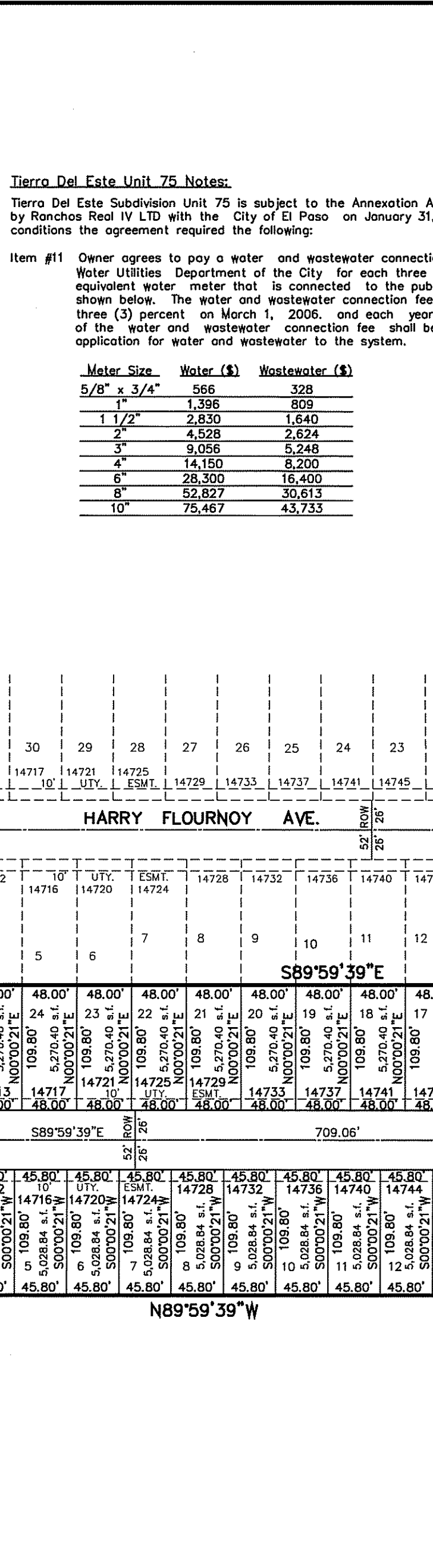
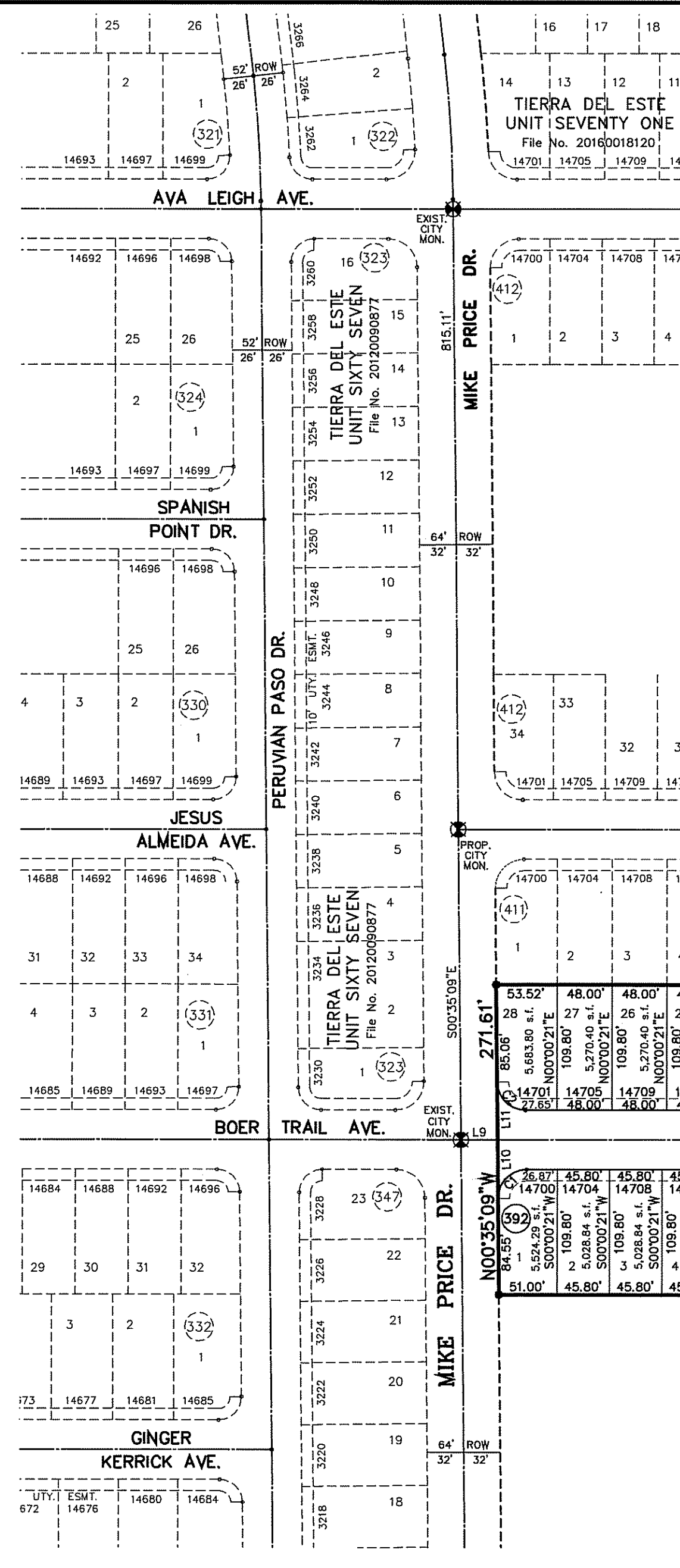






# TIERRA DEL ESTE UNIT SEVENTY FIVE

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.96± ACRES



**Notes:**  
 WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 75) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF [DATE].

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 16.03, 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 RECORD SECTION.

INSTRUMENT NO. 20160053597 DATE 8-1-16

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT TO FLOYD ST., SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. 20160053600 DATE 8-1-16

LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

\*U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802210101 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

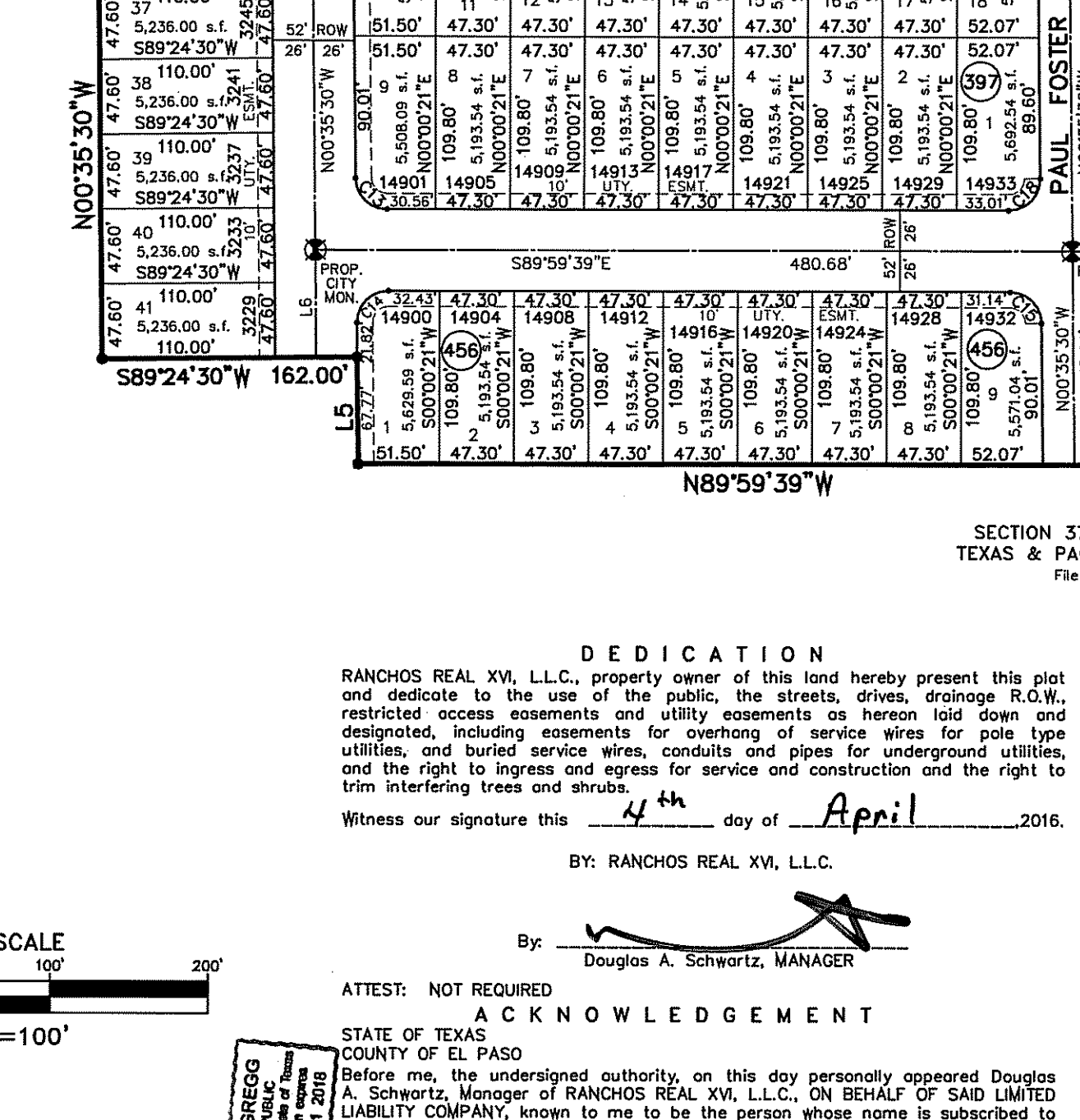
STREET CLASSIFICATION: 40' R.O.W. = 20' RESIDENTIAL LANE NO PARKING  
 52' R.O.W. = 32' LOCAL RESIDENTIAL 3.  
 100' R.O.W. = MAJOR ARTERIAL STREET.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.94	S00°35'30"E
L2	8.83	S00°35'30"E
L3	52.00	S89°24'30"W
L4	90.01	S00°35'30"E
L5	67.77	N00°35'30"E
L6	68.31	S00°35'30"E
L7	45.52	S00°35'30"E
L8	28.00	S89°59'39"E
L9	32.00	S89°59'39"E
L10	51.26	S00°35'09"E
L11	50.74	S00°35'09"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	26.00	39.53	25.26	35.64	S44°42'36"W	90°35'30"
C2	26.00	39.01	24.74	35.17	S45°17'24"E	89°24'10"
C3	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C4	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C5	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C6	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C7	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C8	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C9	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C10	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C11	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C12	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C13	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C14	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C15	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C16	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C17	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C18	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C19	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C20	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C21	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C22	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C23	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C24	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C25	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C26	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C27	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C28	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C29	26.00	39.01	24.74	35.17	N45°17'35"E	89°24'10"
C30	26.00	39.53	25.26	35.64	N44°42'25"E	90°35'50"
C31	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C32	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C33	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C34	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C35	20.00	31.21	19.79	28.14	N45°17'35"E	89°24'10"
C36	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C37	26.00	39.01	24.74	35.17	N45°17'35"E	89°24'10"
C38	26.00	39.53	25.26	35.64	N44°42'25"E	90°35'50"
C39	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C40	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"



**SCHOOL DISTRICT**  
 SOCORRO INDEPENDENT SCHOOL DISTRICT  
 12440 ROJAS DRIVE

**TOTAL RESIDENTIAL LOTS**  
 229

**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, drainage R.O.W., restricted access easements and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole top utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness my signature this 4th day of April, 2016.

By: Douglas A. Schwartz, MANAGER

ATTEST: NOT REQUIRED  
 A C K N O W L E D G E M E N T  
 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 4th day of April, 2016.

Eric M. Goss  
 Notary Public in and for El Paso County  
 My Commission Expires 01-31-2018

**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, Texas Title 2, Subchapter B, Section 212.001, of the Texas Government Code, effective May 1, 2013.

Executive Secretary: Cooper  
 Chairperson: Cooper

Approved for filing this 14 day of JULY, 2016.

Planning and Inspections Director: [Signature]

**FILING**  
 Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 1st day of AUGUST, 2016, A.D. in File No. 20160053597

Yvonne Conde Curry, P.E.  
 Registered Professional Engineer  
 Registration No. 64648

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

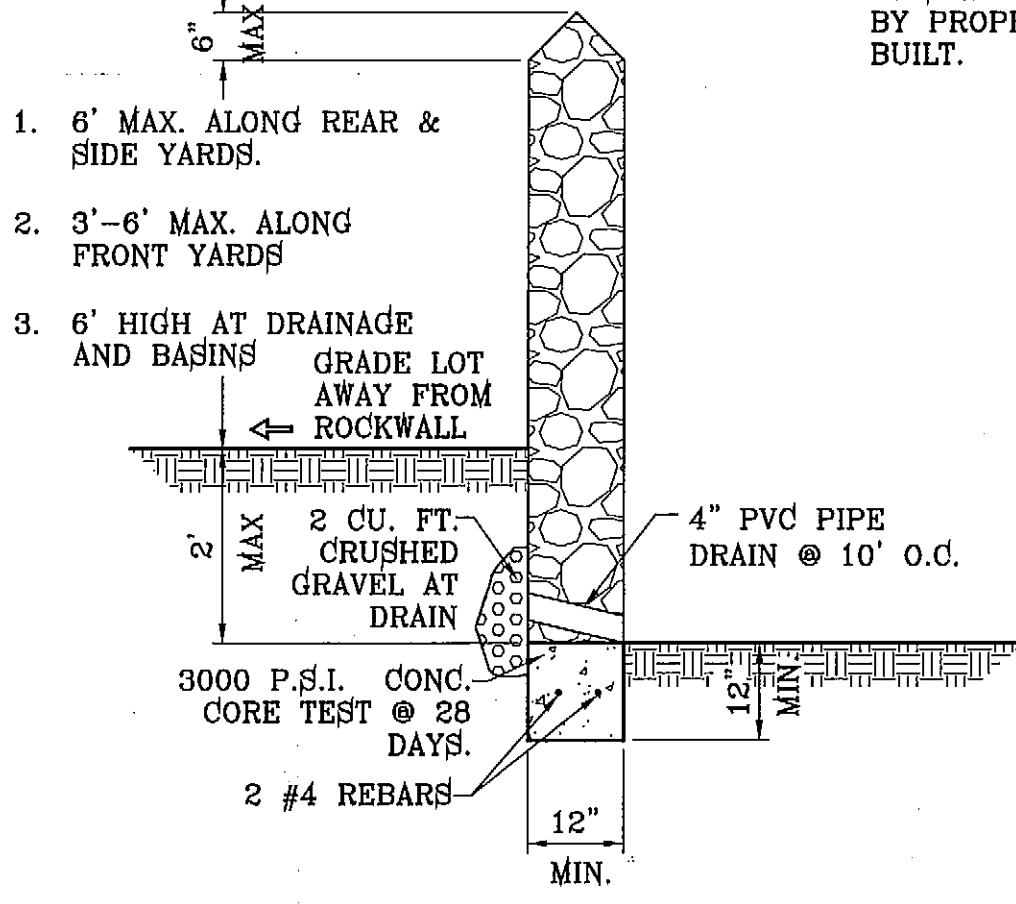
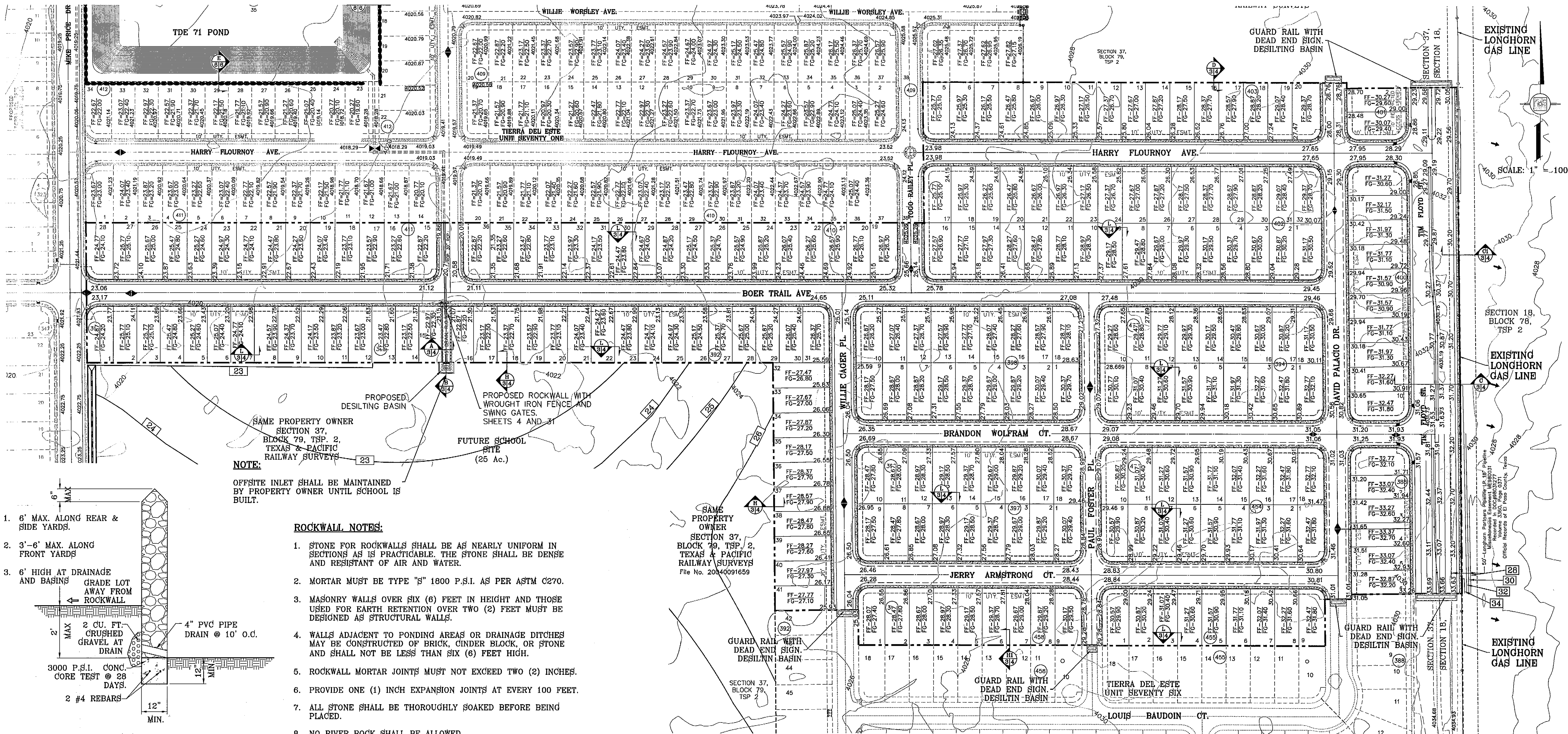
Ron R. Conde  
 Registered Professional Land Surveyor  
 Texas License No. 5152

**NOTARY PUBLIC**  
 STATE OF TEXAS  
 COUNTY OF EL PASO  
 Eric M. Goss  
 Notary Public  
 My Commission Expires 01-31-2018

**STATE OF TEXAS**  
 COUNTY OF EL PASO  
 Yvonne Conde Curry  
 Registered Professional Engineer  
 Registration No. 64648

**STATE OF TEXAS**  
 COUNTY OF EL PASO  
 Ron R. Conde  
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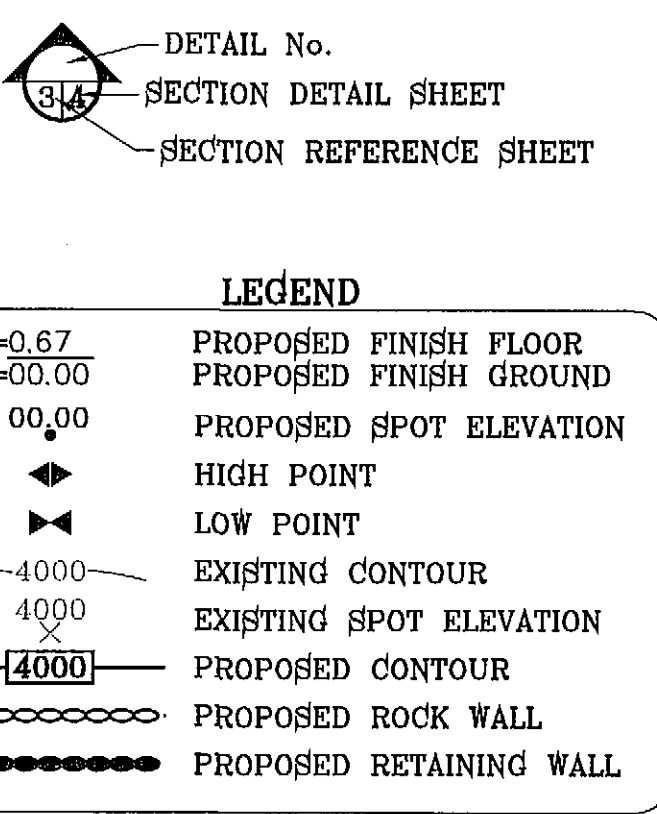


**NOTE:**  
OFFSITE INLET SHALL BE MAINTAINED BY PROPERTY OWNER UNTIL SCHOOL IS BUILT.

- 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.

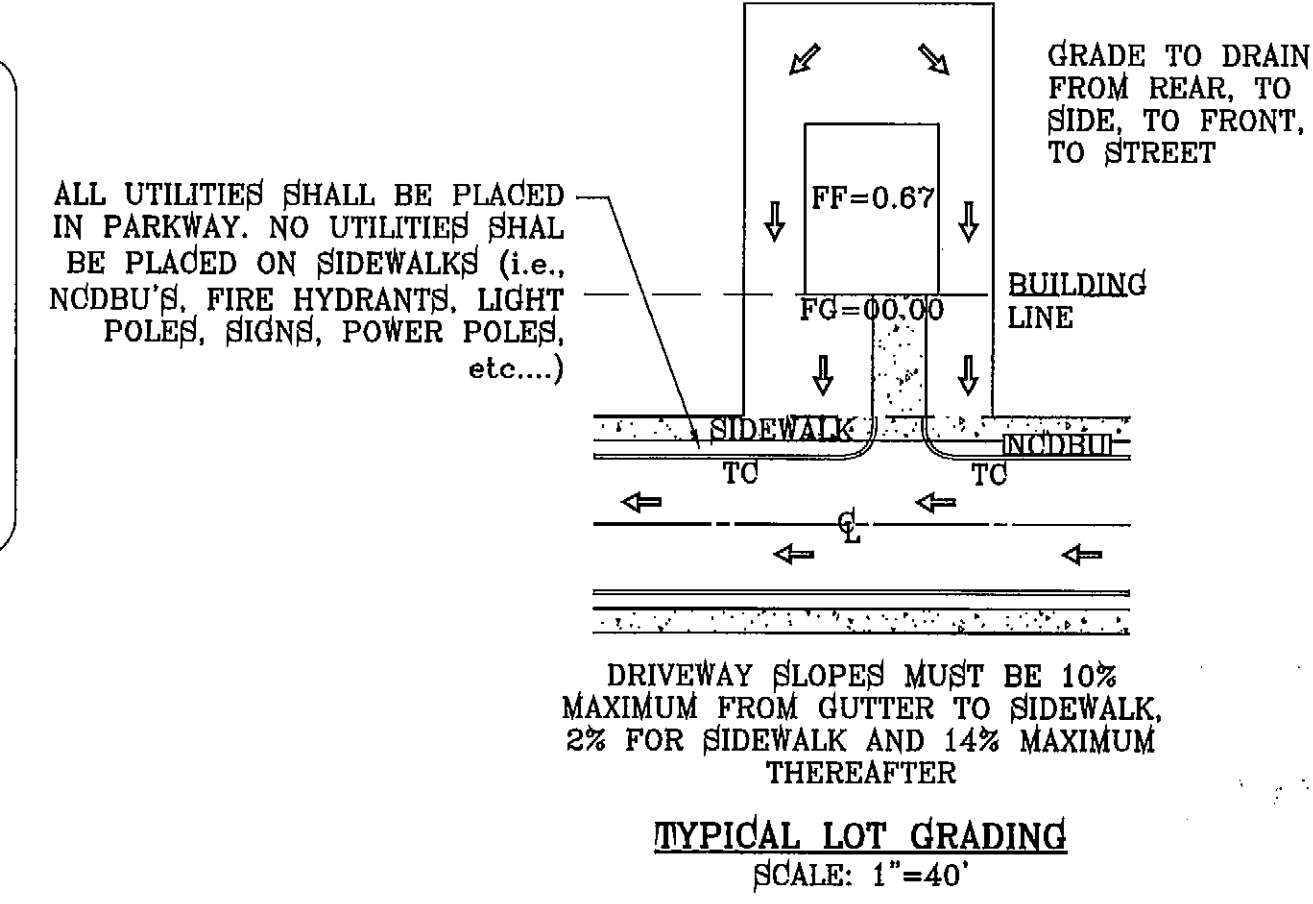
- GENERAL NOTES:**
- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19-SUBDIVISION ORDINANCE-"DRAINAGE DESIGN MANUAL AND DESIGN STANDARDS FOR CONSTRUCTION".
  - CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE 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 PROSECUCTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
  - ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
  - ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
  - SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
  - ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED

- BETWEEN THE TOPS OF THE BARRICADES.**
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.
- GENERAL EARTHWORK NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44 (AMENDED).
  - 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 96% 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 6.
  - ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
  - ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.
- CONSTRUCTION NOTES:**
- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
  - MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
  - 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
  - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
  - RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.



SEE SHEET 26 FOR DRAINAGE STRUCTURES

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



**REVIEWED**

AFTER THE PERMITTEE COMPLETES THE GRADING UNDER THE PERMIT, THE PERMIT SHALL BE CLOSED. AS PART OF THE CLOSURE PROCEDURE, THE APPLICANT MUST SUBMIT THE FOLLOWING TO THE CITY:

A. A STATEMENT FROM THE ENGINEER OF RECORD THAT STATES, THE GRADING OPERATION HAS BEEN SUBSTANTIALLY COMPLETED AND GENERALLY CONFORMS TO THE APPROVED SET OR PLANS. THIS PERMITTEE SHALL CALL THE PERMIT OFFICIAL TO ESTABLISH THE BEGINNING OF THE WARRANTY PERIOD AND TO NOTIFY THE PERMIT OFFICIAL THAT THE OSP HAS BEEN IMPLEMENTED.

B. A COPY OF THE NOTICE OF TERMINATION FILED WITH THE STATE OR DATED CONSTRUCTION SITE NOTICE, IF APPLICABLE, IN ACCORDANCE WITH CHAPTER 16.

THE CITY WILL ISSUE A LETTER STATING GENERAL CONFORMANCE TO THE PERMIT HAS BEEN MET AND THAT THE WARRANTY PERIOD REQUIREMENTS WILL CONTINUE TO BE IN EFFECT.

18.44.090 - WARRANTY.

ANY PERSON ISSUED A PERMIT SHALL AGREE WARRANTY AND MAINTAIN THE AREA DESCRIBED IN THE PERMIT FOR A PERIOD OF TWO YEARS AFTER THE PERMIT IS CLOSED BY THE CITY PURSUANT TO SECTION 18.44.220, OR UNTIL A BUILDING PERMIT IS ISSUED FOR THE PURPOSE OF MAINTAINING A STABILIZED SITE IN ACCORDANCE WITH THE APPROVED OSP, WHICHEVER FIRST OCCURS (THE "WARRANTY" OR "WARRANTY PERIOD"). THE CITY MAY CONDUCT INSPECTIONS OF THE PERMITTED AREA THROUGHOUT THE WARRANTY PERIOD AND REQUIRE MAINTENANCE AND CORRECTION OF THE WORK BY THE PERMIT HOLDER. FAILURE OF THE PERMIT HOLDER TO CORRECT THE WORK SHALL CONSTITUTE A FAILURE TO COMPLY WITH THE PROVISIONS OF THIS CHAPTER.

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286

**CONDE INC.**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 14221

**CONDE INC.**  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 14648

**CONDE INC.**  
REGISTERED PROFESSIONAL PLANNER  
NO. 14648

**CONDE INC.**  
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REGISTERED PROFESSIONAL ARCHITECT  
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**CONDE INC.**  
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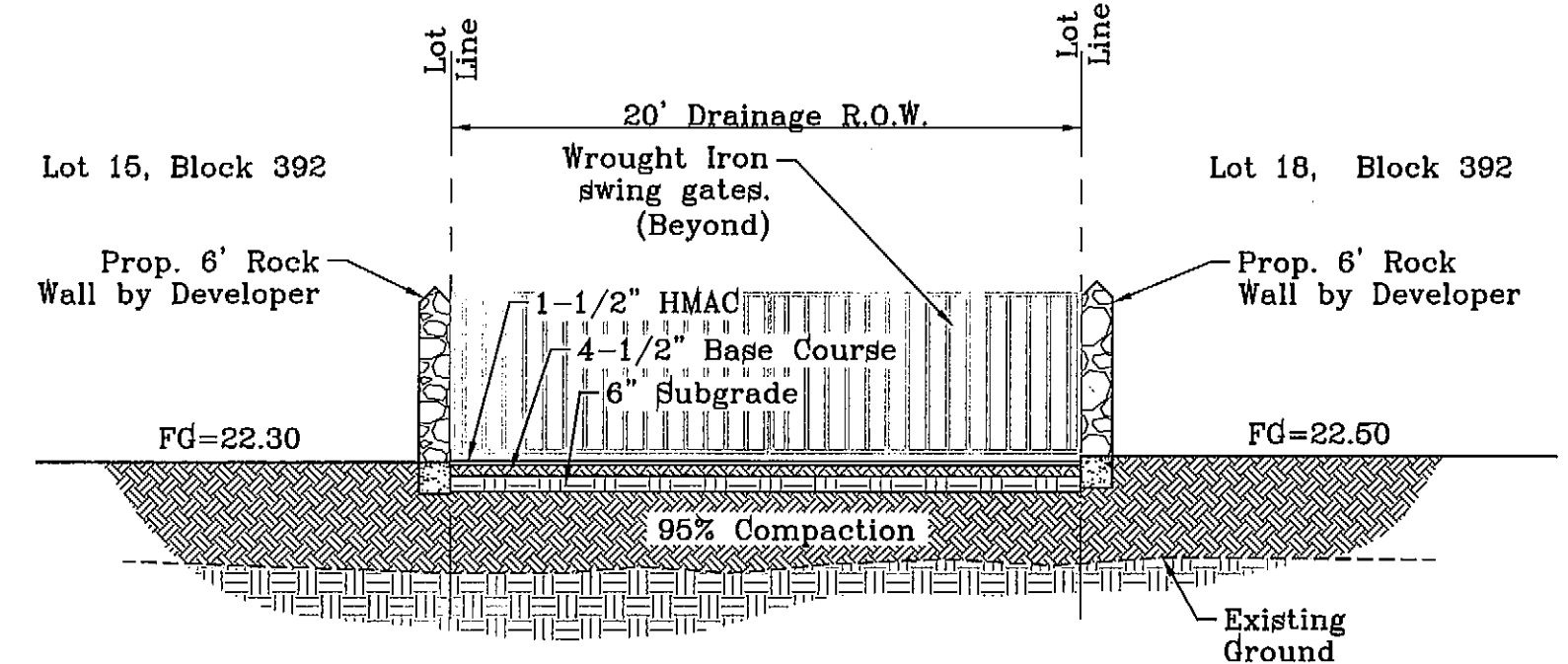
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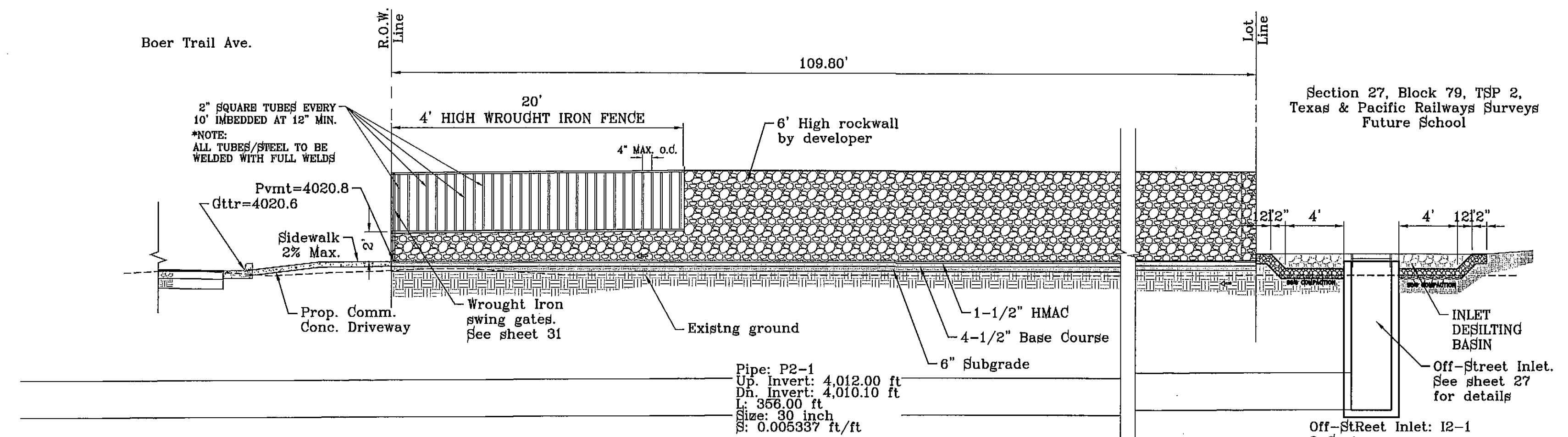
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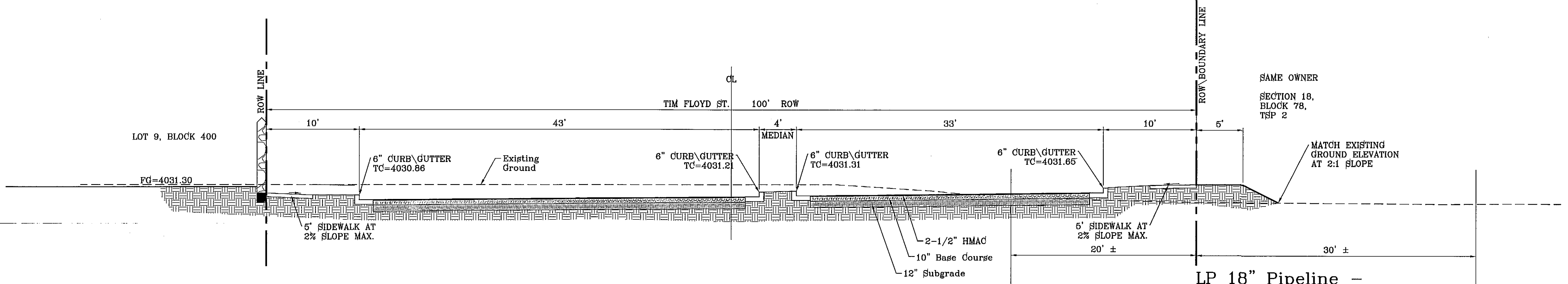




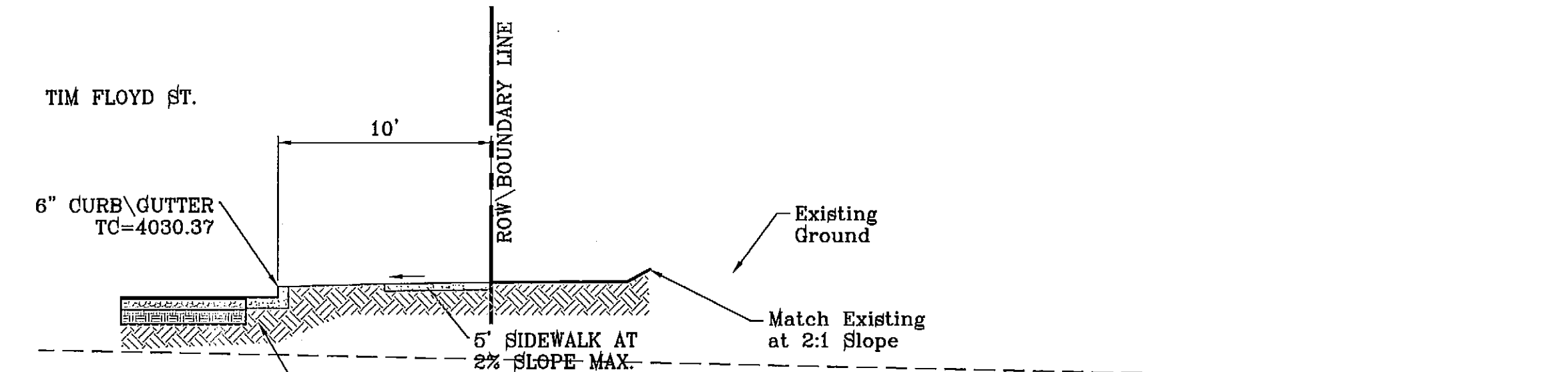
SECTION A  
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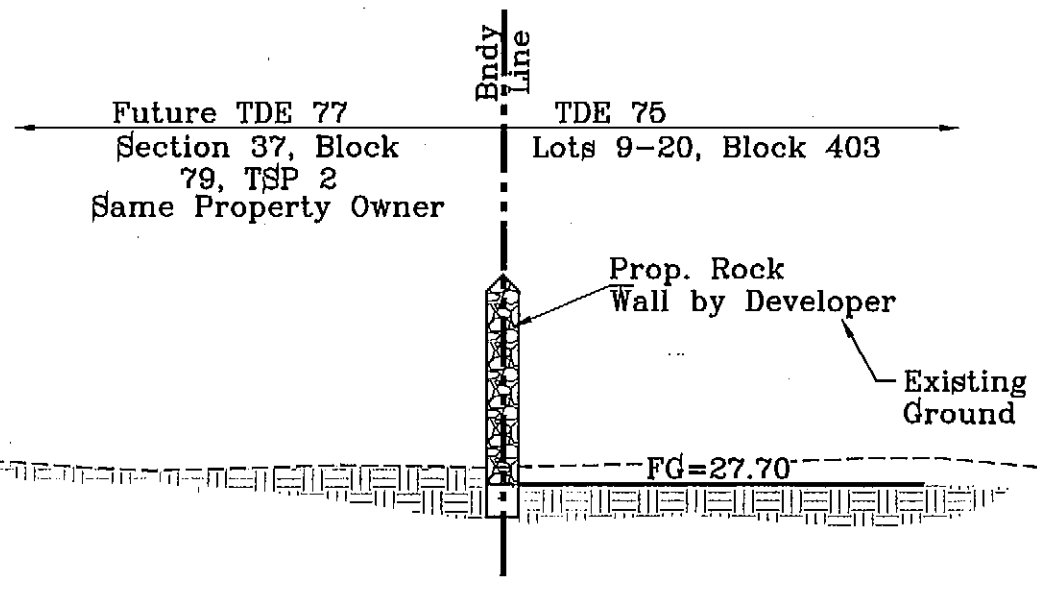
SECTION B  
SCALE: 1" = 6'



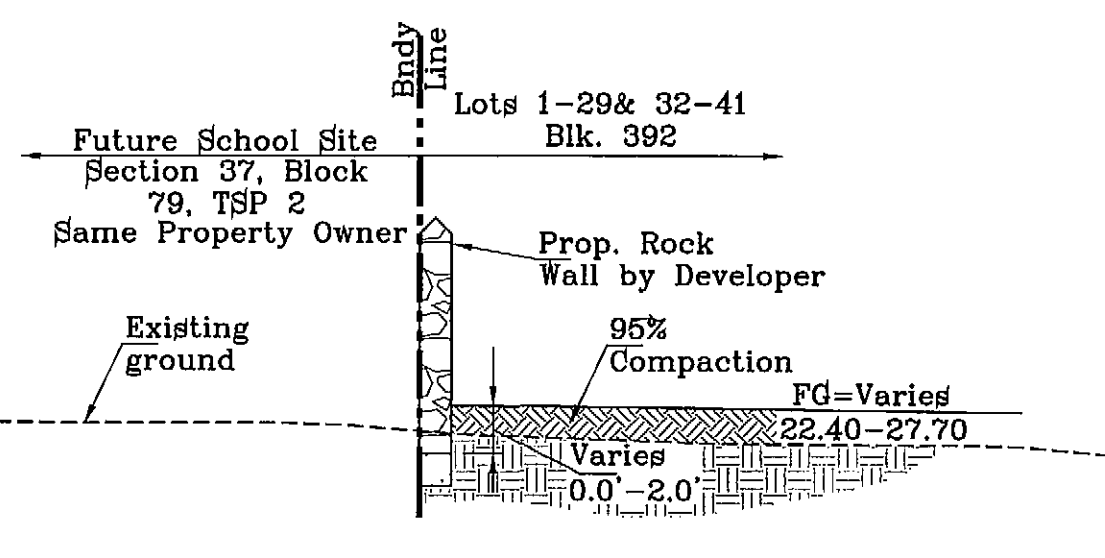
SECTION C  
SCALE: 1" = 6'



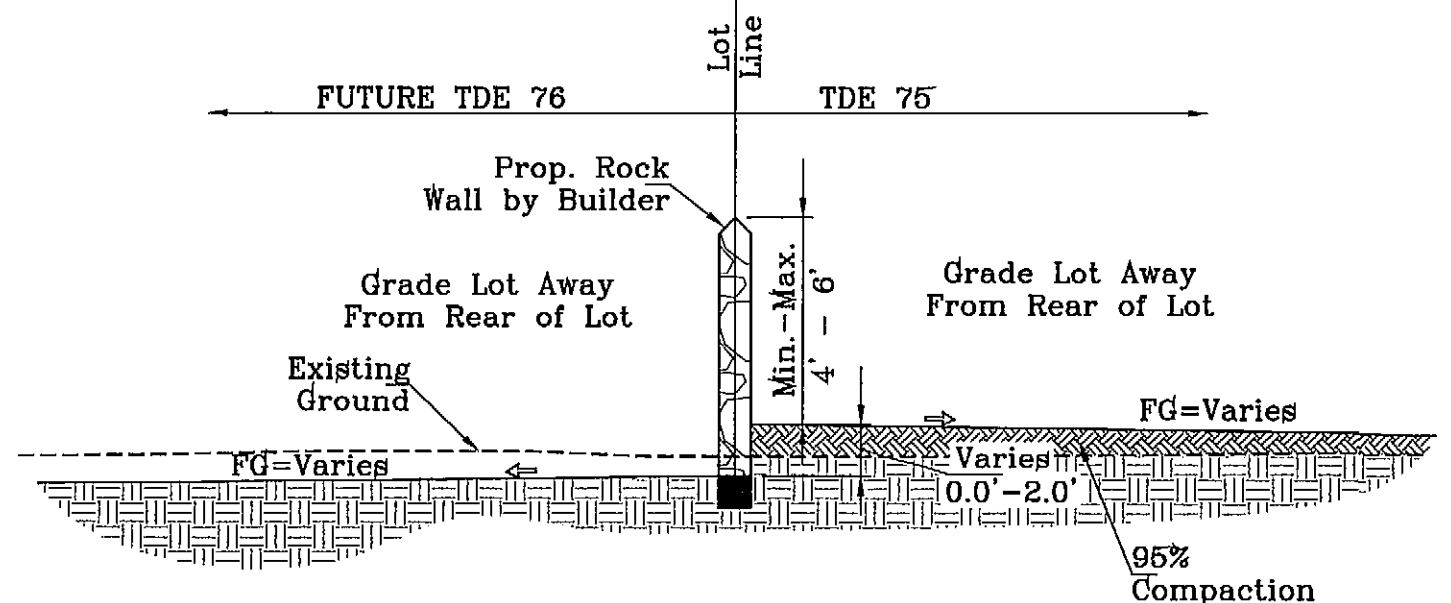
SECTION C1  
SCALE: 1" = 6'



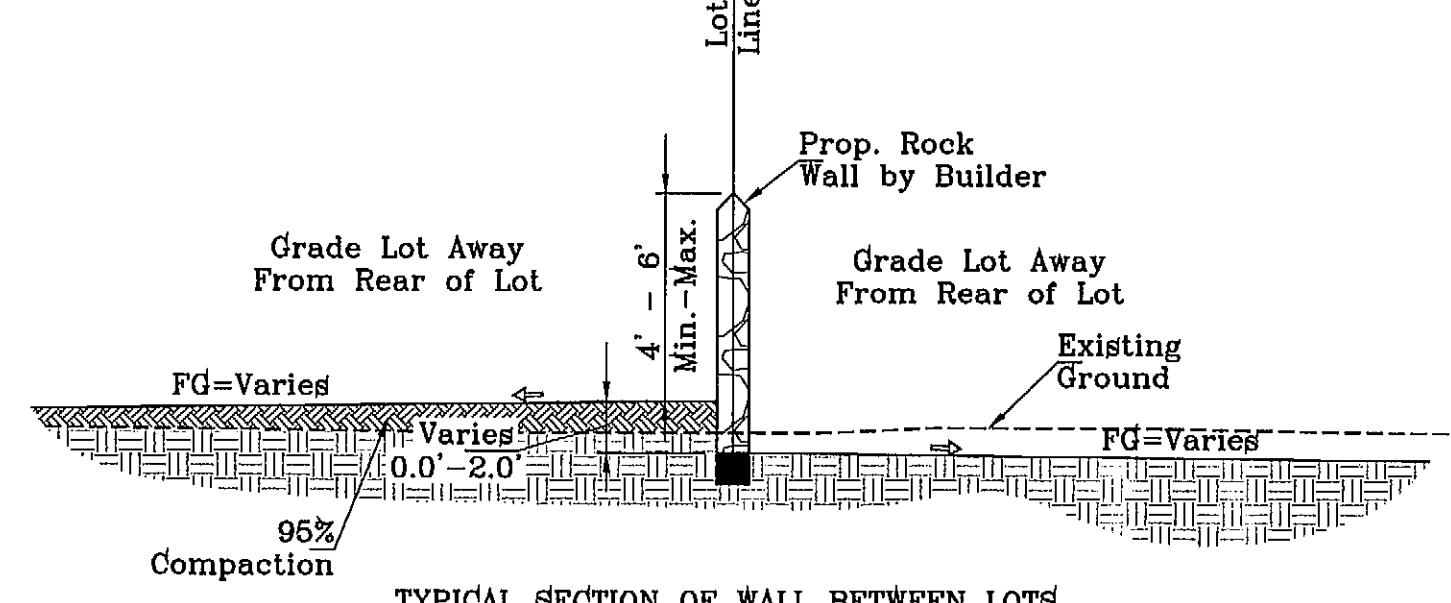
SECTION D  
SCALE: 1" = 6'



SECTION H  
SCALE: 1" = 6'



SECTION H1  
SCALE: 1" = 6'



SECTION L  
TYPICAL  
SCALE: 1" = 6'

LP 18" Pipeline -  
○ (DEPTH AND LOCATION UNKNOW)

50'-Longhorn Partners Pipeline LP 18" Pipeline  
Miscellaneous Easement ME980031  
Recorded in DOC#98031277  
Volume 3360, Page 0371  
Official Records of El Paso County, Texas

CITY DEVELOPMENT DEPARTMENT  
**REVIEWED**

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286



SHEET TITLE

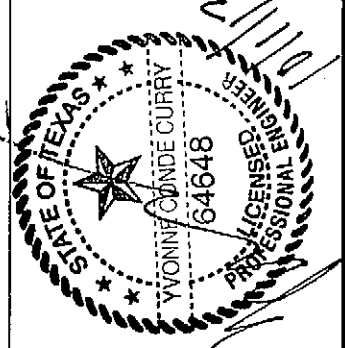
**GRADING SECTIONS**

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST.	ELEVATION 4016.75
DATE	REVISIONS
4-11-2013	RO
6-14-2013	MISC. SECTION C1 & H1
7-2-2013	REV. SECT. B, D AND H

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**

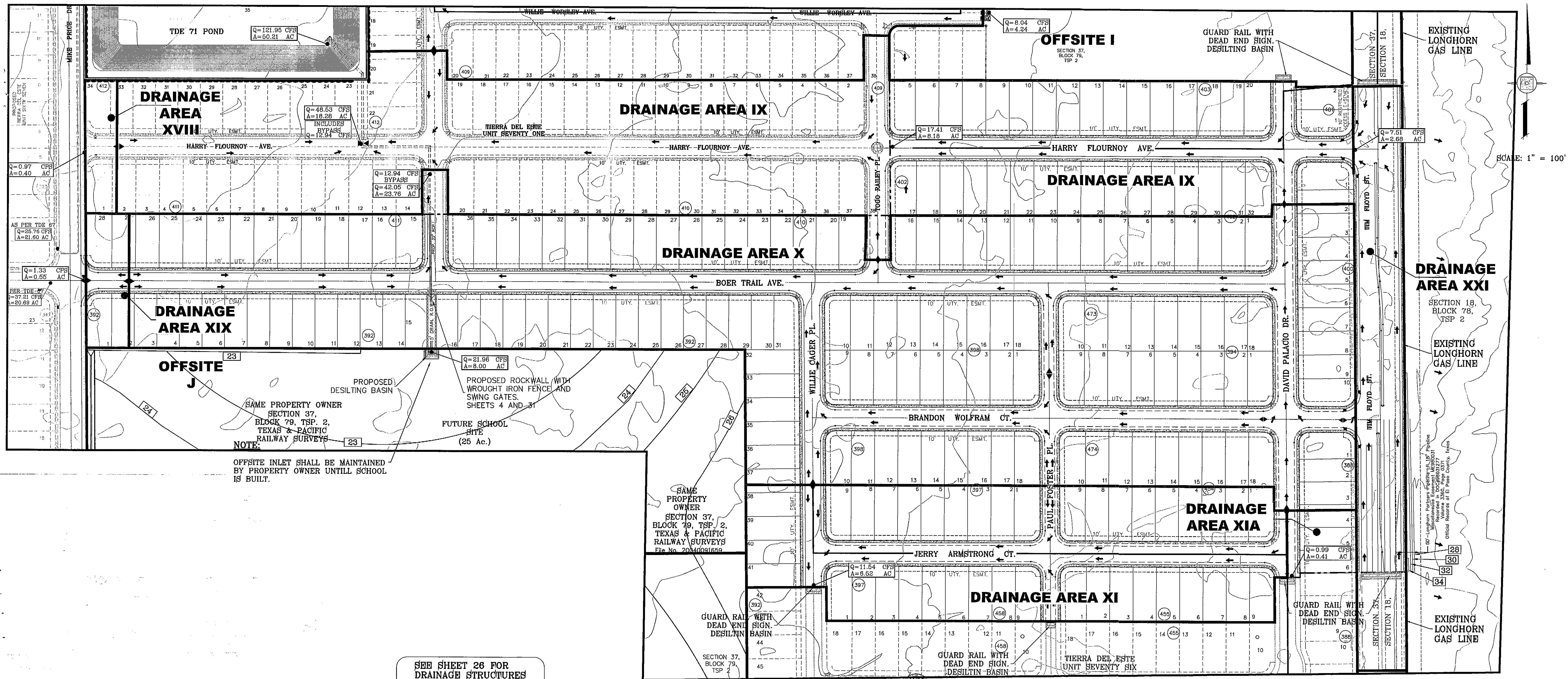
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

SCALE AS NOTED  
HORIZ: AS NOTED  
VERT: ---  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



S:\Subdivisions\TERRA DEL ESTE\GRADING SECTIONS.dwg, 4 GRA SECTIONS, 1, 7/11/2013 7:47:44 AM





OFFSITE INLET SHALL BE MAINTAINED BY PROPERTY OWNER UNTILL SCHOOL IS BUILT.

SEE SHEET 26 FOR DRAINAGE STRUCTURES

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

**LEGEND**  
 Q RUN-OFF QUANTITY (CUBIC FT/Sec)  
 A WATERSHED AREA (ACRES)  
 ◆ HIGH POINT  
 ▼ LOW POINT  
 → DRAINAGE FLOW  
 - - - PROPOSED DRAINAGE AREA

INLET DATA					
INLET No.	INLET TYPE	No. GRATES	Q <sub>60</sub> yr. cfs	Q <sub>c</sub> cfs	Q <sub>100</sub> yr. cfs
1-1	II	12	51.63	92.67	59.94
1-2	II	8	48.24	92.67	58.37
1-3	II	12	26.51	92.67	38.38
1-4	II	5	20.00	38.60	29.18
1-5	I	4	29.11	43.28	38.81
1-6	III	5	47.87	61.76	56.19
2-1	Offstreet	3	21.96	36.38	26.57
2-2	I	6	29.11	64.92	37.95
2-3	III	10	48.53	77.20	65.45

**REVIEWED**

DRAINAGE CALCULATION TABLE								
DRAINAGE AREA	AREA (acres)	T <sub>c</sub> (min)	d	I <sub>50</sub> (in/hr)	Q <sub>50</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	
OFFSITE A	2.05	30	0.95	2.95	5.75	3.57	8.95	
OFFSITE B	2.61	30	0.95	2.95	7.30	3.57	8.85	
OFFSITE C	4.40	28	0.60	3.05	8.05	3.69	9.74	
OFFSITE D	4.30	28	0.60	3.05	7.87	3.69	9.52	
OFFSITE E	15.08	28	0.60	3.05	27.60	3.69	9.52	
OFFSITE F	6.07	28	0.60	3.05	11.11	3.69	13.44	
OFFSITE G	3.92	20	0.60	3.54	8.33	4.28	10.07	
OFFSITE H	6.09	26	0.60	3.16	11.55	3.82	13.96	
OFFSITE I	4.24	26	0.60	3.16	8.04	3.82	9.72	
OFFSITE J	8.00	28	0.90	3.05	21.96	3.69	26.57	
OFFSITE K	17.00	28	0.90	3.05	46.67	3.69	56.46	
PARK	SEE PARK SHEET FOR DRAINAGE DETAILS/CALCS.							
POND	SEE POND SHEET FOR DRAINAGE DETAILS/CALCS.							

BASIN CALCS. (includes tde 71)							
BASIN No.	BASE ELEVATION (ft.)	REQUIRED CAPACITY (ac. ft.)	AVAILABLE CAPACITY (ac. ft.)	PEAK INFLOW (cfs)	OUTLET TOWER FLOW (cfs)	HIGH WATER SURFACE ELEV. (ft)	FREE BOARD (ft)
1	3991	40.77	54.48	120.05	0.00	4010.19	4.20

DRAINAGE CALCULATION TABLE							
DRAINAGE AREA	AREA (acres)	T <sub>c</sub> (min)	d	I <sub>50</sub> (in/hr)	Q <sub>50</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
I	1.12	30	0.95	2.95	3.14	3.57	3.80
II	10.67	28	0.60	3.05	19.52	3.69	23.62
III	4.52	28	0.60	3.05	8.27	3.69	10.01
IV	5.21	28	0.60	3.05	9.53	3.69	11.54
V	8.03	28	0.60	3.05	14.70	3.69	17.78
VI	6.72	28	0.60	3.05	12.30	3.69	14.86
VII	6.08	28	0.60	3.05	11.13	3.69	13.46
VIII	6.46	28	0.60	3.05	11.82	3.69	14.30
IX	15.60	30	0.60	3.00	28.08	3.57	33.42
X	23.76	30	0.60	2.95	42.05	3.57	50.89
XI	6.52	30	0.60	2.95	11.54	3.57	13.96
XII	0.41	10	0.60	4.04	0.99	4.87	1.20
XIII	3.78	30	0.95	2.95	10.59	3.57	12.82
XIV	0.15	10	0.95	4.46	0.64	5.36	0.76
XV	0.15	10	0.60	4.46	0.40	5.36	0.76
XVI	0.42	10	0.60	4.46	1.12	5.36	1.35
XVII	0.56	14	0.60	4.04	1.36	4.87	1.64
XVIII	0.47	14	0.60	4.04	1.14	4.87	1.37
XVIII	0.40	14	0.60	4.04	0.97	4.87	1.17
XIX	0.55	14	0.60	4.04	1.33	4.87	1.17
XX	0.81	10	0.95	4.65	3.57	5.36	4.07
XXI	2.68	30	0.95	2.95	7.51	3.57	9.09

CITY DEVELOPMENT DEPARTMENT

**ENGINEER'S SEAL**

CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0283  
 FAX: (915) 692-0266

SHEET TITLE  
**DRAINAGE PLAN**

SHT 5 OF 40

SCALE: 1" = 100'

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
 HARRY FLOURNOY DR. AND JOHN FAYES ST.  
 ELEVATION 4618.79

DATE  
4-11-2013

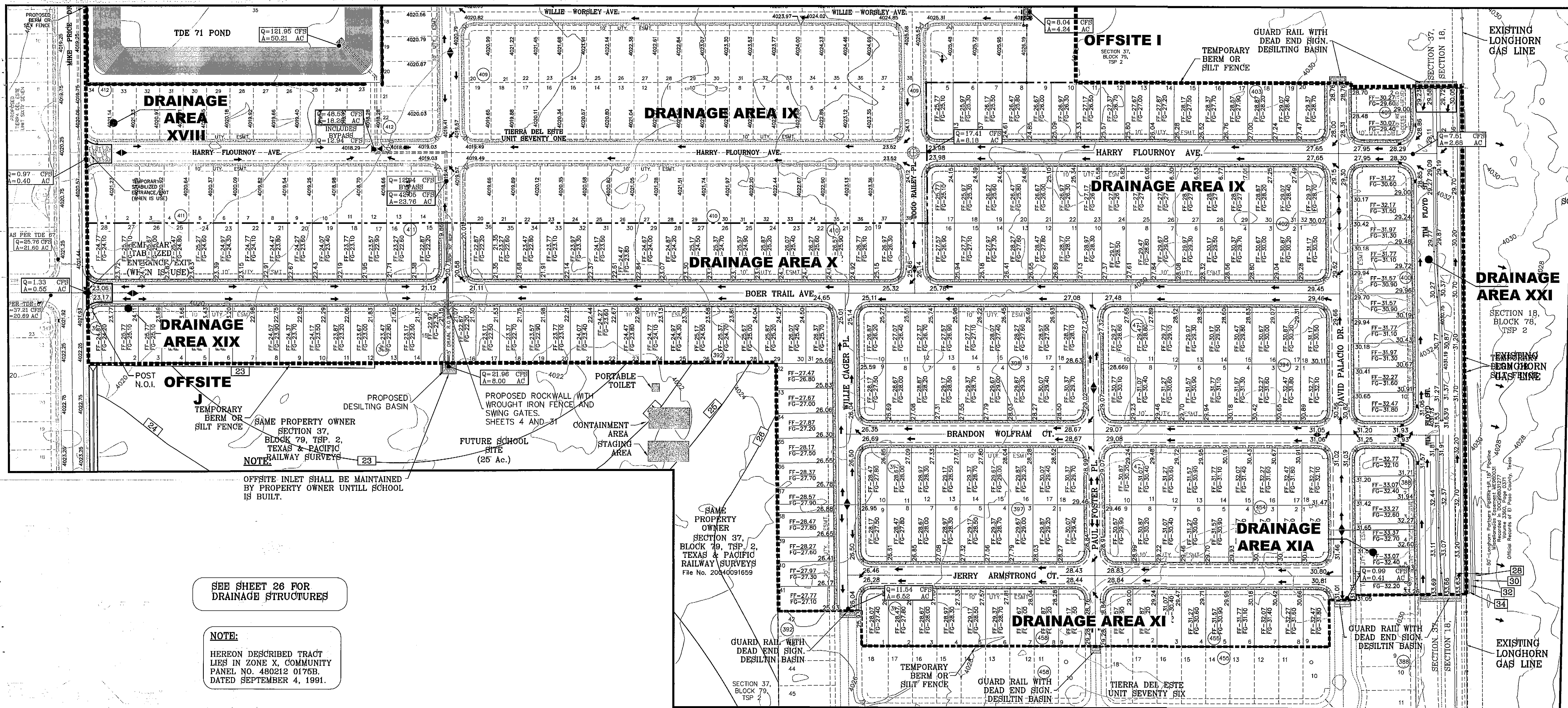
REVISIONS  
BY: RO  
DATE: 9-14-2013  
REVISIONS  
BY: RO  
DATE: 4-11-2013

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 36.956 ACRES

JOB NO.: 113-83

INITIATED BY: BO  
DESIGN BY: YC  
DATE: JAN. 2012  
VERT. 1" = 100'  
HORIZ. 1" = 100'

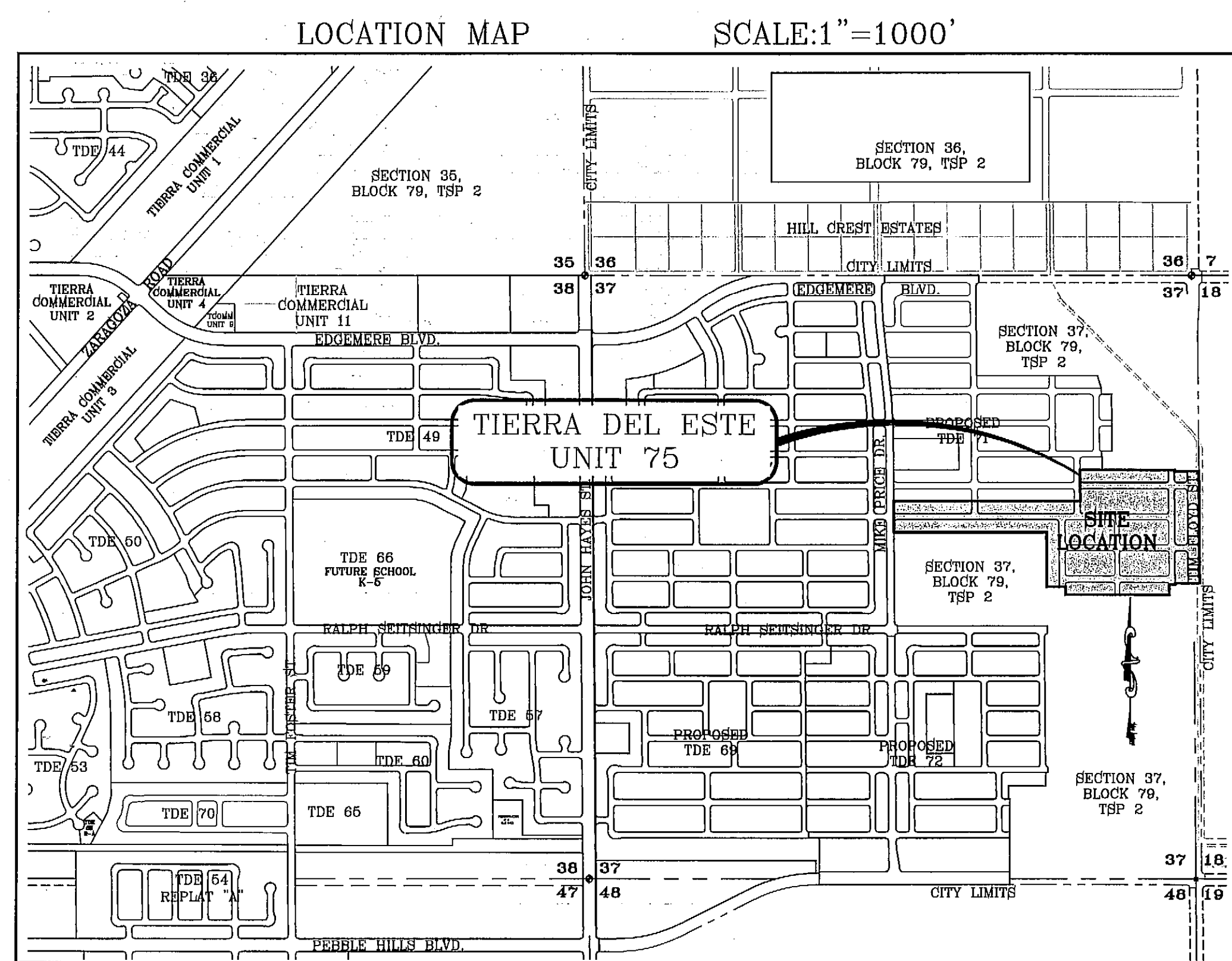




SCALE: 1" = 100'

SEE SHEET 26 FOR DRAINAGE STRUCTURES

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



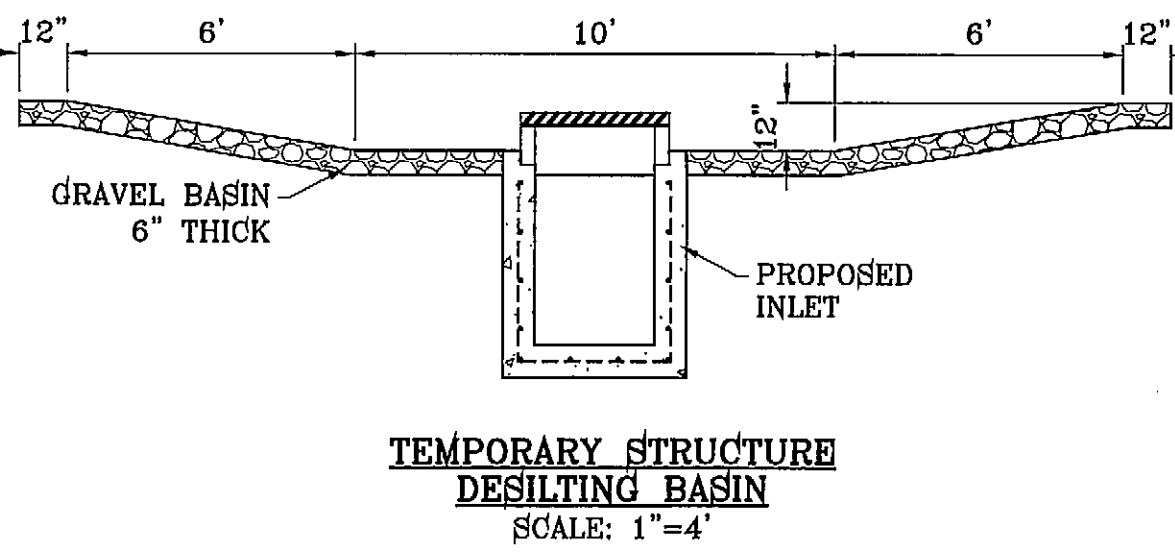
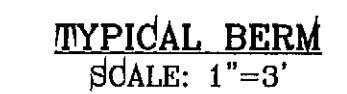
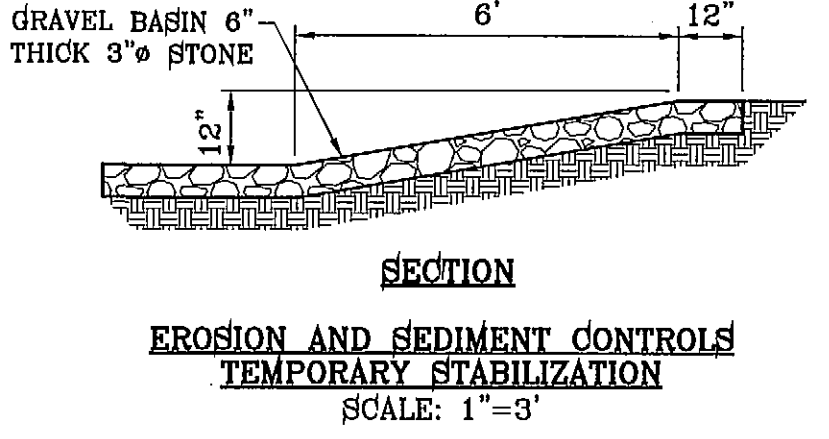
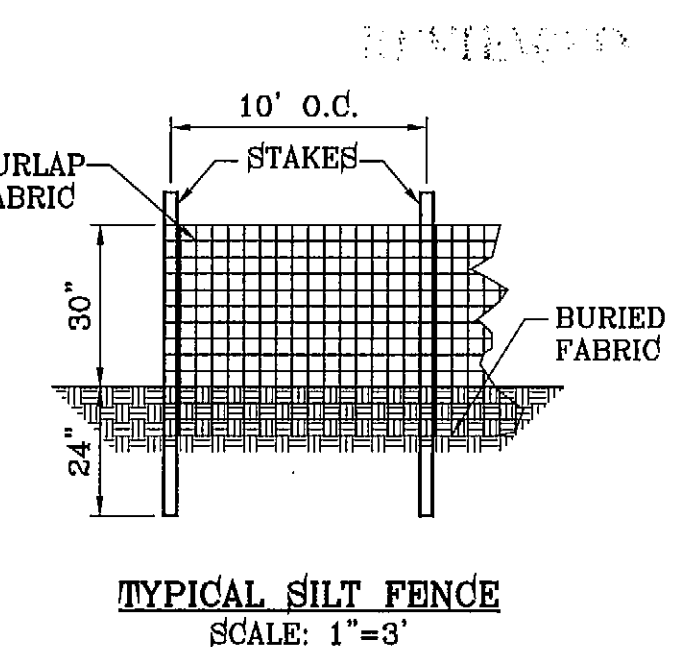
SCALE: 1" = 1000'

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

LEGEND	
FF-####	PROPOSED FINISH GROUND AND FINISH FLOOR
FG-XX.XX	PROPOSED SPOT ELEVATION
00.00	HIGH POINT
▲	LOW POINT
◆	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
—	PROPOSED ROCK WALL
—	PROPOSED RETAINING WALL
—	PROPOSED SILT FENCE
—	RUN-OFF QUANTITY (CUBIC FT./SEC)
Q	WATERSHED AREA (ACRES)
A	DRAINAGE FLOW

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 SWEEPED 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.



