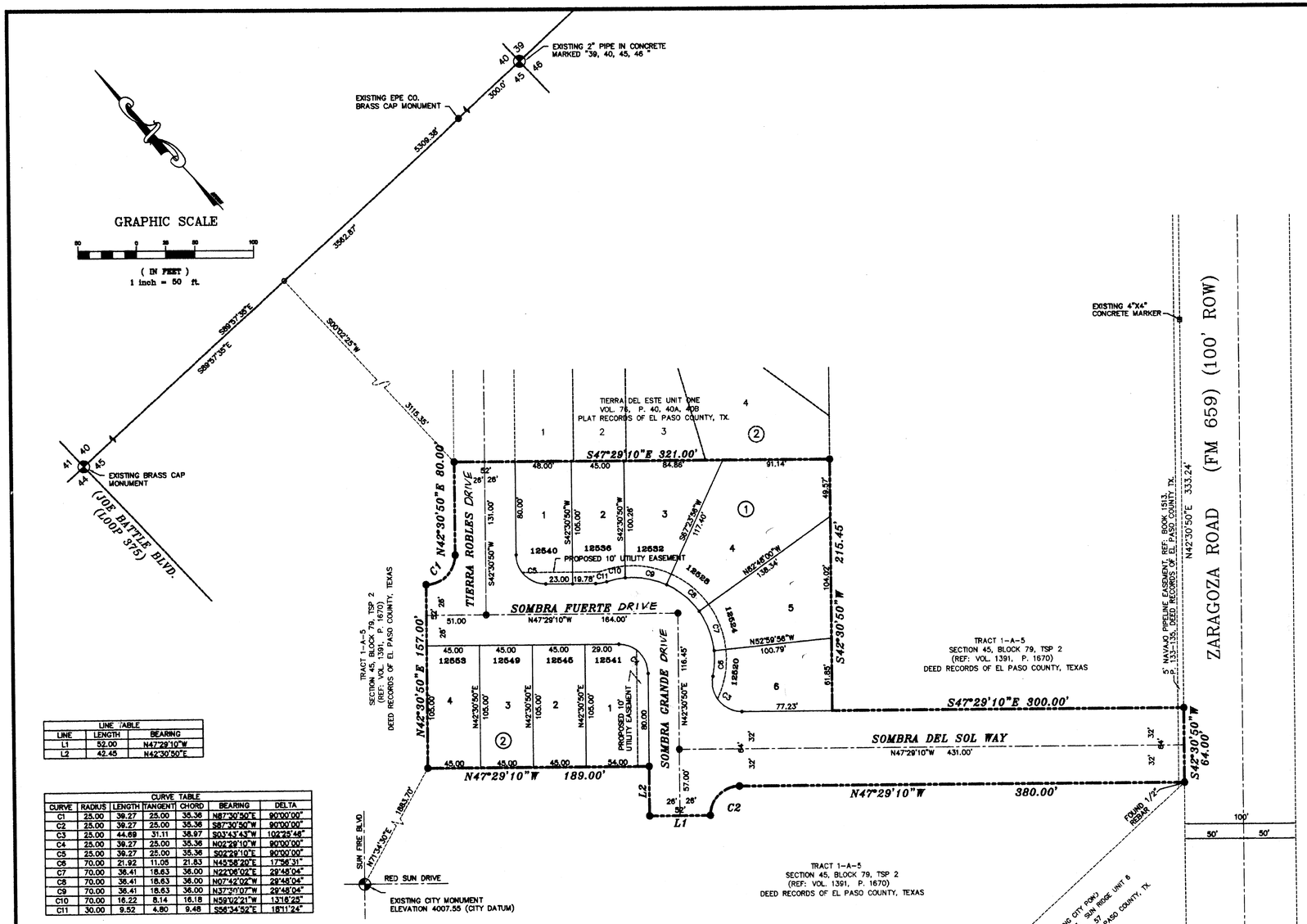
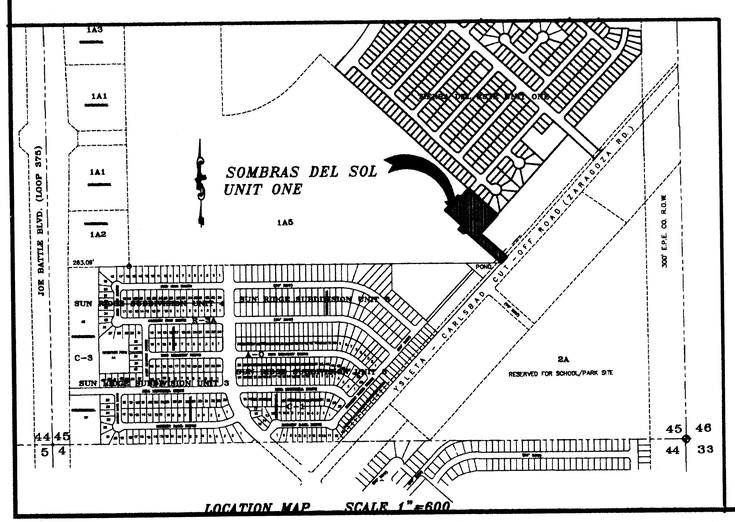
SOMBRAS DEL SOL
UNIT ONE

BEING A PORTION OUT OF TRACT 1A5, SECTION 45, BLOCK 79
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 2.560 ACRES ±



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.00	N47°29'10"W
L2	42.45	N42°30'50"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N87°30'50"E	90°00'00"
C2	25.00	39.27	25.00	35.36	S87°30'50"W	90°00'00"
C3	25.00	44.69	31.11	38.97	S03°43'43"W	102°25'46"
C4	25.00	39.27	25.00	35.36	N02°29'10"W	90°00'00"
C5	25.00	39.27	25.00	35.36	S02°29'10"E	90°00'00"
C6	70.00	21.92	11.05	21.83	N45°58'20"E	17°36'31"
C7	70.00	36.41	18.63	36.00	N22°06'02"E	29°48'04"
C8	70.00	36.41	18.63	36.00	N07°42'02"W	29°48'04"
C9	70.00	36.41	18.63	36.00	N37°30'07"W	29°48'04"
C10	70.00	16.22	8.14	16.18	N59°02'21"W	13°16'25"
C11	30.00	9.52	4.80	9.48	S56°34'52"E	18°11'24"



NOTES:

1. THIS PROPERTY LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
2. THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.I.A, CITY OF EL PASO, SEPTEMBER 4, 1991, COMMUNITY PANEL NO. 480212-0175B
3. SET REBARS AT ALL BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
4. INTERIOR LOT CORNERS WILL BE SET AFTER SUBDIVISION IS BUILT.

⊠ DENOTES PROPOSED NDCBU's.

● DENOTES PROPOSED CITY MONUMENT

This is to certify that water and sewer services will be provided to Sombras De' Sol Unit One by the El Paso Water Utilities/Public Service Board in accordance with their Rules and Regulations and with Chapter 16.343 of the El Paso Municipal Code. Water and sewer services will be extended to the subdivision from existing facilities located on Sun Fire Boulevard and will be constructed to serve the subdivision on 4-1-02

Restrictive covenants for this subdivision are filed in the office of the County Clerk, Deed and Record Section, Instrument No. Book No. 2002002 4469, Page No. _____, Date 3-28-02.

Tax Certificate(s) for this subdivision are filed in the office of the County Clerk, Deed and Record Section, Instrument No. Book No. 2002002 4470, Page No. _____, Date 3-28-02.

Access for Lot 1, Block 2, will be from Sombra Fuerte Road only, and access for Lot 6, Block 1, will be from Sombra Grande Way only. The instrument assuring release is filed in the office of the County Clerk Deed and Records section No. _____

Date_____, Book _____ Page_____.

Sombras Del Sol Unit One, is subject to the Annexation Agreement entered into by JNC LAND COMPANY INC. with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following.

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as a dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars ($2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

METER SIZE	WATER ($)	WASTEWATER ($)
5/8" X 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

D E D I C A T I O N

STATE OF TEXAS
COUNTY OF EL PASO

I JNC LAND CO. INC. property owner of this land, hereby present this plat and dedicates to the use of the public the street rights-of-ways, utility easements, as hereon laid down and designated, including easements for overhang of service wires for pole type utilies, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

DAVID BOMBACH, PRESIDENT

A C K N O W L E D G E M E N T

STATE OF TEXAS }
COUNTY OF EL PASO }

Before me, the undersigned Authority, on this day personally appeared DAVID BOMBACH, President of JNC LAND CO. INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

This instrument was acknowledge before me this 28th day of Feb., 2002 by David Bombach.

LAUREL R SANTEE
NOTARY PUBLIC
In and for the State of Texas
My commission expires 09-15-2004

Notary Public in and for the State of Texas.
My Commission expires 9-15-04

C I T Y P L A N C O M M I S S I O N

This subdivision is hereby approved as to the platting and as to the conditions of dedication in accordance with Chapter 212 of the Local Government Code of Texas this 22 day of March, 2002 A.D.

For Executive Secretary

Chairperson

Approved for filing this 9th day of MARCH, 2002 A.D.

Deputy Director for Building Services

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 28 day of March, 2002 A.D.

in Volume 77 of the Plat Records, Page 40, File No. 2002002 4468

COUNTY CLERK

BY DEPUTY

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

Andres A. Telles R.P.L.S. No. 3995

STATE OF TEXAS A. A. TELLES 44140 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED ANDRES A. TELLES 3995 PROFESSIONAL LAND SURVEYOR

REVISED: FEBRUARY, 26, 2002.

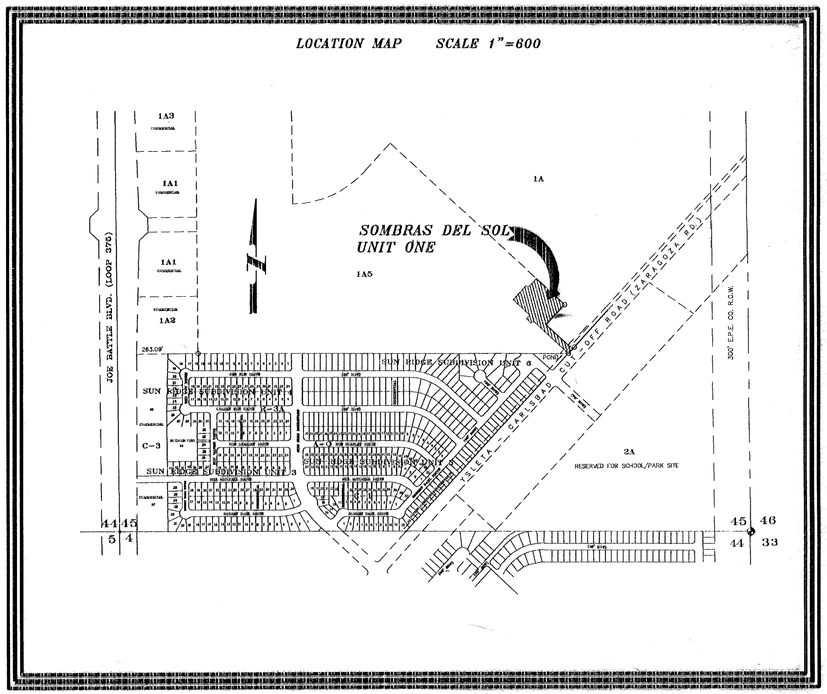
264-S

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935. PHONE (915)-592-9878

C:\Land Projects RE\SOMBRAS\dwg\SDM_FINAL.dwg 02/26/02 10:59:33 PM PST

SOMBRAS DEL SOL
UNIT ONE
SUBDIVISION IMPROVEMENTS

LOCATION MAP



INDEX OF SHEETS

TITLE	SHEET NO.
COVER SHEET	1
FINAL PLAT	2
AREA PLAN	3
GRADING PLAN	4
DRAINAGE PLAN	5
STORM WATER POLLUTION PREVENTION PLAN	6
CONSTRUCTION POLLUTION PREVENTION PLAN SITE INFORMATION AND SPECIFICATIONS	7
PLANS AND PROFILES:	
TIERRA ROBLES DRIVE SOMBRA FUERTE DRIVE SOMBRA DEL SOL DRIVE	8
TYPICAL DETAILS	9
GENERAL DETAILS	10
ILLUMINATION PLAN	11
ILLUMINATION DETAILS	12

