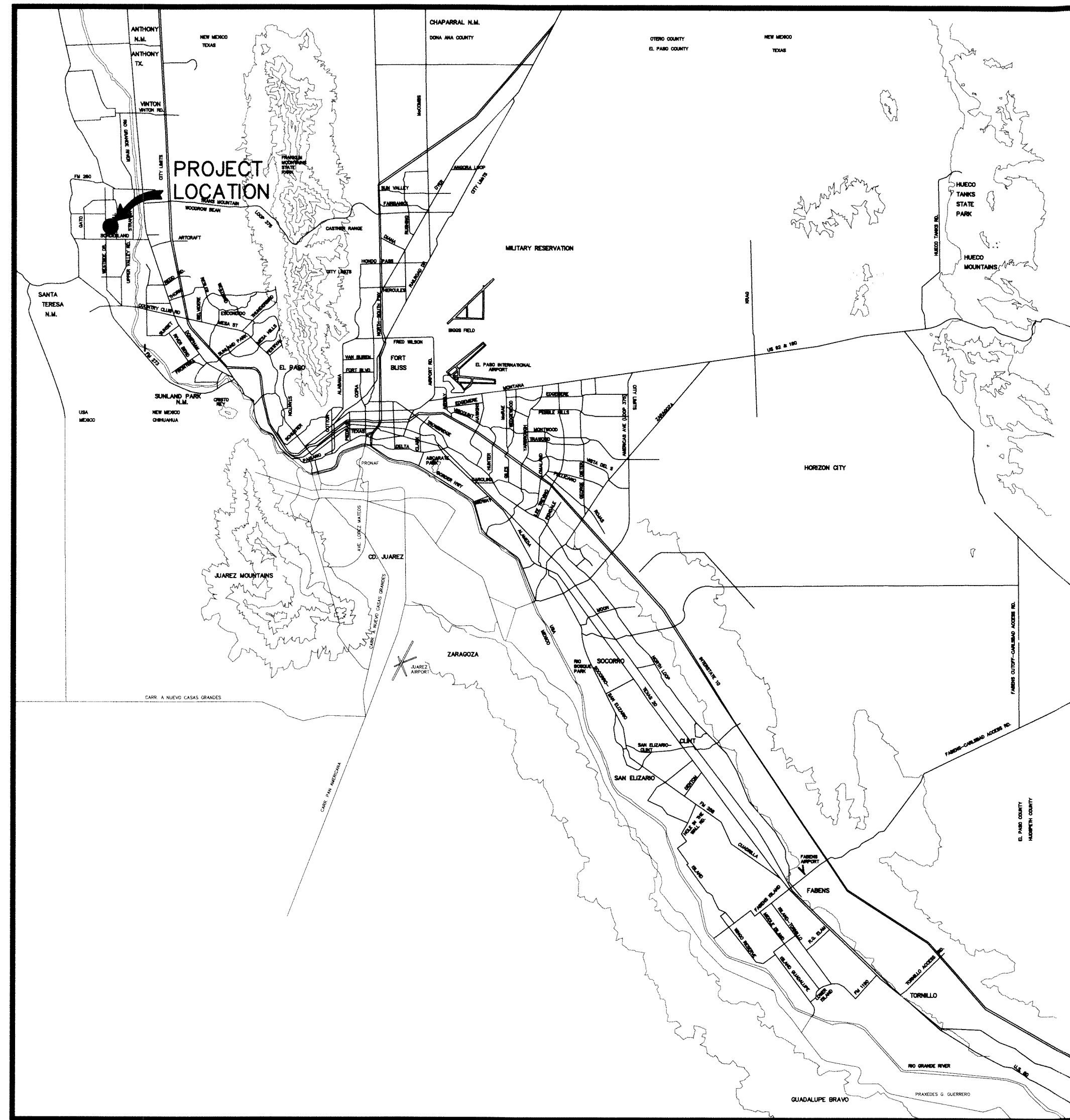


BORDERLAND VILLAGE UNIT ONE

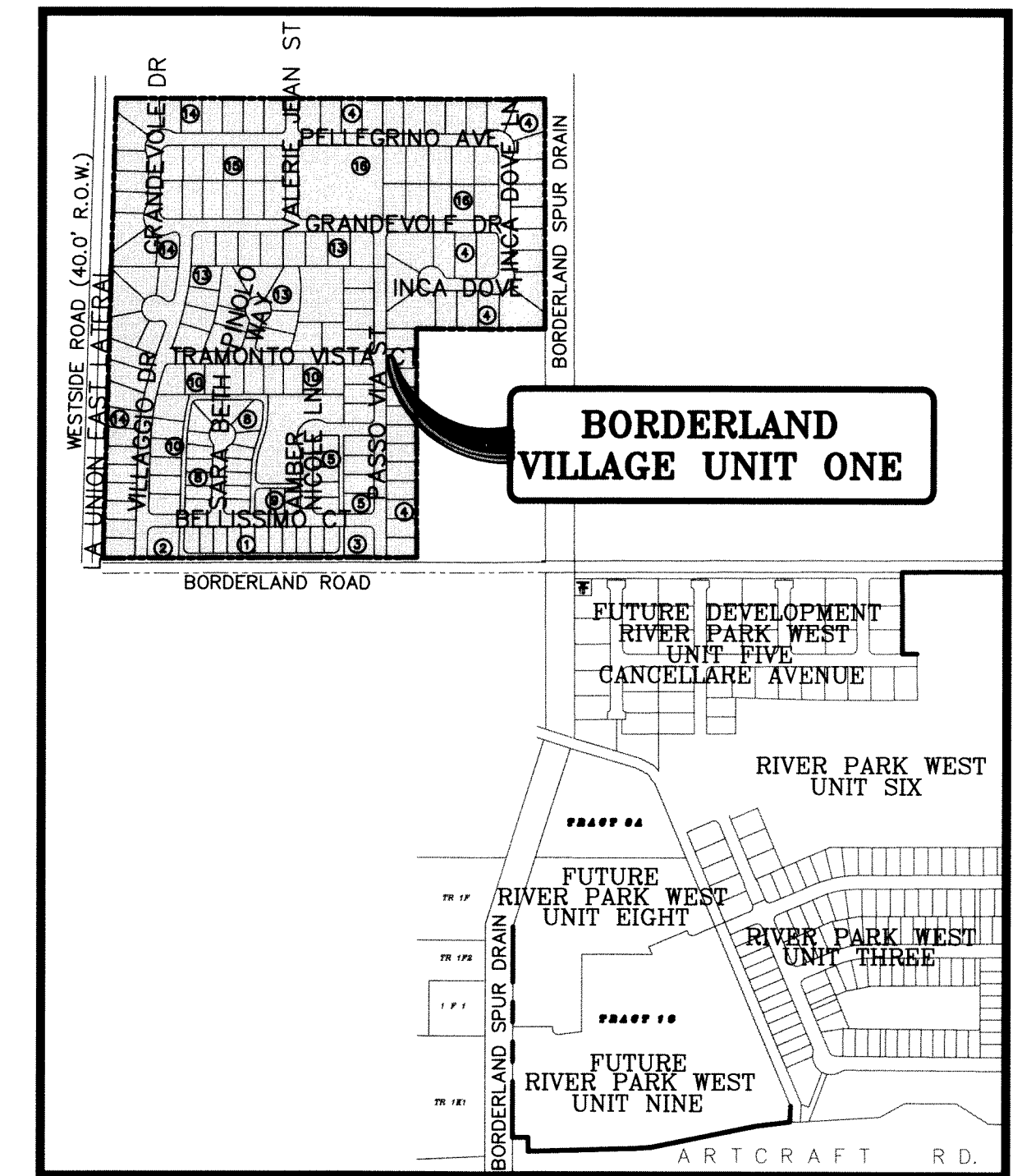
SUBDIVISION IMPROVEMENTS

BEING ALL OF TRACTS 9C, 9D, 9D1, AND TRACT 10' BLOCK 13, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 57.23± ACRES



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR, 1	COVER SHEET, GENERAL INFORMATION
2	FINAL PLAT
3, 4, 7, & 7A	GRADING PLANS AND GRADING SECTIONS
5 & 6	DRAINAGE PLANS
8-22	STREET PLAN & PROFILES
23-25	STORM SEWER PLAN & PROFILES
26-28	STANDARD DETAILS
29,30 & 30A	DRAINAGE DETAILS
31	ILLUMINATION PLAN
32	PARK GRADING PLAN
33 & 34	POND DESIGN PLANS
35-37	SWPPP



LOCATION MAP
APPROXIMATE SCALE:
1" = 600'

JORGE L. AZCARATE, P.E. PROJECT MANAGER



RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. cea GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
6/9/2014

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JAMAS L.P.	2244 TRAWOOD, STE. 100	EL PASO, 79935	(915) 594-3231	(915) 599-3613
ENGINEER:	CEA GROUP	4712 TRANSMOUNTAIN RD. SUITE "F"	EL PASO, 79902	(915) 544-5232	(915) 544-5233
SURVEYOR:	LAND-MARK PROFESSIONAL SURVEYING, INC.	1420 BASSEMER DR. SUITE "A"	EL PASO, 79936	(915) 598-1300	(915) 598-1221

BORDERLAND VILLAGE UNIT ONE				
COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
DECEMBER 2007	D.N.	A.H.	J.L.A.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AUTOMOBILE AND PEDESTRIAN ACCESS TO THE USER AT ALL TIMES, INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS INCLUDES, BUT IS NOT LIMITED TO DRIVEWAYS, STREETS, PARKING, AND WALKWAYS. THIS REQUIREMENT SHALL BE FULFILLED AT NO EXTRA COST TO THE OWNER.
- CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM - ONCE IN THE MORNING AND BEFORE QUITTING TIME OR AS REQUIRED BY THE CITY OF EL PASO GRADING ORDINANCE (SECTION 18.44.220). THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF THE OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
- ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
- FOR ELEVATIONS, REFERENCE BENCHMARK IN TITLE BLOCK FOR ADDITIONAL INFORMATION.
- VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
- THE LOCATION OF THE FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

GRADING SPECIFICATIONS

- CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION; COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL, UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY. REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY.
- SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER THREE (3) INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, GC, SM, SP, SM, AND SC, OR UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER, GEOTECHNICAL ENGINEER OR CITY ENGINEER.
- UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS TWELVE (12)
- EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
- GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE UPON WHICH THE FILL IS TO BE PLACED. THE SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST SIX (6) INCHES, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN ONE (1) VERTICAL TO FOUR (4) HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
- PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN EIGHT (8) INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN FOUR (4) INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557.
- MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN TWO (2%) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
- QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TESTS OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER IS REQUIRED DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

LEGEND

	SUBDIVISION BOUNDARY		FINISHED SPOT ELEVATION
	ROW LINE		LOT FINISHED GROUND ELEVATION
	CURB LINE		TOP OF CURB ELEVATION
	PROPERTY LINE		TOP OF PAVEMENT ELEVATION
	STREET CENTERLINE		SUBDIVISION LOT AND BLOCK NUMBER
	EASEMENT LINE		DRAINAGE FLOW
	MATCH LINE		STORM SEWER LINE FLOW
	STORM SEWER LINE		HIGH POINT
	HIGH WATER MARK		LOW POINT
	CURB AND GUTTER DROP INLET		EXISTING HIGH POINT
	STORM SEWER MANHOLE		EXISTING LOW POINT
	FINISHED GROUND CONTOUR ELEVATION (INDEX)		DRAINAGE AREA
	FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)		HORIZONTAL: VERTICAL SLOPE RATIO
	EXISTING GROUND CONTOUR ELEVATION (INDEX)		APPROXIMATE AREA OF 100 YEAR FLOOD, AS PER FIRM PANEL NO. 480214-0016-C (FEBRUARY 5, 1986)
	EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)		APPROXIMATE BASE FLOOD ELEVATION (NATIONAL GEODETIC VERTICAL DATUM, NGVD), TO CONVERT TO CITY OF EL PASO DATUM FROM NGVD, SUBTRACT 8.462- FEET.
	NEW RETAINING ROCKWALL (3'-9" IN HEIGHT)		FINISHED GROUND CONTOUR ELEVATION (INDEX)
	EXISTING RETAINING ROCKWALL		EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
	NEW RETAINING ROCKWALL (2'-3" IN HEIGHT)		EXISTING GROUND CONTOUR ELEVATION (INDEX)
	EXISTING ELECTRICAL LINE		EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
	STANDARD DETAIL/SECTION NUMBER		EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
	SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED		EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
	WHEELCHAIR RAMP		EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)

ABBREVIATIONS

LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
STA	STATION
VCS	VERTICAL CURVE STATION
VCE	VERTICAL CURVE ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TYP	TYPICAL
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
AD	ALGEBRAIC DIFFERENCE
CR	CURVE RETURN
ROW	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FG	FINISH GRADE
FF	FINISH FLOOR
EG	EXISTING GRADE
MIN.	MINIMUM
RCP	REINFORCED CONCRETE PIPE
Q	QUANTITY
CAP	CAPACITY
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
CONC	CONCRETE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT
L	LENGTH
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
HGL	HYDRAULIC GRADE LINE
HWE	HIGH WATER ELEVATION
DETAIL X OF XX	DETAIL NUMBER X ON SHEET XX

RECORD DRAWINGS

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6/9/2014

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
UTILITY SURVEILLANCE	(800) MCI-WORK
WARNER COMMUNICATIONS	(915) 772-1123
UTILITY GAS SERVICE	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
	(AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

INDEX OF DRAWINGS

DRAWING NAME	SHEET NO.
COVER	-
GENERAL INFORMATION	1
FINAL PLAT	2
ON-SITE PONDING GRADING PLAN	3
GRADING PLAN	4
ON-SITE PONDING DRAINAGE PLAN	5
DRAINAGE PLAN	6
TYPICAL GRADING SECTIONS (SHEETS 1 OF 2)	7
TYPICAL GRADING SECTIONS (SHEETS 2 OF 2)	7A
PLAN AND PROFILE - VILLAGIO DR FROM STA. 0+00.00 TO STA 7+71.48	8
PLAN AND PROFILE - VILLAGIO DR FROM STA. 7+71.48 TO STA 13+14.07	9
PLAN AND PROFILE - BELLISSIMO CT FROM STA. 8+00.00 TO STA. 9+07.89	9
PLAN AND PROFILE - PASSO VIA ST FROM STA. -0+14.00 TO STA. 7+32.50	10
PLAN AND PROFILE - PASSO VIA ST FROM STA. 7+32.50 TO STA. 12+79.96	11
PLAN AND PROFILE - BELLISSIMO CT FROM STA. 0+00.00 TO STA. 8+00.00	12
PLAN AND PROFILE - SARA BETH FROM STA. 0+00.00 TO STA. 3+26.91	13
PLAN AND PROFILE - PINOLO WAY FROM STA. 0+00.00 TO STA. 1+86.21	13
PLAN AND PROFILE - AMBER NICOLE LN FROM STA. 0+00.00 TO STA. 6+13.01	14
PLAN AND PROFILE - TRANMONTA VISTA CT FROM STA. 0+00.00 TO STA. 8+30.61	15
PLAN AND PROFILE - PELLEGRINO AVE FROM STA. 0+00.00 TO STA. 8+00.00	16
PLAN AND PROFILE - PELLEGRINO AVE FROM STA. 8+00.00 TO STA. 13+07.76	17
PLAN AND PROFILE - GRANDEVOLE DR FROM STA. 0+00.00 TO STA. 3+04.12	17
PLAN AND PROFILE - GRANDEVOLE DR FROM STA. 3+04.12 TO STA. 10+83.14	18
PLAN AND PROFILE - GRANDEVOLE DR FROM STA. 10+83.14 TO STA. 16+31.48	19
PLAN AND PROFILE - INCA DOVE LN FROM STA. 13+07.76 TO STA. 18+32.51	20
PLAN AND PROFILE - INCA DOVE LN FROM STA. 18+32.51 TO STA. 21+02.35	21
PLAN AND PROFILE - VALERIE JEAN ST FROM STA. 0+00.00 TO STA. 4+84.50	22
STORM SEWER PLAN & PROFILE - LINE "A" FROM STA. 0+00.00 TO STA. 6+01.52	23
STORM SEWER PLAN & PROFILE - LINE "B" FROM STA. 0+00.00 TO STA. 7+88.82	24
STORM SEWER PLAN & PROFILE - LINE "C" FROM STA. 0+00.00 TO STA. 2+00.87	25
STANDARD DETAILS (SHEET 1 OF 3)	26
STANDARD DETAILS (SHEET 2 OF 3)	27
STANDARD DETAILS (SHEET 3 OF 3)	28
DRAINAGE DETAILS (SHEET 1 OF 3)	29
DRAINAGE DETAILS (SHEET 2 OF 3)	30
DRAINAGE DETAILS (SHEET 3 OF 3)	30A
ILLUMINATION PLAN	31
PARK GRADING PLAN #1	32
POND DESIGN PLAN #2	33
POND DESIGN PLAN #3	34
STORM WATER POLLUTION PREVENTION PLAN - GENERAL NOTES	35
STORM WATER POLLUTION PREVENTION PLAN - SITE PLAN	36
STORM WATER POLLUTION PREVENTION PLAN - DETAILS	37

REFERENCES - BENCHMARKS
INTERSECTION OF MILLIKEN HENRY AVENUE CENTERLINE WITH RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3722.60

DATE _____ REVISIONS _____ BY _____

osa
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodloch Began, Ste. F, El Paso, TX 79904
Office: 915-544-5232 Fax: 915-544-5233 www.osainc.com

ENGINEER'S SEAL

SCALE: Horizontal: N/A Vertical: N/A Contour Interval: N/A
DATE: DECEMBER 2007
DESIGN BY: A.H. DRAWN BY: J.M. CHKD. BY: J.L.A. APP'D. BY: J.L.A. JOB No. 2311-001-LD

PROJECT TITLE
**BORDERLAND VILLAGUE UNIT ONE
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
GENERAL INFORMATION

SHEET NO.
1

OF 37

BORDERLAND VILLAGE UNIT ONE

BEING ALL OF TRACTS 9C, 9D, 9D1, AND TRACT 10, BLOCK 13, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS; CONTAINING 57.23± ACRES
SHEET 1 OF 2

DEDICATION

BORDERLAND VILLAGE 1, LLC, property owner of this land, hereby presents this plat and dedicates to the use of the public, the streets, drives, pedestrian walkways, alleys, park, pond, park/pond, drainage right-of-way and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and buried service wires, conduits and pipes for underground irrigation and underground utilities beneath the streets, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs. BORDERLAND VILLAGE 1, LLC, hereby reserves, for itself and its successors and assigns all surface water rights and all groundwater available to, or that may be produced from any of the foregoing dedicated areas.

Witness our signature this 15 day of December, 2011.

BORDERLAND VILLAGE 1, LLC.
Bill Hagan, MANAGING PARTNER

BORDERLAND VILLAGE 1, LLC, hereby reserves, for itself and its successors and assigns, all surface water rights and all groundwater available to, or that may be produced from any of the foregoing dedicated areas.

ATTEST: NOT REQUIRED

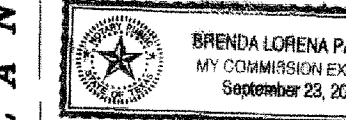
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Bill Hagan, Managing Partner of BORDERLAND VILLAGE 1, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 15th day of December, 2011.

Brenda Lorena Padilla September 23, 2012
Notary Public in and for El Paso County My Commission Expires



CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 11 day of December, 2011.

Molly Executive Secretary
John Chairperson

Approved for filing this 15th day of December, 2011.
[Signature] City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 2 day of February, 2011, A.D.
Instrument No. 20120008711

[Signature] County Clerk
[Signature] By Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group

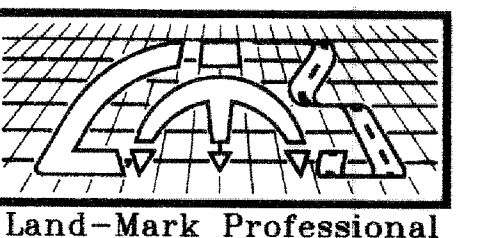
This plat represents a survey made on the ground by me or under my supervision and complies with the current rules of the Board of Professional Land Surveyors and the State of Texas.

[Signature] JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075
Texas Form Reg. No. F-4504

[Signature] LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

Exist Square Bolt found at the centerline of Borderland Road and the centerline of Upper Valley Road intersection
(BASIS OF BEARING)
S89°49'00"W
4589.50'

ENGINEER
cea group
engineers • architects • planners
Casterline Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.



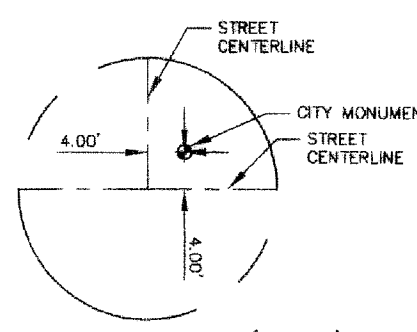
Land-Mark Professional Surveying, Inc.
1420 Bassett Drive, Suite 'A',
El Paso, Texas 79936
(915) 598-1300
email: Larry@Land-Marksurvey.com
"Serving Texas, New Mexico and Arizona"

CONTACT: LARRY DREWES, R.P.L.S.
SHEET 1 OF 2
DATE OF PREPARATION: MAY 16, 2007
DATE OF REVISION: DECEMBER 13, 2011

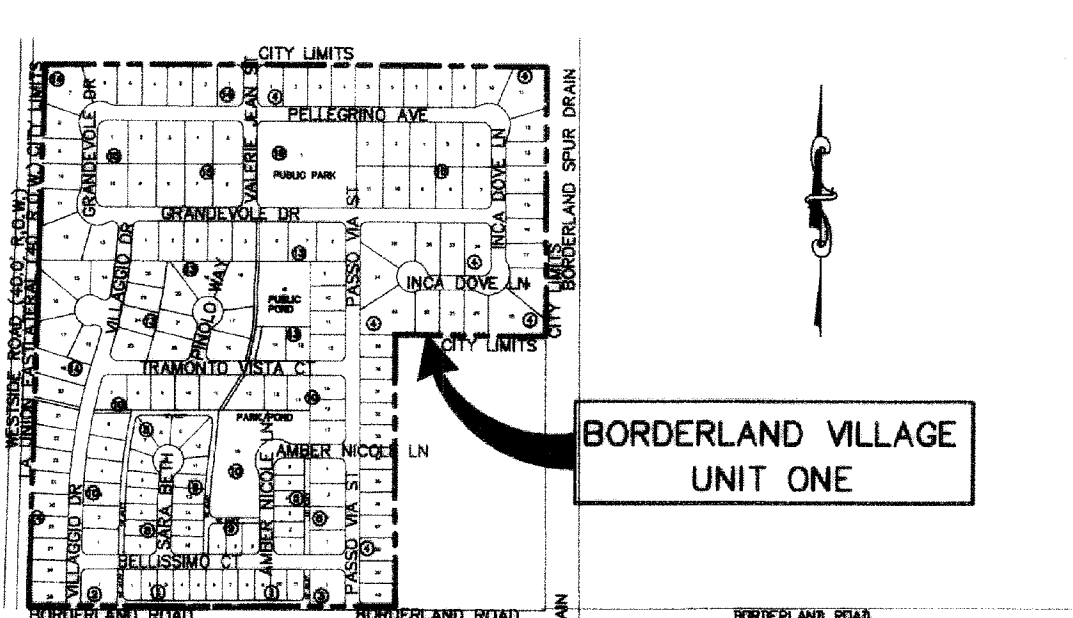
NOTES:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO BORDERLAND VILLAGE UNIT ONE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON BORDERLAND ROAD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20120008711 20120008712 20120008713 20120008714
2/3/12
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING BORDERLAND SPUR DRAIN, LA UNION EAST LATERAL, BORDERLAND ROAD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20120108714
2/3/12
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20120008715
2/3/12
- ALL UTILITY EASEMENTS ARE 10-FOOT WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SPECIFIED.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NOCVU).
- THE FOLLOWING LOTS WITHIN THIS DEVELOPMENT SHALL BE SUBJECT TO ON-SITE PONDING AND THE MAXIMUM DEPTH OF PONDING SHALL BE TWELVE (12) INCHES BASED ON A 100-YEAR DESIGN STORM:
BLOCK 4, LOTS 1-28
BLOCK 10, LOTS 1-8
BLOCK 11, LOTS 1-13
BLOCK 12, LOTS 1-10
BLOCK 13, LOTS 2-11
- THE LOTS THAT ARE SUBJECT TO ON-SITE PONDING SHALL COMPLY WITH ON-SITE PONDING REQUIREMENTS AND REGULATIONS AS PER SECTION 19.16.060.
- ALL LOTS WITHIN THIS DEVELOPMENT SUBJECT TO ON-SITE PONDING SHALL HAVE A MAXIMUM DEPTH OF PONDING OF 12-INCHES BASED ON A 100-YEAR DESIGN STORM.
- ALL LOTS SUBJECT TO ON-SITE PONDING SHALL HAVE PERMANENT ELEVATION MARKERS INSTALLED PRIOR TO BUILDING OCCUPANCY.
- THE MOVING, COVERING OR ALTERING OF PERMANENT ELEVATION MARKERS IS PROHIBITED. FILLING OR CHANGING THE ELEVATION OF THE LOT OR THE POND IS PROHIBITED.
- THE CITY OF EL PASO HAS THE RIGHT AND IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE ON-SITE PONDING AND THE PERMANENT ELEVATION MARKERS.
- THE IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED. THE RESIDENTIAL OWNER SHALL BE REQUIRED TO RESTORE THE ON-SITE PONDING FUNCTIONALITY OF THE LOT IN THE EVENT IT IS IMPAIRED.
- FOR THE RESIDENTIAL LOTS THAT ARE SUBJECT TO ON-SITE PONDING, THE DEED OF THE PROPERTY SHALL DECLARE THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, INGRESS AND EGRESS FOR INSPECTION, AND ALL OTHER RESTRICTIONS AS SET FORTH IN SECTION 19.16.060.
- THE OWNERS OF THE RESIDENTIAL LOTS ON THIS PLAT, WHICH ARE UTILIZING ON-SITE PONDING, SHALL WAIVE ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, OFFICIALS, EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT.
- ALL LOTS SUBJECT TO ON-SITE PONDING ARE RESTRICTED TO NO MORE THAN FIFTY (50%) PERCENT OF THE AREA OF THE RESIDENTIAL LOT COVERED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORMWATERS ONTO THE LOT.
- ALL OWNERS OF THE RESIDENTIAL PROPERTIES SUBJECT TO ON-SITE PONDING SHALL CORRECT ANY DRAINAGE PROBLEMS ON THE LOT WITHIN FORTY-FIVE (45) CALENDAR DAYS OF THE RECEIPT OF SUCH NOTICE.
- DEED RESTRICTIONS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- THIS SUBDIVISION LIES WITHIN ZONE "X," AS DESIGNATED IN PANEL NO. 480212 0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL PROPOSED PEDESTRIAN WALKWAYS AND ALLEYS SHALL BE PUBLIC.
- THE FOLLOWING MONUMENTS SHALL BE INSTALLED AT AN ESPECIAL LOCATION (REFER TO TYPICAL DETAIL BELOW)
FOUR (4) FEET FROM STREET CENTERLINES IN THE NORTHEAST QUADRANT OF THE FOLLOWING INTERSECTIONS:
PINOLO WAY AND TRAMONTO VISTA COURT
SARA BETH PLACE AND BELLISSIMO COURT
AMBER NICOLE LANE AND BELLISSIMO COURT
Sub. improvements agreement & guaranteed 2012.000.8717

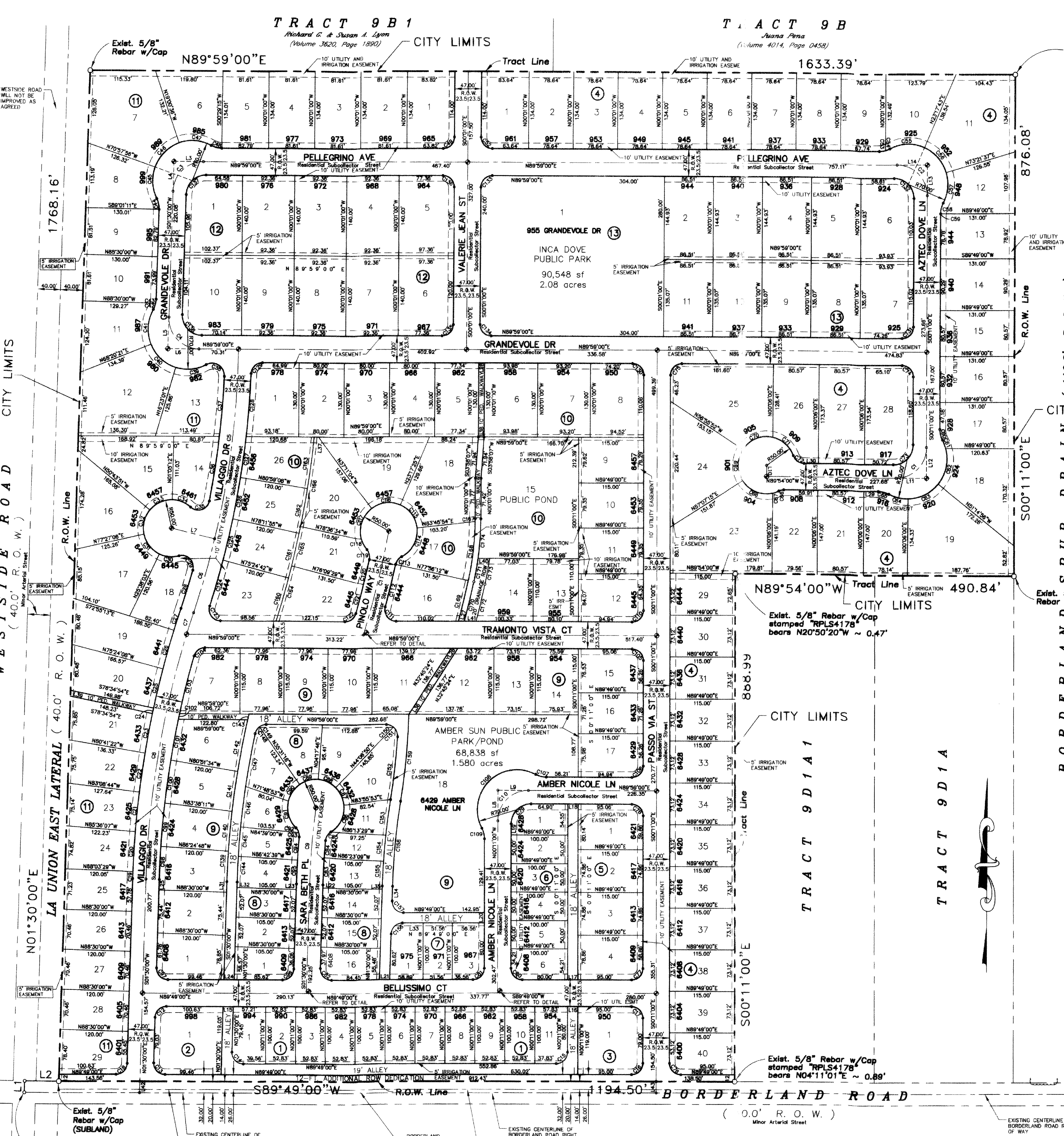
ESPECIAL MONUMENT LOCATION (TYP.)



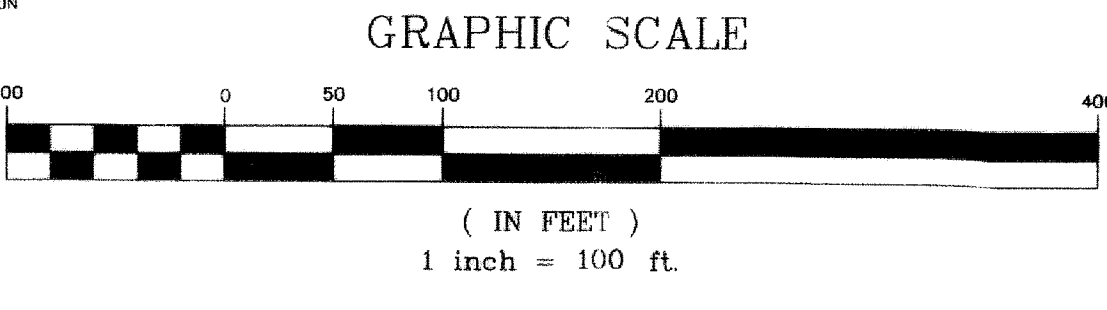
LOCATION MAP SCALE: 1"=600'



BORDERLAND VILLAGE UNIT ONE



LEGEND
⊙ = PROPOSED CITY MONUMENT
⊙ = EXISTING CITY MONUMENT



BENCHMARK
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36') ADDITIONAL R.O.W. WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

BORDERLAND VILLAGE UNIT ONE

BEING ALL OF TRACTS 9C, 9D, 9D1, AND TRACT 10, BLOCK 13, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS; CONTAINING 57.23± ACRES
SHEET 2 OF 2

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
BLOCK 1	AREA: 59,021	BLOCK 5	AREA: 35,312	BLOCK 10	AREA: 312,848	BLOCK 12	AREA: 132,814
LOT	SQUARE FEET	LOT	SQUARE FEET	LOT	SQUARE FEET	LOT	SQUARE FEET
1	5,777	1	9,111	1	11,341	1	13,826
2	5,283	2	8,609	2	10,400	2	12,931
3	5,283	3	8,609	3	10,400	3	12,931
4	5,283	4	8,609	4	10,400	4	12,931
5	5,283	5	8,609	5	10,400	5	12,931
6	5,283	6	8,609	6	10,400	6	12,931
7	5,283	7	8,609	7	10,400	7	12,931
8	5,283	8	8,609	8	10,400	8	12,931
9	5,283	9	8,609	9	10,400	9	12,931
10	5,283	10	8,609	10	10,400	10	12,931
11	5,697	11	9,125	11	11,341	11	13,826
		12	9,125	12	11,341	12	13,826
		13	9,125	13	11,341	13	13,826
		14	9,125	14	11,341	14	13,826
		15	9,125	15	11,341	15	13,826
		16	9,125	16	11,341	16	13,826
		17	9,125	17	11,341	17	13,826
		18	9,125	18	11,341	18	13,826
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		34	9,125	34	11,341	34	13,826
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		42	9,125	42	11,341	42	13,826
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		173	9,125	173	11,341	173	13,826
		174	9,125	174	11,341	174	13,826
		175	9,125	175	11,341	175	13,826
		176	9,125	176	11,341	176	13,826
		177	9,125	177	1		

BENCHMARK:

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

FLOOD ZONE:

THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212-0125.B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

LEGEND:

- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- 5' X 5' WHEELCHAIR PASSING
- EXISTING MINOR CONTOUR
- 3715--- EXISTING MAJOR CONTOUR
- 3715--- PROPOSED MINOR CONTOUR
- 3715--- PROPOSED MAJOR CONTOUR
- FF 3716.54 FINISHED FLOOR ELEVATION
- FG 3715.87 FINISHED GROUND ELEVATION
- TP 3715.54 TOP OF POND ELEVATION
- BP 3714.54 BOTTOM OF POND ELEVATION
- PW 3715.00 PEDESTRIAN WALKWAY FINISHED ELEVATION
- DESILTING BASINS



Reviewed For Conformance For Condition Related To:

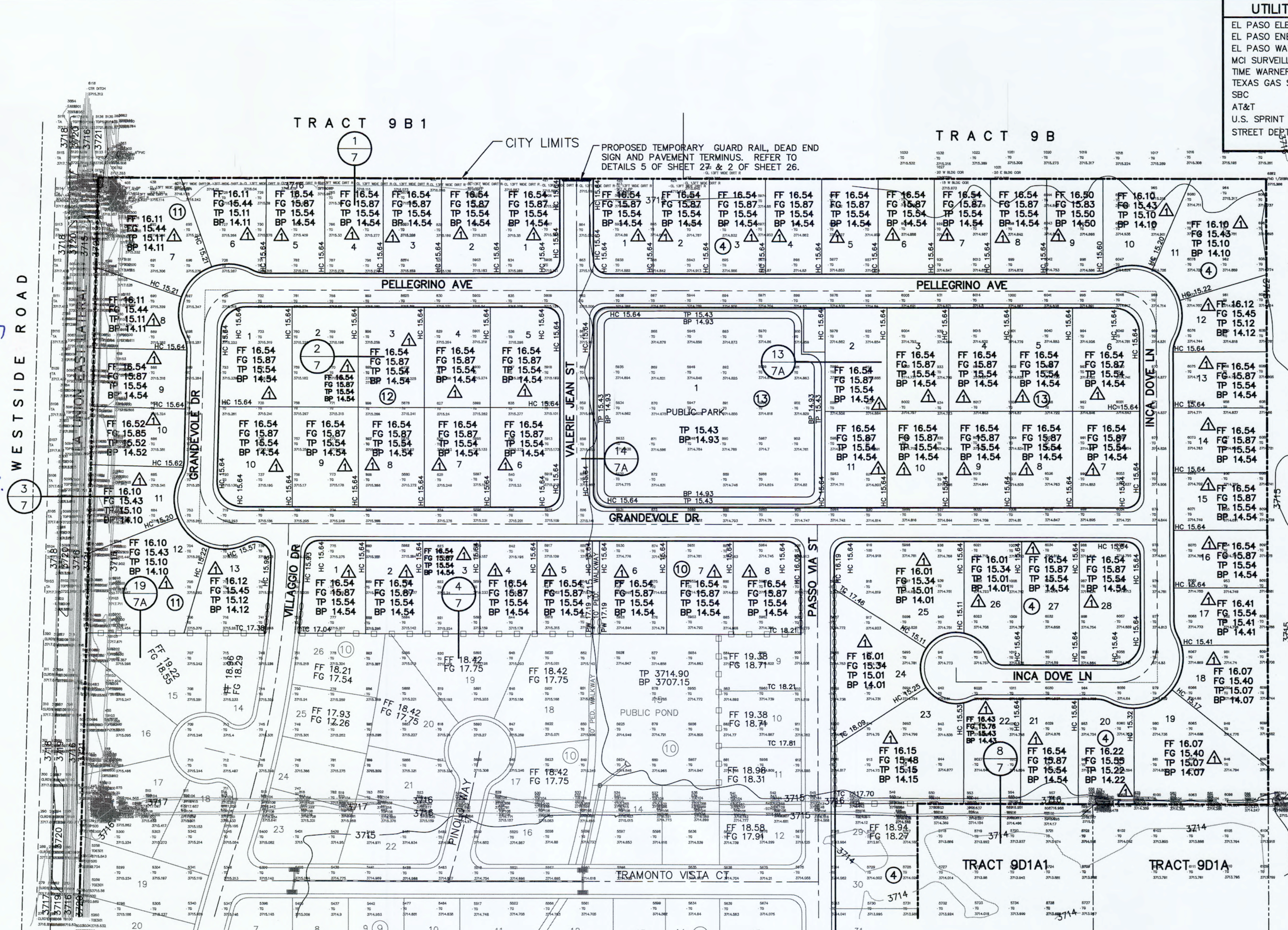
- Sidewalks
- Grading & Drainage
- Wheelchair Ramps
- On Site Paving of Storm Water
- Retaining Rock Walls
- On Site Paving of Storm Water

Contractor Must Call 24 Hours Prior To Construction For Inspections

Approved July 3/2/2017

REVISED GRADING FOR:

- lots 1-28, BLOCK 4;*
- lots 1-8, BLOCK 10;*
- lots 1-13, BLOCK 11;*
- lots 1-11, BLOCK 13 ONLY.*



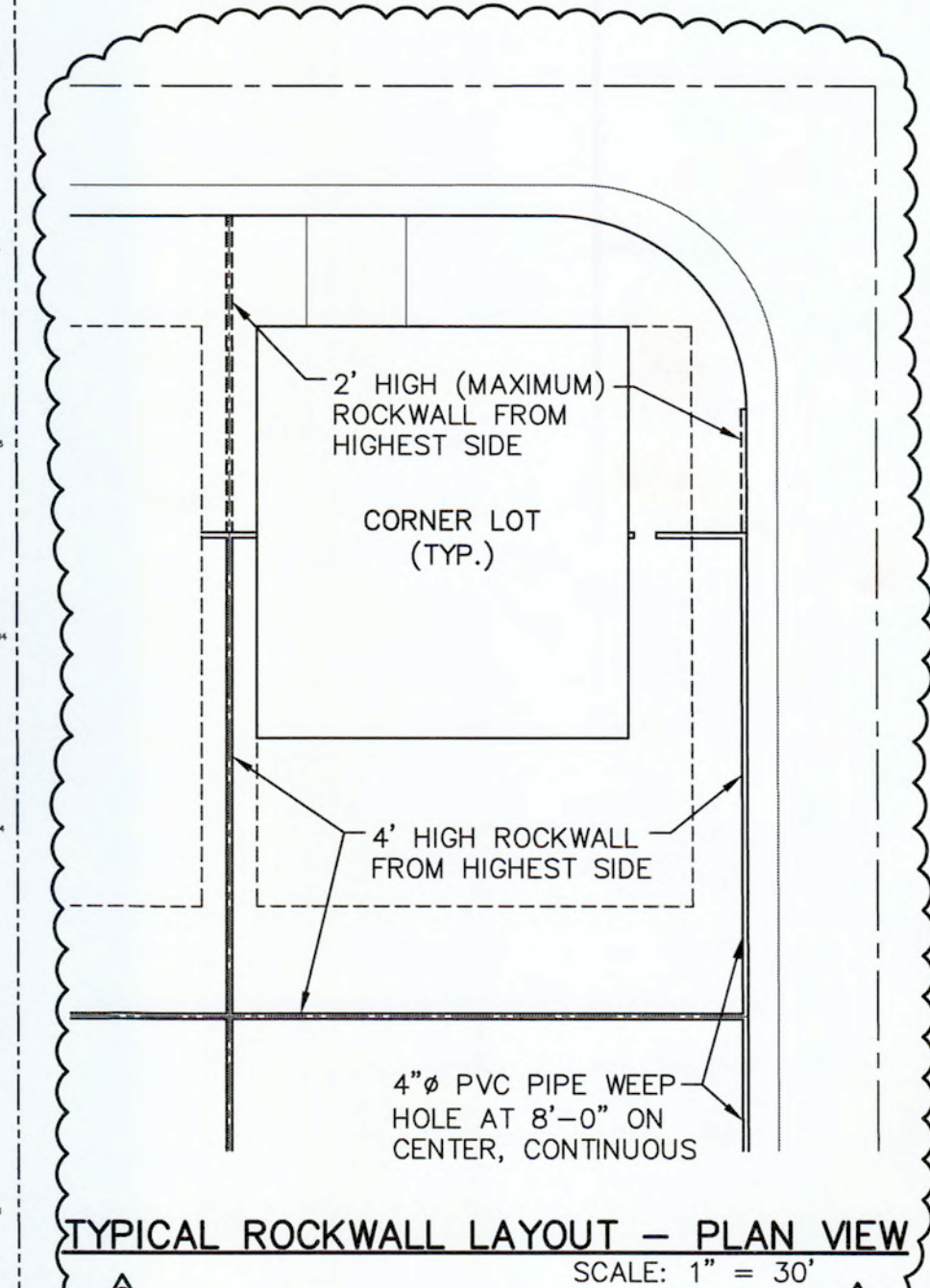
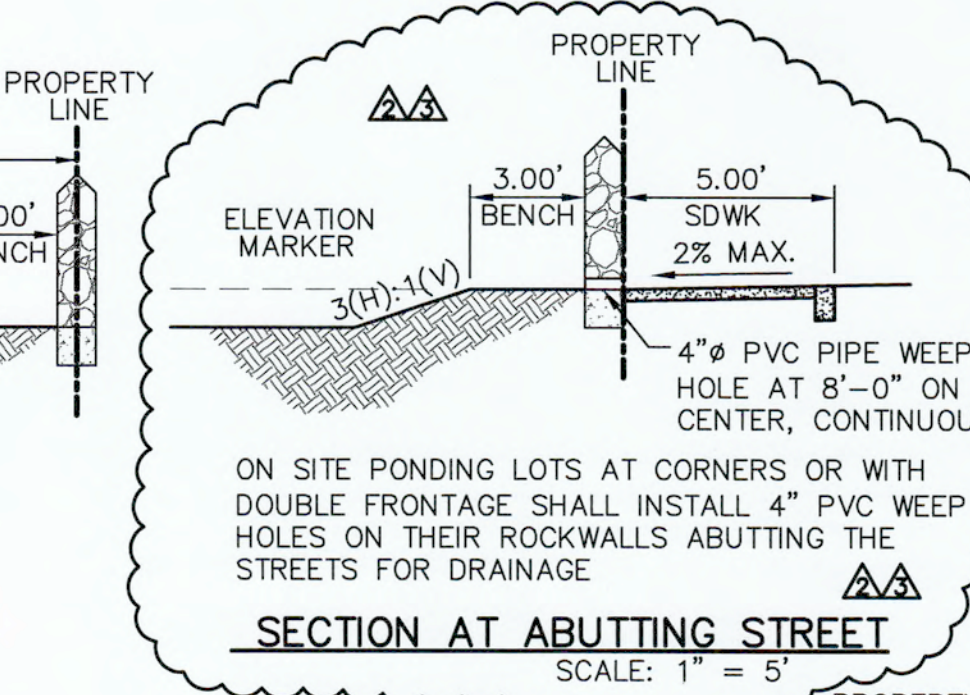
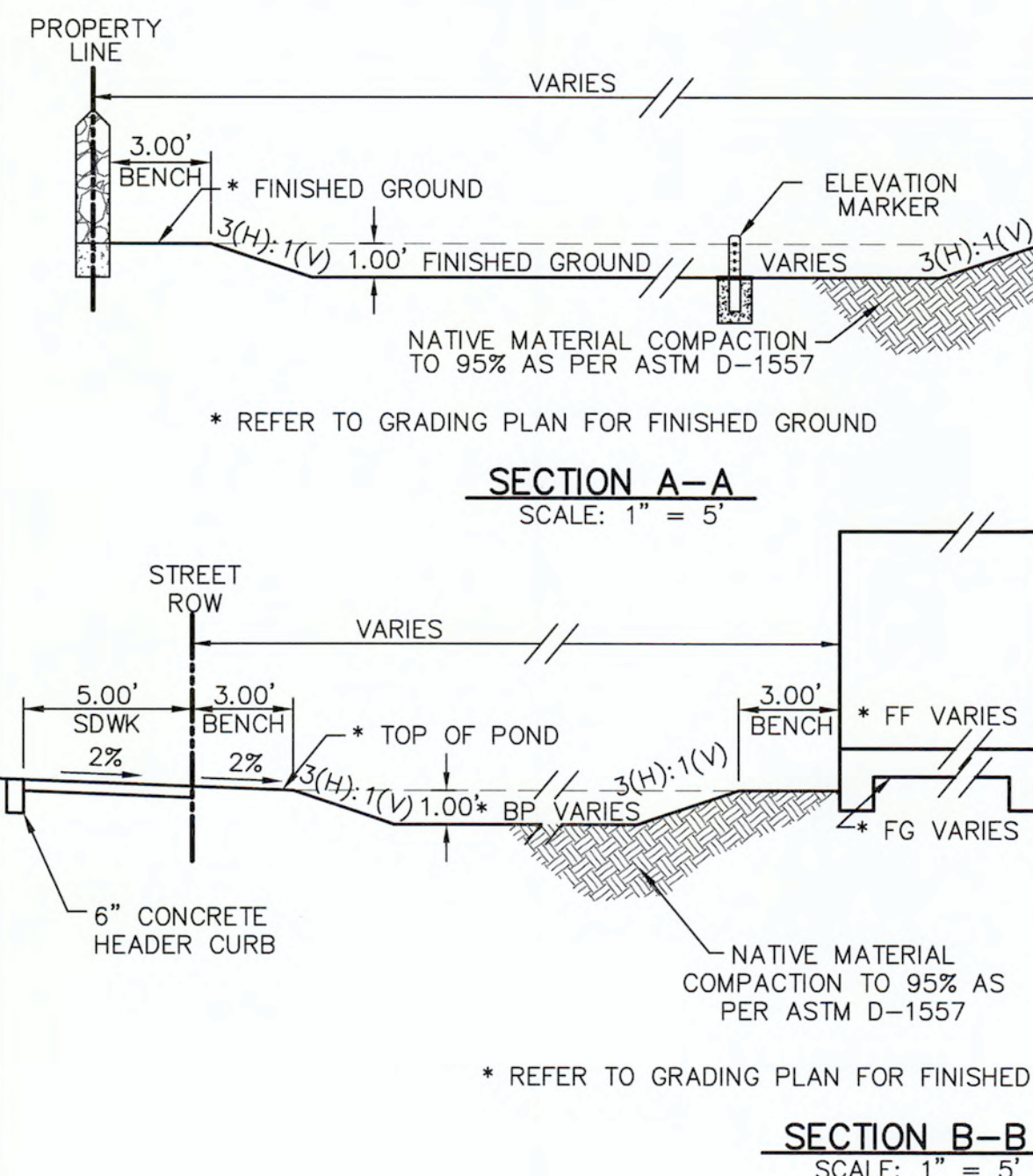
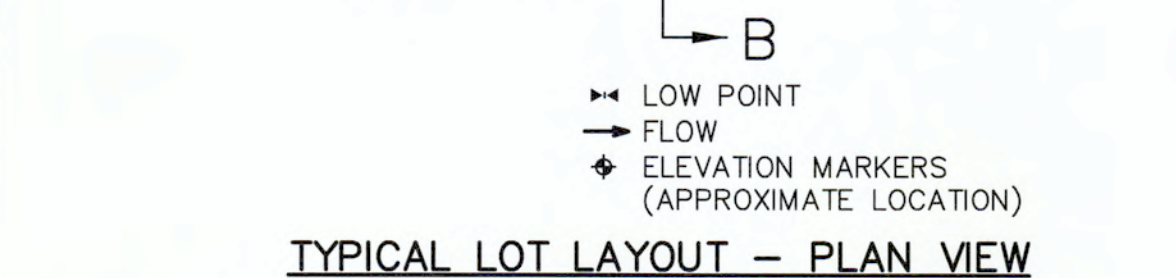
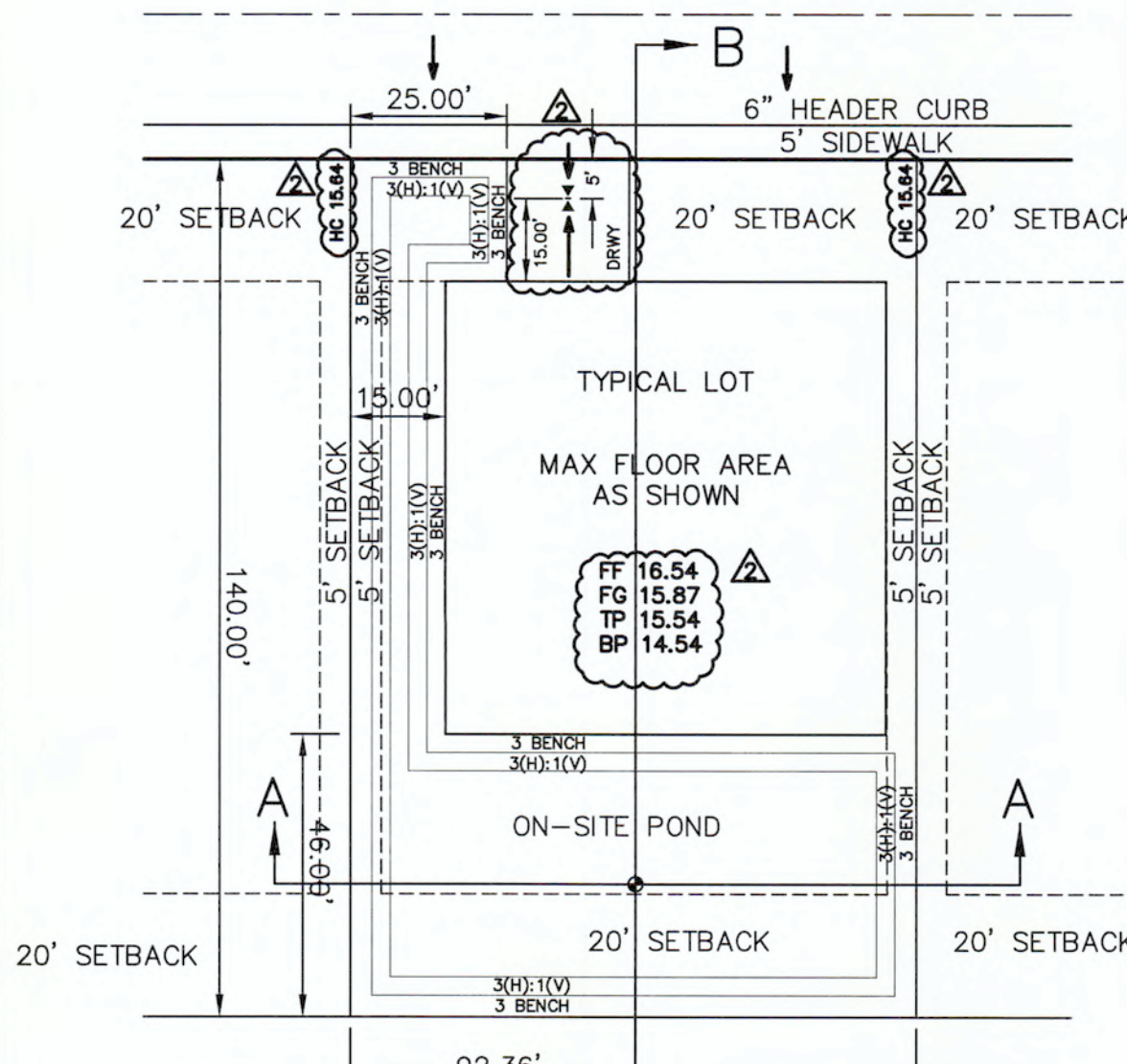
UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

WARNING!
BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES



GENERAL NOTES:

- THE FOLLOWING LOTS WITHIN THIS DEVELOPMENT SHALL BE SUBJECT TO ON-SITE PONDING AND THE MAXIMUM DEPTH OF PONDING SHALL BE TWELVE (12) INCHES BASED ON A 100-YEAR DESIGN STORM:
BLOCK 4, LOTS 1-28
BLOCK 10, LOTS 1-8
BLOCK 11, LOTS 1-13
BLOCK 12, LOTS 1-10
BLOCK 13, LOTS 1-11
 - BUILDER SHALL COMPLY WITH SECTION 19.16.060 RESIDENTIAL ON-SITE PONDING OF THE EL PASO MUNICIPAL CODE.
 - MAXIMUM STORAGE CAPACITY DEPTH SHALL NOT EXCEED ONE (1) FOOT BASED ON A 100-YEAR STORM FREQUENCY.
 - SLOPED AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - LOTS SUBJECT TO ON-SITE PONDING IN THIS DEVELOPMENT WILL REQUIRE TWO PERMANENT ELEVATION MARKERS TO BE PLACED AT THE LOWEST POINT OF FRONT AND BACK YARDS.
 - THE PERMANENT ELEVATION MARKERS SHALL BE PLACED AND INSTALLED BY THE BUILDER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO THE LOTS SUBJECT TO ON-SITE PONDING TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS.
 - PERCOLATION RATE TESTS SHALL BE SUBMITTED BY THE BUILDER TO CITY OF EL PASO DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND AS REQUIRED PER ON-SITE REQUIREMENTS SECTION 19.16.060 OF THE EL PASO MUNICIPAL CODE.
 - FINAL PERCOLATION RATE TEST AND WATER TABLE ELEVATION INFORMATION SHALL BE SUBMITTED BY THE BUILDER PRIOR TO BUILDING PERMITS.
 - NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF A RESIDENTIAL ON-SITE POND. NO MORE THAN FIFTY (50%) PERCENT OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS EITHER TEMPORARY OR PERMANENT, WHICH SHED STORM WATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS OR LANDSCAPING UNDERLAID WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
 - ANY FUTURE GRADING RELATED TO NEW EXPANSION OR RENOVATION OF HOME IMPROVEMENTS WITHIN THIS ON-SITE PONDING APPROVED DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY DEVELOPMENT SERVICES AND MUST COMPLY WITH ITEMS OUTLINED IN SECTION 19.16.060 RESIDENTIAL ON-SITE PONDING OF THE CITY OF EL PASO SUBDIVISION DESIGN ORDINANCE.
 - IN THE EVENT THAT THE FUNCTIONALITY OF A RESIDENTIAL ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR OF NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
 - ANY OWNER NOTIFIED IN WRITING BY THE DEPUTY DIRECTOR FOR ENGINEERING OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF A RESIDENTIAL ON-SITE POND SHALL COMPLY WITHIN FORTY-FIVE (45) CALENDAR DAYS OF RECEIPT OF SUCH NOTICE, PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE CITY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
 - THE OWNER SHALL RESTORE THE RESIDENTIAL ON-SITE PONDING FUNCTIONALITY OF THE LOT IN THE EVENT IT IS IMPAIRED.
 - THE OWNER OF PROPERTY UTILIZING RESIDENTIAL ON-SITE PONDING SHALL CORRECT ANY DRAINAGE PROBLEM ON THE LOT WITHIN FORTY-FIVE (45) CALENDAR DAYS OF THE RECEIPT OF SUCH NOTICE.
 - IMPROVEMENTS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS.
 - ALL OFFSITE DRAINAGE STRUCTURES SHALL BE MAINTAINED BY DEVELOPER UNTIL ACCEPTED BY CITY FOR MAINTENANCE.
 - THE EXTENT OF EXCAVATION WITHIN THE ON-SITE RESIDENTIAL PONDING AREAS SHALL BE TO THAT OF A FREE-DRAINING LAYER OF MATERIAL. THE EXCAVATION WITHIN THE ON-SITE RESIDENTIAL PONDING SHALL BE THE RESPONSIBILITY OF THE BUILDER.
 - THE SPECIFICATION FOR MATERIALS TO BE UTILIZED AS REPLACEMENT MATERIAL WITHIN ON-SITE RESIDENTIAL PONDING SHALL BE A FREE DRAINING SOIL, UNIFORMLY-GRADED. SOILS THAT SHALL SATISFY CIVIL DESIGN REQUIREMENTS WOULD BE AS FOLLOWS: SW, SP, SW-SW, SP-SM (SANDS), OR GW, GP, GW-GM, GP-GM (GRAVELS). THE REPLACEMENT MATERIAL SHALL BE SOLE RESPONSIBILITY OF THE BUILDER.
 - IT IS UPON THE ENGINEER-OF-RECORD OR A LICENSED ENGINEER TO DESIGN THE ON-SITE RESIDENTIAL PONDING SUCH THAT STORM WATER RUNOFF WILL MIGRATE AT A SUFFICIENT RATE TO ENSURE COMPLIANCE WITH CITY OF EL PASO SUBDIVISION ORDINANCE. IT IS THE RESPONSIBILITY OF THE BUILDER'S ENGINEER TO VERIFY COMPLIANCE WITH THE CITY CODES.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
- MINIMUM GRADING CRITERIA FOR ON-SITE PONDING:**
- HOUSE PAD FINISHED GRADE SHALL BE 0.23 FEET HIGHER THAN THE TOP OF HEADER CURB AT THE CENTER OF THE LOT.
 - HOUSE FINISHED FLOOR GRADE SHALL BE 0.67 FEET HIGHER THAN THE FINISHED HOUSE PAD GRADE.
 - TOP OF ELEVATION MARKER SHALL BE 1.00 FEET BELOW THE HOUSE PAD FINISHED FLOOR.
- DRIVEWAY NOTES:**
- DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (EL PASO MUNICIPAL CODE 13.12.095).
- ON SITE PONDING DRIVEWAY NOTES:**
- AFTER THE SIDEWALK, THE FIRST FIVE (5') FEET OF THE DRIVEWAY SHALL CONTINUE TO SLOPE DOWN INTO THE LOT AT MAXIMUM SLOPE OF 2%. THE MINIMUM REMAINING FIFTEEN (15') FEET TO THE BUILDING SETBACK MUST COMPLY WITH THE MAXIMUM ALLOWED SLOPES (EL PASO MUNICIPAL CODE 13.12.095), REFER TO DETAIL 5 OF 26.
- RETAINING WALL NOTES:**
- RETAINING WALL SHALL BE CONSTRUCTED FOR VERTICAL GRADE SEPARATIONS GREATER THAN 2'-FEET.
 - ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

DATE	REVISIONS
1-11-17	ON-SITE PONDING GRADING ELEVATIONS
2-11-17	ON-SITE PONDING GRADING ELEVATIONS
2-28-17	CROSS SECTION REVISION

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4779 Tarrant County Rd. Ste. F
El Paso, Texas 79904
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net



SCALE: 1" = 100'

Horizontal:	1" = 100'
Vertical:	N/A
Contour Interval:	N/A
DATE:	JANUARY 2017
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHKD. BY:	J.L.A.
APPROV. BY:	J.L.A.
JOB NO.:	2311-001-LD

PROJECT TITLE

BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

ON-SITE PONDING GRADING PLAN

SHEET NO.

3R

OF 37

BENCHMARK:

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

FLOOD_ZONE:

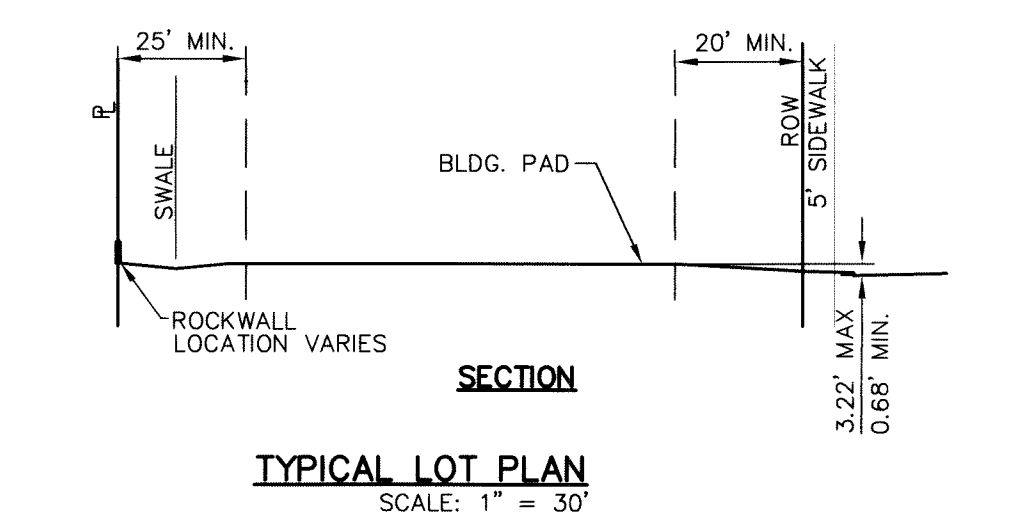
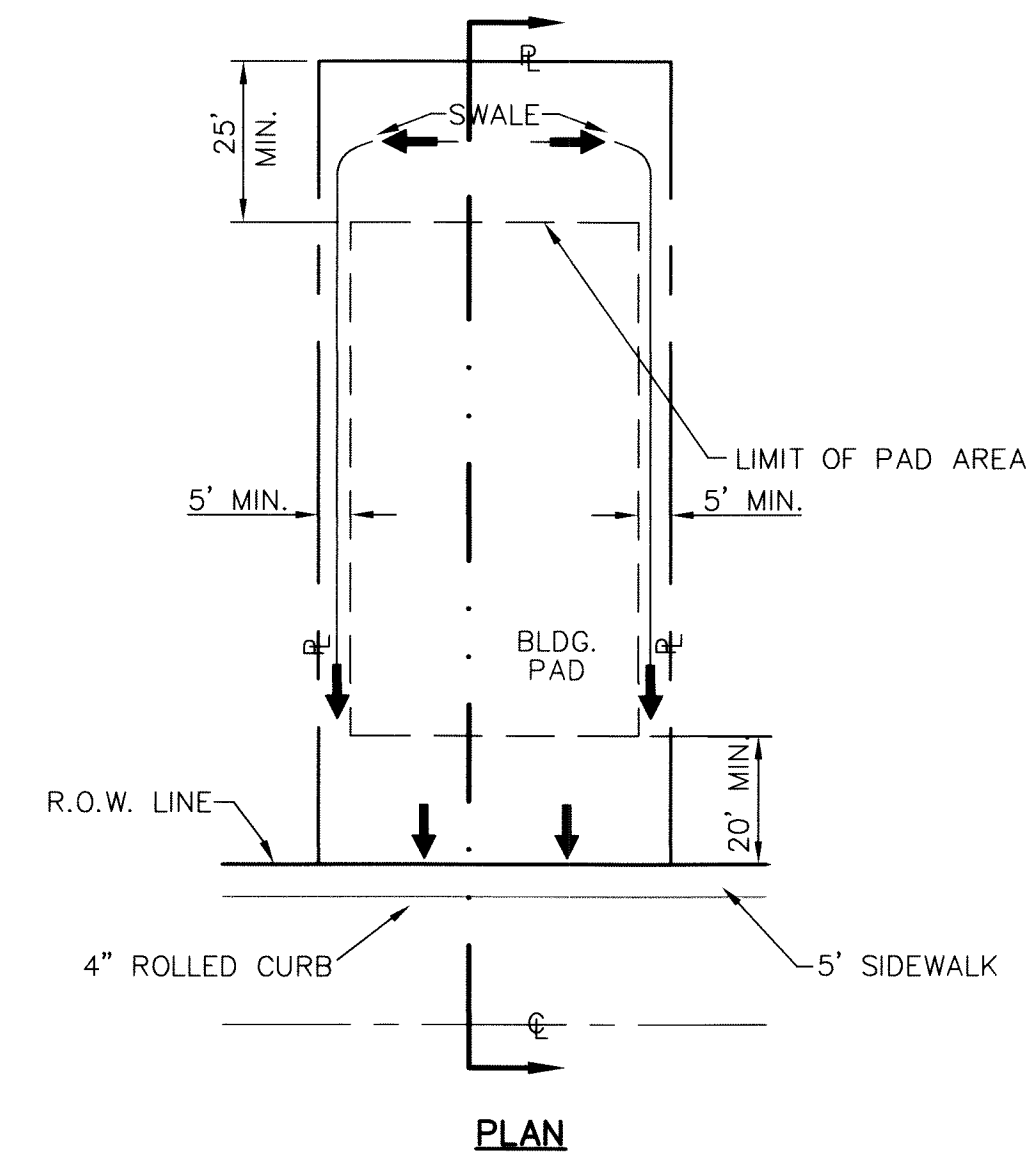
THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212-0125.B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

LEGEND:

- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- 5' x 5' WHEELCHAIR PASSING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FF 3715.00 FINISHED FLOOR ELEVATION
- FG 3709.00 FINISHED GROUND ELEVATION
- TP 3715.00 TOP OF POND ELEVATION
- BP 3709.00 BOTTOM OF POND ELEVATION
- PW 3709.00 PEDESTRIAN WALKWAY FINISHED ELEVATION
- AG 3709.00 ALLEY GRADE ELEVATIONS
- DESILTING BASINS

NOTES:

- RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADE SEPARATIONS GREATER THAN 2- FEET.
- SLOPED AREAS WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
- IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A. STANDARDS
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.



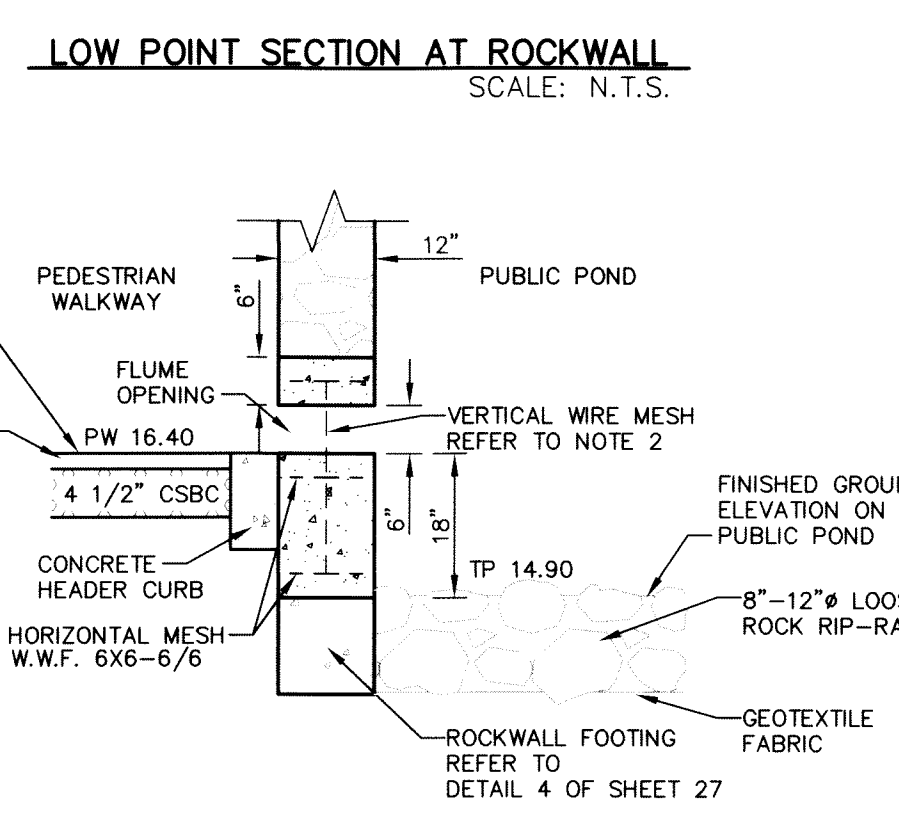
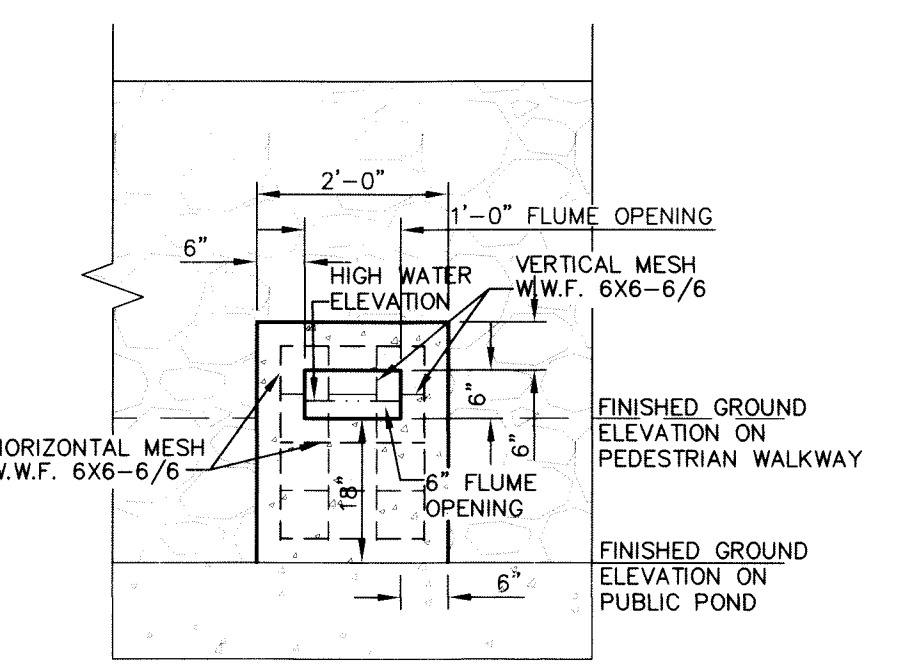
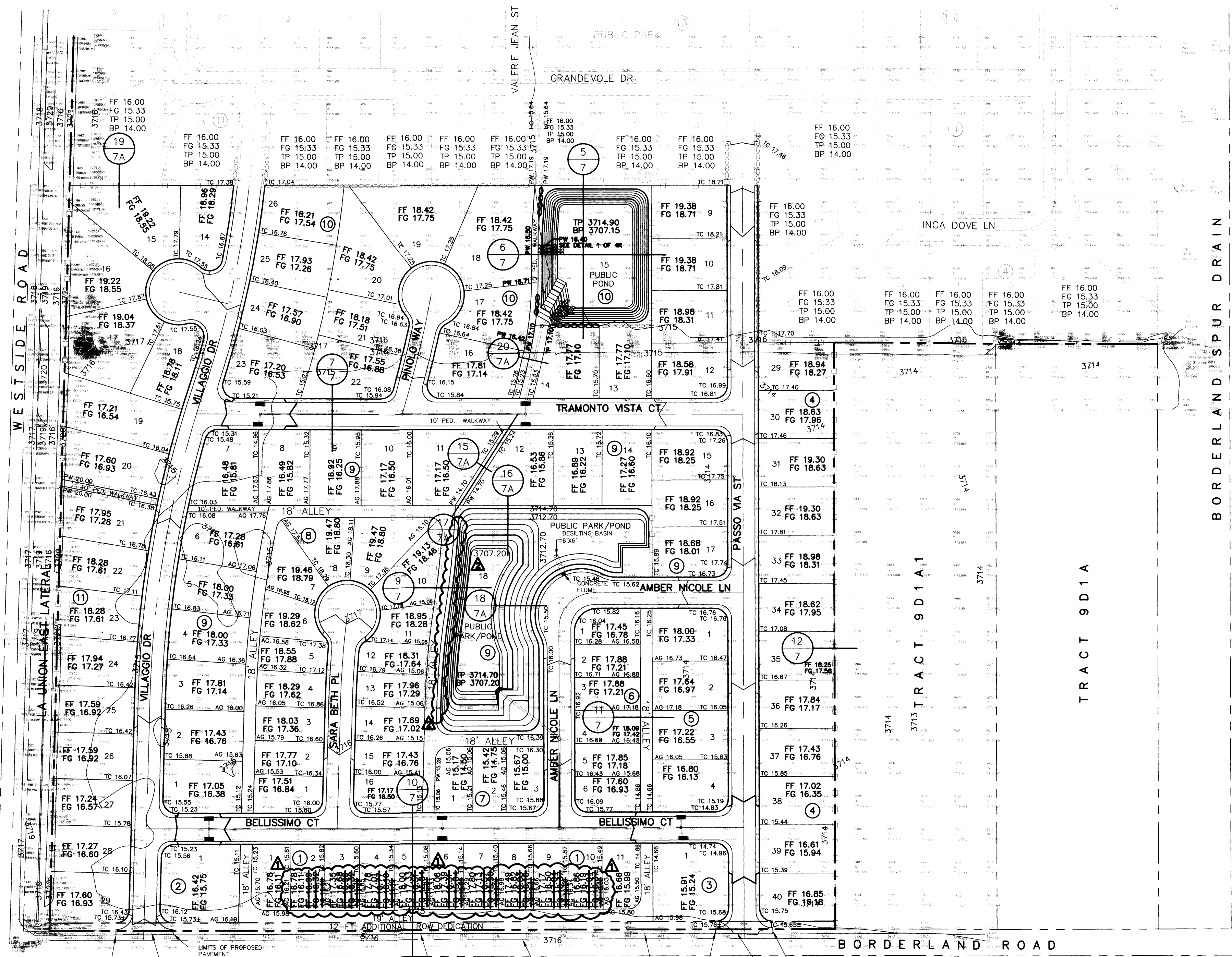
- NOTES:**
- DRIVEWAY SLOPES MUST BE 10% MAX. FROM CUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)

RECORD DRAWINGS
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6/9/2014

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EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES



- NOTES:**
- ALL CONCRETE SHALL BE 3,000 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS.
 - WIRE MESH 6X6-6/6 TO BE INSTALLED VERTICALLY AT THE CENTER OF THE ROCKWALL. WIRE MESH TO BE PLACED IN A MANNER WHERE IT SERVES AS TRASH ENTRAPMENT.

