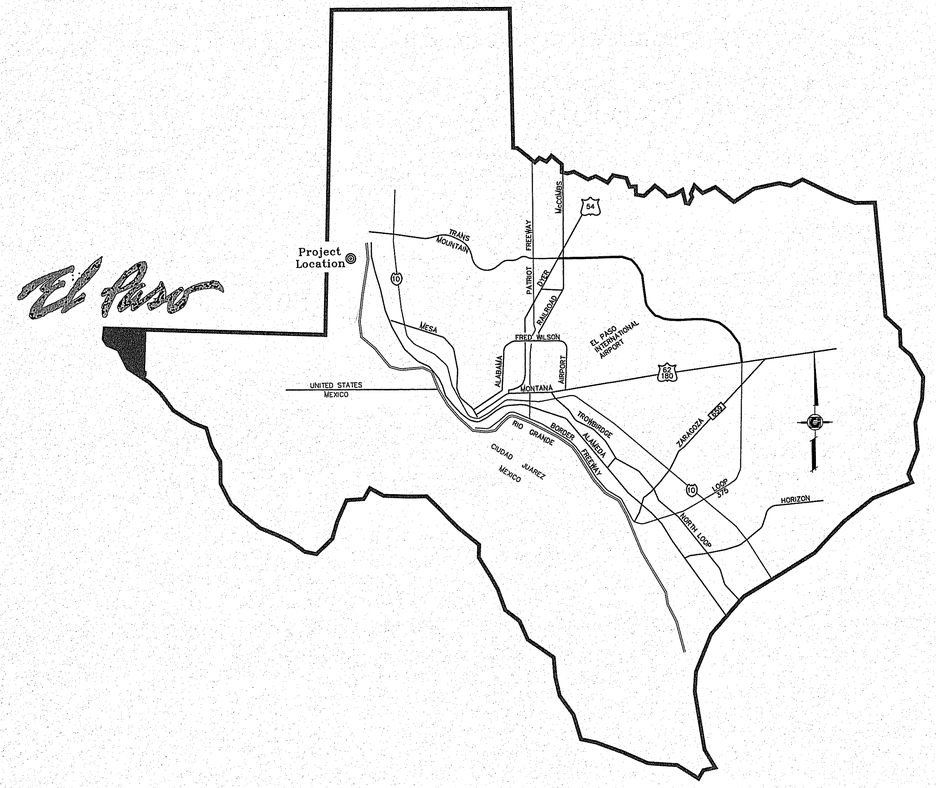
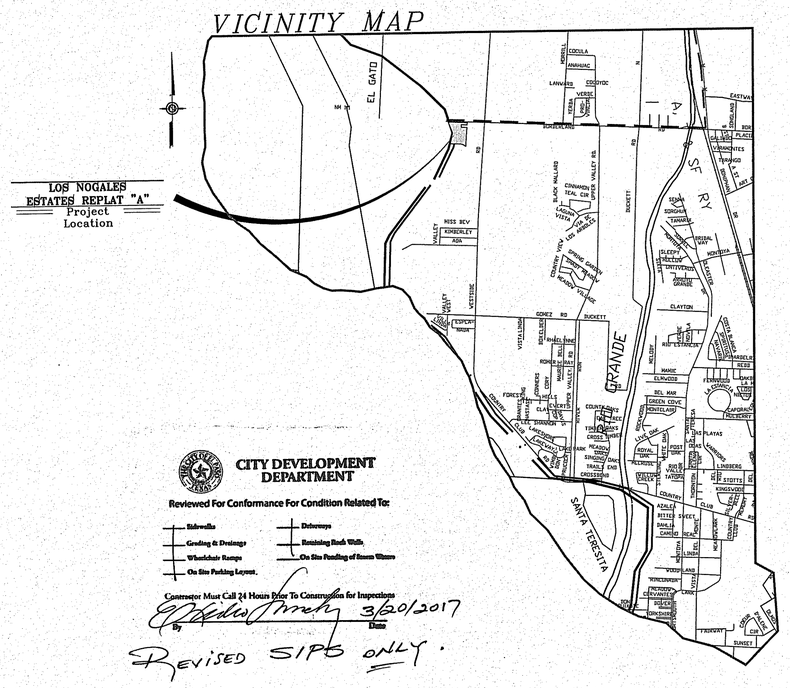
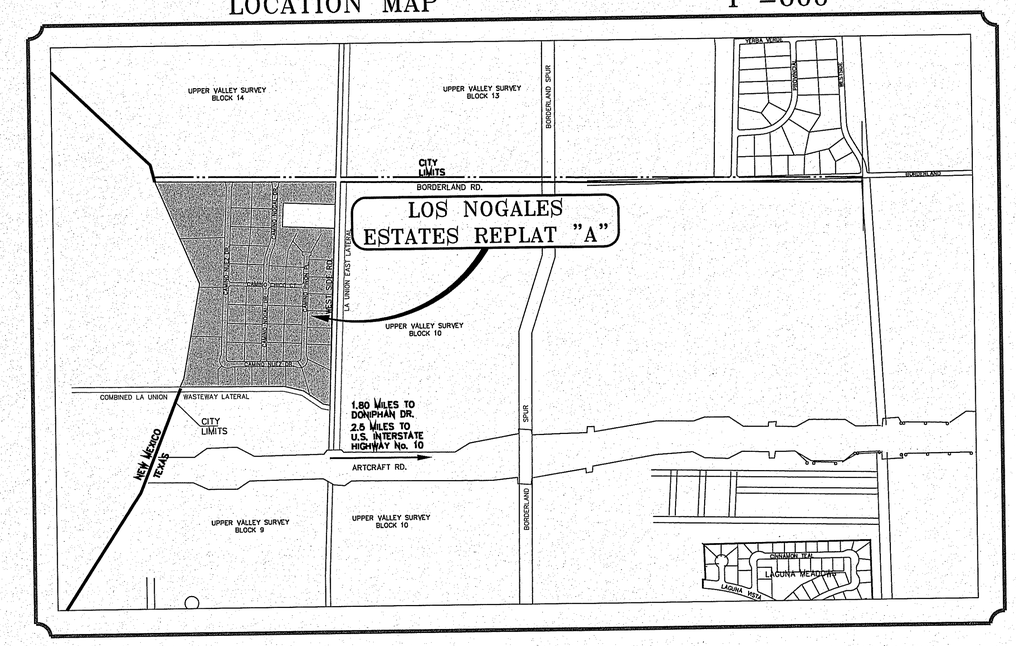




STREET IMPROVEMENTS

I N D E X

LOCATION MAP 1"=600'



PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

STATE OF TEXAS — YVONNE CONDE CURRY — 84648 — REGISTERED PROFESSIONAL ENGINEER

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

SHT 1 OF 18

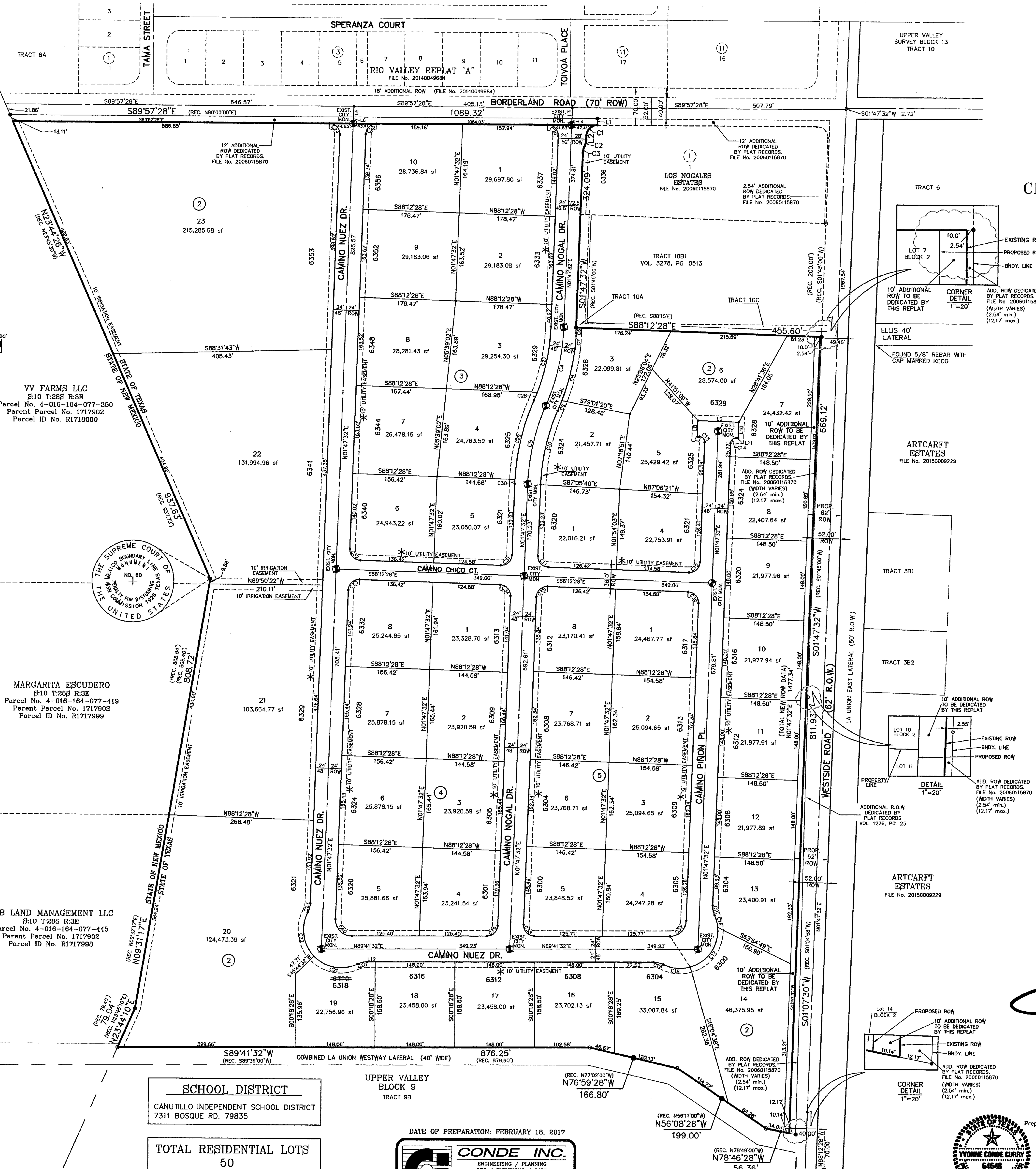
LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF A PORTION
OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 45.934 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	30.81'	19.40'	27.85'	S45°55'02"W	88°15'00"
C2	28.00'	12.51'	6.36'	12.41'	S14°35'43"W	25°36'22"
C3	28.00'	12.51'	6.36'	12.41'	S14°35'43"W	25°36'22"
C4	400.00'	150.48'	76.14'	149.59'	N12°34'10"E	21°33'16"
C5	400.00'	150.48'	76.14'	149.59'	S12°34'10"W	21°33'16"
C6	200.00'	10.37'	5.19'	10.37'	S0°18'23"W	2°58'19"
C7	200.00'	28.92'	14.48'	28.89'	N2°57'45"E	8°17'02"
C8	424.00'	99.62'	50.04'	99.39'	N13°50'07"E	13°27'42"
C9	424.00'	20.58'	10.29'	20.57'	N21°57'23"E	2°46'50"
C10	376.00'	141.45'	71.57'	140.62'	S12°34'10"W	21°33'16"
C11	20.00'	31.42'	20.00'	28.28'	S43°12'28"E	90°00'00"
C12	20.00'	31.42'	20.00'	28.28'	N46°47'32"E	90°00'00"
C13	10.00'	15.71'	10.00'	14.14'	N43°12'28"W	90°00'00"
C14	10.00'	15.71'	10.00'	14.14'	S46°47'32"W	90°00'00"
C15	40.00'	18.45'	9.39'	18.29'	S11°25'25"E	26°25'53"
C16	70.00'	23.63'	11.93'	23.51'	N14°58'13"W	19°20'18"
C17	70.00'	96.79'	57.93'	89.26'	N34°18'39"E	79°13'26"
C18	70.00'	51.56'	27.01'	50.40'	S84°58'36"E	42°12'04"
C19	40.00'	18.45'	9.39'	18.29'	N77°05'31"W	26°25'53"
C20	40.00'	17.92'	9.11'	17.77'	S76°51'39"W	25°39'47"
C21	70.00'	87.61'	50.59'	82.01'	S80°06'51"E	71°42'47"
C22	70.00'	87.61'	50.59'	82.01'	S8°24'05"E	71°42'47"
C23	40.00'	17.92'	9.11'	17.77'	N14°37'25"E	25°39'47"
C24	20.00'	32.03'	20.62'	28.71'	N44°04'58"W	91°45'00"
C25	20.00'	30.81'	19.40'	27.85'	S45°55'02"W	88°15'00"
C26	20.00'	32.03'	20.62'	28.71'	N44°04'58"W	91°45'00"
C27	376.00'	124.88'	63.02'	124.31'	N11°18'26"E	19°01'48"
C28	376.00'	16.57'	8.28'	16.56'	N22°05'04"E	2°31'27"
C29	424.00'	151.72'	76.68'	150.91'	S13°05'45"W	20°30'06"
C30	424.00'	7.79'	3.90'	7.79'	S2°19'07"W	1°03'10"
C31	20.00'	31.42'	20.00'	28.28'	N46°47'32"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	S43°12'28"E	90°00'00"
C33	20.00'	31.42'	20.00'	28.28'	S46°47'32"W	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	N43°12'28"W	90°00'00"
C35	20.00'	31.42'	20.00'	28.28'	S46°47'32"W	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	N43°12'28"W	90°00'00"
C37	30.00'	46.02'	28.92'	41.64'	N45°44'32"E	87°54'00"
C38	20.00'	32.15'	20.75'	28.80'	S44°15'28"E	92°06'00"
C39	20.00'	30.68'	19.28'	27.76'	N45°44'32"E	87°54'00"
C40	30.00'	48.22'	31.12'	43.20'	S44°15'28"E	92°06'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	S0°02'32"W
L2	7.98	S1°47'32"W
L3	20.01	N1°47'32"E
L4	12.01	N1°47'32"E
L5	20.01	N1°47'32"E
L6	12.01	N1°47'32"E
L7	4.00	S88°12'28"E
L8	29.00	N1°47'32"E
L9	76.00	S88°12'28"E
L10	29.00	N1°47'32"E
L11	4.00	S88°12'28"E
L12	15.62	N89°41'32"E

GRAPHIC SCALE
100' 0 50' 100' 200'
SCALE: 1"=100'



NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (LOS NOGALES ESTATES REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF

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

INSTRUMENT No.______ DATE______

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 2018DD34993-2018DD35041 DATE 5/3/18

VEHICULAR ACCESS TO LOTS 7 THRU 14, LOT 23, BLOCK 2, LOTS 1 AND 10, BLOCK 3, ABUTTING BORDERLAND RD. AND WESTSIDE RD. SHALL BE FROM OTHER PRIVATE STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 2018DD35043 DATE 5/3/18

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 2018DD35042 DATE 5/3/18

U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

LOT CORNERS BEING 1/2" REBAR WITH CAP MARKED TX 5152 WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A SET HUB WITH COORDINATES:
LATITUDE: 31°53'00.170"N
LONGITUDE: 106°37'55.101"W
HEIGHT: 3749.38sft

VERTICAL DATUM IS CITY AS PER NGS DISK "CHINO" IN ACCORDANCE WITH THE FOLLOWING:
NAD 88 ELEV=3759.57 FEET, (RECORDED)
NGVD 29 ELEV=3757.84 FEET, (CORPSCON CALC.)
*CITY DATUM=3749.38 FEET, (ADJUSTED)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 4802120125B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

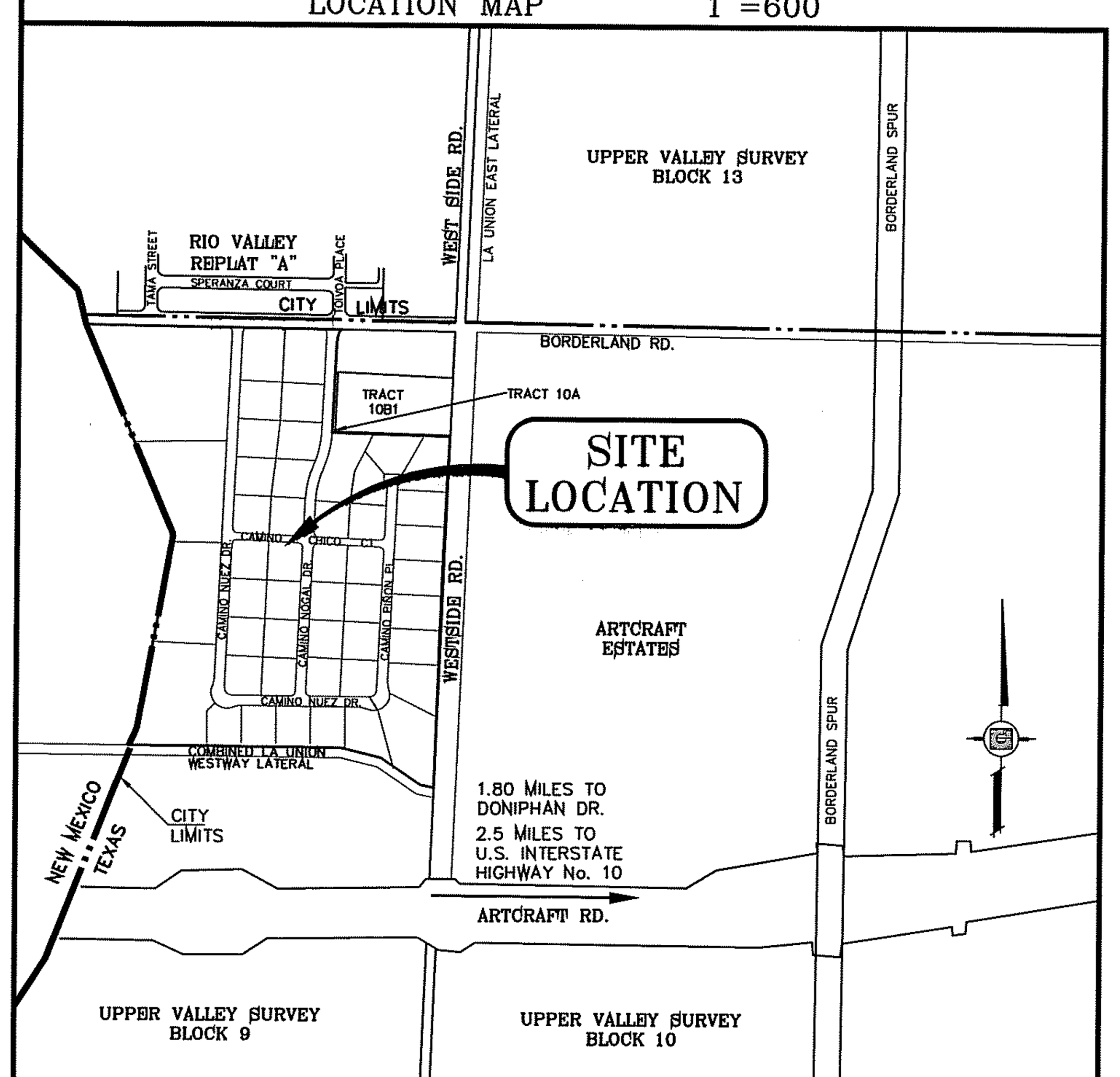
UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION. PLEASE CALL LOCAL UTILITY COMPANIES BEFORE DIGGING.

ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING.

*=10' UTILITY AND IRRIGATION EASEMENT.

REASON OF REPLAT: IN ORDER TO DEVELOPED ORIGINAL APPROVED PLAT.

