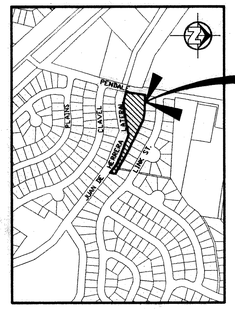
PONCE ESTATES

BEING ALL OF TRACT 10, BLOCK 8,
YSLETA GRANT SURVEY
AND LOT 11, BLOCK 1,
SAN CARLOS ADDITION
CITY OF EL PASO,
COUNTY OF EL PASO, TEXAS
CONTAINING 1.486 ACRES

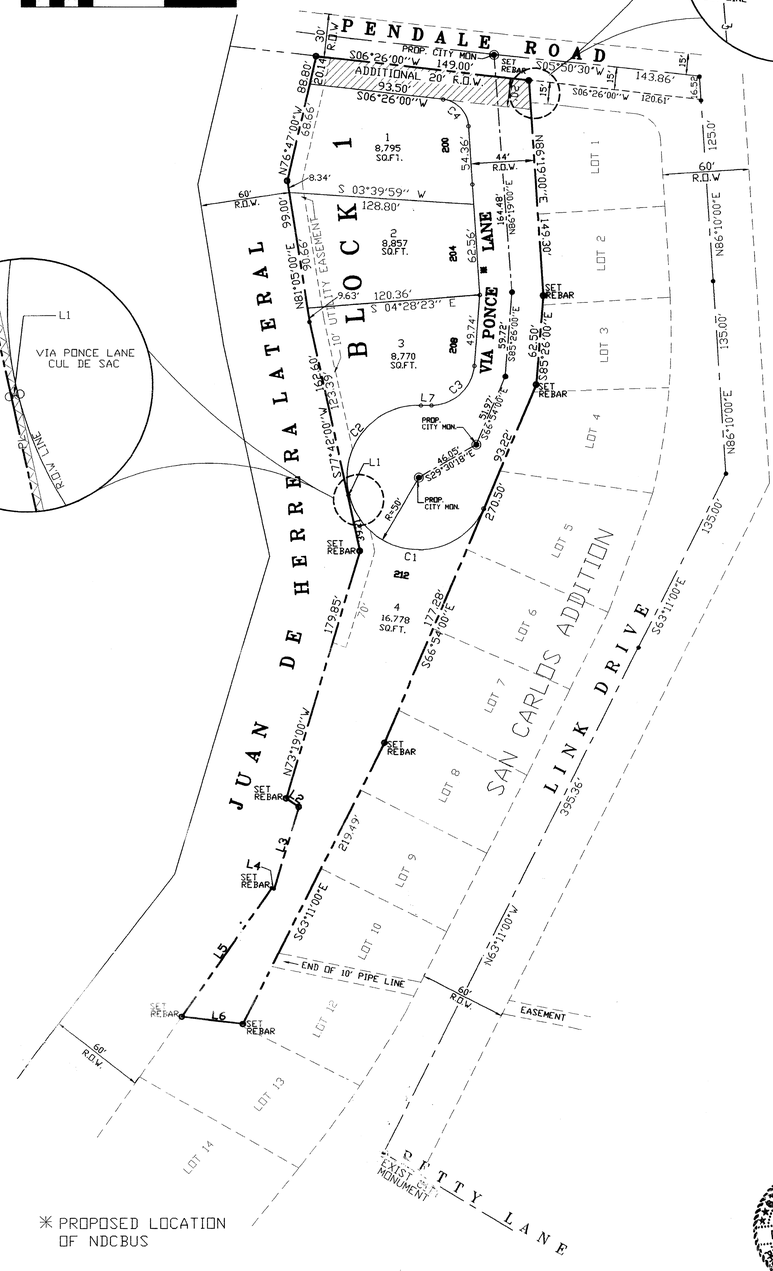


LOCATION MAP
SC: 1" = 600'

PONCE ESTATES

SCALE: 1"=50'

50 0 50 100



* PROPOSED LOCATION OF NDCBUS

"THIS IS TO CERTIFY THAT WATER SERVICES WILL BE PROVIDED TO PONCE ESTATES BY THE EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER SERVICES WILL BE EXTENDED TO PONCE ESTATES FROM EXISTING 8 INCH WATERLINE LOCATED ON PENDALE ROAD. SANITARY SEWER SERVICES WILL BE EXTENDED TO PONCE ESTATES FROM AN EXISTING 8 INCH SEWER LINE ON PENDALE ROAD. WATER SERVICE AND SANITARY SEWER SERVICE MUST BE INSTALLED FOR EACH LOT BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

NUMBER	DIRECTION	DISTANCE
L1	S 10°28'39" E	1.00'
L2	S 34°02'45" W	10.58'
L3	S 73°18'58" E	59.90'
L4	N 12°20'00" E	2.00'
L5	S 34°55'15" E	108.97'
L6	N 07°01'00" E	42.80'
L7	NORTH	7.28'
L8	N61°05'00"E	13.75'

NUMBER	DELTA	CHORD DIRECTION	TANGENT	RADIUS	LENGTH	CHORD LENGTH
C1	140°54'44"	N 05°33'55" E	140.85	50.00	122.97	94.24
C2	105°46'19"	S 51°05'34" E	66.08	50.00	92.30	79.74
C3	85°26'00"	S 42°43'00" E	27.70	30.00	44.73	40.70
C4	79°53'00"	S 46°22'30" W	16.75	20.00	27.88	25.68

Tax: 20080085382
Covenants: 20080085383
Release: 20080085384

THE STATE OF TEXAS
COUNTY OF EL PASO

DEDICATION

I JOSE PONCE VILLANUEVA, PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAY UTILITY EASEMENTS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

Jose Ponce
JOSE PONCE VILLANUEVA

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF FEB 20 08 BY

NOTARY PUBLIC IN AND FOR EL PASO, COUNTY, TEXAS

MY COMMISSION EXPIRES:
AUG 15, 2009

FERMIN DORADO JR.
Notary Public, State of Texas
My Commission Expires
August 15, 2009

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT GOVERNMENT CODE OF TEXAS THIS 27th DAY OF March, 2008, A.D..

for Philip Etiwe
EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS 28th DAY OF March, 2008, A.D..

Patricia D. Adauto
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS 22 DAY OF Oct., 20 08, A.D., IN VOLUME _____ OF THE PLAT RECORD, PAGE _____, FILE NO. 20080085381

COUNTY CLERK

Susana Aguilera
BY DEPUTY

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

STATE OF TEXAS REGISTERED FERMIN DORADO 3190 PROFESSIONAL LAND SURVEYOR

Fermin Dorado 02.26.08
Fermin Dorado, P.E.

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND THE SUPERVISION OF FERMIN DORADO, REGISTERED PROFESSIONAL ENGINEER NO. 37512

STATE OF TEXAS FERMIN DORADO 37512 REGISTERED PROFESSIONAL ENGINEER

Fermin Dorado 02.26.08
Fermin Dorado, P.E.

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

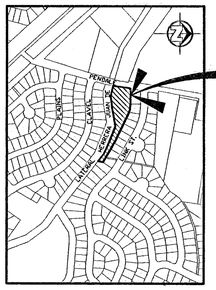
NOTE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO RESIDENTIAL ON-SITE PONDING ALL PROVISIONS OF SECTION 19.16.060. "RESIDENTIAL ON-SITE" SHALL BE ADDRESSED

