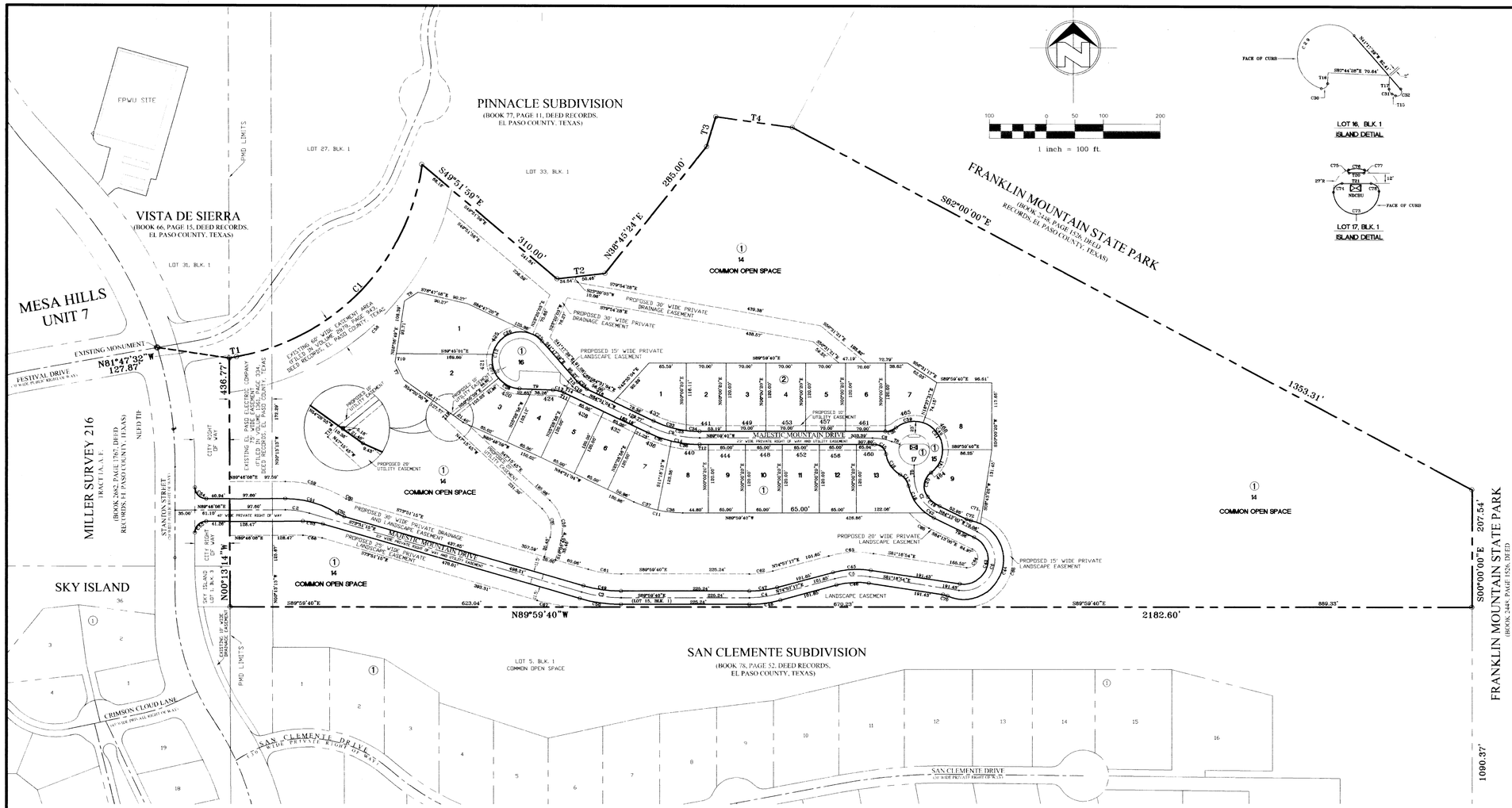
SKY ISLAND UNIT III

A PORTION OF H. G. FOSTER SURVEY 261,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES



DEDICATION

THE STATE OF TEXAS
COUNTY OF EL PASO

DISTINCTIVE NEIGHBORHOODS, L.L.C., OWNER OF THIS LAND, HEREBY PRESENTS THIS MAP AND DEDICATES TO THE USE OF THE PUBLIC, UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING OVERHEAD EASEMENTS AS SHOWN ON THE PLAT AND EASEMENTS FOR BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

Teri Froetschel
TERI FROETSCHEL, MANAGING MEMBER
DISTINCTIVE NEIGHBORHOODS, L.L.C.

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, 20 DAY OF March, 2007 A.D.

Erica Haddad
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 3/9/08

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 CODE OF TEXAS THIS _____ DAY OF _____ 20 ___ A.D..

EXECUTIVE SECRETARY — CHAIRPERSON

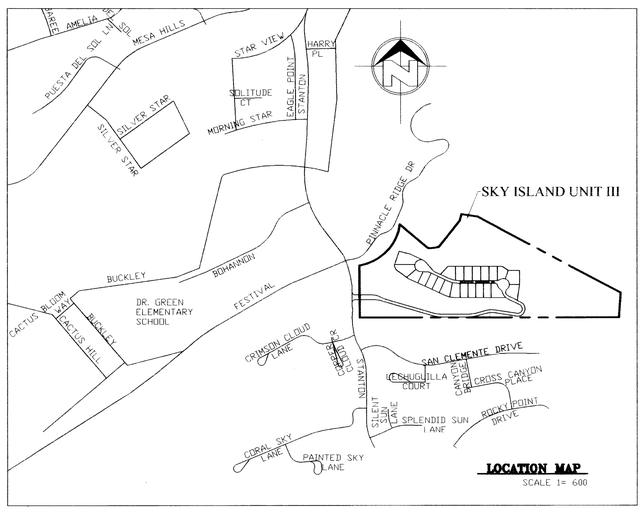
APPROVED FOR FILING THIS 27th DAY OF March, 20 07 A.D..

DEVELOPMENT SERVICES DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS Jun 21 DAY OF June, 20 07 A.D., IN VOLUME _____ OF THE PLAT RECORD, PAGE _____
FILE NO. 20070068246

COUNTY CLERK — Sandra Alonso, BY DEPUTY



LOCATION MAP
SCALE 1= 600

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	400.00'	501.80'	289.97'	469.54'	N43°57'18"E	71°52'42"
C2	150.00'	42.87'	21.58'	42.73'	N82°02'34"W	16°22'37"
C3	250.00'	70.42'	35.45'	70.19'	S81°55'28"E	16°08'25"
C4	200.00'	52.54'	26.42'	52.39'	N82°28'49"E	15°03'03"
C5	150.00'	62.21'	31.56'	61.77'	S86°50'12"W	23°45'49"
C6	55.00'	156.41'	366.59'	108.78'	N17°15'03"E	162°56'06"
C7	70.00'	78.46'	43.93'	74.41'	S32°06'30"E	64°13'00"
C8	100.00'	34.97'	17.66'	34.79'	N79°58'39"W	20°02'01"
C9	200.00'	88.93'	45.21'	88.20'	S77°15'22"E	25°28'36"
C10	60.00'	24.32'	12.33'	24.15'	S52°54'21"E	23°13'24"
C11	200.00'	88.93'	45.21'	88.20'	S77°15'22"E	25°28'36"
C12	50.00'	177.11'	246.28'	98.00'	S13°44'06"W	202°57'08"
C13	50.00'	20.27'	10.27'	20.13'	N76°07'46"W	23°13'24"
C14	211.50'	94.04'	47.81'	93.27'	S77°15'22"E	25°28'36"
C15	20.00'	28.22'	17.04'	25.94'	N49°34'16"W	80°50'49"
C16	50.00'	45.05'	24.18'	43.54'	S34°57'38"E	51°37'32"
C17	30.00'	25.53'	13.59'	24.77'	N36°23'41"W	48°45'25"
C18	81.50'	57.38'	29.94'	56.21'	S32°11'14"E	40°20'29"
C19	58.50'	26.44'	13.45'	26.22'	S51°16'00"E	25°53'59"
C20	30.00'	48.05'	30.94'	43.08'	S07°34'12"W	91°46'24"
C21	50.00'	159.52'	2,046.61'	99.97'	N37°56'35"W	182°47'56"
C22	30.00'	20.60'	10.72'	20.20'	N70°19'44"E	39°20'33"
C23	188.50'	83.82'	42.61'	83.13'	S77°15'22"E	25°28'36"
C24	50.00'	20.27'	10.27'	20.13'	S52°54'21"E	23°13'24"
C25	50.00'	20.50'	10.40'	20.36'	N53°02'30"W	23°29'41"
C26	50.00'	90.25'	63.34'	78.49'	S63°29'56"W	103°25'28"
C27	50.00'	44.46'	23.82'	43.01'	S13°41'20"E	50°57'02"
C28	50.00'	42.39'	22.56'	41.13'	S63°27'09"E	48°34'37"
C29	38.00'	141.45'	127.14'	72.82'	S32°03'55"W	213°16'51"
C30	6.00'	10.80'	7.57'	9.40'	S53°10'31"E	103°09'58"
C31	6.00'	6.99'	3.95'	6.60'	S31°07'46"E	66°46'36"
C32	5.00'	13.68'	24.33'	9.80'	N37°05'39"E	156°46'36"
C33	188.50'	59.94'	30.22'	59.68'	S73°37'36"E	18°13'04"
C34	188.50'	23.88'	11.96'	23.87'	S86°21'54"E	7°15'32"
C35	211.50'	43.92'	22.04'	43.84'	S70°28'00"E	11°53'54"
C36	211.50'	50.12'	25.18'	50.01'	S83°12'19"E	13°34'43"
C37	200.00'	44.47'	22.32'	44.37'	S70°53'13"E	12°44'18"
C38	200.00'	44.47'	22.32'	44.37'	S83°37'31"E	12°44'18"
C39	50.00'	50.59'	27.70'	48.46'	S79°38'29"W	57°58'04"
C40	50.00'	62.29'	35.92'	58.34'	N35°41'04"W	71°22'49"
C41	50.00'	46.64'	25.18'	44.97'	N26°43'52"E	53°27'04"
C42	81.50'	16.87'	8.46'	16.84'	S08°17'14"E	11°51'32"
C43	43.50'	123.70'	289.94'	86.04'	N17°15'03"E	162°56'06"
C44	70.00'	219.46'	524.68'	140.00'	N24°13'03"E	179°37'45"
C45	161.50'	66.98'	33.98'	66.50'	S86°50'12"W	23°45'49"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C46	138.50'	57.44'	29.14'	57.03'	S86°50'12"W	23°45'49"
C47	188.50'	49.52'	24.90'	49.37'	N82°28'49"E	15°03'03"
C48	211.50'	55.56'	27.94'	55.40'	N82°28'49"E	15°03'03"
C49	238.50'	67.19'	33.82'	66.96'	S81°55'28"E	16°08'25"
C50	261.50'	73.66'	37.08'	73.42'	S81°55'28"E	16°08'25"
C51	170.00'	96.00'	49.32'	94.73'	N74°03'12"W	32°21'20"
C52	50.00'	13.94'	7.02'	13.90'	S65°51'53"E	15°58'44"
C53	125.00'	35.73'	17.99'	35.61'	N82°02'34"W	16°22'37"
C54	20.00'	31.50'	20.08'	28.34'	S45°06'50"E	90°14'05"
C55	20.00'	31.33'	19.92'	28.23'	S44°53'11"W	89°45'55"
C56	70.00'	77.47'	43.24'	73.57'	S15°33'30"E	63°24'30"
C57	50.00'	55.33'	30.89'	52.55'	N15°33'30"W	63°24'30"
C58	460.00'	486.52'	268.80'	464.17'	N42°51'52"E	60°35'58"
C59	290.00'	112.94'	58.02'	111.45'	N74°03'12"W	32°21'20"
C60	20.00'	5.58'	2.81'	5.56'	S65°51'53"E	15°58'44"
C61	208.50'	58.73'	29.56'	58.54'	S81°55'28"E	16°08'25"
C62	158.50'	41.64'	20.94'	41.52'	N82°28'49"E	15°03'03"
C63	191.50'	79.43'	40.29'	78.86'	S86°50'12"W	23°45'49"
C64	17.50'	49.77'	116.64'	34.61'	N17°15'03"E	162°56'06"
C65	101.50'	43.82'	22.26'	43.48'	S51°50'51"E	24°44'18"
C66	120.00'	34.30'	17.27'	34.18'	N82°02'34"W	16°22'37"
C67	300.00'	84.51'	42.54'	84.23'	S81°55'28"E	16°08'25"
C68	81.50'	219.37'	356.16'	158.89'	N12°53'40"E	154°13'20"
C69	35.00'	14.19'	7.19'	14.09'	N52°54'21"W	23°13'25"
C70	30.00'	8.02'	4.03'	7.99'	N73°37'29"W	15°18'49"
C71	70.00'	17.22'	8.65'	17.18'	N72°38'39"W	14°05'40"
C72	30.00'	8.10'	4.08'	8.08'	N71°57'14"W	15°28'29"
C73	27.00'	83.12'	854.50'	53.97'	N90°00'00"E	176°22'49"
C74	10.00'	16.02'	10.32'	14.36'	N44°05'42"E	91°48'35"
C75	2.00'	5.58'	11.23'	3.94'	N10°05'51"W	159°48'19"
C76	27.00'	19.03'	9.93'	18.64'	N90°00'00"E	40°23'22"
C77	2.00'	5.58'	11.23'	3.94'	S10°05'51"W	159°48'19"
C78	10.00'	16.02'	10.32'	14.36'	S44°05'42"E	91°48'35"

NOTES

1. FOUND 1/2" REBAR WITH CAP STAMPED "TX 2027" ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. ALL LOTS WILL REQUIRE FIRE SPRINKLER PROTECTION.

LEGEND

1 LOT NUMBER
(1) BLOCK NUMBER
NDCBU NEIGHBORHOOD DISTRIBUTION COLLECTION BOX

OPEN SPACE CALCULATIONS:
AVERAGE SLOPE = 37.75%
OPEN SPACE REQUIRED: 55%
DEVELOPED SPACE = 32.98%
OPEN SPACE AVAILABLE 67.02%

LINE TABLE

TANGENT	LENGTH	BEARING
T1	13.17'	N79°53'38"E
T2	85.00'	N83°37'26"E
T3	55.00'	N16°45'24"E
T4	136.08'	S81°59'26"E
T5	19.60'	N00°00'20"E
T6	14.78'	N69°57'39"W
T7	34.98'	N26°53'14"W
T8	28.75'	N56°23'12"E
T9	58.91'	S87°44'28"E
T10	14.68'	N08°36'49"E
T11	11.95'	S64°31'04"E
T12	15.08'	S89°59'40"E
T13	12.00'	N41°17'39"W
T14	36.66'	N64°31'04"W
T15	4.77'	N64°31'04"W
T16	12.66'	N02°15'32"W
T17	14.24'	S02°15'32"W
T18	51.38'	S64°31'04"E
T19	13.72'	N42°44'15"E
T20	17.26'	N90°00'00"E
T21	33.98'	N90°00'00"E

LOT AREAS

BLOCK 1	
LOT 1	16,504.16 SQ. FT.
LOT 2	12,646.44 SQ. FT.
LOT 3	8,038.72 SQ. FT.
LOT 4	7,446.48 SQ. FT.
LOT 5	7,800.00 SQ. FT.
LOT 6	7,800.00 SQ. FT.
LOT 7	9,731.01 SQ. FT.
LOT 8	9,374.23 SQ. FT.
LOT 9	7,800.00 SQ. FT.
LOT 10	7,800.00 SQ. FT.
LOT 11	7,800.00 SQ. FT.
LOT 12	7,800.00 SQ. FT.
LOT 13	9,611.66 SQ. FT.
LOT 14	872,102.97 SQ. FT.
LOT 15	66,004.28 SQ. FT.
LOT 16	4,834.23 SQ. FT.
LOT 17	2,290.22 SQ. FT.
BLOCK 2	
LOT 1	10,278.29 SQ. FT.
LOT 2	8,388.02 SQ. FT.
LOT 3	8,400.00 SQ. FT.
LOT 4	8,400.00 SQ. FT.
LOT 5	8,400.00 SQ. FT.
LOT 6	8,400.00 SQ. FT.
LOT 7	7,981.12 SQ. FT.
LOT 8	12,140.39 SQ. FT.
LOT 9	10,852.99 SQ. FT.

IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF GEORGES S. HALLOUL

GEORGES S. HALLOUL, P.E.
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 92105

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEY PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SKY ISLAND UNIT III) 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 RECORDED SECTION.
INSTRUMENT No._____ BOOK_____ PAGE_____ DATE_____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No._____ BOOK_____ PAGE_____ DATE_____

FLOOD ZONE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY–PANEL NO. 480214 0028C, DATED FEBRUARY 5, 1996, THIS PROPERTY LIES IN FLOOD ZONE C.

AREAS UNDER ZONE C ARE DESCRIBED AS AREAS OF MINIMAL FLOODING.

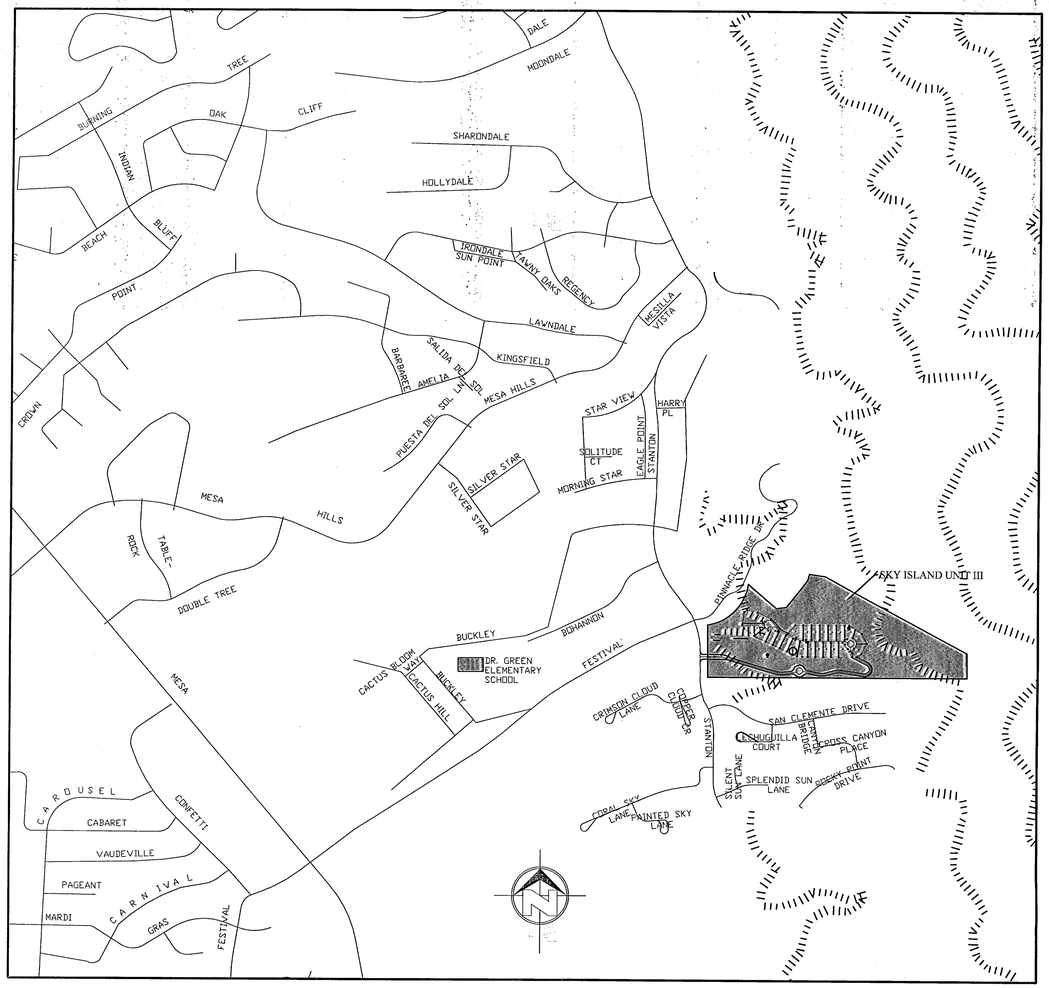
SLI ENGINEERING, INC.
CIVIL ENGINEERS – LAND SURVEYORS
LAND PLANNERS – CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. – EL PASO, TEXAS – 79912 – (915) 584–4452

DATE: 03-16-07

308-S

SKY ISLAND III

STREET IMPROVEMENTS



LOCATION MAP

SCALE: 1"= 600'

INDEX OF SHEETS

C1	COVER SHEET
C2	SUBDIVISION PLAT
C3	TYPICAL DETAILS
C4	TURNAROUND SECTIONS
C5-9.1	STREET PROFILES
C10	EXISTING DRAINAGE
C11	GRADING AND DRAINAGE
C12	SECTIONS
C13	CULVERT PLAN AND PROFILE
C14	CULVERT DETAILS
C15	DETAILS
C16	STORM WATER POLLUTION PREVENTION PLAN
C17	STORM WATER POLLUTION PREVENTION NOTES
C18	ILLUMINATION PLAN
C19	RETAINING WALL PLAN AND PROFILE

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW

Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY Oscar Jaramillo DATE 6/21/2010

F-1902

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER

JUN 17 2010

SKY ISLAND III

C1

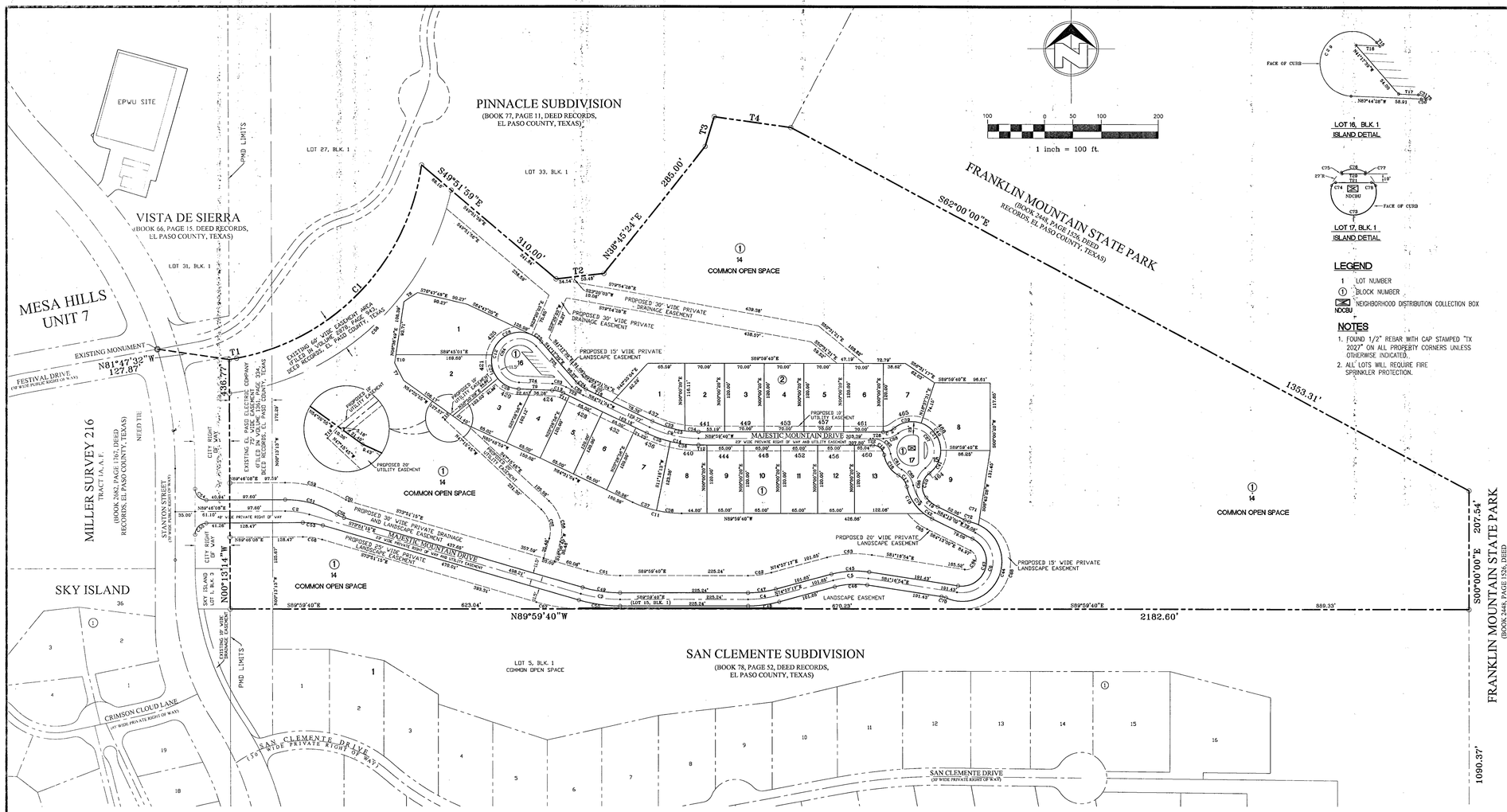
APRIL, 2010

SLI ENGINEERING, INC.
CIVIL ENGINEERS – LAND SURVEYORS
LAND PLANNERS – CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. – EL PASO, TEXAS – 79912 – (915) 584-4457

Map Rm 103032

SKY ISLAND UNIT III

A PORTION OF H. G. FOSTER SURVEY 261,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES



LEGEND

1 LOT NUMBER
(1) BLOCK NUMBER
NDCBU NEIGHBORHOOD DISTRIBUTION COLLECTION BOX

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COUNTY OF EL PASO

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TERI FROETSCHEL, MANAGING MEMBER
DISTINCTIVE NEIGHBORHOODS, L.L.C.

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, _____DAY OF _____, 20 ___ A.D.

NOTARY PUBLIC, STATE OF 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 CODE OF TEXAS THIS _____ DAY OF _____, 20 ___ A.D..

EXECUTIVE SECRETARY — CHAIRPERSON

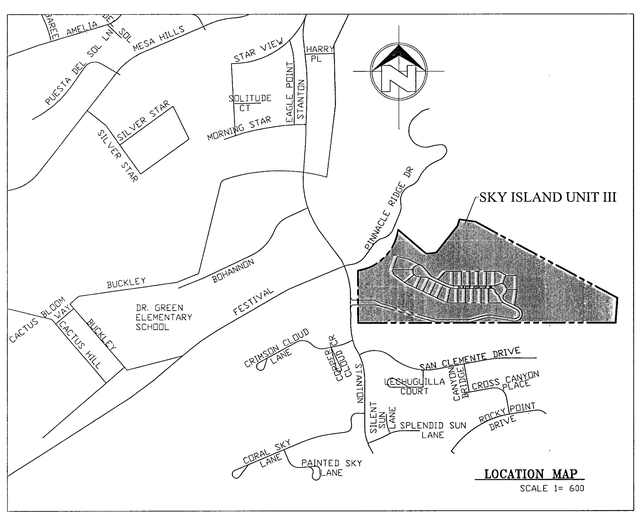
APPROVED FOR FILING THIS _____ DAY OF _____, 20____ A.D.

