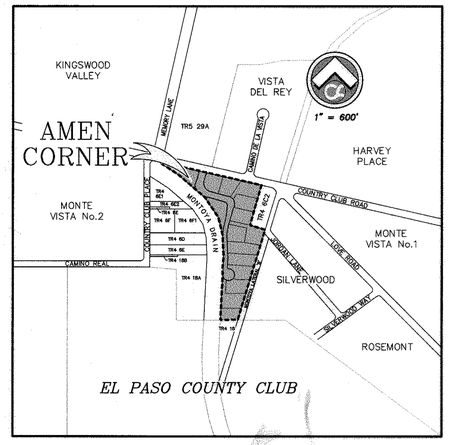
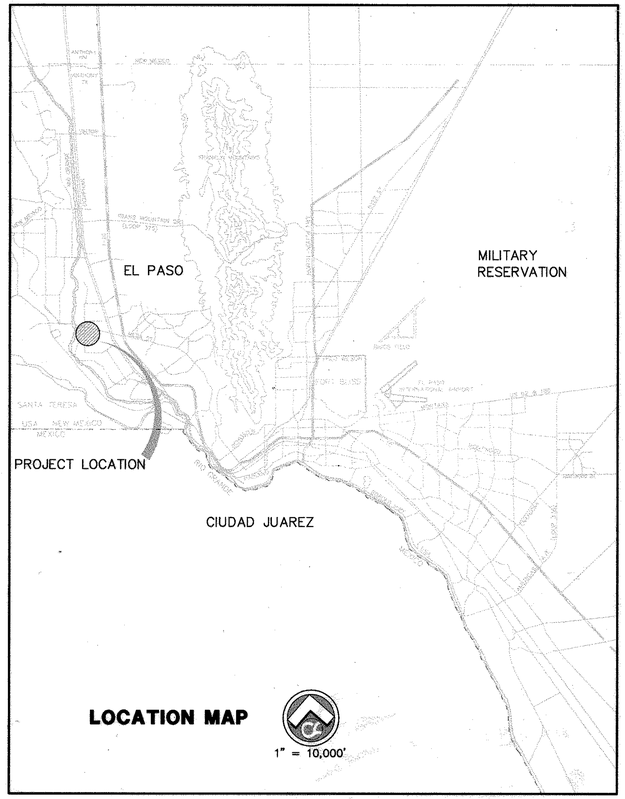
PLANS FOR CONSTRUCTION OF

AMEN CORNER
Subdivision



VICINITY MAP



DRAWING INDEX

SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	SUBDIVISION PLAT
3	LOT SET BACKS
4	DRAINAGE PLAN
5	GRADING PLAN
6	CROSS SECTIONS
7	CENTERLINES
8	AMEN COURT PLAN & PROFILE
9	AMEN COURT PLAN & PROFILE
10	STANDARD DETAILS
11	ILLUMINATION PLAN
12	STORM WATER POLLUTION PREVENTION PLAN
13	STORM WATER POLLUTION PREVENTION PLAN

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
LICENSED
PROFESSIONAL ENGINEER

7/28/08

RECORD DRAWING

csa design group, inc.

1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com

FILE No. 5016

04/16/08 RECORD DRAWING

5016 AMEN CORNER

Jul 18, 2008 3:17pm gpeters

S:\Draw\5016 Amen Corner\AS BUILTS\5016 Sht1(cover).dwg

AMEN CORNER AMENDING SUBDIVISION

BEING AN AMENDING PLAT OF AMEN CORNER SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 8.606 ± ACRES

SCALE: 1" = 100'
0 50 100 200

NOTES:

1. UNLESS OTHERWISE NOTED HEREON, ALL PROPERTY BOUNDARIES ARE TAKEN FROM THE ORIGINAL SURVEY NOTES AND MAPS OF BLOCK 4, UPPER VALLEY SURVEYS, MADE FOR TAX PURPOSES BY EL PASO COUNTY IN NOVEMBER, 1929.

2. BASIS-OF-BEARINGS IS THE MONUMENTED CENTERLINE OF COUNTRY CLUB ROAD.

3. PROPERTY IS SUBJECT TO A CLAIM FROM THE TIGUA INDIAN TRIBE DATED APRIL 9, 1993, IN BOOK 2553, PAGE 1958, DEED RECORDS, EL PASO COUNTY, TEXAS.

4. THE EASTERLY RIGHT-OF-WAY OF THE MONTOYA DRAIN AND THE SOUTHERLY BOUNDARY OF TRACT 6C1 ARE DESCRIBED JANUARY 6, 1938, IN BOOK 630, PAGE 627, DEED RECORDS, EL PASO COUNTY, TEXAS.

5. TRACT 6C2 IS DESCRIBED APRIL 10, 1962, IN BOOK 1664, PAGE 107, DEED RECORDS, EL PASO COUNTY, TEXAS.

6. TITLE COMMITMENT NO. 04203813, DATED DECEMBER 05, 2004, PROVIDED BY LONE STAR TITLE INSURANCE COMPANY.

7. SET 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED; INDIVIDUAL LOT CORNERS WILL BE SET FOLLOWING COMPLETION OF EARTHMOVING OPERATIONS.

8. THE DIFFERENCES INDICATED BETWEEN FIELD AND "RECORD" DIMENSIONS ARE A RESULT OF SLIGHT MISCLOSURE ERRORS IN THE ORIGINAL PROPERTY DESCRIPTIONS.

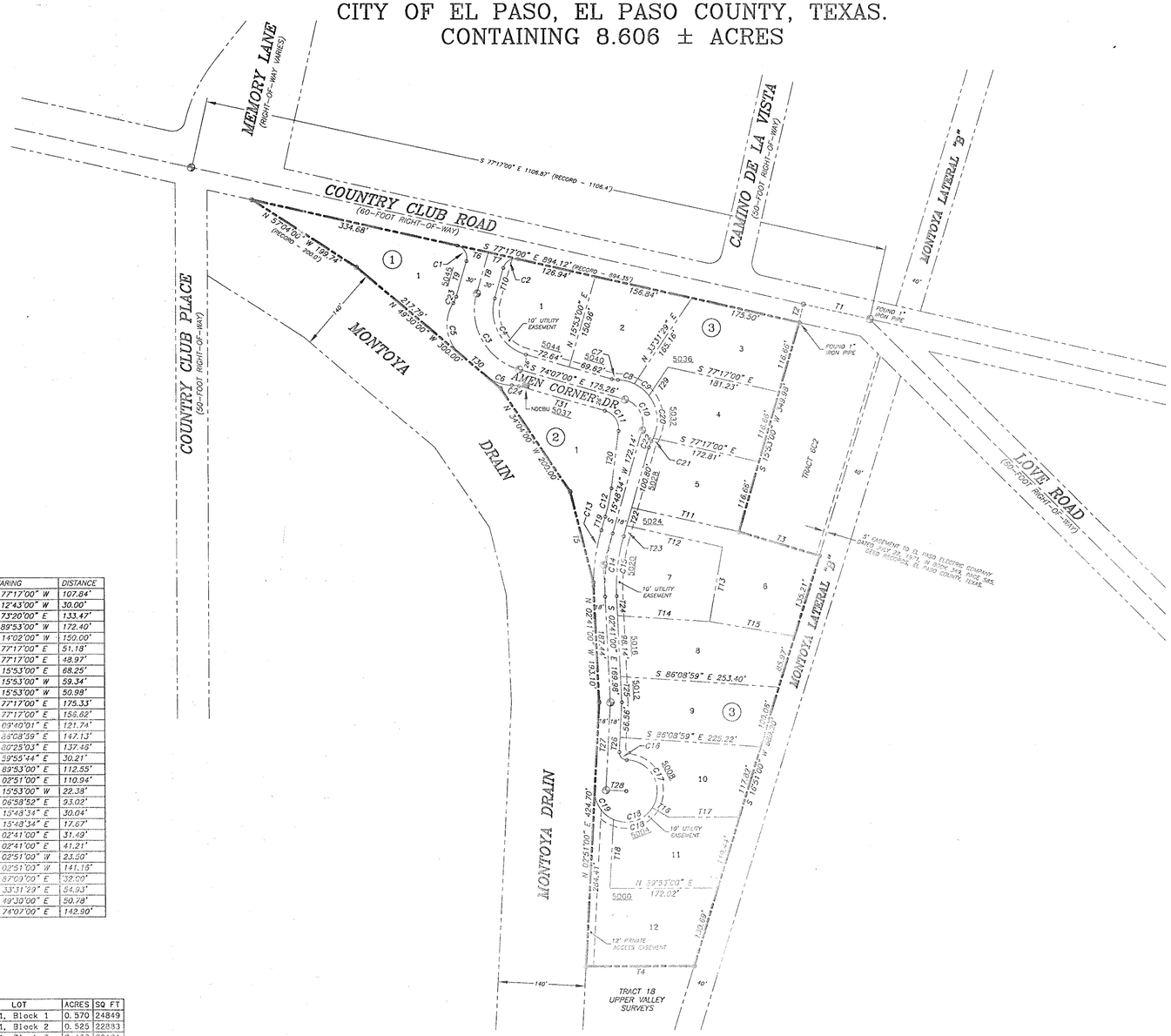
9. ALL PROVISIONS OF SECTION 19.16.060 OF THE EL PASO MUNICIPAL CODE, "RESIDENTIAL ON-SITE PONDING," SHALL BE ADDRESSED.

10. POSTAL DELIVERY SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY & COLLECTION BOX UNITS (N.D.C.B.U.).

11. LOTS 10, 11 AND 12, BLOCK 3, REQUIRE FIRE SPRINKLER PROTECTION.

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	93°10'00"	20.00	32.52	21.14	29.05	S 30°42'00" E
C2	86°50'00"	20.00	30.31	18.92	27.49	S 59°18'00" W
C3	90°00'00"	99.00	155.51	99.00	140.01	S 29°07'00" E
C4	90°00'00"	73.00	114.67	73.00	103.24	S 29°07'00" E
C5	81°37'23"	65.00	92.60	56.13	84.96	S 08°38'32" E
C6	40°29'09"	65.00	45.93	23.97	44.98	S 70°09'35" E
C7	14°11'34"	40.00	9.91	4.98	9.88	S 81°12'47" E
C8	24°08'00"	65.00	27.34	13.88	27.14	S 76°15'34" E
C9	26°49'07"	65.00	30.42	15.50	30.15	S 50°48'01" E
C10	89°55'34"	40.00	62.78	39.95	56.53	S 29°09'13" E
C11	81°05'52"	30.00	42.46	25.67	39.01	S 33°34'04" E
C12	08°54'23"	299.62	46.58	23.33	46.53	S 12°02'46" W
C13	15°26'34"	336.50	90.70	45.62	90.42	S 08°09'43" W
C14	18°25'16"	320.38	103.01	51.95	102.56	S 06°35'56" W
C15	18°25'09"	302.38	97.21	49.03	96.79	S 06°36'00" W
C16	91°50'55"	12.00	19.24	12.39	17.24	S 43°04'27" E
C17	121°34'26"	50.00	106.09	89.42	87.28	S 28°12'42" E
C18	81°22'30"	50.00	71.01	42.99	65.19	S 73°15'46" W
C19	68°53'59"	50.00	60.13	34.30	56.57	N 31°36'00" W
C20	53°41'22"	65.00	72.25	40.37	68.59	S 05°32'46" E
C21	04°52'49"	65.00	5.54	2.77	5.53	S 28°44'19" W
C22	15°22'09"	40.00	10.73	5.40	10.70	S 23°29'39" W
C23	16°15'27"	40.00	11.35	5.71	11.31	S 24°00'43" W
C24	16°17'09"	40.00	11.37	5.72	11.33	S 82°15'35" E

NUMBER	BEARING	DISTANCE
T1	N 77°17'00" W	107.84'
T2	S 12°43'00" W	30.00'
T3	S 73°20'00" E	133.47'
T4	S 89°53'00" W	172.40'
T5	N 14°02'00" W	150.00'
T6	S 77°17'00" E	51.18'
T7	S 77°17'00" E	48.97'
T8	N 15°53'00" E	68.25'
T9	S 15°53'00" W	58.34'
T10	S 15°53'00" W	50.98'
T11	S 77°17'00" E	175.33'
T12	S 77°17'00" E	156.62'
T13	N 03°40'01" E	121.74'
T14	S 88°08'39" E	147.13'
T15	S 80°25'03" E	137.46'
T16	S 39°55'44" E	30.21'
T17	N 88°53'00" E	112.55'
T18	N 02°51'00" E	110.94'
T19	S 15°53'00" W	22.38'
T20	N 06°58'52" E	93.02'
T22	N 15°48'34" E	30.04'
T23	N 15°48'34" E	17.67'
T24	S 02°41'00" E	31.49'
T25	S 02°41'00" E	41.21'
T26	S 02°51'00" W	23.50'
T27	S 02°51'00" W	141.16'
T28	S 87°09'00" E	32.00'
T29	N 33°31'29" E	34.93'
T30	S 49°30'00" E	50.28'
T31	S 74°07'00" E	142.90'



NOTE: THIS PLAT AMENDS THE PRECEDING PLAT TO REFLECT THE STREET NAME AND LOT ADDRESSES.

DEDICATION

Mountain Vista Builders, Inc., owners of this land, do hereby present this plat and dedicate to the use of the public the streets, drives, and utility easements as hereon laid down and designated, including easements for overhang of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this 12th day of June 2007.

By _____
Ed Santamaria, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on June 12, 2007 by Ed Santamaria, President of Mountain Vista Builders, Inc.

Given under my hand and seal of office this 12th day of June 2007.

_____ Notary Public, State of Texas

_____ My Commission Expires

AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.08.070 as meeting the requirements for review of an amending plat.

Texas this 19 day of July, 2007.

Kelly Carpenter
Executive Secretary
City Plan Commission

Edward Jones
Subdivision Coordinator

Approved for filing this 20th day of June 2007.

_____
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 21 day of September 2007, in Volume _____, Page _____,

File No. 20070090880, Plat Records.

_____ County Clerk

Sandra Acevedo
Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Engineering, Inc.

6/13/07
John C. Karlsruher, P.E.
Registered Professional Engineer
Texas License No. 53878

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
PROFESSIONAL ENGINEER

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

STATE OF TEXAS
ROBERT R. SEIPEL
4178
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT	ACRES	SQ FT
Lot 1, Block 1	0.570	24849
Lot 1, Block 2	0.525	22883
Lot 1, Block 3	0.463	20181
Lot 2, Block 3	0.464	20192
Lot 3, Block 3,	0.552	24043
Lot 4, Block 3,	0.499	21353
Lot 5, Block 3,	0.469	20416
Lot 6, Block 3,	0.590	25686
Lot 7, Block 3,	0.481	20931
Lot 8, Block 3,	0.583	25388
Lot 9, Block 3,	0.533	23220
Lot 10, Block 3	0.463	20187
Lot 11, Block 3,	0.490	21331
Lot 12, Block 3,	0.632	27515

Restrictive Covenants for this subdivision are recorded in the Office of the Clerk of El Paso County, Texas, Deed and Records Section, Instrument No. 20060111497, Dated October 9, 2006.

