisol and Paint colors.

PARKS DEPARTMENT
 Approved 3/6/12
Jacobi

HUNTER CREEK DRIVE



MEADOW LAKE AVENUE



LATERAL LINE CROSSING
NTS

CITY PARK PRECIPITATION SCHEDULE

STATION NO.	TOTAL GPM	PRECIPITATION RATE	WATERING REQUIREMENTS	HEAD TYPE	NO. OF HEADS	NOZZLE SIZE	VALVE SIZE
1	79.2	1.32 IN/HR	55 MINS. PER DAY FOR AN APPLICATION OF 1.2" PER DAY	ADJ.	12	#7 DRANGE	2"
2	59.4	0.68 IN/HR	106 MINS. PER DAY FOR AN APPLICATION OF 1.2" PER DAY	ADJ.	9	#7 DRANGE	2"
3	72.6	0.68 IN/HR	106 MINS. PER DAY FOR AN APPLICATION OF 1.2" PER DAY	ADJ.	11	#7 DRANGE	2"
4	79.2	1.32 IN/HR	55 MINS. PER DAY FOR AN APPLICATION OF 1.2" PER DAY	ADJ.	12	#7 DRANGE	2"
5	59.4	0.68 IN/HR	106 MINS. PER DAY FOR AN APPLICATION OF 1.2" PER DAY	ADJ.	9	#7 DRANGE	2"
6	3.2 GPH		20 MINS. 3 TIMES PER DAY 3 TIMES PER WEEK	DRIP			
7	1.8 GPH		20 MINS. 3 TIMES PER DAY 3 TIMES PER WEEK	DRIP			
8	3.4 GPH		20 MINS. 3 TIMES PER DAY 3 TIMES PER WEEK	DRIP			

Total Run Time: 6 hrs 03 min, THREE TIMES A WEEK

IRRIGATION LEGEND

⊠	2" FEBCO 825YA RPZA W/ HYDRADOWL MODEL 200D-AL ENCLOSURE (R value of 25)
⊗	BRASS BALL ISOLATION VALVE IN 1419 CARSON BDX WITH FLAT LID.
M	2" WATER METER (INSTALLED BY DEVELOPER)
⊙	WEATHERMATIC 8200CR-20 VALVE (SIZE NOTED ON PLAN)
⊖	MATCO PVC BALL VALVE SIZE OF LATERAL LINE
⊙	HUNTER RAIN-CLIK RAIN SENSOR Mounted on 10' pole
EM	ELECTRIC METER
C	RAINBIRD ESP-12 SAT TW STATION CONTROLLER INSTALLED IN PEDESTAL
---	LATERAL PIPE CLASS 200 IPS PLASTIC PIPE (SIZE AS NOTED ON PLAN)
---	MAIN PIPING CLASS AND SIZE NOTED ON PLAN
△	1" Buckner DBL Lug OC Snap Lok w/Male brass stabilizer elbow with 11' x 17' boxes that have hinged and bolt down covers. Purple cover.
●	HUNTER I-25-04-SS STAINLESS STEEL GEAR DRIVEN ROTDR NOZZLES: #7 (DRANGE) @ 40 PSI 6.6 GPM 45° Radius
⊠	ISOLATION VALVE IN CARSON H.D. 11X17 BOX WITH QUICK COUPLER. PURPLE COVER
A) VALVE # B) VALVE SIZE C) GPM	
⊠	ELECTRIC CONTROL VALVE W/ FILTER & PRESSURE REGULATR
---	SLEEVE FOR CROSSINGS 2 TIMES THE SIZE OF PIPE.

**LOT 1, BLOCK 395 Design/Static Pressure 55 psi
PRESSURE LOSS CALCULATIONS: STATION 4 SECTION 79.2 GPM**

2" Water meter @ 52.8 gpm	4.80 Psi Loss
2" Type 'K' Copper 20' @ 79.2 gpm	1.28 Psi Loss
2" Febco 825YA Backflow @ 79.2 gpm	4.00 Psi Loss
2 1/2" SCHEDULE 40 PVC Pipe 140' @ 79.2 gpm (MAIN LOOPED)	0.98 Psi Loss
2" Weathermatic 8200 CR-20 Valve @ 79.2 gpm	0.55 Psi Loss
2 1/2" C 150 200 PSI PVC Pipe 36' @ 79.2 gpm	0.50 Psi Loss
1 1/2" C 150 200 PSI PVC Pipe 3' @ 33 gpm	0.06 Psi Loss
1 1/2" C 150 200 PSI PVC Pipe 35' @ 26.4 gpm	0.47 Psi Loss
1 1/2" C 150 200 PSI PVC Pipe 35' @ 19.8 gpm	0.26 Psi Loss
1" C 150 200 PSI PVC Pipe 35' @ 13.2 gpm	0.80 Psi Loss
3/4" C 150 200 PSI PVC Pipe 35' @ 6.6 gpm	0.65 Psi Loss
TOTAL PRESSURE LOSS	13.93 Psi Loss
AVAILABLE PRESSURE LESS THE LOSS (55-13.93)	41.07 Psi
PRESSURE REQUIRED AT CRITICAL HEAD	40.00 Psi

KEYED NOTES

- Irrigation system top point: verify 55 psi and 79.2 gpm. Notify owner in writing if the above criteria not met, redesign or Pump may be required.
- Controller Location: 110V Power by Developer. Coordinate exact location in field.
- Coordinate with contractor for enclosures on backflow.

PIPE AND BACKFLOW VELOCITIES (MAX.)
PVC BACKFLOW 5 FPS
COPPER PIPE 7.5 FPS
9.0 FPS

Triangular spacing design
Design spacing = 10' to 15' minimum overlap as per Parks Design Standards (no pump)
Row spacing = Design spacing x .866
Design spacing = Park standards (radius 45'-12') = 33'
Row spacing = Design spacing (33') x .866 = 28.6'
DESIGN SPACING - 32.1'
ROW SPACING - 29.2