ENGINEER'S SEAL

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

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY FIVE  
BEING PORTION OF SECTION 18, BLOCK 78, TSP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 38.966 ACRES

SCALE: HORIZ. 1" = 100', VERT. 1" = 100'

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 119-93

REVIEWED: [Signature]

CITY DEVELOPMENT DEPARTMENT

DRIVEWAY OR RIGHT-OF-WAY  
VEHICLE TRAFFIC  
GRAVEL ENTRANCE  
TEMPORARY STRUCTURE DESILTING BASIN

STORMWATER POLLUTION PREVENTION PLAN

SHT 6 OF 40



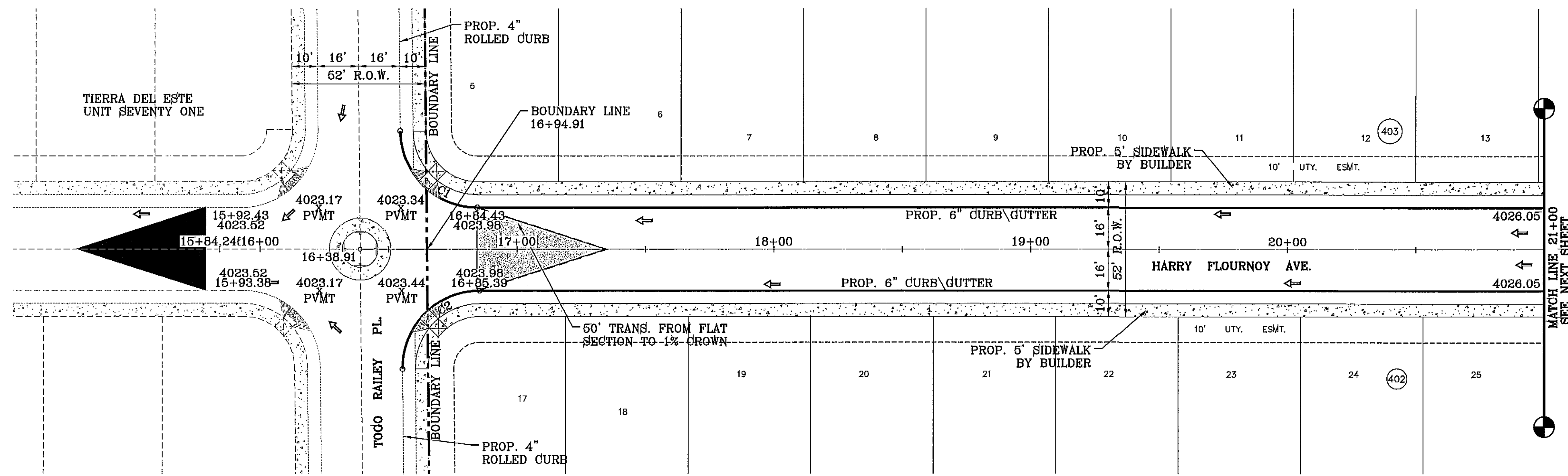




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C2	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

SCALE: 1" = 30'



CITY DEVELOPMENT DEPARTMENT  
REVIEWED

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITSINGER DR. AND JOHN HAYES ST.	ELEVATION 4016.76
DATE	REVISIONS
4-11-2013	REVISED BOUNDARY
6-14-2013	TYPICAL NOTE, PWMT ELEV

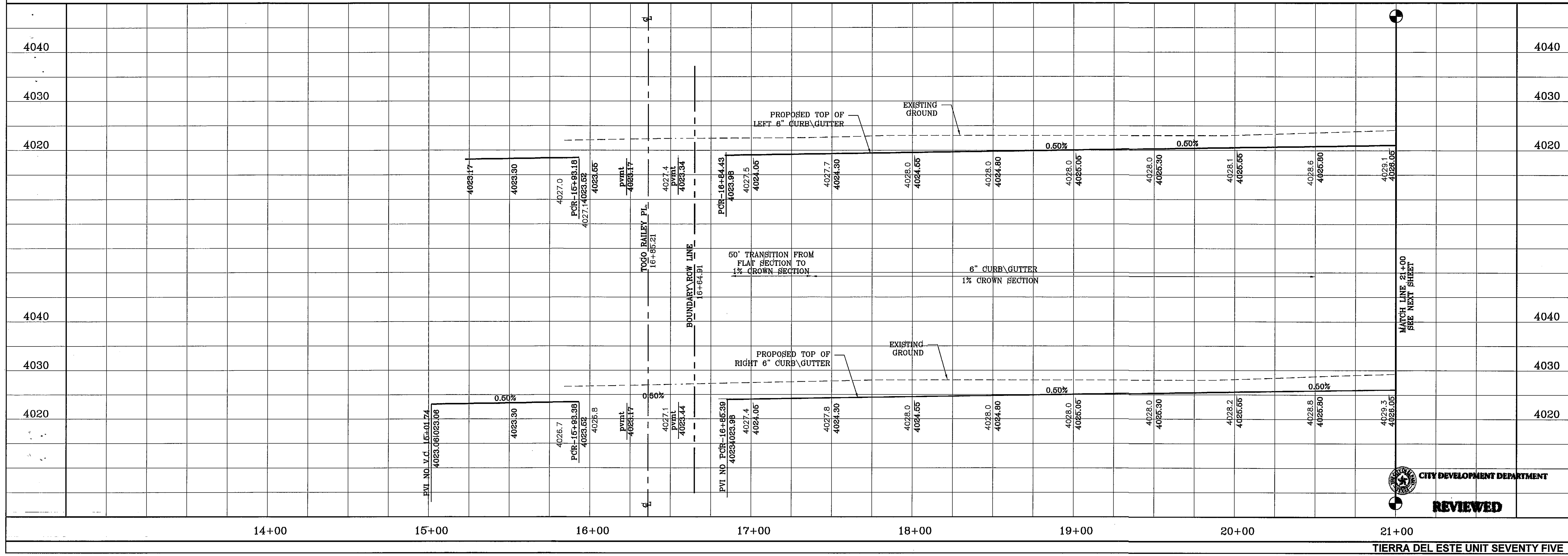
PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

ENGINEER'S SEAL  
STATE OF TEXAS  
JACOB FLORES  
64648  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING

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  
**HARRY FLOURNOY AVE.**  
STA: 16+94.91  
TO  
STA: 21+00

SHT 8 OF 40



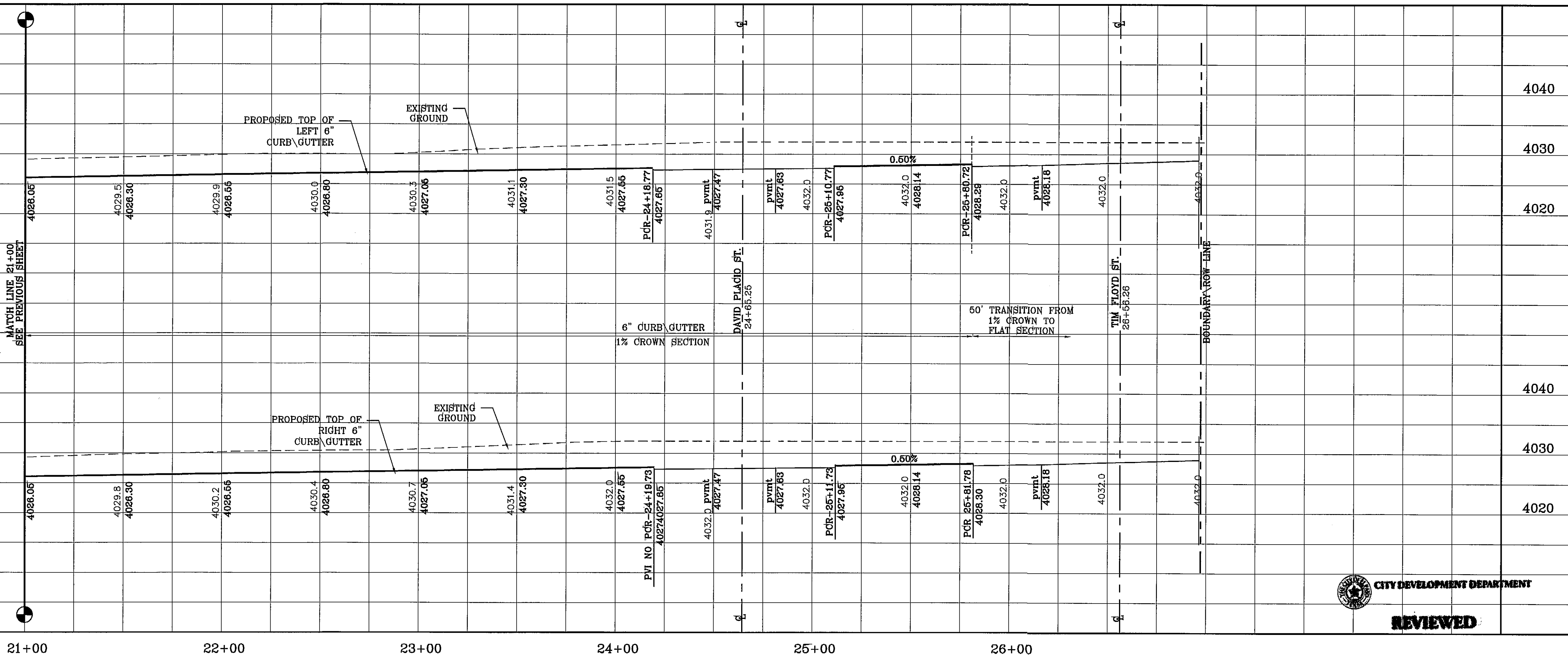
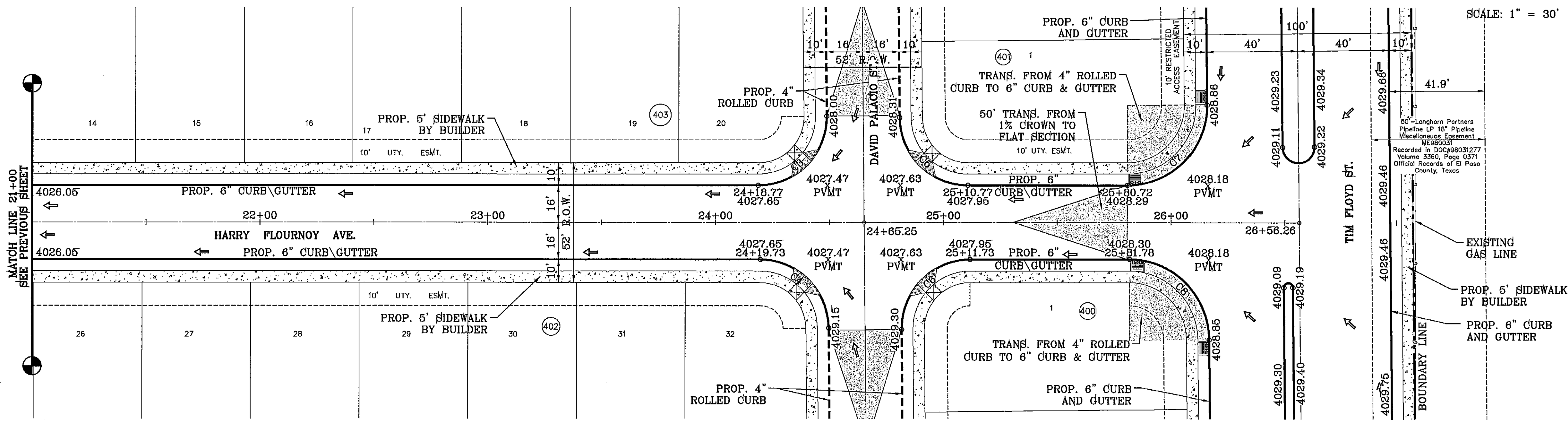
CITY DEVELOPMENT DEPARTMENT  
REVIEWED

S:\Subdivisions\TERRA DEL ESTE UNIT SEVENTY FIVE\PLAN\HARRY\_FLORES.dwg, PLOT DATE: 1/11/2013 7:46:59 AM



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C5	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C6	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C7	35.00'	55.34'	35.37'	49.75'	N44°42'25"E	90°35'50"
C8	35.00'	54.61'	34.64'	49.24'	N45°17'35"W	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMP BY DEVELOPER



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST	ELEVATION 4016.78

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**

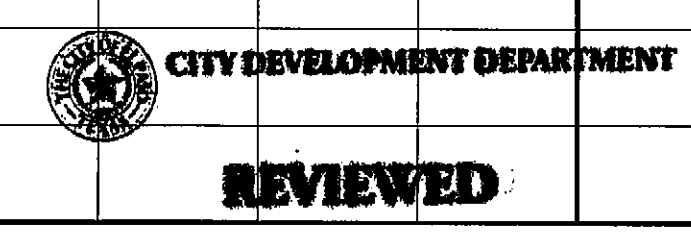
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 582-0283  
FAX: (915) 692-0286

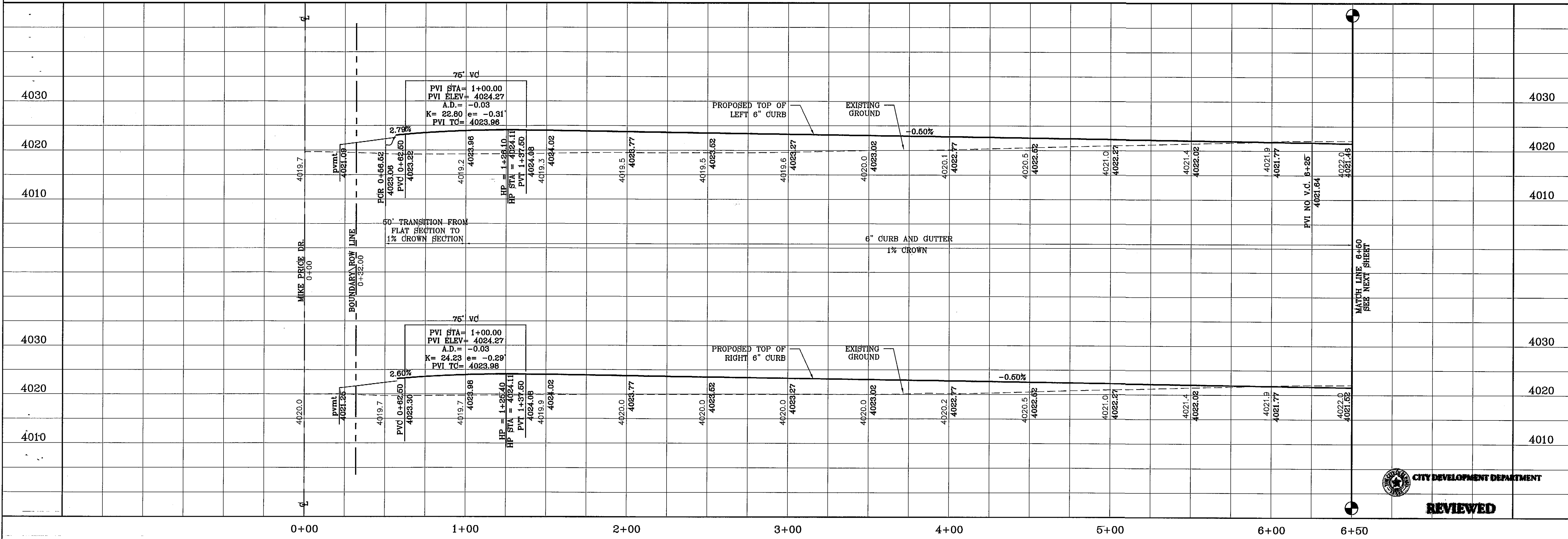
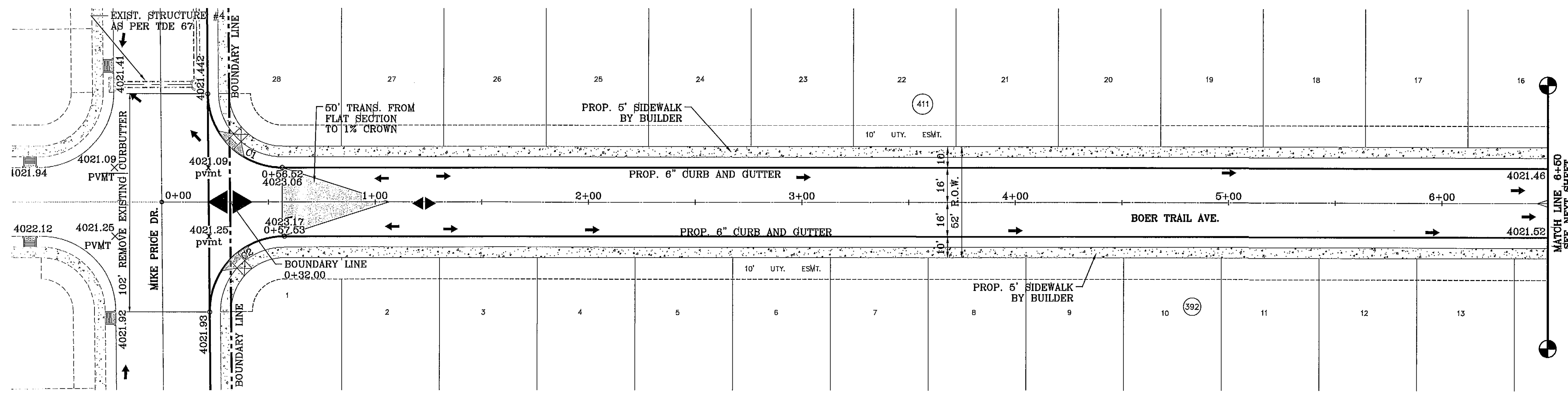
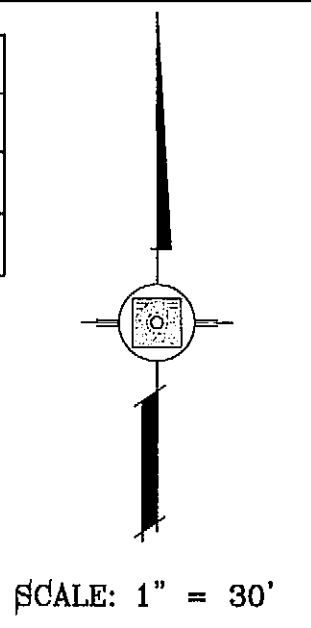
SHEET TITLE  
STREET PLAN - PROFILE  
**HARRY FLOURNOY AVE.**  
STA: 21+00 TO STA: 26+56.26





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.62'	34.64'	49.24'	S45°17'24"E	89°24'30"
C2	35.00'	55.34'	35.36'	49.75'	S44°42'36"W	90°35'30"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75	REVISIONS	BY
DATE	REVISIONS	RO
4-11-2013	REVISED BOUNDARY	RO
6-14-2013	TYPICAL NOTE	RO

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 88,966 ACRES

SCALE

HORIZ: VERT:

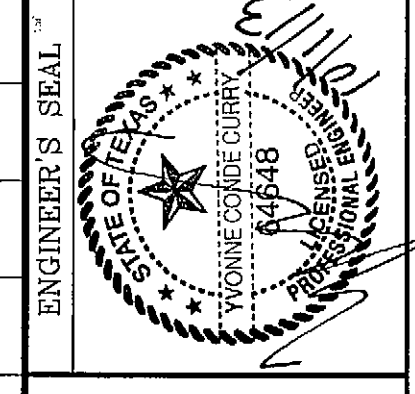
DATE: JAN. 2012

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC & FC

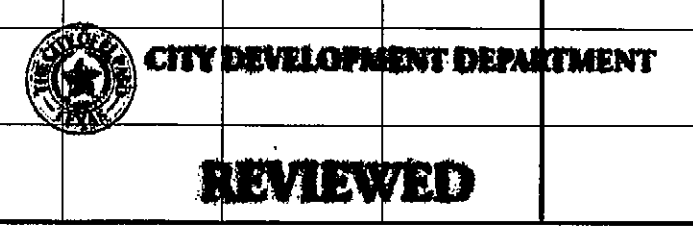
JOB NO.: 113-33



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286



SHEET TITLE  
STREET  
PLAN - PROFILE  
**BOER TRAIL AVE.**  
STA: 0+00  
TO  
STA: 6+50



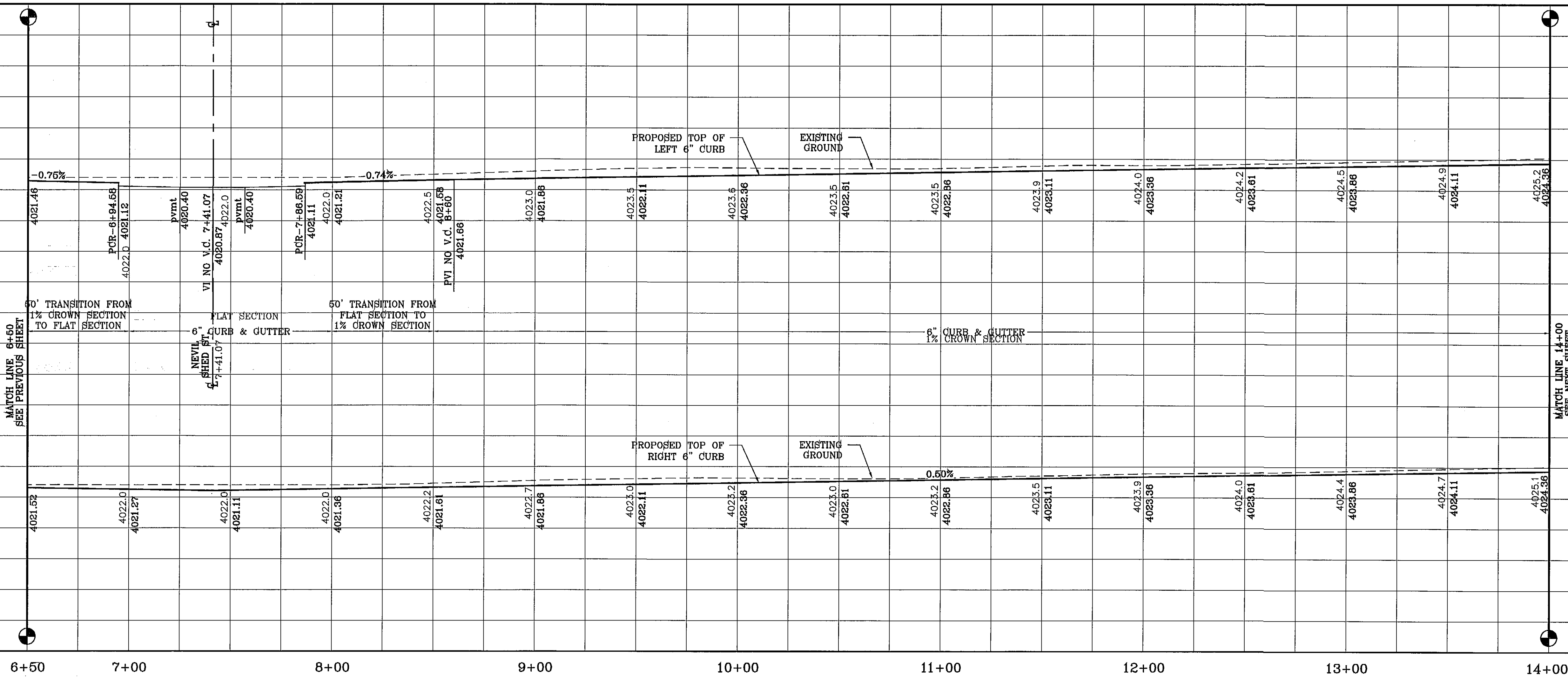
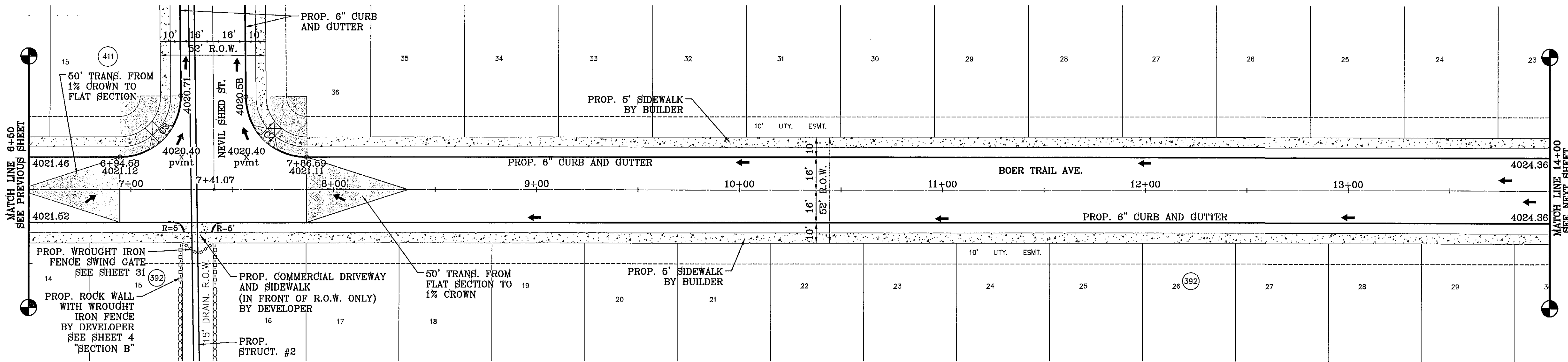
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

SCALE: 1" = 30'



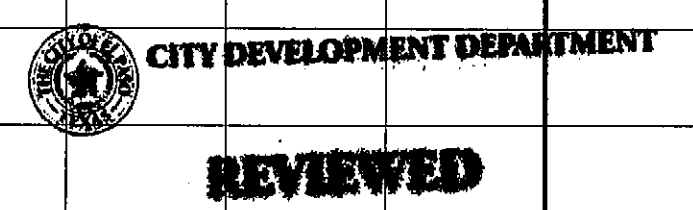
REVISIONS	
DATE	BY
4-11-2013	RO
6-14-2013	RO

**TIERRA DEL ESTE  
UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

PROJECT NAME  
S C A L E  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 119-38

**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  
**BOER TRAIL  
AVE.**  
STA: 6+50  
TO  
STA: 14+00

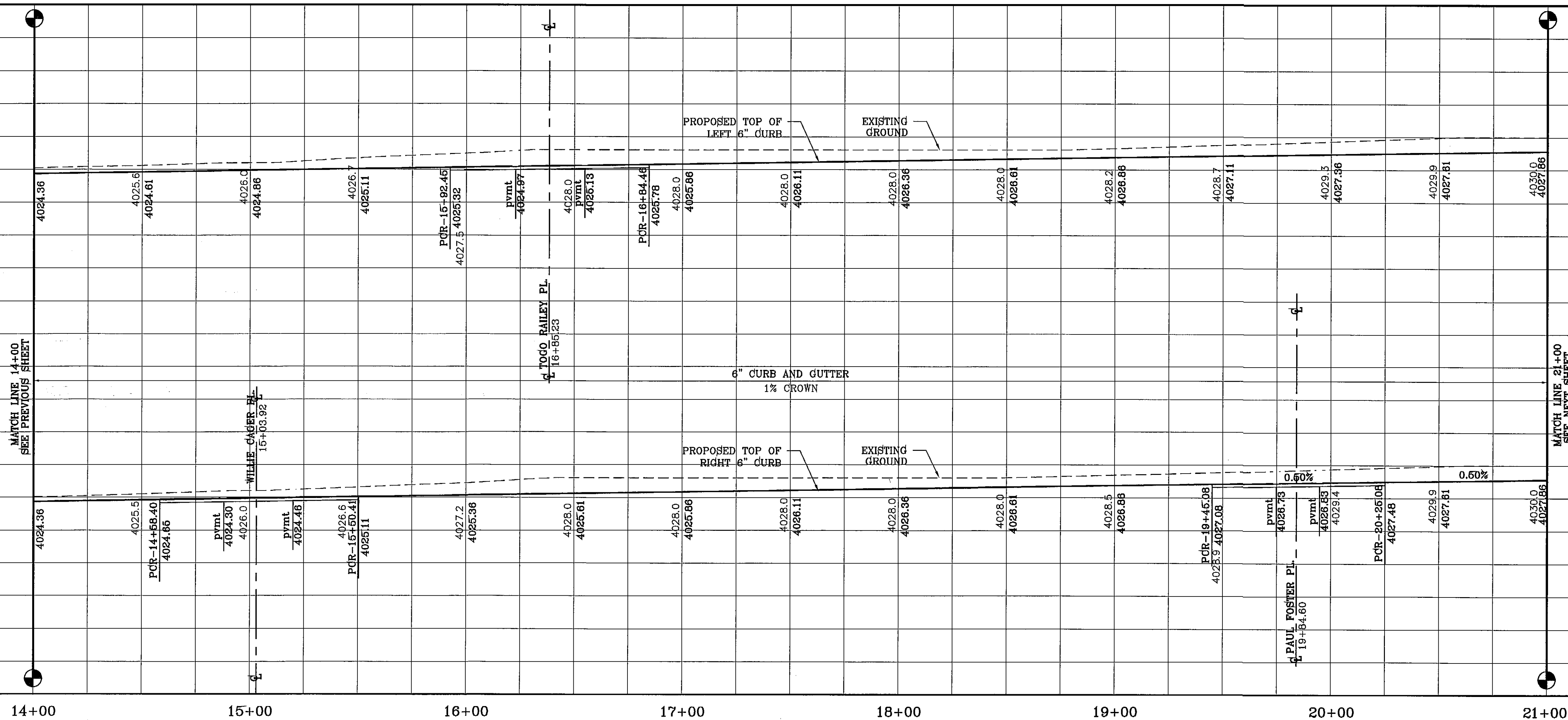
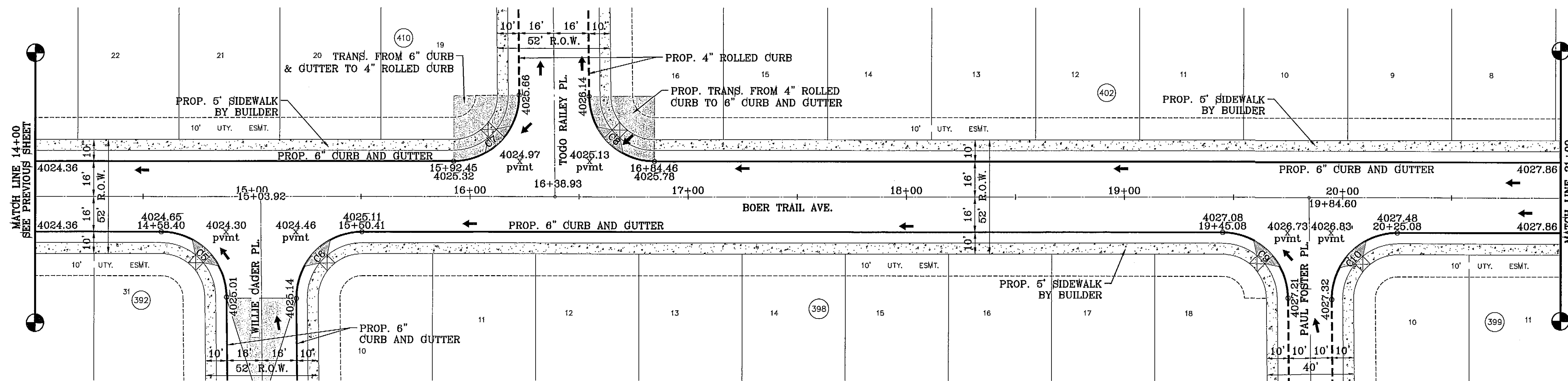




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C6	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C7	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C8	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C9	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C10	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

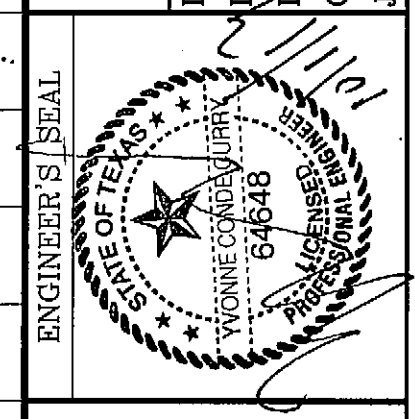
SCALE: 1" = 30'



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75	NAVD86 DATUM

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

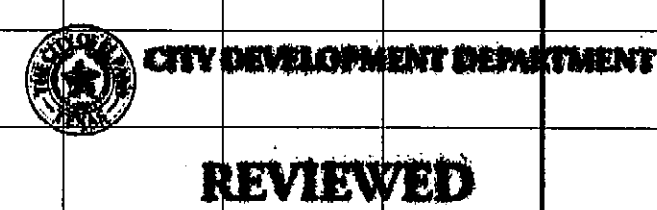
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



**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  
**BOER TRAIL AVE.**  
STA: 14+00  
TO  
STA: 21+00

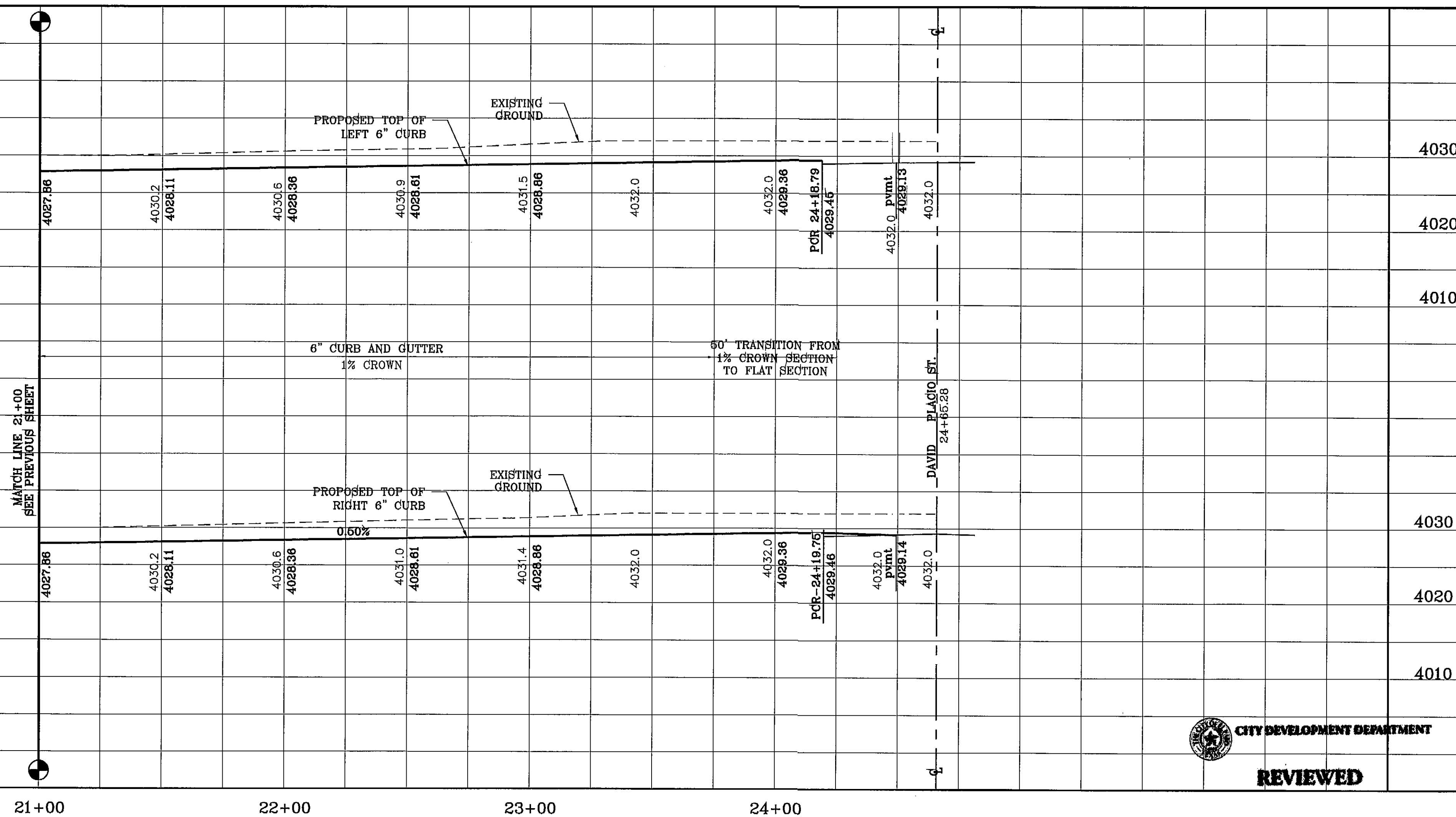
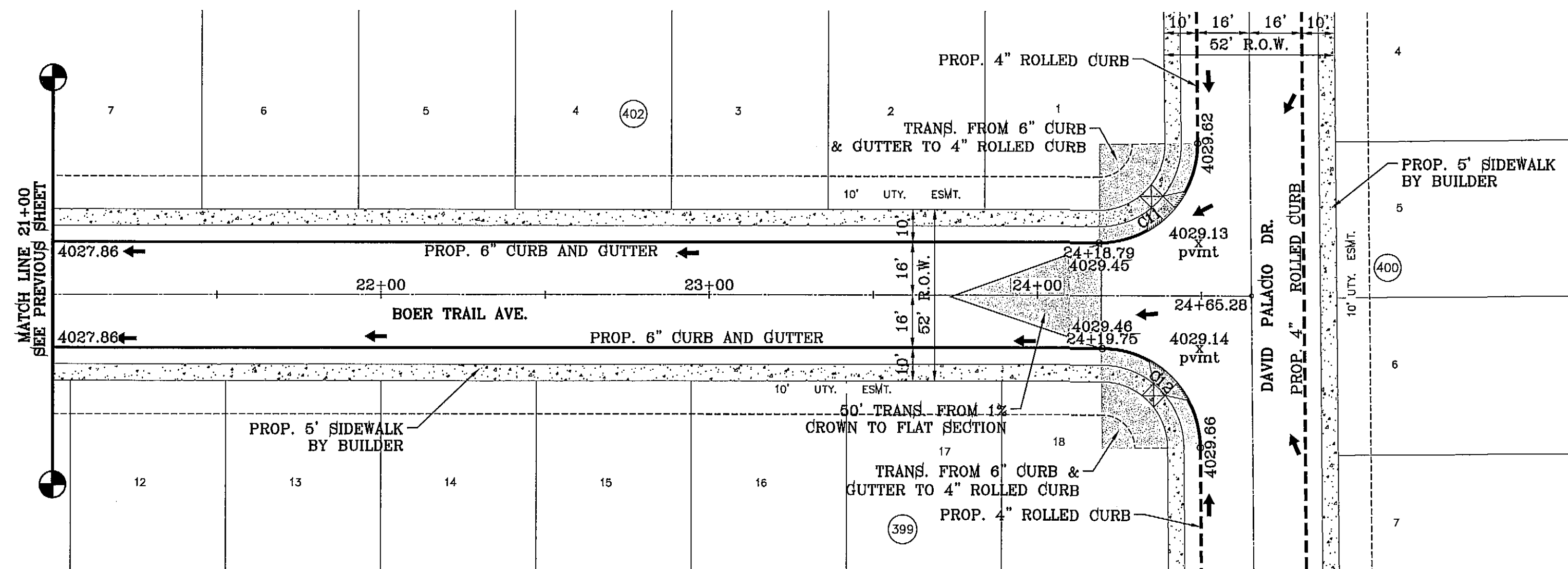




CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C12	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMP BY DEVELOPER

SCALE: 1" = 30'

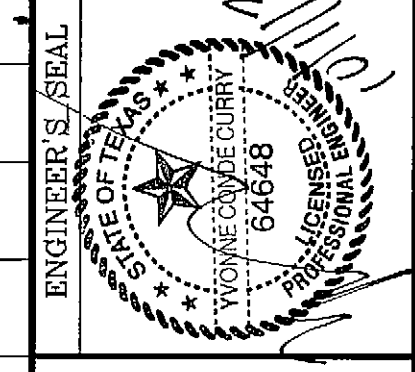


CITY DEVELOPMENT DEPARTMENT  
**REVIEWED**

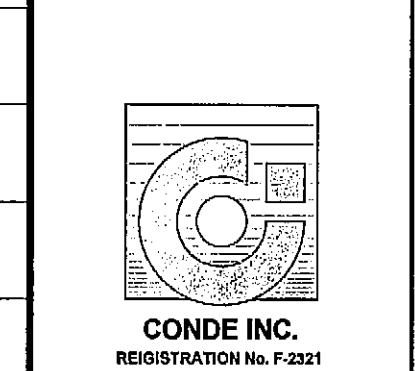
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND JOHN HAYES ST. ELEVATION 4016.75	REVISIONS
DATE	BY
4-11-2013	RO
6-14-2013	RO
7-2-2013	RO
	TYPICAL NOTE, HIGH POINT
	DRAINAGE FLOW

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**  
BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



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



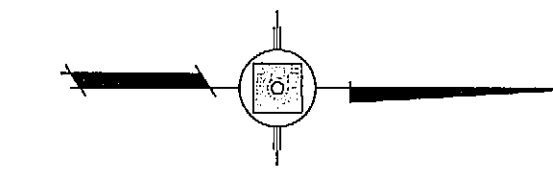
SHEET TITLE  
STREET  
PLAN-PROFILE  
**BOER TRAIL AVE.**  
STA: 21+00  
TO  
STA: 24+65.28

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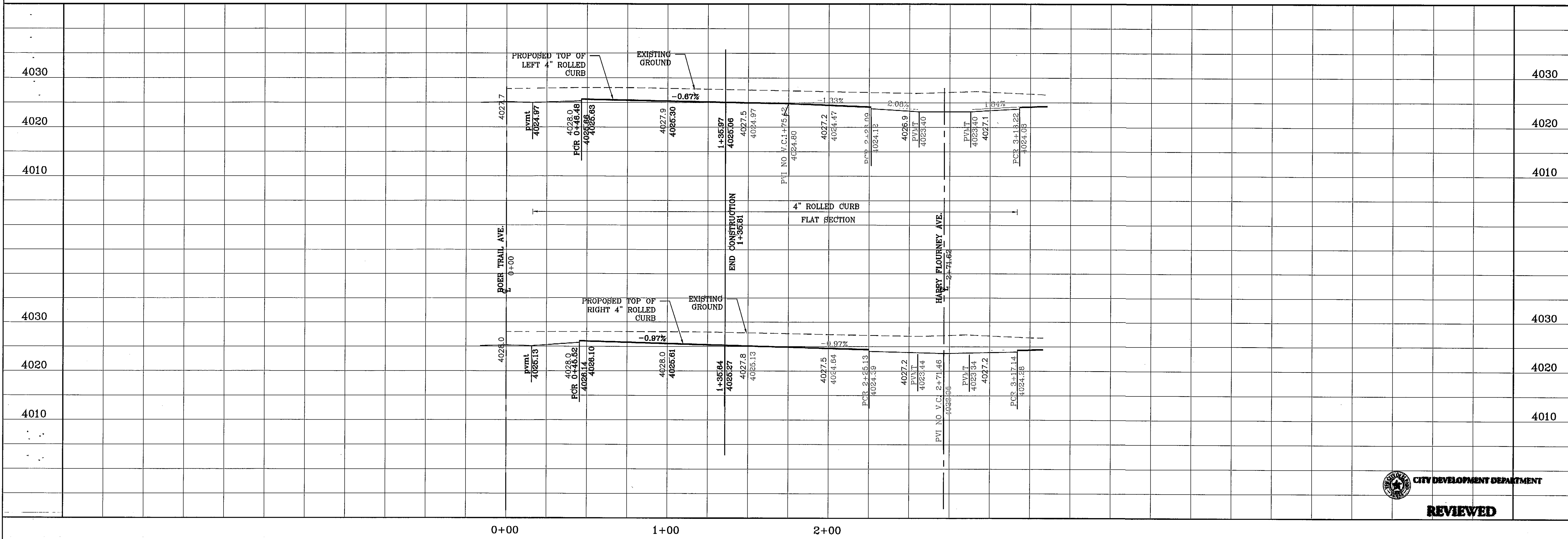
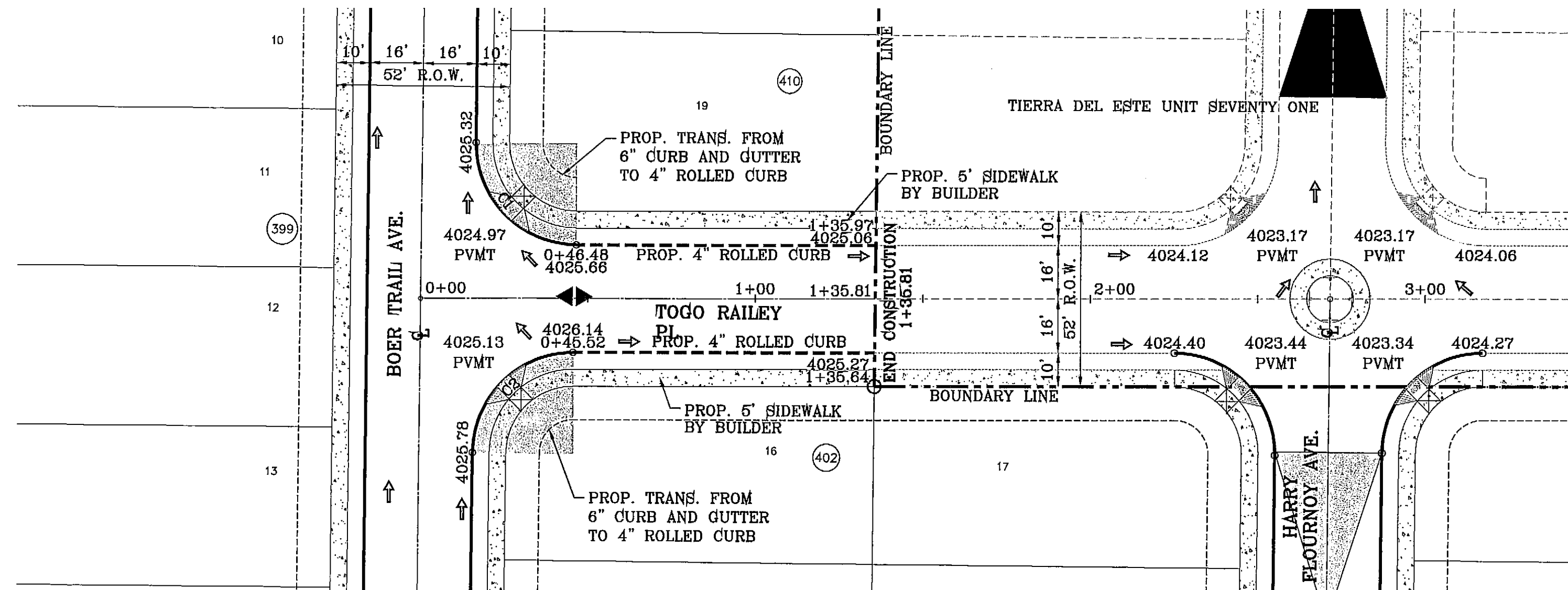


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C2	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



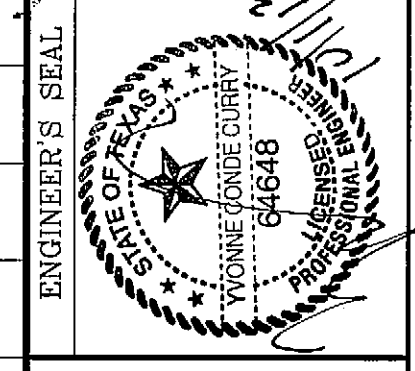
SCALE: 1" = 30'



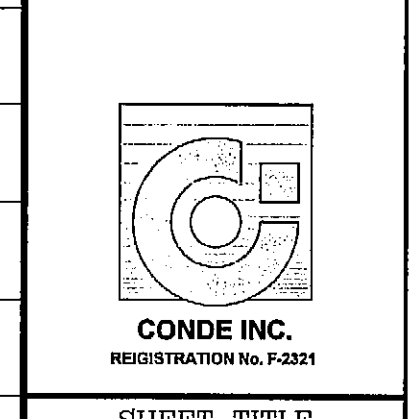
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RUSH STANFINGER DR. AND JOHN HANDBERG DATUM	ELEVATION 4018.76
DATE	REVISIONS
4-11-2013	REVISED BOUNDARY
6-14-2013	TYPICAL NOTE, PVT ELEV
BY	RO
RO	RO

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: .38.966 ACRES

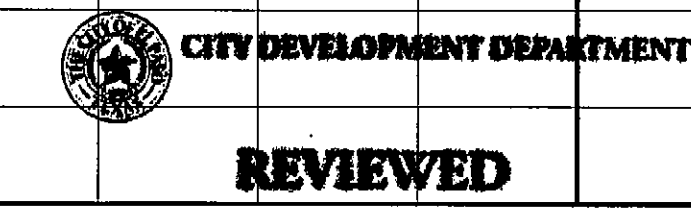
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 119-33



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

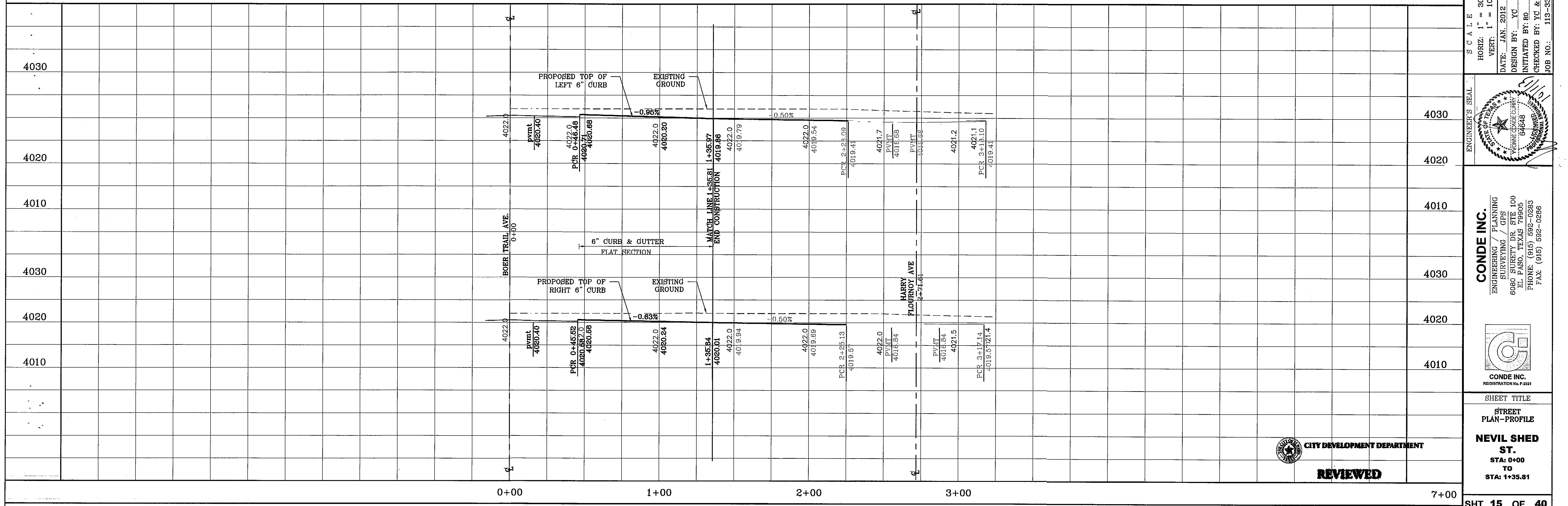
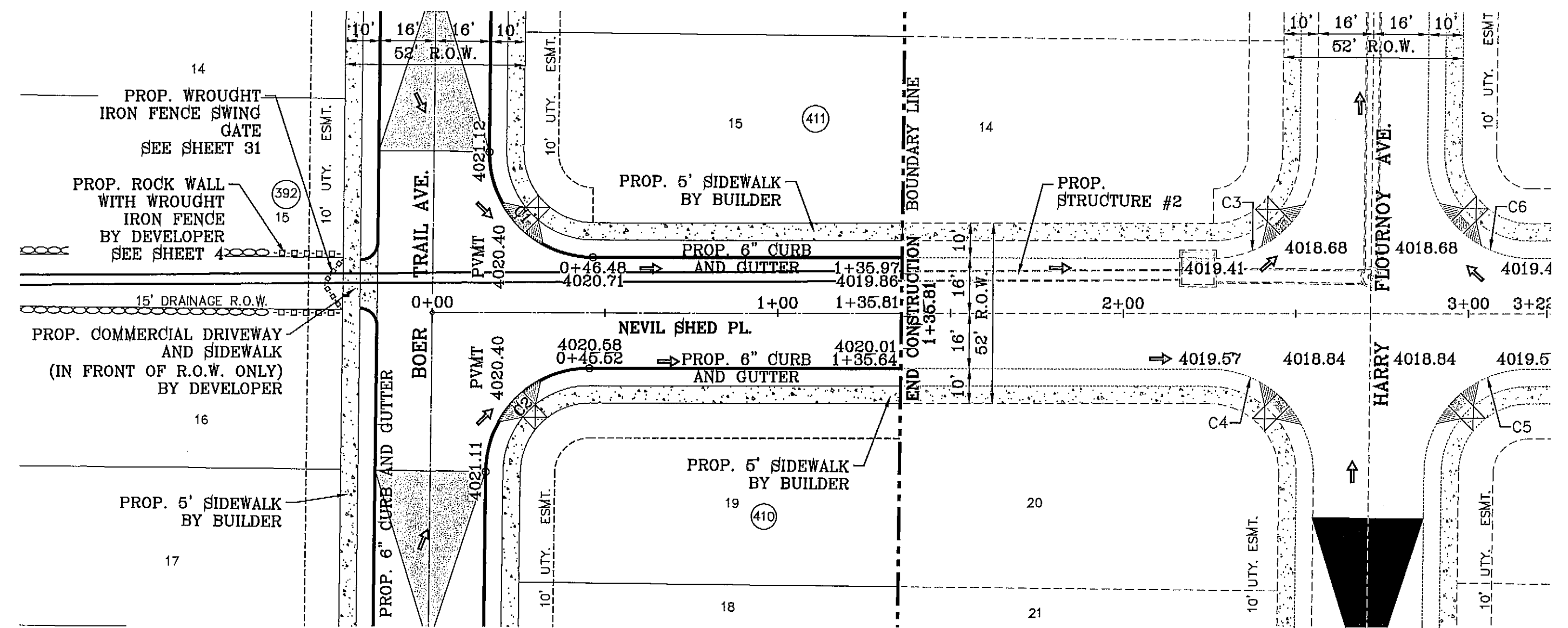
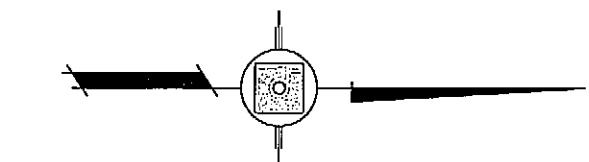


SHEET TITLE  
STREET  
PLAN-PROFILE  
**TOGO RAILLEY PL. 0+00 TO 1+35.81**



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C2	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



REVISIONS	
DATE	REVISIONS
4-11-2013	REVISED BOUNDARY
8-14-2013	TYPICAL NOTE, DRAINAGE ROW ROCKWALL

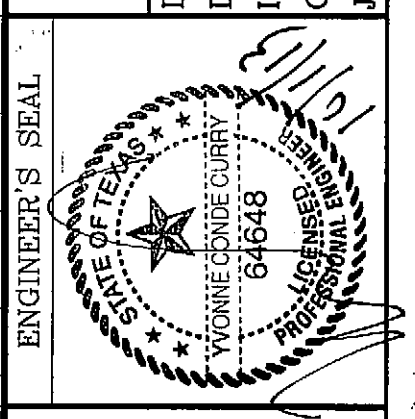
PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETSINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75