Tax Certificate 2007 0090881 21Sep07

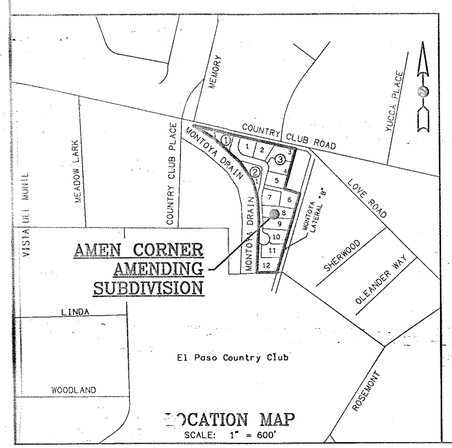
RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS

Direct vehicular access to all lots in Amen Corner Subdivision shall be by Amen Corner Drive only. The instrument assuring Release of Access is recorded in the Office of the County Clerk, Deed and Records Section.

Instrument No. 20060011496, Dated November 15, 2006.

Special setbacks are required for all lots in Amen Corner Subdivision The setbacks approved by City Council on August 2, 2005 are shown on the Site Plan for Special Permit # ZON 05-00046 The Site Plan is attached and made a part of the subdivision improvement plans, and is on file with the Planning Division, Development Services Department, City of El Paso, Texas.

. . . . . PROPOSED CITY MONUMENT
. . . . . PROPOSED NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N. D. C. B. U.)



LOCATION MAP
SCALE: 1" = 600'

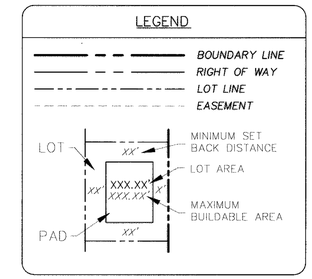
REVISED: JANUARY 31, 2007
DATE OF PREPARATION: DECEMBER 1, 2006

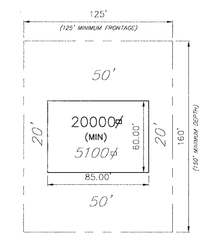
ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095

SITE PLAN

PROPOSED AMEN CORNER SUBDIVISION

BEING ALL OF TRACT 6C1, BLOCK 4, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 8.606 ± ACRES





TYPICAL R-1 LOT

SPECIAL SETBACKS ARE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION THE SETBACKS APPROVED BY CITY COUNCIL ON AUGUST 2, 2005 ARE SHOWN ON THE SITE PLAN FOR SPECIAL PERMIT # ZON 05-00046. A COPY OF THE SITE PLAN AS SHOWN IS ON FILE WITH THE PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT, CITY OF EL PASO, TEXAS

WARNING !
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL EXISTING
UNDERGROUND IMPROVEMENTS
IN PROJECT AREA

BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/16/08

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El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineers.com

AMEN CORNER SUBDIVISION

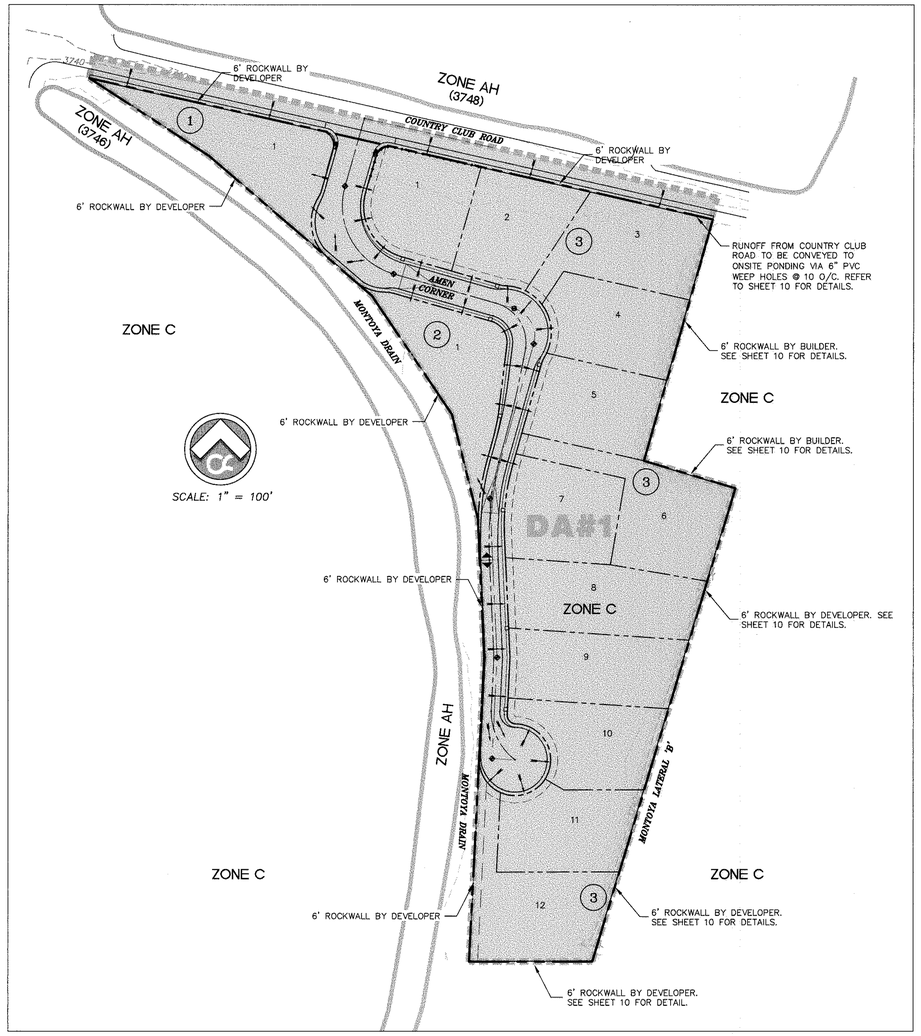
LOT SET BACKS

J.CK. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

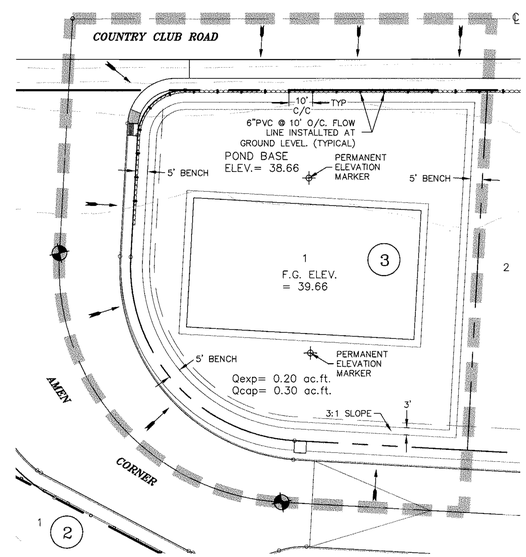
5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 3 OF 13

CSA Design Group, Inc.

Apr 16, 2008 – 7:19am
J:\Projects\5016 Amen Corner\AS Build\5016 SHEETS\Amen-CURRENT.dwg
gjacobs

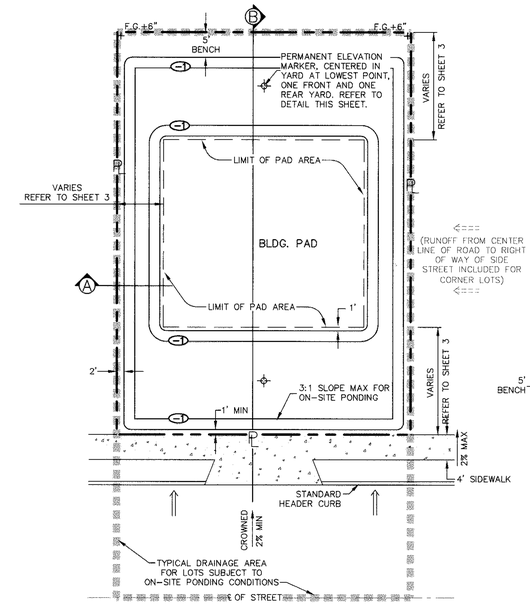


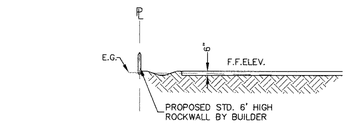
NOTE: THIS SUBDIVISION LIES WITHIN SPECIAL FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D. THE MONTOYA DRAIN LIES WITHIN SPECIAL FLOOD HAZARD ZONE "AH" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D.



LOT 1, BLOCK 3– GREATEST Qexp

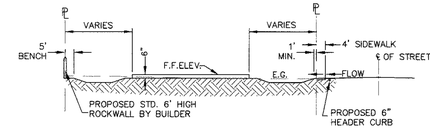
SCALE: 1" = 30'





SECTION A

SCALE: 1" = 20'



NOTE: DRIVEWAY SHALL BE INSTALLED RELEVANT TO ESTABLISHED SLOPES AS TO NOT TO ADVERSELY AFFECT ON-SITE POND CAPACITY.

SECTION B

SCALE: 1" = 30'

NOTE: SET BACKS VARY FROM LOT TO LOT PER SPECIAL PRIVILEGE. REFER TO SHEET 3 FOR DETAILS.

ON SITE PONDING
TYPICAL LOT DRAINAGE FOR R1 LOTS

SCALE: 1" = 20'

ON SITE PONDING:

ALL LOTS WITHIN THE PROPOSED AMEN CORNER SUBDIVISION ARE SUBJECT TO ON-SITE PONDING.

FOR INFORMATION REGARDING SOILS, PERCOLATION, AND WATER TABLE, REFER TO THE SOIL EVALUATION REPORT FOR AMEN CORNER SUBDIVISION (PROJECT No. AGCQC05-027-00 DATED 07/05) PREPARED BY CQC TESTING AND ENGINEERING. A FINAL PERCOLATION REPORT WILL BE GENERATED AND SUPPLIED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION BY THE CITY OF EL PASO.

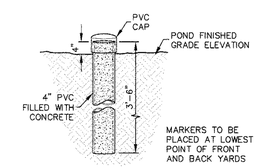
LOTS WITH ON-SITE PONDING

COMPUTATIONS BASED ON RATIONAL FORMULA ARC/12				
100 YEAR STORM FREQUENCY				
C= 0.6, R= 4				
LOT/BLOCK NUMBER	AREA (SQUARE FEET)	AREA (ACRES)	Q EXP (ACRE FEET)	Q CAP (ACRE FEET)
1/1 *	44331.47	1.03	0.27	0.35
1/2	34412.4	0.79	0.21	0.30
1/3 *	33416.23	0.77	0.20	0.30
2/3 *	27732.75	0.64	0.17	0.30
3/3 *	30112.59	0.69	0.15	0.36
4/3	23438.72	0.54	0.14	0.33
5/3	23361.50	0.54	0.14	0.30
6/3	24609.61	0.56	0.15	0.33
7/3	26426.02	0.61	0.16	0.41
8/3	28920.85	0.66	0.17	0.32
9/3	26658.13	0.61	0.16	0.32
10/3	26853.59	0.62	0.16	0.27
11/3	23525.76	0.54	0.14	0.26
12/3	28597.95	0.66	0.17	0.41

TOTAL AREA = 401680.93 SQ. FT. = 9.26 ACRES

POND CALCULATIONS FOR RESIDENTIAL LOTS WERE FIGURED USING THE MAXIMUM ALLOWABLE BUILDING PAD AREA FOR EACH LOT. THE ACTUAL POND VOLUME WILL BE MUCH GREATER BASED UPON ACTUAL PAD AREA UTILIZED.

** LOTS ARE DESIGNED TO ACCOMODATE HALF OF COUNTRY CLUB ROAD RUNOFF ADJACENT TO PROPERTY.*



PERMANENT ELEVATION MARKER

N.T.S.

COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA					
100 YEAR STORM FREQUENCY					
DRAINAGE AREA No.	ACRES	TIME OF CONCENTRATION	COEFFICIENT	INTENSITY	DISCHARGE (Q) IN C.F.S
1	9.26	10.0	0.60	5.14	28.56

LEGEND

- DIRECTION OF FLOW
- DA#1 — DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- 4010 — PROPOSED CONTOUR
- 4010 — EXISTING CONTOUR
- EXISTING CITY MONUMENT
- PROPOSED CITY MONUMENT
- 50' TRANSITION
- AREAS WITH ON-SITE PONDING

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STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 4/23/08

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AMEN CORNER SUBDIVISION

DRAINAGE PLAN

J.CK. — DESIGNED BY | L.T. — DRAWN BY | J.C.K. — CHECKED BY

JOB NO. 5016 | DATE 02/07/06 | SCALE AS NOTED | SHEET NO. 4 of 13

Apr 16, 2008 – 7:19am
G:\Drawings\5016 Amen Corner\05 Bus\35\5016 SHT(Drainage Plan).dwg
JOHN CK

GENERAL NOTES:

1. LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND ANY UTILITIES NOT SHOWN ON THIS PLAN DURING CONSTRUCTION. THE CONTRACTOR WILL PERFORM ALL UTILITY INSTALLATION, REMOVAL AND RELOCATION'S AS PER LOCAL UTILITY CONSTRUCTION SPECIFICATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER AND REPORT ANY DISCREPANCIES, OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.

3. ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF EL PASO STANDARD SPECIFICATIONS AND DETAILS.

4. CONTRACTOR SHALL PERFORM ALL EARTHWORK REQUIREMENTS AS PER GEOTECHNICAL STUDY REPORT.

5. INSTALL A TRENCH SAFETY SYSTEM FOR ALL TRENCHES EXCEEDING A DEPTH OF FIVE FEET (5') AS PER OSHA STANDARDS.

6. SLOPES WHICH ARE TO RECEIVE FILL MUST BE CLEARED OF ALL VEGETATION.

7. POSITIVE DRAINAGE SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION AND GRADING. LOTS SHOULD DRAIN TOWARD STREET.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL PERMITTING NECESSARY FOR EARTHWORK OPERATIONS AND STORM WATER POLLUTION CONTROL.

9. NOTE TO BUILDERS: RETAINING WALLS MUST BE PROVIDED WHENEVER THE GRADE DIFFERENTIAL BETWEEN LOT GRADES IS GREATER THAN 2.0 FEET. WALLS MUST BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER (FOR APPROVAL) WHEN APPLYING FOR A BUILDING PERMIT.