GENERAL NOTES

- Contractor shall contact all utility companies & Park Dept. before any trenching operation, to locate and mark their lines in the area of work.
- Electrical wire splices will not be permitted between controller and valves, all connections will be permitted in valve boxes only. No splices will be buried.
- All manual valves shall be placed in valve boxes, placed at proper depth in relation to finish grade.
- All electrical valves shall be installed in plastic valve boxes with locking covers. Valve boxes shall be manufactured by Carson Industries, model series 1419 box with flat lid, bolt down.
- Actual conditions in the field may necessitate adding or adjusting heads to insure uniform coverage and distribution, contractor shall be responsible for field changes with Landscape Designer, Licensed Irrigator and Parks Dept.
- Contractor will not willfully install the irrigation system as designed, when it is obvious that field conditions exist that were not considered at time of designing the system. Any conditions noted as such shall be reported to the Landscape Designer, Licensed Irrigator and Parks Dept. If the contractor fails to do so, the contractor assumes full responsibility for any corrections needed.
- All valves shall be tagged with a waterproof tag at each valve showing valve number and controller number as shown on plan. Label all wiring at controllers and panel.
- Location of drip emitters shall be installed exactly as shown on plans. Piping and valves are diagrammatically shown and may vary with approval from Landscape Designer, Licensed Irrigator and Parks Dept.
- All access boxes for drip emitters shall be installed flush with grade.
- All access boxes, valve boxes and sprinkler heads along walkways within interior grounds of the site shall be installed min. 6" from the edge of all walkways to the back of the sprinkler head or valve box.
- Meter shown within right-of-way for clarity only.
- Each irrigation controller shall have an independent common wire of any other irrigation controller.
- All trenching shall be a 10'-6" min. distance from the center of the trunk of any tree.
- Drip distribution tubing shall be placed in a circular pattern around the trunk of each tree, min. 24" from the trunk. Use 1/4" tubing slope at each tube to hold the end of the tubing in place.
- All unsuitable excavated materials from trenches shall be removed from the project site. Approved backfill shall be used to backfill trenches.
- Contractor shall verify the exact location of all existing and proposed utilities and all site conditions prior to beginning construction. Any damage caused by the Contractor shall be repaired or replaced at no additional cost to owner.
- Locate all heads and valves away from low spots or areas of drainage flow.
- Electric control wire (#14 gauge) and common ground (#12 gauge) shall be direct buried, color coded and all connections shall be waterproofed. Provide expansion coils at all valves and 200' on center maximum. Provide separate common wire for each controller. No splicing will be permitted between valve and controller.
- All piping/wiring running beneath paved surfaces (driveways, sidewalks, etc.) shall be installed in Class 200 PVC sleeves. Sleeve shall be of the size so that the inside diameter of the sleeve is 2 times greater than that of the outer diameter of the item installed in the sleeve.
- Sleeves must extend 24" beyond edge of paved or concrete surfaces and ends wrapped and taped with 4 mil plastic.
- Contractor shall fine tune and adjust the irrigation system so that no water/spray will run onto street, walks, or hit any building, walls, etc. This shall include adjusting heads, nozzles, spray arcs, radius, etc.
- Contractor shall provide the owner with as-built drawings on mylar prior to approval of final payment.

09/27/11 COMPLY W/REDS
10/20/11 COMPLY W/REDS
11/14/11 COMPLY W/REDS
02/26/12 COMPLY W/REDS
03/06/12 COMPLY W/REDS

TIERRA DEL ESTE UNIT 70 PARK SITE
14260 HUNTER CREEK DRIVE
LOT 1, BLOCK 395
36,807 S.F./0.8450 AC.

DOUBLE V ENTERPRISES
8104 STAR AVENUE
EL PASO, TX 79907
(915) 858-7515



LANDSCAPE IRRIGATION
Drawn/Design by:
Design/Checked by: RV
PROJECT: LI20110701TDE70
PHASE: FINAL-SUBMITTAL

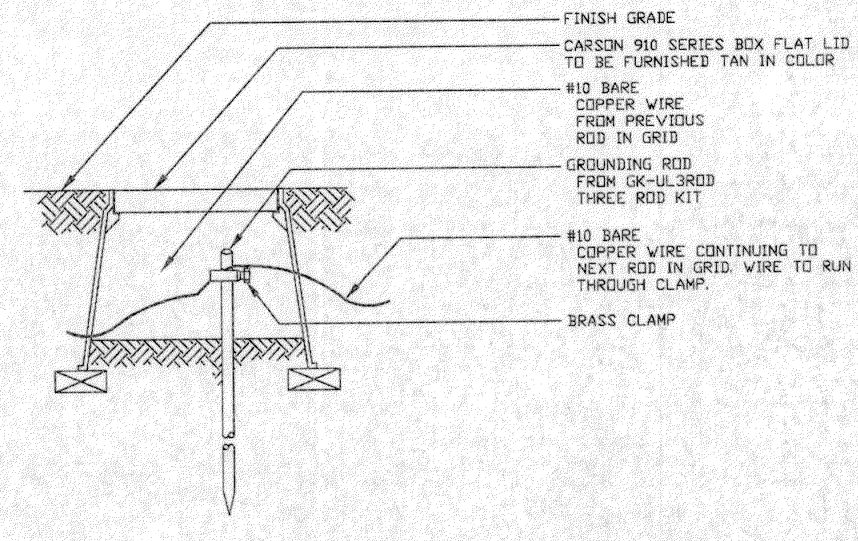
PARKS DEPARTMENT
Approved 3/6/12
Jared [Signature]



Sheet no. LI-2
Sheet no. 2 of 3

SCALE: 1"=20'

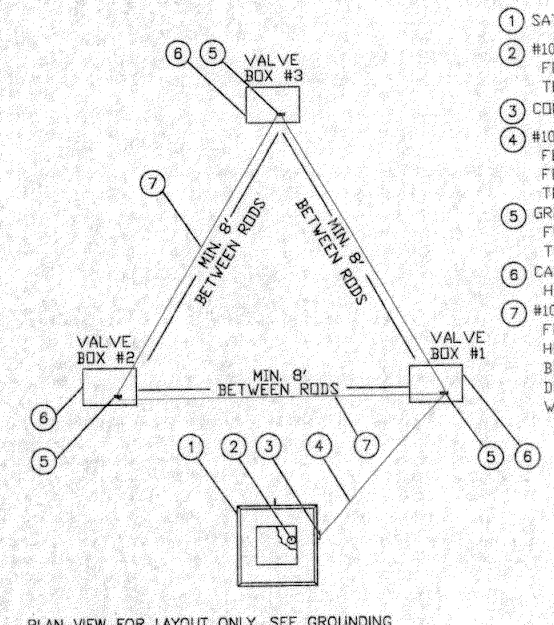
NOTE: IRRIGATION IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TEXAS 78711-3087, (512) 239-6719