DEVELOPMENT SERVICES 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



LOCATION MAP
SCALE 1= 600

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C18	81.50'	57.38'	29.94'	56.21'	S32°11'14"E	40°20'29"
C19	58.50'	26.44'	13.45'	26.22'	S51°16'00"E	25°53'59"
C20	30.00'	48.05'	30.94'	43.08'	S07°34'12"W	91°46'24"
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C23	188.50'	83.82'	42.61'	83.13'	S77°15'22"E	25°28'36"
C24	50.00'	20.27'	10.27'	20.13'	S52°54'21"E	23°13'24"
C25	50.00'	20.50'	10.40'	20.36'	N53°02'30"W	23°29'41"
C26	50.00'	90.25'	63.34'	78.49'	S63°29'56"W	103°25'28"
C27	50.00'	44.46'	23.82'	43.01'	S13°41'20"E	50°57'02"
C28	50.00'	42.39'	22.56'	41.13'	S63°27'09"E	48°34'37"
C29	27.00'	106.71'	62.92'	49.62'	S25°28'56"W	226°26'49"
C30	73.00'	4.13'	2.07'	4.13'	N86°07'15"W	3°14'26"
C31	8.00'	6.49'	3.43'	6.31'	N64°31'04"W	46°28'49"
C32	5.00'	13.68'	24.33'	9.80'	N37°05'39"E	156°46'36"
C33	188.50'	59.94'	30.22'	59.68'	S73°37'36"E	18°13'04"
C34	188.50'	23.88'	11.96'	23.87'	S86°21'54"E	7°15'32"
C35	211.50'	43.92'	22.04'	43.84'	S70°28'00"E	11°53'54"
C36	211.50'	50.12'	25.18'	50.01'	S83°12'19"E	13°34'43"
C37	200.00'	44.47'	22.32'	44.37'	S70°53'13"E	12°44'18"
C38	200.00'	44.47'	22.32'	44.37'	S83°37'31"E	12°44'18"
C39	50.00'	50.59'	27.70'	48.46'	S79°38'29"W	57°58'04"
C40	50.00'	62.29'	35.92'	58.34'	N35°41'04"W	71°22'49"
C41	50.00'	48.64'	25.18'	44.97'	N26°43'52"E	53°27'04"
C42	81.50'	16.87'	8.46'	16.84'	S58°17'14"E	11°51'32"
C43	43.50'	123.70'	269.94'	86.04'	N17°15'03"E	162°56'06"
C44	70.00'	219.46'	524.68'	140.00'	N24°13'03"E	179°37'45"
C45	161.50'	66.98'	33.98'	66.50'	S86°50'12"W	23°45'49"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C46	138.50'	57.44'	29.14'	57.03'	S86°50'12"W	23°45'49"
C47	188.50'	49.52'	24.90'	49.37'	N82°28'49"E	15°03'03"
C48	211.50'	55.56'	27.94'	55.40'	N82°28'49"E	15°03'03"
C49	238.50'	67.19'	33.82'	66.98'	S81°55'28"E	16°08'25"
C50	261.50'	73.66'	37.08'	73.42'	S81°55'28"E	16°08'25"
C51	170.00'	96.00'	49.32'	94.73'	N74°03'12"W	32°21'20"
C52	50.00'	13.94'	7.02'	13.90'	S65°51'53"E	15°58'44"
C53	125.00'	35.73'	17.99'	35.61'	N82°02'34"W	16°22'37"
C54	20.00'	31.50'	20.08'	28.34'	S45°06'50"E	90°14'05"
C55	20.00'	31.33'	19.92'	28.23'	S44°53'11"W	89°45'55"
C56	70.00'	77.47'	43.24'	73.57'	S15°33'30"E	63°24'30"
C57	50.00'	55.33'	30.89'	52.55'	N15°33'30"W	63°24'30"
C58	460.00'	486.52'	268.80'	464.17'	N42°51'52"E	60°35'58"
C59	200.00'	112.94'	58.02'	111.45'	N74°03'12"W	32°21'20"
C60	20.00'	5.58'	2.81'	5.56'	S65°51'53"E	15°58'44"
C61	208.50'	58.73'	29.56'	58.54'	S81°55'28"E	16°08'25"
C62	158.50'	41.64'	20.94'	41.52'	N82°28'49"E	15°03'03"
C63	191.50'	79.43'	40.29'	78.86'	S86°50'12"W	23°45'49"
C64	17.50'	49.77'	116.84'	34.61'	N17°15'03"E	162°56'06"
C65	101.50'	43.82'	22.26'	43.48'	S51°50'51"E	24°44'18"
C66	120.00'	34.30'	17.22'	34.18'	N82°02'34"W	16°22'37"
C67	300.00'	84.51'	42.54'	84.23'	S81°55'28"E	16°08'25"
C68	81.50'	219.37'	356.16'	158.89'	N12°53'40"E	154°13'20"
C69	35.00'	14.19'	7.19'	14.09'	N52°54'21"W	23°13'25"
C70	30.00'	8.02'	4.03'	7.99	N73°37'29"W	15°18'49"
C71	70.00'	17.22'	8.65'	17.18'	N72°39'39"W	14°05'40"
C72	30.00'	8.10'	4.08'	8.08'	N71°57'14"W	15°28'29"
C73	27.00'	100.06'	93.12'	51.86'	N00°00'00"E	212°20'18"
C74	5.00'	6.44'	3.76'	6.01'	N36°54'55"W	73°49'51"
C75	1.00'	2.59'	3.52'	1.92'	S74°09'40"W	148°19'21"
C76	27.00'	29.86'	16.66'	28.36'	N00°00'00"E	63°21'18"
C77	1.00'	2.59'	3.52'	1.92'	S74°09'40"W	148°19'21"
C78	5.00'	6.44'	3.76'	6.01'	N36°54'55"E	73°49'51"
C79	70.00'	63.77'	34.29'	61.59'	S38°06'59"E	52°12'01"
C80	41.50'	35.32'	18.81'	34.26'	N36°23'41"W	48°45'25"
C81	38.50'	34.69	18.62'	33.53'	S34°57'38"E	51°37'32"
C82	31.50'	44.45'	26.83'	40.85'	N49°34'16"W	80°50'49"
C83	61.50'	34.93'	18.64'	24.76'	N76°07'46"W	23°13'24"
C84	38.50'	152.16'	89.73'	70.76'	S25°28'56"W	226°26'49"
C85	61.50'	24.93'	12.64'	24.76'	S52°54'21"E	23°13'24"
C86	41.50'	66.47'	42.80'	59.59'	S07°34'12"W	91°46'24"
C87	38.50'	122.83'	1575.69'	76.98'	S37°56'35"W	182°47'56"
C88	41.50'	28.50'	14.84'	27.94'	N70°19'54"E	39°20'53"

LINE TABLE		
TANGENT	LENGTH	BEARING
T1	13.17'	N79°53'38"E
T2	85.00'	N83°37'26"E
T3	55.00'	N16°45'24"E
T4	136.08'	S81°59'26"E
T5	1.42'	N41°17'39"W
T6	14.76'	N69°57'39"W
T7	34.98'	N26°53'14"W
T8	28.75'	N56°23'17"E
T9	58.91'	S87°44'28"E
T10	14.68'	N08°36'49"E
T11	11.95'	S64°31'04"E
T12	15.08'	S89°59'40"E
T13	12.00'	N41°17'39"W
T14	36.66'	N64°31'04"W
T15	4.23'	N41°17'39"W
T16	20.00'	N87°44'28"W
T17	16.57'	N87°44'28"W
T18	51.38'	S64°31'04"E
T19	13.72'	N42°44'15"E
T20	27.31'	S00°00'00"W
T21	42.26'	S00°00'00"W
T22	4.40'	N89°59'40"W
T23	33.41'	S64°31'04"E
T24	58.91'	N87°44'28"W
T25	95.27'	N41°17'39"W
T26	22.79'	N89°59'40"W

LOT AREAS		
BLOCK 1		
LOT 1	16,504.16	SQ. FT.
LOT 2	12,646.44	SQ. FT.
LOT 3	8,038.72	SQ. FT.
LOT 4	7,446.48	SQ. FT.
LOT 5	7,800.00	SQ. FT.
LOT 6	7,800.00	SQ. FT.
LOT 7	9,731.01	SQ. FT.
LOT 8	9,374.23	SQ. FT.
LOT 9	7,800.00	SQ. FT.
LOT 10	7,800.00	SQ. FT.
LOT 11	7,800.00	SQ. FT.
LOT 12	7,800.00	SQ. FT.
LOT 13	9,611.66	SQ. FT.
LOT 14	872,102.97	SQ. FT.
LOT 15	66,004.28	SQ. FT.
LOT 16	4,834.23	SQ. FT.
LOT 17	2,290.22	SQ. FT.

BLOCK 2		
LOT 1	10,278.29	SQ. FT.
LOT 2	8,388.02	SQ. FT.
LOT 3	8,400.00	SQ. FT.
LOT 4	8,400.00	SQ. FT.
LOT 5	8,400.00	SQ. FT.
LOT 6	8,400.00	SQ. FT.
LOT 7	7,981.12	SQ. FT.
LOT 8	12,140.39	SQ. FT.
LOT 9	10,852.99	SQ. FT.

OPEN SPACE CALCULATIONS:
AVERAGE SLOPE = 37.07%
OPEN SPACE REQUIRED: 55%
DEVELOPED SPACE = 32.98%
OPEN SPACE AVAILABLE 67.02%

IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF GEORGES S. HALLOUL

GEORGES S. HALLOUL, P.E.
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 92105

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEY PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SKY ISLAND UNIT III) 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 RECORDED SECTION.
INSTRUMENT NO._____ BOOK_____ PAGE_____ DATE_____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO._____ BOOK_____ PAGE_____ DATE_____

FLOOD ZONE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY–PANEL NO. 480214 0028C, DATED FEBRUARY 5, 1996, THIS PROPERTY LIES IN FLOOD ZONE C.

AREAS UNDER ZONE C ARE DESCRIBED AS AREAS OF MINIMAL FLOODING.

F-1902

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER

JUN 17 2010

SLI ENGINEERING, INC.
CIVIL ENGINEERS – LAND SURVEYORS
LAND PLANNERS – CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. – EL PASO, TEXAS – 79912 – (915) 584–4457

DATE: 10-22-07

C2

103032

GENERAL GRADING NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "1993 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES." (APPLICABLE ITEMS ONLY) AND WITH THE LATEST EDITION OF THE CITY OF EL PASO "GRADING ORDINANCE".

2. ALL FILL AREAS SHALL BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

3. REFER TO THE CITY OF EL PASO GRADING ORDINANCE CHAPTER 18.44 FOR SITE GRADING SPECIFICATIONS. APPROVED GRADING PERMIT MUST BE AVAILABLE AT THE JOB SITE UPON COMMENCEMENT OF WORK.

4. POSITIVE DRAINAGE SHALL BE PROVIDED BY THE CONTRACTOR DURING ALL PHASES OF GRADING AND CONSTRUCTION.

5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY LINES (SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. THE CONTRACTOR MUST NOTIFY THE RESPECTIVE AGENCIES PRIOR TO MOVING ON SITE, SO THAT THE EXISTING UTILITY LINES CAN BE FIELD VERIFIED. IF ANY LINES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER AND REPORT ANY DISCREPANCIES, OMISSIONS AND ERRORS ON PLANS PRIOR TO COMMENCING OR CONTINUING WORK.

NOTES : (APPLICABLE TO DRIVEWAYS AND PARKING AREAS)

1. SUB-GRADE TO BE COMPACTED TO 95% DENSITY (ASTM D-1557). IF THE BASE COURSE IS NOT PLACED IMMEDIATELY AFTER SUB-GRADE PREPARATION IS COMPLETED THEN AN APPLICATION OF A TACK COAT UTILIZING A COMPOUND EMULSION TYPE FM-1 OR EQUIVALENT APPROVED BY THE GEOTECHNICAL ENGINEER SHALL BE APPLIED PRIOR TO PLACING BASE COURSE. SUCH COMPOUND SHALL BE APPLIED AT A RATE OF 0.33 GAL. PER SQUARE YARD.

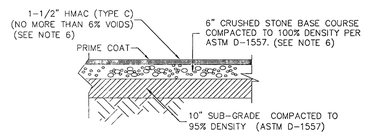
2. BASE TO BE COMPACTED TO 100% DENSITY (ASTM D-1557).

3. PRIME COAT SHALL CONSIST OF CATIONIC ASPHALT EMULSION SLOW SETTING TYPE, GRADE CSS-1H, APPLIED AT THE RATE OF 0.25 TO 0.30 GALLONS PER SQUARE YARD.

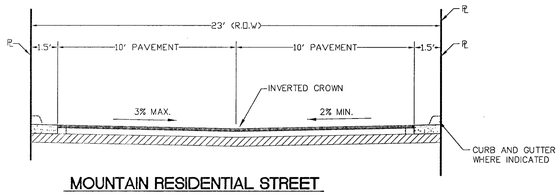
4. H.M.A.C. SHALL CONFORM TO ITEM 340 (HOT MIX ASPHALTIC CONCRETE PAVEMENT), OF THE "2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES" BY TXDOT.

5. FLEXIBLE BASE COURSE SHALL CONFORM TO ITEM 247 (FLEXIBLE BASE), TYPE A, GRADE 2 OF THE "2004 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES" BY TXDOT. (WITHOUT SPECIAL PROVISION)

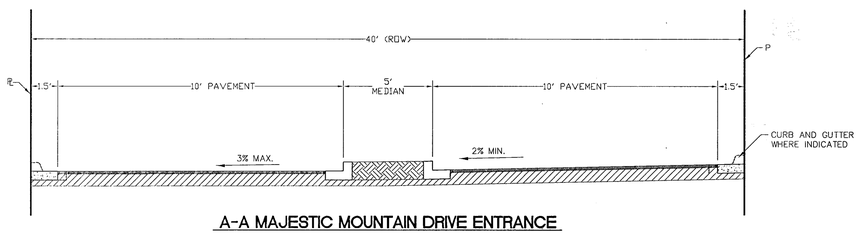
6. FINAL PAVEMENT/BASE THICKNESS DETERMINED BY SUBGRADE CBRS.



TYP. PAVEMENT SECTION
NOT TO SCALE

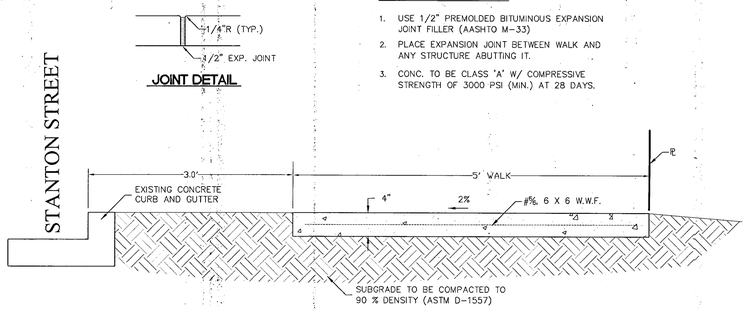


MOUNTAIN RESIDENTIAL STREET
TWO (2) LANES ONLY ON (M.D.A.)
SCALE 1/41



A-A MAJESTIC MOUNTAIN DRIVE ENTRANCE
SCALE 1/41

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



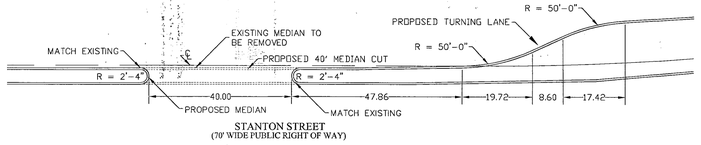
SIDEWALK SECTION

SIDEWALK DETAILS
NTS

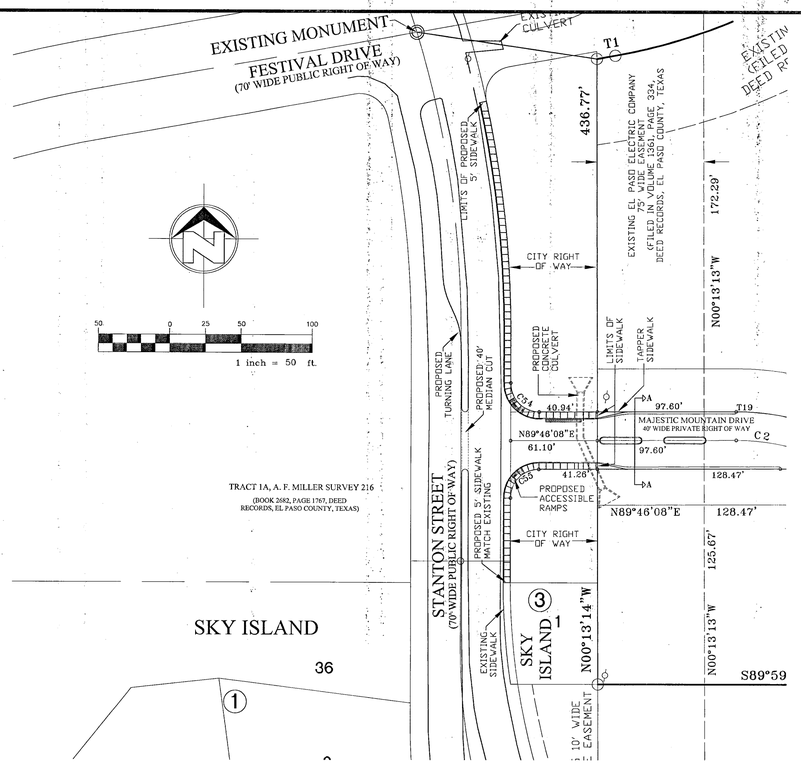
SIDEWALK NOTES

1. USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT FILLER (AASHTO M-33)
2. PLACE EXPANSION JOINT BETWEEN WALK AND ANY STRUCTURE ABUTTING IT.
3. CONC. TO BE CLASS 'A' W/ COMPRESSIVE STRENGTH OF 3000 PSI (MIN.) AT 28 DAYS.

NOTE:
TRAFFIC CONTROL TO BE COORDINATED WITH THE CITY OF EL PASO TRAFFIC DEPARTMENT



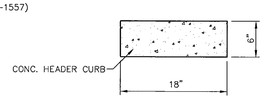
MEDIAN CUT DETAIL
SCALE 1:20



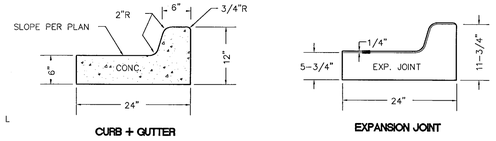
ENTRANCE PLAN VIEW
NOT TO SCALE

GENERAL CURB NOTES

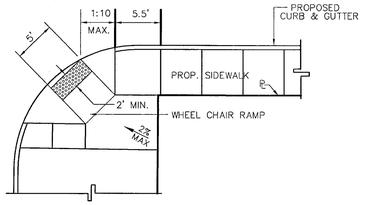
1. PROVIDE 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION JOINT AT ALL CURVE POINTS AND WHERE THE NEW CURB WILL ABUT ANY EXISTING CURB. EXPANSION JOINT IS REQUIRED BETWEEN BACK OF CURB AND ANY STRUCTURE ABUTTING DIRECTLY AGAINST IT AND SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
2. TRIM EXPANSION JOINT MATERIAL 1/4" LESS THAN THE NEAT CURB AND GUTTER DIMENSION.
3. SUBGRADE UNDER CURB MUST BE FORMED AND COMPACTED. (95% ASTM D-1557)
4. CONCRETE SHALL BE CLASS 'A', AND HAVE A COMPRESSIVE STRENGTH OF 3000 PSI (MIN) AT 28 DAYS. (MACHINE LAID CURB AND GUTTER)
5. EXPANSION JOINTS FOR CURBS ARE TO BE PROVIDED AT CHANGES OF DIRECTIONS, AT ALL CURB RETURNS, AND WHERE CURB ABUTS OTHER MASONRY STRUCTURES.
6. ONE-INCH MINIMUM SCORED CONSTRUCTION JOINTS ARE TO BE PROVIDED EVERY 10 FEET FOR CURB AND GUTTER, AND EVERY 5 FEET FOR SIDEWALKS.
7. REJECTED DEFECTIVE CURB MUST BE REPLACED IN 10.0 LONG SECTIONS, MINIMUM.



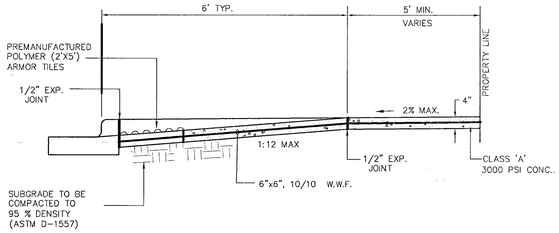
HEADER CURB
NOT TO SCALE



CURB AND GUTTER DETAILS
NOT TO SCALE



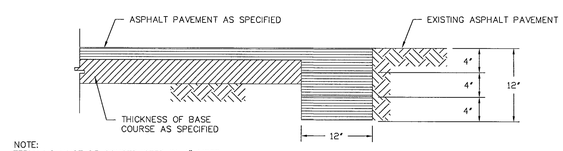
PLAN VIEW TYP.
N.T.S



WHEELCHAIR RAMP SECTION
N.T.S

WHEEL CHAIR RAMP NOTES

1. CONCRETE TO BE CLASS 'A' W/ COMPRESSIVE STRENGTH OF 3000 PSI (MIN.) AT 28 DAYS AND RAMP SURFACE SHALL HAVE A "RED BRICK" COLORED RAISED DOME SURFACE.
2. CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO STANDARD SPECIFICATIONS.



NOTE:
TERMINUS MUST BE CONSTRUCTED IN 4" LIFTS
FINAL LIFT MUST BE PLACED WITH FINAL PAVEMENT COURSE

ASPHALT TERMINUS
NOT TO SCALE

WHEELCHAIR RAMP DETAILS
N.T.S

DATE	REVISIONS	BY

REFERENCES -- BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
A = 4368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.T.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

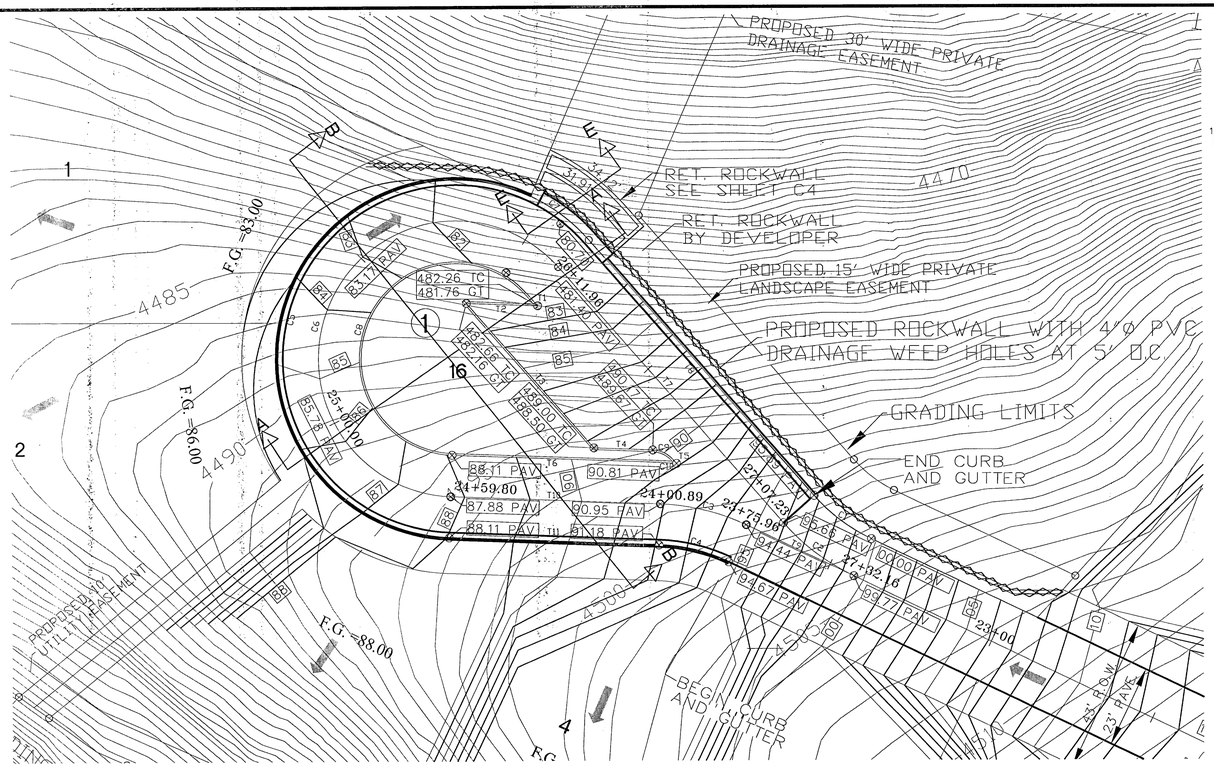
PROJECT NAME
SKY ISLAND UNIT III
A FURTHER SUBDIVISION OF SKY ISLAND UNITS 1 & 2
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6660 WESTWIND DRIVE
EL PASO, TEXAS
(915) 581-1445
SLI ENGINEERING, INC.

