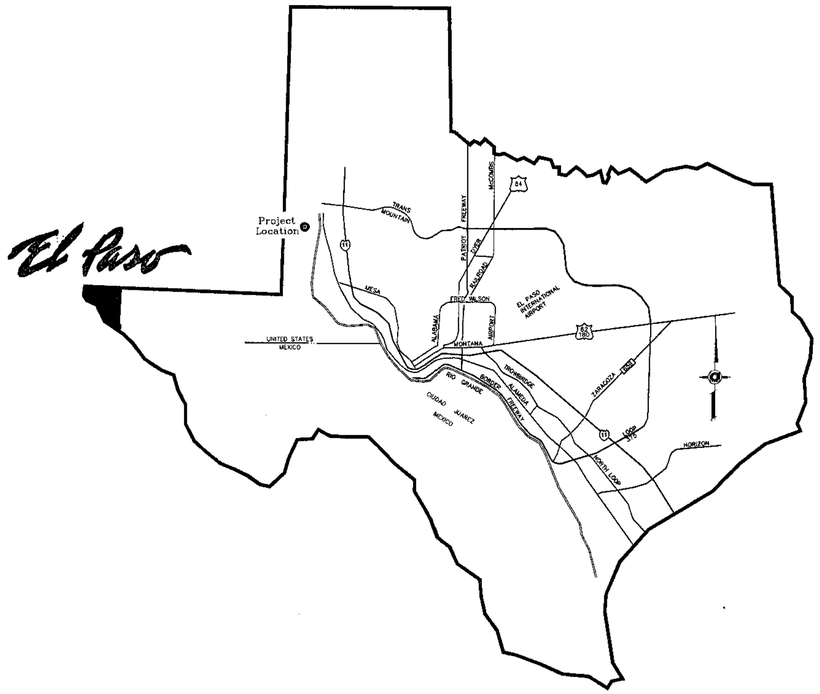
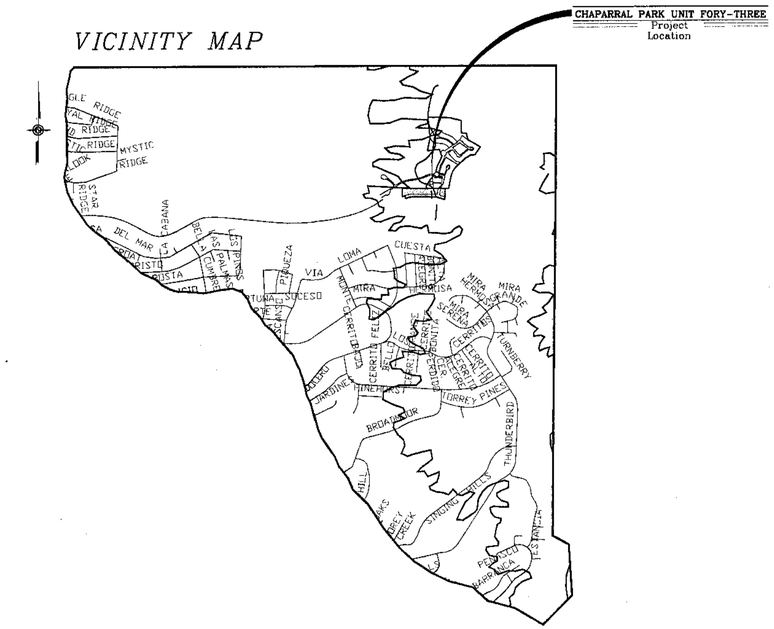
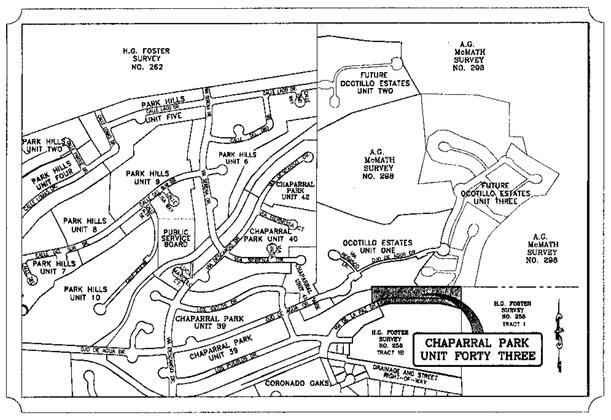


VICINITY MAP



LOCATION MAP 1"=600'



STREET IMPROVEMENTS

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 _____ DATE 5/8/2007

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	13
PLAT	2	OF	13
GRADING & DRAINAGE	3	OF	13
GRADING SECTIONS	4	OF	13
STORM WATER POLLUTION PREVENTION PLANS	5	OF	13
S.W.P.P.P. STANDARD DETAILS	6	OF	13
PLAN AND PROFILE	7-9	OF	13
DRAINAGE STRUCTURE	10	OF	13
STANDARD DETAILS	11-12	OF	13
ILLUMINATION PLANS	13	OF	13

PROJECT NAME

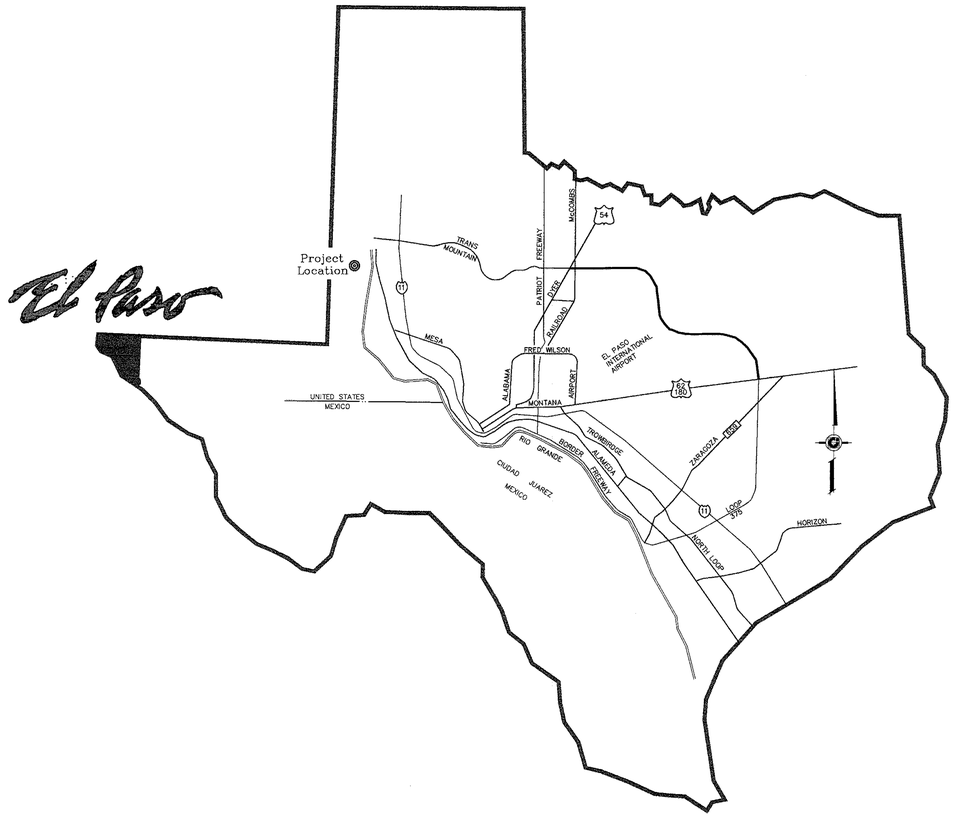
CHAPARRAL PARK
UNIT 43

BEING A PORTION OF TRACT 1B,
H.G. FOSTER, SURVEY NO. 256,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 3.381 ACRES

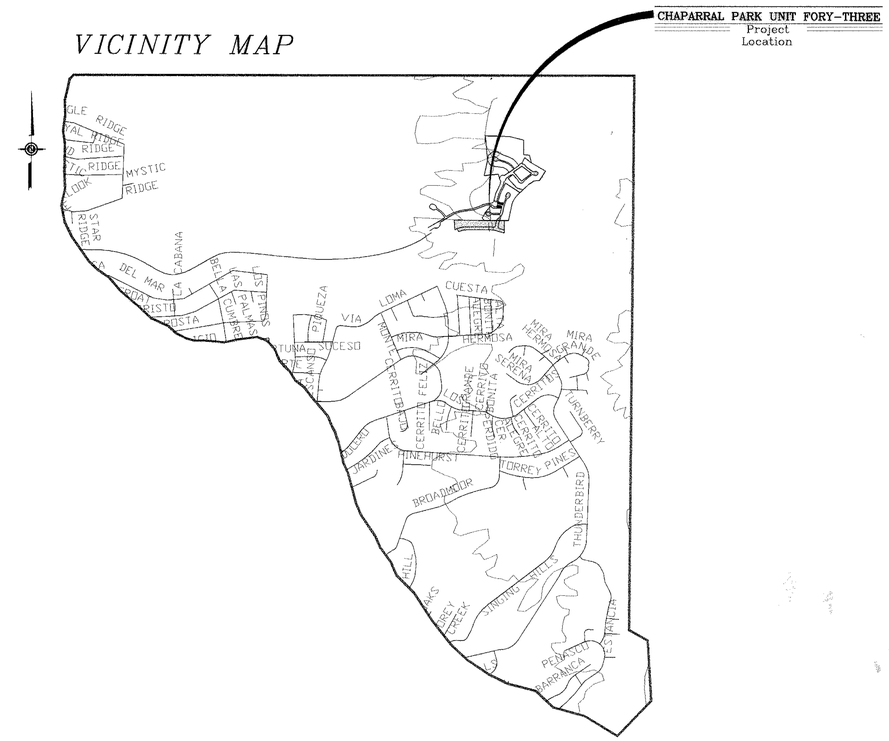
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GIS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79926

CONDE INC.

SHT 1 OF 13

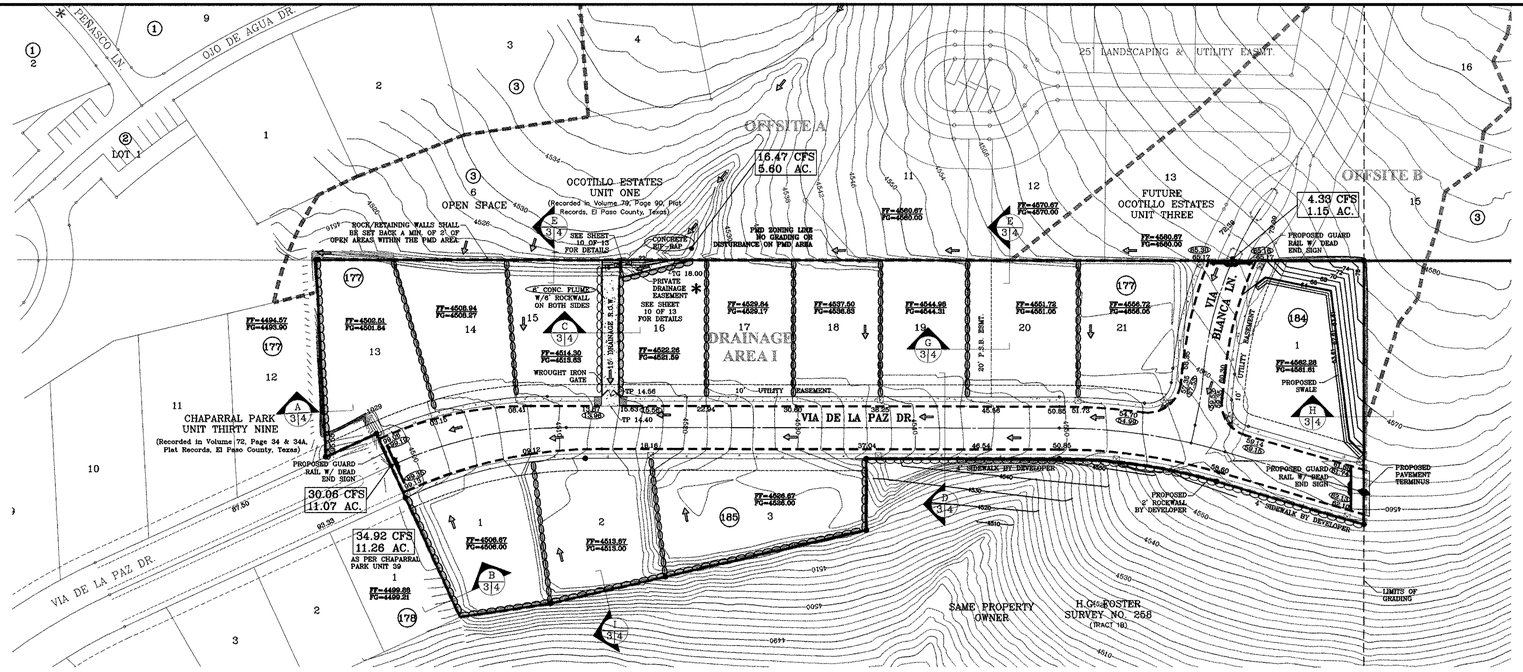


VICINITY MAP


CHAPARRAL PARK UNIT FORY-THREE
Project Location
MYSTIC RIDGE
CABANA
DEL MAR
CUESTA
LOMA
VIA
MIRA
HERMOSA
MIRA GRANDE
MIRA SERENA
VERDITA
VERDITO
VERDITOS
VERDITA
VERDITO
VERDITOS
VERDITA
VERDITO
VERDITOS

LEGEND

14.94	PROPOSED SPOT ELEVATIONS
F.G.=21.59	PROPOSED FINISHED GROUND
4550	EXISITNG GRADE
	DRAINAGE FLOW
	PROPOSED DRAINAGE AREA
	PROPOSED RETAINING WALL
	PROPOSED ROCK WALL



DENOTES AS BUILT CONDITION ONLY

DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480214 0022 E, DATED JANUARY 3, 1997. PANEL NO. 480214 0023 C DATED FEBURARY 5, 1986.

