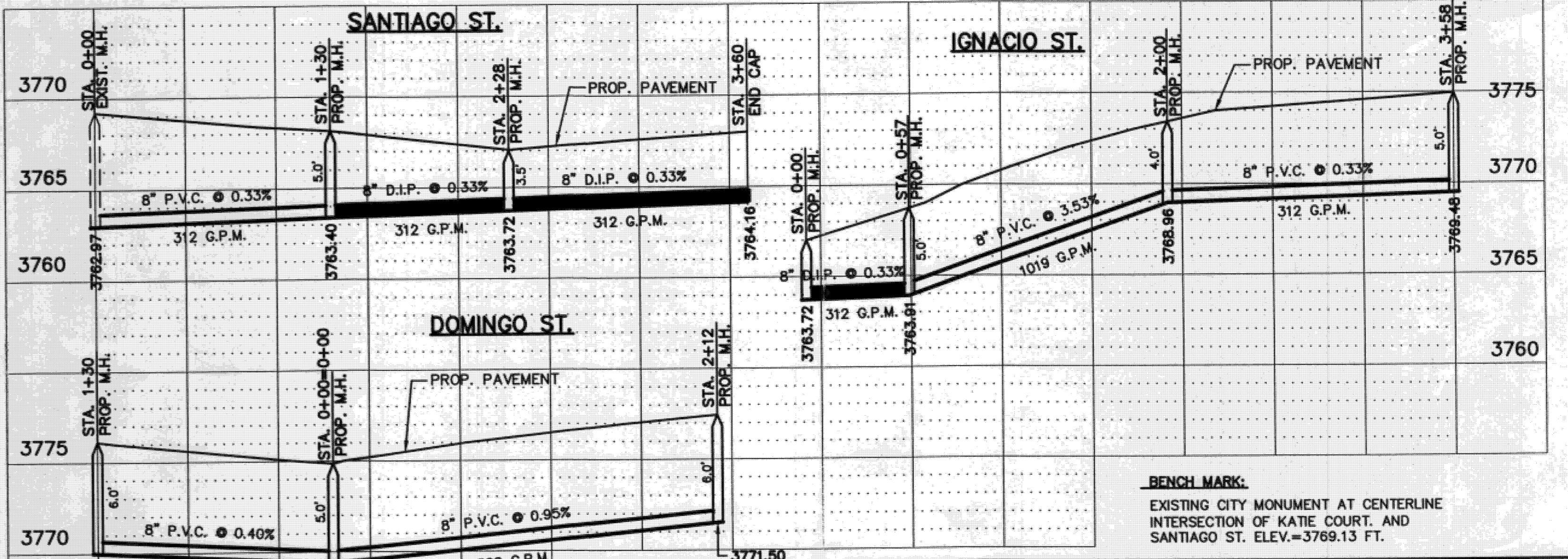
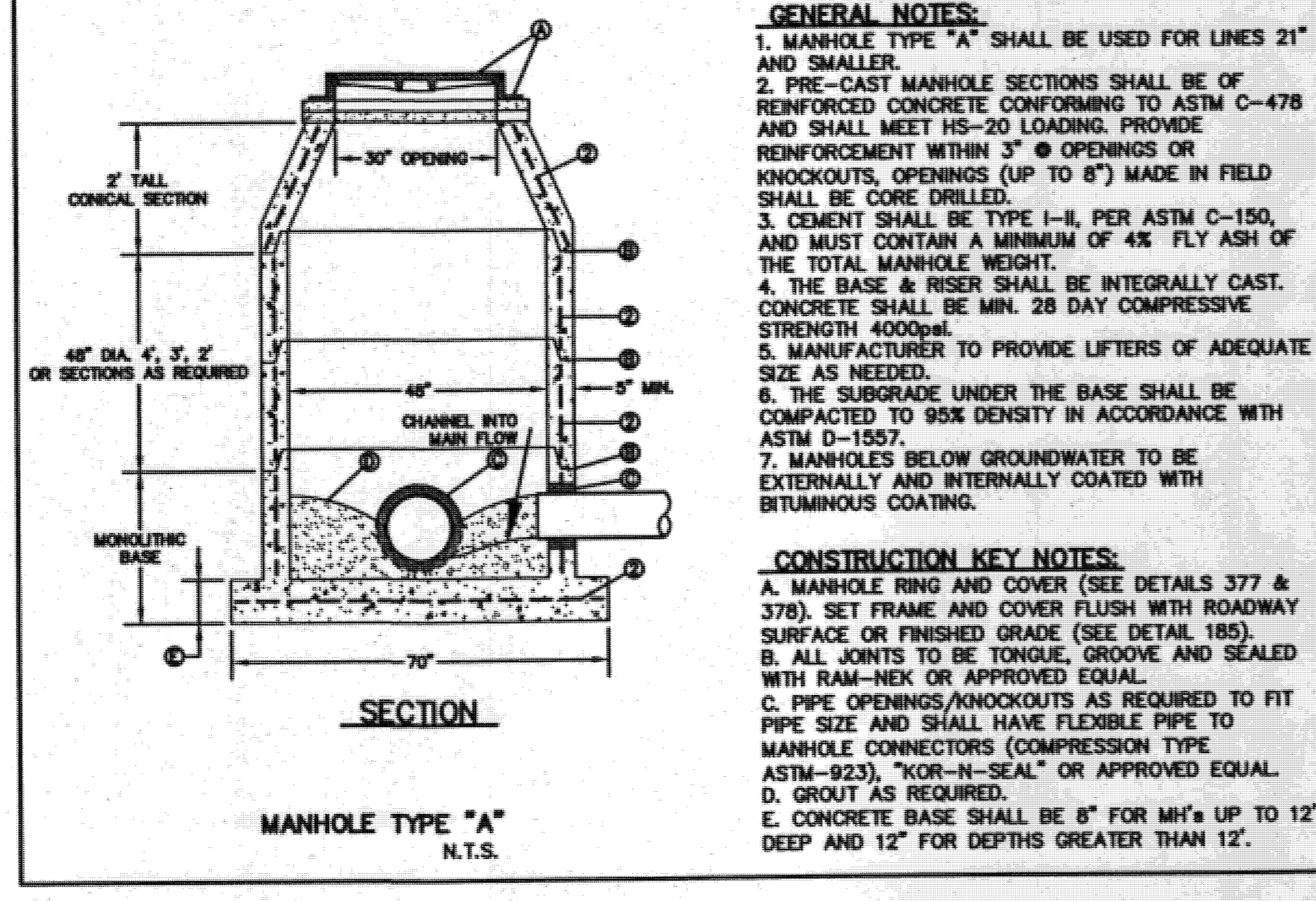
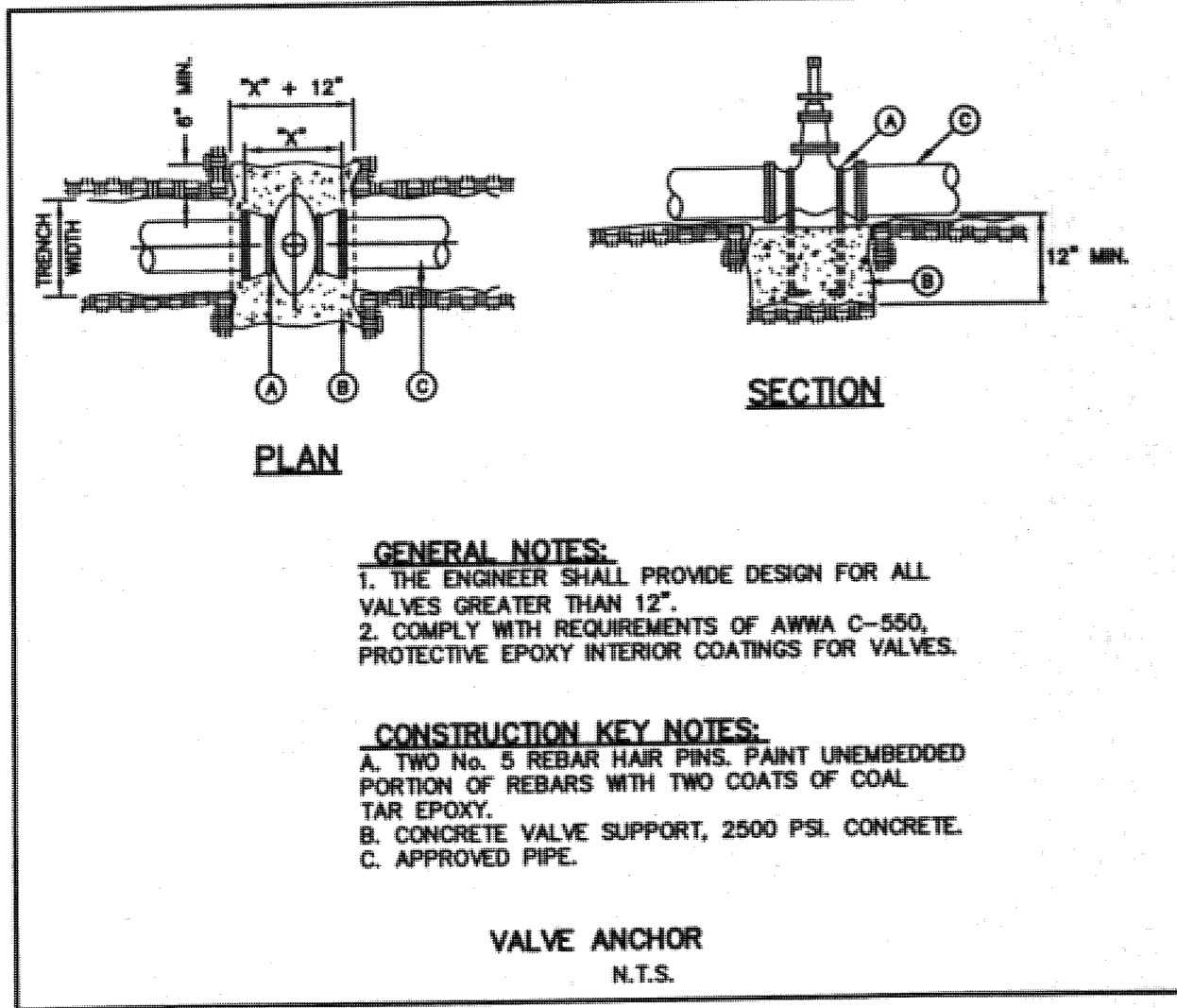
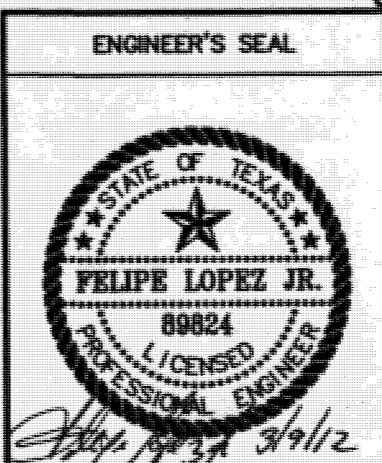


STREET NAMES	LENGTH, SIZE AND TYPE OF PIPE
DOMINGO ST.	INST. 345 FT. OF 6" P.V.C. PIPE (CLASS 305)
IGNACIO ST.	INST. 323 FT. OF 8" P.V.C. PIPE (CLASS 305)



- WATER NOTES:**
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA, BEFORE EXCAVATION.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
 - ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE. SEE DETAIL THIS SHEET.
 - P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - WATER & SANITARY SEWER MAIN SEPARATION REQUIREMENTS. SHALL COMPLY WITH "T.C.E.Q." MINIMUM VERTICAL SEPARATION REQUIREMENTS. (REFER TO SPECIFICATIONS.)

- SEWER NOTES:**
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE MANHOLE ADAPTER WHERE P.V.C. PIPE CONNECTS TO MANHOLE.
 - P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.



REVISIONS	DATE	REVISOR
POND / R.O.W. / STREET GRADE	02/20/12	T.M.
WATER LINE RELOCATION	03/01/12	T.M.
DETAIL, 45° BENDS	03/09/12	T.M.

EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD

SANTIAGO COURT UNIT TWO
WATER & SANITARY SEWER SYSTEM

SCALE: HORZ: 1"=50'
VERT: 1"=5'

DRAWN BY: B.S.
JOB NO.: 11-5083/11-9054
DATE: 08/03/11

CHECKED BY: J.H.
DESIGNED BY: J.H.

PAGE 1 OF 1

- GENERAL NOTES:**
- THE EXISTING TOPOGRAPHIC/BOUNDARY INFORMATION ON THIS DRAWING WAS PROVIDED BY CAD CONSULTING CO. THE PROJECT CIVIL ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.
 - THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL SCHEDULE AND PERFORM HIS WORK SO AS TO INSURE THE SAFE AND SUFFICIENT PASSAGE OF STORMWATER RUNOFF DURING THE COURSE OF HIS OPERATIONS.
 - ALL REQUIRED LABOR, TOOLS, EQUIPMENT, AND SUPERVISION SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO OWNER.
 - THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE OWNER, ALL AFFECTED UTILITY COMPANIES, AND ALL OTHER ENTITIES HAVING JURISDICTION OVER THE PROJECT.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES NOTED SHALL BE REPORTED IMMEDIATELY TO THE PROJECT CIVIL ENGINEER. OTHERWISE, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL CURRENT, APPLICABLE SAFETY CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS.
 - WARNING:** BEFORE EXCAVATING, CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITY LINES. CONTRACTOR SHALL REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL WATER CONSTRUCTION SITE AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM - ONCE IN THE MORNING AND ONCE IN THE AFTERNOON. THIS SHALL ALSO BE DONE ON WEEKENDS AND HOLIDAYS.
 - CONTRACTOR SHALL PREVENT THE EROSION OF SILT, SEDIMENT, AND DEBRIS FROM THE CONSTRUCTION SITE ONTO ADJACENT PROPERTIES AND STREETS. THIS MAY BE ACCOMPLISHED BY ERECTING EARTHEN BERMS AND/OR SILT FENCES, AND CONSTRUCTING A TYPE I CONSTRUCTION EXIT. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION.
 - ALL GRADING WORK SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA AND ITS VICINITY. ANY DAMAGES RESULTING FROM CONTRACTOR'S WORK SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR BETTER BY CONTRACTOR, AT NO COST TO OWNER.
 - CONTRACTOR SHALL INSURE THAT THE SLOPE WITHIN ALL WHEELCHAIR ACCESSIBLE PARKING STALLS AND AISLES DOES NOT EXCEED 2% IN ANY DIRECTION.
 - FILL MATERIALS FOR SITE GRADING AND BACKFILL WILL CONFORM TO THE SPECIFIED REQUIREMENTS IN THE PROJECT GEOTECHNICAL RECOMMENDATIONS. IN THE ABSENCE OF GEOTECHNICAL RECOMMENDATIONS, FILL MATERIAL MAY CONSIST OF ON-SITE AND/OR IMPORTED MATERIALS IN COMPLIANCE WITH THE FOLLOWING:
 - FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 4 INCHES IN GREATEST DIMENSION;
 - FILL MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM D2487. SOILS CLASSIFIED AS SW, GP, CC, OM, GC, GM, GP-GC, SW-SP, SC-SM, SC-SM, SP-SM, SP-SC ARE CONSIDERED SATISFACTORY; SOILS WITH A PLASTICITY INDEX OF GREATER THAN 12 OR IF CLASSIFIED AS PT, OL, OH, ML, CL OR CH SHALL BE CONSIDERED UNSATISFACTORY.
 - THE SURFACE ON WHICH FILL MATERIAL IS TO BE PLACED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, WATERED TO ADD THE AMOUNT OF MOISTURE REQUIRED FOR OPTIMUM COMPACTION, AND THEN COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
 - FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED DEPTH, WITH MOISTURE CONTENT ± 1 PLUS OR MINUS 2 PERCENT OF OPTIMUM. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557.
 - CONTRACTOR TO INSTALL ALL TRAFFIC CONTROL DEVICES DURING THE CONSTRUCTION OF THE NEW DRIVEWAY PER THE CURRENT MUTCD STANDARD APPLICABLE FOR SHOULDER WORK.
 - RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08 OF THE EL PASO MUNICIPAL CODE REGARDING EXCAVATIONS ON PUBLIC R.O.W.
 - 85% COMPACTION REQUIRED ON CUTS AND 95% COMPACTION ON FILLS. 95% COMPACTION REQUIRED FOR STRUCTURES PER ASTM D-1557.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER, OR ITS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING OF MATERIALS.
 - ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBINS, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
 - DEVELOPER SHALL COMPLY WITH ADA REQUIREMENTS FOR THE SUBDIVISION IMPROVEMENTS.
 - DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ACCESSIBLE RAMPS, AND ALL ROCK RETAINING WALLS, EQUAL TO OR HIGHER THAN 4 FT.

WARNING!!! BEFORE YOU DIG

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

SOUTHERN UNION GAS CO.
4700 POLLARD ST.
EL PASO, TEXAS 79930
ARMANDO REZA, 680-7243

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

SOUTHWESTERN BELL TELEPHONE
11000 PELLERANO DR.
EL PASO, TEXAS 79935
MR. JOE GRANADOS
(915) 568-9440

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

TEXAS EXCAVATION SAFETY SYSTEM
ANYWHERE IN TEXAS
1-800-344-5377

FLOOD ZONE
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480212 0125 B THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X" DATED SEPT 4, 1991.

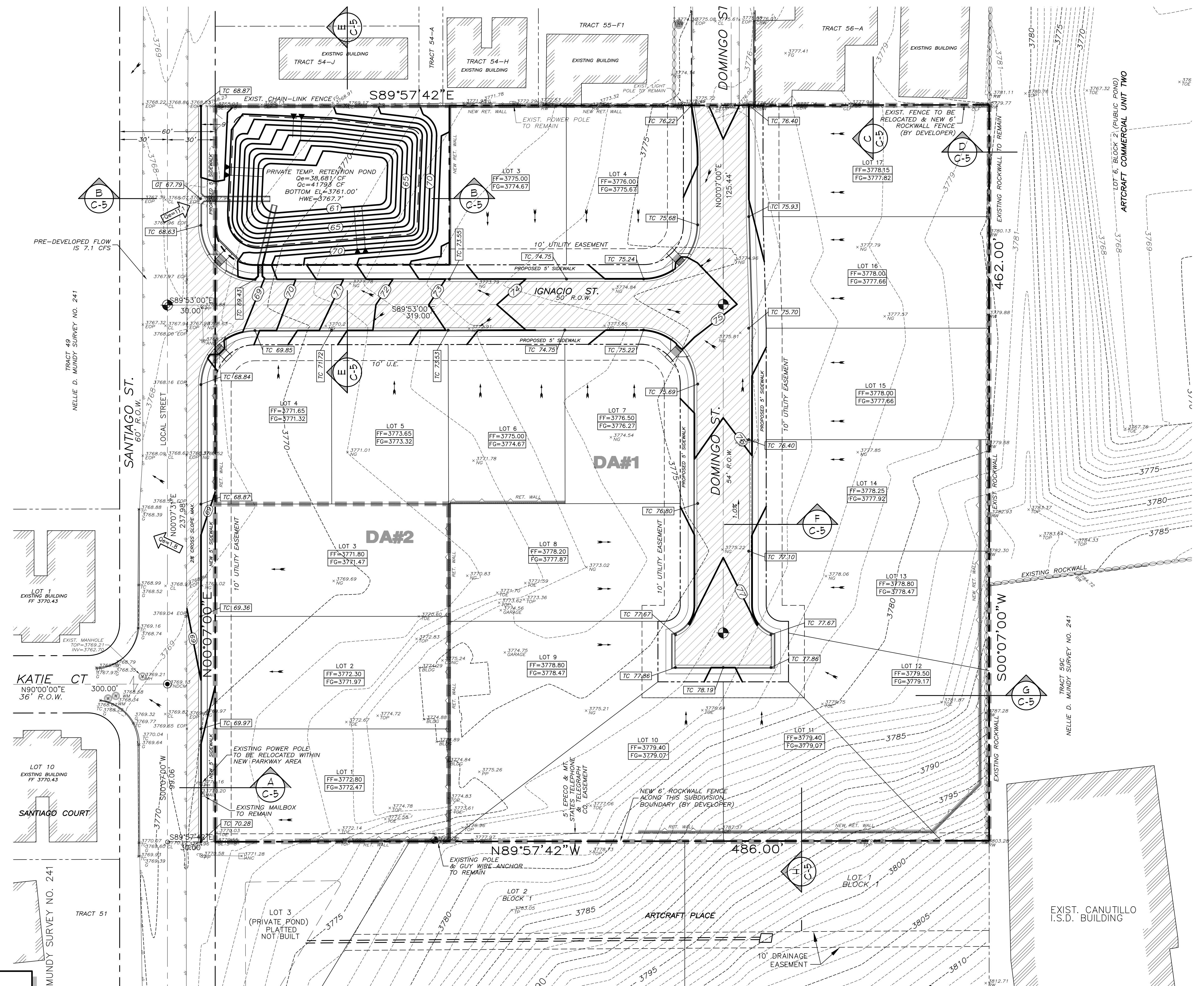
NOTE:
FINISHED GRADE IS 0.33' (4") BELOW FINISHED FLOOR ELEVATIONS FOR ALL LOTS.