ATCON ENGINEERING
ENGINEERING & SURVEYING
2112 TRAWOOD DRIVE, SUITE B - 1, EL PASO TEXAS, (915) 592-9878

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED
PROFESSIONAL ENGINEER

600596

600596

SOMBRAS DEL SOL UNIT ONE

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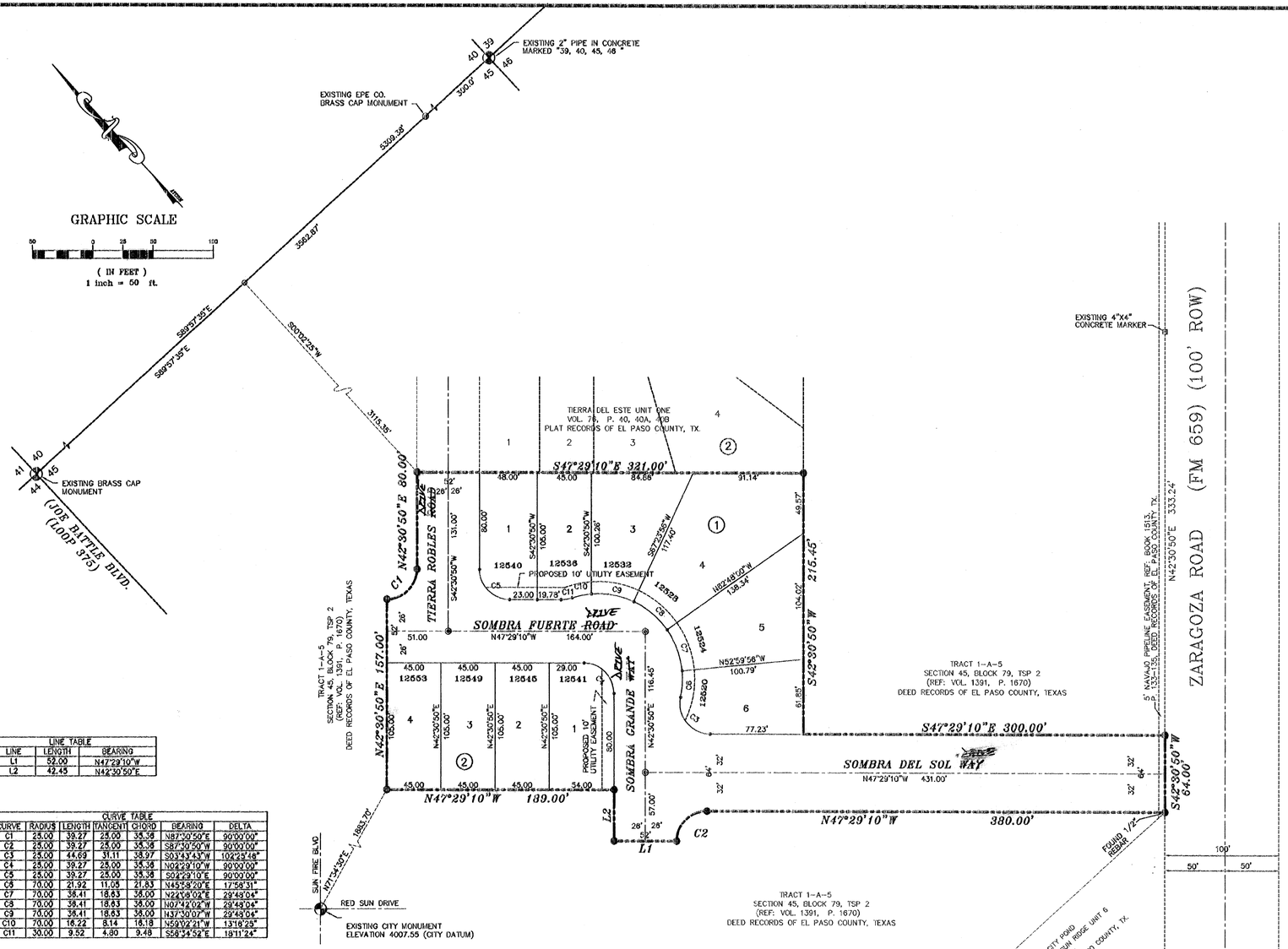
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 2.560 ACRES ±



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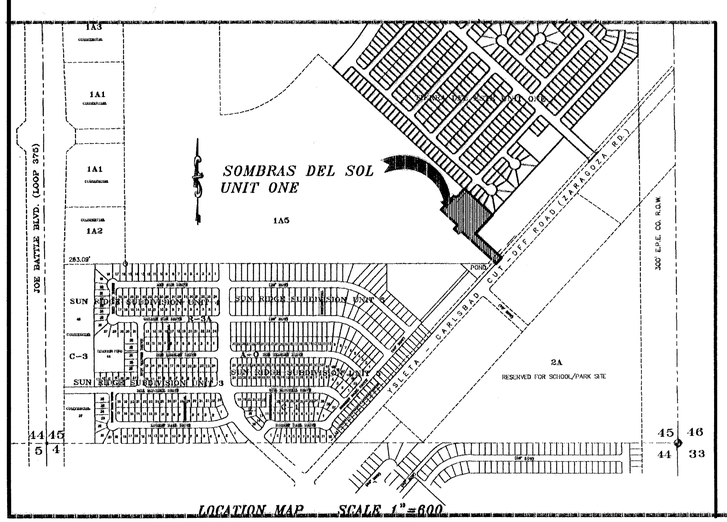

LOCATION MAP SCALE 1"=600'

NOTES:

1. THIS PROPERTY LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
2. THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.I.A, CITY OF EL PASO, SEPTEMBER 4, 1991, COMMUNITY PANEL NO. 480214-0175B
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4. INTERIOR LOT CORNERS WILL BE SET AFTER SUBDIVISION IS BUILT.

✉ DENOTES PROPOSED NDCBU's.
◉ DENOTES PROPOSED CITY MONUMENT

This is to certify that water and sewer services will be provided to Sombras Del Sol Unit One by the El Paso Water Utilities/Public Service Board in accordance with their Rules and Regulations and with Chapter 18.343 of the El Paso Municipal Code. Water and sewer services will be extended to the subdivision from existing facilities located on Sun Fire Boulevard and will be be constructed to serve the subdivision on _____

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Book No._____, Page No._____, Date _____.

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Book No._____, Page No._____, Date _____.

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ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935. PHONE (915)-592-9878

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

I JNC LAND CO. INC. property owner of this land, hereby present this plat and dedicates to the use of the public the street rights-of-ways, utility easements, as hereon laid down and designated, including easements for overhang of service wires for pole type utilies, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

_____
DAVID BOMBACH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF EL PASO }

Before me, the undersigned Authority, on this day personally appeared DAVID BOMBACH, President of JNC LAND CO. INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

This instrument was acknowledge before me this_____day of _____, 20____ by _____.

_____
Notary Public in and for the State of Texas.
My Commission expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of 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.

_____
Deputy Director for Building Services

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____day of_____, _____A.D.

In Volume _____ of the Plat Records, Page _____, File No._____.

_____ _____
COUNTY CLERK BY DEPUTY

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

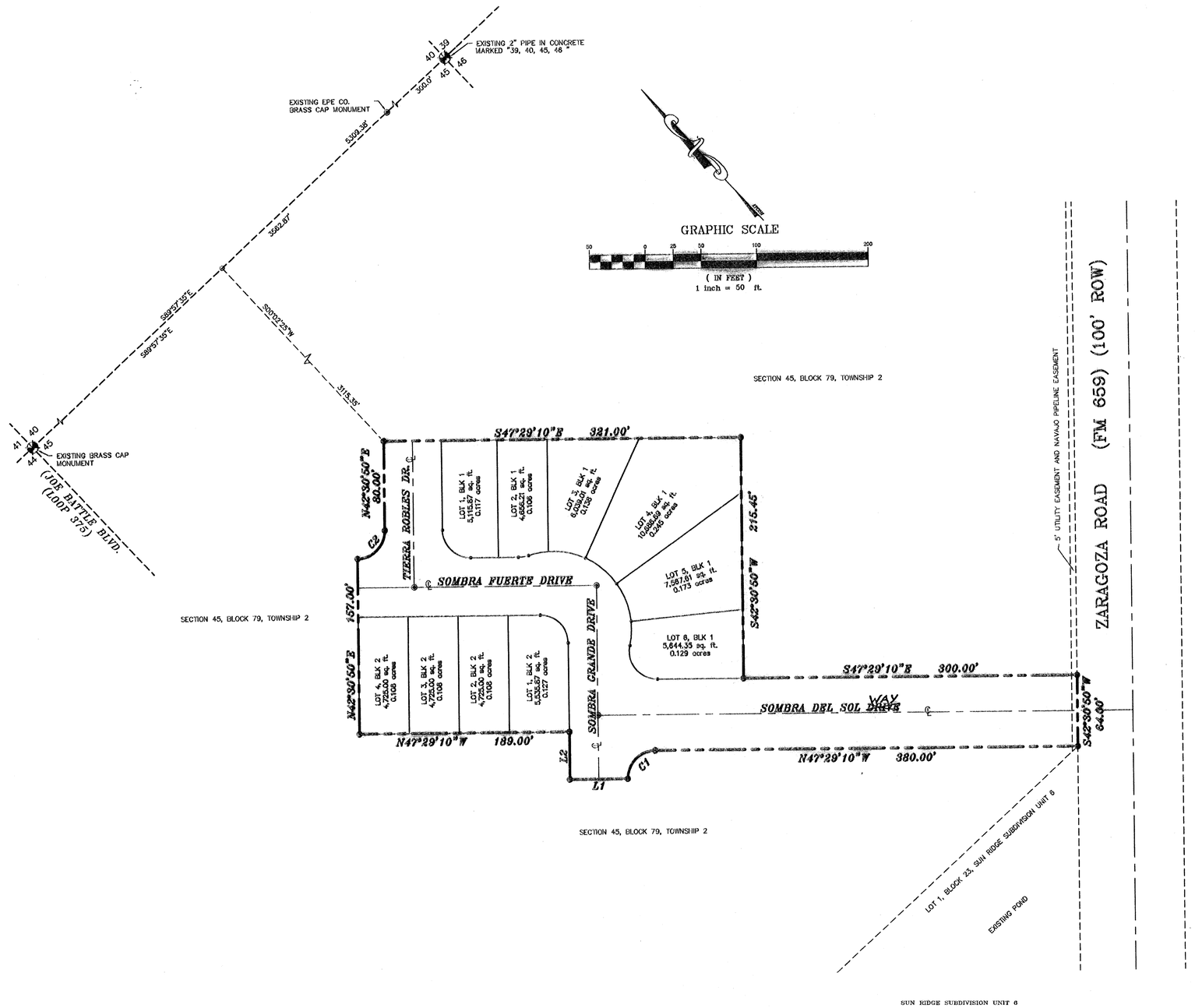
_____
Andres A. Telles R.P.L.S. No. 3995

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

REVISED: FEBRUARY, 26, 2002.

C:\Land Projects R2\SOMBRAS\dwg\SDM_FINAL.dwg 02/26/02 10:59:33 PM PST

600596



REVISIONS		
DATE	DESCRIPTION	BY
04-11-2004	SOMBRA DEL SOL DR. WIDEN TO 64'	AB

BENCHMARK

EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNRIDGE DRIVE AND RED SUN DRIVE
ELEVATION: 4507.55 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

SEAL

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

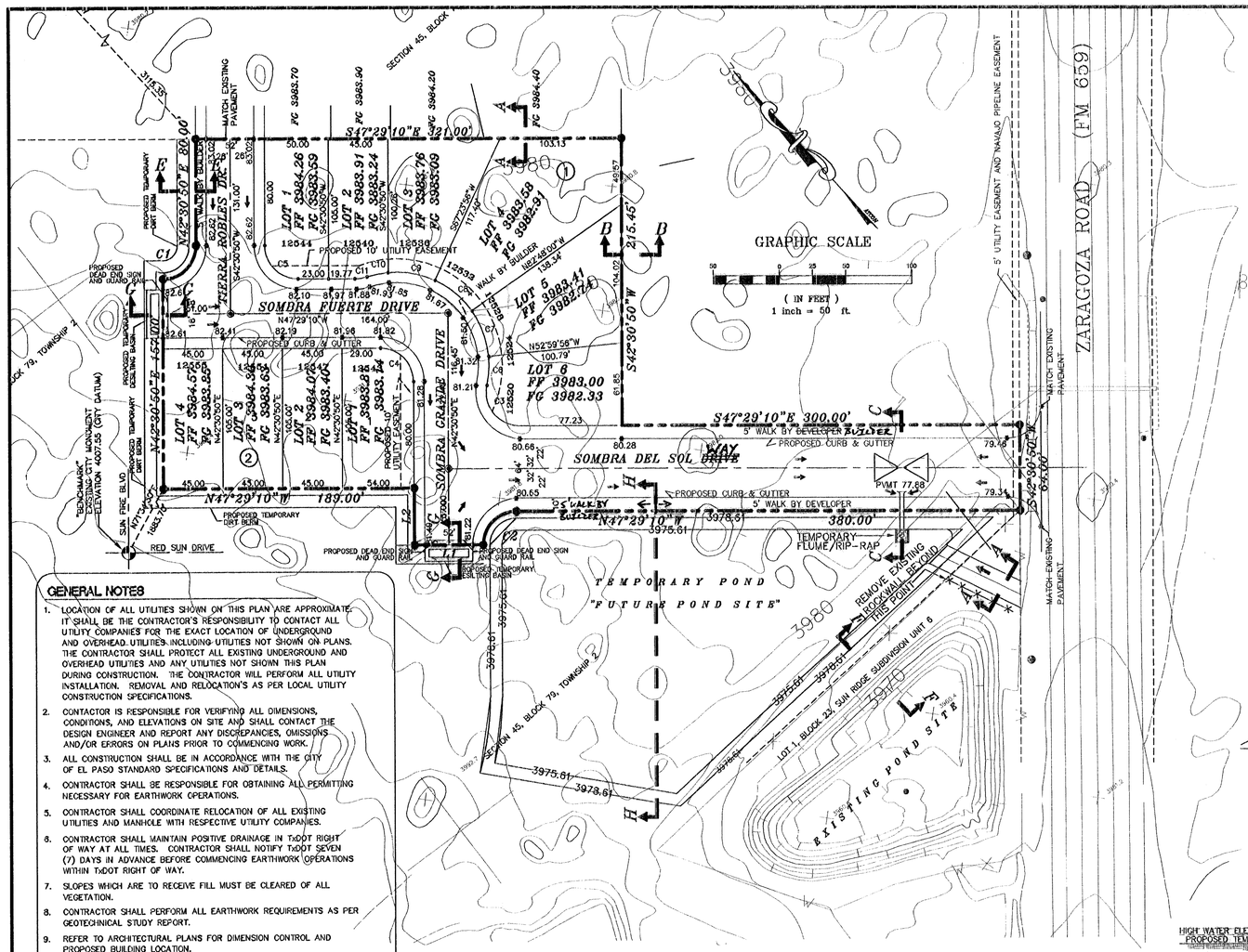
SCALES
1=50'