10. EXISTING CONTOURS, PROPOSED CONTOURS AND ELEVATIONS ARE PROVIDED TO CITY DATUM.

- 6' ROCKWALL SHALL BE CONSTRUCTED BY DEVELOPER ABUTTING MONTOYA DRAIN AND MONTOYA LATERAL B AS PART OF IMPROVEMENTS.
- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- DEVELOPER SHALL STABILIZE SLOPES, IF DISTURBED, TO MINIMIZE EROSION.
- NO CONCENTRATED RUNOFF OVER UNPROTECTED SLOPES SHALL BE ALLOWED.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 OF THE SUBDIVISION ORDINANCE; "EXCESSIVE CUTS ON STREETS MAY RESULT IN REPAVING THE ENTIRE STREET."
- ONLY GRADING WITHIN RIGHT OF WAY AND THE SUBSEQUENT ESTABLISHMENT OF APPROPRIATE SLOPE TOWARD ON-SITE PONDING IS TO BE PERFORMED AT THIS TIME. GRADING FOR ON-SITE PONDING AND THE ESTABLISHMENT OF BUILDING PADS ARE TO BE PERFORMED ON A PER LOT BASIS AT THE TIME OF INDIVIDUAL CONSTRUCTION.

MAINTENANCE NOTE:

1. SLOPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER.

2. OFFSITE IMPROVEMENTS SHALL BE MAINTAINED BY DEVELOPER.

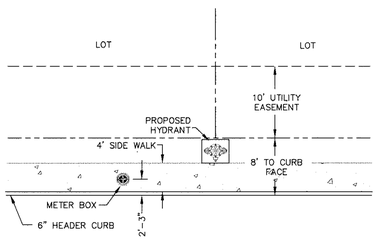
NOTE: THIS SUBDIVISION LIES WITHIN SPECIAL FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D. THE MONTOYA DRAIN LIES WITHIN SPECIAL FLOOD HAZARD ZONE "AH" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D.

REFER TO DRAINAGE PLAN, SHEET 4, FOR LOT DESIGN

GENERAL NOTES FOR ON-SITE PONDING LOTS:

WHERE RESIDENTIAL ON-SITE PONDING IS PROPOSED, IT SHALL COMPLY WITH THE FOLLOWING PROVISIONS:

1. ALL PONDED WATER SHALL HAVE THE ABILITY TO PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD FOLLOWING STORM
2. THE MAXIMUM DEPTH OF LOT PONDING SHALL BE TWELVE (12) INCHES BASED ON A ONE-HUNDRED (100) YEAR STORM.
3. THE MAXIMUM SIDE SLOPE FOR PONDING AREAS SHALL BE ONE (1-VERTICAL) TO THREE (3-HORIZONTAL).
4. ALL LOTS SHALL BE DESIGN TO ACCOMMODATE THE STREET RUNOFF
5. A PERMANENT ELEVATION MARKERS SHALL BE PLACE PRIOR TO BUILDING OCCUPANCY.
6. FILLING OR CHANGING THE LOT, OR ALLOWING THEN LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKER IS PROHIBITED.
7. THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS.
8. IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED.
9. THE OWNER IS TO RESTORE THE RESIDENTIAL ON-SITE PONDING FUNCTIONALITY OF THE LOT IN THE EVENT IT IS IMPAIRED.
10. A RESTRICTION THAT NO MORE 50 PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORMWATER ONTO THE LOT.



TYPICAL LOCATION OF METER BOX AND FIRE HYDRANT

1" = 10'-0"

METER BOX NOTES:

1. SET TOP OF METER BOX SLIGHTLY HIGHER THAN SURROUNDING GROUND OR AT CURB LEVEL.

2. ANGLE VALVE SHALL BE IN LINE WITH THE INLET/OUTLET PORTS OF THE METER BOX.

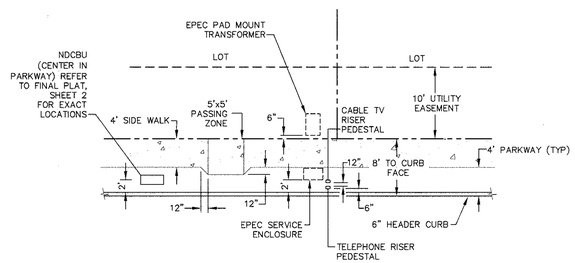
3. METER BOXES SHALL NOT BE INSTALLED UNDER SIDEWALKS, DRIVEWAYS, OR PROPOSED ABOVE GROUND STRUCTURES.

4. WHERE NO CURB EXIST, INSTALL BOXES IN ACCESSIBLE LOCATIONS BEYOND LIMITS OF STREET SURFACING, WALKS AND DRIVEWAYS.

FIRE HYDRANT NOTES:

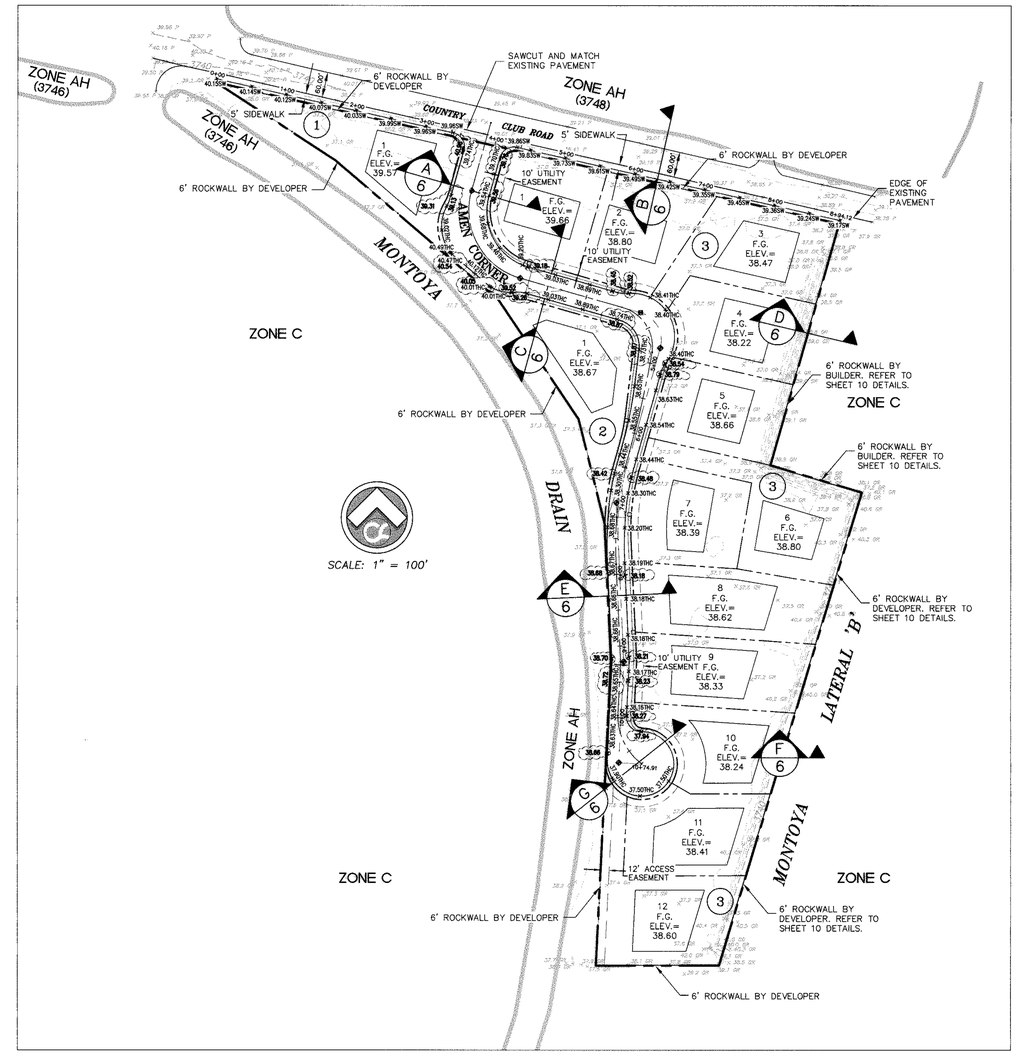
1. FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.

2. A MINIMUM CLEARANCE OF 3 FT SHALL BE PROVIDED BETWEEN A FIRE HYDRANT AND A PERMANENT OBSTRUCTION (UTILITY POLE, LIGHT STANDARD, TRAFFIC SIGNAL, WHEEL CHAIR RAMP, FENCE PROTECTIVE POSTS, etc.)



TYPICAL LOCATION OF TRANSFORMERS, POSTAL SERVICE NDCBU's TELEPHONE & CABLE JUNCTION BOXES

1" = 10'-0"



NOTE: THIS SUBDIVISION LIES WITHIN SPECIAL FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D. THE MONTOYA DRAIN LIES WITHIN SPECIAL FLOOD HAZARD ZONE "AH" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0021 D.

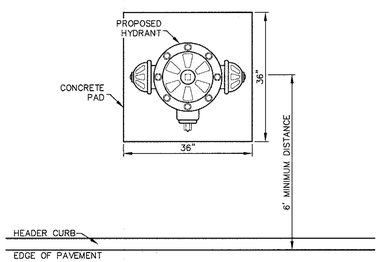
NOTE:
TOP OF HEADER CURB INFORMATION IS GIVEN USING THE STREET CENTERLINE ALIGNMENT. REFER TO SHEET 7 FOR DETAILS.

ON SITE PONDING:

ALL LOTS WITHIN THE PROPOSED AMEN CORNER SUBDIVISION ARE SUBJECT TO ON-SITE PONDING.

LEGEND

99.35	3999.35
00.35	4000.35
09.35	4009.35
10.35	4010.35
FG= 75.72	PROPOSED HOUSE PAD W/ FINISHED GRADE ELEV.
×75.72THC	PROPOSED TOP OF HEADER CURB
4010	PROPOSED CONTOUR
4010	EXISTING CONTOUR



NOTE:
WHERE NO CURB AND GUTTER EXIST, HYDRANT SHALL BE MOUNTED ON 3' x 3' x 6" MIN PAD, 3000 PSI CONCRETE MINIMUM.

HYDRANT PLAN VIEW

N.T.S.

WARNING !
BEFORE YOU DIG
CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

Grading Permit Number 032106-101

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/16/08

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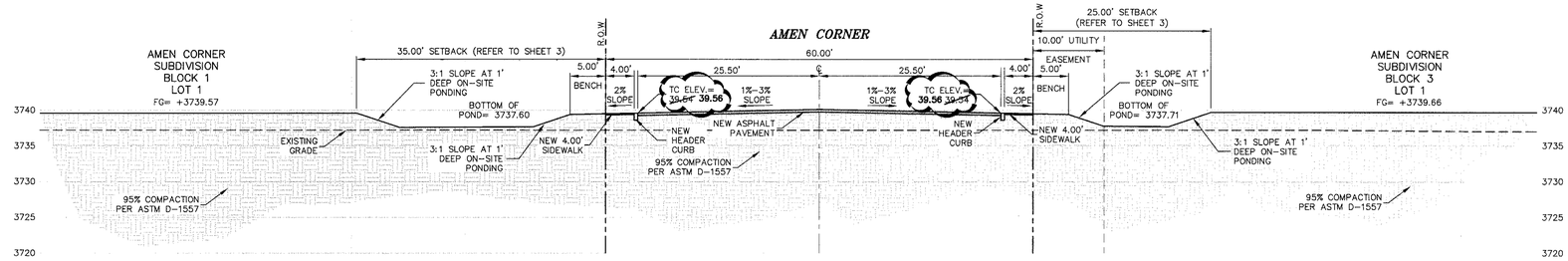
AMEN CORNER SUBDIVISION

GRADING PLAN

J.CK.	L.T.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

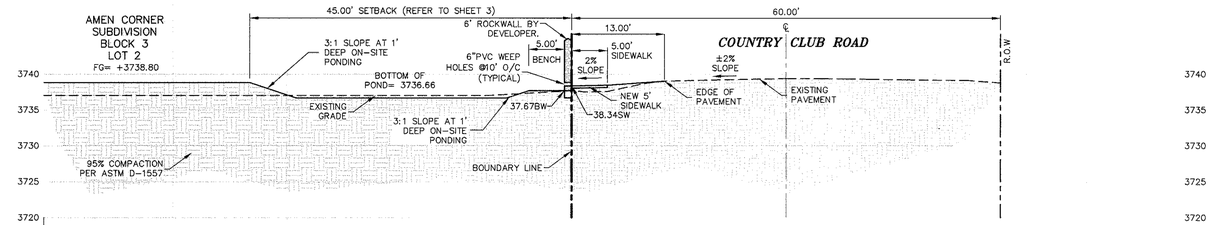
JOB NO.	5016
DATE	02/07/06
SCALE	AS NOTED
SHEET NO.	5 OF 13

Apr 16, 2008 – 1:29pm
S:\Data\5016 Amen Corner\AS Built\5016 SHEETS(Grading Plan).dwg
gjacobs



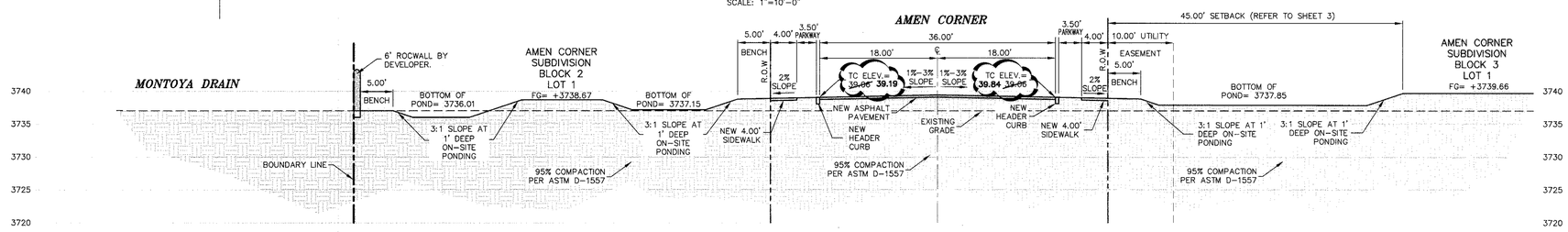
SECTION A

SCALE: 1"=10'-0"



SECTION B

SCALE: 1"=10'-0"



SECTION C

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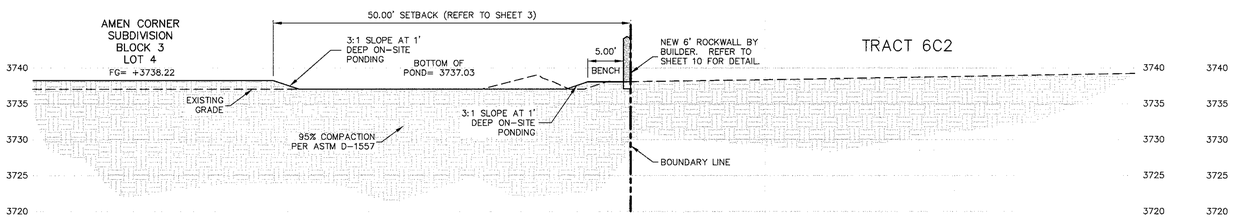
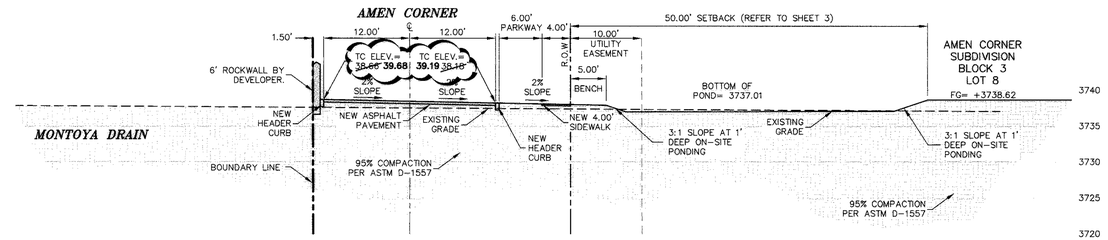