SEAL
F-1008
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JUN 17 2010

DETAILS
Sht. C-3 Of 18

103032

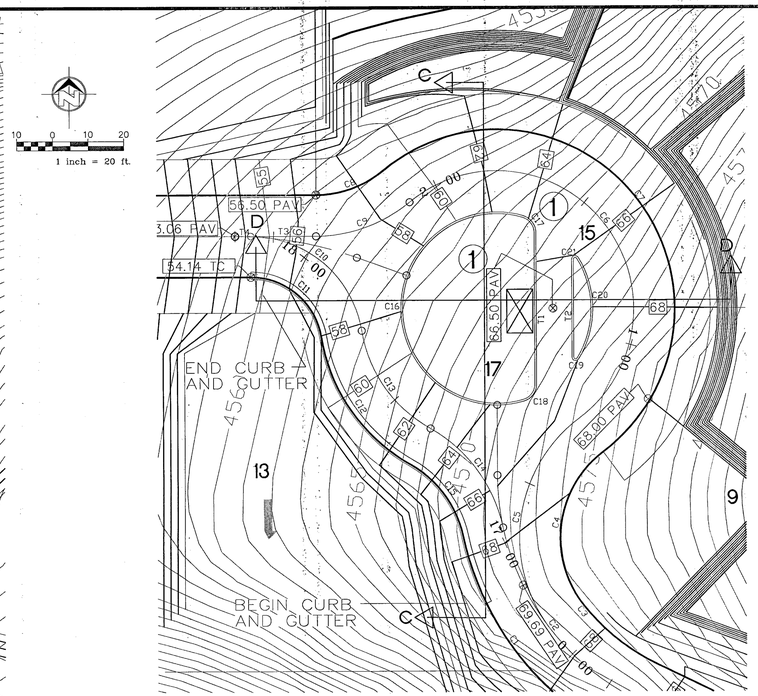


TURNAROUND A

HSCALE: 1"=20'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	20.27	50.00	10.27	20.13	S52°54'21"E	23°13'24"
C2	24.93	61.50	12.64	24.76	S52°54'21"E	23°13'24"
C3	24.93	61.50	12.64	24.76	N76°07'46"W	23°13'24"
C4	20.27	50.00	10.27	20.13	N76°07'46"W	23°13'24"
C5	177.11	50.00	246.28	98.00	S13°44'06"W	202°57'08"
C6	152.16	38.50	89.73	70.76	S25°28'56"W	226°26'49"
C7	20.50	50.00	10.40	20.36	N53°02'30"W	23°29'41"
C8	106.71	27.00	62.92	49.62	S25°28'56"W	226°26'49"
C9	6.49	8.00	3.43	6.31	N64°31'04"W	46°26'49"
C10	4.13	73.00	2.07	4.13	N86°07'15"W	3°14'26"

LINE TABLE		
LINE	LENGTH	BEARING
T1	4.23	N41°17'39"W
T2	20.00	N87°44'28"W
T3	54.00	N41°17'39"W
T4	16.57	N87°44'28"W
T5	1.42	N41°17'39"W
T6	58.91	N87°44'28"W
T7	95.27	N41°17'39"W
T8	95.27	N41°17'39"W
T9	31.84	S64°31'04"E
T10	58.91	N87°44'28"W
T11	58.91	N87°44'28"W

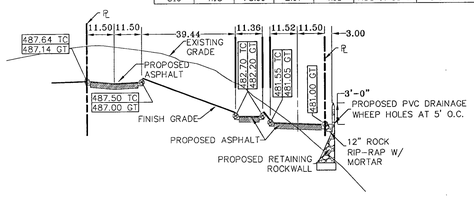


LINE TABLE		
LINE	LENGTH	BEARING
T1	42.26	S00°00'00"E
T2	27.31	S00°00'00"W
T3	18.39	N89°59'40"W
T4	4.40	N89°59'40"W

TURNAROUND B

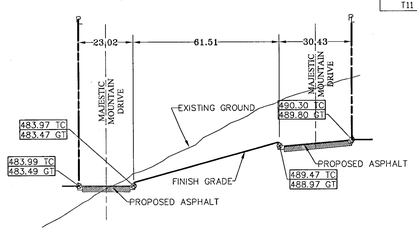
HSCALE: 1"=20'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	74.25	81.50	39.93	71.71	S38°06'59"E	52°12'01"
C2	63.77	70.00	34.29	61.59	S38°06'59"E	52°12'01"
C3	26.44	58.50	13.45	26.22	S51°16'00"E	25°53'59"
C4	48.05	30.00	30.94	43.08	S07°34'12"W	91°46'24"
C5	66.47	41.50	42.80	59.59	S07°34'12"W	91°46'24"
C6	122.83	38.50	1575.89	76.98	N37°56'35"W	182°47'55"
C7	159.52	50.00	2046.61	99.97	N37°56'35"W	182°47'55"
C8	20.60	30.00	10.73	20.20	N70°19'54"E	39°20'53"
C9	28.50	41.50	14.84	27.94	N70°19'54"E	39°20'53"
C10	44.45	31.50	26.83	40.85	N49°34'16"W	80°50'49"
C11	28.22	20.00	17.04	25.94	N49°34'16"W	80°50'49"
C12	43.05	50.00	24.18	43.54	S34°57'38"E	51°37'30"
C13	34.69	38.50	18.62	33.53	S34°57'38"E	51°37'30"
C14	35.32	41.50	18.81	34.26	N36°23'41"W	48°45'25"
C15	25.53	30.00	13.59	24.77	N36°23'41"W	48°45'25"
C16	100.06	27.00	93.12	51.86	S00°00'00"W	212°20'18"
C17	6.44	5.00	3.76	6.01	N36°54'55"W	73°49'51"
C18	6.44	5.00	3.76	6.01	N36°54'55"E	73°49'51"
C19	2.59	1.00	3.52	1.92	S74°09'40"E	148°19'21"
C20	29.86	27.00	16.66	28.36	N00°00'00"E	63°21'18"
C21	2.59	1.00	3.52	1.92	S74°09'40"W	148°19'21"



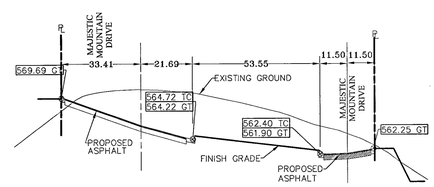
TURNAROUND A SECTION A-A

HSCALE: 1"=30'
VSCALE: 1"=10'



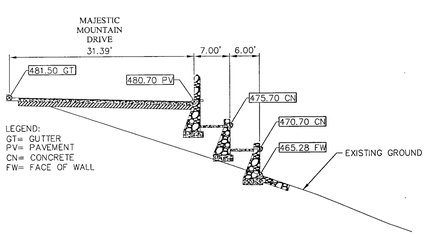
TURNAROUND A SECTION B-B

HSCALE: 1"=30'
VSCALE: 1"=10'



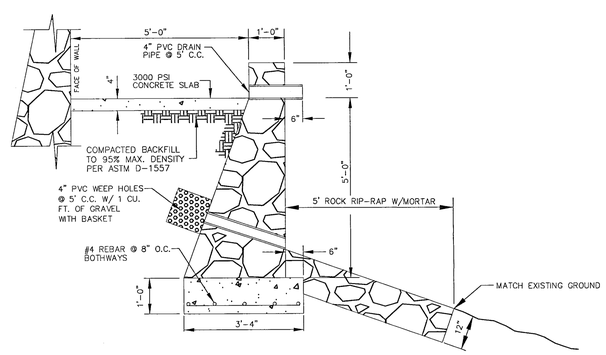
TURNAROUND B SECTION C-C

HSCALE: 1"=30'
VSCALE: 1"=10'



TURNAROUND A SECTION E-E

HSCALE: 1"=30'
VSCALE: 1"=10'



NOTES:

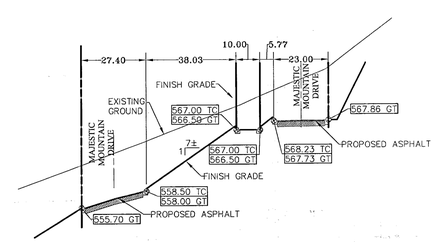
STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER.

MORTAR FOR ROCKWALL SHALL BE A.S.T.M. TYPE "S"; USE ONE PART PORTLAND CEMENT, 1/4 TO 1/2 PARTS HYDRATED LIME AND 3 PARTS SAND (2 1/4 TO 3 TIMES THE SUM OF THE VOLUMES OF CEMENT AND LIME COMBINED) SEE CITY BUILDING CODE, PP. 14-3 AND 14-4.

IF ROCKWALL IS FREQUENTLY EXPOSED TO WATER LIME SHALL NOT BE USED, AND THE PROPORTIONS SHALL BE 1 PART PORTLAND CEMENT AND 3 PARTS SAND.
FILL ALL VOIDS WITH SMALLER STONE OR MORTAR.

RETAINING WALL DETAIL

SCALE: 1"=2'-0"



TURNAROUND B SECTION D-D

HSCALE: 1"=30'
VSCALE: 1"=10'

PROJECT NAME

SKY ISLAND UNIT III

A PORTION OF TRACT 1A, BLOCK 1, THE RESERVE AT STANTON CONDOMINIUMS
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.933 ACRES

REVISIONS		
	DATE	BY
1		
2		
3		
4		
5		
6		

REFERENCES — BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
ELEVATION: 4,568.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.I.I
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584 4457
SLI ENGINEERING, INC.

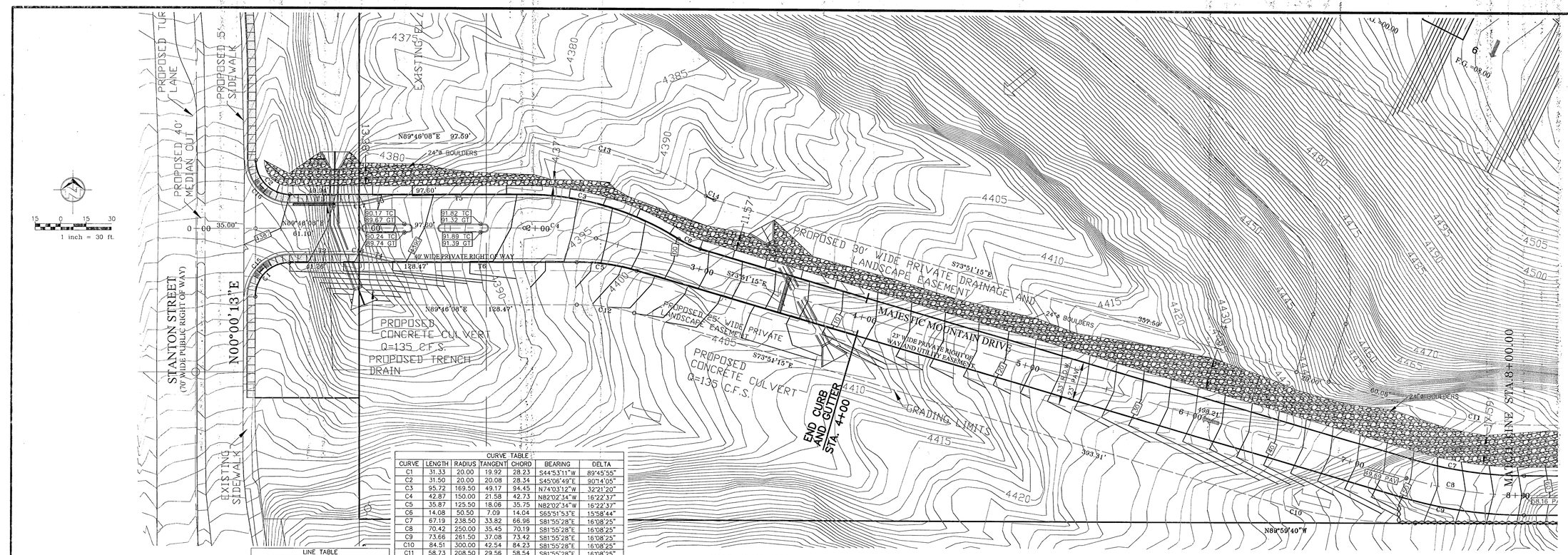
SEAL

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JUN 17 2010

TURNAROUND SECTIONS

Sht. C4 of 19

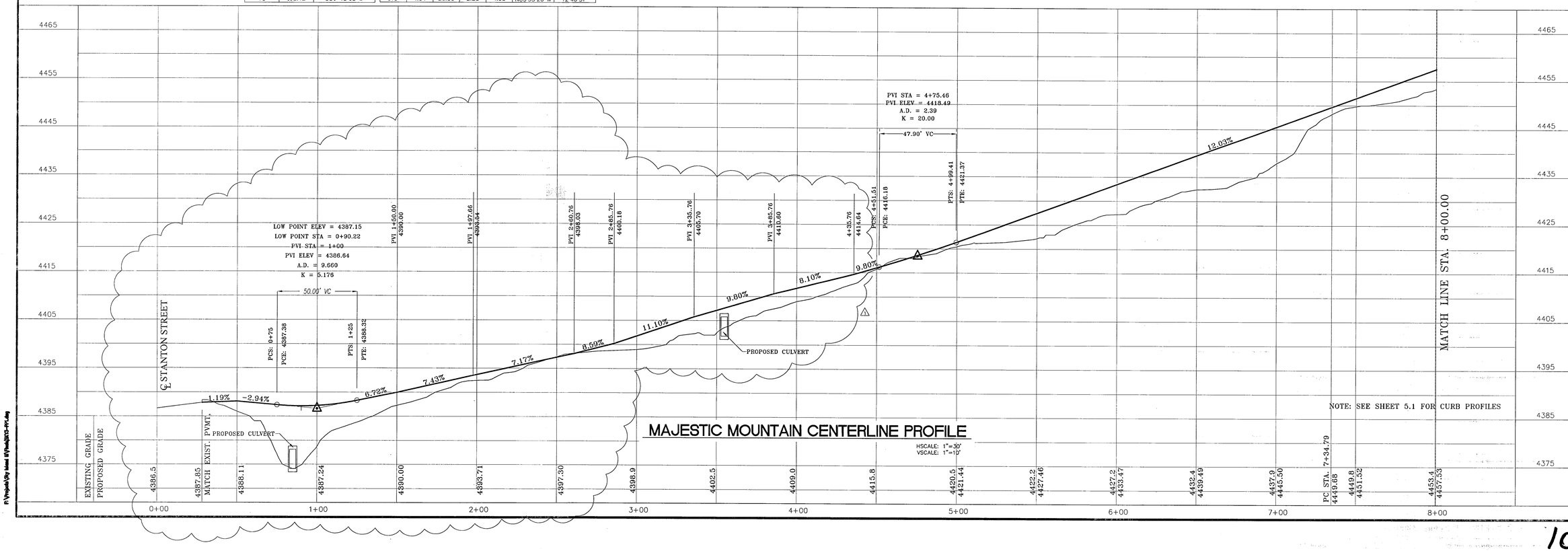
103032



NOTE: CROSS SLOPE ON ALL STREETS IS 2% EXCEPT AS NOTED.

LINE TABLE		
LINE	LENGTH	BEARING
T1	38.72	S89°46'08"W
T2	39.04	S89°46'08"W
T3	18.22	N77°05'19"E
T4	18.22	S77°33'01"E
T5	77.54	N89°46'08"E
T6	108.42	S89°46'08"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	31.33	20.00	19.92	28.23	S44°53'11"W	89°45'55"
C2	31.50	20.00	20.08	28.34	S45°06'49"E	90°14'05"
C3	95.72	169.50	49.17	94.45	N74°03'12"W	32°21'20"
C4	42.87	150.00	21.58	42.73	N82°02'34"W	16°22'37"
C5	35.87	125.50	18.06	35.75	N82°02'34"W	16°22'37"
C6	14.08	50.50	7.09	14.04	S65°51'53"E	15°58'44"
C7	67.19	238.50	33.82	66.96	S81°55'28"E	16°08'25"
C8	70.42	250.00	35.45	70.19	S81°55'28"E	16°08'25"
C9	73.66	261.50	37.08	73.42	S81°55'28"E	16°08'25"
C10	84.51	300.00	42.54	84.23	S81°55'28"E	16°08'25"
C11	58.73	208.50	29.56	58.54	S81°55'28"E	16°08'25"
C12	34.30	120.00	17.27	34.18	N82°02'34"W	16°22'37"
C13	112.94	200.00	58.02	111.45	N74°03'12"W	32°21'20"
C14	5.58	20.00	2.81	5.56	S65°51'53"E	15°58'44"
C15	39.17	25.00	24.90	35.28	S44°53'11"W	89°45'55"
C16	39.37	25.00	25.10	35.43	S45°06'49"E	90°14'05"
C17	4.54	20.50	2.28	4.53	N83°25'43"E	12°40'49"
C18	4.54	20.50	2.28	4.53	N83°53'26"W	12°40'51"



DATE	REVISIONS	BY
9/10/09	CENTERLINE PROFILE	

REFERENCES – BENCHMARKS
BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON STREET AND MAJESTIC DRIVE
4,568.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

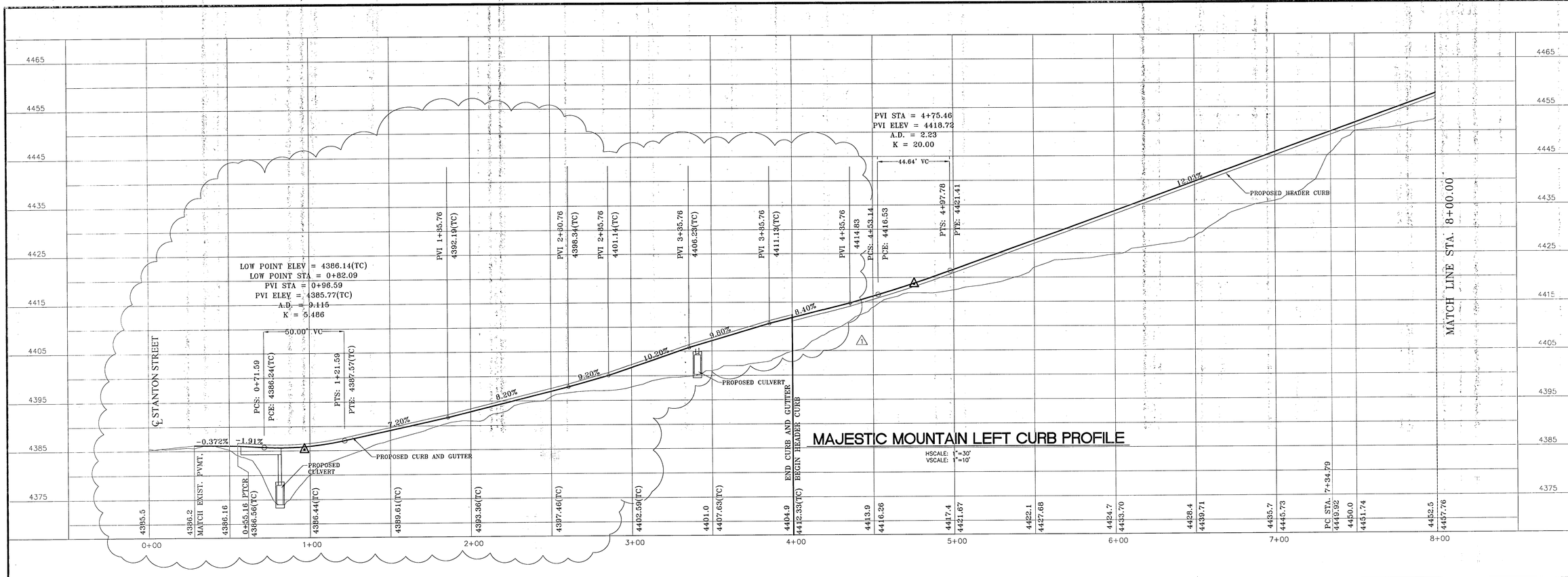
PROJECT NAME
SKY ISLAND UNIT III
A CONDOMINIUM PROJECT LOCATED IN
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

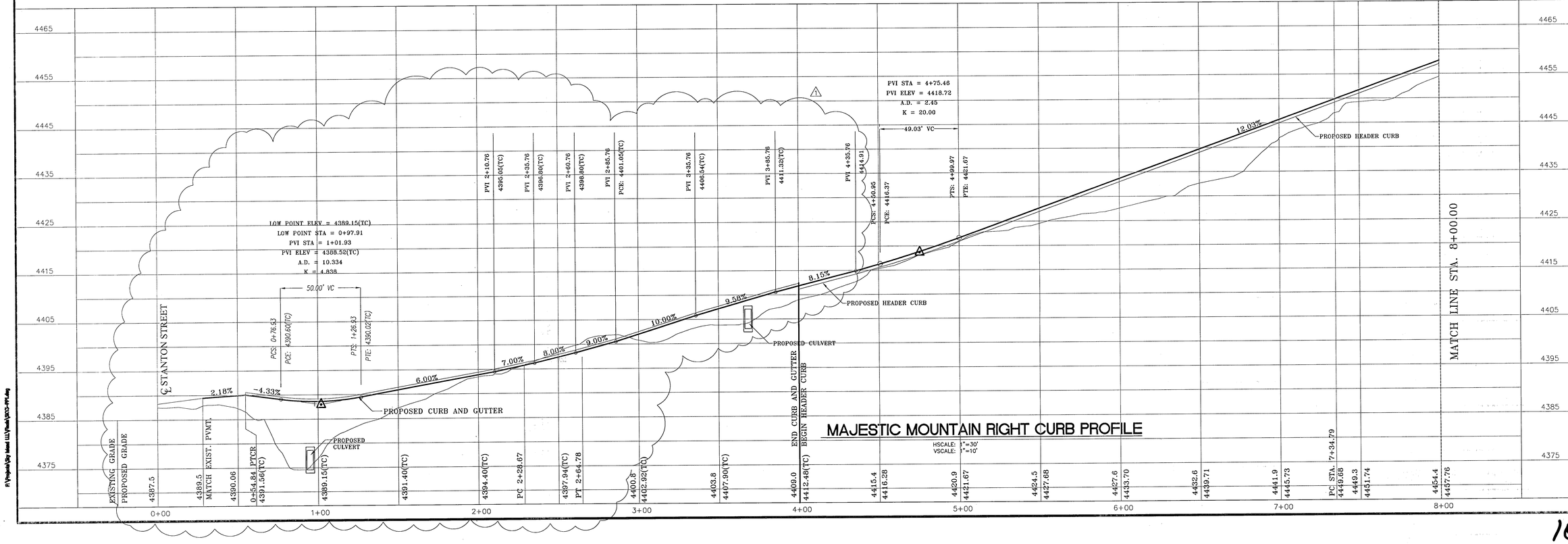
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 594-1452
SLI ENGINEERING, INC.

SEAL
F-1903
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE
Sht. C5 of 19

103032





DATE	REVISIONS	BY
9/10/09	LEFT AND RIGHT CURB PROFILES	

REFERENCES -- BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON STREET AND [illegible]
4385.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-92-0324
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: OCTOBER, 2007

PROJECT NAME

SKY ISLAND UNIT III

ALL OF TRACT 1-A-4, A.F. MILLER SURVEY 261, AND A PORTION OF H. G. FOSTER SURVEY 261, CITY OF EL PASO, EL PASO COUNTY, TEXAS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584 4457
SLI ENGINEERING, INC.

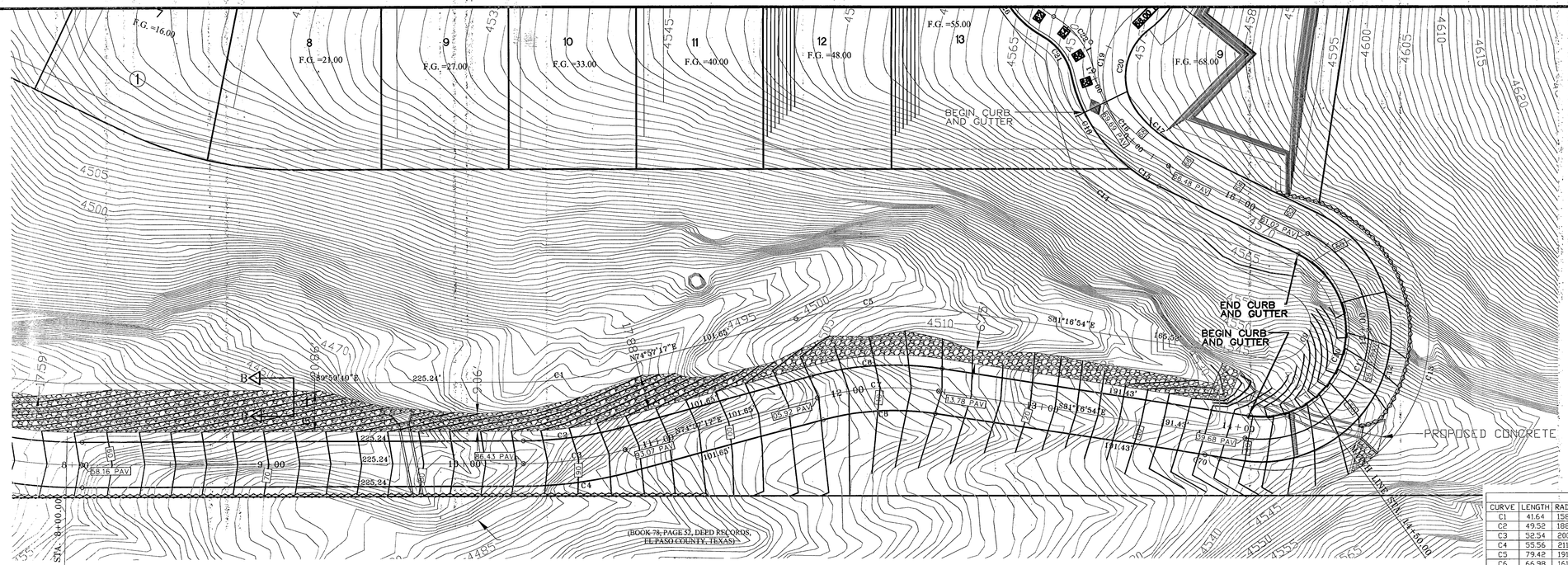
SEAL

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

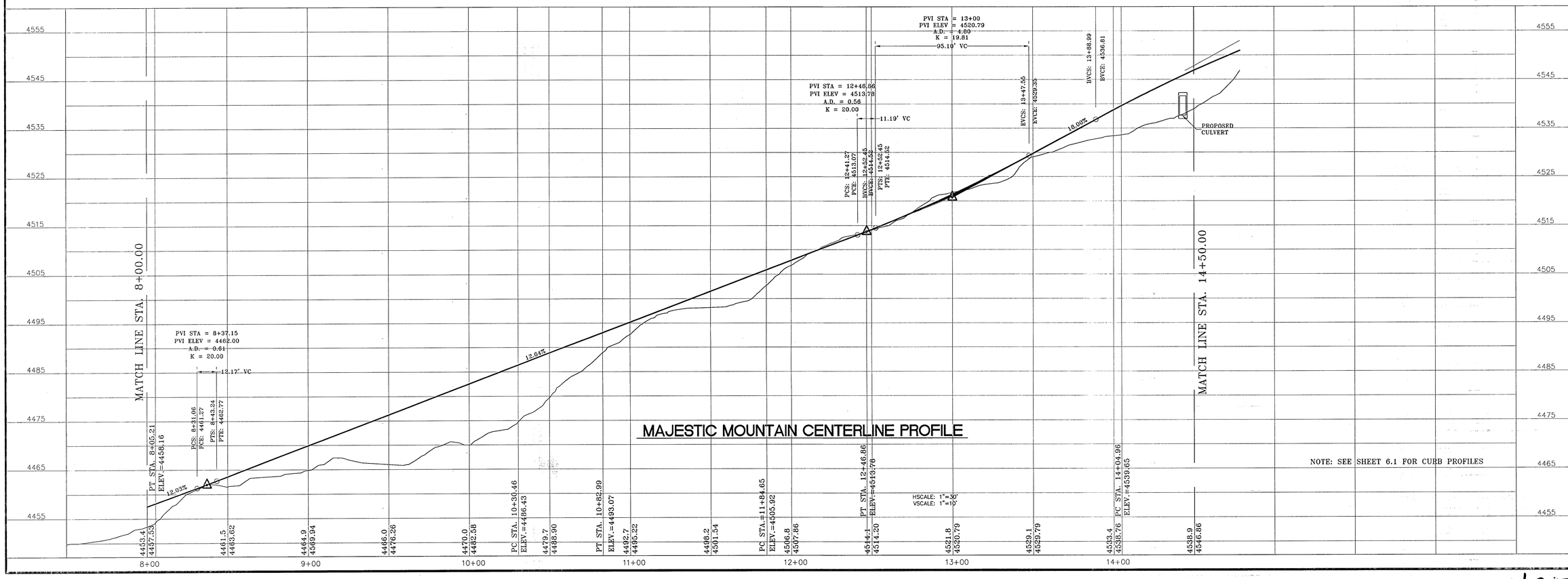
Sht. C5.1 of 19

103032



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	41.64	158.50	20.94	41.52	N82°28'49"E	15°03'03"
C2	49.52	188.50	24.90	49.37	N82°28'49"E	15°03'03"
C3	52.54	200.00	26.42	52.39	N82°28'49"E	15°03'03"
C4	55.56	211.50	27.94	55.40	N82°28'49"E	15°03'03"
C5	79.48	191.50	40.29	78.86	S86°50'12"W	23°45'49"
C6	66.98	161.50	33.98	66.50	S86°50'12"W	23°45'49"
C7	62.21	150.00	31.56	61.77	S86°50'12"W	23°45'49"
C8	57.44	138.50	29.14	57.03	S86°50'12"W	23°45'49"
C9	49.77	17.50	116.64	34.61	N17°15'03"E	162°56'06"
C10	123.70	43.50	289.94	86.04	N17°15'03"E	162°56'06"
C11	156.41	55.00	366.59	108.78	N17°15'03"E	162°56'06"
C12	189.11	66.50	443.24	131.53	N17°15'03"E	162°56'06"
C13	219.37	81.50	356.16	158.89	N12°53'40"E	154°13'20"

NOTE: CROSS SLOPE ON STREETS IS 2% EXCEPT AS NOTED.