BRING PORTION OF SECTION 16, BLOCK 76, TOWNSHIP 2 AND PORTION OF SECTION 20, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RD  
CHECKED BY: YC & FC  
JOB NO.: 119-33



**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**  
**NEVIL SHED ST.**  
STA: 0+00 TO STA: 1+35.81

**REVIEWED**

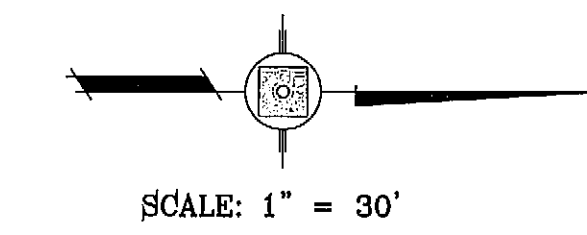
CITY DEVELOPMENT DEPARTMENT

SHT 15 OF 40

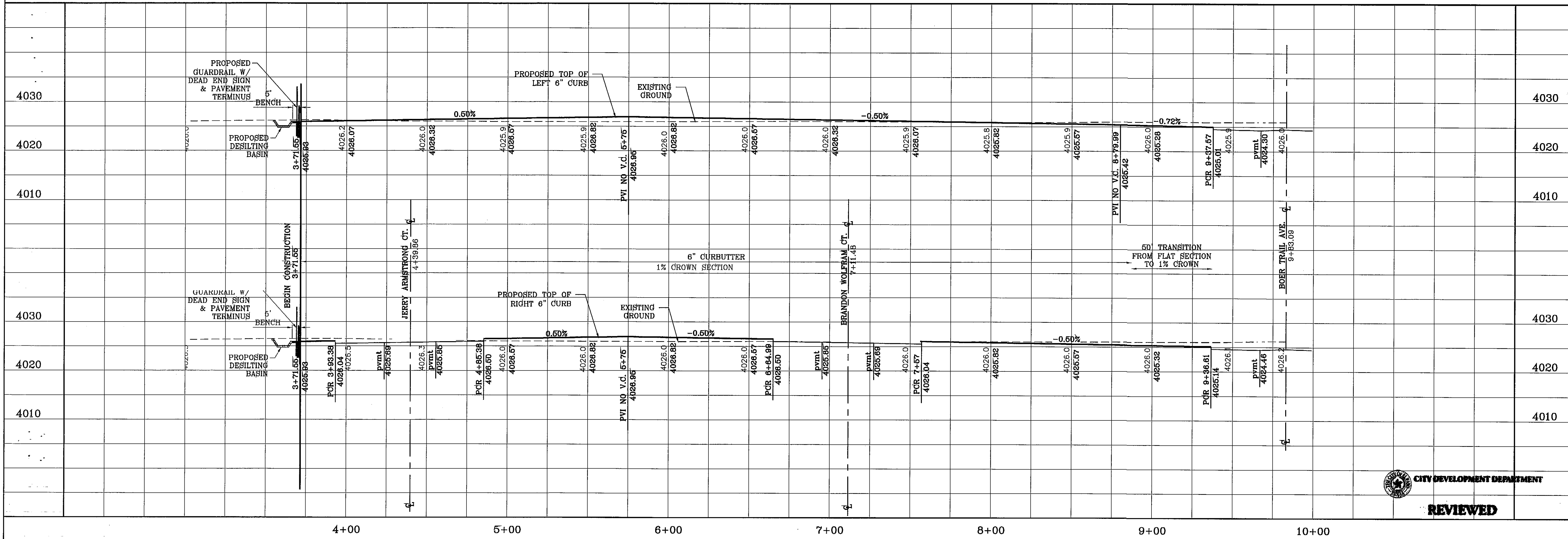
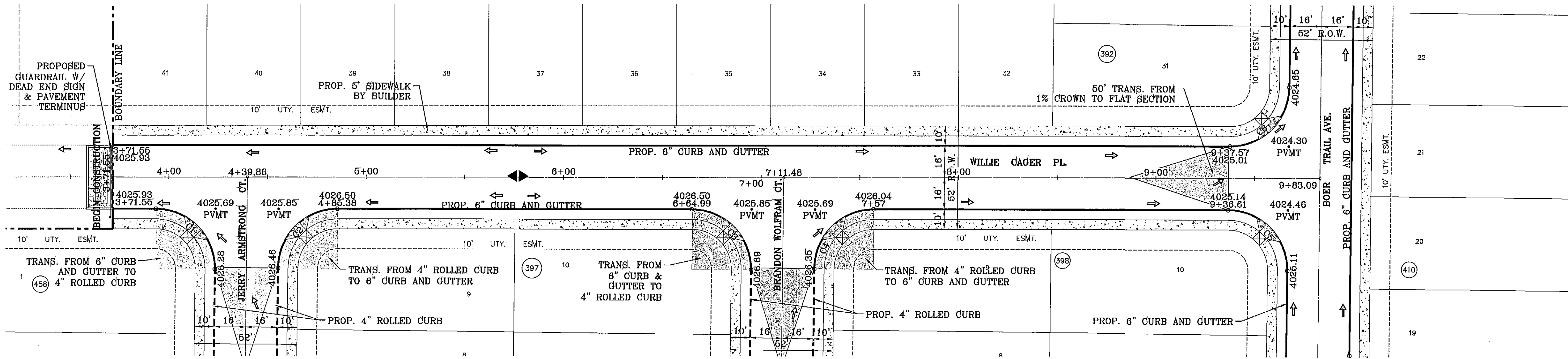
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C2	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C3	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C5	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C6	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"



NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



REVISIONS	
DATE	BY
4-11-2013	RO
6-14-2013	RO
7-2-2013	RO

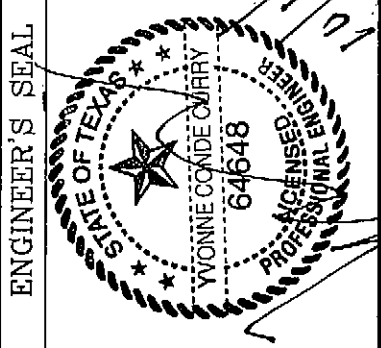
PROJECT NAME  
**TERRA DEL ESTE  
UNIT SEVENTY FIVE**

BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
RALPH SEITZINGER DR. AND JOHN HAYES ST.  
ELEVATION 4016.75

BRING PORTION OF SECTION 18, BLOCK 78  
TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

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

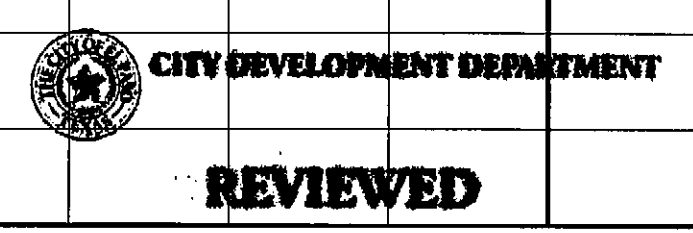
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



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



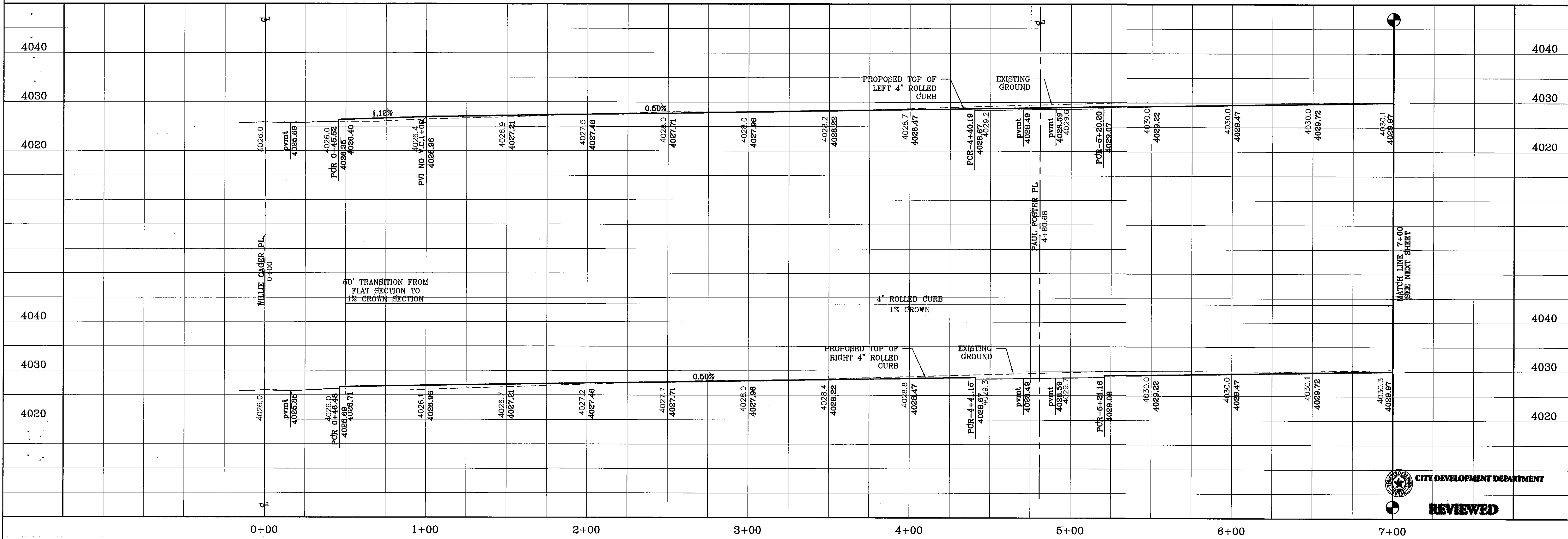
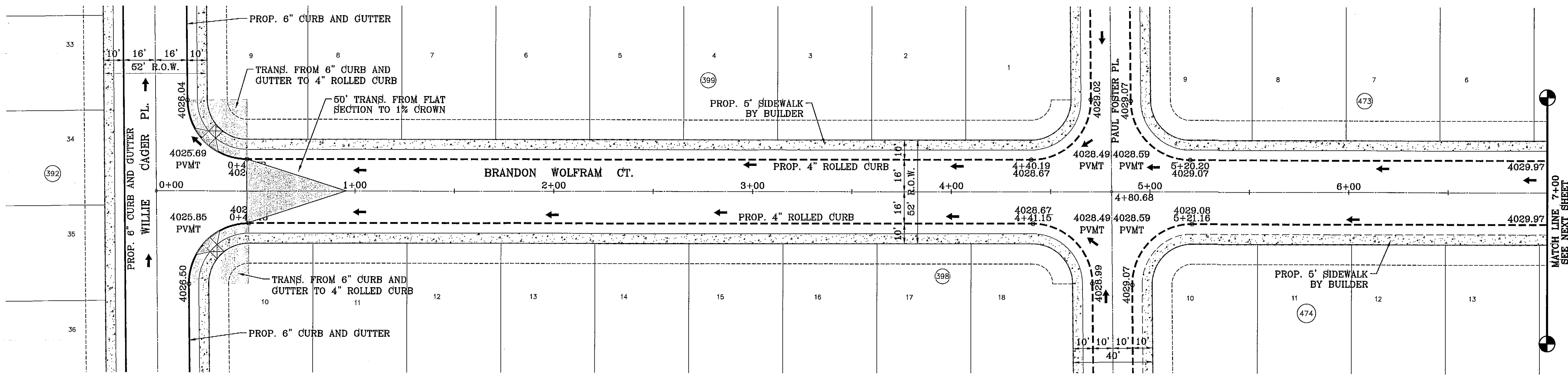
SHEET TITLE  
STREET  
PLAN-PROFILE  
**WILLIE  
CAGER PL.**  
STA: 3+71.55  
TO  
STA: 9+83.09



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C2	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C3	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C5	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C6	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

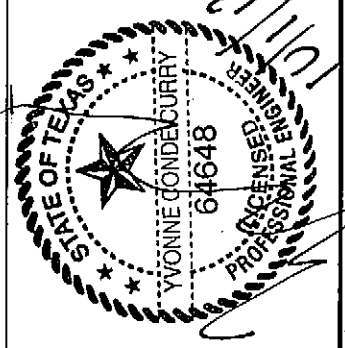
SCALE: 1" = 30'



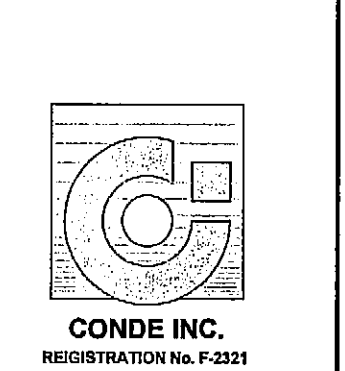
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTH SUTNER DR. AND JOHN HAYDS B DATUM
DATE	ELEVATION 4018.76
BY	REVISIONS
RO	4-11-2013
RO	6-14-2013
RO	TYPICAL NOTE, PVMT ELEV

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

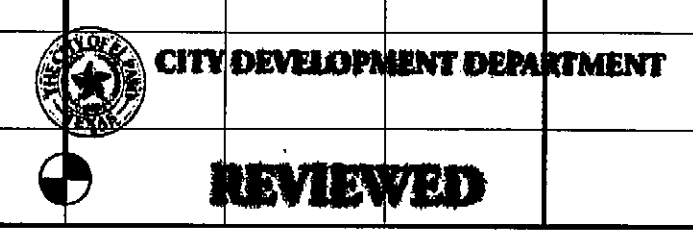
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RD  
CHECKED BY: YC & FC  
JOB NO.: 113-39



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79906  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
**STREET PLAN - PROFILE**  
**BRANDON WOLFRAM CT.**  
STA: 0+00 TO STA: 7+00

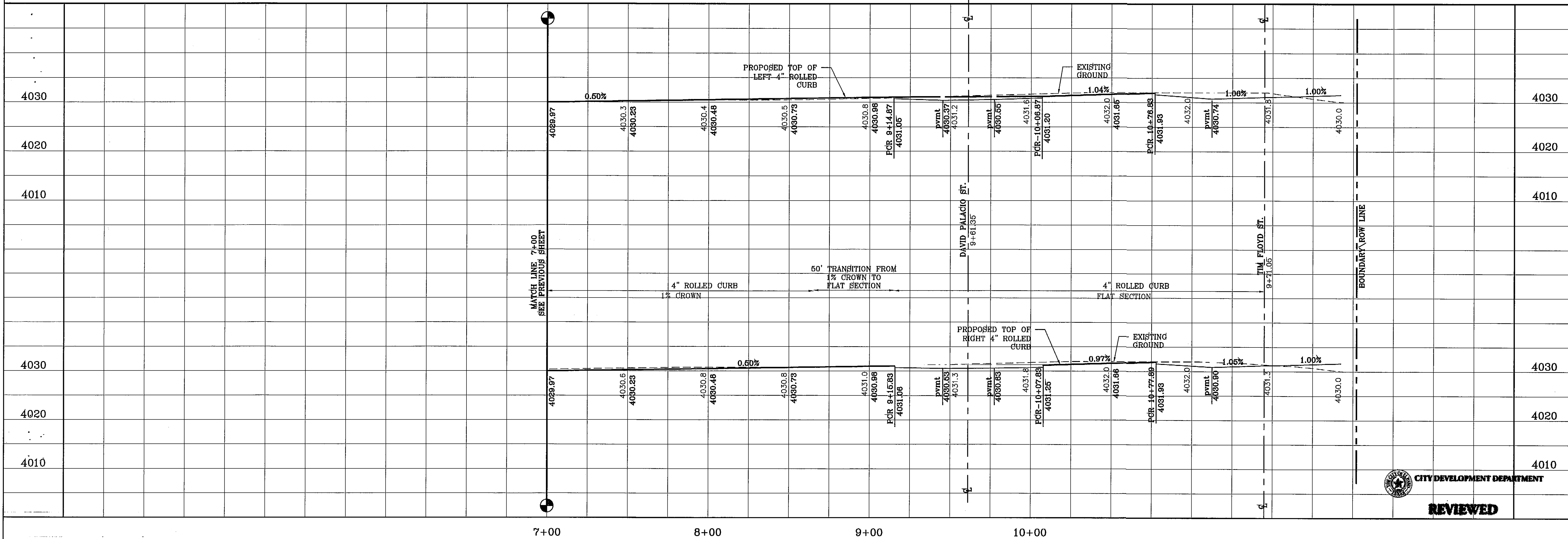
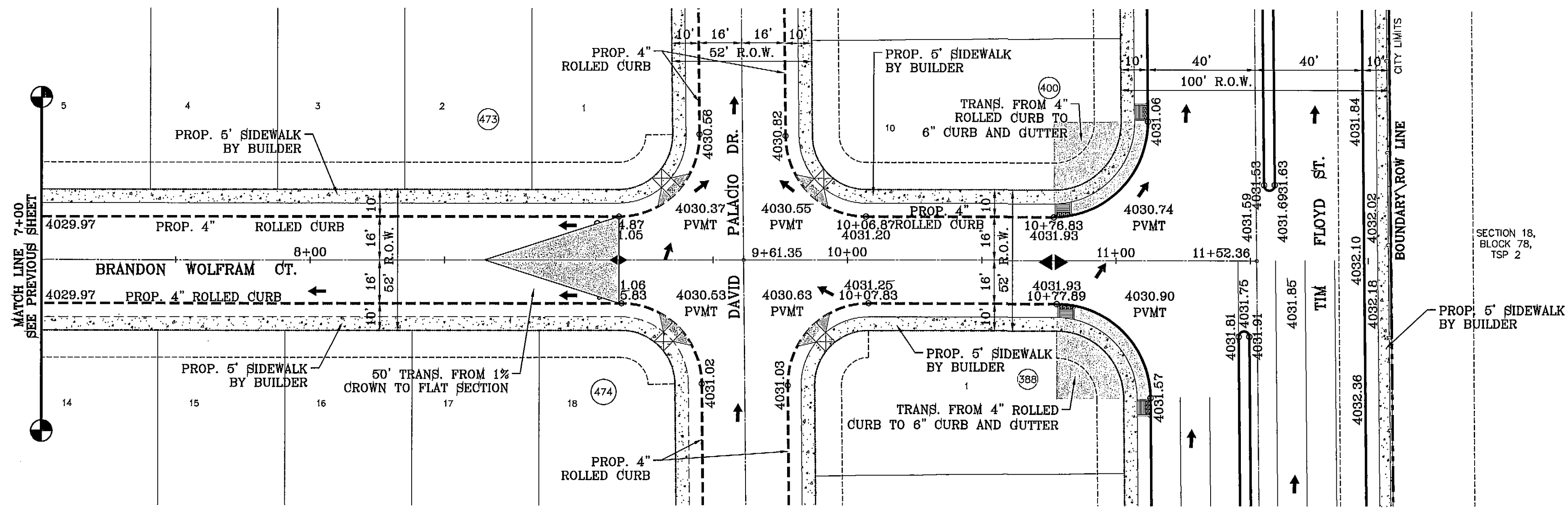




CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C8	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C9	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C10	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C11	35.00'	55.34'	35.37'	49.75'	N44°42'25"E	90°35'50"
C12	35.00'	54.61'	34.64'	49.24'	N45°17'35"W	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

SCALE: 1" = 30'



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PALACIO DRIVE AND JOHN HAYES STREET	ELEVATION 4016.76

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



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



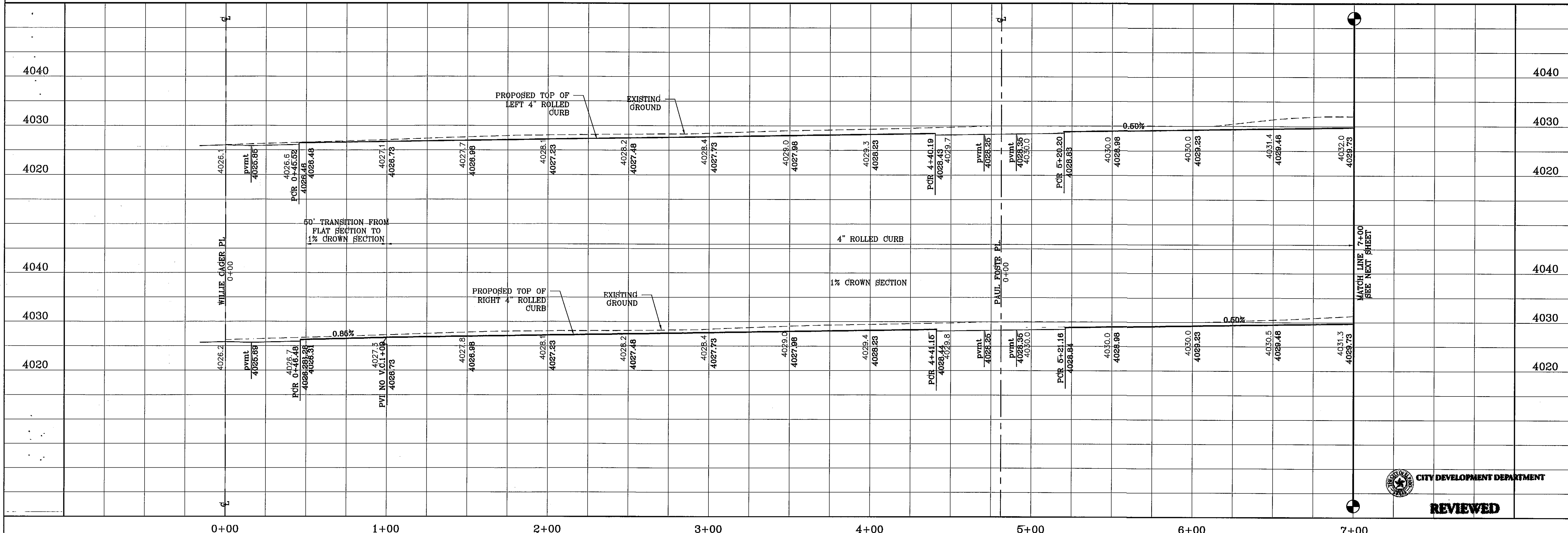
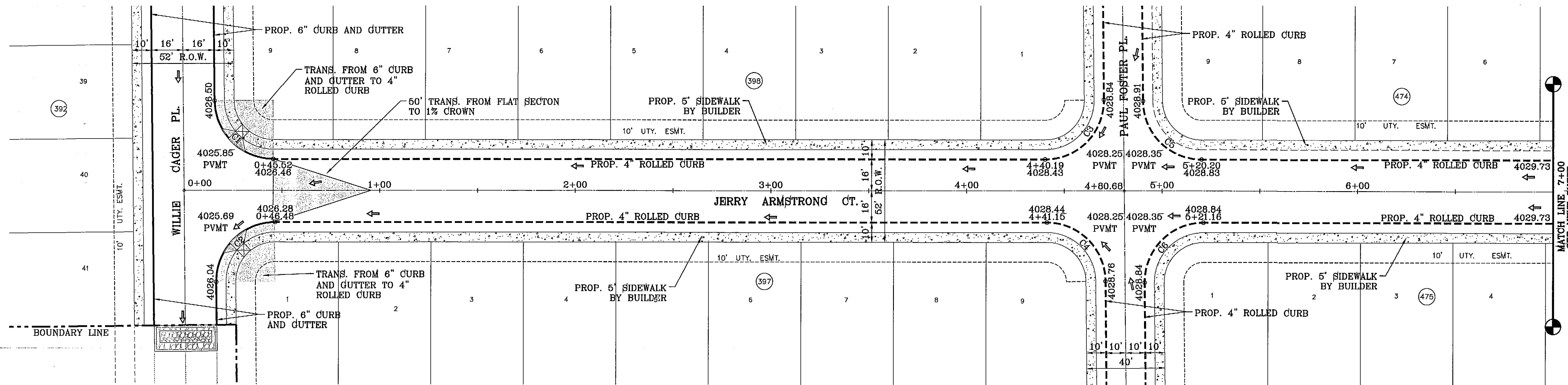
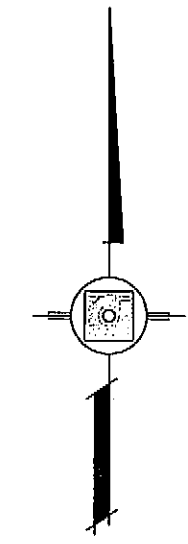
SHEET TITLE  
STREET  
PLAN - PROFILE  
**BRANDON WOLFRAM CT.**  
STA: 7+00  
TO  
STA: 11+52.36

CITY DEVELOPMENT DEPARTMENT  
**REVIEWED**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C2	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C3	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C5	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C6	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMP\$ BY DEVELOPER

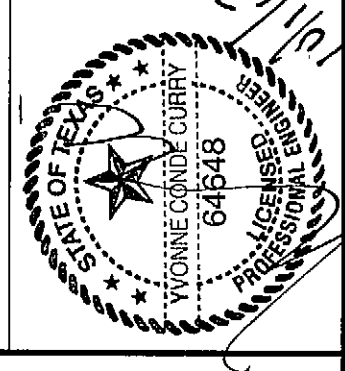
SCALE: 1" = 30'



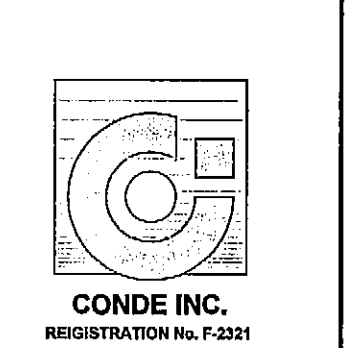
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST.	ELEVATION 4016.75

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-83



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79906  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
STREET PROFILE  
**JERRY ARMSTRONG CT.**  
STA: 0+00 TO STA: 7+00

CITY DEVELOPMENT DEPARTMENT

REVIEWED

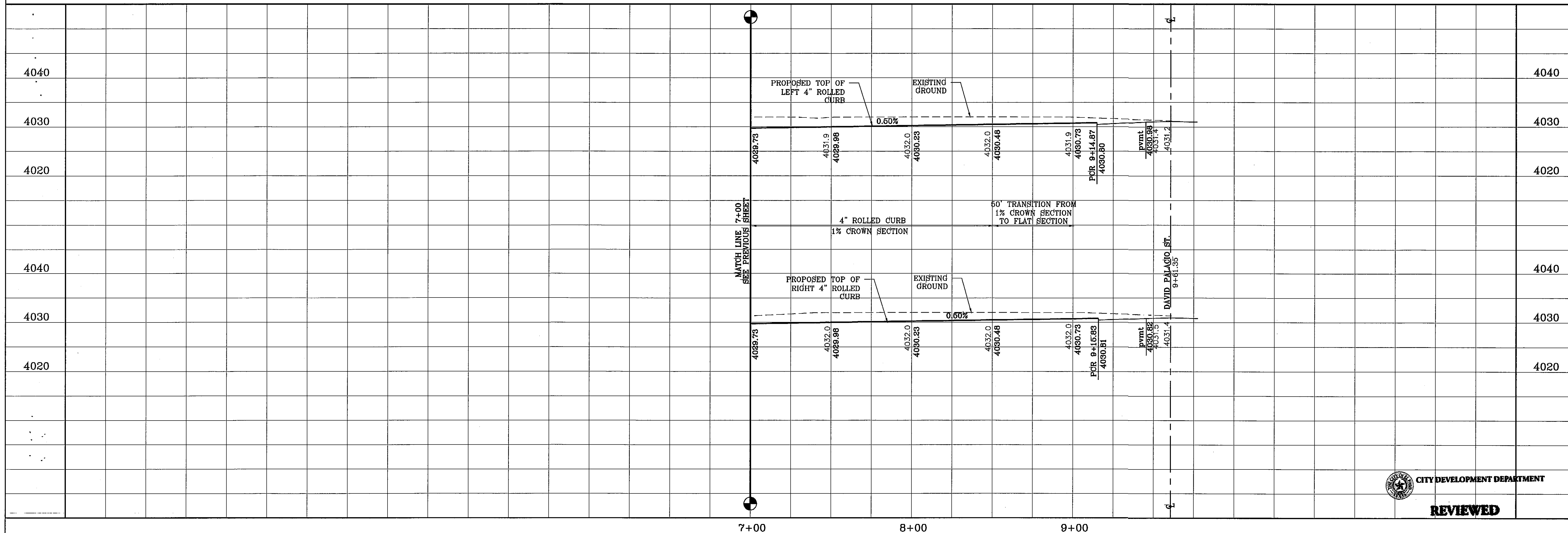
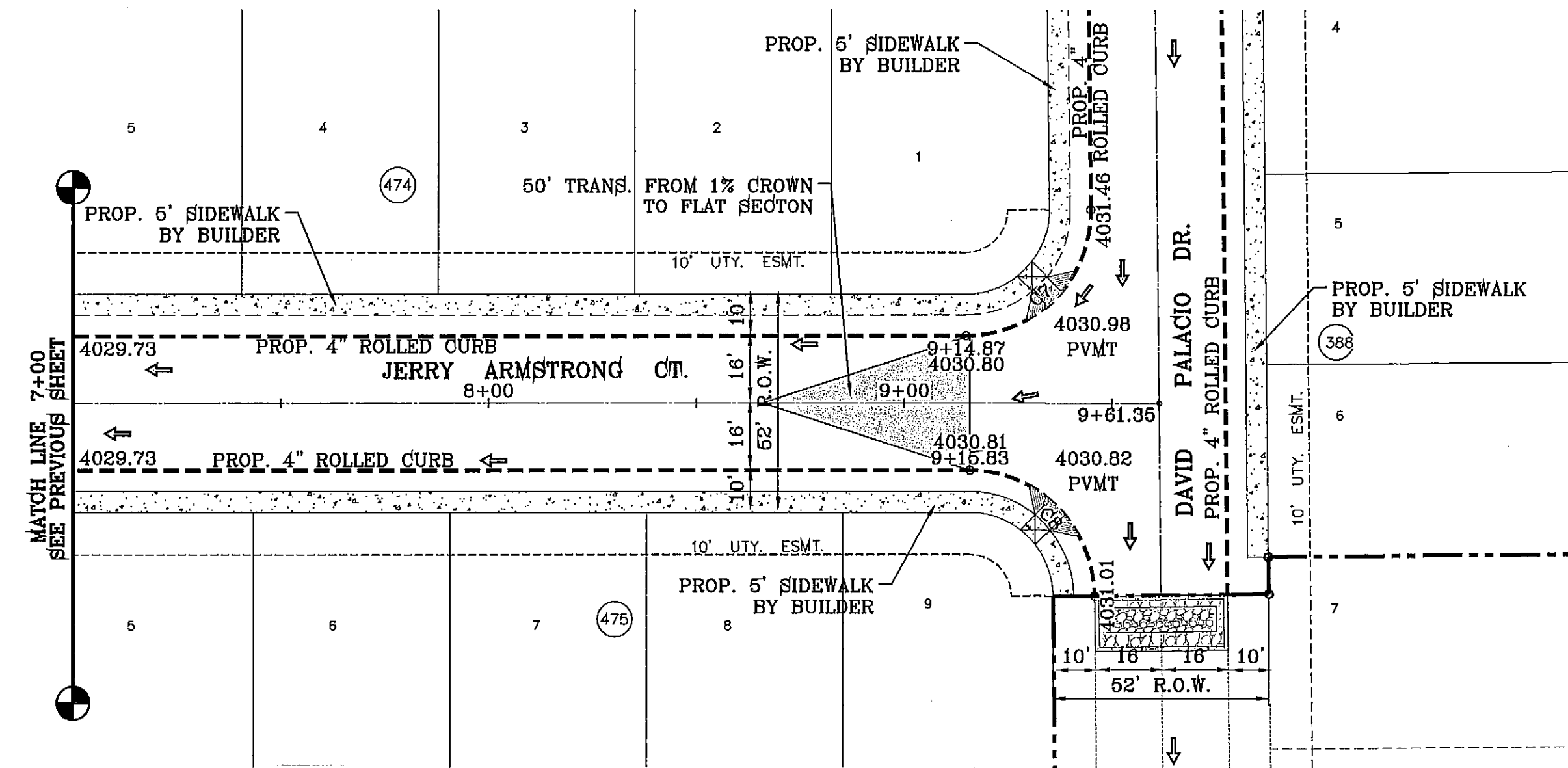
TERRA DEL ESTE UNIT SEVENTY FIVE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C8	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER

SCALE: 1" = 30'



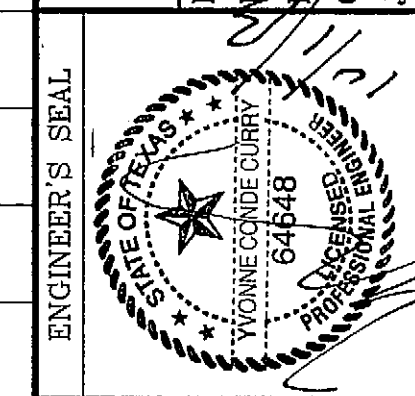
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST.	ELEVATION 4016.75
REVISIONS	
DATE	BY
4-11-2013	RO
6-14-2013	RO
	TYPICAL NOTE, PWT ELEV

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

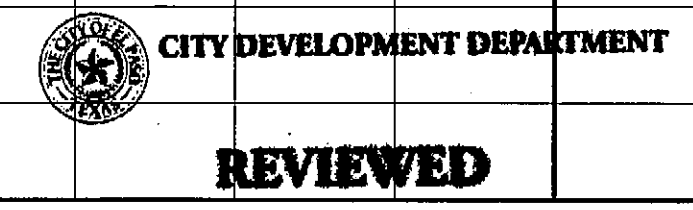
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



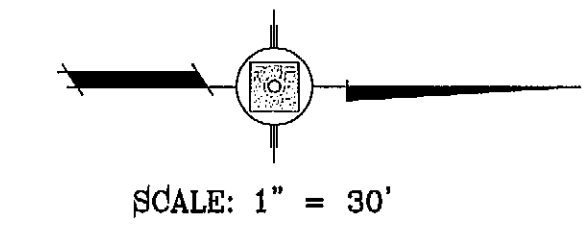
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0288

SHEET TITLE  
STREET  
PLAN-PROFILE  
**JERRY ARMSTRONG ST.**  
STA: 7+00  
TO  
STA: 9+61.35

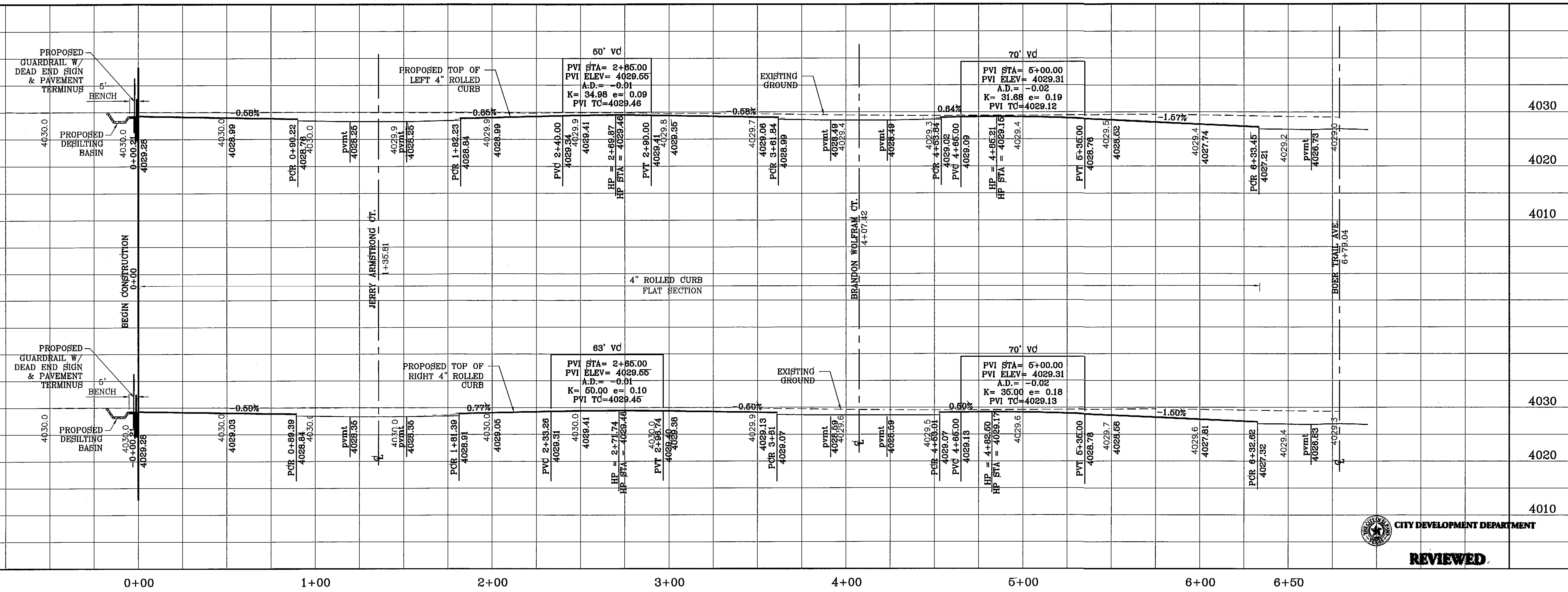
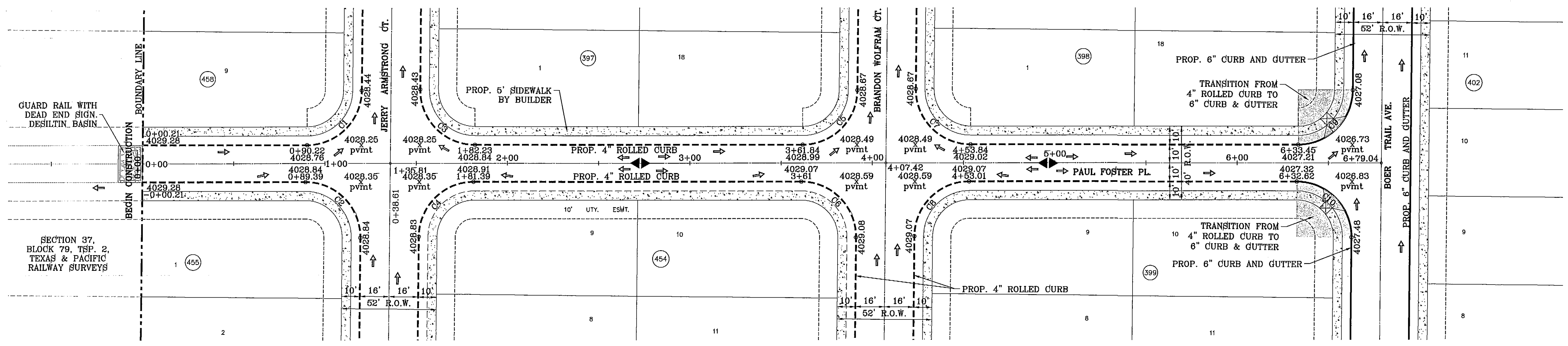


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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C2	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C3	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C4	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C5	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C6	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C7	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C8	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C9	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C10	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"



NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



BENCHMARK  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
RALPH SETSINGER DR. AND JOHN HAYES ST.  
ELEVATION 4016.75

REVISIONS  
BY  
RO  
RO  
RO

DATE  
4-11-2013  
6-14-2013

REVISOR  
TYPICAL NOTE, GUARD RAIL  
TYPICAL NOTE, GUARD RAIL

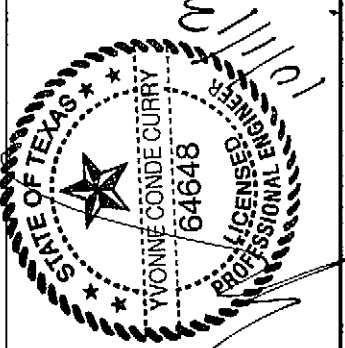
PROJECT NAME  
**TERRA DEL ESTE  
UNIT SEVENTY FIVE**

BRING PORTION OF SECTION 18, BLOCK 78,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 88.966 ACRES

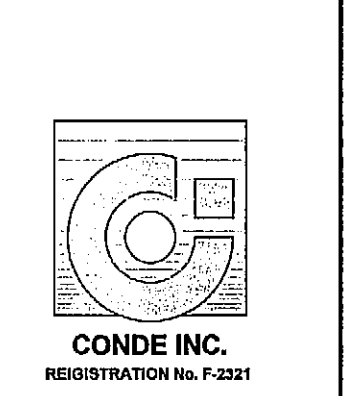
SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'

DATE: JAN. 2012

DESIGN BY: YC  
INITIATED BY: EO  
CHECKED BY: YC & FC  
JOB NO.: 113-33

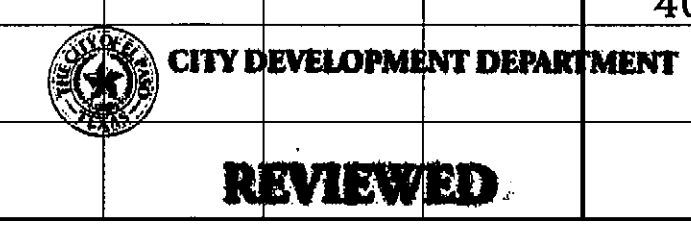


**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
**STREET  
PLAN-PROFILE**

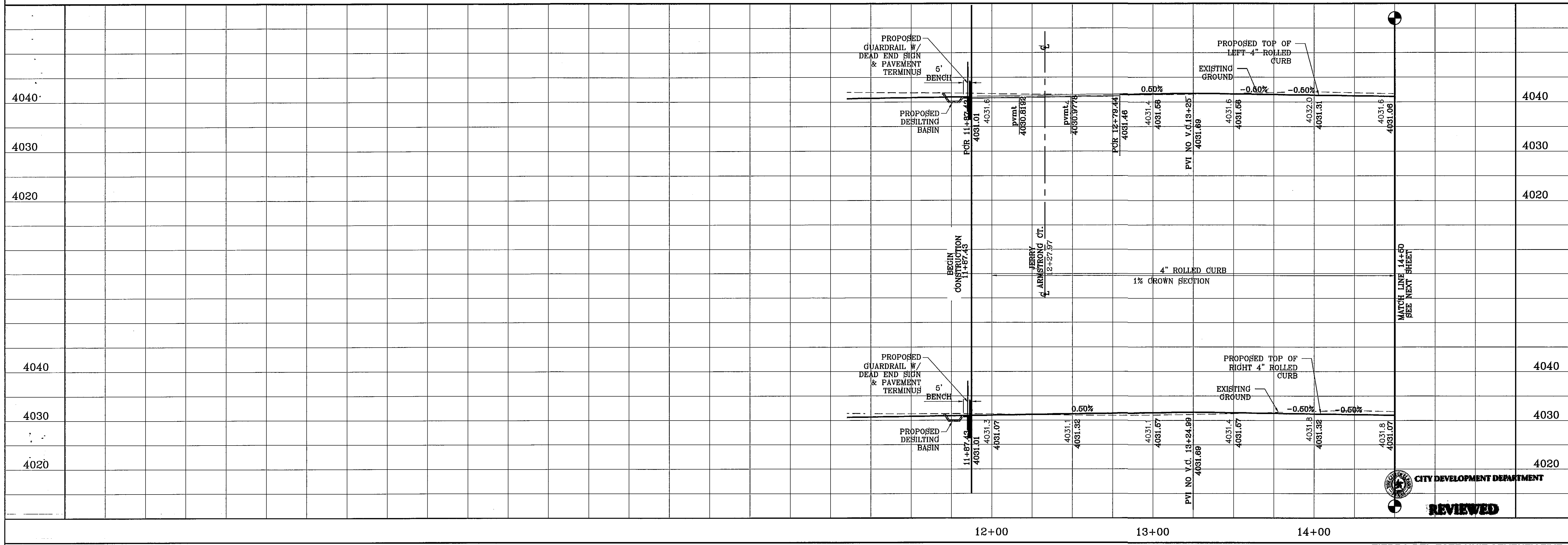
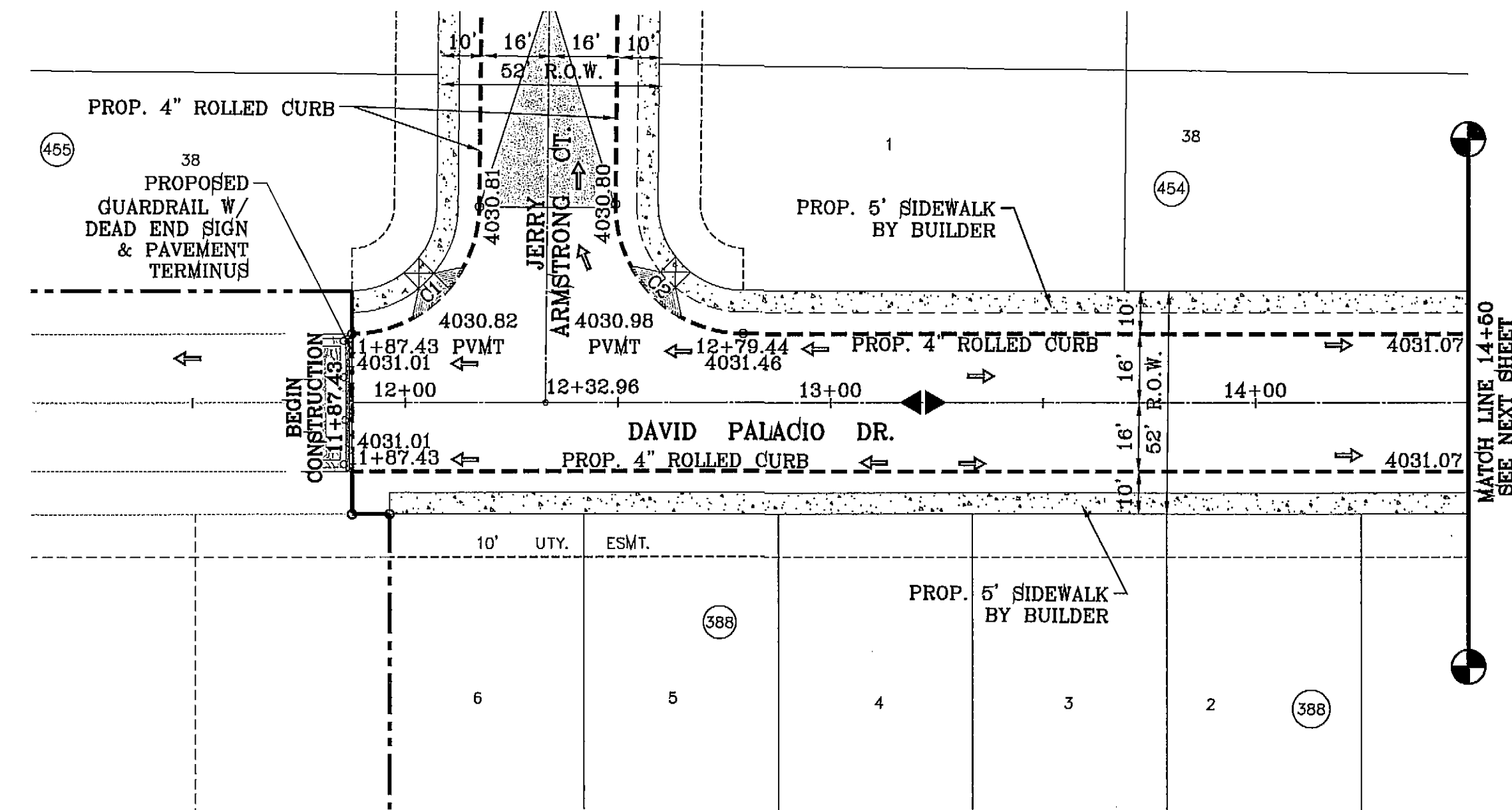
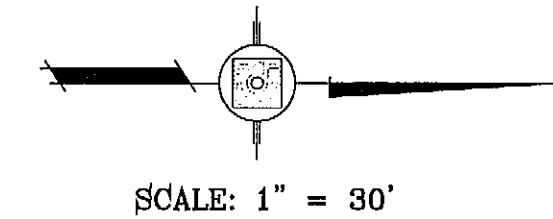
**PAUL  
FOSTER PL.**  
STA: 0+00  
TO  
STA: 6+79.04





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C2	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



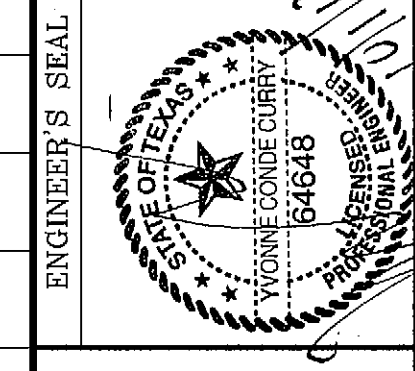
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTH BRIDGEMAN DR. AND JOHN HANCOCK ST. ELEVATION 4018.75	REVISIONS
DATE	BY
4-11-2013	RO
6-14-2013	RO
TYPICAL NOTE, P.V.M. ELEV.	RO

PROJECT NAME  
**TIERRA DEL ESTE  
UNIT SEVENTY FIVE**

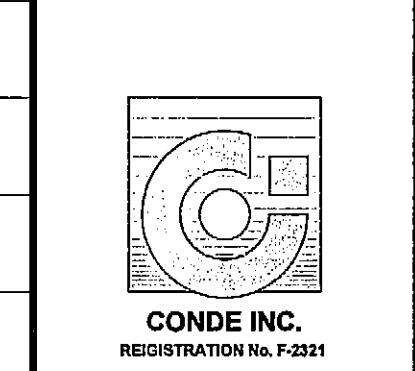
BEING PORTION OF SECTION 18, BLOCK 78  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 88.966 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



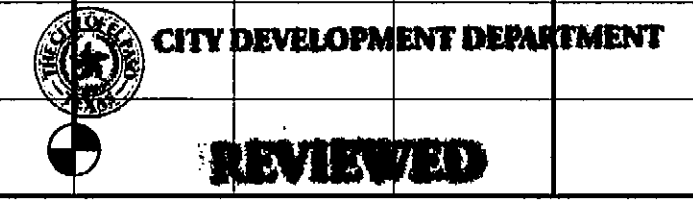
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0286



SHEET TITLE  
**STREET  
PLAN-PROFILE  
DAVID PALACIO  
ST.**

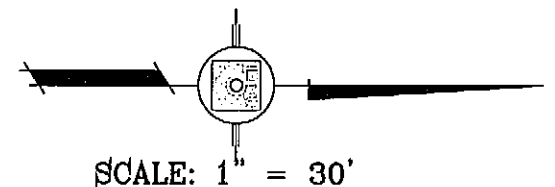
STA: 11+87.43  
TO  
STA: 14+50

SHT 22 OF 40

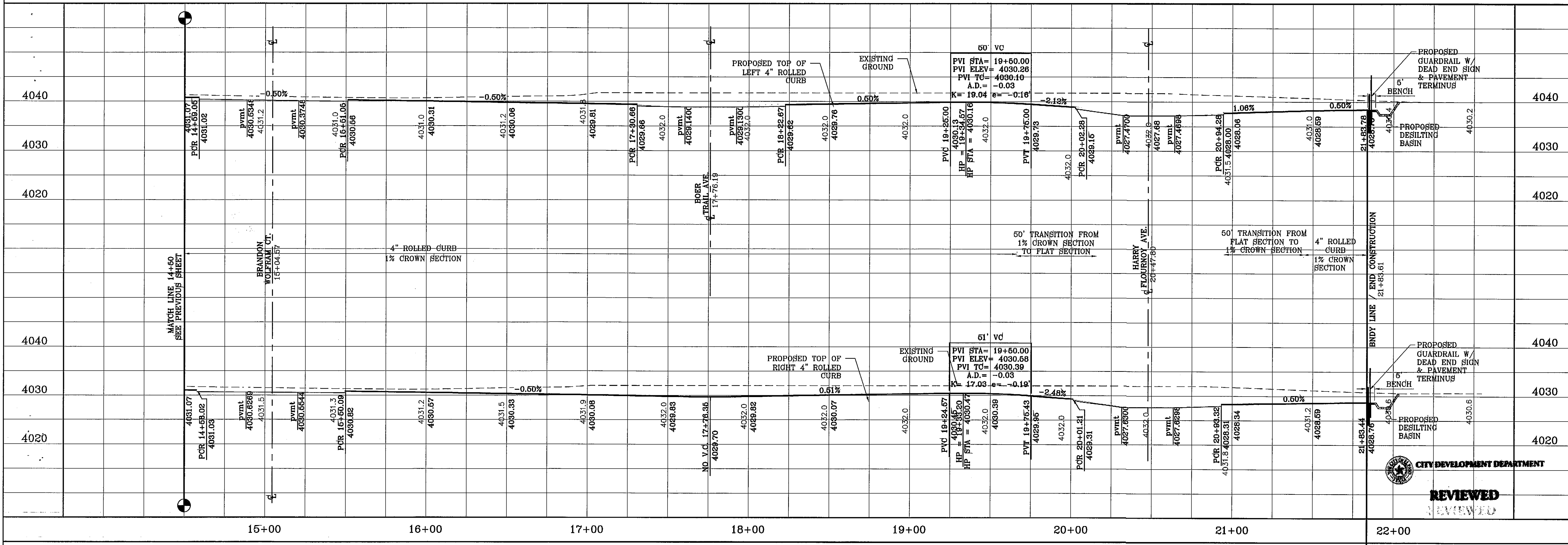
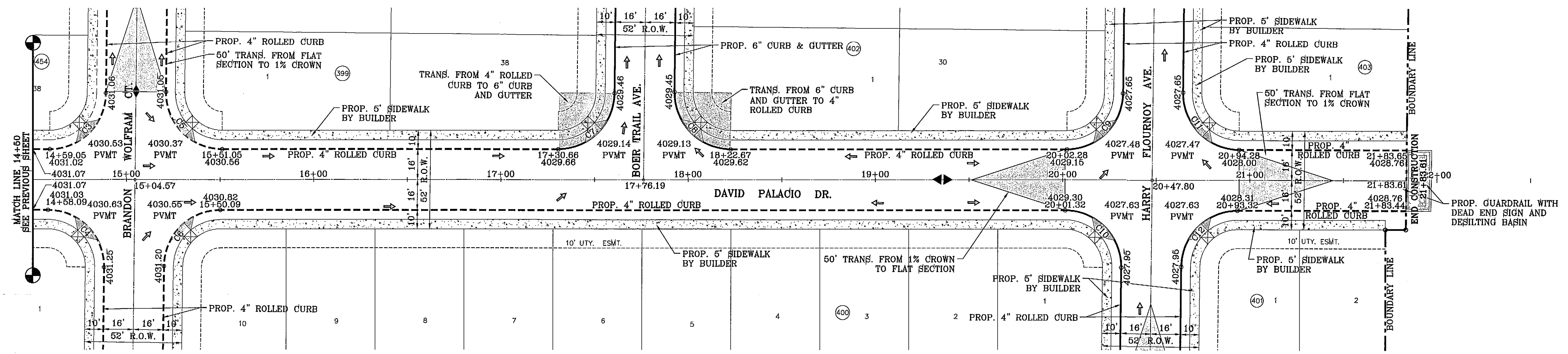


S:\\_external\2012\20120122\DAVID PALACIO.DWG, 23:39:44, 7/11/2013 7:52:26 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C4	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C5	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C6	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"
C7	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C8	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C9	30.00'	46.81'	29.69'	42.20'	N45°17'35"W	89°24'10"
C10	30.00'	47.44'	30.31'	42.65'	S44°42'25"W	90°35'50"
C11	30.00'	47.44'	30.31'	42.65'	N44°42'25"E	90°35'50"
C12	30.00'	46.81'	29.69'	42.20'	S45°17'35"E	89°24'10"



NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MAYHARTSINGER DR. AND JOHN HANCOCK ST ELEVATION 4015.76	BY RO
DATE	REVISIONS
4-11-2013	REVISED BOUNDARY
6-14-2013	TYPICAL NOTE, PVT ELEV
7-2-2013	DRAINAGE FLOWS

**TIERRA DEL ESTE  
UNIT SEVENTY FIVE**  
BEING PORTION OF SECTION 18, BLOCK 78  
TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

SCALE  
HORIZ: 1" = 30'  
VERT: 1" = 10'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286

**CONDE INC.**  
REGISTRATION NO. P-221

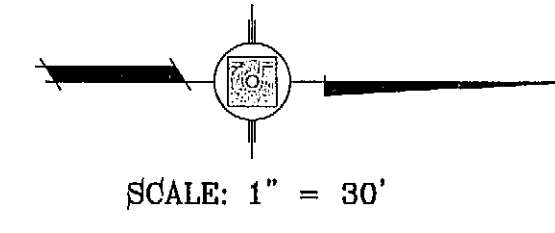
SHEET TITLE  
STREET - PROFILE  
**DAVID  
PALACIO  
DR.**  
STA: 14+50  
TO  
STA: 21+83.61

**REVIEWED**

**DAVID PALACIO**  
CITY DEVELOPMENT DEPARTMENT

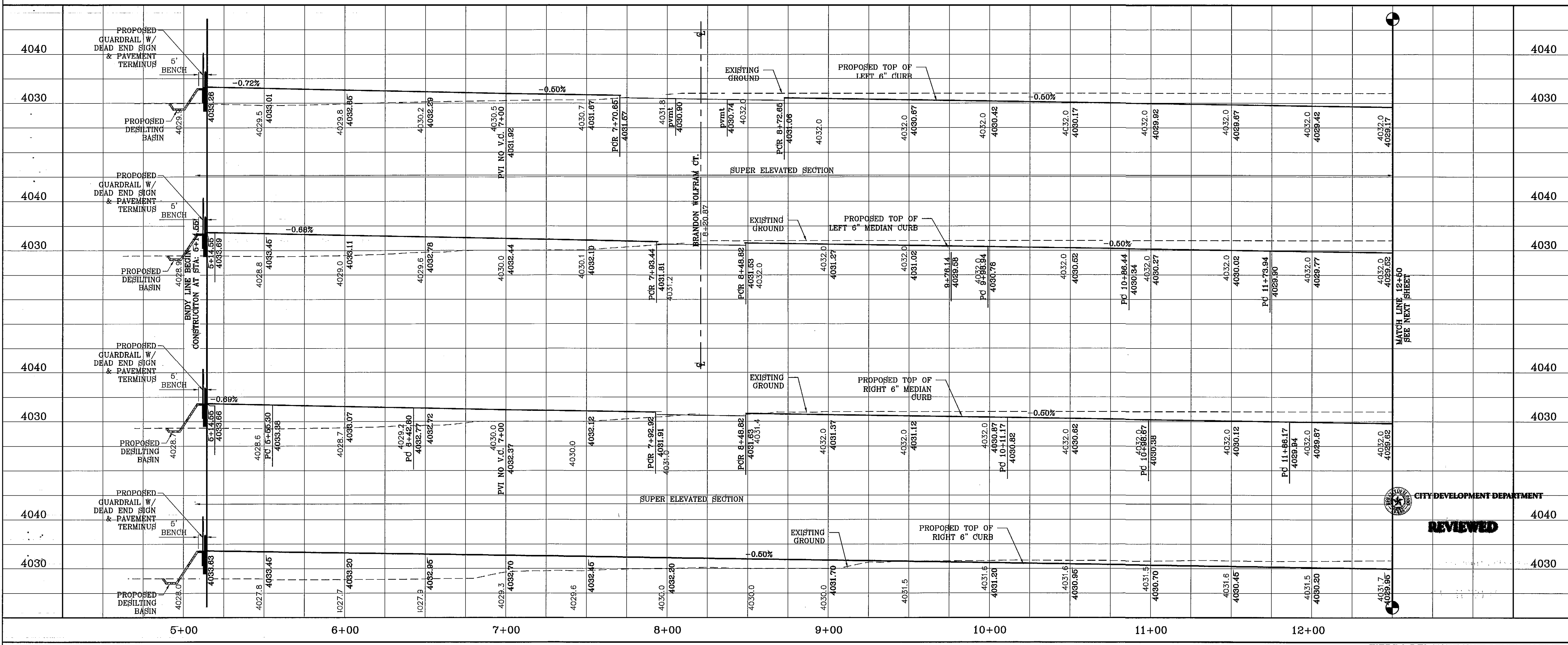
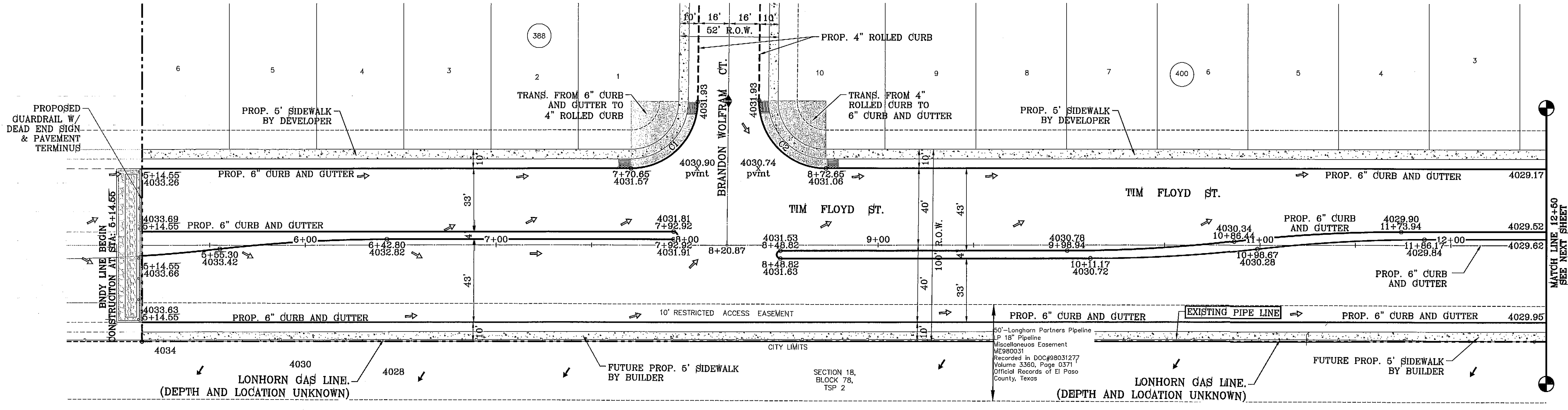
SHT 23 OF 40





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.61'	34.64'	49.24'	N45°17'35"W	89°24'10"
C2	35.00'	55.34'	35.37'	49.75'	N44°42'25"E	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMPS BY DEVELOPER



