Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF EL PASO, EL PASO COUNTY, TEXAS	Lots 3 through 12, and 56, Block 2, Sunset Terrace, Unit 3, as shown on the Plat, recorded as File No. 20080070374; and Lots 39 through 47 and 52, Block 2, Sunset Terrace, Unit 3, Replat A, as shown on the Plat, recorded as File No. 20090066241, both Plats filed in the Office of the County Clerk, El Paso County, Texas
	COMMUNITY NO.: 480214	
AFFECTED MAP PANEL	NUMBER: 4802120125B	
	DATE: 9/4/1991	

FLOODING SOURCE: FLOW PATH 38; RIO GRANDE RIVER

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 31.888, -106.588
SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS **DATUM: NAD 83**

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
6	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3815.0 feet	--	3824.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION
ANNEXATION
ZONE A
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
7	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3814.0 feet	--	3823.6 feet
10	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3808.0 feet	--	3825.0 feet
39	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3800.0 feet	--	3805.9 feet
40	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3800.0 feet	--	3806.4 feet
41	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3797.0 feet	--	3805.5 feet
42	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3795.2 feet	--	3805.2 feet
43	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3795.2 feet	--	3804.6 feet
44	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3793.0 feet	--	3804.2 feet
45	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3792.0 feet	--	3805.5 feet
46	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3792.0 feet	--	3803.6 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
47	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3791.0 feet	--	3803.3 feet
52	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3794.2 feet	--	3800.6 feet
56	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3794.2 feet	--	3801.0 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 14 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

ANNEXATION (This Additional Consideration applies to the preceding 14 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 14 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF EL PASO, EL PASO COUNTY, TEXAS	Lots 3 through 12, and 56, Block 2, Sunset Terrace, Unit 3, as shown on the Plat, recorded as File No. 20080070374; and Lots 39 through 47 and 52, Block 2, Sunset Terrace, Unit 3, Replat A, as shown on the Plat, recorded as File No. 20090066241, both Plats filed in the Office of the County Clerk, El Paso County, Texas
	COMMUNITY NO.: 480214	
AFFECTED MAP PANEL	NUMBER: 4802120125B	
	DATE: 9/4/1991	
FLOODING SOURCE: FLOW PATH 38; RIO GRANDE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 31.888, -106.588 SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
3	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3826.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) ZONE A
PORTIONS REMAIN IN THE SFHA STUDY UNDERWAY
ANNEXATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
4	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3825.8 feet	--
5	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3525.1 feet	--
8	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3813.0 feet	3823.7 feet	--
9	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3810.0 feet	3824.7 feet	--
11	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3804.0 feet	3825.0 feet	--
12	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3804.0 feet	3825.0 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 7 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ANNEXATION (This Additional Consideration applies to the preceding 7 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 7 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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FLOW PATH EXHIBIT
SUNSET TERRACE
UNIT THREE

SUNSET TERRACE UNIT THREE

SUNSET TERRACE UNIT THREE REPLAT A

ARTCRAFT COMMERCIAL UNIT 2

DETAIL 'A'

SEE DETAIL 'A'

SEE DETAIL 'B'

SEE DETAIL 'C'

SEE DETAIL 'D'

SEE DETAIL 'E'

PONDING AREA 11,270 Sq. Ft.

FLOW PATH

EPWU Easement

8' PEDESTRIAN ACCESS Easement Book 5531 Page 320

8' PEDESTRIAN ACCESS Easement Book 5531 Page 320

PUBLIC PARK

NORDSTROM AVE. (RESIDENTIAL SUBCOLLECTOR)

BERRINGER ST. (RESIDENTIAL SUBCOLLECTOR)

LATIMER PLACE (RESIDENTIAL SUBCOLLECTOR)

DESSER DRIVE (RESIDENTIAL SUBCOLLECTOR)

BENTRIDGE DRIVE (RESIDENTIAL SUBCOLLECTOR)

ENMORE ST.

S80°27'01"E 597.57'

N32°34'13"W 1656.45'

S07°04'16"E 813.74'

N62°35'45"W 458.84'

S37°25'45"W 344.12'

1656.77'

N87°26'25"W 239.12'

S01°40'20"W 277.03'

- o.k. to release with elevation certificate

REMOVED - SEE LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHED

O.K. to release with Bond of Clear

CONDITION - APPROVED 100%

3785.96 BASE FLOOD ELEVATIONS

NOTE:

THIS PORTION LIES WITHIN ZONE "A" AS DESIGNATED IN PANEL NO. 480212 0125 B. ZONE "A" INDICATES NO BASED FLOOD ELEVATIONS DETERMINED.

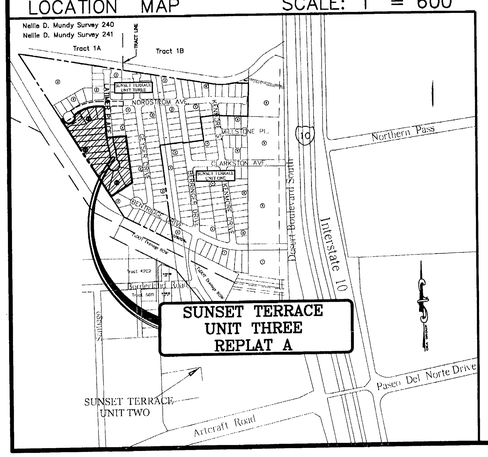
BENCHMARK:

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM). THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM).

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LOCATION MAP SCALE: 1" = 600'



STATE OF TEXAS
JORGE L. AZCARATE
85075
LICENSED PROFESSIONAL ENGINEER

ENGINEER

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

CONTACT: JORGE L. AZCARATE, P.E.

OWNER
TROPICANA DEVELOPMENT
4655 COHEN DRIVE
EL PASO, TEXAS 79924
VOICE (915) 821-3550
FAX (915) 821-3556
CONTACT: MR. R.L. BOWLING, III

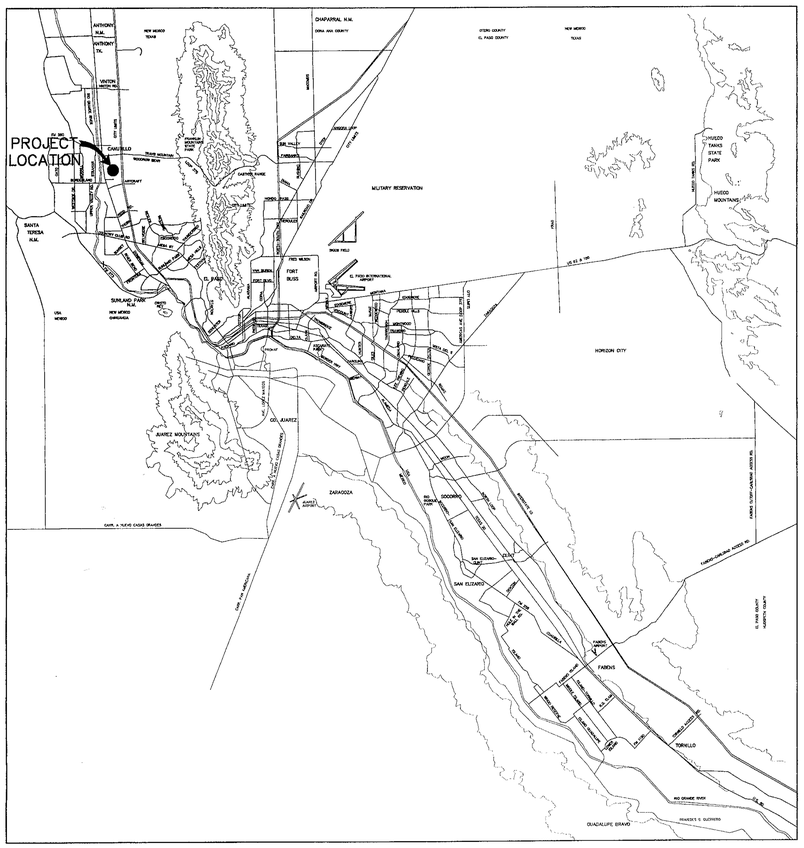
Cutts Land Surveying, Inc.
Professional Land Surveyors
1100 Montana Avenue, Suite 206
El Paso, Texas 79902 Ph. (915) 534-9391
Contact: Jerry Cutts, R.P.L.S. Fx. (915) 534-9394

DATE OF PREPARATION: JANUARY 2009

SUNSET TERRACE UNIT THREE

SUBDIVISION IMPROVEMENTS

A Portion of Tracts 1B and 1A, Nellie D. Mundy Survey 241, El Paso, El Paso County, Texas containing 23.90± Acres



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR,1	COVER SHEET, GENERAL INFORMATION
2	PLAT
3	GRADING PLAN
4	DRAINAGE PLAN
5,6	GRADING SECTIONS
7-13	STREET PLAN & PROFILES
14-16	STORM DRAIN PLAN & PROFILES
17	HIKE & BIKE PLAN
18-20	STANDARD DETAILS
21-23	DRAINAGE DETAILS
24	ILLUMINATION PLAN
25	POND DESIGN PLAN
26-28	STORM WATER POLLUTION PREVENTION PLANS

STATE OF TEXAS
JORGE L. AZCARATE
85075
LICENSED
PROFESSIONAL ENGINEER

5/1/08
JORGE L. AZCARATE, P.E. PROJECT MANAGER

cea GROUP
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

DEVELOPMENT SERVICES DEPARTMENT

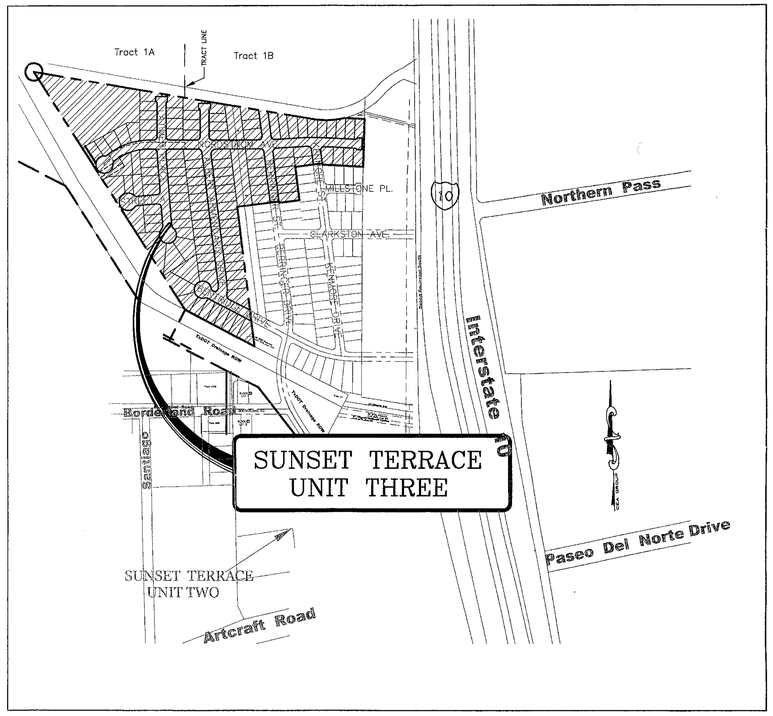
SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY

5/7/08
DATE



LOCATION MAP
APPROXIMATE SCALE: 1" = 600'

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TROPICANA DEVELOPMENT INC.	4655 COHEN DRIVE	EL PASO, 79924	(915) 821-3550	(915) 821-3556
ENGINEER:	CEA GROUP	4712 WOODROW BEAN STE. F	EL PASO, 79924	(915) 544-5232	(915) 544-5233
SURVEYOR:	CUTTS LAND SURVEYING, INC	1100 MONTANA AVE. SUITE 206	EL PASO, 79902	(915) 534-9391	(915) 534-9394

see Phasing Inserts on the Very Back of these plans.

SUNSET TERRACE UNIT THREE
COVER SHEET

DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
APRIL 2008	J.I.A.	J.I.A.	J.L.A.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

APRIL 2008

103106

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AUTOMOBILE AND PEDESTRIAN ACCESS TO THE USER AT ALL TIMES, INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS INCLUDES, BUT IS NOT LIMITED TO DRIVEWAYS, STREETS, PARKING, AND WALKWAYS. THIS REQUIREMENT SHALL BE FULFILLED AT NO EXTRA COST TO THE OWNER.
3. CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM – ONCE IN THE MORNING AND BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM HIS WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF HIS OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
7. ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
9. ALL ELEVATIONS ARE TO CITY OF EL PASO DATUM. SEE REFERENCED BENCHMARK ON THIS SHEET.
10. VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER.
11. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
12. THE LOCATION OF THE FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.
13. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

GRADING SPECIFICATIONS

1. CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION; COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY. REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY.
2. SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 3 INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP,GM, GC, SM, SP, SM, AND SC. OR UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER, GEO-TECH ENGINEER OR CITY ENGINEER.
3. UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS 12.
4. EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
5. GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE UPON WHICH THE FILL IS TO BE PLACED. THE SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST 6-INCHES, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
6. PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557.
7. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
8. QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TEST OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER IS REQUIRED DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

LEGEND

- SUBDIVISION BOUNDARY
- ROW LINE
- CURB LINE
- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCH LINE
- STORM SEWER LINE
- HIGH WATER MARK
- CURB AND GUTTER DROP INLET
- STORM SEWER MANHOLE
- 4000 — FINISHED GROUND CONTOUR ELEVATION (INDEX)
- FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
- 4000 — EXISTING GROUND CONTOUR ELEVATION (INDEX)
- EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- EXISTING RETAINING ROCKWALL
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- P P — EXISTING ELECTRICAL LINE
- X / X — STANDARD DETAIL/SECTION NUMBER / SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED

- 4000.00 — FINISHED SPOT ELEVATION
- FG. 56.00 — LOT FINISHED GROUND ELEVATION
- TC 4000.00 — TOP OF CURB ELEVATION
- TP 4000.00 — TOP OF PAVEMENT ELEVATION
- 1 (2) — SUBDIVISION LOT AND BLOCK NUMBER
- DRAINAGE FLOW
- STORM SEWER LINE FLOW
- HIGH POINT
- LOW POINT
- EXISTING HIGH POINT
- EXISTING LOW POINT
- HEADWALL WITH WINGWALLS
- DA-4 — DRAINAGE AREA
- 2:1 SLOPE — HORIZONTAL: VERTICAL SLOPE RATIO
- 3980 — APPROXIMATE BASE FLOOD ELEVATION (NATIONAL GEODETIC VERTICAL DATUM, NGVD). TO CONVERT TO CITY OF EL PASO DATUM FROM NGVD, SUBTRACT 8.462-FEET.
- APPROXIMATE AREA OF 100 YEAR FLOOD, AS PER FIRM PANEL NO. 480214-0016-C (FEBRUARY 5, 1986)
- WHEELCHAIR RAMP

ABBREVIATIONS

LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
STA	STATION
VCS	VERTICAL CURVE STATION
VCE	VERTICAL CURVE ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TYP	TYPICAL
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
AD	ALGEBRAIC DIFFERENCE
CR	CURVE RETURN
ROW	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FG	FINISH GRADE
FF	FINISH FLOOR
EG	EXISTING GRADE
MIN.	MINIMUM
RCP	REINFORCED CONCRETE PIPE
Q	QUANTITY
CAP	CAPACITY
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
CONC	CONCRETE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT
L	LENGTH
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
HGL	HYDRAULIC GRADE LINE
HWE	HIGH WATER ELEVATION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

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REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE AND MESA STREETS
ELEVATION = 3935.48 (CITY DATUM)
THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Cathner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office 915.544.3232 Fax 915.544.3233 www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER
5/15

SCALE	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

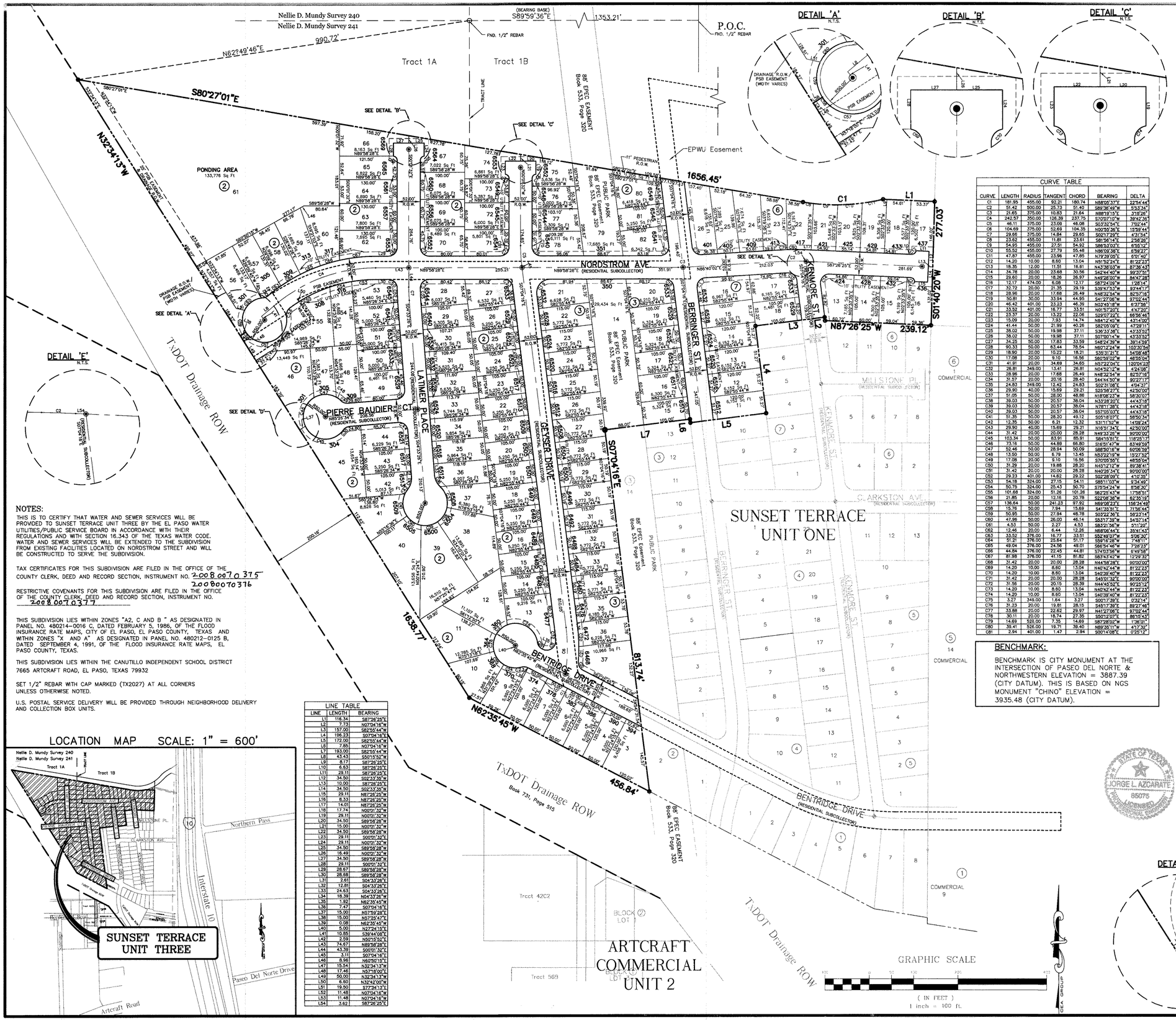
SHEET TITLE
GENERAL INFORMATION

SHEET NO.
1
OF 28

103106

SUNSET TERRACE UNIT THREE

A Portion of Tracts 1B and 1A,
Nellie D. Mundy Survey 241,
El Paso, El Paso County, Texas
containing 29.09± Acres



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	181.95	455.00	92.21	180.74	N88°05'37"E	22°54'44"
C2	51.42	500.00	25.73	51.40	S89°36'49"W	5°53'34"
C3	21.65	375.00	10.83	21.64	N88°18'15"E	3°18'29"
C4	242.57	350.00	128.39	237.75	S70°07'10"W	39°42'36"
C5	46.11	375.00	23.09	46.08	S01°26'34"E	7°02'44"
C6	104.69	375.00	52.69	104.35	N00°55'36"E	15°59'44"
C7	29.66	375.00	14.84	29.65	S02°17'29"E	4°31'54"
C8	23.62	455.00	11.81	23.61	S81°56'14"E	2°58'26"
C9	54.95	455.00	27.51	54.92	S86°53'03"E	6°55'12"
C10	55.52	455.00	27.79	55.48	N86°09'38"E	6°59'27"
C11	47.87	455.00	23.96	47.85	N77°39'05"E	6°01'44"
C12	14.20	10.00	8.60	13.04	N51°52'24"E	81°22'23"
C13	18.35	12.00	11.51	16.61	N43°38'03"W	87°36'43"
C14	34.78	20.00	23.68	30.56	S42°44'40"W	99°37'51"
C15	29.60	20.00	18.26	26.97	N49°28'00"W	84°47'28"
C16	12.17	474.00	6.08	12.17	S87°24'08"W	1°28'14"
C17	32.72	20.00	21.35	29.19	S39°47'53"W	93°44'17"
C18	28.98	20.00	17.68	26.49	N48°32'34"W	82°57'21"
C19	50.81	30.00	33.94	44.85	S41°27'06"W	97°02'44"
C20	46.42	491.00	23.23	46.39	N03°49'18"W	5°25'58"
C21	53.52	491.00	16.77	53.51	N01°57'20"E	6°14'29"
C22	23.37	20.00	13.22	22.06	S29°07'22"E	66°56'46"
C23	15.09	20.00	7.93	14.74	N84°42'45"W	43°14'00"
C24	41.44	50.00	21.99	40.26	S82°05'08"E	47°29'11"
C25	38.02	50.00	19.98	37.11	S36°33'36"E	43°33'50"
C26	38.02	50.00	19.98	37.11	S07°00'14"W	43°33'50"
C27	34.25	50.00	17.83	33.59	S48°24'39"W	39°14'59"
C28	90.33	50.00	63.44	78.54	N80°12'24"W	103°30'54"
C29	18.90	50.00	10.02	18.21	S30°31'21"E	54°58'46"
C30	17.08	20.00	9.10	16.56	S80°50'02"W	48°55'04"
C31	41.91	20.00	34.69	34.85	N57°22'04"E	120°04'23"
C32	26.81	491.00	13.41	26.81	N04°52'12"W	3°07'39"
C33	28.96	20.00	17.68	26.49	N48°32'34"W	82°57'16"
C34	31.57	20.00	20.16	28.50	S44°44'50"W	90°27'11"
C35	24.83	349.00	12.42	24.83	S02°31'08"E	4°04'33"
C36	28.90	40.00	15.69	29.21	S25°58'27"E	42°50'00"
C37	51.05	40.00	28.00	48.86	N18°08'22"E	58°30'01"
C38	39.03	50.00	20.57	38.04	N33°28'20"E	44°43'18"
C39	39.03	50.00	20.57	38.04	N72°11'38"E	44°43'18"
C40	39.03	50.00	20.57	38.04	S67°05'03"E	44°43'18"
C41	51.35	50.00	28.20	49.12	S05°18'07"E	58°50'34"
C42	12.35	50.00	6.21	12.32	S31°11'32"W	14°08'24"
C43	29.90	40.00	15.69	29.21	N16°51'34"E	42°50'00"
C44	31.42	20.00	20.00	28.28	N49°33'26"W	90°00'00"
C45	103.34	50.00	83.91	85.91	S84°15'51"E	118°22'12"
C46	73.16	50.00	44.89	66.80	S16°51'47"W	83°49'59"
C47	52.46	50.00	28.94	50.09	S62°50'18"W	60°06'56"
C48	13.50	50.00	6.79	13.45	N53°22'19"W	15°27'55"
C49	17.08	20.00	9.10	16.56	S70°05'58"E	48°55'04"
C50	31.29	20.00	19.88	28.20	N63°12'12"W	89°36'41"
C51	31.42	20.00	20.00	28.28	N40°26'34"E	90°00'00"
C52	29.33	401.00	14.67	29.32	S02°28'09"E	4°10'30"
C53	54.18	324.00	27.15	54.11	S85°11'03"E	9°34'49"
C54	50.75	324.00	25.43	50.70	S73°54'24"W	8°58'30"
C55	101.68	324.00	51.26	101.26	S82°28'43"W	17°58'70"
C56	21.85	20.00	12.16	20.78	S22°08'38"W	62°35'19"
C57	136.64	50.00	241.23	97.92	N69°08'23"E	156°34'49"
C58	15.76	50.00	7.94	15.69	S41°30'31"E	71°56'44"
C59	50.95	50.00	27.94	48.78	S03°22'36"E	58°23'14"
C60	47.99	50.00	26.00	46.14	S53°27'36"W	54°57'14"
C61	4.53	50.00	2.27	4.53	S83°21'36"W	5°11'20"
C62	12.46	20.00	6.44	12.26	N88°06'44"E	35°41'43"
C63	33.52	376.00	16.77	33.51	S52°48'07"W	5°06'30"
C64	51.21	376.00	25.64	51.17	S59°16'28"W	7°48'11"
C65	49.04	376.00	24.56	49.01	S66°54'46"W	7°28'23"
C66	44.84	376.00	22.45	44.81	S74°03'36"W	6°49'58"
C67	81.98	376.00	41.15	81.82	S83°43'42"W	12°29'35"
C68	31.42	20.00	20.00	28.28	N44°56'28"E	90°00'00"
C69	14.20	10.00	8.60	13.04	N40°42'44"W	81°22'23"
C70	14.20	10.00	8.60	13.04	S40°39'40"W	81°22'23"
C71	31.42	20.00	20.00	28.28	S45°01'32"E	90°00'00"
C72	31.56	20.00	20.15	28.39	N44°45'52"E	90°25'14"
C73	14.20	10.00	8.60	13.04	N40°42'44"W	81°22'23"
C74	14.20	10.00	8.60	13.04	S40°39'40"W	81°22'23"
C75	3.27	349.00	1.64	3.27	S00°17'39"E	0°32'14"
C76	31.23	20.00	19.81	28.15	S45°17'39"E	89°27'46"
C77	33.88	20.00	22.62	29.97	N41°27'06"E	97°02'44"
C78	30.11	20.00	18.74	27.35	S50°12'07"E	86°16'43"
C79	14.69	528.00	7.35	14.69	S87°28'02"W	1°36'01"
C80	39.41	526.00	19.71	39.40	N89°35'11"W	4°17'32"
C81	2.94	401.00	1.47	2.94	S00°14'08"E	0°25'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	116.34	S87°26'25"E
L2	7.73	N07°04'16"W
L3	157.00	S82°55'44"W
L4	186.23	S07°04'16"E
L5	172.00	S82°55'44"W
L6	7.85	N07°04'16"W
L7	193.00	S82°55'44"W
L8	43.43	S50°15'52"W
L9	8.17	S87°26'25"E
L10	6.63	S87°26'25"E
L11	29.11	S87°26'25"E
L12	34.50	S02°33'35"W
L13	10.00	S87°26'25"E
L14	34.50	S02°33'35"W
L15	29.11	N87°26'25"W
L16	8.33	N87°26'25"W
L17	14.01	N87°26'25"W
L18	17.74	N00°01'32"W
L19	29.11	N00°01'32"W
L20	34.50	S89°58'28"W
L21	15.00	N00°01'32"W
L22	34.50	S89°58'28"W
L23	29.11	S00°01'32"E
L24	29.11	N00°01'32"W
L25	34.50	S89°58'28"W
L26	16.49	N00°01'32"W
L27	34.50	S89°58'28"W
L28	29.11	S00°01'32"E
L29	28.67	S89°58'28"W
L30	28.68	S89°58'28"W
L31	2.61	S04°33'26"E
L32	12.81	S04°33'26"E
L33	24.63	S04°33'26"E
L34	18.39	N04°33'26"W
L35	1.92	N62°35'45"W
L36	7.47	S07°04'16"E
L37	15.00	N57°59'28"E
L38	15.00	N57°59'47"E
L39	0.08	N62°35'45"W
L40	5.00	N27°24'15"E
L41	10.85	S39°44'08"E
L42	2.59	N50°15'52"E
L43	74.67	N89°58'28"E
L44	43.39	S00°01'32"E
L45	3.11	S07°04'16"E
L46	8.96	N60°50'15"E
L47	15.54	N32°34'13"W
L48	17.46	N57°18'00"E
L49	50.00	N32°34'13"W
L50	6.50	N32°42'00"W
L51	19.50	S77°34'13"E
L52	11.48	N07°04'16"W
L53	11.48	N07°04'16"W
L54	3.62	S87°26'25"E

NOTES:

THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SUNSET TERRACE UNIT THREE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON NORDSTROM STREET AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.

TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20080070375 20080070376

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20080070377

THIS SUBDIVISION LIES WITHIN ZONES "A2, C AND B " AS DESIGNATED IN PANEL NO. 480214-0016 C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND WITHIN ZONES "X AND A" AS DESIGNATED IN PANEL NO. 480212-0125 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS.

THIS SUBDIVISION LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT 7665 ARTCRAFT ROAD, EL PASO, TEXAS 79932

SET 1/2" REBAR WITH CAP MARKED (TX2027) AT ALL CORNERS UNLESS OTHERWISE NOTED.

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

LOCATION MAP SCALE: 1" = 600'

BENCHMARK:

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM). THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM).

DEDICATION

Tropicana Development Inc. the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the street, drives, ponding area, park, pedestrian right of way, drainage right of way, PSB and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, 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.

Witness my signature this 10th day of June 2008.

Robert L. Bowling, III.
Tropicana Development Inc.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared R. L. Bowling, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this 10th day of June 2008.

MARCELA FOURZAN
MY COMMISSION EXPIRES
October 7, 2010

Notary Public in and for El Paso County

My Commission Expires October 7, 2010

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 21st day of August 2008.

Chairman

Secretary

Approved for filing this 21 day of August, 2008.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29th day of August 2008, in File No. 20080070394 of the Plat Records.

County Clerk

Venessa Morales
by Deputy

Subdivision Improvement plans prepared by and under the supervision of CEA Group.

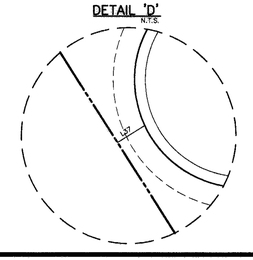
JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

6-18-08

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.

Jerry E. Cutts, R.P.L.S. Texas, No. 2027

DETAIL 'D' N.T.S.