SHEET TITLE

LOT AREA PLAN

SHT 3 OF 12

600596



GENERAL NOTES

1. LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND ANY UTILITIES NOT SHOWN THIS PLAN DURING CONSTRUCTION. THE CONTRACTOR WILL PERFORM ALL UTILITY INSTALLATION, REMOVAL AND RELOCATION'S AS PER LOCAL UTILITY CONSTRUCTION SPECIFICATIONS.
2. CONTACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS ON SITE AND SHALL CONTACT THE DESIGN ENGINEER AND REPORT ANY DISCREPANCIES, OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EL PASO STANDARD SPECIFICATIONS AND DETAILS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITTING NECESSARY FOR EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES AND MANHOLE WITH RESPECTIVE UTILITY COMPANIES.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN TxDOT RIGHT OF WAY AT ALL TIMES. CONTRACTOR SHALL NOTIFY TxDOT SEVEN (7) DAYS IN ADVANCE BEFORE COMMENCING EARTHWORK OPERATIONS WITHIN TxDOT RIGHT OF WAY.
7. SLOPES WHICH ARE TO RECEIVE FILL MUST BE CLEARED OF ALL VEGETATION.
8. CONTRACTOR SHALL PERFORM ALL EARTHWORK REQUIREMENTS AS PER GEOTECHNICAL STUDY REPORT.
9. REFER TO ARCHITECTURAL PLANS FOR DIMENSION CONTROL AND PROPOSED BUILDING LOCATION.
10. ALL JOINTS INCLUDING EXPANSION, CONSTRUCTION, CONTROL, AND SAWCUT WILL CONFORM TO ACI 302.1R-89 & 360R-92 CODE. EXPANSION JOINTS SHOULD BE SEALED WITH A POLYURETHANE SEALANT SO THAT MOISTURE INFILLTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORTION AT THE JOINTS IS MINIMIZED.

DUST AND EROSION CONTROL NOTE

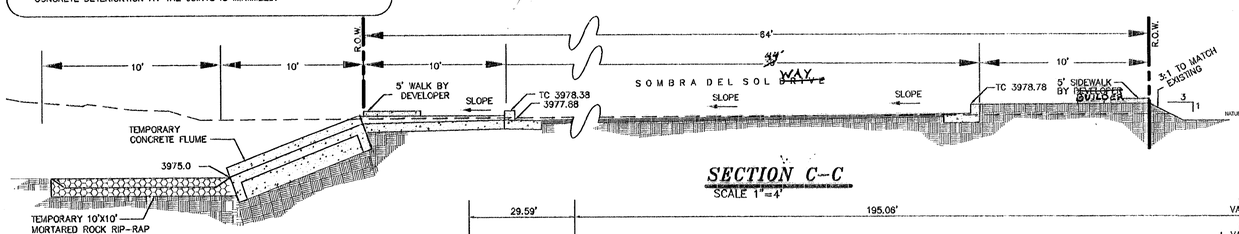
CONTRACTOR SHALL MAKE PROVISIONS FOR TEMPORARY DUST AND EROSION CONTROL WHERE EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. USE WATER SPRINKLING AND OTHER METHODS TO LIMIT DUST AND DIRT MIGRATION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

BEFORE YOU DIG - CALL

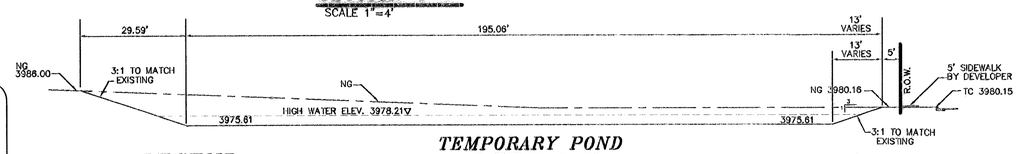
EL PASO ELECTRIC COMPANY	541-5720
SOUTHWESTERN BELL TELEPHONE	1-800-286-8343
SOUTHERN UNION GAS COMPANY	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER&SEWER)	594-5527
PARAGON CABLE	775-7414
EL PASO NATURAL GAS COMPANY	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

LEGEND

FF	=	FINISH FLOOR
FG	=	FINISH GRADE
◉	=	PROPOSED CITY MONUMENT
*	=	TOP OF CURB ELEVATION
➡	=	WATER FLOW
	=	PROPOSED RETAINING WALL
◁▷	=	HIGH POINT



SECTION C-C
SCALE 1"=4'



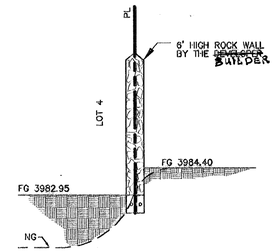
TEMPORARY POND SECTION H-H
SCALE 1"=20'

NOTES:

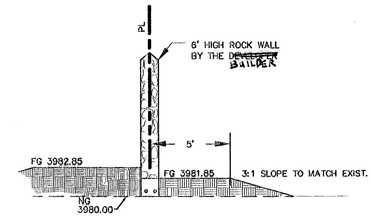
1. A RETAINING WALL SHALL BE PROVIDED AS PER CITY OF EL PASO SPECIFICATIONS WHEN THE GRADE DEFERENCE BETWEEN THE FINISHED GRADE OF ANE LOT WITHIN THIS SUBDIVISION AND ANY ADJOINING PROPERTY EXCEEDS 2 FEET.
2. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER. (BLDG. CD. 18.08.060 C)
3. THIS PROPERTY LIES IN ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, CITY OF EL PASO, OCTOBER 15, 1982, COMMUNITY PANEL NO. 480214-0043B.
4. THE DEVELOPERS WILL BE RESPONSIBLE FOR THE INSTALLATION OF EXTERIOR WALL OF THE SUBDIVISION BOUNDARY.

NOTES:

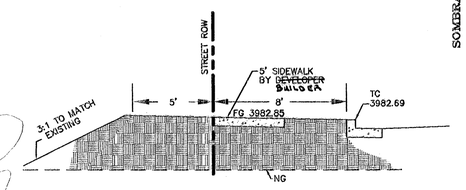
5. THIS PROPERTY LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
6. THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.I.A, SEPTEMBER 4, 1991, COMMUNITY PANEL NO. 480212-0175B
7. BENCHMARK:
   EXISTING CITY MONUMENT LOCATED AT THE INTERSECTION OF SUN FIRE BLVD. AND RED SUN DR.
   ELEVATION: 4007.55 (CITY DATUM).



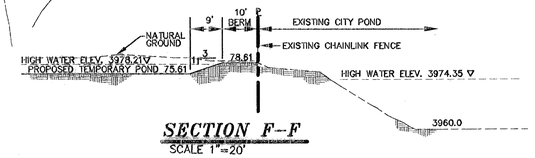
SECTION A-A
SCALE 1"=4'



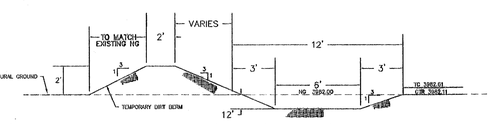
SECTION B-B
SCALE 1"=4'



SECTION E-E
SCALE 1"=4'



SECTION F-F
SCALE 1"=20'



SECTION G-G
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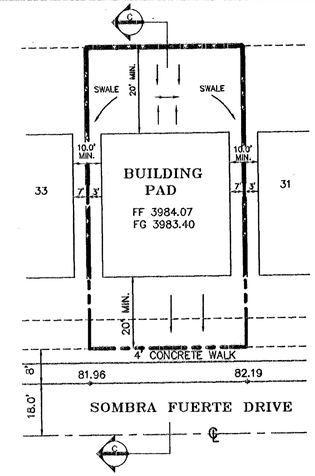
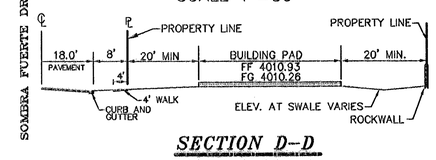
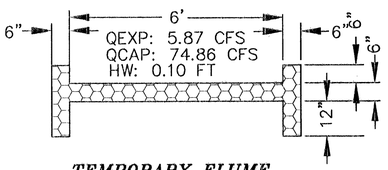


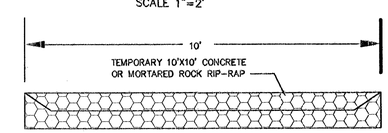
TYPICAL LOT DETAIL
LOT 2, BLOCK 2
SCALE 1"=30'



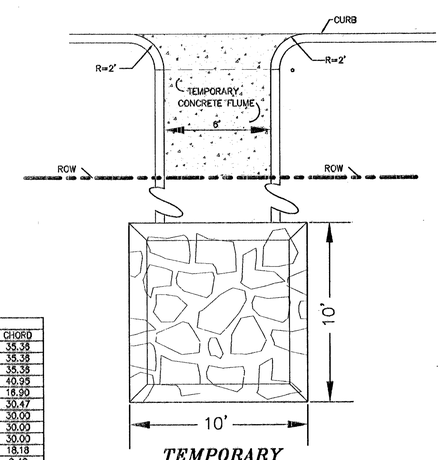
SECTION D-D
LOT 2, BLOCK 2
SCALE 1"=30'



TEMPORARY FLUME
SCALE 1"=2'



TEMPORARY RIP/RAP
SCALE 1"=2'



TEMPORARY FLUME/RIP-RAP DETAIL
SCALE 1"=4'

REVISED: FEBRUARY 16, 2001.

REVISIONS		
DATE	DESCRIPTION	BY
4-17-2001	CHANGE ROW WIDTH	CR
5-11-2001	FIRST CITY REDLINES	CR

BENCHMARK

EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE
ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

SEAL: STATE OF TEXAS — A. A. TELLES — 44140 — REGISTERED PROFESSIONAL ENGINEER

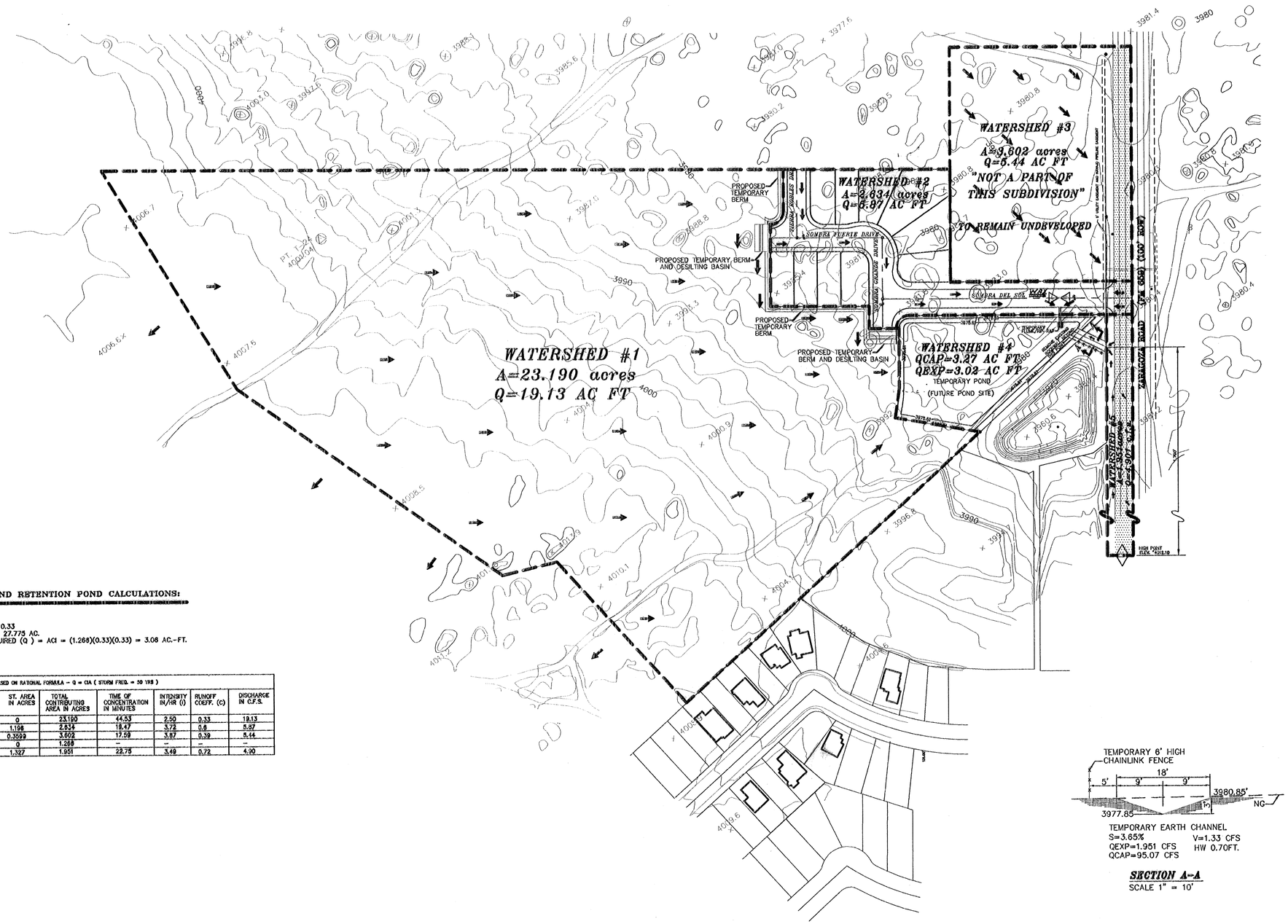
SCALES
HOR. AS SHOWN
VER. AS SHOWN

SHEET TITLE

GRADING PLAN

SHT 4 OF 12

600596

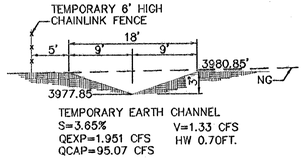


DESIGN CRITERIA AND RETENTION POND CALCULATIONS:

STORM FRECUENCY = 100 YRS.
RAINFALL INTENSITY (I) = 0.33
RUNOFF COEFFICIENT (C) = 0.33
TOTAL WATERSHED AREA (A) = 27.775 AC.
TOTAL STORAGE CAPACITY REQUIRED (Q) = ACI = (1.268)(0.33)(0.33) = 3.06 AC.-FT.

COMPUTATION BASED ON RATIONAL FORMULA – Q = CIA (STORM FREQ. = 50 YRS)

WATERSHED	LOT AREA IN ACRES	ST. AREA IN ACRES	TOTAL CONTRIBUTING AREA IN ACRES	TIME OF CONCENTRATION IN MINUTES	INTENSITY IN/HR (I)	RUNOFF COEFF. (c)	DISCHARGE IN C.F.S.
1	23.190	0	23.190	44.53	2.50	0.33	19.13
2	2.634	1.198	2.634	18.47	3.72	0.6	5.87
3	3.242	0.3599	3.602	17.59	3.87	0.39	5.44
4	1.268	0	1.268	--	--	--	--
5	0.624	1.327	1.951	22.75	3.49	0.72	4.90



SECTION A–A
SCALE 1" = 10'

REVISIONS		
DATE	DESCRIPTION	BY
12-18-2000		CS
04-11-2001	SOMBRAS DEL SOL DRAIN (INDCR TO 64")	AB
06-11-2001	"WATERSHEDS"	CS
02-11-2004	"FIRST CITY REDLINES"	CS
Drawing Path:		

BENCHMARK
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE
ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME
SOMBRAS DEL SOL UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

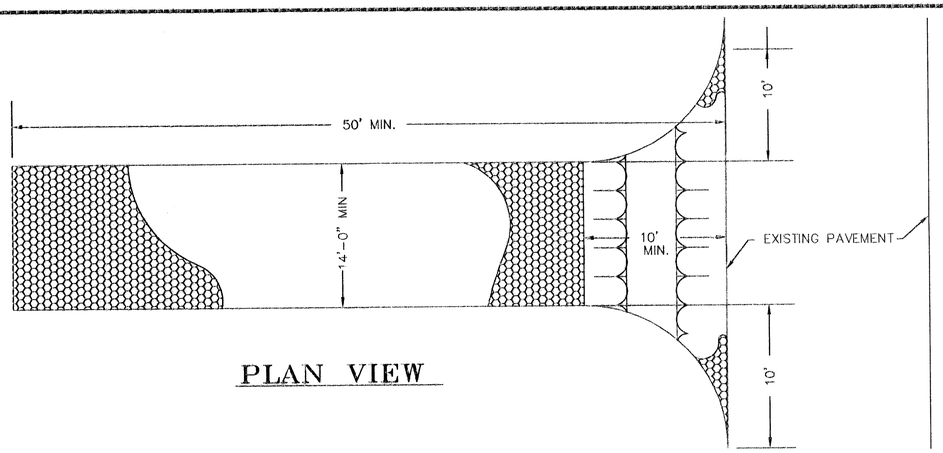
SEAL
STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

SCALES
HOR. 1=100'

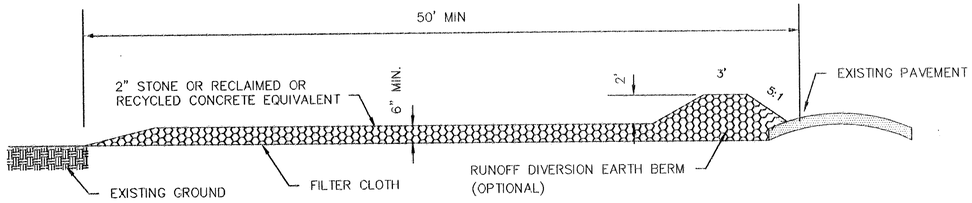
SHEET TITLE
DRAINAGE PLAN

SHT 5 OF 12

600596



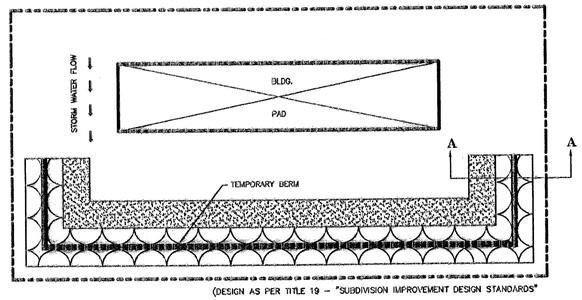
PLAN VIEW



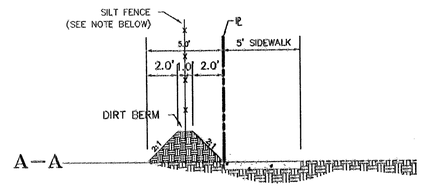
PROFILE

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

SCALE: – 1" = 5'



TYPICAL LOT LAYOUT FOR EROSION CONTROL

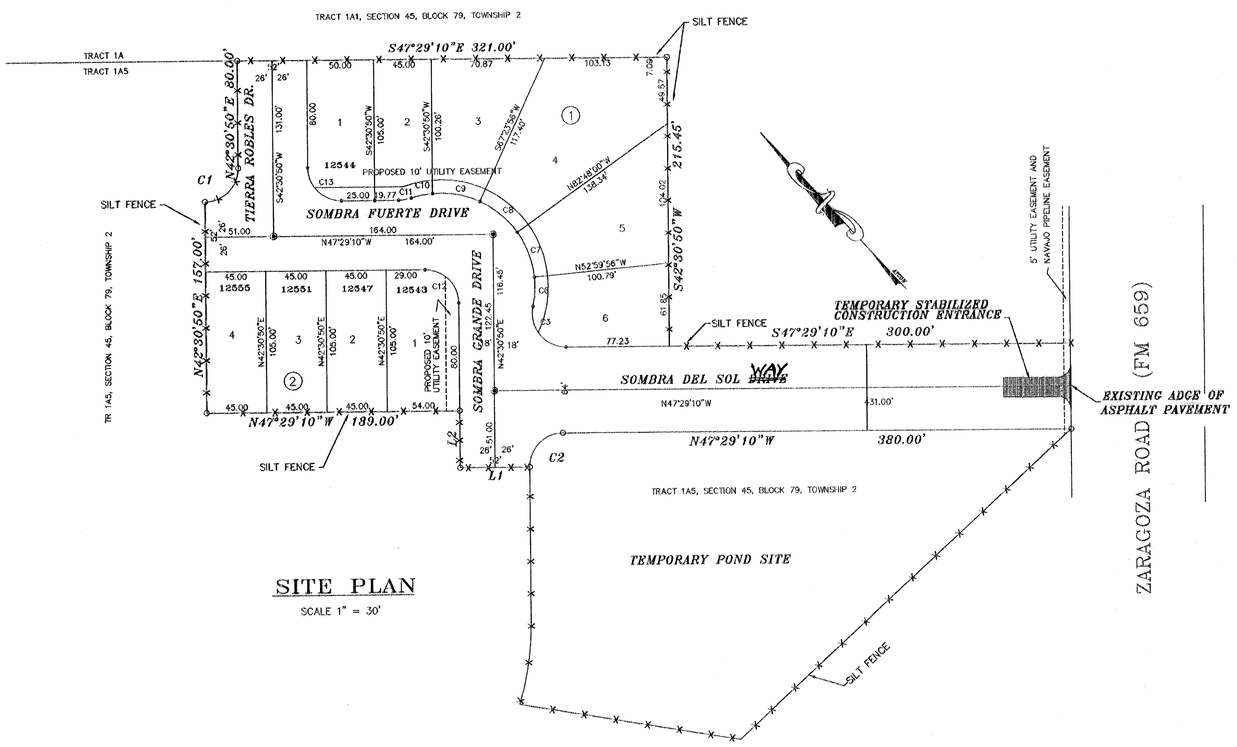


SILT FENCE WITH BERM WITHIN BOUNDARY

SCALE 1"=3'

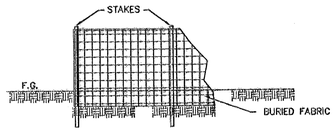
NOTE:

1. SILT FENCE SHALL BE PROVIDED IF BUILDING CONSTRUCTION DOES NOT START WITHIN 6 MONTHS AFTER GRADING OF SITE IS COMPLETED, AND THE SITE HAS SANDY SOIL CONDITIONS.



SITE PLAN

SCALE 1" = 30'



TYPICAL SILT FENCE

SCALE 1"=3'

EROSION AND DUST CONTROL

1. SITE MUST BE PROTECTED FROM WIND AND WATER EROSION DURING AND AFTER GRADING. EROSION CONTROL MEASURES MUST BE PROVIDED AND MUST BE IN ACCORDANCE WITH GRADING ORDINANCE.

2. OFFSITE VEHICULAR TRACKING: A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICULAR TRACKING OF SEDIMENT. THE PAVED STREET ADJACENT TO SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

REVISIONS		
DATE	DESCRIPTION	BY

BENCHMARK

EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN STREET
ELEVATION: 4007.35 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

SEAL

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

SCALES
HOR. AS SHOWN
VER. AS SHOWN

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN DETAILS

SHT 6 OF 12

600596

PROJECT NAME:

SOMBRAS DEL SOL
UNIT ONE

OWNER NAME AND ADDRESS:

JNC LAND CO. INC.
12300 MONTWOOD DRIVE
EL PASO TX, 79938
(915) 855-1005

TYPES OF SOILS DISTURBANCES:

MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING; LOT GRADING FOR PROPER SITE DRAINAGE AND CONSTRUCTION; AND EXCAVATION FOR DESIGNATED OR OPTIONAL UTILITY TRENCHES OR OTHER DRAINAGE FACILITIES.

EXISTING CONDITIONS:

THE PROJECT IS BORDERED BY ZARAGOZA ROAD (FM659) TO THE EAST THE SITE IMPROVEMENTS ARE DEPICTED ON THE SITE PLAN IN CONJUNCTION WITH THE NATURAL SURROUNDINGS.

PHYSIOGRAPHIC & HYDROLOGIC CONDITIONS:

THE CLIMATE OF THE REGION IS TYPICAL OF AN ARID TO SEMIARID DESERT ENVIRONMENT WITH HOT DAYS AND COOL NIGHTS IN THE SUMMER AND COOL DAYS AND COLD NIGHTS IN THE WINTER. IN LATE WINTER AND SPRING, HIGH WINDS AND BLOWING SAND ARE COMMON. IT IS ALSO CHARACTERIZED BY SMALL AMOUNTS OF PRECIPITATION AND VERY LOW HUMIDITY; CONSEQUENTLY, EVAPORATION IS HIGH. RAINFALL OCCURS PRIMARILY IN JULY, AUGUST, AND SEPTEMBER AND IS INSUFFICIENT FOR ANY GROWTH EXCEPT DESERT VEGETATION; THEREFORE, FARMING IN THE AREA IS COMPLETELY DEPENDENT UPON IRRIGATION WATER FROM EITHER SURFACE-WATER OR GROUND-WATER SUPPLIES.