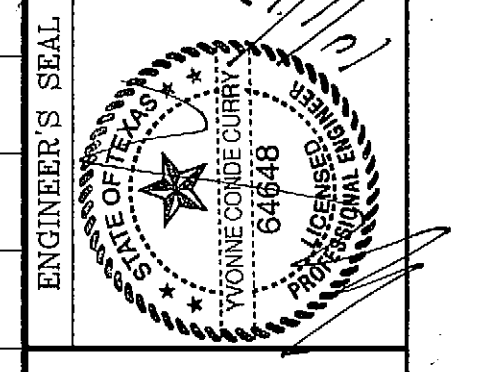
BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETZINGER DR. AND JOHN HAYES ST.	ELEVATION 4016.75

PROJECT NAME  
**TERRA DEL ESTE  
UNIT SEVENTY FIVE**

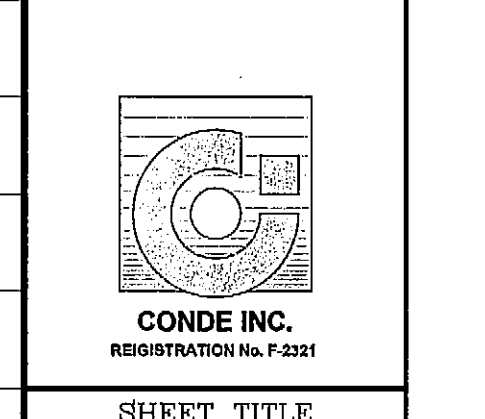
BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: .88-966 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: YC  
CHECKED BY: YC & FC  
JOB NO.: 113-39



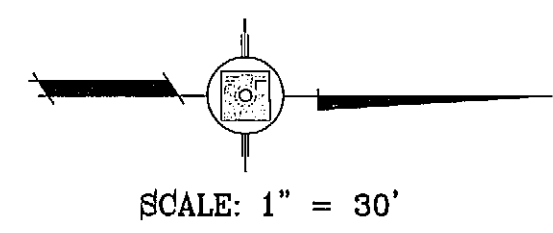
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286



**TIM FLOYD ST.**  
STA: 5+14.55  
TO  
STA: 12+50

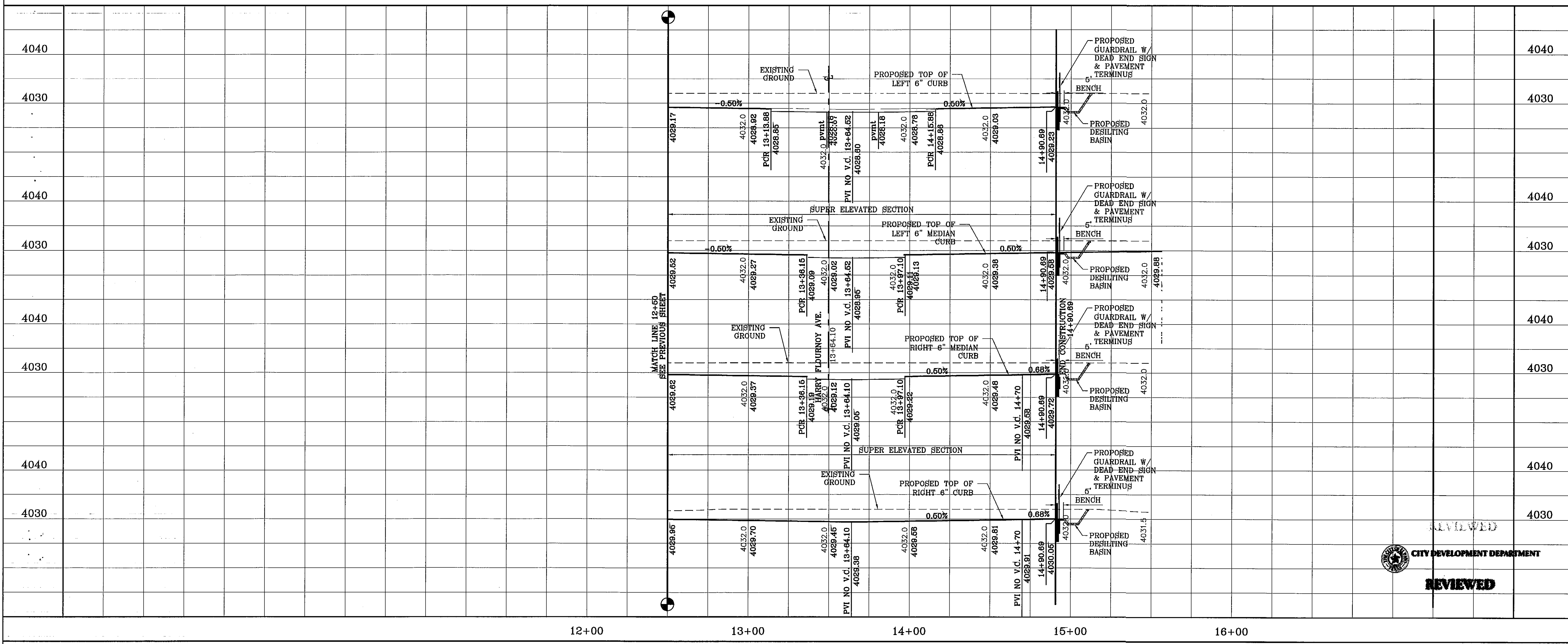
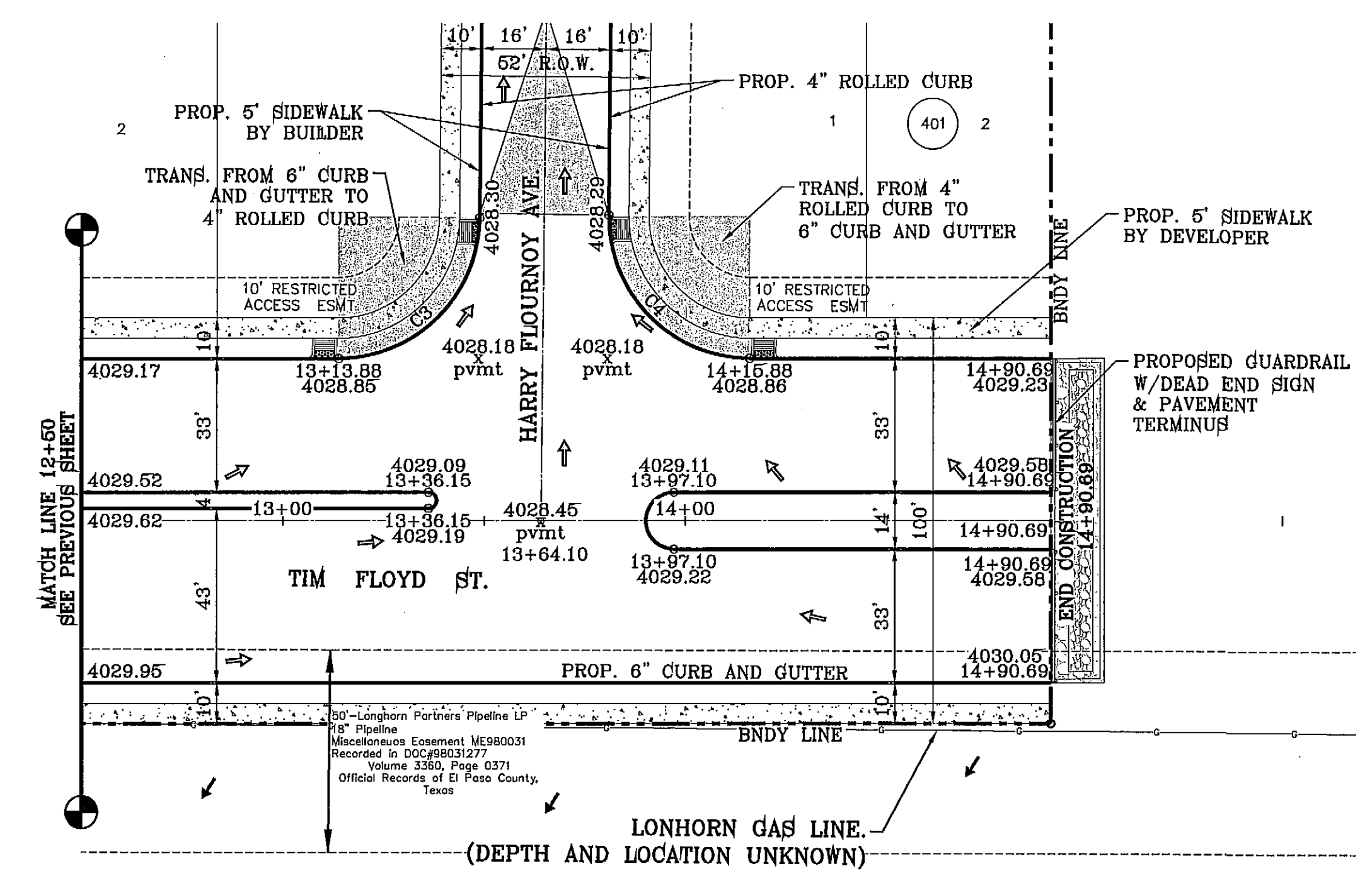
SHT 24 OF 40

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	35.00'	54.61'	34.64'	49.24'	N45°17'35"W	89°24'10"
C4	35.00'	55.34'	35.37'	49.75'	N44°42'25"E	90°35'50"

NOTE:  
ALL WHEELCHAIR RAMP BY DEVELOPER



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST. ELEVATION 4016.76	REVISIONS
DATE	BY
4-11-2013	REVISOR
6-14-2013	TYPICAL NOTE, TO ELEV
7-2-2013	GUARDRAIL NOTE

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33

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

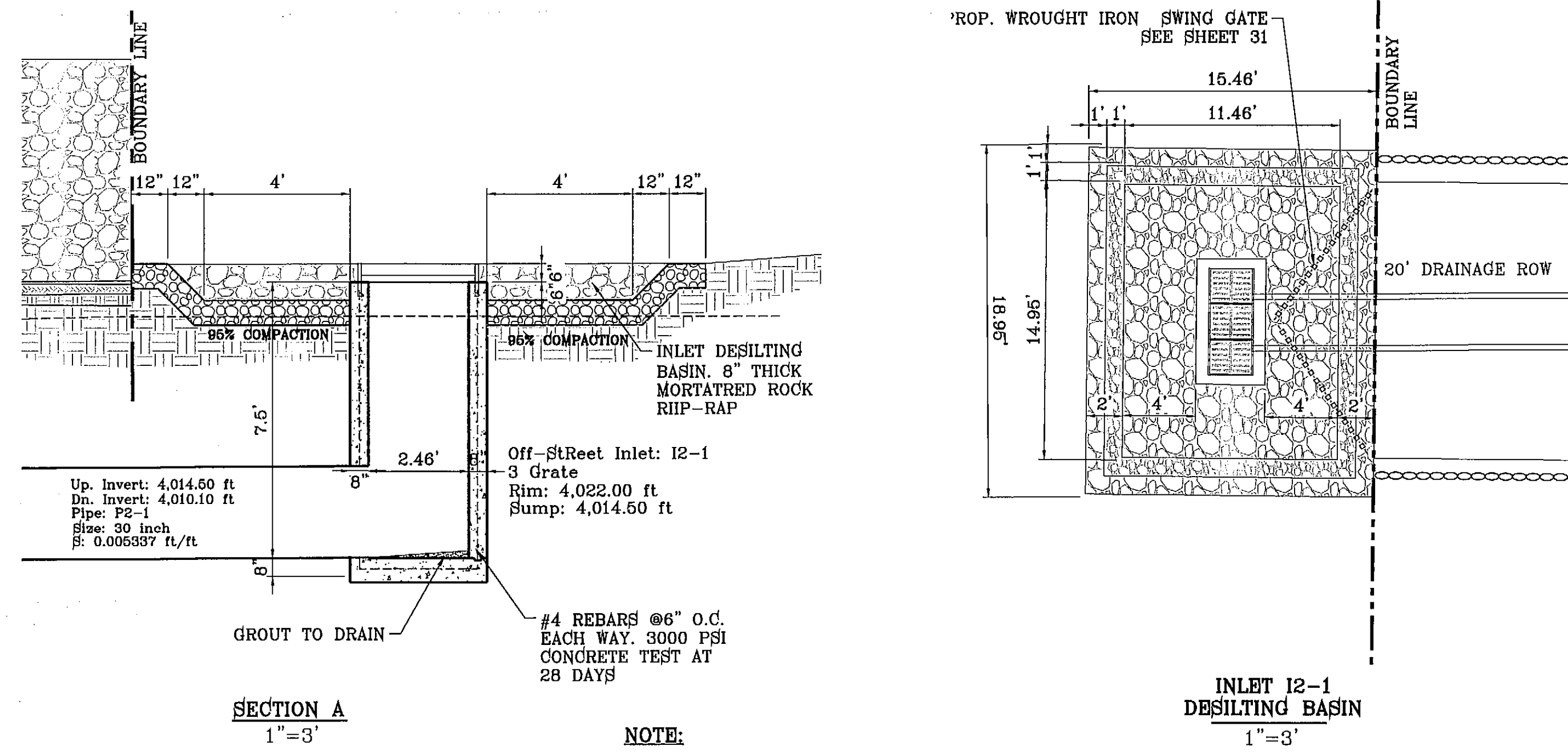
SHEET TITLE  
**TIM FLOYD ST.**  
STA: 12+50  
TO  
STA: 14+90.69

SHT 25 OF 40

APPROVED  
CITY DEVELOPMENT DEPARTMENT  
**REVIEWED**

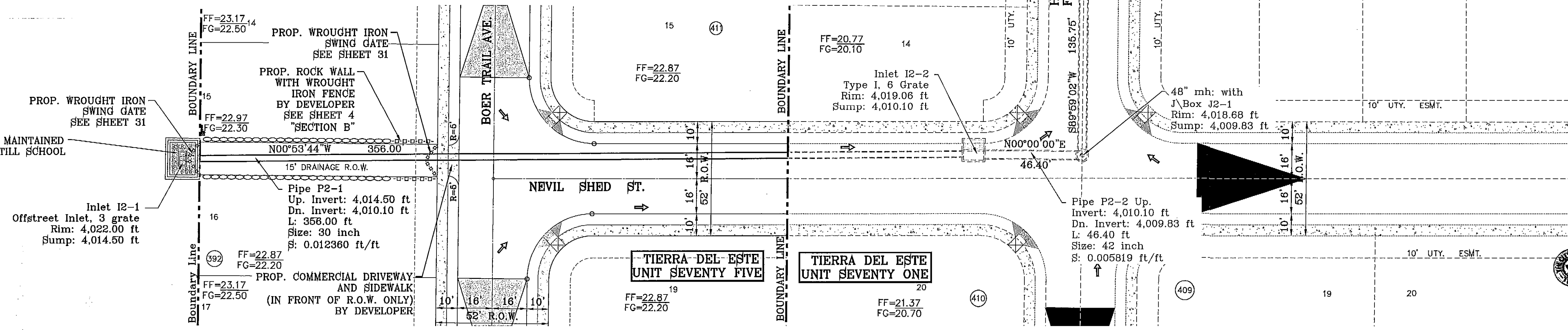
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**NOTE:**  
OFFSITE INLET SHALL BE MAINTAINED BY PROPERTY OWNER UNTILL SCHOOL IS BUILT.

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

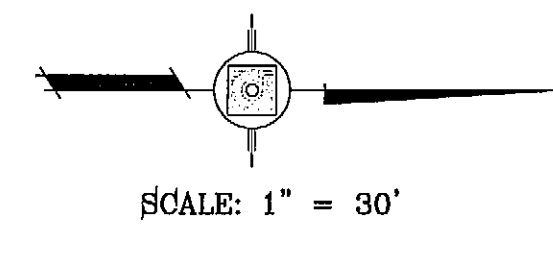
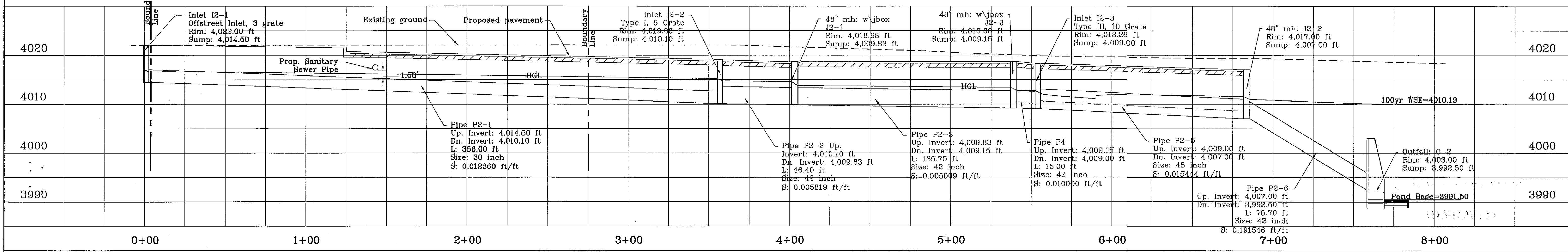


**NOTE:**  
OFFSITE INLET SHALL BE MAINTAINED BY PROPERTY OWNER UNTILL SCHOOL IS BUILT.

- 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	Q <sub>60</sub> yr. cfs	Q <sub>100</sub> yr. cfs	Bypass
2-1	Offstreet	3	21.96	26.57	--
2-2	I	6	29.11	37.95	12.94
2-3	III	10	48.53	55.45	--

R.C.P. PIPE DATA												
PIPE	SECTION SIZE (in)	LENGTH (ft)	SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HDL	UPSTREAM INVERT
2-1	30	356.00	0.0124	26.57	45.6	5.41	4019.06	4015.93	4010.10	4022.00	4017.43	4014.50
2-2	42	46.40	0.00582	64.52	76.74	6.71	4018.88	4015.24	4009.83	4019.06	4015.43	4010.10
2-3	42	135.75	0.0050	64.52	71.20	6.71	4018.80	4013.88	4009.15	4018.68	4014.44	4009.83
2-4	42	15.00	0.0100	64.52	100.6	6.71	4018.26	4013.22	4009.00	4018.60	4013.28	4009.15
2-5	48	129.50	0.0154	119.97	178.50	9.83	4017.00	4011.88	4007.00	4018.26	4012.62	4009.00
2-6	42	75.70	0.1915	119.97	440.30	12.52	4003.00	4010.19	3992.50	4017.00	4011.28	4007.00



REVISIONS	
DATE	BY
4-11-2013	RO
6-14-2013	RO
7-2-2013	RO

**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY FIVE

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

**DATE:** JAN. 2012  
**DESIGN BY:** YC  
**INITIATED BY:** RO  
**CHECKED BY:** YC & FC  
**JOB NO.:** 113-33

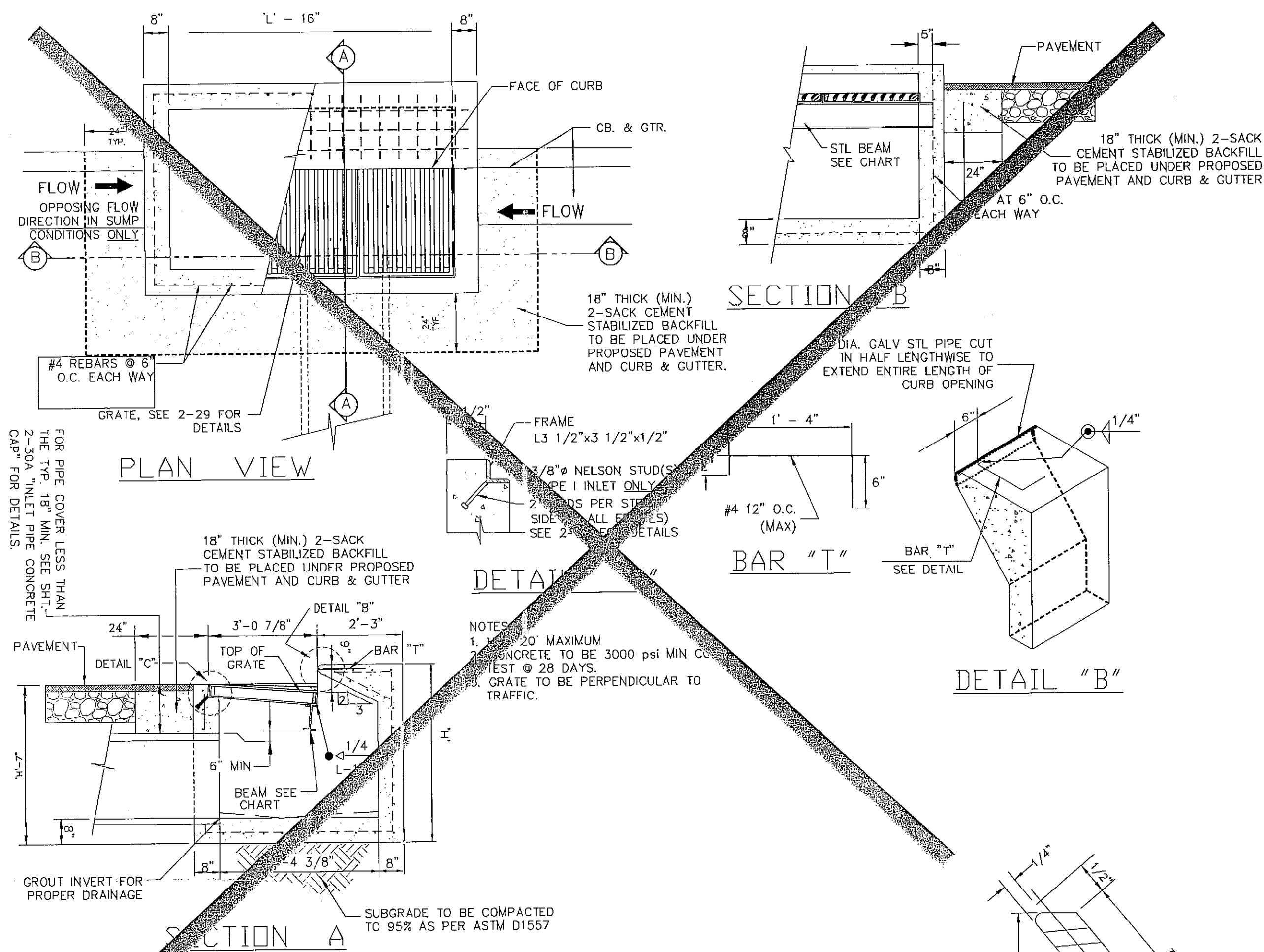
**ENGINEER'S SEAL**

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286

**CITY DEVELOPMENT DEPARTMENT**

**REVIEWED**

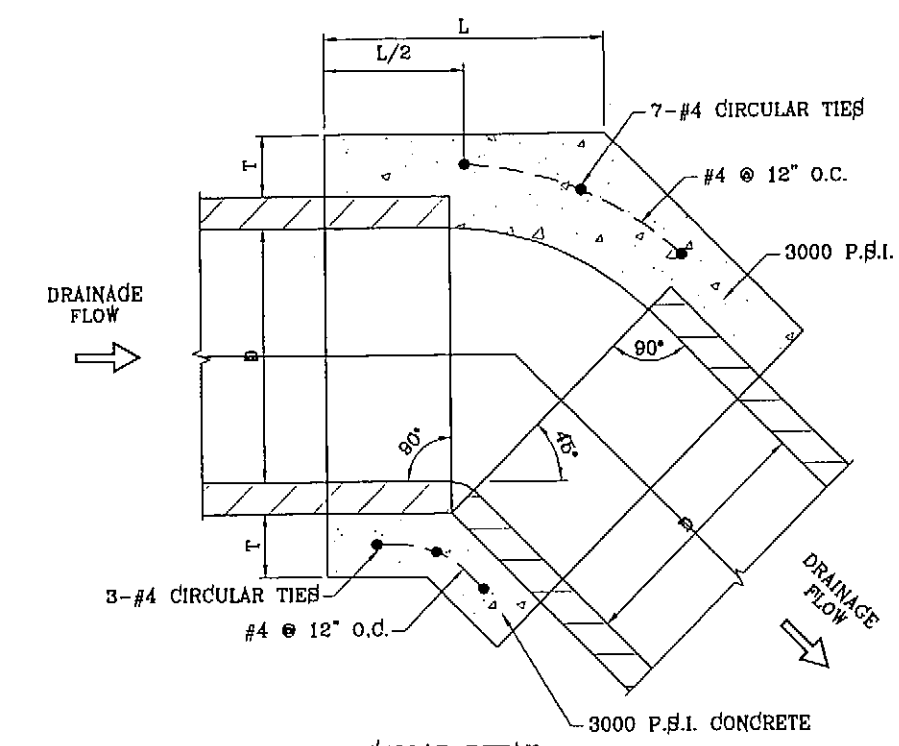
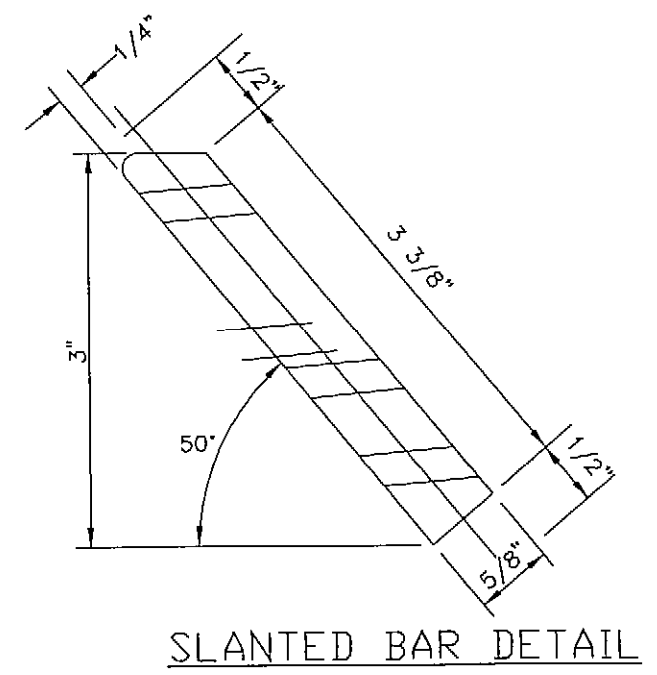
**CONDE INC.**  
REGISTRATION NO. P-221



**DROP INLET TYPE I**

NO. OF GRATES	L'	LENGTH	BEAM MINIMUM SIZES
2	5'-7 1/4"	4'-8 1/4"	W6X12, S6X12.5, MC6X15.1
3	8'-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
	13'-0 3/4"	12'-6 3/4"	W12X19, S8X23, MC10X25

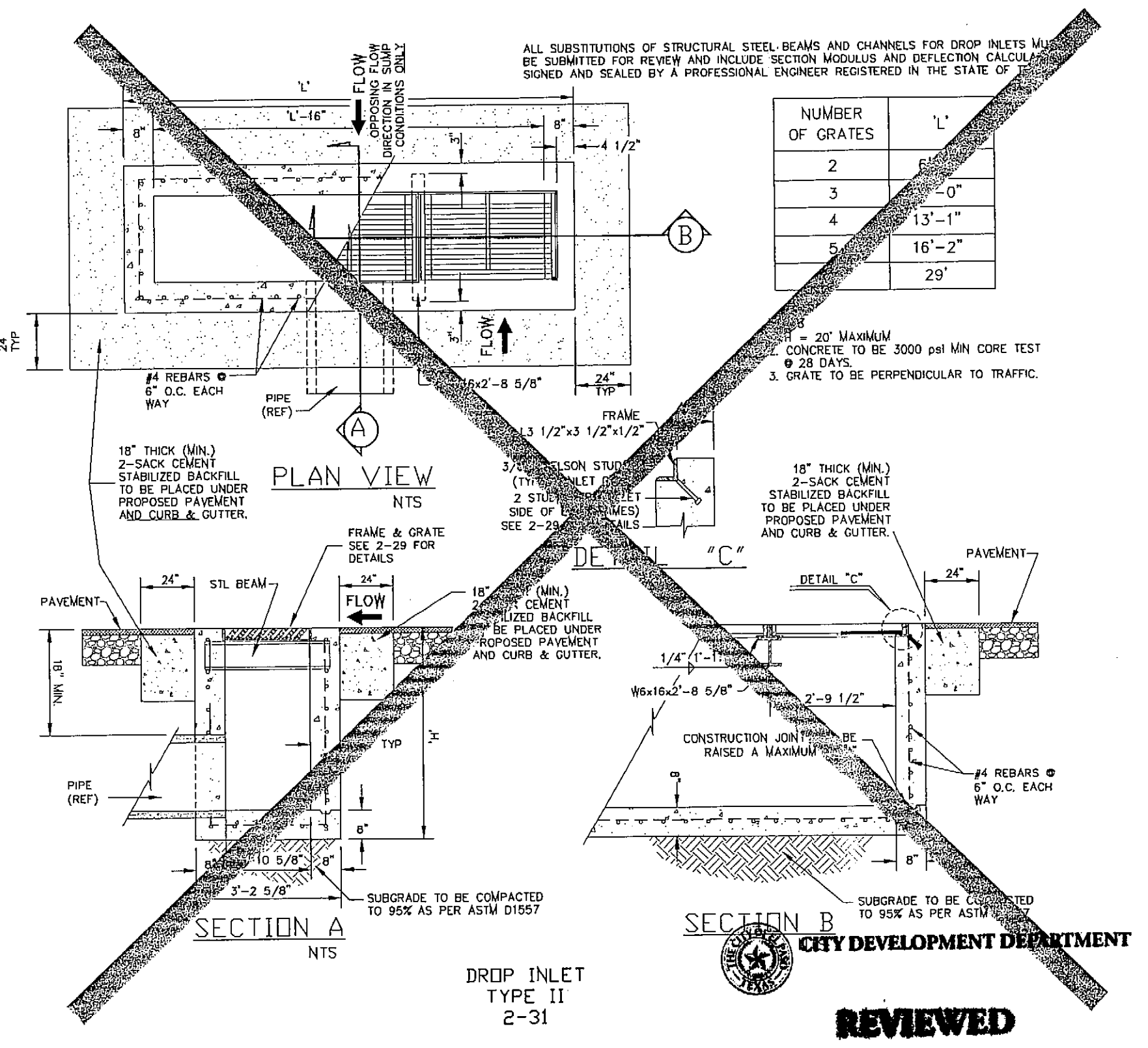
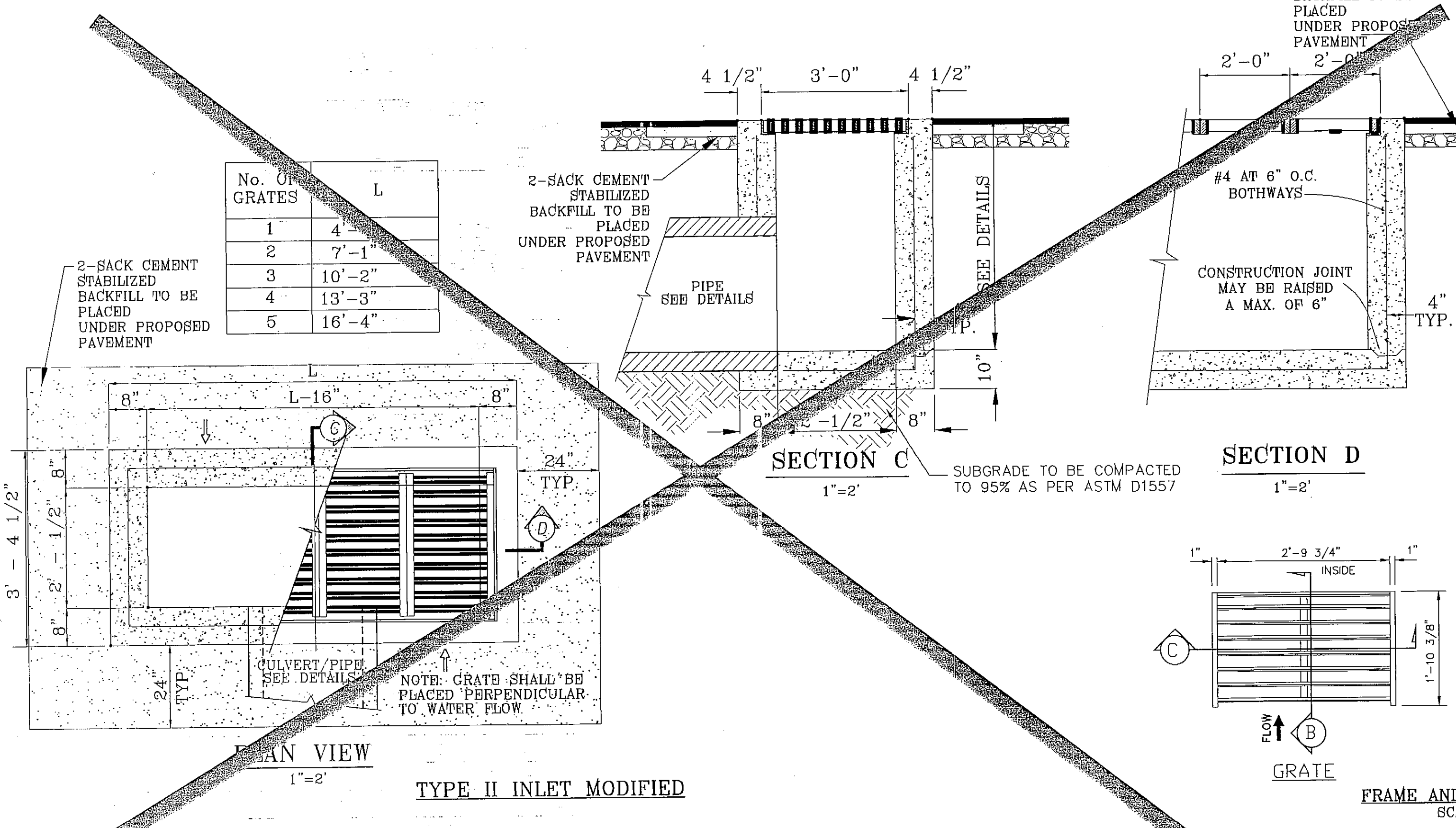
ALL SUBSTITUTIONS OF STRUCTURAL STEEL BEAMS AND CHANNELS FOR DROP INLETS MUST BE SUBMITTED FOR REVIEW AND INCLUDE SECTION MODULUS AND DEFLECTION CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.



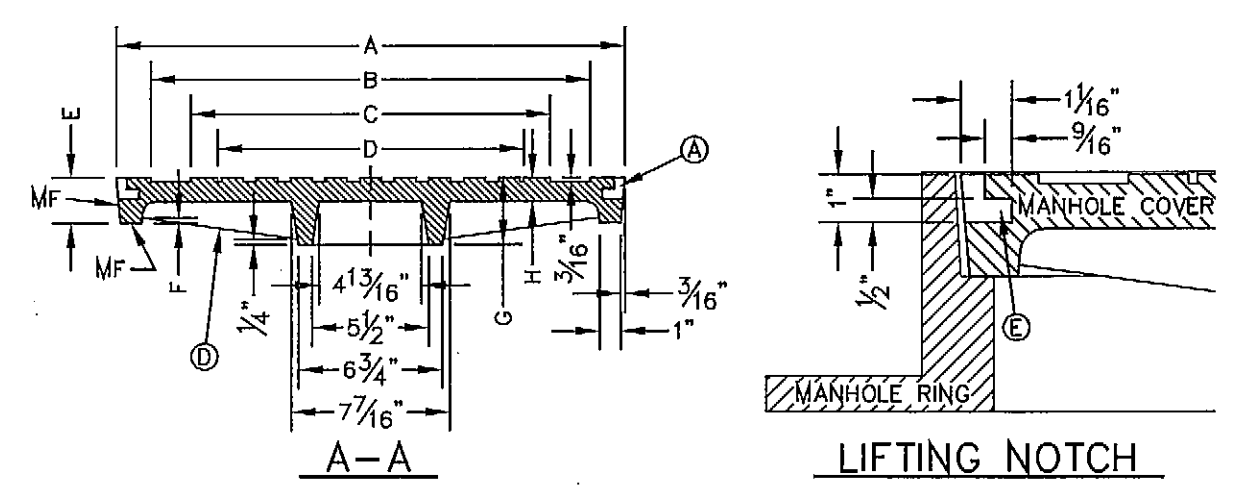
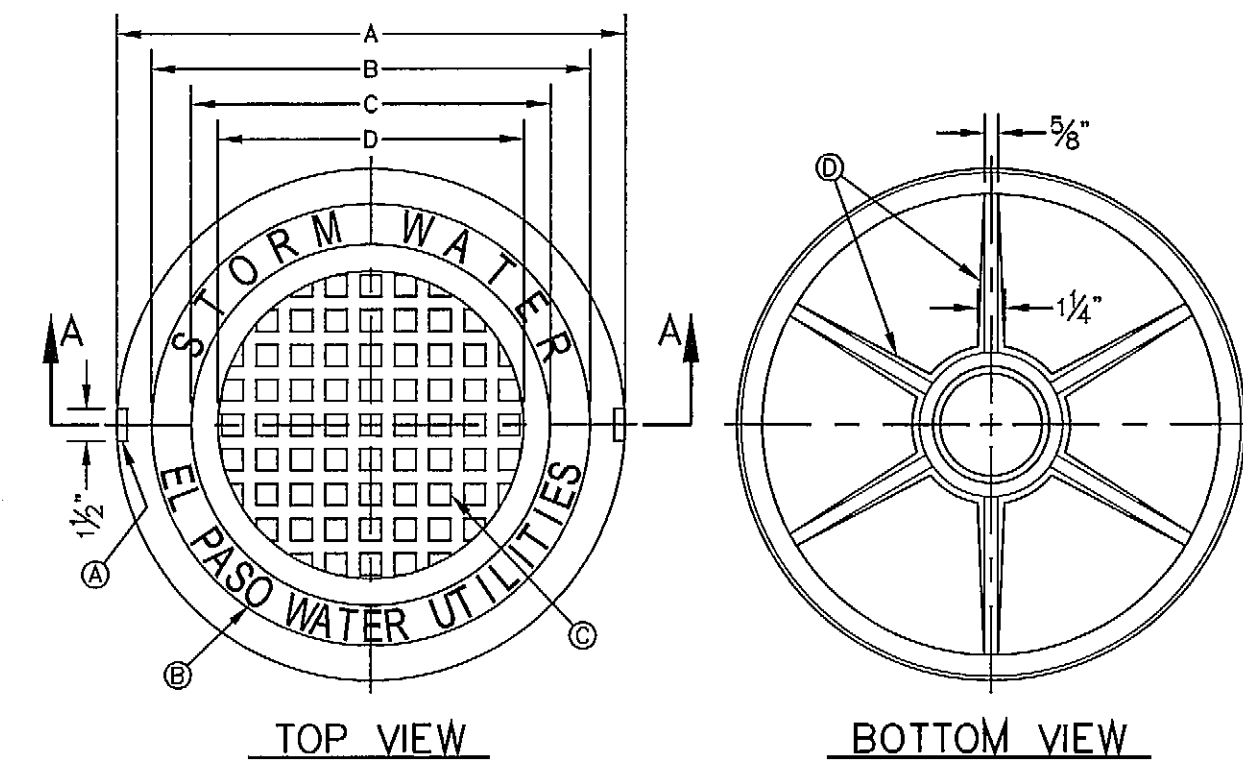
**THRUST BLOCK DIMENSIONS**

STRUCTURE NO.	W	H	L	A	B	C	D	E	F
STRUCTURE #1	6'-0"	4'-6"	8'-0"	3'-0"	2'-3"	3'-0"	1'-0"	0'-8"	0'-6"
STRUCTURE #2	6'-1"	4'-6-3/4"	8'-1"	3'-1/2"	2'-3-1/3"	3'-1/2"	1'-0-1/4"	0'-6"	0'-6"

No. of GRATES	L
1	4'
2	7'-1"
3	10'-2"
4	13'-3"
5	16'-4"







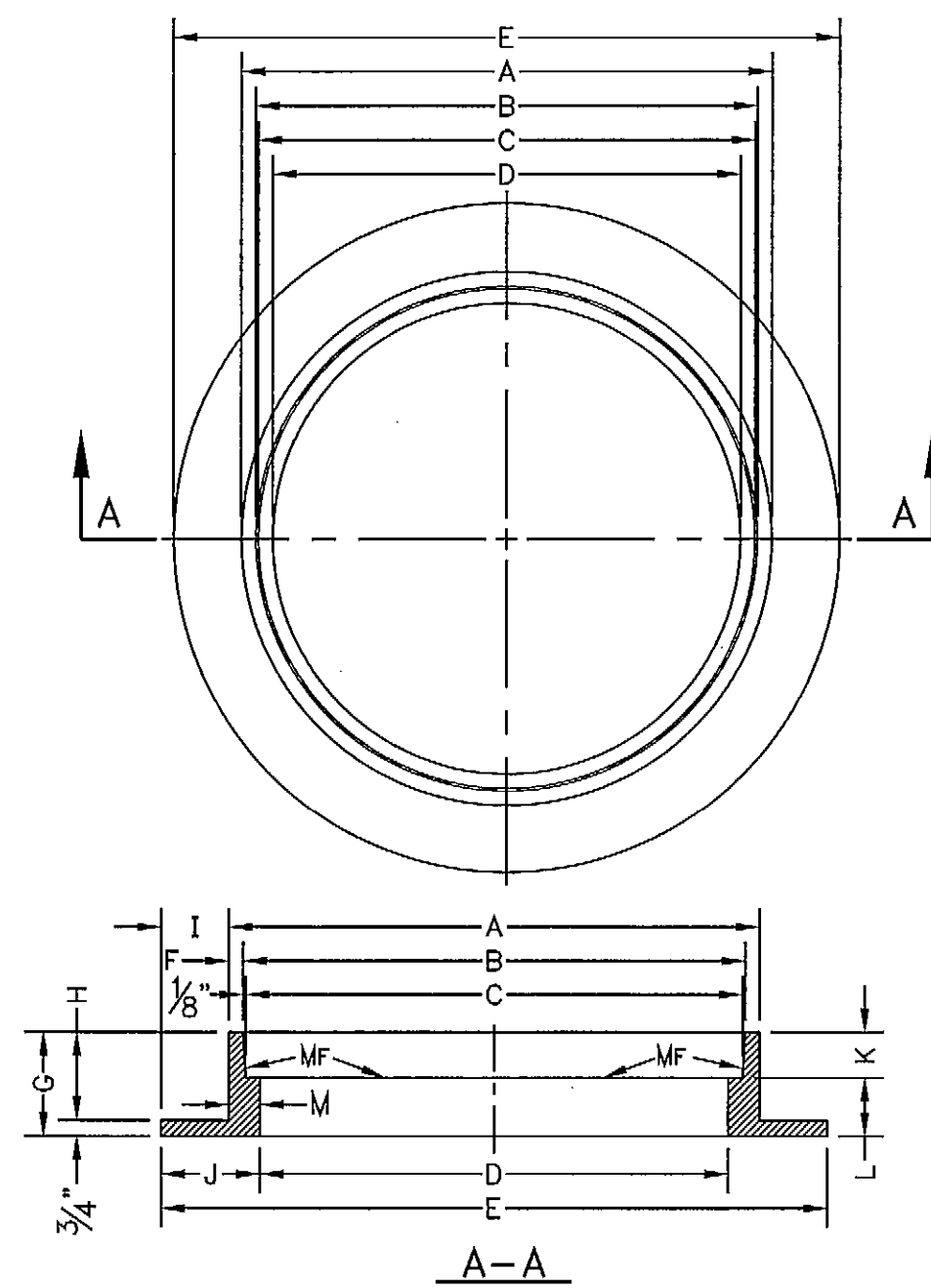
MANHOLE COVER

- 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  $\frac{1}{16}$ "  $\pm$  / PER FOOT (AASHTO M306-07).
  - WEIGHT MAY VARY 5% (AASHTO M306-07).
  - SHADED DIMENSIONS IN TABLE FOR REFERENCE ONLY. SOURCE: CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION, DETAIL 2-17.

- CONSTRUCTION KEY NOTES:**
- LIFTING NOTCH.
  - $\frac{3}{16}$ " RAISED LETTERING.
  - 1" SQUARES ( $\frac{3}{16}$ " TALL) WITH  $\frac{3}{16}$ " SPACE BETWEEN.
  - REINFORCING RIBS.
  - SLOT.

SEE NOTE 6

MANHOLE COVER	MANHOLE - ALL TYPES	MANHOLE TYPE 48"	MANHOLE TYPE 72"
A	31 3/8"	23 3/8"	31 1/2"
B	28 1/2"	20 5/8"	28 3/8"
C	24 3/8"	16 7/8"	24 3/8"
D	21 7/8"	14 3/8"	21 7/8"
E	2 1/8"	3"	3"
F	3/4"	1 1/4"	1 1/4"
G	3 3/8"	3"	3"
H	1 1/8"	1"	1"
WEIGHT	265 lbs.	175 lbs.	310 lbs.

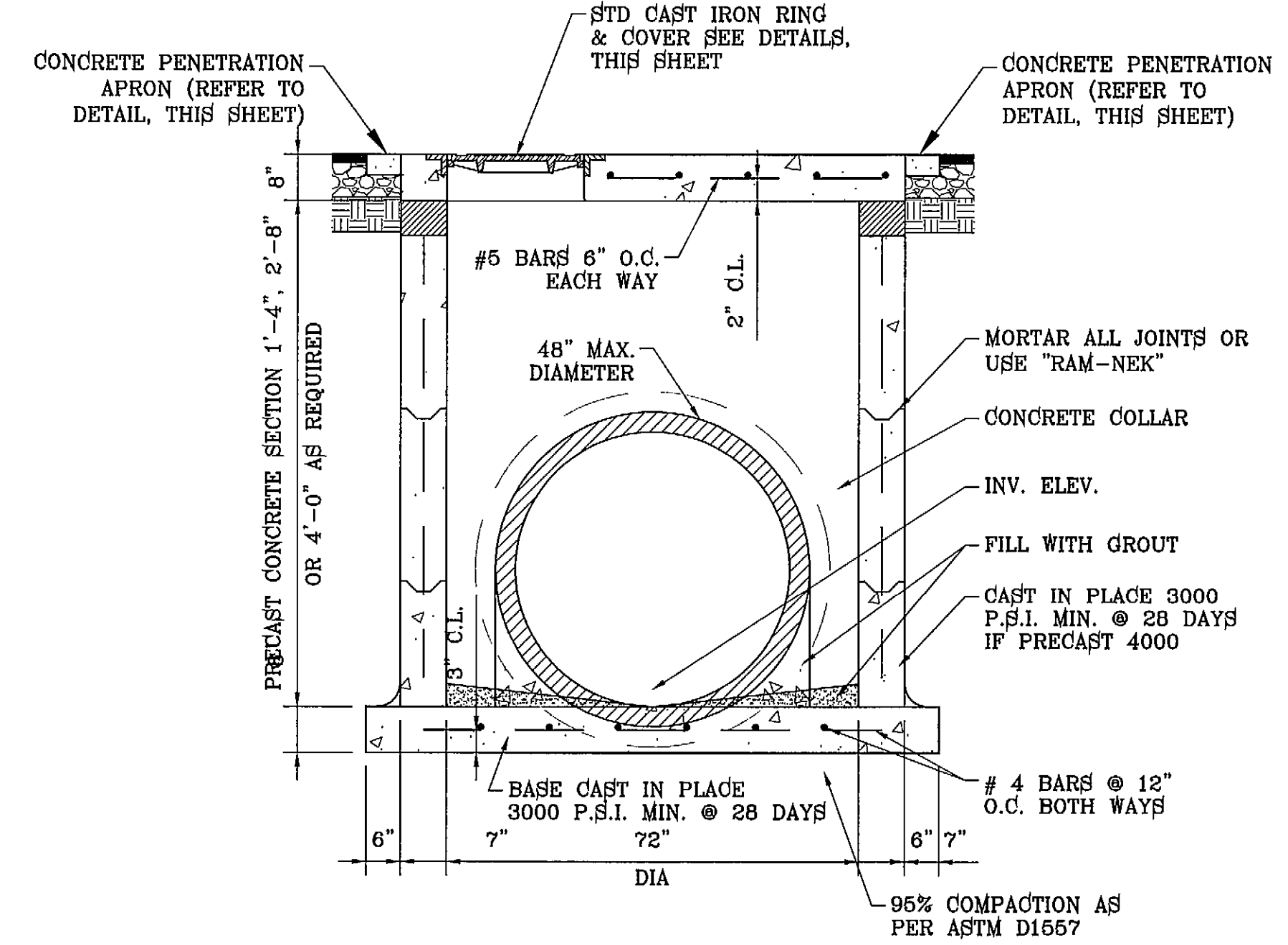


MANHOLE RING

- 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  $\frac{1}{16}$ "  $\pm$  / PER FOOT (AASHTO M306-07).
  - WEIGHT MAY VARY 5% (AASHTO M306-07).
  - 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 3/8"	32 3/8"
B	31 3/4"	23 3/8"	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 1/8"	1 1/8"
G	5"	6"	6"
H	4 1/4"	5 1/4"	5 1/4"
I	3 3/4"	4 1/8"	4 1/8"
J	4 3/4"	6"	6"
K	2 3/8"	3 1/8"	3 1/8"
L	2 3/8"	2 1/8"	2 1/8"
M	1 1/2"	1 3/8"	1 3/8"
WEIGHT	220 lbs.	165 lbs.	225 lbs.



PRECAST 72" MANHOLE SECTION  
SCALE: 1"=2'

CONCRETE APRON FOR CIRCULAR PENETRATIONS IN ASPHALT PAVEMENTS

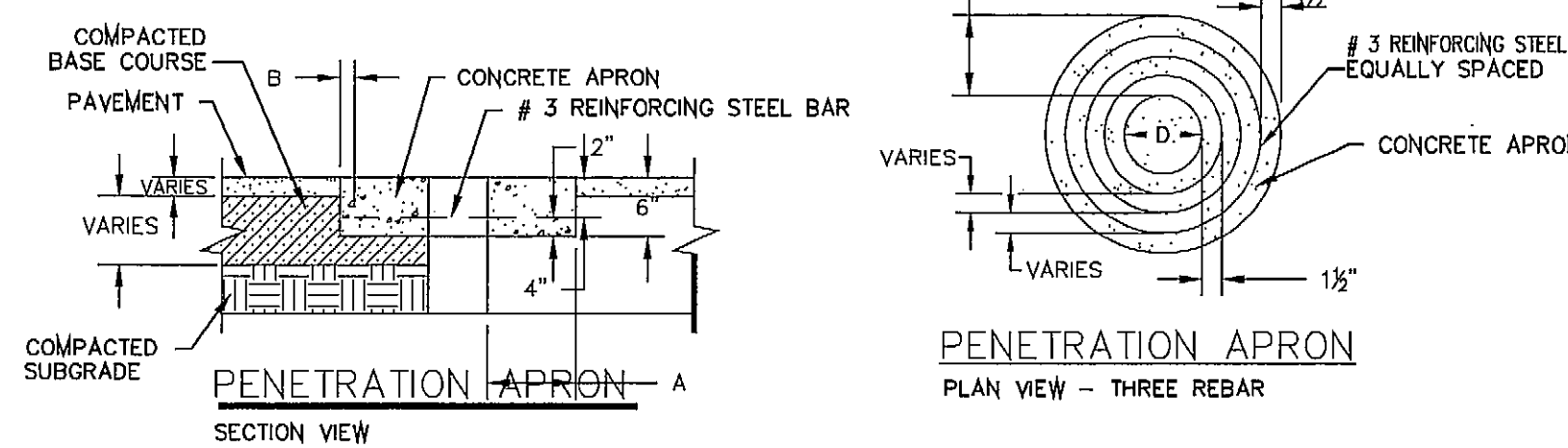
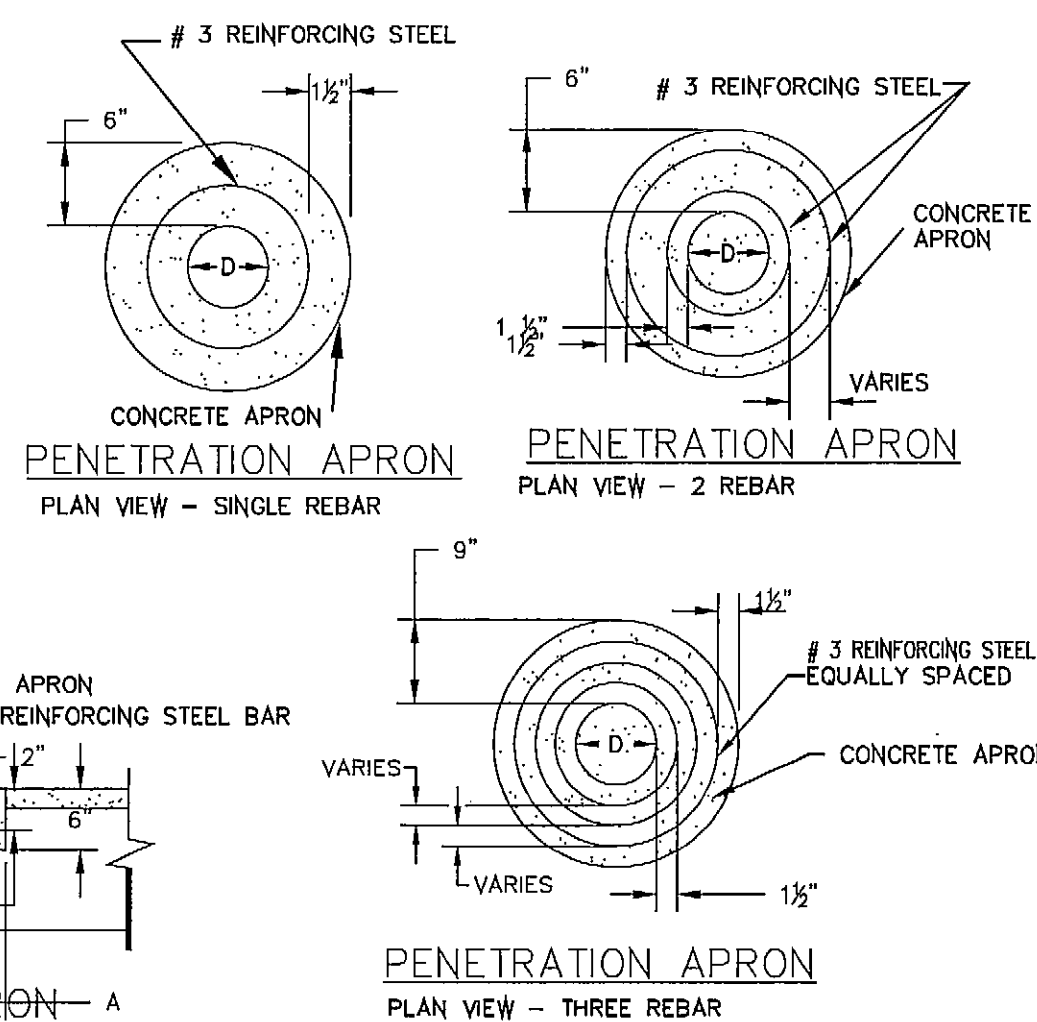
"D" DIAMETER OF PENETRATION (INCHES)	"A" CONCRETE HORIZONTAL DIMENSION FROM PENETRATION (INCHES)	NUMBER OF NO. 3 REINFORCING STEEL BARS	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE APRON TO CENTER OF NEAREST REBAR (INCHES)	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR (INCHES)
0 TO 6.0	6	1	1 1/2	1 1/2
6.01 TO 18.0	8	2	1 1/2	1 1/2
18.01 AND OVER	12	3	1 1/2	1 1/2

**CONSTRUCTION NOTES:**

- ANY DISTURBED SUBGRADE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 95% DENSITY & 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- ANY DISTURBED COARSE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 100% DENSITY & 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCING STEEL.
- REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20).
- NO. 3 REINFORCING STEEL HOOPS SHALL BE SPACED EQUALLY.

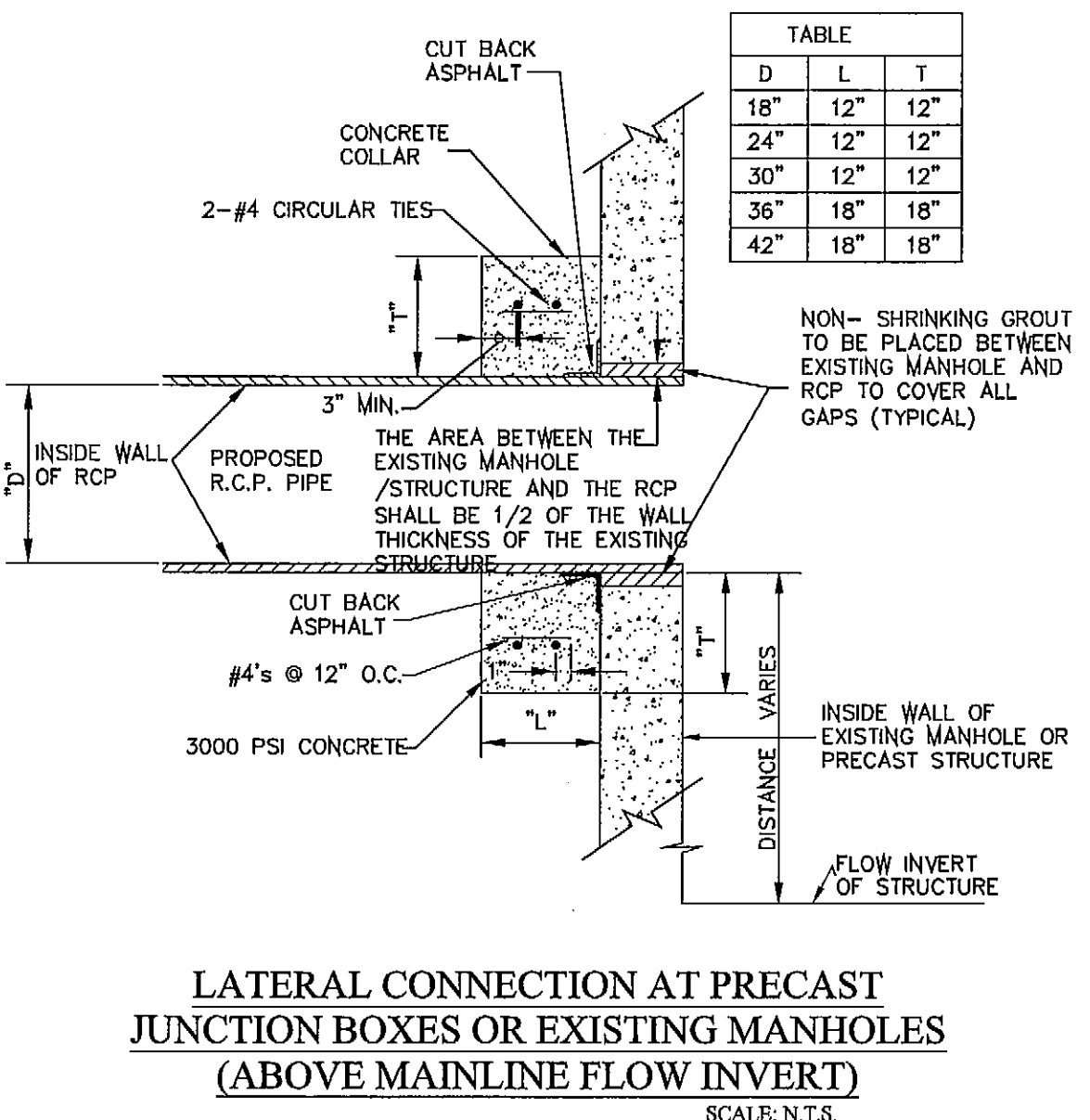
**GENERAL NOTES:**

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



TABLE

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



LATERAL CONNECTION AT PRECAST JUNCTION BOXES OR EXISTING MANHOLES (ABOVE MAINLINE FLOW INVERT)  
SCALE: N.T.S.

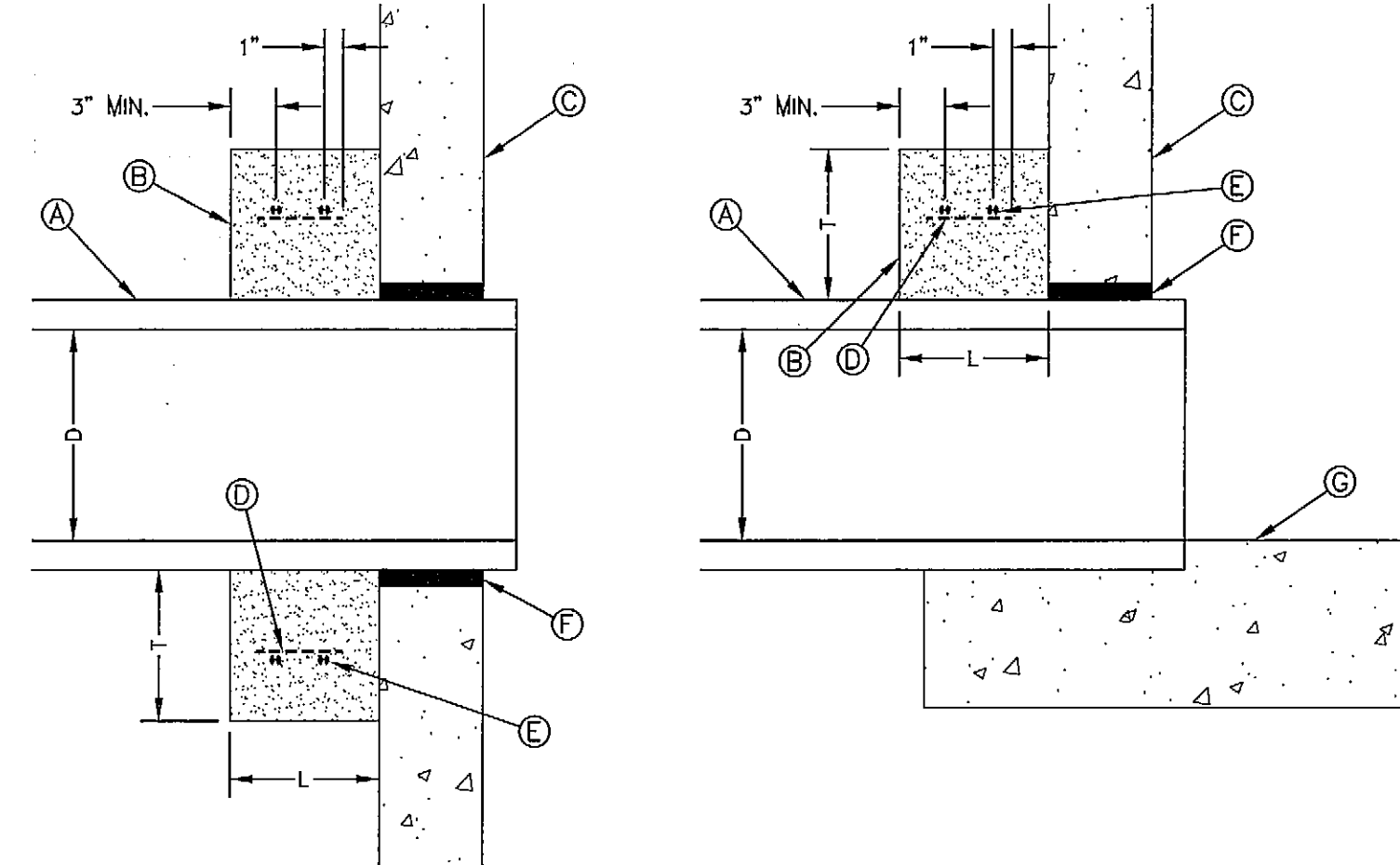
- GENERAL NOTES:**
- NOT TO BE USED UNDER GROUND WATER CONDITIONS.

