HERITAGE FARMS SUBDIVISION

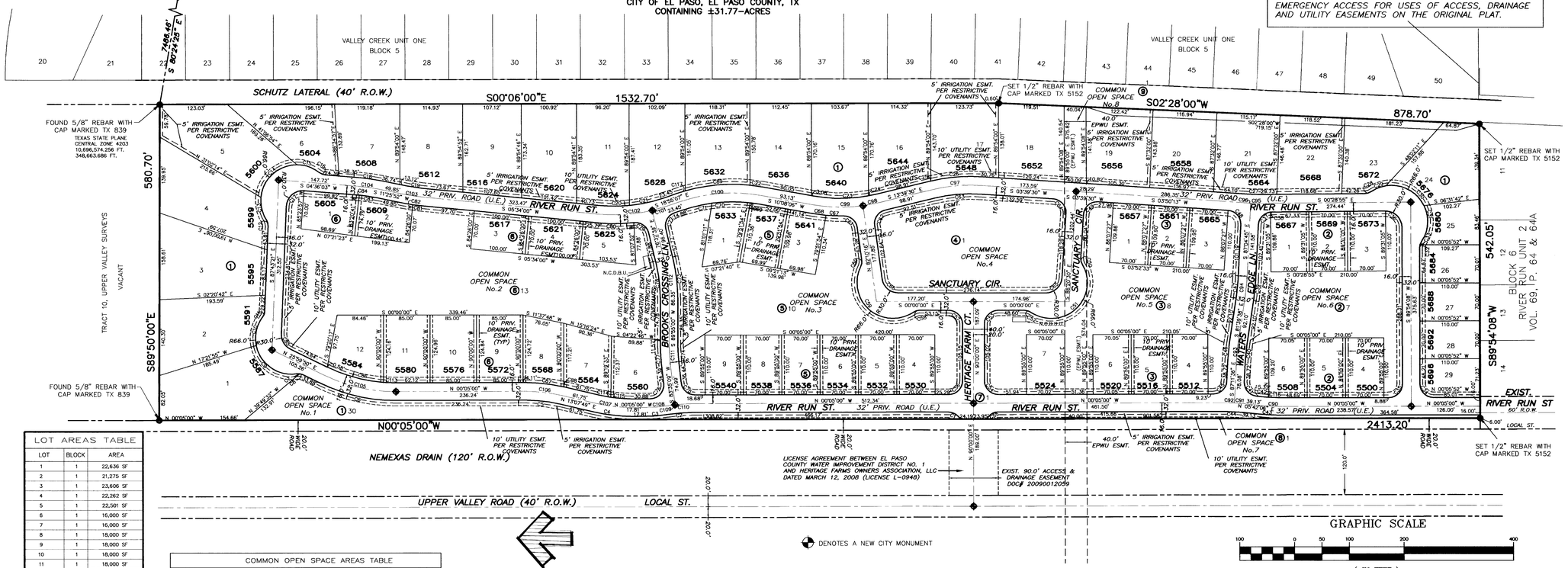
REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

NGS MONUMENT INFORMATION:
DESIGNATION – WEST 4
PID – CE0440
STATE/COUNTY – TX/EL PASO
USGS QUAD – SMELTERTOWN (1994)

NOTE:
THIS REPLATTED SUBDIVISION IS TO:

DELETED 10' PRIVATE ACCESS EASEMENT ALONG THE NORTHERN BOUNDARY LINE BETWEEN LOTS 1–5, BLOCK 1. ALSO INCLUDED A 10' UTILITY EASEMENT THROUGHOUT THE FRONTAGE OF THE LOTS, AS SHOWN ON THE PLAT. THIS PLAT DOES NOT CHANGE OR SUPERCEDE THE INTENT OR EFFECT OF THE DEDICATION STATEMENT CONCERNING THE PUBLIC THE EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS ON THE ORIGINAL PLAT.



CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C1	12.55	25.00	6.41	28°46'08"	N75°36'56"E
C2	43.42	284.00	21.75	8°45'38"	N04°27'49"W
C3	48.32	316.00	24.21	8°45'38"	S04°27'49"E
C4	72.88	316.00	36.60	13°12'49"	S06°31'24"W
C5	65.50	284.00	32.89	13°12'49"	N06°31'24"E
C6	143.84	316.00	73.19	26°04'50"	S12°57'25"W
C7	5.20	20.00	2.62	14°54'24"	N00°54'07"W
C8	6.79	20.00	3.43	19°26'45"	N16°16'28"E
C9	100.06	66.00	62.48	86°51'41"	S35°04'31"W
C10	55.43	66.00	29.47	48°07'26"	N77°25'55"W
C11	11.99	20.00	6.18	34°21'09"	S70°32'46"E
C12	11.99	20.00	6.18	34°21'09"	N75°06'05"E
C13	43.07	66.00	22.33	37°23'10"	S76°37'05"W
C14	97.78	66.00	60.35	84°52'55"	N42°14'53"W
C15	44.65	66.00	23.22	38°45'38"	N19°34'24"E
C16	11.99	20.00	6.18	34°21'09"	S21°46'38"W
C17	48.34	30.00	31.24	92°19'24"	N41°33'39"W
C18	37.67	316.00	18.86	6°49'49"	N08°00'58"E
C19	29.07	284.00	14.55	5°51'52"	S08°29'56"W
C20	55.80	284.00	27.99	11°15'25"	S00°03'42"E
C21	65.57	284.00	32.93	13°13'42"	S12°18'16"E
C22	24.07	316.00	12.04	4°21'53"	N07°57'10"E
C23	101.17	284.00	51.13	20°24'38"	S00°04'13"E
C24	16.77	284.00	8.39	3°22'57"	S11°58'01"E
C25	1.81	316.00	0.90	0°19'41"	N13°29'39"W
C26	93.70	316.00	47.19	16°59'19"	N04°50'10"W
C27	21.41	284.00	10.71	4°19'08"	S01°40'39"W
C28	11.99	20.00	6.18	34°21'09"	S17°39'29"E
C29	30.41	66.00	15.48	26°23'51"	N21°38'08"W
C30	83.46	66.00	48.35	72°26'57"	N27°47'16"E
C31	69.39	66.00	38.29	60°14'32"	S85°51'59"E
C32	5.41	20.00	2.72	15°29'37"	N82°21'04"W
C33	6.58	20.00	3.32	18°51'32"	N65°10'29"W
C34	39.26	25.00	24.99	89°59'08"	S44°54'34"W
C35	39.28	25.00	25.01	90°00'52"	S45°05'26"E
C36	47.33	30.00	30.20	90°23'03"	N44°42'37"E
C37	35.11	25.00	21.15	80°27'50"	N46°50'50"W
C38	2.68	25.00	1.34	6°08'01"	N03°32'55"W
C39	29.89	316.00	14.95	5°25'07"	S84°22'11"E
C40	27.42	284.00	13.72	5°31'58"	N84°25'37"W
C41	38.01	25.00	23.77	87°06'19"	S49°15'15"W
C42	7.29	284.00	3.65	1°28'16"	S04°57'58"W
C43	31.91	316.00	15.97	5°47'06"	S02°48'33"W
C44	28.67	284.00	14.35	5°47'06"	N02°48'33"E
C45	38.01	25.00	23.77	87°06'36"	S43°38'18"E
C46	30.51	316.00	15.27	5°31'58"	N84°25'37"W
C47	26.86	284.00	13.44	5°25'07"	S84°22'11"E
C48	38.87	25.00	24.60	89°05'02"	N48°22'44"E
C49	39.35	25.00	25.08	90°10'43"	N41°15'09"W
C50	11.99	20.00	6.18	34°21'09"	S76°28'55"W
C51	178.60	66.00	298.28	155°02'48"	S43°10'15"E
C52	11.99	20.00	6.18	34°21'09"	N17°10'35"E
C53	39.27	25.00	25.00	90°00'00"	N45°00'00"W
C54	39.31	25.00	25.04	90°05'00"	S44°57'30"W
C55	26.75	25.00	14.82	61°18'52"	N30°44'26"W
C56	39.23	25.00	24.96	89°55'00"	S45°02'30"E
C57	39.27	25.00	25.00	90°00'00"	N45°00'00"E
C58	11.99	20.00	6.18	34°21'09"	N17°10'35"W
C59	173.80	66.00	254.07	150°52'35"	S41°05'08"W
C60	11.99	20.00	6.18	34°21'09"	S80°39'09"E
C61	36.26	25.00	22.15	83°05'40"	N40°37'27"E
C62	36.73	25.00	22.58	84°10'14"	N55°44'37"W
C63	85.83	284.00	43.25	17°18'59"	N05°00'00"W
C64	39.27	25.00	25.00	90°00'00"	N48°39'30"E
C65	45.21	30.00	28.14	86°20'30"	S43°10'15"E
C66	43.02	30.00	26.16	82°10'16"	S41°05'08"W
C67	32.11	316.00	16.07	5°49'22"	S01°59'18"W
C68	28.87	316.00	14.45	5°14'07"	S07°31'03"W
C69	17.99	284.00	9.00	3°37'49"	N08°19'12"E
C70	70.32	284.00	35.34	14°11'14"	N00°35'20"W
C71	55.69	284.00	27.94	11°14'09"	N13°18'02"W
C72	36.89	25.00	22.72	84°32'14"	N61°11'14"W
C73	73.75	316.00	37.04	13°22'21"	N83°13'50"E
C74	31.38	284.00	15.71	6°19'51"	S86°45'05"W
C75	36.51	25.00	22.38	83°40'09"	S41°45'05"W
C76	42.03	25.00	27.93	96°19'51"	S48°14'55"E
C77	34.92	316.00	17.48	6°19'51"	S86°45'05"W
C78	66.28	284.00	33.29	13°22'21"	N83°13'50"E
C79	36.26	25.00	22.15	83°05'40"	N34°59'49"E
C80	66.83	316.00	33.54	12°07'01"	S00°29'30"E
C81	15.28	316.00	7.64	2°46'17"	S06°57'08"W
C82	17.06	316.00	8.53	3°05'36"	S09°53'05"W
C83	32.42	284.00	16.23	6°32'26"	N08°09'39"E
C84	1.44	284.00	0.72	0°17'23"	N04°44'45"E
C85	34.70	30.00	19.59	66°16'49"	S59°08'15"W
C86	106.38	284.00	53.82	21°27'39"	S15°16'01"W
C87	70.96	316.00	35.63	12°51'55"	N06°20'58"E
C88	1.92	316.00	0.96	0°20'54"	N12°57'22"E
C89	119.46	316.00	60.45	21°39'38"	N05°03'35"W
C90	30.29	300.00	15.16	5°47'06"	S02°48'33"W
C91	15.16	300.00	7.58	2°53'41"	N04°15'15"E
C92	15.13	300.00	7.57	2°53'24"	N01°21'42"E
C93	28.97	300.00	14.50	5°31'58"	N84°25'37"W
C94	28.37	300.00	14.20	5°25'07"	S84°22'11"E
C95	17.82	300.00	8.91	3°24'10"	S01°13'10"W
C96	4.80	300.00	2.40	0°54'58"	S03°22'44"W
C97	90.67	300.00	45.68	17°18'59"	N05°00'00"W
C98	30.52	300.00	15.27	5°49'46"	S10°44'37"E
C99	94.06	300.00	47.42	17°57'50"	S01°09'11"W
C100	152.12	300.00	77.74	29°03'13"	N04°23'30"W
C101	28.60	300.00	14.31	5°27'46"	S16°11'14"E
C102	99.60	300.00	50.26	19°01'21"	S03°56'40"E
C103	30.71	300.00	15.37	5°51'52"	S08°29'56"W
C104	35.76	300.00	17.90	6°49'49"	N08°00'58"E
C105	136.56	300.00	69.48	26°04'50"	S12°57'25"W
C106	69.19	300.00	34.75	13°12'49"	N06°31'24"E
C107	69.19	300.00	34.75	13°12'49"	S06°31'24"W
C108	45.87	300.00	22.98	8°45'38"	S04°27'49"E
C109	12.72	300.00	6.36	2°25'47"	N07°37'45"W
C110	33.15	300.00	16.59	6°19'51"	N03°14'55"W
C111	33.15	300.00	16.59	6°19'51"	S86°45'05"W
C112	70.02	300.00	35.17	13°22'21"	N83°13'50"E
C113	22.90	284.00	11.46	4°37'12"	S02°13'36"W
C114	24.26	284.00	12.14	4°53'43"	S10°40'57"W
C115	41.23	284.00	20.65	8°19'05"	S04°04'33"W
C116	21.38	284.00	10.70	4°18'50"	S02°04'25"W
C117	16.70	316.00	8.35	3°01'42"	N17°24'16"W

LOT AREAS TABLE		
LOT	BLOCK	AREA
1	1	22,636 SF
2	1	21,275 SF
3	1	23,606 SF
4	1	22,262 SF
5	1	22,501 SF
6	1	16,000 SF
7	1	16,000 SF
8	1	18,000 SF
9	1	18,000 SF
10	1	18,000 SF
11	1	18,000 SF
12	1	18,000 SF
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19	1	17,000 SF
20	1	17,000 SF
21	1	17,000 SF
22	1	17,000 SF
23	1	17,000 SF
24	1	17,407 SF
25	1	7,700 SF
26	1	7,700 SF
27	1	7,700 SF
28	1	7,700 SF
29	1	7,699 SF
1	2	7,700 SF
2	2	7,700 SF
3	2	7,700 SF
4	2	7,700 SF
5	2	7,700 SF
6	2	7,700 SF
1	3	7,700 SF
2	3	7,700 SF
3	3	7,700 SF
4	3	7,700 SF
5	3	7,700 SF
6	3	7,706 SF
7	3	7,703 SF
1	5	7,865 SF
2	5	7,726 SF
3	5	7,674 SF
4	5	7,700 SF
5	5	7,700 SF
6	5	7,700 SF
7	5	7,700 SF
8	5	7,700 SF
9	5	7,700 SF
1	6	7,234 SF
2	6	7,275 SF
3	6	7,000 SF
4	6	7,000 SF
5	6	7,042 SF
6	6	10,252 SF
7	6	9,981 SF
8	6	8,900 SF
9	6	10,606 SF
10	6	10,617 SF
11	6	10,620 SF
12	6	10,780 SF
1	7	221,727 SF

COMMON OPEN SPACE AREAS TABLE			
	LOT	BLOCK	AREA ft2
COMMON OPEN SPACE No.1	30	1	33,482
COMMON OPEN SPACE No.2	13	6	110,118
COMMON OPEN SPACE No.3	10	5	73,356
COMMON OPEN SPACE No.4	1	4	57,853
COMMON OPEN SPACE No.5	8	3	68,229
COMMON OPEN SPACE No.6	7	2	47,223
COMMON OPEN SPACE No.7	1	8	8,734
COMMON OPEN SPACE No.8	1	9	5,638
ACCESS, UTILITY & DRAINAGE ESMT.	1	7	221,727

1. LOTS 1 THRU 24 OF BLOCK 1 WILL BE SUBJECT TO RESIDENTIAL ON-SITE PONDING ACCORDING TO THE PROVISIONS OF SECTION 19.16.060 OF THE MUNICIPAL CODE.
2. 10' UTILITY EASEMENTS, 5' IRRIGATION EASEMENTS, AND 10' PRIVATE DRAINAGE EASEMENTS FOR THIS SUBDIVISION ARE FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 29TH DAY OF AUGUST, 2008, IN CLERK'S FILE NO. 20080070517, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
3. THIS APPLICATION FOR RESUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
4. ALL ROADS TO BE FIRE LANED ON BOTH SIDES. SIGNS AND MARKINGS WILL COMPLY WITH THE FIRE CODE AMENDMENT REQUIREMENTS.

** ALL STREETS WITHIN THIS SUBDIVISION ARE EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS.

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF

9/04/09
JORGE A. GARCIA, P.E. No. 86437

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 29TH DAY OF AUGUST, 2008, IN CLERK'S FILE NO. 20080070517, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
2. TAX CERTIFICATES FOR THE SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 7 DAY OF October, 2009 IN VOLUME ____ OF THE PLAT RECORD PAGE ____ FILE NO. 20090071224, 20090071227
3. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
4. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO THIS SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ADJACENT STREETS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS.

RON R. CONDE TEXAS RPLS NO. 5152

STATE OF TEXAS
RONALD ROBERT CONDE
5152
REGISTERED
PROFESSIONAL
LAND SURVEYOR
9-3-09

SOCIETA INTELLIGENTE, LP
8201 LOCKHEED, SUITE 235
EL PASO, TX 79925

DEDICATION

OWNER OF THIS LAND HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

SOCIETA INTELLIGENTE, LP
A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER:
SOCIETA INTELLIGENTE, LLC
A TEXAS LIMITED
LIABILITY COMPANY
BY:

MS. KRISTI EDDINGS
MANAGER

9/10/09
DATE

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MS. KRISTI EDDINGS, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF September 2009.

NOTARY PUBLIC

3-4-2012
MY COMMISION EXPIRES

Silvia Garcia
Notary Public, State of Texas
My Commission Expires:
March 4, 2012

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 24 DAY OF September 2009.

EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS 24 DAY OF September 2009

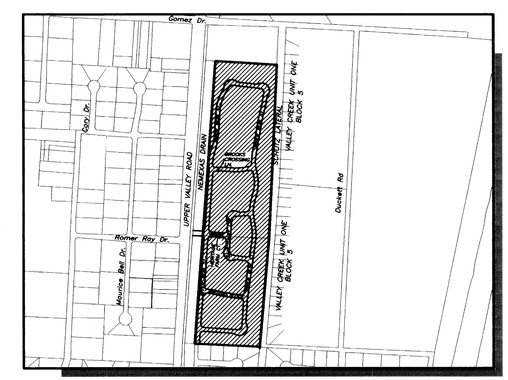
DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 7TH DAY OF October 2009, IN FILE NO. 20090071225

COUNTY CLERK

BY DEPUTY



LOCATION MAP
SCALE: 1" = 600'-0"

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 480212 0125 B DATED SEPT. 4, 1991.

LAND SURVEYOR:
RON R. CONDE, RPLS
CONDE INC.
1790 LEE TREVINO, SUITE 400
EL PASO, TX 79936
(915) 592–0283
FAX (915) 592–0286

CIVIL ENGINEER:
JORGE A. GARCIA, PE
SITEWORK ENGINEERING, LLC
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS, 79902
915–351–8033

OWNER:
KRISTI EDDINGS, MANAGER
SOCIETA INTELLIGENTE, LP
8201 LOCKHEED, SUITE 235
EL PASO, TX 79925
915–838–8100

125-H

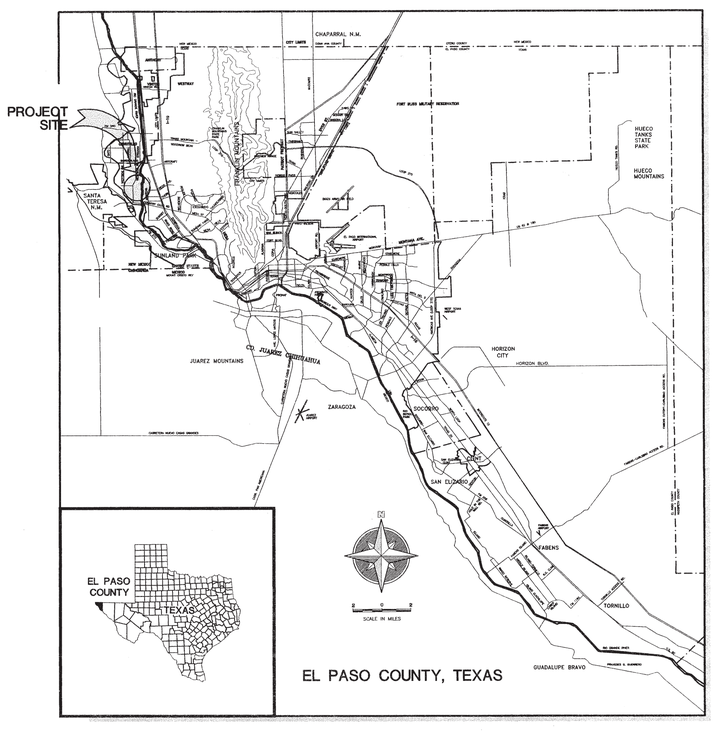
08/26/09– PRE-CLOTH COMMENTS
03/31/09– 5 DAY COMMENTS
PREPARED ON : 11/24/08

HERITAGE FARMS SUBDIVISION

REPLAT "A"

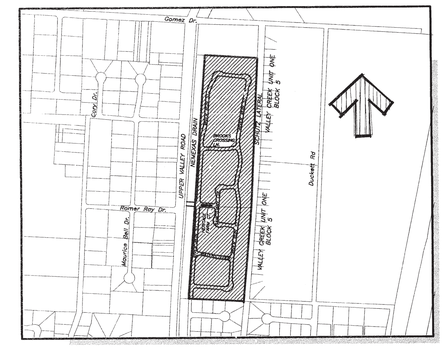
REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

VICINITY MAP



LOCATION MAP

SCALE: 1" = 600'



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STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER
5/20/09

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CONDE INC.
1790 LEE TREVINO, SUITE 400
EL PASO, TX 79936
(915) 592-0283
FAX (915) 592-0286

CIVIL ENGINEER:
SITEWORK ENGINEERING, LLC
JORGE A. GARCIA, P.E. NO. 86437
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS, 79902
915-351-8033

OWNER:
Kristi Eddings, Manager
Societa Intelligente, LP.
8201 Lockheed, Suite. 235
El Paso, Texas 79925
915-838-8100

DEVELOPMENT SERVI..ES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY DATE 5/26/09

103129

HERITAGE FARMS SUBDIVISION

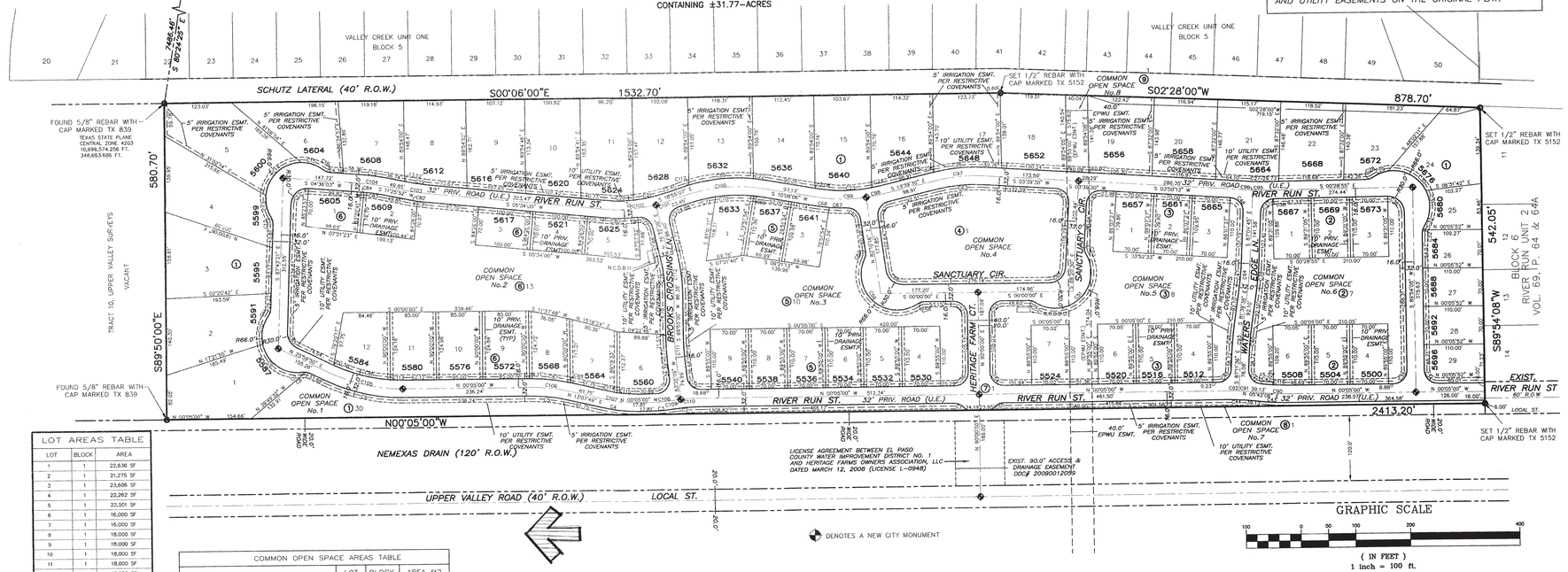
REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

NGS MONUMENT INFORMATION:
DESIGNATION – WEST 4
PID – CE0440
STATE/COUNTY – TX/EL PASO
USGS QUAD – SMELTERTOWN (1994)

NOTE:
THIS REPLATTED SUBDIVISION IS TO:

DELETED 10' PRIVATE ACCESS EASEMENT ALONG THE NORTHERN BOUNDARY LINE BETWEEN LOTS 1–5, BLOCK 1. ALSO INCLUDED A 10' UTILITY EASEMENT THROUGHOUT THE FRONTAGE OF THE LOTS, AS SHOWN ON THE PLAT. THIS PLAT DOES NOT CHANGE OR SUPERCEDE THE INTENT OR EFFECT OF THE DEDICATION STATEMENT CONCERNING THE PUBLIC THE EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS ON THE ORIGINAL PLAT.



CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C1	12.55	25.00	6.41	28°46'08"	N75°36'56"E
C2	43.42	284.00	21.75	8°45'38"	N04°27'49"W
C3	48.32	316.00	24.21	8°45'38"	S04°27'49"E
C4	72.88	316.00	36.60	13°12'49"	S06°31'24"W
C5	65.50	284.00	32.89	13°12'49"	N06°31'24"E
C6	143.84	316.00	73.19	26°04'50"	S12°57'25"W
C7	5.20	20.00	2.62	14°54'24"	N00°54'07"W
C8	6.79	20.00	3.43	19°26'45"	N18°16'28"E
C9	100.06	66.00	62.48	86°51'41"	S35°04'31"W
C10	55.43	66.00	29.47	48°07'26"	N77°25'55"W
C11	11.99	20.00	6.18	34°21'09"	S70°32'46"E
C12	11.99	20.00	6.18	34°21'09"	N75°08'05"E
C13	43.07	66.00	22.33	37°23'10"	S76°37'05"W
C14	97.78	66.00	60.35	84°52'55"	N42°14'53"W
C15	44.65	66.00	23.22	38°45'38"	N19°34'24"E
C16	11.99	20.00	6.18	34°21'09"	S21°46'38"W
C17	48.34	30.00	31.24	92°19'24"	N41°33'39"W
C18	37.67	316.00	18.86	6°49'49"	N08°00'58"E
C19	29.07	284.00	14.55	5°51'52"	S08°29'56"W
C20	55.80	284.00	27.99	11°15'25"	S00°03'42"E
C21	65.57	284.00	32.93	13°13'42"	S12°18'16"E
C22	24.07	316.00	12.04	4°21'53"	N07°57'10"E
C23	101.17	284.00	51.13	20°24'38"	S00°04'13"E
C24	16.77	284.00	8.39	3°22'57"	S11°58'01"E
C25	1.81	316.00	0.90	0°19'41"	N13°29'38"W
C26	93.70	316.00	47.19	16°59'19"	N04°50'10"W
C27	21.41	284.00	10.71	4°19'08"	S01°40'39"W
C28	11.99	20.00	6.18	34°21'09"	S12°39'29"E
C29	30.41	66.00	15.46	26°23'51"	N21°38'08"W
C30	83.46	66.00	48.35	72°26'57"	N27°47'16"E
C31	69.39	66.00	38.29	60°14'32"	S85°51'59"E
C32	5.41	20.00	2.72	15°29'37"	N82°21'04"W
C33	6.58	20.00	3.32	18°51'32"	N65°10'29"W
C34	39.26	25.00	24.99	89°59'08"	S44°54'34"W
C35	39.28	25.00	25.01	90°00'52"	S45°05'26"E
C36	47.33	30.00	30.20	90°23'03"	N44°42'37"E
C37	35.11	25.00	21.15	80°27'50"	N46°50'50"W
C38	2.68	25.00	1.34	6°08'01"	N03°33'55"W
C39	29.89	316.00	14.95	5°25'07"	S84°22'11"E
C40	27.42	284.00	13.72	5°31'58"	N84°25'37"W
C41	38.01	25.00	23.77	87°06'19"	S49°15'15"W
C42	7.29	284.00	3.65	1°28'16"	S04°57'58"W
C43	31.91	316.00	15.97	5°47'06"	S02°48'33"W
C44	28.67	284.00	14.35	5°47'06"	N02°48'33"E
C45	38.01	25.00	23.77	87°06'36"	S43°38'18"E
C46	30.51	316.00	15.27	5°31'58"	N84°25'37"W
C47	26.86	284.00	13.44	5°25'07"	S84°22'11"E
C48	38.87	25.00	24.60	89°05'02"	N48°22'44"E
C49	39.35	25.00	25.08	90°10'43"	N41°15'09"W
C50	11.99	20.00	6.18	34°21'09"	S76°28'55"W
C51	178.60	66.00	298.28	155°02'48"	S43°10'15"E
C52	11.99	20.00	6.18	34°21'09"	N17°10'35"E
C53	39.27	25.00	25.00	90°00'00"	N45°00'00"W
C54	39.31	25.00	25.04	90°05'00"	S44°57'30"W
C55	26.75	25.00	14.82	61°18'52"	N30°44'28"W
C56	39.23	25.00	24.96	89°55'00"	S45°02'30"E
C57	39.27	25.00	25.00	90°00'00"	N45°00'00"E
C58	11.99	20.00	6.18	34°21'09"	N17°10'35"W
C59	173.80	66.00	254.07	150°52'35"	S41°05'08"W
C60	11.99	20.00	6.18	34°21'09"	S80°39'09"E
C61	36.26	25.00	22.15	83°05'40"	N40°37'27"E
C62	36.73	25.00	22.58	84°10'14"	N55°44'37"W
C63	85.83	284.00	43.25	17°18'59"	N05°00'00"W
C64	39.27	25.00	25.00	90°00'00"	N48°39'30"E
C65	45.21	30.00	28.14	86°20'30"	S43°10'15"E
C66	43.02	30.00	26.16	82°10'16"	S41°05'08"W
C67	32.11	316.00	16.07	5°49'22"	S01°59'18"W
C68	28.87	316.00	14.45	5°14'07"	S07°31'03"W
C69	17.99	284.00	9.00	3°37'49"	N08°19'12"E
C70	70.32	284.00	35.34	14°11'14"	N00°35'20"W
C71	55.69	284.00	27.94	11°14'09"	N13°18'02"W
C72	36.89	25.00	22.72	84°32'14"	N61°11'14"W
C73	73.75	316.00	37.04	13°22'21"	N83°13'50"E
C74	31.38	284.00	15.71	6°19'51"	S86°45'05"W
C75	36.51	25.00	22.38	83°40'09"	S41°45'05"W
C76	42.03	25.00	27.93	96°19'51"	S48°14'55"E
C77	34.92	316.00	17.48	6°19'51"	S86°45'05"W
C78	66.28	284.00	33.29	13°22'21"	N83°13'50"E
C79	36.26	25.00	22.15	83°05'40"	N34°59'49"E
C80	66.83	316.00	33.54	12°07'01"	S00°29'30"E
C81	15.28	316.00	7.64	2°46'17"	S06°57'08"W
C82	17.06	316.00	8.53	3°05'36"	S09°53'05"W
C83	32.42	284.00	16.23	6°32'26"	N08°09'39"E
C84	1.44	284.00	0.72	0°17'23"	N04°44'45"E
C85	34.70	30.00	19.59	66°16'49"	S59°08'15"W
C86	106.38	284.00	53.82	21°27'39"	S15°16'01"W
C87	70.96	316.00	35.63	12°51'55"	N06°20'58"E
C88	1.92	316.00	0.96	0°20'54"	N12°57'22"E
C89	119.46	316.00	60.45	21°39'38"	N05°03'35"W
C90	30.29	300.00	15.16	5°47'06"	S02°48'33"W
C91	15.16	300.00	7.58	2°53'41"	N04°15'15"E
C92	15.13	300.00	7.57	2°53'24"	N01°21'42"E
C93	28.97	300.00	14.50	5°31'58"	N84°25'37"W
C94	28.37	300.00	14.20	5°25'07"	S84°22'11"E
C95	17.82	300.00	8.91	3°24'10"	S01°13'10"W
C96	4.80	300.00	2.40	0°54'58"	S03°22'44"W
C97	90.67	300.00	45.68	17°18'59"	N05°00'00"W
C98	30.52	300.00	15.27	5°49'46"	S10°44'37"E
C99	94.06	300.00	47.42	17°57'50"	S01°09'11"W
C100	152.12	300.00	77.74	29°03'13"	N04°23'30"W
C101	28.60	300.00	14.31	5°27'46"	S16°11'14"E
C102	99.60	300.00	50.26	19°01'21"	S03°56'40"E
C103	30.71	300.00	15.37	5°51'52"	S08°25'56"E
C104	35.76	300.00	17.90	6°49'49"	N08°00'58"E
C105	136.56	300.00	69.48	26°04'50"	S12°57'25"W
C106	69.19	300.00	34.75	13°12'49"	N06°31'24"E
C107	69.19	300.00	34.75	13°12'49"	S06°31'24"W
C108	45.87	300.00	22.98	8°45'38"	S04°27'49"E
C109	12.72	300.00	6.36	2°25'47"	N07°37'45"W
C110	33.15	300.00	16.59	6°19'51"	N03°14'55"W
C111	33.15	300.00	16.59	6°19'51"	S86°45'05"W
C112	70.02	300.00	35.17	13°22'21"	N83°13'50"E
C113	22.90	284.00	11.46	4°37'12"	S02°13'36"W
C114	24.26	284.00	12.14	4°53'43"	S10°40'57"W
C115	41.23	284.00	20.65	8°19'05"	S04°04'33"W
C116	21.38	284.00	10.70	4°18'50"	S02°04'25"W
C117	16.70	316.00	8.35	3°01'42"	N17°24'16"W

LOT AREAS TABLE		
LOT	BLOCK	AREA
1	1	22,636 SF
2	1	21,275 SF
3	1	23,606 SF
4	1	22,262 SF
5	1	22,501 SF
6	1	16,000 SF
7	1	16,000 SF
8	1	18,000 SF
9	1	18,000 SF
10	1	18,000 SF
11	1	18,000 SF
12	1	18,000 SF
13	1	18,000 SF
14	1	18,000 SF
15	1	18,000 SF
16	1	18,000 SF
17	1	17,000 SF
18	1	16,715 SF
19	1	17,000 SF
20	1	17,000 SF
21	1	17,000 SF
22	1	17,000 SF
23	1	17,000 SF
24	1	17,407 SF
25	1	7,700 SF
26	1	7,700 SF
27	1	7,700 SF
28	1	7,700 SF
29	1	7,699 SF
1	2	7,700 SF
2	2	7,700 SF
3	2	7,700 SF
4	2	7,700 SF
5	2	7,700 SF
6	2	7,700 SF
1	3	7,700 SF
2	3	7,700 SF
3	3	7,700 SF
4	3	7,700 SF
5	3	7,700 SF
6	3	7,706 SF
7	3	7,703 SF
1	5	7,865 SF
2	5	7,726 SF
3	5	7,674 SF
4	5	7,700 SF
5	5	7,700 SF
6	5	7,700 SF
7	5	7,700 SF
8	5	7,700 SF
9	5	7,700 SF
1	6	7,234 SF
2	6	7,275 SF
3	6	7,000 SF
4	6	7,000 SF
5	6	7,042 SF
6	6	10,252 SF
7	6	9,981 SF
8	6	8,900 SF
9	6	10,606 SF
10	6	10,617 SF
11	6	10,620 SF
12	6	10,780 SF
1	7	221,727 SF

COMMON OPEN SPACE AREAS TABLE			
	LOT	BLOCK	AREA ft2
COMMON OPEN SPACE No.1	30	1	33,482
COMMON OPEN SPACE No.2	13	6	110,118
COMMON OPEN SPACE No.3	10	5	73,356
COMMON OPEN SPACE No.4	1	4	57,853
COMMON OPEN SPACE No.5	8	3	68,229
COMMON OPEN SPACE No.6	7	2	47,223
COMMON OPEN SPACE No.7	1	8	8,734
COMMON OPEN SPACE No.8	1	9	5,638
ACCESS, UTILITY & DRAINAGE ESMT.	1	7	221,727

1. LOTS 1 THRU 24 OF BLOCK 1 WILL BE SUBJECT TO RESIDENTIAL ON-SITE PONDING ACCORDING TO THE PROVISIONS OF SECTION 19.16.060 OF THE MUNICIPAL CODE.
2. 10' UTILITY EASEMENTS, 5' IRRIGATION EASMENTS, AND 10' PRIVATE DRAINAGE EASEMENTS FOR THIS SUBDIVISION ARE FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 29TH DAY OF AUGUST, 2008, IN CLERK'S FILE NO. 20080070517, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
3. THIS APPLICATION FOR RESUBDIVSION DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

** ALL STREETS WITHIN THIS SUBDIVISION ARE A EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS.

SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF

4/20/09

JORGE A. GARCIA, P.E. No. 86437

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER

5/20/09

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS.

RON R. CONDE TEXAS RPLS NO. 5152

DEDICATION

SOCIETA INTELLIGENTE, LP
8201 LOCKHEED, SUITE 235
EL PASO, TX 79925

OWNER OF THIS LAND HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE EMERGENCY ACCESS FOR USES OF ACCESS, DRAINAGE AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

SOCIETA INTELLIGENTE, LP
A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER:
SOCIETA INTELLIGENTE, LLC
A TEXAS LIMITED
LIABILITY COMPANY
BY: MS. KRISTI EDDINGS, MANAGER

DATE

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MS. KRISTI EDDINGS, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF _____ 2009.

NOTARY PUBLIC — MY COMMISION EXPIRES

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY RECOMMENDED FOR APPROVAL AS TO PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____ 2009.

SECRETARY — CHAIRPERSON

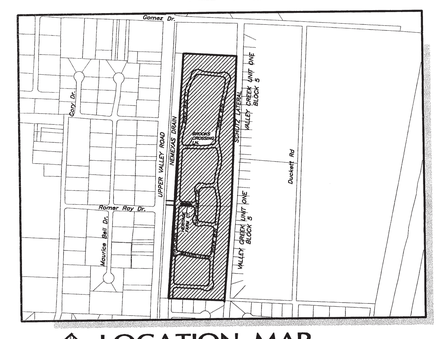
APPROVED FOR FILING THIS _____ DAY OF _____ 2009

DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____, 2009, IN FILE NO. _____

COUNTY CLERK — BY DEPUTY



LOCATION MAP
SCALE: 1" = 600'-0"

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B DATED SEPT. 4, 1991.

LAND SURVEYOR:
RON R. CONDE, RPLS
CONDE INC.
1790 LEE TREVINO, SUITE 400
EL PASO, TX 79936
(915) 592-0283
FAX (915) 592-0286

CIVIL ENGINEER:
JORGE A. GARCIA, PE
SITEWORK ENGINEERING, LLC
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS, 79902
915-351-8033

OWNER:
KRISTI EDDINGS, MANAGER
SOCIETA INTELLIGENTE, LP
8201 LOCKHEED, SUITE 235
EL PASO, TX 79925
915-838-8100

PREPARED ON 03/31/09- 5 DAY COMMENTS
PREPARED ON 11/24/08

GENERAL NOTES:

1. THE EXISTING TOPOGRAPHIC/BOUNDARY INFORMATION ON THIS DRAWING WAS PROVIDED BY **SECO**. THE PROJECT CIVIL ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL SCHEDULE AND PERFORM HIS WORK SO AS TO INSURE THE SAFE AND SUFFICIENT PASSAGE OF STORMWATER RUNOFF DURING THE COURSE OF HIS OPERATIONS.
3. ALL REQUIRED LABOR, TOOLS, EQUIPMENT, AND SUPERVISION SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO OWNER.
4. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE OWNER, ALL AFFECTED UTILITY COMPANIES, AND ALL OTHER ENTITIES HAVING JURISDICTION OVER THE PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES NOTED SHALL BE REPORTED IMMEDIATELY TO THE PROJECT CIVIL ENGINEER. OTHERWISE, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL CURRENT, APPLICABLE SAFETY CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS.
7. **WARNING!** BEFORE EXCAVATING, CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITY LINES. CONTRACTOR SHALL REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER. COORDINATION WITH TEXAS EXCAVATION SAFETY SYSTEM IS REQUIRED.
8. CONTRACTOR SHALL WATER CONSTRUCTION SITE AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM – ONCE IN THE MORNING AND ONCE IN THE AFTERNOON. THIS SHALL ALSO BE DONE ON WEEKENDS AND HOLIDAYS OR AS REQUIRED BY GRADING PERMIT.
9. CONTRACTOR SHALL PREVENT THE EROSION OF SILT, SEDIMENT, AND DEBRIS FROM THE CONSTRUCTION SITE ONTO ADJACENT PROPERTIES AND STREETS. THIS MAY BE ACCOMPLISHED BY ERECTING EARTHEN BERMS AND/OR SILT FENCES, AND CONSTRUCTING A TYPE 1 CONSTRUCTION EXIT. COORDINATION WITH STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED.
10. ALL GRADING WORK SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA AND ITS VICINITY. ANY DAMAGES RESULTING FROM CONTRACTOR'S WORK SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR BETTER BY CONTRACTOR, AT NO COST TO OWNER.
12. CONTRACTOR SHALL INSURE THAT THE SLOPE WITHIN ALL WHEELCHAIR ACCESSIBLE PARKING STALLS AND AISLES DOES NOT EXCEED 2% IN ANY DIRECTION.
13. FILL MATERIALS FOR SITE GRADING AND BACKFILL WILL CONFORM TO THE SPECIFIED REQUIREMENTS IN THE PROJECT GEOTECHNICAL RECOMMENDATIONS. IN THE ABSENCE OF GEOTECHNICAL RECOMMENDATIONS, FILL MATERIAL MAY CONSIST OF ON-SITE AND/OR IMPORTED MATERIALS IN COMPLIANCE WITH THE FOLLOWING:
    - FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 4 INCHES IN GREATEST DIMENSION;
    - FILL MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM D2487. SOILS CLASSIFIED AS GW, GP, GC, GM, GC-GM, GP-GC, SW, SP, SC, SM, SC-SM, SP-SM, SP-SC ARE CONSIDERED SATISFACTORY; SOILS WITH A PLASTICITY INDEX OF GREATER THAN 12 OR IF CLASSIFIED AS PT, OL, OH, ML, CL OR CH SHALL BE CONSIDERED UNSATISFACTORY.
    - THE SURFACE ON WHICH FILL MATERIAL IS TO BE PLACED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, WATERED TO ADD THE AMOUNT OF MOISTURE REQUIRED FOR OPTIMUM COMPACTION, AND THEN COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
    - FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED DEPTH, WITH MOISTURE CONTENT AT PLUS OR MINUS 2 PERCENT OF OPTIMUM. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
14. CONTRACTOR TO INSTALL ALL TRAFFIC CONTROL DEVICES DURING THE CONSTRUCTION OF THE NEW DRIVEWAY PER THE CURRENT MUTCD STANDARD APPLICABLE FOR SHOULDER WORK.
15. RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET.
16. DEVELOPER SHALL COMPLY WITH SECTION 13-08.170 OF THE EL PASO MUNICIPAL CODE.
17. 85% COMPACTION REQUIRED ON CUTS AND 95% COMPACTION ON FILLS. 95% COMPACTION REQUIRED FOR STRUCTURES PER ASTM D-1557.
18. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR ITS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING OF MATERIALS.
19. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
20. DEVELOPER SHALL COMPLY WITH ADA/TAS REQUIREMENTS FOR THE SUBDIVISION IMPROVEMENTS.

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE 4700 PSYLLARD ST. EL PASO, TEXAS 79930 ARMANDO REDA, 880-7243	**EL PASO ELECTRIC CO.** 501 WEST SAN ANTONIO ST. EL PASO, TEXAS 79901 MR. BILL ENGELS, (915) 543-4108 MOBILE, (915) 539-7184	**EL PASO WATER UTILITIES** 1154 HAWKINS BLV. EL PASO, TEXAS 79927 (915) 594-5540
SOUTHWESTERN BELL TELEPHONE 11200 PELICANO DR. EL PASO, TEXAS 79935 MR. JOE GRANADOS (915) 595-5140	**TIME WARNER COMMUNICATIONS** 420 CONCORD ST. EL PASO, TEXAS 79906 CONSTRUCTION, (915) 775-7414	**TEXAS EXCAVATION SAFETY SYSTEM** ANYWHERE IN TEXAS 1-800-344-8377

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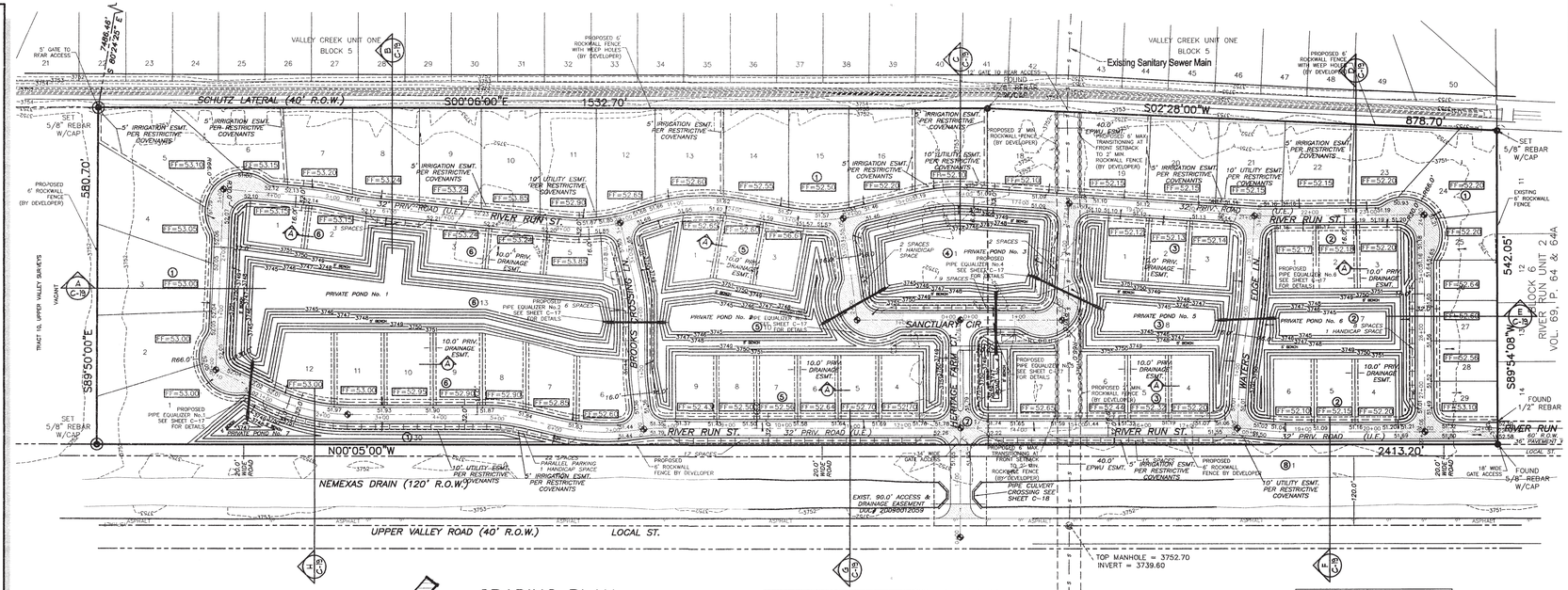
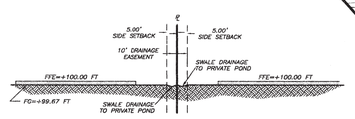


GRADING PLAN

SCALE 1"= 100'



SECTION A

SCALE 1"= 30' H
1"= 5' V

PROPOSED SET-BACKS	FOR LOTS <11,000 SF	FOR LOTS > 11,000 SF
FRONT AND BACK YARD	15 FT	15 FT
SIDE YARD	5 FT	10 FT
SIDE STREET	10 FT	15 FT

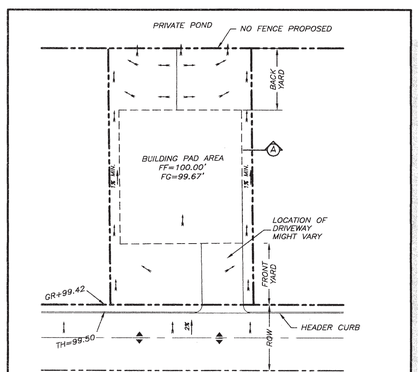
LEGEND

6ⁱ10	PROPOSED SPOT ELEVATION
366	EXISTING CONTOUR
	PROPOSED LOW POINT
	PROPOSED HIGH POINT
× 60.10 PV	EXISTING SPOT ELEVATION
	EXISTING EDGE OF PAVEMENT
	DENOTES A NEW CITY MONUMENT

FLOOD ZONE

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B DATED SEPT. 4, 1991.

NOTE:
FINISHED GRADE IS 0.33' (4") BELOW FINISHED FLOOR ELEVATIONS FOR ALL LOTS.

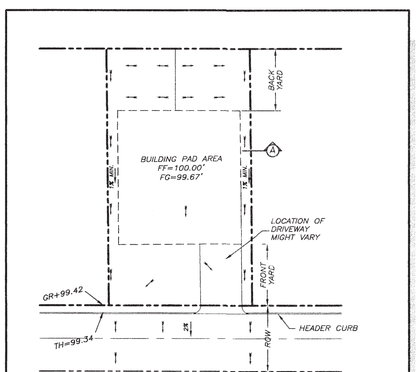


NOTES:
1. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FIRST 12FT. AND 14% MAX. THEREAFTER (BLDG. CD. 18.08.06 C)
2. FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER SUCH THAT IT WILL BLOCK THE DRAINAGE FLOW IS PROHIBITED.

TYPICAL LOT GRADING

LOTS 1 THRU 6 OF BLOCK 2.
LOTS 1 THRU 7 OF BLOCK 3.
LOTS 1 THRU 9 OF BLOCK 5.
LOTS 1 THRU 12 OF BLOCK 6.

SCALE 1"= 30'

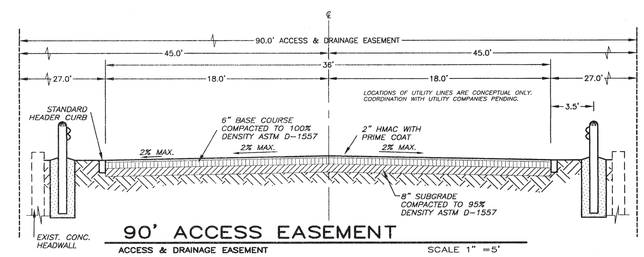


NOTES:
1. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FIRST 12FT. AND 14% MAX. THEREAFTER (BLDG. CD. 18.08.06 C)
2. FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER SUCH THAT IT WILL BLOCK THE DRAINAGE FLOW IS PROHIBITED.

TYPICAL LOT GRADING

LOTS 25 THRU 29 OF BLOCK 1 ONLY.