DRAINAGE CALCULATIONS:
100-YR FREQUENCY RATIONAL METHOD

DEVELOPED CONDITIONS						
DRAINAGE AREA	ACRES	COEF.	Tc (MIN)	I (IN/HR)	Q (CFS)	DISCHARGE POINT
1	4.44	0.60	10.0	4.18	11.1	TEMP. POND
2	0.71	0.60	10.0	4.18	1.8	SANTIAGO COURT
PRE-DEVELOPED CONDITIONS						
1 & 2	5.15	0.33	10.0	4.18	7.1	SANTIAGO COURT

DRAINAGE CALCULATIONS:
CITY OF EL PASO STANDARD DESIGN / 4" RAINFALL

DRAINAGE AREA	ACRES	COEF.	REQ. CAP. (CF)	DEPTH (FT)	HWE (FT)
1	4.44	0.60	0.888	41,793	± 6.7
			38,681 CF		



GRADING & DRAINAGE PLAN
SCALE 1" = 30'

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF KATIE COURT AND SANTIAGO STREET. ELEVATION = 3763.15 FT (GTT DATUM)

NO.	DATE	DESCRIPTION
1	10/27/11	ADDED TEMPORARY POND
2	07/02/12	CITY COMMENTS

PROJECT NAME:
SANTIAGO COURT UNIT TWO

A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES \pm

PROJ. NO. 06016
SCALE: SHOWN
ISSUED DATE:
ISSUED PURPOSE: CITY APPROVAL

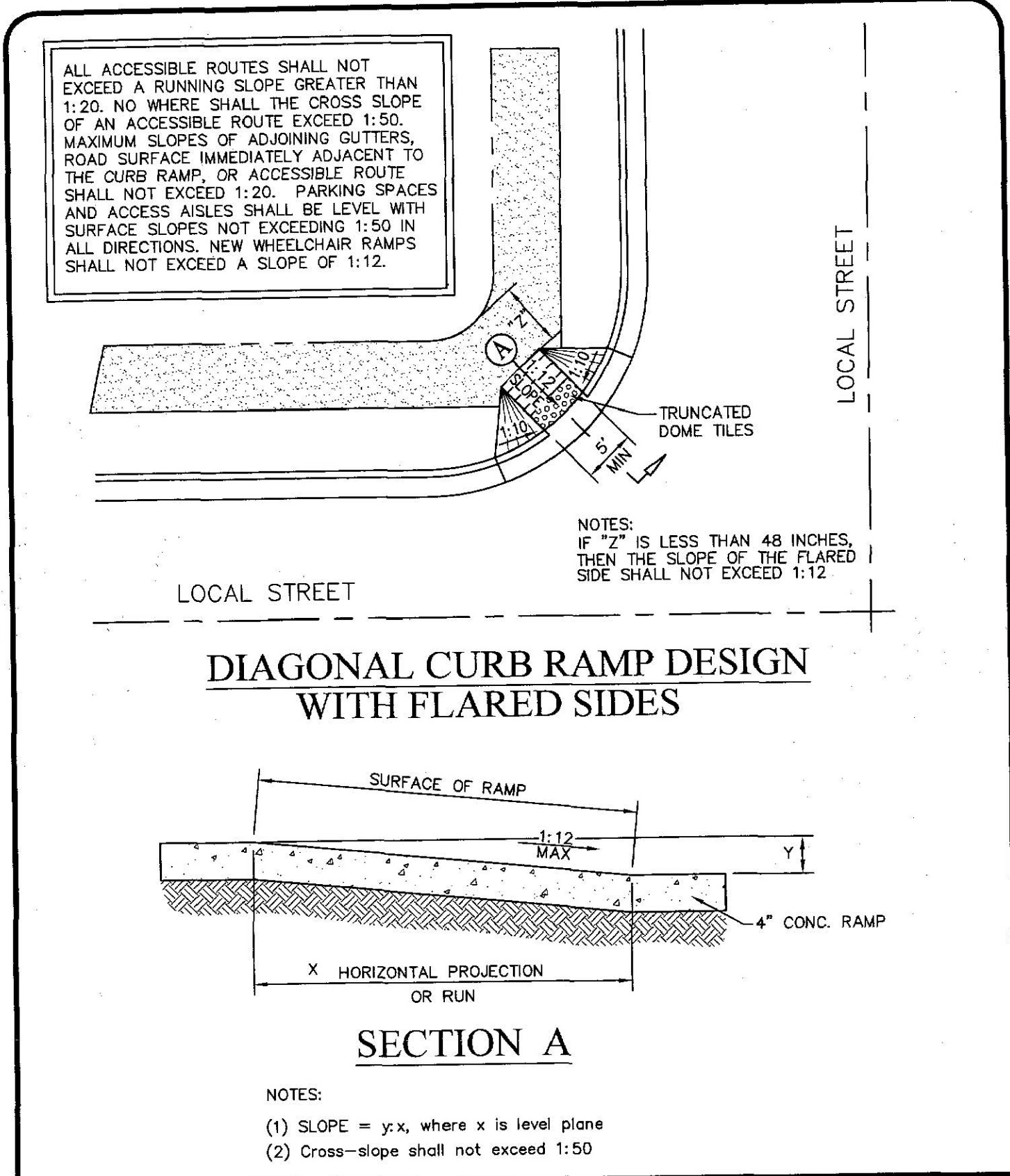
PREPARED BY:
SITENWORK
ENGINEERING

444 EXECUTIVE CENTER, SUITE 131 - EL PASO, TX - 79902
PHONE (915) 251-8033 - FAX (915) 251-8055



SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
C-2
SHEET 2 OF 9



DIAGONAL CURB RAMP DESIGN WITH FLARED SIDES

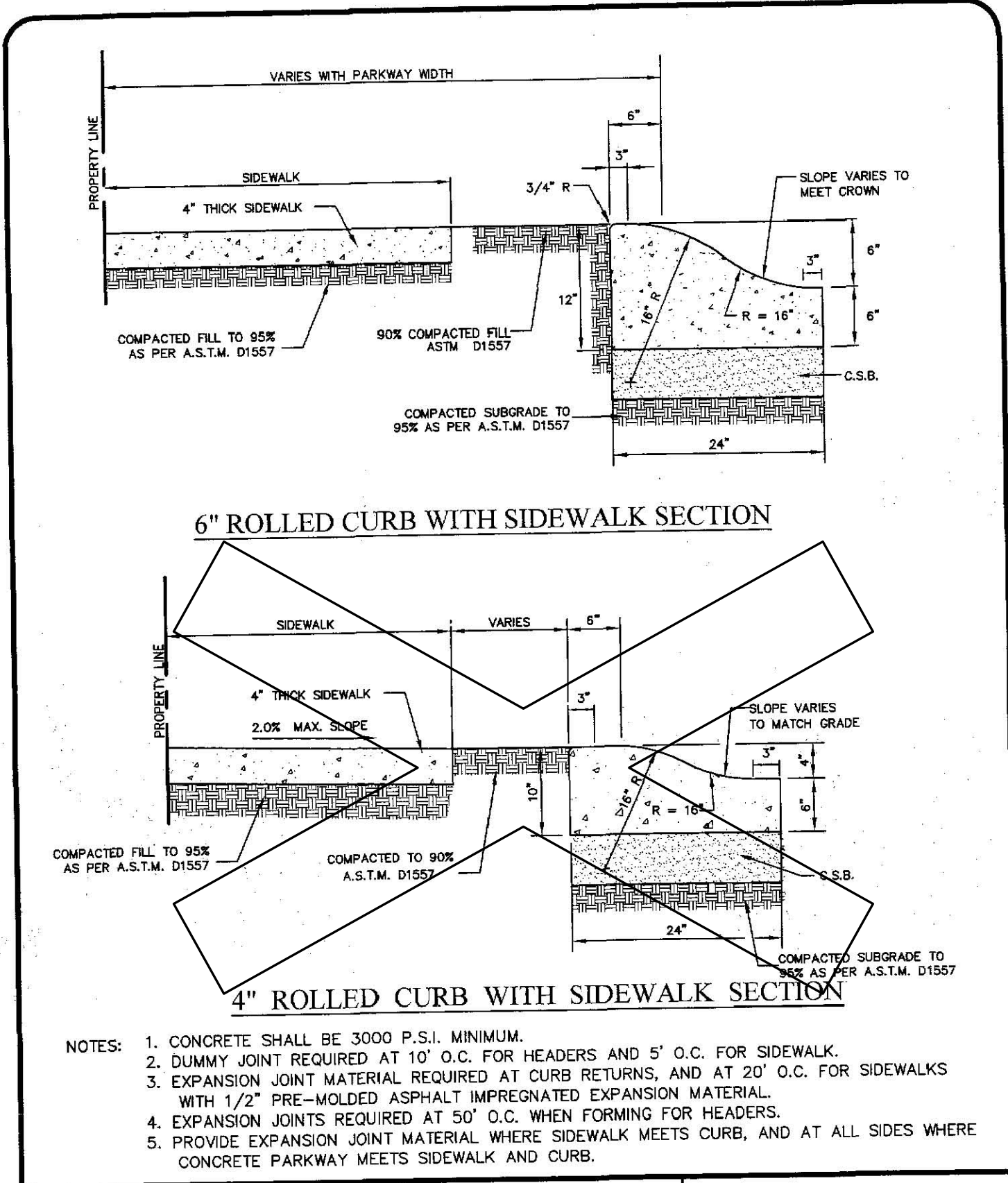
SECTION A

NOTES:
 (1) SLOPE = y/x, where x is level plane
 (2) Cross-slope shall not exceed 1:50

TITLE 19 - SUBDIVISION ORDINANCE
 ENGINEERING DEPARTMENT
 DESIGN STANDARDS FOR CONSTRUCTION

DIAGONAL CURB RAMP DESIGN W/ FLARED SIDES 6-22

Approved By: R. A. SHUBERT
 Date: JUNE 03, 2008
 Checked By: H. M. E.
 Drawn By: GEC/J.R.

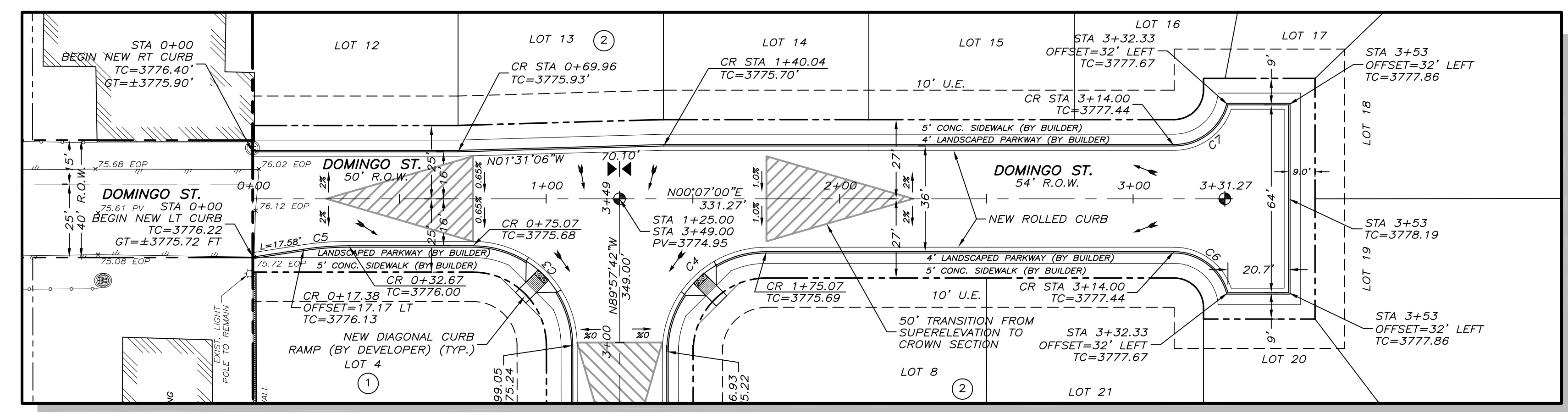


ROLLED CURB SECTIONS 6-4

NOTES:
 1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK.
 3. EXPANSION JOINT MATERIAL REQUIRED AT CURB RETURNS, AND AT 20' O.C. FOR SIDEWALKS WITH 1/2" PRE-MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL.
 4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
 5. PROVIDE EXPANSION JOINT MATERIAL WHERE SIDEWALK MEETS CURB, AND AT ALL SIDES WHERE CONCRETE PARKWAY MEETS SIDEWALK AND CURB.

TITLE 19 - SUBDIVISION ORDINANCE
 ENGINEERING DEPARTMENT
 DESIGN STANDARDS FOR CONSTRUCTION

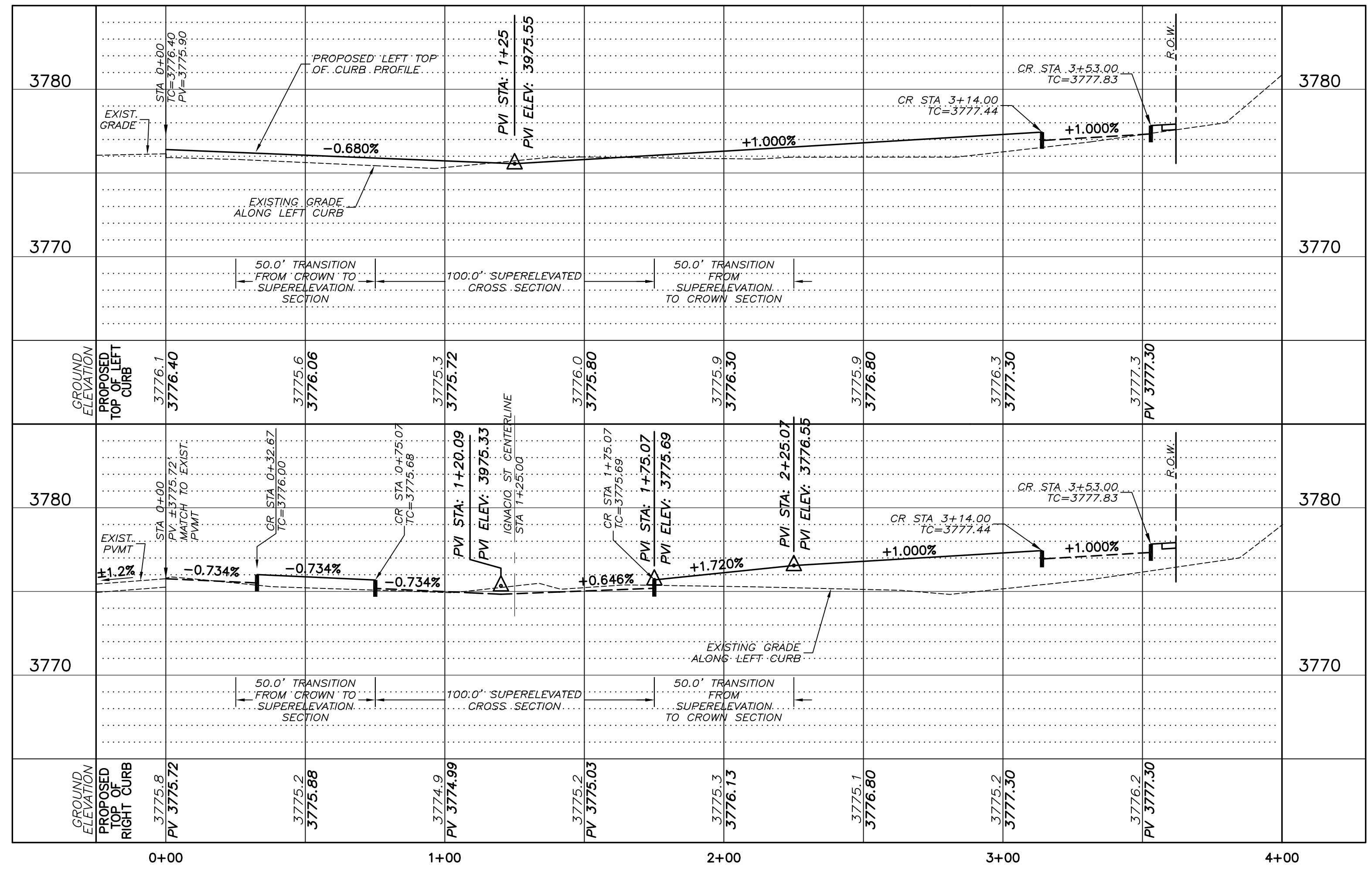
Approved By: R. A. SHUBERT
 Date: JUNE 03, 2008
 Checked By: H. M. E.
 Drawn By: GEC/J.R.



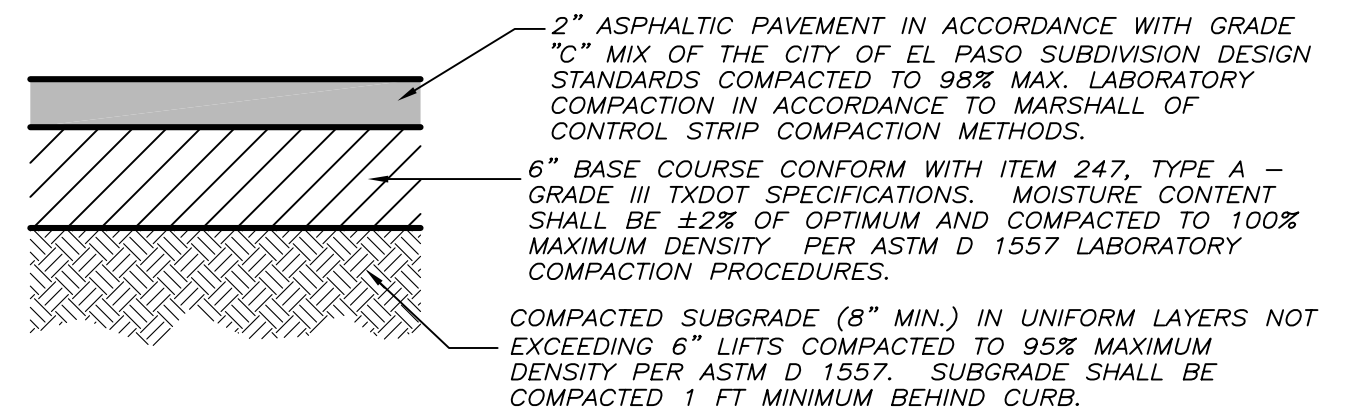
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	DIRECTION
C3	53.36'	34.00'	33.95'	48.05'	89°58'18"	N45°04'39"E
C4	53.45'	34.00'	34.05'	48.12'	90°04'42"	N44°55'21"W
C5	15.35'	100.00'	7.69'	15.34'	8°47'42"	N04°16'14"W
C6	24.79'	19.00'	14.51'	23.07'	74°44'33"	N37°29'16"E
C7	24.79'	19.00'	14.51'	23.07'	74°44'33"	S37°15'16"E

DOMINGO STREET - PLAN VIEW
 SCALE: 1" = 30'



DOMINGO STREET - PROFILE VIEW
 SCALE: H 1" = 30' / SCALE: V 1" = 5'

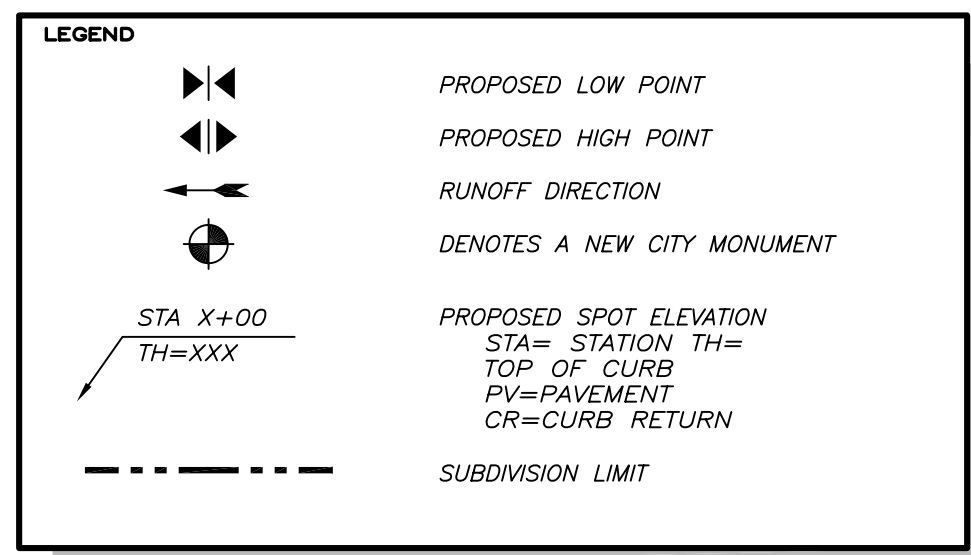


FINAL PAVEMENT DESIGN TO BE APPROVED BY CITY ENGINEERING BASED ON CBR TEST RESULTS.