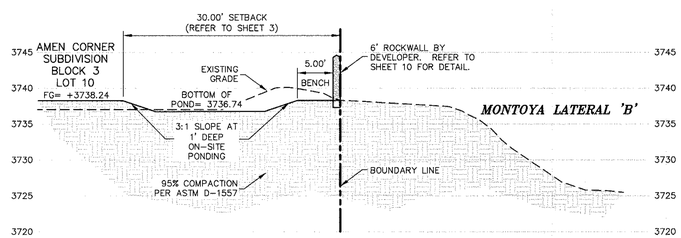
SECTION D

SCALE: 1"=10'-0"



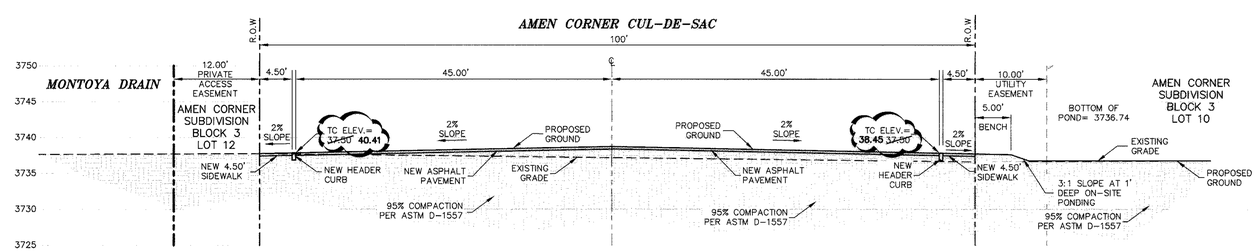
SECTION E

SCALE: 1"=10'-0"



SECTION F

SCALE: 1"=10'-0"



SECTION G

SCALE: 1"=10'-0"

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TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

Apr 18, 2008 – 7:30am
G:\2005\5016 Amen Corner\05 Sub\TS\5016 SHEET(Cross Sections).dwg
jckarlsruher

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/16/08

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AMEN CORNER SUBDIVISION
CROSS SECTIONS

J.CK. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 6 OF 13

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STREET CENTERLINE

SCALE: 1"=100'

NOTE:
STREET PROFILES, SHEETS 8 AND 9, WERE CREATED USING THIS CENTERLINE ALIGNMENT.

R.O.W. CENTERLINE (MONUMENT LINE)

SCALE: 1"=100'

COORDINATE TABLE

No.	NORTHING	EASTING	STREET CL STATION	OFFSET FROM R.O.W. CL	ELEVATION	
1	N 10152.9659	E 9977.9241	0+98.29	0.00	~~3739.81~~	**39.52**
2	N 10030.6514	E 10046.0501	2+53.80	0.00	~~3739.28~~	**39.50**
3	N 9990.0599	E 10188.7048	4+02.12	0.00	~~3739.09~~	**39.71**
4	N 9927.4002	E 10230.8004	4+84.56	9.31R	~~3739.09~~	**39.25**
5	N 9839.5422	E 10212.6190	5+74.28	2.79R	~~3738.84~~	**39.83**
6	N 9789.8024	E 10199.4547	6+25.74	1.96R	~~3738.70~~	**39.76**
7	N 9768.2614	E 10193.3404	6+48.13	2.00R	~~3738.64~~	**39.66**
8	N 9705.0924	E 10182.0516	7+12.41	2.03R	~~3738.46~~	**39.44**
9	N 9697.4353	E 10181.4762	7+20.08	2.11R	3738.44	
10	N 9631.9367	E 10180.5537	7+85.63	4.50R	3738.43	
11	N 9496.0364	E 10186.9072	9+21.68	4.52R	~~3738.47~~	**39.71**
12	N 9421.0128	E 10183.1867	9+96.79	4.50R	~~3738.40~~	**39.52**
13	N 9353.4355	E 10216.3710	10+74.91	0.00	~~3738.40~~	**39.55**
14	N 9396.7598	E 10186.4882	10+21.36	0.00	~~3738.40~~	**39.67**

COORDINATE TABLE

No.	NORTHING	EASTING	R.O.W. CL STATION	OFFSET FROM STREET CENTERLINE	ELEVATION	
1	N 10152.9659	E 9977.9241	0+98.29	0.00	~~3738.81~~	**39.56**
2	N 10030.6514	E 10046.0501	2+53.80	0.00	~~3739.28~~	**39.50**
3	N 9982.6874	E 10214.6149	4+29.06	5.57L	~~3738.98~~	**39.04**
4	N 9933.3168	E 10242.1547	4+91.84	10.89L	~~3738.87~~	**39.47**
5	N 9767.6918	E 10195.2577	6+63.98	2.00L	~~3738.60~~	**39.66**
6	N 9665.8080	E 10183.4712	7+66.98	3.44L	~~3738.37~~	**39.44**
7	N 9496.0100	E 10191.4292	9+36.97	4.52L	~~3738.37~~	**39.71**
8	N 9355.0265	E 10184.4106	10+78.12	21.37L	~~3737.97~~	**39.09**
9	N 9353.4355	E 10216.3710	11+10.12	0.00	~~3738.40~~	**39.55**
10	N 9396.7598	E 10186.4882	10+36.34	0.00	~~3738.40~~	**39.67**

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LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- CENTER LINE OF R.O.W.
- RIGHT-OF-WAY
- BOUNDARY
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHT 10
- 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
- (3729.2) EXISTING GRADE
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- 4' SIDEWALK (TYP) BY BUILDER
- PARKWAY VARIES

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

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STATE OF TEXAS
JOHN C. KARLSRUHER
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AMEN CORNER SUBDIVISION

STREET & R.O.W. CENTERLINES

J.CK.	L.T.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5016	JOB NO.
02/07/06	DATE
AS NOTED	SCALE
SHEET NO. 7 OF 13	

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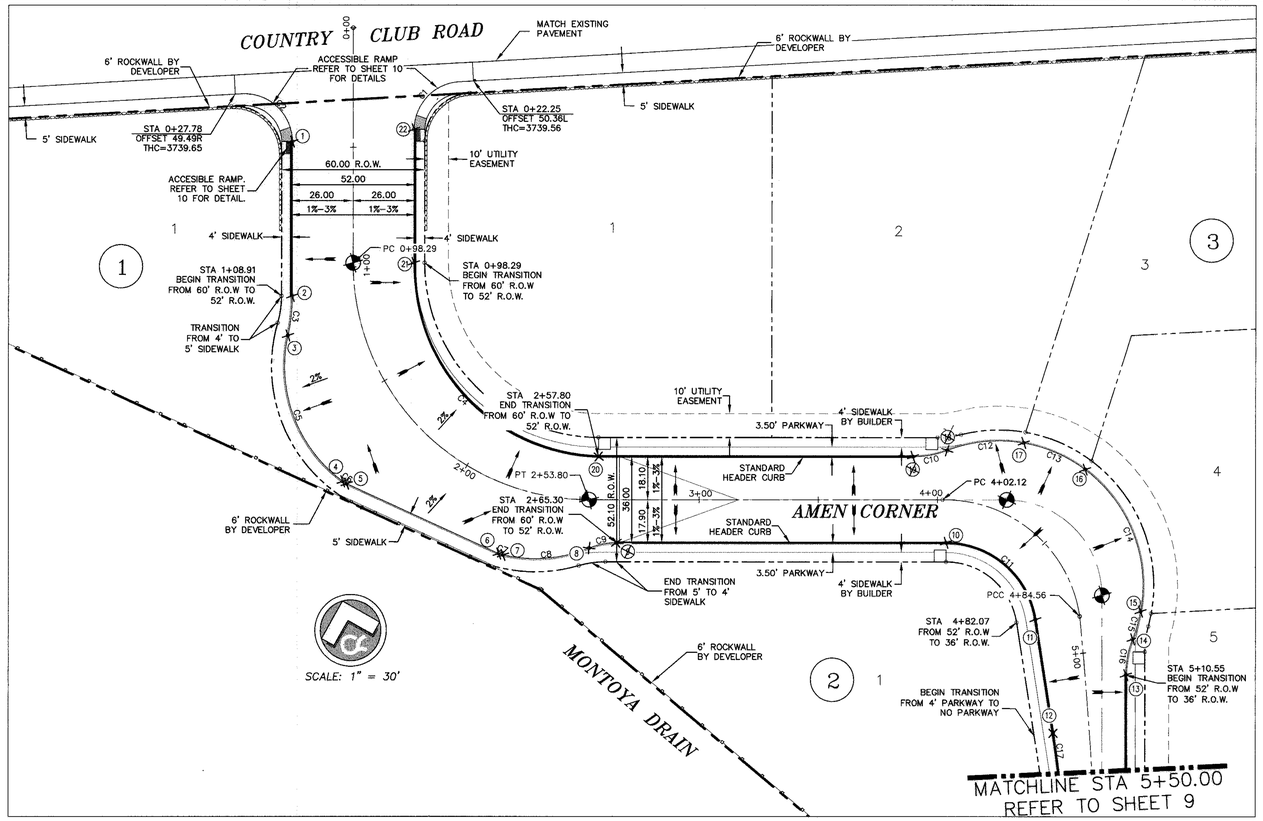
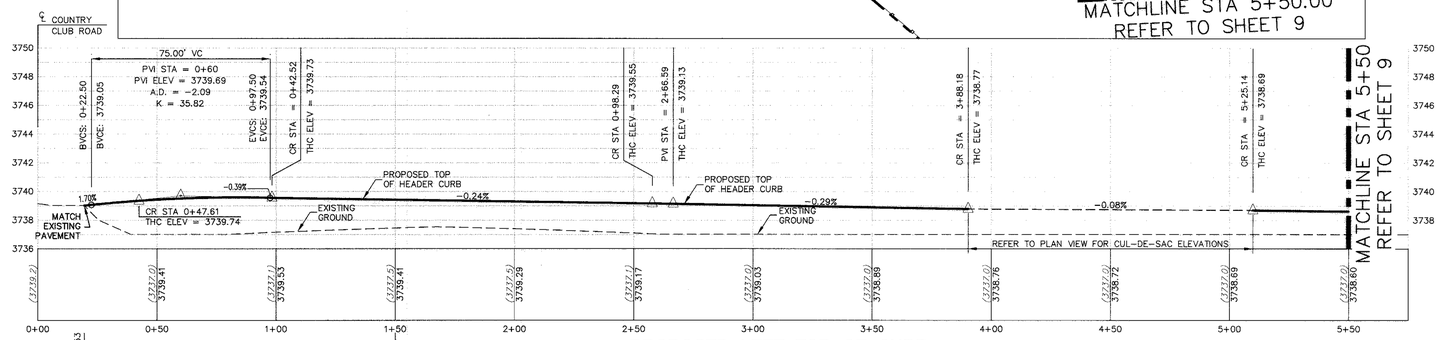
Apr 18, 2008 - 7:38am
G:\Dwgs\5016 Amen Corner\AS BUILT\5016 Sht01(Centerlines).dwg

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.25	30.16	18.66	27.45	S59°17'21"W	85°20'18"
C2	20.25	32.93	21.41	29.42	N31°22'09"W	93°11'13"
C3	75.50	16.65	8.36	16.62	N22°03'44"E	12°38'11"
C4	80.13	124.15	78.43	112.10	S27°51'06"E	88°46'10"
C5	59.50	68.96	38.94	65.16	S04°49'14"E	66°24'07"
C6	9.50	1.90	0.95	1.90	S43°45'38"E	11°28'42"
C7	9.50	1.90	0.96	1.90	S55°14'37"E	11°28'15"
C8	59.50	36.83	19.02	36.24	S78°43'06"E	35°27'44"
C9	30.00	11.69	5.92	11.62	N85°16'59"W	22°19'58"
C10	40.00	14.69	7.43	14.61	S84°38'25"E	21°02'51"
C11	38.00	53.79	32.51	49.41	N33°34'04"W	81°05'52"
C12	60.50	32.69	16.75	32.29	N79°41'13"W	30°57'16"
C13	60.50	28.32	14.42	28.06	N50°48'01"W	26°49'07"
C14	60.50	67.25	37.58	63.84	N05°32'46"W	63°41'22"
C15	60.50	12.05	6.05	12.03	N32°00'22"E	11°24'54"
C16	40.00	15.29	7.74	15.20	S26°45'41"W	21°54'15"
C17	558.99	92.46	46.34	92.36	N11°44'24"E	9°28'38"



