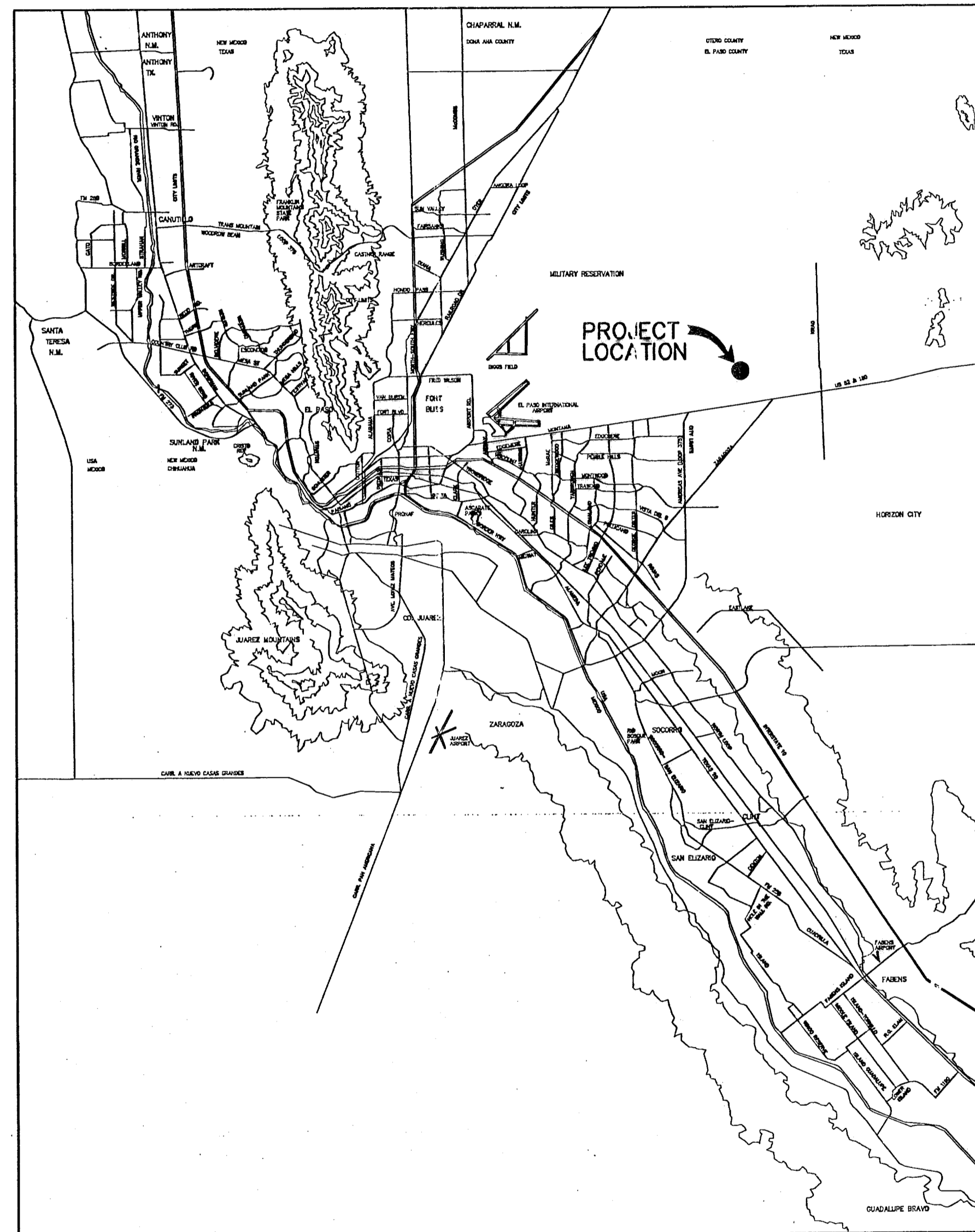


TRES SUEÑOS UNIT FOUR

SUBDIVISION IMPROVEMENTS

BEING TRACT 1-B, SECTION 26, TRACT 11C-2, SECTION 34
AND A PORTION OF SECTION 27 BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
36.362± ACRES

PHASE I

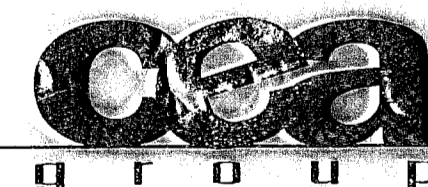


VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET - HEADING WITH LEGAL DESCRIPTION AND NUMBER OF ACRES; INDEX OF SHEETS; VICINITY MAP; LOCATION MAP; PRINCIPAL CONTACTS; TITLE - REVISION BLOCK AND ENGINEER'S SEAL.
1	GENERAL NOTES
2	PLAT
3	GRADING PLAN
4	DRAINAGE PLAN
5 & 6	GRADING CROSS SECTIONS
7 - 21	STREET PLAN AND PROFILES
22,23,24	STORM DRAIN PLAN AND PROFILES
25,26,27	STANDARD DETAILS
28 & 29	DRAINAGE DETAILS
30	ILLUMINATION & SIGNAGE PLAN
31	POND DESIGN
32,33,34	STORM WATER POLLUTION PLANS

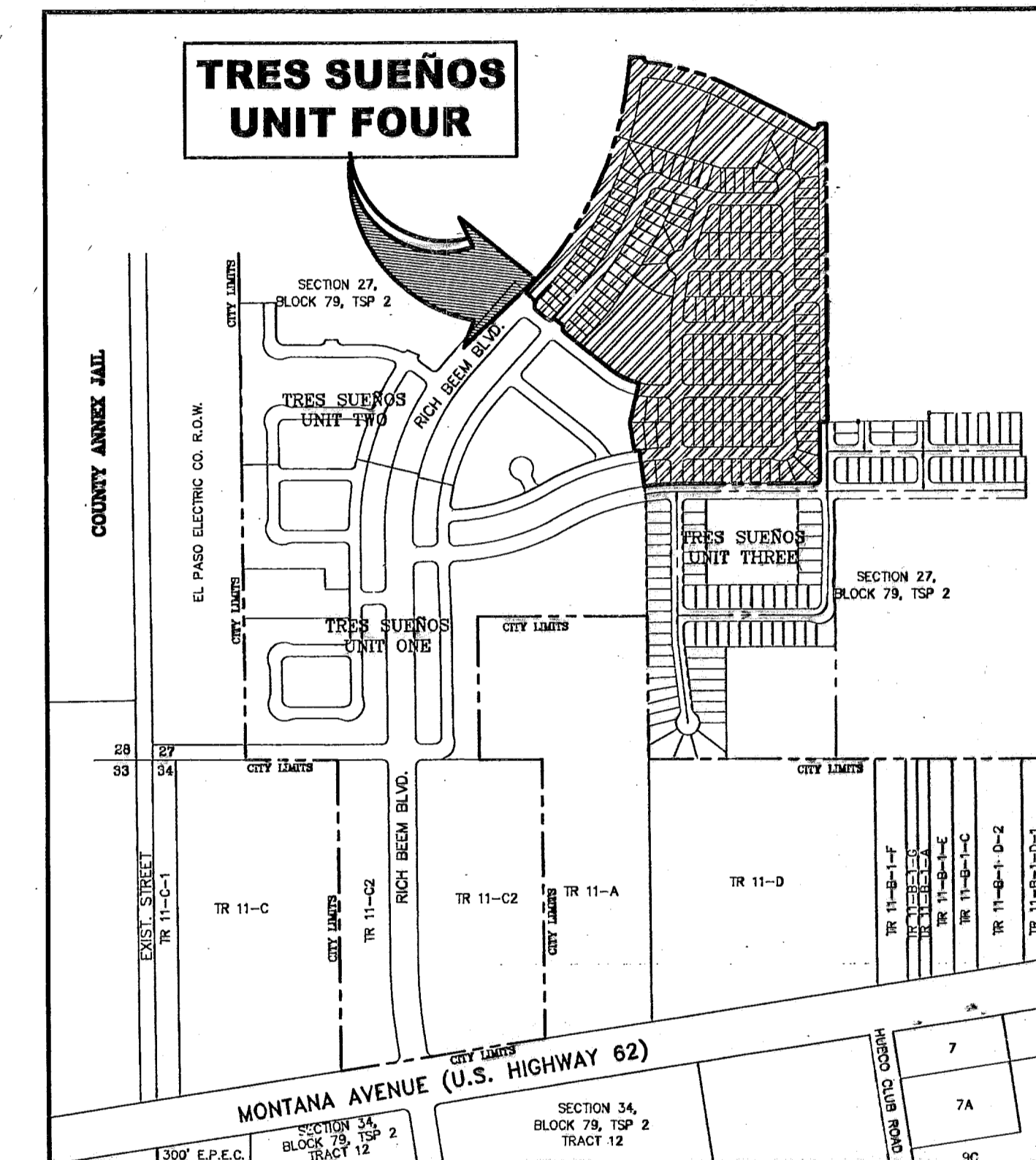


J. Azcarate
2/13/09
JORGE L. AZCARATE, P.E. PROJECT MANAGER



engineers • architects • planners
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

LOCATION MAP SCALE: 1" = 600'



LOCATION MAP
SCALE: 1" = 600'

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TROPICANA DEVELOPMENT	4655 COHEN DRIVE	EL PASO, 79924	(915) 821-3550	(915) 821-3556
ENGINEER:	CEA ENGINEERING GROUP	1204 MONTANA AVE.	EL PASO, 79902	(915) 544-5232	(915) 544-5233
SURVEYOR:	BROCK & BUSTILLOS	417 EXECUTIVE CENTER BLVD.	EL PASO, 79902	(915) 542-4900	(915) 542-2867

RECORD DRAWINGS
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02/11/09

TRES SUEÑOS UNIT FOUR				
COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
AUGUST 2007	JOE M.	JORGE GRAJEDA	JORGE L. AZCARATE	JORGE L. AZCARATE
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
- 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.
- 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.
- SEE REFERENCED BENCHMARK ON TITLE BLOCK FOR DATUM ELEVATIONS.
- VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
- THE LOCATION OF THE INLETS SHALL BE AT THE FIELD LOW POINT OR AS DESIGNATED ON THE PLANS AND APPROVED BY THE ENGINEER.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

GRADING SPECIFICATIONS

- 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.
- 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.
- 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, UNLESS OTHERWISE APPROVED BY ENGINEER, M.U.D. ENGINEER OR COUNTY ENGINEER.
- EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
- 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.
- 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.
- 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.
- 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 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)
- 4000 FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
- 4000 EXISTING GROUND CONTOUR ELEVATION (INDEX)
- EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- X STANDARD DETAIL/SECTION NUMBER
- X 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
- ▲ HIGH POINT
- ▼ LOW POINT
- ◁ ▷ EXISTING HIGH POINT
- ◁ ▷ EXISTING LOW POINT
- ◁ HEADWALL WITH WINGWALLS
- DA-4 DRAINAGE AREA
- 3:1 SLOPE HORIZONTAL: VERTICAL SLOPE RATIO
- ⬢ 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
- TM TOP OF MEDIAN
- 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
- MAX. MAXIMUM
- 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
- R RADIUS
- T TANGENT
- Δ DELTA ANGLE
- S SLOPE
- TEMP TEMPORARY
- V VELOCITY IN FEET PER SECOND
- HFL HYDRAULIC GRADE LINE
- HWE HIGH WATER ELEVATION

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SPECIAL CONDITIONS

- CONTRACTOR SHALL HAVE A QUALIFIED PROJECT SUPERINTENDENT AT THE PROJECT SITE AT ALL TIMES DURING THE CONSTRUCTION DURATION.
- CONTRACTOR SHALL PREPARE CURB GRADES WITHIN 0.10- FEET.
- CONTRACTOR TO INSTALL AND MAINTAIN SW3P BEST MANAGEMENT PRACTICES AS INDICATED ON THE PLANS. CONTRACTOR SHALL COMPLY WITH THE SW3P SPECIFICATIONS, AND TCEQ RULES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL SW3P REGULATIONS.
- CONTRACTOR SHALL CONSTRUCT TEMPORARY SLOPES BETWEEN LOTS THAT HAVE A VERTICAL GRADE DIFFERENTIAL OF OVER 6- FEET.

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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
SSC	(800) 545-6005
AT&T	(800) 852-3788
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG

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

FOR FIELD LOCATING EXISTING UTILITIES

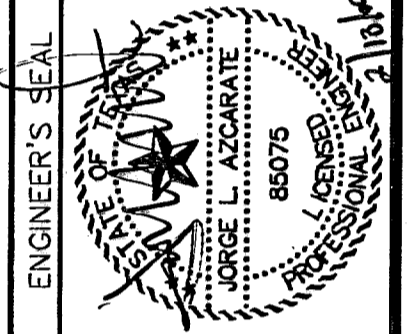
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SCALE: Horizontal: N/A Vertical: N/A Contour Interval: N/A

DATE: SEP. 2007
DESIGN BY: J.C.
DRAWN BY: J.M.
CHKD BY: J.L.A.
APP'D BY: J.L.A.
JOB No. 2006-086-D

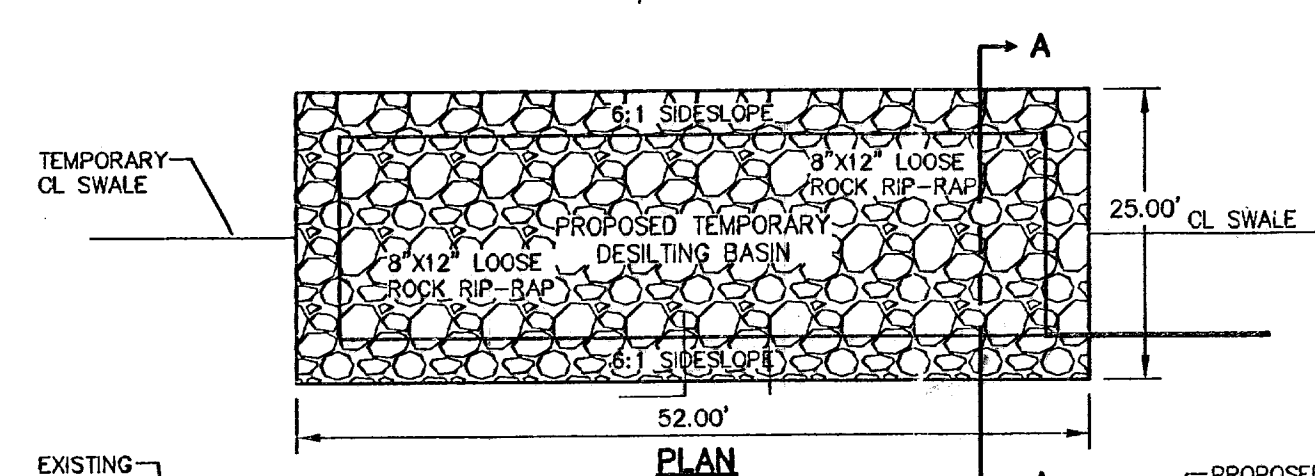
PROJECT TITLE
TRES SUÑOS UNIT FOUR SUBDIVISION IMPROVEMENTS PHASE I

SHEET TITLE

GENERAL INFORMATION

SHEET NO.

1



PROPOSED TEMPORARY DESILTING BASIN
SCALE: NTS

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(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG

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

- LEGEND:**
- NEW RETAINING ROCKWALL (2'-3" IN HEIGHT)
 - NEW RETAINING ROCKWALL (3'-9" IN HEIGHT)
 - - - - - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - - - - - PROPOSED MINOR CONTOUR
 - XXXXX PROPOSED MAJOR CONTOUR

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

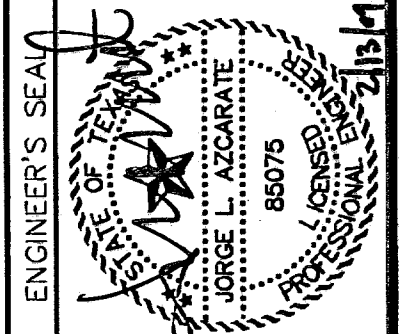
BENCHMARK:
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31" E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

- NOTES:**
- RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2'-FEET.
 - SLOPED AREAS WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL PERIMETER ROCKWALL/RETAINING WALL ALONG THE PONDING AREA. ROCKWALL/RETAINING WALL SHALL BE A MINIMUM OF 6 FEET HIGH FROM THE HIGHER GROUND ELEVATION.
 - ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
 - TO PROVIDE FOR ADEQUATE INTERSECTION SIGHT DISTANCE, NO OBSTRUCTION SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THE VISIBILITY EASEMENT.
 - IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (NDBCU'S, SIGNS, POLES, FIRE HYDRANTS, ETC.)
 - IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A. STANDARDS
 - BUILDER SHALL CONSTRUCT SIDEWALK ON DOUBLE FRONTAGE LOTS AT TIME OF BUILDING CONSTRUCTION.

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31" E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40	DATE	REVISIONS	BY

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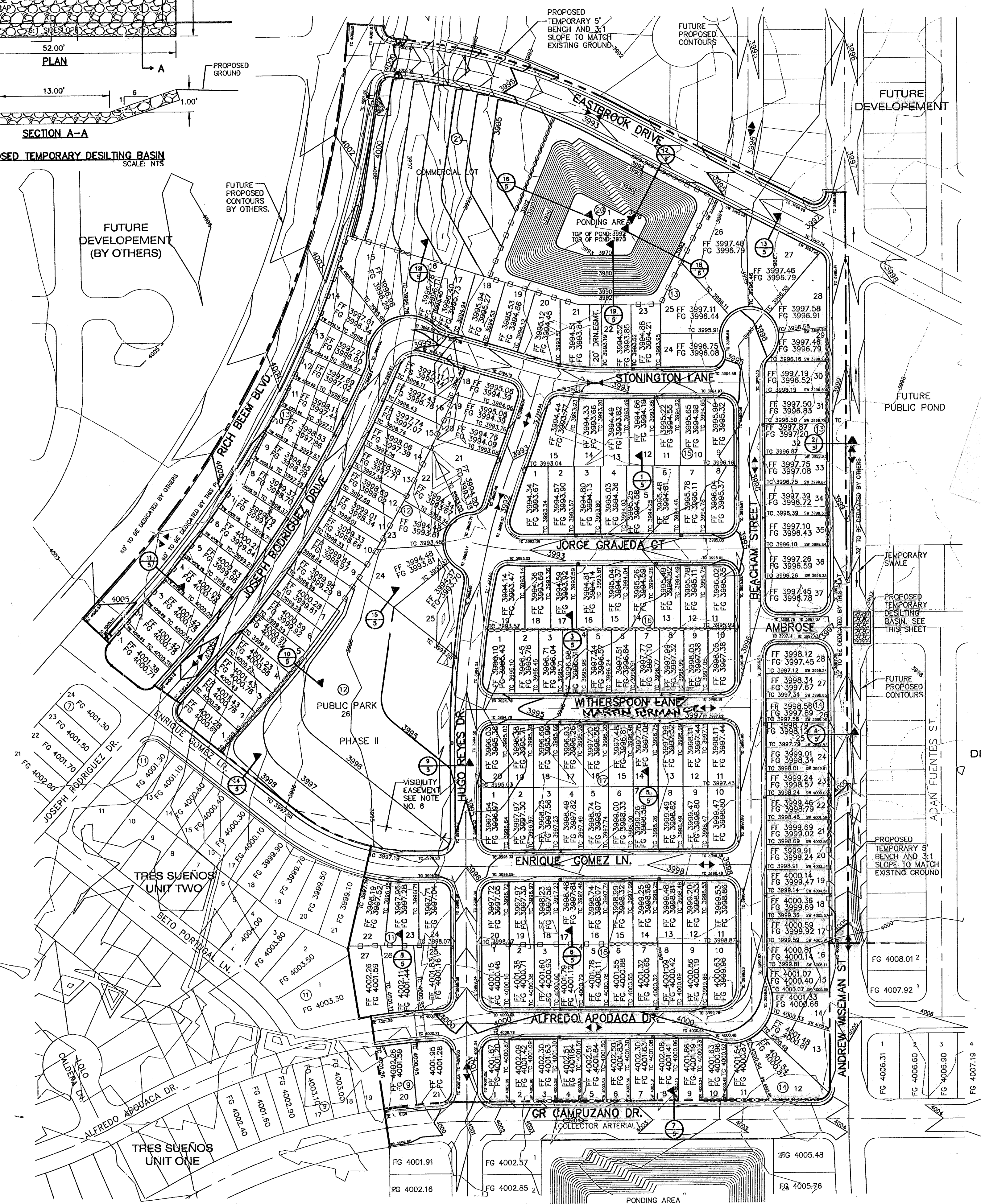
ENGINEER'S SEAL
SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: OCT. 2007
DESIGN BY: J.A.R.
DRAWN BY: J.L.A.
CHECKED BY: J.L.A.
APPROVED BY: J.L.A.
JOB NO.: 2000-086-ILL

PROJECT TITLE
TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I

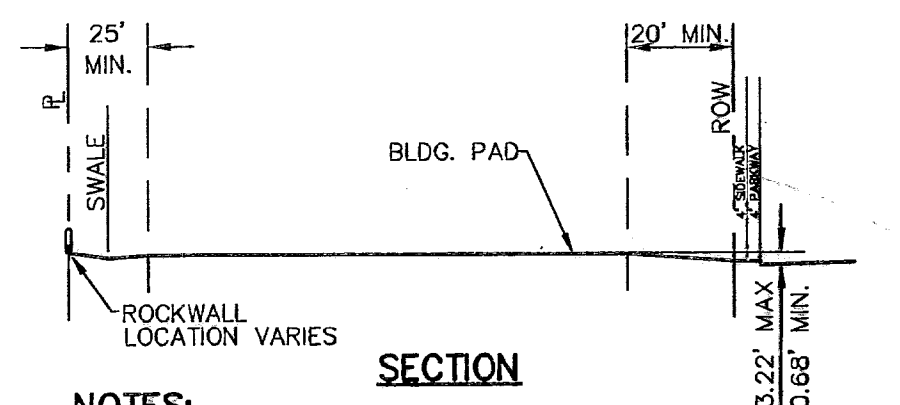
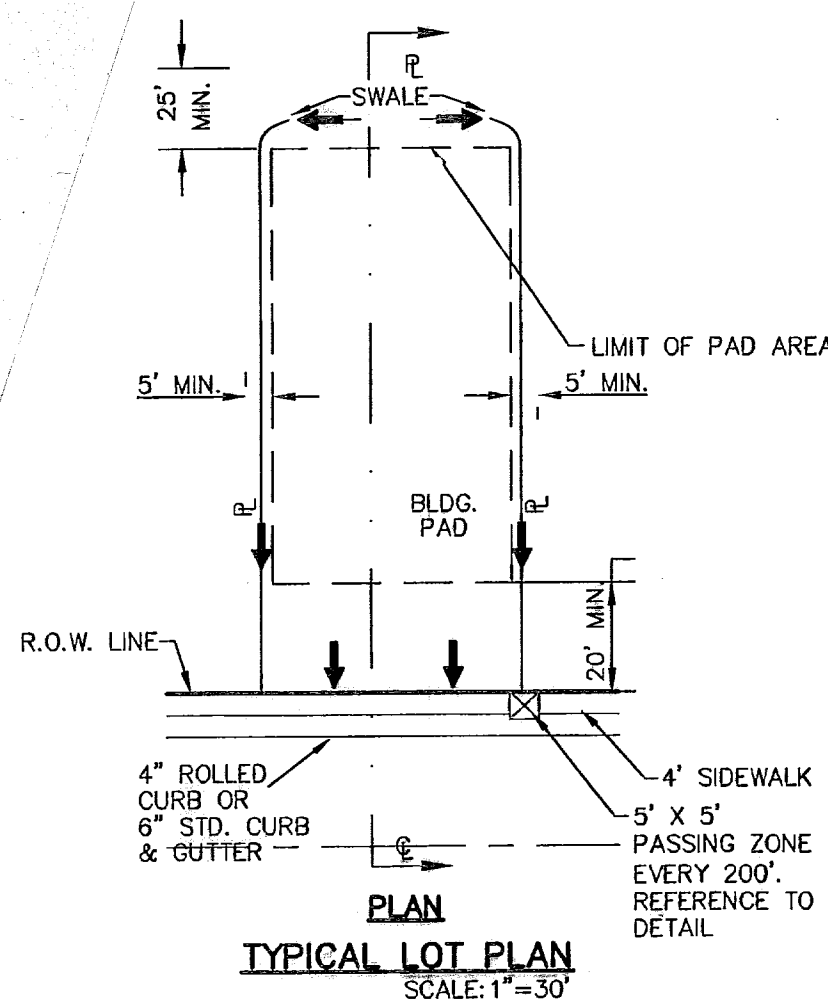
SHEET TITLE
GRADING PLAN

