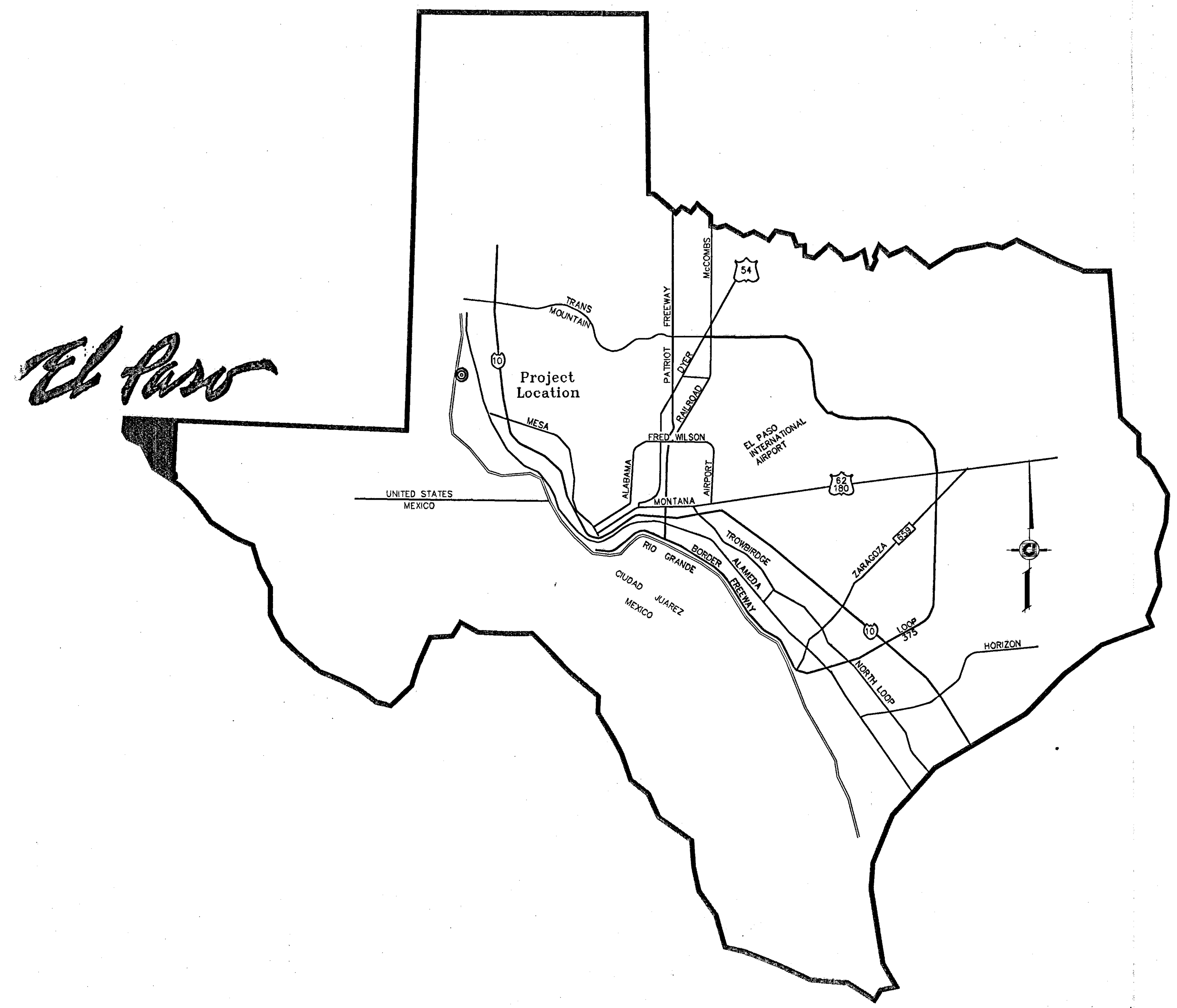
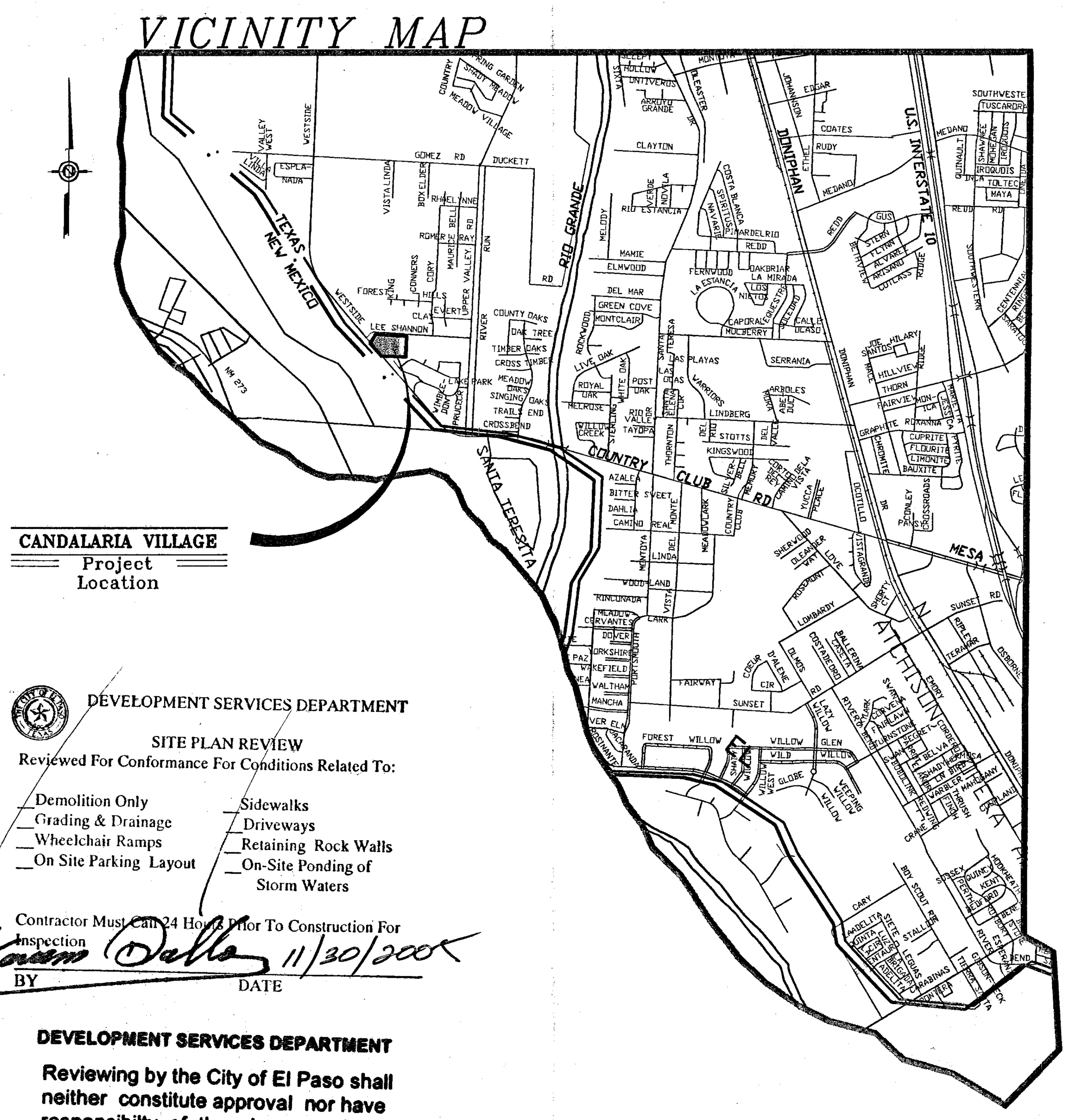




DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW

Reviewed For Conformance For Conditions Related To:

- Demolition Only
- Grading & Drainage
- Wheelchair Ramps
- On Site Parking Layout
- Sidewalks
- Driveways
- Retaining Rock Walls
- On-Site Ponding of Storm Waters

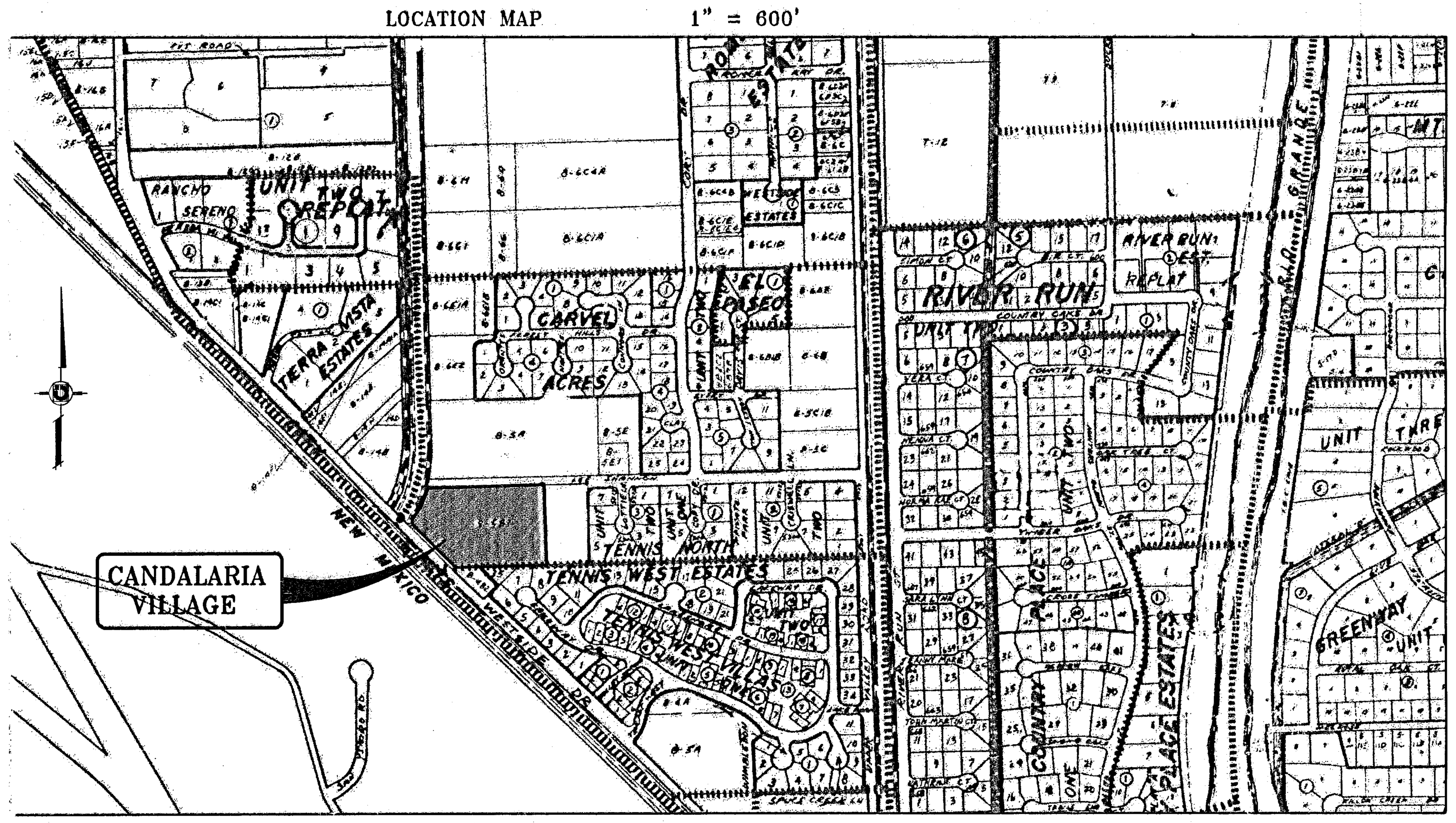
Contractor Must Call 24 Hours Prior To Construction For Inspection

BY 11/30/2005 DATE

DEVELOPMENT SERVICES DEPARTMENT

Reviewing by the City of El Paso shall neither constitute approval nor have responsibilty of the adequacy of design and plans.

LOCATION MAP 1" = 600'



STREET IMPROVEMENTS

INDEX

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

STATE OF TEXAS
YVONNE DIANE CURRY
64648

CONDE INC.

SHT 1

102964

CANDALARIA VILLAGE

102964

D:\C\CANDESTA\dwg\CANDE-cvr.

