

PLAT NOTES AND RESTRICTIONS:

- 1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO DESERT SPRINGS UNIT TWO BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON BLUFF CREEK LANE AND RESLER DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
2. THIS PROPERTY LIES WITHIN CANUTILLO INDEPENDENT SCHOOL DISTRICT.
3. U. S. POSTAL SERVICE WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
4. INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
5. DENOTES PROPOSED CITY MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO)
6. DENOTES EXISTING CITY MONUMENT.
7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014917 DATE 02/28/13
8. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014909-10 DATE 02/28/13
9. SUBDIVISION AGREEMENT AND GUARANTEE LETTER ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130014913 DATE 02/28/13
10. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING RESLER 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. 20130014912 DATE 02/28/13
11. THIS SUBDIVISION LIES WITHIN ZONE "A2, B & C," AS DESIGNATED IN PANEL NO. 480214-0012 C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
12. THE FOLLOWING MONUMENTS ARE PROPOSED TO BE INSTALLED AT A SPECIAL LOCATION (REFER TO TYPICAL DETAIL BELOW) FOUR (4) FEET FROM STREET CENTERLINES IN THE NORTHEAST QUADRANT OF THE FOLLOWING INTERSECTIONS:
RESLER DRIVE AND DEWBERRY DRIVE
(TO VERIFY EXACT LOCATION CONTACT THE CITY OF EL PASO)
13. ALL EASEMENTS SHALL BE TEN (10) FEET UNLESS OTHERWISE NOTED.
14. THIS PROPERTY IS SUBJECT TO IMPACT FEES. THE TABLE AND RESPECTIVE LANGUAGE SHALL BE INCLUDED ON THE FACE OF THE FINAL APPROVED AND RECORDED PLAT. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW:
CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.
15. SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR CORNERS UNLESS OTHERWISE SPECIFIED.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA. Includes data for curves C1 through C36.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes data for lines L1 through L35.

IMPACT FEES WESTSIDE SERVICE AREA table with columns: METER SIZE, METER CAPACITY RATIO, WATER*, WASTEWATER. Lists fees for various meter sizes from less than 1 inch to 12 inch.

LOT AREA TABLE BLOCK 8 AREA: 158,780 sq ft. Lists lot numbers 13-24 and their respective square foot areas.

LOT AREA TABLE BLOCK 13 AREA: 50,719 sq ft. Lists lot numbers 2, 3, 4, 5, 6, 7, 8, 9 and their respective square foot areas.

LOT AREA TABLE BLOCK 9 AREA: 66,716 sq ft. Lists lot numbers 36-46 and their respective square foot areas.

LOT AREA TABLE BLOCK 14 AREA: 19,786 sq ft. Lists lot numbers 1 and 2 and their respective square foot areas.

BENCHMARK:

FOUND NGS MONUMENT, BRASS CAP IN CONCRETE TRI. STA. "CHINO" LOCATED ON THE EAST SIDE R.O.W. OF INTERSTATE HIGHWAY 10 APPROXIMATELY 1.0 MILE NORTH OF THE INTERSECTION WITH LOOP 375.
ELEVATION: 3935.93 (CITY DATUM)
3946.11 (NAVD 88 DATUM)

This plat represents a survey made on the ground under my supervision and is in compliance with the current professional and technical standards of the Texas Board of Professional Land Surveying.

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

Benito Barragan TX R.P.L.S. No. 5615



SURVEYOR Barragan & Associates Inc.

LAND PLANNING & LAND SURVEYING 10950 Pellicano Dr. Bldg. F - El Paso TX 79935 Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

ALAN D. HERRERA, P.E. License Professional Engineer Texas License No. 104114



ENGINEER cea GROUP architects • planners

Castner Center @ Transmountain 4712 Woodrow Bean, Sta. F El Paso, TX 79924 Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.com TEXAS FIRM REGISTRATION NO. 4584

CONTACT: ALAN D. HERRERA, P.E.

OWNER

DVEP LAND LLC 7910 Gateway East Suite 102 EL PASO, TEXAS 79915 (915) 591-6319 CONTACT: MR. RANDAL O'LEARY

OWNER

RPW DEVELOPMENT 7910 Gateway East Suite 102 EL PASO, TEXAS 79915 (915) 591-6319 CONTACT: MR. RANDAL O'LEARY

DESERT SPRINGS UNIT TWO

A PORTION OF TRACT 10A, NELLIE D. MUNDY SURVEY No. 239, AND A PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY NO. 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS 9.88 ACRES ±

DEDICATION

DVEP LAND LLC & RPW DEVELOPMENT, as the managing partners of the 9.88 acre tract land encompassed within the proposed Desert Springs Unit Two, do hereby present this map and dedicate their respective portions of property to the use of the public: park, hike & bike trail, streets and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole utility utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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 my signature this 8th day of October, 2012.

Randal O'Leary, Managing Partners DVEP LAND LLC

Witness my signature this 8th day of October, 2012.

Randal O'Leary, Managing Partners RPW DEVELOPMENT

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Randal O'Leary, as managing partner of DVEP LAND LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this 8th day of October, 2012.

Danielle Enriquez Notary Public in and for El Paso County My Commission Expires OCTOBER 22, 2012

Before me, the undersigned authority, on this day personally appeared Randal O'Leary, as managing partner of RPW DEVELOPMENT, 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 for the purpose and consideration herein expressed.

Given under my hand and seal of office this 8th day of October, 2012.

Danielle Enriquez Notary Public in and for El Paso County My Commission Expires OCTOBER 22, 2012

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 7th day of February, 2012.

Government Code of Texas this 7th day of February, 2012.

Jay Nunez, Chairperson; Executive Secretary

Approved for filing this 4th day of February, 2012.

City Development Director

FILING

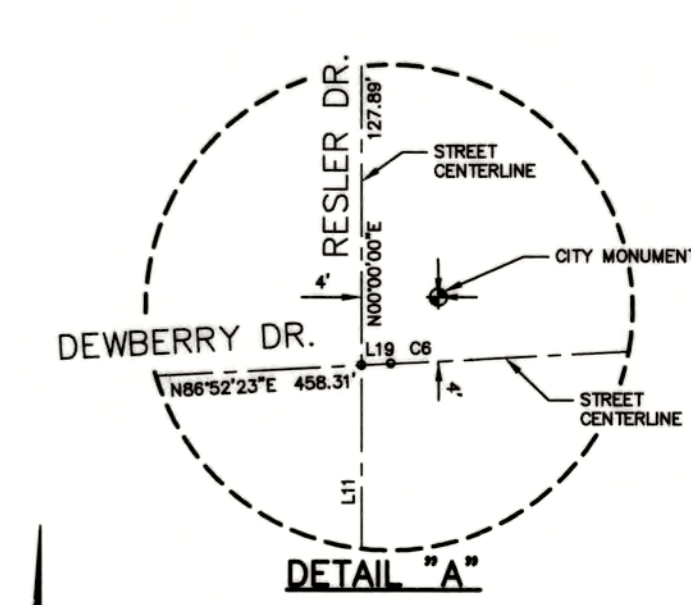
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 28th day of February, 2012, in File No. 20130014917 of the Plat Records.

County Clerk

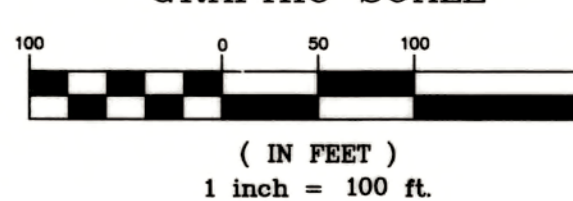
Viviana Morales, Deputy

Section 10, Block 82, Township 1, T&P R.R. Co. Surveys City of El Paso Book 1272, Page 332 Nellie D. Mundy Survey No. 243

Portion of Tract 1B, Survey No. 243 DVEP Land LLC Doc# 20100003036



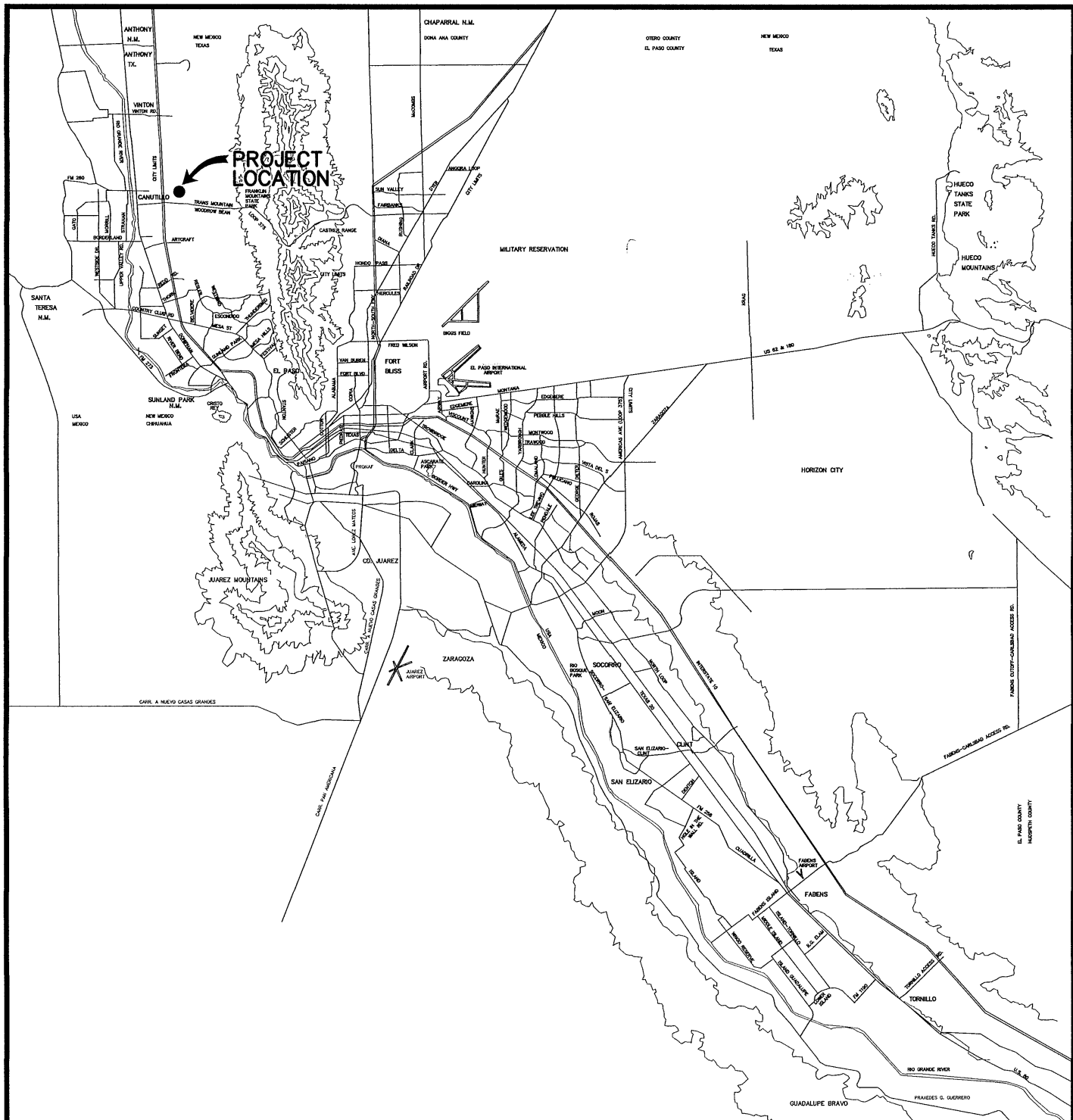
GRAPHIC SCALE



D-3

DESERT SPRINGS UNIT TWO SUBDIVISION IMPROVEMENTS

A PORTION TRACT 1B, NELLIE D. MUNDY SURVEY NO. 243,
CITY OF EL PASO, EL PASO COUNTY, TEXAS 9.88 ACRES±



VICINITY MAP
APPROXIMATE SCALE
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET - HEADING WITH LEGAL DESCRIPTION AND NUMBER OF ACRES, INDEX OF SHEETS, VICINITY MAP, LOCATION MAP, PRINCIPAL CONTACTS, TITLE - REVISION BLOCK AND ENGINEER'S SEAL.
C1	GENERAL INFORMATION
C2	PLAT
C3	GRADING PLAN
C4	DRAINAGE PLAN
C5	TYPICAL GRADING SECTIONS
C6	STREET PLAN & PROFILES
C7	STORM SEWER PLAN & PROFILES
C9	STANDARD DETAILS
C10	DRAINAGE DETAILS
C11	ILLUMINATION, SIGNAGE & STRIPING PLAN
C12	STORM WATER POLLUTION PREVENTION PLANS
C13	WATER LINE INDEX
C14	WATER PLAN VIEW
C15	WATER DETAILS
C16	SANITARY SEWER INDEX
C17	SANITARY SEWER PLAN & PROFILES
C18	SANITARY SEWER DETAILS
L1.00 - L2.00	LANDSCAPE & IRRIGATION PLANS
L3.00	LANDSCAPE & IRRIGATION DETAILS
L4.00 - L5.00	IRRIGATION DETAILS
L6.00	LANDSCAPE NOTES
L7.00 - L8.00	LANDSCAPE & IRRIGATION PLAN

ALAN D. HERRERA, P.E. PROJECT MANAGER
9-9-2012

cea
GROUP
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4564
4712 Woodrow Bean, Ste. F El Paso, TX 79904
CENX 015.544.5232 FAX 015.544.5233 www.ceagroup.net



LOCATION MAP
APPROXIMATE SCALE
1" = 600'

ENGINEERING & CONSTRUCTION
MANAGEMENT & CONSTRUCTION
DEPARTMENT
SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:
- Erosion Control - Stormwater
- Grading & Driveway - Stormwater
- Wheelchair Ramps - Retaining Wall Walls
- On Site Parking - Gas-Line Paving of Storm Water
Checked By: [Signature] DATE: 9/4/12

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RPW DEVELOPMENT	7910 GATEWAY EAST, SUITE 102	EL PASO, 79915	(915) 591-6319	(915) 591-5451
OWNER:	DVEP LAND LLC	7910 GATEWAY EAST, SUITE 102	EL PASO, 79915	(915) 591-6319	(915) 591-5451
ENGINEER:	CEA GROUP	4712 WOODROW BEAN, SUITE F	EL PASO, 79924	(915) 544-5232	(915) 544-5233
SURVEYOR:	BARRAGAN & ASSOCIATES	10950 PELLICANO DRIVE, BLDG F	EL PASO, 79936	(915) 591-5709	(915) 591-5706

DESERT SPRINGS UNIT TWO

COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
FEBRUARY 2012	J.M.	A.D.H.	J.L.A.	A.D.H.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

103218

GENERAL NOTES

GRADING SPECIFICATIONS

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AUTOMOBILE AND PEDESTRIAN ACCESS TO THE USER AT ALL TIMES, INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS INCLUDES, BUT IS NOT LIMITED TO, DRIVEWAYS, STREETS, PARKING, AND WALKWAYS. THIS REQUIREMENT SHALL BE FULFILLED AT NO EXTRA COST TO THE OWNER.
3. CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM - ONCE IN THE MORNING AND BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF THE OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
7. ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
9. FOR ELEVATIONS, REFERENCE BENCHMARK IN TITLE BLOCK FOR ADDITIONAL INFORMATION.
10. VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER AND CITY OF EL PASO.
11. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
12. THE LOCATION OF THE FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER PRIOR TO PAVING AND PLACEMENT OF STRUCTURES.
13. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL CITY OF EL PASO APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY WORK NOT PERFORMED AS PER THE CITY APPROVED PLANS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE CITY OF EL PASO APPROVED PLANS ARE ALWAYS ACCESSIBLE AT THE JOB SITE FOR REVIEW BY SUB-CONTRACTORS, THE OWNER, THE ENGINEER AND CITY STAFF.
14. SIDEWALKS SHALL BE BUILT BY BUILDER UNLESS SPECIFIED ELSEWHERE IN PLANS.
15. NO BLASTING SHALL BE PERMITTED.
16. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, MEASUREMENTS AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. NOTIFY THE ENGINEER PROMPTLY OF ANY OMISSIONS, ERRORS, OR DISCREPANCIES FOUND SO THAT NECESSARY CORRECTIONS AND INTERPRETATIONS BE MADE PRIOR TO CONSTRUCTION.
17. ALL CONSTRUCTION PRACTICES AND PROCEDURES WILL COMPLY WITH THE PERTINENT PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARD (TITLE 29, CODE OF FEDERAL REGULATIONS) PUBLISHED BY THE OSHA, DEPARTMENT OF LABOR.
18. THERE IS A HIGH PRESSURE GAS LINE LOCATED WITHIN OXITEK EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR ON THIS LINE. IT IS HIGHLY RECOMMENDED (IF NOT NEEDED) THAT A REPRESENTATIVE BE PRESENT DURING THESE CONSTRUCTION ACTIVITIES.

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

UTILITY LOCATOR SERVICES

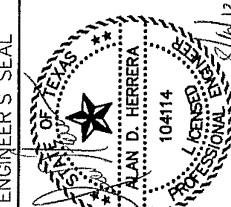
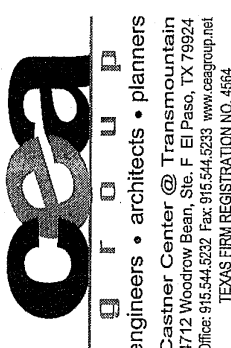
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 686-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) 462-9098
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
ONEOK PARTNERS	(915) 995-6918
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-6079
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

REVISIONS
DATE
BY

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IRRIGATION PLAN	L5.00
LANDSCAPE NOTES	L6.00
LANDSCAPE PLAN	L7.00
IRRIGATION PLAN	L8.00



SCALE	N/A
Vertical	N/A
Horizontal	N/A
Contract	1" = 50'
DESIGN	BY: J.M.A.
DRAWN	BY: J.M.A.
CHECKED	BY: J.M.A.
APPROVED	BY: J.M.A.
DATE	02/14/2012
PROJECT NO.	2009-07-10

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
GENERAL INFORMATION

SHEET NO.
C1.1

LEGEND

ABBREVIATIONS

- SUBDIVISION BOUNDARY
- - - - - ROW LINE
- CURB LINE
- PROPERTY LINE
- · - · - STREET CENTERLINE
- EASEMENT LINE
- - - MATCH LINE
- STORM SEWER LINE
- HIGH WATER MARK
- CURB AND GUTTER DROP INLET
- STORM SEWER MANHOLE
- FINISHED GROUND CONTOUR ELEVATION (INDEX)
- FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
- EXISTING GROUND CONTOUR ELEVATION (INDEX)
- EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
- NEW RETAINING ROCKWALL (3'-9" IN HEIGHT)
- EXISTING RETAINING ROCKWALL
- NEW RETAINING ROCKWALL (2'-3" IN HEIGHT)
- EXISTING ELECTRICAL LINE
- STANDARD DETAIL/SECTION NUMBER
- SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED

- 4000.00 FINISHED SPOT ELEVATION
- FG. 56.00 LOT FINISHED GROUND ELEVATION
- IG. 4000.00 TOP OF CURB ELEVATION
- IP. 4000.00 TOP OF PAVEMENT ELEVATION
- 1 (2) SUBDIVISION LOT AND BLOCK NUMBER
- DRAINAGE FLOW
- STORM SEWER LINE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ▲ EXISTING HIGH POINT
- ▼ EXISTING LOW POINT
- HEADWALL WITH WINGWALLS
- DA-4 DRAINAGE AREA
- 2(H):1(V) SLOPE HORIZONTAL:VERTICAL SLOPE RATIO
- 3980 APPROXIMATE BASE FLOOD ELEVATION (NATIONAL GEODETIC VERTICAL DATUM, NGVD), TO CONVERT TO CITY OF EL PASO DATUM FROM NGVD'S, SUBTRACT 0.85 FEET.
- APPROXIMATE AREA OF 100 YEAR FLOOD AS PER FIRM PANEL NO. 480214-0016-C (FEBRUARY 5, 1995)
- ▲ WHEELCHAIR RAMP

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

103218

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY (915) 543-5700
 EL PASO ENERGY CORPORATION (915) 498-9244
 EL PASO WATER UTILITIES (915) 584-5500
 M3 SURVEILLANCE (800) M3-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 685-7200
 ONECK PARTNERS (915) 595-6918
 AT&T (800) 852-3786
 U.S. SPRINT TELECOM (800) 521-0579
 CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (915) 621-8750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG

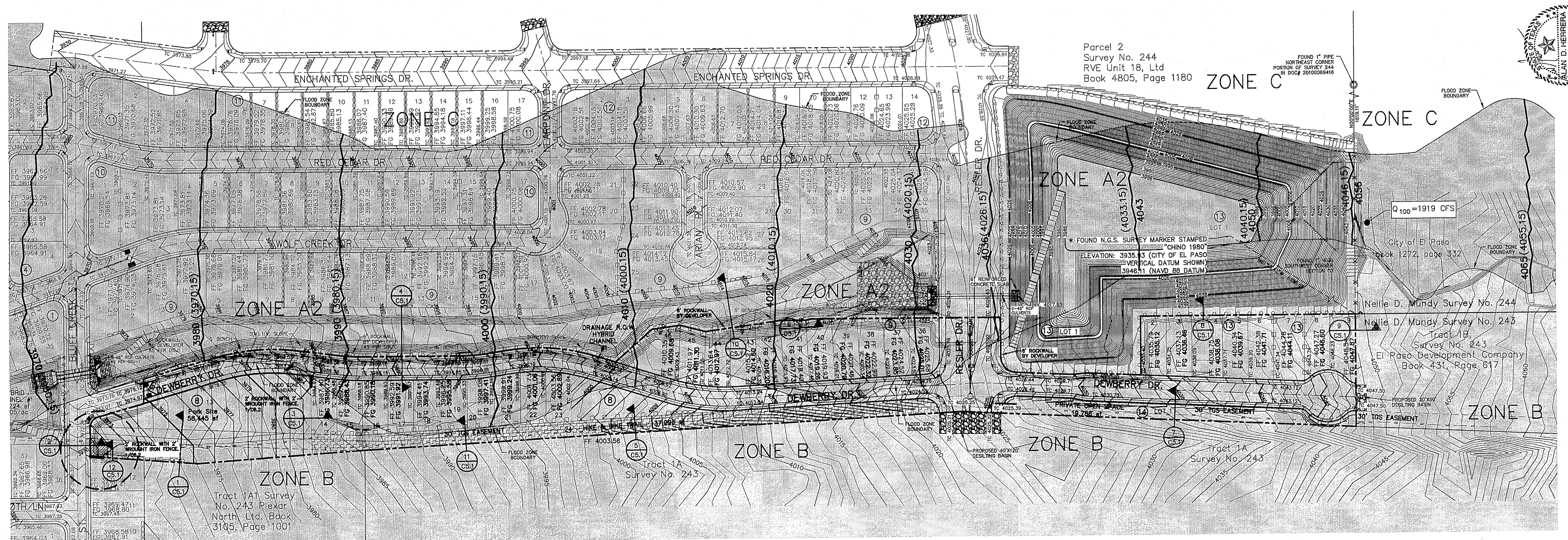
CALL
 1-800-DIG-TESS
 1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

REVISED

DATE

BY



SCALE: 1" = 100'

Horizontal: NAD 83
 Vertical: NAVD 88

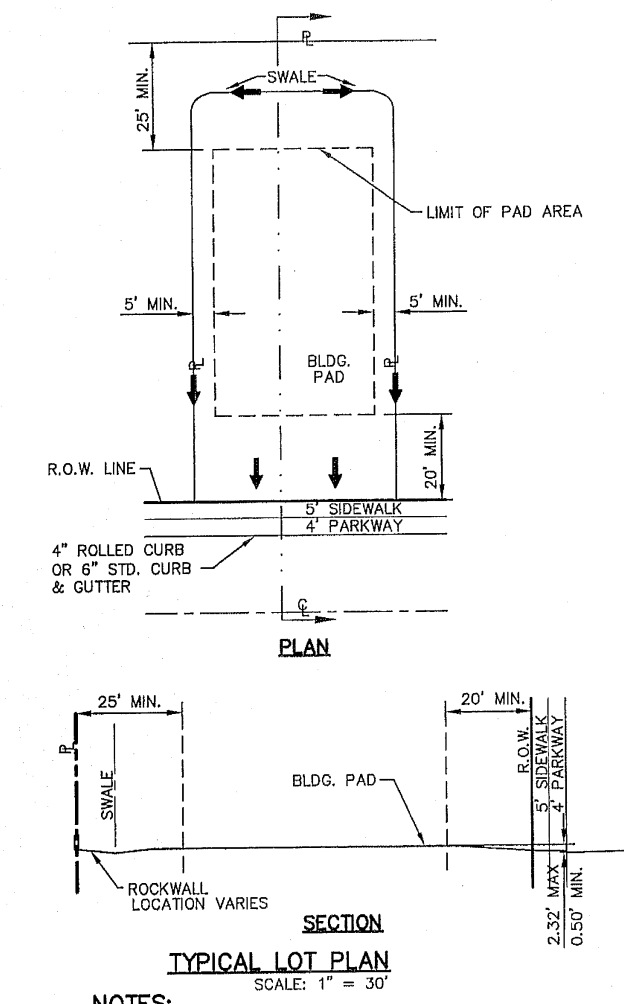
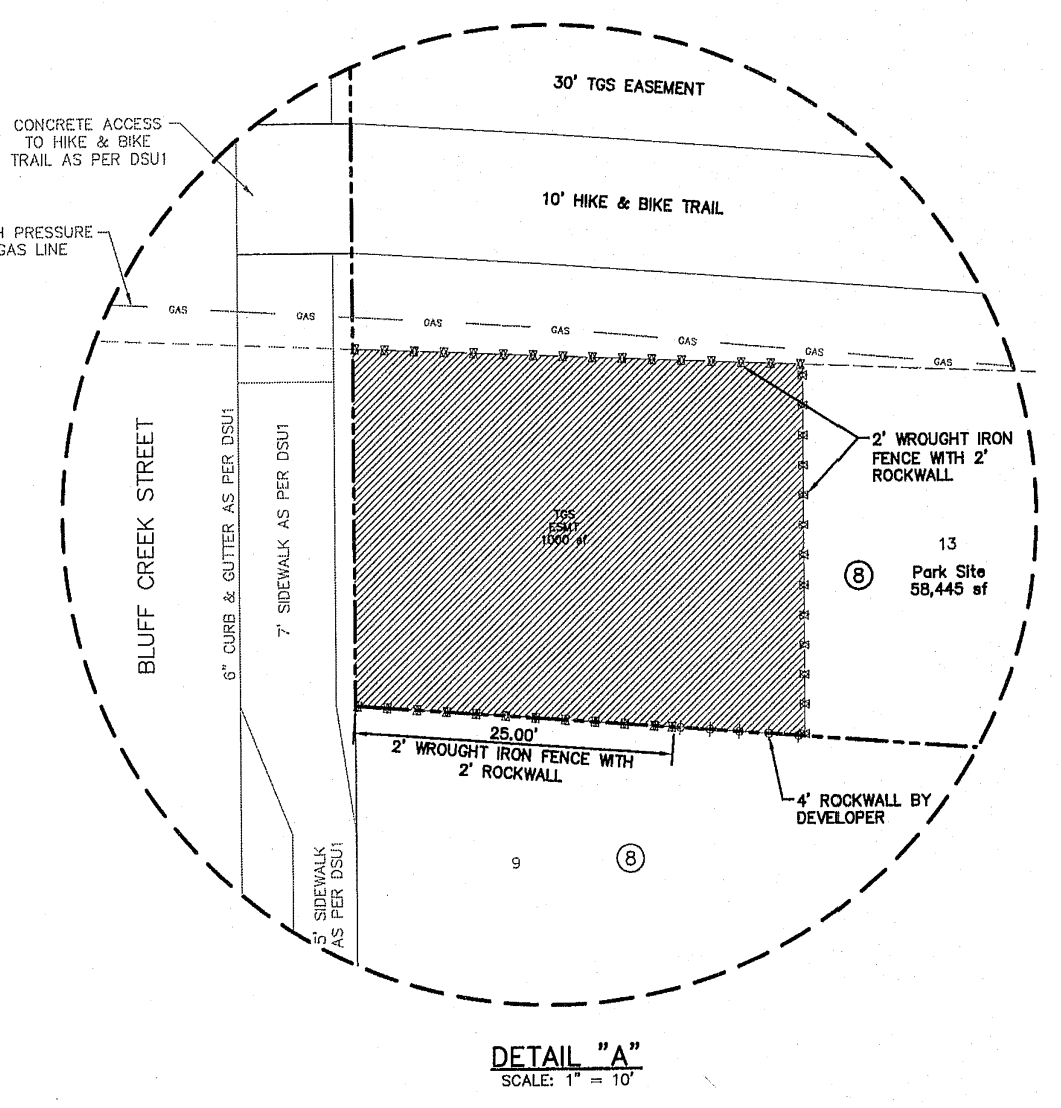
DATE: FEBRUARY 2012

DESIGN BY: A.H.
 CHECKED BY: J.L.A.
 APP'D BY: J.L.A.
 JOB NO. 2586-07-250

PROJECT TITLE
 DESERT SPRINGS UNIT TWO
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 GRADING PLAN

SHEET NO.
 C3.1



- LEGEND:**
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
 - NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
 - 4' HIGH ROCKWALL BY DEVELOPER
 - 6' HIGH ROCKWALL BY DEVELOPER
 - 4' WROUGHT IRON FENCE WITH 2' ROCKWALL
 - 2' WROUGHT IRON FENCE WITH 2' ROCKWALL
 - EXISTING MINOR CONTOUR (CITY DATUM)
 - EXISTING MAJOR CONTOUR (CITY DATUM)
 - PROPOSED MAJOR CONTOUR (CITY DATUM)
 - FLOOD ZONE A2
 - FLOOD ZONE B
 - FLOOD ZONE C (NO HATCHING)
 - 4043 (4033.15) BASE FLOOD ELEVATION IN NAVD 29 DATUM (CITY DATUM)
 - TEXAS GAS SERVICE EASEMENT

GRADING PLAN

SCALE: 1" = 100'

- NOTES:**
1. RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2'-FEET.
 2. SLOPED AREAS WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 3. ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
 4. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
 5. IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (H800/A), SIGNS, POLES, FIRE HYDRANTS, ETC.)
 6. IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A. STANDARDS.
 7. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 8. ALL WHEELCHAIR RAMPS WILL BE CONSTRUCTED BY DEVELOPER AS PART OF SUBDIVISION IMPROVEMENTS.
 9. TO CONVERT FROM NAVD 29 DATUM TO CITY OF EL PASO DATUM SUBTRACT 9.85'
 10. WHENEVER THE RETAINING HEIGHT OF A ROCKWALL/RETAINING WALL EXCEEDS FOUR (4') FEET OR MORE, THE DEVELOPER SHALL BUILD THE RETAINING PORTION OF THE WALL (INCLUDING NECESSARY REINFORCED CONCRETE FOOTING) TO HIGHEST FINISHED GROUND. THE BUILDER SHALL FINISH THE REMAINING OF THE STEM WALL.
 11. THERE IS A HIGH PRESSURE GAS LINE LOCATED WITHIN 30' TOS EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT HIS EXTRA COST TO THE OWNER WHEN LINES ARE OCCURRED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR ON THIS LINE. IT IS HIGHLY RECOMMENDED (IF NOT NEEDED) THAT A REPRESENTATIVE BE PRESENT DURING THESE CONSTRUCTION ACTIVITIES.
 12. DESERT SPRINGS UNIT ONE AND UNIT TWO MUST BE BUILT CONCURRENTLY. REFER TO DESERT SPRINGS UNIT ONE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
 13. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OFF-SITE DRAINAGE STRUCTURES UNTIL ACCEPTED BY THE CITY OF EL PASO.
 14. THE HKE/BIKE TRAIL MUST HAVE A MAXIMUM RUNNING SLOPE OF FIVE (5%) PERCENT AND A MAXIMUM CROSS SLOPE OF TWO (2%) PERCENT.
- BENCHMARK:**
 FOUND N.G.S. SURVEY MARKER STAMPED "CHNO 1980"
 ELEVATION: 3935.83 (CITY OF EL PASO VERTICAL DATUM SHOWING)
 3945.11 (NAVD 88 DATUM)
 3945.78 (NGVD 29 DATUM)
- FLOOD ZONE:**
 THIS SUBDIVISION LIES WITHIN ZONE "A2, B & C" AS DESIGNATED IN PANEL NO. 480214-0012, D. DATED FEBRUARY 8, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOODING. BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTH OF LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
- BASE FLOOD ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (TO CONVERT TO CITY DATUM SUBTRACT 9.85' FT).

103218

BENCHMARK:

FOUND N.E.S. SURVEY MARKER STAMPED "CHINO 1890"
ELEVATION: 3926.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
3946.11 (NAVD 88 DATUM)
3945.78 (NAVD 83 DATUM)
TO THE PROJECT BENCHMARK IS N20°50'52"E, 3,020.83 FEET FROM A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF TRACT 11, NELLE D. MUNDY SURVEY No. 239

FLOOD ZONE:

THIS SUBDIVISION LIES WITHIN ZONE "A2, B, & C" AS DESIGNATED IN PANEL NO. 480214-022, DATED FEBRUARY 14, 1988, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE "A2" INDICATES AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD DETERMINED. ZONE "B" INDICATES AREAS BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
BASE FLOOD ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (TO CONVERT TO CITY DATUM SUBTRACT 9.85 FT.)

GENERAL NOTES:

1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OFF-SITE DRAINAGE STRUCTURES UNTIL ACCEPTED BY THE CITY OF EL PASO.
2. DRAINAGE AREA "Y" SHALL SURFACE FLOW TO BLUFF CREEK STREET WHERE IT WILL BE FULLY ACCEPTED BY THE STORMSEWER INFRASTRUCTURE WITHIN DESERT SPRINGS UNIT ONE.
3. DESERT SPRINGS UNIT ONE AND UNIT TWO SHALL BE BUILT CONCURRENTLY.

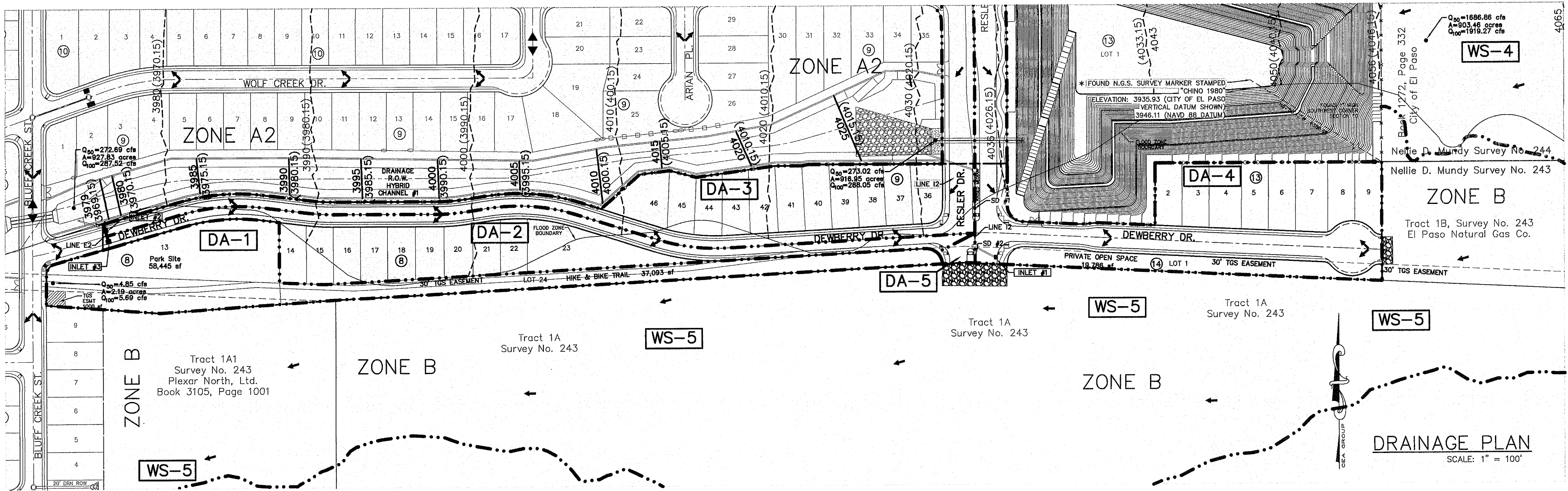
TOPOGRAPHIC SURVEY DATA:

FOUND N.E.S. SURVEY MARKER STAMPED "CHINO 1890"
ELEVATION: 3926.93 (CITY OF EL PASO VERTICAL DATUM SHOWN)
3946.11 (NAVD 88 DATUM)
3945.78 (NAVD 83 DATUM)
TO THE PROJECT BENCHMARK IS N20°50'52"E, 3,020.83 FEET FROM A 1/2 INCH REBAR FOUND FOR THE NORTHWEST CORNER OF TRACT 11, NELLE D. MUNDY SURVEY No. 239
TO CONVERT TO CITY OF EL PASO DATUM SUBTRACT 9.85 FEET FROM NAVD 29 ELEVATION.
TO CONVERT TO NAVD 29 SUBTRACT 0.33 FEET FROM NAVD 88

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY (915) 543-5720
EL PASO ENERGY CORPORATION (915) 496-5544
EL PASO WATER UTILITIES (915) 584-5500
MCI SURVEILLANCE (800) MC-WORK
TIME WARNER COMMUNICATIONS (915) 772-1133
TEXAS GAS SERVICE (915) 665-7200
ONEOK PARTNERS (915) 585-4918
AT&T (800) 855-3786
U.S. SPRINT TELECOM (800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (915) 622-4750
(AFTER HOURS) (915) 245-3222

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



DROP INLETS

INLET ID	REQ. FLOW CAPACITY Q REQ (CF5)	ADDITIONAL FLOW CAPACITY Q AVAIL (CF5)	AVAIL. FLOW CAPACITY Q AVAIL (CF5)	BYPASS FLOW (CF5)	NUMBER OF GRATES	TYPE OF INLET	LOCATION OF INLET
1	11.827	0.000	13.697	0.000	3	1	On-grade
2	8.982	0.000	10.608	0.000	3	1	On-grade
3	7.593	0.391	7.828	0.148	2	1	On-grade

* INLET 2 IS AFFECTED BY DRAINAGE AREA DA-3. THE TOTAL RUNOFF GENERATED BY THIS WATERSHED IS 10.363 CFS, BUT DUE TO STREET CAPACITY AT CROWN POINT 0.391 CFS OVERTOP THE CENTERLINE FLOWING INTO INLET 3.

WATERSHED AREAS

DRAINAGE AREA No.	DRAINAGE AREA (ac)	DESIGN STORM INTENSITY (in/hr)	TIME OF CONCENTRATION (min)	RUNOFF COEFF. (C)	Q ₁₀₀ (CF5)
(1)	(2)	(3)	(4)	(5)	(6)
DA-1	2.183	4.803	10.00	0.480	4.926
DA-2	2.300	4.803	10.00	0.716	7.586
DA-3	2.864	4.803	10.00	0.769	10.363
DA-4	3.367	4.803	10.00	0.763	11.827
DA-5	0.057	4.803	10.00	0.950	0.249

DRAINAGE AREA No.	DRAINAGE AREA (ac)	DESIGN STORM INTENSITY (in/hr)	TIME OF CONCENTRATION (min)	RUNOFF COEFF. (C)	Q ₁₀₀ (CF5)
(1)	(2)	(3)	(4)	(5)	(6)
DA-1	2.193	5.191	10.00	0.500	5.692
DA-2	2.300	5.191	10.00	0.729	6.705
DA-3	2.954	5.191	10.00	0.769	11.934
DA-4	3.367	5.191	10.00	0.772	13.495
DA-5	0.057	5.191	10.00	0.950	0.281

NOTES:
* Q_{xx} IS BASED ON DEVELOPED RUNOFF (50-yr or 100-yr)
REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (DRAINAGE DESIGN MANUAL, June 2008)

- (1) WATERSHED AREA IDENTIFICATION
 - (2) AREA FROM DRAINAGE PLAN
 - (3) RAINFALL INTENSITY, HYDROLOGY - LOCATED IN THE WESTSIDE REGION
 - (4) TIME OF CONCENTRATION: TC = T (OVERLAND) + T (OUTLET)
 - (5) RATIONAL METHOD DEVELOPED CONDITIONS COEFFICIENT, TABLE 4-5
- 50-YEAR STORM 100-YR STORM
b = 105.87 b = 140.07
d = 22.270 d = 26.090
e = 0.8025 e = 0.8169
- (6) Q_{xx} = C X A X I_{xx}(50-yr or 100-yr)
- C = RATIONAL COEFFICIENT
A = COMPUTED CONTRIBUTING WATERSHED AREA, acres
I = RAINFALL INTENSITY, inch per hour

EXTERNAL WATERSHED AREAS

DRAINAGE AREA No.	DRAINAGE AREA (ac)	INITIAL LOSS	CONSTANT LOSS	STANDARD LAG TIME	PEAKING COEFF. (C)	Q ₁₀₀ (CF5)	Q ₁₀₀ (CF5)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WS-4	93.998	0.50	0.25	0.399	0.925	1050.86	1919.27
WS-5	30.349	0.50	0.25	0.238	0.6125	71.97	83.50

DRAINAGE RUNOFF CALCULATIONS HAVE BEEN DESIGNED AND ANALYZED FOR THE OVERALL AREA AFFECTING FLOODING AT, BEA AND DESERT SPRINGS DEVELOPMENT. CALCULATIONS ARE BASED FROM HYDROLOGY MODEL HEC-HMS (Version 3.5).

- LOSS METHOD: INITIAL AND CONSTANT
TRANSFORM METHOD: SPODIER UNIT HYDROGRAPH
- (1) WATERSHED AREA IDENTIFICATION
 - (2) AREA FROM DRAINAGE PLAN, acres
 - (3) INITIAL LOSS, inches
 - (4) CONSTANT RATE LOSS, inches per hour
 - (5) STANDARD LAG TIME, hours
 - (6) PEAKING COEFFICIENT FOR EL PASO AREA
 - (7) 50-yr PEAK DISCHARGE RUNOFF, cfs
 - (8) 100-yr PEAK DISCHARGE RUNOFF, cfs

MOMENTUM COMPUTATIONS

LOCATION/AT INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.390	2.937	1.155
2	0.285	4.192	1.174
3	0.258	3.959	1.022

- (1) LOCATION
- (2) DEPTH, ft
- (3) VELOCITY, ft/s
- (4) PRODUCT NUMBER = DEPTH X VELOCITY, ft²/sec

LEGEND:

--- DA-D DRAINAGE AREA BOUNDARY
--- DRAINAGE FLOW
▲ HIGH POINT
▲ LOW POINT
○ DROP INLET
○ STORM DRAIN MANHOLE
○ RCP
■ THRUST BLOCK STRUCTURE

DA-D DRAINAGE AREA
FLOOD ZONE A2
FLOOD ZONE B
FLOOD ZONE C (NO HATCHING)

4043 (4033.15) EFFECTIVE BASE FLOOD ELEVATION IN NAVD 29 DATUM (CITY DATUM)
4043 (4033.15) PROPOSED BASE FLOOD ELEVATION IN NAVD 29 DATUM (CITY DATUM)

REVISIONS: BY: DATE

DESIGNER: J.A.H.
CHECKER: J.A.H.
APPROVED: J.A.H.

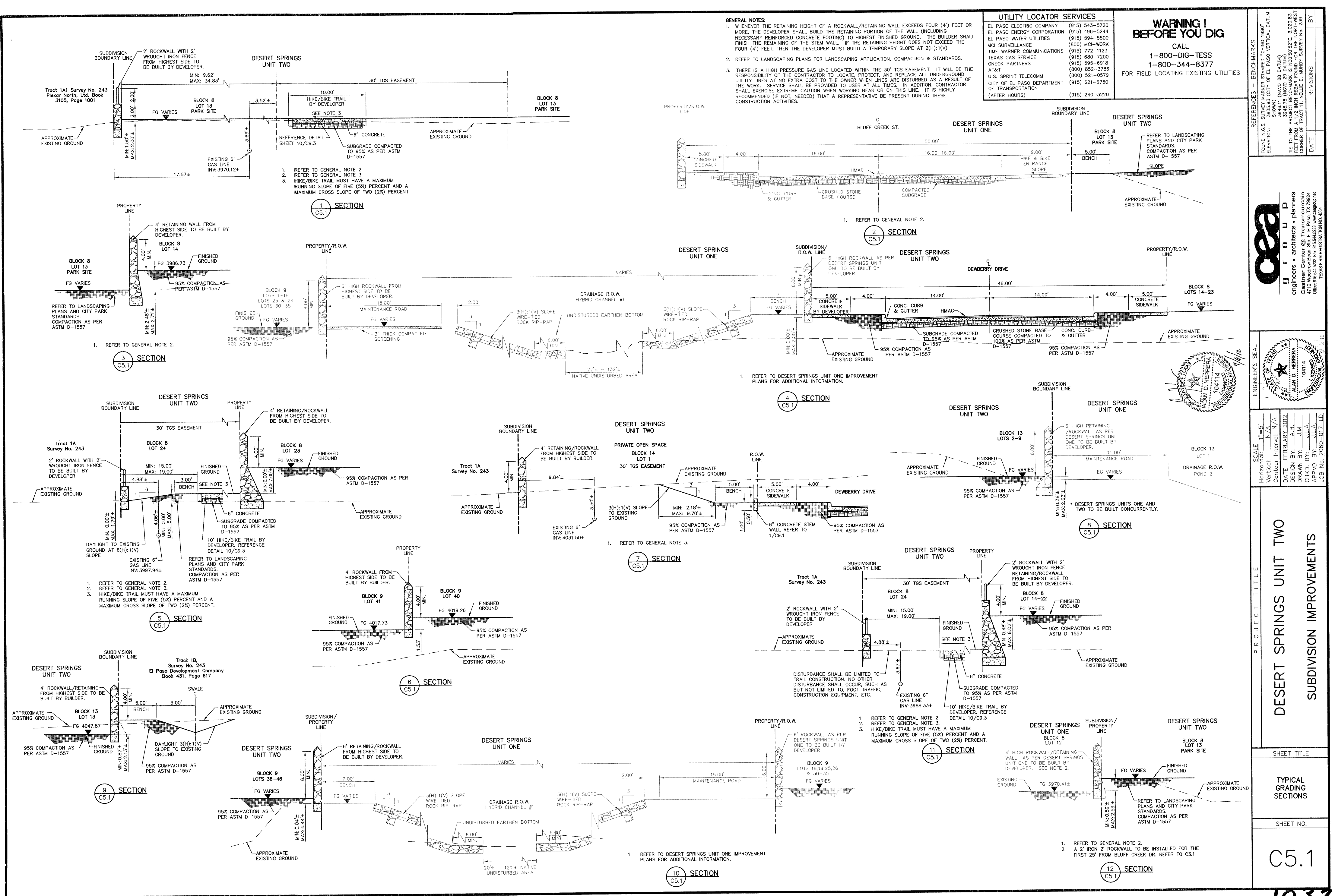
SCALE: 1" = 100'

PROJECT TITLE: DESERT SPRINGS UNIT TWO SUBDIVISION IMPROVEMENTS

SHEET TITLE: DRAINAGE PLAN

SHEET NO.: C4.1

103218



GENERAL NOTES

- WHENEVER THE RETAINING HEIGHT OF A ROCKWALL/RETAINING WALL EXCEEDS FOUR (4) FEET OR MORE, THE DEVELOPER SHALL BUILD THE RETAINING PORTION OF THE WALL (INCLUDING NECESSARY REINFORCED CONCRETE FOOTING) TO HIGHEST FINISHED GROUND. THE BUILDER SHALL FINISH THE REMAINING OF THE STEM WALL, IF THE RETAINING HEIGHT DOES NOT EXCEED THE FOUR (4) FEET, THEN THE DEVELOPER MUST BUILD A TEMPORARY SLOPE AT 20:1(H:V).
- REFER TO LANDSCAPING PLANS FOR LANDSCAPING APPLICATION, COMPACTON & STANDARDS.
- THERE IS A HIGH PRESSURE GAS LINE LOCATED WITHIN THE 30' TOS EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO WORK AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR ON THIS LINE. IT IS HIGHLY RECOMMENDED (IF NOT NEEDED) THAT A REPRESENTATIVE BE PRESENT DURING THESE CONSTRUCTION ACTIVITIES.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 498-5344
 EL PASO WATER UTILITIES (915) 594-5500
 MCI SURVEILLANCE (915) 772-1123
 THE WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 CROCK PARTNERS (915) 595-6518
 AT&T (800) 852-3798
 U.S. SPRINT TELECOM (800) 321-0579
 CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (915) 621-6750
 (AFTER HOURS) (915) 240-3220

WARNING!
BEFORE YOU DIG

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

FOR FIELD LOCATING EXISTING UTILITIES

DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

PROJECT TITLE

SHEET TITLE
 TYPICAL GRADING SECTIONS

SHEET NO.
 C5.1

DATE
 FEBRUARY 2023

DESIGNED BY
 A.H.

DRAWN BY
 J.A.A.

APPROVED BY
 J.A.A.