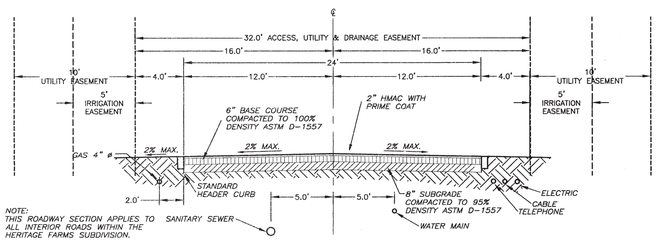
SCALE 1"= 30'



90' ACCESS EASEMENT

ACCESS & DRAINAGE EASEMENT

SCALE 1" =5'



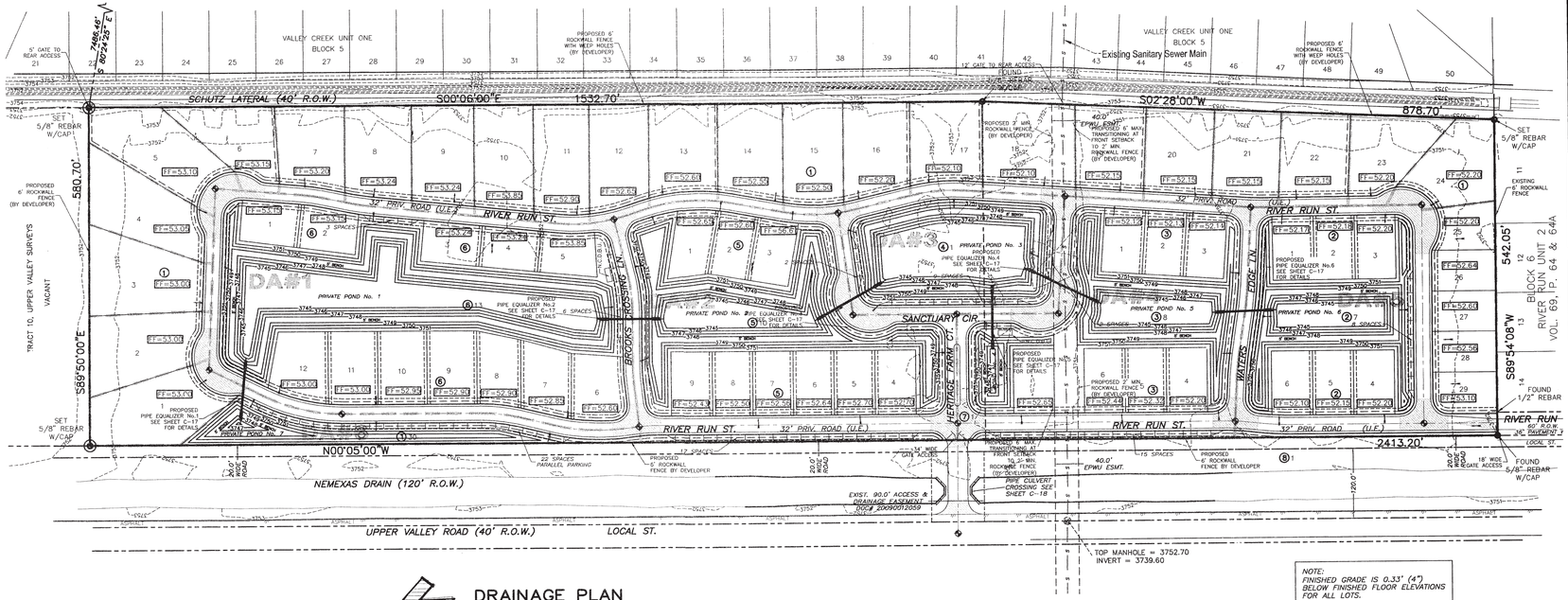
NOTE:
THIS ROADWAY SECTION APPLIES TO ALL INTERIOR ROADS WITHIN THE HERITAGE FARMS SUBDIVISION.

TYPICAL 32' PRIVATE ROAD

ACCESS, DRAINAGE, AND UTILITY EASEMENT

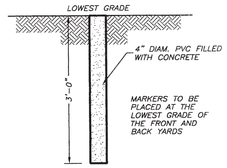
SCALE 1" =5'

REFERENCE BENCHMARK: A DISK STAMPED "SECO" IN A 3" PIPE STANDARD MONUMENT LOCATED 0.27 FT. SOUTH OF THE CENTER LINE OF THE DRIVE CENTERLINE, 0.27 FT. SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, 8.4 FT. EAST OF THE EAST EDGE OF A 3" PIPE GUARD POST, 0.3 FT. WEST OF A 3" PIPE GUARD POST, 0.3 FT. SOUTH OF A 3" PIPE GUARD POST, 0.3 FT. NORTH OF A 3" PIPE GUARD POST, 0.3 FT. WEST OF A 3" PIPE GUARD POST, 0.3 FT. EAST



DRAINAGE PLAN

SCALE 1"= 100'



PERMANENT ELEVATION MARKER

1 NOT TO SCALE

LEGEND

60.10	PROPOSED SPOT ELEVATION
3661	EXISTING CONTOUR
	PROPOSED LOW POINT
	PROPOSED HIGH POINT
× 60.10 PV	EXISTING SPOT ELEVATION
	EXISTING EDGE OF PAVEMENT
	DENOTES A NEW CITY MONUMENT

ON-SITE RETENTION CALCULATIONS
CITY OF EL PASO STANDARDS Q=ARC/12

LOT	DRAINAGE AREA (SF)	DRAINAGE AREA (AC)	LOT AREA (SF)	LOT AREA (AC)	REQUIRED STORAGE (CF)	REQUIRED STORAGE (AC-FT)	CAPACITY (CF)	CAPACITY (AC-FT)	WS DEPTH (IN)	MARKER ELEV.
1	25,184	0.58	22,636	0.52	4,197	0.10	9,394	0.22	7.1	3751.67
2	23,255	0.53	21,275	0.49	3,876	3,876	8,629	8,629	7.0	3751.67
3	24,935	0.57	23,606	0.54	4,156	4,156	9,797	9,797	6.8	3751.67
4	24,054	0.55	22,262	0.51	4,009	4,009	9,239	9,239	6.9	3751.72
5	22,501	0.52	22,501	0.52	3,750	3,750	9,338	9,338	6.4	3751.77
6	24,911	0.57	16,000	0.37	4,152	4,152	6,640	6,640	10.0	3751.82
7	17,510	0.40	16,000	0.37	2,918	2,918	6,640	6,640	7.0	3751.87
8	17,815	0.41	18,000	0.41	2,969	2,969	7,470	7,470	6.4	3751.91
9	19,717	0.45	18,000	0.41	3,286	3,286	7,470	7,470	7.0	3751.91
10	19,596	0.45	18,000	0.41	3,266	3,266	7,470	7,470	7.0	3752.52
11	19,544	0.45	18,000	0.41	3,257	3,257	7,470	7,470	7.0	3751.57
12	19,695	0.45	18,000	0.41	3,283	3,283	7,470	7,470	7.0	3751.32
13	19,912	0.46	18,000	0.41	3,319	3,319	7,470	7,470	7.1	3751.27
14	19,831	0.46	18,000	0.41	3,305	3,305	7,470	7,470	7.1	3751.22
15	19,656	0.45	18,000	0.41	3,276	3,276	7,470	7,470	7.0	3751.17
16	19,846	0.46	18,000	0.41	3,308	3,308	7,470	7,470	7.1	3750.87
17	18,956	0.44	17,000	0.39	3,159	3,159	7,055	7,055	7.2	3750.77
18	24,899	0.57	22,351	0.51	4,150	4,150	9,276	9,276	7.2	3750.77
19	18,854	0.43	17,000	0.39	3,142	3,142	7,055	7,055	7.1	3750.82
20	18,872	0.43	17,000	0.39	3,145	3,145	7,055	7,055	7.1	3750.82
21	18,849	0.43	17,000	0.39	3,137	3,137	7,055	7,055	7.1	3750.82
22	18,840	0.43	17,000	0.39	3,142	3,142	7,055	7,055	7.1	3750.82
23	18,313	0.42	17,000	0.39	3,052	3,052	7,055	7,055	6.9	3750.87
24	19,339	0.44	17,407	0.40	3,223	3,223	7,224	7,224	7.1	3750.87

FLOOD ZONE

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B DATED SEPT. 4, 1991.

WARNING!!! BEFORE YOU DIG

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EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 593-2140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79908
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
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DRAINAGE NOTES:

1. CALCULATIONS ARE BASED ON THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

2. REQUIRED RETENTION Qt IS CALCULATED BY:

$$Qt = \frac{A\ R\ C}{12}$$

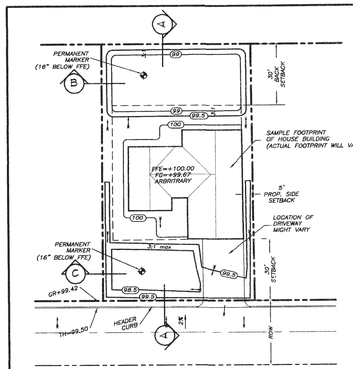
WHERE:
Qt = REQUIRED RETENTION POND STORAGE IN AC-FT.
A = DRAINAGE AREA IN ACRES
R = RAINFALL IN INCHES; 4 INCHES
C = RUNOFF FACTOR; 0.50 FOR RESIDENTIAL SUBDIVISIONS

3. RUNOFF COEFFICIENT USED FOR ALL DRAINAGE AREAS IS 0.50.

4. ESTIMATED CAPACITIES AND ESTIMATED HIGH WATER ELEVATIONS ARE CALCULATED BASED ON THE WORST CASE SCENARIO ASSUMING A MAXIMUM IMPERVIOUS COVERAGE OF 50% OF THE LOT AREA. FINAL POND DESIGN WILL DEPEND ON EACH BUILDING FOOTPRINT.

5. CAPACITIES SHOWN ON TABLE ARE BASED ON A 12" MAX. WATER DEPTH.

6. LOTS 1 THRU 24 OF BLOCK 1 WILL BE SUBJECT TO RESIDENTIAL ON-SITE PONDING ACCORDING TO THE PROVISIONS OF SECTION 19.16.060 OF THE MUNICIPAL CODE.



TYPICAL ONSITE LOT GRADING

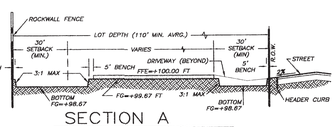
SCALE 1"= 30'

NOTES:

1. LOTS 1 THRU 24 OF BLOCK 1 WILL BE SUBJECT TO RESIDENTIAL ON-SITE PONDING ACCORDING TO THE PROVISIONS OF SECTION 19.16.060 OF THE MUNICIPAL CODE.

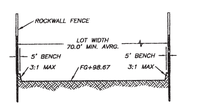
19.16.060 Residential on-site ponding.

Where residential on-site ponding is proposed, it shall comply with the following provisions:
A. Design, calculations and installations shall be subject to the approval of the development services director or designee.
B. Residential on-site ponding shall be permitted on individual lots where feasible based on the stormwater hydraulic calculations.
C. To establish the feasibility of residential on-site ponding, the subdivider shall submit hydraulic calculations prepared by an engineer. Such calculations shall meet the following minimum criteria:
1. Drainage calculations shall be based upon percolation tests performed within six months of the date of submission;
2. Drainage calculations shall be provided for the smallest lot in the subdivision and shall be made in accordance with the subdivision improvement design standards;
3. All ponded water shall have the ability to percolate within a seventy-two hour time period following storm;
4. The maximum depth of lot ponding shall be twelve inches based on a one hundred year storm;
5. The maximum side slope for ponding areas shall be one (vertical) to three (horizontal);
6. All lots shall be designed to accommodate the street runoff; and
7. A minimum crown of two percent shall be provided for all streets within the subdivision.
D. Where residential on-site ponding is determined to be unfeasible either surface drainage or ponding in a common retention pond shall be required.
E. Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding on all residential lots having one-half acre lot size or greater, and shall be in accordance with the subdivision improvement design standards.
F. Permanent elevation markers shall not be moved, covered or altered without written permission from the development services director or designee.
G. Filling or changing the lot, or allowing the lot to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
H. The city shall be granted permanent right of access to inspect the lot elevation and the permanent elevation markers.
I. No person shall be permitted to impair the functionality of a residential on-site pond. No more than fifty percent of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios or landscaping underlaid with plastic sheeting or other impermeable material.
J. In the event that the functionality of a residential on-site pond becomes impaired whether by act of man or of nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
K. Any owner notified in writing by the development services director or designee of corrective actions required to restore the functionality of a residential on-site pond shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the city from mandating an earlier time for commencement or completion, during times of emergency, where there is imminent danger of loss of life, limb or property.
L. The subdivider shall impose deed restrictions running with the land for those residential lots utilizing on-site ponding. Such restrictions shall be submitted to the development services director or designee for approval of technical content and to the city attorney for approval of form and legal content. These restrictions shall, as a minimum, include the following provisions:
1. Identify residential lots which are subject to on-site ponding and the maximum depth of water in the ponding area after a design magnitude storm;
2. A statement that permanent elevation markers shall be placed prior to building occupancy;
3. A statement prohibiting the moving, covering or altering of permanent elevation markers and prohibiting the filling or changing of the elevation of the lot or the pond;
4. A provision granting the city permanent right of access to inspect the ponding area and the permanent elevation markers;
5. A statement prohibiting the impairment of the residential on-site ponding;
6. A requirement that the owner restore the residential on-site ponding functionality of the lot in the event it is impaired;
7. A restriction that no more than fifty percent of the area of the residential lot conveyed by the deed may ever be covered by improvements of any kind, either temporary or permanent, which will shed stormwaters onto the lot;
8. A requirement that the owner of property utilizing residential on-site ponding, waives any claim or cause of action against the city, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot;
9. A requirement that the owner of property utilizing residential on-site ponding shall correct any drainage problem on the lot within forty-five calendar days of the receipt of such notice;
10. A requirement that deed restrictions shall be enforced by injunctive relief without the requirement for bond or other security;
11. A requirement that the conveyance of property permitting residential on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, ingress and egress for inspection, and all other restrictions set forth in this title. (Ord. 16685 § 1 (part), 2007; Ord. 13956 §§ 119---122, 1999; Ord. 13111 § 1 (part), 1997)



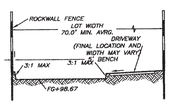
SECTION A

SCALE 1"= 30' H
1"= 5' V



SECTION B

SCALE 1"= 50' H
1"= 5' V



SECTION C

SCALE 1"= 50' H
1"= 5' V

REVISIONS:
REFERENCE BY DOUGLAS DRIVE AND REDD ROAD, 57.7 FT. IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF DOUGLAS DRIVE AND 2.3 FT. NORTH OF THE SOUTHERLY LINE OF THE REDD ROAD, 2.3 FT. NORTH OF THE SOUTHERLY LINE OF THE REDD ROAD, 2.3 FT. NORTH OF THE EAST END OF THE MEDIAN CURB OF THE ROAD, ON A 1-INCH BRASS CAP STAMPED "EPCOG" IN A 3-INCH BRASS MONUMENT IN THE HOLE, A 12-FOOT MANHOLE COVER PRECAST CONCRETE MARKED "EPCOG" ELEV. = 3793.38 CITY DATUM
ELEV.=3793.92 NAVD 88-- ELEV.= 3791.38 CITY DATUM

NO.	DATE	DESCRIPTION
1		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING 43.7777-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 1-34
EL PASO, TEXAS 79902
915-351-8033

5/20/09

ENGINEER:

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER

5/20/09

SHEET TITLE:
DRAINAGE PLAN

SHEET No.
C-3
SHEET 3 OF 22

103139

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C118	146.07	62.00	149.63	134°59'07"	S59°08'15"W
C119	39.33	34.00	22.20	66°16'49"	S59°08'15"W
C120	14.39	24.00	7.42	34°21'09"	S70°32'46"E
C121	14.39	24.00	7.42	34°21'09"	N75°06'05"E
C122	174.25	62.00	371.06	161°01'42"	N41°33'39"W
C123	14.39	24.00	7.42	34°21'09"	S21°50'46"W
C124	54.79	34.00	35.41	92°19'24"	N41°33'39"W
C125	37.19	312.00	18.62	6°49'49"	N08°00'58"E
C126	35.76	300.00	17.90	6°49'49"	N08°00'58"E
C127	34.33	288.00	17.19	6°49'49"	N08°00'58"E
C128	31.93	312.00	15.98	5°51'52"	S08°29'56"W
C129	30.71	300.00	15.37	5°51'52"	S08°29'56"W
C130	29.48	288.00	14.75	5°51'52"	S08°29'56"W

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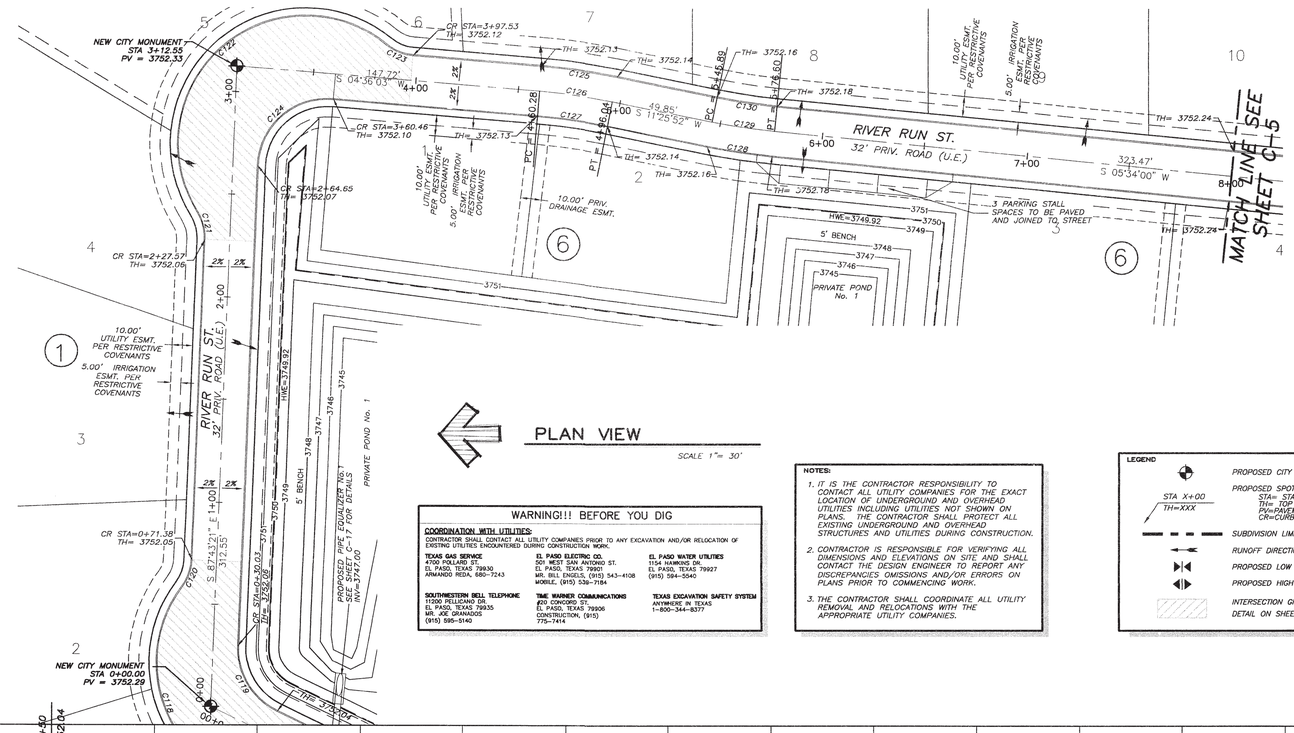

PLAN VIEW

SCALE 1"= 30'

WARNING!!! BEFORE YOU DIG

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200 CONCORD SP.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
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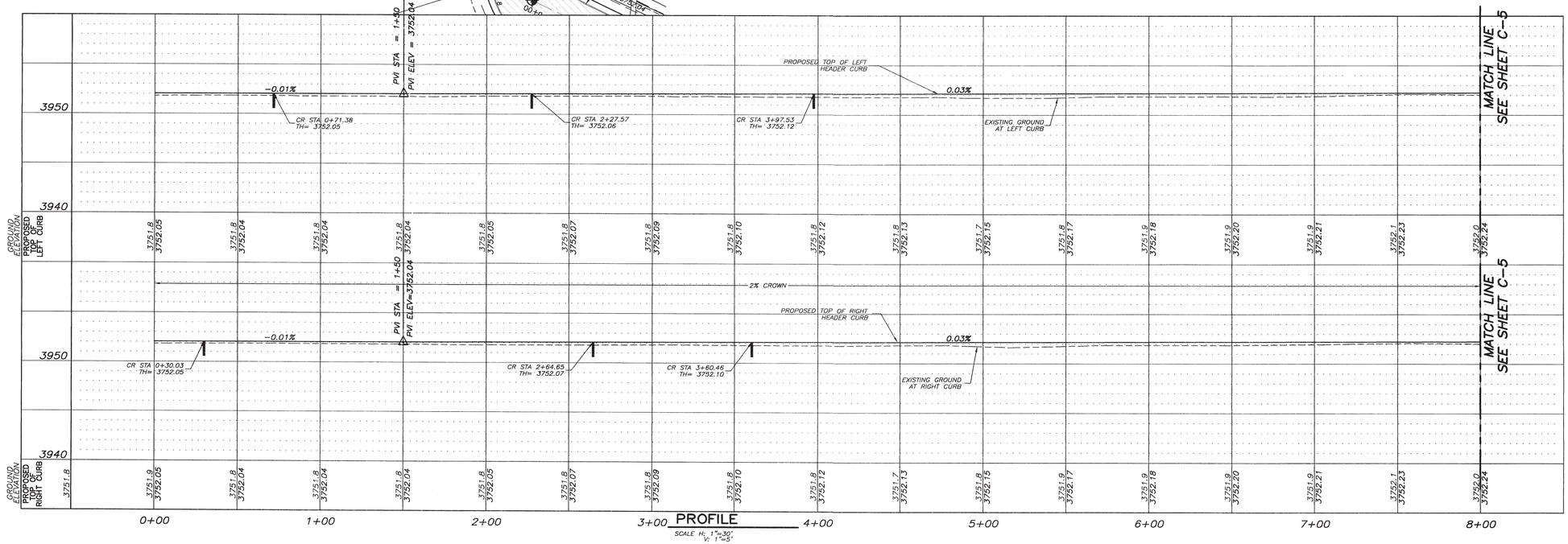
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER TO REPORT ANY DISCREPANCIES OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROFILE

SCALE H: 1"=30' V: 1"=5'

REFERENCE BENCHMARK:
EASTERN MOST BRASS DISK AND RIM, ROAD, 5.7 FT. N. EAST OF THE DRIVEWAYS, 3.2 FT. SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, 9.8 FT. WEST OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, AND 3.5 FT. EAST OF A SIGN POST NOTE: ELEVATIONS TO THE NEAREST 0.01 FT. ARE BASED ON THE NGVD 1929 DATUM CITY OF EL PASO WORKSHOP RELEASE, CONTROLLER CITY DATUM)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO. | SCALE: SHOWN
ISSUED DATE:
ISSUED PURPOSE: CITY APPROVAL

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8023

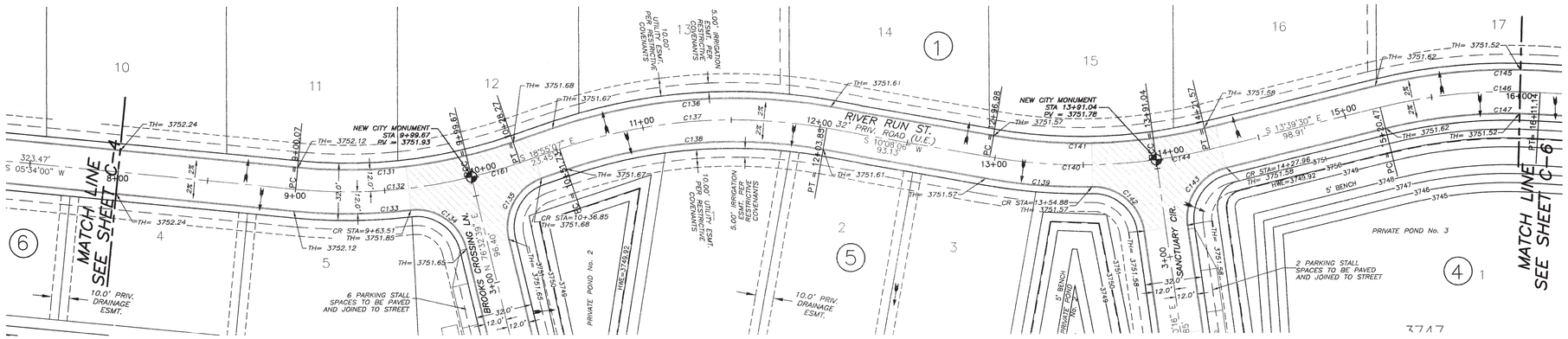
ENGINEER: 5/20/09

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER
5/20/09

SHEET TITLE:
RIVER RUN ST. FROM 0+00 TO 8+00

SHEET No.
C-4
SHEET 4 OF 22

103139



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C131	123.08	288.00	62.49	24°29'07"	S06°40'33"E
C132	99.60	300.00	50.26	19°01'21"	S03°56'40"E
C133	65.98	312.00	33.11	12°07'01"	S00°29'30"E
C134	42.06	29.00	25.70	83°05'40"	N34°59'49"E
C135	42.79	29.00	26.36	84°32'14"	N61°11'14"W
C136	158.21	312.00	80.84	29°03'13"	N04°23'30"W
C137	152.12	300.00	77.74	29°03'13"	N04°23'30"W
C138	146.04	288.00	74.63	29°03'13"	N04°23'30"W
C139	60.22	312.00	30.20	11°03'30"	S04°36'22"W
C140	94.06	300.00	47.42	17°57'50"	S01°09'11"W
C141	119.60	288.00	60.67	23°47'36"	S01°45'42"E
C142	42.06	29.00	25.70	83°05'40"	N40°37'27"E
C143	42.60	29.00	26.19	84°10'14"	N55°44'37"W
C144	30.52	300.00	15.27	5°49'46"	S10°44'37"E
C145	94.30	312.00	47.51	17°18'59"	N05°00'00"W
C146	90.67	300.00	45.68	17°18'59"	N05°00'00"W
C147	87.04	288.00	43.86	17°18'59"	N05°00'00"W
C161	28.60	300.00	14.31	5°27'46"	S16°11'14"E

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 538-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915) 775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
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LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

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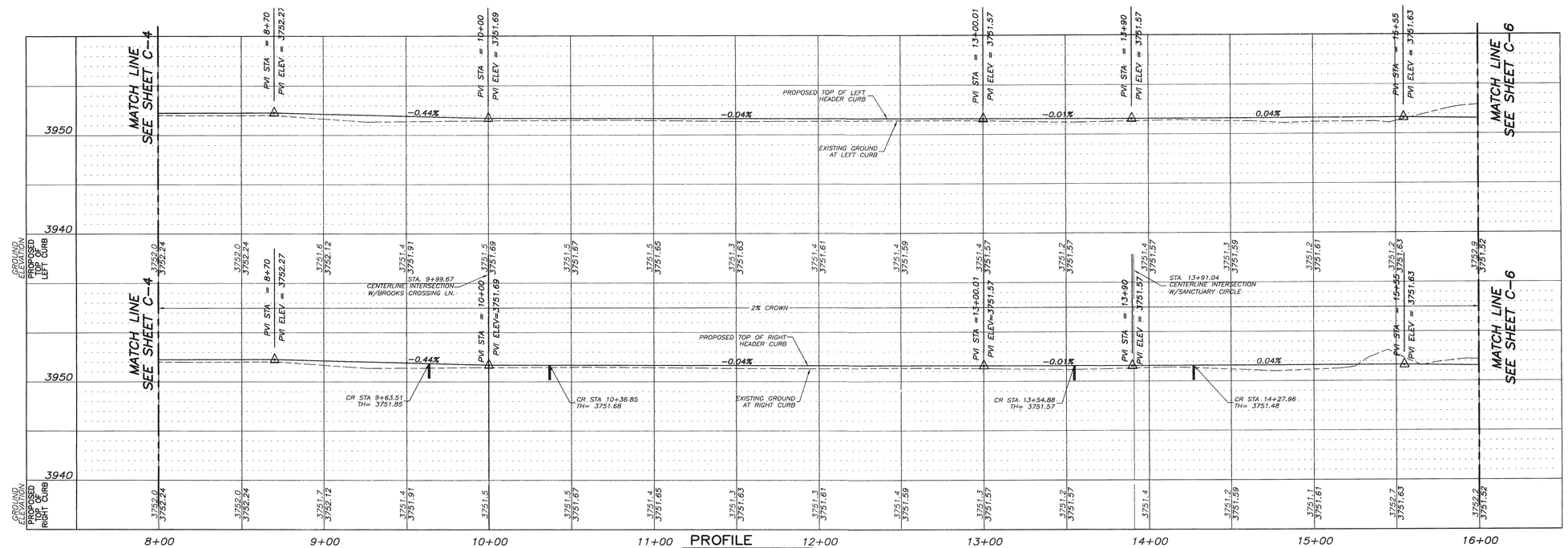