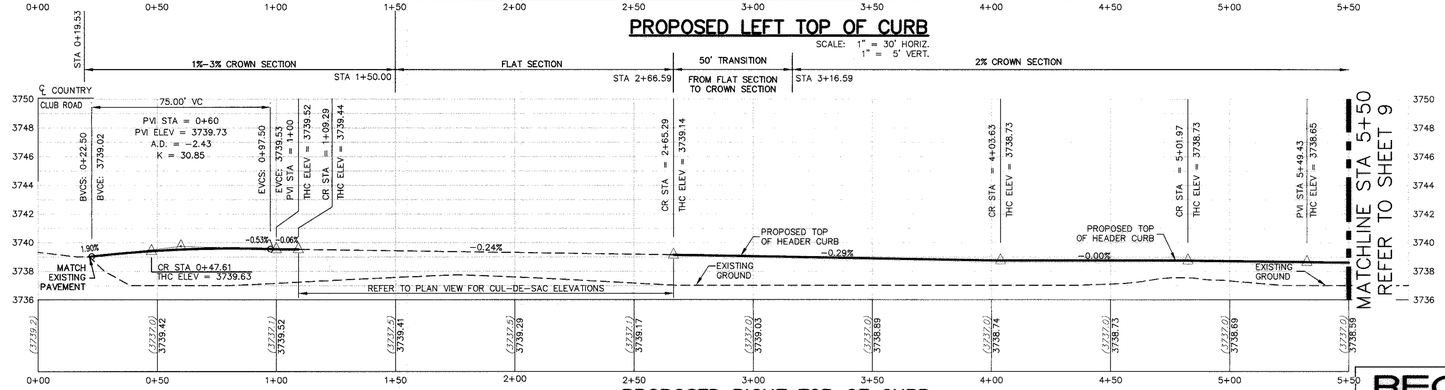
COORDINATE TABLE							
No.	NORTHING	EASTING	R.O.W. CL STATION	R.O.W. CL OFFSET	STREET CL STATION	STREET CL OFFSET	T.H.C. ELEVATION
1	N 10208.6895	E 9967.2676	0+47.61	25.50R	0+47.67	25.50R	~~3739.74~~ **40.95**
2	N 10146.5899	E 9949.5976	1+09.29	26.27R	1+09.29	26.27R	~~3739.44~~ **39.13**
3	N 10131.1903	E 9943.3559	1+21.68	30.90R	1+21.68	30.90R	~~3739.30~~ **39.31**
4	N 10066.2591	E 9948.8317	1+70.01	38.87R	1+70.01	38.87R	3740.49
5	N 10064.8868	E 9950.1458	1+71.31	38.29R	1+71.31	38.29R	~~3740.47~~ **40.54**
6	N 10019.3227	E 10003.4942	2+23.93	28.29R	2+23.93	28.29R	~~3740.01~~ **40.05**
7	N 10018.2387	E 10005.0565	2+25.41	28.36R	2+25.41	28.36R	3740.01
8	N 10011.1487	E 10040.5977	2+53.90	20.25R	2+53.90	20.25R	~~3739.90~~ **39.52**
9	N 10010.1932	E 10052.1779	2+65.30	18.00R	2+65.30	18.00R	~~3739.74~~ **39.26**
10	N 9972.3332	E 10185.2335	4+03.63	18.01R	4+03.84	18.01R	~~3738.73~~ **38.87**
11	N 9931.1653	E 10212.5519	5+01.97	27.90R	4+82.50	18.56R	~~3738.73~~ **38.87**
12	N 9883.4937	E 10206.7145	5+49.43	20.53R	5+32.46	15.23R	3738.65
13	N 9898.5689	E 10242.7089	5+25.12	10.00L	5+10.55	17.06L	~~3738.89~~ **38.79**
14	N 9912.1399	E 10249.5526	5+10.20	12.89L	4+96.08	21.22L	~~3738.41~~ **38.54**
15	N 9922.3441	E 10255.9304	4+98.64	16.24L	4+85.02	25.63L	3738.41
16	N 9985.8873	E 10249.7602	4+51.40	22.14L	4+43.19	34.14L	3738.41
17	N 10003.6223	E 10228.0147	4+33.53	24.20L	4+25.33	30.27L	3738.41
18	N 10009.4030	E 10196.2468	4+04.08	20.67L	4+03.84	20.67L	~~3738.41~~ **38.52**
19	N 10010.7678	E 10181.6992	3+89.71	18.00L	3+89.71	18.00L	~~3738.77~~ **38.45**
20	N 10046.8694	E 10054.8236	2+57.80	18.00L	2+57.80	18.00L	3739.18
21	N 10145.9871	E 10002.4505	0+98.29	25.50L	0+98.29	25.50L	~~3739.55~~ **39.56**
22	N 10199.6273	E 10017.7135	0+42.52	25.50L	0+42.52	25.50L	~~3739.75~~ **39.76**

NOTE:
STREET PROFILES WERE CREATED USING THE STREET CENTERLINE ALIGNMENT
REFER TO SHEET 7 FOR DETAILS



PROPOSED LEFT TOP OF CURB

SCALE: 1" = 30' HORIZ. 1" = 5' VERT.



PROPOSED RIGHT TOP OF CURB

SCALE: 1" = 30' HORIZ. 1" = 5' VERT.

WARNING ! BEFORE YOU DIG
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BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- CENTER LINE OF R.O.W.
- RIGHT-OF-WAY
- BOUNDARY
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHT 10
- 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
- (3729.2) EXISTING GRADE
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- 4' SIDEWALK (TYP) BY BUILDER
- PARKWAY VARIES

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.09 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/28/08

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www.csaengineers.com

AMEN CORNER SUBDIVISION

AMEN CORNER PLAN & PROFILE

J.C.K. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 8 OF 13

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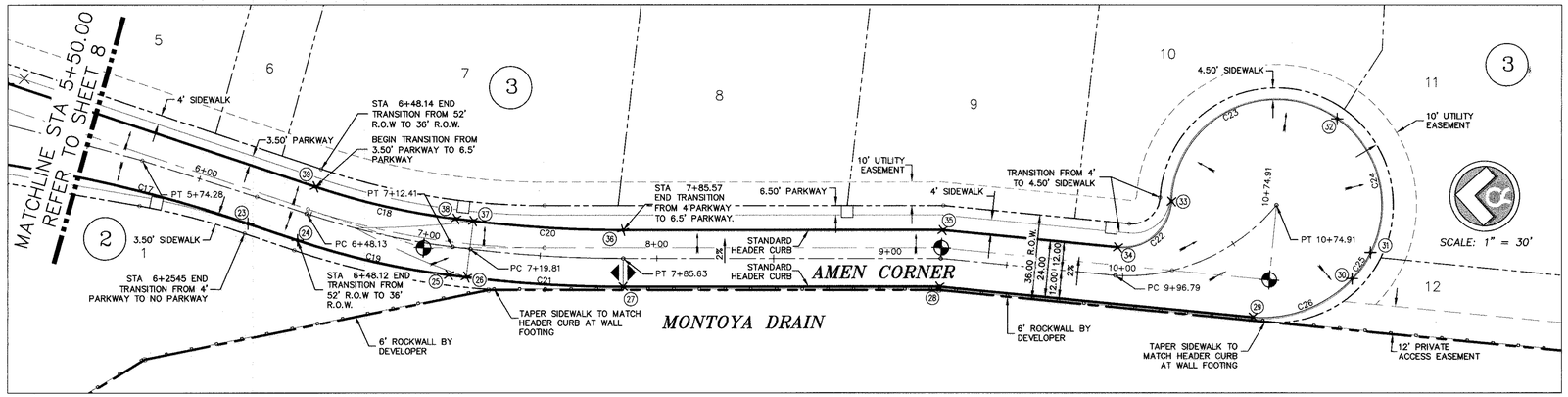
May 20, 2008 - 7:16am
S:\Dwg\5016 Amen Corner\AS BUILTS\5016 SHEETS 8\PAP7.dwg
gmartinez

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	558.99	92.46	46.34	92.36	N11°44'24"E	9°28'38"
C18	308.00	61.87	31.04	61.76	S10°07'44"W	11°30'32"
C19	332.00	66.69	33.46	66.58	S10°07'44"W	11°30'32"
C20	526.08	64.41	32.24	64.37	S00°49'06"W	7°00'53"
C21	550.00	67.29	33.69	67.24	S00°49'17"W	7°00'34"
C22	20.51	33.82	22.19	30.12	S43°07'00"E	94°30'05"
C23	45.00	96.88	83.49	79.23	N29°06'01"W	123°20'54"
C24	45.00	63.91	38.69	58.68	N73°15'39"E	81°22'26"
C25	45.89	13.67	6.89	13.62	S57°26'02"E	17°04'01"
C26	52.60	47.01	25.21	45.46	S23°54'43"E	51°12'42"



○ COORDINATE TABLE							
No.	NORTHING	EASTING	R.O.W. CL STATION	R.O.W. CL OFFSET	STREET CL STATION	STREET CL OFFSET	T.H.C. ELEVATION
23	N 9793.0677	E 10187.9225	6+41.56	13.97R	6+25.53	11.99R	3738.46
24	N 9771.5456	E 10181.7985	6+63.93	14.00R	6+48.12	12.00R	~~3738.40~~ **38.42**
25	N 9706.0074	E 10170.0903	7+27.83	14.03R	7+12.36	12.00R	3738.22
26	N 9698.6129	E 100169.5309	7+34.93	14.10R	7+19.80	12.00R	3738.42
27	N 9631.3755	E 10168.5669	8+00.68	16.50R	7+85.63	12.00R	~~3738.67~~ **38.68**
28	N 9496.1064	E 10174.9066	9+36.10	16.50R	9+22.05	11.99R	~~3738.65~~ **38.71**
29	N 9361.1985	E 10168.1972	10+72.77	16.50R	10+42.72	31.23R	~~3738.65~~ **38.66**
30	N 9319.6541	E 10186.6373	10+82.11	35.22R	10+72.69	44.92R	3737.50
31	N 9312.3077	E 10198.1025	10+93.92	41.99R	10+64.75	43.84R	3737.50
32	N 9329.2071	E 10254.2918	11+49.20	22.31R	11+19.78	3.47L	3737.50
33	N 9398.4332	E 10215.7609	10+38.21	29.15L	10+31.29	28.19L	~~3737.90~~ **37.94**
34	N 9420.4186	E 10195.1753	10+12.28	7.50L	9+97.32	11.99L	~~3738.16~~ **38.27**
35	N 9495.8071	E 10198.9469	9+36.97	7.50L	9+21.29	12.04L	~~3738.17~~ **38.21**
36	N 9632.5479	E 10192.5383	8+00.63	7.50L	7+85.57	12.00L	~~3738.19~~ **38.18**
37	N 9696.8025	E 10193.4625	7+35.45	9.89L	7+19.82	12.00L	3738.20
38	N 9704.1970	E 10194.0219	7+27.80	9.97L	7+12.37	12.00L	3738.22
39	N 9764.9723	E 10204.8808	6+63.97	10.00L	6+48.14	12.00L	~~3738.40~~ **38.48**

NOTE:
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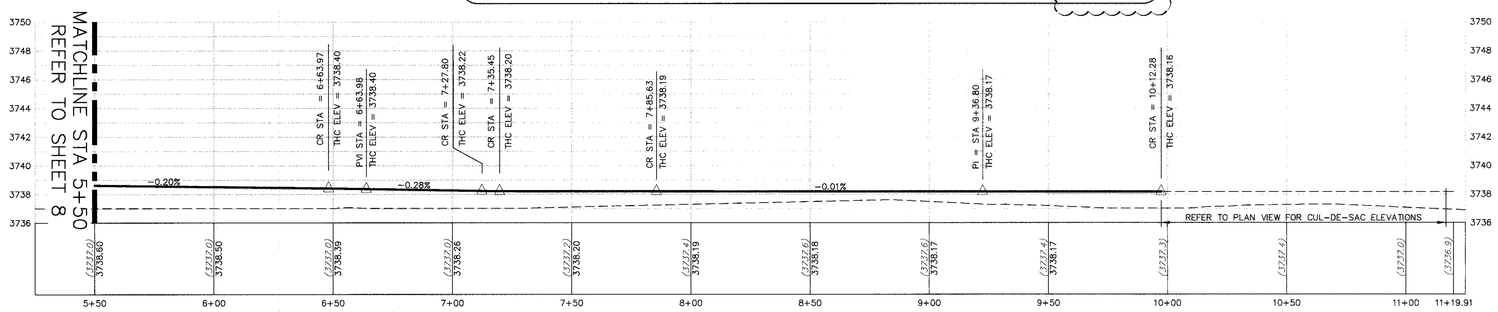
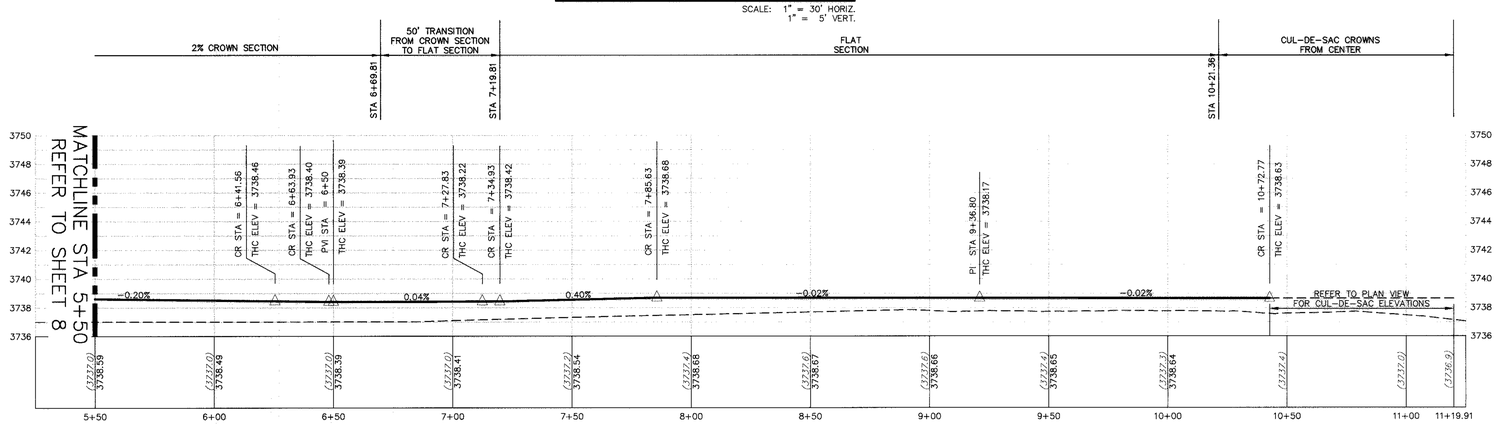


PROPOSED LEFT TOP OF CURB

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



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LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- CENTER LINE OF R.O.W.
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3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/16/08

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AMEN CORNER SUBDIVISION

AMEN CORNER PLAN & PROFILE

J.CK. — DESIGNED BY | L.T. — DRAWN BY | J.C.K. — CHECKED BY

5016 — JOB NO.
02/07/06 — DATE
AS NOTED — SCALE
SHEET NO. 9 OF 13

Apr 18, 2008 - 7:40am
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gcross

ROCKWALLS

MATERIALS: Stone for rockwalls shall consist of quarried limestone as nearly uniform in section as is practicable. Field stone or salvaged stone from rockwalls shall be used only where directed by the Engineer. The stone shall be dense, resistant to the action of air and water, clean of old mortar and suitable in all respects for the purpose intended.

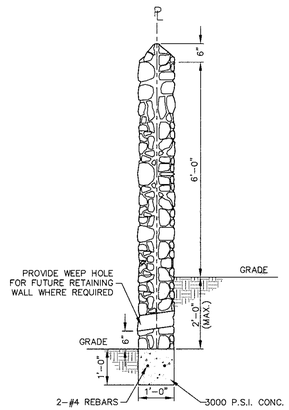
Mortar for the rockwalls shall consist by volumes of one (1) part portland cement, one-quarter to one-half (1/4 TO 1/2) part hydrated lime, and three (3) parts clean, hard, durable sand (2 1/4 to 3 times the sum of the volumes of cement and lime combined. See city building code PD 14-3 and 14-4). Mortar shall be Type S, ASTM Specification C270-73. Compressive strength = 1800 p.s.i. (28 days). Concrete for the foundation shall be Class "A" (3000 p.s.i.). Reinforcing steel shall conform to ASTM A 615, Grade 60. If rockwall is frequently exposed to water, lime shall not be used and the portions shall be one part portland cement and three parts sand.