SHEET NO.
3

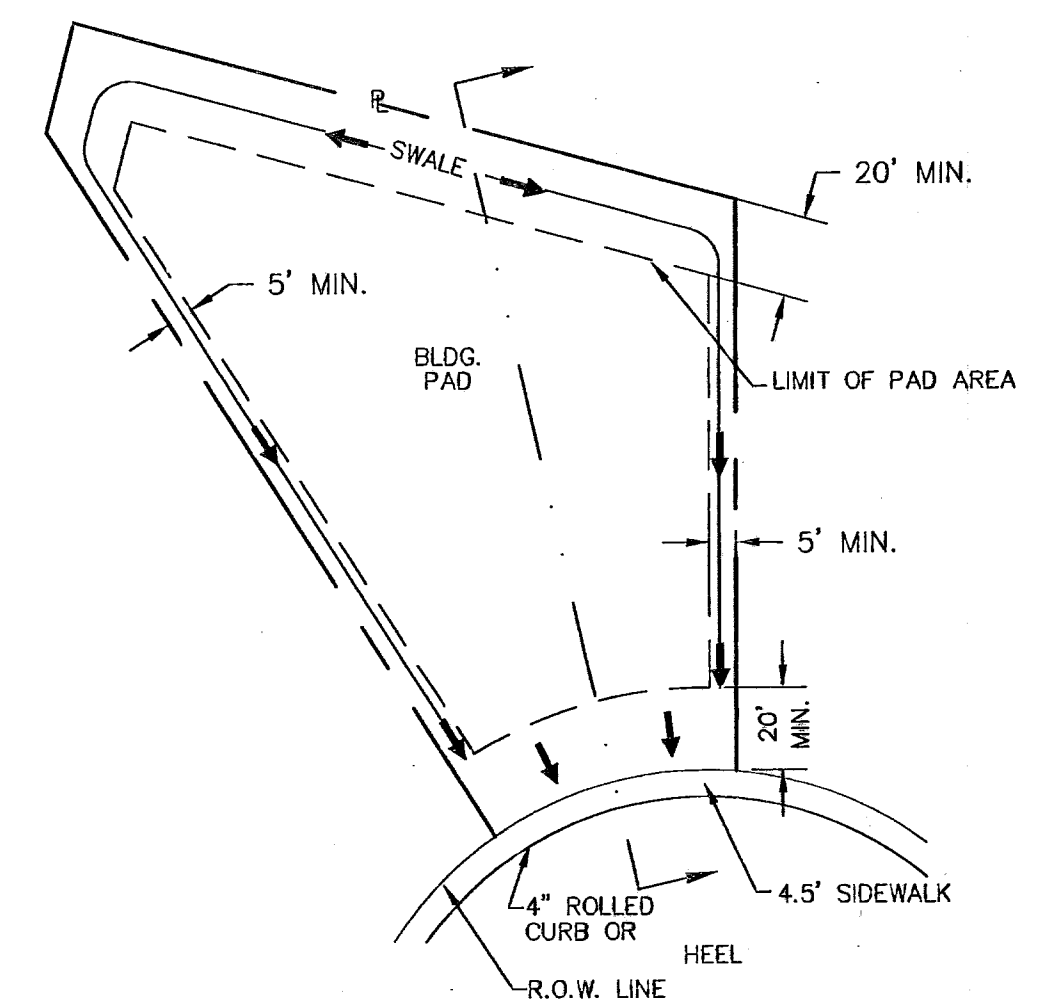
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02/11/09



19
5
WHERE IS DETAIL



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)



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)

GRADING PLAN
SCALE: 1" = 100'

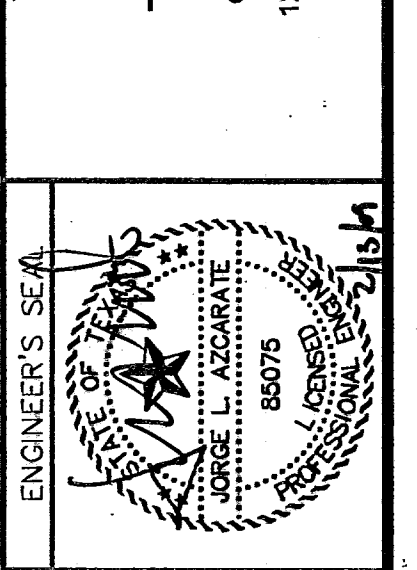
UTILITY LOCATOR SERVICES	
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FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
CITY MONUMENT IN FRONT OF CORNER CENTERLINE RICH BEEM BLVD. SUBSTANTLY TO CUSTOMER FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

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

DATE: OCT. 2007
DESIGN BY: J.G.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB NO.: 2000-086-LD

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
DRAINAGE PLAN

SHEET NO.
4

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LEGEND:

- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ⊖ DROP INLET
- ⊙ STORM DRAIN MANHOLE
- ⊕ RCP
- ▣ THRUST BLOCK STRUCTURE

FLOOD ZONE:
THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212, 0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DA-6 DRAINAGE AREA

DROP INLETS						
NO.	REQ. FLOW CAPACITY (CFS)	AVAIL. FLOW CAPACITY (CFS)	ADDITIONAL FLOW CAPACITY (CFS)	FLOW BY GRATES (CFS)	# OF INLETS	TYPE OF INLET
1	9.099	19.63	0	0	2	I
2	6.898	19.63	0	0	2	I
3	4.287	19.63	0	0	2	I
4	7.368	19.63	0	1.137	2	I
5	11.613	19.63	0	1.137	2	I
6	6.514	19.63	6.678	0	2	I
7	19.869	19.63	0	6.678	2	I
8	15.063	19.63	0	0	2	I
9	13.448	19.63	0	0	2	I

MOMENTUM COMPUTATION				
LOCATION @ INLET (1)	DEPTH (2) FT	VELOCITY (3) FPS	PRODUCT NUMBER (4) FT ² /S	
1	0.32	2.93	0.94	
2	0.28	2.72	0.76	
3	0.24	2.51	0.60	
4	0.33	2.53	0.83	
5	0.37	2.74	1.01	
6	0.39	2.82	1.10	
7	0.39	2.82	1.10	
8	0.33	4.46	1.47	
9	0.32	4.33	1.39	

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	1.766	2.925	24.00	0.60	3.099
DA-2	3.754	2.892	24.50	0.60	6.514
DA-3	4.041	2.337	35.00	0.454	4.287
DA-4	4.443	2.764	26.50	0.60	7.368
DA-5	6.974	2.660	28.30	0.626	11.613
DA-6	3.814	2.927	23.98	0.60	6.698
DA-7	5.120	2.962	23.48	0.60	9.099
DA-8	1.703	4.430	10.00	0.33	2.490
DA-9	3.877	4.430	10.00	0.877	15.063
DA-10	3.336	4.430	10.00	0.866	12.798

NEW POND AREAS	
CONTOUR	ACCUMULATED VOLUME (AC-FT.)
3992	15.829
3991	14.539
3990	13.314
3989	12.152
3988	11.052
3987	10.013
3986	9.032
3985	8.109
3984	7.241
3983	6.426
3982	5.664
3981	4.953
3980	4.290
3979	3.675
3978	3.105
3977	2.590
3976	2.097
3975	1.655
3974	1.252
3973	0.887
3972	0.557
3971	0.262
3970	0.000

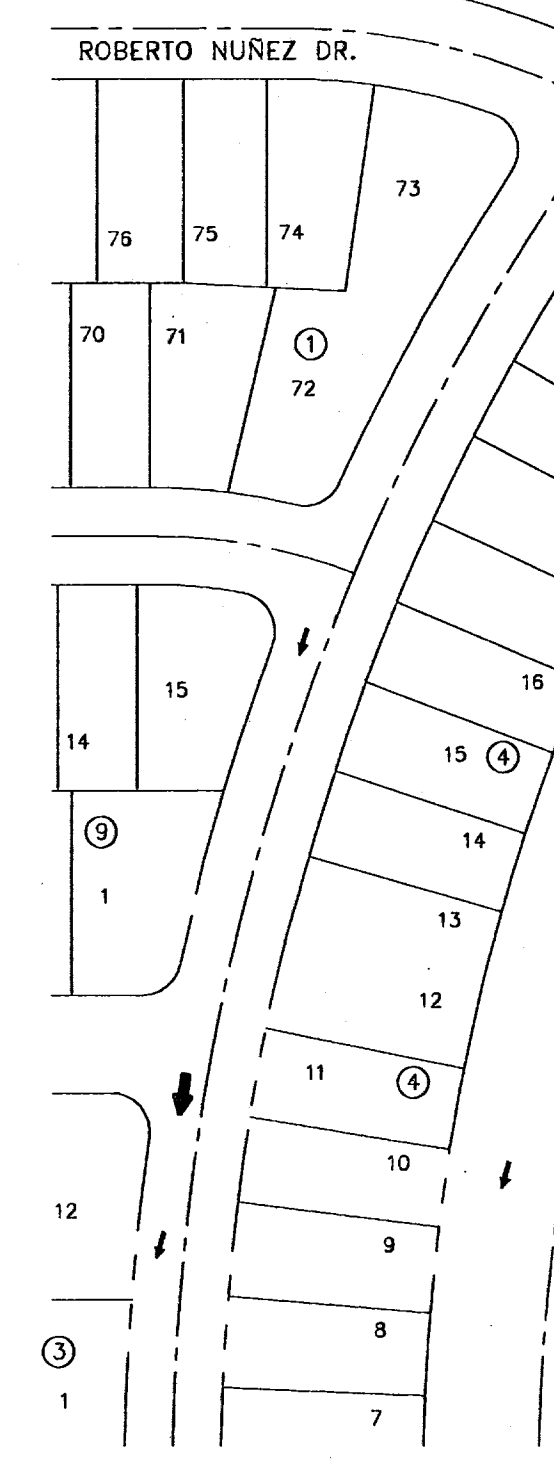
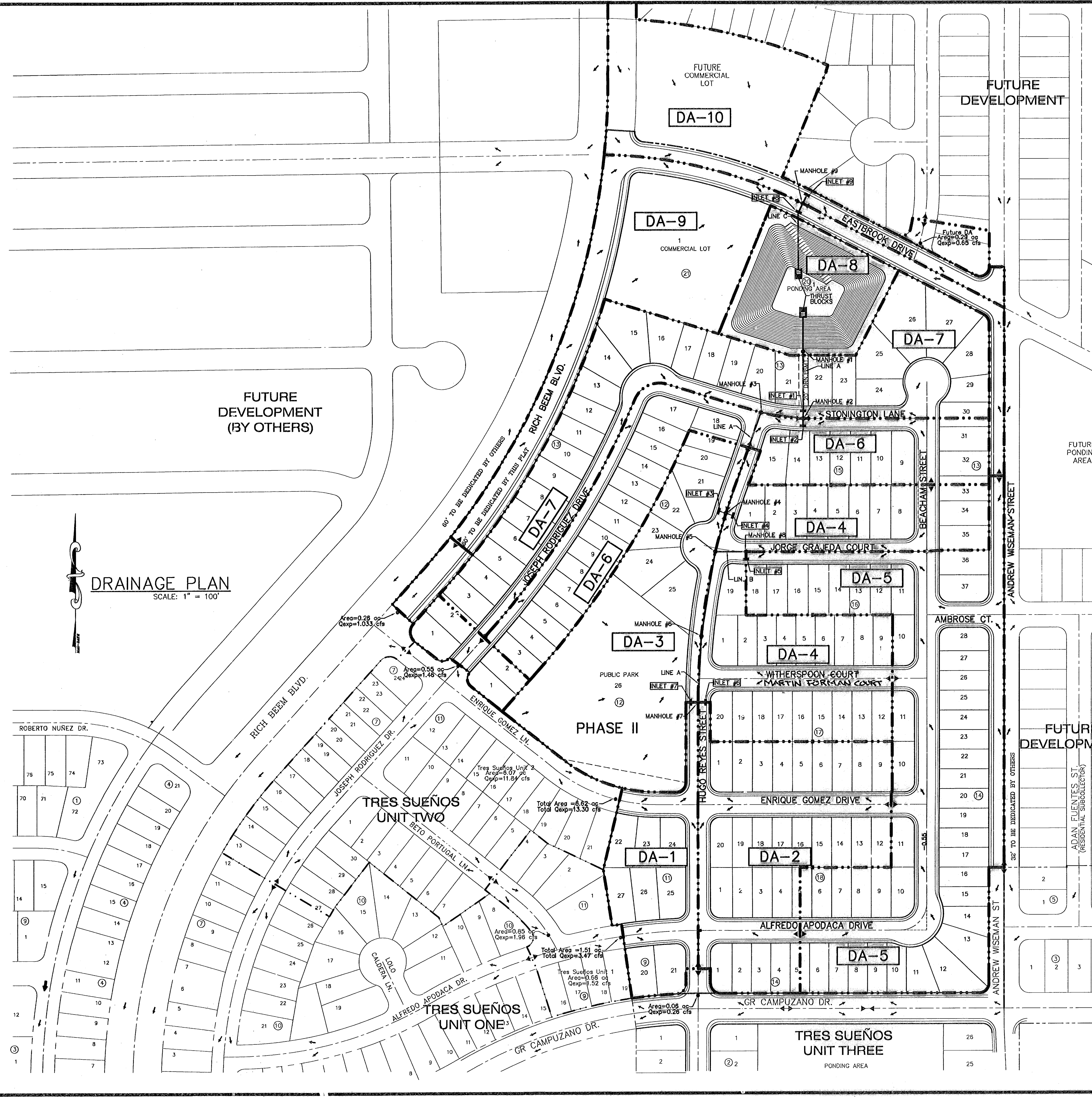
REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)
(1) WATERSHED AREA IDENTIFICATION
(2) AREA FROM DRAINAGE PLAN
(3) RAINFALL INTENSITY, 25 YEAR STORM => PLATE NO. 2-14
(4) TIME OF CONCENTRATION: TC = T (OVERLAND) + T (GUTTER)
(5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA:
PAVEMENT AREA = 0.90
UNDEVELOPED AREA = 0.33
PARK AREA = 0.40
COMMERCIAL AREA = 0.85
(6) Q₂₅ = C X A X I

NEW POND CALCULATIONS	
QT = (ARC)/12 QT = 9.809 A = 47.315 R = 4" C = 0.622 QT X 25% = 2.452 9.809 + 2.452 = 12.261	SILT VOLUME = 0.567 0.012 AC-FT/AC 12.261 + 0.567 = 12.828 AC-FT TOTAL req'd = 12.828 AC-FT

NEW POND CALCULATIONS								
Basin No.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION (FT.)	FREE BOARD (FT.)	TOP ELEVATION
1	12.828	15.829	97.627	0	3989.58±	3970.00	2.42	3992.00

NOTE:
1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE INCLUDES THE 25% FREEBOARD AND SILT VOLUME.
HWSE = QT + 25% + SILT VOLUME
HWSE = 9.809 + 2.452 + 0.567 = 12.828 AC-FT
CONTOUR 3990, ACCUMULATED VOLUME = 13.314 AC-FT
CONTOUR 3989, ACCUMULATED VOLUME = 12.152 AC-FT
HIGH WATER SURFACE ELEVATION = 3989.58

DRAINAGE PLAN
SCALE: 1" = 100'



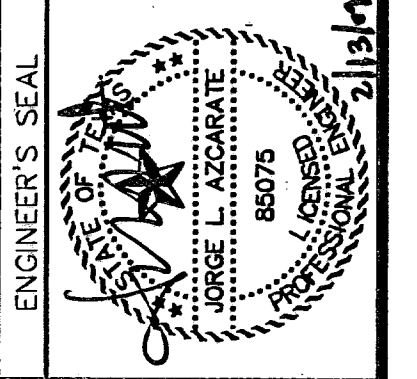
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NOTE:
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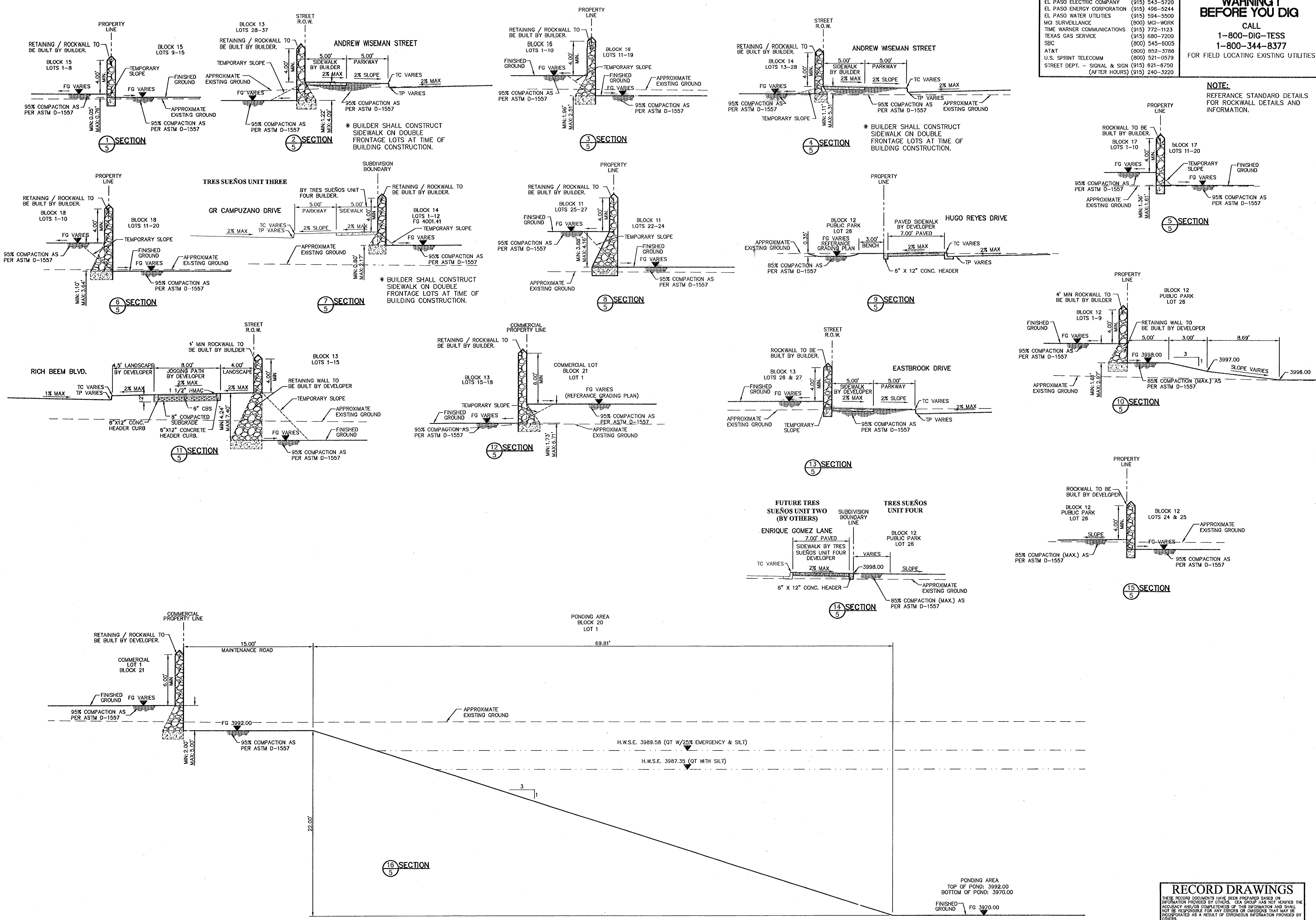


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 APPVD. BY: J.L.A.
 JOB No.: 2000-096-LD

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
TYPICAL GRADING SECTIONS
 (SHEET 1 OF 2)
 SHEET NO.

5
 OF 34



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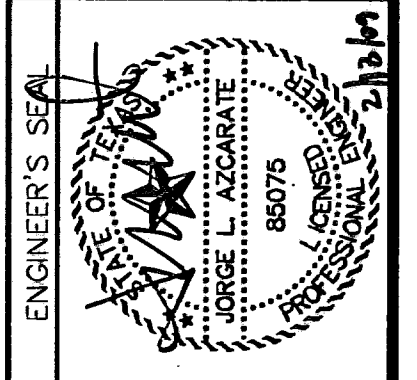
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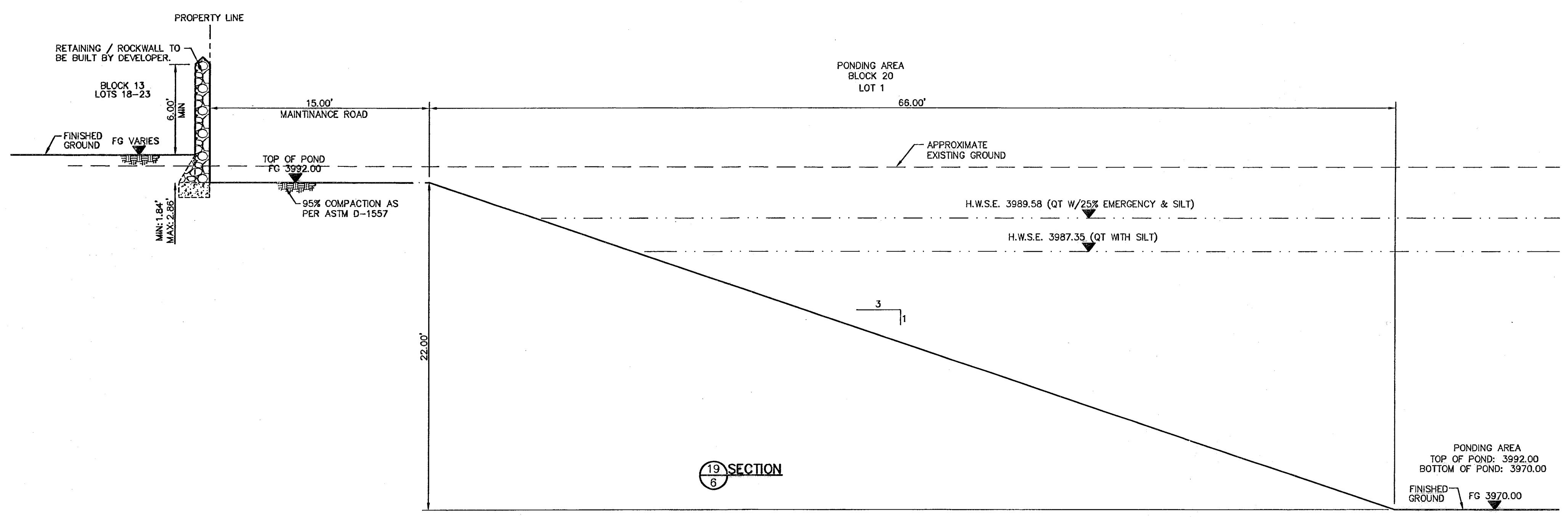
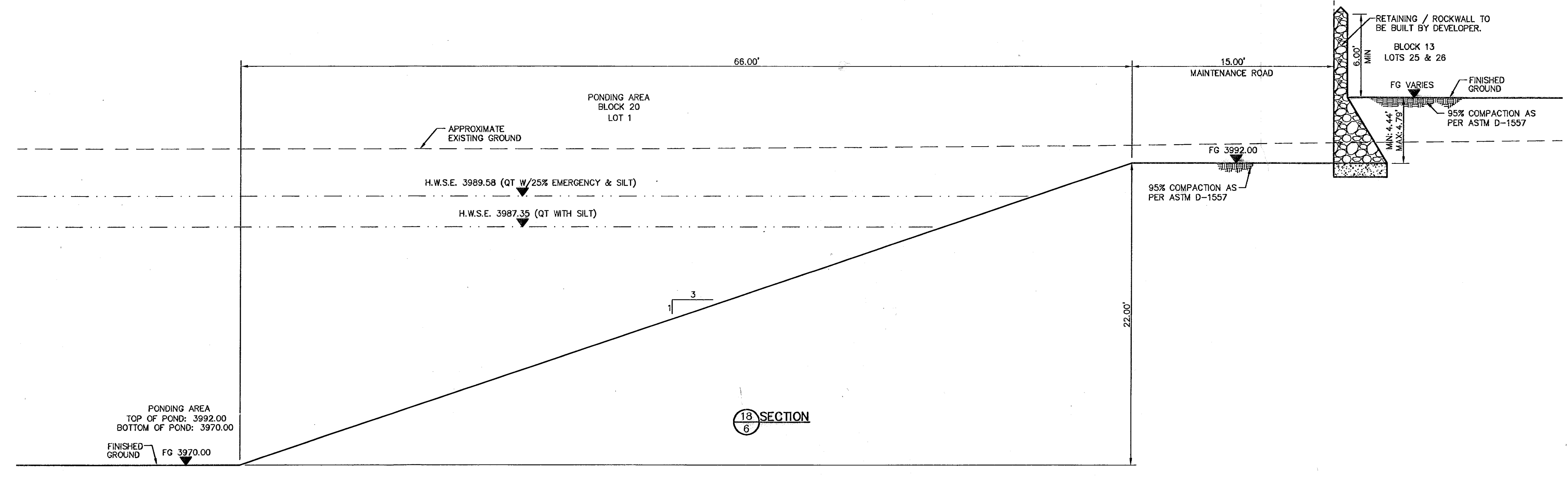
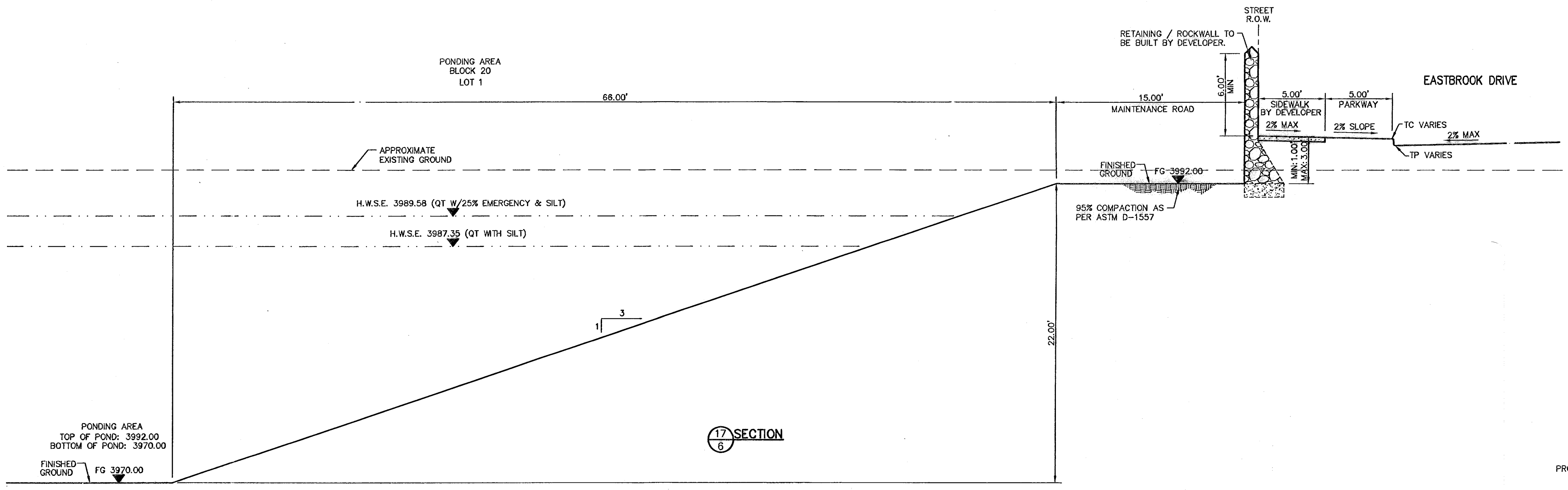


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 APPVD. BY: J.J.A.
 JOB No. 2000-096-I-D

TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I

SHEET TITLE
 TYPICAL GRADING SECTIONS
 (SHEET 2 OF 2)
 SHEET NO.