JOB NO.
 2001-07-01

SCALE
 Vertical: 1"=4'-0"
 Horizontal: 1"=40'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
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20			

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 CIVIL ENGINEERING
 No. 10414
 JAMES D. WARDEN
 10414

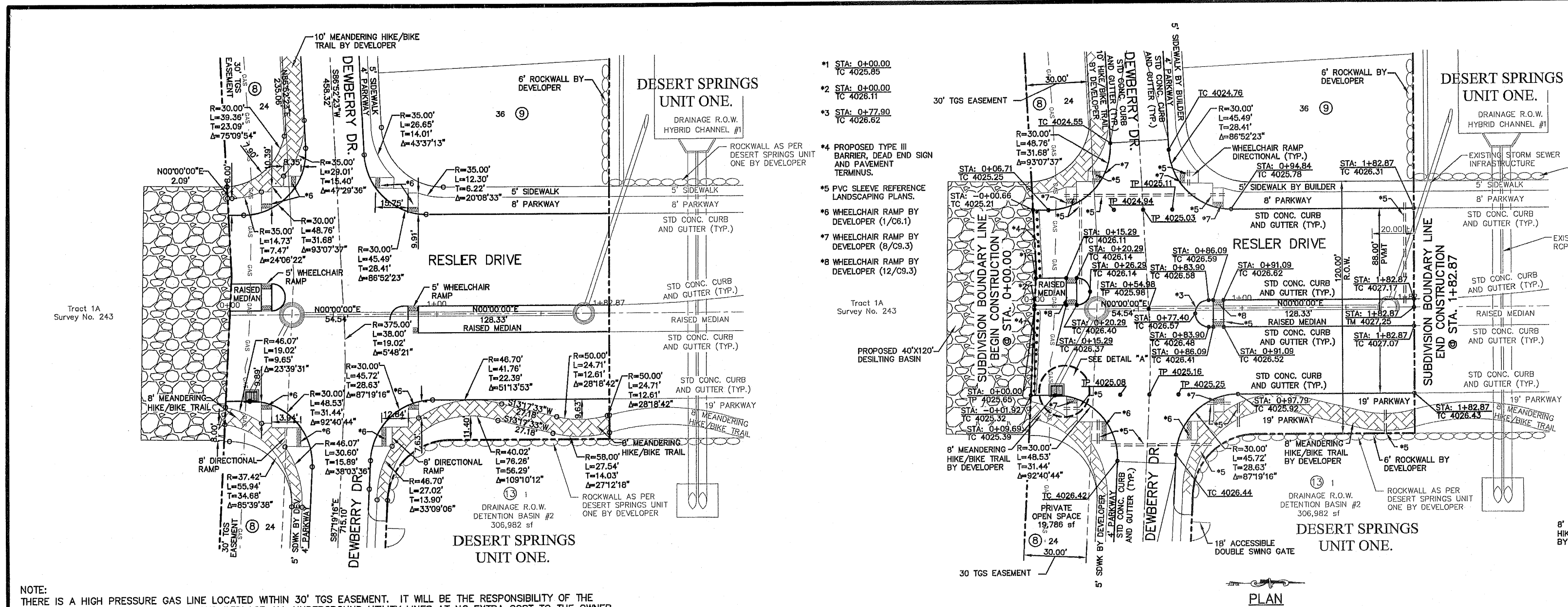
REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TEXAS
 No. 28810
 JAMES D. WARDEN
 28810

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF TEXAS
 No. 10414
 JAMES D. WARDEN
 10414

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF TEXAS
 No. 10414
 JAMES D. WARDEN
 10414

REGISTERED PROFESSIONAL PLANNING
 STATE OF TEXAS
 No. 10414
 JAMES D. WARDEN
 10414

103218

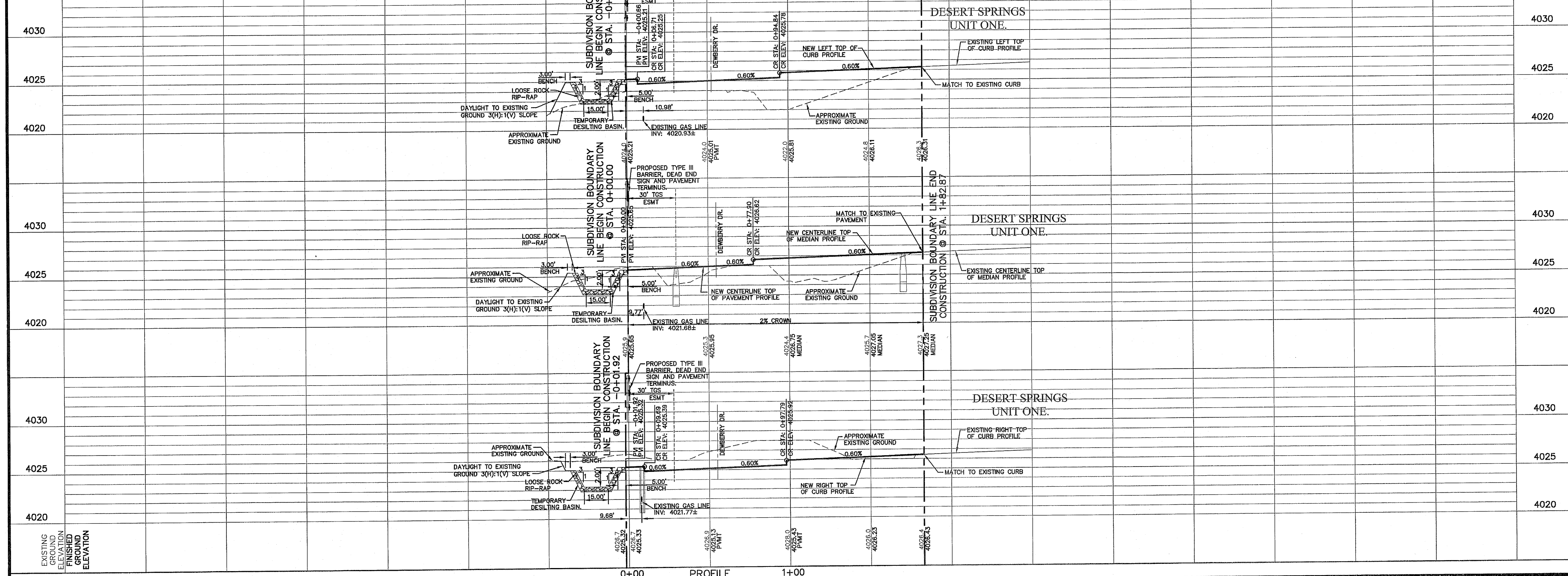


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 EL PASO WATER UTILITIES (915) 584-5500
 MUD SURVEILLANCE (800) 563-WORK
 THE WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 660-7200
 ONKOR PARTNERS (915) 595-8818
 AT&T (800) 852-3786
 U.S. SPRINT TELECOM (915) 621-6750
 CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (915) 242-3220

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

REFERENCES - BENCHMARKS
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 180" ELEVATION: 4235.50 (CITY OF EL PASO VERTICAL DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 181" ELEVATION: 4236.75 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 182" ELEVATION: 4238.00 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 183" ELEVATION: 4239.25 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 184" ELEVATION: 4240.50 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 185" ELEVATION: 4241.75 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 186" ELEVATION: 4243.00 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 187" ELEVATION: 4244.25 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 188" ELEVATION: 4245.50 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 189" ELEVATION: 4246.75 (NOVA DATUM)
 FOUND N.E.S. SURVEY MARKER STAMPED "NO. 190" ELEVATION: 4248.00 (NOVA DATUM)

NOTE: THERE IS A HIGH PRESSURE GAS LINE LOCATED WITHIN 30' TOS EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES. IN ADDITION, CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR ON THIS LINE. IT IS HIGHLY RECOMMENDED (IF NOT, NEEDED) THAT A REPRESENTATIVE BE PRESENT DURING THESE CONSTRUCTION ACTIVITIES.



DESERT SPRINGS UNIT TWO

SCALE: HORIZONTAL: 1"=30'; VERTICAL: 1"=10'
 DATE: FEBRUARY 2012
 DESIGNED BY: A.I.L.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 DATE: 02/20/12
 A.C.S. No. 258607-10-1

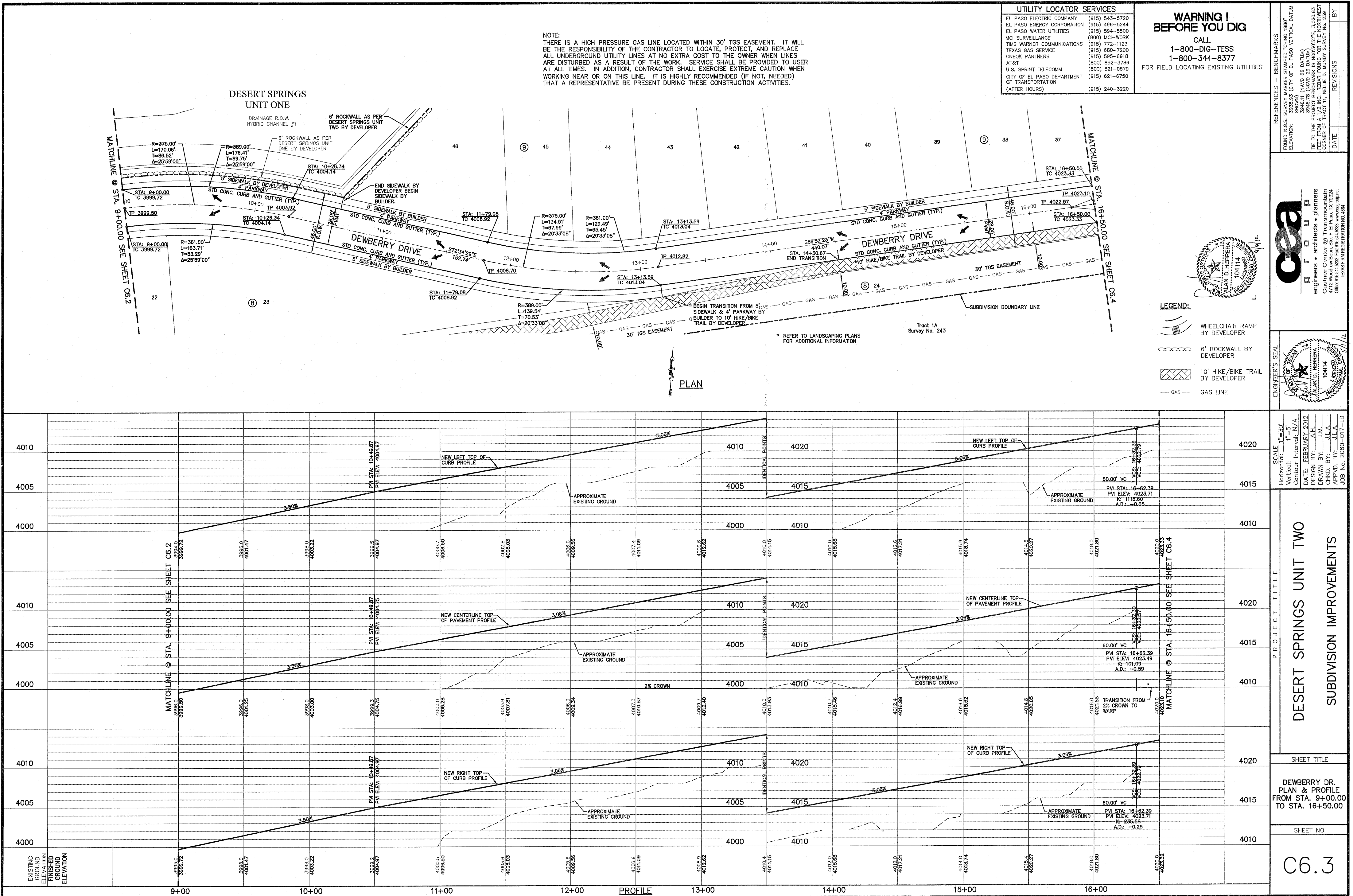
PROJECT TITLE
 DESERT SPRINGS UNIT TWO

SHEET TITLE
 RESLER DR. PLAN & PROFILE FROM STA. 0+00.00 TO STA. 1+82.87

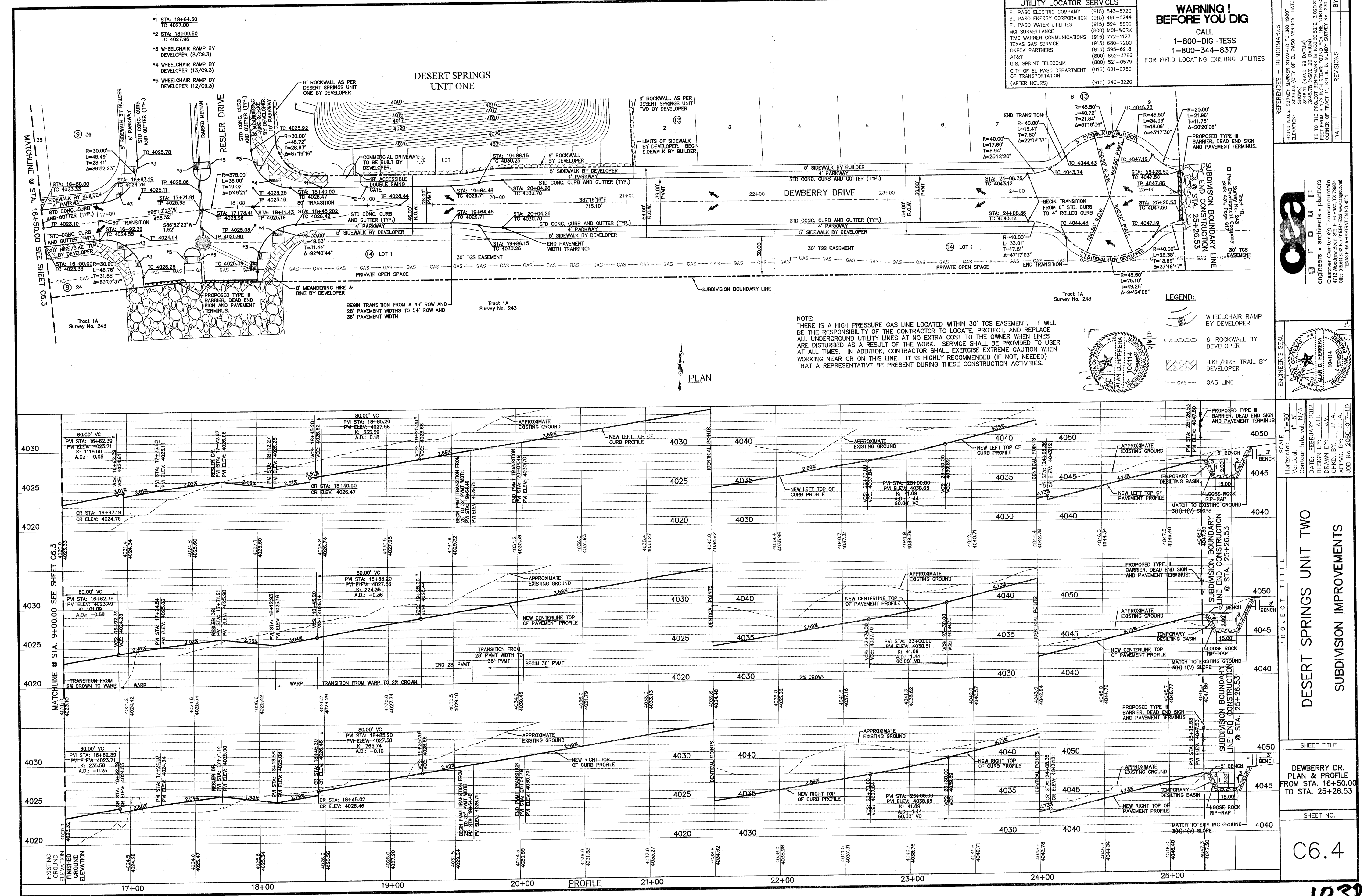
SHEET NO.
 C6.1

DESIGNER'S SEAL

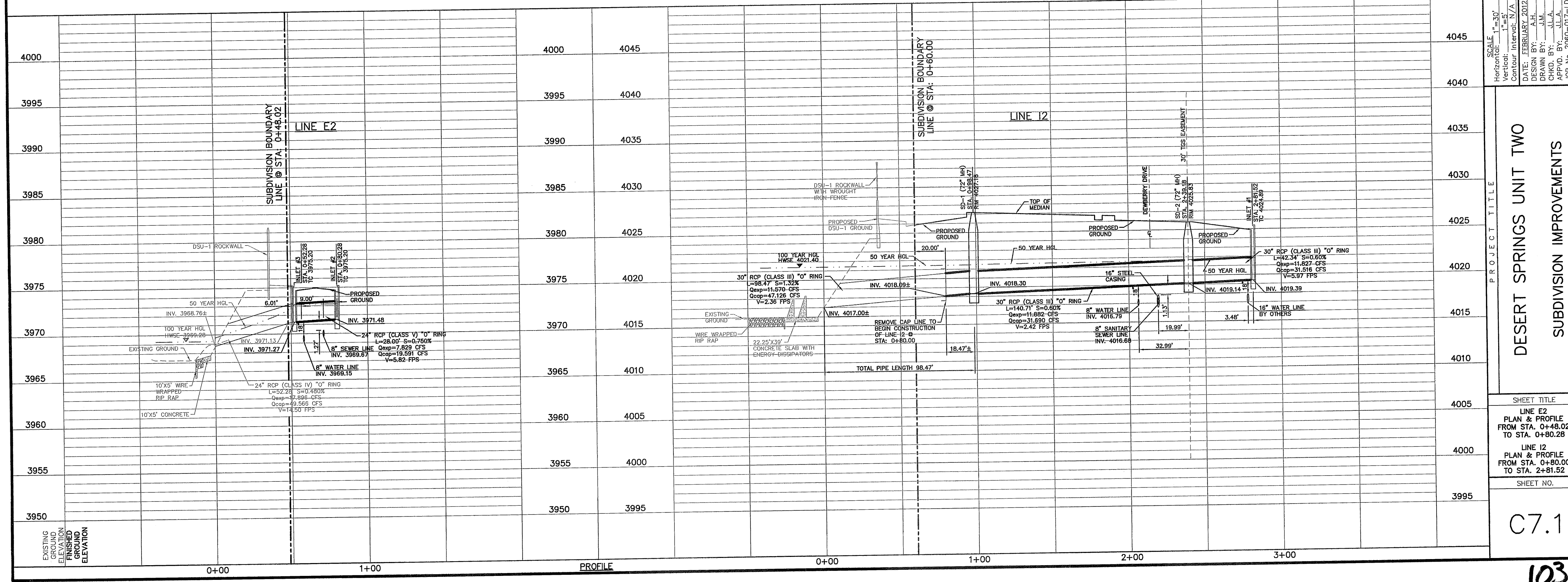
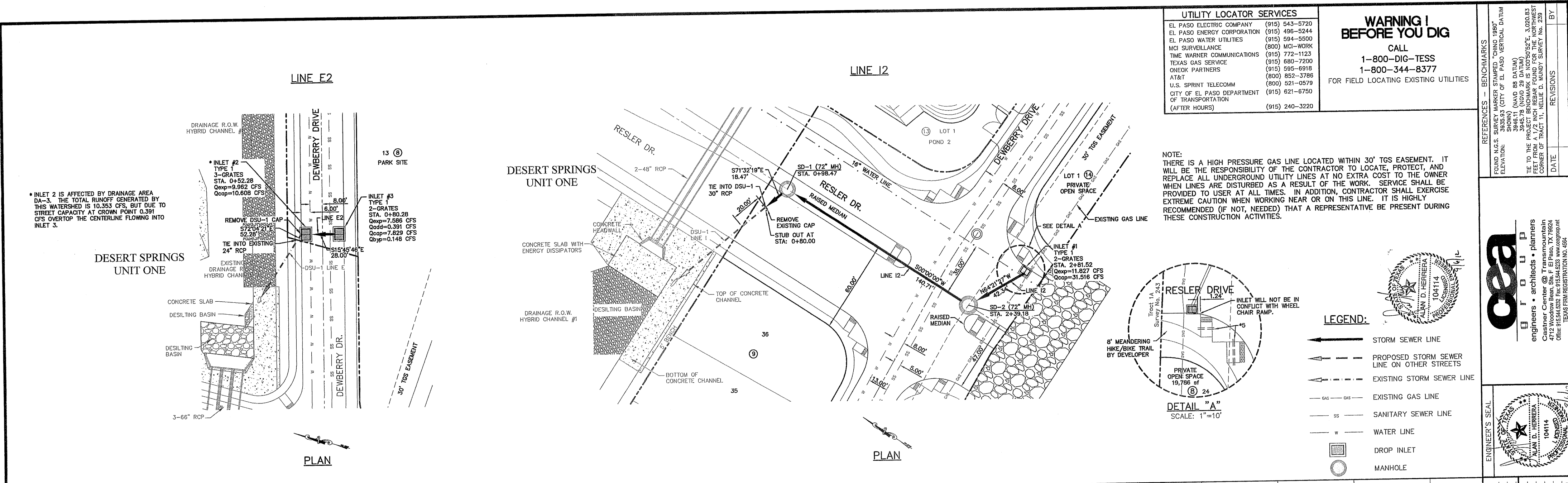
103218



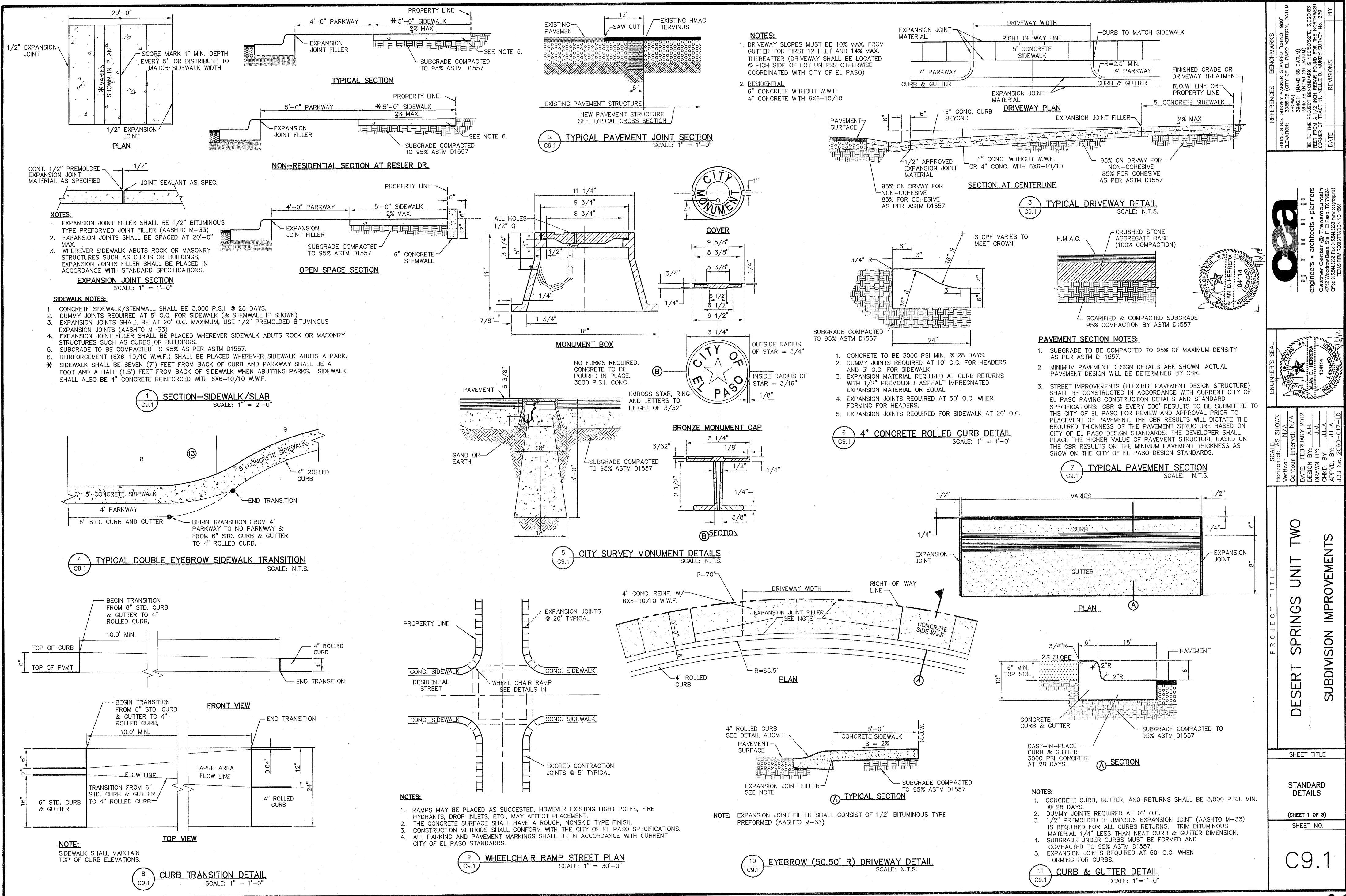
103218



103218



103216



DESERT SPRINGS UNIT TWO
 SUBDIVISION IMPROVEMENTS

PROJECT TITLE

STANDARD
 DETAILS

(SHEET 1 OF 3)
 SHEET NO.

C9.1

103218

VERIFIED: N/A
 CHECKED: INTERVIEW N/A
 DATE: FEBRUARY 2012
 DRAWN BY: ALM
 CADD: BJB
 SCALE: 1" = 1'-0"
 JOB NO.: 2010-07-10

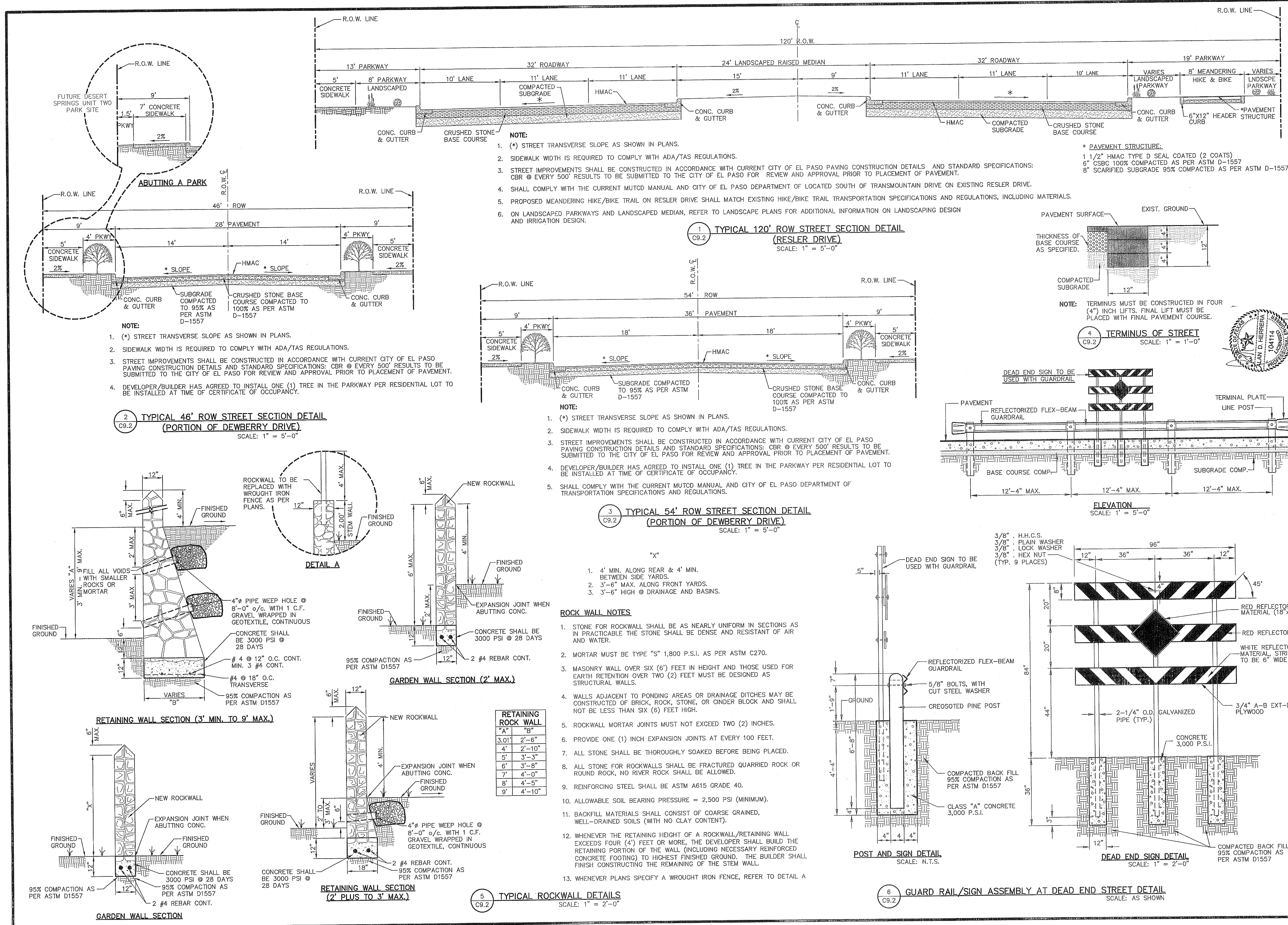
DESIGNER'S SEAL
 I. J. HERRERA
 10414
 ARCHITECTS & ENGINEERS
 4122 WOODROW DR. SUITE 202 FORT WORTH, TEXAS 76104
 TEL: 817-339-8888 FAX: 817-339-8889
 WWW.IJHERRERA.COM

REVISIONS

DATE

BY

REVISIONS



DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

PROJECT TITLE

SHEET TITLE

STANDARD DETAILS

(SHEET 2 OF 3)

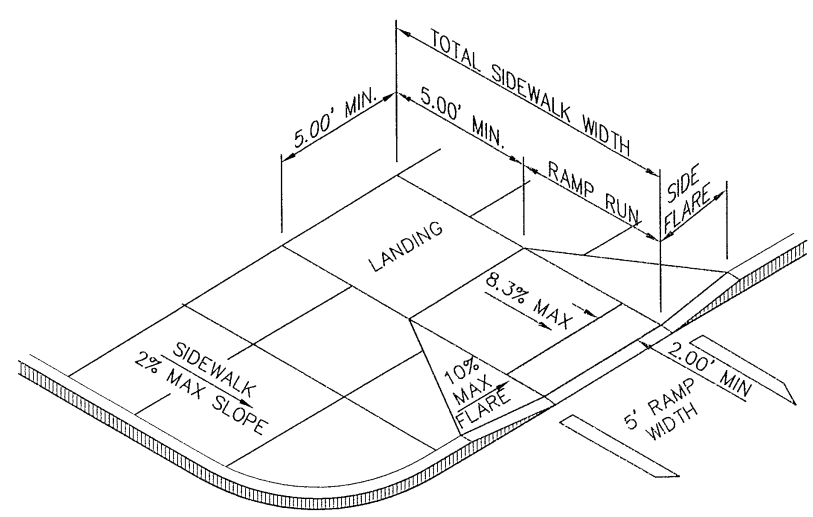
SHEET NO.

C9.2

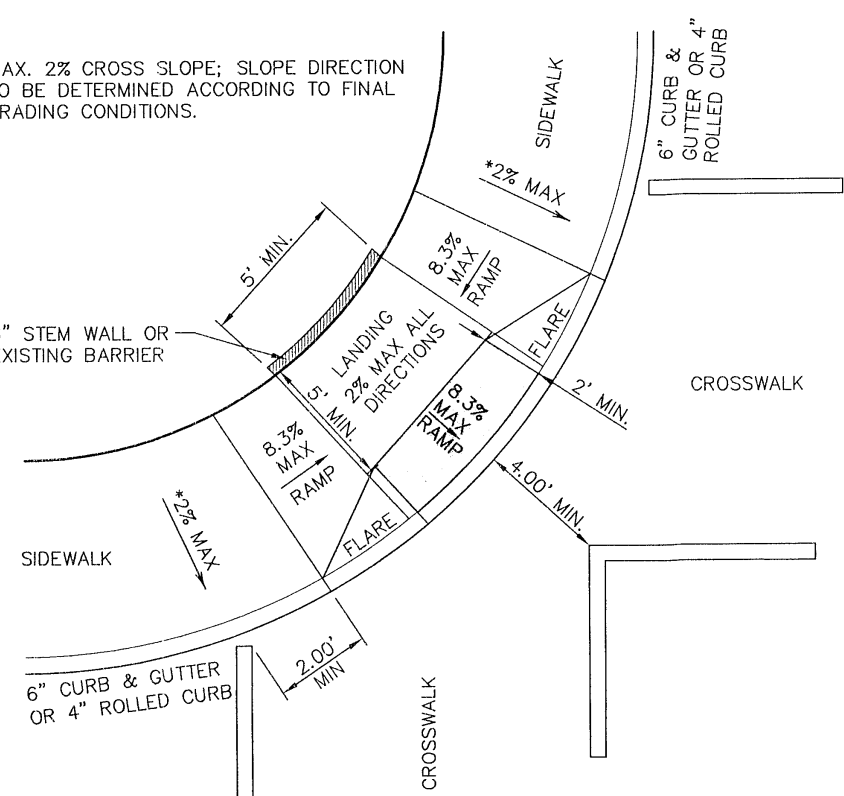
DESIGNER: [Redacted]
 DATE: FEBRUARY 2012
 CHECKED BY: [Redacted]
 DATE: [Redacted]

ENGINEER'S SEAL
 [Redacted]
 STATE OF TEXAS
 PROFESSIONAL ENGINEER
 CIVIL
 NO. 11854

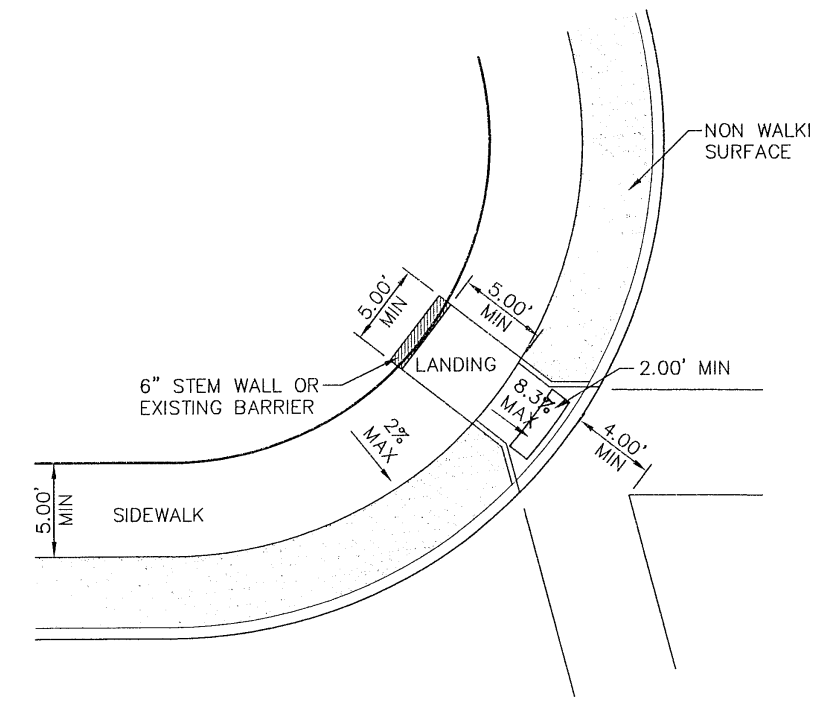
REFERENCES - BENCHMARKS
 FOUND: [Redacted]
 SURVEY METHOD: [Redacted]
 CONTROL: [Redacted]
 TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.
 FILED FROM: [Redacted]
 DATE: [Redacted]



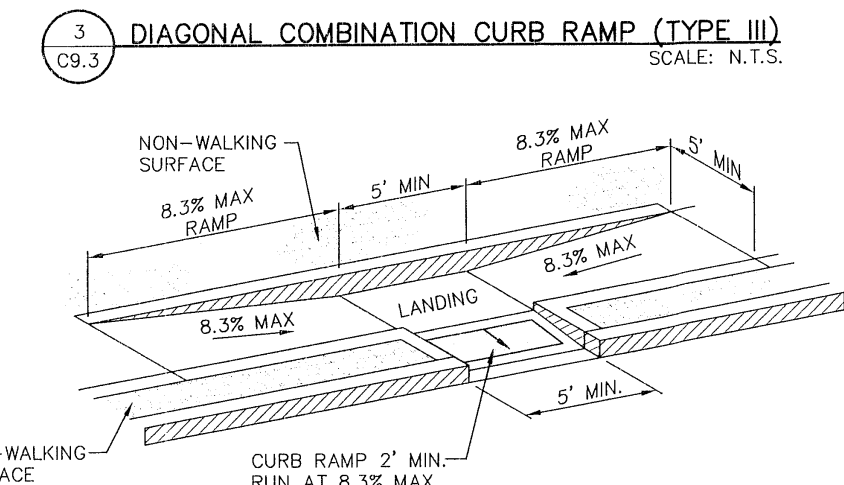
* NOTE: MAX. 2% CROSS SLOPE; SLOPE DIRECTION TO BE DETERMINED ACCORDING TO FINAL GRADING CONDITIONS.



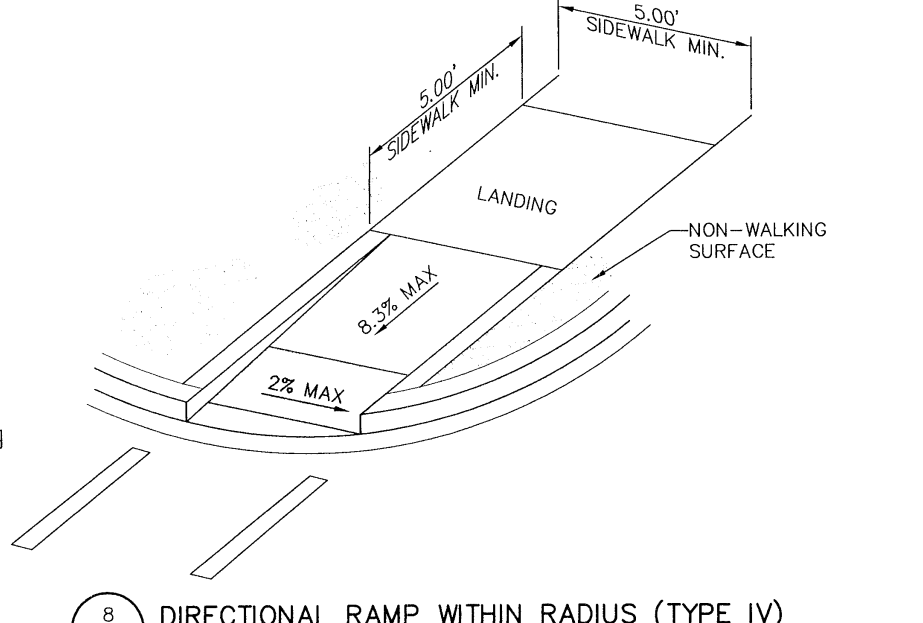
5 DIAGONAL CURB RAMP (FLARED SIDES) (TYPE V) SCALE: N.T.S.



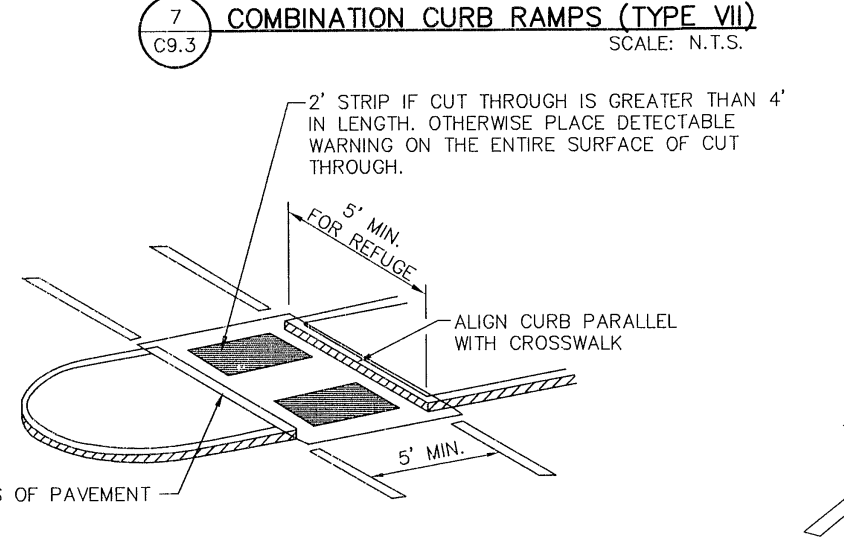
6 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI) SCALE: N.T.S.



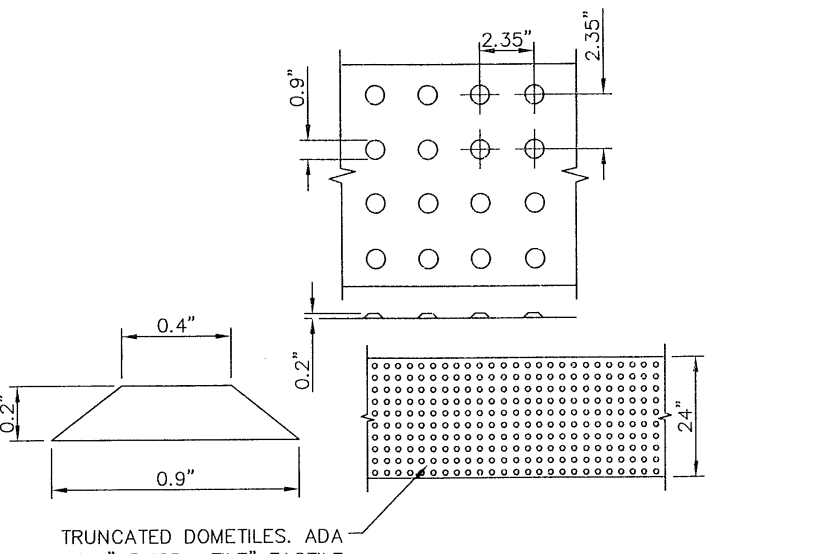
3 DIAGONAL COMBINATION CURB RAMP (TYPE III) SCALE: N.T.S.



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



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

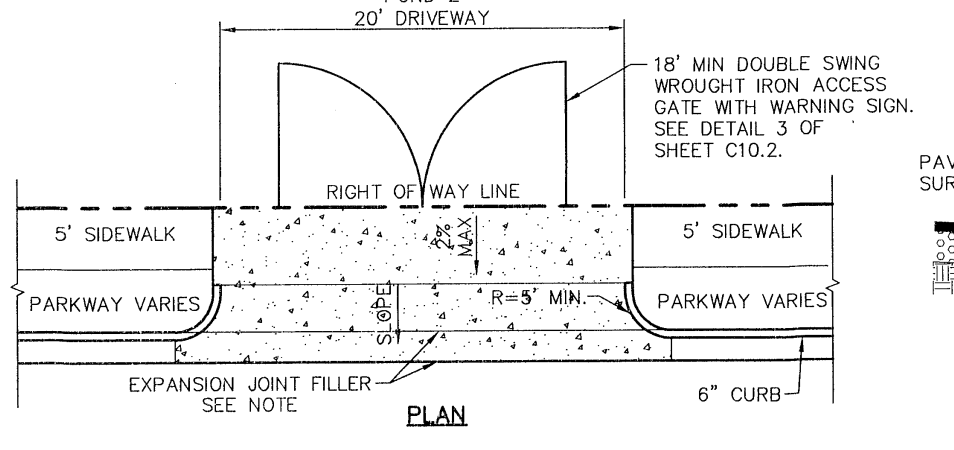


9 TRUNCATED DOME SCALE: N.T.S.

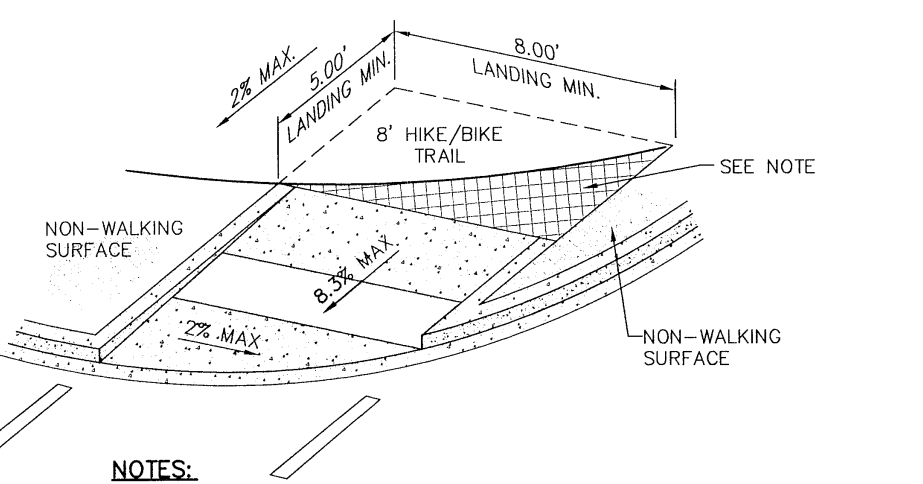
DOME SIZE AND SPACING. TRUNCATED DOMES SHALL HAVE A DIAMETER OF NOMINAL 0.9 INCHES (23 mm) AT THE BOTTOM, A DIAMETER OF 0.4 INCH (10 mm) AT THE TOP, A HEIGHT OF NOMINAL 0.2 INCHES (5 mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 mm) MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.

DOME ALIGNMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (610 mm) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION.

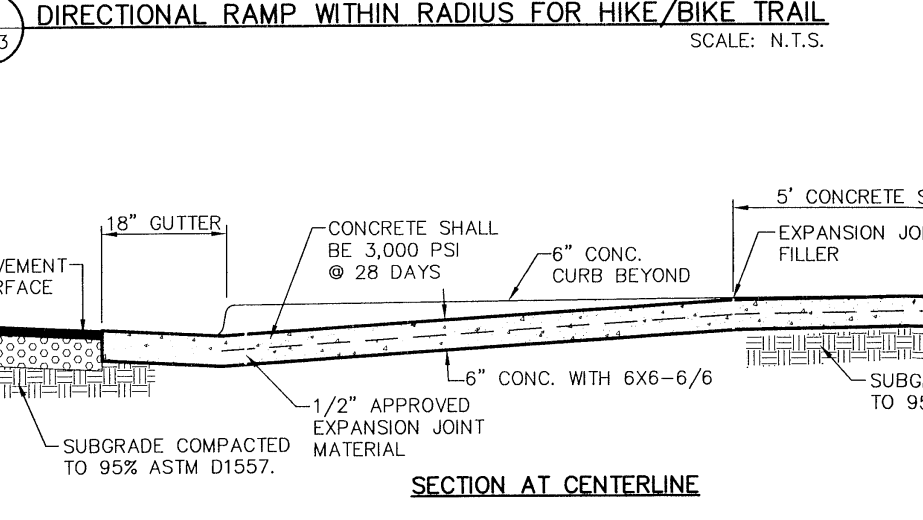
CONTRAST. THERE SHALL BE A MINIMUM OF 70 PERCENT CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE, OR THE DETECTABLE WARNING SHALL BE "RED BRICK" COLOR, UNLESS OTHERWISE DIRECTED BY THE OWNER. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. CONTRAST SHALL BE PROVIDED BY PLACING AND MIXING IN THE PLASTIC CONCRETE USED FOR THE DETECTABLE WARNING SURFACE. NO PAINTING OF SURFACE SHALL BE PERMITTED.



11 COMMERCIAL DRIVEWAY DETAIL SCALE: N.T.S.



13 DIRECTIONAL RAMP WITHIN RADIUS FOR HIKE/BIKE TRAIL SCALE: N.T.S.

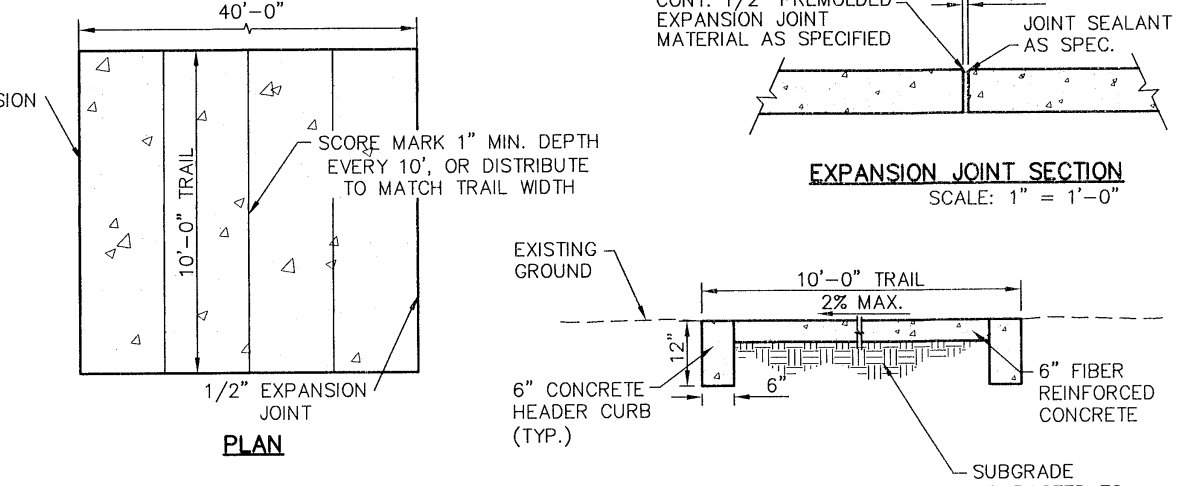


10 TYPICAL GRADING SECTION-HIKE & BIKE TRAIL FOR BLOCK & LOT 24 SCALE: N.T.S.

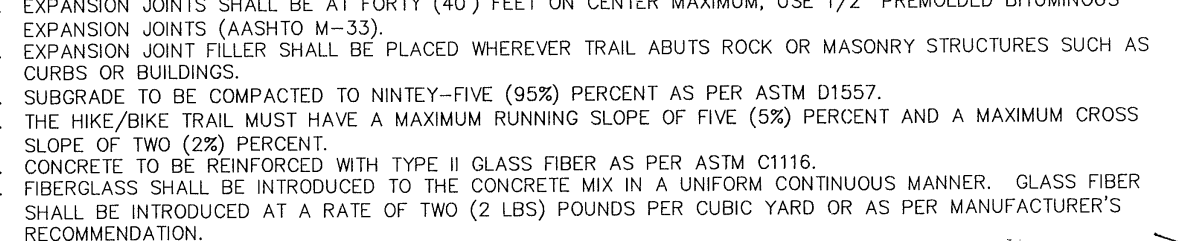
LEGEND
DETECTABLE WARNING SURFACE

GENERAL NOTES:

- IMPROVEMENTS SHALL COMPLY WITH AMERICANS WITH DISABILITY ACT (ADA) AND TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) STANDARDS.
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
- THE MINIMUM SIDEWALK WIDTH IS FOUR (4) FEET. WHERE A FIVE (5) FEET SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM THREE (3) FEET SIDEWALK WITH 5'4\"/>



12 EXPANSION JOINT SECTION SCALE: 1/2\"/>



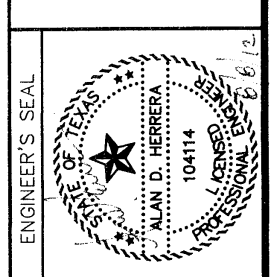
14 TYPICAL GRADING SECTION-HIKE & BIKE TRAIL FOR RESLER DRIVE SCALE: N.T.S.