ENGINEER
cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR
TROPICANA DEVELOPMENT
4655 COHEN DRIVE
EL PASO, TEXAS 79924
VOICE (915) 821-3550
FAX (915) 821-3556
CONTACT: MR. R.L. BOWLING, III

Cutts Land Surveying, Inc.
Professional Land Surveyors
1100 Montana Avenue, Suite 206
El Paso, Texas 79902
Contact: Jerry Cutts, R.P.L.S.
Ph. (915) 534-9391
Fx. (915) 534-9394

DATE OF PREPARATION: APRIL 2008

Sunset Terrace Unit Three

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF EL PASO, EL PASO COUNTY, TEXAS	Lots 3 through 12, and 56, Block 2, Sunset Terrace, Unit 3, as shown on the Plat, recorded as File No. 20080070374; and Lots 39 through 47 and 52, Block 2, Sunset Terrace, Unit 3, Replat A, as shown on the Plat, recorded as File No. 20090066241, both Plats filed in the Office of the County Clerk, El Paso County, Texas
	COMMUNITY NO.: 480214	
AFFECTED MAP PANEL	NUMBER: 4802120125B	
	DATE: 9/4/1991	

FLOODING SOURCE: FLOW PATH 38; RIO GRANDE RIVER

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 31.888, -106.588
SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS **DATUM: NAD 83**

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
6	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3815.0 feet	--	3824.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION
ANNEXATION
ZONE A
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
7	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3814.0 feet	--	3823.6 feet
10	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3808.0 feet	--	3825.0 feet
39	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3800.0 feet	--	3805.9 feet
40	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3800.0 feet	--	3806.4 feet
41	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3797.0 feet	--	3805.5 feet
42	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3795.2 feet	--	3805.2 feet
43	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3795.2 feet	--	3804.6 feet
44	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3793.0 feet	--	3804.2 feet
45	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3792.0 feet	--	3805.5 feet
46	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3792.0 feet	--	3803.6 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
47	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3791.0 feet	--	3803.3 feet
52	2	Sunset Terrace, Unit 3, Replat A	--	Property	X (unshaded)	3794.2 feet	--	3800.6 feet
56	2	Sunset Terrace, Unit 3	--	Property	X (unshaded)	3794.2 feet	--	3801.0 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 14 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

ANNEXATION (This Additional Consideration applies to the preceding 14 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 14 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF EL PASO, EL PASO COUNTY, TEXAS	Lots 3 through 12, and 56, Block 2, Sunset Terrace, Unit 3, as shown on the Plat, recorded as File No. 20080070374; and Lots 39 through 47 and 52, Block 2, Sunset Terrace, Unit 3, Replat A, as shown on the Plat, recorded as File No. 20090066241, both Plats filed in the Office of the County Clerk, El Paso County, Texas
	COMMUNITY NO.: 480214	
AFFECTED MAP PANEL	NUMBER: 4802120125B	
	DATE: 9/4/1991	
FLOODING SOURCE: FLOW PATH 38; RIO GRANDE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 31.888, -106.588 SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
3	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3826.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED) ZONE A
PORTIONS REMAIN IN THE SFHA STUDY UNDERWAY
ANNEXATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
4	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3825.8 feet	--
5	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3817.0 feet	3525.1 feet	--
8	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3813.0 feet	3823.7 feet	--
9	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3810.0 feet	3824.7 feet	--
11	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3804.0 feet	3825.0 feet	--
12	2	Sunset Terrace, Unit 3	--	Structure	X (unshaded)	3804.0 feet	3825.0 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 7 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ANNEXATION (This Additional Consideration applies to the preceding 7 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

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Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 7 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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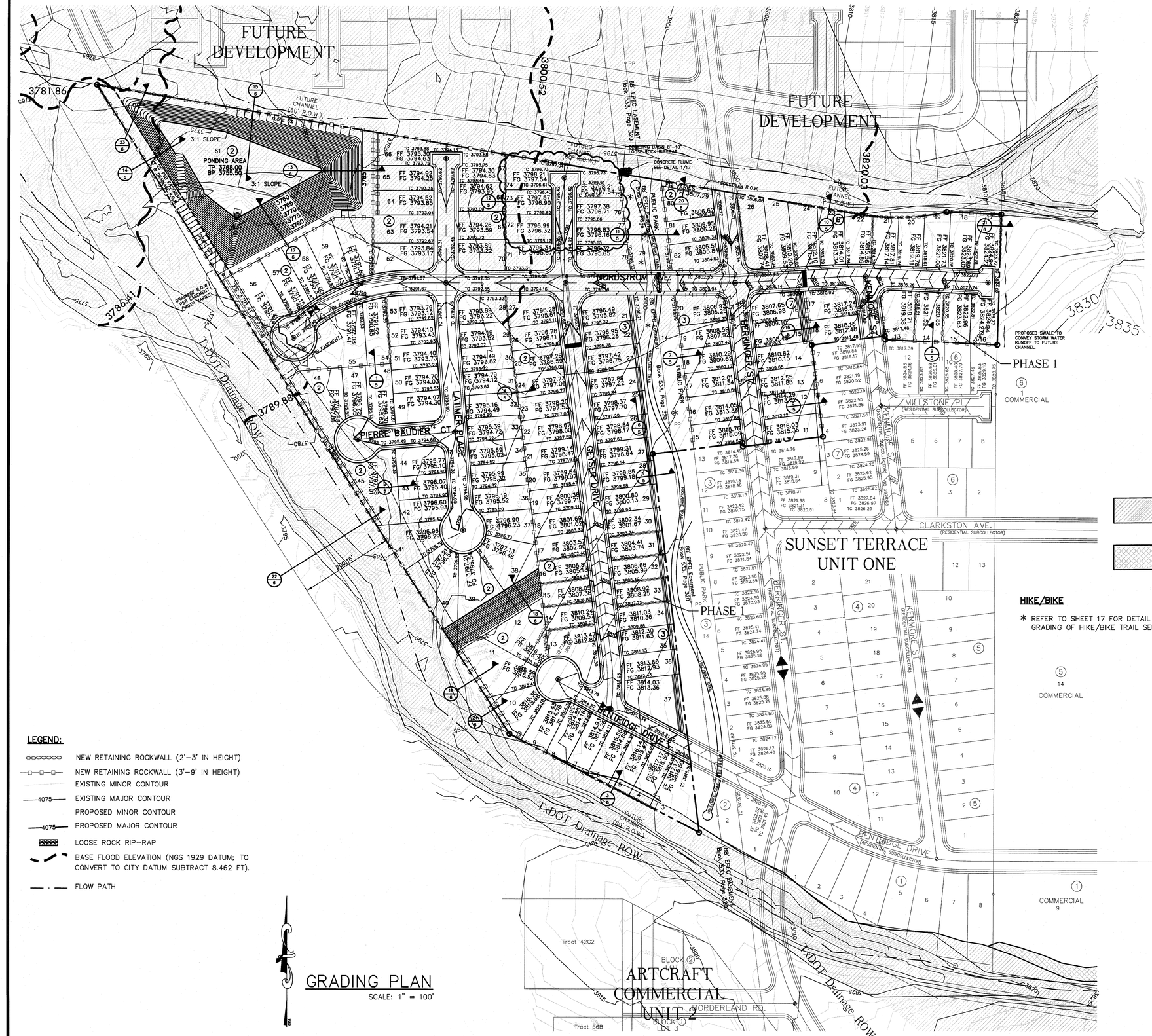
Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



LEGEND:

- NEW RETAINING ROCKWALL (2'–3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'–9' IN HEIGHT)
- EXISTING MINOR CONTOUR
- 4075 EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4075 PROPOSED MAJOR CONTOUR
- LOOSE ROCK RIP–RAP
- BASE FLOOD ELEVATION (NGS 1929 DATUM; TO CONVERT TO CITY DATUM SUBTRACT 8.462 FT).
- FLOW PATH

GRADING PLAN

SCALE: 1" = 100'

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543–5720
EL PASO ENERGY CORPORATION	(915) 496–5244
EL PASO WATER UTILITIES	(915) 594–5527
LOWER VALLEY WATER DISTRICT	(915) 791–4480
MCI SURVEILLANCE	(800) MCI–WORK
PARAGON CABLE	(915) 772–1123
TEXAS GAS CO.	(915) 544–6300
SOUTHWESTERN BELL TELEPHONE	(800) 828–5127
AT&T	(800) 852–3786
U.S. SPRINT TELECOMM	(800) 521–0579

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

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
8/11/11

NOTES:

1. RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2–FEET.
2. SLOPED AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
4. RETAINING WALL DESIGN REQUIRED AT THE TIME OF BUILDING PERMIT.
5. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
6. IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (NDBCU's, SIGNS, POLES, FIRE HYDRANTS, ETC.)
7. IMPROVEMENTS SHALL COMPLY WITH T.A.S.
8. MAINTENANCE OF BASINS, SLOPED AREAS, FENCING AND LOOSE ROCK RIP–RAP OUTSIDE SUBDIVISION BOUNDARIES SHALL BE THE RESPONSABILITY OF THE DEVELOPER UNTIL ADJACENT SUBDIVISIONS ARE FULLY DEVELOPED.
9. CONTRACTOR SHALL ONLY DISTURB THE ARE REQUIRED FOR THE PLACEMENT OF THE HIKE/BIKE TRAIL WITHIN THE DESIGNED AREA.
10. ELEVATION CERTIFICATES REQUIRED FOR LOTS IN FLOOD PLAIN PRIOR TO BUILDING PERMITS.

BENCHMARK

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

FLOOD ZONE:

THIS SUBDIVISION LIES WITHIN ZONES "A2, B AND C" AS DESIGNATED IN PANEL NO. 480214–0016C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND WITHIN ZONES "A AND X" AS DESIGNATED IN PANEL NO. 480212 0125B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS.

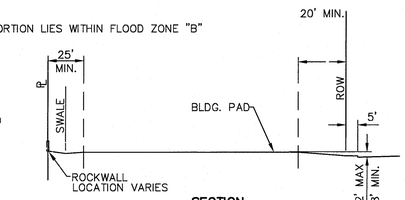
NOTE:

THIS PORTION LIES WITHIN ZONE "A2" AS DESIGNATED IN PANEL NO. 480214–0016C AND WITHIN ZONE "A" AS DESIGNATED IN PANEL NO. 480212 0125 B. ZONE A2 INDICATES BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE "A" INDICATES NO BASED FLOOD ELEVATIONS DETERMINED.

THIS PORTION LIES WITHIN FLOOD ZONE "B"

HIKE/BIKE

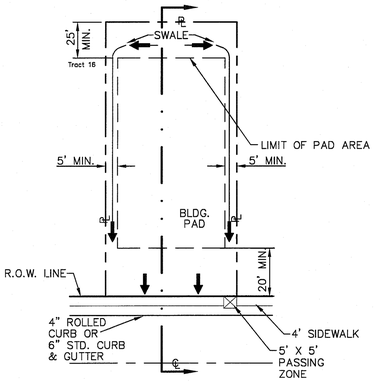
* REFER TO SHEET 17 FOR DETAIL LAYOUT AND GRADING OF HIKE/BIKE TRAIL SEE NOTE 9.



SECTION

NOTES:

1.– DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (EL PASO MUNICIPAL CODE 13.12.095) (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH BUILDING SERVICES)



PLAN

TYPICAL LOT PLAN

SCALE: 1"=30'

REFERENCES – BENCHMARKS

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DATE	REVISIONS	BY

cea group
engineers • architects • planners
Cashner Center @ Transmountain
6080 Surety Drive, Suite 101, El Paso, TX 79924
Office 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE 85075

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000–090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS
PHASE 2

SHEET TITLE

GRADING PLAN

SHEET NO.

3R

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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NOTES:

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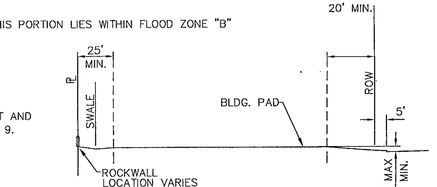
THIS PORTION LIES WITHIN FLOOD ZONE "B"

HIKE/BIKE

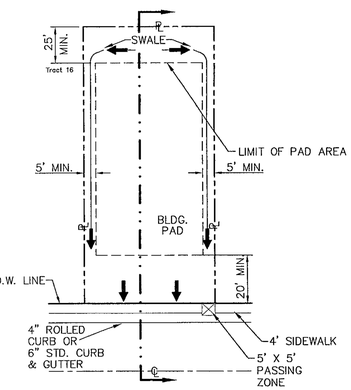
* REFER TO SHEET 17 FOR DETAIL LAYOUT AND GRADING OF HIKE/BIKE TRAIL SEE NOTE 9.



SECTION

NOTES:

1.- DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (EL PASO MUNICIPAL CODE 13.12.095) (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH BUILDING SERVICES)



PLAN

TYPICAL LOT PLAN
SCALE: 1"=30'

LEGEND:

- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- EXISTING MINOR CONTOUR
- 4075 EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4075 PROPOSED MAJOR CONTOUR
- LOOSE ROCK RIP-RAP
- BASE FLOOD ELEVATION (NGS 1929 DATUM; TO CONVERT TO CITY DATUM SUBTRACT 8.462 FT).
- FLOW PATH

GRADING PLAN
SCALE: 1" = 100'

FUTURE DEVELOPMENT
FUTURE CHANNEL (80' R.O.W.)
3:1 SLOPE
61 PONDING AREA TP 3788.00 BP 3755.50
FUTURE CHANNEL (80' R.O.W.)
86' EFEC EASEMENT Book 5331, Page 320
PUBLIC PARK
CONCRETE FLUME SEE DETAIL 1/17
EXISTING 8"-10" LOOSE ROCK RIP-RAP
PROPOSED SWALE TO CONVEY STORM WATER RUNOFF TO FUTURE CHANNEL.
NORDSTROM AVE.
KENMORE ST.
BERRINGER ST.
MILLSTONE PL.
(RESIDENTIAL SUBCOLLECTOR)
CLARKSTON AVE.
(RESIDENTIAL SUBCOLLECTOR)
SUNSET TERRACE UNIT ONE
PIERRE BAUDIER CT.
LATIMER PLACE
GEYSER DRIVE
BENTRIDGE DRIVE
(RESIDENTIAL SUBCOLLECTOR)
TXDOT Drainage ROW
ARTCRAFT COMMERCIAL UNIT 2
BORDERLAND RD.
Tract 42C2
Tract 56B
BLOCK 2 LOT 1
BLOCK 1 LOT 3
COMMERCIAL
COMMERCIAL
COMMERCIAL

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

caa group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office 915.544.5224 Fax 915.544.6233 www.caagroup.net

ENGINEER'S SEAL
JORGE L. ACEVEDO 85075 LICENSED PROFESSIONAL ENGINEER
9/11/08

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A

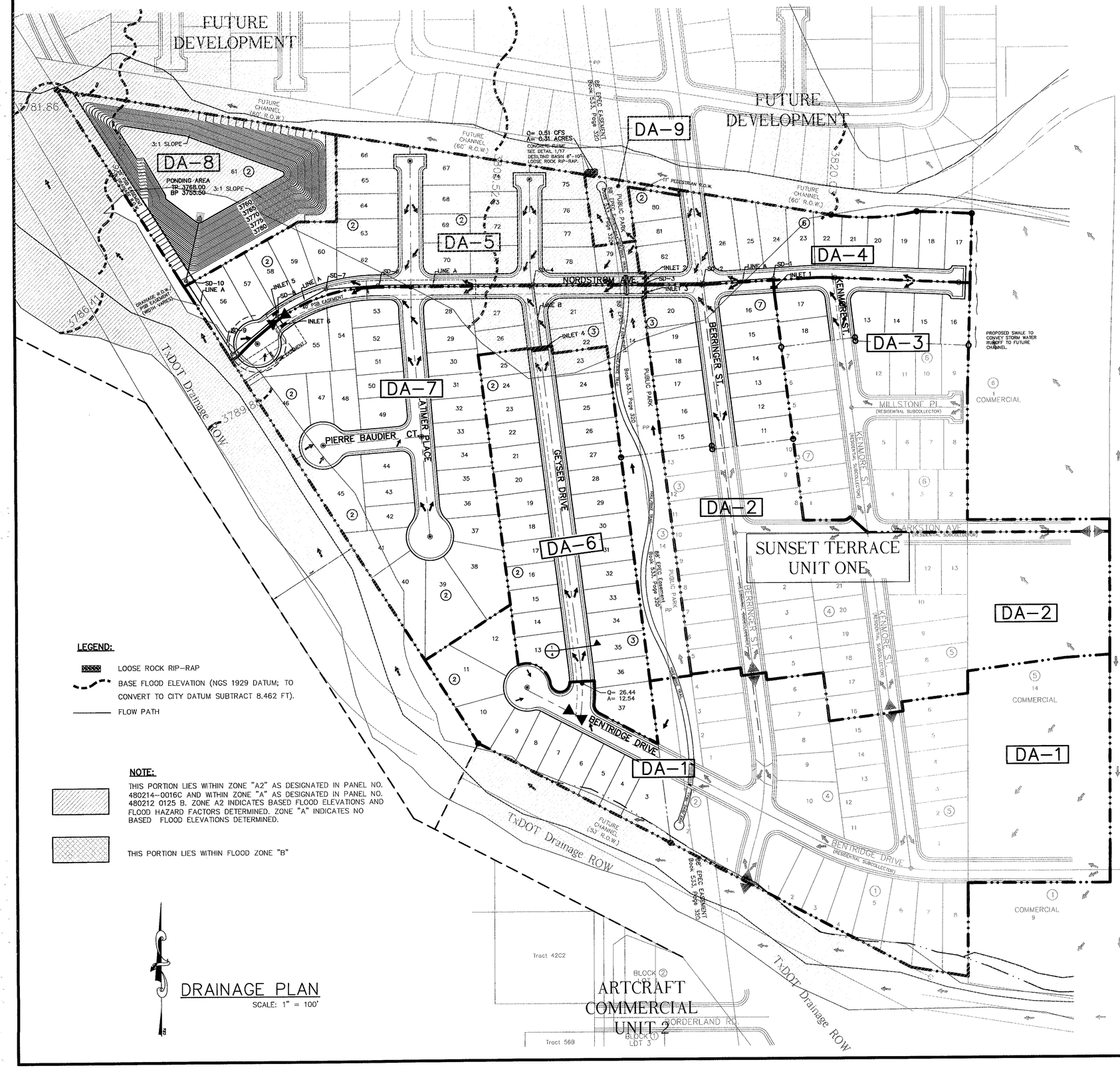
DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE
GRADING PLAN

SHEET NO.
3

OF 28



LEGEND:

- LOOSE ROCK RIP-RAP
- BASE FLOOD ELEVATION (NGS 1929 DATUM; TO CONVERT TO CITY DATUM SUBTRACT 8.462 FT).
- FLOW PATH

NOTE:

THIS PORTION LIES WITHIN ZONE "A2" AS DESIGNATED IN PANEL NO. 480214-0016C AND WITHIN ZONE "A" AS DESIGNATED IN PANEL NO. 480212 0125 B. ZONE A2 INDICATES BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE "A" INDICATES NO BASED FLOOD ELEVATIONS DETERMINED.

THIS PORTION LIES WITHIN FLOOD ZONE "B"

DRAINAGE PLAN

SCALE: 1" = 100'

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
PASEO DEL ESTE MUD NO. 1	(915) 852-3557
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

POND AREAS	
CONTOUR	ACCUMULATED VOLUME (AC-FT.)
3755.50	0.00
3756	0.399
3757	1.243
3758	2.151
3759	3.125
3760	4.166
3761	5.277
3762	6.458
3763	7.713
3764	9.043
3765	10.450
3766	11.936
3767	13.504
3768	15.154

POND CALCULATIONS

QT = (ARC)/12 SILT VOLUME = 0.618
QT = 10.258 0.012 AC-FT/AC
A = 51.460 12.822 + 0.618 = 13.440 AC-FT
R = 4"
C = 0.598 TOTAL req = 13.440 AC-FT
QT X 25% = 2.564
10.258 + 2.564 = 12.822

NEW RETENTION BASIN #1

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION	FREE BOARD (FT.)
1	13.440	15.154	102.71	3766.96 ±	3755.50	1.04±

HWSE = QT + 25% EMERGENCY + SILT VOLUME
HWSE = 10.258 + 2.564 + 0.618 = 13.440 AC-FT
CONTOUR 3767, ACCUMULATED VOLUME = 13.504 AC-FT
CONTOUR 3766, ACCUMULATED VOLUME = 11.936 AC-FT
HIGH WATER SURFACE ELEVATION = 3766.96

25 YEAR STORM CALCULATIONS FOR WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (I25) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q25 (CFS) (6)
DA-1	12.54	2.99	23.12	0.705	26.44
DA-2	9.92	3.19	20.47	0.708	22.40
DA-3	4.72	3.31	19.05	0.690	10.78
DA-4	2.61	3.74	14.92	0.671	6.55
DA-5	5.04	3.10	21.60	0.650	9.67
DA-6	4.63	2.93	24.00	0.65	8.81
DA-7	8.93	2.39	33.82	0.610	13.02
DA-8	3.07	4.43	10.00	0.33	4.53
DA-9	0.31	4.12	12.00	0.40	0.51

* Q25 IS BASED ON DEVELOPED RUNOFF
REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)

(1) WATERSHED AREA IDENTIFICATION
(2) AREA FROM DRAINAGE PLAN
(3) RAINFALL INTENSITY, 25 YEAR STORM => PLATE NO. 2-14
(4) TIME OF CONCENTRATION: TC= T (OVERLAND) + T (GUTTER)
(5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA = 0.60
PAVEMENT AREA = 0.90
(6) $Q_{25} = C \times A \times I_{25}$

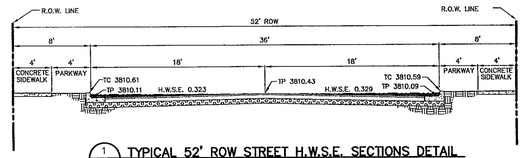
DROP INLETS

NO.	REQ. FLOW CAPACITY Q REQ (CFS)	AVAIL. FLOW CAPACITY Q AVAIL (CFS)	ADDITIONAL FLOW (CFS)	FLOW BYPASS (CFS)	# OF GRATES	TYPE OF INLET
1	10.78	19.63	0	0	2	I
2	6.55	19.63	0	0	2	I
3	22.40	29.69	0	0	3	I
4	35.24	110.60	0	0	12	2
5	9.67	19.63	0	0	2	I
6	13.02	19.63	0	0	2	I

MOMENTUM COMPUTATION

LOCATION @ INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.256	5.416	1.387
2	0.213	4.782	1.019
3	0.337	6.503	2.192
4	0.396	3.713	1.470
5	0.315	3.22	1.014
6	0.352	3.470	1.221

(1) LOCATION
(2) DEPTH
(3) VELOCITY
(4) PRODUCT NUMBER = DEPTH X VELOCITY



1/4 TYPICAL 52' ROW STREET H.W.S.E. SECTIONS DETAIL
SCALE: N.T.S.

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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ENGINEER'S SEAL
JOSEPH L. ACCARDO
85075
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
4/11/08

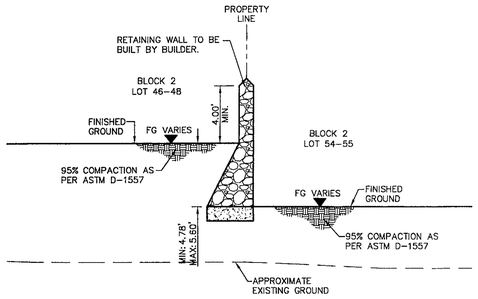
SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A

DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

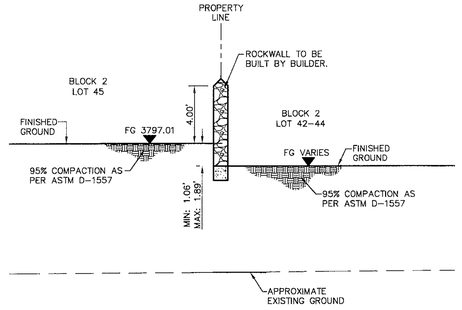
PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
DRAINAGE PLAN

SHEET NO.
4
OF 28



1/5 SECTION



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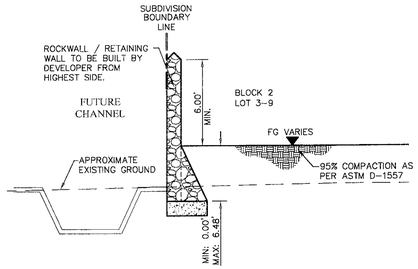
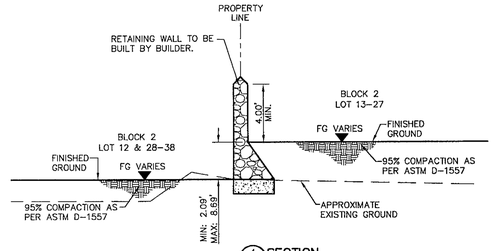


3/5 SECTION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING ! BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES



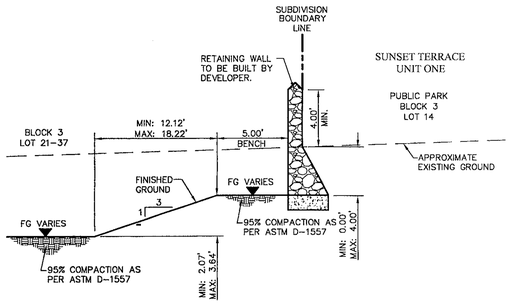
4/5 SECTION

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "DHNG" ELEVATION = 3936.46 (CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
4712 Transmountain Rd. Ste. F
El Paso, Texas 79924
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net



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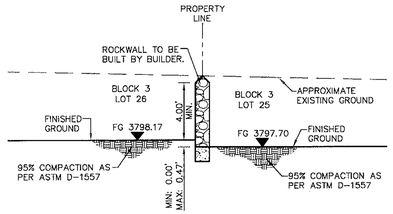
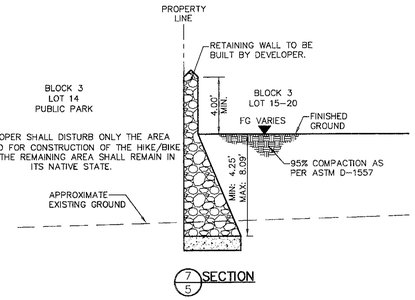
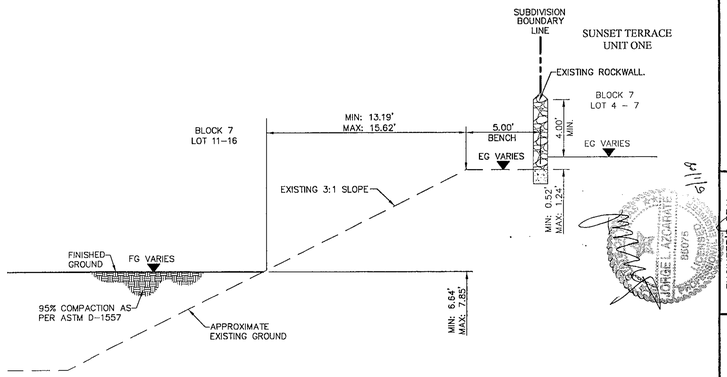


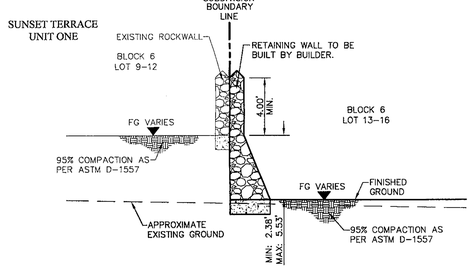
6/5 SECTION



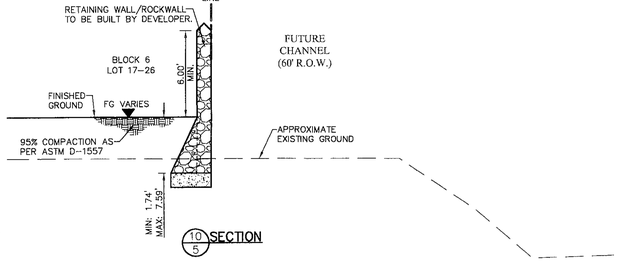
7/5 SECTION



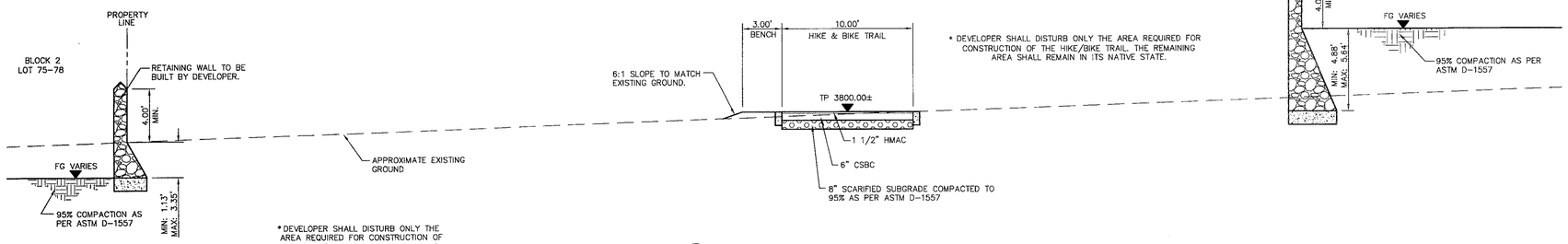
8/5 SECTION



9/5 SECTION

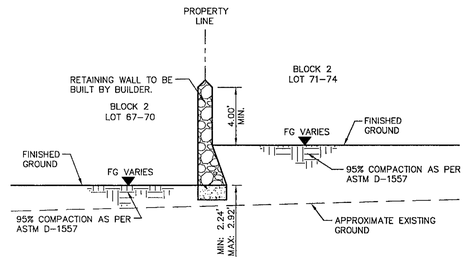


10/5 SECTION



* DEVELOPER SHALL DISTURB ONLY THE AREA REQUIRED FOR CONSTRUCTION OF THE HIKE/BIKE TRAIL. THE REMAINING AREA SHALL REMAIN IN ITS NATIVE STATE.

11/5 SECTION



12/5 SECTION

ENGINEER'S SEAL

JORGE L. AZCARATE 85075

SCALE
Horizontal: 1"=5'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090-LD

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

TYPICAL GRADING SECTIONS

(SHEET 1 OF 2)

SHEET NO.