PROFILE

SCALE H: 1"=30' V: 1"=5'

REFERENCE BENCHMARK: AT THE INTERSECTION OF MONTANA DRIVE AND REED ROAD, 57.7 FT. IN EAST FROM THE DRIVE CENTERLINE, 30.2 FT. SOUTH FROM THE CENTER OF THE EXISTING CONCRETE MEDIAN CURB, 1.3 FT. SOUTH OF THE EXISTING CONCRETE CURB, 1.1 FT. WEST OF THE EAST EDGE OF THE EXISTING CONCRETE MEDIAN CURB, 0.4 FT. SOUTH OF THE NORTH EDGE OF THE EXISTING CONCRETE MEDIAN CURB, AND JUST IN FRONT OF A TO-POST MANHOLE COVER PRECAST INTO THE CONCRETE MEDIAN CURB.
ELEV.=3753.92 NAVD 88- ELEV.= 3751.38 CITY DATUM)

REVISIONS:		
NO.	DATE	DESCRIPTION
1		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

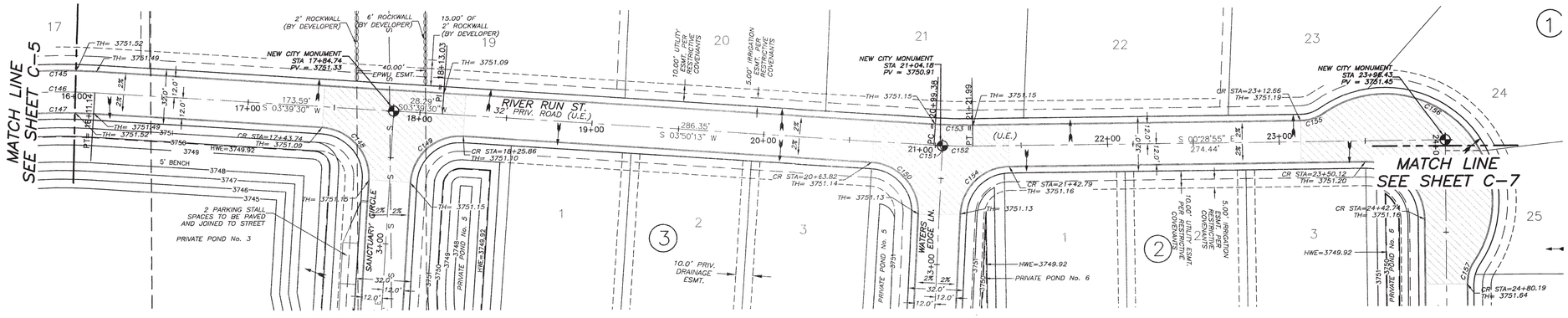
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD. SUITE 134
EL PASO, TEXAS 79902
915-351-8533

ENGINEER:

STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
RIVER RUN ST. FROM 8+00 TO 16+00

SHEET No.
C-5



CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C145	94.30	312.00	47.51	17°18'59"	N05°00'00"W
C146	90.67	300.00	45.68	17°18'59"	N05°00'00"W
C147	87.04	288.00	43.86	17°18'59"	N05°00'00"W
C148	45.55	29.00	29.00	90°00'00"	N48°39'30"E
C149	45.64	29.00	29.08	90°10'43"	N41°15'09"W
C150	45.09	29.00	28.54	89°05'02"	N48°22'44"E
C151	4.80	300.00	2.40	0°54'58"	S03°22'44"W
C152	17.82	300.00	8.91	3°24'10"	S01°37'10"W
C153	21.71	288.00	10.86	4°19'08"	S01°40'39"W
C154	43.83	29.00	27.33	86°35'50"	N43°46'50"W
C155	14.39	24.00	7.42	34°21'09"	S17°39'29"E
C156	172.15	62.00	335.98	159°05'21"	N44°42'37"E
C157	14.39	24.00	7.42	34°21'09"	N72°55'17"W
C158	53.64	34.00	34.23	90°23'03"	N44°42'37"E

PLAN VIEW

SCALE 1"= 30'

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELL, (915) 543-4105
MOBILE, (915) 539-7154

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
420 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915) 775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

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LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

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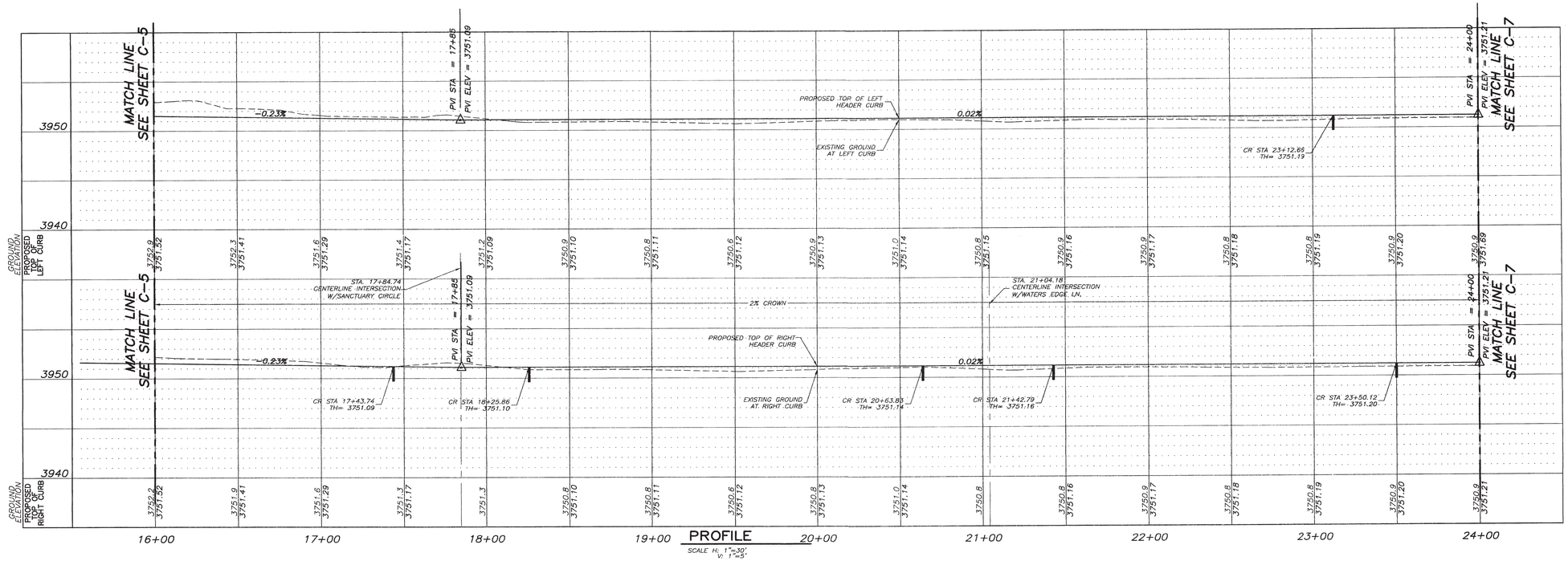


PROFILE

SCALE H: 1"=30'
V: 1"=5'

REFERENCE BENCHMARK:
NAVD 88 - MERIDIAN DRIVE AND REED ROAD, 57.7 FT. IN EAST OF THE DRIVE CENTERLINE, 30.2 FT. SOUTH OF THE CENTER OF THE DRIVE, 1.0 FT. WEST OF THE DRIVE CENTERLINE, 0.4 FT. CENTERLINE OF THE EASTBOUND LANES OF THE ROAD, 4.5 FT. AND 1.1 FT. EAST OF THE EAST EDGE OF THE EASTBOUND LANES AND JUST 1 FT. EAST OF A 8x8 FOOT NONPICKE CORDER PRECAST CONCRETE MONUMENT WITH A BRASS CAP.
ELEV.=3723.92 NAVD 88= (BENCH 3751.38 CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

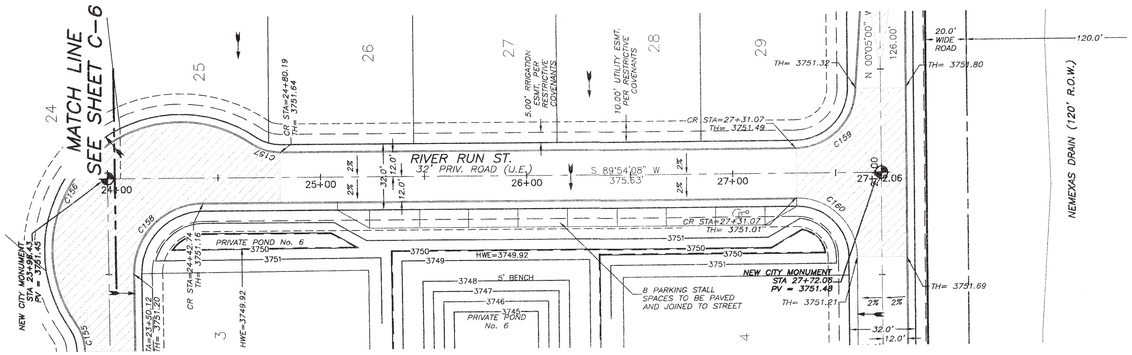
PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TX 79902
915-533-9533

ENGINEER: 5/28/09
STATE OF TEXAS
JORGE A. GARCIA
86437
PROFESSIONAL ENGINEER
5/20/09

SHEET TITLE:
RIVER RUN ST.
FROM 16+00
TO 24+00

SHEET No.
C-6
SHEET 6 OF 22



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C155	14.39	24.00	7.42	34°21'09"	S17°39'29"E
C156	172.15	62.00	335.98	159°05'21"	N44°42'37"E
C157	14.39	24.00	7.42	34°21'09"	N72°55'17"W
C158	53.64	34.00	34.23	90°23'03"	N44°42'37"E
C159	45.55	29.00	28.99	89°59'08"	S44°54'34"W
C160	45.56	29.00	29.01	90°00'52"	S45°05'26"E

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 PULLIAM ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7164

EL PASO WATER UTILITIES
1154 HUMMINGBIRD DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. ALEX ALANIS
(915) 595-5140

TIME WARNER COMMUNICATIONS
6440 GATEWAY EAST
EL PASO, TEXAS 79905
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
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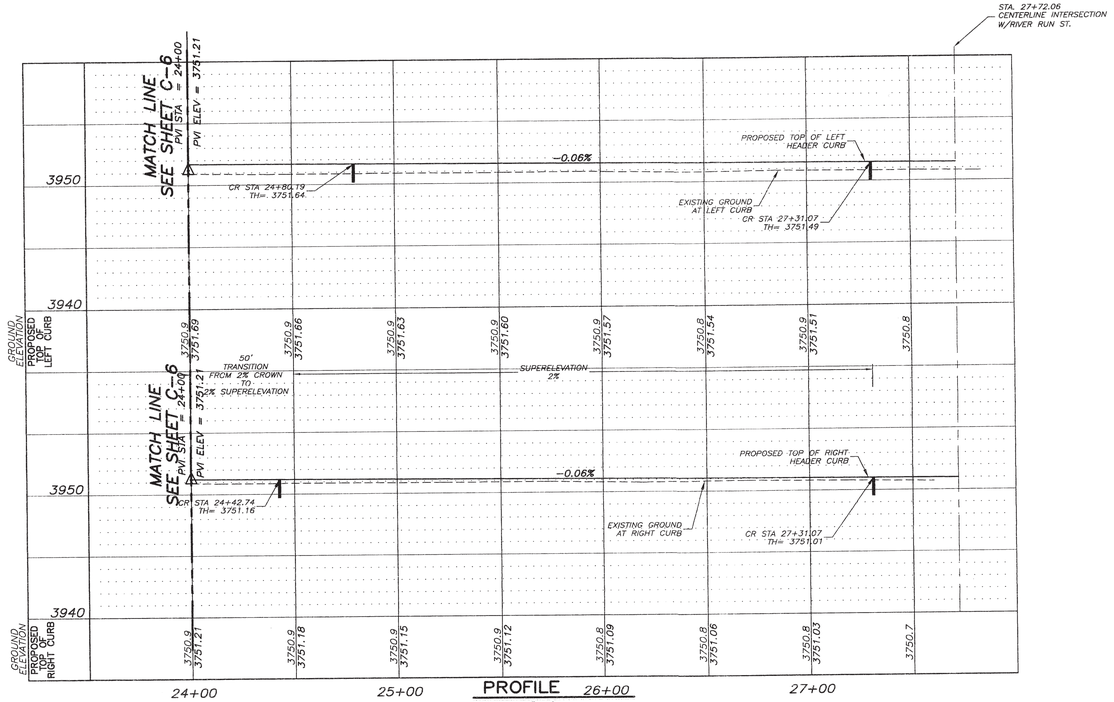
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION (STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN)
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROFILE

SCALE H: 1"=30' V: 1"=3'

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REFERENCE BENCHMARK:
LOCATED ON THE SOUTHWEST CORNER OF THE DRIVE AND REED ROAD, 57.7 FT. IN EAST OF THE DRIVE CENTERLINE, 30.2 FT. SOUTH OF THE CENTER LINE OF REED ROAD, 0.4 FT. WEST OF THE EXTENSION OF THE EAST CENTERLINE OF THE EXISTING LANDS, 0.1 FT. ABOVE THE EXISTING GROUND, 0.3 FT. WEST OF A 4 FT. HIGH CHAIN LINK FENCE AND 30.0 FT. SOUTH OF A POST MANHOLE COVER PRECAST WITH A 2 FT. DIAMETER.
ELEV.=3755.92' (NAVD 88)= ELEV.= 3751.38 (CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK
ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8302

5/28/09

ENGINEER'S SEAL

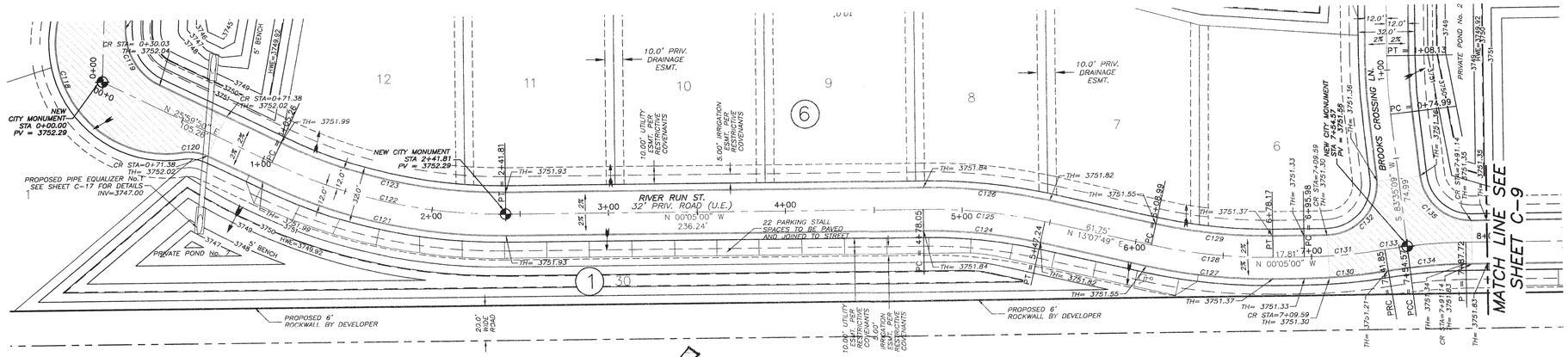
STATE OF TEXAS
JORGE A. GARCIA
80437
LICENSED
PROFESSIONAL ENGINEER

5/28/09

SHEET TITLE:
RIVER RUN ST.
FROM 24+00
TO 27+72.06

SHEET No.
C-7

SHEET 7 OF 22



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C118	146.07	62.00	149.63	134°59'07"	S59°08'15"W
C119	39.33	34.00	22.20	66°16'49"	S59°08'15"W
C120	14.39	24.00	7.42	34°21'09"	N08°49'16"E
C121	142.02	312.00	72.28	26°04'50"	S12°57'25"W
C122	136.56	300.00	69.48	26°04'50"	S12°57'25"W
C123	131.10	288.00	66.70	26°04'50"	S12°57'25"W
C124	66.42	288.00	33.36	13°12'49"	N06°31'24"E
C125	69.19	300.00	34.75	13°12'49"	N06°31'24"E
C126	71.95	312.00	36.14	13°12'49"	N06°31'24"E
C127	71.95	312.00	36.14	13°12'49"	S06°31'24"W
C128	69.19	300.00	34.75	13°12'49"	S06°31'24"W
C129	66.42	288.00	33.36	13°12'49"	S06°31'24"W
C130	47.71	312.00	23.90	8°45'38"	S04°27'49"E
C131	45.87	300.00	22.98	8°45'38"	S04°27'49"E
C132	48.76	29.00	32.40	96°19'51"	S48°14'55"E
C133	12.72	300.00	6.36	2°25'47"	N07°31'45"W
C134	44.04	288.00	22.06	8°45'38"	N04°27'49"W
C135	42.35	29.00	25.96	83°40'09"	S41°45'05"W

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4106
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELICANO DR.
EL PASO, TEXAS 79935
MR. JOE ORANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
420 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
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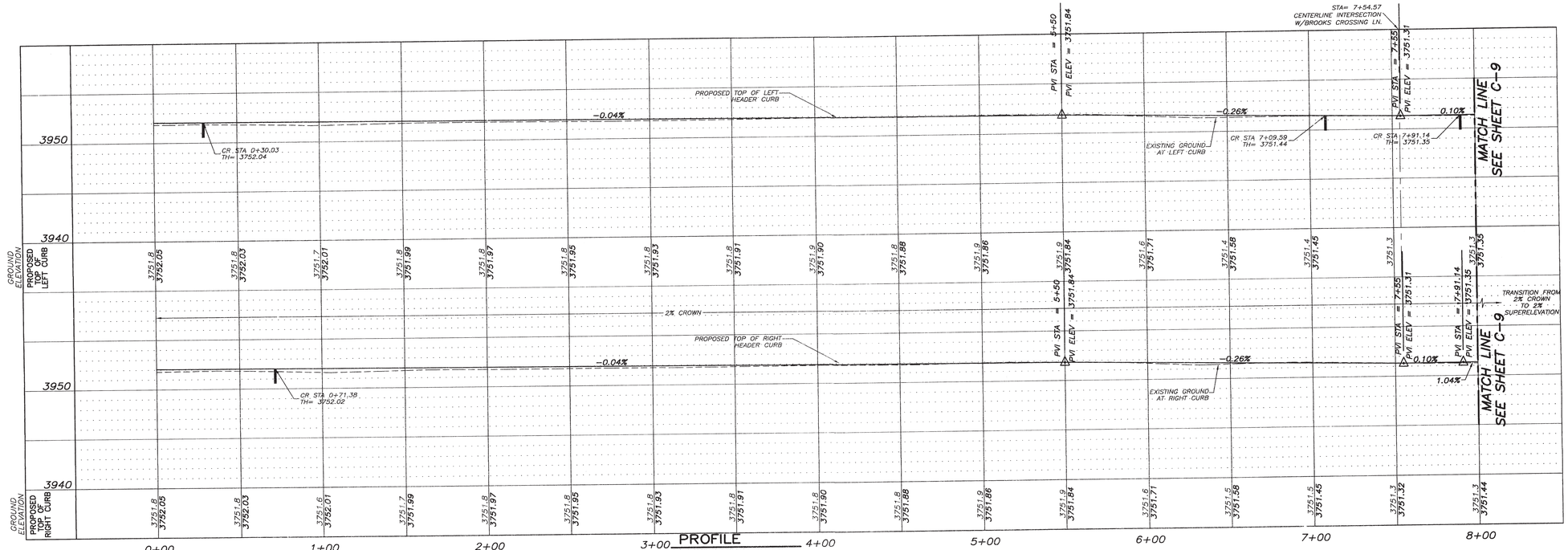
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROFILE

SCALE H: 1"=30' V: 1"=5'

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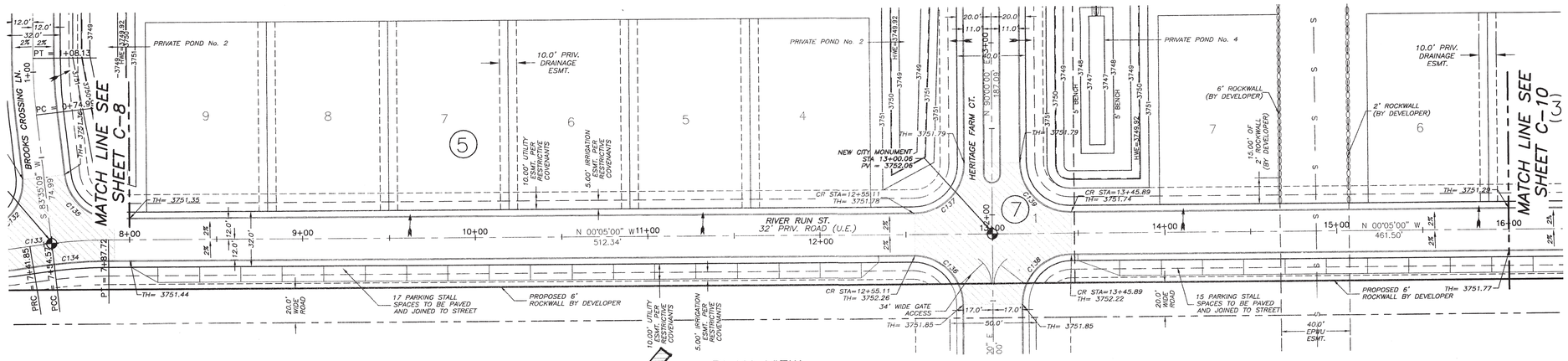
REFERENCE BENCHMARK:
INTERSECTION OF DONIPHAN DRIVE AND REDD ROAD, 9.7± FT. IN FRONT OF THE WEST END OF THE MEDIAN CURB, 2.3 FT. NORTH OF THE WESTBOUND LANE OF THE ROAD, 2.3 FT. NORTH OF THE EAST-WEST CURB LINE, 0.3 FT. WEST OF THE EAST END OF THE MEDIAN CURB, 0.3 FT. EAST OF THE WEST END OF THE MEDIAN CURB, 0.3 FT. SOUTH OF THE NORTH END OF THE MEDIAN CURB, 0.3 FT. NORTH OF THE SOUTH END OF THE MEDIAN CURB



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C134	44.04	288.00	22.06	8°45'38"	N04°27'49"W
C135	42.35	29.00	25.96	83°40'09"	S41°45'05"W
C136	45.60	29.00	29.04	90°05'00"	N44°57'30"E
C137	45.51	29.00	28.96	89°55'00"	S45°02'30"E
C138	45.51	29.00	28.96	89°55'00"	N45°02'30"W
C139	45.60	29.00	29.04	90°05'00"	S44°57'30"W

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WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4740 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRAMADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
420 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

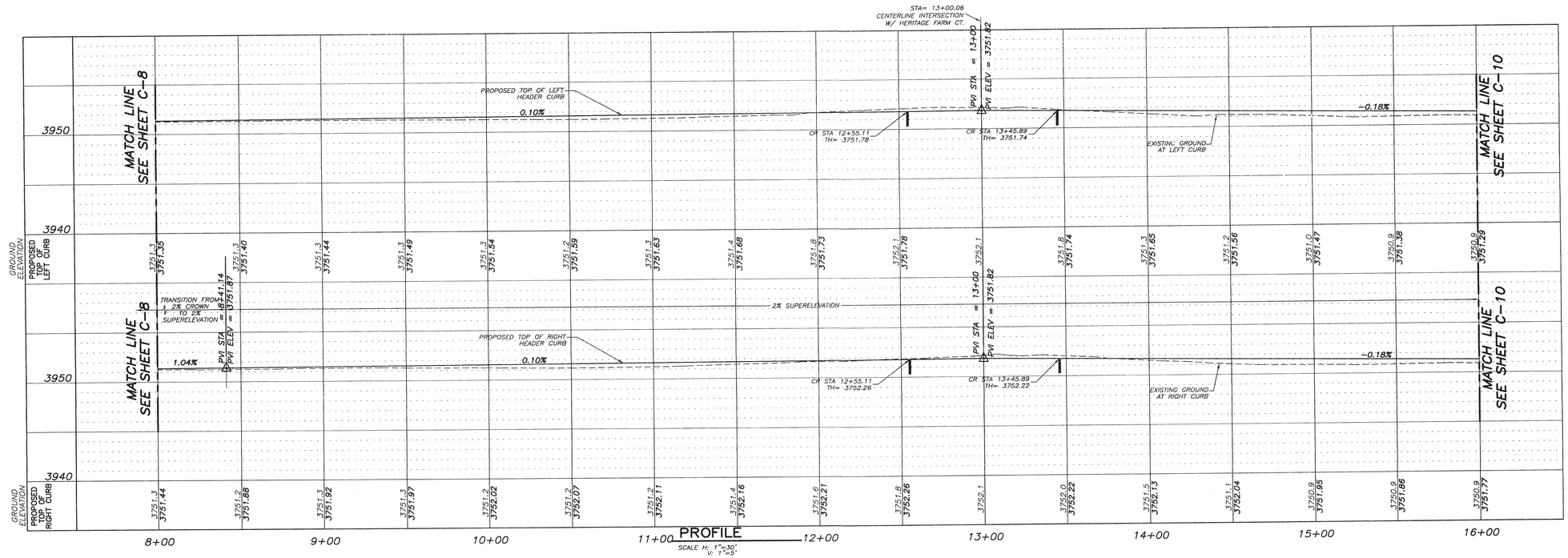
TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER TO REPORT ANY DISCREPANCIES OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- PROPOSED SPOT ELEVATION — STA X+00, TH=XXX — STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROFILE

SCALE H: 1"=30' V: 1"=5'

REFERENCE BENCHMARK:
INTERSECTION OF DONIPHAN DRIVE AND REDD ROAD, 7'+/- FT. ITR OF WESTBOUND LANE, 8'+/- FT. OUTSIDE EDGE OF PAVEMENT, 1'+/- FT. OF WESTBOUND LANE, 8'+/- FT. OUTSIDE EDGE OF PAVEMENT, 3'+/- FT. OF THE NORTH EDGE OF A 24" SIGN POST, 1'+/- FT. EAST OF A SIGN POST, 10'+/- FT. SOUTH OF A 24" SIGN POST, 10'+/- FT. WEST OF A 24" SIGN POST, 10'+/- FT. NORTH OF A 24" SIGN POST, 1'+/- FT. EAST OF A SIGN POST, NOTE:+/- ACCESS TO THE CITY OF EL PASO HORIZONTAL CONTROL MONUMENT "CEP" PID AA1922 AND BM= ELEV= 3791.138 (CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX.
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TX 79902
915-351-8933

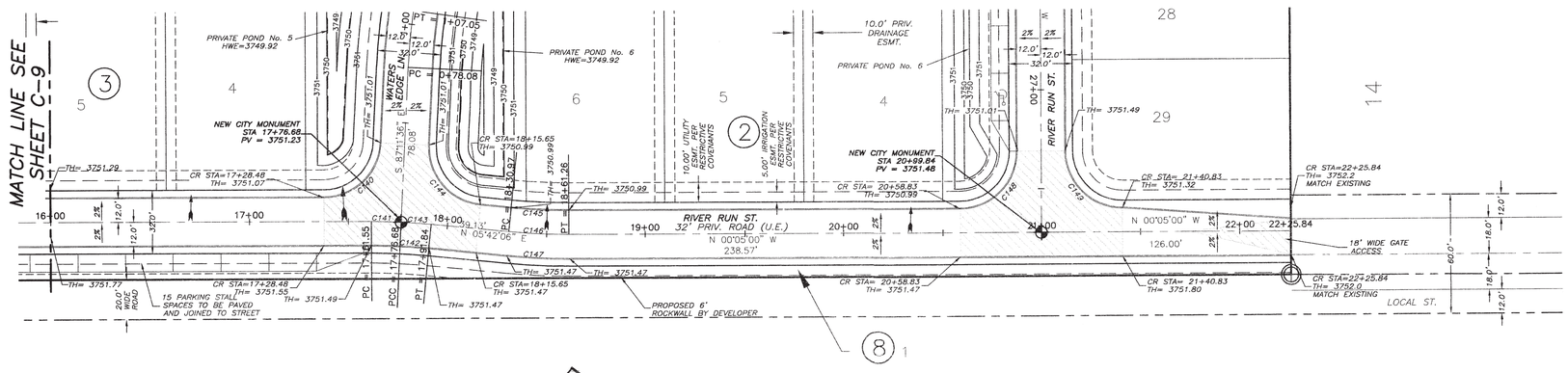
5/20/09

ENGINEER: JORGE A. GARCIA
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER
5/20/09

SHEET TITLE:
RIVER RUN ST. FROM 8+00 TO 16+00

SHEET No.
C-9
SHEET 9 OF 22

105139



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C140	44.09	29.00	27.57	87°06'36"	S43°38'18"E
C141	15.13	300.00	7.57	2°53'24"	N01°21'42"E
C142	29.08	288.00	14.55	5°47'06"	N02°48'33"E
C143	15.16	300.00	7.58	2°53'41"	N04°15'15"E
C144	44.09	29.00	27.57	87°06'19"	S49°15'15"W
C145	29.08	288.00	14.55	5°47'06"	S02°48'33"W
C146	30.29	300.00	15.16	5°47'06"	S02°48'33"W
C147	31.50	312.00	15.76	5°47'06"	S02°48'33"W
C148	45.56	29.00	29.01	90°00'52"	S45°05'26"E
C149	45.55	29.00	28.99	89°59'08"	S44°54'34"W

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

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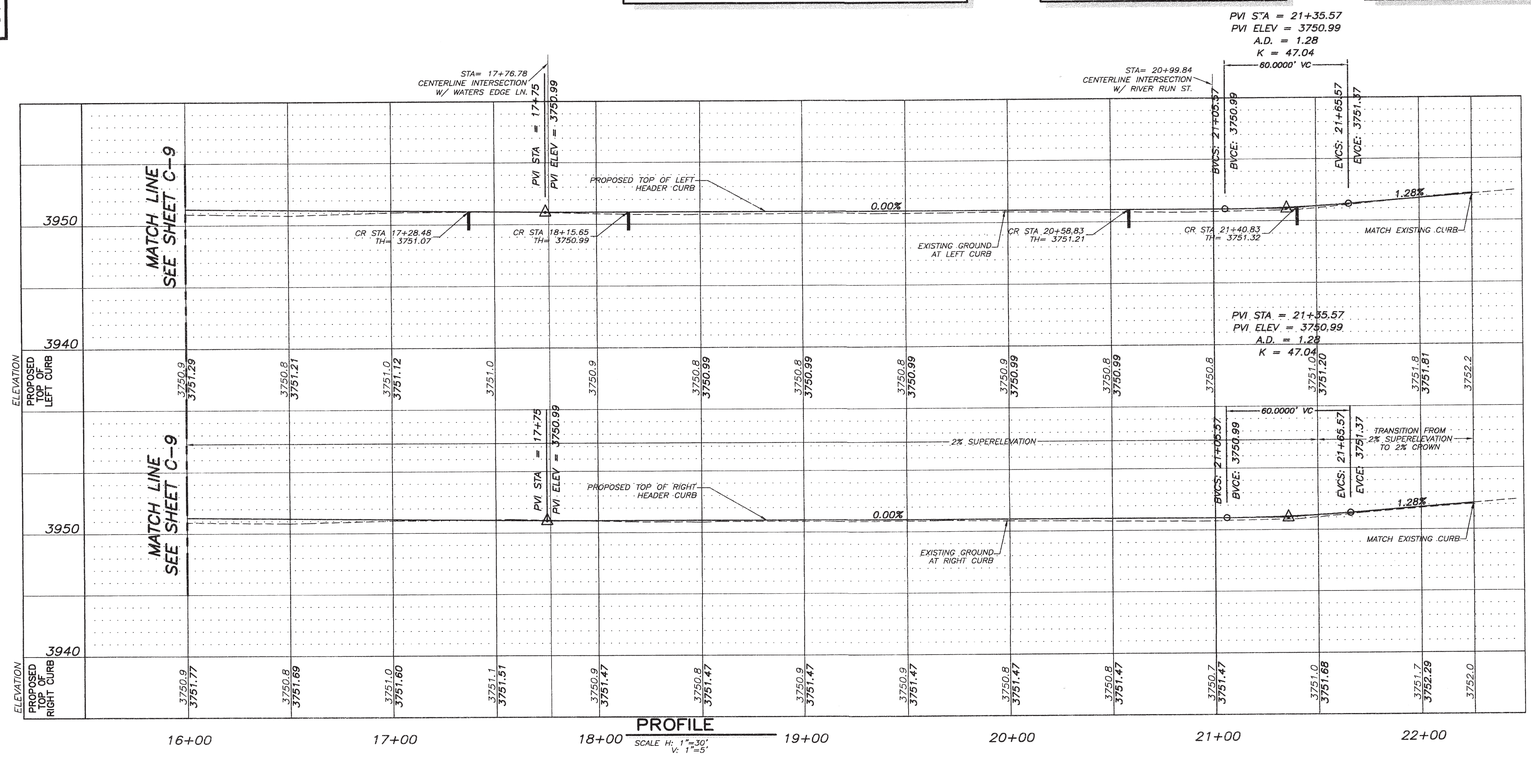
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION STA= STATION TH= TOP OF CURB PV=PAVEMENT CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROFILE

SCALE H: 1"=30' V: 1"=5'

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REFERENCE BENCHMARK: LAMAR DRIVE AND REDD ROAD, 57.7 FT. IN EAST OF THE PROJECT CENTERLINE, 30.2 FT. SOUTH OF THE CENTER LINE OF LAMAR DRIVE, 1.3 FT. WEST OF THE EAST EDGE OF THE CONCRETE CURB OF THE NORTH BOUND LANE OF LAMAR DRIVE, 0.3 FT. SOUTH OF THE EAST EDGE OF THE ROAD. MONUMENT IS STAMPED "A 10-POST" MANHOLE COVER PRECAST ELEV.=3759.92 NAVD 88- ELEV= 3751.38 CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1	-	-

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

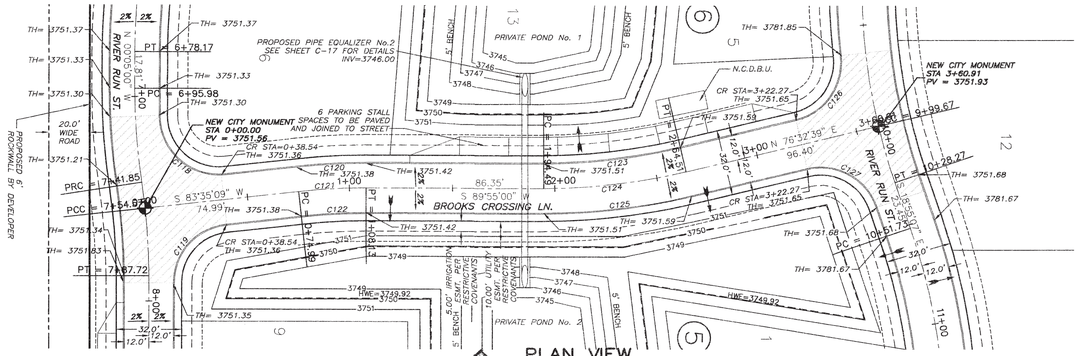
PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TX 79902
915-351-8053

5/28/09

ENGINEER:
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER
4/20/09

SHEET TITLE:
RIVER RUN ST. FROM 16+00 TO 22+25.84

SHEET No.
C-10
SHEET 10 OF 22



CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C118	48.76	29.00	32.40	96°19'51"	S48°14'55"E
C119	42.35	29.00	25.96	83°40'09"	S41°45'05"W
C120	34.47	312.00	17.25	6°19'51"	S86°45'05"W
C121	33.15	300.00	16.59	6°19'51"	S86°45'05"W
C122	31.82	288.00	15.93	6°19'51"	S86°45'05"W
C123	67.22	288.00	33.76	13°22'21"	N83°13'50"E
C124	70.02	300.00	35.17	13°22'21"	N83°13'50"E
C125	72.82	312.00	36.58	13°22'21"	N83°13'50"E
C126	42.06	29.00	25.70	83°05'40"	N34°59'49"E
C127	42.79	29.00	26.36	84°32'14"	N61°11'14"W

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TEXAS GAS SERVICE
4700 PULLIARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 685-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4106
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
10200 PELICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
420 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
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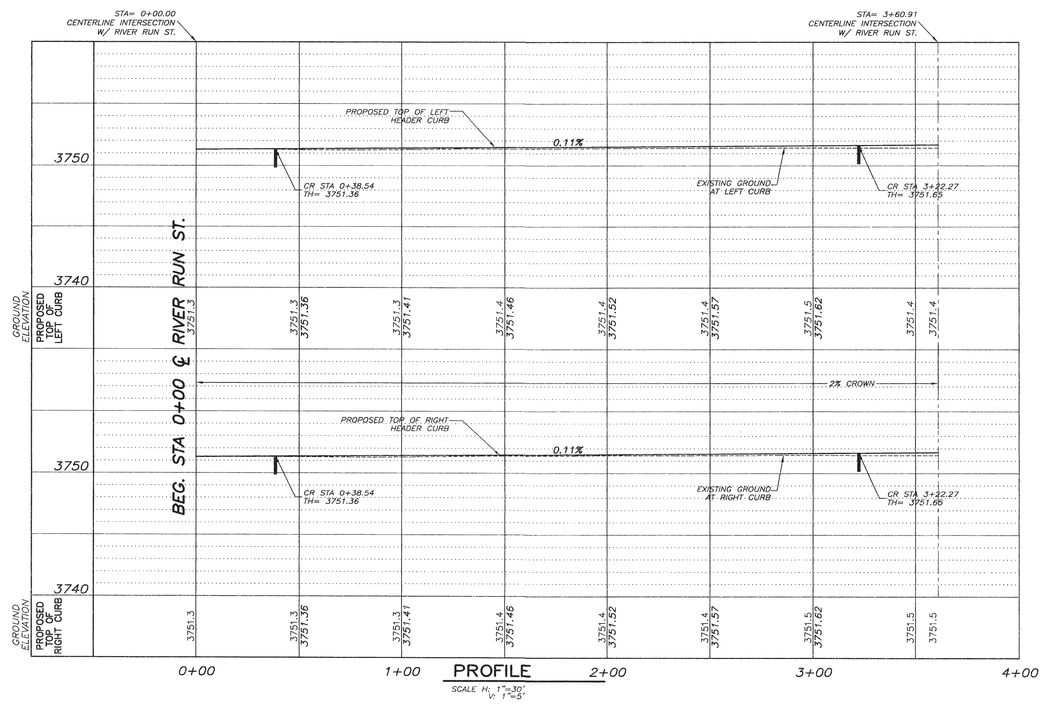
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION (STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN)
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19



PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

REFERENCE BENCHMARK:
THE INTERSECTION OF RIVER RUN DRIVE AND REED ROAD, 79.7 FT. IN EXAT OF THE DRIVE CENTERLINE, 302 FT. SOUTH OF THE CENTER CENTERLINE OF THE EASTBOUND LANES OF THE ROAD, 8.4 FT. EAST OF THE EAST EDGE OF THE EASTBOUND LANES OF THE ROAD, 1.4 FT. NORTH OF THE EAST EDGE OF THE EASTBOUND LANES OF THE ROAD, MONUMENT IS A PINHOLE IN A 4" POST MANHOLE COVER. PRECAST CONCRETE MANHOLE COVER, 0.4 FT. ABOVE GROUND.
(ELEV=3753.82 NAVD 88- ELEV= 3751.38 CITY DATUM)

REVISIONS:		
#	DATE	DESCRIPTION
1		
2		
3		

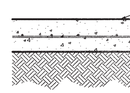
PROJ. No. | SCALE: SHOWN
ISSUED DATE:
ISSUED PURPOSE: CITY APPROVAL

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8033

ENGINEER: 3/20/09
STATE OF TEXAS
JORGE A. GARCIA
86437
PROFESSIONAL ENGINEER
4/20/09

SHEET TITLE:
BROOKS CROSSING LN. FROM 0+00 TO 3+60.91

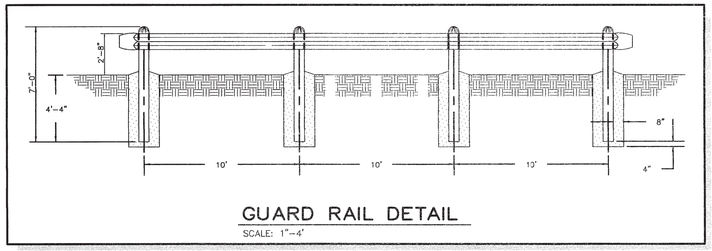
SHEET No.
C-11
SHEET 11 OF 22



NOTES:
1. EXPANSION JOINT ARE REQUIRED EVERY 50' USING A PREMOLDED EXPANSION MATERIAL. ALL JOINTS DESIGN IN ACCORDANCE TO ACI 302.R-89 AND 360.R-92.
2. EXPANSION JOINT FILLER SHALL BE USED WHERE CONCRETE ABUTTS CURB, SIDEWALK, OR OTHER CONCRETE OR ROCK STRUCTURES. SONOMERIC 1 SELF-LEVELING JOINT SEALANT SHALL BE USED AT ALL EXPANSION JOINTS.
3. 1/4"x2" TRANSVERSE JOINTS SAWCUT AT 10 FT O.C. EACH WAY WITH EXPANSION JOINT SEAL.

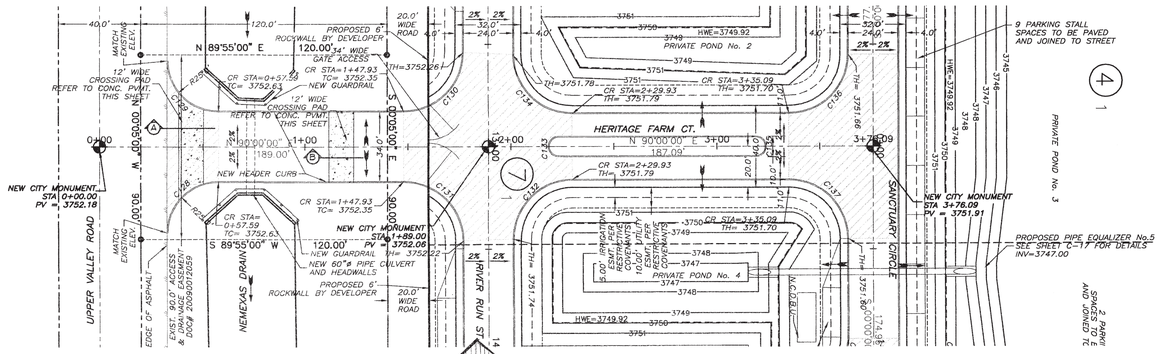
TYPICAL CONCRETE PAVEMENT

NOT TO SCALE



GUARD RAIL DETAIL

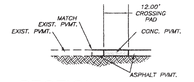
SCALE: 1"=4'



PLAN VIEW

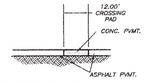
SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C128	39.28	25.00	25.00	90°00'00"	S44°58'59"W
C129	39.23	25.00	24.98	89°55'03"	S45°02'28"E
C130	45.60	29.00	29.04	90°05'00"	N44°57'30"E
C131	45.51	29.00	28.98	89°55'00"	N45°02'30"W
C132	45.60	29.00	29.04	90°05'00"	S44°57'30"W
C133	15.71	5.00	INFINITE	180°00'00"	S00°00'00"E
C134	45.51	29.00	28.96	89°55'00"	S45°02'30"E
C135	15.71	5.00	INFINITE	180°00'00"	N00°00'00"E
C136	45.55	29.00	29.00	90°00'00"	N45°00'00"E
C137	45.55	29.00	29.00	90°00'00"	N45°00'00"W



SECTION A

SCALE 1"= 30' H
1"= 5' V



SECTION B

SCALE 1"= 30' H
1"= 5' V

NOTE:
REFER TO SHEET C-18 FOR PIPE CULVERT CROSSING AND DETAILS.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PH=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

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4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 690-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4106
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915) 775-7414

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1-800-344-8377

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3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

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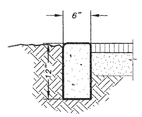
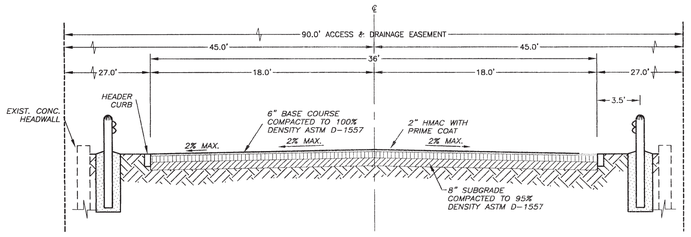


NOTES:
1. CONCRETE TO BE 3000 PSI MIN
2. DUMMY JOINT REQUIRED AT 10' O.C.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING.

HEADER CURB

NTS



90' ACCESS EASEMENT

ACCESS & DRAINAGE EASEMENT

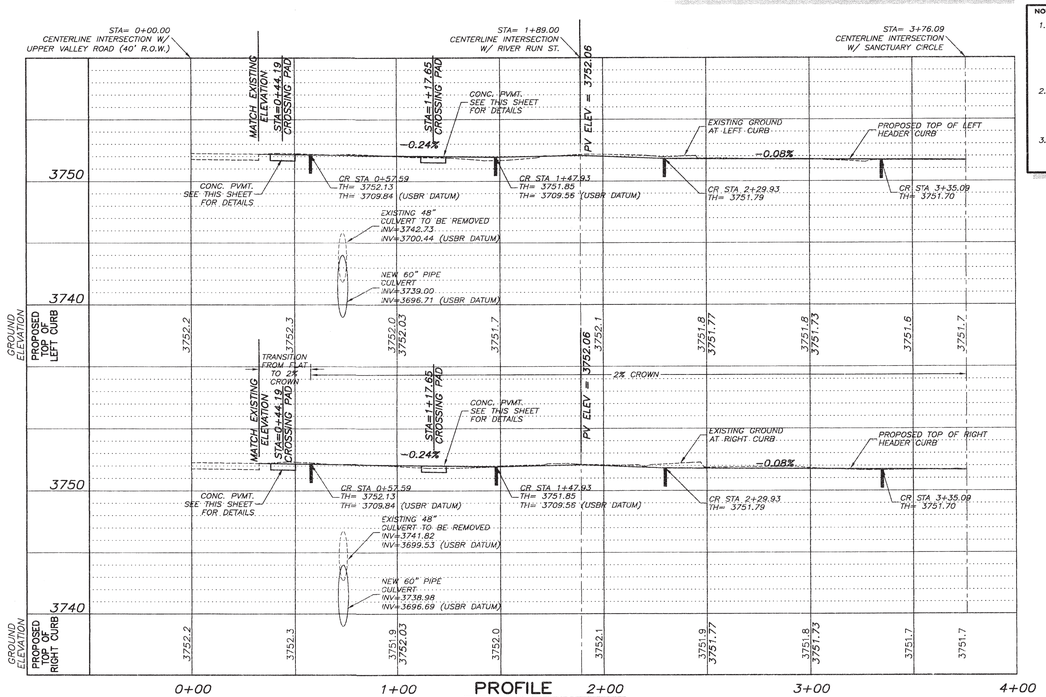
SCALE 1" =5'

CONVERSION EQUATION:

ELEVATIONS SHOWN ON THIS PLAN NEED TO BE ADJUSTED BY -42.293 TO REPRESENT THE U.S. RECLAMATION DATUM.

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICTS SUBDIVISION PLAT STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAT THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGN, SPECIFICATION, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IN APPROPRIATE, SUITABLE, OR OTHERWISE SUFFICIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 _____ DATE _____



PROFILE

SCALE H: 1"=30'
V: 1"=5'

REFERENCE BENCHMARK:
EAST OF THE INTERSECTION OF HERITAGE DRIVE AND REDD ROAD, 97.7 FT. IN EAST OF THE EAST EDGE OF THE MEDIAN, 0.03 FT. SOUTH OF THE CENTER OF THE WEST END OF THE MEDIAN CURB OF THE ROAD, EAST OF THE WEST END OF THE MEDIAN CURB OF THE ROAD, MONUMENT IS THROUGH A 12-POST MANHOLE COVER PRECAST CONCRETE MONUMENT WITH BRASS CAP.
(ELEV=3752.92 NAVD 88= ELEV= 3761.38 CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/18/07	2nd REVIEW COMMENTS - EPCWID#

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77 ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD, SUITE 134
EL PASO, TEXAS 79902
915-351-8033

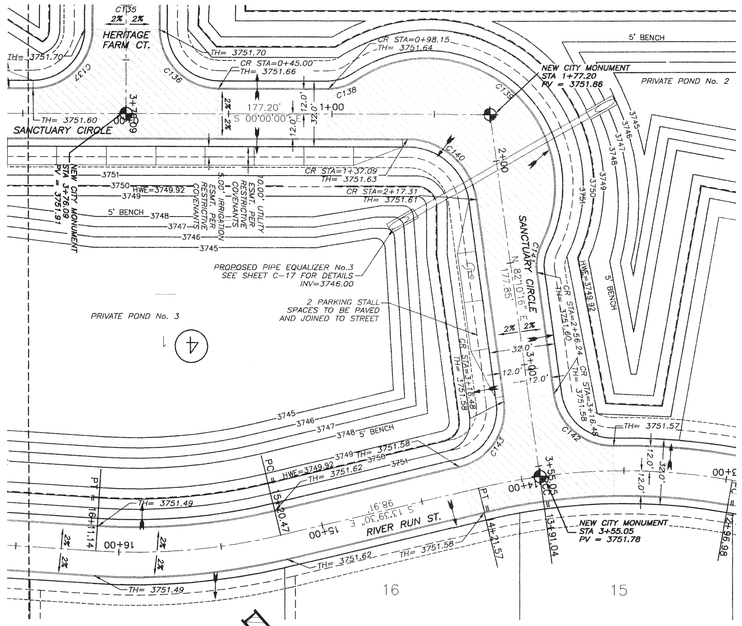
5/29/09

ENGINEER'S SEAL:
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER
5/29/09

SHEET TITLE:
HERITAGE FARM CT. FROM 0+00 TO 3+76.09

SHEET No.
C-12
SHEET 12 OF 22

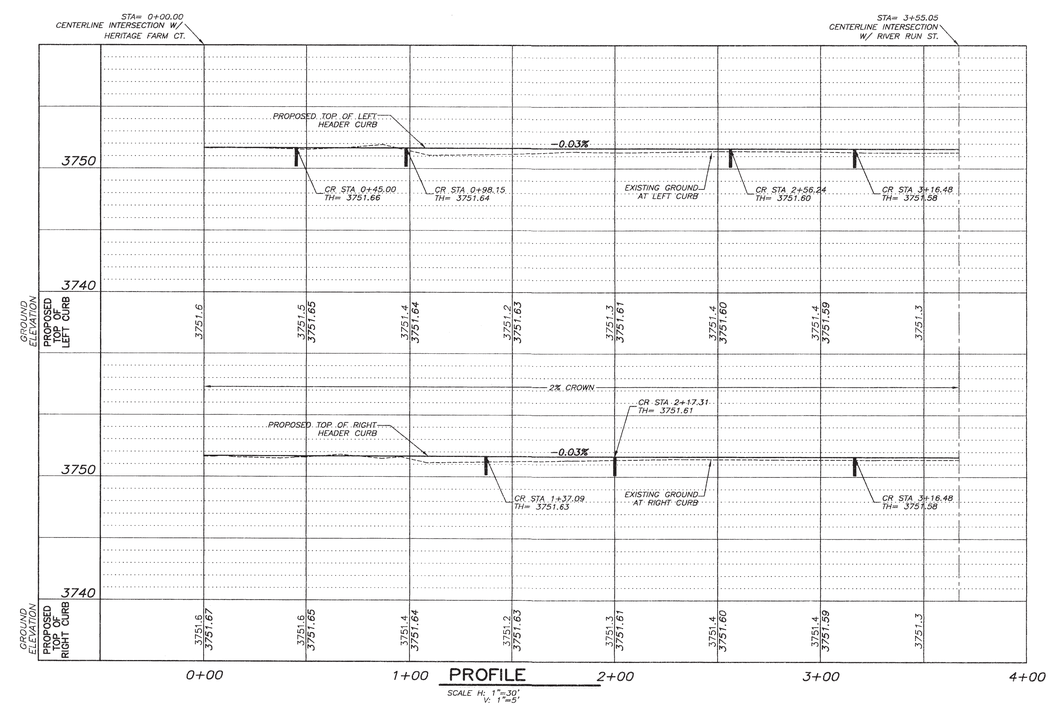
403139



PLAN VIEW

SCALE 1"= 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C136	45.55	29.00	29.00	90°00'00"	N45°00'00"E
C138	14.39	24.00	7.42	34°21'09"	N17°10'35"W
C139	163.26	62.00	238.67	150°52'35"	S41°05'08"W
C140	48.76	34.00	29.65	82°10'16"	S41°05'08"W
C141	14.39	24.00	7.42	34°21'09"	S80°39'09"E
C142	42.06	29.00	25.70	83°05'40"	N40°37'27"E
C143	42.60	29.00	26.19	84°10'14"	N55°44'37"W