HIKE & BIKE NOTES:

- CONCRETE SHALL BE 3,000 P.S.I. AT TWENTY-EIGHT (28) DAYS.
- DUMMY JOINTS REQUIRED AT TEN (10) FEET ON CENTER.
- EXPANSION JOINTS SHALL BE AT FORTY (40) FEET ON CENTER MAXIMUM, USE 1/2\"/>

REFERENCES - BENCHMARKS
FOUNDER'S MARK
ELEVATION
DATE

DESIGN BY: A.H.
CHECKED BY: M.L.L.
DATE: FEBRUARY 2012



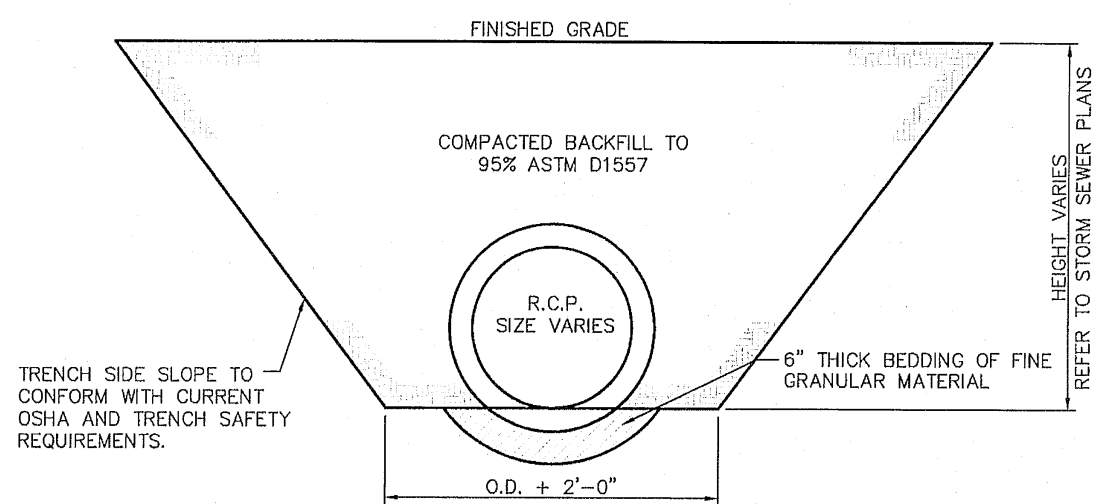
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INTERVAL: N/A

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

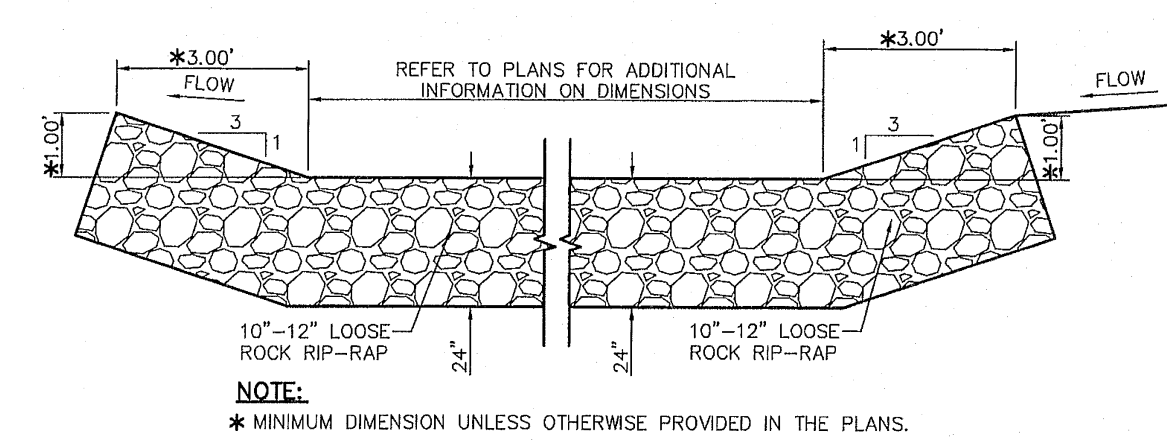
SHEET TITLE
STANDARD DETAILS
(SHEET 3 OF 3)
SHEET NO.

C9.3

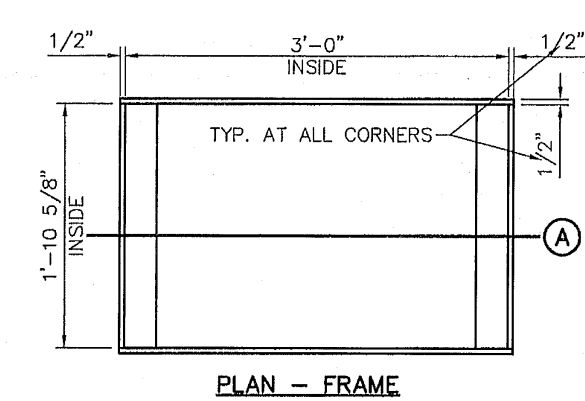
10321



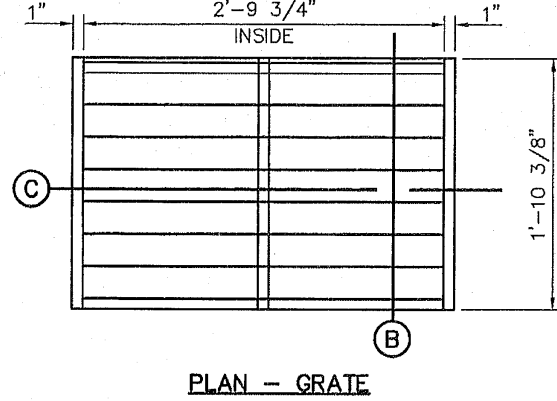
1 STORM SEWER BEDDING DETAIL
SCALE: 1" = 2'-0"



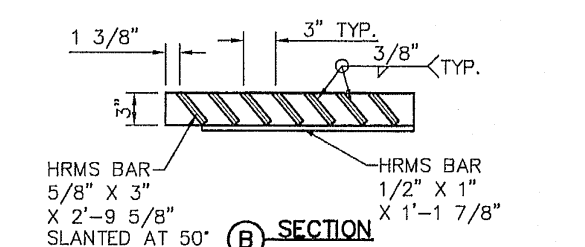
2 DESILTING BASIN DETAIL
SCALE: 1" = 2'-0"



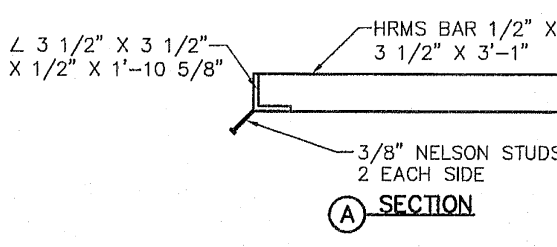
PLAN - FRAME



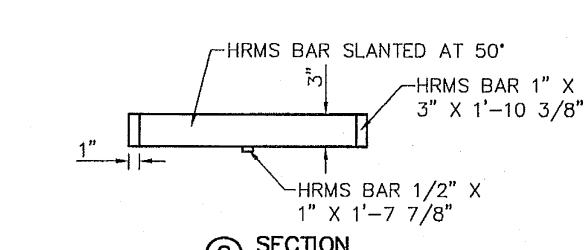
PLAN - GRATE



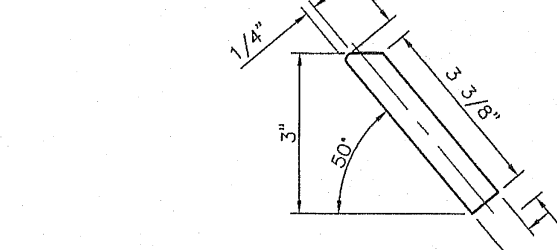
SECTION A



SECTION B

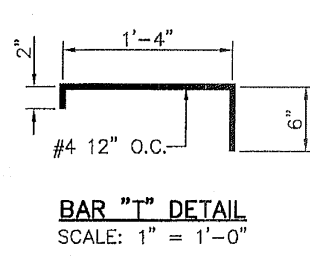


SECTION C

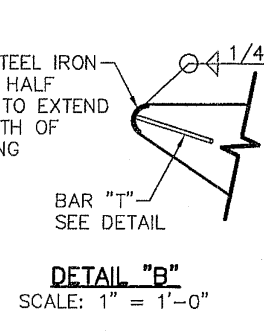


SLANTED BAR DETAIL

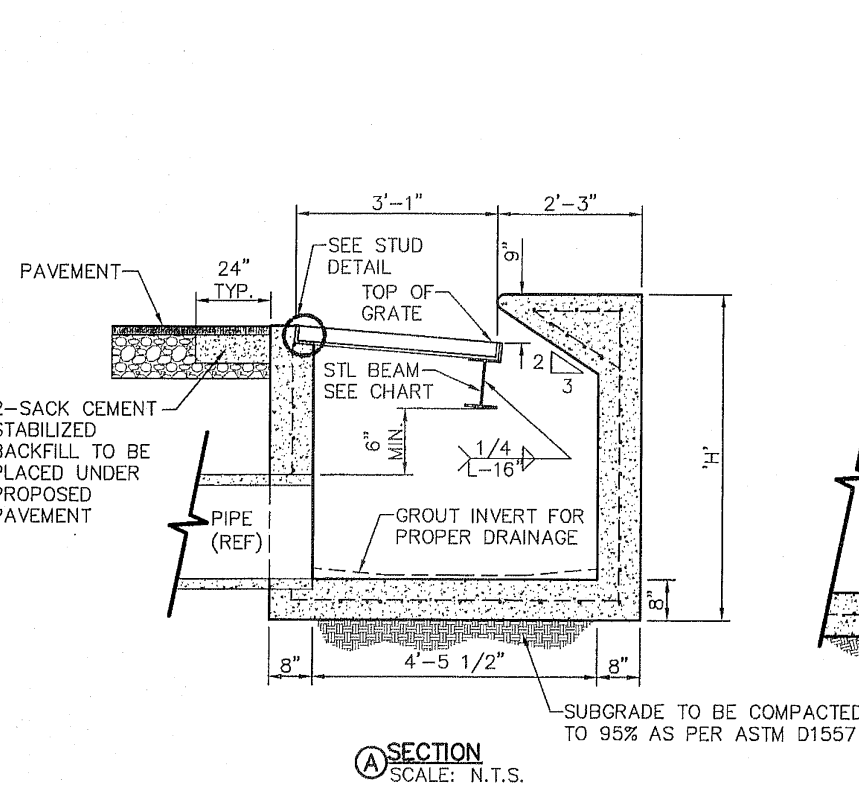
3 GRATE AND FRAME DETAILS
SCALE: 1" = 1'-0"



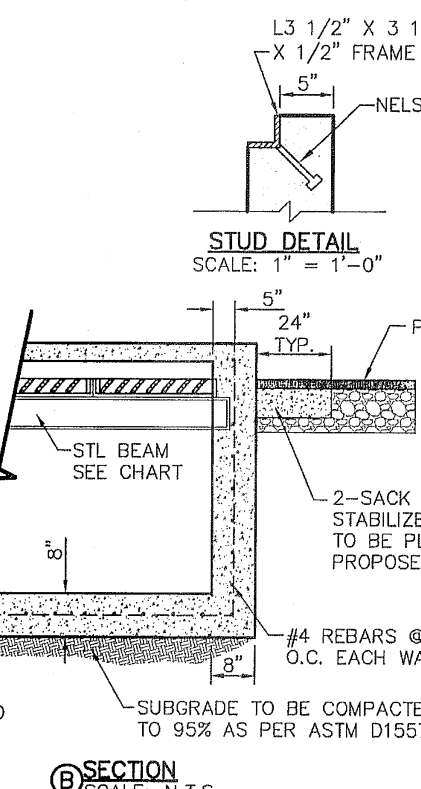
BAR "1" DETAIL
SCALE: 1" = 1'-0"



DETAIL "B"
SCALE: 1" = 1'-0"



A SECTION
SCALE: N.T.S.

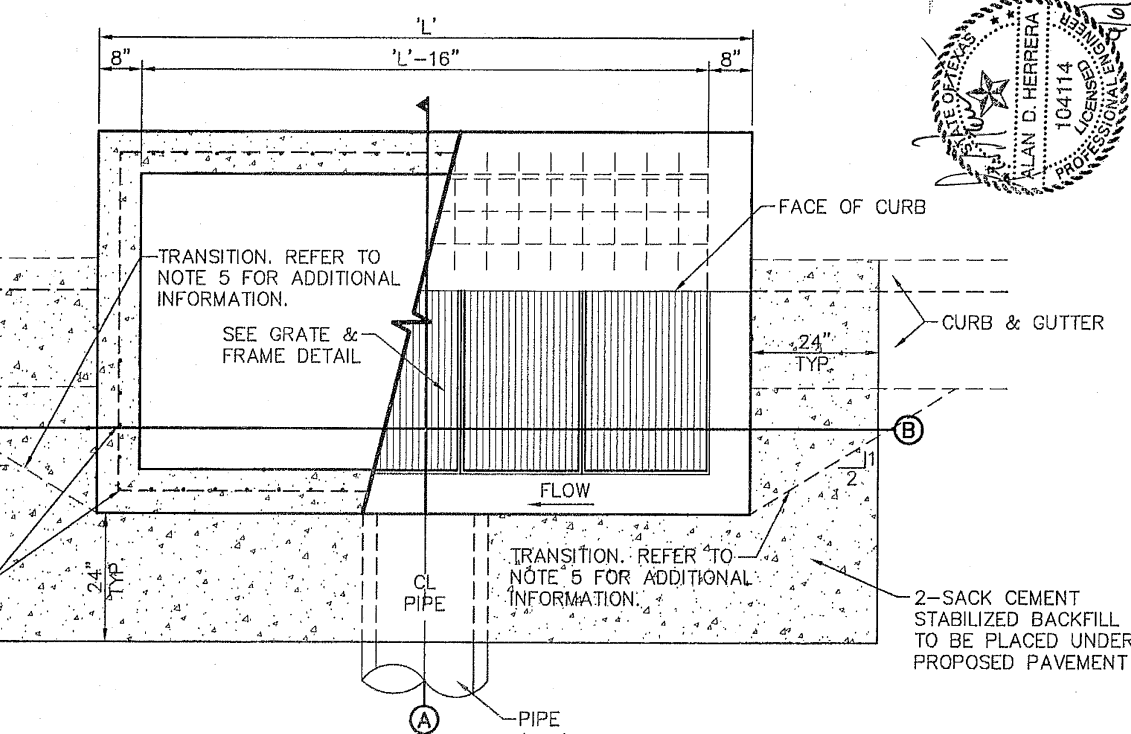


B SECTION
SCALE: N.T.S.

NO. GRATES	CAPACITY	"L"	BEAM LENGTH	BEAM (MIN. SIZES)
2	18.63 CFS	8'-1 1/8"	4'-7 1/8"	WB12, SB12.5, MC6x15.1
3	28.89 CFS	8'-0 1/4"	8'-5 1/8"	WB15, SB15.3, MC7x17.6
4	39.10 CFS	8'-5 7/8"	8'-3 7/8"	WB18, SB18.4, MC10x21.9
5	48.72 CFS	10'-8"	10'-2"	WB24, SB24, MC16x21.9

* THESE CAPACITIES CORRESPOND TO A GLOGGING FACTOR OF 0.5

- NOTES:
- GRATES TO BE PERPENDICULAR TO TRAFFIC
 - CONCRETE TO BE 3,000 PSI (MIN.) CORE TEST @ 28 DAYS.
 - 1/2" MAXIMUM
 - SEE STORM SEWER PLAN & PROFILES FOR APPROVED PIPE DIAMETER.
 - EDGE OF INLET SHALL BE TRANSITION TO THE EDGE OF THE CONCRETE CUTTER.



PLAN VIEW
SCALE: N.T.S.

DROP INLET GENERAL NOTES:

- WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXES OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF DEVELOPMENT SERVICES.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
- SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
- GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
- WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
- GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
- ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
- CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 30B OR ASTM A-48 CLASS 30B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
- FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY OR BRITTLE.
- ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
- ALL CONCRETE TO BE 3,000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
- EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
- STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH T&E ITEM 446 "PAINT AND PAINTING."
- SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
- GRATES WILL BE DERESSED 1" BELOW PROPOSED OR EXISTING GRADE.
- ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
- LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
- TWO 3/8"x4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
- THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

4 DROP INLET (TYPE I) DETAILS
SCALE: N.T.S.

REFERENCES - BENCHMARKS
FINISH GRADE: 1000.00
ELEVATION: 1000.00
SHEET NAME: DESERT SPRINGS UNIT TWO
SHEET NO.: C10.1
DATE: 1/15/2022
BY: J.A.A.

DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

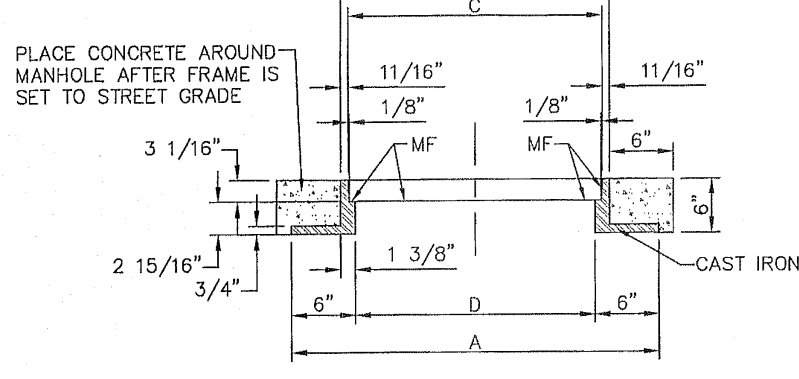
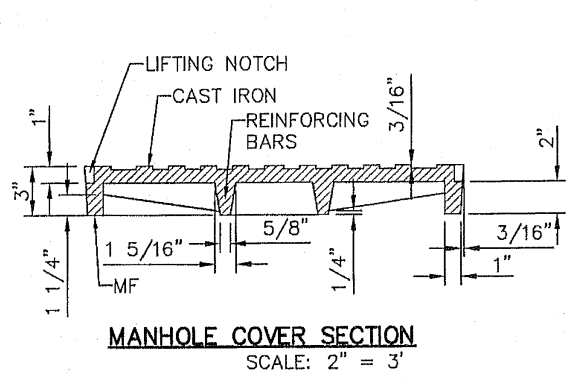
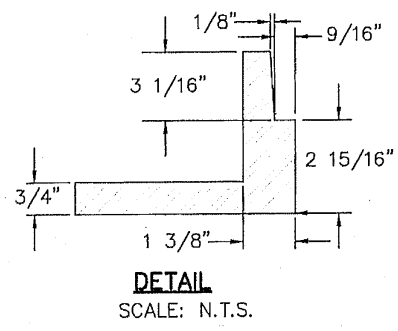
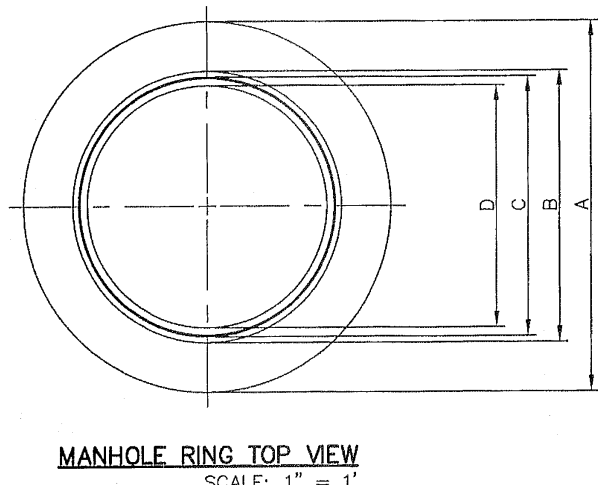
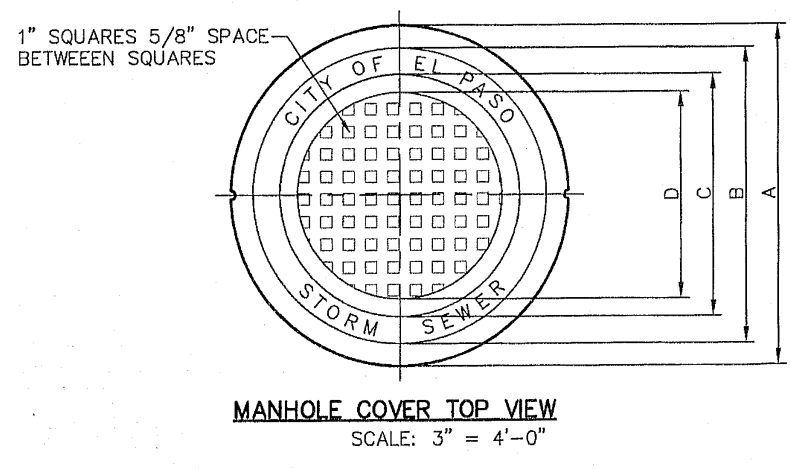
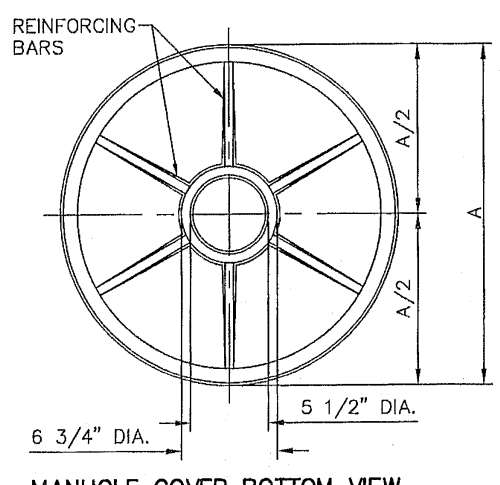
DESIGNER: J.A.A.
CHECKER: J.A.A.
DATE: FEBRUARY 2022
JOB NO. 2020-0272-D

DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
DRAINAGE
DETAILS
(SHEET 1 OF 2)
SHEET NO.

C10.1

103218

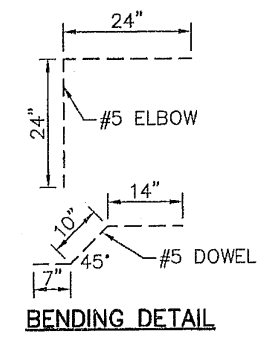
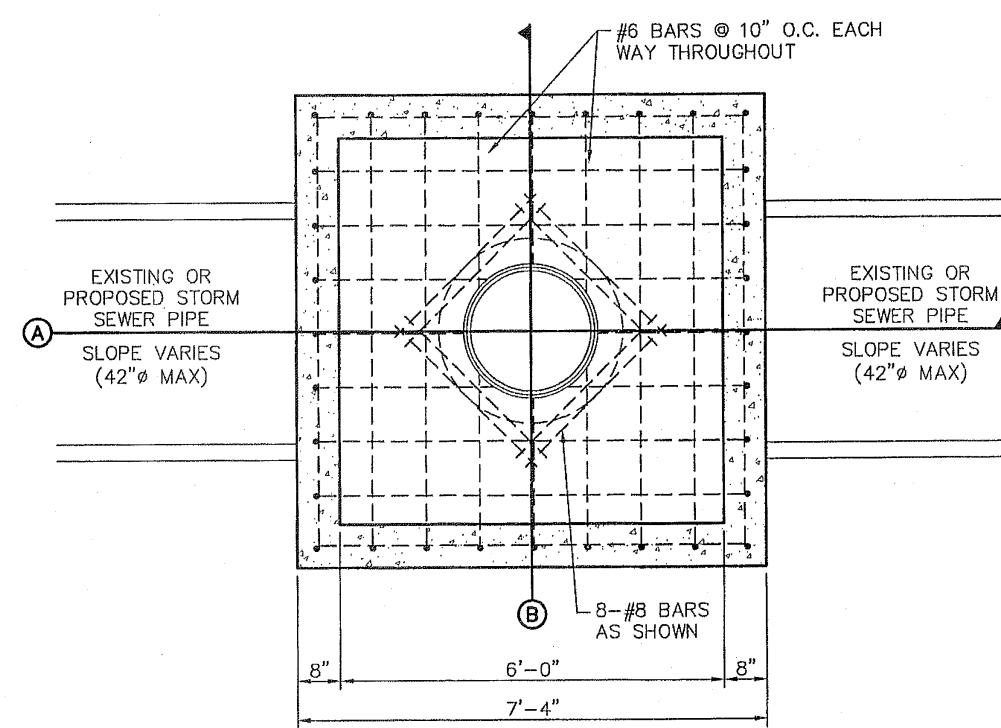
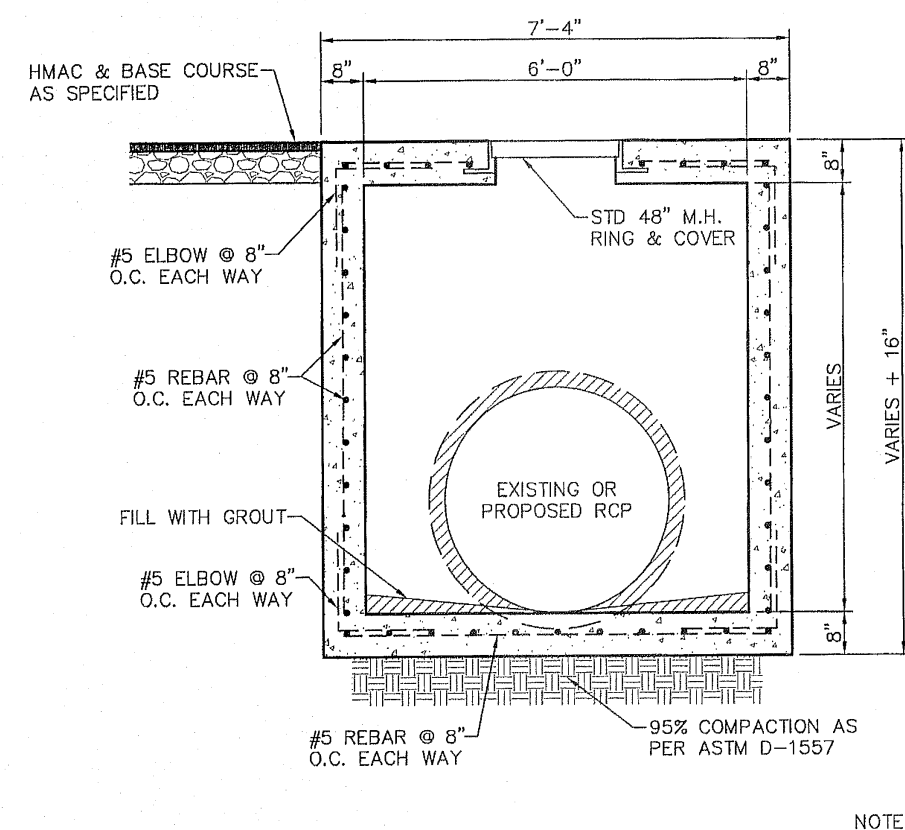
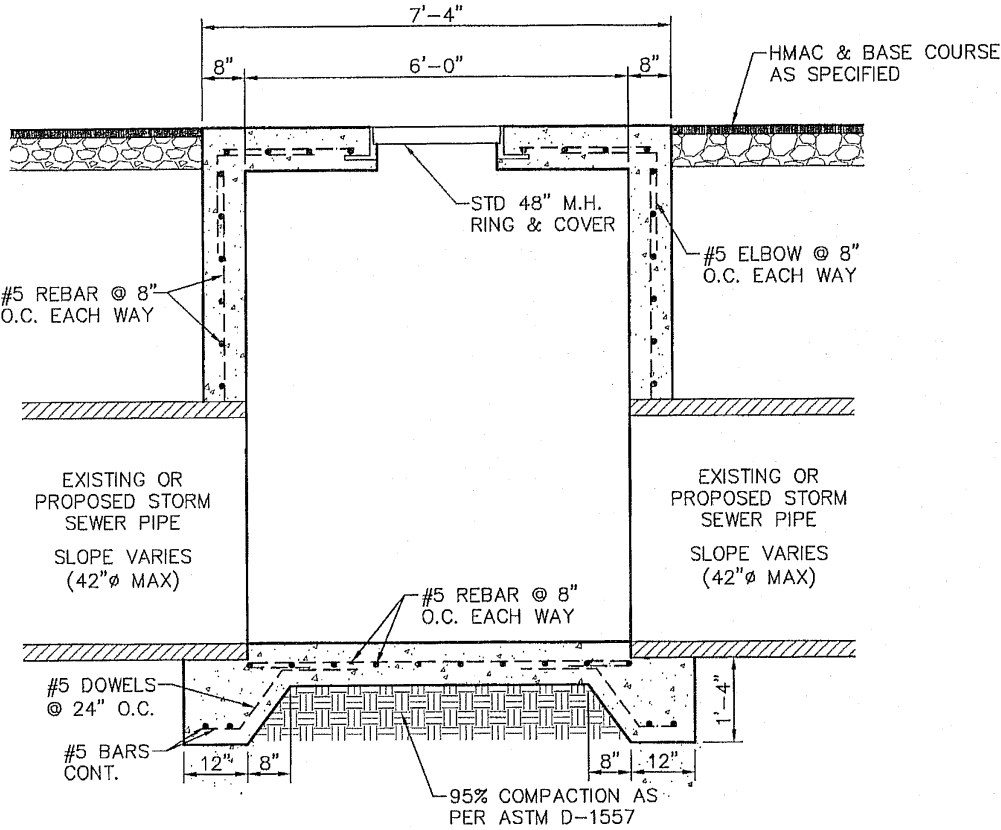


MANHOLE COVER	48\"/>	
WEIGHT	175 LBS.	310 LBS.
A	1'-11 3/4"	2'-7 1/4"
B	1'-8 5/8"	2'-4 1/8"
C	1'-4 7/8"	2'-3 3/8"
D	1'-2 3/8"	1'-9 7/8"
E	11 7/8"	1'-3 5/8"

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

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

1 MANHOLE RING AND COVER DETAILS
SCALE: AS SHOWN



NOTE:
95% COMPACTION AS PER ASTM D-1557 UNDER ALL CONCRETE STRUCTURES.

2 72\"/> CAST-IN PLACE MANHOLE DETAIL
SCALE: 1" = 2'-0"

REFERENCES - BENCHMARKS

FOUND. N.C.S. SURVEY MARKER STAMPS "CHOD 1807"
 ELEVATION: 3962.78 (CHOD) 3962.78 (SURFACE) 3962.78 (FINISH)
 BY: J. L. L. 02/15/2012
 FILE: 103218.DWG
 DATE: 02/15/2012
 REVISIONS: BY: 01/15/2012

ENGINEER'S SEAL

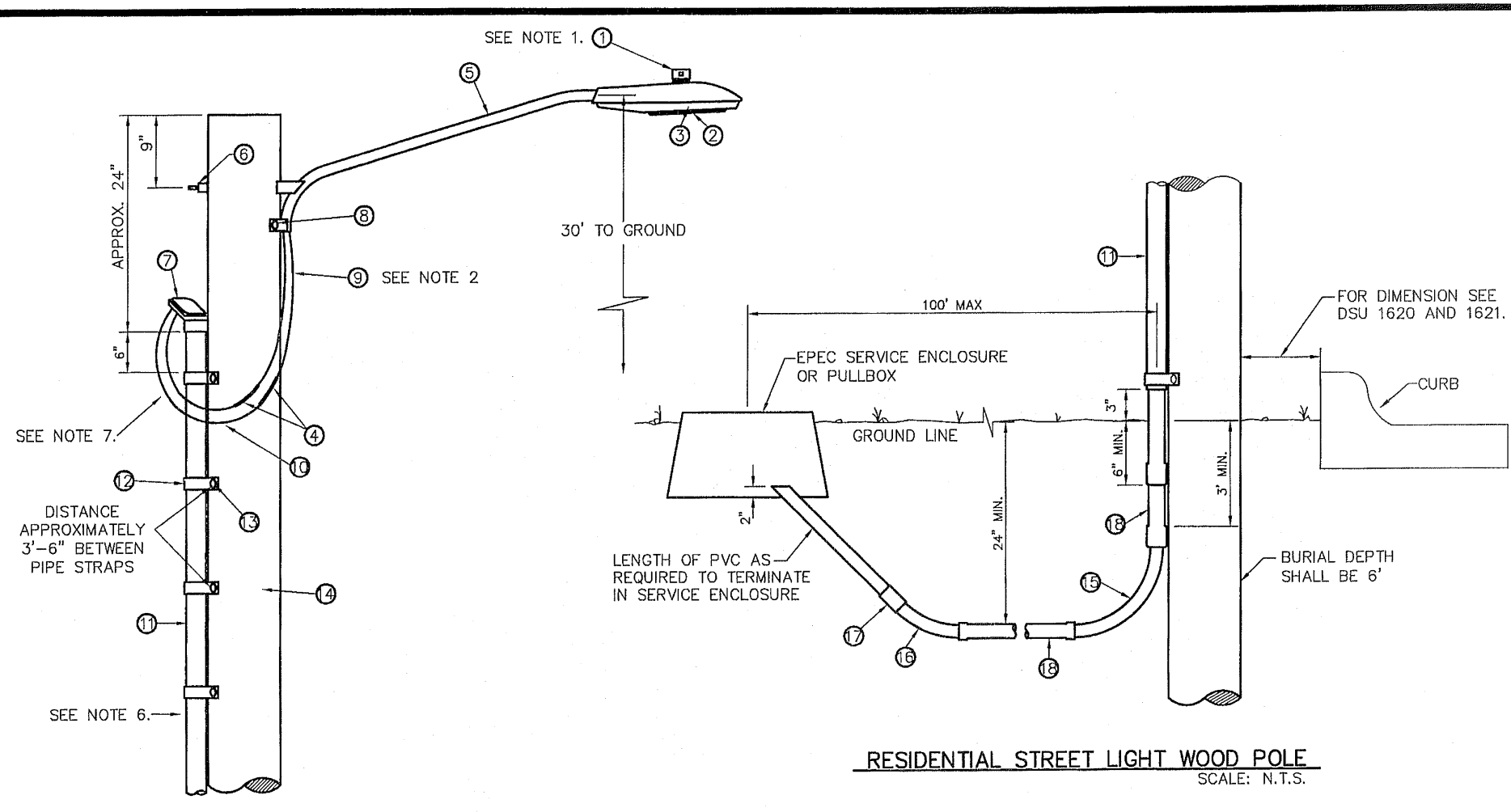
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE

DRAINAGE DETAILS

(SHEET 1 OF 2)
 SHEET NO. C10.2

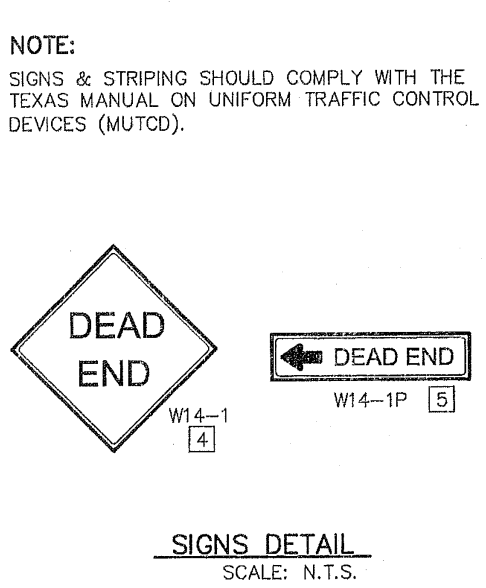
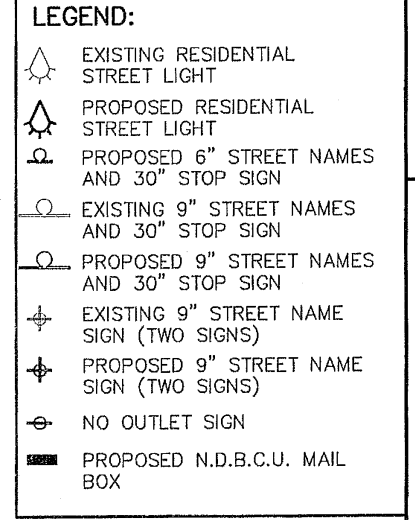
103218



ITEM No.	DESCRIPTION	STOCK No.	QTY.	C/U CODE	MACRO CODE
1	PHOTOCELL, 240V-SEE NOTE 1	21-225	1		
2	HPS LAMP, 100W	21-085	1	LC0BRAHD	
3	LUMINAIRE, 100W H. P. S.	21-335	1		
4	SLEEVES, #12-10	05-140	2	LSLV1210	
5	MAST ARM, 6\"/>				

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 643-6720
EL PASO ENERGY CORPORATION	(915) 696-5244
EL PASO WATER UTILITIES	(915) 564-5500
MG SURVEILLANCE	(800) 402-3000
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 690-7200
CHECK PARTNERS	(915) 595-8918
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-8979
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (AFTER HOURS)	(915) 521-8750
(915) 249-3220	

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



- KEYED NOTES:**
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.
 5. ON STREETS WHERE SIDEWALK IS ADJACENT TO CURB, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. THIRTY-SIX (36) INCHES REQUIRED FROM BACK OF CURB TO COMPLY WITH AMERICAN DISABILITY ACT AND LOCAL CODES.
 6. THE CONDUIT RISER SHALL BE INSTALLED ON THE BACK OF THE WOOD POLE (AWAY FROM THE STREET).
 7. THE WIRE LEADS FROM THE WEATHER HEAD TO THE MAST ARM SHALL HAVE A MINIMUM 4" DRIP LOOP BELOW THE WEATHER HEAD.

RESIDENTIAL STREET LIGHT WOOD POLE
SCALE: N.T.S.

CONNECTIONS OF THE PHOTOCELL MAST ARM

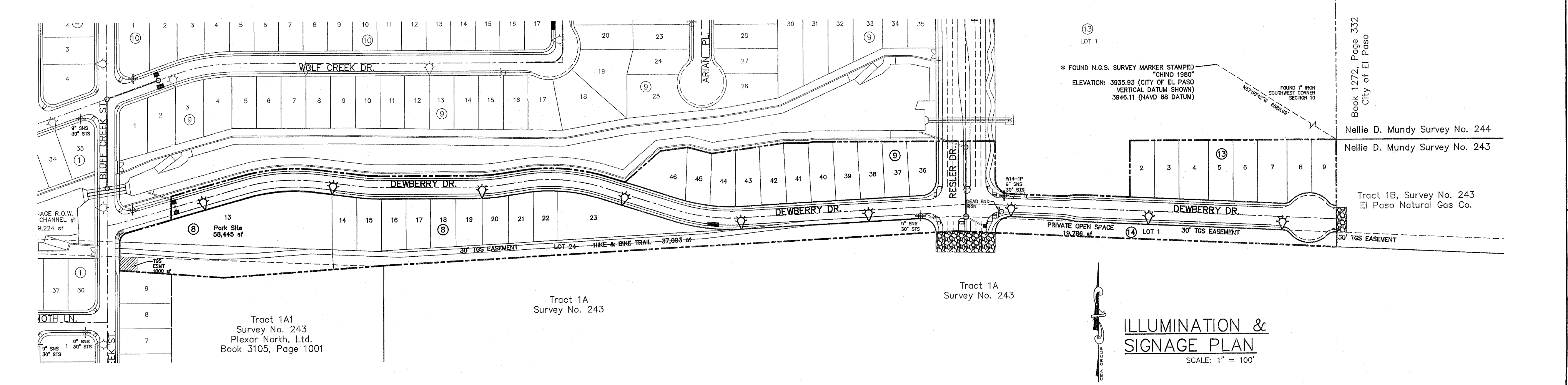
CONNECTIONS OF THE PHOTOCELL SOCKET RISER

GAZONATED TRAFFIC POSTS

PHOTOCELL SOCKET SYSTEM CONNECTIONS

CONNECTIONS OF PHOTOCELL SOCKET RISER

CONNECTIONS OF PHOTOCELL SOCKET RISER



ENGINEER'S SEAL

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
ILLUMINATION & SIGNAGE PLAN

SHEET NO.
C11.1

DATE: FEBRUARY 2012
DRAWN BY: J.M.A.
CHECKED BY: J.M.A.
SCALE: AS SHOWN
PROJECT NO.: 2009-017-D

103218

Tract 1A
Survey No. 243

Tract 1A
Survey No. 243

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 643-5720
EL PASO ENERGY CORPORATION	(915) 496-2644
EL PASO WATER UTILITIES	(915) 594-5500
M/S SURVEILLANCE	(915) 722-1122
TEXAS GAS SERVICE	(915) 685-7200
TEXAS WATER COMMUNICATIONS	(915) 595-4918
TELECOM PARTNERS	(800) 852-3788
AT&T	(800) 521-5078
U.S. SPRINT TELECOM	(915) 621-6750
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (AFTER HOURS)	(915) 242-3220

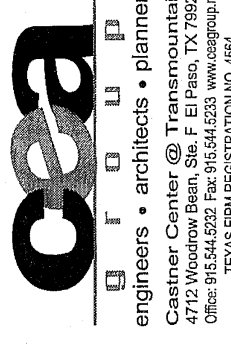
WARNING I BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

LEGEND:

	EXISTING RESIDENTIAL STREET LIGHT
	PROPOSED RESIDENTIAL STREET LIGHT
	PROPOSED 8' STREET NAMES AND 30' STOP SIGN
	EXISTING 9' STREET NAMES AND 30' STOP SIGN
	PROPOSED 9' STREET NAMES AND 30' STOP SIGN
	EXISTING 9' STREET NAME SIGN (TWO SIGNS)
	PROPOSED 9' STREET NAME SIGN (TWO SIGNS)
	NO OUTLET SIGN
	PROPOSED N.D.B.C.U. MAIL BOX

REFERENCES - BENCHMARKS

FOUND N.C.S. SURVEY MARKER STATION "CONC. STOP" ELEVATION: 3000.00
 BENCHMARK: 3000.00
 TO THE NE CORNER OF THE INTERSECTION OF RESLER DRIVE AND DEWBERRY DRIVE
 DATE: 02/15/2012
 BY: [Signature]



ENGINEER'S SEAL

SCALE: 1" = 40'
 Version: 1.0
 DATE: FEBRUARY 2012
 DRAWN BY: J.M.
 CHECKED BY: J.M.
 JOB NO. 2012-017-1D

PROJECT TITLE

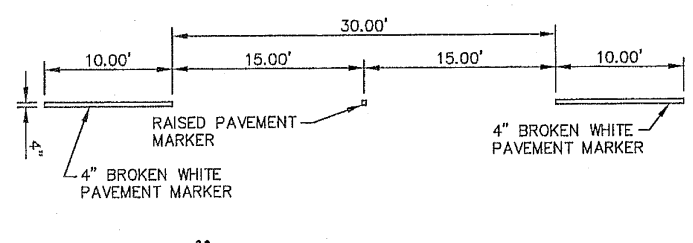
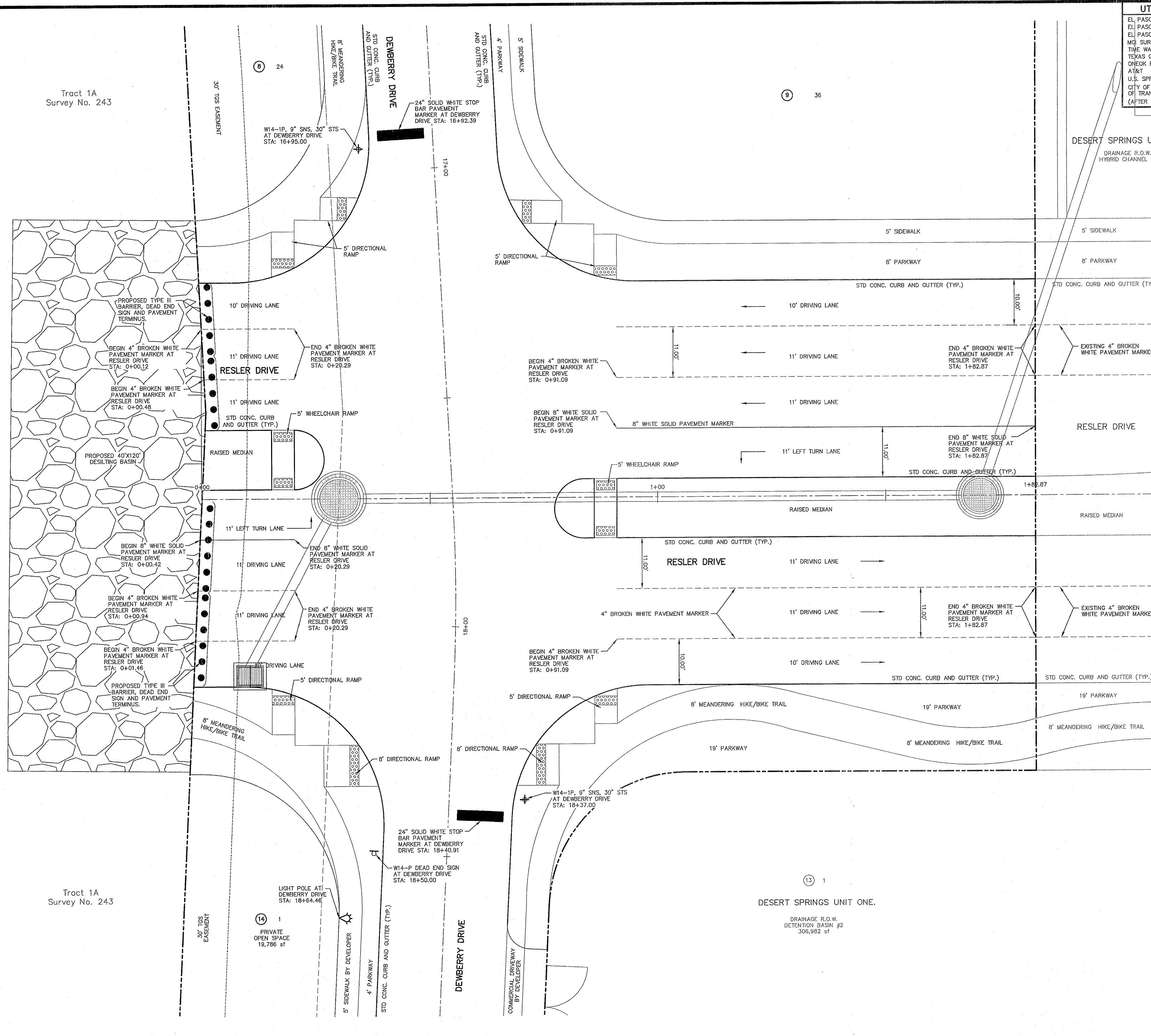
DESERT SPRINGS UNIT TWO
 SUBDIVISION IMPROVEMENTS

SHEET TITLE

ILLUMINATION, SIGNAGE & STRIPING PLAN

SHEET NO.

C11.2



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

ILLUMINATION, SIGNAGE & STRIPING PLAN
 SCALE: 1" = 10'

103218

SITE DESCRIPTION

PROJECT NAME AND LIMITS: DESERT SPRINGS UNIT TWO SUBDIVISION
THE PROJECT IS BOUNDED BY DESERT SPRINGS UNIT ONE TO THE NORTH AND TO THE WEST, TRACT 1A1 SURVEY NO. 243 PLEXKAR NORTH, LTD (VOL. 3105 PG. 1001) AND CSM REALTY HOLDING LTD TRACT 1A SURVEY NO. 243 (VOL. 4751 PG. 1763) TO THE SOUTH, AND TRACT 1B SURVEY NO. 243 EL PASO NATURAL GAS CO. TO THE EAST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 9.88 ACRES±, AND WILL CONTAIN 29 RESIDENTIAL LOTS, 1 PARK AREA, 1 HIKE & BIKE TRAIL AND 1 PRIVATE OPEN SPACE.

EXISTING CONDITIONS: THE SITE IS CLEAR OF SITE IMPROVEMENTS AND IS COVERED WITH ITS NATURAL SURROUNDINGS. EXISTING RUNOFF FLOWS IN A WESTERLY DIRECTION.

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

TOTAL PROJECT AREA: 9.88± A.C.

TOTAL AREA TO BE DISTURBED: 9.88± A.C.

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.67

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: DEL NORTE-CANUTO ASSOCIATION. NEARLY LEVEL TO STEEP SOILS THAT ARE SHALLOW OR VERY SHALLOW OVER CALICHE OR THAT ARE DEEP AND GRAVELLY THROUGHOUT; MAINLY ON THE NEAR FOOT SLOPES OF THE FRANKLIN MOUNTAINS.

NAME OF RECEIVING WATERS: STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE CONVEYED BY STREET SHEET FLOW TO ULTIMATELY BE DISCHARGED INTO A PROPOSED STORM DRAINAGE SYSTEM.

CERTIFICATION

DEVELOPER/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 MANAGES 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.

OPERATOR: _____

SIGNATURE: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

CONTRACTOR'S CERTIFICATION

GENERAL CONTRACTOR

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 MANAGES 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.

OPERATOR: _____

SIGNATURE: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER: _____

STRUCTURAL PRACTICES:

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

OTHER: _____

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

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

SWPPP GENERAL NOTES:

1. PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
2. THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE SWPPP PROJECT MANUAL IS AVAILABLE FOR REVIEWING AT THE CITY OF EL PASO - ENGINEERING DEPARTMENT. UPON SELECTION, THE CONTRACTOR WILL BE PROVIDED AN SWPPP MANUAL. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL REGULATORY FORMS AND APPLICATIONS, AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO, NOI, NOT, SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TCEQ.
4. ALLOWABLE STORM WATER AND NON-STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.090 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF, BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIREFIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
5. REFER TO DRAINAGE PLAN SHEET C4, FOR ADDITIONAL INFORMATION ON WATERSHED AREAS AND RUNOFF QUANTITIES (Q).
6. THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS; CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION; ASPHALT LOADING/UNLOADING AREAS; CONCRETE LOADING/UNLOADING AREAS; AND, ALL UNDISTURBED AREAS.
7. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT; CONCRETE; GLUE/ADHESIVE; PAINTS; CURING COMPOUNDS; WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING; HYDRAULIC OIL/FLUIDS; GASOLINE; DIESEL FUEL; KEROSENE; ANTIFREEZE/COOLANT; AND EROSION.

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS:

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

II. HAZARDOUS WASTE:

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

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.