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

NOTES:

WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (CANDALARIA VILLAGE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND HAS BEEN CONSTRUCTED AND OPERABLE AS OF

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No.________________ BOOK______ PAGE______ DATE___________

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No.________________ BOOK______ PAGE______ DATE___________

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING WESTSIDE DRIVE AND LEE SHANNON 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.________________ BOOK______ PAGE______ DATE___________

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

INSTRUMENT No.________________ BOOK______ PAGE______ DATE___________

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".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

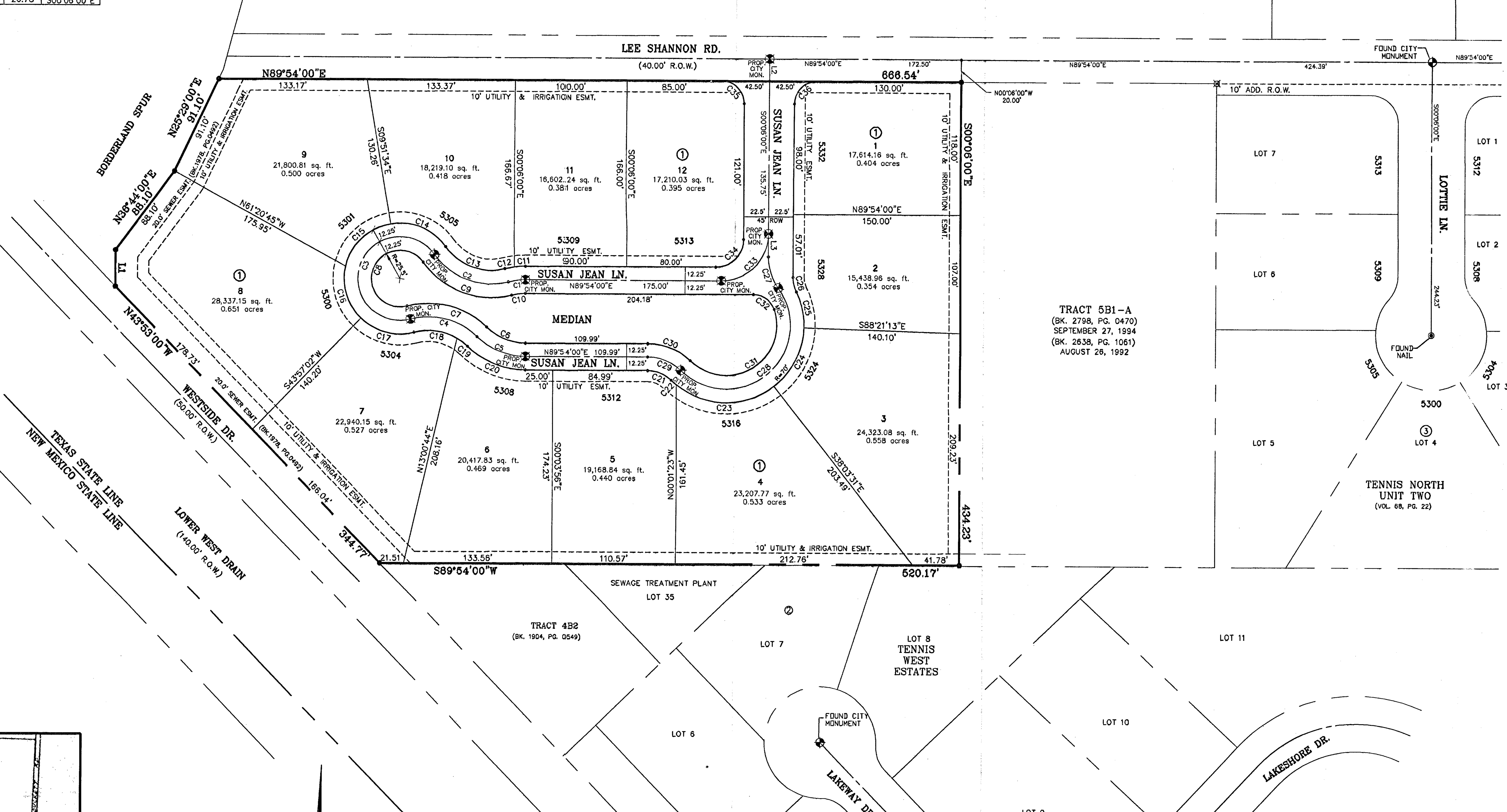
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING REQUIREMENTS OF THE EL PASO MUNICIPAL CODE.

LINE TABLE

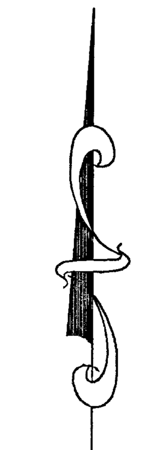
LINE	LENGTH	BEARING
L1	32.64	N00°02'00"W
L2	20.00	S00°06'00"E
L3	20.78	S00°06'00"E

CURVE TABLE

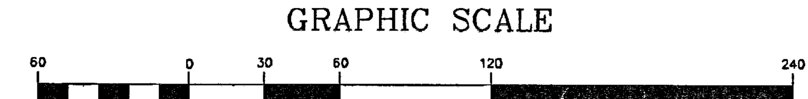
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	62.25	15.74	7.91	15.69	S82°39'31"W	14°28'58"
C2	62.25	75.23	42.98	70.74	S69°57'33"E	69°14'49"
C3	37.75	164.44	54.33	62.00	S19°52'22"W	249°34'59"
C4	62.25	64.43	35.44	61.59	N75°16'03"W	59°18'10"
C5	62.25	48.33	25.46	47.13	S67°51'29"E	44°29'02"
C6	50.00	38.82	20.45	37.85	S67°51'29"E	44°29'02"
C7	74.50	77.11	42.41	73.71	N75°16'03"W	59°18'10"
C8	25.50	111.08	36.70	41.88	S19°52'22"W	249°34'59"
C9	74.50	90.04	51.44	84.66	S69°57'33"E	69°14'49"
C10	50.00	12.64	6.35	12.60	S82°39'31"W	14°28'58"
C11	74.50	10.03	5.02	10.02	S86°02'35"W	7°42'50"
C12	74.50	8.80	4.41	8.80	S78°48'06"W	6°46'07"
C13	50.00	60.43	34.52	56.82	S69°57'33"E	69°14'49"
C14	50.00	56.31	31.56	53.38	N67°35'51"W	64°31'26"
C15	50.00	59.09	33.54	55.71	S46°17'02"W	67°42'48"
C16	50.00	51.03	27.99	48.84	S16°48'40"E	58°28'35"
C17	50.00	51.37	28.21	49.14	S75°29'03"E	58°52'10"
C18	50.00	40.04	21.16	38.98	N81°58'36"W	45°53'03"
C19	50.00	11.71	5.88	11.68	N52°19'31"W	13°25'06"
C20	74.50	57.84	30.47	56.40	S67°51'29"E	44°29'02"
C21	30.00	23.27	12.25	22.69	N67°52'55"W	44°26'10"
C22	70.00	6.30	3.15	6.29	S48°14'26"E	5°09'12"
C23	70.00	94.37	55.92	87.38	S89°26'16"E	77°14'29"
C24	70.00	61.45	32.86	59.49	N26°47'38"E	50°17'42"
C25	70.00	33.71	17.19	33.38	N12°08'52"W	27°35'18"
C26	30.00	13.53	6.88	13.42	S13°01'15"E	25°50'31"
C27	47.50	29.96	15.50	29.47	S18°10'08"E	36°08'16"
C28	57.75	171.93	700.48	115.11	N49°02'57"E	170°34'26"
C29	42.25	32.77	17.26	31.95	N67°52'55"W	44°26'10"
C30	54.50	42.27	22.26	41.22	N67°52'55"W	44°26'10"
C31	45.50	121.46	189.15	88.48	N57°51'41"E	152°56'59"
C32	20.00	24.95	14.39	23.37	N54°21'24"W	71°29'12"
C33	42.50	66.76	42.50	60.10	N44°54'00"E	90°00'00"
C34	25.00	39.27	25.00	35.36	N44°54'00"E	90°00'00"
C35	20.00	31.42	20.00	28.28	N45°06'00"W	90°00'00"
C36	20.00	31.42	20.00	28.28	S44°54'00"W	90°00'00"



LOCATION MAP 1" = 600'



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DATE OF PREPARATION: JULY 25, 2005

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

CANDA-VILL-FN.DWG

FINAL PLAT

To be considered by the City Plan Commission, Recommendations concerning this Plat must be filed by:

D E D I C A T I O N

CANDALARIA PROPERTIES, L.P., property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this __________ day of ____________________,2005.

BY: CANDALARIA PROPERTIES, L.P.

By: ______________________________
John Martin, PRESIDENT

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared John Martin, President of CANDALARIA PROPERTIES, L.P., 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 __________________ day of

________________________,2005.

______________________________ ______________________
Notary Public in and for El Paso County My Commission Expires

C I T Y P L A N C O M M I S S I O N

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 _______________ day of ____________________,2005.

______________________ ______________________
Secretary Chairperson

Approved for filing this _________ day of ____________________,2005.

____
Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this ___________ day of ____________________ 2005, A.D. in Volume ______, of the Plat Record, Page________, File No.________________.

______________________ ______________________
County Clerk By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

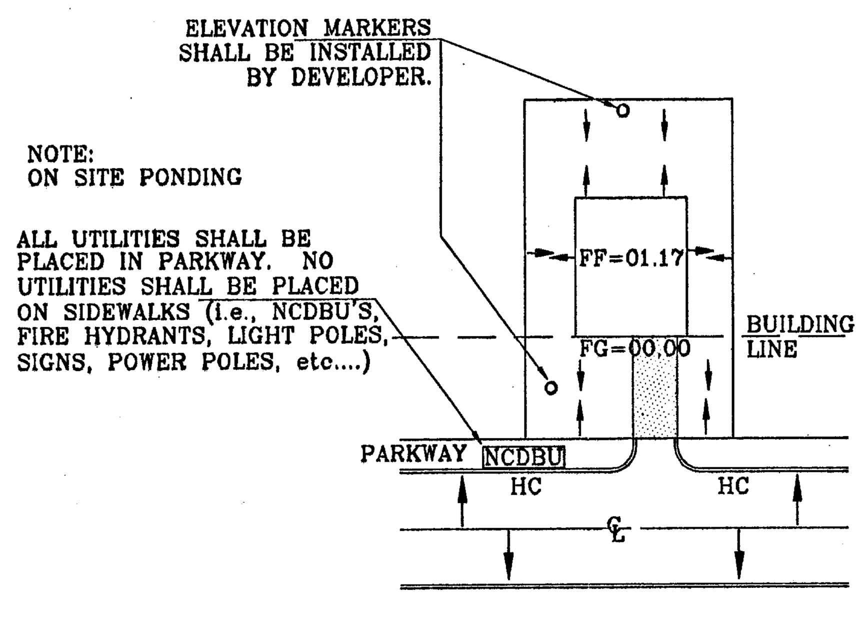
This plat represent a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

______________________ ______________________
Yvonne Conde Curry, P.E.

n R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

102964

C:\DATA\ci\CANDA-VILL-FN.dwg, 11/16



TYPICAL LOT GRADING

1"=40'

GENERAL NOTES:

1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. ALL SLOPE AND IRRIGATION DITCH MAINTENANCE TO BE DONE BY PROPERTY OWNER(S).

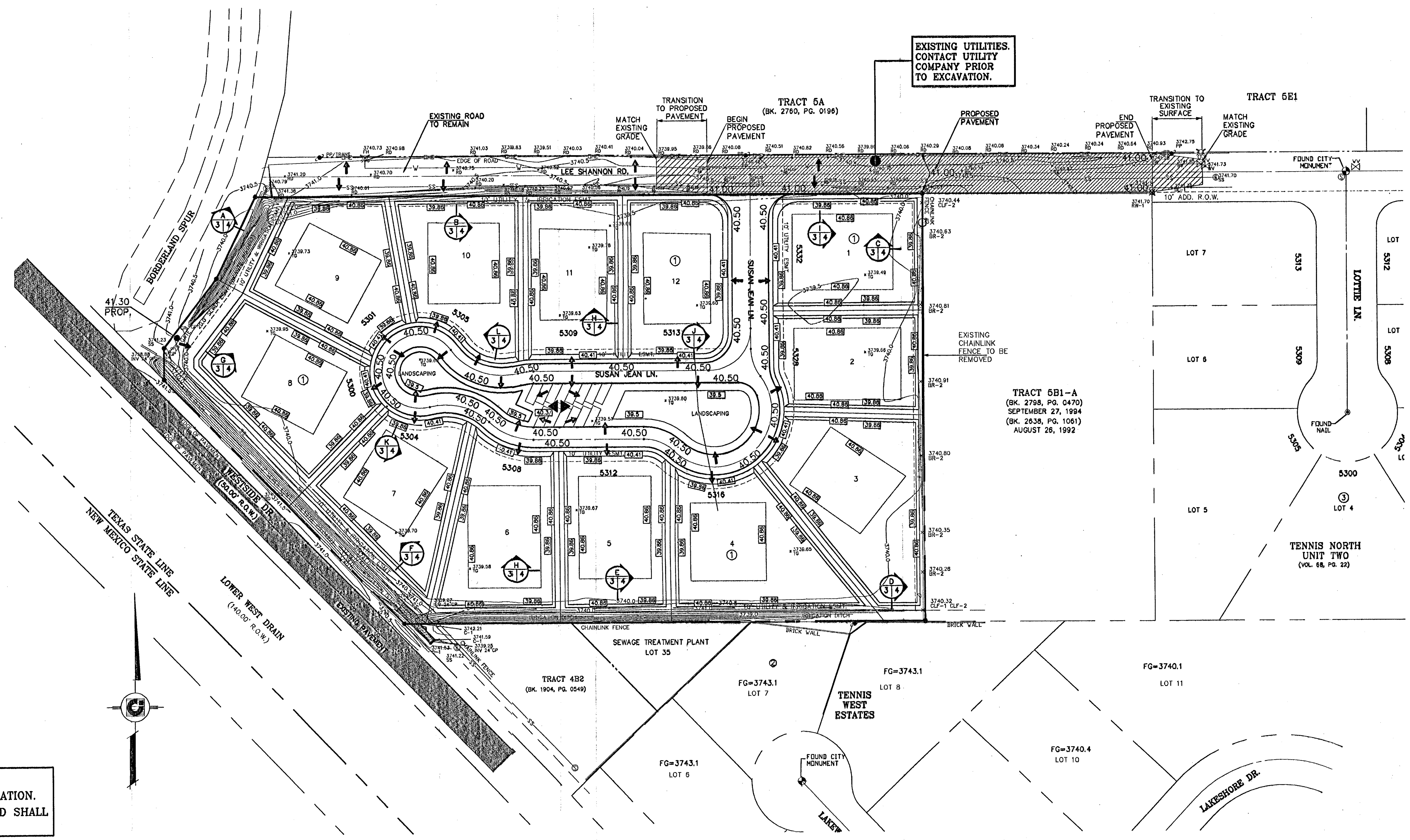
NOTE:

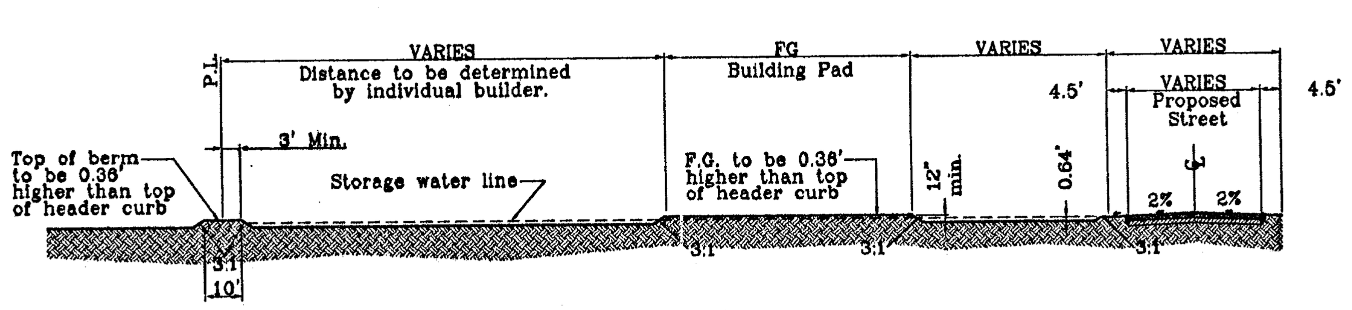
1. A RETAINING WALL SHALL BE REQUIRED WHEN THE GRADE DIFFERENCE BETWEEN LOTS - LOTS / STREET EXCEEDS 2'-0".
2. DEVELOPER TO COMPLY WITH SECTION 13.08.170 OF THE EL PASO MUNICIPAL CODE AS TO THE EXCESSIVE PAVING CUTS.
3. All SITE IMPROVEMENTS TO COMPLY WITH SUBDIVISION PLAT DESIGN STANDARDS.
4. PRELIMINARY SOILS TEST, FINAL PERCOLATION RATE TEST, SOIL TEST AND WATER TABLE ELEVATION INFORMATION TO BE SUBMITTED PRIOR TO STREET ACCEPTANCE AND/OR BUILDING PERMIT.
5. INDIVIDUAL BUILDING PAD GRADING TO BE DONE BY BUILDER.
6. ELEVATION MARKERS WILL BE PLACED ON EACH LOT PRIOR TO CERTIFICATE OF OCCUPANCY.