6
 OF 34



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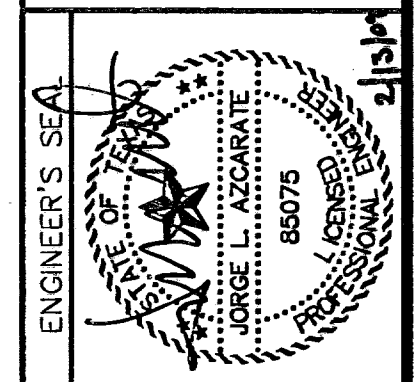
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REFERENCES - BENCHMARKS
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG., 588'43.31' E, A DISTANCE OF 467.58 FEET FROM THE INTERSECTION OF RICH BEEM BLVD. WITH AVENUE CITY DATUM ELEVATION: 4006.79

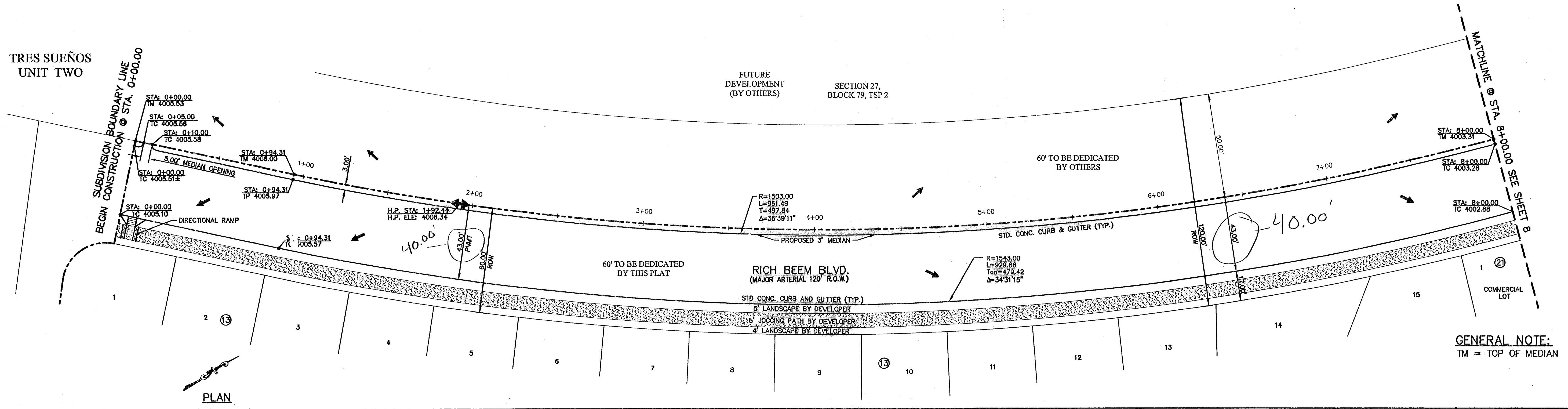
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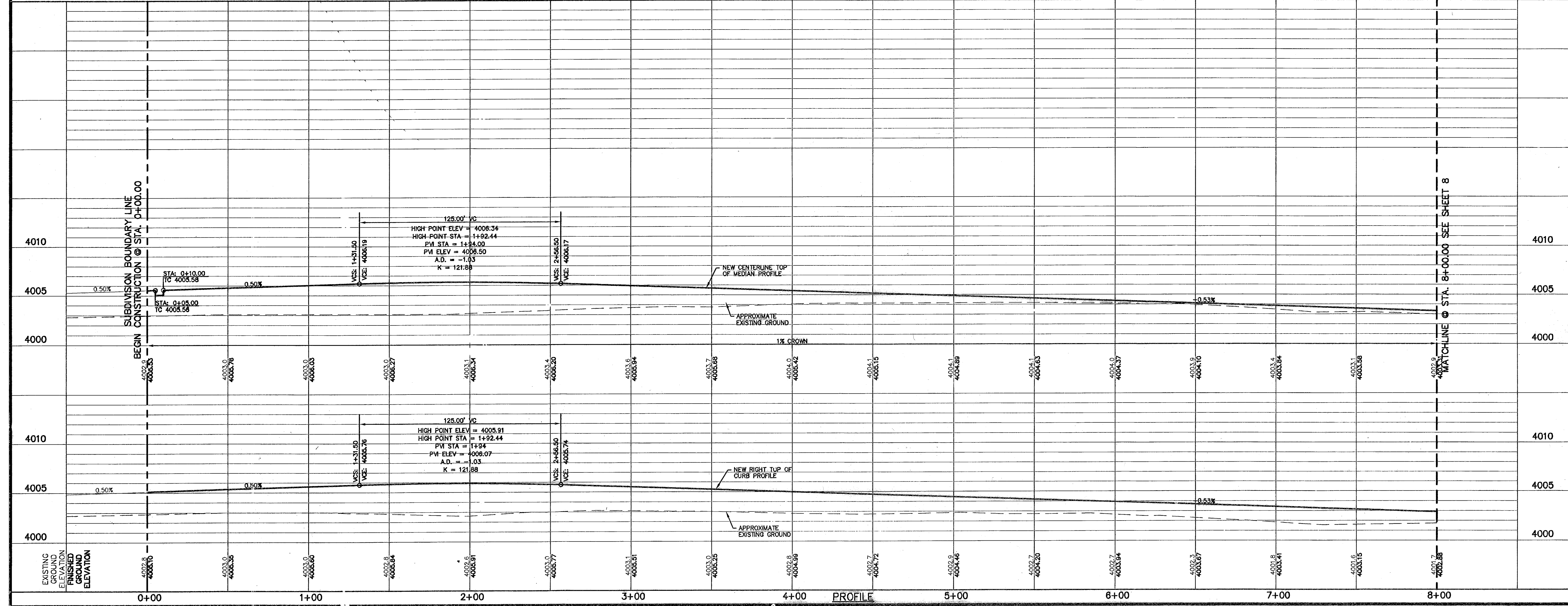
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 DATE: SEP. 2007
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 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2000-086-1D

TRES SUEÑOS UNIT TWO

FUTURE DEVELOPMENT (BY OTHERS)
 SECTION 27, BLOCK 79, TSP 2



GENERAL NOTE:
 TM = TOP OF MEDIAN



PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**RICH BEEM BLVD.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+00.00**

SHEET NO.
7

RECORD DRAWINGS

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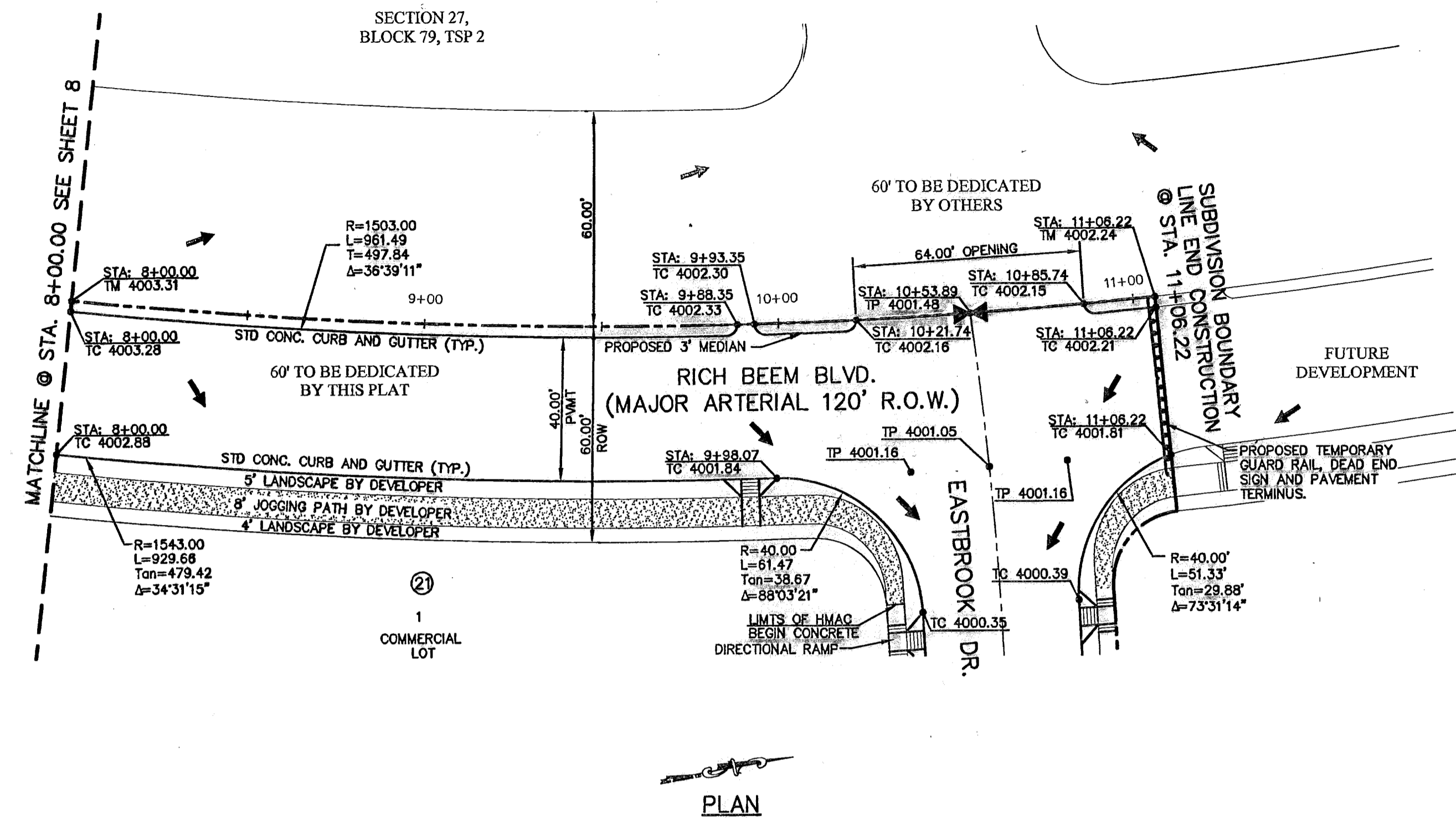
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REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

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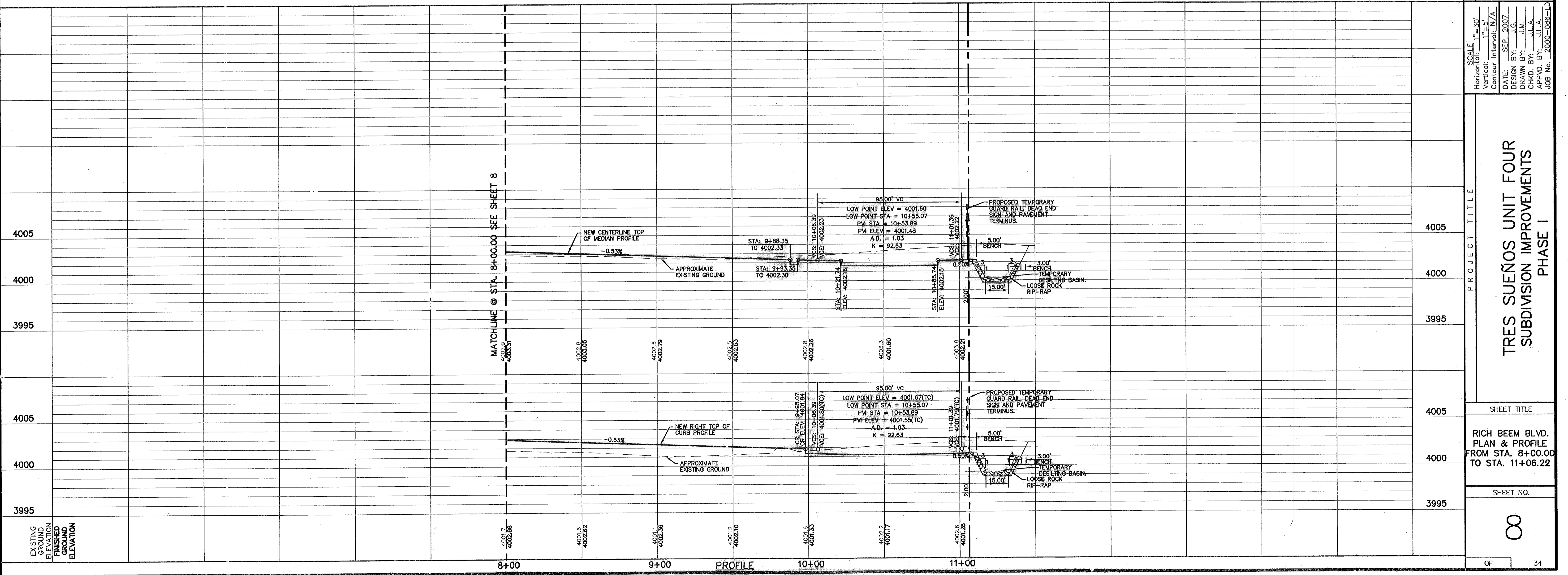
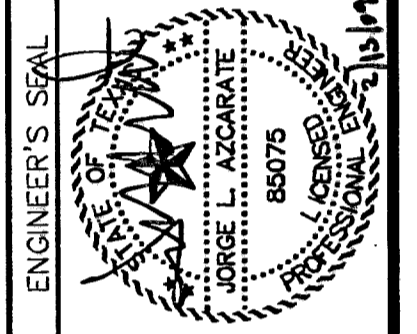
PLAN

GENERAL NOTE:
TM = TOP OF MEDIAN

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DATE: SEP. 2007
DESIGN BY: JC
DRAWN BY: JM
CHECKED BY: J.L.A.
APPROV. BY: J.L.A.
JOB No. 2000-086-1-D

PROJECT TITLE

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE

**RICH BEEM BLVD.
PLAN & PROFILE
FROM STA. 8+00.00
TO STA. 11+06.22**

SHEET NO.

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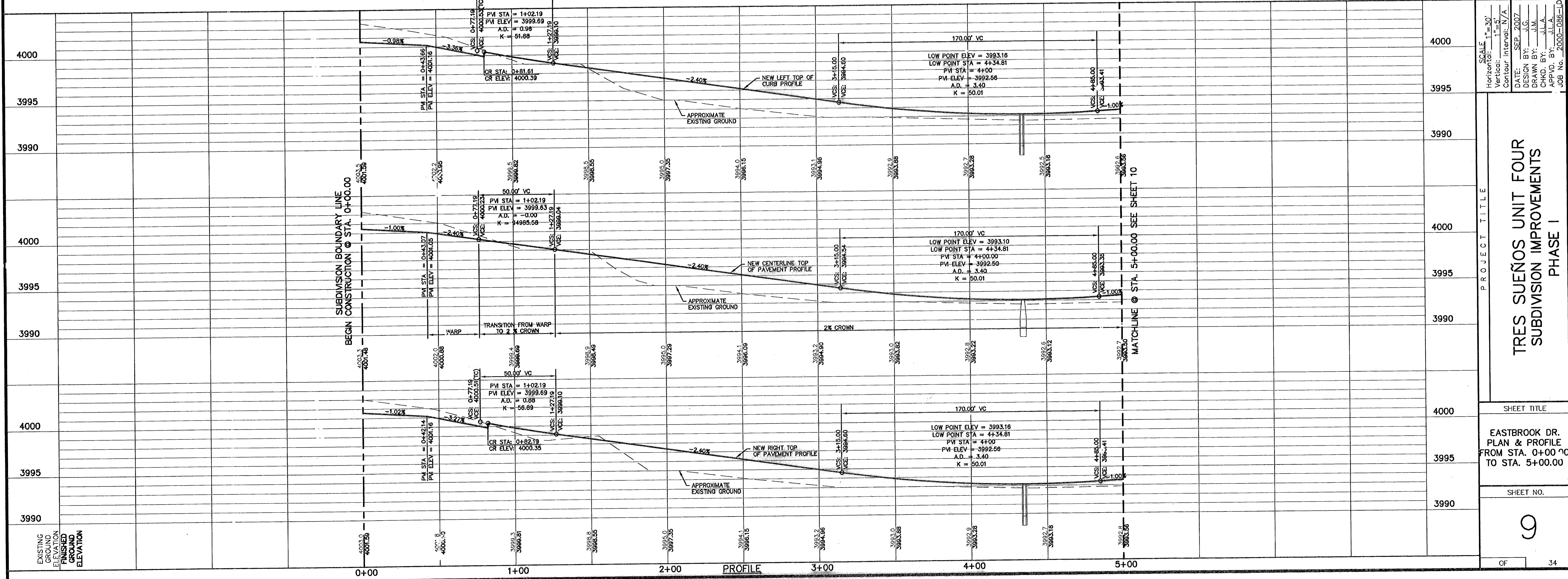
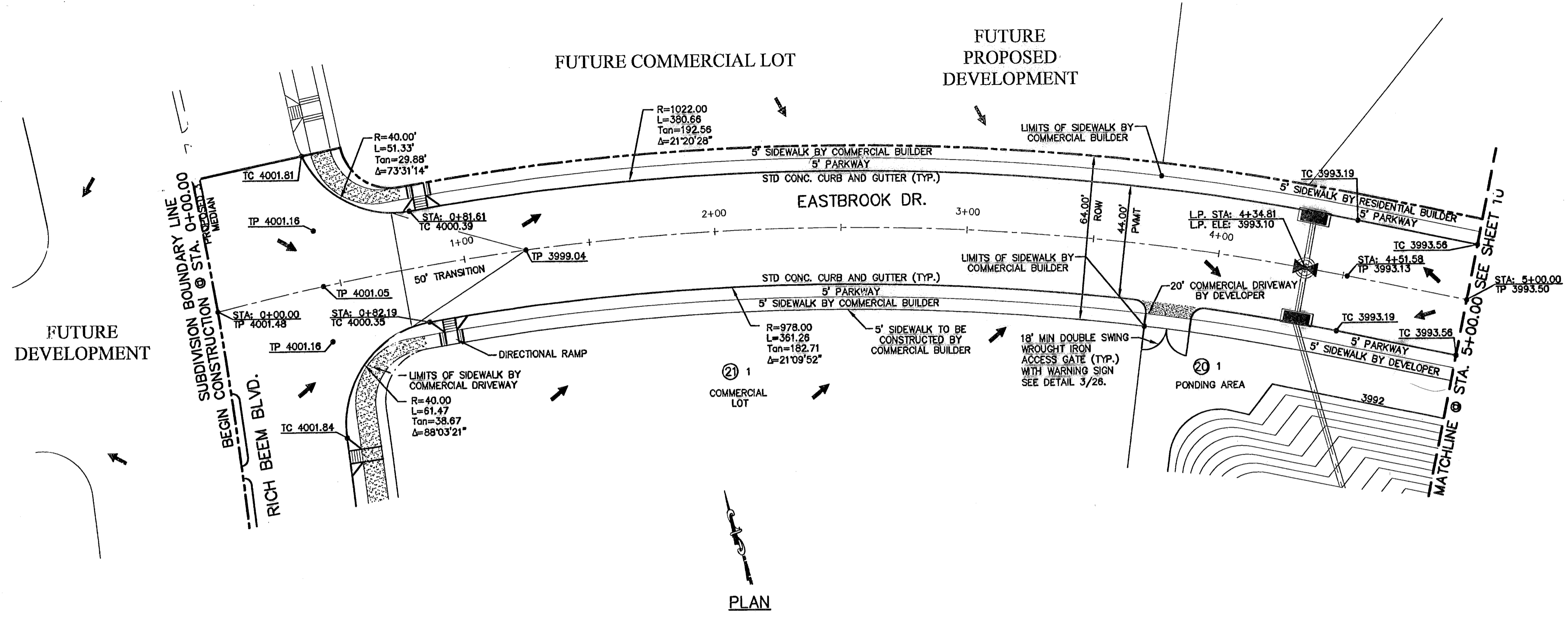
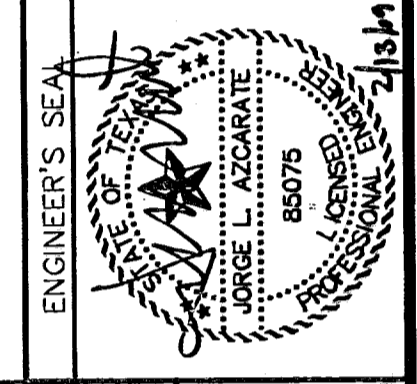
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REFERENCES - BENCHMARKS	DATE	REVISIONS	BY
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APPVD. BY: J.L.A.
JOB No. 2000-086-1D