DRAINAGE AREA	AREA (acres)	t_c min.	c	i_{50} in/hr	Q_{50} cfs
I	4.32	22	0.60	3.70	9.59
OFFSITE A	5.60	25	0.85	3.46	16.47
OFFSITE B	1.15	18	0.85	4.43	4.33

GENERAL NOTES:

1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19– 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 SWALE MAINTENANCE TO BE DONE BY PROPERTY OWNERS.
12. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 EXCESIVE PAVING CUTS AS PER EL PASO MUNICIPAL CODE.

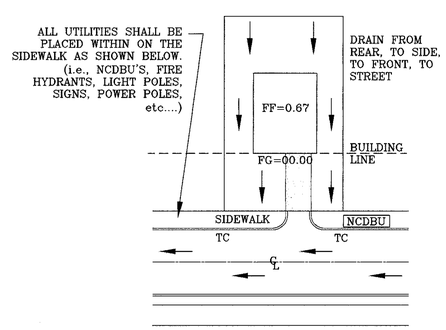
GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TOMAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. 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.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 13.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
6. **AS PER LAND DEVELOPEMENT SERVICES DEPARTEMNT REQUEST, PROPOSED RESIDENTIAL DRIVEWAYS SHALL BE LOCATED ON THE HIGH SIDE OF CURB PROFILE.**
7. AS PER U.S. POST OFFICE, NO NCBDU'S TO BE LOCATED WITHIN THIS DEVELOPEMENT.

CONSTRUCTION NOTES:

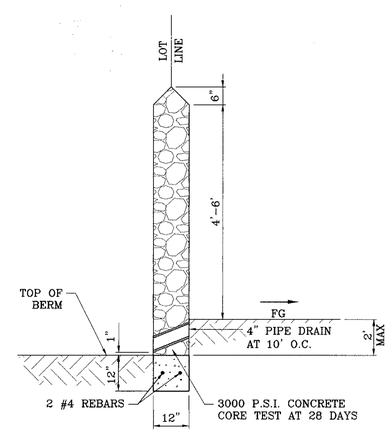
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
6. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FT. AND 14% MAX. THEREAFTER. (BLDG. CD. 18.08.060 C)
7. 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

*** PRIVATE DRAINAGE EASEMENT ON LOT 16, BLOCK 177 WILL BE MAINTAINED BY OCOTILLO UNIT 3 HOME OWNERS ASSOCIATION.**



DRIVEWAY SLOPES MUST BE 14% MAXIMUM (BUILDING CODE 18.0806.0C

TYPICAL LOT GRADING
SCALE: NTS



ROCKWALL DETAIL
SCALE: NTS

ROCKWALL NOTES

1. NATURAL STONE SHALL BE SOUND AND FREE FROM LOOSE OR FRIABLE INCLUSIONS AND SHALL MEET REQUIRED STRENGTH AND DURABILITY FOR PROPOSED USED.
2. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS
3. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED
4. MORTAR SHALL BE TYPE "S" 1800 PSI AS PER ASTMC–C270
5. MORTAR JOINTS SHALL NOT EXCEED 2 INCHES
6. CONCRETE SHALL BE F'C = 3000 PSI AT 28 DAYS.
7. MASONRY WALLS OVER 6 FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER 2 FEET SHALL BE DESIGNED AS STRUCTURAL WALLS.
8. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, ROCK, STONE OR CINDER BLOCK AND SHALL NOT BE LESS THAN 6 FEET HIGH.
9. PROVIDE A I INCH EXPANSION JOINT EVERY 100 FEET
10. REINFORCING STEEL SHALL BE ASTM A 615 GRADE 40, FY =40,000 PSI
11. ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF MINIMUM.
12. WALL FOOTING SHALL BEAR ON FIRM UNDISTURBED OR COMPACTED GROUND (95% COMPACTION AS PER ASTM D1557).
13. CHANGES IN ALL DIRECTION, WALL HEIGHT OR FOOTING ELEVATION WILL REQUIRE ADDITIONAL DESIGN.
14. BACKFILL MATERIAL SHALL CONSIST OF WELL–DRAINED, COARSE GRAINED SOILS, OR FINE SILTY SANDS WITH NO CLAY CONTENT. BACKFILL MATERIAL SHALL EXERT A HORIZONTAL FORCE OF AN EQUIVALENT FLUID PRESSURE NOT TO EXCEED 30#/ft.

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
6/14/06	REVISED SOUTH-EAST ENTRANCE	OM
7/05/06	LOT ADDITION AT SOUTH WEST ENTRANCE	OM
9/21/06	REVISED G&D PER REVISED PLAT	FC
11/30/06	CITY REDLINES AS PER 11-14-06	F.R.
11/19/07	AS BUILT	

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

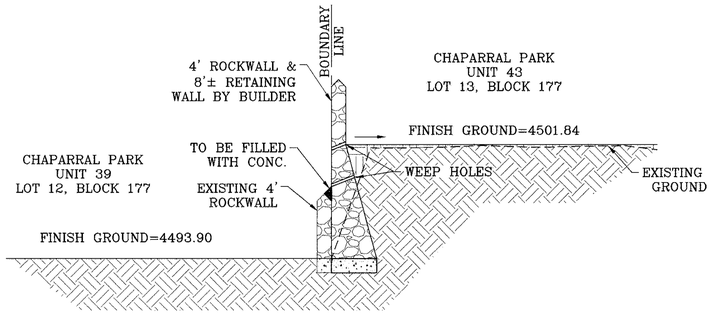
ENGINEER'S SEAL

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

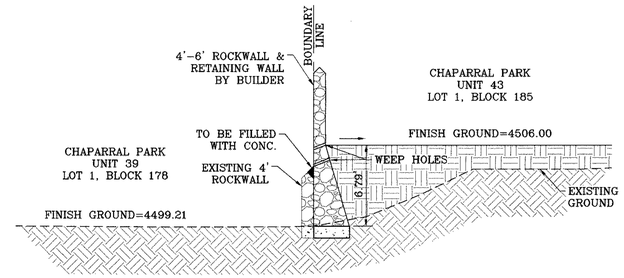
SHEET TITLE

GRADING AND DRAINAGE PLAN

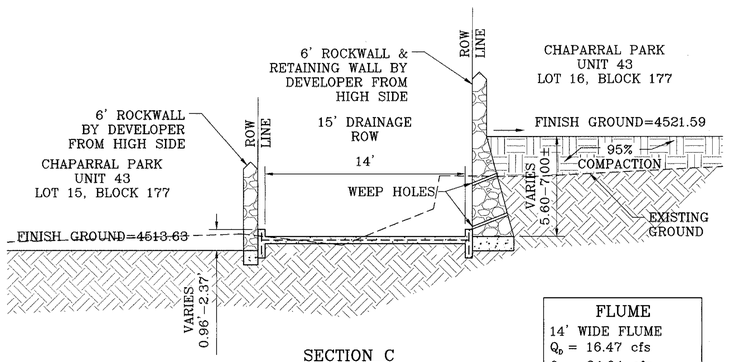
F:\FELIX\CHAPARRAL PARK 43 ABLT\dwg\GDPL.dwg, 12/7/2007 2:15:03 PM, 750C.pc3



SECTION A
SCALE: 1"=5'

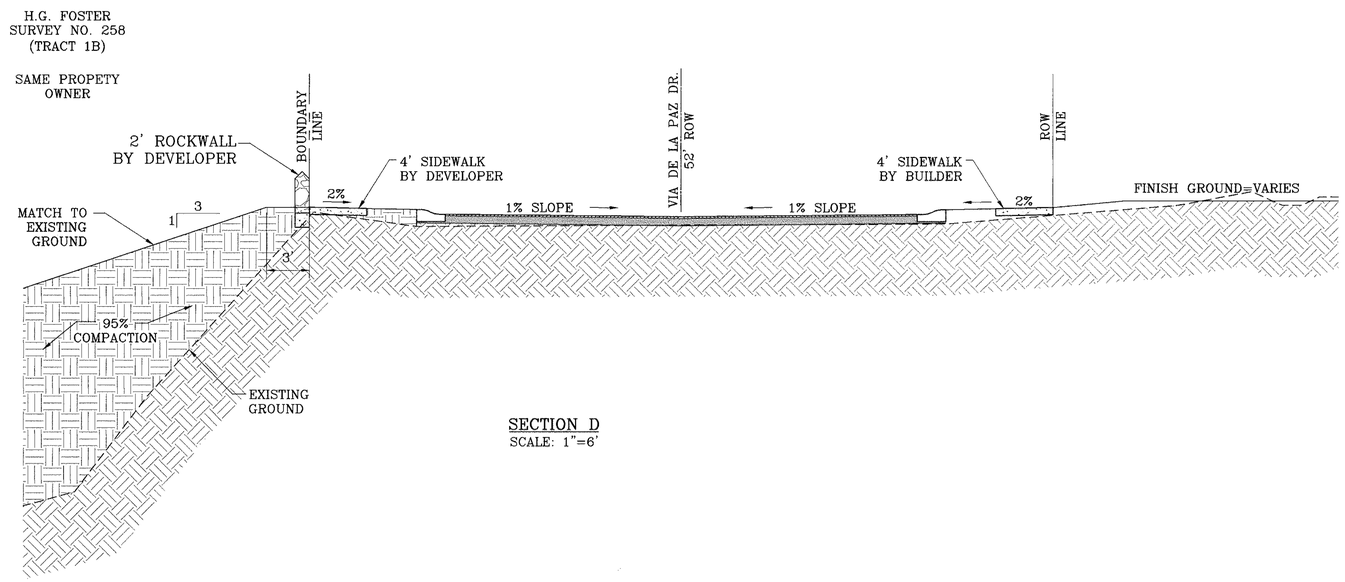


SECTION B
SCALE: 1"=6'

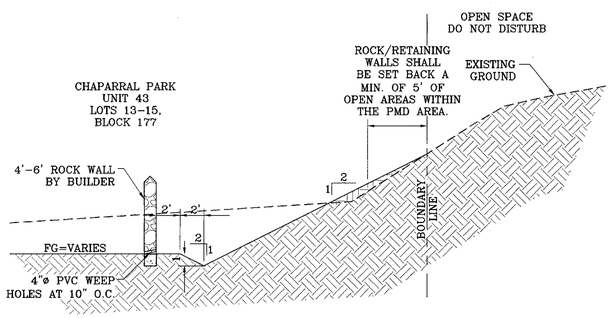


SECTION C
SCALE: 1"=6'