NOTE:
MAINTENANCE OF MEDIAN TO BE PERFORMED BY HOMEOWNERS ASSOCIATION.
IRRIGATION DITCHES SHALL BE MAINTAINED BY PROPERTY OWNERS AND SHALL HAVE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE.

GENERAL EARTHWORK NOTES:

NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.



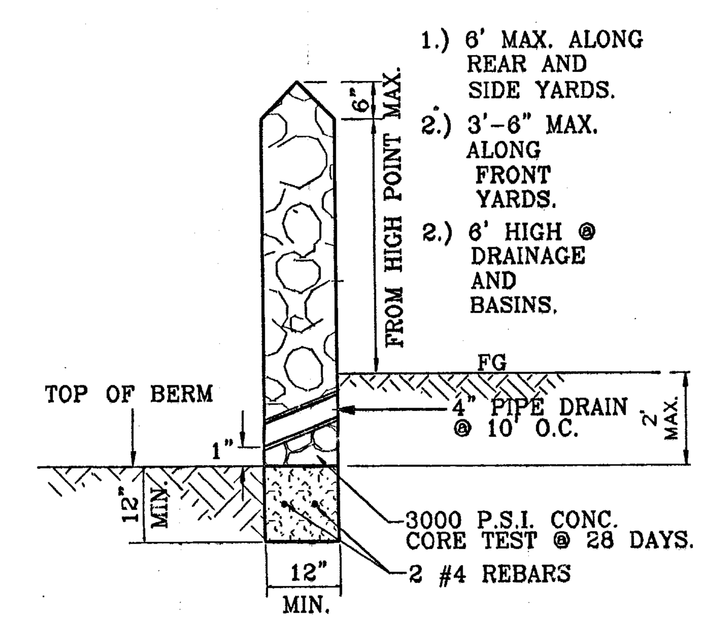


TYPICAL LOT GRADING

SCALES

ROCKWALL NOTES:

1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. 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.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGLY SOAKED BEFORE BEING PLACED.
8. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK, NOT RIVER ROCK SHALL BE ALLOWED.



ROCKWALL DETAIL

SCALE: 1" = 2'

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE X. COMMUNITY PANEL NO. 480212 0125B DATED SEPTEMBER 4, 1991.

LEGEND

◆	HIGH POINT
▶◀	LOW POINT
25.68	PROP. TOP OF CURB ELEV.
FG=00.00 FF=00.67	PROP. FINISH GROUND AND FINISH FLOOR
oooooo	PROPOSED RETAINING WALL
A 3 4	SECTION No. / SECTION DETAILS SHEET LOCATION / SECTION REFERENCE SHEET LOCATION

102964 CANDELARIA VILLAGE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62..................CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED LEE SHANNON PVMT. EASTWARD	RO
9-30-2005	1ST CITY REDS	RO
10-4-2005	WIDENED LEE SHANNON PAVEMENT TO 40'	RO
10-27-2005	2ND CITY REDS	RO

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 6.702 ACRES

SCALE
Horiz: 1"=60'
Vert: ----
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEER'S SEAL

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

SHEET TITLE
GRADING PLAN

SHT 3 OF 11

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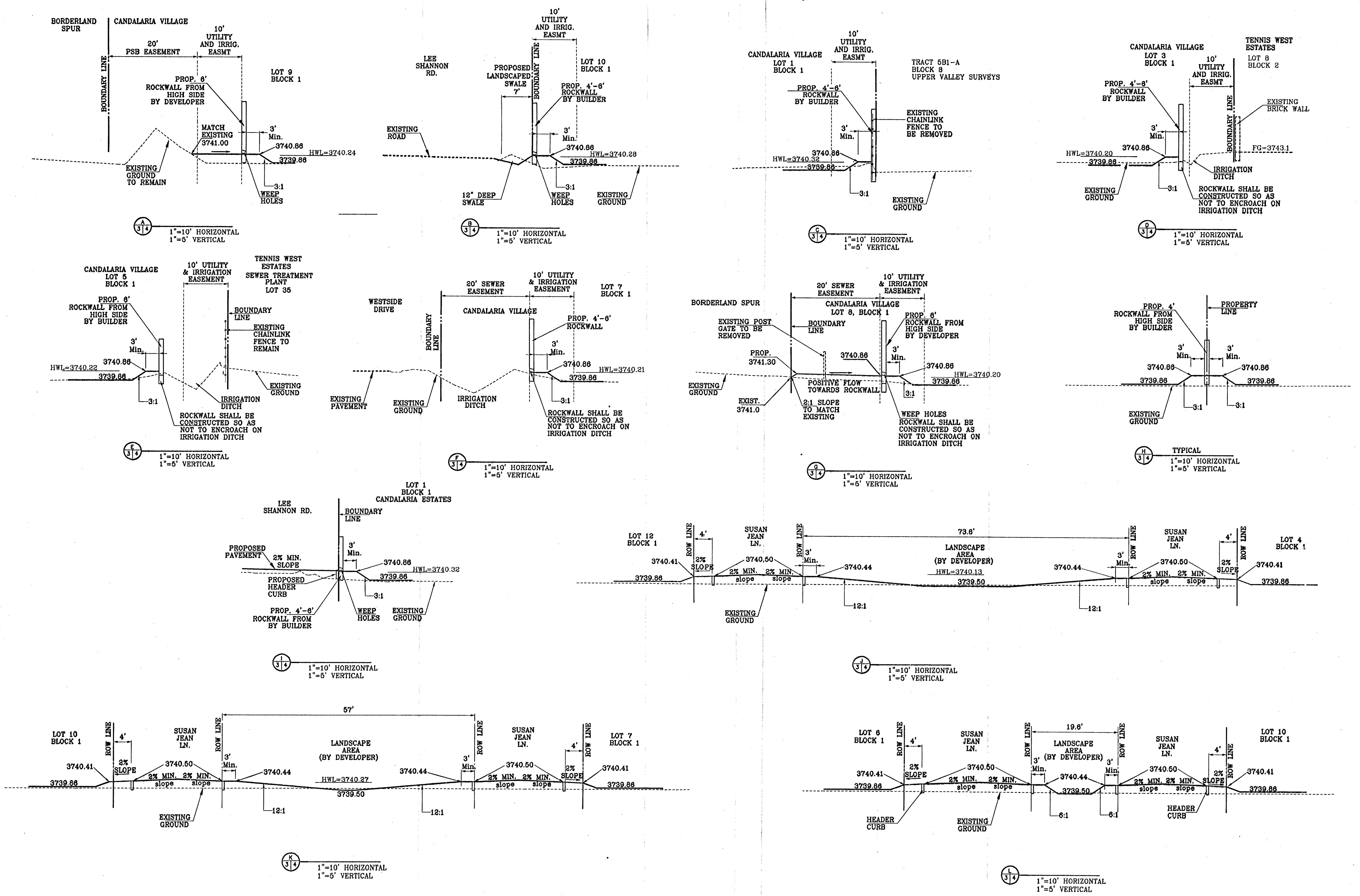

102964

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10-27-2005	2ND CITY REDS	RO

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-41, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: AS SHOWN
Vert: ---
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEER'S SEAL

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

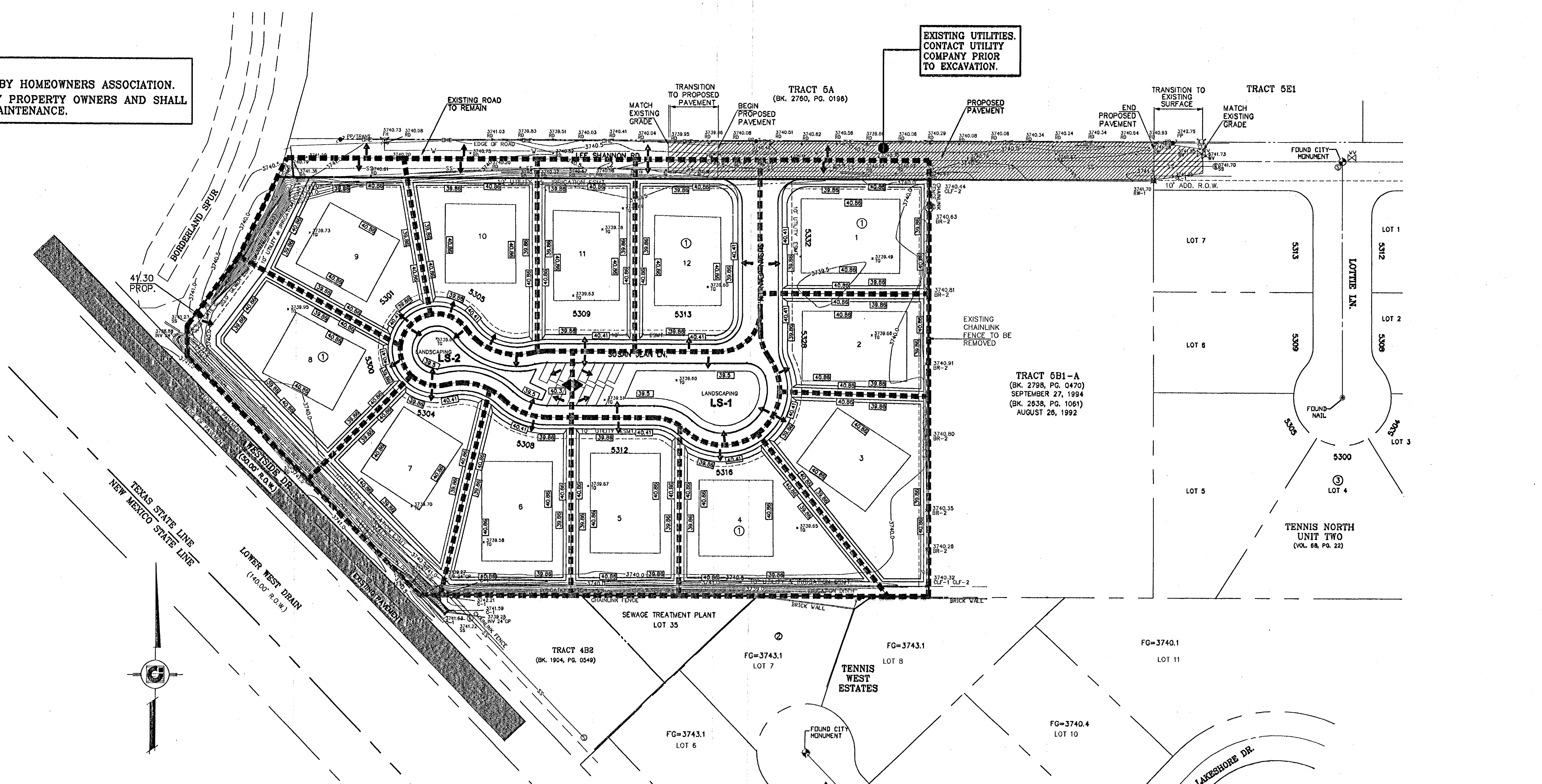
CONDE INC.

SHEET TITLE

GRADING PLAN SECTIONS

NOTE:
MAINTENANCE OF MEDIAN TO BE PERFORMED BY HOMEOWNERS ASSOCIATION.
IRRIGATION DITCHES SHALL BE MAINTAINED BY PROPERTY OWNERS AND SHALL HAVE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE.

EXISTING UTILITIES. CONTACT UTILITY COMPANY PRIOR TO EXCAVATION.



LEGEND

▬ ▬ ▬	WATERSHED AREA
——→——	DRAINAGE FLOW

NOTE:

1. A RETAINING WALL SHALL BE REQUIRED WHEN THE GRADE DIFFERENCE BETWEEN LOTS - LOTS / STREET EXCEEDS 2'-0".
2. DEVELOPER TO COMPLY WITH SECTION 13.08.170 OF THE EL PASO MUNICIPAL CODE AS TO THE EXCESSIVE PAVING CUTS.
3. All SITE IMPROVEMENTS TO COMPLY WITH SUBDIVISION PLAT DESIGN STANDARDS.
4. PRELIMINARY SOILS TEST, FINAL PERCOLATION RATE TEST, SOIL TESTS AND WATER TABLE ELEVATION INFORMATION TO BE SUBMITTED PRIOR TO STREET ACCEPTANCE AND/OR BUILDING PERMIT.
5. INDIVIDUAL BUILDING PAD GRADING TO BE DONE BY BUILDER.
6. ELEVATION MARKERS WILL BE PLACED ON EACH LOT PRIOR TO CERTIFICATE OF OCCUPANCY.