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 OF THE CONTAINER
- F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL

HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

PETROLEUM PRODUCTS:

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

SPILL CONTROL PRACTICES:

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

V. MAINTENANCE AND INSPECTION PROCEDURES:

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE A MONTH OR WITHIN 24-HOURS PRIOR TO ANTICIPATED STORM EVENT AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING AND PERIODS WILL BE CONDUCTED MONTHLY. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

VI. REMARKS:

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

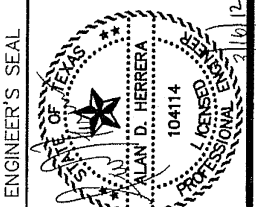
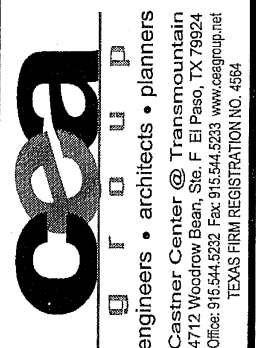
VII. OFFSITE VEHICLE TRACKING:

IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:
- HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP/AULIN
- EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER: _____

VIII. REFER TO SWPPP REPORT FOR ADDITIONAL INFORMATION

SDPCP #: _____
SDPCP DATE: _____

REFERENCES - BENCHMARKS
FOUND N.A.S. SURVEY MARKER STATION "CONTO 1807"
ELEVATION: 5180.00
CONTRIBUTOR: SHANNON
SHEET NO. 18
SHEET TOTAL: 20
DATE: FEBRUARY 2012
DRAWN BY: J.A.L.
CHECKED BY: J.A.L.
DATE: FEBRUARY 2012
JOB NO. 2012-07-10



SCALE: N/A
Vertical: N/A
Horizontal: N/A
DATE: FEBRUARY 2012
DRAWN BY: J.A.L.
CHECKED BY: J.A.L.
DATE: FEBRUARY 2012
JOB NO. 2012-07-10

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN: GENERAL NOTES

SHEET NO.
C12.1

103218

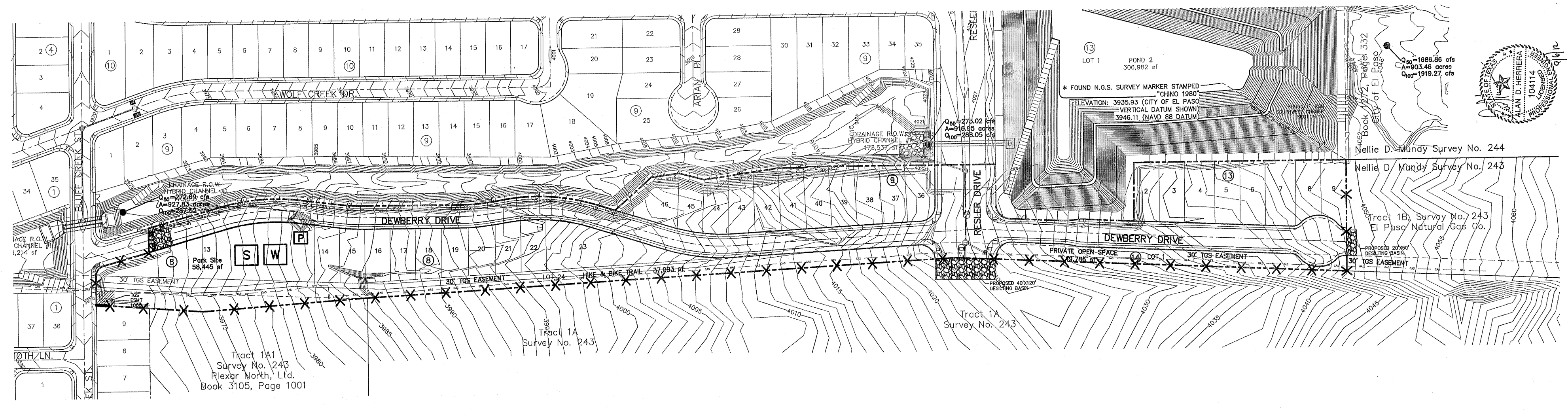
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-9720
EL PASO ENERGY CORPORATION	(915) 498-8244
EL PASO WATER UTILITIES	(915) 594-2000
ICI SURVEILLANCE	(800) 964-9600
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
ONEOK PARTNERS	(915) 595-6916
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
BEFORE YOU DIG

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

FOR FIELD LOCATING EXISTING UTILITIES

- NOTES:**
- BEGIN CONSTRUCTION ACTIVITIES AT PONDING AREAS. PONDING AREAS ARE TO BE EIGHTY-FIVE (85%) PERCENT COMPLETE PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES FOR THE REMAINING OF SUBDIVISION.
 - ALL CONSTRUCTION PRACTICES AND PROCEDURES WILL COMPLY WITH THE PERTINENT PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARD (TITLE 29, CODE OF FEDERAL REGULATIONS) PUBLISHED BY THE OSHA, DEPARTMENT OF LABOR.
 - THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, MEASUREMENTS AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. NOTIFY THE ENGINEER PROMPTLY OF ANY OMISSIONS, ERRORS, OR DISCREPANCIES FOUND SO THAT NECESSARY CORRECTIONS AND INTERPRETATIONS BE MADE PRIOR TO CONSTRUCTION.
 - DESERT SPRINGS UNIT ONE AND UNIT TWO ARE TO BE BUILT CONCURRENTLY.



SWPPP SITE PLAN
 SCALE: 1" = 100'

LEGEND

	SILT FENCE OR EARTHEN BERM
	STABILIZED CONSTRUCTION ENTRANCE
	STAGING AREA
	PORTABLE TOILETS
	WASHOUT SITE
	OUTFALL

<p>REFERENCES - BENCHMARKS</p> <p>FOUND N.G.S. SURVEY MARKER STAMPED "CHND 1980" ELEVATION: 3935.83 (CITY OF EL PASO METRIC DATUM SHOWING 1946.11 (NAVD 88 DATUM))</p> <p>FOUND N.G.S. SURVEY MARKER STAMPED "CHND 1980" ELEVATION: 3935.83 (CITY OF EL PASO METRIC DATUM SHOWING 1946.11 (NAVD 88 DATUM))</p> <p>FOUND N.G.S. SURVEY MARKER STAMPED "CHND 1980" ELEVATION: 3935.83 (CITY OF EL PASO METRIC DATUM SHOWING 1946.11 (NAVD 88 DATUM))</p>	
<p>ENGINEER'S SEAL</p> <p>Professional Engineer Seal for A.J.H. (A.J.H. 00114)</p>	
<p>PROJECT TITLE</p> <p>DESERT SPRINGS UNIT TWO</p> <p>SUBDIVISION IMPROVEMENTS</p>	
<p>SHEET TITLE</p> <p>STORM WATER POLLUTION PREVENTION PLAN: SITE PLAN</p>	
<p>SHEET NO.</p> <p>C12.2</p>	
DATE: FEBRUARY, 2012	DESIGN BY: A.J.H.
APPROV. BY: A.J.A.	DATE: FEBRUARY, 2012
PROJECT NO. 2012-0172	DATE: FEBRUARY, 2012

103218

ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 CPM/FT² OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT/SEC OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

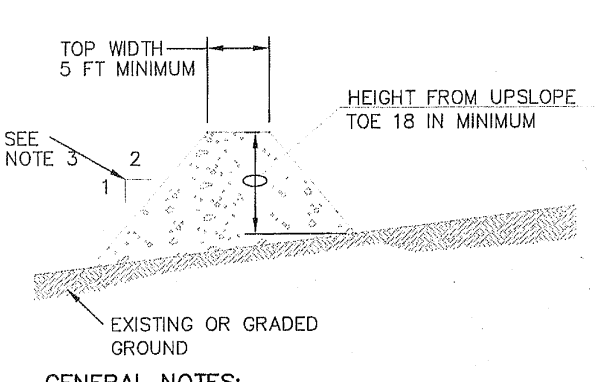
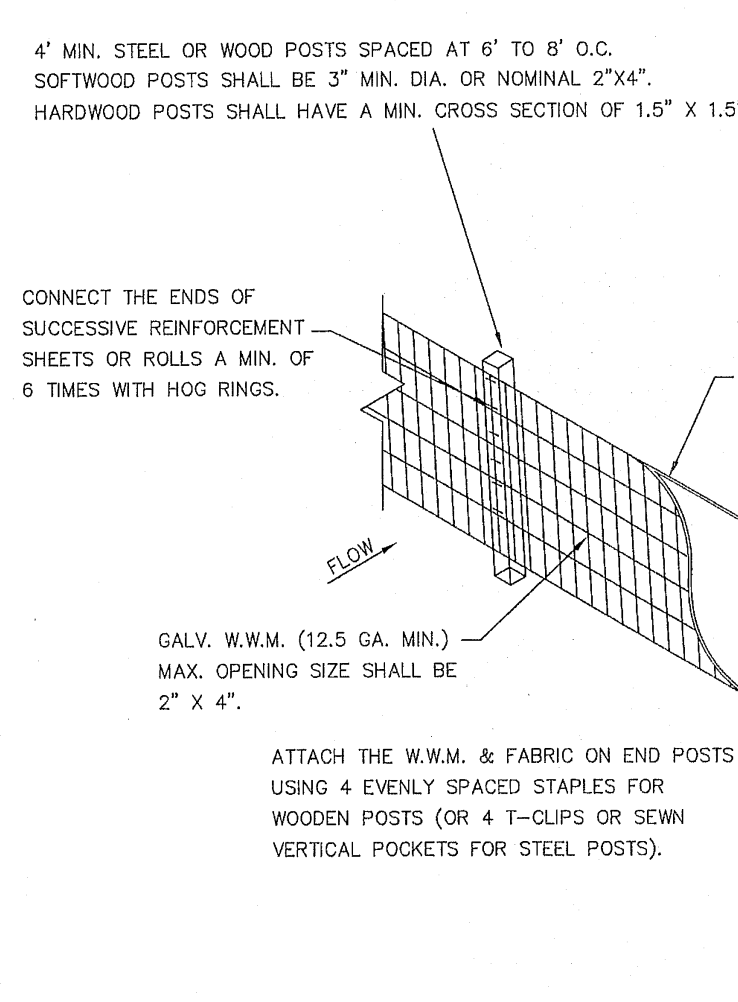
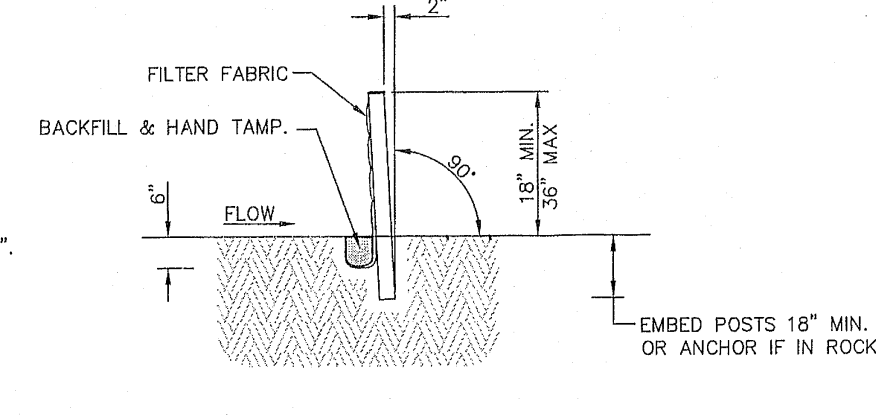
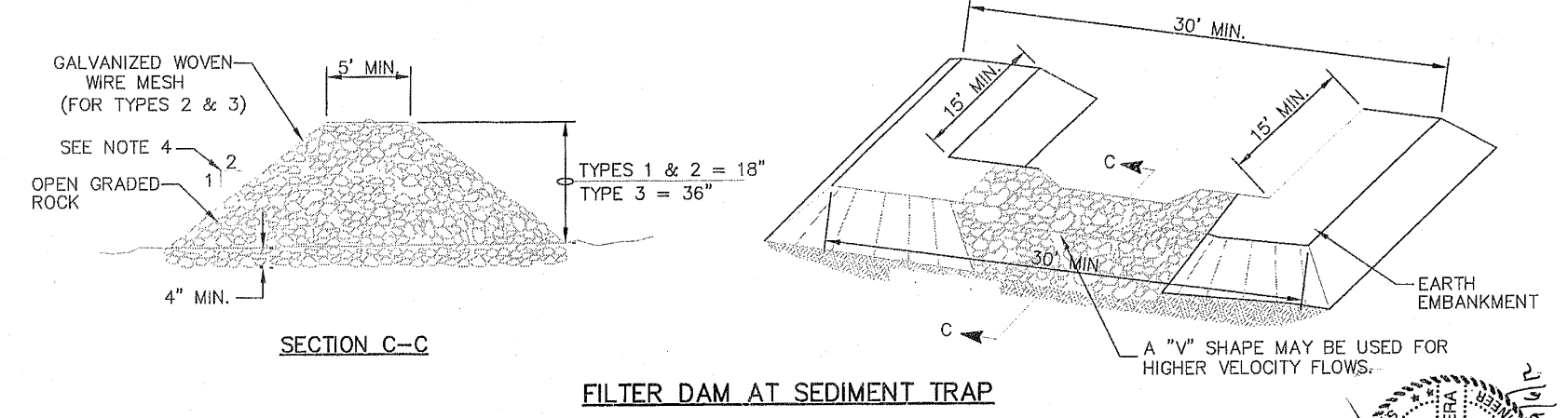
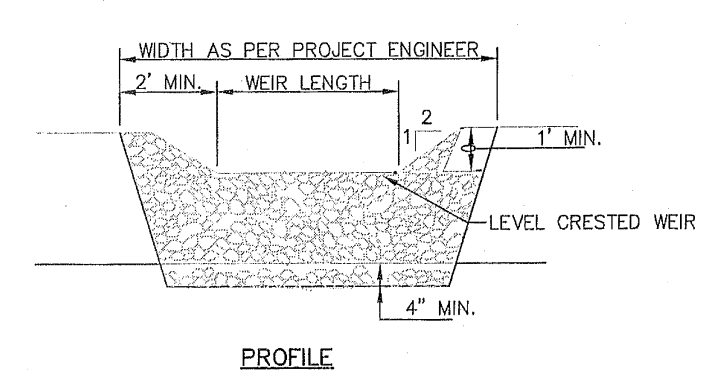
UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-0720
EL PASO ENERGY CORPORATION	(915) 466-5244
EL PASO WATER UTILITIES	(915) 584-5500
MO SURVEILLANCE	(800) 862-8626
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 885-7200
ONEOK PARTNERS	(915) 595-6918
ATAK	(800) 882-3186
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (AFTER HOURS)	(915) 621-8750
	(915) 240-3220

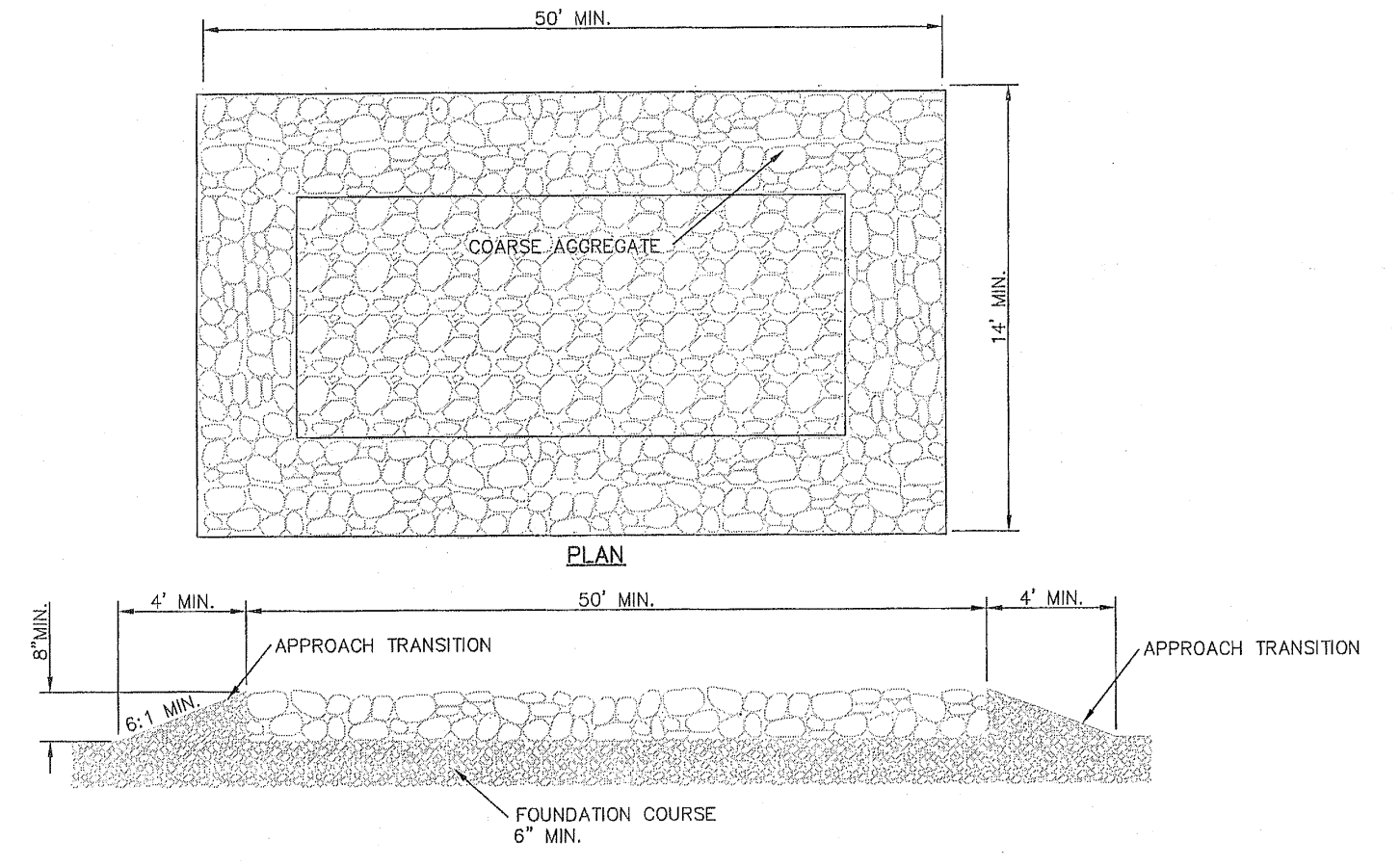
WARNING I BEFORE YOU DIG

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

FOR FIELD LOCATING EXISTING UTILITIES



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



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

REFERENCES - BENCHMARKS

FOUND N.A.S. SURVEY MARKER "CHINA MARK"
ELEVATION: 3700.74 (G.T.M. OF EL PASO UTILITY DISTRICT)
SHOWN: 3700.74 (NO. 28 DATED 3/20/95)
TO THE: 3700.74 (NO. 28 DATED 3/20/95)
ELECTRICITY: 3700.74 (NO. 28 DATED 3/20/95)
WATER: 3700.74 (NO. 28 DATED 3/20/95)
GAS: 3700.74 (NO. 28 DATED 3/20/95)
CONCRETE: 3700.74 (NO. 28 DATED 3/20/95)
DITCH: 3700.74 (NO. 28 DATED 3/20/95)
DATE: 3/20/95
BY: J.A.L.

DESIGNER:
CSA
engineers • architects • planners
1000 N. GARDNER STREET, SUITE 100
DALLAS, TEXAS 75202-3838
PHONE: 972.412.8000
FAX: 972.412.8001
WWW.CSA-DESIGN.COM

ENGINEER'S SEAL

STATE OF TEXAS
JAMES D. HENDERSON
Professional Engineer
No. 14843
Exp. 08/31/12

SCALE: Horizontal: N/A, Vertical: N/A
Contract: Intersect: N/A
DATE: FEBRUARY 2012
DRAWN BY: J.A.L.
CHECKED BY: J.A.L.
DATE: 2/2/12
JOB NO.: 2008-207-LD

PROJECT TITLE

DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

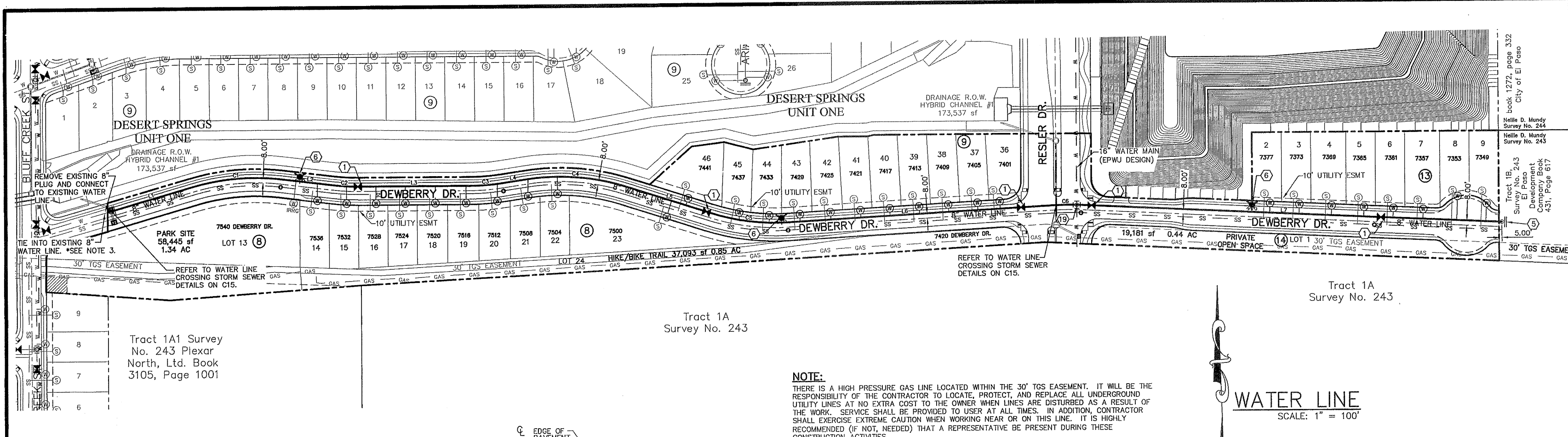
SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN - DETAILS

SHEET NO.

C12.3

103218

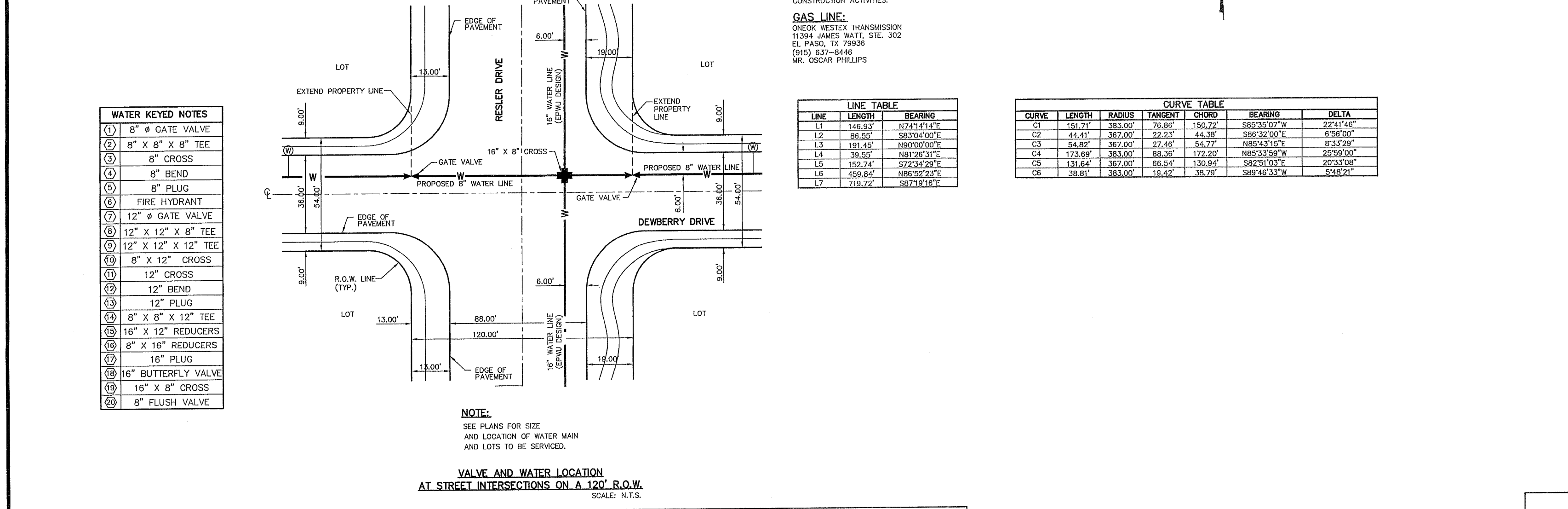


INDEX

SHEET NO.	DESCRIPTION
C13.1	DESERT SPRINGS UNIT TWO WATER MAIN PIPE LAYOUT
C14.1	WATER PLAN VIEWS
C15.1	WATER DETAILS
C15.2	WATER DETAILS
C15.3	WATER DETAILS
C15.4	WATER DETAILS

NOTES:

- ALL LOTS SHALL BE PROVIDED WITH ONE SERVICE CONNECTION TO BE INSTALLED AT THE LOCATION AS SHOWN ON THE SERVICE LOCATION DETAIL.
- ALL WATER LINES SHALL COMPLY WITH AWWA C-900 DR 14 PRESSURE CLASS 305 OR UNLESS OTHERWISE REQUIRED BY THE EPWU/PSB RULES AND REGULATIONS AND DESIGN STANDARDS. ALL WATER LINES SHALL BE PVC C-900, CLASS 150.
- CONTRACTOR SHALL COORDINATE WITH EPWU FOR TURNING & SHUTTING WATER VALVES PRIOR TO REMOVAL OF EXISTING CAPS & CONSTRUCTION OF NEW LINES.



LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SUBDIVISION BOUNDARY
---	STREET R.O.W. LINE
---	PROPOSED 8" C-900 P.V.C. PIPE
---	PROPOSED 8" C-900 P.V.C. PIPE ON ANOTHER SHEET (PLAN VIEW)
---	16" WATER LINE (EPWU DESIGN)
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	PROPOSED SERVICE CONNECTION REFER TO NOTE 14
---	PROPOSED FIRE HYDRANT, KENNEDY OR MUELLER MODEL
---	EXISTING FIRE HYDRANT
---	PROPOSED GATE VALVE
---	EXISTING GATE VALVE
---	PLUG
---	POINT OF TANGENCY
---	REDUCER

- ### GENERAL NOTES
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, THE PROPOSED WATER MAINS SHALL BE INSTALLED NO LESS THAN TEN (10') FEET AWAY FROM EXISTING SEWER LINE. SEPARATION DISTANCES SHALL FOLLOW TCEQ STANDARD REQUIREMENTS (§290.44).
 - THE INTENT OF THE OWNER IS TO HAVE THE WATER MAINS INSTALLED TO SUCH A DEPTH THAT THEY WILL HAVE AT LEAST SIXTY (60") INCHES FROM INVERT OF PIPELINE TO PROPOSED ELEVATIONS AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, SAGS OR HUMPS OR OTHER IRREGULARITIES IN VERTICAL ALIGNMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INSTALLING THE WATER PIPELINE SO THAT AN ACCEPTABLE PROFILE CAN BE ESTABLISHED PRIOR TO INSTALLATION OF THE PIPELINE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN IN THE PLANS, AND COORDINATE WORK WITH ALL UTILITY COMPANIES, EL PASO WATER UTILITIES, AND THE CITY OF EL PASO - DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION. ALL EXISTING UTILITY DEPTHS ARE UNKNOWN. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ACQUIRING FIELD DEPTHS OF ALL UTILITIES WITHIN THE PROJECT AREAS.
 - TRENCH SAFETY REQUIREMENTS SHALL BE AS REQUIRED BY OSHA.
 - AS-BUILT STATIONING, OFFSET FROM R.O.W. AND INVERT ELEVATIONS SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR ON A CLEAN SET OF PLANS FOR EACH VALVE, FIRE HYDRANT, ELBOW, SERVICE CONNECTION AND/OR STUB-OUT, WITH RESPECT TO THE APPROPRIATE PROJECT CONTROL POINT.
 - THE CITY OF EL PASO AND EL PASO WATER UTILITIES MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY WORK IN AREAS WITHIN THEIR JURISDICTION.
 - EXISTING STREETS, DRIVEWAYS, PARKING LOTS, MAILBOXES, SIGNS, CHAIN-LINK FENCES, AND ALL OTHER MISCELLANEOUS STRUCTURES DAMAGE OR REMOVED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER THAN ORIGINAL CONDITION AT NO COST TO OWNER.
 - TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO INITIATING WORK.
 - ALL TIE-INS SHALL BE CLOSELY COORDINATED WITH THE EL PASO WATER UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ACTUAL CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE THE REQUIRED COUPLINGS, ELBOWS AND NECESSARY PIPING APPURTENANCES FOR A COMPLETE AND OPERATIONAL WATER SYSTEM.
 - ALL NEW VALVES SHALL BE ALIGNED PERPENDICULAR TO PROPERTY LINES.
 - CONSTRUCTION OF THE PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL COMFORM EPWU-PSB SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.
 - FIRE HYDRANTS SHALL BE INSTALLED IN THE PARKWAY AREA.
 - THE WATER METERS FOR THE PROPOSED WATER SERVICE CONNECTIONS SHALL BE INSTALLED ON THE PARKWAYS. SYMBOLS ARE ONLY SHOWN FOR DEPICTION PURPOSES ONLY.

GENERAL UTILITIES:
TEXAS EXCAVATION SAFETY SERVICE
1188 GREENVILLE AVENUE,
DALLAS, TX 75242
(800) 344-8377

ENGINEER:
CJA GROUP
3712 WOODROW BEAN, STE. F,
EL PASO, TX 79924
(915) 544-5222
MR. JORGE L. AZCARATE, P.E.

FIBER OPTICS:
U.S. SPIRIT
101 N. BOJNE ST.
EL PASO, TX 79905
(915) 534-7910

FIBER OPTICS:
MCI TELECOMMUNICATIONS CORP.
4040 DONIPHAN PARK CIRCLE
EL PASO, TX 79922
(915) 542-2770 EXT. 201

WATER & SEWER:
EL PASO WATER UTILITIES
1154 HAWKINS BLVD #1
EL PASO, TX 79965
(915) 564-2500
MR. TUDOR LORZ, P.E.

ELECTRIC:
EL PASO ELECTRIC CO.
505 W. SAN ANTONIO ST.
EL PASO, TX 79902
(915) 543-2078
MR. FRANK VOGEL (DISTRIBUTION)

EL PASO STREETS:
CITY OF EL PASO DEPARTMENT OF
TRANSPORTATION
7909 SAN PABLO DR.
EL PASO, TX 79907
(915) 521-5750
MR. DAVID COLE

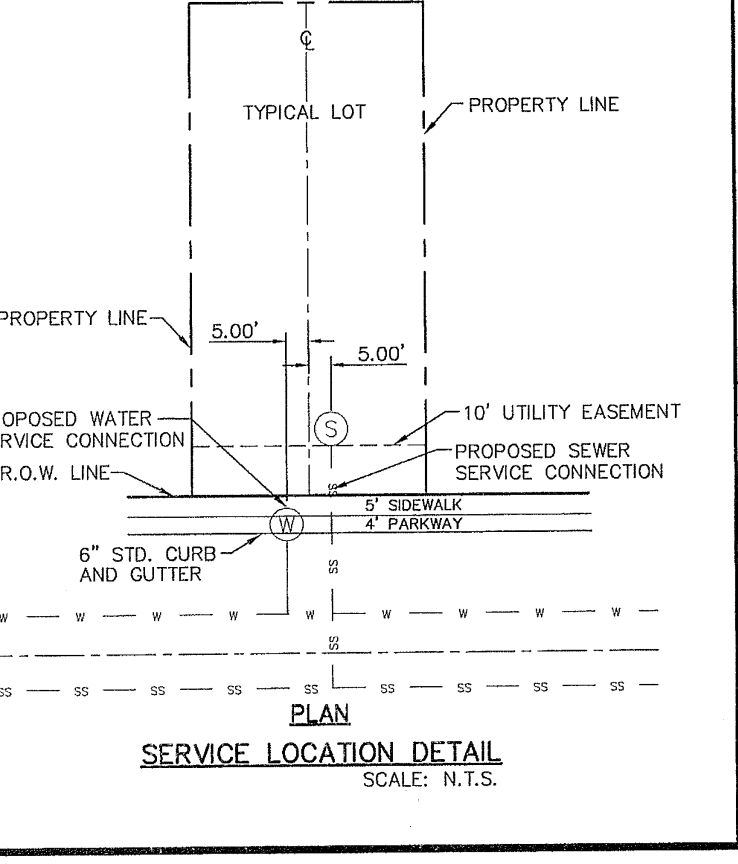
CABLE TELEVISION:
THE WARRIOR COMMUNICATIONS
1700 AIRPORT ROAD
EL PASO, TX 79906
(915) 772-1123

TELEPHONE:
SBC
11200 PELICAN
EL PASO, TX 79935
(915) 593-5151

FIBER OPTICS:
AT&T
P.O. BOX 1650
EL PASO, TX 79949
(915) 852-3786

RESIDENTIAL GAS LINES:
EL PASO GAS SERVICE
4700 POLLARD ST.
EL PASO, TX 79930
(915) 690-7218

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



REFERENCES - BENCHMARKS
FOUND IN THE SURVEY RECORDS OF THE CITY OF EL PASO, TEXAS. THE BENCHMARKS ARE SHOWN ON THE PLANS AND SHALL BE USED TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING FIELD DEPTHS OF ALL UTILITIES WITHIN THE PROJECT AREAS.

ENGINEER'S SEAL
Jorge L. Azcarate, P.E.
Professional Engineer
No. 10114
State of Texas

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
WATER
INDEX/GENERAL
INFORMATION

SHEET NO.
C13.1

103218

NOTE:
 1. CONTRACTOR SHALL COORDINATE WITH EPAU FOR OPENING
 CLOSING WATER VALVES PRIOR TO REMOVAL OF EXISTING CAPS
 & CONSTRUCTION OF NEW LINES.
 2. THERE IS A HIGH PRESSURE GAS LINE LOCATED WITHIN THE 30'
 TOS EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE
 CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL
 UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE
 OWNER. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
 IN ADDITION, CONTRACTOR SHALL EXERCISE EXTREME CAUTION
 WHEN WORKING NEAR OR ON THIS LINE. IT IS HIGHLY
 RECOMMENDED IF NOT NEEDED THAT A REPRESENTATIVE BE
 PRESENT DURING THESE CONSTRUCTION ACTIVITIES.

UTILITY LOCATOR SERVICES

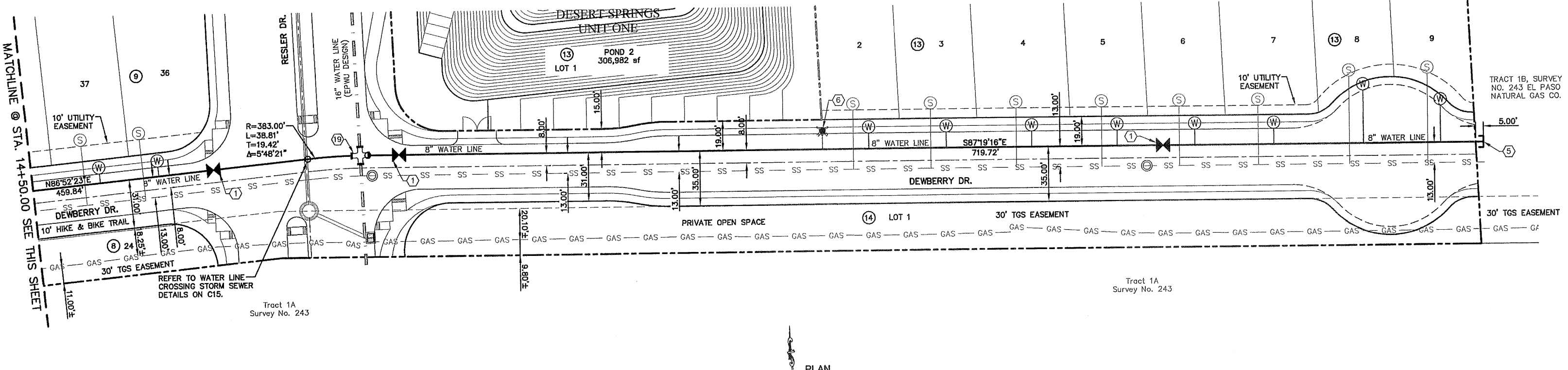
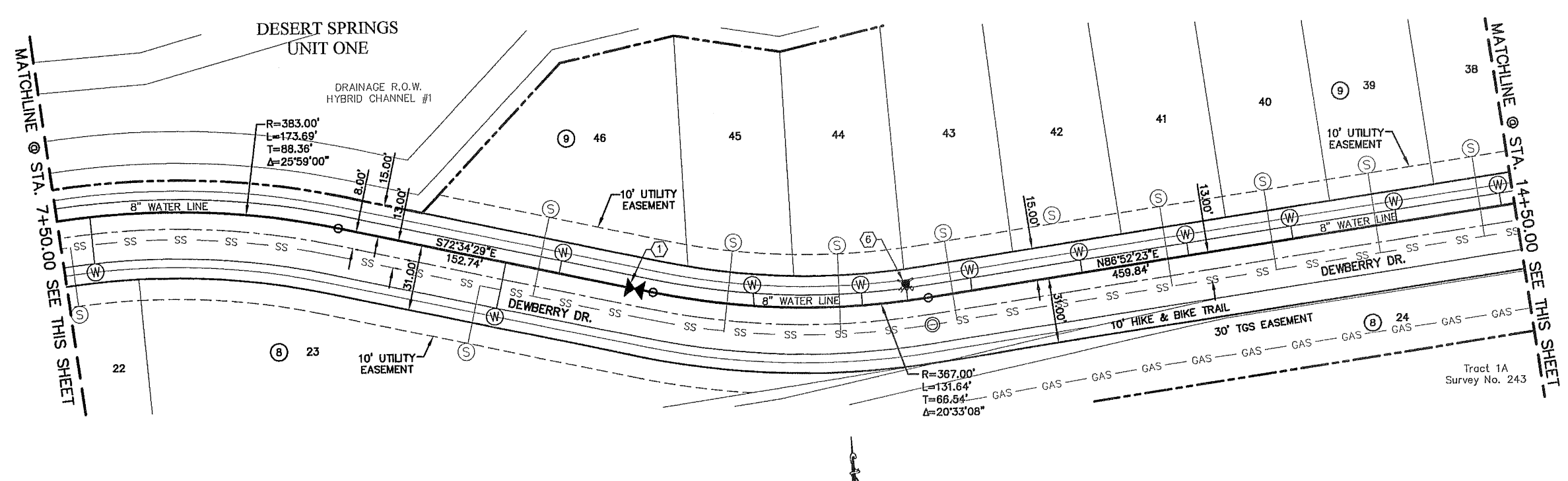
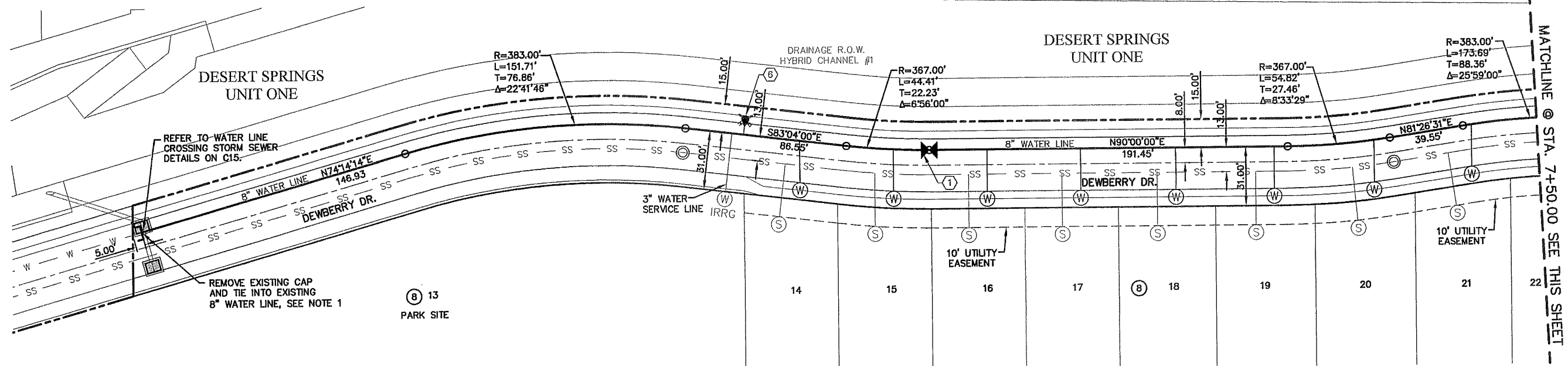
EL PASO ELECTRIC COMPANY	(915) 543-5729
EL PASO ENERGY CORPORATION	(915) 696-3244
EL PASO WATER UTILITIES	(915) 584-5500
MCI SURVEILLANCE	(800) 462-9000
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 690-7000
ONEOK PARTNERS	(915) 995-6918
AT&T	(800) 892-3788
U.S. SPRINT TELECOM	(800) 521-9279
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

REFERENCES - BENCHMARKS

FOUND N.G.S. SURVEY MARKER STATION "CHINA 1887" (ELEVATION: 1098.15) LOCATED WITHIN
 SHOWN (NAD 83) COORDINATES: X=789,385.40; Y=11,765,484.82
 THIS IS THE USE OF THE "NAD 83" DATUM, WHICH IS DIFFERENT FROM THE "NAD 27" DATUM. THE PROJECTIONS
 USED FOR THIS PROJECT ARE: UTM ZONE 16S, UTM PROJECTION, NAD 83. BY
 DATE: 08/14/2012

ENGINEER'S SEAL
 ALAN D. HERRERA, P.E., C.E. No. 01614
 ENGINEERS - ARCHITECTS - PLANNERS
 1205 W. 13TH STREET, SUITE 100
 EL PASO, TEXAS 79902

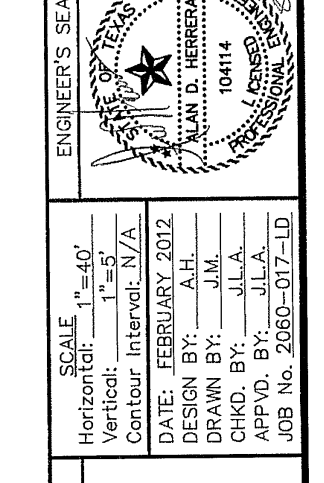
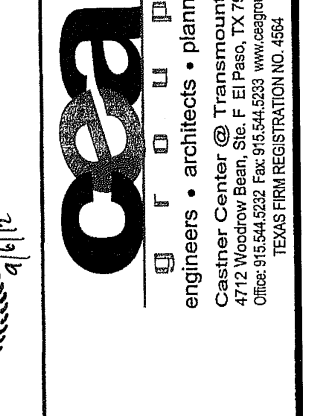


LEGEND

SYMBOL	DESCRIPTION
—	STREET R.O.W. LINE
—	PROPERTY LINE
- - - - -	SUBDIVISION BOUNDARY
- W - W - W -	EXISTING WATER LINE
- G - G - G - G -	EXISTING GAS LINE
—	WATER LINE
—	GAS LINE
—	PROPOSED 8", C-900 P.V.C. PIPE
—	PROPOSED 8", C-900 P.V.C. PIPE (SEE OTHER LINE)
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	PROPOSED SEWER SERVICE CONNECTION
—	PROPOSED FIRE SERVICE CONNECTION
—	PROPOSED FIRE HYDRANT
—	EXISTING GATE VALVE
—	PROPOSED GATE VALVE
—	TEE
—	CROSS
—	BEND(S)
—	REDUCER
—	PLUG
—	POINT OF TANGENCY

WATER KEYED NOTES

- (1) 8" GATE VALVE
- (2) 8" X 8" X 8" TEE
- (3) 8" CROSS
- (4) 8" BEND
- (5) 8" PLUG
- (6) FIRE HYDRANT
- (7) 12" GATE VALVE
- (8) 12" X 12" X 8" TEE
- (9) 12" X 12" X 12" TEE
- (10) 8" X 12" CROSS
- (11) 12" CROSS
- (12) 12" BEND
- (13) 12" PLUG
- (14) 8" X 8" X 12" TEE
- (15) 16" X 12" REDUCERS
- (16) 8" X 16" REDUCERS
- (17) 16" PLUG
- (18) 16" BUTTERFLY VALVE
- (19) 16" X 8" CROSS
- (20) 8" FLUSH VALVE



PROJECT TITLE
 DESERT SPRINGS UNIT TWO
 SUBDIVISION IMPROVEMENTS

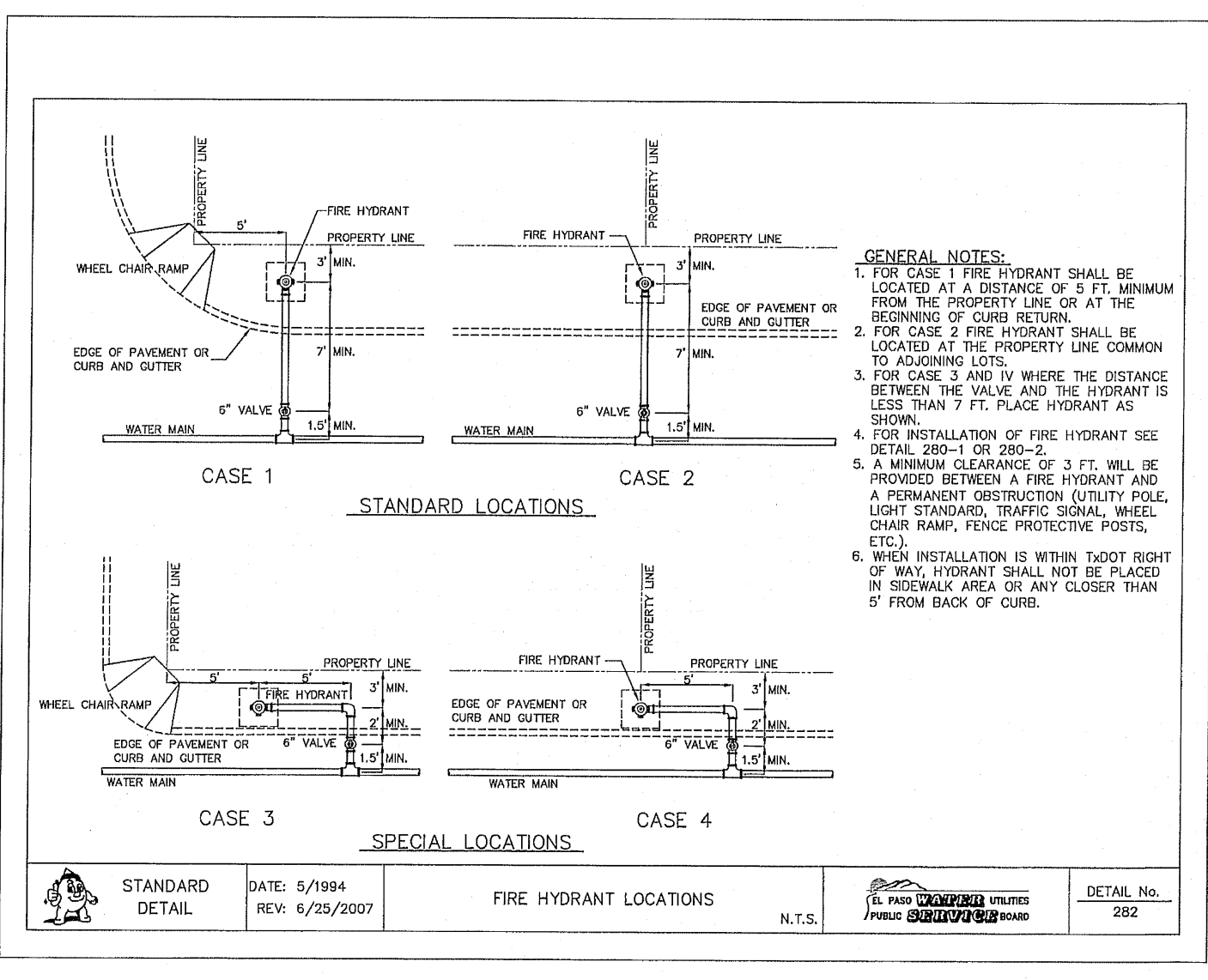
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 WATER PLAN VIEW
 RESLER DR.

**WATER PLAN VIEW
 DEWBERRY DR.**

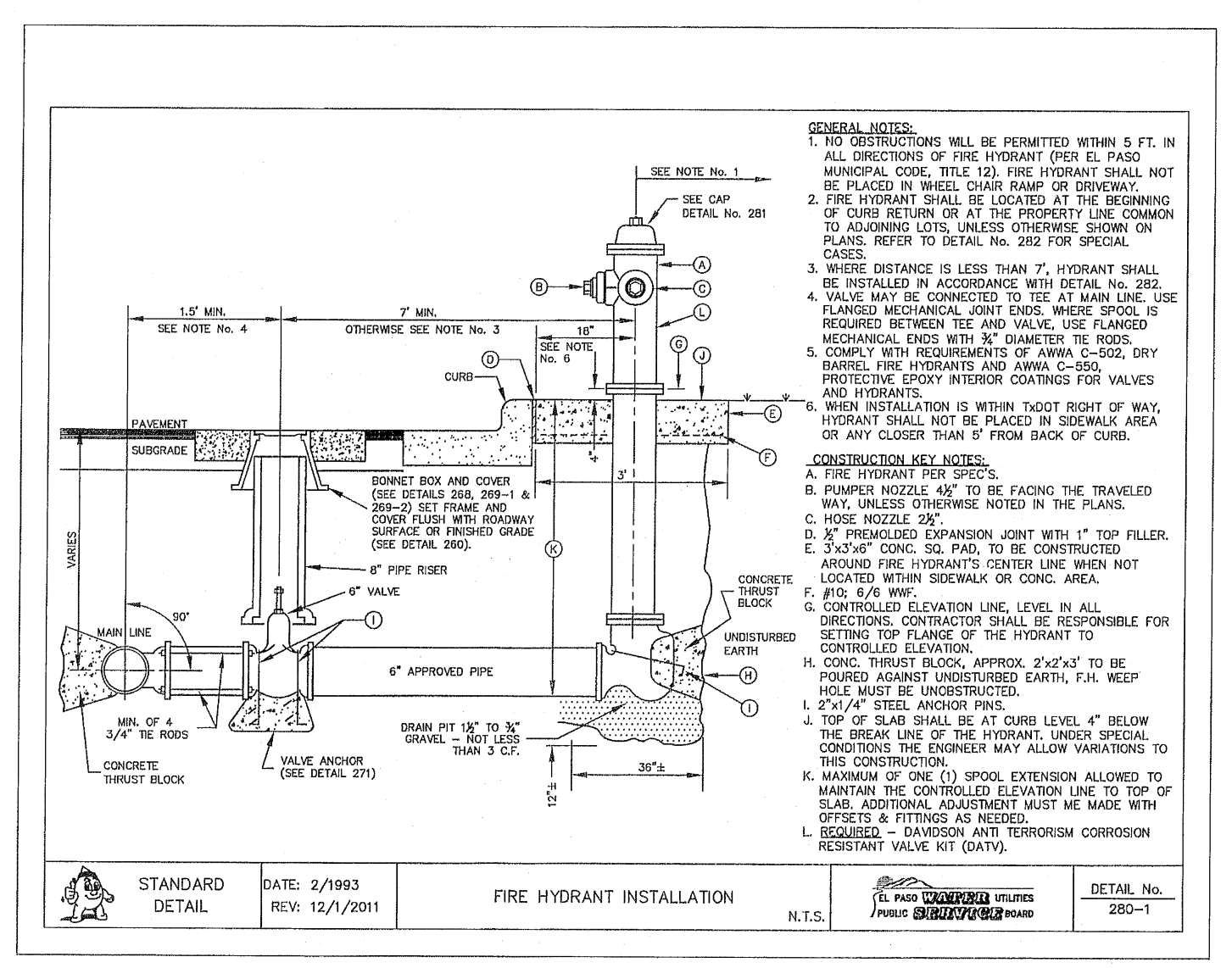
SHEET NO.