LOCATION MAP 1"=600'



SCHOOL DISTRICT
CANUTILLO INDEPENDENT SCHOOL DISTRICT
7311 BOSQUE RD. 79835

TOTAL RESIDENTIAL LOTS
50

DATE OF PREPARATION: FEBRUARY 18, 2017

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286
REGISTRATION No. F-2321

DEDICATION

E.P.V.W.,L.L.C, a Texas Limited Liability Company, CEB Land Management LLC. a Texas Limited Liability Company, V.V. Farms LLC. a New Mexico Limited Liability Company, and Margarita Escudero, property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, additional right-of-ways as shown, utility and irrigation easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 2nd day of april 2018.

E.P.V.W., L.L.C.
a Texas Limited Liability Company
By: [signature]
F. James Volk, Managing Partner

CEB Land Management LLC.
a Texas Limited Liability Company
By: [signature]
Jimmy Owen Bowden, Manager

V.V. Farms LLC.
a New Mexico Limited Liability Company
By: [signature]
F. James Volk, as individual

BY: Individual
By: Margarita Escudero
Margarita Escudero, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared F. James Volk, Managing Partner of E.P.V.W.,L.L.C. a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of april, 2018.

V. Urena — Notary Public in and for El Paso County
3-18-2022 — My Commission Expires

V. URENA NOTARY PUBLIC State of Texas Commission Exp. 3-18-2022

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Jimmy Owen Bowden, Manager of CEB Land Management LLC. a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of April, 2018.

V. Urena — Notary Public in and for El Paso County
3-18-2022 — My Commission Expires

V. URENA NOTARY PUBLIC State of Texas Commission Exp. 3-18-2022

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared F. James Volk, as individual for V.V. Farms LLC. a New Mexico Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of april, 2018.

V. Urena — Notary Public in and for El Paso County
3-18-2022 — My Commission Expires

V. URENA NOTARY PUBLIC State of Texas Commission Exp. 3-18-2022

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Margarita Escudero, Individual Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act and deed of said corporation for the purpose and consideration herein expressed.

Given under my hand and seal of office this 2nd day of april, 2018.

V. Urena — Notary Public in and for El Paso County
3-18-2022 — My Commission Expires

V. URENA NOTARY PUBLIC State of Texas Commission Exp. 3-18-2022

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 20th day of April, 2017.

Executive Secretary — Chairperson

Approved for filing this 5th day of April, 2018.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 3rd day of May, 2018, A.D. in File No. 20180034992

FOR RECORDING PURPOSES ONLY
County Clerk — Isabel Chavez, By Deputy

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

STATE OF TEXAS YVONNE CONDE CURRY 64648 LICENSED PROFESSIONAL ENGINEER

Yvonne Conde Curry, P.E.

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

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

STATE OF TEXAS REGISTERED RONALD ROBERT CONDE 5152 PROFESSIONAL LAND SURVEYOR 3-29-18

S:\CEVERO\DATA\CI\LOS NOGALES ESTATES-R-A.dwg, 3/29/2018 9:33:38 AM, ccortez

GENERAL NOTES:

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

NOTE:

1.) A REMAINING WALL SHALL BE REQUIRED WHEN THE GRADE DIFFERENCE BETWEEN LOTS – LOTS / STREET EXCEEDS 2'-0".

2.) DEVELOPER TO COMPLY WITH SECTION 13.08.170 OF THE EL PASO MUNICIPAL CODE AS TO THE EXCESSIVE PAVING CUTS. THIS NOTE APPLIES TO COUNTRY CLUB ROAD AND MONTOYA DRIVE ONLY. IF MORE THAN 6 CUTS WITHIN 600 FT., DEVELOPER SHALL REPAVE THE ENTIRE WIDTH OF THE STREET.

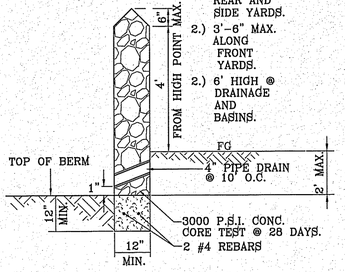
3.) ALL SITE IMPROVEMENTS TO COMPLY WITH SUBDIVISION PLAT DESIGN STANDARDS.

4.) INDIVIDUAL BUILDING PAD GRADING TO BE DONE BY BUILDER.

5.) ELEVATION MARKERS WILL BE PLACED ON EACH LOT PRIOR TO CERTIFICATE OF OCCUPANCY.

6.) PRELIMINARY SOILS TEST SHALL BE SUBMITTED. FINAL PERCOLATION RATE TEST, SOILS TESTS, AND WATER TABLE ELEVATION INFORMATION TO BE SUBMITTED PRIOR TO STREET ACCEPTANCE.

7.) INDIVIDUAL S.W.P., B.M.P.'S & DETAILS AT TIME OF BUILDING PERMIT.

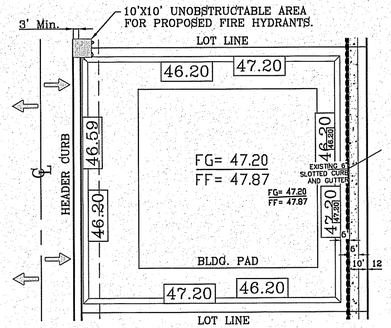


ROCKWALL DETAIL

SCALE: 1" = 2'

ROCKWALL NOTES:

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



TYPICAL LOT LAYOUT & FIRE HYDRANT LOCATION

1"=40'

CONSTRUCTION NOTES:

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

LEGEND

61.30	PROP. SPOT ELEV. (top of cb.)
FG=61.80	PROP. FINISH GROUND
-3760-	EXISTING GRADE
61.3	PROP. CONTOUR ELEV.
⇨	DAINAGE FLOW
A (ACRES)	WATERSHED AREA
62.26 x	EXIST. SPOT ELEV.
	POWER POLE
	EXISTING ROCKWALL
	PROP. 6' ROCKWALL

NOTES:

HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480 212 0125B, DATED SEPTEMBER 4, 1991.

C 4 6 — SECTION No. / SECTION DETAILS SHEET / SECTION REFERENCE SHEET

Turned-Down Slab Foundation Recommendations

We recommend that the new residential buildings be supported on a turned-down foundation poured monolithically with the slab. This foundation system should be built on a minimum of 24 inches of compacted structural fill below the bottom of the thickened section of the slab. The surface on which fill materials will be placed should be scarified to a minimum depth of 10 inches and compacted as specified in the following sections.

The foundation system should be designed based on an allowable soil bearing capacity of 1,500 pounds per square foot. The thickened section of the slab should have a minimum width of 18 inches, and should bear at a minimum depth of 18 inches below the lowest adjacent finished grade, on a minimum of 24 inches of compacted structural fill, for a total estimated settlement of less than one inch.

Residential Homes

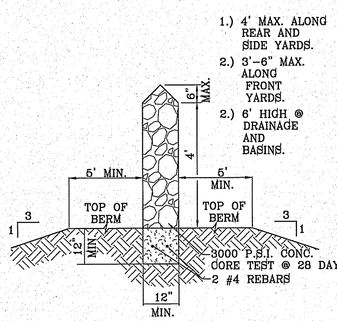
Allowable Soil Bearing Capacity: 1500 lb/ft²
Effective Plasticity Index (PI): 58
Minimum Perimeter Footing Width: 18 inches
Minimum Perimeter Footing Depth (below finished floor elevation): 18 inches
Minimum Interior Footing Width: 18 inches
Minimum Interior Footing depth (below finished floor elevation): 18 inches

Floor Slabs

Conventional floor slabs should be built on a minimum of 24 inches of compacted structural fill. A modulus of subgrade reaction of 125 pounds per cubic inch may be used for backfill materials in the design of floor slabs for the residential buildings.

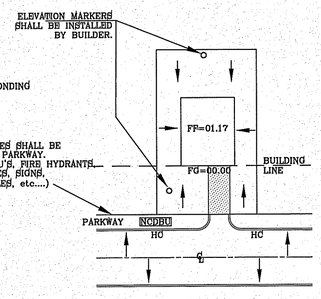
GENERAL EARTHWORK NOTES:

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



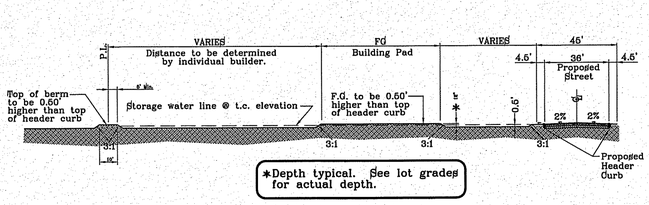
ROCKWALL DETAIL

SCALE: 1" = 2'



TYPICAL LOT GRADING

1"=40'



*Depth typical. See lot grades for actual depth.

TYPICAL LOT GRADING

SCALES
HORIZ.: 1"=40'
VERT.: 1"=20'

1-16-2017	Add Sidewalk & Rockwall along Borderland Rd.	F.R.

REFERENCES -- BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3760.29

DATE		BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
07-05-2006	City Redlines as per 06-22-2006.	E.F.G.
12-11-2015	Addition of an additional 10' to R.O.W. along Borderland Rd. and Westside Rd.	E.J.
3-21-2016	City Redline Comments as per 3/14/16	E.J.
1-16-2017	Revision to R.O.W. along Borderland Rd.	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.860 ACRES

SCALE
Horiz: 1"=100'
Vert:
DATE: DECEMBER 2016
DESIGN BY: Y.d.
CHKD. BY: Y.d.
INITIATED BY: E.J.
JOB NO.: 916-21

ENGINEER'S SEAL

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

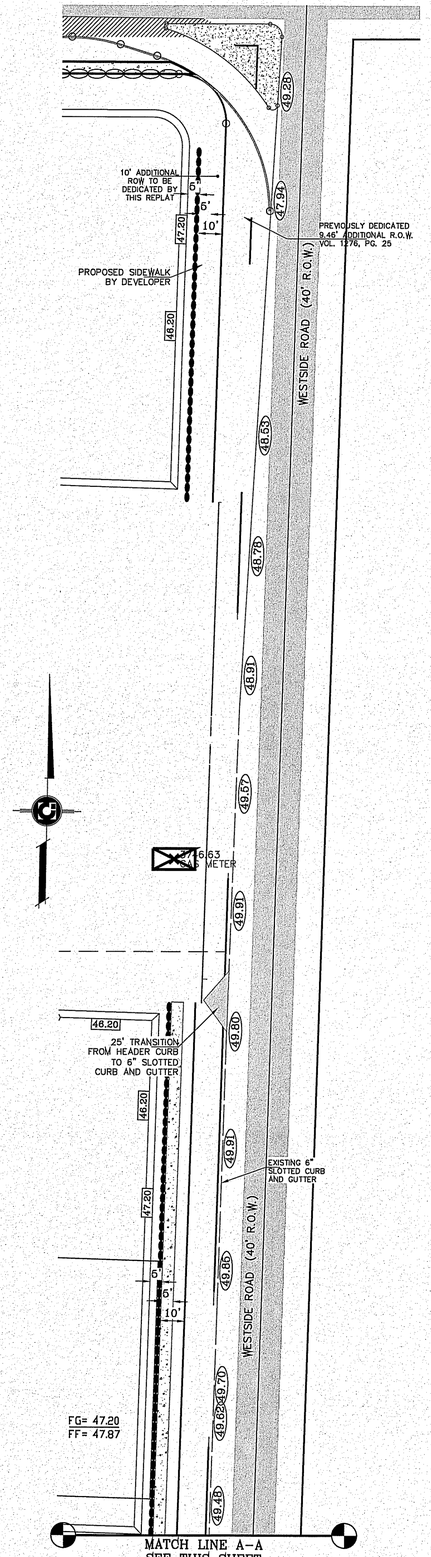
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

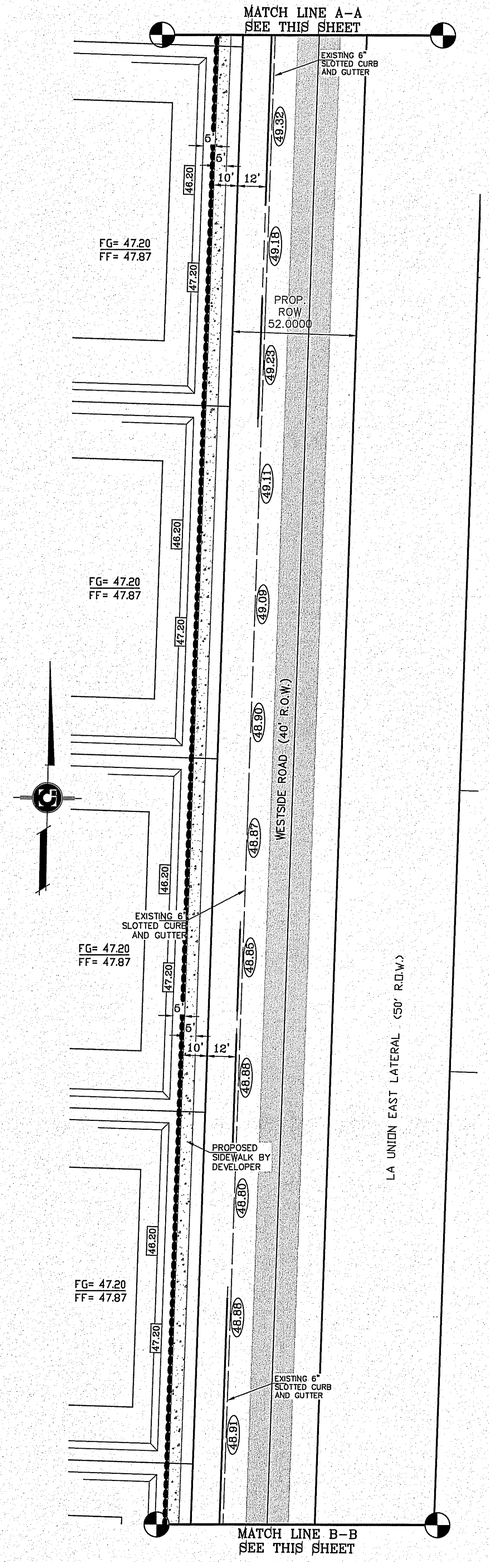
CONDE INC.

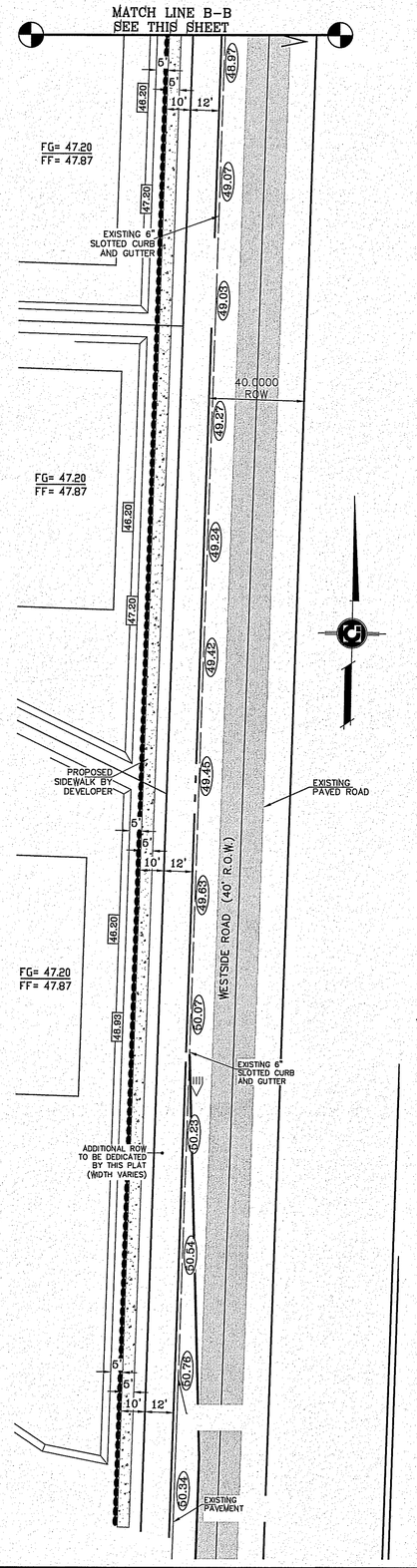
SHEET TITLE

GRADING PLAN

SHT 3 OF 18







LEGEND

61.30	PROP. SPOT ELEV. (top of cb.)
FG=61.80	PROP. FINISH GROUND
61.3	PROP. CONTOUR ELEV.
⇨	DAINAGE FLOW
	PROP. 6' ROCKWALL

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480 212 0125B, DATED SEPTEMBER 4, 1991.

C 4 | 6 — SECTION No. / SECTION DETAILS SHEET / SECTION REFERENCE SHEET

THE CITY OF EL PASO TEXAS
Final Approval

DENOTES AS BUILT CONDITION ONLY

REFERENCES -- BENCHMARKS
FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3750.29

DATE	REVISIONS	BY

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 47.860 ACRES

SCALE
Horiz: 1"=30'
Vert: ---
DATE: DECEMBER 2016
DESIGN BY: Y.d.
INITIATED BY: E.J.
CHKD. BY: Y.d.
JOB NO.: 915-21

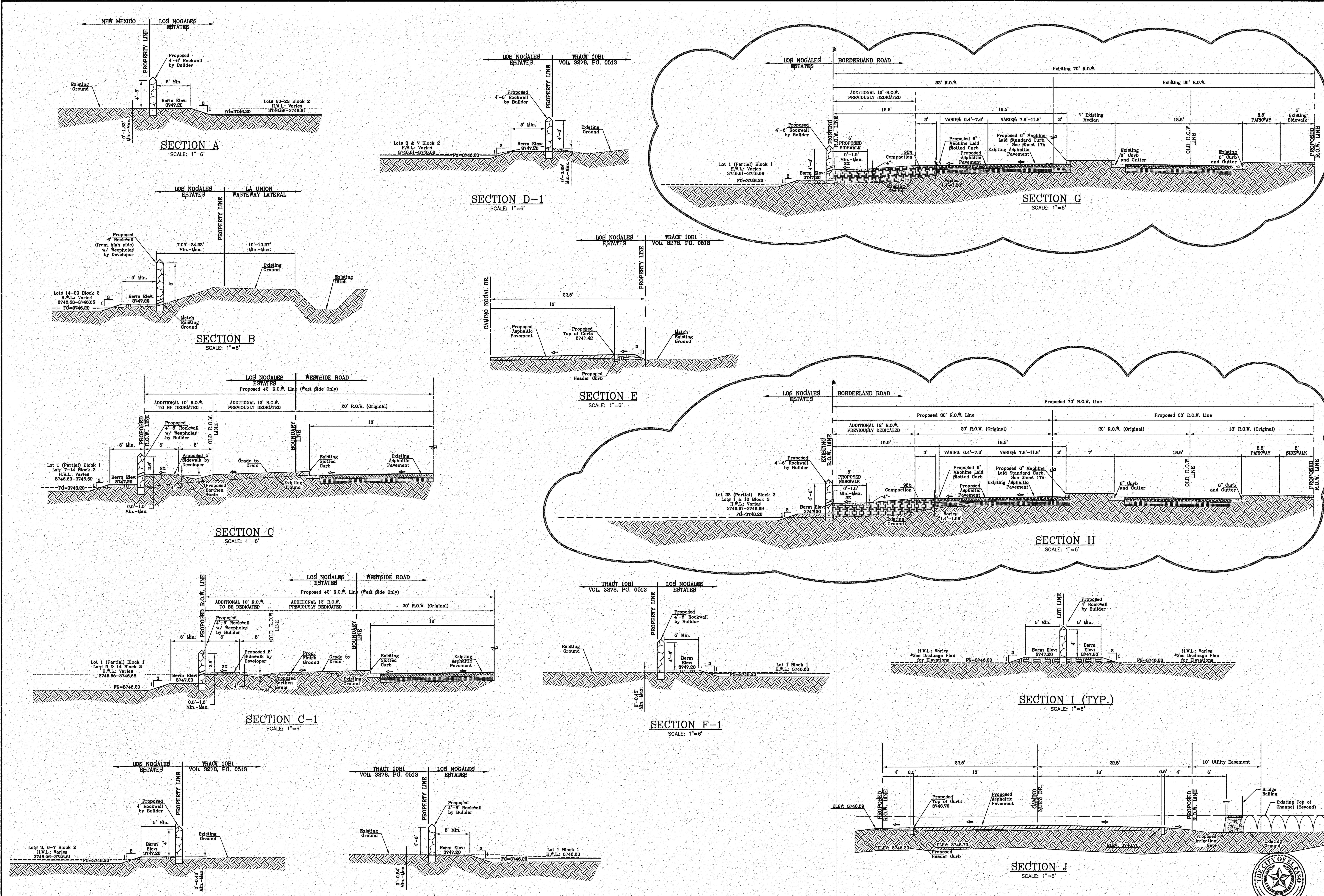
ENGINEER'S SEAL
STATE OF TEXAS — YVONNE DIANE CURRY — 84648 — LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE

GRADING PLAN (WESTSIDE RD.)