S:/DRAWINGS/PONCE/PLAT

REV 01-24-08
PREPARATION DATE: 04/09/07
PREPARATION DATE: 02/28/07
PREPARATION DATE: 02/15/07

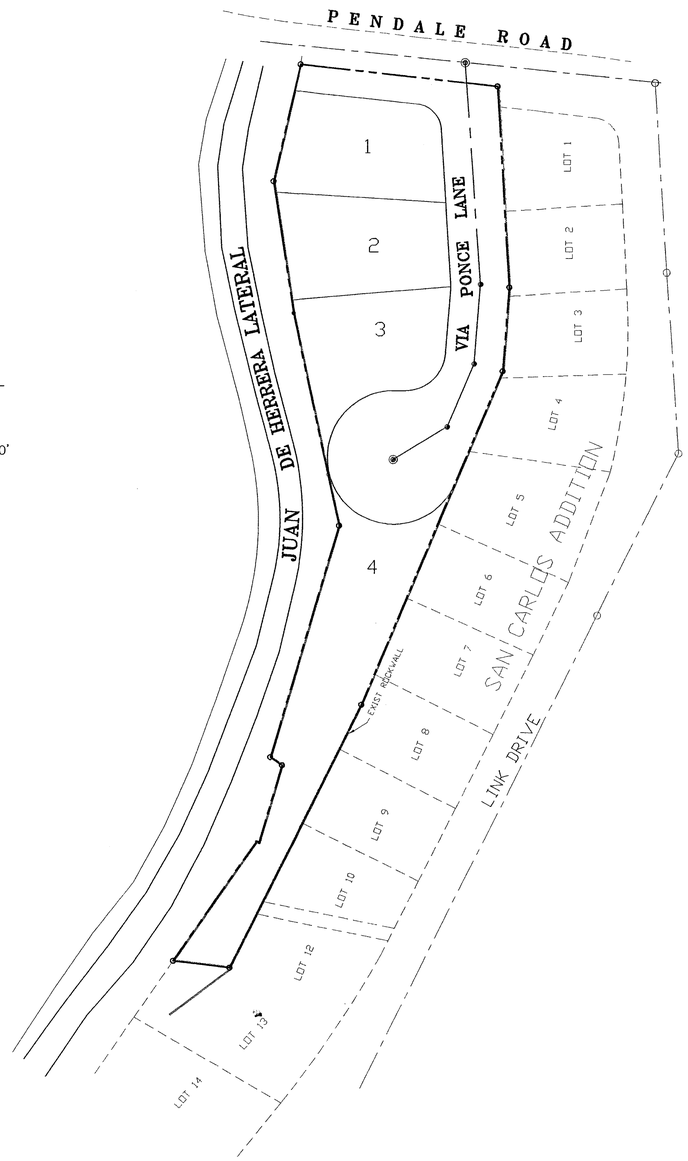
234-F

PONCE ESTATES



PONCE ESTATES

LOCATION MAP
SC: 1" = 600'



SCALE: 1"=50'

INDEX OF SHEETS

COVER SHEET 1
FINAL PLAT 2
PLAN AND PROFILE 3
LOT GRADING AND DRAINAGE PLAN 4
DETAILS 5
ILLUMINATION PLAN 6
EROSION CONTROL PLAN (S.W.P.P.P.) 7

FERNANDO DORADO
37512
REGISTERED PROFESSIONAL ENGINEER
02/14/08

DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection
BY ____ DATE 2/15/2008

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL EL PASO, TEXAS 79903 (915)562-0002

Ponce Estates 01.25.08

103090

PONCE ESTATES

BEING ALL OF TRACT 10, BLOCK 8,
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SAN CARLOS ADDITION
CITY OF EL PASO,
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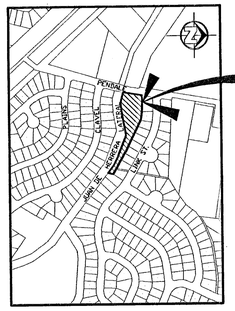

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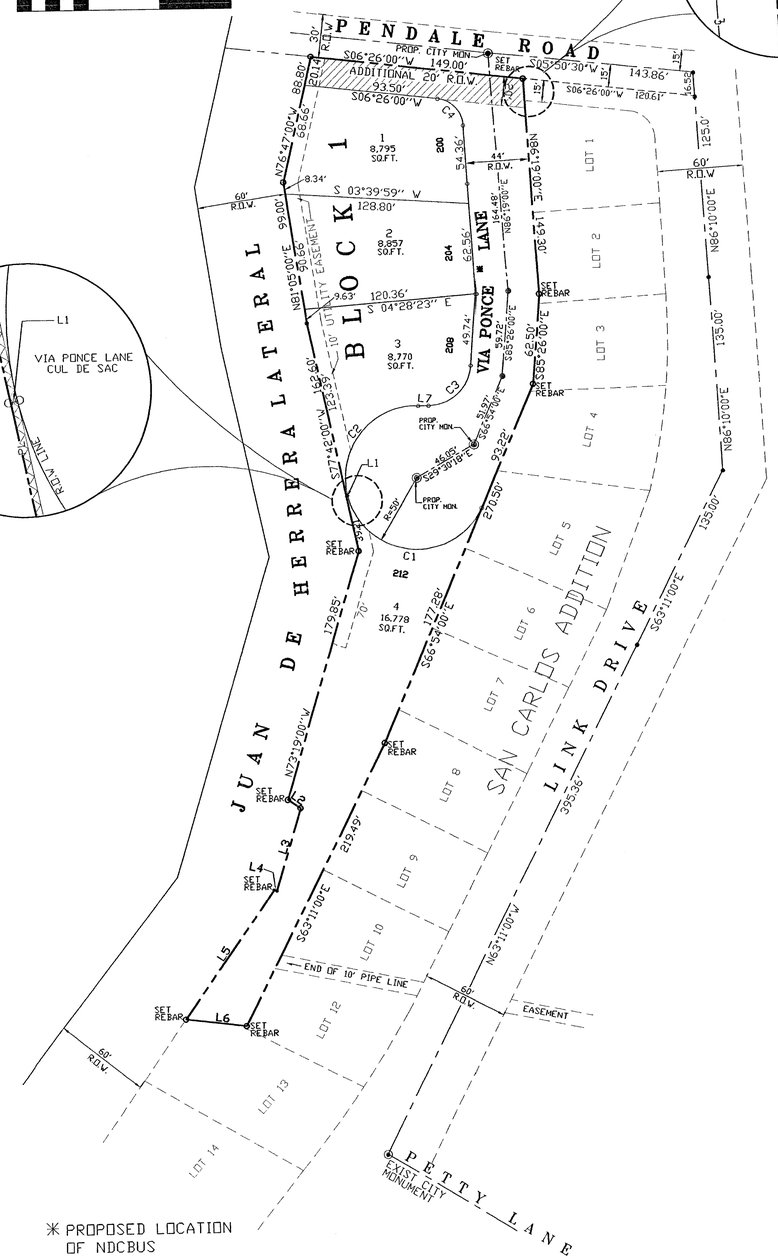

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NUMBER	DELTA	CHORD DIRECTION'	TANGENT'	RADIUS'	LENGTH'	CHORD LENGTH'
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THE STATE OF TEXAS
COUNTY OF EL PASO

DEDICATION

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JOSE PONCE VILLANUEVA

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____ DAY OF_____20___BY

NOTARY PUBLIC IN AND FOR EL PASO, COUNTY, TEXAS

MY COMMISSION EXPIRES:

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT GOVERNMENT CODE OF TEXAS THIS_____ DAY OF_____ , 2008, A.D..

EXECUTIVE SECRETARY CHAIRPERSON

APPROVED FOR FILING THIS_____ DAY OF_____, 2008, A.D..

DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS_____DAY OF____, 20___ , A.D., IN VOLUME _____OF THE PLAT RECORD, PAGE_____ , FILE NO._____.

COUNTY CLERK BY DEPUTY

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

Fermin Dorado
Fermin Dorado, P.E.

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND THE SUPERVISION OF FERMIN DORADO, REGISTERED PROFESSIONAL ENGINEER NO. 37512

Fermin Dorado
Fermin Dorado, P.E.

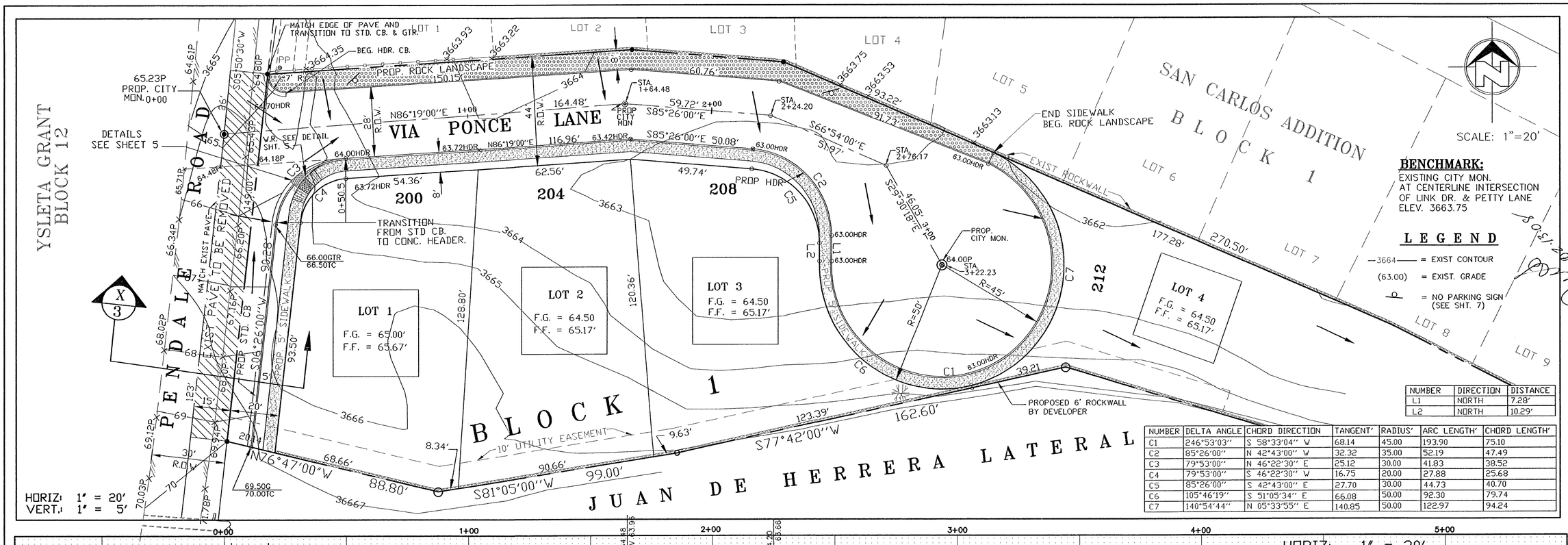
DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