5

OF 28

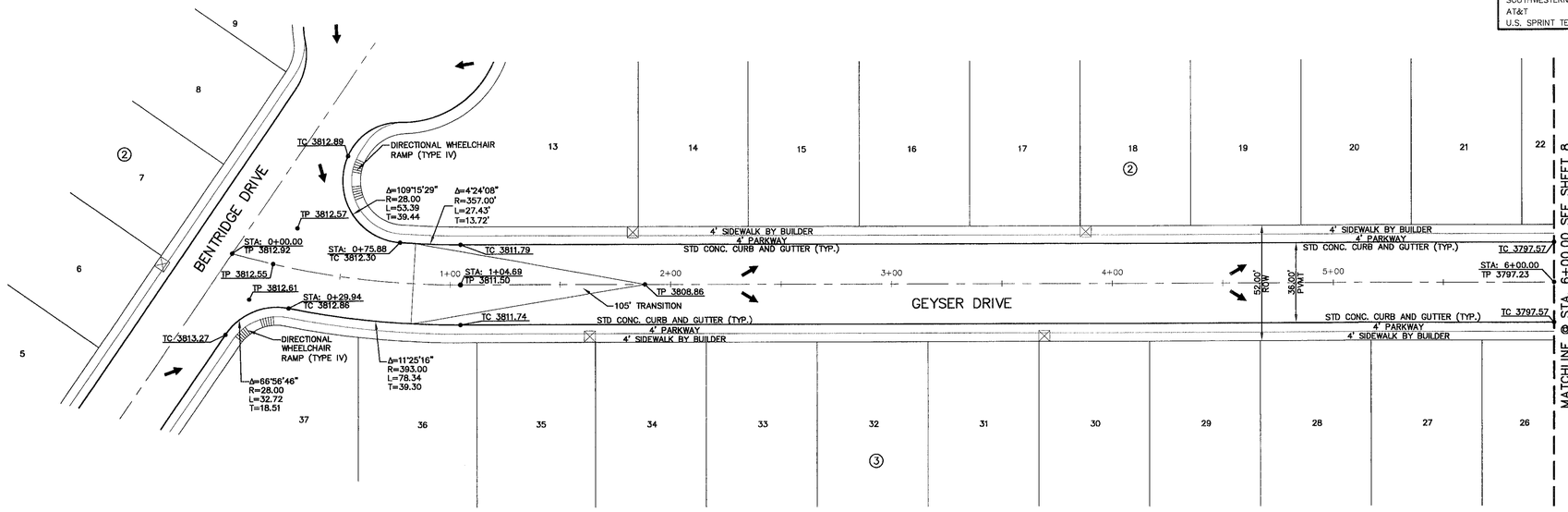
103106

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

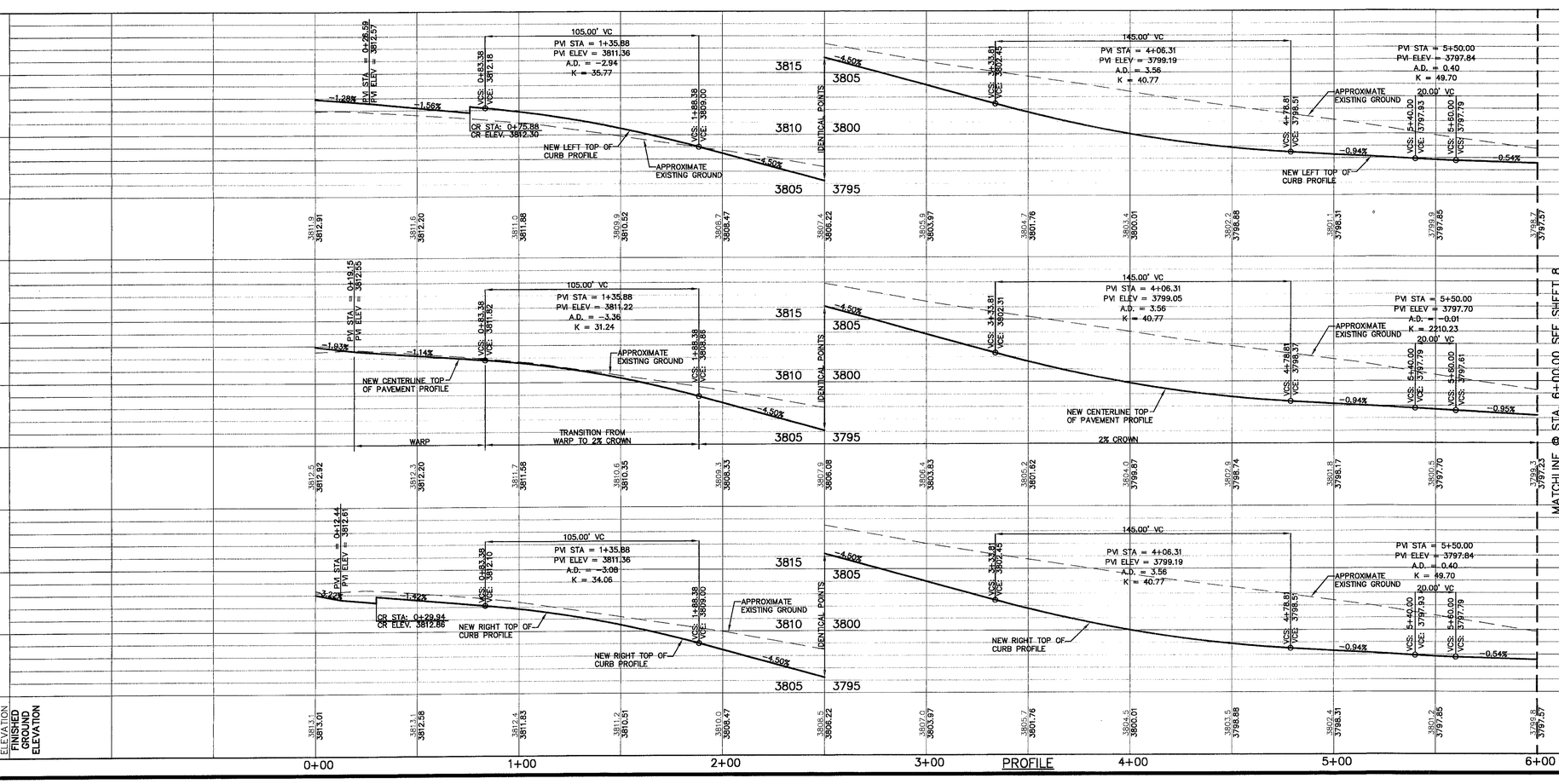
REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3837.38 (CITY DATUM) THIS BASIS OF ELEVATION IS MONUMENT "CHMO" ELEVATION = 3936.48 (CITY DATUM)

DATE	REVISIONS	BY



PLAN

LEGEND:
5' X 5' WHEELCHAIR PASSING



PROFILE

SCALE
Horizontal: 1" = 30'
Vertical: 1" = 3'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.I.A.
DRAWN BY: J.I.A.
CHKD. BY: J.I.A.
APPVD. BY: J.I.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
GEYSER DRIVE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 6+00.00

SHEET NO.
7
OF 28

ea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.3222 Fax: 915.544.3223 www.eagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
5/11/09

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING ! BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS

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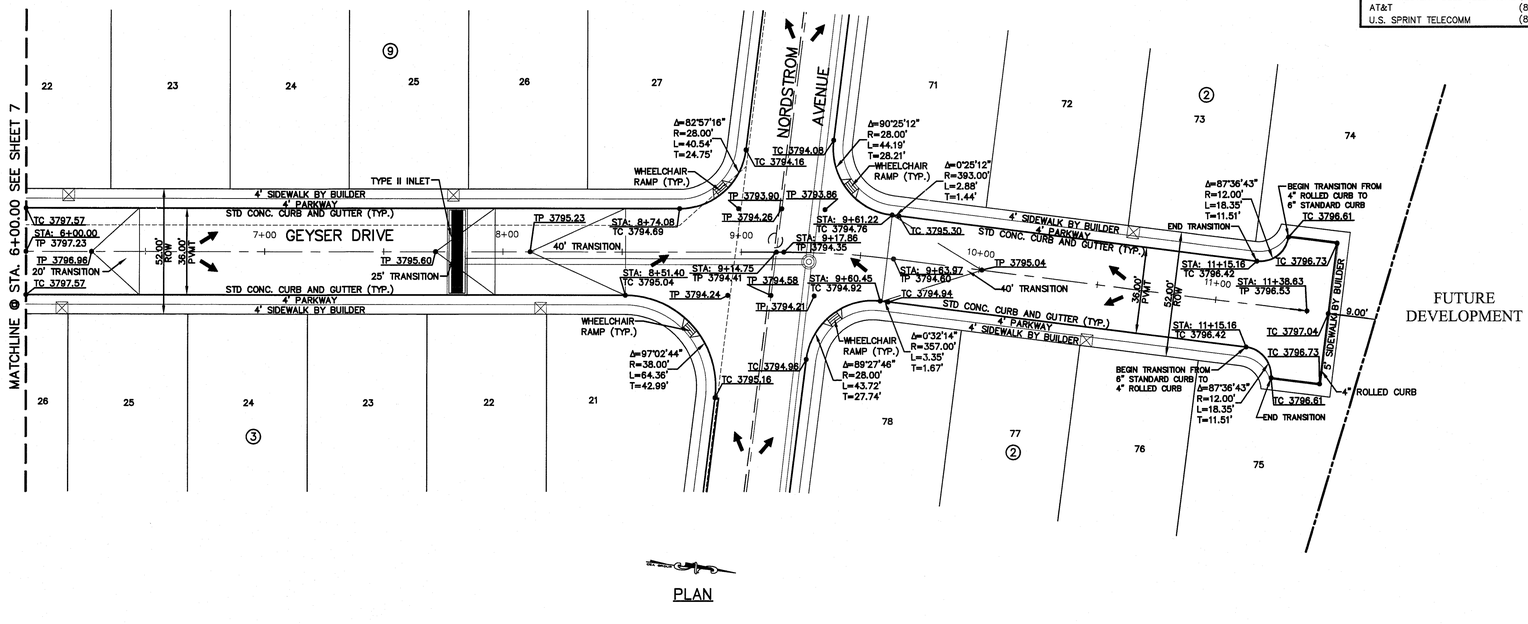
8/11/11

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3987.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

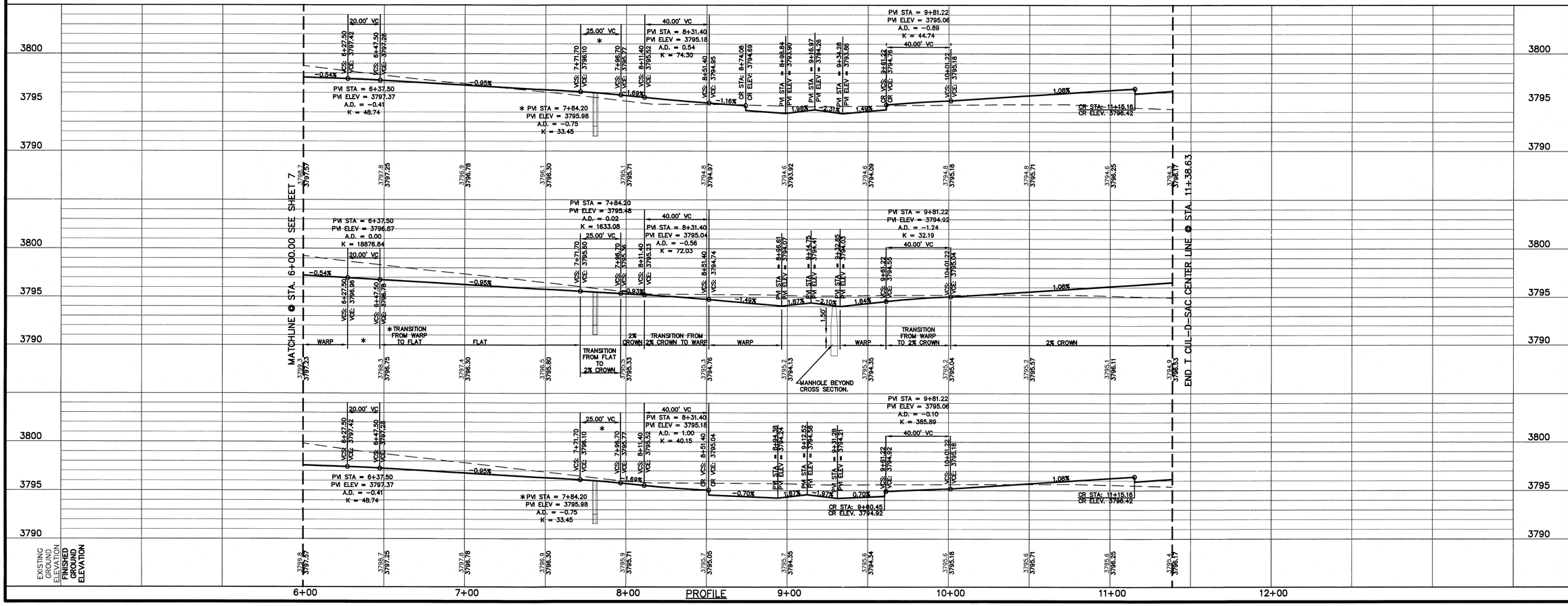
BY	REVISIONS	DATE



PLAN

LEGEND:

☒ 5' X 5' WHEELCHAIR PASSING



PROFILE

ENGINEER'S SEAL

JORGE L. AZCARATE
85075
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
TBPE Firm Reg. # 4354

SCALE	
Horizontal:	1"=30'
Vertical:	1"=5'
Contour Interval:	N/A.
DATE:	APRIL, 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS
PHASE 2

SHEET TITLE

GEYSER DRIVE
PLAN & PROFILE
FROM STA. 6+00.00
TO STA. 11+38.63

SHEET NO.

8R

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING ! BEFORE YOU DIG

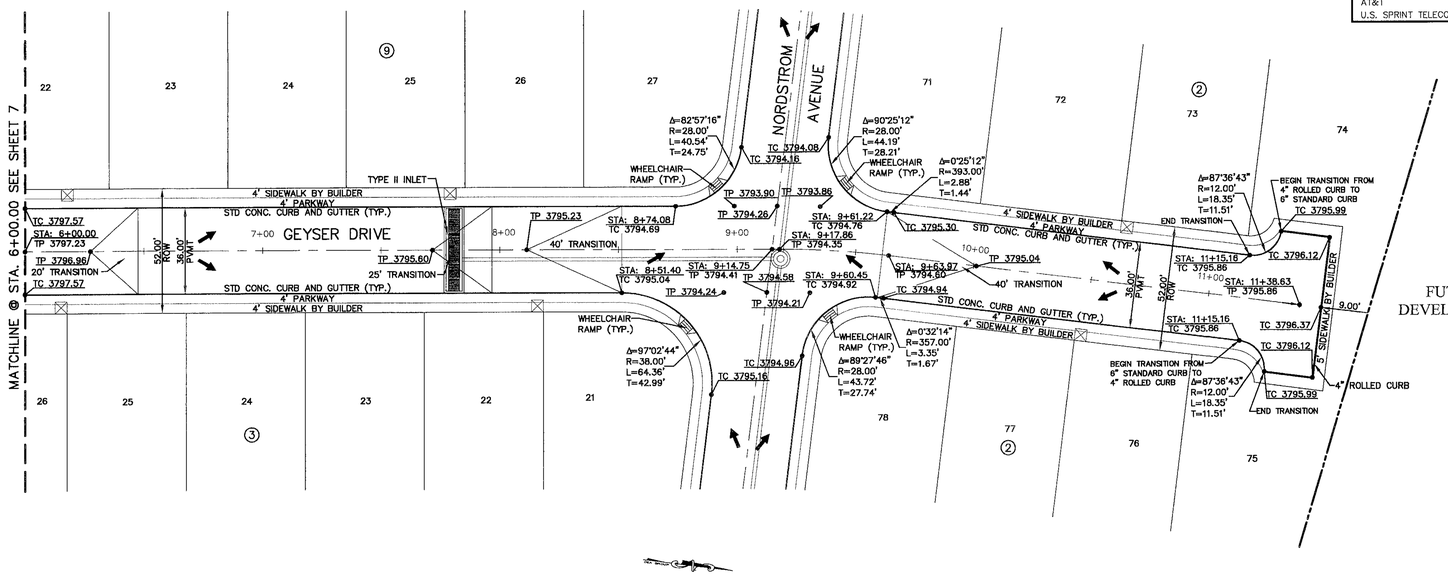
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3798.58 (CITY DATUM) MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.3232 Fax: 915.544.3233 www.ceagroup.net



PLAN

LEGEND:

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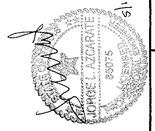
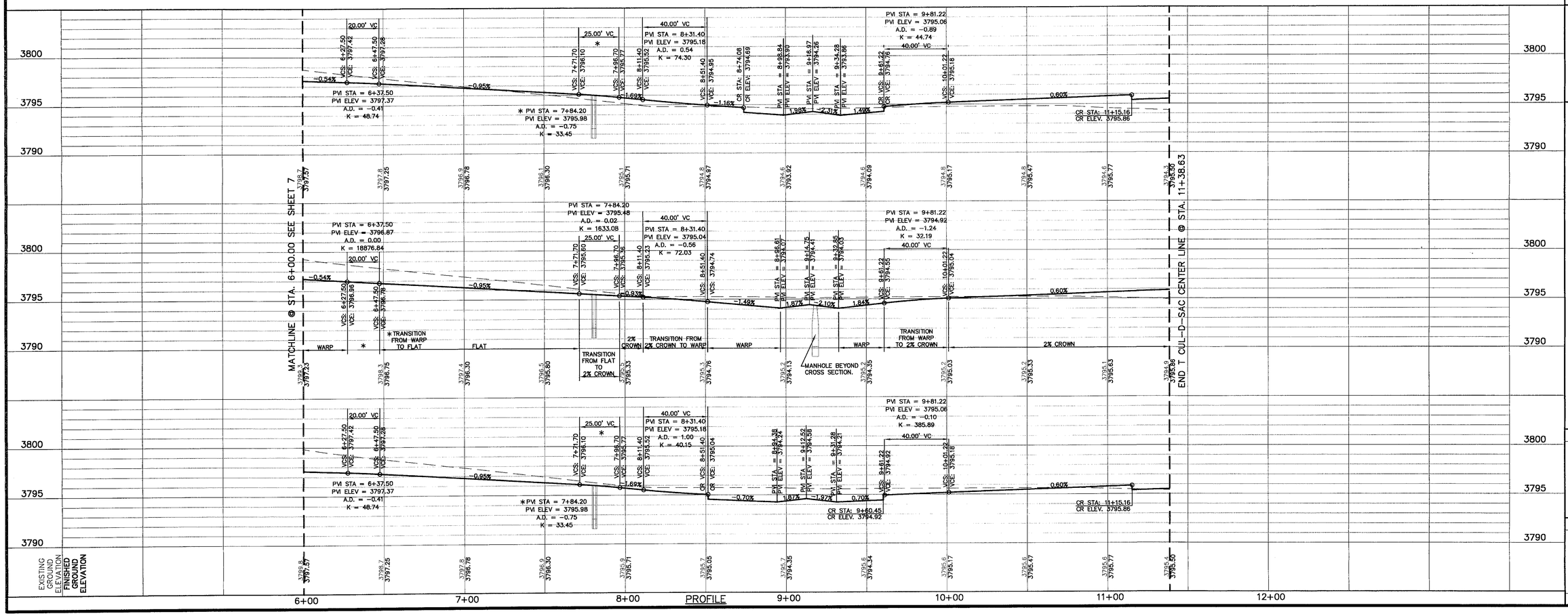


ENGINEER'S SEAL



SCALE	
Horizontal:	1" = 30'
Vertical:	1" = 5'
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.I.A.
DRAWN BY:	J.I.A.
CHKD. BY:	J.I.A.
APP'VD. BY:	J.I.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

GEYSER DRIVE PLAN & PROFILE FROM STA. 6+00.00 TO STA. 11+38.63

SHEET NO.

8

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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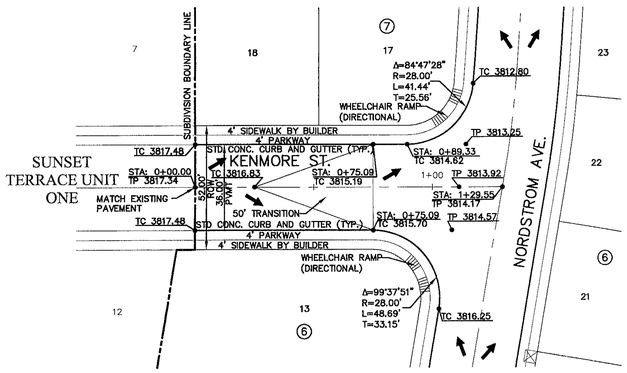
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

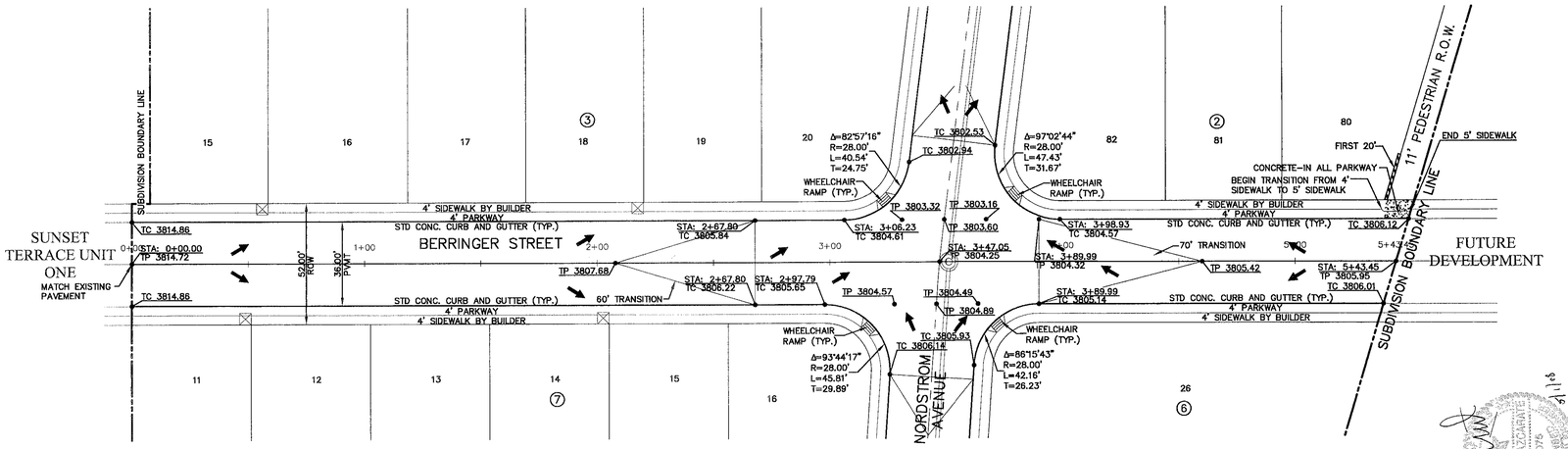
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3987.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

caa group
engineers • architects • planners
Cagnier Center @ Transmountain
4172 Woodrow Bean, Ste. F El Paso TX 79924
Office: 915.544.5222 Fax: 915.544.5233 www.caagroup.net



PLAN



PLAN

LEGEND:

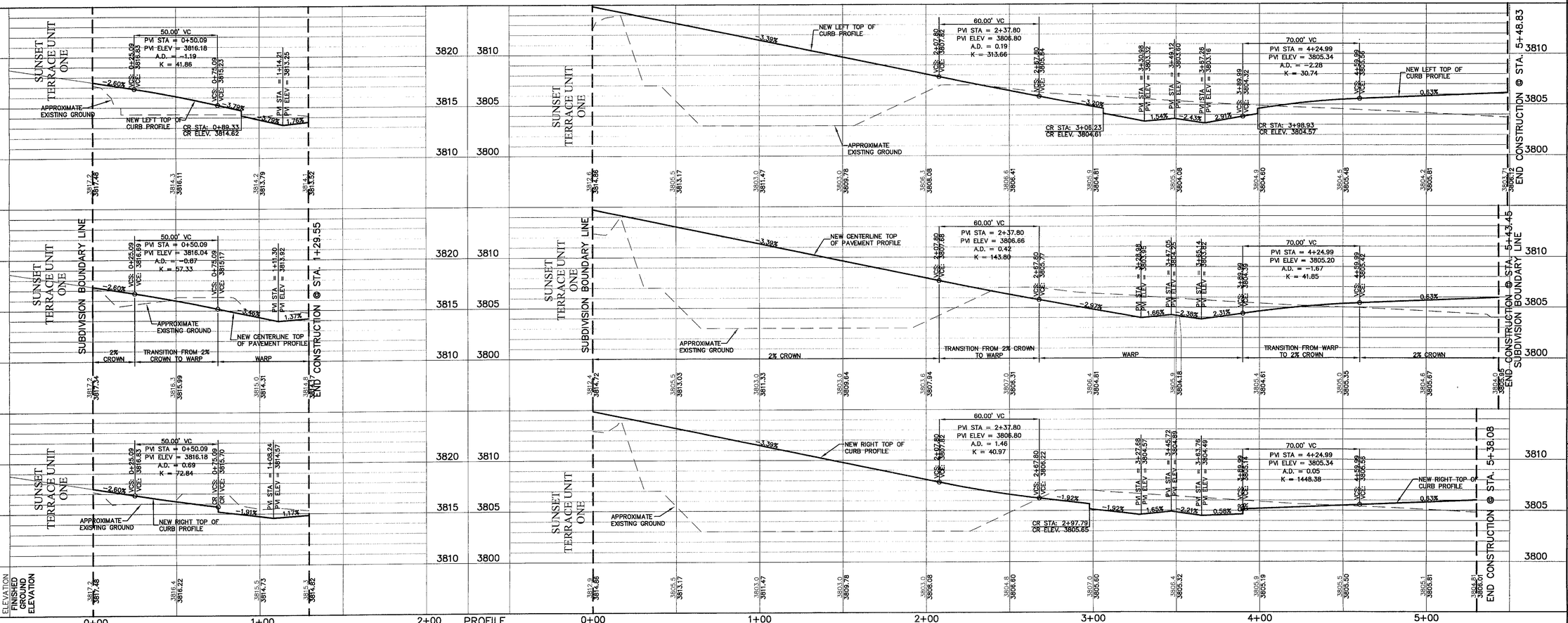
⊠ 5' X 5' WHEELCHAIR PASSING

ROCK/WROUGHT IRON COMBINATION FENCE

ENGINEER'S SEAL

JORGE L. AZCARATE 86075 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

9/11/08



PROFILE

SCALE
Horizontal: 1"=50'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

KENMORE STREET PLAN & PROFILE FROM STA. 0+00.00 TO STA. 1+29.55

BERRINGER STREET PLAN & PROFILE FROM STA. 0+00.00 TO STA. 5+43.46

SHEET NO.

9

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS

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REFERENCES – BENCHMARKS

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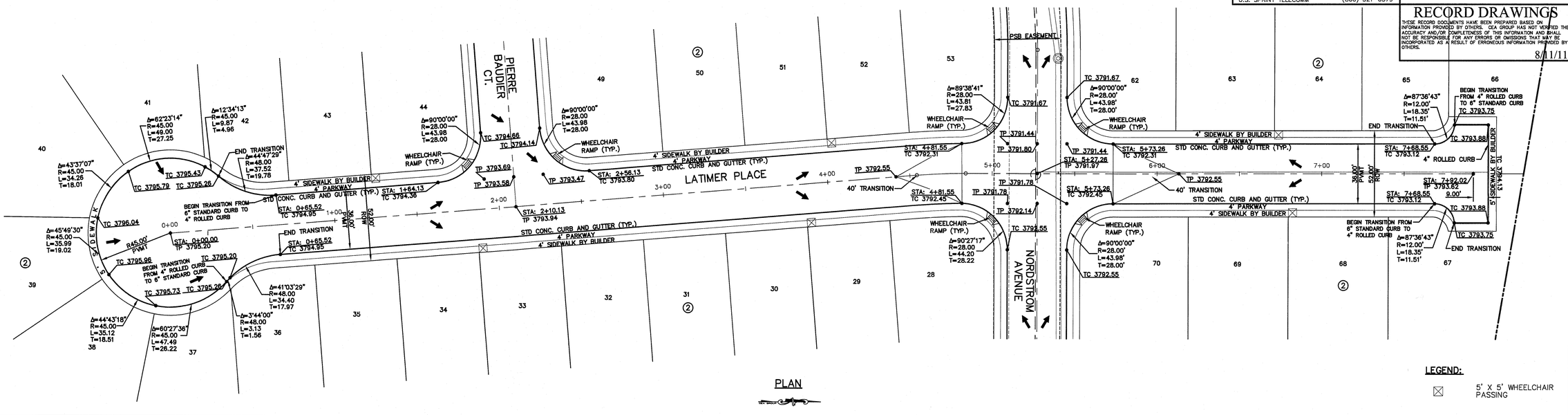
DATE	REVISIONS	BY



PLAN

PROFILE

LEGEND:

☒ 5' X 5' WHEELCHAIR PASSING

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean Ste. F El Paso, TX 79924
Office 915.544.5232 Fax 915.544.5233 www.ceagroup.net

SCALE	
Horizontal:	1" = 30'
Vertical:	1" = 5'
Contour interval:	N/A

DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS
PHASE 2

SHEET TITLE

LATIMER PLACE
PLAN & PROFILE
FROM STA. 0+00.00
TO STA. 7+92.02

SHEET NO.

10R

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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CALL
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES – BENCHMARKS

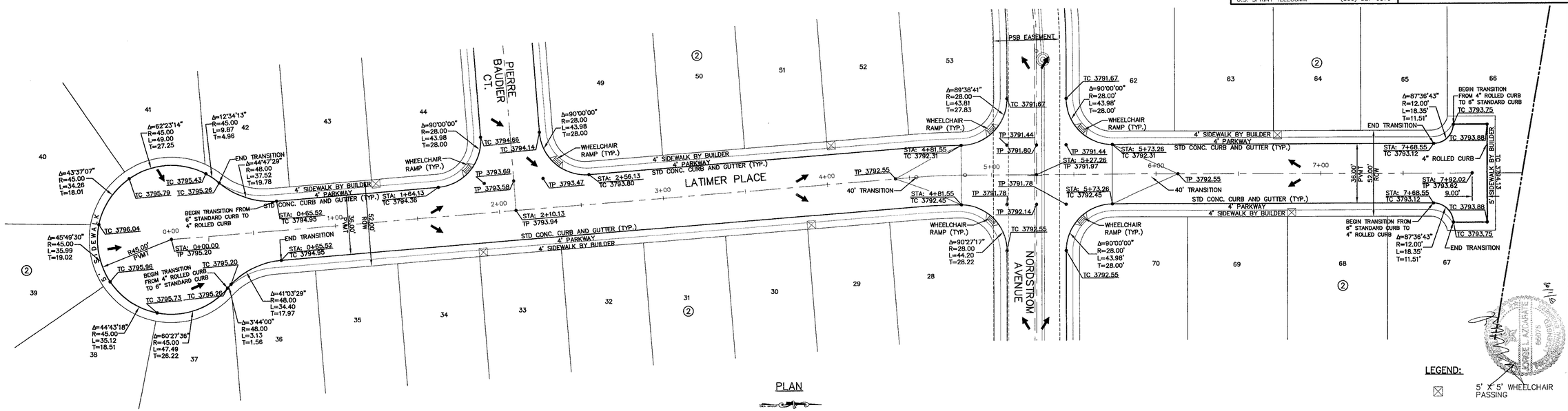
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3935.48 (CITY DATUM) CONVERSION TO NAVD 88 MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

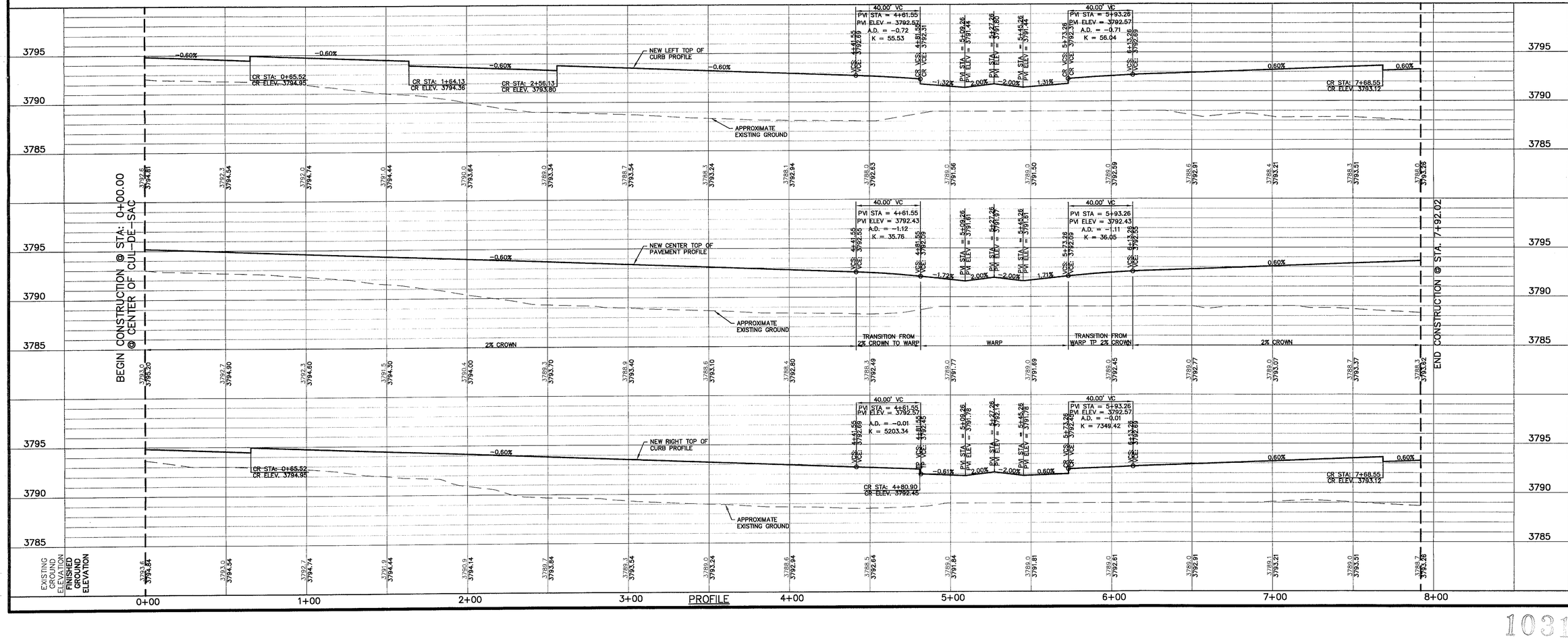
cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.3232 Fax: 915.544.3233 www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS



PLAN



PROFILE

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APP'VD. BY: J.L.A.
JOB No. 2006-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

LATIMER PLACE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 7+92.02

SHEET NO.