SHT 3A OF 18



Final Approval

REFERENCES -- BENCHMARKS

FND 1/2" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM..........3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
07-05-2006	City Redlines as per 06-22-2006.	E.F.G.
12-11-2015	Addition of Sidewalk and additional 10' of R.O.W.	E.J.
3-21-2016	City Redline Comments as per 3/14/16	E.J.
1-16-2017	Revision to R.O.W. along Borderland Rd.	E.J.
3-7-2017	Add Sidewalk & Rockwall along Borderland Rd.	F.R.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=6'
Vert: --
DATE: DECEMBER 2015
DESIGN BY: Y.d.
INITIATED BY: E.J.
CHKD. BY: Y.d.
JOB NO.: 915-21

ENGINEER'S SEAL

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 4 OF 18

ON SITE PONDING CALCULATIONS

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

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

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

DRAINAGE COMPUTATIONS

* PAD AREA INCLUDES DRIVEWAY, SIDEWALK, BUILDING AND ALL IMPROVEMENTS. ON SITE PONDING, SEE NOTE #6.

LOT No.	BLOCK No.	LOT AREA (AC)	LOT AREA (AC) + 1/2 STREET	PAD AREA (AC) MAX (50%)	POND AREA (AC)	REQ'D. POND VOLUME (AC. FT.)	REQ'D DEPTH (FEET)	HIGH WATER ELEV.
1	1	1.64	2.38	0.82	0.82	0.43	0.52	3746.72
1	2	0.52	0.66	0.26	0.26	0.12	0.45	3746.65
2	2	0.50	0.58	0.25	0.25	0.10	0.42	3746.62
3	2	0.51	0.58	0.26	0.26	0.10	0.41	3746.61
4	2	0.54	0.68	0.27	0.27	0.12	0.45	3746.65
5	2	0.59	0.67	0.29	0.29	0.12	0.41	3746.61
6	2	0.66	0.66	0.33	0.33	0.12	0.36	3746.56
7	2	0.56	0.83	0.28	0.28	0.15	0.53	3746.73
8	2	0.52	0.74	0.26	0.26	0.13	0.51	3746.71
9	2	0.51	0.73	0.25	0.25	0.13	0.51	3746.71
10	2	0.51	0.73	0.25	0.25	0.13	0.51	3746.71
11	2	0.51	0.73	0.25	0.25	0.13	0.51	3746.71
12	2	0.51	0.73	0.25	0.25	0.13	0.51	3746.71
13	2	0.54	0.80	0.27	0.27	0.14	0.53	3746.73
14	2	1.06	1.43	0.53	0.53	0.26	0.48	3746.68
15	2	0.76	0.84	0.38	0.38	0.15	0.40	3746.60
16	2	0.55	0.63	0.27	0.27	0.11	0.41	3746.61
17	2	0.54	0.62	0.27	0.27	0.11	0.41	3746.61
18	2	0.54	0.62	0.27	0.27	0.11	0.41	3746.61
19	2	0.52	0.60	0.26	0.26	0.11	0.41	3746.61
20	2	2.86	3.01	1.43	1.43	0.54	0.38	3746.58
21	2	2.39	2.62	1.20	1.20	0.47	0.39	3746.59
22	2	3.07	3.27	1.54	1.54	0.58	0.38	3746.58
23	2	4.81	5.64	2.41	2.41	1.01	0.42	3746.62
1	3	0.64	0.92	0.32	0.32	0.17	0.51	3746.71
2	3	0.69	0.85	0.34	0.34	0.15	0.45	3746.65
3	3	0.68	0.79	0.34	0.34	0.14	0.42	3746.62
4	3	0.57	0.66	0.29	0.29	0.12	0.41	3746.61
5	3	0.55	0.69	0.27	0.27	0.12	0.45	3746.65
6	3	0.59	0.74	0.30	0.30	0.13	0.45	3746.65
7	3	0.61	0.70	0.31	0.31	0.12	0.41	3746.61
8	3	0.65	0.74	0.33	0.33	0.13	0.40	3746.60
9	3	0.68	0.76	0.34	0.34	0.14	0.40	3746.60
10	3	0.62	0.90	0.31	0.31	0.16	0.52	3746.72
1	4	0.55	0.70	0.28	0.28	0.12	0.45	3746.65
2	4	0.55	0.64	0.28	0.28	0.11	0.41	3746.61
3	4	0.55	0.64	0.28	0.28	0.11	0.41	3746.61
4	4	0.54	0.72	0.27	0.27	0.13	0.47	3746.67
5	4	0.61	0.78	0.30	0.30	0.14	0.46	3746.66
6	4	0.60	0.69	0.30	0.30	0.12	0.41	3746.61
7	4	0.60	0.69	0.30	0.30	0.12	0.41	3746.61
8	4	0.60	0.75	0.30	0.30	0.13	0.45	3746.65
1	5	0.58	0.72	0.29	0.29	0.13	0.45	3746.65
2	5	0.58	0.67	0.29	0.29	0.12	0.41	3746.61
3	5	0.58	0.67	0.29	0.29	0.12	0.41	3746.61
4	5	0.57	0.73	0.28	0.28	0.13	0.46	3746.66
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7	5	0.55	0.64	0.28	0.28	0.11	0.41	3746.61
8	5	0.55	0.69	0.27	0.27	0.12	0.45	3746.65

ON SITE PONDING NOTES:

1.) PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING ON ALL RESIDENTIAL LOTS.

2.) PERMANENT ELEVATIONS MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING;

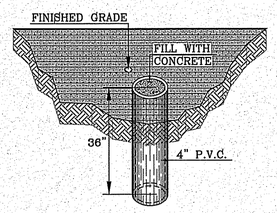
3.) FILLING OR CHANGING THE LOT, OR ALLOWING THE LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBIT;

4.) THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS;

5.) NO MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT.

6.) DEVELOPER/BUILDER SHALL COMPLY WITH SECTION 19.16.060: ON SITE PONDING.

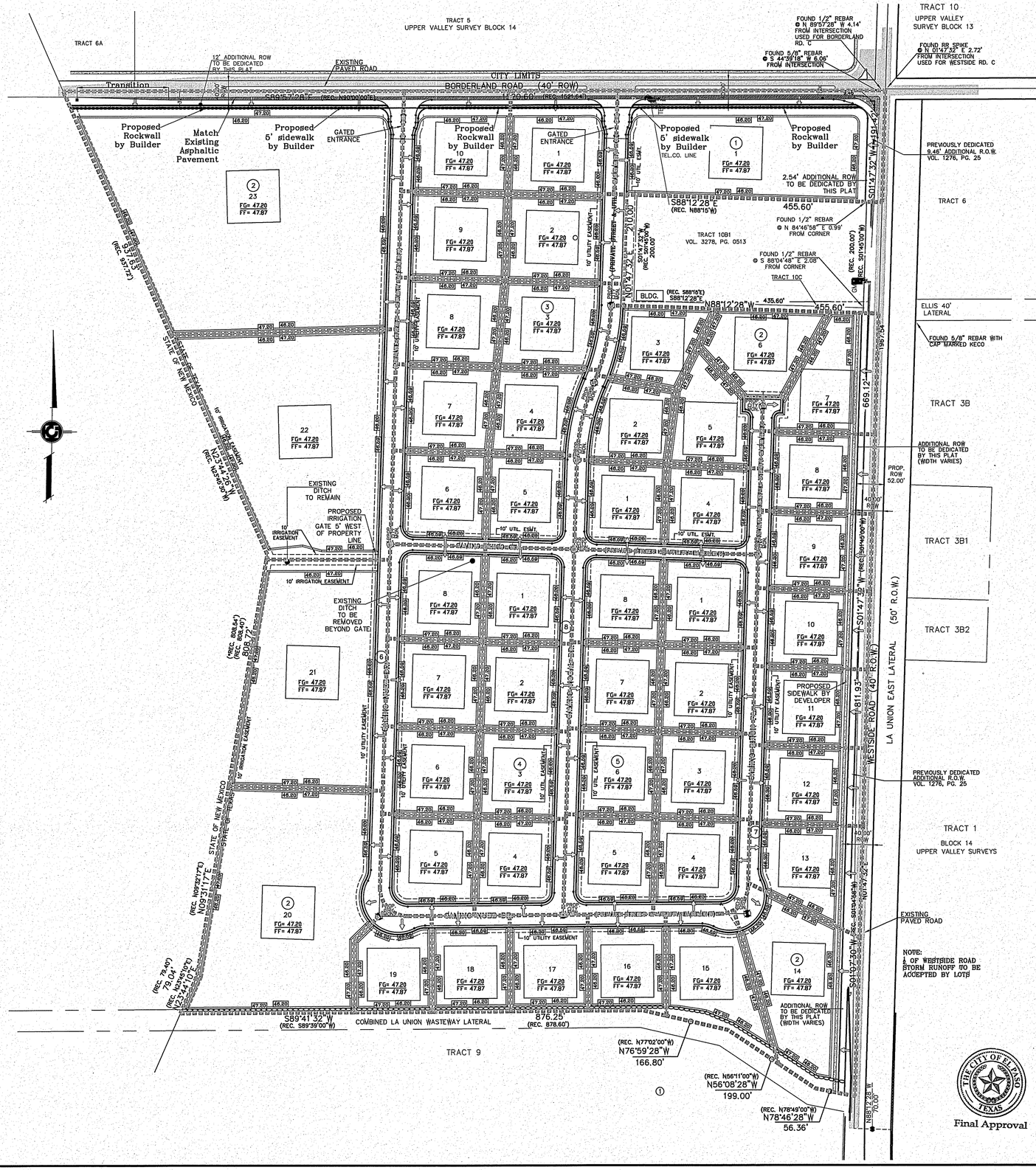
NOTE: ELEVATION MARKERS SHALL BE INSTALLED BY DEVELOPER AND BE PLACED AT LOWEST POINT OF FRONT AND BACK YARDS.



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

LEGEND
WATERSHED AREA
DRAINAGE FLOW

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480 212 0125B, DATED SEPTEMBER 4, 1991.



THE CITY OF EL PASO TEXAS
Final Approval

REFERENCES -- BENCHMARKS
FND 1" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3760.29

DATE	REVISIONS	BY
05-09-2006	City Redlines as per 5/1/06	E.J.
12-21-2015	Additional 10' to R.O.W. along Borderland Rd. & Westside Rd.; Drainage Table	E.J.
3-21-2016	City Redline Comments as per 3/14/16	E.J.
3-21-2016	Add Sidewalk & Rockwall along Borderland Rd.	F.R.

PROJECT NAME
LOS NOGALES ESTATES REPLAT "A"
BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz. 1"=100'
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DATE: DECEMBER 2015
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JOB NO.: 816-21

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GRACE CURRY
68648
LICENSED PROFESSIONAL ENGINEER

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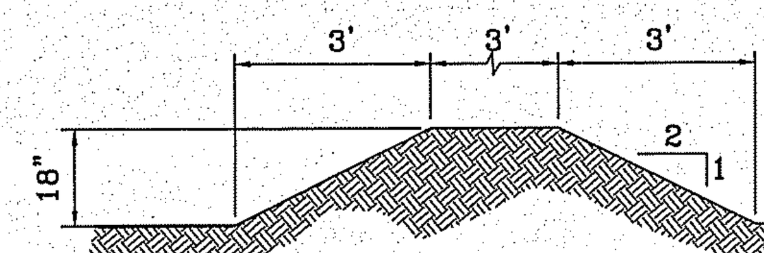
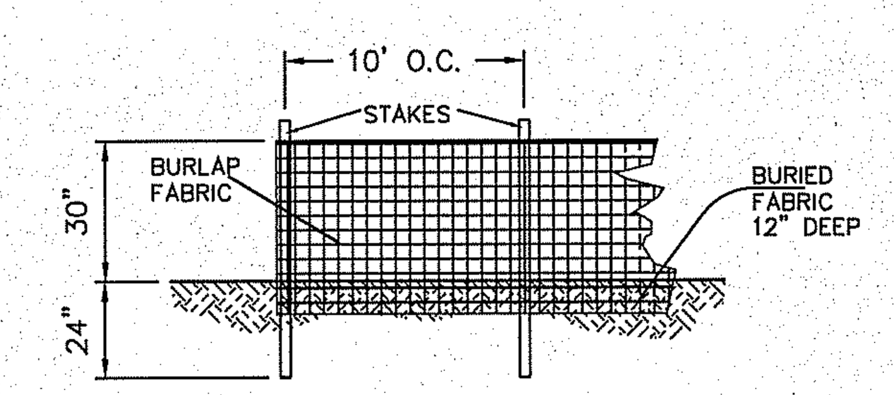
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
DRAINAGE PLAN

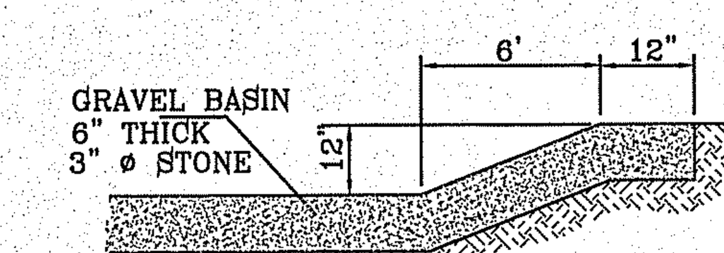
SHT 5 OF 18



TYPICAL BERM
1"=3'



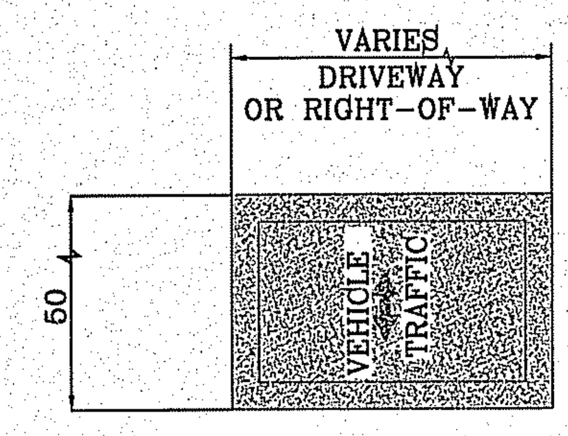
TYPICAL SILT FENCE
N.T.S.