PHYSIOGRAPHICALLY, THE AREA INCLUDES THREE DISTINCT DIVISIONS. THEY ARE (1) THE RUGGED AND PROMINENT FRANKLIN MOUNTAINS WHICH REACH 7,172 FEET ABOVE MEAN SEA LEVEL, (2) THE BENCH LANDS ADJACENT TO THE RIVER VALLEY WHICH ARE LOCALLY REFERRED TO AS "THE MESA" AND ARE ABOUT 4,000 FEET ABOVE MEAN SEA LEVEL, AND (3) THE RIVER VALLEY WHICH CONSISTS OF THE RECENT FLOOD PLAIN OF THE RIO GRANDE AND IS RELATIVELY LEVEL WITH A SLIGHT GRADIENT OF 2.8 FEET PER MILE TO THE SOUTHEAST. THE RIVER VALLEY VARIES IN ELEVATION FROM 3,790 FEET ABOVE MEAN SEA LEVEL AT THE UPPER END NEAR ANTHONY TO 3,450 FEET ABOVE MEAN SEA LEVEL AT THE LOWER END NEAR FORT QUIT MAN IN HUDSPETH COUNTY.

FLOW CONDITIONS IN THE ARROYOS IN THE NORTHWEST AREA OF EL PASO ARE IN THE UNSTABLE RANGE AND OFTEN VARY FROM THE SUBCRITICAL TO THE SUPERCRITICAL RANGE. THESE CONDITIONS ARE TYPIFIED BY STANDING WAVES, HYDRAULIC JUMPS AND VARIABLE VELOCITIES. CHANNELS ARE NATURAL, NONUNIFORM AND OFTEN CROSS ALLUVIAL FANS. MANNING'S ("N" VALUES) ROUGHNESS FACTORS USED IN THE NORTHWEST AREA RANGED FROM 0.025 TO 0.040 FOR CHANNEL FLOW AND FROM 0.040 TO 0.050 FOR THE OVERBANK AREAS.

THE CENTRAL PART OF EL PASO INCLUDES CHANNEL AND STREET FLOW WHICH EXHIBIT A TENDENCY TOWARDS CRITICAL FLOW. MANNING'S ("N" VALUES) ROUGHNESS FACTORS USED IN THE CENTRAL AREA RANGED FROM 0.060 FOR STREET FLOW TO 0.035 FOR CHANNEL FLOW.

THE SOUTHEAST REGION OF EL PASO CAN BE BROKEN DOWN INTO THREE DISTINCTIVELY DIFFERENT GEOGRAPHICAL-HYDRAULIC SUB-AREAS: CLOSED BASINS, BLUFFLINE, ANDS VALLEY. FLOODS GENERATED IN THE CLOSED BASINS DO NOT ENTER ANY SURFACE WATER SYSTEM. FLOW FROM THE BLUFFLINE SYSTEM ORIGINATES NORTH OF INTERSTATE HIGHWAY 10 AND INTERSECTS THE FREEWAY ALONG SOUTHWESTERLY ORIENTED COURSES. THE STREAMS LOSE DEFINITION AFTER LEAVING THE ESCARPMENT AND ENTERING THE VALLEY. SOME INTERMEDIATE STORAGE BASINS ARE LOCATED THROUGHOUT THE STREAM SYSTEM. THE VALLEY AREA IS LOCATED BELOW THE ESCARPMENT AND NORTH OF THE RIO GRANDE. IT CONTAINS WELL-DEFINED DRAINS WHICH DIRECT COMBINED LOCAL FLOW AND FLOW FROM THE ESCARPMENT TO THE SOUTH-SOUTHEAST. MANNING'S ("N" VALUES) ROUGHNESS FACTORS GENERALLY RANGE FROM 0.05 TO 0.07 IN UNDEVELOPED AREAS. CHANNEL VALUES AVERAGE 0.035. STREETS AND YARDS COMBINED WERE ASSIGNED VALUES VARYING FROM 0.025 TO 0.40, DEPENDENT ON THE PROPORTIONATE WIDTHS OF PAVING AND DEGREE OF VEGETATION AND OBSTRUCTIONS.

SOIL DATA:

THE PROJECT IS LOCATED IN THE VICINITY OF THE SOIL CLASSIFICATION KNOWN AS THE BLUEPOINT ASSOCIATION: THE SOILS IN THIS AREA CONSISTS MAINLY OF GENTLY SLOPING TO STRONGLY SLOPING SOILS THAT LIE ABOVE THE FLOOD PLAIN OF THE RIO GRANDE AND BELOW THE ESCARPMENT OF THE HUECO BOLSON. THE ASSOCIATION ACCUPIES ABOUT 101,300 ACRES, OR 15 PERCENT OF THE COUNTY. THE BLUEPOINT SOILS ACCOUNT FOR 98 PERCENT OF THE ASSOCIATION, AND MINOR SOILS 2 PERCENT. ON ABOUT 89 PERCENT OF THE TOTAL ACREAGE, THE BLUEPOINT SOILS HAVE A LOAMY FINE SAND SURFACE LAYER ABOUT 6 INCHES THICK. THIS IS UNDERLAIN BY VERY PALE BROWN, MODERATELY ALKALINE, LOOSE MATERIAL OF SANDY TEXTURE THAT IS SEVERAL FEET THICK. BLUEPOINT SOILS HAVING A GRAVELLY SAND SURFACE LAYER OCCUR AT HIGHER ELEVATIONS AND MAKE UP ABOUT 9 PERCENT OF THE ASSOCIATION. THE PAJARITO SOILS AND BADLANDS OCCUPY SMALL AREAS. PAJARITO SOILS ARE IN LOW-LYING PLACES JUST ABOVE THE RIO GRANDE FLOOD PLAIN. BADLANDS OCCUR AS OUTCROP OR AREAS OF EXPOSED CLAY.

FUTURE CONDITIONS:

SITE IMPROVEMENTS WILL INCLUDE PAVED PARKING, CONCRETE DRIVEWAYS, FINISHED LOT GRADING WITH PROPER COMPACTION.
BUILDING CONSTRUCTION WILL CONSIST OF A WOOD FRAME STRUCTURE WITH OPTIONAL HARD/SOFT LANDSCAPING FEATURES. ESTIMATED RUNOFF COEFFICIENT AFTER DEVELOPMENT OF THE PROJECT IS 0.6.

DRAINAGE PLAN:

THE RUNOFF WILL BE MANAGED BY SURFACE FLOWS WHICH DISCHARGE INTO THE STREET CHANNELS, THENCE INTO CONCRETE CHANNEL. THENCE RUNOFF FLOWS INTO THE RIVER VALLEY VIA IRRIGATION DRAINS WHICH OUTFLOW INTO THE RIO GRANDE.

CONSTRUCTION PHASING:

1. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS (e.g. SILT FENCE AND/OR EARTHEN BERM, AND STABILIZED CONSTRUCTION ENTRANCE).
2. PERFORM CLEARING AND GRUBBING.
3. EXCAVATION FOR UTILITIES AND REQUIRED DRAINAGE FACILITIES.
4. COMPLETE LOT GRADING.
5. CONSTRUCTION OF IMPROVEMENTS.
6. WHEN ALL CONSTRUCTION ACTIVITY RELATED TO DEVELOPMENT OF THE SITE IS COMPLETE, REMOVE TEMPORARY CONTROLS IN 1, ABOVE.

SOIL STABILIZATION PRACTICES:

- [ ] TEMPORARY SEEDING
- [ ] PERMANENT PLANTING, SODDEN OR SEEDING (OPTIONAL)
- [ ] MULCHING
- [ ] SOIL RETENTION BLANKET AND/OR COMPACTION.
- [ ] PRESERVATION OF NATURAL RESOURCES OTHER
- [ ] OTHER – SEE ATTACHED GRADING PLAN

STRUCTURAL CONTROL PRACTICES:

- [X] SILT FENCES
- [ ] HAY BALES
- [ ] ROCK BERMS
- [X] EARTH DIKE/BERM
- [ ] SEDIMENT TRAP
- [ ] PAVED FLUMES
- [ ] CHANNEL LINERS
- [ ] EARTHEN SWALES
- [ ] DRAINAGE SWALES
- [ ] PIPE SLOPE DRAINS
- [X] STABILIZED CONSTRUCTION ENTRANCE
- [ ] OTHER – SEE ATTACHED SITE PLAN

STORM WATER MANAGEMENT CONTROLS:

- [X] RETENTION POND
- [ ] DETENTION POND
- [ ] INFILTRATION MEASURES
- [ ] VEGETATED SWALES & NATURAL DEPRESSIONS
- [ ] DRAINAGE CHANNEL
- [X] LOT GRADING
- [ ] CATCH BASINS
- [X] CURB & GUTTER
- [ ] STORM SEWER
- [X] DESILTING BASIN
- [X] RIP-RAP OUTLET APRON
- [ ] OTHER – SEE ATTACHED SITE PLAN

BEST MANAGEMENT PRACTICES CONTROLS:

WASTE MATERIALS:

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH APPLICABLE STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

HAZARDOUS WASTE:

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

SANITARY WASTE:

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

OFF-SITE VEHICLE TRACKING:

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

SPILL PREVENTION:

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

GOOD HOUSEKEEPING:

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

HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE.
- RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY SHEETS
- DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

PETROLEUM PRODUCTS:

ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE 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.

SPILL CONTROL PRACTICES:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF

THE PROCEDURES;
MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE;
ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN
ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY
MEASURES SHALL BE TAKEN TO PREVENT A SPILL TO REOCCUR.

MAINTENANCE AND INSPECTION PROCEDURES:

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

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, WATER BODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEANED AS SOON AS PRACTICABLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSE WORK, PILING, DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED AND 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 RESPONSIBLY FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER-SIGNED _____ DATE _____

OWNER-NAME (PRINTED) _____

TITLE _____

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 AUTHORIZESSTORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNED: _____	SIGNED: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____
DATE: _____	DATE: _____

REVISIONS		
DATE	DESCRIPTION	BY

BENCHMARK
EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE.
ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME
SOMBRAS DEL SOL
UNIT ONE

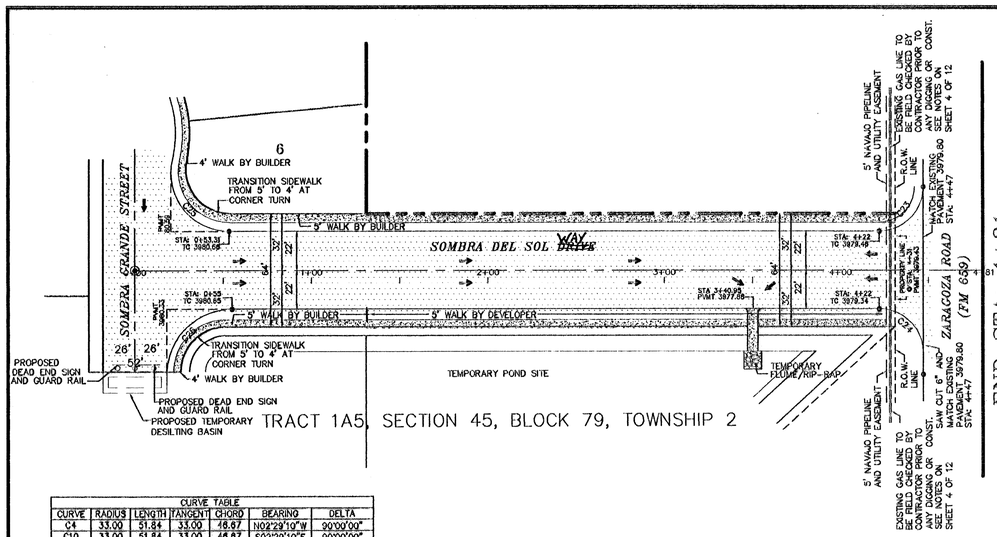
ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

SEAL
STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

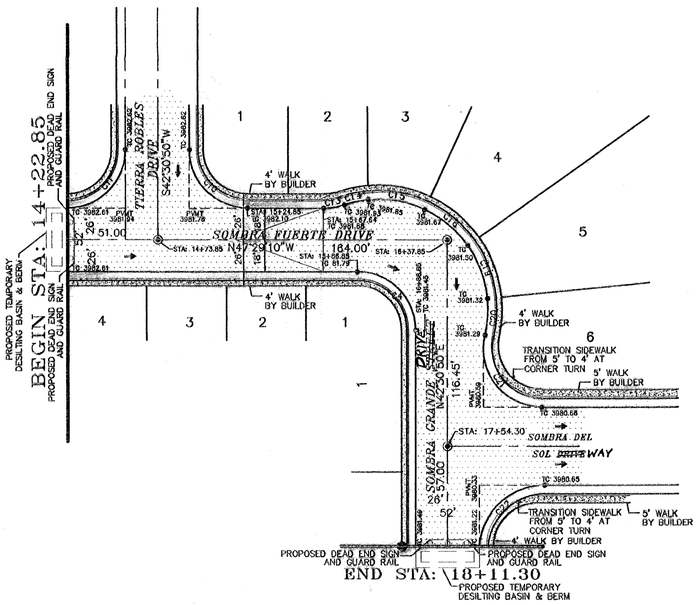
SCALES

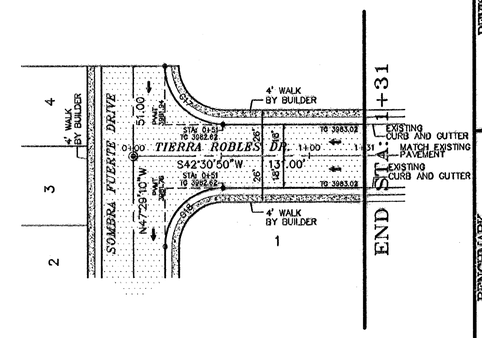
SHEET TITLE
CONSTRUCTION POLLUTION PREVENTION PLAN
SITE INFORMATION AND SPECIFICATIONS
SHT 7 OF 12