NOTE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO RESIDENTIAL ON-SITE PONDING ALL PROVISIONS OF SECTION 19.16.060. "RESIDENTIAL ON-SITE" SHALL BE ADDRESSED

S:/DRAWINGS/PONCE/PLAT

REV 01-24-08
PREPARATION DATE: 04/09/07
PREPARATION DATE: 02/28/07
PREPARATION DATE: 02/15/07

103090



NUMBER	DIRECTION	DISTANCE
L1	NORTH	7.28'
L2	NORTH	10.29'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT'	RADIUS'	ARC LENGTH'	CHORD LENGTH'
C1	246°53'03"	S 58°33'04" W	68.14	45.00	193.90	75.10
C2	85°26'00"	N 42°43'00" W	32.32	35.00	52.19	47.49
C3	79°53'00"	N 46°22'30" E	25.12	30.00	41.83	38.52
C4	79°53'00"	S 46°22'30" W	16.75	20.00	27.88	25.68
C5	85°26'00"	S 42°43'00" E	27.70	30.00	44.73	40.70
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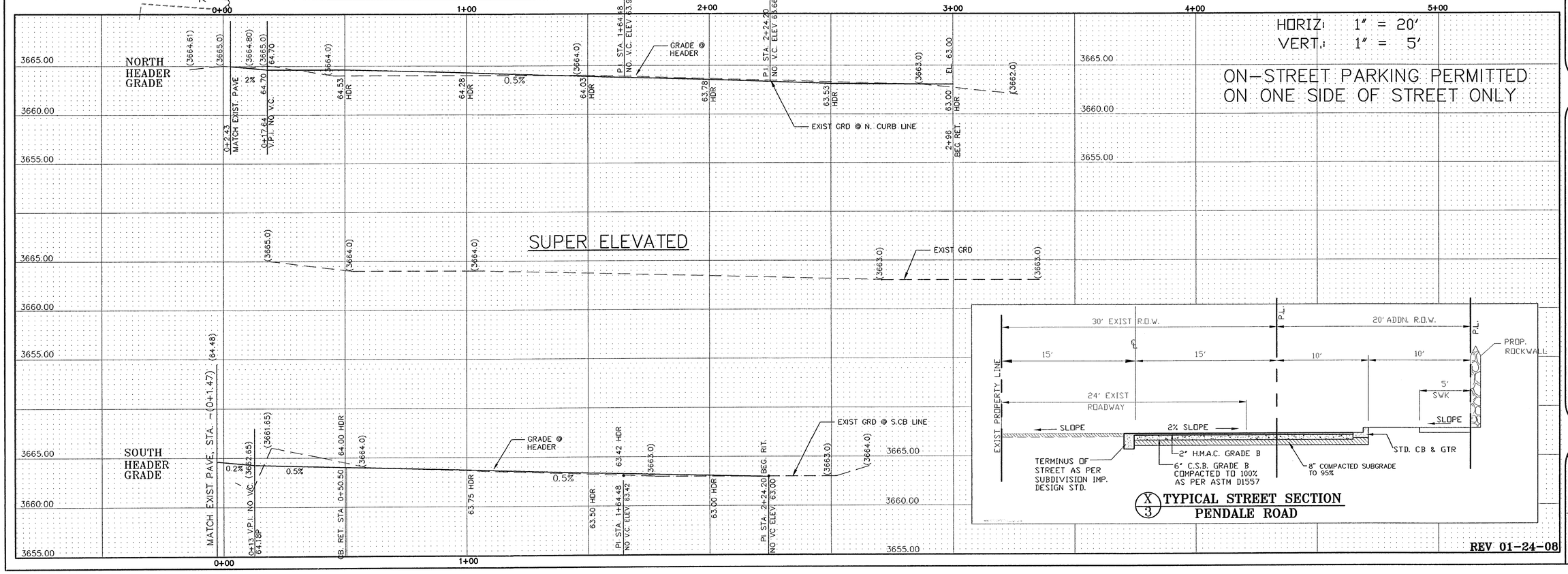


REV 01-24-08

SCALE:

DATE 09-10-07
DESIGN BY FD
DRAWN BY S.G.
CHKD. BY FD
APPD. BY FD

REFERENCES - - BENCHMARKS
S./DRAWINGS/PONCE/ PLAT

DATE	REVISIONS	BY

ENGINEERS SEAL
FERMIN DORADO
No. 52512
PROFESSIONAL ENGINEER
STATE OF TEXAS

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL, EL PASO, TEXAS 79903 (915)562-0002

PROJECT NAME
324 PENDALE ROAD
TRACT 10, BLOCK 8
YSLETA GRANT

SHEET TITLE
PLAN AND PROFILE

SHEET
3 OF 7

103090

ROCKWALL GENERAL NOTES

STONE

- STONE FOR ROCKWALLS SHALL CONSIST OF QUARRIED LIMESTONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE.
- FIELD STONE OR SALVAGED STONE FROM ROCKWALL SHALL BE USED ONLY WHERE DIRECTED BY THE ENGINEER.
- THE STONE SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER. CLEAN OF OLD MORTAR AND RIVER ROCK WILL NOT. BE ALLOWED.

MORTAR

- MORTAR FOR THE ROCKWALL SHALL CONSIST BY VOLUME OF ONE (1) PART PORTLAND CEMENT, THREE AND ONE HALE (3 1/2) PART OF CLEAN, HARD, DURABLE SAND AND ONE QUARTER (1/4) PART (MORTAR) LIME THOROUGHLY MIXED WITH WATER.
- MORTAR SHALL HAVE A CONSISTENCY SUCH THAT IT CAN BE EASILY HANDLED AND SPREAD BY TROWEL
- MORTAR SHALL BE TYPE S, ASTM SPECIFICATION C270-73. COMPRESSIVE STRENGTH=1800 p.s.i. (28 DAYS)

CONCRETE

- CONCRETE FOR ROCKWALL FOUNDATION SHALL HAVE A COMPRESSIVE STRENGTH = 3000 p.s.i. (28 DAYS)

FOUNDATION WORK

- PRIOR TO PLACING THE CONCRETE FOUNDATION, THE EXCAVATION FOR THE ROCKWALLS SHALL BE MADE TO THE PROPER SECTION, AND COMPACTED TO 95% AS PER ASTM #1557
- THE EXCAVATION AREA FOR ROCKWALL SHALL BE MOIST WHEN THE CONCRETE IS PLACED.
- REINFORCING STEEL SHALL BE PLACED CONTINUOUSLY AS SHOWN ON THE PLANS AND PROPERLY SUPPORT THROUGHOUT THE PLACEMENT OF CONCRETE.
- THE SURFACE OF THE CONCRETE SHALL NOT BE TROWELED.
- THE CONCRETE SHALL BE BE CURED TO A MINIMUM OF 48 HOURS BEFORE MORE THAN 300 POUNDS PER SQUARE FOOT OF STONE AND MORTAR IS PLACED ON THE FOUNDATION. CONTRACTOR SHALL EMBED THE FIRST FOUR INCHES OF THE FIRST LAYER INTO THE FRESH CONCRETE OF THE FOOTING.

STONE WORK

- STONE, AS FAR AS PRACTICABLE, SHALL BE SELECTED AS TO SIZE AND SHAPE IN ORDER TO SECURE FAIRLY LARGE, FLAT -SURFACE STONE WHICH MAY BE ERECTED WITH TRUE AND EVEN SURFACE FACES AND A MINIMUM OF EXPOSED MORTAR.
- ALL STONE SHALL BE THOROUGHLY CLEANED, WATER SOAKED (24 HOUR MINIMUM), HAND PLACED AND EMBEDDED IN MORTAR SO THAT NO STONE SHALL TOUCH EACH OTHER OR THE CONCRETE FOUNDATION BUT SHALL BE FIRMLY BOUND TOGETHER WITH MORTAR.
- THE FINISHED SURFACE SHALL PRESENT A NEAT, CLEAN AND WORKMANLIKE AND TRUE TO LINE OF TYPICAL SECTIONS AS SHOWN IN THE PLANS.
- THE INTERIOR OF THE ROCKWALL SHALL BE COMPLETELY FILLED WITH SPALLS AND PIECES OF THE SPECIFIED STONE, COMPLETELY EMBEDDED AND SURROUNDED BY MORTAR. WITH NO VOIDS.
- THE SPACING BETWEEN STONES SHALL BE NO MORE THAN 1 INCH.