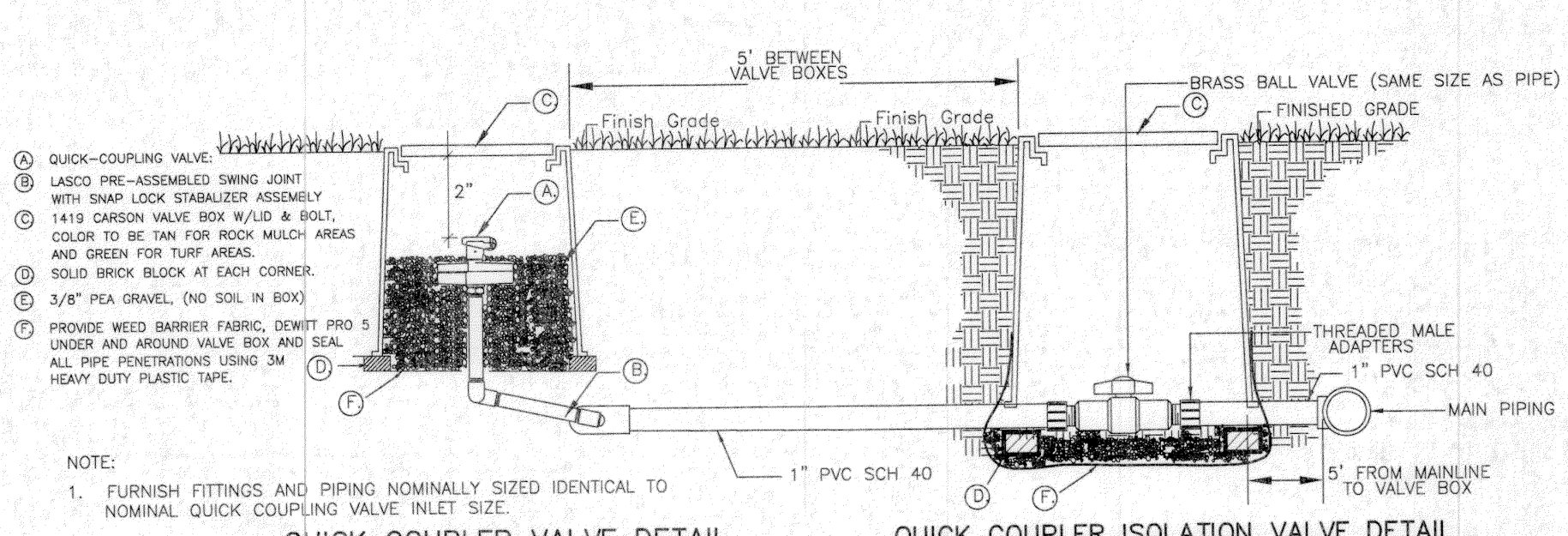
GROUNDING ROD NOTES:

GROUNDING RODS SERVE AS ELECTRODES FOR SURGE DEVICES TO DISSIPATE THE SURGE INTO THE EARTH. REMEMBER THESE TIPS WHEN INSTALLING THEM:

1. ALWAYS USE A 5/8-INCH X 8-FOOT COPPER CLAD ROD.
2. RUN A #10 OR LARGER BARE COPPER WIRE FROM THE DEVICE TO THE ROD.
3. KEEP THE GROUND WIRES AS SHORT AND STRAIGHT AS POSSIBLE FROM THE DEVICE TO THE FIRST ROD.
4. CLAMP ALL WIRES TO THE GROUNDING ROD. DO NOT SOLDER OR TAPE THEM TO THE ROD.
5. ALWAYS USE A SEPARATE CLAMP TO ATTACH EACH WIRE TO A ROD.
6. TO INSTALL GROUNDING ROD, USE CR-TOLS ROD DRIVING LEVELER.
7. SPACE THREE RODS IN A TRIANGULAR GRID AT LEAST 6 FEET APART FROM THE OTHERS IN THE GRID. CONNECT ALL THREE RODS WITH A SOLID #10 COPPER WIRE.
8. WHEN TESTED WITH THE PROPER EQUIPMENT, GRIDS SHOULD HAVE AN EARTH RESISTANCE NO GREATER THAN 15 OHMS.
9. WHENEVER MORE THAN ONE WIRE IS ATTACHED TO A GROUNDING ROD ALWAYS USE A SEPARATE CLAMP FOR EACH WIRE TRYING TO INSTALL MORE THAN ONE WIRE PER CLAMP COULD CAUSE A POOR CONNECTION RESULTING IN HIGH RESISTANCE LEVELS.

