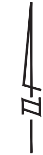
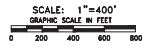
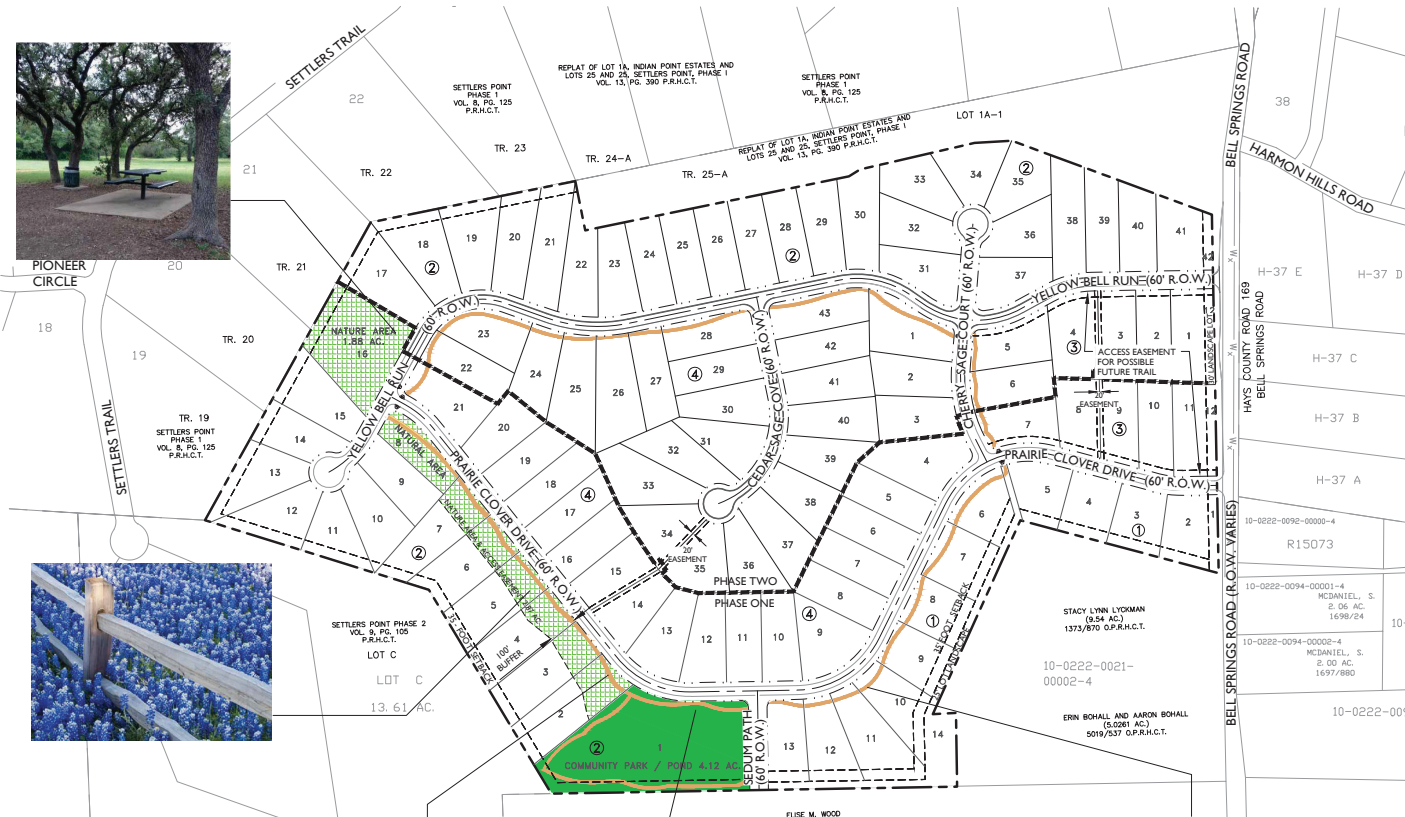
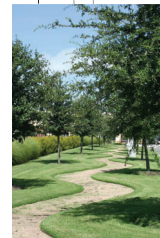


NOTE: 1) PROVIDE SCH 40 PVC UNDER DRAINS AT ALL LOW WATER CROSSINGS TO INSURE THAT EROSION OF THE TRAIL IS PREVENTED OR LIMITED.

4\"/>

6' CRUSHED GRANITE TRAIL
NOT TO SCALE



LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED PHASE LINE	----
TRAIL SYSTEM	Orange line
NATURE AREA	Green cross-hatch pattern
COMMUNITY PARK/POND	Solid green

PUBLIC PARKS AND OPEN SPACE

COMMUNITY POND =	2.00 AC
COMMUNITY PARK =	2.12 AC
TRAILS =	0.75 AC
NATURE AREA =	4.75 AC
TOTAL PUBLIC PARK & OPEN SPACE	9.62 AC
PARKLAND REQUIRED	4.44 AC
PARKLAND PROVIDED	9.62 AC

PRELIMINARY LOT COUNT

RESIDENTIAL LOTS =	104
POND/PARK LOT =	7
TOTAL LOTS =	111

1 ACRE PER 25 LUEs = REQUIRED PARKLAND
111 LOTS / 25 LUEs = 4.44 AC REQ'D

LOT COUNT PER PHASE

RESIDENTIAL LOTS - PHASE 1 =	48
RESIDENTIAL LOTS - PHASE 2 =	56
PARK/POND/LANDSCAPE LOT - PHASE 1 =	5.5
PARK/POND/LANDSCAPE LOT - PHASE 2 =	1.5

TRE & ASSOCIATES
Engineering Solutions
11000 Hwy. 60, Suite 200
El Paso, Texas 79912
Phone: (915) 836-8000
Fax: (915) 836-8001

PROJECT NO. 1731-1127-132	DESIGNED BY: HD			
DWG FILE PRELIMINARY PLAT	DRAWN BY: THE			
DATE: JANUARY 2017	CHECKED BY: AIR			
NO.	BY	DATE	REVISION	DESCRIPTION

ESPERANZA SUBDIVISION

PARK PLAN

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
ADRIAN H. ROSAS
93459
LICENSED PROFESSIONAL ENGINEER

03/08/2019

SHEET 3 OF 8