**CONSTRUCTION KEY NOTES:**

- PROPOSED R.C.P. PIPE.
- CONCRETE COLLAR (3000 PSI CONCRETE).
- INSIDE WALL OF EXISTING MANHOLE OR PRECAST STRUCTURE.
- #4's @ 12" O.C.
- 2-#4 CIRCULAR TIES.
- 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.
- MANHOLE BASE.

TABLE

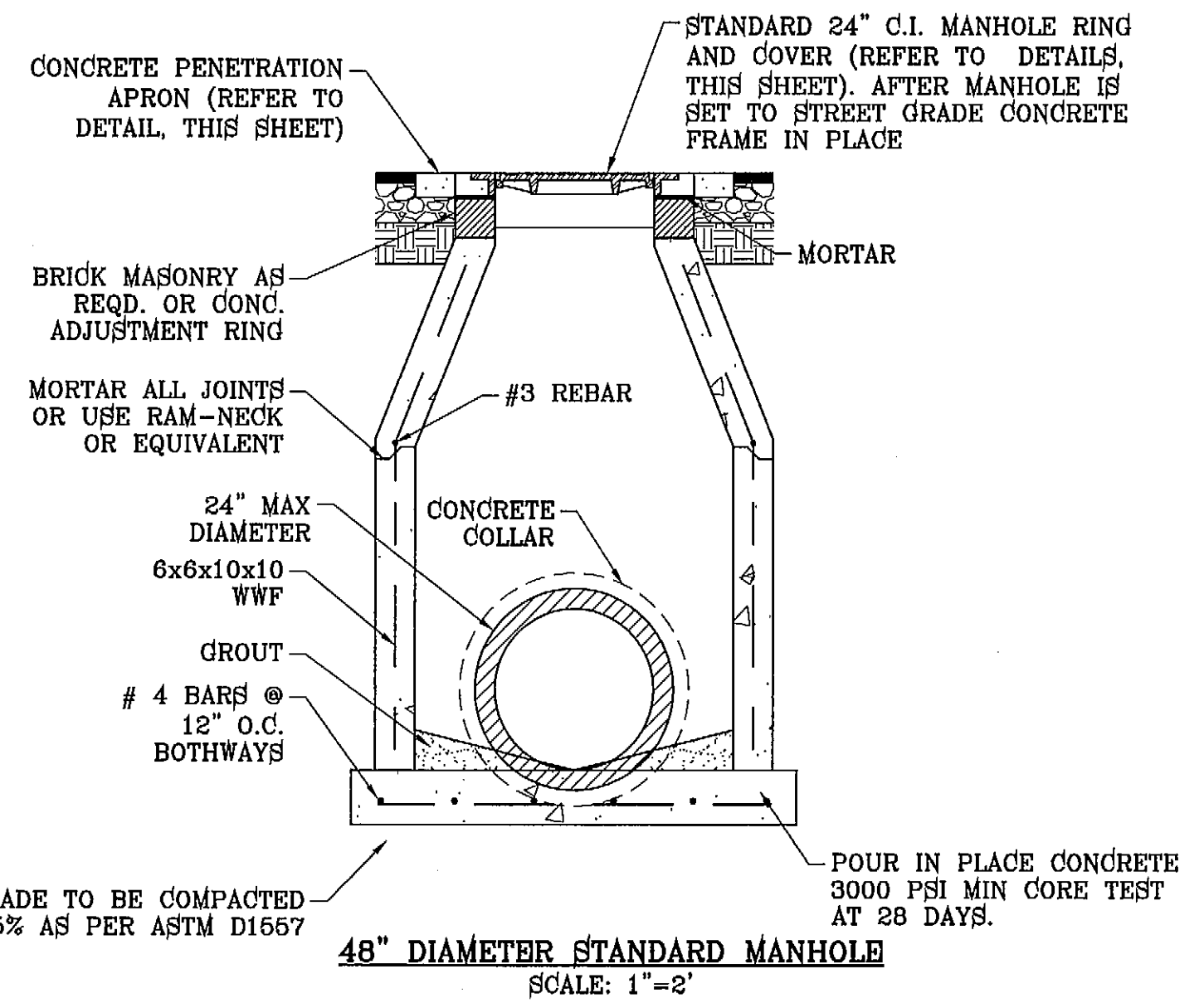
D	L	T
18"	12"	12"
24"	12"	12"
30"	12"	12"
36"	18"	18"
42"	18"	18"



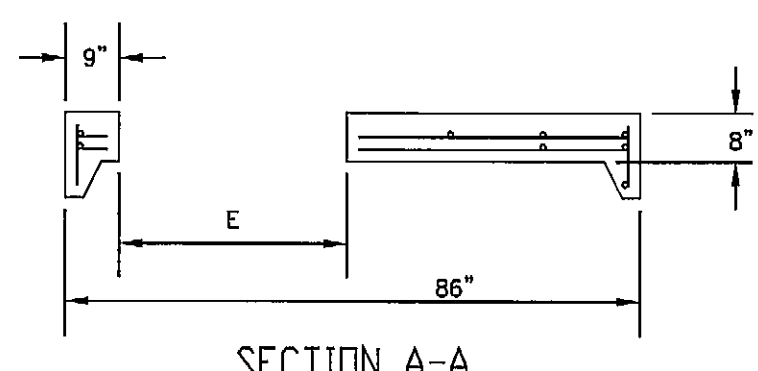
CONNECTION AT DROP INLET

CONNECTION AT BASE

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



48" DIAMETER STANDARD MANHOLE  
SCALE: 1"=2'



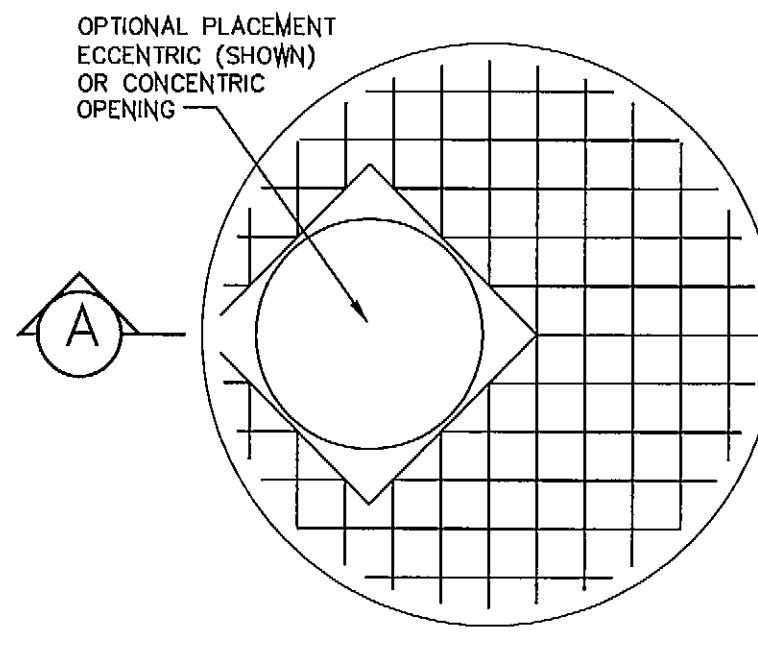
SECTION A-A

**GENERAL NOTES:**

- ALL JOINTS TO BE TONGUE AND GROOVE AND SEALED WITH RAM-NEK OR EQUAL.
- MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.

**CONSTRUCTION KEY NOTES:**

- 4000 P.S.I. CONCRETE 28 DAYS.
- KEYLOCK ADDS 8" TO VERTICAL HEIGHT.
- RING & COVER OR SPECIAL LIDS TO MEET REQUIREMENTS. MAY BE CAST IN PLACE.
- REINFORCING SHALL MEET A.S.T.M. C478-87 AND TRAFFIC LOADING (HS-20).
- SIZED TO ACCOMMODATE 72" DIAMETER MANHOLE RING.



MANHOLE COVER FOR TYPE 72" MANHOLE

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RINGBARGER DR. AND JOHN HAYDEN BLVD	DATE	REVISIONS	BY
ELEVATION 4018.75	4-11-2013	REVISED BOUNDARY	RO

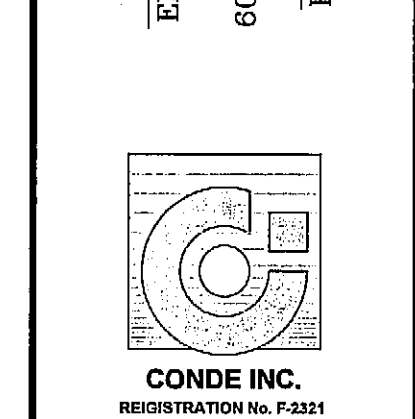
PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

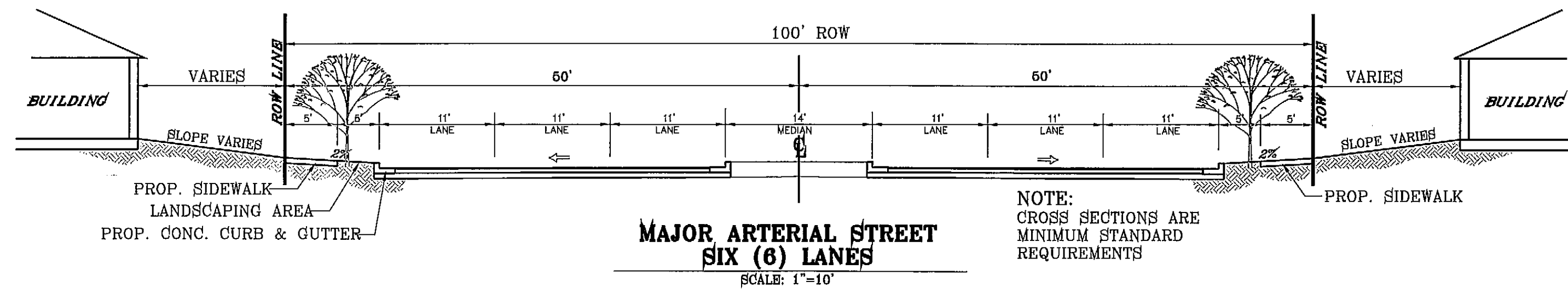
ENGINEER'S SEAL

HORIZ: N/A	DATE: JAN. 2012	DESIGN BY: YC	CHECKED BY: YC & FC
VERT: ---	INITIATED BY: RO	DESIGN STANDARDS	JOB NO.: 113-93

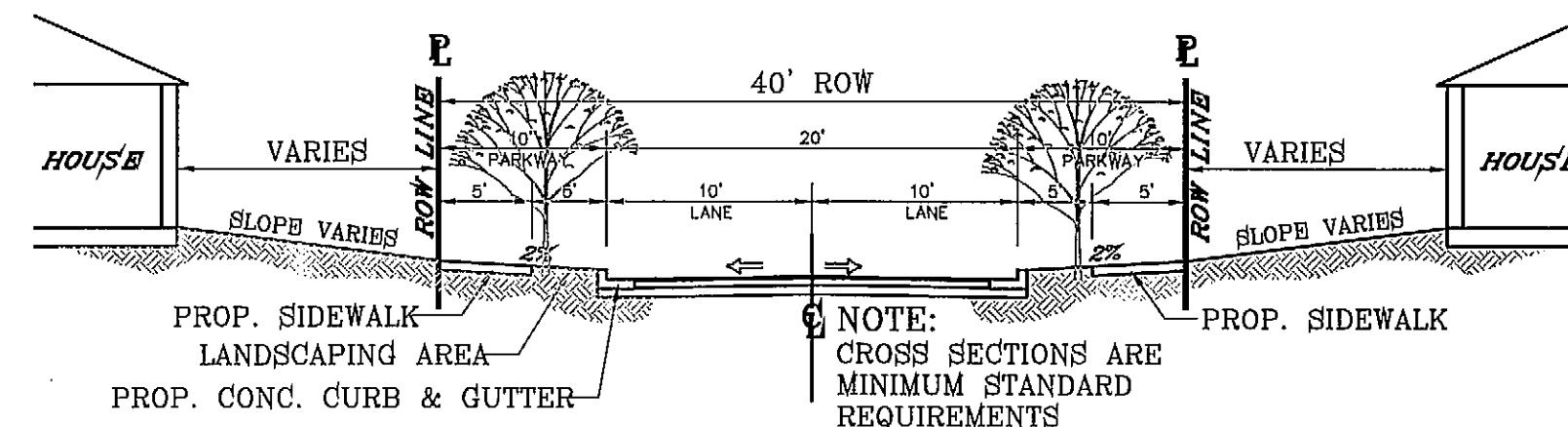
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

**CONDE INC.**  
ENGINEERING / PLANNING SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 582-0263  
FAX: (915) 692-0266

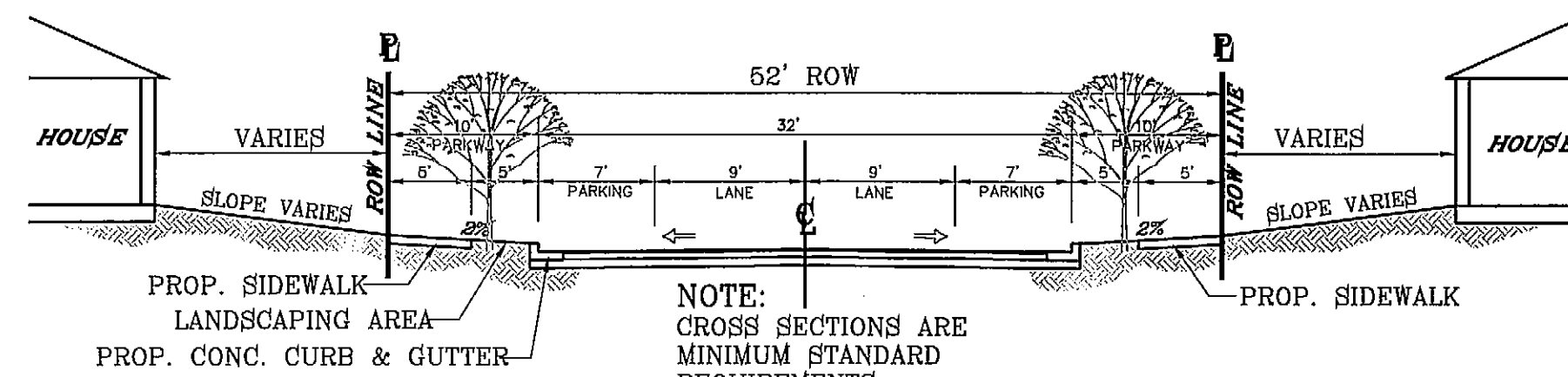




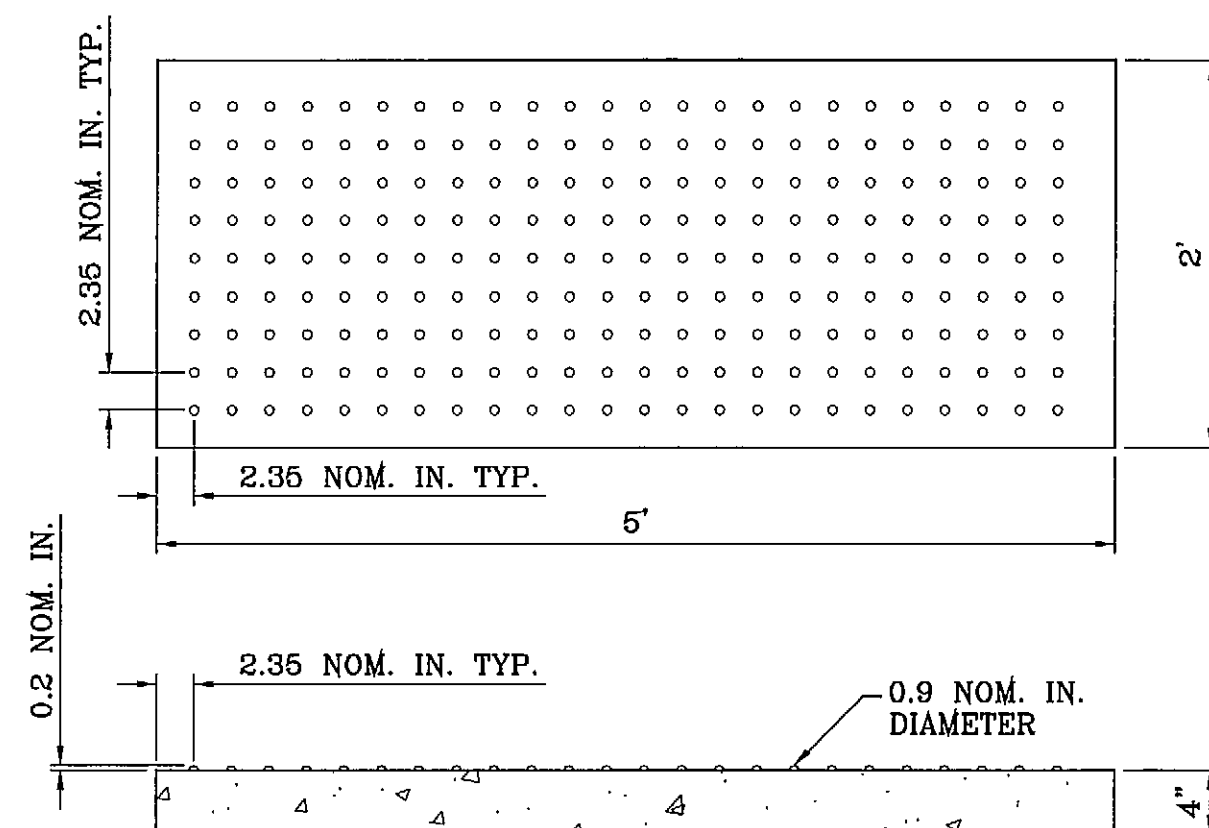
**MAJOR ARTERIAL STREET  
SIX (6) LANES**  
SCALE: 1"=10'



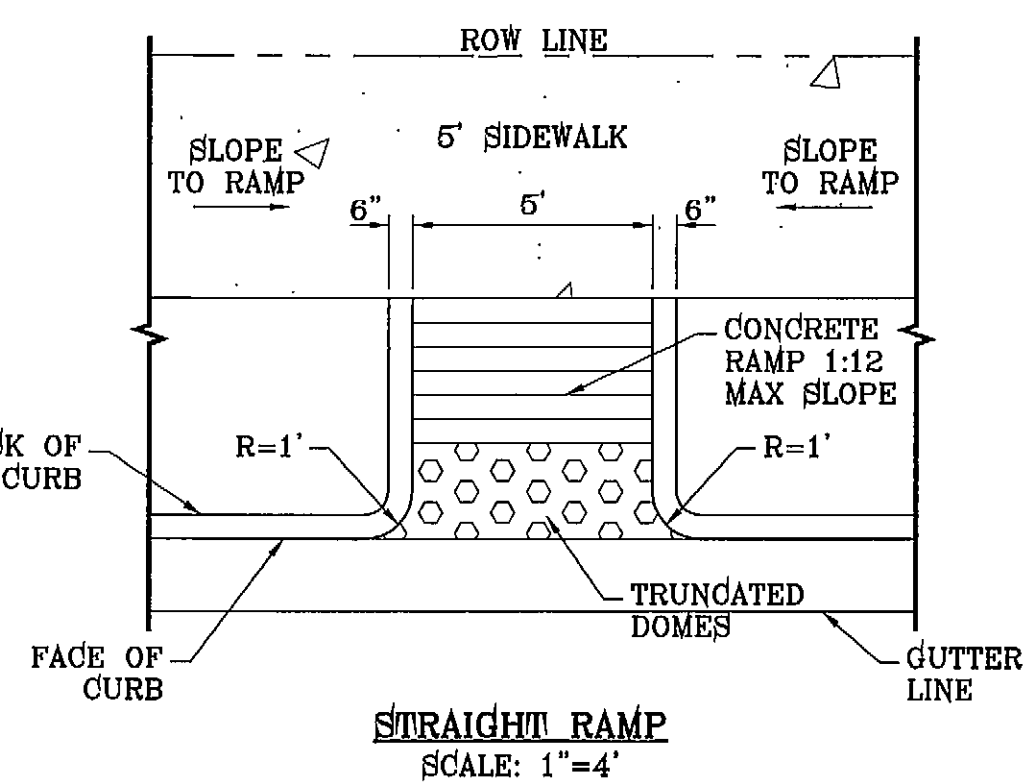
**20' RESIDENTIAL LANE NO PARKING**  
SCALE: 1"=10'



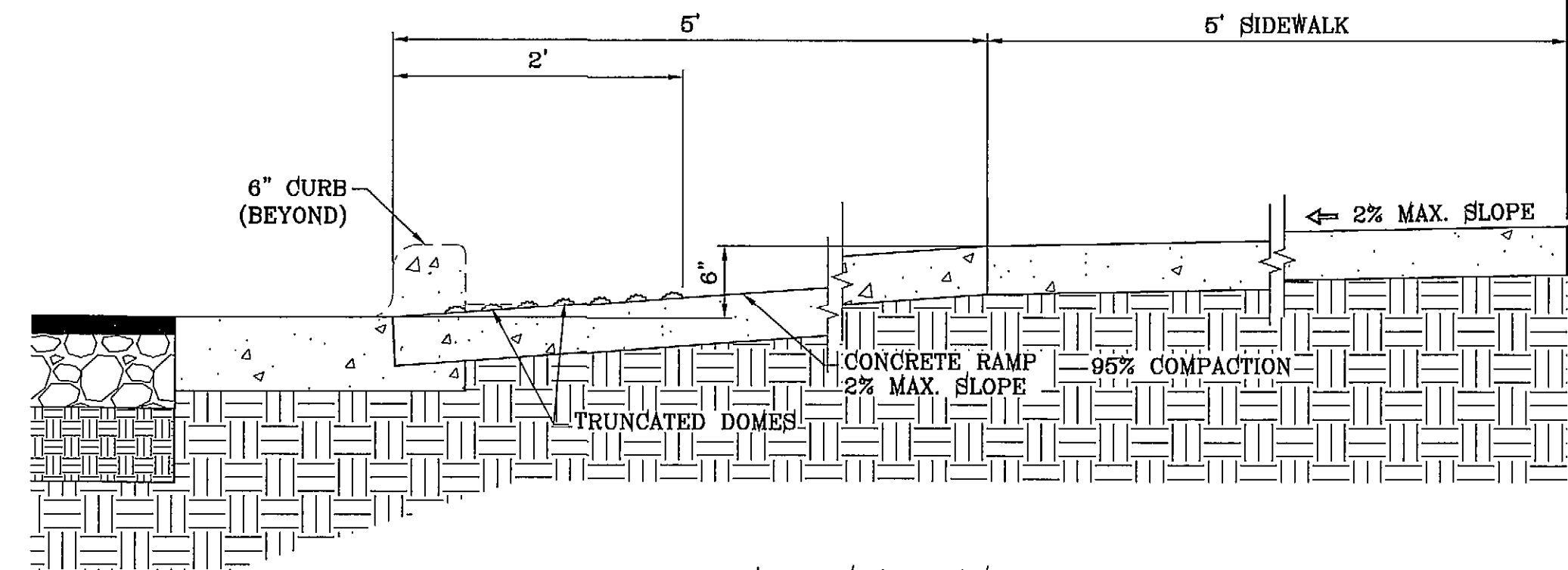
**52' LOCAL RESIDENTIAL 3**  
SCALE: 1"=10'



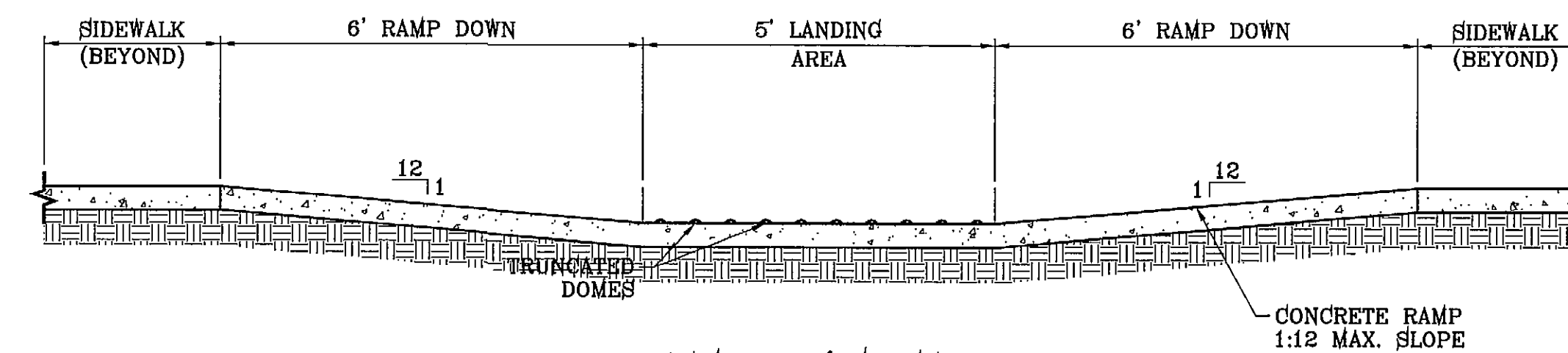
**TRUNCATED TILES**  
SCALE: 1"=1'



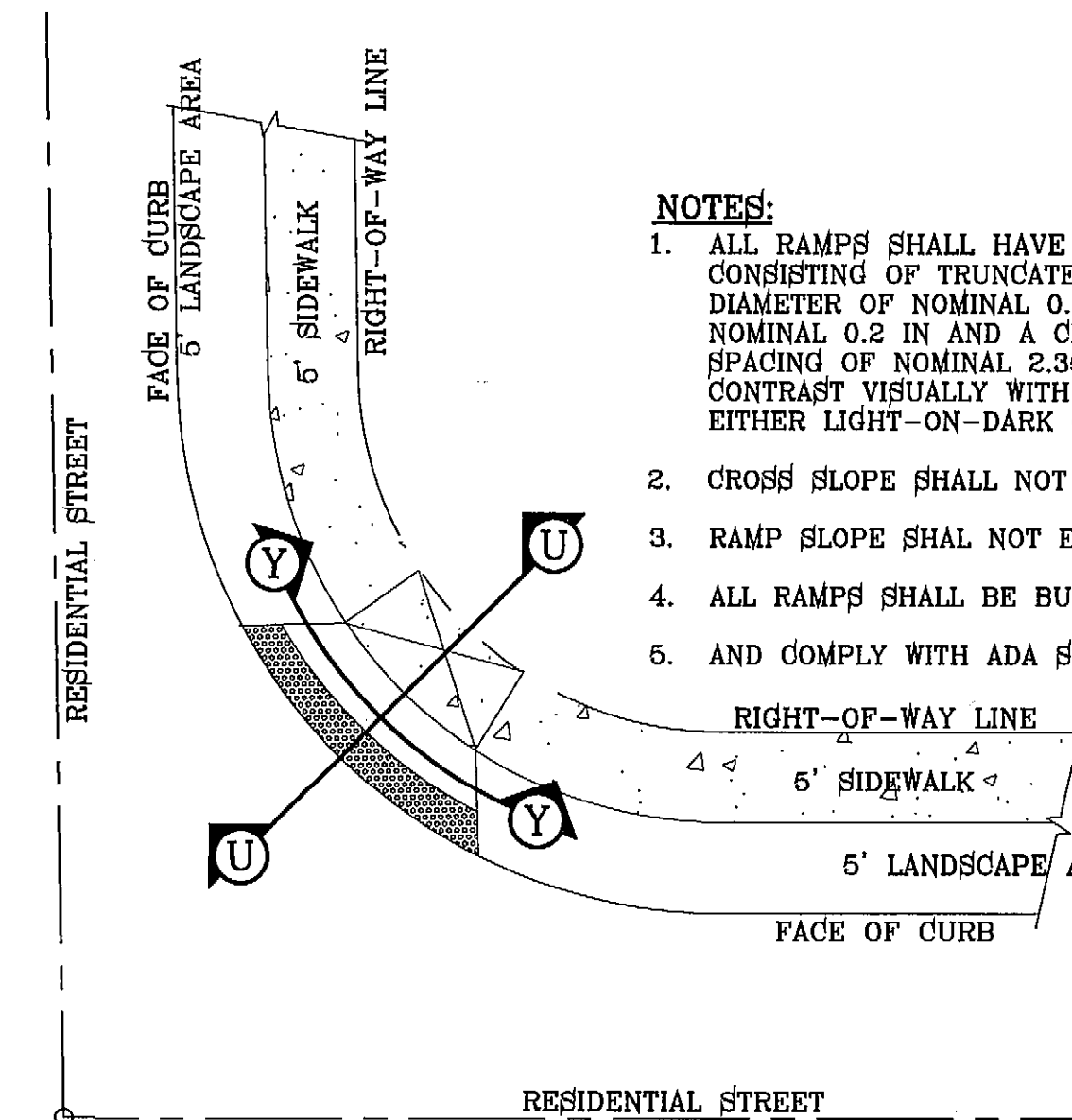
**STRAIGHT RAMP**  
SCALE: 1"=4'



**WHEELCHAIR RAMP  
6" CURB & GUTTER  
SECTION U**  
SCALE: 1"=1'



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



**RAMP ON 5' SIDEWALK AT  
CURB & GUTTER/ROLLED CURB**  
SCALE: 1"=10'

**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 IN. 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
5. AND COMPLY WITH ADA STANDARDS

BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST. ELEVATION 4016.76
DATE	4-11-2013
BY	REVISIONS
RO	REVISED BOUNDARY
RO	RAMP DETAIL

PROJECT NAME  
**TERRA DEL ESTE  
UNIT SEVENTY FIVE**  
BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

SCALE	HORIZ: AS NOTED
	VERT: ---
	DATE: JAN. 2012
	DESIGN BY: YC
	INITIATED BY: RO
	CHECKED BY: YC & FC
	JOB NO.: 113-33

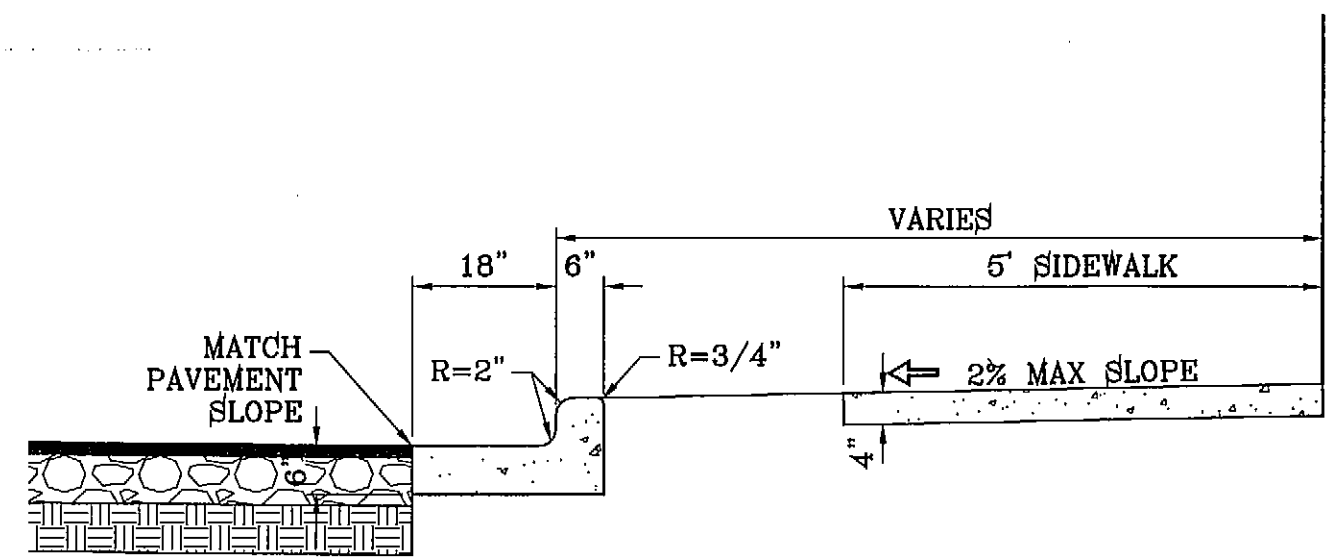
ENGINEER'S SEAL  
ENGINEER'S SEAL NOT REQUIRED.  
THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79906  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE  
**STANDARD  
DETAILS**  
SHT 29 OF 40



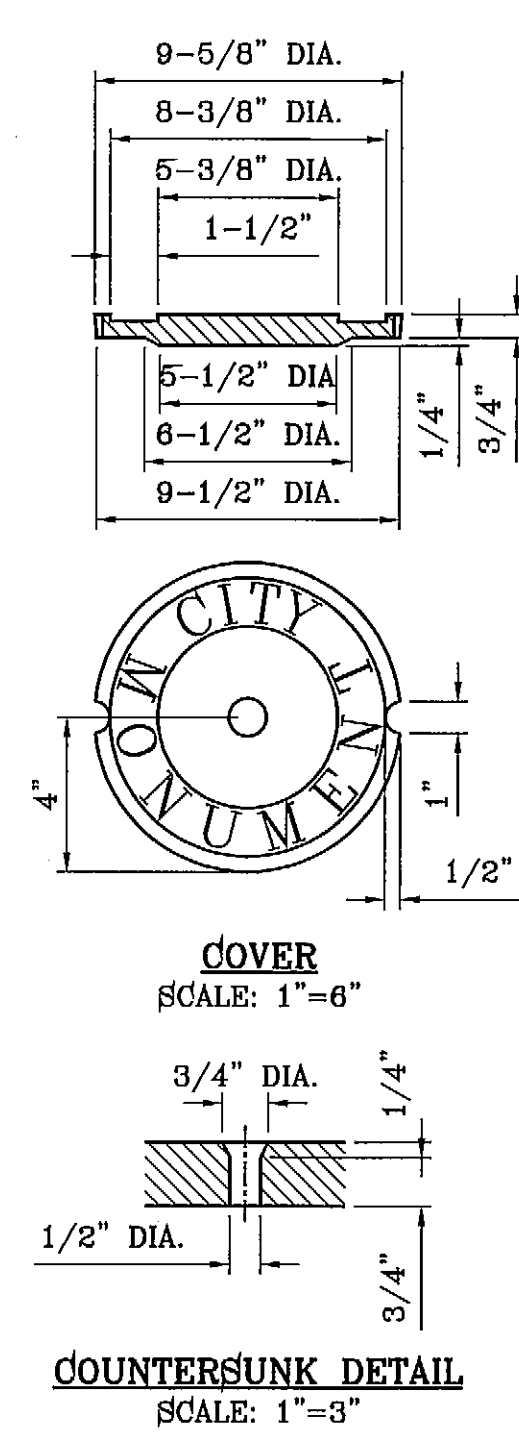




**NOTES:**

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" PREMOLDED 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.

**CURB & GUTTER AND SIDEWALK DETAIL**  
SCALE: 1"=2'



**COUNTERSUNK DETAIL**  
SCALE: 1"=3"

**SIZE AND CONSTRUCTION:**

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

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

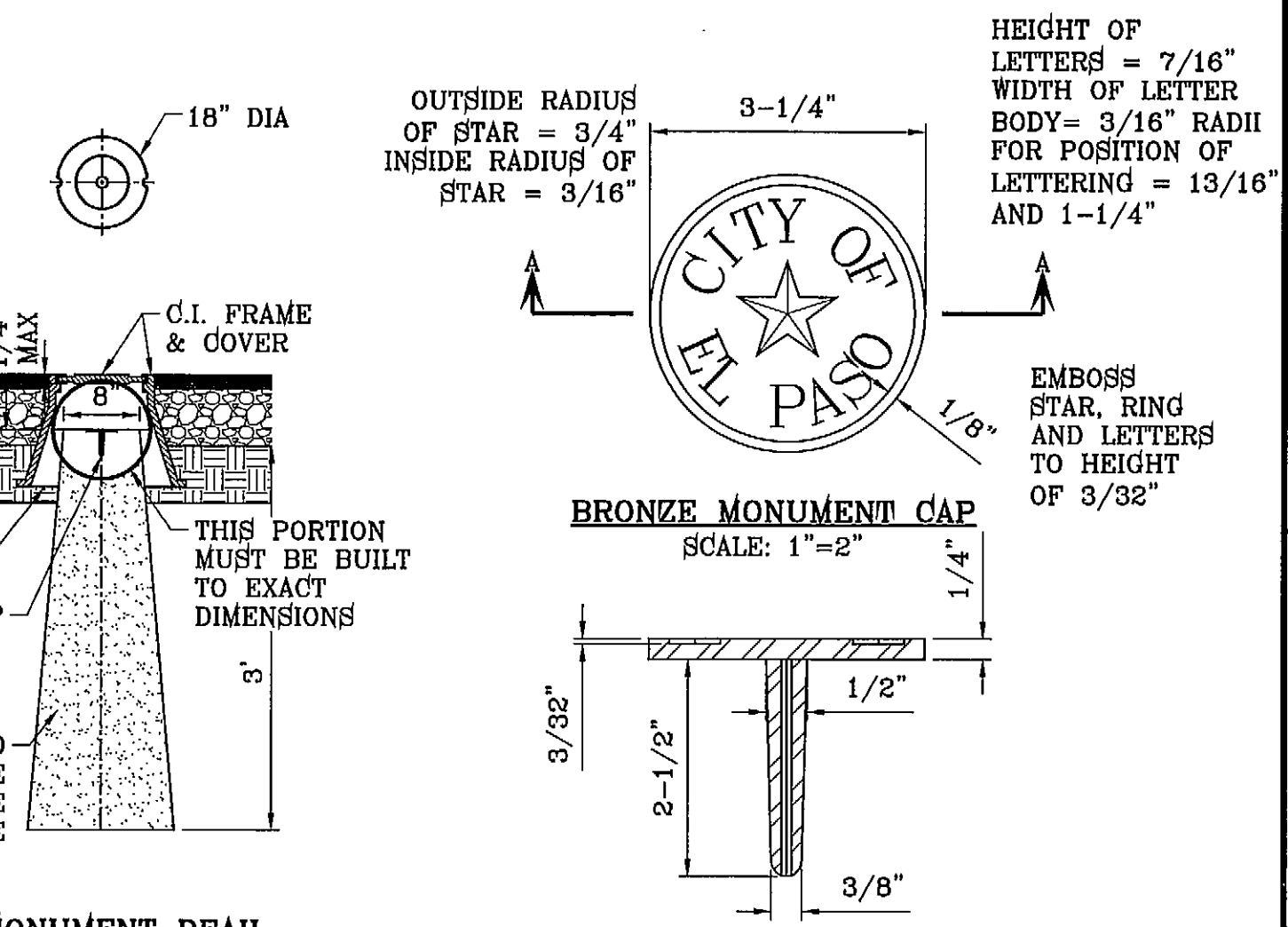
**NUMBER AND LOCATIONS:**

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

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

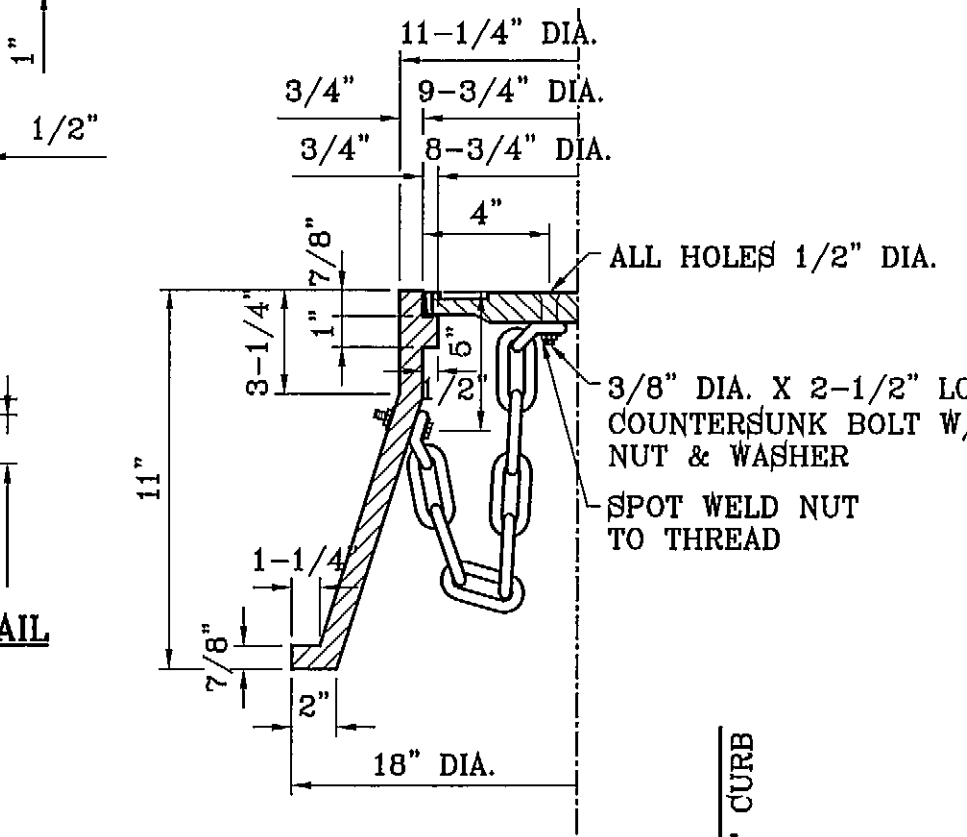
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

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.

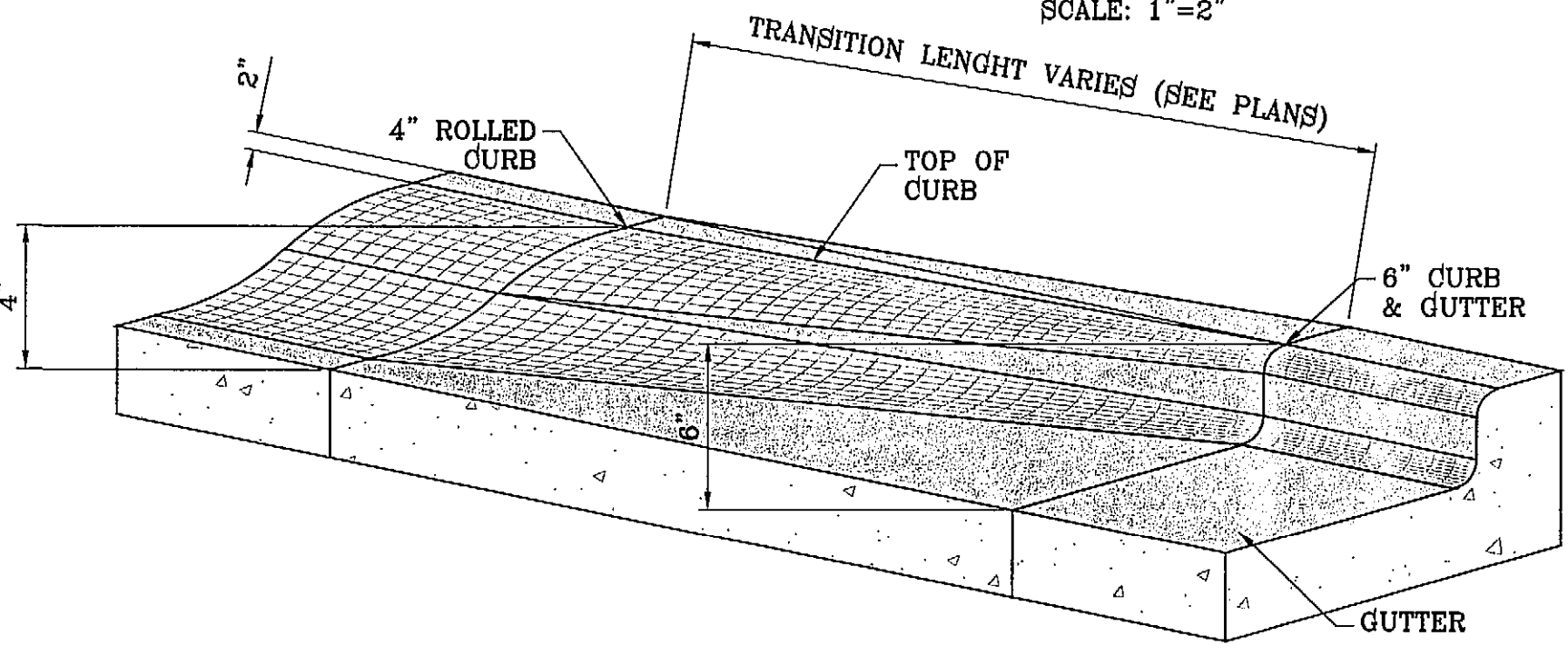


**CITY MONUMENT DETAIL**  
SCALE: 1"=2'

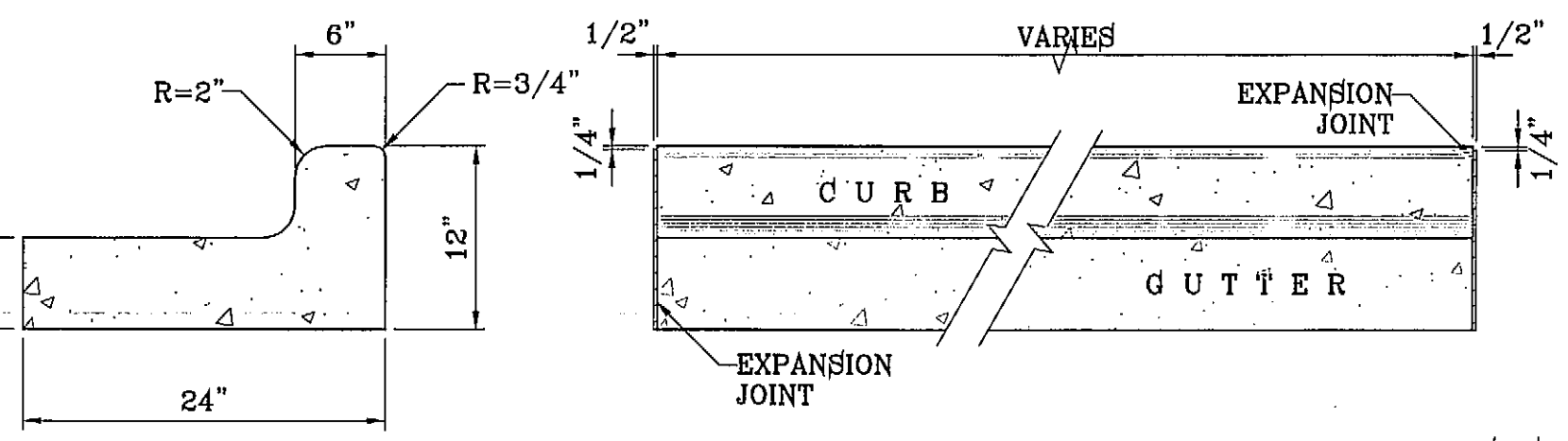
**SECTION A-A**  
SCALE: 1"=2'



**ROLLED CURB DETAIL**  
SCALE: 1"=1'



**ROLLED CURB TO CURB & GUTTER TRANSITION**  
SCALE: 1"=1'



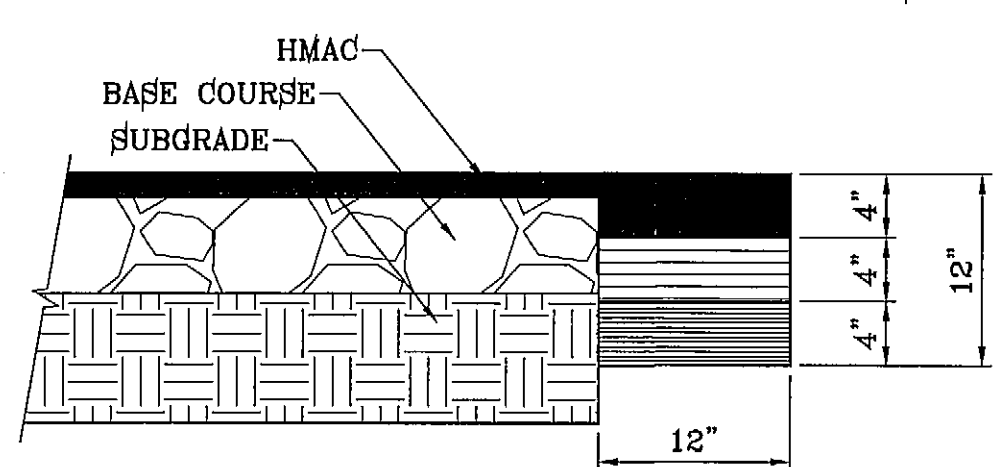
**END SECTION**

**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 SCORD 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 P.S.I.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

**CURB & GUTTER DETAIL**  
SCALE: 1"=1'



**PAVEMENT TERMINUS**  
SCALE: 1"=1'

**NOTE:**

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

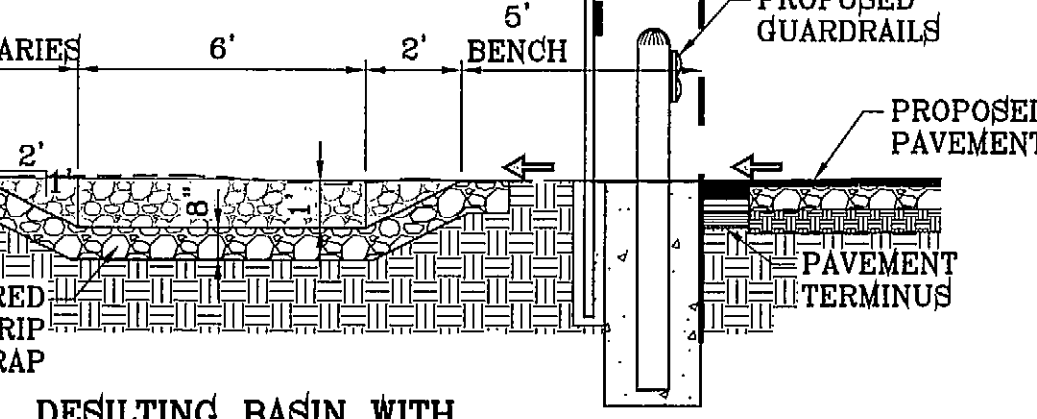
**PAVEMENT SECTION DETAIL**  
SCALE: 1"=1'

**PAVEMENT NOTES:**

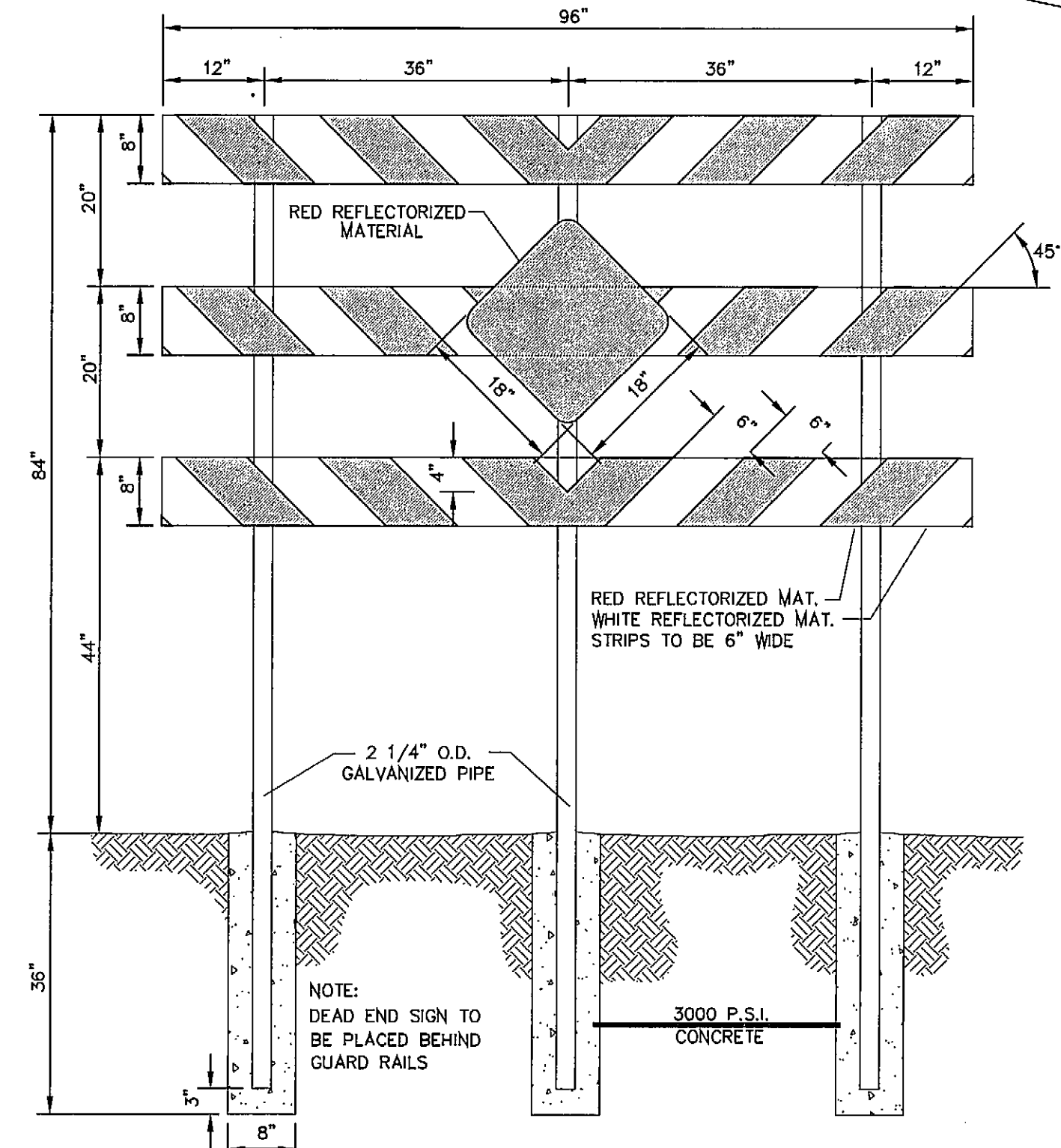
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MG-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY 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 CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAc, BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

**TRENCHING**

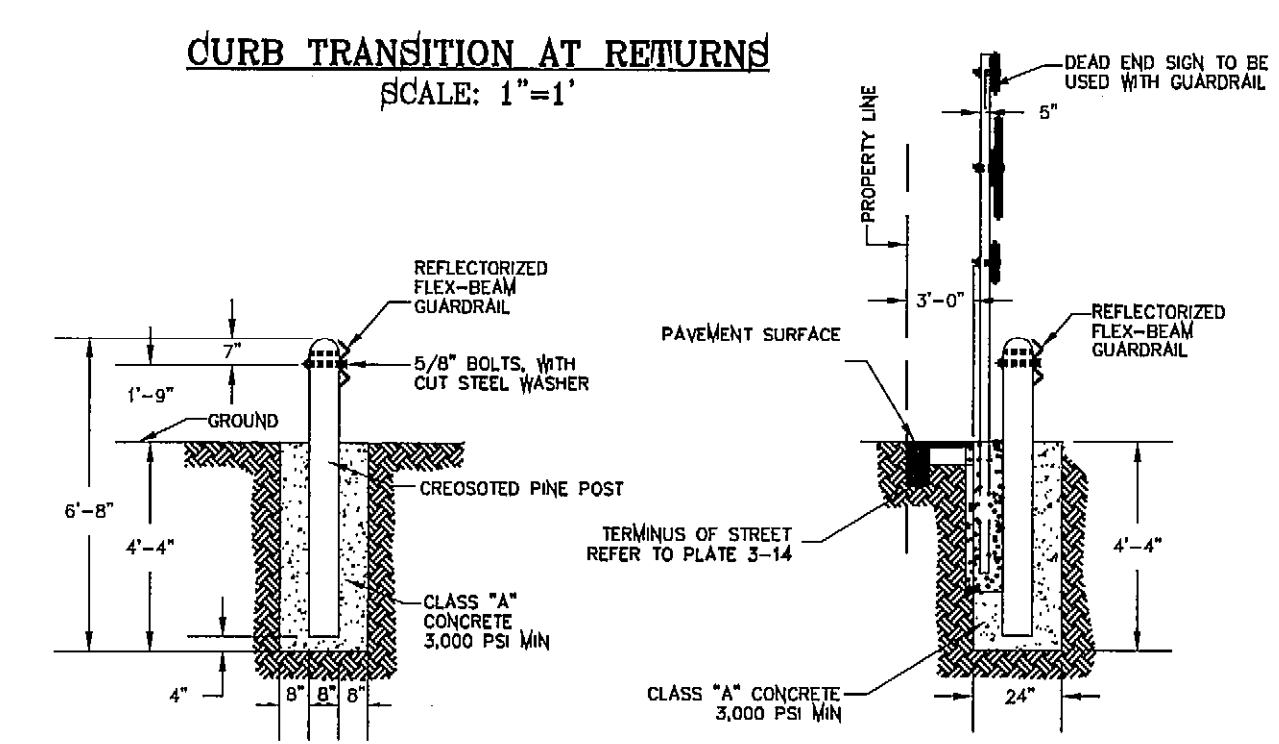
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



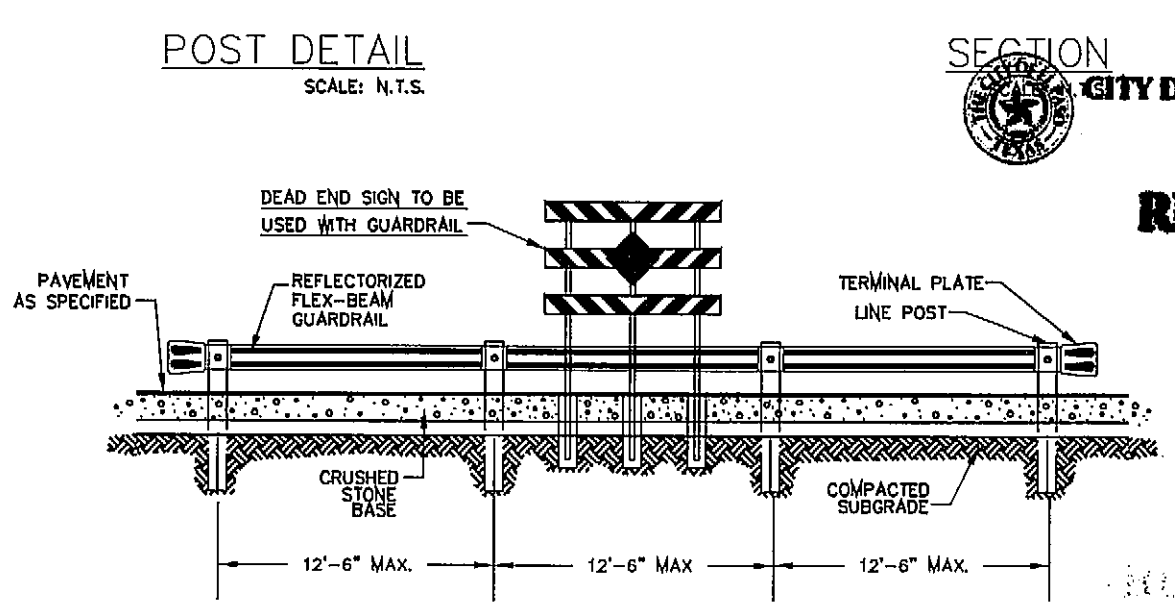
**DESILTING BASIN WITH GUARD RAIL DETAIL**  
SCALE: 1"=4'



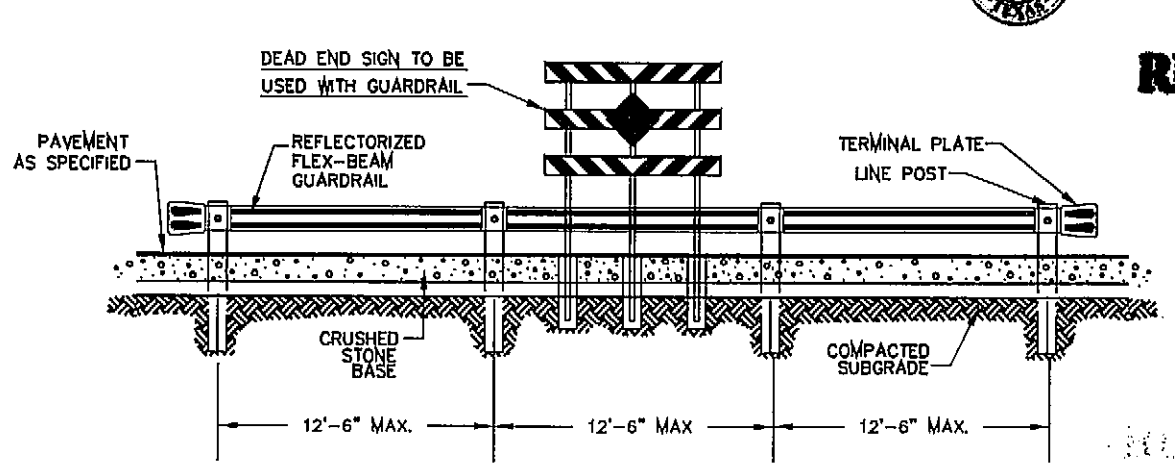
**DEAD END SIGN**



**CURB TRANSITION AT RETURNS**  
SCALE: 1"=1'



**POST DETAIL**  
SCALE: N.T.S.



**GUARDRAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL**

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUNGER DR. AND JOHN HAYDEN ST. ELEVATION 4018.76	
DATE	4-11-2013
REVISIONS	
BY	RO
REVISOR	

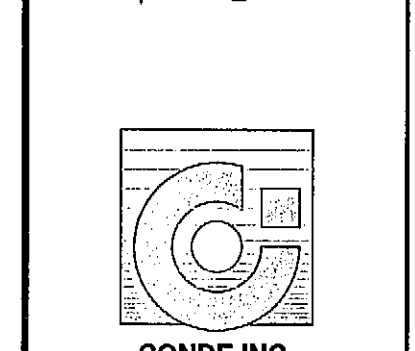
**PROJECT NAME**  
TIERRA DEL ESTE UNIT SEVENTY FIVE

BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

SCALES	
HORIZ: AS NOTED	
VERT: ---	
DATE:	JAN. 2012
DESIGN BY:	YC
INITIATED BY:	RO
CHECKED BY:	YC & FC
JOB NO.:	113-99

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

**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79906  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

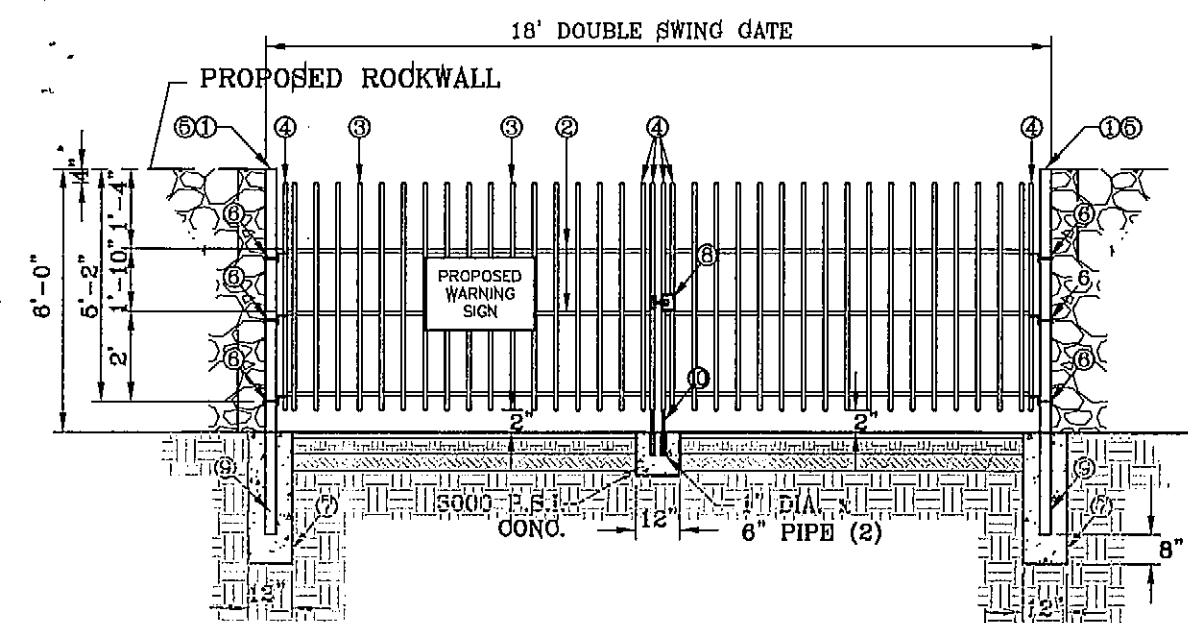


**SHEET TITLE**

**STANDARD DET 2**

**SHT 30 OF 40**

- ① 3"x3"x3/16" SQUARE STEEL TUBING
- ② 2"x1"x1/4 GA. RECTANGULAR STEEL TUBING
- ③ 1 1/2"x1/2"x16 GA. RECTANGULAR STEEL TUBING
- ④ 2"x1"x10 GA. RECTANGULAR STEEL TUBING
- ⑤ FLAT TOP POLYVINYL CAP
- ⑥ BOLT HOOK AND STRAP HINGE
- ⑦ 1"x3" DEEP 3000 PSI CONCRETE POST FOOTING
- ⑧ DOUBLE GATE HEAVY DRTY INDUSTRIAL LATCH W/PAD LOCK
- ⑨ 6"x6"x3/8" SQUARE STEEL SLEEVE W/7"x7"x3/8" STEEL BASE PLATE
- ⑩ CANE BOLT LATCH W/KEEPER 5'-8" x18" LONG ( 2 REQUIRED)



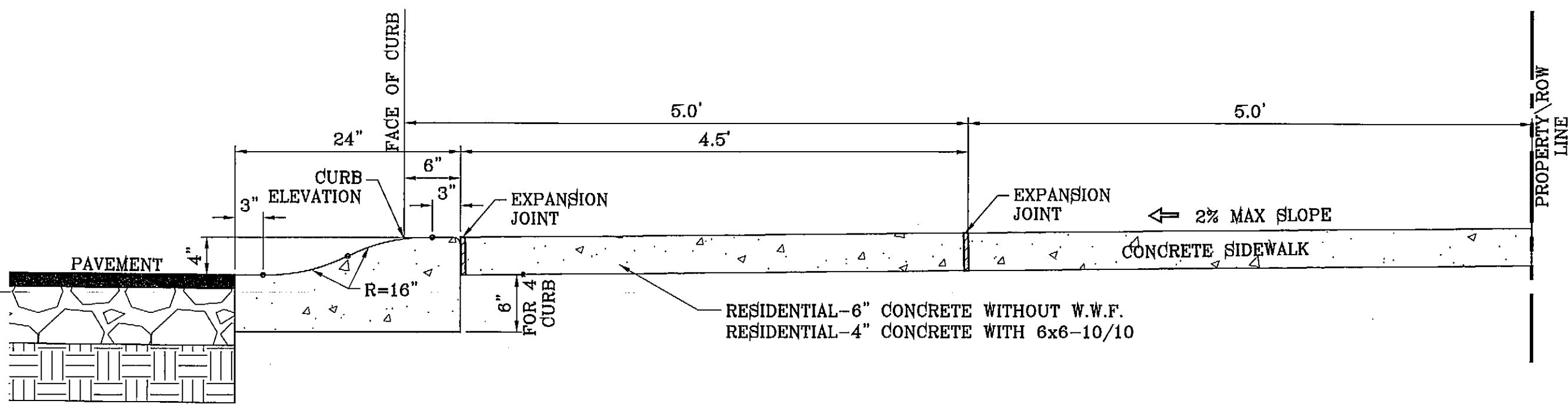
SEE SHEET 4 "SECTION B"  
FOR DETAILS WITHIN  
DRAINAGE ROW

**WROUGHT IRON GATE DETAIL**  
SCALE: 1"=4'

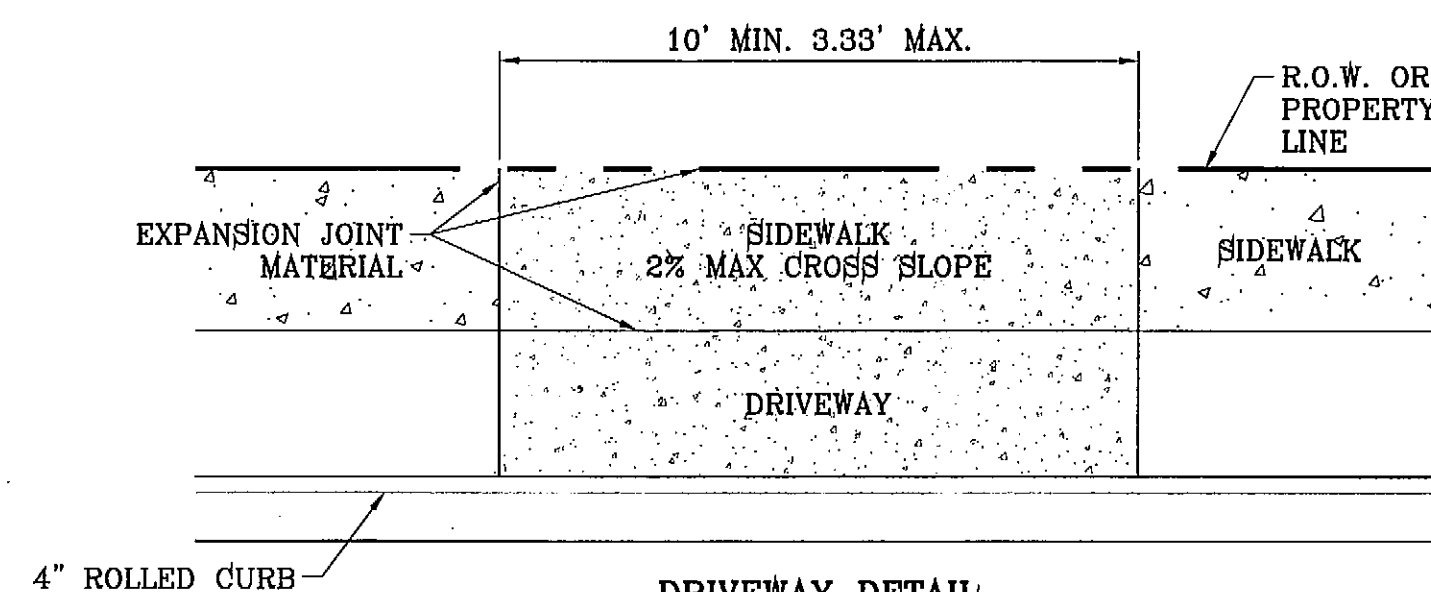


- GENERAL NOTES:**
- SIGN MATERIAL TO BE 16 GAUGE GALVANIZED SHEET METAL.
  - TOP PART OF SIGN SHALL SHOW BLACK LETTERS ON A WHITE BACKGROUND.
  - BOTTOM PART OF SIGN SHALL SHOW WHITE LETTERS ON A BLACK BACKGROUND.