PROFILE

SCALE H: 1"=30'
V: 1"=5'

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NOTES:

1. IT IS THE CONTRACTOR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD STRUCTURES AND UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER TO REPORT ANY DISCREPANCIES OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 PULLIAM ST.
EL PASO, TEXAS 79935
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7164

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11004 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
420 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

REFERENCE BENCHMARK: A 3" BRASS DISK IN CONCRETE MONUMENT STAMPED "EPWU" IS SITUATED 0.02 FT. SOUTH OF THE CENTER LINE OF THE DRIVE CENTERLINE, 0.02 FT. SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, 8.4 FT. EAST OF THE EASTBOUND LANES OF THE ROAD, 8.4 FT. WEST OF THE EASTBOUND LANES OF THE ROAD, AND 3.0 FT. EAST OF A 6INCH POST. NORTH-EAST CORNER OF THE INTERSECTION OF ALAMEDA AVENUE AND PAN AMERICAN DRIVE. CITY OF EL PASO MUNICIPAL CONTROL. ELEVATION = 3751.38 (CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8033

ENGINEER: 5/20/09

STATE OF TEXAS
JORGE A. GARCIA
92437
LICENSED
PROFESSIONAL ENGINEER

4/20/09

SHEET TITLE:
SANCTUARY CIR. FROM 0+00 TO 3+55.05

SHEET No.
C-13

SHEET 13 OF 22

139

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C137	45.55	29.00	29.00	90°00'00"	N45°00'00"W
C144	14.39	24.00	7.42	34°21'09"	N17°10'35"E
C145	167.78	62.00	280.21	155°02'48"	S43°10'15"E
C146	51.24	34.00	31.90	86°20'30"	S43°10'15"E
C147	14.39	24.00	7.42	34°21'09"	S76°28'55"W
C148	45.64	29.00	29.09	90°10'43"	N41°55'09"W
C149	45.55	29.00	29.00	90°00'00"	N48°39'30"E

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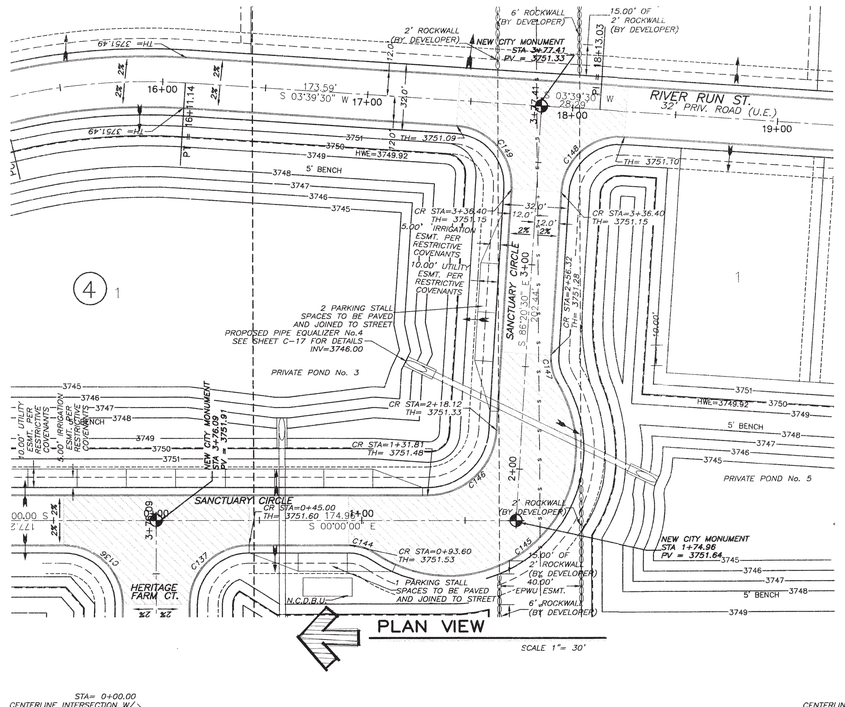

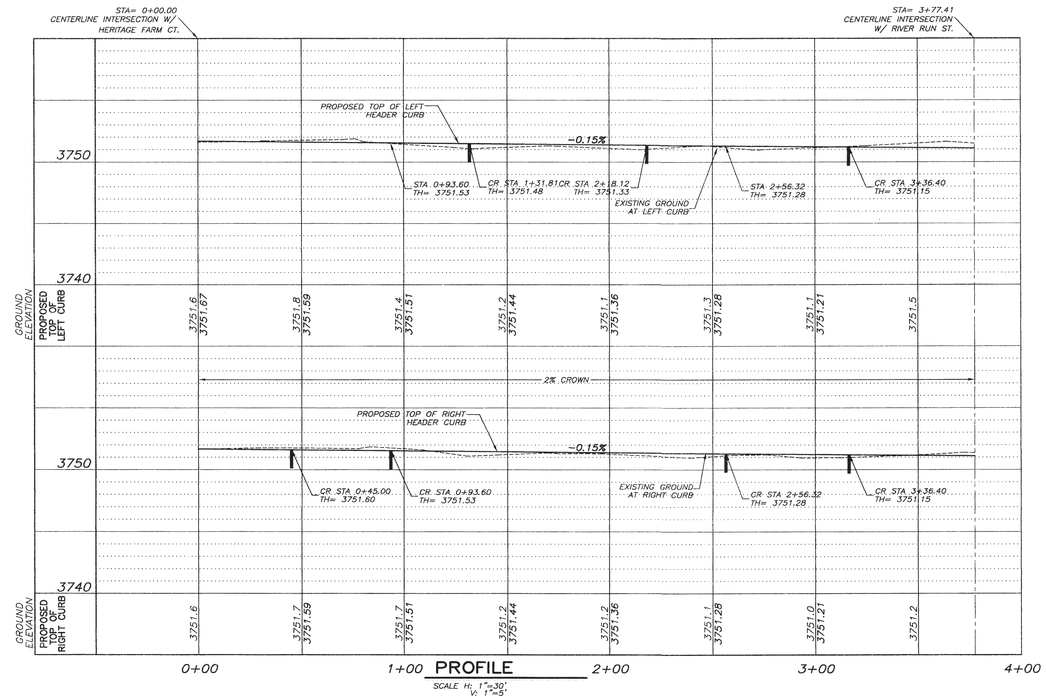

NOTES:

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LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION STA= STATION TH= TOP OF CURB PV=PAVEMENT CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
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TEXAS GAS SERVICE
4700 WOODROW BEAN
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
100 N. PIEDRAS SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915) 775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

REFERENCE BENCHMARK:
FOUND CITY BRASS CAP IN HANDHOLE, 0.3' NORTH OF THE EAST EDGE OF THE DRIVE CENTERLINE, 32.2 FT. SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, 8.5 FT. WEST OF THE EASTBOUND LANES OF THE ROAD, 8.5 FT. SOUTH OF THE CENTERLINE OF THE WESTBOUND LANES OF THE ROAD, AND 3.0 FT. EAST OF A SIGN POST NORTHEAST OF THE INTERSECTION OF MONTANA AVE. AND PEBBLE HILLS BLVD.
ELEV.=3752.92 NAVD 88 (Elev.=3750.18 CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO. | SCALE: SHOWN
ISSUED DATE:
ISSUED PURPOSE: CITY APPROVAL

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8032

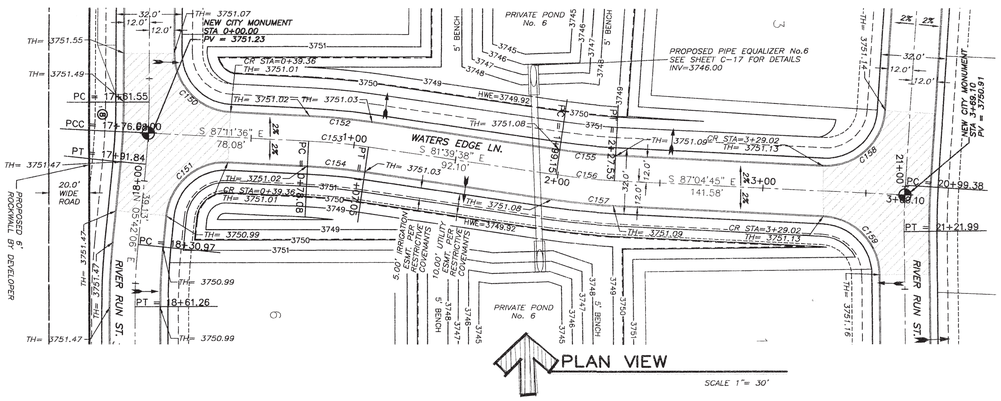
5/20/09

ENGINEER'S SEAL: STATE OF TEXAS — JORGE A. GARCIA 86437 — LICENSED PROFESSIONAL ENGINEER

4/20/09

SHEET TITLE:
SANCTUARY CIR. FROM 0+00 TO 3+77.41

SHEET No.
C-14
SHEET 14 OF 22



CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C150	44.09	29.00	27.57	87°06'36"	S43°38'18"E
C151	44.09	29.00	27.57	87°06'19"	S49°15'15"W
C152	30.13	312.00	15.08	5°31'58"	N84°25'37"W
C153	28.97	300.00	14.50	5°31'58"	N84°25'37"W
C154	27.81	288.00	13.92	5°31'58"	N84°25'37"W
C155	27.24	288.00	13.63	5°25'07"	S84°22'11"E
C156	28.37	300.00	14.20	5°25'07"	S84°22'11"E
C157	29.51	312.00	14.76	5°25'07"	S84°22'11"E
C158	45.09	29.00	28.54	99°05'02"	N48°22'44"E
C159	43.83	29.00	27.33	86°35'50"	N43°46'50"W

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
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TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
301 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HUNKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
200 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

NOTES:

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LEGEND

	PROPOSED CITY MONUMENT
STA X+00 / TH=XXX	PROPOSED SPOT ELEVATION STA= STATION TH= TOP OF CURB PV=PAVEMENT CR=CURB RETURN
	SUBDIVISION LIMIT
	RUNOFF DIRECTION
	PROPOSED LOW POINT
	PROPOSED HIGH POINT
	INTERSECTION GRADING PER DETAIL ON SHEET C-19

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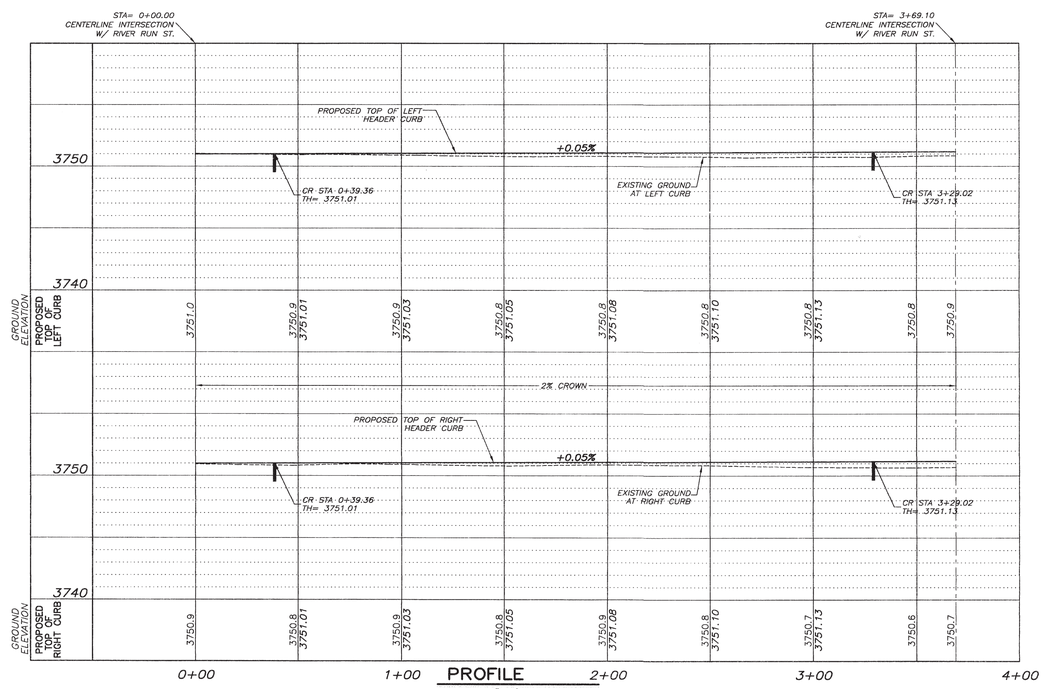


REFERENCE BENCHMARK:
INTERSECTION OF JOSEPHINE DRIVE AND PEDRO PICO, 0.75' EAST OF THE CENTERLINE OF JOSEPHINE DRIVE, 0.75' NORTH OF THE CENTERLINE OF THE EXISTING ROAD, 0.25' FT. EAST OF THE EXISTING LANDS OF THE ROAD, 9.25 FT. AND 3.25 FT. EAST OF A SIGN POST NORTHEAST CORNER OF THE INTERSECTION, 0.25 FT. SOUTH OF A 3/4" PIPE, 0.25 FT. EAST OF A SIGN POST NORTHEAST CORNER OF THE INTERSECTION, 0.25 FT. SOUTH OF A 3/4" PIPE, CITY OF EL PASO HORIZONTAL CONTROL, ELEVATION = 3751.16 (NAVD 88) = 3751.16 CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-9373

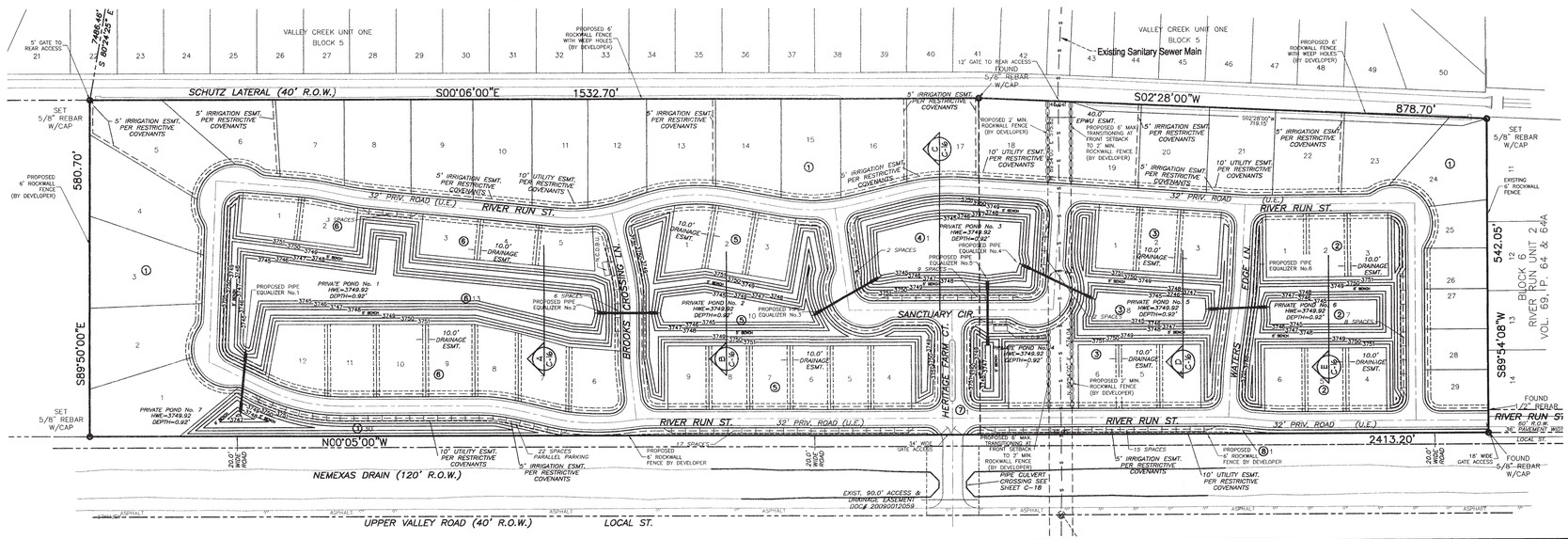
ENGINEER: 5/20/09

STATE OF TEXAS
JORGE A. GARCIA
86437
PROFESSIONAL ENGINEER
9/20/09

SHEET TITLE:
WATERS EDGE LN. FROM 0+00 TO 3+69.10

SHEET No.
C-15

SHEET 15 OF 22



RETENTION POND PLAN

SCALE 1"= 100'

RETENTION POND NOTE:

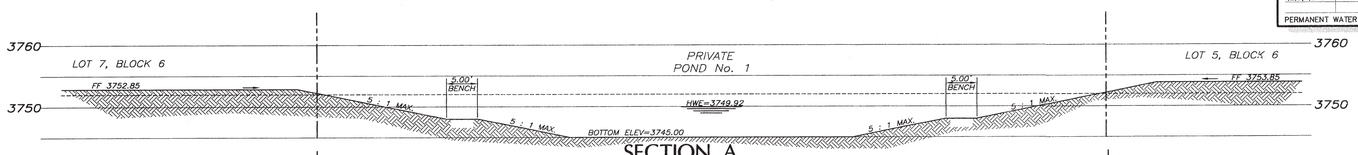
1. ALL SIDE SLOPES TO SHALL BE ONE (1) VERTICAL AND FIVE (5) HORIZONTAL.

PONDING CALCULATIONS: RETENTION

CITY OF EL PASO STANDARD DESIGN / 4" RAINFALL / 0.012 AC-FT PER ACRE SILT FACTOR
RUNOFF COEFICIENT (DEVELOPED=0.50)

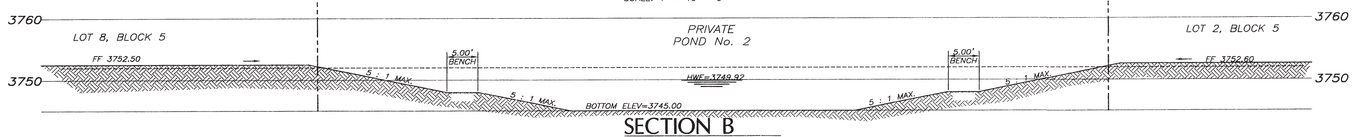
DRAINAGE AREA	ACRES	RAINFALL (IN)	COEF.	Q (AC-FT)	+25% (AC-FT)	SILT (AC-FT)	REQ. (AC-FT)	CAP. (AC-FT)	FREEBOARD (FT)	PERMANENT WATER ELEV. (FT)	HWE (FT)	TOP RIM ELEV. (FT)	APPROX. WATER TABLE ELEV. (FT)
1,2,3,4,5 & 6	21.34	4	0.50	3.56	0.89	0.26	4.71	11.30	±1.08	3749.00	3749.92	3751.00	±3745.00

PERMANENT WATER ELEVATON ON THE POND IS AT 3749. STORAGE OF STORMWATER WILL BE CONSIDERED ABOVE THIS ELEVATION.



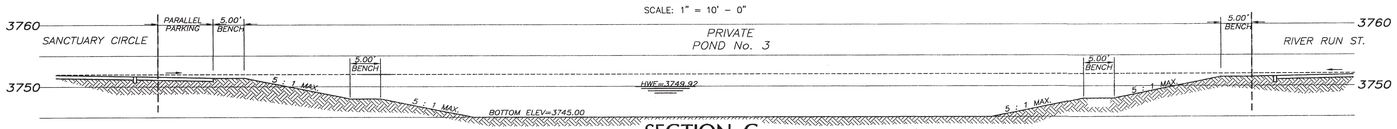
SECTION A

SCALE: 1" = 10' - 0"



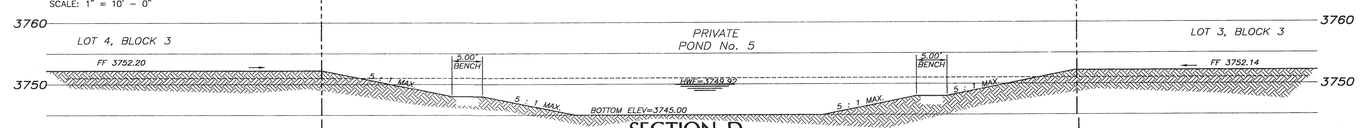
SECTION B

SCALE: 1" = 10' - 0"



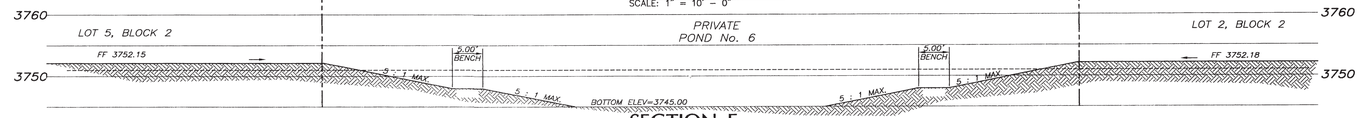
SECTION C

SCALE: 1" = 10' - 0"



SECTION D

SCALE: 1" = 10' - 0"



SECTION E

SCALE: 1" = 10' - 0"

PONDING VOLUME CALCULATIONS: 1,2,3,4,5,6 & 7

ELEVATION CONIC.	AREA (AC)	CUMML. AVG. (AC-FT)	CUMML (AC-FT)
3951.00	6.7174	11.3049	11.2892
3950.00	5.6188	5.1368	5.1293
3949.00	4.6548	0.0000	0.0000

PERMANENT WATER ELEVATON ON THE POND IS AT 3749.
A LEVELING DEVICE WILL BE ADDED TO THE PUMP SYSTEM TO SHUT OFF PUMP IN CASE OF EMERGENCY AND MAINTAIN THE PERMANENT WATER ELEVATION INDICATED.

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
MOBILE, (915) 539-7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594-5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 593-3140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

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REFERENCE BENCHMARK:
BEGIN AT THE INTERSECTION OF MISSION DRIVE AND REDD ROAD, 57.7 FT. IN EAST DIRECTION FROM THE EAST EDGE OF THE ROAD, 1.3 FT. NORTH OF THE NORTH EDGE OF THE CONCRETE CURB, 0.3 FT. WEST OF THE WEST END OF THE MEDIAN CURB OF THE ROAD, EAST OF THE WEST END OF THE MEDIAN CURB OF THE ROAD, MON.NET. IS THROUGH A 10-FOOT MANHOLE COVER PRECAST CONCRETE MONUMENT WITH A BRASS CAP.
ELEV.=3793.92 NAVD 88- ELEV.= 3791.18 CITY DATUM)

NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING 53.177-ACRES

PROJ. NO. | SCALE: SHOWN

ISSUED DATE:

ISSUED PURPOSE: CITY APPROVAL

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-8033

5/28/09

ENGINEER'S SEAL:

STATE OF TEXAS
JORGE A GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER

5/28/09

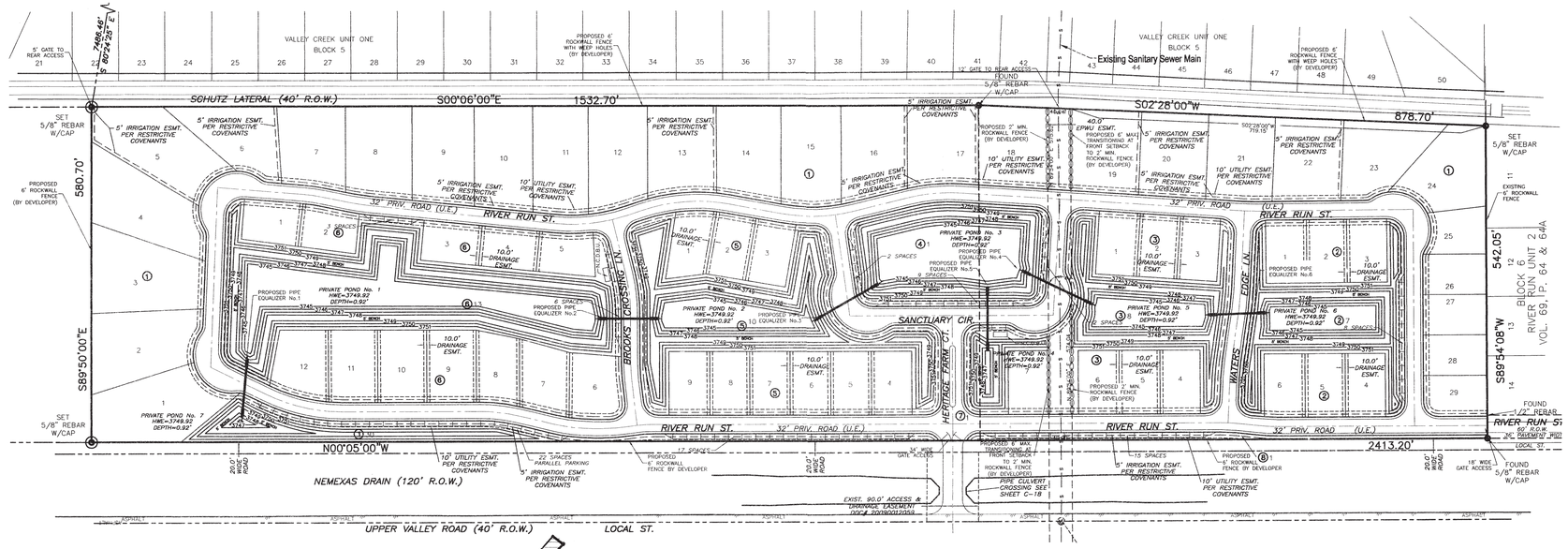
SHEET TITLE:

RETENTION POND PLAN

SHEET No.

