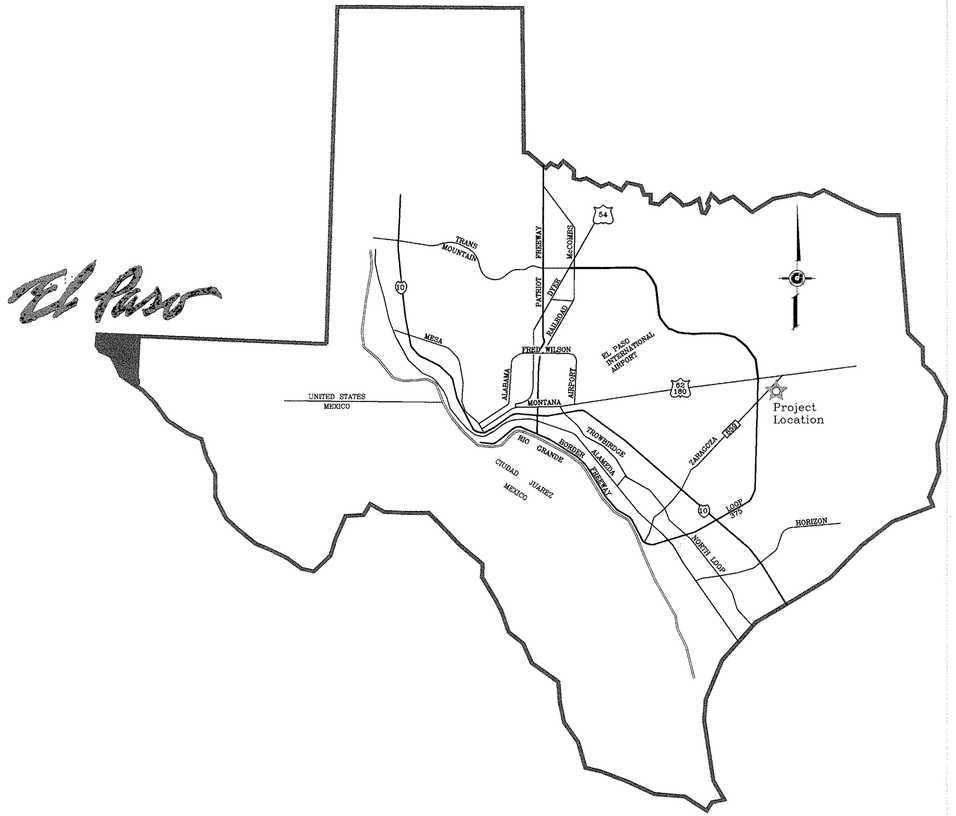
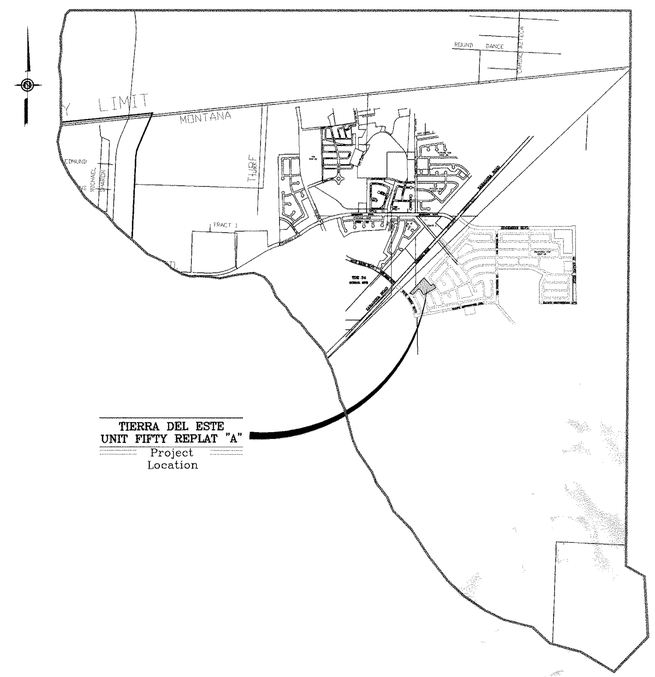
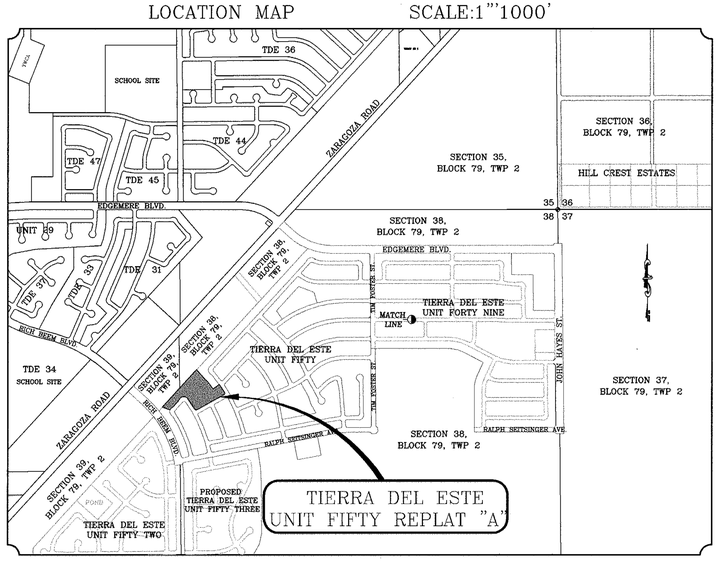


VICINITY MAP



LOCATION MAP SCALE:1"'1000'



STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	12
PLAT	2	OF	12
GRADING	3	OF	12
DRAINAGE	4	OF	12
S.W.P.P.P AND STANDARD DETAILS	5	OF	12
PLAN & PROFILES	6–7	OF	12
DRAINAGE STRUCTURES	8–9	OF	12
POND SECTIONS	10	OF	12
STANDARD DETAILS	11	OF	12
STRUCTURE DETAILS	12	OF	12

PROJECT NAME

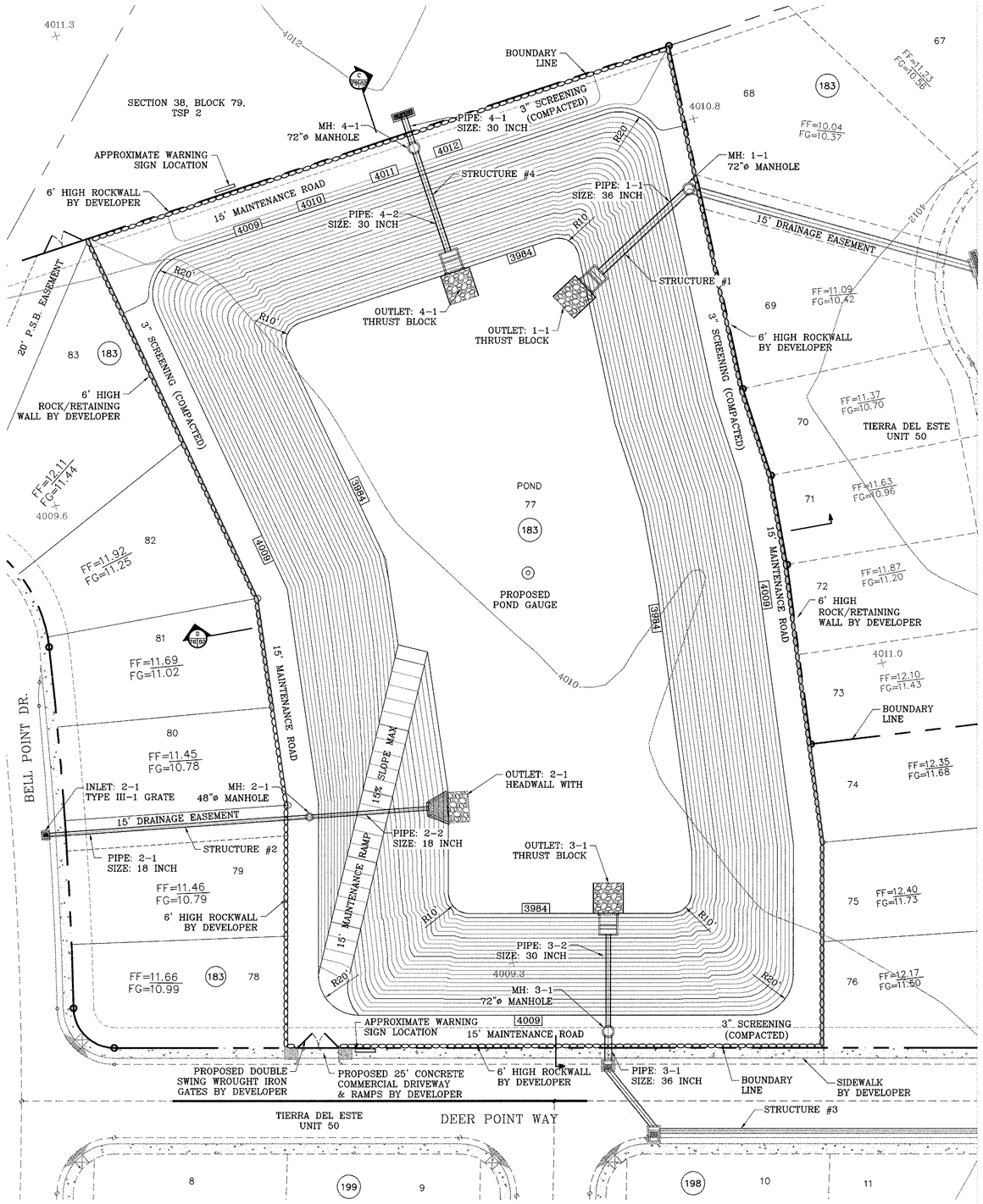
TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 2.6739 ACRES

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHT 1 OF 12



SCALE: 1"=30'

LEGEND

- APPROXIMATE WARNING SIGN LOCATION
- PROPOSED ROCK WALL
- PROPOSED RETAINING WALL

WATERSHED - POND

$$Q = \frac{A\ R\ C}{12} = AC\text{-}FT$$

POND CALC.