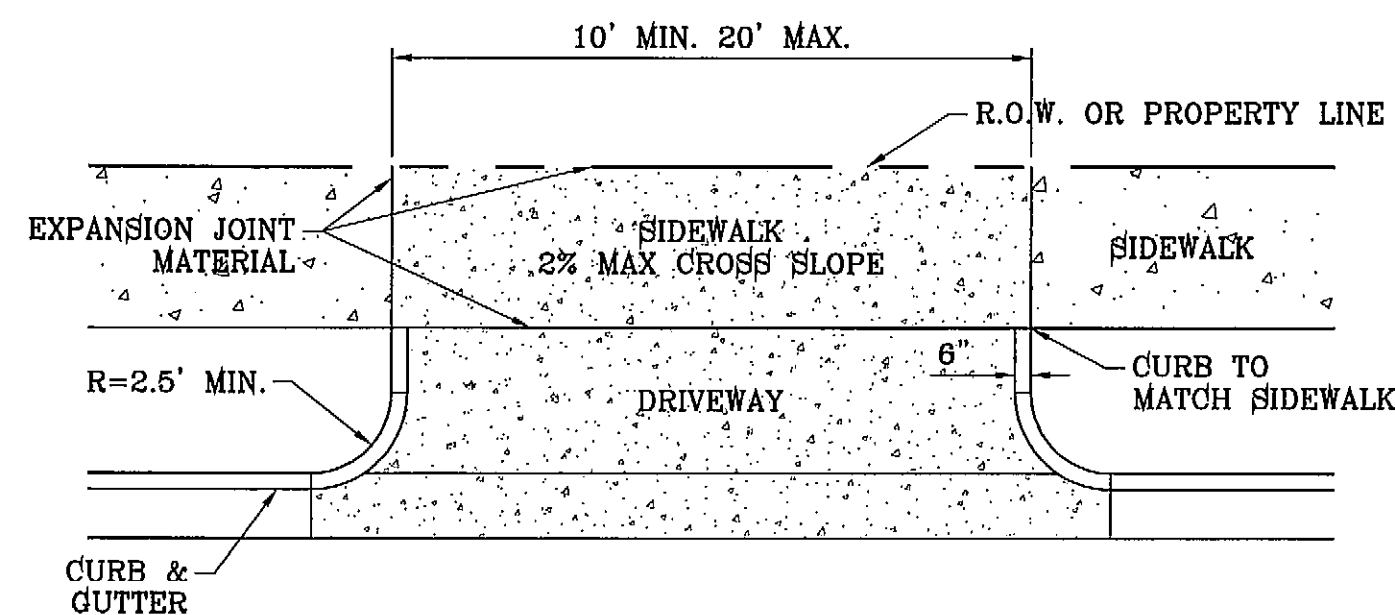
**SITE SIGN - NO TRESPASSING**  
SCALE: NTS



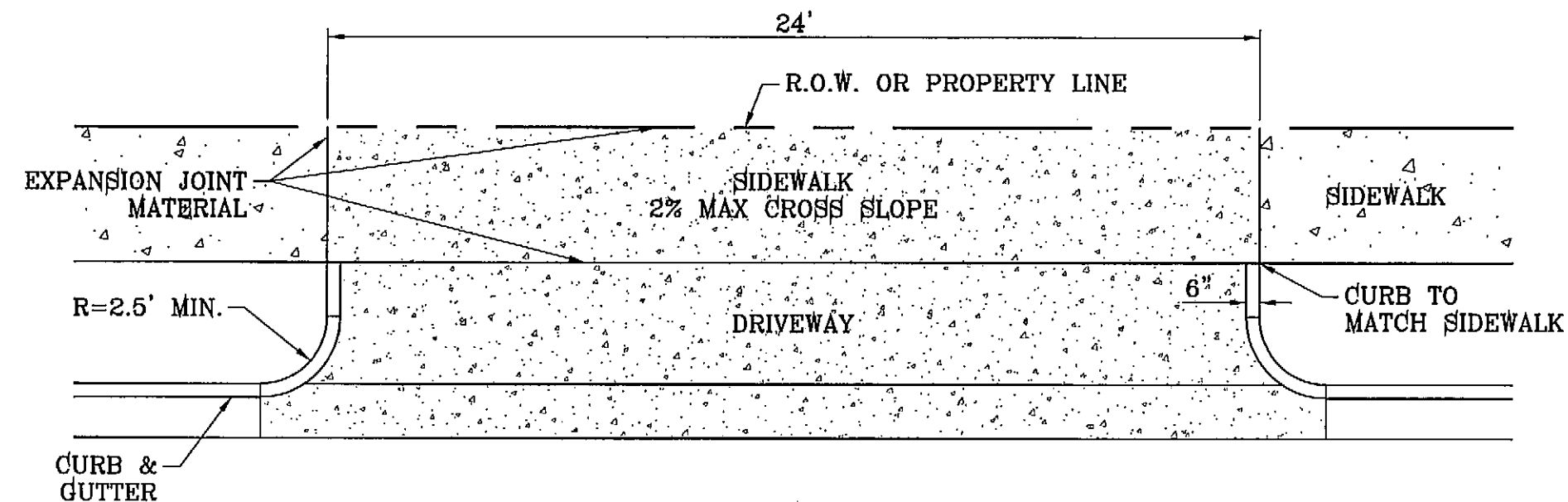
**4" ROLLED CURB DRIVEWAY SECTION**  
SCALE: 1"=1'



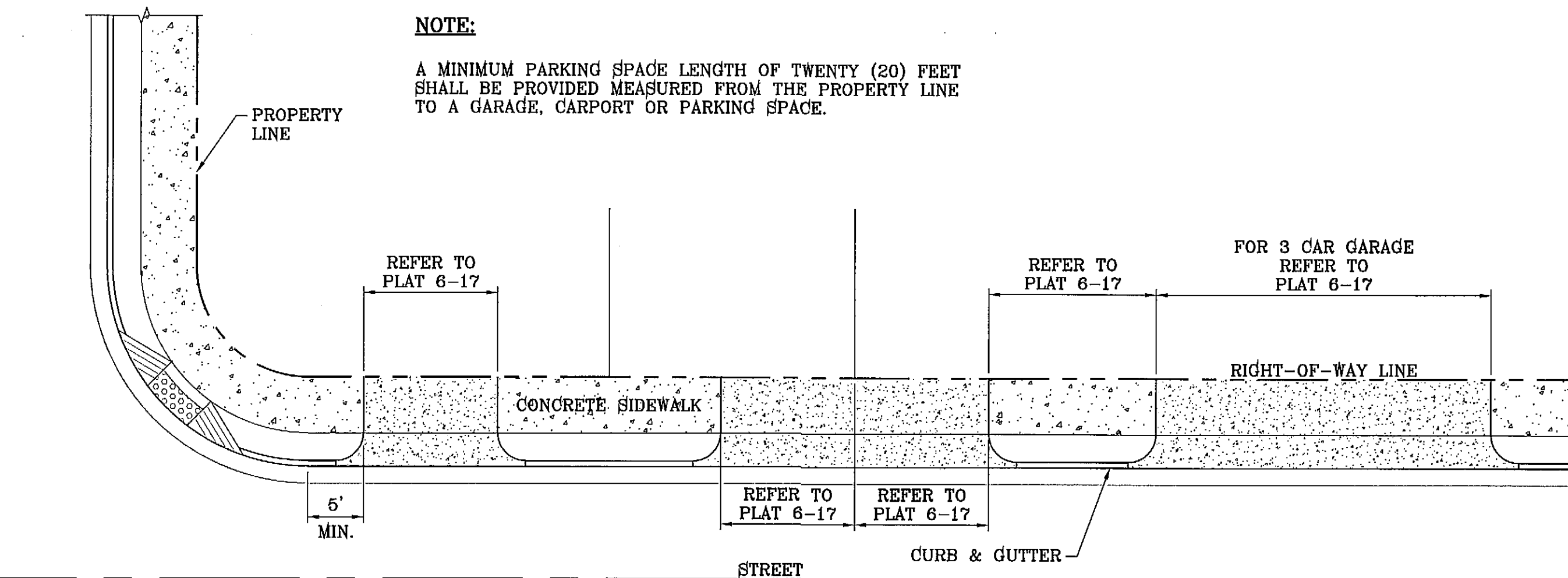
**DRIVEWAY DETAIL 4" ROLLED CURB**  
SCALE: 1"=6"



**RESIDENTIAL DRIVEWAY DETAIL**  
SCALE: 1"=6"

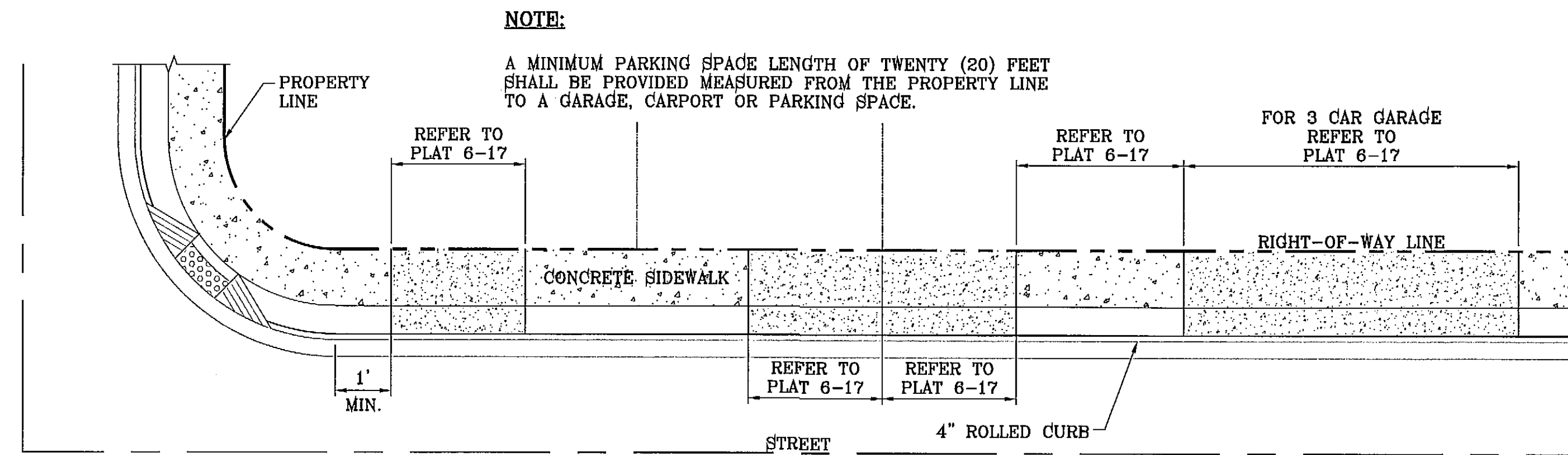


**COMMERCIAL/INDUSTRIAL DRIVEWAY DETAIL**  
SCALE: 1"=6"

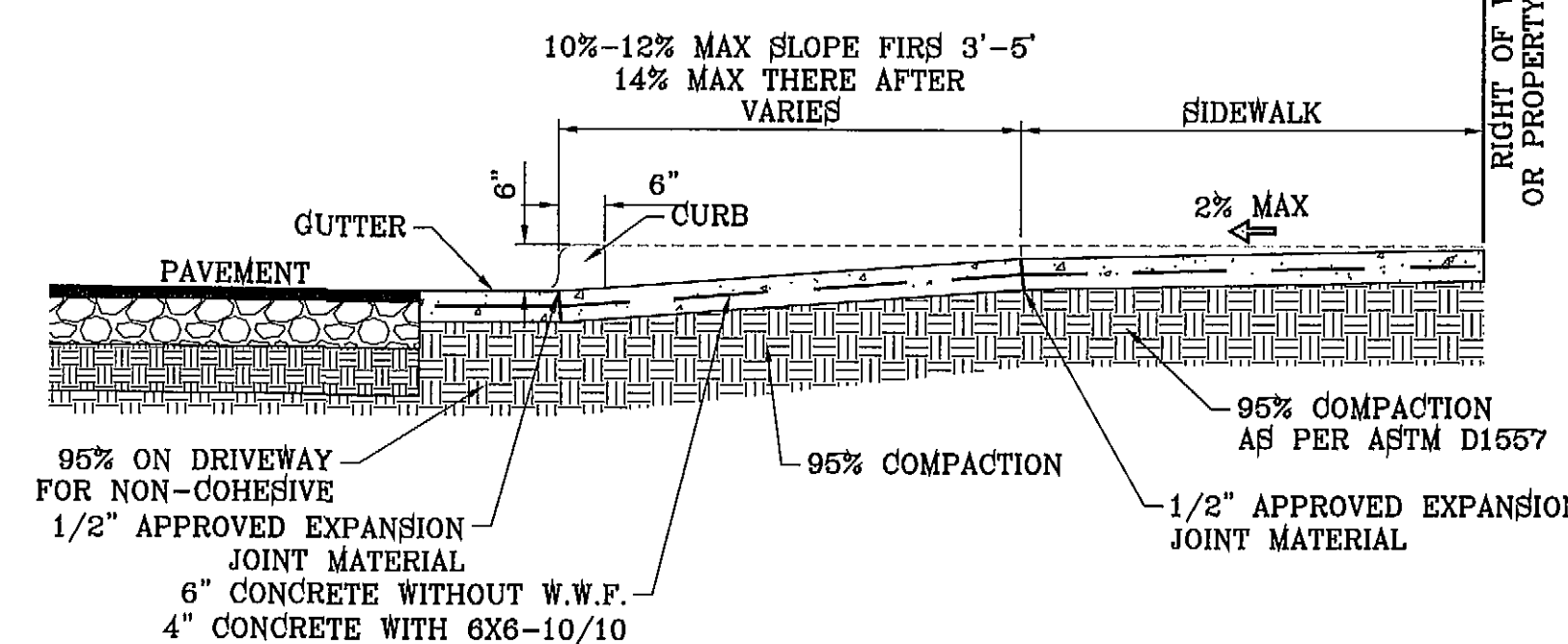


**RESIDENTIAL DRIVEWAYS 6-16**  
SCALE: 1"=10'

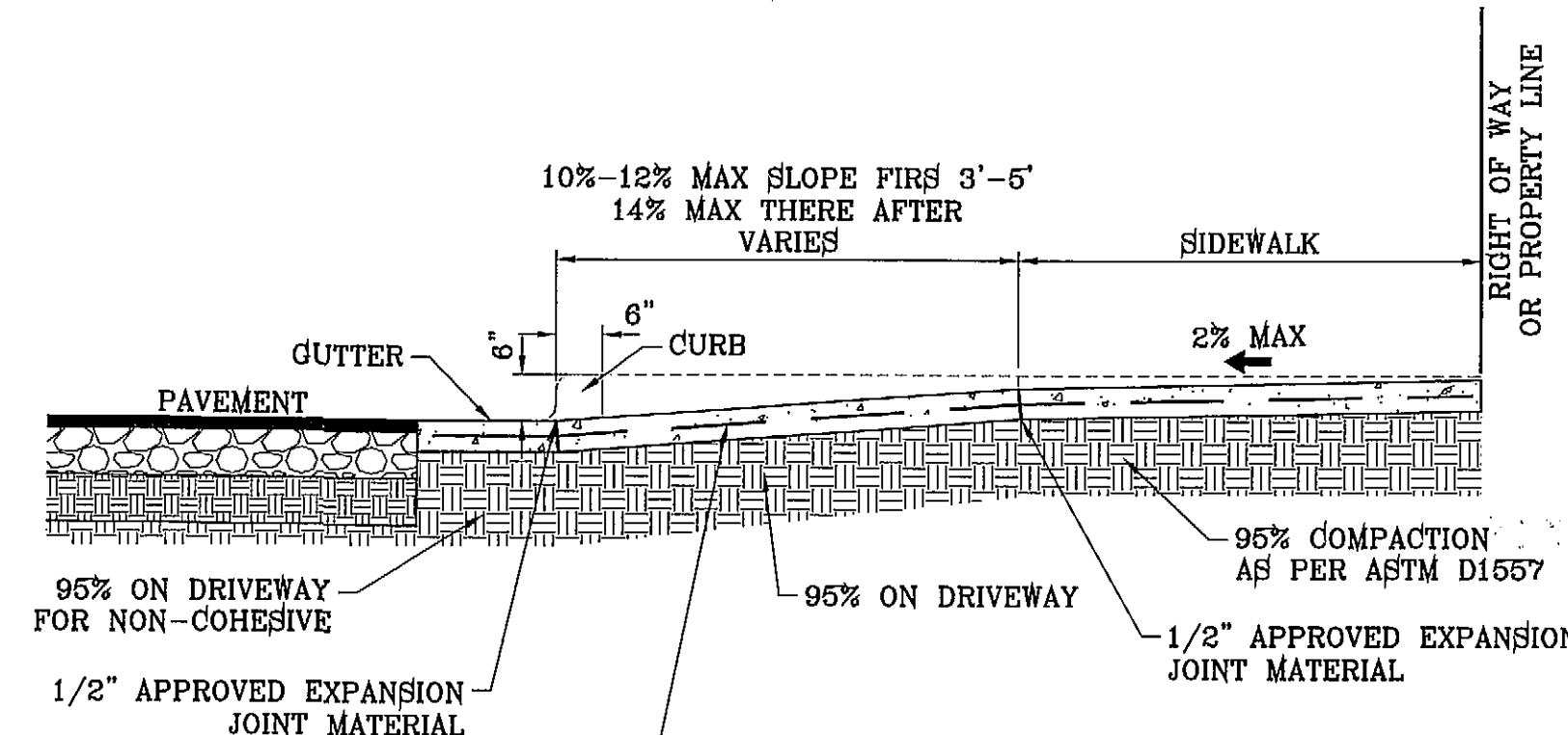
DRIVEWAY WIDTH	MIN	MAX
COMMERCIAL/INDUSTRIAL	24'	35'
RESIDENTIAL (SINGLE FAMILY 60' LOTS)	10'	20'
LESS THAN 60' LOTS, DUPLEX, AND TOWNHOMES (REFER TO PLATE 6-16)	16'	25'



**RESIDENTIAL DRIVEWAYS 4" ROLLED CURB**  
SCALE: 1"=10'



**RESIDENTIAL DRIVEWAY SECTION**  
SCALE: 1"=2'



**COMMERCIAL DRIVEWAY 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.

**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.

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ALPH SEITSINGER DR. AND JOHN HAYES ST. ELEVATION 4016.76

DATE 4-11-2013

BY RO

REVISIONS

RO

4" ROLLED CURB DRIVEWAY

PROJECT NAME

**TERRA DEL ESTE UNIT SEVENTY FIVE**

BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: .38,856 ACRES

SCALE

HORIZ: AS NOTED

VERT: AS NOTED

DATE: JAN. 2012

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC & FC

JOB NO.: 113-33

ENGINEER'S SEAL

ENGINEER'S SEAL NOT REQUIRED.

THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

**CONDE INC.**

ENGINEERING / PLANNING SURVEYING / GPS

6080 SURETY DR. STE 100 EL PASO, TEXAS 79906

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

REGISTRATION NO. P-221

SHEET TITLE

**STRUCTURE DETAILS**

SHT 31 OF 40

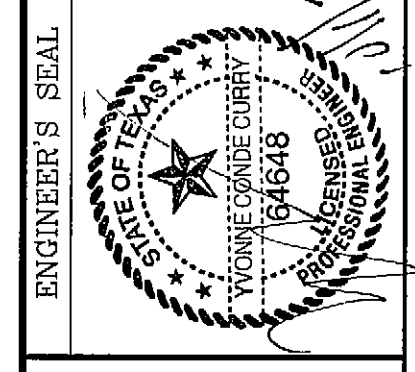




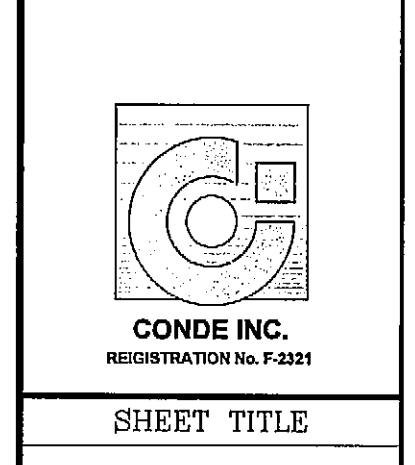
BENCHMARK	CITY MOUNTAIN AT THE CENTERLINE INTERSECTION OF RALPH SENSINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75
BY	REVISIONS
RO	REVISED BOUNDARY
RO	STREET STOP SIGNS
RO	DATE
RO	4-11-2013
RO	8-14-2013

**TERRA DEL ESTE UNIT SEVENTY FIVE**  
 BEING PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: .38.956 ACRES

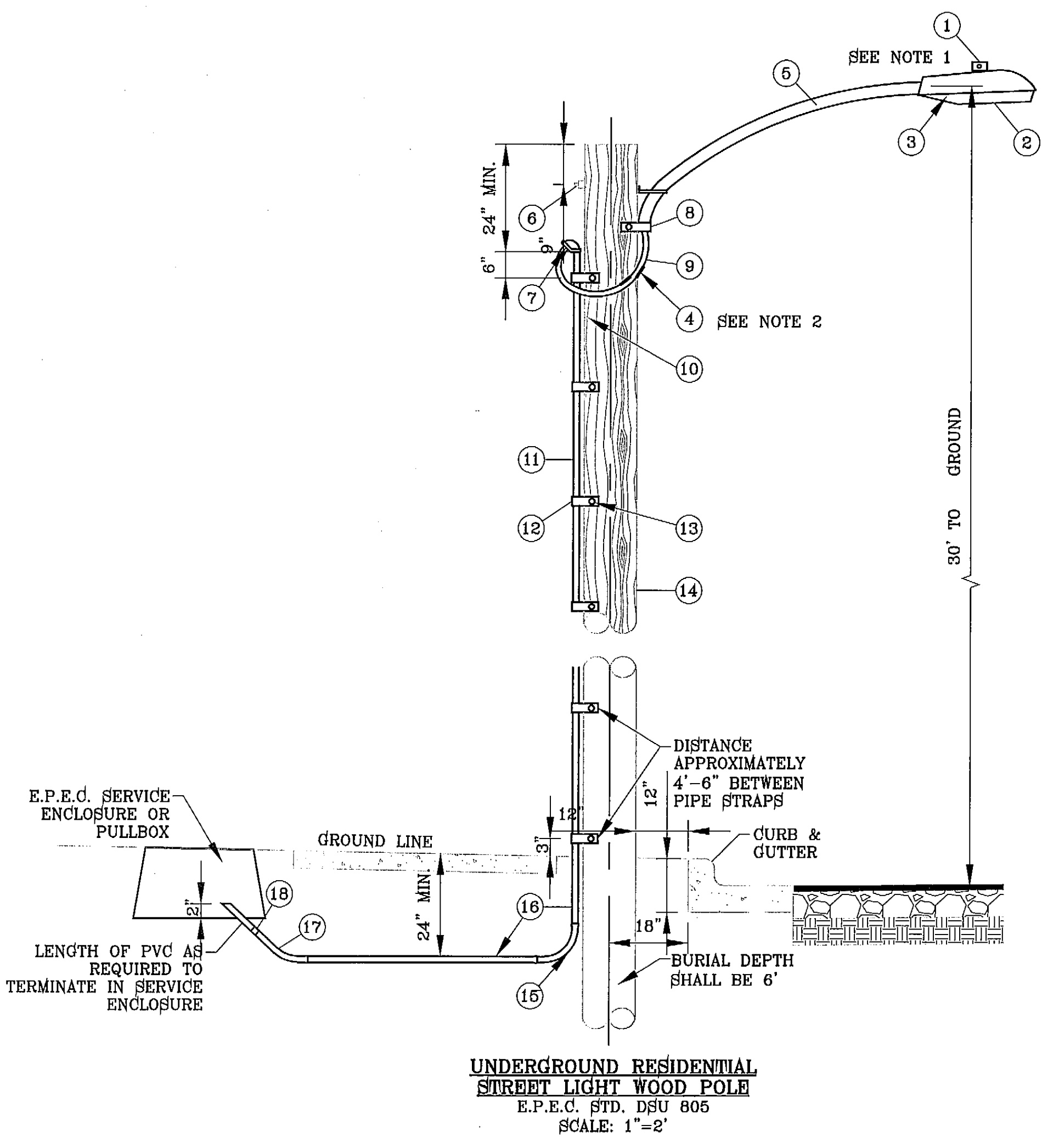
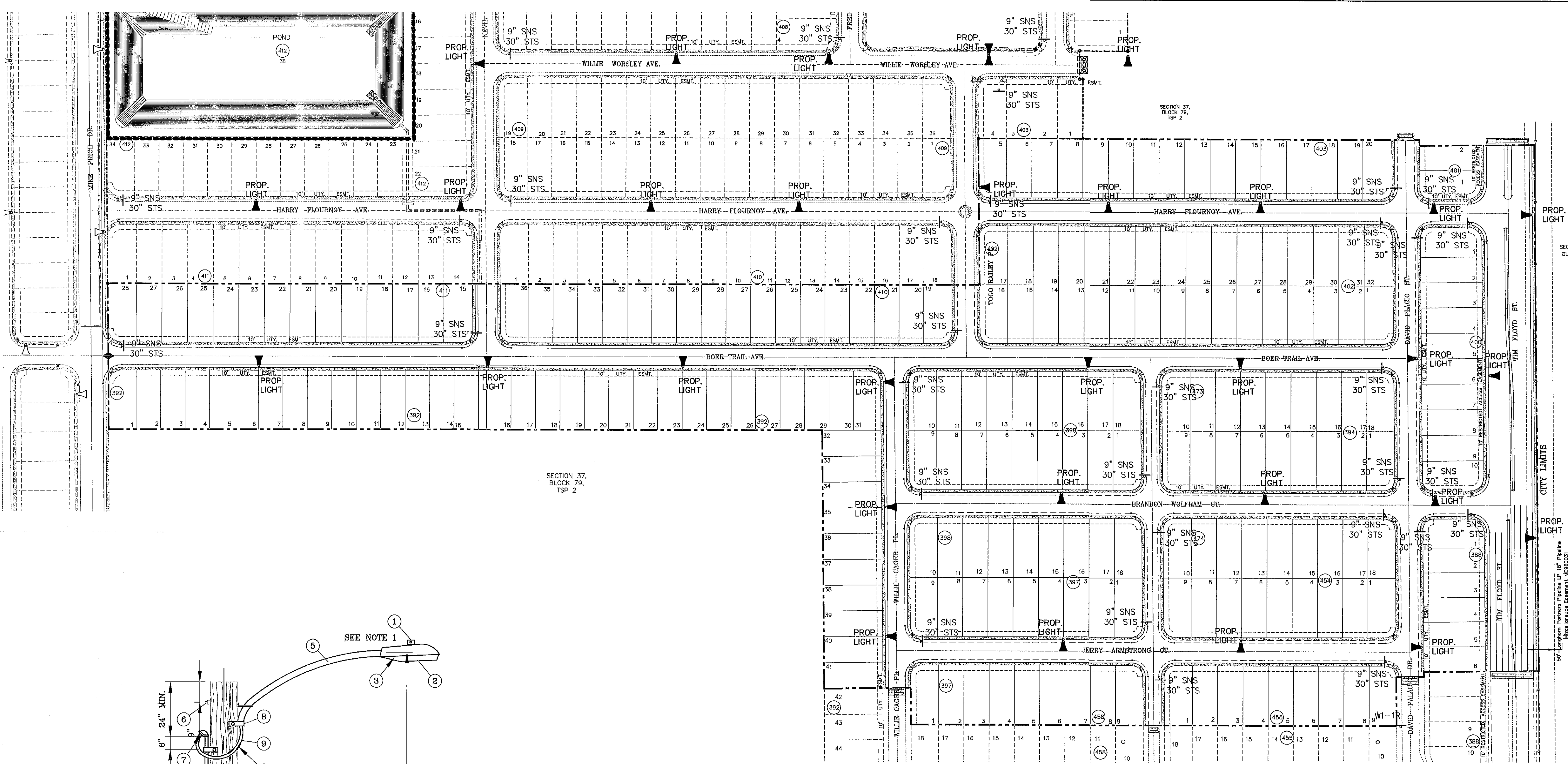
PROJECT NAME  
 S C A L E  
 HORIZ: 1" = 100'  
 VERT: 1" = 100'  
 DATE: JAN. 2012  
 DESIGN BY: YC  
 INITIATED BY: RO  
 CHECKED BY: YC & FC  
 JOB NO.: 113-33



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

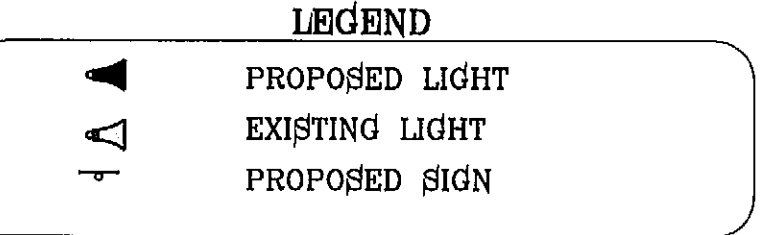


SHEET TITLE  
**ILLUMINATION AND TRAFFIC CONTROL PLAN**  
 SHT 32 OF 40



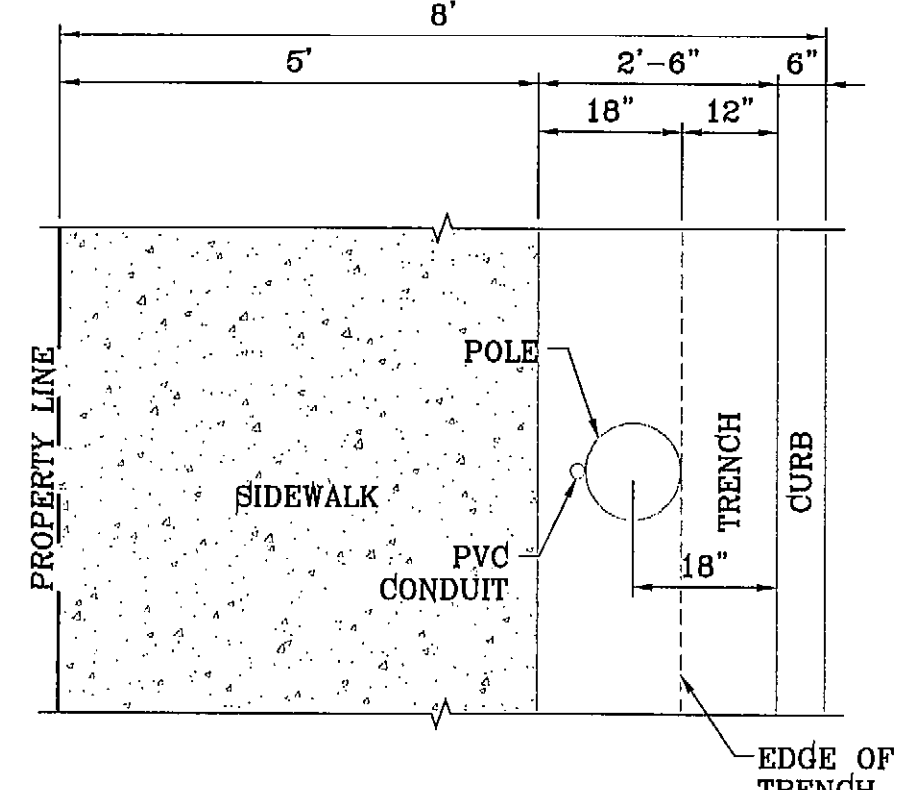
- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #6.
- 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

ITEM No.	DESCRIPTION	STOCK\DSU No.	QTY.	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	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		LC0BRAUG
	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
	COIL SPRING WASHER, 5/8"	02-786	1	LMB5/812	
	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#10#8	
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 CONDUITM 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	L354UD	
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	LOPLG1	



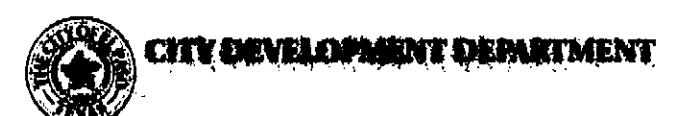
**NOTE:** STREET LIGHTING TO BE IN ACCORDANCE WITH EL PASO DESIGN STANDARDS, SECTION VIII

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



PLAN VIEW  
 SCALE: 1"=2'

SCALE: 1" = 100'



**REVIEWED**

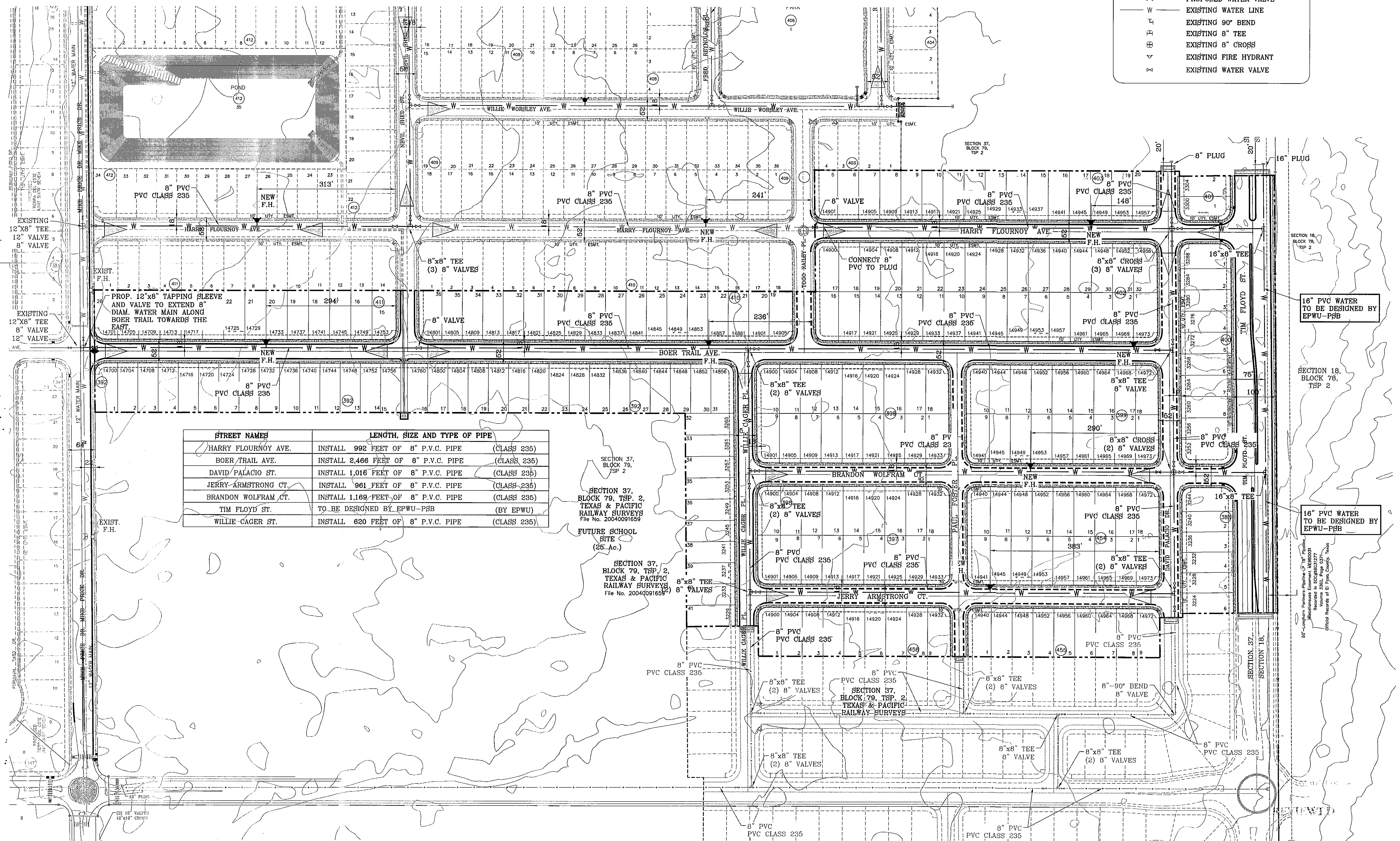


CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RUSH SPRINGER DR. AND JOHN HAYES DR. ELEVATION 4013.76	REVISIONS	BY
	REVISED BOUNDARY	RO
	WATER LINES SOUTH OF SUBD.	RO
	TIM FLOYD WATER LINE NOTE	RO
	MISC PSB COMMENTS	RO

**LEGEND**

— W —	PROPOSED WATER LINE
— 90° —	PROPOSED 90° BEND
— T —	PROPOSED 8" TEE
— C —	PROPOSED 8" CROSS
— F —	PROPOSED FIRE HYDRANT
— V —	PROPOSED WATER VALVE
— W —	EXISTING WATER LINE
— 90° —	EXISTING 90° BEND
— T —	EXISTING 8" TEE
— C —	EXISTING 8" CROSS
— F —	EXISTING FIRE HYDRANT
— V —	EXISTING WATER VALVE

SCALE: 1" = 100'



STREET NAMES	LENGTH, SIZE AND TYPE OF PIPE
HARRY FLOURNOY AVE.	INSTALL 992 FEET OF 8" P.V.C. PIPE (CLASS 235)
BOER TRAIL AVE.	INSTALL 2,466 FEET OF 8" P.V.C. PIPE (CLASS 235)
DAVID PALACIO ST.	INSTALL 1,016 FEET OF 8" P.V.C. PIPE (CLASS 235)
JERRY ARMSTRONG CT.	INSTALL 961 FEET OF 8" P.V.C. PIPE (CLASS 235)
BRANDON WOLFRAM CT.	INSTALL 1,169 FEET OF 8" P.V.C. PIPE (CLASS 235)
TIM FLOYD ST.	TO BE DESIGNED BY EPWU-PSB (BY EPWU)
WILLIE CAGER ST.	INSTALL 620 FEET OF 8" P.V.C. PIPE (CLASS 235)

**TERRA DEL ESTE UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

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

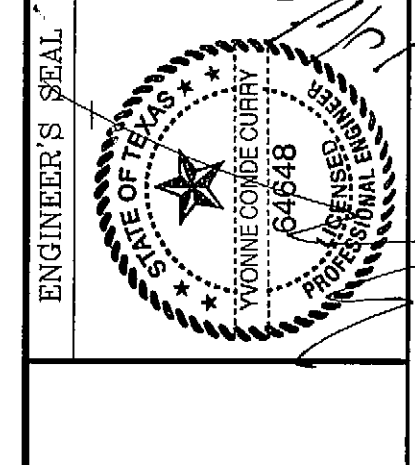
DATE: JAN. 2012

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC & FC

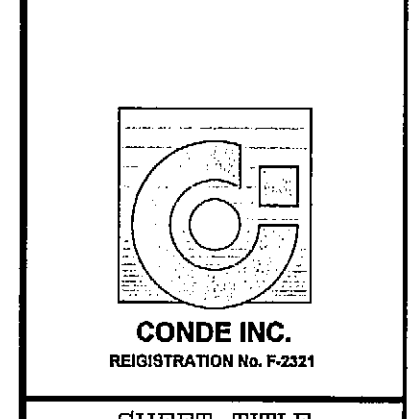
JOB NO.: 113-33



**CONDE INC.**

ENGINEERING / PLANNING / SURVEYING / GPS

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

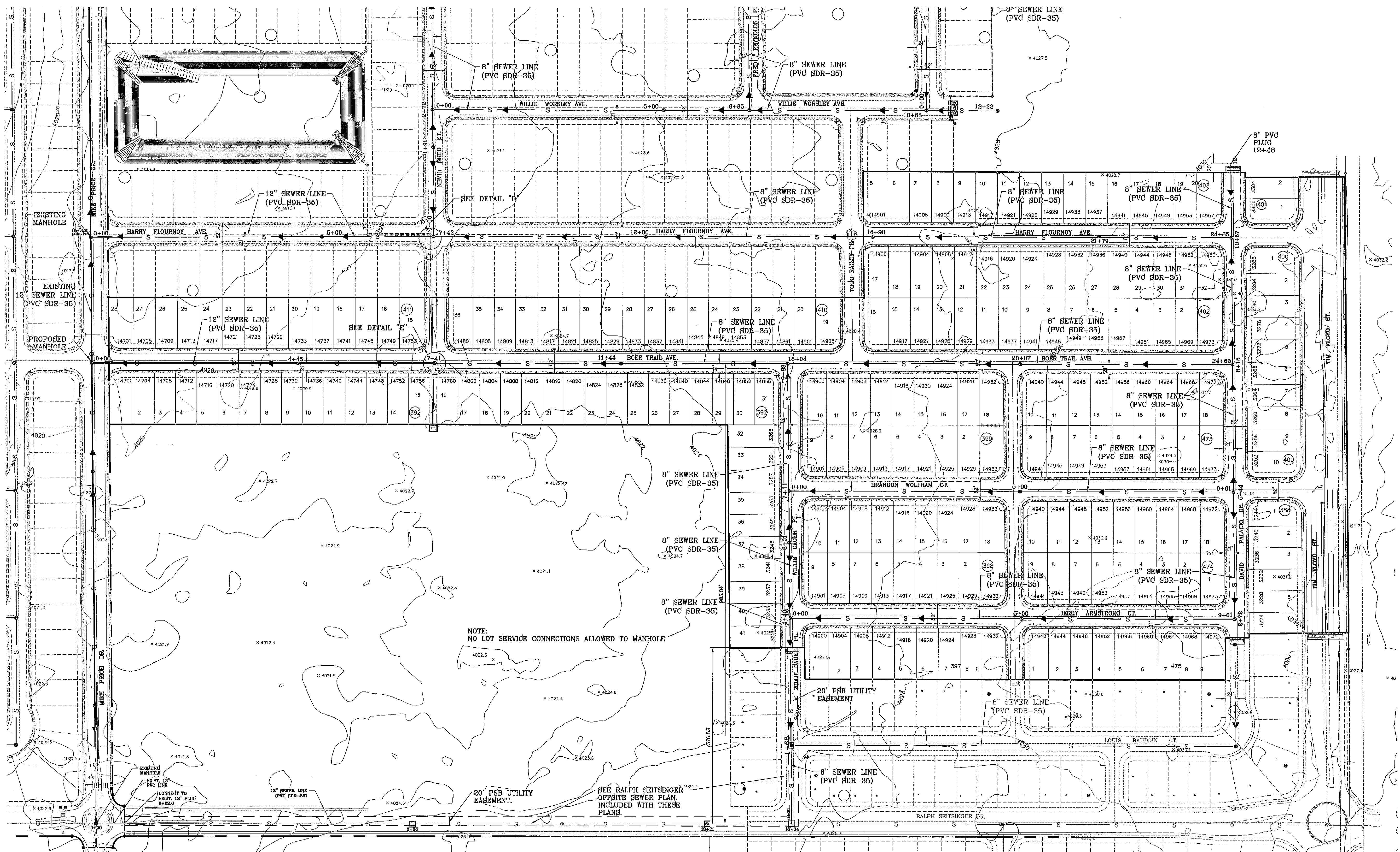


SHEET TITLE

**WATER DISTRIBUTION PLAN**

SHT 33 OF 40

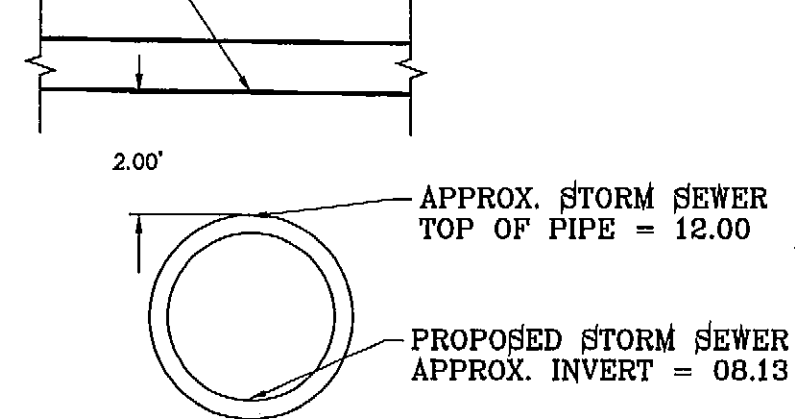




NOTE:  
NO LOT SERVICE CONNECTIONS ALLOWED TO MANHOLE

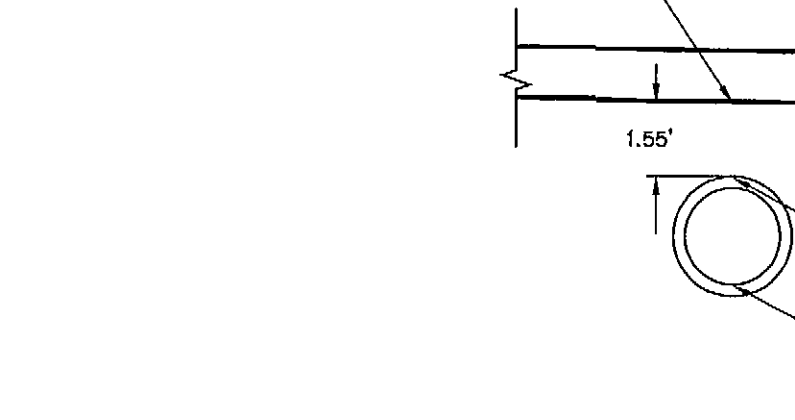
- NOTES:
- 1: THE WATER AND SANITARY SEWER SYSTEMS PERTAINING TO TIERRA DEL ESTE 71 REQUIRE FINAL ACCEPTANCE BY EPWU-PSB IN ORDER TO ACCEPT THE SANITARY SEWER FLOWS FROM TIERRA DEL ESTE UNIT 75 UNTO THE MAIN LOCATED ALONG HARRY FLOURNOY AVE. LOCATED WITHIN TIERRA DEL ESTE 71.
  - 2: THE TIERRA DEL ESTE UNIT 75 WATER AND SANITARY SEWER MAIN PROJECT WILL REQUIRE TWO (2) SEPARATE DEVELOPMENT AGREEMENTS (WATER AND/OR SEWER FACILITY EXTENSIONS) [THE AGREEMENTS]. ONE AGREEMENT WILL PERTAIN TO THE TIERRA DEL ESTE UNIT 75 SUBDIVISION. THE SECOND AGREEMENT WILL PERTAIN TO THE OFF-SITE SANITARY SEWER MAIN.

PROPOSED 12" SANITARY SEWER LINE  
APPROX INVERT = 14.50



STORM SEWER CROSSING  
NEVIL SHED ST. & HARRY FLOURNOY AVE.  
DETAIL D  
SCALE: 1"=4'

PROPOSED 12" SANITARY SEWER LINE  
APPROX INVERT = 15.00



STORM SEWER CROSSING  
NEVIL SHED ST. & BOER TRAIL AVE.  
DETAIL E  
SCALE: 1"=4'

SCALE: 1" = 100'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SETTSINGER DR. AND JOHN HAYDORF DATUM  
ELEVATION 4018.76

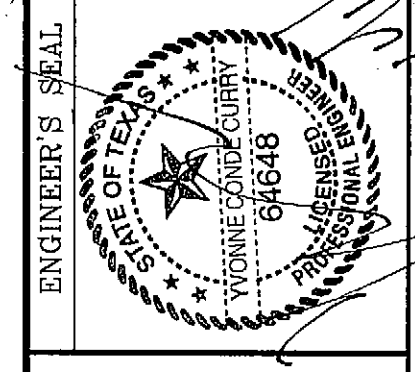
DATE	REVISIONS	BY
4-11-2013	REVISED BOUNDARY	RO
6-14-2013	SEWER LINES SOUTH OF SUBD.	RO
7-1-2013	REPLACE ADDRESSES	RO
9-12-2013	MISC FSB COMMENTS	RO

PROJECT NAME  
**TIERRA DEL ESTE  
UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

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

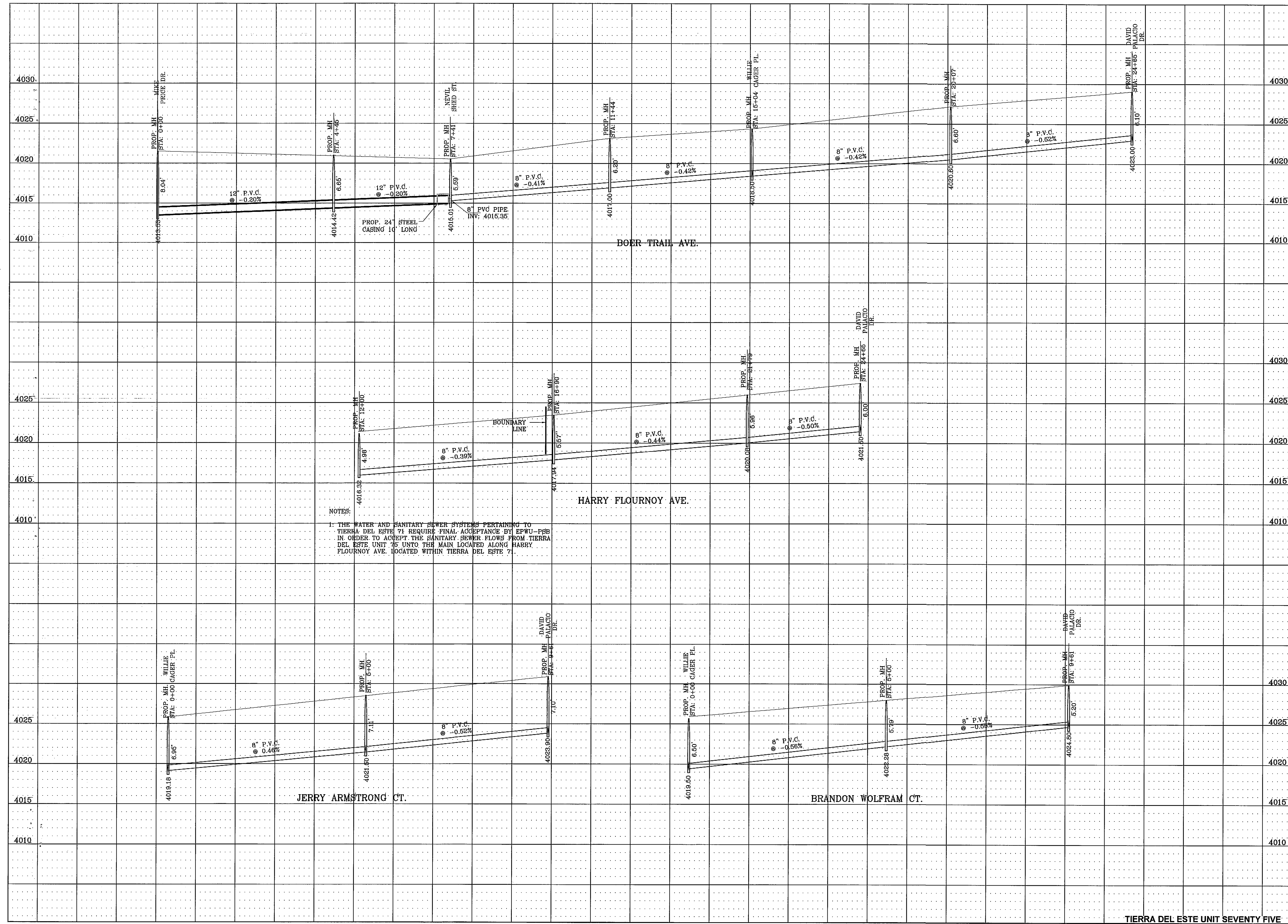
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-03



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 692-0286



SHEET TITLE  
**SEWER  
DISTRIBUTION  
PLAN**

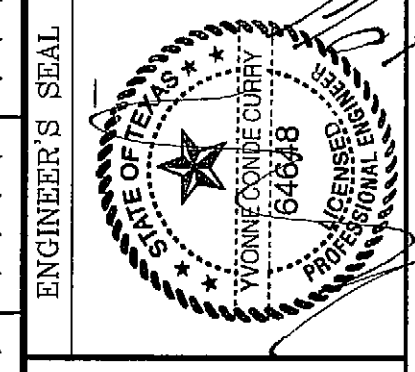


NOTES:  
 1. THE WATER AND SANITARY SEWER SYSTEMS PERTAINING TO TIERRA DEL ESTE 71 REQUIRE FINAL ACCEPTANCE BY EPWU-PSE IN ORDER TO ACCEPT THE SANITARY SEWER FLOWS FROM TIERRA DEL ESTE UNIT 75 UNTO THE MAIN LOCATED ALONG HARRY FLOURNOY AVE. LOCATED WITHIN TIERRA DEL ESTE 71.