ERECTION

- THE ERECTION OF THE ROCKWALL SHALL NOT BE MORE THAN THREE FEET IN HEIGHT FOR EVERY 24 HOUR PERIOD TO ALLOW TIME FOR THE LOWER PORTION TO BECOME SUFFICIENTLY SET. ALL STONE SHALL BE THOROUGHLY WET BEFORE BEING PLACED IN FRESH MORTAR.
- THE LAST LAYER OF ROCK PRIOR TO BREAK OF CONSTRUCTION PHASE SHALL NOT HAVE ANY MORTAR ON TOP.
- FRESH MORTAR MUST BE USED FOR CONTINUATION

EXCAVATION, BACKFILL AND COMPACTION

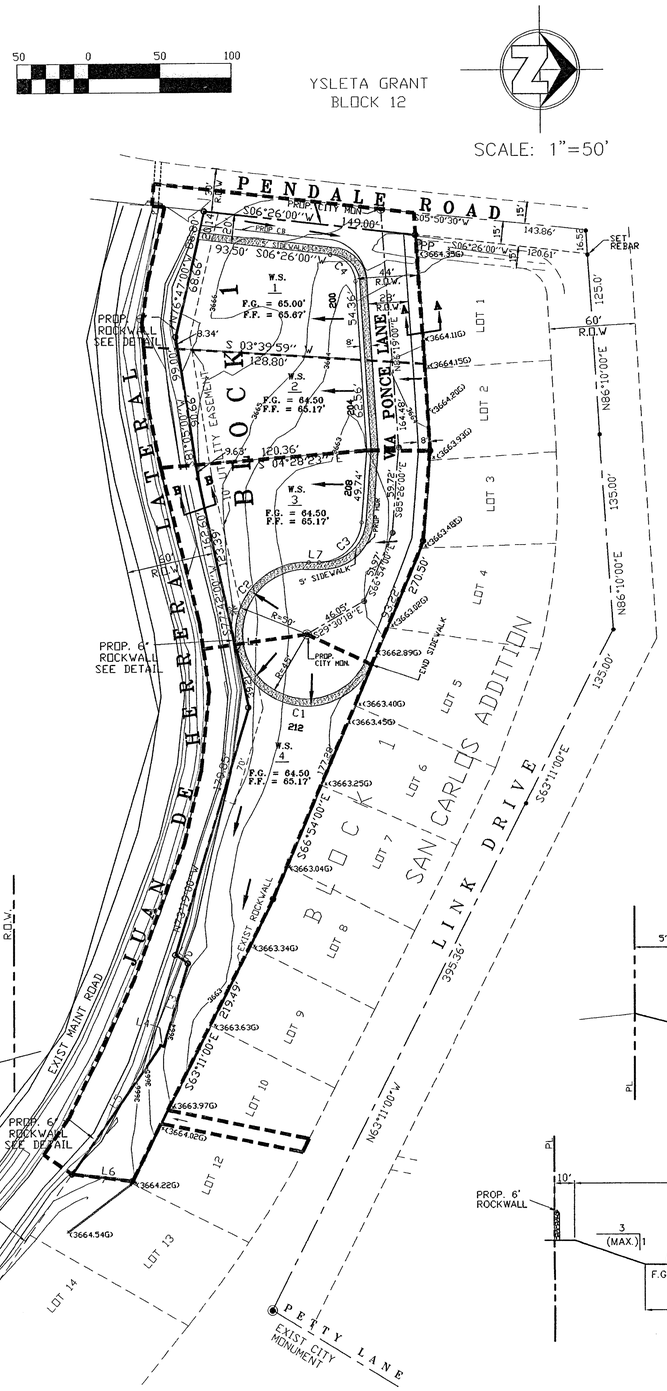
- CONTRACTOR SHALL PROVIDE ALL FILL MATERIAL NECESSARY FOR BACK FILLING AS PER ASTM D-422
- FILL MATERIAL SHALL BE COMPACTED ON 12 INCH LAYERS AFTER COMPACTION TO A DENSITY OF 90% AS PER ASTM 1557.

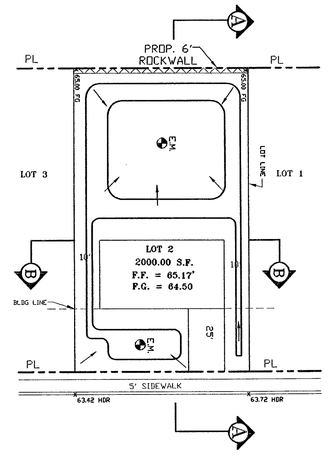
SITE

- SHALL BE KEPT CLEAN OF ALL DEBRIS AT ALL TIMES EXCESS CONSTRUCTION MATERIAL AND DEBRIS SHALL BE DISPOSED OFF THE SITE AT A LEGAL LOCATION

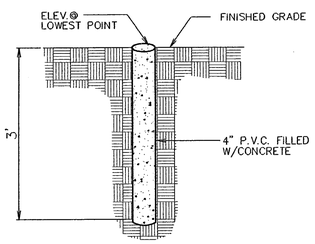
NOTES:

1. IMPROVEMENTS SHALL COMPLY WITH TAS.
2. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 EXCESSIVE PAVING CUTS, OF EL PASO MUNICIPAL CODE
3. TYPICAL LOCATION OF NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NECBU'S), SIGNAGE FIRE HYDRANTS, LIGHT POLES SHALL NOT BE PLACED IN THE SIDEWALK.
4. RETAINING WALL WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOT AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
5. COMPACTION ON FILL WILL BE 95% COMPACTION ON CUTS WILL BE 85%





PLAN VIEW



TYPICAL PERMANENT ELEVATION MARKER
(TO BE INSTALLED PRIOR TO C.O.)

PONCE ESTATES

BEING ALL OF TRACT 10, BLOCK 8,
YSLETA GRANT SURVEY
AND LOT 11, BLOCK 1,
SAN CARLOS ADDITION
CITY OF EL PASO,
COUNTY OF EL PASO, TEXAS
CONTAINING 1.486 ACRES

DRAINAGE CALCULATIONS OF LOT 2

Q_{100} = AIC
A = 0.3131 AC
I = 4/12
C = .60
Q_{100} = 0.3131 x 4/12 x .60 = 0.063 ac-ft
Q_5 = 0.3131 x 0.012 = 0.004 ac-ft
Q_t = 0.063 + 0.004 = 0.067 ac-ft

FLOOD ZONE:

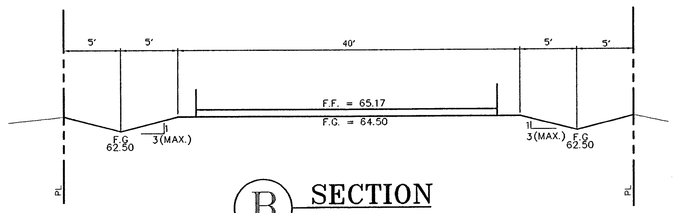
SITE IS LOCATED ON FLOOD ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480214 0048 C FEBRUARY 16, 2006

BENCHMARK:

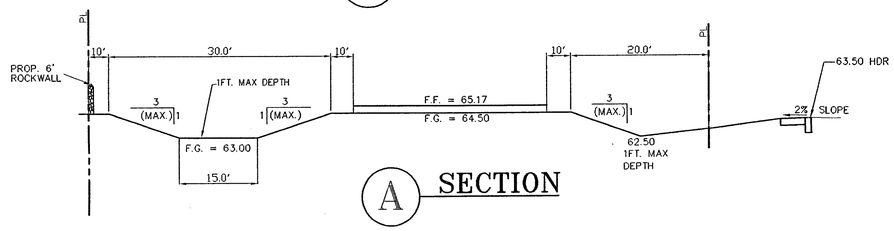
EXISTING CITY MON.
AT CENTERLINE INTERSECTION
OF LINK DR. & PETTY LANE
ELEV. 3663.75

NOTE:

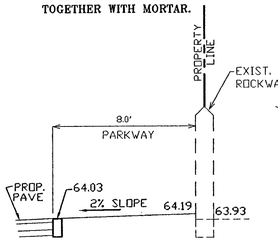
1. PERMANENT ELEVATION MARKER SHALL BE BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAIN TO ENSURE THE EFFECTIVENESS OF ON SITE PONDING ON ALL RESIDENDIAL LOTS.
2. PERMANENT ELEVATION MARKER SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE DEPUTY DIRECTOR FOR ENGINEERING.
3. BUILDABLE AREA SHALL BE NO MORE THAN 50% OF TOTAL LOT AREA