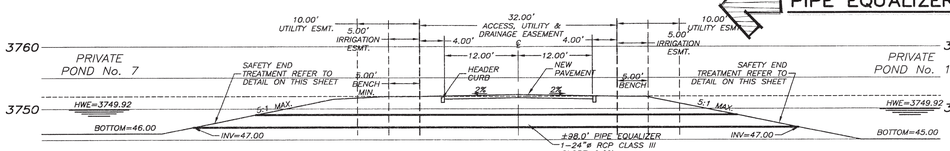
C-16

SHEET 16 OF 22



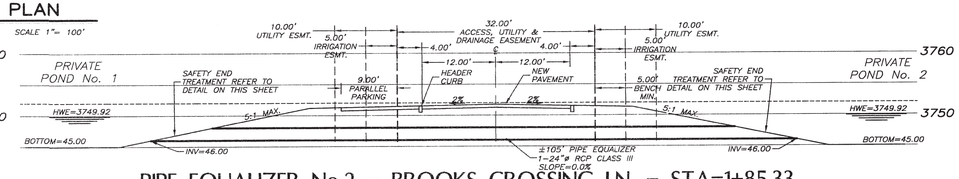
PIPE EQUALIZERS PLAN

SCALE 1"= 100'



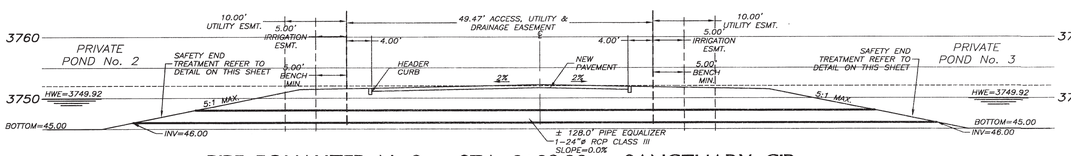
PIPE EQUALIZER No.1 – RIVER RUN ST. – STA=0+65.44

SCALE: 1" = 10' – 0"



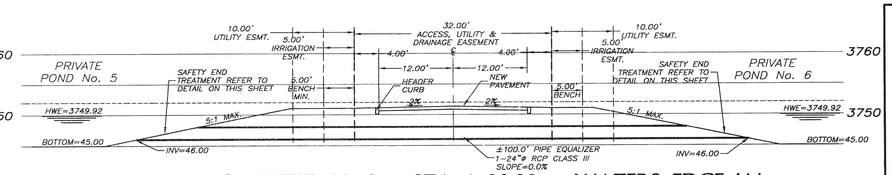
PIPE EQUALIZER No.2 – BROOKS CROSSING LN. – STA=1+85.33

SCALE: 1" = 10' – 0"



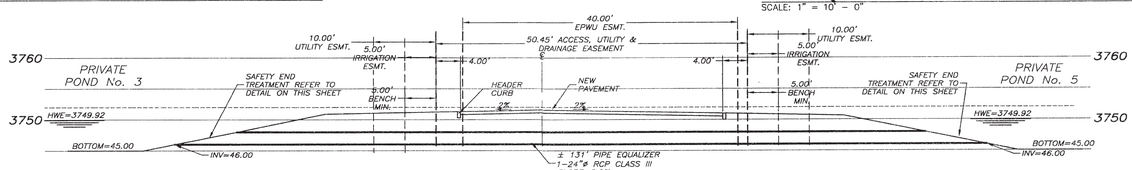
PIPE EQUALIZER No.3 – STA=2+03.02 – SANCTUARY CIR.

SCALE: 1" = 10' – 0"



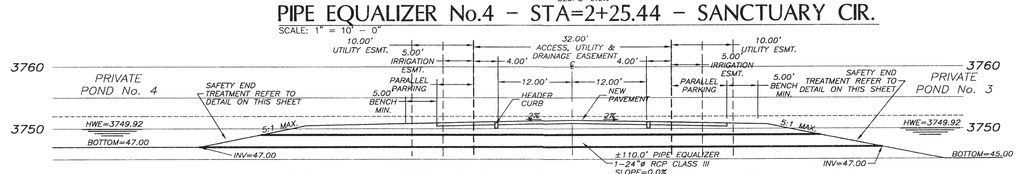
PIPE EQUALIZER No.6 – STA=1+89.80 – WATERS EDGE LN.

SCALE: 1" = 10' – 0"



PIPE EQUALIZER No.4 – STA=2+25.44 – SANCTUARY CIR.

SCALE: 1" = 10' – 0"



PIPE EQUALIZER No.5 – STA=0+61.22 – SANCTUARY CIR.

SCALE: 1" = 10' – 0"

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REFERENCE BENCHMARK:
INTERSECTION OF JONATHAN DRIVE AND REDD ROAD. 57.7' (T) FT. N 89°54'08" W FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 6, THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, BLOCK 80, TOWNSHIP 2, TEXAS & PACIFIC SURVEY, AND A LINE 30 FT. EAST OF A BOOT HILL INDICATOR, ALSO BEING THE EAST RIGHT OF WAY LINE OF REDD ROAD. ELEVATION = 3761.98 (NAVD 88 VERTICAL CONTROL) CITY OF EL PASO HORIZONTAL CONTROL: STATION NAME: "EP-15-A" PID: EB0202 ELEVATION: 3761.98 (CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-757-1803

5/28/09

ENGINEER'S SEAL:

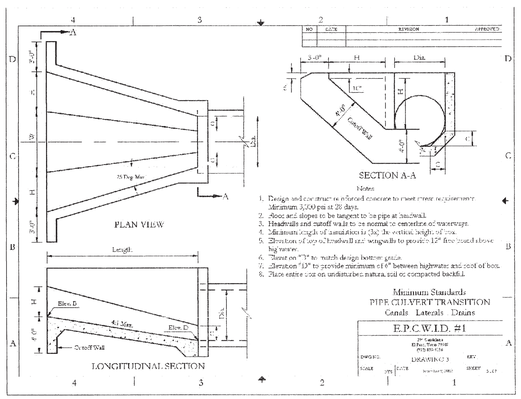
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER

4/20/09

SHEET TITLE:
PIPE EQUALIZERS SECTIONS

SHEET No.
C-17

SHEET 17 OF 22



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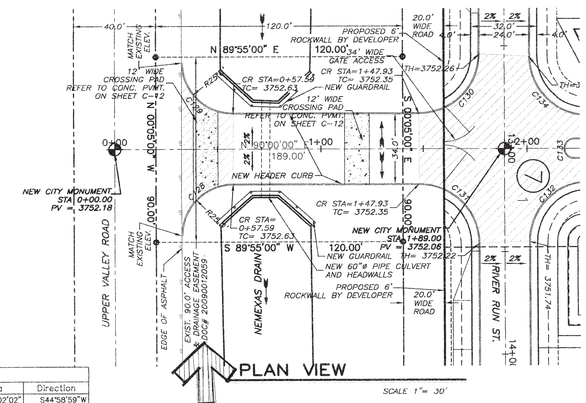

CURVE TABLE					
CURVE	LENGTH	RADIUS	Tangent	Delta	Direction
C128	39.28	25.00	25.01	90°02'02"	S44°58'59"W
C129	39.23	25.00	24.96	89°55'03"	S45°02'28"E
C130	45.60	29.00	29.04	90°05'00"	N44°57'30"E
C131	45.51	29.00	28.96	89°55'00"	N45°02'30"W
C132	45.60	29.00	29.04	90°05'00"	S44°57'30"W
C133	15.71	5.00	INFINITE	180°00'00"	S00°00'00"E
C134	45.51	29.00	28.96	89°55'00"	S45°02'30"E
C135	15.71	5.00	INFINITE	180°00'00"	N00°00'00"E
C136	45.55	29.00	29.00	90°00'00"	N45°00'00"E
C137	45.55	29.00	29.00	90°00'00"	N45°00'00"W

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 PULLIARD ST.
EL PASO, TEXAS 79930
ARMANDO REBA, 680-7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543-4108
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SOUTHWESTERN BELL TELEPHONE
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EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595-5140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79906
CONSTRUCTION, (915)
775-7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-8377

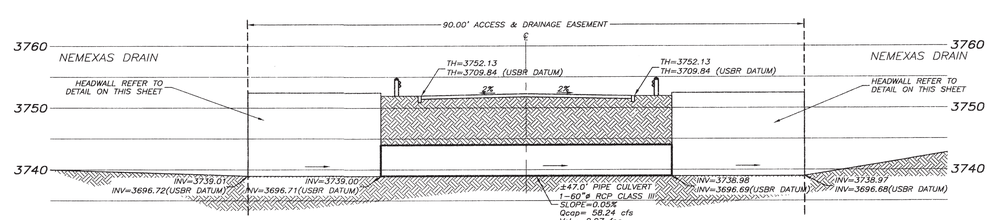
LEGEND

- PROPOSED CITY MONUMENT
- STA X+00 / TH=XXX — PROPOSED SPOT ELEVATION; STA= STATION, TH= TOP OF CURB, PV=PAVEMENT, CR=CURB RETURN
- SUBDIVISION LIMIT
- RUNOFF DIRECTION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- INTERSECTION GRADING PER DETAIL ON SHEET C-19

CONVERSION EQUATION:
ELEVATIONS SHOWN ON THIS PLAN NEED TO BE ADJUSTED BY -42.293 TO REPRESENT THE U.S. RECLAMATION DATUM.

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICTS SUBDIVISION PLAT STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAT THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGN, SPECIFICATION, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IN APPROPRIATE, SUITABLE, OR OTHERWISE SUFFICIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 DATE



PIPE CULVERT CROSSING - STA=0+73.25

SCALE: 1" = 10' - 0"

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT DRIVE AND BESS ROAD, 57.7 FT. IN EAST OF THE DRIVE-CENTERLINE, 24.4 FT. SOUTH OF THE CENTER OF THE ROAD, 1.0 FT. WEST OF THE EAST EDGE OF CONCRETE, 0.3 FT. CENTERLINE OF THE EASTBOUND LANES, 0.7 FT. NORTH OF THE CENTER OF THE EASTBOUND LANES, 0.3 FT. WEST OF THE EAST EDGE AND 0.3 FT. NORTH OF A BURN POST MONUMENT. ELEVATION 3752.18 (NAVD 88) ELEVATION 3709.84 (CITY DATUM) CELL=(915) 82-NAVD 88= ELEV.=3791.38 CITY DATUM

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/19/07	2nd REVIEW COMMENTS - EPCWID#1

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TX 79902
915-351-9533

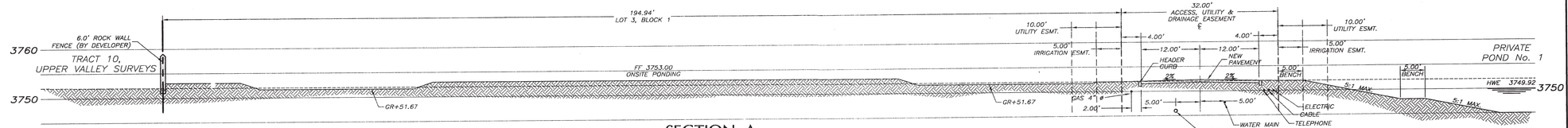
5/20/09

ENGINEER'S SEAL:
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER

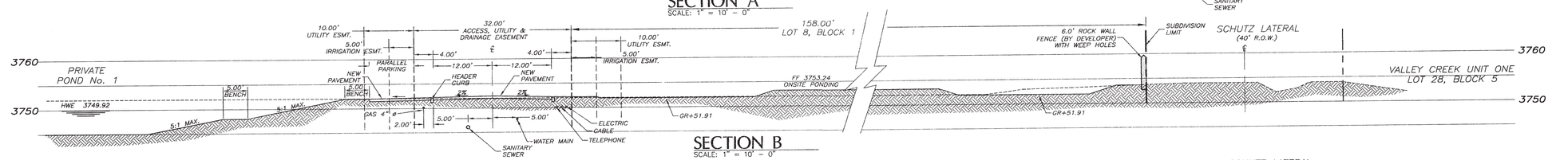
5/20/09

SHEET TITLE:
PIPE CULVERT CROSSING & DETAILS

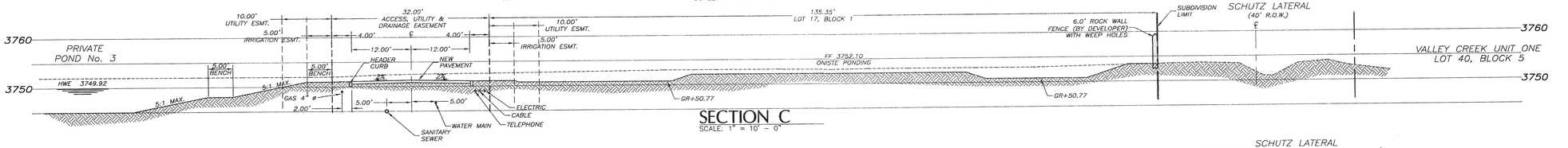
SHEET No.
C-18
SHEET 12 OF 22



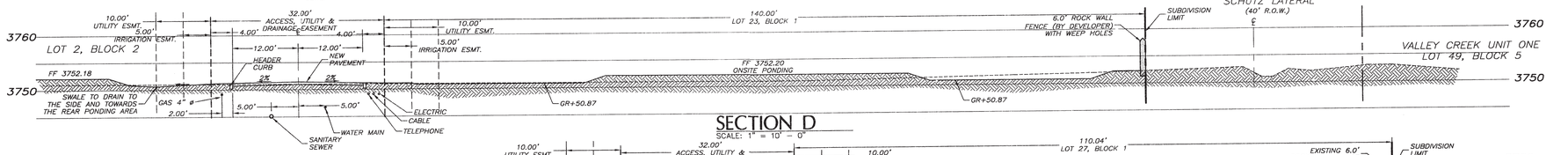
SECTION A
SCALE: 1" = 10' – 0"



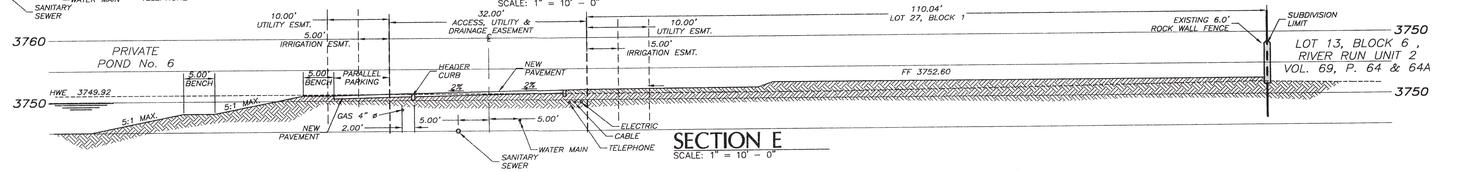
SECTION B
SCALE: 1" = 10' – 0"



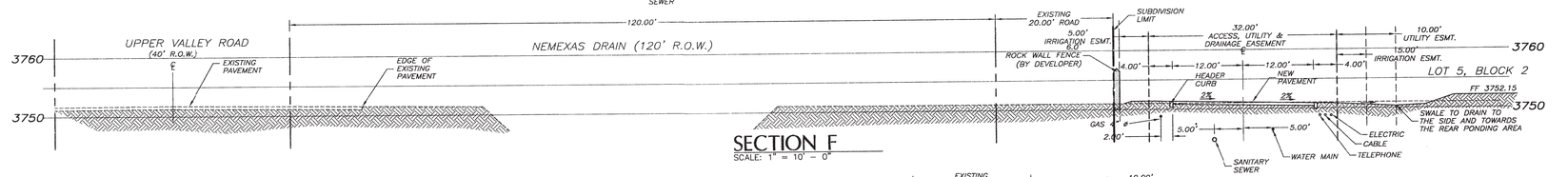
SECTION C
SCALE: 1" = 10' – 0"



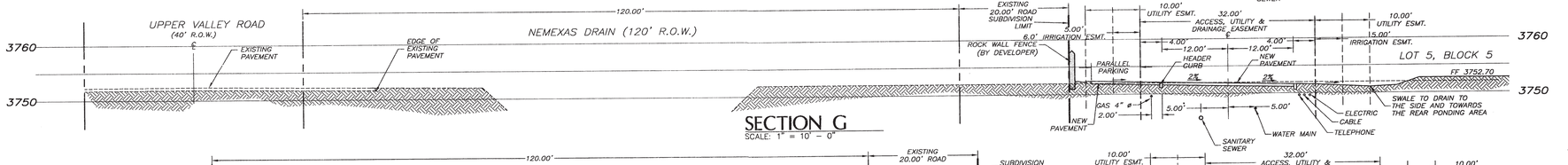
SECTION D
SCALE: 1" = 10' – 0"



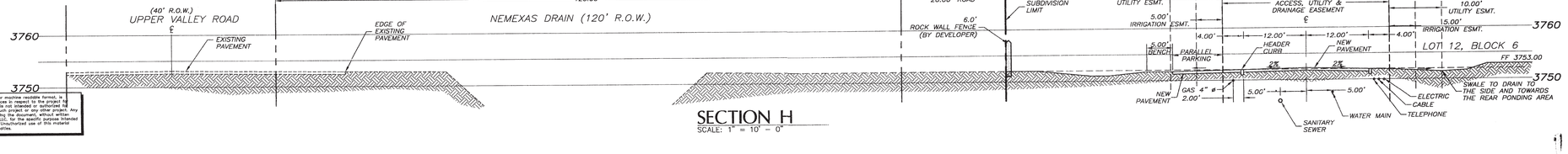
SECTION E
SCALE: 1" = 10' – 0"



SECTION F
SCALE: 1" = 10' – 0"



SECTION G
SCALE: 1" = 10' – 0"



SECTION H
SCALE: 1" = 10' – 0"

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REFERENCE BENCHMARK:
PK NAIL IN EXISTING CURB AT THE CENTER OF THE DRIVE CENTERLINE, 30.2' FT. SOUTH OF THE CENTERLINE OF THE EASTBOUND LANES OF THE ROAD, APPROXIMATELY 1.5' FT. EAST OF THE EAST EDGE OF THE ROAD, AND 3.0' FT. WEST OF A 30" POST MANHOLE COVER. PRESET ELEVATION = 3781.38 (CITY DATUM)
(CITY CM 2755 S8~ NAVD 88~ ELEV.= 3781.38 CITY DATUM)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

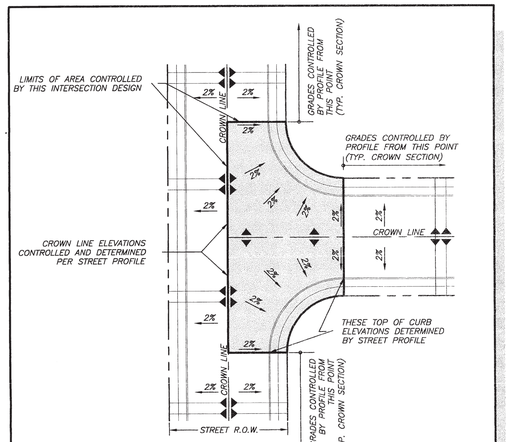
PREPARED BY:
SITEWORK
CONSULTING ENGINEERS
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-581-3902
TBPE F-3199

5/28/09

ENGINEER'S SEAL:
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED
PROFESSIONAL ENGINEER
4/20/09

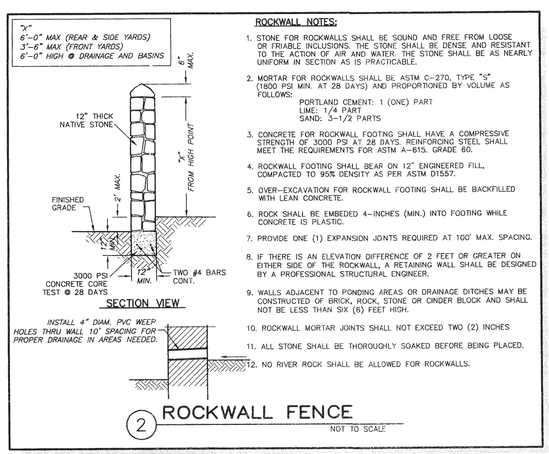
SHEET TITLE:
SECTIONS

SHEET No.
C-19
SHEET 19 OF 22



1 TYPICAL STREET INTERSECTION GRADING DESIGN

FOR ON-SITE PONDING SUBDIVISION — SCALE 1" = 30'

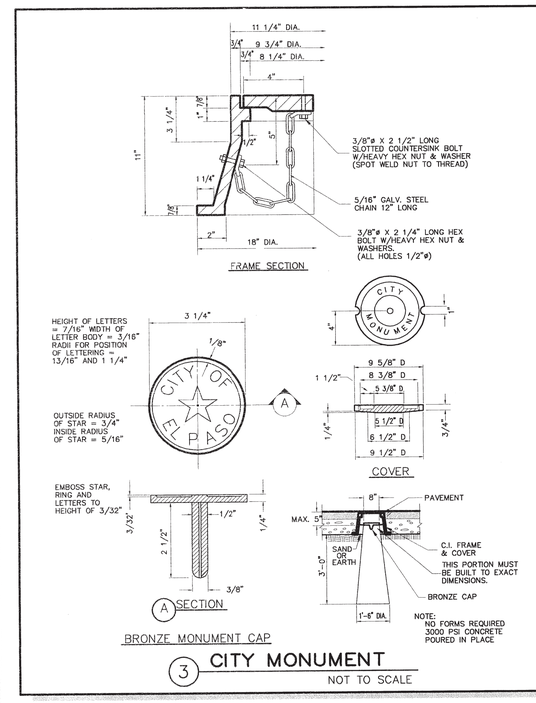


ROCKWALL NOTES:

1. STONE FOR ROCKWALLS SHALL BE SOUND AND FREE FROM LOOSE OR FRIABLE INCLUSIONS. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER. THE STONE SHALL BE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE.
2. MORTAR FOR ROCKWALLS SHALL BE ASTM C-270, TYPE "S" (1800 PSI MIN. AT 28 DAYS) AND PROPORTIONED BY VOLUME AS FOLLOWS:
   PORTLAND CEMENT: 1 (ONE) PART
   LIME: 1/4 PART
   SAND: 3-1/2 PARTS
3. CONCRETE FOR ROCKWALL FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. REINFORCING STEEL SHALL MEET THE REQUIREMENTS FOR ASTM A-615, GRADE 60.
4. ROCKWALL FOOTING SHALL BEAR ON 12" ENGINEERED FILL, COMPACTED TO 95% DENSITY AS PER ASTM D1557.
5. OVER-EXCAVATION FOR ROCKWALL FOOTING SHALL BE BACKFILLED WITH LEAN CONCRETE.
6. ROCK SHALL BE EMBEDED 4-INCHES (MIN.) INTO FOOTING WHILE CONCRETE IS PLASTIC.
7. PROVIDE ONE (1) EXPANSION JONTS REQUIRED AT 100' MAX. SPACING.
8. IF THERE IS AN ELEVATION DIFFERENCE OF 2 FEET OR GREATER ON EITHER SIDE OF THE ROCKWALL, A RETAINING WALL SHALL BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.
9. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, ROCK, STONE OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
10. ROCKWALL MORTAR JOINTS SHALL NOT EXCEED TWO (2) INCHES
11. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
12. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.

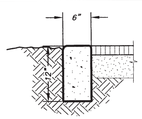
2 ROCKWALL FENCE

NOT TO SCALE



3 CITY MONUMENT

NOT TO SCALE

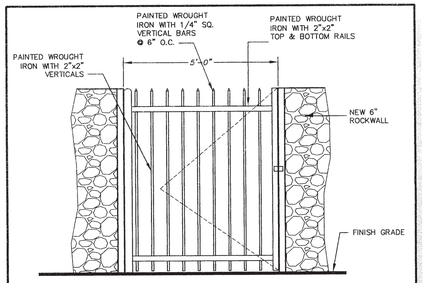


NOTES:

1. CONCRETE TO BE 3000 PSI MIN
2. DUMMY JOINT REQUIRED AT 10' O.C.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING.

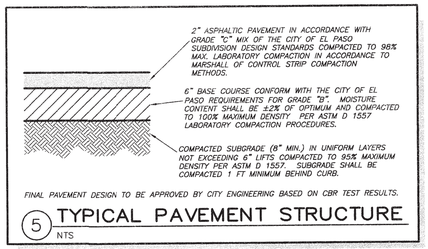
4 HEADER CURB

NTS



10 5' ACCESS GATE

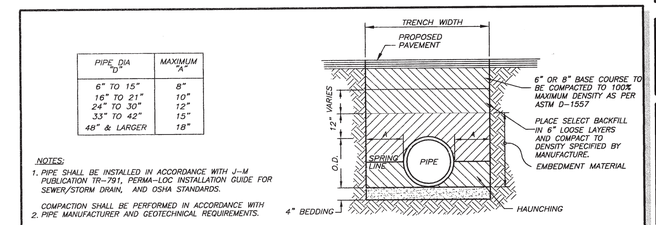
NOT TO SCALE



FINAL PAVEMENT DESIGN TO BE APPROVED BY CITY ENGINEERING BASED ON CBR TEST RESULTS.

5 TYPICAL PAVEMENT STRUCTURE

NTS



PIPE DIA "D"	MAXIMUM "A"
6" TO 15"	8"
16" TO 21"	10"
24" TO 30"	12"
33" TO 42"	15"
48" & LARGER	18"

NOTES:

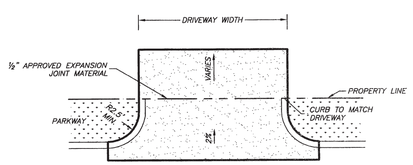
1. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH J-M PUBLICATION TR-791, PERMA-LOC INSTALLATION GUIDE FOR SEWER/STORM DRAIN, AND OSHA STANDARDS.

   COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH
2. PIPE MANUFACTURER AND GEOTECHNICAL REQUIREMENTS.