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SPENSINGER DR. AND JOHN NAVD86 DATUM ELEVATION 4018.75	
BY	REVISIONS
RO	REVISED BOUNDARY
RO	BOER TRAIL-NEVIL SHED CONNECTION
RO	REMOVE TDE71 SEWER, ADD MH
DATE	
4-11-2013	
6-14-2013	
7-1-2013	

PROJECT NAME  
**TIERRA DEL ESTE UNIT SEVENTY FIVE**  
 BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES

SCALE  
 HORIZ: 1" = 100'  
 VERT: 1" = 5'  
 DATE: JAN. 2012  
 DESIGN BY: YC  
 INITIATED BY: RO  
 CHECKED BY: YC & FC  
 JOB NO.: 113-33



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

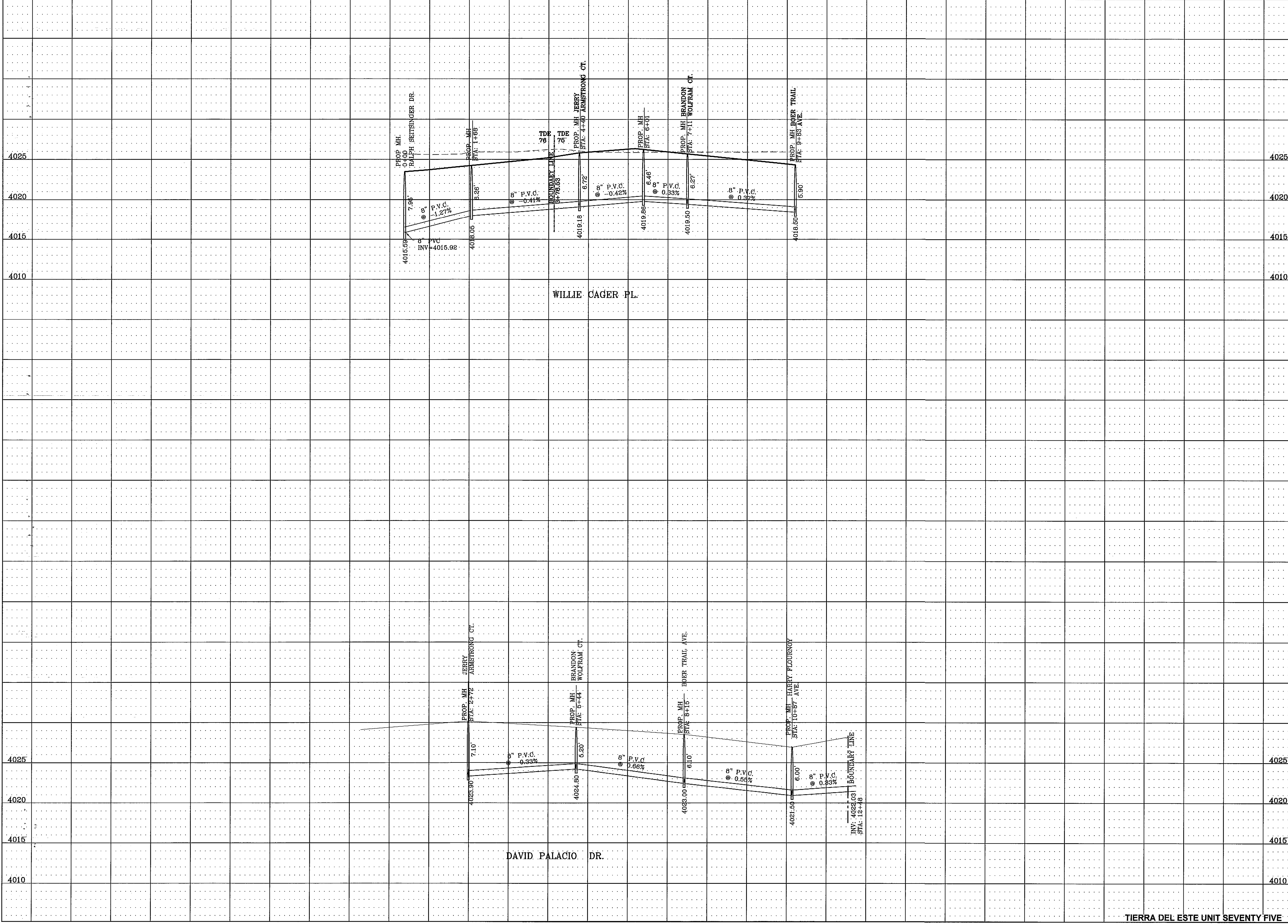


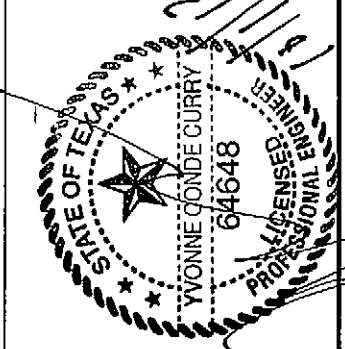
SHEET TITLE  
**SANITARY SEWER PROFILES**  
 SHT 35 OF 40  
 TIERRA DEL ESTE UNIT SEVENTY FIVE

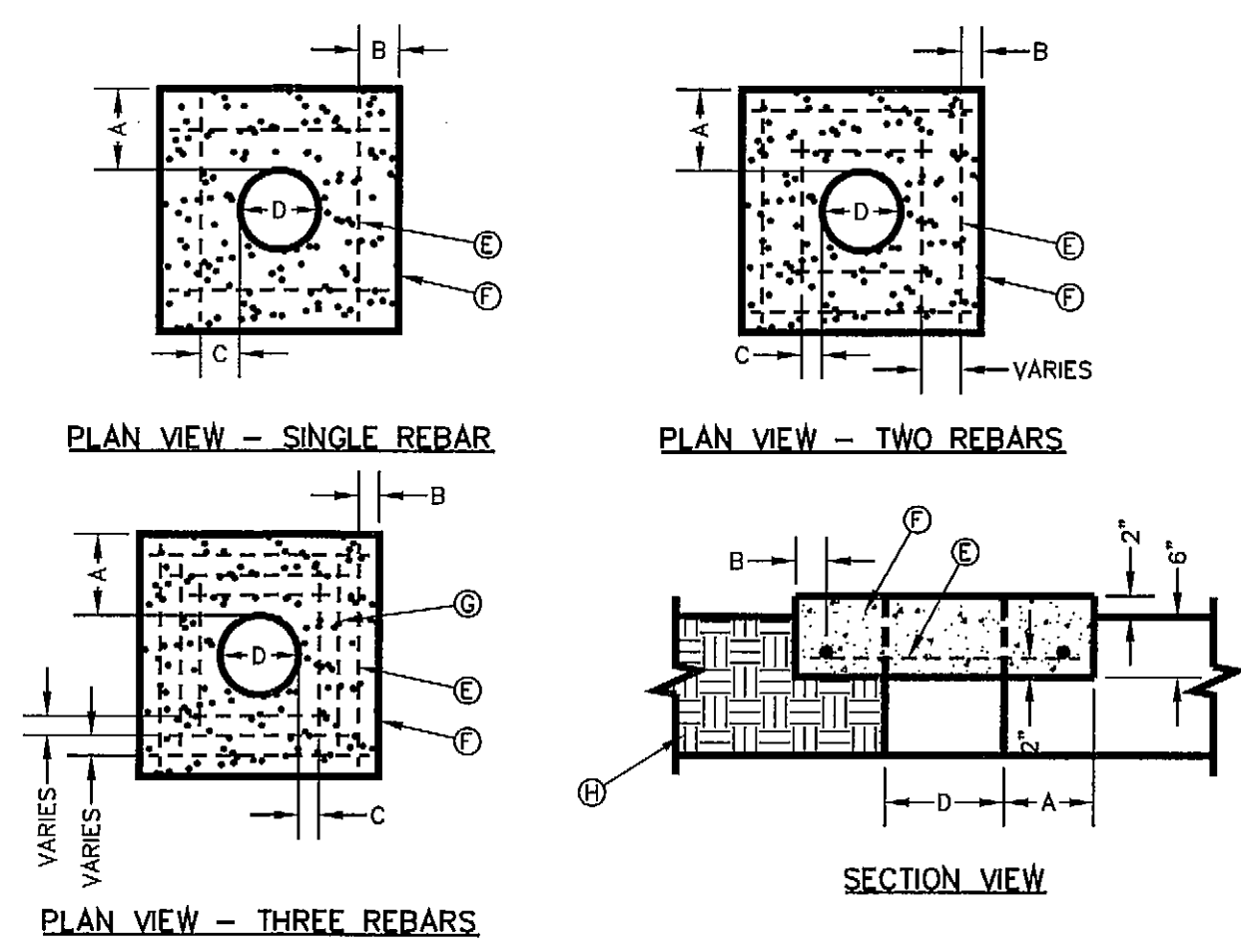
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S:\Subarea\1701\DWG\SEWER DISTRIBUTION\DWG\_36 SEWER\_PROFILE\_3\_9/16/2013 9:40:18 AM



PROJECT NAME	<p><b>TIERRA DEL ESTE UNIT SEVENTY FIVE</b></p> <p>BRING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.966 ACRES</p>	BENCHMARK	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE</td><td>REVISIONS</td></tr> <tr><td>4-11-2013</td><td>REVISED BOUNDARY</td></tr> <tr><td>6-14-2013</td><td>REMOVE UNNECESSARY PROFILES</td></tr> <tr><td>7-1-2013</td><td>REMOVE TDE71 SEWER, ADD MH</td></tr> <tr><td>9-12-2013</td><td>WILLIE CAGER PROFILE</td></tr> </table>	DATE	REVISIONS	4-11-2013	REVISED BOUNDARY	6-14-2013	REMOVE UNNECESSARY PROFILES	7-1-2013	REMOVE TDE71 SEWER, ADD MH	9-12-2013	WILLIE CAGER PROFILE
DATE	REVISIONS												
4-11-2013	REVISED BOUNDARY												
6-14-2013	REMOVE UNNECESSARY PROFILES												
7-1-2013	REMOVE TDE71 SEWER, ADD MH												
9-12-2013	WILLIE CAGER PROFILE												
SCALE	<p>HORIZ: 1" = 100'</p> <p>VERT: 1" = 5'</p> <p>DATE: JAN. 2012</p> <p>DESIGN BY: YC</p> <p>INITIATED BY: RO</p> <p>CHECKED BY: YC &amp; FC</p> <p>JOB NO.: 113-33</p>												
ENGINEER'S SEAL													
CONDE INC.	<p>ENGINEERING / PLANNING SURVEYING / GPS 6080 SURETY DR. STE 100 EL PASO, TEXAS 79905 PHONE: (915) 592-0283 FAX: (915) 692-0286</p>												
SHEET TITLE	<p><b>SANITARY SEWER PROFILES</b></p>												
SHT 36 OF 40	<p>TIERRA DEL ESTE UNIT SEVENTY FIVE</p>												



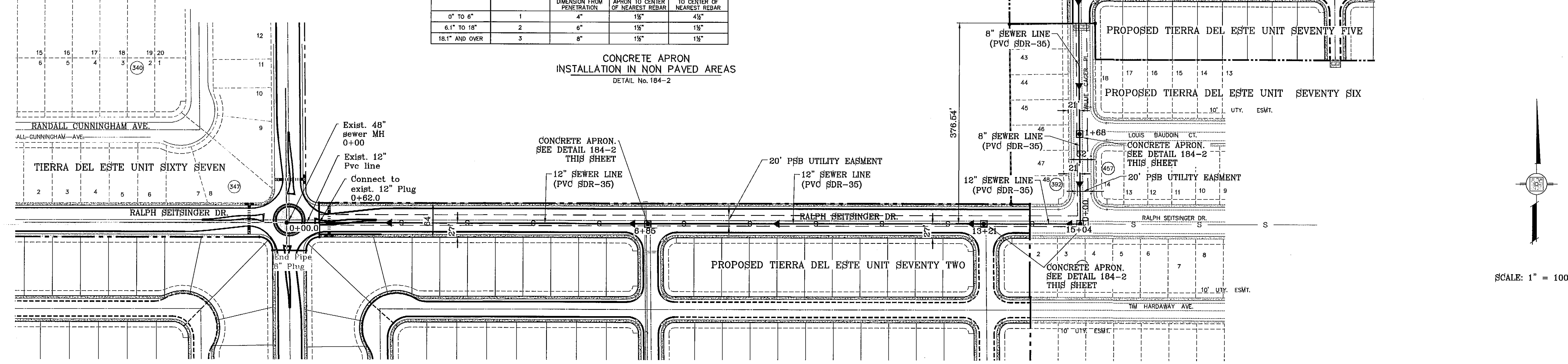
"D" DIAMETER OF PENETRATION	NUMBER OF #3 REINFORCING STEEL BARS	"A" MINIMUM CONCRETE HORIZONTAL DIMENSION FROM PENETRATION	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE APRON TO CENTER OF NEAREST REBAR	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR
0" to 6"	1	4"	1 1/2"	4 1/2"
6.1"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

CONCRETE APRON INSTALLATION IN NON PAVED AREAS  
DETAIL No. 184-2

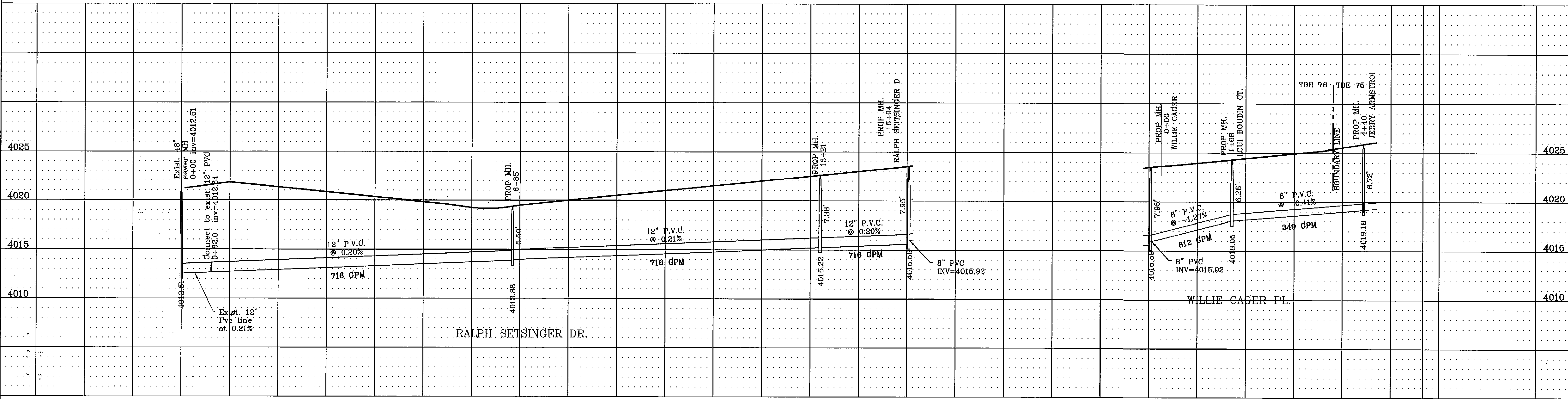
- GENERAL NOTES:**
1. THE CONCRETE APRON SHOULD BE CAST IN-PLACE CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSI. HIGH EARLY CONCRETE IS REQUIRED).
  2. TOPS OF CONCRETE APRON SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
  3. PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL.
  4. REINFORCING SHALL MEET ASTM C-478 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.

- NOTES:**
1. CONCRETE APRON SHALL BE SET AT THE PROPOSED FINISHED FINAL GRADE OF RALPH SEITZINGER DR. AND WILLIE CAGER PL.
  2. THE WATER AND SANITARY SEWER SYSTEMS PERTAINING TO TIERRA DEL ESTE 71 REQUIRE FINAL ACCEPTANCE BY EPWU-PSB IN ORDER TO ACCEPT THE SANITARY SEWER FLOWS FROM TIERRA DEL ESTE UNIT 75 UNTO THE MAIN LOCATED ALONG HARRY FLOURNOY AVE. LOCATED WITHIN TIERRA DEL ESTE 71.
  3. THE TIERRA DEL ESTE UNIT 75 WATER AND SANITARY SEWER MAIN PROJECT WILL REQUIRE TWO (2) SEPARATE DEVELOPMENT AGREEMENTS (WATER AND/OR SEWER FACILITY EXTENSIONS) [THE AGREEMENTS]. ONE AGREEMENT WILL PERTAIN TO THE TIERRA DEL ESTE UNIT 75 SUBDIVISION. THE SECOND AGREEMENT WILL PERTAIN TO THE OFF-SITE SANITARY SEWER MAIN.



SCALE: 1" = 100'



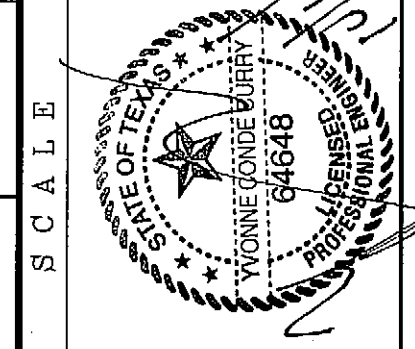
BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SEITZINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75	REVISIONS	BY
DATE		

PROJECT NAME  
**RALPH SEITZINGER OFFSITE SEWER LINE**

TERRA DEL ESTE UNIT SEVENTY TWO, SEVENTY SIX AND SEVENTY FIVE

HORIZ: 1" = 100'  
VERT: 1" = 5'  
DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & PC  
JOB NO.: 119-39



ENGINEER'S SEAL  
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
DALLAS, TEXAS 75240  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

SHEET TITLE  
**STREET PLAN-PROFILE**

**SANITARY SEWER PROFILE OFFSITE LINE**











FILE S:\Subdivisions\75\75\75-VAS NOTES-DETAILS PLOTTED Monday, September 30, 2013 11:52:29 AM

**WATER AND SEWER NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND EL PASO WATER UTILITIES DESIGN STANDARDS AND SPECIFICATIONS WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS. THE MORE STRINGENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS/HER AUTHORIZED REPRESENTATIVE SHALL CONVENES A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CONSULTING ENGINEERS REPRESENTATIVE, CONTRACTOR(S), P.E. ENGINEER, EL PASO COUNTY (IF APPROPRIATE), THE PSB AND ANY OTHER AFFECTED PARTIES. NOTIFY ALL SUCH PARTIES AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE ENGINEER, CITY, AND THE PSB A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. PUBLIC WATER AND SEWER UTILITY WORK, INCLUDING THE-INS SHALL NOT BE PERFORMED UNTIL A DEVELOPMENT AGREEMENT HAS BEEN EXECUTED BETWEEN THE OWNER AND EPWU-PSB. WORK SHALL BE COORDINATED WITH EPWU-PSB FIELD ENGINEER AT LEAST 48 HOURS PRIOR TO COMMENCING ANY PUBLIC UTILITY WORK.
- ANY EXISTING PAYMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE BEFORE ACCEPTANCE OF THE WORK.
- THE LOCATION OF ANY WATER AND/OR WASTEWATER LINES TO BE CROSSED OR CONNECTED TO SHALL BE VERIFIED BY THE CONTRACTOR AT THE TIME OF COMMENCEMENT OF CONSTRUCTION.
- CONTRACTORS SHALL VERIFY EXACT DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, DRIVEWAYS, PAVEMENT, CURB & GUTTER, SIDEWALKS, ETC. SHALL BE REPAIRED BY THE CONTRACTOR, OR THE UTILITY, AT UTILITIES OPTION, AND CONTRACTOR, OR THE UTILITY, AT UTILITIES OPTION, AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WATER MAINS SHALL HAVE A MINIMUM 48 INCHES OF COVER FROM FINISHED GRADE OR 40 INCHES BELOW ACTUAL SUBGRADE UNLESS OTHERWISE DENOTED ON THE PLANS.
- CONTACT THE EL PASO WATER UTILITIES AND ANY OTHER CONCERNED PARTIES 48 HOURS PRIOR TO CONNECTING TO EXISTING WATER AND/OR WASTEWATER LINES.
- ALL FILL AREAS OVER ALL UTILITIES, SHALL BE COMPACTED TO 95 % STANDARD PROCTOR DENSITY IN ACCORDANCE WITH TEX 113-E METHOD.
- WATER AND WASTEWATER ALIGNMENTS SHOWN ON THE PLANS SHOULD BE ACHIEVED BY DEFLECTION WITHIN THE MANUFACTURER'S SPECIFICATIONS, EXCEPT WHERE SPECIFIC FITTINGS ARE CALLED FOR THE PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES SUCH AS GAS LINES, ELECTRIC LINES, WATERLINES, VALVE BOXES, FIRE HYDRANTS, STRUCTURES, AND OTHER APPURTENANCES THAT ARE WITHIN THE RIGHT-OF-WAY OR EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL UTILITIES, DRIVEWAYS, PAVEMENT, CURB, GUTTER, SIDEWALKS, FENCES AND OTHER ITEMS DAMAGED DURING CONSTRUCTION REGARDLESS OF WHETHER ALL ITEMS ARE SHOWN ON THE PLANS AT HIS SOLE EXPENSE. IN ADDITION TO NORMAL PRECAUTIONS WHEN EXCAVATING, TAKE EXTRA CAUTION WHEN EXCAVATING WITHIN 26 FT. OF ANY UTILITIES SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE ADDITIONAL FLUSHING VALVES AND TEST CONNECTIONS NECESSARY TO PERFORM TEST AND STERILIZATION OPERATION.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING ACCESS, EGRESS, TRAVEL, STOCKPILING, ETC. ARE TO BE CONFINED TO AREAS IDENTIFIED BY THE ENGINEER.
- DISPOSAL OF ALL SPOIL OFFSITE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PIPE FITTINGS AND JOINTS: WATER PIPE-PVC SDR 14, C-900, CL-360 WITH BOLTED GASKETED JOINTS AND C.I., M.J. OR FLANGED PIPE FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS; FLUSHING VALVE / FIRE HYDRANT LEAD - DUCTILE IRON, CLASS 60, MECHANICAL JOINTS AND C.I. (D.I. ENDS) FITTINGS, UNLESS OTHERWISE SHOWN ON THE PLANS; GRAVITY SEWER - PVC SDR 35 AND SDR 26 UNLESS OTHERWISE NOTED. ALL PIPES, FITTINGS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO BE USED ON THE INSTALLATION OF PUBLIC SYSTEMS SHALL CONFORM TO THE MATERIALS AND DIMENSIONS DEPICTED ON CURRENT EPWU-PSB STANDARD DETAILS.
- ALL GATE VALVES SHALL HAVE RESILIENT VALVE SEATS.
- AT ALL LOCATIONS WHERE A WATERLINE CROSSES A WASTEWATER LINE, THE CONSTRUCTION SHALL STRICTLY COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE TCEQ. TCEQ SPECIFICATIONS FOR LOCATION OF WATERLINES AS REQUIRED IN TITLE 30 TAC, CHAPTER 290.44(e) (RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS) ARE MINIMUM REQUIREMENTS.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER ONE SET OF AS-BUILT PLANS REFLECTING ALL CHANGES MADE IN THE FIELD, AND TWO MEASUREMENTS TO ALL VALVES AND MANHOLES INSTALLED FROM PERMANENT OBJECTS.
- THE PSB AND THE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ANY TESTING PHASE (DENSITY, PRESSURE, LEAKAGE, ETC.)
- MANHOLE CONSTRUCTION AND REHABILITATION: ALL MANHOLES ARE WATER-TIGHT, WITH WATER-TIGHT RINGS AND COVERS. IF MANHOLES ARE WITHIN THE 100-YEAR FLOODPLAIN THE MANHOLE COVERS SHALL HAVE GASKETS AND BE BOLTED. WHERE GASKETED MANHOLE COVERS ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE, ALTERNATE MEANS OF VENTING SHALL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE PER 30 TAC 290.317.2 (5)(F).
- CONSTRUCTION OF PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFORM WITH EPWU-PSB STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SANITARY SEWER MAIN AND RELATED APPURTENANCES.

**ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE FOLLOWING REQUIREMENTS:**

- MANHOLES AND WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES. ALL MANHOLES MUST BE HYDROSTATICALLY TESTED WITH A MAXIMUM-LOSS ALLOWANCE OF 0.025-GALLON PER FOOT DIAMETER PER FOOT OF HEAD PER HOUR. OTHER TESTING METHODS, SUCH AS VACUUM TESTING, MAY BE APPROVED ON A CASE-BY-CASE BASIS BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
- ALL 8" SEWER LINES SHALL BE TESTED USING THE FOLLOWING METHOD:
  - ALL LOW PRESSURE AIR SHALL CONFORM TO THE PROCEDURES DESCRIBED IN ASTM C-828, ASTM C-924, OR OTHER APPROPRIATE PROCEDURES. THE TIME FOR THE PRESSURE TO DROP SHALL BE AT LEAST AS STRINGENT AS THE REQUIREMENTS OF TCEQ RULES SECTION 317.2(A)(4)(B) DESCRIBED BELOW.
 

FOR SECTIONS OF PIPE UP TO 36-INCHES AVERAGE INSIDE DIAMETER MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUND PER SQUARE INCH GAUGE TO 2.5 POUNDS PER SQUARE INCH GAUGE SHALL BE COMPUTED FROM THE FOLLOWING EQUATION:

$$T = 0.0860(D)(K) / (Q); \text{ WHERE } T = \text{TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS.}$$

$$K = 0.00041(Q)(D)(L) \text{ BUT NOT LESS THAN } 1.0$$

$$D = \text{AVERAGE INSIDE DIAMETER IN INCHES}$$

$$L = \text{LENGTH OF LINE IN FEET OF SAME SIZE BEING TESTED}$$

$$Q = \text{RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOR INTERNAL SURFACE SHALL BE USED.}$$

SINCE A K VALUE OF LESS THAN 1.0 SHALL NOT BE USED, THERE ARE MINIMUM TIMES FOR EACH PIPE DIAMETER AS OUTLINED BELOW:

PIPE DIA. (IN)	MIN. TIME (SEC)	LEN. FOR MIN (FT)	TIME FOR LONGER LENGTH (SEC)
6	340	398	0.855 (L)
8	454	288	1.520 (L)
10	587	239	2.374 (L)
12	690	199	3.419 (L)
16	850	159	5.342 (L)
18	1020	133	7.693 (L)
21	1190	114	10.471 (L)
24	1360	100	13.676 (L)
27	1530	88	17.309 (L)
30	1700	80	21.389 (L)
33	1870	72	25.866 (L)

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33	1870	72	25.866 (L)

- ALL INFILTRATION/EXFILTRATION TESTS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS. THE TOTAL INFILTRATION OR EXFILTRATION, AS DETERMINED BY WATER TEST, MUST BE AT A RATE NOT GREATER THAN 50 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET. IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, REMEDIAL ACTION MUST BE UNDERTAKEN IN ORDER TO REDUCE THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED IN 30 TAC SEC 317.2 (A)(4)(A).

- DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID PIPES. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, SUCH TEST DEVICE SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. THE DESIGN ENGINEER SHOULD RECOGNIZE THAT THIS IS A MAXIMUM DEFLECTION CRITERION FOR ALL PIPES. A REDUCED PERCENT DEFLECTION MAY BE MORE APPROPRIATE FOR SPECIFIC TYPES AND SIZES OF PIPE. REFERENCE 30 TAC SEC 317.2 (A)(4)(A).

- THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE SHALL COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASS 1 OR II. FOR RIGID PIPE BEDDING SHALL COMPLY WITH THE REQUIREMENTS OF ASTM-C-12 CLASS 1 OR B. REFERENCE 30 TAC 6317.2.A.5

- 8" SEWER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE OR WHEN A NEW 8" SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT SHALL BE TESTED FROM AN EXISTING MANHOLE TO A NEW MANHOLE.
- WATER LINE/NEW 8" SEWER LINE SEPARATION: WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATER LINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATER LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE TEN (10) FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES APPLY:
  - WHERE A SANITARY SEWER PARALLELS A WATER LINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATION WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 160 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATER LINE.
  - WHERE A SANITARY SEWER CROSSES A WATER LINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 160 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 8 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATER LINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATER LINE.
  - WHERE A SEWER CROSSES UNDER A WATER LINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF THE WATER LINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE THE TOP OF THE PIPE.
  - WHERE A SEWER CROSSES OVER A WATER LINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 160 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 160 PSI PRESSURE CLASS PIPE AT LEAST 18-FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
    - UNLESS MANHOLES CAN BE MADE WATER-TIGHT AND TESTED FOR NO LEAKAGE THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATER LINE. IF THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE WATERLINE MUST BE ENCASED IN A JOINT OF 160 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE WATERLINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED WITH CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
- SEWERS SHALL BE LAID IN STRAIGHT ALIGNMENT WITH UNIFORM GRADE BETWEEN MANHOLES. DEVIATION FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE SHALL BE APPROVED ONLY ON A CASE BY CASE BASIS BY THE TCEQ. IF APPROVAL IS GIVEN FOR DEVIATION FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE, CURRENT COMMISSION POLICY REGARDING HORIZONTAL CURVATURE SHALL BE COMPLIED WITH FULLY.

**GENERAL NOTES FOR CURVED 8" SEWER LINES:**

- ALL CURVATURE OF SEWER PIPE WILL BE ACHIEVED BY PIPE DEFLECTION PER THE MANUFACTURER'S RECOMMENDED PROCEDURE
  - IN-PLACE DEFLECTION TESTS (MANDREL TEST) MUST BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID PIPE IN ACCORDANCE WITH 30 TAC SEC317.2 (A)(4)(C).
  - INFILTRATION TEST SHALL BE CONDUCTED IN ACCORDANCE WITH 30 TAC SEC317.2 (A)(4)(A) - 60 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE.
  - SPECIFIC CARE SHALL BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC SEC 317.2 (A)(6).
- THE ASTM, ANSI, OR AWWA SPECIFICATION NUMBERS FOR THE PIPE AND JOINTS ARE ASTM D2034 & ASTM 2241. THE PIPE MATERIAL, THE PRESSURE CLASS, AND THE SDR AND/OR DR DESIGNATIONS ARE SDR 36 AND SDR 26.
  - THE DIAMETER OF THE MANHOLES SHALL BE A MINIMUM OF FOUR FEET AND THE MANHOLE COVERS SHALL HAVE A MINIMUM NOMINAL DIAMETER OF 30". THESE DIMENSIONS ARE LABELED ON THE MANHOLE DRAWING ON THE DETAIL SHEET.
  - THE MANHOLE DETAILS SHALL INSURE THAT THE TCEQ RULES CONCERNING SEWER INVERTS HAVE BEEN COMPILED WITH AS DESCRIBED IN 317.2(C)(6)(E).
  - A CROSS SECTION OF THE TRENCH DETAILS IS INCLUDED IN THE PLANS WHICH SHOW THE DIMENSIONS OF THE TRENCH AND PIPE AND THE CLASS OF BEDDING MATERIAL REQUIRED.
  - AFTER THE PIPE HAS BEEN INSTALLED AND CONNECTED, A PRESSURE TEST, FOLLOWED BY A LEAKAGE TEST, WILL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION OF THE ENGINEER. THE CONTRACTOR SHALL BE PRESENT AND SHALL FURNISH ALL NECESSARY LABOR AND EQUIPMENT FOR CONDUCTING THE TESTS. THE SPECIFIED TEST PRESSURES WILL BE BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORROSION COCKS AT SUCH POINTS. ALL DRAIN HYDRANT AND FIRE HYDRANT LEADS, WITH THE MAIN 6-INCH GATE VALVE OPEN, THE HYDRANT VALVE SEATS CLOSED AND NOZZEL CAPS OPEN, SHALL BE INCLUDED IN THE TEST.
    - PRESSURE TEST: THE ENTIRE PROJECT OF EACH VALVED SECTION SHALL BE TESTED, AT A PRESSURE OF 200 PSI FOR A SUFFICIENT PERIOD (APPROXIMATELY 10 MINUTES) TO DISCOVER ALL LEAKING OR DEFECTIVE MATERIALS. REPAIRS SHALL BE MADE BY THE CONTRACTOR TO CORRECT ANY LEAKING OR DEFECTIVE MATERIALS.
    - PRESSURE PIPE LEAKAGE TEST: A LEAKAGE TEST WILL FOLLOW THE PRESSURE TEST AND BE CONDUCTED ON THE ENTIRE PROJECT OR EACH VALVED SECTION. THE LEAKAGE TEST SHALL BE AT 160 PSI FOR AT LEAST 1 HOUR, UNLESS OTHERWISE SPECIFIED.

- ALLOWABLE LEAKAGE: LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE PIPE SECTION BEING TESTED TO MAINTAIN A PRESSURE WITHIN 1% OF THE SPECIFIED LEAKAGE-TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND THE AIR IN THE PIPELINE HAS BEEN EXPELLED. NO INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FORMULA:
 
$$L = \frac{L \cdot P}{7400}$$

WHERE: L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR  
 N = NUMBER OF JOINTS IN THE LENGTH OF PIPELINE TESTED  
 D = NOMINAL DIAMETER OF THE PIPE, IN INCHES  
 P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)
- LOCATING AND CORRECTION OF LEAKAGE: IF SUCH TESTING DISCLOSES LEAKAGE IN EXCESS OF THIS SPECIFIED AMOUNT ALLOWABLE, THE CONTRACTOR, AT HIS EXPENSE, SHALL LOCATE AND CORRECT ALL DEFECTS IN THE PIPE LINE UNTIL THE LEAKAGE IS WITHIN THE INDICATED ALLOWANCE. ALL VISIBLE LEAKAGE IN PIPE SHALL ALSO BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

**TCEQ NOTES:**

- THE WATERLINES MUST BE DISINFECTED BEFORE USING ACCORDING TO THE CURRENT STANDARD, AWWA C661-02. A MINIMUM OF ONE BACTERIOLOGICAL SAMPLE MUST BE COLLECTED FOR EACH 1,000 FEET OF COMPLETED WATERLINE TO CHECK EFFICIENCY OF DISINFECTION PROCEDURES AND MUST BE REPEATED IF CONTAMINATION PERSISTS AS PER 290.44(1)(3).
  - ALL NEWLY INSTALLED PIPE AND FITTINGS MUST CONFORM TO ANSI/NSF STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI. ALL PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST ALSO BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-pw) AS PER 290.44(e)(1) AND (2).
  - THE SYSTEM MUST MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIRE FIGHTING CAPABILITY, IT MUST ALSO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED IN 290.44(d) OF THE RULES.
- TRENCH SAFETY NOTES:**
- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHUTTO, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
  - IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4- FEET DEEP OR MORE, ADEQUATE MEANS EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
  - IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN FIVE FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE SUBMITTED TO AND ACCEPTED BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT.
  - CONTRACTOR SHALL PROVIDE TO THE P.S.B. A TRENCH SAFETY PLAN, SEALED BY A REGISTERED ENGINEER.

**UTILITY NOTES:**

- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THIS LINES INTERSECT ONE ANOTHER.
- AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
- WATER & SEWER TO HAVE A MINIMUM SEPARATION OF 10 FEET.

**THE FOLLOWING LIST INCLUDES THE KNOWN RESPONSIBLE AUTHORITIES:**

- TEXAS GAS SERVICE (915) 690-7238
- IVAN ALOER
- EL PASO ELECTRIC COMPANY (606) 682-2317
- ROBERT BECERRA
- EL PASO WATER UTILITIES (916) 694-6630
- FELIPE LOPEZ
- TIME WARNER COMMUNICATIONS (916) 776-7416
- RAY MENDOZA
- PARKS AND RECREATION (916) 698-0771
- DAVID OCHOA
- LOUIS ALOYSIUS (916) 621-3791
- AMT
- FRANCISCO VACHO (916) 696-6119

**WATER NOTES:**

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
- PROVIDE ADEQUATE CONCRETE THRUOUT BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS.
- 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.
- ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
- ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
- CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
- RECONSTRUCTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
- ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
- VALVES AND OTHER PIPE MATERIALS TO BE ABANDONED SHALL BE REMOVED AND DISPOSED AT THE CONTRACTOR'S RESPONSIBILITY AND EXPENSE.
- CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH CITY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
- CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY. COORDINATE FINAL GRADE ELEVATION WITH JOHN HAYES ST.
- FIRE PROTECTION LINE TO BE SIZED BY FIRE PROTECTION CONTRACTOR.

**SEWER NOTES:**

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA.
- 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.
- ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
- PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
- WATER & SANITARY SEWER MAIN SEPARATION REQUIREMENTS SHALL COMPLY WITH "T.C.E.Q." MINIMUM VERTICAL SEPARATION REQUIREMENTS. (REFER TO SPECIFICATIONS.)
- ALL EXISTING 8" SEWER LINES AND SERVICES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH CITY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SELTSINGER DR. AND JOHN HAYES ST. ELEVATION 4016.76

DATE: 4-11-2013

BY: REVISIONS

RO: REVISED BOUNDARY

PROJECT NAME: TIERRA DEL ESTE UNIT SEVENTY FIVE

BRING PORTION OF SECTION 18, BLOCK 78 TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79 TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 98.966 ACRES

S C A L E

HORIZ: ---

VERT: ---

DATE: JAN. 2012

DESIGN BY: YC

INITIATED BY: RO

CHECKED BY: YC & FC

JOB NO.: 113-93

ENGINEER'S SEAL

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

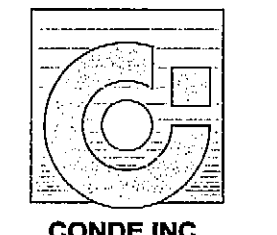
**CONDE INC.**

ENGINEERING / PLANNING SURVEYING / GPS

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

PHONE: (915) 592-0263

FAX: (915) 592-0266



CONDE INC. REGISTRATION NO. P-281

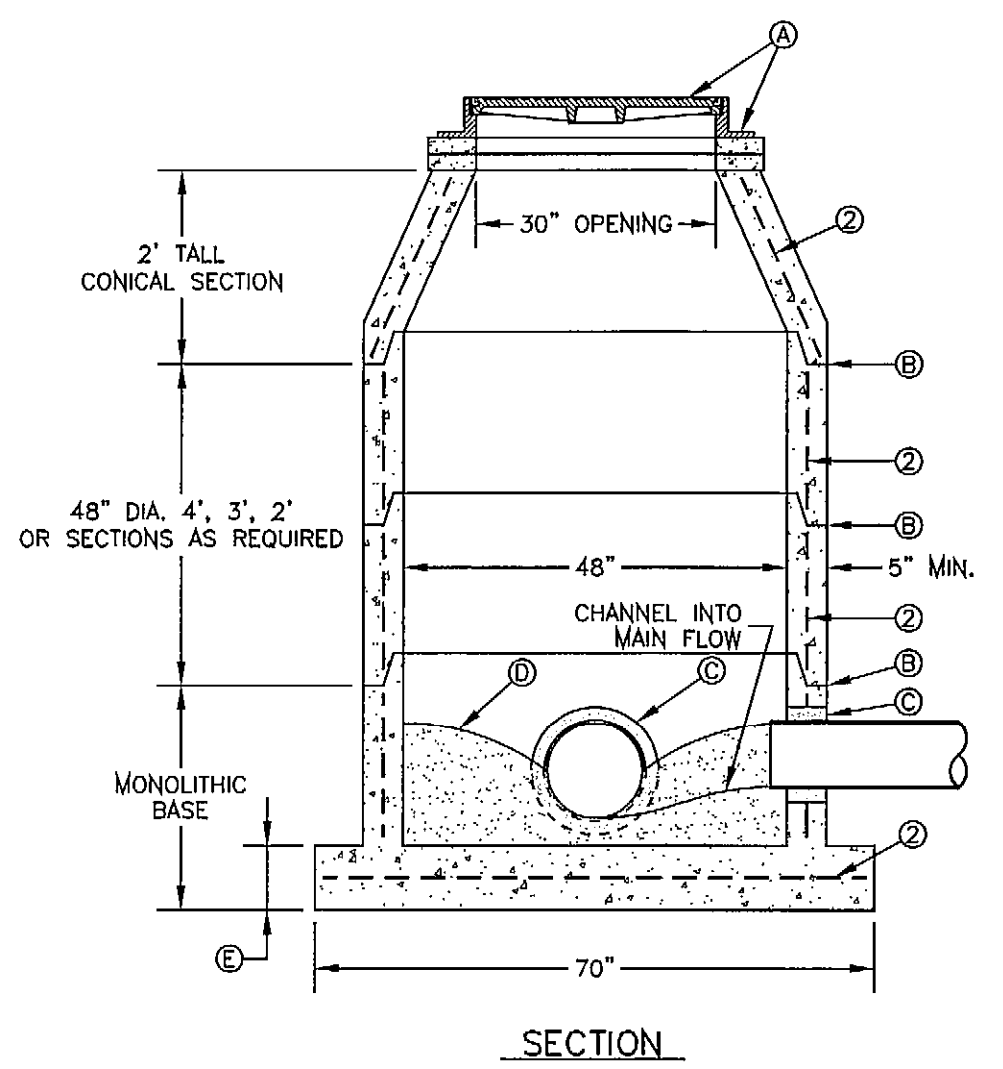
SHEET TITLE

**WATER AND SEWER NOTES**

SHT 39 OF 40



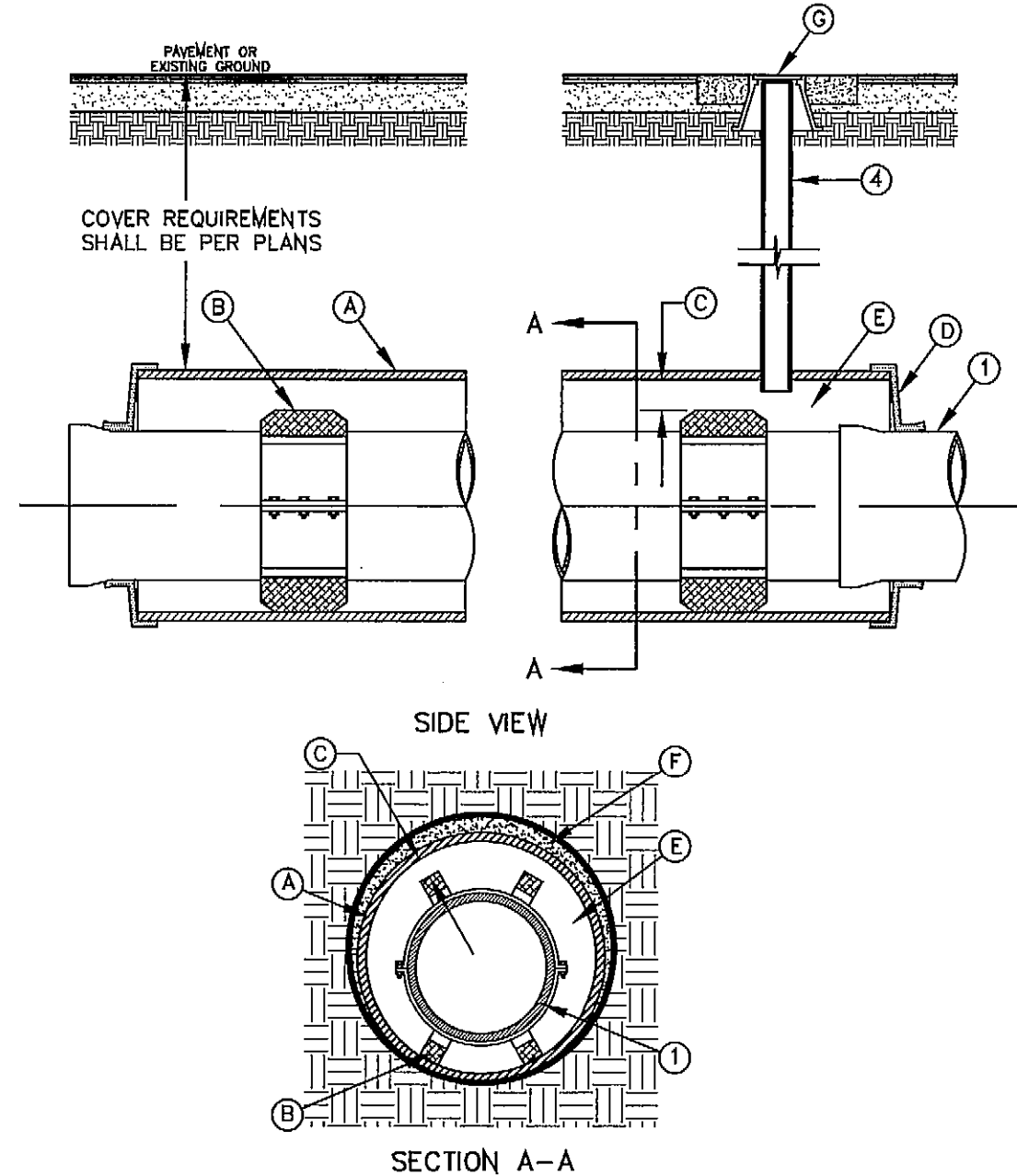
FILE: SA\_Subdivisions\75\1875-WAS NOTES-DETAILS PLOTTED Monday, September 30, 2013 11:05:30 AM



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

- GENERAL NOTES:**
1. MANHOLE TYPE "A" SHALL BE USED FOR LINES 21" AND SMALLER.
  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" @ OPENINGS OR KNOCKOUTS, OPENINGS (UP TO 8") MADE IN FIELD SHALL BE CORE DRILLED.
  3. CEMENT SHALL BE TYPE I-II, PER ASTM C-150, AND MUST CONTAIN A MINIMUM OF 4% FLY ASH OF THE TOTAL MANHOLE WEIGHT.
  4. THE BASE & RISER SHALL BE INTEGRALLY CAST. CONCRETE SHALL BE MIN. 28 DAY COMPRESSIVE STRENGTH 4000psi.
  5. MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.
  6. THE SUBGRADE UNDER THE BASE SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.
  7. MANHOLES BELOW GROUNDWATER TO BE EXTERNALLY AND INTERNALLY COATED WITH BITUMINOUS COATING.

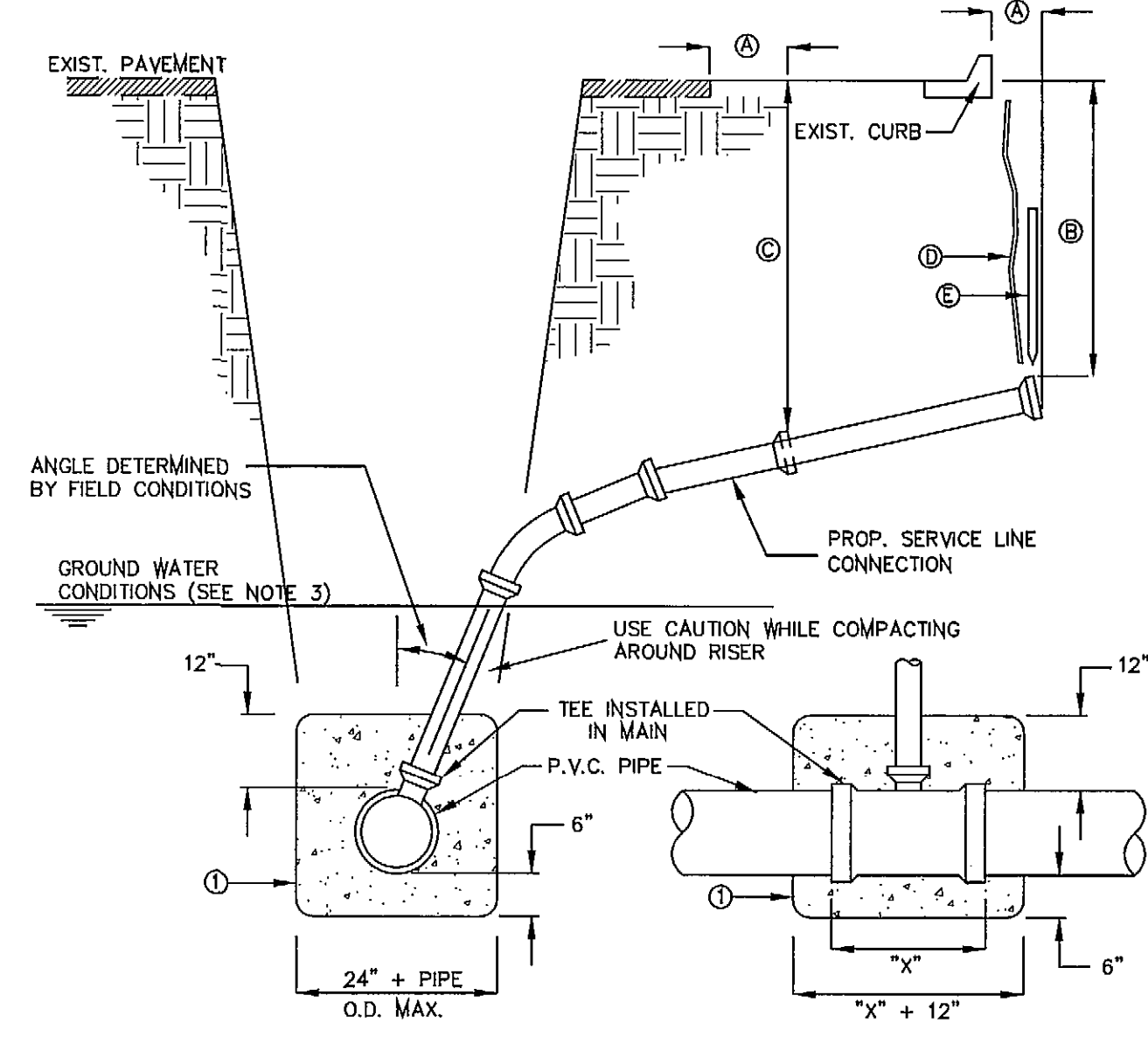
- CONSTRUCTION KEY NOTES:**
- A. MANHOLE RING AND COVER (SEE DETAILS 377 & 378). SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 185).
  - B. ALL JOINTS TO BE TONGUE, GROOVE AND SEALED WITH RAM-NEK OR APPROVED EQUAL.
  - C. PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE AND SHALL HAVE FLEXIBLE PIPE TO MANHOLE CONNECTORS (COMPRESSION TYPE ASTM-923), "KOR-N-SEAL" OR APPROVED EQUAL. GROUT AS REQUIRED.
  - D. CONCRETE BASE SHALL BE 6" FOR MH'S UP TO 12" DEEP AND 12" FOR DEPTHS GREATER THAN 12".



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

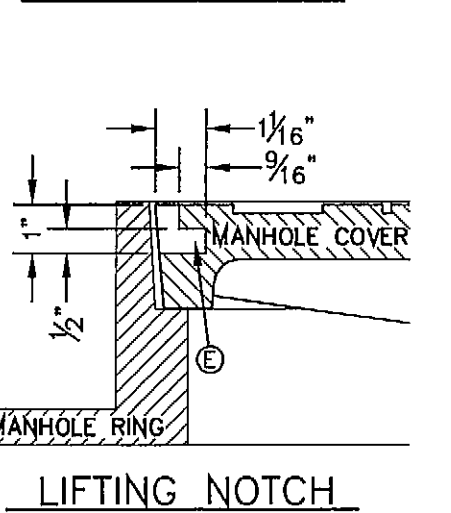
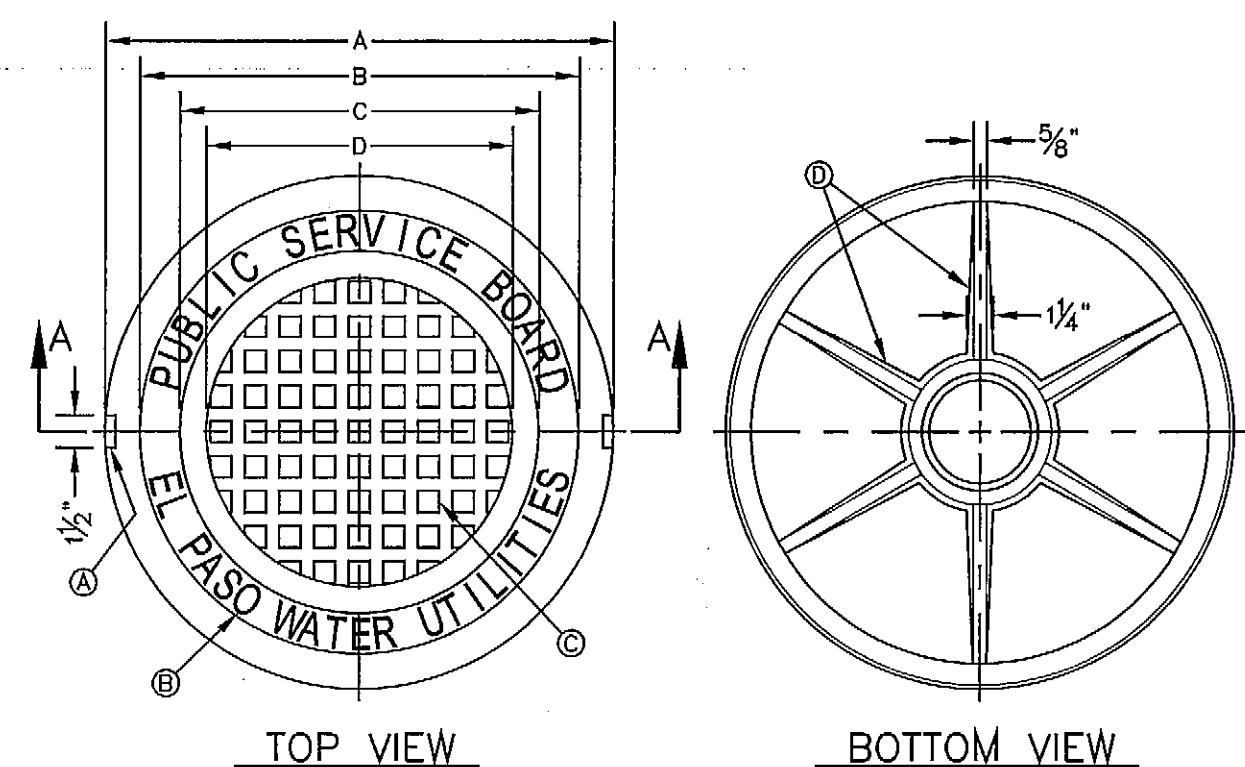
- GENERAL NOTES:**
1. INSTALLATION FOR APPROVED CARRIER PIPE.
  2. CASING SHALL BE INSTALLED USING EITHER JACKING, BORING OR TUNNELING METHODS FROM THE END WHICH CREATES A MINIMUM OF ACCESS AND RELOCATION PROBLEMS.
  3. INSULATED SPACERS SHALL BE USED WHEN SPECIFIED, TO PROVIDE CORROSION PROTECTION.
  4. PRECAUTIONARY OUTLET (6") WITH BONNET BOX AND COVER SHALL BE USED WHEN REQUIRED BY OTHER GOVERNING AGENCIES.

- CONSTRUCTION KEY NOTES:**
- A. STEEL CASING MINIMUM YIELD 36000 PSI, SIZE AND LENGTH AS SPECIFIED.
  - B. CASING INSULATORS, SPACING AND LOCATION PER MANUFACTURER'S RECOMMENDATIONS. INSULATORS SHALL FIT SNUG OVER THE CARRIER PIPE.
  - C. POSITION CARRIER PIPE APPROXIMATELY IN CENTER OF CASING. MINIMUM SPACING BETWEEN INSULATOR AND CARRIER PIPE SHALL BE 1", MAXIMUM SPACING SHALL BE 2".
  - D. END SHALL BE SEALED WITH BRICK AND MORTAR, BULKHEAD AND GROUT, OR WITH SYNTHETIC RUBBER SEAL, AS SPECIFIED.
  - E. ANNULAR SPACE SHALL BE LEFT OPEN FOR CATHODICALLY PROTECTED SYSTEM WHERE BOTH CASING AND CARRIER PIPE ARE METALLIC MATERIAL, OR AS OTHERWISE SPECIFIED.
  - F. PRESSURE GROUT ANNULAR SPACE OUTSIDE CASING AFTER CASING IS INSTALLED.
  - G. 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:**
1. IN GROUNDWATER CONDITIONS ONLY, P.V.C. SADDLES OR TEES ARE TO BE ENCASED WITH CLASS B CONCRETE.
  2. UNDER CERTAIN CONDITIONS FIELD INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE DEPTH ON THE LATERAL.
  3. WHEN GROUND WATER IS ENCOUNTERED SERVICE RISER SHALL BE EXTENDED ABOVE ANTICIPATED WATER TABLE LEVEL.
- CONSTRUCTION KEY NOTES:**
- A. 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.
  - B. 18" FOR STANDARD SUBDIVISION, 3.6" FOR SUBDIVISIONS WITH ON-SITE PONDING OR FLAT TERRAIN.
  - C. RISERS OR LATERALS EXTENDING BEYOND EXISTING PAVING SHALL BE INSTALLED TO 3.5' MINIMUM TOP OF GROUND OR PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
  - D. PLASTIC METALLIC MARKING TAPE RISING TO WITHIN 6" OF GROUND SURFACE OR METALLIC DISK.
  - E. WOODEN STAKE (1"x2"x36") VERTICALLY PLACED AT PLUGGED END OF PROPOSED SERVICE LINE.



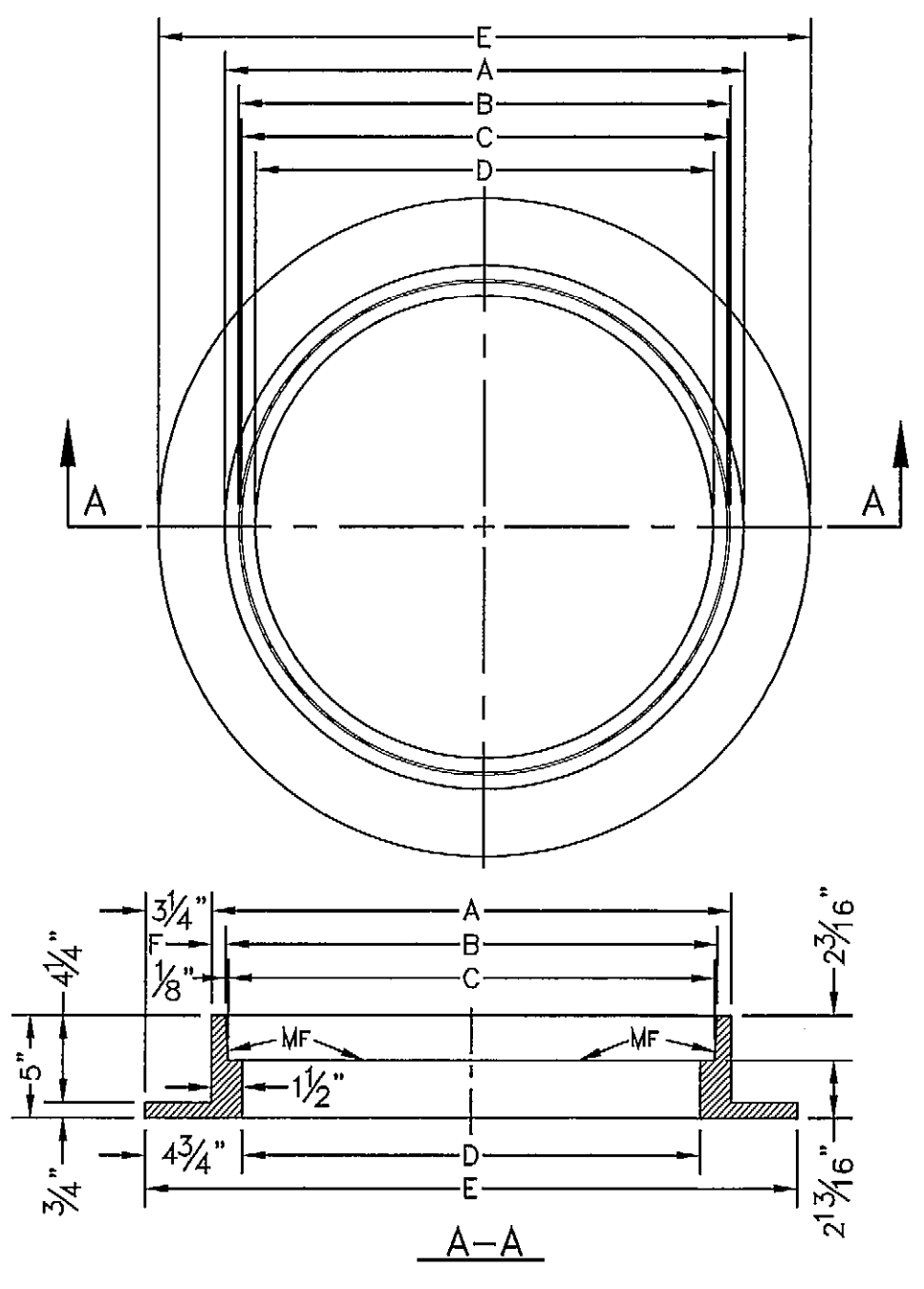
SEWER MANHOLE COVER  
N.T.S.  
378

- 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 1/8" ± / PER FOOT (AASHTO M306-07).
  5. WEIGHT MAY VARY 5% ± (AASHTO M306-07).

- CONSTRUCTION KEY NOTES:**
- A. LIFTING NOTCH.
  - B. 3/4" RAISED LETTERING.
  - C. 1" SQUARES (3/4" TALL) WITH 5/8" SPACE BETWEEN.
  - D. REINFORCING RIBS.
  - E. SLOT.

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

\*OBSOLETE - DO NOT USE  
(FOR REFERENCE ONLY)

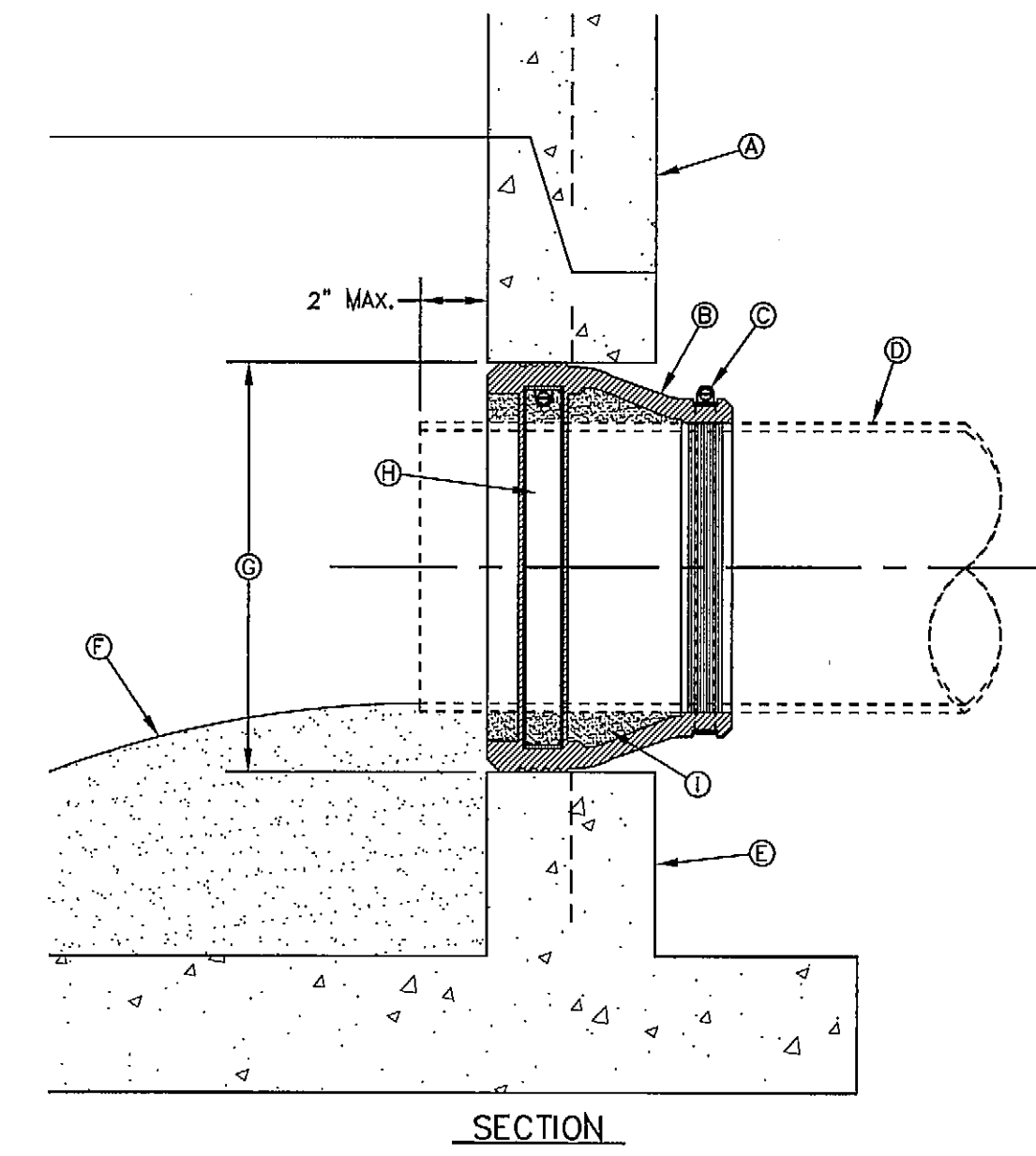


SEWER MANHOLE RING  
N.T.S.  
377

- 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 1/8" ± / PER FOOT (AASHTO M306-07).
  5. WEIGHT MAY VARY 5% ± (AASHTO M306-07).