10

OF 28

103106

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
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PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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CALL
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

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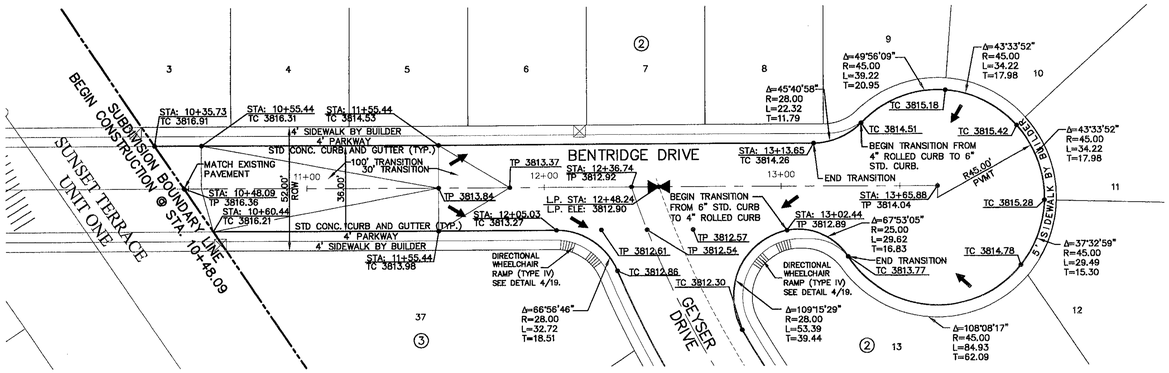
DATE	REVISIONS	BY



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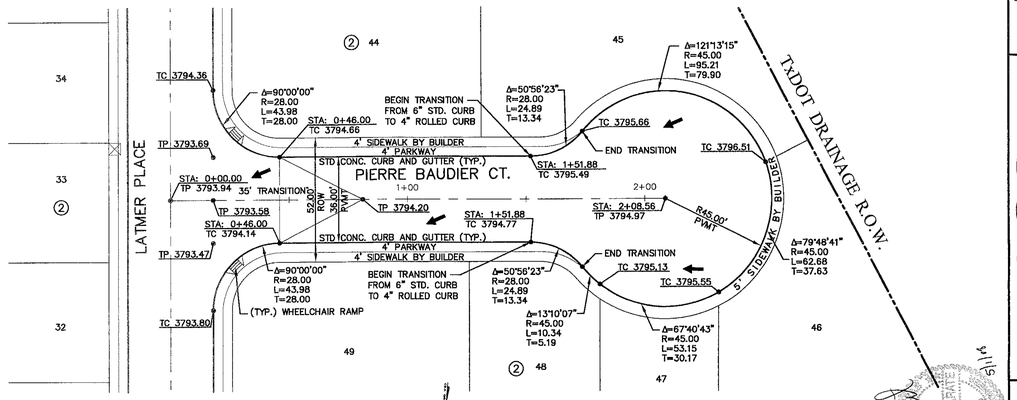
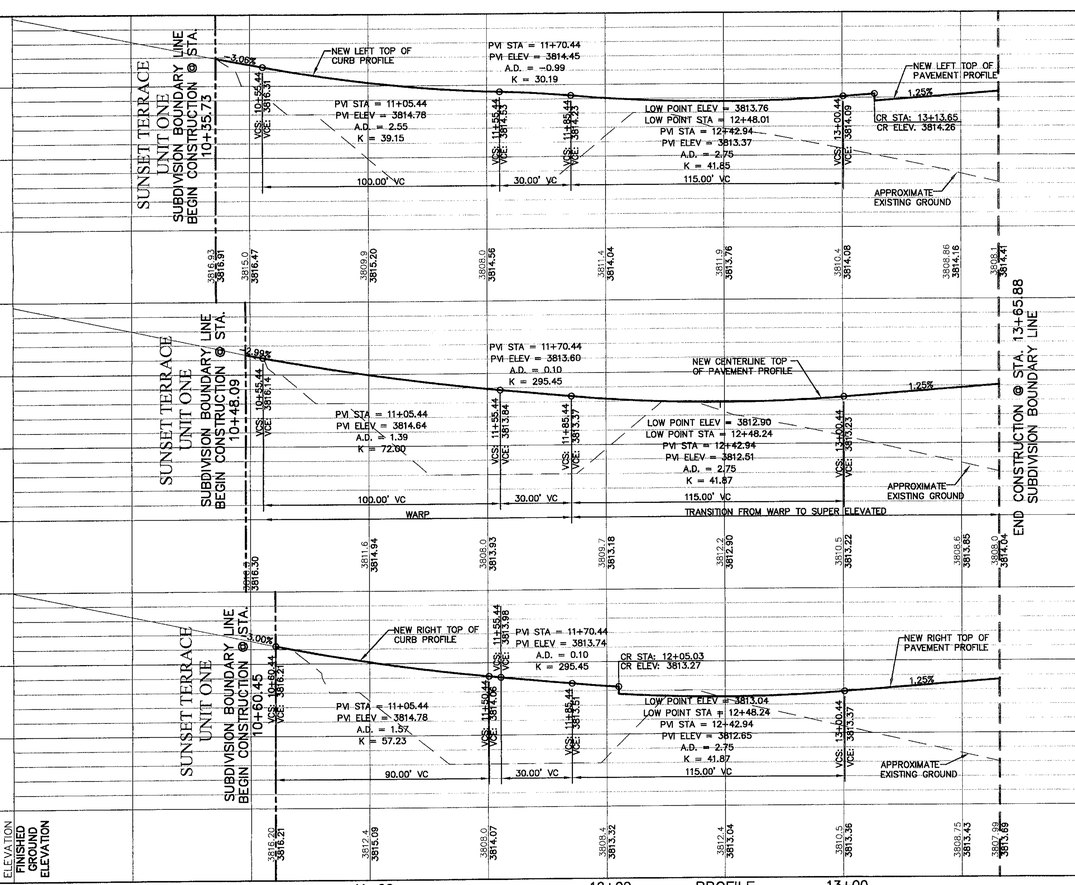


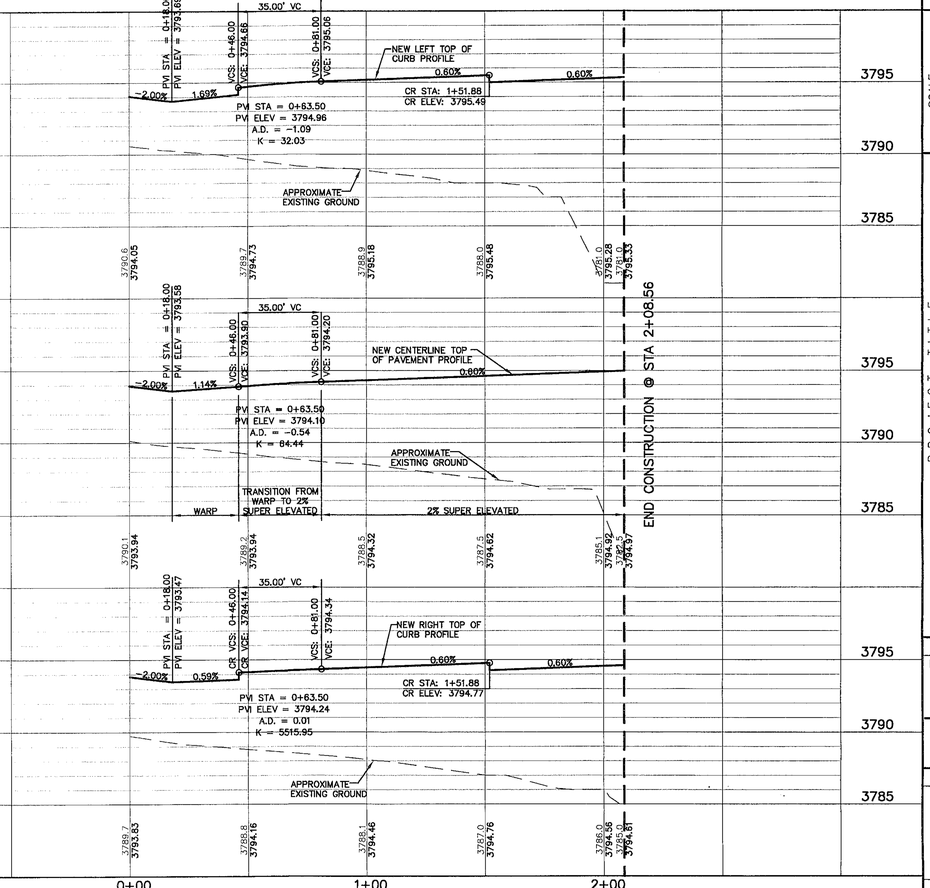
PLAN

LEGEND:

☒ 5' X 5' WHEELCHAIR PASSING



PROFILE



PROFILE

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER 5/11/15

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5223 Fax: 915.544.5233 www.ceagrp.net

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

BENTRIDGE DRIVE PLAN & PROFILE FROM STA. 10+48.09 TO STA. 13+65.88

PIERRE BAUDIER PLAN & PROFILE FROM STA. 0+00.00 TO STA. 2+08.56

SHEET NO.

11

OF 28

RECORD DRAWINGS

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UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
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AT&T	(800) 852-3786
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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Castner Center @ Transmountain
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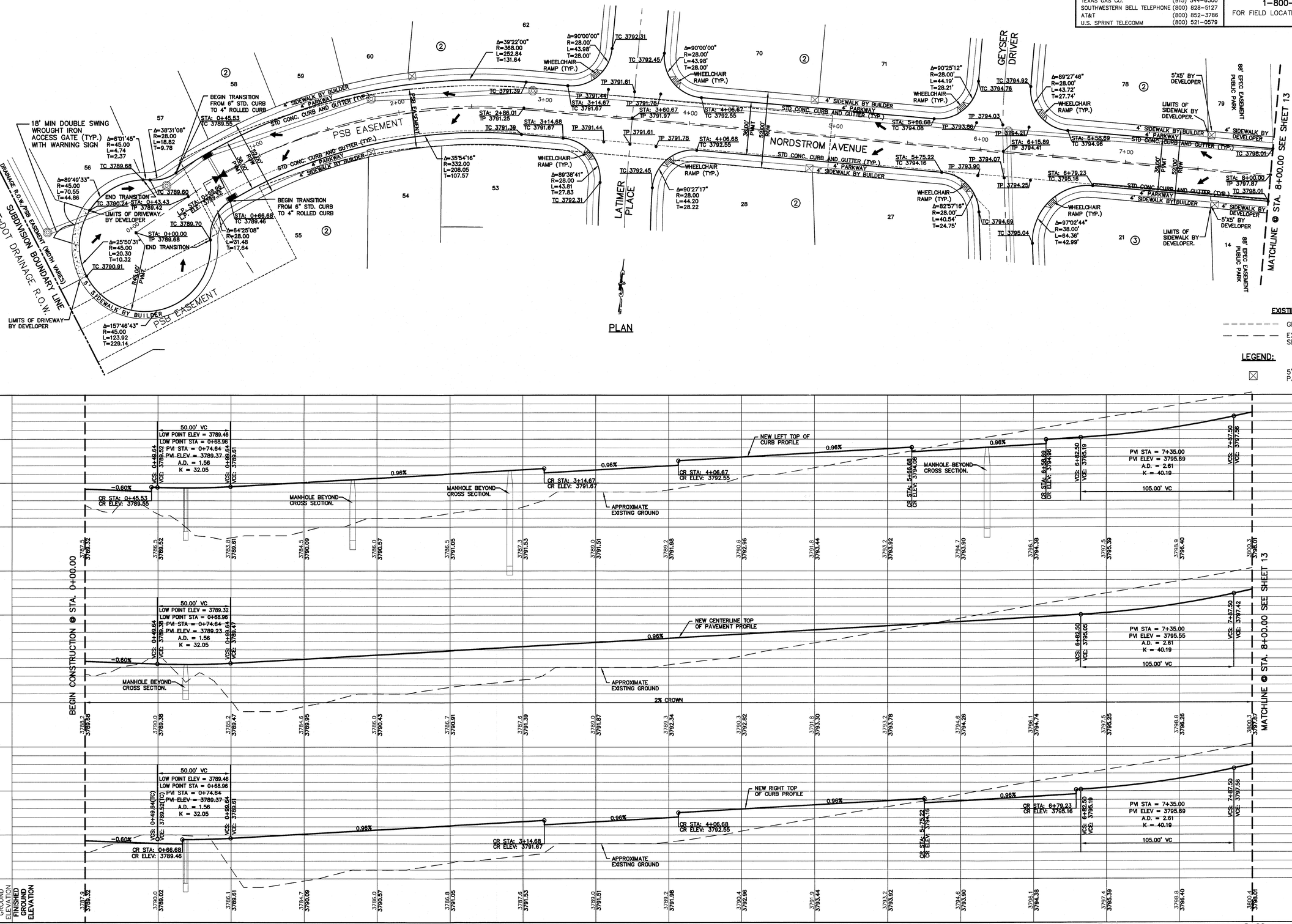
Office 915.544.5232 Fax 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE
85075
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS



PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS PHASE 2

SHEET TITLE

NORDSTROM AVENUE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+00.00

SHEET NO.

12R

OF 28

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.38 (CITY DATUM) THIS IS BASED ON A CITY MONUMENT WITH ELEVATION = 3355.48 (CITY DATUM)

DATE	REVISIONS	BY

cea group
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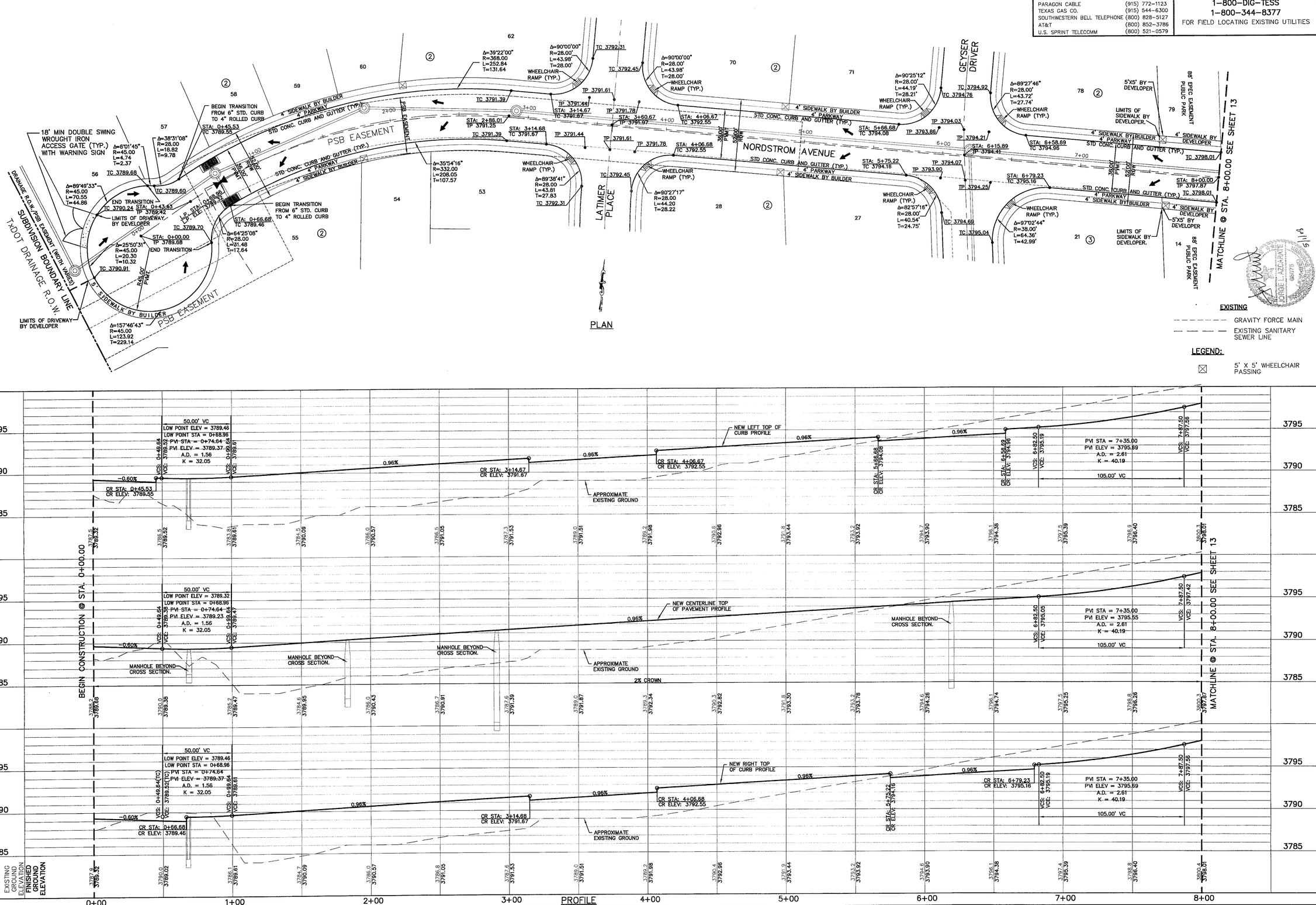
Casner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.3233 Fax: 915.544.3293 www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 — 9/11/08



SCALE	
Horizontal:	1"=30'
Vertical:	1"=5'
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

NORDSTROM AVENUE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+00.00

SHEET NO.

12

OF 28

RECORD DRAWINGS

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UTILITY LOCATOR SERVICES

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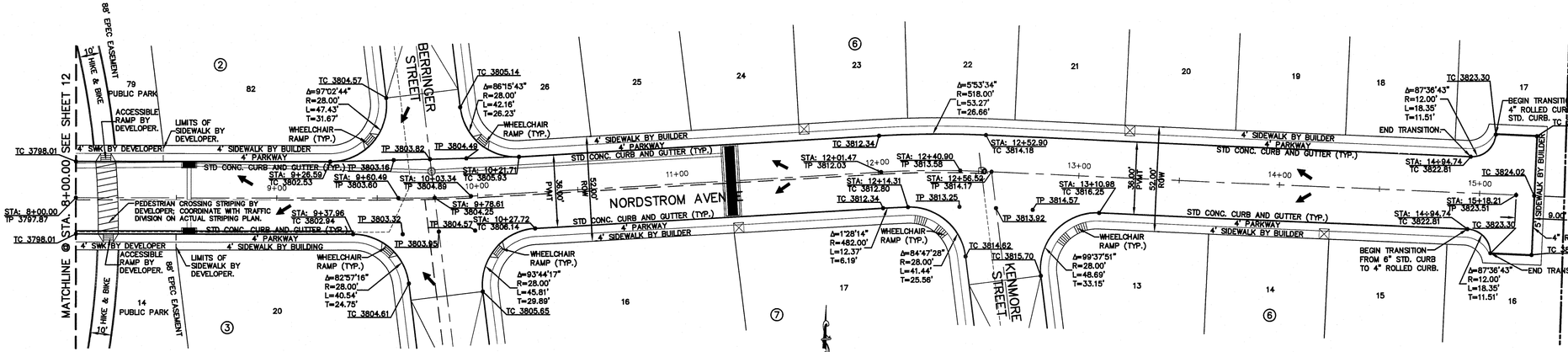
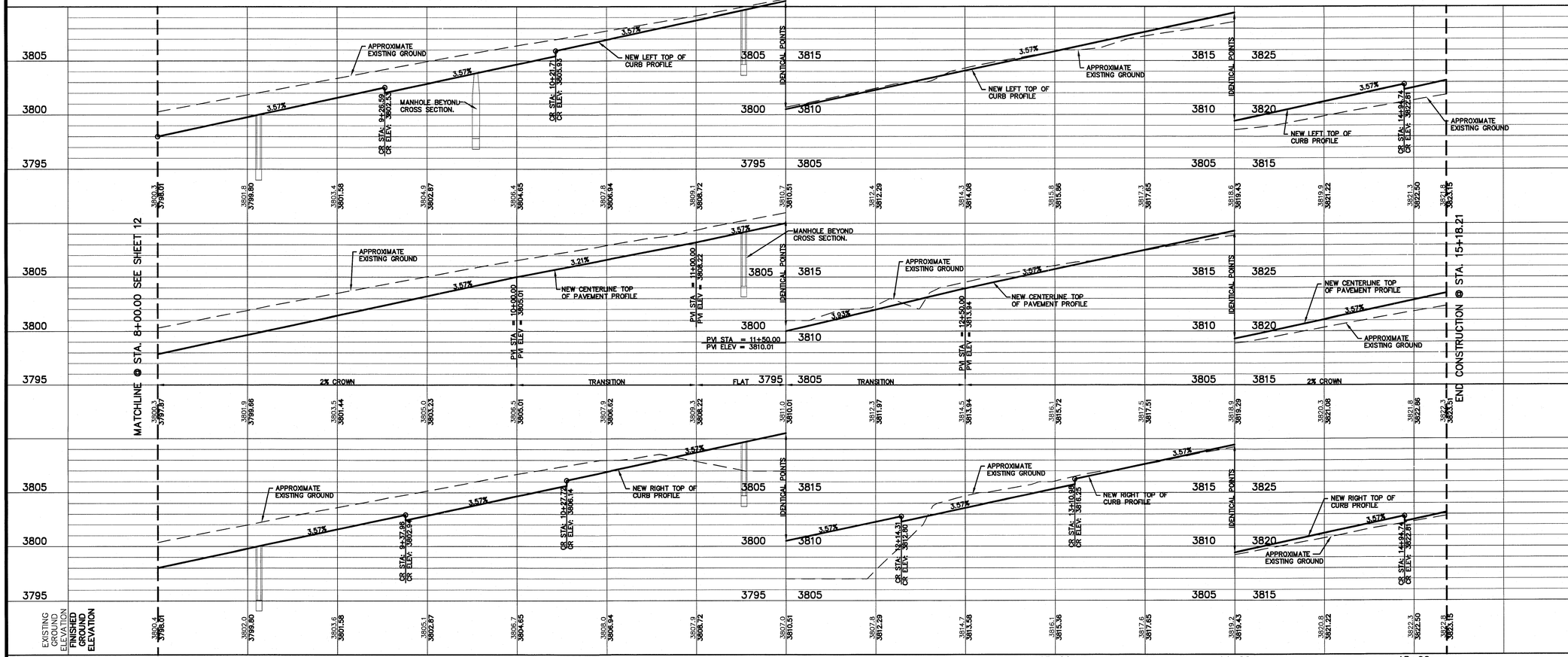
DATE	REVISIONS	BY



PLAN



PROFILE

ENGINEER'S SEAL
JESSE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 8/11/11

cea group
engineers + architects + planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
TBPE F-1704

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS
PHASE 2

SHEET TITLE
NORDSTROM AVE PLAN & PROFILE FROM STA. 8+00.00 TO STA. 15+18.21

SHEET NO.
13R

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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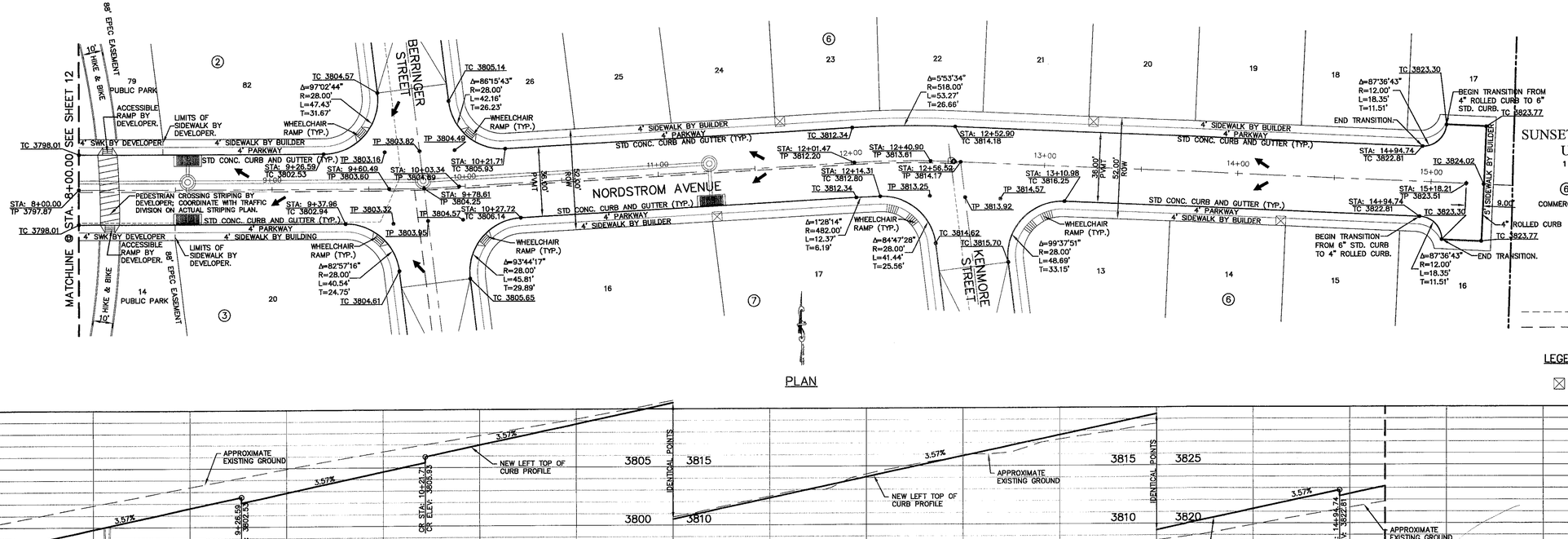
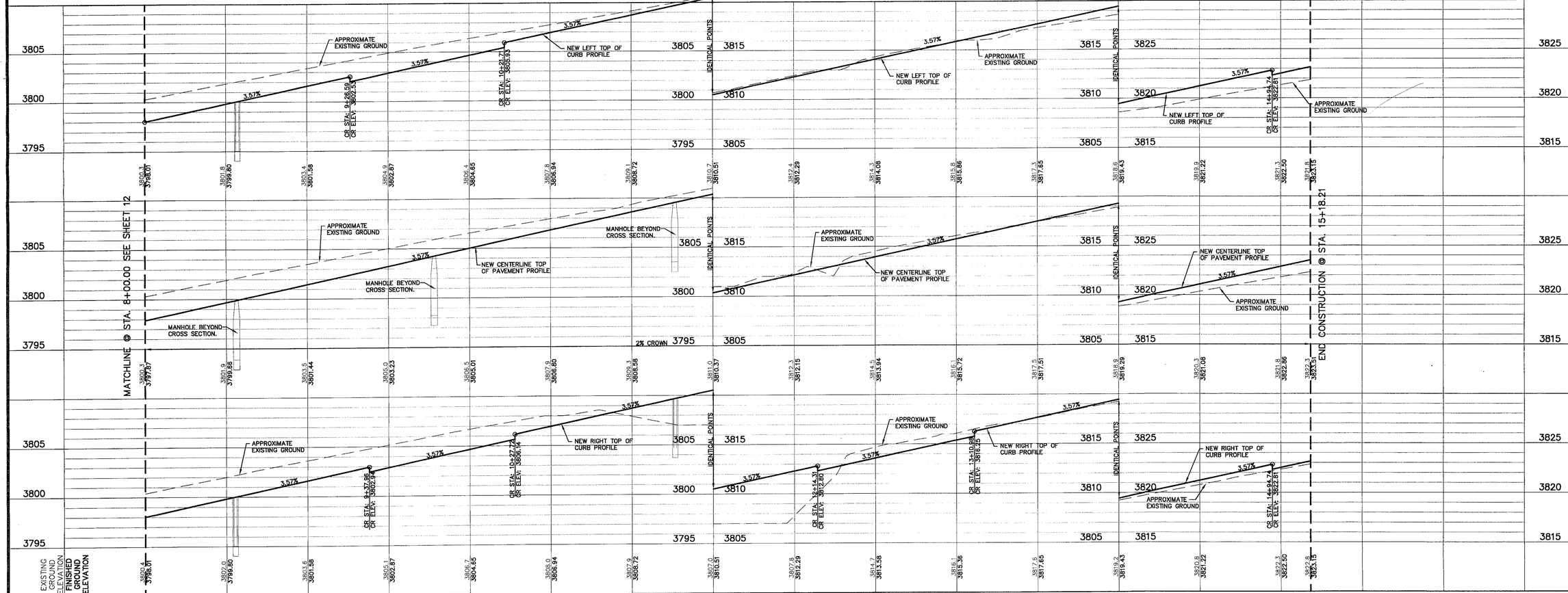
cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 — 3/31/08



PLAN



SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

NORDSTROM AVE PLAN & PROFILE FROM STA. 8+00.00 TO STA. 15+18.21

SHEET NO.