C14.1

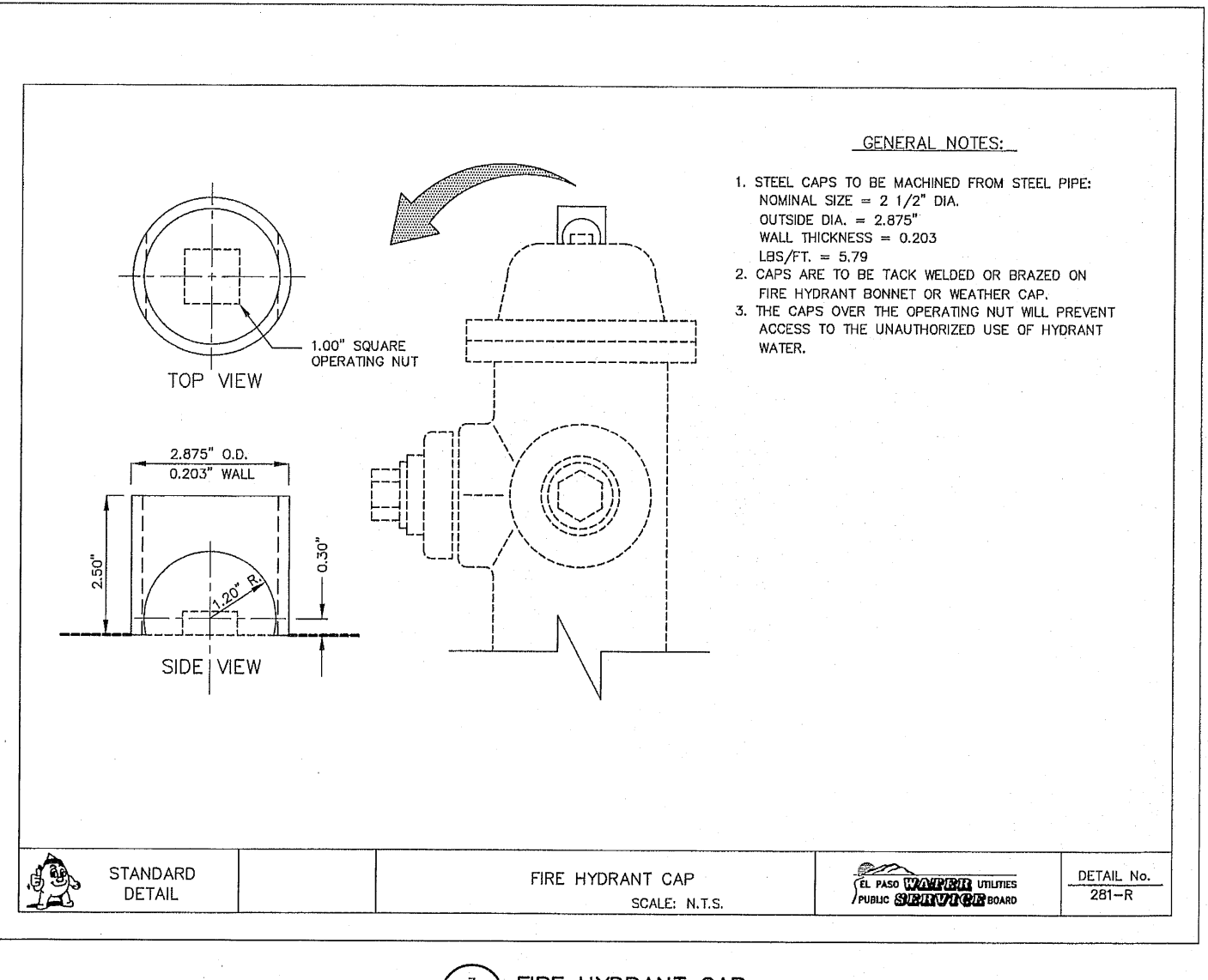
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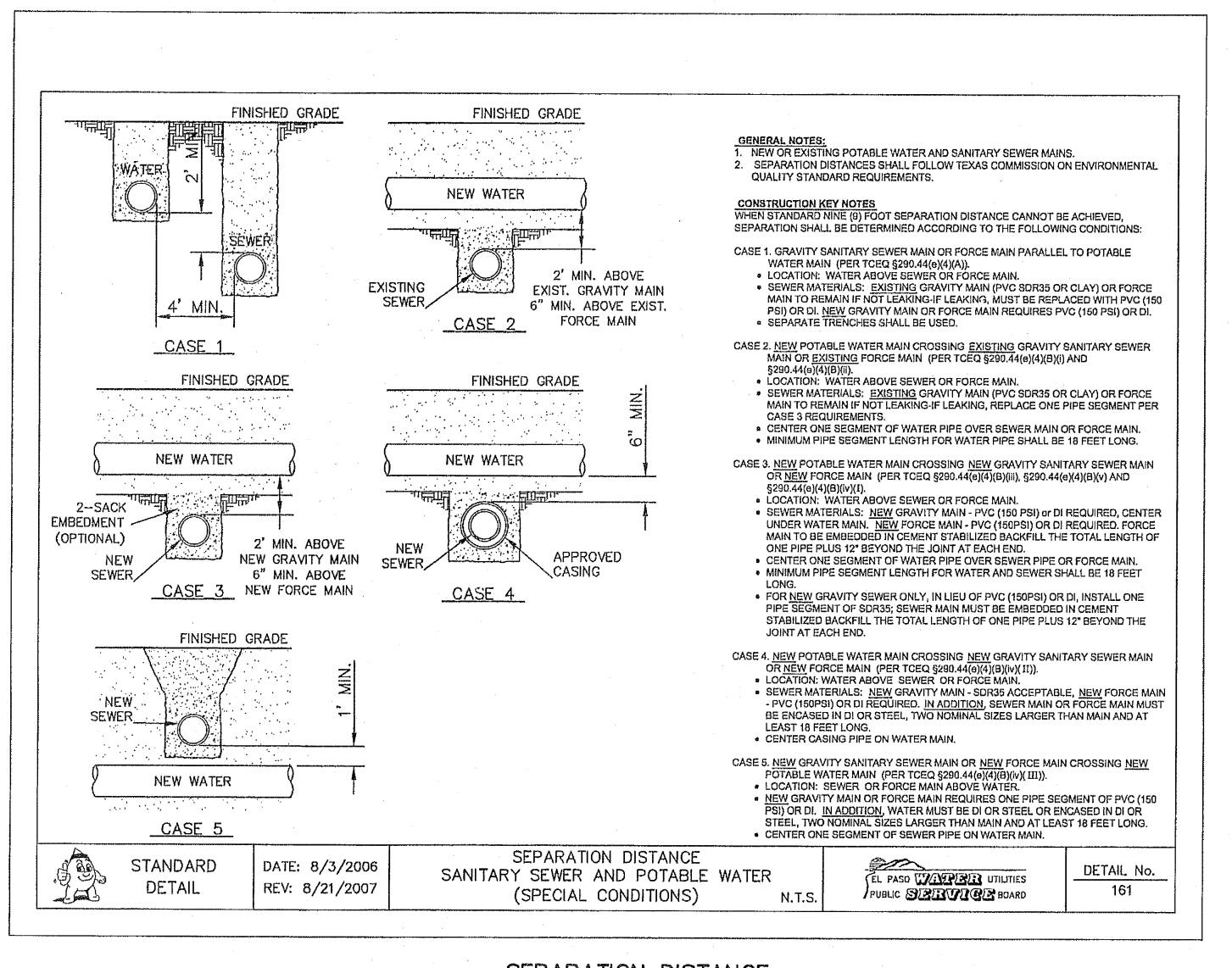
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2 STANDARD FIRE HYDRANT INSTALLATION SCALE: N.T.S.



3 FIRE HYDRANT CAP SCALE: N.T.S.



4 SEPARATION DISTANCE POTABLE WATER AND SANITARY SEWER (SPECIAL CONDITIONS) SCALE: N.T.S.

REFERENCES - BENCHMARKS

ENGINEER'S SEAL

SCALE: N.T.S.

DATE: FEBRUARY 2012

PROJECT TITLE: DESERT SPRINGS UNIT TWO SUBDIVISION IMPROVEMENTS

SHEET TITLE: WATER DETAILS (SHEET 2 OF 4)

SHEET NO. C15.2

103218

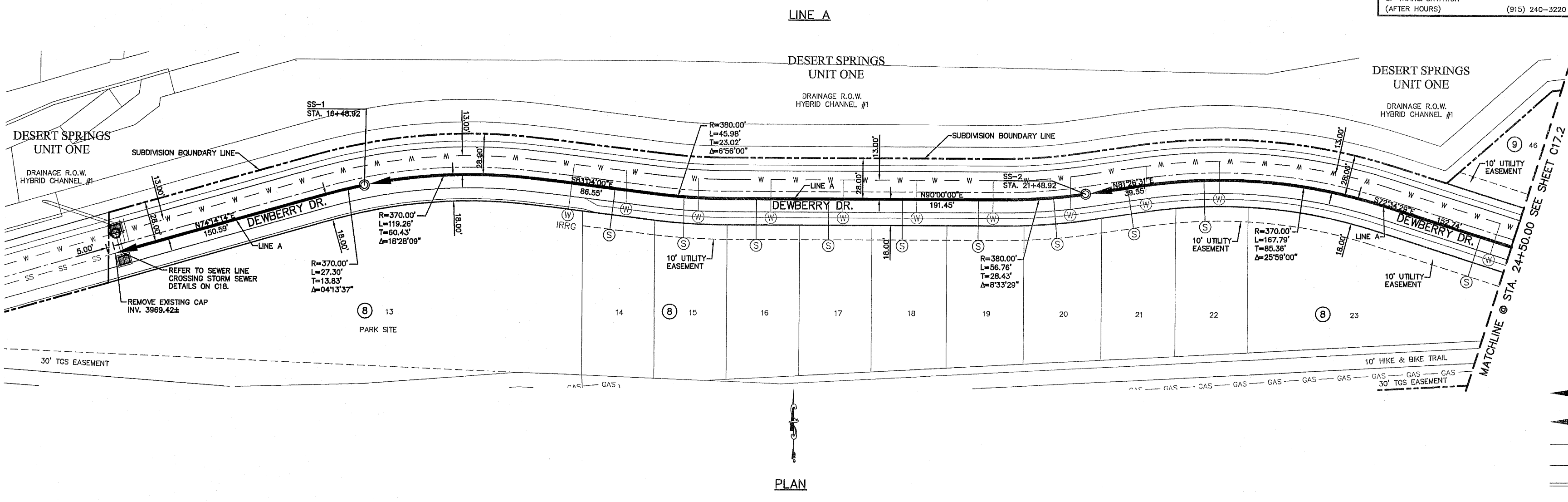
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5550
MOI SURVEILLANCE	(800) MOI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 686-7200
ONEOK PARTNERS	(915) 595-6918
AT&T	(800) 852-3784
U.S. SPRINT TELECOM	(800) 521-0578
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION	(915) 621-8750
(AFTER HOURS)	(915) 240-3220

WARNING!
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CALL
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1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

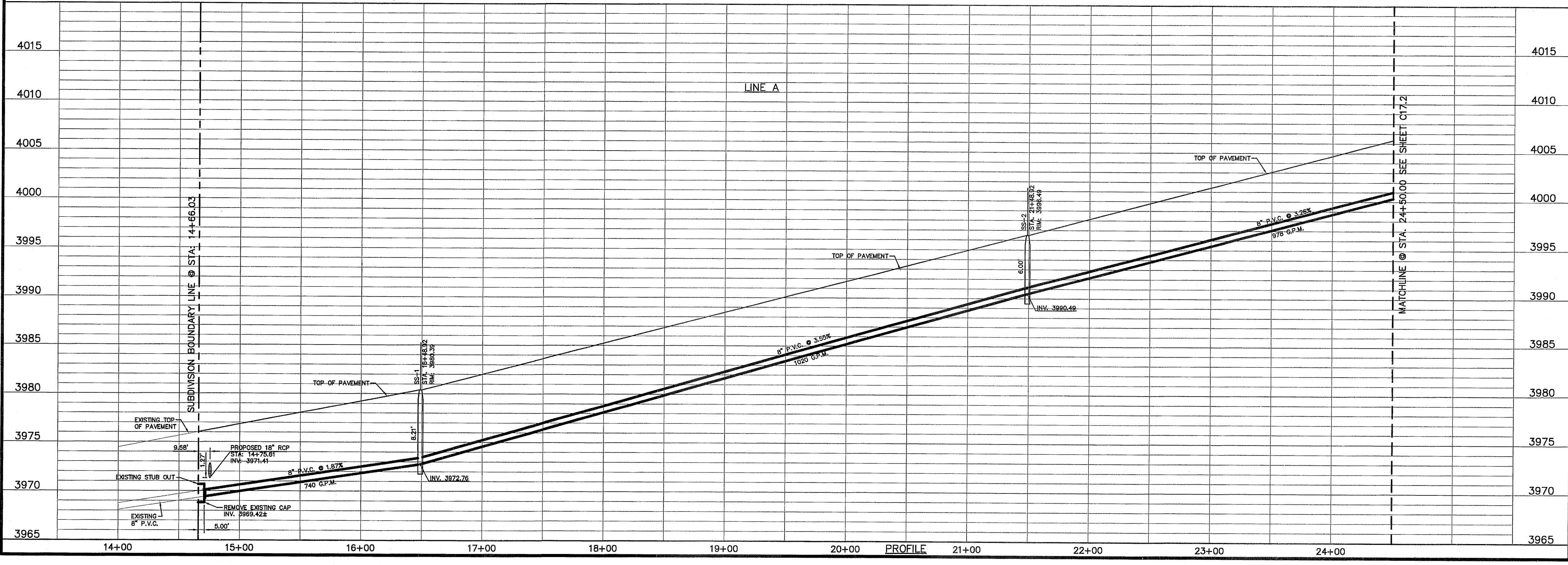
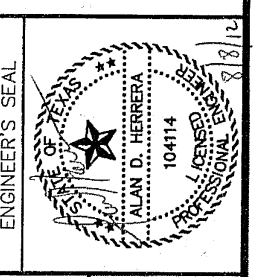
DATE	REVISIONS	BY



- LEGEND:**
- PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE ON OTHER SHEETS
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - PROPOSED STORM SEWER
 - PROPOSED SEWER SERVICE
 - PROPOSED WATER SERVICE

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4714 Westwood Boulevard, Suite F • El Paso, TX 79906
Office: (915) 778-8888
Fax: (915) 778-8889
www.osandp.com

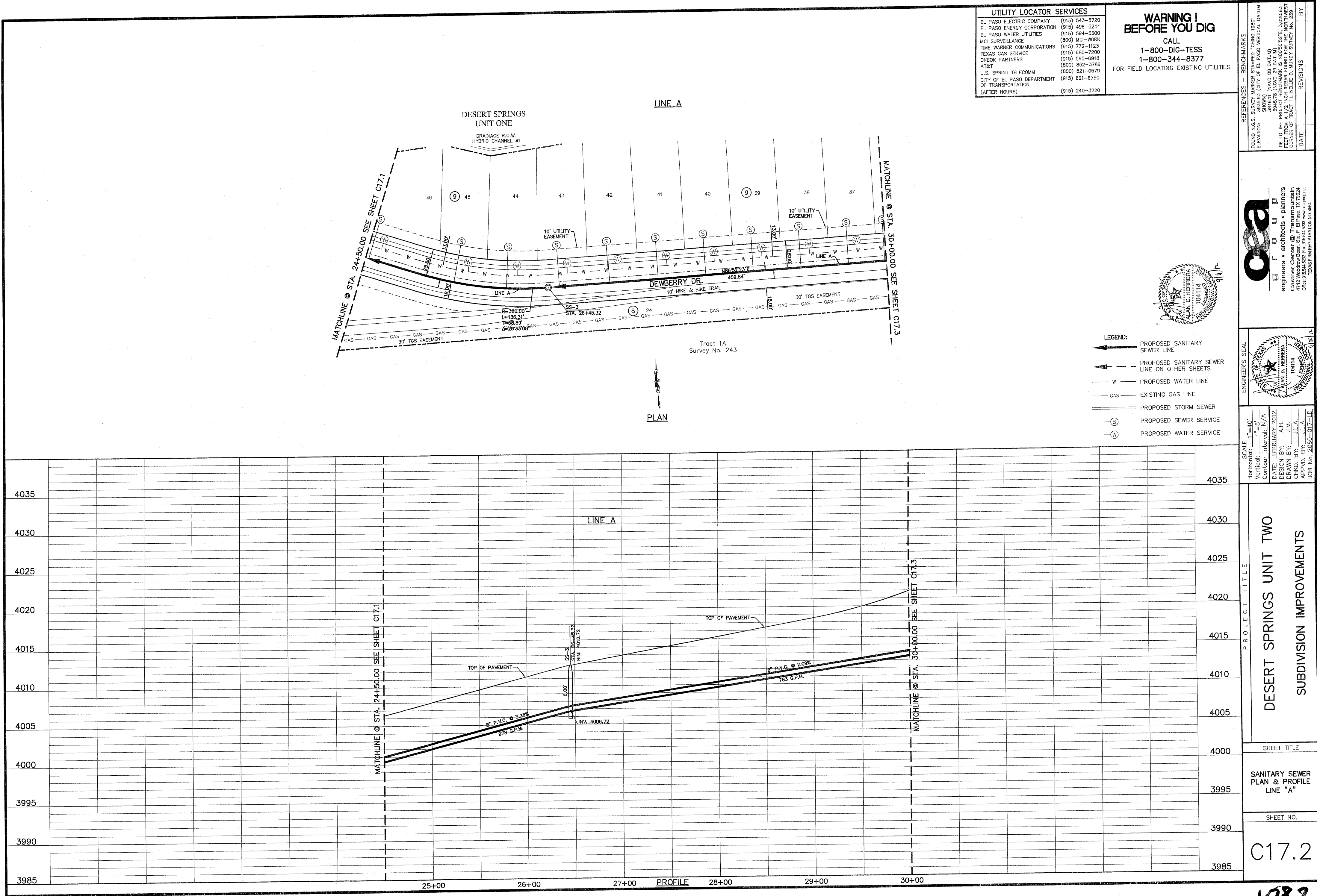


PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER
PLAN & PROFILE
LINE "A"

SHEET NO.
C17.1

108213



UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MC SURVEILLANCE	(800) WC-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
ONEOK PARTNERS	(915) 595-6918
AT&T	(800) 852-3788
U.S. SPRINT TELECOMM	(900) 821-0170
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION	(915) 821-6750
(AFTER HOURS)	(915) 240-3220

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

LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE ON OTHER SHEETS
- W — PROPOSED WATER LINE
- GAS — EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

REFERENCES - BENCHMARKS

FOUND N.G.S. SURVEY MARKER STATIONED "CHINA TRAIL"
ELEVATION: 4045.00
SHOWN (NORTH) 88 IN EAST

FILE TO BE KEPT ON SITE FOR THE ENTIRE PROJECT. A 1/2" X 1/2" ARCH REPAIR SHALL BE MADE FOR THE BENCHMARKS.
SEE SHEET C17.1 FOR BENCHMARK STATIONING AND ELEVATIONS.
DATE: 02/14/2012

ENGINEER'S SEAL

SCALE: HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

DATE: FEBRUARY 2012
DRAWN BY: J.M.A.
CHECKED BY: J.M.A.
PROJECT NO.: 2009-07-10
JOB NO.: 2009-07-10

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER PLAN & PROFILE LINE "A"

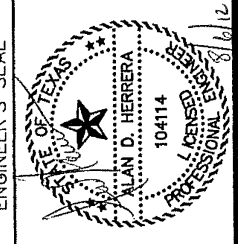
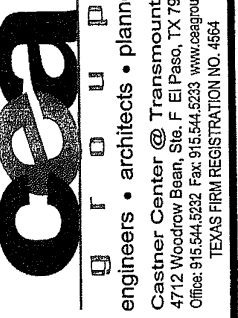
SHEET NO.
C17.2

108218

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 486-2244
EL PASO WATER UTILITIES	(915) 594-5500
TIME WARNER BROADCASTING	(800) 461-8090
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 690-7200
ONEX PARTNERS	(915) 566-6616
AT&T	(800) 852-3785
U.S. SPRINT TELECOM	(800) 521-0279
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

REFERENCES - BENCHMARKS
 FOUND IN: BANKS (CITY OF EL PASO) VERTICAL DATUM
 (CITY OF EL PASO)
 SHOWN (NAD 83 DATUM)
 TO THE PROJECT (NAD 83 DATUM)
 FIELD FROM A/CZ RECORD (NAD 83 DATUM)
 DATE: 11/15/11
 REVISIONS: BY:



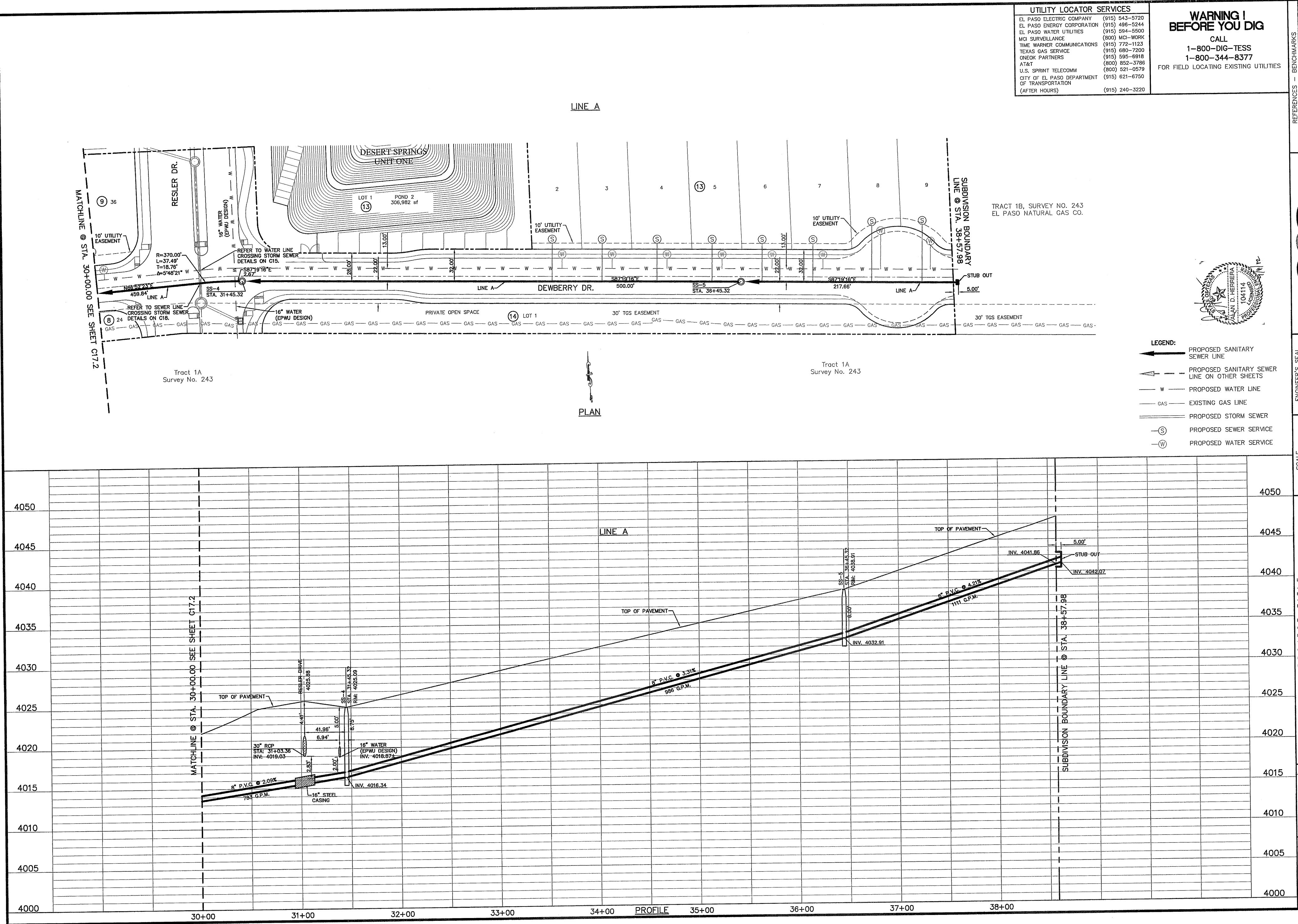
SCALE: 1"=40'
 Horizontal
 Vertical
 DATE: FEBRUARY 2012
 DESIGN BY: J.L.W.
 CHECK BY: J.L.W.
 PROJECT NO.: 2010-07-10

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION IMPROVEMENTS

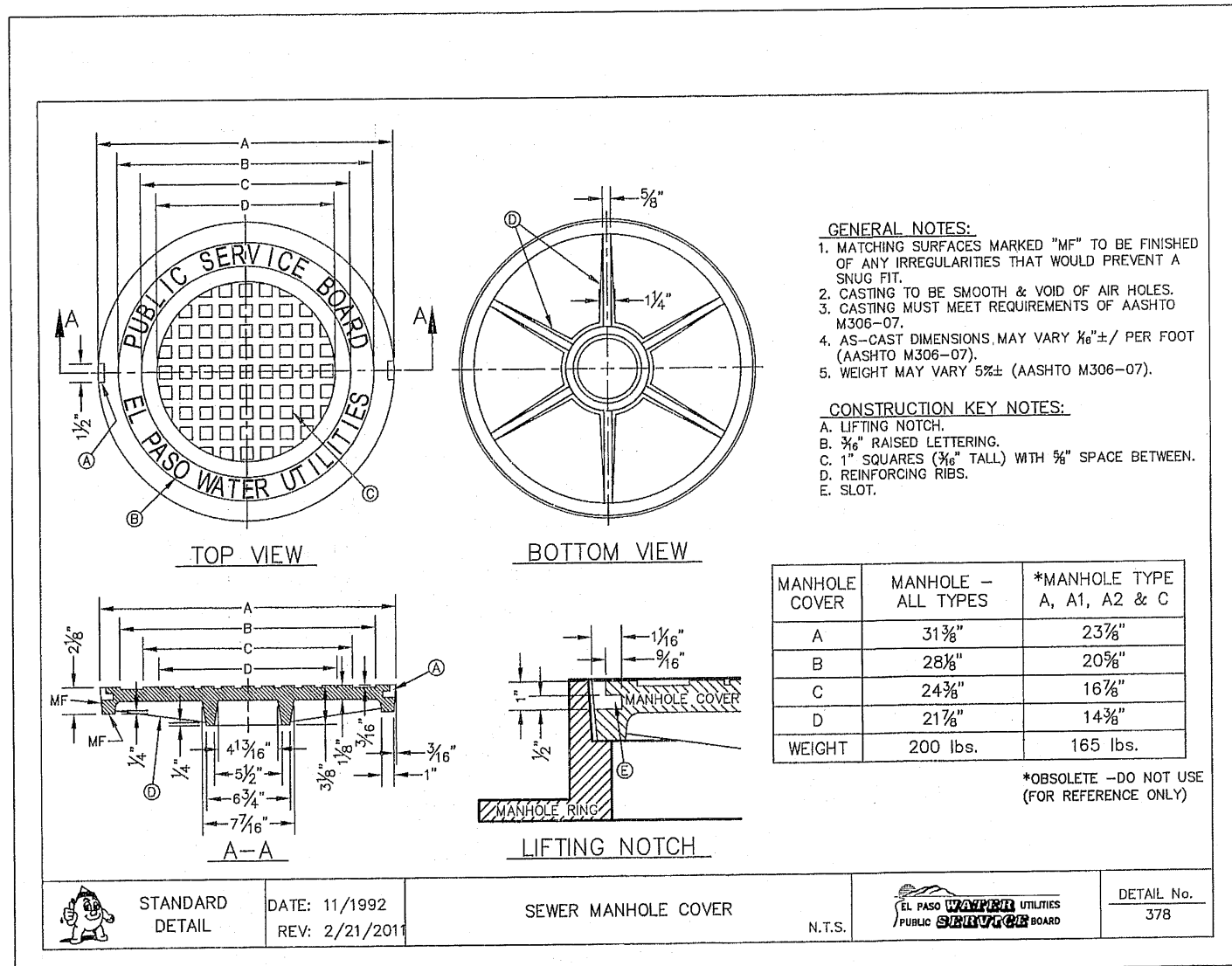
SHEET TITLE
SANITARY SEWER
PLAN & PROFILE
LINE "A"

SHEET NO.
C17.3

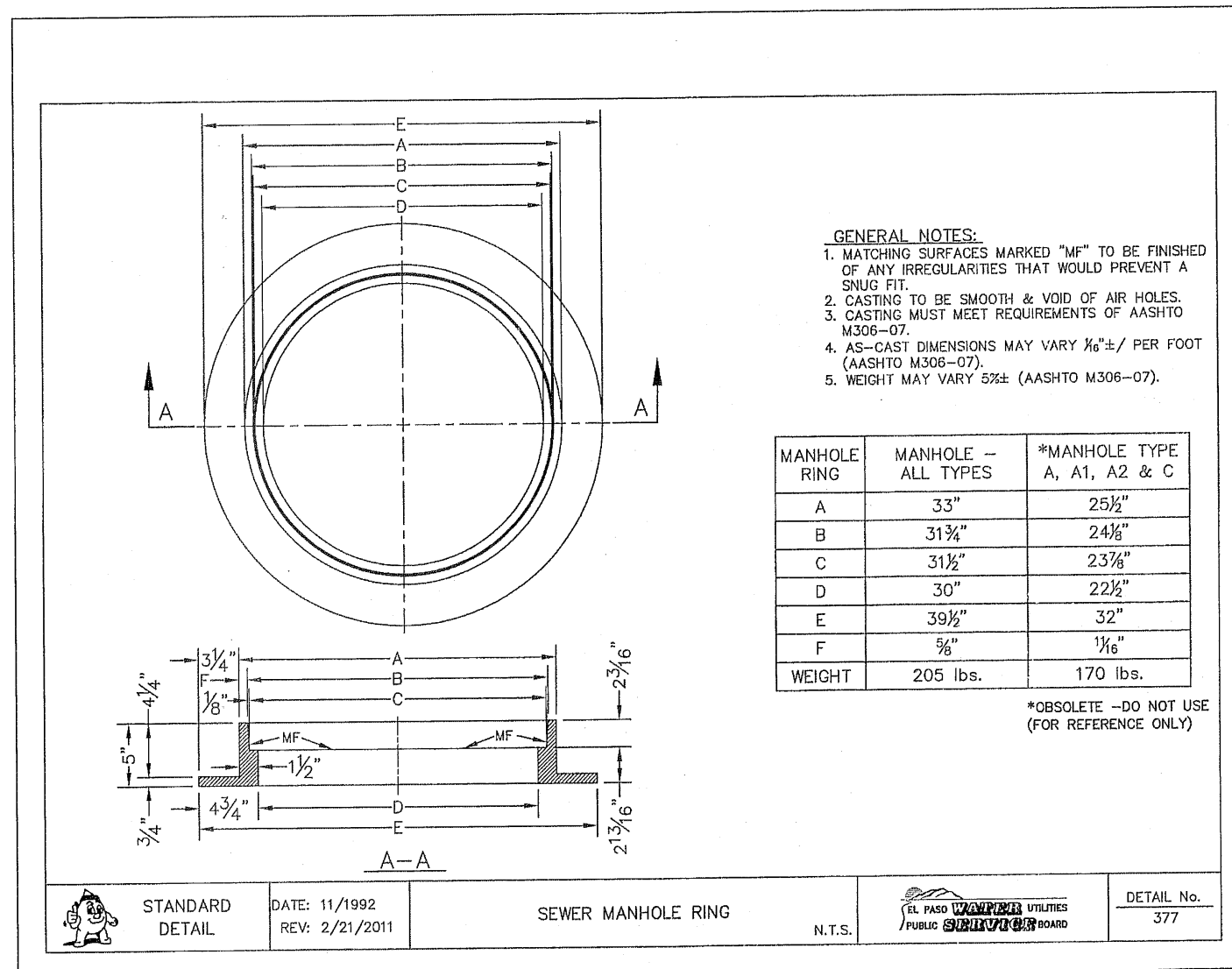
103218



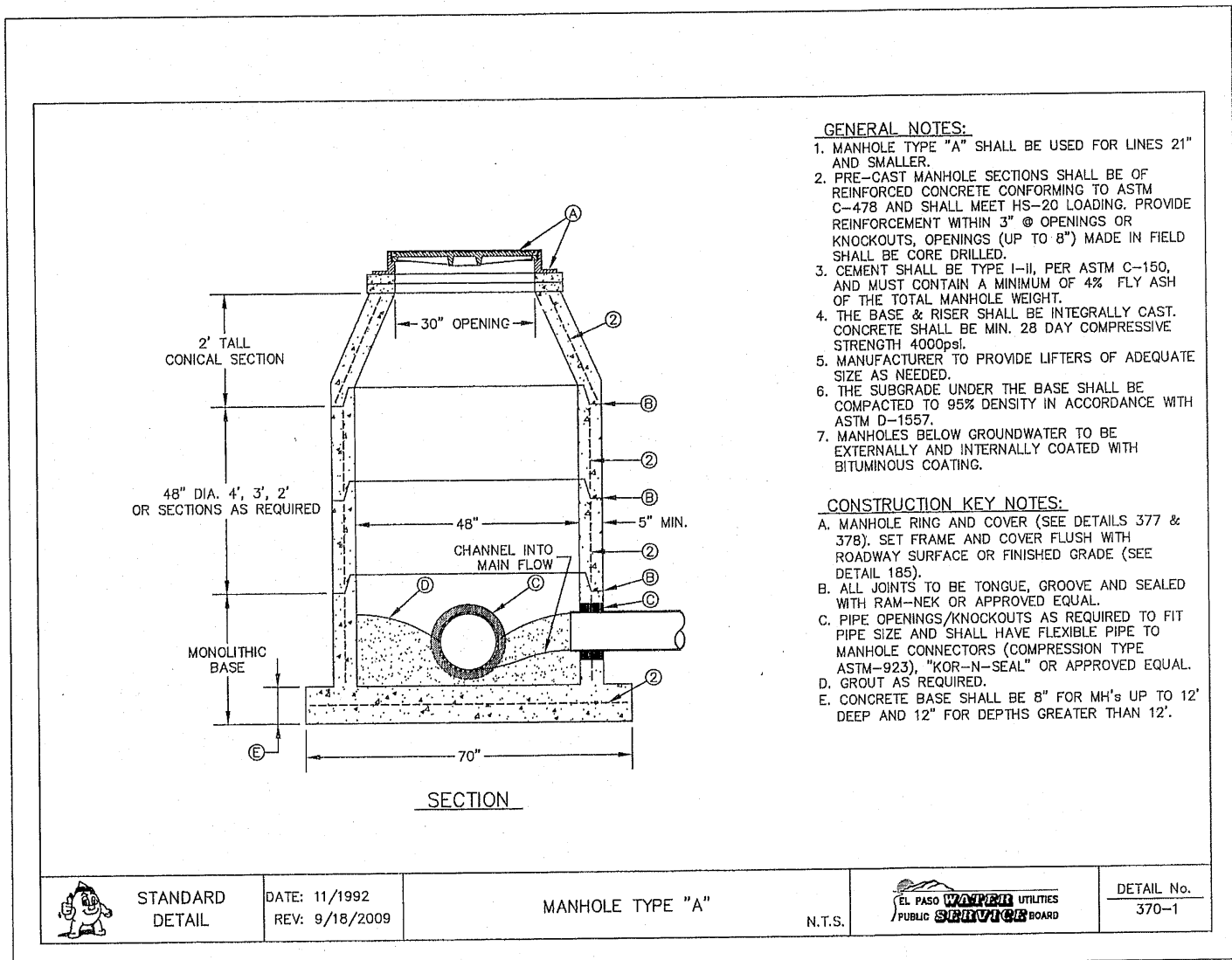
- LEGEND:**
- PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE ON OTHER SHEETS
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - PROPOSED STORM SEWER
 - PROPOSED SEWER SERVICE
 - PROPOSED WATER SERVICE



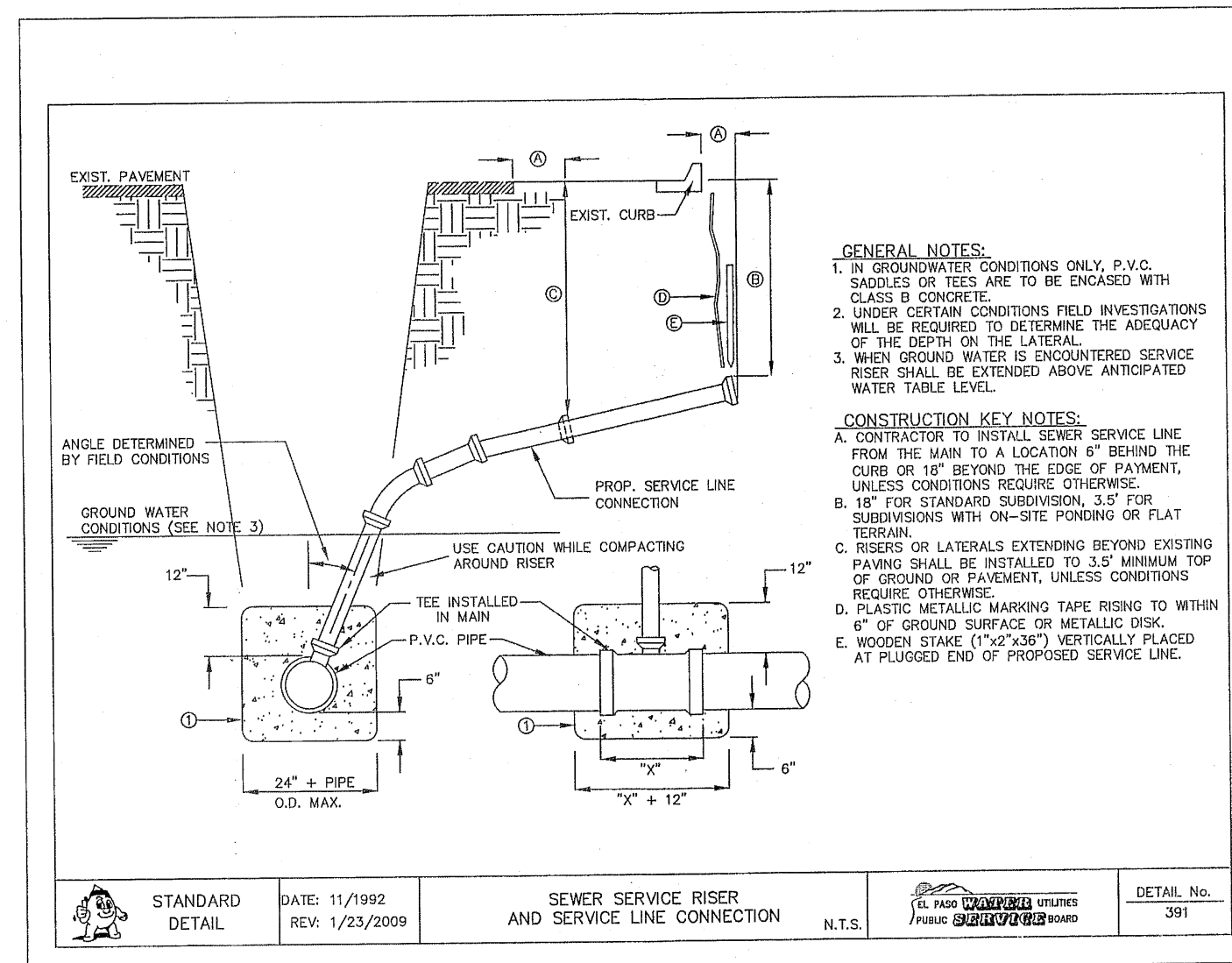
1 SEWER MANHOLE COVER SCALE: N.T.S.



2 SEWER MANHOLE RING SCALE: N.T.S.



3 MANHOLE TYPE "A" SCALE: N.T.S.



4 SEWER SERVICE RISER AND SERVICE LINE CONNECTION SCALE: N.T.S.

GENERAL NOTES:
 1. DEVELOPER SHALL ENSURE RESIDENTIAL SEWER SERVICE LINES HAVE BEEN EXTENDED TO THE PROPERTY LINE.
 2. BUILDER SHALL ENSURE SIDEWALKS ARE NOT CONSTRUCTED UNTIL THE RESIDENTIAL SEWER SERVICE LINES HAVE BEEN EXTENDED TO PLUS FEET INTO PRIVATE PROPERTY FROM PROPERTY LINE.

REFERENCES - BENCHMARKS
 FOUND N.E.S. SURVEY MANHOLE STAMPS, "VOID 1800" LOCATION, SHOWN (AS NOTED ON PLANS) TO BE USED TO THE NEAREST 1/16" (AS NOTED ON PLANS) FEET FROM A 1/2" INCH REBAR TYPED FOR THE WORKMANSHIP OF THE SURVEYOR. SEE P. 18 FOR THE REVISIONS BY DATE.

CS&P
 CONSULTING ENGINEERS, ARCHITECTS & PLANNERS
 1000 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889
 WWW: CS&P.COM

ENGINEER'S SEAL
 LANCE D. HERRERA
 CIVIL ENGINEER
 NO. 10414
 STATE OF COLORADO

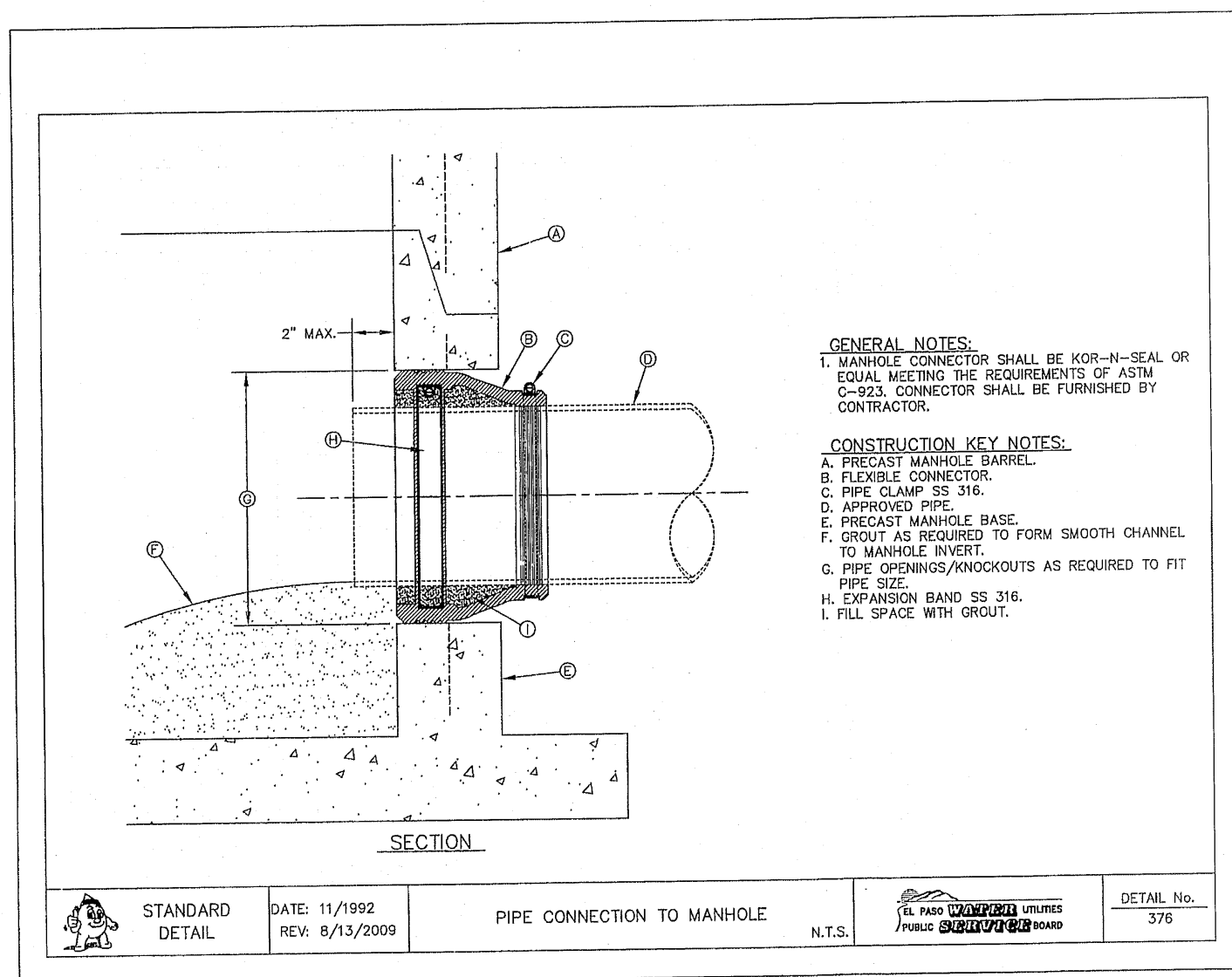
SCALE: HORIZONTAL: N/A VERTICAL: N/A
 CONTRACT: INTERIOR-11/11
 DATE: FEBRUARY, 2012
 DESIGN BY: J.M.L.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 SHEET NO. 2850-017-LD

PROJECT TITLE
DESERT SPRINGS UNIT TWO
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER DETAILS

(SHEET 1 OF 3)
 SHEET NO.
C18.1

105218

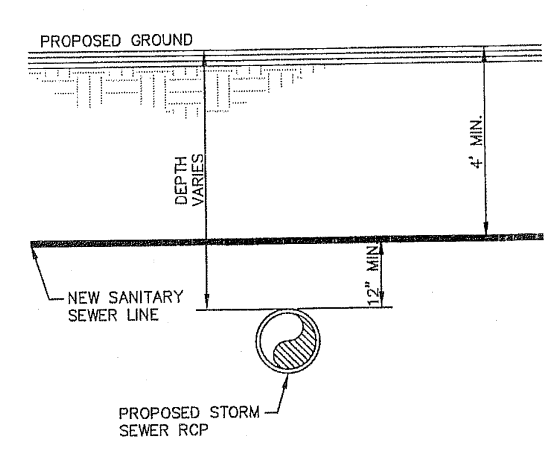


GENERAL NOTES:
 1. MANHOLE CONNECTOR SHALL BE KOR-N-SEAL OR EQUAL MEETING THE REQUIREMENTS OF ASTM C-953. CONNECTOR SHALL BE FURNISHED BY CONTRACTOR.