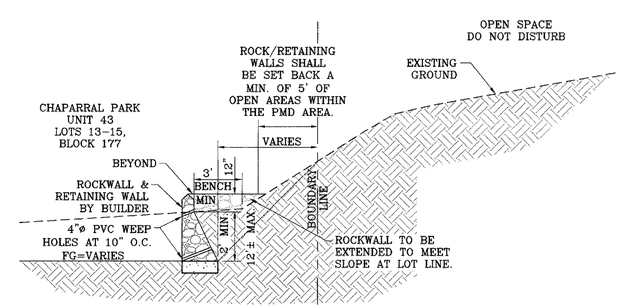
FLUME
14' WIDE FLUME
Q_b = 16.47 cfs
Q_c = 34.04 cfs
V= 3.67 fps
S= 0.50%
D= 0.32'
6" FLUME WALLS



SECTION D
SCALE: 1"=6'



ALTERNATE SECTION E
SCALE: 1"=6'



SECTION E
SCALE: 1"=6'

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
10/12/06	REVISED SECTION D AS PER TS REQUEST	OM
11/30/06	CITY REDLINES AS PER 11-14-06	EFG

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

SCALE
Horiz: 1"=6'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

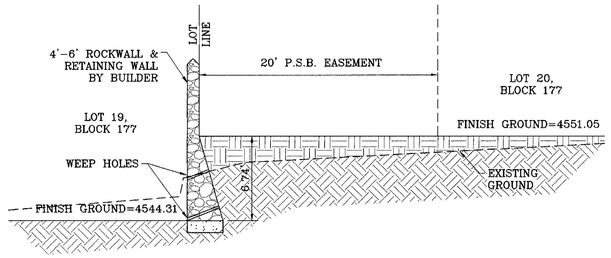
ENGINEER'S SEAL

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

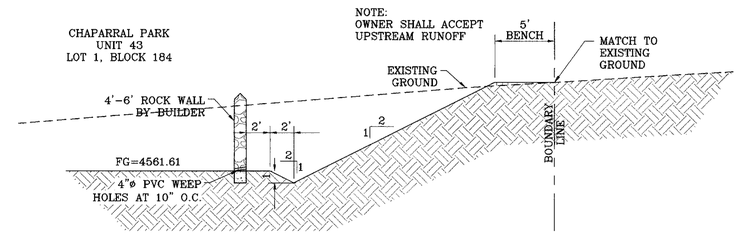
SHEET TITLE

GRADING SECTIONS

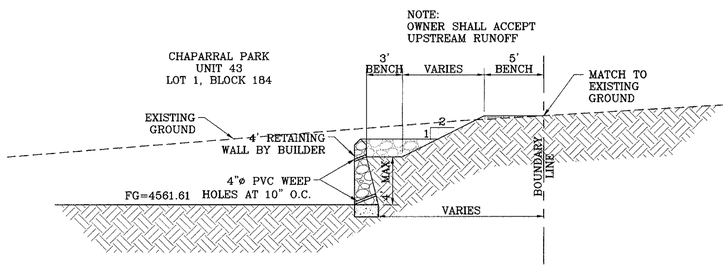
SHT 4 OF 13



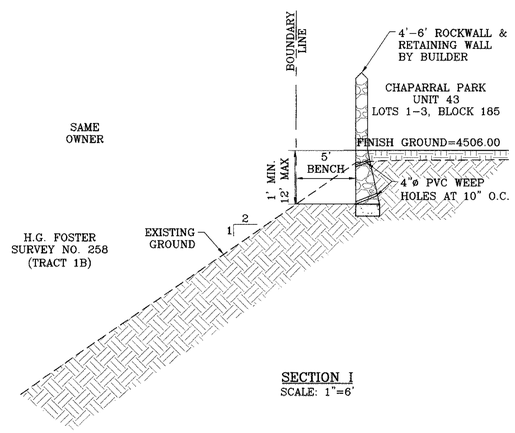
SECTION G
SCALE: 1"=6'



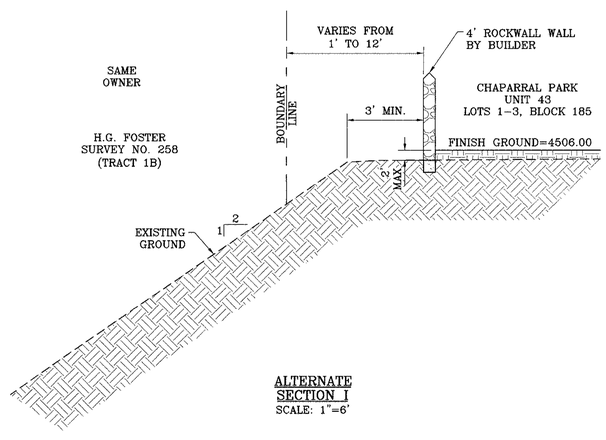
SECTION H
SCALE: 1"=6'



ALTERNATE SECTION H
SCALE: 1"=6'



SECTION I
SCALE: 1"=6'



ALTERNATE SECTION I
SCALE: 1"=6'

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
10/12/06	REVISED SECTION D AS PER FS REQUEST	OM
11/30/06	CITY REDLINES AS PER 11-14-06	EFG

PROJECT NAME

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BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

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1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 4A OF 13

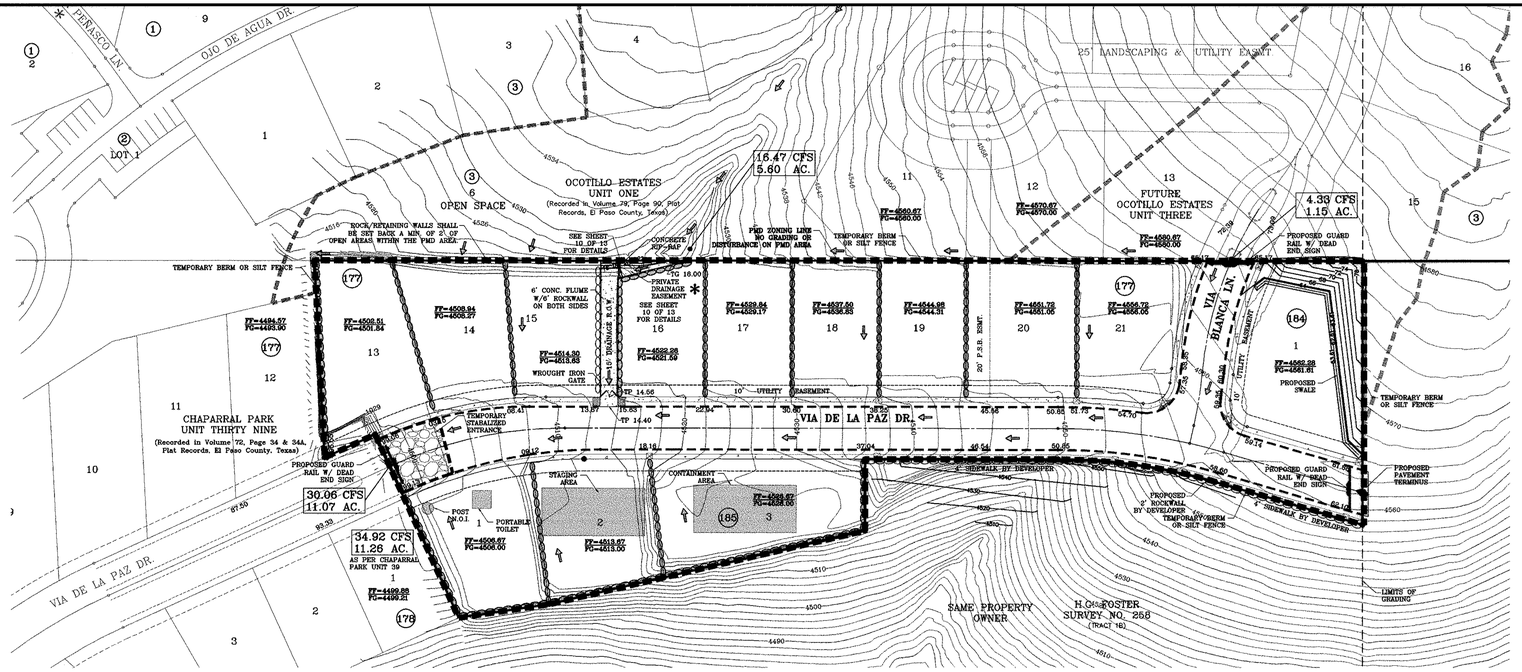
LEGEND

26.15	PROPOSED SPOT ELEVATIONS
F.G.=26.58	PROPOSED FINISHED GROUND
⇨	DRAINAGE FLOW
	TEMPORARY BERM OR SILT FENCE

NOTES:

1. T.P.D.E.S. PERMIT– AS REQUIRED BY CONTRACTOR
2. STORM WATER AS PER N.P.D.E.S. PERMIT

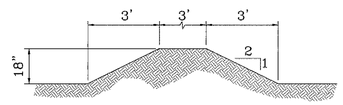
TEMPORARY BERM OR SILT FENCE



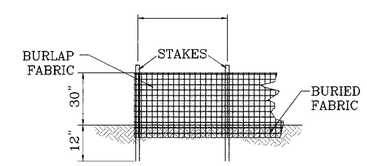
SCALE: 1"=60'

STABILIZED ENTRANCE EROSION CONTROL NOTES

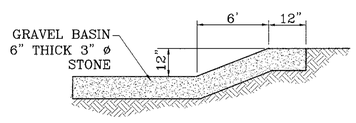
1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN–OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION CONTROL METHODS ARE INSPECTED ON A MONTHLY BASIS OR AFTER EVERY ERODIBLE RAINFALL (1/2" OR MORE). ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL SHALL BE MADE AT THE TIME.
5. A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.



TYPICAL BERM
SCALE: 1"=3'

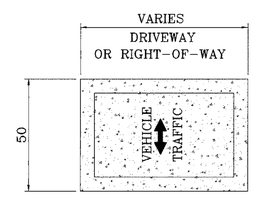


TYPICAL SILT FENCE
SCALE: 1"=3'

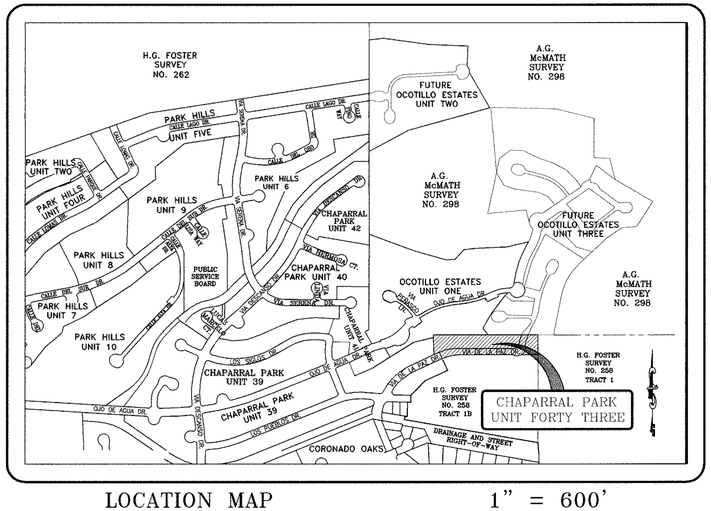


SECTION
NTS

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION



GRAVEL ENTRANCE
NTS



LOCATION MAP 1" = 600'

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: J.C.
JOB NO.: 1265-52

ENGINEER'S SEAL

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

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SHT 5 OF 13

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 DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH 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 NMED.

III. SANITARY WASTE

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY 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.

VII. 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.

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.

ROBERT F. FOSTER INC.
COMPANY:

SIGNED:

1790 LEE TREVINO DR. EL PASO, TEXAS 79936
ADDRESS:

TITLE: PRESIDENT

(915) 595-2775
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.

EP PARK HILLS II, LTD.
BY: EP PARK HILLS INC., ITS GENERAL PARTNER

OWNER : (SIGNED) DATE

BY: DOUGLAS A. SCHWARTZ, VICE PRESIDENT
OWNER: (NAME)

(915) 592-0290
PHONE NUMBER:

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: JOE CARRILLO
PHONE NUMBER: (915) 494-0867

LOG OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR.
INSPECTION LOG AVAILABLE: SWPPP COORDINATOR
SCHEDULE OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 4.315 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: TEMPRORARY BERMS AND SILT FENCES, RETENTION BASIN.