13

OF 28

100108

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. – SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

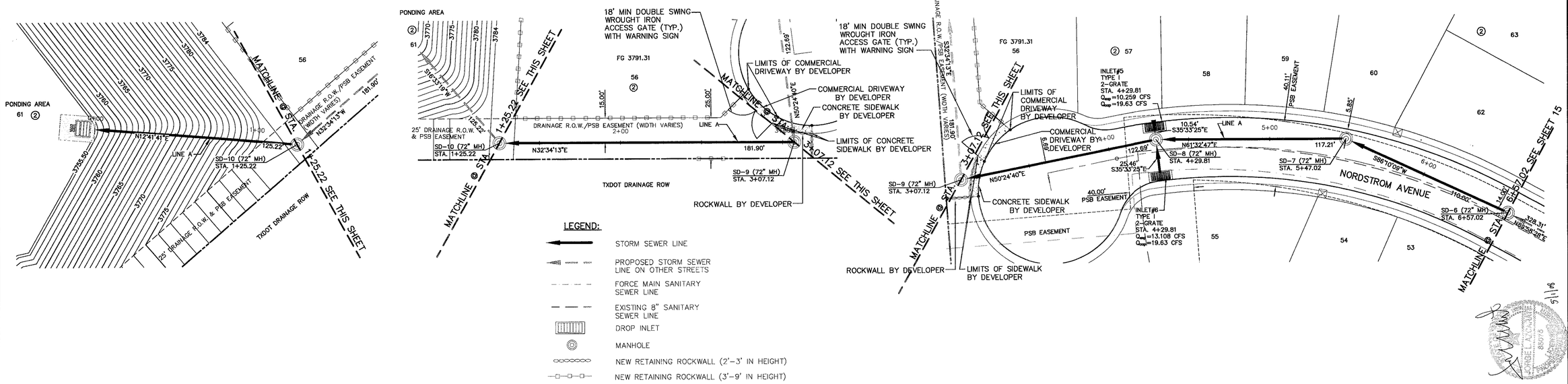
REFERENCES – BENCHMARKS
FOUND TXDOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21, ELEVATION: 4033.22 (NVGD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

DATE	REVISIONS	BY

caa group
engineers • architects • planners
Casimer Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5228 Fax: 915.544.5233 www.caagroup.net

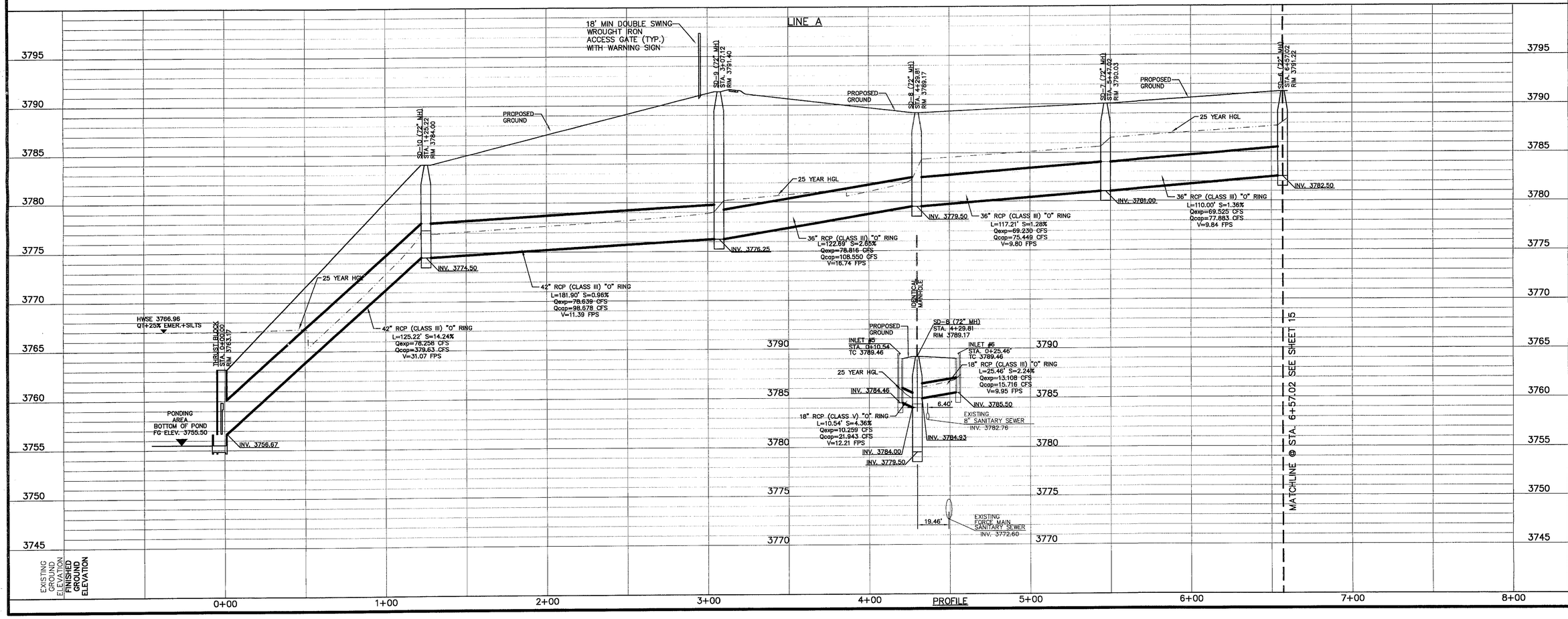
ENGINEER'S SEAL
JORGE L. AZCARATE 85075 CERTIFIED PROFESSIONAL ENGINEER
5/1/08

LINE A



LEGEND:

- STORM SEWER LINE
- PROPOSED STORM SEWER LINE ON OTHER STREETS
- FORCE MAIN SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- DROP INLET
- MANHOLE
- NEW RETAINING ROCKWALL (2'–3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'–9' IN HEIGHT)



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Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
XREF:
JOB No. 2000-090-LD

PROJECT TITLE
SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE
LINE A
PLAN & PROFILE
FROM STA. 0+00.00
TO STA. 6+57.02

SHEET NO.
14
OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
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TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. – SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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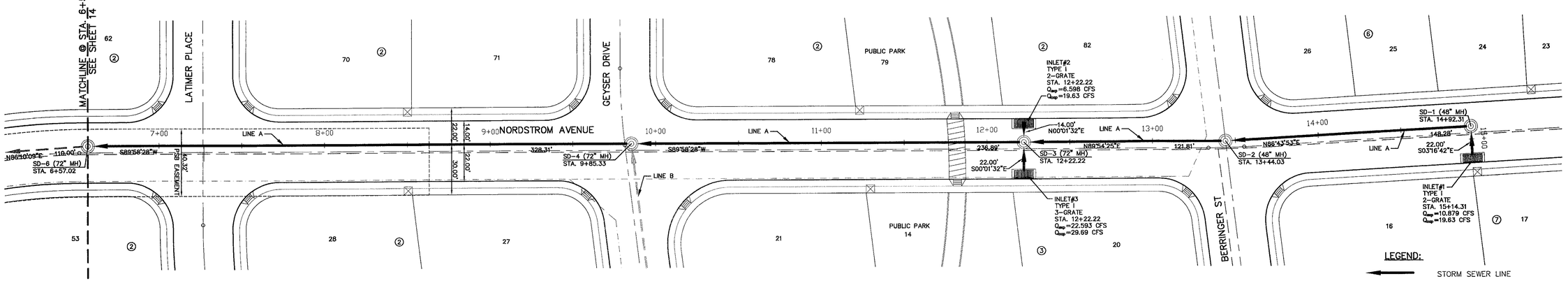
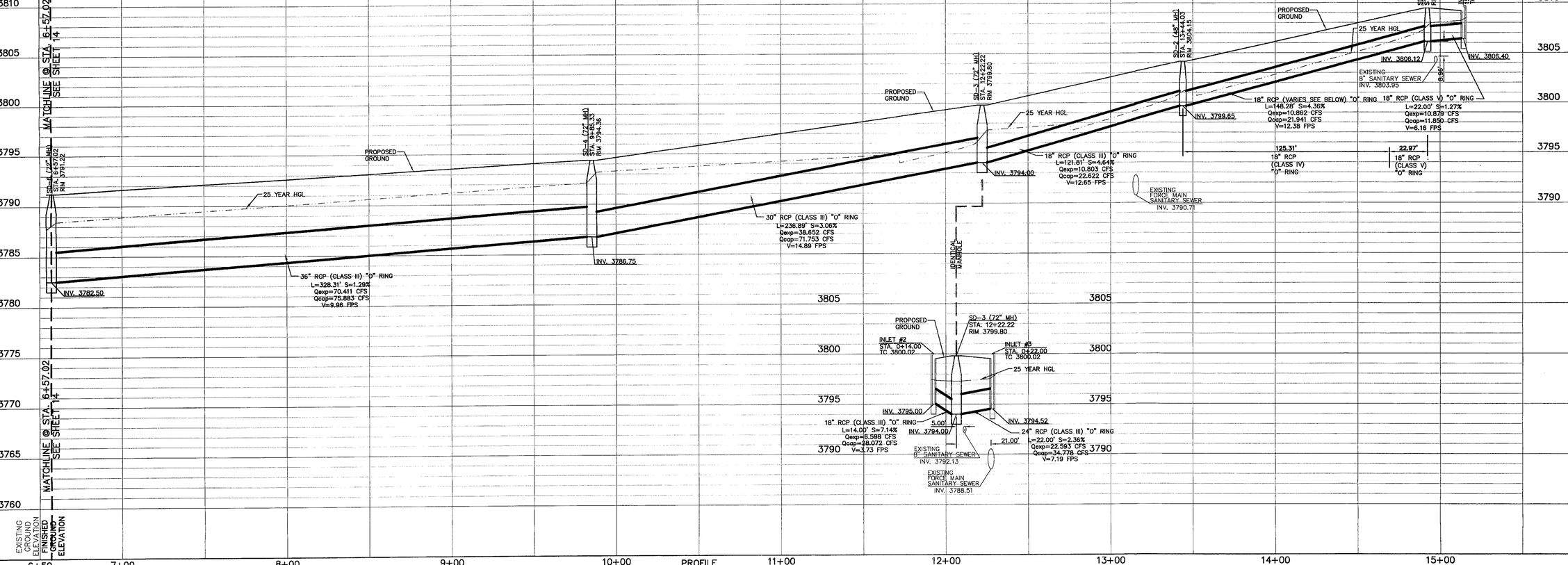
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

LINE A



LEGEND:

- STORM SEWER LINE
- PROPOSED STORM SEWER LINE ON OTHER STREETS
- FORCE MAIN SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- DROP INLET
- MANHOLE



REFERENCES – BENCHMARKS
FOUND TXDOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NVGD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

DATE	REVISIONS	BY

ea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5522 Fax: 915.544.5533 www.eagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090-LD

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

LINE A
PLAN & PROFILE
FROM STA. 6+57.02
TO STA. 15+14.31

SHEET NO.

15

OF 28

103106

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

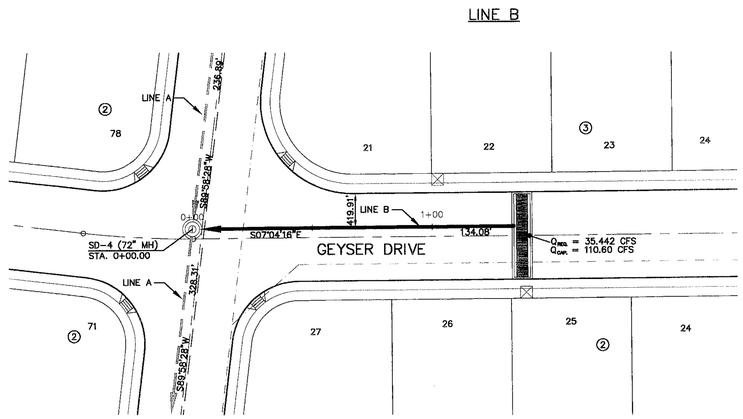
REFERENCES - BENCHMARKS

FOUND TXDOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NVGD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Chastner Center @ Transmountain
4712 Woodrow Bean Transmountain Rd.
El Paso, Texas 79924
Office: 915.544.9292 Fax: 915.544.9293 www.ceagroup.net

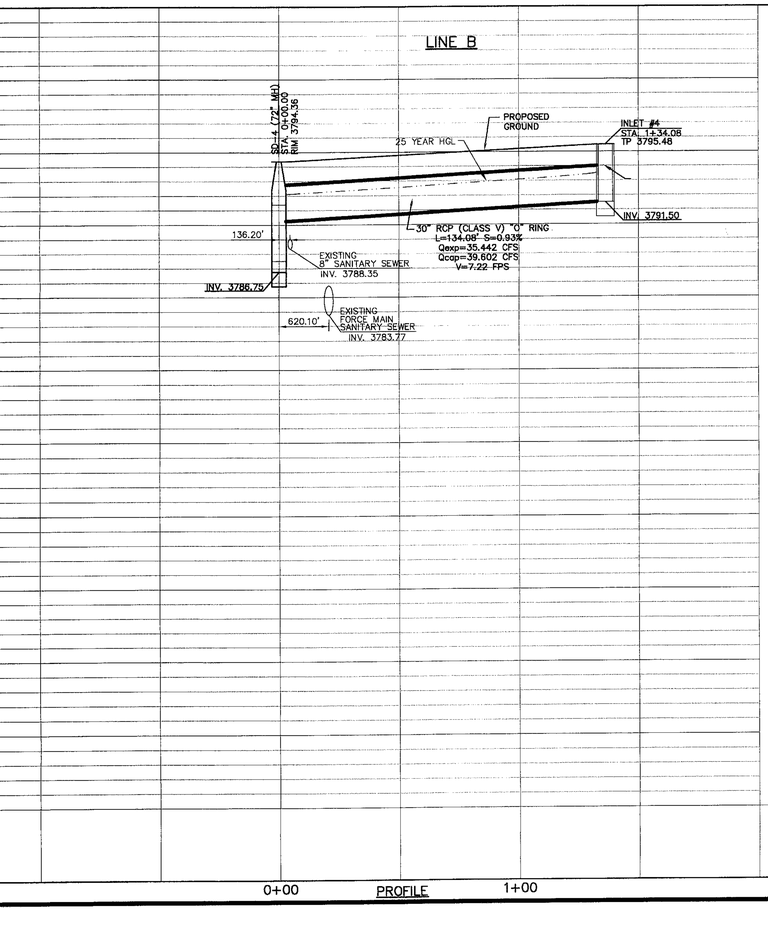
ENGINEER'S SEAL

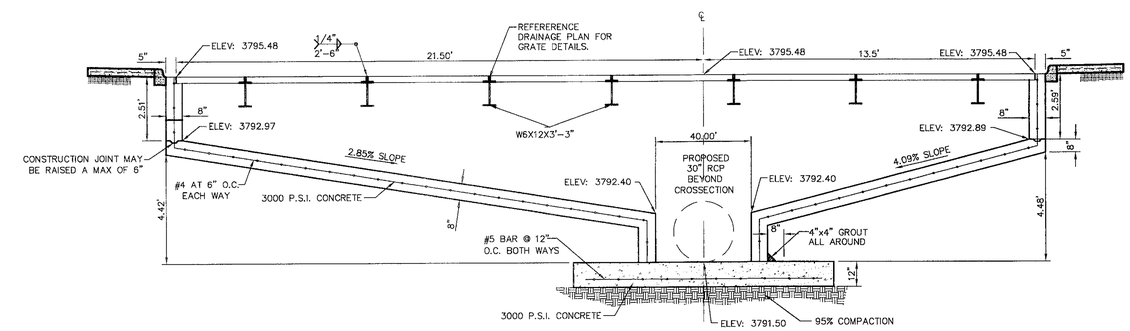


PLAN

LEGEND:

- STORM SEWER LINE
- PROPOSED STORM SEWER LINE ON OTHER STREETS
- FORCE MAIN SANITARY SEWER LINE
- EXISTING 8" SANITARY SEWER LINE
- DROP INLET
- MANHOLE





INLET STRUCTURE DETAILS
SCALE: 1" = 30'

APPROXIMATE LOCATOIN OF 8"SANITARY SEWER LINE
INV. 3785.15

SCALE
Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090-LD

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

LINE B
PLAN & PROFILE
FROM STA. 0+00.00
TO STA. 1+34.08

SHEET NO.

16

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT 'CHINO' ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Castner Center @ Transmountain
6440 Boeing Drive, El Paso, Texas 79925
Office: 915.544.5233 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL
JORGE L. ACEVEDO
85075
CENSED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
6/9/15

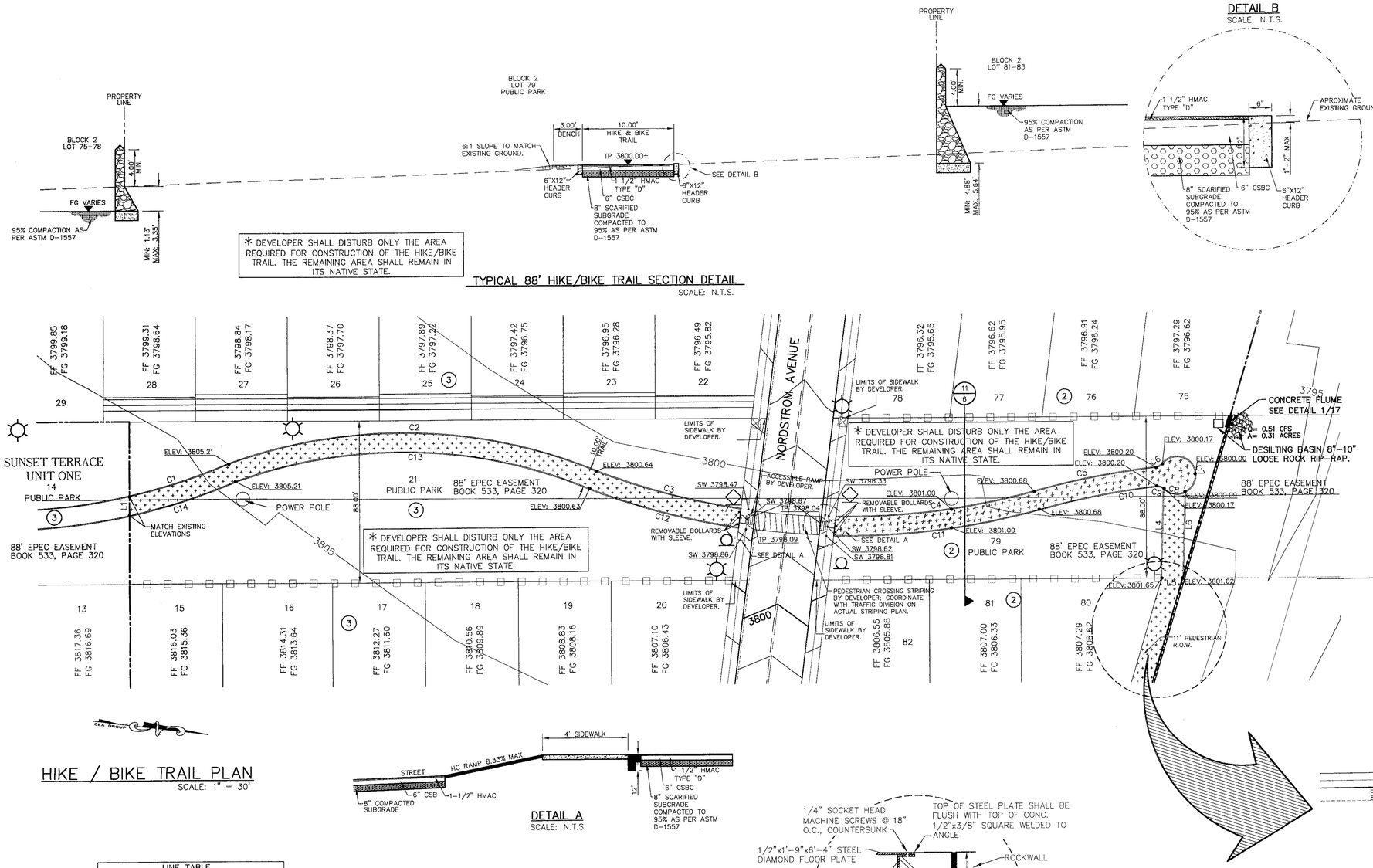
SCALE
Horizontal: 1" = 30'
Vertical: N/A
Contour Interval: N/A

DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
HIKE & BIKE TRAIL PLAN

SHEET NO.
17
OF 28



LEGEND:

- 1 1/2" HMAC TYPE D SEAL COATED (2 COATS) 6" CSBC 100% COMPACTED AS PER ASTM D-1557 8" SCARIFIED SUBGRADE 95% COMPACTED AS PER ASTM D-1557
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- COMBINATION ROCKWALL/WROUGHT IRON FENCE OR RETAINING WALL/WROUGHT IRON FENCE
- EXISTING MINOR CONTOUR
- 4075 EXISTING MAJOR CONTOUR
- PARK RULES SIGN
- PEDESTRIANS & CYCLISTS YIELD TO VEHICULAR TRAFFIC SIGN
- METAL LIGHT POLES.

NOTES:

ALL PARK IMPROVEMENTS TO BE CONSTRUCTED BY DEVELOPER.

ALL WALKING PATHS SHALL COMPLY WITH ADA/TAS STANDARDS.

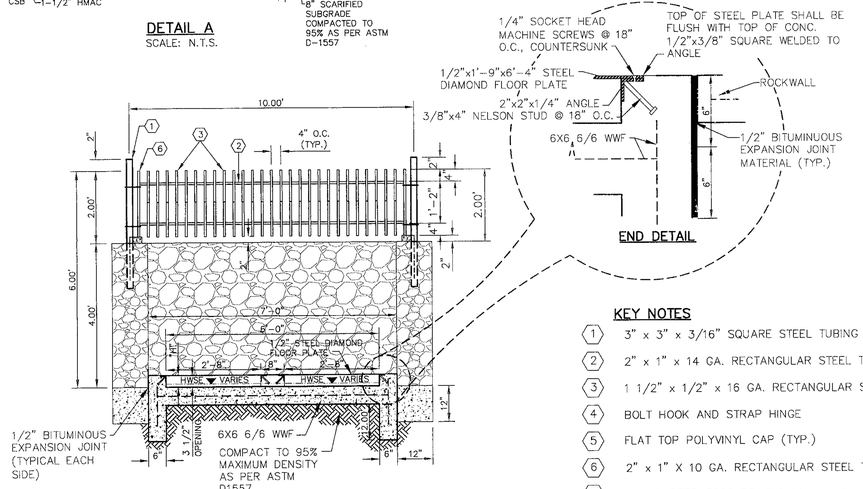
FOR AREAS OF SITES GRADED OR DISTURBED BEYOND THE LIMITS OF THE HIKE/BIKE PATH NEED TO BE RE-VEGETATED (LANDSCAPE WITH CHAT, SOD WITH IRRIGATION SYSTEM, DESERT PLANTS WITH DRIP SYSTEM, ETC.) AND IF REQUIRED. DEVELOPER IS TO BUILD ROCK STEM WALLS TO INSURE MINIMAL EROSION AND DUST CONTROL.

HIKE / BIKE TRAIL PLAN
SCALE: 1" = 30'

DETAIL A
SCALE: N.T.S.

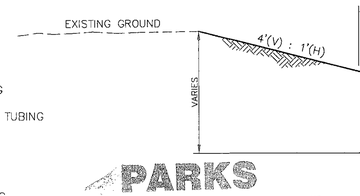
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.24	N00°00'03"E
L2	10.00	N07°02'44"E
L3	10.05	N07°02'44"E
L4	48.56	S01°40'09"W
L5	11.48	S90°00'00"E
L6	46.74	N01°40'09"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	56.60	318.16	28.38	56.53	N72°21'46"E	10°11'37"
C2	205.61	275.42	107.86	200.87	N88°36'20"W	42°46'23"
C3	82.01	387.52	41.16	81.86	S75°07'53"E	12°07'31"
C4	109.35	387.52	55.04	108.98	N83°01'24"E	16°10'01"
C5	67.81	417.92	33.98	67.73	S79°13'10"W	9°17'47"
C6	4.00	5.00	2.11	3.89	N60°58'14"E	45°47'38"
C7	35.88	10.00	44.02	19.50	N39°07'35"W	205°36'00"
C8	12.34	10.00	7.09	11.57	S80°58'55"E	70°41'20"
C9	4.42	5.00	2.36	4.27	N70°56'36"W	50°36'41"
C10	65.39	407.92	32.76	65.32	S79°09'32"W	9°11'02"
C11	113.24	397.47	57.01	112.86	N83°05'45"E	16°19'26"
C12	84.43	397.47	42.38	84.27	S75°09'02"E	12°10'16"
C13	197.99	265.59	103.85	193.44	N88°30'56"W	42°42'47"
C14	60.62	328.17	30.40	60.53	N72°33'20"E	10°35'01"



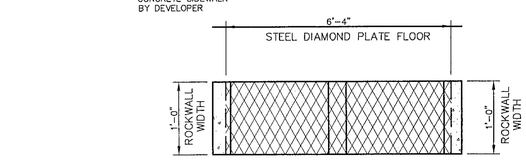
1/17 TYPICAL ROCKWALL W/ WROUGHT IRON FENCE DETAILS
SCALE: N.T.S.

KEY NOTES
1. 3" x 3" x 3/16" SQUARE STEEL TUBING
2. 2" x 1" x 14 GA. RECTANGULAR STEEL TUBING
3. 1 1/2" x 1/2" x 16 GA. RECTANGULAR STEEL TUBING
4. BOLT HOOK AND STRAP HINGE
5. FLAT TOP POLYVINYL CAP (TYP.)
6. 2" x 1" X 10 GA. RECTANGULAR STEEL TUBING
7. 1 'x 3' DEEP 3000 PSI CONCRETE POST FOOTING
8. 5" x 5" x 3/8" SQUARE STEEL SLEEVE W/7" x 7" x 3/8" BASE PLATE



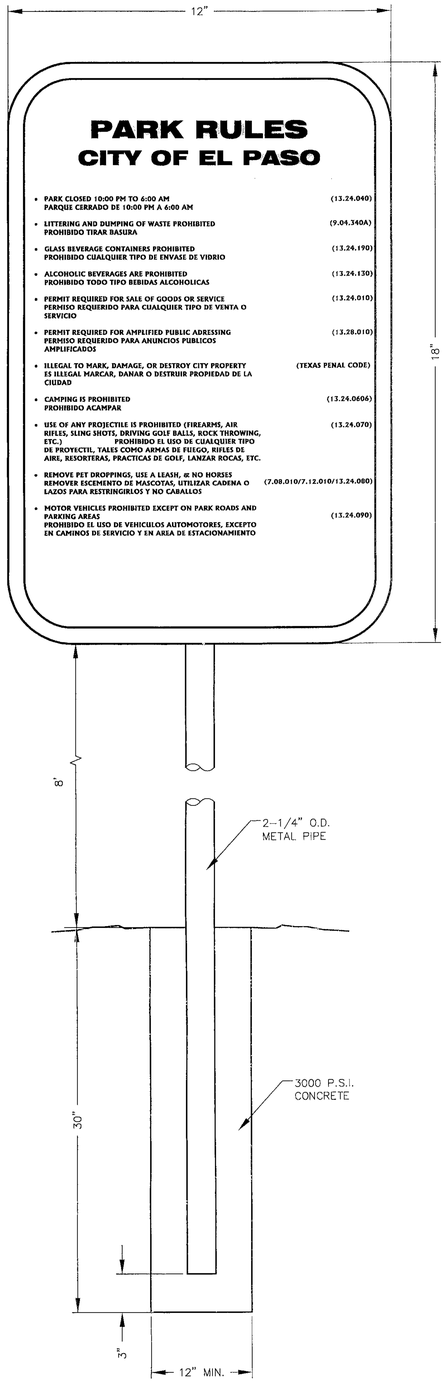
2/17 STEM WALL DETAIL
SCALE: N.T.S.

PARKS DEPARTMENT
4/29/08
Approved

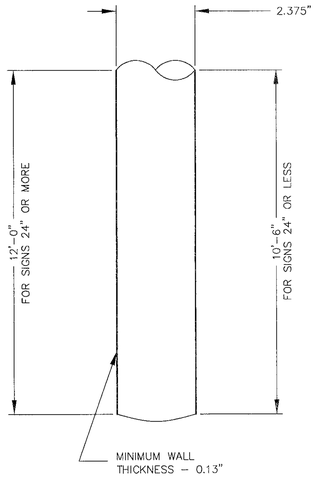


PLAN VIEW SECTION
SCALE: N.T.S.

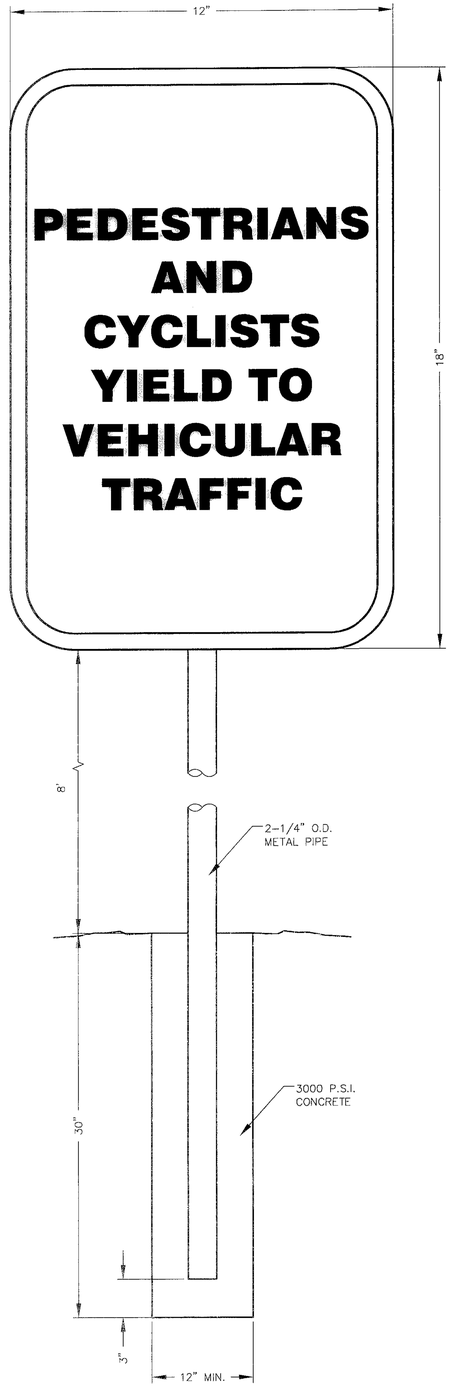
103106



PARK RULES SIGN DETAIL
SCALE: N.T.S.



SIGN POST SPECIFICATIONS
SCALE: N.T.S.



SAFETY CROSSING SIGN DETAIL
SCALE: N.T.S.

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
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1-800-344-8377
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REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE AND LANGO DRIVE
ELEVATION = 4003.10 (CITY DATUM).

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.2232 Fax: 915.544.3233 www.ceagroup.net

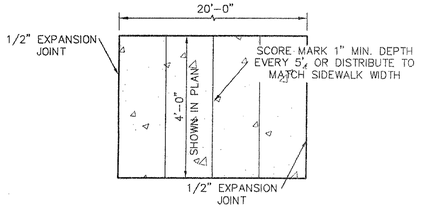
Horizontal: SCALE 1"=1'
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

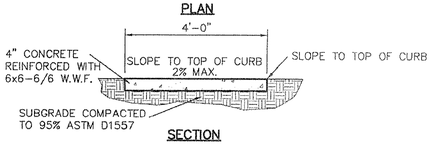
SHEET TITLE
HIKE & BIKE
TRAIL DETAILS

SHEET NO.
17A
OF 28

PARKS DEPARTMENT



PLAN

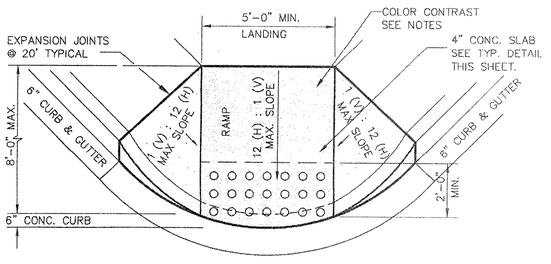


SECTION

SIDEWALK NOTES:

1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
2. DUMMY JOINTS REQUIRED AT 5' O.C.
3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
5. SUBGRADE TO BE COMPACTED TO 95% ASTM D1557.

1/18 SECTION-SIDEWALK/SLAB
SCALE: 1"=2'-0"



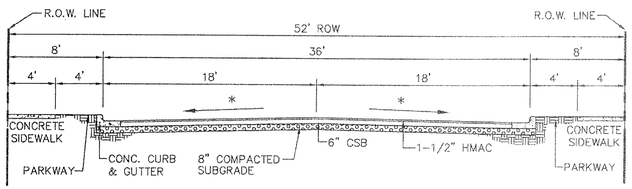
PLAN

ELEVATION

NOTES:

1. RAMP SHALL HAVE CONTRASTING COLOR TO SIDEWALK. COLOR SHALL BE BRICK RED, OR AS APPROVED BY THE CITY OF EL PASO.
2. ALL NEW RAMPS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS. ANY SECTIONS NOT CONFORMING WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

5/18 TYPICAL WHEELCHAIR RAMP DETAIL
SCALE: N.T.S.