TYPICAL PAVEMENT STRUCTURE
 NOT TO SCALE

NOTES:

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



REFERENCE BENCHMARK:
 EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF MAIN COURT AND SANTIAGO STREET. ELEVATION = 3750.15 FT (GTT DATA)

NO.	DATE	DESCRIPTION
1	10/27/11	ADDED TEMP. POND
2	12/20/11	REVISED
3	07/03/12	CITY COMMENTS

SANTIAGO COURT UNIT TWO

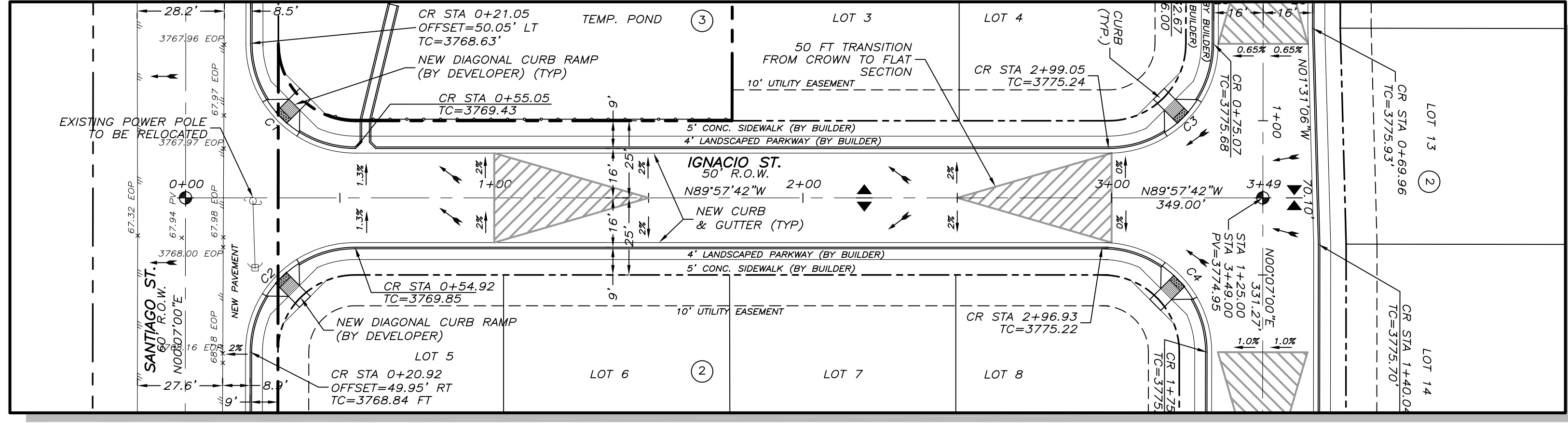
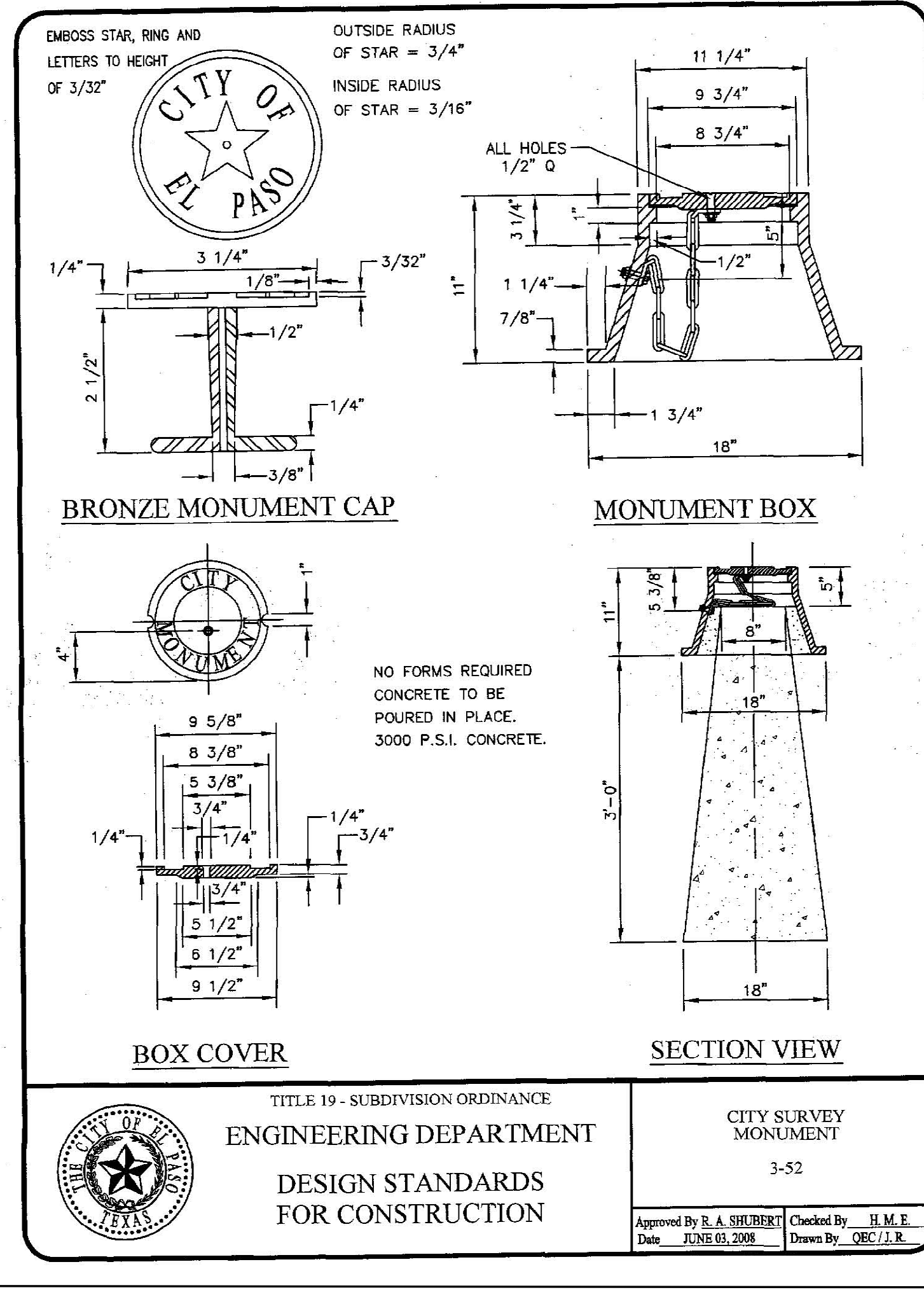
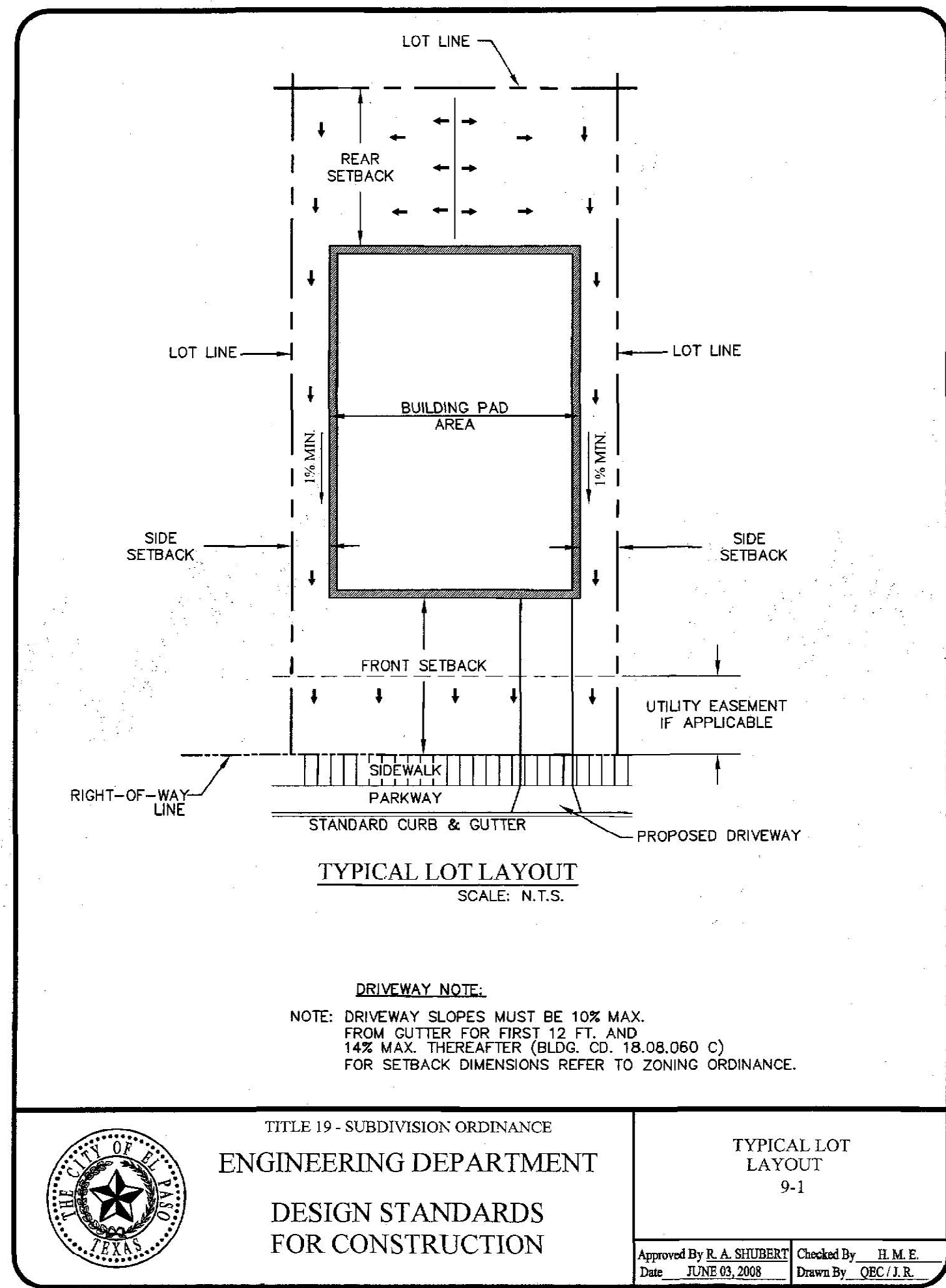
PROJECT NAME:
 A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±

PROJ. NO. 06016
 SCALE: SHOWN
 ISSUED DATE:
 ISSUED PURPOSE: CITY APPROVAL

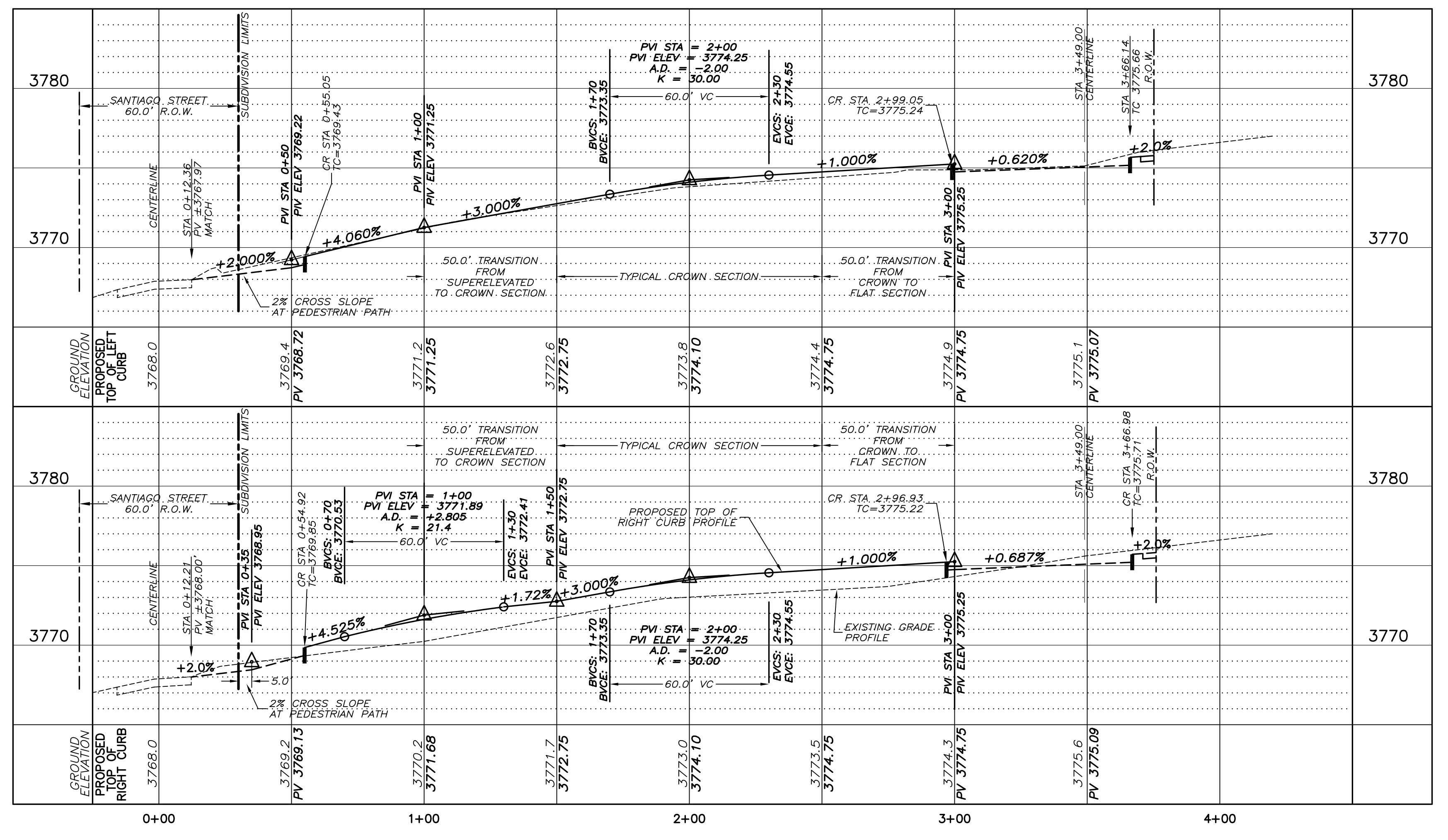
PREPARED BY:
SITENWORK
 ENGINEERING
 4440 ESCOBAR CENTER, SUITE 139 - EL PASO, TX 79902
 PHONE (915) 251-8033 - FAX (915) 251-8055

01/03/2012

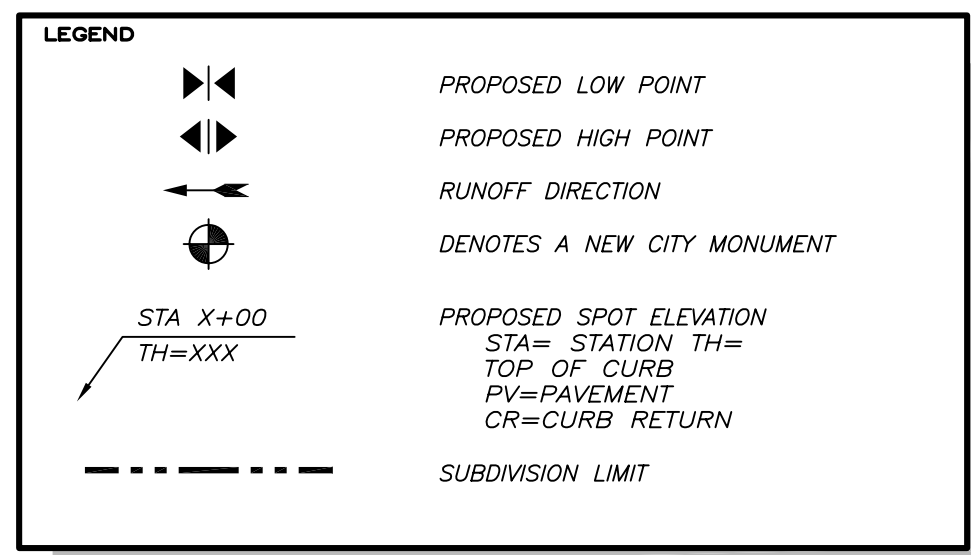
SHEET TITLE:
DOMINGO ST. PLAN & PROFILE
 SHEET No. **C-3**
 SHEET 3 OF 9



CURVE	LENGTH	RADIUS	TANGENT CHORD	DELTA	DIRECTION
C1	53.45'	34.00'	34.05'	48.12'	90°04'42" S44°55'21"E
C2	53.36'	34.00'	33.95'	48.05'	89°55'18" S45°04'39"W
C3	53.36'	34.00'	33.95'	48.05'	89°55'18" N45°04'39"E
C4	53.45'	34.00'	34.05'	48.12'	90°04'42" N44°55'21"E



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



REFERENCE BENCHMARK:
EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF KATE COURT AND SANTIAGO STREET. ELEVATION = 3750.15 FT (GTT DATA)

NO.	DATE	DESCRIPTION
1	10/20/11	ADDED TEMP. POND
2	12/20/11	ADDED CITY COMMENTS
3	07/03/12	CITY COMMENTS

PROJECT NAME:
SANTIAGO COURT UNIT TWO

A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±

PROJ. NO. 11005	SCALE SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:

444 EXECUTIVE CENTER, SUITE 130 - EL PASO, TX 79902
PHONE (915) 251-8033 - FAX (915) 251-8055



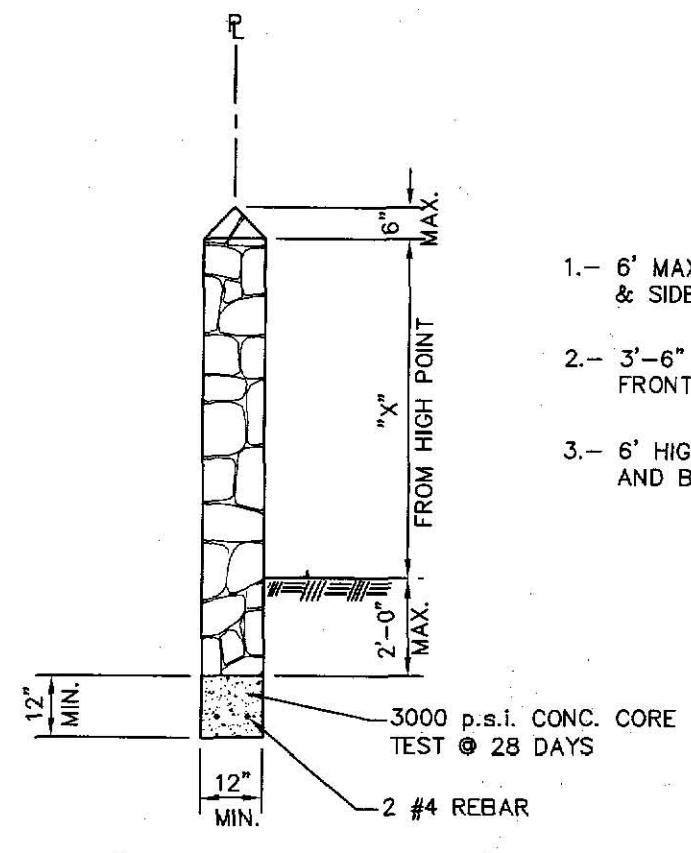
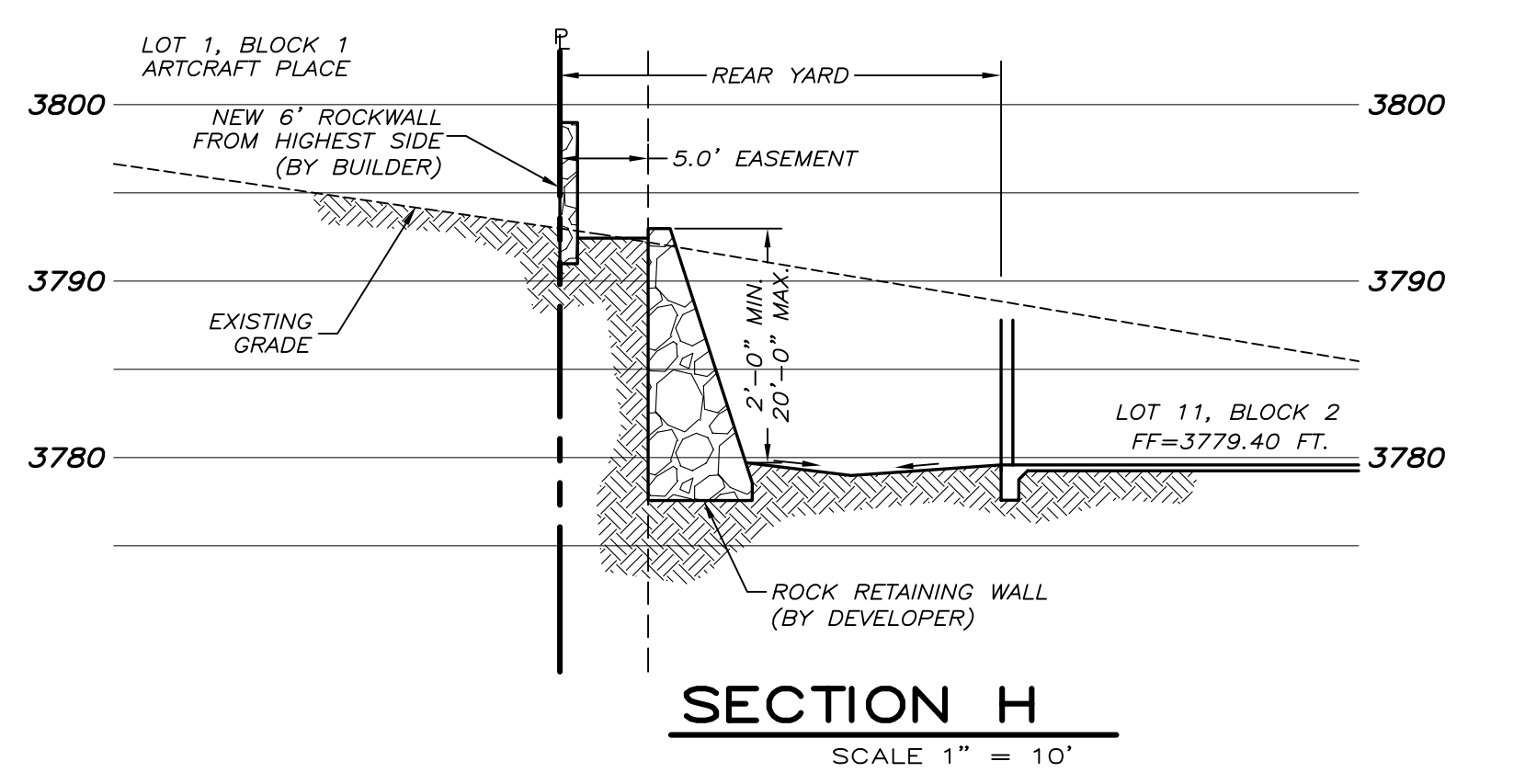
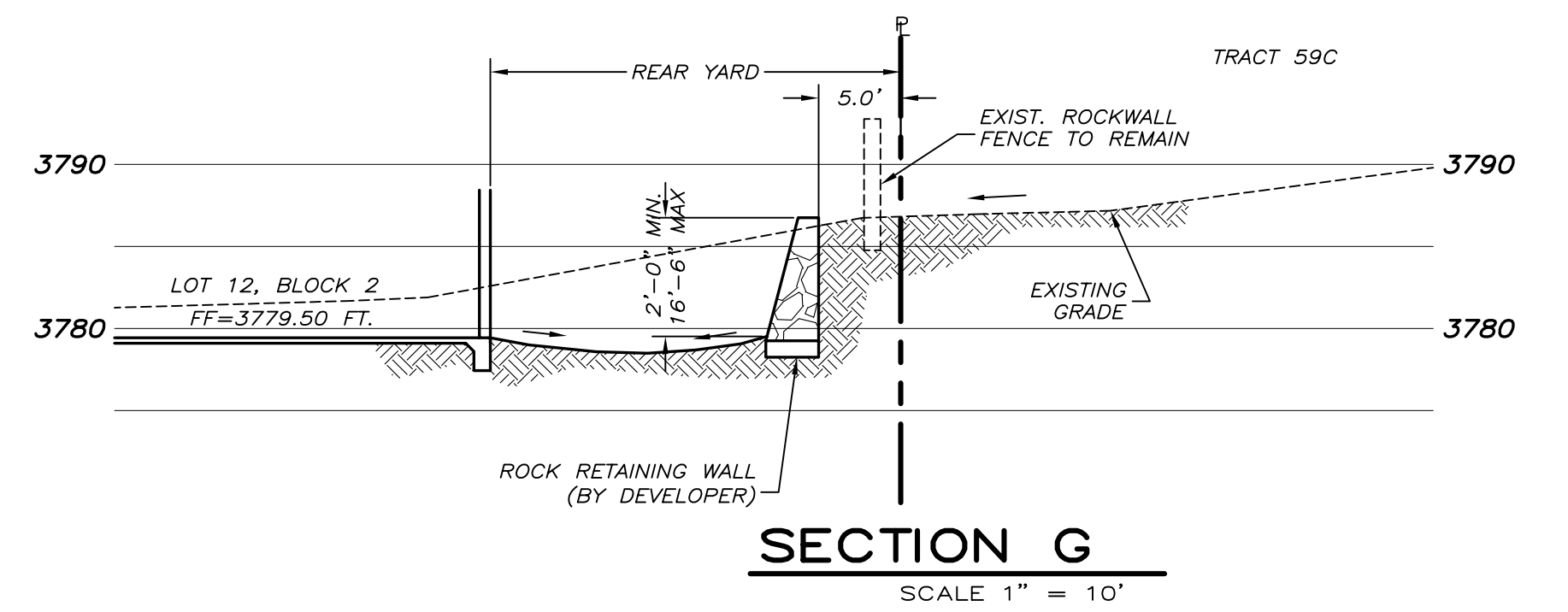
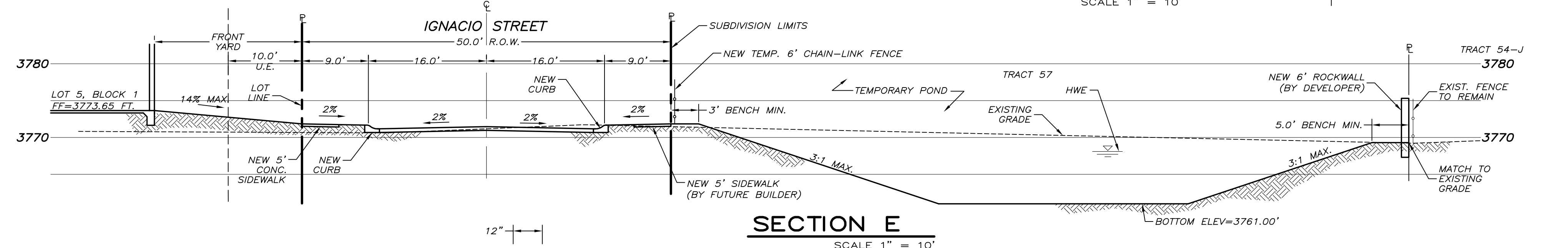
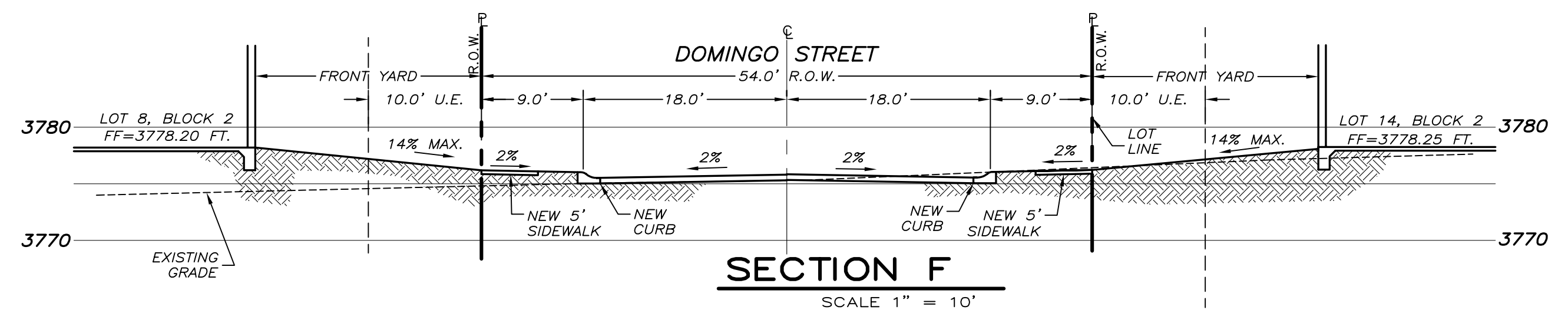
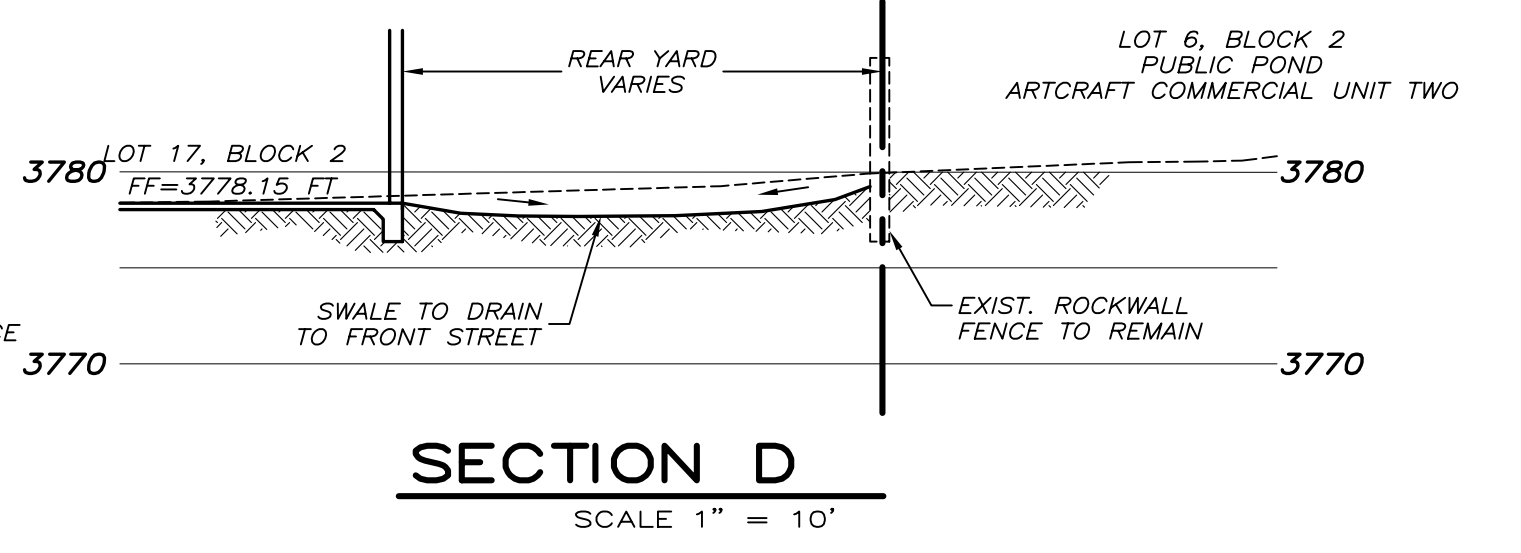
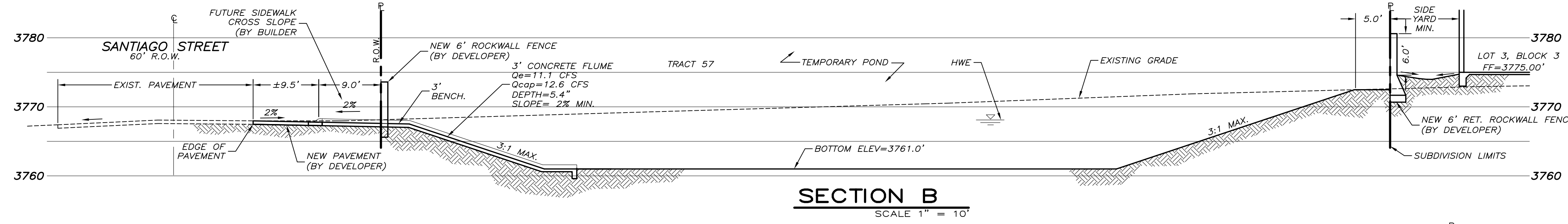
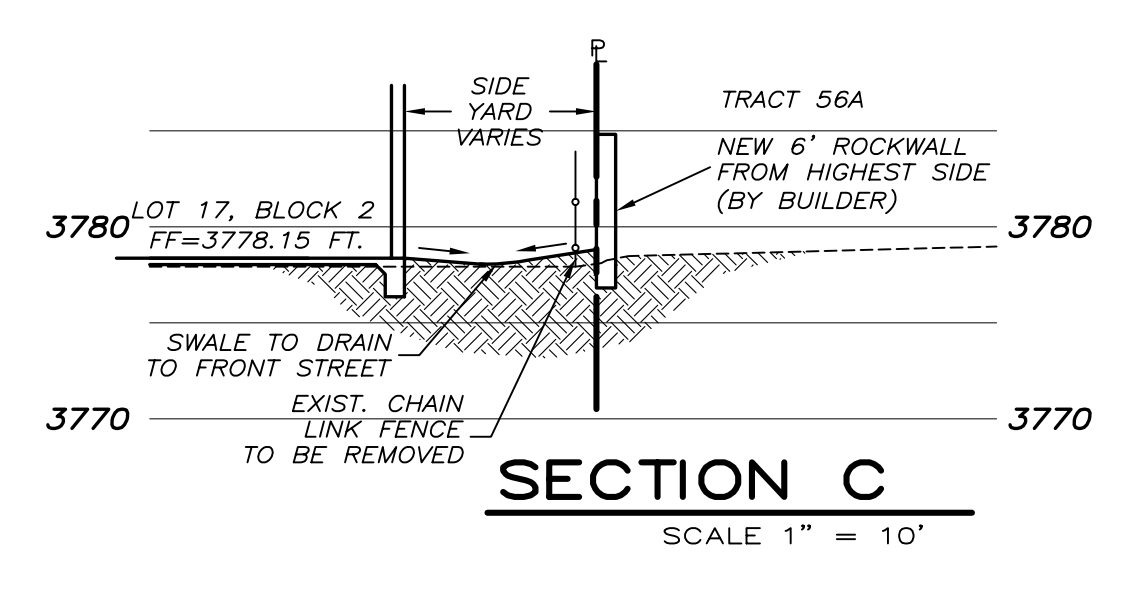
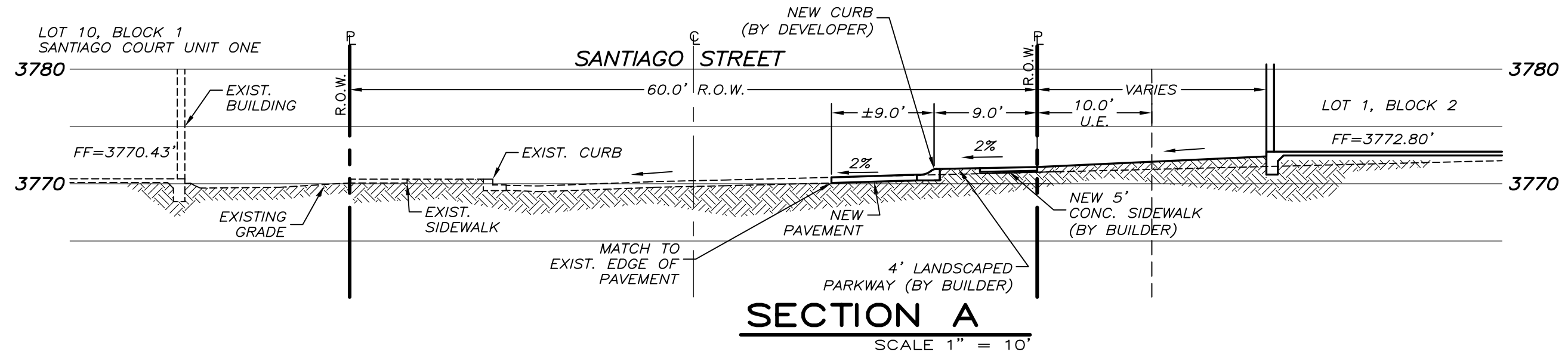
SHEET TITLE:
IGNACIO ST. PLAN & PROFILE

SHEET No.
C-4

SHEET 4 OF 9

COMPACTION NOTES:

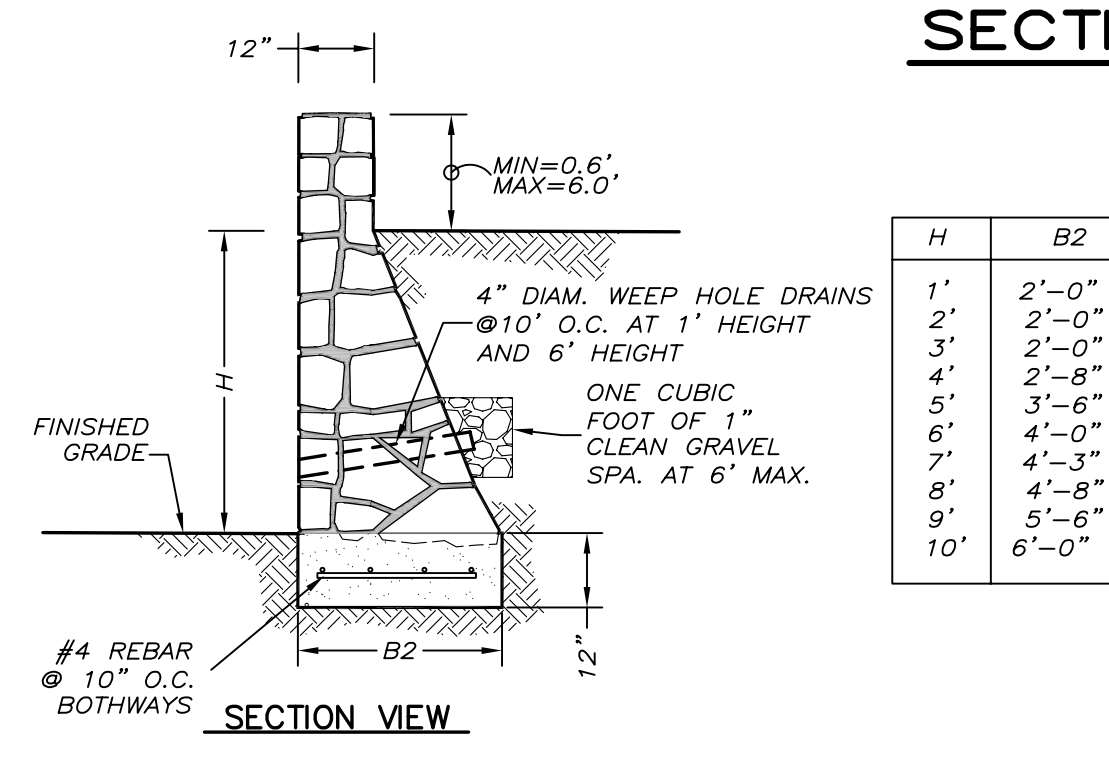
1. THE COMPACTION REQUIREMENTS DESCRIBED HERE ARE MINIMUM COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE COMPACTION AS REQUIRED BY GEOTECHNICAL REPORT.
2. UNDER LAWN OR UNPAVED SURFACES: CONTRACTOR SHALL COMPACT TOP SIX INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 90% DENSITY AS PER ASTM D-1557.
3. UNDER STRUCTURES, BUILDING PADS, CURBS, STEPS AND PAVEMENTS: CONTRACTOR SHALL COMPACT TOP TWELVE INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 95% DENSITY AS PER ASTM D-1557.
4. UNDER WALKWAYS: CONTRACTOR SHALL COMPACT SIX INCHES OF SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 95% DENSITY AS PER ASTM D-1557.



ROCKWALL ADJACENT TO RESIDENTIAL LOTS

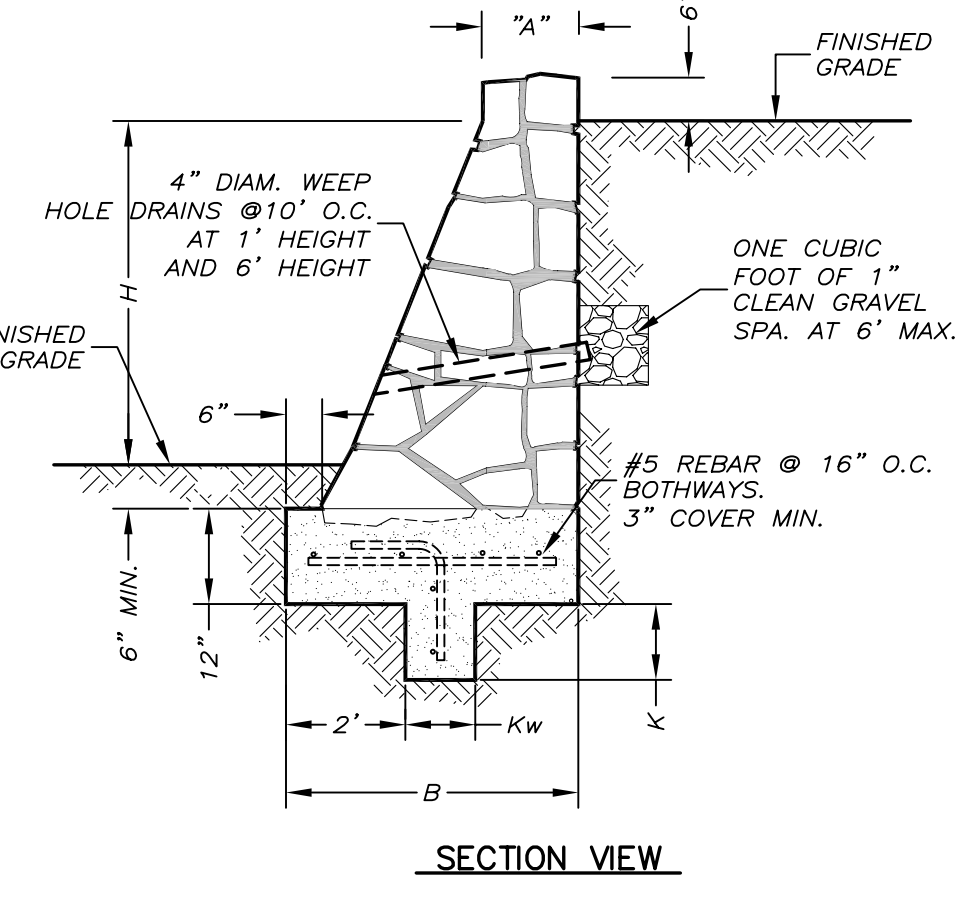
- NOTES:**
1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO AIR AND WATER.
 2. MORTAR SHALL BE TYPE "S" 1800 P.S.I. AS PER ASTM C270
 3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL 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 SHALL NOT EXCEED TWO (2) INCHES.
 6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
 7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
 8. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.

H	B	A	K	Kw
2'	1'-0"	12"	0'-0"	0"
4'	2'-10"	12"	0'-0"	0"
6'	4'-2"	12"	1'-2"	12"
8'	5'-8"	12"	1'-10"	12"
10'	6'-4"	16"	2'-4"	16"
12'	8'-4"	16"	3'-0"	16"
14'	9'-2"	16"	3'-8"	16"
16'	10'-6"	16"	4'-4"	16"
18'	13'-8"	16"	5'-0"	16"
20'	14'-2"	16"	5'-10"	16"



DESIGN PARAMETERS:
 BACKFILL UNIT WEIGHT = 120 PCF
 SOIL BEARING PRESSURE = 1800 PSF
 FRICTION FACTOR = 0.40
 RANKINE METHOD $\phi=30^\circ$

- ROCKWALL NOTES:**
1. STONE FOR ROCKWALLS SHALL BE SOUND AND FREE FROM LOOSE OR FRABLE INCLUSIONS. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER. THE STONE SHALL BE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE.
 2. MORTAR FOR ROCKWALLS SHALL BE ASTM C-270, TYPE "S" (1800 PSI MIN. AT 28 DAYS) AND PROPORTIONED BY VOLUME AS FOLLOWS:
 PORTLAND CEMENT: 1 (ONE) PART
 LIME: 1/4 PART
 SAND: 3-1/2 PARTS
 3. CONCRETE FOR ROCKWALL FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. REINFORCING STEEL SHALL MEET THE REQUIREMENTS FOR ASTM A-615, GRADE 60.
 4. ROCKWALL FOOTING SHALL BEAR ON 12" ENGINEERED FILL, COMPACTED TO 95% DENSITY AS PER ASTM D1557.
 5. OVER-EXCAVATION FOR ROCKWALL FOOTING SHALL BE BACKFILLED WITH LEAN CONCRETE.
 6. ROCK SHALL BE EMBEDDED 4-INCHES (MIN.) INTO FOOTING WHILE CONCRETE IS PLASTIC.
 7. EXPANSION JOINTS REQUIRED AT 100' MAX. SPACING.
- STABILITY CRITERIA:**
1. FACTOR OF SAFETY IN SLIDING ALONG THE BASE OF THE STRUCTURE IS GREATER THAN OR EQUAL TO 1.5.
 2. THE FACTOR OF SAFETY IN OVERTURNING IS GREATER THAN OR EQUAL TO 1.5.
 3. THE BASE PRESSURE RESULTANT FALLS WITHIN THE MIDDLE THIRD OF THE RETAINING WALL.



ROCK RETAINING WALL
 SCALE 1" = 2'-0"

TITLE 19 - SUBDIVISION ORDINANCE
 ENGINEERING DEPARTMENT
 DESIGN STANDARDS FOR CONSTRUCTION
 ROCKWALL DESIGN
 4-3
 Approved By: R. A. SHUBERT
 Date: JUNE 03, 2008
 Checked By: H. M. E.
 Drawn By: CEC/J.R.