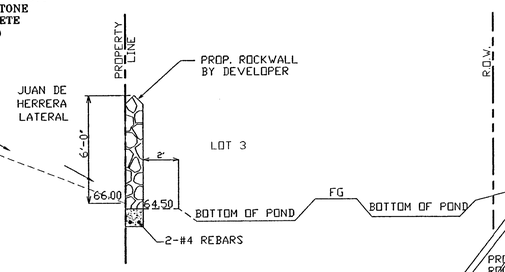
B SECTION



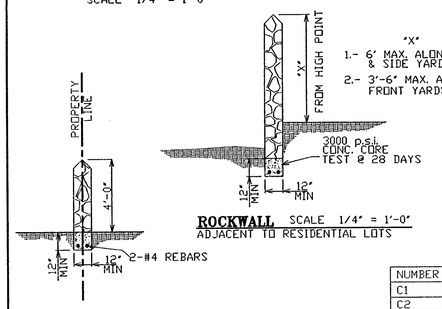
A SECTION



SECTION A-A
SCALE 1/4" = 1'-0"



SECTION B-B
SCALE 1/4" = 1'-0"



"X"
1.- 6' MAX. ALONG REAR & SIDE YARDS
2.- 3'-6' MAX. ALONG FRONT YARDS

ROCKWALL SCALE 1/4" = 1'-0"
ADJACENT TO RESIDENTIAL LOTS

BETWEEN LOTS
SCALE 1/4" = 1'-0"

NUMBER	DIRECTION	DISTANCE
L1	S 10°28'39" E	1.00'
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L7	NORTH	7.28'
L8	N81°05'00"E	3.75'

NUMBER	DELTA	CHORD DIRECTION'	TANGENT'	RADIUS'	LENGTH'	CHORD LENGTH'
C1	140°54'44"	N 05°33'55" E	140.85	50.00	122.97	94.24
C2	105°46'19"	S 51°05'34" E	66.08	50.00	92.30	79.74
C3	85°26'00"	S 42°43'00" E	27.70	30.00	44.73	40.70
C4	79°53'00"	S 46°22'30" W	16.75	20.00	27.88	25.68

RESIDENTIAL ON-SITE PONDING CALCULATIONS

WATER SHED NO.	LOT NO. (REF. ONLY)	LOT AREA (SF)	BUILDABLE AREA (SF) (50% OF AREA)	WATERSHED AREA (ACRES)	RAINFALL (INCHES)	RUN-OFF COEFFICIENT	TOTAL RUN-OFF (ACRE-FEET)	10 YEAR SILT CAPACITY (ACRE_FEET)	TOTAL REQUIRED CAPACITY (ACRE_FEET)	TOTAL AVAILABLE CAPACITY (ACRE_FEET)	PEAK INFLOW (CFS)	FREEBOARD INCLUDES SUBMERSIBLE ACRE (FEET)	BOTTOM ELEVATION (FEET)	HIGHWATER SURFACE ELEVATION (FEET)	TOP ELEVATION (FEET)
1	1	8,795.00	4,367.50	0.4651	4	0.60	0.0930	0.006	0.099	0.174	0.30	0.350	3663.00	3664.00	3664.35
2	2	8,857.00	4,428.50	0.3131	4	0.60	0.0626	0.004	0.067	0.118	0.30	0.350	3662.50	3663.50	3663.85
3	3	8,770.00	4,385.00	0.4838	4	0.60	0.0968	0.005	0.102	0.182	0.30	0.350	3662.00	3663.00	3663.35
4	4	16,778.00	4,389.00	0.6786	4	0.60	0.1357	0.008	0.144	0.254	0.30	0.350	3662.00	3663.00	3663.35

ROCKWALL DETAILS

REV 01-24-08

SCALE:
REFERENCES - - BENCHMARKS
S./DRAWINGS/PENDALE/PENDALE-

DATE	REVISIONS	BY

DATE 08/24/07
DESIGN BY SG
DRAWN BY FD
CHKD. BY FD
APPD. BY FD

ENGINEERS SEAL
FERNAN DURADO
37512
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

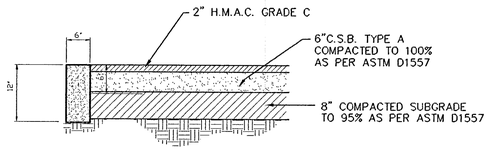
DURADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E YANDELL EL PASO, TEXAS 79903 (915)562-0032

PROJECT NAME
PONCE ESTATES

SHEET TITLE
LOT GRADING AND DRAINAGE PLAN

SHEET 4 OF 7

103090

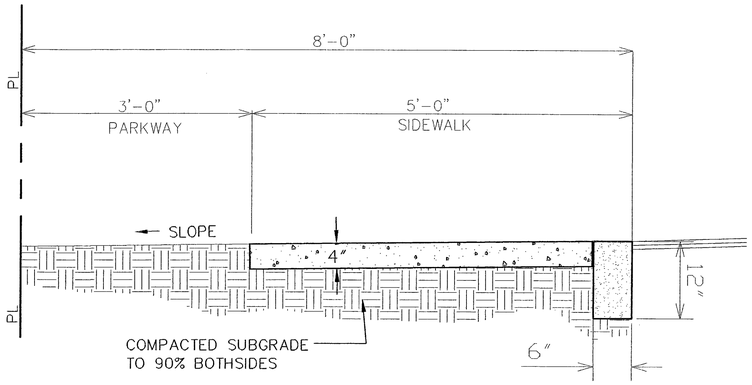


6" HEADER AND ASPHALT

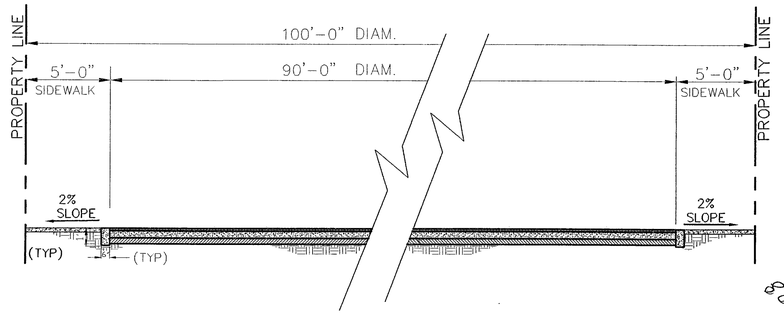
SC: 3/4" = 1'-0"

NOTES:

1. ALL CONCRETE TO BE 3000 P.S.I. MIN. @ 28 DAYS
2. DUMMY JOINT REQUIRED AT 18' O.C. FOR HEADERS & GUTTER AND 5' O.C. FOR SIDEWALKS.
3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS SHALL BE PACKED WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.



6" HEADER WITH SIDEWALK SECTION

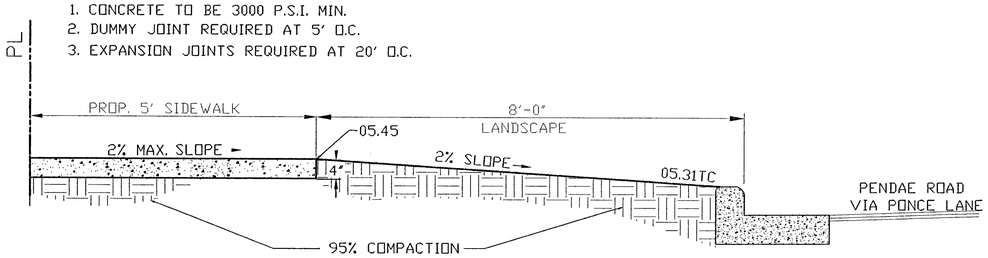


TYPICAL CUL-DE-SAC SECTION VIA PONCE LANE

Sc.: 1/4"=1'-0"

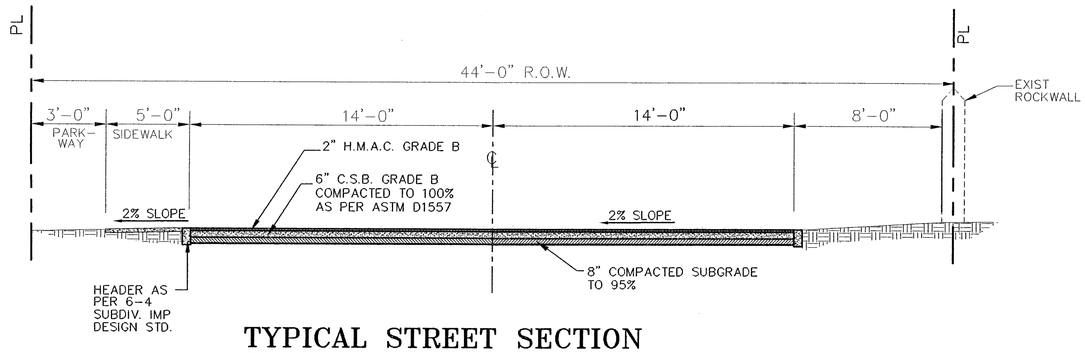
NOTES:

1. CONCRETE TO BE 3000 P.S.I. MIN.
2. DUMMY JOINT REQUIRED AT 5' O.C.
3. EXPANSION JOINTS REQUIRED AT 20' O.C.



CURB & GUTTER WITH SIDEWALK SECTION

SC: 3/4" = 1'-0"



TYPICAL STREET SECTION VIA PONCE LANE

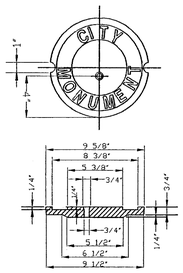
Sc.: 1/4"=1'-0"

NO FORMS REQUIRED, CONCRETE TO BE POURED IN PLACE. 3000 P.S.I. CONCRETE.