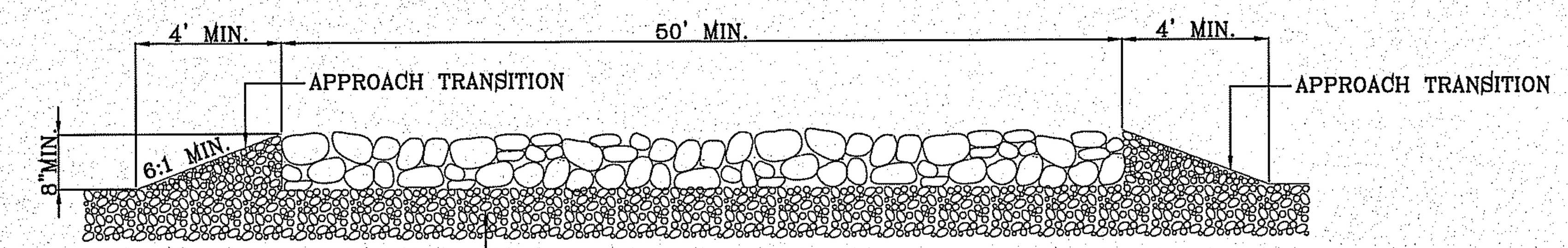


SECTION

EROSION AND SEDIMENT CONTROLS

TEMPORARY STABILIZATION



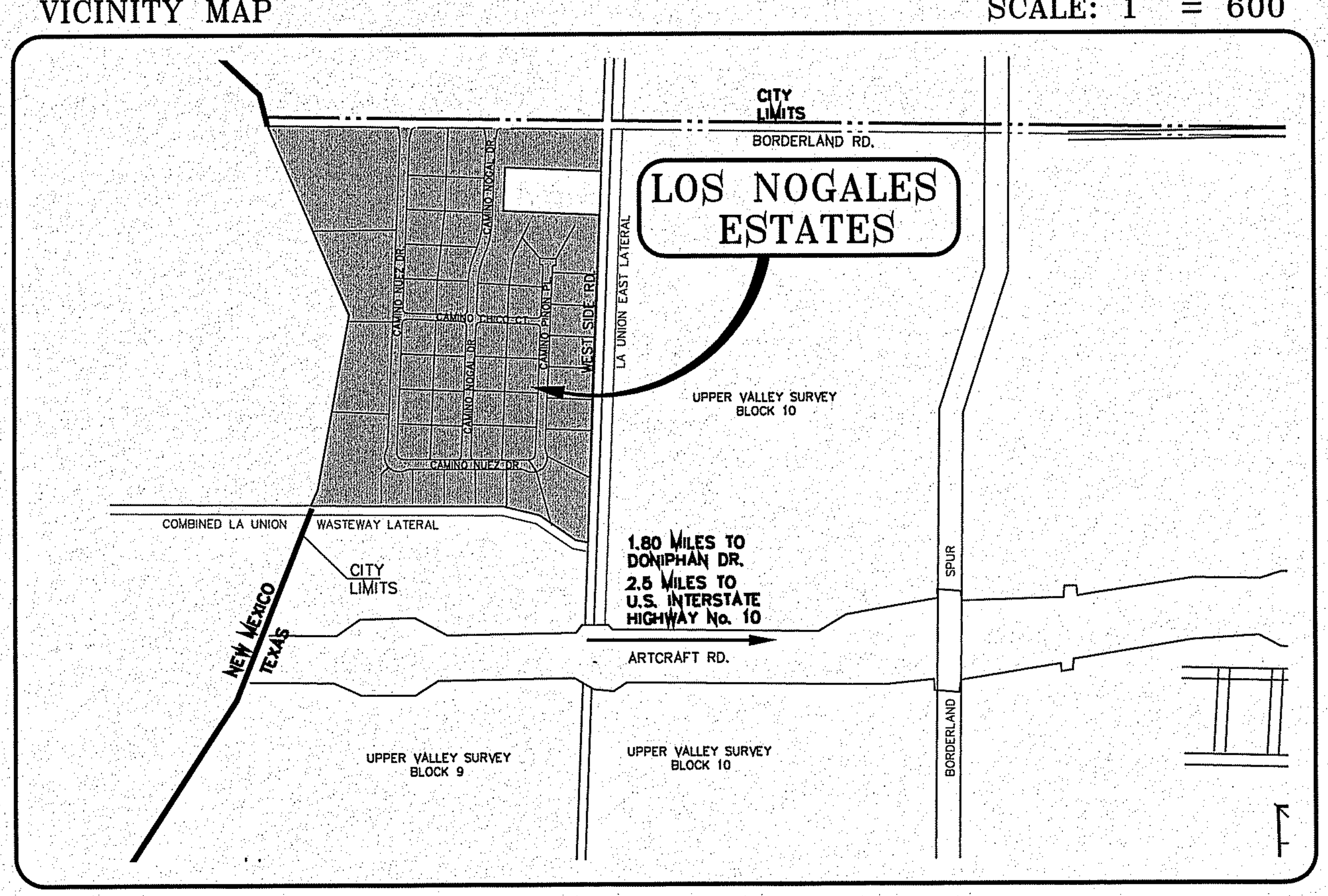


GRAVEL ENTRANCE

STABILIZED ENTRANCE
EROSION CONTROL NOTES

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

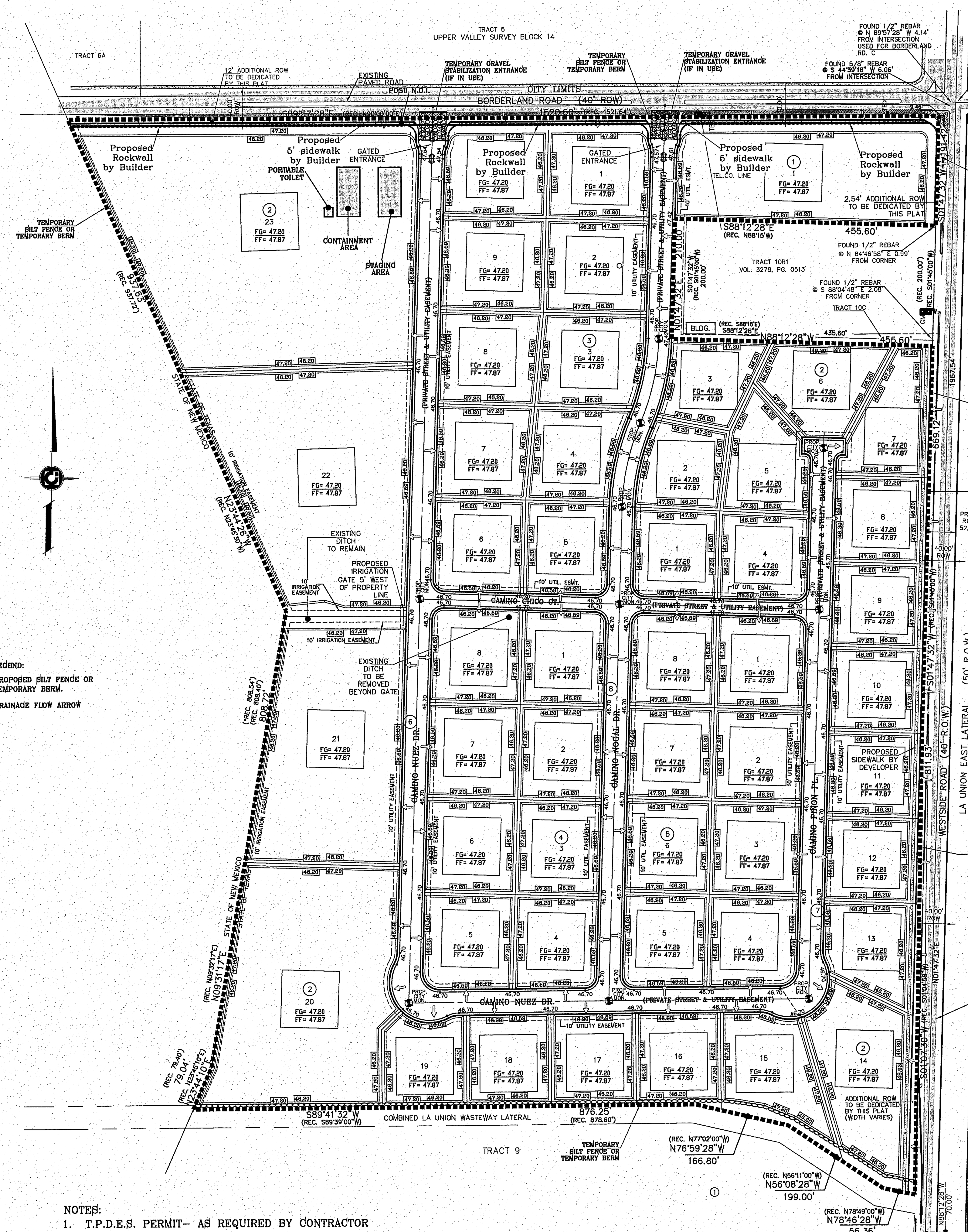
VICINITY MAP SCALE: 1" = 600'



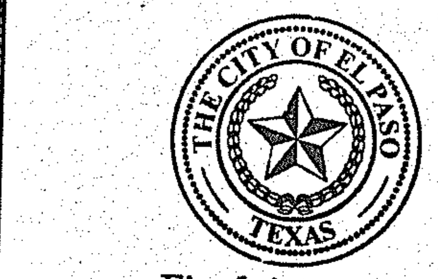
LEGEND:

PROPOSED SILT FENCE OR TEMPORARY BERM.

DRAINAGE FLOW ARROW



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



Final Approval

REFERENCES -- BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM..............3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
07-05-2006	City Redlines as per 06-22-2006.	E.F.G.

PROJECT NAME

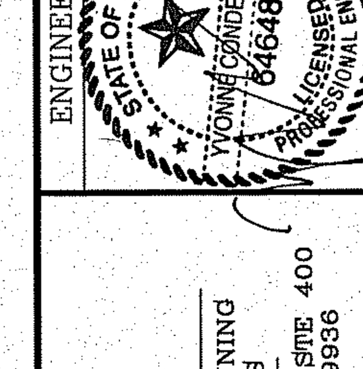
LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=100'
Vert: --

DATE: DECEMBER 2016
DESIGN BY: Y.d.
INITIATED BY: E.J.
CHKD. BY: Y.d.
JOB NO.: 916-21

ENGINEER'S SEAL



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

CONDE INC.

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHT 6 OF 18

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

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

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS
ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.62.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION.) THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

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

III. SANITARY WASTE
ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED, CHAPTER 16.08 (BUILDING CODE), BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

A. GOOD HOUSEKEEPING
a. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
b. NEATLY STORE MATERIALS ON-SITE IN AN ORDERLY MANNER
c. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
d. DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
e. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING THE CONTAINER.
f. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.

B. HAZARDOUS PRODUCTS:
PRACTICES USED TO REDUCE RISKS:
a. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
b. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
c. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS

C. PETROLEUM PRODUCTS:
PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

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

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

VIII. REMARKS
DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: _____ DATE: _____

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

_____ COMPANY:

SIGNED: _____ ADDRESS:

TITLE: _____ TELEPHONE:

_____ DATE:

OWNER CERTIFICATION

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

_____

OWNER : (SIGNED) DATE

_____

OWNER: (NAME)

_____

PHONE NUMBER:

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

ESTIMATED BEGINNING CONSTRUCTION DATE: _____

1. BEGIN CONSTRUCTION/MOBILIZATION (5 DAYS)
2. INSTALL INITIAL STORMWATER POLLUTION PREVENTIONS (SWPP) MEASURES AS INDICATED ON SWPP PLAN (___DAYS)
3. CLEAR AND GRUB _____
4. SITE GRADING _____
5. PERFORM PERIODIC INSPECTIONS OF THE SWPP STRUCTURES, PERFORM MAINTENANCE AND REPLACEMENTS AS NEEDED (DURATION OF CONSTRUCTION).
6. EXCAVATION FOR SITE UTILITIES AND STORM SEWER _____
7. CONSTRUCTION OF SITE IMPROVEMENTS AND STORM SEWER _____
8. END CONSTRUCTION – FINAL STABILIZATION, DEMOBILIZATION, REMOVAL OF SWPPP CONTROLS, AND SUBMIT NOTICE OF TERMINATION.

ESTIMATED CONSTRUCTION COMPLETION DATE: _____

SWPPP Coordinator Name: _____
Phone Number: _____

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

SITE DESCRIPTION:
The existing site is farm land. There are no surface waters on the site itself or adjacent to the site. The site disturbance area is 47.860 acres.

The site map shows the property boundaries with the proposed location of the roadways, lots, and retention basins. This site will be graded and roadways paved. The graded streets will drain to the graded lots as per on site ponding.

Interim stabilization measures are as follows: _____

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

The receiving waters are ON SITE PONDING

Storm water sampling data is not available for this site.

No concrete or Batch Plants on this site.

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

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

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

The Containment area for these items is located: _____

The Staging Area for this site is located: _____

The Portable Toilet for this site is located: _____

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

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

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

THE CITY OF EL PASO TEXAS
Final Approval

REFERENCES -- BENCHMARKS
FND 1" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3760.29

REVISIONS		BY
DATE		
07-05-2006	City Redlines as per 06-22-2006.	E.F.G.

PROJECT NAME
LOS NOGALES ESTATES REPLAT "A"
BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=100'
Vert: ---
DATE: DECEMBER 2016
DESIGN BY: Y.G.
INITIATED BY: R.J.
CHKD. BY: Y.G.
JOB NO.: 915-21

ENGINEER'S SEAL
STATE OF TEXAS — 84648 — REGISTERED PROFESSIONAL ENGINEER — YNEZ GONZALEZ-CORTES

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

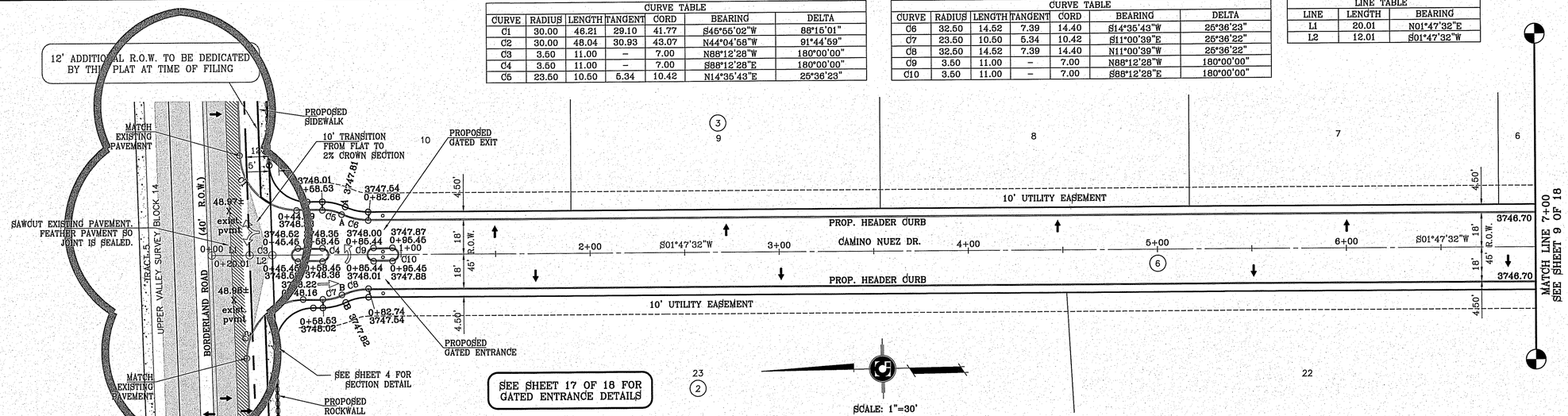
SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

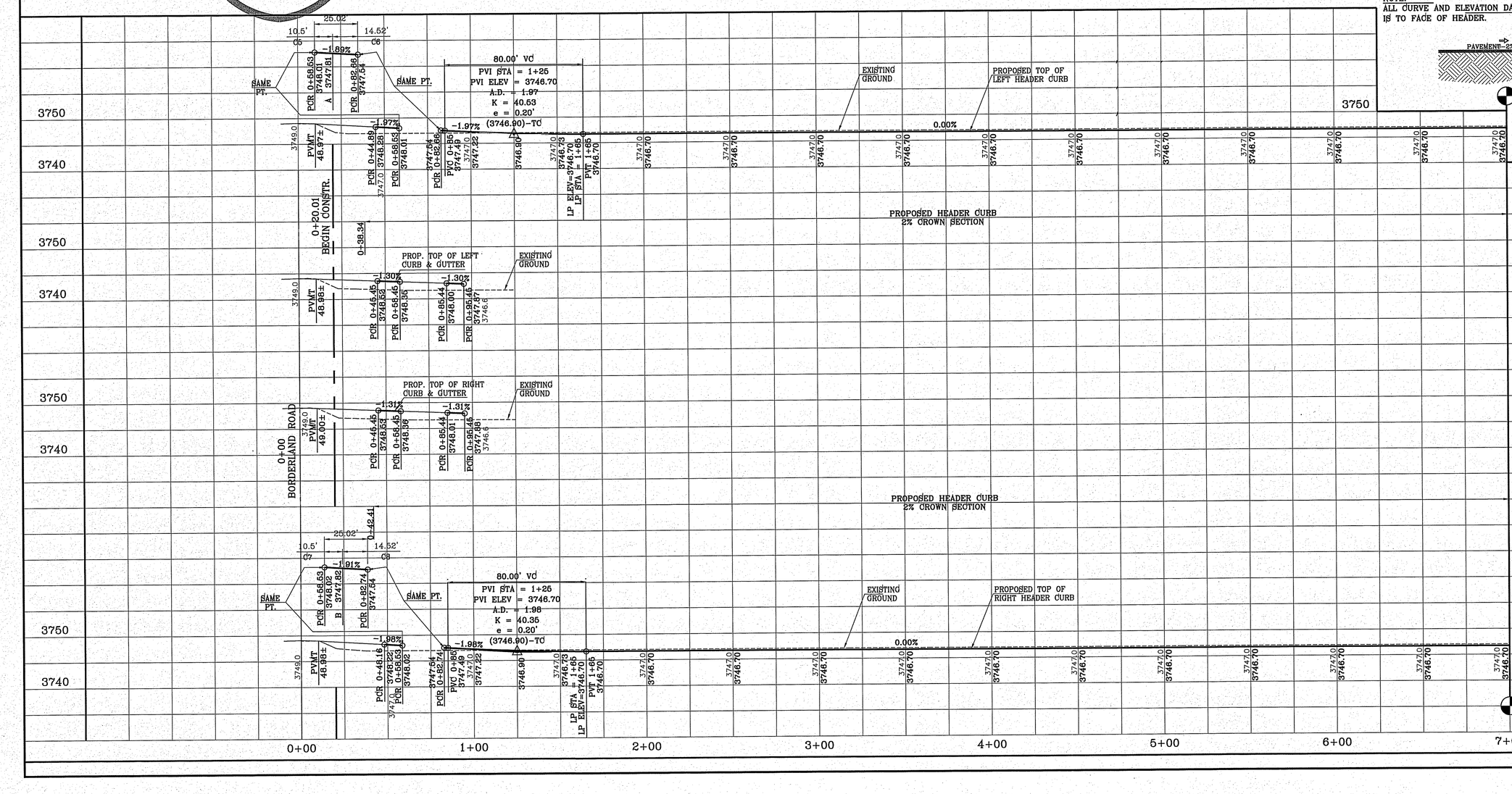
SHT 7 OF 18

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C1	30.00	46.21	29.10	41.77	S45°55'02"W	88°15'01"
C2	30.00	48.04	30.93	43.07	N44°04'58"W	91°44'59"
C3	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"
C4	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"
C5	23.50	10.50	5.34	10.42	N14°35'43"E	25°36'23"

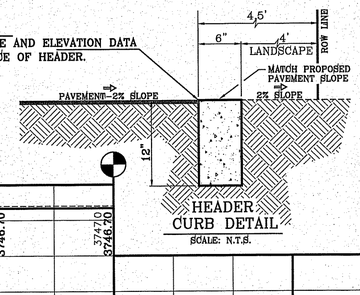
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C6	32.50	14.52	7.39	14.40	S14°35'43"W	25°36'23"
C7	23.50	10.50	5.34	10.42	S11°00'39"E	25°36'22"
C8	32.50	14.52	7.39	14.40	N11°00'39"W	25°36'22"
C9	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"
C10	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01	N01°47'32"E
L2	12.01	S01°47'32"W





NOTE:
ALL CURVE AND ELEVATION DATA IS TO FACE OF HEADER.



HEADER CURB DETAIL
SCALE: N.T.S.

Final Approval

BENCHMARKS
FND 1/2" REBAR 4.14' WEST OF BORDERLAND RD AND 1.00' NORTH OF PROPERTY LINE.
ELEVATION PER CITY DATUM.....3760.29

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
12-17-2015	Addition of Sidewalk and additional 10' of R.O.W.	E.J.
1-16-2017	Revision to Borderland R.O.W. and Curb Returns	E.J.

PROJECT NAME
LOS NOGALES ESTATES REPLAT "A"
BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2015
DESIGN BY: Y.G.
INITIATED BY: R.J.
CHKD. BY: Y.G.
JOB NO.: 910-21

ENGINEER'S SEAL
STATE OF TEXAS
YOVANNY GUERRA
104648
LICENSED PROFESSIONAL ENGINEER
SURVEYOR'S SEAL
STATE OF TEXAS
RAUL J. BUJANDA
5152
REGISTERED PROFESSIONAL LAND SURVEYOR

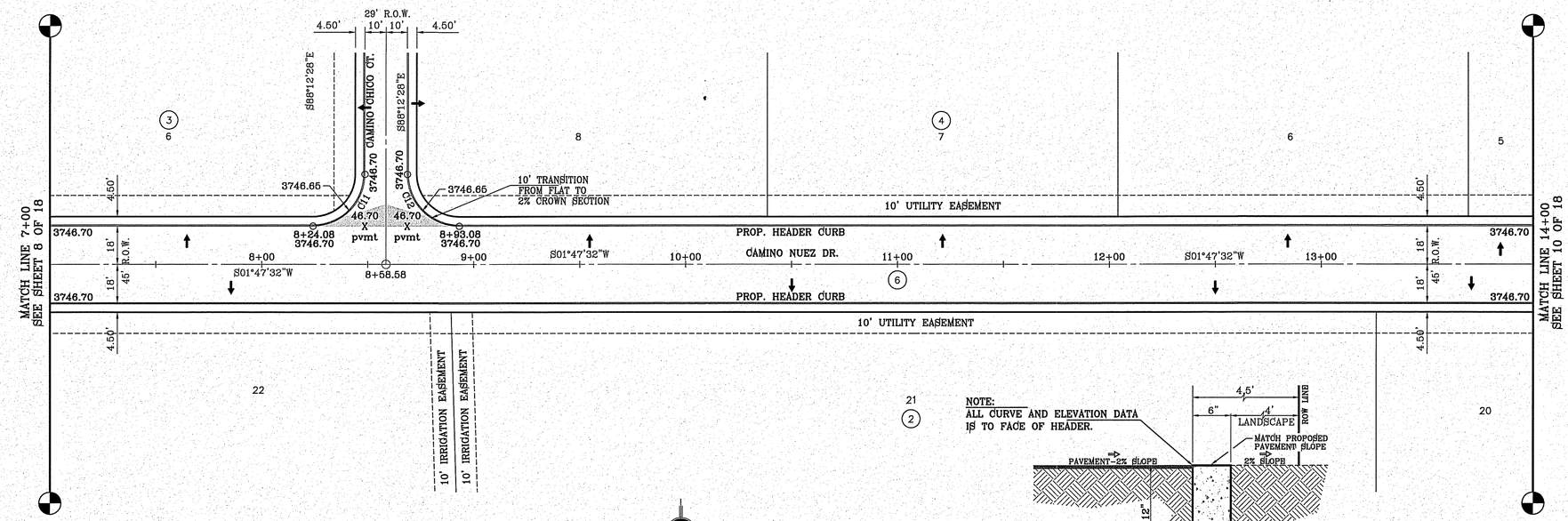
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
CAMINO NUEZ DRIVE