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REFERENCE BENCHMARK:
 EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF KATE COURT AND SANTIAGO STREET. ELEVATION = 3763.15 FT (GTA DAWG)

NO.	DATE	DESCRIPTION
1	10/20/11	ADD TEMP. POND
2	11/20/11	ADD COMMENTS
3	07/03/12	CITY COMMENTS

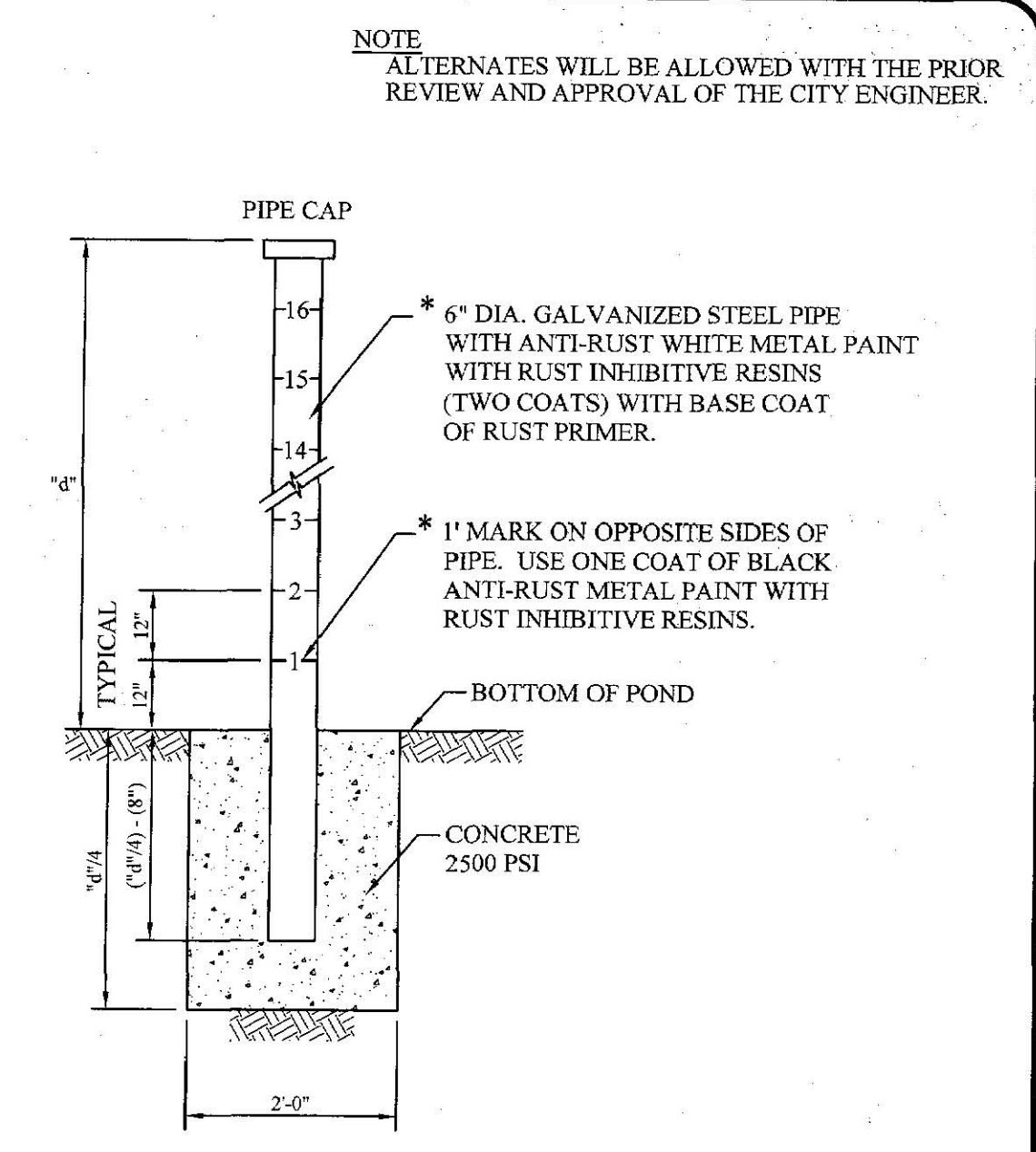
PROJECT NAME:
SANTIAGO COURT UNIT TWO
 A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±

PROJ. NO. 06016	SCALE SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITEMARK ENGINEERING
 444 EXECUTIVE CENTER, SUITE 132 - EL PASO, TX 79902
 PHONE (915) 251-8033 - FAX (915) 251-8055



SHEET TITLE:
SITE SECTIONS
 SHEET No.
C-5
 SHEET 5 OF 9



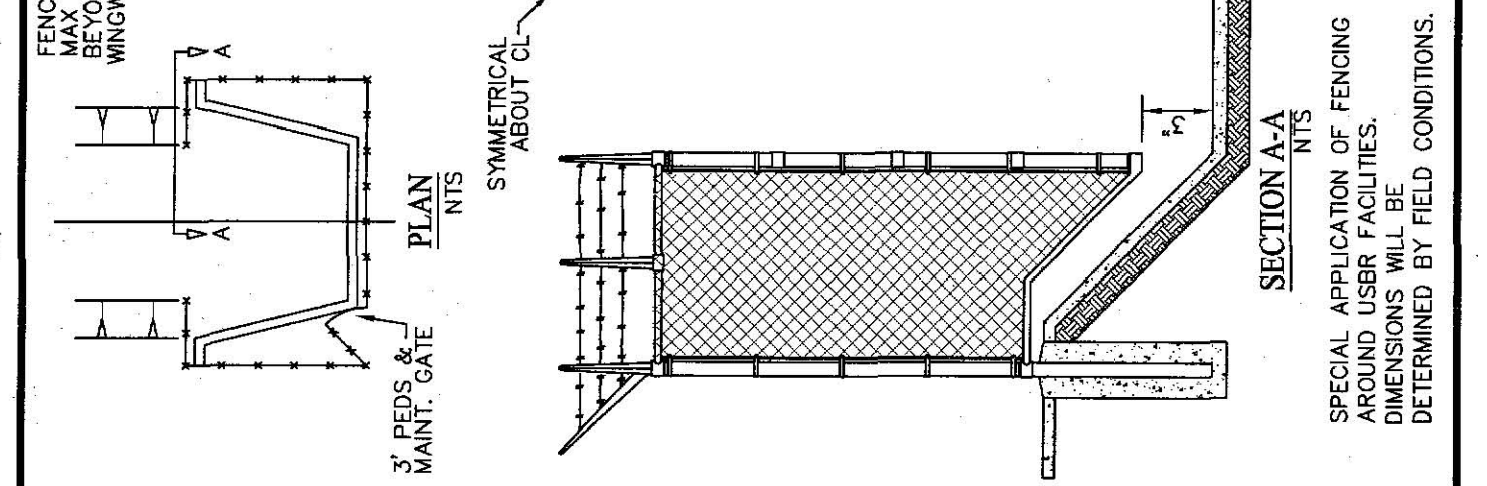
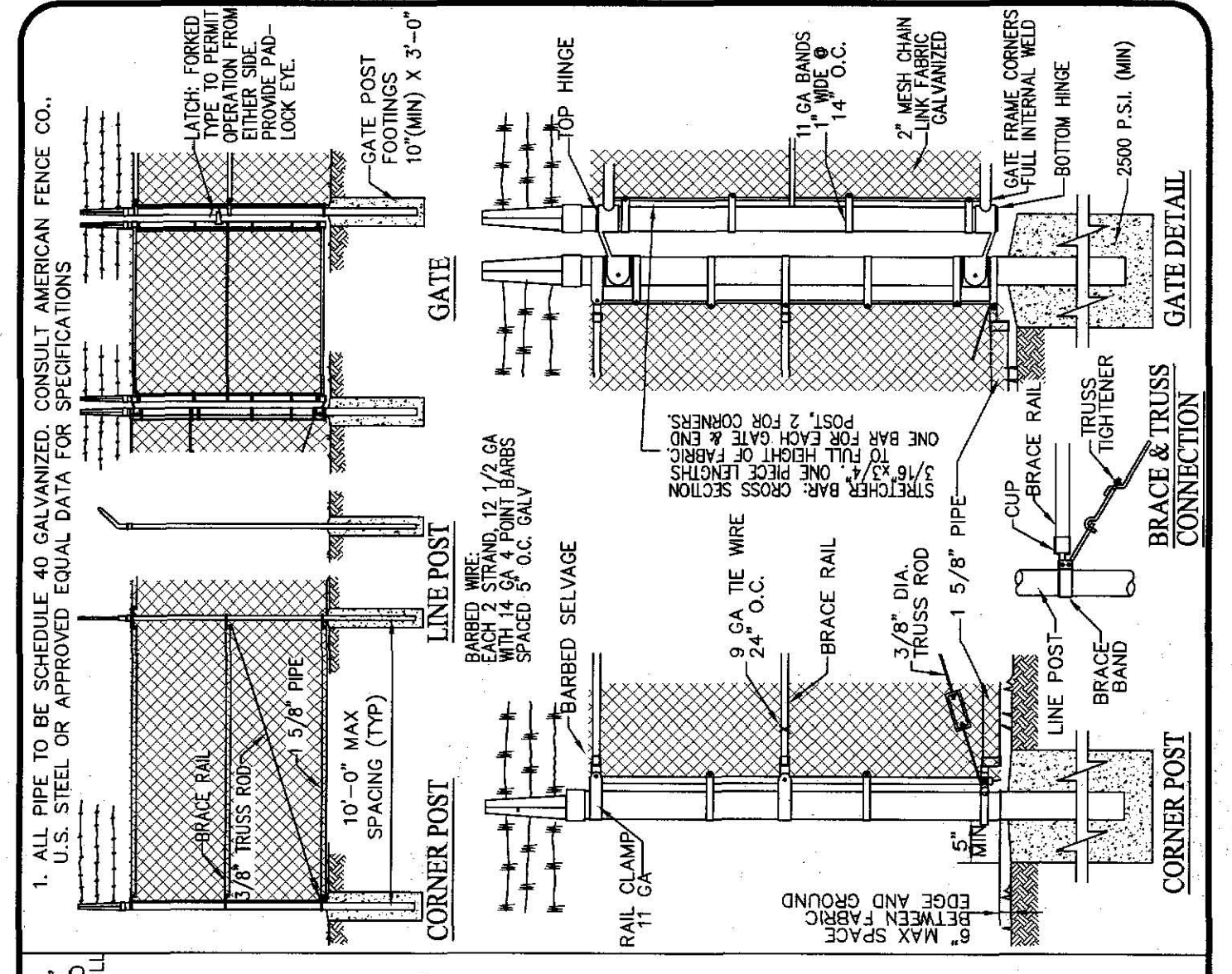
POND DEPTH GAUGE
SCALE: 1/2"=1'-0"

NOTE:
1. CONSULT WITH PAINT MANUFACTURER FOR PRODUCTS THAT CAN SUSTAIN LONG PERIODS OF MOISTURE.
2. "d" = depth

TITLE 19 - SUBDIVISION ORDINANCE
ENGINEERING DEPARTMENT
DESIGN STANDARDS FOR CONSTRUCTION

POND DEPTH GAUGE
2-8

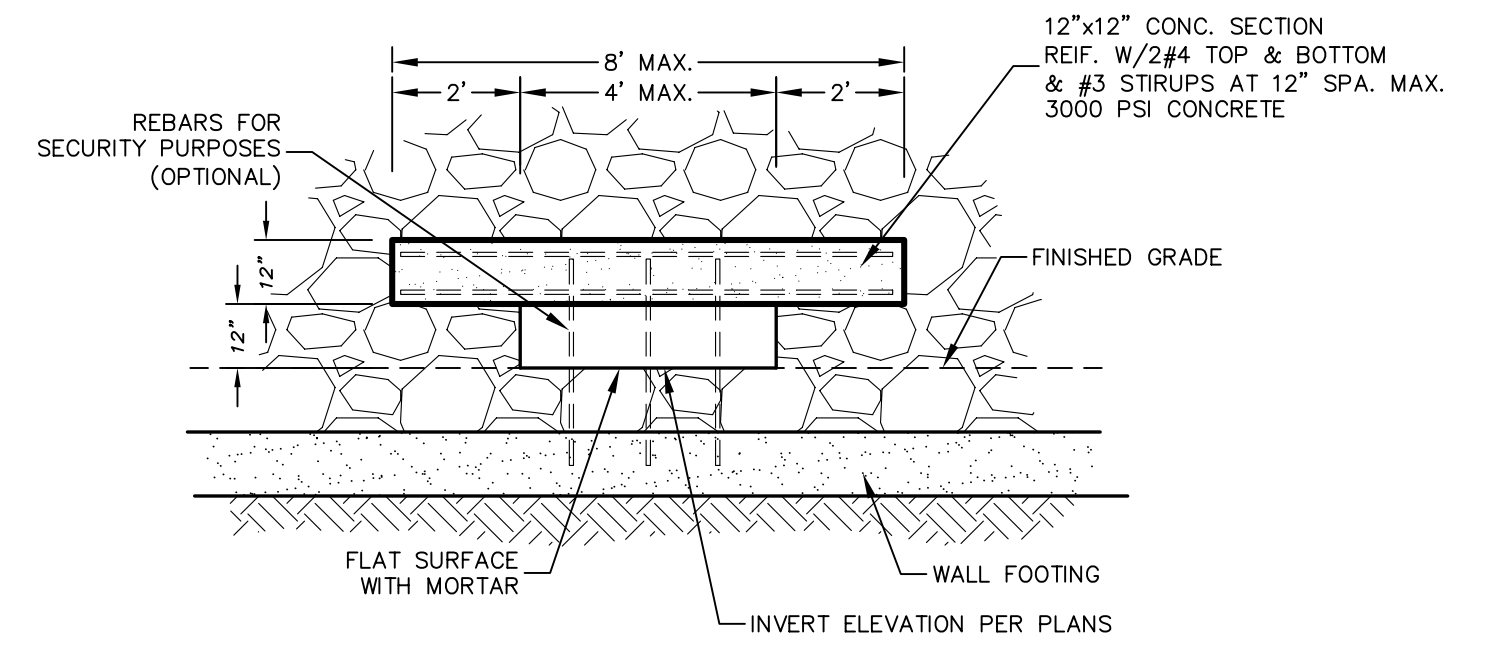
Approved By: R. A. SHUBERT
Date: JUNE 09, 2008
Checked By: H. M. E.
Drawn By: QEC/J.L.R.



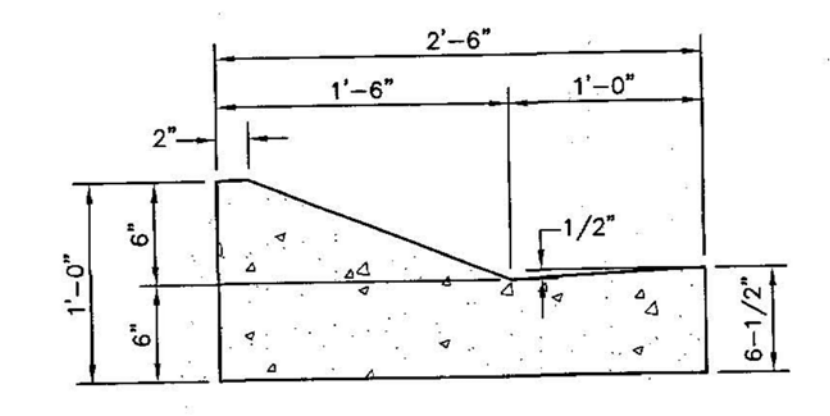
TITLE 19 - SUBDIVISION ORDINANCE
ENGINEERING DEPARTMENT
DESIGN STANDARDS FOR CONSTRUCTION

CHAINLINK STANDARD DETAILS
4-1

Approved By: R. A. SHUBERT
Date: JUNE 09, 2008
Checked By: H. M. E.
Drawn By: QEC/J.L.R.



WALL OPENING DETAIL
NTS



TYPE "D" DRIVE OVER CURB & GUTTER
N.T.S.

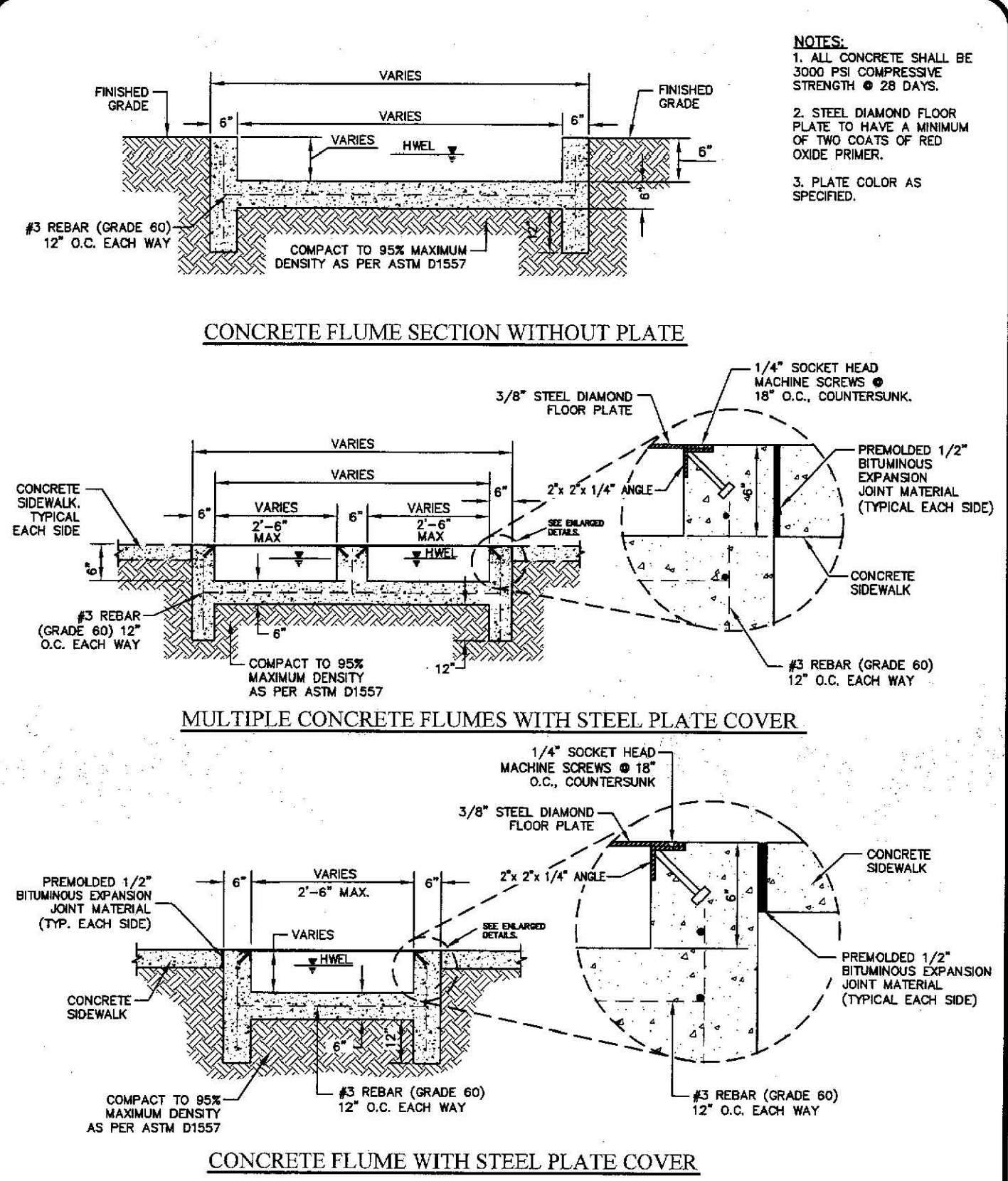
REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/11	ADDED TEMPORARY POND
2	12/20/11	REVISED
3	07/02/12	CITY COMMENTS

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF KATE COURT AND SANTIAGO STREET. ELEVATION = 8705.15 FT (GTT DATA)

PROJECT NAME:
SANTIAGO COURT UNIT TWO

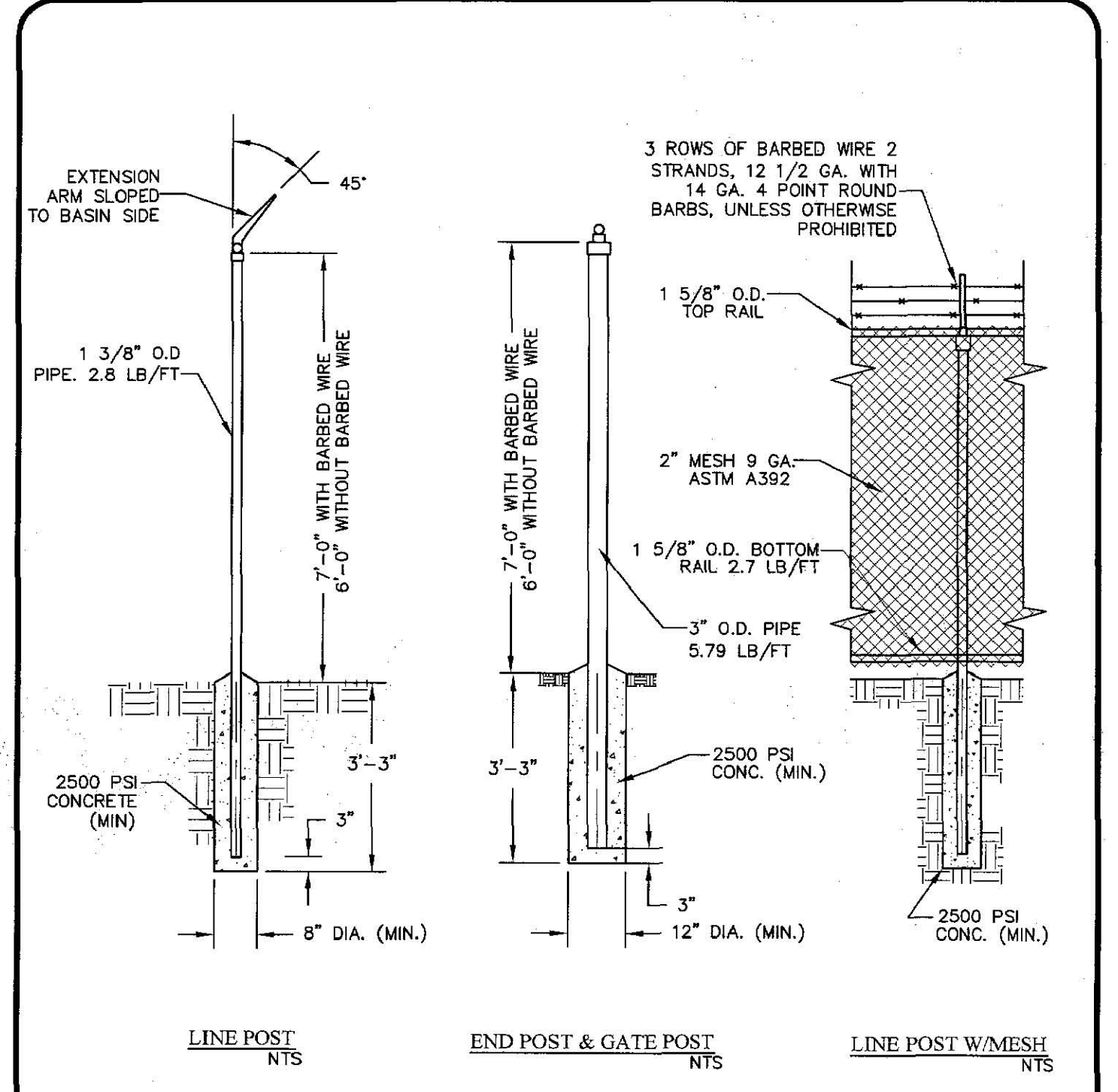
A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±



TITLE 19 - SUBDIVISION ORDINANCE
ENGINEERING DEPARTMENT
DESIGN STANDARDS FOR CONSTRUCTION

TYPICAL CONCRETE DRAINAGE FLUMES
2-35B

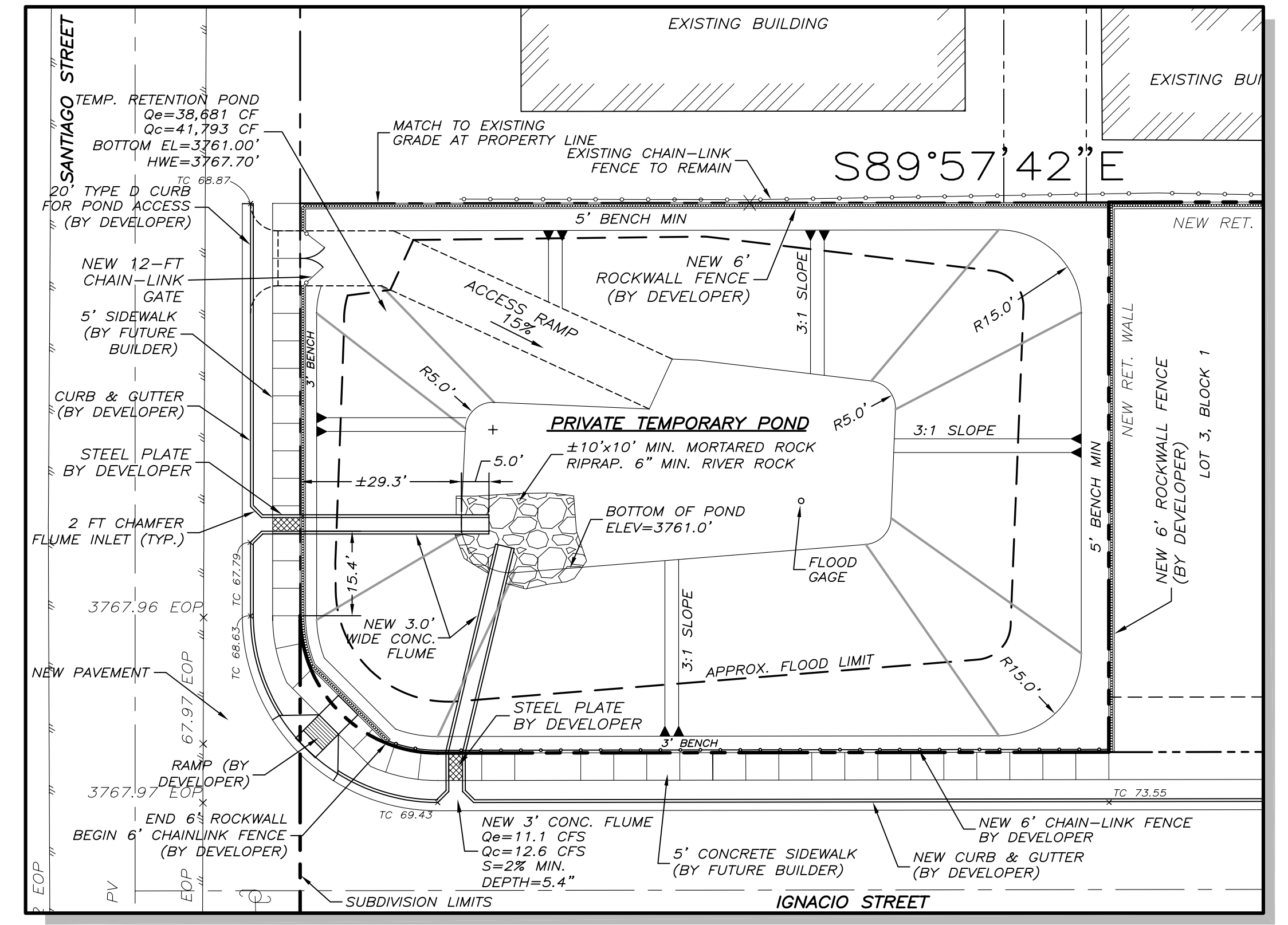
Approved By: R. A. SHUBERT
Date: JUNE 09, 2008
Checked By: H. M. E.
Drawn By: QEC/J.L.R.