1 CONCRETE FLUME AT ROCKWALL SECTION
SCALE: AS SHOWN

REFERENCES - BENCHMARKS
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

DATE: 6-09-14
ELEVATION CHANGES: 6-09-14
REVISIONS: 6-09-14
BY: J.P.H.
J.P.H.

ceagroup
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4584
4712 Woodchuck Basin, Ste. F, El Paso, TX 79904
Office: 915.544.6232 Fax: 915.544.6233 www.ceagroup.com

ENGINEER'S SEAL
SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD BY: J.L.A.
APP'D BY: J.L.A.
JOB No. 2311-001-1LD

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
GRADING PLAN

SHEET NO.
4R

OF 37

TRACT 9B1

TRACT 9B



RECORD DRAWINGS
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 6/9/2014

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REFERENCES - BENCHMARKS:
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
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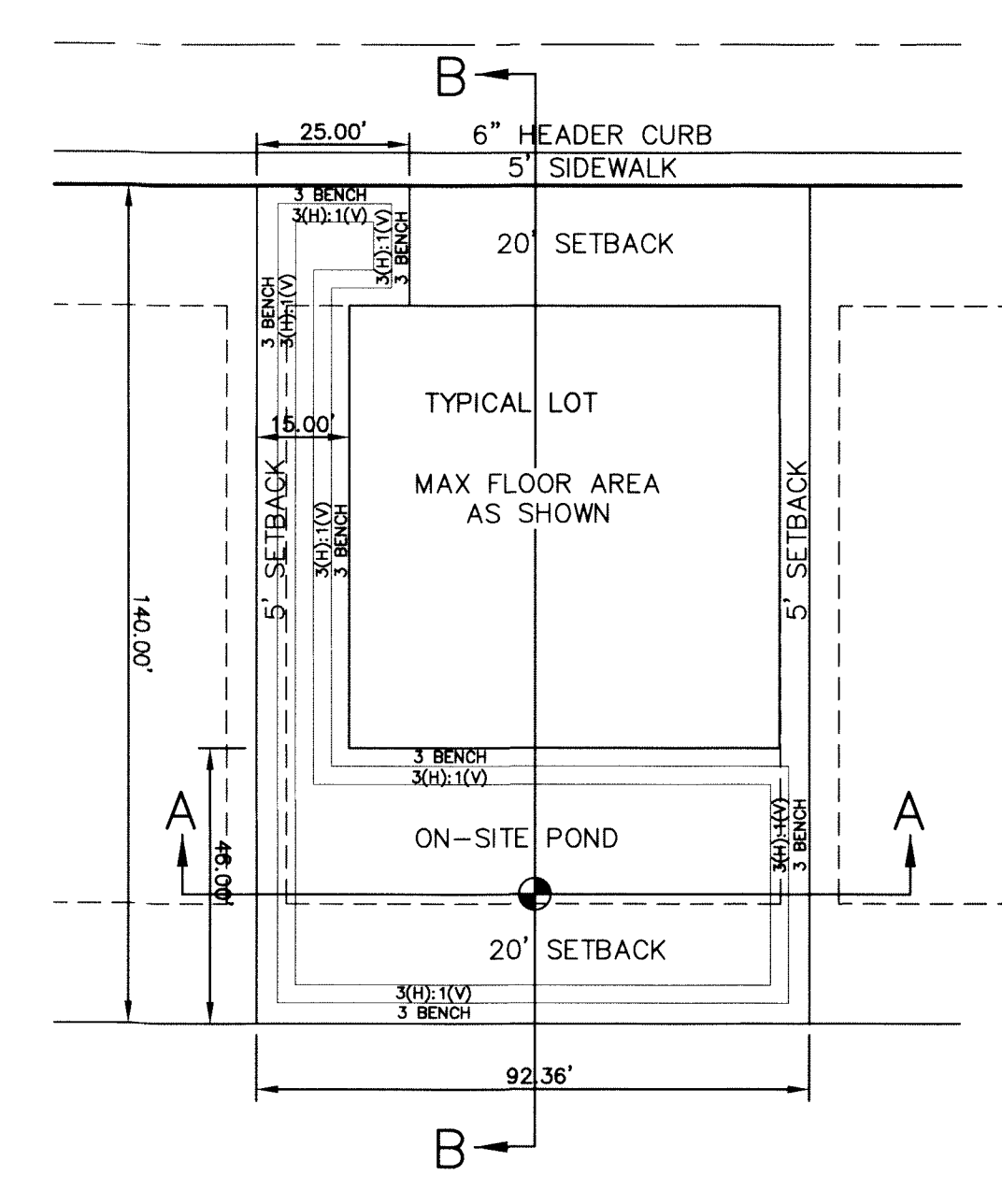
DATE	REVISIONS	BY

BENCHMARK:

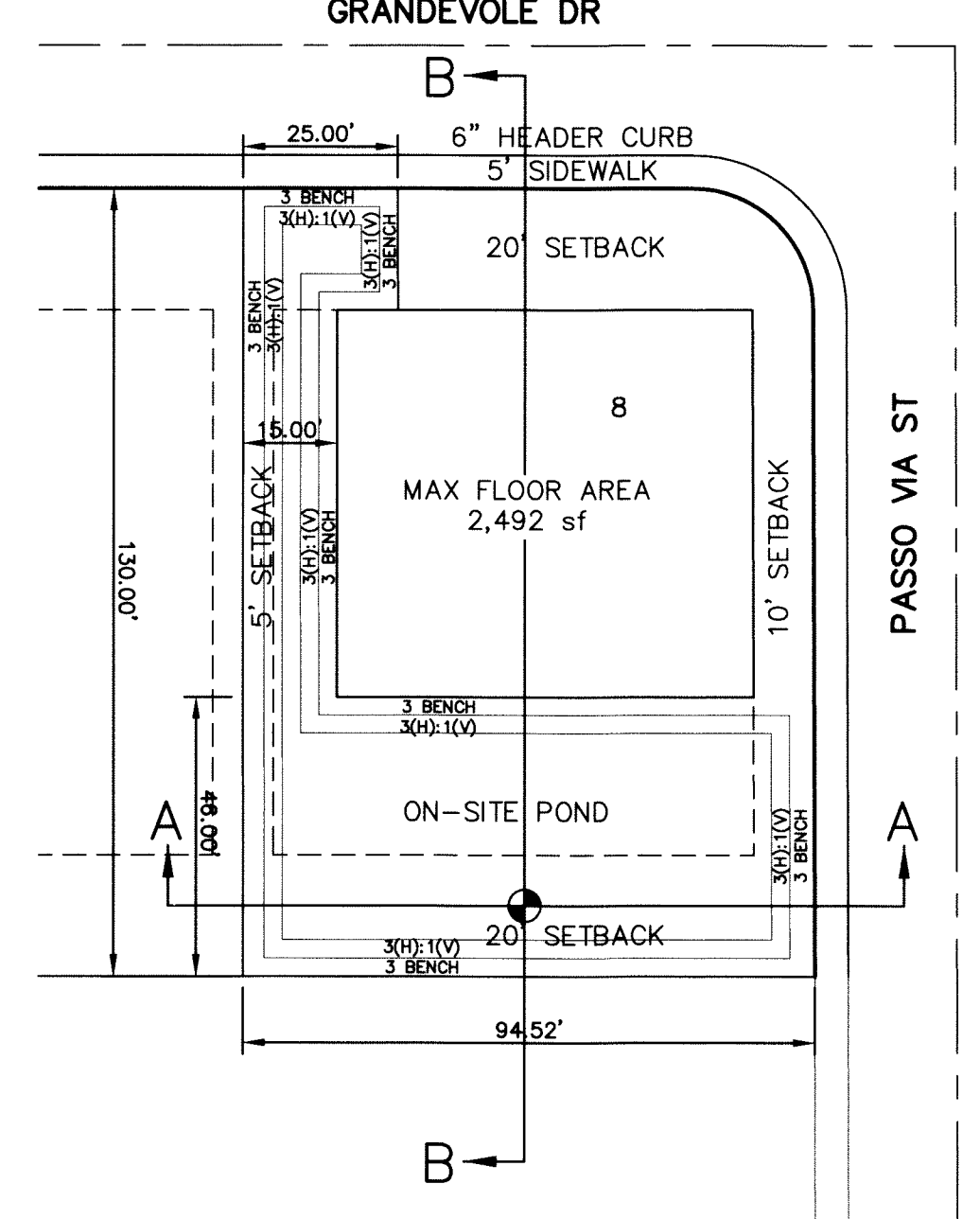
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 BRASS DISK ELEVATION = 3712.60

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TYPICAL LOT LAYOUT
SCALE: 1" = 30'

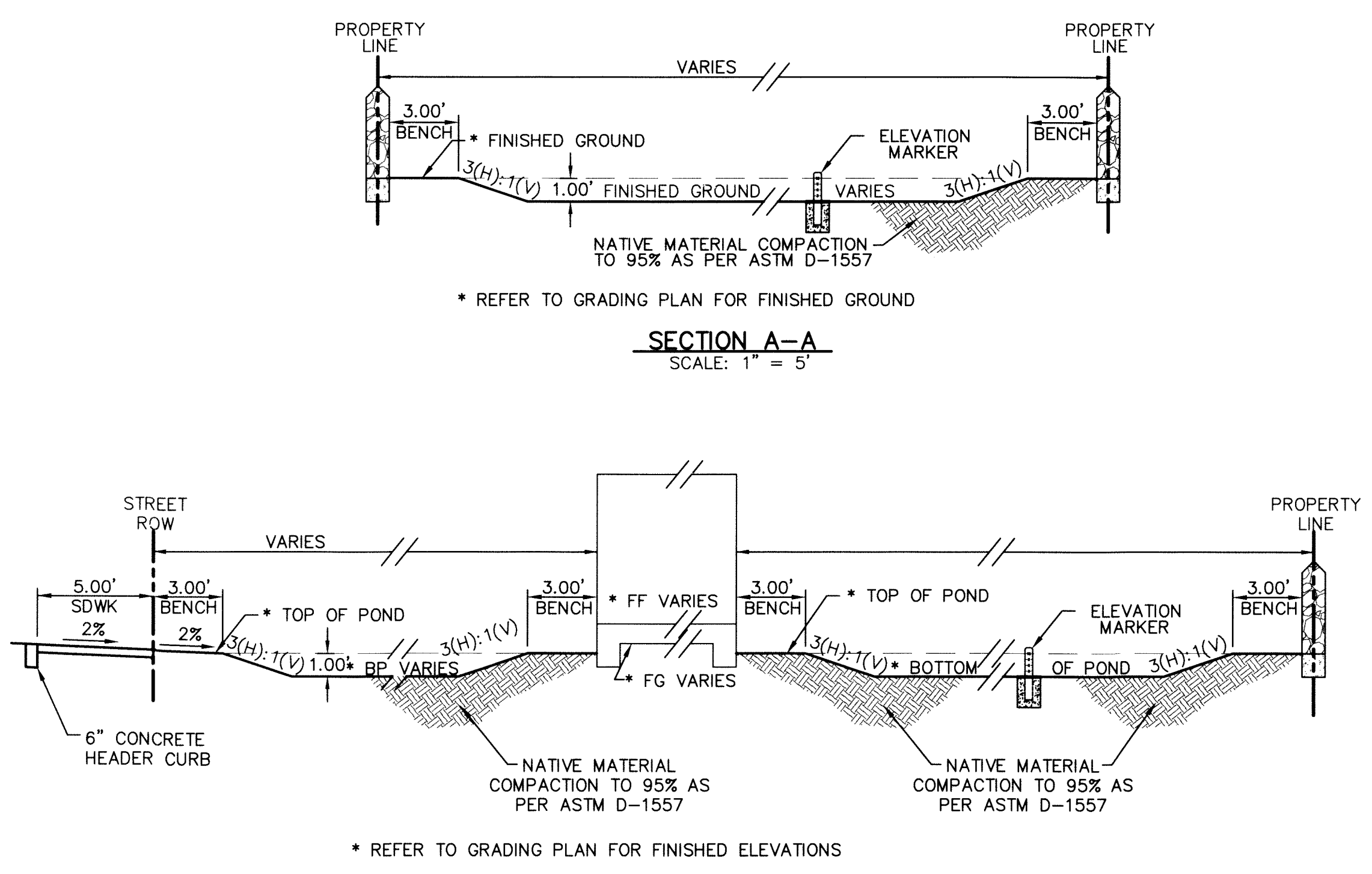


SMALLEST LOT WITH BIG WATERSHED
SCALE: 1" = 30'

BLOCK	LOT	ON-SITE PONDING WATERSHED	LOT AREA	PAVEMENT AREA	"A" DRAINAGE AREA	"R" RAINFALL	"C" RUNOFF FACTOR	Q TOTAL EXPECTED RUNOFF	Q TOTAL CAPACITY	DEPTH OF WATER 100-YR	DEPTH OF POND
			acres	acres	acres	in/3hr	COEF	acre-ft	acre-ft	ft	ft
4	1	0.2553	0.1321	0.3874	4	0.636	0.0821	0.1098	0.748	1.000	1.000
4	2	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	3	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	4	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	5	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	6	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	7	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	8	0.2419	0.0424	0.2843	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	9	0.2418	0.0426	0.2844	4	0.560	0.0531	0.0716	0.741	1.000	1.000
4	10	0.2770	0.0506	0.3276	4	0.562	0.0614	0.0995	0.617	1.000	1.000
4	11	0.4684	0.0406	0.5091	4	0.532	0.0903	0.1790	0.504	1.000	1.000
4	12	0.2529	0.0510	0.3039	4	0.567	0.0574	0.0882	0.651	1.000	1.000
4	13	0.2368	0.0424	0.2791	4	0.561	0.0522	0.0713	0.732	1.000	1.000
4	14	0.2721	0.0489	0.3211	4	0.561	0.0600	0.0809	0.742	1.000	1.000
4	15	0.2423	0.0435	0.2858	4	0.561	0.0534	0.0728	0.734	1.000	1.000
4	16	0.2423	0.0435	0.2858	4	0.561	0.0534	0.0728	0.734	1.000	1.000
4	17	0.2390	0.0468	0.2858	4	0.565	0.0538	0.0728	0.739	1.000	1.000
4	18	0.3404	0.0478	0.3882	4	0.549	0.0710	0.1283	0.554	1.000	1.000
4	19	0.5027	0.0413	0.5440	4	0.530	0.0961	0.1853	0.519	1.000	1.000
4	20	0.2551	0.0515	0.3065	4	0.567	0.0579	0.0711	0.815	1.000	1.000
4	21	0.2719	0.0435	0.3154	4	0.555	0.0583	0.0750	0.778	1.000	1.000
4	22	0.2673	0.0441	0.3114	4	0.557	0.0578	0.0741	0.780	1.000	1.000
4	23	0.5311	0.0267	0.5578	4	0.519	0.0965	0.1953	0.494	1.000	1.000
4	24	0.3968	0.0424	0.4393	4	0.539	0.0789	0.1629	0.484	1.000	1.000
4	25	0.4779	0.2279	0.7059	4	0.629	0.1480	0.1858	0.797	1.000	1.000
4	26	0.2904	0.1170	0.4075	4	0.615	0.0835	0.0993	0.841	1.000	1.000
4	27	0.3208	0.0869	0.4077	4	0.585	0.0795	0.1068	0.744	1.000	1.000
4	28	0.3342	0.2051	0.5393	4	0.652	0.1172	0.1575	0.744	1.000	1.000
10	1	0.2604	0.1302	0.3906	4	0.633	0.0824	0.0957	0.861	1.000	1.000
10	2	0.2388	0.0432	0.2819	4	0.561	0.0527	0.0730	0.722	1.000	1.000
10	3	0.2388	0.0432	0.2819	4	0.561	0.0527	0.0730	0.722	1.000	1.000
10	4	0.2388	0.0432	0.2819	4	0.561	0.0527	0.0730	0.722	1.000	1.000
10	5	0.2308	0.0593	0.2902	4	0.582	0.0563	0.0730	0.771	1.000	1.000
10	6	0.2805	0.0683	0.3488	4	0.578	0.0672	0.0833	0.807	1.000	1.000
10	7	0.2781	0.0503	0.3284	4	0.561	0.0614	0.0831	0.739	1.000	1.000
10	8	0.2796	0.1959	0.4754	4	0.665	0.1054	0.1105	0.954	1.000	1.000

BLOCK	LOT	ON-SITE PONDING WATERSHED	LOT AREA	PAVEMENT AREA	"A" DRAINAGE AREA	"R" RAINFALL	"C" RUNOFF FACTOR	Q TOTAL EXPECTED RUNOFF	Q TOTAL CAPACITY	DEPTH OF WATER 100-YR	DEPTH OF POND
			acres	acres	acres	in/3hr	COEF	acre-ft	acre-ft	ft	ft
11	1	0.2559	0.1322	0.3880	4	0.636	0.0823	0.1071	0.768	1.000	1.000
11	2	0.2511	0.0440	0.2951	4	0.560	0.0551	0.0740	0.744	1.000	1.000
11	3	0.2511	0.0440	0.2951	4	0.560	0.0551	0.0740	0.744	1.000	1.000
11	4	0.2511	0.0440	0.2951	4	0.560	0.0551	0.0740	0.744	1.000	1.000
11	5	0.2529	0.0447	0.2976	4	0.560	0.0556	0.0740	0.751	1.000	1.000
11	6	0.2812	0.0536	0.3348	4	0.564	0.0629	0.0997	0.631	1.000	1.000
11	7	0.4710	0.0423	0.5133	4	0.533	0.0912	0.1803	0.506	1.000	1.000
11	8	0.2605	0.0524	0.3129	4	0.567	0.0591	0.0920	0.643	1.000	1.000
11	9	0.2453	0.0447	0.2800	4	0.562	0.0543	0.0735	0.739	1.000	1.000
11	10	0.2435	0.0441	0.2876	4	0.561	0.0538	0.0735	0.732	1.000	1.000
11	11	0.2735	0.0516	0.3251	4	0.563	0.0610	0.0997	0.612	1.000	1.000
11	12	0.4812	0.0420	0.5232	4	0.532	0.0928	0.1874	0.495	1.000	1.000
11	13	0.2816	0.1452	0.4268	4	0.636	0.0905	0.0967	0.936	1.000	1.000
12	1	0.3174	0.1337	0.4511	4	0.619	0.0931	0.1248	0.746	1.000	1.000
12	2	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	3	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	4	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	5	0.3110	0.1427	0.4537	4	0.626	0.0947	0.1238	0.765	1.000	1.000
12	6	0.3110	0.1427	0.4537	4	0.626	0.0947	0.1238	0.765	1.000	1.000
12	7	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	8	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	9	0.2969	0.0498	0.3467	4	0.557	0.0644	0.0847	0.760	1.000	1.000
12	10	0.3286	0.1371	0.4656	4	0.618	0.0959	0.1282	0.760	1.000	1.000
13	1	2.0787	0.5299	2.6086	4	0.581	0.5052	0.8861	0.570	1.000	1.000
13	2	0.2878	0.0467	0.3345	4	0.556	0.0620	0.0805	0.770	1.000	1.000
13	3	0.2878	0.0467	0.3345	4	0.556	0.0620	0.0805	0.770	1.000	1.000
13	4	0.2878	0.0467	0.3345	4	0.556	0.0620	0.0805	0.770	1.000	1.000
13	5	0.2878	0.0467	0.3345	4	0.556	0.0620	0.0805	0.770	1.000	1.000
13	6	0.3058	0.1333	0.4391	4	0.621	0.0909	0.1197	0.759	1.000	1.000
13	7	0.2899	0.1384	0.4283	4	0.629	0.0898	0.1205	0.745	1.000	1.000
13	8	0.2683	0.0467	0.3149	4	0.559	0.0587	0.0791	0.742	1.000	1.000
13	9	0.2683	0.0467	0.3149	4	0.559	0.0587	0.0791	0.742	1.000	1.000
13	10	0.2683	0.0467	0.3149	4	0.559	0.0587	0.0791	0.742	1.000	1.000
13	11	0.2683	0.0467	0.3149	4	0.559	0.0587	0.0791	0.742	1.000	1.000

LEGEND
 MFA 4,404 sf MAXIMUM FLOOR AREA
 DESILTING BASINS
 RUNOFF FLOW



SECTION B-B
SCALE: 1" = 5'

ON-SITE PONDING DRAINAGE PLAN
SCALE: 1" = 100'

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
ON-SITE PONDING DRAINAGE PLAN

SHEET NO.
5

OF 37

SCALE: 1" = 100'
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2311-001-LD

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 OEA GROUP, INC.
 ENGINEERS • ARCHITECTS • PLANNERS
 TEXAS REGISTERED ENGINEERING FIRM F-4594
 4712 Woodrow Beam, Ste. F, El Paso, TX 79924
 Office: 915.544.5232 Fax: 915.544.5233 www.oegroup.net

LEGEND

- TEMPORARY DESILTING BASINS
- RUNOFF FLOW
- DRAINAGE AREA

DA-19

BENCHMARK:

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

FLOOD_ZONE:

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6/9/2014

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WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (ac) (2)	DESIGN STORM INTENSITY (I ₂₅) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q ₂₅ (CFS) (6)
DA-1	4.313	2.811	25.75	0.600	7.273
DA-2	3.223	2.764	26.60	0.600	5.346
DA-3	0.837	4.431	10.00	0.330	1.224
DA-4	2.999	2.908	24.25	0.600	5.233
DA-5	1.739	2.892	24.50	0.600	3.017
DA-6	2.397	2.764	26.50	0.600	3.976
DA-7	0.323	4.431	10.00	0.900	1.288
DA-8	1.573	4.431	10.00	0.400	2.788
DA-9	1.936	2.859	25.00	0.600	3.321
DA-10	2.402	2.859	25.00	0.600	4.120
DA-11	1.346	2.943	23.75	0.600	2.376
DA-12	1.208	3.070	22.00	0.600	2.225
DA-13	1.326	3.032	22.50	0.600	2.412
DA-14	3.797	2.795	26.00	0.600	6.368
DA-15	0.049	4.431	10.00	0.900	0.195

* Q₂₅ IS BASED ON DEVELOPED RUNOFF

REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)

- (1) WATERSHED AREA IDENTIFICATION
- (2) AREA FROM DRAINAGE PLAN
- (3) RAINFALL INTENSITY, 25 YEAR STORM => PLATE NO. 2-14
- (4) TIME OF CONCENTRATION: TC = T (OVERLAND) + T (GUTTER)
- (5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA = 0.60
PAVEMENT AREA = 0.90
- (6) Q₂₅ = C X A X I₂₅

DROP INLETS

ID	REQ. FLOW CAPACITY Q REQ (CFS)	AVAIL. FLOW CAPACITY Q AVAIL (CFS)	ADDITIONAL FLOW (CFS)	FLOW BYPASS (CFS)	NUMBER OF GRATES	TYPE OF INLET
1	5.427	9.436	0	0	2	III
2	3.017	9.436	0	0	2	III
3	7.273	9.436	0	0	2	III
4	5.233	9.436	0	0	2	III
5	4.120	9.436	0	0	2	III
6	2.412	9.436	0	0	2	III
7	3.321	9.436	0	0	2	III
8	2.225	9.436	0	0	2	III
9	3.976	9.436	0	0	2	III
10	2.376	9.436	0	0	2	III

MOMENTUM COMPUTATION

LOCATION AT INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.221	1.848	0.408
2	0.177	1.596	0.282
3	0.246	1.988	0.489
4	0.218	1.831	0.399
5	0.258	2.038	0.526
6	0.211	1.782	0.376
7	0.304	2.272	0.691
8	0.205	1.747	0.358
9	0.255	2.020	0.515
10	0.210	1.776	0.373

- (1) LOCATION
- (2) DEPTH
- (3) VELOCITY
- (4) PRODUCT NUMBER = DEPTH X VELOCITY

NEW POND CALCULATIONS

QT = (ARC)/12
QT = 2.557
A = 13.160
R = 4'
C = 0.583
QT X Q₂₅ = 0.639
2.557 + 0.639 = 3.196

SILT VOLUME = 0.158
0.012 AC-FT/AC
3.196 + 0.158 = 3.354 AC-FT

TOTAL_{req} = 3.354 AC-FT

NEW RETENTION BASIN

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET TOWER FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION (FT.)	FREE BOARD (FT.)
1	3.354	4.296	22.287	0	3713.55±	3707.15	1.35

NOTE:
1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE DOES INCLUDE 25% FREEBOARD. THE TOTAL POND CAPACITY SHALL HOLD TOTAL REQUIRED STORM WATER RUNOFF.
HWSE = Q_{req}
HWSE = 3.354 AC-FT
CONTOUR 3713.90, ACCUMULATED VOLUME = 3.588 AC-FT
CONTOUR 3712.90, ACCUMULATED VOLUME = 2.928 AC-FT
HIGH WATER SURFACE ELEVATION = 3713.55±

NEW PARK/POND CALCULATIONS

QT = (ARC)/12
QT = 3.189
A = 16.308
R = 4'
C = 0.587
QT X 25% = 0.797
3.189 + 0.797 = 3.986

SILT VOLUME = 0.196
0.012 AC-FT/AC
3.986 + 0.196 = 4.182 AC-FT

TOTAL_{req} = 4.182 AC-FT

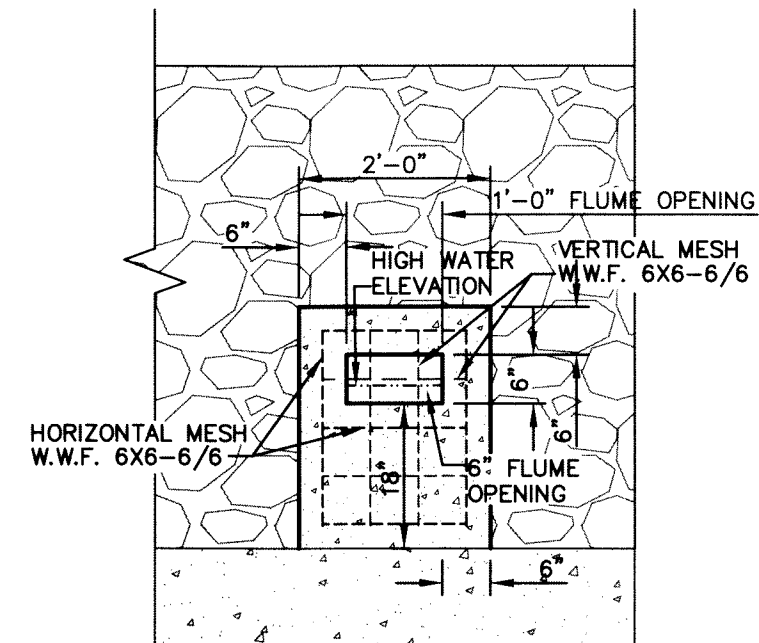
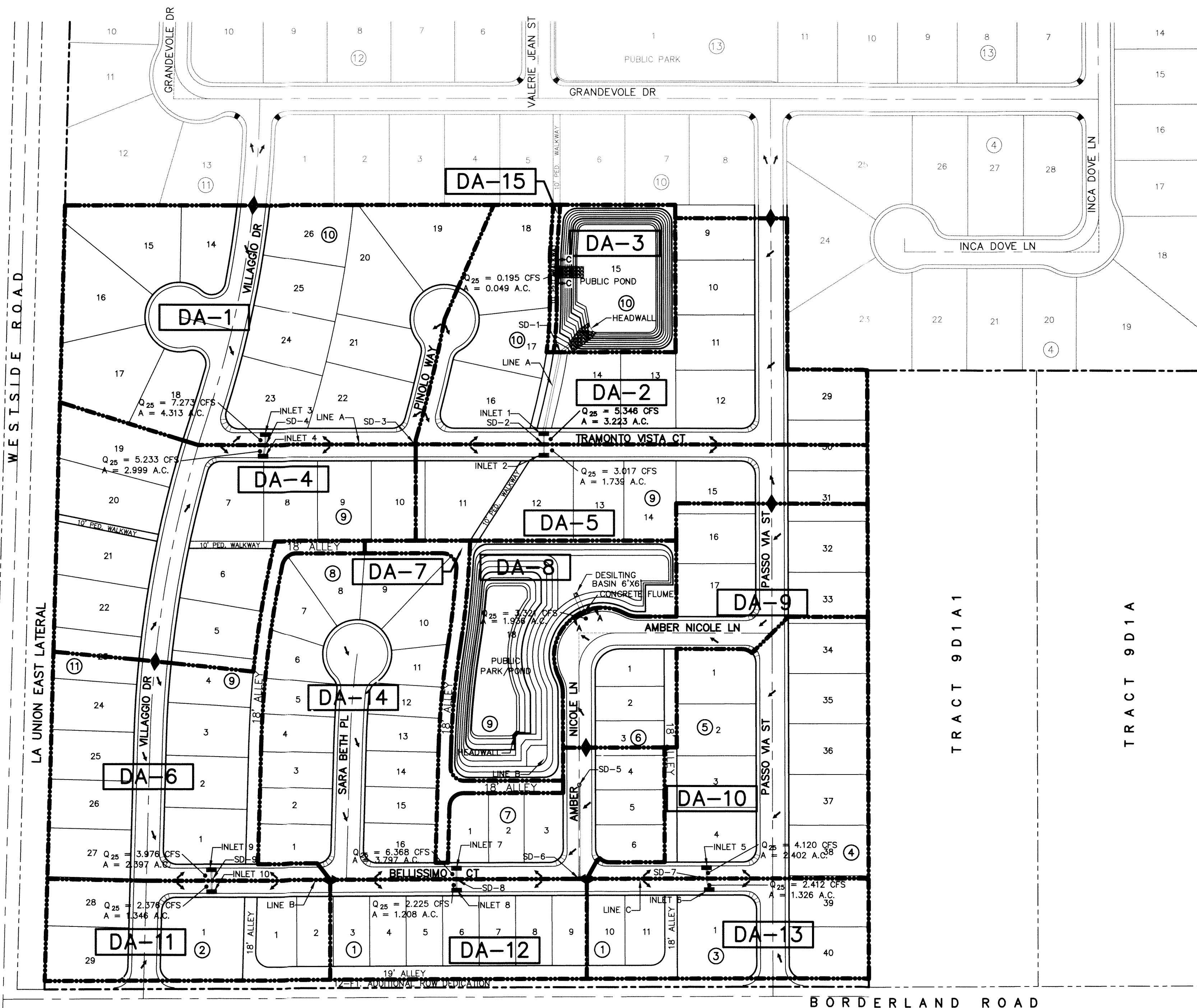
NEW PARK/RETENTION BASIN

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET TOWER FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION (FT.)	FREE BOARD (FT.)
1	4.182	5.757	28.874	0	3713.66±	3707.20	1.04

NOTE:
1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE DOES INCLUDE 25% FREEBOARD. THE TOTAL POND CAPACITY SHALL HOLD TOTAL REQUIRED STORM WATER RUNOFF.
HWSE = Q_{req}
HWSE = 4.182 AC-FT
CONTOUR 3713.70, ACCUMULATED VOLUME = 4.236 AC-FT
CONTOUR 3712.70, ACCUMULATED VOLUME = 2.972 AC-FT
HIGH WATER SURFACE ELEVATION = 3713.66±

NEW PARK/POND AREAS

CONTOUR	ACCUMULATED VOLUME (AC.-FT.)
3714.7	5.619
3713.7	4.236
3712.7	2.972
3712.7	2.972
3711.7	2.273
3710.7	1.547
3709.7	1.094
3708.7	0.608
3707.7	0.187
3707.2	0.000



LOW POINT SECTION AT ROCKWALL
SCALE: N.T.S.

SECTION C-C

"H" = 6"
"X" = 1'-0"
Q_{exp} = 0.195 cfs
Q_{cap} = 1.757 cfs
HWSE = 1.32"

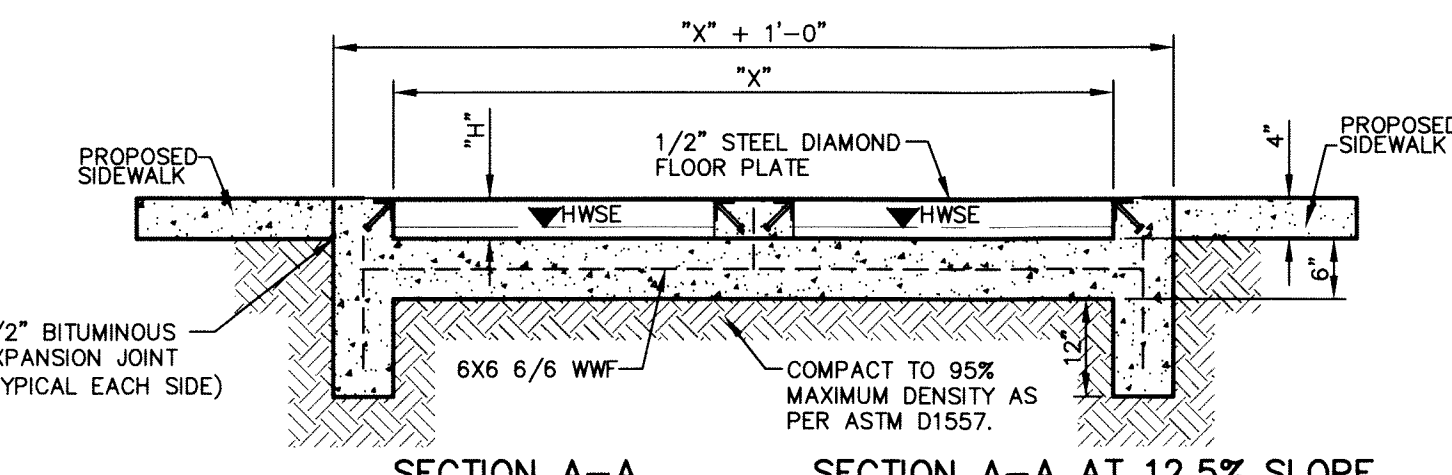
NOTES:
1. REFER TO DETAIL 1 OF SHEET 4R FOR ADDITIONAL INFORMATION.

ROCKWALL FLUME

SCALE: 1" = 2'

DRAINAGE PLAN

SCALE: 1" = 100'



SECTION A-A

"H" = 4"
"X" = 6'-0"
Q_{exp} = 3.321 cfs
Q_{cap} = 14.487 cfs
HWSE = 1.61"

SECTION A-A AT 12.5% SLOPE

"H" = 4"
"X" = 6'-0"
Q_{exp} = 3.321 cfs
Q_{cap} = 36.216 cfs
HWSE = 0.92"

NOTES:
1. SEE DRAINAGE DETAIL 3 OF SHEET 30 FOR ADDITIONAL INFORMATION.

SIDEWALK FLUME

SCALE: 1" = 2'

REFERENCES - BENCHMARKS
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.60

DATE: _____ BY: _____
REVISIONS: _____

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4712 Woodrow Bldg. Ste. F, El Paso, TX 79904
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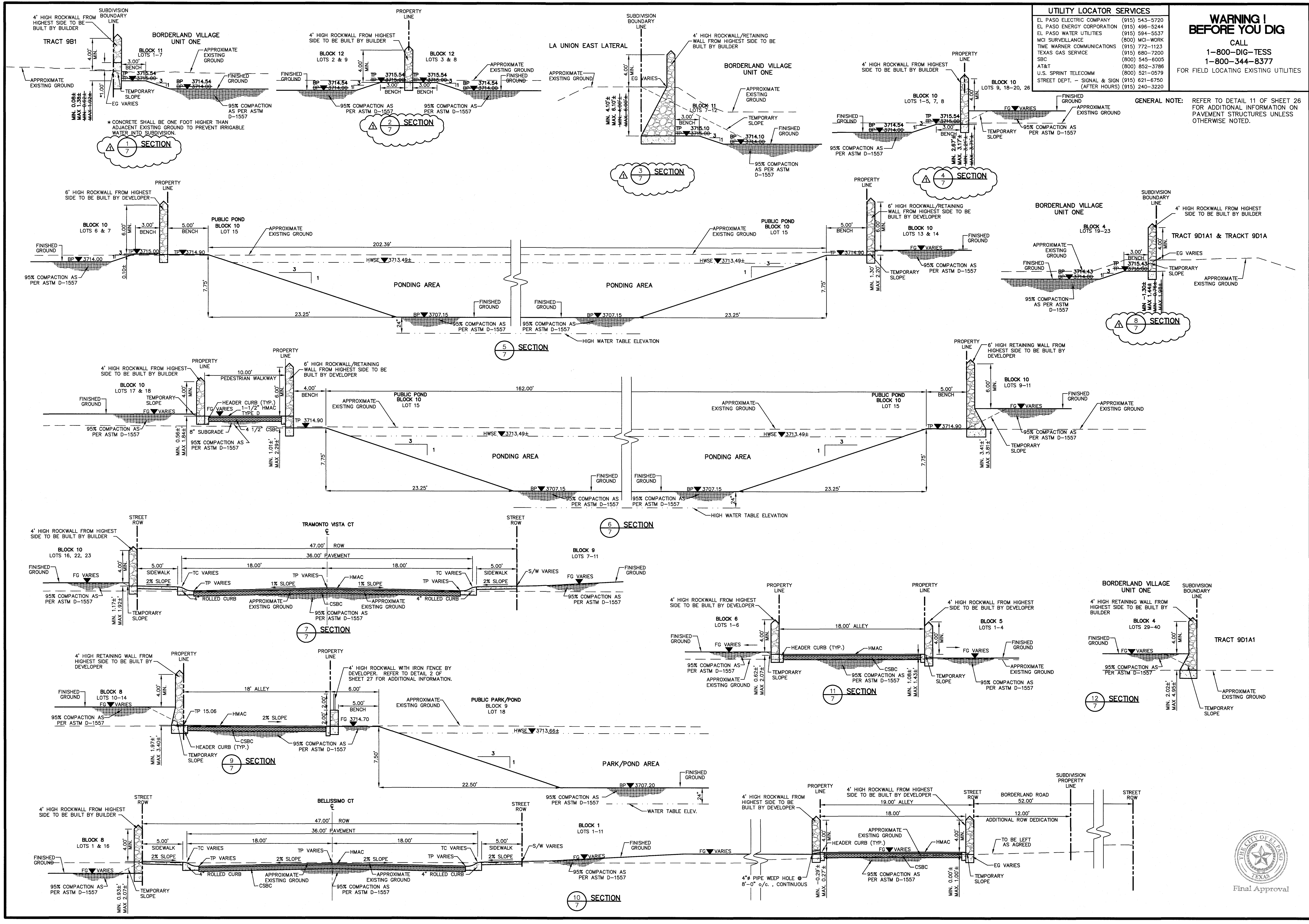
ENGINEER'S SEAL
SCALE: Horizontal: 1" = 100'
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2311-001-1LD

PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
DRAINAGE PLAN

SHEET NO.
6R

OF 37



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SBC	(800) 545-8005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
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	(915) 240-3220

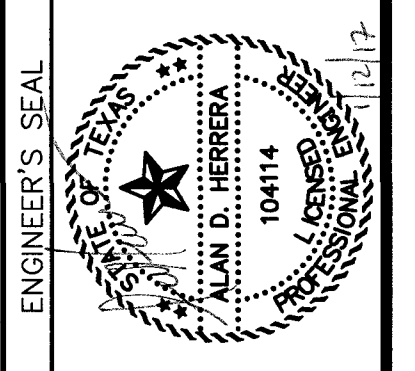
WARNING I BEFORE YOU DIG
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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

GENERAL NOTE: REFER TO DETAIL 11 OF SHEET 26 FOR ADDITIONAL INFORMATION ON PAVEMENT STRUCTURES UNLESS OTHERWISE NOTED.

DATE	REVISIONS	BY
1-11-17	ON-SITE FORDING GRADING ELEVATIONS	ADH

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW 36" ADDITIONAL R.O.W. WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60

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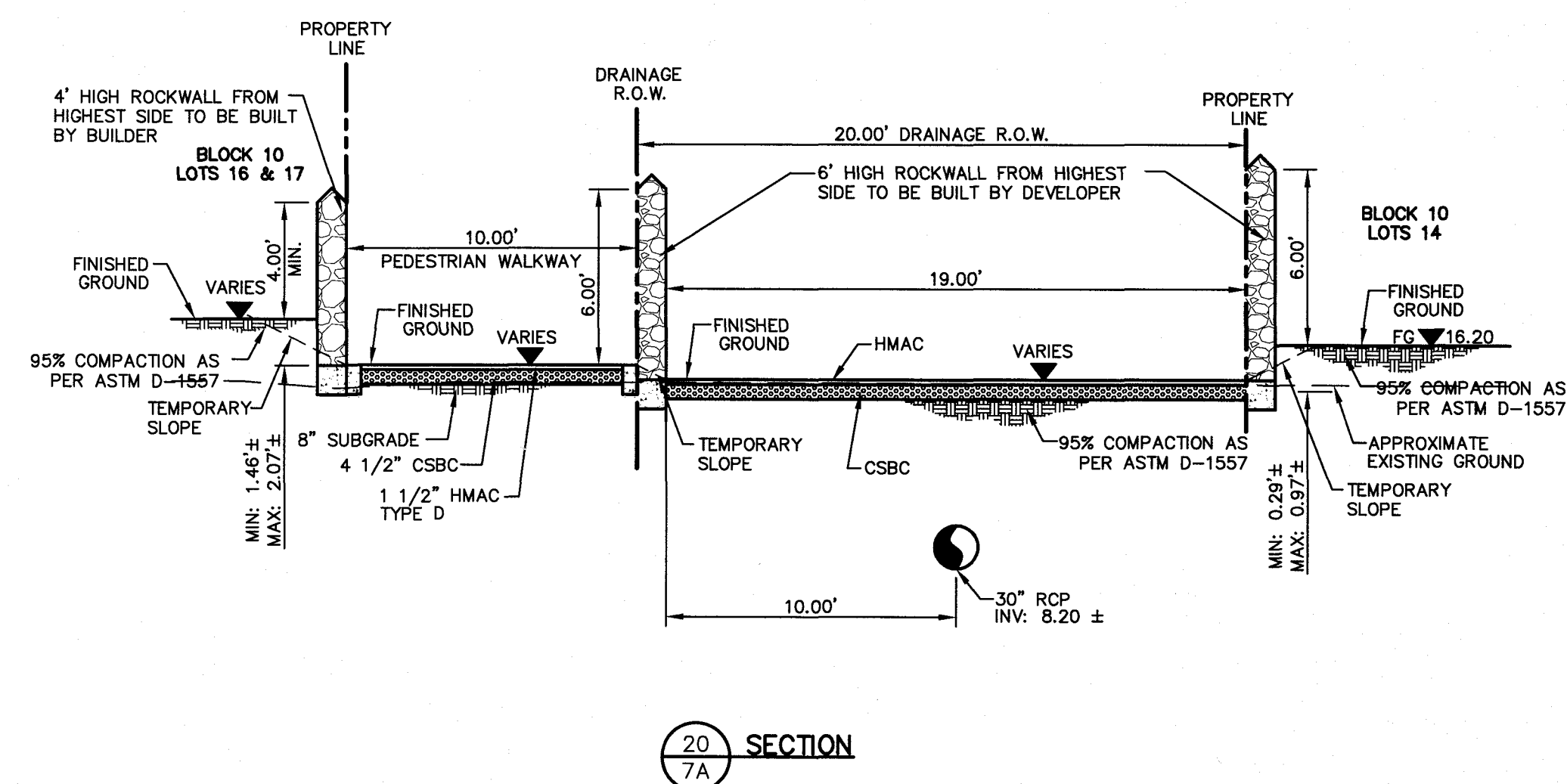
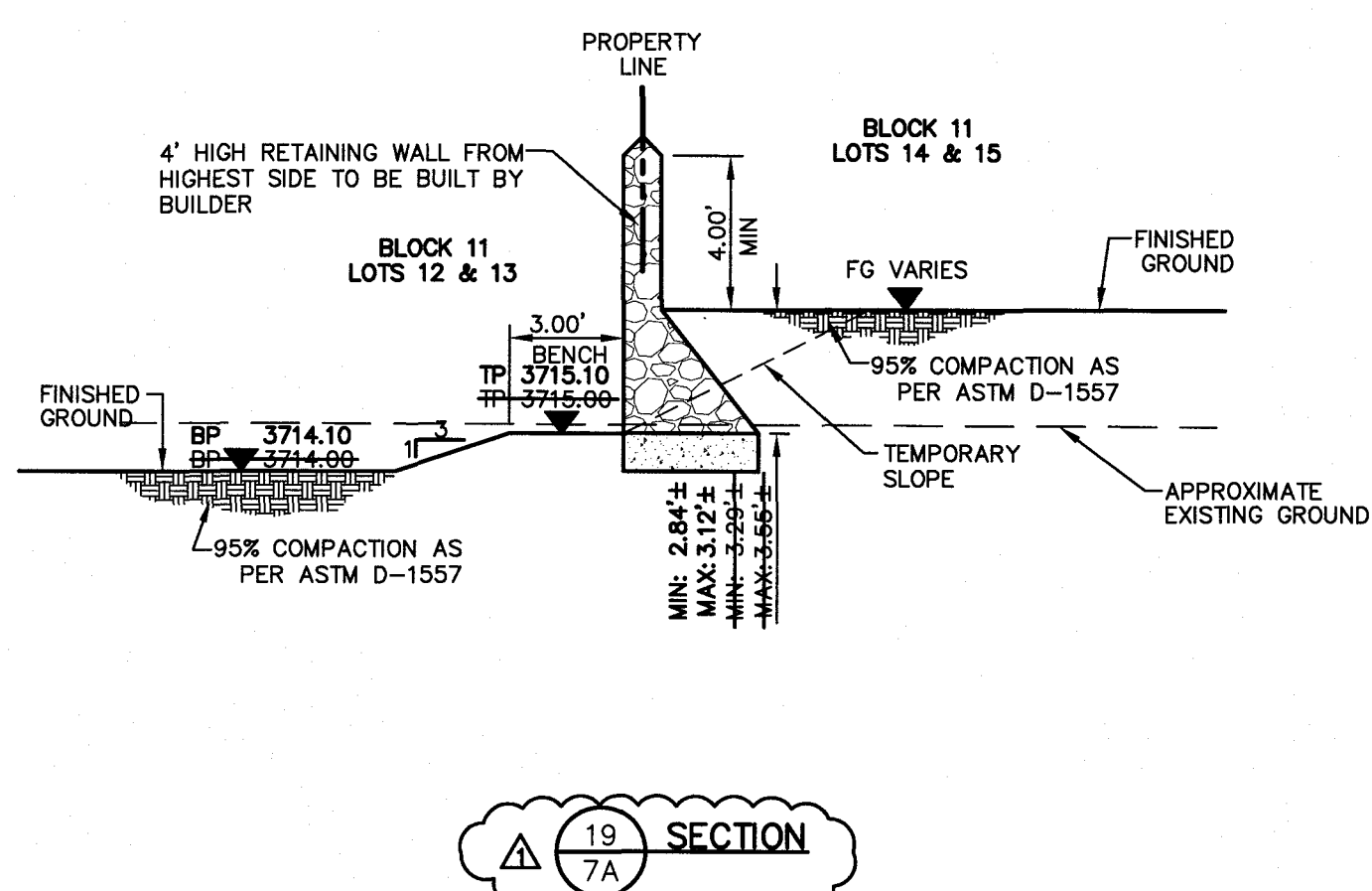
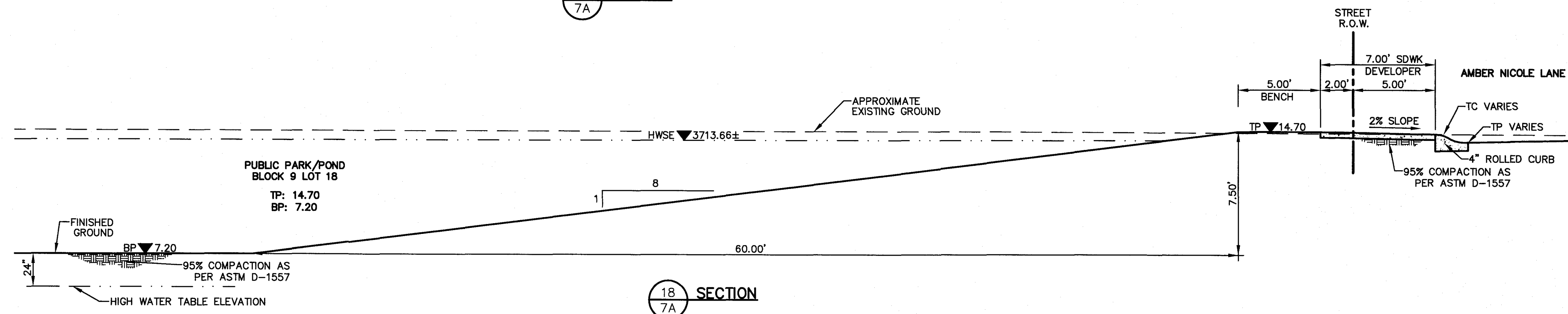
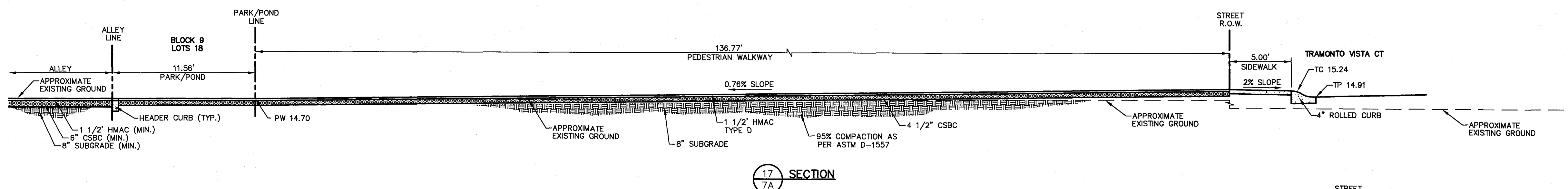
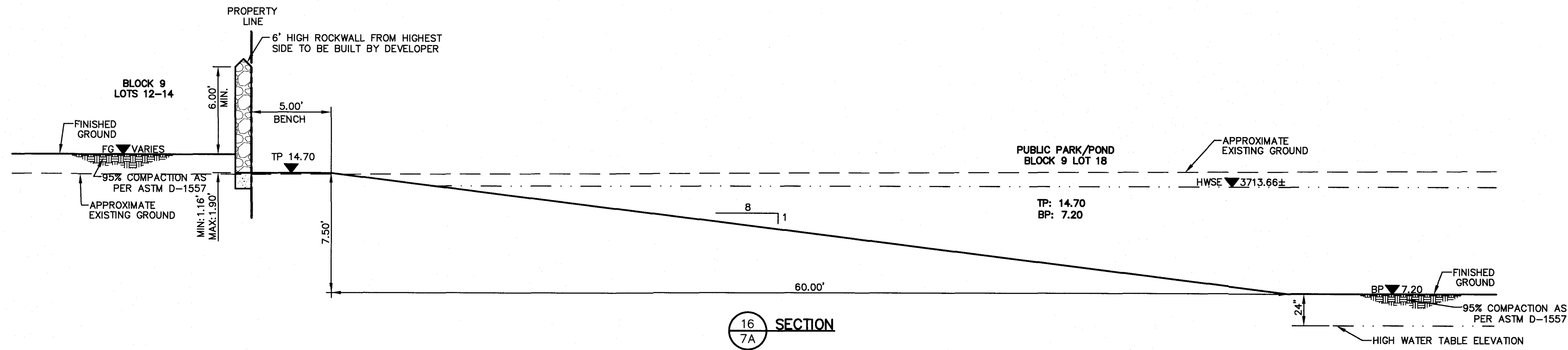
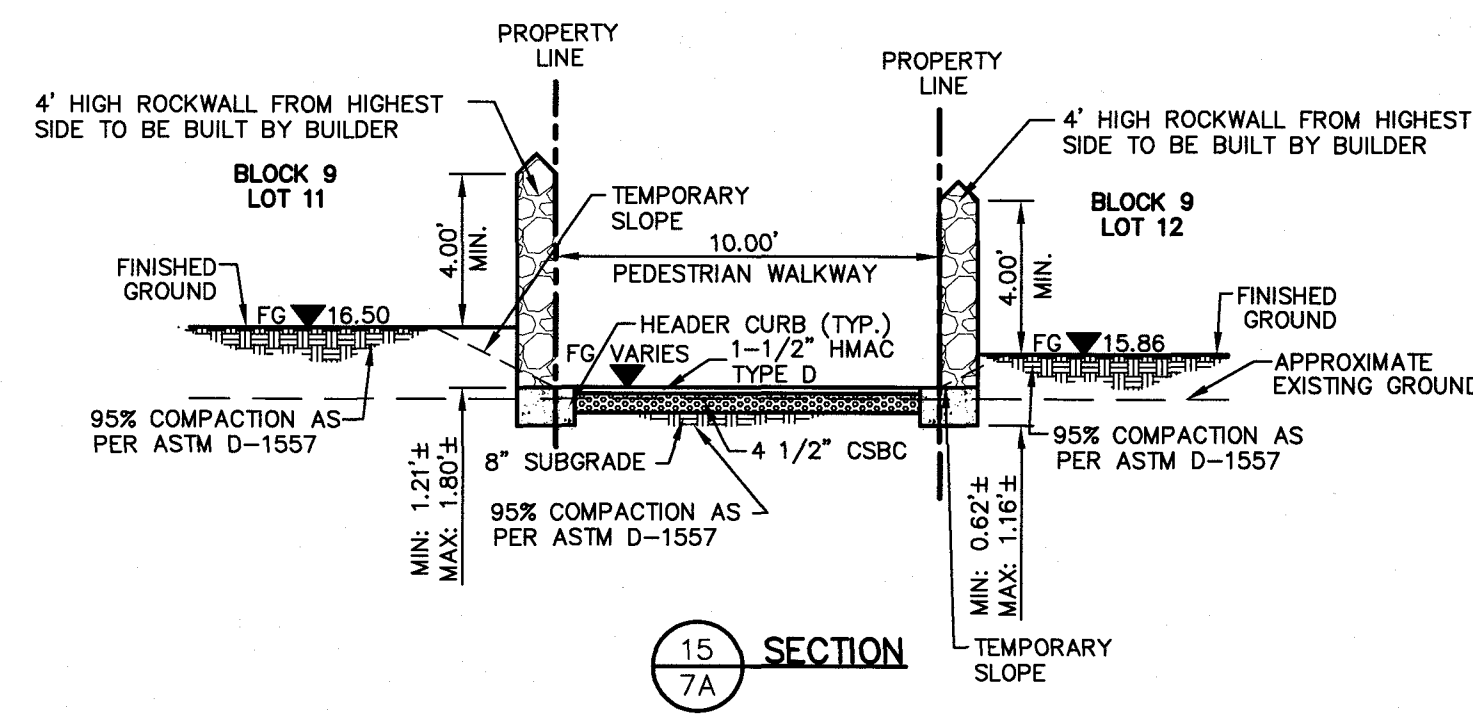
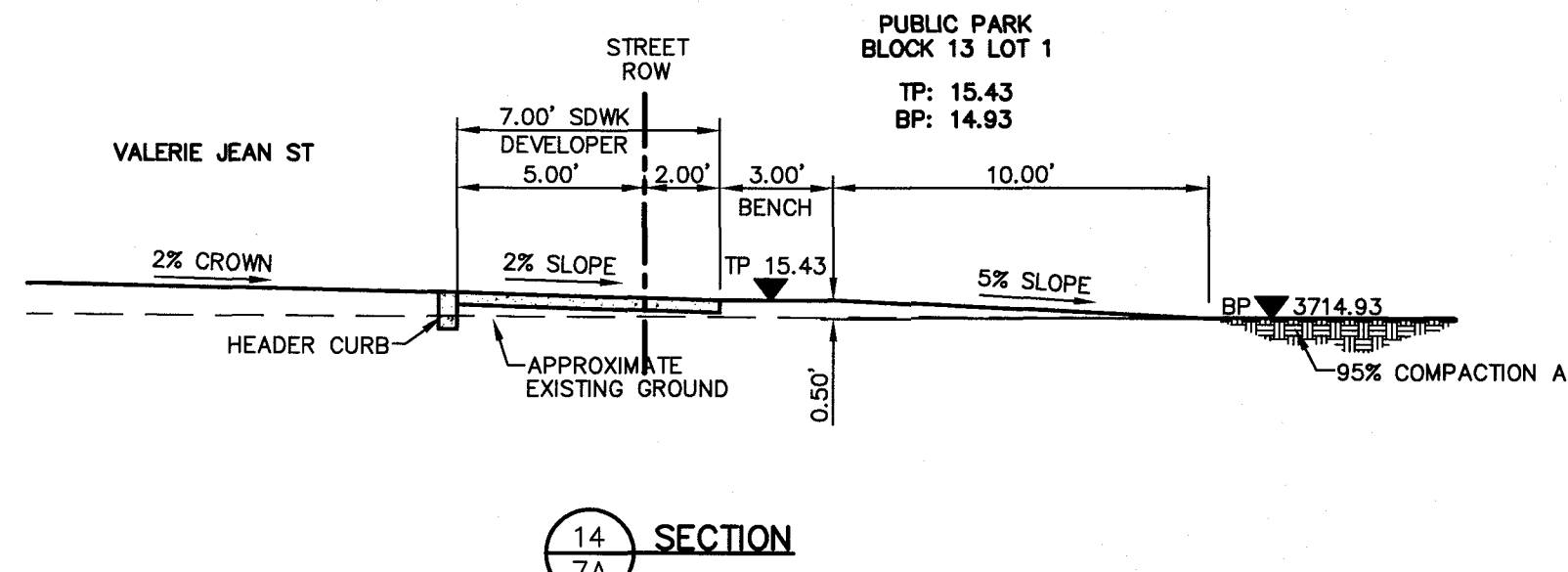
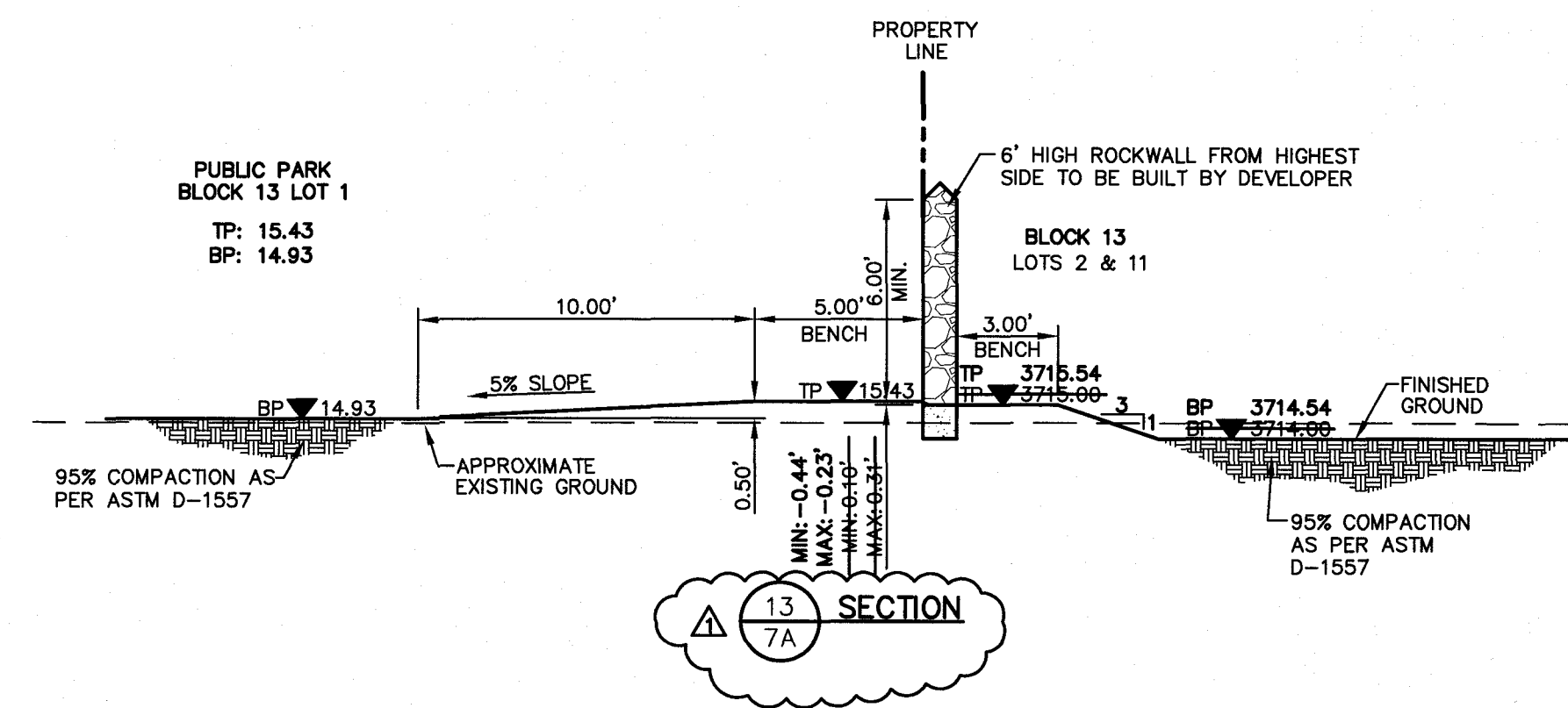


SCALE: 1" = 5'
 Vertical: N/A
 Contour Interval: N/A
 DATE: JANUARY 2017
 DESIGN BY: A.H.
 DRAWN BY: J.L.A.
 CHKD. BY: J.L.A.
 APPD. BY: J.L.A.
 JOB No. 2.311-001-1D

PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
TYPICAL GRADING SECTIONS
 (SHEET 1 OF 2)
 SHEET NO.
7R
 OF 37





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EL PASO ELECTRIC COMPANY	(915) 543-5720
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AT&T	(800) 852-3796
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG

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1-800-344-8377

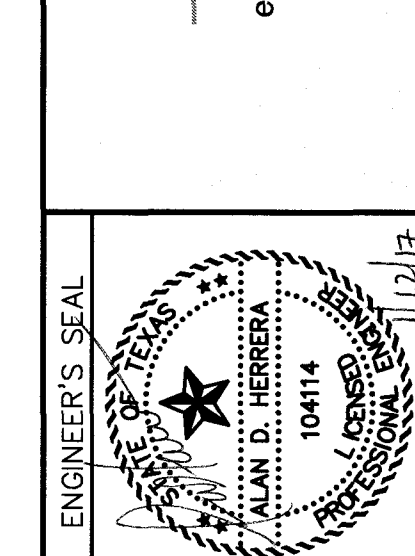
FOR FIELD LOCATING EXISTING UTILITIES

GENERAL NOTE: REFER TO DETAIL 11 OF SHEET 26 FOR ADDITIONAL INFORMATION ON PAVEMENT STRUCTURES UNLESS OTHERWISE NOTED.

DATE	REVISIONS	BY
1-11-17	ON-SITE PONDING GRADING ELEVATIONS	ADH

REFERENCES - BENCHMARKS
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (35' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3712.80

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El Paso, TX 79907
Office 915.544.5232 Fax 915.544.5233
www.cesagroup.net



SCALE: 1"=5'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A

DATE: JANUARY 2017
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2311-001-1D

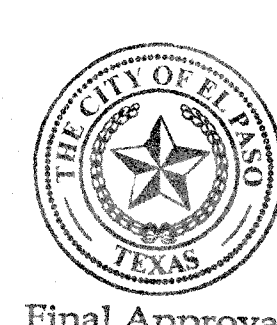
PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
TYPICAL GRADING SECTIONS

(SHEET 2 OF 2)
SHEET NO.

7AR

OF 37



LINE	BEARING	DISTANCE
L1	N01°30'00"E	14.01'
L2	N01°30'00"E	12.00'

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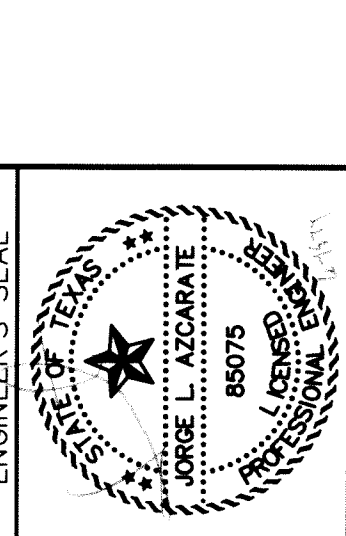
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REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (S) ADDITIONAL R.O.W. WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.80

DATE: _____
 REVISIONS: _____

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SCALE: 1"=30'
 Horizontal: 1"=50'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO. 2311-001-I-D

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

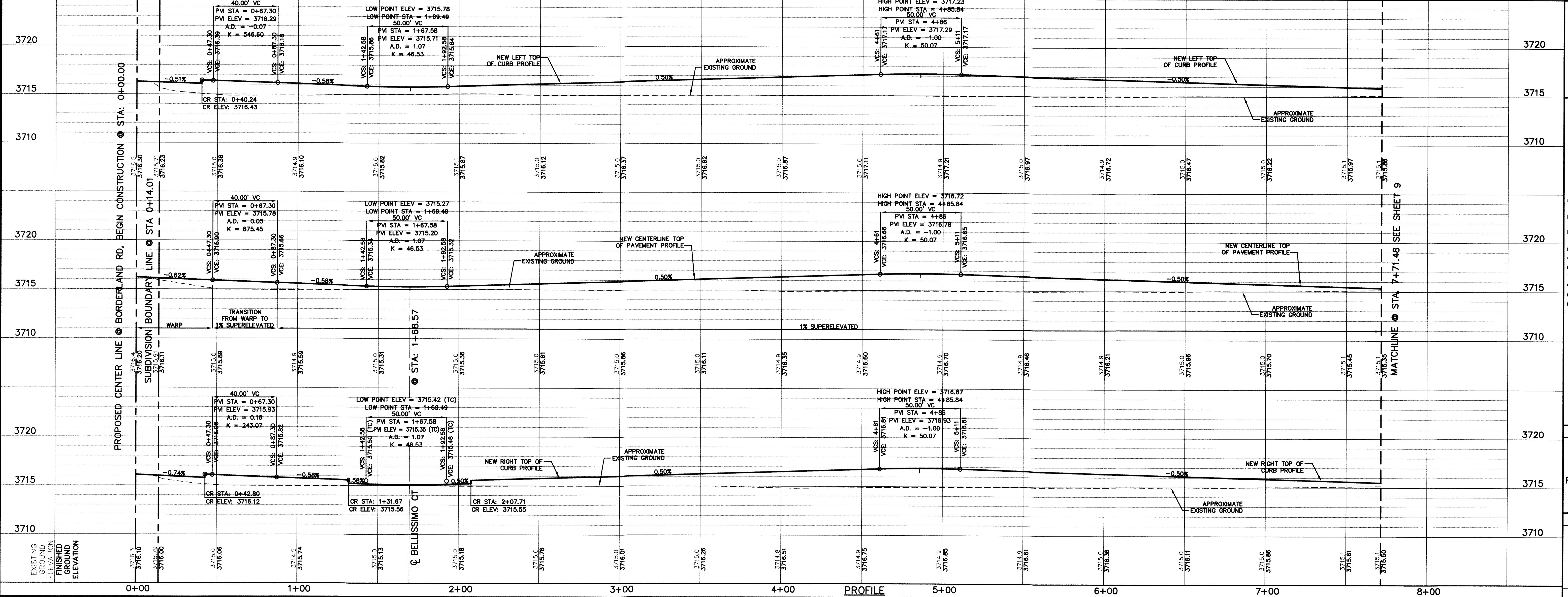
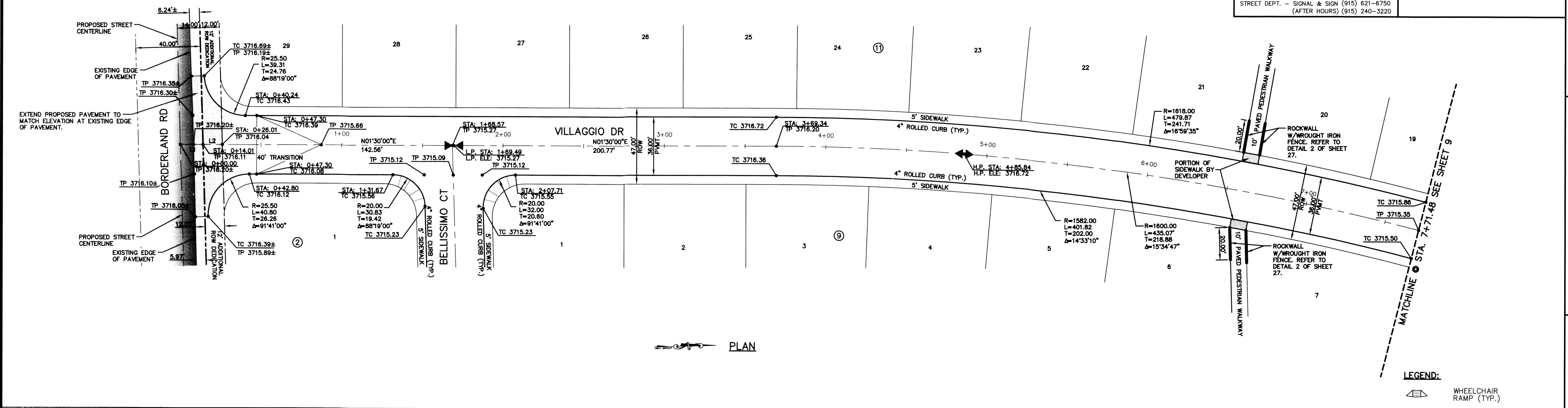
SHEET TITLE

VILLAGGIO DR
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 7+71.48

SHEET NO.