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 OFF SITE CONCRETE LINED CHANNEL INTO THORN DAM

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	X	HYDRAULIC OIL/FLUIDS	X
CONCRETE	X	GASOLINE	X
PAINTS		DIESEL FUEL	X
CURING COMPOUNDS		ANTIFREEZE/COOLANT	X

THE CONTAINMENT AREA FOR THESE ITEMS IS LOCATED: AS SHOWN ON PLAN

THE STAGING AREA FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

THE PORTABLE TOILET FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

NON STORM WATER DISCHARGES ON SITE (CHECKED ITEMS ONLY).

FIRE HYDRANT FLUSHING	X	WATER LINE FLUSHING WATER	
VEHICLE WASH WATER		LANDSCAPE IRRIGATION	
DUST CONTROL WATER	X	PAVEMENT WASH WATERS	

ALL STAGING AREAS, PORTABLE TOILETS AND POLLUTANT AREAS WILL INCORPORATE SECONDARY CONTAINMENT MEASURES SUCH AS BERMS OR SEDIMENT TRAPS/BARRIERS.

BENCHMARKS
City Monument @ the PT of Via De La Paz, located in front of lot 4, block 17B of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY

PROJECT NAME
CHAPARRAL PARK UNIT 43
BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

SCALE
Horiz: ---
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL
FRANCISCO CAMPA JR. 80111 LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

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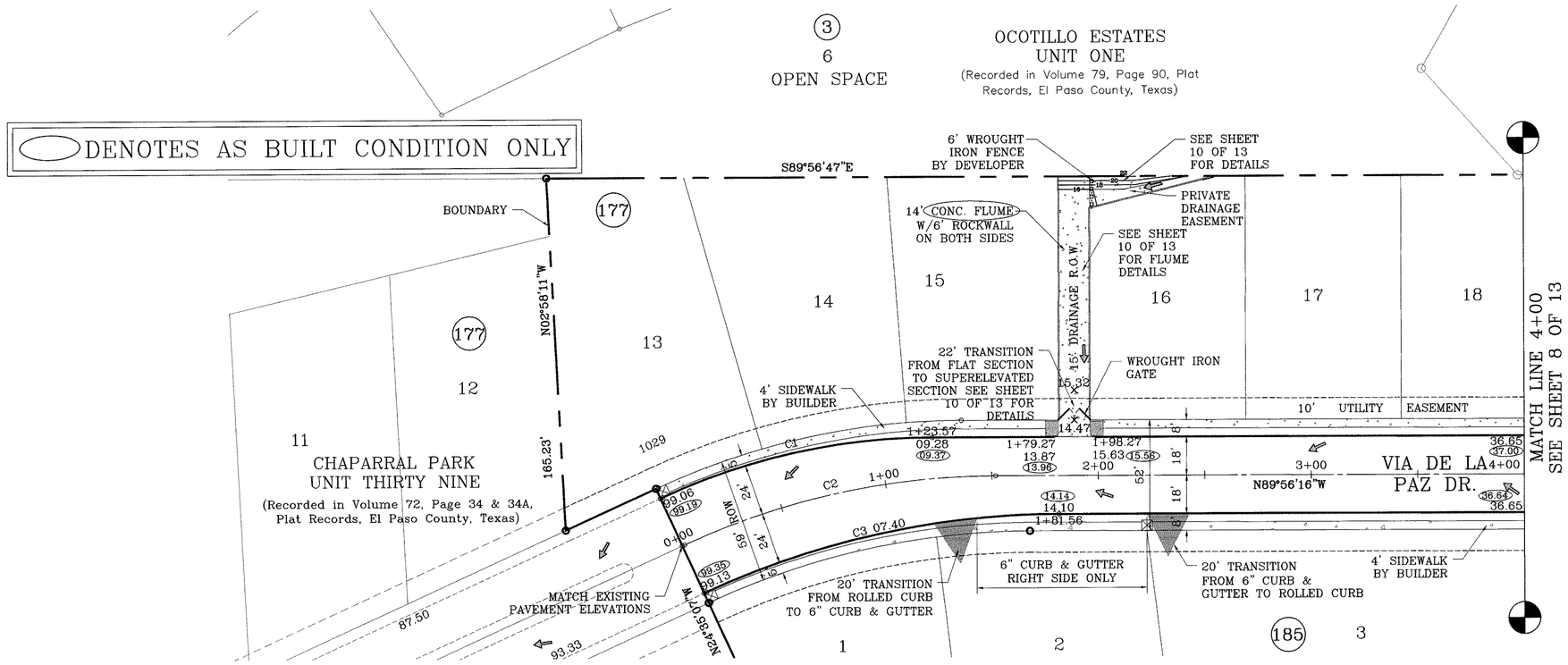

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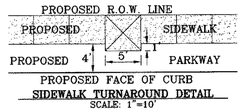
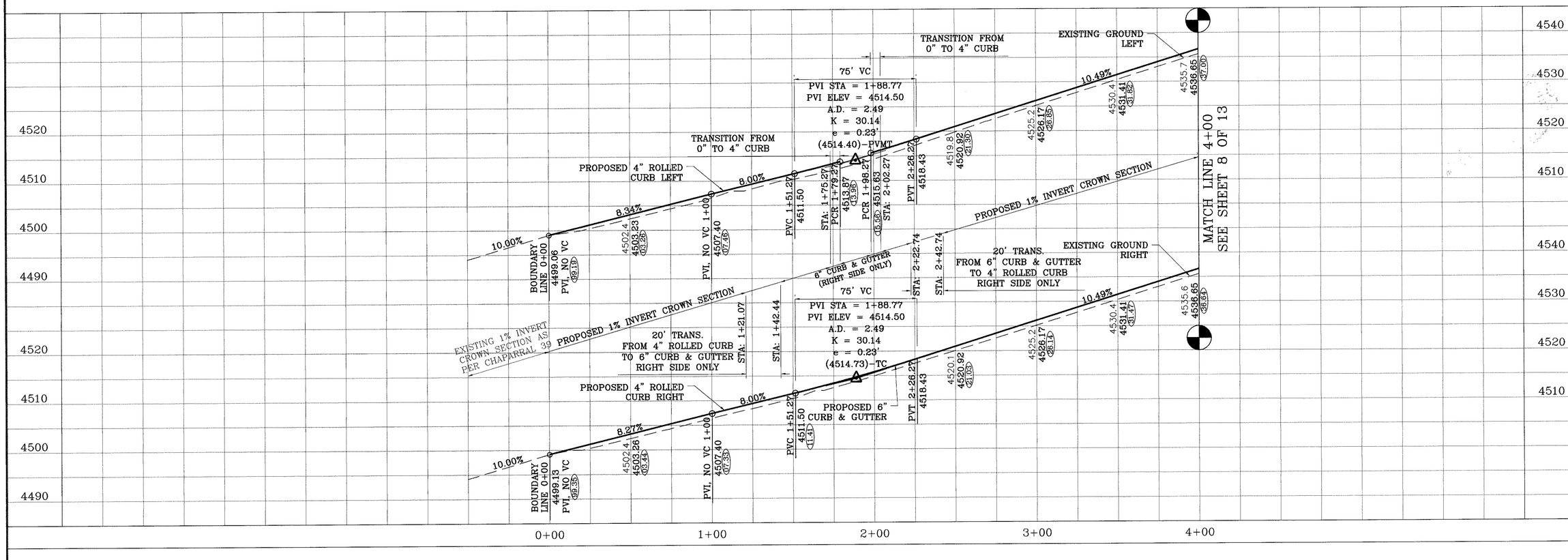


SIDEWALK TURNAROUND DETAIL
SCALE: 1"=10'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	303.16'	130.41'	66.23'	129.41'	S77°44'18"W	24°38'51"
C2	350.00'	150.56'	76.46'	149.40'	S77°44'18"W	24°38'51"
C3	396.84'	170.71'	86.70'	169.40'	S77°44'18"W	24°38'51"



BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

REVISIONS		
DATE		BY
7/05/06	LOT ADDITION AT SOUTH WEST ENTRANCE	OM
10/13/06	REV. .2% CROWN SEC. TO INVERT CROWN	OM
11/20/07	AS BUILT	FR

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL

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

SHEET TITLE

VIA DE LA PAZ DR.
STA: 0+00
TO
STA: 4+00

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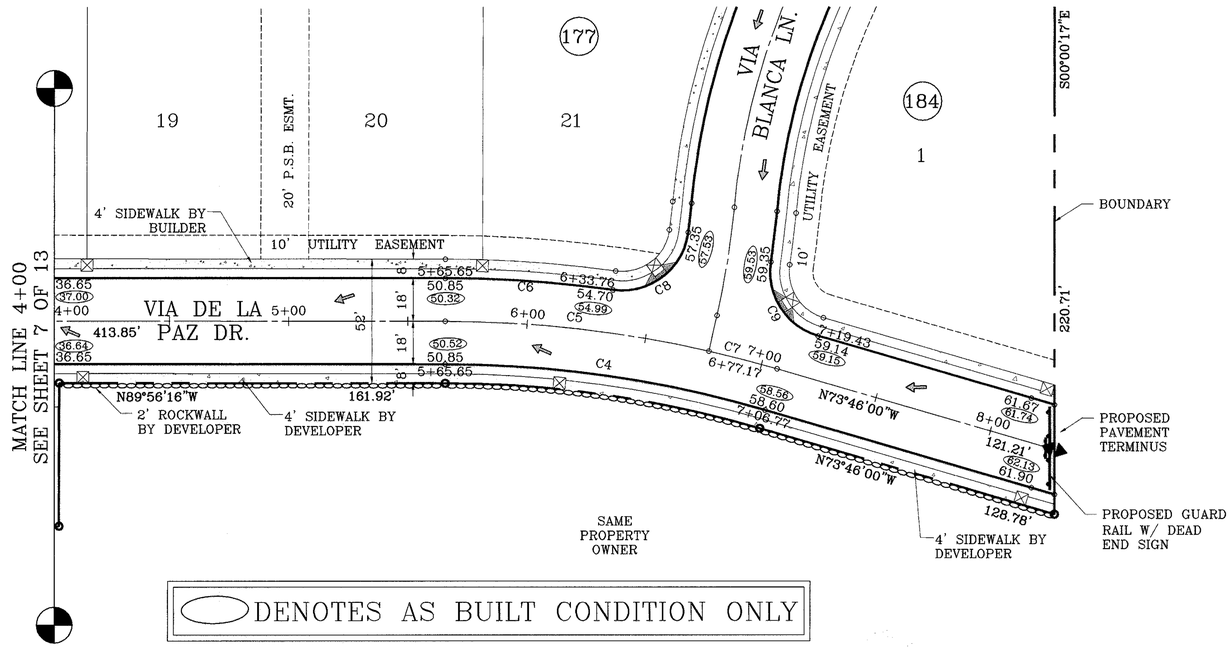
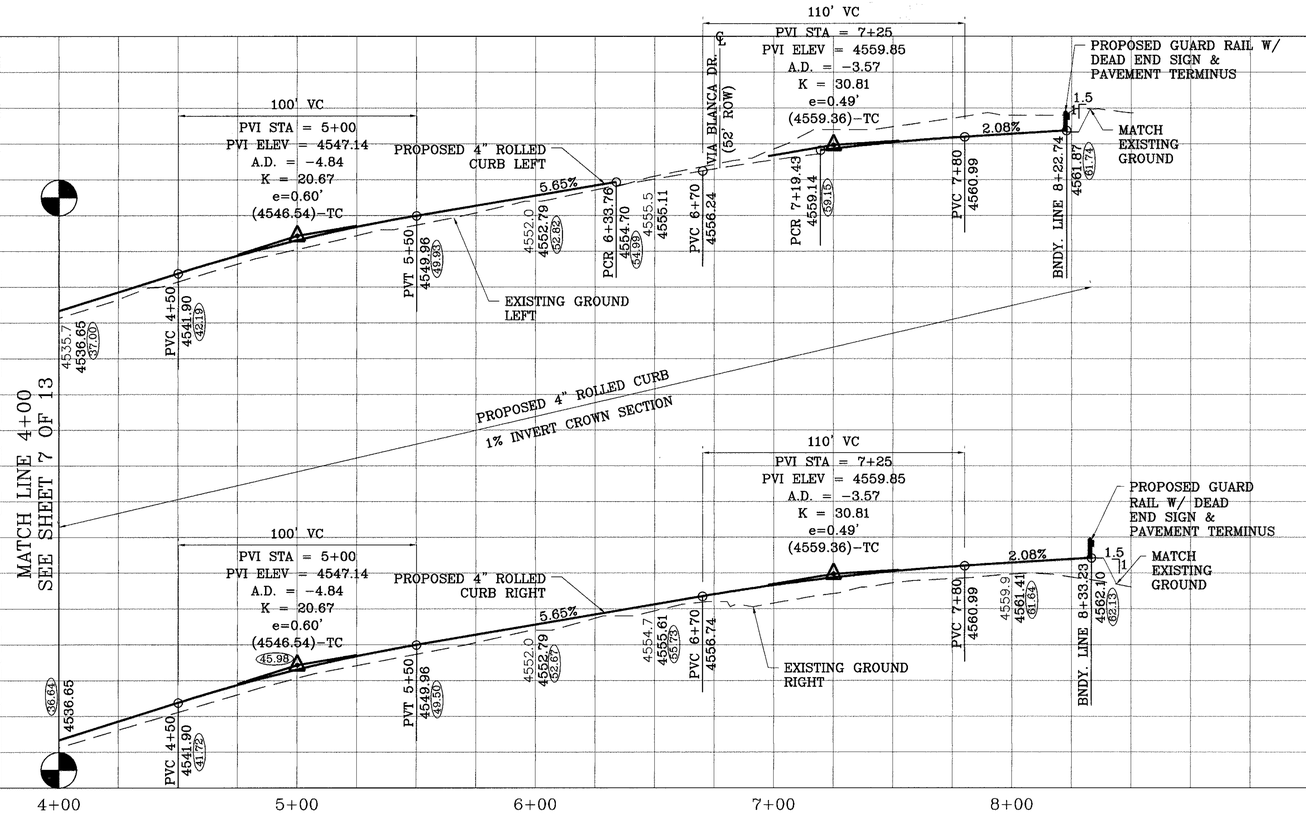


SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	482.00'	136.04'	68.48'	135.59'	N81°51'08"W	16°10'16"
C5	500.00'	111.52'	55.99'	111.29'	N83°32'54"W	12°46'45"
C6	518.00'	70.56'	35.33'	70.50'	N86°02'08"W	7°48'16"
C7	500.00'	29.60'	14.81'	29.60'	N75°27'46"W	3°23'32"
C8	28.00'	44.19'	28.21'	39.74'	N52°39'23"E	90°25'13"
C9	28.00'	40.28'	24.52'	36.89'	S32°33'28"E	82°25'05"



BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
6/14/06	REVISED SOUTH-EAST ENTRANCE	OM
10/13/06	REV. 2% CROWN SEC. TO INVERT CROWN	OM
11/30/06	CITY REDLINES AS PER 11-14-06	EPG
11/19/07	AS BUILT	F.R.

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

SCALE
Horiz: 1"=30'
Vert: ---
DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO. 1205-52

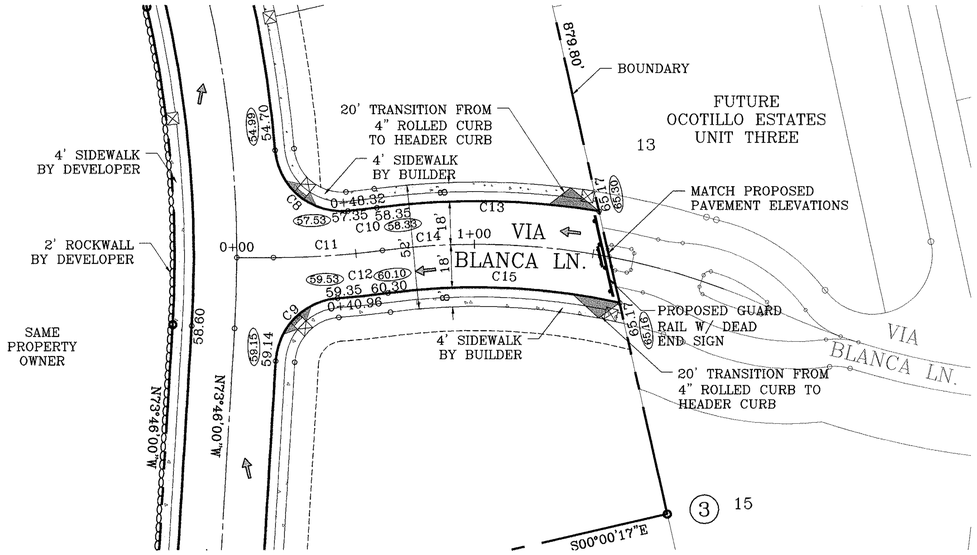
ENGINEER'S SEAL

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

SHEET TITLE

VIA DE LA PAZ DR.
STA: 4+00
TO
STA: 8+33.23

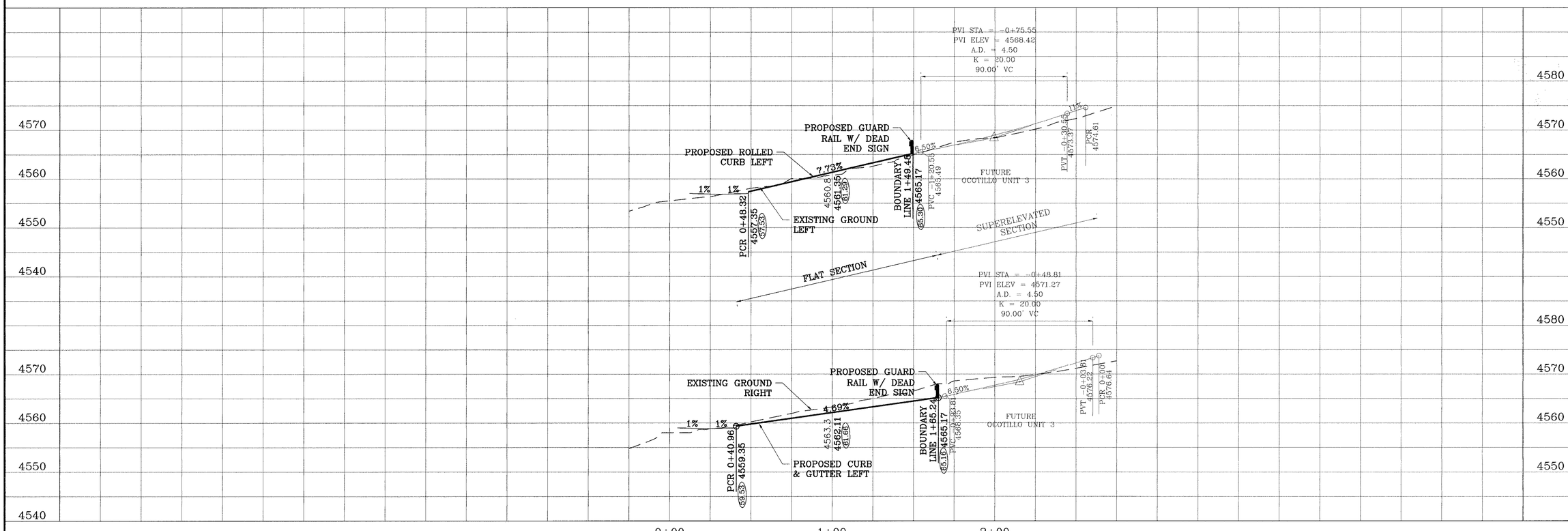
SHT 8 OF 13



SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	28.00'	44.19'	28.21'	39.74'	N52°39'23"E	90°25'13"
C9	28.00'	40.28'	24.52'	36.89'	S32°33'28"E	82°25'05"
C10	332.00'	12.22'	6.11'	12.22'	N06°23'31"E	2°06'32"
C11	350.00'	45.84'	22.95'	45.80'	N09°05'22"E	7°30'13"
C12	368.00'	21.28'	10.64'	21.28'	N06°59'40"E	3°18'50"
C13	318.00'	93.57'	47.13'	93.24'	S13°46'02"W	16°51'35"
C14	300.00'	95.64'	48.23'	95.24'	S14°28'14"W	18°15'57"
C15	282.00'	97.80'	49.39'	97.31'	S15°16'21"W	19°52'12"

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
6/14/06	REVISED SOUTH EAST ENTRANCE	OM
10/13/06	REV. 2% CROWN SEC. PER INVERT CROWN	OM
11/19/07	AS BUILT	F.R.

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

VIA BLANCA LN.
STA: 0+00
TO
STA: 1+64.32

SHT 9 OF 13

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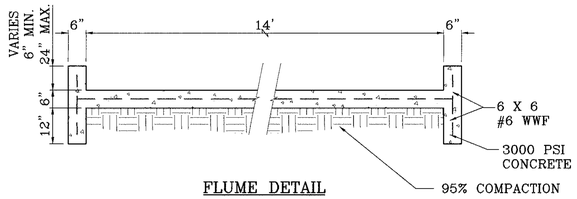
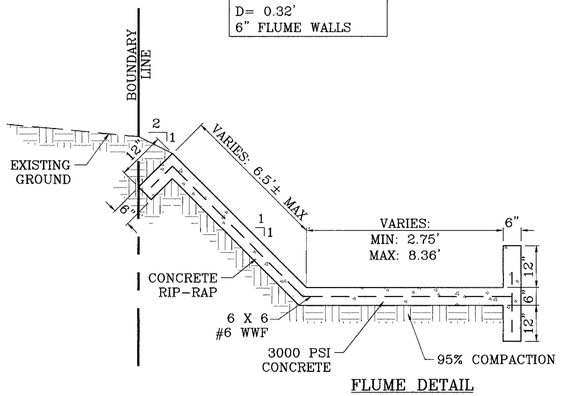


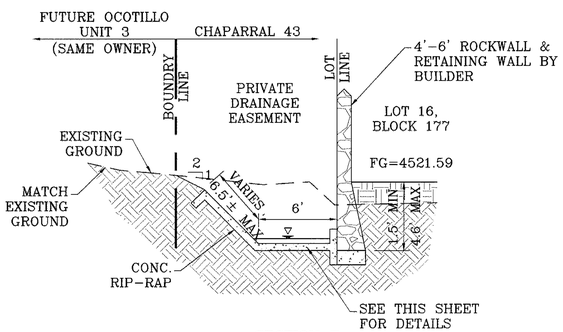
FLUME DETAIL
SCALE: 1"=2'

FLUME
14' WIDE FLUME
Q_o = 16.47 cfs
Q_c = 34.04 cfs
V= 3.67 fps
S= 0.50%
D= 0.32'
6" FLUME WALLS