Q=ARC/12
A=TOTAL RUNOFF IN AC/FT.(100%)
R=RAINFALL IIN INCHES
C=RUNOFF FACTOR

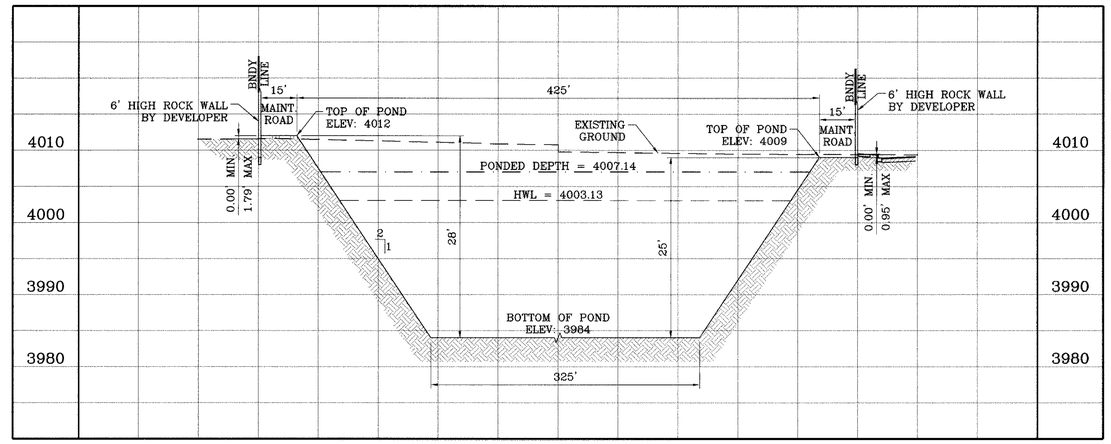
RESIDENTIAL= & POND $\frac{85.31(4).60}{12}$ =17.06 ac-ft

FUT. COM.= $\frac{34.65(4).85}{12}$ =9.82 ac-ft

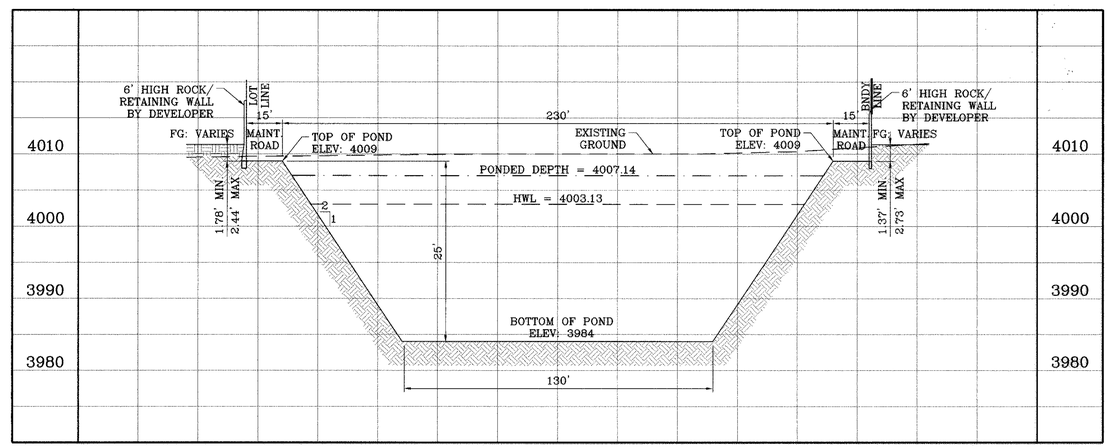
25% EMERG. =	6.72	ac-ft
SILT & DEBRIS =	1.44	ac-ft
Qreq (TOTAL) =	35.04	ac-ft
Qcap (TOTAL) =	37.61	ac-ft

100 YR HW ELEV = 4003.13
100 YR PONDED DEPTH = 4007.14

ELEVATION FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4009.00	2.24	39.15
4008.00	2.18	36.92
4007.00	2.12	34.74
4006.00	2.06	32.62
4005.00	2.00	30.57
4004.00	1.94	28.57
4003.00	1.88	26.63
4002.00	1.82	24.75
4001.00	1.77	22.93
4000.00	1.71	21.16
3999.00	1.66	19.45
3998.00	1.60	17.80
3997.00	1.55	16.20
3996.00	1.49	14.65
3995.00	1.44	13.15
3994.00	1.39	11.71
3993.00	1.34	10.32
3992.00	1.29	8.98
3991.00	1.24	7.69
3990.00	1.19	6.45
3989.00	1.14	5.26
3988.00	1.10	4.11
3987.00	1.05	3.01
3986.00	1.00	1.96
3985.00	0.96	0.96
3984.00	0.00	0.00



SECTION C
SCALE: 1"=30' HOR.
SCALE: 1"=10' VERT.



SECTION D
SCALE: 1"=30' HOR.
SCALE: 1"=10' VERT.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED 2X 1118 PID CE0141
ELEVATION : 3997.12

DATE	REVISIONS	BY
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

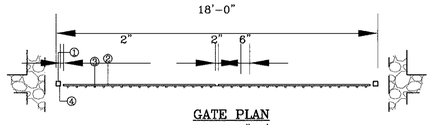
SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: OCT. 2007
DESIGN BY: Y.C.
CONTITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64448
LICENSED
PROFESSIONAL ENGINEER
10-16-07

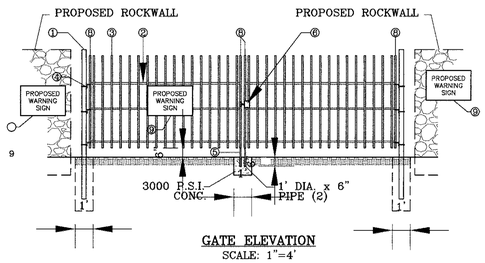
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

SHEET TITLE

POND SECTIONS



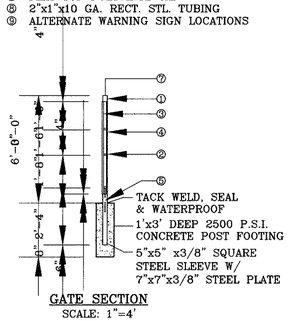
GATE PLAN
SCALE: 1"=4'



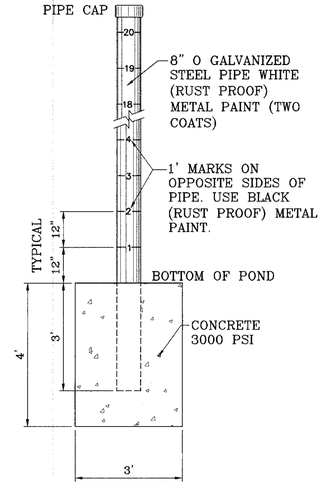
GATE ELEVATION
SCALE: 1"=4'

WROUGHT IRON GATE
SCALE: 1"=4'

1. 3"x3"x3/16" SQUARE STEEL TUBING
2. 2"x1"x14 GA. RECTANGULAR STEEL TUBING
3. 1 1/2"x1/2"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
9. ALTERNATE WARNING SIGN LOCATIONS

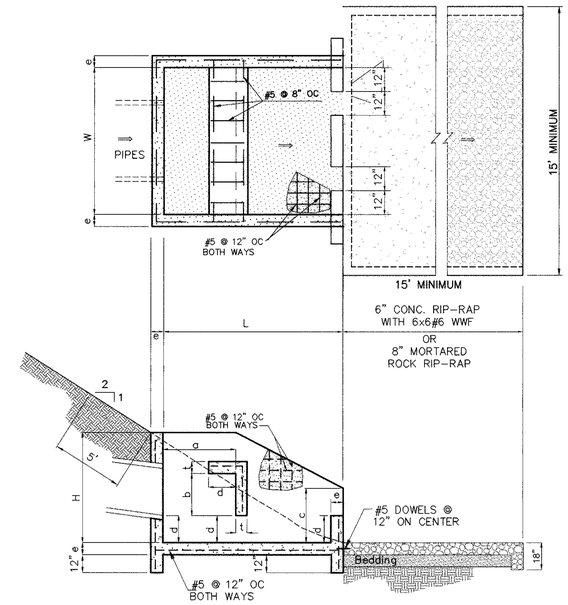


GATE SECTION
SCALE: 1"=4'

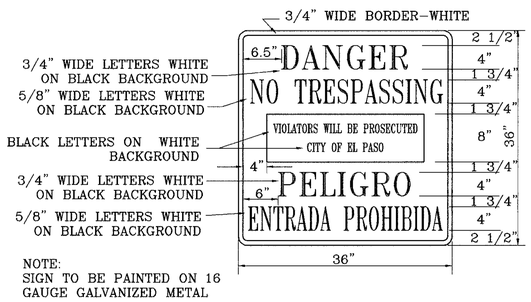


POND DEPTH GAUGE
SCALE: 1"=2'

Pipe ø	H	L	a	b	c	d	e	t	W
30" RCP	6'2"	10'0"	4'0"	3'0"	4'0"	1'5"	8"	8"	8'2"
36" RCP	6'2"	10'0"	4'0"	3'0"	4'0"	1'5"	8"	8"	8'2"

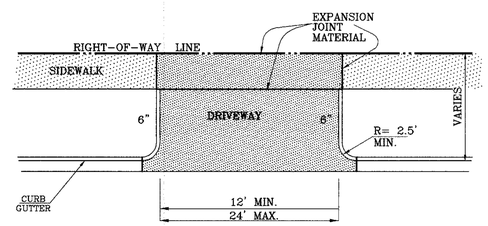


THRUST BLOCK DETAILS
1"=4'

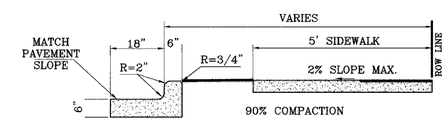


NOTE:
SIGN TO BE PAINTED ON 16 GAUGE GALVANIZED METAL

WARNING SIGN DETAIL
SCALE: 1"=1'



DRIVEWAY PLAN VIEW
AS PER CITY DESIGN STANDARD 6-8, 6-9



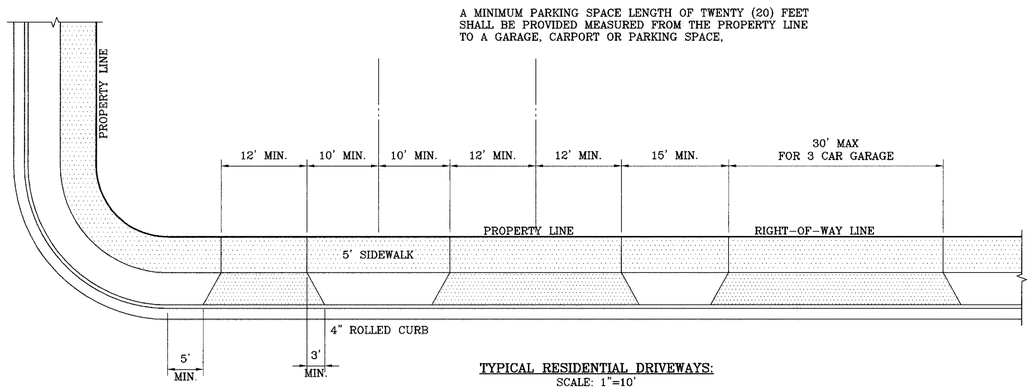
NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER 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 CURBS.
5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

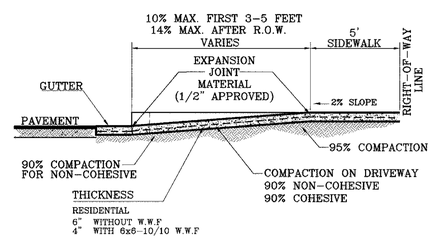
TYPICAL CURB AND SIDEWALK DETAIL
AS PER CITY DESIGN STANDARD 6-1

NOTE:

A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.