08

OF 37



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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

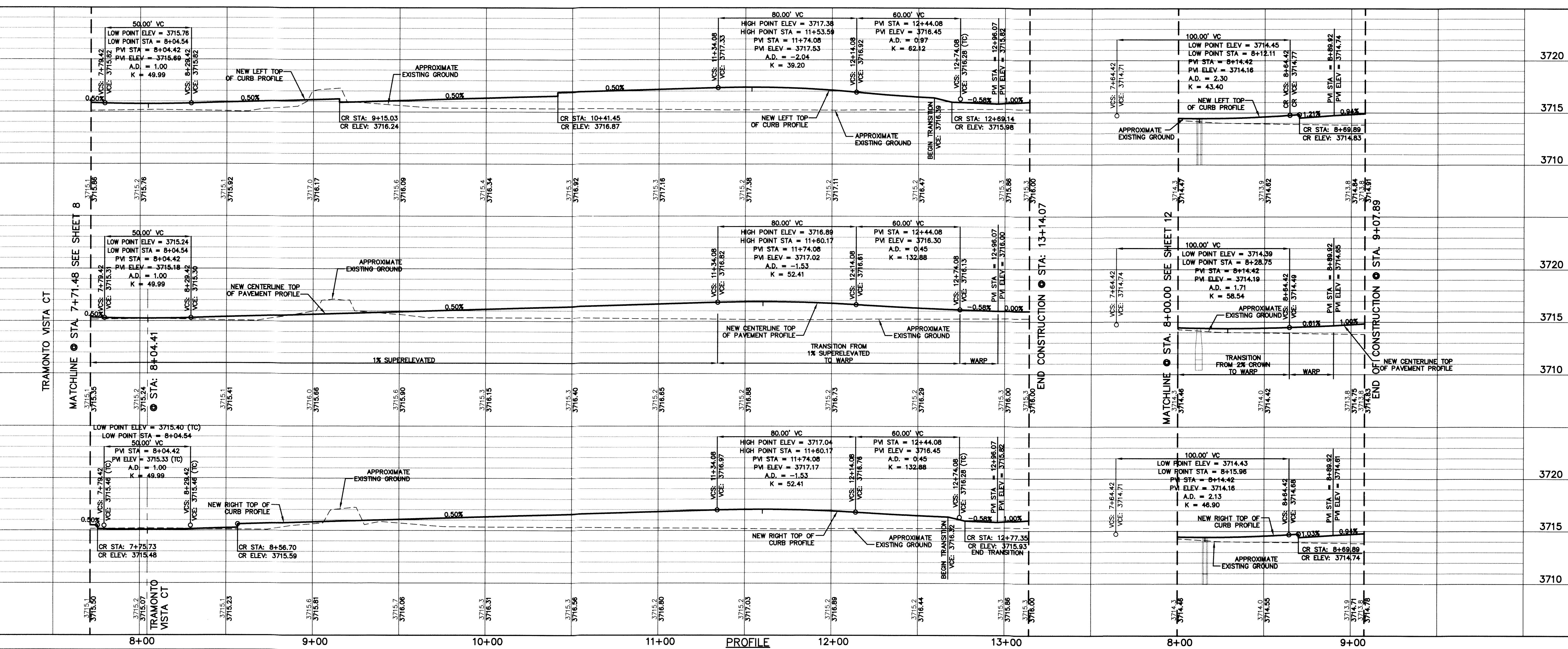
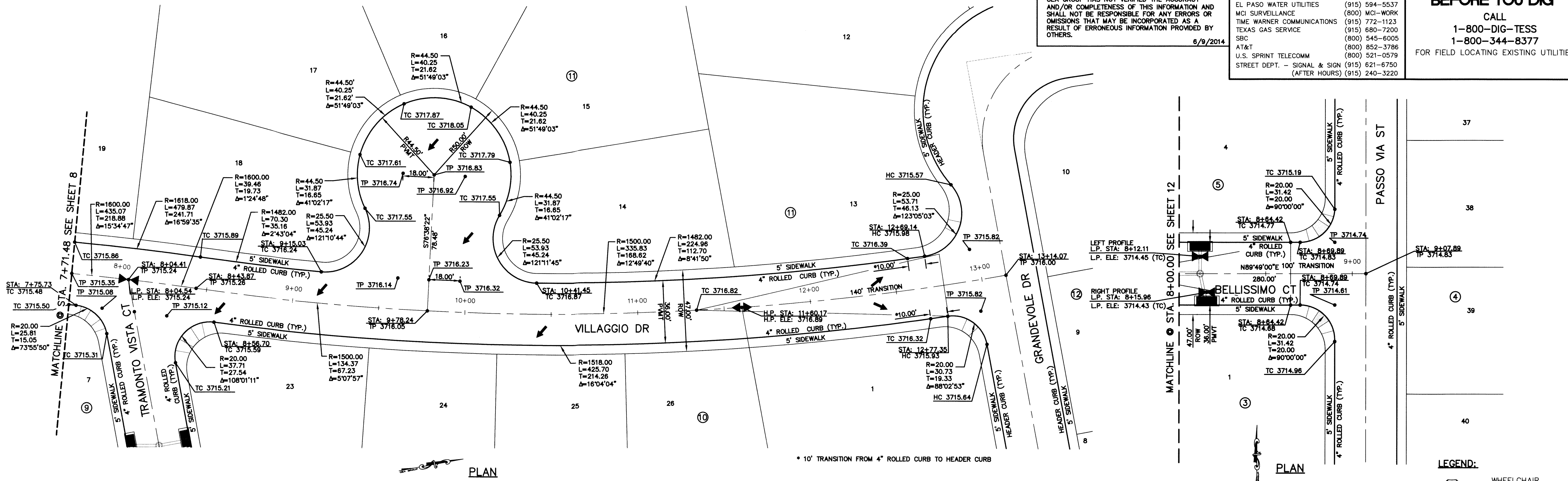
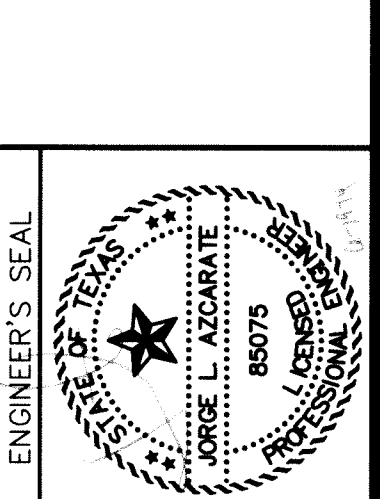
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 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE
 WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY
 RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60

BY	
DATE	
REVISIONS	

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SCALE:
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: 1' / A

PROJECT TITLE
 BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 VILLAGGIO DR
 PLAN & PROFILE
 FROM STA. 7+71.48
 TO STA. 13+14.07

**BELLISSIMO CT
 PLAN & PROFILE
 FROM STA. 8+00.00
 TO STA. 9+07.89**

SHEET NO. **9**

LINE	BEARING	DISTANCE
L1	S00°11'00"E	14.00'
L2	S00°11'00"E	12.00'

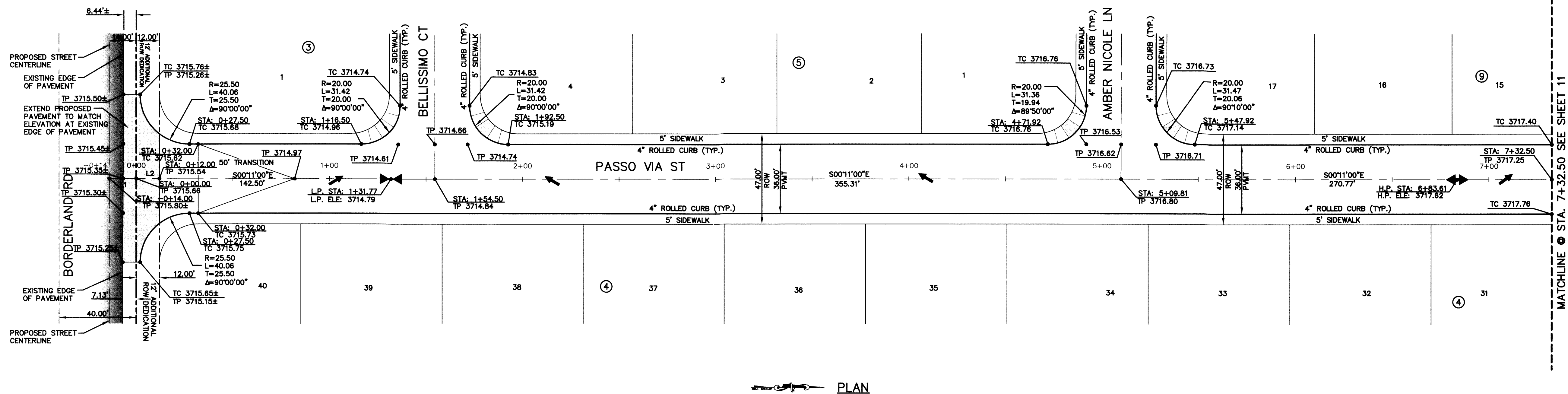
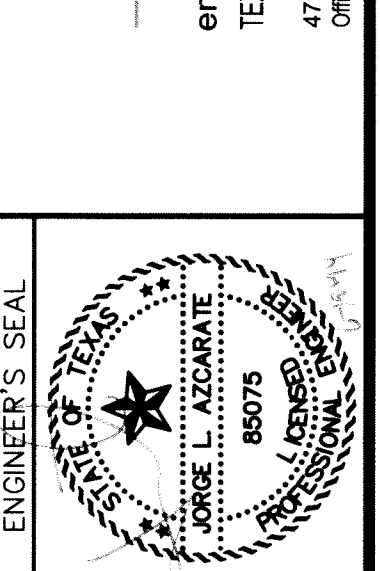
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	(915) 240-3220

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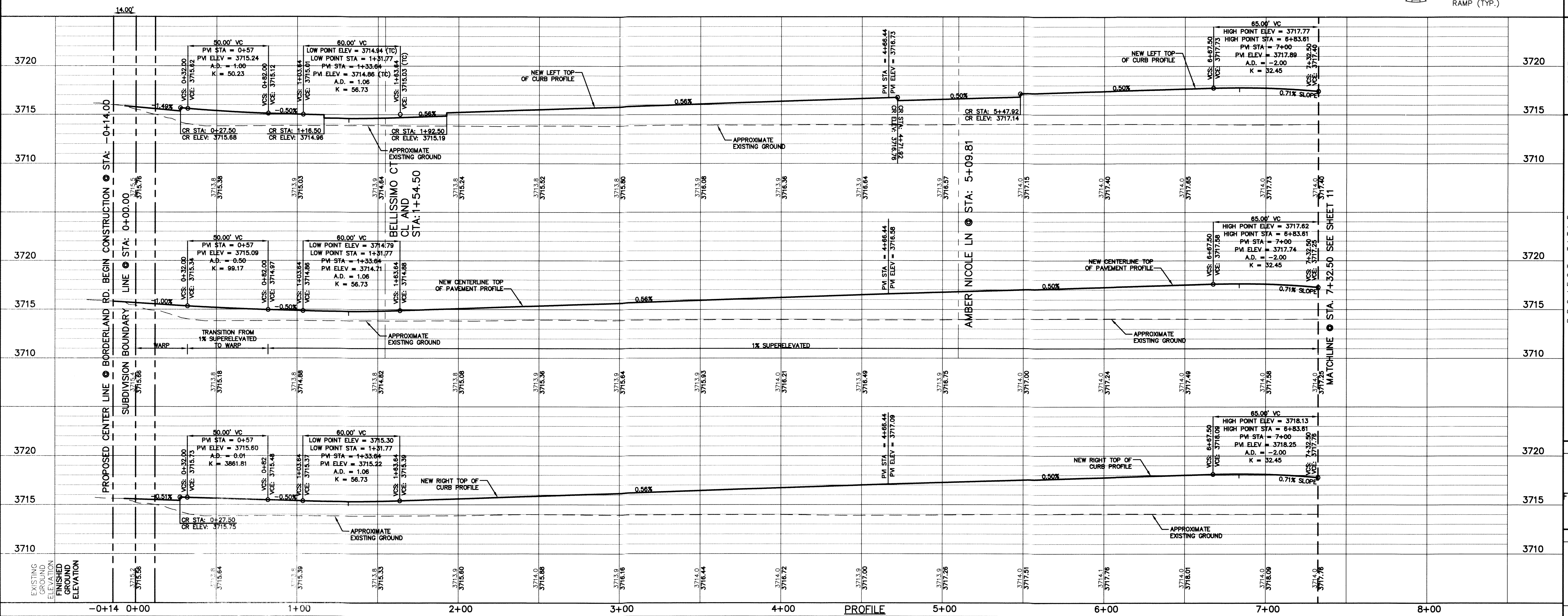
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PLAN

LEGEND:
 WHEELCHAIR RAMP (TYP.)



PROFILE

SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHECKED BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB NO.: 2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

**PASSO VIA ST.
 PLAN & PROFILE
 FROM STA. -0+14.00
 TO STA. 7+32.50**

SHEET NO.
10
 OF 37

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UTILITY LOCATOR SERVICES

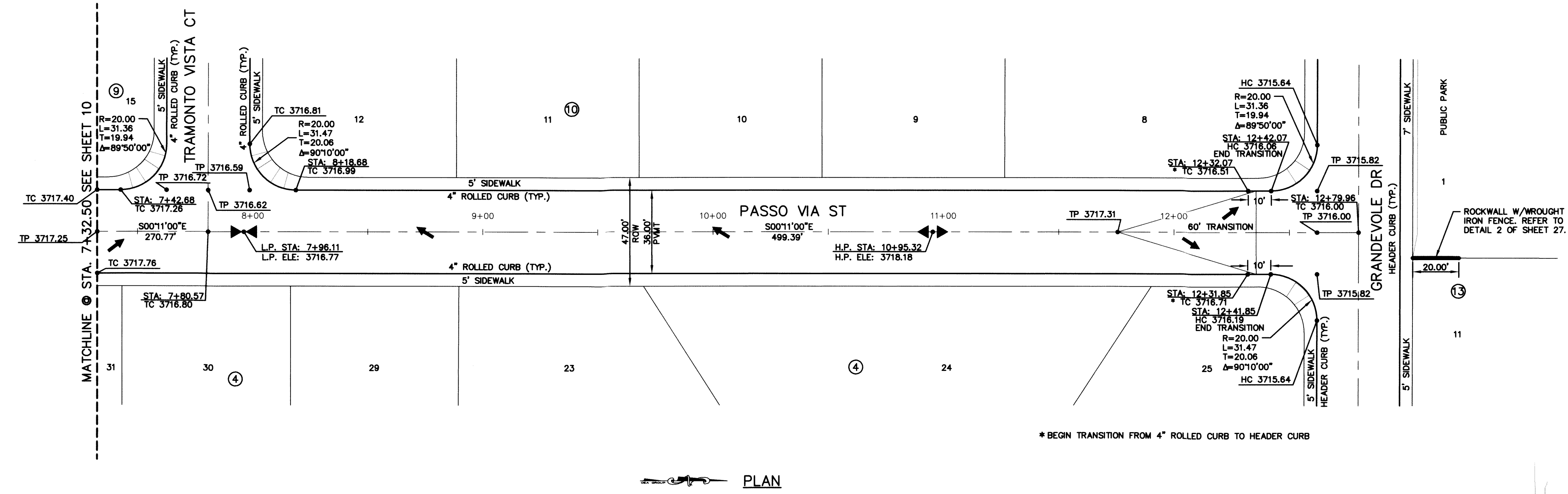
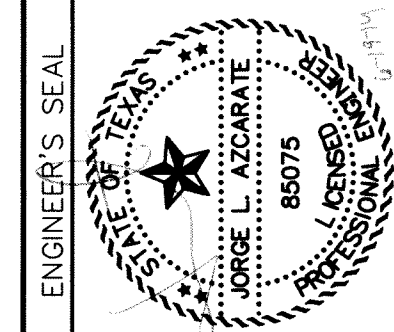
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EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	BY
BRASS DISK ELEVATION = 3712.60	REVISIONS
DATE	

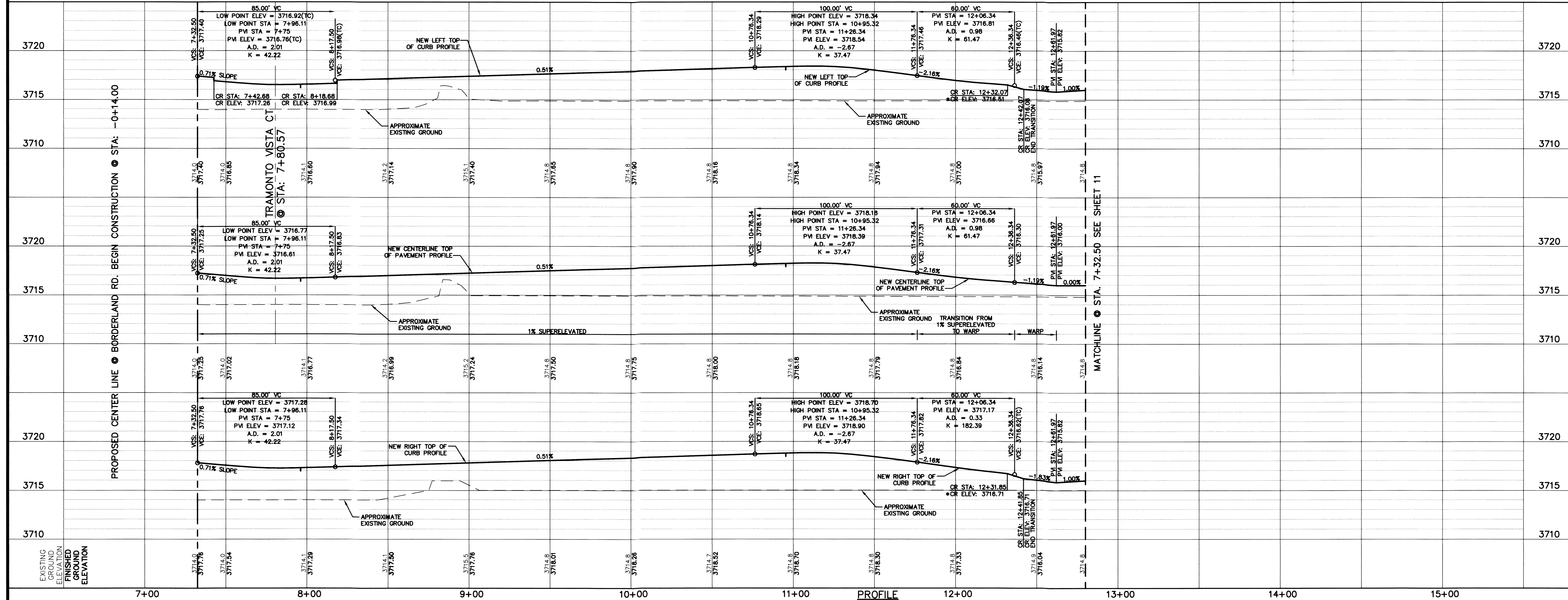
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 4712 Woodrow Bann. St., F. El Paso, TX 79924
 Office: 915-544-5232 Fax: 915-544-6333 www.ceagroup.com



* BEGIN TRANSITION FROM 4" ROLLED CURB TO HEADER CURB

PLAN

LEGEND:
 WHEELCHAIR RAMP (TYP.)



PROFILE

SCALE

Horizontal: 1" = 30'
Vertical: 1" = 5'
Contour Interval: N/A

DATE: DECEMBER, 2007
 DESIGN BY: JLM
 DRAWN BY: JLM
 CHECKED BY: JLLA
 APP'D BY: JLLA
 JOB No. 2311-001-1D

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
 PASSO VIA ST
 PLAN & PROFILE
 FROM STA. 7+32.50
 TO STA. 12+79.96

SHEET NO.
11
 OF 37

RECORD DRAWINGS
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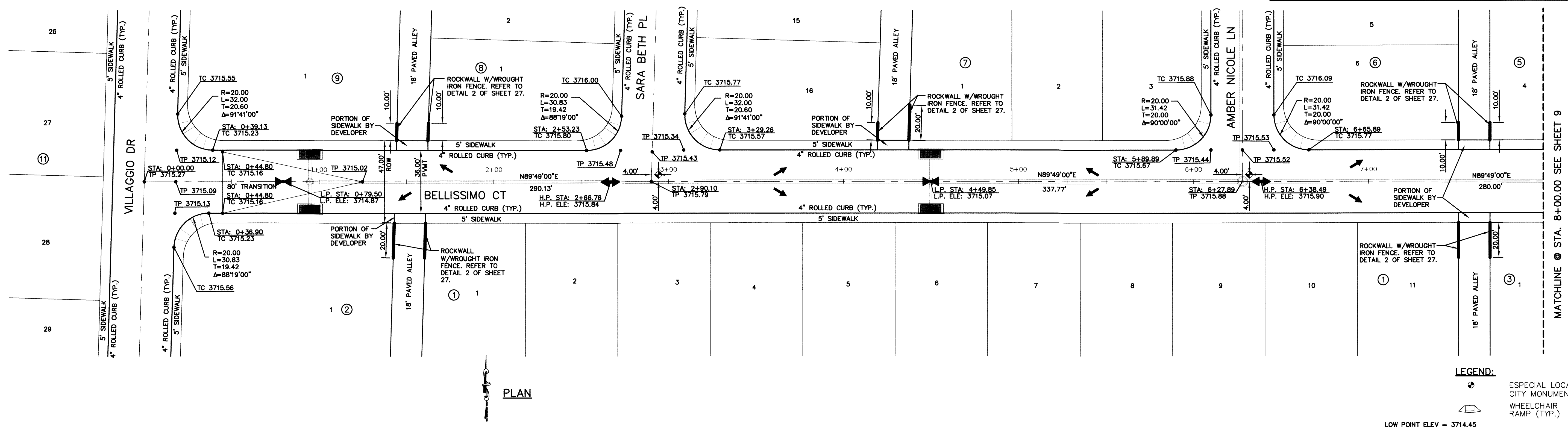
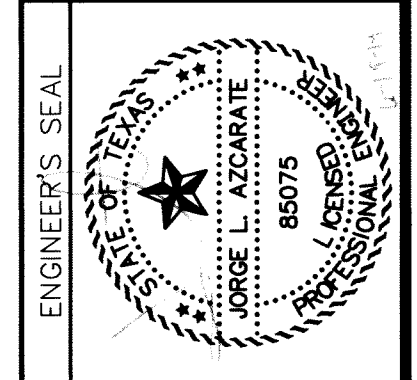
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

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 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

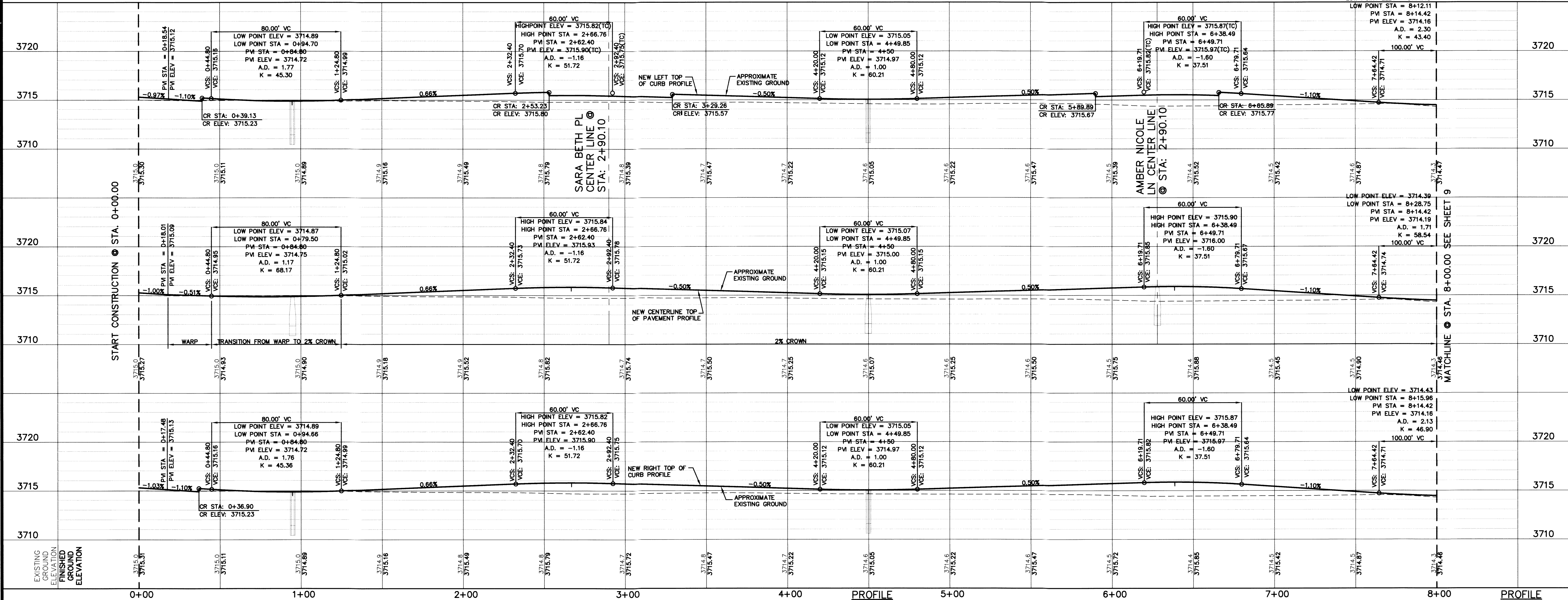
REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	DATE	REVISIONS	BY
BRASS DISK ELEVATION = 3712.60			

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LEGEND:
 * ESPECIAL LOCATION CITY MONUMENT
 WHEELCHAIR RAMP (TYP.)



SCALE:
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: N/A

DATE: DECEMBER 2007
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No.: 2311-001-LD

PROJECT TITLE
 BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 BELLISSIMO CT
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+00.00

SHEET NO.
 12

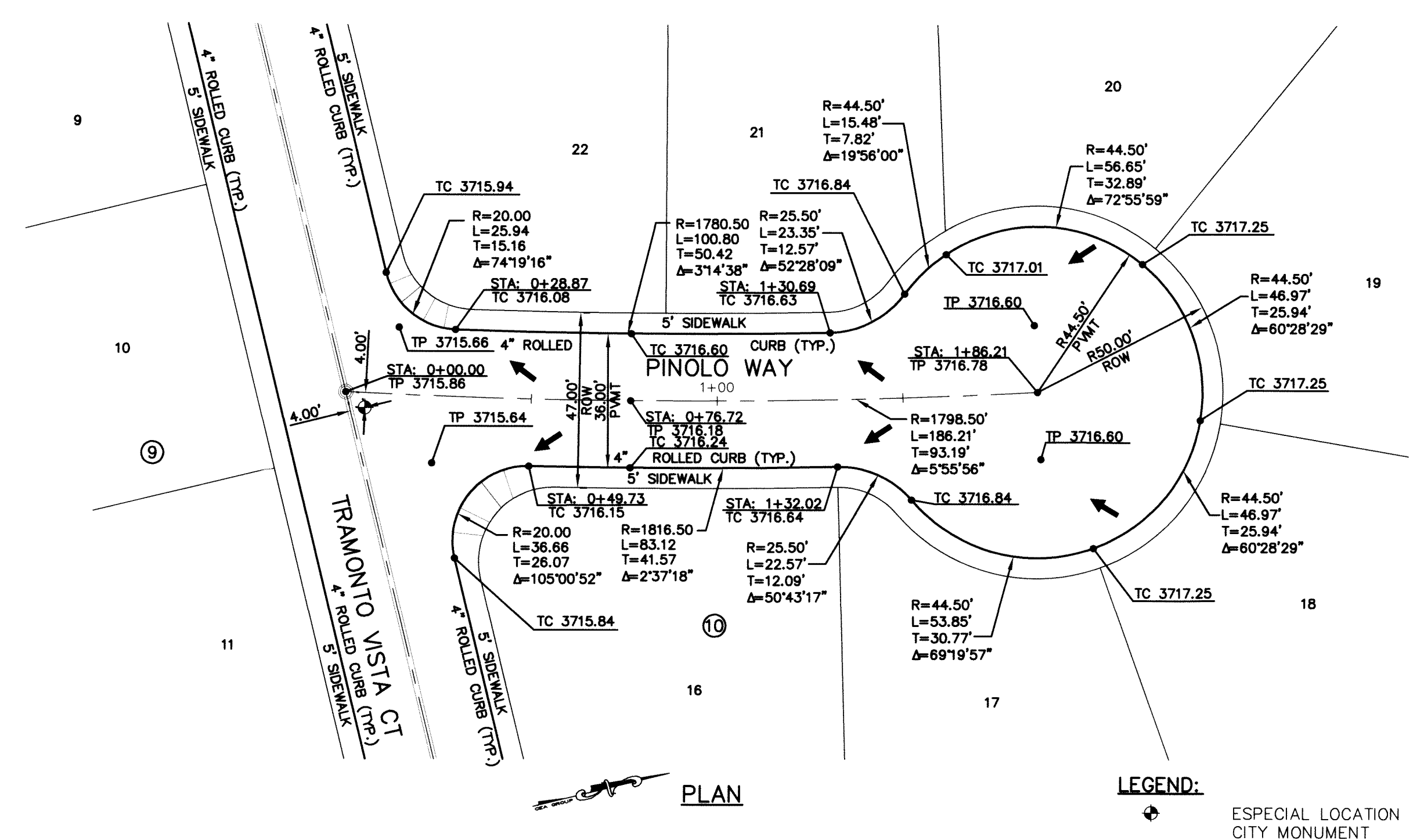
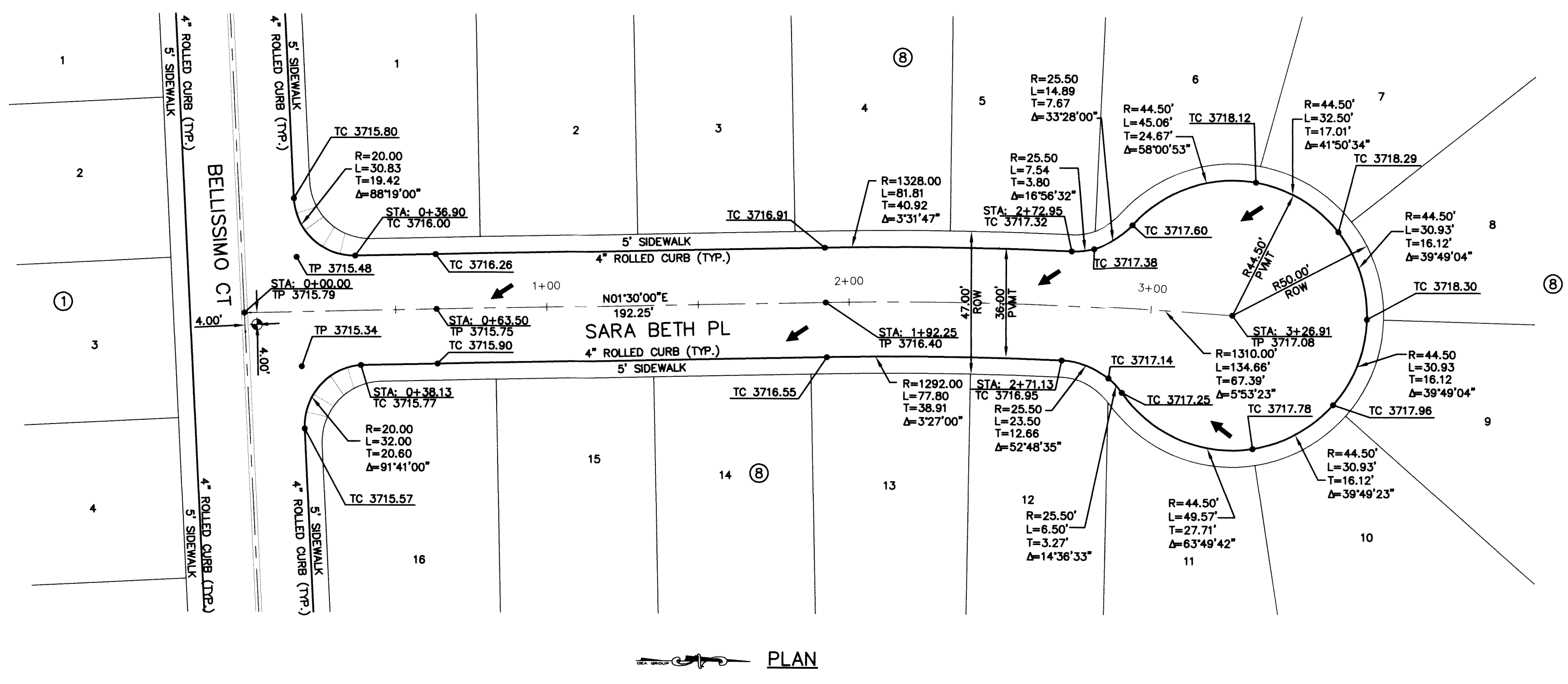
RECORD DRAWINGS
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 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING ! BEFORE YOU DIG
 CALL 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE
 RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD
 BRASS DISK ELEVATION = 3712.60

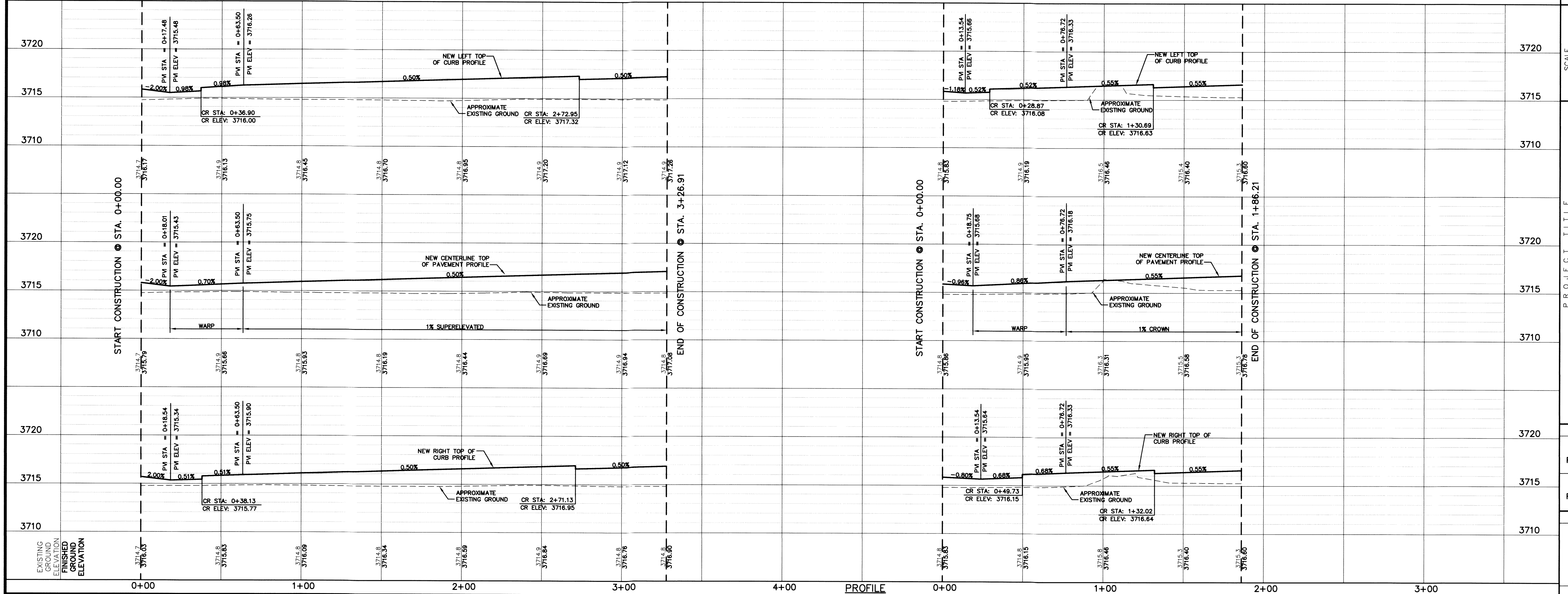
DATE	REVISIONS	BY



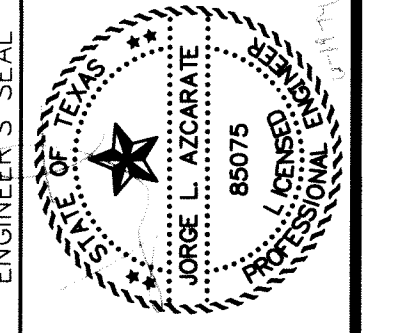
PLAN

PLAN

LEGEND:
 ESPECIAL LOCATION CITY MONUMENT
 WHEELCHAIR RAMP (TYP.)



PROFILE



SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: J.L.A.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

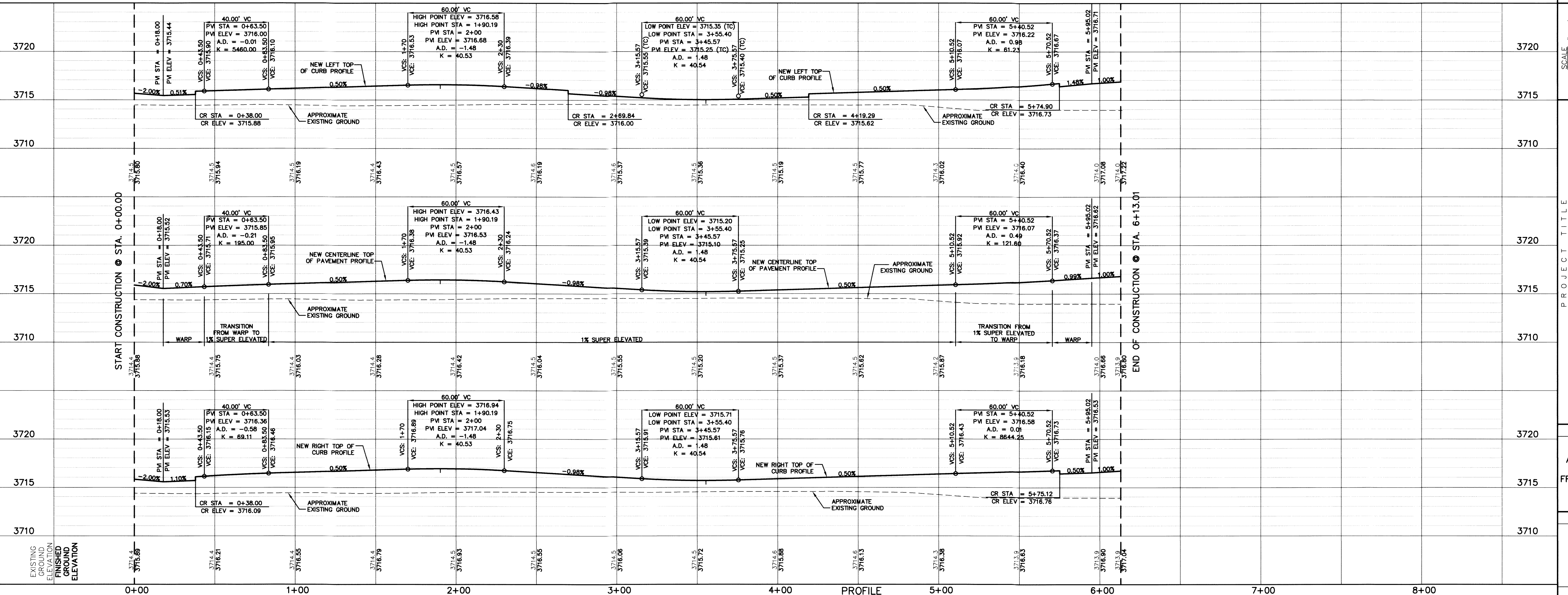
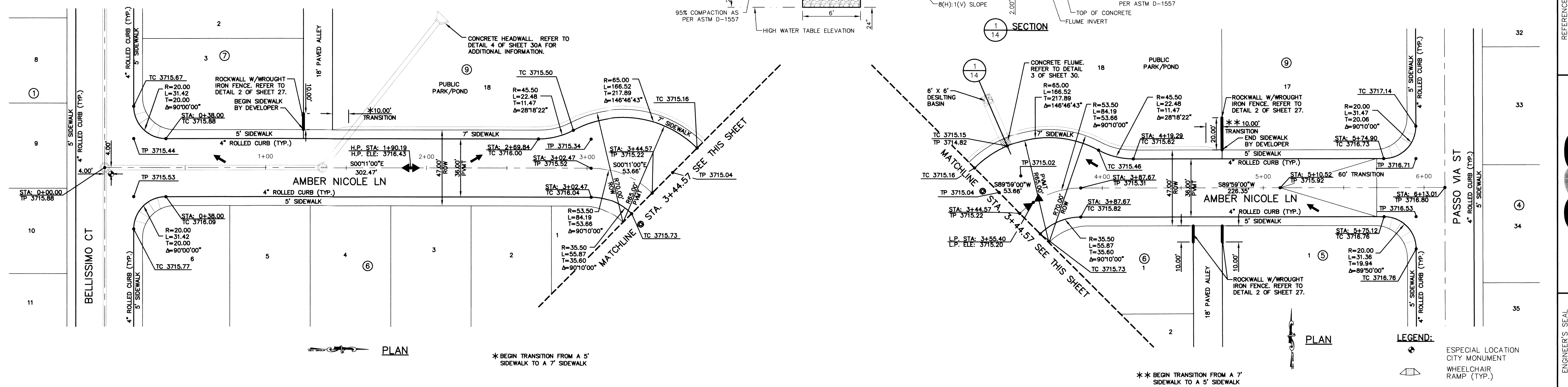
SHEET TITLE
 SARA BETH PL
 FROM STA. 0+00.00
 TO STA. 3+26.91
 PINOLO WAY
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 1+86.21
 SHEET NO.
13

RECORD DRAWINGS
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UTILITY LOCATOR SERVICES
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 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60
 DATE _____
 REVISIONS _____
 BY _____



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ENGINEER'S SEAL
 JORGE L. AZARATE
 80075

SCALE: 1" = 30'
 Horizontal: 1" = 50'
 Vertical: Contour Interval: 1' / A

DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
 AMBER NICOLE LN
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 6+13.01

SHEET NO.
 14

RECORD DRAWINGS
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 6/9/2014

UTILITY LOCATOR SERVICES

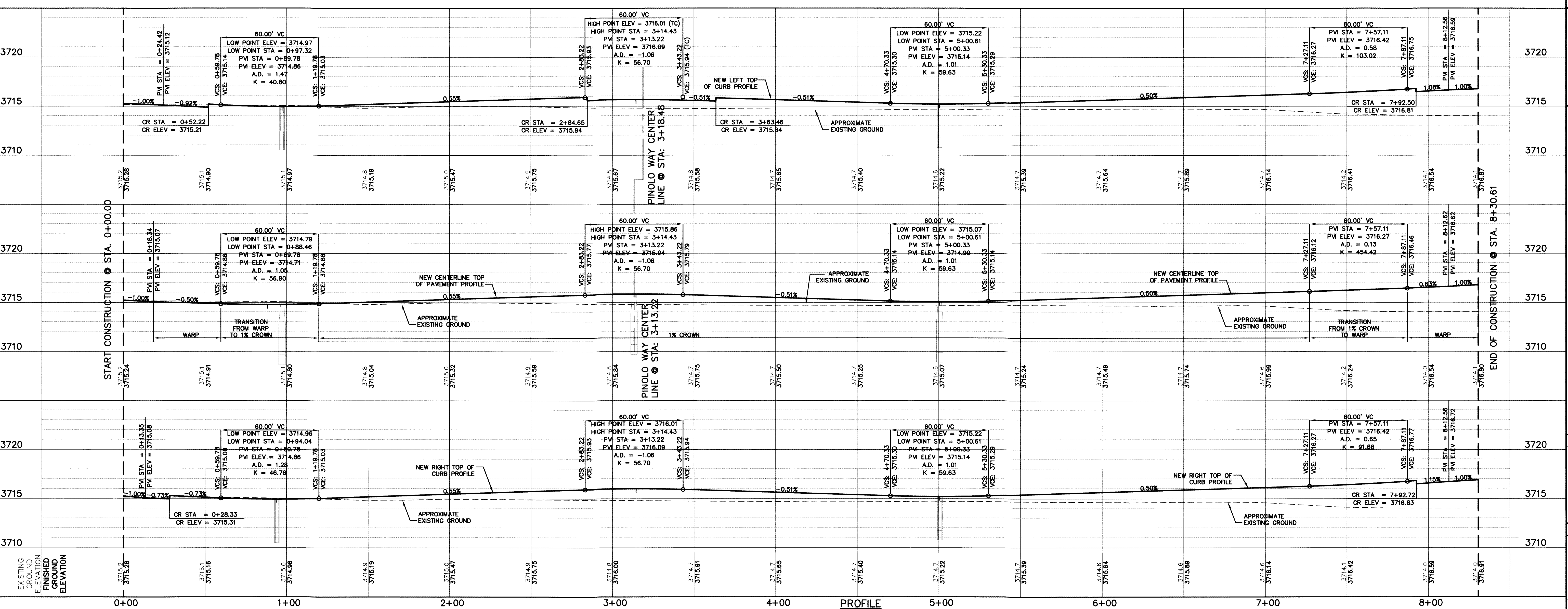
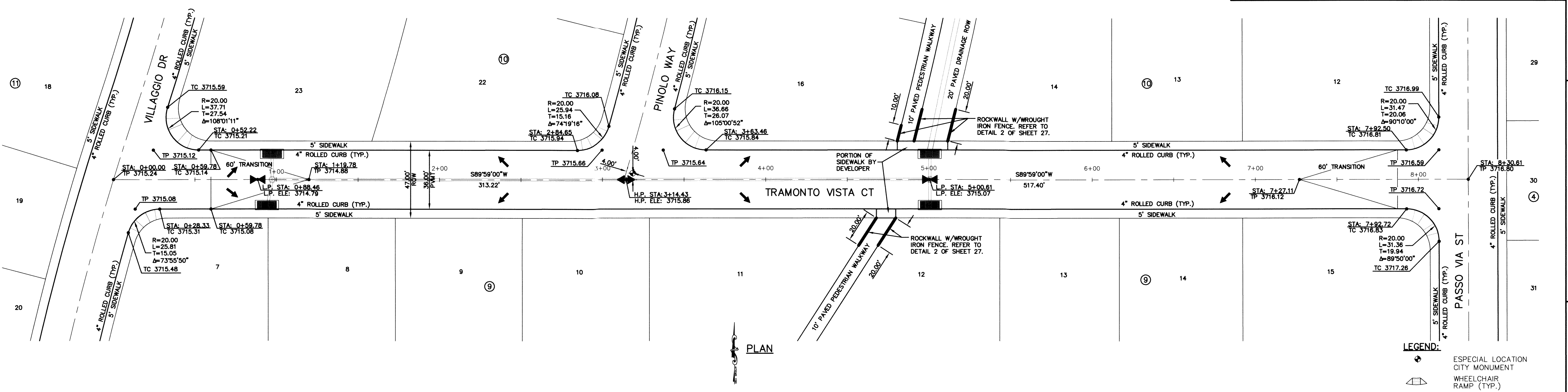
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG
 CALL 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

INTERSECTION OF WILSON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60

BY	
DATE	
REVISIONS	



ENGINEER'S SEAL

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SCALE: 1" = 30'
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: N/A

DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2311-001-1D

PROJECT TITLE

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**TRAMONTO VSTA CT
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+30.61**

SHEET NO.

15

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EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SPC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

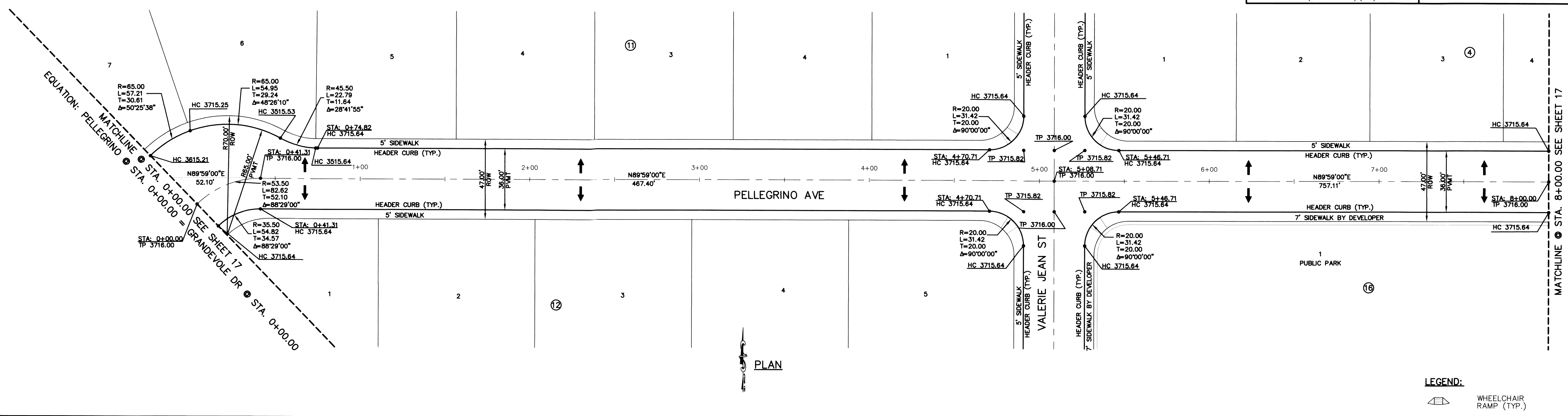
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE
 WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY
 RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.80

BY	
DATE	
REVISIONS	

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 4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915.544.8327 Fax: 915.544.5233 www.csaengr.com

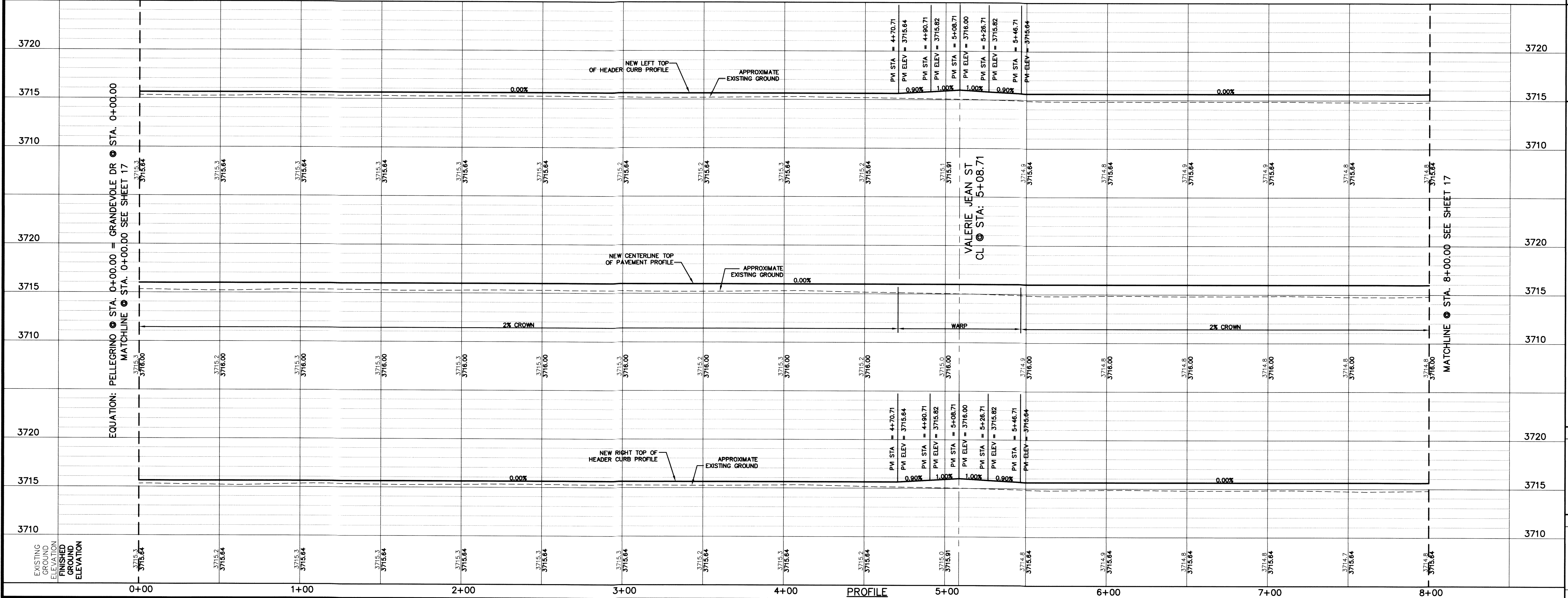
ENGINEER'S SEAL

STATE OF TEXAS
 JORGE L. AZCARATE
 LICENSE NO. 88075
 CIVIL ENGINEER



PLAN

LEGEND:
 WHEELCHAIR RAMP (TYP.)



SCALE: 1" = 30'
 Horizontal: 1" = 50'
 Vertical: 1" = 5'
 Contour Interval: 1/4'

DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB NO. 2311-001-LD

PROJECT TITLE

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**PELLEGRINO AVE
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+00.00**

SHEET NO.

16

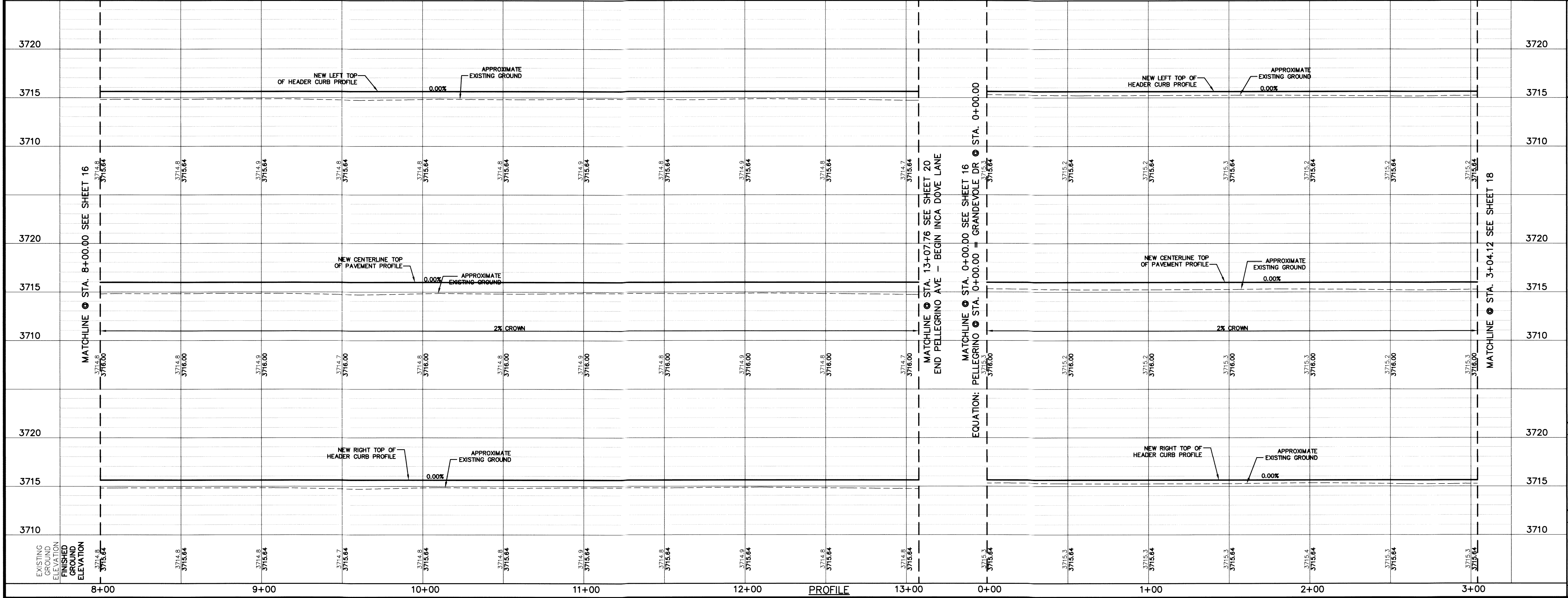
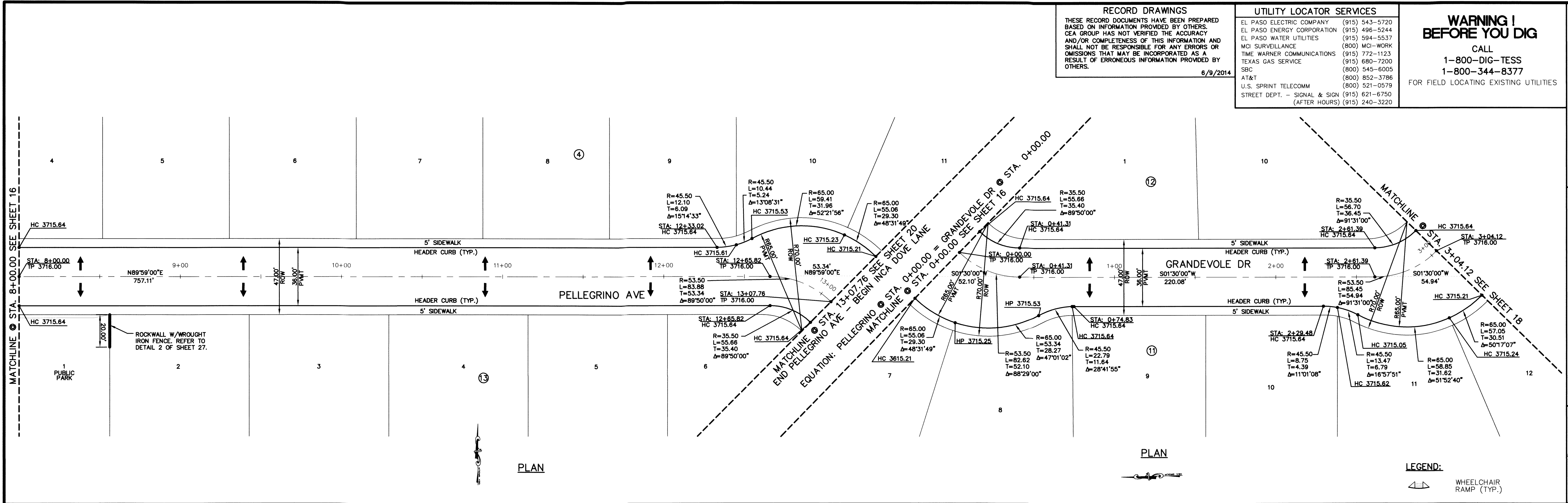
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 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 773-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750
 (AFTER HOURS) (915) 240-3220

WARNING!
BEFORE YOU DIG
 CALL
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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60

DATE: _____ BY: _____
 REVISIONS: _____



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 Office: 915.544.5232 Fax: 915.544.5233 www.ceaeng.com

ENGINEER'S SEAL
 STATE OF TEXAS
 ENGINEER
 JORGE L. AZCARRATE
 68075

SCALE
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: 1' / 4'

DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2311-001-LD

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
 PELLEGRINO AVE
 PLAN & PROFILE
 FROM STA. 8+00.00
 TO STA. 13+07.76
 GRANDEVOLE DR
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 3+04.12

SHEET NO.
17

OF 37

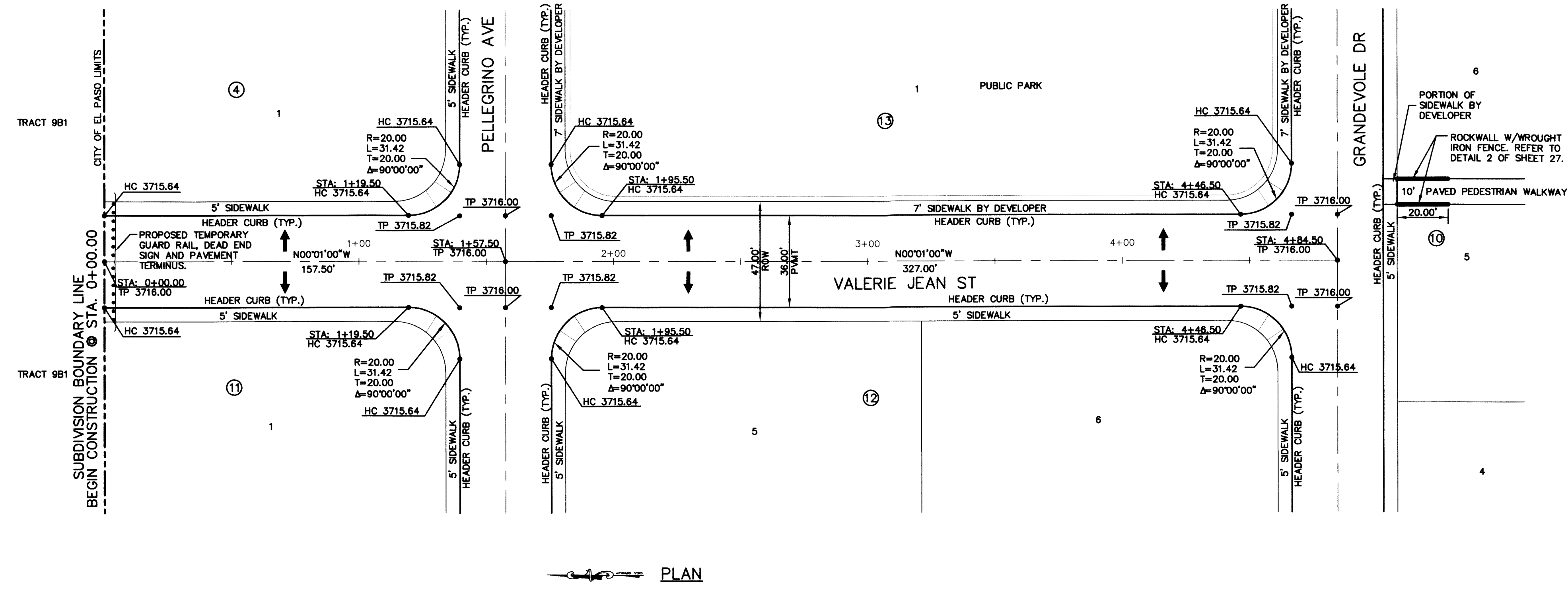
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 EL PASO WATER UTILITIES (915) 594-5537
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 TIME WARNER COMMUNICATIONS (915) 722-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750
 (AFTER HOURS) (915) 240-3220

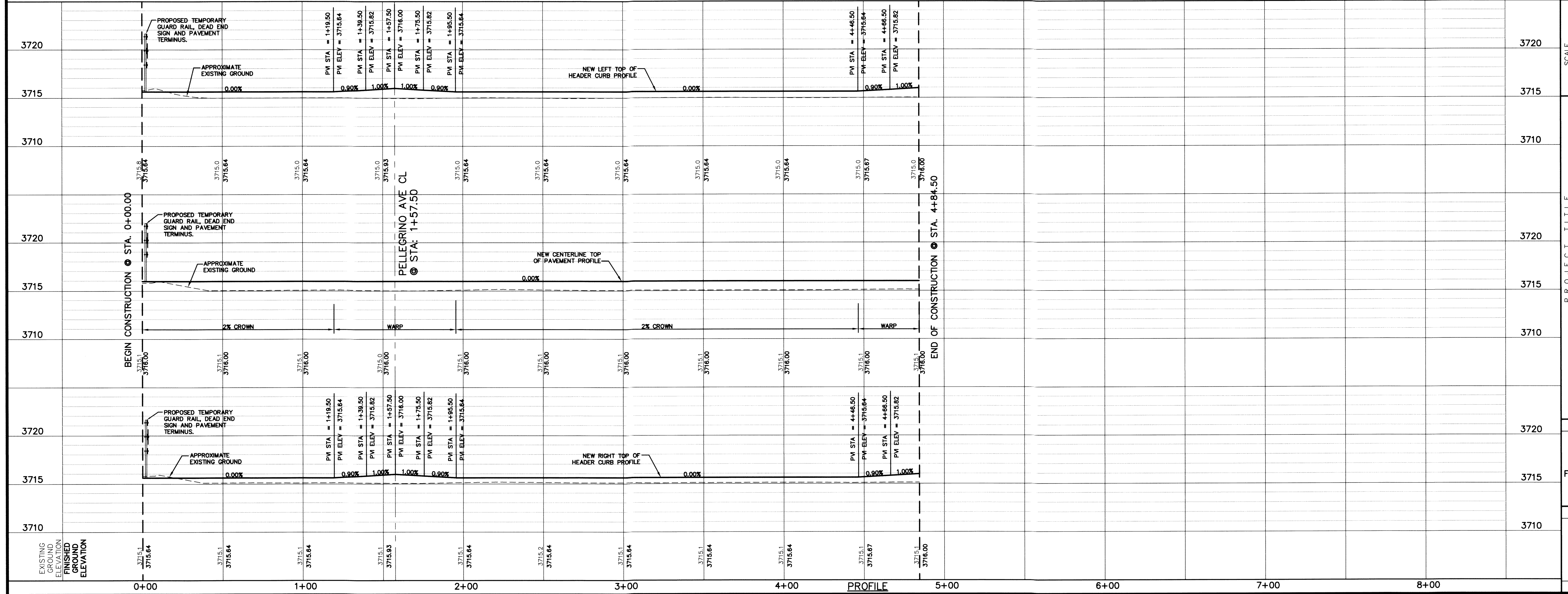
**WARNING !
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 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES — BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.80

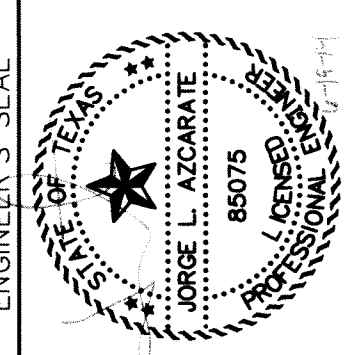
DATE	REVISIONS	BY



LEGEND:
 WHEELCHAIR RAMP (TYP.)