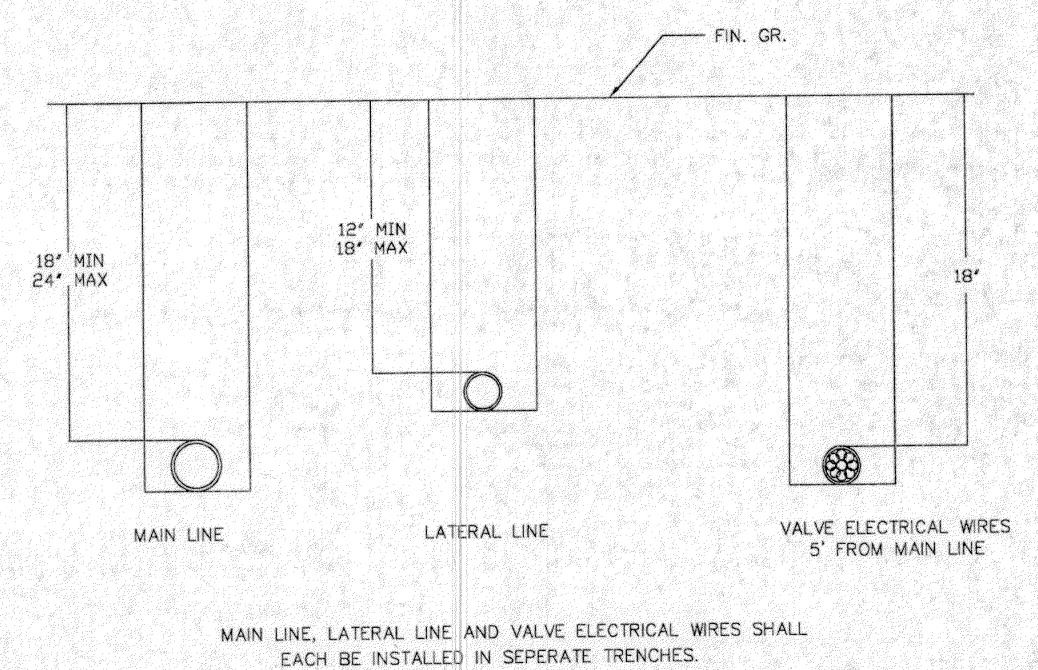


TRIANGULAR GRID PLAN VIEW
NOT TO SCALE



QUICK COUPLER VALVE DETAIL
NOT TO SCALE

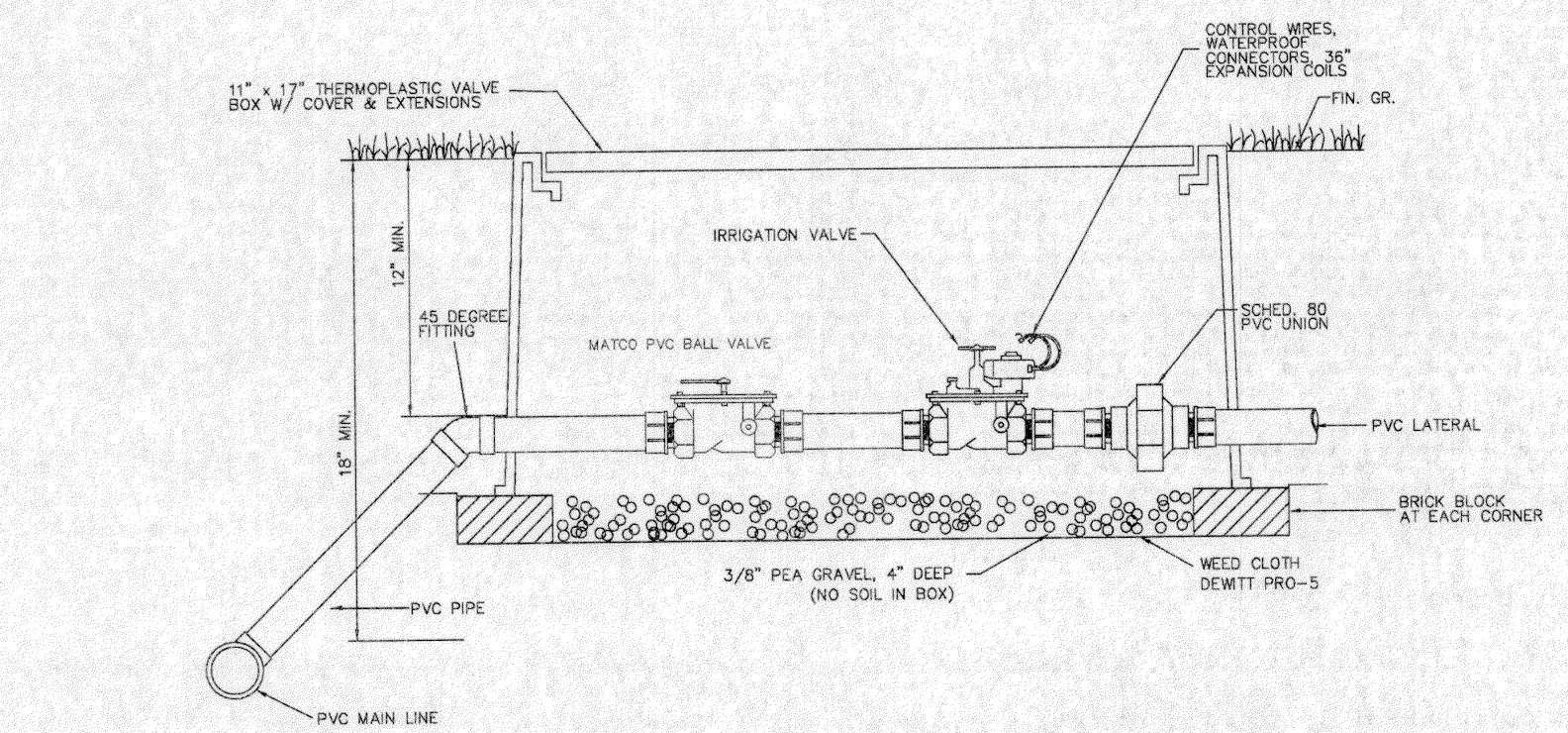
QUICK COUPLER ISOLATION VALVE DETAIL
NOT TO SCALE



TRENCHING STANDARD DETAIL
NOT TO SCALE

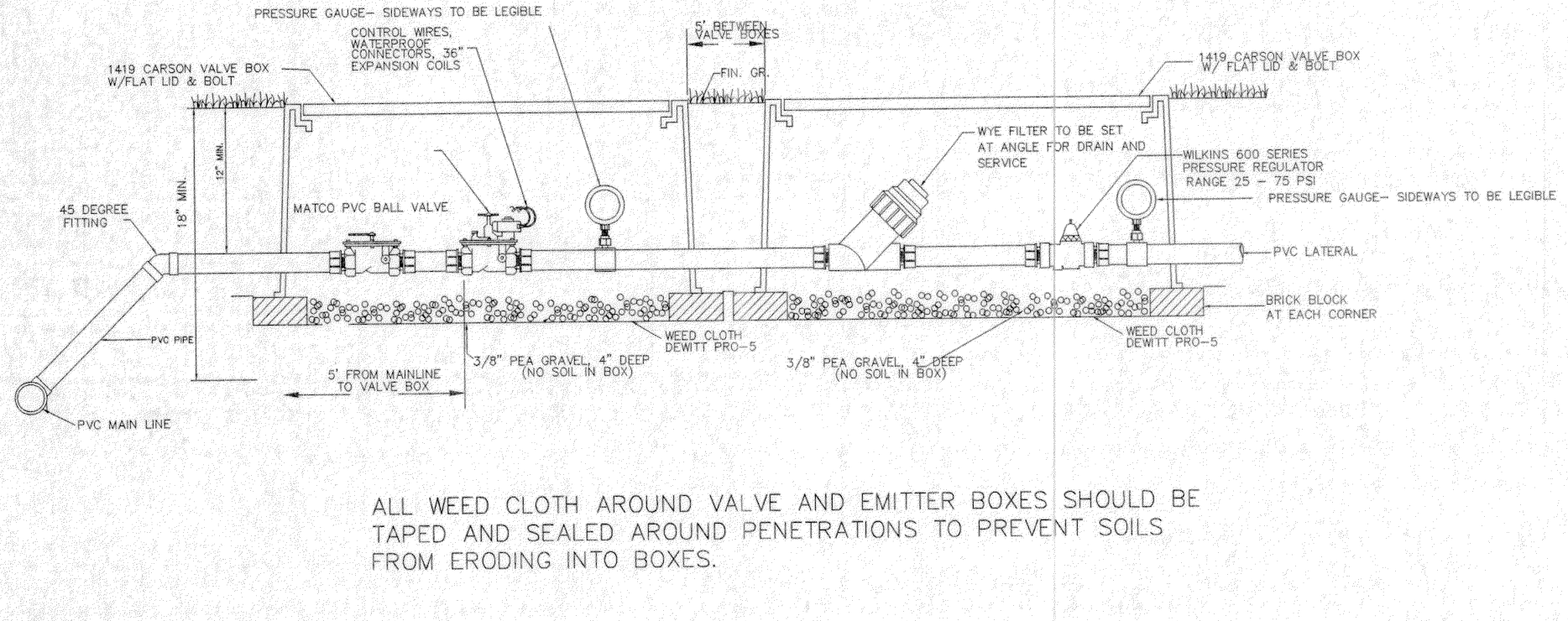
GROUNDING WIRES IN GRID DETAIL
NOT TO SCALE

TRIANGULAR GROUNDING GRID DETAIL
NOT TO SCALE



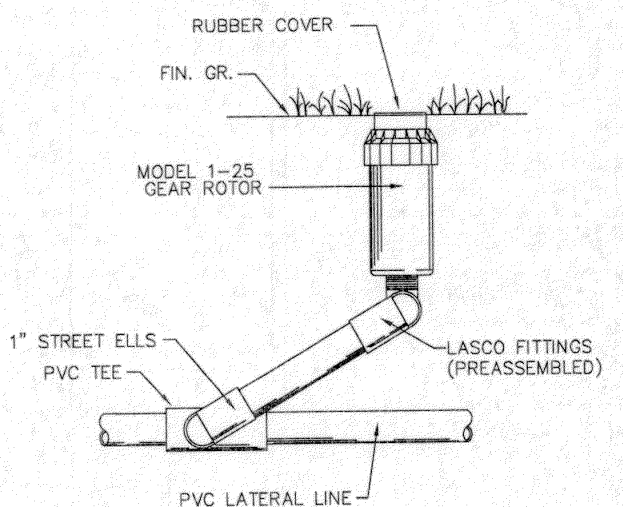
ALL VALVE BOXES TO HAVE ONE COURSE OF BLOCKS AT BOTTOM AND INSTALL EXTENSION BOXES TO SET TOP AT GRADE. INSURE THAT THERE IS A GAP BETWEEN VALVE BOX AND PIPE.