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
EASTBROOK DR.
PLAN & PROFILE
FROM STA. 0+00 TO
TO STA. 5+00.00

SHEET NO.
9

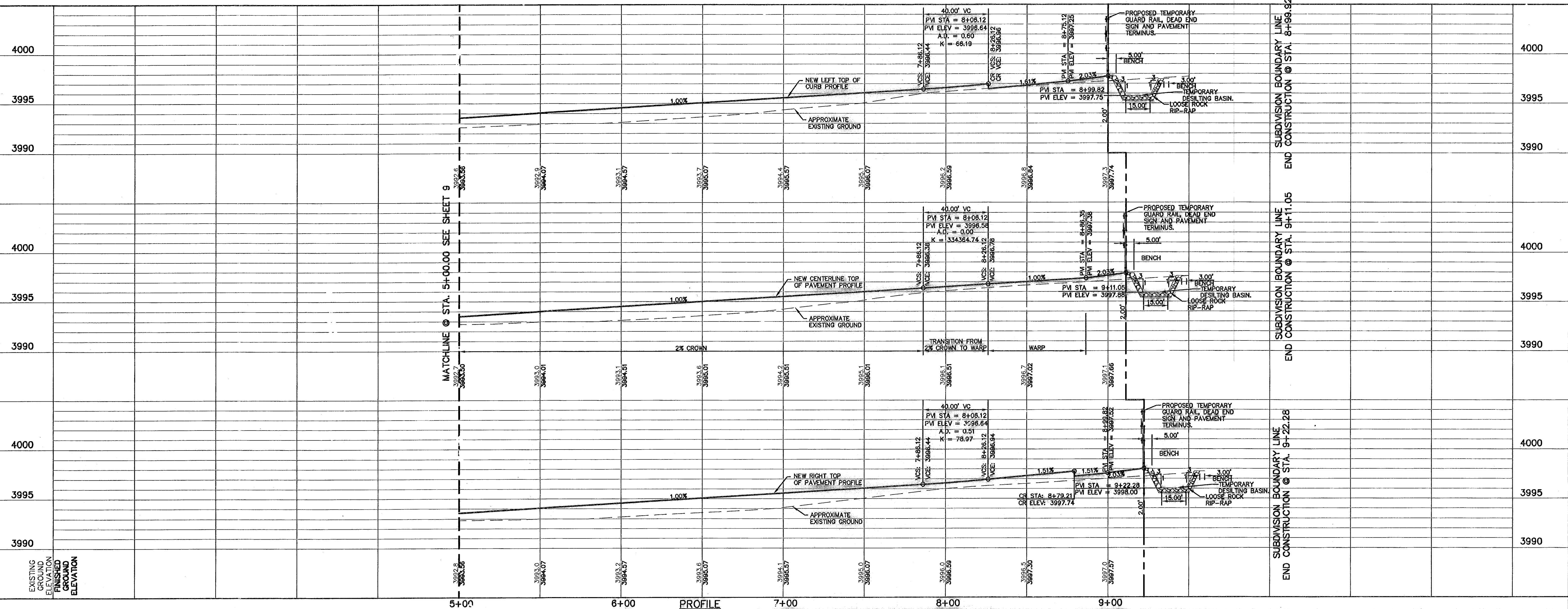
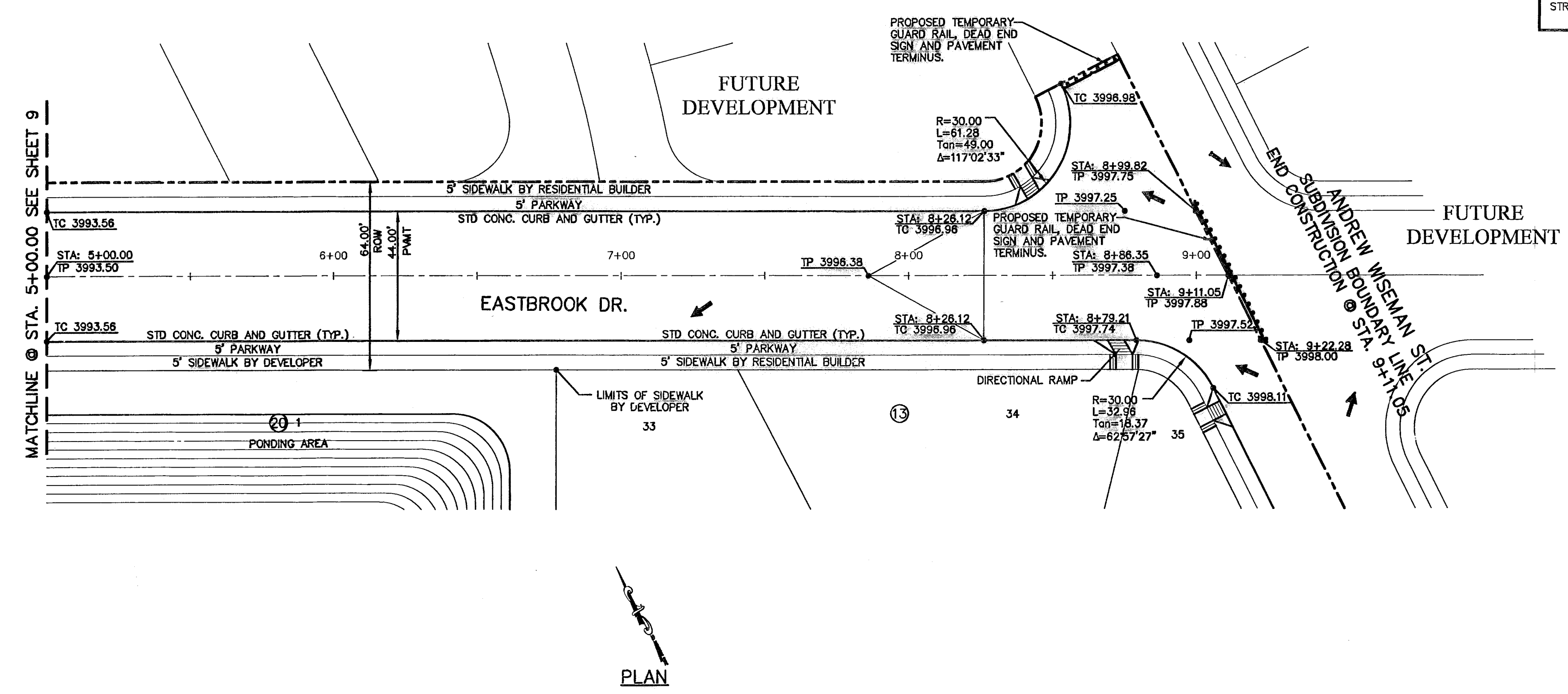
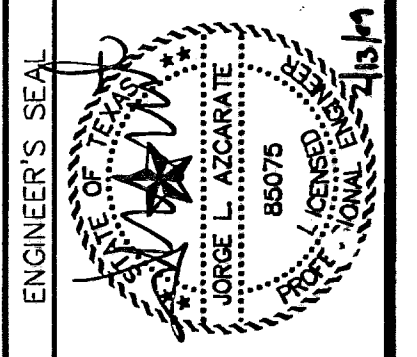
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 JOB No.: 2000-086-1D

PROJECT TITLE
TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I

SHEET TITLE
EASTBROOK DRIVE
PLAN & PROFILE
FROM STA. 5+00.00
TO STA. 9+11.05

SHEET NO.
10
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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

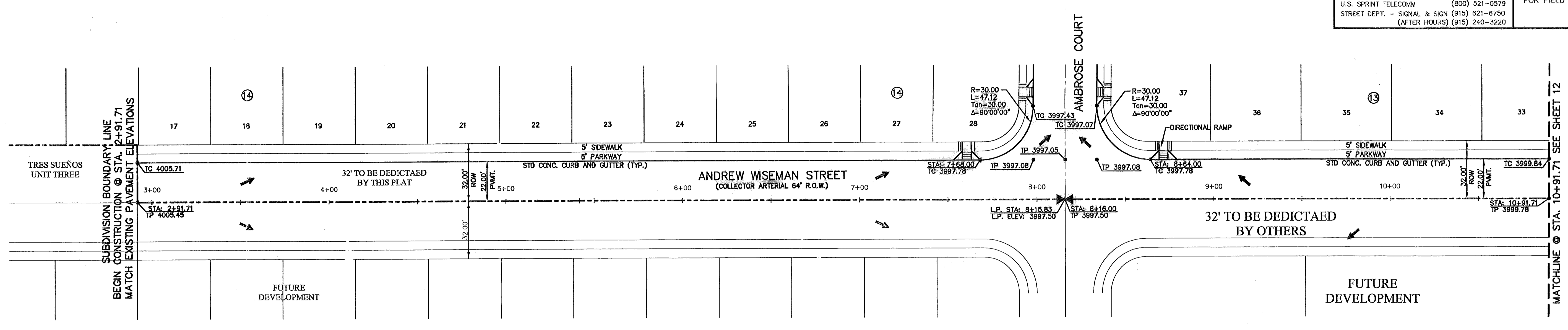
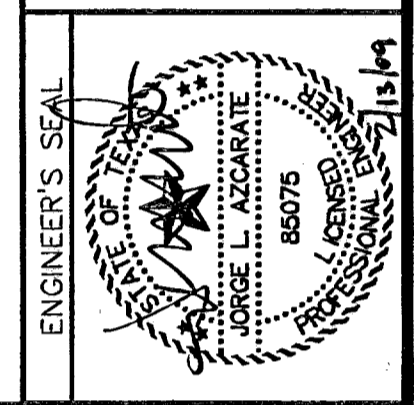
WARNING I BEFORE YOU DIG
 CALL
 1-800-DIG-TESS
 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

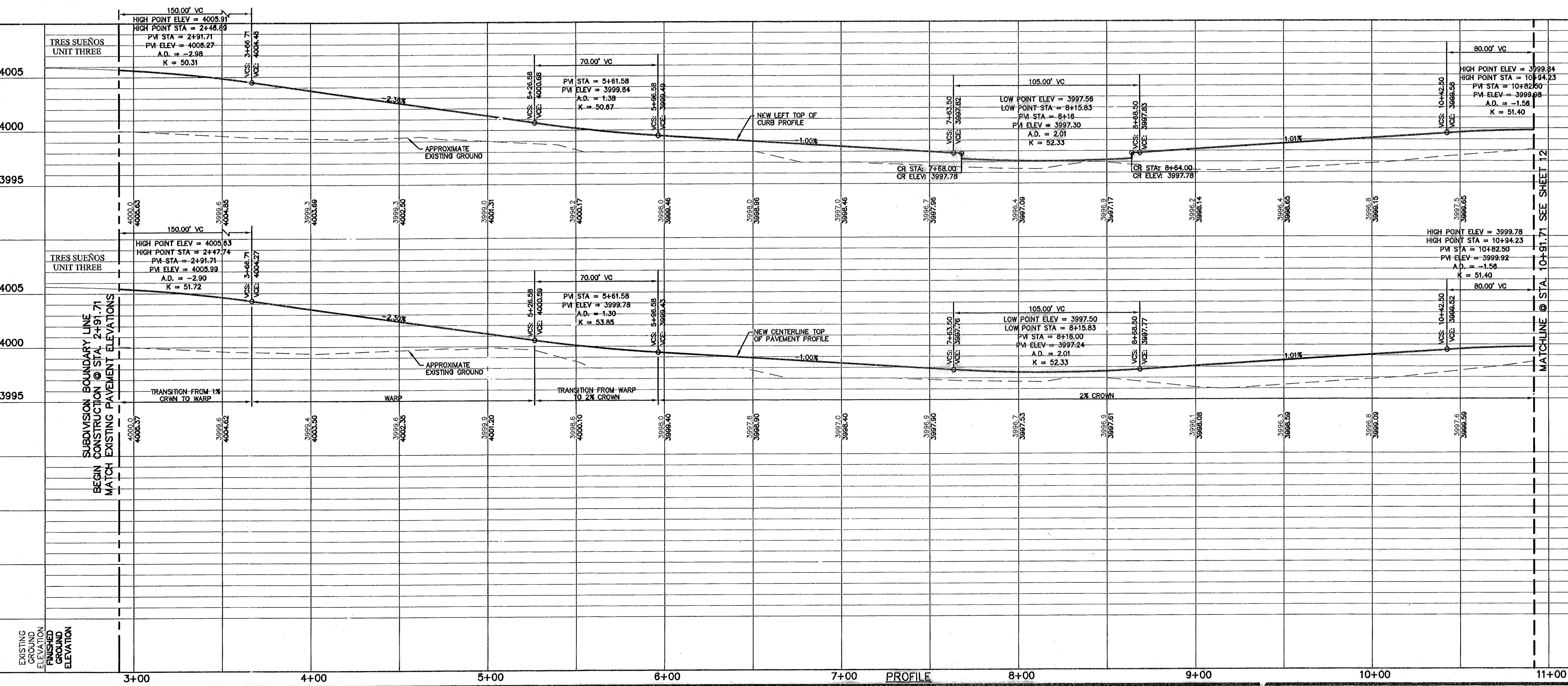
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG., 508'33" E, A DISTANCE OF 487.58 FEET FROM THE INTERSECTION OF MONTANA AVENUE CITY DATUM ELEVATION: 4005.40

DATE	REVISIONS	BY

CSA GROUP
 engineers • architects • planners
 1204 Montana Ave., El Paso, Texas 79902
 Office 915.544.2232 Fax 915.544.5233
 www.csaingroup.net



PLAN



PROFILE

SCALE: 1"=30'
 Horizontal
 1"=4'
 Vertical
 Contour Interval: 1' / 1/4"

DATE: SEP. 2007
 DESIGN BY: J.G.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2000-086-1D

**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**ANDREW WISEMAN ST.
 PLAN & PROFILE
 FROM STA. 2+91.71
 TO STA. 10+91.71**

SHEET NO.
11

RECORD DRAWINGS

THESE RECORD DRAWINGS 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 ENGINEER INFORMATION PROVIDED BY OTHERS.

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- EL PASO ENERGY CORPORATION (915) 496-5244
- EL PASO WATER UTILITIES (915) 594-5500
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- TIME WARNER COMMUNICATIONS (915) 772-1123
- TEXAS GAS SERVICE (915) 680-7200
- SBC (800) 545-6005
- AT&T (800) 852-3766
- U.S. SPRINT TELECOMM (800) 521-0579
- STREET DEPT. - SIGNAL & SIGN (915) 621-6750
- (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG

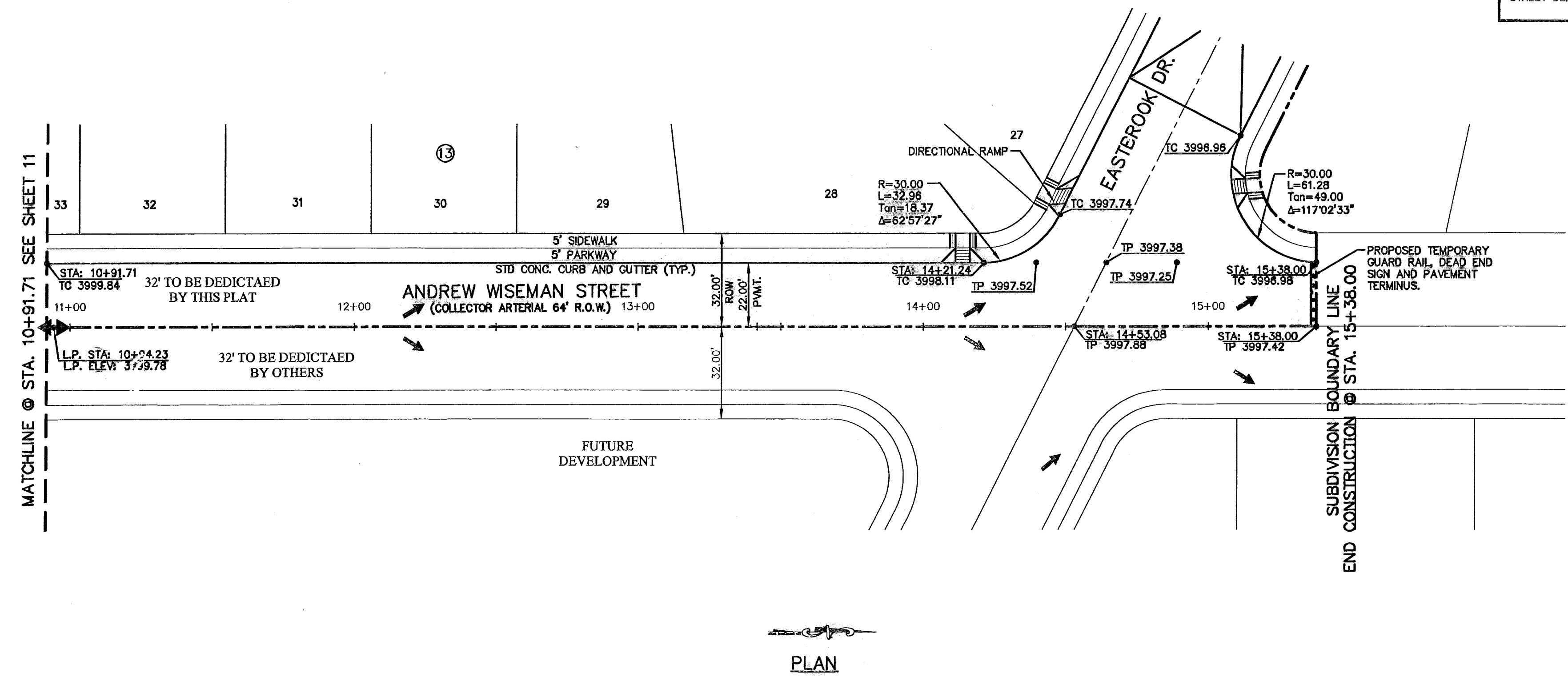
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

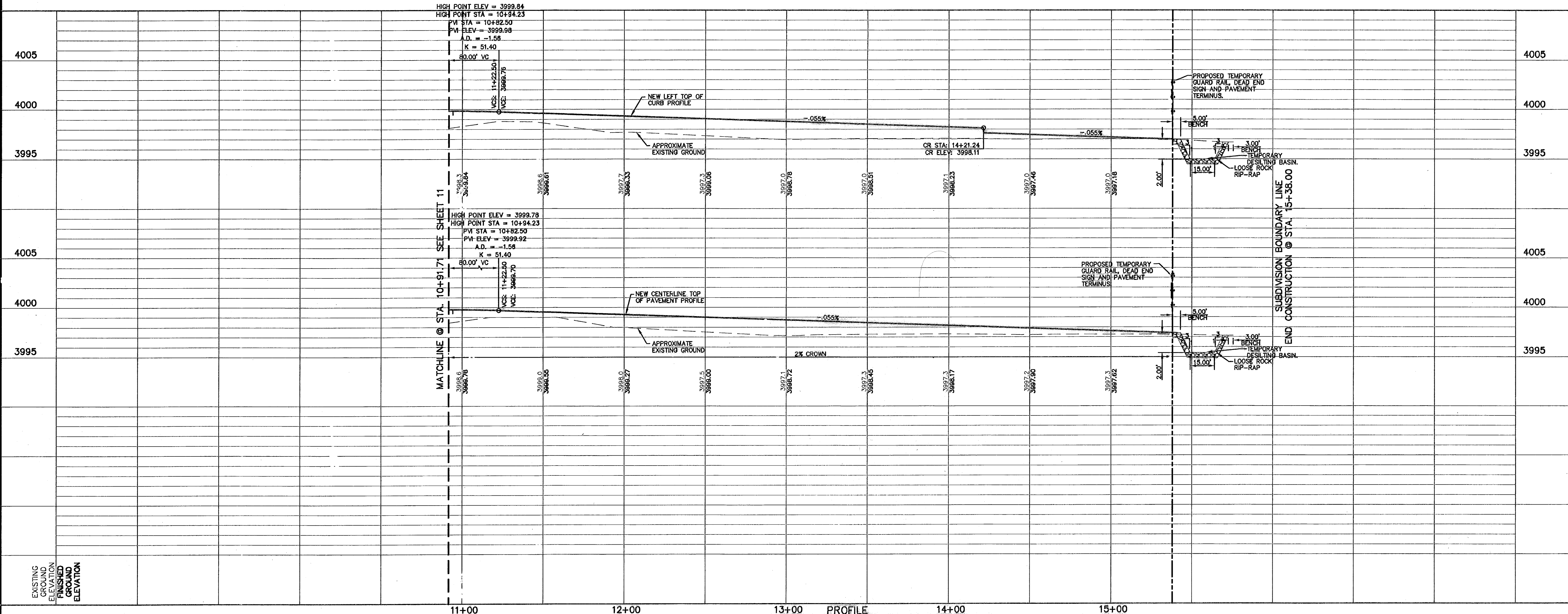
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 3084331, E.A. DISTANCE OF 467.88 FEET CENTERLINE TO MONUMENT

AVENUE CITY DATUM ELEVATION: 4006.40

DATE	REVISIONS	BY



PLAN

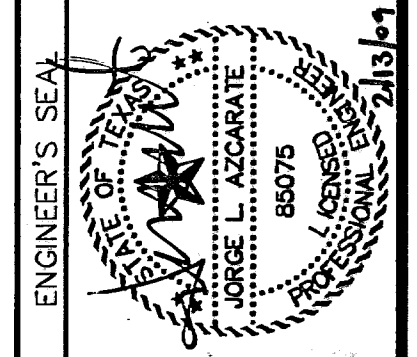


PROFILE

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www.ceagroup.net



SCALE: 1"=30'

Horizontal: 1"=5'

Vertical: 1"=5'

Contour Interval: N/A

DATE: SEP. 2007

DESIGN BY: J.G.

DRAWN BY: J.M.

CHKD. BY: J.L.A.

APP'D. BY: J.L.A.

JOB NO.: 2006-088-LD

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE

ANDREW WISEMAN ST.
PLAN & PROFILE
FROM STA. 10+91.71
TO STA. 15+38.00

SHEET NO.

12

RECORD DRAWINGS
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CSA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
 02/11/09

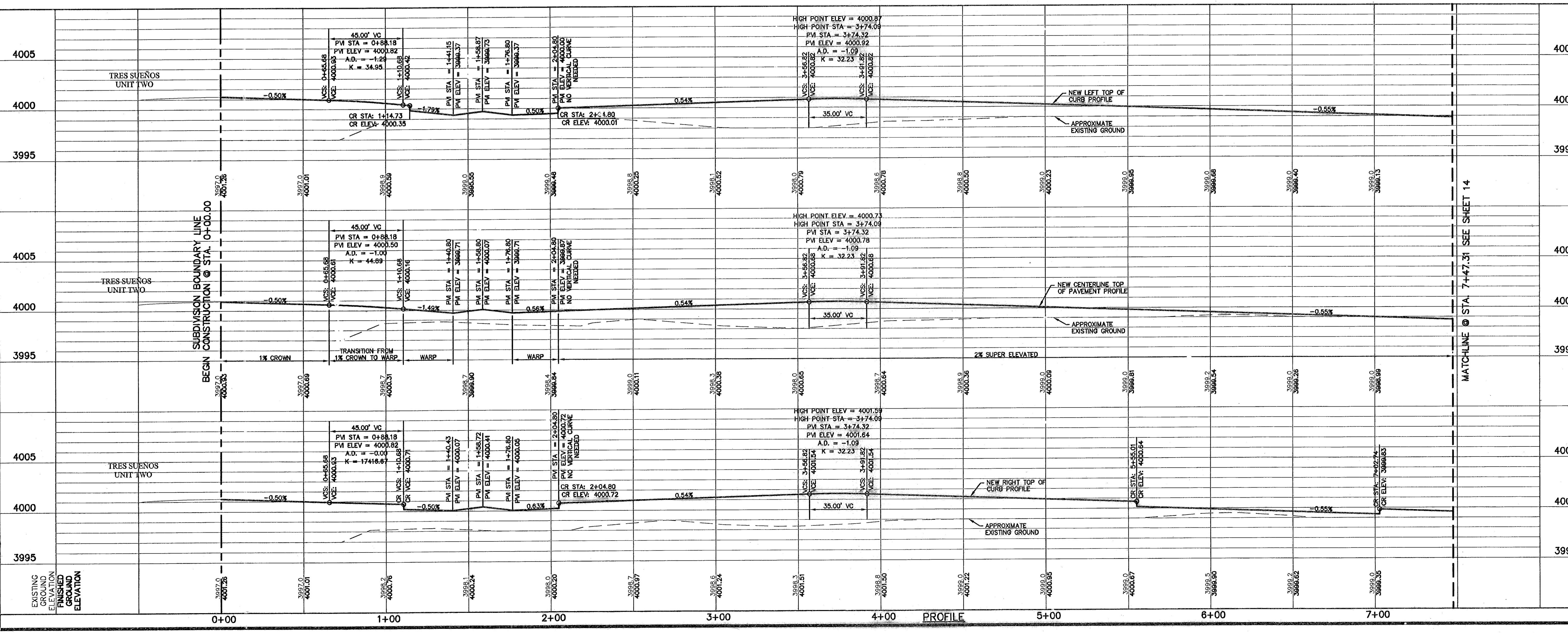
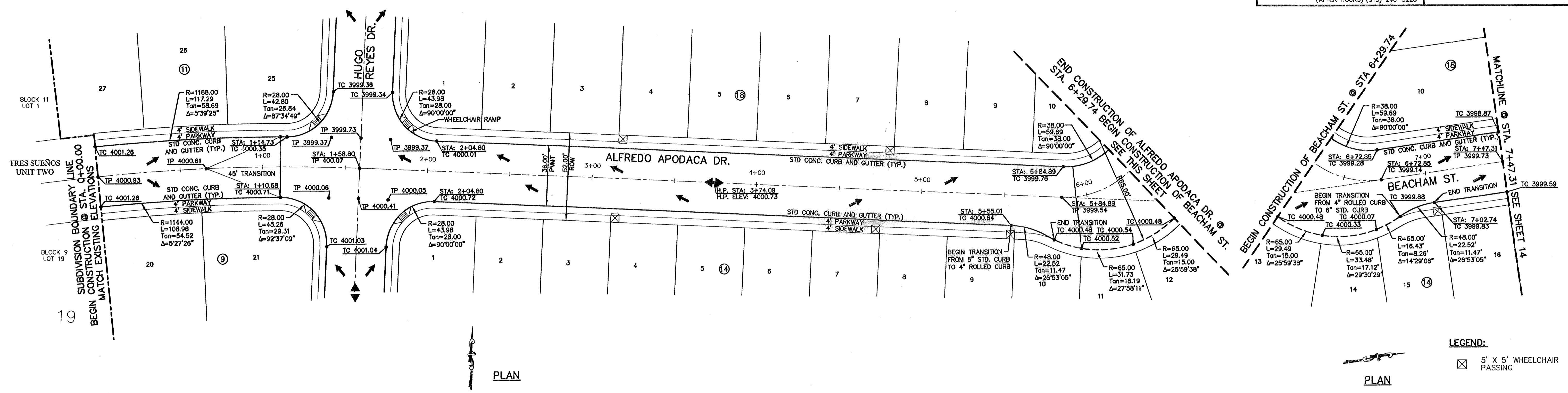
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5500
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 821-6750
 (AFTER HOURS) (915) 240-3220

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

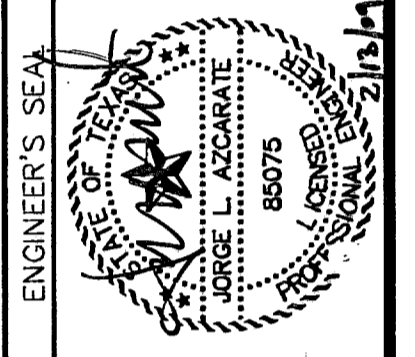
REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE HIGH BEAM BLVD. SUBSTANTLY THE DISTANCE OF 467.88 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

DATE	REVISIONS	BY



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SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEP. 2007
 DESIGN BY: J.G.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2000-086-LD

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**ALFREDO APODACA DR.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 6+29.74**

BEACHAM ST.
 PLAN & PROFILE
 FROM STA. 6+29.74
 TO STA. 7+47.31

SHEET NO.