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 4712 Woodrow Bawn, Ste. F, El Paso, TX 79924
 Office: 915.544.5232 Fax: 915.544.5233 www.cega.com



PROJECT TITLE
 BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 VALERIE JEAN ST
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 4+84.50

SHEET NO.
 22

SCALE
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: N/A

DATE: DECEMBER 2007
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No.: 2311-001-LD

RECORD DRAWINGS
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 6/9/2014

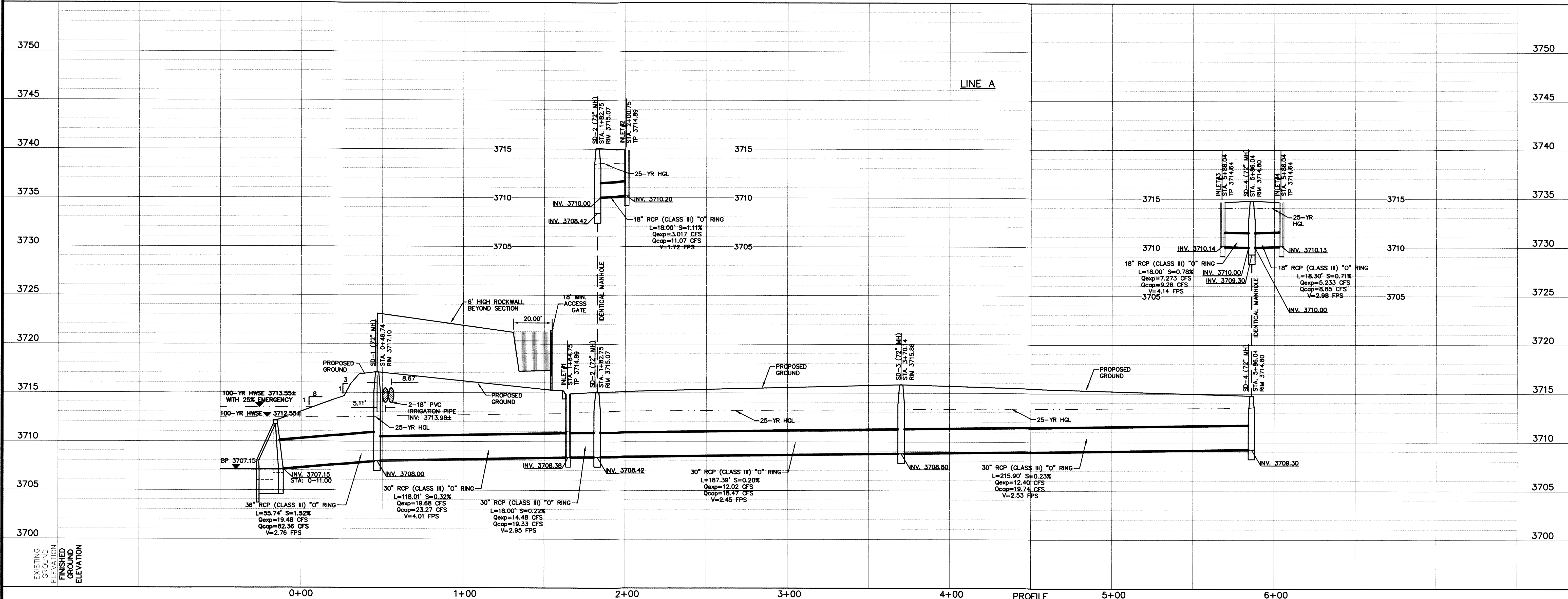
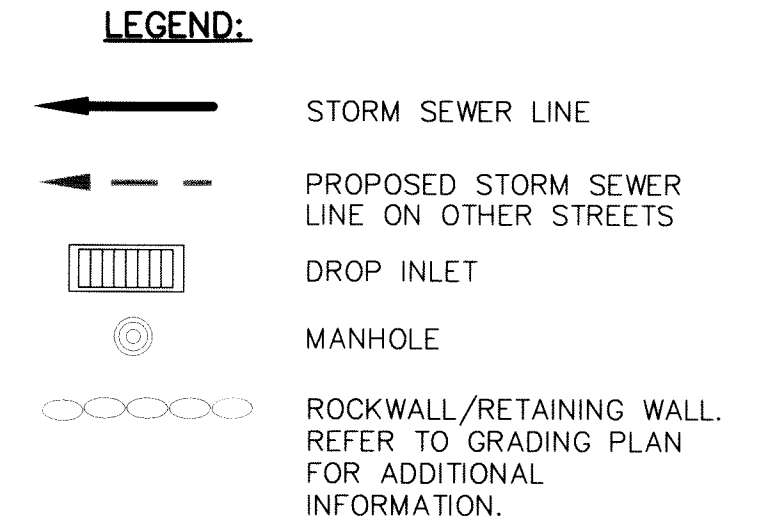
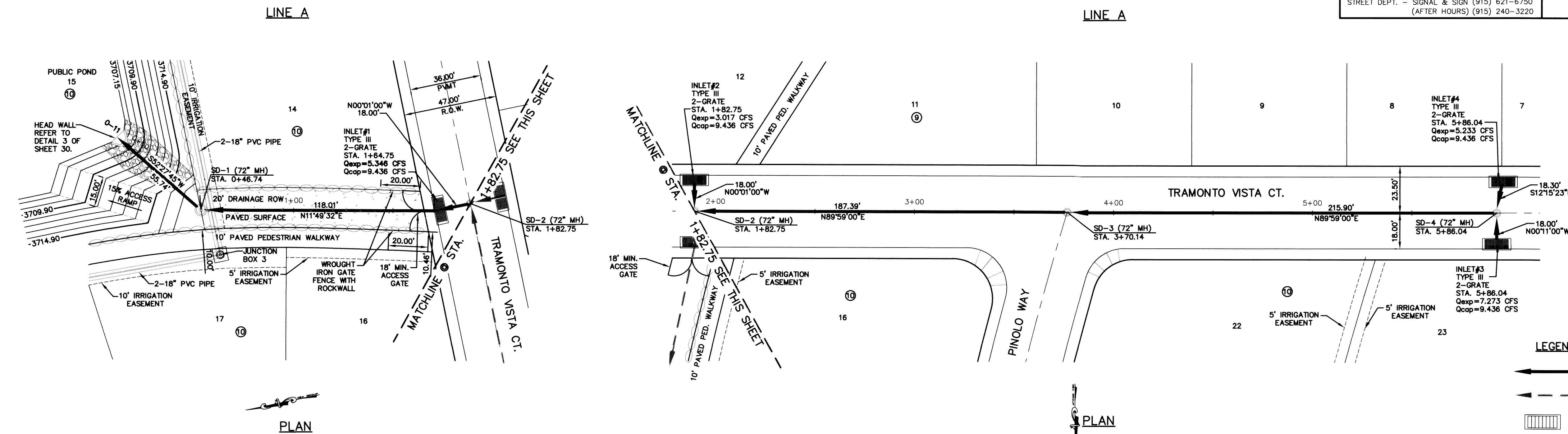
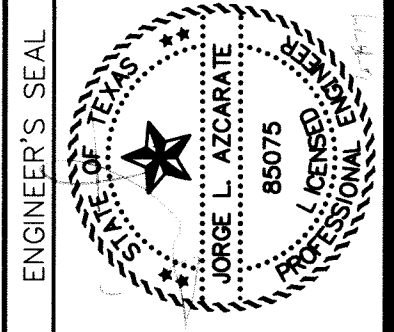
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	DATE	BY
BRASS DISK ELEVATION = 3712.60	REVISIONS	

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 4712 Woodrow Bean, Ste. F, El Paso, TX 79924
 Office: 915.544.5222 Fax: 915.544.5223 www.csaengr.com



SCALE: 1" = 30'
 Horizontal: 1" = 50'
 Vertical: 1" = 5'
 Contour Interval: N/A
 DATE: APRIL 2008
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKO. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

**LINE A
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 5+86.04**

SHEET NO.
23R

RECORD DRAWINGS
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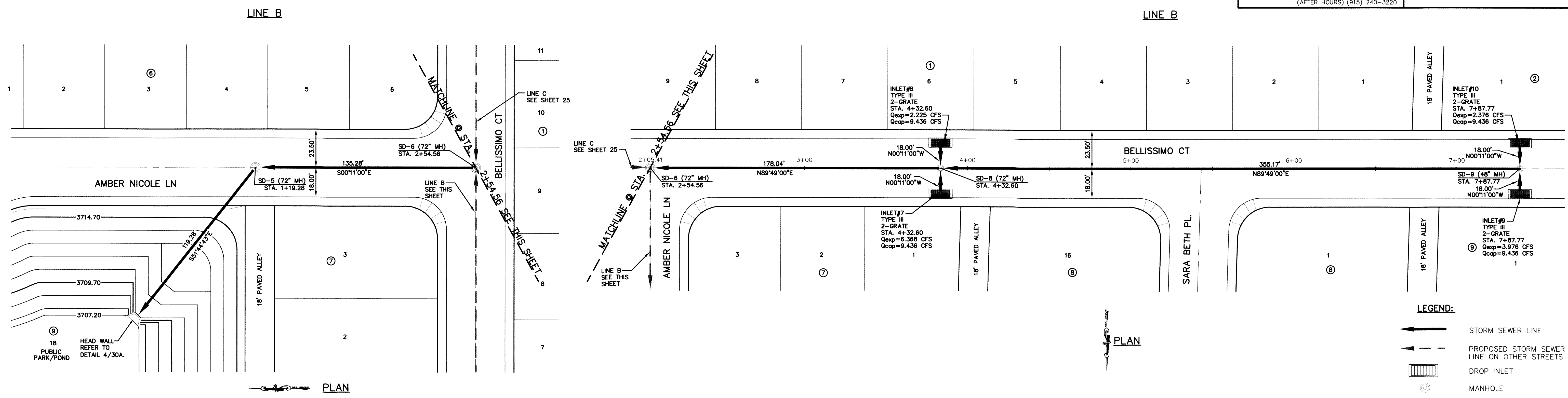
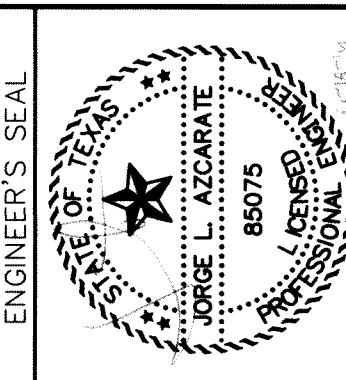
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING ! BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

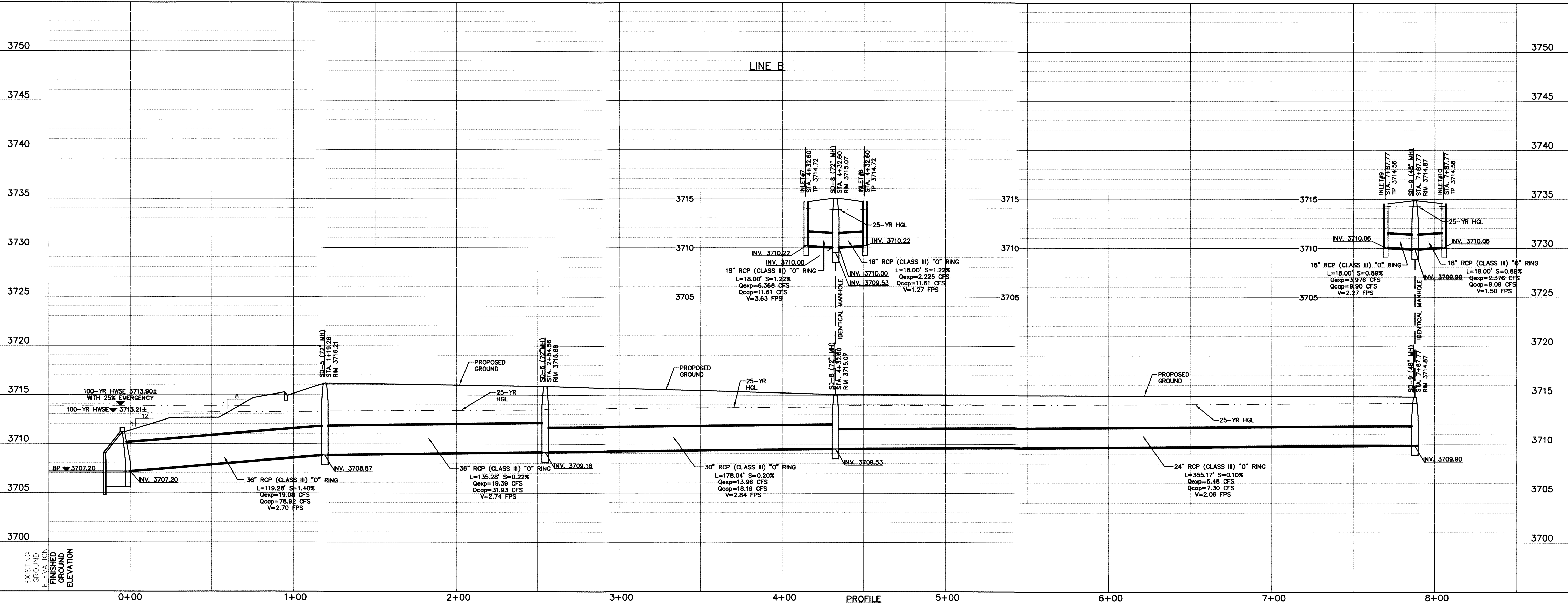
REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE (CROSSING OF MILTON HENRY AVENUE CENTERLINE)	BY
RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD	DATE
BRASS DISK ELEVATION = 3715.60	REVISIONS

CEA
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-4584
 4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915-544-3332 Fax: 915-544-3333 www.ceagroup.net



LEGEND:
 ——— STORM SEWER LINE
 - - - PROPOSED STORM SEWER LINE ON OTHER STREETS
 ▭ DROP INLET
 ○ MANHOLE



SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHECK BY: J.L.A.
 APPROVED BY: J.L.A.
 JOB NO. 2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
 LINE B
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 7+87.77

SHEET NO.
 24
 OF 37

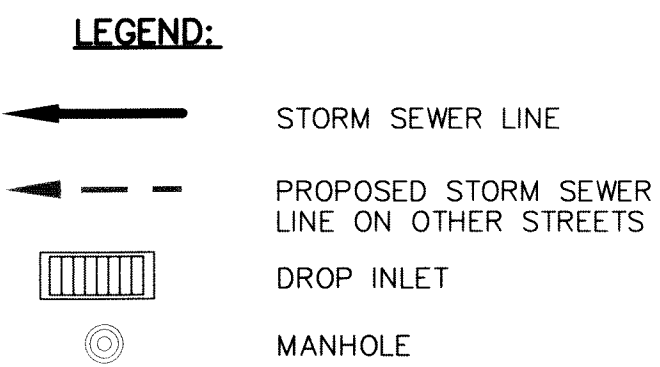
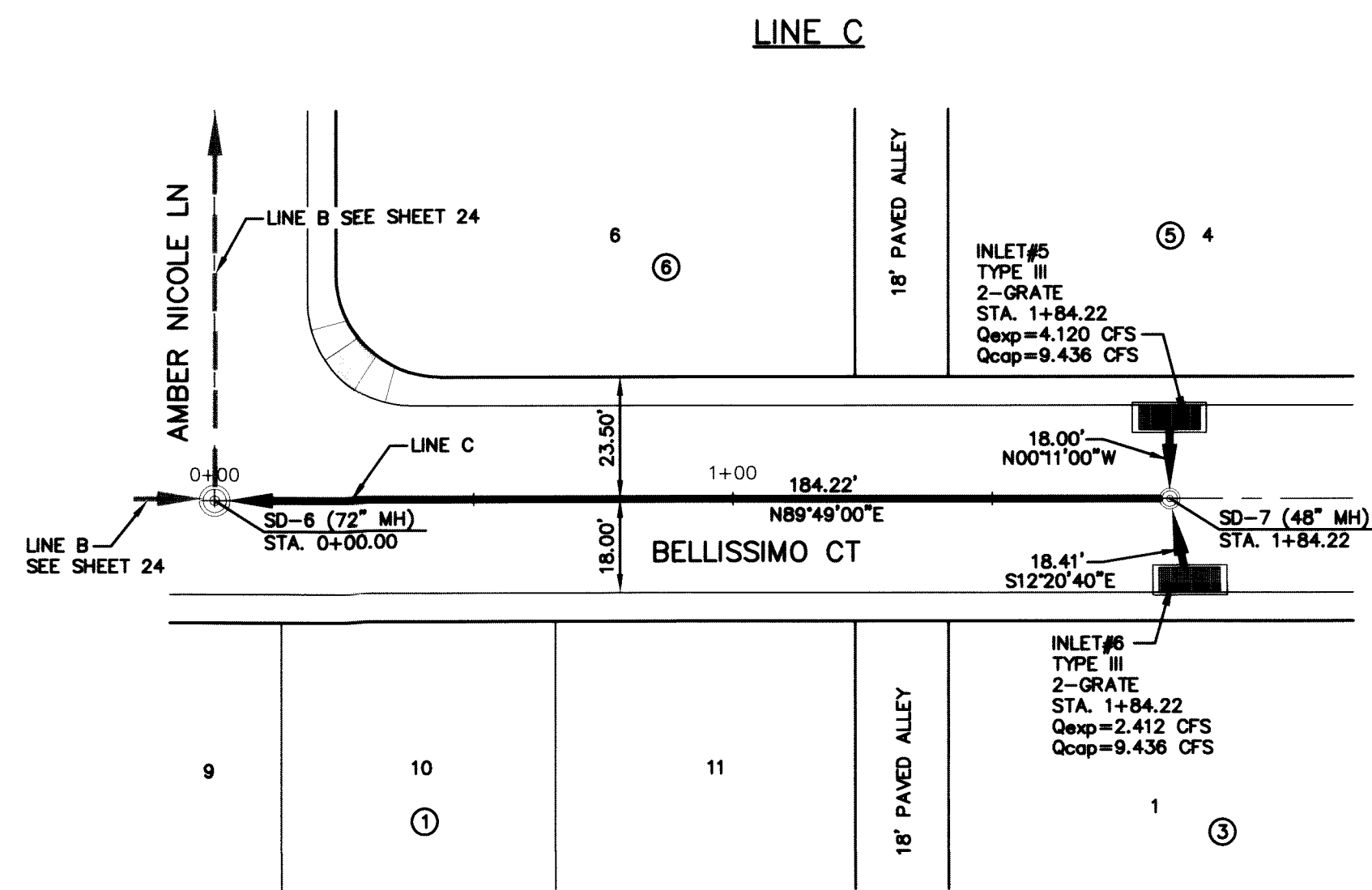
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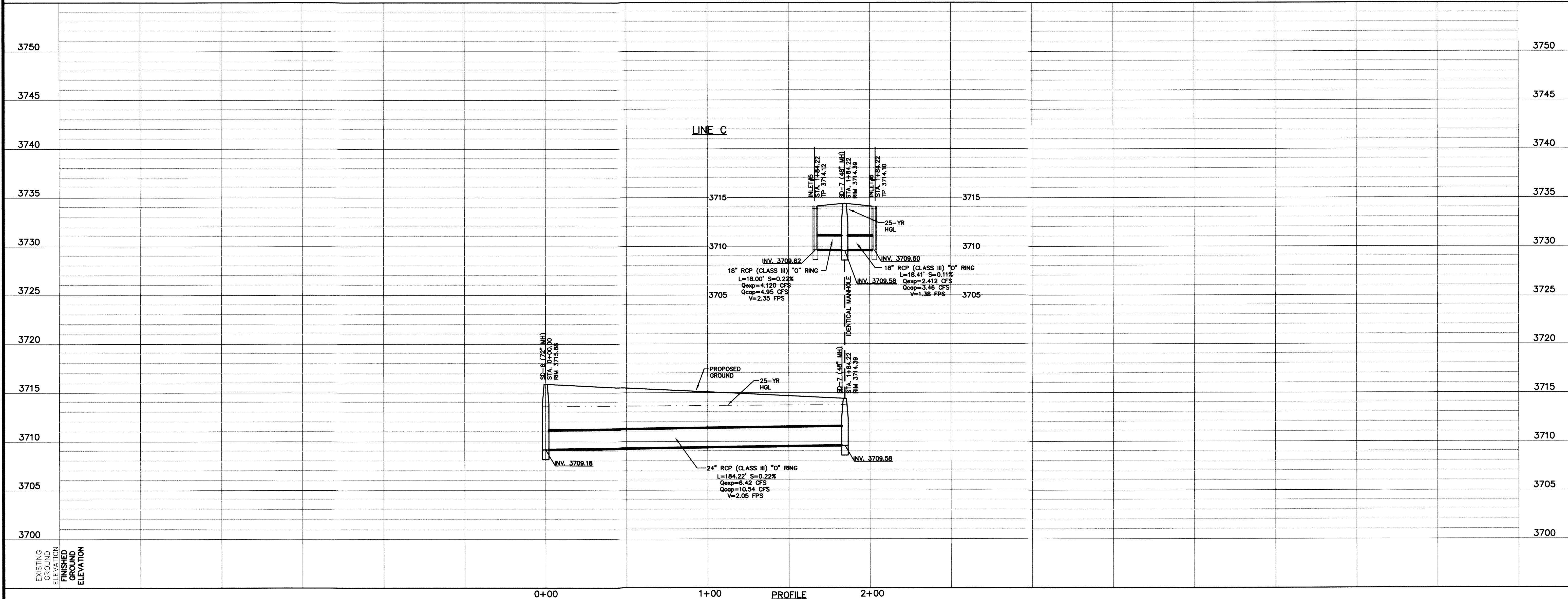
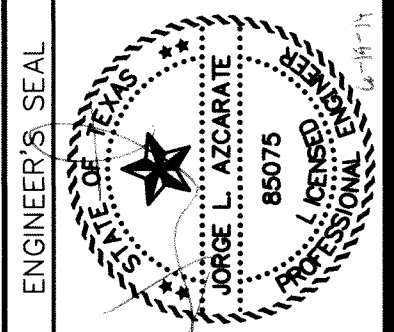
**WARNING !
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REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	DATE	BY
BRASS DISK ELEVATION = 3712.60		
	REVISIONS	



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 4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915.544.5252 Fax: 915.544.5253 www.csaengr.com



SCALE: Horizontal: 1"=30' Vertical: 1"=5'
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2311-001-LD

PROJECT TITLE
 BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 LINE C
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 1+84.22

SHEET NO.
 25
 OF 37

RECORD DRAWINGS
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 6/9/2014

DATE	6/9/2014
BY	
REVISIONS	

REFERENCES - BENCHMARKS
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 BRASS DISK ELEVATION = 3712.60

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ENGINEER'S SEAL
 JORGE L. ALZARATE
 158075
 158075

SCALE:
 Horizontal: AS SHOWN
 Vertical: N/A
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO. 2311-001-LD

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

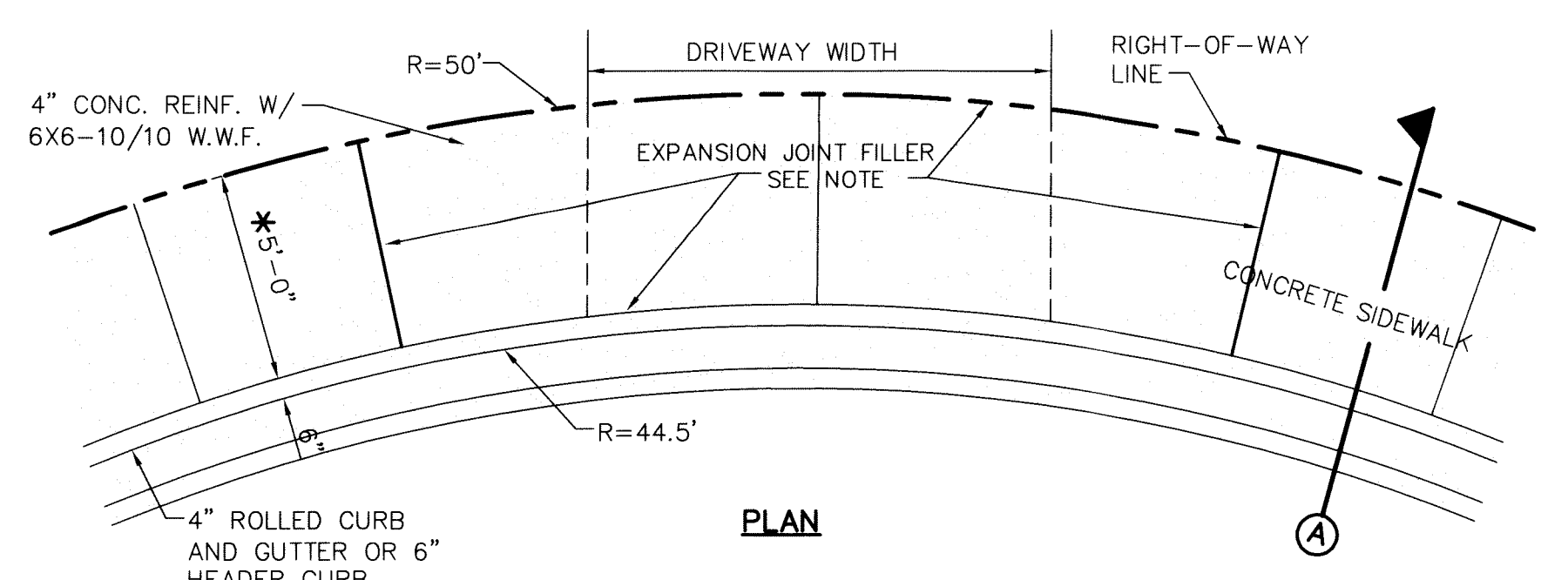
STANDARD DETAILS

(SHEET 1 OF 3)

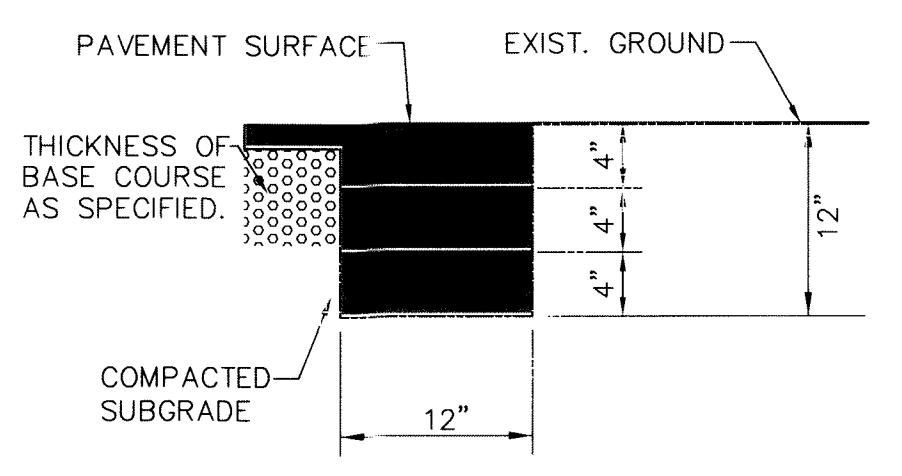
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26

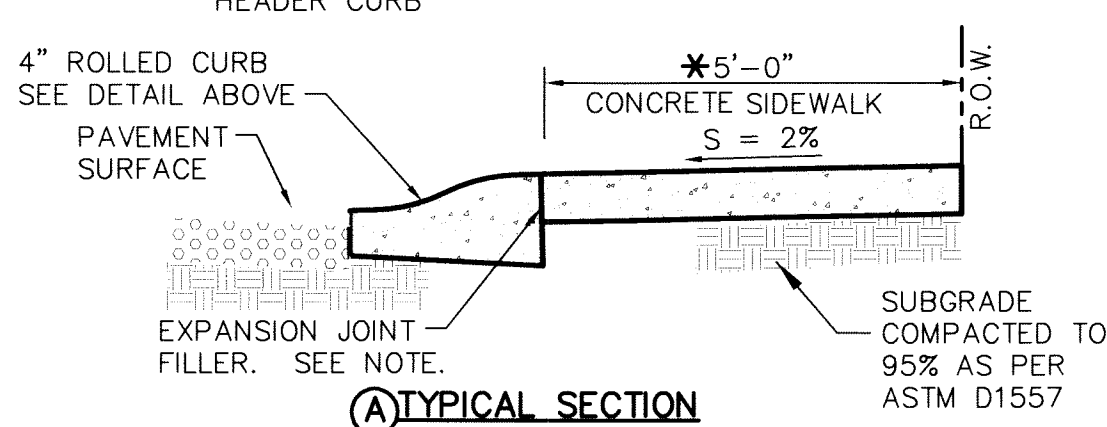
OF 37



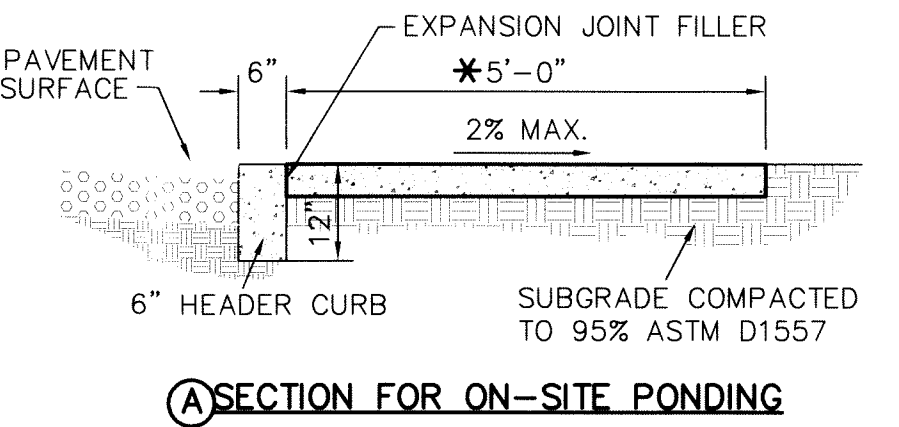
PLAN



2 TERMINUS OF STREET
 SCALE: 1" = 1'-0"



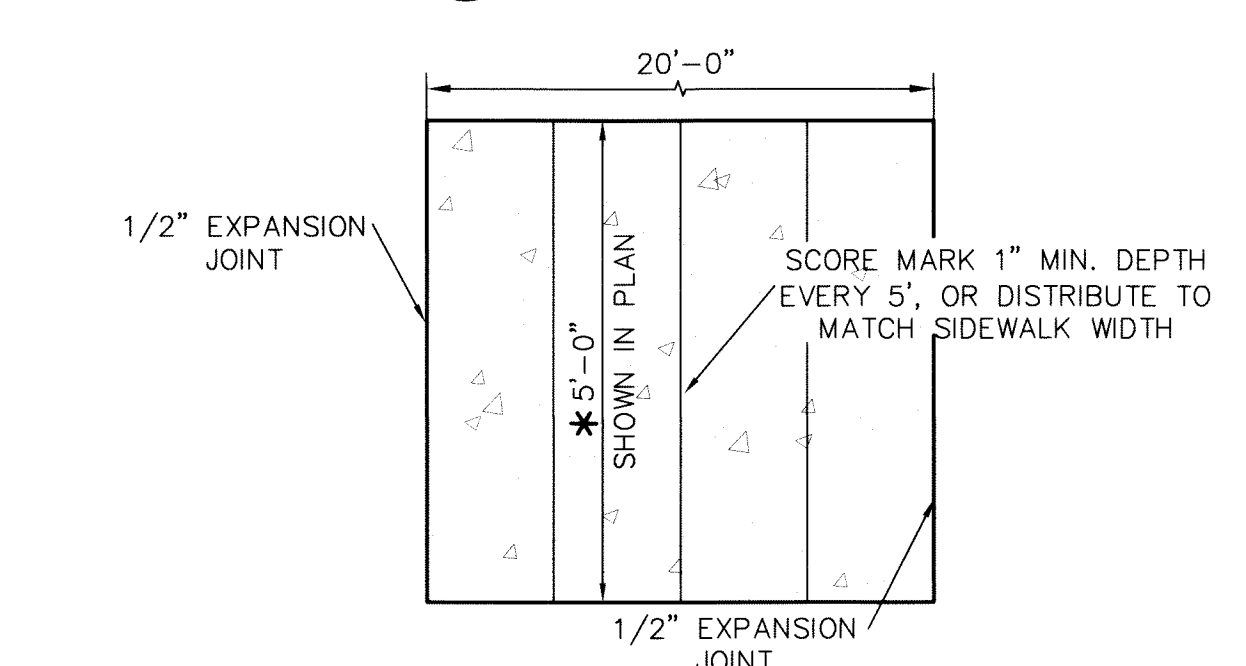
TYPICAL SECTION



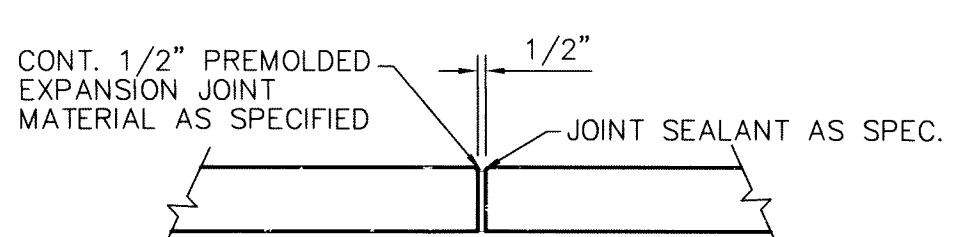
SECTION FOR ON-SITE PONDING

NOTE: EXPANSION JOINT FILLER SHALL CONSIST OF 1/2" BITUMINOUS TYPE PREFORMED (AASHTO M-33)
 * SIDEWALK SHALL BE SEVEN (7) FEET WHEN ABUTTING PARKS. IT SHALL ALSO BE 4" CONCRETE REINFORCED WITH 6X6-10/10 W.W.F.

1 CUL-DE-SAC (50' R) DRIVEWAY DETAIL
 SCALE: N.T.S.



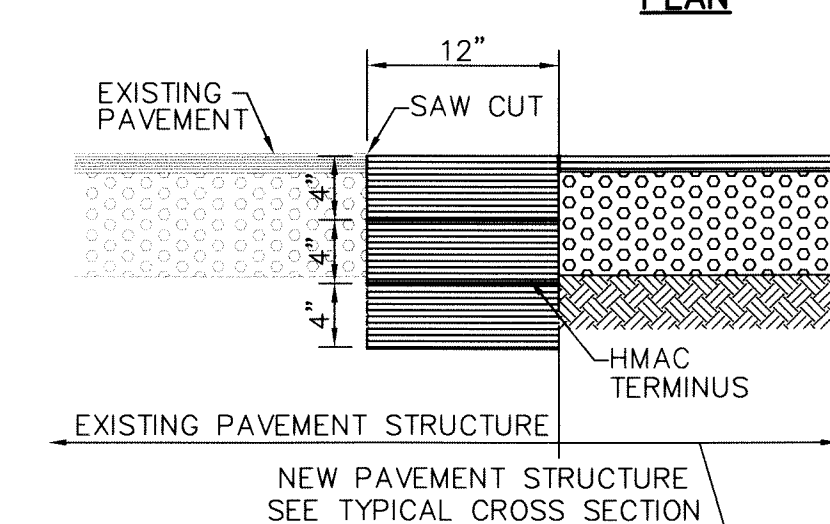
PLAN



NOTES:
 1. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED (AASHTO M-33)
 2. EXPANSION JOINTS SHALL BE SPACED AT 20'-0" MAX.
 3. WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINTS FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

EXPANSION JOINT SECTION
 SCALE: 1" = 1'-0"

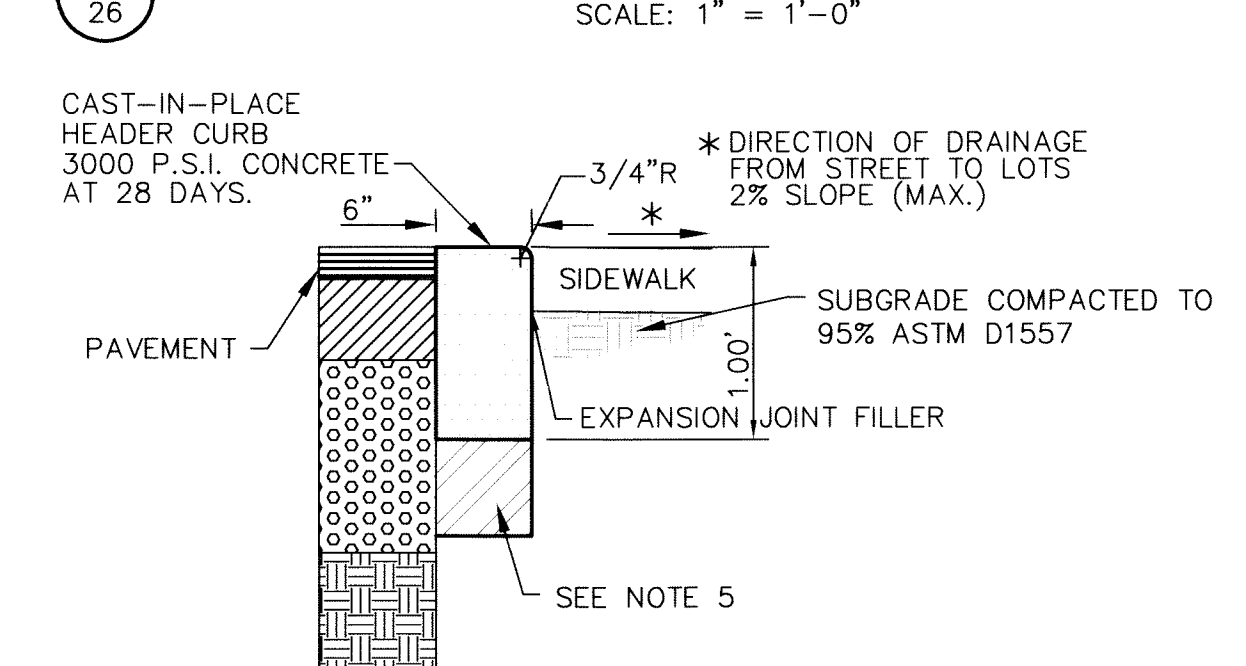
SIDEWALK NOTES:
 1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
 2. DUMMY JOINTS REQUIRED AT 5' O.C.
 3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
 4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
 5. SUBGRADE TO BE COMPACTED TO 95% AS PER ASTM D1557.
 6. REINFORCEMENT (6X6-10/10 W.W.F.) SHALL BE PLACED WHEREVER SIDEWALK ABUT AN ALLEY, PEDESTRIAN WALKWAY AND/OR PARK.
 * SIDEWALK SHALL BE SEVEN (7) FEET WHEN ABUTTING PARKS. IT SHALL ALSO BE 4" CONCRETE REINFORCED WITH 6X6-10/10 W.W.F.



SECTION - SAW CUT

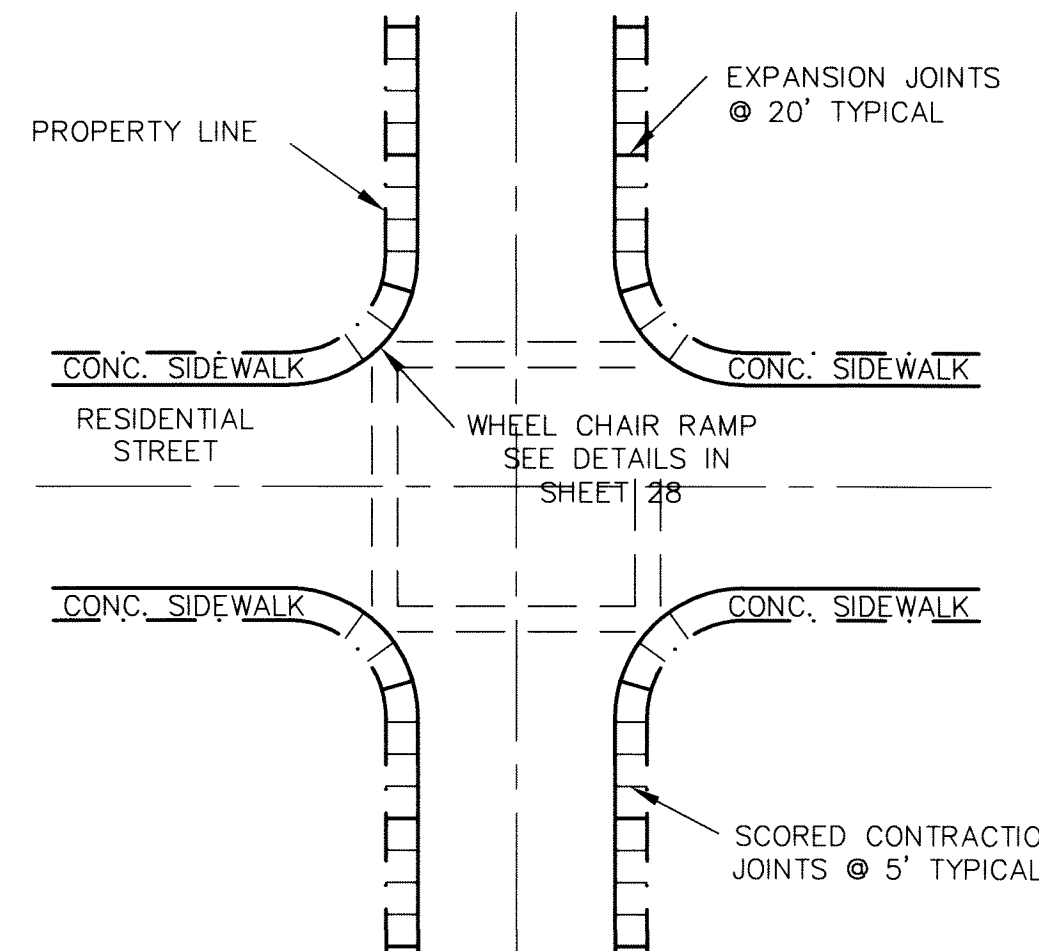
NOTES: 1. TERMINUS MUST BE CONSTRUCTED IN 4" LIFTS.
 2. FINAL LIFT MUST BE PLACED WITH FINAL PAVEMENT COURSE.

6 TYPICAL PAVEMENT JOINT SECTION
 SCALE: 1" = 1'-0"



NOTES FOR HEADER CURB:
 1. EXPANSION JOINTS WILL BE REQUIRED EVERY 50' AT THE END OF CURB RETURNS AND AT POINT OF TANGENCY WITH STRAIGHT RUNS.
 2. CONTRACTION JOINTS (1/2 INCH MIN. SCORED JOINTS) MUST BE INSTALLED EVERY 10 FEET IN HEADER CURB.
 3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) TRIM BITUMINOUS MATERIAL, 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
 4. CONCRETE TO BE CLASS "A", 3000 P.S.I. MIN. @ 28 DAYS.
 5. SUBGRADE COMPACTED TO 95% AS PER ASTM D1557.
 6. CURB SHALL BEAR ON 12" (MIN.) NATIVE MATERIAL FILL, SELECT FILL OR CRUSHED STONE BASE COURSE AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

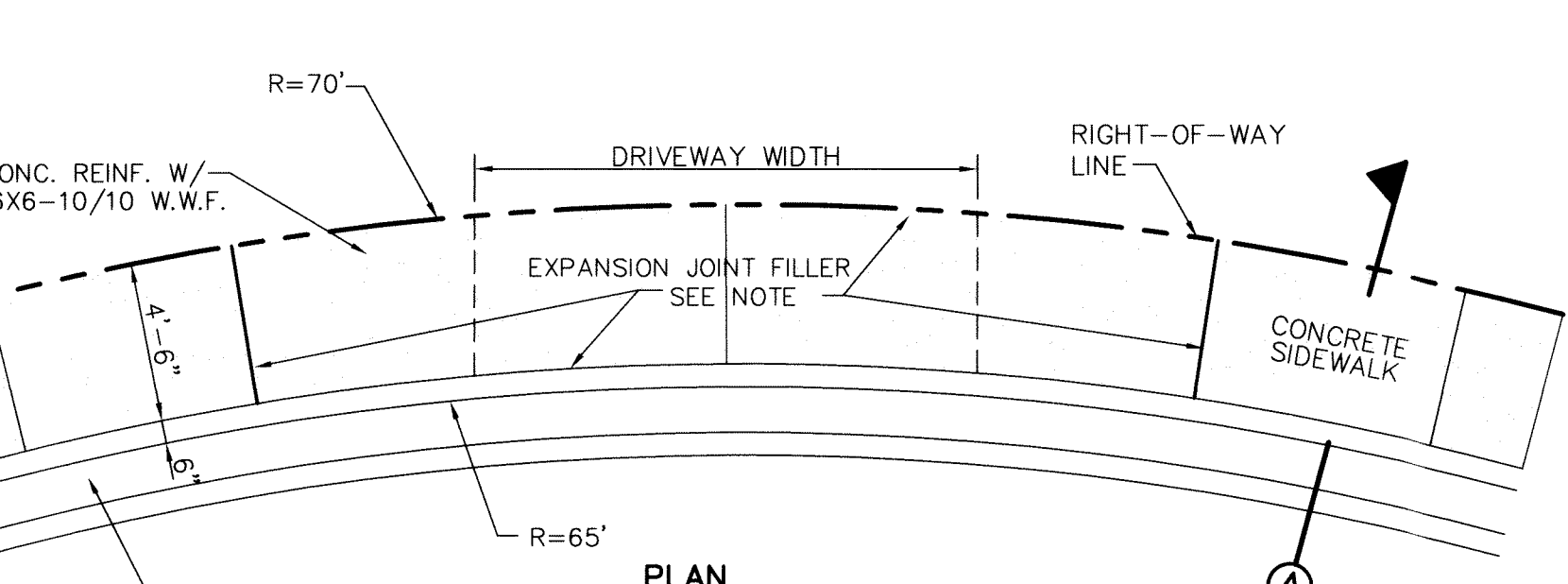
7 HEADER CURB DETAIL
 SCALE: 1" = 1'-0"



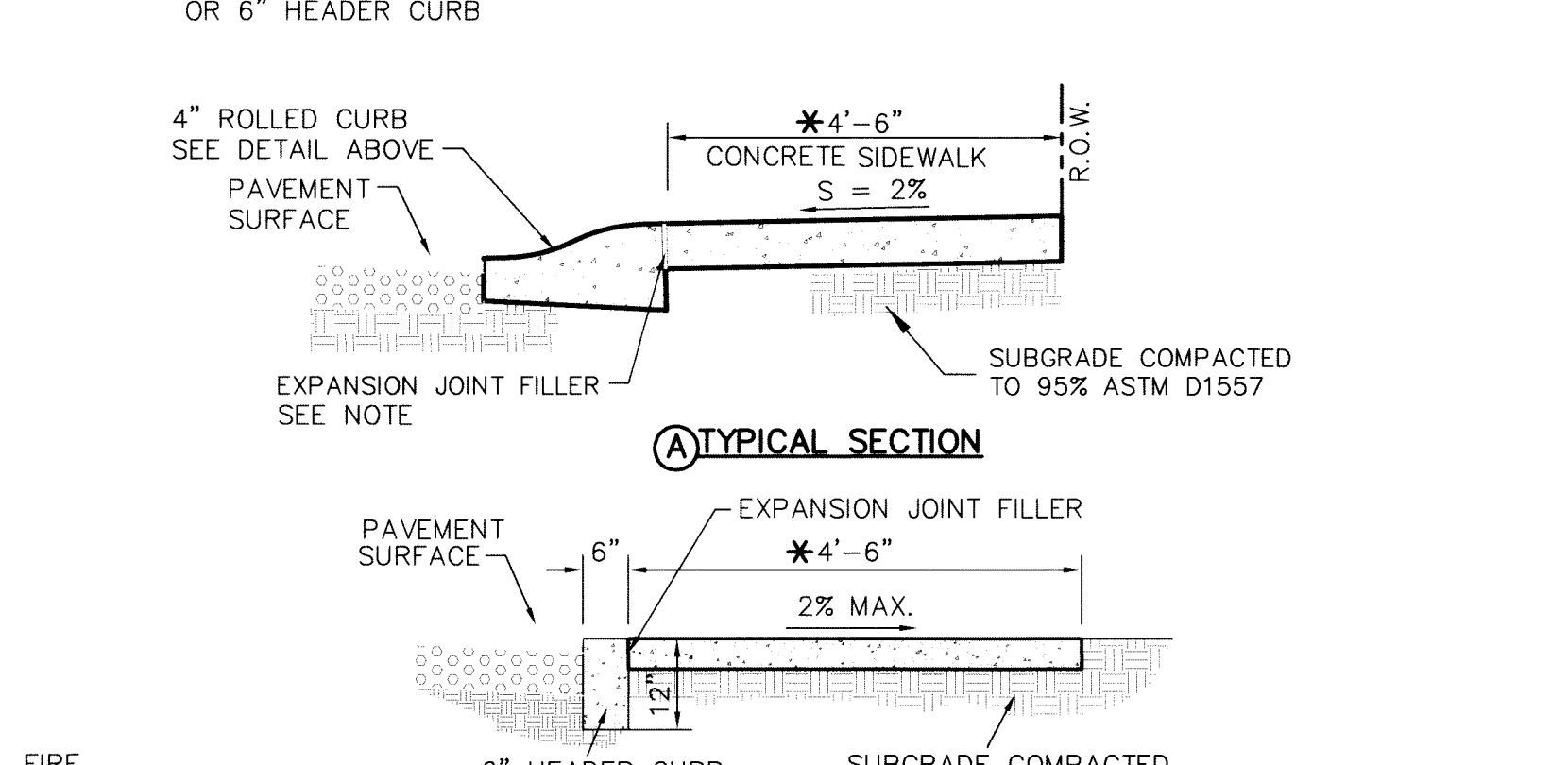
8 WHEELCHAIR RAMP STREET PLAN
 SCALE: 1" = 30'-0"

NOTES:
 1. RAMPS MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT.
 2. THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
 3. CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO SPECIFICATIONS.
 4. ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.

4 SECTION - SIDEWALK / SLAB
 SCALE: 1" = 2'-0"



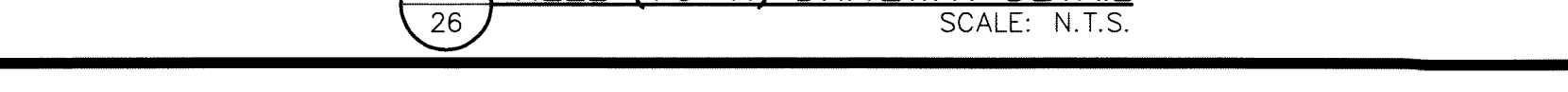
PLAN



TYPICAL SECTION

NOTE: EXPANSION JOINT FILLER SHALL CONSIST OF 1/2" BITUMINOUS TYPE PREFORMED (AASHTO M-33)
 * SIDEWALK SHALL BE SEVEN (7) FEET WHEN ABUTTING PARKS. IT SHALL ALSO BE 4" CONCRETE REINFORCED WITH 6X6-10/10 W.W.F.

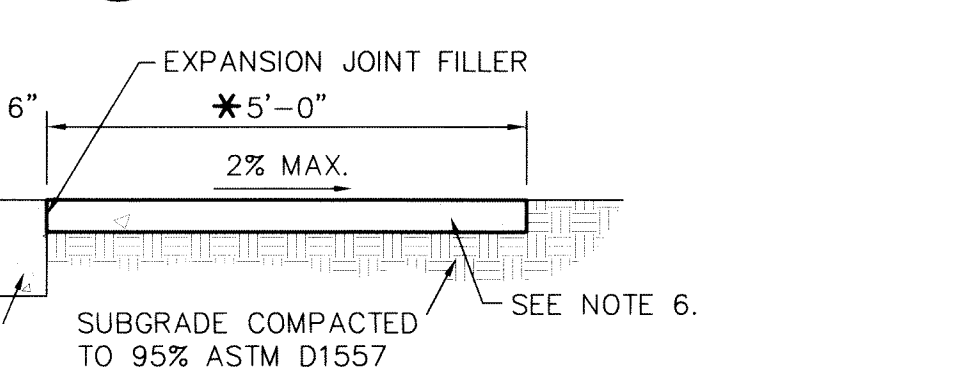
9 HEEL (70' R) DRIVEWAY DETAIL
 SCALE: N.T.S.



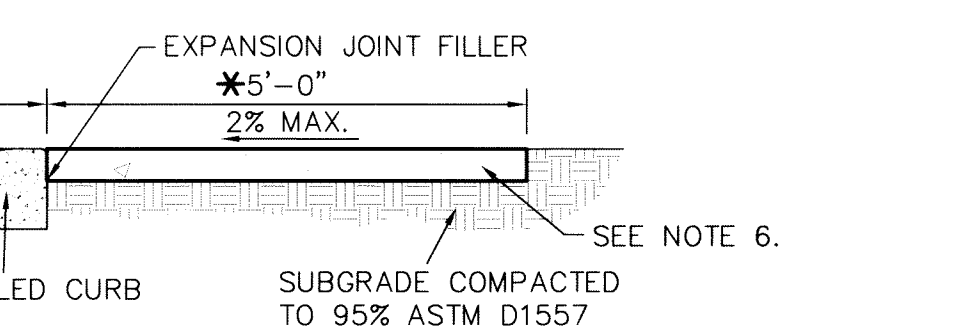
SECTION FOR ON-SITE PONDING

1. CONCRETE TO BE 3000 PSI MIN.
 2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS 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 HEADERS.
 5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.

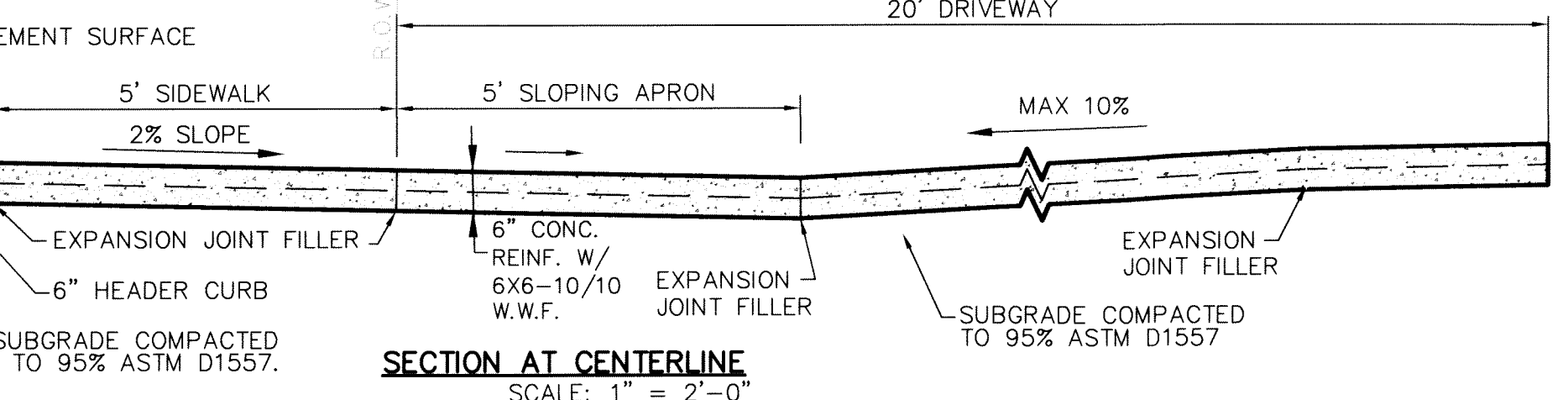
3 4" CONCRETE ROLLED CURB DETAIL
 SCALE: 1" = 1'-0"



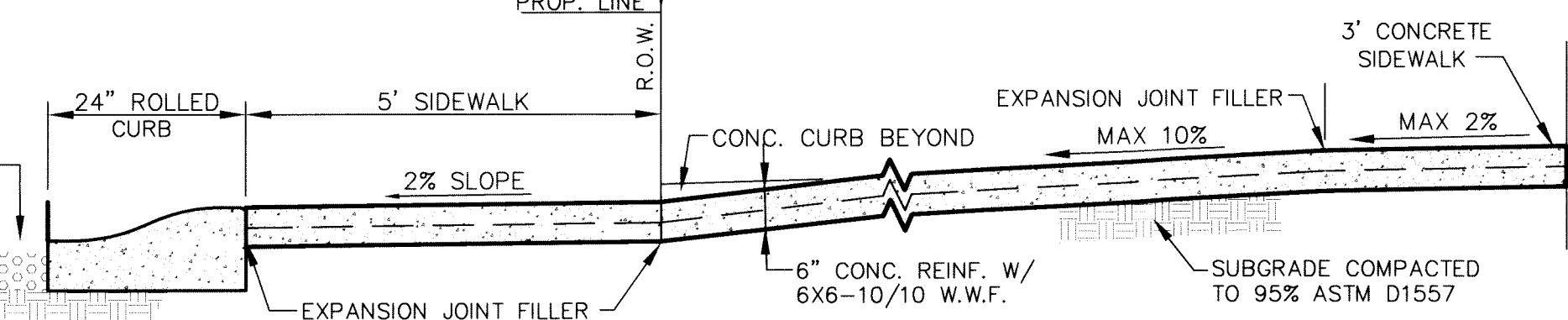
SECTION FOR ON-SITE PONDING



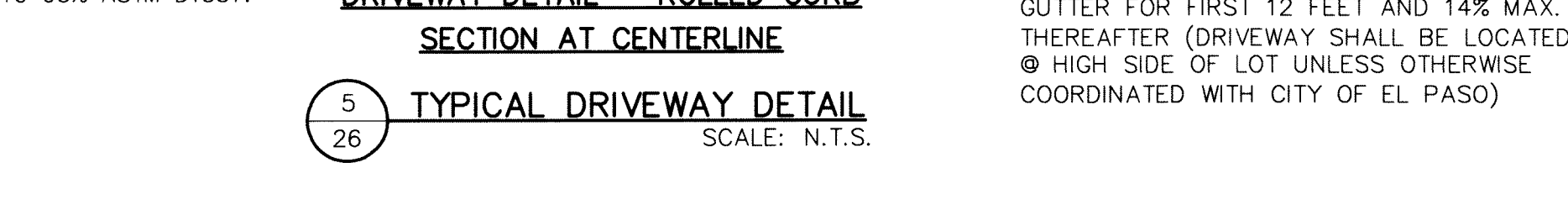
TYPICAL SECTION



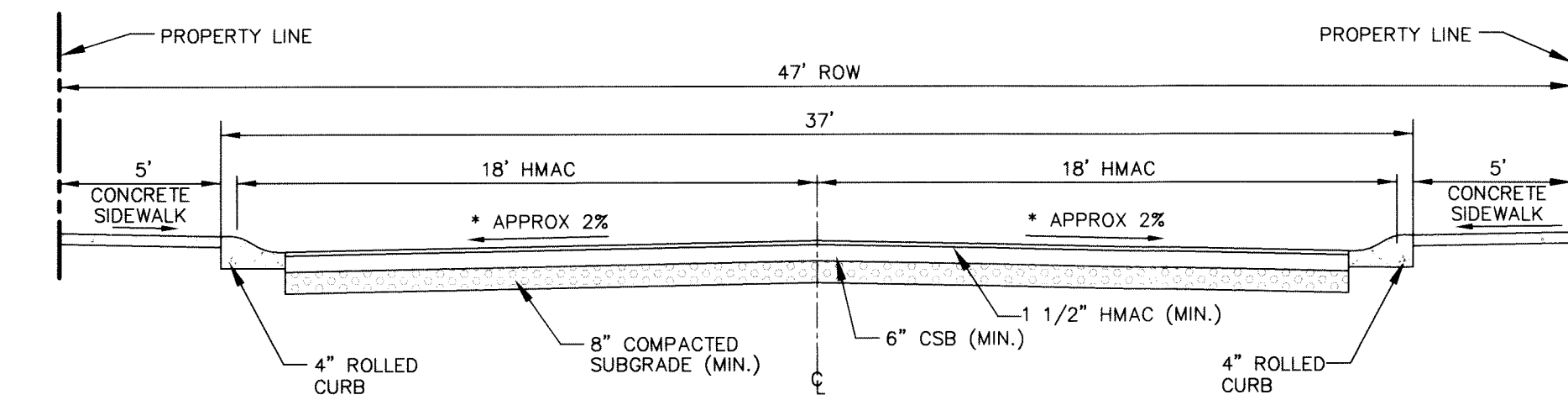
SECTION AT CENTERLINE
 SCALE: 1" = 2'-0"



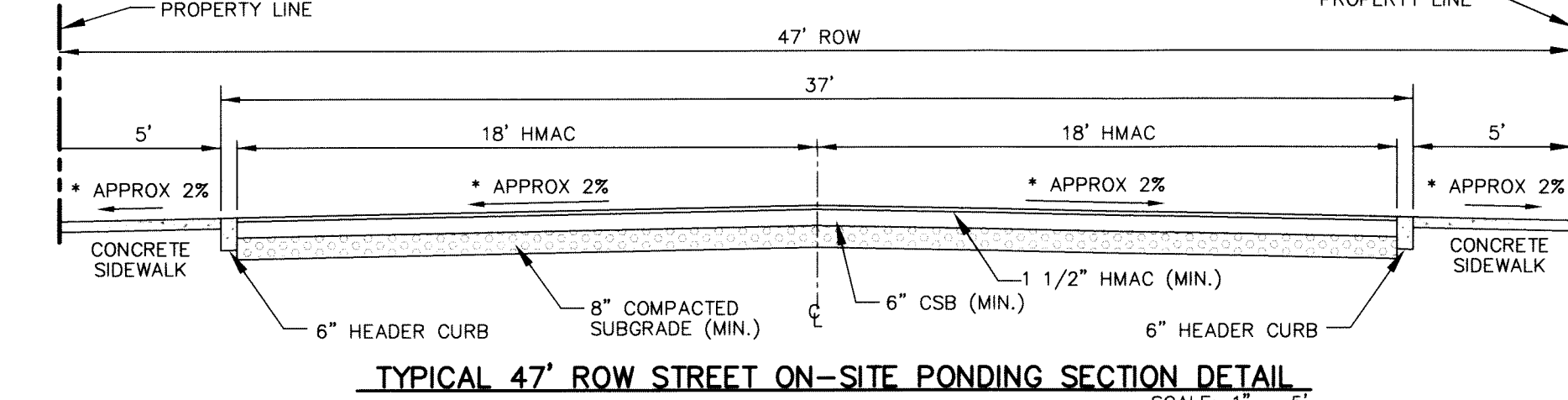
DRIVEWAY DETAIL - ROLLED CURB SECTION AT CENTERLINE
 SCALE: N.T.S.



5 TYPICAL DRIVEWAY DETAIL
 SCALE: N.T.S.



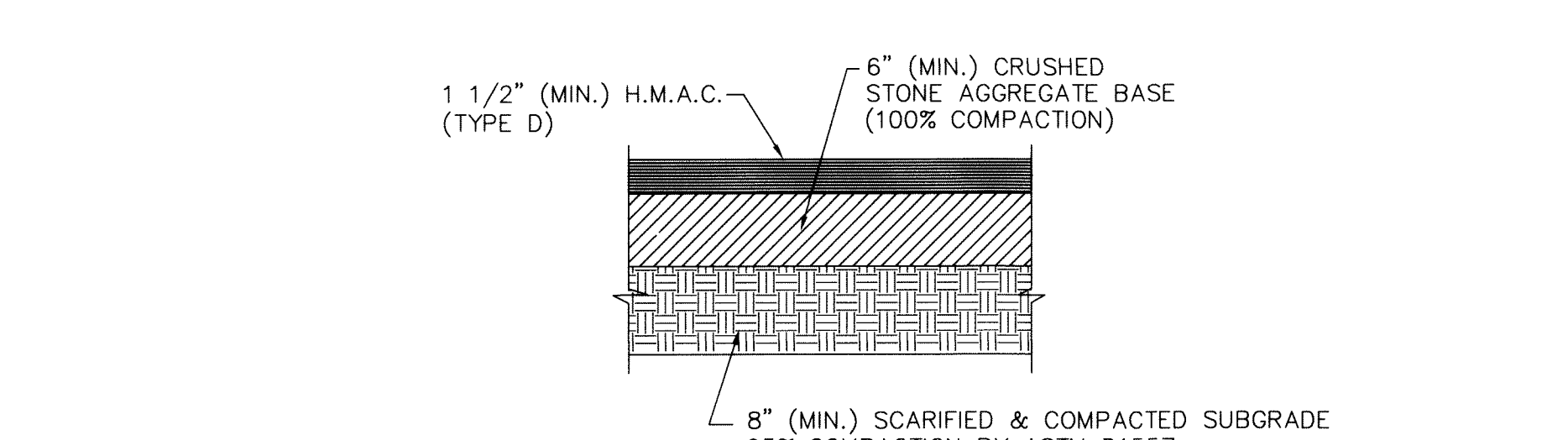
TYPICAL 47' ROW STREET SECTION DETAIL
 SCALE: 1" = 5'



TYPICAL 47' ROW STREET ON-SITE PONDING SECTION DETAIL
 SCALE: 1" = 5'

NOTE: STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS. CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT

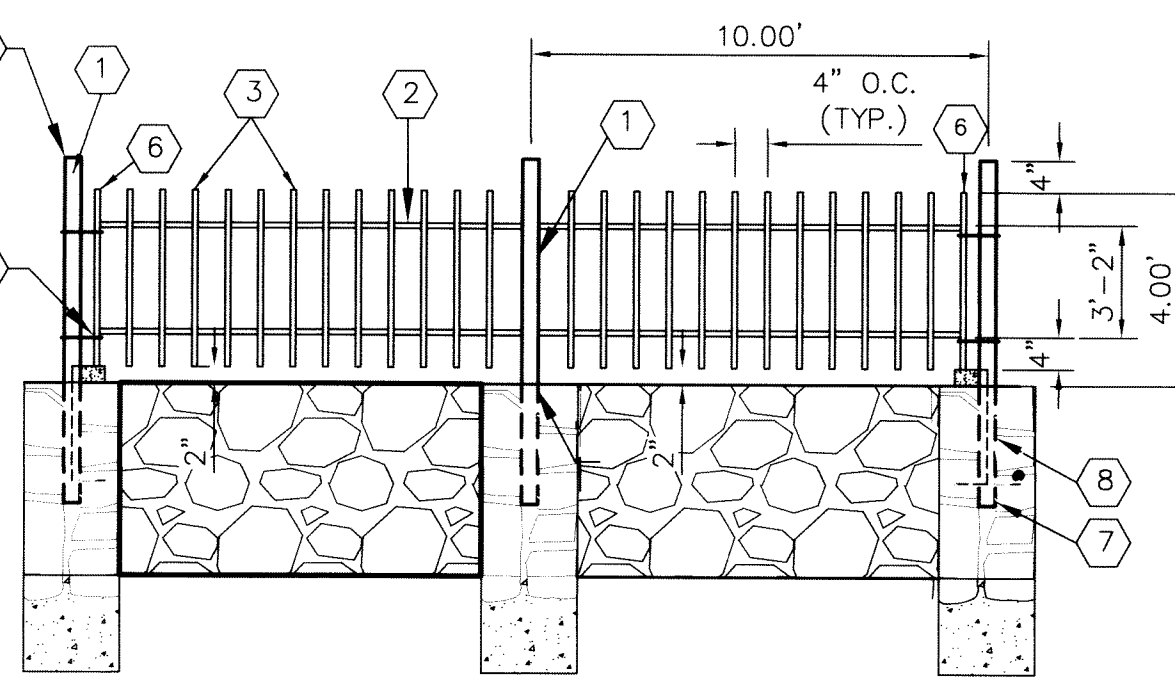
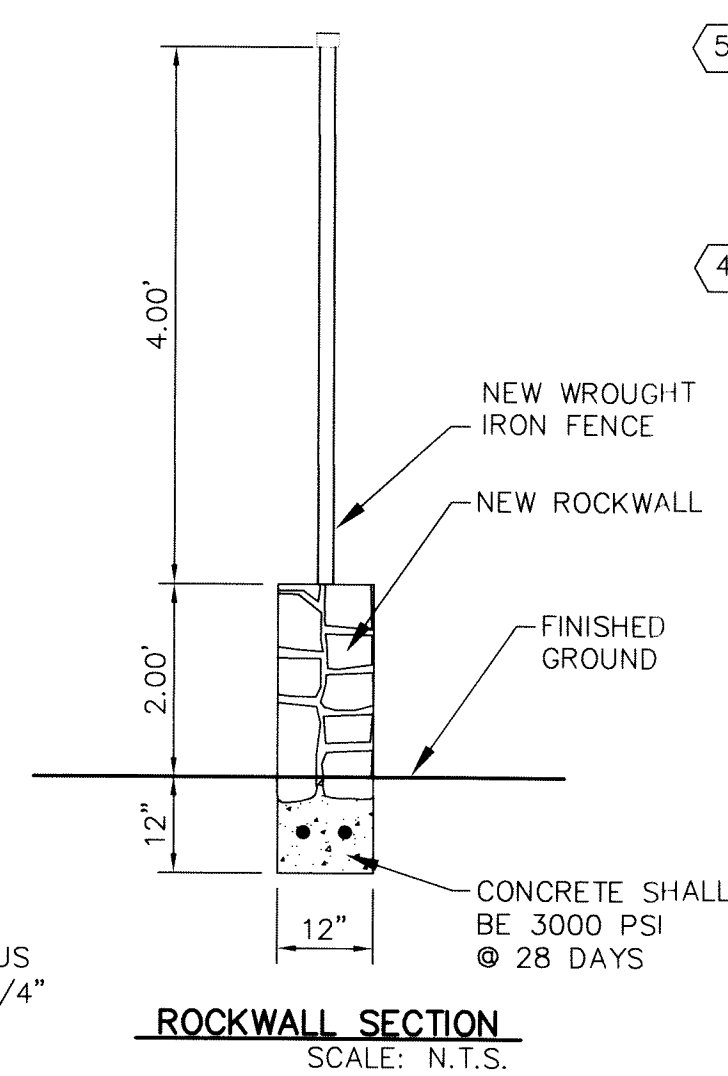
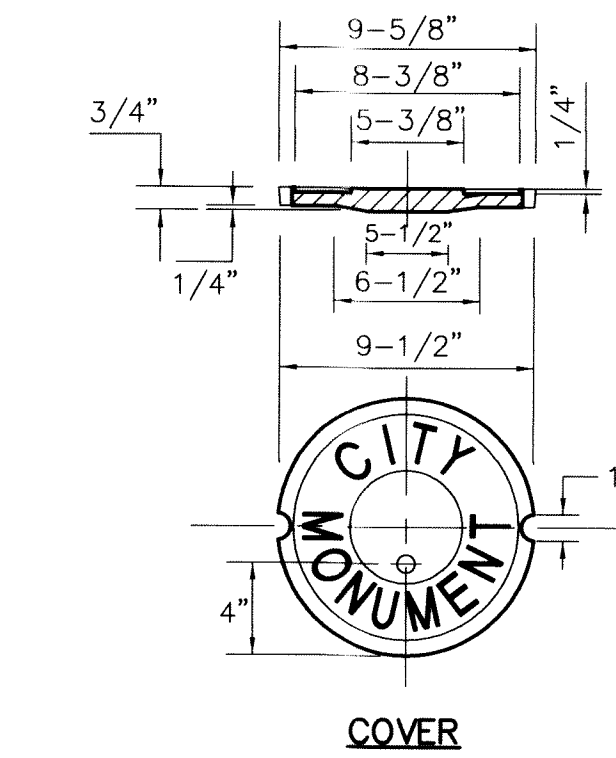
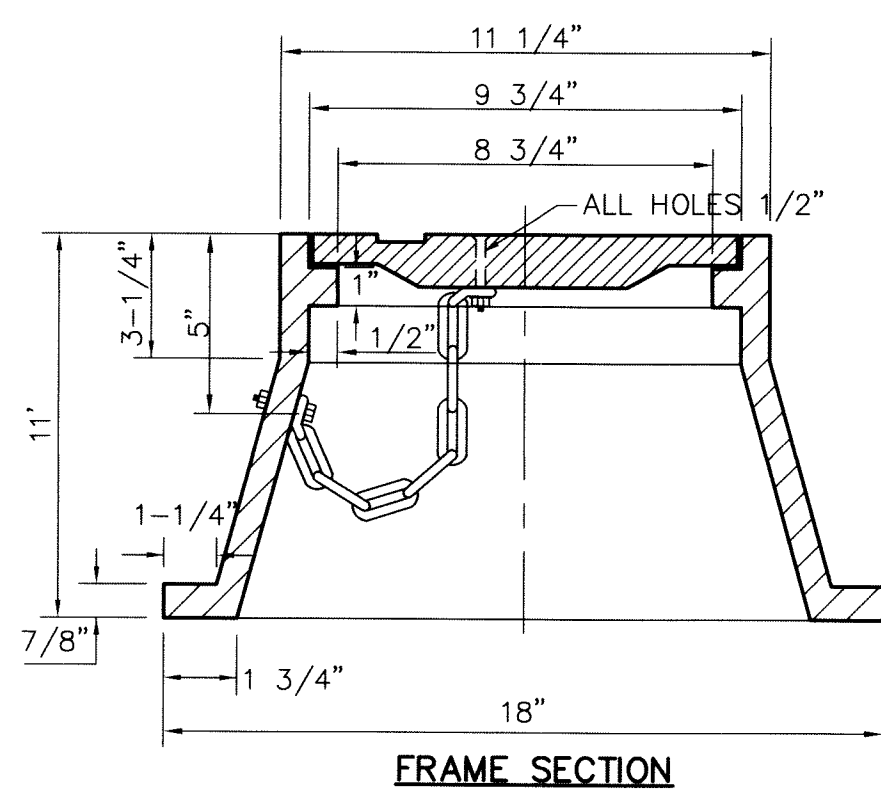
10 STREET SECTION DETAILS
 SCALE: AS SHOWN



PAVEMENT SECTION NOTES:

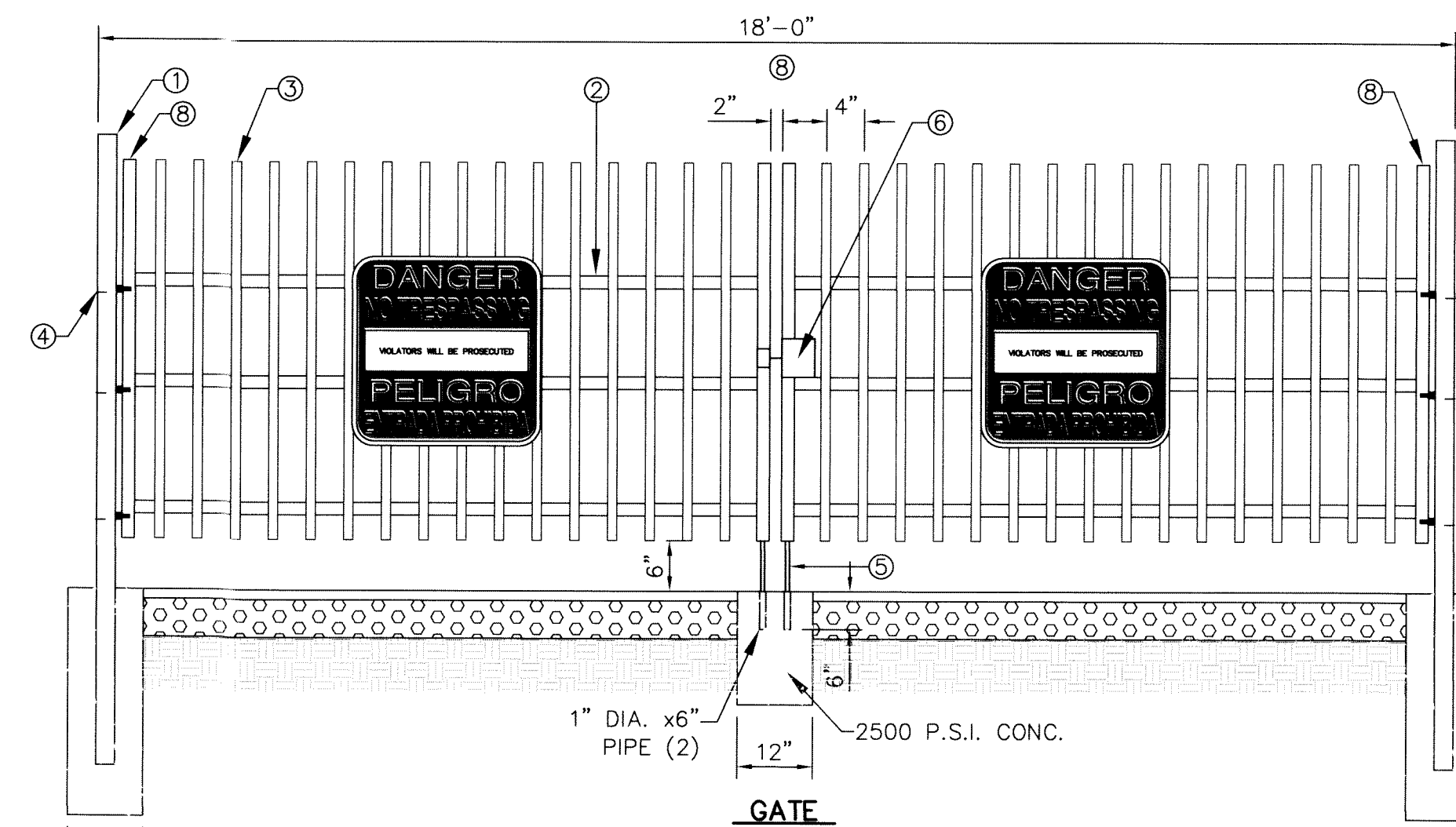
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D-1557.
 2. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN, ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY CBR.

11 TYPICAL PAVEMENT SECTION
 SCALE: N.T.S.



- KEY NOTES**
- 3" x 3" x 3/16" SQUARE STEEL TUBING
 - 2" x 1" x 14 GA. RECTANGULAR STEEL TUBING
 - 1 1/2" x 1/2" x 16 GA. RECTANGULAR STEEL TUBING
 - BOLT HOOK AND STRAP HINGE
 - FLAT TOP POLYVINYL CAP (TYP.)
 - 2" x 1" x 10 GA. RECTANGULAR STEEL TUBING
 - 1' x 3' DEEP 3000 PSI CONCRETE POST FOOTING
 - 3" x 3" x 3/8" SQUARE STEEL SLEEVE W/ 7" x 7" x 3/8" BASE PLATE
 - 4" x 4" x 1/4" SQUARE STEEL SLEEVE W/ 7" x 7" x 3/8" BASE PLATE

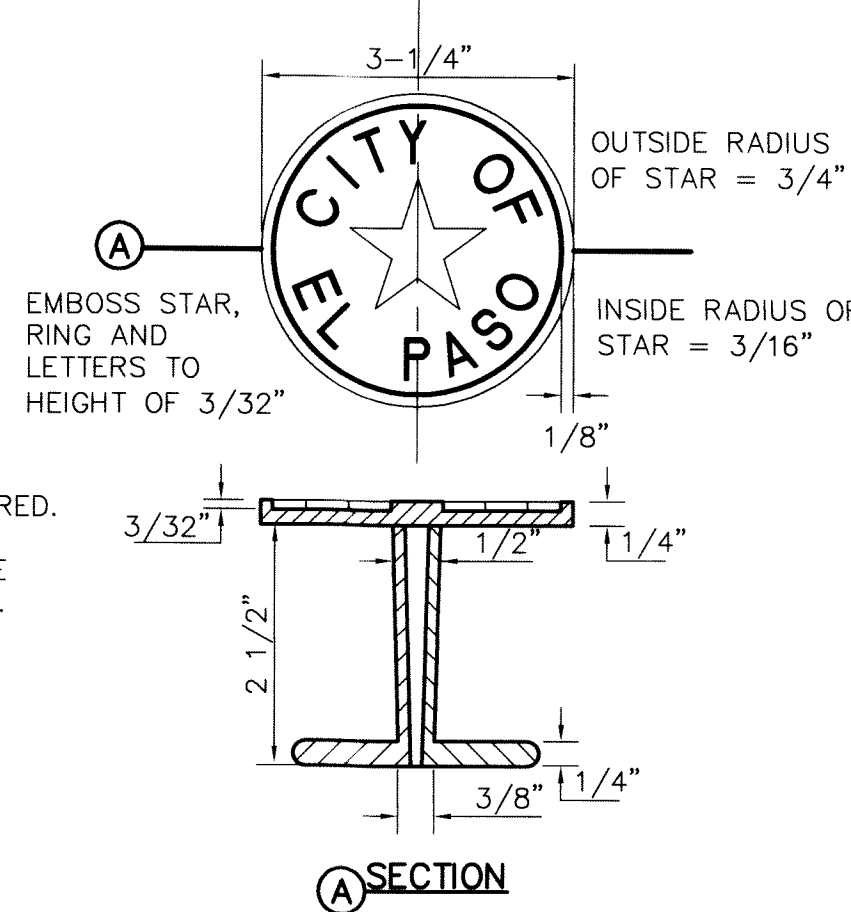
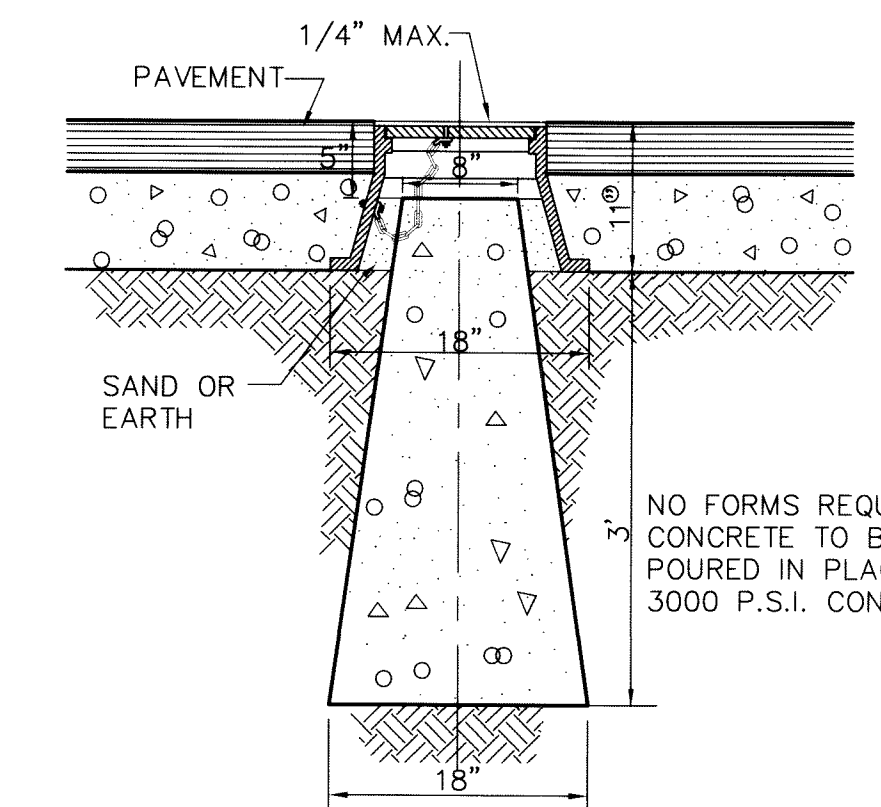
27 TYPICAL ROCKWALL W/ WROUGHT IRON FENCE DETAILS SCALE: N.T.S.