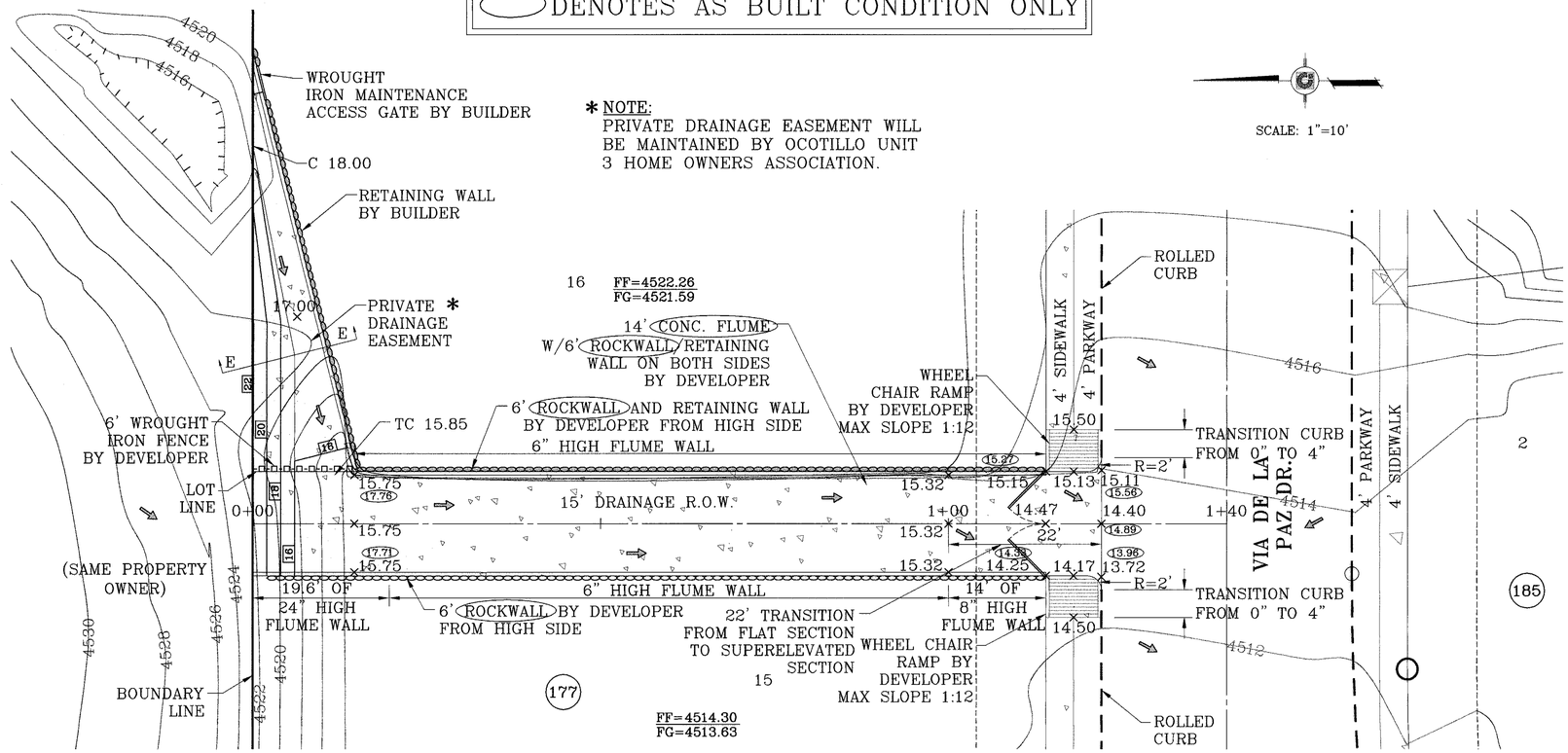
FLUME DETAIL
SCALE: 1"=2'

FLUME
8'-4" WIDE FLUME
Q_o = 16.47 cfs
Q_c = 91.90 cfs
V= 10.77 fps
S= 4.41%
D= 0.35'
12" FLUME WALL



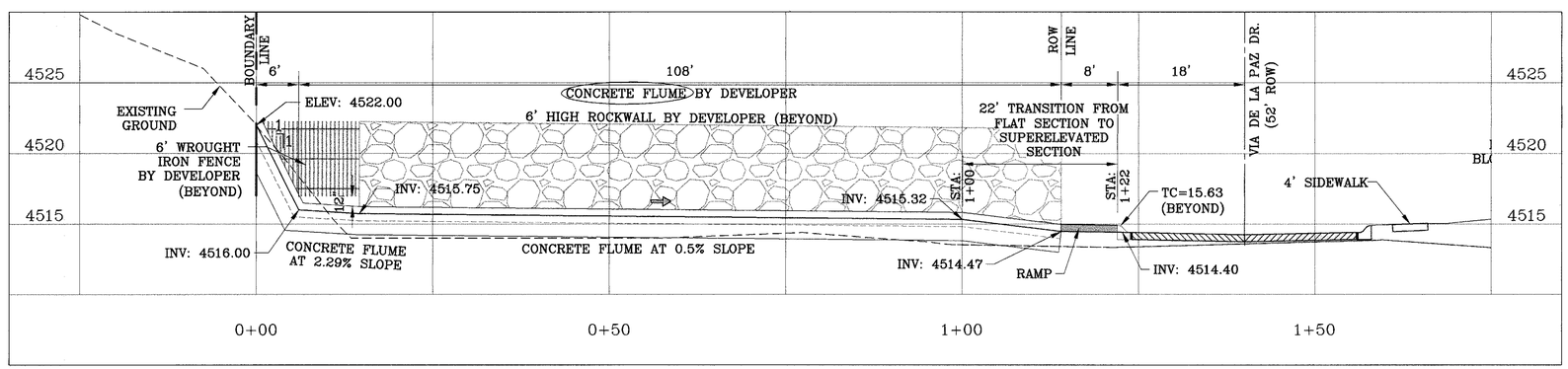
SECTION E
SCALE: 1"=5'

DENOTES AS BUILT CONDITION ONLY



* NOTE:
PRIVATE DRAINAGE EASEMENT WILL BE MAINTAINED BY OCOTILLO UNIT 3 HOME OWNERS ASSOCIATION.

SCALE: 1"=10'



BENCHMARKS
City Monument @ the PT of Via De La Paz, located in front of lot 4, block 176 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
9/21/06	REVISED G&D AS PER REVISED PLAT	FC
11/19/07	AS BUILT	F.R.

PROJECT NAME
CHAPARRAL PARK UNIT 43
BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

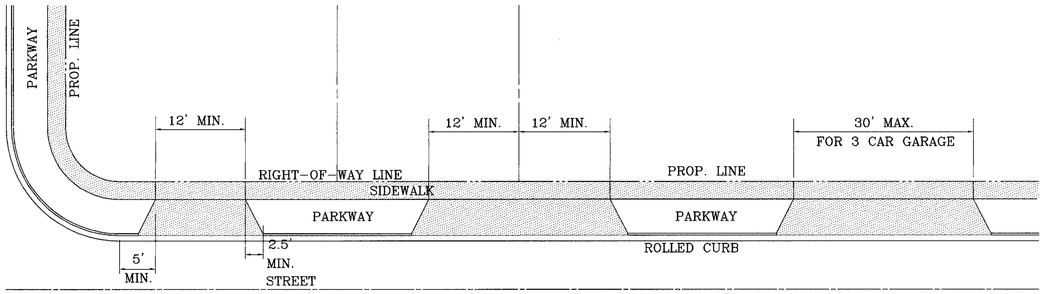
SCALE
Horiz: 1"=10'
Vert: 1"=5'
DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL

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

SHEET TITLE
DRAINAGE STRUCTURE

F:\FELIX\CHAPARRAL PARK 43 ABLT\dwg\STR.dwg, 12/11/2007 12:35:59 PM, 750C.pc3



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
SCALE" 1"=10'

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.

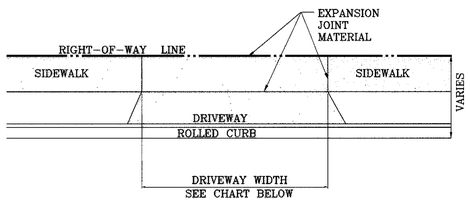
NUMBER AND LOCATIONS:

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.

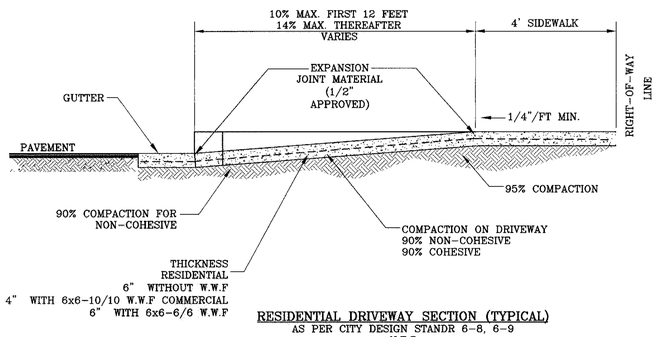
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB- DIVISION.

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.

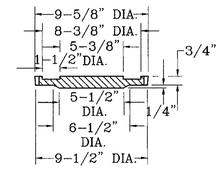


DRIVEWAY PLAN VIEW
AS PER CITY DESIGN STANDARD 6-8, 6-9
SCALE" 1"=10'

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



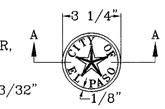
RESIDENTIAL DRIVEWAY SECTION (TYPICAL)
AS PER CITY DESIGN STANDR 6-8, 6-9
N.T.S



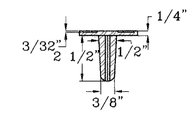
OUTSIDE RADIUS OF STAR = 3/4"
INSIDE RADIUS OF STAR = 5/16"

HEIGHT OF LETTERS = 7/16"
WIDTH OF LETTER BODY = 3/16"
RADII FOR POSITION OF LETTERING = 13/16" AND 1-1/4"

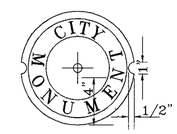
EMBOSS STAR, RING AND LETTERS TO HEIGHT OF 3/32"



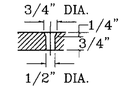
BRONZE MONUMENT CAP
SCALE : 1" = 4"



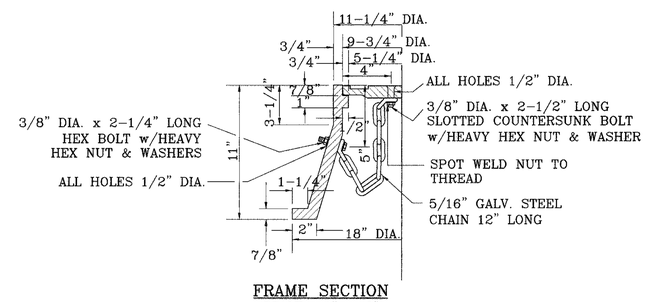
SECTION A-A
SCALE : 1" = 4"



COVER
SCALE: 1"=6"

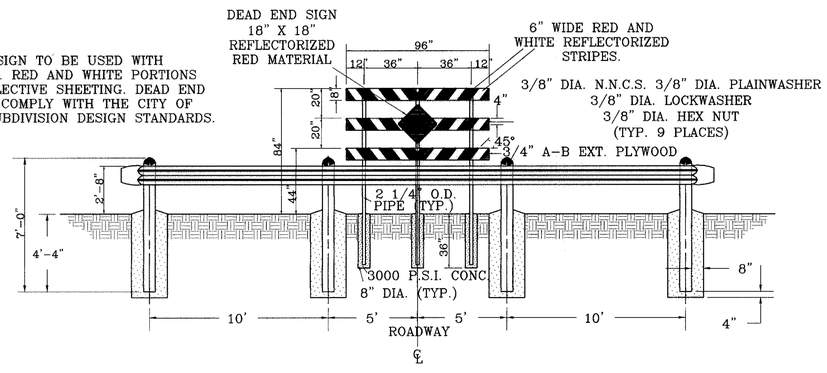


COUNTERSUNK DETAIL
SCALE 1"=3"

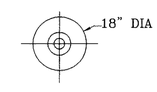


FRAME SECTION
SCALE : 1" = 6"

NOTES:
DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.



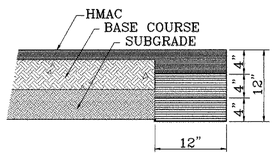
GUARD RAIL DETAIL
SCALE : 1" = 4'



PAVEMENT NOTES:

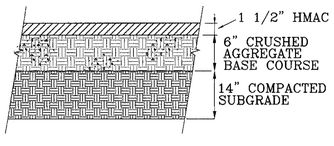
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASECOURSE (TYPE A, GRADE 1) TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20 TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 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.