SHT 8 OF 18

LOS NOGALES ESTATES

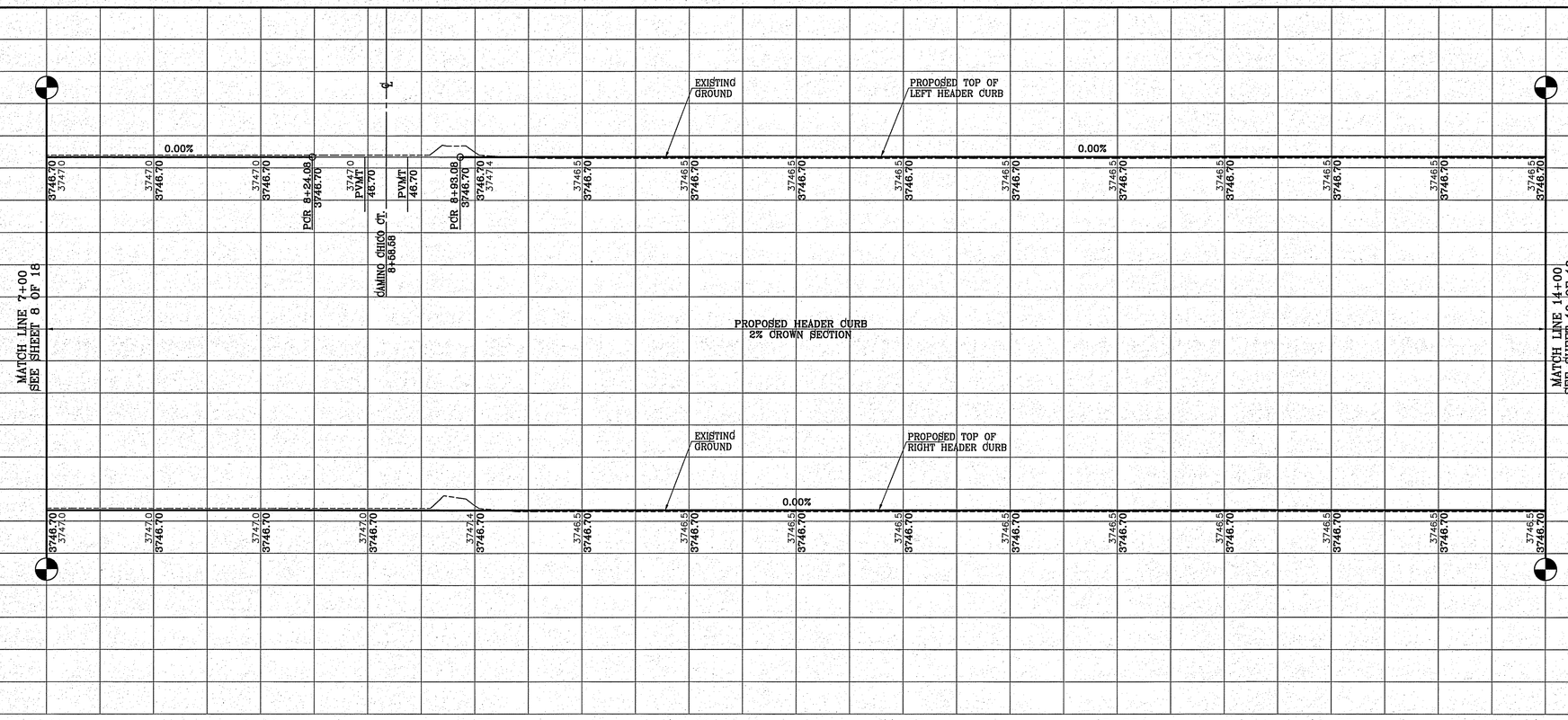
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C11	24.50	38.48	24.50	34.65	S43°12'28"E	90°00'00"
C12	24.50	38.48	24.50	34.65	S46°47'32"W	90°00'00"



SCALE: 1"=30'

NOTE:
ALL CURVE AND ELEVATION DATA IS TO FACE OF HEADER.

HEADER CURB DETAIL
SCALE: N.T.S.



Final Approval

BENCHMARKS
FND ½" REBAR 4.4' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION
ELEVATION PER CITY DATUM.....3750.29

REVISIONS		BY
DATE		
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2016
DESIGN BY: Y.G.
INITIATED BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 916-21

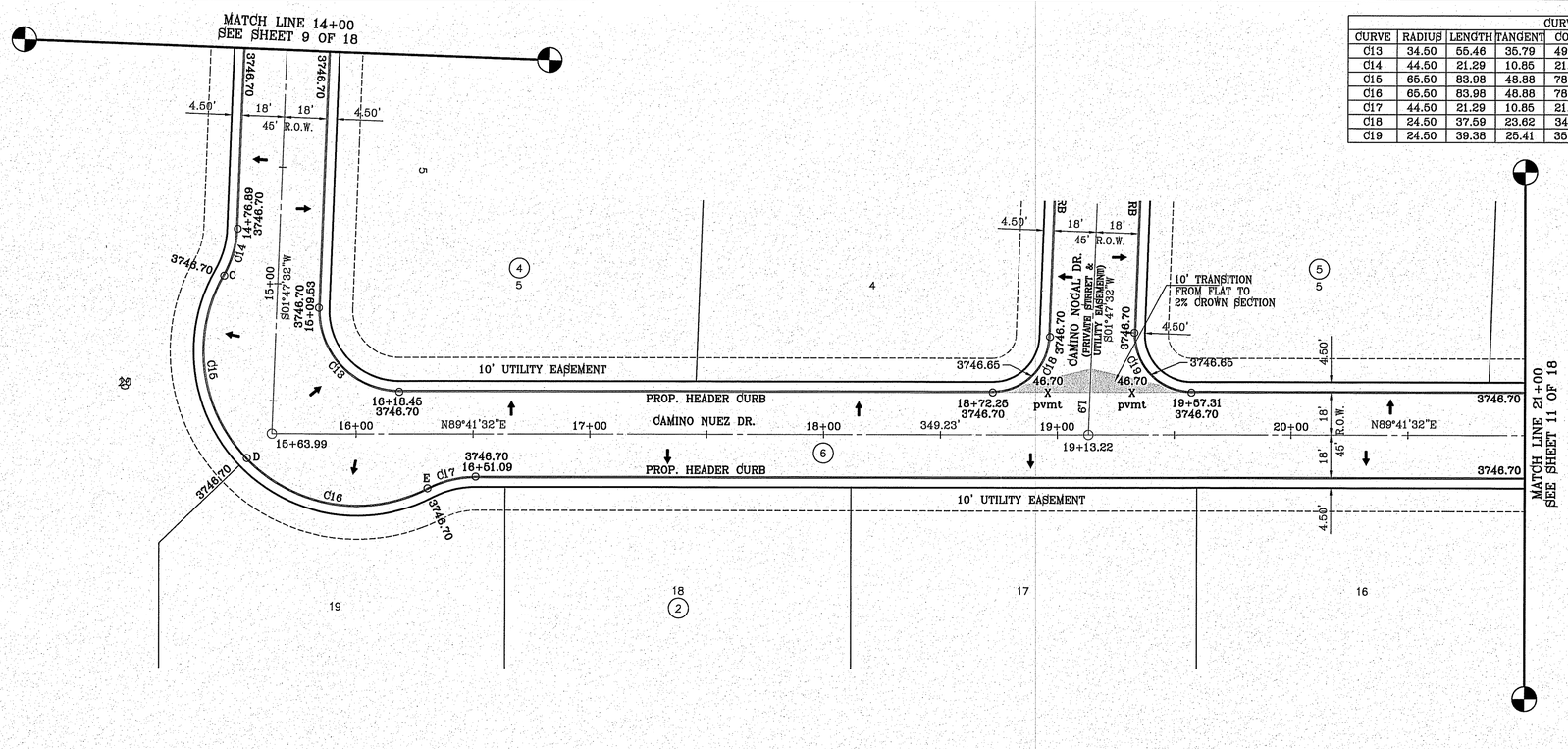
ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GARCIA
86648
REGISTERED
PROFESSIONAL
ENGINEER

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

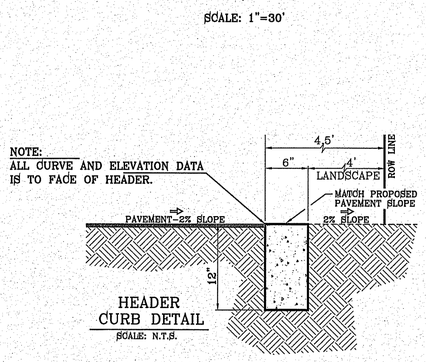
SHEET TITLE
STREET
PLAN-PROFILE

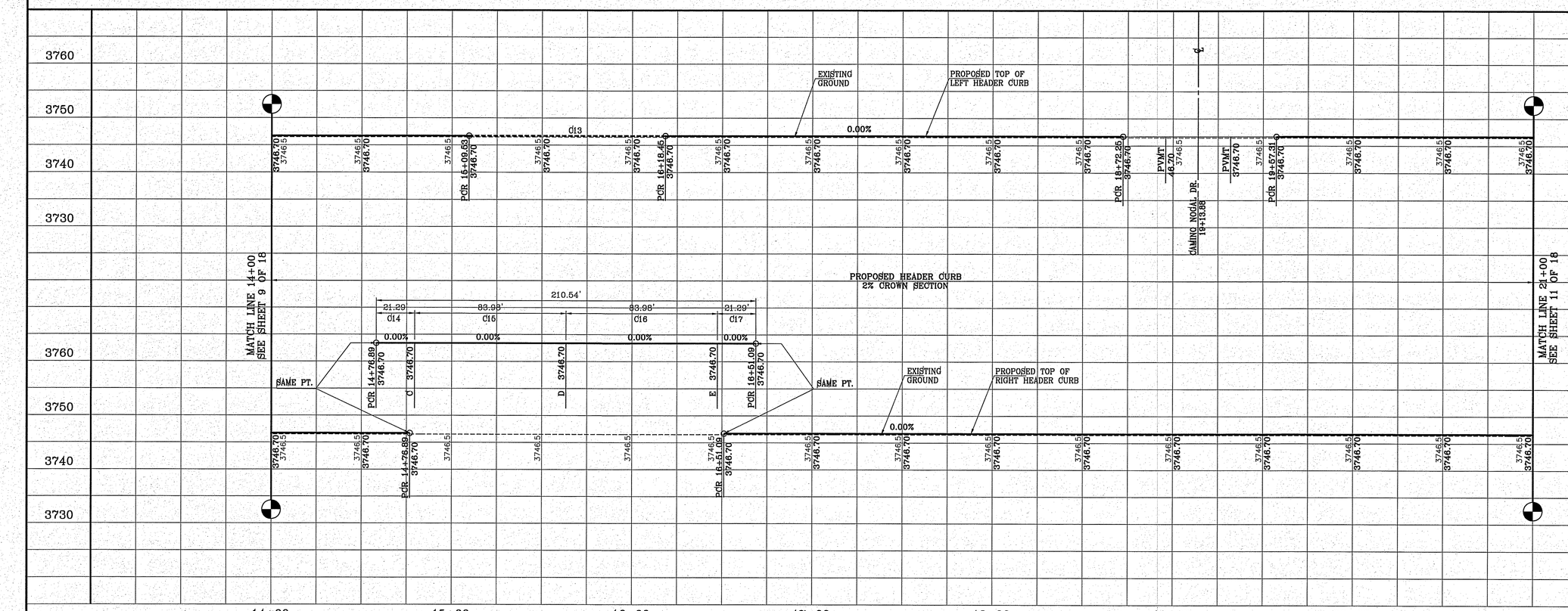
CAMINO NUEZ DRIVE

SHT 9 OF 18



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C13	34.50	55.46	35.79	49.68	S44°15'28"E	92°06'00"
C14	44.50	21.29	10.85	21.09	N15°29'53"E	27°24'43"
C15	65.50	83.98	48.88	78.35	S07°31'37"E	73°27'43"
C16	65.50	83.98	48.88	78.35	S80°59'19"E	73°27'43"
C17	44.50	21.29	10.85	21.09	S76°59'11"W	27°24'43"
C18	24.50	37.59	23.62	34.01	N45°44'32"E	87°54'00"
C19	24.50	39.38	25.41	35.28	S44°15'28"E	92°06'00"





BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlines ad per 06-28-2006.	E.F.G.
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2016
DESIGN BY: Y.G.
INITIATED BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 216-21

ENGINEER'S SEAL

THE STATE OF TEXAS
YVONNE GONZALEZ COMPANY
64648
REGISTERED
PROFESSIONAL
ENGINEER

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

CONDE INC.

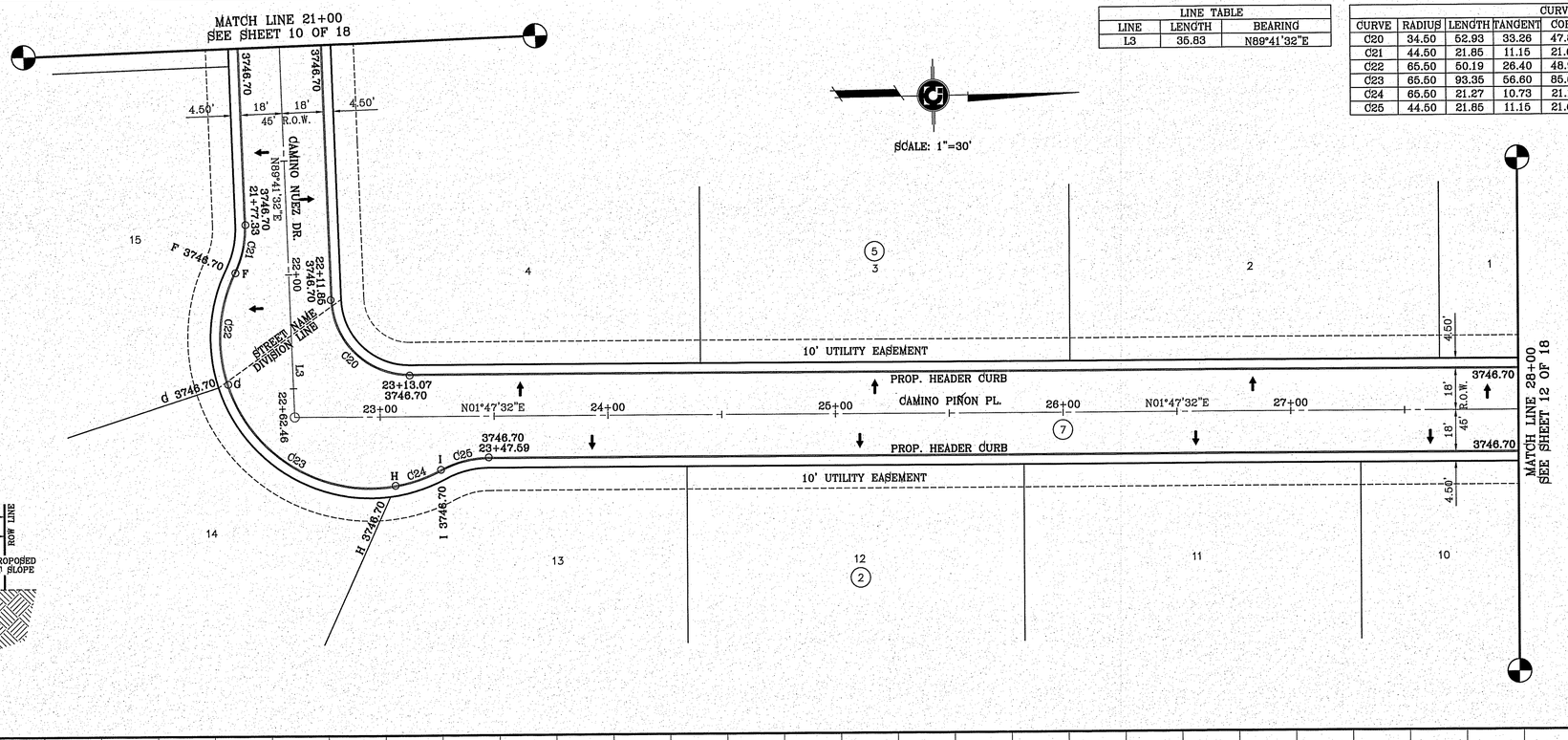
SHEET TITLE
STREET
PLAN-PROFILE

CAMINO NUEZ DRIVE

THE CITY OF EL PASO TEXAS
Final Approval

SHT 10 OF 18

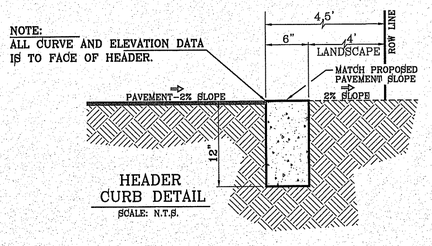
LOS NOGALES ESTATES



SCALE: 1"=30'

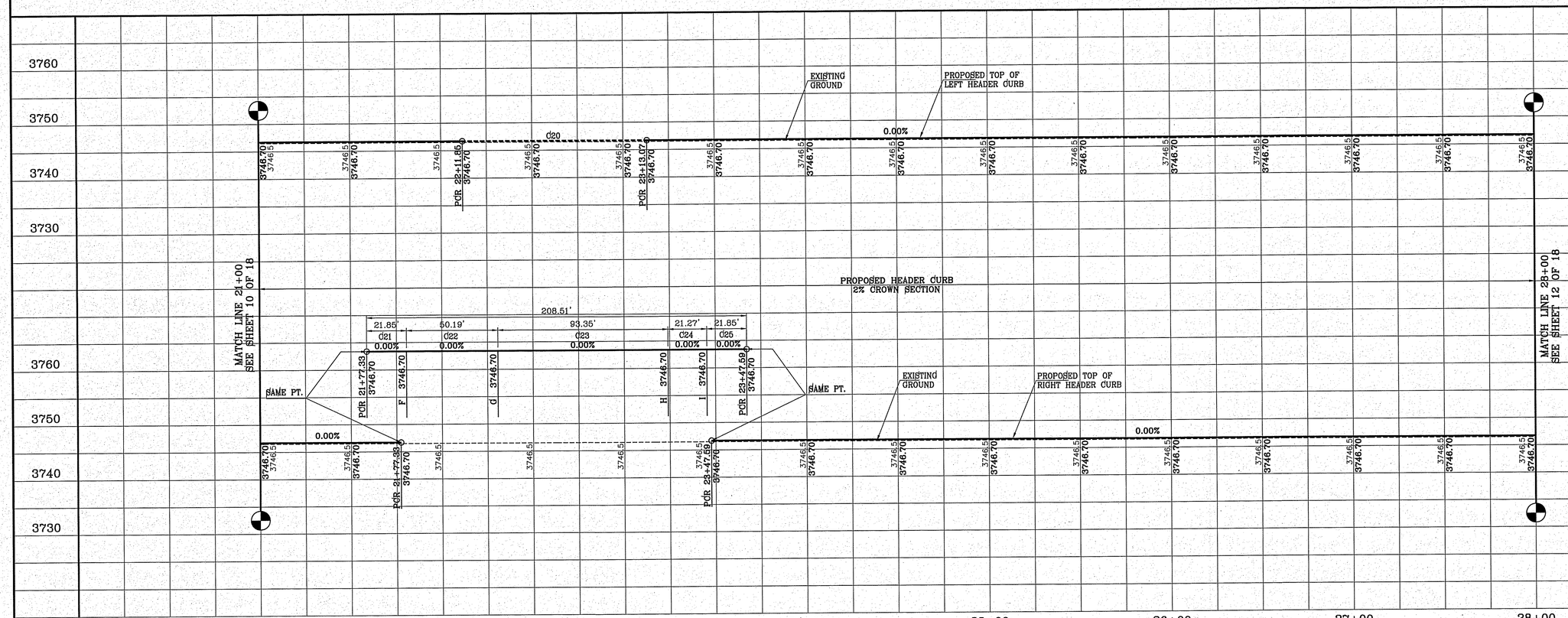
LINE TABLE		
LINE	LENGTH	BEARING
L3	35.83	N89°41'32"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C20	34.50	52.93	33.26	47.89	N45°44'32"E	87°54'00"
C21	44.50	21.85	11.15	21.63	N76°14'23"W	28°08'10"
C22	65.50	50.19	26.40	48.97	S84°07'28"E	43°54'20"
C23	65.50	93.35	56.60	85.65	N33°05'38"E	81°39'28"
C24	65.50	21.27	10.73	21.18	N17°02'22"W	18°36'32"
C25	44.50	21.85	11.15	21.63	S12°16'33"E	28°08'10"



HEADER
CURB DETAIL

SCALE: N.T.S.