TYPICAL RESIDENTIAL DRIVEWAYS:
SCALE: 1"=10'



DRIVEWAY SECTION (TYPICAL)
AS PER CITY DESIGN STANDARD 6-8, 6-9

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED X 1116" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W. BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

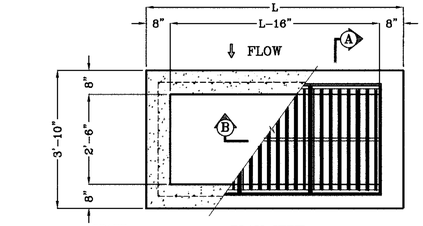
SCALE
HORIZ. AS NOTED
VERT: ---
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

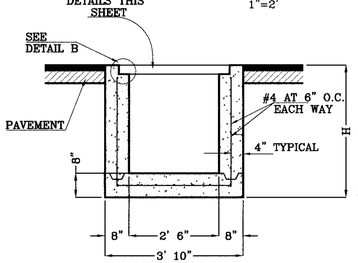
SHEET TITLE

STANDARD DETAILS

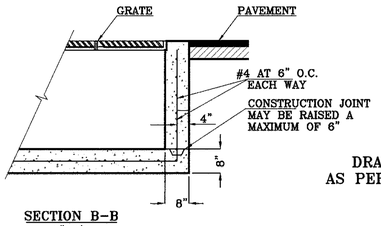


PLAN VIEW
1"=2'

No. OF GRATES	L
1	3'-2 5/8"
2	5'-2 1/4"
3	7'-1 7/8"
4	9'-1 1/2"
5	11'-1 1/8"
6	13'-0 3/4"
7	15'-0 3/8"
8	17'-0"
9	18'-11 5/8"
10	20'-11 1/4"
11	22'-10 7/8"
12	24'-10 1/2"



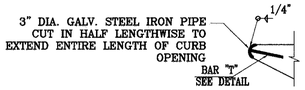
SECTION A–A
1"=2'



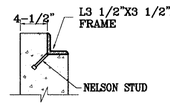
SECTION B–B
1"=2'

DRAINAGE STRUCTURE DETAILS
AS PER CITY OF EL PASO STANDARDS

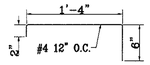
TYPE III INLET



DETAIL "A"
N.T.S.

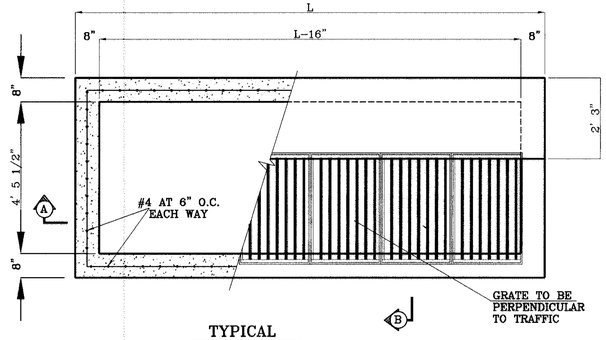


DETAIL "B"
N.T.S.



BAR "T"
N.T.S.

No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9
6	12'-6 5/8"	12'-0 5/8"	W12x19, S8x23, MC10x25



TYPICAL
1"=2'

GENERAL NOTES

1: Concrete to be 3000 P.S.I. minimum core test at 28 days.

2: Welded steel or cast grates as detailed are all acceptable grates. Mixing of alternates types of grates on the same project will be permitted with the approval of the City Engineer.

3: All construction and materials shall be in accordance with the current Standard Specifications.

4: Sharp edges resulting from fabrication shall be dulled only by acceptable methods for safety.

5: Grates shall be installed in frame with flow arrow pointing downstream or toward the low point in a sump.

6: 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 of grades of steel on the same grate will not be permitted.

7: 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.

8: All welds shall be a minimum of 1/4 inch filled and shall conform to the Specifications for Highway Construction and to the AWS Structural Welding Codes. Electrodes shall be compatible to the different grades of steel that comprise the grate members.

9: 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 Grades 60-45, or of gray iron conforming to the requirements of AASHTO M-105, Class 35b or ASTM A-48 Class 35b, This specification of general application for cast steel grates shall be AASHTO M-103, Scope 121, Grade N-1.

10: Ferrous castings shall be of uniform quality free of blow-holes, 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, not brittle.

11: All casting shall be manufactured true to pattern. Component parts shall fit together in a satisfactory manner.

12: Grate will be depressed 1 inch below proposed or existing grade.

13: Two 1/2 inch x 4 inch long concrete anchor studs required for each side of frame, where frame is resting on concrete, use NELSON studs or equal

14: The grates of all inlets within the street pavement must be constructed with the grate bars perpendicular to the curb.

15: Chamfer all exposed edges 3/4 inch. All dimensions relating to reinforcing steel are to center of bars.

16: All concrete to be 3000 P.S.I. Minimum concrete cover shall be 2 inch for steel reinforcing.

17: Expansion material to be 1/2 inch bituminous fiber and be placed where proposed concrete comes in contact with any existing or proposed concrete or masonry structure.

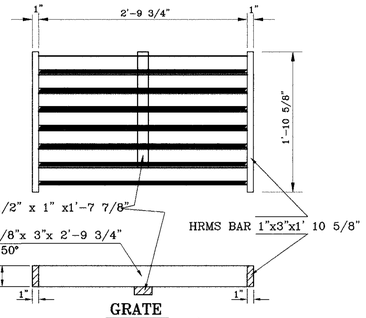
18: Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".

19: All reinforcing bars to be #4 bars at 6" O.C. grade 60. Bend bars around pipe openings.

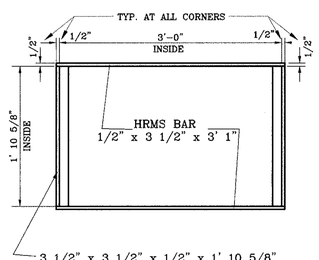
20: Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.

21: Inlets to be designated in plans by number of grates required.

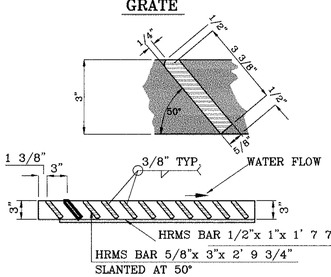
22: Location of sewer pipes shown elsewhere in plans.



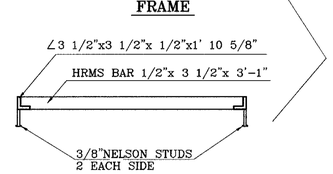
GRATE



FRAME



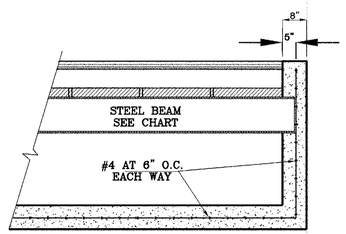
GRATE SECTION



FRAME SECTION

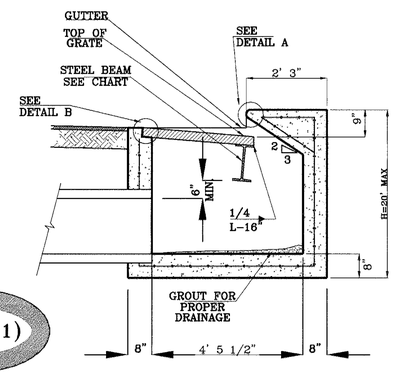
FRAME AND GRATE

2'-0"



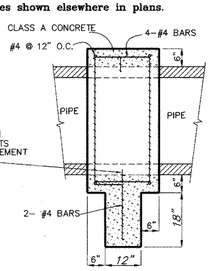
SECTION A–A
1"=2'

(REV. 1)

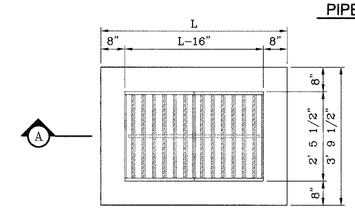


SECTION B–B
1"=2'

TYPE I INLET

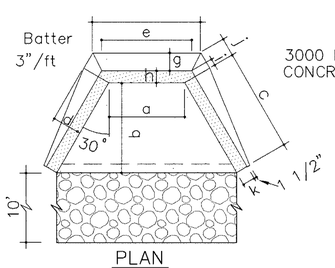


PIPE ANCHOR COLLAR
1"=2'

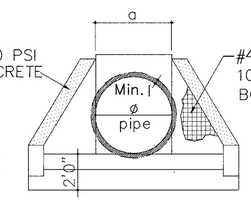


No. OF GRATES	L
1	3' 4"
2	5' 3"
3	7' 2"
4	9' 1"
5	11' 0"
6	12' 11"

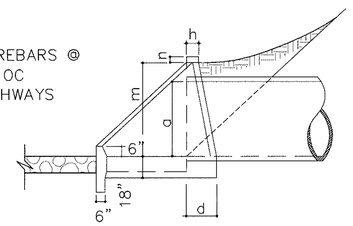
PLAN VIEW
SCALE: 1"=2'



PLAN



FRONT ELEVATION

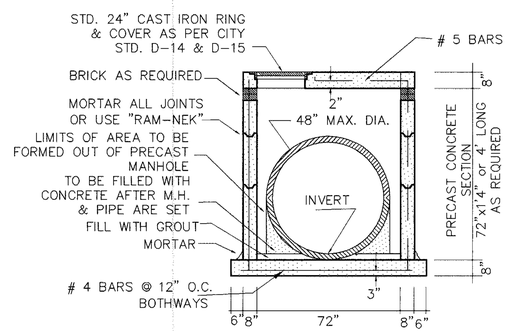


SIDE ELEVATION

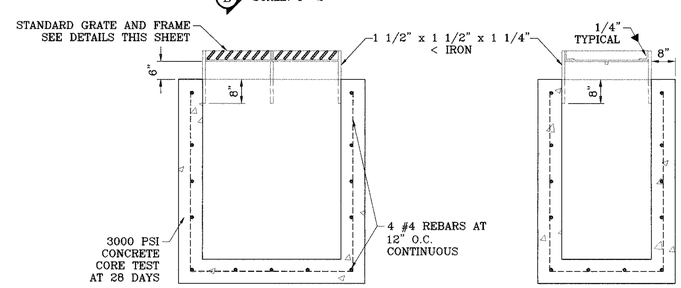
DIMENSIONS FOR HEADWALLS W/ WINGWALLAS

DIA. OF PIPE	a	b	c	d	e	f	g	h	i	j	k	l (Min.)	m	n
18"	18"	36"	3' 6"	16"	2' 4"	3' 0"	7"	9"	5 1/2"	9"	9"	2"	2' 6"	3"