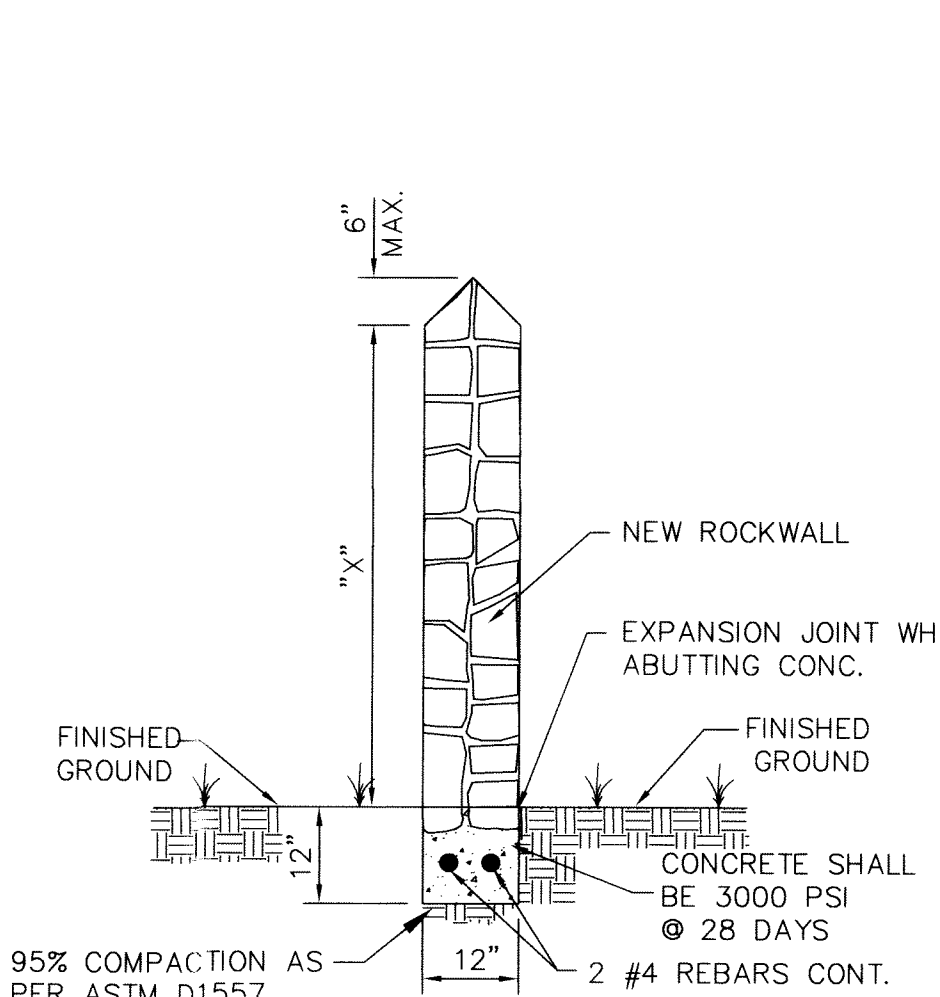
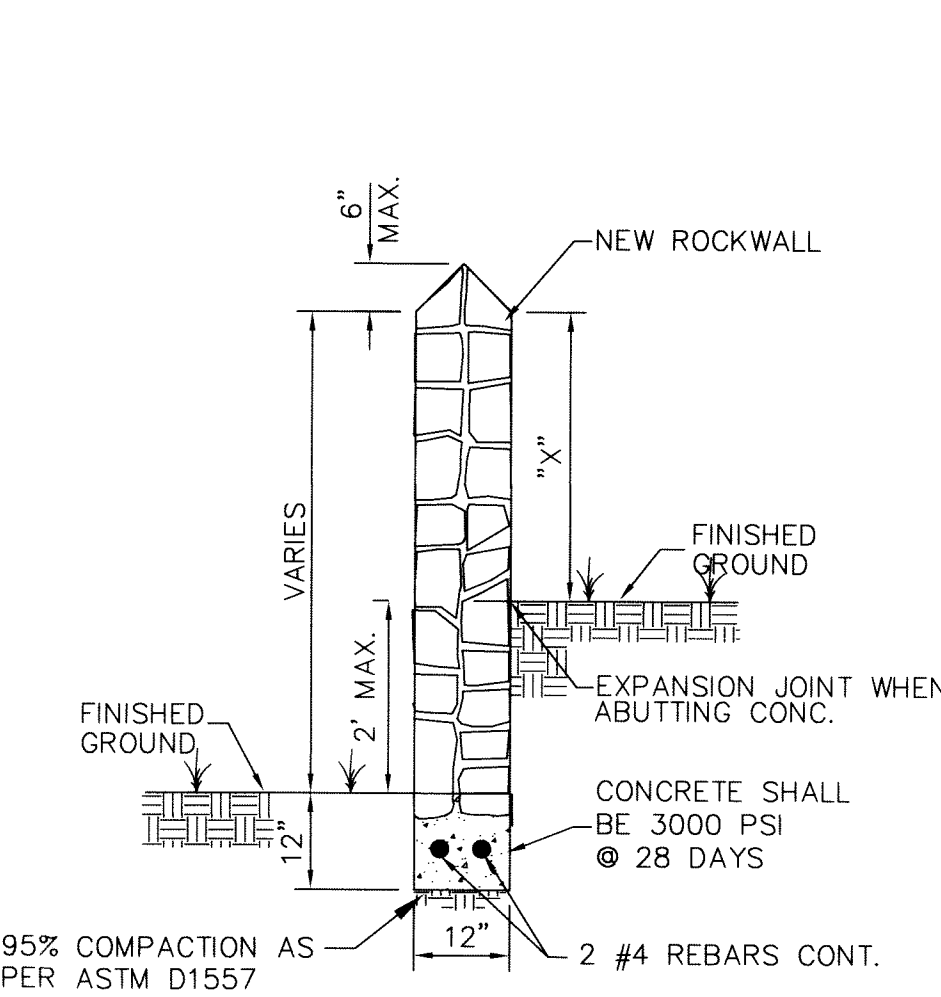
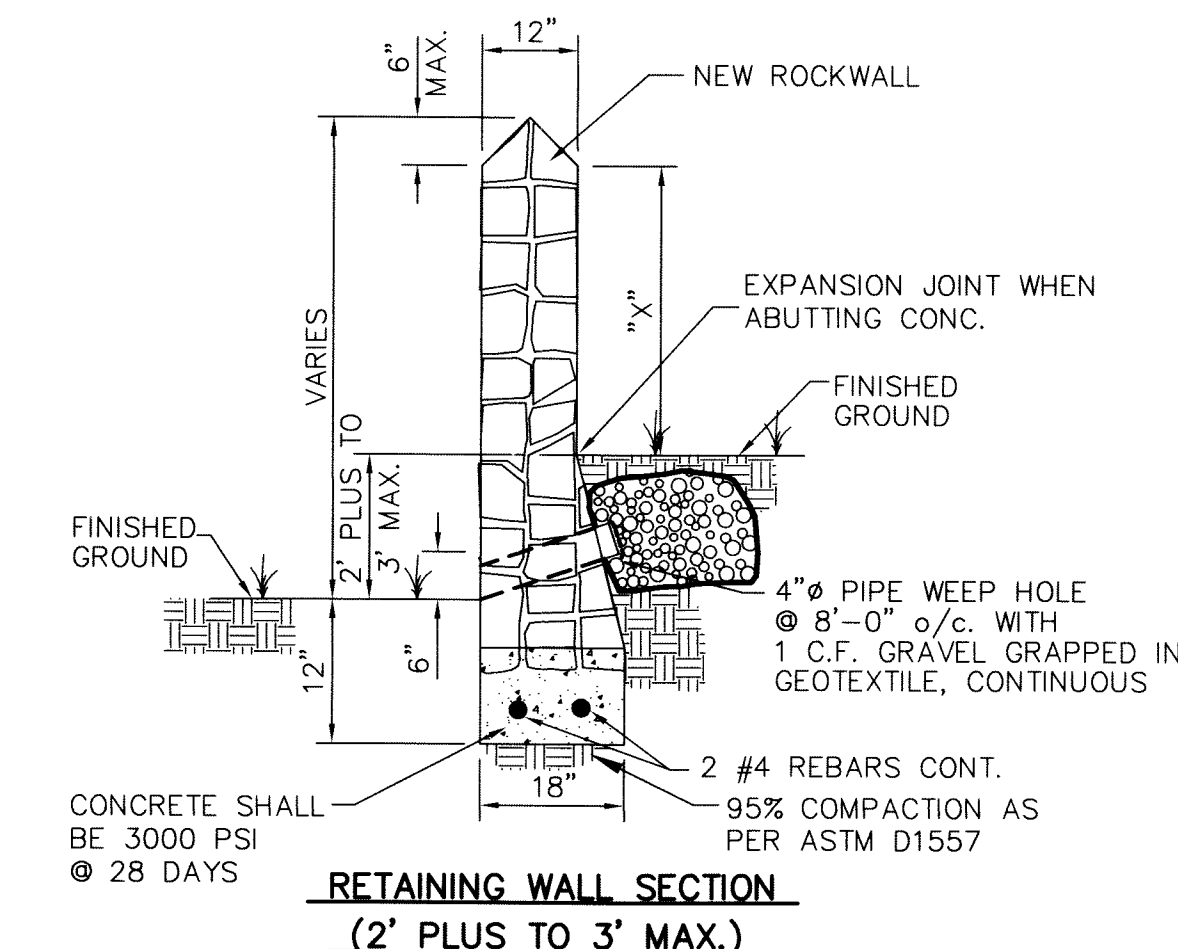
- NOTES:**
- 3"X3"X3/16" SQUARE STEEL TUBING
 - 2"X1"X14 GA. RECTANGULAR STEEL TUBING
 - 1 1/2"X 1/2" X16 GA. RECTANGULAR STEEL TUBING
 - BOLT HOOK AND STRAP HINGE
 - CANE BOLT LATCH W/KEEPER 5-8"X18" LONG (2 REQUIRED)
 - DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
 - FLAT TOP POLYVINYL CAP
 - 2"X1"X10 GA. RECT. STL. TUBING

27 TYPICAL WROUGHT IRON GATE DETAILS SCALE: N.T.S.

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27 CITY SURVEY MONUMENT DETAILS SCALE: N.T.S.

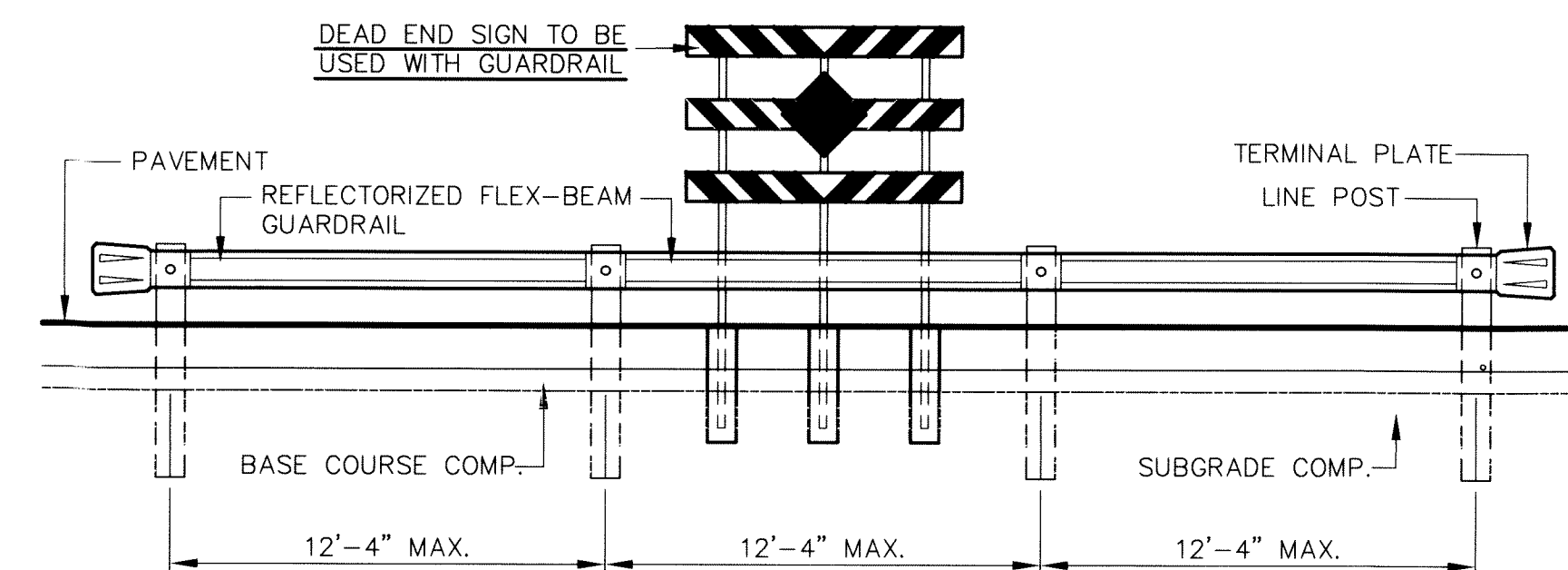


- NOTES**
- 4' MIN. ALONG REAR & 4' MIN. BETWEEN SIDE YARDS.
 - 3'-6" MAX. ALONG FRONT YARDS.
 - 6' HIGH @ DRAINAGE AND BASINS.

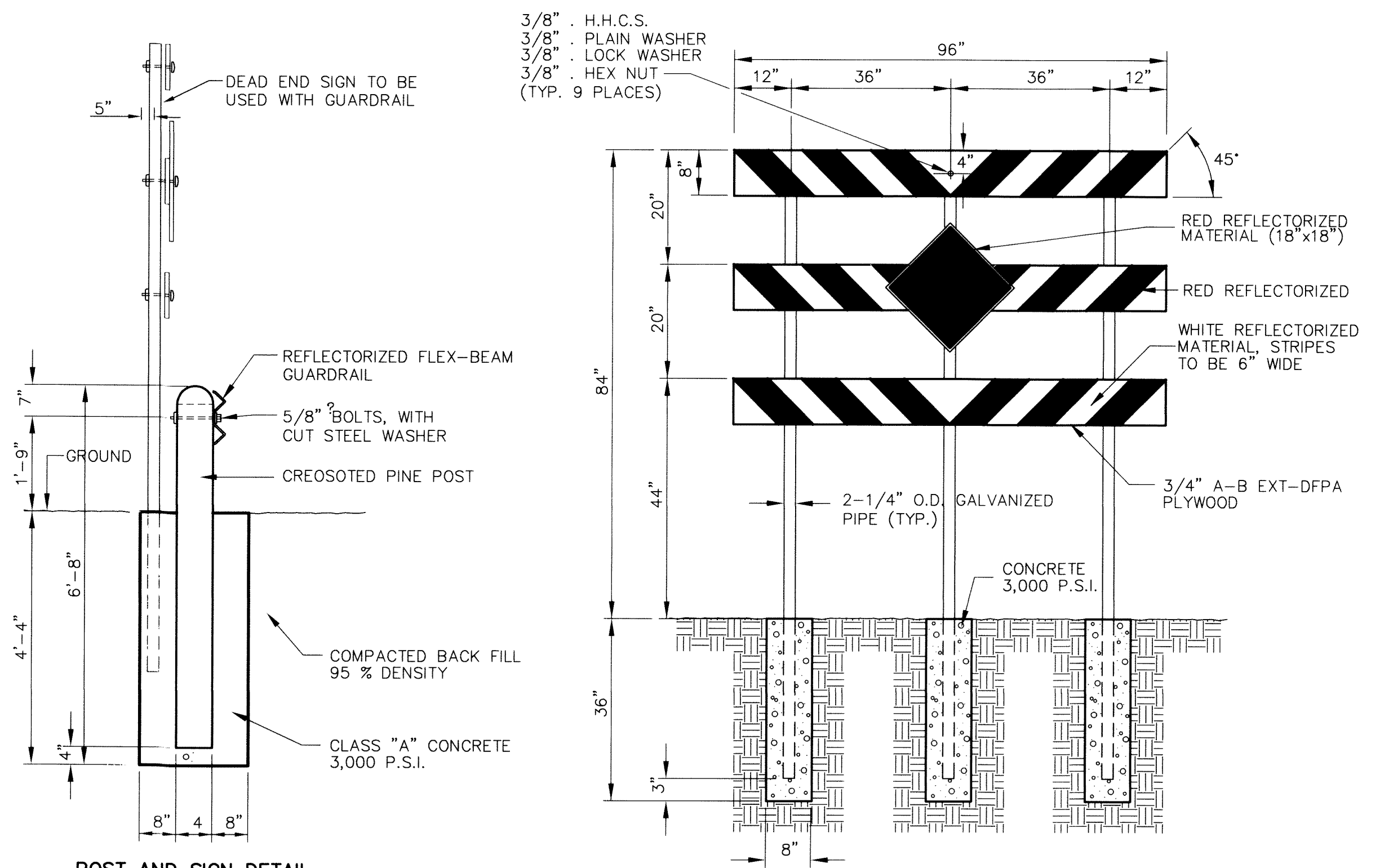
RETAINING ROCK WALL	
"A"	"B"
3.01'	2'-6"
4'	2'-10"
5'	3'-3"
6'	3'-8"
7'	4'-0"
8'	4'-5"

27 TYPICAL ROCKWALL/RETAINING WALL DETAILS SCALE: 1" = 2'-0"

- ROCKWALL/RETAINING WALL NOTES**
- STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN 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 WALL 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 OR CINDER BLOCK 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.
 - ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK OR ROUND ROCK, NO RIVER ROCK SHALL BE ALLOWED.
 - REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
 - ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSI (MINIMUM)
 - BACKFILL MATERIALS SHALL CONSIST OF COARSE GRAINED, WELL-DRAINED SOILS (WITH NO CLAY CONTENT).



ELEVATION SCALE: 1" = 5'-0"



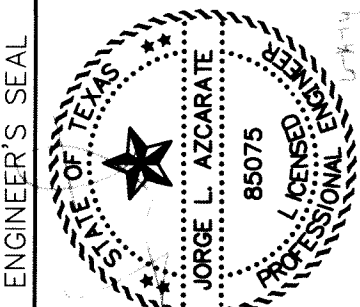
27 POST AND SIGN DETAIL SCALE: N.T.S.

27 DEAD END SIGN DETAIL SCALE: 1" = 2'-0"

27 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL SCALE: AS SHOWN

REFERENCES - BENCHMARKS
 INTERSECTION OF MITON HENRY AVENUE CENTERLINE WITH NEW (85' ADDITIONAL R.O.W) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.80
 DATE REVISIONS
 6-09-14 UPDATE SQUARE STEEL SLEEVE SIZE J.P.H.

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SCALE: AS SHOWN
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2311-001-LD

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD
DETAILS

(SHEET 2 OF 3)

SHEET NO.
27

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UTILITY LOCATOR SERVICES

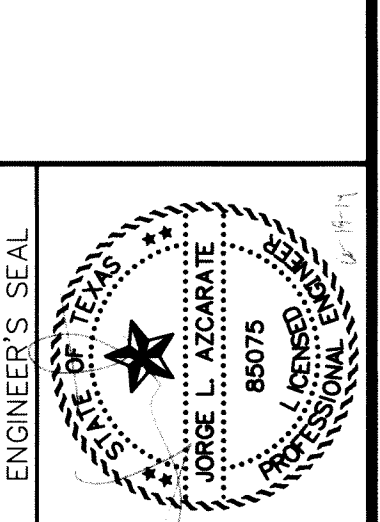
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EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750 (AFTER HOURS) (915) 240-3220

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 CALL
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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	BY
BRASS DISK ELEVATION = 3712.60	REVISIONS
DATE	

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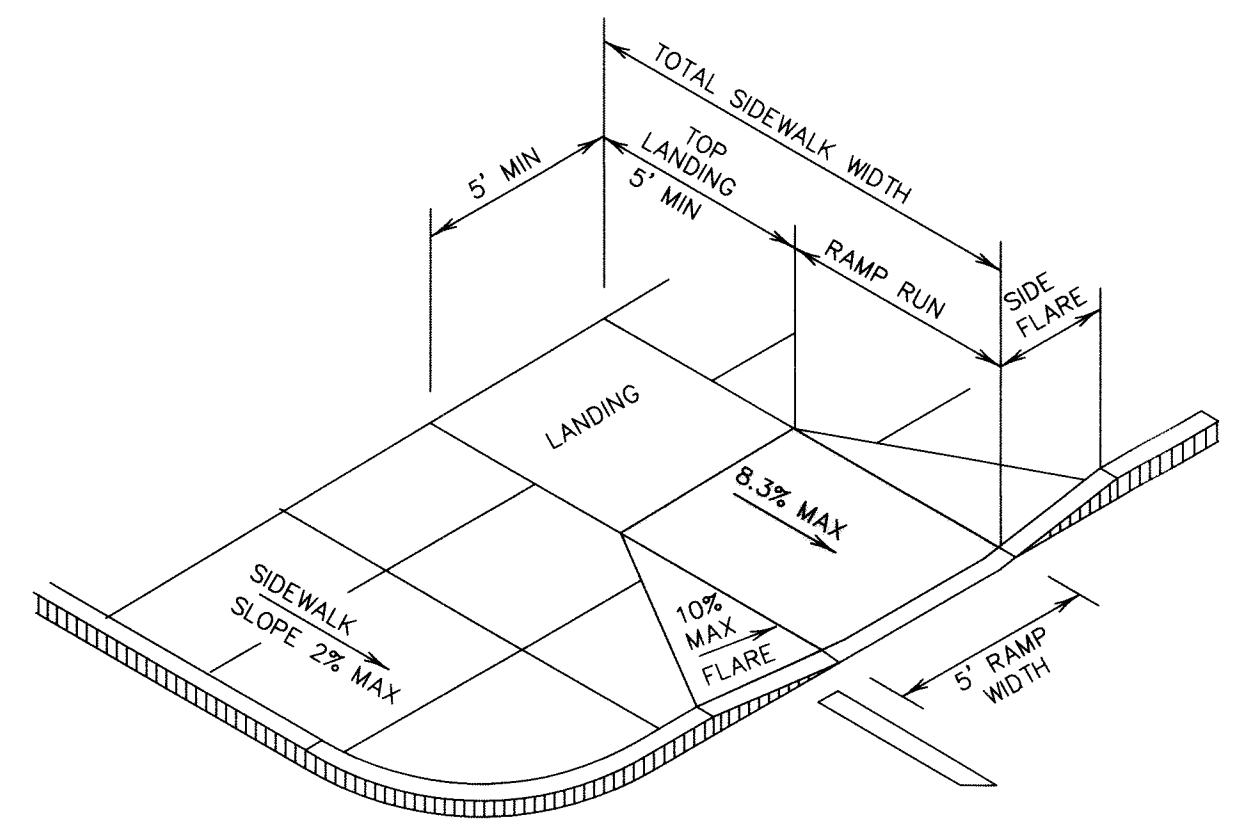


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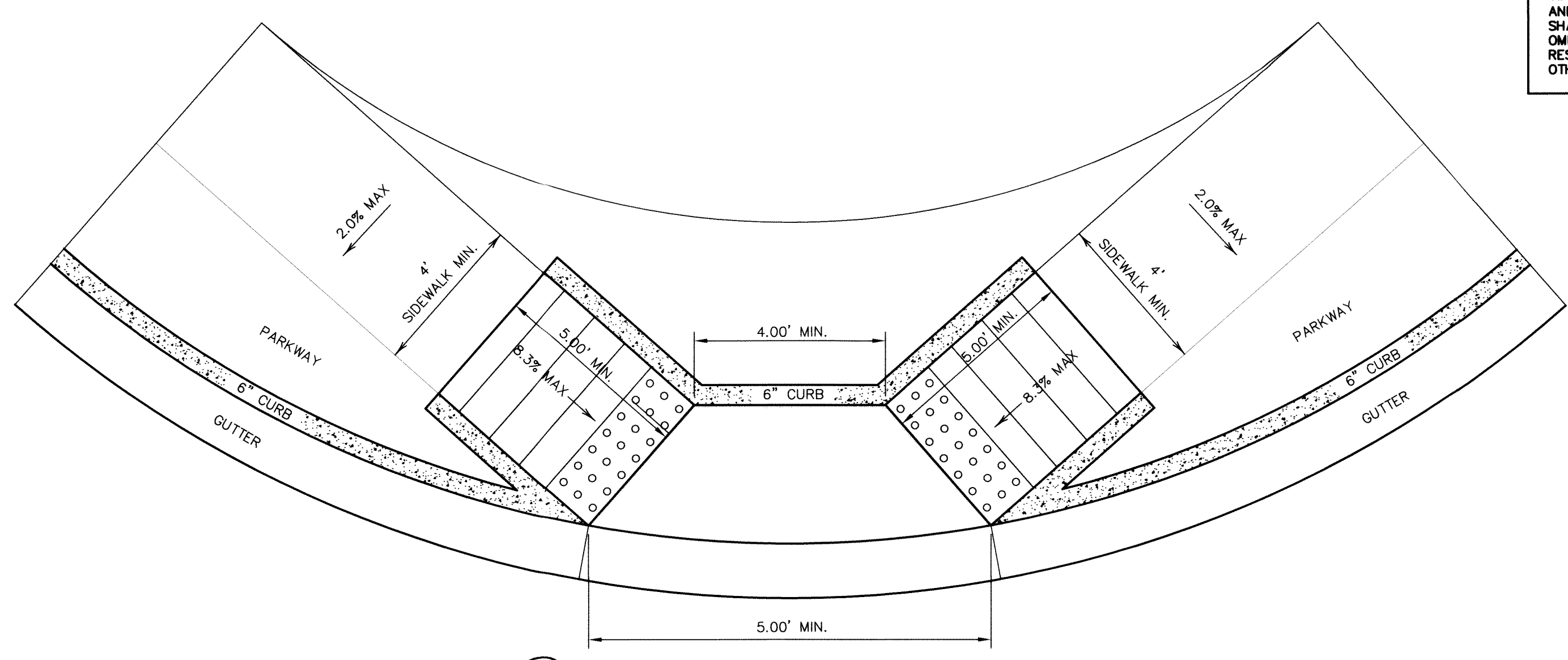
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JOB No. 2311-001-LD	

PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

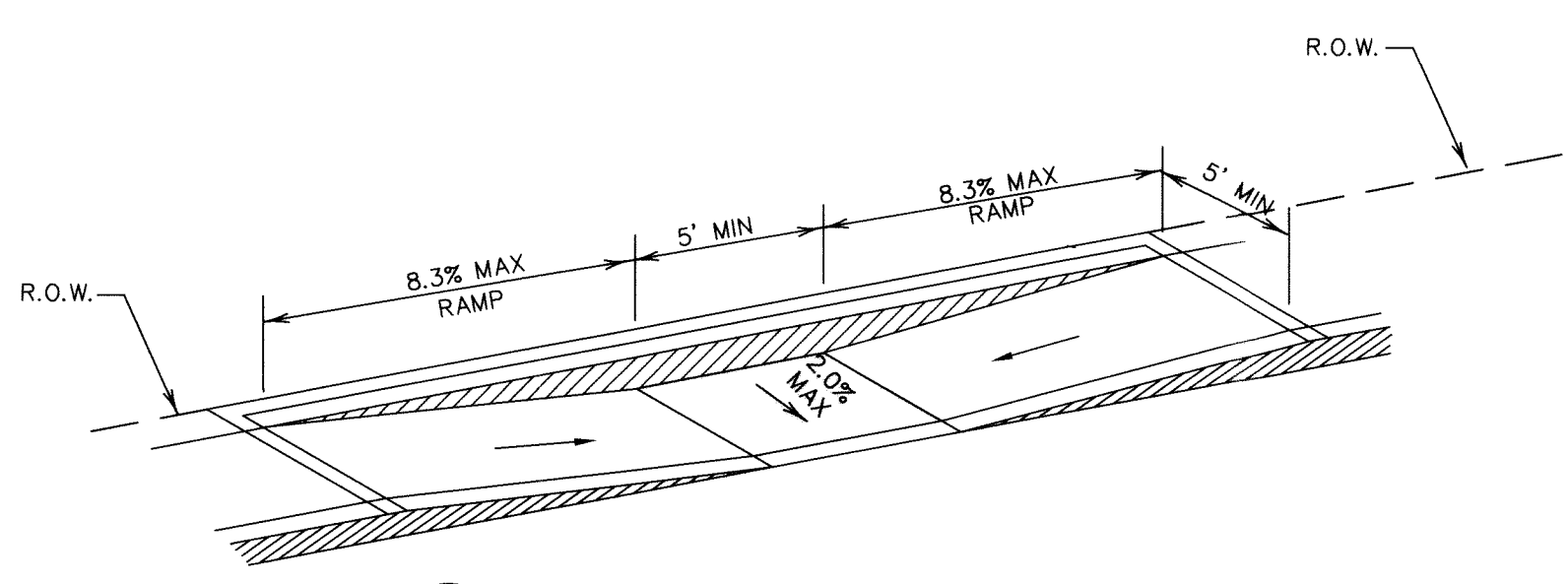
SHEET TITLE
STANDARD DETAILS
 (SHEET 3 OF 3)
 SHEET NO.
28
 OF 37



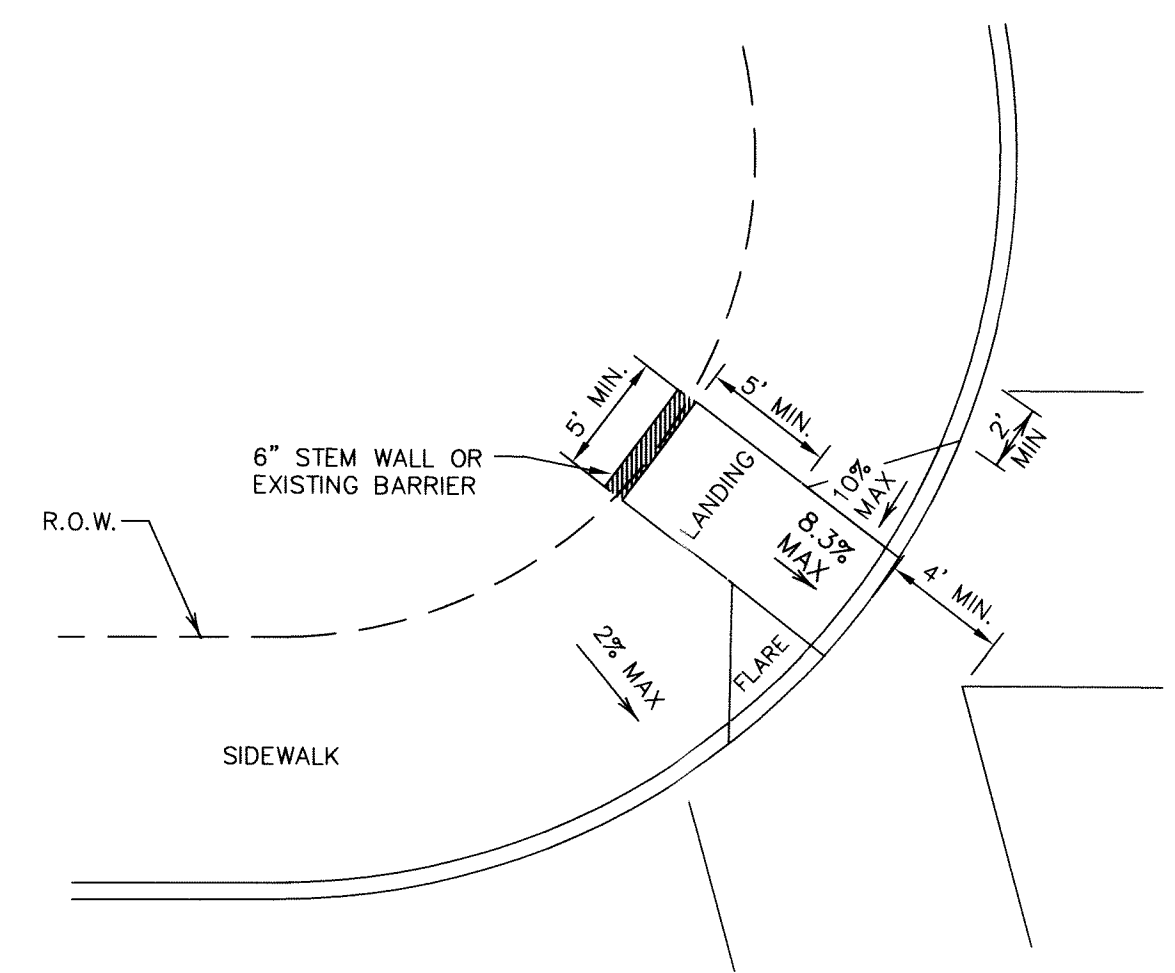
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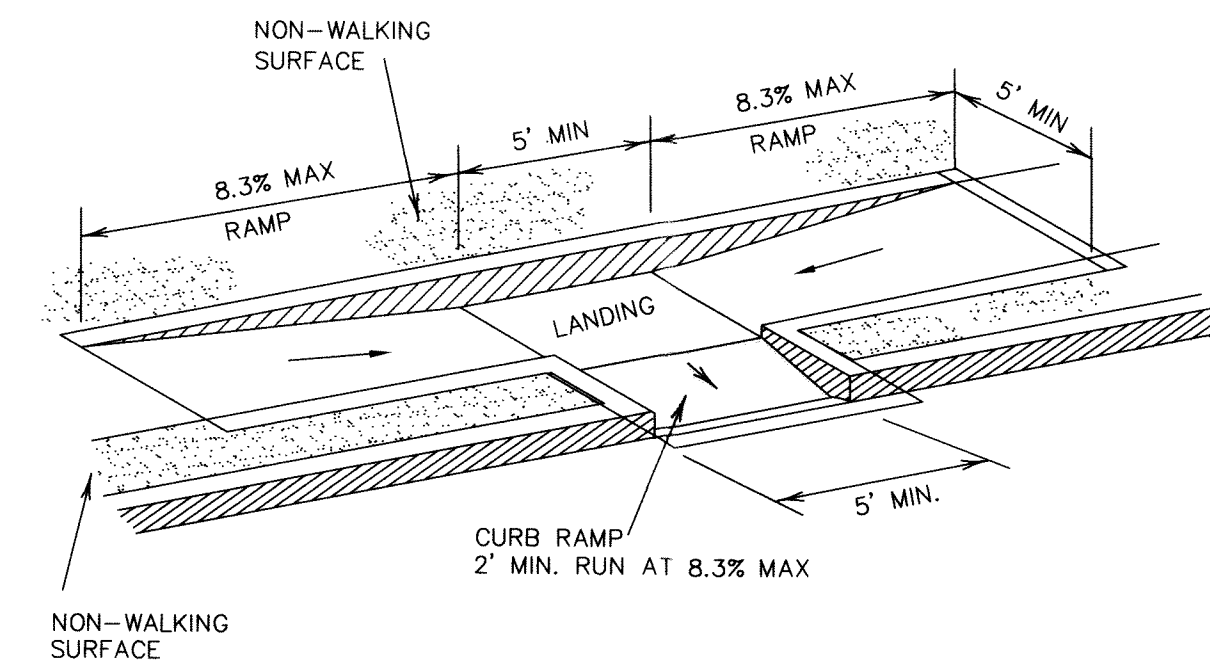
4 DIRECTIONAL RAMP @ INTERSECTION
 SCALE: N.T.S.



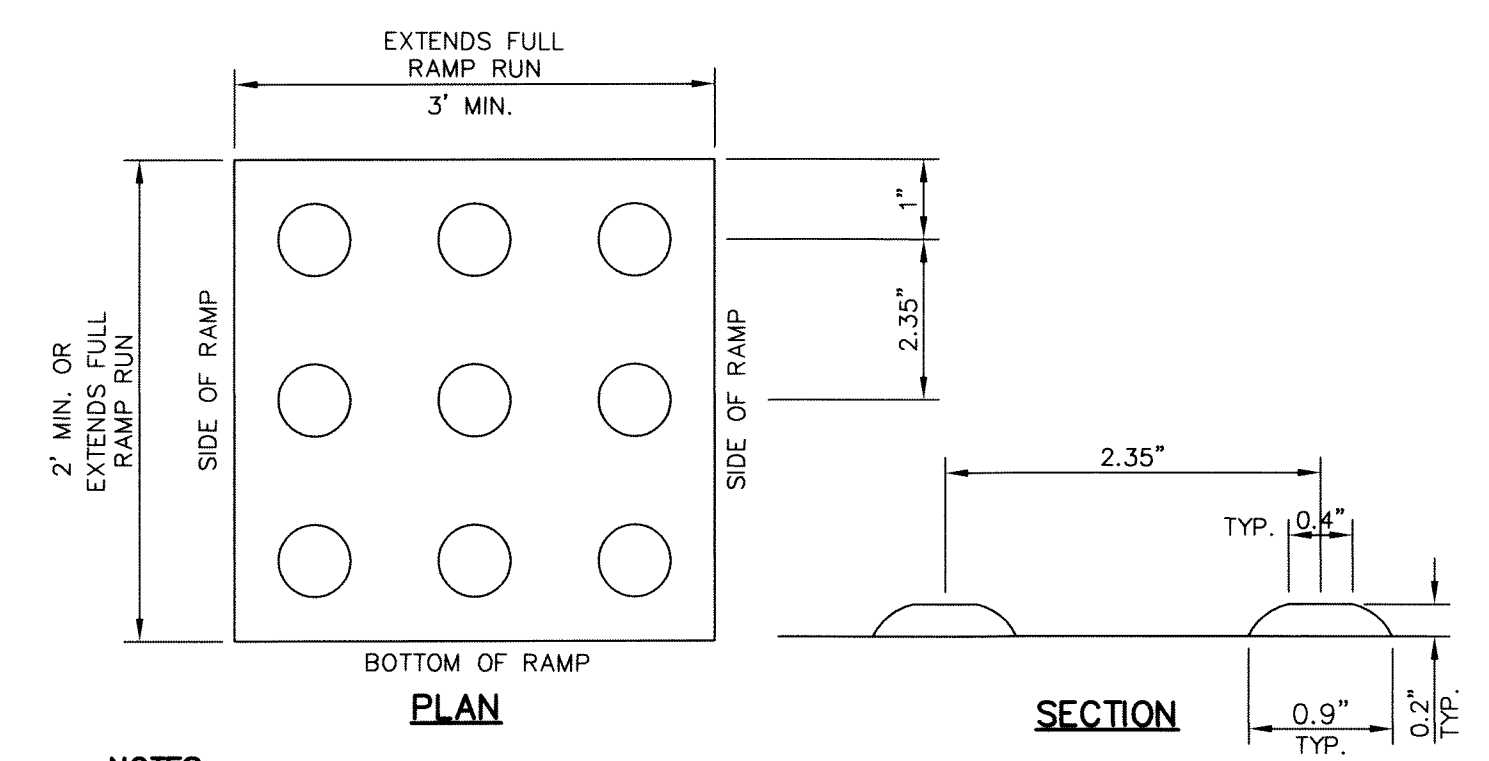
2 PARALLEL CURB RAMP (TYPE II)
 SCALE: N.T.S.



5 DIAGONAL CURB RAMP (FLARED SIDES) (TYPE V)
 SCALE: N.T.S.

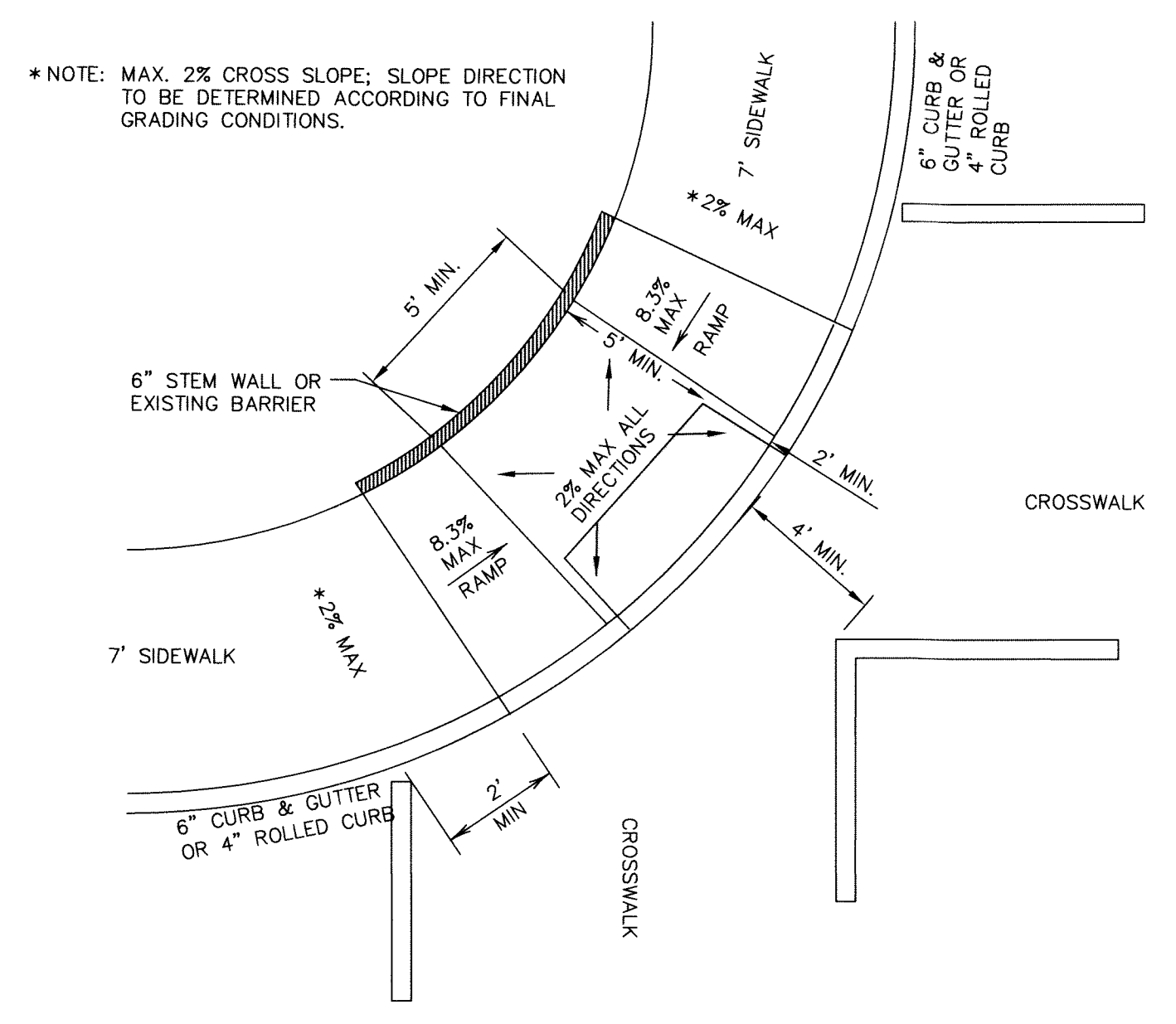


7 COMBINATION CURB RAMPS (TYPE VII)
 SCALE: N.T.S.

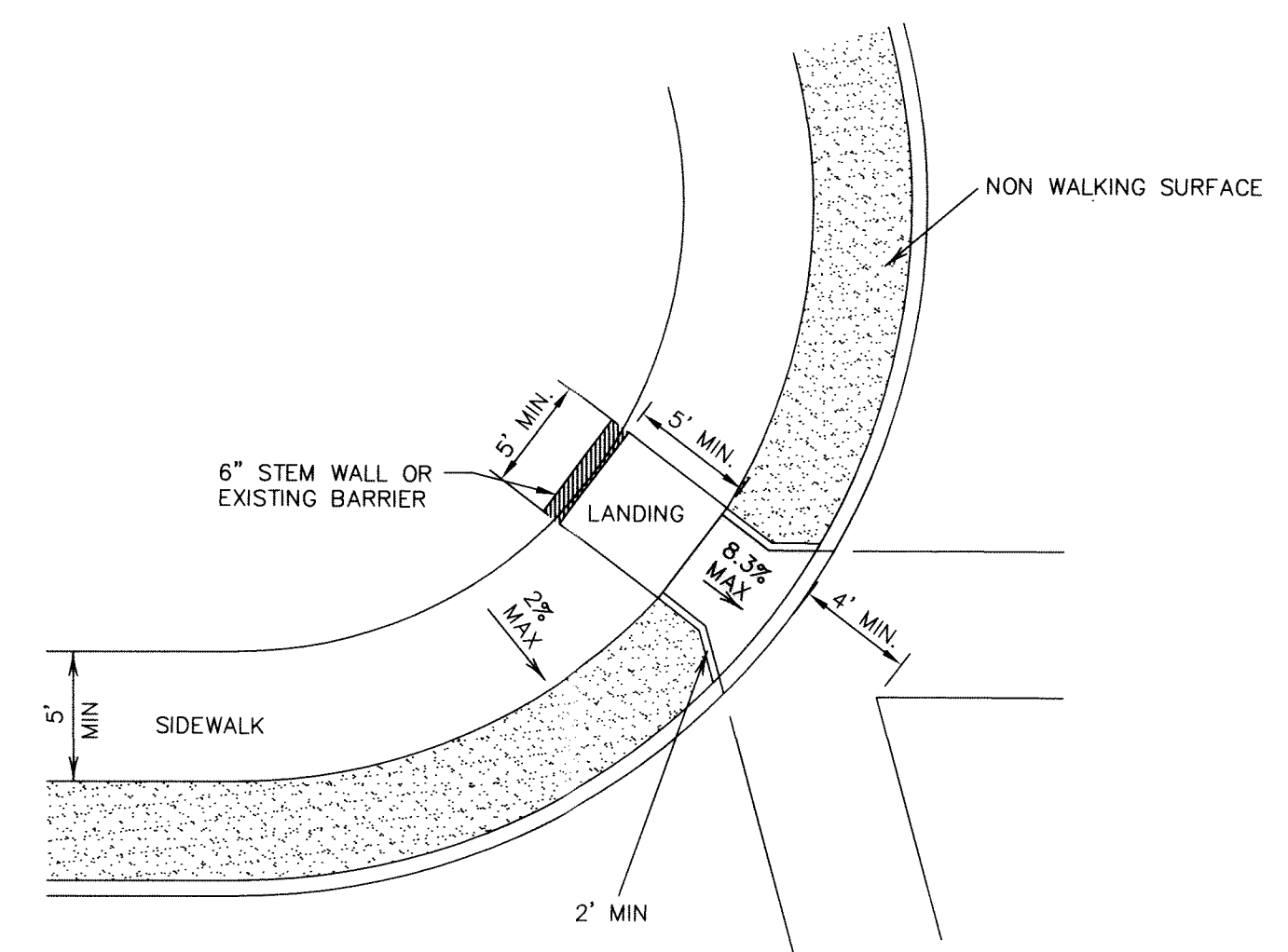


- NOTES:**
- ALL CONCRETE SHALL BE 3,000 P.S.I. MIN. AT 28 DAYS.
 - CONCRETE SLABS SHALL BE A MIN. 4\"/>

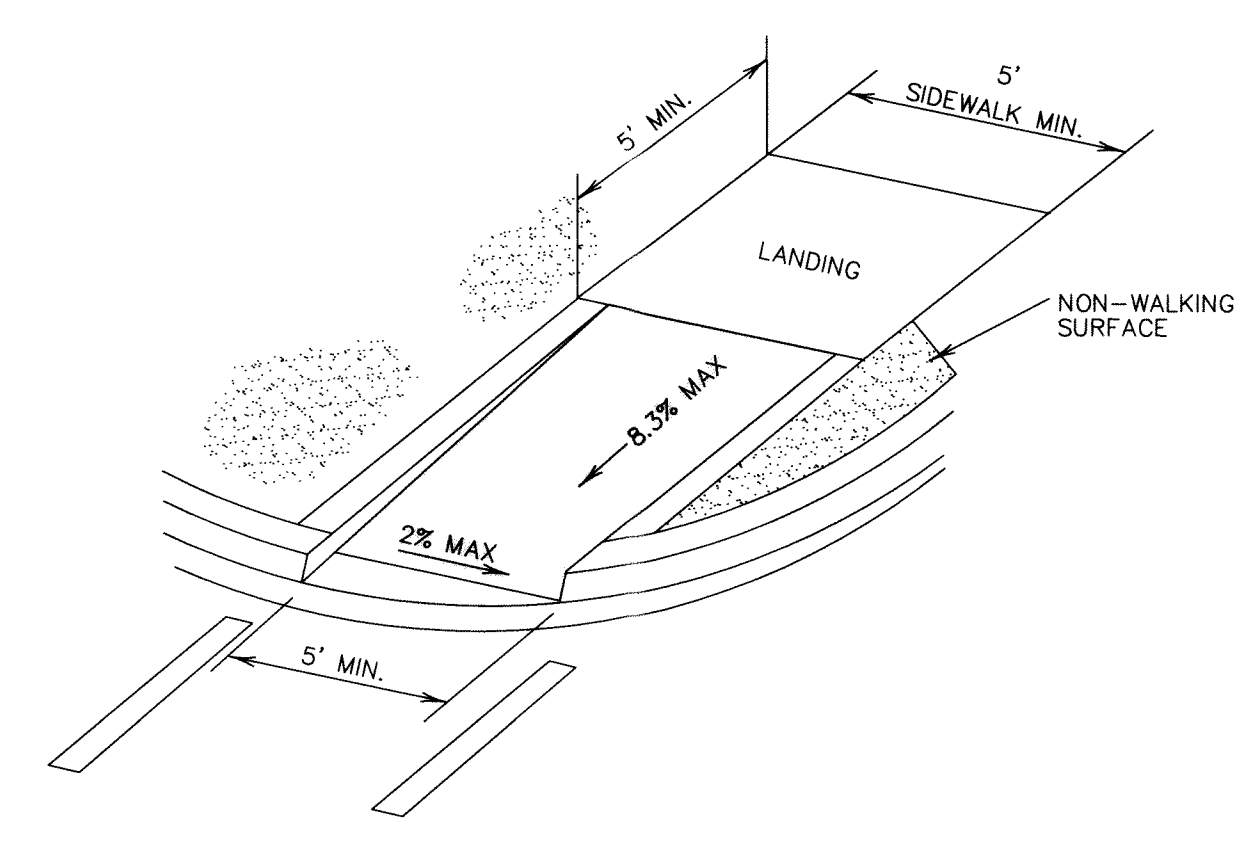
9 TRUNCATED DOME
 SCALE: N.T.S.



3 DIAGONAL COMBINATION CURB RAMP (TYPE III)
 SCALE: N.T.S.



6 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
 SCALE: N.T.S.



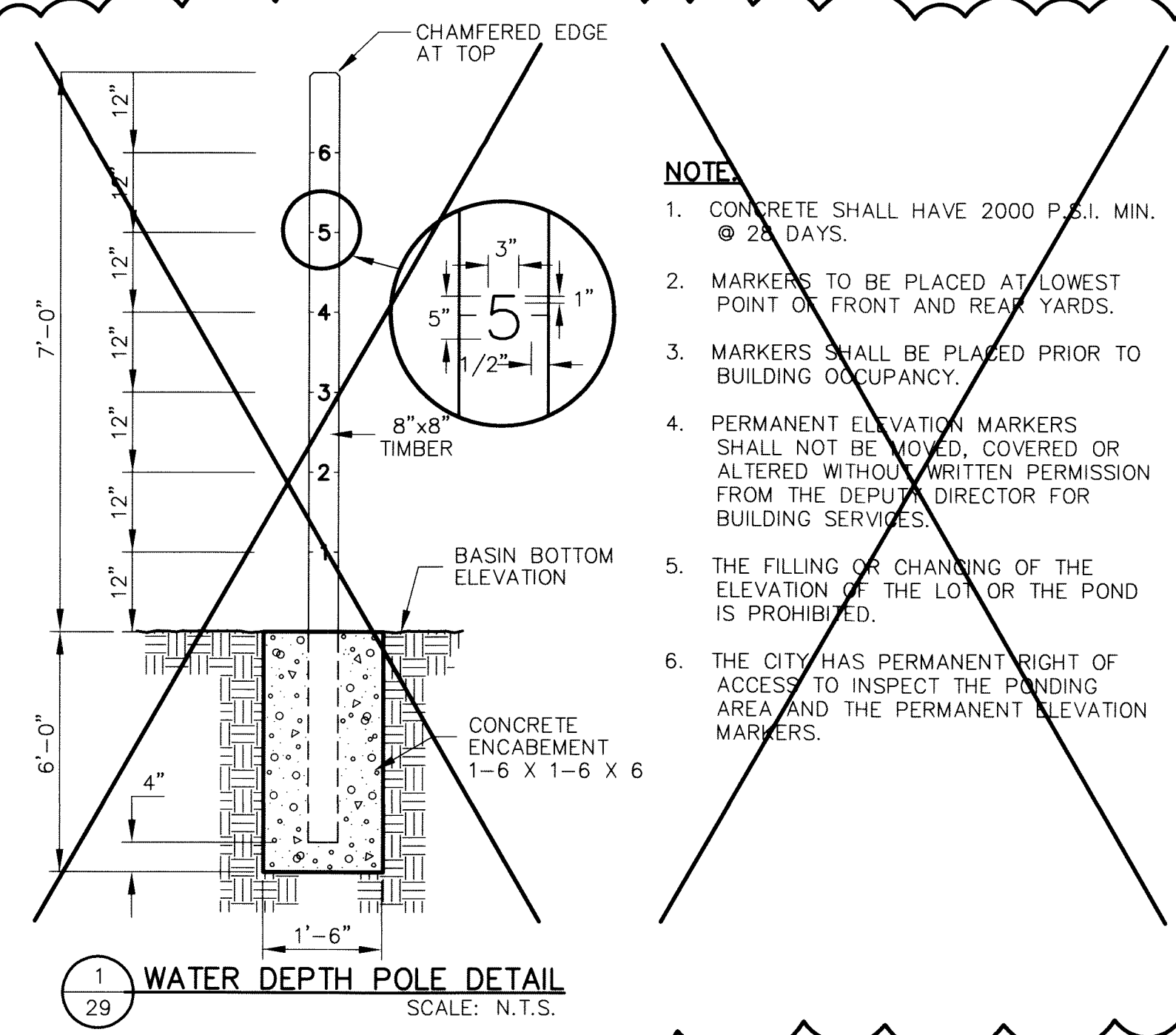
8 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
 SCALE: N.T.S.

LEGEND

DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL NOT BE STAGGERED. THE SURFACE SHALL HAVE A COLOR CONTRAST VISUALLY WITH ADJOINING SURFACES.

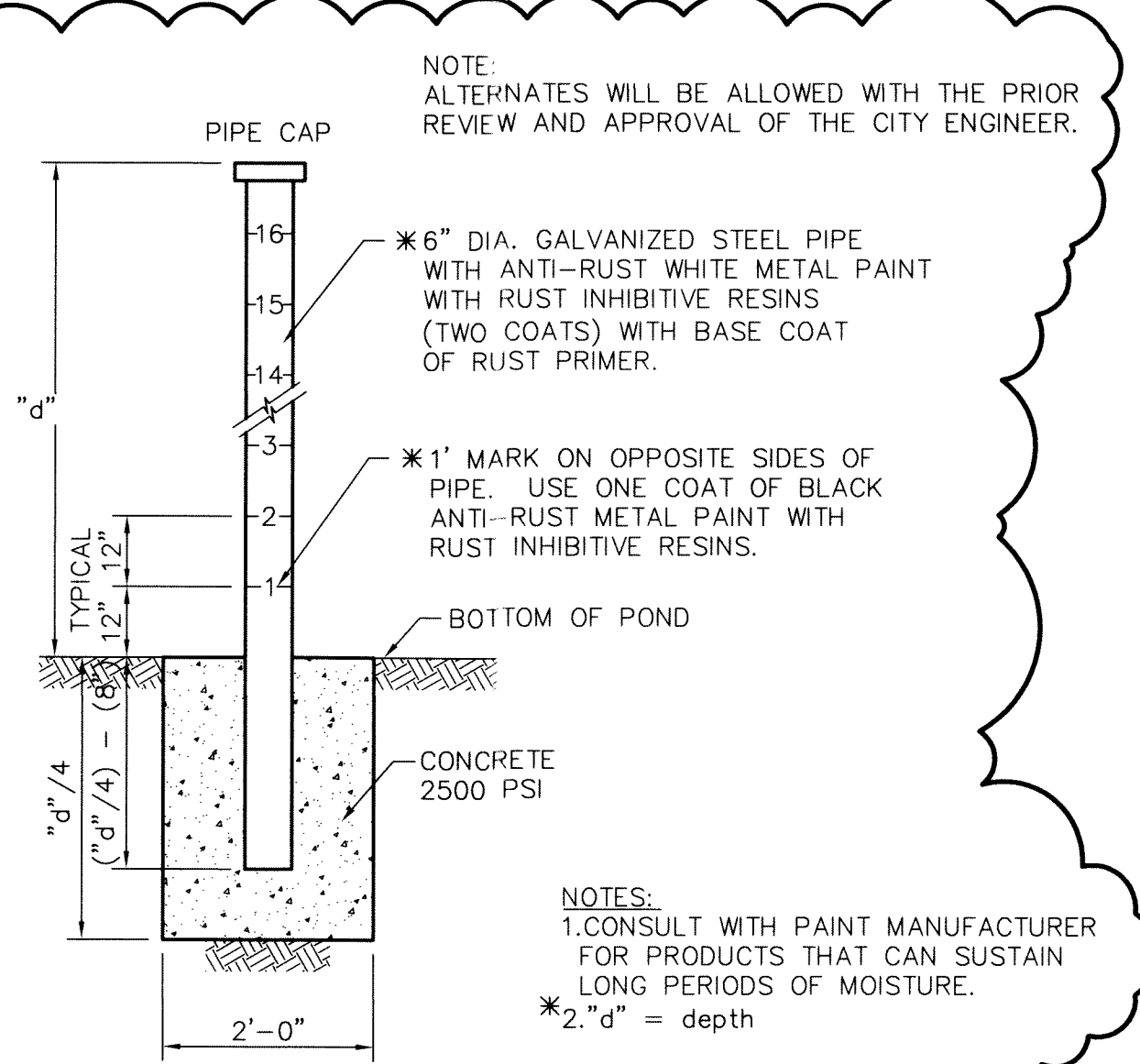
GENERAL NOTES:

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
- THE MINIMUM SIDEWALK WIDTH IS 4'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5' X 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200 FT IS REQUIRED.
- LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
- ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
- RAMP TEXTURES MUST CONSIST OF TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. REFER TO TRUNCATED DOME DETAIL.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TLDR).

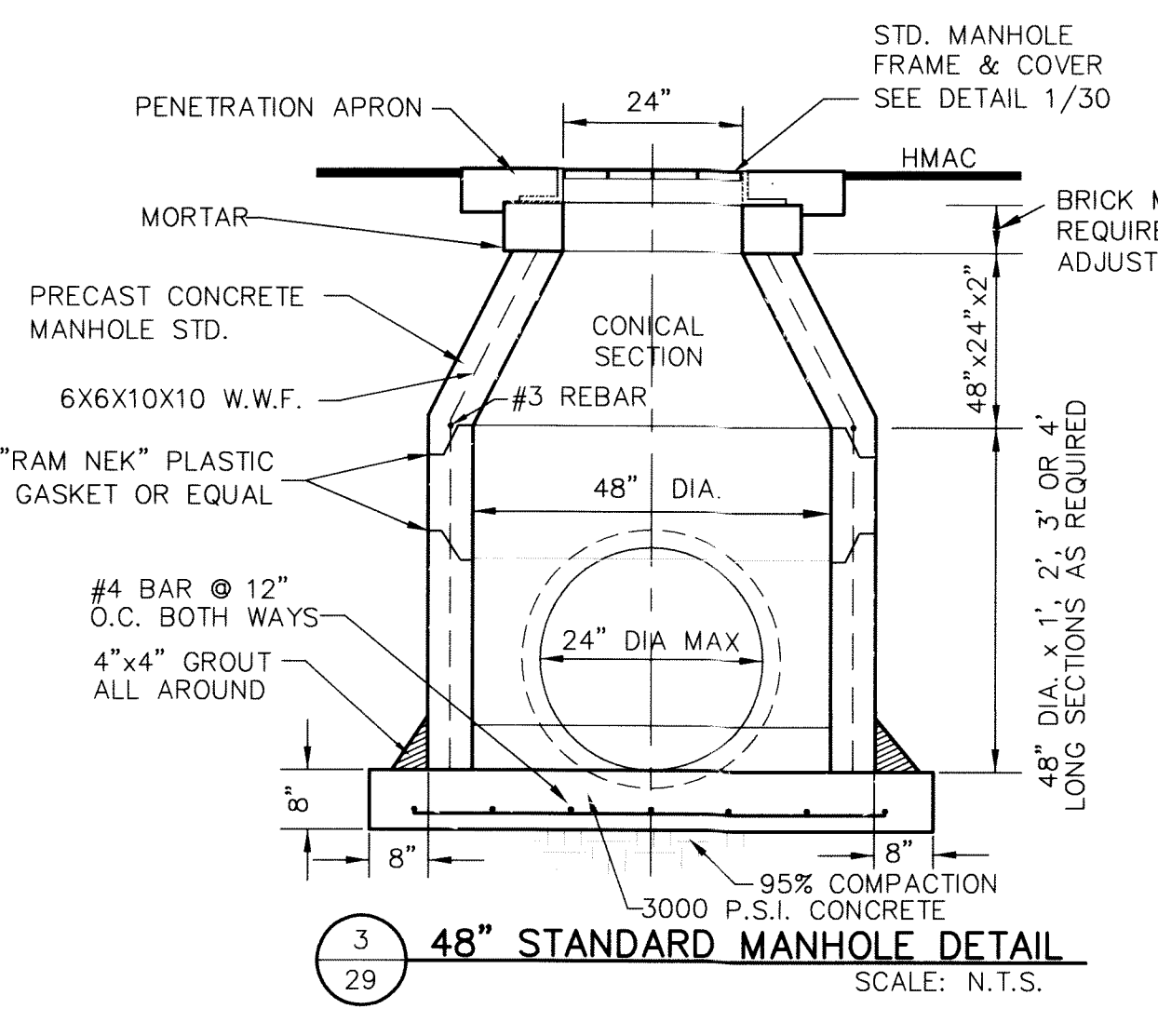


1 WATER DEPTH POLE DETAIL
SCALE: N.T.S.

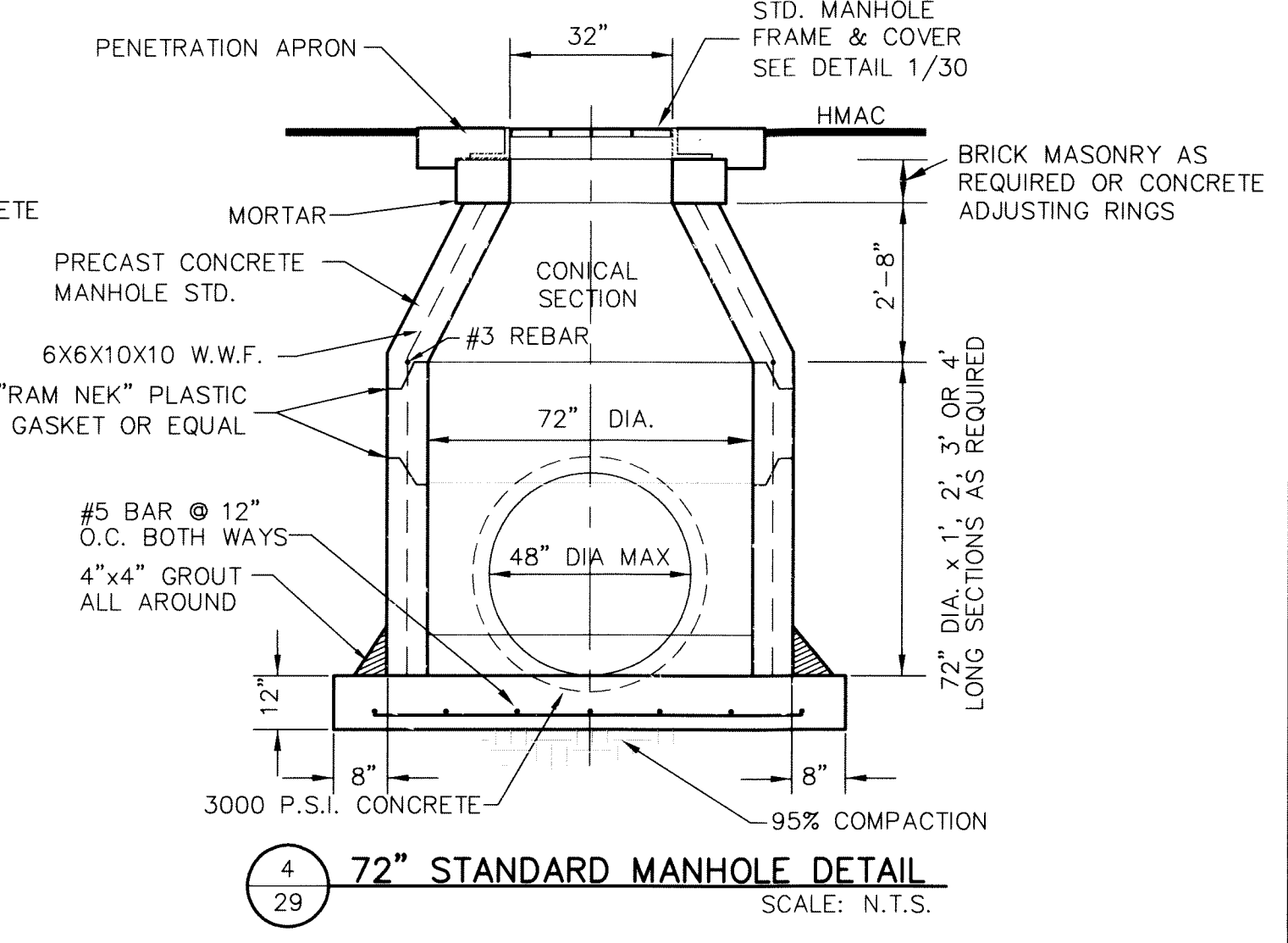
- NOTE:**
1. CONCRETE SHALL HAVE 2000 P.S.I. MIN. @ 28 DAYS.
 2. MARKERS TO BE PLACED AT LOWEST POINT OF FRONT AND REAR YARDS.
 3. MARKERS SHALL BE PLACED PRIOR TO BUILDING OCCUPANCY.
 4. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR BUILDING SERVICES.
 5. THE FILLING OR CHANGING OF THE ELEVATION OF THE LOW OR THE POND IS PROHIBITED.
 6. THE CITY HAS PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREA AND THE PERMANENT ELEVATION MARKERS.



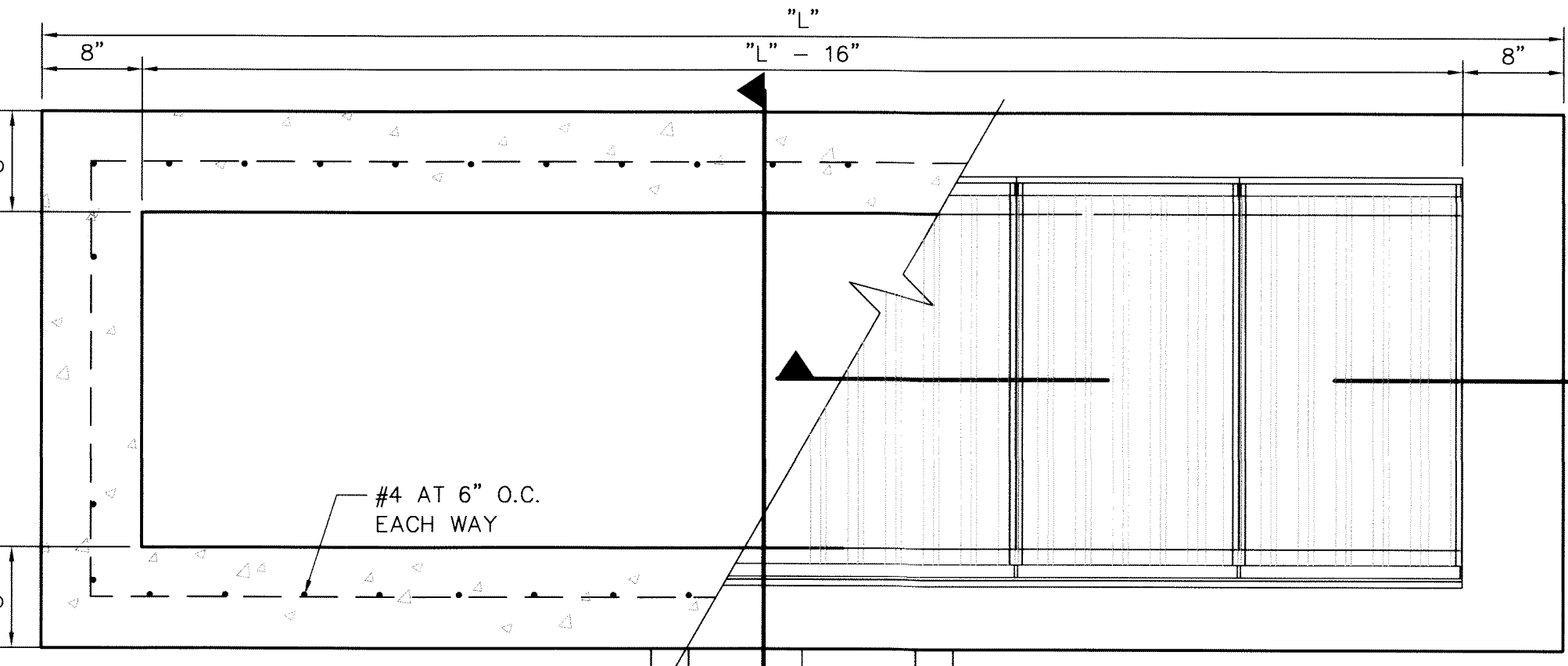
1 POND DEPTH GAUGE
SCALE: 1/2" = 1'-0"



3 48" STANDARD MANHOLE DETAIL
SCALE: N.T.S.