NOTE: SEE SHEET 6.1 FOR CURB PROFILES

REVISIONS		
	DATE	BY
1		
2		
3		
4		
5		

REFERENCES — BENCHMARKS

BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
4368.20 CITY DATUM

SCALE: AS SHOWN
ACB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A CONDOMINIUM OF THE CONDOMINIUM LAW
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 2094-1357
SLI ENGINEERING, INC.

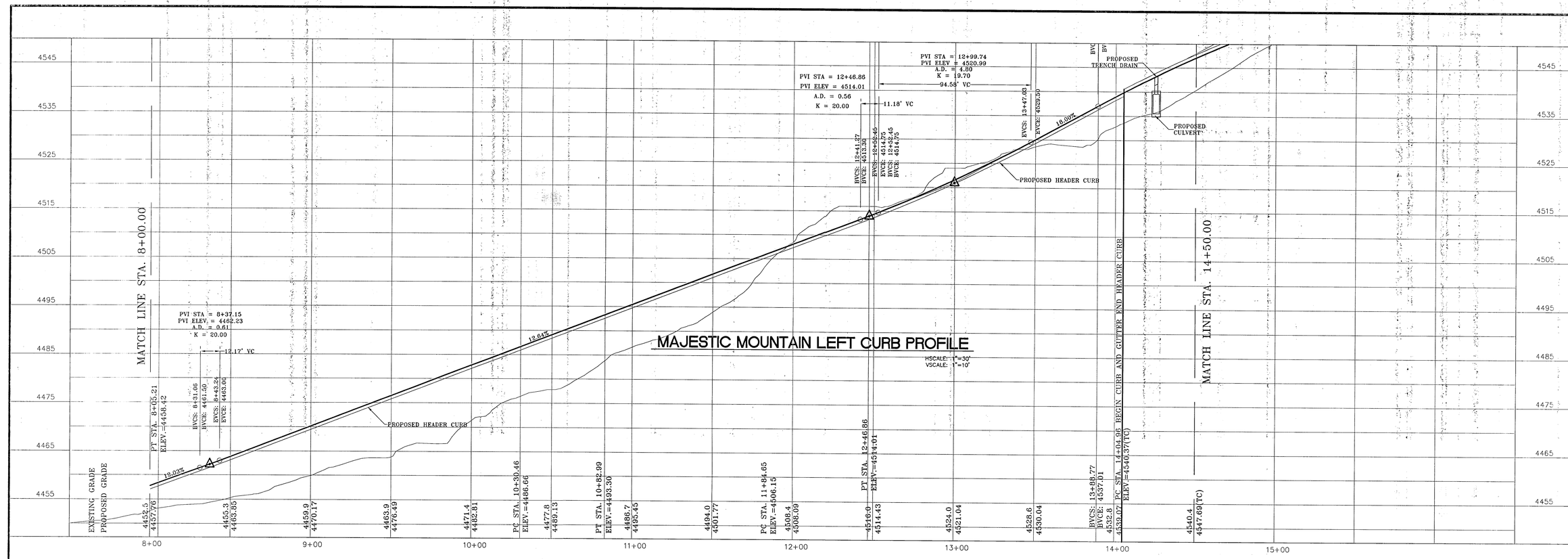
SEAL

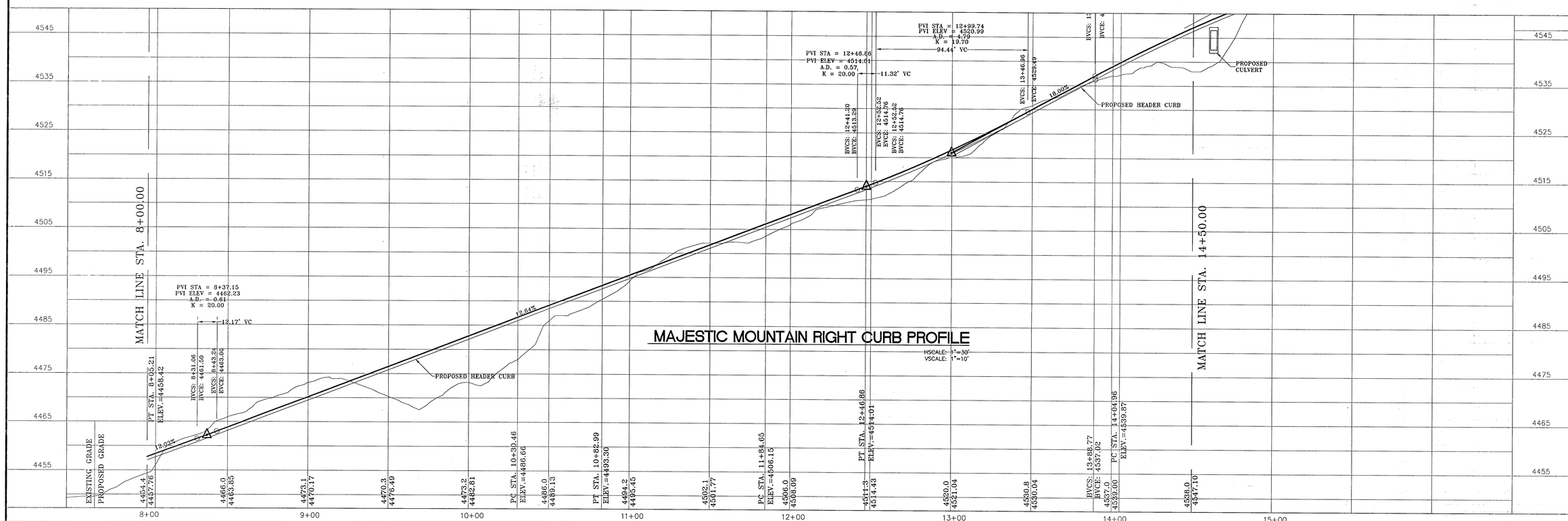
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C3 Of 19

103032





BY	REVISIONS	DATE

REFERENCES — BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON STREET AND [illegible]
4388.20 CITY DATUM

SCALE:	AS SHOWN
JOB NO.:	09-05-2388
FIELD BK.:	S.L.I.
DESIGN BY:	E.T.
COMP. BY:	E.T.
DRAWN BY:	E.T.
CHECKED BY:	E.T.
DATE:	01-06-09

PROJECT NAME

SKY ISLAND UNIT III
A CONDOMINIUM PROJECT [illegible]
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

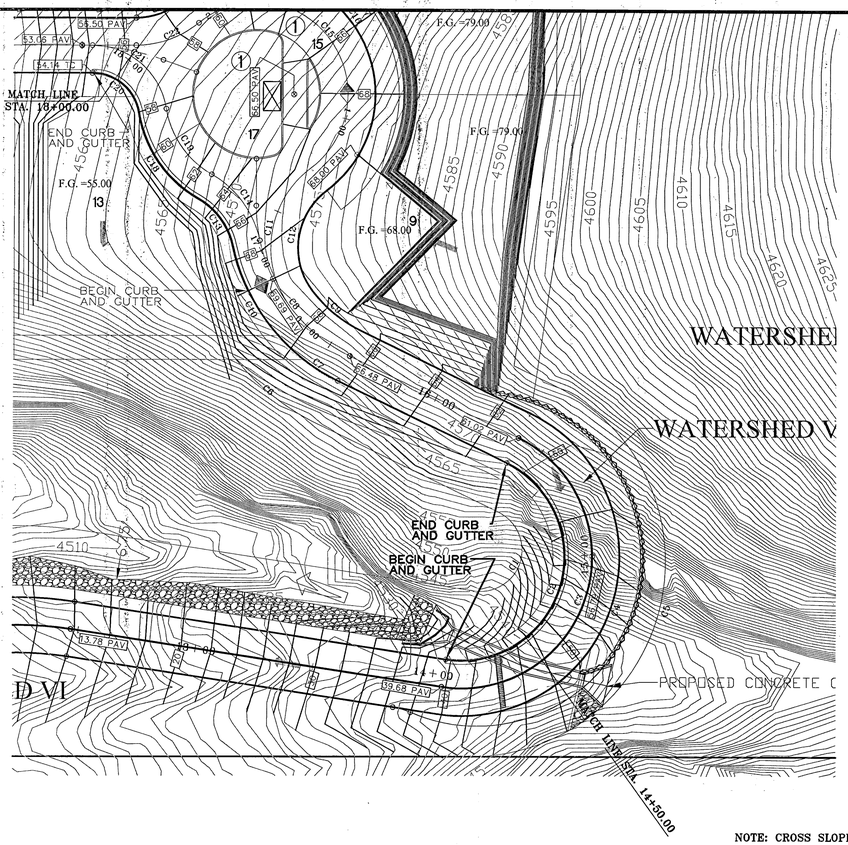
SEAL

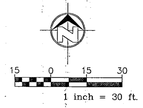
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

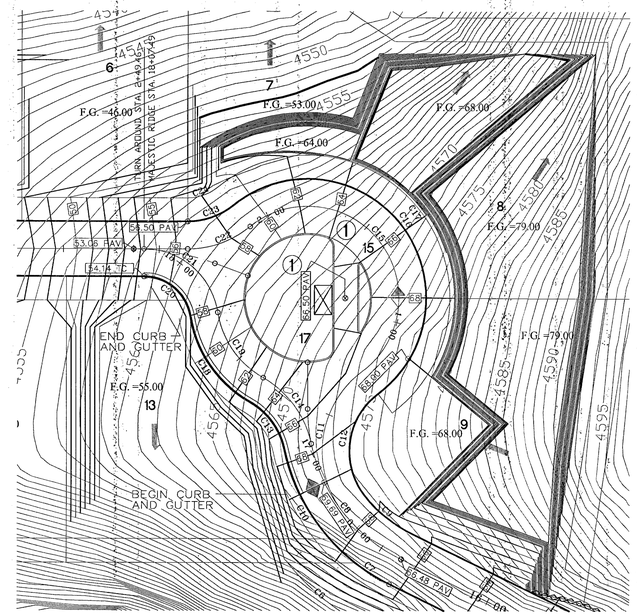
Sht. C3.1 of 18

103032

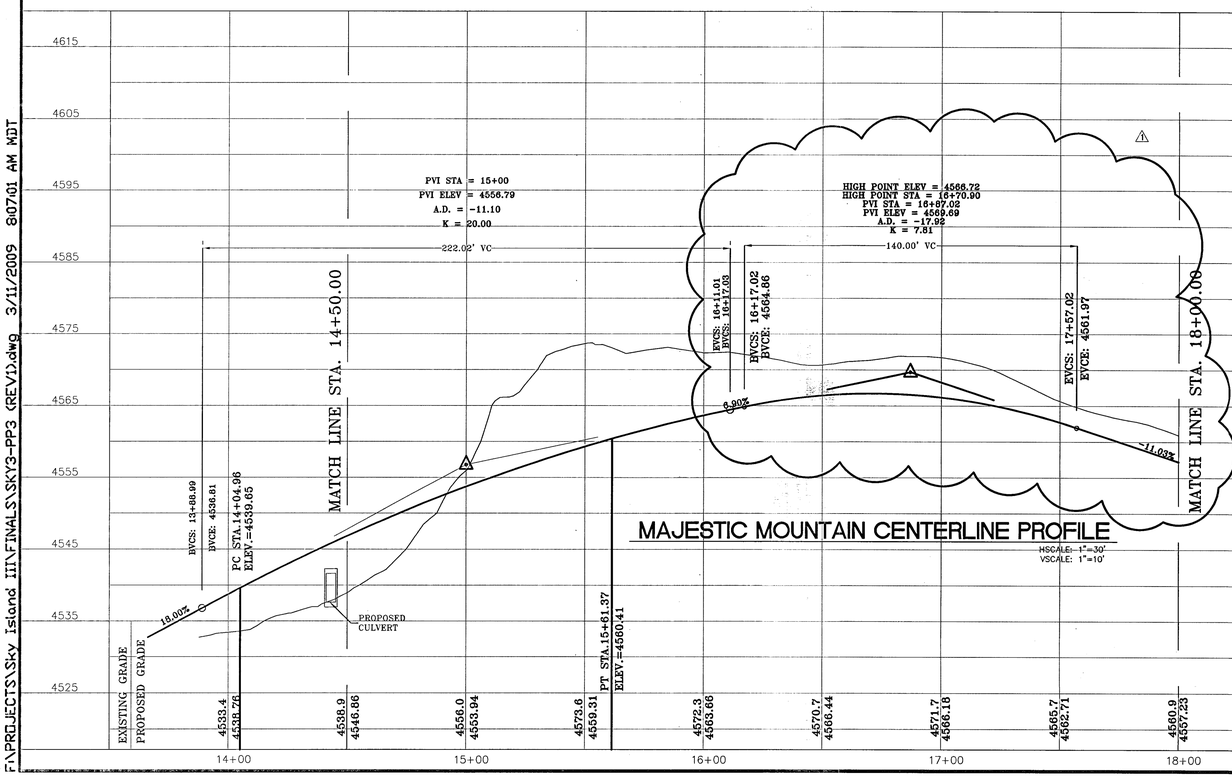


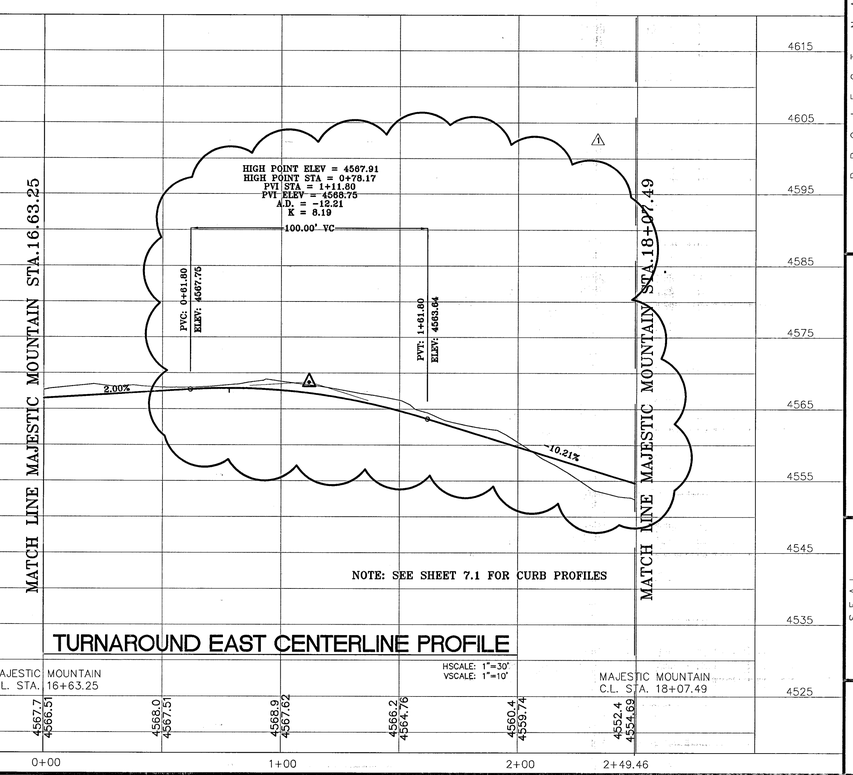


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	49.77	17.50	116.64	34.61	N17°15'03"E	162°56'06"
C2	123.70	43.50	289.94	86.04	N17°15'03"E	162°56'06"
C3	156.41	55.00	366.59	108.78	N17°15'03"E	162°56'06"
C4	189.11	66.50	443.24	131.53	N17°15'03"E	162°56'06"
C5	219.37	81.50	356.16	158.89	N12°53'40"E	154°13'20"
C6	43.82	101.50	22.26	43.48	S51°50'51"E	24°44'18"
C7	16.87	81.50	8.46	16.84	S58°17'14"E	11°51'32"
C8	63.77	70.00	34.29	61.59	S38°06'59"E	52°12'01"
C9	26.44	58.50	13.43	26.22	S31°16'00"E	25°53'59"
C10	57.38	81.50	29.94	56.21	S32°11'14"E	40°20'29"
C11	66.47	41.50	42.80	59.59	S07°34'12"W	91°46'24"
C12	48.05	30.00	30.94	43.08	S07°34'12"W	91°46'24"
C13	25.53	30.00	13.59	24.77	N36°23'41"W	48°45'25"
C14	35.32	41.50	18.81	34.26	N36°23'41"W	48°45'25"
C15	122.83	38.50	1575.89	76.98	N37°56'35"W	182°47'56"
C16	159.52	50.00	2046.61	99.97	N37°56'35"W	182°47'56"
C17	191.43	60.00	2455.93	119.96	N37°56'35"W	182°47'56"
C18	45.05	50.00	24.18	43.54	S34°57'38"E	51°37'32"
C19	34.69	38.50	18.62	33.53	S34°57'38"E	51°37'32"
C20	28.82	20.00	17.04	25.94	N49°34'16"W	80°50'49"
C21	44.45	31.50	26.83	40.85	N49°34'16"W	80°50'49"
C22	28.50	41.50	14.84	27.94	N70°19'54"E	39°20'53"
C23	20.60	30.00	10.73	20.20	N70°19'54"E	39°20'53"
C24	13.74	20.00	7.15	13.47	N70°19'54"E	39°20'53"



NOTE: CROSS SLOPE ON ALL STREETS IS 2% EXCEPT AS NOTED.





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REVISIONS			
	DATE		BY
1	03/12/09	REVISED PORTION OF PROFILES	
2			
3			
4			
5			

REFERENCES — BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
ELEV. = 4,368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III
A PORTION OF THE [illegible] SURVEY NO. 244, [illegible]
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
SLI ENGINEERING, INC.

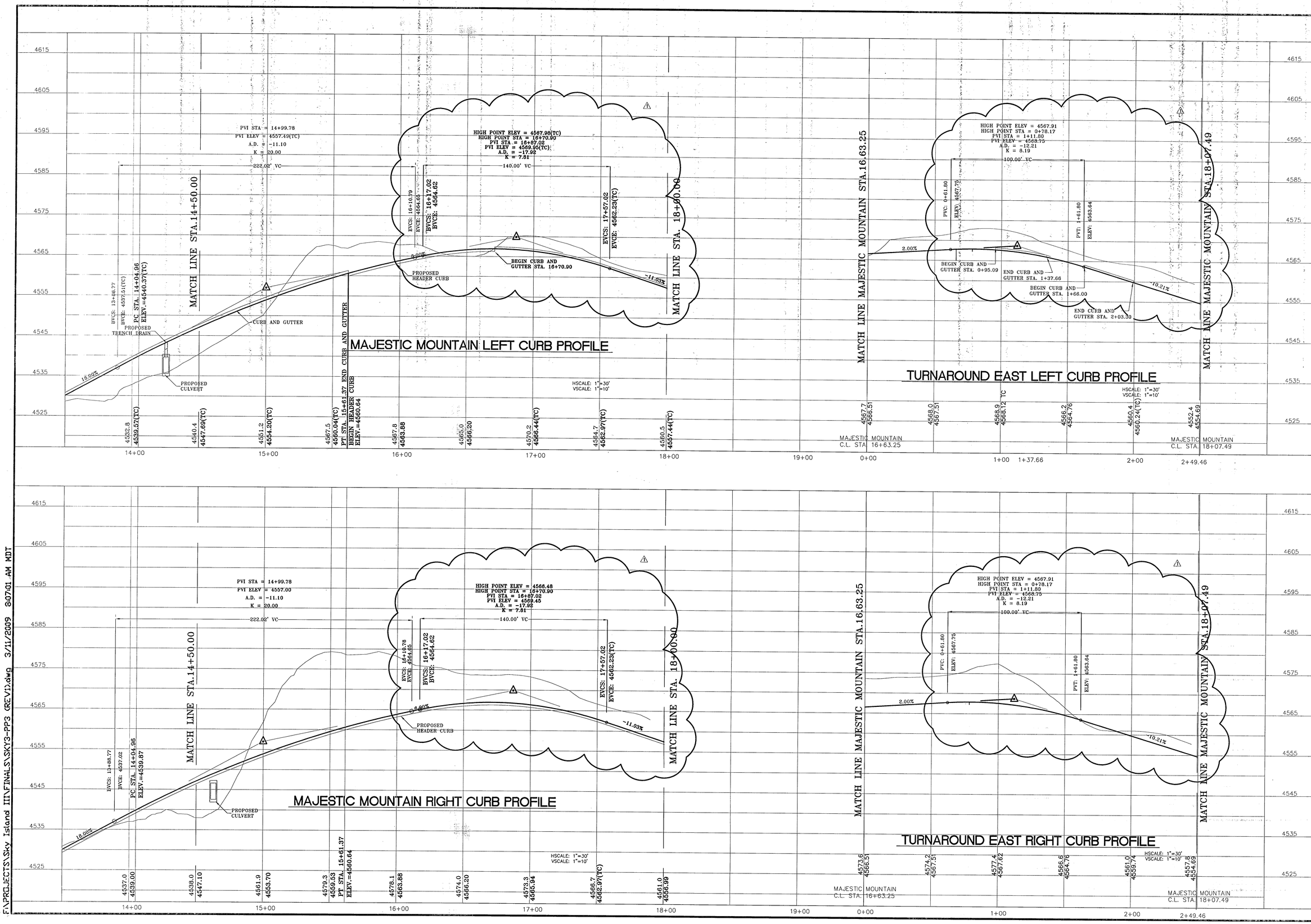
SEAL

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C7 of 19

103032



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REVISIONS	DATE	BY
1		
2		
3		
4		
5		

REFERENCES - BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
ELEV. 4,195.20 CITY DATUM

SCALE:	AS SHOWN
JOB NO.:	05-05-2188
FIELD BK.:	S.L.I.
DESIGN BY:	E.T.
COMP. BY:	E.T.
DRAWN BY:	E.T.
CHECKED BY:	E.T.
DATE:	01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A PORTION OF THE [illegible]
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.933 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6400 WESTWIND DRIVE
EL PASO, TEXAS
(915) 594-4457
SLI ENGINEERING, INC.

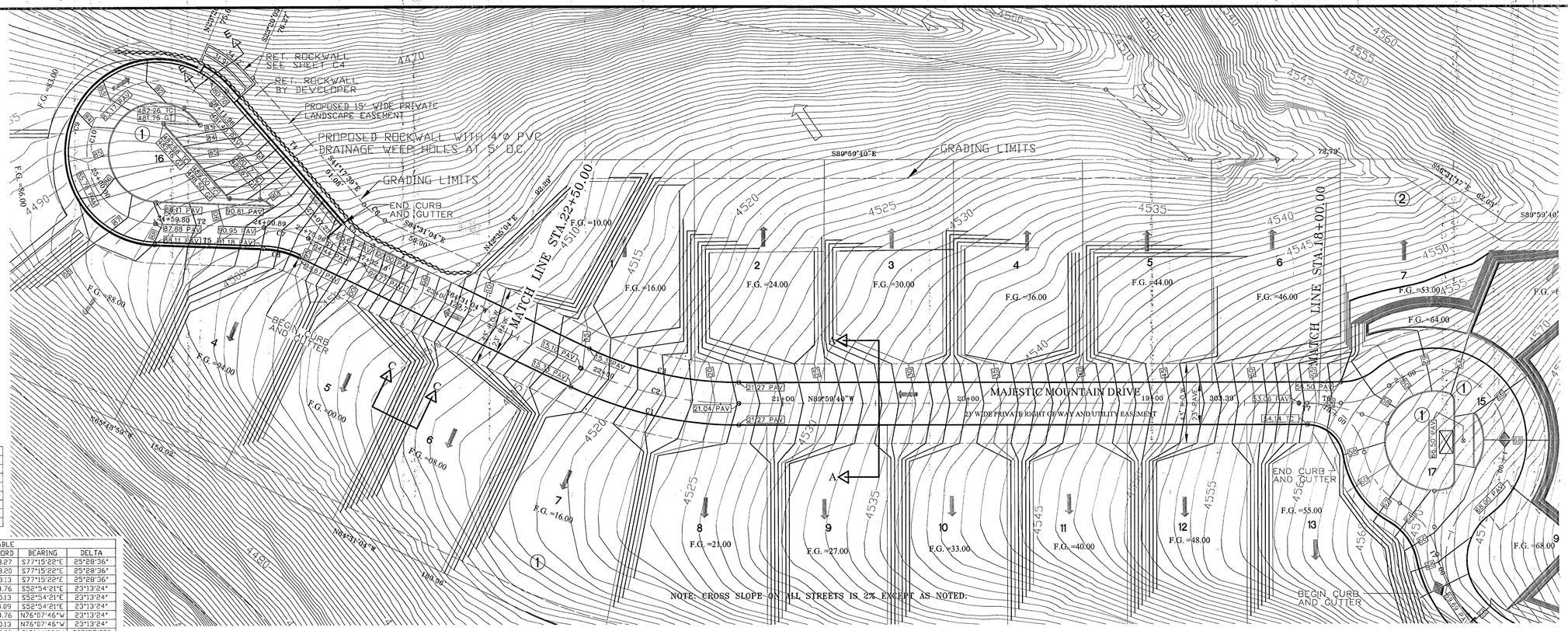
SEAL

F-1902
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

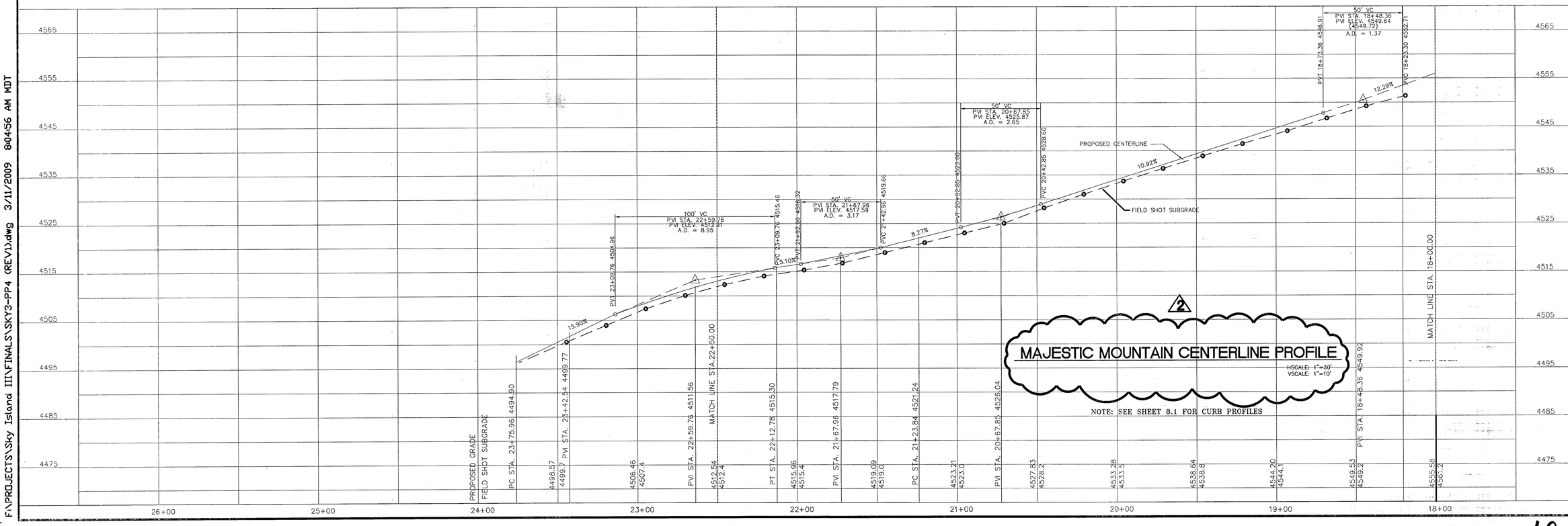
Sht. C.1 of 19

103032



LINE TABLE		
LINE	LENGTH	BEARING
T1	33.41	S64°31'04"E
T2	58.91	N87°44'28"W
T3	55.27	N41°17'39"W
T4	95.27	S41°17'39"E
T5	58.91	N87°44'28"W
T6	22.79	N89°59'40"W
T7	4.40	N89°59'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	94.04	211.50	47.81	93.27	S77°15'22"E	25°28'36"
C2	88.93	200.00	45.21	88.20	S77°15'22"E	25°28'36"
C3	83.82	188.50	42.61	83.13	S77°15'22"E	25°28'36"
C4	24.93	61.50	12.64	24.76	S52°54'21"E	23°13'24"
C5	20.27	50.00	10.27	20.13	S52°54'21"E	23°13'24"
C6	14.19	35.00	7.19	14.09	S52°54'21"E	23°13'24"
C7	24.93	61.50	12.64	24.76	N76°07'46"W	23°13'24"
C8	20.27	50.00	10.27	20.13	N76°07'46"W	23°13'24"
C9	177.11	50.00	246.28	98.00	S13°44'06"W	202°57'08"
C10	152.16	38.50	89.73	70.76	S25°28'56"W	226°26'49"
C11	20.50	50.00	10.40	20.36	N53°02'30"W	23°29'41"



REVISIONS		
DATE	REVISIONS	BY
3/13/09	REVISED GRADING BASED ON FIELD SHOTS	JB

REFERENCES — BENCHMARKS
BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON.
4,168.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A SUBDIVISION OF 29.193 ACRES OUT OF THE ESTATE OF JOHN CORNELL SURVEY
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 29.193 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
5600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-1243
SLI ENGINEERING, INC.