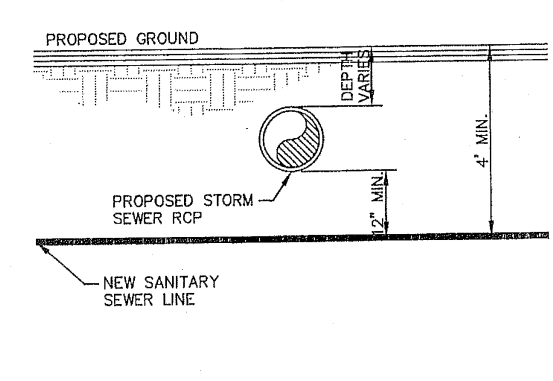
CONSTRUCTION KEY NOTES:
 A. PRECAST MANHOLE BARREL.
 B. FLEXIBLE CONNECTOR.
 C. PIPE CLAMP 3/4\"/>

STANDARD DETAIL	DATE: 11/1992 REV: 8/13/2009	PIPE CONNECTION TO MANHOLE	N.T.S.	DETAIL No. 376
-----------------	---------------------------------	----------------------------	--------	----------------

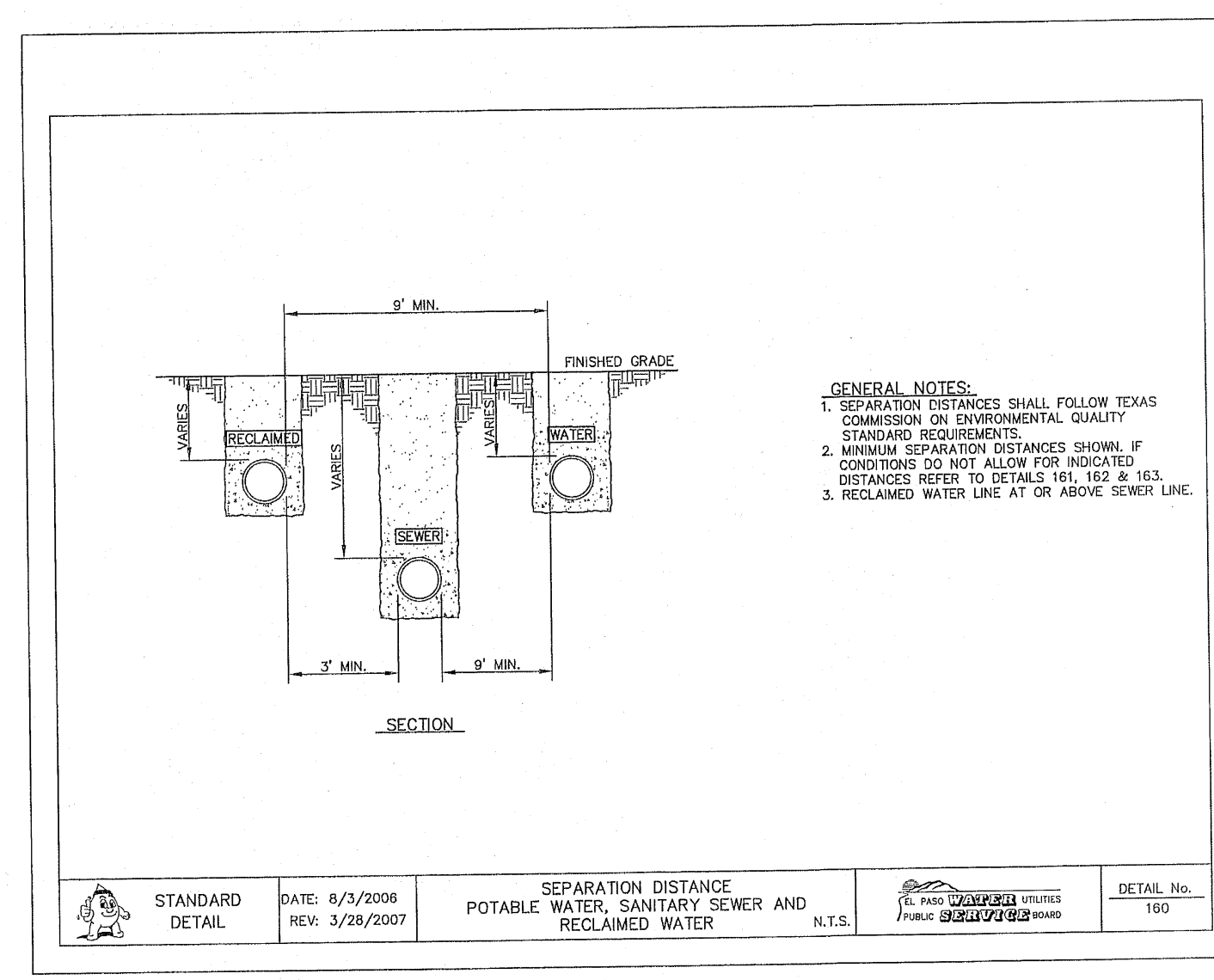
1 PIPE CONNECTION TO MANHOLE
 SCALE: N.T.S.



2 SANITARY SEWER OVER STORM SEWER CROSSING DETAIL
 SCALE: N.T.S.



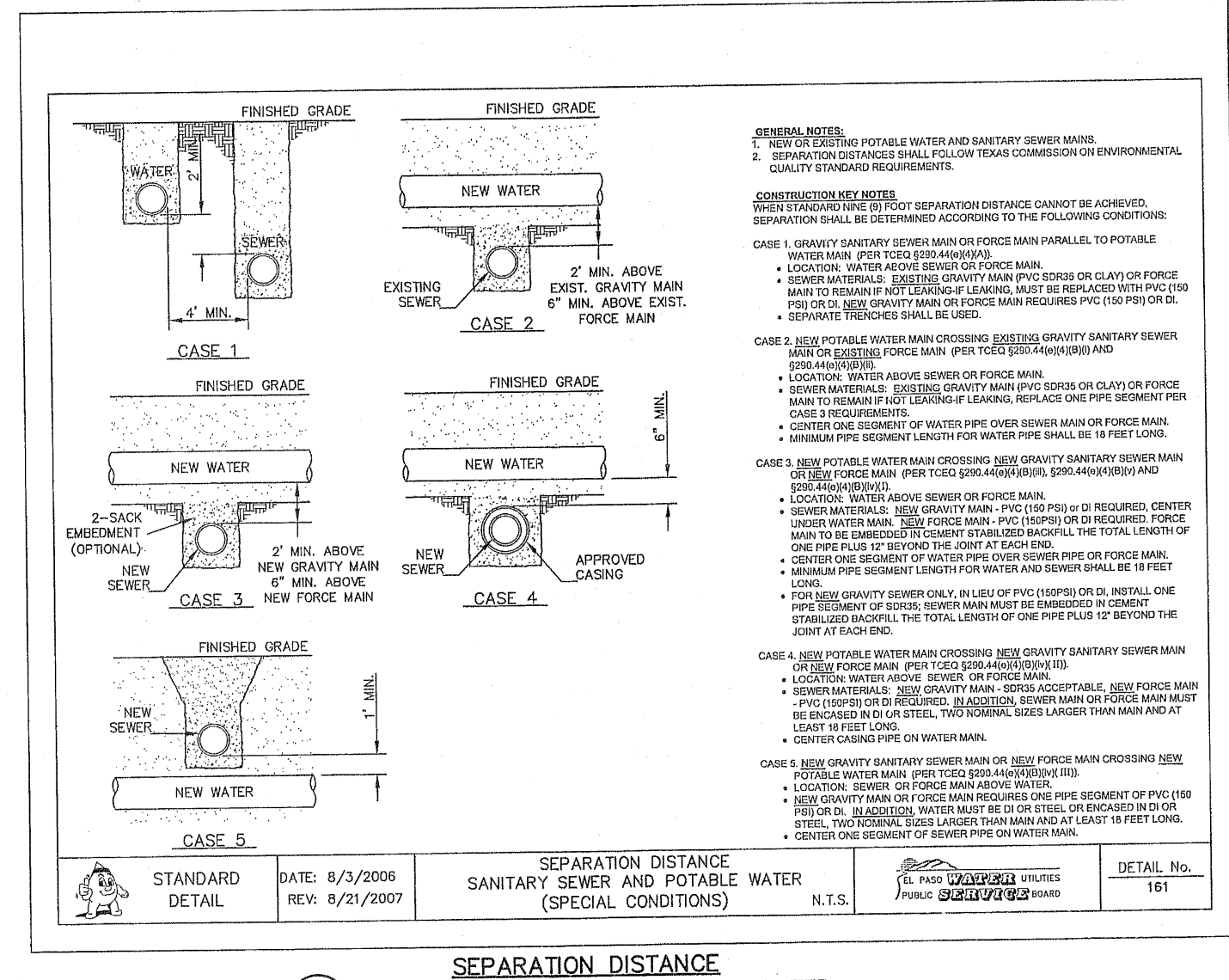
3 SANITARY SEWER UNDER STORM SEWER CROSSING DETAIL
 SCALE: N.T.S.



GENERAL NOTES:
 1. SEPARATION DISTANCES SHALL FOLLOW TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARD REQUIREMENTS.
 2. MINIMUM SEPARATION DISTANCES SHOWN IF CONDITIONS DO NOT ALLOW FOR INDICATED DISTANCES REFER TO DETAILS 161, 162 & 163.
 3. RECLAIMED WATER LINE AT OR ABOVE SEWER LINE.

STANDARD DETAIL	DATE: 8/3/2006 REV: 3/28/2007	SEPARATION DISTANCE POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER	N.T.S.	DETAIL No. 160
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4 SEPARATION DISTANCE POTABLE WATER, SANITARY AND RECLAIMED WATER
 SCALE: N.T.S.



GENERAL NOTES:
 1. NEW OR EXISTING POTABLE WATER AND SANITARY SEWER MAINS.
 2. SEPARATION DISTANCES SHALL FOLLOW TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARD REQUIREMENTS.

SEPARATION KEY NOTES:
 1. SEPARATION DISTANCES SHALL BE DETERMINED ACCORDING TO THE FOLLOWING CONDITIONS:
 CASE 1: EXISTING SANITARY SEWER MANHOLE OVER EXISTING POTABLE WATER MANHOLE.
 • LOCATION: WATER ABOVE SEWER.
 • SEWER MATERIAL: 8\"/>

STANDARD DETAIL	DATE: 8/1/2006 REV: 8/21/2007	SEPARATION DISTANCE SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)	N.T.S.	DETAIL No. 161
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5 SEPARATION DISTANCE SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)
 SCALE: N.T.S.

REFERENCES - BENCHMARKS
 FOUND N.E.S. SEWER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. SANITARY MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. POTABLE WATER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. RECLAIMED WATER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. STORM SEWER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. SANITARY SEWER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. POTABLE WATER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. RECLAIMED WATER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)
 FOUND N.E.S. STORM SEWER MANHOLE STAMPED "CORING UNIT" ELEVATION: 2446.78 (WORLD 20 DATUM)

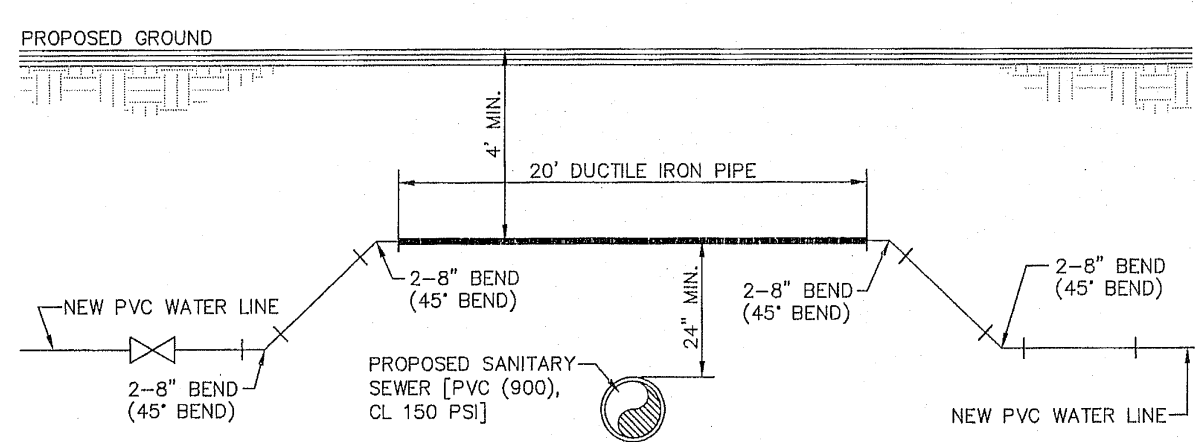
DESIGNER: J.A.H.
 CHECKER: J.A.H.
 DATE: 8/21/2007

PROJECT TITLE: DESERT SPRINGS UNIT TWO SUBDIVISION IMPROVEMENTS

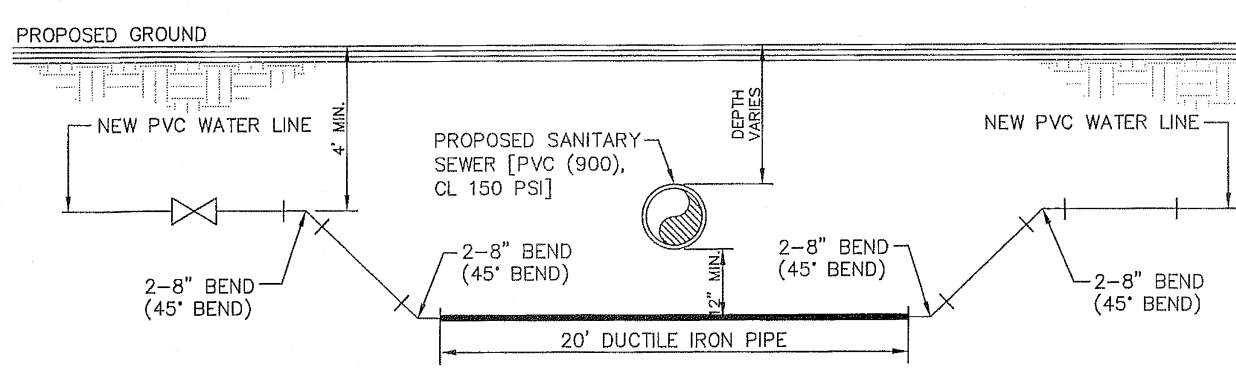
SHEET TITLE: SANITARY SEWER DETAILS (SHEET 2 OF 3)

SHEET NO.: C18.2

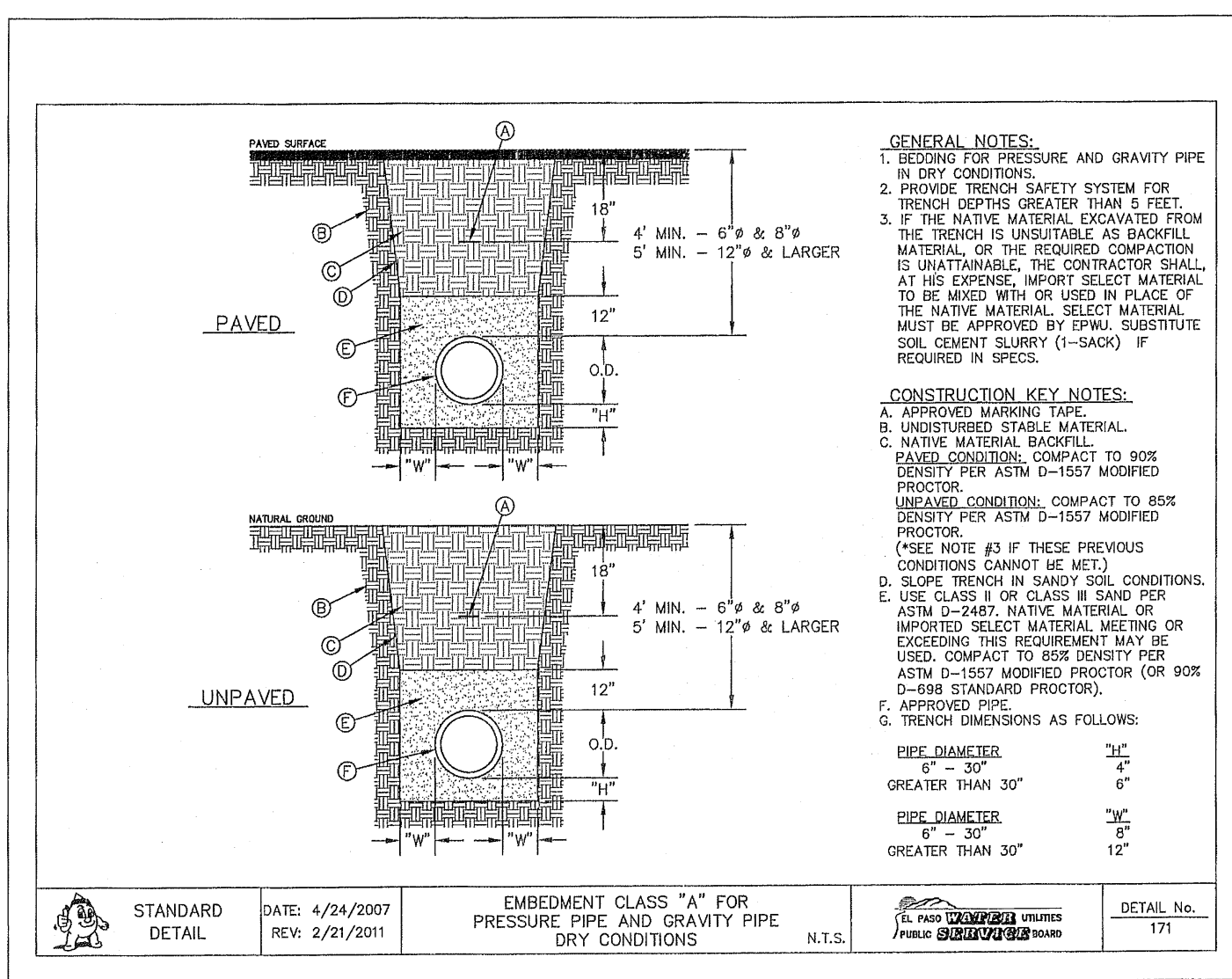
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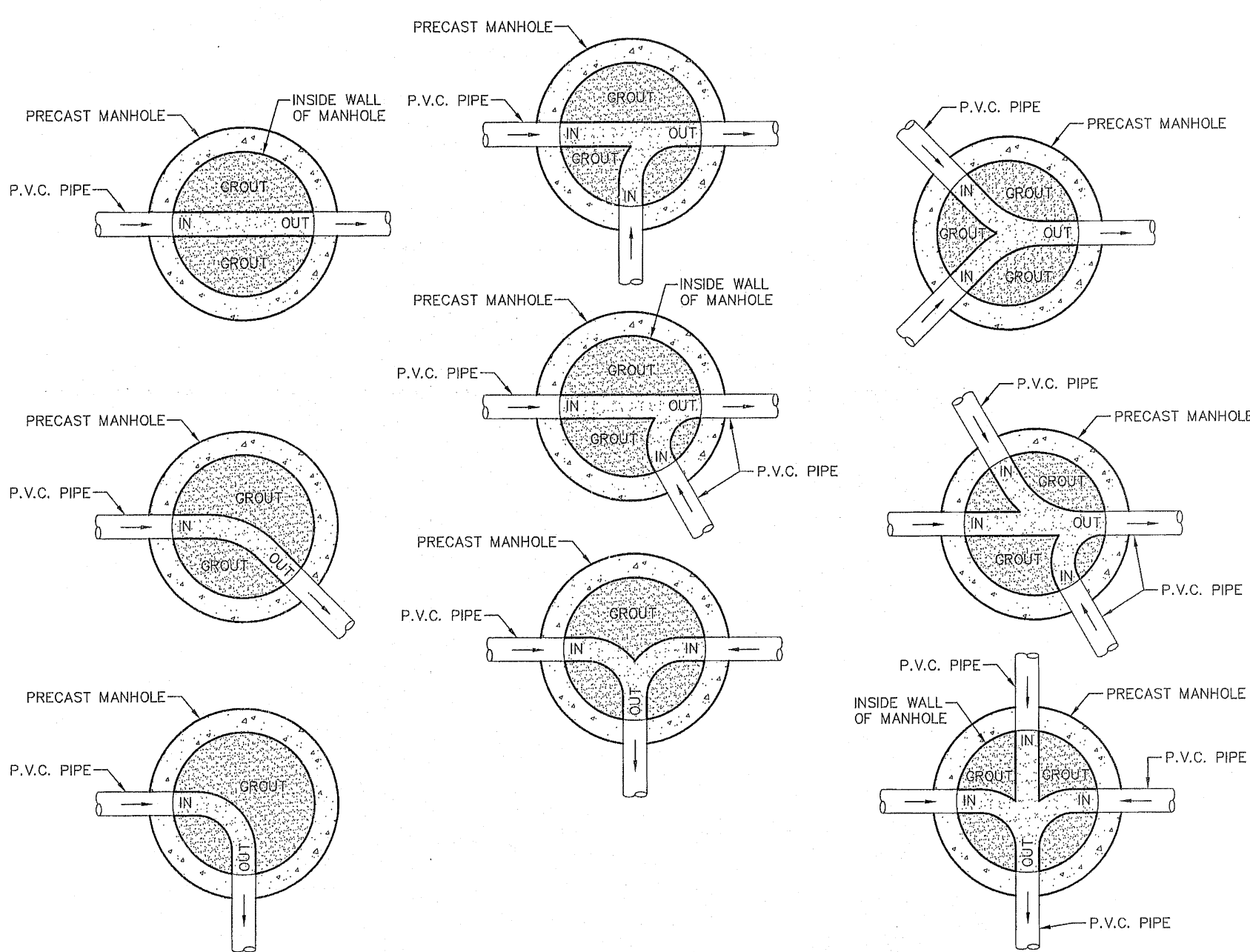
1 SANITARY SEWER UNDER WATER LINE CROSSING DETAIL SCALE: N.T.S.



2 SANITARY SEWER OVER WATER LINE CROSSING DETAIL SCALE: N.T.S.

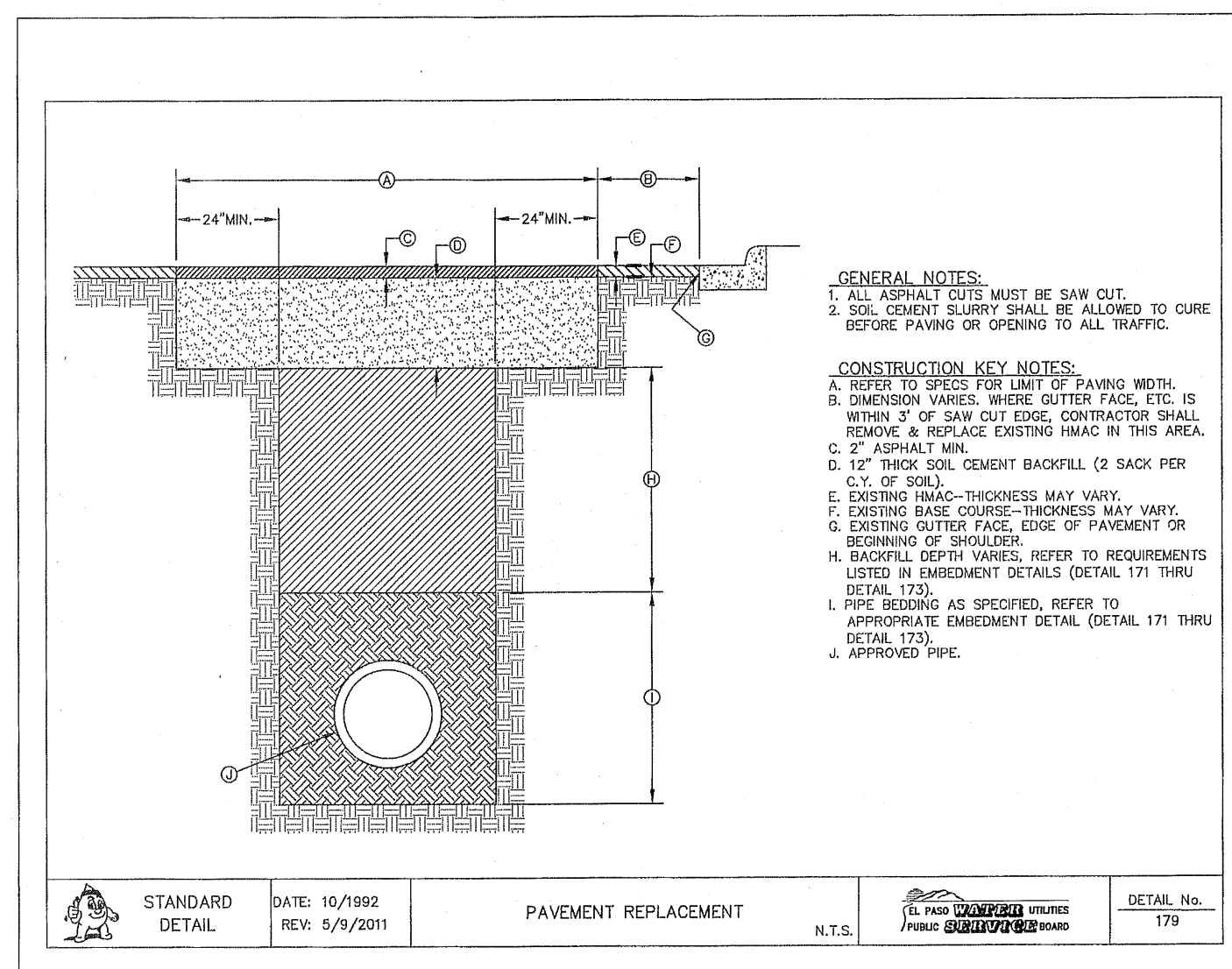


3 EMBEDMENT CLASS "A" FOR PRESSURE PIPE AND GRAVITY PIPE DRY CONDITIONS SCALE: N.T.S.



- NOTES.**
- CONTRACTOR TO FORM SMOOTH CHANNEL WITH GROUT TO CONTINUE PIPE SLOPE IN THE DIRECTION OF FLOW.
 - WIDTH OF CHANNEL TO MATCH INSIDE DIAMETER OF PIPE.
 - WHEN DIFFERENT SIZES OF PIPE ARE CONNECTING TO MANHOLE, TAPER WIDTH OF CHANNEL TO TOTAL LENGTH OF INSIDE DIAMETER OF MANHOLE.
 - GROUT TO BE USED FOR BOTH MANHOLES AND DROP MANHOLES. NO P.V.C. PIPE SHALL BE INSTALLED IN MANHOLE. REFER TO DETAILS 1 & 2 SHEET C6.2 AND DETAIL 3 THIS SHEET.
 - REFER TO PLAN & PROFILE SHEETS FOR SIZE OF PIPES AND MANHOLES.

4 TYPICAL MANHOLE INVERT PLANS SCALE: N.T.S.



5 PAVEMENT REPLACEMENT SCALE: N.T.S.

REFERENCES - REVISIONS

DESIGN: J.A.H. DATE: FEBRUARY 2012

CHECK: J.A.H. DATE: JUNE 2012

APP'D: J.A.H. DATE: JUNE 2012

JOB No. 2800-07010

PROJECT TITLE: DESERT SPRINGS UNIT TWO SUBDIVISION IMPROVEMENTS

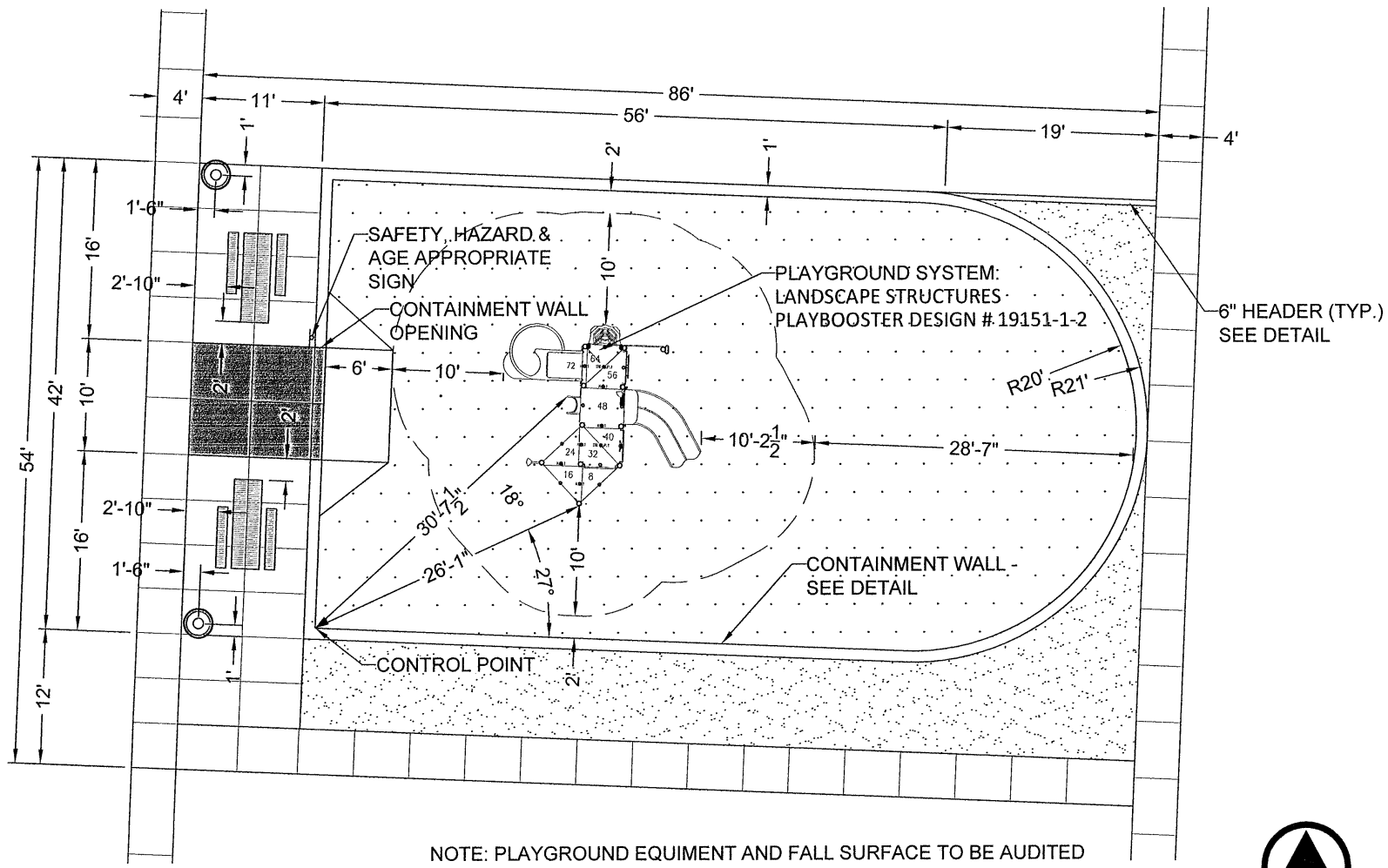
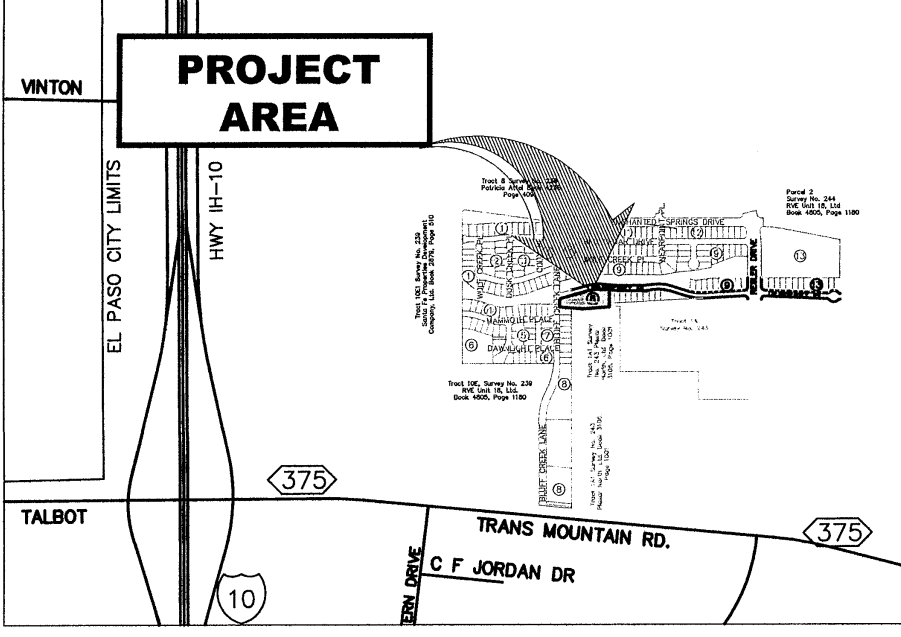
SHEET TITLE: SANITARY SEWER DETAILS

(SHEET 3 OF 3)

SHEET NO. C18.3

10820

LOCATION MAP SCALE: 1" = 1000'



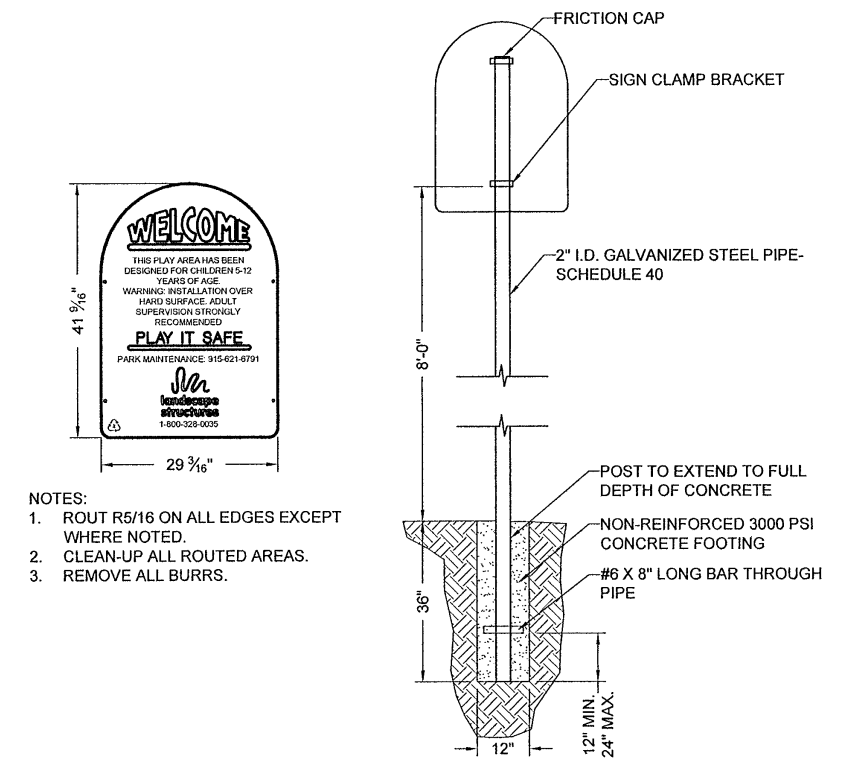
PLAY AREA

NORTH
SCALE: 1" = 10'

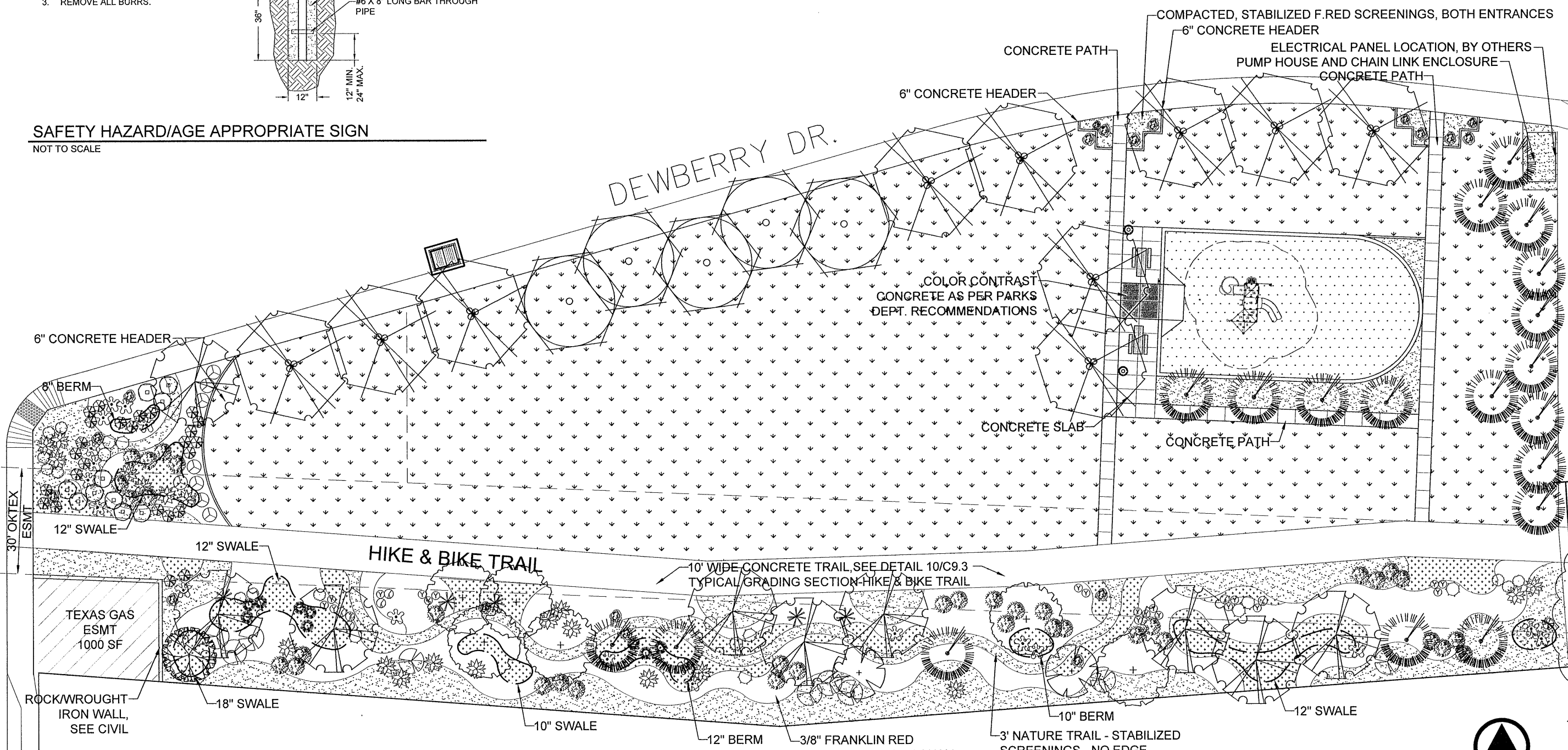
UTILITY LOCATOR SERVICES		WARNING I BEFORE YOU DIG	
EL PASO ELECTRIC COMPANY	(915) 543-9720	CALL	1-800-DIG-TESS
EL PASO ENERGY CORPORATION	(915) 496-2444	CALL	1-800-344-8377
EL PASO WATER UTILITIES	(915) 594-5050	FOR FIELD LOCATING EXISTING UTILITIES	
MC SURVEILLANCE	(800) MC-WORK		
TIME WARNER COMMUNICATIONS	(915) 772-1123		
TEXAS GAS SERVICE	(915) 890-7000		
SRC	(800) 545-6005		
AT&T	(800) 852-3786		
U.S. SPRINT TELECOM	(800) 521-0579		
STREET DEPT. - SIGNAL & SIG	(915) 521-0750		
	(AFTER HOURS) (915) 249-3250		

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
1" CALIPER TREE			
	HONEY MESQUITE	PROSOPIS GLANDULOSA	9
	TEXAS RED OAK	QUERCUS TEXANA	10
	DESERT MUSEUM PALO VERDE	CERCIDIUM X PARKINSONIA	6
	BUR OAK	QUERCUS MACROCARPA	5
	MONDEL PINE	PINUS ELDARICA	19
	TEXAS REDBUD	CERCIS TEXANA	1
	SILVER PESO MOUNTAIN LAUREL	QUERCUS VIRGINIANA	2
5 GALLON SHRUB - 18" HEIGHT MINIMUM UNLESS OTHERWISE INDICATED			
	GREEN CASSIA	CASSIA NEMOPHILA	9
	DEER GRASS	MUHLENBERGIA RIGENS	9
	TRAILING ROSEMARY	ROSMARINUS OFF. 'PROSTRATA'	8
	YELLOW YUCCA	HESPERALOE PARVIFLORA - YELLOW VAR.	0
	SPINELESS PRICKLY PEAR	OPUNTIA FICUS-INDICA	19
	GREEN CLOUD SAGE	LEUCOPHYLLUM FRUT. 'GREEN CLOUD'	36
	SOTOL	DASYLIRON SPP.	20
	CHAMISA	CHRYSOTHAMNUS NAUSEOSUS	10
1 GALLON SHRUB - GROUND COVER			
	POWIS CASTLE	ARTEMISIA 'POWIS CASTLE'	26
	DAMIANITA	CHRYSACTINIA MEXICANA	20
	HAVARD'S AGAVE	AGAVE HAVARDIANA	11
	CHOCOLATE FLOWER	BERLANDIERA LYRATA	0
	CHERRY SAGE	SALVIA GREGGII	7
	TRAILING INDIGO BUSH	DALEA GREGGII	11
	BEAR GRASS	NOLINA MICROCARPA	5
DECORATIVE STONES & BOULDERS			
	BOULDER - FRANKLIN RED		19
SITE AMENITY			
	PICNIC TABLE - MODEL 63-165-68-1/5-1 BY DUMOR OR EQUIVALENT, COLOR BLUE		2
	TRASH RECEPTACLE - MODEL 84-32-F70 BY DUMOR OR EQUIVALENT, COLOR BLUE		2
TURF, GRAVELS & MULCHES			
	SANTA ANA BERMUDA HYBRID - SEE SPECIFICATIONS FOR INSTALLATION		31,684 SQ. FT.
	FRANKLIN GRAY SCREENINGS (OR EQUIVALENT), 3" DEPTH W/ DEWITT PRO-S WEED BARRIER		6,976 SQ. FT.
	3" - 6" FRANKLIN RED ROCK (OR EQUIVALENT), WILDFLOWER SEED MIX IN LIEU OF WEED BARRIER FOR THESE AREAS		2,929 SQ. FT.
	3/8" FRANKLIN RED ROCK (OR EQUIVALENT), 3" DEPTH W/ DEWITT PRO-S WEED BARRIER		9,076 SQ. FT.
	COMPACTED ENGINEERED WOOD CHIPS, 12" DEPTH		2,748 SQ. FT.
WILDFLOWER SEED MIX			
	SEED PLS/1,000 SF		140 SQ. FT.



SAFETY HAZARD/AGE APPROPRIATE SIGN NOT TO SCALE



LANDSCAPE PLAN

NORTH
SCALE: 1" = 20'

PARKS DEPARTMENT



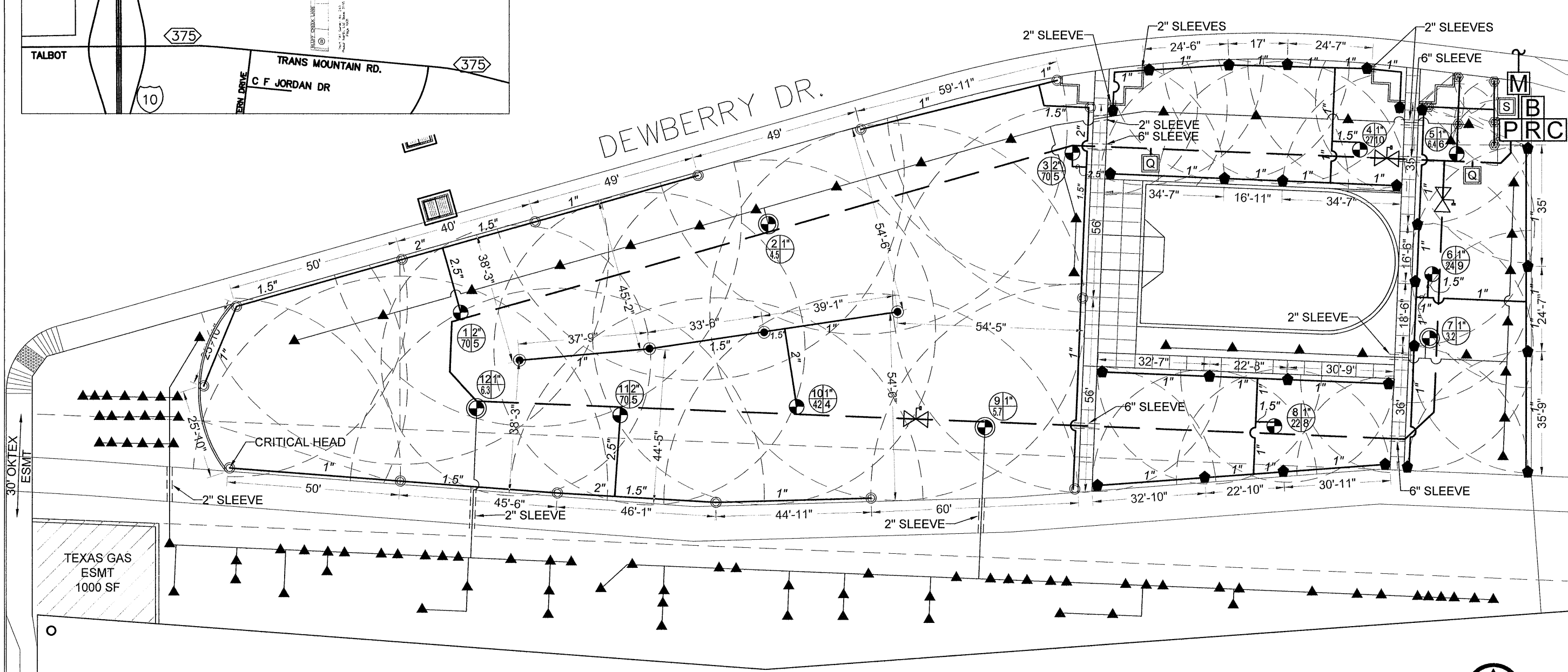
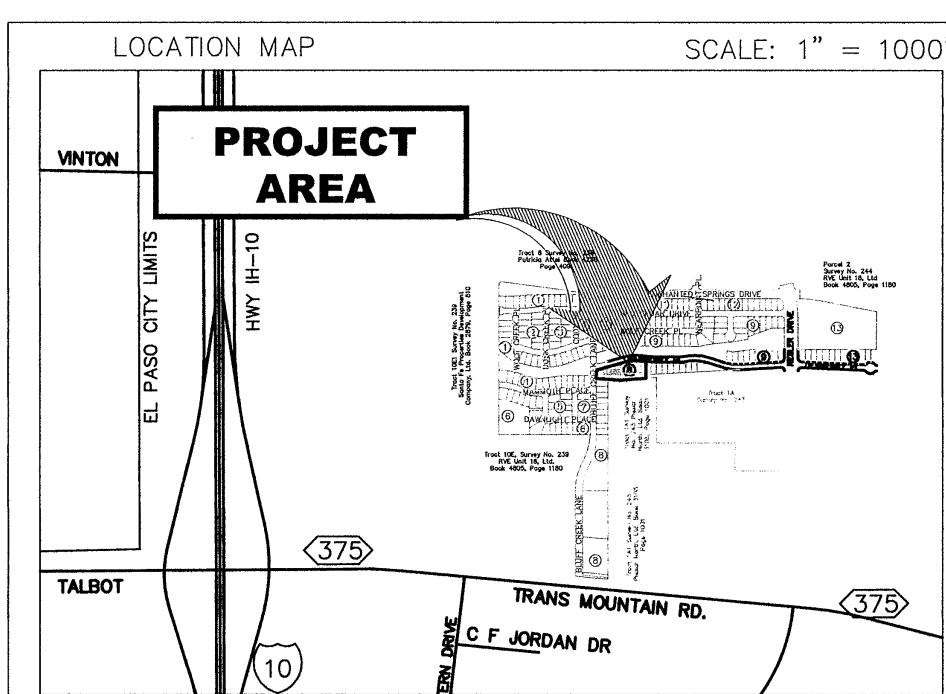
REFERENCES - BENCHMARKS

DATE: AUGUST 2012
DRAWN BY: JEB/CH
CHKD. BY: JEB
JOB NO. 201205-013-LD

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION PARK & TRAIL

SHEET NO.
L1.00

108213



UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-3720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5500
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7250
 SBC (800) 545-6005
 AT&T (800) 822-3786
 U.S. SPRINT TELECOMM (800) 521-6979
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750
 (AFTER HOURS) (915) 245-3220

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

IRRIGATION LEGEND

- | SYMBOL | ITEM |
|----------|---|
| M | 3" WATER METER (BY OWNER) |
| B | 3" FEBCO 825YD BACKFLOW PREVENTER, MASTER VALVE, AND PUMP ASSEMBLY - SEE DETAILS |
| P | SAT-RITE PUMP MODEL J8MMG, 2.5 HP, 1 PHASE, 115/230V, 7" DIA. IMPELLER, 47 PSI MAX. BOOST, 140 GPM MAX. FLOW. PROVIDE POWER VIA PUMP RELAY - SEE DETAIL |
| R | PUMP RELAY - SEE DETAILS - INSTALL MIN. 8' FROM CONTROLLER |
| C | RAINBIRD ESP-LXM, 12 STATION CONTROLLER |
| S | RAINBIRD RAIN SENSOR MOUNTED 10" HIGH ON 2.5" GALVANIZED SCH. 40 STEEL PIPE. LOCATE 7 FT. TO 10 FT. AWAY FROM ANY OTHER EQUIPMENT OR WALLS |
| (Symbol) | 1" WEATHERMATIC BRASS REMOTE CONTROL VALVE, 8200CR-10 INSTALL AMIAD Y FILTER, PRESSURE REDUCER (30 PSI) & PRESSUREGAGE AFTER THE VALVE ON ALL DRIP ZONES |
| (Symbol) | 1" & 2" WEATHERMATIC BRASS REMOTE CONTROL VALVE - 1" 8200CR-10 & 2" 8200CR-20, SIZE ACCORDING TO VALVE TABLE |
| (Symbol) | 4" MAINLINE - PVC SCH. 40, MANUAL DRAIN AT LOW POINT |
| (Symbol) | LATERAL LINE - CLASS 200 PVC - 1" UNLESS OTHERWISE INDICATED |
| (Symbol) | PVC SLEEVE - 2 TIMES LARGER THAN LATERAL OR MAIN |
| (Symbol) | HUNTER I-60-36S-13 LT. BLUE NOZZLE, 10.5 GPM @ 40 PSI, R56' |
| (Symbol) | HUNTER I-60-ADS-15 GRAY NOZZLE, 13.9 GPM @ 50 PSI, R60' |
| (Symbol) | HUNTER PROS-06-12A, 35 PSI, R13' |
| (Symbol) | 1" BUCKNER, DOUBLE LUG QUICK COUPLER VALVE W/ LASCO PRE ASSEMBLED SWING JOINT AND BRASS STABILIZER SNAP-LOK FITTING IN CARSON 1415 VALVE BOX W/ FLAT LID AND BOLT. QUICK COUPLER CAP & VALVE BOX LID TO BE PURPLE COLOR |
| (Symbol) | ISOLATION BRASS BALL VALVE SET IN SEPARATE VALVE BOX. PROVIDE PURPLE LID WEATHER PROOF TAG THAT READS "NON-POTABLE WATER, NOT SAFE FOR DRINKING" |
| (Symbol) | ISOLATION GATE VALVE |
| (Symbol) | PEPCO OCTA-BUBBLER, BLUE 2GPH |
| (Symbol) | A) STATION NUMBER B) SIZE OF VALVE IN INCHES |
| (Symbol) | C) TOTAL GPM D) NUMBER OF HEADS |

IRRIGATION PLAN

WATER SCHEDULE

STATION #	TOTAL GPMS	RUN TIMES
1	69.5 GPMS	41 MINS.
2, 7, 9, 12	19.7 GPMS	60 MINS.
3	69.5 GPMS	41 MINS.
4	27 GPMS	40 MINS.
5	5.3 GPMS	37 MINS.
6	24.3 GPMS	53 MINS.
8	21.6 GPMS	47 MINS.
10	42 GPMS	80 MINS.
11	69.5 GPMS	41 MINS.
OVERALL TOTAL	348.4 GPM	7.33 HRS

PRECIPITATION RATE FORMULAS

Valves	Total Area & Flow Method	360' Rate	180' Rate
1, 3, 10, 11	Total GPM of Zone x 96.25 22419 = 22419	0.90 in./hr.	1.79 in./hr.
4	Total GPM of Zone x 96.25 27 x 96.25 = 2598.75 Total Sq.Ft. of Zone 2894 = 2894	0.90 in./hr.	1.80 in./hr.
5	Total GPM of Zone x 96.25 5.3 x 96.25 = 510.125 Total Sq.Ft. of Zone 259 = 259	1.97 in./hr.	
6	Total GPM of Zone x 96.25 24.3 x 96.25 = 2338.88 Total Sq.Ft. of Zone 3450 = 3450	0.68 in./hr.	1.36 in./hr.
8	Total GPM of Zone x 96.25 21.6 x 96.25 = 2079 = 2079 Total Sq.Ft. of Zone 2663 = 2663	0.78 in./hr.	1.56 in./hr.