CONSTRUCTION METHODS: Prior to placing the concrete foundation, the excavation for the rockwalls shall be made to the proper section, and, if considered necessary by the Engineer, the bottom of excavation shall be hand-tamped and sprinkled. The excavated area for rockwalls shall be moist when the concrete is placed. Reinforcing steel shall be placed continuously as shown on the plans and properly supported throughout the placement of concrete. The surface of the concrete shall not be troweled. The concrete shall be cured a minimum of 24 hours before any stone or mortar is placed on the foundation. The concrete shall be cured a minimum of 48 hours before more than 300 pounds per square foot of stone and mortar is placed on the foundation. Contractor shall embed the first four inches of the first layer into the fresh concrete of the footing.

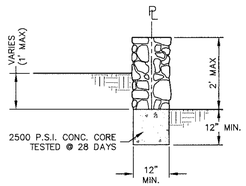
Stone shall be selected as to size and shape in order to secure fairly large, flat-surfaced stone which may be erected with true and even surface faces and a minimum of exposed mortar. All stones shall be thoroughly cleaned, wetted, hand-placed and embedded in mortar so that no stones shall touch each other or the concrete foundation but shall be firmly bound together with mortar. The finished surface shall present a neat, clean, workmanlike and true-to-line appearance. The interior of the rockwall shall be completely filled with spalls and pieces of the specified stone, completely embedded and surrounded by mortar with no voids.

The erection of the rockwall shall not be more than three feet in height for every 24-hour period to allow for the lower portions to become sufficiently set. All stones shall be thoroughly wet before being placed in fresh mortar. The last layer of rock prior to break of construction phase shall not have any mortar on top. Fresh mortar must be used for continuation of work following erection break.

Weep holes shall be placed on the rockwall as shown on the plans. The weep holes shall be not more than ten feet apart on-center. The weep holes shall consist of four-inch vitrified clay pipe, or other pipe as approved by the Engineer, neatly cut to the exposed surface of the rockwall. No less than one cubic foot of one-inch to 3/4-inch of graded gravel shall be placed at the inlet of each weep hole as shown on the plans.

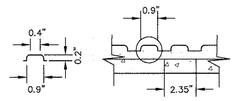


ROCKWALL DETAIL
SCALE: 1"=2'-0"



NOTE:
STEMWALLS INSTALLED BETWEEN LOTS SUBJECT TO ON-SITE PONDING MUST INCLUDE 6" PVC WEEP HOLES @10' O.C. WITH INVERT OF PIPE AT GROUND LEVEL.

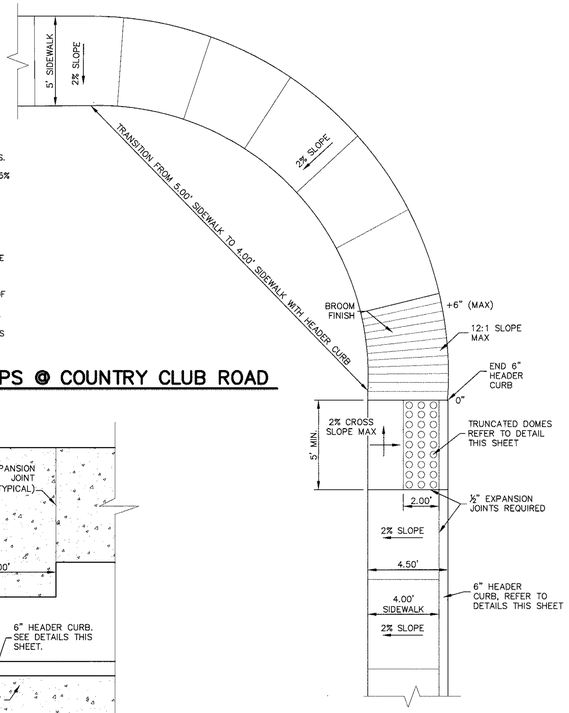
STEMWALL DETAIL
SCALE: 1"=2'-0"



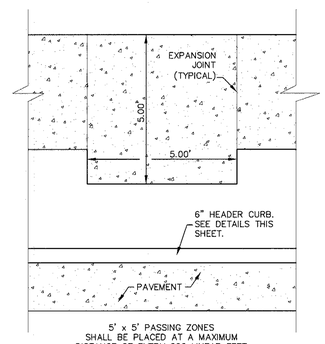
TRUNCATED DOMES

CURB RAMP NOTES:

1. ALL CONCRETE USED SHALL BE 3000 PSI AT 28 DAYS.
2. SUBGRADE UNDER RAMP SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. SURFACES SHALL NOT BE ETCHED OR GROOVED.
5. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES ALIGNED IN A SQUARE GRID PATTERN.
6. FOR PURPOSES OF WARNING, THE WIDTH AND DEPTH OF AREA WITH TRUNCATED DOME (2'x5') SHALL BE COLORED CONCRETE (BRICK RED). CONCRETE DYE SHALL BE USED. DYE SHALL BE APPLIED DIRECTLY OR MIXED WITH FRESH CONCRETE. THIS IS TO BE INCLUDED WITHIN CONTRACTOR'S BID.

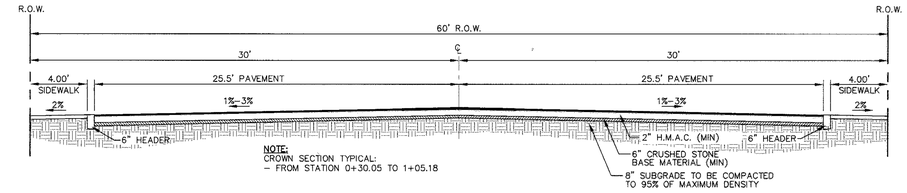


ACCESSIBLE RAMPS @ COUNTRY CLUB ROAD
SCALE: 1" = 4' - 0"

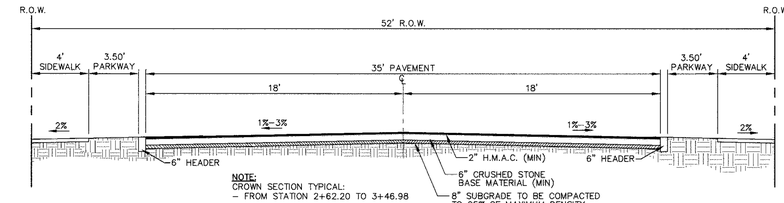


5' x 5' PASSING ZONES SHALL BE PLACED AT A MAXIMUM DISTANCE OF EVERY 200 LINEAR FEET

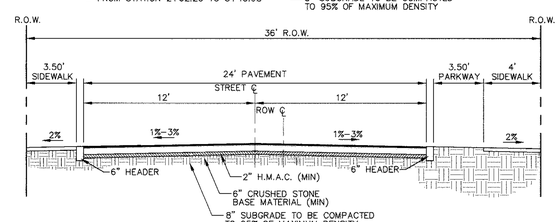
ACCESSIBLE PASSING SPACE
N.T.S.



NOTE:
CROWN SECTION TYPICAL:
- FROM STATION 0+30.05 TO 1+05.18

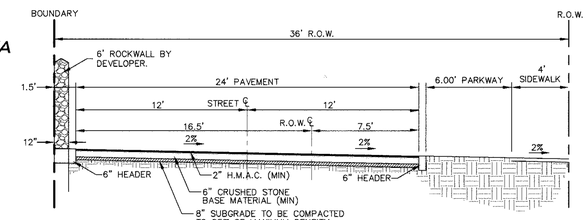


NOTE:
CROWN SECTION TYPICAL:
- FROM STATION 2+62.20 TO 3+46.98

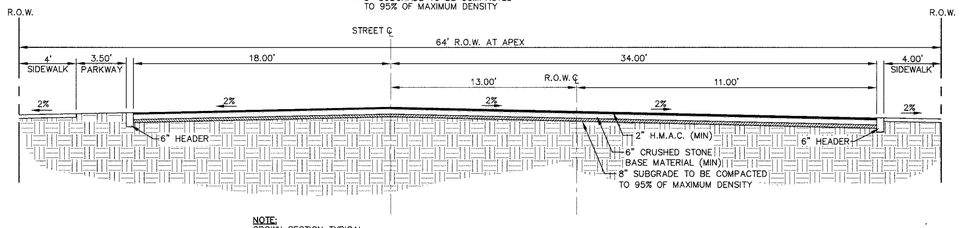


NOTE:
CROWN SECTION TYPICAL:
- FROM STATION 6+48.10 TO 7+19.79

MONTOYA DRAIN

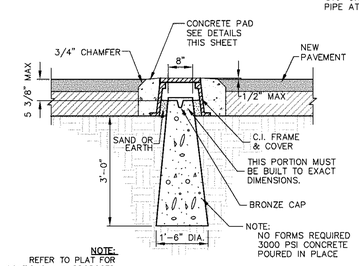


NOTE:
CROWN SECTION TYPICAL:
- FROM STATION 7+19.79 TO 10+18.38



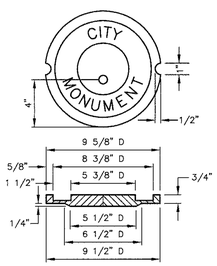
NOTE:
CROWN SECTION TYPICAL:
- OF TURNING HEEL AT STATION ±4+50.00

TYPICAL STREET SECTIONS
SCALE: 1" = 5'-0"

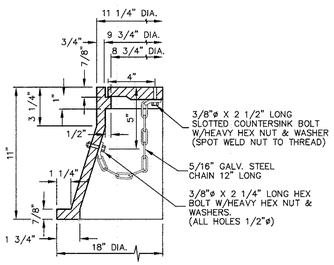


NOTE:
REFER TO PLAT FOR LOCATIONS. ALL PROPOSED CITY MONUMENTS MUST BE CERTIFIED BY A REGISTERED SURVEYOR OF THE STATE OF TEXAS.

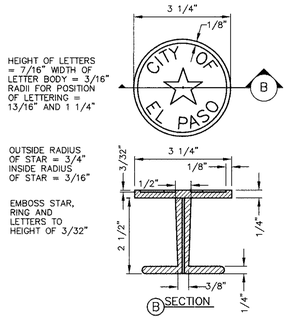
MONUMENT ASSY
SCALE: 1"=2'-0"



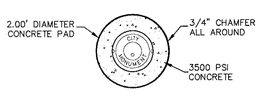
CITY MONUMENT COVER
SCALE: 1" = 0.67'



FRAME SECTION
SCALE: 1" = 0.50'

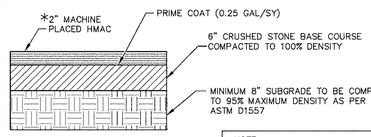


BRONZE MONUMENT CAP
N.T.S.



PLAN VIEW CONCRETE PAD
SCALE: 1"=2'-0"

CITY MONUMENT DETAIL
SCALE: AS NOTED

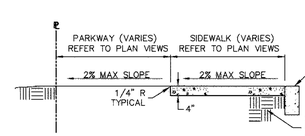


NOTE:
MINIMUM THICKNESS AS PER THE CURRENT SUBDIVISION DESIGN STANDARDS IS 1 1/2".

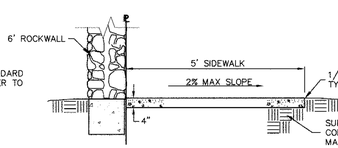
GENERAL H.M.A.C. PAVING NOTES:

1. FOR RECOMMENDATIONS REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY CQC (CONSTRUCTION QUALITY CONTROL TESTING AND ENGINEERING) PROJECT NO. ACCQC05-027-00, DATED 07/05
2. BASE COURSE SHALL MEET THE REQUIREMENTS FOR TYPE "A", GRADE 1 OR 2 MATERIAL ACCORDING TO ITEM 247, FLEXIBLE BASE, AS DESCRIBED IN THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. ALL THE REQUIREMENTS OF THIS DOCUMENT SHALL BE MET, EXCEPT WHERE DENSITY IS SPECIFIED. THE DENSITY SHALL BE NOT LESS THAN 100% OF ASTM D1557.
3. THE SURFACE COARSE SHALL MEET THE REQUIREMENTS FOR (HMAC), TXDOT TYPE "C" AS SPECIFIED IN ITEM 340 HMAC (HOT MIX ASPHALTIC CONCRETE PAVEMENT), AS DESBRIBED IN THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. STABILITY SHALL BE NOT LESS THAN 1500 POUNDS, WHEN COMPACTED AT 75 BLOWS. FURTHERMORE, THE MIX SHALL HAVE A FLOW BETWEEN 0.08" AND 0.16", ACCORDING TO THE MARSHALL STABILITY ANALYSIS.
4. SUBGRADE TO BE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DENSITY AS PER ASTM D1557.
5. FINAL PAVEMENT DESIGN TO BE DETERMINED BASED UPON FINAL TEST RESULTS.

TYPICAL HMAC PAVEMENT SECTION
N.T.S.



WITHIN SUBDIVISION BOUNDARY



ALONG COUNTRY CLUB ROAD

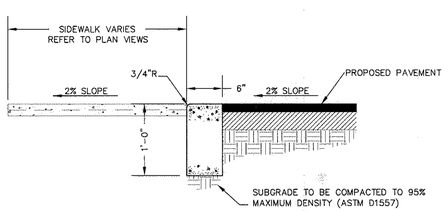
NOTES:
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" O.C.
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" O.C. AND ALONG FEATURES THAT PROJECT THROUGH OR ADJACENT TO SIDEWALK.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
4. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED JOINT FILLER, AASHTO M-33.
5. WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

TYPICAL SIDEWALK DETAILS
SCALE: 1"=2'-0"

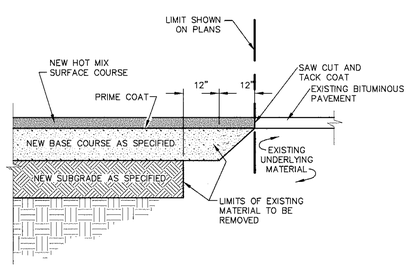
WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG -	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

NOTES:
1. CONCRETE FOR HEADER CURB SHALL BE 3000 P.S.I. MINIMUM
2. DUMMY JOINT REQUIRED AT 10' O.C.
3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.



6" HEADER CURB DETAIL
SCALE: 1" = 1' - 0"



JUNCTURE OF NEW FLEXIBLE AND EXISTING FLEXIBLE PAVEMENT
SCALE:1"=2'-0"

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
4/16/08

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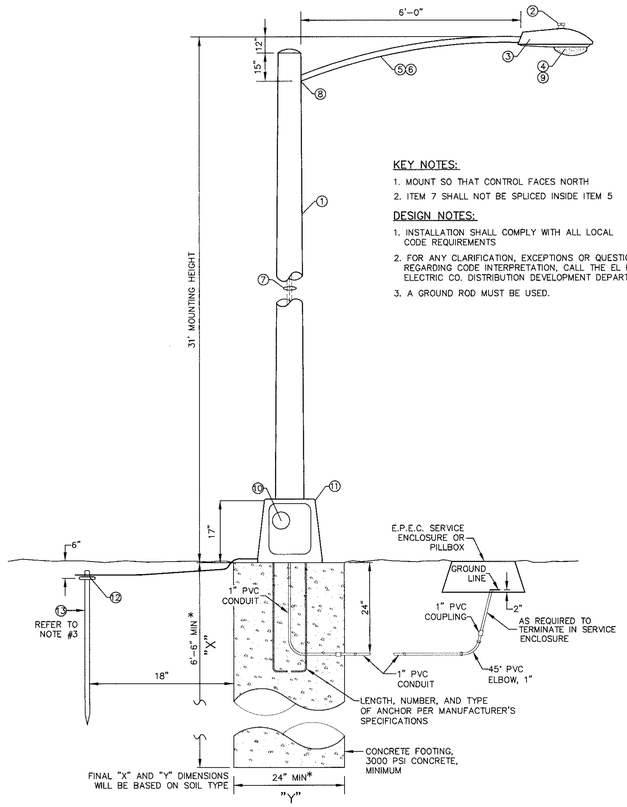
AMEN CORNER SUBDIVISION

STANDARD DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY
J.CK.	L.T.	J.C.K.