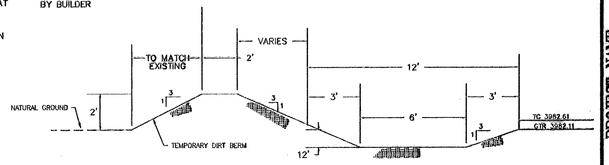
600596



TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2







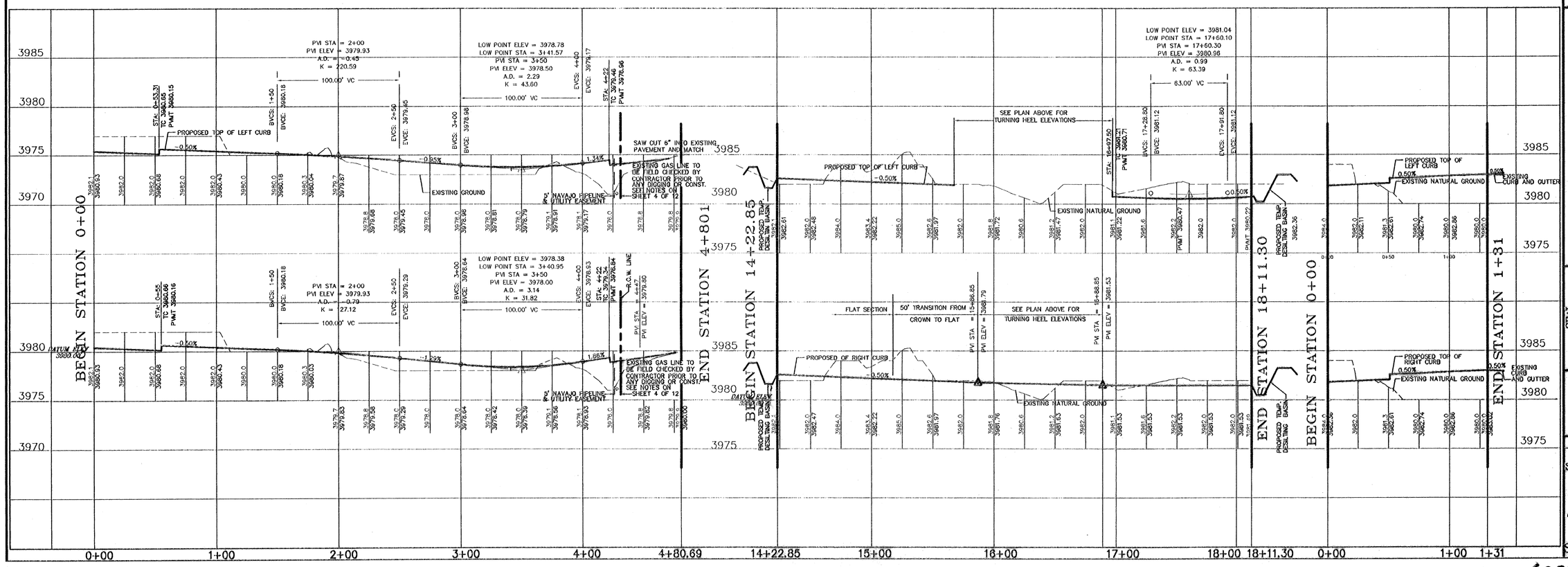
DESILTING BASIN

SCALE H=1"=4'
V=1"=4'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	33.00	51.84	33.00	46.67	N02°29'10"W	90°00'00"
C10	33.00	51.84	33.00	46.67	S02°29'10"E	90°00'00"
C11	33.00	51.84	33.00	46.67	N87°30'50"E	90°00'00"
C13	30.00	9.93	5.01	9.89	S56°58'18"E	18°58'17"
C14	62.00	14.52	7.29	14.49	N59°44'53"W	13°25'08"
C15	62.00	32.94	16.87	32.55	N37°49'12"W	30°26'15"
C16	62.00	32.25	16.50	31.89	N07°42'02"W	29°48'04"
C17	33.00	51.84	33.00	46.67	N87°30'50"E	90°00'00"
C18	33.00	51.84	33.00	46.67	S02°29'10"E	90°00'00"
C19	62.00	32.25	16.50	31.89	N22°08'02"E	29°48'04"
C20	62.00	20.78	10.48	20.68	N48°39'29"E	19°10'49"
C21	33.00	59.71	41.99	51.89	S04°20'52"W	103°40'03"
C22	37.00	56.12	35.05	50.89	S89°03'47"W	86°54'05"
C23	25.00	39.27	25.00	35.36	N87°30'50"E	90°00'00"
C24	25.00	39.27	25.00	35.36	N02°29'10"W	90°00'00"
C25	33.00	59.71	41.99	51.89	S04°20'52"W	103°40'03"
C28	37.00	56.12	35.05	50.89	S89°03'47"W	86°54'05"

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY	541-5720
SOUTHWESTERN BELL TELEPHONE	1-800-286-8343
SOUTHERN UNION GAS COMPANY	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER&SEWER)	594-5527
PARAGON CABLE	775-7414
EL PASO NATURAL GAS COMPANY	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377



REVISIONS		
DATE	DESCRIPTION	BY
4-10-2001	SOMBRA DEL SOL R.O.W.	CR
4-13-2001	"PROFILES"	CR

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE.
ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL UNIT ONE

Engineering & Surveying
2112 TRAWOOD SUITE B-1

SEAL: STATE OF TEXAS — A. TELLES — 64140 — REGISTERED PROFESSIONAL ENGINEER

SCALES

HOR. 1"=40'
VER. 1"=5'

SHEET TITLE

SOMBRA DEL SOL DRIVE
SOMBRA FUERTE DRIVE
TIERRA ROBLES DRIVE

SHT 8 OF 12

600596

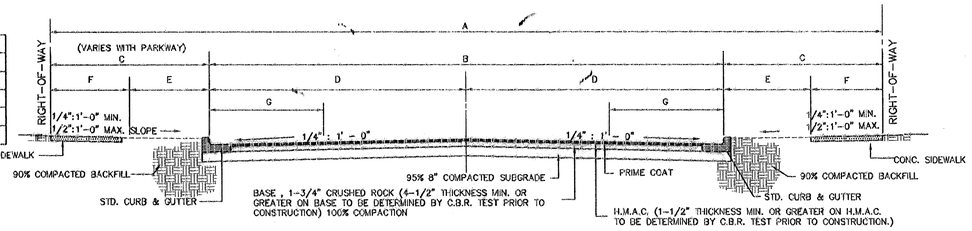
	A	B	C	D	E	**F	G		HMAC	BASE	SUB-BASE
36' R.O.W.	36'	20'	8'	10'	4'	4'		MINOR RESIDENTIAL ACCESS ST.	1 1/2"	6"	8"
44' R.O.W.	44'	28'	8'	18'	4'	4'	*8'	MAJOR RESIDENTIAL ACCESS ST.	1 1/2"	6"	8"
52' R.O.W.	52'	36'	8'	18'	4'	4'	8'	RESIDENTIAL SUB-COLLETOR STREET	1 1/2"	6"	8"
64' R.O.W.	64'	44'	10'	22'	4'	8'	11'	COLLECTOR ARTERIAL	2"	8"	10"
120' R.O.W.	120'	90'	15'	7'	12'	5'	8'	MINOR ARTERIAL	2 1/2"	10"	12"
V R.O.W.	V	40'+	8'	28'	4'	4'	8'	DIVIDED RESIDENTIAL STREET	1 1/2"	4 1/2	6"

5'

* ON-STREET PARKING PERMITTED ON ONE SIDE OF THE STREET ONLY.

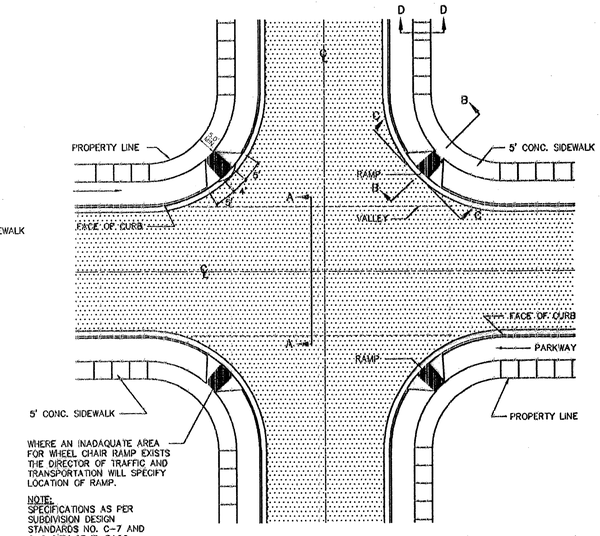
V = VARIABLE

+ NOTE: THE VARIABLE R.O.W. WILL DETERMINE "B" (40' ROADWAY MIN. PLUS RAISED MEDIAN).



TYPICAL R.O.W. SECTION

CROWN SECTION SCALE 1" = 5'



PLAN VIEW DETAIL

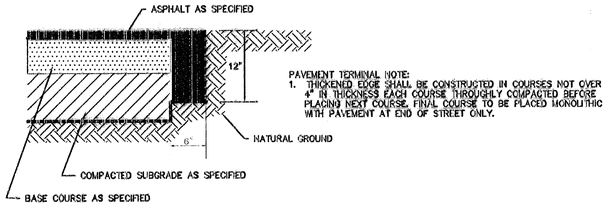
SCALE 1" = 20'

NOTES FOR STREETS

1. BASE TO BE COMPACTED TO 100% COMPACTION BY A.S.T.M. D1557
2. H.M.A.C., BASE AND SUBGRADE WILL BE IN STRICT ACCORDANCE WITH THE LATEST SPECIFICATIONS.
3. SUBGRADE TO BE COMPACTED TO 95% COMPACTION BY A.S.T.M. D1557
4. PRIME COAT TO BE 0.25 GALLON PER SQUARE YARD (MIN. COVERAGE).
5. ALL ELEVATIONS ON PLANS BASED ON CITY DATUM.
6. SUBGRADE UNDER CURB MUST BE FORMED AND COMPACTED AS SHOWN OR EXCESS CUT MUST BE BACKFILLED WITH CONCRETE.
7. COMPACTION BEHIND CURB A. ONE FOOT MIN. ON CUTS B. TWO FOOT MIN. ON FILLS
8. C.B.R. TEST TO BE APPROVED BY THE CITY ENGINEER PRIOR TO PAVING.
9. COMPACTION TEST WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER. THIS INCLUDES BUT NOT LIMITED TO SUBGRADE AND BASE COARSE.
10. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
11. C.B.R. TEST REQUIRED AT EVERY 500' AFTER SUBGRADE IS IN PLACE OR A MIN. OF TWO TEST IF STREET IS LESS THAN 500'
12. STREET VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. (BLUE TOPPING REQUIRED THROUGHOUT)

NOTES FOR CURB AND GUTTER AND ROLLED CURB

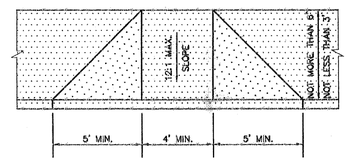
1. NO EXPANSION JOINTS WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS, POINT OF TANGENCY WITH STRAIGHT RUNS OF CURB AT EVERY INTERSECTION
2. CONTRACTION JOINTS (1/2 INCH MIN. SCORED JOINTS) MUST BE INSTALLED EVERY 10 FEET IN CURB OR CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE PREFORMED BITUMINOUS FIBER 1/2 INCH THICK.
4. CONCRETE TO BE CLASS "A", 3000 P.S.I.

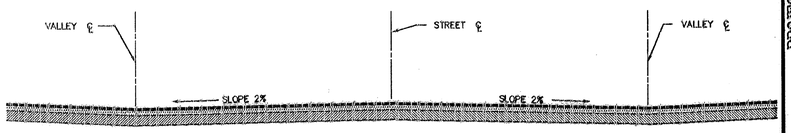


PAVEMENT TERMINAL NOTE:
1. THICKENED EDGE SHALL BE CONSTRUCTED IN COURSES NOT OVER 4" IN THICKNESS EACH COURSE THROUGHLY COMPACTED BEFORE PLACING NEXT COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT AT END OF STREET ONLY.