(Valve w/ matched precip. rate rotors)

VALVE TABLE

VALVE #	SIZE	TYPE	GPM	# OF SPRINK.	PRECIP. RATES	TIME FOR 1.2" OF WATER IN MINUTES
1	2"	I-60-ADS-15	69.5	5	1.79 IN./HR.	41
2	1"	EMITTER	4.5			60
3	2"	I-60-ADS-15	69.5	5	1.79 IN./HR.	41
4	1"	I-20-06-3.0	27	10	1.80 IN./HR.	40
5	1"	PROS-06-12A	5.3	6	1.97 IN./HR.	37
6	1"	I-20-06-3.0	24.3	9	1.36 IN./HR.	53
7	1"	EMITTER	3.2			60
8	1"	I-20-06-3.0	21.6	8	1.56 IN./HR.	47
9	1"	EMITTER	5.7			60
10	1"	I-60-36S-13	42	3	0.90 IN./HR.	80
11	2"	I-60-ADS-15	69.5	5	1.79 IN./HR.	41
12	1"	EMITTER	6.3			60

620 MIN OR 10.33 HRS

DESERT SPRINGS II - PARK

SECTION # 11 Section GPM 69.5

STATIC PRESSURE 60 PSI 07/23/12

Pipe Losses

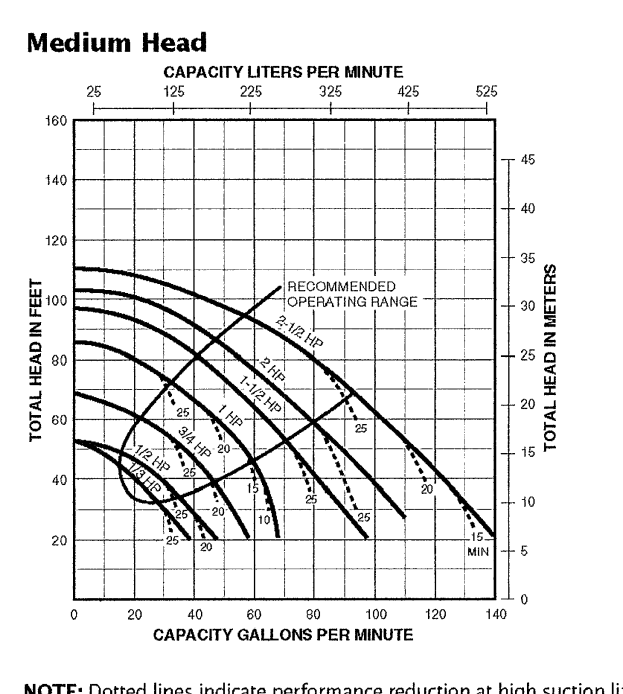
Length of pipe	flow GPM	Size in	Pipe Material	Pressure loss 100 ft	Pressure Loss this Item	Pressure Loss accumulated
18	139	3	Type K-copper	2.54	0.45	0.45
70	139	3	sch. 40	0.47	0.33	0.79
323	139	3	sch. 40	0.47	1.52	2.30
25.6	169.5	2.5	Class 200 pvc	1.1	0.28	2.58
17	41.7	2	Class 200 pvc	1.09	0.19	2.77
45.5	27.8	1.5	Class 200 pvc	1.54	0.70	3.47
50	13.9	1	Class 200 pvc	2.64	1.32	4.79
0	0	0		0	0.00	4.79
0	0	0		0	0.00	4.79
0	0	0		0	0.00	4.79
0	0	0		0	0.00	4.79
0	0	0		0	0.00	4.79
Total Pipe Loss 4.79						

Equipment Losses

Item	Size	Pressure Loss this Item	Pressure Loss Accumulated
Valve	2	2.50	2.50
Backflow	3	12.00	14.60
Water Meter	3	2.90	17.50
Total Equipment Loss 17.50			

Pressure Loss Summary

Item	Pressure Loss
Total Pipe Loss	4.79
Total Equipment Loss	17.50
Total Pressure Loss	22.29
Minimum Head Pressure	50.00
Design Pressure	72.28



PARKS DEPARTMENT
 Approved
 9/4/12

desert elements
 LANDSCAPE DESIGN, LLC
 2222 W. UNIVERSITY BLVD. SUITE 1000 DENVER, CO 80202
 (303) 733-1111

PROJECT TITLE
DESERT SPRINGS UNIT TWO
 SUBDIVISION PARK & TRAIL

SHEET NO.
L2.00

108213

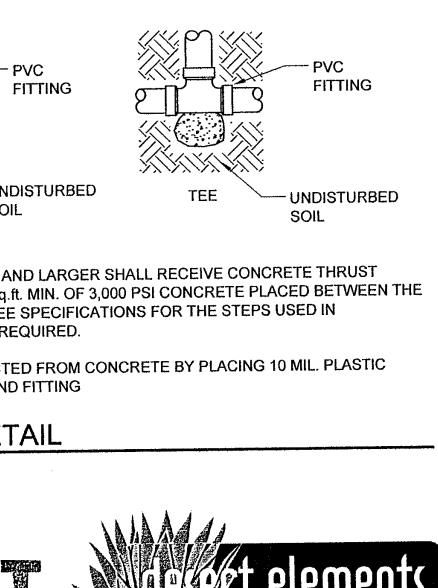
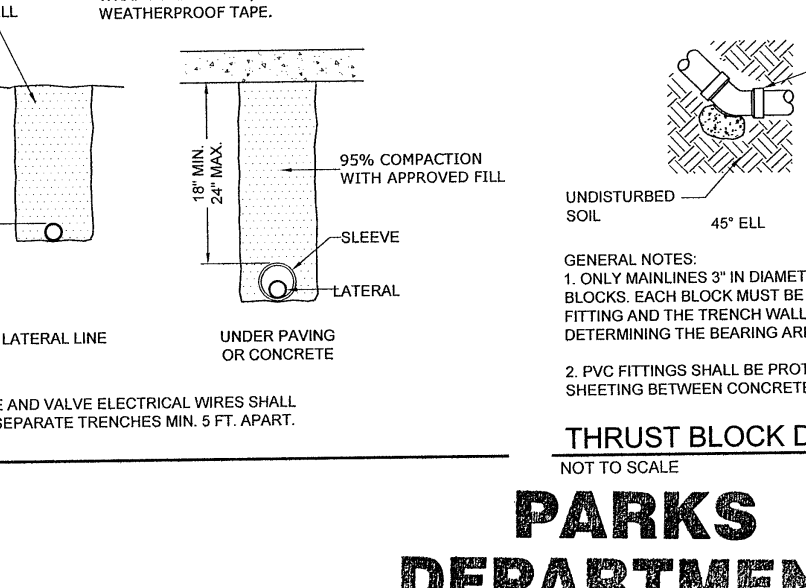
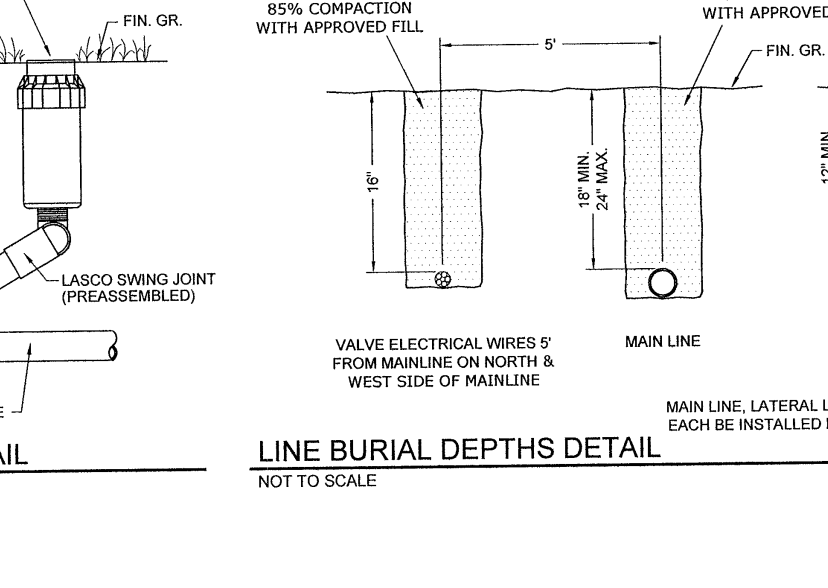
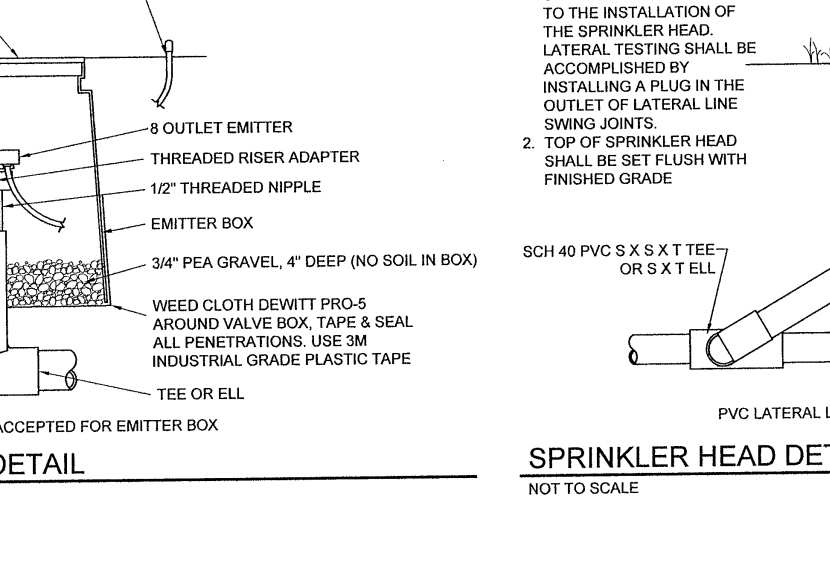
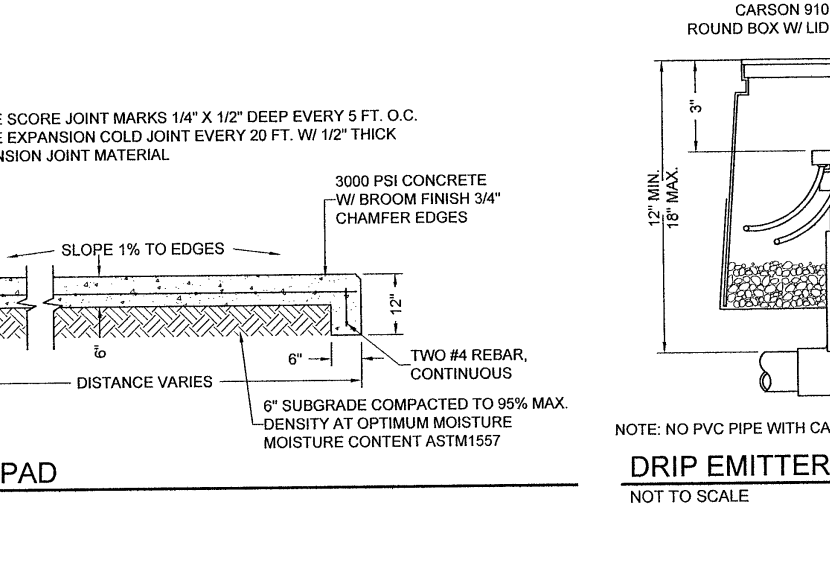
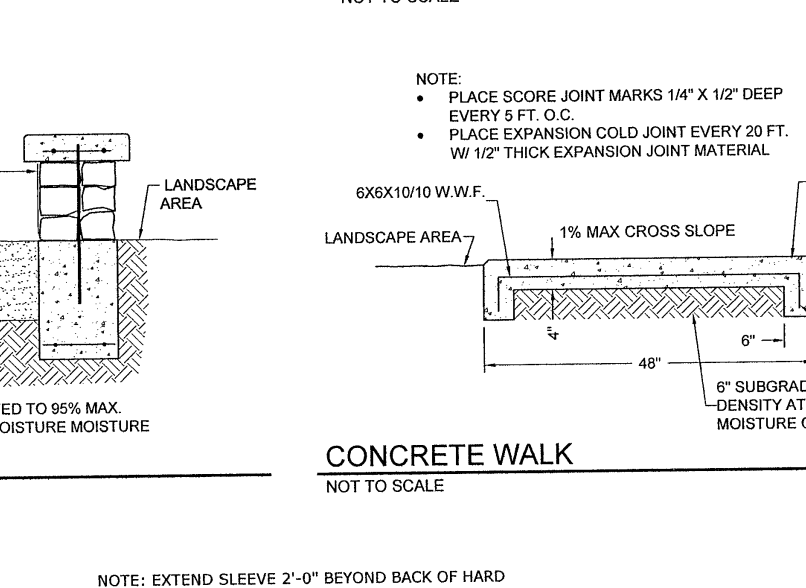
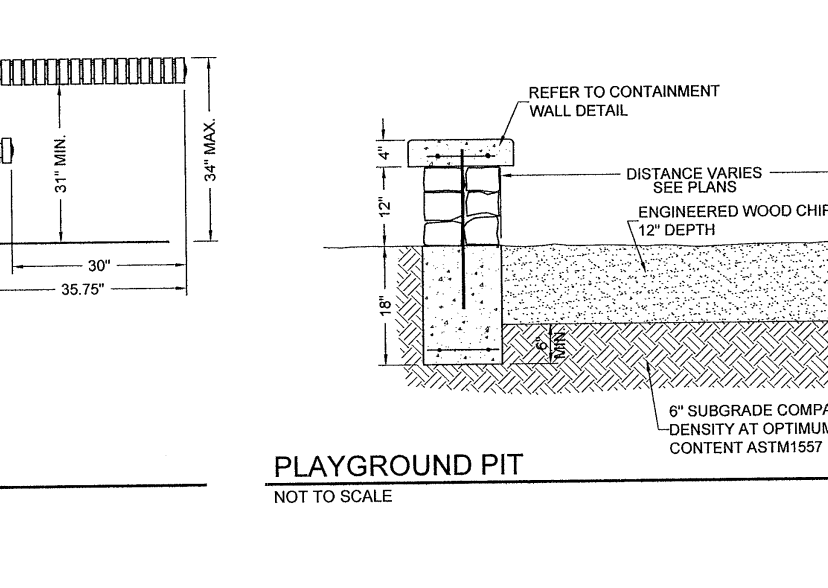
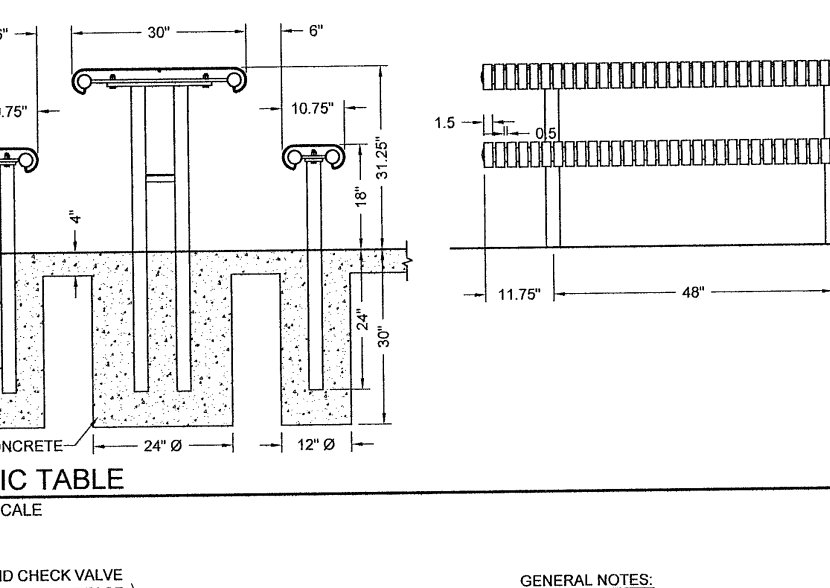
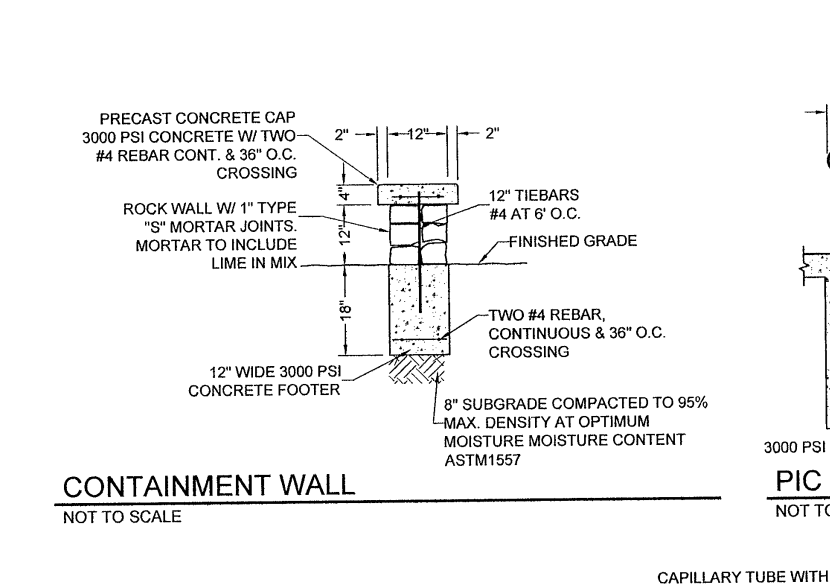
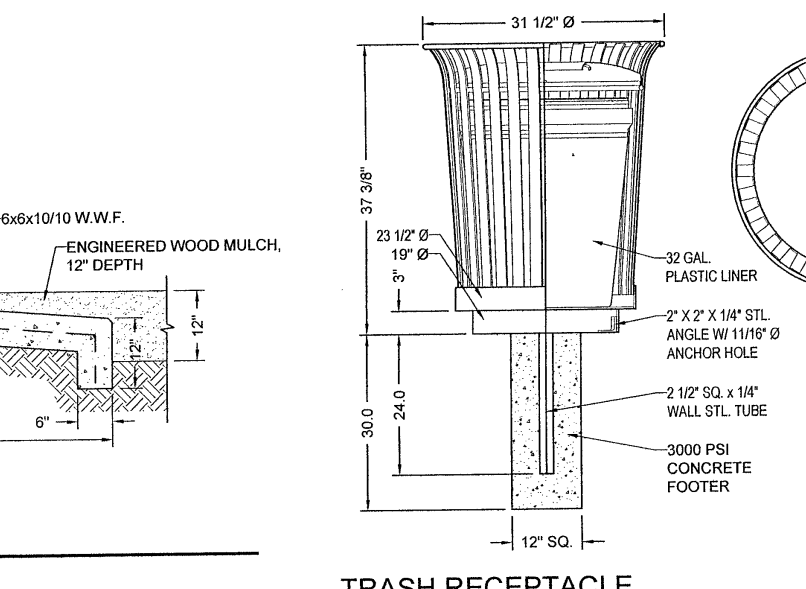
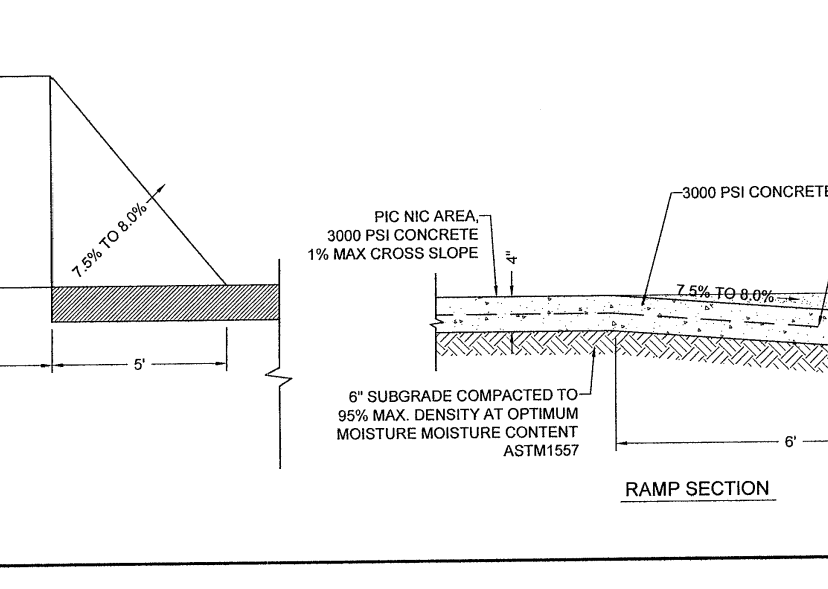
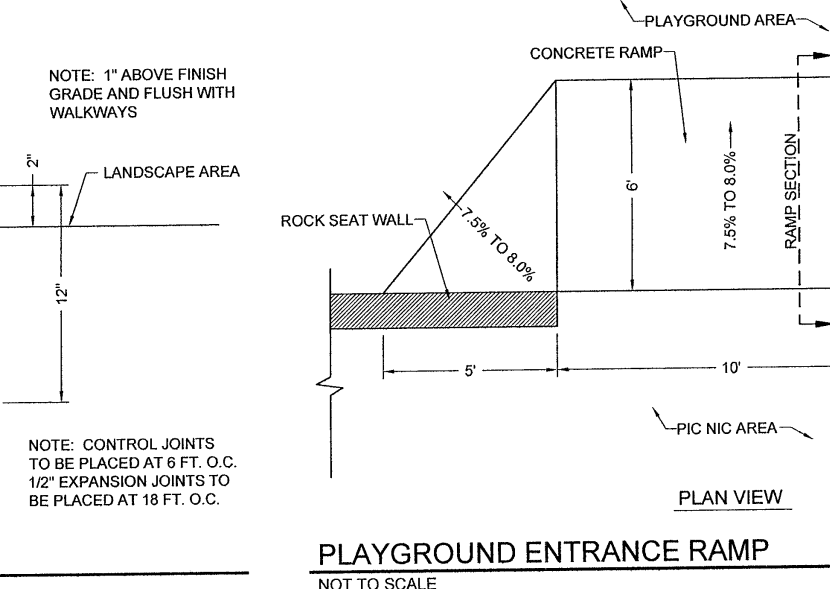
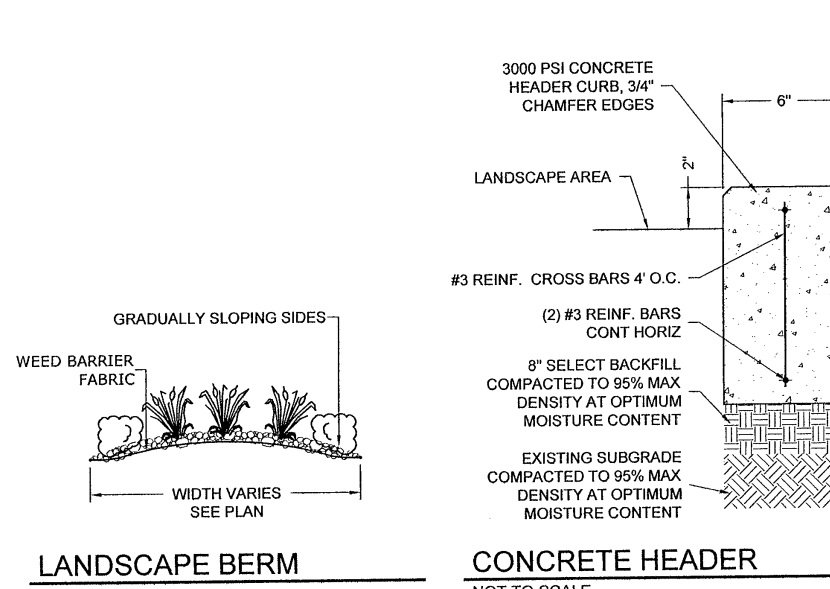
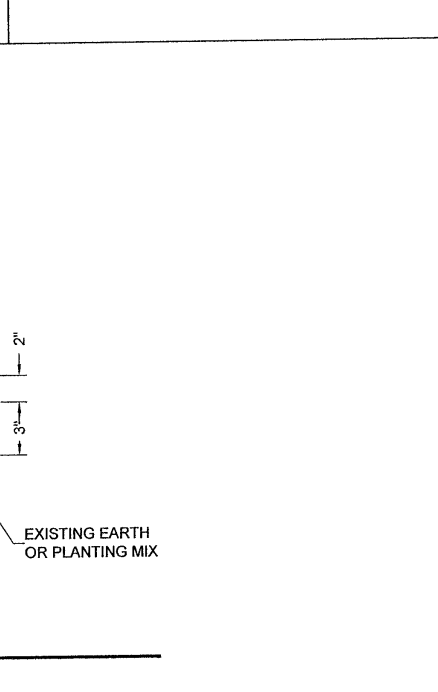
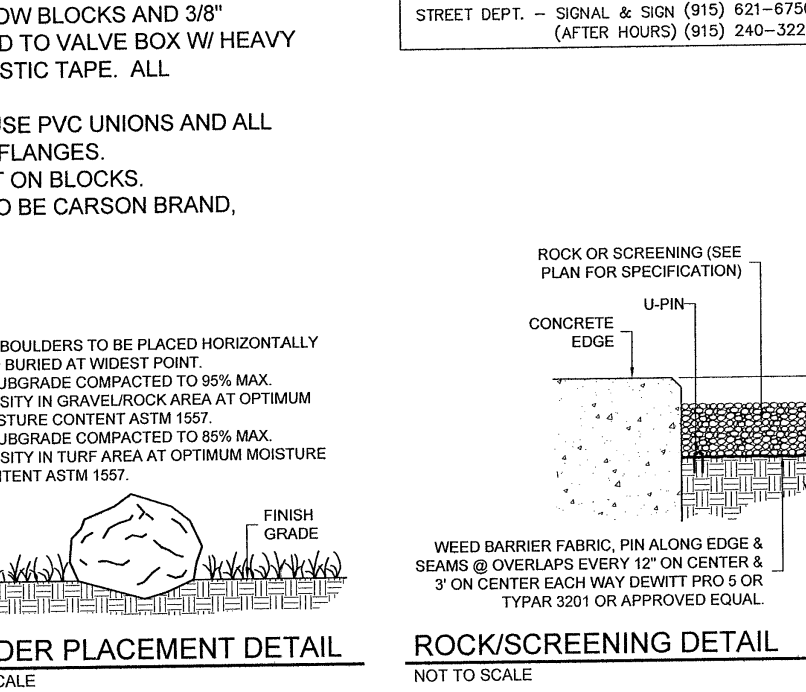
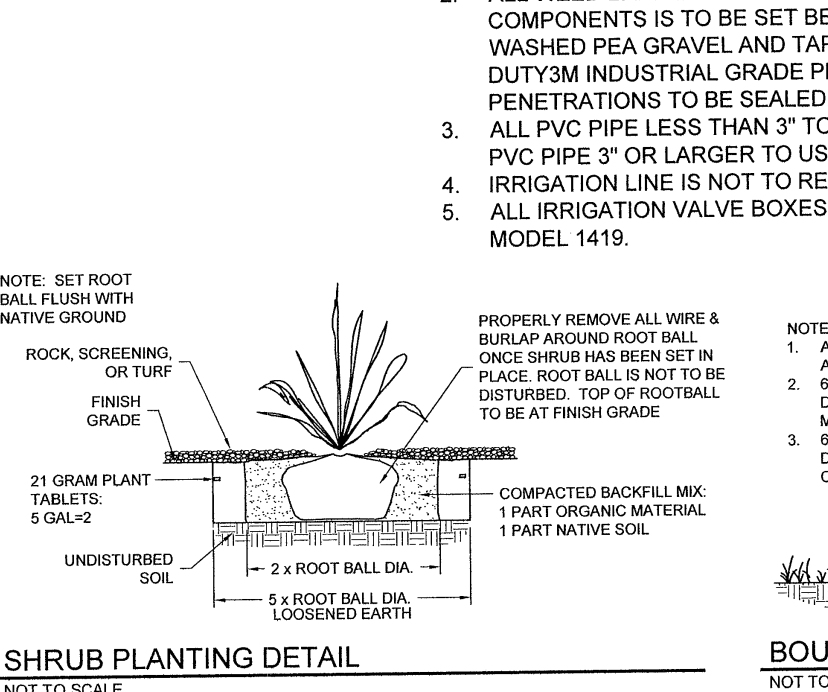
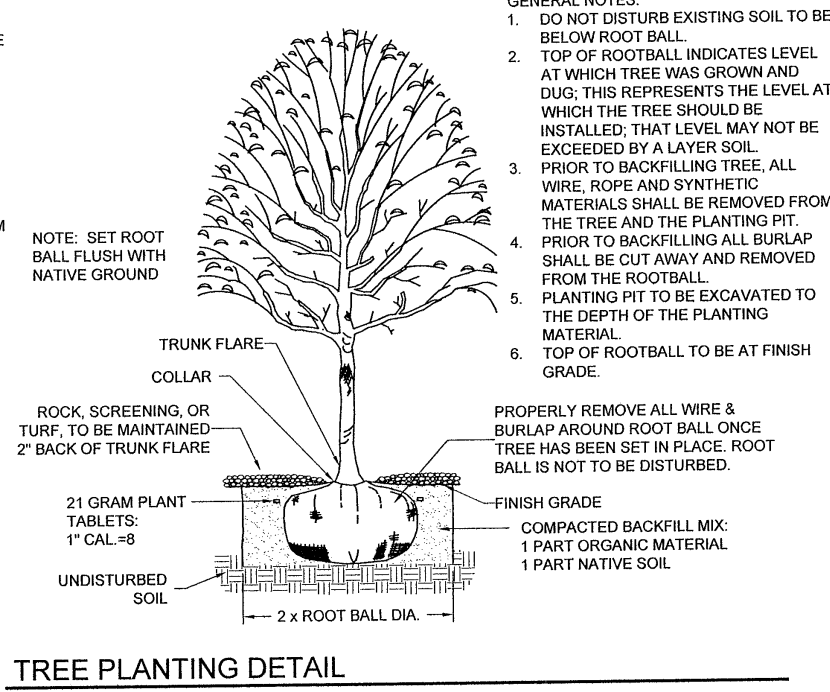
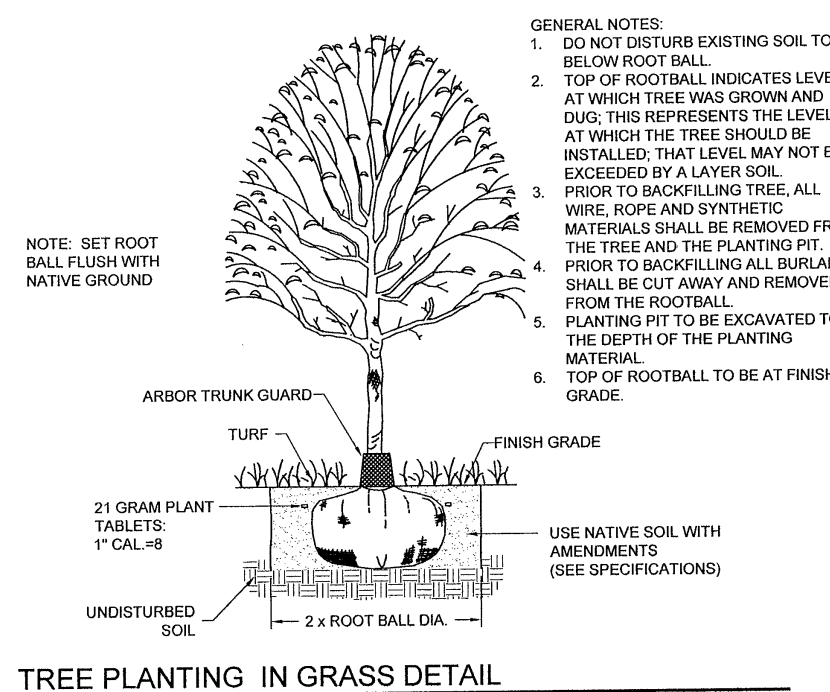
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 662-7200
SBC	(800) 345-6005
AT&T	(800) 852-3796
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN (AFTER HOURS)	(915) 240-3220

WARNING!
BEFORE YOU DIG

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

FOR FIELD LOCATING EXISTING UTILITIES

- GENERAL NOTE:**
1. ALL VALVE BOXES TO BE GREEN COLOR IN TURF AREA AND TAN COLOR IN GRAVEL AREA.
 2. ALL WEED BARRIER INSTALLED ON IRRIGATION RELATED COMPONENTS IS TO BE SET BELOW BLOCKS AND 3/8" WASHED PEA GRAVEL AND TAPED TO VALVE BOX W/ HEAVY DUTY INDUSTRIAL GRADE PLASTIC TAPE. ALL PENETRATIONS TO BE SEALED.
 3. ALL PVC PIPE LESS THAN 3" TO USE PVC UNIONS AND ALL PVC PIPE 3" OR LARGER TO USE FLANGES.
 4. IRRIGATION LINE IS NOT TO REST ON BLOCKS.
 5. ALL IRRIGATION VALVE BOXES TO BE CARSON BRAND, MODEL 1419.



REFERENCES - BENCHMARKS

DATE

REVISIONS

BY

DESIGN: AUGUST 2012

DATE: AUGUST 2012

DESIGN BY: JEA/OZ

DRAWN BY: JEA

APP'D BY: JEA

JOB No. 2552-103-113

DESERT SPRINGS UNIT TWO

SUBDIVISION PARK & TRAIL

SHEET TITLE

LANDSCAPE & IRRIGATION DETAILS

SHEET NO.

L3.00

PARKS DEPARTMENT

Approved

9/4/12

desert elements
LANDSCAPE DESIGN, LLC

12000 W. CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TEXAS 75244
TEL: 972.412.1234 FAX: 972.412.1235

103218

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5544
EL PASO WATER UTILITIES	(915) 594-5500
MG SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-4750
(AFTER HOURS)	(915) 240-3220

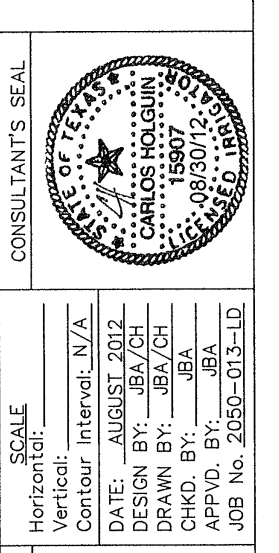
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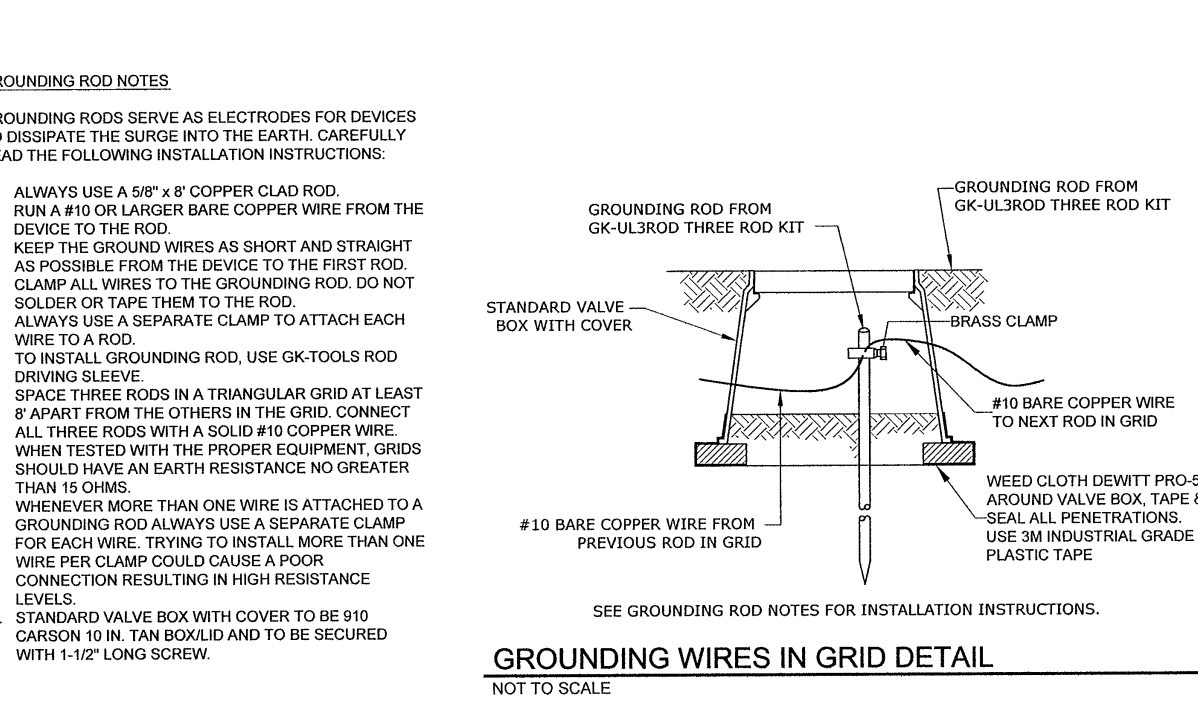
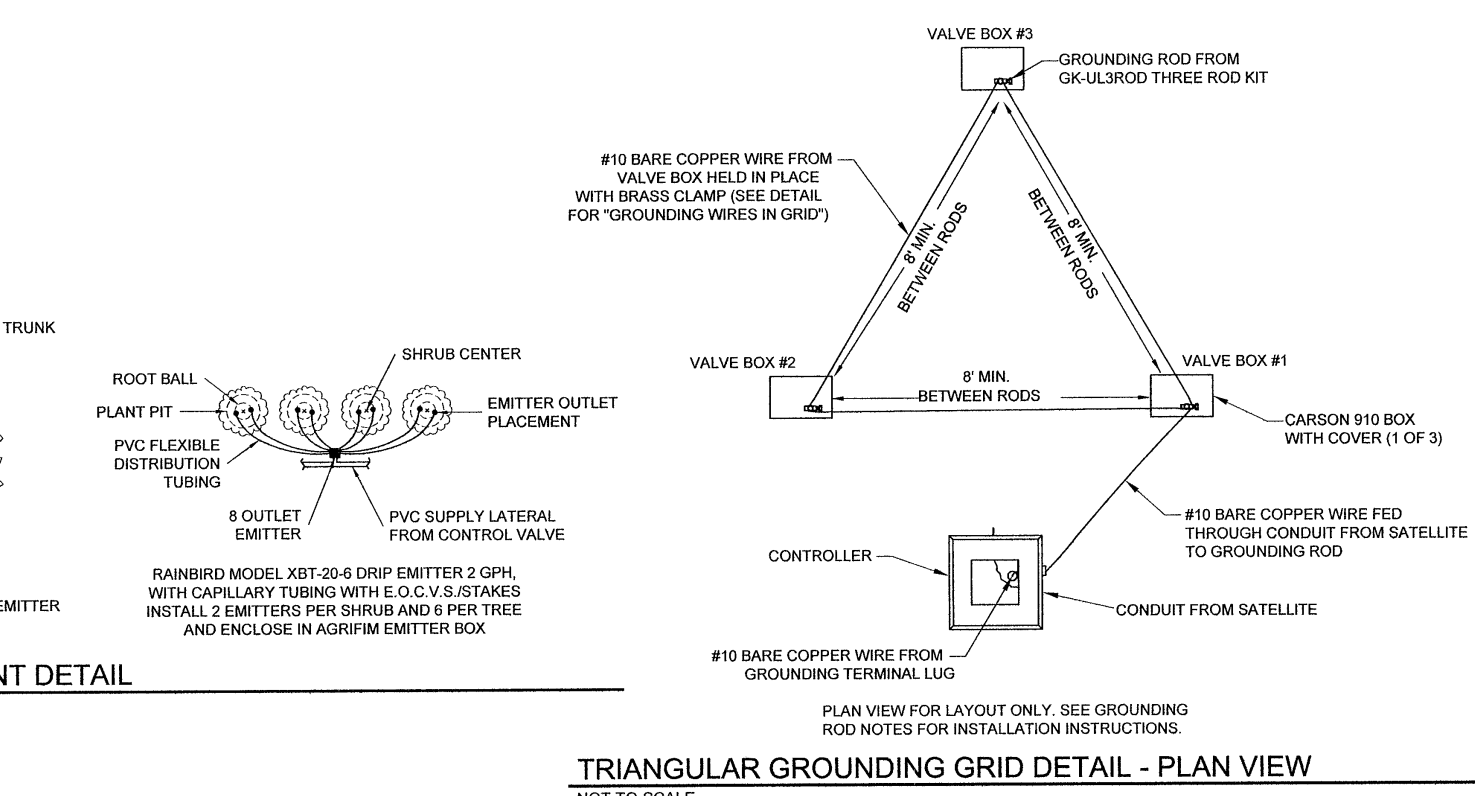
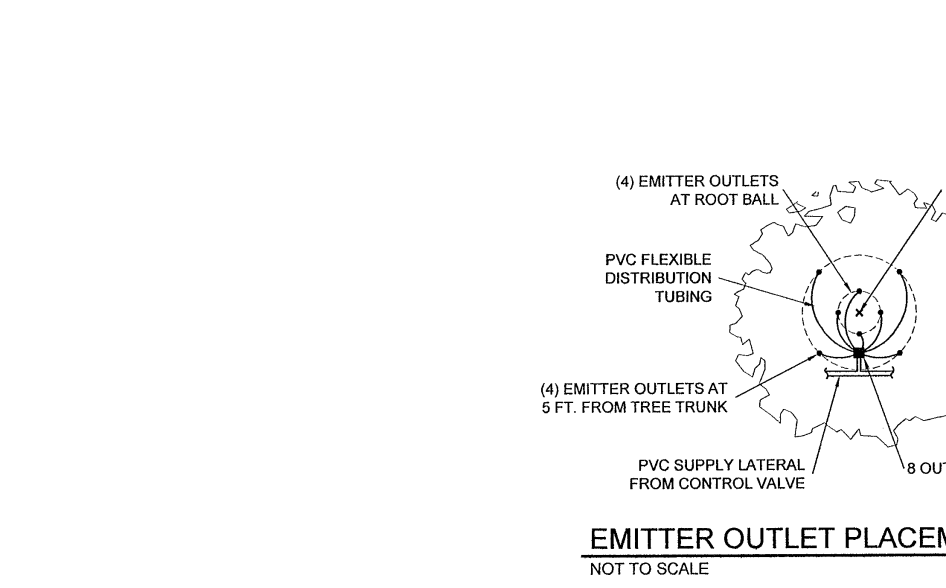
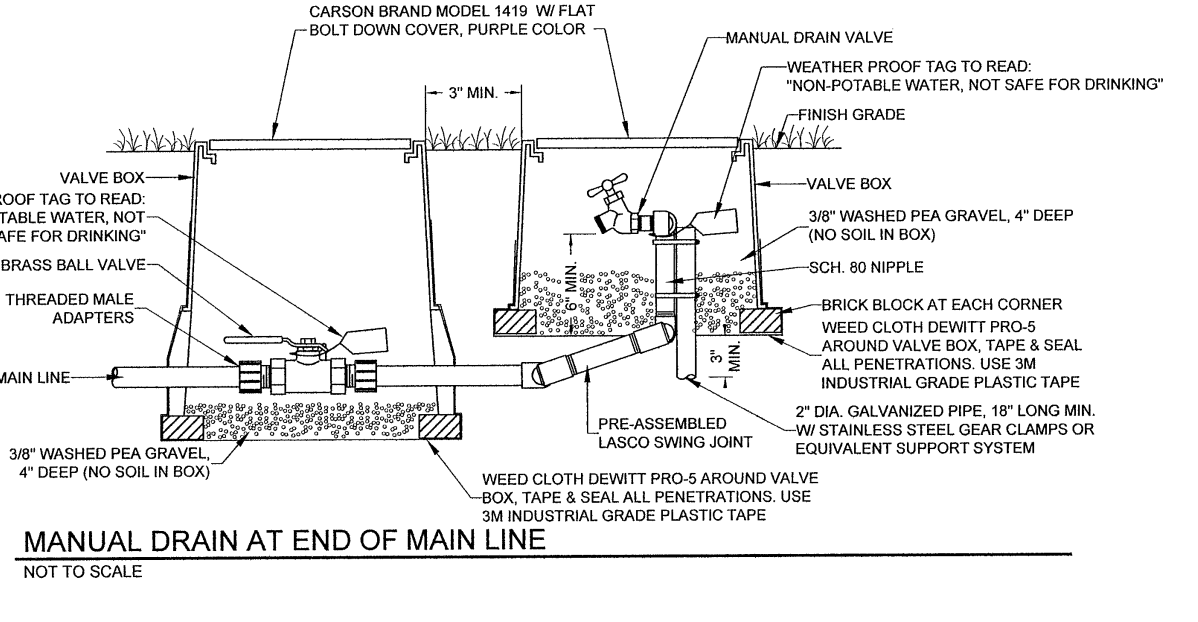
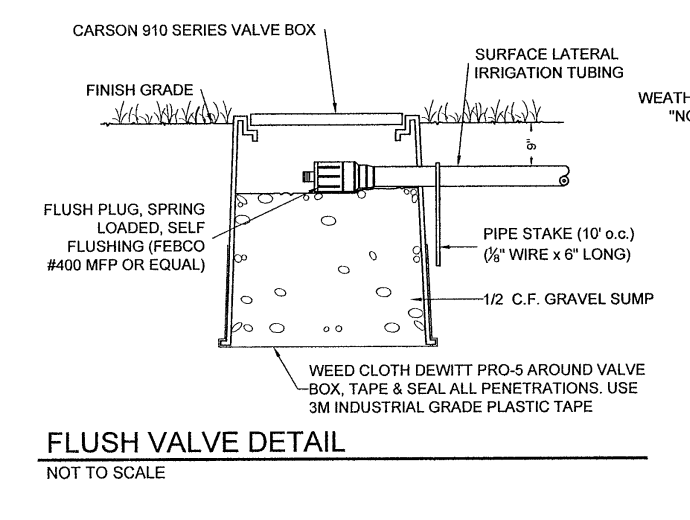
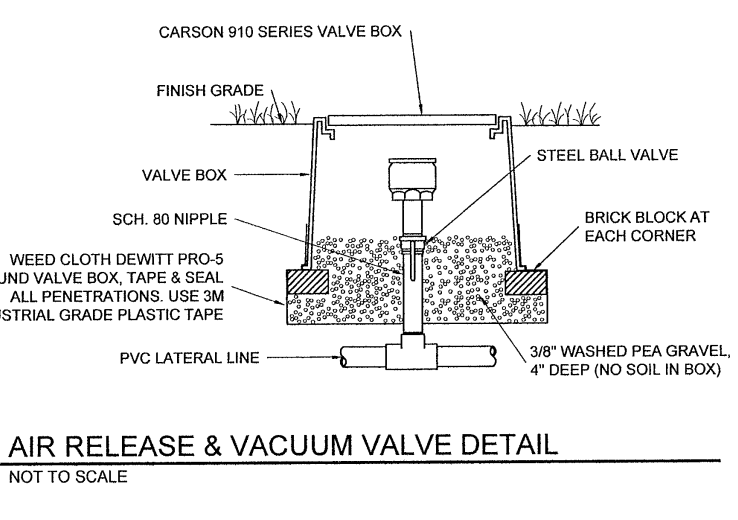
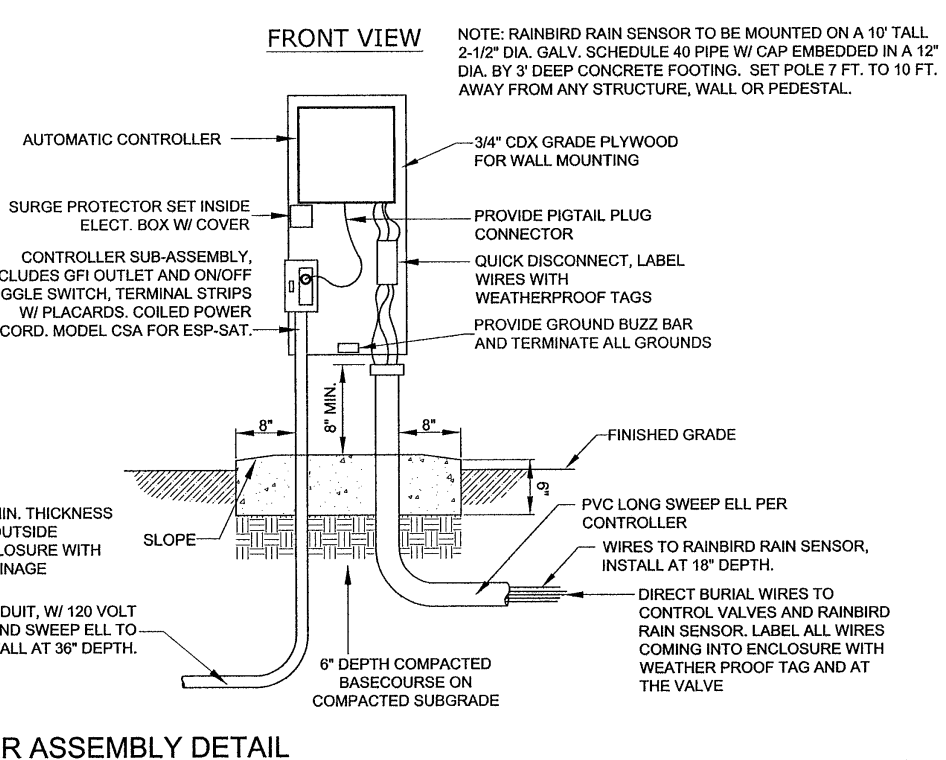
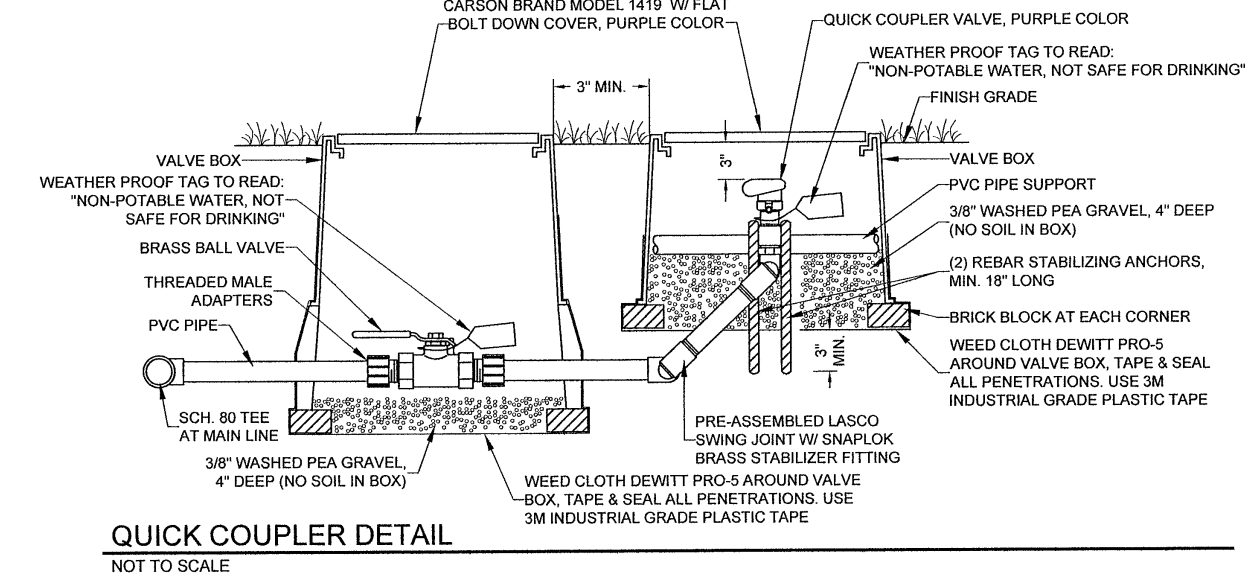
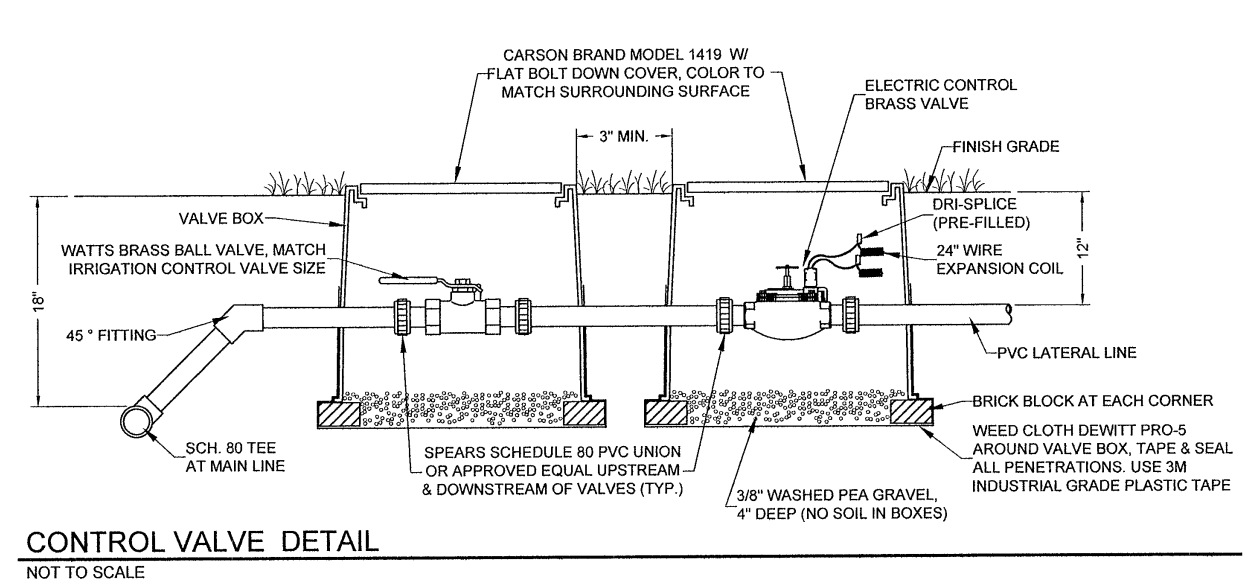
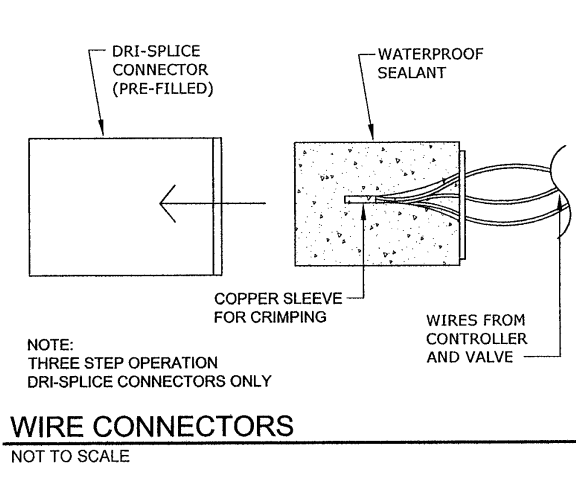
BY
REVISIONS
DATE



PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION PARK & TRAIL

SHEET TITLE
IRRIGATION DETAILS

SHEET NO.
L4.00



PARKS DEPARTMENT
Approved
9/14/12

desert elements
LANDSCAPE DESIGN, LLC

108213

GENERAL NOTES

- CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE/LANDSCAPE DESIGNER AND PARKS DEPARTMENT IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN ARE IN CONFLICT WITH PROPOSED CONTRACT.
- EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL FOR BLUE STAKING, 1-800-DIG-TESS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK, I.E. BUILDING PERMIT, GRADING, SWP3, IRRIGATION, ETC.