SEAL
F-1902
STATE OF TEXAS
GEORGES S. HALLOIN
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C3 of 19

F:\PROJECTS\Sky Island III\FINALS\SKY3-PP4 (REV1).dwg 3/11/2009 8:04:56 AM MDT

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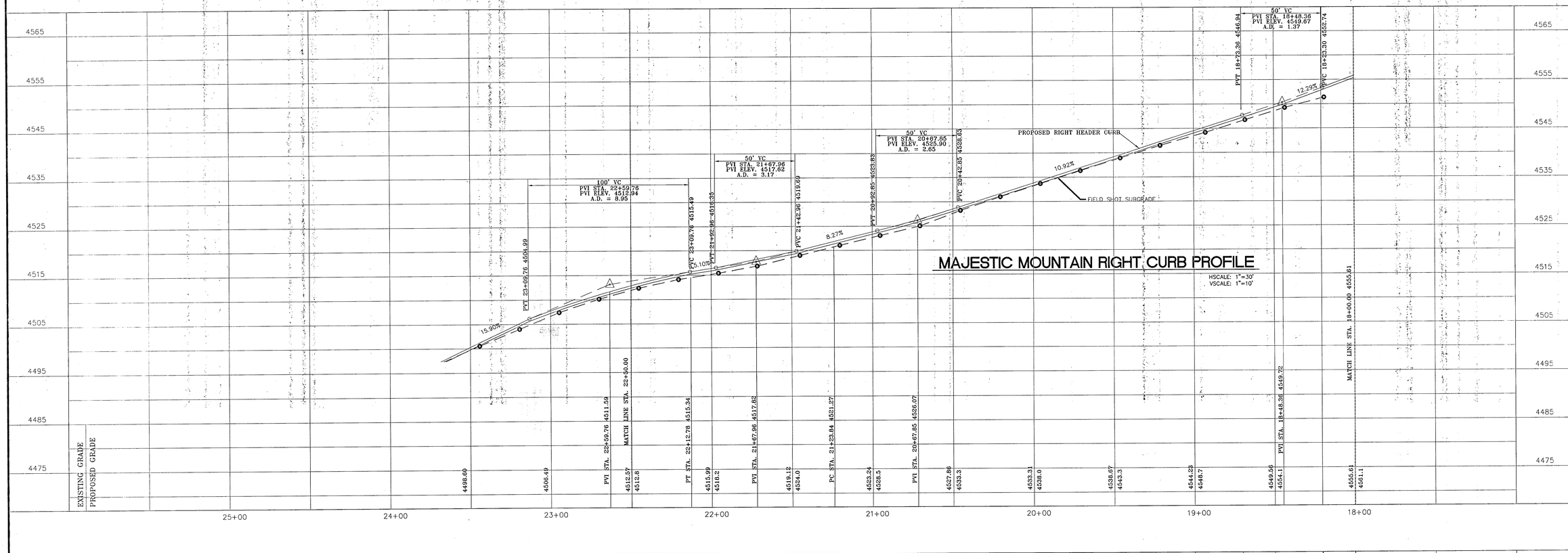

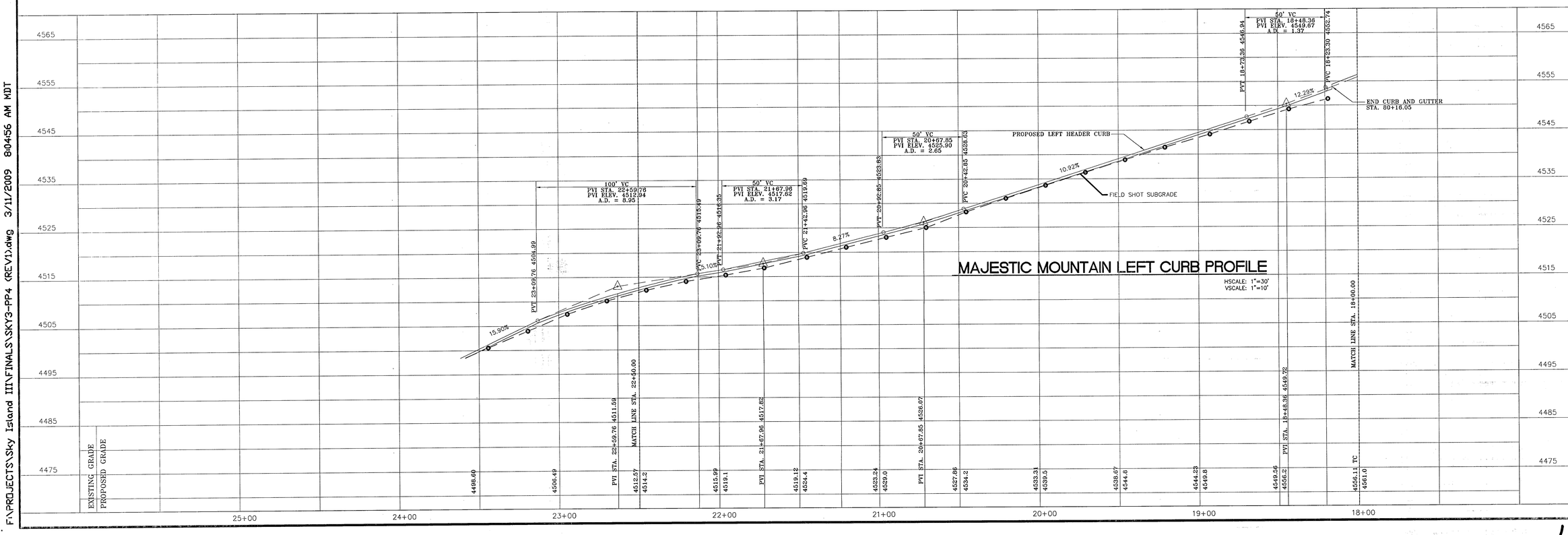

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REVISIONS

DATE	BY

REFERENCES -- BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
4368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: F.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A FIRST CONTINUATION OF [illegible] CO.
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.913 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584 4457
SLI ENGINEERING, INC.

SEAL

F-1968
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C.1 of 19

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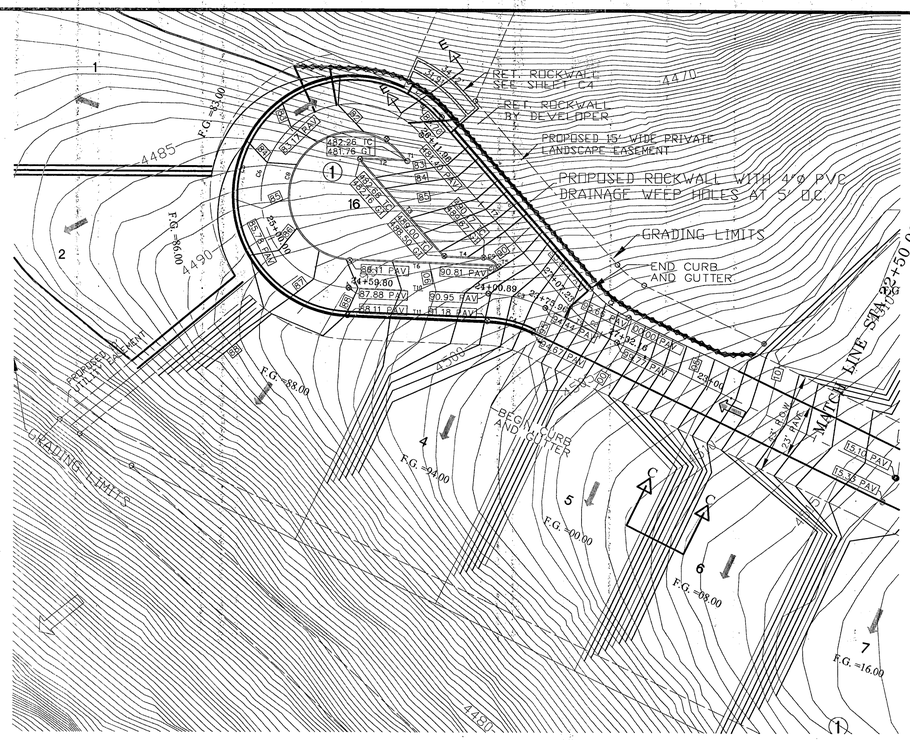
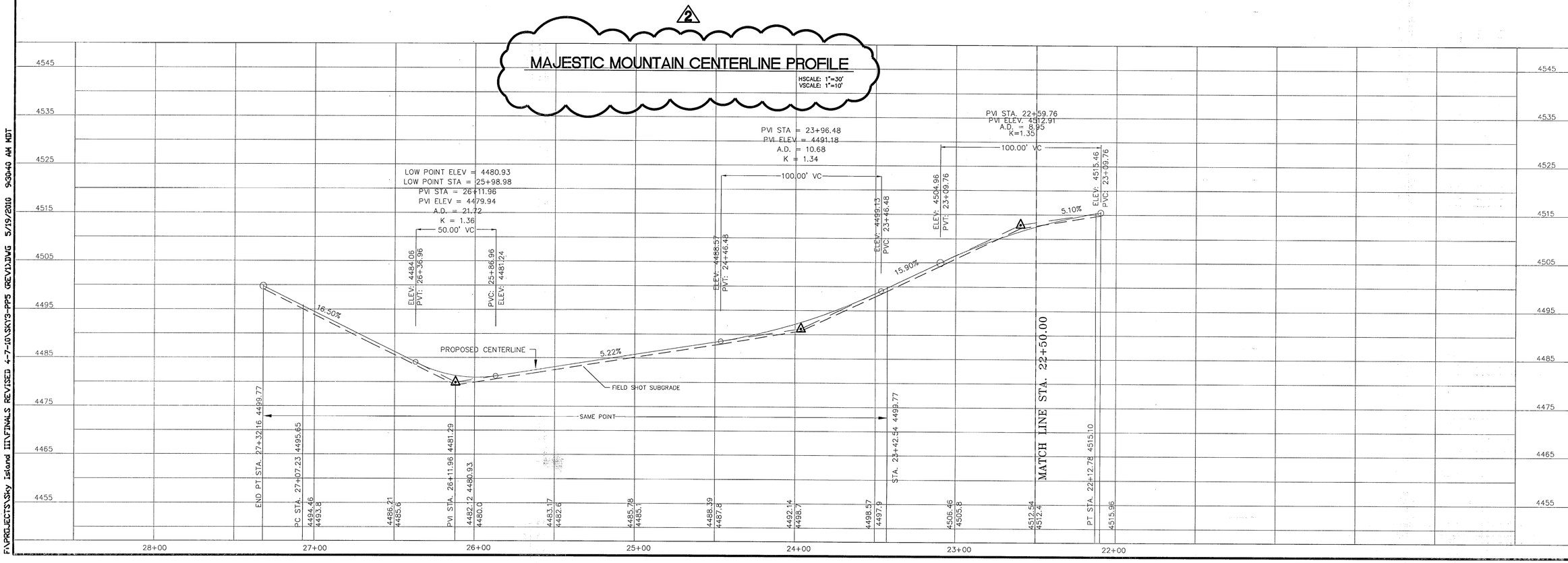


15 0 15 30
1 inch = 30 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	20.27	50.00	10.27	20.13	S52°54'21"E	23°13'24"
C2	24.93	61.50	12.64	24.76	S52°54'21"E	23°13'24"
C3	24.93	61.50	12.64	24.76	N76°07'46"W	23°13'24"
C4	20.27	50.00	10.27	20.13	N76°07'46"W	23°13'24"
C5	177.11	50.00	246.28	98.00	S13°44'06"W	202°57'08"
C6	152.16	38.50	89.73	70.76	S25°28'56"W	226°26'49"
C7	20.50	50.00	10.40	20.36	N53°02'30"W	23°29'41"
C8	106.71	27.00	62.92	49.62	S25°28'56"W	226°26'49"
C9	6.49	8.00	3.43	6.31	N64°31'04"W	46°26'49"
C10	4.13	73.00	2.07	4.13	N86°07'15"W	3°14'26"

LINE TABLE		
LINE	LENGTH	BEARING
T1	4.23	N41°17'39"W
T2	20.00	N87°44'28"W
T3	54.09	N41°17'39"W
T4	16.57	N87°44'28"W
T5	1.42	N41°17'39"W
T6	58.91	N87°44'28"W
T7	95.27	N41°17'39"W
T8	95.27	N41°17'39"W
T9	31.84	S64°31'04"E
T10	58.91	N87°44'28"W
T11	58.91	N87°44'28"W



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DATE	REVISIONS	BY
3/13/09	REVISED GRADING BASED ON FIELD SHOTS	JR

REFERENCES BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
ELEVATION: 4368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A PORTION OF THE ROBERT CONNELL SURVEY, ABS. 224
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 544-1432
SLI ENGINEERING, INC.

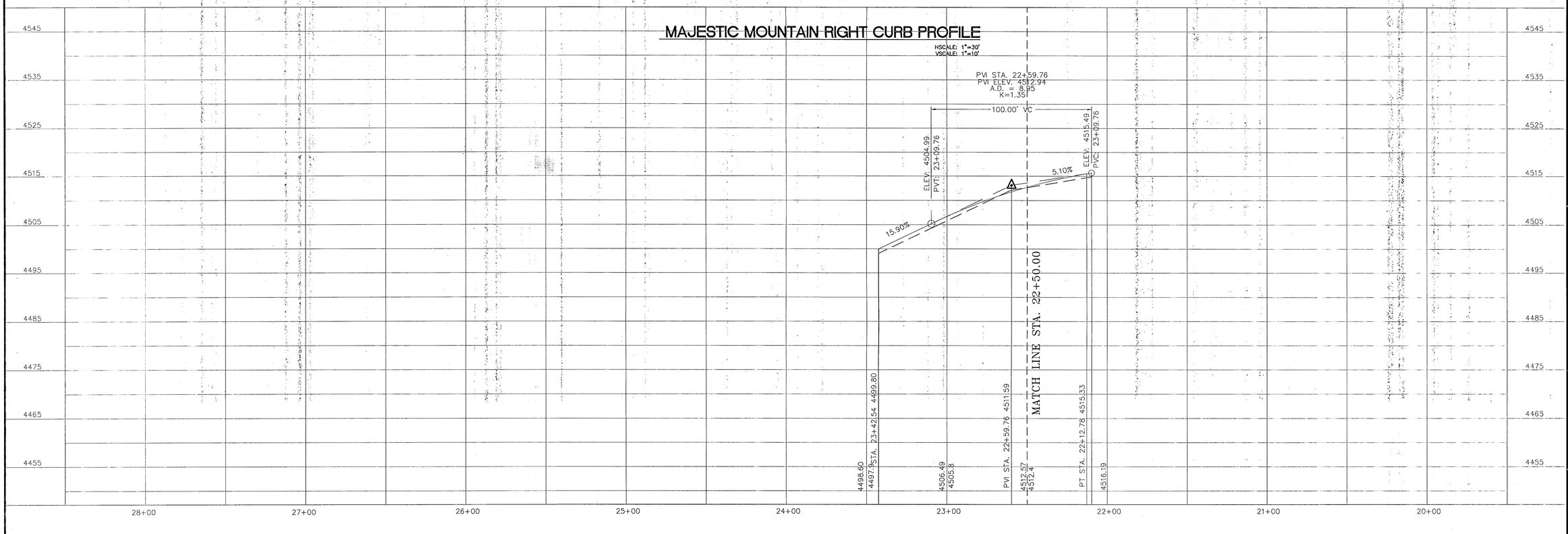
SEAL

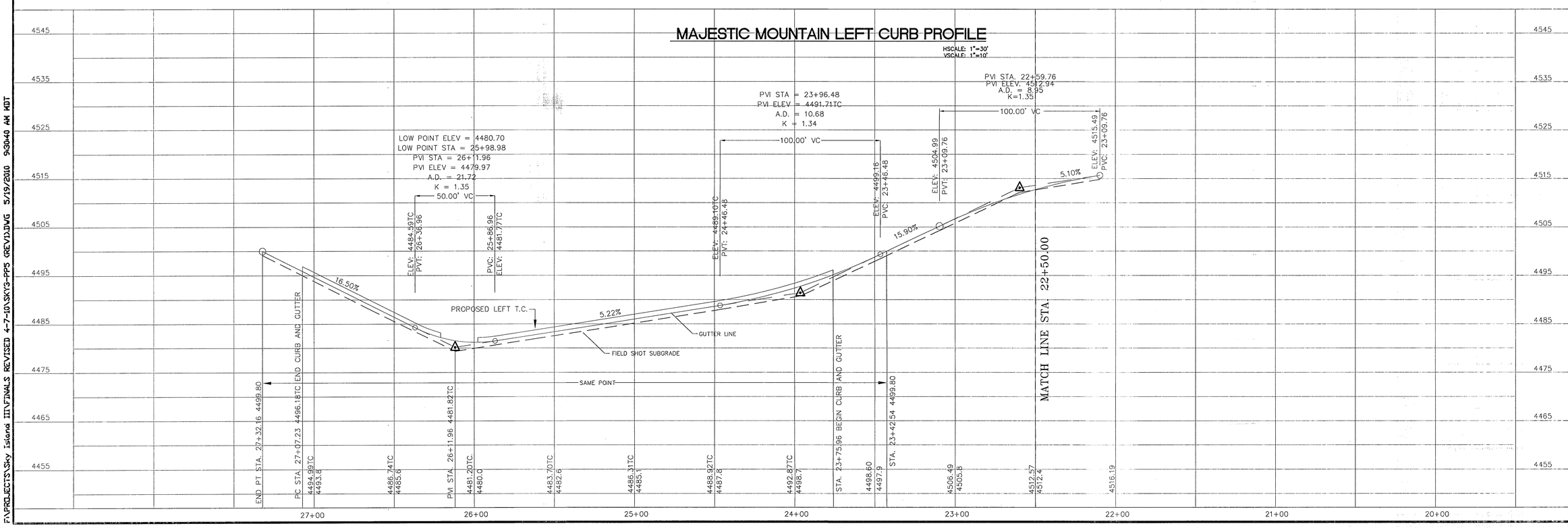
F-1905
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C9 of 19

103032





DATE	REVISIONS	BY

REFERENCES -- BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
ELEV. 4368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.L.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A SUBDIVISION OF A PORTION OF
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4437
SLI ENGINEERING, INC.

SEAL

STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

PLAN AND PROFILE

Sht. C-9.1 Of 19

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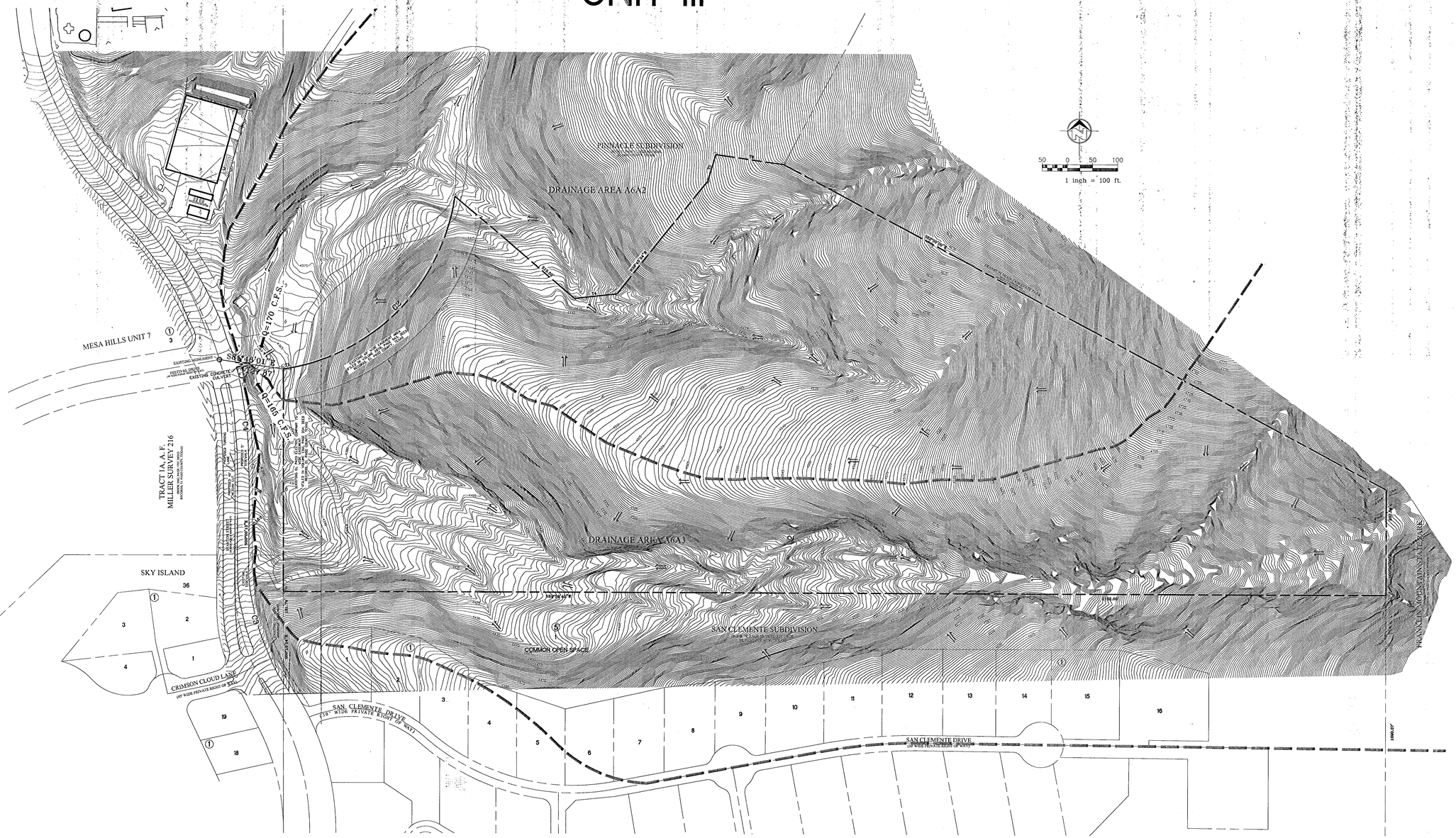
SKY ISLAND
UNIT III



LEGEND:

EXISTING DRAINAGE AREA

NOTE:
DATA OBTAINED FROM MESA HILLS 1983 MASTER DRAINAGE PLAN FOR SCHAEFER DEVELOPMENT CO., LTD. BY TURNER COLLIE AND BRADEN INC.

EXISTING DRAINAGE TABLE

DRAINAGE AREA	AREA (ACRES)	C	i (IN/HR)	Q (CFS)
A6A2	48.00	0.85	4.16	170.00
A6A3	45.00	0.85	4.29	165.00

NOTE: SKY ISLAND III
IS WITHIN FLOOD ZONE C
COMMUNITY PANEL # 480214 0028 C
DATED FEBRUARY 05, 1996

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

REVISIONS

DATE		BY
	1	
	2	
	3	
	4	
	5	

REFERENCES — BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
4368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: F.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A PORTION OF THE MILLER SURVEY 216
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

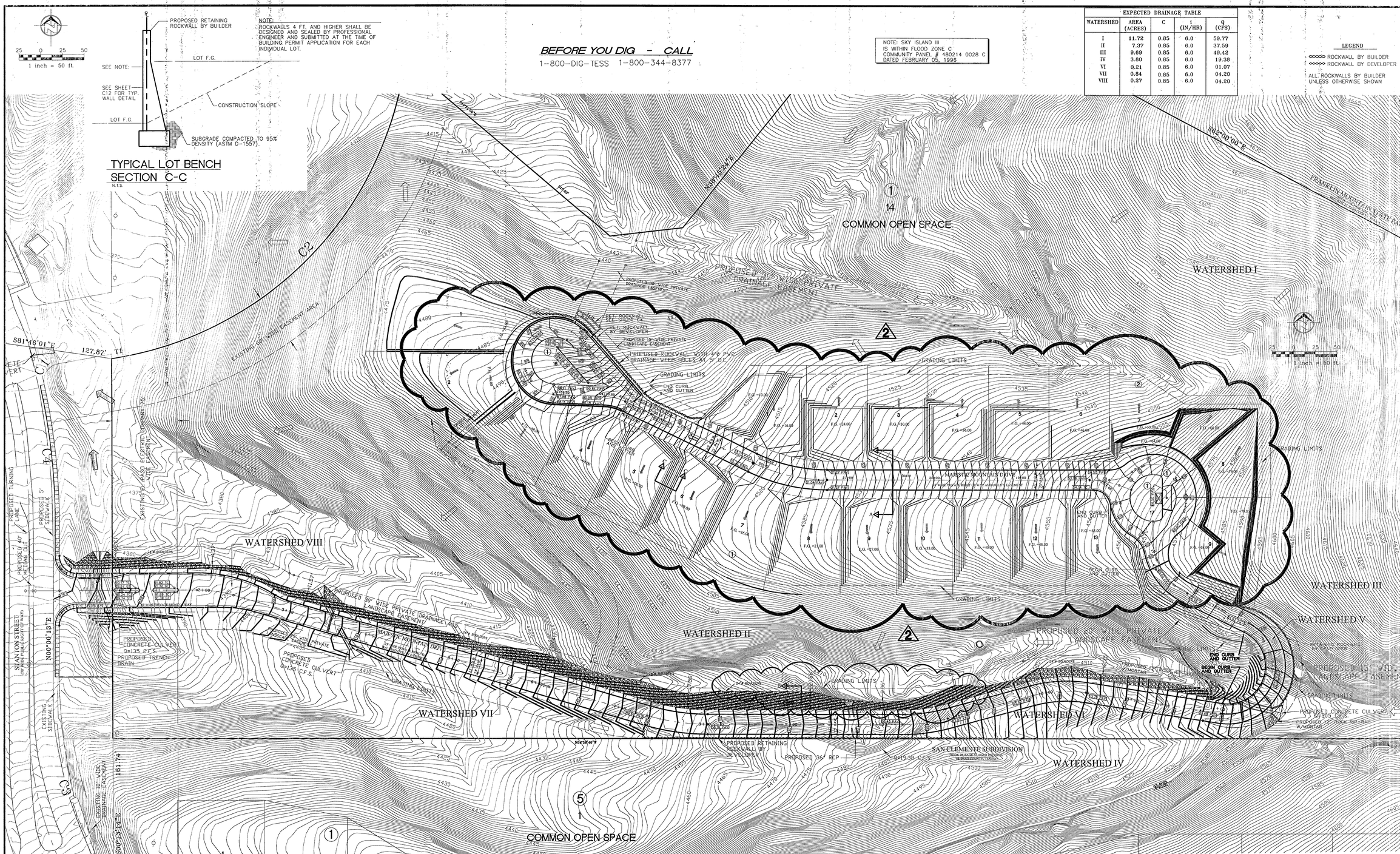
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
8600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 384-4457
SLI ENGINEERING, INC.