TITLE 19 - SUBDIVISION ORDINANCE
ENGINEERING DEPARTMENT
DESIGN STANDARDS FOR CONSTRUCTION

CHAINLINK FENCE POSTS
4-2

Approved By: R. A. SHUBERT
Date: JUNE 09, 2008
Checked By: H. M. E.
Drawn By: QEC/J.L.R.



DRAINAGE CALCULATIONS:
CITY OF EL PASO STANDARD DESIGN / 4" RAINFALL

DRAINAGE AREA	ACRES	COEF.	REQ. (AC-FT)	CAP. (CF)	DEPTH (FT)	HWE (FT)
1	4.44	0.60	0.888	41,793	±6.7'	+3767.7'

RETENTION POND NOTES:
1. THIS TEMPORARY RETENTION POND IS PRIVATELY OWNED & SHALL BE PRIVATELY MAINTAINED.
2. TEMPORARY POND AND CONCRETE FLUMES WILL BE REMOVED ONCE PUBLIC STORM SEWER IMPROVEMENTS ON SANTIAGO STREET HAVE BEEN COMPLETED.
3. SIDEWALKS AROUND TEMPORARY POND WILL BE CONSTRUCTED BY FUTURE BUILDERS AT TIME OF LOTS FINAL DEVELOPMENT.

PROJ. NO. 06016
SCALE: SHOWN
ISSUED DATE:
ISSUED PURPOSE: CITY APPROVAL

PREPARED BY:
SITENWORK
ENGINEERING

444 EXECUTIVE CENTER, SUITE 132 • EL PASO, TX • 79902
PHONE (915) 251-8033 • FAX (915) 251-8055

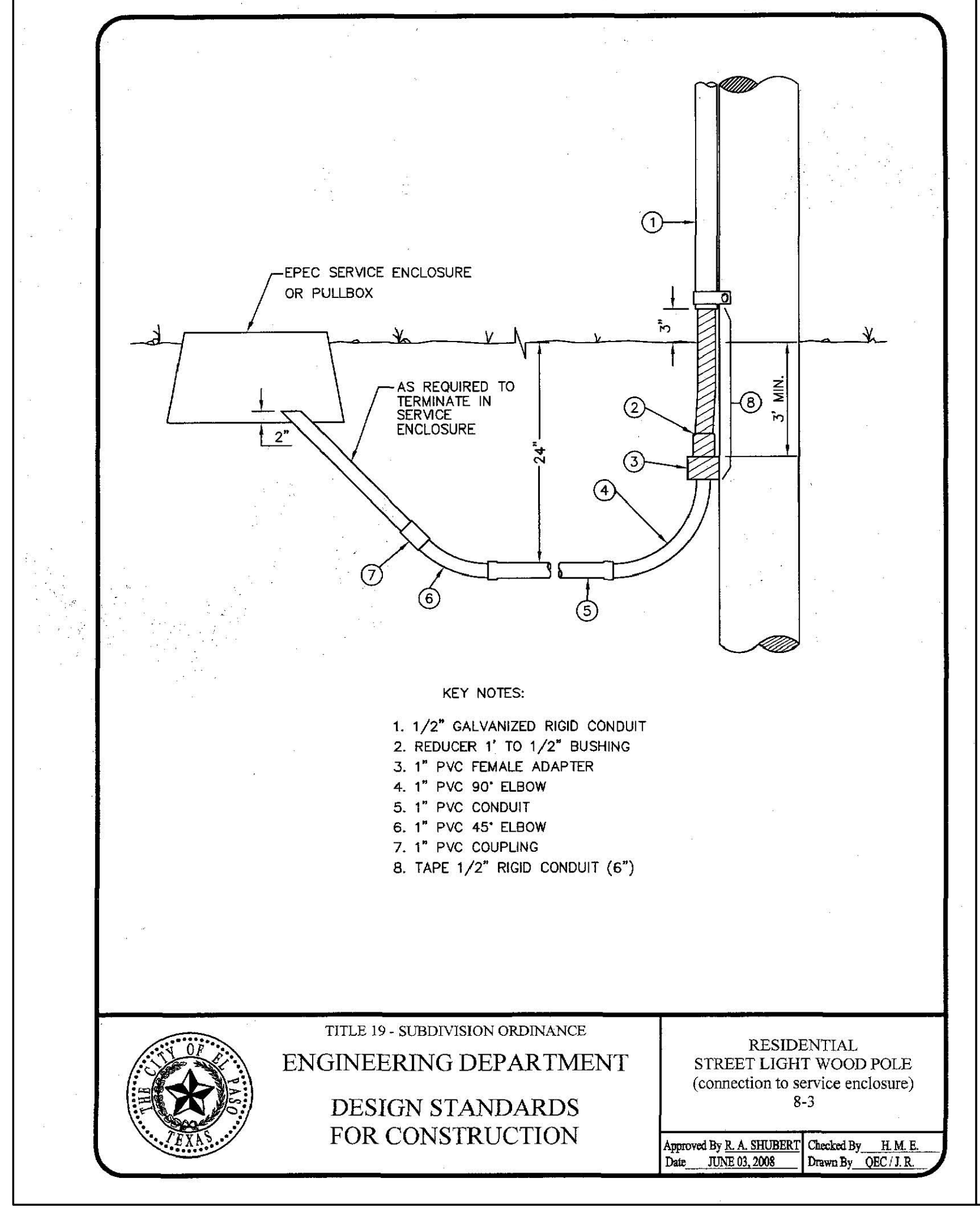
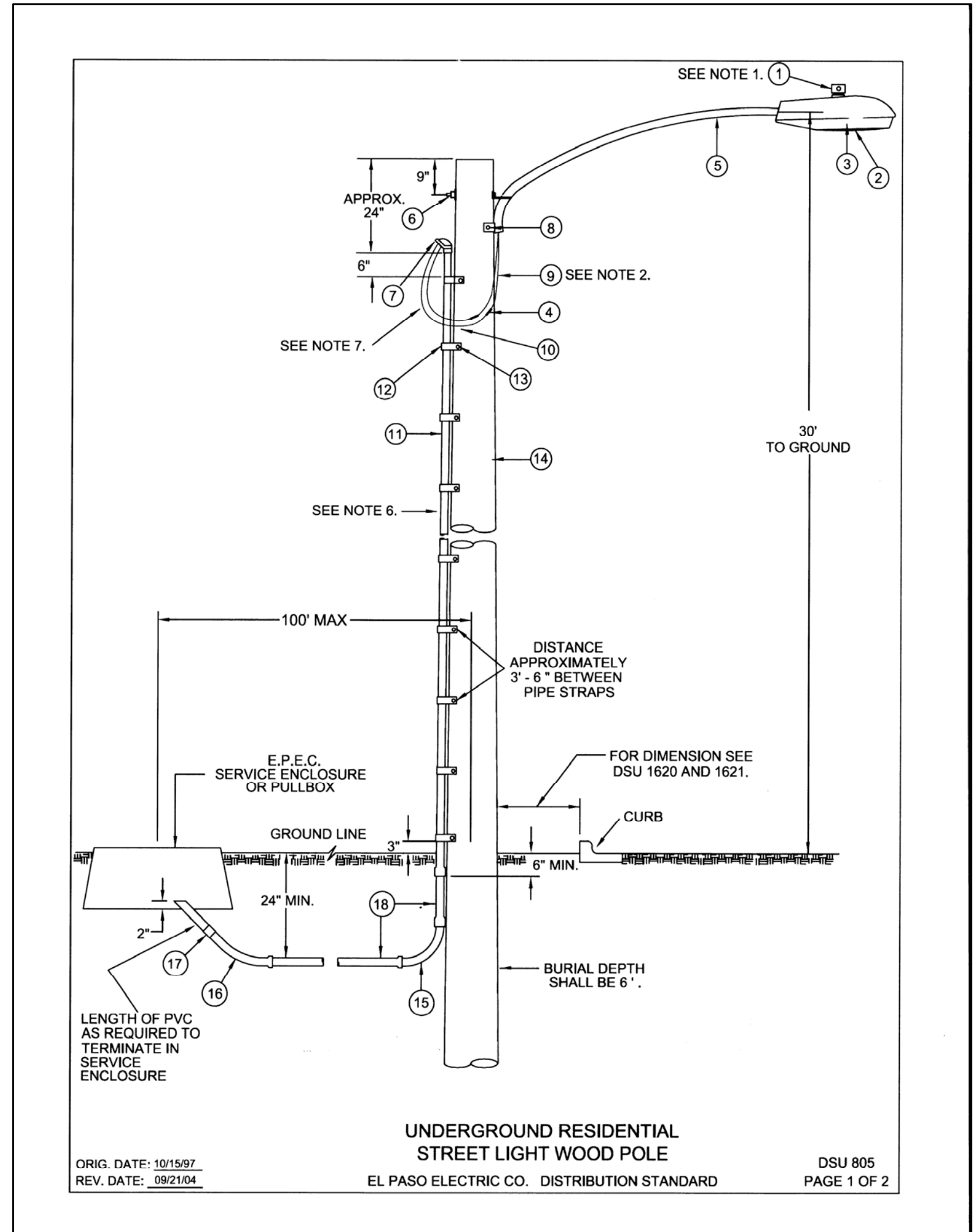
STATE OF TEXAS
JORGE A. GARCIA
REGISTERED PROFESSIONAL ENGINEER
NO. 10457
01/03/2012

SHEET TITLE:
TEMPORARY RETENTION POND

SHEET No. **C-6**
SHEET 6 OF 9

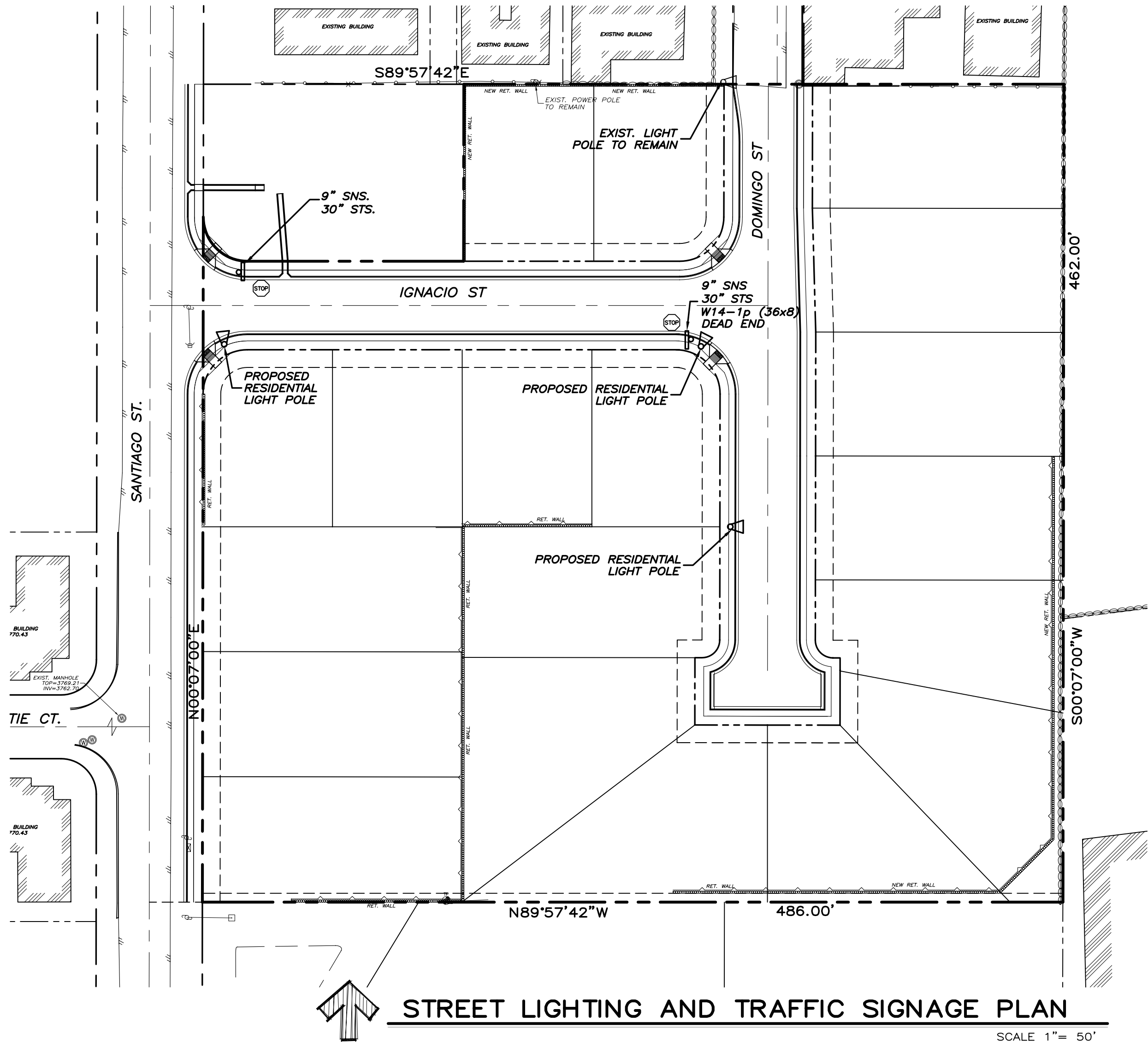
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ITEM No.	DESCRIPTION	STOCK/DSU No.	Qty.	C/U Code	MACRO Code
1	PHOTO CELL, 240 V - SEE NOTE 1	21-225	1		
2	HPS LAMP, 100W	21-085	1	LCOBRAHD	
3	LUMINAIRE, 100W H.P.S.	21-335	1		
4	SLEEVES, #12-10	05-140	2	LSLV1210	
5	MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6	MACHINE BOLT, 5/8" x 12"	02-470	1		
7	SQUARE GALV. WASHER, 2 1/4" x 2 1/4"	02-760	1	LMB5/812	
8	COIL SPRING WASHER, 5/8"	02-786	1		
9	LOCK NUT, 5/8"	02-705	1		
10	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
11	LAC BOLT, 3/8" x 3"	02-343	2	LLAG38*3	
12	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
13	COPPER CABLE, #12, SOLID, 600V, BLUE	13-702	60'	LC#12CU	
14	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
15	PIPE STRAP FOR 1" PVC CONDUIT, 2-HOLE	17-283	9	LPVCSTRP	
16	NAIL, STAINLESS STEEL SCREW 2.5 IN.	14-427	25#	LNAL14*2	
17	POLE, 35 FT. - CLASS 4	09-035	1	L354UG	
18	1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
19	1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
20	1" PVC COUPLING	17-296	1	LCPLG1	
21	1" PVC CONDUIT	17-299	AS REQ	LPVC1	

- NOTES:
1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
2 ITEM # 9 SHALL NOT BE SPLICED INSIDE ITEM # 5.
3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.
5 ON STREETS WHERE SIDEWALK IS ADJACENT TO CURB, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. 36 INCHES REQUIRED FROM BACK OF CURB TO COMPLY WITH AMERICAN DISABILITY'S ACT AND LOCAL CODES.
6 THE CONDUIT RISER SHALL BE INSTALLED ON THE BACK OF THE WOOD POLE (AWAY FROM THE STREET)
7 THE WIRE LEADS FROM THE WEATHER HEAD TO THE MAST ARM SHALL HAVE A MINIMUM 4" DRIP LOOP BELOW THE WEATHER HEAD.



NOTE:
ALL ROADWAY INTERSECTING EXISTING PUBLIC ROADWAYS SHALL REMAIN COMPLETELY CLOSED FOR PUBLIC USE UNTIL ACCEPTED FOR MAINTENANCE BY THE CITY.

LEGEND

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

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF MARIE COURT AND SANTIAGO STREET. ELEVATION = 5953.15 FT (GTT DATUM)

NO.	DATE	DESCRIPTION
1	10/27/11	ADDED TEMP. POND
2	12/27/11	ISSUES
3	07/25/12	CITY COMMENTS

PROJECT NAME:
SANTIAGO COURT UNIT TWO
A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±

PROJ. NO. 11005	SCALE: SHOWN
ISSUED DATE:	
ISSUED PURPOSE: CITY APPROVAL	

PREPARED BY:
SITENWORK
ENGINEERING
444 EXECUTIVE CENTER, SUITE 132 - EL PASO, TX 79902
PHONE (915) 251-8033 - FAX (915) 251-8055



SHEET TITLE:
STREET LIGHTING PLAN
SHEET No. **C-7**
SHEET 7 OF 9

PENALTY -- SEVERABILITY

ANY PERSON VIOLATING CHAPTER 18 (GRADING ORDINANCE) SHALL BE DEEMED GUILTY OF A MISDEMEANOR AND SHALL BE PUNISHED BY A FINE NOT TO EXCEED TWO THOUSAND DOLLARS. IN THE CASE OF A CONTINUING VIOLATION, EACH DAY'S VIOLATION SHALL BE DEEMED A SEPARATE OFFENSE (PER SECTION 18.44.210) THE SEVERABILITY PROVISIONS OF SECTION 1.04.060 APPLY.

PERMIT CLOSEOUT PROCEDURE

AFTER THE PERMITTEE COMPLETES GRADING UNDER THE PERMIT, THE APPLICANT MUST SUBMIT TO THE CITY A STATEMENT FROM THE ENGINEER OF RECORD THAT THE GRADING OPERATION HAS BEEN SUBSTANTIALLY COMPLETED AND GENERALLY CONFORMS TO THE APPROVED PLANS. THE PERMITTEE SHALL CALL THE PERMIT OFFICIAL TO ESTABLISH THE BEGINNING OF THE WARRANTY PERIOD AND TO NOTIFY THE PERMIT OFFICIAL THAT THE GRADING STABILIZATION PLAN HAS BEEN IMPLEMENTED. THE PERMITTEE MUST ALSO SUBMIT A COPY OF THE NOTICE OF TERMINATION FILED WITH THE STATE, OR DATED CONSTRUCTION SITE NOTICE (IF APPLICABLE) IN ACCORDANCE WITH CHAPTER 15 OF THE CODE. THE CITY WILL ISSUE A LETTER STATING GENERAL CONFORMANCE TO THE PERMIT HAS BEEN MET AND THAT THE WARRANTY PERIOD REQUIREMENTS WILL CONTINUE TO BE IN EFFECT.

WARRANTY

ANY PERSON ISSUED A PERMIT SHALL AGREE TO WARRANT AND MAINTAIN THE AREA DESCRIBED IN THE PERMIT OF A PERIOD OF TWO YEARS AFTER THE PERMIT IS CLOSED BY THE CITY PURSUANT TO SECTION 18.44.220, OR UNTIL A BUILDING PERMIT IS ISSUED FOR THE PURPOSE OF MAINTAINING A STABILIZED SITE IN ACCORDANCE WITH THE GRADING STABILIZATION PLAN, WHICHEVER OCCURS FIRST (THE "WARRANTY" OR "WARRANTY PERIOD"). THE CITY MAY CONDUCT INSPECTIONS OF THE PERMITTED AREA THROUGHOUT THE WARRANTY PERIOD AND REQUIRE MAINTENANCE AND CORRECTION OF THE WORK BY THE PERMIT HOLDER. FAILURE OF THE PERMIT HOLDER TO CORRECT THE WORK SHALL CONSTITUTE A FAILURE TO COMPLY WITH THE PROVISIONS OF THE GRADING ORDINANCE.

GEOTECHNICAL REPORT:

FOR INFORMATION REGARDING SOILS, REFER TO THE GENERAL SOILS EVALUATION REPORT FOR CLAYSTONE COURT SUBDIVISION (PROJECT No. SMI-11107-Perc, DATED 29 APRIL 2011) PREPARED BY SOIL MECHANICS INTERNATIONAL.