OUTSIDE RADIUS OF STARS = 3/4" INSIDE

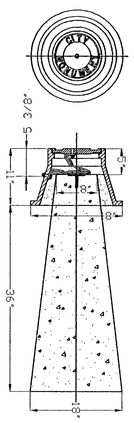
INSIDE RADIUS OF STARS = 3/16"

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



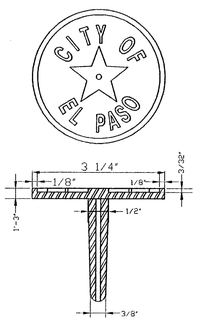
BOX COVER

SCALE: 3" = 1'



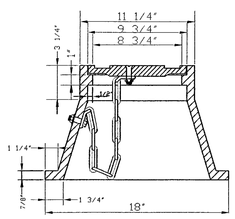
SECTION VIEW

SCALE: 1 1/2" = 1'



CITY MONUMENT

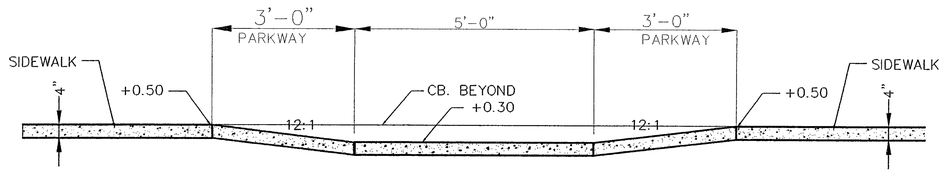
SCALE: 1" = 1'



MONUMENT BOX

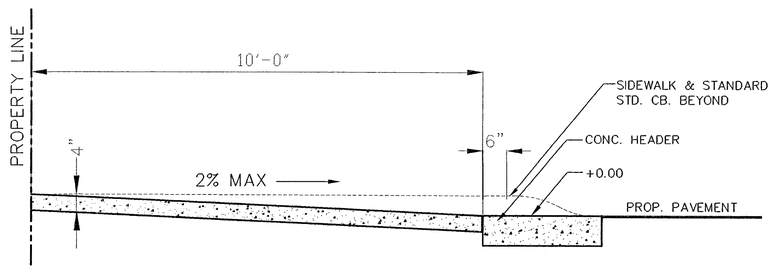
SCALE: 3" = 1'

CITY SURVEY MONUMENT



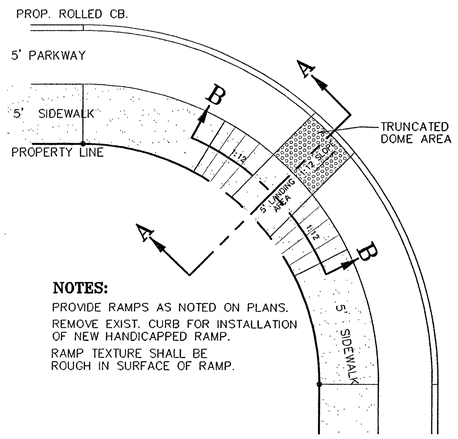
SECTION B – B

WHEEL CHAIR RAMP DETAIL SCALE: 1/2"=1'-0"



SECTION A – A

WHEEL CHAIR RAMP DETAIL SCALE: 1/2"=1'-0"



NOTES:

PROVIDE RAMPS AS NOTED ON PLANS.

REMOVE EXIST. CURB FOR INSTALLATION OF NEW HANDICAPPED RAMP.

RAMP TEXTURE SHALL BE ROUGH IN SURFACE OF RAMP.

WHEEL CHAIR RAMP PLAN

SCALE: 1/4"=1'-0"

HANDICAPPED RAMP

REV 01-24-08

REV. 07/14/06

SCALE:

DATE 07-14-06
DESIGN BY FD
DRAWN BY S.G.
CHKD. BY FD
APPD. BY FD

DATE	REVISIONS	BY

ENGINEER'S SEAL

REFERENCES – BENCHMARKS

D:/SAN_ANGELINO/PLAT

DORADO ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

277 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002

PROJECT NAME

PONCE ESTATES

SHEET TITLE

DETAILS

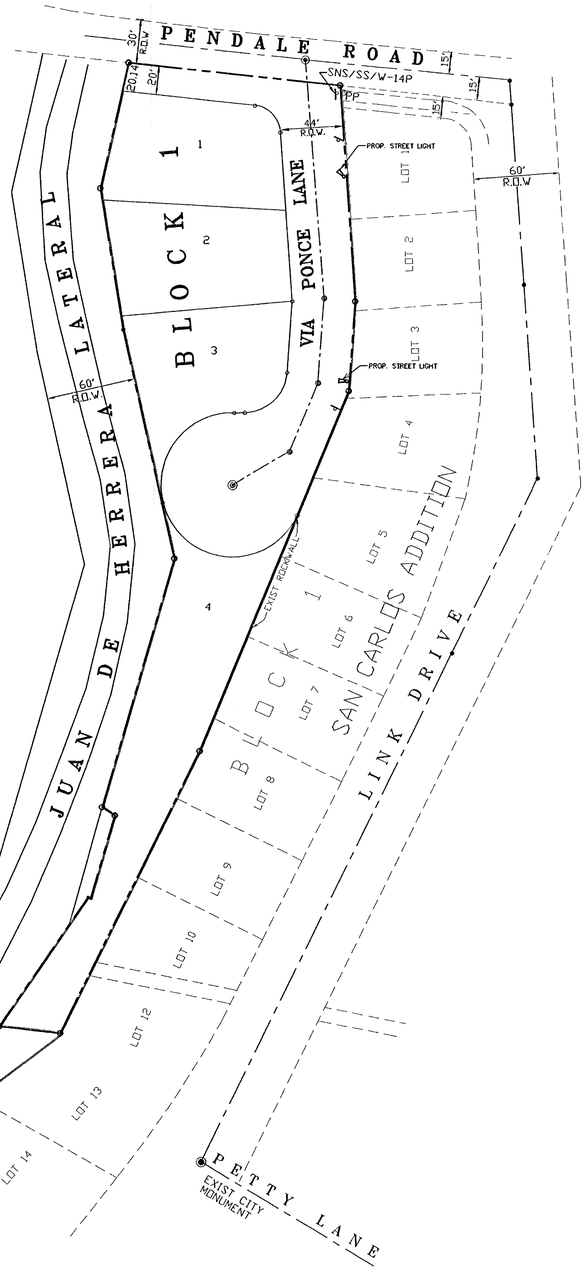
SHEET 5 OF 7

103090

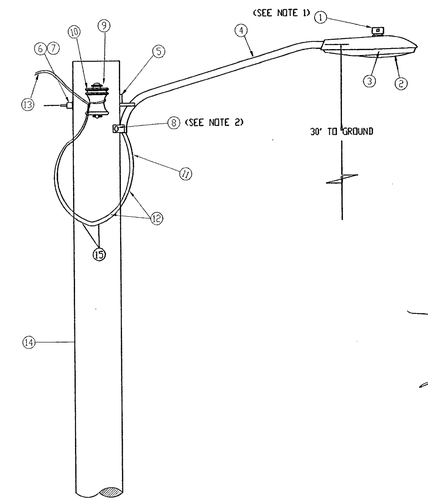
PONCE ESTATES

BEING ALL OF TRACT 10, BLOCK 8,
YSLETA GRANT SURVEY
AND LOT 11, BLOCK 1,
SAN CARLOS ADDITION
CITY OF EL PASO,
COUNTY OF EL PASO, TEXAS
CONTAINING 1.486 ACRES

SCALE: 1"=50'