SEAL
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

EXISTING DRAINAGE PLAN

Sht. C.0 of 19

103032



BEFORE YOU DIG - CALL

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

NOTE: SKY ISLAND III IS WITHIN FLOOD ZONE C COMMUNITY PANEL # 480214 0028 C DATED FEBRUARY 05, 1996

NOTE: ROCKWALLS 4 FT. AND HIGHER SHALL BE DESIGNED AND SEALED BY PROFESSIONAL ENGINEER AND SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH INDIVIDUAL LOT.

EXPECTED DRAINAGE TABLE

WATERSHED	AREA (ACRES)	C	i (IN/HR)	Q (CFS)
I	11.72	0.85	6.0	59.77
II	7.37	0.85	6.0	37.59
III	9.69	0.85	6.0	49.42
IV	3.80	0.85	6.0	19.38
VI	0.21	0.85	6.0	01.07
VII	0.84	0.85	6.0	04.20
VIII	0.27	0.85	6.0	04.20

LEGEND

- ROCKWALL BY BUILDER
- ROCKWALL BY DEVELOPER

ALL ROCKWALLS BY BUILDER UNLESS OTHERWISE SHOWN

LEGEND:

⊕	PROP. GRADE
9.79 GND	EXISTING ELEVATIONS
11.88 TC / 11.38 GT	PROPOSED ELEVATIONS
PAV	PAVEMENT
CONC	CONCRETE
GT	GUTTER
TC	TOP OF CURB
	WATER SHED
	PROPOSED LOT DRAINAGE
	EXISTING DRAINAGE FLOW
	PROPOSED RETAINING WALL

GENERAL GRADING NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "1993 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES." (APPLICABLE ITEMS ONLY) AND WITH THE LATEST EDITION OF THE CITY OF EL PASO "GRADING ORDINANCE".

2. ALL FILL AREAS SHALL BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

3. REFER TO THE CITY OF EL PASO GRADING ORDINANCE CHAPTER 18.44 FOR SITE GRADING SPECIFICATIONS. APPROVED GRADING PERMIT MUST BE AVAILABLE AT THE JOB SITE UPON COMMENCEMENT OF WORK.

4. POSITIVE DRAINAGE SHALL BE PROVIDED BY THE CONTRACTOR DURING ALL PHASES OF GRADING AND CONSTRUCTION.

5. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY LINES (SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. THE CONTRACTOR MUST NOTIFY THE RESPECTIVE AGENCIES PRIOR TO MOVING ON SITE, SO THAT THE EXISTING UTILITY LINES CAN BE FIELD VERIFIED. IF ANY LINES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.

6. ALL DISTURBED SLOPES SHALL BE REVEGITATED TO CITY STANDARDS AND REQUIREMENTS.

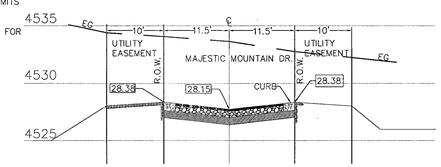
7. ALL LOTS ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE SHOWN BY GRADING. EACH INDIVIDUAL LOT OWNER MUST OBTAIN SEPERATE GRADING AND BUILDING PERMITS IN ORDER TO PERFORMING ANY WORK ON THE LOTS.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER AND REPORT ANY DISCREPANCIES, OMISSIONS AND ERRORS ON PLANS PRIOR TO COMMENCING OR CONTINUING WORK.

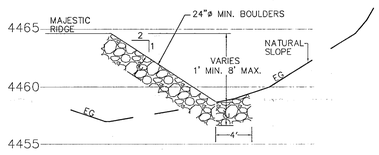
9. ALL SLOPES ARE GRADE TO 1.5:1 UNLESS OTHERWISE INDICATED ON THE PLAN.

10. NO GRADING IS TO BE PERFORMED BEYOND THE GRADING LIMITS SHOWN OR WITHIN THE COMMON OPEN SPACE AREA.

11. ALL LOTS ARE TO DRAIN TO THE REAR OF THE LOT EXCEPT FOR LOT 9 BLK 2. EACH OWNER MUST TAKE CARE NOT TO ERODE SLOPES WHEN DISCHARGING RUNNOFF.



SECTION A-A



SECTION B-B

DATE	REVISIONS	BY
7/29/08		
3/13/09	REVISED GRADING BASED ON FIELD SHOTS	JB

REFERENCES -- BENCHMARK:
BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
ELEVATION: 4,598.20' CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK: --
DESIGN BY: --
COMP. BY:
DRAWN BY:
CHECKED BY:
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A PORTION OF THE DAVID CORNELL ABSTRACT
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6900 WESTWIND DRIVE
EL PASO, TEXAS
(915) 595-1422
SLI ENGINEERING, INC.

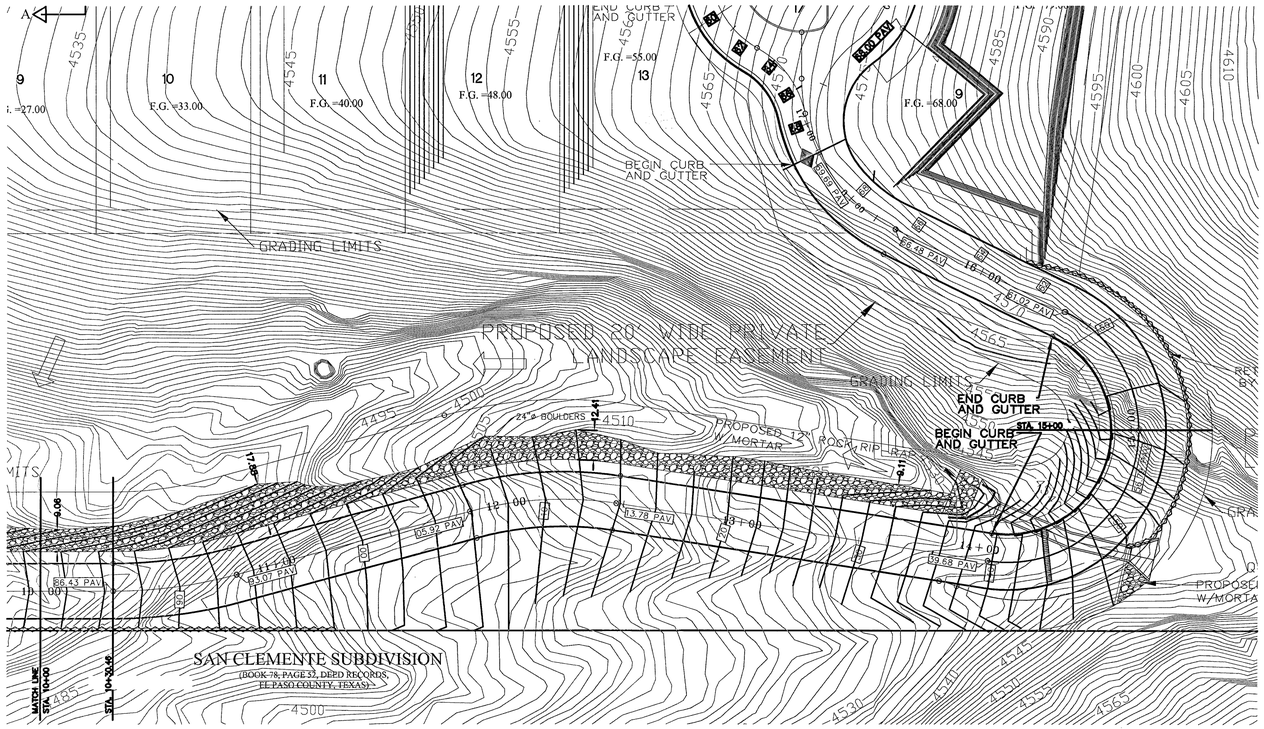
SEAL
F-9008
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JUN 17 2010

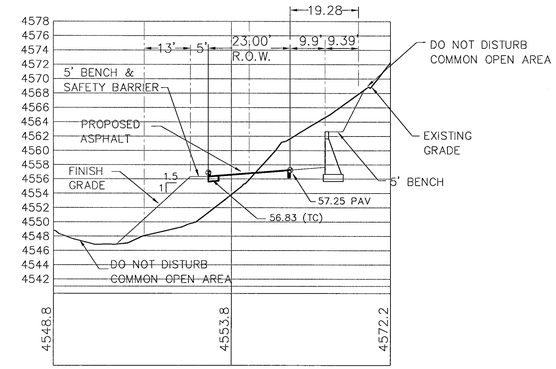
GRADING AND DRAINAGE PLAN

Sht. C1 of 19

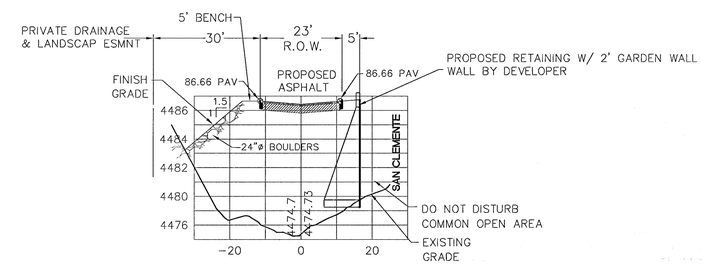
103032

SKY ISLAND
UNIT III





STA 15+00
H SCALE 1:20
V SCALE 1:10



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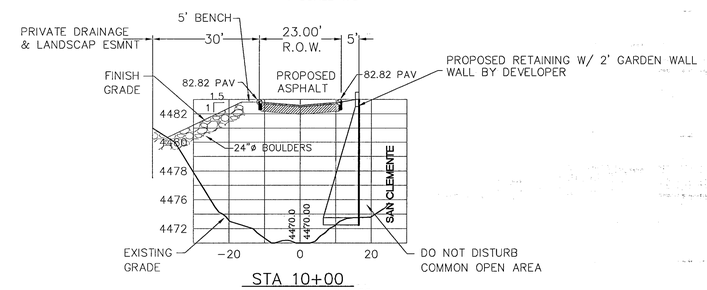
V SCALE 1:5



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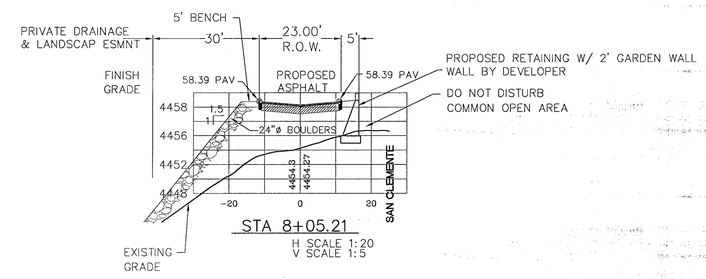

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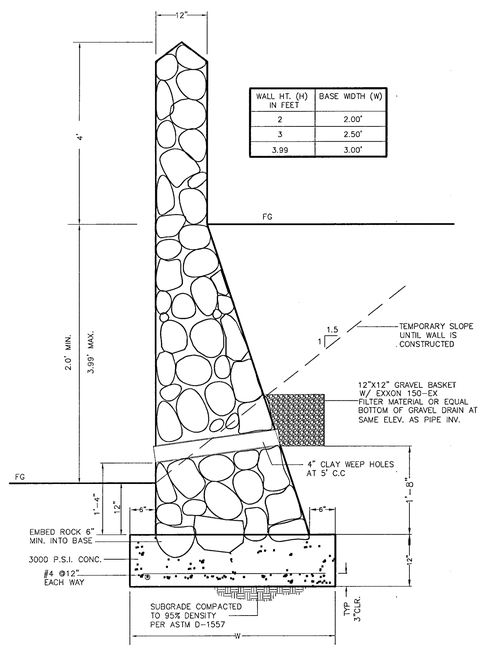
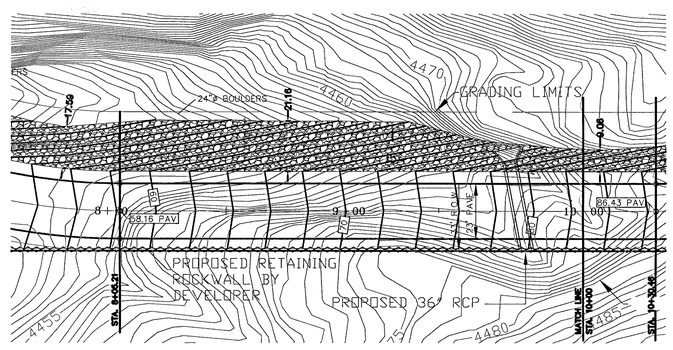


WALL HT. (H) IN FEET	BASE WIDTH (W)
2	2.00'
3	2.50'
3.99	3.00'

TYPICAL RETANING WALL DETAIL UNDER 4' HIGH
NTS



LEGEND:

⊕	SPOT ELEVATIONS
9.79 GND	EXISTING ELEVATIONS
81.88 TC / 81.38 GT	PROPOSED ELEVATIONS
PAV	PAVEMENT

REVISIONS

DATE	BY

REFERENCES — BENCHMARKS

BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON AND [illegible]
ELEVATION: 4,386.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2398
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: F.I.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

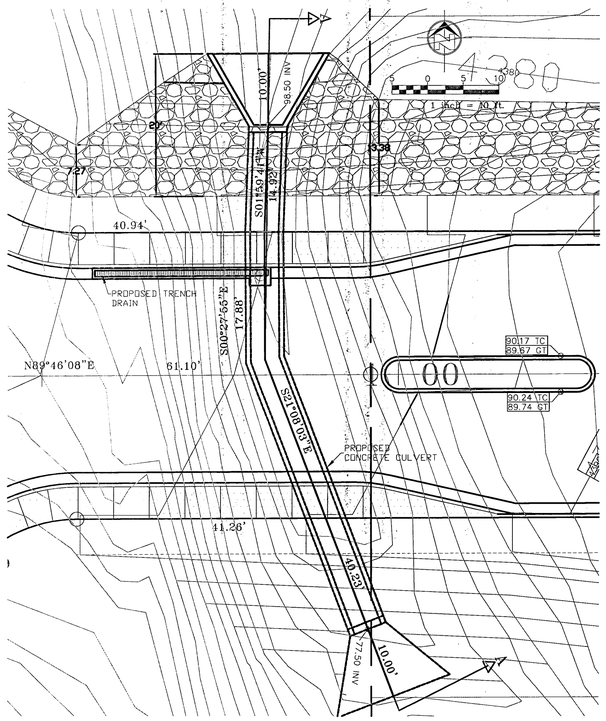
SKY ISLAND UNIT III
A PORTION OF [illegible]
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING: 29.1310 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 298-1450
SLI ENGINEERING, INC.

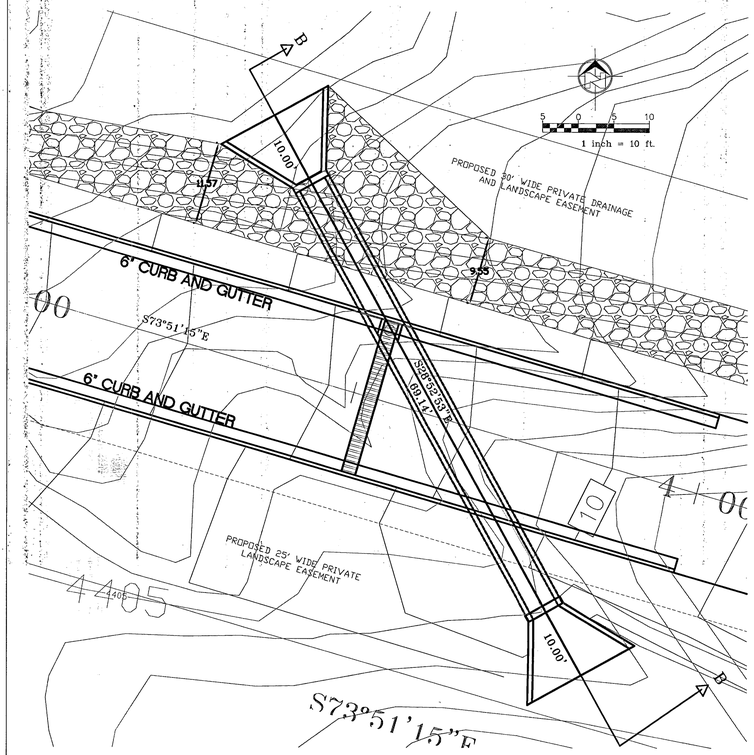
SEAL
F-19003
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

SECTIONS

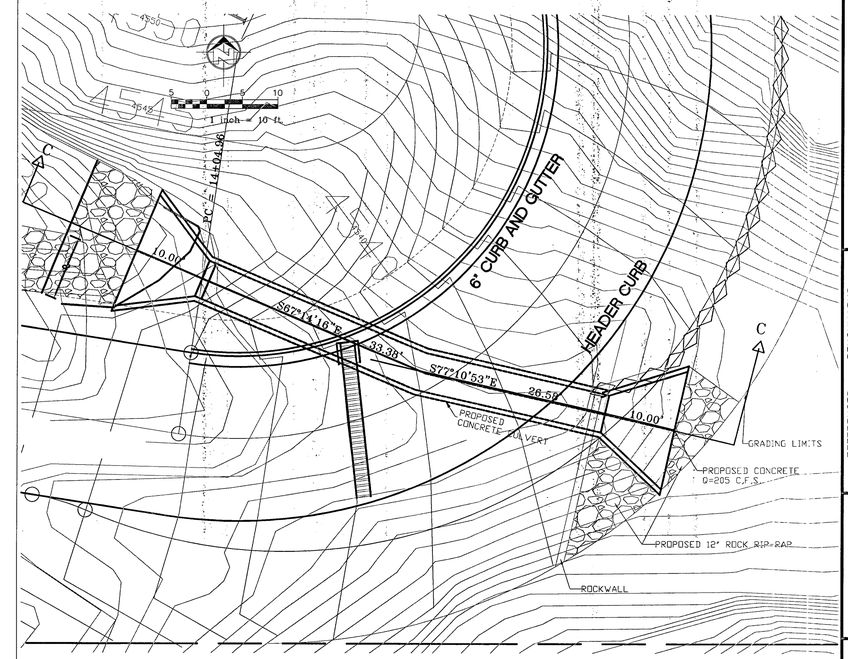
103032



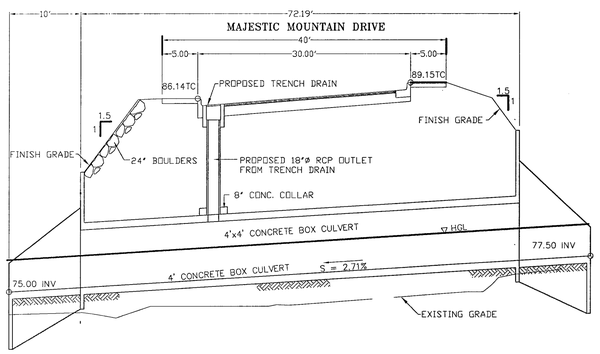
BOX CULVERT NO 1
PLAN VIEW
SCALE 1 : 10



BOX CULVERT NO 2
PLAN VIEW
SCALE 1 : 10

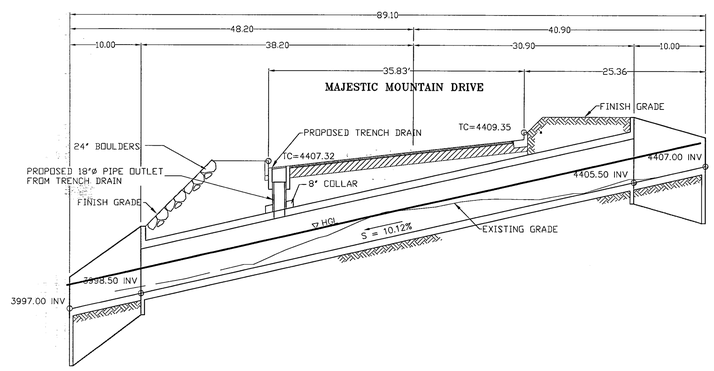


BOX CULVERT NO 3
PLAN VIEW
SCALE 1 : 10

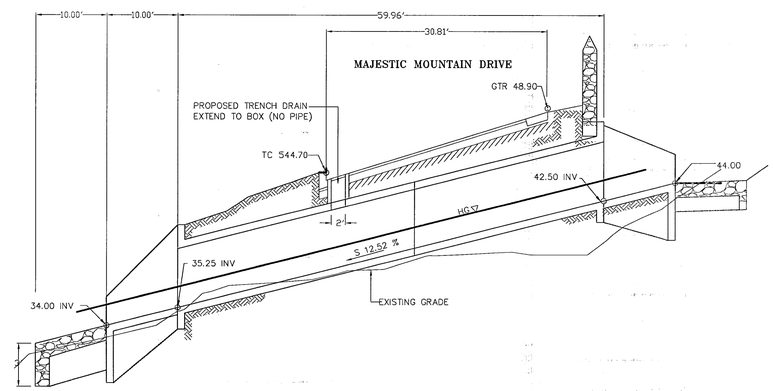


BOX CULVERT No. 1

SECTION 'A'
HSCALE: 1"=10'
VSCALE: 1"=5'



SECTION 'B'
HSCALE: 1"=10'
VSCALE: 1"=5'



SECTION 'C'
HSCALE: 1"=10'
VSCALE: 1"=5'

BY	REVISIONS	DATE

REFERENCES – BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON [illegible]
ELEVATION: 4,369.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: [illegible]
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A PORTION OF [illegible]
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.1913 ACRES

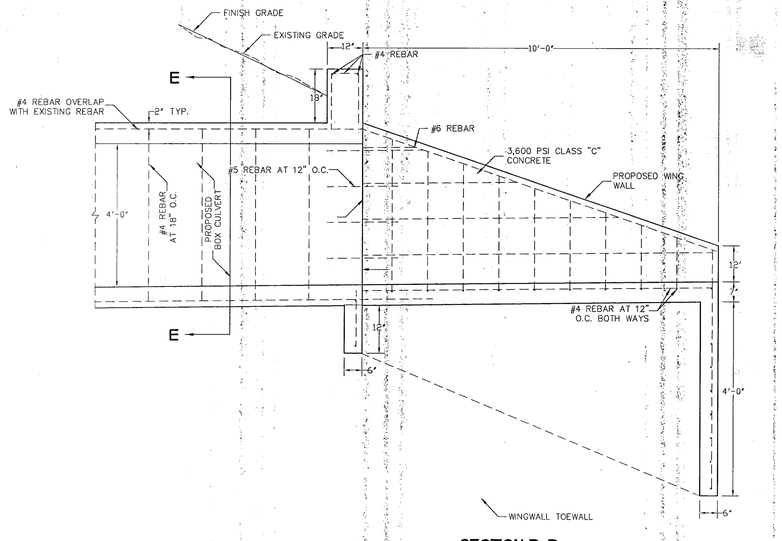
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
(915) 581-1445
(915) 581-1447
SLI ENGINEERING, INC.

SEAL
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

CULVERT PLANS AND PROFILES

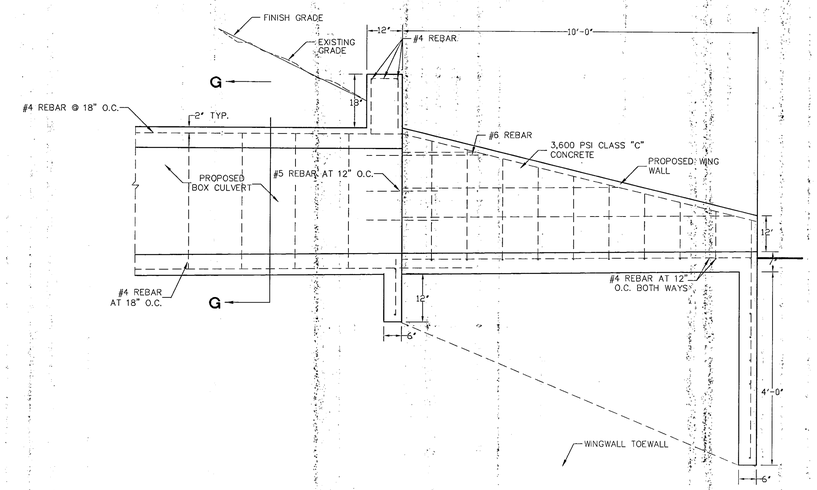
Sht. C-3 Of 19

103032



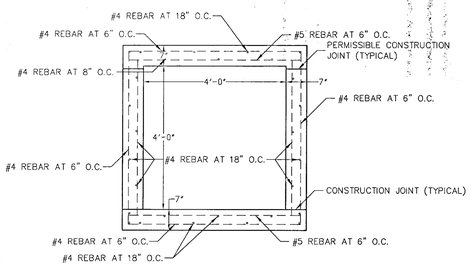
SECTION D-D

SCALE 1/2 : 1



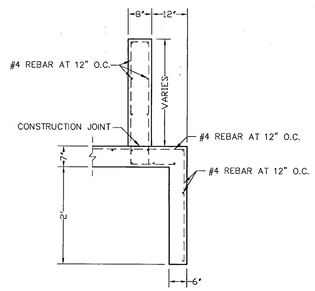
SECTION F-F

SCALE 1/2 : 1



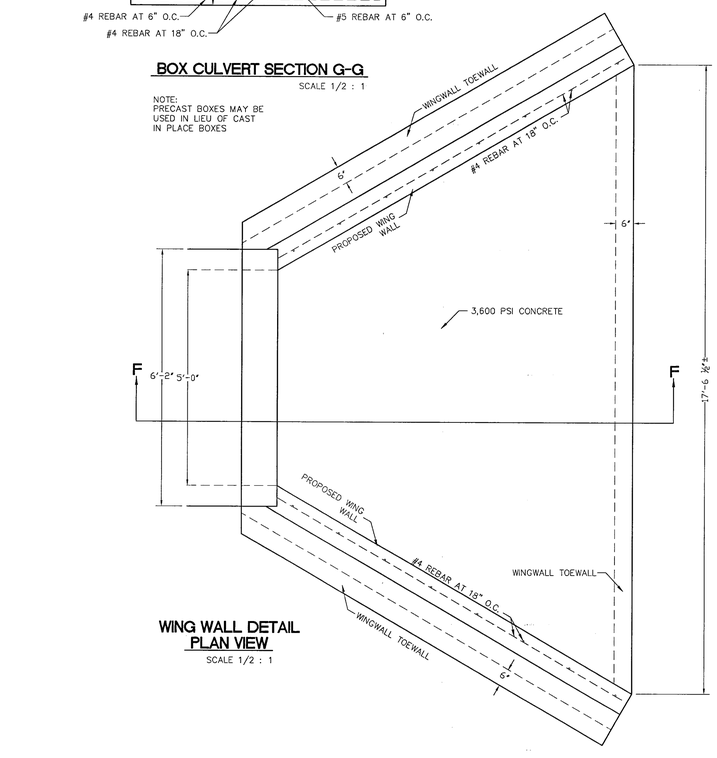
BOX CULVERT SECTION E-E

SCALE 1/2 : 1



TOEWALL SECTION

SCALE 1/2 : 1



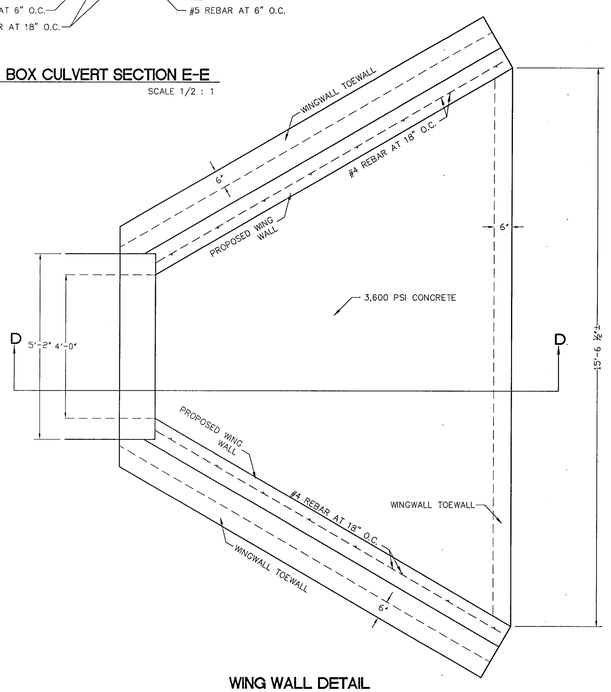
BOX CULVERT SECTION G-G

SCALE 1/2 : 1

NOTE:
PRECAST BOXES MAY BE USED IN LIEU OF CAST IN PLACE BOXES

GENERAL NOTES:

DESIGNED ACCORDING TO CURRENT AASHTO STANDARD AND INTERIM SPECIFICATIONS.
ALL REINFORCEMENT STEEL SHALL BE GRADE 60.
ALL CONCRETE SHALL BE CLASS "C" WITH THESE EXCEPTIONS:
USE CLASS "S" FOR TOP SLABS OF CULVERTS WITH OVERLAY, WITH 1-TO-2 COURSE SURFACE TREATMENT, OR WITH THE TOP SLAB AS THE FINAL RIDING SURFACE.
CLASS "C" CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI. CLASS "S" CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
THE USE OF PERMANENET FORMS IS NOT ALLOWED.
REINFORCING BARS SHALL BE ADJUSTED TO PROVIDE A MINIMUM OF 1 ¾" CLEAR COVER.
THE BOTTOM EDGE OF THE TOP SLAB SHALL BE CHAMFERD 3 INCHES AT THE ENTRANCE.
REFER TO TEXAS DEPARTMENT OF TRANSPORTATION, BRIDGE DIVISION, SINGLE BOX CULVERTS CAST IN PLACE STANDARD FOR DETAILS OF STRAIGHT SECTIONS OF CULVERT. FOR SKEWED SECTIONS AND ANGLES SECTIONS REFER TO SINGLE BOX CULVERTS CAST IN PLACE STANDARD FOR SLAB AND WALL DIMENSIONS , BAR SIZES, MAXIMUM BAR SPACING, AND ANY OTHER DETAILS NOT SHOWN. FOR SKEWED END WITH CURBS, ADJUST LENGTH OF BARS H, NUMBER OF BARS K, CURB CONCRETE VOLUME AND REINFORCING STEEL WEIGHT BY DIVIDING THE VALUES SHOWN ON THE CULVERT STANDARDS BY THE COSINE OF THE SKEW ANGLE.
LAPS FOR BARS H, WHEN REQUIRED, SHALL BE 1'-9" FOR UNCOATED BARS AND 2'-7" FOR EPOXY COATED.
WHEN STRUCTURE IS FOUNDED ON SOLID ROCK, DEPTH OF TOEWALLS FOR CULVERTS AND WINGWALLS MAY BE REDUCED OR ELIMINATED AS DIRECTED BY THE ENGINEER.