ON SITE PONDING NOTES:

1. PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING ON ALL RESIDENTIAL LOTS.
2. PERMANENT ELEVATIONS MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING.
3. FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
4. THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS;
5. NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT.
6. DEVELOPER/BUILDER SHALL COMPLY WITH SECTION 19.16.060: ON SITE PONDING.

ON SITE PONDING CALCULATIONS

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

RESIDENTIAL

$$Q=\frac{ARC}{12}=\frac{A(4)(0.5)}{12}=Q_R \text{ ac-ft}$$

STREET (LS-1, LS-2, LS-3)

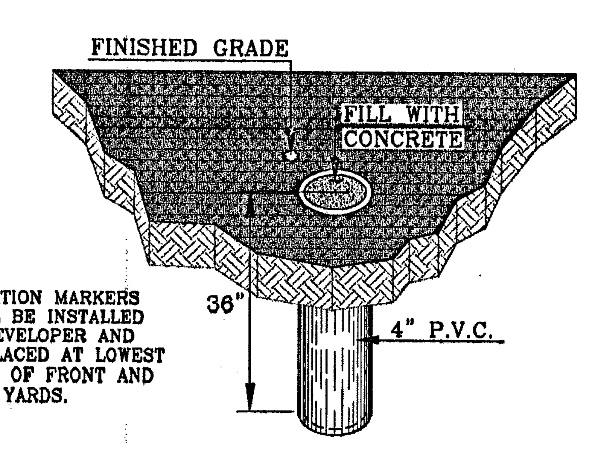
$$Q=\frac{ARC}{12}=\frac{A(4)(0.9)}{12}=Q_R \text{ ac-ft}$$

10 YR. SILT & DEBRIS
Q = 0.012 AC-FT/AC

PAD AREA INCLUDES DRIVEWAY, SIDEWALK, BUILDING AND ALL IMPROVEMENTS. ON SITE PONDING, SEE NOTE #5.

DRAINAGE COMPUTATIONS

LOT No.	BLOCK No.	LOT AREA	LOT AREA (AC) + 1/2 STREET	PAD AREA (AC) MAX (50%)	POND AREA (AC)	REQ'D. POND VOLUME (AC. FT.)	REQ'D DEPTH (FEET)	HIGH WATER ELEV.
1	1	0.40	0.55	0.20	0.20	0.09	0.46	3740.32
2	1	0.35	0.40	0.18	0.18	0.07	0.38	3740.24
3	1	0.56	0.57	0.28	0.28	0.10	0.34	3740.20
4	1	0.53	0.56	0.27	0.27	0.09	0.35	3740.21
5	1	0.44	0.47	0.22	0.22	0.08	0.36	3740.22
6	1	0.47	0.49	0.23	0.23	0.08	0.35	3740.21
7	1	0.53	0.55	0.26	0.26	0.09	0.35	3740.21
8	1	0.65	0.66	0.33	0.33	0.11	0.34	3740.20
9	1	0.50	0.57	0.25	0.25	0.10	0.38	3740.24
10	1	0.42	0.52	0.21	0.21	0.09	0.42	3740.28
11	1	0.38	0.48	0.19	0.19	0.08	0.42	3740.28
12	1	0.40	0.57	0.20	0.20	0.10	0.49	3740.35
LS-1	STREET	0.39	0.39	-	0.19	0.12	0.62	3740.13
LS-2	STREET	0.25	0.25	-	0.10	0.08	0.76	3740.27



NOTE:
ELEVATION MARKERS SHALL BE INSTALLED BY DEVELOPER AND BE PLACED AT LOWEST POINT OF FRONT AND BACK YARDS.

PERMANENT ELEVATION MARKER (TYPICAL)
N.T.S.

SECTION No.
SECTION DETAILS SHEET
SECTION REFERENCE SHEET

LEGEND

◀▶	HIGH POINT
▶◀	LOW POINT
25.68	PROP. TOP OF CURB ELEV.
FG=00.00 FF=00.67	PROP. FINISH GROUND AND FINISH FLOOR
oooooo	PROPOSED RETAINING WALL

FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE X. COMMUNITY PANEL NO. 480212 0125B DATED SEPTEMBER 4, 1991.

102964 CANDELARIA VILLAGE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62 (CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED LEE SHANNON PVMT. EASTWARD	RO
9-30-2005	1ST CITY REDS	RO
10-4-2005	WIDENED LEE SHANNON PAVEMENT TO 40'	RO
10-27-2005	2ND CITY REDS	RO

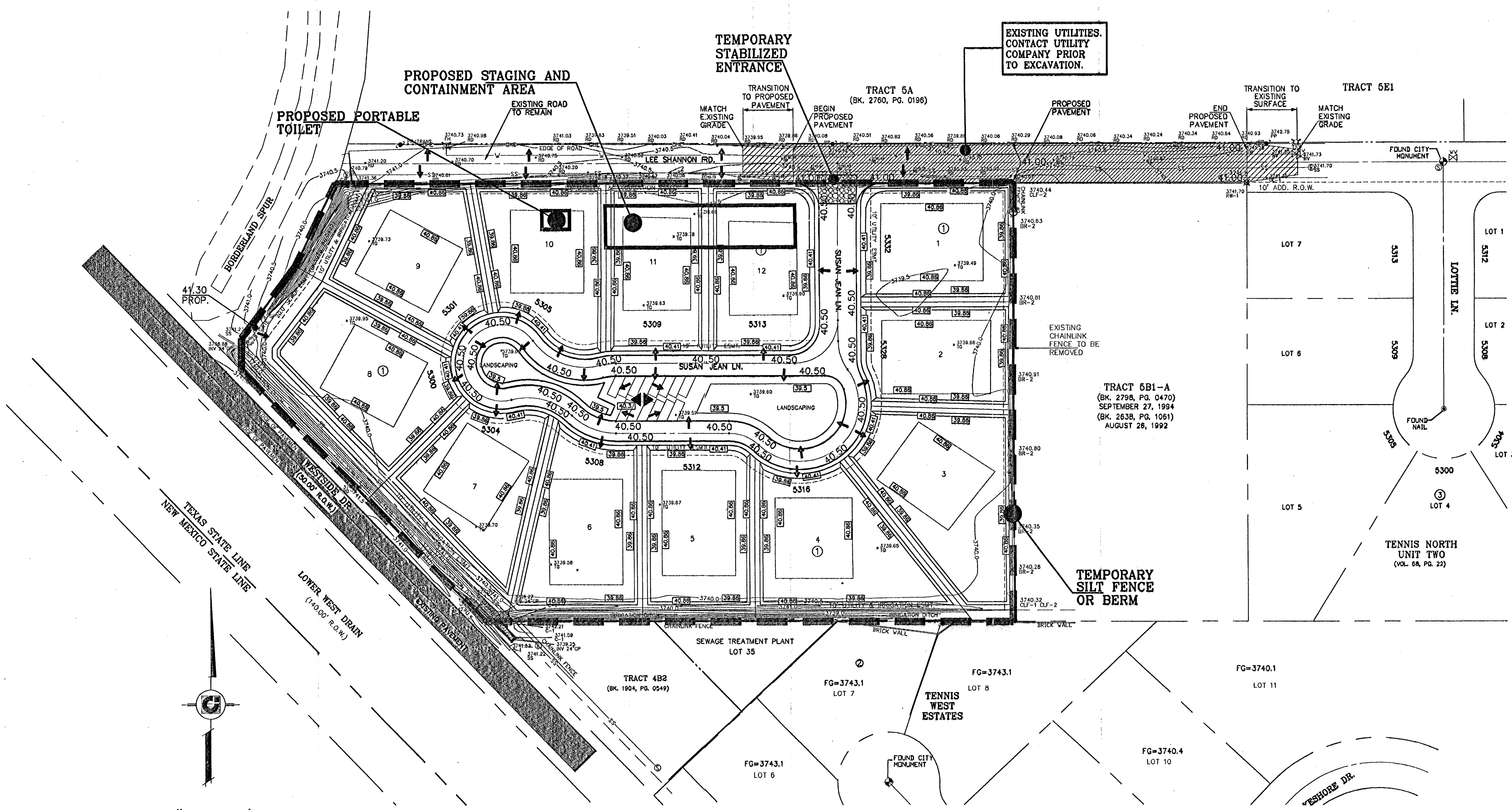
PROJECT NAME
CANDALARIA VILLAGE
BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

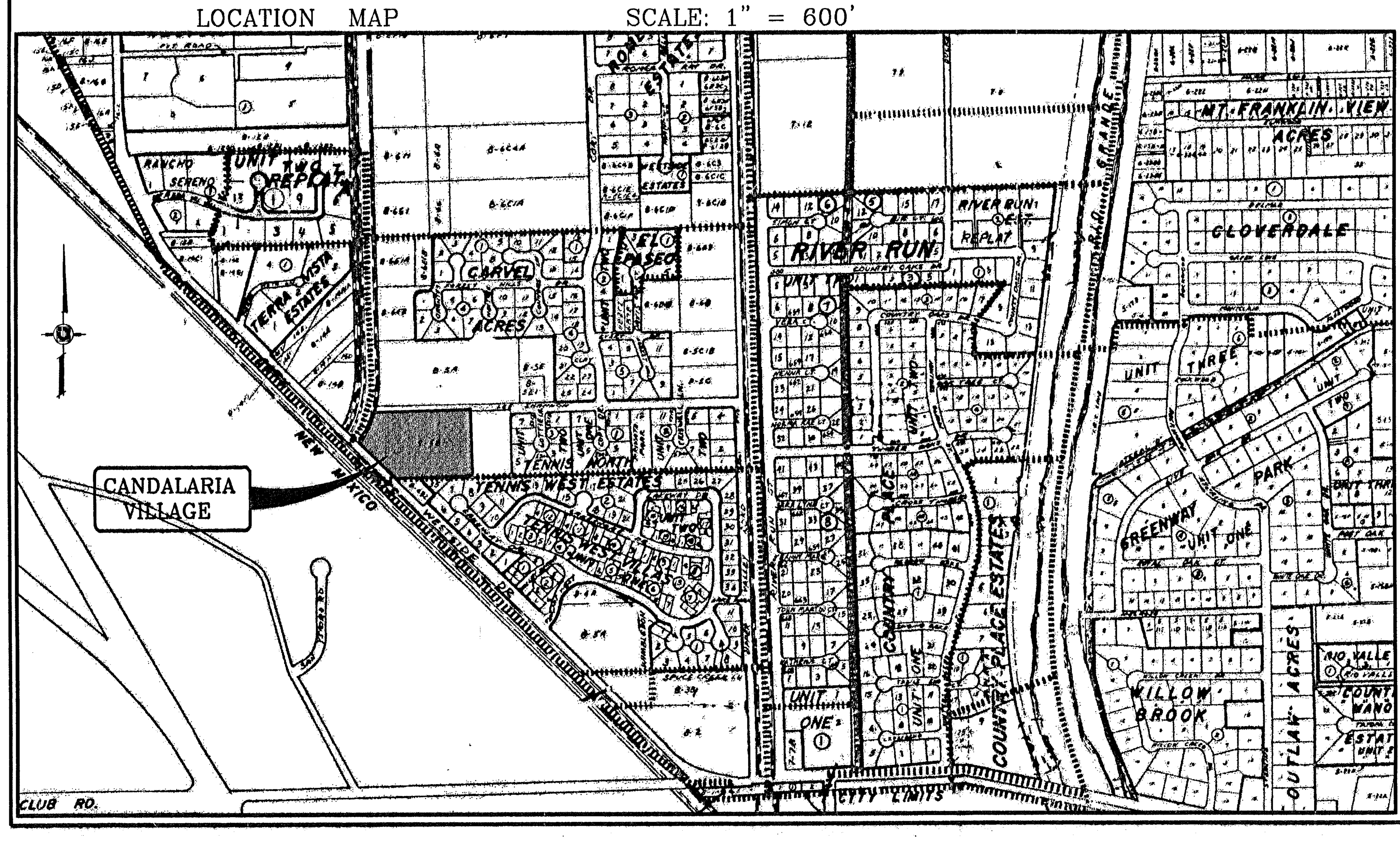
SCALE
Horiz: 1"=60'
Vert: ----
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

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

SHEET TITLE
DRAINAGE PLAN





LOCATION MAP SCALE: 1" = 600'

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

COMPANY: ____________________

SIGNED: ____________________

ADDRESS: ____________________

TITLE: ____________________

TELEPHONE: ____________________

DATE: ____________________

OWNER CERTIFICATION

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

OWNER : (SIGNED) ____________________ DATE ____________________

OWNER: (NAME) ____________________

PHONE NUMBER: ____________________

NOTE:
ON-SITE PONDING.
NO DISCHARGE TO OUTSIDE OF THE SUBDIVISION.

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62 (CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED LEE SHANNON PVMT. EASTWARD	RO
10-4-2005	WIDENED LEE SHANNON PAVEMENT TO 40'	RO

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: 1"=60'
Vert: ----

DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEERING SEAL

STATE OF TEXAS
YVONNE CONDE CURRY
64868
PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHT 6 OF 11

102964 CANDELARIA VILLAGE

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

1. LOTS WILL RETAIN SEDIMENT ON-SITE VIA BERMS OR SEDIMENTS BASINS AS DEPICTED ON PLAN.
2. STRUCTURAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
3. EACH LOT WILL INCORPORATE A GRAVEL ENTRANCE TO PREVENT OFF-SITE TRACKING OF SEDIMENT FROM VEHICLES.
4. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF: STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLES ENTRANCE AND EXITS; ACTIONS TAKEN AND INSPECTORS NAME.
5. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
6. COPY OF SWP3 SHALL BE KEPT ON SITE.
7. PERMITTEE MUST RETAIN THE SWP3, NOI AND INSPECTION LOG FOR A MINIMUM OF THREE YEARS FROM TERMINATION AND FINAL STABILIZATION OF PROJECT.