SCALE: 1"=4'



PRECAST 72" MANHOLE SECTION
SCALE: 1" = 3'



SECTION A–A
SCALE: 1"=2'

OFF-STEET STORM INLET

SECTION B–B
SCALE: 1"=2'

BENCHMARK
NGS -MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY REPLAT "A"
BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 2.6739 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
STRUCTURE DETAILS

SHT 12 OF 12

TIERRA DEL ESTE
UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 4.8723 ACRES

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 50 REPLAT "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS JANUARY 2008.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. N/A DATE

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20080017764 DATE 7 Mar 08

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20080017765 DATE 7 Mar 08

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

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

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

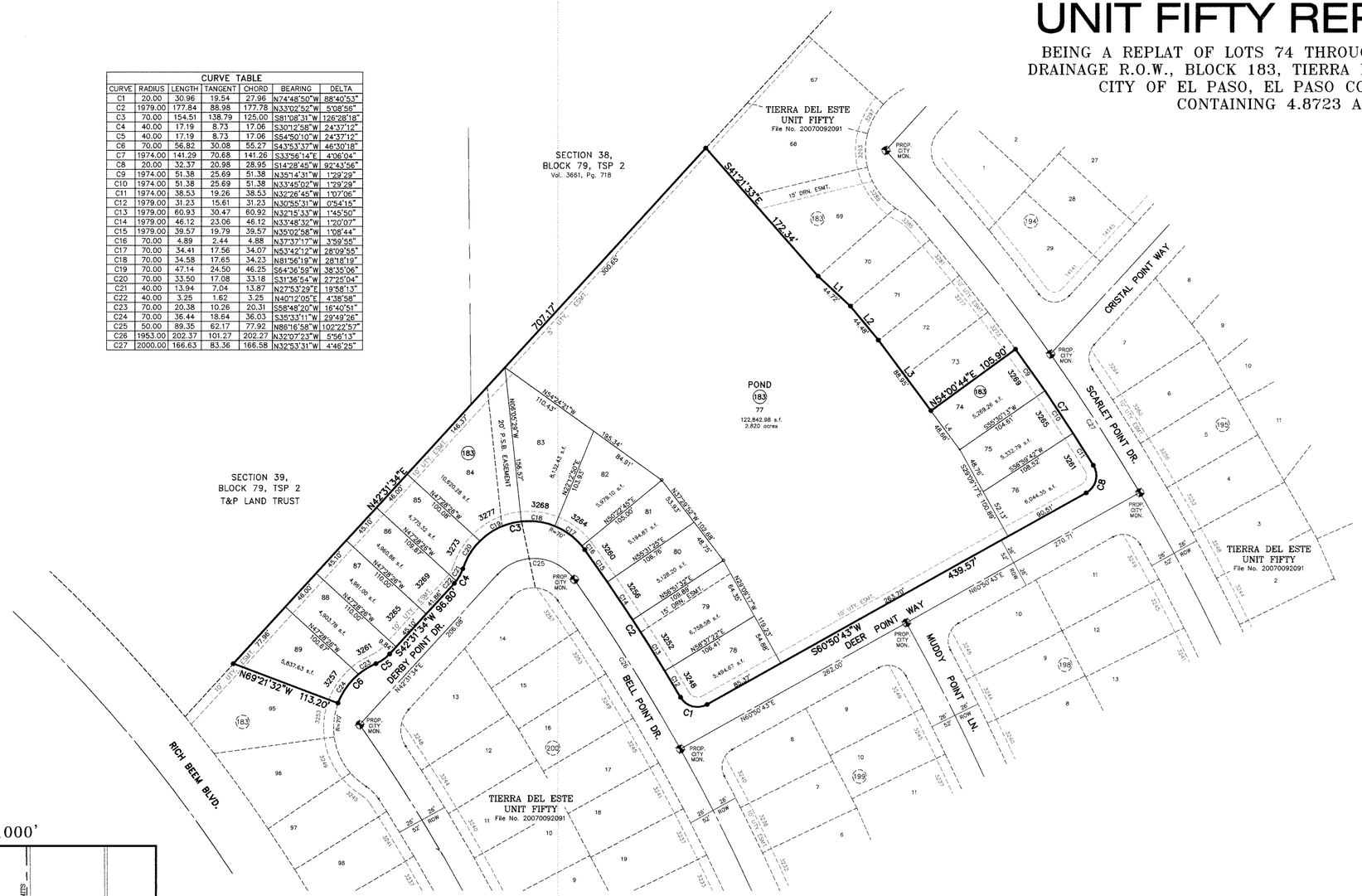
BEARING BASIS AS PER TIERRA DEL ESTE UNIT FIFTY RECORDED IN FILE NO. 20070092091, PLAT RECORDS OF EL PASO COUNTY TEXAS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	30.96	19.54	27.96	N74°48'50"W	88°40'53"
C2	1979.00	177.84	88.98	177.78	N33°02'52"W	5°08'56"
C3	70.00	154.51	138.79	125.00	S81°08'31"W	126°28'18"
C4	40.00	17.19	8.73	17.06	S30°12'58"W	24°37'12"
C5	40.00	17.19	8.73	17.06	S54°50'10"W	24°37'12"
C6	70.00	56.82	30.08	55.27	S43°53'37"W	46°30'18"
C7	1974.00	141.29	70.68	141.26	S33°56'14"E	4°06'04"
C8	20.00	32.37	20.98	28.95	S14°28'45"W	92°43'56"
C9	1974.00	51.38	25.69	51.38	N35°14'31"W	1°29'29"
C10	1974.00	51.38	25.69	51.38	N33°45'02"W	1°29'29"
C11	1974.00	38.53	19.26	38.53	N32°26'45"W	1°07'06"
C12	1979.00	31.23	15.61	31.23	N30°55'31"W	0°54'15"
C13	1979.00	60.93	30.47	60.92	N32°15'33"W	1°45'50"
C14	1979.00	46.12	23.06	46.12	N33°48'32"W	1°20'07"
C15	1979.00	39.57	19.79	39.57	N35°02'58"W	1°08'44"
C16	70.00	4.89	2.44	4.88	N37°37'17"W	3°59'55"
C17	70.00	34.41	17.56	34.07	N53°42'12"W	28°09'55"
C18	70.00	34.58	17.65	34.23	N81°56'19"W	28°18'19"
C19	70.00	47.14	24.50	46.25	S64°36'59"W	38°35'06"
C20	70.00	33.50	17.08	33.18	S31°36'54"W	27°25'04"
C21	40.00	13.94	7.04	13.87	N27°53'29"E	19°58'13"
C22	40.00	3.25	1.62	3.25	N40°12'05"E	4°38'58"
C23	70.00	20.38	10.26	20.31	S58°48'20"W	16°40'51"
C24	70.00	36.44	18.64	36.03	S35°33'11"W	29°49'26"
C25	50.00	89.35	62.17	77.92	N86°16'58"W	102°22'57"
C26	1953.00	202.37	101.27	202.27	N32°07'23"W	5°56'13"
C27	2000.00	166.63	83.36	166.58	N32°53'31"W	4°46'25"

LINE TABLE

LINE	LENGTH	BEARING
L1	44.72	S47°19'12"E
L2	44.48	S39°23'50"E
L3	88.95	S36°46'08"E
L4	48.66	N36°46'08"W

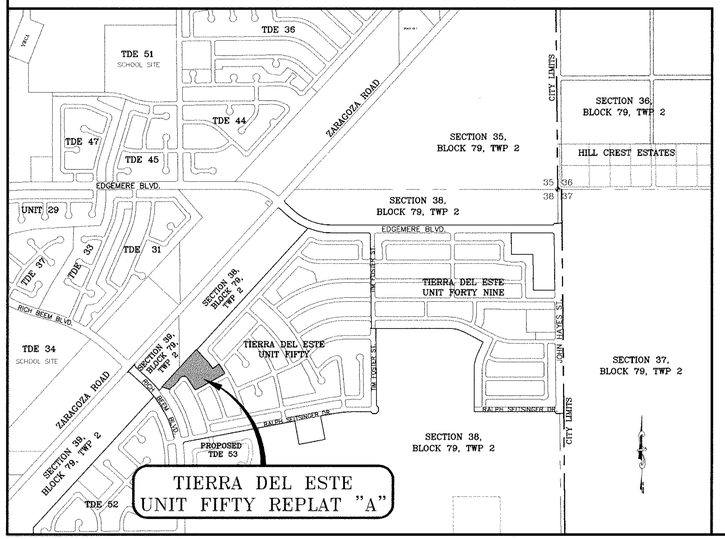


GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOCATION MAP SCALE:1"=1000'



Tierra Del Este Unit 50 Replat "A" Notes:

Tierra Del Este Subdivision Unit 50 Replat "A" is subject to the Annexation Agreement entered into by Ranchos Real IV LTD with the City of El Paso on January 31, 2006. Among other conditions the agreement required the following:

Item #11 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on March 1, 2006, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

Meter Size	Water ($)	Wastewater ($)
5/8" x 3/4"	566	328
1"	1,396	809
1 1/2"	2,830	1,640
2"	4,528	2,624
3"	9,056	5,248
4"	14,150	8,200
6"	28,300	16,400
8"	52,827	30,613
10"	75,467	43,733

DATE OF PREPARATION: SEPTEMBER 05, 2006

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79928
PH. # 592-0283 FAX # 592-0286

D E D I C A T I O N

RANCHOS REAL XII, LTD., property owners of this land hereby present this plat and dedicate to the use of the public, the drives, pond, P.S.B. easement, drainage easement, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 29 th day of January, 2008.

RANCHOS REAL XII, LTD.
BY: RANCHOS REAL DEVELOPERS, INC.,
ITS GENERAL PARTNER

By: S / Douglas A. Schwartz
Douglas A. Schwartz, VICE-PRESIDENT

ATTEST: NOT REQUIRED

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

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHOS REAL DEVELOPERS, INC., GENERAL PARTNER OF RANCHOS REAL XII, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF OF SAID LIMITED PARTNERSHIP, 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 of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 29 th day of January, 2008.