PLANTING NOTES

- GENERAL**
- SCOPE: WORK COVERED IN THESE NOTES CONSISTS OF THE PLANTING OF SOD, TREES, SHRUBS, GRADING AND MULCHING, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.
- PROTECTION**
- PROTECTION OF PERSONS AND PROPERTY: CONTRACTOR IS TO BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS OR OTHER WARNING MEASURES AS NECESSARY. PROTECTION OF EXISTING SHRUBS, TREES AND OTHER PLANT MATERIALS IS ALSO TO BE INCLUDED.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS. ALL DAMAGES THAT MAY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTOR'S FINANCIAL RESPONSIBILITY.
- GRADING**
- PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION.
 - ROUGH GRADING: ROUGH GRADING SHALL BE PERFORMED TO SPECIFICATIONS BY GENERAL CONTRACTOR. GRADES TO BE +/- 2".
 - FINE GRADING: SURFACE SHALL BE RAKED FREE OF STONES (1/2" AND ABOVE) AND EXTRANEOUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEOUS MATTER WILL BE DISPOSED OF BY CONTRACTOR.
- PLANTINGS**
- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE PARKS DEPARTMENT/LANDSCAPE DESIGNER. THE USE OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE LANDSCAPE DESIGNER & PARKS DEPARTMENT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIAL HAVE BEEN EXHAUSTED. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED. ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF WORK.
 - PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 1980 EDITION, AS PUBLISHED BY THE COMMITTEE ON HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALED INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
 - UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
 - NONCONTAINER GROWN PLANTS SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.
 - UNLESS SPECIFICALLY NOTED ON THE DRAWING, ALL TREES SHALL HAVE A SINGLE TRUNK THAT IS STRAIGHT AND FREE OF "DOG-LEGS" "CROOKS", "Y-CROTCHES" OR OTHER DISFIGURING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE, UNLESS SPECIFIED AS MULTI-TRUNKED.
 - ALL PLANT MATERIAL SHALL HAVE A UNIFORM SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLANT MATERIAL WITH IRREGULAR BRANCHING PATTERNS OR WITH BRANCHING PATTERNS MORE HIGHLY DEVELOPED ON ONE SIDE THAN ON OTHER SIDES SHALL NOT BE ACCEPTABLE.

JOB SITE

- THE LANDSCAPE DESIGNER WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD. HOWEVER, AT NO ADDITIONAL EXPENSE TO THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAVEL EXPENSES INCURRED BY THE OWNER'S REPRESENTATIVE FOR ANY TRAVEL OUTSIDE OF THE LOCAL AREA.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY PROJECT WITH THE OWNERS REPRESENTATIVE/OWNER.
- LANDSCAPE DESIGNER AND PARKS STAFF SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

MULCHING

- ALL PLANTING BEDS SHOWN ON PLANS SHALL BE MULCHED. NO BEDS WILL BE LEFT UNCOVERED OR NOT TOP DRESSED, UNLESS OTHERWISE SPECIFIED.

SOILS

- DEVELOPER SHALL ENSURE AT LEAST 1 FOOT OF TOP SOIL FOR GROWING GRASS. SOIL SAMPLES SHALL BE TAKEN TO TEXAS A&M RESEARCH & EXTENSION CENTER TO DR. MIYAMOTO.
- SEE REQUIREMENTS LISTED IN THE PARK DESIGN AND CONSTRUCTION GUIDELINES FROM CITY OF EL PASO PARKS DEPT.

CARE AND REPLACEMENT

- ALL TREES SHALL BE GUARANTEED FOR THE PERIOD OF ONE FULL YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE.

PLAYGROUND NOTES

CUSTOM SIGN TO BE FURNISHED BY PLAYGROUND MANUFACTURER WITH INFORMATION ON AGE APPROPRIATE USE, ADULT SUPERVISION RECOMMENDED, MANUFACTURER'S NAME AND 1-800 PHONE NUMBER, CITY OF EL PASO MAINTENANCE PHONE NUMBER OF (915) 621-6791, AND 'WARNING' INSTALLATION OVER HARD SURFACE NOTICE. THE SPECIFIC VERBIAGE CAN BE WORKED OUT DURING PROJECT CONSTRUCTION.

- EQUIPMENT AND COMPONENTS TO BE IPEMA CERTIFIED.
- EQUIPMENT MANUFACTURER TO COMPLY WITH ISO 9001.
- EQUIPMENT MANUFACTURER TO PROVIDE CLEAR INSTALLATION MANUAL AND PROJECT LAYOUT AT THE COMPLETION OF PROJECT. HARD COPY.
- EQUIPMENT AND FALL SURFACING MUST COMPLY WITH CURRENT STANDARDS AND GUIDELINES.
- EQUIPMENT TO BE CALLED OUT WITH LENGTHS FOR OVERHEAD ACTIVITIES, SPACING BETWEEN RAILS FOR CURLY CLIMBERS, TRACK RIDES, ETC.
- EQUIPMENT TO HAVE SAFETY TOP RAIL WITH A MINIMUM OF 72-INCHES AT CLIMBING OR SLIDING ELEMENTS.
- EQUIPMENT MANUFACTURER SALES REPRESENTATIVE TO BE NPSI CERTIFIED.
- EQUIPMENT INSTALLATION TO BE INSPECTED AND CERTIFIED FOR PROPER ASSEMBLY BY MANUFACTURER REPRESENTATIVE NPSI CERTIFIED.
- EQUIPMENT MUST BE SUPERSEDED BY SUBMITTAL PACKETS THAT HAVE THE FOLLOWING INFORMATION FOR REVIEW AND RELEASE BY PROJECT DESIGNER AND PARKS AND RECREATION STAFF:
 - A. PROJECT SITE PLAN REFLECTING CONSTRUCTION DRAWINGS OR ACTUAL FIELD CONDITIONS.
 - B. SITE PLAN CONSTRUCTION CONTROL POINT.
 - C. SITE PLAN WITH DIMENSIONS FOR ALL USE ZONES AND BETWEEN INDEPENDENT PIECES OF EQUIPMENT.
 - D. LOCATION OF CONTAINMENT WALL OR CURB.
 - E. LOCATION, LIMITS AND DIMENSIONS OF ACCESSIBLE PATH OF TRAVEL.
 - F. LOCATION OF ANY SHADE CANOPIES AS APPLICABLE.
 - G. EQUIPMENT COLOR SELECTION CHART, AND
 - H. EQUIPMENT INFORMATION INCLUDING INSTALLATION.
- MANUFACTURER TO PROVIDE SEALED MAINTENANCE KIT TO INCLUDE: TOOL BOX, SAND PAPER, OWNERS MANUAL, HARDWARE (20 PIECES EACH MINIMUM) ASSORTED SIZES OF VANDAL PROOF NUTS, BOLTS, WASHERS, FASTENING TOOLS (ONE EACH SIZE - WRENCH AND CHUCK KEYS), 4 CANS OF PRIMER, 2 CANS OF EACH COLOR OF TOUCH-UP PAINT, PLASTIC REPAIR KIT, ANTI-GRAFFITI REMOVER.
- EQUIPMENT INSTALLATION TO BE PERFORMED BY CONTRACTOR MEETING THE FOLLOWING REQUIREMENTS (A. AND B. ARE INSTALLATION EXPERIENCE REQUIREMENTS THAT MUST BE MET, C. AND D. ARE OPTIONAL REQUIREMENTS THAT MAY BE SUBSTITUTED FOR EITHER A. OR B.)
 - A. MINIMUM 8 YEARS EXPERIENCE INSTALLING SAME EQUIPMENT.
 - B. COMPLETE, GOOD QUALITY INSTALLATION OF A MINIMUM OF 20 STRUCTURES OF SAME OR SIMILAR SIZE.
 - C. TRAINING AND CERTIFICATION BY EQUIPMENT MANUFACTURER.
 - D. AND NPSI CERTIFICATION.
- EQUIPMENT AND FALL SURFACES TO BE AUDITED AND TESTED BY AN INDEPENDENT CONTRACTOR FOR COMPLIANCE WITH ASTM F1487 AND CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES FOR PUBLIC PLAYGROUND SAFETY. AUDIT TO INCLUDE: AUDIT DATE, AUDITOR(S) NAME(S), EQUIPMENT INVENTORY, AND PLAN VIEW WITH DIMENSIONS OF PLAYGROUND IMPROVEMENTS, EQUIPMENT MANUFACTURER, AND FALL SURFACES MANUFACTURER WITH TOLL FREE NUMBERS. ANY ITEMS FOUND DEFICIENT IN AUDIT MUST BE CORRECTED AND A RE-AUDIT OF CORRECTED ITEM TO INSURE THAT ALL DEFICIENT ITEMS ARE ADDRESSED.
- PLAYGROUND AREA TO BE FENCED AND PROPERLY SECURED THROUGHOUT COURSE OF CONSTRUCTION AND UP TO ACCEPTANCE OF PROJECT.
- EQUIPMENT TO HAVE MINIMUM 72-INCH SAFETY USE (FALL) ZONE ASTM 1487-11
- CONSTRUCTION WORK ON PLAYGROUND AREA WILL NOT COMMENCE UNTIL ALL MATERIALS AND SUPPLIES ARE IN POSSESSION OF CONTRACTORS.
- EQUIPMENT TO BE INSTALLED PRIOR TO ANY ASSOCIATED PLAYGROUND AREA IMPROVEMENTS.
- CONTRACTOR WILL ENSURE THAT WORK PROGRESS WILL BE ONGOING AND JOB SITE WILL NOT BE ABANDONED FOR ANY TIME PERIOD GRATER THAN 48 HOURS.
- CONTRACTOR WILL ENSURE THAT JOB SITE IS KEPT CLEAN AND CLEAR OF ANY CONSTRUCTION DEBRIS ON A DAILY BASIS.

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 584-5500
MCI SURVEILLANCE	(800) 465-4636
TMC WARNER COMMUNICATIONS	(915) 772-1123
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SBC	(800) 545-6500
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STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
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 1-800-344-8377
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IRRIGATION NOTES

GENERAL

- IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13087, AUSTIN, TX 78711-3087.
- WORK UNDER THIS SECTION CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, INCIDENTAL WORK, AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
- ALL ROADWAY TRENCHING, PATCHING, AND TRAFFIC CONTROL SHALL BE PERFORMED TO THE CITY OF EL PASO STANDARDS FOR PUBLIC WORK CONSTRUCTION. THE CONTRACTOR SHALL PREPARE FOR THE OWNER AND OTHER REQUIRED ENTITIES HAVING JURISDICTION A TRAFFIC CONTROL PLAN AND A PROJECTED TIME SCHEDULE.
- THE DEVELOPER SHALL COORDINATE WATER "TAP-IN" LOCATIONS AND CONTROLLER LOCATIONS WITH THE PARK STAFF & LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS, THEY SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERFLOW. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS OR SODDEN AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEE'S, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT, PRIOR TO BACKFILL.
- COMPLY WITH REQUIREMENTS OF THE I.P.C. AND ANY OTHER GOVERNMENTAL BODIES HAVING JURISDICTION.
- ALL BACKFILL SHALL BE IMPORTED CLEAN MATERIAL. TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION. NO ORGANIC MATERIAL AND NO STONES IN BACKFILL LARGER THAN 1/2" IN DIAMETER.
- TRENCH BACKFILL MATERIAL SHALL BE COMPACTED 85% PROCTOR DENSITY
- COORDINATE PROGRAMS TO AVOID STATION OVERLAP.
- CONTRACTOR TO FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.
- ALL VALVES TO BE IN APPROVED VALVE BOXES (SEE SPECS AND NOTES). LOCATE VALVE BOXES IN GROUPINGS OF TWO OR THREE AND LOCATE NEAR WALKWAYS WHERE POSSIBLE. ALL VALVES TO BE TAGGED WITH THE VALVE RESPECTIVE NUMBER.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT MYLAR SET OF PLANS FOR THE OWNER.
- THE MAINLINE SHALL BE PRESSURE TESTED FOR 24 HRS. AT 50 PSI ABOVE STATIC PRESSURE OR DESIGN PRESSURE, BASED ON HIGHEST VALUE, WITH A MAXIMUM LOSS OF 1% TO PASS. WATER MAIN MUST BE PRESSURIZED HYDRAULICALLY AND NOT PNEUMATICALLY. PARKS DEPARTMENT REPRESENTATIVE TO BE PRESENT AT TIME OF TEST.
- PRESSURE TEST LATERAL LINES - FOR A PERIOD OF 2-HOURS, TEST LATERAL LINES AT STATIC OR DESIGN PRESSURE, BASED ON HIGHEST VALUE, WITH A MAXIMUM LOSS OF 2% TO PASS. LATERAL LINES MUST BE PRESSURIZED HYDRAULICALLY.

COMPONENTS AND PRODUCTS

- ALL COMPONENTS INSTALLED AS THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR MUST STORE MATERIAL AND PROTECT MATERIAL FROM WEATHER AND SUN DAMAGE DURING THE COURSE OF CONSTRUCTION AND INSTALLATION.
- ALL PVC PIPE AND FITTINGS TO BE NEW. IF THERE ARE ANY SIGNS OF SUN-BURN OR EXPOSURE TO WEATHER, MATERIAL WILL NOT BE DEEMED ACCEPTABLE AND SHALL NOT BE USED FOR INSTALLATION.
- IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED FOR INSTALLATION, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS RECOMMENDED BY THE PARKS DEPARTMENT AND/OR MANUFACTURER.
- ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION.

CARE AND REPLACEMENT

- THE CONTRACTOR SHALL SUPPLY ALL WARRANTIES OF COMPONENTS OF THE IRRIGATION SYSTEM TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN SATISFACTORY WORKING ORDER DURING THE TIME OF CONTRACT WORK.

PARKS DEPARTMENT **desert elements** LANDSCAPE DESIGN, LLC
 Approved *Justicia* 9/4/12

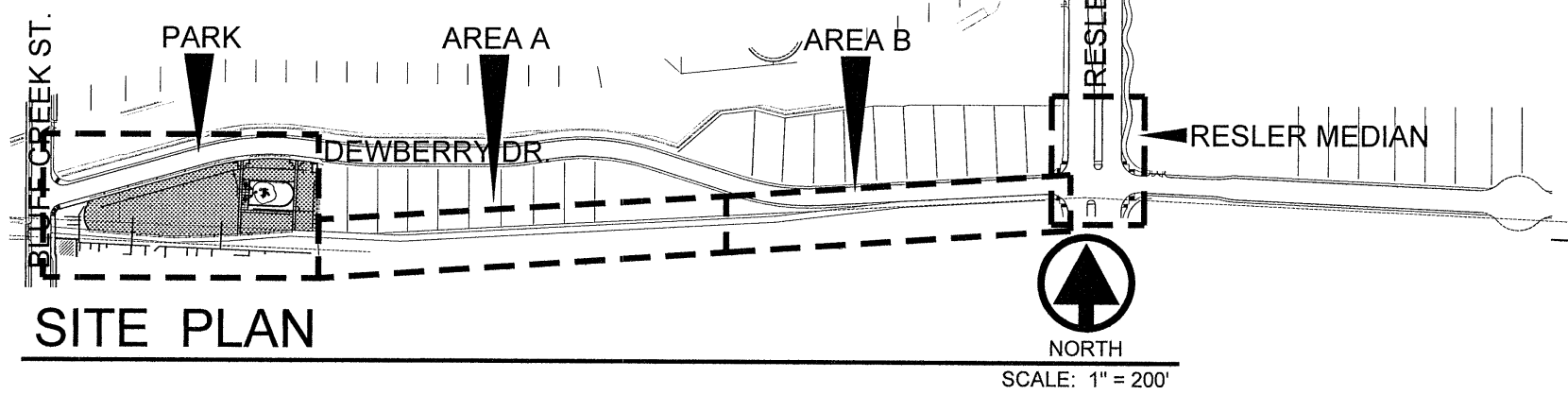
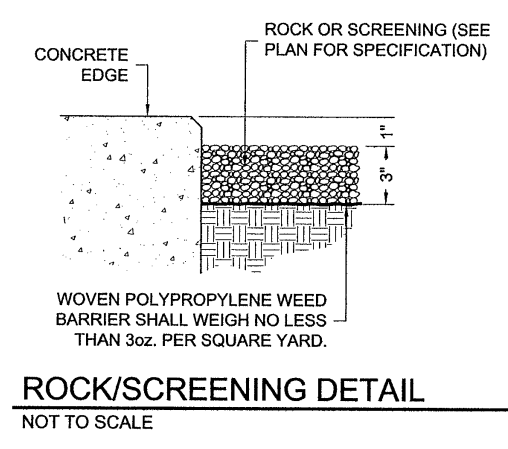
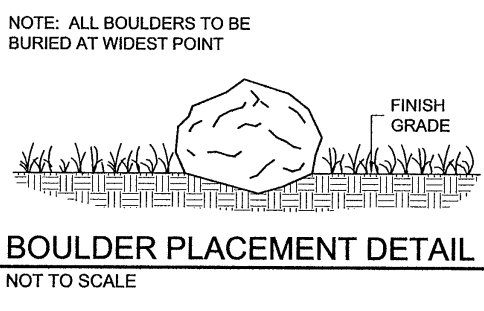
REFERENCES - BENCHMARKS	BY
DATE	REVISIONS

CS&A
 CONSULTANTS, S.E.A.
 engineers • architects • planners
 12401 BIRCHBARK DRIVE, SUITE 100
 EL PASO, TEXAS 79906
 (915) 834-2200 Fax (915) 834-2201 www.csand.com

SCALE	horizontal	vertical
DATE	AUGUST 2012	
DESIGN BY	JST	
CHD BY	JST	
APPRO. BY	JST	
DATE	8/22/12	

PROJECT TITLE	DESERT SPRINGS UNIT TWO SUBDIVISION PARK & TRAIL
SHEET TITLE	NOTES
SHEET NO.	L6.00

108213

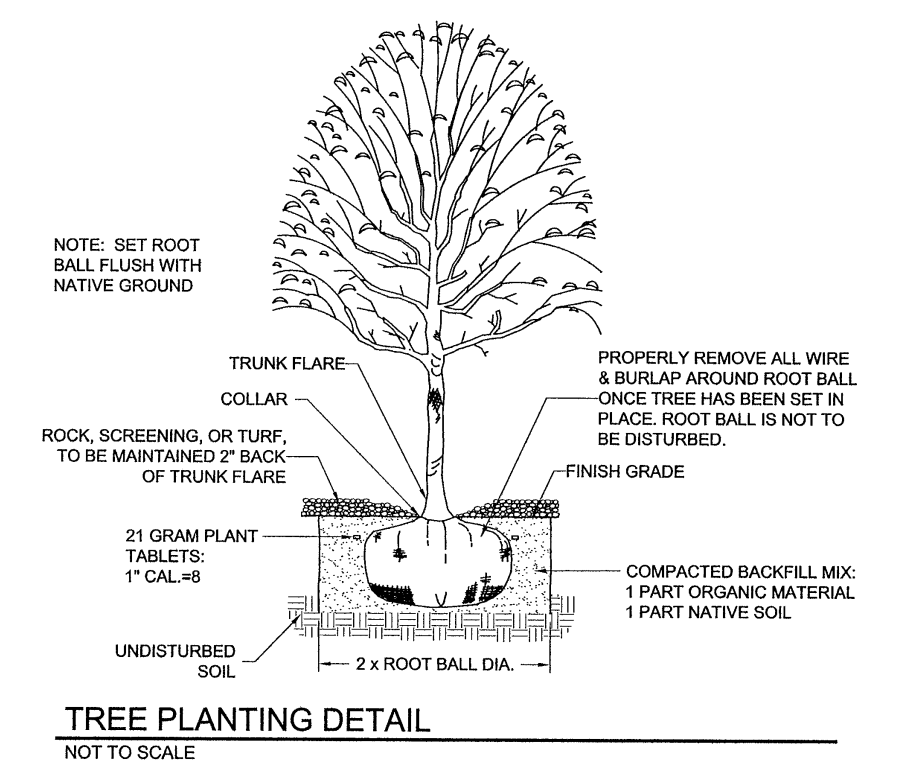
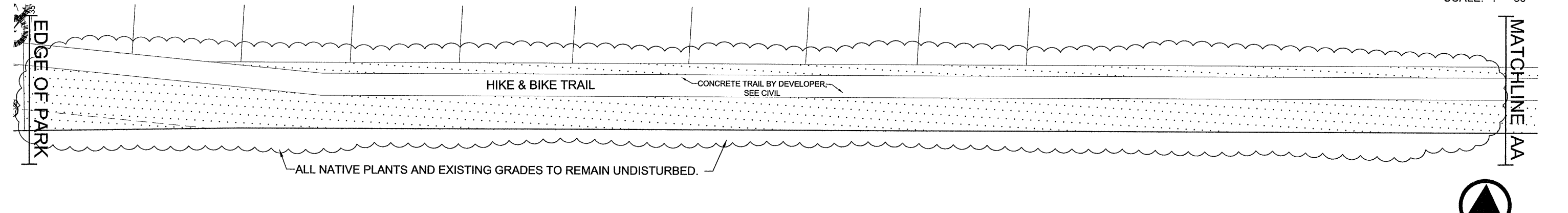
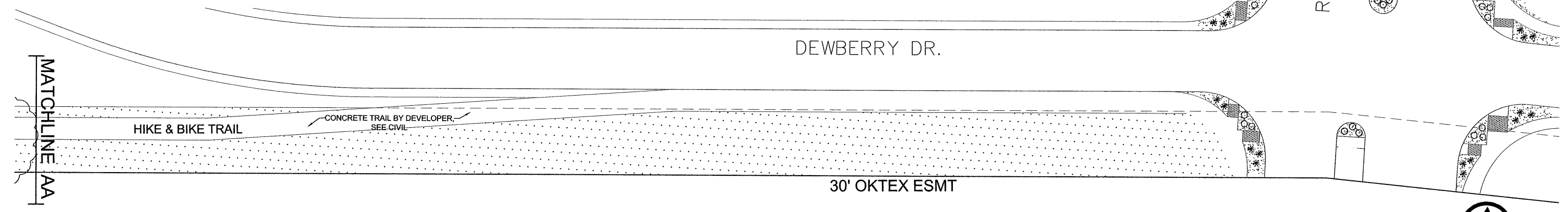
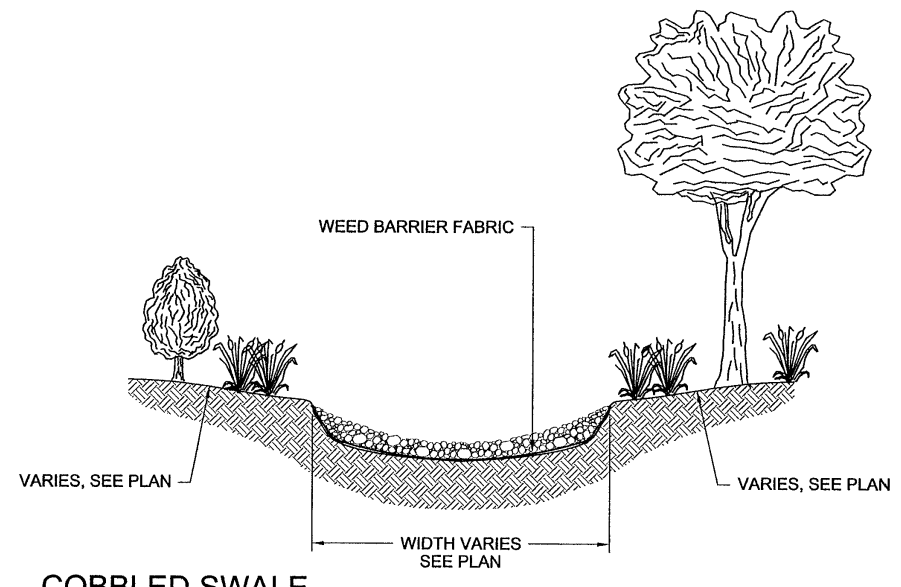
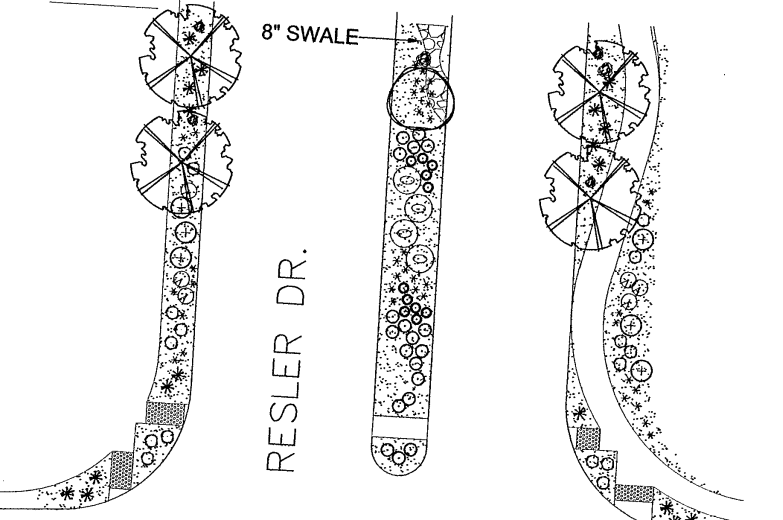


UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 486-5544
 EL PASO WATER UTILITIES (915) 544-5500
 MTS SURVEILLANCE (915) 462-2096
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 480-7000
 AT&T (900) 852-3786
 U.S. SPRINT TELECOMM (900) 521-0579
 CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (915) 543-6750 (AFTER HOURS) (915) 240-3220

WARNING! BEFORE YOU DIG

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



LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
1" CALIPER TREE			
⊙	DESERT WILLOW 'BUBBA'	CHILOPSIS LINEARIS	1
⊙	HONEY MESQUITE	PROSOPIS GLANDULOSA	4
5 GALLON SHRUB - 18" HEIGHT MINIMUM UNLESS OTHERWISE INDICATED			
⊙	DESERT SENNA	SENA NEMOPHILA	4
⊙	REGAL MIST	MUHLBERGIA CAPILLARIS	29
⊙	AUTUMN SAGE	SALVIA GREGGII	11
⊙	LYNN'S LEGACY SAGE	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	6
⊙	TURPENTINE BUSH	ERICAMERIA LARICIFOLIA AGUIRRE	10
⊙	RED YUCCA	HESPERALOE PARVIFLORA	6
1 GALLON SHRUB - GROUND COVER			
⊙	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	39
⊙	POWIS CASTLE	ARTEMISIA 'POWIS CASTLE'	22
DECORATIVE STONES & BOULDERS			
⊙	TAN BOULDERS - 2' x 2' TO 3' x 3' (50% EACH)		4

LANDSCAPE LEGEND - continued

SYMBOL	DESCRIPTION	QTY
⊙	3/4" FRANKLIN RED ROCK (OR EQUIVALENT), 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER	3,970 SQ.FT.
⊙	FRANKLIN RED SCREENINGS (OR EQUIVALENT), 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER	27,882 SQ.FT.
⊙	1" - 3" GREY ROCK, 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER	95 SQ.FT.

PARKS DEPARTMENT

Approved
Hike & Bike Trail
Julia Stealy 9/4/12

desert elements
 LANDSCAPE DESIGN, LLC

REFERENCES - BENCHMARKS

FOUND N.G.S. SURVEY MARKER STAMPS "ROUND IRON"
 ELEVATION (GTT OF EL PASO VERTICAL DATUM)
 SHOWN (EAST OR WEST)
 TO THE PRECISE POINT OF THE NORTHWEST
 CORNER OF THE SECTION, TOWNSHIP 13S, RANGE 10E,
 COUNTY OF EL PASO, TEXAS. SURVEY NO. 239,
 1891. (SEE PLAN FOR LOCATION)

ENGINEER'S SEAL

SCALE: 1" = 30'

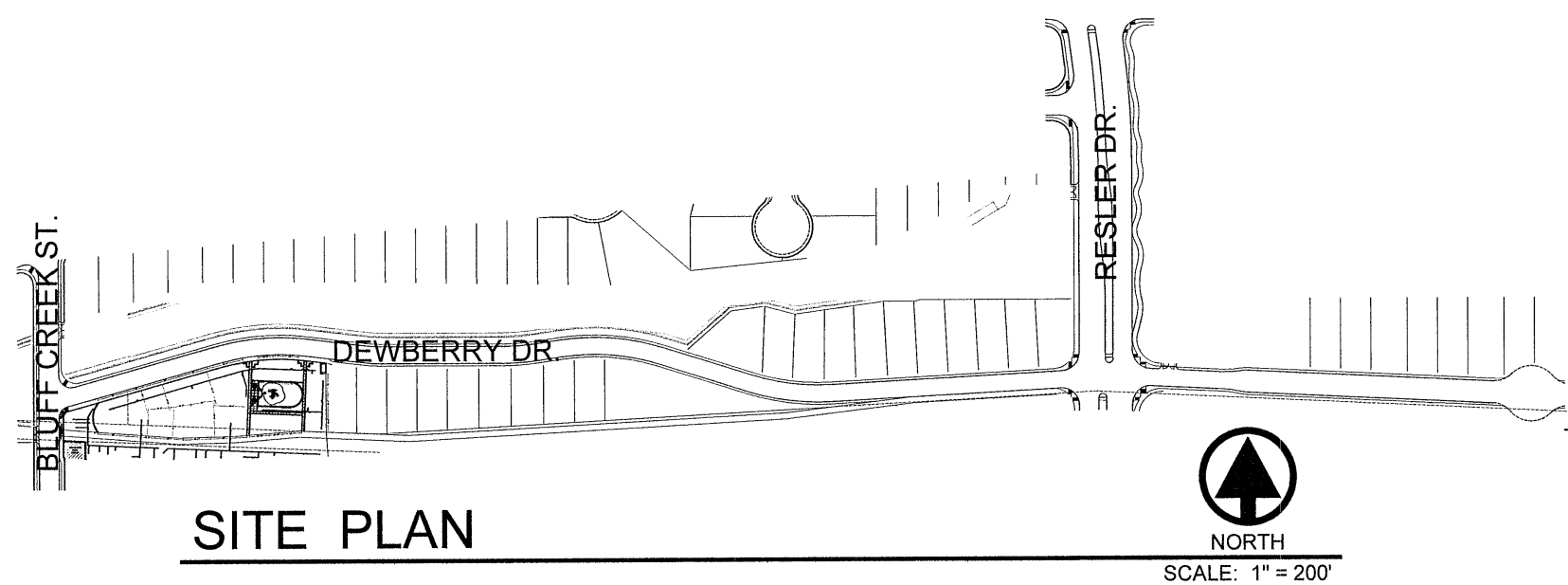
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 DESERT SPRINGS UNIT TWO
 SUBDIVISION PARK & TRAIL

SHEET TITLE
 LANDSCAPE PLAN

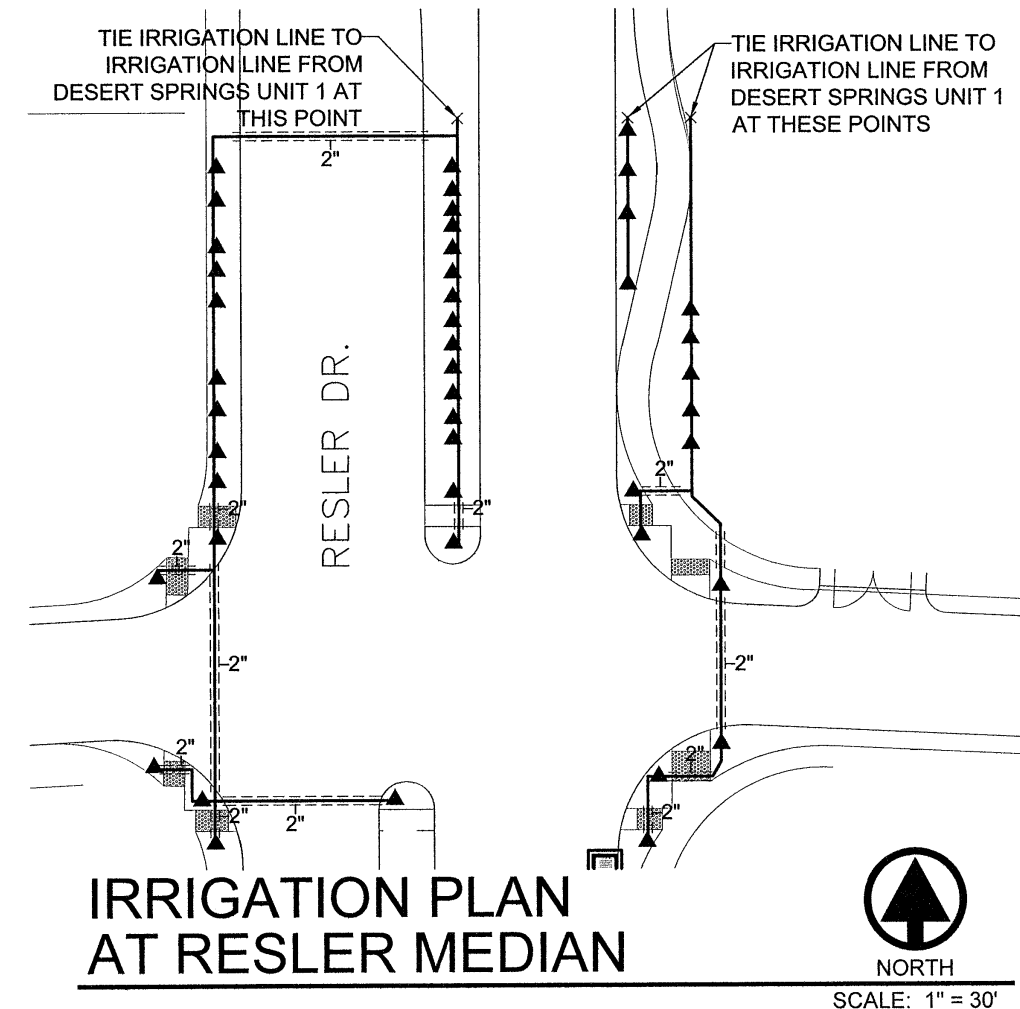
SHEET NO.
 L7.00

DATE: AUGUST 2012
DESIGNED BY: JESSICA SCHMIDT
DRAWN BY: JESSICA SCHMIDT
CHECKED BY: JESSICA SCHMIDT
DATE: 8/1/12
JOB No.: 2252-03-LD

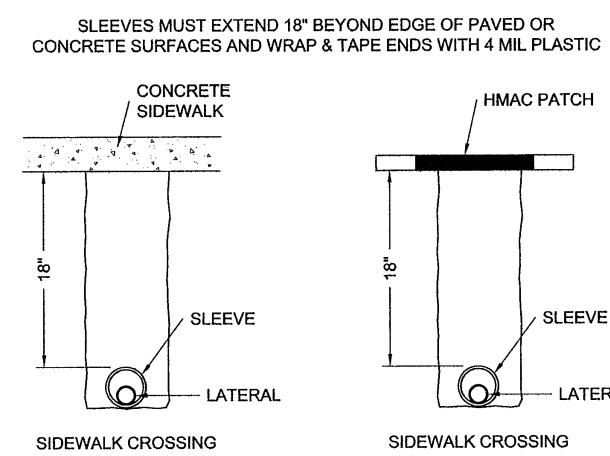
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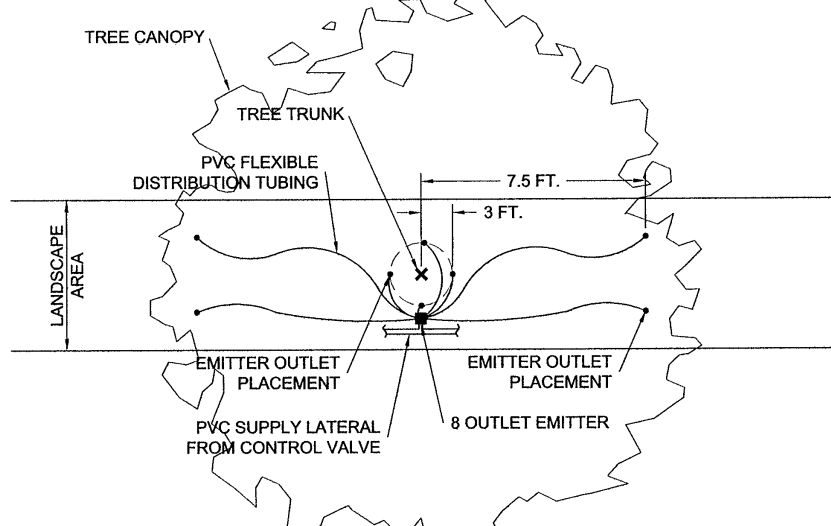
SITE PLAN
SCALE: 1" = 200'



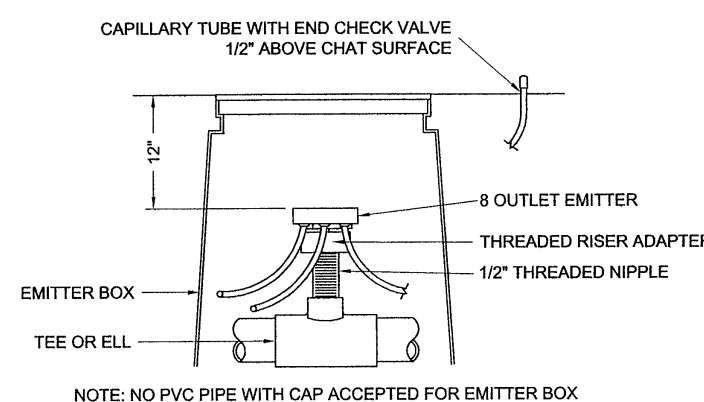
IRRIGATION PLAN AT RESLER MEDIAN
SCALE: 1" = 30'



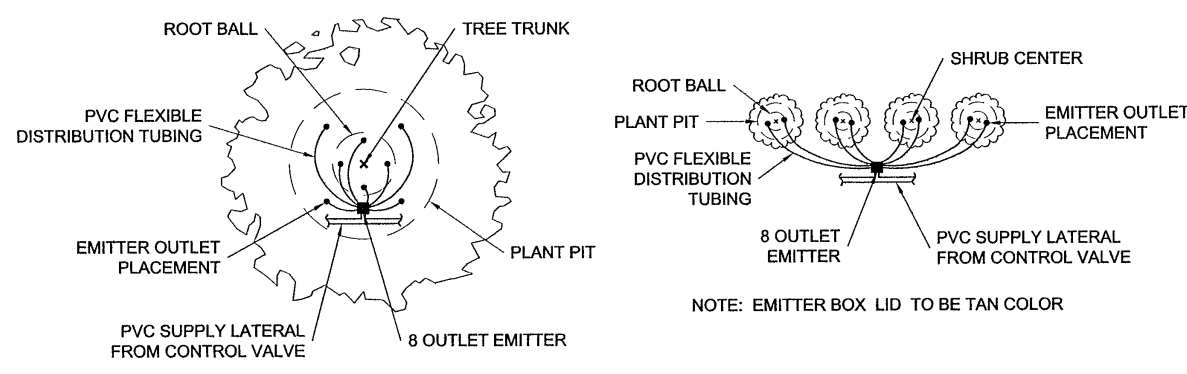
SLEEVING STANDARD DETAIL
NOT TO SCALE



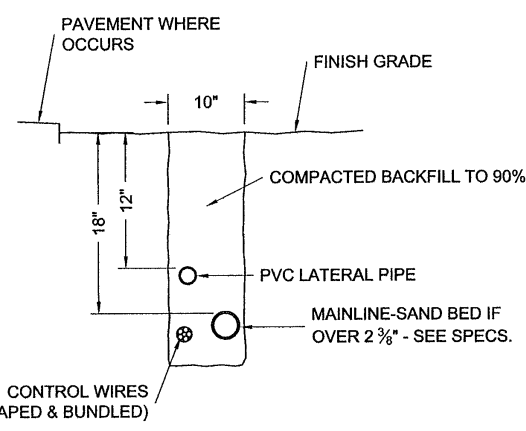
EMITTER OUTLET PLACEMENT DETAIL AT PARKWAY
NOT TO SCALE



DRIP EMMITTER DETAIL
NOT TO SCALE



EMITTER OUTLET PLACEMENT DETAIL
NOT TO SCALE



TRENCHING DETAIL
NOT TO SCALE

IRRIGATION LEGEND	
SYMBOL	ITEM
---	PVC SLEEVE - 2 SIZES LARGER THAN LATERAL OR MAIN
---	LATERAL LINE - SCHED. 40 PVC - 1" UNLESS OTHERWISE INDICATED
▲	RAINBIRD XERU-BIRD 8 MULTI-OUTLET EMISSION DEVICE
▲	RAINBIRD XB-20 DRIP EMISSIONS - 8 PER TREE
▲	RAINBIRD XB-10 DRIP EMISSIONS - 2 PER SHRUB

IRRIGATION NOTES

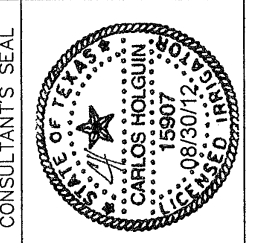
- IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13067, AUSTIN, TX 78711.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- IRRIGATION SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE IMPLEMENTED IN THE FIELD, A NEW SET OF PLANS IS REQUIRED TO BE SUBMITTED TO THE CITY OF EL PASO. LANDSCAPE DESIGNER IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.
- CONTRACTOR WILL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM IRRIGATION SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT FIELD CONDITIONS EXIST, THAT WERE NOT CONSIDERED AT TIME OF DESIGNING THE SYSTEM. ANY CONDITIONS NOTED AS SUCH, SHALL BE REPORTED TO THE ARCHITECT AND IRRIGATION DESIGNER. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY CORRECTIONS NEEDED.
- PLANS SCHEMATIC FOR READABILITY. CONTRACTOR TO ADJUST AS NECESSARY TO FIT SITE.
- CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER MEETS SYSTEM NEEDS. LICENSED IRRIGATOR TO AMEND AS NECESSARY.
- PROVIDE SHUTOFF VALVE BETWEEN METER AND BACKFLOW.
- CONTROL VALVE SHALL BE PROVIDED TO MAINLINE AFTER BACKFLOW
- 14 GA. SOLID COPPER WIRE (PVC INSULATED AND UL APPROVED) SHALL RUN FROM CONTROLLER TO VALVES. COMMON WIRE TO BE 12GA.
- ALL CONTROL WIRING FROM THE VALVES TO THE CONTROLLER MUST BE INSTALLED IN A 1" PVC CONDUIT PIPE IF BURIED BENEATH CONCRETE OR ASPHALT SURFACES.
- LOCATE VALVES AWAY FROM LOW SPOTS OR AREAS OF DRAINAGE FLOW.
- VALVE CAPS SHALL MATCH COLOR OF SURROUNDING MATERIAL, AS CLOSELY AS POSSIBLE.
- ALL MAINLINES SHALL BE BURIED MIN. 18". ALL LATERALS 12".
- MAINTAIN 4" MINIMUM CLEARANCE BETWEEN PIPE RUNNING IN THE SAME TRENCH. CONTROL WIRE SHALL ALWAYS BE TO THE SIDE AND BELOW THE TOP OF THE PIPE RUNNING IN THE SAME TRENCH.
- POLYETHYLENE TUBING TO BE PLACED UNDER WEED BARRIER FABRIC. MICROTUBING TO BE STAKED.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS PRIOR TO APPROVAL OF FINAL PAYMENT.
- ALL PIPING/WIRING RUNNING BENEATH PAVED SURFACES (DRIVES, SIDEWALKS, ETC.) SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES. SLEEVES SHALL BE OF THE SIZE SO THAT THE INSIDE DIAMETER OF THE SLEEVE IS 2 TIMES GREATER THAN THAT OF THE COMBINED OUTER DIAMETER OF ALL ITEMS INSTALLED IN THE SLEEVES.

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-3244
EL PASO WATER UTILITIES	(915) 594-5500
MC SURVEILLANCE	(915) 594-5500
TEXAS GAS SERVICE	(915) 772-1123
TEXAS GAS SERVICE	(915) 488-7200
AT&T	(800) 852-3796
U.S. SPRINT TELECOM	(800) 527-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (ATER HOUS)	(915) 621-8750
	(915) 240-3220

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

DATE	REVISIONS	BY

cead
engineers + architects + landscape architects
4712 Arrowhead Blvd, Suite 200, El Paso, TX 79904
(915) 765-1234



DATE: AUGUST 2012
DRAWN BY: JBL/ACH
CHECKED BY: JBL
JOB No. 20352-003-LE

PROJECT TITLE
DESERT SPRINGS UNIT TWO
SUBDIVISION PARK & TRAIL

SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L8.00



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