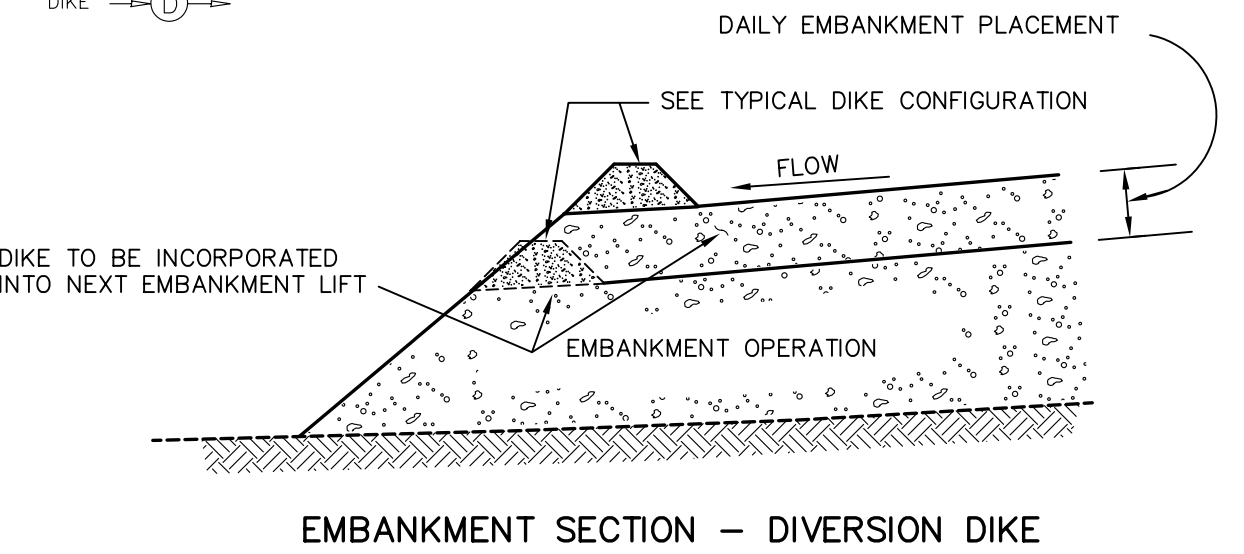
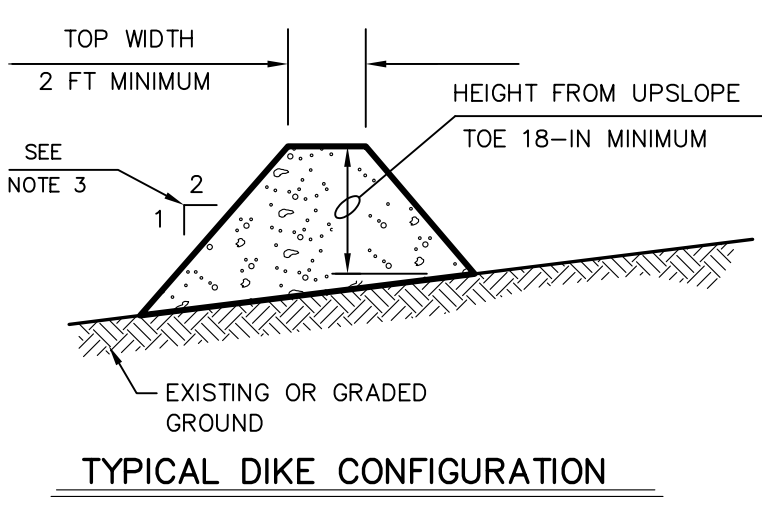
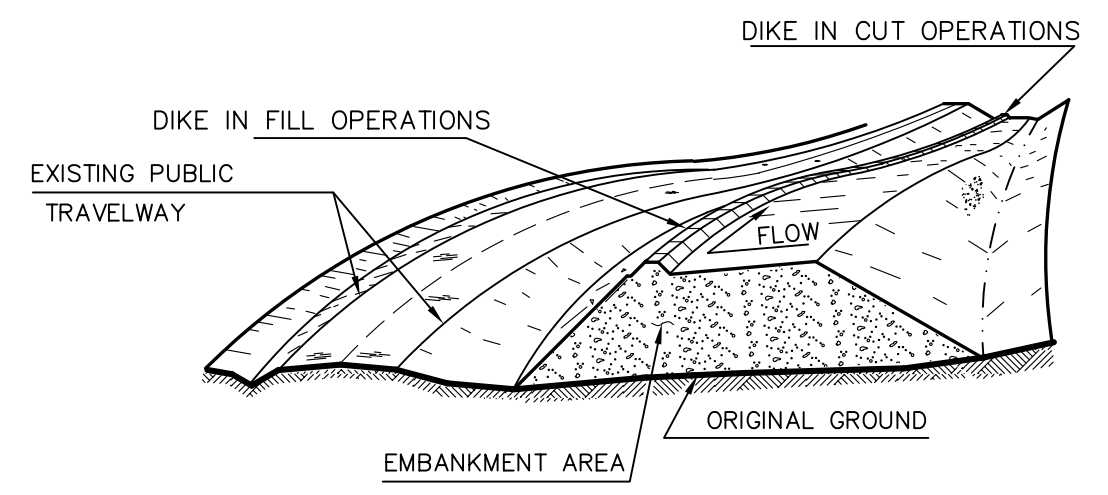
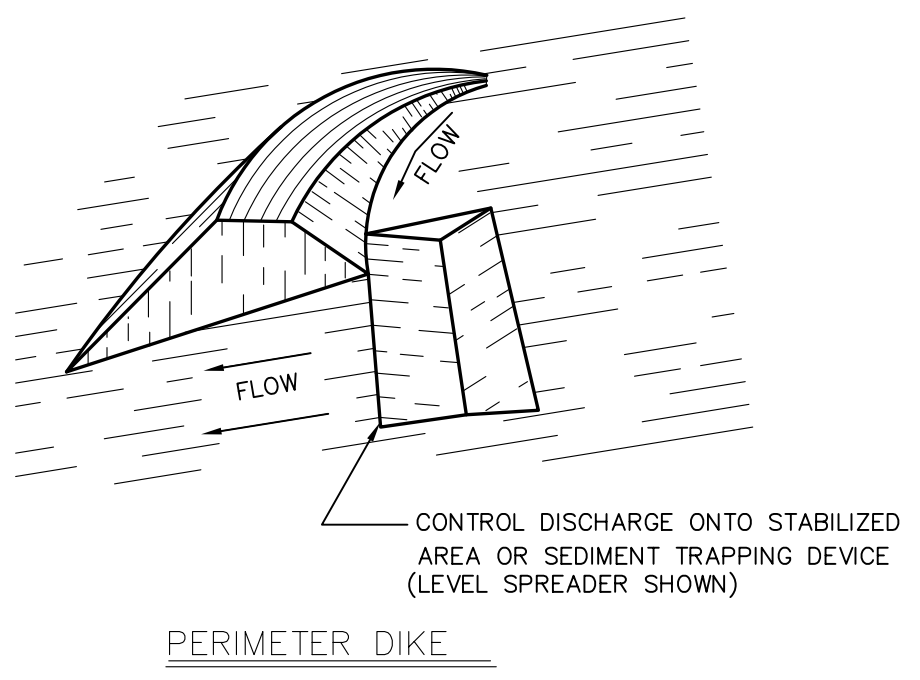
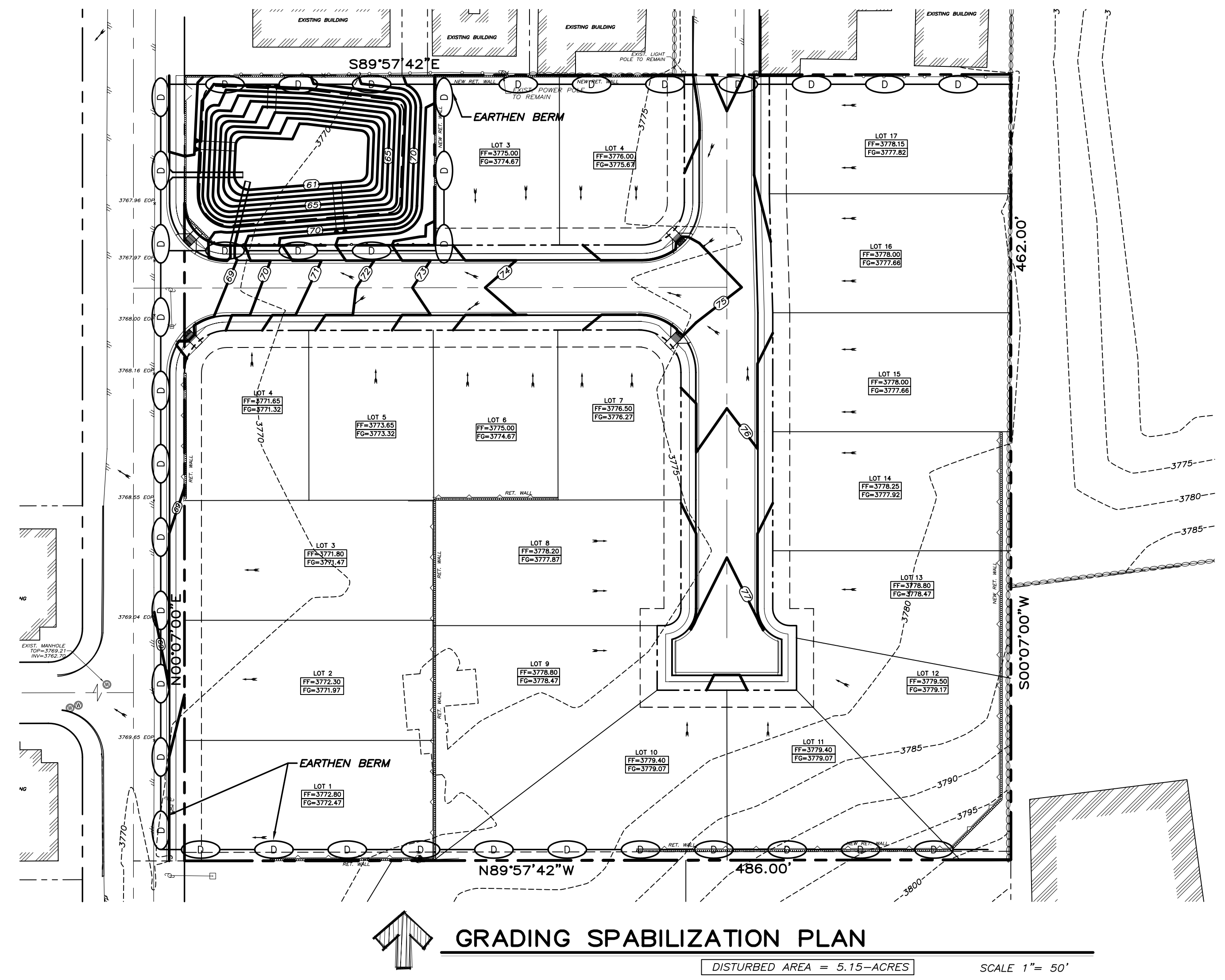
FLOOD ZONE DESIGNATION:

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

CONSTRUCTION ACTIVITY REQUIREMENTS:

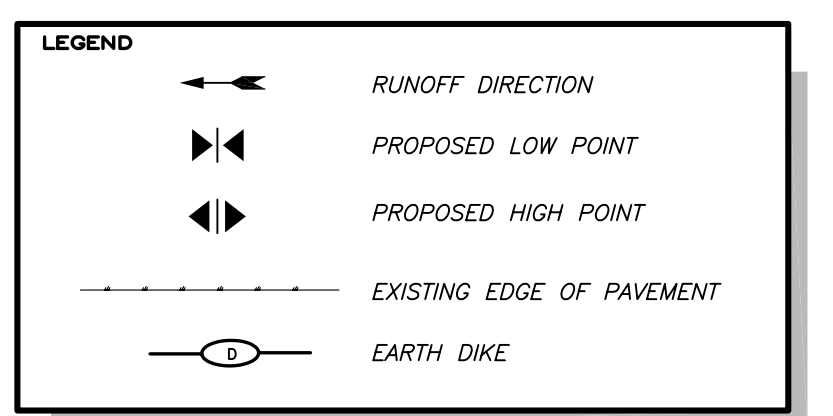
THE FOLLOWING OPERATIONAL GUIDELINES MUST BE FOLLOWED DURING THE GRADING OF THE SITE. THEY ARE REQUIRED TO BE INCLUDED AS "GENERAL NOTES" ON THE APPROVED GRADING PLAN.

- NO ON-SITE PROCESSING OF MATERIAL FOR COMMERCIAL OR RETAIL SALES SHALL BE ALLOWED. ON-SITE PROCESSING OF MATERIALS TO BE USED FOR PREPARATION OR CONSTRUCTION OF IMPROVEMENTS WITHIN THE SITE COVERED BY THE GRADING PERMIT SHALL BE ALLOWED.
- WORK SHALL BE CONDUCTED IN A MANNER THAT PRESERVES AND DOES NOT OBSTRUCT, IMPEDE OR INTERFERE WITH THE FLOW OF STORM WATER IN NATURAL DRAINAGE WAYS, UNIMPROVED CHANNELS OR WATERCOURSES, OR IMPROVED DITCHES, CHANNELS OR CANALS IN SUCH A MANNER AS TO CAUSE FLOODING WHERE IT WOULD NOT OTHERWISE OCCUR. CONSTRUCTION EQUIPMENT AND FENCING SHALL BE KEPT OUT OF WATERCOURSES EXCEPT WHEN NECESSARY TO PERFORM WORK ON THE APPROVED PLANS. ADEQUATE BY-PASS MEASURES SHALL BE INSTALLED WHERE TEMPORARY DRAINAGE BLOCKAGES WILL OCCUR. WHERE WORK WITHIN A CHANNEL IS DESIGNATED ON APPROVED PLANS, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION AS SHOWN ON THE PLANS. THE CHANNEL, INCLUDING BED AND BANKS, SHALL ALWAYS BE RESTORED/RE-STABILIZED IMMEDIATELY AFTER WORK IN THE CHANNEL IS COMPLETED.
- WHERE A DRAINAGE WAY WILL BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CROSSING SHALL BE CONSTRUCTED AS REQUIRED IN THE APPROVED GRADING PLANS.
- MATERIAL STOCKPILING SHALL NOT BE ALLOWED WHEN GRADING OPERATIONS ARE IDLE FOR MORE THAN SEVEN CONSECUTIVE CALENDAR DAYS. STOCKPILING SHALL BE LIMITED TO TEN FEET HIGH WHEN GRADING OPERATIONS ARE BEING CONDUCTED.
- A TRAFFIC CONTROL PERMIT SHALL BE REQUIRED IF THE GRADING OPERATION WILL IMPACT TRAFFIC.
- ANY USE OF VIBRATORY EQUIPMENT SHALL NOT BE ALLOWED, UNLESS APPROVED IN WRITING BY THE PERMIT OFFICIAL IN ADVANCE OF SUCH USE.
- THE PERMIT OFFICIAL MUST BE NOTIFIED NO LATER THAN 4:00 PM THE DAY IN ADVANCE OF ANY GRADING WORK. ADDITIONAL ACTIVITY REQUIREMENTS/RESTRICTIONS MAY BE SPECIFIED BY THE DESIGN ENGINEER OF RECORD.



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

- STABILIZATION MEASURES:**
- SILT FENCES
 - HAY BALES
 - ROCK BERMS
 - GRAVEL DIRT BERM
 - SEDIMENT TRAP
 - PAVED FLUMES
 - CHANNEL LINERS
 - EARTHEN SWALES
 - DRAINAGE SWALES
 - PERFORATED DRAINAGE
 - STABILIZED CONSTRUCTION ENTRANCE
 - FILTER FABRIC INLET PROTECTION



- MAINTENANCE AND INSPECTION REQUIREMENTS:**
- SITE MONITORING SHALL BE PERFORMED BY THE PERMITTEE RESPONSIBLE FOR THE GSP. THE CITY MAY ALSO MONITOR THE SITE COMPLIANCE AT ANY TIME AND REQUIRE ACCESS TO THE UPDATED SITE GSP AND RECORDS OF ALL INSPECTIONS MADE.
 - ALL STABILIZATION MEASURES IDENTIFIED IN THE GSP SHALL CONTINUE TO BE MAINTAINED. THE PERMITTEE SHALL REMAIN IN CHARGE OF THE SITE DURING THE 2-YEAR WARRANTY PERIOD. THE CITY SHALL BE NOTIFIED IN WRITING BY THE PERMITTEE/OWNER THAT A PORTION OF THE CONSTRUCTION SITE IS OR WILL BECOME IDLE. THE PERMITTEE RESPONSIBLE FOR THE GSP SHALL INSPECT THE CONSTRUCTION SITE TO VERIFY THAT THE SITE IS ADEQUATELY PROTECTED. THE CITY MAY CONDUCT AN INSPECTION OF THE SITE.
 - ADDITIONAL PROTECTION MEASURES MAY BE REQUIRED BY THE PERMIT OFFICIAL. ANY CONSTRUCTION SITE FOUND IDLE FOR MORE THAN ONE HUNDRED EIGHTY CONSECUTIVE CALENDAR DAYS WITHOUT THE INSTALLATION OF APPROPRIATE PROTECTION MEASURES AND NOTIFICATION THAT THE CONSTRUCTION PROJECT IS IDLE SHALL BE CONSIDERED IN VIOLATION OF CHAPTER 18.44.
 - A MONITORING AND INSPECTION PROGRAM SHALL BE IMPLEMENTED UNTIL A STABILIZED SITE IS ACHIEVED OR BUILDING RESUMES. INACTIVE/IDLE SITES SHALL BE INSPECTED AND MAINTAINED ON ONE OF THE FOLLOWING SCHEDULES:
 - AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS AND WITHIN TWENTY-FOUR HOURS FOLLOWING A WIND EVENT (AS DETERMINED BY THE PERMIT OFFICIAL) AND/OR RAINSTORM EVENT OF 0.5 INCHES OR GREATER; OR
 - AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, ON A SPECIFICALLY DEFINED DAY EACH WEEK, REGARDLESS OF WHETHER THERE HAS BEEN A RAINSTORM EVENT SINCE THE LAST INSPECTION.

- GRADING STABILIZATION PLAN (GSP) NOTES:**
- IMPLEMENTATION OF THE GSP SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES AFTER THE GRADING OPERATION IS COMPLETE OR AT SUCH TIME THE LAND BECOMES IDLE FOR MORE THAN ONE HUNDRED EIGHTY CONSECUTIVE CALENDAR DAYS.
 - SCHEDULING REQUIREMENTS: THE MAINTENANCE ACTIVITIES SHALL CONTINUE FOR THE 2-YEAR WARRANTY PERIOD.
 - AT ANY ONE TIME IN THE DEVELOPMENT OF THE SITE, THE SMALLEST PRACTICAL PROJECT AREA SHOULD BE PHYSICALLY DISTURBED. FINAL STRUCTURES, PAVING, FACILITIES AND EFFECTIVE DRAINAGE CONTROL MEASURES SHALL BE COMPLETED IN EACH PROJECT AREA AS SOON AS POSSIBLE.
 - PROJECT AREAS PHYSICALLY DISTURBED DURING DEVELOPMENT SHALL BE EXPOSED TO EROSION PRODUCING INFLUENCES FOR THE SHORTEST PERIOD OF TIME PRACTICABLE.
 - CRITICAL AREAS SUCH AS SLOPES OF THREE (HORIZONTAL) TO ONE (VERTICAL) OR STEEPER AND DRAINAGE WAYS SHALL BE STABILIZED IMMEDIATELY AFTER THE COMPLETION OF THE GRADING.
 - PERMANENT STORM DRAINAGE FACILITIES, PAVING AND OTHER RELATED FACILITIES SHALL BE CONSTRUCTED AS SOON AS PRACTICABLE TO REDUCE WATER EROSION PROBLEMS.

THIS GSP IS TO BE IMPLEMENTED ONLY IF THE SITE BECOMES IDLE FOR MORE THAN 180 CONSECUTIVE CALENDAR DAYS. THESE REQUIREMENTS ARE IN ADDITION TO MEETING THE REQUIREMENTS OF THE SWPPP AND CHAPTER 15 WHICH GOVERN CONSTRUCTION ACTIVITIES AND EROSION CONTROL BMPs.