WING WALL DETAIL PLAN VIEW

SCALE 1/2 : 1

BOX CULVERTS 1 AND 2 DETAILS

SCALE 1/2 : 1

WING WALL DETAIL PLAN VIEW

SCALE 1/2 : 1

BOX CULVERT 3 DETAILS

SCALE 1/2 : 1

REVISIONS	DATE	BY
1		
2		
3		
4		
5		

REFERENCES - BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON STREET AND SHIRLEY AVENUE.
4,368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.U.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A CONDOMINIUM DEVELOPMENT
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

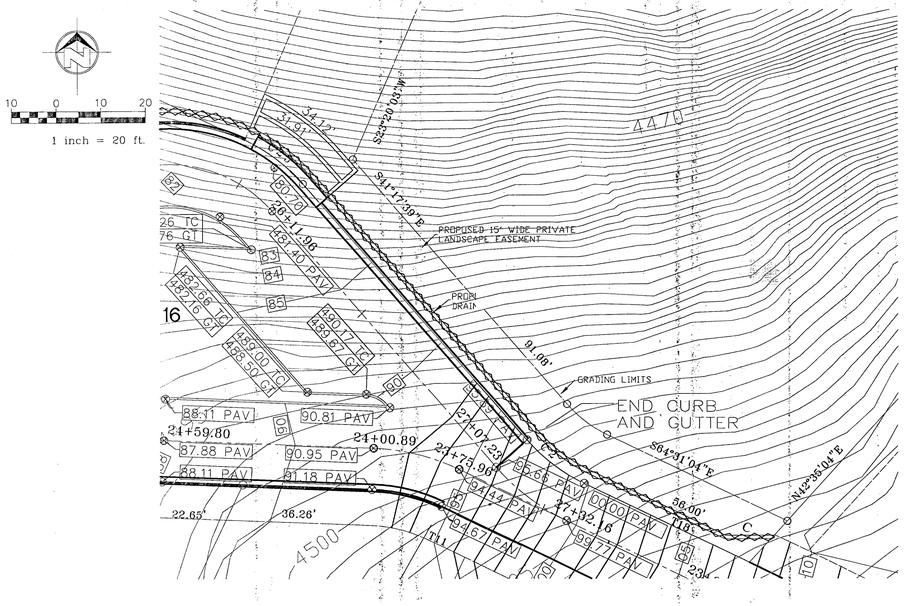
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6800 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-1457
SLI ENGINEERING, INC.

SEAL
F-9082
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

CULVERT AND TRENCH DRAIN DETAILS

Sht. C4 of 19

103032



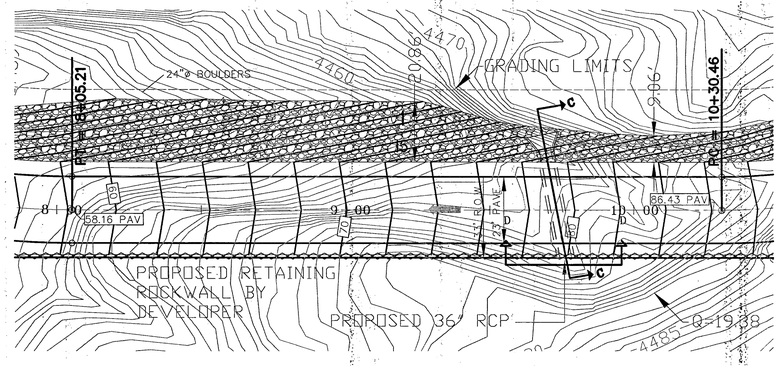
ROCKWALL PLAN VIEW

SCALE 1:20

WALL SCHEDULE				
SECTION	TOE ELEV.	TOP WALL	"H"	"B"
C	508.2	508.65	0'-6"	1'-0"
D	502.50	503.50	1'-0"	1'-0"
E	488.50	492.27	3'-7"	1'-6"
F	475.46	485.09	9'-6"	7'-6"
G	472.50	485.58	13'-1"	11'-0"

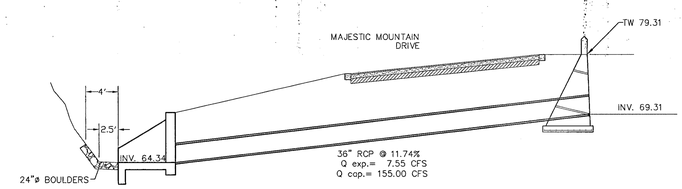
NOTE: (FOR ROCKWALLS ONLY)

1. STONE FOR ROCKWALL SHALL BE NEARLY AS UNIFORM IN SECTION AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
2. MORTAR FOR ROCKWALL SHALL BE TYPE "S" 1800 PSI PER ASTM C270. MORTAR JOINTS MUST NOT EXCEED TWO INCHES.
3. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK, NO RIVER ROCK SHALL BE ALLOWED.
4. GROUND UNDERNEATH ROCKWALL SHALL BE COMPACTED TO 95 % DENSITY (ASTM-D1557).
5. EMBED ROCK 8" MIN. INTO CONCRETE FOOTING.
6. THE BACKFILL FOR THE ROCKWALL SHALL BE SIMILAR TO THE EXISTING SOIL AND SHALL BE WELL COMPACTED AND FREE DRAINING (COARSE GRAIN TYPE)



DRAIN PIPE

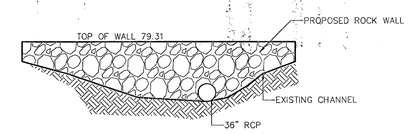
NTS



STATION 9+61.29

SECTION C-C

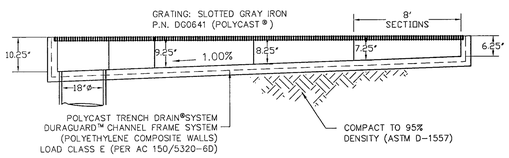
N.T.S.



SEE TYP. WALL SECTION ON SHEET C15

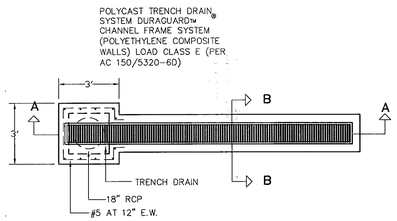
SECTION D-D

N.T.S.



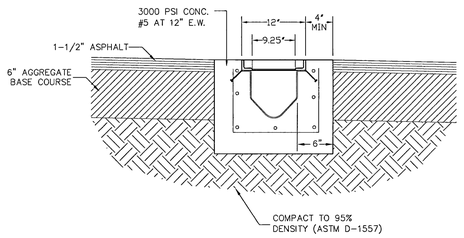
SECTION A-A

N.T.S.



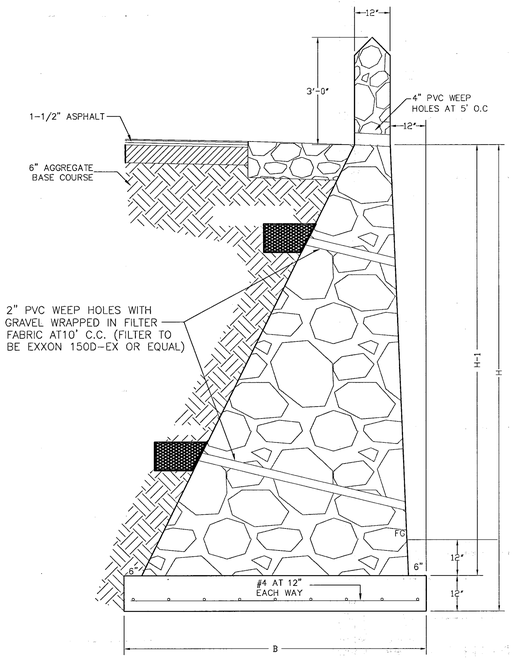
POLYCAST DRAIN PLAN

N.T.S.



SECTION B-B

N.T.S.



TRENCH DRAIN SYSTEM

N.T.S.

TYPICAL WALL SECTION

SCALE 1/2: 1

REVISIONS | DATE | BY

REFERENCES: BENCHMARKS

BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON

4568.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2398
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A PORTION OF TRACT 1A, BLK. 24, ABSTRACT 2, ...
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING: 29.313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6660 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584 4157
SLI ENGINEERING, INC.

SEAL

F-1902
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

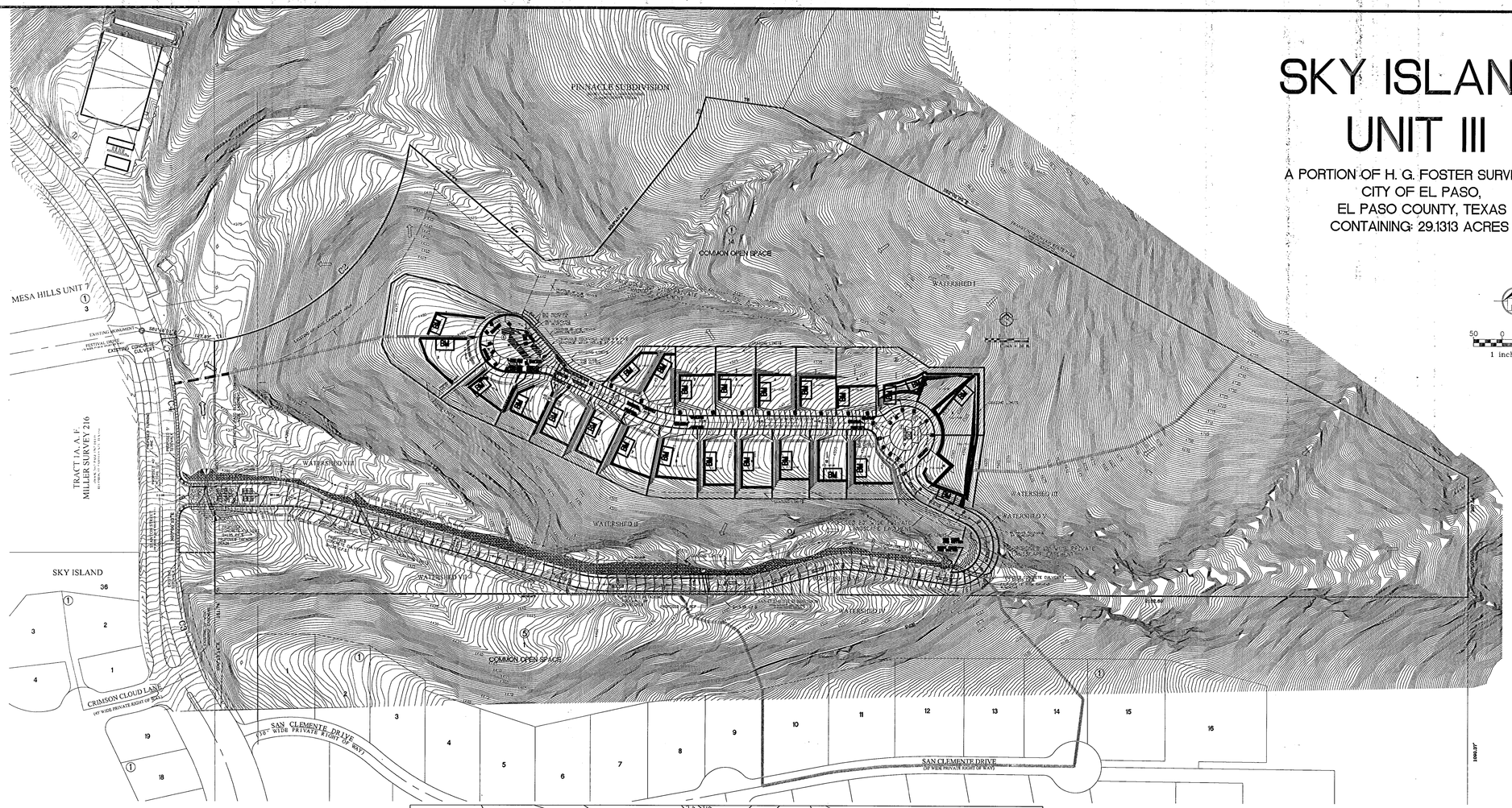
DETAILS

Sht. C5 Of 19

103032

SKY ISLAND
UNIT III

A PORTION OF H. G. FOSTER SURVEY 261,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

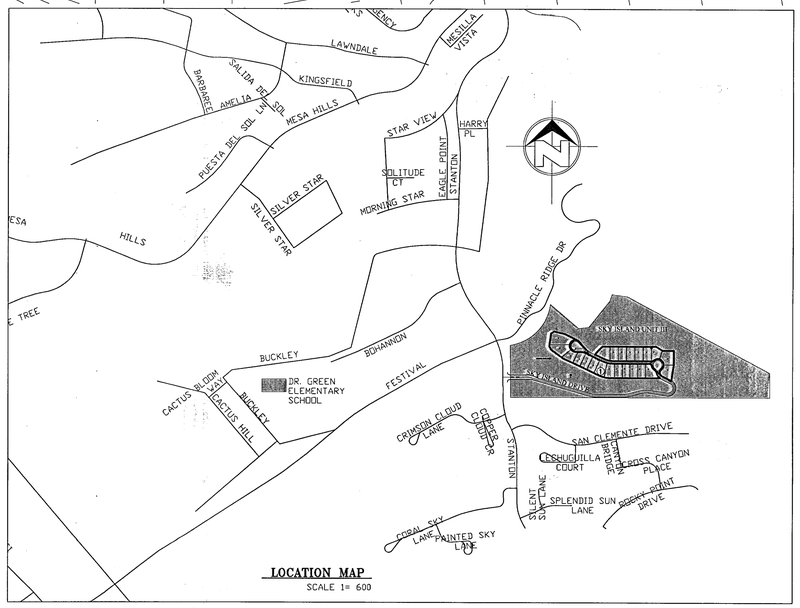


Total Area: 29.6714 Acres Disturbed Area: 9.7149 Acres

LEGEND

- Proposed Stabilized Entrance / Exit
- Silt Fencing
- Flow Direction
- Earthen Berm (BM)

OPEN SPACE CALCULATIONS
AVERAGE SLOPE = 37.175%
OPEN SPACE REQUIRED: 50%
DEVELOPED SPACE = 32.98%
OPEN SPACE AVAILABLE 67.02%



LOCATION MAP
SCALE 1= 600

EXPECTED DRAINAGE TABLE				
WATERSHED	AREA (ACRES)	C	i (IN/HR)	Q (CFS)
I	11.72'	0.85	6.0	59.77
II	7.72'	0.85	6.0	39.37
III	9.69'	0.85	6.0	49.42

"I CERTIFY UNDER PENALTY OF LAW THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY 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 POSSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

PRINTED NAME: _____
TITLE: _____
SIGNATURE: _____ DATE: _____

NOTE: BORDER INTERNATIONAL TRUCKS IS WITHIN FLOOD ZONE C
COMMUNITY PANEL # 480214 0028 C
DATED FEBRUARY 5, 1996

REVISIONS		
	DATE	BY
1		
2		
3		
4		
5		

REFERENCES BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
ELEVATION = 4,568.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: F.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A PORTION OF H.G. FOSTER SURVEY 261
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6660 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

SEAL
F-10092
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

STORM WATER POLLUTION PREVENTION PLAN

Sht. C-6 of 19

103032

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE

Project Title: SKY ISLAND UNIT III	
Operator with Control Over Construction Plans and Specifications (Company Name and Address)	
Operator's Representative	Phone No.
Prepared by:	Date:

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 gather and evaluate 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 there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signatory Name and Title	Signature

Operator with Day-to-Day Operational Control Over Activities to Ensure Compliance with SWPPP

Company Name and Address	
Operator's Representative	Phone No.

Revisions to SWPPP

Revision No.	Date	Description of Changes	Signature

Copy of NOI(s) or Site Notice(s) and TPDES General Permit TXR150000 attached?

Name of Receiving Water(s) _____

Name of Municipal Separate Storm Sewer System (MS4) Receiving Discharge (if applicable) _____

Total Area of Property 29.1313 Acres

Total Area of Site to be Disturbed 9.6075 Acres

Total Area of Off-site Material Storage & Borrow/Fill Sites 0.00 Acres

Description of Project/Construction Activity

Latification of a new Subdivision, introduction of utilities, illumination and streets.

SUB – CONTRACTOR CERTIFICATION

I Certify Under Penalty Of Law That I Will Coordinate, Either Through The General Contractor, Owner, Or Directly With The Contractor(s) And/Or Subcontractor(s) Identified In The Pollution Prevention Plan Having Responsibility For Implementing Storm Water Control Measures To Minimize Any Impact My Actions May Have On The Effectiveness Of These Storm Water Control Measures.

Signed: _____	Signed: _____
Name: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Date: _____	Date: _____

No off-site Material Storage Areas will be used.

Sequence of Major Construction Activities. Provide a description of the intended sequence of major activities that will disturb soils. Describe the general timing or sequence for implementation (and removal) of BMPs that will be used to minimize pollution in runoff.

Activity/BMP	Estimated Start	Estimated Completion

Existing Topography and Drainage Features. Describe the existing topography, drainage patterns, and natural drainage features including channels, creeks, watercourses, etc. Provide name (if available) of creeks, streams, etc. and protection measures such as buffers.

1. Mountainous, previously undisturbed land with indigenous vegetation
2. Topography is variable across the site.
3. Substratum consisting of rock.

Revision _____ Date _____ Page ____ of ____

Soil Types:

Soil Name	Erosion Factor (K)	Unified Classification	Site Coverage (%)

Existing (Pre-construction) Ground Cover. Describe existing vegetation on the drawing. Such features as tree clusters, grassy areas, and unique or sensitive vegetation should be shown.

Type of Grass/Vegetation/Trees	Approximate Density (%)	Site Coverage (%)

Critical Areas. Describe the location, size, and characteristics of any wetlands, streams, or lakes that are adjacent or in close proximity to the site, and/or will receive discharges from disturbed areas of the project. Also delineate areas with high erosion potential including steep slopes.
Critical areas are shown on drawing.

Description of Potential Pollutants. Describe potential pollutants, including construction and waste materials, chemicals, paints, solvents, etc expected to be stored on-site.
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 Soil Stabilization, Curing Compounds And Additives. In The Event Of A Spill Which May Be Hazardous, The Contractor Shall Take Immediate Action And Contact The Fire Department And TRRC.

Revision _____ Date _____ Page ____ of ____

Existing Storm Sewer System. Describe any existing onsite storm sewer systems including location of inlets and outfalls, pipe sizes, etc.

Permanent (Post-Construction) Storm Water Management Controls. Provide a description of measures that will be installed to control pollutants (sediment, oil, grease, fertilizer, pesticides, etc) in storm water discharges that will occur after construction is complete and the developed property is placed in service.
Installation of Concrete Curbs.
Concrete pipes

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.

Signed: _____	Company: _____
Name: _____	Address: _____
Title: _____	Telephone: _____
	Date: _____

OWNERS 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 Submitted Is To The Best Of My Knowledge And Belief, True, Accurate, And Complete. I Am Aware That There Are Significant Penalties For Submitting False Information, Including The Possibility Of Fine And Imprisonment For Knowing Violations.

Owner: Signed _____ Date _____

Owner: Name _____ Date _____

Title _____ Date _____

TEN ELEMENTS OF A CONSTRUCTION SWPPP

For each of the following Ten Elements, describe the measures used to address the element. Include the type and location of BMPs used to satisfy the required element and the general timing or sequence for implementation. If an element is not applicable to a project, provide a written justification for why it is not necessary.

1. Limit Soil Disturbance

Provide a description of the areas including natural drainage features, trees and other vegetation, and appropriate buffers that are to be preserved within the construction area and the measures to be implemented to ensure protection.

2. PREVENT SOIL EROSION

Describe the temporary and permanent stabilization practices for disturbed areas of the site, including a schedule of when the practices will be implemented.
1. Contractor Shall Water Down The Grading Area
Periodically. So As To Limit The Distribution Of Dust From The Work Site In Compliance With The City Approved Grading Ordinance. Contractor Shall Install Silt Fencing In Accordance With The Details And Specifications, Outlined On This Sheet.

Revision _____ Date _____ Page ____ of ____

3. PROTECT SLOPES

Describe practices used to protect slopes and divert flows away from exposed soils or disturbed areas.

4. MINIMIZE SEDIMENT LOSS FROM SITE

Describe the practices to lessen the off-site transport of sediment and to reduce generation of dust. Sediment basins are required, where feasible, for common drainage locations that serve an area with ten or more acres disturbed at one time.
In Addition To The Stabilized Construction Entrance's, The Following Measures Shall Be Observed During Construction:
Haul Roads Shall Be Dampened For Dust Control
Loaded Haul Trucks Shall Be Covered With Tarpaulin
Excess Dirt On Road Shall Be Removed Immediately
Stabilized Construction Entrance

5. Control Flow Rates and Stabilize Channels/Outfalls. Provide a description of velocity dissipation devices used at discharge locations and channel stabilization measures to provide non-erosive flows.

Revision _____ Date _____ Page ____ of ____

6. Establish Construction Access. Provide a description of measures to minimize the off-site tracking of sediment by vehicles.

Revision _____ Date _____ Page ____ of ____

7. Protect Drain Inlets. Provide a description of inlet protection measures to prevent sediment from entering the storm drain system.

8. Control Dewatering. Provide a description of controls to prevent the off-site transport of suspended sediments and other pollutants in discharges from dewatering operations.

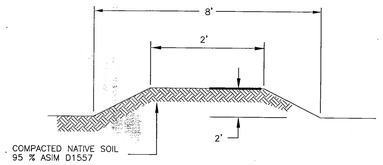
9. Control Waste and Pollutants. Provide a description of controls to reduce pollutants and spill prevention and response procedures associated with construction and waste materials. Also provide a description of controls and measures that will be implemented to minimize pollutants in any discharges associated with industrial activity other than construction (i.e., dedicated asphalt or concrete plants) covered by the Construction General Permit.
All Waste Materials, Including Construction Debris, Shall Be Collected And Stored In A Securely Lidded Metal Dumpster. No Construction Waste Material Shall Be Buried On Site. The Transit Dumpster Shall Comply With Ordinance 18.92.010 (Enclosure & 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.

10. Construction Phasing and Project Management. Provide a description of considerations given to project phasing in order to reduce the amount of soil exposed at one time.

Revision _____ Date _____ Page ____ of ____

HAZARDOUS MATERIALS LIST:

1. Motor Oil.
2. Diesel.
3. Gasoline.
4. Asphalt.
5. Curing compound.



EARTHEN BERM
N.T.S.