13

OF 34

RECORD DRAWINGS

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- MO SURVEILLANCE (800) MO-WORK
- TIME WARNER COMMUNICATIONS (915) 772-1123
- TEXAS GAS SERVICE (915) 680-7200
- SBC (800) 545-6005
- AT&T (800) 852-3788
- 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-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG., 508+33.31' E. A. DISTANCE OF 467.58 FEET FROM POINT OF CURVE CENTERLINE TO BENCH MARK AVENUE CITY DATUM ELEVATION..... 4008.94

DATE	REVISIONS	BY

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Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL

JORGE L. ACUARATE
68075

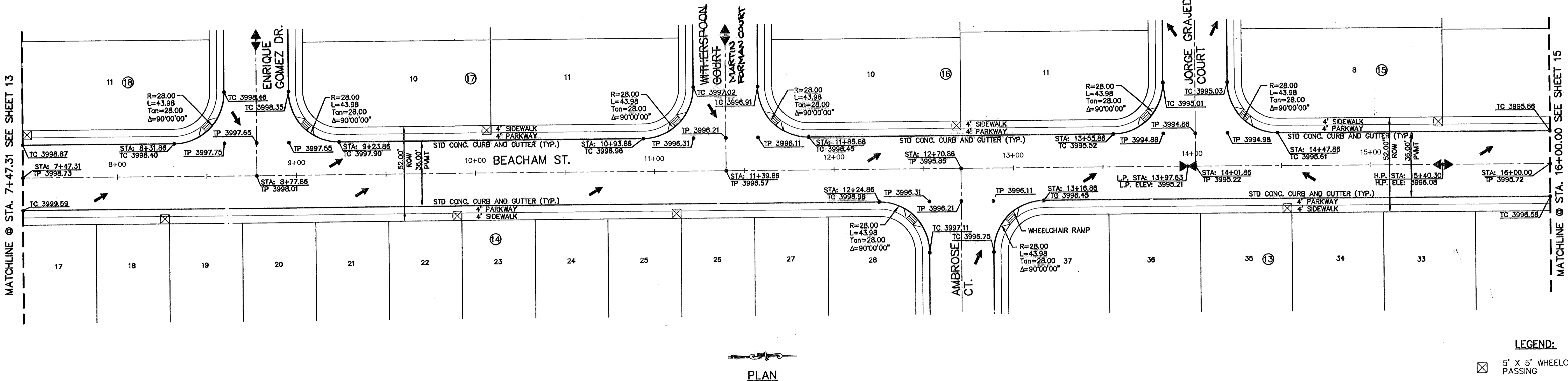
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Vertical: 1" = 5'
Contour Interval: N/A

DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-086-1D

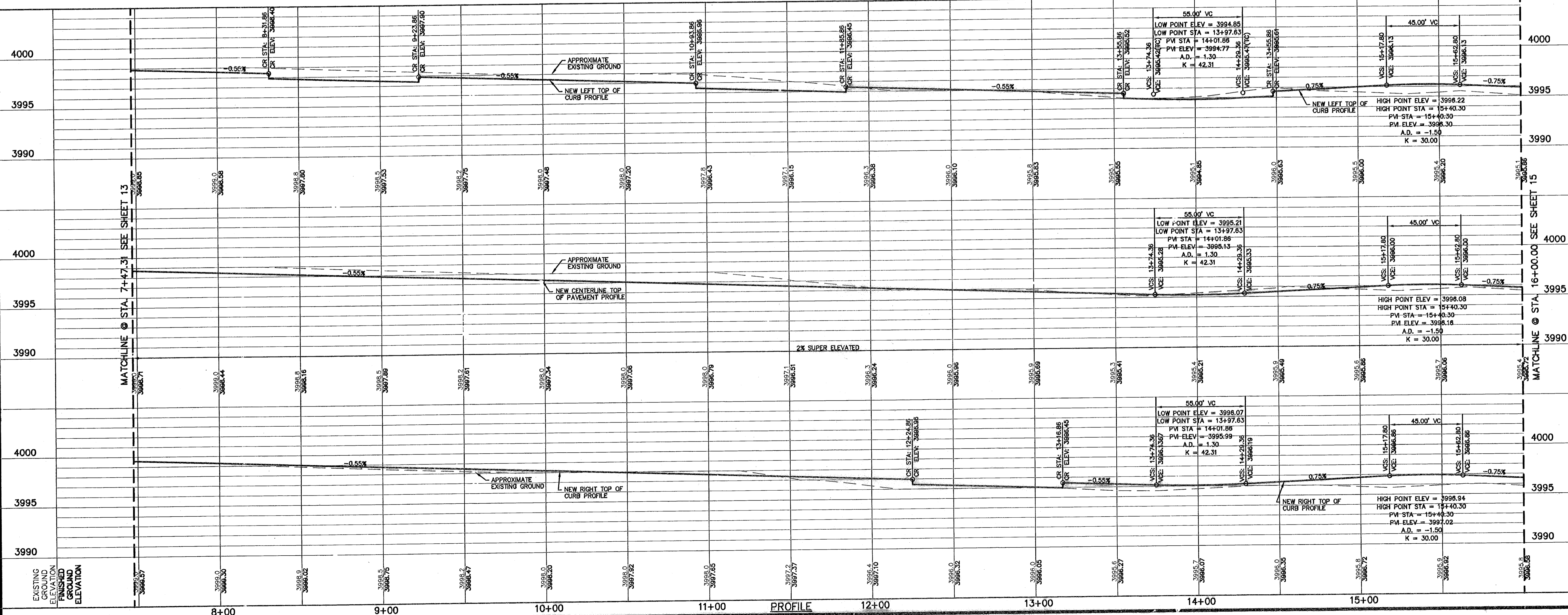
**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
**BEACHAM ST.
PLAN & PROFILE
FROM STA. 7+47.31
TO STA. 16+00.00**

SHEET NO.
14



LEGEND:
☒ 5' X 5' WHEELCHAIR PASSING



MATCHLINE @ STA. 7+47.31 SEE SHEET 13

MATCHLINE @ STA. 7+47.31 SEE SHEET 13

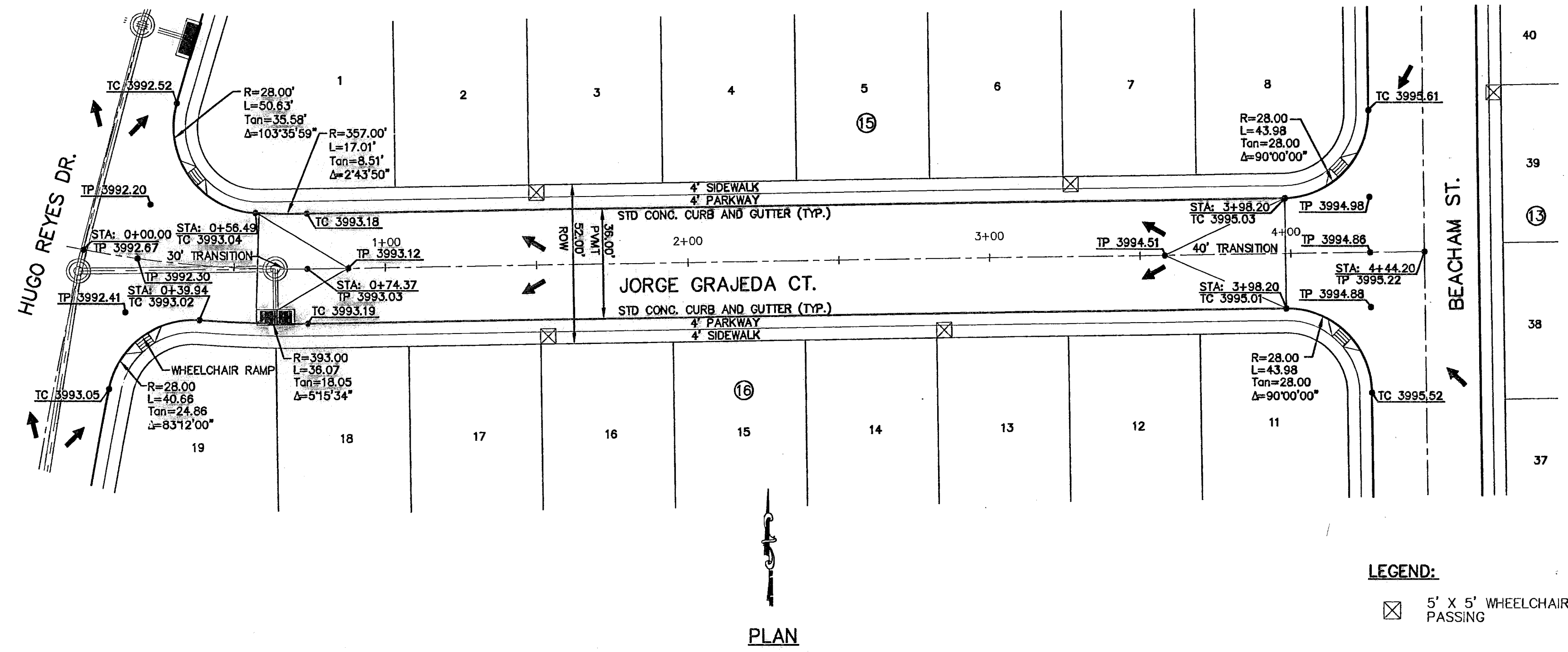
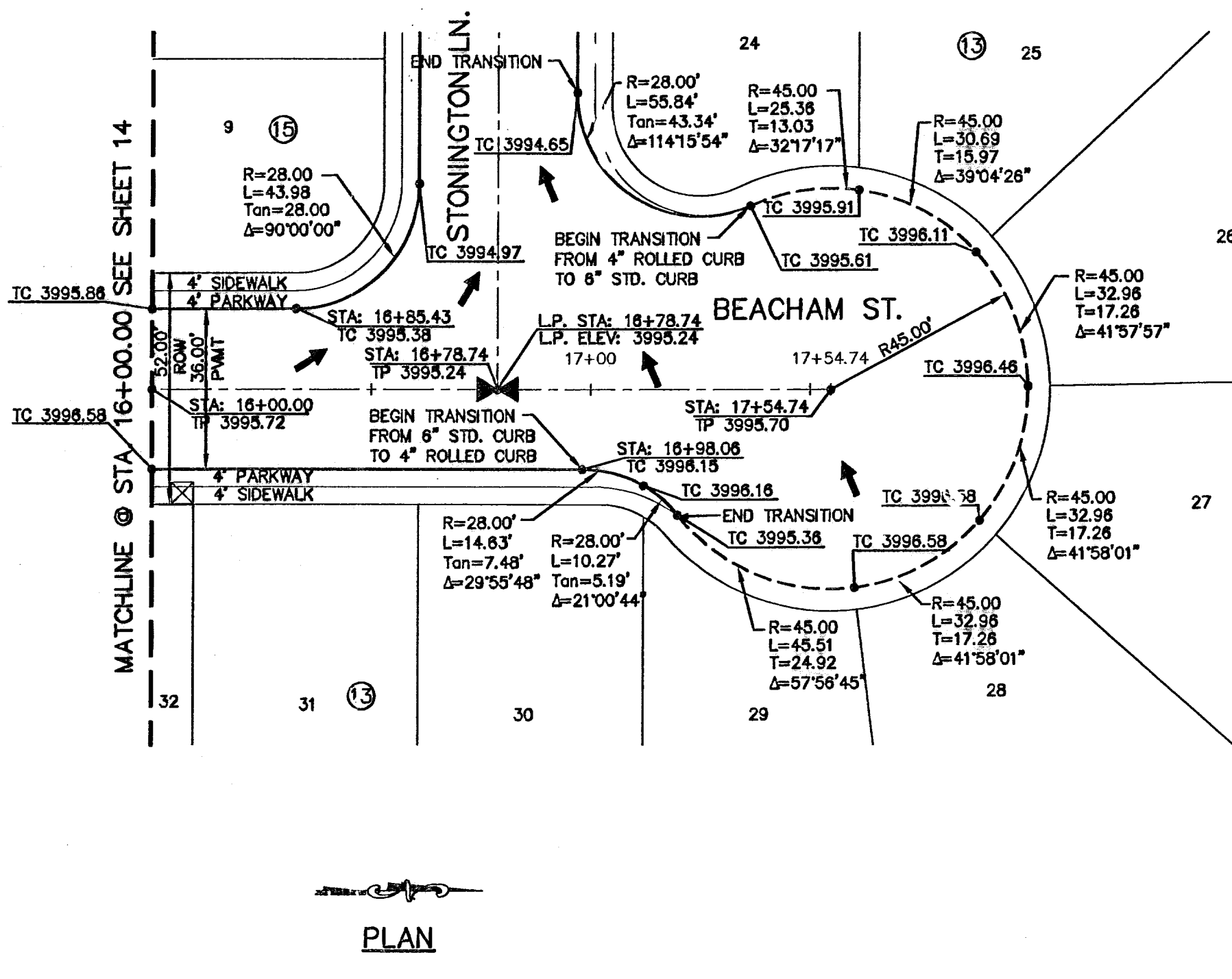
MATCHLINE @ STA. 16+00.00 SEE SHEET 15

RECORD DRAWINGS
 THESE RECORD DRAWINGS 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.
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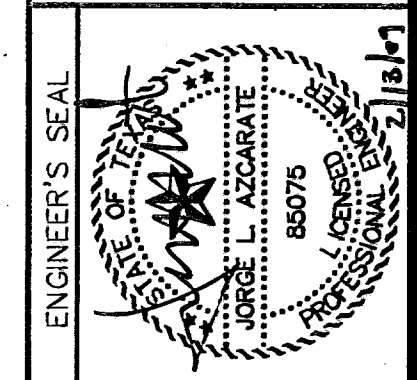
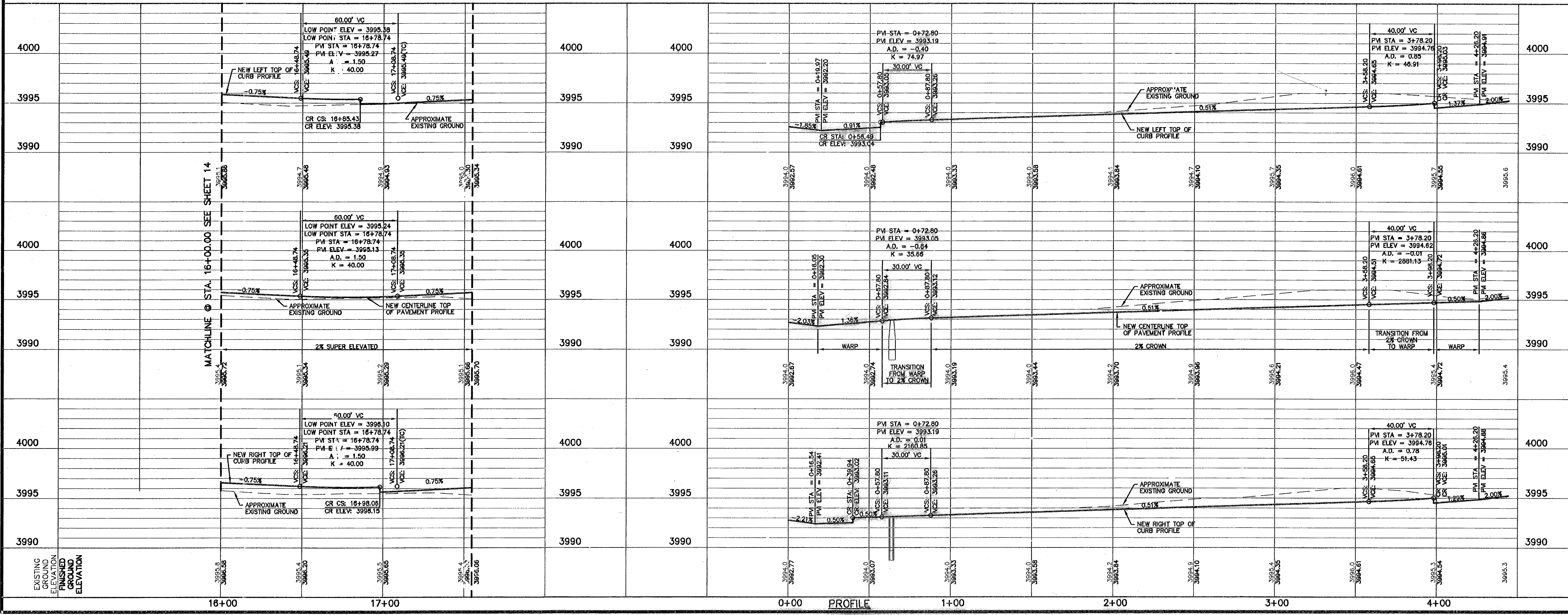
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5500
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3788
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 621-6750
 (AFTER HOURS) (915) 240-3220

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

REFERENCES - BENCHMARKS
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BREM BLVD., 508+23.37, E.A. DISTANCE OF 467.36 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40
 DATE _____ BY _____
 REVISIONS _____



LEGEND:
 ☒ 5' X 5' WHEELCHAIR PASSING



SCALE
 Horizontal: 1" = 30'
 Vertical: 1" = 5'
 Contour Interval: N/A
 DATE: SEP. 2007
 DESIGN BY: J.L.G.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. ...2000-096-L-0

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**BEACHAM ST.
 PLAN & PROFILE
 FROM STA. 15+47.31
 TO STA. 17+54.74**
**JORGE GRAJEDA CT.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 4+44.20**
 SHEET NO.
15
 OF 34

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RECORD DRAWINGS

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02/11/09

UTILITY LOCATOR SERVICES

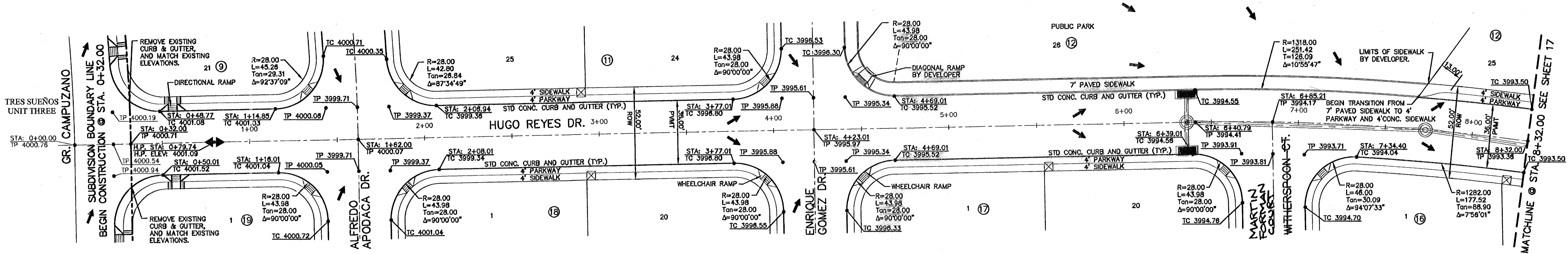
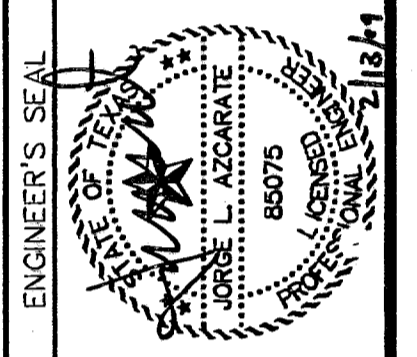
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
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	BY
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40	DATE
REVISIONS	BY

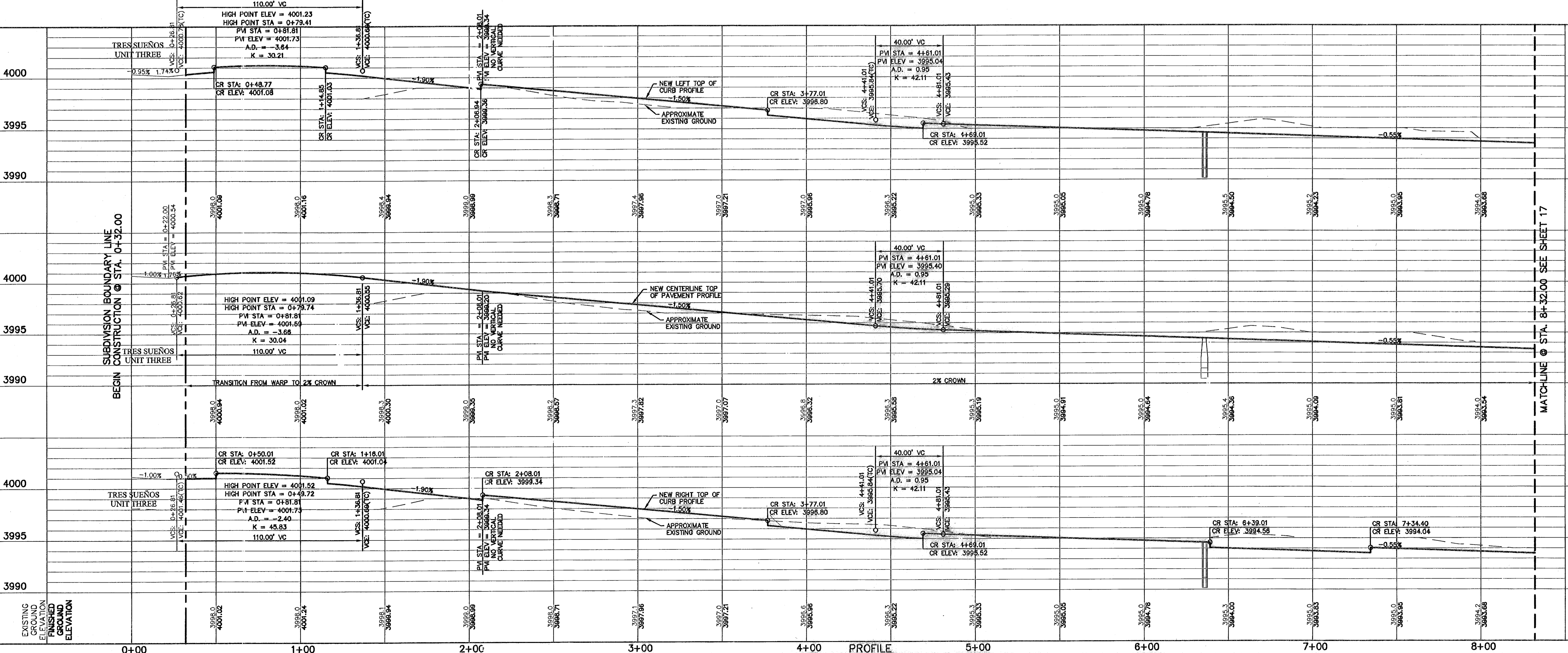
osa
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www.osagroup.net



PLAN

LEGEND:

☒ 5' X 5' WHEELCHAIR PASSING



PROFILE

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

DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2000-086-1D

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
HUGO REYES DR.
PLAN & PROFILE
FROM STA. 0+32.00
TO STA. 8+32.00

SHEET NO.