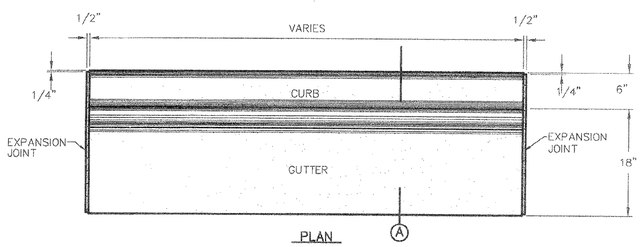


(*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS

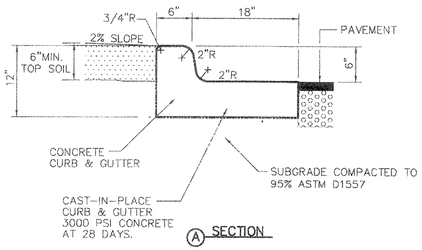
NOTE:

STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO DEVELOPMENT SERVICES OF CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT

9/18 TYPICAL 52' ROW STREET SECTIONS DETAIL
SCALE: 1"=6'-0"



PLAN

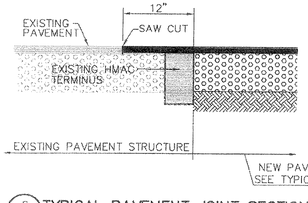


(A) SECTION

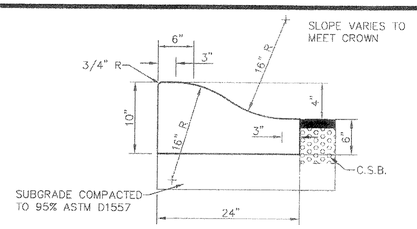
NOTES:

1. CONCRETE CURB, GUTTER, AND RETURNS SHALL BE 3,000 P.S.I. MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C.
3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURBS RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
4. SUBGRADE UNDER CURBS MUST BE FORMED AND COMPACTED TO 95% ASTM D1557.
5. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.

2/18 CURB & GUTTER DETAIL
SCALE: 1"=1'-0"

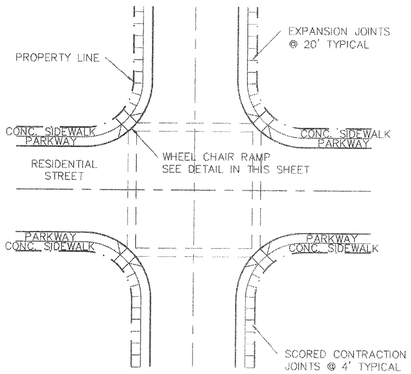


6/18 TYPICAL PAVEMENT JOINT SECTION
SCALE: N.T.S.



1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.

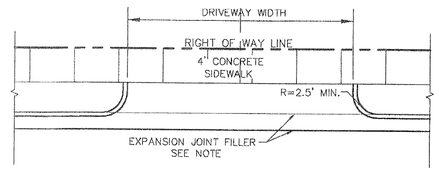
3/18 4" CONCRETE ROLLED CURB DETAIL
SCALE: 1" = 1'-0"



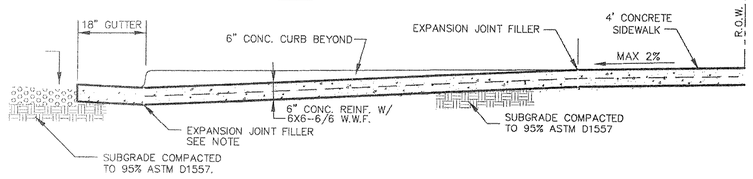
NOTES:

1. RAMPS MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT
2. THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
3. CONSTRUCTION METHODS SHALL CONFORM WITH THE COUNTY OF EL PASO SPECIFICATIONS.
4. ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.

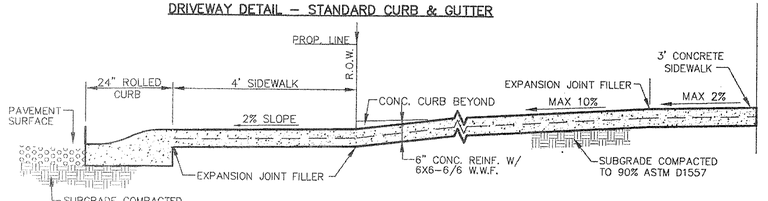
7/18 WHEELCHAIR RAMP STREET PLAN
SCALE: 1" = 30'-0"



PLAN



DRIVEWAY DETAIL - STANDARD CURB & GUTTER



DRIVEWAY DETAIL - ROLLED CURB SECTION AT CENTERLINE

4/18 TYPICAL DRIVEWAY DETAIL
SCALE: N.T.S.

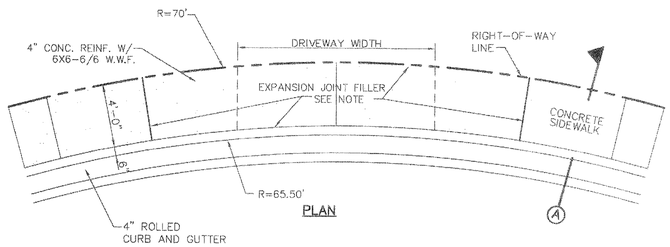
NOTES:

DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)

NOTE :

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

8/18 TERMINUS OF STREET
SCALE: 1"=1'-0"



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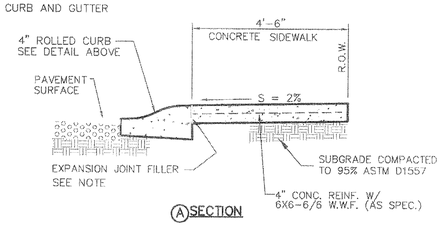
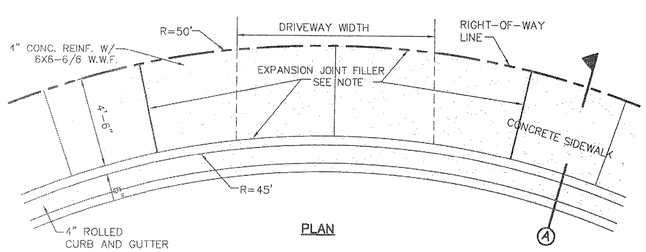
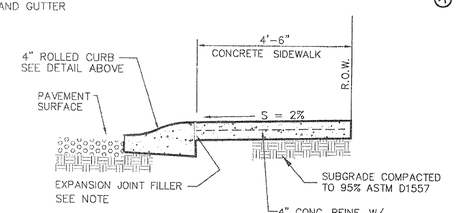


(A) SECTION

10/18 HEEL (70' R) DRIVEWAY DETAIL
SCALE: NTS



PLAN



(A) SECTION

NOTE: EXPANSION JOINT FILLER SHALL CONSIST OF 1/2" BITUMINOUS TYPE PREFORMED (AASHTO M-33)

11/18 CUL-DE-SAC (50' R) DRIVEWAY DETAIL
SCALE: N.T.S.

REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF MESA & ASHBURN. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

BY	REVISIONS	DATE

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6712 Gateway West, Suite 310
El Paso, Texas 79925
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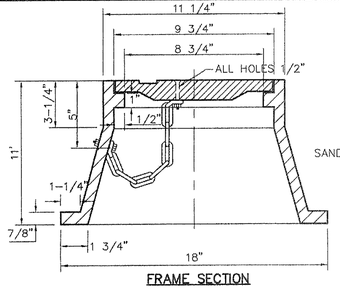
ENGINEER'S SEAL
JORGE L. AZCARATE 85075 6/30/09

SCALE	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

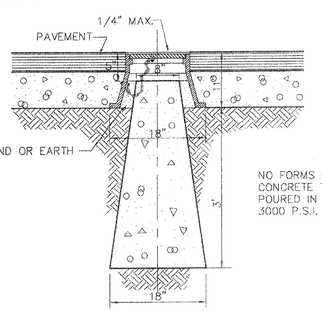
PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD DETAILS
(SHEET 1 OF 3)

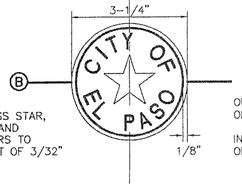
SHEET NO.
18
OF 28



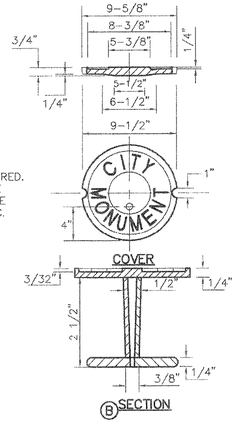
FRAME SECTION



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

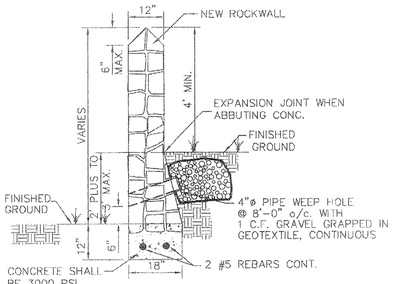


BRONZE MONUMENT CAP



SECTION

1/19 CITY SURVEY MONUMENT DETAILS
SCALE: N.T.S.

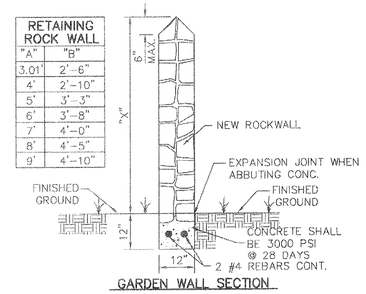


RETAINING WALL SECTION (2' PLUS TO 3' MAX.)

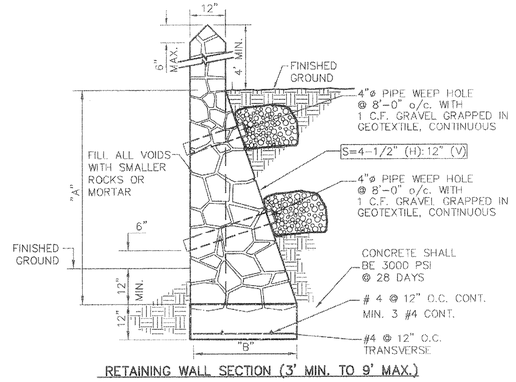
NOTE: ALL ROCKWALLS AND RETAINING ROCKWALLS INDICATED "BY BUILDER" SHALL BE REQUIRED AT TIME OF BUILDING PERMIT.

NOTE: BUILDER SHALL SUBMIT ROCKWALL AND RETAINING ROCKWALL COMPUTATIONS TO THE BUILDING, PERMITTING, AND INSPECTION SERVICES FOR APPROVAL.

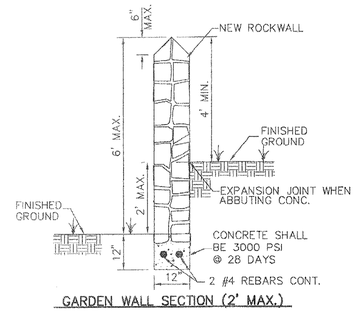
RETAINING ROCK WALL	
"A"	"B"
3.01'	2'-6"
4'	2'-10"
5'	3'-3"
6'	3'-8"
7'	4'-0"
8'	4'-5"
9'	4'-10"



GARDEN WALL SECTION



RETAINING WALL SECTION (3' MIN. TO 9' MAX.)



GARDEN WALL SECTION (2' MAX.)

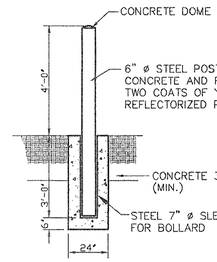
2/19 TYPICAL ROCKWALL DETAILS
SCALE: 1" = 2'-0"

ROCK WALL NOTES

1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER
2. MORTAR MUST BE TYPE "S: 1800 P.S.I. AS PER ASTM C270
3. MASONRY WALL OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, ROCK, STONE OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED
8. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK OR ROUND ROCK, NO RIVER ROCK SHALL BE ALLOWED.
9. REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
10. ALLOWABLE SOIL BEARING PRESSURE = 2,500 P.S.I. (MINIMUM)
11. BACKFILL MATERIALS SHALL CONSIST OF COARSE GRAINED, WELL-DRAINED SOILS (WITH NO CLAY CONTENT).

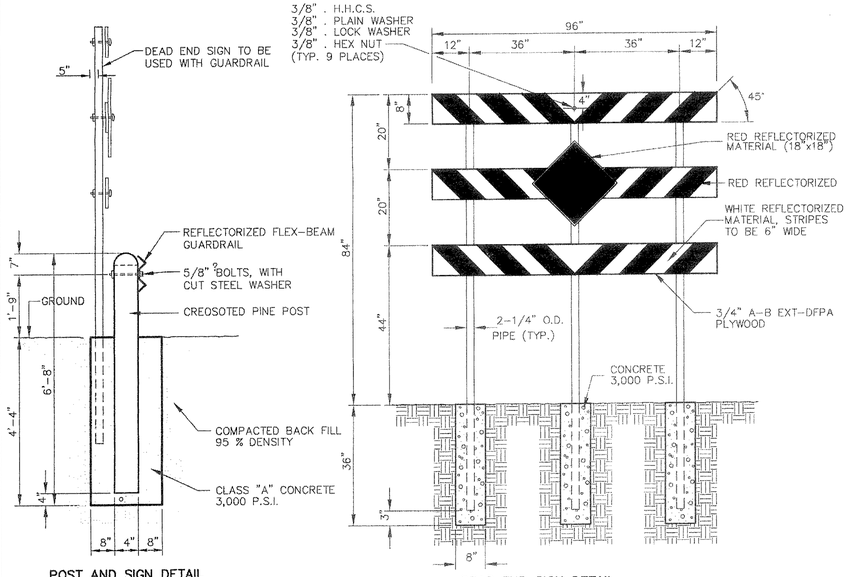
"X"

1. 6' MIN. ALONG REAR & 4' MIN. BETWEEN SIDE YARDS.
2. 3'-6" MAX. ALONG FRONT YARDS.
3. 6' HIGH @ DRAINAGE AND BASINS.



3/19 TYPICAL REMOVABLE BOLLARD POST EMBEDMENT DETAIL
SCALE: N.T.S.

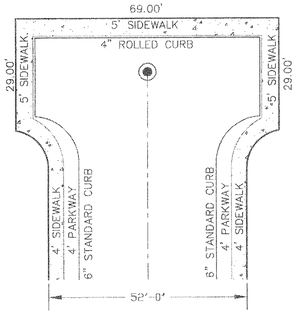
ELEVATION
SCALE: 1"=5'



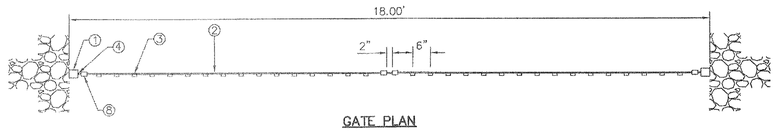
POST AND SIGN DETAIL
SCALE: N.T.S.

DEAD END SIGN DETAIL
SCALE: 1" = 2'-0"

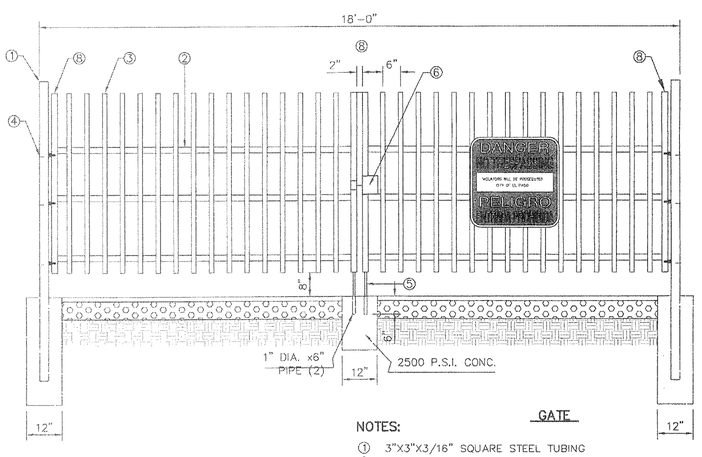
4/19 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL
SCALE: AS SHOWN



5/19 "T" CUL-D-SAC W/SIDEWALK DETAIL
SCALE: N.T.S.



GATE PLAN

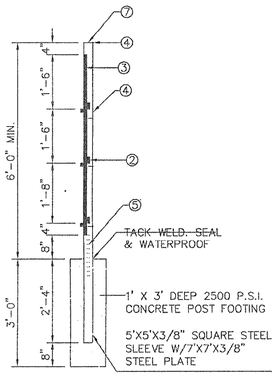


GATE

NOTES:

① 3"X3"X3/16" SQUARE STEEL TUBING
② 2"X1"X14 GA. RECTANGULAR STEEL TUBING
③ 1 1/2"X 1/2" X16 GA. RECTANGULAR STEEL TUBING
④ BOLT HOOK AND STRAP HINGE
⑤ CANE BOLT LATCH W/KEEPER 5-8"X18" LONG (2 REQUIRED)
⑥ DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
⑦ FLAT TOP POLYVINYL CAP
⑧ 2"X1"X10 GA. RECT. STL. TUBING

6/19 WROUGHT IRON GATE
SCALE: 1" = 2'-0"



GATE POST

REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CM10" ELEVATION = 3835.48 (CITY DATUM)

DATE	REVISIONS	BY

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Carstner Center @ Transmountain
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ENGINEER'S SEAL

JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SCALE	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

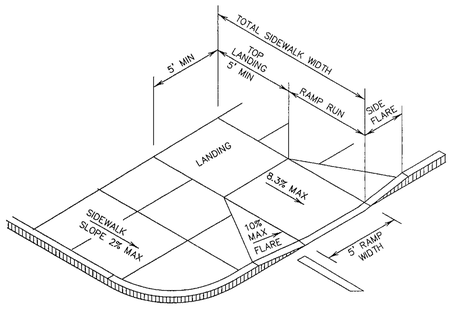
STANDARD DETAILS

(SHEET 2 OF 3)

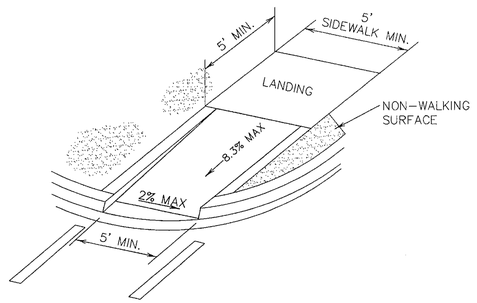
SHEET NO.

19

OF 28



1/20 PERPENDICULAR CURB RAMP (TYPE I)
SCALE: N.T.S.



4/20 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
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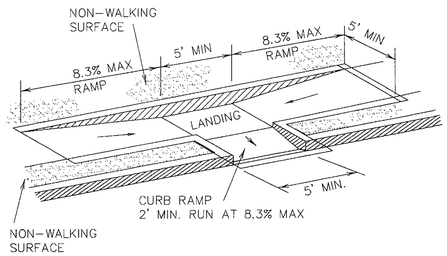
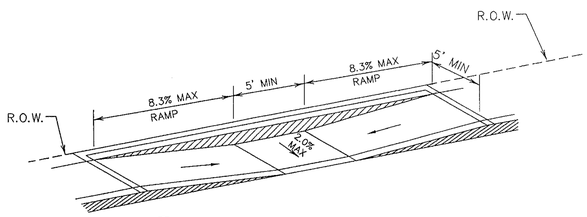
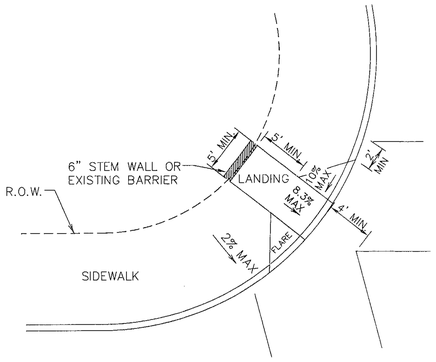


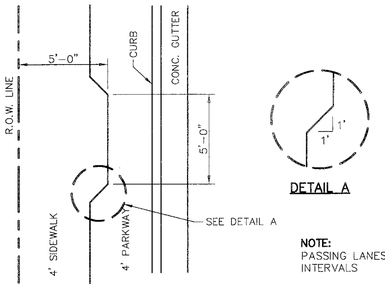
7/20 COMBINATION CURB RAMPS (TYPE VII)
SCALE: N.T.S.



2/20 PARALLEL CURB RAMP (TYPE II)
SCALE: N.T.S.

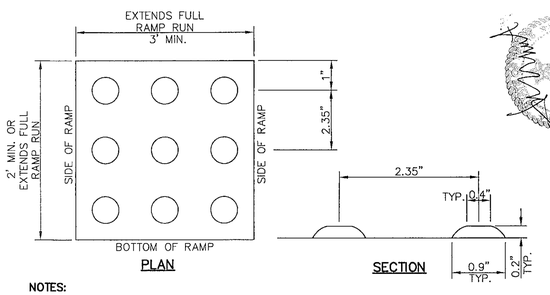


5/20 DIAGONAL CURB RAMP (FLARED SIDES) (TYPE V)
SCALE: N.T.S.



NOTE:
PASSING LANES AT 200' MAX. INTERVALS

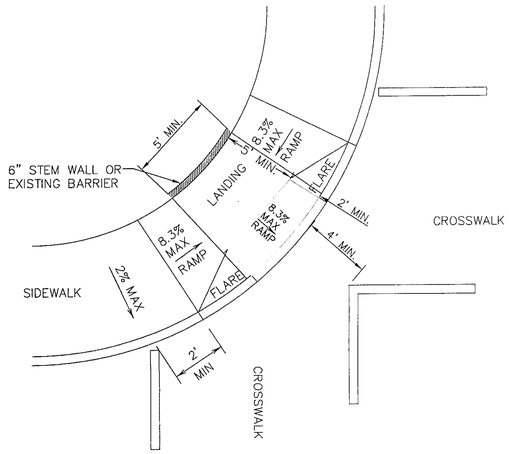
8/20 DRIVEWAY ACCESSIBLE PASSING SPACE DETAIL
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE SHALL BE 3,000 P.S.I. MIN. AT 28 DAYS.
2. CONCRETE SLABS SHALL BE A MIN. 4" THICK.
3. DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL NOT BE STAGGERED. THE SURFACE SHALL HAVE A COLOR CONTRAST VISUALLY WITH ADJOINING SURFACES.
4. ALL NEW RAMPS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS. ANY SECTIONS NOT CONFORMING WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

9/20 TRUNCATED DOME
SCALE: N.T.S.



3/20 DIAGONAL COMBINATION CURB RAMP (TYPE III)
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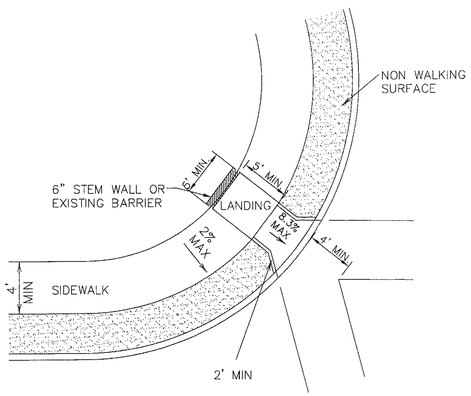

6/20 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
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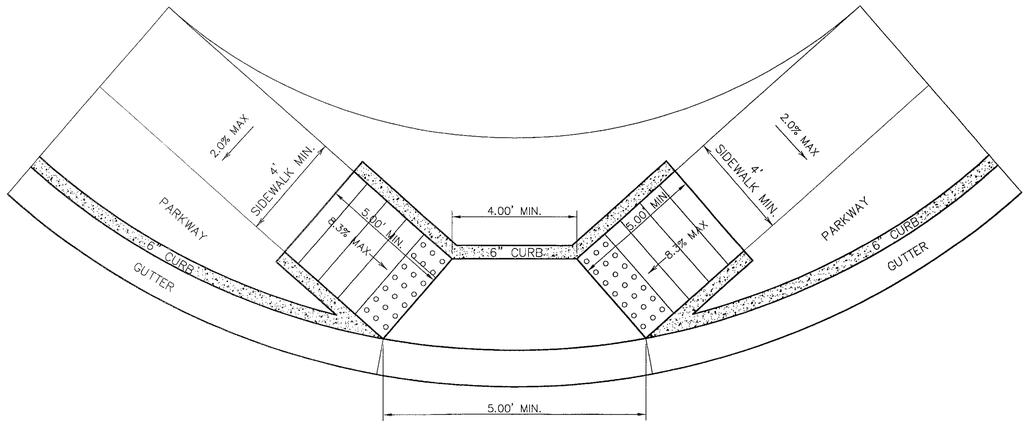

10/20 DIRECTIONAL RAMP @ INTERSECTION
SCALE: N.T.S.

GENERAL NOTES:

LEGEND

DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL NOT BE STAGGERED. THE SURFACE SHALL HAVE A COLOR CONTRAST VISUALLY WITH ADJOINING SURFACES.

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
2. THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5'X 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200 FT IS REQUIRED.
3. LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
6. ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
7. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. REFER TO TRUNCATED DOME DETAIL.
8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
9. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%.
10. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
11. DEVELOPER/BUILDER SHALL HAVE THE FLEXIBILITY TO CONSTRUCT EITHER RAMPS SHOWN ON THIS PLAN TO ACCOMMODATE SITE SPECIFIC ISSUES. ALL RAMPS SHALL COMPLY WITH TDLR AND ADD REGULATIONS

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PEBBLE BEACH & SUNSET TERRACE, ELEVATION = 3987.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

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SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

STANDARD DETAILS

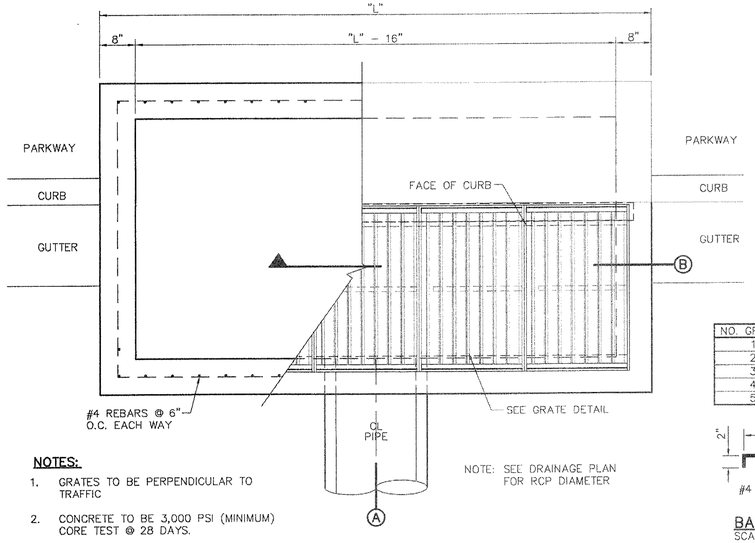
(SHEET 3 OF 3)

SHEET NO.

20

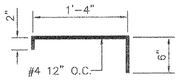
OF 28

103106



NOTE: SEE DRAINAGE PLAN FOR RCP DIAMETER

NO. GRATES	CAPACITY	"L"	BEAM LENGTH	BEAM (MIN. SIZES)
1	9.84 CFS	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	19.63 CFS	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	29.69 CFS	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	39.10 CFS	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	48.72 CFS	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9

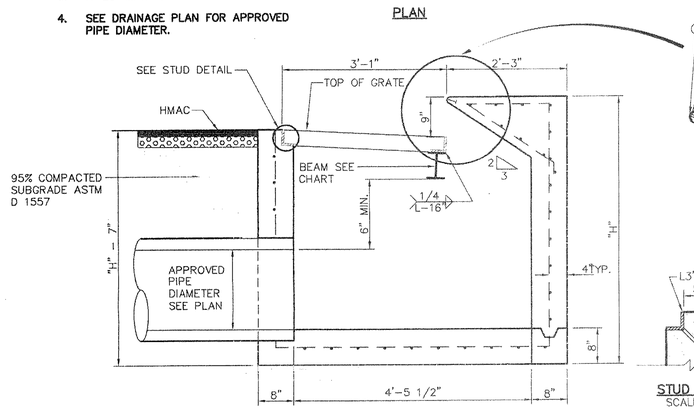


BAR "T" DETAIL
SCALE: 1" = 1' - 0"

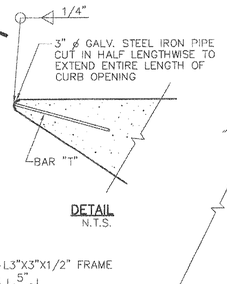
NOTES:

1. GRATES TO BE PERPENDICULAR TO TRAFFIC
2. CONCRETE TO BE 3,000 PSI (MINIMUM) CORE TEST @ 28 DAYS.
3. H=20' MAXIMUM
4. **SEE DRAINAGE PLAN FOR APPROVED PIPE DIAMETER.**

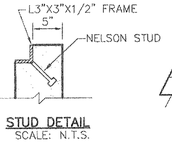
PLAN



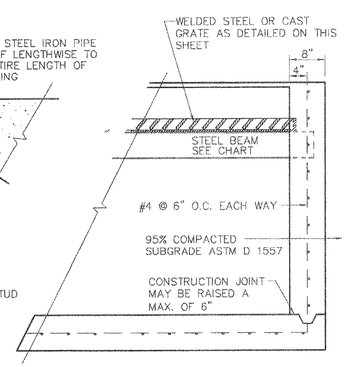
A SECTION



DETAIL
N.T.S.



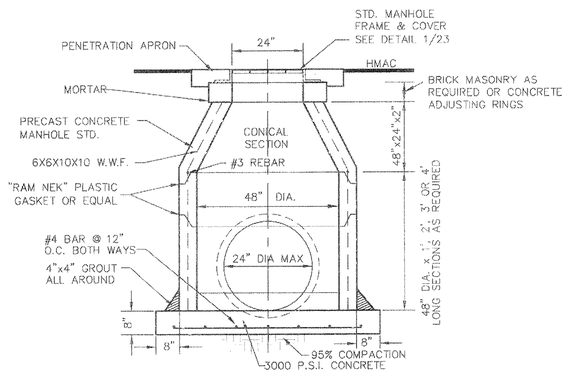
STUD DETAIL
SCALE: N.T.S.



B SECTION

1/21 DROP INLET (TYPE 1) DETAILS
SCALE: 3" = 4'-0"

3/21 NO TRESPASSING WARNING SIGN
SCALE: N.T.S.



4/21 48" STANDARD MANHOLE DETAIL
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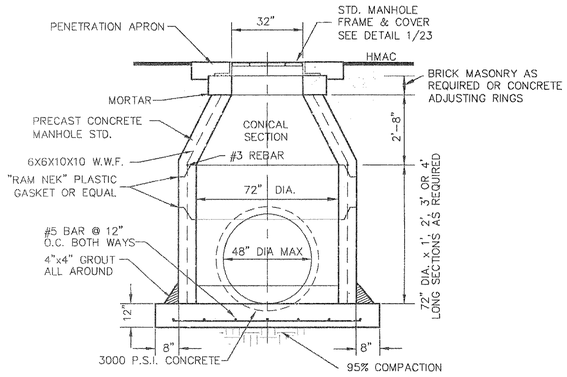

5/21 72" STANDARD MANHOLE DETAIL
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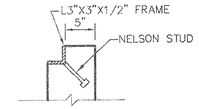

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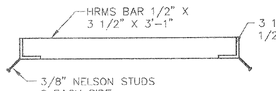

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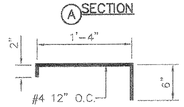
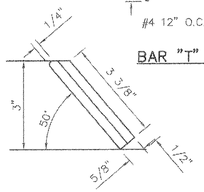
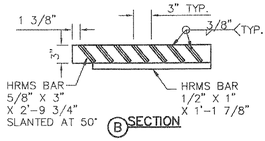


BAR "T" DETAIL
N.T.S.