S / Susan McMillan
Notary Public in and for El Paso County

3-16-09
My Commission Expires

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

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 7 th day of March, 2008.

S / M.G. Valles for Philip Shwe
Secretary

S / Gus Haddad
Chairperson

Approved for filing this 19 th. day of February, 2008.

S / Patricia D. Adauto
Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7 th. day of March, 2008, A.D. in File No. 20080017763

S / Delia Briones
County Clerk

S / Vanessa Morales
By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

S / Yvonne Conde Curry
Yvonne Conde Curry, P.E.

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.

S / Ron R. Conde
Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

C:\DATA\ci\TDE50-R-A-FN.dwg, Model, 9/10/2008 4:12:04 PM, C.CORTEZ

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. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

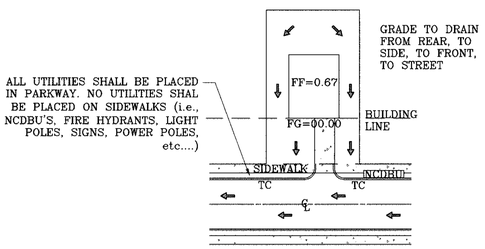
GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY 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" RCPES 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 SHEET 6 OF 44.
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.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. 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.
6. 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

DENOTES AS BUILT CONDITION ONLY



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

TYPICAL LOT GRADING
SCALE: 1"=40'

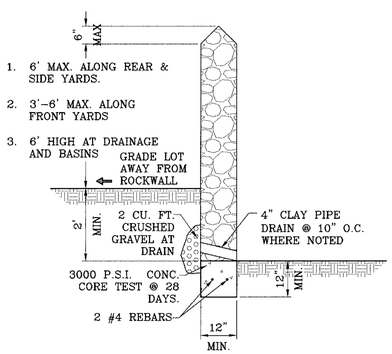
LEGEND

FF=00.67 / FG=00.00	PROPOSED FINISH FLOOR / PROPOSED FINISH GROUND
00.00	PROPOSED SPOT ELEVATION
◆▶	HIGH POINT
▶◆	LOW POINT
4000	EXISTING CONTOUR
4000 ×	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
	PROPOSED ROCK WALL
	PROPOSED RETAINING WALL

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B. DATED SEPTEMBER 4, 1991.

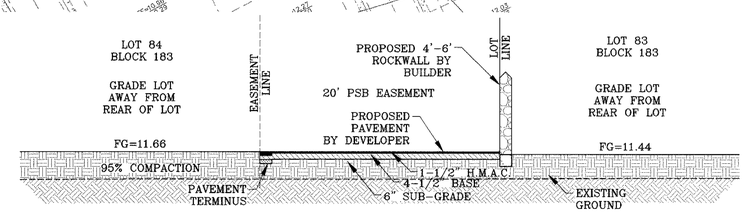
DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET



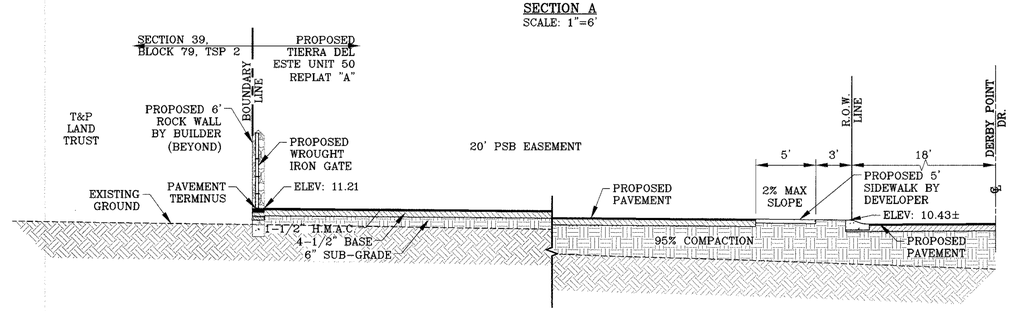
ROCKWALL DETAIL
SCALE: 1"=2'

ROCKWALL 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, CINDER BLOCK, STONE OR 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. NO RIVER ROCK SHALL BE ALLOWED.



SECTION A
SCALE: 1"=6'



SECTION B
SCALE: 1"=6'

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118 PID "CE0141"
ELEVATION : 3987.12

REVISIONS

DATE		BY
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.
08-22-08	AS BUILT	F.R.

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY REPLAT "A"
BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 2.6739 ACRES

SCALE
HORIZ: 1"=60'
VERT: ---
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL
STATE OF TEXAS
Yvette Conde Chavez
Registered Professional Engineer
No. 85848
10/10/08

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
GRADING PLAN & SECTION

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

LEGEND

Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
◀▶	HIGH POINT
▶◀	LOW POINT
⇨	DRAINAGE FLOW
- - - -	PROPOSED DRAINAGE AREA

SEE SHEETS 8, 9 AND 10 OF 12 FOR STRUCTURES #1, #2, #3, AND #4.

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 460212 0175B. DATED SEPTEMBER 4, 1991.

DRAINAGE AREA	AREA (acres)	tc MIN.	c	iso in/hr	Q cfs
I	5.00	27.0	0.60	3.33	9.99
II	2.74	23.0	0.60	3.67	6.03
III	5.72	26.0	0.60	3.41	11.91
IV	7.00	27.0	0.60	3.33	13.99
OFFSITE A	34.65	27.0	0.85	3.33	98.08
POND	2.82	ON SITE PONDING			

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED "X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE EASEMENT IN BLOCK 1, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

SCALE
HORIZ: 1"=60'
VERT: ---
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL

STATE OF TEXAS
YVONNE CONDE CURRY
93518
LICENSED
PROFESSIONAL ENGINEER
10/18/07

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

DRAINAGE PLAN

SHT 4 OF 12

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

1. STRUCTURAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF: STRUCTURAL CONTROLS; MATERIAL STORAGE AREAS, VEHICLES ENTRANCE AND EXITS; ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE.
4. COPY OF SWPPP SHALL BE KEPT ON SITE.
5. PERMITTEE MUST RETAIN THE SWP3, NOI AND INSPECTION LOG FOR A MINIMUM OF THREE YEARS FROM TERMINATION AND FINAL STABILIZATION OF PROJECT.

I. WASTE MATERIALS

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIAL SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH 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 STABILIZATIONS, 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 NMED.

III. SANITARY WASTE

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY 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.

A. 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.

B. 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 AND STATE RECOMMENDED METHODS

C. PETROLEUM PRODUCTS:

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.

V. SPILL CONTROL PRACTICES:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES.
B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE.
C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN.
E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY.
F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING

VI. MAINTENANCE AND INSPECTION PROCEDURES

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON SITE.

VII. 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. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT THAT AUTHORIZES STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

ROBERT F. FOSTER INC.
COMPANY:

SIGNED: 1790 LEE TREVINO DR. EL PASO, TEXAS 79936
ADDRESS:

TITLE: PRESIDENT (915) 595-2775
TELEPHONE:

DATE:

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER : (SIGNED) DATE

RANCHOS REAL XI, LTD.
RANCHOS REAL DEVELOPERS, INC., ITS GENERAL MANAGER
BY: DOUGLAS A. SCHWARTZ, VICE PRESIDENT
OWNER: (NAME)

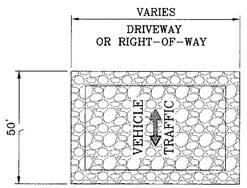
(915) 592-0290
PHONE NUMBER:

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

ESTIMATED BEGINNING CONSTRUCTION DATE: _____

1. BEGIN CONSTRUCTION/MOBILIZATION (5 DAYS)
2. INSTALL INITIAL STORMWATER POLLUTION PREVENTIONS (SWPP) MEASURES AS INDICATED ON SWPP PLAN (___DAYS)
3. CLEAR AND GRUB_____
4. SITE GRADING_____
5. PERFORM PERIODIC INSPECTIONS OF THE SWPP STRUCTURES, PERFORM MAINTENANCE AND REPLACEMENTS AS NEEDED (DURATION OF CONSTRUCTION).
6. EXCAVATION FOR SITE UTILITIES AND STORM SEWER _____
7. CONSTRUCTION OF SITE IMPROVEMENTS AND STORM SEWER _____
8. END CONSTRUCTION – FINAL STABILIZATION, DEMOBILIZATION, REMOVAL OF SWPPP CONTROLS, AND SUBMIT NOTICE OF TERMINATION.

ESTIMATED CONSTRUCTION COMPETION DATE: _____



GRAVEL ENTRANCE
SCALE: 1"=3'

INSPECTION AND MAINTENANCE REPORT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNED: DATE:

SWPPP COORDINATOR NAME: JOE CARRILLO
PHONE NUMBER: (915) 494-0867

LOG OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR.
INSPECTION LOG AVAILABLE: SWPPP COORDINATOR
SCHEDULE OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 2.67 ACRES.

THE SITE MAP SHOWS THE PROPERTY BOUNDARIES WITH THE PROPOSED LOCATION OF THE ROADWAYS, LOTS, STORM INLETS AND RETENTION BASINS. THIS SITE WILL BE GRADED, ROADWAYS PAVED AND DRAINAGE STRUCTURES CONSTRUCTED. THE GRADED LOTS WILL DRAIN TO THE GRADED STREETS AND THEN TO THE STORM INLETS WHICH WILL CONDUCT THE STORM RUNOFF VIA UNDERGROUND STRUCTURES TO A RETENTION BASIN.

INTERIM STABILIZATION MEASURES ARE AS FOLLOWS: PERIMETER, TEMPORARY EARTHEN BERMS, TEMPORARY STABILIZED CONSTRUCTION SITE EXIT, TEMPORARY DESILTING BASINS

FINAL STABILIZATION WILL BE PERFORMED BY THE HOME BUILDERS WHICH WILL CONSTRUCT A SINGLE BUILDING ON EACH LOT AND PLACE LANDSCAPING ON EXPOSED SURFACES.

THE RECEIVING WATERS ARE PONDING AREA AT LOT 77 BLOCK 183

STORM WATER SAMPLING DATA IS NOT AVAILABLE FOR THIS SITE.

NO CONCRETE OR BATCH PLANTS ON THIS SITE.

NO APPARENT ENDANGERED SPECIES ON SITE. NO HISTORIC PROPERTIES ON SITE.