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 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 STABILIZATIONS, CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPT. AND TNRCC.

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

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

A. 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.

B. 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 AND STATE RECOMMENDED METHODS

C. PETROLEUM PRODUCTS:
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.

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

VI. MAINTENANCE AND INSPECTION PROCEDURES
ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON SITE.

VIII. 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. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

CONSTRUCTION ACTIVITIES LOG

ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: ____________________ DATE: ____________________

SWPPP Coordinator Name: ____________________
Phone Number: ____________________

Log of Activities available: SWPPP Coordinator.
Inspection Log available: SWPPP Coordinator
Schedule of Activities available: SWPPP Coordinator

SITE DESCRIPTION:
The existing site is farm land. There are no surface waters on the site itself or adjacent to the site. The site disturbance area is 6.702 acres.

The site map shows the property boundaries with the proposed location of the roadways, lots, storm inlets and retention basins. This site will be graded, roadways paved and drainage structures constructed. The graded lots will drain to the graded streets and then to the storm inlets which will conduct the storm runoff via underground structures to a retention basin and/or concrete channel.

Interim stabilization measures are as follows: TEMPORARY BERMS AND SILT FENCES.

Final stabilization will be performed by the Home Builders which will construct a single building on each lot and place landscaping on exposed surfaces.

The receiving waters are ON SITE RETENTION

Storm water sampling data is not available for this site.

No concrete or Batch Plants on this site.

No apparent endangered species on site. No Historic Properties on site.

STORM WATER CONTAMINANTS ON SITE
The following are the potential storm water pollutants (checked items only):

Cleaning Solvents	____	Equip. cleaning wastewater	____
Asphalt	____	Hydraulic oil/fluids	____
Concrete	____	Gasoline	____
Paints	____	Diesel Fuel	____
Curing Compounds	____	Antifreeze/Coolant	____

The Containment area for these items is located: ____________________

The Staging Area for this site is located: ____________________

The Portable Toilet for this site is located: ____________________

Non storm water discharges on site (checked items only).

Fire Hydrant Flushing	____	Water line flushing water	____
Vehicle wash water	____	Landscape irrigation	____
Dust Control water	____	Pavement wash waters	____

All staging areas, portable toilets and pollutant areas will incorporate secondary containment measures such as berms or sediment traps/barriers.

102964 CANDELARIA VILLAGE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62..........CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME
CANDALARIA VILLAGE
BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: ----
Vert: ----
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER
10/21/05

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

CONDE INC.

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHT 7 OF 11

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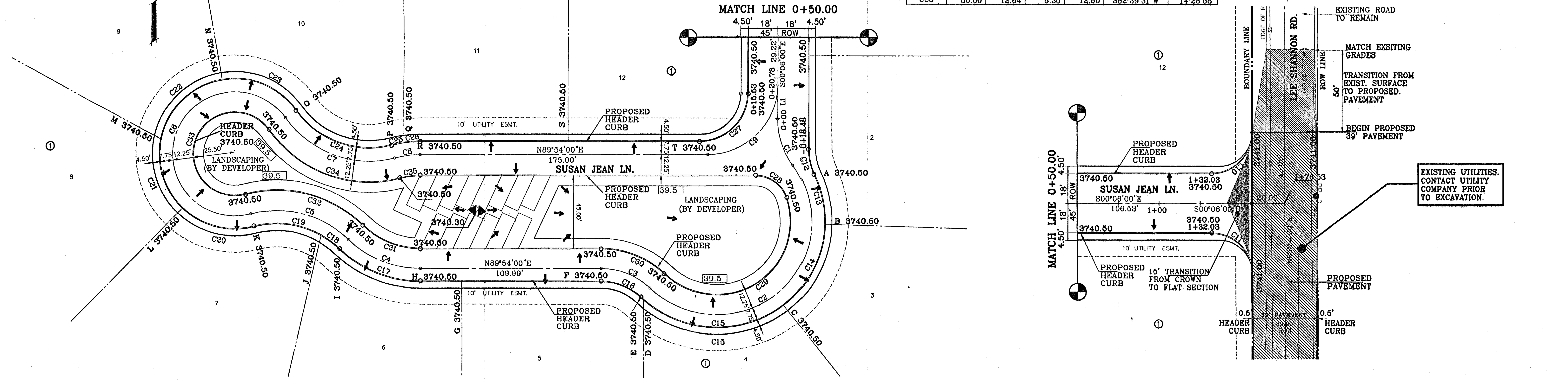
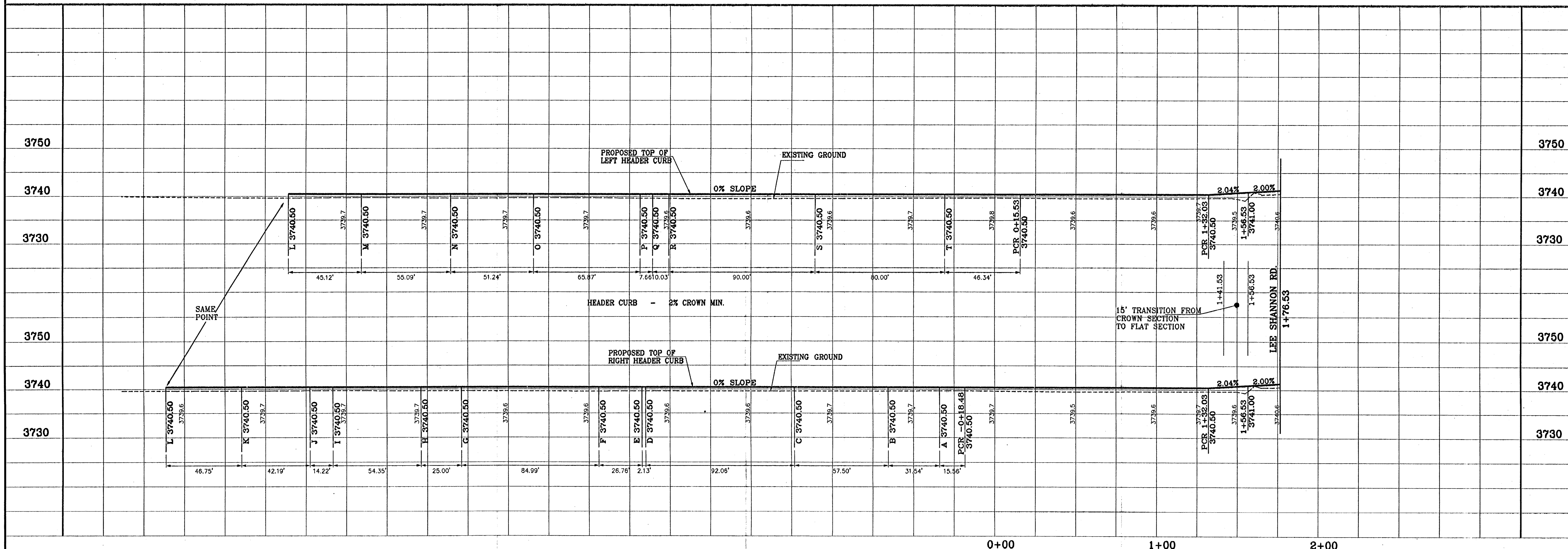
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	47.50'	29.96'	15.50'	29.47'	S18°10'08"E	36°08'16"
C2	57.75'	171.93'	700.48'	115.11'	N49°02'57"E	170°34'26"
C3	42.25'	32.77'	17.26'	31.95'	N67°52'55"W	44°26'10"
C4	62.25'	48.33'	25.46'	47.13'	S67°51'29"E	44°29'02"
C5	62.25'	64.43'	35.44'	61.59'	N75°16'03"W	59°18'10"
C6	37.75'	164.44'	54.33'	62.00'	S19°52'22"W	249°34'59"
C7	62.25'	75.23'	42.98'	70.74'	S69°57'33"E	69°14'49"
C8	62.25'	15.74'	7.91'	15.69'	S82°39'31"W	14°28'58"
C9	42.50'	66.76'	42.50'	60.10'	N44°54'00"E	90°00'00"
C10	25.00'	39.27'	25.00'	35.36'	N45°06'00"W	90°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	25.00'	39.27'	25.00'	35.36'	S44°54'00"W	90°00'00"
C12	34.50'	15.56'	7.91'	15.43'	S13°01'15"E	25°50'31"
C13	65.50'	31.54'	16.08'	31.23'	N12°08'52"W	27°35'18"
C14	65.50'	57.50'	30.75'	55.67'	N26°47'38"E	50°17'42"
C15	65.50'	92.06'	55.48'	84.67'	S87°47'35"E	80°31'53"
C16	34.50'	26.76'	14.09'	26.09'	N67°52'55"W	44°26'10"
C17	70.00'	54.35'	28.63'	52.99'	S67°51'29"E	44°29'02"
C18	54.50'	14.22'	7.15'	14.18'	N53°05'19"W	14°56'41"
C19	54.50'	42.19'	22.22'	41.15'	N82°44'24"W	44°21'28"
C20	45.50'	46.75'	25.67'	44.72'	S75°29'03"E	58°52'10"
C21	45.50'	45.12'	24.61'	43.30'	S17°38'22"E	56°49'12"
C22	45.50'	55.09'	31.49'	51.78'	S45°27'20"W	69°22'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	45.50'	51.24'	28.72'	48.57'	N67°35'51"W	64°31'26"
C24	54.50'	65.87'	37.63'	61.93'	S69°57'33"E	69°14'49"
C25	70.00'	7.66'	3.83'	7.66'	S78°33'07"W	6°16'10"
C26	70.00'	10.03'	5.03'	10.03'	S85°47'36"W	8°12'48"
C27	29.50'	46.34'	29.50'	41.72'	N44°54'00"E	90°00'00"
C28	20.00'	24.95'	14.39'	23.37'	N54°21'24"W	71°29'12"
C29	45.50'	121.46'	189.15'	88.48'	N57°51'41"E	152°56'59"
C30	54.50'	42.27'	22.26'	41.22'	N67°52'55"W	44°26'10"
C31	50.00'	38.82'	20.45'	37.85'	S67°51'29"E	44°29'02"
C32	74.50'	77.11'	42.41'	73.71'	N75°16'03"W	59°18'10"
C33	25.50'	111.08'	36.70'	41.88'	S19°52'22"W	249°34'59"
C34	74.50'	90.04'	51.44'	84.66'	S69°57'33"E	69°14'49"
C35	50.00'	12.64'	6.35'	12.60'	S82°39'31"W	14°28'58"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°06'00"E	20.78





102964 CANDELARIA VILLAGE

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION
LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62.................CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED LEE SHANNON PAVEMENT - REMOVED SIDEWALK	RO
9-30-2005	FIRST CITY REDS	RO
10-4-2005	WIDENED LEE SHANNON TO 40' PAVEMENT	RO

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'

DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO: 405-06

ENGINEER'S SEAL

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

STREET
PLAN-PROFILE

SUSAN JEAN LN.

SHT 8 OF 11

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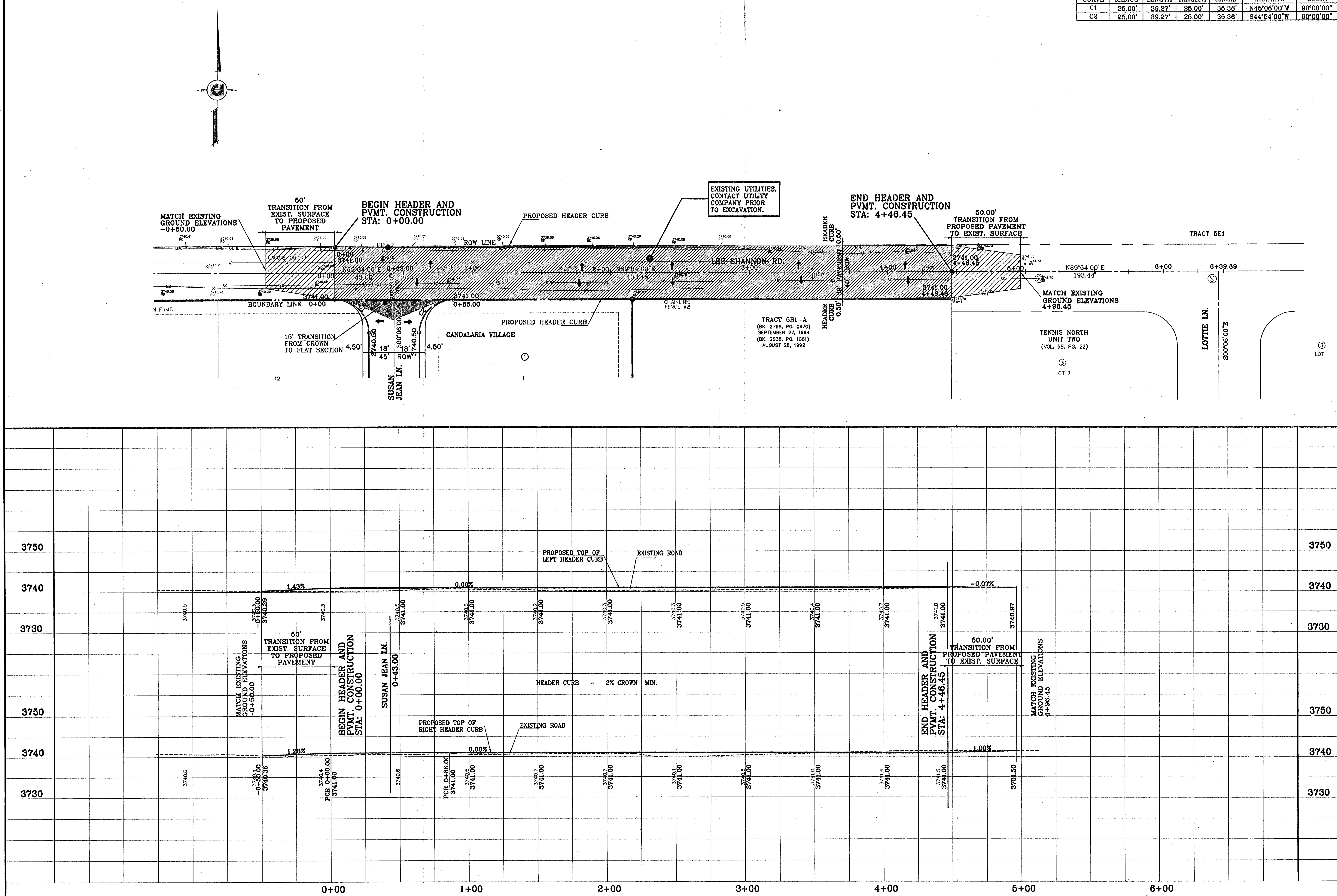
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N45°06'00"W	90°00'00"
C2	25.00'	39.27'	25.00'	35.36'	S44°54'00"W	90°00'00"



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62..............CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED PROP. PAVEMENT EASTWARD -REMOVED SIDEWALK	RO
9-30-2005	FIRST CITY REDS	RO
10-04-2005	WIDENED PAVEMENT TO 40'	RO

PROJECT NAME
CANDALARIA VILLAGE
BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

STATE OF TEXAS SEAL — YVONNE CONDE CURRY 64648 LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE
STREET PLAN-PROFILE
LEE SHANNON RD.