SLANTED BAR DETAIL



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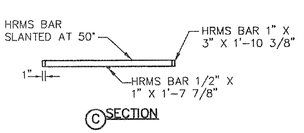

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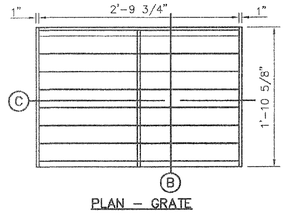
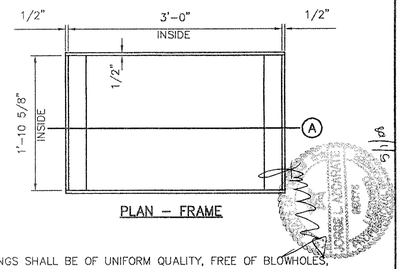


PLAN – GRATE

2/21 GRATE AND FRAME DETAILS
SCALE: 1" = 1'-0"



PLAN – FRAME

DROP INLET GENERAL NOTES:

1. WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
3. SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
4. GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
5. WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
6. GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
7. ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
8. CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 35B OR ASTM A-48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
9. FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY OR BRITTLE.
10. ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
11. ALL CONCRETE TO BE 3000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
12. MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
13. EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
14. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT. ITEM 446 "PAINT AND PAINTING"
15. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
16. GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
17. ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
18. INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
19. LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
20. TWO 1/2"ø X4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
21. THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHEASTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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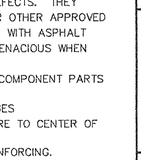
ENGINEER'S SEAL



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

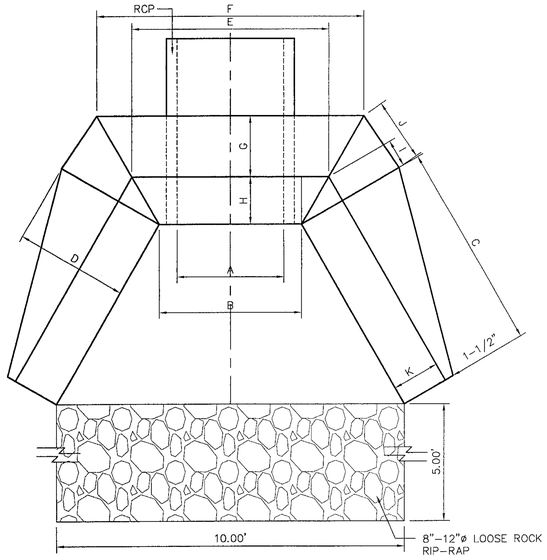
DRAINAGE DETAILS

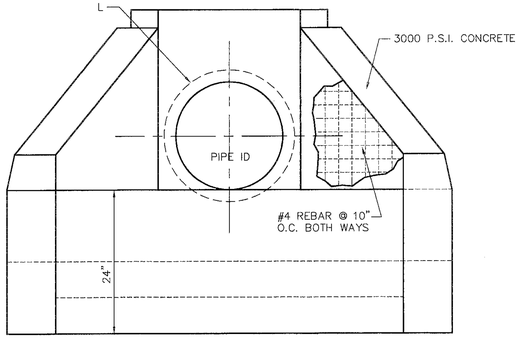
(SHEET 1 OF 3)

SHEET NO.

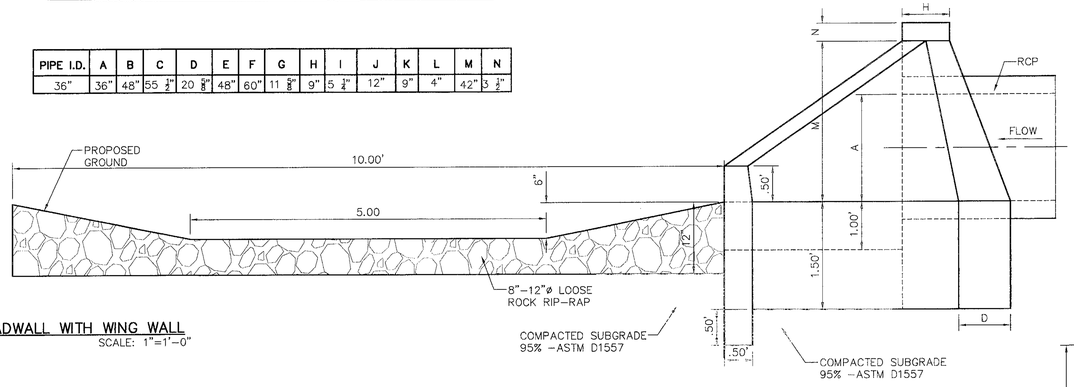
21

OF 28

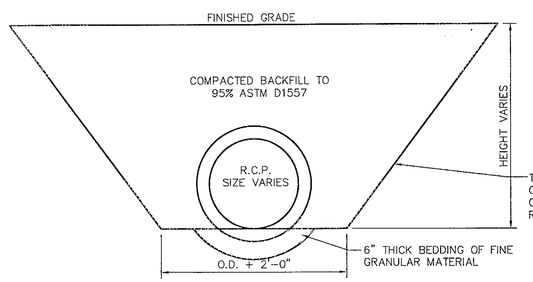




PIPE I.D.	A	B	C	D	E	F	G	H	I	J	K	L	M	N
36"	36"	48"	55 1/2"	20 deg	48"	60"	11 deg	9"	5 3/4"	12"	9"	4"	42"	3 1/2"

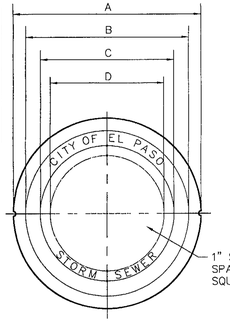


1/22 CONCRETE HEADWALL WITH WING WALL
SCALE: 1"=1'-0"

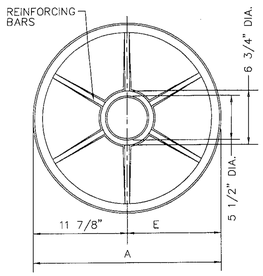


2/22 STORM SEWER BEDDING DETAIL
SCALE: 1" = 2'-0"

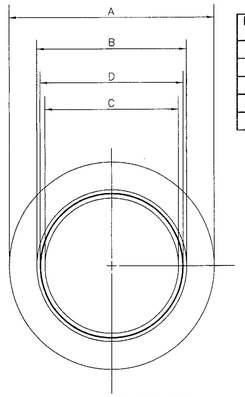
MANHOLE COVER	48" MANHOLE	72" MANHOLE
WEIGHT	175 LBS.	310 LBS.
A	1'-11 3/4"	2'-7 1/4"
B	1'-8 5/8"	2'-4 1/8"
C	1'-4 7/8"	2'- 3/8"
D	1'-2 3/8"	1'-9 7/8"
E	11 7/8"	1'-3 5/8"



MANHOLE COVER TOP VIEW
SCALE: NTS

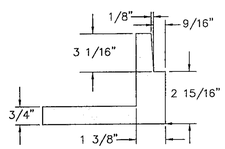


MANHOLE COVER BOTTOM VIEW
SCALE: NTS

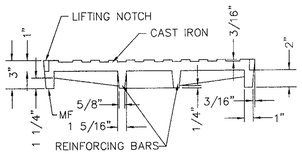


MANHOLE RING TOP VIEW
SCALE: NTS

MANHOLE RING	48" MANHOLE	72" MANHOLE
WEIGHT	165 LBS.	225 LBS.
A	2'-10 1/2"	3'-6"
B	2'-1 1/4"	2'-8 3/4"
C	1'-10 1/2"	2'-6"
D	1'-11 7/8"	2'-7 3/8"



DETAIL
SCALE: NTS



MANHOLE COVER SECTION
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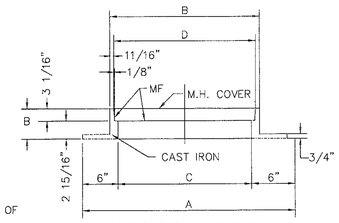
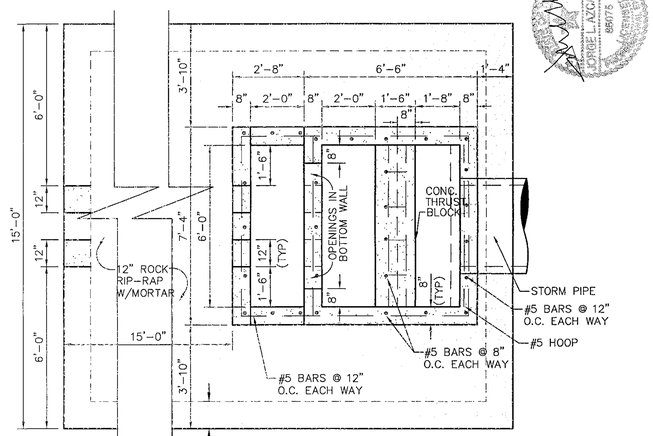


MANHOLE RING SECTION
SCALE: NTS

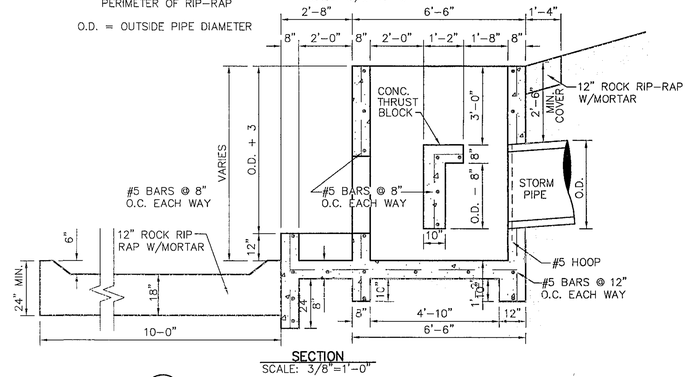
MANHOLE RING NOTES:

1. MATCHING SURFACES MARKED "MF" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.

3/22 MANHOLE RING AND COVER DETAILS
SCALE: E AS SHOWN



PLAN
SCALE: 3/8"=1'-0"



SECTION
SCALE: 3/8"=1'-0"

4/22 CONCRETE THRUST BLOCK STRUCTURE DETAIL
SCALE: AS SHOWN

REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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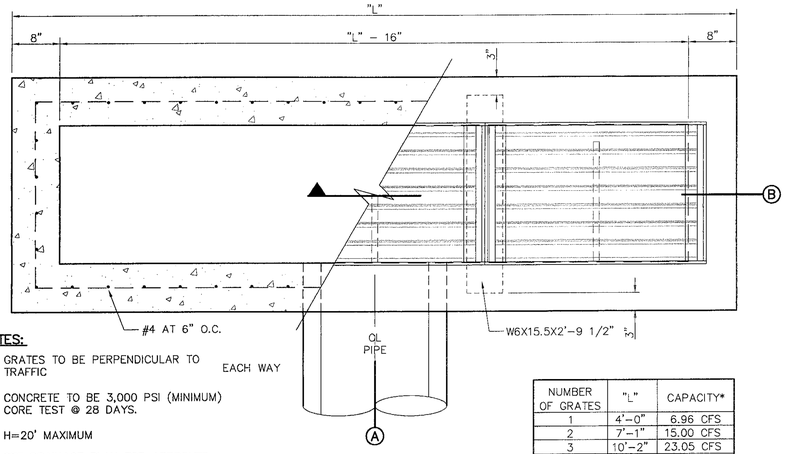
ENGINEER'S SEAL
JORGE L. ACCARATE
86075
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
8/1/08

SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
DRAINAGE DETAILS
(SHEET 2 OF 3)

SHEET NO.
22
OF 28



PLAN

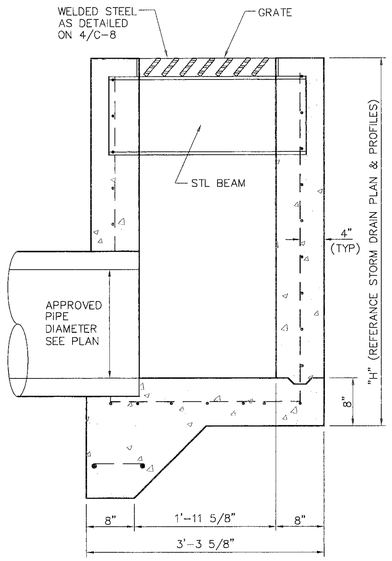
NOTES:

1. GRATES TO BE PERPENDICULAR TO TRAFFIC
2. CONCRETE TO BE 3,000 PSI (MINIMUM) CORE TEST @ 28 DAYS.
3. H=20' MAXIMUM
4. **SEE DRAINAGE PLAN FOR APPROVED PIPE DIAMETER.**

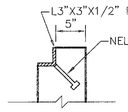
NUMBER OF GRATES	"L"	CAPACITY*
1	4'–0"	6.96 CFS
2	7'–1"	15.00 CFS
3	10'–2"	23.05 CFS
4	13'–3"	31.09 CFS
5	16'–4"	39.14 CFS

* THESE CAPACITIES CORRESPOND TO A CLOGGING FACTOR OF 0.5 AT SAGGING CONDITIONS

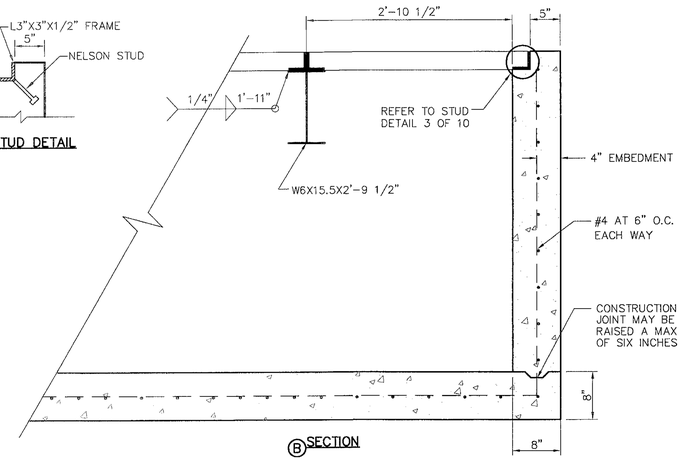
1/23 DROP INLET (TYPE 2) DETAILS
SCALE: 1" = 1'–0"



A SECTION



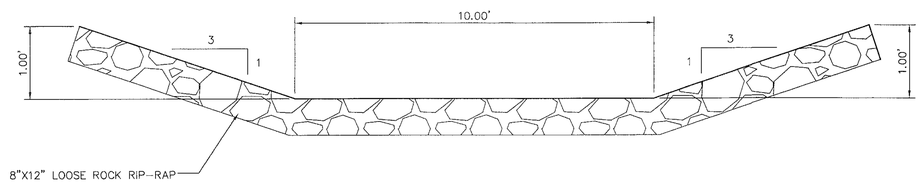
STUD DETAIL



B SECTION

DROP INLET GENERAL NOTES:

1. WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
3. SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
4. GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
5. WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M–183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M–161 OR M–222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
6. GRATES MADE OF M–183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M–111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
7. ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
8. CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M–103, GRADE 65–35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A–536, SPECIAL GRADE 60–45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M–105, CLASS 35B OR ASTM A–48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M–103 SCOPE 1.2.1, GRADE N–1.
9. FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY OR BRITTLE.
10. ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
11. ALL CONCRETE TO BE 3000 P.S.I. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
12. MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
13. EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
14. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT. ITEM 446 "PAINT AND PAINTING"
15. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
16. GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
17. ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
18. INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
19. LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
20. TWO 1/2"ØX4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
21. THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.



2/23 10'X5' DESILTING BASIN DETAIL
SCALE: N.T.S.

3/23 WATER DEPTH POLE DETAIL
SCALE: N.T.S.

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3937.20 (CITY DATUM) THIS BENCHMARK IS BASED ON A MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

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ENGINEER'S SEAL

JORGE L. AZCARATE 85075 CENSED PROFESSIONAL ENGINEER STATE OF TEXAS 5/1/08

SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A

DATE: APRIL, 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2006-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

DRAINAGE DETAILS

(SHEET 3 OF 3)

SHEET NO.

23

OF 28

103106

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF MONTWOOD DR. AND NORTHWESTERN DR. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

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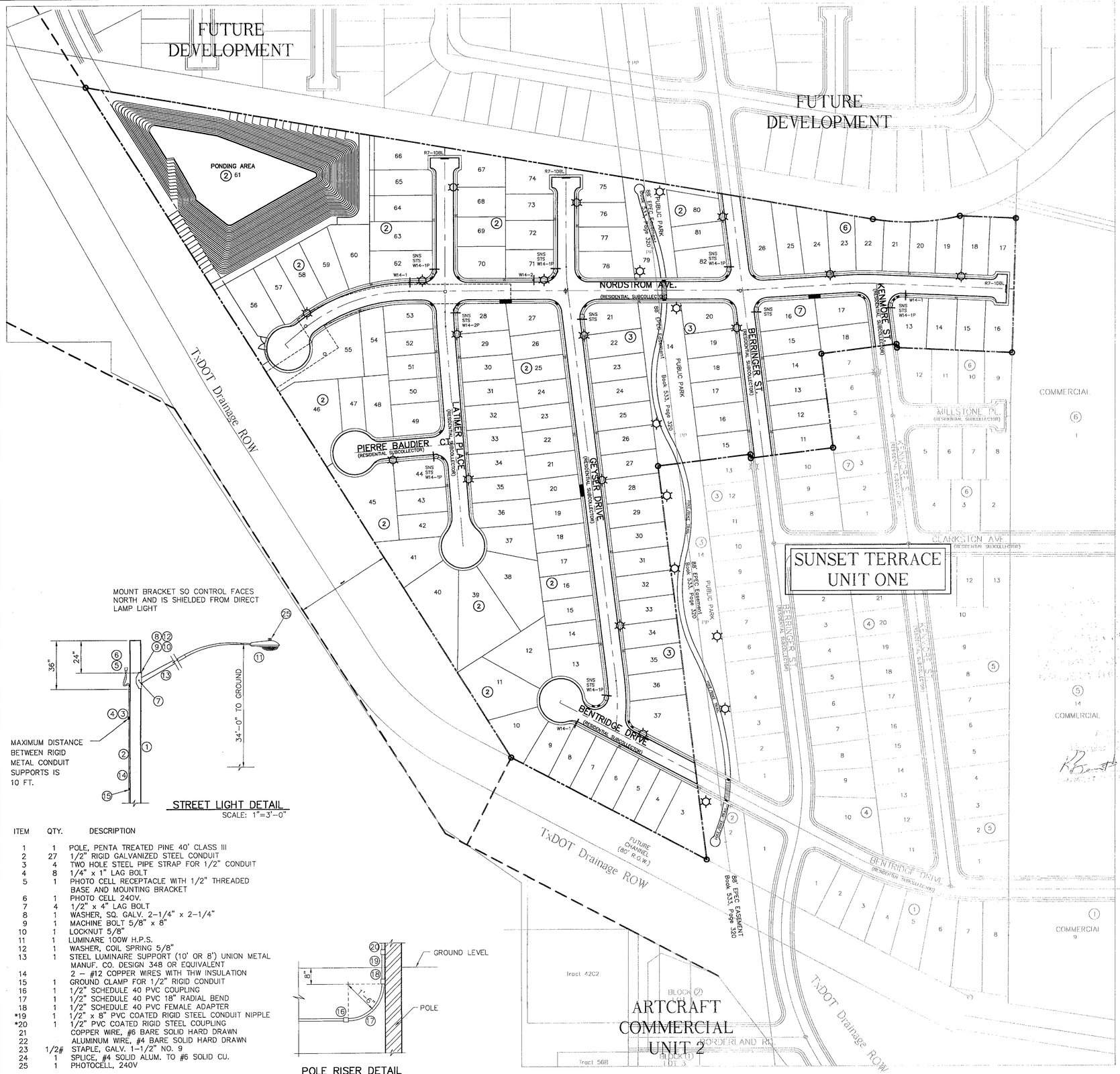
LEGEND:

- PROPOSED RESIDENTIAL STREET LIGHT
- PROPOSED 9" STREET NAME AND 30" STOP SIGN
- PROPOSED 9" STREET NAME SIGN (TWO SIGNS)
- PROPOSED N.D.B.C.U. MAIL BOX
- PARKING PROHIBITED
- W14-1

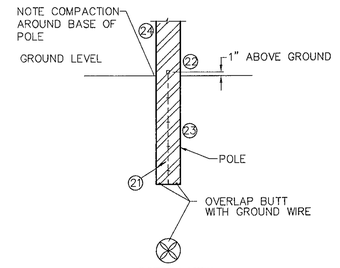


STREET LIGHT DETAIL
SCALE: 1"=3'-0"

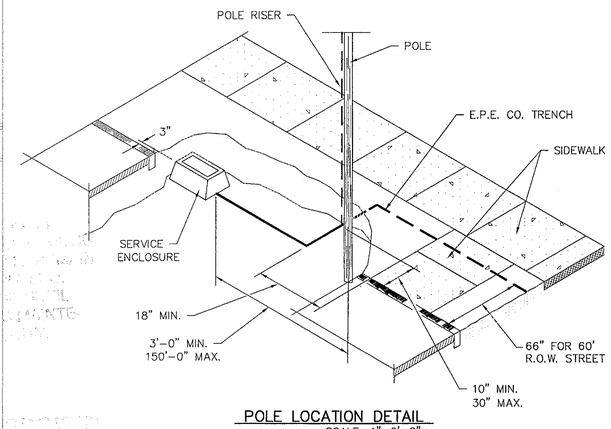
ITEM	QTY.	DESCRIPTION
1	1	POLE, PENTA TREATED PINE 40' CLASS III
2	27	1/2" RIGID GALVANIZED STEEL CONDUIT
3	4	TWO HOLE STEEL PIPE STRAP FOR 1/2" CONDUIT
4	8	1/4" x 1" LAG BOLT
5	1	PHOTO CELL RECEPTACLE WITH 1/2" THREADED BASE AND MOUNTING BRACKET
6	1	PHOTO CELL 240V.
7	4	1/2" x 4" LAG BOLT
8	1	WASHER, SQ. GALV. 2-1/4" x 2-1/4"
9	1	MACHINE BOLT 5/8" x 8"
10	1	LOCKNUT 5/8"
11	1	LUMINARE 100W H.P.S.
12	1	WASHER, COIL SPRING 5/8"
13	1	STEEL LUMINAIRE SUPPORT (10' OR 8') UNION METAL MANUF. CO. DESIGN 348 OR EQUIVALENT
14		2 - #12 COPPER WIRES WITH THW INSULATION
15	1	GROUND CLAMP FOR 1/2" RIGID CONDUIT
16	1	1/2" SCHEDULE 40 PVC COUPLING
17	1	1/2" SCHEDULE 40 PVC 18" RADIAL BEND
18	1	1/2" SCHEDULE 40 PVC FEMALE ADAPTER
*19	1	1/2" x 8" PVC COATED RIGID STEEL CONDUIT NIPPLE
*20	1	1/2" PVC COATED RIGID STEEL COUPLING
21		COPPER WIRE, #6 BARE SOLID HARD DRAWN
22		ALUMINUM WIRE, #4 BARE SOLID HARD DRAWN
23	1/2#	STAPLE, GALV. 1-1/2" NO. 9
24	1	SPLICE, #4 SOLID ALUM. TO #6 SOLID CU.
25	1	PHOTOCELL, 240V

* MUST MEET OCCIDENTAL COATING CO. SPECS.

POLE RISER DETAIL
SCALE: 1"=2'-0"



(BUTT GROUNDING)
DISTRIBUTION DETAIL
SCALE: 1"=2'-0"



POLE LOCATION DETAIL
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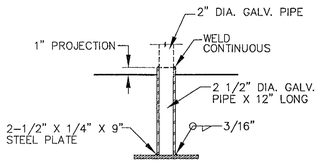

POST SLEEVE DETAIL
SCALE: 1"=1'-0"

ILLUMINATION PLAN

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: JLA
DRAWN BY: JLA
CHKD BY: JLA
APPVD. BY: JLA
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
ILLUMINATION PLAN

SHEET NO.
24

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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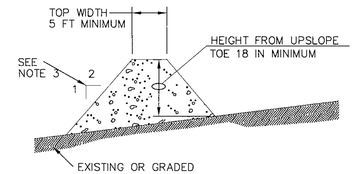
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

LEGEND

- BOUNDARY
- TEMPORARY DESILTING BASIN TO BE CONSTRUCTED AS PART OF PHASE 1
- 36' TEMPORARY DRAINAGE SWALE TO BE CONSTRUCTED AS PART OF PHASE 1
- PHASE 1
- PHASE 2
- RETENTION BASIN TO BE CONSTRUCTED AS PART OF PHASE 1 AND FULLY IMPROVED AS PART OF PHASE 2



GENERAL NOTES:

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

TYPICAL BERM CONFIGURATION

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

Contractor Must Call For Inspection Prior To Construction For Inspection

BY DATE 7/18/08

FOR REVISED CONSTRUCTION PHASING ONLY

CONSTRUCTION PHASING PLAN

SCALE: 1" = 100'

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3837.38 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3834.48 (CITY DATUM)

DATE	REVISIONS	BY

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ENGINEER'S SEAL

JORGE L. ACCARATE 85075 — COMMONWEALTH OF PUERTO RICO — REGISTERED PROFESSIONAL ENGINEER

SCALE	
Horizontal:	1" = 100'
Vertical:	N/A
Contour Interval:	N/A
DATE:	JULY 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS PHASE 1

SHEET TITLE

CONSTRUCTION PHASING PLAN

SHEET NO.

24A

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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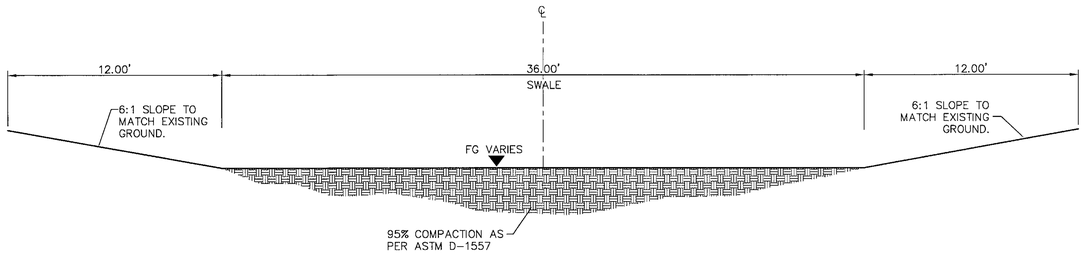
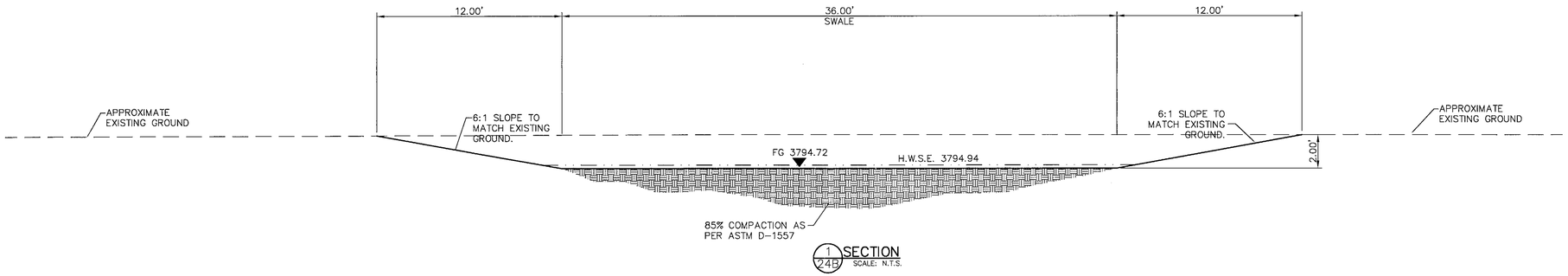
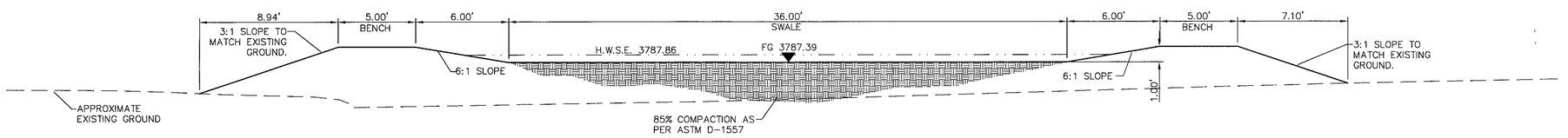
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES



SWALE DETAIL
SCALE: N.T.S.



1/24B SECTION
SCALE: N.T.S.



2/24B SECTION
SCALE: N.T.S.

REFERENCES - BENCHMARKS
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ENGINEER'S SEAL
STATE OF TEXAS
ANGEL L. AZCARATE
85075
REGISTERED
PROFESSIONAL ENGINEER

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A
DATE: JULY 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS PHASE 1

SHEET TITLE
CONSTRUCTION PHASING PLAN

SHEET NO.
24B

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. – SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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1-800-344-8377
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REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE AND ZARAGOSA ROAD. ELEVATION = 3937.39 (CITY DATUM). THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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ENGINEER'S SEAL

JORGE L. AZCARATE
85075
CONSULTING ENGINEER
STATE OF TEXAS
5/5/08

SCALE
Horizontal: 1"=30'
Vertical: 1"=6'
Contour interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APP'D. BY:
JOB No. 2006-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

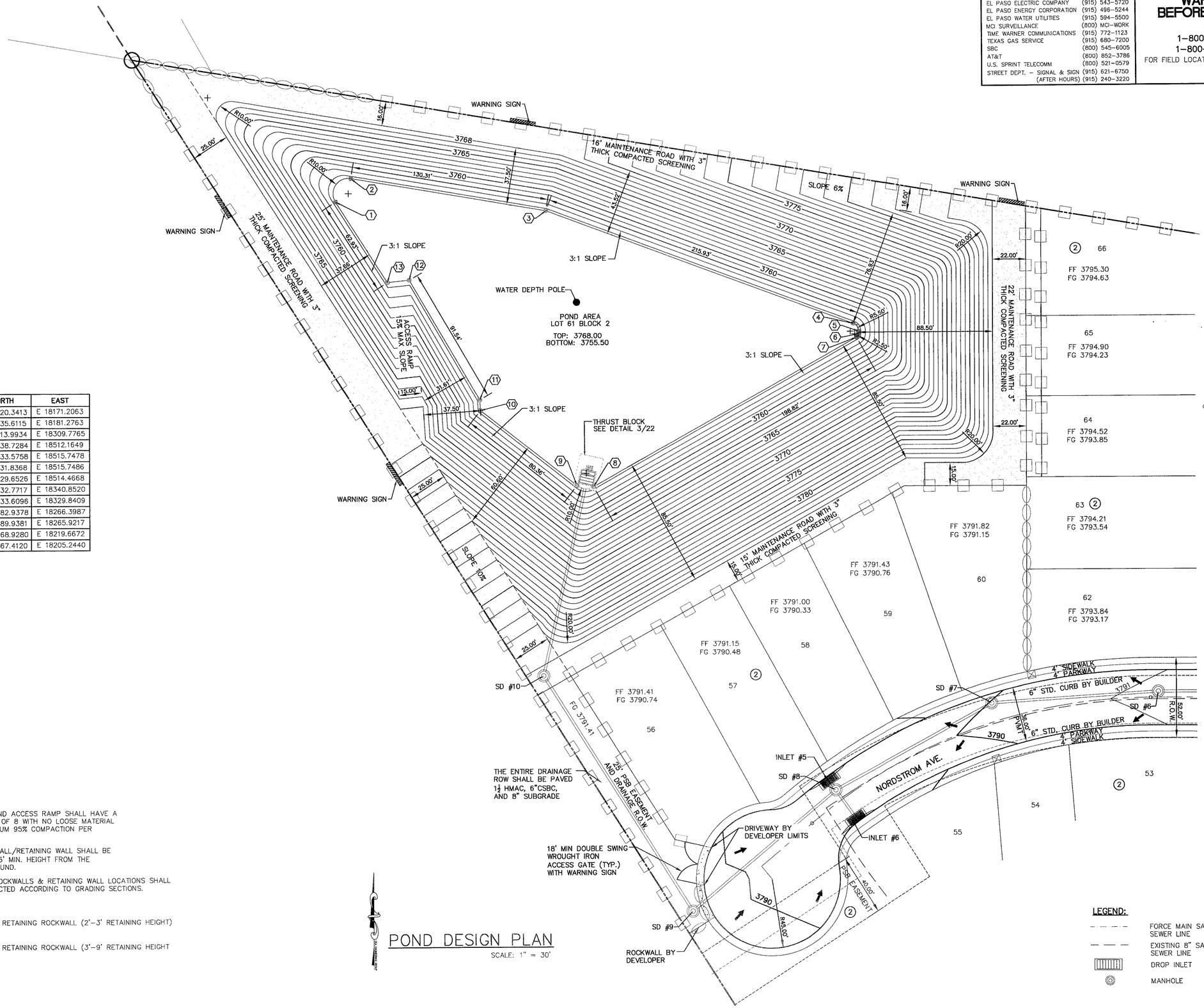
SHEET TITLE

POND DESIGN PLAN

SHEET NO.