ELECTRIC CONTROL VALVE DETAIL
NOT TO SCALE

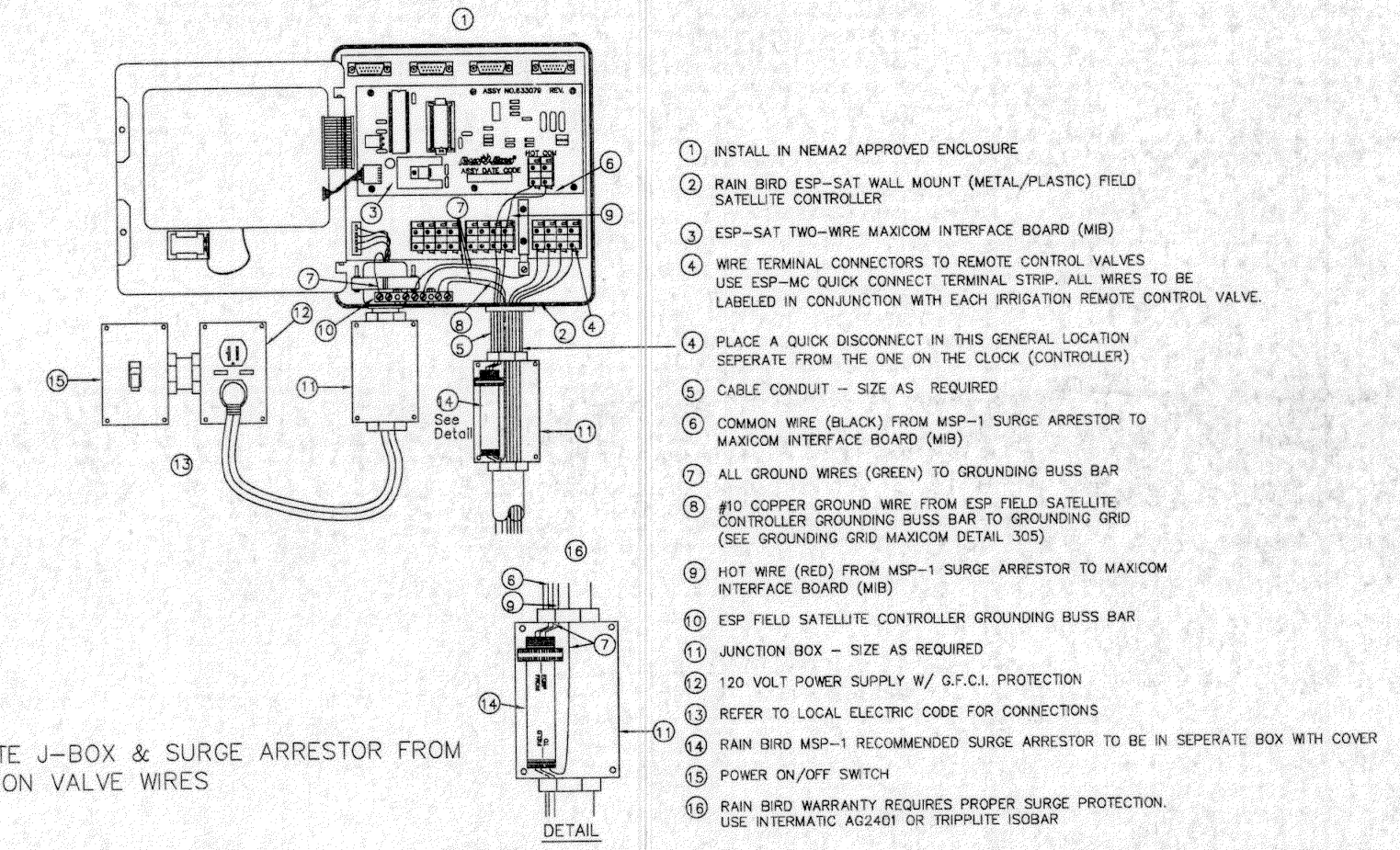


ALL WEED CLOTH AROUND VALVE AND EMITTER BOXES SHOULD BE TAPED AND SEALED AROUND PENETRATIONS TO PREVENT SOILS FROM ERODING INTO BOXES.