102964

CANDELARIA VILLAGE

SHT 9 OF 11

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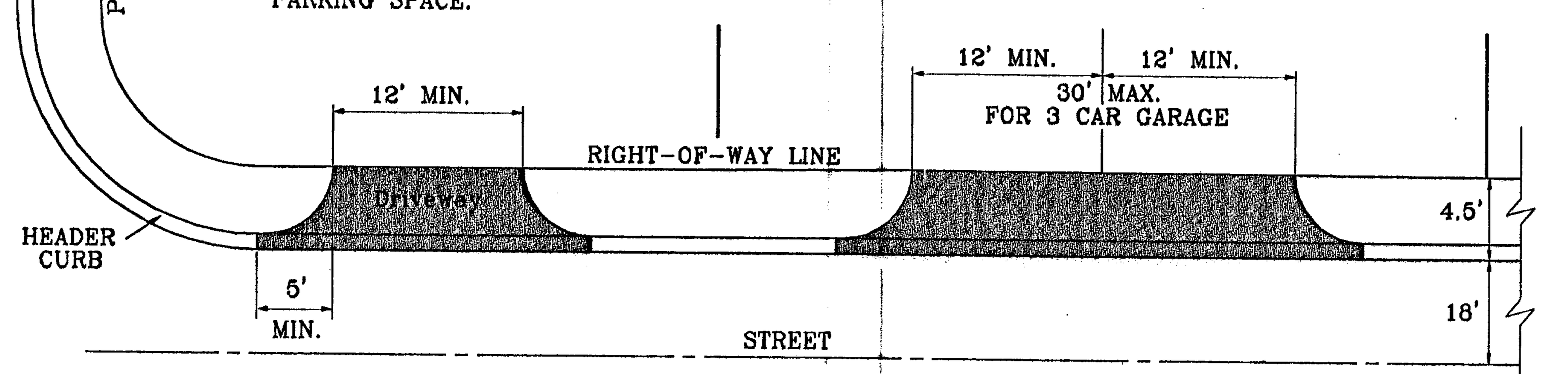
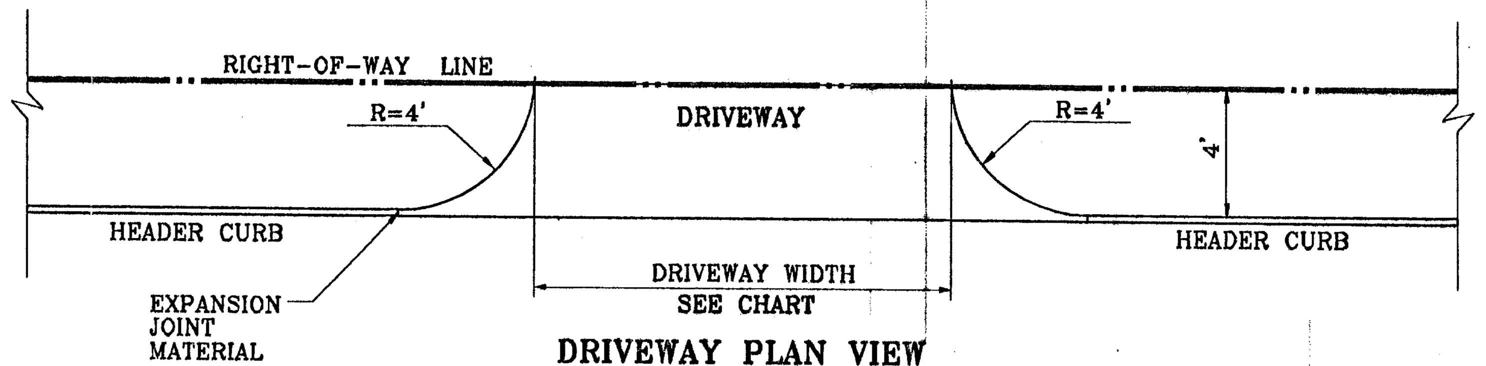
NOTE:
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.



RESIDENTIAL DRIVEWAYS TYPICAL

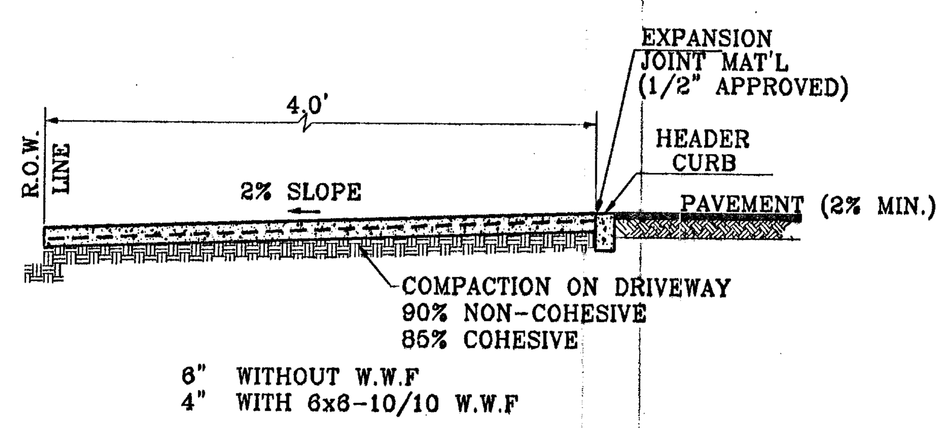
AS PER CITY DESIGN STD. # 6-7.
N.T.S.



DRIVEWAY PLAN VIEW

SCALE: 1"=5'
AS PER CITY DESIGN STANDARD 6-9

DRIVEWAY WIDTH	MIN.	MAX.
RESIDENTIAL	12'	24'
FOR A THREE CAR GARAGE	12'	30'



RESIDENTIAL DRIVEWAY SECTION (TYPICAL)

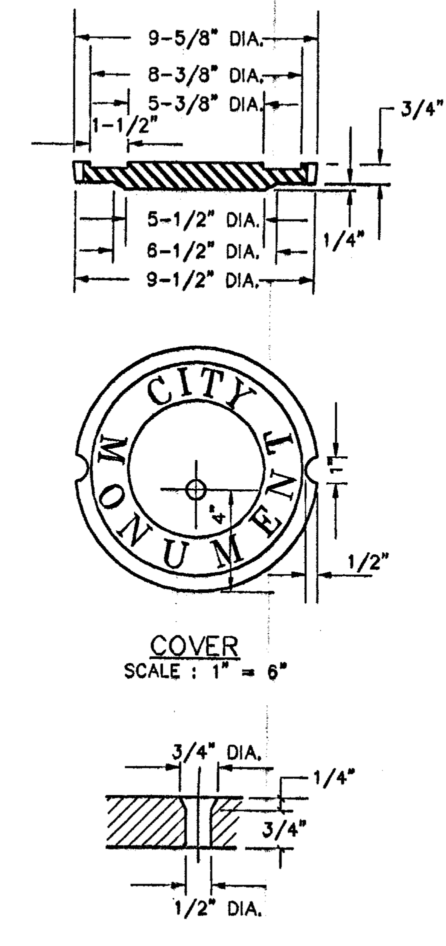
AS PER CITY DESIGN STANDARD 6-9
N.T.S.

PAVEMENT NOTES

1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASECOURSE (TYPE A, GRADE B) TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20 TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAC, BASE, SUBGRADE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

TRENCHING:

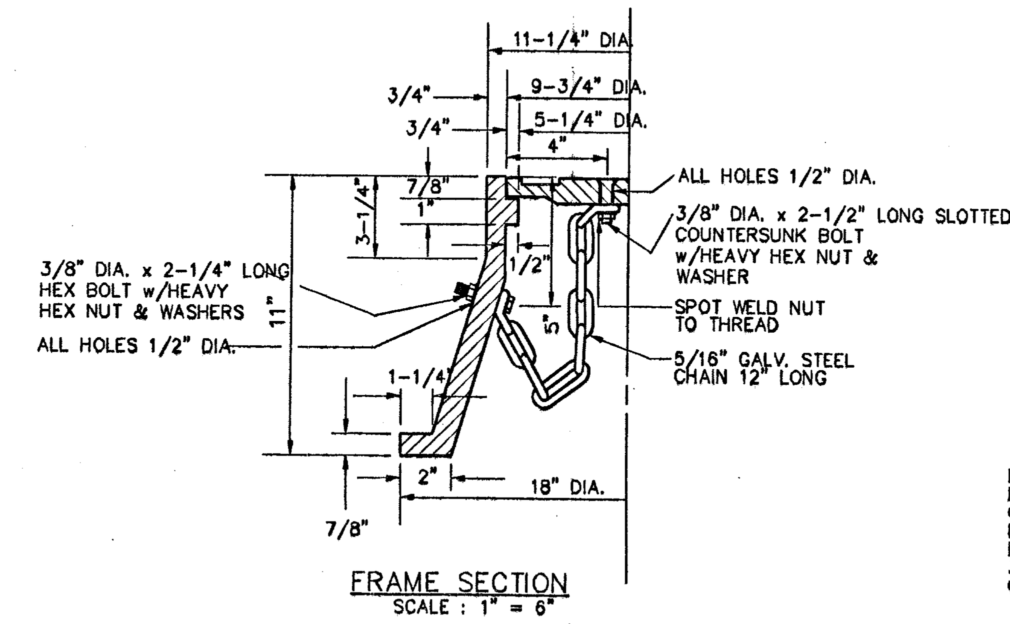
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

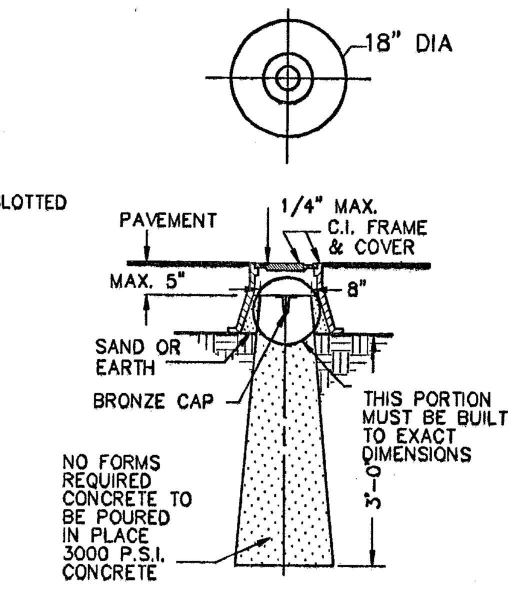


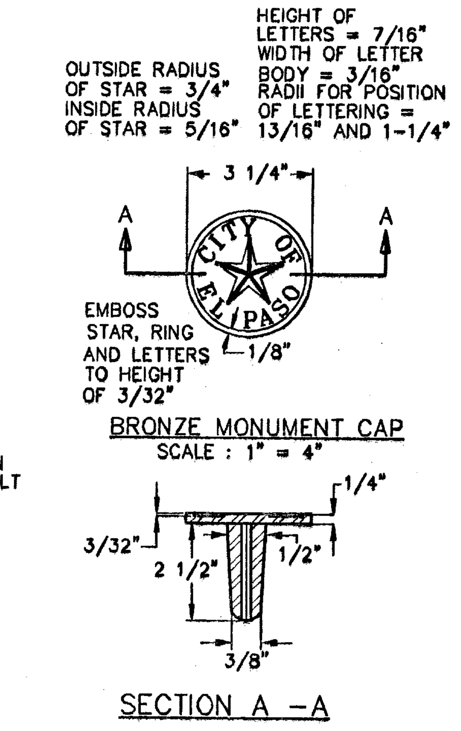
SIZE AND CONSTRUCTION:
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE, EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

NUMBER AND LOCATIONS:
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.
ANY MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS).
THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN THE NUMBER OF MONUMENTS REQUIRED.

NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.