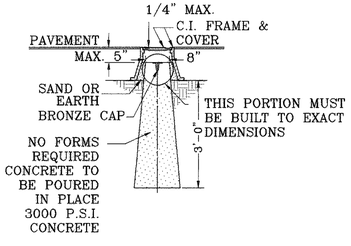


PAVEMENT TERMINUS
SCALE: 1"=1'

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



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



CITY MONUMENT DETAIL
CITY MONUMENT AS PER CITY STANDARDS
SCALE: 1"=2'

BENCHMARKS
City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39.
Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY

PROJECT NAME
CHAPARRAL PARK UNIT 43
BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

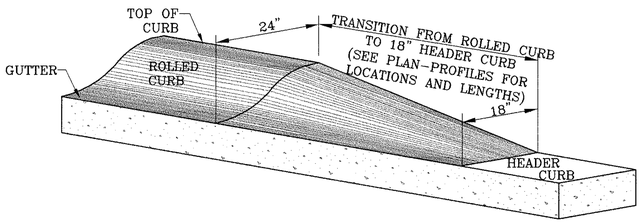
SCALE
Horiz: ---
Vert: ---
DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 1205-52

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

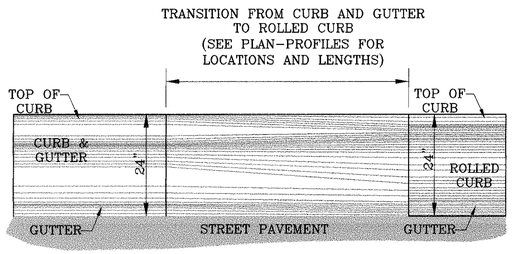
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
STANDARD DETAILS

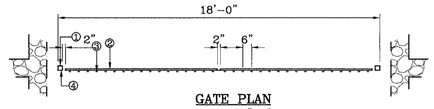
F:\FELIX\CHAPARRAL PARK 43 ABLT\dwg\STD DTLS.dwg, 12/7/2007 2:57:04 PM, 750C.pc3



ROLL CURB TANSITION
SCALE: 1"=1'

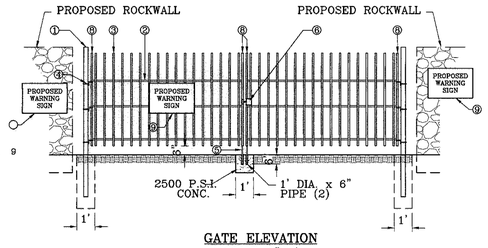


PLAN VIEW
ROLL CURB TO HEADER CURB
SCALE: 1"=1'

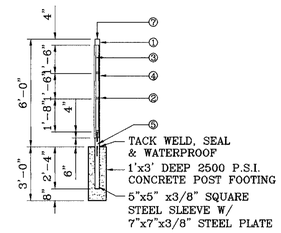


GATE PLAN
SCALE: 1"=4'

1. 3"x3"x3/16" SQUARE STEEL TUBING
2. 2"x1"x14 GA. RECTANGULAR STEEL TUBING
3. 1 1/2"x1/2"x16 GA. RECTANGULAR STEEL TUBING
4. BOLT HOOK AND STRAP HINGE
5. CANE BOLT LATCH W/ KEEPER 5-8"x18" LONG (2 REQUIRED)
6. DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/ PAD LOCK
7. FLAT TOP POLYVINYL CAP
8. 2"x1"x10 GA. RECT. STL. TUBING
9. ALTERNATE WARNING SIGN LOCATIONS

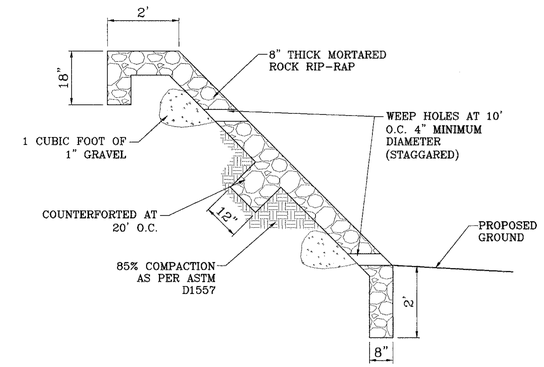


GATE ELEVATION
SCALE: 1"=4'



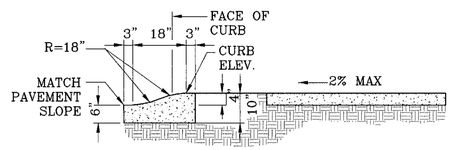
GATE SECTION
SCALE: 1"=4'

WROUGHT IRON GATE
SCALE: 1"=4'

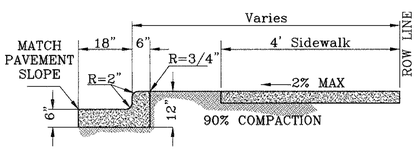


1. ROCK RIP-RAP SHALL BE PLACED ON EMBANKMENTS OR SLOPES WHERE REQUIRED BY THE CITY ENGINEER FOR EROSION PROTECTION, EXCEPT FOR PONDING AREAS.
2. ROCK RIP-RAP SHALL BE A MINIMUM OF 8 INCH MORTARED ROCK.
3. STONE FOR ROCK RIP-RAP SHALL BE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE. STONE SHALL BE QUARRIED. FRACTURED RIVER ROCK SHALL NOT BE PERMITTED.
4. MORTAR FOR ROCKWALL SHALL BE TYPE S. 1800 PSI AS PER ASTM C270.
5. FOR SLOPES GREATER THAN 1:1 OR VERTICAL HEIGHT OF MORE THAN 6 FEET THE RIP-RAP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
6. PROVIDE ONE INCH EXPANSION JOINT AT EVERY FIFTY FEET.
7. PROVIDE DUMMY JOINTS AT TEN FEET O.C.
8. NON-MORTARED ROCK RIP-RAP SHALL BE ALLOWED WHERE APPROVED BY DEPUTY DIRECTOR FOR ENGINEER.

TYPICAL ROCK RIP-RAP
SCALE: 1"=2'



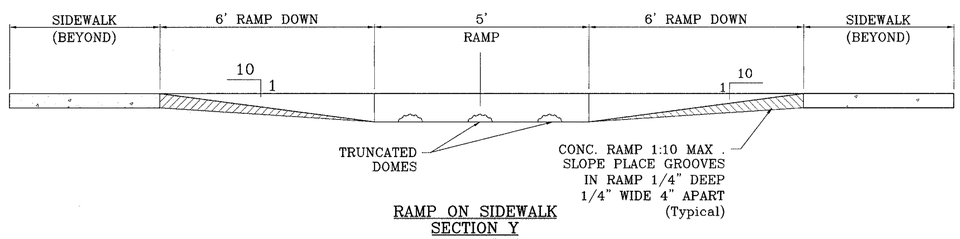
ROLL CURB DETAIL
1"=2'



SIDEWALK NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SH BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

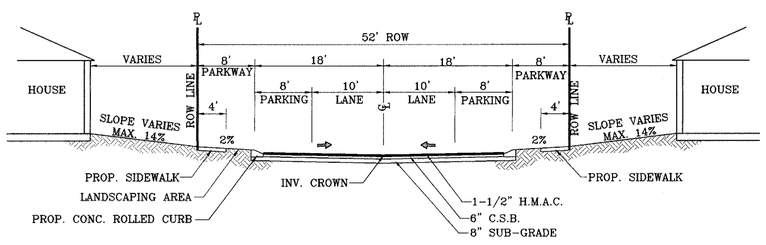
TYPICAL CURB AND SIDEWALK DETAIL
1"=2'



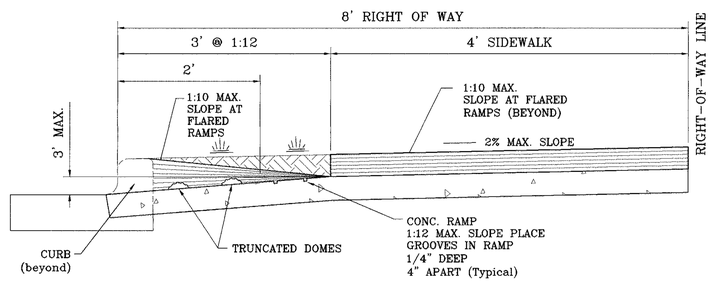
RAMP ON SIDEWALK
SECTION Y
SCALE: 1"=2'

NOTE:

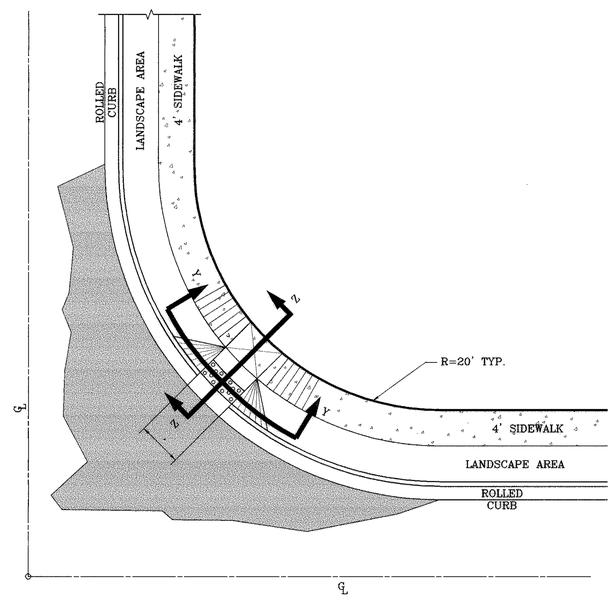
ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE OF ELEVEN PERCENT (11%).



52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET
SCALE: 1"=10'



TYPICAL WHEELCHAIR RAMP
AT CURB & BUTTER SECTION Z
SCALE: 1"=1'



RAMP ON SIDEWALK
AT CURB & GUTTER
SCALE: 1"=10'

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 256, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

SCALE
Horiz: ---
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79928

CONDE INC.

SHEET TITLE

STANDARD DETAILS

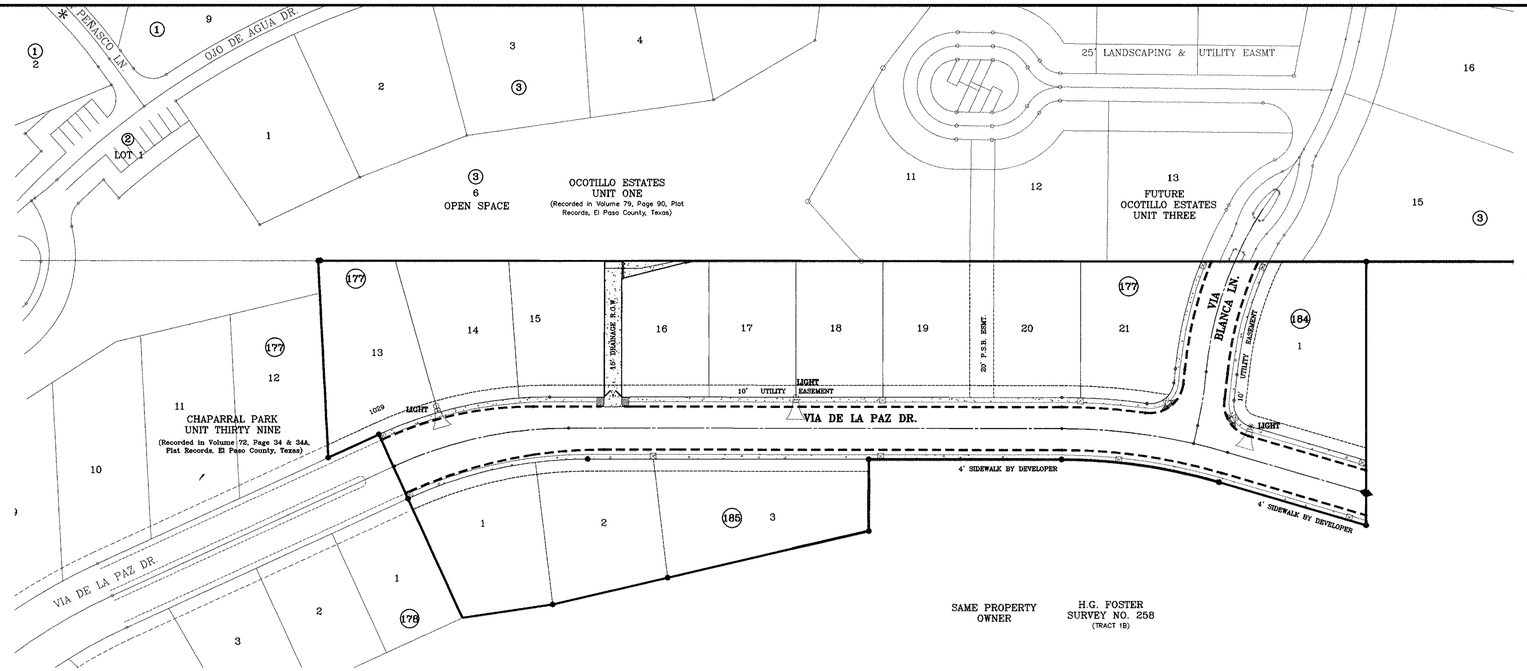
F:\FELIX\CHAPARRAL PARK 43 ABLT\dwg\STD DTLS.dwg, 12/7/2007 2:57:24 PM, 750C.pc3