ELECTRIC CONTROL VALVE W/ FILTER & PRESSURE REGULATOR DETAIL
NOT TO SCALE

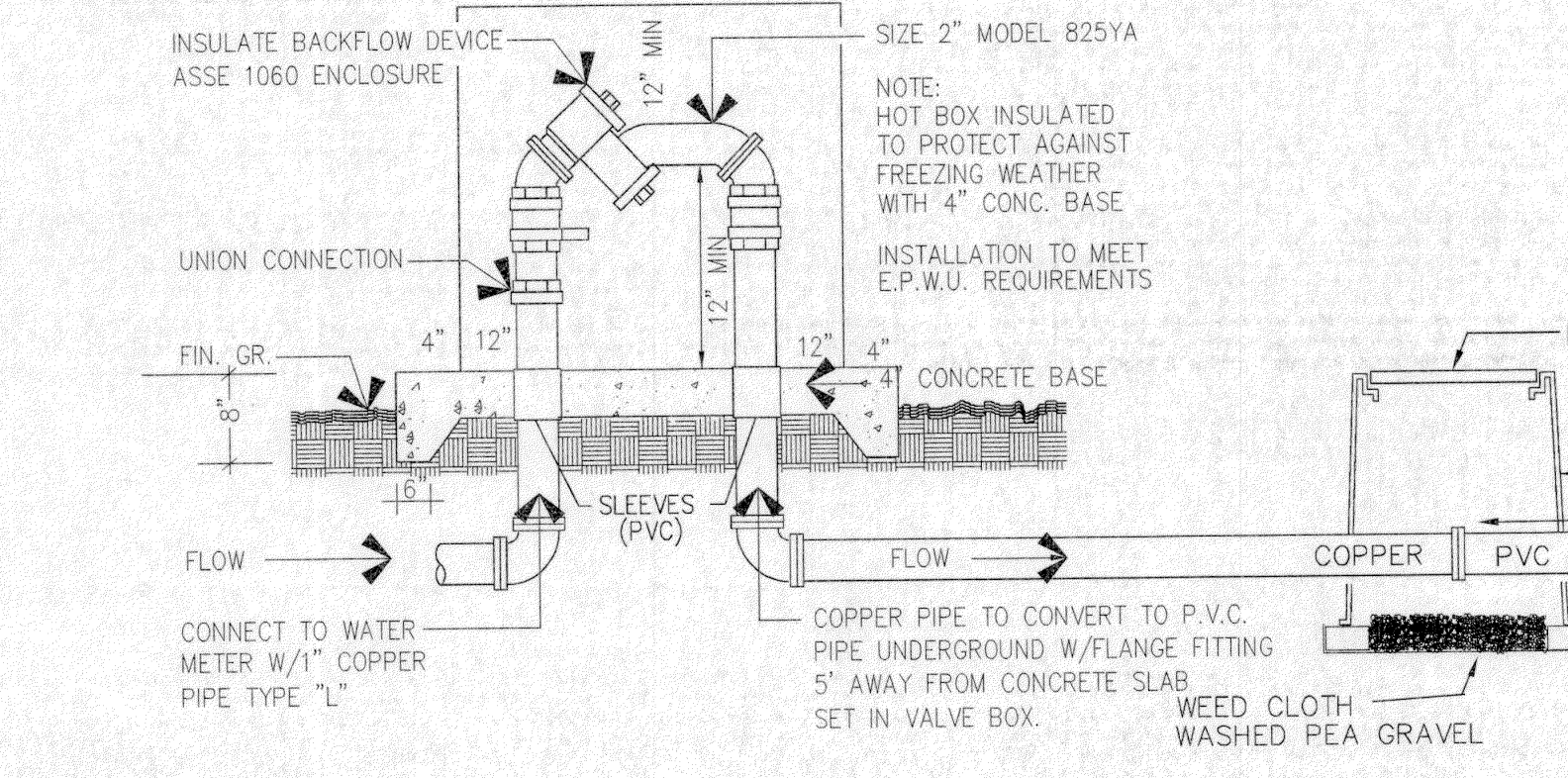


I-25 GEAR DRIVE DETAIL
NOT TO SCALE

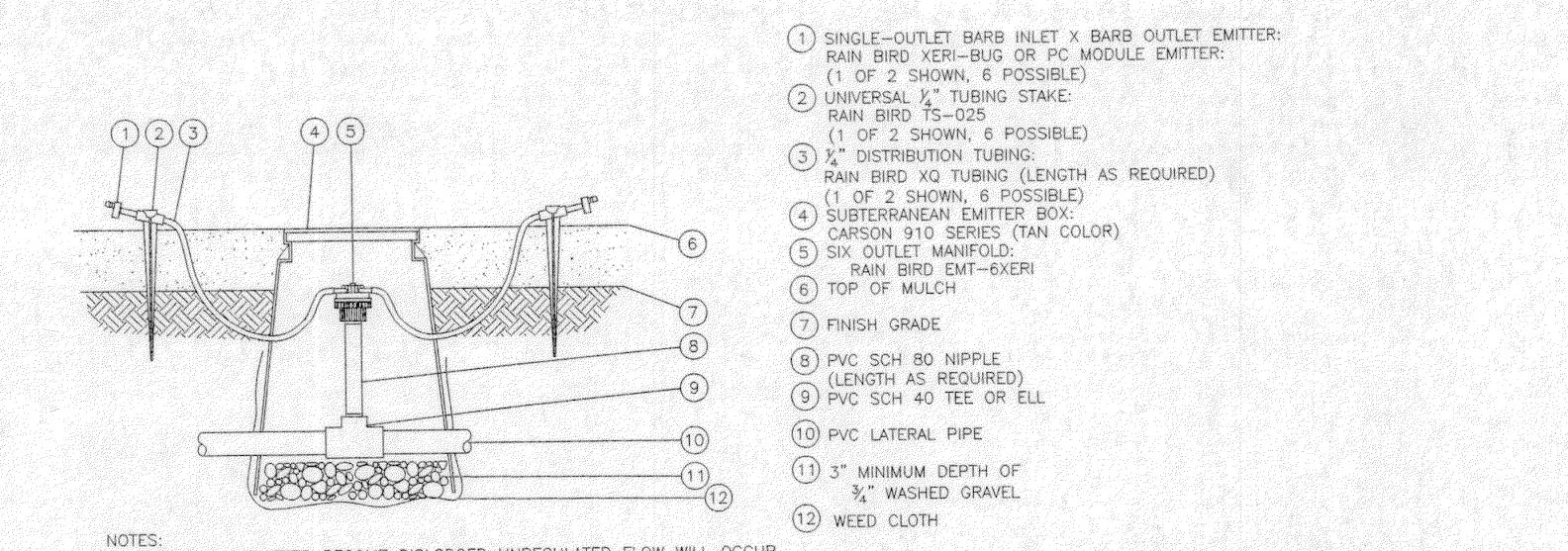


ESP-12MC INSTALLATION DETAIL
N.T.S.

ENCLOSURE TO BE BY HYDRO COWL, MODEL No. 200D-AL. IRRIGATOR IS TO SELECT APPROPRIATE SIZE OF ENCLOSURE AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.



