

GENERAL NOTES:

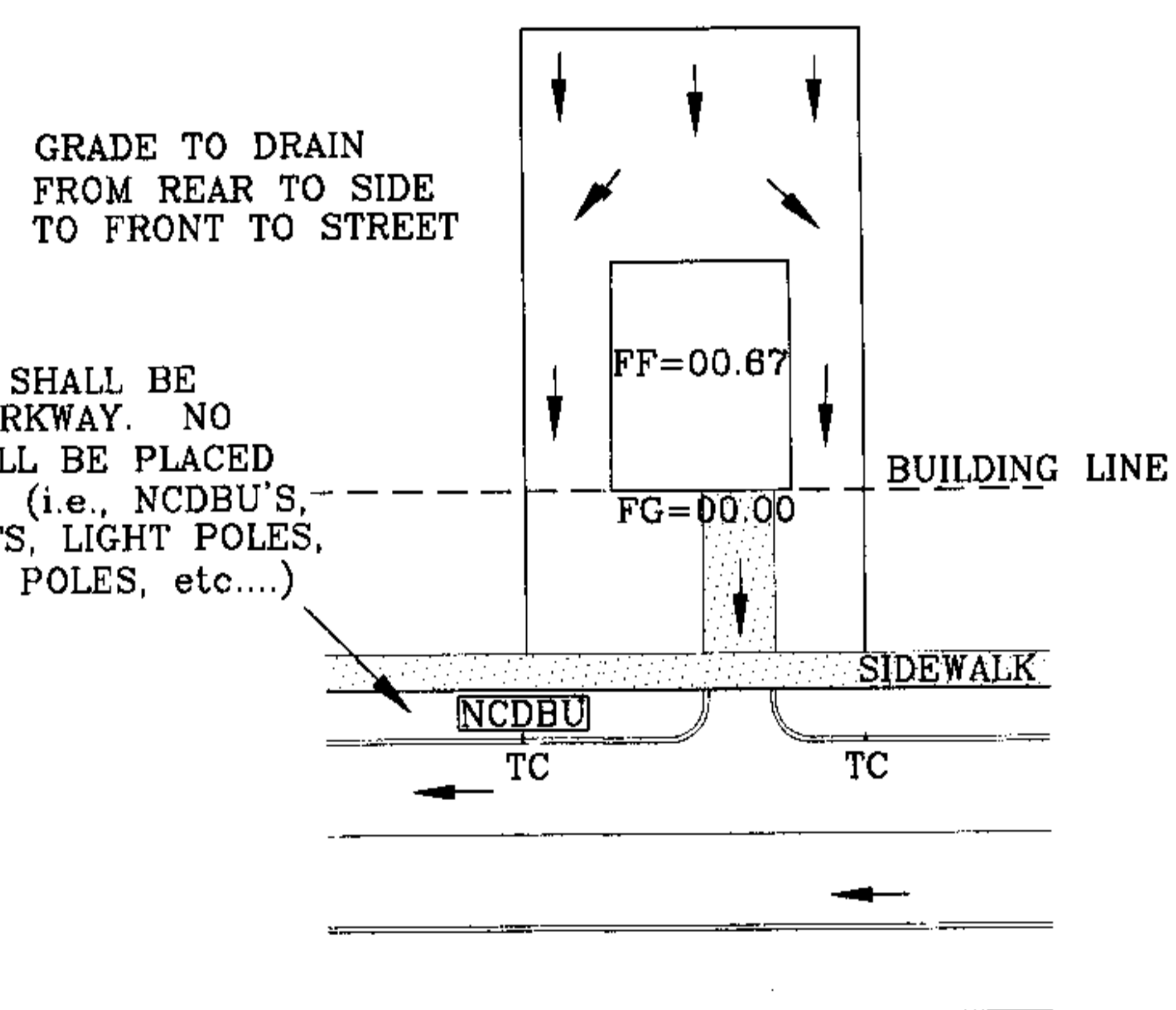
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. MAINTENANCE OF DRAINAGE STRUCTURES OUTSIDE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ACCEPTED FOR MAINTENANCE BY THE CITY OF EL PASO.

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 16.44.
2. THE CONTRACTOR SHALL CAREY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEETS 6 AND 7 OF 19.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.