LEGEND

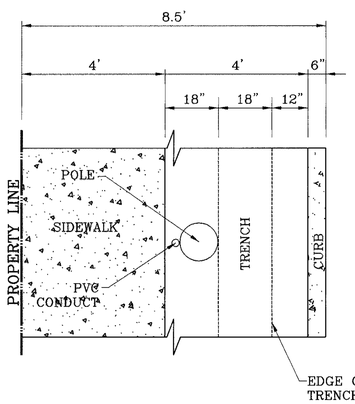
◁	PROPOSED STREET LIGHT
✲	EXISTING STREET LIGHT

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

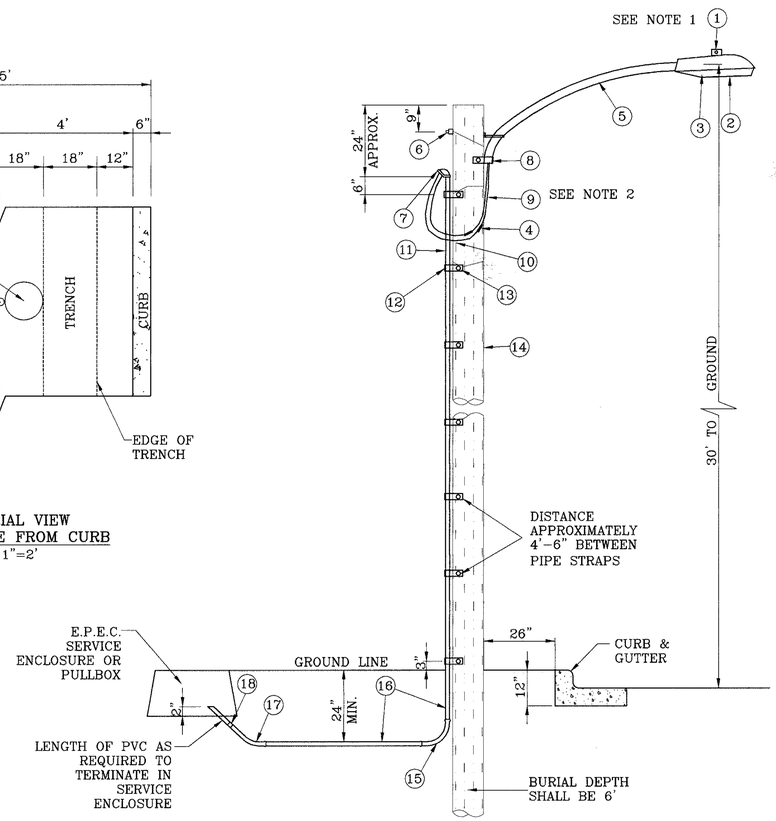
NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII



SCALE: 1"=60'



AERIAL VIEW
DISTANCE FROM CURB
1"=2'



UNDERGROUND RESIDENTIAL STREET
LIGHT WOOD POLE

E.P.E.C. STD. DSU 805
1"=2'

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.

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	

BENCHMARKS

City Monument @ the PT of Via De La Paz, located in front of lot 4, block 178 of Chaparral Park Unit 39. Elevation: 4473.13.....City Datum

DATE	REVISIONS	BY
6/14/06	REVISED SOUTH-EAST ENTRANCE	OM
7/05/06	LOT ADDITION AT SOUTH WEST ENTRANCE	OM

PROJECT NAME

CHAPARRAL PARK UNIT 43

BEING A PORTION OF TRACT 1B, H. G. FOSTER, SURVEY No. 258, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 4.315 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: F.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 1205-52

ENGINEER'S SEAL

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

SHEET TITLE

ILLUMINATION PLAN

F:\FELIX\CHAPARRAL PARK 43 ABLT\dwg\GDPL.dwg, 12/7/2007 2:54:31 PM, 750C.pc3

CHAPARRAL PARK UNIT FORTY THREE

BEING AN AMENDING PLAT OF ALL OF CHAPARRAL PARK UNIT FORTY THREE AMENDING SUBDIVISION CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 4.315 ACRES

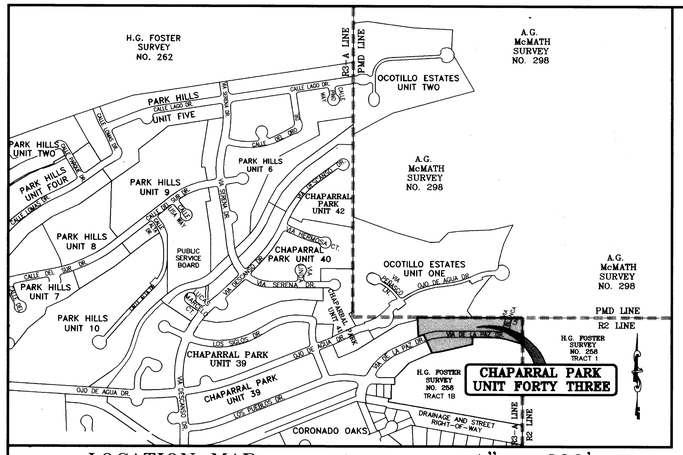
AMENDING SUBDIVISION No. TWO

NOTE:

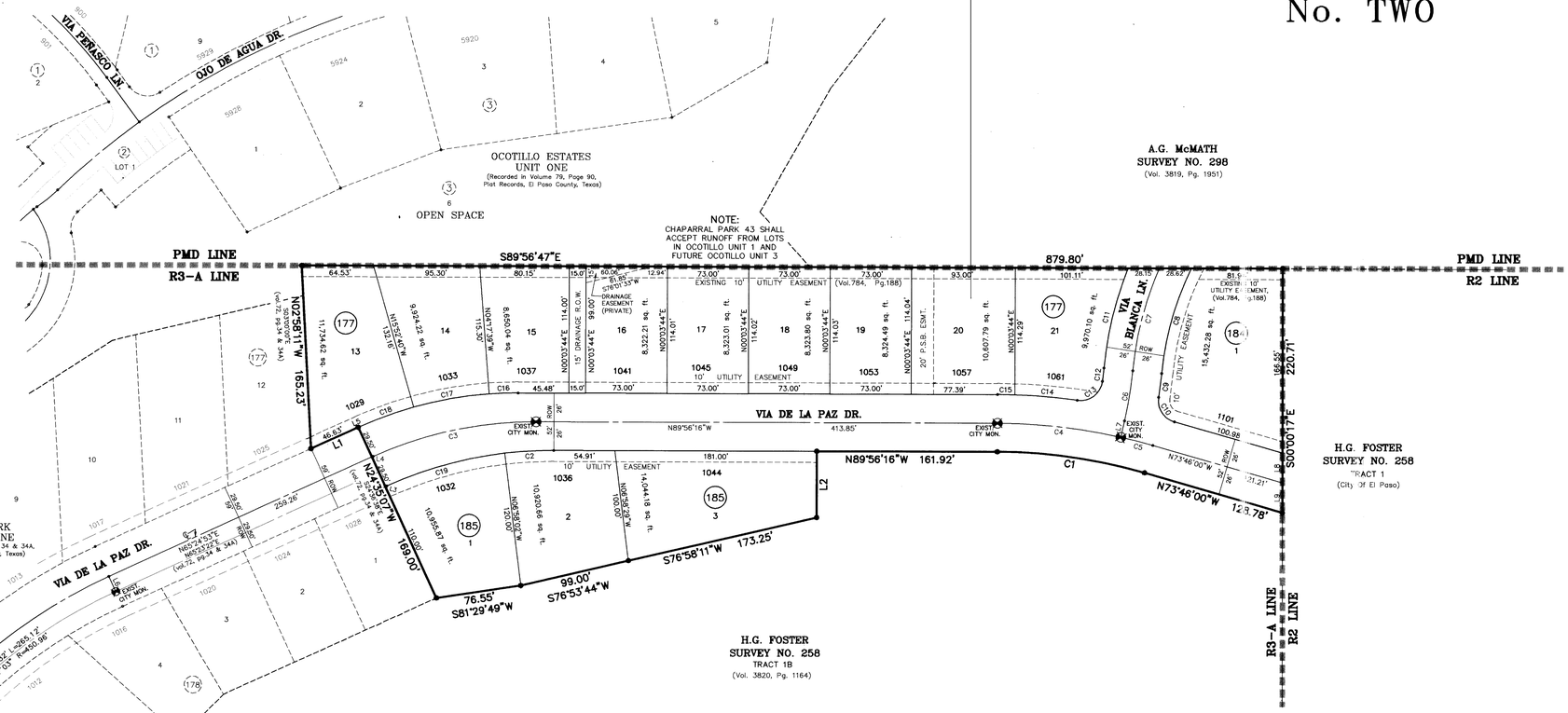
This amending subdivision is to:

Relocate Lot Line between Lot 19 and 20 to allow for 20' P.S.B. easement to be located within Lot 20.

This amending plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat.



LOCATION MAP 1" = 600'



NOTES:

WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (CHAPARRAL UNIT 43) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND HAS BEEN CONSTRUCTED AND OPERABLE AS OF MAY 25, 2007.

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. N/A DATE _____

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

INSTRUMENT No. 2009000 4312 DATE 21 Jan 09

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

INSTRUMENT No. N/A 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.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR PROJECTION AS DETERMINED BY GPS METHODS CENTERED NEAR THIS SITE.

LINE TABLE

LINE	LENGTH	BEARING
L1	46.63	S65°24'53"W
L2	60.00	S00°03'44"W
L3	1.24	S65°24'53"W
L4	1.24	N65°24'53"E
L5	1.24	N65°24'53"E
L6	15.00	N24°35'07"W
L7	15.36	N12°50'28"E
L8	27.08	S00°00'17"E
L9	27.08	S00°00'17"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	474.00	133.78	67.34	133.34	N81°51'08"W	16°10'16"
C2	358.92	44.03	22.04	44.01	S86°32'51"W	7°01'45"
C3	350.00	150.56	76.46	149.40	S77°44'18"W	24°38'51"
C4	500.00	111.52	55.99	111.29	N83°32'54"W	12°46'45"
C5	500.00	29.60	14.81	29.60	N75°27'46"W	3°23'32"
C6	350.00	45.84	22.95	45.80	N09°05'22"E	7°30'13"
C7	300.00	95.64	48.23	95.24	S14°28'14"W	18°15'57"
C8	274.00	98.79	49.94	98.26	S15°39'59"W	20°39'29"
C9	376.00	21.75	10.88	21.74	N06°59'40"E	3°18'50"
C10	20.00	28.77	17.51	26.35	S32°33'28"E	82°25'05"
C11	326.00	92.68	46.65	92.37	S13°28'55"W	16°17'20"
C12	324.00	11.93	5.96	11.92	N06°23'31"E	2°06'32"
C13	20.00	31.56	20.15	28.39	N52°39'23"E	90°25'13"
C14	526.00	56.03	28.04	56.00	N85°11'06"W	6°06'11"
C15	526.00	15.62	7.81	15.62	N89°05'14"W	1°42'05"
C16	341.08	25.93	12.97	25.93	S87°53'02"W	4°21'23"
C17	341.08	68.96	34.60	68.84	S79°54'51"W	11°35'00"
C18	341.08	51.84	25.97	51.79	S69°46'07"W	8°42'28"
C19	358.92	110.36	55.62	109.93	S74°13'25"W	17°37'05"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE OF PREPARATION: NOVEMBER 20, 2008

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

SUSAN McMILLAN
NOTARY PUBLIC
My commission expires
MARCH 16, 2009

DEDICATION

E.P. PARK HILLS II, LTD., property owners of this land, hereby present this plat and dedicate to the use of the public the street, drives, drainage R.O.W., P.S.B. easement, 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 17th day of December, 2008.

E.P. PARK HILLS II, LTD.
BY: E.P. PARK HILLS, INC.,
ITS GENERAL PARTNER

Douglas A. Schwartz, PRESIDENT

ATTEST : NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, President of E.P. PARK HILLS, INC., 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 17th day of December, 2008.

Susan McMillan
Notary Public in and for El Paso County

3-16-09
My Commission Expires

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

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

Yvonne Curry
Yvonne Conde Curry, P.E.

AMENDING PLAT APPROVAL STATEMENT

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

Executive Secretary
City Plan Commission

Subdivision Coordinator

Approved for filing this 8 day of January ~~2008~~ 2009

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 21st day of January, 2009 A.D. in File No. 2009 004311

County Clerk

Venessa Morales
By Deputy

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
R. RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

12-15-08

405-C

C:\DATA\es\CHAPRK-43-FN-AMEND (Model) 12/12/2008 3:15 PM, C.CORTEZ