25

OF 28



KEY #	NORTH	EAST
①	N 19520.3413	E 18171.2063
②	N 19535.6115	E 18181.2763
③	N 19513.9934	E 18309.7765
④	N 19438.7284	E 18512.1649
⑤	N 19433.5758	E 18515.7478
⑥	N 19431.8368	E 18515.7486
⑦	N 19429.6526	E 18514.4668
⑧	N 19332.7717	E 18340.8520
⑨	N 19333.6096	E 18329.8409
⑩	N 19382.9378	E 18266.3987
⑪	N 19389.9381	E 18265.9217
⑫	N 19468.9280	E 18219.6672
⑬	N 19467.4120	E 18205.2440

NOTES:

1. 15' WIDE POND ACCESS RAMP SHALL HAVE A MINIMUM P.I. OF 8 WITH NO LOOSE MATERIAL AND A MINIMUM 95% COMPACTION PER ASTM-D1557.
2. POND ROCKWALL/RETAINING WALL SHALL BE BUILT TO A 6' MIN. HEIGHT FROM THE HIGHEST GROUND.
3. PROPOSED ROCKWALLS & RETAINING WALL LOCATIONS SHALL BE CONSTRUCTED ACCORDING TO GRADING SECTIONS.

LEGEND:

NEW 6' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)

NEW 6' HIGH RETAINING ROCKWALL (3'-9' RETAINING HEIGHT

POND DESIGN PLAN

SCALE: 1" = 30'

LEGEND:

FORCE MAIN SANITARY SEWER LINE

EXISTING 8" SANITARY SEWER LINE

DROP INLET

MANHOLE

103106

SITE DESCRIPTION

PROJECT NAME AND LIMITS: SUNSET TERRACE UNIT THREE
THE PROJECT IS BORDERED BY TRACT 1B BOOK 2980, PAGE 801 TO THE NORTH & TO THE WEST, TRACT 1A BOOK 756 TO THE NORTH AND TO THE WEST , PAGE 638 TO THE SOUTH, AND DESERT SOUTH BOULEVARD TO THE EAST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 23.90± ACRES, AND WILL CONTAIN 123 RESIDENTIAL LOTS, 2 PARKS, AND 1 PONDING AREA. PROJECT IMPROVEMENTS SHALL CONSIST OF GRADING AND PAVING.

EXISTING CONDITIONS: THE SITE IS CLEAR OF SITE IMPROVEMENTS AND IS COVERED WITH ITS NATURAL SURROUNDINGS.

MAJOR SOIL DISTURBING ACTIVITIES: MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, GRADING FOR BUILDING PAD ELEVATIONS, CONSTRUCTION OF STREETS AND EXCAVATION FOR UTILITIES.

TOTAL PROJECT AREA: 23.90± ac.

TOTAL AREA TO BE DISTURBED: 23.90± ac.

WEIGHTED RUNOFF COEFFICIENT
(AFTER CONSTRUCTION): 0.672

EXISTING CONDITION OF SOIL AND VEGETATIVE
COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE DEL NORTE-CANUTIO ASSOCIATION: NEARLY LEVEL TO STEEP SOILS THAT ARE SHALLOW OR VERY SHALLOW OVER CALICHE OR THAT ARE DEEP AND GRAVELLY THROUGHOUT; MAINLY ON AND NEAR NEAR FOOT SLOPES OF THE FRANKLIN MOUNTAINS.

NAME OF RECEIVING WATERS: THE DEVELOPED STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE CONVEYED BY STREET SHEET FLOW TO THEN BE DISCHARGED INTO THE ONSITE RETENTION PONDING AREA. THE UNDEVELOPED STORM WATER RUNOFF WILL BE DISCHARGED INTO THE EXISTING FLOW PATH.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

- ____ TEMPORARY SEEDING
- X PERMANENT PLANTING, SODDING, OR SEEDING
- ____ MULCHING
- ____ SOIL RETENTION BLANKET
- ____ BUFFER ZONES
- ____ PRESERVATION OF NATURAL RESOURCES

OTHER: ____

STRUCTURAL PRACTICES:

- X SILT FENCES
- X HAY BALES
- ____ ROCK BERMS
- ____ DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- ____ DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- ____ DIVERSION DIKE AND SWALE COMBINATION
- ____ PIPE SLOPE DRAINS
- ____ CONCRETE FLUMES
- X ROCK BEDDING AT CONSTRUCTION EXIT
- ____ TIMBER MATTING AT CONSTRUCTION EXIT
- ____ CHANNEL LINERS
- ____ SEDIMENT TRAPS
- ____ SEDIMENT BASINS
- ____ STORM INLET SEDIMENT TRAP
- ____ STONE OUTLET STRUCTURES
- X CURBS AND GUTTERS
- X STORM DRAINS
- X VELOCITY CONTROL DEVICES
- ____ VEGETATED SWALES & NATURAL DEPRESSIONS

OTHER: ____

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

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

SWPPP GENERAL NOTES:

1. PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
2. THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE SWPPP PROJECT MANUAL IS AVAILABLE FOR REVIEWING AT THE CITY OF EL PASO-ENGINEERING DEPARTMENT. UPON SELECTION, THE CONTRACTOR WILL BE PROVIDED AN SWPPP MANUAL. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL REGULATORY FORMS AND APPLICATIONS, AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO; NOI, NOT, SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TCEQ.
4. ALLOWABLE STORM WATER AND NON-STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.090 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF, BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIREFIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
5. REFER TO DRAINAGE PLAN SHEET 6, FOR DETAILED INFORMATION ON WATERSHED AREAS AND RUNOFF QUANTITIES (Q).
6. THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS; CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION; ASPHALT LOADING/UNLOADING AREAS; CONCRETE LOADING/UNLOADING AREAS; AND, ALL UNDISTURBED AREAS.
7. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT; CONCRETE; GLUE/ADHESIVE; PAINTS; CURING COMPOUNDS; WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING; HYDRAULIC OIL/FLUIDS; ;GASOLINE; DIESEL FUEL; KEROSENE; ANTIFREEZE/COOLANT; AND EROSION.

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS:

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION). THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE:

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL 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 DEPT. AND TNRCC.

III. 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.

IV. SPILL PREVENTION:

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

V. 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

VI. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL & STATE RECOMMENDED METHODS

VII. 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.

VIII. 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 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

IX. 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.

X. 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 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, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

XI. OFFSITE VEHICLE TRACKING:

IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, 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
- OTHER: ____

REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF RESLER AND NORTH & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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ENGINEER'S SEAL
STATE OF TEXAS · JOSE L. AZCARATE · 85075 · LICENSED PROFESSIONAL ENGINEER
5/16/08

SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN: GENERAL NOTES

SHEET NO.
26
OF 28

108136

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

LEGEND

- SILT FENCE OR EARTHERN BERM
- STABILIZED CONSTRUCTION ENTRANCE
- S — STAGING AREA
- P — PORTABLE TOILETS
- W — WASH OUT

REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM). THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

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ENGINEER'S SEAL
JORGE L. AZCARATE 85075 CERTIFIED PROFESSIONAL ENGINEER STATE OF TEXAS

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090

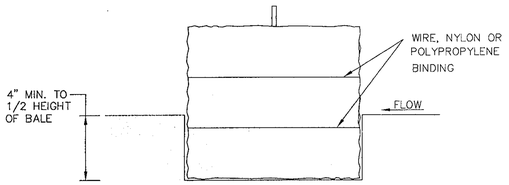
PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN: SITE PLAN

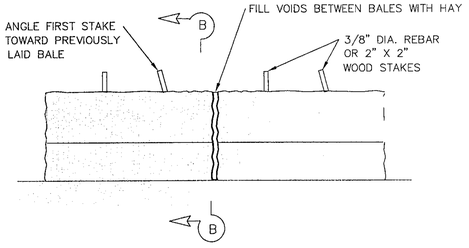
SHEET NO.
27
OF 28

SITE PLAN
SCALE: 1" = 100'

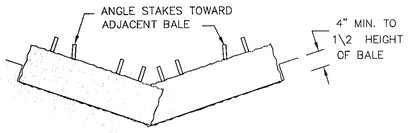
103106



SECTION B–B



BALED HAY FOR EROSION CONTROL



PROFILE VIEW

BALED HAY USAGE GUIDELINES

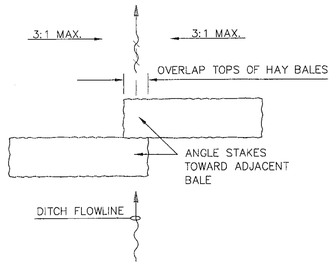
A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM/FT^2 OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10%, THE LENGTH OF SLOPE UPSTREAM THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE ADDITIONAL FOLLOWING CONSIDERATIONS APPLY:

1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOWRATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERTOPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

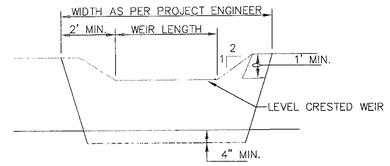


PLAN VIEW

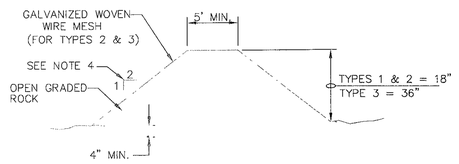
GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HIEGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

BALED HAY FOR EROSION CONTROL



PROFILE



SECTION C–C

ROCK FILTER DAM USAGE GUIDELINES

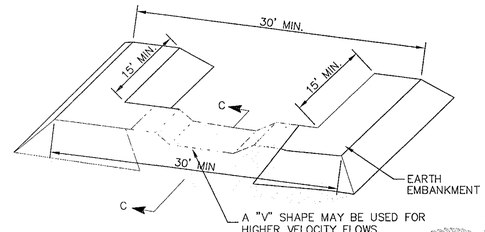
ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT^2 OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT/SEC OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.

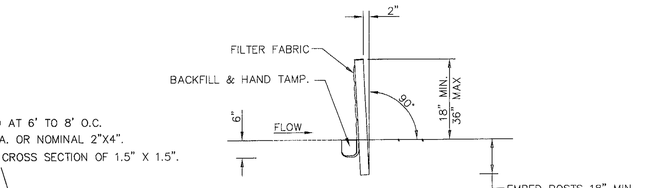
TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

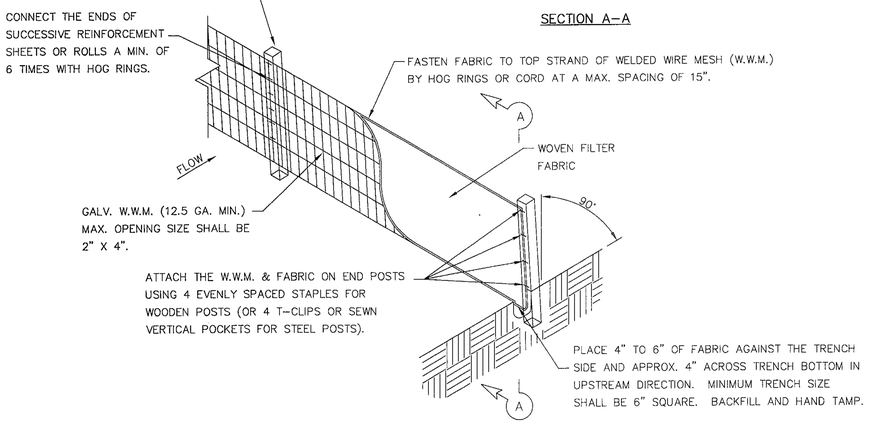
TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.



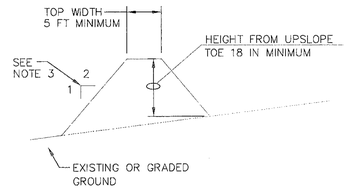
FILTER DAM AT SEDIMENT TRAP



SECTION A–A



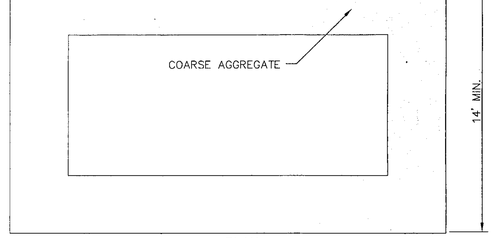
TEMPORARY SEDIMENT CONTROL FENCE



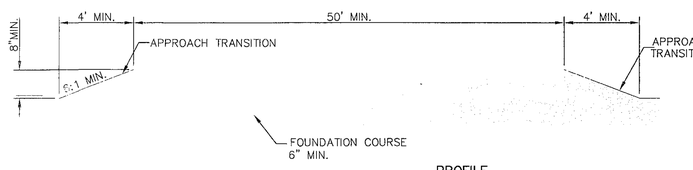
GENERAL NOTES:

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

TYPICAL BERM CONFIGURATION



PLAN



PROFILE

GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT (TYPE 1)

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM). THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER

SCALE	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090

PROJECT TITLE

SUNSET TERRACE UNIT THREE SUBDIVISION IMPROVEMENTS

SHEET TITLE

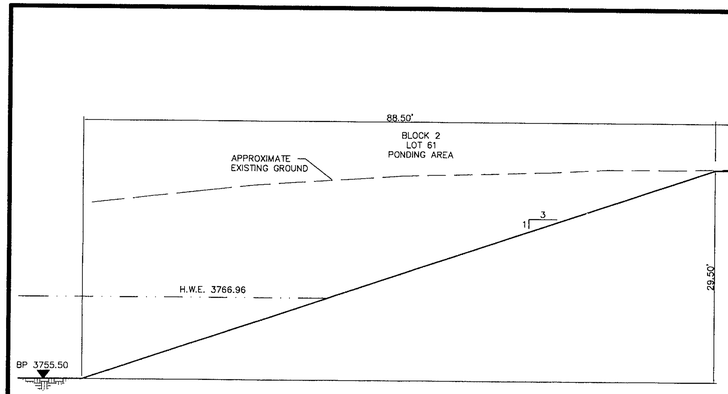
STORM DRAIN POLLUTION CONTROL PLAN: DETAILS

SHEET NO.

28

OF 28

103106



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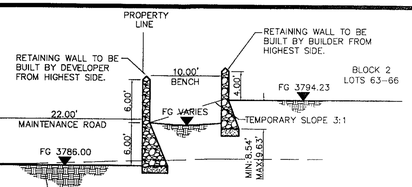

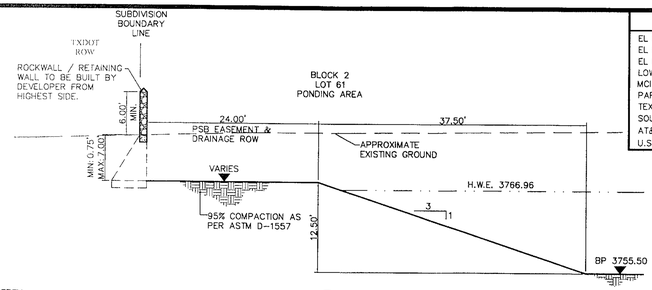

14/6 SECTION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

REFERENCES - BENCHMARKS

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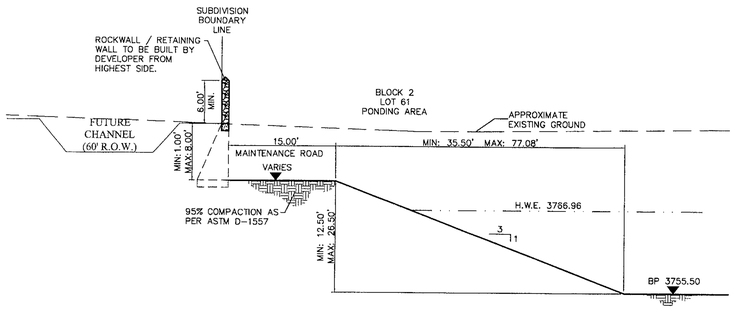
DATE	REVISIONS	BY

caa group
engineers • architects • planners
Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5202 Fax: 915.544.5233 www.caagroup.net



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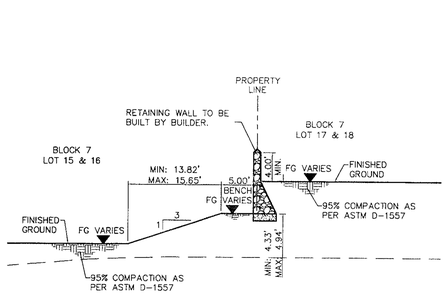

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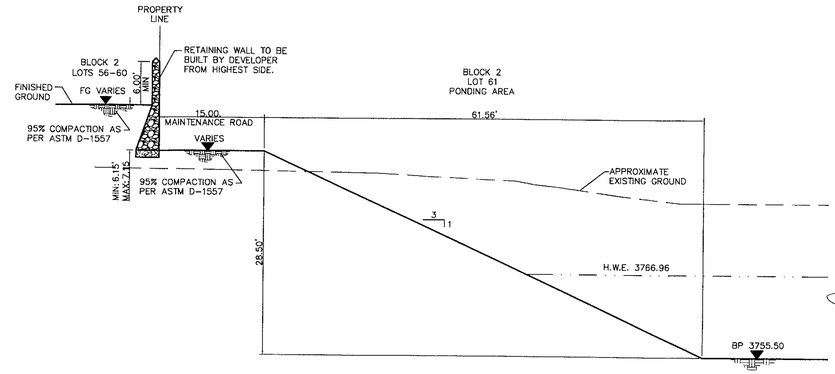

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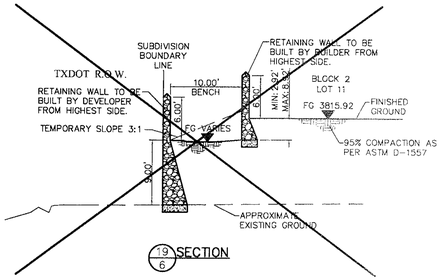

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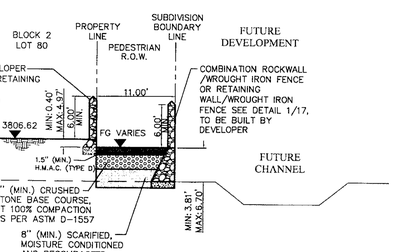

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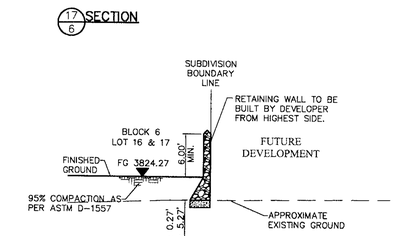

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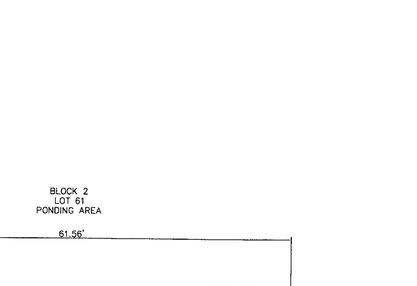

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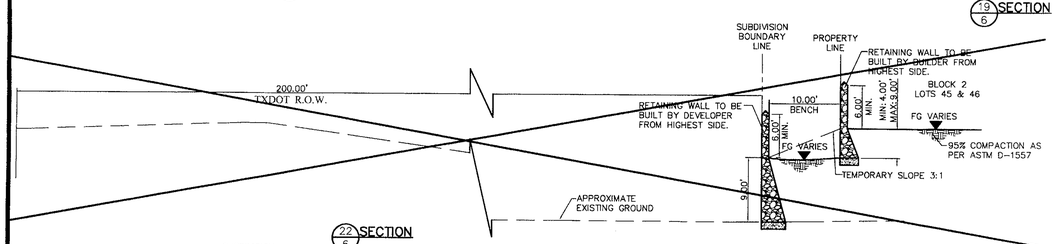

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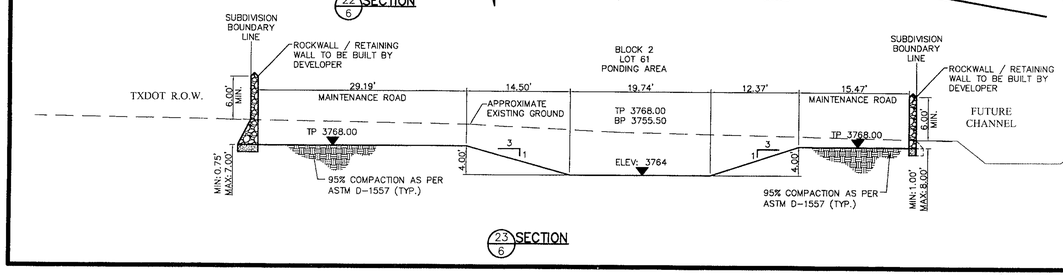

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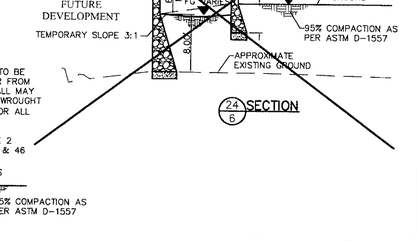

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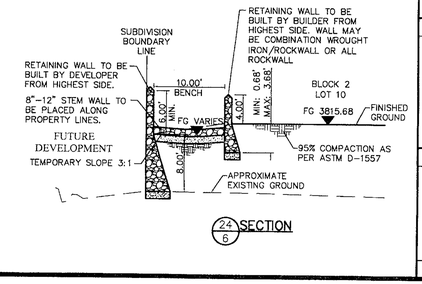

24/6 SECTION

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

Contact(s) Must Call 24 Hours Prior To Construction For Inspection

BY DATE 6/15/2009

REVISIONS TO SECTIONS 19, 22 & 24 ONLY

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

SCALE	
Horizontal	1"=10'
Vertical	1"=10'
Contour Interval	N/A.
DATE:	APRIL 2008
DESIGN BY:	J.L.A.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-090-LD

PROJECT TITLE
SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
TYPICAL GRADING SECTIONS
(SHEET 2 OF 2)

SHEET NO.
6R

OF 28

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
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DATE	REVISIONS	BY

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engineers • architects • planners
Castner Center @ Transmountain
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Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL

JANE L. ARCHULETA
80075
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCALE
Horizontal: 1"=10'
Vertical: 1"=10'
Contour Interval: N/A

DATE: APRIL 2008
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-090-LD

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SUNSET TERRACE UNIT THREE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

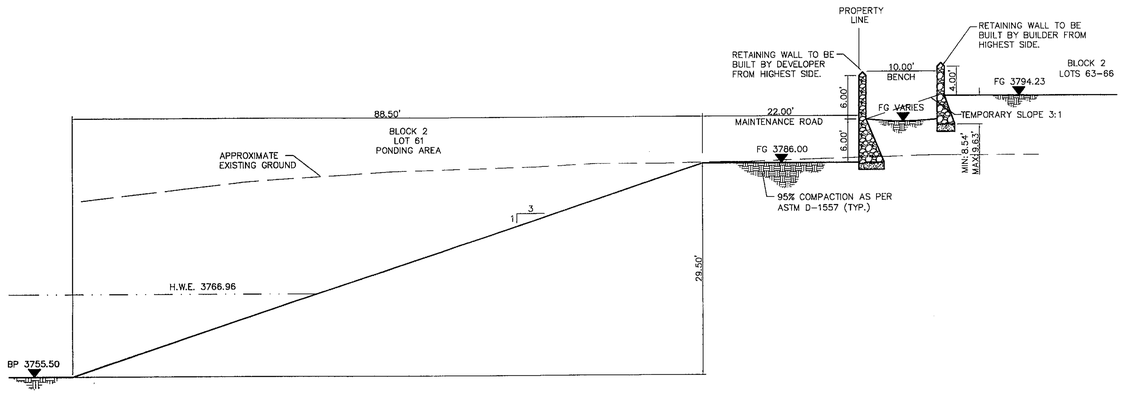
TYPICAL GRADING SECTIONS

(SHEET 2 OF 2)

SHEET NO.

6

OF 28



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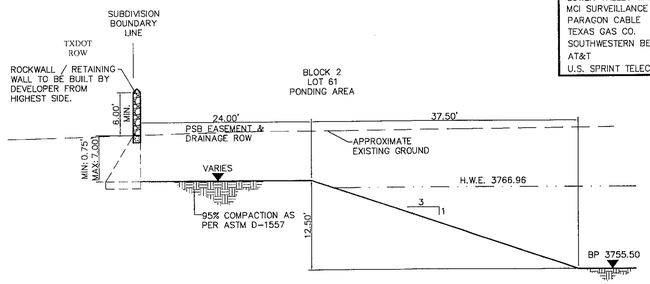

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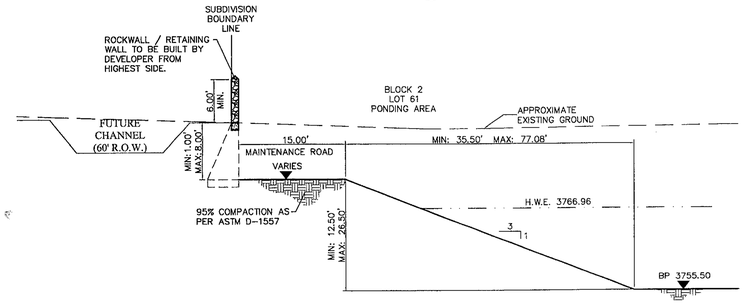

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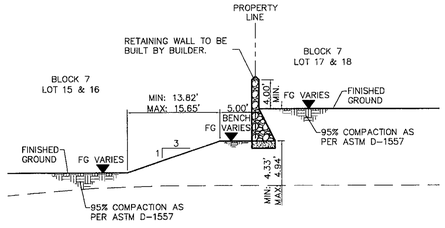

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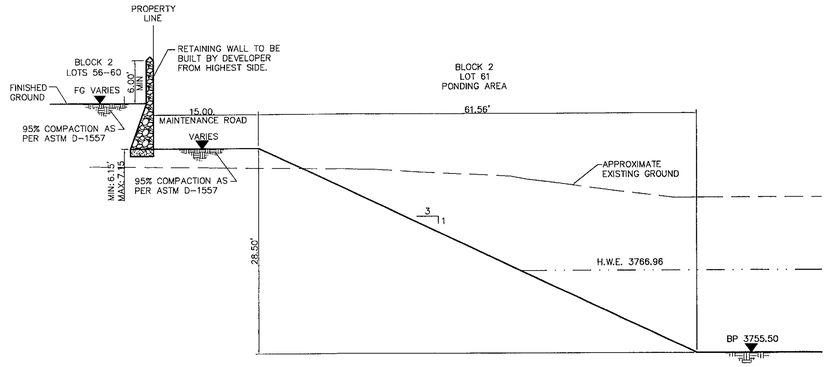

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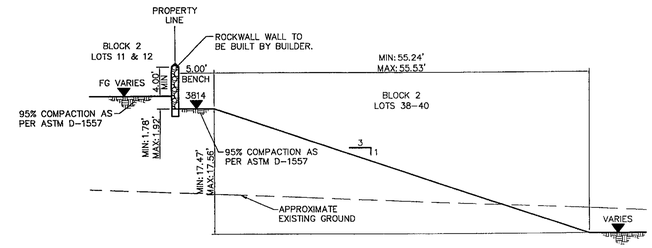

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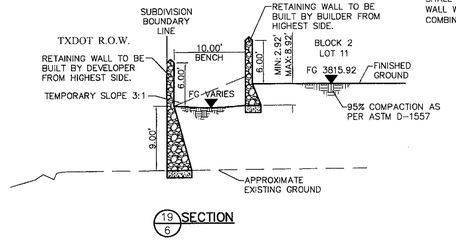

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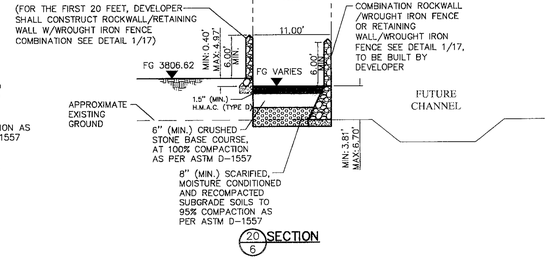

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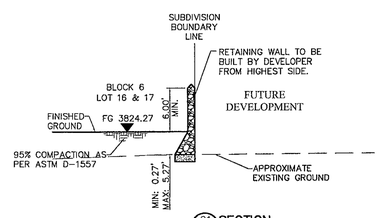

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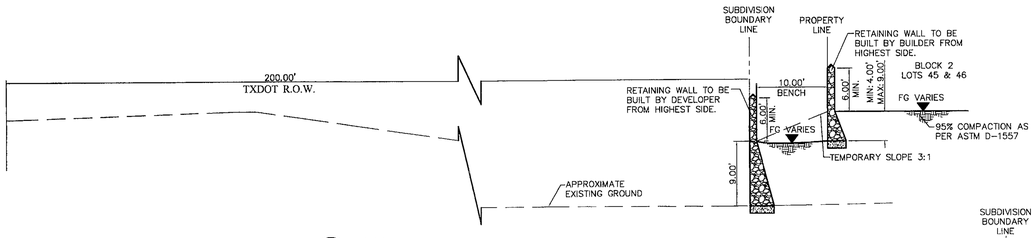

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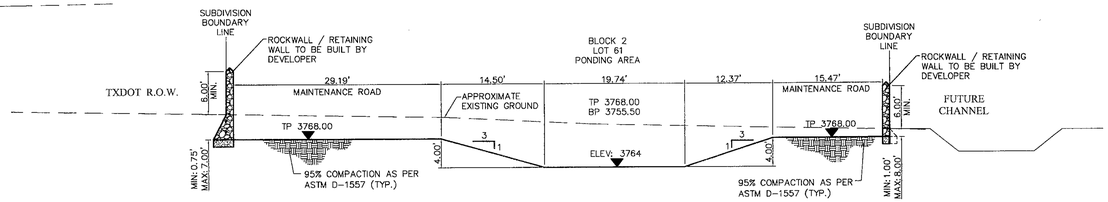

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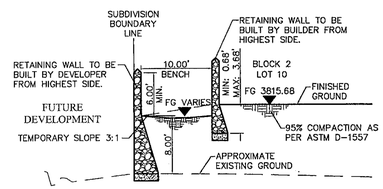

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