ITEM NO.	DESCRIPTION	STOCK/DSU NO.	QTY.	C/U CODE	MACRO CODE
1	PHOTOCELL, 240V - SEE NOTE 1	21-225	1		
2	LUMINAIRE-HPS,CUT OFF, 240V 100W	21-335	1		
	OR 150W	21-340	1		
3	LAMP-HPS, 100W -9,500 LUMEN	21-085	1		
	OR 150W- 16,000 LUMEN	21-090	1		L100WCSL OR L1500WCSL
4	LUMINAIRE SUPPORT -6' X 1 1/4"	21-200	1		
5	MACHINE BOLT, 5/8" X 10"	02-460	2		
6	SQUARE GALV. WASER, 2 1/4" X 2 1/4"	02-760	1		
7	COIL SPRING WASHER, 5/8"	02-786	1		
8	LAG BOLT, 3/8" X 3"	02-343	2		
9	CLEVIS SECONDARY	07-550	1		
10	INSULATOR, SPOOL 3"	06-150	1		
11	CABLE, #10.2 CONDUCTOR, 600V UF	13-600	8'		
12	H- TAP CONNECTOR	04-951	2		
13	# 6 DUPLEX	11-206	AS REQ	L6D	
14	POLE, 35 FT. - CLASS 4	09-035	1	L354	



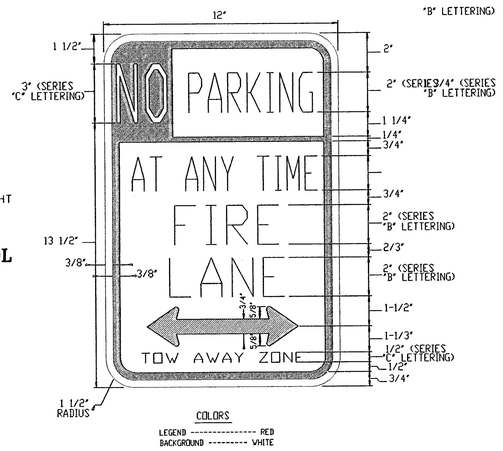
RESIDENTIAL STREET LIGHT WOOD POLE

LEGEND

PROPOSED STREET LIGHT

TRAFFIC SIGN

INSTALL TRAFFIC CONTROL DEVICE AS SHOWN



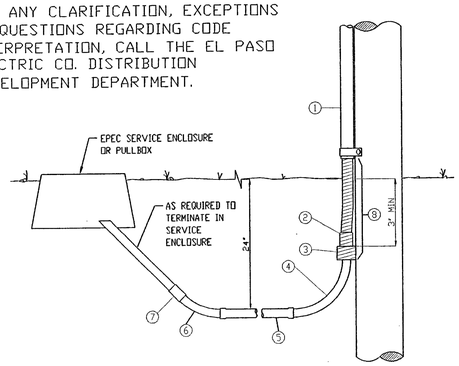
FIRE LANE SIGNAGE

NOTES:

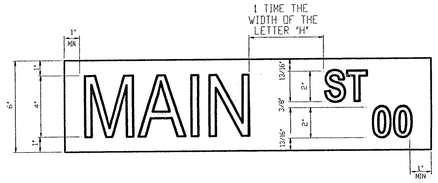
1. MOUNT SO THAT CONTROL FACES NORTH
2. ITEM 17 SHALL NOT BE SPLICED INSIDE ITEM 14

DESIGN NOTES

1. INSTALLATION SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS AND THE CITY OF EL PASO SUBDIVISION STANDARDS
2. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING CODE INTERPRETATION, CALL THE EL PASO ELECTRIC CO. DISTRIBUTION DEVELOPMENT DEPARTMENT.

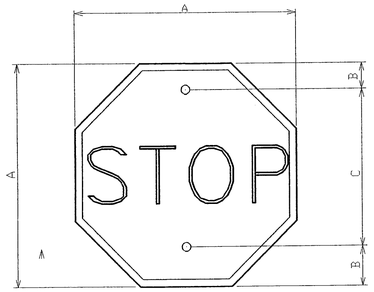


RESIDENTIAL STREET LIGHT WOOD POLE



SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE & SERIES
6' LOCAL STREETS	24"	4" B,C,D SERIES	2" C SERIES
	30"	4" B,C,D SERIES	2" C SERIES
	36"	4" A,B,C,D SERIES	2" C SERIES

6" STREET NAME SIGN



R1-1

STOP SIGN

3/8" HOLE DIA.

A	B	C
24	3	18
30	3	24
36	3	30

REV 01-24-08

SCALE:

DATE 07/06/06
DESIGN BY FD
DRAWN BY S.G.
CHKD. BY FD
APPD. BY FD

REFERENCES - BENCHMARKS
S:/DRAWINGS/PENDALE/PENDALE-

DATE	REVISIONS	BY

ENGINEERS SEAL
JAMES D. FERWIN JR. 92512 TEXAS REGISTERED PROFESSIONAL ENGINEER

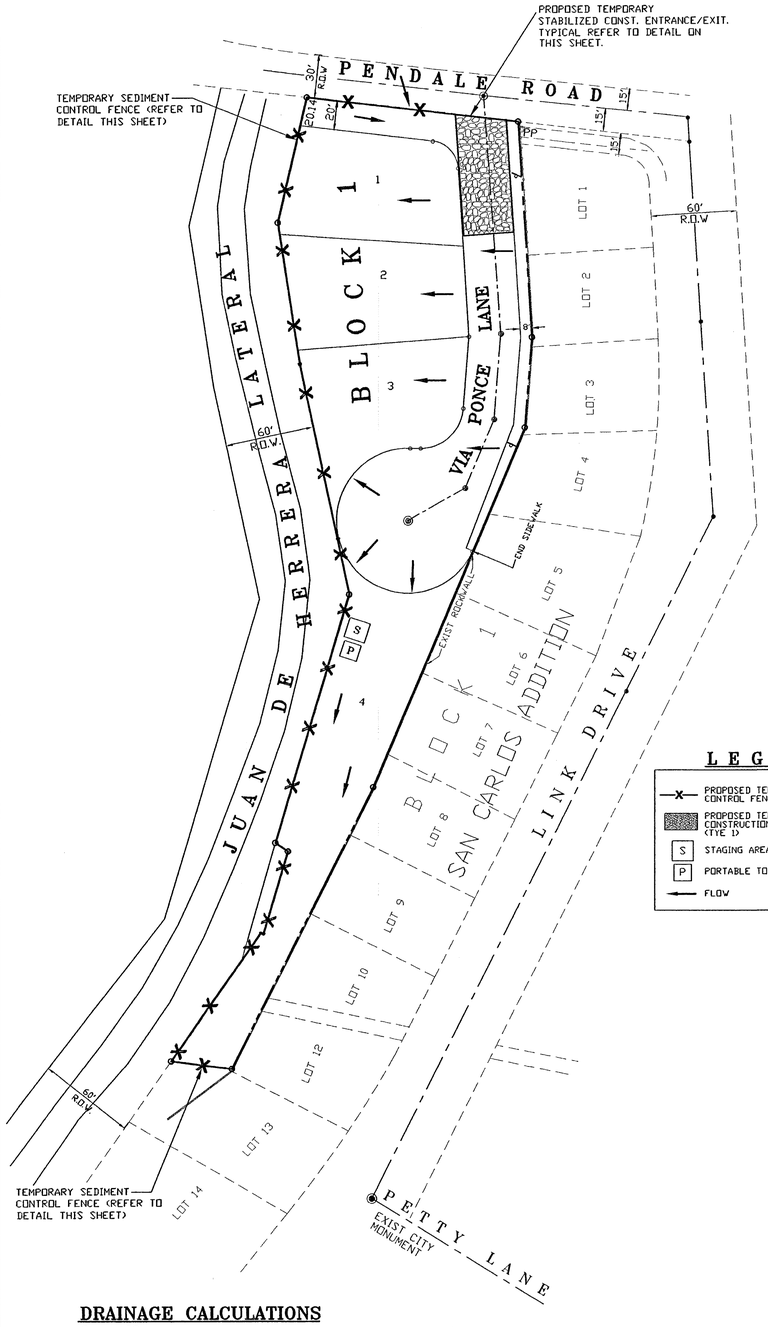
DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E YANDELL EL PASO, TEXAS 79903 (915)562-0002

PROJECT NAME
PONCE ESTATES

SHEET TITLE
ILLUMINATION PLAN

SHEET 6 OF 7

103090



GENERAL NOTES

1. SOIL USED IN BERM CONSTRUCTION SHALL BE MACHINE COMPACTED
2. SIDE SLOPES WITHIN THE SAFETY CLEAR ZONE OF A ROADWAY SHALL BE 6:1 OR FLATTER.
3. THE ENGINEER RESERVES THE RIGHT TO MODIFY THE DIMENSIONS SHOWN FOR THE BERM DEPENDENT ON RUNOFF VOLUME CHARACTERISTICS.