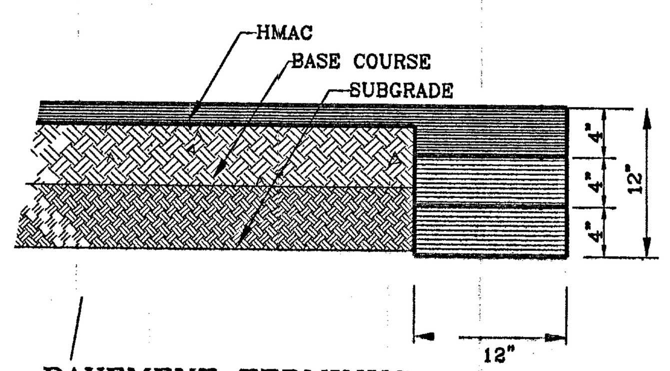






CITY MONUMENT DETAIL

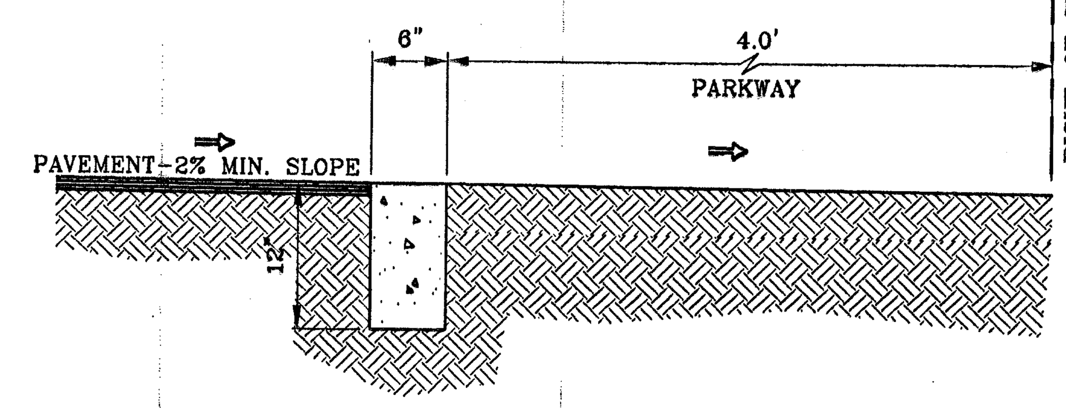
CITY MONUMENT AS PER CITY STANDARDS



PAVEMENT TERMINUS

1" = 10'

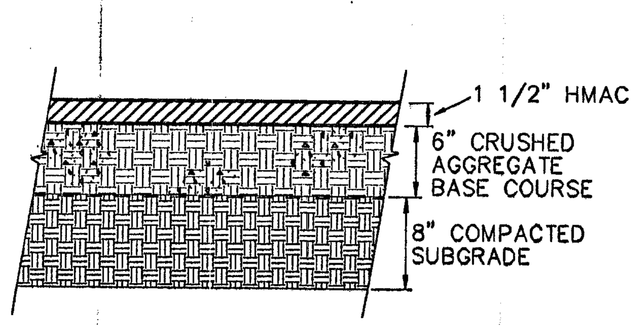
NOTE:
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE, FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



TYPICAL HEADER CURB DETAIL

SCALE: 1"=1'-0"

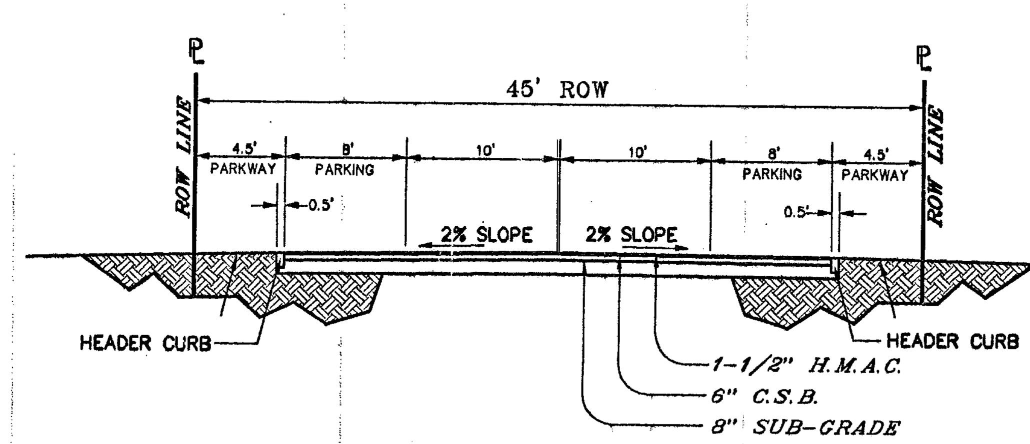
CURB NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM @ 28 DAYS.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.



PAVEMENT DETAIL

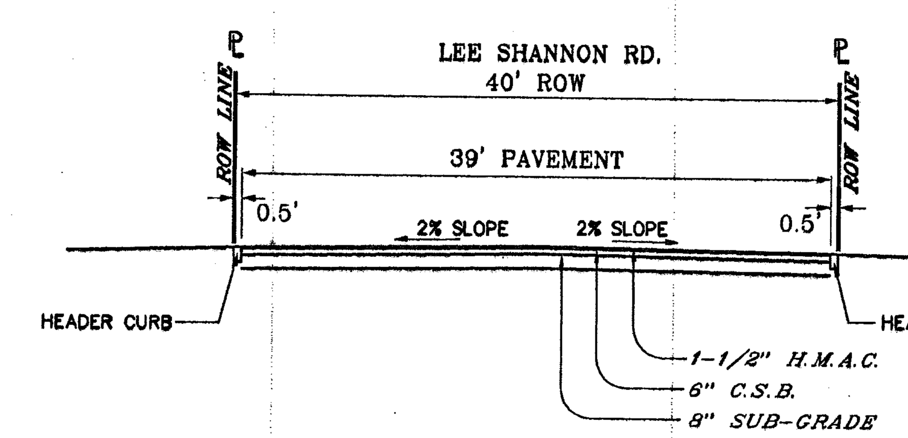
TYPICAL PAVEMENT SECTION

1"=1'



45' R.O.W. RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'



40' R.O.W. LEE SHANNON RD.

SCALE: 1"=10'

102964 CANDELARIA VILLAGE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62..........CITY DATUM)

DATE	REVISIONS	BY
9-30-2005	FIRST CITY REDS	RO
10-4-2005	WIDENED LEE SHANON PAVEMENT	RO

PROJECT NAME
CANDALARIA VILLAGE
BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: AS SHOWN
Vert: AS SHOWN
DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

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

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

SHEET TITLE
STANDARD DETAILS

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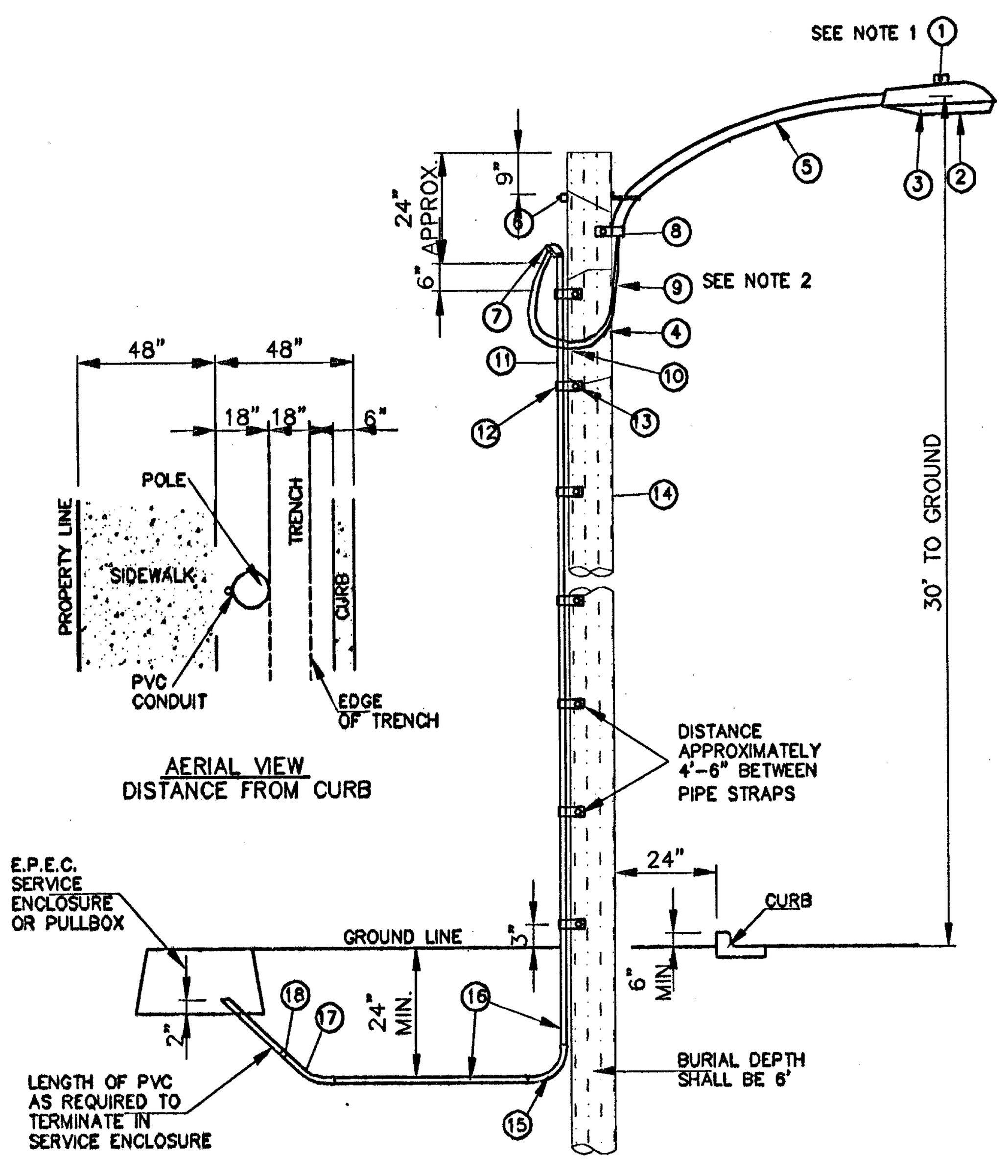
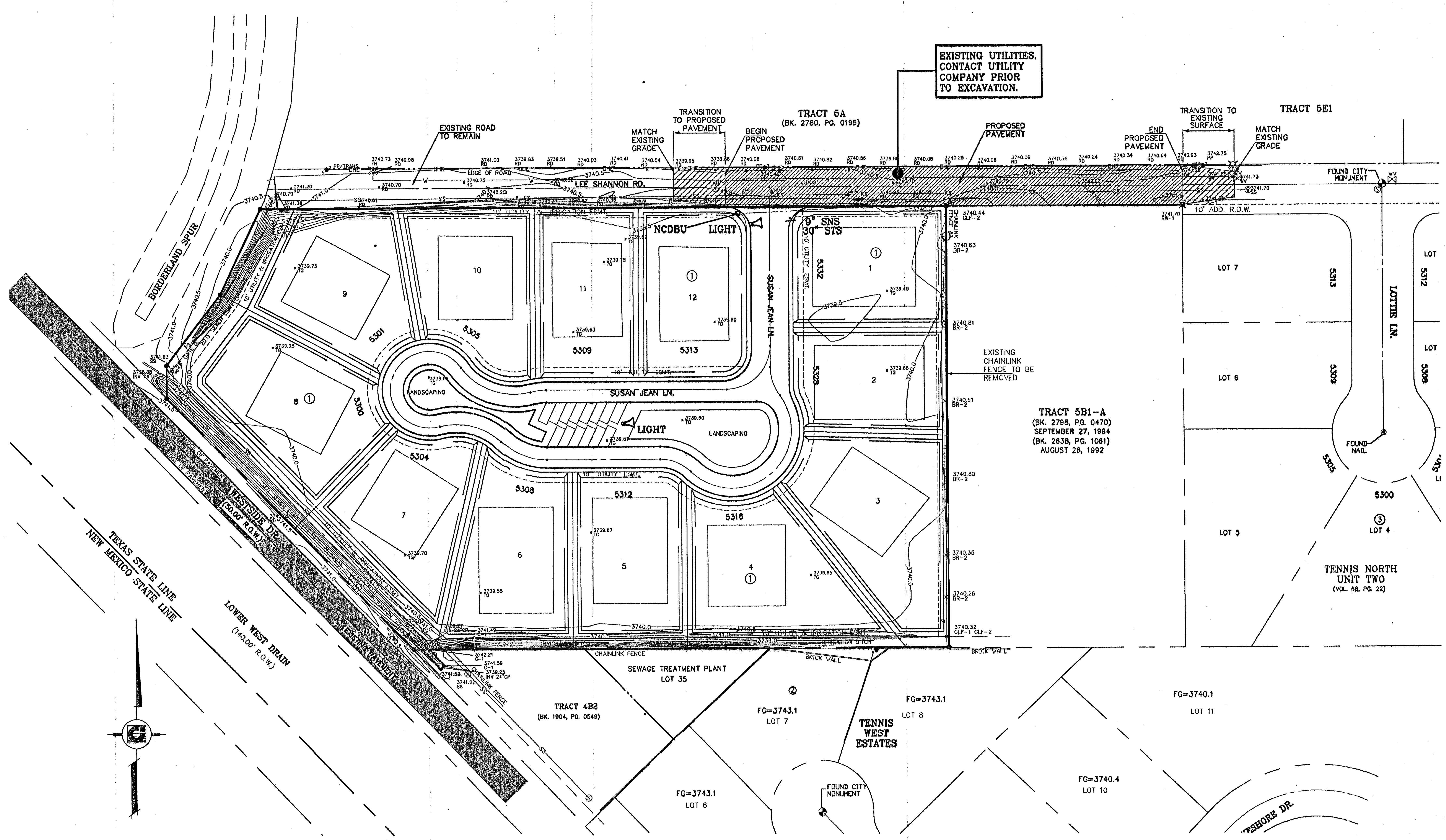


UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE

E.P.E.C. STD. DSU 805

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

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



ITEM	No. DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2	HPS LAMP 100 W	21-085	1		
3	LUMINAIRE, 100 W HPS	21-335	1		
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/812	
	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
	COIL SPRING WASHER, 5/8"	02-786	1		
	LOCK NUT, 5/8"	02-706	1		
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8	LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10	COPPER CBLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12	PIPE STRAP FOR 1" PVC CONDUITM 2 HOLE	17-283	7	LPVCSTRP	
13	NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
14	POLE, 35' CLASS 4	09-035	1	L354UG	
15	1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16	1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17	1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18	1" PVC COUPLING	17-296	1	LCPLG1	

1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

PROPOSED LIGHT POLE

EXISTING LIGHT POLE

INSTALL TRAFFIC CONTROL DEVICES AS SHOWN

102964

CANDELARIA VILLAGE

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION LEE SHANNON RD. AND LOTTIE LN.
ELEVATION: 3741.62 ....CITY DATUM)

DATE	REVISIONS	BY
8-1-2005	MOVED LEE SHANNON PVMT. EASTWARD	RO
9-30-2005	1ST CITY REDS	RO
10-4-2005	WIDENED LEE SHANNON PAVEMENT TO 40'	RO
10-27-2005	2ND CITY REDS	RO

PROJECT NAME

CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

SCALE
Horiz: 1"=60'
Vert: ----

DATE: JUNE 2005
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-06

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE

ILLUMINATION PLAN & DETAILS

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CANDALARIA VILLAGE

BEING ALL OF TRACT 5B1-A1, BLOCK 8,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 6.702 ACRES

NOTES:

WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (CANDALARIA VILLAGE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND HAS BEEN CONSTRUCTED AND OPERABLE AS OF AUGUST 2005.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No.__________ BOOK______ PAGE______ DATE__________

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No. 20060021618 BOOK______ PAGE______ DATE 3-9-06

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING WESTSIDE DRIVE 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. 20060021619 BOOK______ PAGE______ DATE 3-9-06

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

INSTRUMENT No. 20060021620 BOOK______ PAGE______ DATE 3-9-06

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".