STORM WATER CONTAMINANTS ON SITE

THE FOLLOWING ARE THE POTENTIAL STORM WATER POLLUTANTS (CHECKED ITEMS ONLY):

CLEANING SOLVENTS		EQUIP. CLEANING WASTEWATER	
ASPHALT	X	HYDRAULIC OIL/FLUIDS	X
CONCRETE	X	GASOLINE	X
PAINTS		DIESEL FUEL	X
CURING COMPOUNDS	X	ANTIFREEZE/COOLANT	X

THE CONTAINMENT AREA FOR THESE ITEMS IS LOCATED: AS SHOWN ON PLAN

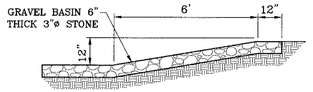
THE STAGING AREA FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

THE PORTABLE TOILET FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

NON STORM WATER DISCHARGES ON SITE (CHECKED ITEMS ONLY).

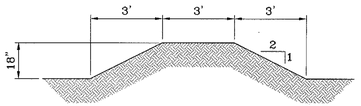
FIRE HYDRANT FLUSHING	X	WATER LINE FLUSHING WATER	X
VEHICLE WASH WATER		LANDSCAPE IRRIGATION	X
DUST CONTROL WATER	X	PAVEMENT WASH WATERS	

ALL STAGING AREAS, PORTABLE TOILETS AND POLLUTANT AREAS WILL INCORPORATE SECONDARY CONTAINMENT MEASURES SUCH AS BERMS OR SEDIMENT TRAPS/BARRIERS.



SECTION

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION
SCALE: 1"=3'



TYPICAL BERM
SCALE: 1"=3'

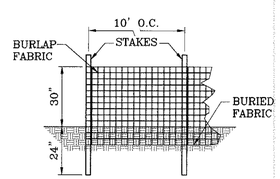
CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

STABILIZED ENTRANCE EROSION CONTROL NOTES

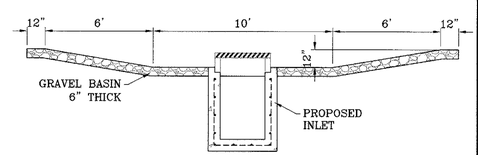
1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION CONTROL METHODS ARE INSPECTED ON A MONTHLY BASIS OR AFTER EVERY ERODIBLE RAINFALL (1/2" OR MORE). ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESSOF THE EROSION CONTROL SHALL BE MADE AT THE TIME.
5. A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.

LEGEND

FF=00.67 FG=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR
00.00	PROPOSED SPOT ELEVATION
	HIGH POINT
	LOW POINT
4000	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
	PROPOSED ROCK WALL
	PROPOSED RETAINING WALL
	PROPOSED SILT FENCE
Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
	DRAINAGE FLOW



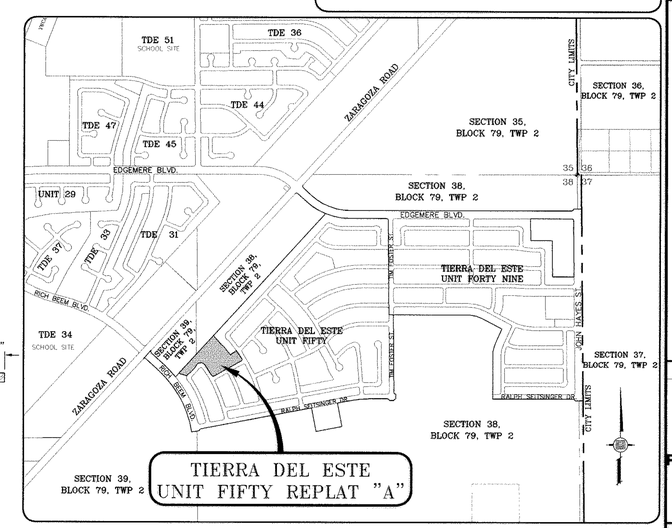
TYPICAL SILT FENCE
SCALE: 1"=3'



TEMPORARY STRUCTURE
DESILTING BASIN
SCALE: 1"=4'

NOTES:

1. T.P.D.E.S. PERMIT- AS REQUIRED BY CONTRACTOR
2. STORM WATER AS PER N.P.D.E.S. PERMIT



TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94 AND THE 26' DRAINAGE R.O.W. BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

SCALE
HORIZ: 1"=60'
VERT: ---
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

ENGINEER'S SEAL

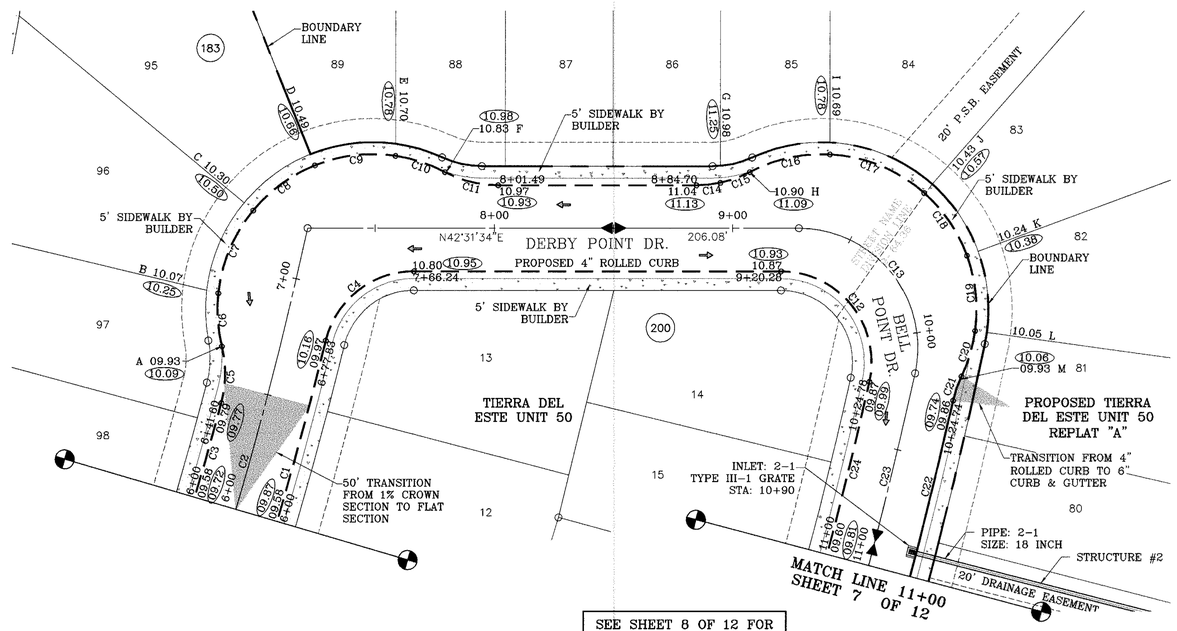
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN & NOTES

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

DENOTES AS BUILT CONDITION ONLY



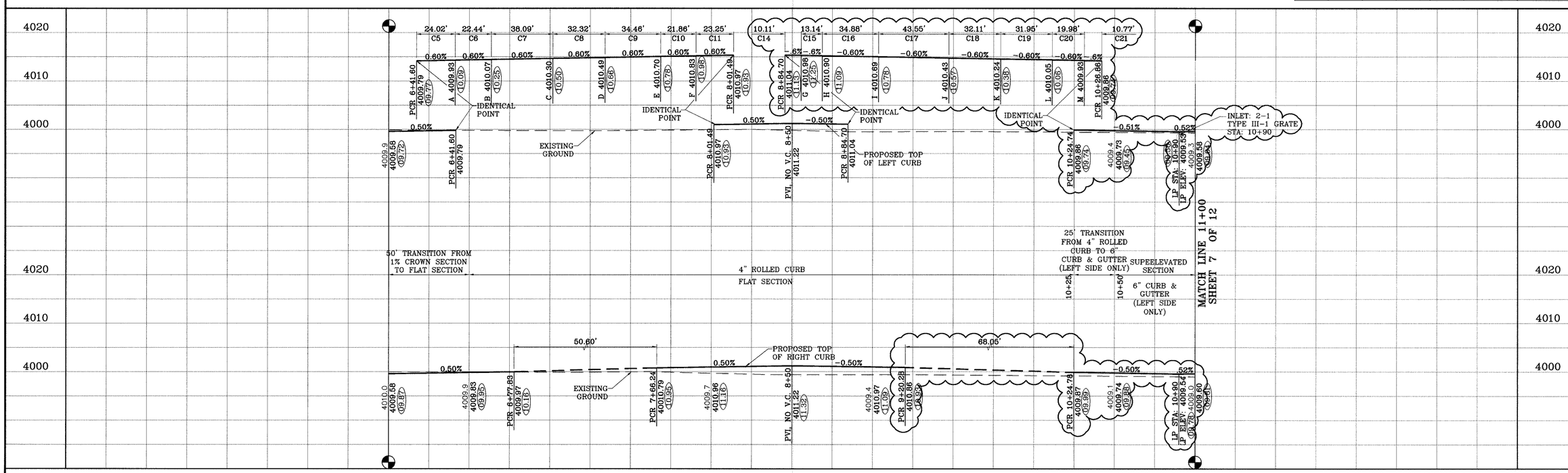
SEE SHEET 8 OF 12 FOR DRAINAGE STRUCTURE #2

SCALE: 1"=30'

GRADES FROM STATION 8+50 THROUGH 13+00, AND LOW POINT AT 10+90 HAVE BEEN MODIFIED AS PER TIERRA DEL ESTE 50 REPLAT "A" DRAINAGE EASMENT

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1709.00	629.18	318.19	625.63	N23°12'59"W	21°05'37"
C2	1691.00	721.67	366.41	716.21	N23°01'22"W	24°27'08"
C3	1673.00	576.53	291.15	573.69	N22°39'48"W	19°44'41"
C4	38.00	50.60	29.84	46.94	S04°22'53"W	76°17'22"
C5	48.00	24.02	12.27	23.77	N46°52'10"W	28°40'04"
C6	65.00	22.44	11.33	22.33	S51°18'48"E	19°46'49"
C7	65.00	38.09	19.61	37.54	S24°38'15"E	33°34'17"
C8	65.00	32.32	16.50	31.99	S06°23'41"W	28°29'35"
C9	65.00	34.46	17.64	34.06	S35°49'40"W	30°22'24"
C10	65.00	21.86	11.03	21.75	S60°38'50"W	19°15'56"
C11	48.00	23.25	11.86	23.02	N56°24'11"E	27°45'14"
C12	38.00	68.05	47.44	59.32	N86°10'12"W	102°36'28"
C13	50.00	89.35	62.17	77.92	N86°16'58"W	102°22'57"
C14	48.00	10.11	5.08	10.09	N36°29'26"E	12°04'16"
C15	48.00	13.14	6.61	13.10	N22°36'49"E	15°40'58"
C16	65.00	34.88	17.87	34.46	S30°08'39"W	30°44'38"
C17	65.00	43.55	22.63	42.74	S64°42'45"W	38°23'33"
C18	65.00	32.11	16.39	31.79	N81°56'19"W	28°18'19"
C19	65.00	31.95	16.31	31.63	N53°42'12"W	28°09'55"
C20	65.00	19.98	10.07	19.90	N30°48'51"W	17°36'48"
C21	48.00	10.77	5.41	10.75	S28°26'15"E	12°51'35"
C22	1971.00	151.16	75.62	151.12	N32°40'13"W	4°23'39"
C23	1953.00	202.37	101.27	202.27	N32°07'23"W	5°56'13"
C24	1935.00	237.42	118.86	237.27	N31°21'04"W	7°01'48"