16

RECORD DRAWINGS
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
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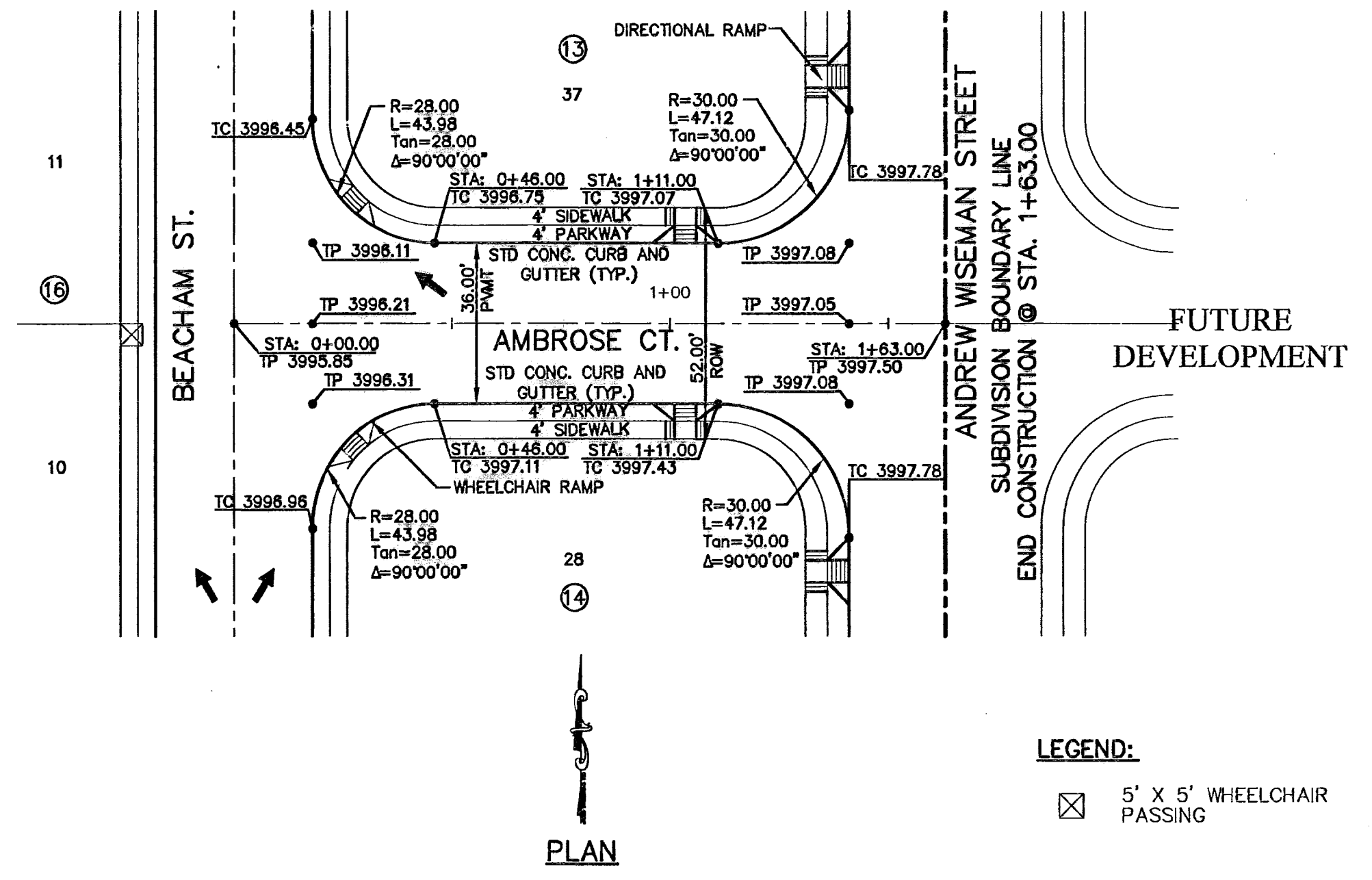
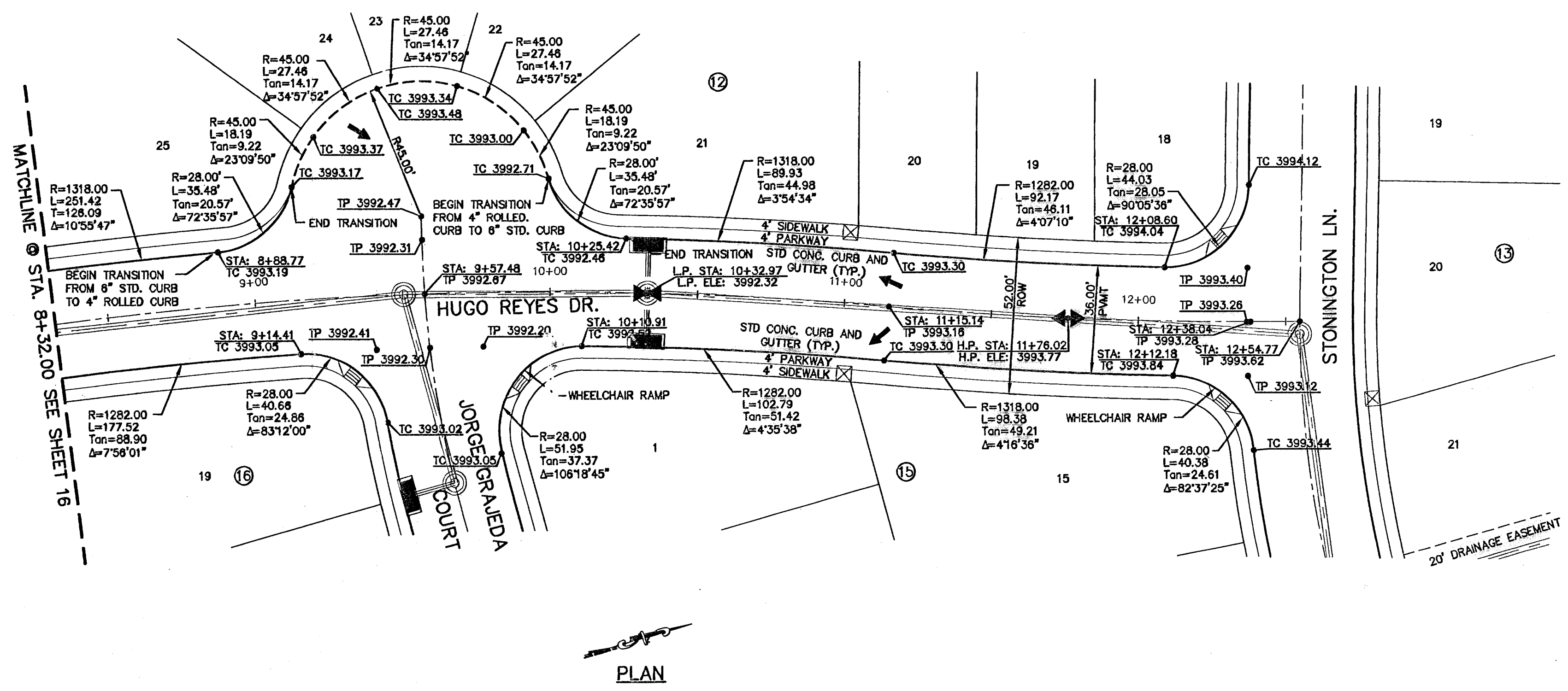
UTILITY LOCATOR SERVICES
 EL PASO ELECTRIC COMPANY (915) 543-5720
 EL PASO ENERGY CORPORATION (915) 496-5244
 EL PASO WATER UTILITIES (915) 594-5500
 MCI SURVEILLANCE (800) MCI-WORK
 TIME WARNER COMMUNICATIONS (915) 772-1123
 TEXAS GAS SERVICE (915) 680-7200
 SBC (800) 545-6005
 AT&T (800) 852-3786
 U.S. SPRINT TELECOMM (800) 521-0579
 STREET DEPT. - SIGNAL & SIGN (915) 821-6750
 (AFTER HOURS) (915) 246-3220

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

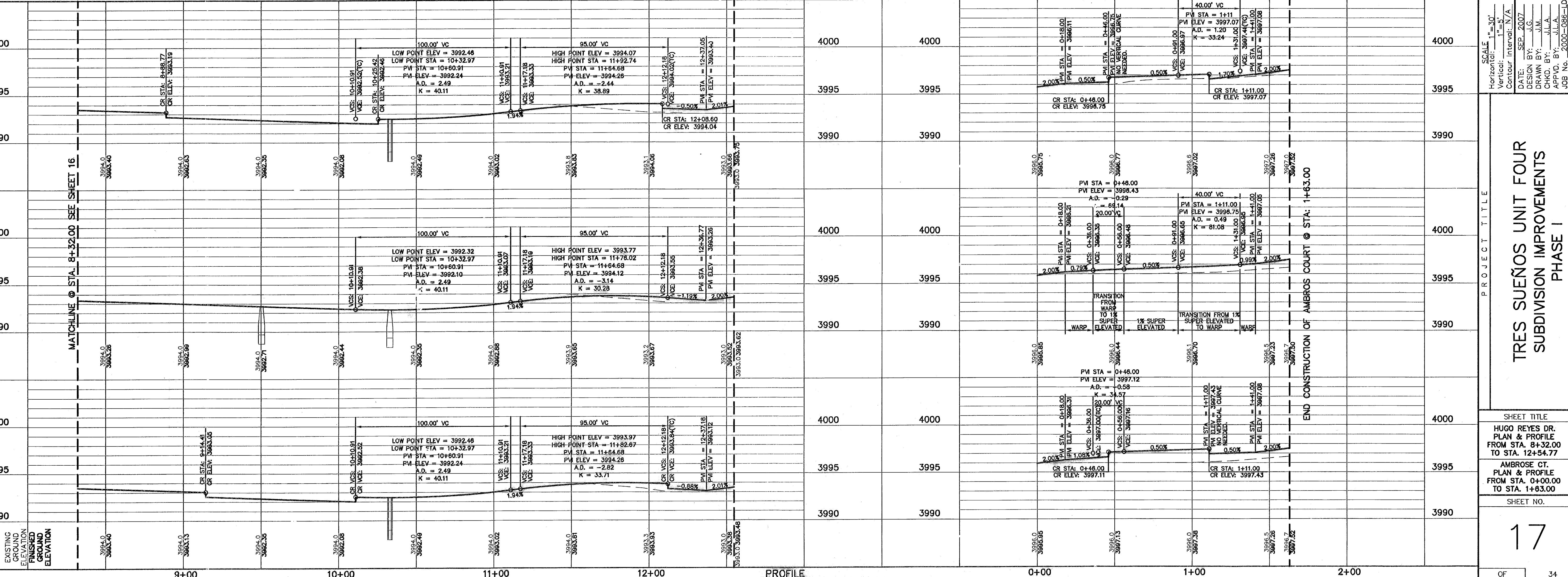
REFERENCES - BENCHMARKS
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH FROM THE CORNER OF THE INTERSECTION OF W. MONTANA AVENUE CITY DATUM ELEVATION 4006.40

BY: _____
 REVISIONS _____
 DATE _____

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LEGEND:
 5' x 5' WHEELCHAIR PASSING



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

DATE: SEP. 2007
 DESIGN BY: J.G.
 DRAWN BY: J.M.
 CHECKED BY: J.A.
 APP'D. BY: _____
 JOB No.: 2006-088-1D

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**HUGO REYES DR.
 PLAN & PROFILE
 FROM STA. 8+32.00
 TO STA. 12+54.77**

SHEET NO.
**AMBROSE CT.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 1+63.00**

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- EL PASO WATER UTILITIES (915) 594-5500
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- TIME WARNER COMMUNICATIONS (915) 772-1123
- TEXAS GAS SERVICE (915) 680-7200
- SBC (800) 545-6005
- AT&T (800) 852-3799
- U.S. SPRINT TELECOM (800) 521-0579
- STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG

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

REFERENCES - BENCHMARKS

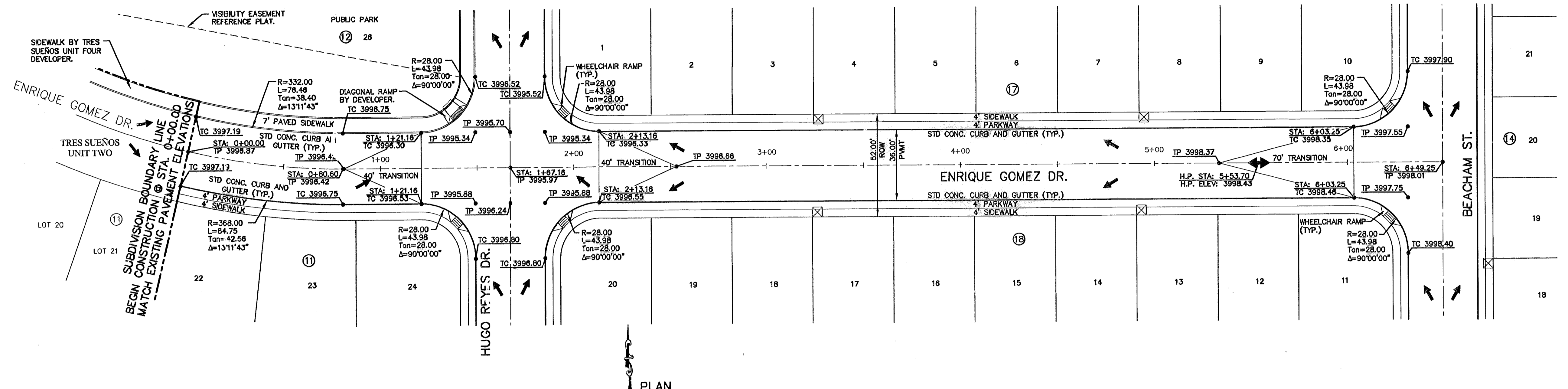
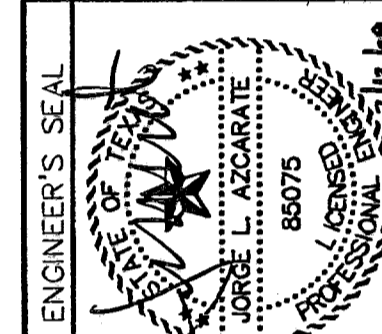
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DATE	REVISIONS	BY

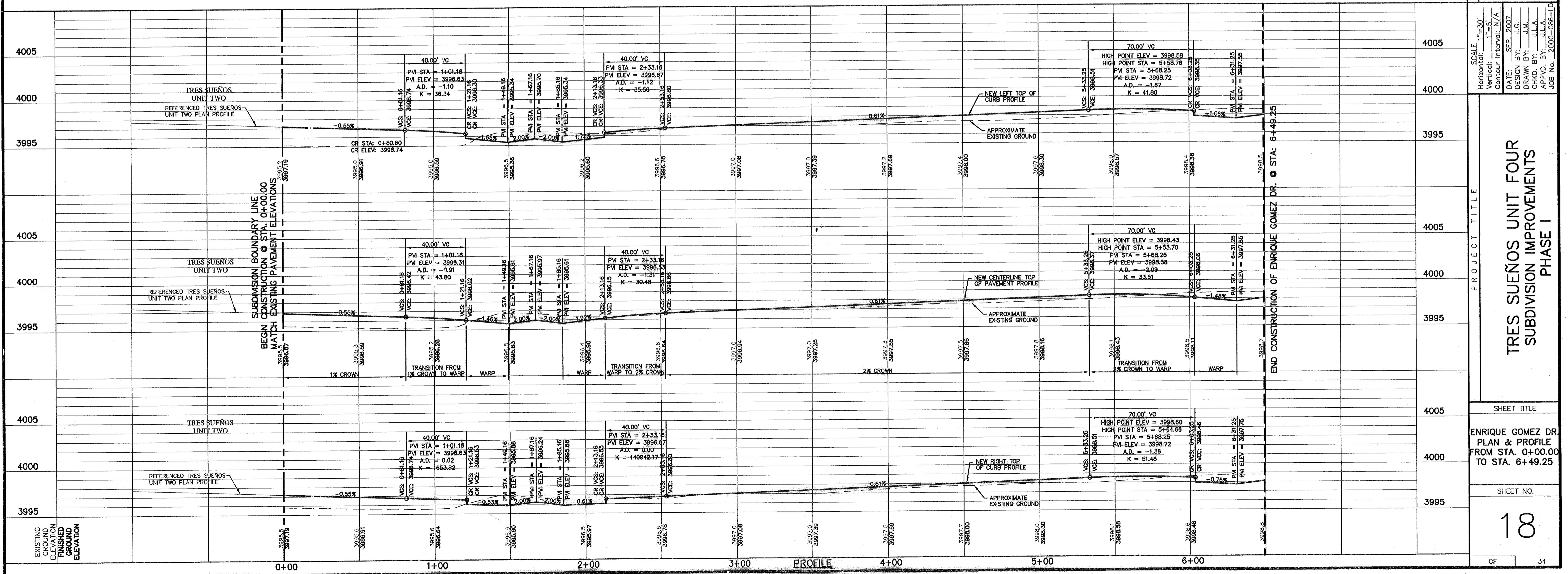
CEA GROUP

engineers • architects • planners

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www.ceagroup.net



LEGEND:
☒ 5' X 5' WHEELCHAIR PASSING



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

DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-086-LD

TRES SUEÑOS UNIT FOUR SUBDIVISION IMPROVEMENTS PHASE I

SHEET TITLE
ENRIQUE GOMEZ DR. PLAN & PROFILE FROM STA. 0+00.00 TO STA. 6+49.25

SHEET NO.
18

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. OSA 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 ENGINEER'S INFORMATION PROVIDED BY OTHERS.

02/11/09

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- 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 I BEFORE YOU DIG

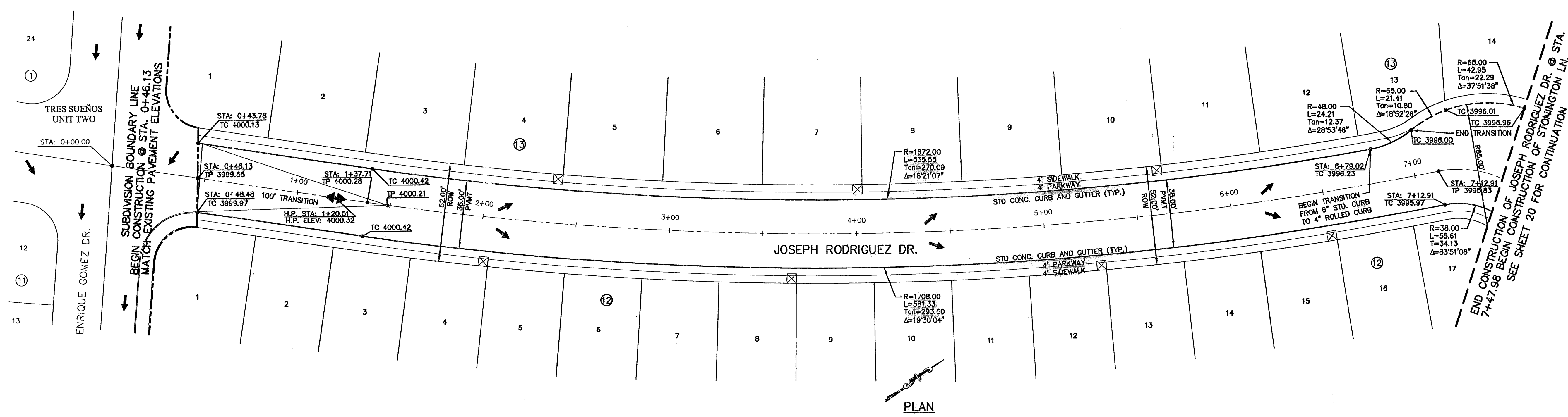
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. 50843371 E.A. DISTANCE OF 467.58 FEET FROM SUBDIVISION BOUNDARY LINE. NAD 83. 4005.40 ANGLE CITY DATUM ELEVATION.

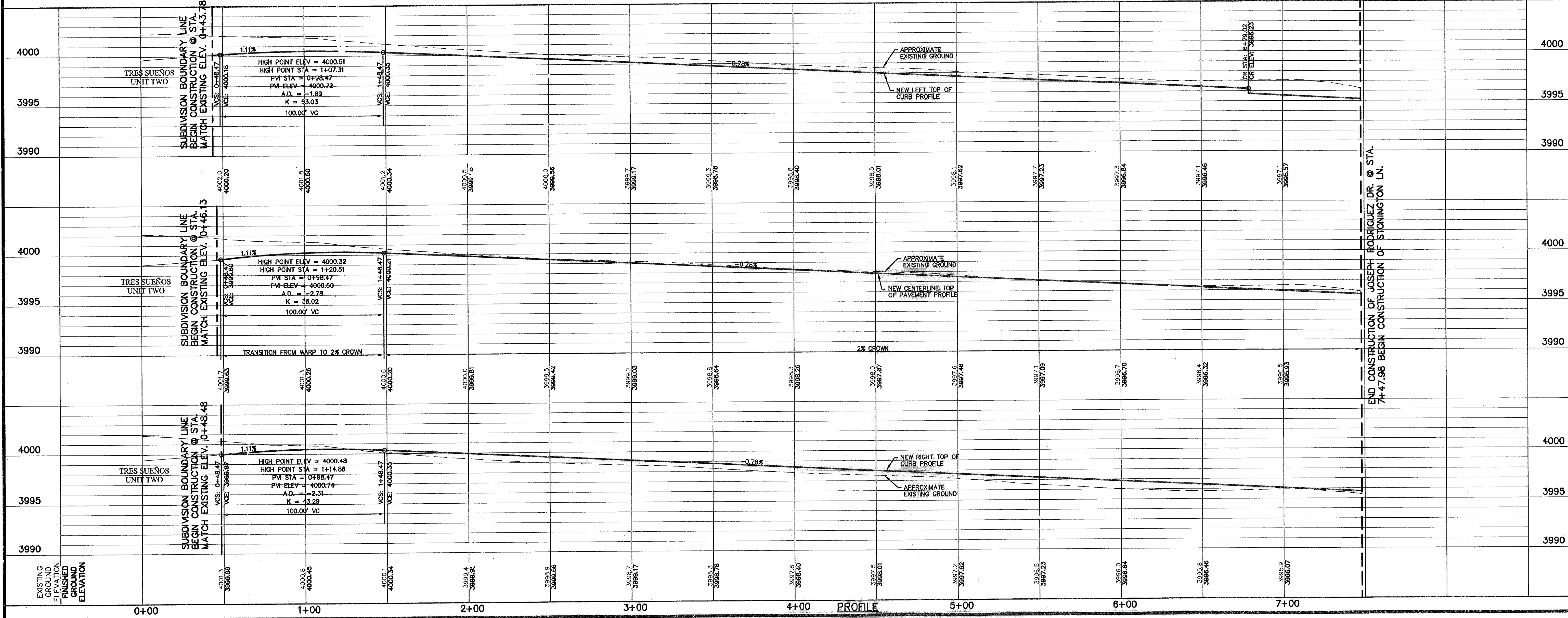
DATE	REVISIONS	BY

ENGINEER'S SEAL



PLAN

LEGEND:
☒ 5' X 5' WHEELCHAIR PASSING



PROFILE

SCALE: Horizontal: 1" = 30' Vertical: 1" = 5' Contour Interval: 5' DATE: SEP. 2007 DESIGN BY: J.L.G. DRAWN BY: J.M. CHKD. BY: J.L.A. APPD. BY: J.L.A. JOB NO.: 2000-086-I-D