SET BACKS

FRONT YARD	SIDE YARD	SIDE YARD ABUTTING A SIDE STREET	REAR YARD
20'	5'	10'	25'

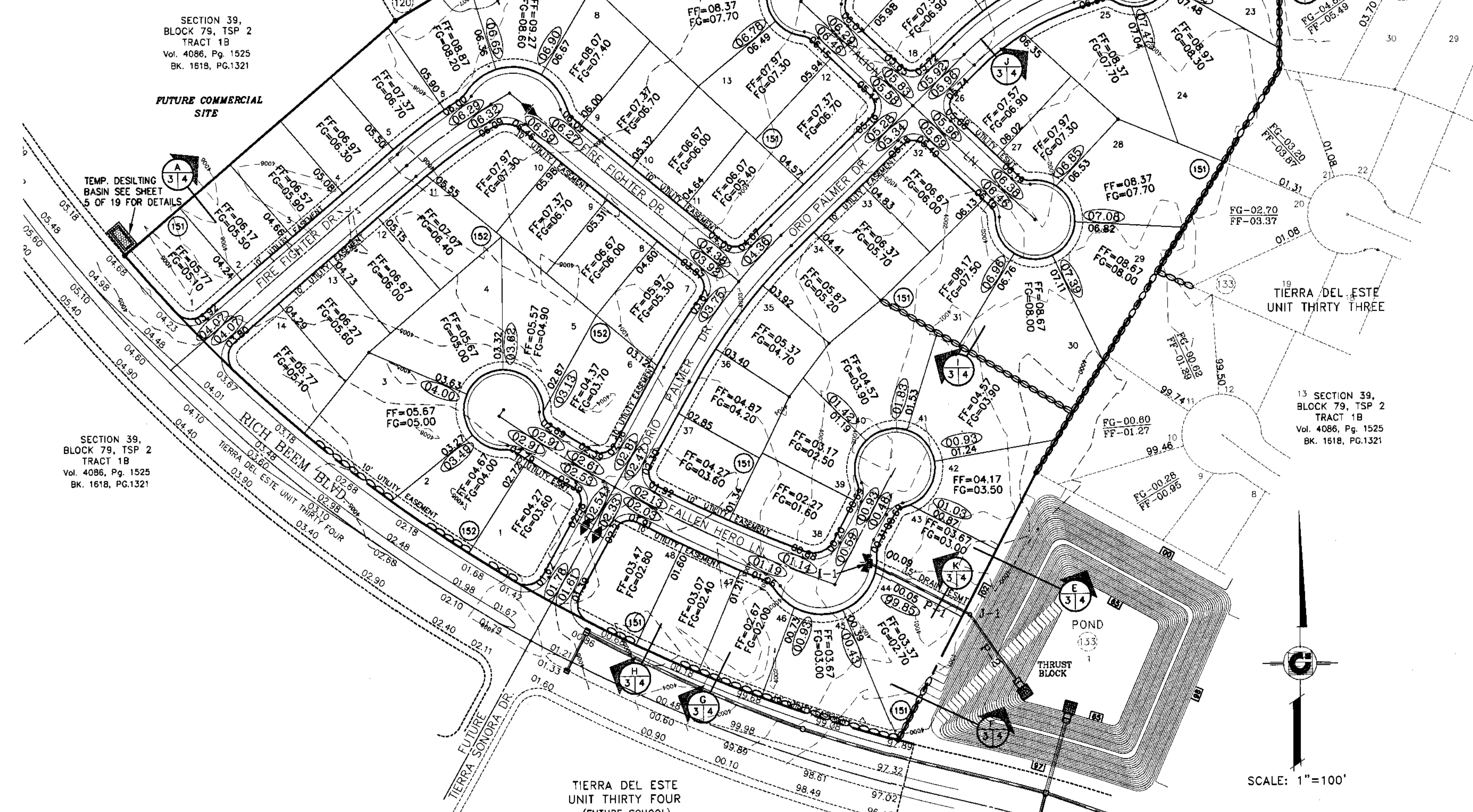


NOTES:

DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER TO SIDEWALK, 2% FOR SIDEWALK AND 14% MAXIMUM THEREAFTER

TYPICAL LOT GRADING
1"=40'