BACKFLOW DEVICE DETAIL
NOT TO SCALE

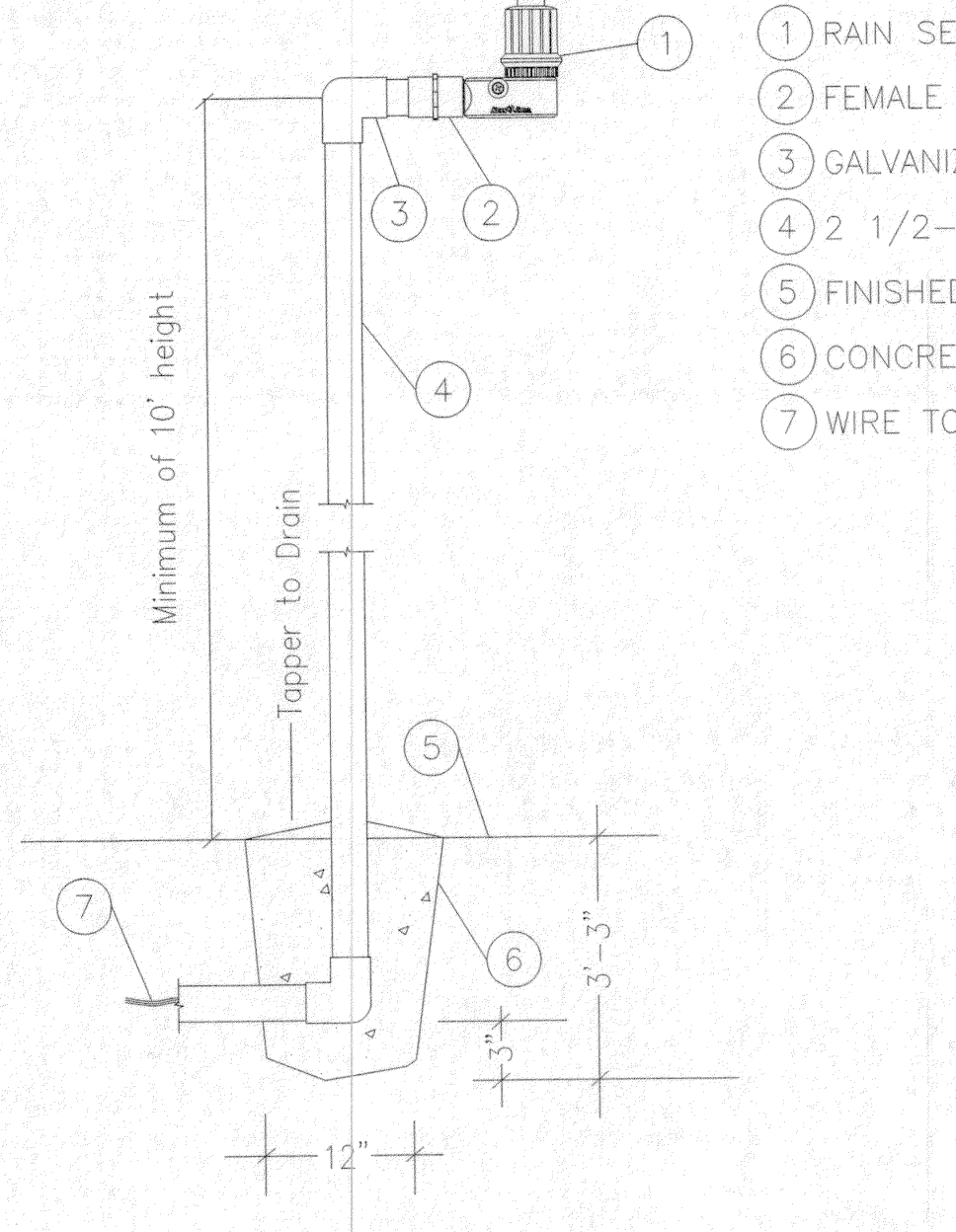


NOTES:
1. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
2. THE 6 OUTLET MANIFOLD PROVIDES A CENTRALIZED WATER DISTRIBUTION CONNECTION FOR UP TO 6 EMISSION DEVICES. THE FOLLOWING EMITTERS CAN BE INSERTED INTO THE 1/2\"/>

RAIN BIRD XER-BLUG BARB X BARB EMITTERS:
PC-05 5 GPH XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

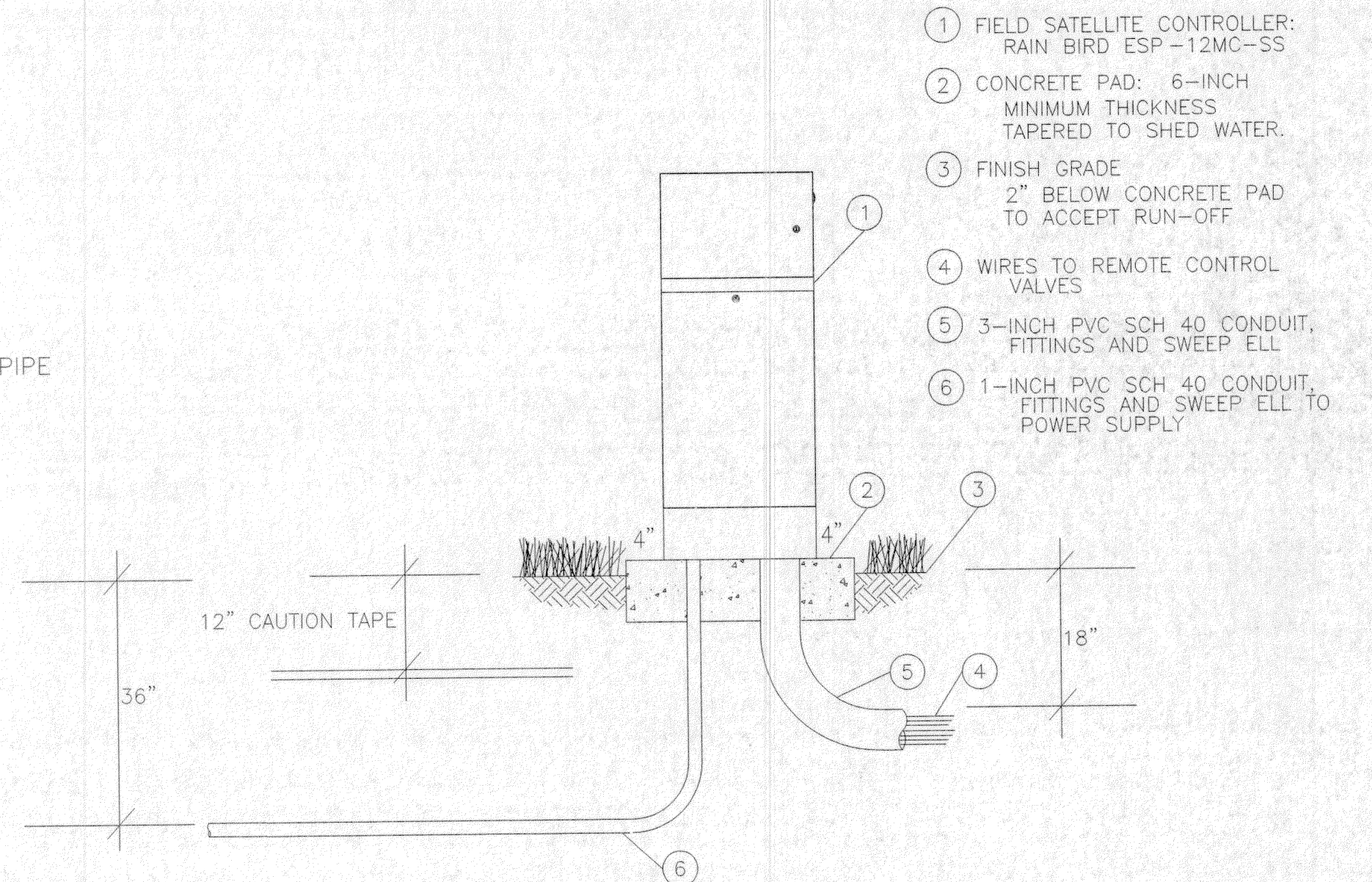
RAIN BIRD PC MODULE BARB X BARB EMITTERS:
PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH
PC-12 12 GPH PC-18 18 GPH PC-24 24 GPH

MULTI PORT EMITTER MANIFOLD-RAINBIRD XER-BIRD-XBD-80 EMITTER
N.T.S.



RAIN SENSOR RSD-CEX POLE MOUNT
N.T.S.

C-RSD-CEX POLE MOUNT.DWG



FOUR PROGRAM HYBRID CONTROLLER ESP-MC STAINLESS STEEL PEDESTAL
N.T.S.