THE CITY OF EL PASO
TEXAS
Final Approval

BENCHMARKS
FND ½" REBAR 4.4' WEST OF BORDERLAND RD AND
APPROX. 800' NORTH OF INTERSECTION.....3760.29
ELEVATION PER CITY DATUM.

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.

PROJECT NAME

LOS NOGALES ESTATES "A"

BEING A REPLAT OF ALL
OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.550 ACRES

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

DATE: DECEMBER 2015
DESIGN BY: Y.G.
INITIATED BY: R.J.
CHKD. BY: Y.G.
JOB NO.: 915-21

ENGINEER'S SEAL
COMMONWEALTH OF TEXAS
YVONNE CONDE CURRY
84648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

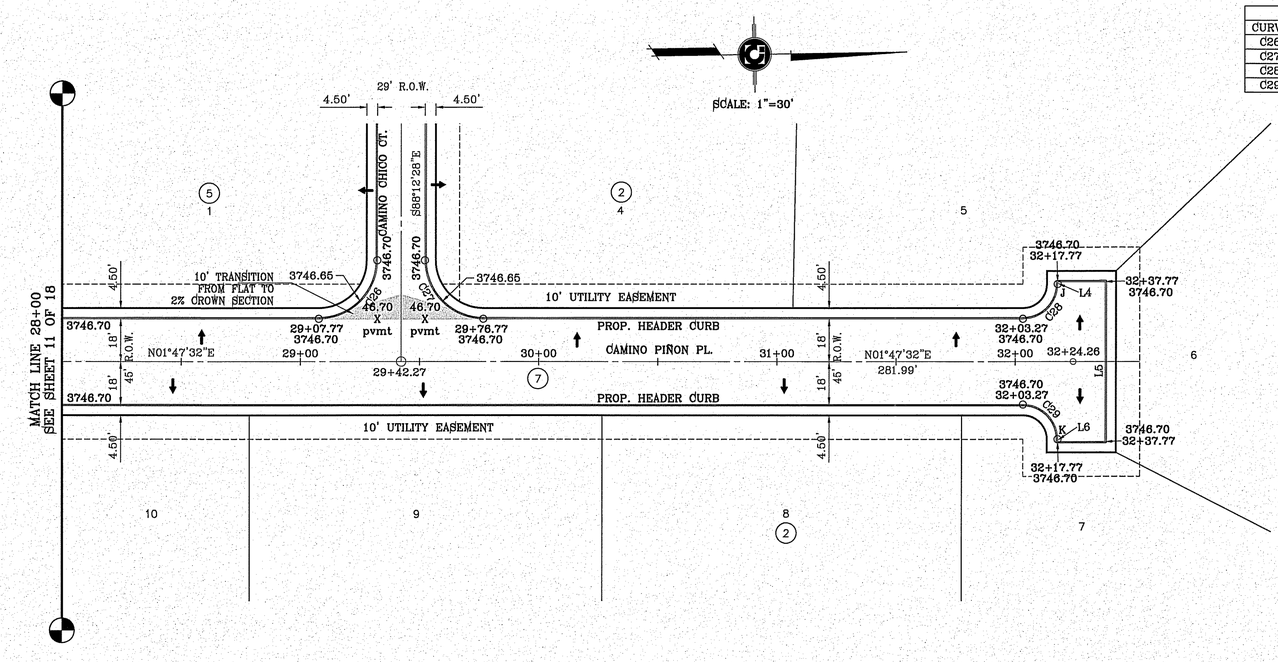
SHEET TITLE
STREET
PLAN-PROFILE
CAMINO NUEZ DR.
from Sta. 21+00 to
Sta. 22+26.63
CAMINO PIÑON PL.
from Sta. 22+26.63
to Sta. 28+00

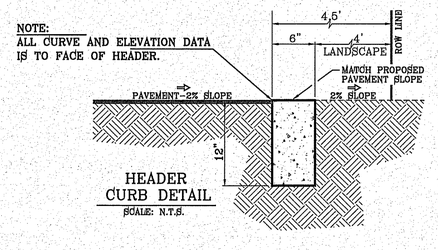
SHT 11 OF 18

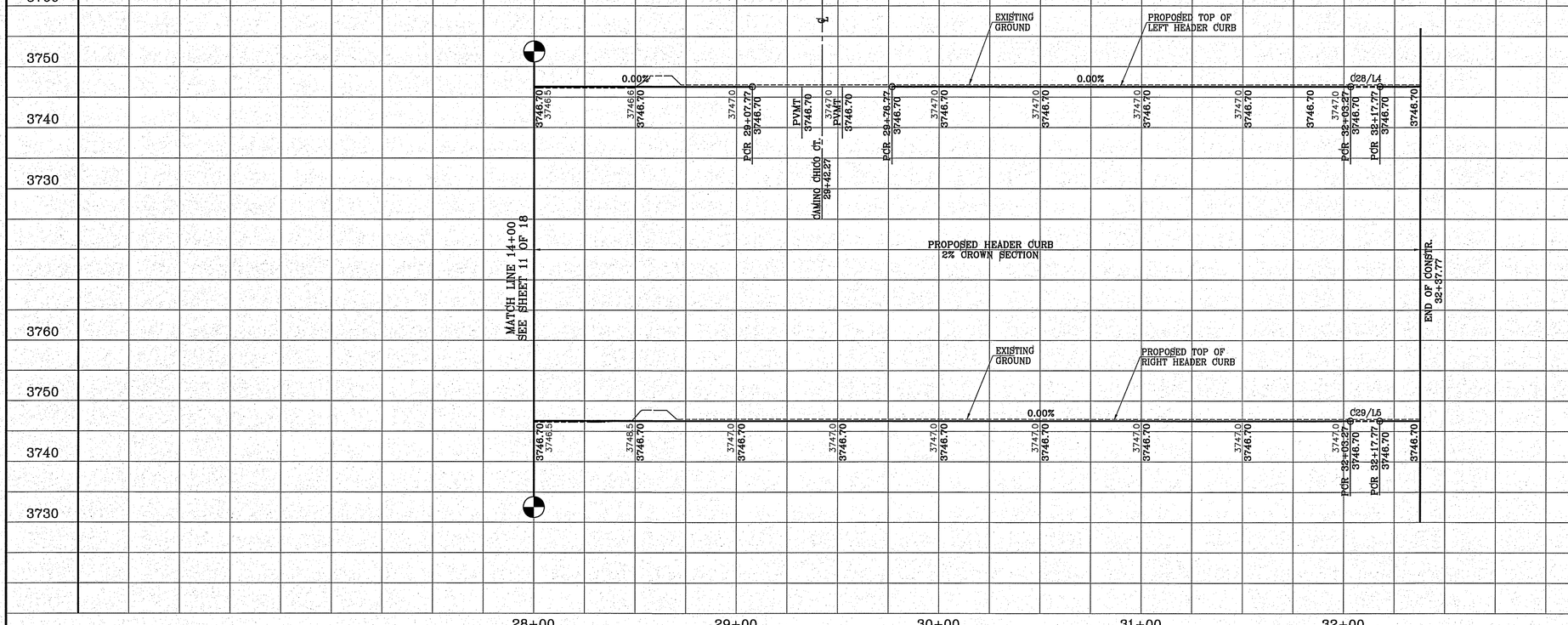
LOS NOGALES ESTATES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C26	24.50	38.48	24.50	34.65	N43°12'28"W	90°00'00"
C27	24.50	38.48	24.50	34.65	N46°47'32"E	90°00'00"
C28	14.50	22.78	14.50	20.51	N43°12'28"W	90°00'00"
C29	14.50	22.78	14.50	20.51	S46°47'32"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L4	1.00	S88°12'28"E
L5	67.00	S88°12'28"E
L6	1.00	S88°12'28"E







BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND NORTH OF CAMINO PIÑON INTERSECTION. ELEVATION PER CITY DATUM..... 3750.29

REVISIONS		BY
DATE		
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL
OF LOS NOGALES ESTATES
EL PASO, EL PASO COUNTY, TEXAS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.350 ACRES

SCALE
Horiz: 1"=50'
Vert: 1"=10'

DATE: DECEMBER 2016
DESIGN BY: Y.G.
INITIATED BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 916-21

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GUERRA CURRY
84648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

THE CITY OF EL PASO TEXAS
Final Approval

SHEET TITLE
STREET
PLAN-PROFILE

CAMINO PIÑON PLACE

SHT 12 OF 18

LOS NOGALES ESTATES

12' ADDITIONAL R.O.W. TO BE DEDICATED BY THIS PLAT AT TIME OF FILING

PROPOSED SIDEWALK
PROPOSED ROCKWALL
EXISTING SIGNAL TO BE REMOVED AND RELOCATED BY DEVELOPER
10' TRANSITION FROM FLAT TO 2% CROWN SECTION
75' TRANSITION FROM 2% CROWN TO SUPERELEVATED SECTION
PROPOSED GATED EXIT
MATCH EXISTING PAVEMENT
SAWCUT EXISTING PAVEMENT. FEATHER PAVMENT SO JOINT IS SEALED.
SEE SHEET 4 FOR SECTION DETAIL
PROPOSED GATED ENTRANCE
MATCH EXISTING PAVEMENT
PROPOSED ROCKWALL
PROPOSED SIDEWALK

TRACT 5 UPPER VALLEY SURVEY BLOCK 14
BORDERLAND ROAD (40' R.O.W.)
49.07± exist. pvmt
49.08± exist. pvmt

BOUNDARY LINE

TRACT 10B1
VOL. 3278, PG. 0513

PROP. HEADER CURB
CAMINO NOGAL DR.
S01°47'32"W
374.81'
10' UTILITY EASEMENT
18' R.O.W.
45'

75' TRANSITION FROM SUPERELEVATED TO 2% CROWN SECTION

SEE SHEET 17 OF 18 FOR GATED ENTRANCE DETAILS

MATCH LINE 7+00
SEE SHEET 14 OF 18

SCALE: 1"=30'

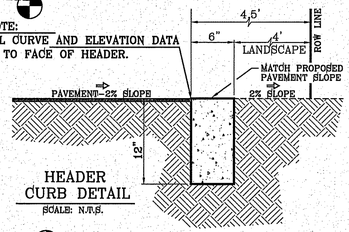
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C30	30.00	46.21	29.10	41.77	S45°55'02"W	88°15'00"
C31	30.00	48.04	30.93	43.07	N44°04'58"W	91°45'00"
C32	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"
C33	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"
C34	23.50	10.50	5.34	10.42	N14°36'43"E	25°36'23"
C35	32.50	14.52	7.39	14.40	S14°36'43"W	25°36'23"
C36	23.50	10.50	5.34	10.42	S11°00'39"E	25°36'22"
C37	32.50	14.52	7.39	14.40	N11°00'39"W	25°36'22"
C38	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"
C39	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"

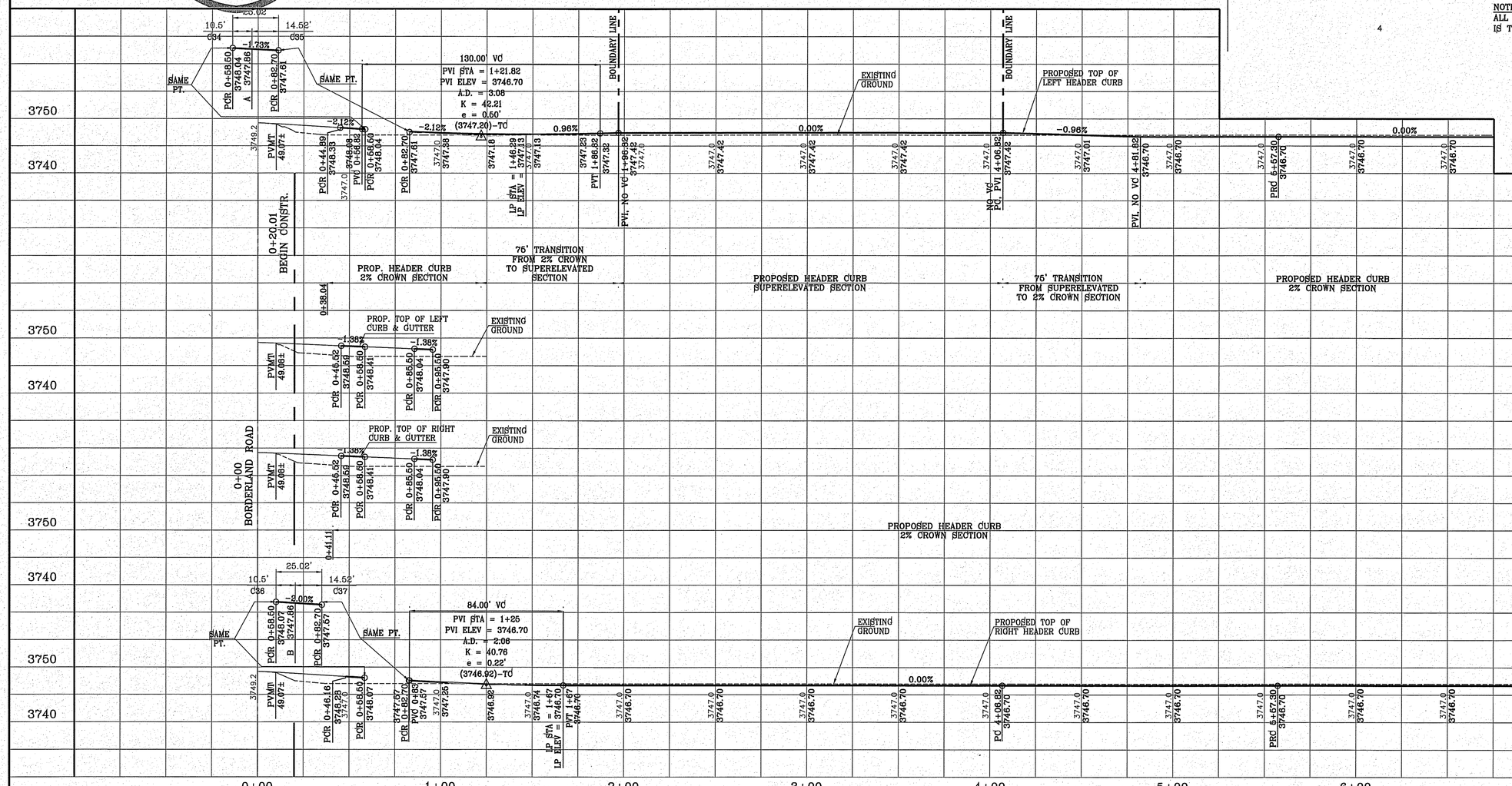
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C40	400.00	150.48	76.14	149.59	N12°34'10"E	21°33'16"
C41	418.00	157.25	79.57	156.32	N12°34'10"E	21°33'16"
C42	382.00	143.71	72.71	142.86	N12°34'10"E	21°33'16"
C43	400.00	150.48	76.14	149.59	S12°34'10"W	21°33'16"
C44	382.00	143.71	72.71	142.86	S12°34'10"W	21°33'16"
C45	418.00	157.25	79.57	156.32	S12°34'10"W	21°33'16"

LINE TABLE		
LINE	LENGTH	BEARING
L7	20.01	N01°47'32"E
L8	12.01	N01°47'32"E

NOTE:
ALL CURVE AND ELEVATION DATA IS TO FACE OF HEADER.

HEADER CURB DETAIL
SCALE: N.T.S.





BENCHMARKS

FND 1" REBAR 4.44' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION. ELEVATION PER CITY DATUM.....3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlined as per 05-26-2006.	E.F.G.
12-11-2015	Addition of Sidewalk and additional 10' of R.O.W.	E.J.
1-16-2017	Revision to Borderland R.O.W. and Curb Returns	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2016
DESIGN BY: Y.C.
DRAWN BY: E.J.
CHKD. BY: Y.C.
JOB NO.: 916-21

ENGINEER'S SEAL
YVONNE VANCE CURRY
94648
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

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

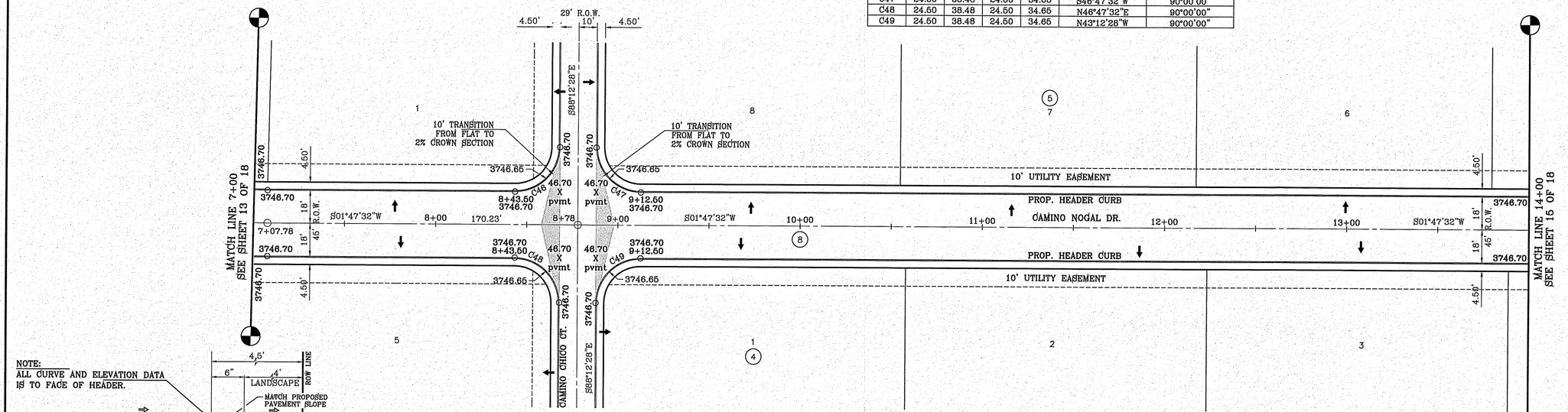
SHEET TITLE
STREET PLAN-PROFILE

CAMINO NOGAL DRIVE

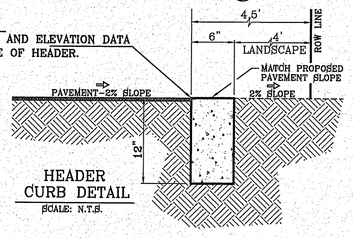
SHT 13 OF 18

LOS NOGALES ESTATES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C46	24.50	38.48	24.50	34.65	S43°12'28"E	90°00'00"
C47	24.50	38.48	24.50	34.65	S46°47'32"W	90°00'00"
C48	24.50	38.48	24.50	34.65	N46°47'32"E	90°00'00"
C49	24.50	38.48	24.50	34.65	N43°12'28"W	90°00'00"

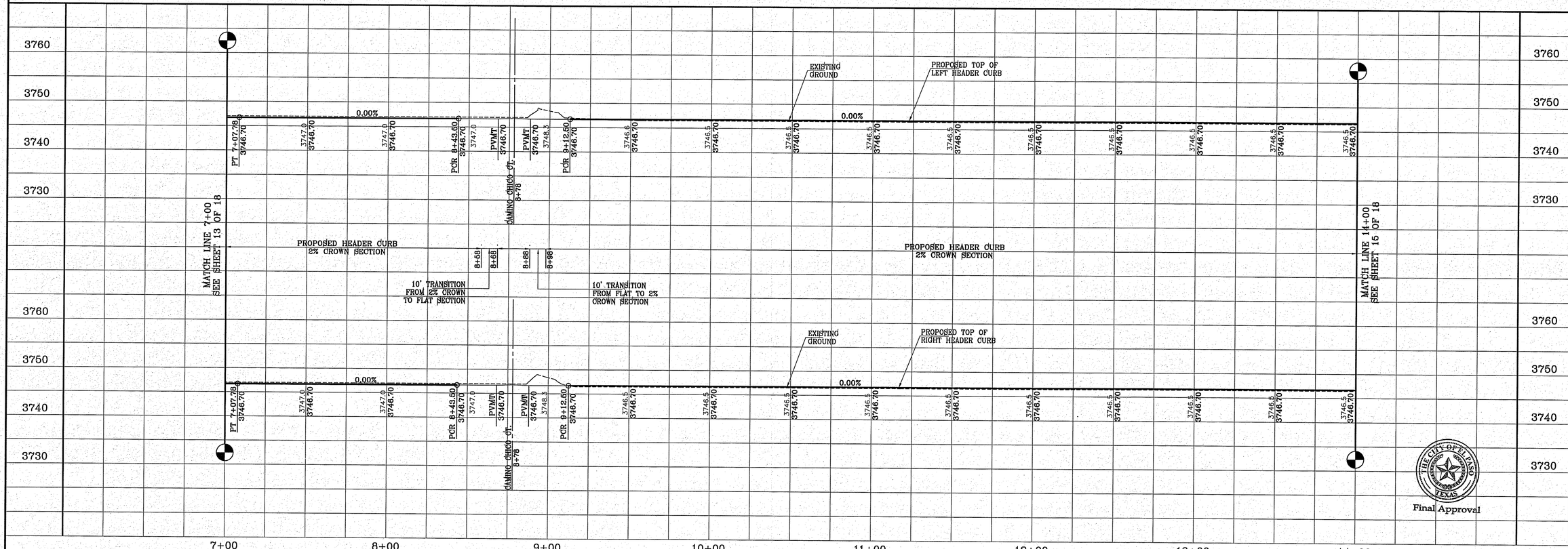


NOTE:
ALL CURVE AND ELEVATION DATA IS TO FACE OF HEADER.