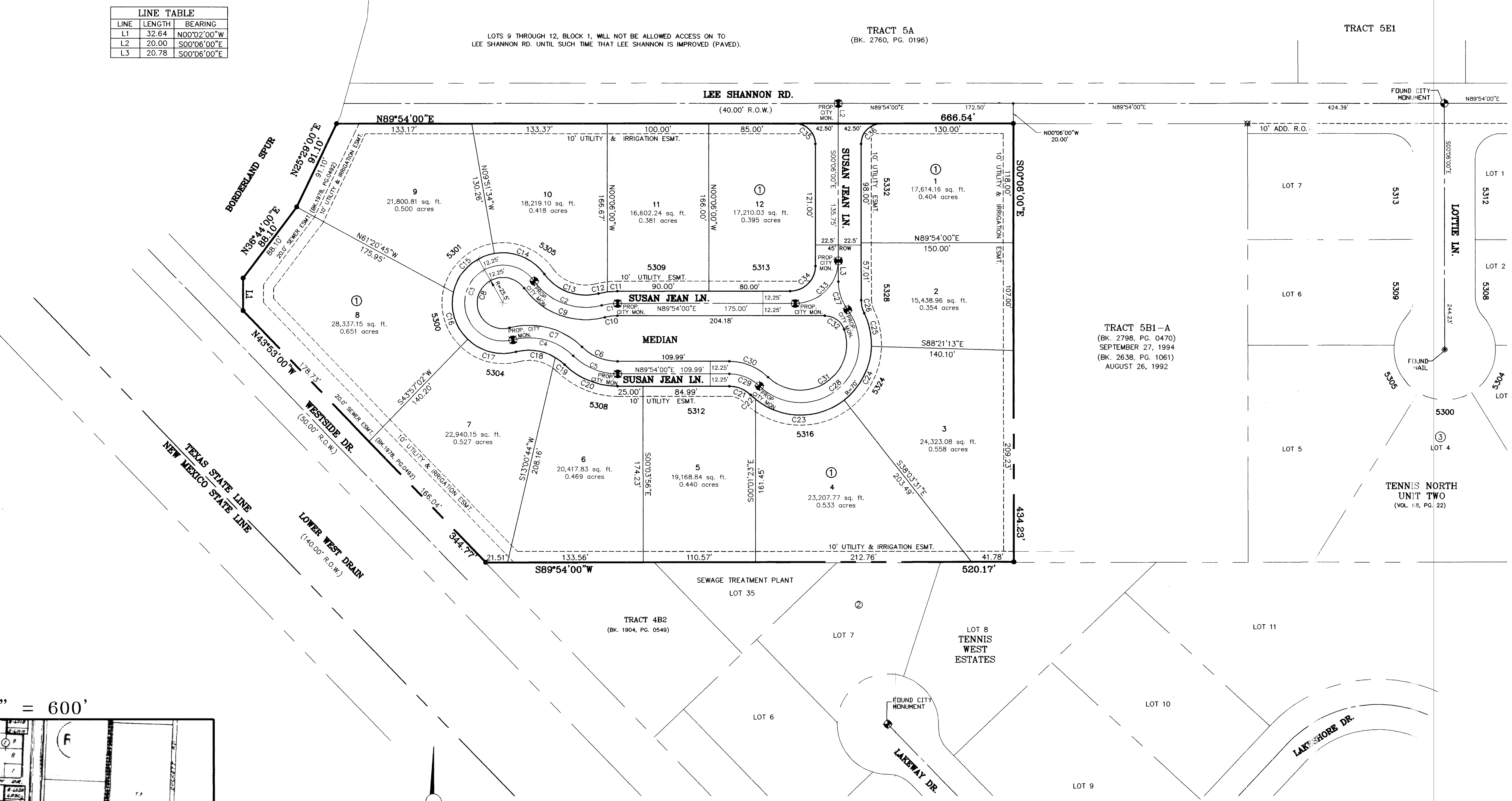
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SECTION 19.16.060, RESIDENTIAL ON-SITE PONDING REQUIREMENTS OF THE EL PASO MUNICIPAL CODE.

BEARING BASIS IN THE CENTERLINE OF LEE SHANNON ROAD WITH A RECORD BEARING OF N89°54'00"E BASED ON EXISTING CENTERLINE MONUMENTS.

LINE TABLE

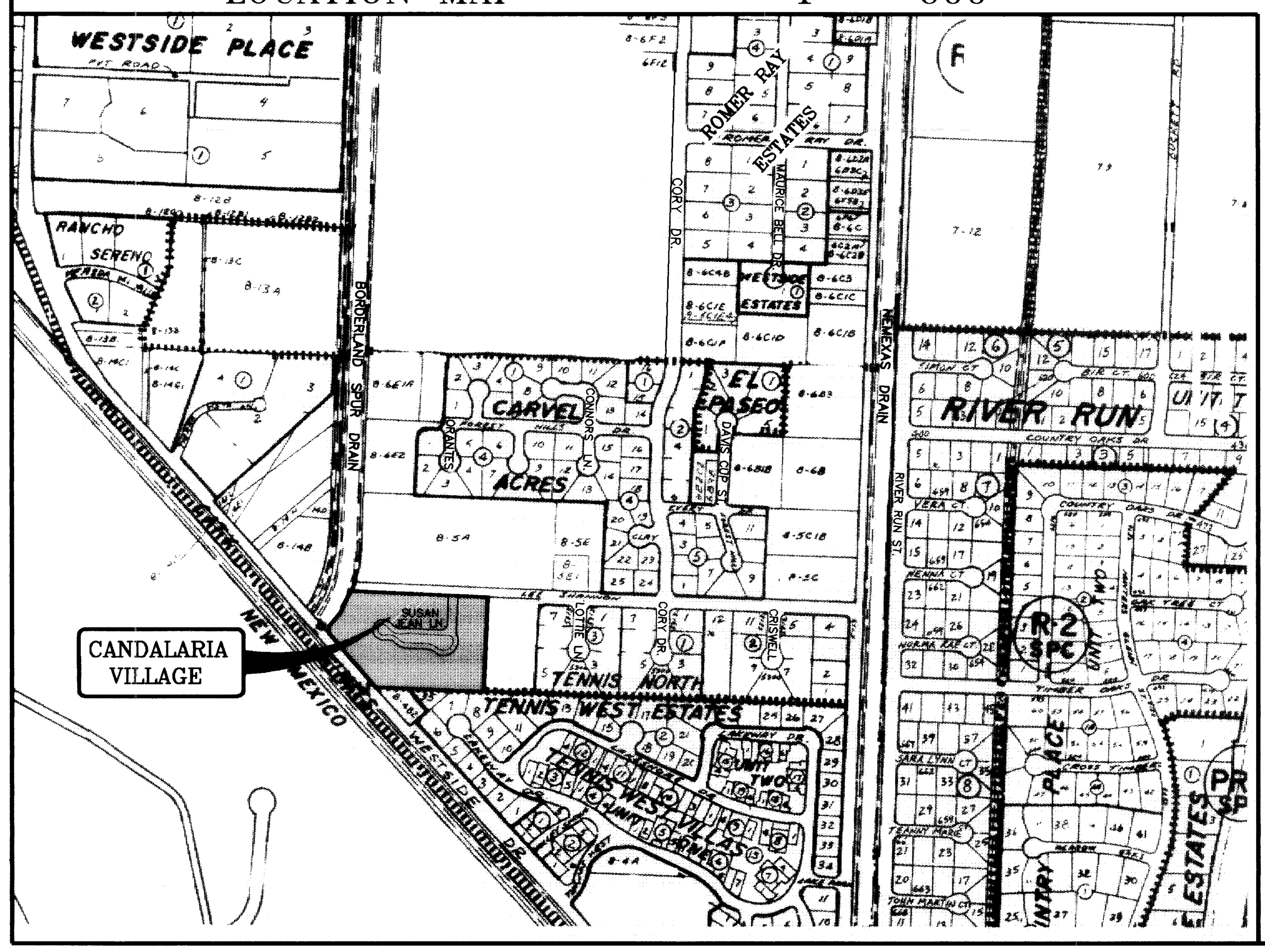
LINE	LENGTH	BEARING
L1	32.64	N00°02'00"W
L2	20.00	S00°06'00"E
L3	20.78	S00°06'00"E



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	62.25	15.74	7.91	15.69	S82°39'31"W	14°28'58"
C2	62.25	75.23	42.98	70.74	S69°57'33"E	69°14'49"
C3	37.75	164.44	54.33	62.00	S19°52'22"W	249°34'59"
C4	62.25	64.43	35.44	61.59	N75°16'03"W	59°18'10"
C5	62.25	48.33	25.46	47.13	S67°51'29"E	44°29'02"
C6	50.00	38.82	20.45	37.85	S67°51'29"E	44°29'02"
C7	74.50	77.11	42.41	73.71	N75°16'03"W	59°18'10"
C8	25.50	111.08	36.70	41.88	S19°52'22"W	249°34'59"
C9	74.50	90.04	51.44	84.66	S69°57'33"E	69°14'49"
C10	50.00	12.64	6.35	12.60	S82°39'31"W	14°28'58"
C11	74.50	10.03	5.02	10.02	S86°02'35"W	7°42'50"
C12	74.50	8.80	4.41	8.80	S78°48'06"W	6°46'07"
C13	50.00	60.43	34.52	56.82	S69°57'33"E	69°14'49"
C14	50.00	56.31	31.56	53.38	N67°35'51"W	64°31'26"
C15	50.00	59.09	33.54	55.71	S46°17'02"W	67°42'48"
C16	50.00	51.03	27.99	48.84	S16°48'40"E	58°28'35"
C17	50.00	51.37	28.21	49.14	S75°29'03"E	58°52'10"
C18	50.00	40.04	21.16	38.98	N81°58'36"W	45°53'03"
C19	50.00	11.71	5.88	11.68	N52°19'31"W	13°25'06"
C20	74.50	57.84	30.47	56.40	S67°51'29"E	44°29'02"
C21	30.00	23.27	12.25	22.69	N67°52'55"W	44°26'10"
C22	70.00	6.30	3.15	6.29	S48°14'26"E	5°09'12"
C23	70.00	94.37	55.92	87.38	S89°26'16"E	77°14'29"
C24	70.00	61.45	32.86	59.49	N26°47'38"E	50°17'42"
C25	70.00	33.71	17.19	33.38	N12°08'52"W	27°35'18"
C26	30.00	13.53	6.88	13.42	S13°01'15"E	25°50'31"
C27	47.50	29.96	15.50	29.47	S18°10'08"E	36°08'16"
C28	57.75	171.93	700.48	115.11	N49°02'57"E	170°34'26"
C29	42.25	32.77	17.26	31.95	N67°52'55"W	44°26'10"
C30	54.50	42.27	22.26	41.22	N67°52'55"W	44°26'10"
C31	45.50	121.46	189.15	88.48	N57°51'41"E	152°56'59"
C32	20.00	24.95	14.39	23.37	N54°21'24"W	71°29'12"
C33	42.50	66.76	42.50	60.10	N44°54'00"E	90°00'00"
C34	25.00	39.27	25.00	35.36	N44°54'00"E	90°00'00"
C35	20.00	31.42	20.00	28.28	N45°06'00"W	90°00'00"
C36	20.00	31.42	20.00	28.28	S44°54'00"W	90°00'00"

LOCATION MAP 1" = 600'



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE OF PREPARATION: JULY 25, 2005

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH # 592-0283 FAX # 592-0286

CANDA-VILL-FN.DWG

D E D I C A T I O N

CANDALARIA PROPERTIES, L.P., property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for 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. Candalaria Properties, L.P. 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 ____2____ day of ____February____,2006.

BY: CANDALARIA PROPERTIES, L.P.

By: ______________________
John Martin, PRESIDENT

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared John Martin, President of CANDALARIA PROPERTIES, L.P., 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 ____2nd____ day of ____February____,2006.

Mary Edwards
Notary Public in and for El Paso County

9-15-2008
My Commission Expires

OFFICIAL SEAL
MARY EDWARDS
NOTARY PUBLIC
in and for the State of Texas
My commission expires
September 15, 2008

C I T Y P L A N C O M M I S S I O N

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 ____5th____ day of ____Aug____,2005.

______________ Secretary

______________ Chairperson

Approved for filing this ____27TH____ day of ____FEBRUARY____,2006.

____
Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this ____9TH____ day of ____MARCH____, 2006, A.D. in Volume ______ of the Plat Record, Page________, File No. 20060021617.

Waldo Alarcon
County Clerk

Sandra Acevedo
By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

Yvonne Conde Curry, P.E.

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

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

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

STATE OF TEXAS
REGISTERED
RONALD R. CONDE
5152
PROFESSIONAL
LAND SURVEYOR

392-C

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