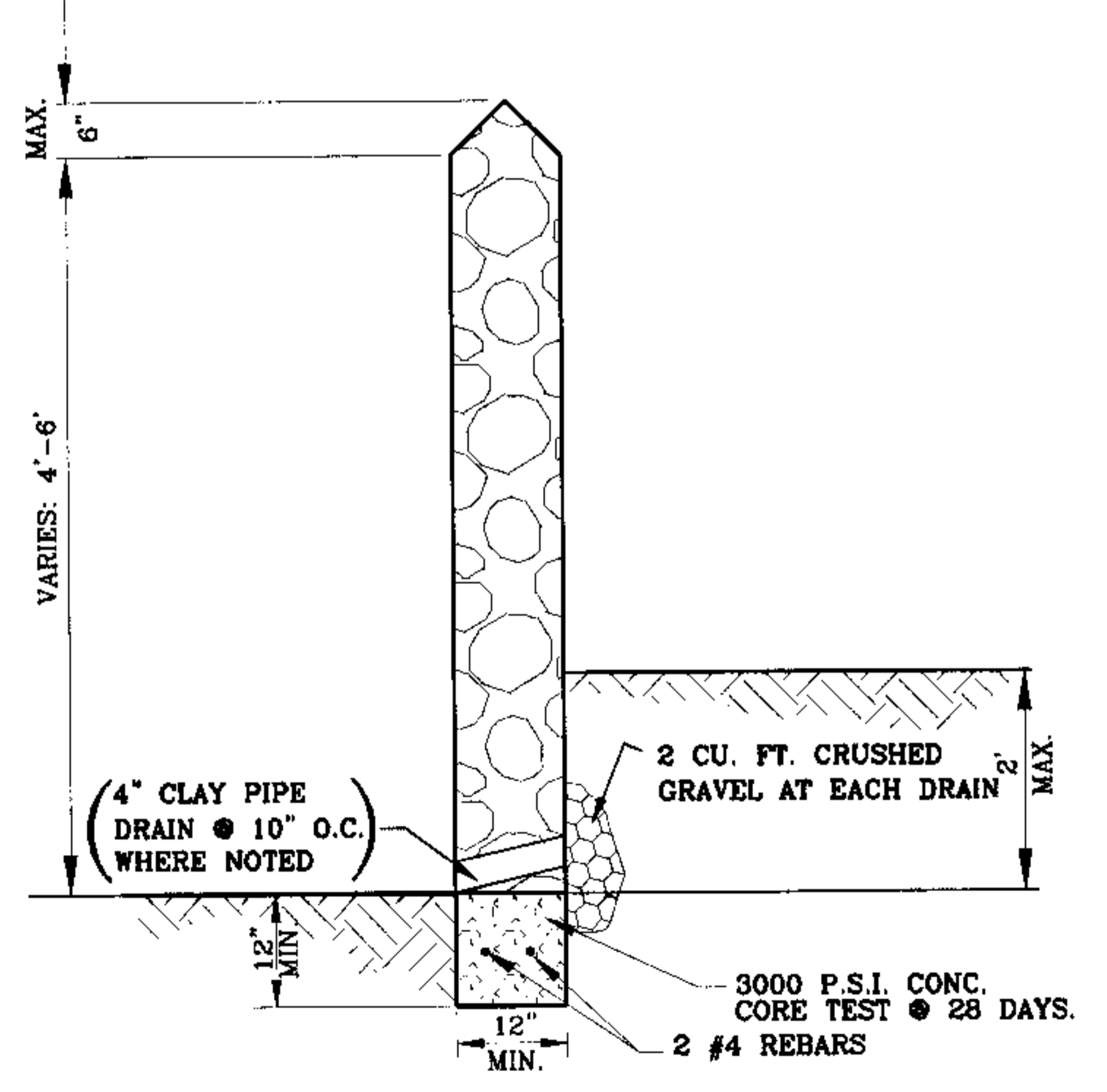
REVISED SECTIONS - C, B



○ = DENOTES AS BUILT CONDITIONS ONLY

NOTES:

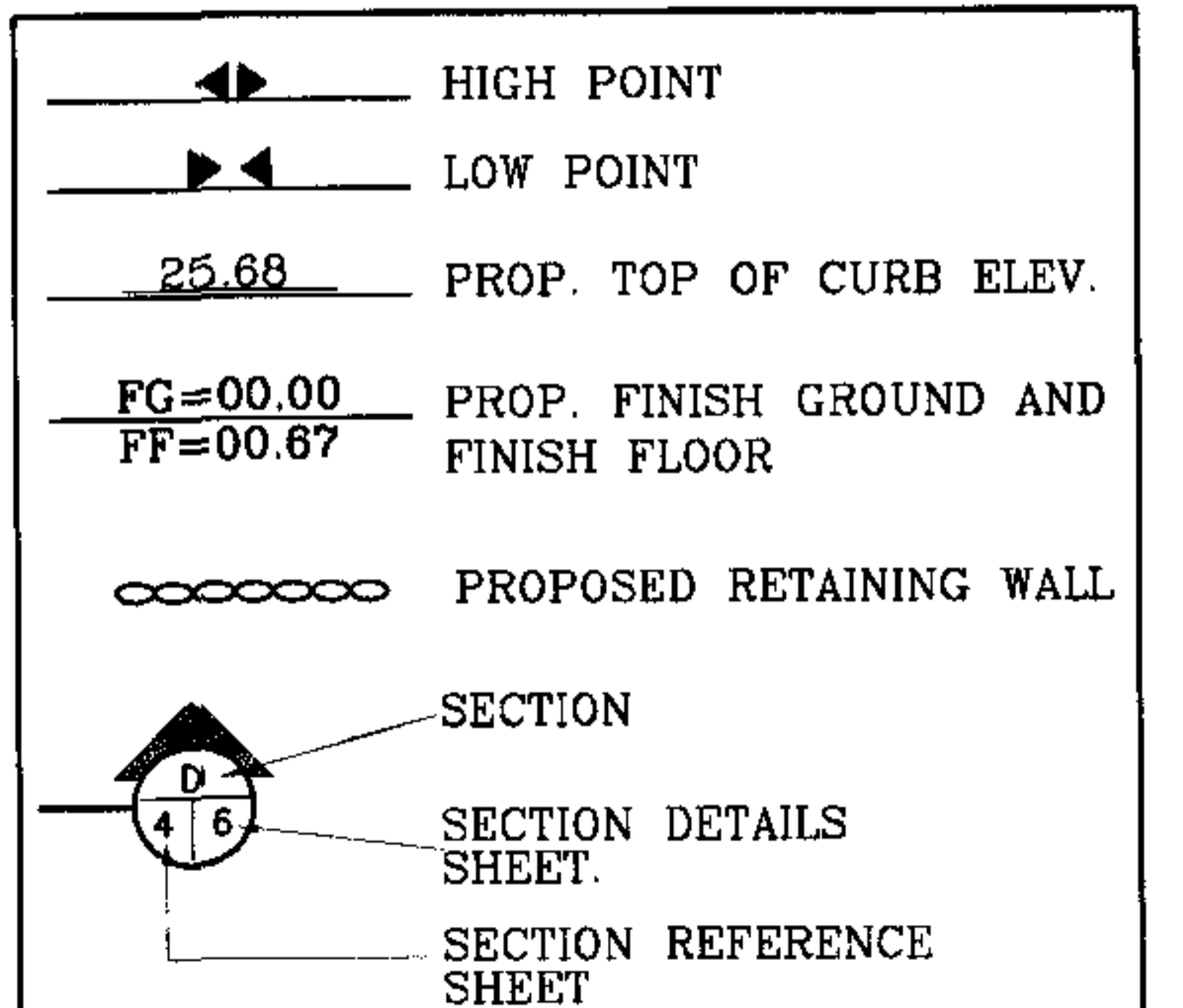
1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CHDOR BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
 - 1- 6" MAX. ALONG REAR & SIDE YARDS.
 - 2- 3"- 6" MAX. ALONG FRONT YARDS.
 - 3- 6" HIGH @ DRAINAGE AND BASINS.
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.



ROCKWALL DETAIL ADJACENT TO RESIDENTIAL LOTS
SCALE: 1" = 2"

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE X. COMMUNITY PANEL NO. 480 212 01758, DATED SEPTEMBER 4, 1991.

LEGEND



CONSTRUCTION NOTES:

- 1) RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
- 2) DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER TO SIDEWALK. 2% MAX. ON SIDEWALK AND 14% MAX. THEREAFTER.
- 3) 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.
- 4) ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
- 5) MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
- 6) 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
- 7) REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

REFERENCES - BENCHMARKS

CITY MONUMENT AT THE RADUS POINT OF THE CUL-DE-SAC OF TIERRA BERLIN LANE	ELEVATION: 4006.62	REVISIONS: CITY DATUM
AS BUILT	REVISIONS AS TO 1st. CITY REDS	DATE: 05/17/05
REVISED SECTION C LOCATION	DATE: 12-23-2005	BY: J.M.
		C.C.

PROJECT NAME
TIERRA DEL ESTE UNIT THIRTY SEVEN
BEING A PORTION OF TRACT 18, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 23.80 ACRES.

SCALE: 1"=100'

DATE: MARCH 2005
INITIATED BY: J.M.
DESIGN BY: J.M.
DRAWN BY: J.M.
CHECKED BY: J.M.
APP. NO.: 1884-91

CONDE INC.
ENGINEERING / PLANNING / SURVEYING / LISTS
1790 LEE TRENTINO DR. STE. 400
EL PASO, TEXAS 79958

SHEET TITLE
GRADING PLAN