SCALE: 1"=50'

50 0 50 100

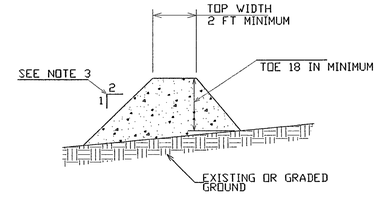
BERM USAGE GUIDELINES

A BERM MAY BE USED TO INTERCEPT RUNOFF AND DIVERT IT AROUND UNSTABILIZED AREAS OR TO DIVERT SEDIMENT LADEN RUNOFF TO AN EROSION CONTROL DEVICE (SEDIMENT BASIN OR TRAP, ROCK FILTER DAM, ETC.).

THE DRAINAGE AREA CONTRIBUTING RUNOFF TO A BERM SHOULD NOT EXCEED 5 ACRES. THE SPACING OF BERMS SHOULD BE AS FOLLOWS:

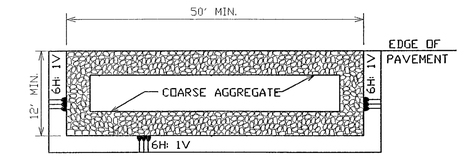
SLOPE OF DISTURBED AREAS ABOVE BERMS	GREATER THAN 10%	5 - 10%	LESS THAN 5%
	100'	200'	300'

INTERCEPTED RUNOFF FLOWING ALONG A BERM SHOULD OUTLET TO A STABILIZED AREA (VEGETATION, ROCK, ETC.).

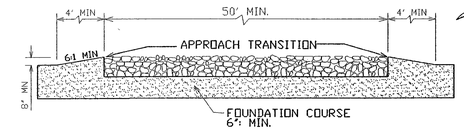


TYPICAL BERM CONSTRUCTION

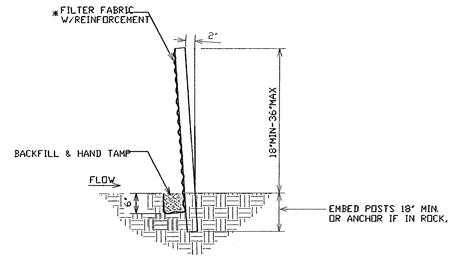
SCALE: N.T.S



PLAN



PROFILE



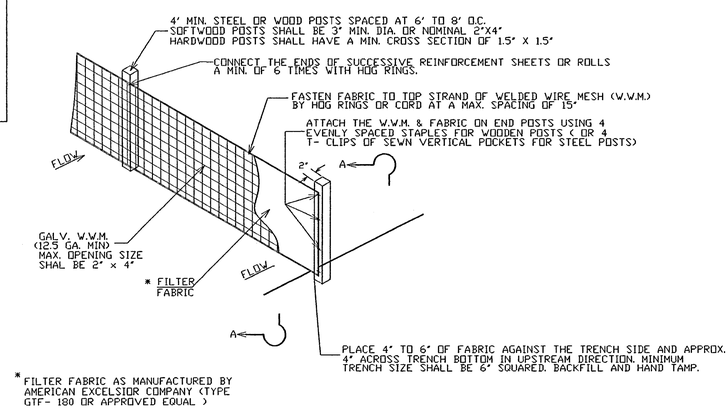
SECTION

GENERAL NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

LEGEND

- PROPOSED TEMPORARY SEDIMENT CONTROL FENCE
- PROPOSED TEMPORARY STABILIZED CONSTRUCTION ENTRANCE /EXIT (TYE 1)
- S STAGING AREA
- P PORTABLE TOILETS
- FLOW



* FILTER FABRIC AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY (TYPE GTF- 180 OR APPROVED EQUAL)

TEMPORARY SEDIMENT CONTROL FENCE

GENERAL NOTES:

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS. BUT NOT LESS THAN FIFTY (50) FEET.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 2-INCH TO 3-INCH.
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COARSE 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 GUIDELINES SHOWN HEREIN ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

DRAINAGE CALCULATIONS

Q_{50} = AIC
A = 2.03 AC
I = 3.5
C = .60
Q_{50} = 2.03 x 3.5 x .60 = 4.26 C.F.S

SEDIMENT CONTROL FENCE USAGE GUIDELINES

1. A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.
2. SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 0.22 CFS/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.
3. SEDIMENT CONTROL FENCES AT RIGHT-OF-WAY SHALL BE PLACED SO AS NOT TO BLOCK ANY EXISTING DRIVEWAYS.

SWPPP GENERAL NOTES:

1. PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
2. THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL NECESSARY REGULATORY FORMS AND APPLICATIONS. AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO: NOI, NOT SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TCEQ.
4. ALLOWABLE STORM WATER AND NON- STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.0900 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF , BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIRE FIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
5. REFER TO GRADING & DRAINAGE PLAN SHEET 4, FOR DETAILED INFORMATION ON WATERSHED AREAS. DRAINAGE PATTERNS AND RUNOFF QUANTITIES (Q).
6. THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS: CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION: ASPHALT LOADING/UNLOADING AREAS: CONCRETE LOADING/UNLOADING AREAS: AND, ALL UNDISTURBED AREAS.
7. THE FOLLOWING 15 A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT: CONCRETE: GLUE/ADHESIVE PAINTS: CURING COMPOUNDS: WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING: HYDRAULIC OIL/FLUIDS: GASOLINE: DIESEL FUEL: KEROSENE: ANTIFREEZE / COOLANT: AND EROSION.

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

SCALE:

REFERENCES -- BENCHMARKS
S:/DRAWINGS/PENDALE/PENDALE

DATE	REVISIONS	BY

DATE 07/06/06
DESIGN BY FD
DRAWN BY S.G.
CHKD. BY FD
APPD. BY FD

ENGINEER'S SEAL
FERMIN DORADO
37512
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E YANDELL EL PASO, TEXAS 79903 (915)562-0002

PROJECT NAME
PONCE ESTATES

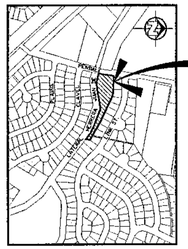
SHEET TITLE
EROSION CONTROL PLAN S.W.P.P.P.

SHEET
7 OF 7

REV 01-24-08

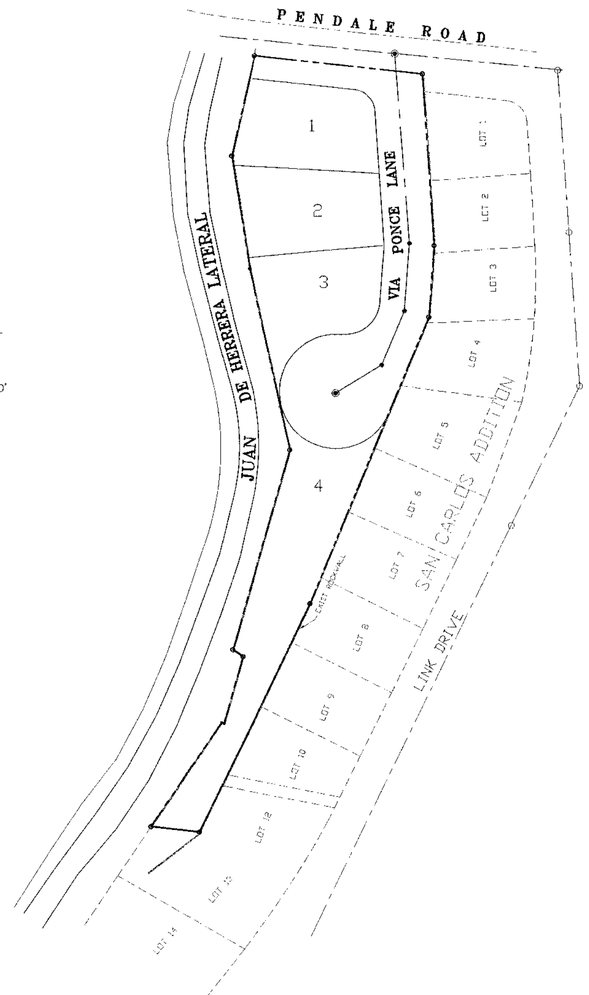
103090

PONCE ESTATES



PONCE ESTATES

LOCATION MAP
SC: 1" = 600'



SCALE: 1"=50'

INDEX OF SHEETS

COVER SHEET 1
FINAL PLAT 2
PLAN AND PROFILE 3
LOT GRADING AND DRAINAGE PLAN 4
DETAILS 5
ILLUMINATION PLAN 6
EROSION CONTROL PLAN (S.W.P.P.P.) 7

STATE OF TEXAS
FERMIN DORADO
97212
REGISTERED
PROFESSIONAL ENGINEER
2/14/08

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY _____ DATE 2/15/2008

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL EL PASO, TEXAS 79903 (915)562-0002

PONCE ESTATES 01.25.08