5016 — JOB NO.
02/07/06 — DATE
AS NOTED — SCALE
SHEET NO. 10 OF 13

Apr 16, 2008 - 8:10am
S:\Dwg\5016 Amen Corner\AS Built\5016 SH10(Std Details).dwg
gjarosz



KEY NOTES:

1. MOUNT SO THAT CONTROL FACES NORTH
2. ITEM 7 SHALL NOT BE SPLICED INSIDE ITEM 5

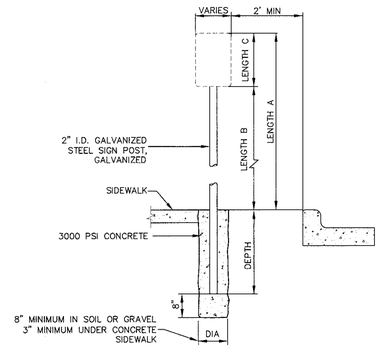
DESIGN NOTES:

1. INSTALLATION SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS
2. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING CODE INTERPRETATION, CALL THE EL PASO ELECTRIC CO. DISTRIBUTION DEVELOPMENT DEPARTMENT
3. A GROUND ROD MUST BE USED.

RESIDENTIAL STREET LIGHT POLE DETAIL

SCALE: 1" = 2'-0"

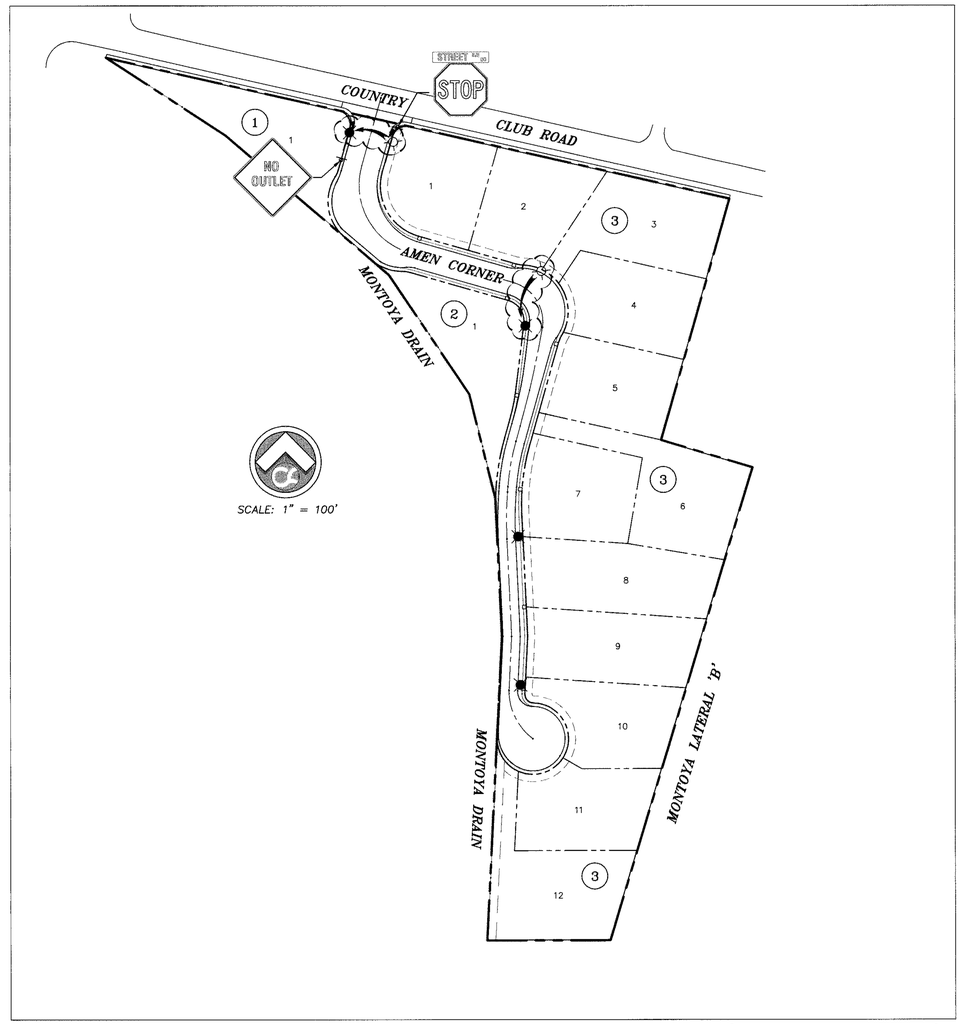
ITEM	STOCK No.	QTY PER UNIT	DESCRIPTION
1		1 EACH	POLE, 36 FT. – STEEL
2	021–225	1 EACH	PHOTO CELL, 240v (SEE KEY NOTE 1)
3	021–335	1 EACH	LUMINAIRE, 100w H.P.S.
4	021–085	1 EACH	H.P.S. LAMP, 100w
5	21–200	1 EACH	MAST ARM, 6'–0" x 1.25"
6	013–600	AS REQUIRED	#10 SOLID CABLE, 600v
7	013–600	40' PLUS	#10 CABLE, 3–CONDUCTOR, 600v, UF
8	05–145	AS REQUIRED	SLEEVES, #12–10
9	21–608	1 EACH	ROADWAY LUMINAIRE, 150w H.P.S.
10	21–250	2 EACH	30 AMP BREAK–AWAY FUSES
11	21–608	1 EACH	ALUMINUM TRANSFORMER BASE
12	07–561	1 EACH	5/8" GROUND ROD CLAMP
13	08–626	1 EACH	5/8" x 10' Cu BONDED GROUND ROD



LENGTH A	LENGTH B	LENGTH C	DEPTH
10 FEET	7 FEET	LARGER THAN 24"	2 FEET
9 FEET	7 FEET	SMALLER THAN 24"	1.5 FEET

SIGN POST INSTALLATION

SCALE: 1"=2'-0"



ALL ROADWAYS INTERSECTING EXISTING PUBLIC ROADWAYS SHALL REMAIN COMPLETELY CLOSED FOR PUBLIC USE UNTIL ACCEPTED FOR MAINTENANCE BY THE CITY.

STOP SIGN WITH STREET NAME SIGNS, REFER TO DETAILS THIS SHEET.

R1–1
30" x 30"
STOP SIGN

9" STREET NAME SIGN, EXTRUDED ALUMINUM, AS PER SUBDIVISION ORDINANCE TITLE 19, SECT. 7–10

W14–2
30" x 30"
NO OUTLET

STOP SIGN WITH 9" STREET NAME SIGNS

SCALE: N.T.S.

DEPARTMENT OF TRAFFIC AND TRANSPORTAITON

ILLUMINATION PLAN APPROVED 03/14/06

WARNING ! BEFORE YOU DIG
CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543–5720
SBC	1–800–DIG–TESS
TEXAS GAS SERVICE	544–6300
EMERGENCY HOTLINE	562–8411/562–2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1–800–DIG–TESS
TIME WARNER COMMUNICATIONS (CABLE)	775–7414
EL PASO NATURAL GAS CO.	1–800–334–8047
TEXAS EXCAVATION SAFETY SYSTEM	1–800–344–8377

LEGEND

- PROPOSED STREET LIGHTS REQUIRED AS PER CITY ORDINANCE 13
- STOP SIGN AND/OR STREET NAME UNLESS NOTED OTHERWISE
- PROPOSED CITY MONUMENTS REFER TO SHEET 10 FOR DETAILS

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

RECORD DRAWING

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
7/28/08

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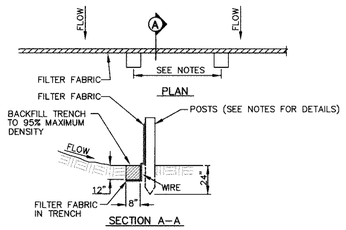
AMEN CORNER SUBDIVISION
ILLUMINATION PLAN

J.C.K. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 11 OF 13

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

May 20, 2008 – 7:28am
S:\Draw\5016 Amen Corner\AS Builts\5016 Sht11(Illumination Plan).dwg
jpacks
©2004 Design Studio, Inc.



NOTES:

1. THE FENCE REQUIRES FREQUENT INSPECTION AND PROMPT MAINTENANCE TO MAINTAIN ITS EFFECTIVENESS.
2. INSPECT THE FENCE AFTER EACH RAINFALL.
3. CHECK FOR AREAS WHERE RUN–OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE.
4. ALL NEEDED REPAIRS SHALL BE PERFORMED IMMEDIATELY.
5. REMOVE AND PROPERLY DISPOSE OF SEDIMENT WHEN IT IS ONE–THIRD TO ONE–HALF THE HEIGHT OF THE FENCE OR AFTER EACH STORM.
6. 4" MIN. STEEL OR WOOD POSTS SPACED AT 6' O.C.. SOFTWOOD POSTS SHALL HAVE A 3" MIN. DIAMETER OR NOMINAL 2"x4". HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTION OF 1.5"x1.5"

FILTER FENCE

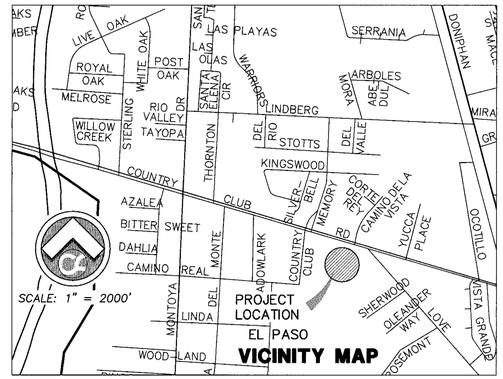
SCALE: 1" = 5'–0"

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL STORM WATER POLLUTION CONTROL PERMITS. THE CONTRACTOR SHALL SUBMIT A NOI AND SDPCP APPLICATION FORM PRIOR TO CONSTRUCTION. AFTER COMPLETION OF PROJECT, CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION FORM TO COMPLETE NPDES REQUIREMENTS.

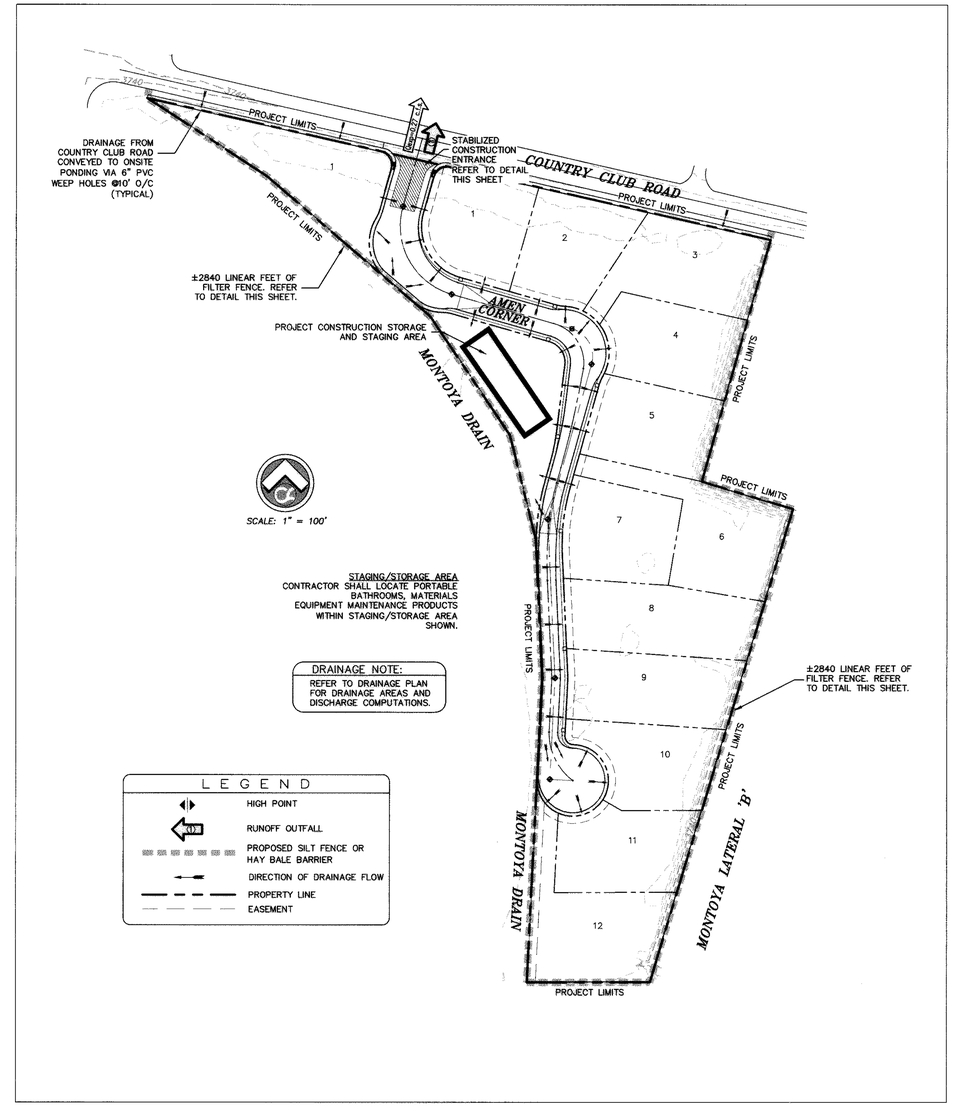
STAGING AREA SHALL PROVIDE ADEQUATE SPACE FOR TRAILER STORAGE, FUEL/LUBRICANT STORAGE, PORTABLE RESTROOMS, EQUIPMENT STORAGE AND MAINTENANCE, ETC.

DUST AND EROSION CONTROL NOTE:

CONTRACTOR SHALL MAKE PROVISIONS FOR TEMPORARY DUST AND EROSION CONTROL WHERE EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. USE WATER SPRINKLING AND OTHER METHODS TO LIMIT DUST AND DIRT MIGRATION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.



Approx. Latitude = 31°84'N
Approx. Longitude = 106°59'W



STAGING/STORAGE AREA
CONTRACTOR SHALL LOCATE PORTABLE BATHROOMS, MATERIALS EQUIPMENT MAINTENANCE PRODUCTS WITHIN STAGING/STORAGE AREA SHOWN.