PROJECT TITLE
TRES SUEÑOS UNIT FOUR SUBDIVISION IMPROVEMENTS PHASE I

SHEET TITLE
JOSEPH RODRIGUEZ DR. PLAN & PROFILE FROM STA. 0+46.13 TO STA. 7+47.98

SHEET NO.
19

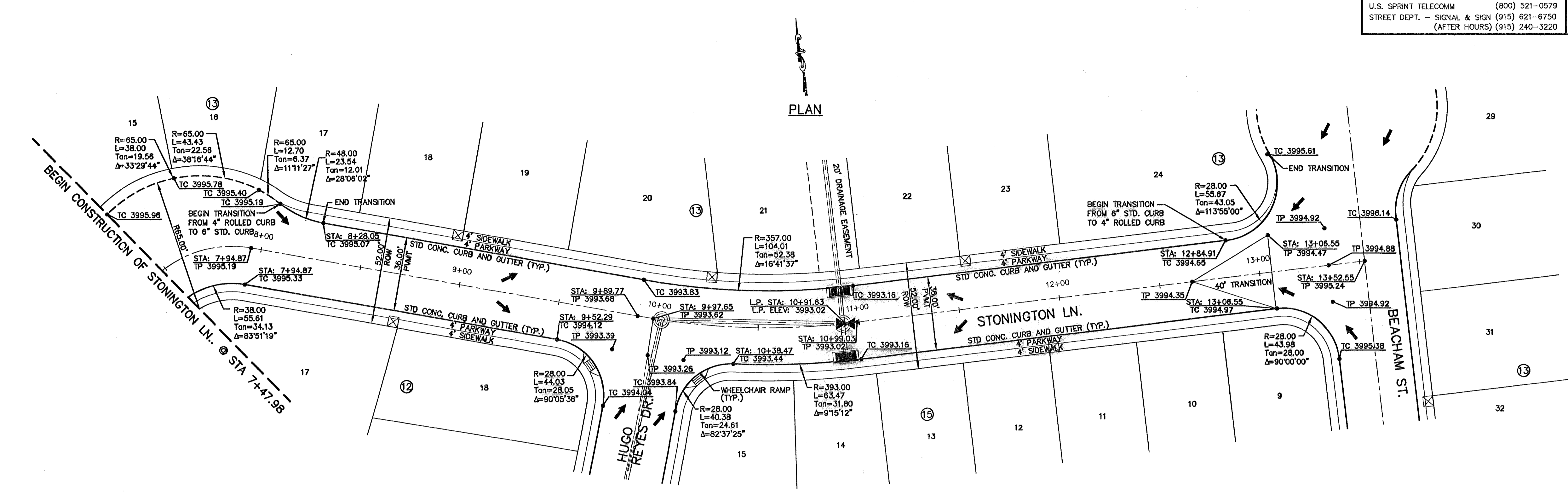
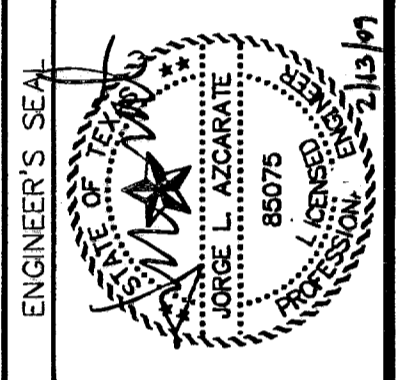
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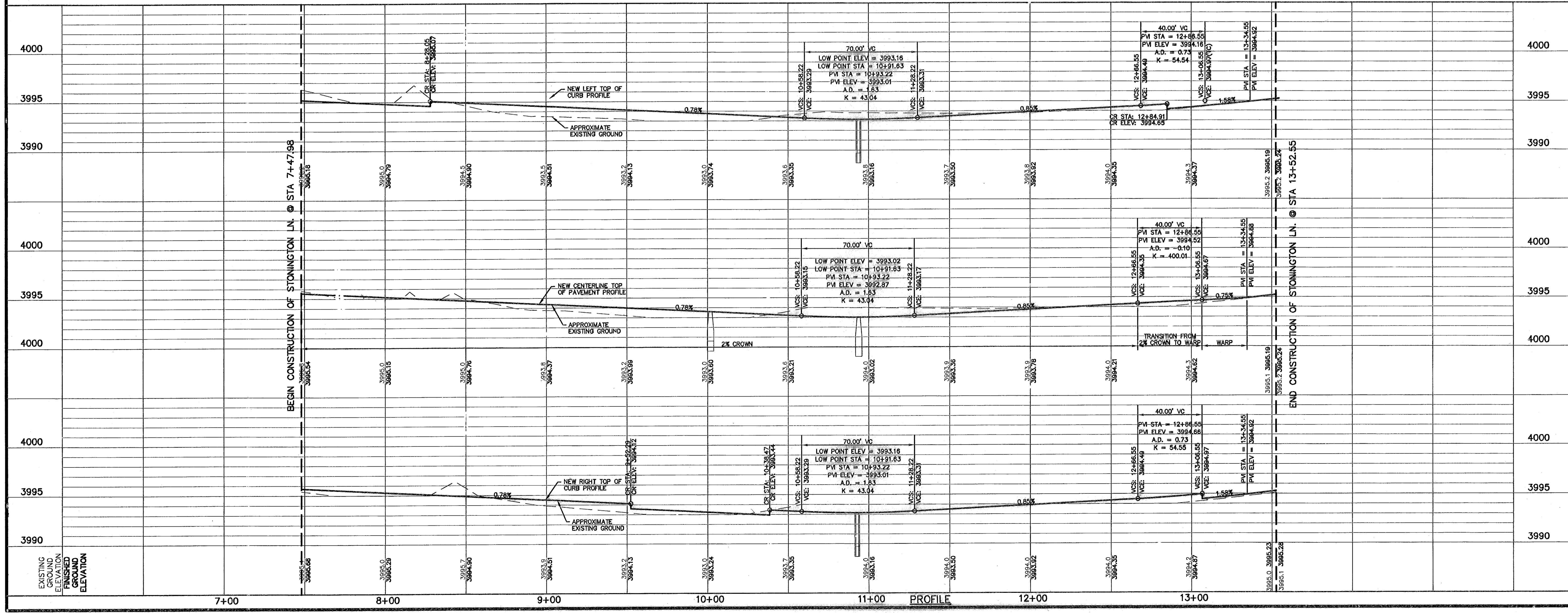
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REFERENCES - BENCHMARKS
 CITY MONUMENT POINT OF BEGINNING CENTERLINE HIGHWAY 67 FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40
 DATE _____ BY _____
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LEGEND:
 ☒ 5' X 5' WHEELCHAIR PASSING



SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: N/A
 Contour Interval: N/A
 DATE: SEP. 2007
 DESIGN BY: J.L.A.
 DRAWN BY: J.L.A.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2000-086-LD

**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

PROJECT TITLE
 SHEET TITLE
**STONINGTON LN.
 PLAN & PROFILE
 FROM STA. 7+47.98
 TO STA. 13+52.55**

SHEET NO.
20
 OF 34

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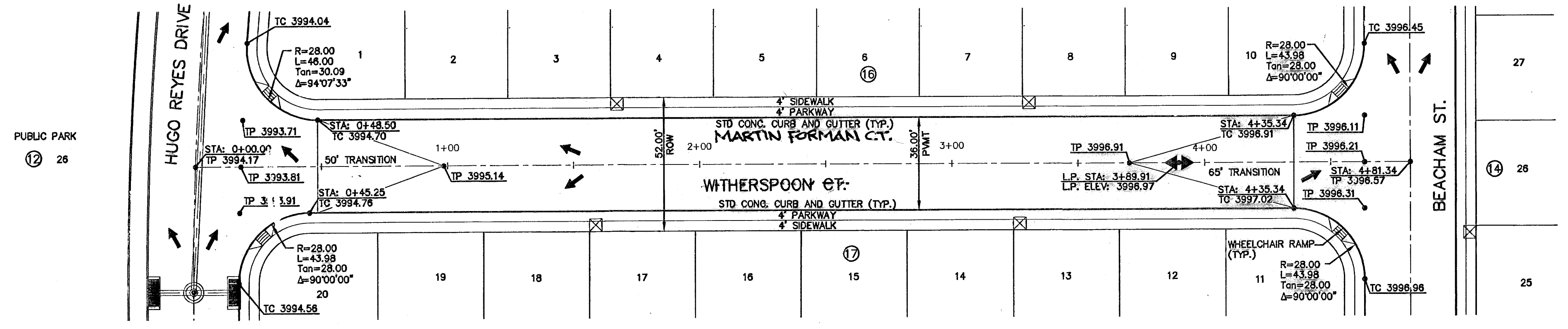
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REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. 3096.37' BEAT DEFANG. C. OF 60' 0" BEET
 BEEM BLVD. 3096.37' BEAT DEFANG. C. OF 60' 0" BEET
 AVENUE CITY DATUM ELEVATION 4005.40

DATE _____ **REVISIONS** _____ **BY** _____

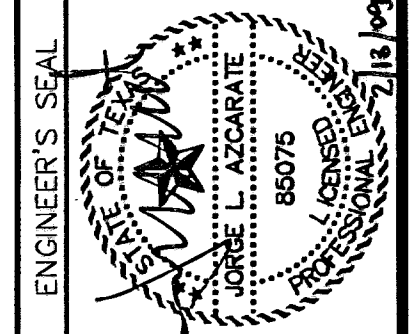
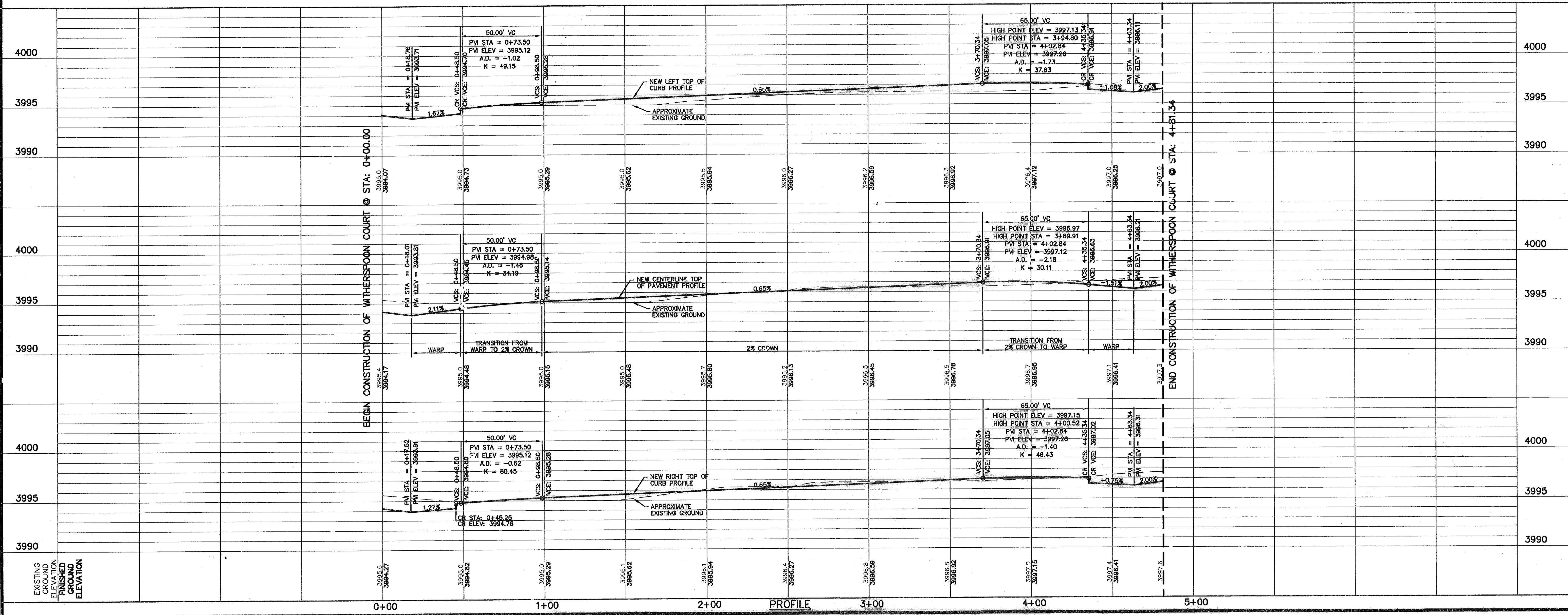
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LEGEND:
 ☒ 5' X 5' WHEELCHAIR PASSING



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

DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB NO.: 2000-086-LD

PROJECT TITLE
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 PHASE I

SHEET TITLE
 MARTIN FERMAN CT.
 WITHERSPOON CT.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 4+81.34

SHEET NO.
 21

OF 34

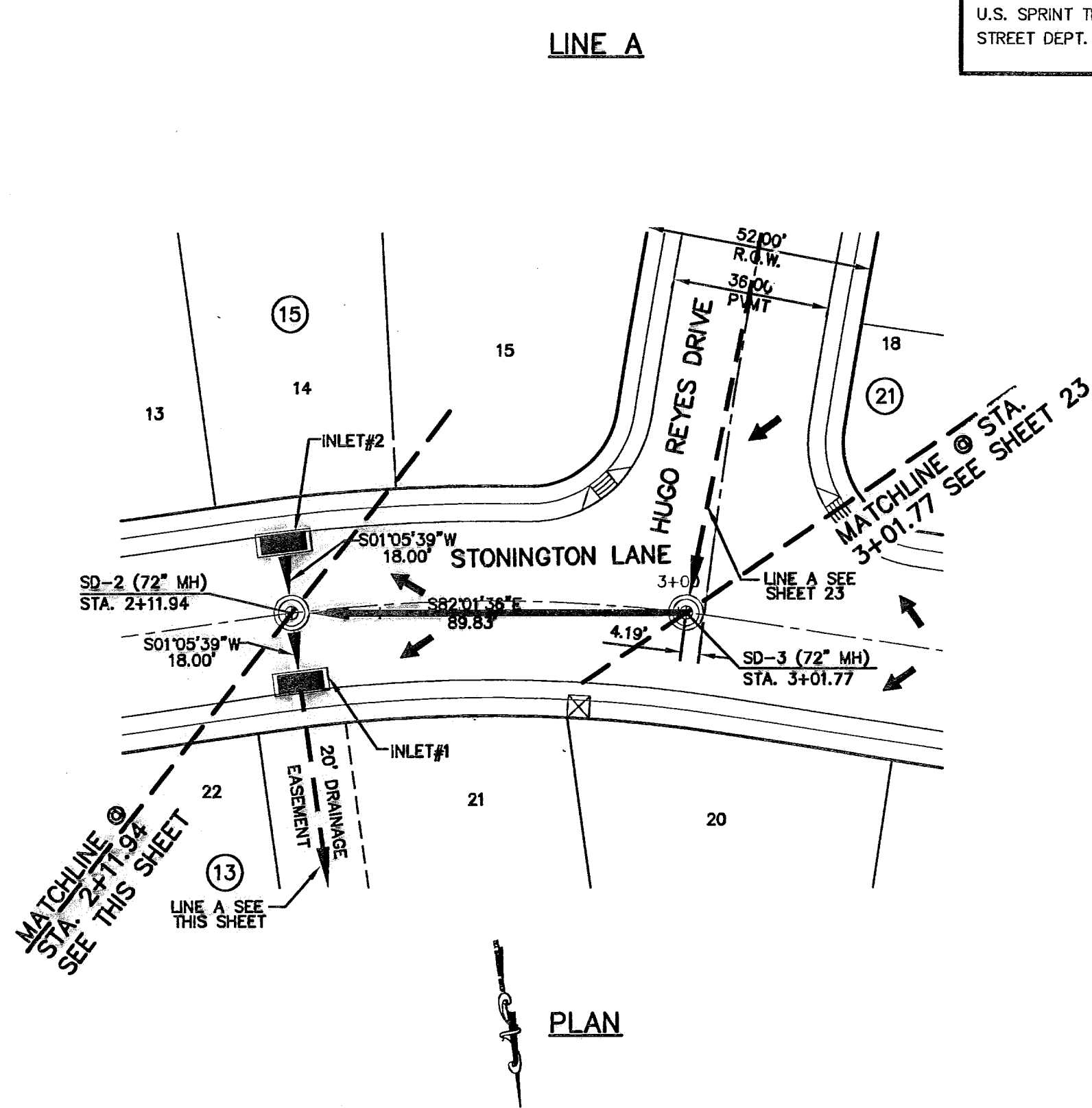
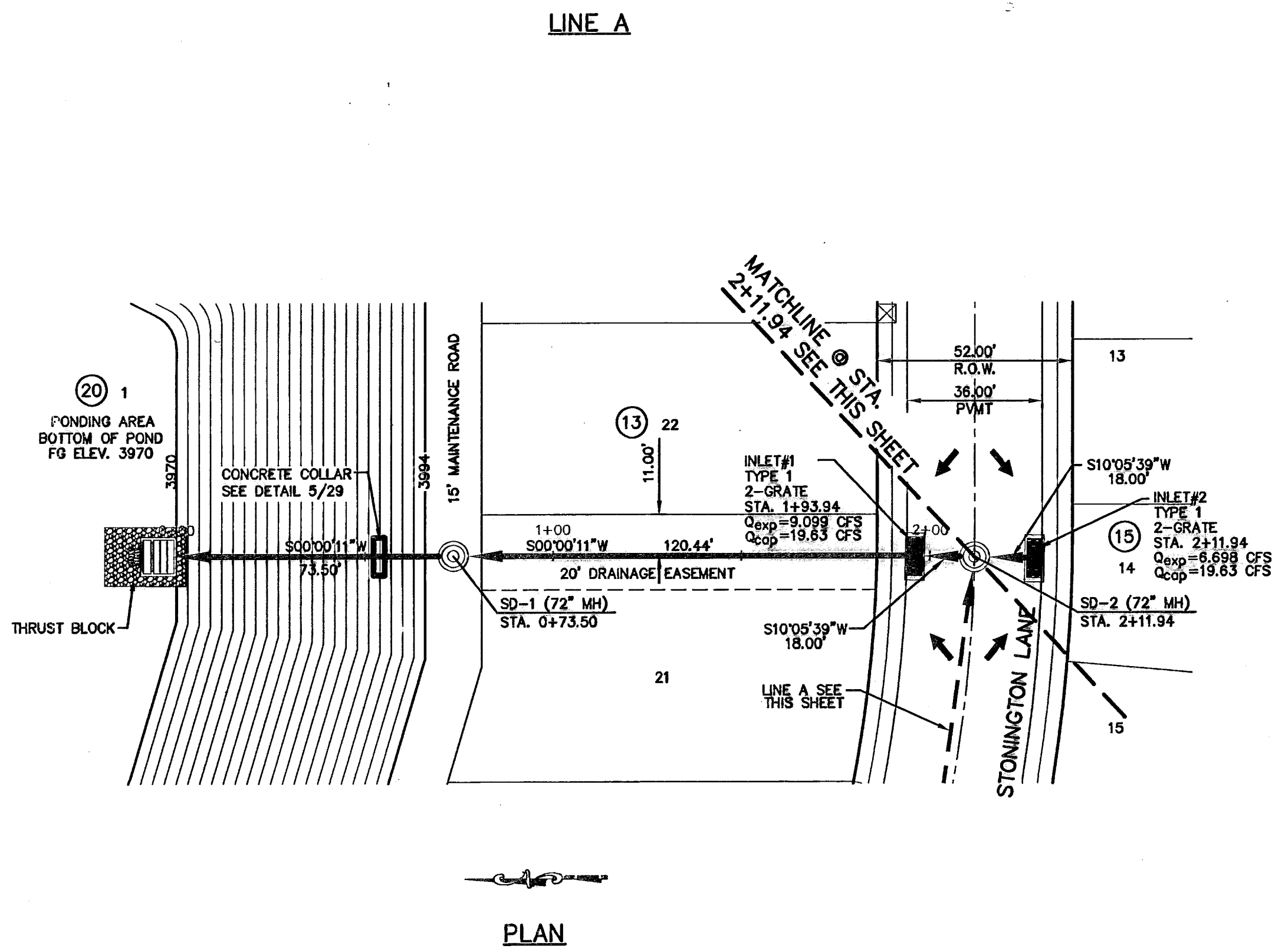
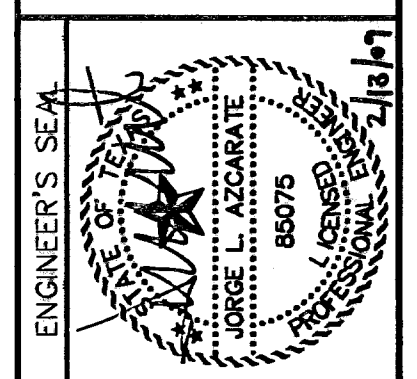
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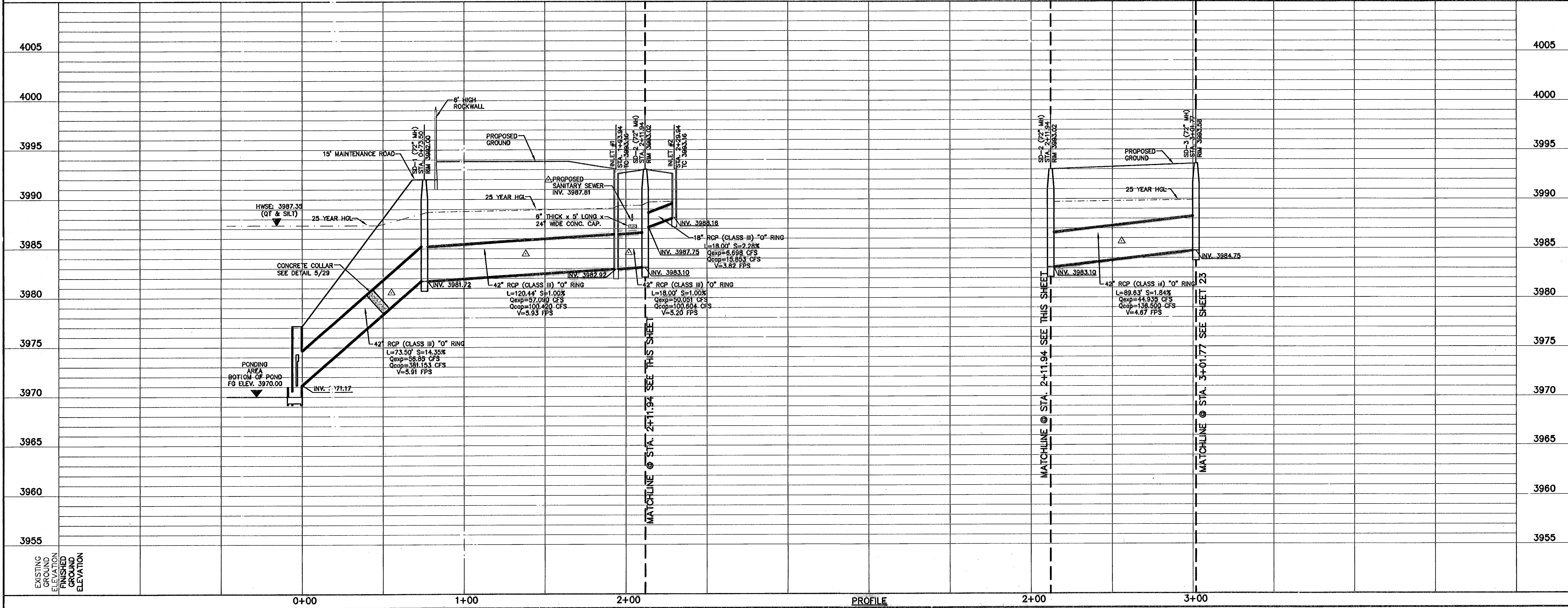
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DATE	REVISION	BY
12/14/07	REVISED LINE-A AS PER PSS SEWER	J.G.