PAVEMENT TERMINAL DETAIL

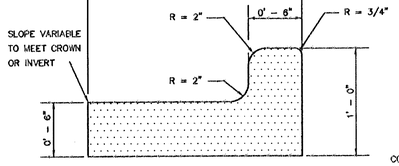
SCALE 1" = 1'





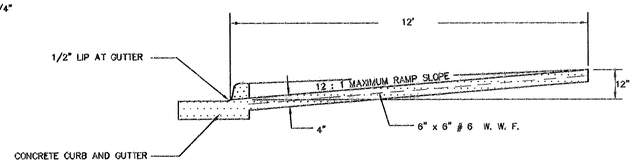
SECTION A - A

VALLEY DETAIL SCALE: 1" = 4'



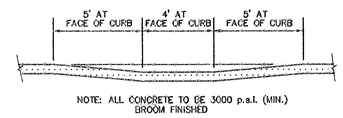
STANDARD CURB AND GUTTER DETAIL

SCALE 1 1/2" = 1'



SECTION B - B

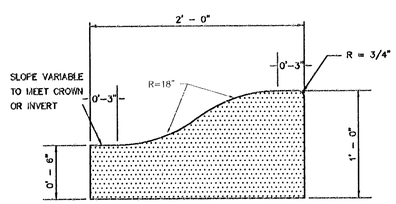
HANDICAP RAMP SCALE: 1" = 2'



NOTE: ALL CONCRETE TO BE 3000 p.s.i. (MIN.) BROOM FINISHED

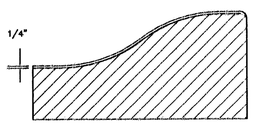
SECTION C - C

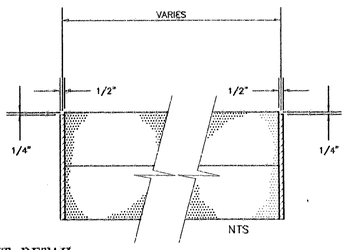
SCALE: 1" = 4'



ROLL CURB DETAIL

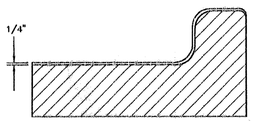
SCALE 1 1/2" = 1'

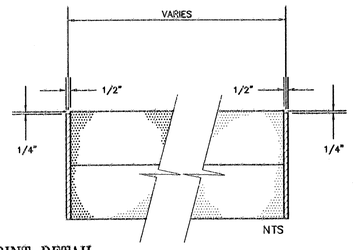




ROLLED CURB EXPANSION JOINT DETAIL

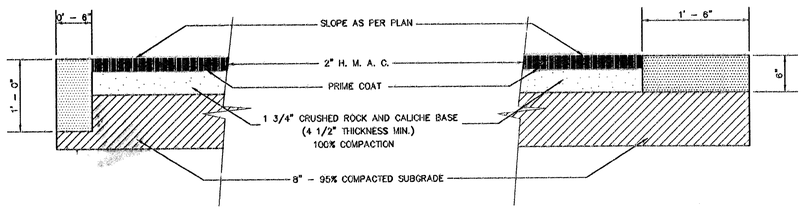
END ELEVATION SCALE 1 1/2"= 1' SIDE ELEVATION





CURB AND GUTTER EXPANSION JOINT DETAIL

SCALE 1 1/2"= 1' END ELEVATION SIDE ELEVATION

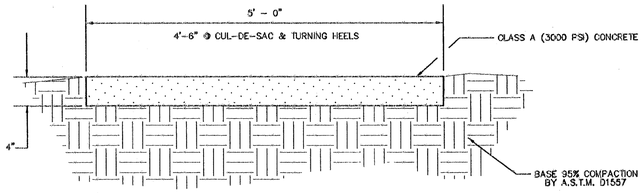


CONC. HEADER CURB DETAIL

FOR SOFT SOIL SCALE 1" = 1'

CONC. HEADER CURB DETAIL

FOR HARD SOIL SCALE 1" = 1'



SECTION D - D

SIDEWALK DETAIL SCALE: 1" = 1'

REVISIONS		
DATE	DESCRIPTION	BY

BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNRISE DRIVE AND RED SUN DRIVE ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME: *SOMBRAS DEL SOL UNIT ONE*

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

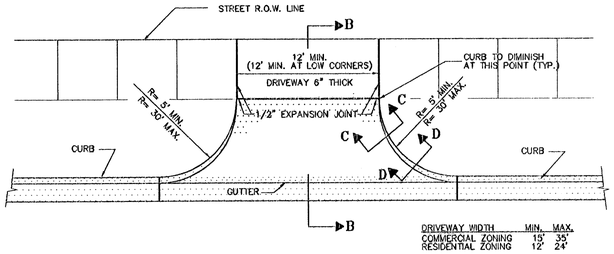
SEAL: STATE OF TEXAS — A. A. TELLES — 44140 — REGISTERED PROFESSIONAL ENGINEER

SCALES
HOR. AS SHOWN
VER. AS SHOWN

SHEET TITLE
TYPICAL DETAILS

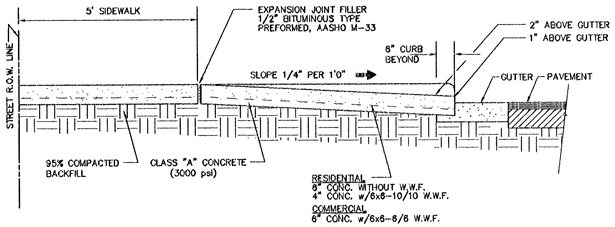
600596

TYPICAL SECTIONS AND DETAILS

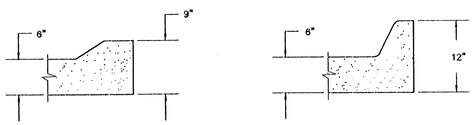


DRIVEWAY WIDTH	MIN.	MAX.
COMMERCIAL ZONING	15'	35'
RESIDENTIAL ZONING	12'	24'

PLAN VIEW
SCALE : 1" = 6'



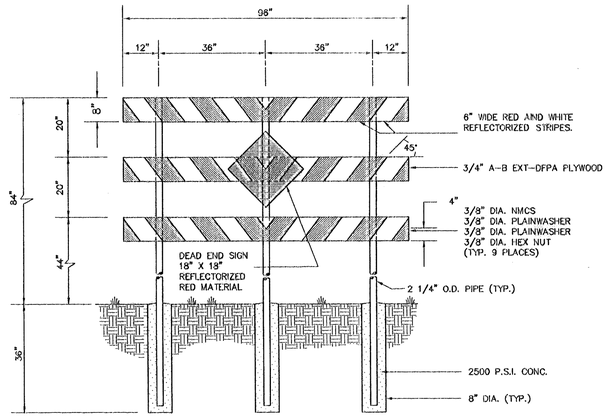
SECTION B – B
SCALE : 1" = 2'



SECTION C – C
SCALE : 1" = 1'

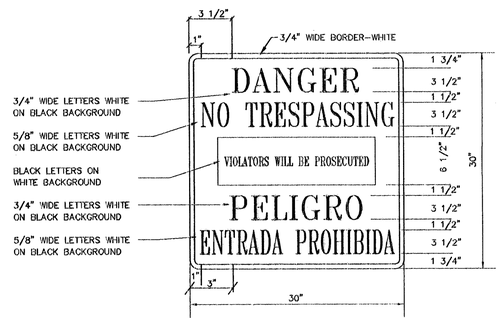
SECTION D – D
SCALE : 1" = 1'

TYPICAL CONCRETE DRIVEWAY



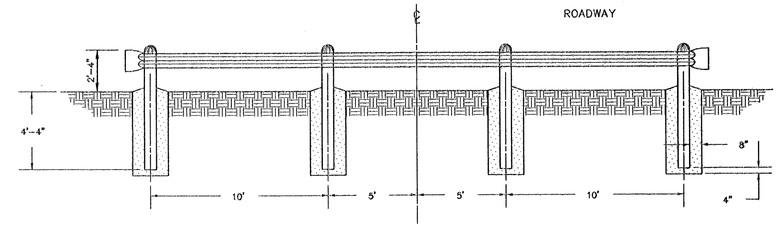
NOTES: DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

DEAD END SIGN
SCALE : 1" = 2'

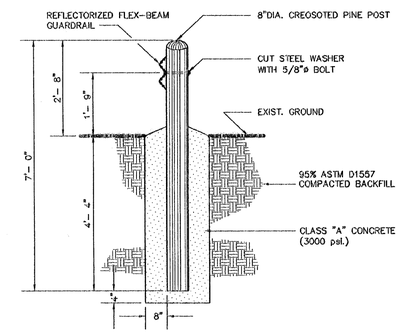


NOTE:
SIGN TO BE PAINTED ON 16 GAUGE GALVANIZED METAL

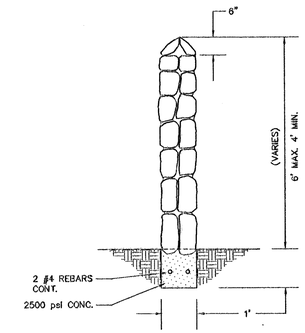
WARNING SIGN DETAIL
SCALE : 1" = 1'



GUARD RAIL DETAIL
SCALE : 1" = 4'

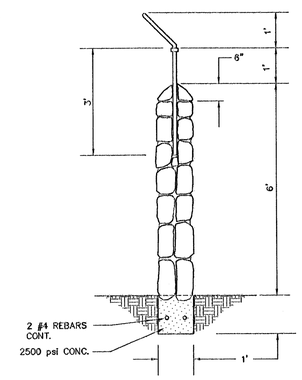


GUARD RAIL POST DETAIL
SCALE : 1" = 2'



ADJACENT TO RESIDENTIAL LOTS

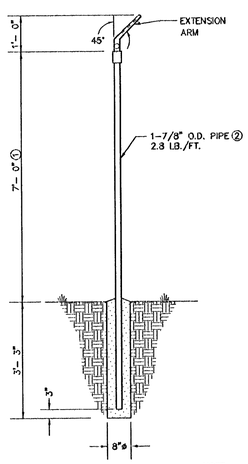
NOTES:
1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO THE ACTION OF AIR AND WATER.
2. MORTAR FOR ROCKWALL SHALL BE A.S.T.M. TYPE "S". USE ONE PART PORTLAND CEMENT, 1/4 TO 1/2 PARTS HYDRATED LIME AND 3 PARTS SAND (2-1/4 TO 3 TIMES THE SUM OF THE VOLUMES OF CEMENT AND LIME COMBINED). SEE CITY BUILDING CODE.
3. IF ROCKWALL IS FREQUENTLY EXPOSED TO WATER, LIME SHALL NOT BE USED, AND THE PROPORTIONS SHALL BE ONE PART PORTLAND CEMENT AND THREE PARTS SAND.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CINDER BLOCK.



ADJACENT TO PONDING AREA

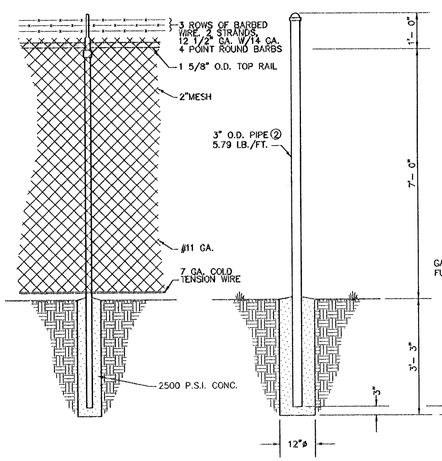
5. MASONRY WALLS OVER (6) FEET IN HEIGHT AND THOSE USED IN WHOLE OR IN PART FOR EARTH RETENTION, REGARDLESS OF HEIGHT, SHALL BE DESIGNED AS STRUCTURAL WALLS AND PROVIDED WITH ADEQUATE FOOTINGS OF REINFORCED CONCRETE. SUCH DESIGN OF WALL AND FOOTINGS SHALL BE PRESENTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ERECTION.

ROCKWALL DETAIL
SCALE : 1" = 2'

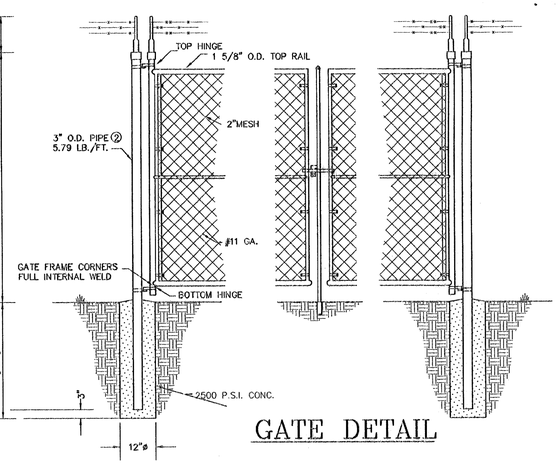


LINE POST

NOTE:
THIS DESIGN TO BE USED FOR PONDING AREAS WHERE REQUIRED.
① WHEN BARBED WIRE IS USED THE MINIMUM HEIGHT SHALL BE 7 FEET.
② PIPE, OR SQUARE TUBE POSTS MAY BE USED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.