HEADER CURB DETAIL
SCALE: N.T.S.

SCALE: 1"=30'



Final Approval

BENCHMARKS
FND ½" REBAR 4.14' WEST OF RORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM..... 3760.29

REVISIONS		
DATE		BY
05-31-2006	City Redlines as per 06-26-2006.	E.F.G.
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2015
DESIGN BY: R.L.
INITIATED BY: R.L.
DRWN. BY: Y.G.
CHKD. BY: Y.G.
JOB NO.: 915-21

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GONDE CURRY
94648
LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE
STREET PLAN-PROFILE

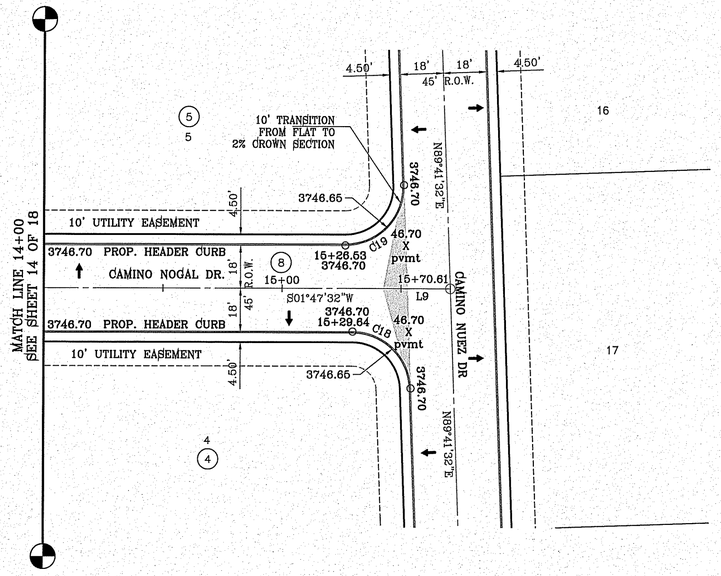
CAMINO NOGAL DRIVE

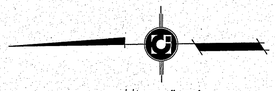
SHT 14 OF 18

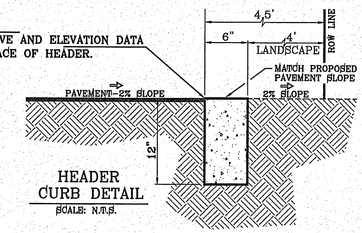
LOS NOGALES ESTATES

LINE TABLE		
LINE	LENGTH	BEARING
L9	22.52	S01°47'32"W

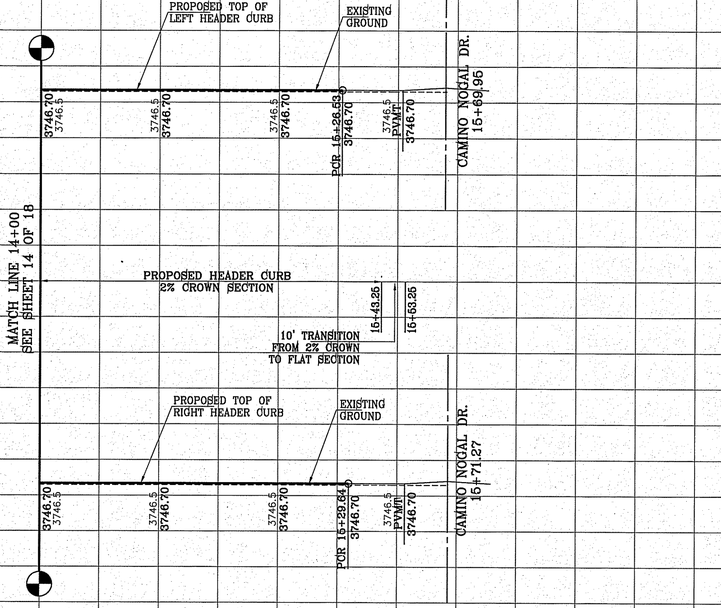
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C18	24.50	37.59	23.62	34.01	N46°44'32"E	87°64'00"
C19	24.50	39.38	25.41	35.28	S44°15'28"E	92°06'00"







HEADER CURB DETAIL
SCALE: N.T.S.



BENCHMARKS

FND ½" REBAR 4.4' WEST OF BORDERLAND RD AND APPROX. 80' NORTH OF INTERSECTION.
ELEVATION PER CITY DATUM.....3750.29

REVISIONS		BY
DATE		
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2015
DESIGN BY: Y.G.
INITIATED BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 916-21

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GONZALEZ
64648
LICENSED PROFESSIONAL ENGINEER

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

THE CITY OF EL PASO TEXAS
Final Approval

SHEET TITLE
STREET PLAN-PROFILE

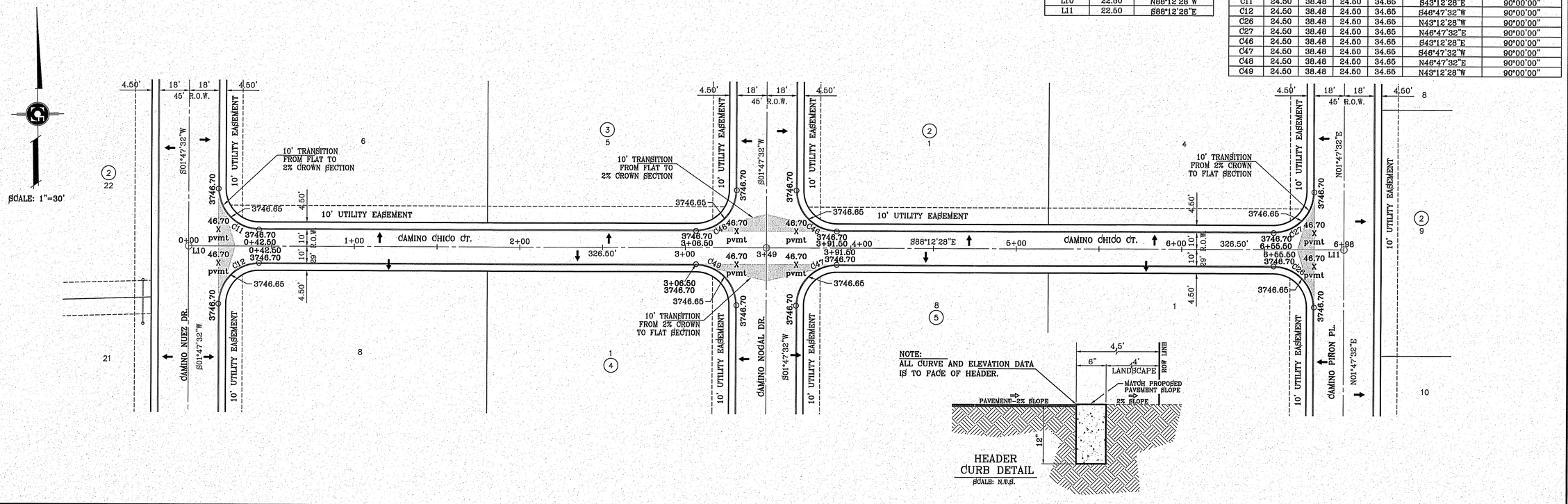
CAMINO NOGAL DRIVE

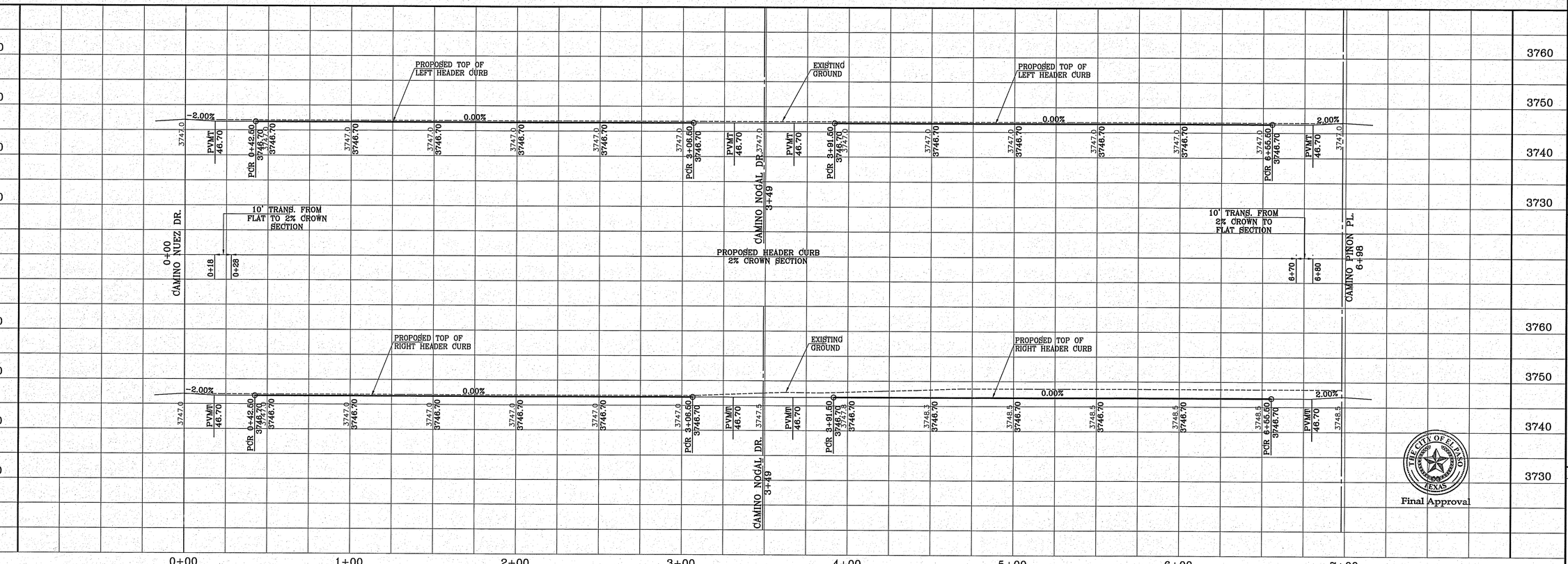
SHT 15 OF 18

LOS NOGALES ESTATES

LINE TABLE		
LINE	LENGTH	BEARING
L10	22.50	N88°12'28"W
L11	22.50	S88°12'28"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C11	24.50	38.48	24.50	34.65	S43°12'28"E	90°00'00"
C12	24.50	38.48	24.50	34.65	S46°47'32"W	90°00'00"
C26	24.50	38.48	24.50	34.65	N43°12'28"W	90°00'00"
C27	24.50	38.48	24.50	34.65	N46°47'32"E	90°00'00"
C46	24.50	38.48	24.50	34.65	S43°12'28"E	90°00'00"
C47	24.50	38.48	24.50	34.65	S46°47'32"W	90°00'00"
C48	24.50	38.48	24.50	34.65	N46°47'32"E	90°00'00"
C49	24.50	38.48	24.50	34.65	N43°12'28"W	90°00'00"





BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND 1.50' SOUTH OF FENCE INTERSECTION.
ELEVATION PER CITY DATUM.....3750.29

REVISIONS		BY
DATE		
12-17-2015	Addition of Elevations at Intersection	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: DECEMBER 2016
DESIGN BY: Y.G.
DRAWN BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 916-21

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE GONZALEZ
64648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

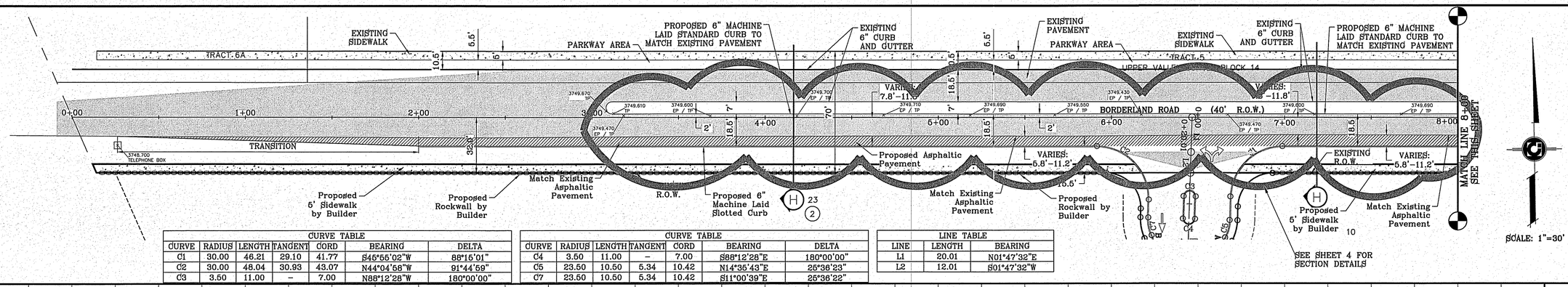
THE CITY OF EL PASO TEXAS
Final Approval

SHEET TITLE
STREET PLAN-PROFILE

CAMINO CHICO CT.

SHT 16 OF 18

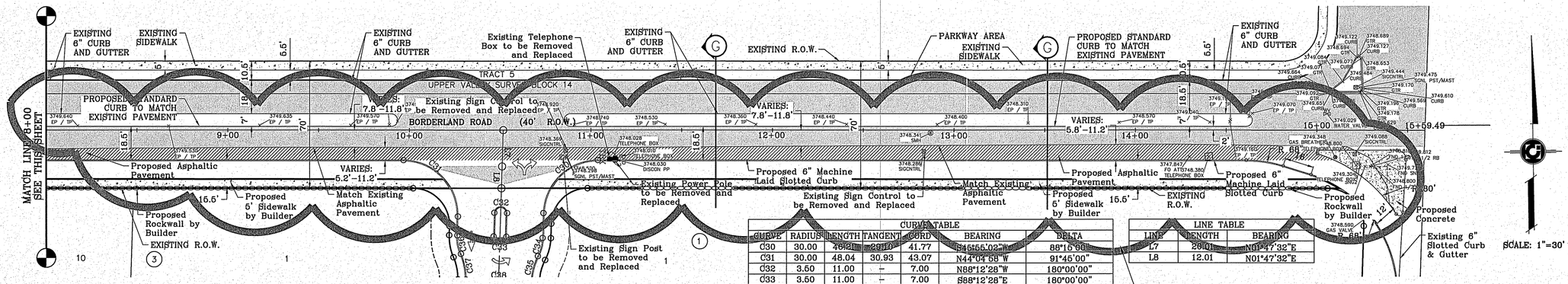
LOS NOGALES ESTATES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C1	30.00	46.21	29.10	41.77	S45°55'02"W	88°16'01"
C2	30.00	48.04	30.93	43.07	N44°04'58"W	91°44'59"
C3	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"

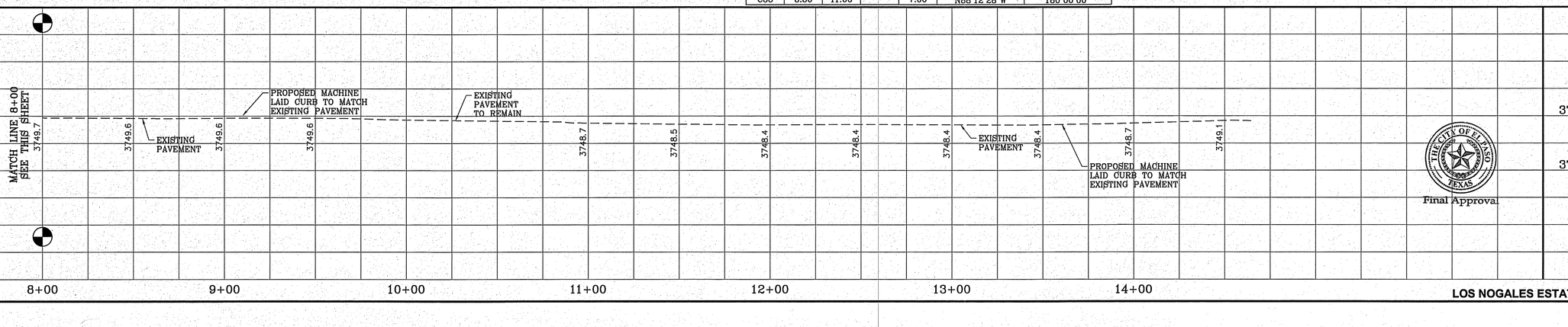
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C4	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"
C5	23.50	10.50	5.34	10.42	N14°35'43"E	25°36'23"
C7	23.50	10.50	5.34	10.42	S11°00'39"E	25°36'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01	N01°47'32"E
L2	12.01	S01°47'32"W



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C30	30.00	46.21	29.10	41.77	S45°55'02"W	88°16'00"
C31	30.00	48.04	30.93	43.07	N44°04'58"W	91°45'00"
C32	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"
C33	3.50	11.00	–	7.00	S88°12'28"E	180°00'00"
C34	23.50	10.50	5.34	10.42	N14°35'43"E	25°36'23"
C35	32.50	14.52	7.39	14.40	S14°35'43"W	25°36'23"
C36	23.50	10.50	5.34	10.42	S11°00'39"E	25°36'22"
C37	32.50	14.52	7.39	14.40	N11°00'39"W	25°36'22"
C38	3.50	11.00	–	7.00	N88°12'28"W	180°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L7	20.01	N01°47'32"E
L8	12.01	N01°47'32"E



BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION. ELEVATION PER CITY DATUM.....3760.89

REVISIONS		
DATE		BY
1-16-2017	Revision to R.O.W. along Borderland Rd.	E.J.
3-7-2017	Add Sidewalk and Rockwall along the positively R.O.W. line of Borderland Rd.	F.R.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 47.860 ACRES

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

DATE: DECEMBER 2016
DESIGN BY: Y.G.
INITIATED BY: R.M.
CHKD. BY: Y.G.
JOB NO.: 916-21

ENGINEER'S SEAL

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

THE CITY OF EL PASO TEXAS
Final Approval

SHEET TITLE
STREET PLAN-PROFILE

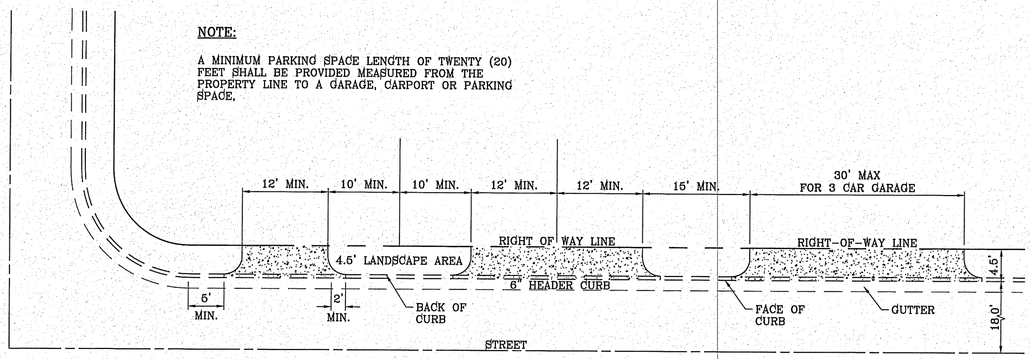
BORDERLAND ROAD

SHT 16A OF 18

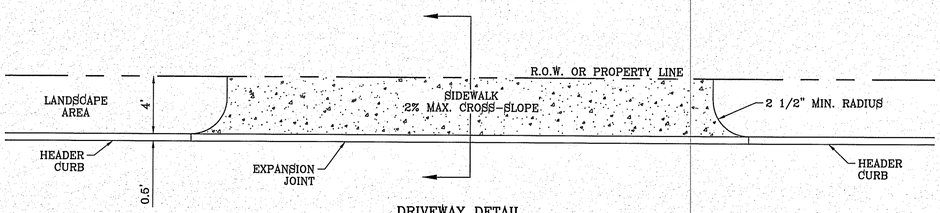
LOS NOGALES ESTATES

NOTE:

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

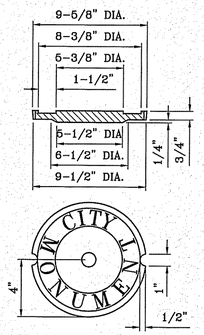


TYPICAL RESIDENTIAL DRIVEWAY
WITH HEADER CURB
SCALE: 1"=10'

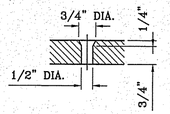


DRIVEWAY DETAIL
SCALE: 1"=6'

DRIVEWAY WIDTH	MIN.	MAX.
RESIDENTIAL (SINGLE FAMILY 60' LOTS)	10'	20'



COVER
SCALE: 1"=6"



COUNTERSUNK DETAIL
SCALE: 1"=3"

SIZE AND CONSTRUCTION:

THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE. EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.

THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

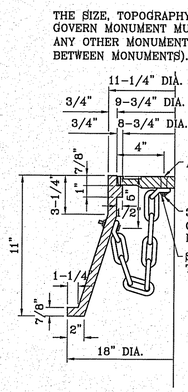
NUMBER AND LOCATIONS:

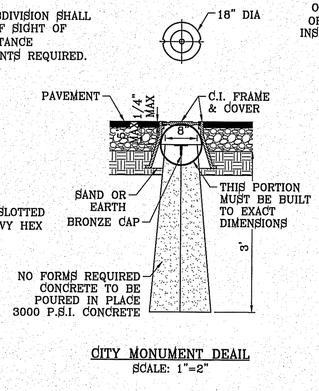
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE NUMBER OF MONUMENTS REQUIRED.

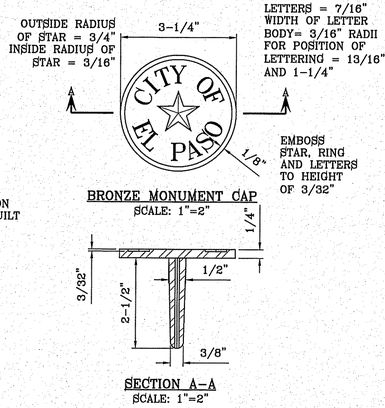
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.





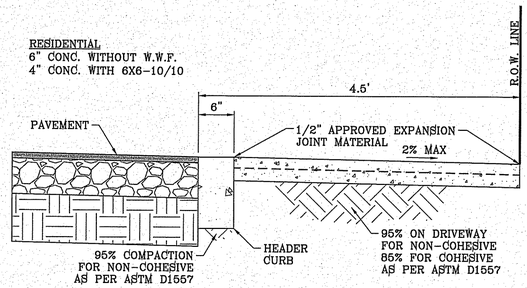
CITY MONUMENT DETAIL
SCALE: 1"=2"



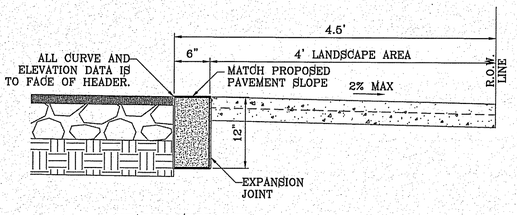
BRONZE MONUMENT CAP
SCALE: 1"=2"

SECTION A-A
SCALE: 1"=2"

RESIDENTIAL
6" CONC. WITHOUT W.W.F.
4" CONC. WITH 6X6-10/10



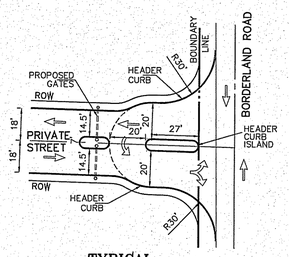
DRIVEWAY SECTION
SCALE: 1"=1'



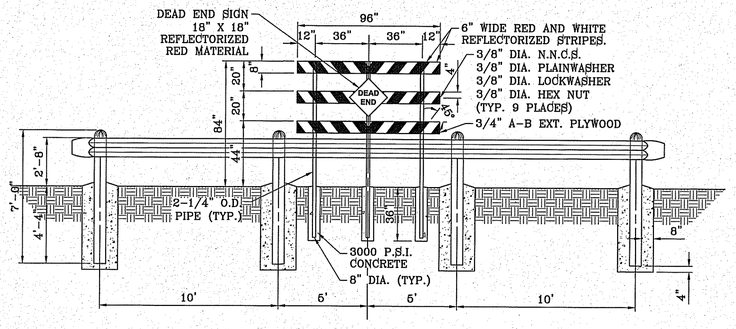
HEADER CURB DETAIL
SCALE: 1"=1'

CURB NOTES:

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



TYPICAL
GATED ENTRANCE
1"=40'



GUARD RAIL DETAIL
SCALE: 1"=4'

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

THE CITY OF EL PASO TEXAS
Final Approval

REFERENCES -- BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
12-17-2015	Updating all Standard Details to most current	E.J.
3-21-2016	City Redlines as per 3/14/16	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL
OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.860 ACRES

SCALE
Horiz: AS SHOWN
Vert.: AS SHOWN
DATE: DECEMBER 2015
DESIGN BY: Y.G.
DRAWN BY: E.J.
CHKD. BY: Y.G.
JOB NO.: 915-21

ENGINEER'S SEAL

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

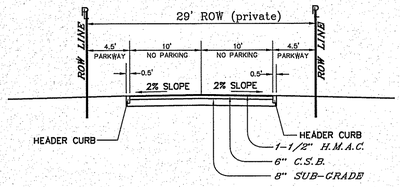
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

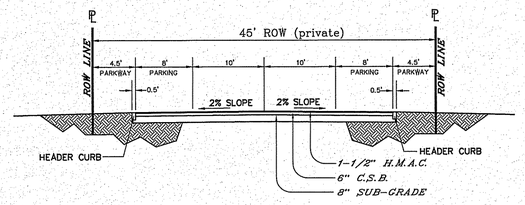
STANDARD DETAILS

SHT 17 OF 18



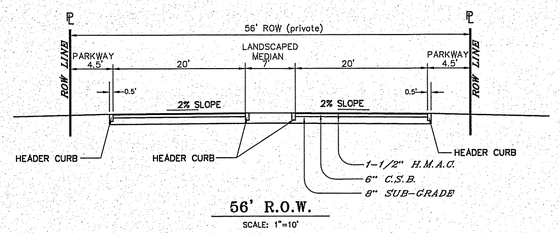
29' R.O.W. RESIDENTIAL STREET

SCALE: 1"=10'



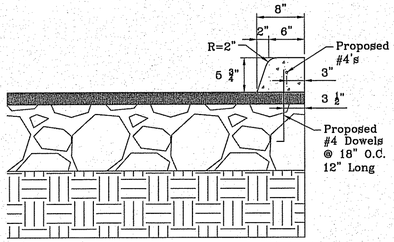
45' R.O.W. RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'



56' R.O.W.

SCALE: 1"=10'



MACHINE LAID STANDARD CURB

SCALE: 1"=1'

Turned –Down Slab Foundation Recommendations

We recommend that the new residential buildings be supported on a turned-down foundation poured monolithically with the slab. This foundation system should be built on a minimum of 24 inches of compacted structural fill below the bottom of the thickened section of the slab. The surface on which fill materials will be placed should be scarified to a minimum depth of 10 inches and compacted as specified in the following sections.

The foundation system should be designed based on an allowable soil bearing capacity of 1,500 pounds per square foot. The thickened section of the slab should have a minimum width of 18 inches, and should bear at a minimum depth of 18 inches below the lowest adjacent finished grade, on a minimum of 24 inches of compacted structural fill, for a total estimated settlement of less than one inch.

Residential Homes

Allowable Soil Bearing Capacity: 1500 lb/ft^2
Effective Plasticity Index (PI): 58
Minimum Perimeter Footing Width: 18 inches
Minimum Perimeter Footing Depth (below finished floor elevation): 18 inches
Minimum Interior Footing Width: 18 inches
Minimum Interior Footing depth (below finished floor elevation): 18 inches

Floor Slabs

Conventional floor slabs should be built on a minimum of 24 inches of compacted structural fill. A modulus of subgrade reaction of 125 pounds per cubic inch may be used for backfill materials in the design of floor slabs for the residential buildings.

Flexible Pavements

Based one the Potential Vertical Rise (PVR) calculations, the maximum PVR value of the theoretically dry soil profile was 2 ½ inches. A California Bearing Ratio (CBR) value of 3 was used for pavement design calculations.

Street Classification: Residential Sub-Collector
Equivalent Axle Load (20 years) = 269,000
Design CBR Value = 3

Pavement Component	Minimum Thickness (inches)
Hot Mix Asphaltic Concrete	2
Crushed Stone Base Course	8
Compacted Structural Fill	26
As an alternative:	
Hot Mix Asphaltic Concrete	1 ½
Crushed Stone Base Course	6
Compacted Structural Fill	30

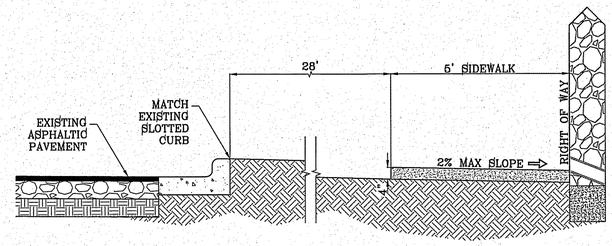
As a minimum, the HMAC material should conform to Type C, in accordance with the City of El Paso standards. The HMAC mix should have a minimum of 1500 pounds of Marshall stability when compacted at 75 blows in accordance with ASTM D 1559, and should have a flow between 8 and 16. The HMAC course should be placed at a target density of at least 98 percent.

The Crushed Stone Base Course (CSBC) should be Item 247, Type A, Grade 3 in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges. CSBC materials should be placed in loose lifts not exceeding 6 inches in compacted thickness, and compacted to a minimum 100 percent of maximum dry density and a moisture content within plus or minus 2 percent, in accordance with ASTM D 1557.

Structural Fill

The structural fill used to support the foundation system and flexible pavement structure should be granular, cohesion-less, and free of deleterious material and particles over 4 inches in greatest dimension. The following soils can be considered satisfactory for use as structural fill.

GM, GC, GW-GM, GW-GC, GP-GM and GP-GC, SM, SC, SW-SM, SW- SC, SP-SM, SW-SC and SC-SM.
The following USCS-classified soils are not considered satisfactory for use as structural fill.
CH, CL, MH, ML, OH, OL and PT, or soils that exceed a liquid limit of 35 and a plasticity index of 15.
Structural fill should be placed in uniform layers not exceeding 8 inches in compacted thickness, moisture-conditioned to add the amount of moisture required for optimum compaction and compacted to a minimum of 95 percent of maximum density in accordance with ASTM D1557 (modified Procotor) procedures. The moisture content should be at plus or minus 3 percent of optimum moisture content in accordance with ASTM D1557. This compaction requirement also applies to the subgrade soils that will receive structural fill.

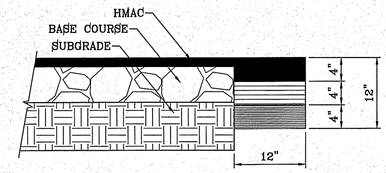


NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 5' O.C. FOR SIDEWALK.
3. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

SIDEWALK DETAIL

SCALE: 1"=2'

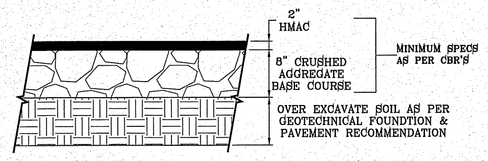


PAVEMENT TERMINUS

SCALE: 1"=1'

NOTE:

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



PAVEMENT DETAIL

SCALE: 1"=1'

TRENCHING:

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

THE CITY OF EL PASO TEXAS

Final Approval

REFERENCES — BENCHMARKS

FND ½" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION. ELEVATION PER CITY DATUM..... 3750.29

DATE	REVISIONS	BY
05-31-2006	City Redlines as per 05-26-2006.	E.F.G.
12-17-2015	Updating all Standard Details to most current	E.J.
3-21-2016	City Redlines as per 3/14/16	E.J.

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

BEING A REPLAT OF ALL OF LOS NOGALES ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 47.850 ACRES

SCALE
Horiz: AS SHOWN
Vert: AS SHOWN
DATE: DECEMBER 2016
DESIGN BY: E.J.
INITIATED BY: E.J.
CHKD. BY: Y.C.
JOB NO.: 916-21

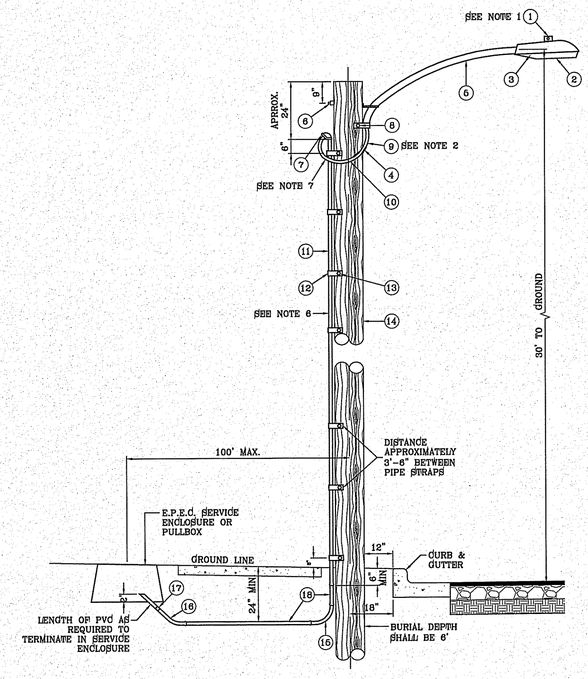
ENGINEER'S SEAL

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

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

SHEET TITLE

STANDARD DETAILS



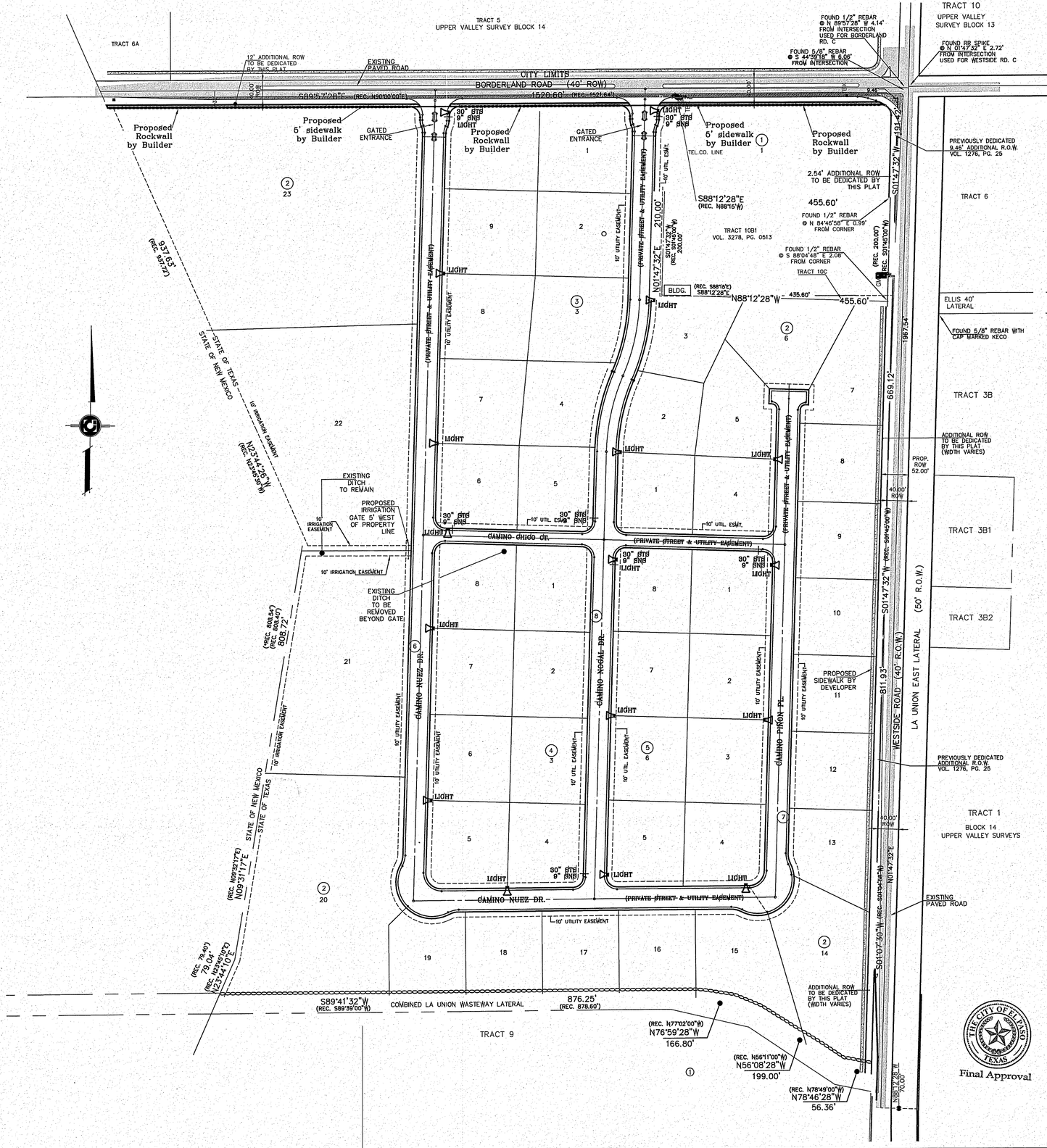
UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.B.C. STD. DSU 605
SCALE: 1"=2'

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

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

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1		
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/812	
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
		COIL SPRING WASHER, 5/8"	02-786	1		
		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	LZC#10S	
10		COPPER CBLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH80I	
12		PIPE STRAP FOR 1" PVC CONDUITM 2 HOLE	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPLG1	

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



PROPOSED LIGHT POLE
EXISTING LIGHT POLE

Final Approval

REFERENCES -- BENCHMARKS
FND 2" REBAR 4.14' WEST OF BORDERLAND RD AND WESTSIDE RD INTERSECTION.
ELEVATION PER CITY DATUM.....3760.29

DATE	REVISIONS	BY
06-28-2006		E.F.d.
06-31-2006	City Redlines as per 05-28-2006.	

PROJECT NAME

LOS NOGALES ESTATES REPLAT "A"

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CITY OF EL PASO, EL PASO COUNTY, TEXAS
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DESIGN BY: Y.d.
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CHKD. BY: Y.d.
JOB NO.: 916-21

ENGINEER'S SEAL
STATE OF TEXAS
YOUNES DARWICHE
106648
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

ILLUMINATION PLAN AND DETAILS

SHT 18 OF 18