FOR INFORMATION ONLY-APPROVED TIERRA DEL ESTE UNIT 50



TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1116 PID : "DE0141"
ELEVATION : 3997.12

DATE	REVISIONS	BY
11-07-07	LOW POINT REVISED AS PER TDE 50 REPLAT	O.M.
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.
09-05-08	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.97039 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

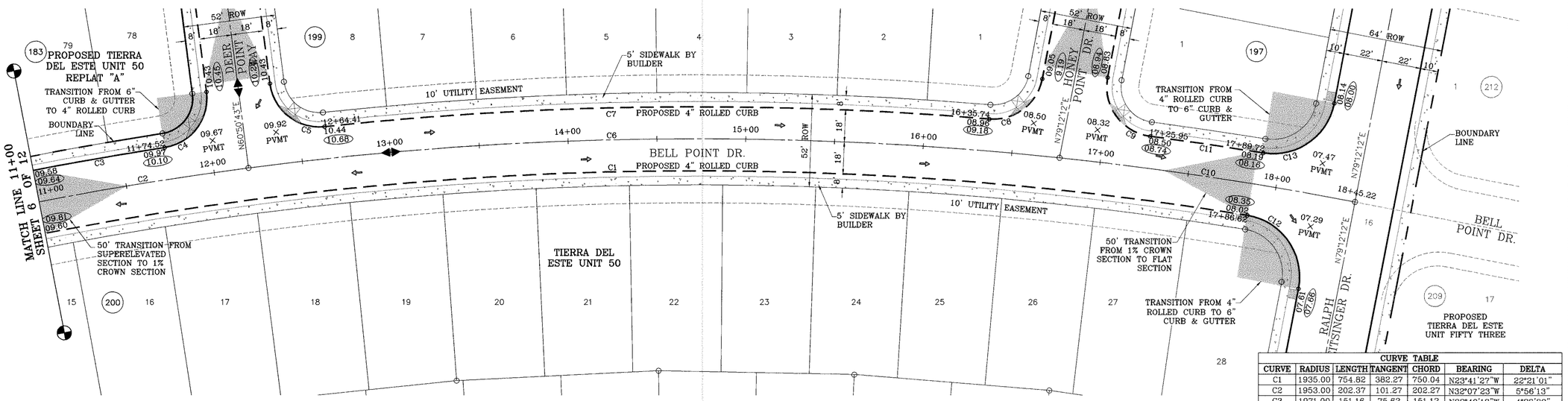
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

SHEET TITLE

STREET PLAN-PROFILE

DERBY POINT DR.
STA: 6+00
TO
STA: 11+00

DENOTES AS BUILT CONDITION ONLY

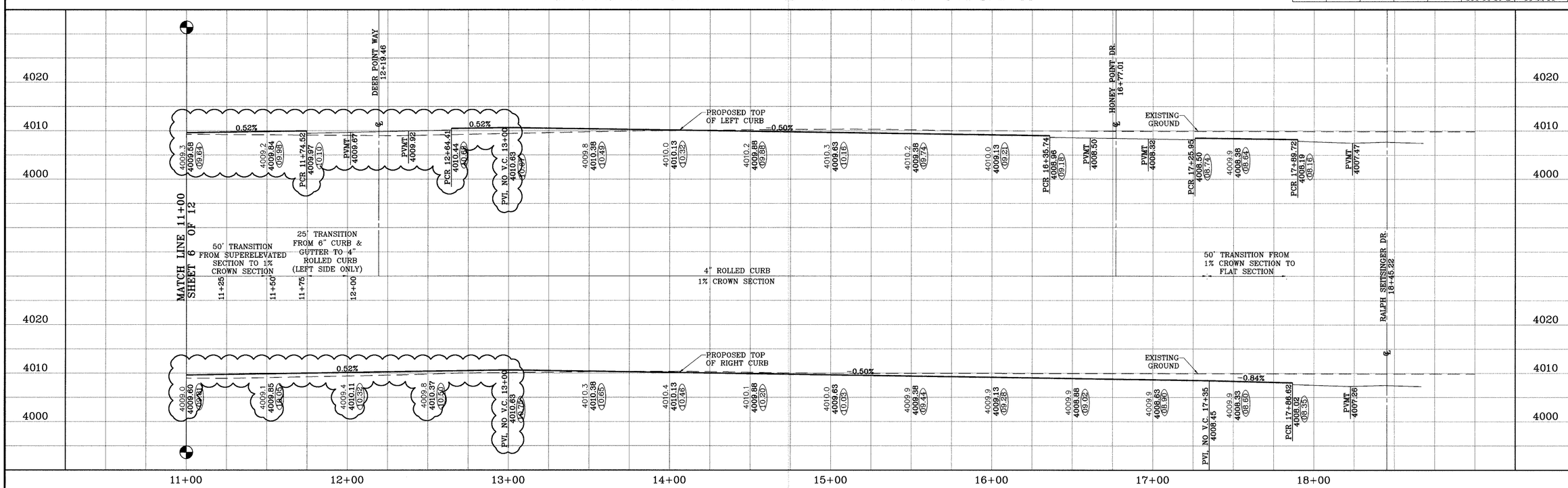


GRADES FROM STATION 8+50 THROUGH 13+00, AND LOW POINT AT 10+90 HAVE BEEN MODIFIED AS PER TIERRA DEL ESTE 50 REPLAT "A" DRAINAGE EASEMENT

FOR INFORMATION ONLY-APPROVED TIERRA DEL ESTE UNIT 50

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1935.00	754.82	382.27	750.04	N23°41'27"W	22°21'01"
C2	1953.00	202.37	101.27	202.27	N32°07'23"W	5°56'13"
C3	1971.00	151.16	75.62	151.12	N32°40'13"W	4°23'39"
C4	28.00	43.34	27.36	39.14	S74°48'50"E	88°40'53"
C5	28.00	43.34	27.36	39.14	S16°30'17"W	88°40'53"
C6	1953.00	457.55	229.83	456.50	N22°26'35"W	13°25'24"
C7	1971.00	374.76	187.94	374.19	N22°23'21"W	10°53'38"
C8	28.00	40.98	25.15	37.42	S56°52'10"E	83°51'16"
C9	28.00	45.69	29.76	40.79	S32°27'14"W	93°29'56"
C10	1953.00	168.21	84.16	168.16	N13°15'50"W	4°56'05"
C11	1971.00	64.44	32.22	64.43	N13°21'33"W	1°52'23"
C12	35.00	56.03	36.07	50.23	N33°20'38"E	91°43'09"
C13	35.00	53.98	34.02	48.79	S56°36'39"E	88°22'18"



BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

REVISIONS		
DATE		BY
11-07-07	LOW POINT REVISED AS PER TDE 50 REPLAT	O.M.
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.
09-05-08	AS BUILT	F.R.

PROJECT NAME

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SCALE
HORIZ: 1"=30'
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DATE: OCT. 2007
DESIGN BY: Y.C.
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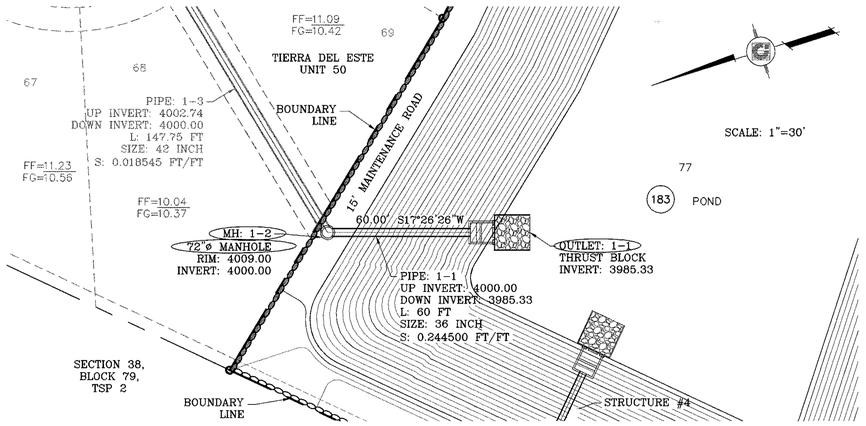
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

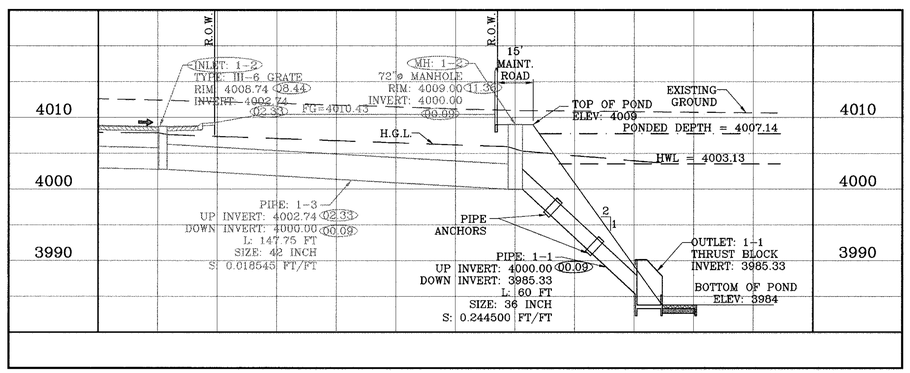
SHEET TITLE

STREET PLAN-PROFILE

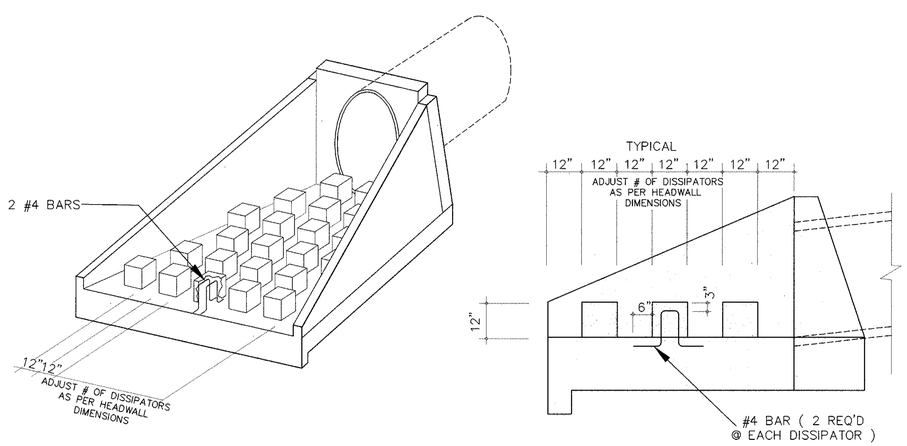
BELL POINT DR.
STA: 11+00
TO
STA: 18+45.22