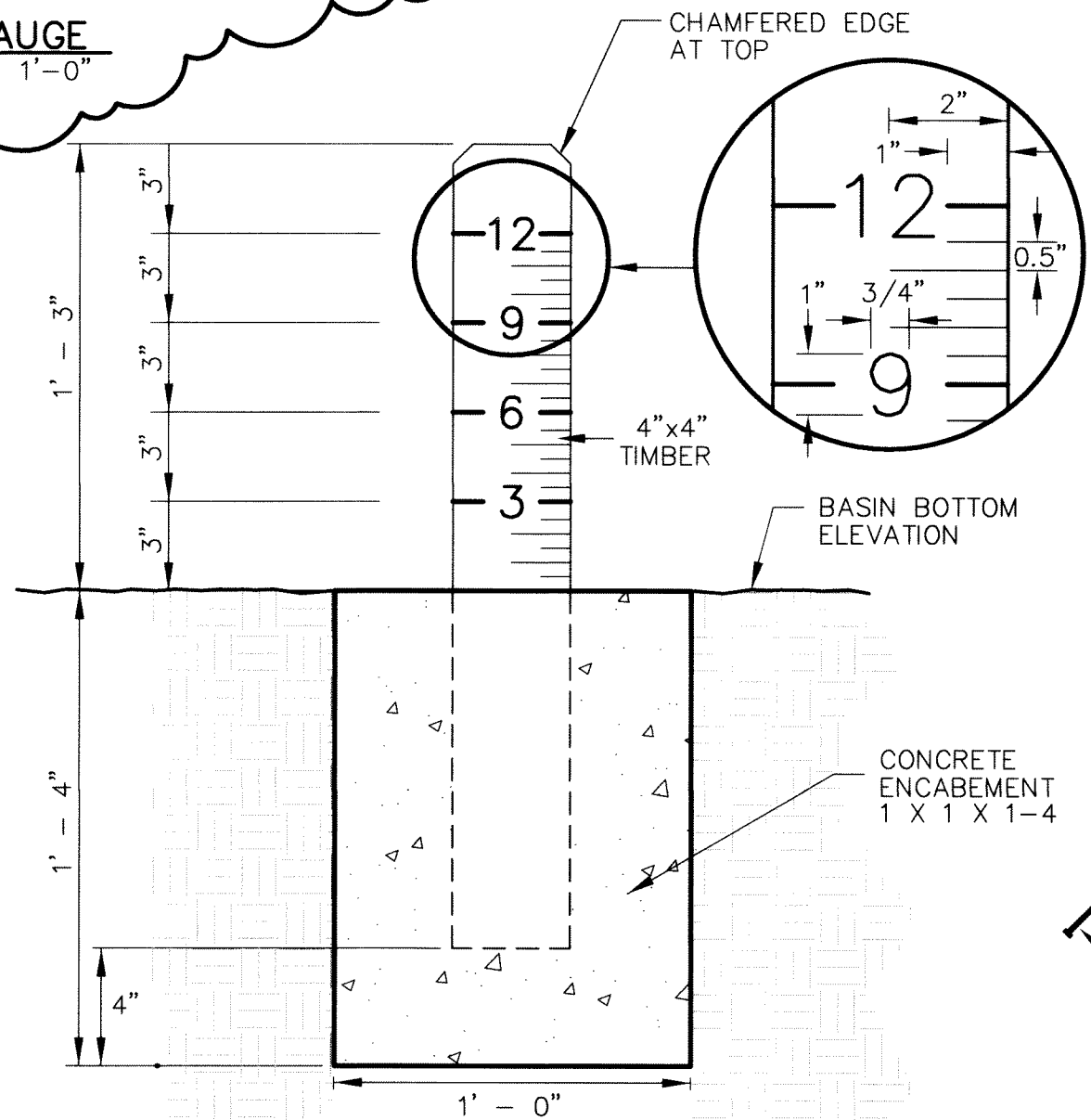


4 72" STANDARD MANHOLE DETAIL
SCALE: N.T.S.

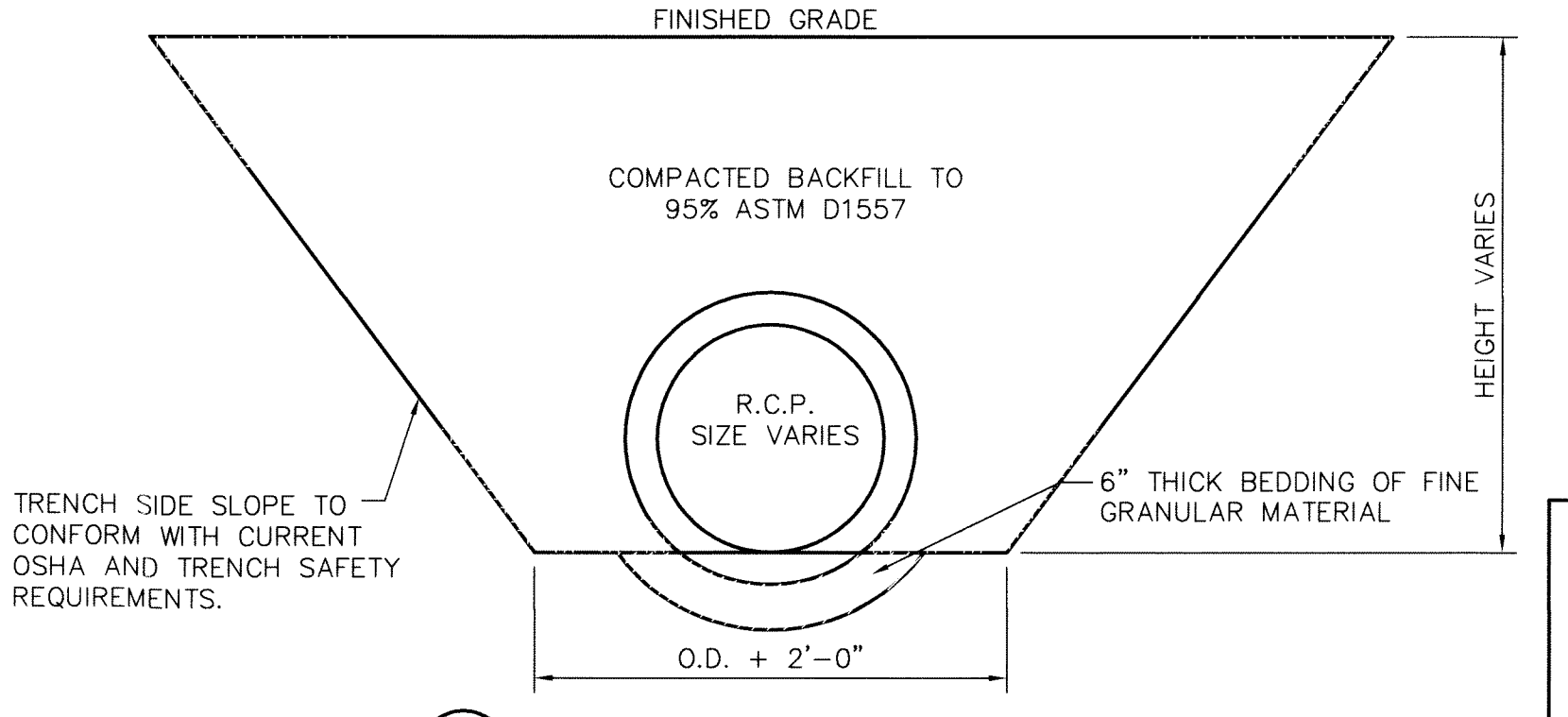


NUMBER OF GRATES	"L"	CAPACITY*
1	3'-2 5/8"	4.718 CFS
2	5'-2 1/4"	9.436 CFS
3	7'-1 7/8"	14.155 CFS
4	9'-1 1/2"	18.873 CFS
5	11'-1 1/8"	23.592 CFS

* THESE CAPACITIES CORRESPOND TO A CLOGGING FACTOR OF 0.5



2 PERMANENT ELEVATION MARKER DETAIL
SCALE: 1" = 0'-6"

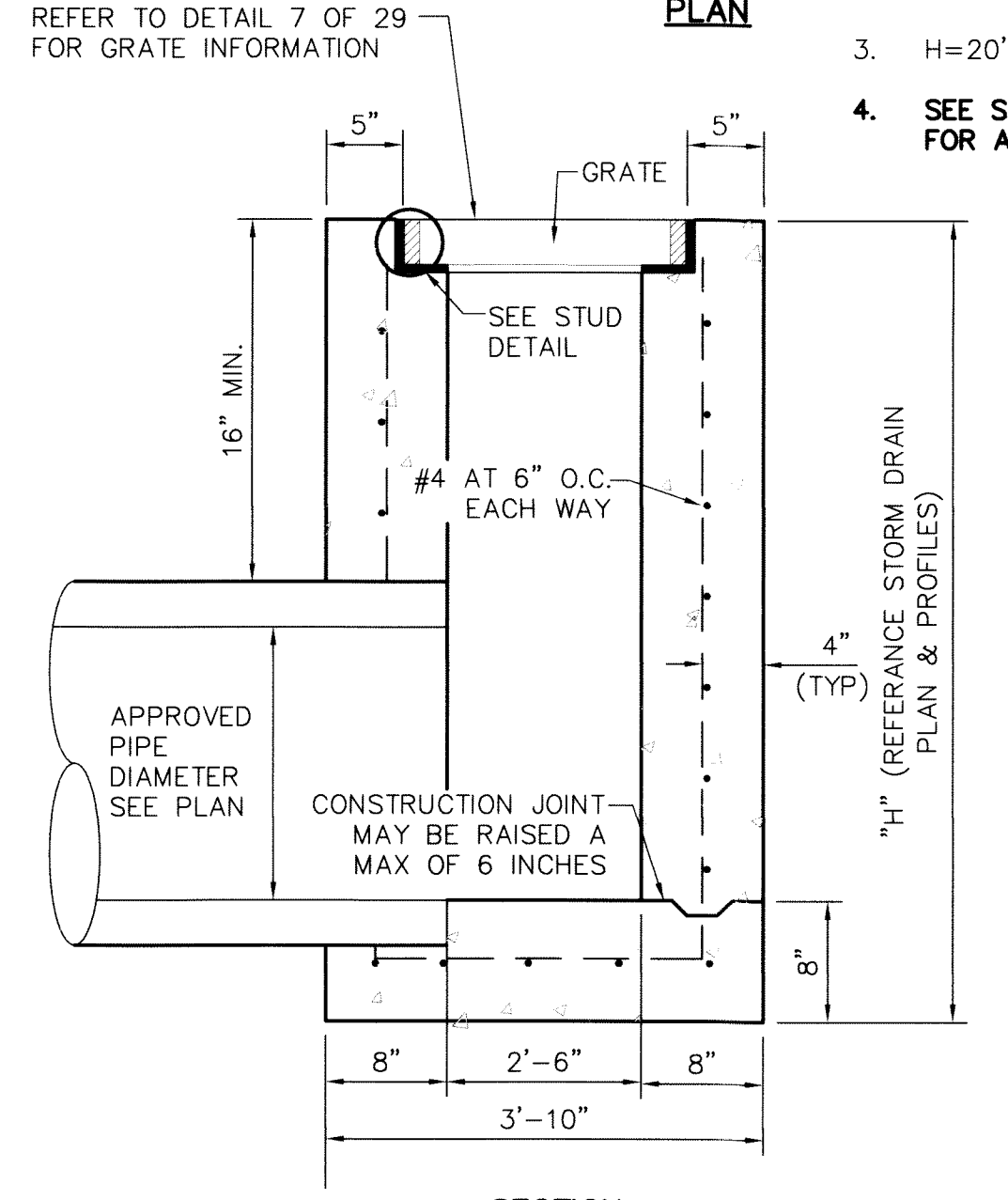


5 STORM SEWER BEDDING DETAIL
SCALE: 1" = 2'-0"

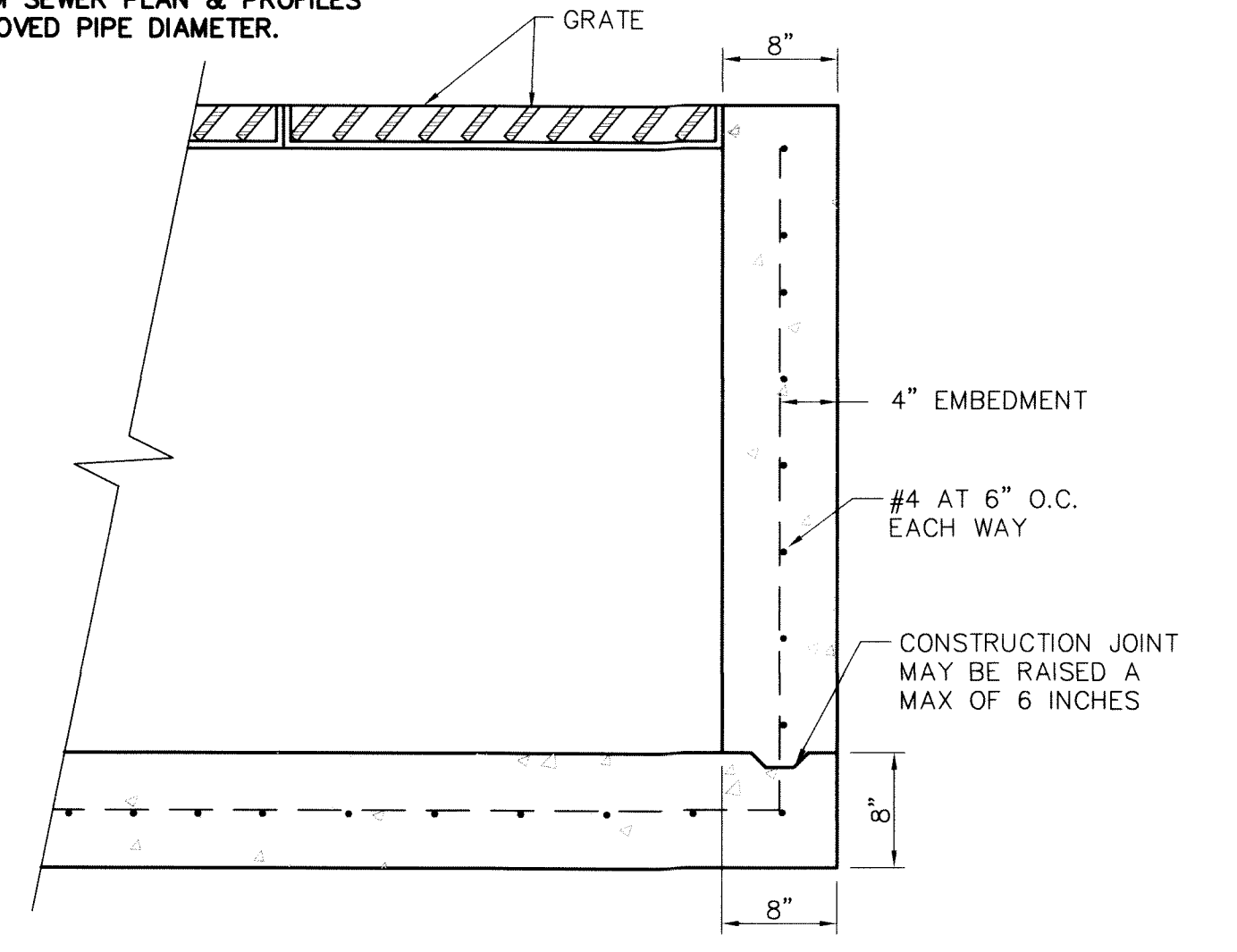
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PLAN

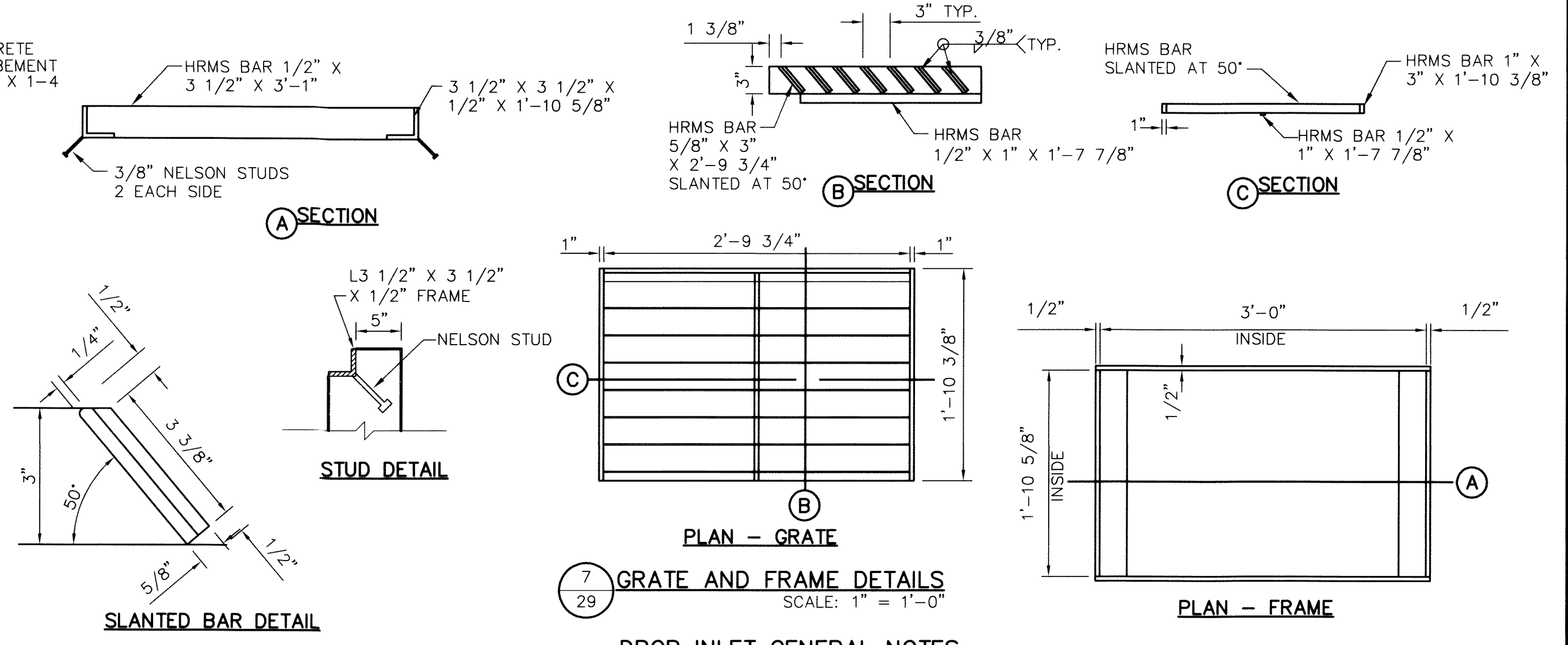
- NOTES:**
1. GRATES TO BE PERPENDICULAR TO TRAFFIC
 2. CONCRETE TO BE 3,000 PSI (MINIMUM) CORE TEST @ 28 DAYS.
 3. H=20' MAXIMUM
 4. SEE STORM SEWER PLAN & PROFILES FOR APPROVED PIPE DIAMETER.



6 DROP INLET (TYPE III) DETAILS
SCALE: N.T.S.



B SECTION



7 GRATE AND FRAME DETAILS
SCALE: 1" = 1'-0"

- DROP INLET GENERAL NOTES:**
1. WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF DEVELOPMENT SERVICES.
 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
 3. SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
 4. GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
 5. WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
 6. GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
 7. ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
 8. CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 35B OR ASTM A-48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
 9. FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY OR BRITTLE.
 10. ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
 11. ALL CONCRETE TO BE 3000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
 12. MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
 13. EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
 14. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT ITEM 446 "PAINT AND PAINTING"
 15. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
 16. GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
 17. ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
 18. INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
 19. LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
 20. TWO 3/8"x4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
 21. THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

REFERENCES - BENCHMARKS
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW 36" ADDITIONAL R.O.W. WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 372.60

DATE: 6-09-14
BY: J.P.H.
REVISIONS: 01

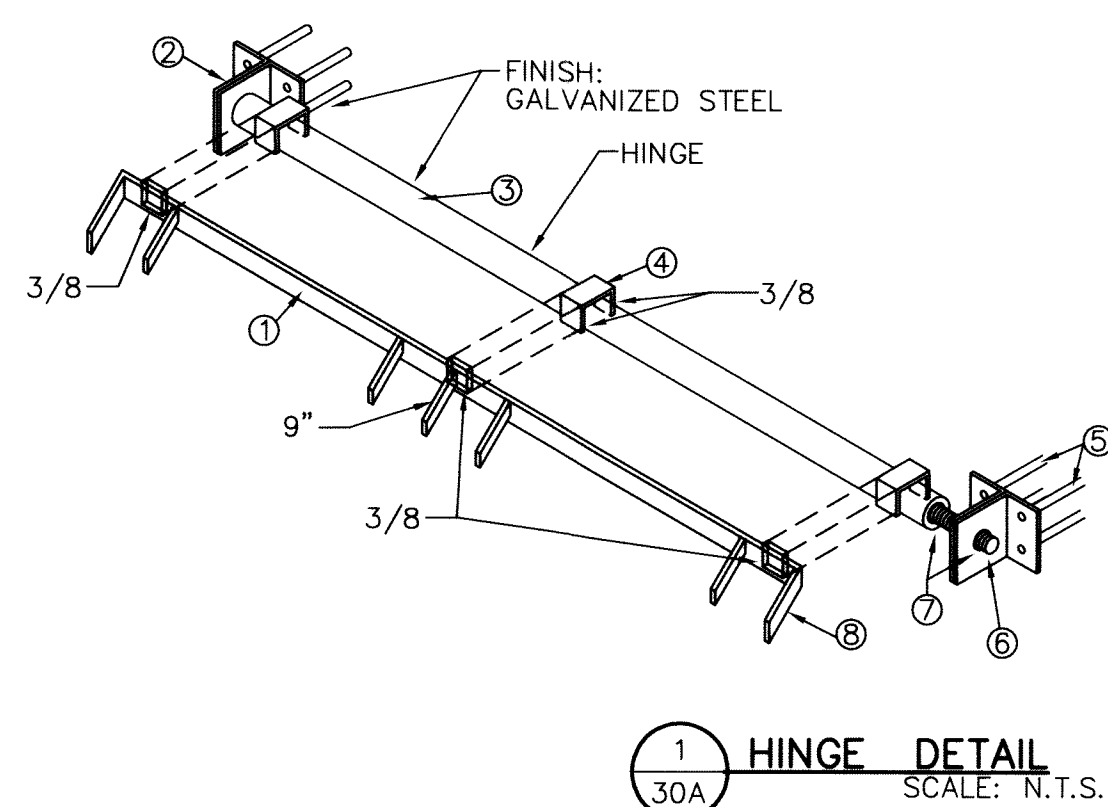
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ENGINEER'S SEAL
J. L. AZARATE
68075

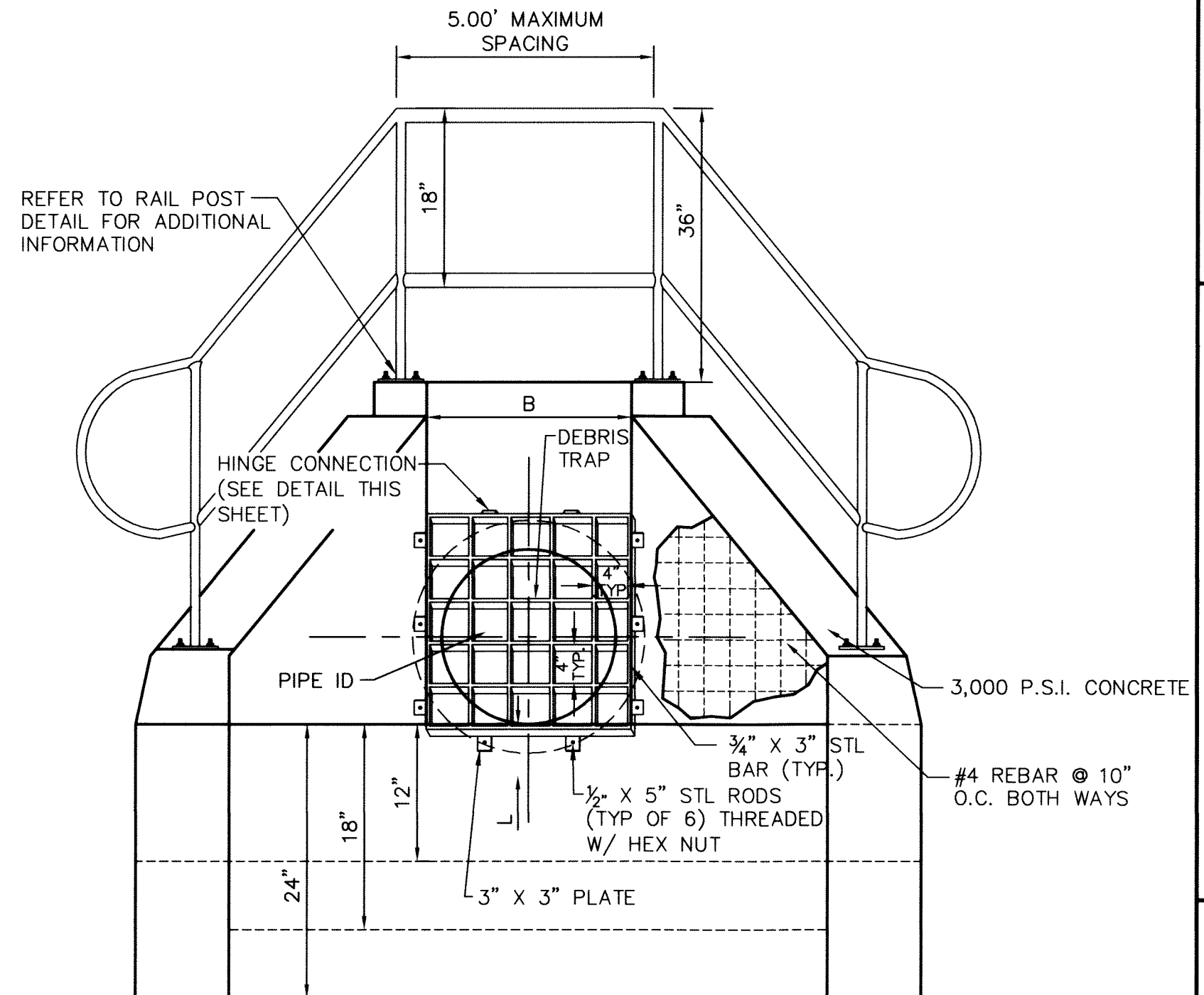
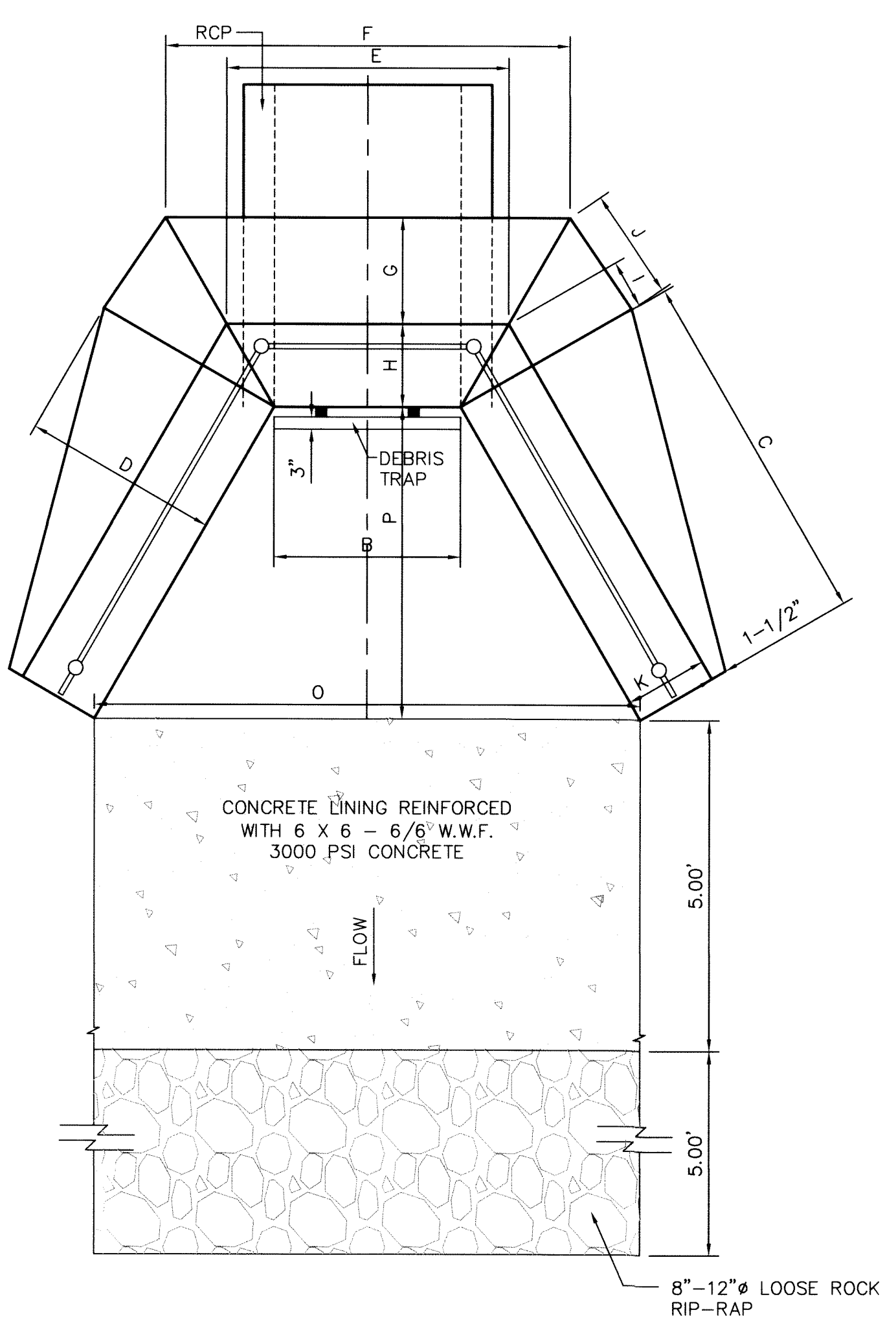
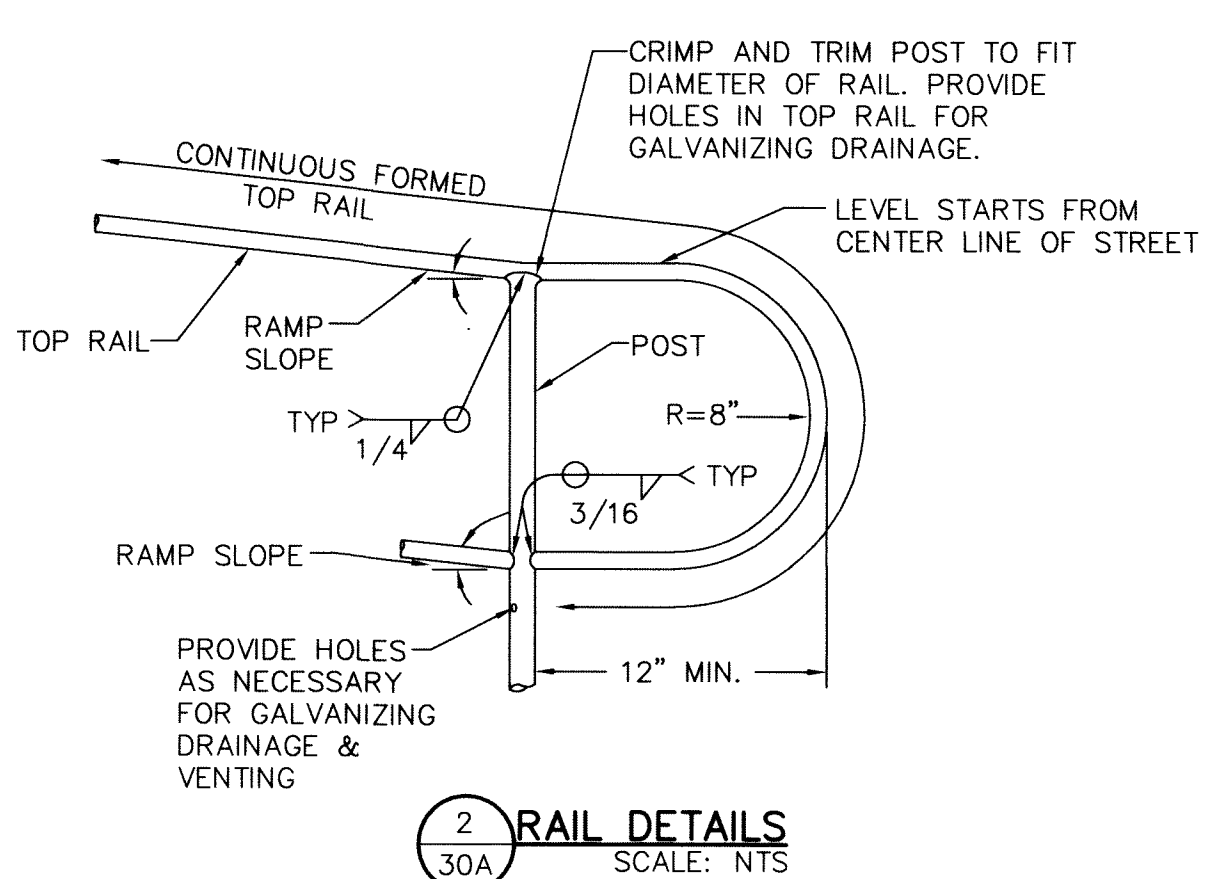
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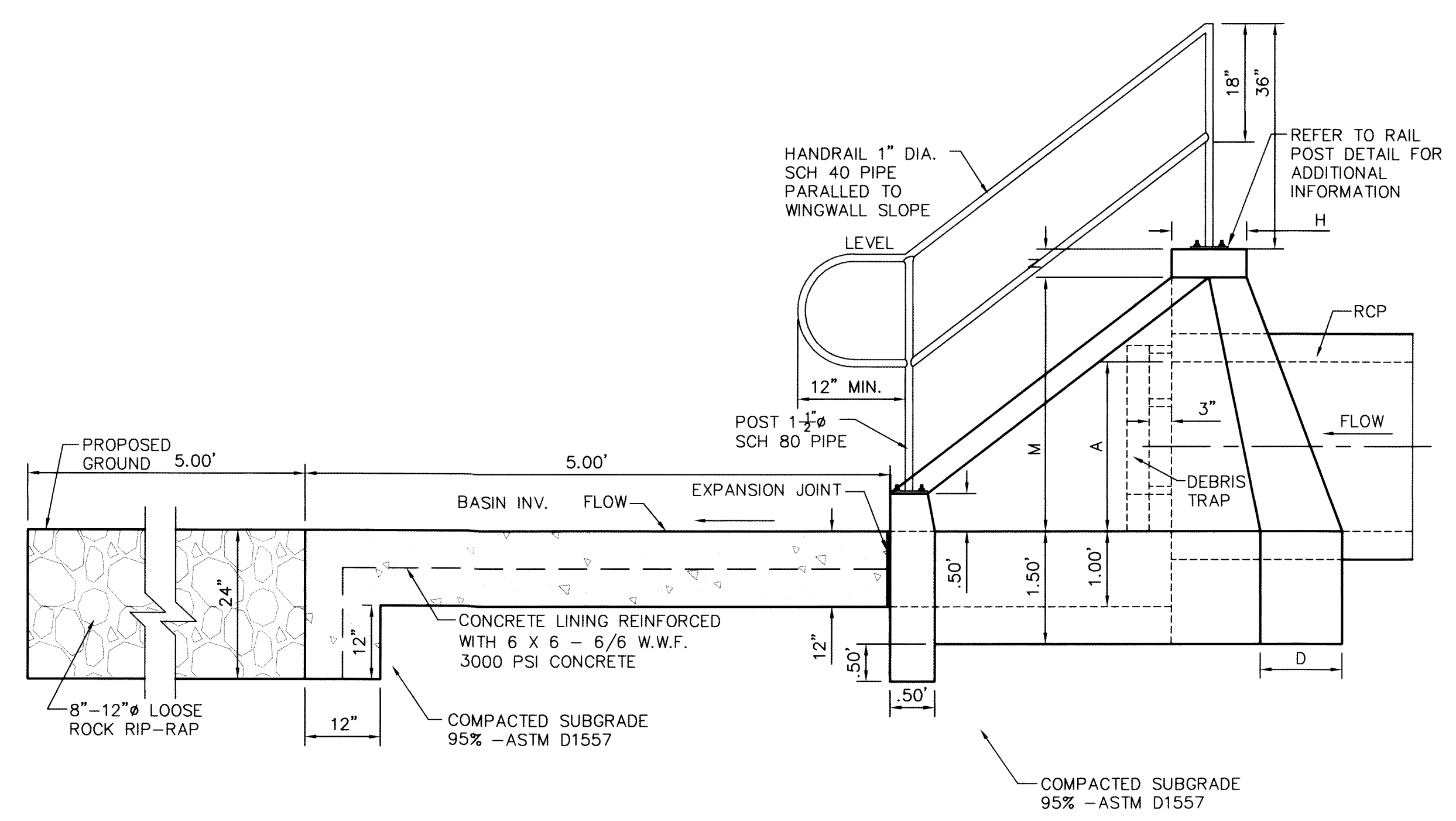
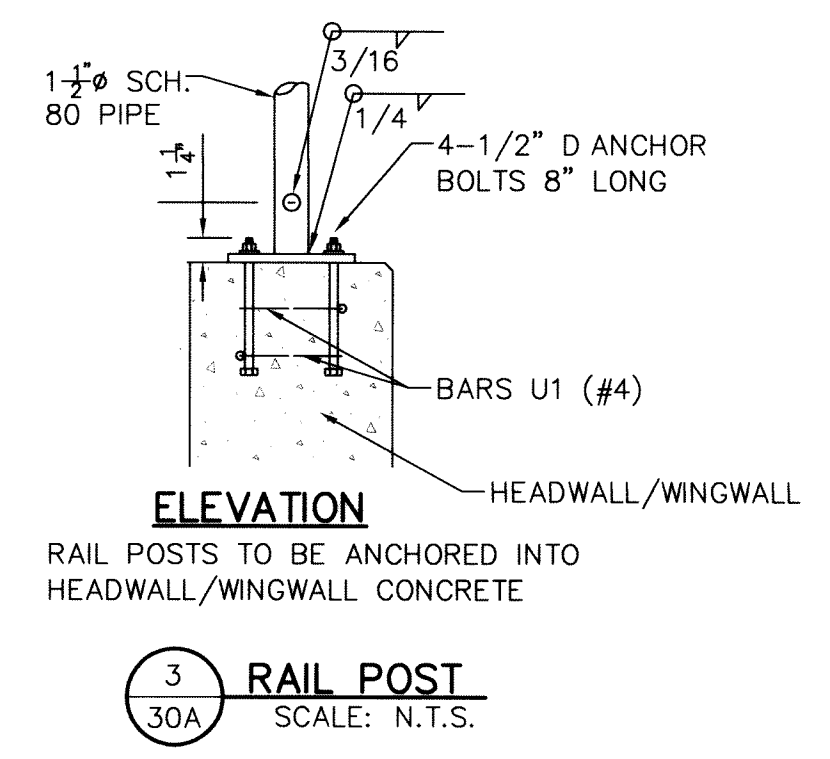
SHEET TITLE
DRAINAGE
DETAILS
(SHEET 1 OF 3)
SHEET NO.
29
OF 37



- NOTES:**
- 3" BAR TOP OF RACK.
 - 2 L 8" x 1/2" x 5".
 - STL. PIPE 4" O.D. 2 1/2" I.D., LENGTH 6" LESS THAN ROD.
 - U 8" x 1/2" x 5" x 3".
 - 1" O STL. RODS THREADED BOTH ENDS LENGTH TO EXTEND THROUGH HEADWALL.
 - 2" DIA. STL. ROD THREAD BOTH ENDS.
 - 2" HEX NUTS AND WASHERS.
 - 3" BAR.



PIPE I.D.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
18"	18"	30"	34 3/8"	19"	27"	40"	11"	8"	4 1/2"	10 1/2"	8"	2 1/2"	24"	3"	64 11/16"	30"
24"	24"	36"	41 5/8"	19"	34"	46"	11"	8"	4 1/2"	11"	8"	3"	30"	3"	77 8/16"	36"
30"	30"	42"	48 1/2"	20"	41"	54"	12"	8"	5"	11 1/2"	8"	3 1/2"	36"	3"	90 3/2"	42"
36"	36"	48"	55 7/8"	20 8/16"	48"	60"	11 8/16"	9"	5 1/2"	12"	9"	4"	42"	3 1/2"	103 7/16"	48"
42"	42"	54"	62 3/8"	25"	55"	72"	15"	10"	5 1/2"	13"	10"	4 1/2"	48"	3 1/2"	116 3/16"	54"
48"	48"	60"	69 1/2"	25"	62"	78"	15"	10"	5 1/2"	14 1/2"	10"	5"	54"	4"	129 1/2"	60"
54"	54"	66"	76 1/8"	25"	69"	84"	15"	10"	6"	15 1/2"	10"	5 1/2"	60"	4 1/2"	142 3/16"	66"



REFERENCES - BENCHMARKS
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 LICENSED PROFESSIONAL ENGINEER

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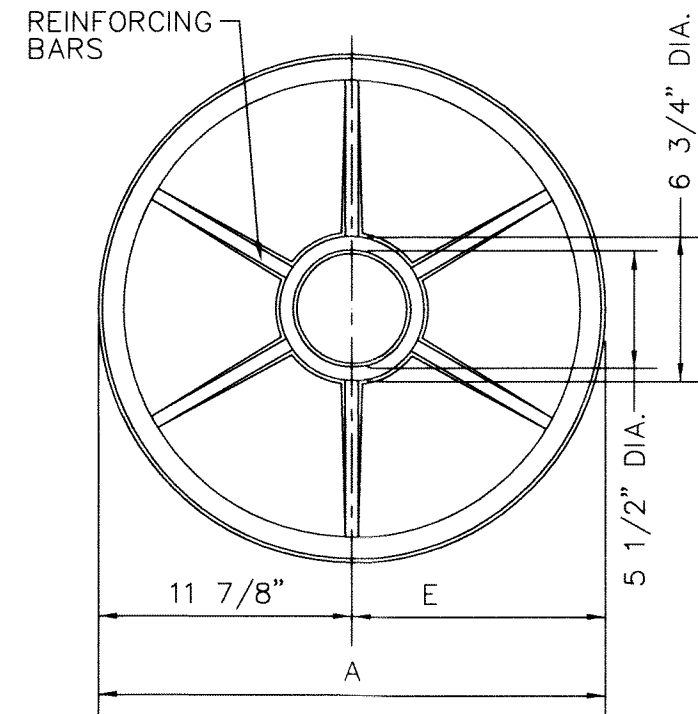
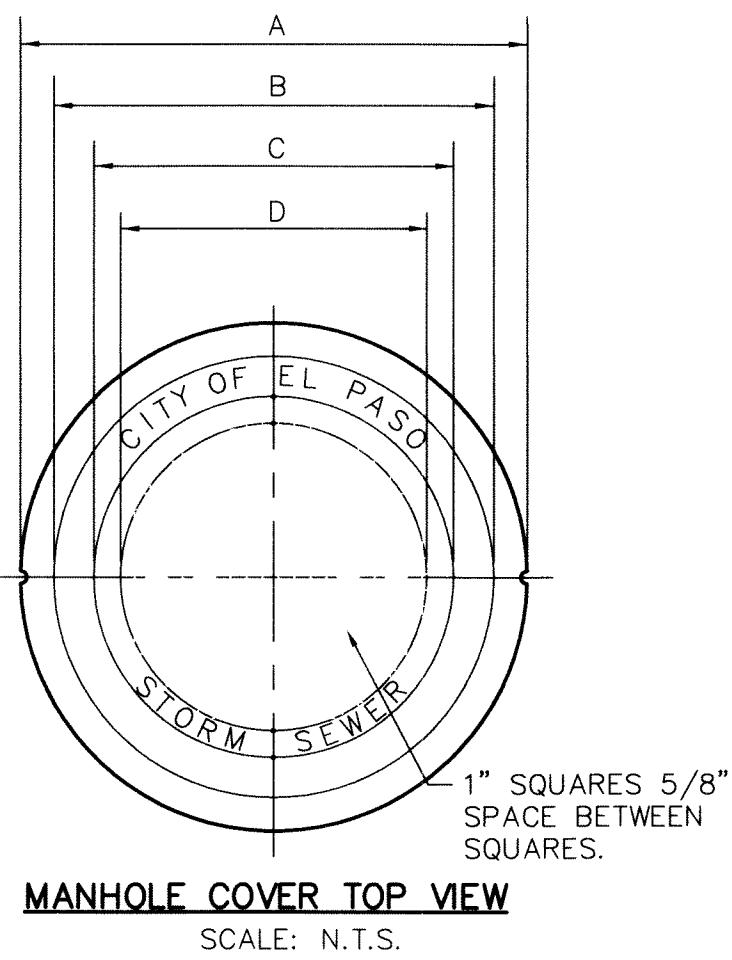
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 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**DRAINAGE
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 (SHEET 3 OF 3)
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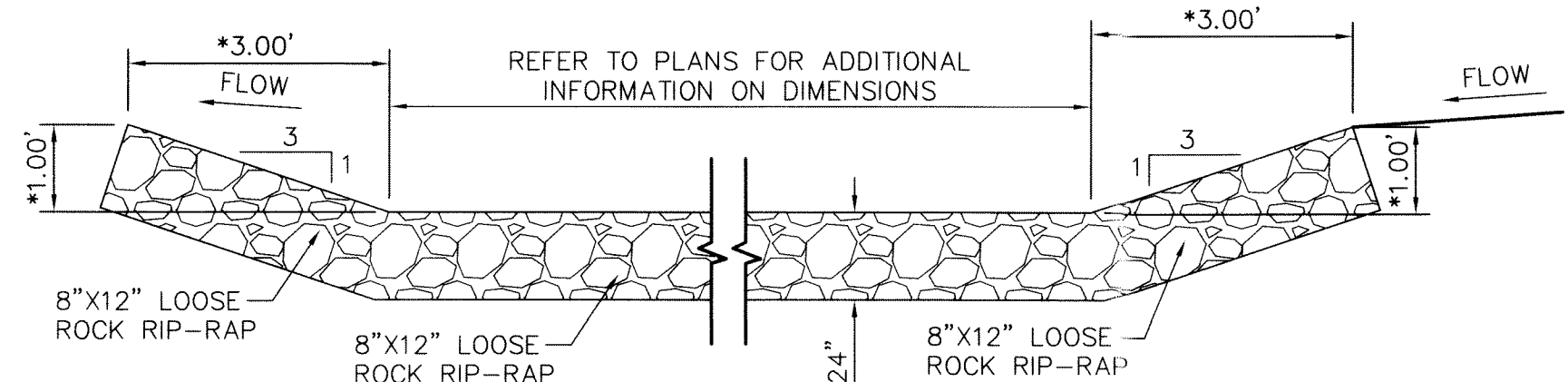
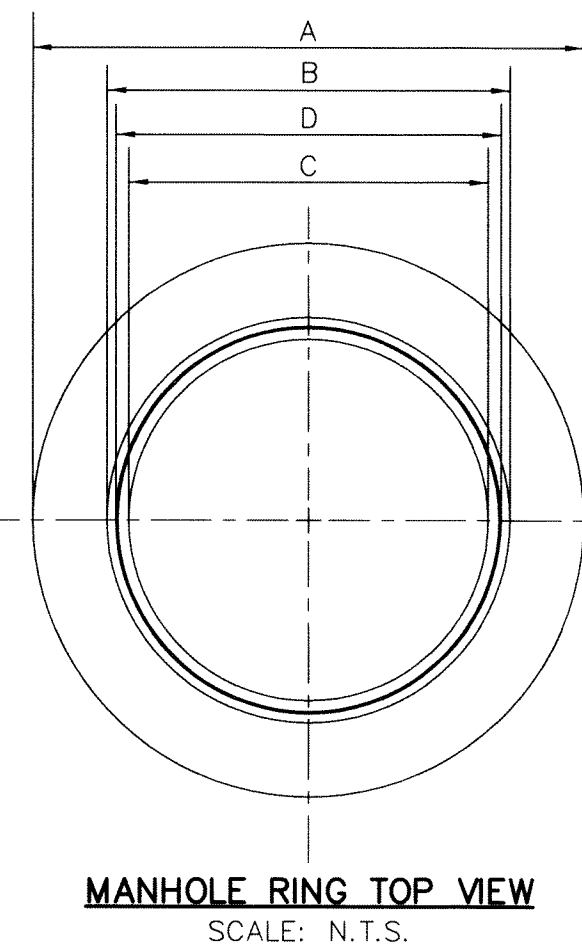
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MANHOLE COVER	48" MANHOLE	72" MANHOLE
WEIGHT	175 LBS.	310 LBS.
A	1'-11 3/4"	2'-7 1/4"
B	1'-8 5/8"	2'-4 1/8"
C	1'-4 7/8"	2'-3/8"
D	1'-2 3/8"	1'-9 7/8"
E	11 7/8"	1'-3 5/8"



MANHOLE RING	48" MANHOLE	72" MANHOLE
WEIGHT	165 LBS.	225 LBS.
A	2'-10 1/2"	3'-6"
B	2'-1 1/4"	2'-8 3/4"
C	1'-10 1/2"	2'-6"
D	1'-11 7/8"	2'-7 3/8"



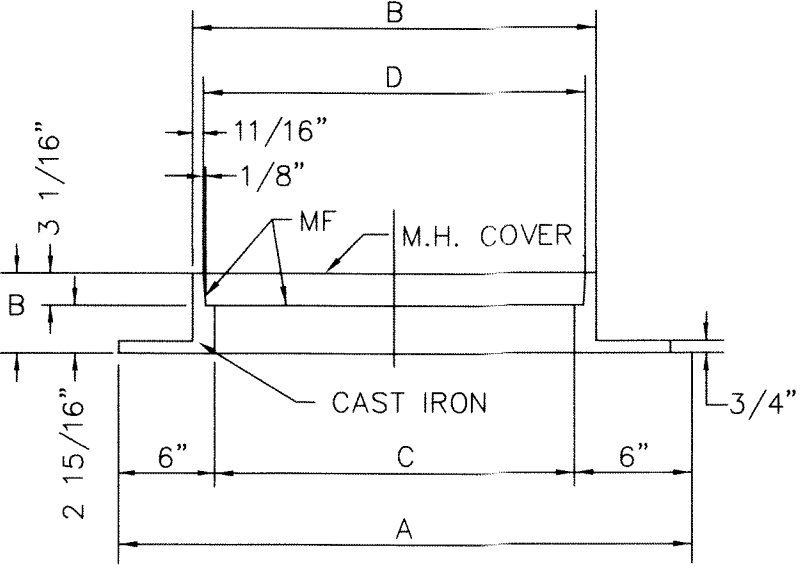
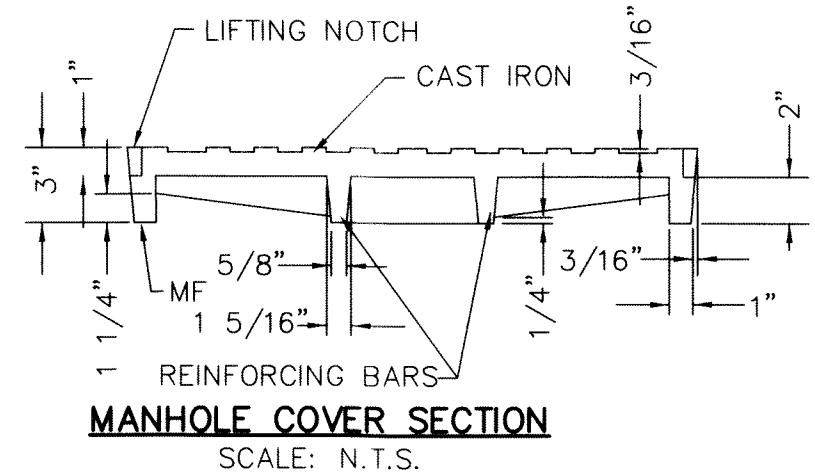
NOTE:
* MINIMUM DIMENSION UNLESS OTHERWISE PROVIDED IN THE PLANS.

2/30 DESILTING BASIN DETAIL AT PARK/POND
SCALE: 1" = 2'-0"



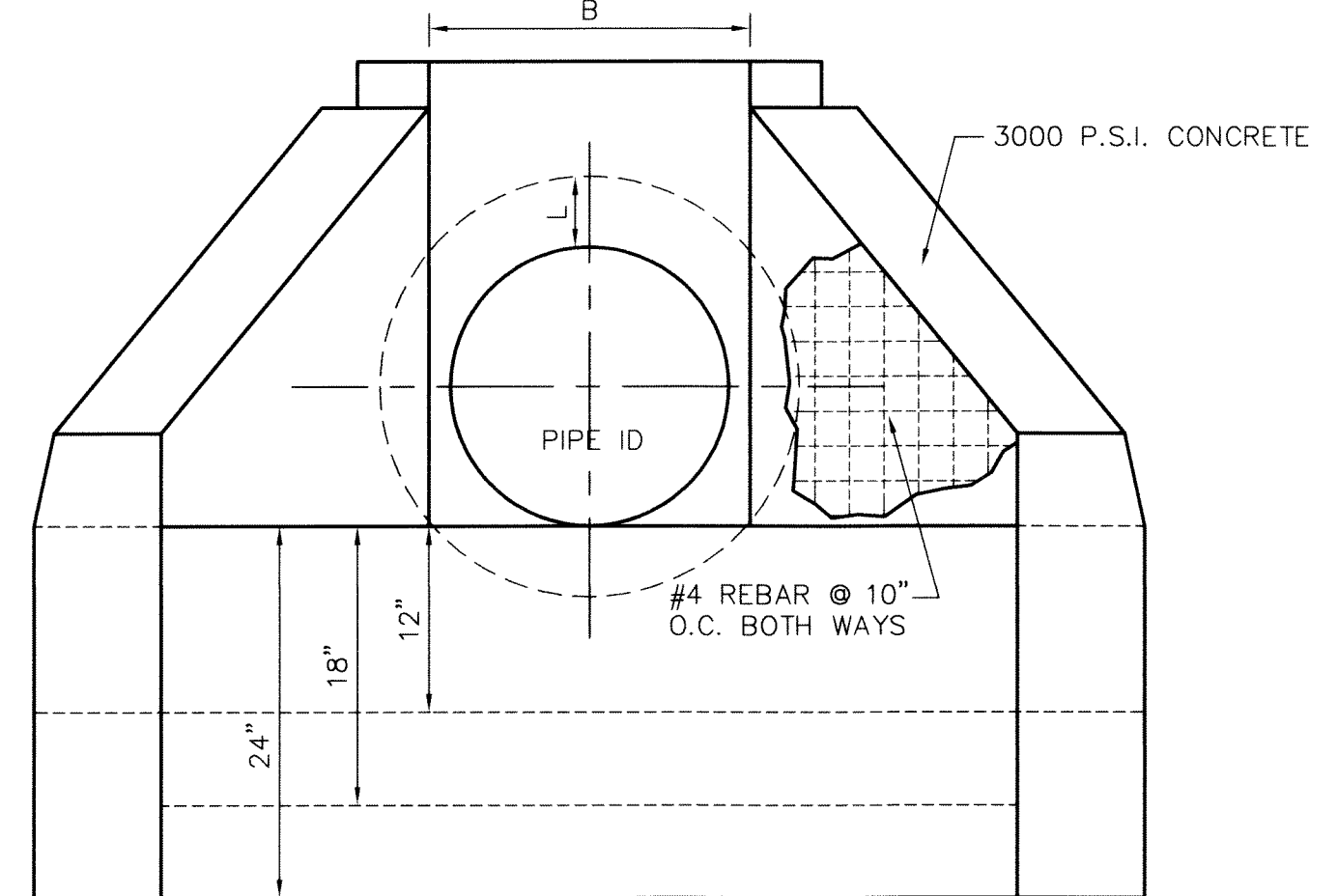
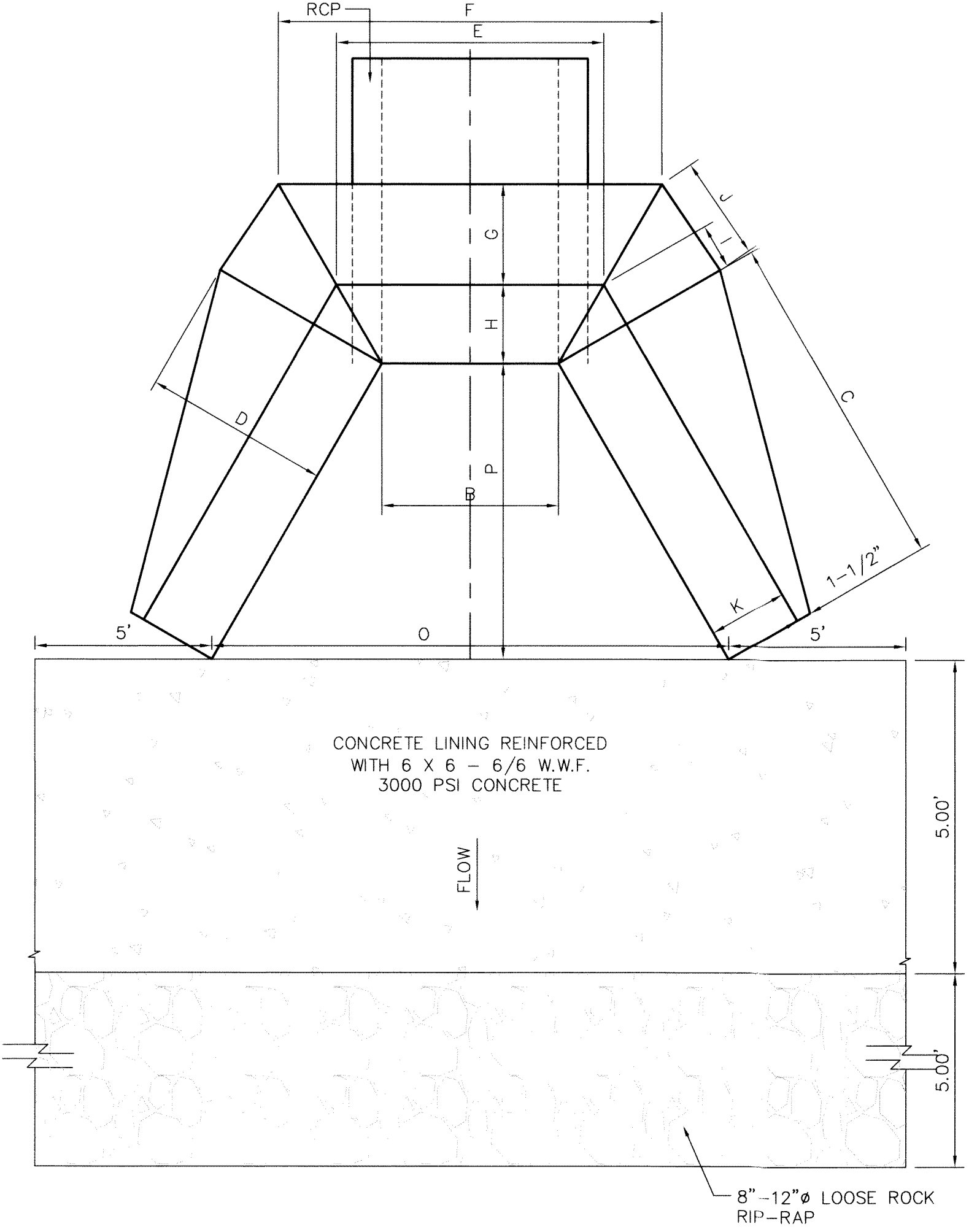
4/30 NO TRESPASSING WARNING SIGN
SCALE: N.T.S.

MANHOLE COVER BOTTOM VIEW
SCALE: N.T.S.

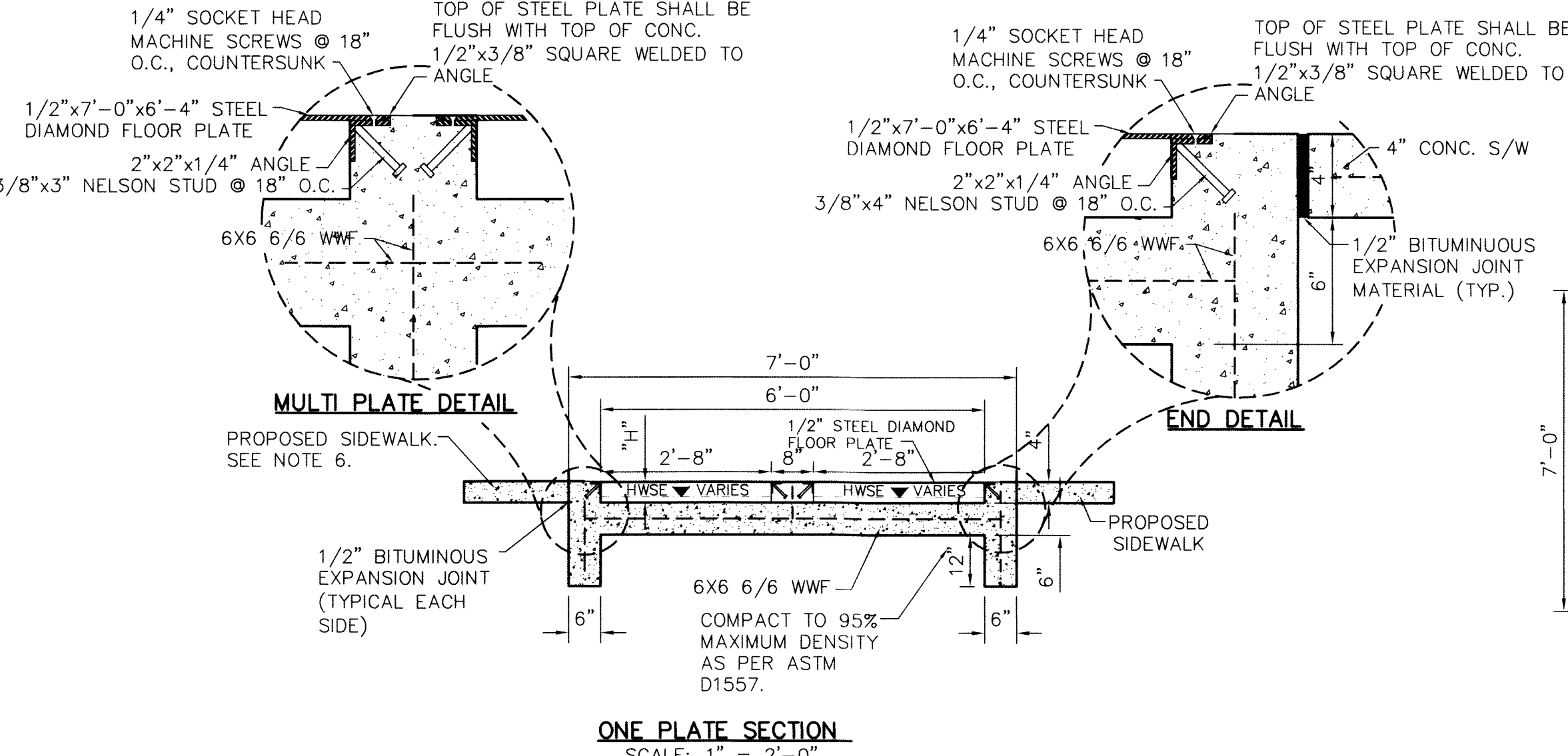


- MANHOLE RING NOTES:**
- MATCHING SURFACES MARKED "MF" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 - CASTING TO BE SMOOTH & VOID OF AIR HOLES.

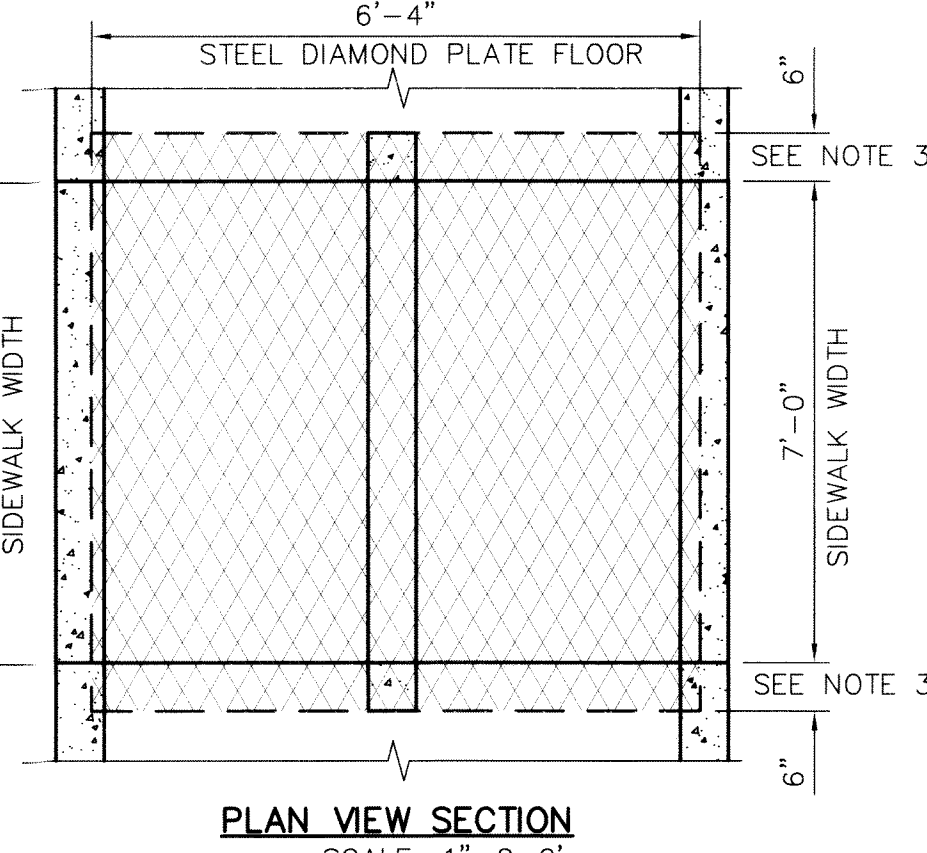
1/30 MANHOLE RING AND COVER DETAILS
SCALE: AS SHOWN



PIPE I.D.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
18"	18"	30"	34 3/8"	19"	27"	40"	11"	8"	4 1/2"	10 1/2"	8"	2 1/2"	24"	3"	64 1/2"	30"
24"	24"	36"	41 3/8"	19"	34"	46"	11"	8"	4 1/2"	11"	8"	3"	30"	3"	77 3/8"	36"
30"	30"	42"	48 3/8"	20"	41"	54"	12"	8"	5"	11 1/2"	8"	3 3/8"	36"	3"	90 3/8"	42"
36"	36"	48"	55 3/8"	20 3/8"	48"	60"	11 3/8"	9"	5 1/2"	12"	9"	4"	42"	3 3/8"	103 3/8"	48"
42"	42"	54"	62 3/8"	25"	55"	72"	15"	10"	5 1/2"	13"	10"	4 1/2"	48"	3 3/8"	116 3/8"	54"
48"	48"	60"	69 3/8"	25"	62"	78"	15"	10"	5 3/4"	14 1/2"	10"	5"	54"	4"	129 3/8"	60"
54"	54"	66"	76 3/8"	25"	69"	84"	15"	10"	6"	15 3/4"	10"	5 1/2"	60"	4 1/2"	142 3/8"	66"



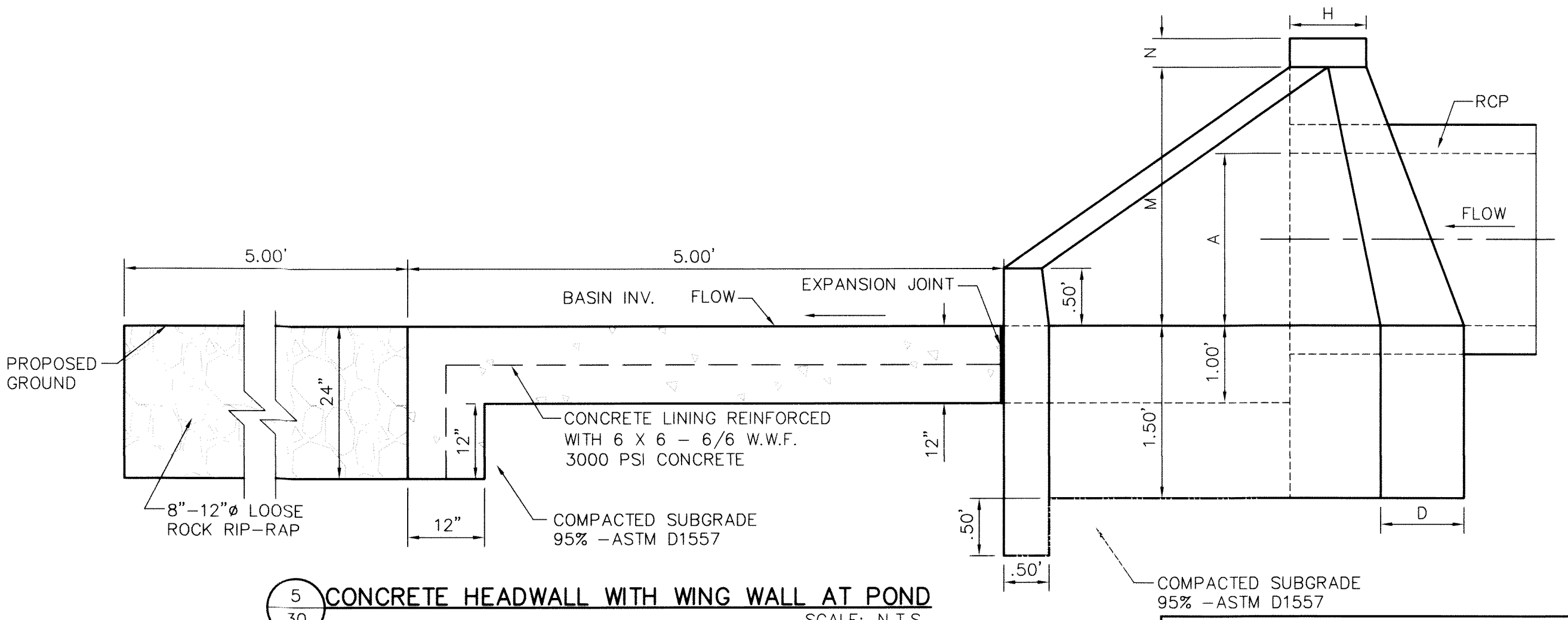
ONE PLATE SECTION
SCALE: 1" = 2'-0"



SECTION A-A SECTION A-A AT SLOPE

"H" = 4" "H" = 4"
 "X" = 6'-0" "X" = 6'-0"
 Qexp = 3.321 cfs Qexp = 3.321 cfs
 Qcap = 14.487 cfs Qcap = 51.218 cfs
 HWSE: 1.61" HWSE: 0.75"

3/30 CONCRETE FLUME AND STEEL PLATE COVER-SECTION
SCALE: AS SHOWN



5/30 CONCRETE HEADWALL WITH WING WALL AT POND
SCALE: N.T.S.

- NOTES:**
- ALL CONCRETE SHALL BE 3,000 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS.
 - STEEL DIAMOND FLOOR PLATE TO HAVE A MINIMUM OF TWO COATS OF RED OXIDE PRIMER.
 - EXTEND STEEL DIAMOND FLOOR PLATE SIX (6) INCHES BEYOND SIDEWALK WIDTH.
 - THE TOP OF THE STEEL PLATE IS TO FOLLOW PROPOSED SIDEWALK ELEVATIONS.
 - REFER TO DRAINAGE PLAN FOR FLUME CALCULATIONS AND NUMBER OF PLATES REQUIRED.
 - IF TWO OR MORE PLATES ARE REQUIRED, REFER TO THE MULTI PLATE DETAIL FOR MORE INFORMATION.

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE
 RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 372.60
 DATE REVISIONS BY

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 915-544-6332 Fax: 915-544-6333 www.ceagroup.net



SCALE: AS SHOWN
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: J.A.H.
 DRAWN BY: J.M.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 JOB No. 2311-001-LD

PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**DRAINAGE
 DETAILS**
 (SHEET 2 OF 3)
 SHEET NO.