END POST & GATE POST



GATE DETAIL

CHAIN LINK FENCE
SCALE : 1" = 2'

REVISIONS		
DATE	DESCRIPTION	BY

BENCHMARK: EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE. ELEVATION: 4097.55 (CITY DATUM)

PROJECT NAME: *SOMBRAS DEL SOL UNIT ONE*

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

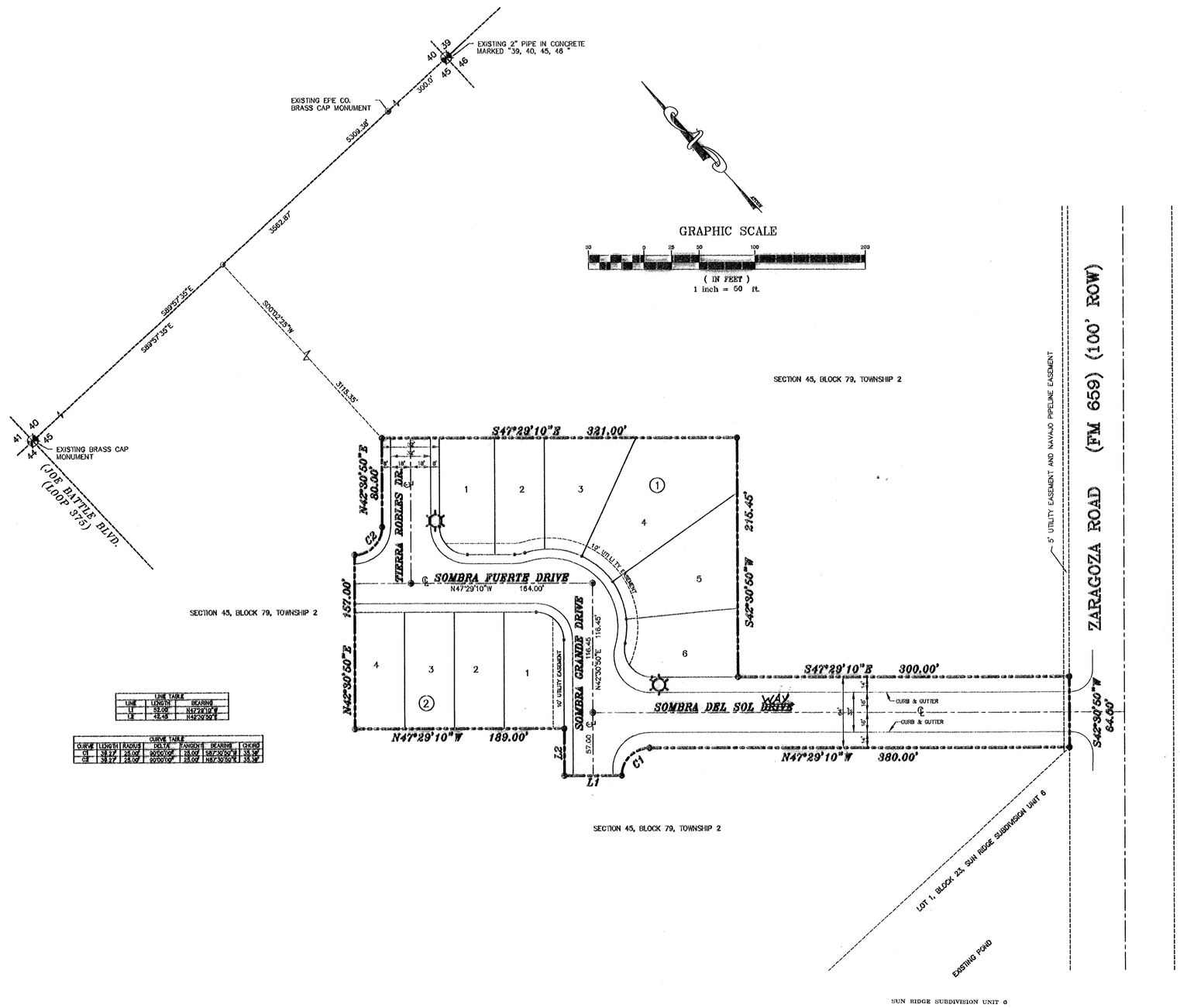
SEAL: STATE OF TEXAS — A. A. TELLES — 44149 — REGISTERED PROFESSIONAL ENGINEER

SCALES
HOR. AS SHOWN
VER. AS SHOWN

SHEET TITLE
GENERAL DETAILS

SHT 10 OF 12

600596



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.00'	N42°30'50"E
L2	42.48'	N42°30'50"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	25.00'	S87°30'50"E	35.36'
C2	39.27'	25.00'	90°00'00"	25.00'	N87°30'50"E	35.36'

CONTACT:
DANNY SANCHEZ OR JANET CASTLE,
EL PASO ELECTRIC COMPANY, (915) 543-2225
TO VERIFY LOCATION OF POWER SOURCES FOR THESE LIGHTS.

✡ DENOTES ILLUMINARE

SEE SHEET 12 OF 12
FOR ILLUMINATION DETAILS

REVISIONS		
DATE	DESCRIPTION	BY
04-11-2006	SOMBRA DEL SOL DR. WIDEN TO 64'	AB

BENCHMARK

EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE
ELEVATION: 4027.55 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935.

SEAL

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

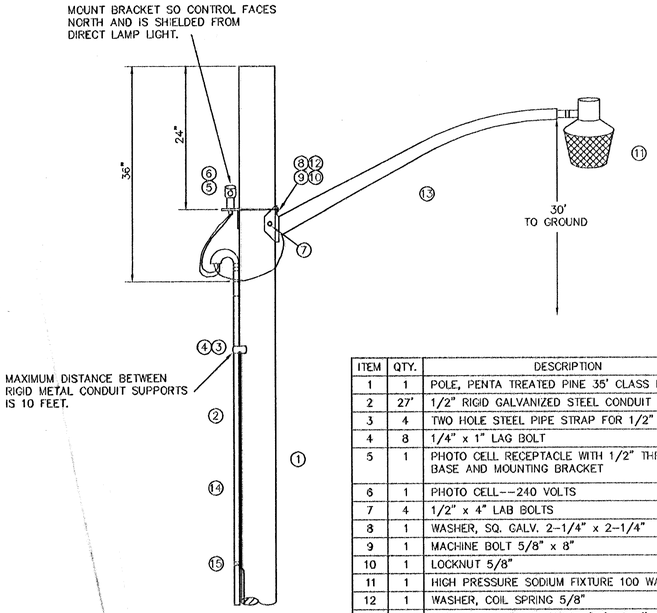
SCALE
1" = 50'

SHEET TITLE

ILLUMINATION PLAN

SHT 11 OF 12

600596



ITEM	QTY.	DESCRIPTION
1	1	POLE, PENTA TREATED PINE 35' CLASS III
2	27'	1/2" RIGID GALVANIZED STEEL CONDUIT
3	4	TWO HOLE STEEL PIPE STRAP FOR 1/2" CONDUIT
4	8	1/4" x 1" LAG BOLT
5	1	PHOTO CELL RECEPTACLE WITH 1/2" THREADED BASE AND MOUNTING BRACKET
6	1	PHOTO CELL--240 VOLTS
7	4	1/2" x 4" LAB BOLTS
8	1	WASHER, SQ. GALV. 2-1/4" x 2-1/4"
9	1	MACHINE BOLT 5/8" x 8"
10	1	LOCKNUT 5/8"
11	1	HIGH PRESSURE SODIUM FIXTURE 100 WATT
12	1	WASHER, COIL SPRING 5/8"
13	1	STEEL LUMINAIRE SUPPORT (10' OR 8') UNION METAL MANUF. CO. DESIGN 34B OR EQUIVALENT
14	1	2-#12 COPPER WIRES WITH THW INSULATION
15	1	GROUND CLAMP FOR 1/2" RIGID CONDUIT

EXHIBIT " A "

SCALE 1" = 1' - 0"

NOTES

1 THE DEPTH OF THE 35' CLASS III STREET LIGHT POLE SHALL BE 6'.
2 THE HOLE SHALL BE DRILLED WITH A 12" DIAMETER AUGER.
3 COMPACTION OF HOLE AND TRENCH WORK SHALL COMPLY WITH DSU 14-1.
4 DISTRIBUTION BUTT GROUNDING (SEE DSO 6-13) SHALL BE USED.

ITEM	QTY.	DESCRIPTION
1	1	1/2" SCHEDULE 40 PVC COUPLING
2	1	1/2" SCHEDULE 40 PVC 18" RADIAL BEND
3	1	1/2" SCHEDULE 40 PVC FEMALE ADAPTER
*4	1	1/2" x 6" PVC COATED RIGID STEEL CONDUIT NIPPLE
*5	1	1/2" PVC COATED RIGID STEEL COUPLING

* = MUST MEET OCCIDENTAL COATING CO. SPECIFICATIONS.

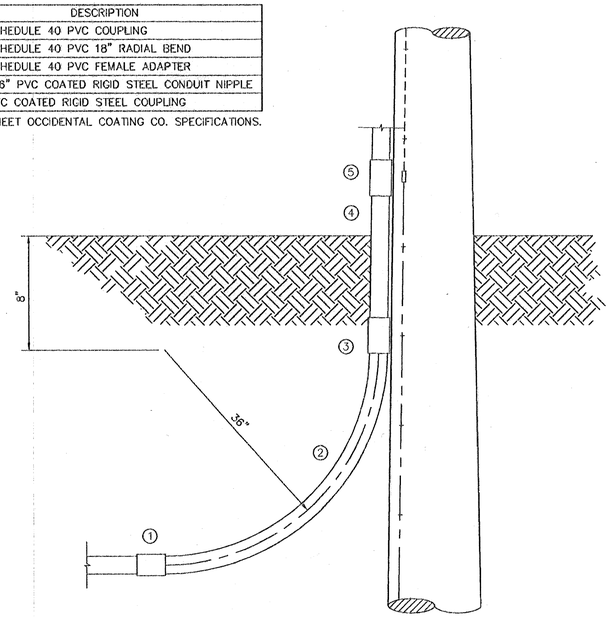
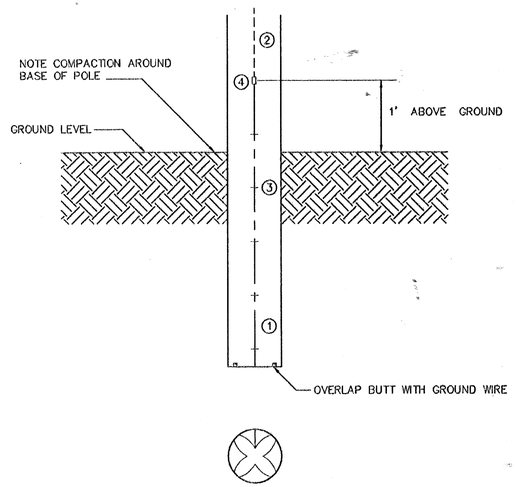


EXHIBIT " B "

SCALE 1" = 2'- 0"



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

EXHIBIT " C "

SCALE 1" = 1'-0"

STREET LIGHT LOCATION

THE FOLLOWING GENERAL STANDARDS SHALL GOVERN THE INSTALLATION OF STREET LIGHT IN RESIDENTIAL SUBDIVISIONS.

THE CENTER OF THE INTERSECTION AND THE CENTER OF THE CURVE'S ARC SHALL HAVE A MINIMUM ILLUMINATION OF 0.2 FOOTCANDLES. ILLUMINATION MAY DERIVE FROM MORE THAN ONE SOURCE. A CITY OF EL PASO STANDARD 30-FOOT HIGH, 100-WATT, HIGH PRESSURE, SODIUM RESIDENTIAL STREET LIGHT HAS AN ILLUMINATION OF 0.2 FOOTCANDLES AT A DISTANCE OF APPROXIMATELY 185 FEET FROM THE LIGHT.

EXHIBIT " E "

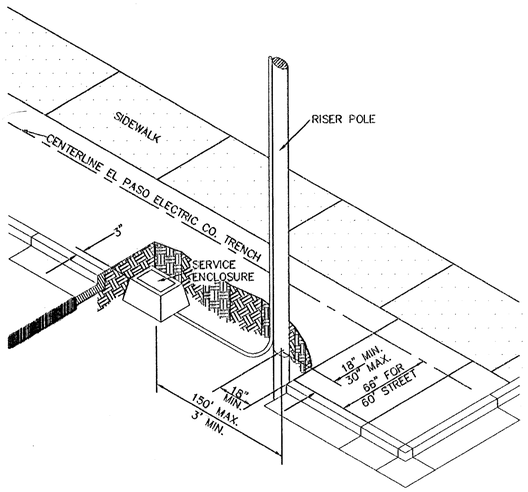


EXHIBIT " D "

SCALE 1" = 4' - 0"

SEE SHEET 11 OF 12
FOR ILLUMINATION PLAN

REVISIONS		
DATE	DESCRIPTION	BY

BENCHMARK

EXISTING CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF SUNFIRE DRIVE AND RED SUN DRIVE
ELEVATION: 4007.55 (CITY DATUM)

PROJECT NAME

SOMBRAS DEL SOL
UNIT ONE

ATCON
Engineering & Surveying
2112 TRAWOOD SUITE B-1, EL PASO, TEXAS 79935

SEAL

STATE OF TEXAS
A. A. TELLES
44140
REGISTERED PROFESSIONAL ENGINEER

SCALES
HOR. AS SHOWN
VER. AS SHOWN

SHEET TITLE

ILLUNINATION DETAILS

SHT 12 OF 12

600596