STRUCTURE 1-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 1-PROFILE
SCALE: 1"=10'



BAFFLE BLOCK DETAIL
SCALE: 1"=4'

DENOTES AS BUILT CONDITION ONLY

INLET DATA

INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs
2-1	III	1	6.03	7.32

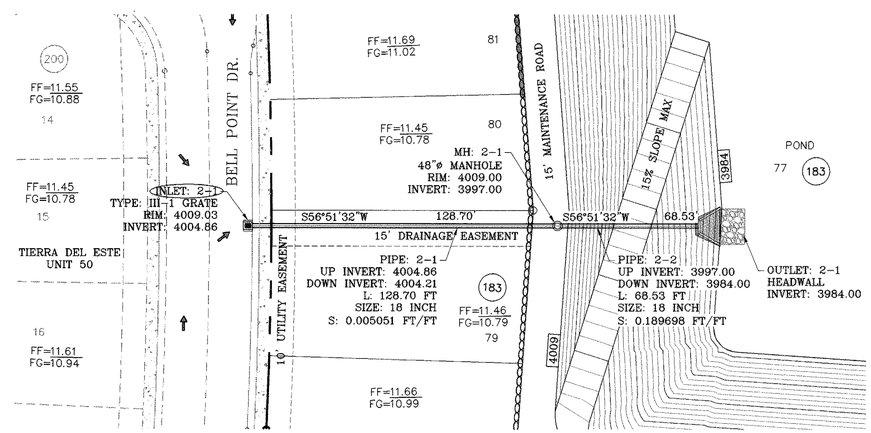
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

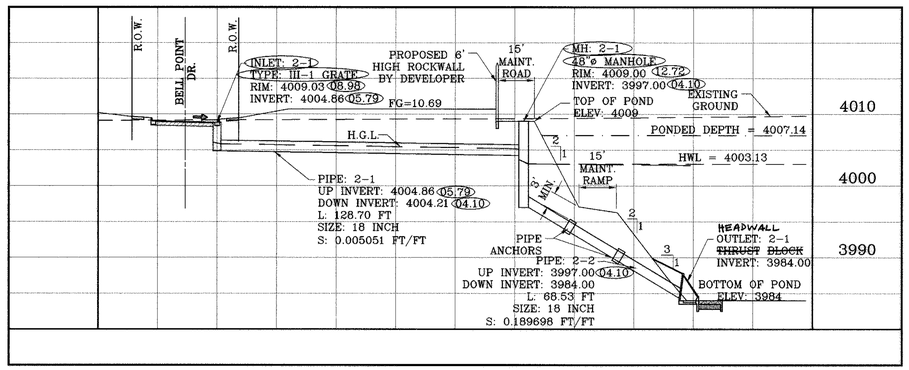
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUECTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	60.00	0.244500	108.18	329.79	15.30	4009.0	4003.13	3985.33	4009.00	4004.71	4000.00
2-1	18	128.70	0.005051	6.03	7.46	4.91	4009.00	4003.96	4004.21	4009.03	4005.88	4004.86
2-2	18	68.53	0.189698	6.03	45.75	3.41	4009.00	4003.13	3984.00	4009.00	4003.36	3997.00



STRUCTURE 2-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 2-PROFILE
SCALE: 1"=10'

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

REVISIONS

DATE	COMMENTS	BY
12-28-07	CITY REDLINES AS PER 12-13-07	O.M.
09-05-08	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38

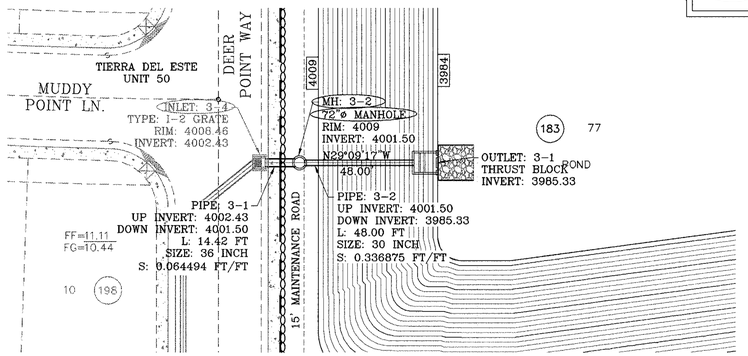
ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CURIEL CIRRO
6648
LICENSED
PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

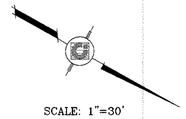
SHEET TITLE

DRAINAGE STRUCTURES 1-2

DENOTES AS BUILT CONDITION ONLY



STRUCTURE 3-PLAN VIEW
SCALE: 1"=30'



INLET DATA

INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs
4-1	O.S.	5	98.08	119.25

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
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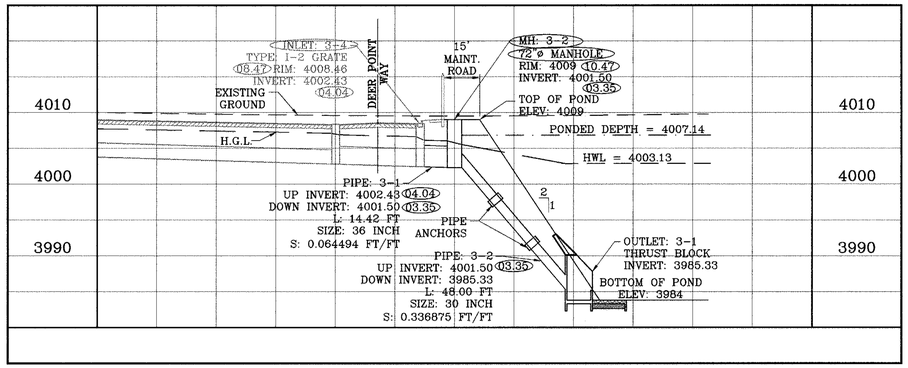
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

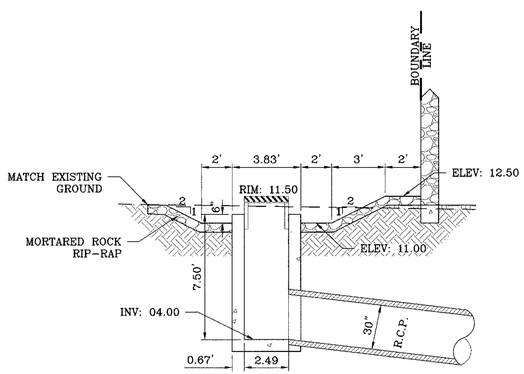
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.



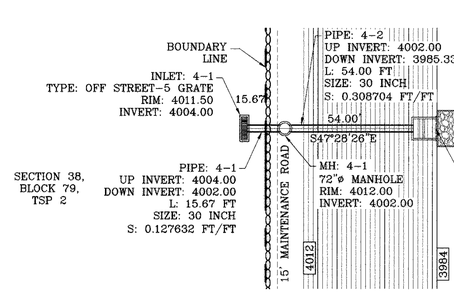
STRUCTURE 3-PROFILE
SCALE: 1"=10'

R.C.P. PIPE DATA

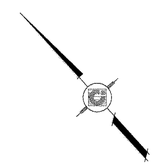
PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUECTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
3-1	36	14.42	0.064494	52.78	169.38	8.24	4009.00	4004.33	4001.50	4008.46	4004.79	4002.43
3-2	30	48.00	0.336875	52.78	238.05	10.91	4009.00	4003.13	3985.33	4009.00	4003.83	4001.50
4-1	30	13.67	0.146306	98.08	156.88	19.98	4012.00	4006.45	4002.00	4011.50	4007.23	4004.00
4-2	30	54.00	0.308704	98.08	227.88	19.98	4009.00	4002.86	3985.33	4012.00	4005.95	4002.00

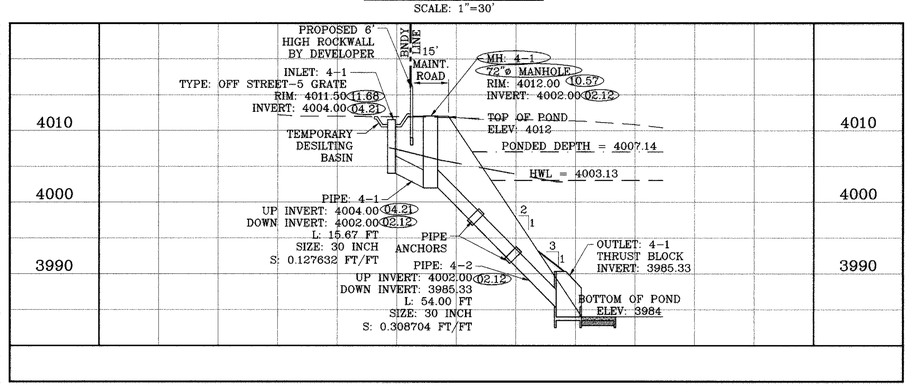


INLET 4-1
SCALE: 1"=4'



STRUCTURE 4-PLAN VIEW
SCALE: 1"=30'





STRUCTURE 4-PLAN VIEW
SCALE: 1"=30'

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1116' PID "CE0141"
ELEVATION : 3987.12

REVISIONS

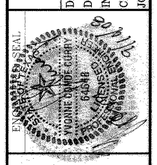
DATE		BY
12-26-07	CITY REDLINES AS PER 12-13-07 COMMENTS	O.M.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY REPLAT "A"

BEING A REPLAT OF LOTS 74 THROUGH 94, AND THE 20' DRAINAGE R.O.W., BLOCK 183, TIERRA DEL ESTE UNIT FIFTY
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.6739 ACRES

SCALE
HORIZ. 1"=30'
VERT. 1"=10'
DATE: OCT. 2007
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 906-38



CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE

DRAINAGE STRUCTURES 3-4