REFERENCE BENCHMARK:
EXISTING CITY MONUMENT IN THE CENTERLINE INTERSECTION OF KATE COURT AND SANTIAGO STREET. ELEVATION = 8703.15 FT (GTT DATUM)

NO.	DATE	DESCRIPTION	ADD'D	TEMP.	POUND
1	10/27/11	ADD'D			
2	12/15/11	REVISED			
3	07/03/12	CITY COMMENTS			

PROJECT NAME: SANTIAGO COURT UNIT TWO

A PORTION OF TRACT 57, W.H. GLENN SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 4.819-ACRES ±

PROJ. NO.	SCALE:
11005	SHOWN
ISSUED DATE:	
ISSUED PURPOSE:	CITY APPROVAL

PREPARED BY:

444 EXECUTIVE CENTER, SUITE 132 - EL PASO, TX 79902
PHONE (915) 251-8033 - FAX (915) 251-8025



SHEET TITLE: GRADING STABILIZATION PLAN

SHEET No. C-9

SHEET 9 OF 9

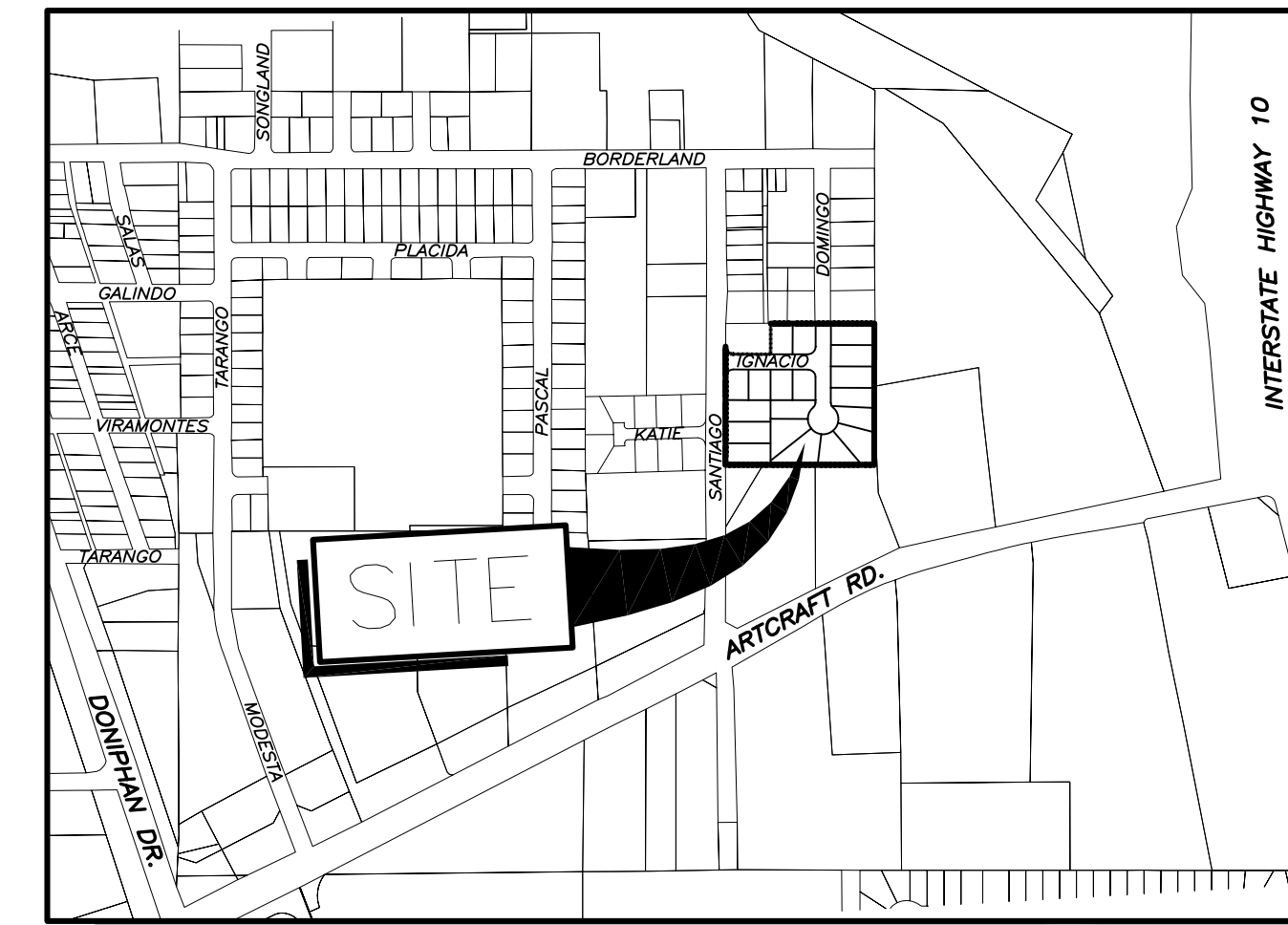
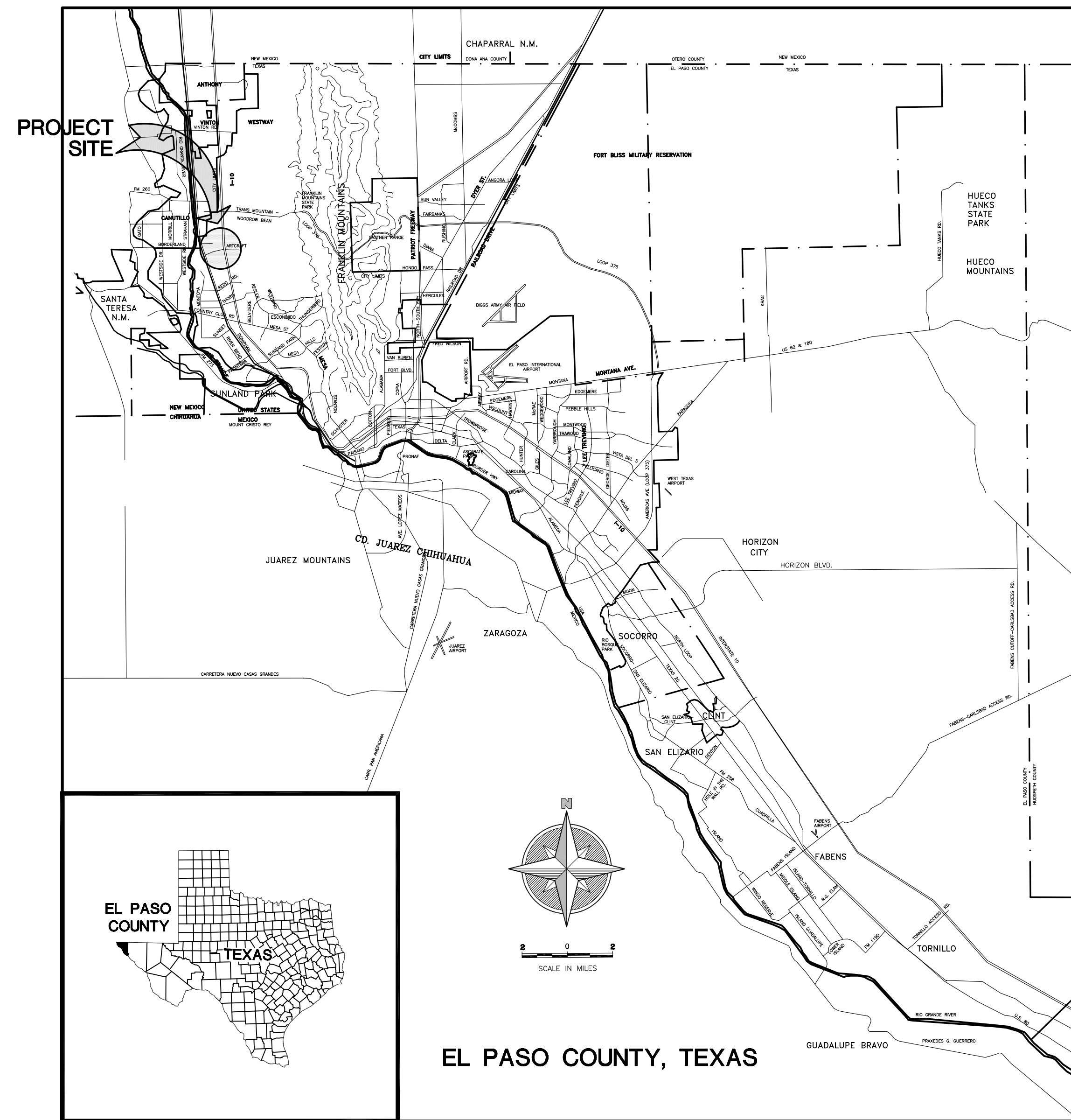
This document, when used in conjunction with the approved grading plan, shall be used to construct the project. It is the responsibility of the contractor to verify the accuracy of the information provided herein. The engineer is not responsible for any errors or omissions in this document. The engineer is not responsible for any damage or injury resulting from the use of this document.

SANTIAGO COURT UNIT TWO

SUBDIVISION IMPROVEMENT PLANS

A PORTION OF TRACT 57, W.H. GLENN SURVEY No. 241
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING: ±4.819 ACRES

CITY MAP



LOCATION MAP

SCALE: 1" = 600'

INDEX OF DRAWINGS

1	SUBDIVISION PLAT PLAN
2	C-2 GRADING AND DRAINAGE PLAN
3	C-3 DOMINGO ST. PLAN AND PROFILE
4	C-4 IGNACIO ST. PLAN AND PROFILE
5	C-5 SITE GRADING SECTIONS
6	C-6 SITE DEMOLITION PLAN
7	C-7 STREET LIGHTING PLAN
8	C-8 STORM WATER POLLUTION PREVENTION PLAN
9	C-9 GRADING STABILIZATION PLAN
10	WATER AND SANITARY SEWER SYSTEM



CIVIL ENGINEER

PREPARED BY:

SITWORK
 ENGINEERING, LLC
 TX REG. # F-5607

444 EXECUTIVE CENTER, SUITE 134 - EL PASO, TX - 79902
 PHONE (915) 351-8533 - FAX (915) 351-8555

OWNER:
 SANTIAGO VENTURES, LLC
 301 E. BORDERLAND SP 73
 EL PASO, TEXAS, 79932
 915-581-2939

LAND SURVEYOR

CONSULTING COMPANY
 1790 N. LEE TREVINO DR. SUITE 503
 EL PASO, TEXAS 79936
 TEL (915) 633-6422

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW

Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction Response

DATE: 1/10/12

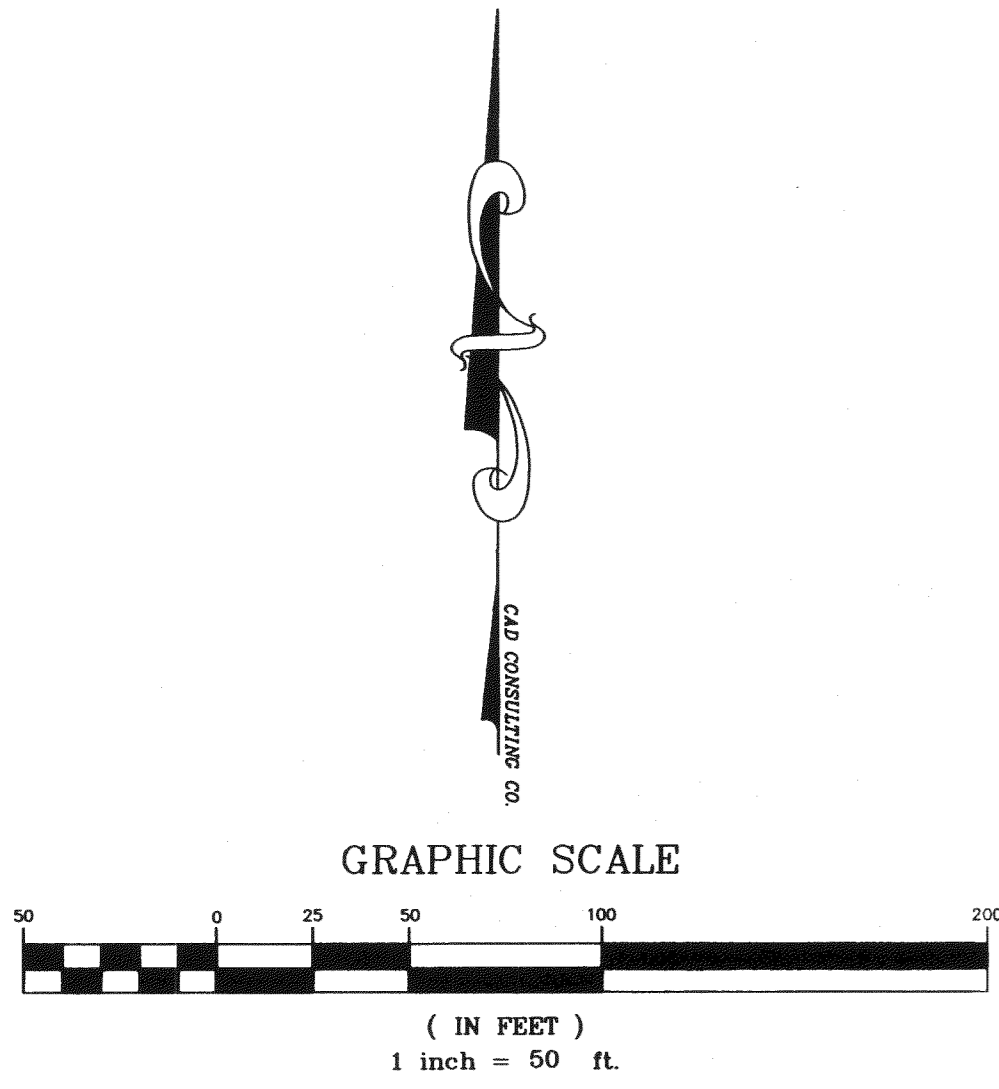
Z:\11005 Santiago Ct. Improvements\Improv. Plans (2nd City Comments)\11005 Civil.dwg, 1/25/2012 1:48:38 PM

SANTIAGO COURT UNIT TWO

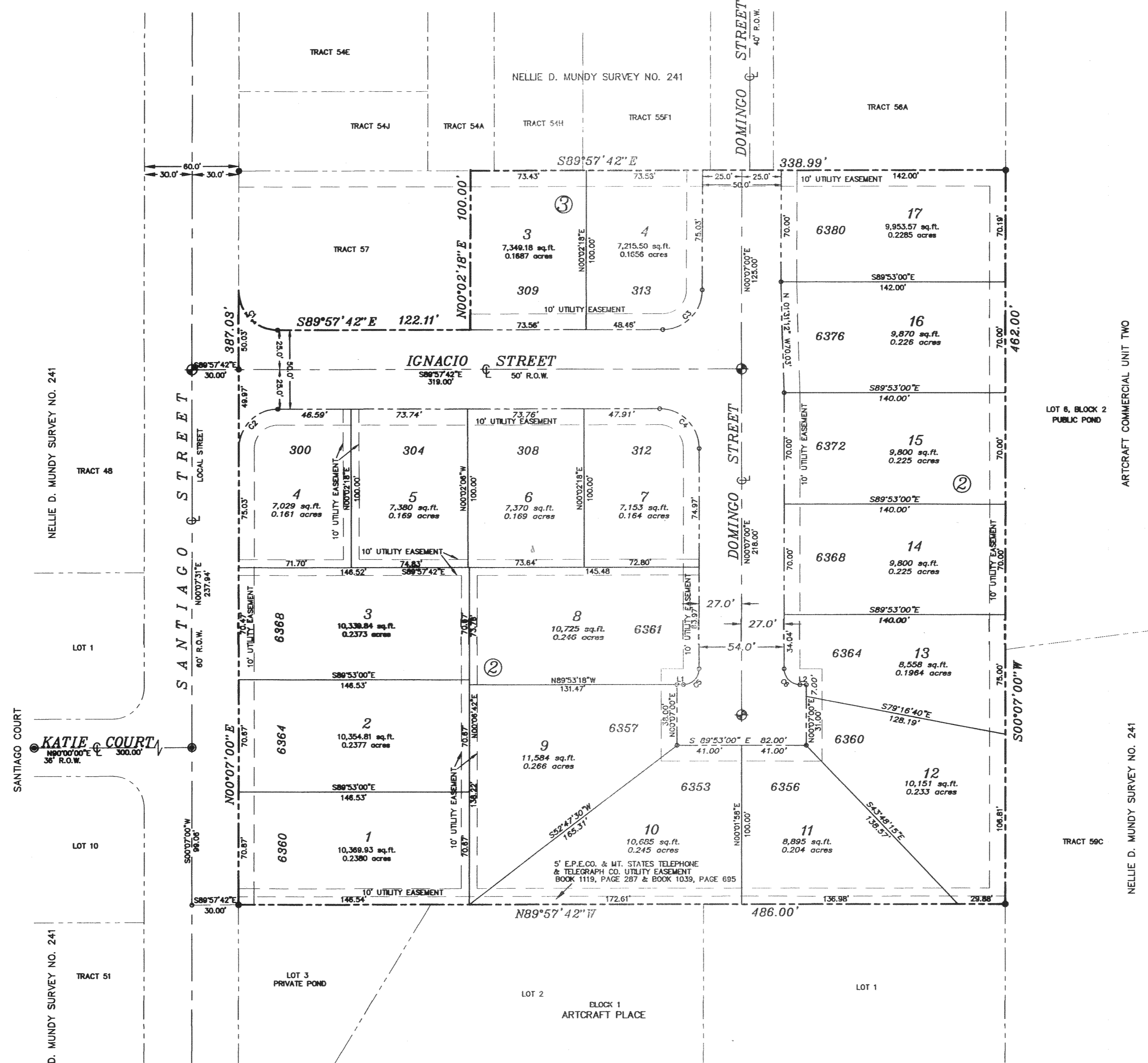
BEING A PORTION OF TRACT 57,
NELLIE D. MUNDY SURVEY NO. 241
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
209,958.34 SQ. FT.
OR 4.8199 ACRES ±

CURVE TABLE						
CURVE	RADIUS	LENGHT	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.30'	25.03'	35.38'	S44°55'21"E	90°04'42"
C2	25.00'	39.24'	24.97'	35.33'	S45°04'39"W	89°55'18"
C3	25.00'	39.24'	24.97'	35.33'	N45°04'39"E	89°55'18"
C4	25.00'	39.30'	25.03'	35.38'	N44°55'21"W	90°04'42"
C5	10.00'	15.71'	10.00'	14.14'	N45°07'00"E	90°00'00"
C6	10.00'	15.71'	10.00'	14.14'	S44°53'00"E	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	S89°53'00"E
L2	4.00	S89°53'00"E



NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE 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 RECORD SECTION.
INSTRUMENT No. 20120086117 DATE 11/26/12
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
THIS SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
THIS PROPERTY LIES IN ZONE "X", "AREAS OF MINIMAL FLOODING FLOOD" PANEL NO. 480212-0125 B, MAP REVISED ON SEPTEMBER 04, 1991.
POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
WATER SUPPLY AND SEWER SEWAGE DISPOSAL WILL BE PROVIDED BY EL PASO WATER UTILITIES.
THIS PROPERTY LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
CROSS SECTIONS ARE MINIMUM STANDARD REQUIREMENTS.
● EXISTING CITY MONUMENT
⊕ PROPOSED CITY MONUMENT



DEDICATION

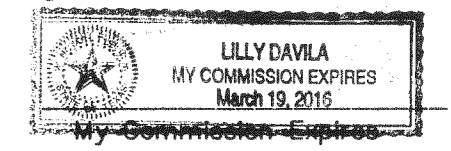
SANTIAGO VENTURES, LLC, property owners of this land, hereby present this plat and dedicate to the use of the public streets, utility easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 22 day of Sept. 2012.
By: SANTIAGO VENTURES, LLC
Enrique Escobar
ENRIQUE ESCOBAR, Owner

ATTEST: NOT REQUIRED
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Enrique Escobar, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 22 day of Sept. 2012.
Jully Davila
Notary Public in and for El Paso County



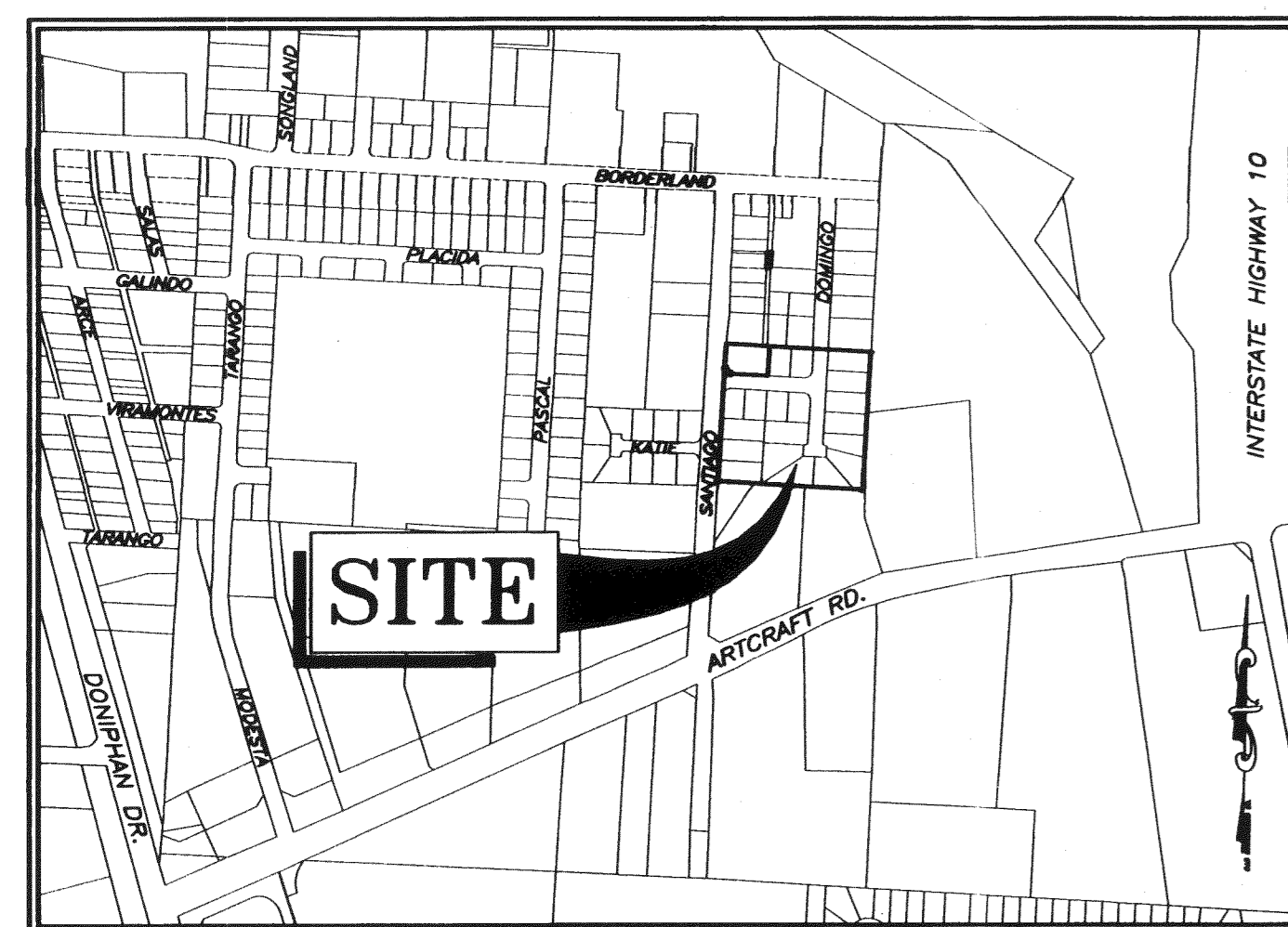
CITY PLAN COMMISSION

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 4th day of October, 2012, A.D.
Clayton Executive Secretary
Enrique Escobar Chairperson
Approved for filing this 16th day of October, 2012.
Bob M City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 26 day of November, 2012, A.D. in File No. 20120086116
Debra Dimes County Clerk
Angelo J. Garcia By Deputy

LOCATION MAP SCALE 1" = 600'



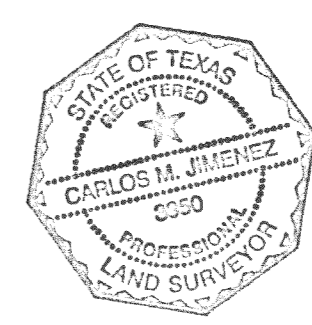
SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

ENGINEER:
SITEWORK ENGINEERING
JORGE GARCIA
444 EXECUTIVE CENTER, STE. 134
EL PASO, TEXAS 79902
PHONE: (915) 351-8033

OWNER/DEVELOPER:
SANTIAGO VENTURES, LLC
ENRIQUE ESCOBAR
301 E. BORDERLAND, SP. 73
EL PASO, TEXAS 79932
PHONE: (915) 581-2939

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CD CONSULTING COMPANY
1790 LEE TREVINO AVENUE SUITE 503
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424



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.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950