8 TRENCH BACKFILL

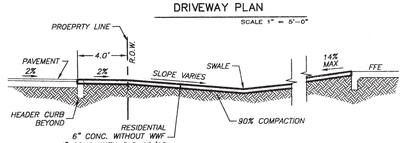
NTS

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



DRIVEWAY PLAN

SCALE 1" = 5'-0"



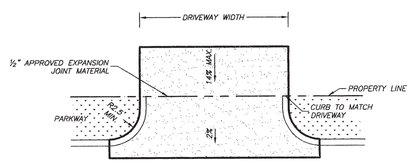
DRIVEWAY SECTION

SCALE 1" = 5'-0"

6 DRIVEWAY DETAIL

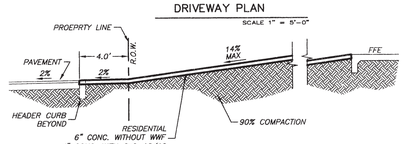
TO BE BUILT AT TIME OF DEVELOPMENT

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



DRIVEWAY PLAN

SCALE 1" = 5'-0"

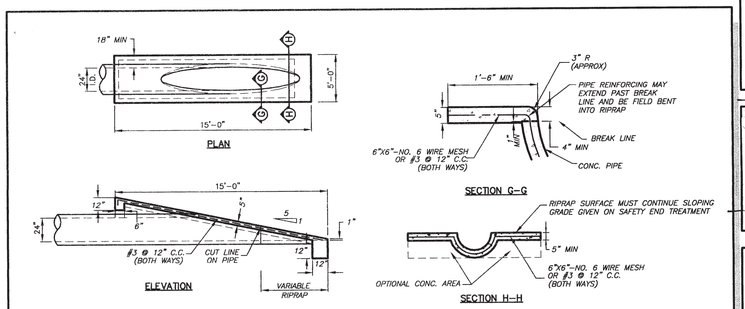


DRIVEWAY SECTION

SCALE 1" = 5'-0"

7 DRIVEWAY DETAIL

TO BE BUILT AT TIME OF DEVELOPMENT



9 SAFETY END TREATMENT

NTS

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REFERENCE BENCHMARK: 1/2" REBAR AND REED ROAD, 57.7 FT. N. OF INTERSECTION OF CENTERLINE ROAD 2.2 FT. SOUTH OF THE CENTER OF THE ROAD, 0.2 FT. WEST OF THE EASTBOUND LANE OF THE ROAD, 8.2 FT. EAST OF THE EASTBOUND LANE OF THE ROAD, 8.2 FT. WEST OF THE WESTBOUND LANE OF THE ROAD, 0.2 FT. SOUTH OF THE CENTER OF THE ROAD, 3.3 FT. EAST OF A SIGN POST NORTHEAST OF THE ROAD, AND 30.0 FT. EAST OF THE EAST EDGE OF THE ROAD. ELEVATION = 3,938 (CITY DATUM)

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77-ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-351-5392

ENGINEER'S SEAL:

STATE OF TEXAS
JORGE A. GARCIA
80407
LICENSED
PROFESSIONAL ENGINEER

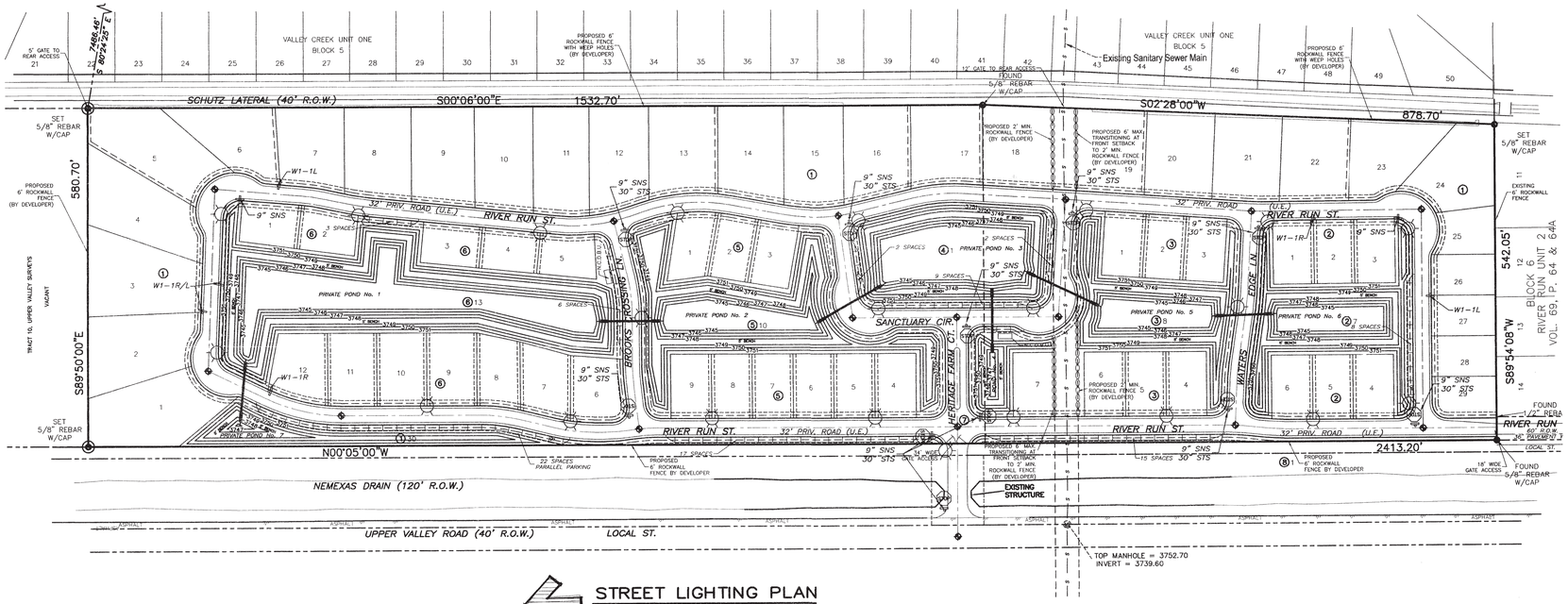
4/20/09

SHEET TITLE:

STANDARD DETAILS

SHEET No. C-20

SHEET 20 OF 22



STREET LIGHTING PLAN

SCALE 1"= 100'

LEGEND

- PROPOSED RESIDENTIAL STEEL LIGHT POLE
- 30" STS. NEW STOP SIGN (PER CITY OF EL PASO TRAFFIC DEPARTMENT STANDARDS)
- 9" SNS. STREET NAME SIGNS. (PER CITY OF EL PASO TRAFFIC DEPARTMENT STANDARDS)

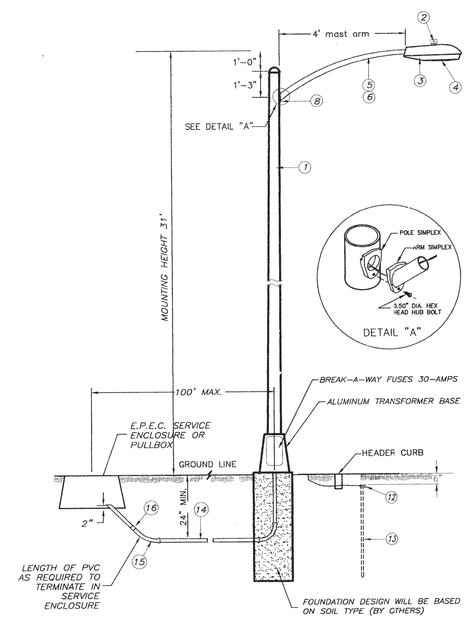
ITEM No.	DESCRIPTION	STOCK No.	QTY
1	POLE, 36 FT. – STEEL POLE		1
2	PHOTOCELL, 240V – SEE NOTE 1	21–225	1
3	LUMINARIE, 100W H.P.S.	21–335	1
4	HPS LAMP, 100W	21–085	1
5	MAST ARM, 6'x1¼"	21–200	1
6	#10 SOLID CABLE 600 V	013–600	AS REQ.
7	CABLE #10, 3 CONDUCTOR, 600 V, UF	013–600	40'±
8	SLEEVES, #12	05–145	AS REQ.
9	N/A		
10	N/A		
11	N/A		
12	⅝" GROUND ROD CLAMP	07–561	1
13	⅝" x 10' BONDED GROUND ROD	08–626	1
14	1" PVC CONDUIT	17–299	AS REQ.
15	1" PVC 45 DEGREE ELBOW	17–298	1
16	1" PVC COUPLING	17–296	1

NOTES:-

1. MOUNT SO THAT PHOTO CONTROL FACES NORTH.
2. ITEM 7 SHALL NOT BE SPLICED INSIDER ITEM 5.
3. INTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
4. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING CODE INTERPRETATION, CONTACT THE EL PASO ELECTRIC COMPANY DISTRIBUTION DEVELOPMENT DEPARTMENT.
5. ON STREETS WHERE SIDEWALK IS ADJACENT TO CURB, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE . MINIMUM 36 INCHES ADA REQUIREMENT FROM BACK OF CURB TO FACE OF POLE MUST BE MET.

RESIDENTIAL STREET LIGHT STEEL POLE

BASED ON THE EL PASO ELECTRIC CO. DISTRIBUTION STANDARD



WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REDA, 680–7243

EL PASO ELECTRIC CO.
501 WEST SAN ANTONIO ST.
EL PASO, TEXAS 79901
MR. BILL ENGELS, (915) 543–4108
MOBILE, (915) 539–7184

EL PASO WATER UTILITIES
1154 HAWKINS DR.
EL PASO, TEXAS 79927
(915) 594–5540

SOUTHWESTERN BELL TELEPHONE
11200 PELLICANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 595–3140

TIME WARNER COMMUNICATIONS
820 CONCORD ST.
EL PASO, TEXAS 79905
CONSTRUCTION, (915)
775–7414

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1–800–344–8377

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REFERENCE BENCHMARK: ALUMINUM DISK AND PIPE ROAD 57.7 FT. IN, EAST OF THE DRIVE CENTERLINE AND 2.0 FT. SOUTH OF THE CENTER LINE OF THE ROAD, 0.3 FT. EAST OF THE EAST EDGE OF A CONCRETE PAD, 0.3 FT. SOUTH OF THE CENTER OF THE ROAD, 0.3 FT. EAST OF THE EASTBOUND LANES OF THE ROAD, 8.2 FT. NORTH OF THE NORTH EDGE OF A CONCRETE PAD, 0.3 FT. WEST AND 3.0 FT. NORTH OF A SIGN POST NORTHEAST CORNER OF THE INTERSECTION OF THE ROAD AND THE EAST EDGE OF THE CITY OF EL PASO, HORIZONTAL CONTROL: NAD 1983 (NAVD 88) ELEVATION: 3738 (CITY DATUM)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.777–ACRES

PROJ. NO.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915-544-9503

ENGINEER'S SEAL:

STATE OF TEXAS
JORGE A. GARCIA
86437
PROFESSIONAL ENGINEER

5/20/09

SHEET TITLE:

STREET LIGHTING PLAN

SHEET No.

C-21

SHEET 21 OF 22

OWNER CERTIFICATION:

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

OWNER: SIGNED _____ DATE _____

OWNER: NAME _____ DATE _____

TITLE: _____ DATE _____

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED: _____ COMPANY: _____

NAME: _____ ADDRESS: _____

TITLE: _____ TELEPHONE: _____

DATE: _____

CONTRUCTION START DATE: _____

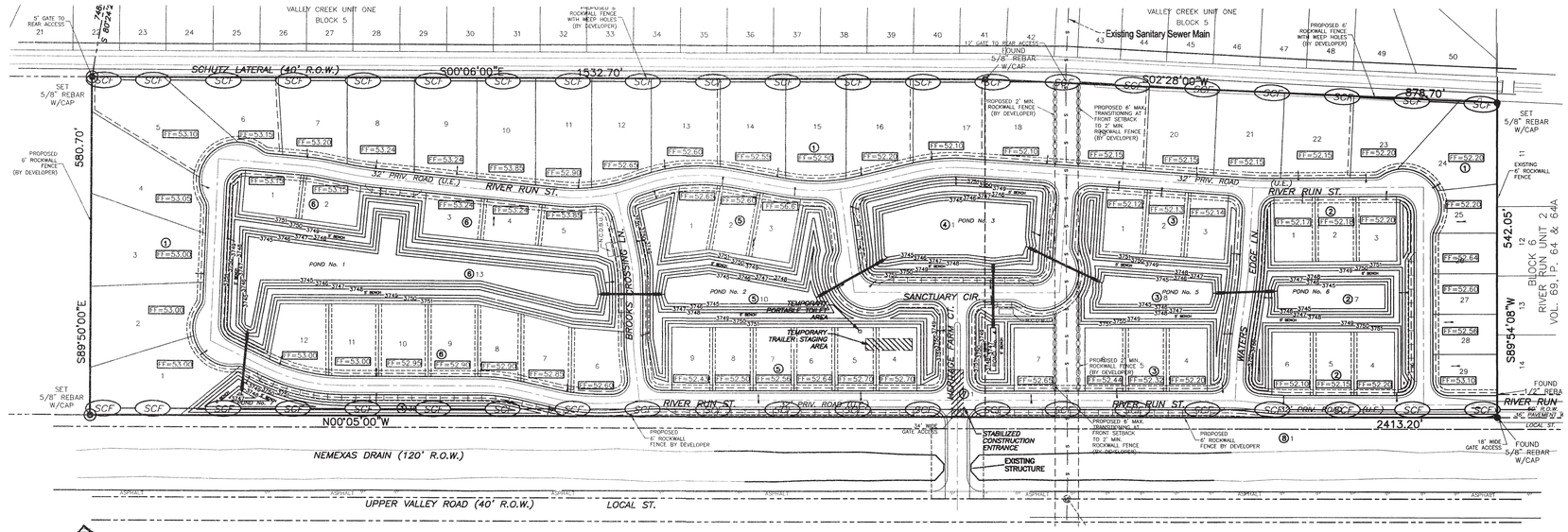
CONSTRUCTING END DATE: _____

LISTING OF ALLOWABLE NON–STORM WATER DISCHARGES

- ☐ A DISCHARGE AUTHORIZED BY, AND IN FULL COMPLIANCE WITH, AN NPDES PERMIT (OTHER THAN THE NPDES PERMIT FOR DISCHARGES FROM THE MS4);
- ☐ A DISCHARGE RESULTING FROM FIREFIGHTING;
- ☐ AGRICULTURAL STORMWATER RUNOFF;
- ☐ A DISCHARGE FROM WATER LINE FLUSHING, BUT NOT INCLUDING A DISCHARGE FROM WATER LINE DISINFECTION BY-PRODUCTS, OR ANY OTHER MEANS UNLESS IT CONTAINS NO HARMFUL QUANTITY OF CHLORINE OR ANY OTHER CHEMICAL USED IN LINE DISINFECTION;
- ☐ A DISCHARGE FROM LAWN WATERING, LANDSCAPE IRRIGATION, OR OTHER IRRIGATION WATER;
- ☐ A DISCHARGE FROM A DIVERTED STREAM FLOW OR NATURAL SPRING;
- ☐ A DISCHARGE FROM UNCONTAMINATED PUMPED GROUNDWATER OR RISING GROUNDWATER;
- ☐ UNCONTAMINATED GROUNDWATER INFILTRATION (AS DEFINED AS 40 CFR SECTION 35.2005 (20)) TO THE MS4;
- ☐ UNCONTAMINATED PUMPED GROUNDWATER, FOUNDATION DRAIN, CRAWL SPACE PUMP, FOOTING DRAIN OR SUMP PUMP;
- ☐ A DISCHARGE FROM A POTABLE WATER SOURCE NOT CONTAINING ANY HARMFUL SUBSTANCE OR MATERIAL FROM THE CLEANING OR DRAINING OF A STORAGE TANK OR OTHER CONTAINER;
- ☐ A DISCHARGE FROM AIR CONDITIONING CONDENSATION THAT IS UNMIXED WITH WATER FROM A COOLING TOWER, EMISSIONS SCRUBBER, EMISSIONS FILTER, OR ANY OTHER SOURCE OF POLLUTANT;
- ☐ A DISCHARGE FROM INDIVIDUAL RESIDENTIAL OR CHARITY CAR WASHING;
- ☐ AN UNCONTAMINATED DISCHARGE FROM RIPARIAN HABITAT OR WETLAND;
- ☐ A DISCHARGE FROM WATER USED IN STREET WASHING, PROVIDED, THAT THE WATER IS NOT CONTAMINATED WITH ANY HARMFUL CLEANING SUBSTANCE;

LISTING OF SOME PROHIBITED DISCHARGES (CONSTRUCTION)

- ☐ HAZARDOUS WASTE;
- ☐ ALL PETROLEUM DERIVATES (DIESEL, GASOLINE, THINNER, OIL, ETC.);
- ☐ SEWAGE;
- ☐ TRASH LEACHATE;
- ☐ OTHER: _____



STORM WATER POLLUTION PREVENTION PLAN

SCALE 1"= 100'

LATITUDE AND LONGITUDE:
31° 51' 30" N / 106° 36' 30" W
OBTAINED GRAPHICALLY FROM USGS MAPS.

HISTORIC DISTRICT REVIEW:
THIS PARCEL IS NOT WITHIN THE LIMITS OF ANY HISTORICAL DISTRICT DESCRIBED IN THE CURRENT MAPPING OF THE CITY OF EL PASO DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT.

BIOLOGICAL SURVEY:
NO LISTED ENDANGERED SPECIES EXIST WITHIN THE PROJECT AREA. THE PROJECT AREA HAS BEEN PRE–GRADED BY OTHERS.

NOTE:
NO BATCH PLANT WILL BE LOCATED WITHIN THE CONSTRUCTION SITE.

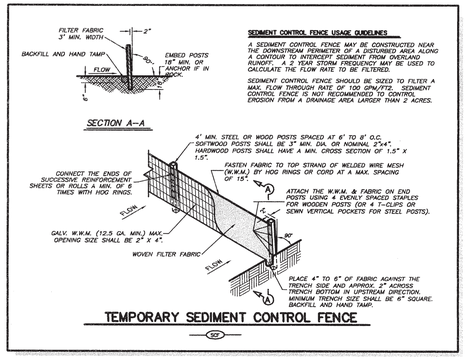
NOTES TO CONTRACTOR/OPERATOR

1. *CONTRACTOR MUST COMPLETE AND FILE NPDES FORM "NOTICE OF INTENT" (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND "NOTICE OF TERMINATION" (NOT) OF COVERAGE UNDER THE NPDES GENERAL PERMIT.*
2. *A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE CONTRUCTION SITE AT ALL TIMES.*
3. *CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR TEMPORARY & PERMANENT EROSION CONTROL AS OUTLINED ON THE PLANS.*
4. *CONTRACTOR IS RESPONSIBLE FOR UPDATING THIS PLAN AS CONSTRUCTION PROGRESSES.*

LEGAL DESCRIPTION
TRACTS 11 & 12, BLOCK 7, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
(±31.77–ACRES)

LEGEND

6410	PROPOSED SPOT ELEVATION
3661	EXISTING CONTOUR
	RUNOFF DIRECTION
	PROPOSED LOW POINT
	PROPOSED HIGH POINT
	EXISTING EDGE OF PAVEMENT
SCF	SEDIMENT CONTROL FENCE



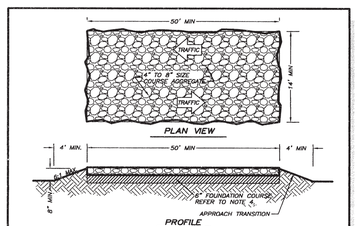
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FRM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FTE. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

TEMPORARY SEDIMENT CONTROL FENCE

SD

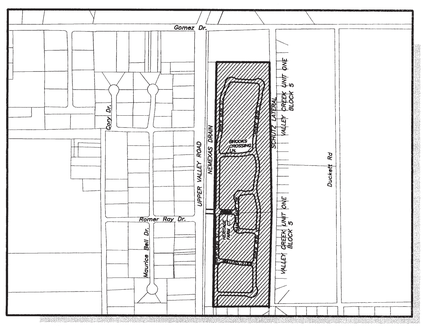


GENERAL NOTES

1. *THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.*
2. *THE 1-COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".*
3. *THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1.*
4. *THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.*
5. *THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.*
6. *THE FINAL LOCATION OF THE CONSTRUCTION EXIT CAN BE AT THE DISCRETION OF THE CONTRACTOR, HOWEVER, THE INSTALLATION OF THE CONSTRUCTION EXIT CANNOT BE OMITTED.*

CONSTRUCTION EXIT (TYPE 1)

NOT TO SCALE



LOCATION MAP

SCALE: 1" = 600'–0"

WARNING!!! BEFORE YOU DIG

COORDINATION WITH UTILITIES:
CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

TEXAS GAS SERVICE 4700 POLLARD ST. EL PASO, TEXAS 79930 ARMANDO REDA, 680–7243	**EL PASO ELECTRIC CO.** 501 WEST SAN ANTONIO ST. EL PASO, TEXAS 79901 MR. BILL ENGELS, (915) 543–4108	**EL PASO WATER UTILITIES** 1154 HAWKINS DR. EL PASO, TEXAS 79927 (915) 594–5540
SOUTHWESTERN BELL TELEPHONE 11200 PELICANO DR. EL PASO, TEXAS 79935 MR. JOE GRANADOS (915) 595–5140	**TIME WARNER COMMUNICATIONS** 200 CONCORD ST. EL PASO, TEXAS 79906 CONSTRUCTION, (915) 775–7414	**TEXAS EXCAVATION SAFETY SYSTEM** ANYWHERE IN TEXAS 1–800–344–8377

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PROJECT NARRATIVE:
CONTRUCTION OF A NEW RESIDENTIAL SUBDIVISION.

DRAINAGE PLAN:
DRAINAGE PLAN IS ATTACHED TO THIS PLAN SET.

TYPES OF SOILS DISTURBANCES:
MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, FINAL GRADING FOR CONSTRUCTION OF STREETS BUILDING PADS AND PONDING AREA.

NAME OF RECEIVING WATERS:
RETENTION POND AND RESIDENTIAL ONSITE PONDING

CONSTRUCTION PHASING:
1. INSTALL DROSION 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. SELECTIVE DEMOLITION OPERATIONS;
5. COMPLETE LOT GRADING;
6. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS;

SOIL STABILIZATION PRACTICES:
☐ TEMPORARY SEEDING
☒ PERMANENT PLANTING, SODDING OR SEEDING (OPTIONAL)
☐ MULCHING
☐ SOIL RETENTION BLANKET
☒ PRESERVATION OF NATURAL RESOURCES
☐ OTHER:

STRUCTURAL CONTROL PRACTICES:
☒ SILT FENCES
☐ HAY BALES
☐ ROCK BERMS
☐ EARTH DIKE/BERM
☐ SEDIMENT TRAP
☐ PAVED FLUMES
☐ CHANNEL LINERS
☐ EARTHEN SWALES
☐ DRAINAGE SWALES
☐ PIPE SLOPE DRAINS
☒ STABILIZED CONSTRUCTION ENTRANCE
☐ FILTER FABRIC INLET PROTECTION

STORMWATER MANAGEMENT CONTROLS:
☒ RETENTION POND
☐ DETENTION POND
☐ INFILTRATION MEASURES
☐ VEGETATED SWALES & NATURAL DEPRESSIONS
☐ DRAINAGE CHANNEL
☒ LOT GRADING
☐ CATCH BASINS
☐ CURB AND GUTTER
☐ STORM SEWER
☐ DESILTING BASIN
☐ RIP–RAP OUTLET APRON
☐ OTHER: SILTLING BASIN

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

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

BEST MANAGEMENT PRACTICES CONTROLS:

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 APPLICABLE STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATION. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

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

SANITARY WASTE:
ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

OFF–SITE VEHICLE TRACKING:
IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCE(S). THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:
- HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPAULINS
- EXCESS DIRT ON ROAD SHALL BE REMOVED DAILY

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

GOOD HOUSEKEEPING:
- STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- NEATLY STORE MATERIALS ON–SITE IN AN ORDERLY MANNER.
- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
- DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER
- DO NOT USE MORE THAN THE PRODUCT BEFORE DISPOSING THE CONTAINER
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

HAZARDOUS PRODUCTS:
PRACTICES USED TO REDUCE RISKS:
- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
- RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY SHEETS.
- DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND 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.

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.

STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE (MAKE COPIES AND ATTACH IF NECESSARY)

INSPECTOR _____ *DATE:* _____

INSPECTOR'S QUALIFICATIONS: _____

DAYS SINCE LAST RAINFALL: _____ *AMOUNT OF LAST RAINFALL* _____ *INCHES*
DAYS SINCE LAST RAINFALL: _____ *AMOUNT OF LAST RAINFALL* _____ *INCHES*

STRUCTURAL MEASURES:

*DATE:*_____

SEDIMENT CONTROL FENCE

FROM:	TO:	IS FENCE STABILIZED?	IS THERE EVIDENCE OF WASHOUT OR OVER–TOPPING?

MAINTENANCE REQUIRED FOR SEDIMENT FENCE: _____

TO BE PERFORMED BY: _____ *ON OR BEFORE :*_____

STABILIZED CONSTRUCTION ENTRACE

DOES MUCH SEDIMENT GET TRACKED ON THE ROAD?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: _____

TO BE PERFORMED BY: _____ *ON OR BEFORE :*_____

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(S) WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICATION PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE _____ *DATE* _____

REFERENCE BENCHMARK: A DISK STAMPED "TBM 5" IN THE EAST END OF THE DRIVE DIVERSION BOX 7.5 FT. SOUTH OF THE CENTER LINE OF THE DRIVE DIVERSION BOX 7.5 FT. SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF THE ROAD, 6.5 FT. EAST OF THE EAST EDGE OF THE ROAD, 2.5 FT. NORTH OF A 4 INCH WOOD POST, 1.5 FT. EAST OF A 4 INCH WOOD POST, 1.5 FT. NORTH OF A 4 INCH POST WITH CONCRETE COLLAR, 1 FT. EAST OF A 4 INCH POST WITH CONCRETE COLLAR, 1 FT. NORTH OF A 4 INCH POST WITH CONCRETE COLLAR. (ELEV.=3755.92 AND BS=; ELV.= 3761.38 CITY DATUM)

REVISIONS:		
NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME:

HERITAGE FARMS SUBDIVISION REPLAT "A"

REPLAT OF ALL OF HERITAGE FARMS SUBDIVISION,
CITY OF EL PASO, EL PASO COUNTY, TX
CONTAINING ±31.77–ACRES

PROJ. No.	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITEWORK ENGINEERING
444 EXECUTIVE CENTER BLVD., SUITE 134
EL PASO, TEXAS 79902
915–351–9033

ENGINEER'S SEAL
STATE OF TEXAS
JORGE A. GARCIA
86437
LICENSED PROFESSIONAL ENGINEER
4/20/09

SHEET TITLE:
STORM WATER POLLUTION PREVENTION PLAN

SHEET No.
C-22
SHEET 22 OF 22