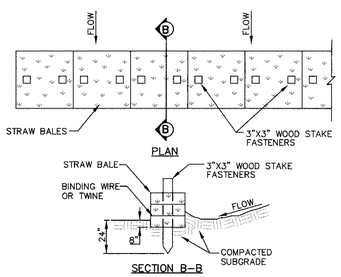
DRAINAGE NOTE:
REFER TO DRAINAGE PLAN FOR DRAINAGE AREAS AND DISCHARGE COMPUTATIONS.

LEGEND

- HIGH POINT
- RUNOFF OUTFALL
- PROPOSED SILT FENCE OR HAY BALE BARRIER
- DIRECTION OF DRAINAGE FLOW
- PROPERTY LINE
- EASEMENT

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"=100'

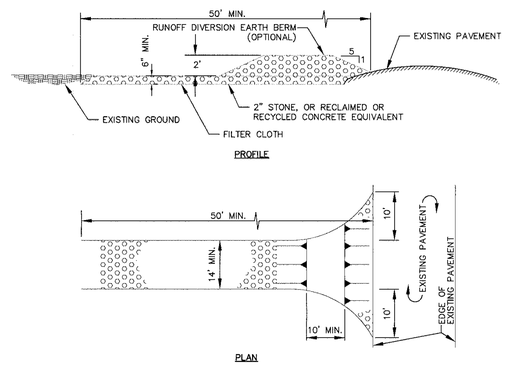


NOTES (BALE BARRIER):

1. BALES TO BE PLACED PERPENDICULAR TO FLOW HAY BALES PLACED IN "V" DITCH MUST BE STAGGERED.
2. BALES MUST BE FIRMLY STAKED INTO THE ENTRENCHMENT AND THE ENTRENCHMENT BE PROPERLY BACKFILLED.
3. BALES MUST BE PLACED END TO END AND THERE CAN BE NO GAPS BETWEEN THE BALES.
4. BARRIERS MUST BE INSPECTED AND REPAIRED IMMEDIATELY AFTER EACH RAINFALL OR DAILY IF THERE IS PROLONGED RAINFALL.
5. DAMAGED STRAW BALES REQUIRE IMMEDIATE REPLACEMENT.
6. TRAPPED SEDIMENTS MUST BE REMOVED AND DISPOSED OF PROPERLY.

STRAW BALE BARRIER

N.T.S.



FINAL LOCATION OF STABILIZED CONSTRUCTION ENTRANCE CAN BE DETERMINED AT THE SITE BY THE CONTRACTOR.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

WARNING !
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL EXISTING
UNDERGROUND IMPROVEMENTS
IN PROJECT AREA

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EL PASO ELECTRIC COMPANY	543–5720
SBC	1–800–DIG–TESS
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EL PASO NATURAL GAS CO.	1–800–334–8047
TEXAS EXCAVATION SAFETY SYSTEM	1–800–344–8377

SW3P Permit Number 06-016

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
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7/15/08

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fax (915) 877.4334
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AMEN CORNER SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN

J.CK. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 12 OF 13

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Apr 18, 2008 – 7:14am
S:\Draw\5016 Amen Corner\AS Built\5016 SH 12.\5016PP1.dwg
gpotosi

NARRATIVE:

AMEN CORNER SUBDIVISION
EL PASO, TEXAS

LEGAL DESCRIPTION

BEING ALL OF TRACT 6C1, BLOCK 4, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

_____ TEMPORARY SEEDING
_____ PERMANENT PLANTING, SODDING, OR SEEDING
_____ MULCHING
_____ SOIL RETENTION BLANKET
_____ BUFFER ZONES
_____ PRESERVATION OF NATURAL RESOURCES

OTHER: _____

STRUCTURAL PRACTICES: (P–PERMANENT T–TEMPORARY)

T SILT FENCES
_____ HAY BALES
_____ ROCK BERMS
_____ DIVERSION, INTERCEPTOR, OR PERIMETER BERMS
_____ DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
_____ DIVERSION DIKE AND SWALE COMBINATIONS
_____ PIPE SLOPE DRAINS
_____ CONCRETE FLUMES
T ROCK BEDDING AT CONSTRUCTION EXIT
_____ TIMBER MATTING AT CONSTRUCTION EXIT
_____ CHANNEL LINERS
_____ SEDIMENT TRAPS
_____ SEDIMENT BASINS
_____ STORM INLET SEDIMENT TRAP
_____ STONE OUTLET STRUCTURES
_____ CURBS AND GUTTERS
_____ STORM DRAINS
_____ VELOCITY CONTROL DEVICES
P NATURAL SWALES & NATURAL DEPRESSIONS

OTHER: _____

POST CONSTRUCTION CONTROLS

INLETS, DESILTING BASIN, EARTH BERMS AND STONE BEDDING CHANNELS AS PER PLAN

ESTIMATED TOTAL SIZE, DISTURBED AREA

PROJECT SITE APPROX. 8.606 ACRES
ESTIMATED DISTURBED AREA 8.606 ACRES.

CONSTRUCTION START DATE: 05/24/06 CONSTRUCTION END DATE: 05/24/07

NARRATIVE – SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

1. BEGIN CONSTRUCTION/MOBOLIZATION (5 DAYS).
2. INSTALL INITIAL STORMWATER POLLUTION PREVENTIONS (SWPP) MEASURES AS INDICATED ON SWPP PLAN (3 DAYS).
3. CLEAR AND GRUB (2 WEEKS).
4. SITE GRADING (2 MONTHS).
5. PERFORM PERIODIC INSPECTIONS OF THE SWPP STRUCTURES. PERFORM MAINTANENCE AND REPLACEMENTS AS NEEDED (DURATION OF CONSTRUCTION).
6. EXCAVATION FOR SITE UTILITIES AND STORM SEWER (3 MONTHS).
7. CONSTRUCTION OF SITE IMPROVEMENTS AND STORM SEWER (3 MONTHS).
8. END CONSTRUCTION – FINAL STABILIZATION, DEMOBILIZATION, REMOVAL OF SWPP CONTROLS, AND SUBMIT NOTICE OF TERMINATION.

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED: _____ COMPANY: CSA ENGINEERS AND CONSTRUCTORS
NAME: JOHN C. KARLSRUHER, P.E. ADDRESS: 1845 NORTHWESTERN, SUITE C
TITLE: PRESIDENT TELEPHONE: (915) 877-4155
DATE: 05/21/06

SUB – CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I WILL COORDINATE, EITHER THROUGH THE GENERAL CONTRACTOR, OWNER, OR DIRECTLY, WITH THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) IDENTIFIED IN THE POLLUTION PREVENTION PLAN HAVING RESPONSIBILITY FOR IMPLEMENTING STORM WATER CONTROL MEASURES TO MINIMIZE ANY IMPACT MY ACTIONS MAY HAVE ON THE EFFECTIVENESS OF THESE STORM WATER CONTROLS MEASURES.

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

SOIL CONDITIONS

AS THE EXPLORATORY BORINGS INDICATE, THE SOIL UNDERLYING THE SITE GENERALLY CONSISTS OF TWO SOIL STRATA THE UPPER SOIL STRATUM CONSISTS OF A CLAYEY SILT AND SILT EXTENDING FROM THE GROUND SURFACE TO DEPTHS VARYING FROM 2 TO 6 FEET. THE CLAYEY SILT AND SILT WERE OBSERVED TO HAVE A MODERATELY FIRM TO VERY FIRM CONSISTENCY. THE CLAYEY SILT AND SILT OVERLIE A NONPLASTIC SILTY SAND. THE FIRM TO VERY FIRM SILTY SAND WAS OBSERVED TO EXTEND BELOW THE UPPER SOIL STRATUM TO THE TOTAL DEPTH OF THE BORINGS.

ENDANGERED SPECIES ACT

NOT LIKELY TO ADVERSELY AFFECT ANY CURRENTLY LISTED FEDERAL THREATENED OR ENDANGERED SPECIES.

HISTORIC PROPERTY SITE

NO KNOWN SITES ELIGIBLE FOR HISTORIC RECORD

AUTHORIZED STORM WATER DISCHARGES

1. STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.

2. DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION SUPPORT ACTIVITIES INCLUDING CONCRETE AND ASPHALT BATCH PLANTS, EQUIPMENT STAGING AREAS, MATERIAL STORAGE YARDS, MATERIAL BORROW AREAS, AND EXCAVATED MATERIAL DISPOSAL AREAS MAY BE AUTHORIZED AS PER TPDES PERMIT NO. TXR1500000, PART II, SECTION A.

AUTHORIZED NON–STORM WATER DISCHARGES

THE FOLLOWING NON–STORM WATER DISCHARGES AREA AUTHORIZED AS PER TPDES PERMIT NO. TXR150000, PART II, SECTION A.

1. DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

2. FIRE HYDRANT FLUSHING.

3. WATER USED TO CONTROL DUST.

4. WATER LINE FLUSHING.

5. VEHICLE, EXTERNAL BUILDING AND PAVEMENT WASH WATER, FREE OF DETERGENTS AND SOAPS.

6. AIR CONDITIONING CONDESATE.

PROHIBITED POLLUTANTS DISCHARGES

1. CONCRETE
2. DETERGENTS
3. PAINTS
4. CLEANING SOLVENTS
5. FUELS
6. ELECTRICAL EQUIPMENT AND MATERIALS
7. LUBRICANTS
8. WOOD
9. FERTILIZERS
10. ASPHALT AND ASPHALT RELATED PRODUCTS
11. STEEL PRODUCTS

BEST MANAGEMENT PRACTICES CONTROLS

I WASTE MATERIALS:

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE & REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION). THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

II HAZARDOUS WASTE:

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

III SANITARY WASTE:

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED, CHAPTER 18.08 (BUILDING CODE), BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV SPILL PREVENTION:

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

V GOOD HOUSEKEEPING:

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

VI HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

POSSIBLE POLLUTANTS ON–SITE

A. GAS TANK CONTAINERS
   1. INSPECT CONTAINERS FOR LEAKS AND ENSURE LIDS AND CAPS ARE PROPERLY SEALED. DAMAGED TANKS OR CONTAINERS SHALL BE PROPERLY REMOVED/REPLACED AND DISPOSED OF.
B. LUBRICATING GREASE CONTAINERS
   1. ALL ON–SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECIEVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE CHANCE OF LEAKAGE; DRIP PANS SHALL BE UTILIZED FOR LEAKING VEHICLES AND FOR FLUID DRAINING.
C. CEMENT DISCHARGE INTO EXISTING STORM SYSTEM
   1. ONSITE INSPECTIONS OF CONCRETE POUR AREAS SHALL BE DONE TO ENSURE THAT CEMENT DOES NOT RUNOFF AND DISCHARGE INTO EXISTING STORM SEWER SYSTEM.

VII PETROLEUM PRODUCTS:

ALL ON–SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON–SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

VIII SPILL CONTROL PRACTICES:

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

IX MAINTENANCE AND INSPECTION PROCEDURES:

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS PRIOR TO ANTICIPATED STORM EVENT AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING ARID PERIODS WILL BE CONDUCTED BI–WEEKLY. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A REPORT SUMMARIZING THE SCOPE OF INSPECTION SHALL BE DONE & RETAINED ALONG WITH THE SDPCP.

X REMARKS:

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEANED AS SOON AS PRACTICABLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

XI OFFSITE VEHICLE TRACKING:

IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:

X –HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
X –LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPAULIN
X –EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
X –STABILIZED CONSTRUCTION ENTRANCE
–OTHER: _____

MATERIALS WITH CONSTRUCTION SITE:

___ HAS BATCH PLANT WITH PROJECT
___ HAS ASPHALT PLANT WITH PROJECT
X DOES NOT HAVE BATCH PLANT WITH PROJECT
X DOES NOT HAVE ASPHALT PLANT WITH PROJECT

OWNER CERTIFICATION

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

OWNER : SIGNED DATE
ED SANTAMARIA 05/21/06
OWNER : NAME DATE
PRESIDENT, MOUNTAIN VISTA BUILDERS
TITLE

GENERAL NOTES

1. CONTRACTOR TO PROVIDE A CONSTRUCTION SIGN ONSITE, CONSPICUOUSLY NEAR MAIN ENTRANCE, WITH A COPY OF N.O.I. POSTED.
2. CONTRACTOR TO DESIGNATE A QUALIFIED COMPETENT PERSON TO INSPECT AND RECORD SW3P AND BMP INSPECTION IN ACCORDANCE TO SITE INSPECTION REPORT.
3. CONTRACTOR TO KEEP ORIGINAL N.O.I. AND INSPECTION REPORTS ON SITE AT ALL TIMES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A CLEAN WORK SITE.
5. CONTRACTOR MUST KEEP RECORD OF IMPORTANCE DATES SUCH AS, BUT NOT LIMITED TO, MAJOR GRADING ACTIVITIES, CONSTRUCTION TEMPORARILY OR PERMANENTLY WORK CEASED, STABILIZATION MEASURES INITIATED.
6. CONTRACTOR SHALL KEEP A COPY OF TPDES PERMIT TXR 15000 ONSITE

NOTE:-
CONTRACTOR SHALL ENSURE COMPLIANCE WITH SW3P AND TPDES PERMIT TXR 15000. PERMIT TXR 15000 IS LOCATED AND CAN BE VIEWED WITH THE CIVIL ENGINEER – CSA CONSULTING ENGINEERS, 1845 NORTHWESTERN DR, SUITE C, EL PASO, TX. 79912.

WARNING !
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL EXISTING
UNDERGROUND IMPROVEMENTS
IN PROJECT AREA

BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543–5720
SBC	1–800–DIG–TESS
TEXAS GAS SERVICE	544–6300
EMERGENCY HOTLINE	562–8411/562–2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1–800–DIG–TESS
TIME WARNER COMMUNICATIONS (CABLE)	775–7414
EL PASO NATURAL GAS CO.	1–800–334–8047
TEXAS EXCAVATION SAFETY SYSTEM	1–800–344–8377

SW3P Permit Number 06-016

RECORD DRAWING

BENCHMARK: RAILROAD SPIKE IN POWER POLE LOCATED 121 FEET ± SOUTH OF MOST EASTERLY PROPERTY CORNER. ELEVATION=3738.06 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
4	04/16/08	RECORD DRAWING	JCK
3	04/05/06	FINAL SUBMITTAL	JCK
2	03/23/06	2ND CITY SUBMITTAL	JCK
1	02/14/06	1ST CITY SUBMITTAL	JCK

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
04/16/08

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www.csaengineers.com

AMEN CORNER SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN

J.CK. DESIGNED BY | L.T. DRAWN BY | J.C.K. CHECKED BY

5016 JOB NO.
02/07/06 DATE
AS NOTED SCALE
SHEET NO. 13 OF 13

Apr 16, 2008 – 7:15am
S:\Drawings\5016 Amen Corner\AS BUILTS\5016 SH 12.13(SW3P).dwg
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