C-ESP-MC SS PEDESTAL.DWG

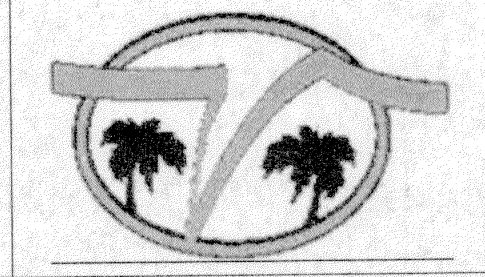
PARKS DEPARTMENT

Approved 3/6/12
Jasercita

- 09/27/11 COMPLY W/REDS
- 10/20/11 COMPLY W/REDS
- 11/14/11 COMPLY W/REDS
- 02/26/12 COMPLY W/REDS
- 03/06/12 COMPLY W/REDS

TIERRA DEL ESTE UNIT 70 PARK SITE
14260 HUNTER CREEK DRIVE
LOT 1, BLOCK 395
36,807 S.F./0.8450 AC.

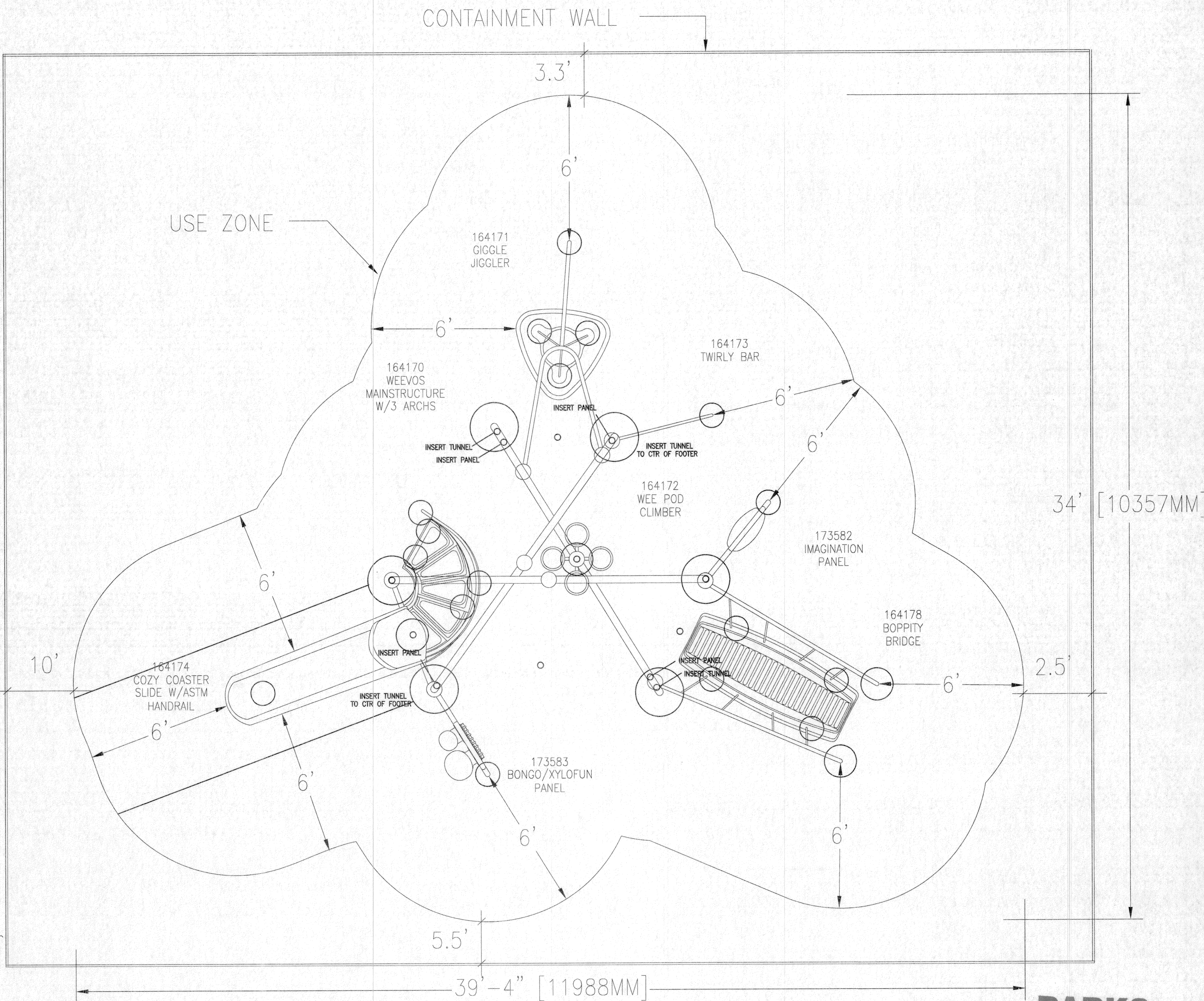
DOUBLE V ENTERPRISES
8104 STAR AVENUE
EL PASO, TX 79907
(915) 858-7515



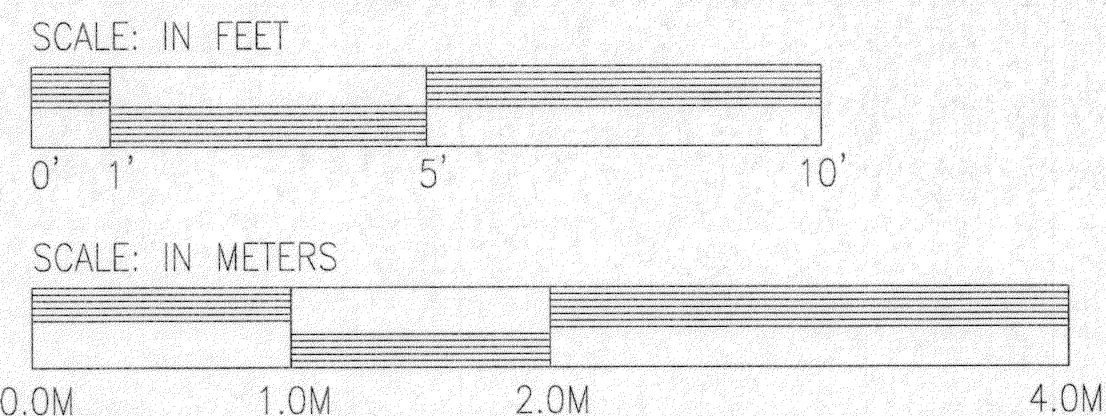
LANDSCAPE IRRIGATION
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PROJECT:
L120110701TDE70
PHASE:
FINAL-SUBMITTAL

Sheet no.
11-3
Sheet no. 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.
5. Equipment and Fall Surfacing must comply with current Standards and Guidelines.
6. Equipment to called out with lengths for Overhead Activities, spacing between rails for Curley Climbers, Track Rides, etc.
7. 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 toll 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.



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.



landscape structures

IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE EUROPEAN STANDARDS EN 1176.

THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 2-5 YEARS UNLESS OTHERWISE NOTED ON PLAN.

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:
LSI
COPYRIGHT: 2/14/11
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

SCALE: SNAP TITLE HERE	NORTH ARROW	DESIGN #3064 MODIFIED WEEVOS DESIGN #1	LANDSCAPE STRUCTURES	PARKS DEPARTMENT DESIGN #1 MODIFIED <i>Approved 3/5/12</i> SYSTEM TYPE: WEEVOS DRAWING #: 3064
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