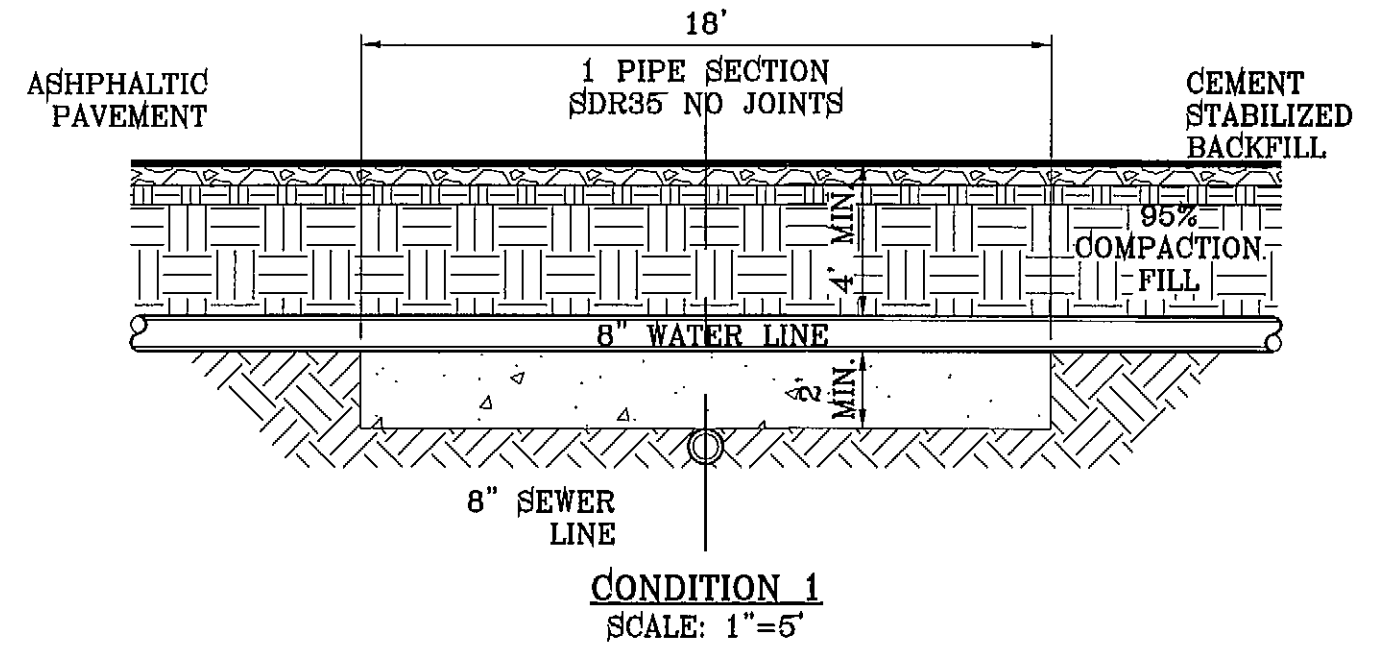
MANHOLE RING	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	33"	25 1/2"
B	31 3/4"	24 1/8"
C	31 1/2"	23 3/8"
D	30"	22 1/2"
E	29 1/2"	32"
F	5 1/2"	1 1/8"
WEIGHT	220 lbs.	170 lbs.

\*OBSOLETE - DO NOT USE  
(FOR REFERENCE ONLY)

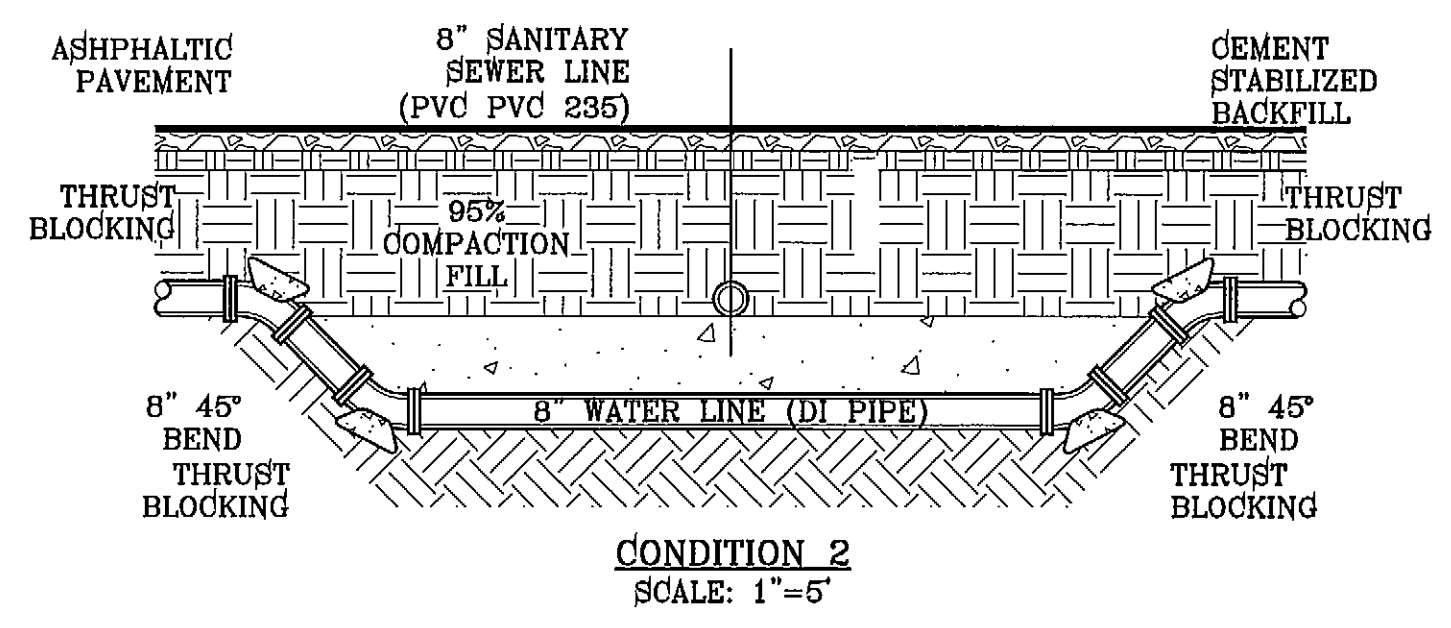


PIPE CONNECTION TO MANHOLE  
N.T.S.  
376

- GENERAL NOTES:**
1. 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:**
- A. PRECAST MANHOLE BARREL.
  - B. FLEXIBLE CONNECTOR.
  - C. PIPE CLAMP SS 316.
  - D. APPROVED PIPE.
  - E. PRECAST MANHOLE BASE.
  - F. GROUT AS REQUIRED TO FORM SMOOTH CHANNEL TO MANHOLE INVERT.
  - G. PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE.
  - H. EXPANSION BAND SS 316.
  - I. FILL SPACE WITH GROUT.



CONDITION 1  
SCALE: 1"=5'



CONDITION 2  
SCALE: 1"=5'

**TIERRA DEL ESTE  
UNIT SEVENTY FIVE**

BRING PORTION OF SECTION 19, BLOCK 79,  
TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79,  
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 38.966 ACRES

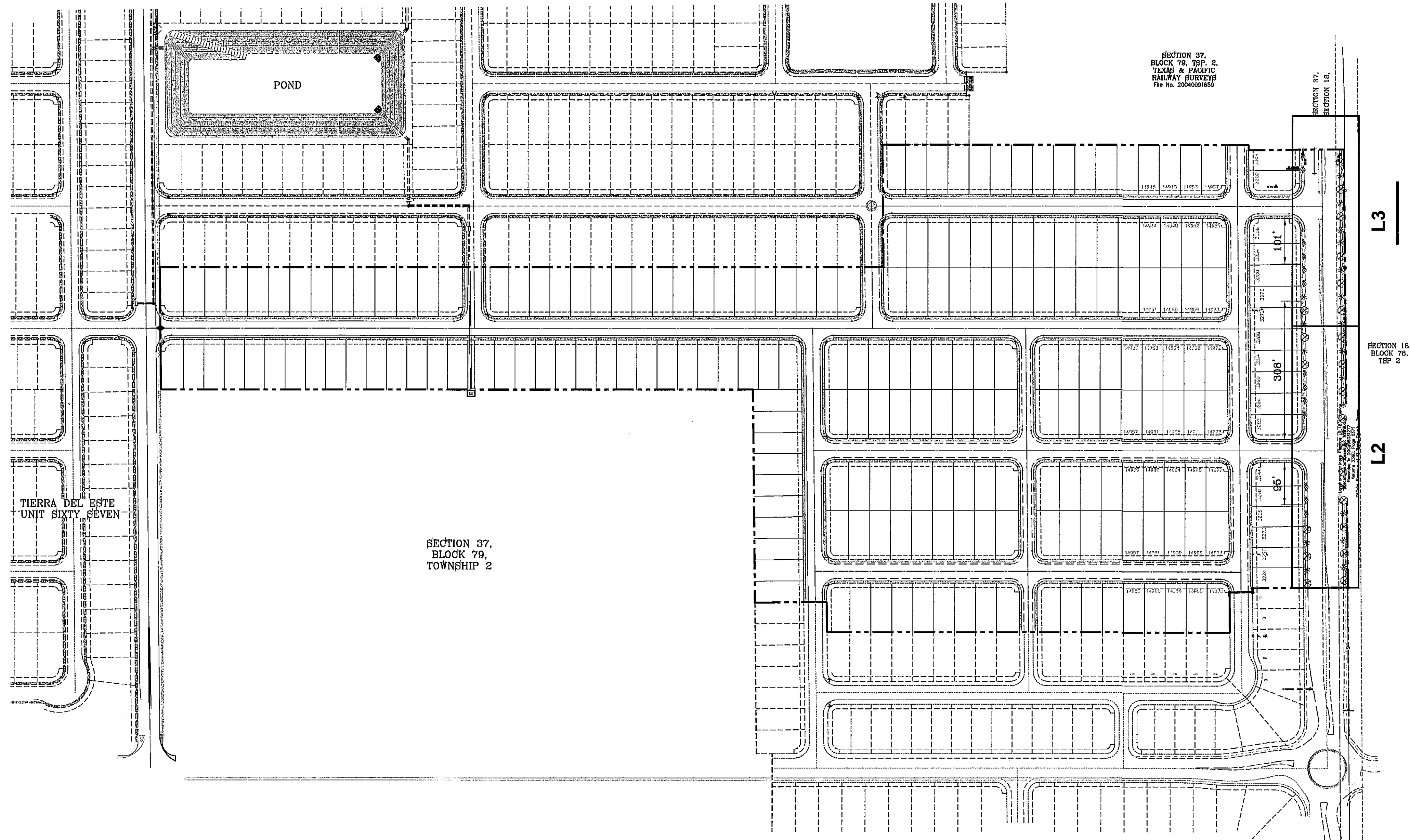
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79805  
PHONE: (915) 592-0283  
FAX: (915) 592-0286

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

**TIERRA DEL ESTE UNIT SEVENTY FIVE**

SHT 40 OF 40





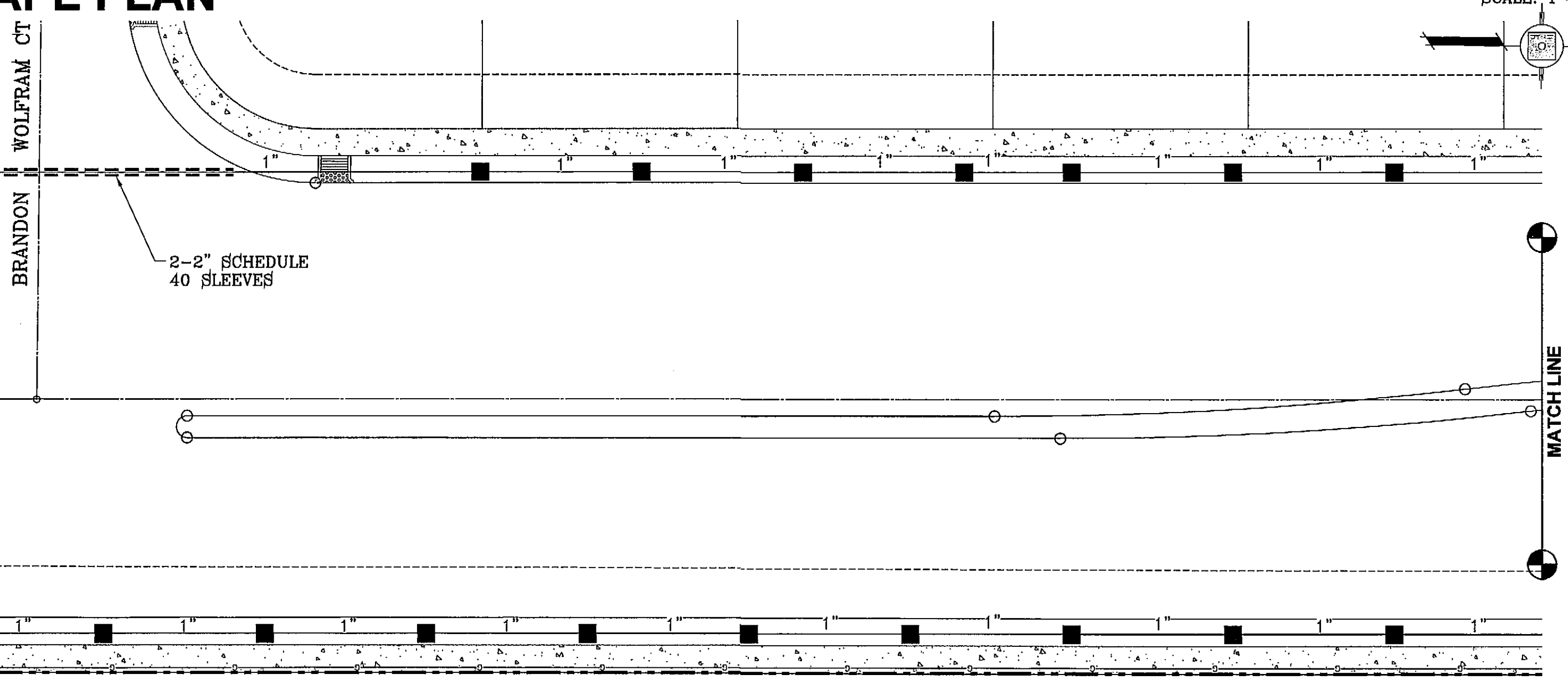
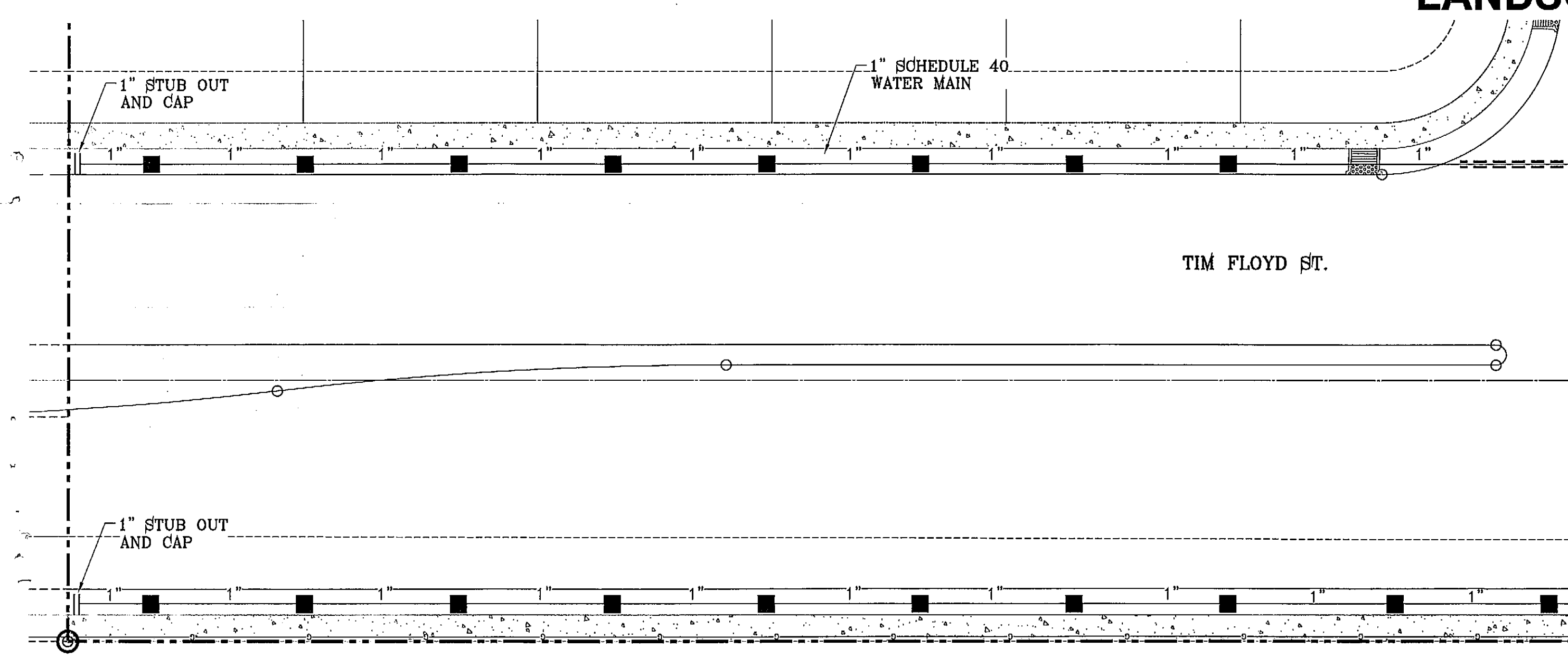
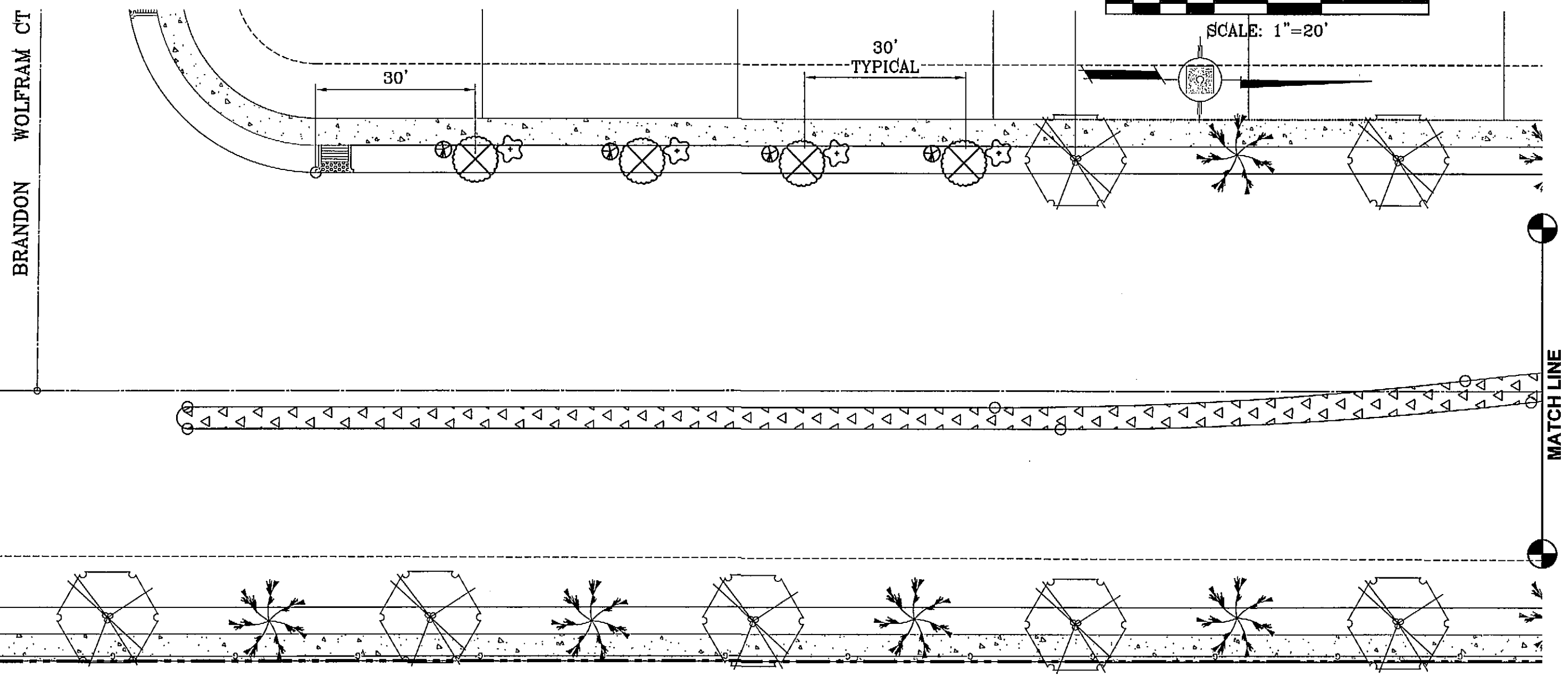
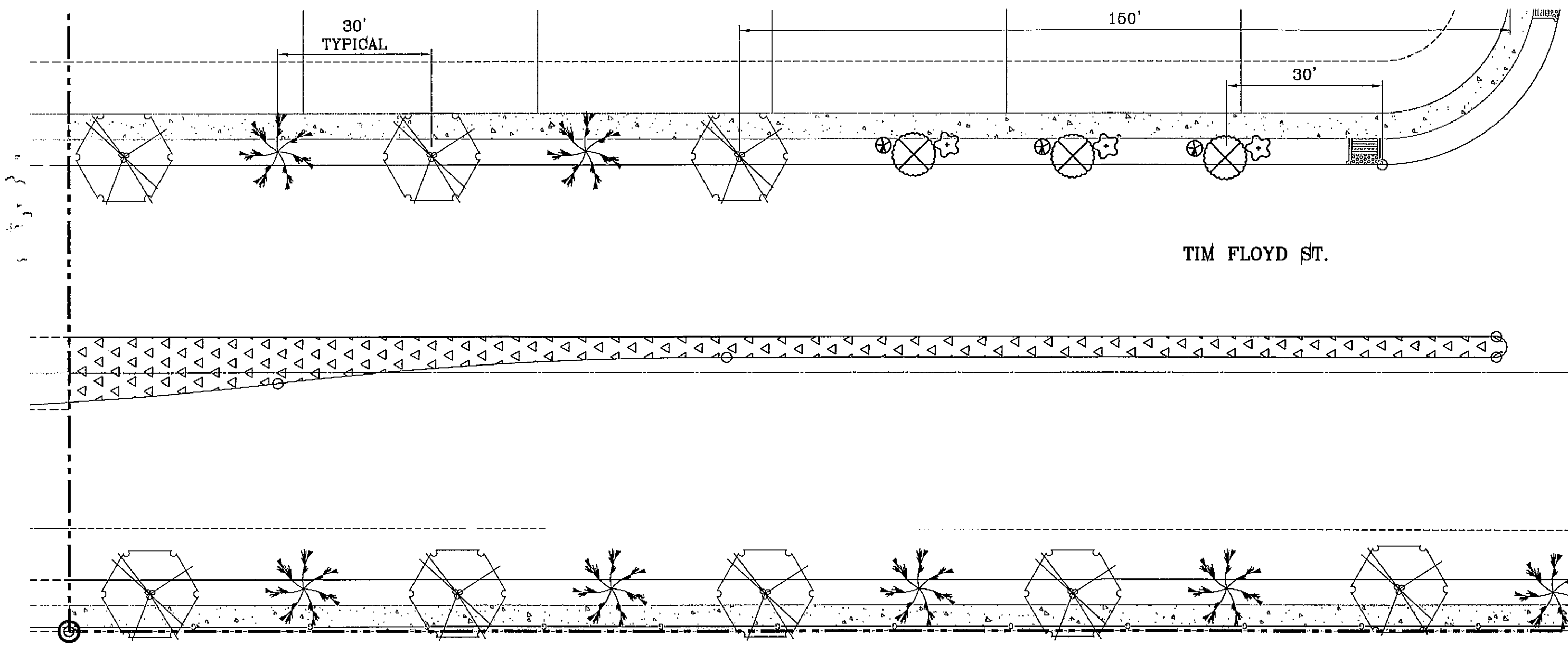
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6080 SURETY DR. STE 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 592-0263  
 FAX: (915) 592-0286

ENGINEER'S SEAL

SCALE  
 HORIZ: N.T.S.  
 VERT: ---  
 DATE: JAN. 2012  
 DESIGN BY: YC  
 INITIATED BY: RO  
 CHECKED BY: YC & FC  
 JOB NO.: 113-33

PROJECT NAME  
**TIERRA DEL ESTE  
 UNIT SEVENTY FIVE**  
 BEING PORTION OF SECTION 18, BLOCK 78,  
 TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79,  
 TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 38.866 ACRES

BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SWININGER DR. AND JOHN HAYES ST. ELEVATION 4018.75	REVISIONS
DATE 4-11-2013	REVISED BOUNDARY
BY RO	



**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 UNDERGROUND DOUBLE CHECK ASSEMBLY 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
- ⊕ 1" ISOLATION BRASS BALL VALVE
- ⊙ AMIAD 1" WYE FILTER & WILKINS 600 SERIES PRESSURE REGULATOR

**LEGEND**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	ARIZONA ASH	FRAXINUS VELUTINA	2" GAL	22
	TEXAS PISTACHE	PISTACIA MEXICANA (P. TEXANS)	2" GAL	21
	RED CLUSTERBERRY	COTONEASTER LACTEUS 'PARNEYI'	5 GAL	13
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL	13
	TEXAS SAGE	LEUCOPHYLLUM 'FRUTESCENS'	5 GAL	13
	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			
	RIVER ROCK, 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			

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 RALPH SWINGER DR. AND JOHN HARRIS CIRCLE ELEVATION 4018.75

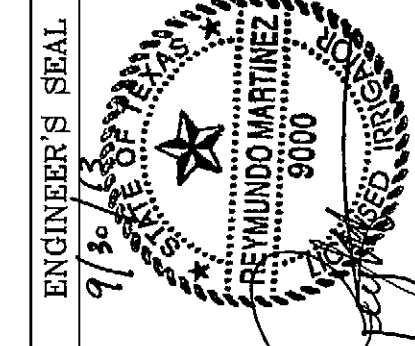
DATE	REVISIONS	BY	RO
4-11-2013	REVISED BOUNDARY		

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.956 ACRES

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

DATE: JAN. 2012  
DESIGN BY: YC  
INITIATED BY: RO  
CHECKED BY: YC & FC  
JOB NO.: 113-33



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

REGISTRATION No. F-2321

SHEET TITLE  
**LANDSCAPE AND IRRIGATION**

SHT L2 OF L4

FILE S:\LANDSCAPE\75\75-LANDSCAPE-IRRIGATION PLOTTED Monday, September 30, 2013 2:37:06 PM





BENCHMARK	BY
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF RALPH SKETSINGER DR. AND JOHN HAYES ST. ELEVATION 4018.75	RO
DATE	REVISIONS
4-11-2013	REVISED BOUNDARY

PROJECT NAME  
**TERRA DEL ESTE UNIT SEVENTY FIVE**  
 BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CITY OF CONTAINING: 38.966 ACRES

SCALE	HORIZ. AS NOTED
DATE: JAN. 2012	VERT. ---
DESIGN BY: YC	
INITIATED BY: BO	
CHECKED BY: YC & J.C.	
JOB NO.: 113-83	

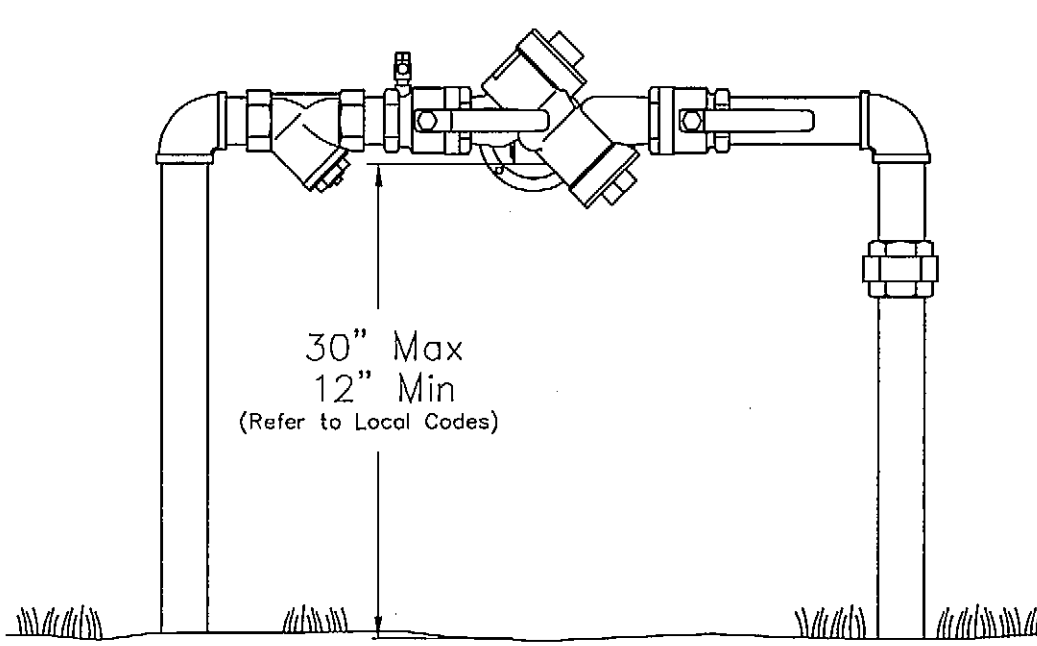
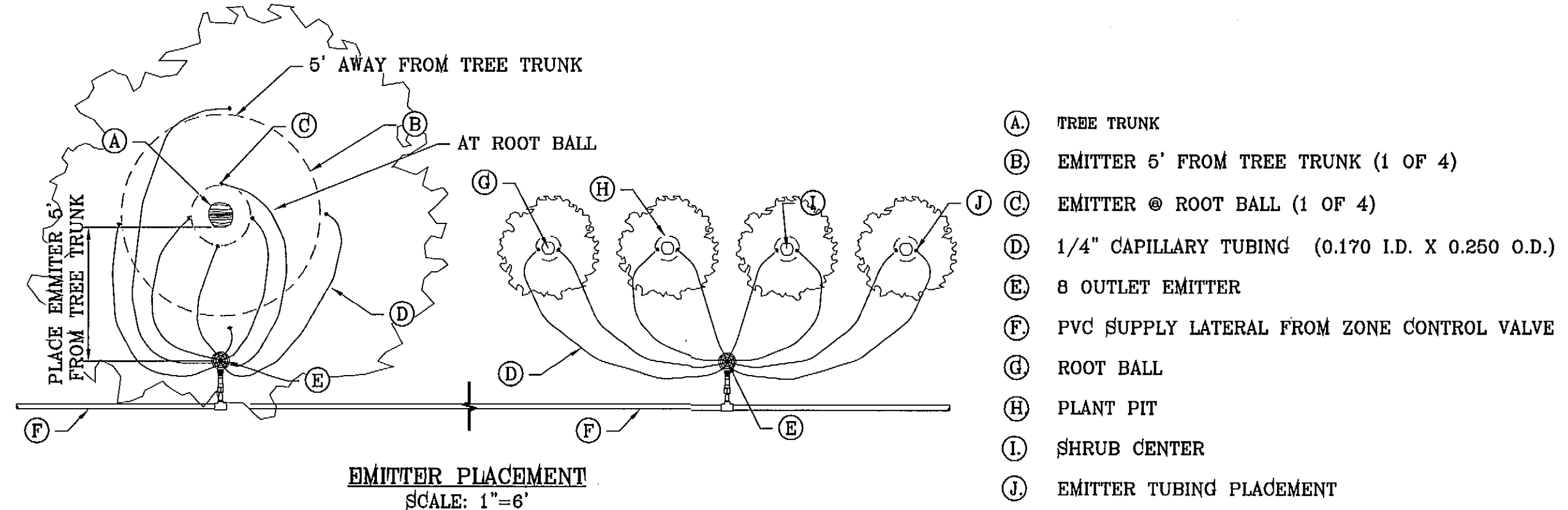
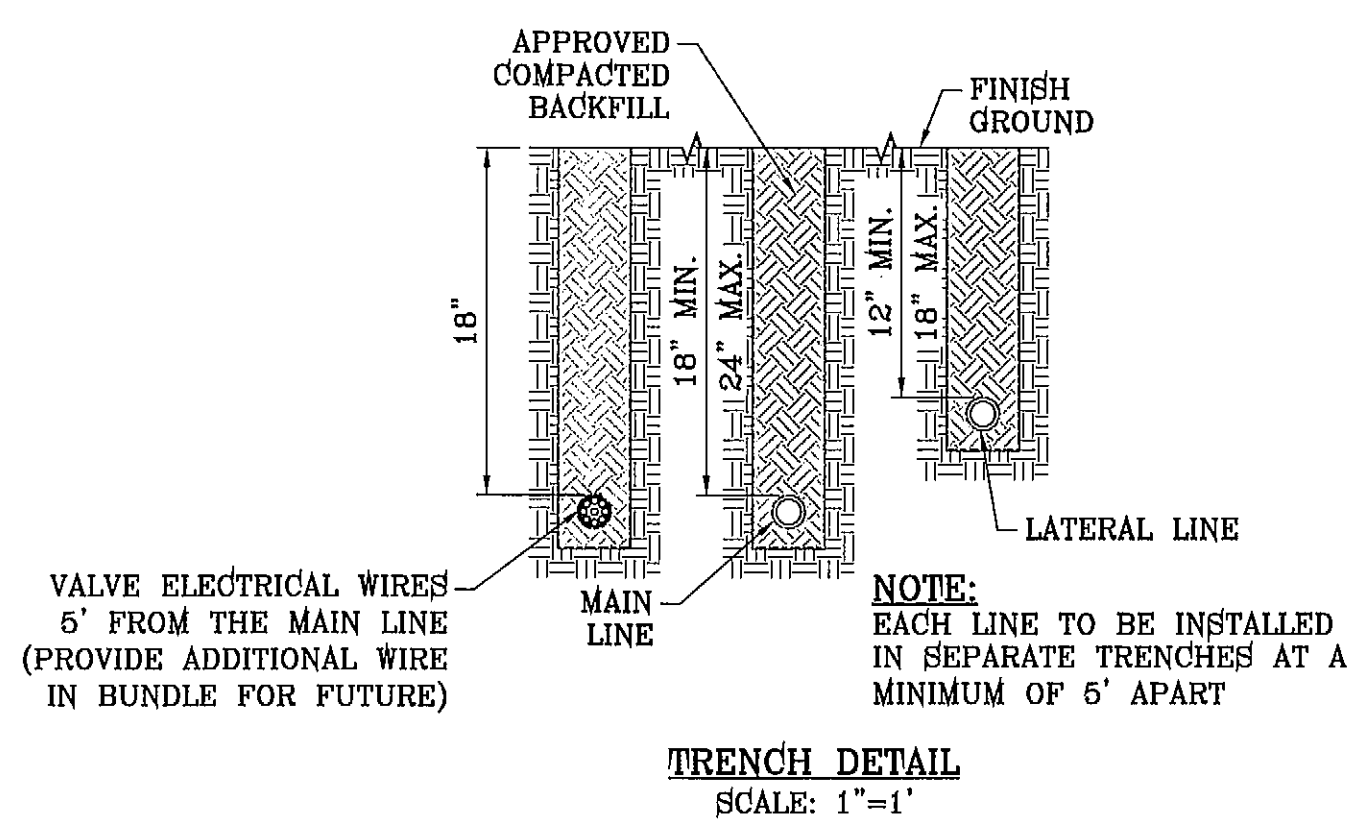
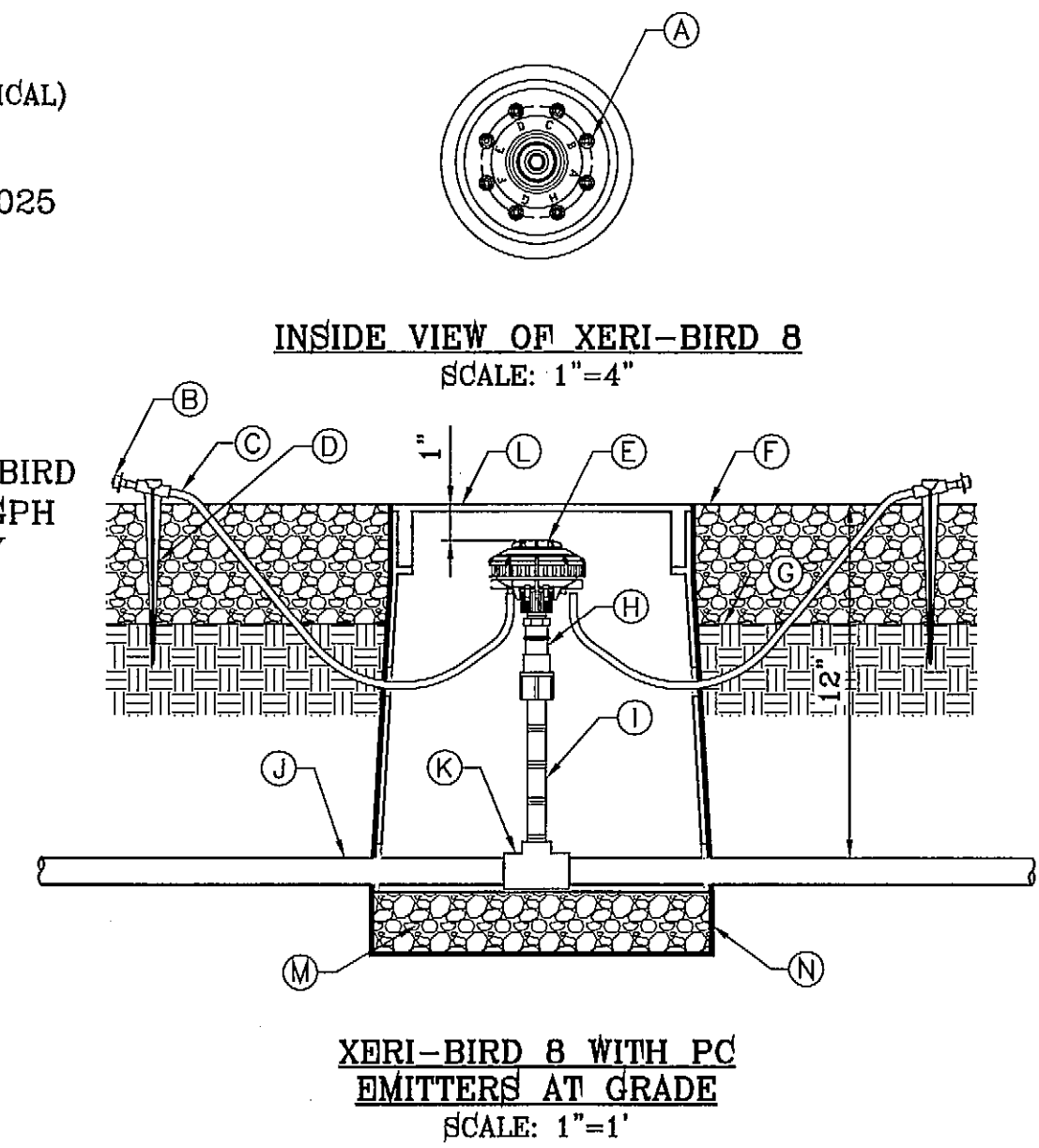
CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 6000 SURETY DR. SFE 100  
 EL PASO, TEXAS 79906  
 PHONE: (915) 592-0283  
 FAX: (915) 592-0286

CONDE INC.  
 REGISTRATION NO. F-231

SHEET TITLE  
**LANDSCAPE AND IRRIGATION STANDARD DETAILS**

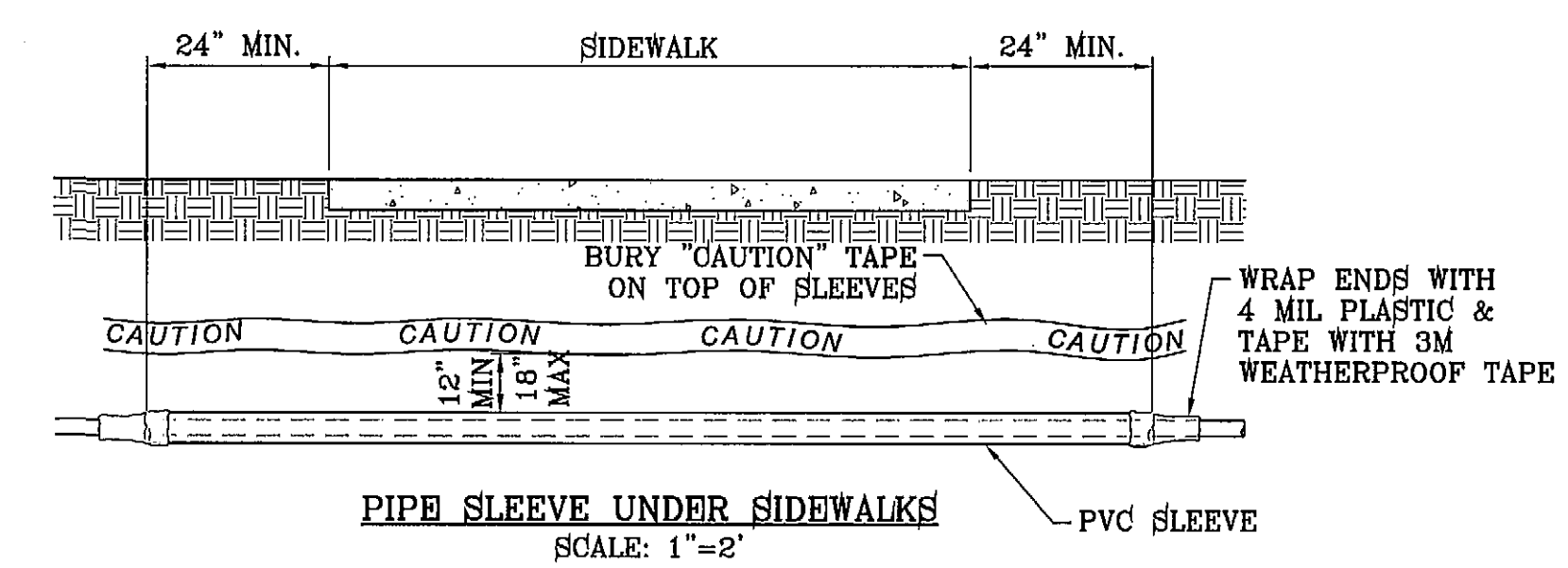
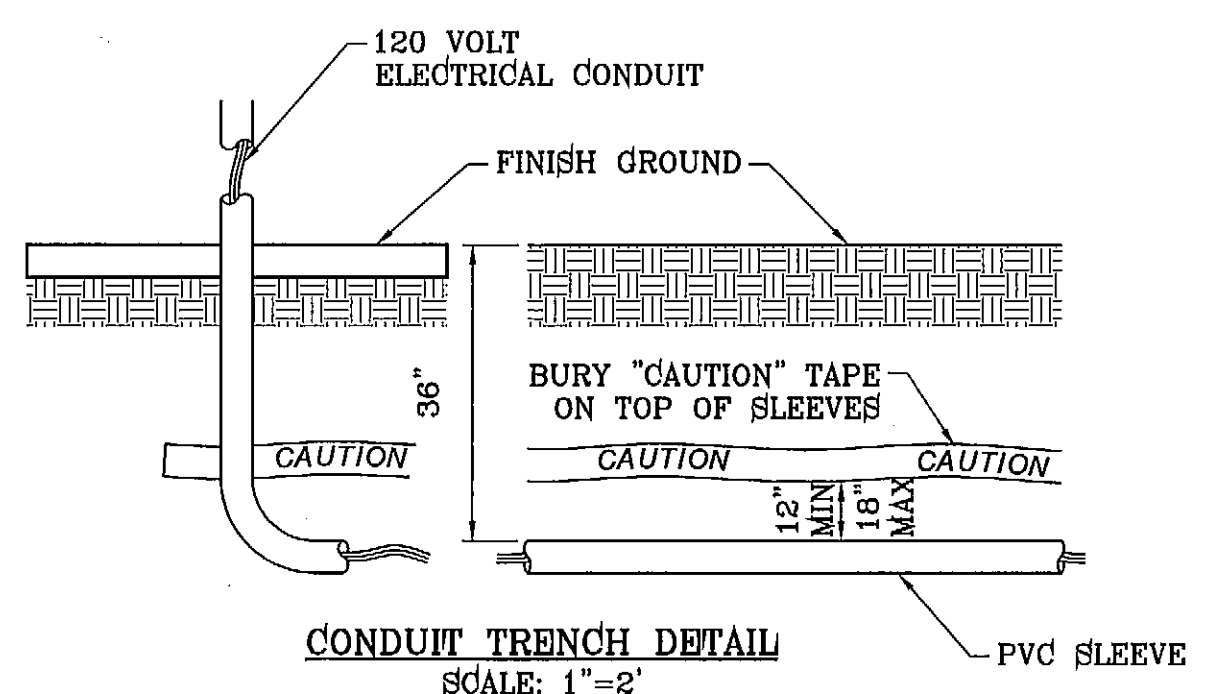
SHT L4 OF L4

- (A) (B) 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" UNDER AND AROUND VALVE BOX AND SEAL ALL PIPE PENETRATIONS



GENERAL FEBCO NOTES:

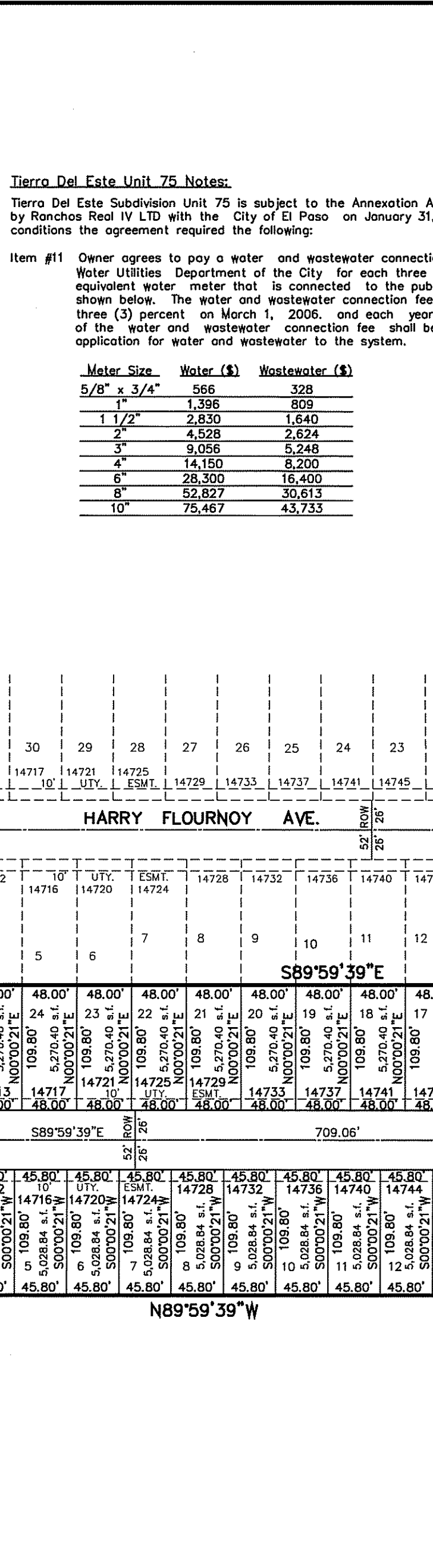
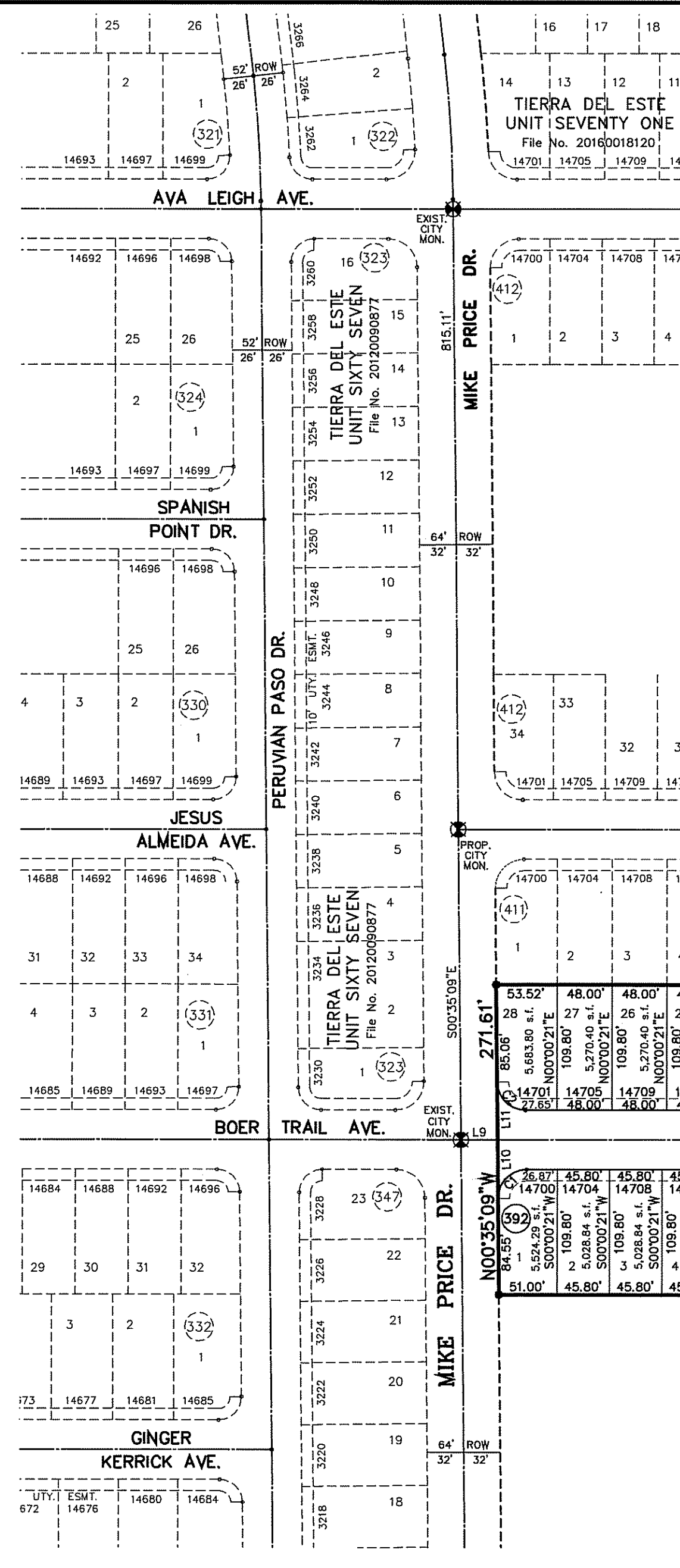
1. Consult local codes for specific installation requirements and restrictions applicable to your area. It is recommended that system supply pressure be at least 20psi (138 kPa).
2. These instructions apply to the FEBCO Series 825Y and LF825Y, sizes 3/4" - 2" (20 - 50mm) only. The assembly should be installed in the horizontal position with the relief valve on the side.
3. THE VALVE ASSEMBLY MUST BE INSTALLED WHERE RELIEF VALVE DISCHARGE WILL BE ACCEPTABLE OR WHERE RELIEF VALVE DISCHARGE CAN BE COMPLETELY DRAINED. The valve assembly must be installed where it is accessible for periodic testing and maintenance. Clearances shown in the installation views apply to exterior, interior and pit/vault installations and are only recommendations. These minimums do not apply to removable protective enclosures. Refer to local codes for actual requirements in your area.
4. PRIOR TO INSTALLING THE VALVE INTO THE LINE, FLUSH THE SUPPLY LINE OF ALL FOREIGN MATERIAL. Failure to flush the supply line may cause the check valves to become fouled and require disassembly and cleaning.
5. After installation SLOWLY fill the assembly with water and bleed air from the body using the # 3 and # 4 test cocks. Test the valve assembly to ensure correct operation.
6. The assembly must be protected from freezing and excessive pressure increases. Pressure increases can be caused by thermal expansion or water hammer. These excessive pressure situations must be eliminated to protect the valve and system from possible damage.





# TIERRA DEL ESTE UNIT SEVENTY FIVE

BEING PORTION OF SECTION 18, BLOCK 78, TOWNSHIP 2, AND PORTION OF SECTION 37, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 38.96± ACRES



**NOTES:**  
 WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 75) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF  
 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 16.03, 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 RECORD SECTION.  
 INSTRUMENT No. 20160053597/99 DATE 8-1-16  
 VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT TO FLOYD ST., SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_  
 RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
 INSTRUMENT No. 20160053600 DATE 8-1-16  
 LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.  
 U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022Z0101R 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.  
 STREET CLASSIFICATION: 40' R.O.W. = 20' RESIDENTIAL LANE NO PARKING  
 52' R.O.W. = 32' LOCAL RESIDENTIAL 3.  
 100' R.O.W. = MAJOR ARTERIAL STREET.

**Water Del Este Unit 75 Notes:**  
 Tierra Del Este Subdivision Unit 75 is subject to the Annexation Agreement entered into by Rancho Real V LTD 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.

Water Size	Water (\$)	Wastewater (\$)
5/8" x 3/4"	966	328
1 1/2"	1,396	809
2"	2,830	1,640
3"	4,528	2,824
4"	9,058	5,248
6"	14,150	8,200
8"	28,300	16,400
10"	52,827	30,613
12"	75,467	43,333

**SCHOOL DISTRICT**  
 SOCORRO INDEPENDENT SCHOOL DISTRICT  
 12440 ROJAS DRIVE

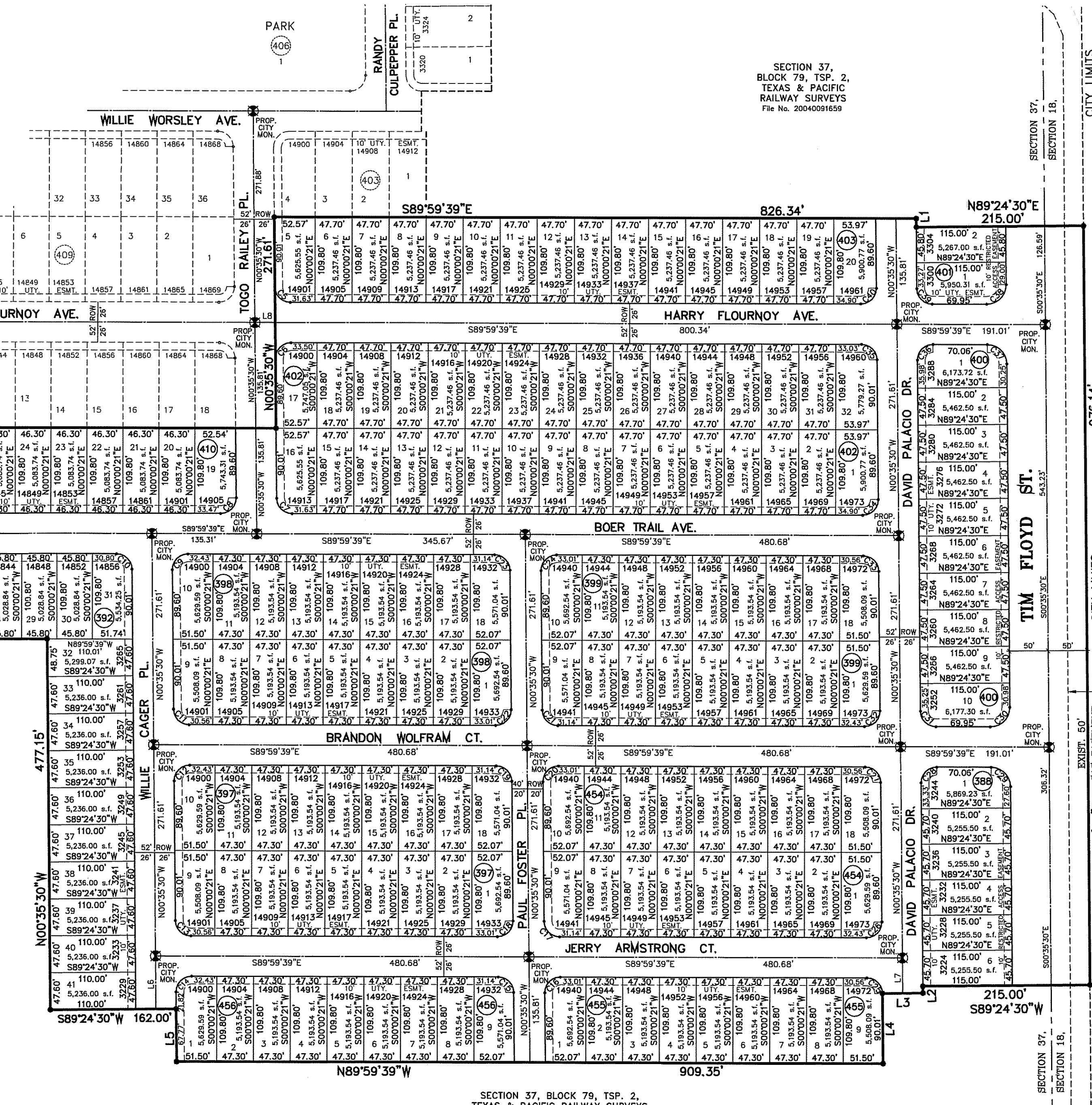
**TOTAL RESIDENTIAL LOTS**  
 229

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.94	S00°35'30"E
L2	8.83	S00°35'30"E
L3	52.00	S89°24'30"W
L4	90.01	S00°35'30"E
L5	67.77	N00°35'30"E
L6	68.31	S00°35'30"E
L7	45.52	S00°35'30"E
L8	28.00	S89°24'30"W
L9	32.00	S89°24'30"W
L10	51.26	S00°35'09"E
L11	50.74	S00°35'09"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	26.00	39.53	25.26	35.64	S44°42'36"W	90°35'30"
C2	26.00	39.01	24.74	35.17	S45°17'24"E	89°24'30"
C3	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'30"
C4	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C5	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C6	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C7	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C8	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C9	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C10	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C11	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C12	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C13	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C14	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C15	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C16	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C17	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C18	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C19	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C20	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C21	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C22	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C23	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C24	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C25	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C26	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C27	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C28	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C29	26.00	39.01	24.74	35.17	N45°17'35"W	89°24'10"
C30	26.00	39.53	25.26	35.64	N44°42'25"E	90°35'50"
C31	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C32	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C33	20.00	31.21	19.79	28.14	N45°17'35"W	89°24'10"
C34	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"
C35	20.00	31.21	19.79	28.14	N45°17'35"W	89°24'10"
C36	20.00	31.62	20.21	28.43	S44°42'25"W	90°35'50"
C37	26.00	39.01	24.74	35.17	N45°17'35"W	89°24'10"
C38	26.00	39.53	25.26	35.64	N44°42'25"E	90°35'50"
C39	20.00	31.21	19.79	28.14	S45°17'35"E	89°24'10"
C40	20.00	31.62	20.21	28.43	N44°42'25"E	90°35'50"



SECTION 37, BLOCK 79, TSP. 2, TEXAS & PACIFIC RAILWAY SURVEYS  
 File No. 2004091659

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 File No. 2004091659

**DEDICATION**  
 RANCHO 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, drainage R.O.W., restricted access easements and utility easements as hereon laid down and designated, including easements for overhead service wires for pole top utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.  
 Witness my signature this 4th day of April, 2016.  
 By: RANCHO REAL XV, L.L.C.  
 By: 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 RANCHO 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 4th day of April, 2016.  
 Notary Public in and for El Paso County  
 My Commission Expires 01-31-2018

**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, Texas.  
 Approved for filing this 14 day of JULY, 2016.  
 Executive Secretary: [Signature]  
 Chairperson: [Signature]  
 Planning and Inspections Director: [Signature]

**FILING**  
 Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 1st day of AUGUST, 2016, A.D.  
 File No. 20160053597  
 Notary Public: [Signature]  
 By Deputy: [Signature]

Prepared by and under the supervision of:  
 YVONNE CONDE CURRY, P.E.  
 Registered Professional Engineer  
 Registration No. 64648  
 Yvonne Conde Curry, P.E.  
 Ron R. Conde, Registered Professional Land Surveyor  
 Texas License No. 5152

DATE OF PREPARATION: JANUARY 27, 2013

**CONDE INC.**  
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 GPS / SURVEYING / CAD  
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 EL PASO, TEXAS 79905  
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STATE OF TEXAS  
 COUNTY OF EL PASO  
 YVONNE CONDE CURRY  
 64648  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF EL PASO  
 RANCHO REAL XV, L.L.C.  
 5152  
 REGISTERED PROFESSIONAL LAND SURVEYOR