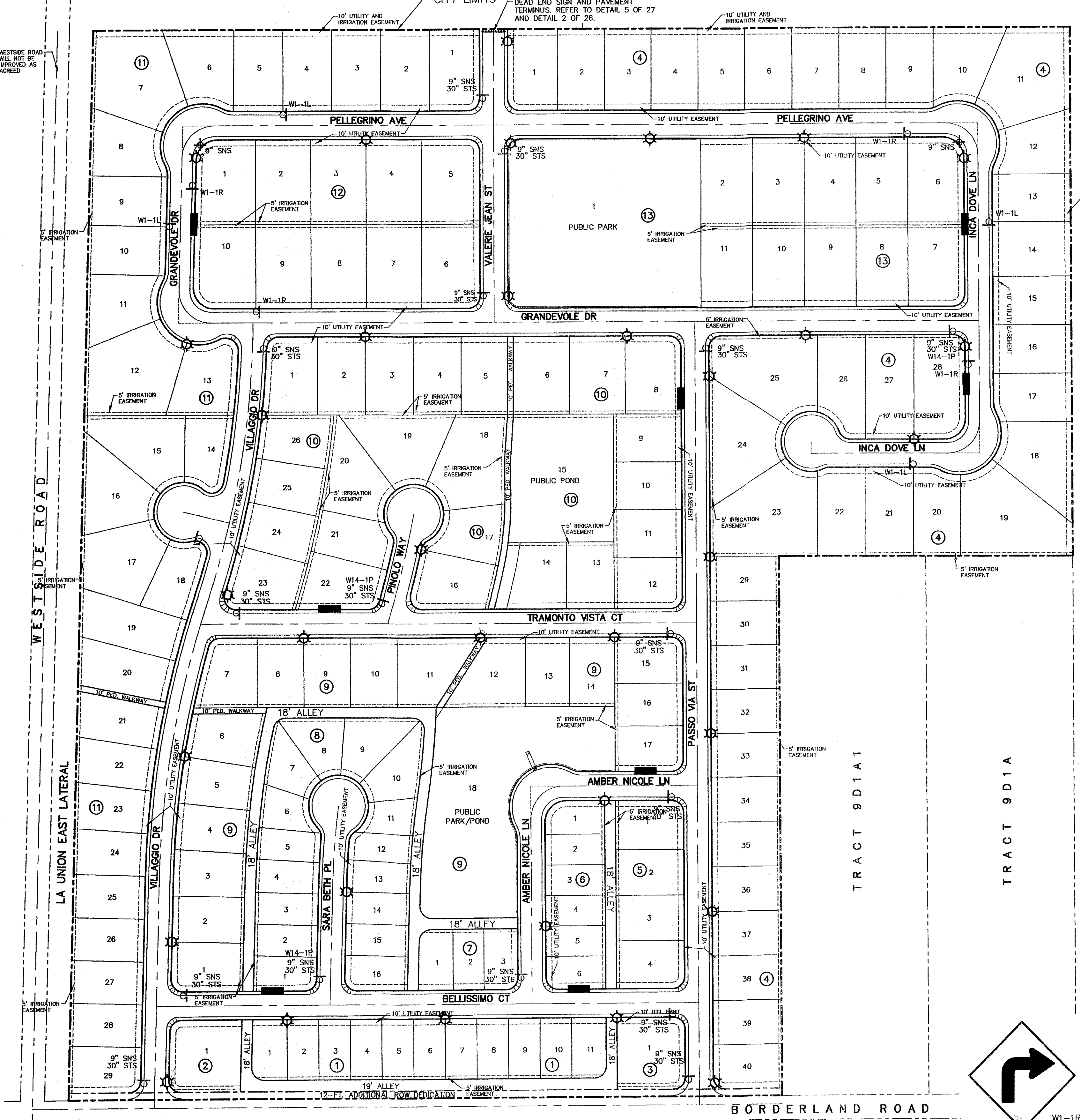
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TRACT 9B1

TRACT 9B

WESTSIDE ROAD WILL NOT BE IMPROVED AS AGREED



ITEM	QTY.	DESCRIPTION
1	1	POLE, PENTA TREATED PINE 40' CLASS III
27	1/2"	RIGID GALVANIZED STEEL CONDUIT
3	4	TWO HOLE STEEL PIPE STRAP FOR 1/2" CONDUIT
4	8	1/4" x 1" LAG BOLT
5	1	PHOTO CELL RECEPTACLE WITH 1/2" THREADED BASE AND MOUNTING BRACKET
6	1	PHOTO CELL 240V.
7	4	1/2" x 4" LAG BOLT
8	1	WASHER, SQ. GALV. 2-1/4" x 2-1/4"
9	1	MACHINE BOLT 5/8" x 8"
10	1	LOCKNUT 5/8"
11	1	LUMINAIRE 100W H.P.S.
12	1	WASHER, COIL SPRING 5/8"
13	1	STEEL LUMINAIRE SUPPORT (10' OR 8') UNION METAL MANUF. CO. DESIGN 348 OR EQUIVALENT
14	2	#12 COPPER WIRES WITH THW INSULATION
15	1	GROUND CLAMP FOR 1/2" RIGID CONDUIT
16	1	1/2" SCHEDULE 40 PVC COUPLING
17	1	1/2" SCHEDULE 40 PVC 18" RADIAL BEND
18	1	1/2" SCHEDULE 40 PVC FEMALE ADAPTER
19	1	1/2" x 8" PVC COATED RIGID STEEL CONDUIT NIPPLE
20	1	1/2" PVC COATED RIGID STEEL COUPLING
21	2	COPPER WIRE, #6 BARE SOLID HARD DRAWN
22	2	ALUMINUM WIRE, #4 BARE SOLID HARD DRAWN
23	1/2#	STAPLE, GALV. 1-1/2" NO. 9
24	1	SPLICE, #4 SOLID ALUM. TO #6 SOLID CU.
25	1	PHOTOCELL, 240V

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SBG	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

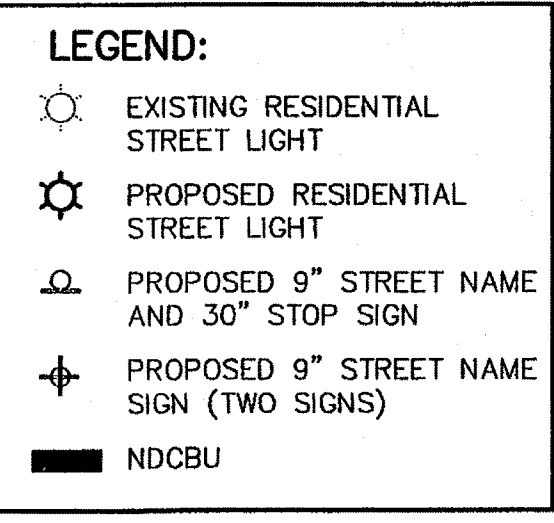
WARNING!
BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

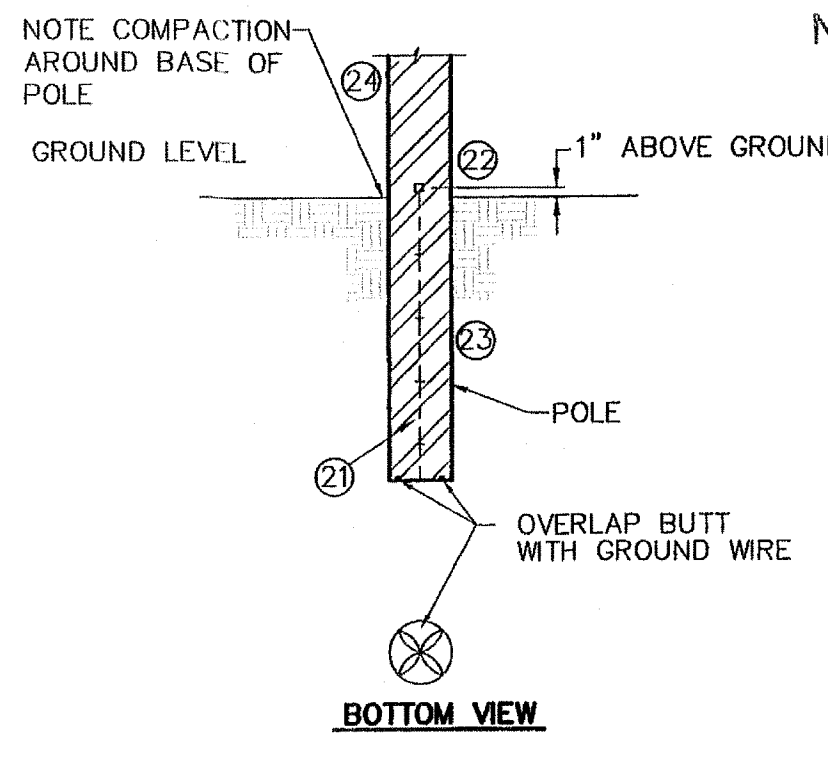
GENERAL NOTES:

- A MINIMUM 3' CLEARANCE SHALL BE PROVIDED ON THE SIDEWALK AFTER THE LIGHT POLES & FIRE HYDRANTS ARE PLACED. SIDEWALK SHALL COMPLY WITH A.D.A. AND T.D.L.R. STANDARDS.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU).

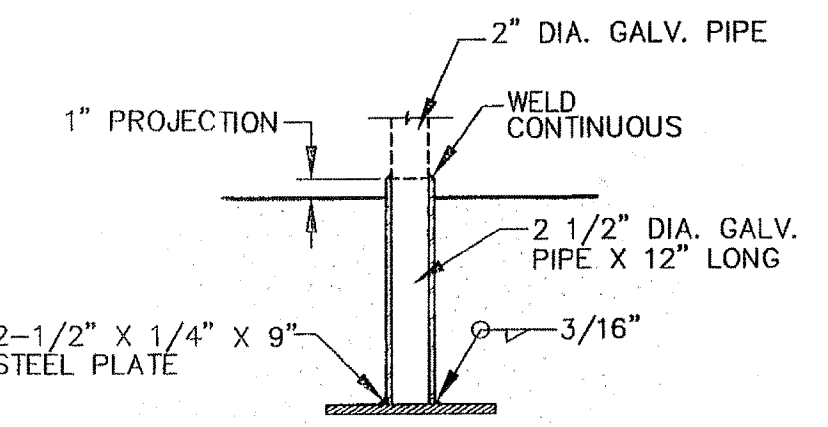


ALL ROADWAYS INTERSECTING EXISTING PUBLIC ROADWAYS SHALL REMAIN COMPLETELY CLOSED FOR PUBLIC USE UNTIL ACCEPTED FOR MAINTENANCE BY THE CITY.

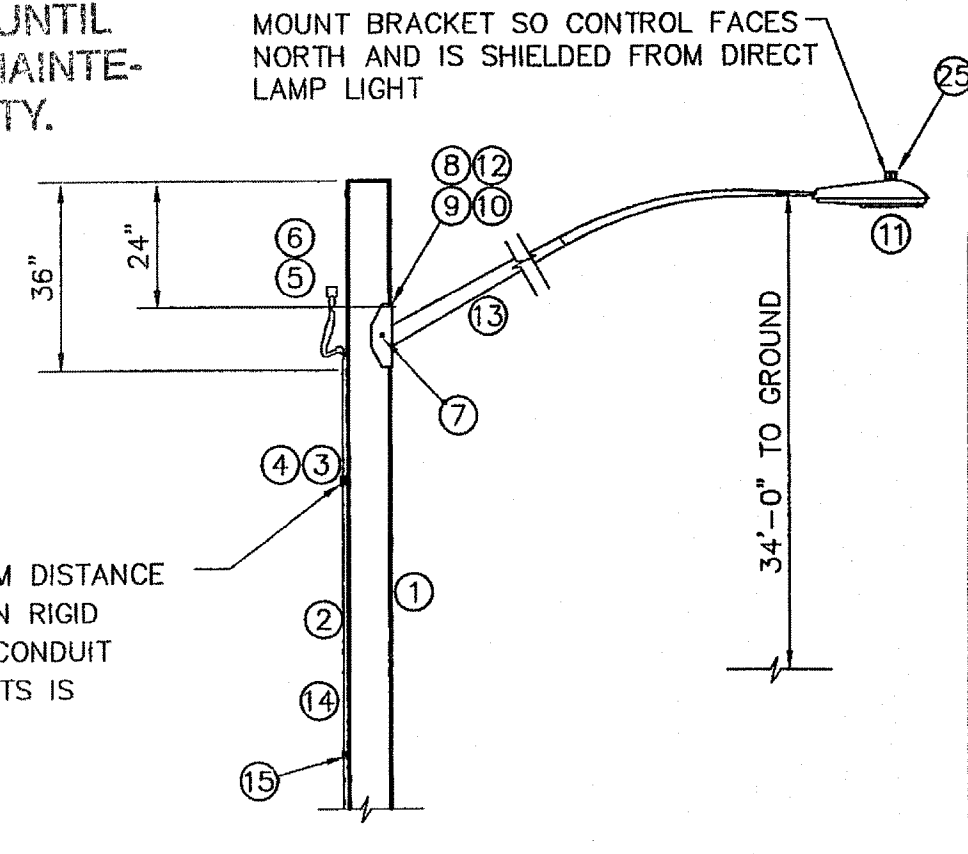
* MUST MEET OCCIDENTAL COATING CO. SPECS.



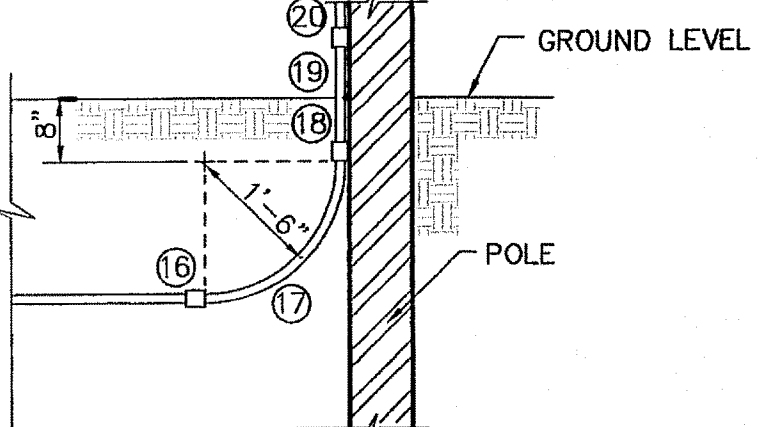
(BUTT GROUNDING) DISTRIBUTION DETAIL
SCALE: 1" = 2'-0"



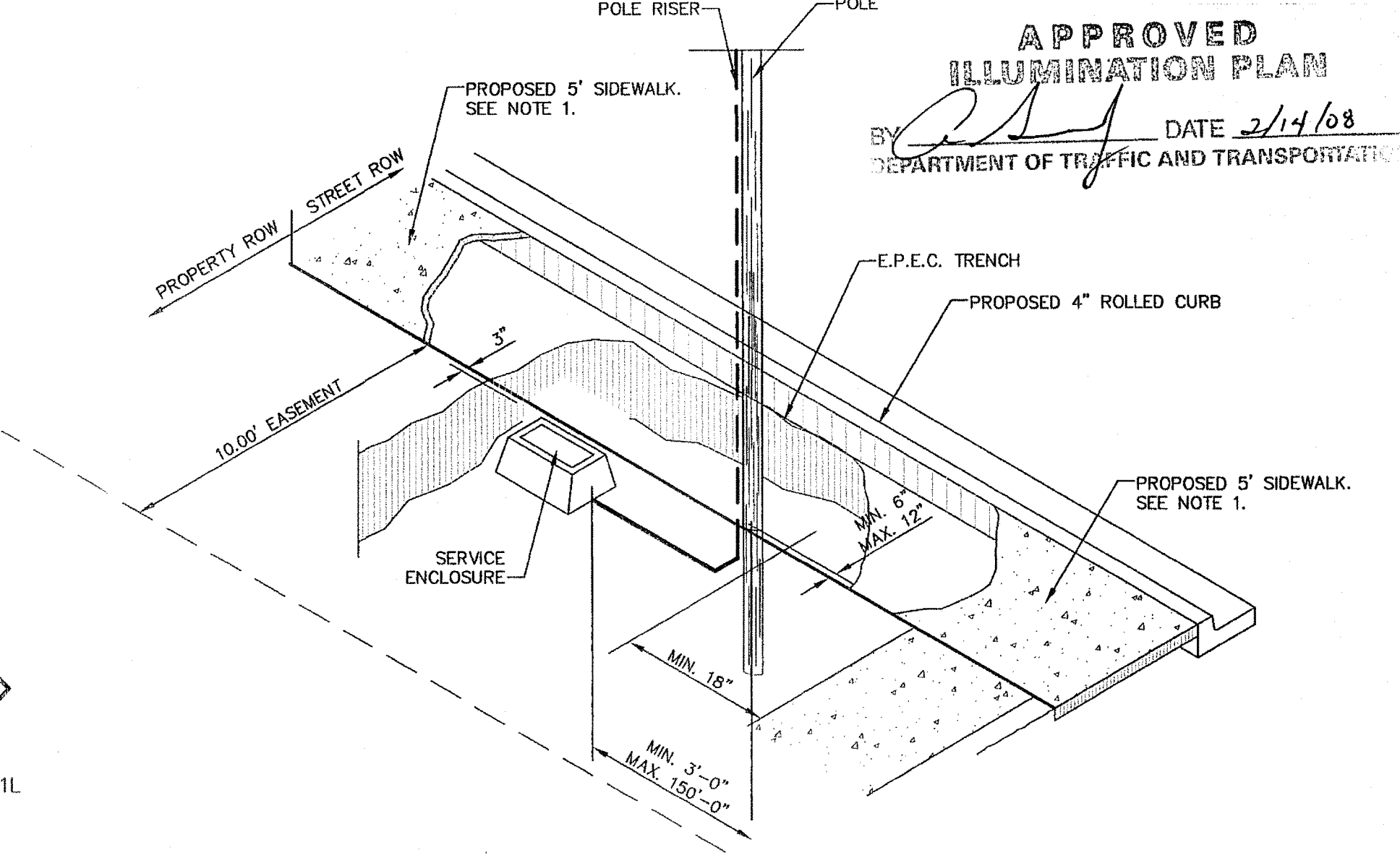
POST SLEEVE DETAIL
SCALE: 1" = 1'-0"



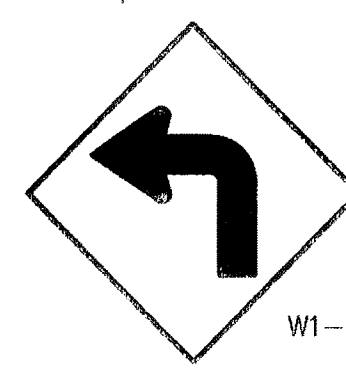
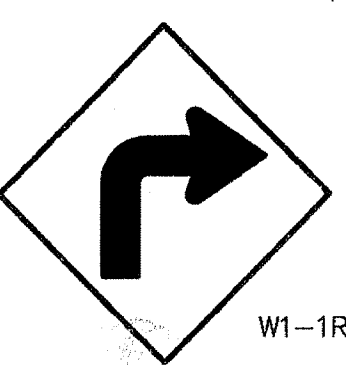
STREET LIGHT DETAIL
SCALE: 1" = 3'-0"



POLE RISER DETAIL
SCALE: 1" = 2'-0"



POLE LOCATION DETAIL
SCALE: 1" = 5'-0"



NOTE:
SIGNS SHOULD COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SIGNS DETAIL
SCALE: N.T.S.

ILLUMINATION PLAN
SCALE: 1" = 100'

APPROVED ILLUMINATION PLAN

BY: *[Signature]* DATE: 2/14/08

DEPARTMENT OF TRAFFIC AND TRANSPORTATION

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.

BRASS DISK ELEVATION = 372.60

BY	REVISIONS	DATE

osa

engineers • architects • planners

4712 Transportation Rd. Ste. F
El Paso, Texas 79924
Office 915.544.5232 Fax 915.544.5233
www.osagroup.net

SCALE: 1" = 100'

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	DECEMBER 2007
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB NO.:	2311-001-LD

BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

PROJECT TITLE

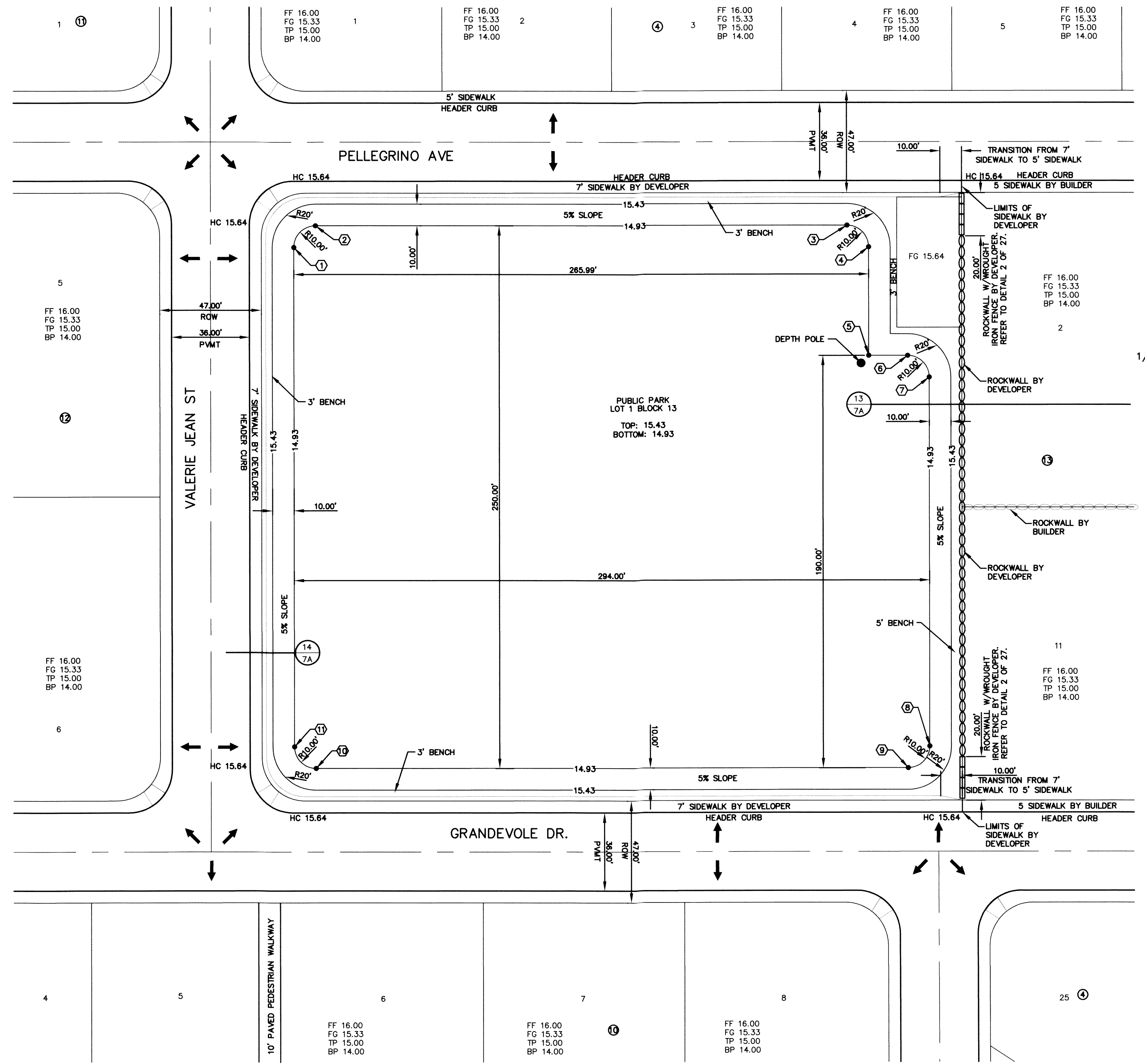
SHEET TITLE

ILLUMINATION PLAN

SHEET NO.

31

OF 37

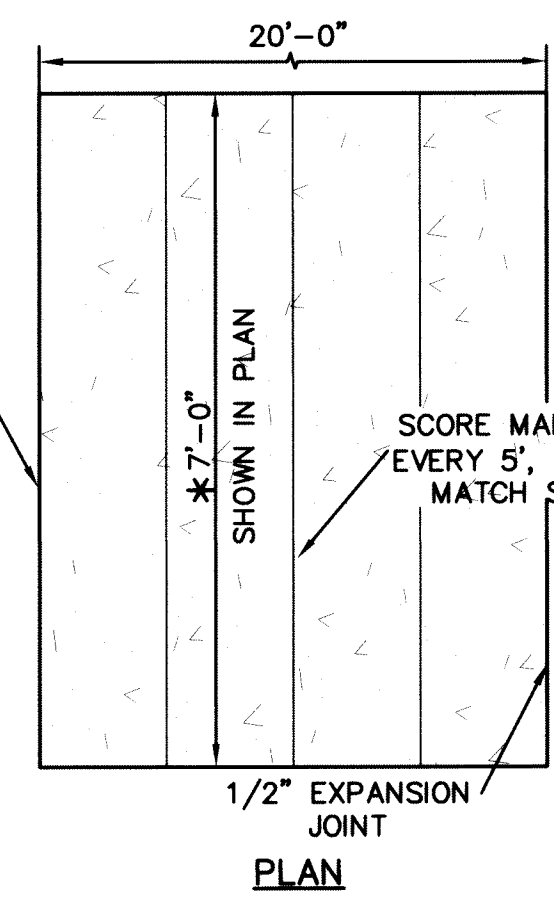


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 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
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WARNING!
BEFORE YOU DIG
 CALL
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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

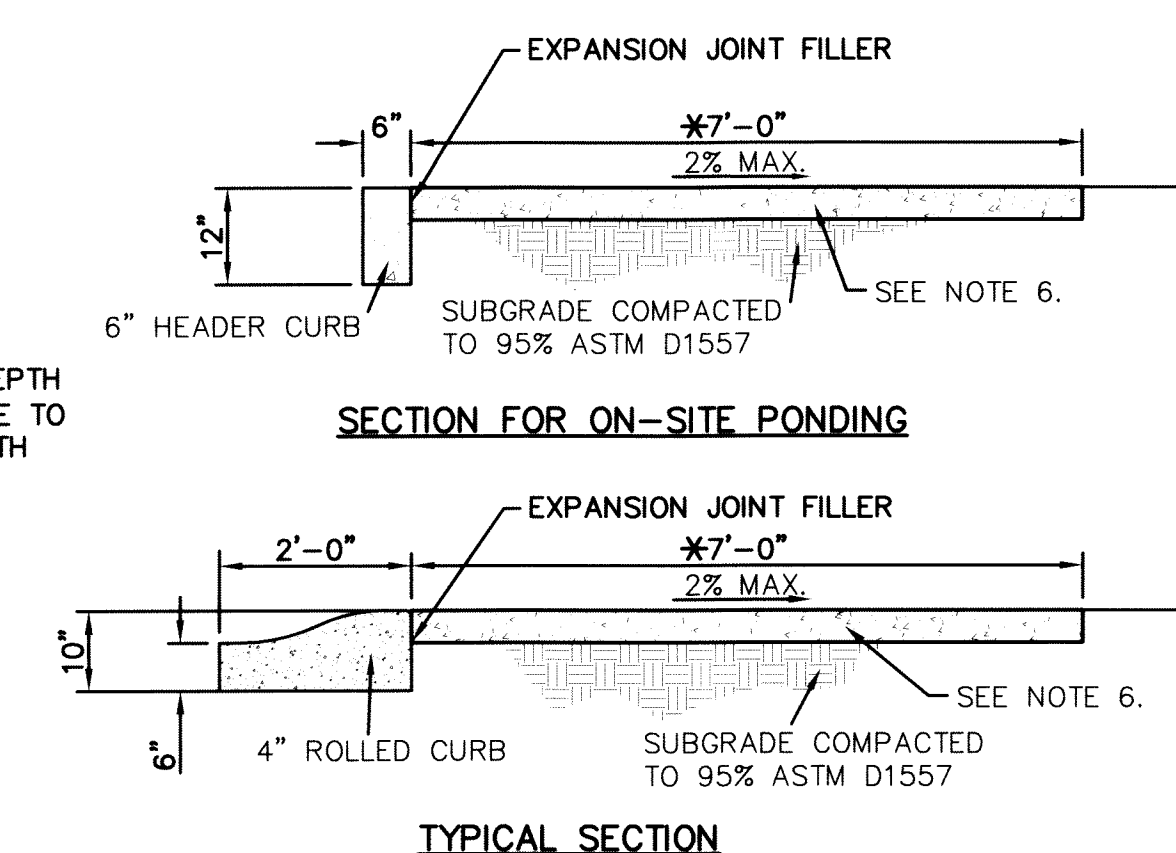
GENERAL NOTES
 1. REFERENCE SHEET 7A FOR ADDITIONAL INFORMATION ON CROSS SECTIONS.
 2. REFERENCE SHEET 3 FOR ADDITIONAL INFORMATION ON HC ELEVATIONS.



PLAN
SIDEWALK NOTES:

1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
 2. DUMMY JOINTS REQUIRED AT 5' O.C.
 3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33).
 4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
 5. SUBGRADE TO BE COMPACTED TO 95% AS PER ASTM D1557.
 6. REINFORCEMENT (6X6-10/10 W.W.F.) SHALL BE PLACED WHEREVER SIDEWALK ABUTS AN ALLEY, PEDESTRIAN WALKWAY AND/OR PARK.
- * SIDEWALK SHALL BE SEVEN (7') FEET WHEN ABUTTING PARKS.

SIDEWALK DETAIL AT PARKS
 SCALE: 1" = 30'



TYPICAL SECTION

PARK GRADING DESIGN PLAN
 SCALE: 1" = 30'

- LEGEND:**
- NEW 6' HIGH ROCKWALL (0'-2' RETAINING HEIGHT)
 - △—△— NEW 6' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)
 - NEW 6' HIGH RETAINING ROCKWALL (3'-9' RETAINING HEIGHT)
 - NEW 6' HIGH ROCKWALL WITH WROUGHT IRON FENCE BY DEVELOPER. REFER TO DETAIL 2 OF SHEET 27 FOR ADDITIONAL INFORMATION.

KEY #	NORTH	EAST
①	N 13449.5936	E 7990.8798
②	N 13459.5965	E 8000.8769
③	N 13459.6680	E 8246.8702
④	N 13449.6680	E 8256.8731
⑤	N 13399.6747	E 8256.8731
⑥	N 13399.6747	E 8274.8972
⑦	N 13389.6776	E 8284.8972
⑧	N 13219.6791	E 8284.9467
⑨	N 13209.6762	E 8274.9496
⑩	N 13209.5965	E 8000.9496
⑪	N 13219.5936	E 7990.9467
DEPTH POLE	N 13396.1392	E 8253.3375

INTERSECTION OF MILTON HENRY AVENUE CENTERLINE
 RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.

BRASS DISK ELEVATION = 3712.60

DATE: _____ REVISIONS: _____ BY: _____

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ENGINEER'S SEAL
 JAMES L. ALVARADO
 88075
 LICENSED PROFESSIONAL ENGINEER
 CIVIL

SCALE: 1" = 30'
 Horizontal: 1" = 5'
 Vertical: 1" = 5'
 Contour Interval: N/A

DATE: DECEMBER, 2007
 DESIGN BY: AVI
 DRAWN BY: JVA
 APP'D BY: JVA
 JOB No.: 2311-001-LD

BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

PARK GRADING #1
DESIGN PLAN

SHEET NO.

32

OF 37

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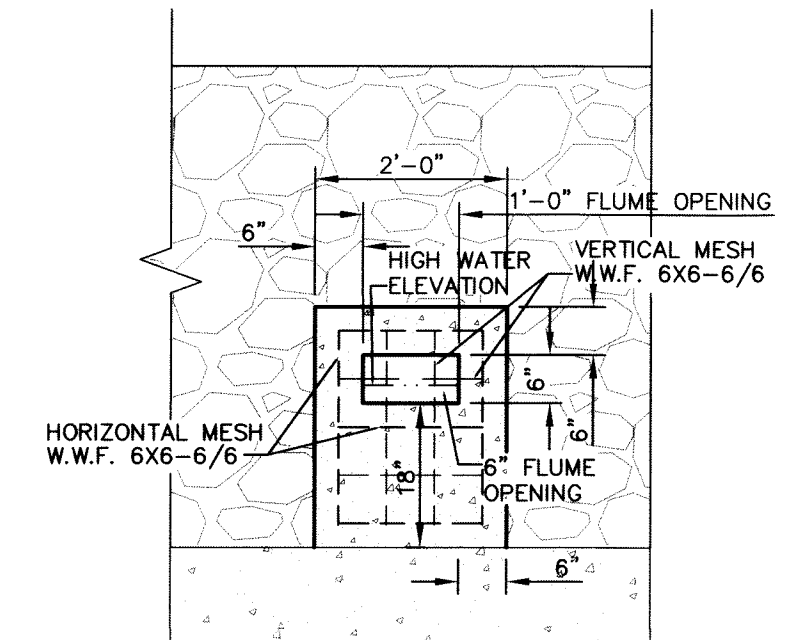
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 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
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 SBC (800) 545-6005
 AT&T (800) 852-3786
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 (AFTER HOURS) (915) 240-3220

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 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
 INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (OR, ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.60

DATE	REVISIONS	BY

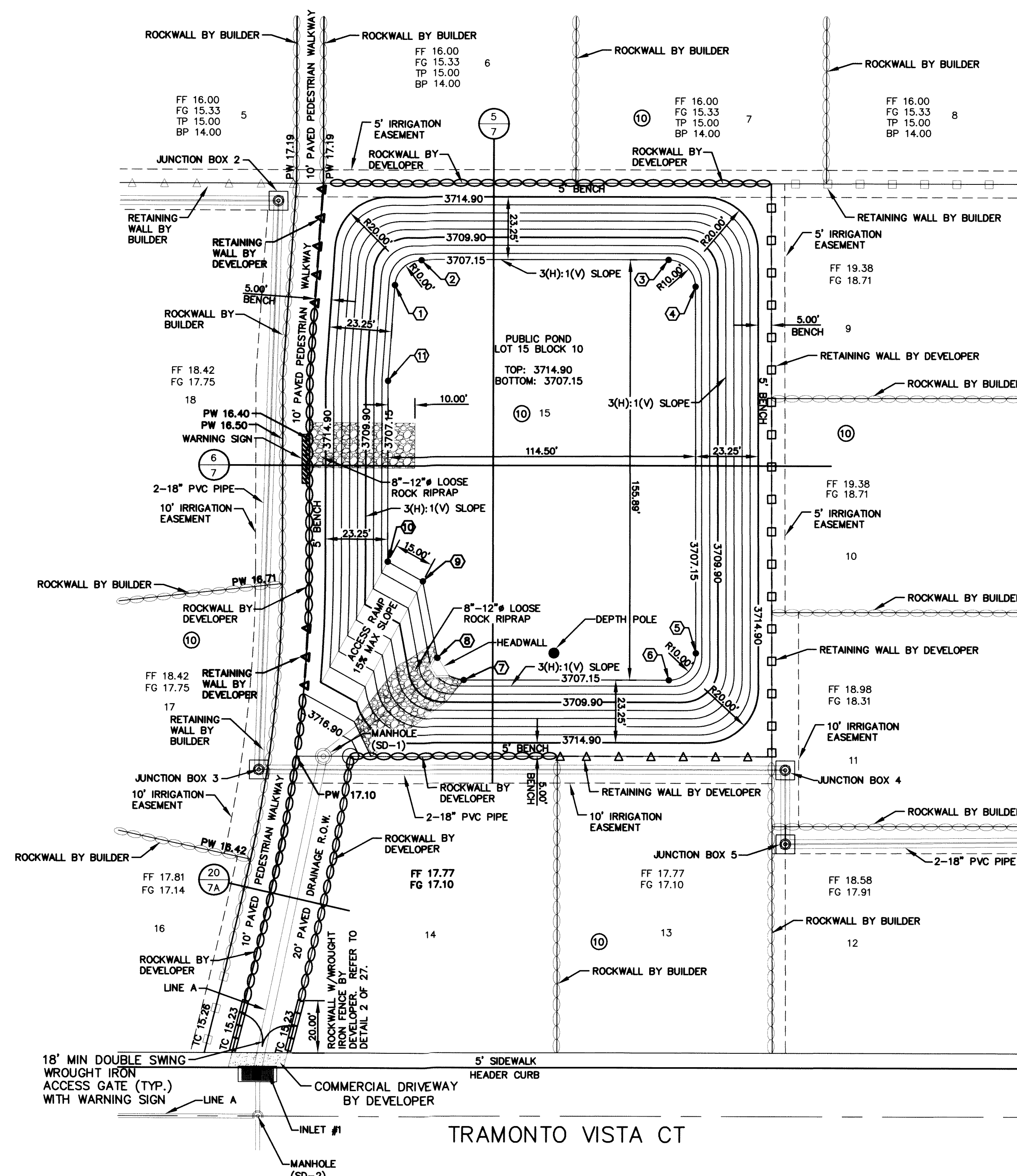
GENERAL NOTES
 1. REFERENCE SHEET 7 AND SHEET 7A FOR ADDITIONAL INFORMATION ON CROSS SECTIONS.
 2. REFERENCE SHEET 4 FOR ADDITIONAL INFORMATION ON TO ELEVATIONS.



LOW POINT SECTION AT ROCKWALL FLUME
 SCALE: N.T.S.

NOTES:
 1. REFER TO DETAIL 1 OF SHEET 4R FOR ADDITIONAL INFORMATION.

ROCKWALL FLUME
 SCALE: 1" = 2'



NEW POND CALCULATIONS

QT = (ARC)/12	SILT VOLUME = 0.158
QT = 2.557	0.012 AC-FT/AC
A = 13.160	3.196 + 0.158 = 3.354 AC-FT
R = 4"	
C = 0.583	
QT X Q25% = 0.639	TOTAL_{req} = 3.354 AC-FT
2.557 + 0.639 = 3.196	

NEW RETENTION BASIN

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET TOWER FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION	FREE BOARD (FT.)
1	3.354	4.296	22.287	0	3713.55±	3707.15	1.35

NEW POND AREAS

CONTOUR	ACCUMULATED VOLUME (AC.-FT.)
3714.9	4.296
3713.9	3.588
3712.9	2.928
3711.9	2.316
3710.9	1.749
3709.9	1.225
3708.9	0.744
3707.9	0.304
3707.15	0.000

NOTES:
 1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE DOES INCLUDE 25% FREEBOARD. THE TOTAL POND CAPACITY SHALL HOLD TOTAL REQUIRED STORM WATER RUNOFF.
 HWSE = Qreq
 HWSE = 3.354 AC-FT
 CONTOUR 3713.90, ACCUMULATED VOLUME = 3.588 AC-FT
 CONTOUR 3712.90, ACCUMULATED VOLUME = 2.928 AC-FT
 HIGH WATER SURFACE ELEVATION = 3713.55±

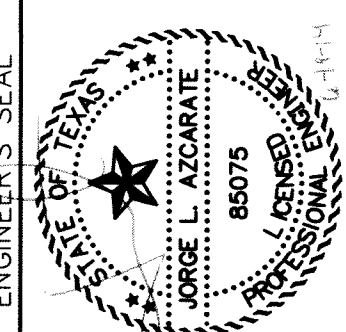
NOTES:
 1. 15' WIDE POND ACCESS RAMP SHALL HAVE A MINIMUM P.I. OF 8 WITH NO LOOSE MATERIAL AND A MINIMUM 95% COMPACTION PER ASTM-D1557.
 2. POND ROCKWALL/RETAINING WALL SHALL BE BUILT TO A 6' MIN. HEIGHT FROM THE HIGHEST GROUND.
 3. PROPOSED ROCKWALLS & RETAINING WALL LOCATIONS SHALL BE CONSTRUCTED ACCORDING TO GRADING SECTIONS.

LEGEND:

	NEW 6' HIGH ROCKWALL (0'-2' RETAINING HEIGHT)
	NEW 6' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)
	NEW 6' HIGH RETAINING ROCKWALL (3'-9' RETAINING HEIGHT)
	NEW 6' HIGH ROCKWALL WITH WROUGHT IRON FENCE BY DEVELOPER. REFER TO DETAIL 2 OF SHEET 27 FOR ADDITIONAL INFORMATION.
	8"-12" LOOSE ROCK RIP RAP

POND #2 DESIGN PLAN
 SCALE: 1" = 30'

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 Office: 915.544.5202 Fax: 915.544.5203 www.cegroup.net



SCALE: 1" = 30'
 Horizontal: 1" = 50'
 Vertical: 1" = 5'
 Contour Interval: N/A
 DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO.: 2311-001-1D

BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

POND #2
DESIGN PLAN

SHEET NO.

33R

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STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

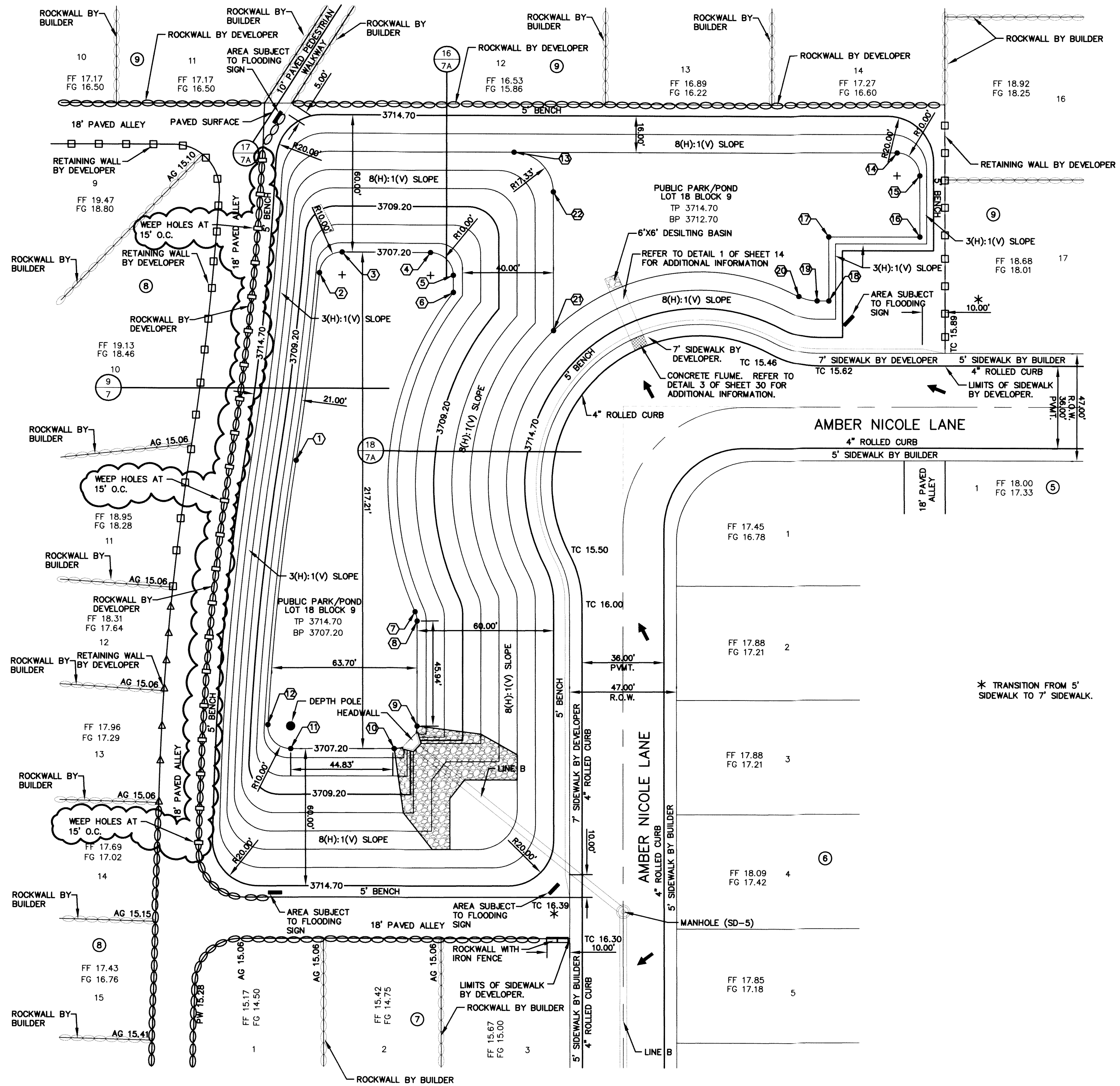
WARNING!
BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

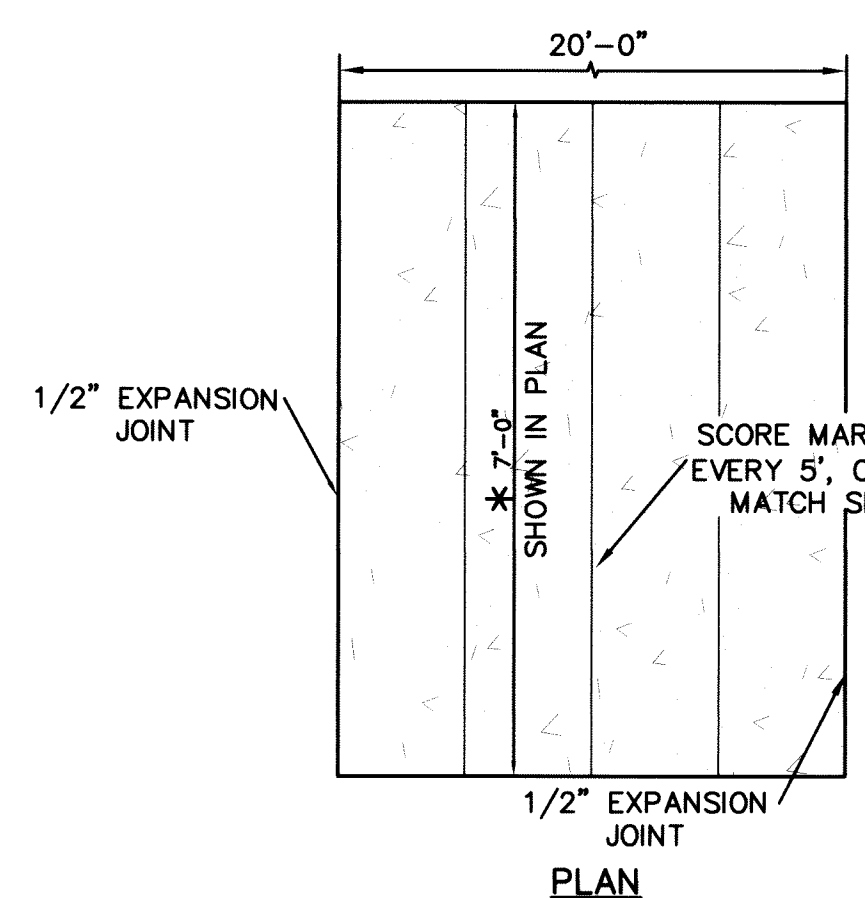
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (26' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
 BRASS DISK ELEVATION = 3712.80

REVISIONS

DATE	REVISIONS
6-9-14	WEEP HOLES ADDED TO ROCKWALL



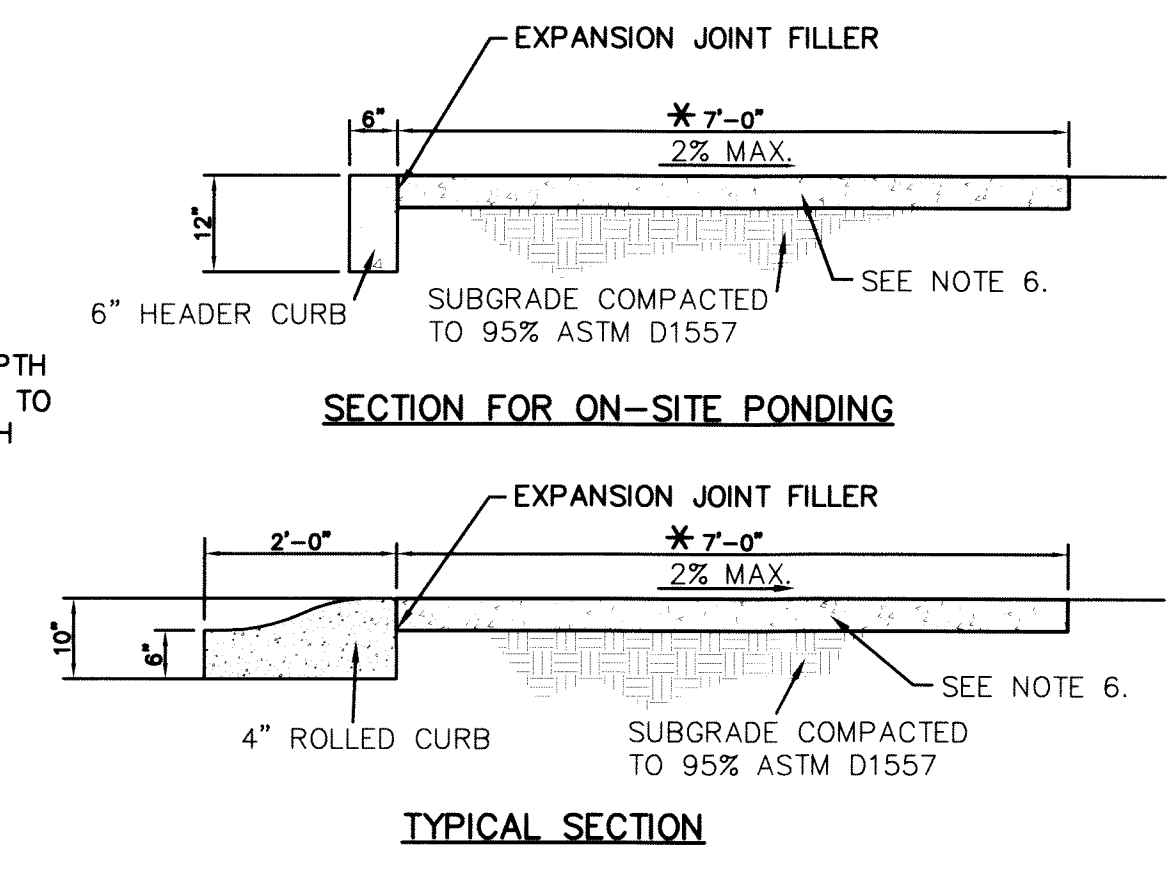
POND #3 DESIGN PLAN
 SCALE: 1" = 30'



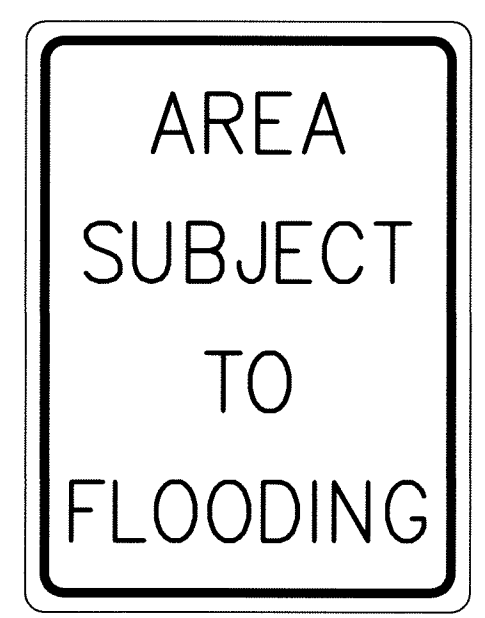
PLAN
 SIDEWALK NOTES:

- CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
 - DUMMY JOINTS REQUIRED AT 5' O.C.
 - EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33).
 - EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
 - SUBGRADE TO BE COMPACTED TO 95% AS PER ASTM D1557.
 - REINFORCEMENT (6X8-10/10 W.W.F.) SHALL BE PLACED WHEREVER SIDEWALK ABUTS AN ALLEY, PEDESTRIAN WALKWAY AND/OR PARK.
- * SIDEWALK SHALL BE SEVEN (7') FEET WHEN ABUTTING PARKS.

SIDEWALK DETAIL AT PARKS
 SCALE: 1" = 30'



TYPICAL SECTION



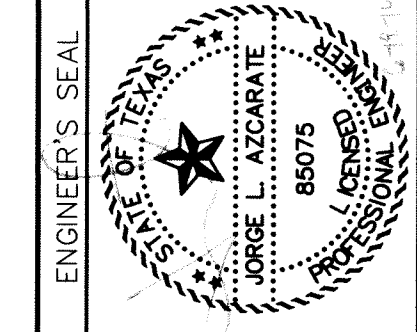
NOTE: REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR ADDITIONAL INFORMATION
AREA SUBJECT TO FLOODING WARNING SIGN
 SCALE: N.T.S.

- NOTES:**
- 15' WIDE POND ACCESS RAMP SHALL HAVE A MINIMUM P.I. OF 8 WITH NO LOOSE MATERIAL AND A MINIMUM 95% COMPACTION PER ASTM-D1557.
 - POND ROCKWALL/RETAINING WALL SHALL BE BUILT TO A 6' MIN. HEIGHT FROM THE HIGHEST GROUND.
 - PROPOSED ROCKWALLS & RETAINING WALL LOCATIONS SHALL BE CONSTRUCTED ACCORDING TO GRADING SECTIONS.

- LEGEND:**
- NEW 6' HIGH ROCKWALL (0'-2' RETAINING HEIGHT)
 - NEW 6' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)
 - NEW 6' HIGH RETAINING ROCKWALL (3'-9' RETAINING HEIGHT)
 - NEW 6' HIGH ROCKWALL WITH WROUGHT IRON FENCE BY DEVELOPER. REFER TO DETAIL 2 OF SHEET 27 FOR ADDITIONAL INFORMATION.
 - 8"-12" LOOSE ROCK RIP RAP

KEY #	NORTH	EAST
1	N 12376.9492	E 7876.3444
2	N 12459.0535	E 7878.0986
3	N 12468.1774	E 7888.0572
4	N 12468.1887	E 7926.8138
5	N 12458.2207	E 7936.8167
6	N 12450.7408	E 7936.8406
7	N 12311.0347	E 7920.4228
8	N 12306.9695	E 7921.3006
9	N 12261.0295	E 7921.4476
10	N 12250.9976	E 7911.4796
11	N 12250.8521	E 7866.0512
12	N 12261.3785	E 7856.0330
DEPTH POLE	N 12260.8520	E 7866.0192

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SCALE: 1" = 30'
 Horizontal: 1" = 5'
 Vertical: 1" = 5'

DATE: DECEMBER 2007
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
 JOB NO. 2.311-001-LD

PROJECT TITLE
BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
POND #3
DESIGN PLAN

SHEET NO.
34

SITE DESCRIPTION

PROJECT NAME AND LIMITS: BORDERLAND VILLAGE UNIT ONE
TRACT 9B1 AND TRACT 9B TO THE NORTH, BORDERLAND SPUR DRAIN, TRACT 9D1A1 AND TRACT 9D1A
TO THE EAST, BORDERLAND ROAD TO THE SOUTH, LA UNION EAST LATERAL AND WESTSIDE ROAD TO THE WEST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY
57.23± ACRES, AND WILL CONTAIN 173 RESIDENTIAL LOTS

EXISTING CONDITIONS: THE SITE IS CLEAR OF SITE IMPROVEMENTS AND IS COVERED WITH ITS
NATURAL SURROUNDINGS.

MAJOR SOIL DISTURBING ACTIVITIES: MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING
AND GRUBBING, GRADING FOR BUILDING PAD ELEVATIONS, CONSTRUCTION OF STREETS,
EXCAVATION FOR UTILITIES, AND CONSTRUCTION STORM SEWER SYSTEM.

TOTAL PROJECT AREA: 57.23± A.C.

TOTAL AREA TO BE DISTURBED: 57.23± A.C.

WEIGHTED RUNOFF COEFFICIENT
(AFTER CONSTRUCTION): 0.609

EXISTING CONDITION OF SOIL AND VEGETATIVE
COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE
HARKEY-GLENDALE ASSOCIATION. THE SOILS IN THIS AREA ARE GENERALLY DESCRIBED AS
DEEP, NEARLY LEVEL CALCAREOUS SOILS THAT HAVE A LOAMY VERY FINE SAND TO SILTY
CLAY LOAM UNDERLYING MATERIAL; ON THE RIO GRANDE FLOOD PLAIN.

NAME OF RECEIVING WATERS: FOR THE NORTHERN PART OF THE SUBDIVISION, STORM RUNOFF WILL DISCHARGED
TO THE ON-LOT POUNDING AREAS FOR THE SOUTHERN PORTION OF THE SUBDIVISION, THE STORM
RUNOFF WILL BE CONVEYED BY STREET SHEET FLOW TO PROPOSED INLET STRUCTURES TO
ULTIMATELY BE DISCHARGED TO ON-SITE RETENTION POUNDING AREAS.

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:

- SILT FENCES OR EARTHEN BERM
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATION
- PIPE SLOPE DRAINS
- CONCRETE FLUMES
- 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
- VEGETATED SWALES & NATURAL DEPRESSIONS

OTHER: _____

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

1. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS (e.g. SILT FENCE AND/OR
EARTHEN BERM, AND STABILIZED CONSTRUCTION ENTRANCE) ;
2. PERFORM CLEARING AND GRUBBING;
3. EXCAVATION FOR UTILITIES;
4. COMPLETE STREET AND LOT GRADING;
5. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS; AND,
6. WHEN ALL CONSTRUCTION ACTIVITY RELATED IN DEVELOPMENT OF THE SITE IS
COMPLETE, REMOVE TEMPORARY CONTROLS IN 1. ABOVE.

SWPPP GENERAL NOTES:

1. PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
2. THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE SWPPP PROJECT MANUAL IS AVAILABLE FOR REVIEWING AT THE CITY OF EL PASO - ENGINEERING DEPARTMENT. UPON SELECTION, THE CONTRACTOR WILL BE PROVIDED AN SWPPP MANUAL. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL REGULATORY FORMS AND APPLICATIONS, AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO; NOI, NOT, SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TCEQ.
4. ALLOWABLE STORM WATER AND NON-STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.090 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF, BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIREFIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
5. REFER TO DRAINAGE PLAN SHEET 5 & 6, FOR ADDITIONAL INFORMATION ON WATERSHED AREAS AND RUNOFF QUANTITIES (Q).
6. THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS; CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION; ASPHALT LOADING/UNLOADING AREAS; CONCRETE LOADING/UNLOADING AREAS; AND, ALL UNDISTURBED AREAS.
7. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT; CONCRETE; GLUE/ADHESIVE; PAINTS; CURING COMPOUNDS; WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING; HYDRAULIC OIL/FLUIDS; GASOLINE; DIESEL FUEL; KEROSENE; ANTIFREEZE/COOLANT; AND EROSION.

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 AND 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 TNRC.

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

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 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 A MONTH OR WITHIN 24-HOURS 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 MONTHLY, BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

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:

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

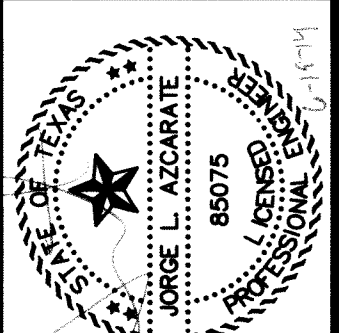
XII. REFER TO SWPPP REPORT FOR ADDITIONAL INFORMATION.

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
6/9/2014

SDPCP #: _____
SDPCP DATE: _____

REFERENCES - BENCHMARKS	BY
INTERSECTION OF WILTON HENRY AVENUE CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	
BRASS DISK ELEVATION = 3772.60	REVISIONS
DATE	

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Office: 915.544.5202 Fax: 915.544.0231 www.ceaeng.com



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	DECEMBER 2007
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHECKED BY:	J.L.A.
APP'VD. BY:	J.L.A.
JOB NO.	2311-001-LD

**BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS**

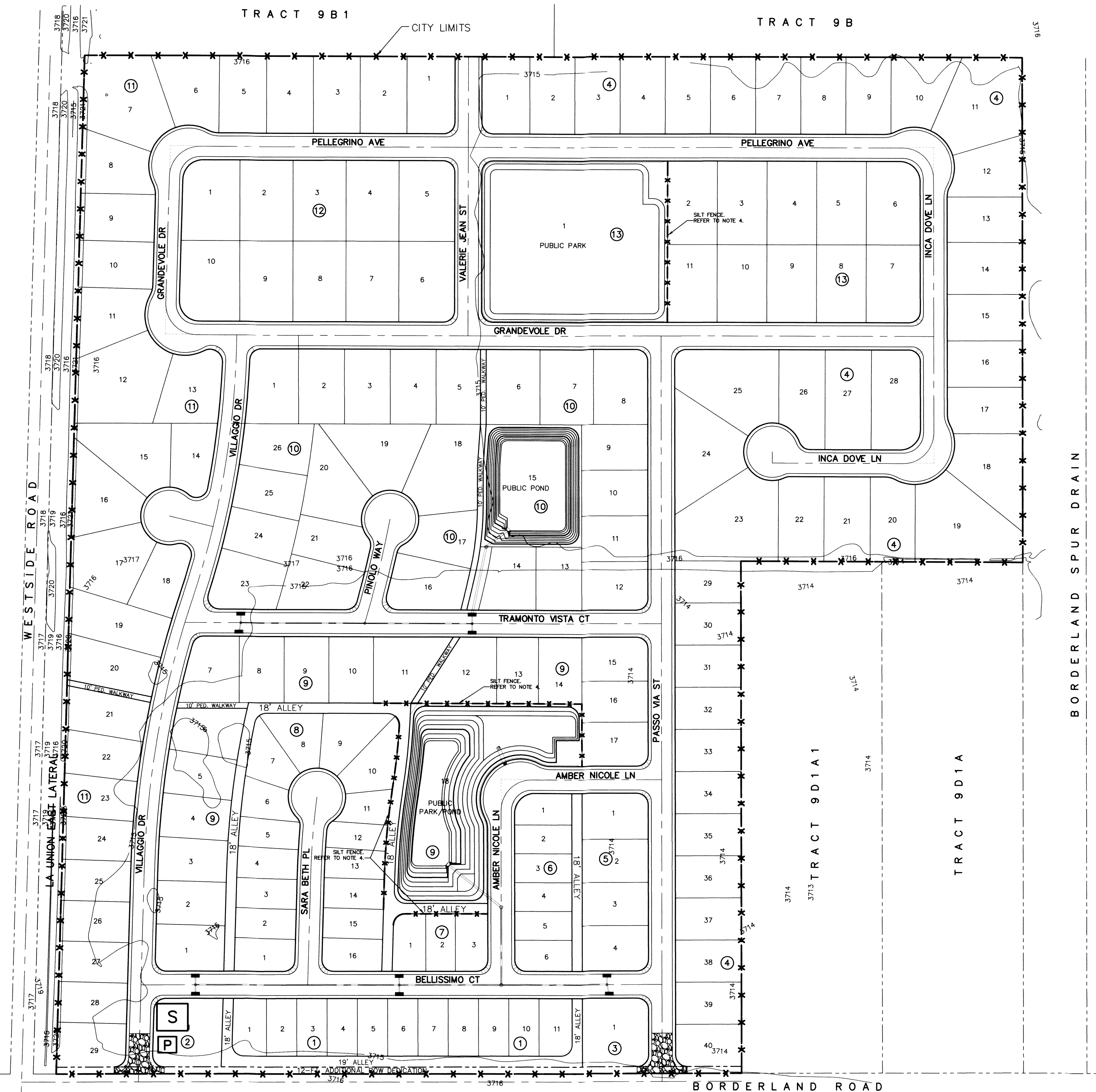
SHEET TITLE

**STORM WATER
POLLUTION
PREVENTION PLAN:
GENERAL NOTES**

SHEET NO.

35

OF 37



RECORD DRAWINGS
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 6/9/2014

UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5537
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6008
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750
 (AFTER HOURS) (915) 240-3220

WARNING!
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 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

- LEGEND**
- X - X - X - X - SILT FENCE OR EARTHEN BERM
 - STABILIZED CONSTRUCTION ENTRANCE
 - STAGING AREA
 - PORTABLE TOILETS
 - OUTFALL

- GENERAL NOTES**
- SELECTION OF BEST MANAGEMENT PRACTICES (SILT FENCE OR EARTHEN BERM) SHALL BE AT THE DISCRETION OF THE DEVELOPER/CONTRACTOR.
 - EROSION CONTROL MEASURES MAY BE REQUIRED TO MINIMIZE EROSION DURING CONSTRUCTION AT PARK SITES.
 - THE DEVELOPER IS TO INSTALL AND MAINTAIN SILT FENCE THROUGH THE COURSE OF THIS SUBDIVISION DEVELOPMENT UP TO COMPLETION OF ALL ADJACENT IMPROVEMENTS.
 - SILT FENCE MAY BE REQUIRED WHEN ABUTTING PARK AREAS AS SHOWN. IF RESIDENTIAL ROCK WALLS ARE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF PARK IMPROVEMENTS, SILT FENCE WILL NOT BE REQUIRED.



SWPPP SITE PLAN
 SCALE: 1" = 100'

REFERENCES - BENCHMARKS

INTERSECTION OF MILTON HENRY AVENUE, CENTERLINE WITH NEW (36' ADDITIONAL R.O.W.) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.	DATE	BY
BRASS DISK ELEVATION = 3712.80	REVISIONS	

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SCALE 1" = 100'

Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A

DATE: DECEMBER 2007
 DESIGN BY: A.H.
 DRAWN BY: J.L.A.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO. 2.311-001-LD

PROJECT TITLE

**BORDERLAND VILLAGE UNIT ONE
 SUBDIVISION IMPROVEMENTS**

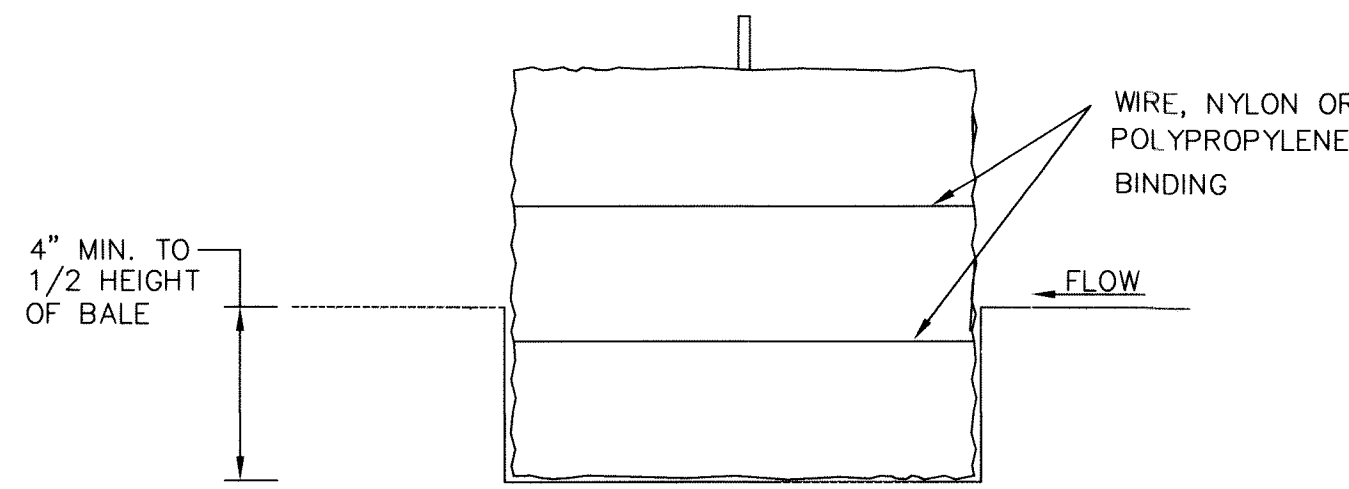
SHEET TITLE

**STORM WATER
 POLLUTION
 PREVENTION PLAN:
 SITE PLAN**

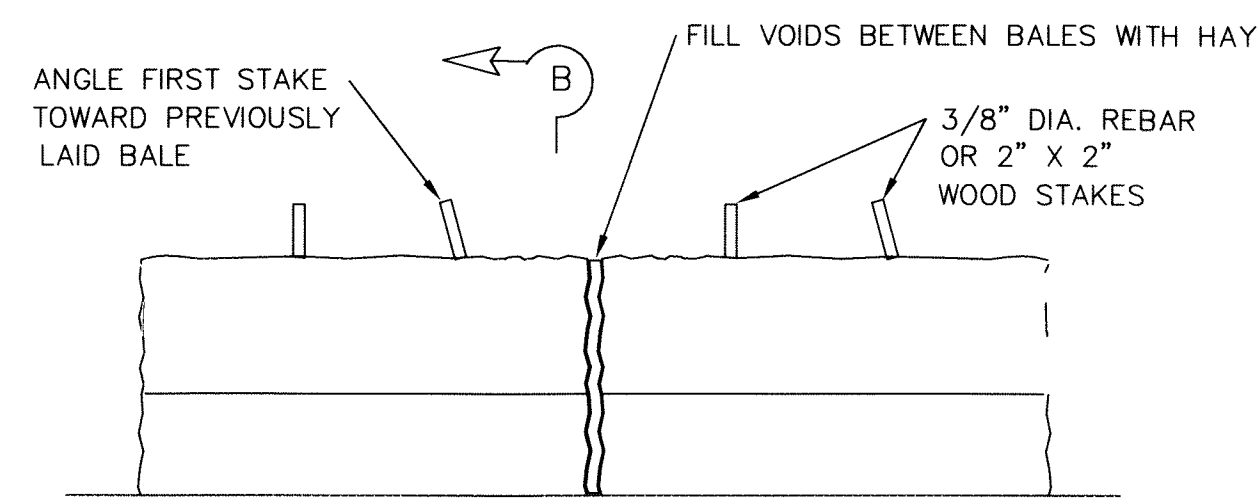
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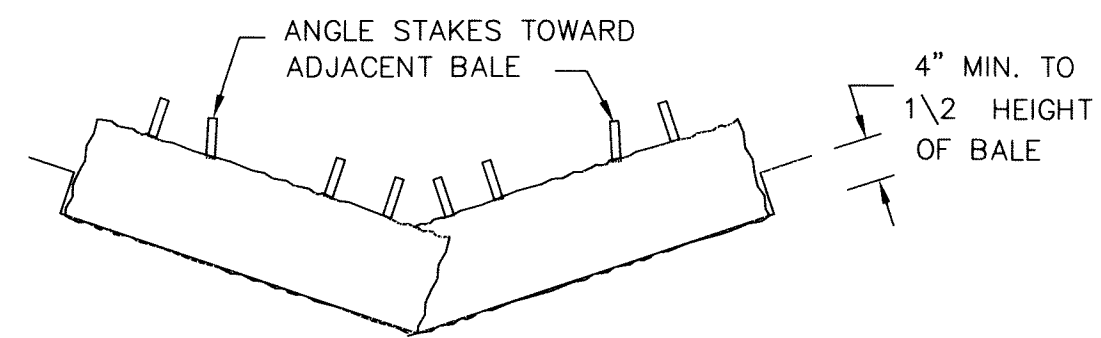
OF 37



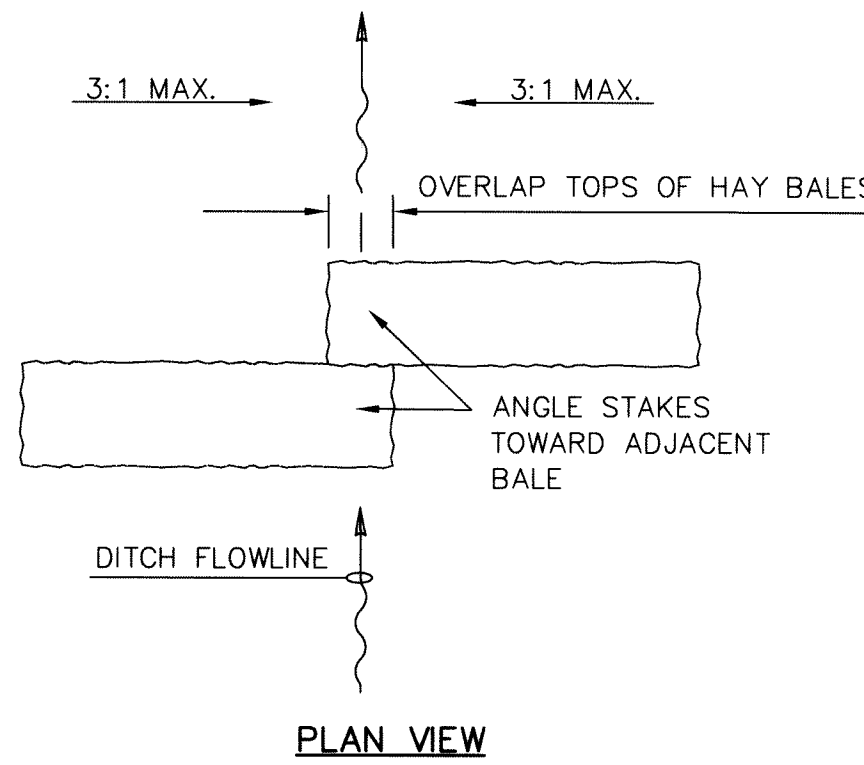
SECTION B-B



BALED HAY FOR EROSION CONTROL

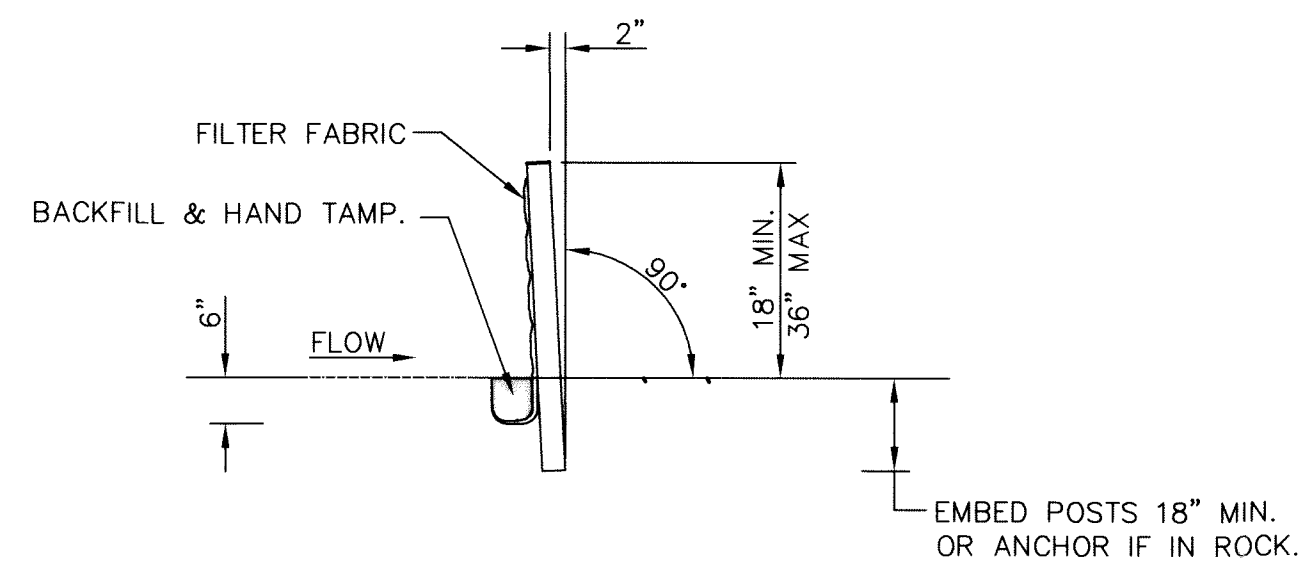


PROFILE VIEW



PLAN VIEW

BALED HAY FOR EROSION CONTROL



SECTION A-A

4' MIN. STEEL OR WOOD POSTS SPACED AT 6' TO 8' O.C.
SOFTWOOD POSTS SHALL BE 3" MIN. DIA. OR NOMINAL 2"x4".
HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5" X 1.5".

CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MIN. OF 6 TIMES WITH HOG RINGS.

GALV. W.W.M. (12.5 GA. MIN.)
MAX. OPENING SIZE SHALL BE 2" X 4".

ATTACH THE W.W.M. & FABRIC ON END POSTS USING 4 EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4 T-CLIPS OR SEWN VERTICAL POCKETS FOR STEEL POSTS).

TEMPORARY SEDIMENT CONTROL FENCE

BALED HAY USAGE GUIDELINES

A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM/FT² OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10%, THE LENGTH OF SLOPE UPSTREAM THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

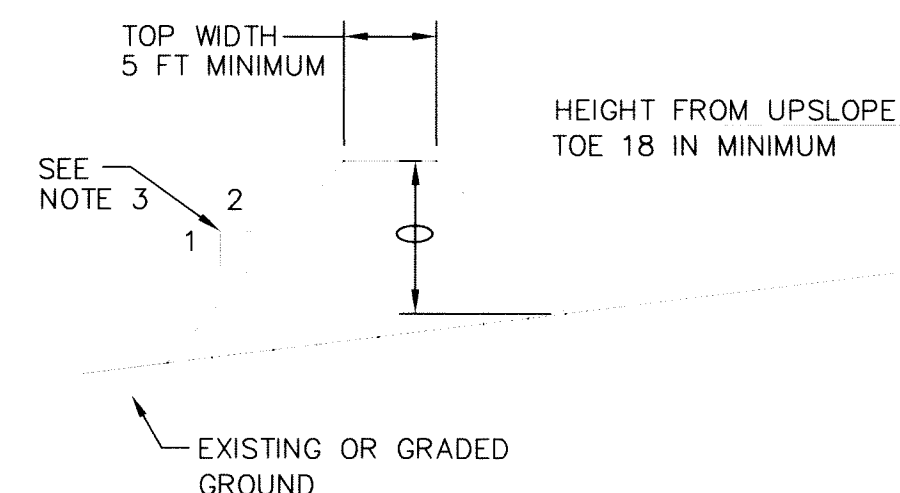
FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE ADDITIONAL FOLLOWING CONSIDERATIONS APPLY:

1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOWRATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERTOPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



GENERAL NOTES:

1. SOIL USED IN BERM CONSTRUCTION SHALL BE MACHINE COMPACTED.
2. TOP WIDTH AND HEIGHT OF BERM MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ENGINEER.
3. SIDE SLOPES WITHIN THE SAFETY CLEAR ZONE OF A ROADWAY SHALL BE 6:1 OR FLATTER.
4. GRADING SHALL BE SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
5. THE ENGINEER RESERVES THE RIGHT TO MODIFY THE DIMENSIONS SHOWN FOR THE BERM DEPENDENT ON RUNOFF VOLUME CHARACTERISTICS.
6. BERM THAT ARE IN PLACE FOR MORE THAN 14 CALENDAR DAYS SHOULD BE STABILIZED TO PREVENT SEDIMENT RUNOFF.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TYPICAL BERM CONFIGURATION

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
6/9/2014

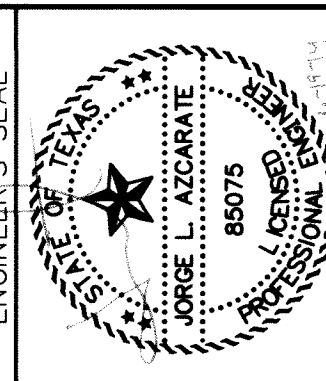
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5537
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
	(AFTER HOURS) (915) 240-3220

WARNING!
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
INTERSECTION OF MILTON HENRY AVENUE CENTERLINE WITH NEW (36" ADDITIONAL FLOW) WESTERLY RIGHT-OF-WAY LINE OF UPPER VALLEY ROAD.
BRASS DISK ELEVATION = 3722.60

ceagroup
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915-544-5232 Fax: 915-544-5233 www.ceagroup.net

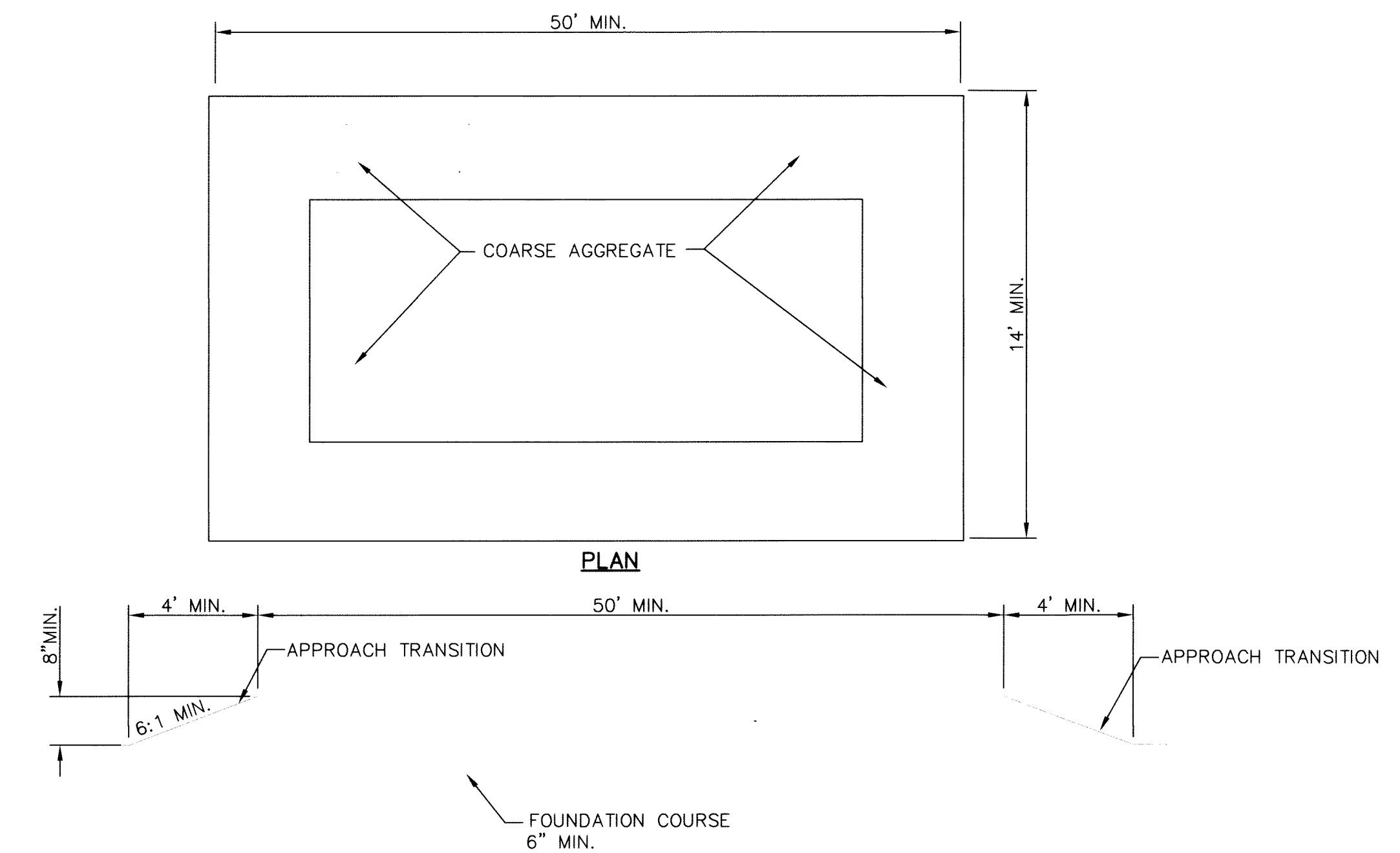


SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	DECEMBER, 2007
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHECKED BY:	J.L.A.
APPROVED BY:	J.L.A.
JOB No.	2311-001-LD

PROJECT TITLE
**BORDERLAND VILLAGE UNIT ONE
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STORM WATER
POLLUTION
PREVENTION PLAN:
DETAILS**

SHEET NO.
37



GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT (TYPE 1)

VALERIE JEAN ST

PELLEGRINO AVE

SEE SHT 28 FOR HANDICAP ACCESS DETAILS

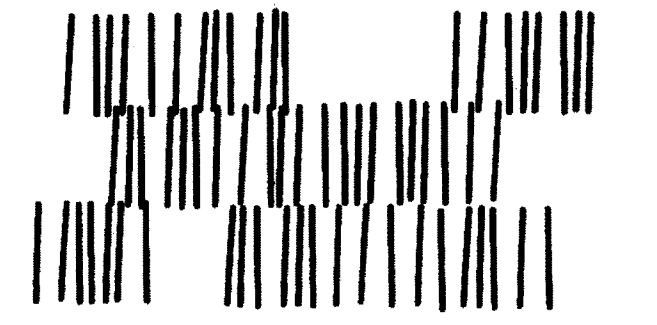
SEE SHT 26 FOR SIDEWALK DETAILS & SHT 7A (DETAIL 14) FOR CROSS SECTION DETAILS.

7' SIDEWALK

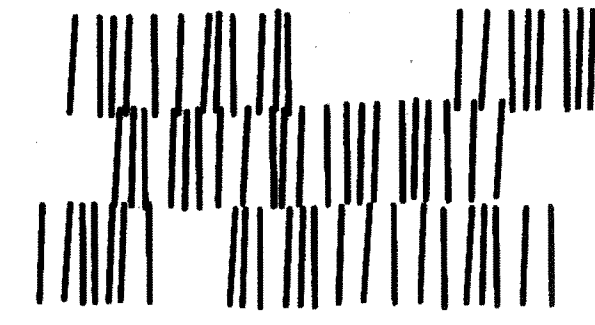
7' SIDEWALK

5' SIDEWALK

SEE SHT 3 FOR GRADING DETAILS



HYBRID BERMUDA SOD- 'SANTA ANA'



HYBRID BERMUDA SOD- 'SANTA ANA'

62'-5"

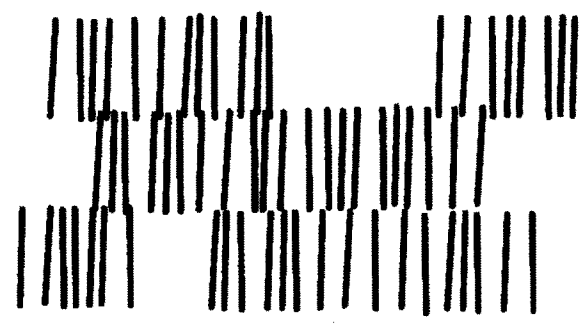
FRANKLIN RED CHAT (SEE DETAIL SHT L1)

6"x12" 3,000 PSI CONCRETE MOW CURB (SEE DETAIL SHT L1)

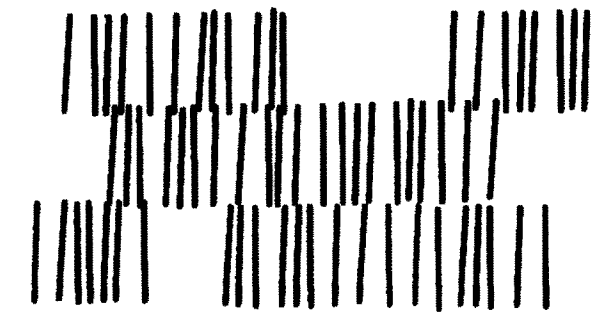
32'-4"

SEE SHT 3 FOR GRADING DETAILS

SEE SHT 3 FOR GRADING DETAILS

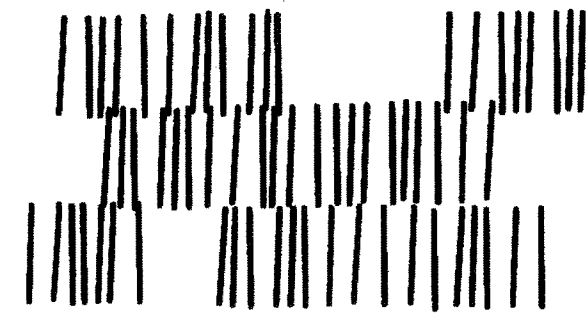


HYBRID BERMUDA SOD- 'SANTA ANA'

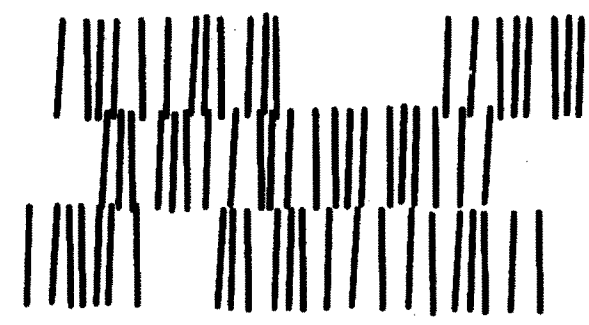


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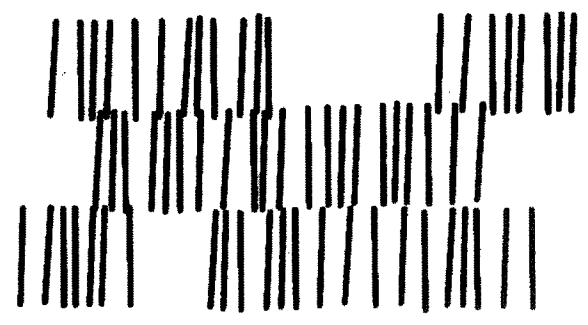
SEE SHT 3 FOR GRADING DETAILS



HYBRID BERMUDA SOD- 'SANTA ANA'



HYBRID BERMUDA SOD- 'SANTA ANA'



HYBRID BERMUDA SOD- 'SANTA ANA'

SEE SHT 3 FOR GRADING DETAILS

SEE SHT 28 FOR HANDICAP ACCESS DETAILS

SEE SHT 26 FOR SIDEWALK DETAILS & SHT 7A (DETAIL 14) FOR CROSS SECTION DETAILS.

7' SIDEWALK

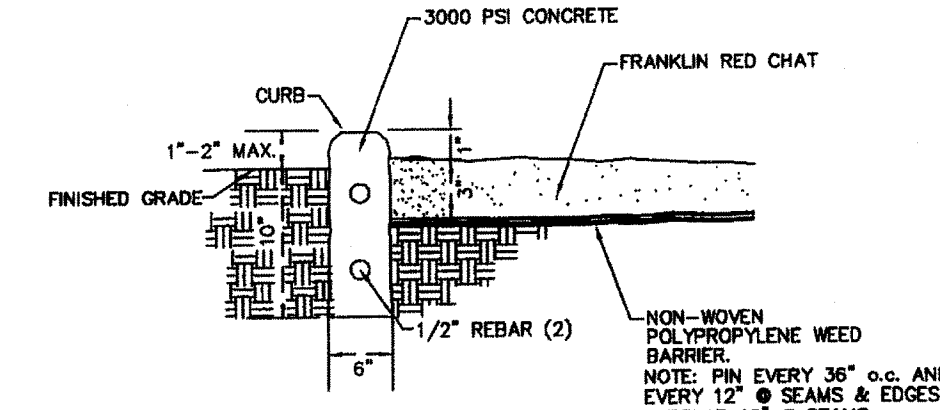
7' SIDEWALK

5' SIDEWALK

GRANDEVOLE DR



LANDSCAPE PLAN SCALE: 1" = 20'



MOW CURB/CHAT INSTALLATION

GENERAL NOTES:

- 1) CONTRACTOR TO OBTAIN SOIL SAMPLES & PROVIDE COMPLETE REPORT WITH RECOMMENDATIONS FOR SOILS AMENDMENTS AND PREPARATION FOR PROPER PLANTING; COORDINATE SITE VISIT WITH PARKS STAFF TO COLLECT SOIL SAMPLES.
2) UNSUITABLE SOIL CONDITIONS TO BE REMEDIATED TO ELIMINATE HARD SOILS, STONY SOILS, HIGH CALICHE SOILS, CLAY SOILS AND CONTAMINATED SOILS TO A MINIMUM DEPTH OF 12 INCHES AS REQUIRED FOR PROPER PLANTING AS PER PARKS DESIGN GUIDELINES & STANDARDS.
3) UNSUITABLE SOIL MATERIALS NOT APPROVED BY PARKS DEPARTMENT TO BE REMOVED, DISPOSED-OFF AND REPLACED WITH TOPSOIL TO A MINIMUM DEPTH OF 12 INCHES.
4) PROVIDE A PERCOLATION TEST REPORT AND INSURE THAT STORM WATER RUN-OFF WILL PERCOLATE WITHIN 72 HOURS.

MASTERCUTS Lawn & Tree Service 447 Executive Center Blvd. El Paso, TX 79902

INCA DOVE PARK BORDERLAND VILLAGE UNIT ONE 955 GRANDEVOLE DR. EL PASO, TX 79932 LOT 1 BLOCK 13 TOTAL ACREAGE: 2.08 ACRES (90,548 SQ. FT.)

PARKS DEPARTMENT

Antonio J. ... 03/25/2008

Approved

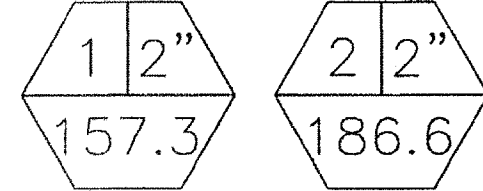
26 FEB 08 1" = 20' JMAC LANDSCAPE PLAN L1 of 6



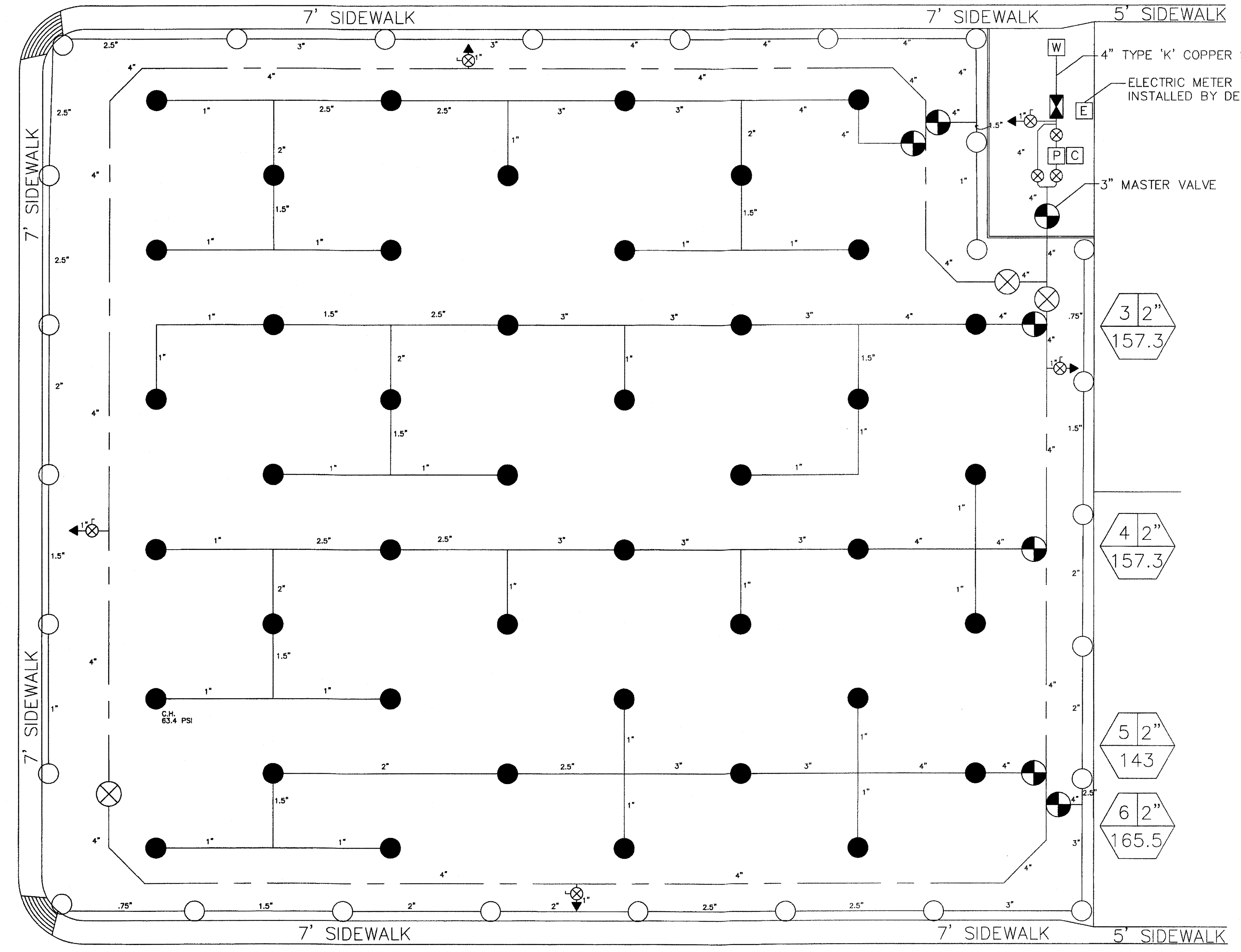
447 Executive Center Blvd.
El Paso, TX 79902

INCA DOVE PARK
 BORDERLAND VILLAGE UNIT ONE
 955 GRANDEVOLE DR. EL PASO, TX 79932 LOT 1 BLOCK 13 TOTAL ACREAGE: 2.08 ACRES (90,548 SQ. FT.)

PELLEGRINO AVE



VALERIE JEAN ST



GRANDEVOLE DR

IRRIGATION PLAN
SCALE: 1" = 20'

NOTE: HEAD SPACING--44' 7"
 ROW SPACING--35' 3"
 STATIC PRESSURE: 50 PSI
 DESIGN PRESSURE: 60 PSI
 PUMP PRESSURE: 30 PSI
 LOSS TO CRITICAL HEAD: 16.6 PSI
 PRESSURE AT CRITICAL HEAD: 63.4 PSI

PRECIPITATION SCHEDULE							
STATION NO.	AREA WATERED	TOTAL GPM	PRECIPITATION RATE	WATERING REQUIREMENTS	NO. OF HEADS	NOZZLE SIZE	VALVE SIZE
1	FULL	157.3	.78 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	11	15	2"
2	PERMETER	186.6	1.56 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	14	15 & 7	2"
3	FULL	157.3	.78 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	11	15	2"
4	FULL	157.3	.78 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	11	15	2"
5	FULL	143.0	.78 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	10	15	2"
6	PERMETER	165.5	1.56 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.6" PER WEEK	13	15 & 7	2"

TOTAL RUN TIME: ROTORS: 7 HRS. 30 MINS.

IRRIGATION LEGEND	
	FEBCO 860 3" RPBA W/ HOT BOX MODEL NO. LB4FE-DT
	PUMP-- BERKELEY B2TFM 3 PHASE 10HP W/ TUFF SHED ENCLOSURE
	3" WATER METER (INSTALLED BY DEVELOPER)
	WEATHERMATIC 8200CR SERIES VALVE (SIZE AS NOTED ON PLAN)
	BRASS BALL VALVE (SAME SIZE AS PIPING)
	RAINBIRD ESP-BMC 8 STATION OUTDOOR CONTROLLER(LOCATE INSIDE SHED ENCLOSURE)
	LATERAL PIPE CLASS 200 PVC SOLVENT WELD (SIZE AS NOTED ON PLAN)
	MAIN PIPING 4" SCH 40 PVC SOLVENT WELD
	BUCKNER QBSLRCAR10 1" DBL LUG QUICK COUPLER VALVE W/ SNAP-LOK ASSEMBLY
	HUNTER I-25 STAINLESS STEEL GEAR DRIVEN ROTOR NOZZLES: FULL & HALF CIRCLE-#15 @ 60 psi RADIUS: 57' FLOW: 14.3 gpm QUARTER CIRCLE-#7 @ 60 psi RADIUS: 48' FLOW: 7.5 gpm
	A) VALVE # B) VALVE SIZE C) GPMS
	1" BRASS BALL VALVE SET IN VALVE BOX

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

GENERAL NOTES:
 1) ALL VALVE ASSEMBLIES SHALL BE INSTALLED ABOVE HIGH WATER MARK (HWL)

HEAD LOSS CALCULATIONS FOR CRITICAL HEAD

DESCRIPTION	GPM	LENGTH	LOSS/100'	ACTUAL LOSS
4" SCH 40 PVC	157.3	490.5'	.295 (.59/2)	.34
3" MASTER VALVE	157.3	N/A	N/A	2.0
2" ZONE VALVE	157.3	N/A	N/A	11.0
4" CLASS 200 PVC	157.3	17.75'	.55	.10
4" CLASS 200 PVC	128.7	35.25'	.38	.13
3" CLASS 200 PVC	114.4	35.25'	1.03	.36
3" CLASS 200 PVC	100.1	35.25'	.79	.28
3" CLASS 200 PVC	85.8	35.25'	.60	.21
2.5" CLASS 200 PVC	71.5	35.25'	1.09	.38
2.5" CLASS 200 PVC	57.2	35.25'	.80	.28
2" CLASS 200 PVC	49.9	22.25'	1.44	.32
1.5" CLASS 200 PVC	28.6	22.25'	1.66	.37
1" CLASS 200 PVC	14.3	35.25'	2.43	.86
				16.6 (16.63)

STARTING PRESSURE: 80.0 PSI
 LOSS TO CRITICAL HEAD: 16.6 PSI
 PRESSURE @ CRITICAL HEAD: 63.4 PSI

PARKS DEPARTMENT



26 FEB 08
 1" = 20'
 JMAC
 IRRIGATION PLAN
 L2 of 6

PRECIPITATION SCHEDULE						
STATION NO.	AREA WATERED	TOTAL GPM	PRECIPITATION RATE	WATERING REQUIREMENTS	NO. OF HEADS	NOZZLE SIZE
1	PERIMETER	157.3	1.76 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	11	15
2	FULL	128.7	.88 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	9	15
3	PERIMETER	157.3	1.76 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	11	15
4	FULL	128.7	.88 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	9	15
5	PERIMETER	157.3	1.76 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	11	15
6	PERIMETER	157.3	1.76 IN/HR	45 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	11	15
7	FULL	143.0	.88 IN/HR	1 HR. 30 MINS. 3x PER WEEK FOR AN APPLICATION OF 3.9" PER WEEK	10	15

TOTAL RUN TIME: ROTORS: 7 HRS. 30 MINS.

IRRIGATION LEGEND	
	FEBCO 860 3" RPBA W/ HOT BOX MODEL NO. LB4FE-DT
	PUMP- BERKELEY B2TPM 3 PHASE 10HP W/ TUFF SHED ENCLOSURE
	3" WATER METER (INSTALLED BY DEVELOPER)
	WEATHERMATIC B200CR SERIES VALVE (SIZE AS NOTED ON PLAN)
	BRASS BALL VALVE (SAME SIZE AS PIPING)
	RAINBIRD ESP-8MC 8 STATION OUTDOOR CONTROLLER(LOCATE INSIDE SHED ENCLOSURE)
	LATERAL PIPE CLASS 200 PVC SOLVENT WELD (SIZE AS NOTED ON PLAN)
	MAIN PIPING 4" SCH 40 PVC SOLVENT WELD
	BUCKNER QB5LRCAR10 1" DBL LUG QUICK COUPLER VALVE W/ SNAP-LOK ASSEMBLY
	HUNTER I-25 STAINLESS STEEL GEAR DRIVEN ROTOR NOZZLES: FULL & HALF CIRCLE-#15 @ 60 psi RADIUS: 57' FLOW: 14.3 gpm QUARTER CIRCLE-#7 @ 60 psi RADIUS: 48' FLOW: 7.5 gpm
	A) VALVE #
	B) VALVE SIZE
	C) GPMs
	1" BRASS BALL VALVE SET IN VALVE BOX

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

GENERAL NOTES:
1) ALL VALVE ASSEMBLIES SHALL BE INSTALLED ABOVE HIGH WATER MARK (HWL)

HEAD LOSS CALCULATIONS FOR CRITICAL HEAD

DESCRIPTION	GPM	LENGTH	LOSS/100'	ACTUAL LOSS
4" SCH 40 PVC	157.3	490.5'	.295 (.59/2)	1.45
3" MASTER VALVE	157.3	N/A	N/A	2.0
2" ZONE VALVE	157.3	N/A	N/A	11.0
4" CLASS 200 PVC	157.3	9'	.55	.05
3" CLASS 200 PVC	85.8	8'	.60	.05
2.5" CLASS 200 PVC	71.5	28.5'	1.09	.31
2" CLASS 200 PVC	42.9	28.25'	1.19	.34
1.5" CLASS 200 PVC	28.6	28.25'	1.66	1.03
1" CLASS 200 PVC	14.3	10.5'	2.43	.25
				16.5 (16.48)

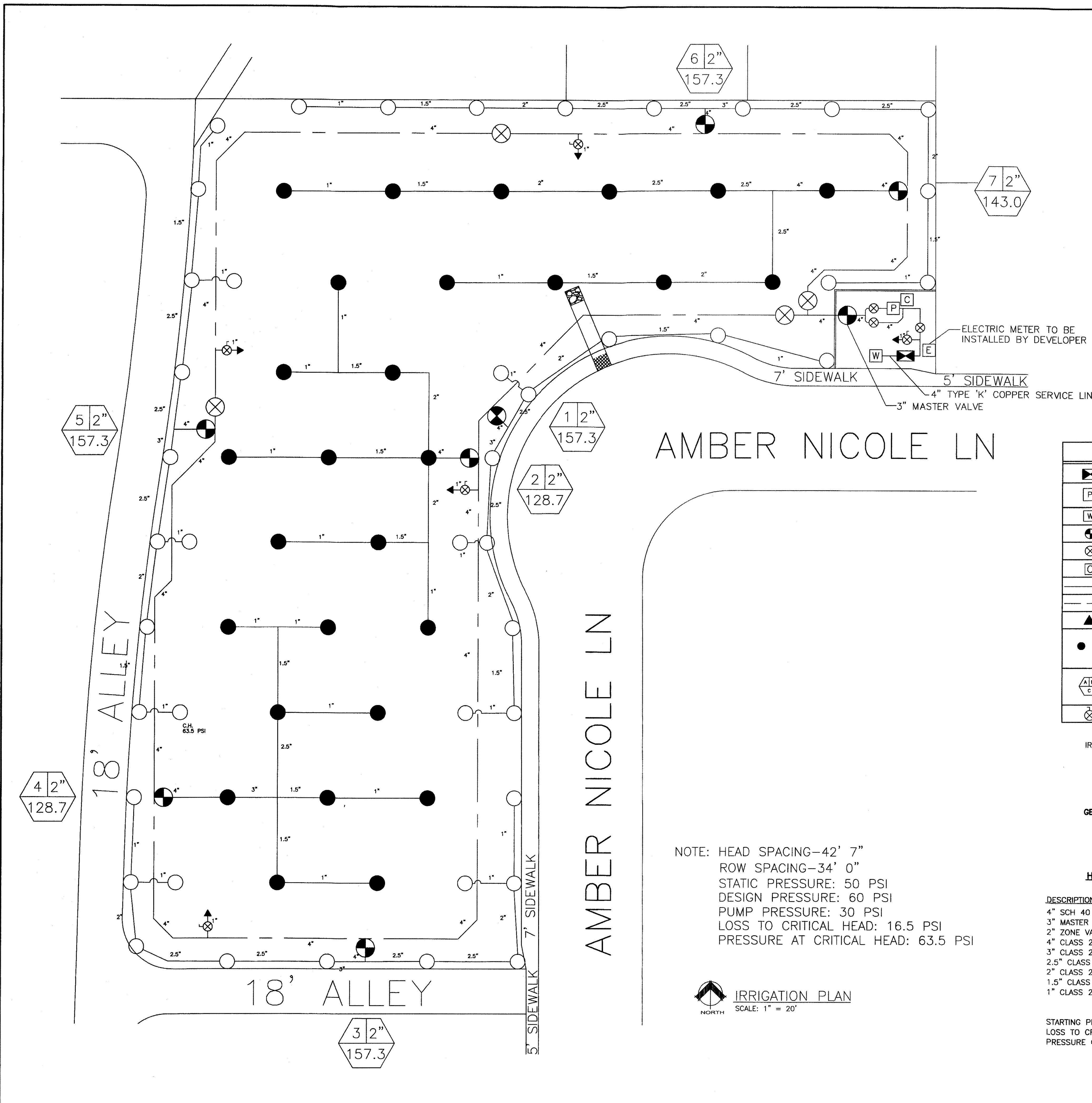
STARTING PRESSURE: 80.0 PSI
LOSS TO CRITICAL HEAD: 16.5 PSI
PRESSURE @ CRITICAL HEAD: 63.5 PSI

PARKS DEPARTMENT



26 FEB 08
1" = 20'
JMAC
IRRIGATION PLAN
L4 of 6

AMBER SUN PARK
BORDERLAND VILLAGE UNIT ONE
6429 AMBER NICOLE LANE EL PASO, TX 79932 LOT 18 BLOCK 9 TOTAL ACREAGE: 1.58 ACRES (68,838 SQ. FT.)



AMBER NICOLE LN

AMBER NICOLE LN

18' ALLEY

18' ALLEY

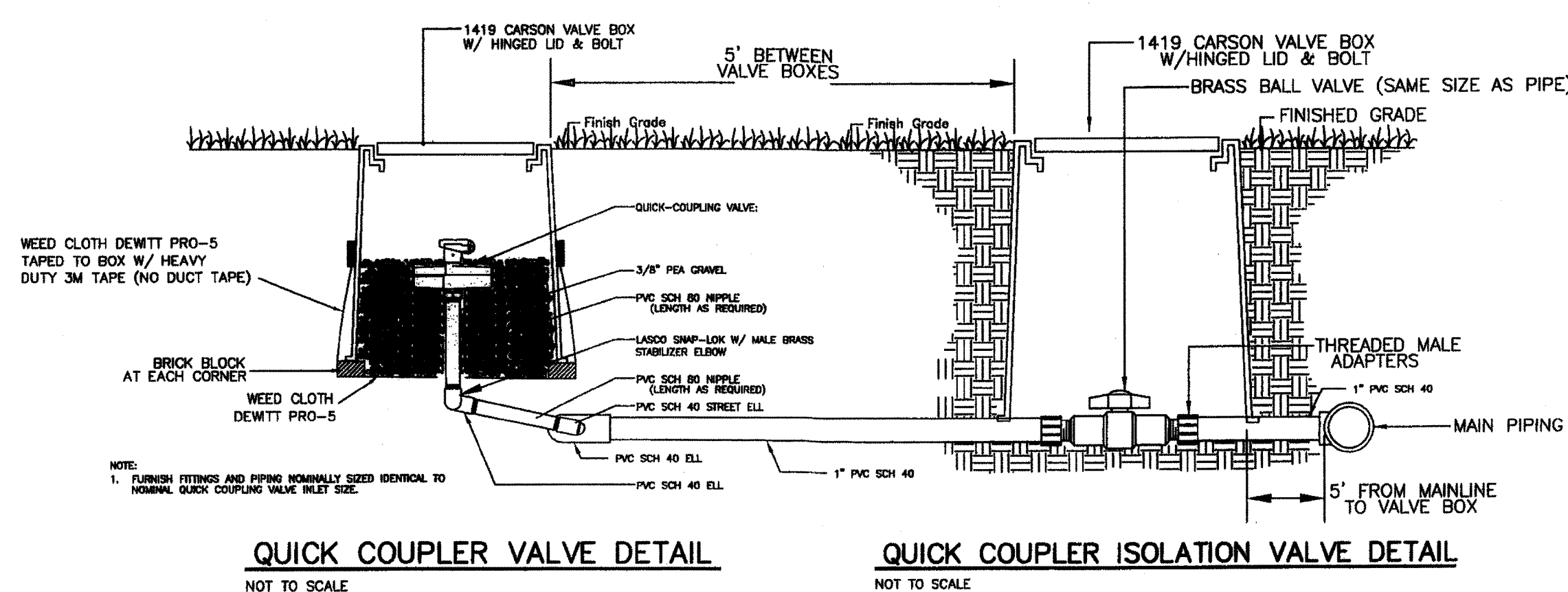
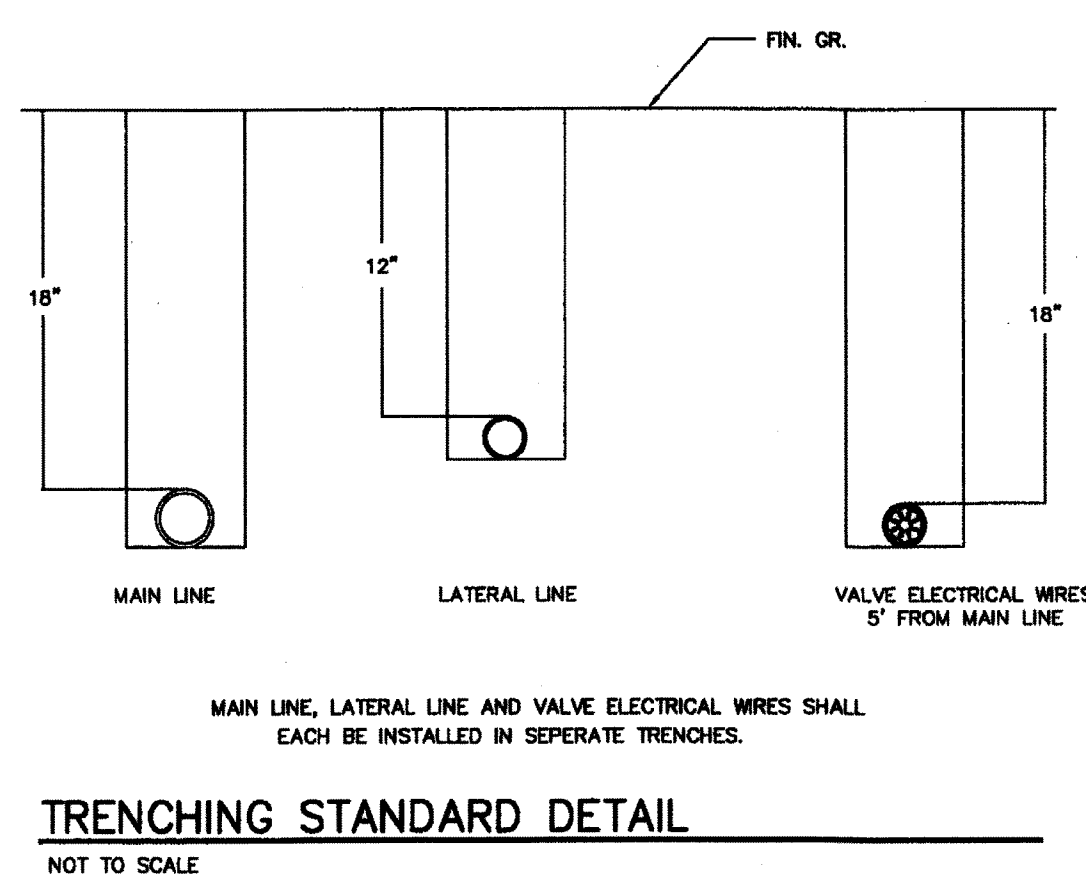
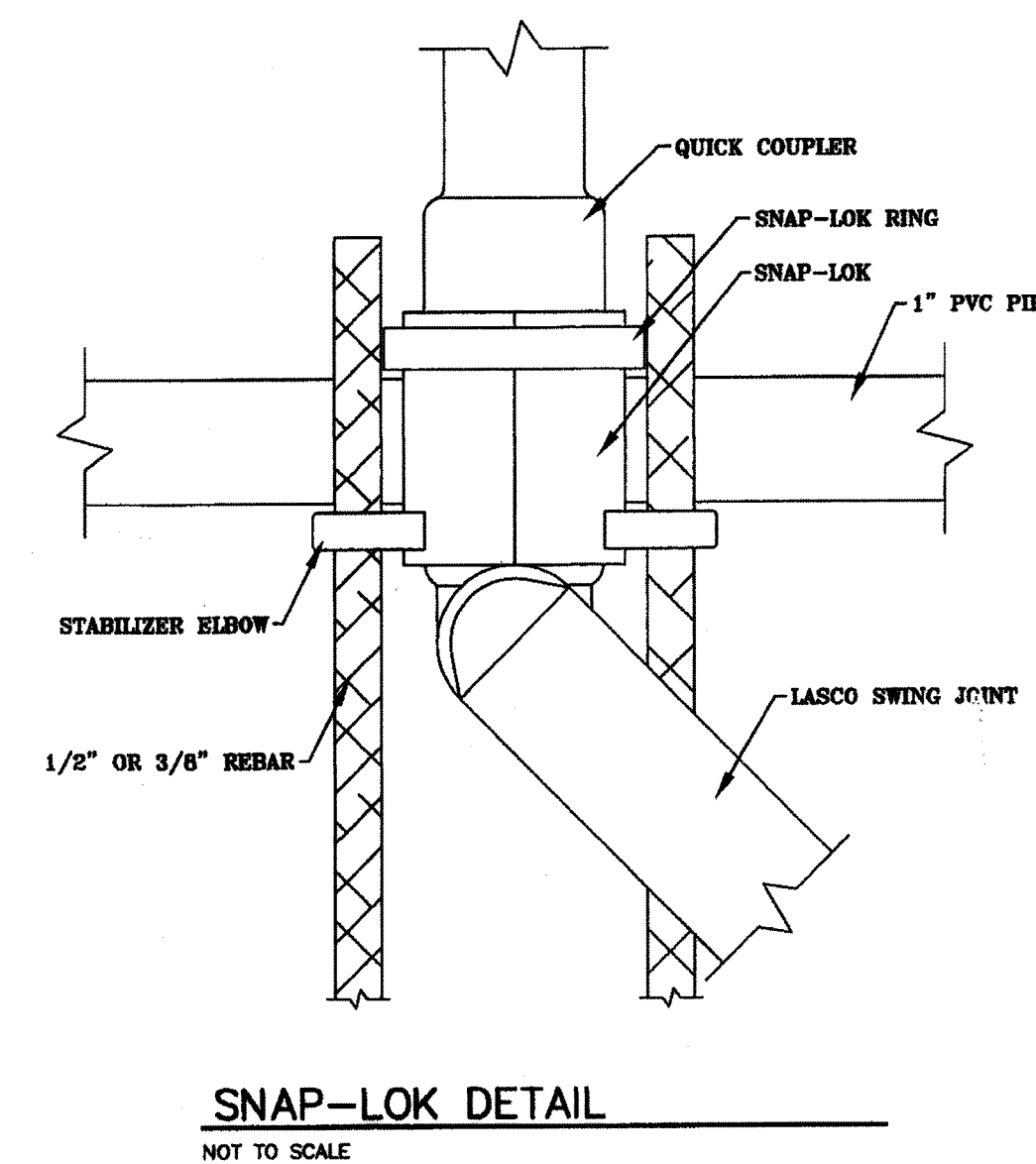
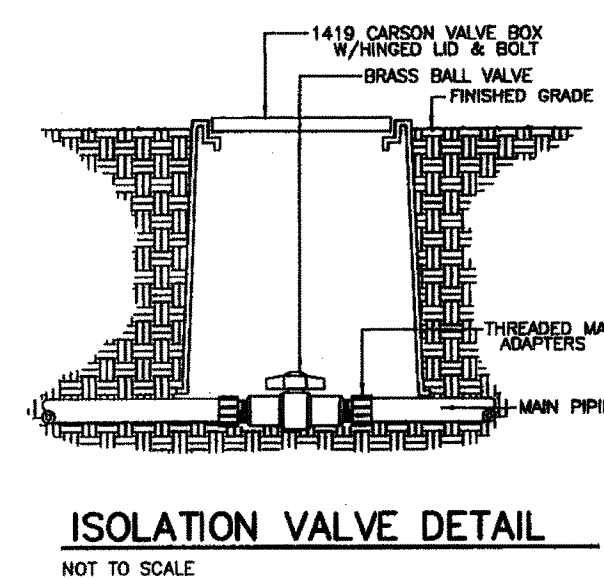
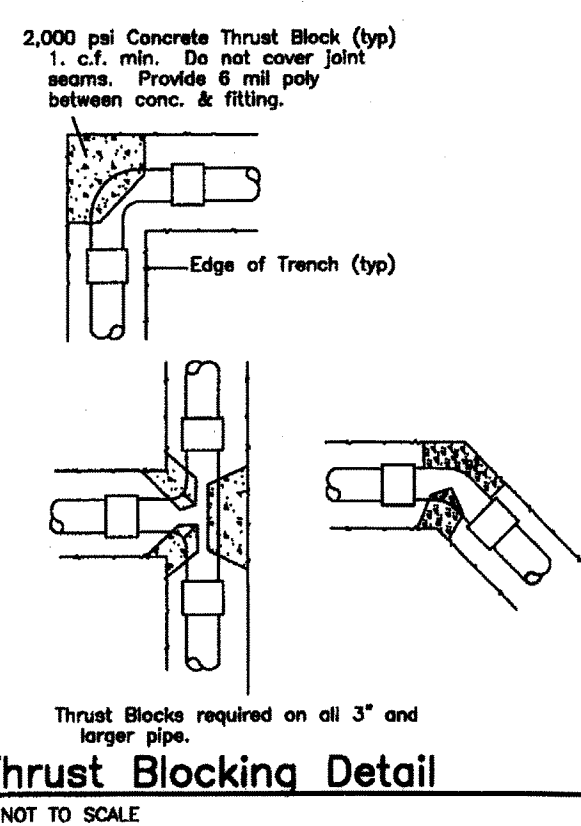
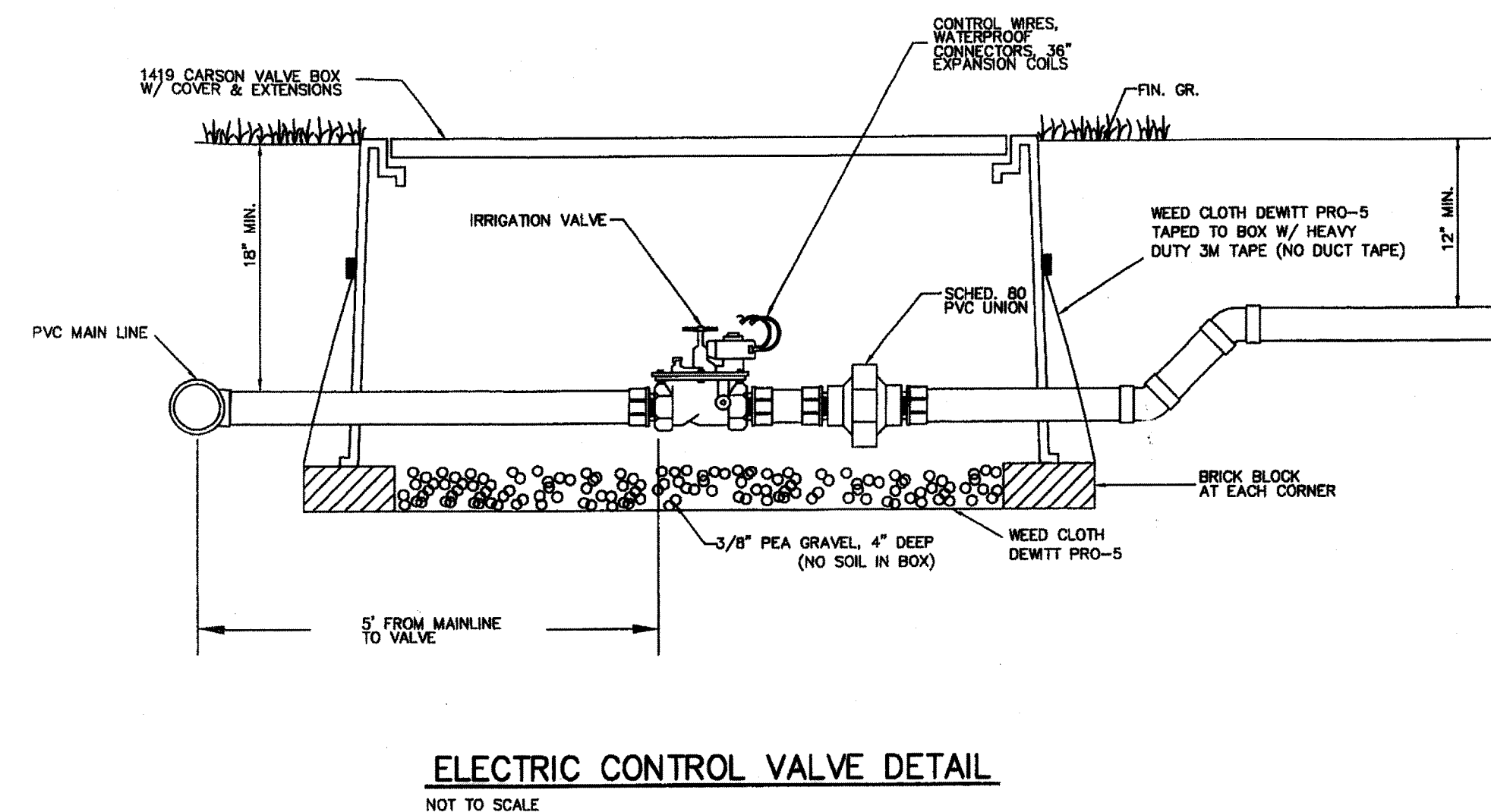
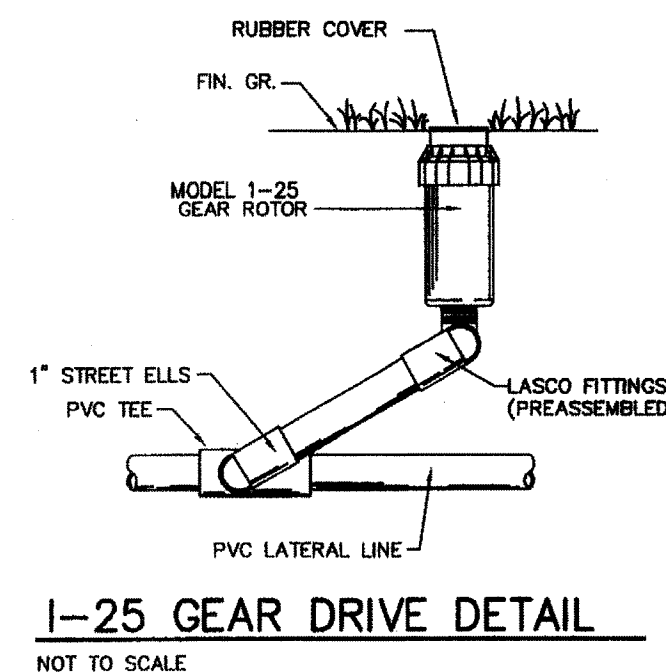
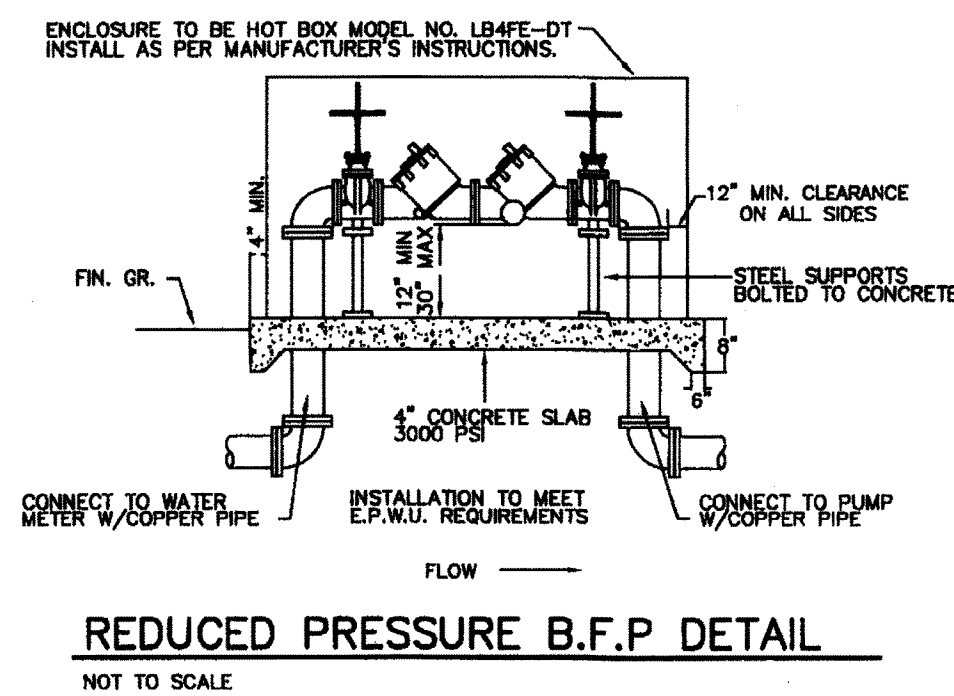
NOTE: HEAD SPACING-42' 7"
ROW SPACING-34' 0"
STATIC PRESSURE: 50 PSI
DESIGN PRESSURE: 60 PSI
PUMP PRESSURE: 30 PSI
LOSS TO CRITICAL HEAD: 16.5 PSI
PRESSURE AT CRITICAL HEAD: 63.5 PSI

IRRIGATION PLAN
SCALE: 1" = 20'



-ARM-

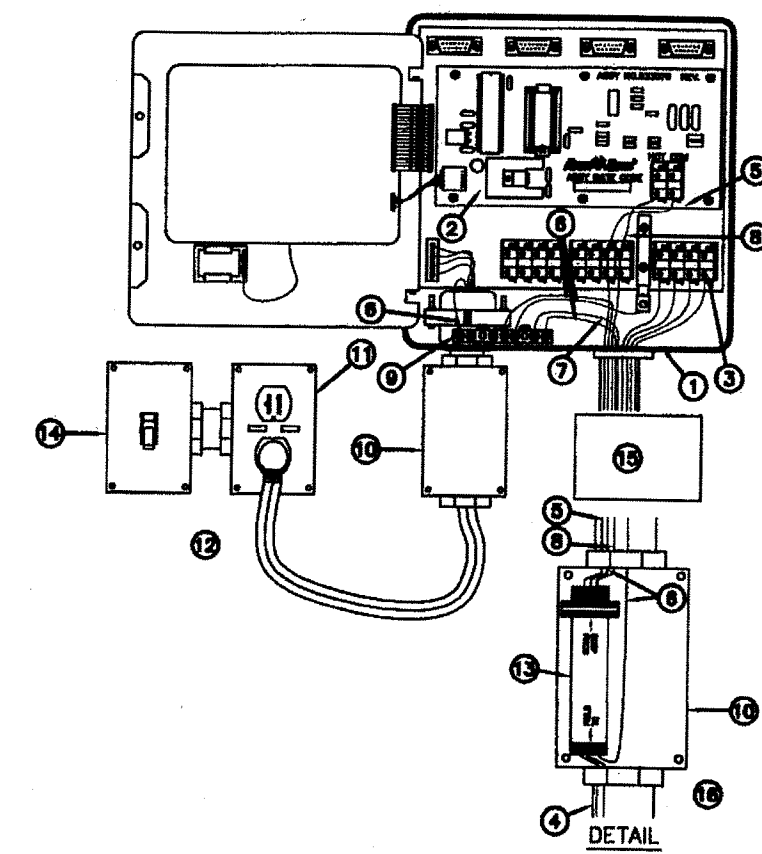
INCA DOVE PARK & AMBER SUN PARK
BORDERLAND VILLAGE UNIT ONE



PARKS DEPARTMENT

GENERAL NOTES

- Contractor shall contact all utility companies & Park Dept. before any trenching operation, to locate and mark their lines in the area of work.
- Electrical wire splices will not be permitted between controller and valves, all connections will be permitted in valve boxes only. No splices will be buried.
- All manual valves shall be placed in valve boxes, placed at proper depth in relation to finish grade.
- All electrical valves shall be installed in plastic valve boxes with locking covers. Valve boxes shall be manufactured by Carson Industries, model series 1419 box with 1419-2B hinged cover, bolt down.
- Actual conditions in the field may necessitate adding or adjusting heads to insure uniform coverage and distribution, contractor shall be responsible for field changes with Landscape Designer, Licensed Irrigator and Parks Dept.
- Contractor will not willfully install the irrigation system as designed, when it is obvious that field conditions exist that were not considered at time of designing the system. Any conditions noted as such shall be reported to the Landscape Designer, Licensed Irrigator and Parks Dept. If the contractor fails to do so, the contractor assumes full responsibility for any corrections needed.
- All valves shall be tagged with a waterproof tag at each valve showing valve number and controller number as shown on plan. Label all wiring at controllers and panel.
- Location of drip emitters shall be installed exactly as shown on plans. Piping and valves are diagrammatically shown and may vary with approval from Landscape Designer, Licensed Irrigator and Parks Dept.
- All access boxes for drip emitters shall be installed flush with grade.
- All access boxes, valve boxes and sprinkler heads along walkways within interior grounds of the site shall be installed min. 6" from the edge of all walkways to the back of the sprinkler head or valve box.

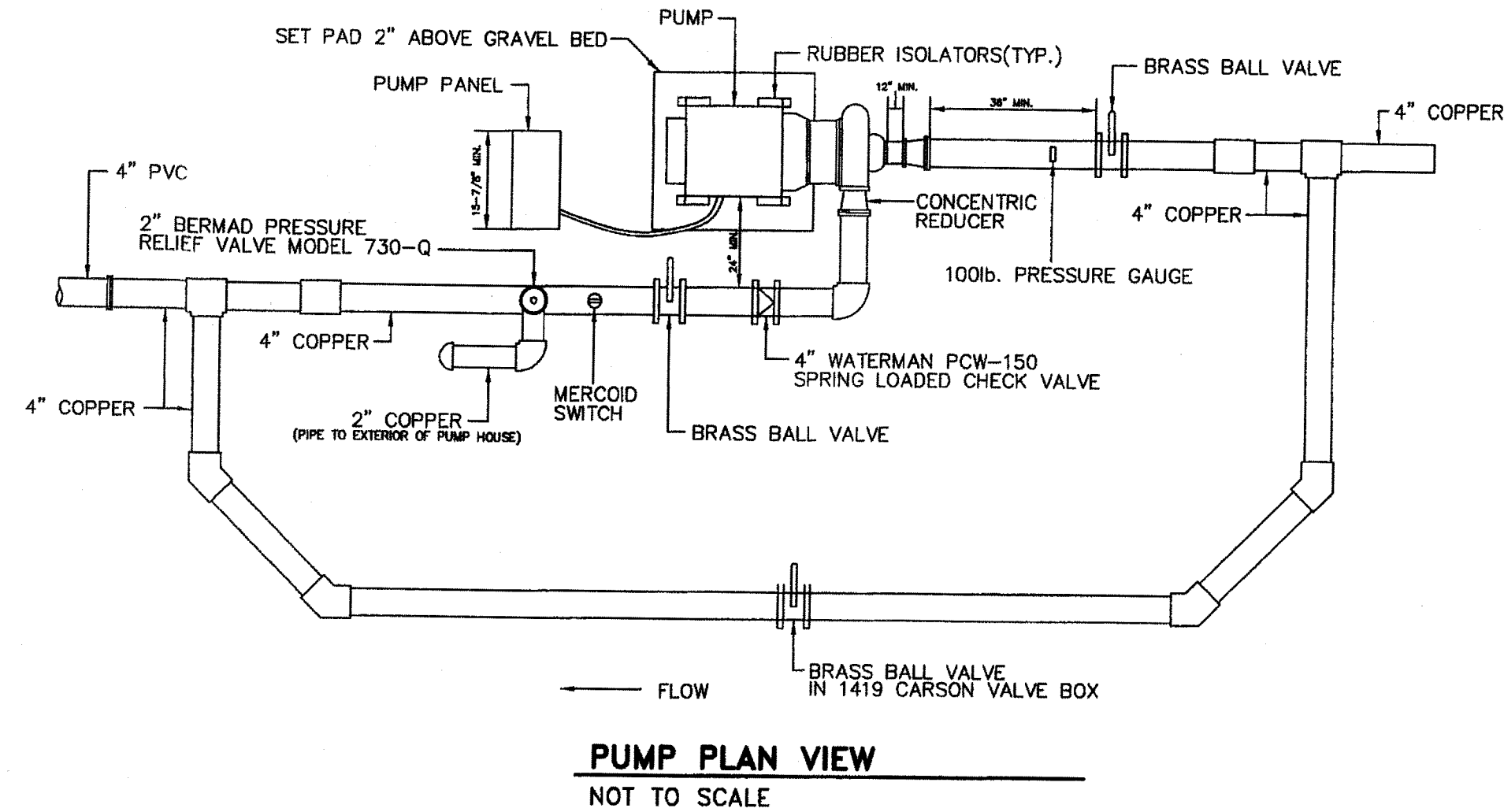


- RAIN BRD ESP-SAT WALL MOUNT (METAL) FIELD SATELLITE CONTROLLER
- ESP-SAT TWO-WIRE MAXXON INTERFACE BOARD (MIB)
- WIRE TERMINAL CONNECTORS TO REMOTE CONTROL VALVES USE ESP-NC QUICK CONNECT TERMINAL STRIP. ALL WIRES TO BE LABELED IN CONJUNCTION WITH EACH IRRIGATION REMOTE CONTROL VALVE.
- CABLE CONDUIT - SIZE AS REQUIRED
- COMMON WIRE (BLACK) FROM MSP-1 SURGE ARRESTOR TO MAXXON INTERFACE BOARD (MIB)
- ALL GROUND WIRES (GREEN) TO GROUNDING BUSS BAR
- #10 COPPER GROUND WIRE FROM ESP FIELD SATELLITE CONTROLLER GROUNDING BUSS BAR TO GROUNDING GRID (SEE GROUNDING GRID MAXXON DETAIL 3003)
- HOT WIRE (RED) FROM MSP-1 SURGE ARRESTOR TO MAXXON INTERFACE BOARD (MIB)
- ESP FIELD SATELLITE CONTROLLER GROUNDING BUSS BAR
- JUNCTION BOX - SIZE AS REQUIRED
- 120 VOLT POWER SUPPLY W/ G.F.C.I. PROTECTION
- REFER TO LOCAL ELECTRIC CODE FOR CONNECTIONS
- RAIN BRD MSP-1 RECOMMENDED SURGE ARRESTOR INSTALL IN SEPARATE JUNCTION BOX W/ COVER. DO NOT HARDWIRE
- POWER ON/OFF SWITCH
- QUICK DISCONNECT STRIP
- RAIN BRD WARRANTY REQUIRES PROPER SURGE PROTECTION. USE INTERMATIC A22401 OR TRIPPLITE I255AR

ESP-8MC INSTALLATION DETAIL
N.T.S.

GENERAL NOTES

- Each irrigation controller shall have an independent common wire of any other irrigation controller.
- All trenching shall be a 10'-6" min. distance from the center of the trunk of any tree.
- Drip distribution tubing shall be placed in a circular pattern around the trunk of each tree, min. 24" from the trunk. Use 1/4" tubing stake at each tube to hold the end of the tubing in place.
- All unsuitable excavated materials from trenches shall be removed from the project site. Approved backfill shall be used to backfill trenches.
- Contractor shall verify the exact location of all existing and proposed utilities and all site conditions prior to beginning construction. Any damage caused by the Contractor shall be repaired or replaced at no additional cost to owner.
- Locate all heads and valves away from low spots or areas of drainage flow.
- Electric control wire (#14 gauge) and common ground (#12 gauge) shall be direct burial, color coded and all connections shall be waterproofed. Provide expansion coils at all valves and 200' on center maximum. Provide separate common wire for each controller. No splicing will be permitted between valve and controller.
- All piping/wiring running beneath paved surfaces (driveways, sidewalks, etc.) shall be installed in Class 200 PVC sleeve. Sleeve shall be of the size so that the inside diameter of the sleeve is 2 times greater than that of the outer diameter of the item installed in the sleeve.
- Sleeves must extend 24" beyond edge of paved or concrete surfaces and ends wrapped and taped with 4 mil plastic.
- Contractor shall fine tune and adjust the irrigation system so that no water/spray will run onto street, walks, or hit any building, walls, etc. This shall include adjusting heads, nozzles, spray arcs, radius, etc.
- Contractor shall provide the owner with as-built drawings on mylar prior to approval of final payment.

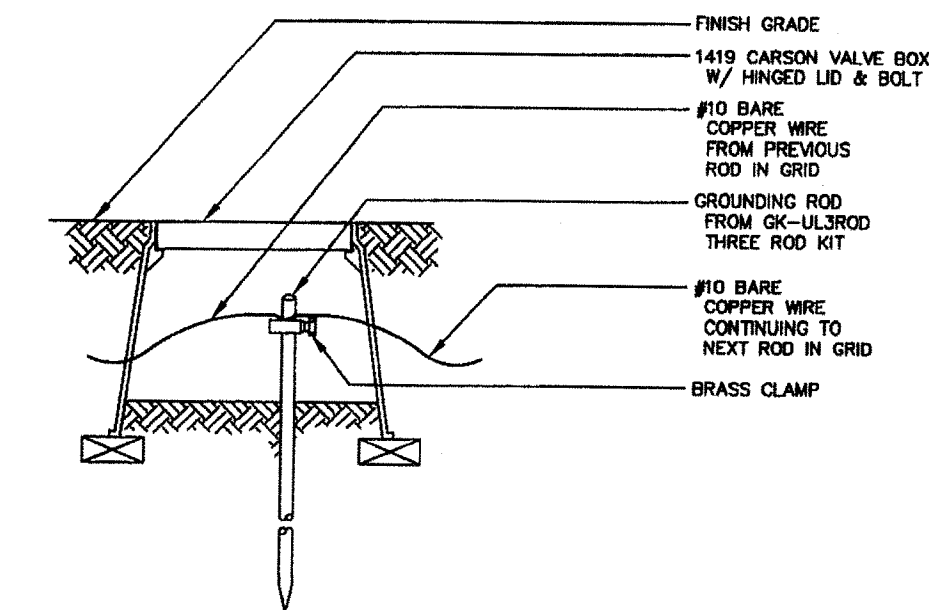


PUMP PLAN VIEW
NOT TO SCALE

GROUNDING ROD NOTES:

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

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

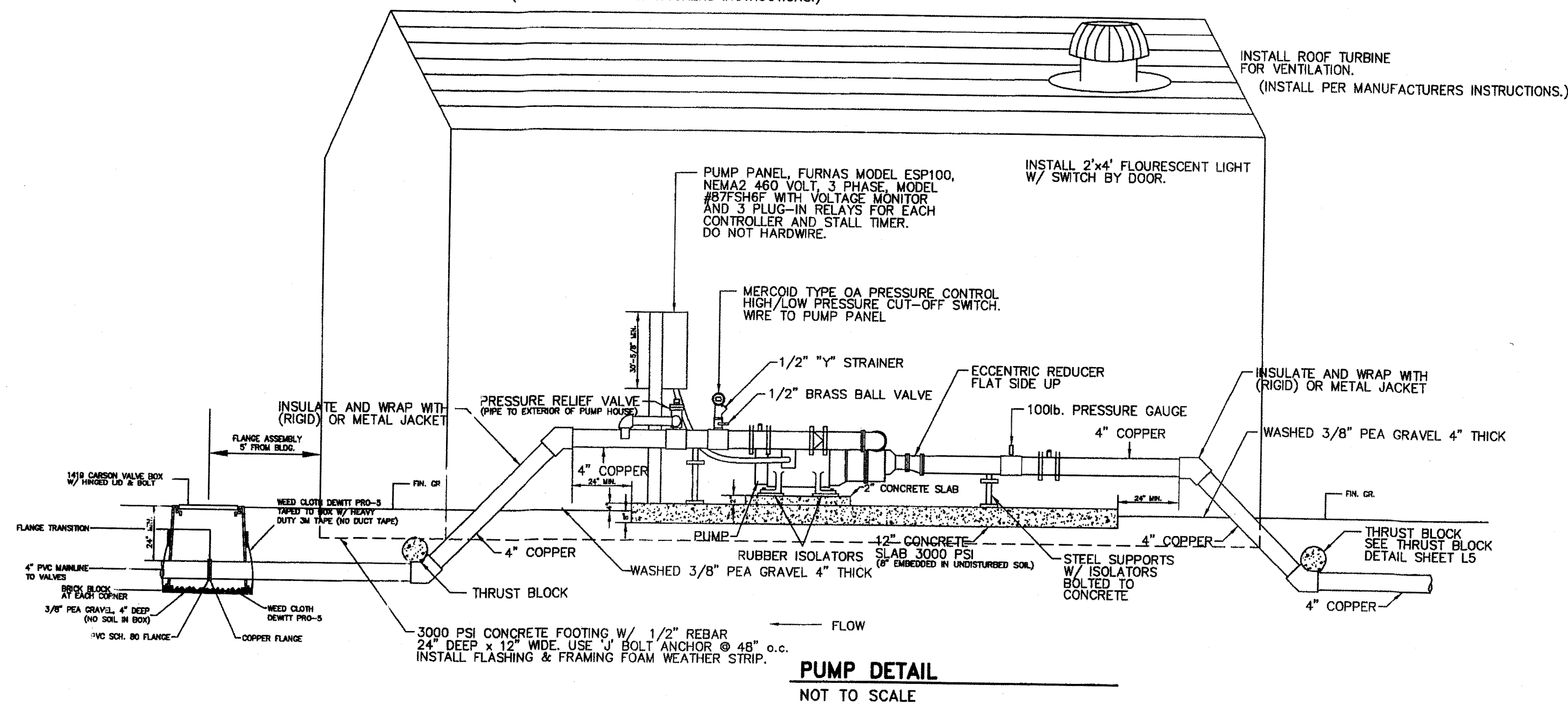


SEE GROUNDING ROD NOTES FOR INSTALLATION INSTRUCTIONS.

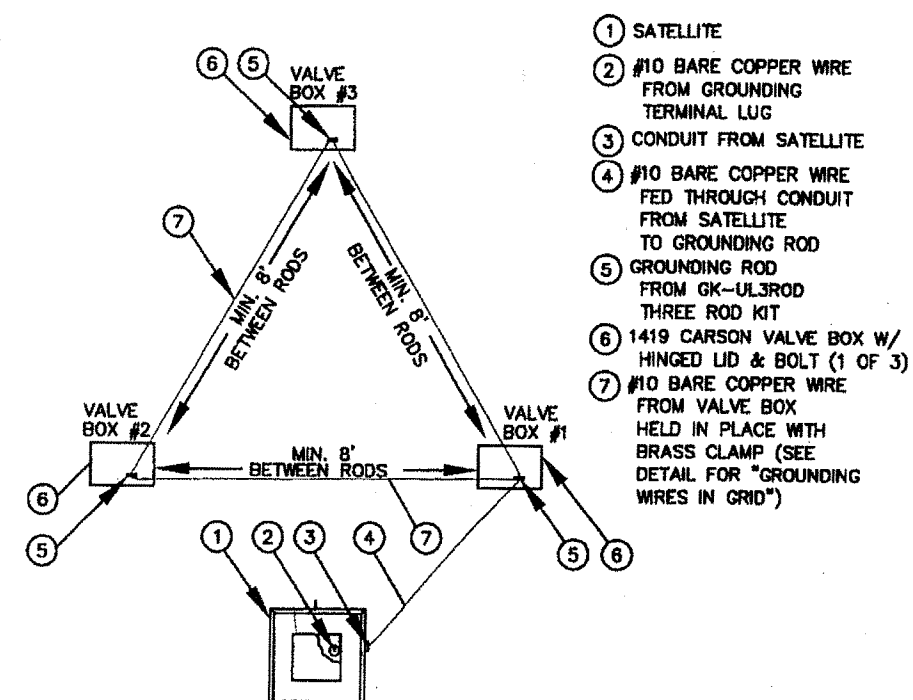
GROUNDING WIRES IN GRID DETAIL

NOT TO SCALE

PUMP ENCLOSURE TO BE A TUFF SHED OR EQUIVALENT INSULATED BOLTED ON CONCRETE SLAB.
(INSTALL PER MANUFACTURERS INSTRUCTIONS.)



PUMP DETAIL
NOT TO SCALE



PLAN VIEW FOR LAYOUT ONLY. SEE GROUNDING ROD NOTES FOR INSTALLATION INSTRUCTIONS. SET WITHIN ROCK LANDSCAPE AREA ADJACENT TO ELECTRIC METER. PERFORM AND FURNISH RESISTANCE TEST AND RESULTS.

TRIANGULAR GRID PLAN VIEW

NOT TO SCALE

PARKS DEPARTMENT

MASTERCUTS
Lawn & Tree Service
447 Executive Center Blvd.
El Paso, TX 79902

INCA DOVE PARK & AMBER SUN PARK
BORDERLAND VILLAGE UNIT ONE

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L6 of 6