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

1. Install Temporary Erosion And Sediment Controls (e.g. Silt Fence And/ Or Earthen Berm, And Stabilized Construction Entrance). From _____, 200_, to _____, 200_
2. Perform Clearing And Grubbing) From _____, 200_, to _____, 200_
3. Excavation For Utilities) From _____, 200_, To _____, 200_
4. Complete Lot Grading) From _____, 200_, To _____, 200_
5. Construction Of Site Improvements) _____, 200_, To _____, 200_
6. After Stabilization Of 70% Of Site Is Complete, Remove Temporary Controls In # 1 Above And Submit Notice Of Termination Form To City Engineering And E.P.A.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

_____ Temporary Seeding
_____ Permanent Planting, Sodding, Or Seeding
_____ Mulching
_____ Soil Retention Blanket
_____ Buffer Zones
_____ Preservation Of Natural Resources
Other: _____

STRUCTURAL PRACTICES:

__X__ Silt Fences (Temporary)
_____ Hay Bales
__X__ Earthen Berms
_____ Diversion, Interceptor, Or Perimeter Dikes
_____ Diversion, Interceptor, Or Perimeter Swales
_____ Diversion Dike And Swale Combinations
_____ Pipe Slope Drains
_____ Concrete Flumes
__X__ Rock Bedding At Construction Exit (Temporary)
_____ Timber Matting At Construction Exit
_____ Channel Liners
_____ Sediment Traps
_____ Sediment Basins
_____ Storm Inlet Sediment Trap
_____ Stone Outlet Structures
__X__ Curbs And Gutters (Permanent)
__X__ Storm Drains (Permanent)
_____ Velocity Control Devices
__X__ Vegetated Swales & Natural Depressions
Other: _____

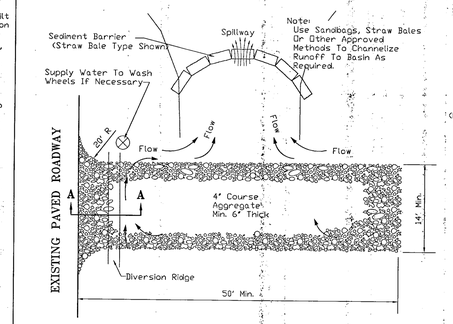
CONSTRUCTION SPECIFICATIONS

1. The Height Of A Silt Fence Shall Not Exceed 36 Inches. Storage Height Shall Never Exceed 18".
2. The Fence Line Shall Follow The Contour As Closely As Possible
3. If Possible, The Filter Fabric Shall Be Cut From A Continous Roll To Avoid The Use Of Joints. When Joints Are Necessary, Filter Cloth Shall Be Spliced Only At A Support Post, With A Minimum 6-Inch Overlap And Both Ends Securely Fastened To The Post.
4. Posts Shall Be Spaced A Maximum Of 10 Feet Apart And Driven Securely Into The Ground (Minimum Of 12 Inches). When Extra Strenght Fabric Is Used Without The Wire Support Fence, Post Spacing Shall Not Exceed 6 Feet.
5. Turn The Ends Of The Fence Uphill.
6. A Trench Shall Be Excavated Approximately 4 Inches Wide And 6 Inches Deep Along The Line Of Posts And Upslope From The Barrier.
7. When Standard-Strength Filter Fabric Is Used, A Wire Mesh Support Fence Shall Be Fastened Securely To The Upslope Side Of The Posts Using Heavy Duty Wire Staples At Least 1 Inch Long, Tie Wires Or Hog Rings. The Wire Shall Extend Into The Trench A Maximum Of 2 Inches And Shall Not Extend More Than 36 Inches Above The Original Ground Surface.
8. The Standard-Strength Filter Fabric Shall Be Stapled Or Wired To The Fence, And 6 Inches Of The Fabric Shall Extend Into The Trench. The Fabric Shall Not Extend More Than 36 Inches Above The Original Ground Surface. Filter Fabric Shall Not Be Stapled To Existing Trees.
9. When Extra-Strenght filter and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts.
10. The trench shall be backfilled and the soil compacted over the toe of the filter fabric.
11. Silt fences placed at the toe of a slope shall be set at least 6 Feet from the toe in order to increase ponding volume.
12. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

NOTES:
THERE ARE NO LISTED ENDANGERED OR THREATENED SPECIES OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA.

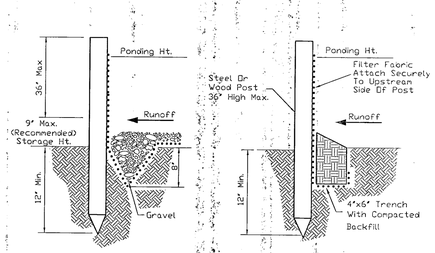
THERE IS NO HISTORICAL IMPACT WITHIN THE PROJECT LIMITS.

A COPY OF THE TPDES GENERAL PERMIT TXR150000 (PERMIT LANGUAGE) SHALL BE READ, UNDERSTOOD, AND MAINTAINED ON SITE BY THE OPERATOR.



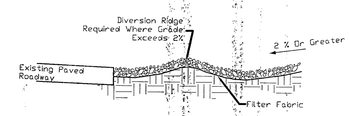
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

PLAN VIEW

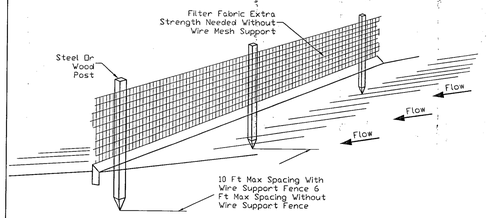


ALTERNATE DETAIL
Trench With Gravel

STANDARD DETAIL
Trench With Native Backfill



SECTION L-L



SILT FENCE DETAIL

NOT TO SCALE

INSPECTION AND MAINTENANCE

1. Silt Fences And Filter Barriers Shall Be Inspected Weekly And After Each Significant Storm (1" In 24 Hr.). Any Required Repairs Shall Be Made Immediately.
2. Sediment Shall Be Removed When It Reaches 1/3 Height Of The Fence Or 9 Inches Maximum.
3. The Removed Sediment Shall Vegetate Or Otherwise Be Stabilized.

NON-STORMWATER DISCHARGES ALLOWED

A. No person shall introduce or cause to be introduced into the municipal separate storm sewer system (MS4) or waters within the jurisdiction of the city any discharge that is not composed entirely of stormwater.

B. It is an affirmative defense to any enforcement action for violation of subsection A of this section that the discharge was composed entirely of one or more of the following categories of discharges:

1. A discharge authorized by, and in full compliance with, an NPDES permit (other than the NPDES permit for discharges from the MS4);
2. A discharge resulting from Firefighting;
3. Agricultural stormwater runoff;
4. A discharge from water line flushing, but not including a discharge from water line disinfection by superchlorination or other means unless it contains no harmful quantity of chlorine or any other chemical used in line disinfection;
5. A discharge from lawn watering, landscape irrigation, or other irrigation water;
6. A discharge from a diverted stream flow or natural spring;
7. A discharge from uncontaminated pumped groundwater or rising groundwater;
8. Uncontaminated groundwater infiltration (as defined as 40 CFR Section 35.2005 (20)) to the MS4;
9. Uncontaminated discharge from a foundation drain, crawl space pump, footing drain or sump pump;
10. A discharge from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;
11. A discharge from air conditioning condensation that is unmixed with water from a cooling tower, emissions scrubber, emissions filter, or any other source of pollutant;
12. A discharge from individual residential or charity car washing;
13. An uncontaminated discharge from riparian habitat or wetland;
14. A discharge from water used in street washing; provided, that the water is not contaminated with any harmful cleaning substance;

C. No affirmative defense shall be available under subsection B of this section if the discharge or flow in question has been determined by the city to be a source of a pollutant or pollutants to the waters of the United States or to the MS4, and written notice of such determination has been provided to the discharger. (Ord. 13477 § 1 (part), 1998)

TEMPORARY GRAVEL ENTRANCE/EXIT NOTES

1. The Entrance Shall Be Maintained In A Condition That Will Prevent Tracking Or Flowing Of Sediment Onto Public Rights-Of-Way. This May Require Top Dressing, Repair And/Or Cleanout Of Any Measures Used To Trap Sediment.
2. When Necessary, Wheels Shall Be Cleaned Prior To Entrance Onto Public Right-Of-Way.
3. When Washing Is Required, It Shall Be Done On An Area Stabilized With Crushed Stone That Drains Into An Approved Sediment Trap Or Sediment Basin.

BEST MANAGEMENT PRACTICES CONTROLS

I SANITARY WASTE:

All Sanitary Waste Shall Be Collected From The Construction Portable Units As Necessary Or As Required, Chapter 18.08 (Building Code), By A Licensed Sanitary Waste Management Contractor. All Waste Material Shall Be The Responsibility Of The Contractor.

II SPILL PREVENTION:

The Following Practices Shall Be Used To Reduce The Risk Of Spills Of Other Accidental Exposures Of Materials To Storm Water Runoff.

III 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

IV 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)

V PETROLEUM PRODUCTS:

All On-Site Vehicles Shall Be Monitored For Leaks And Receive Regular Preventive Maintenance To Reduce The Chance Of Leakage. Petroleum Products Shall Be Stored In Tightly Sealed Containers Which Are Clearly Labeled. Any Asphalt Substances Used On-Site Shall Be Applied According To The Manufacturer's Recommendation.

VI 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

VII MAINTENANCE AND INSPECTION PROCEDURES:

All Pollution Prevention Measures Shall Be Inspected At Least Once A Month Or Within 24-Hours Prior To Anticipated Storm Event And Following A Storm Event Of 0.5 Inches Or More. Inspection In Final Stabilized Areas Or During Arid Periods Will Be Conducted Monthly. Best Management Practices And Pollution Control Procedures Shall Be Inspected For Adequacy. A Report Summarizing The Scope Of Inspection Shall Be Done & Retained Along With The SDPCP.

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. Disposal Areas Shall Not Be Located In Any Wetland, Waterbody On Streambed. Construction Staging Areas And Vehicle Maintenance Areas Shall Be Constructed By The Contractor In A Manner To Minimize The Runoff Of Pollutants. All Waterways Shall Be Cleaned As Soon As Practicable Of Temporary Embankment, Temporary Bridges, Matting, Falsework, Piling Debris Or Other Destructions Placed During Construction Operations That Are Not A Part Of The Finished Work.

DATE	REVISIONS	BY
	1	
	2	
	3	
	4	
	5	

REFERENCES — BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON & ...
ELEVATION: 4368.20 CITY DATUM

SCALE:	AS SHOWN
JOB NO.:	09-05-2388
FIELD BK:	SLI
DESIGN BY:	E.T.
DRAWN BY:	E.T.
COMP. BY:	E.T.
CHECKED BY:	E.T.
DATE:	01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A Portion of the Southeast Quarter
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4437
SLI ENGINEERING, INC.

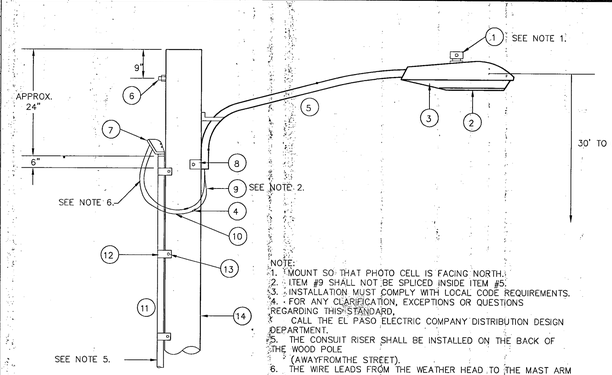
SEAL
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JUN 17 2010

STORM WATER POLLUTION PREVENTION PLAN

Sht. C-7 Of 19

103032

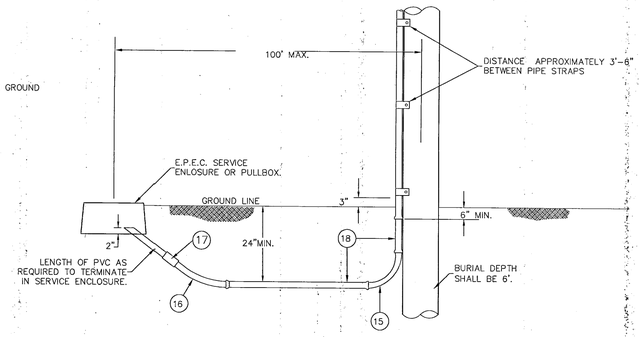
ITEM	DESCRIPTION	STOCK NO.	QTY
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1
2	HPS. LAMP, 100W	21-085	1
3	LUMINAIRE, 100W H.P.S.	21-335	1
4	SLEEVES, #12-10	05-140	2
5	MAST ARM, 6' x 1 1/4"	21-200	1
6	MACHINE BOLT, 5/8" x 12"	02-470	1
	SQUARE GALV. WASHER, 2 1/4" x 2 1/4"	02-760	1
	COIL SPRING WASHER, 5/8"	02-786	1
	LOCK NUT, 5/8"	02-705	1
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1
8	LAG BOLT, 3/8" x 3"	02-343	2
9	CABLE, #10, 2 CONDUCTOR, 600V, UF	13-600	8'
10	COPPER CABLE, #12, SOLID, 600V, BLUE	13-702	60'
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'
12	PIPE STRAP FOR 1" PVC CONDUIT, 2-HOLE	17-283	9
13	NAIL, STAINLESS STELL SCREW 2.5 IN.	14-427	25#
14	POLE, 35FT. - CLASS 4	09-035	1
15	1" PVC 90 DEGREE ELBOW	17-297	1
16	1" PVC 45 DEGREE ELBOW	17-298	1
17	1" PVC COUPLING	17-296	1
18	1" PVC CONDUIT	17-299	AS REQ.

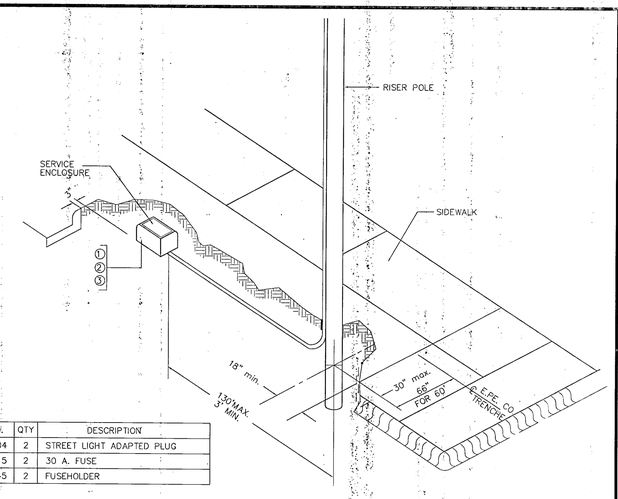


NOTE:
1. MOUNT SO THAT PHOTO CELL IS FACING NORTH.
2. ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
3. INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
4. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.
5. THE CONSUIT RISER SHALL BE INSTALLED ON THE BACK OF THE WOOD POLE (AWAYFROMTHE STREET).
6. THE WIRE LEADS FROM THE WEATHER HEAD TO THE MAST ARM SHALL HAVE A MIN. 4" DRIP LOOP BELOW THE WEATHER HEAD.

UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE

N.T.S.





ITEM	STOCK NO.	QTY	DESCRIPTION
1	017 - 004	2	STREET LIGHT ADAPTED PLUG
2	021 - 215	2	30 A. FUSE
3	021 - 245	2	FUSEHOLDER

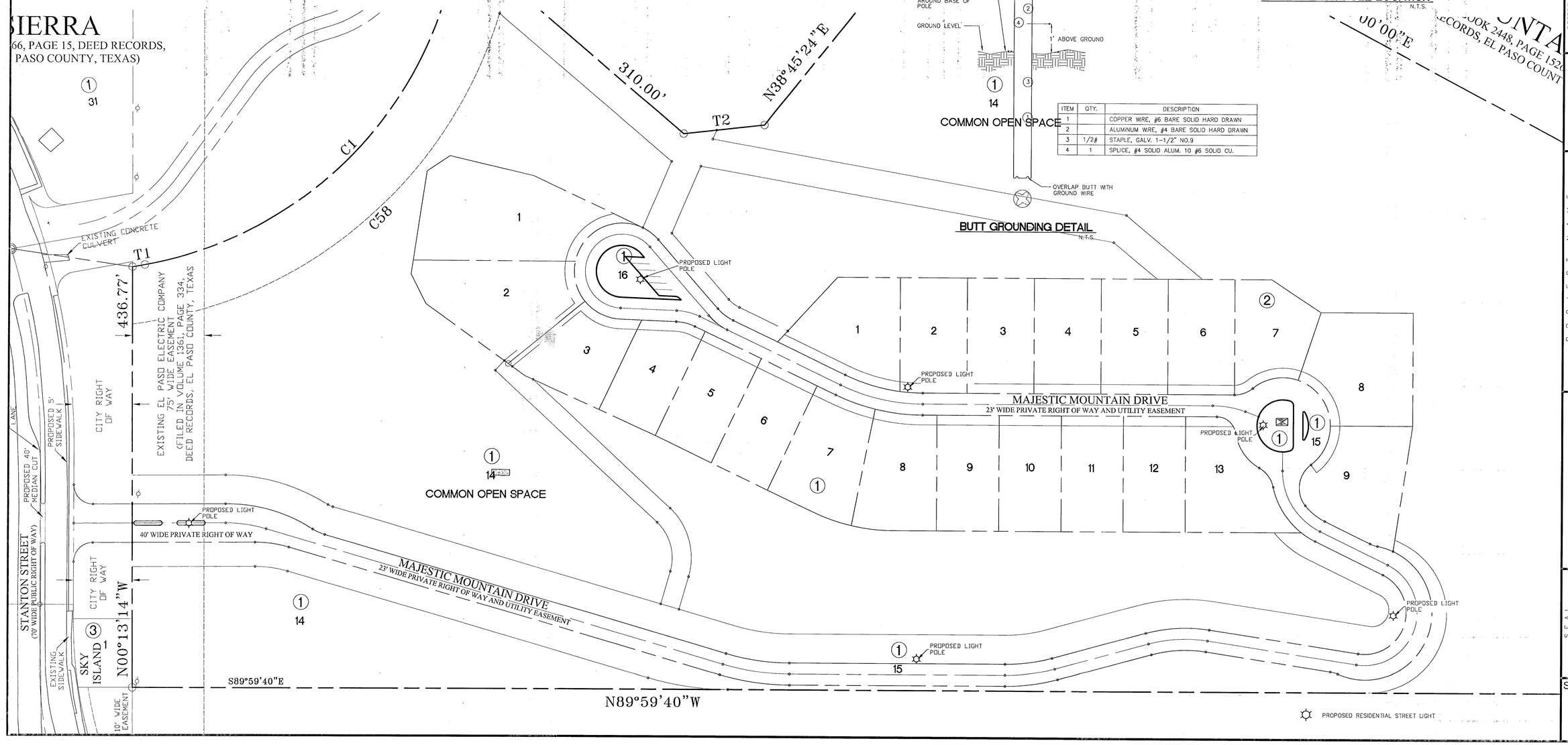
STREET LIGHT POLE LOCATION

N.T.S.

ITEM	QTY.	DESCRIPTION
1		COPPER WIRE, #6 BARE SOLID HARD DRAWN
2		ALUMINUM WIRE, #4 BARE SOLID HARD DRAWN
3	1/2#	STAPLE, GALV. 1-1/2" NO.9
4	1	SPLICE, #4 SOLID ALUM. 10 #6 SOLID CU.

BUTT GROUNDING DETAIL

N.T.S.



DATE	REVISIONS	BY

REFERENCES - BENCHMARKS

BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON STREET AND SONNY DRIVE. 4,568.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2388
FIELD BK.: S.L.I.
DESIGN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME

SKY ISLAND UNIT III

A PORTION OF TRACT 2A, SECTION 20, BLK. 79, TSP. 2, T&P RR. CO. SURVEY
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING: 29.1313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

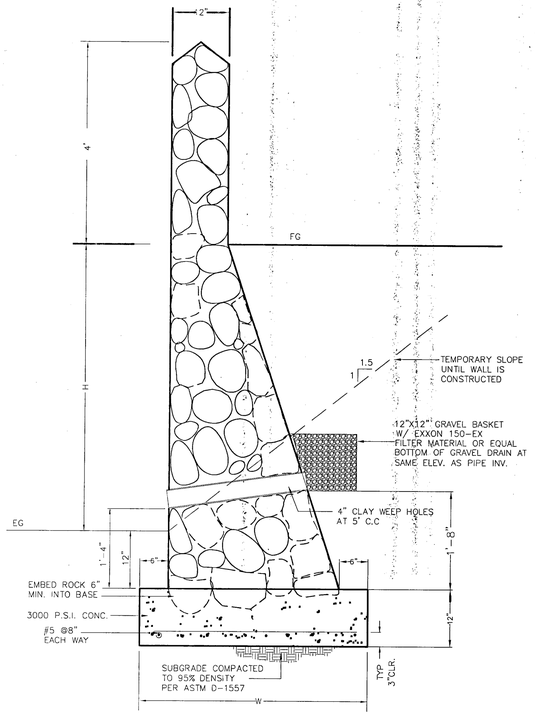
SEAL

F-1908
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED PROFESSIONAL ENGINEER
JAN 17 2010

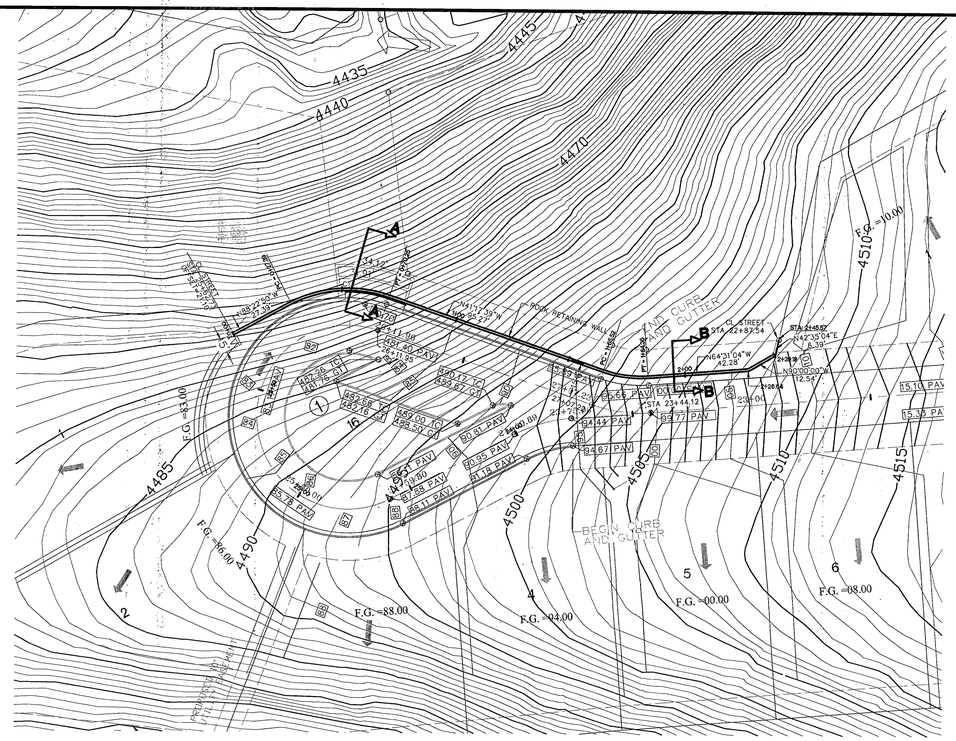
STREET LIGHTING

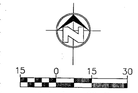
Sht. C-8 Of 19

103032

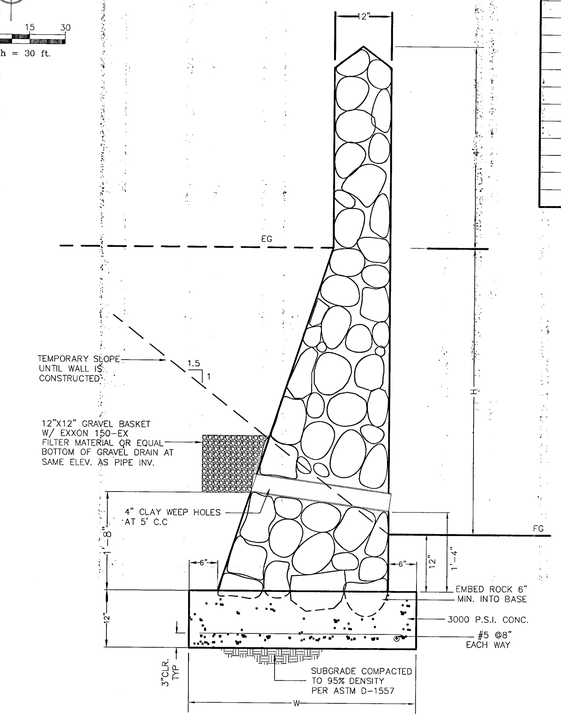


SECTION A-A
NTS



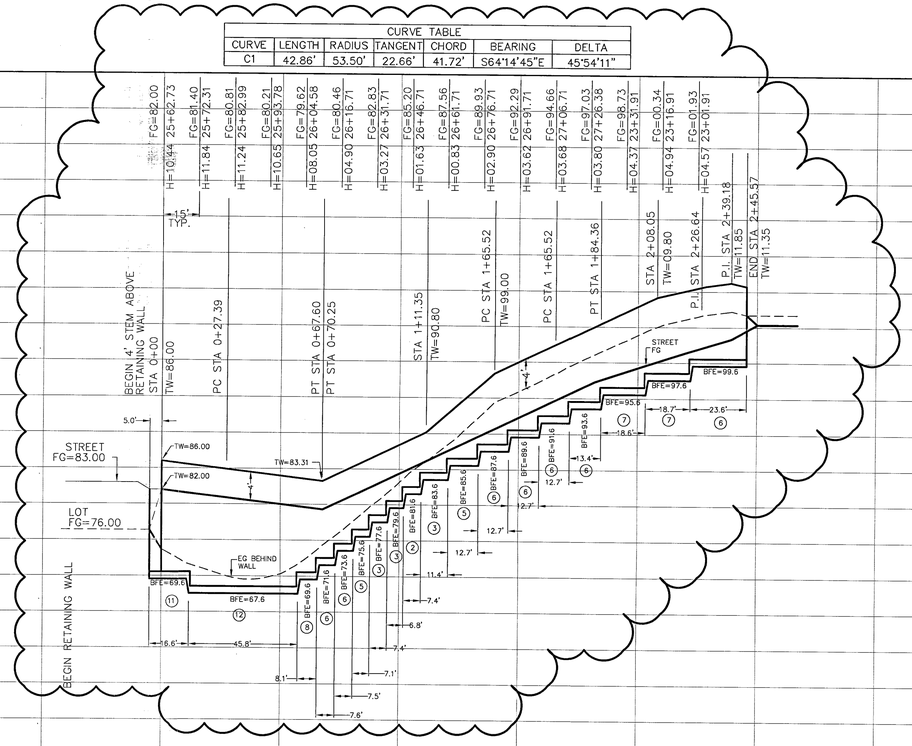


WALL HT. (H) IN FEET	BASE WIDTH (W)
2	2.00'
3	2.50'
4	3.00'
5	4.00'
6	4.50'
7	5.00'
8	5.50'
9	6.00'
10	7.00'
11	8.50'
12	10.00'
13	11.50'

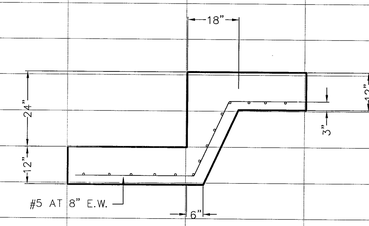


SECTION B-B
NTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	42.86'	53.50'	22.66'	41.72'	S64°14'45"E	45°54'11"



RETAINING ROCKWALL CENTERLINE PROFILE
HSCALE: 1"=30'
VSCALE: 1"=10'



WALL FOOTING TYP. STEP
N.T.S.

REVISIONS			
	DATE		BY
1	6/29/08	ADDED 15' INCREMENT STA., ELEV., & WALL "H"	
2			
3			
4			
5			

REFERENCES -- BENCHMARKS
BENCHMARK:
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF STANTON
4,368.20 CITY DATUM

SCALE: AS SHOWN
JOB NO.: 09-05-2368
FIELD BK.: S.L.I.
DESIGN BY: E.T.
COMP. BY: E.T.
DRAWN BY: E.T.
CHECKED BY: E.T.
DATE: 01-06-09

PROJECT NAME
SKY ISLAND UNIT III
A PORTION OF SUN VALLEY UNIT SIX
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING 29.313 ACRES

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
8600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584 1437
SLI ENGINEERING, INC.

SEAL
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
JUN 17 2010

RETAINING ROCKWALL PLAN AND PROFILE

Sht. C 9 Of 19

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