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LEGEND
 ← STORM SEWER LINE



SCALE	
Horizontal: 1" = 30'	
Vertical: 1" = 5'	
Contour Interval: N/A	
DATE: DEC. 2007	
DESIGN BY: J.G.	
DRAWN BY: J.M.	
CHKD. BY: J.L.A.	
APP'N. BY: J.L.A.	
JOB NO. 2000-088-1D	

PROJECT TITLE
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 SUBDIVISION IMPROVEMENTS
 PHASE I

SHEET TITLE
 STORM DRAIN
 PLAN & PROFILE
 LINE A
 FROM STA. 0+00.00
 TO STA. 3+01.77

SHEET NO.
 22

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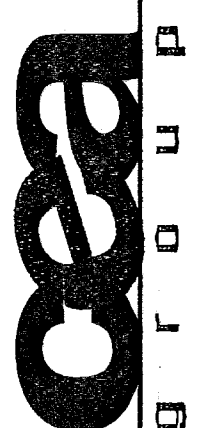
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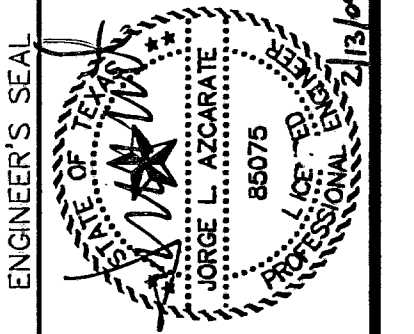
02/11/09

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG., S88°43'31" E, A DISTANCE OF 487.48 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION: 3986.46

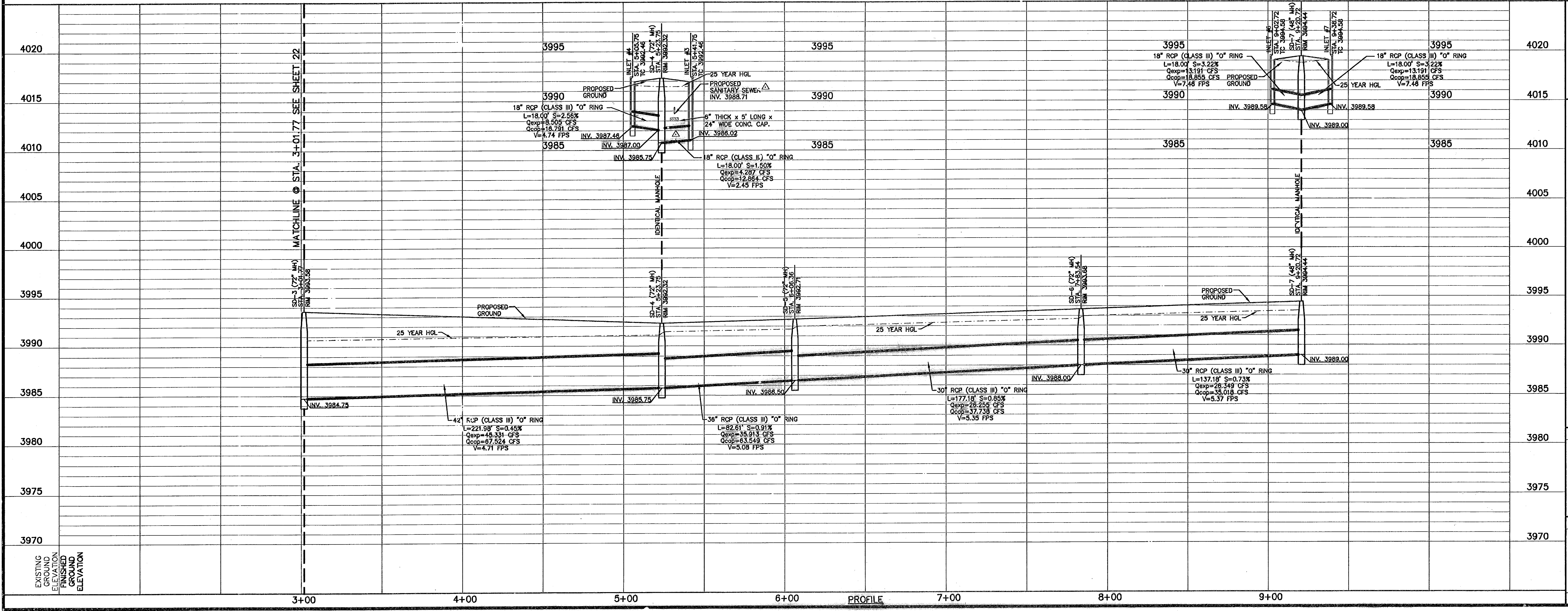
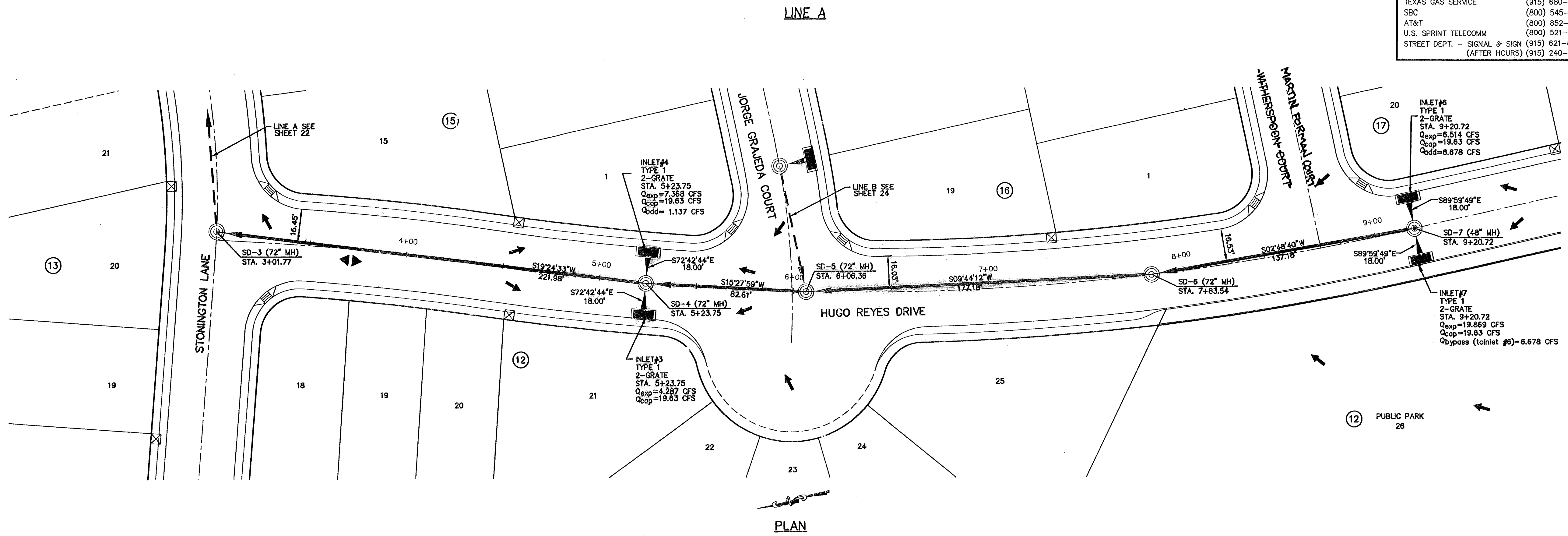
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ENGINEER'S SEAL
JORGE L. AZCARATE
80075



SCALE: Horizontal: 1" = 30' Vertical: 1" = 10' Contour Interval: 1' / 2'

DATE: DEC. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB NO.: 2000-086-LD

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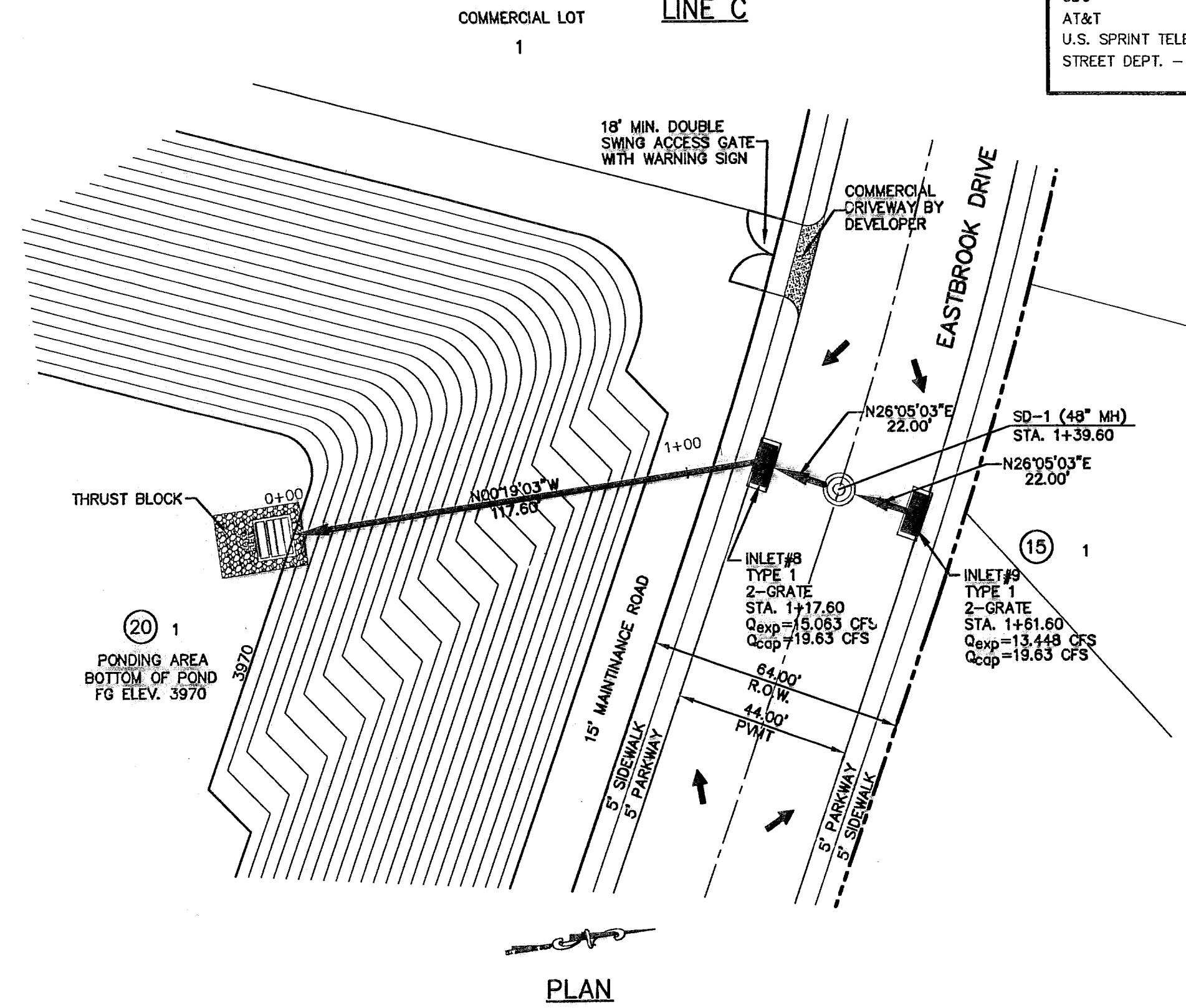
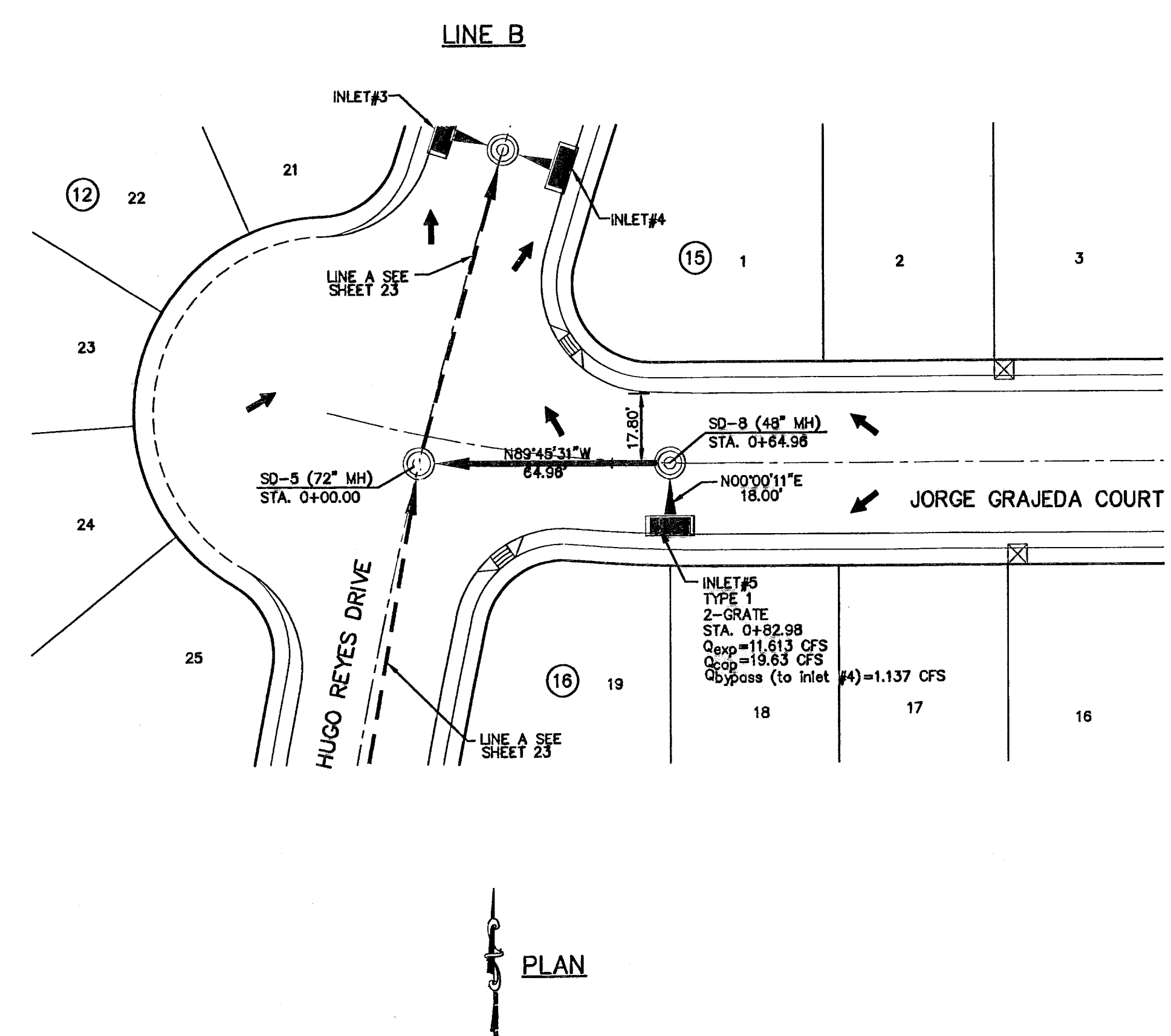
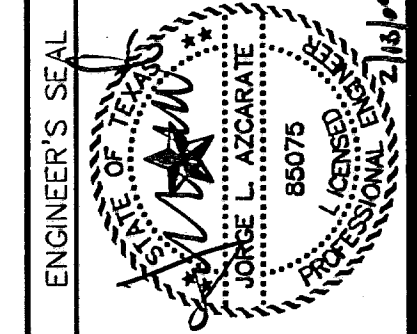
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REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., SUBST. 331, E. A DISTANCE OF 467.58 FEET FROM THE POINT OF BEGINNING OF WAY LINE 40874
AVENUE CITY DIVISION ELEVATION: 3970.00

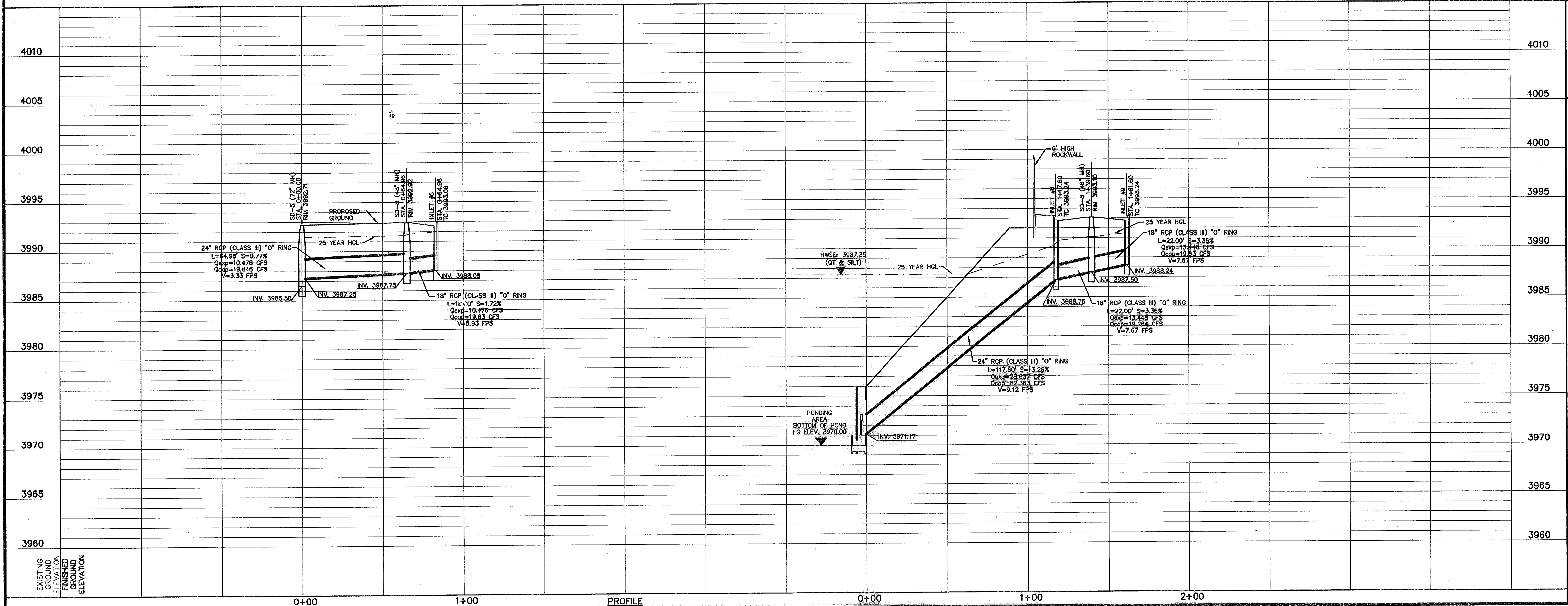
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LEGEND

← STORM SEWER LINE



4010	4010
4005	4005
4000	4000
3995	3995
3990	3990
3985	3985
3980	3980
3975	3975
3970	3970
3965	3965
3960	3960

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

DATE: OCT. 2007
DESIGN BY: J.L.A.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.

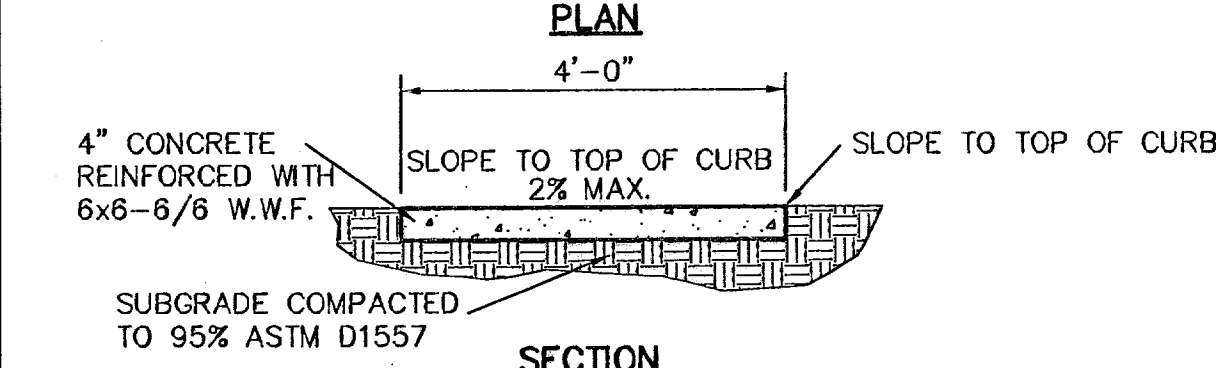
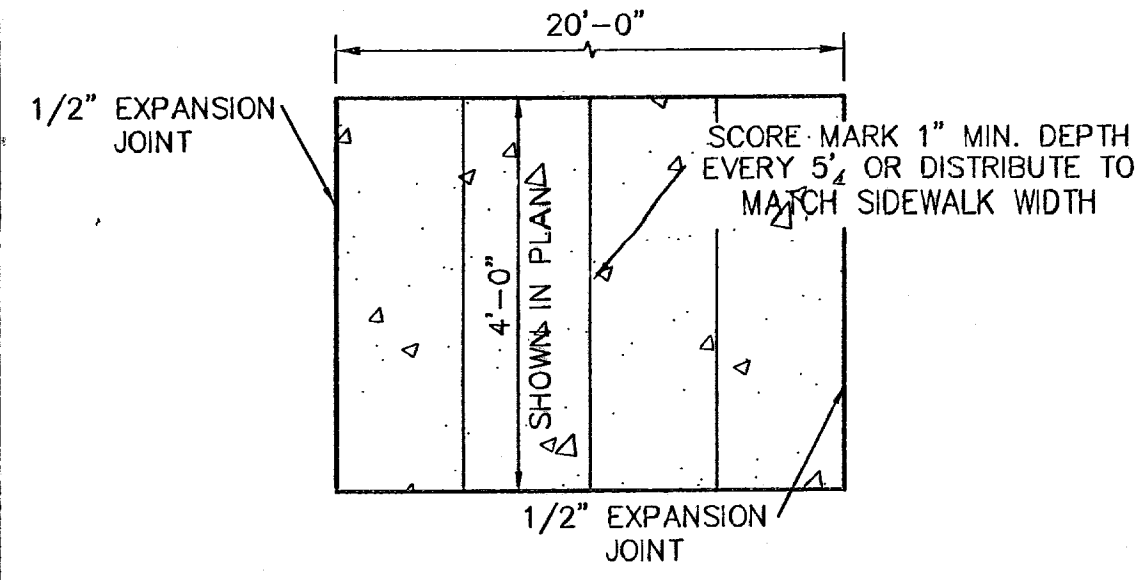
PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
STORM DRAIN
PLAN & PROFILE
LINE B
FROM STA. 0+00.00
TO STA. 0+82.98

SHEET TITLE
STORM DRAIN
PLAN & PROFILE
LINE C
FROM STA. 0+00.00
TO STA. 1+61.60

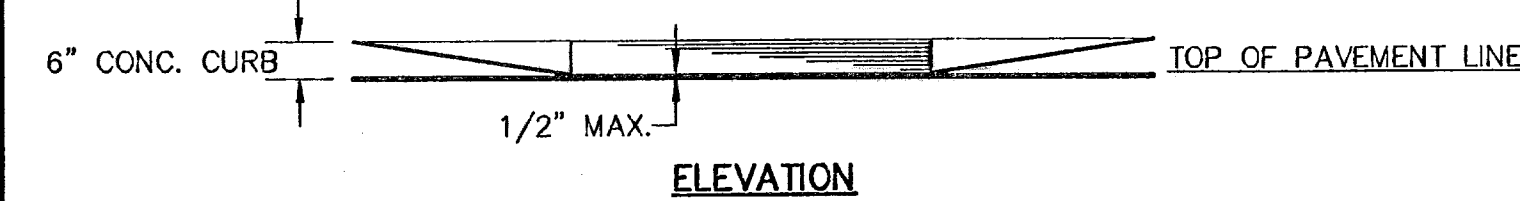
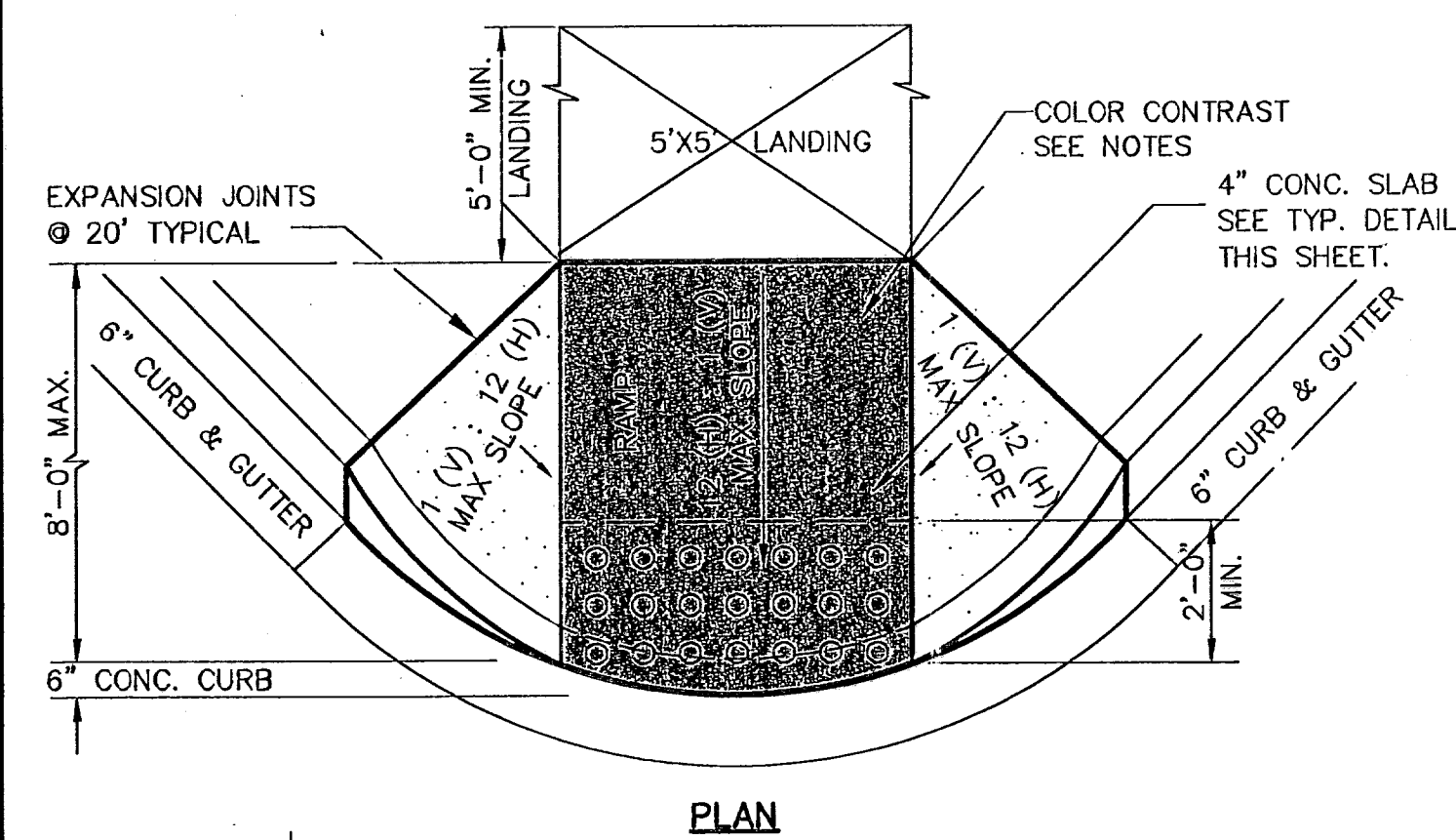
SHEET NO.
24

CF 34



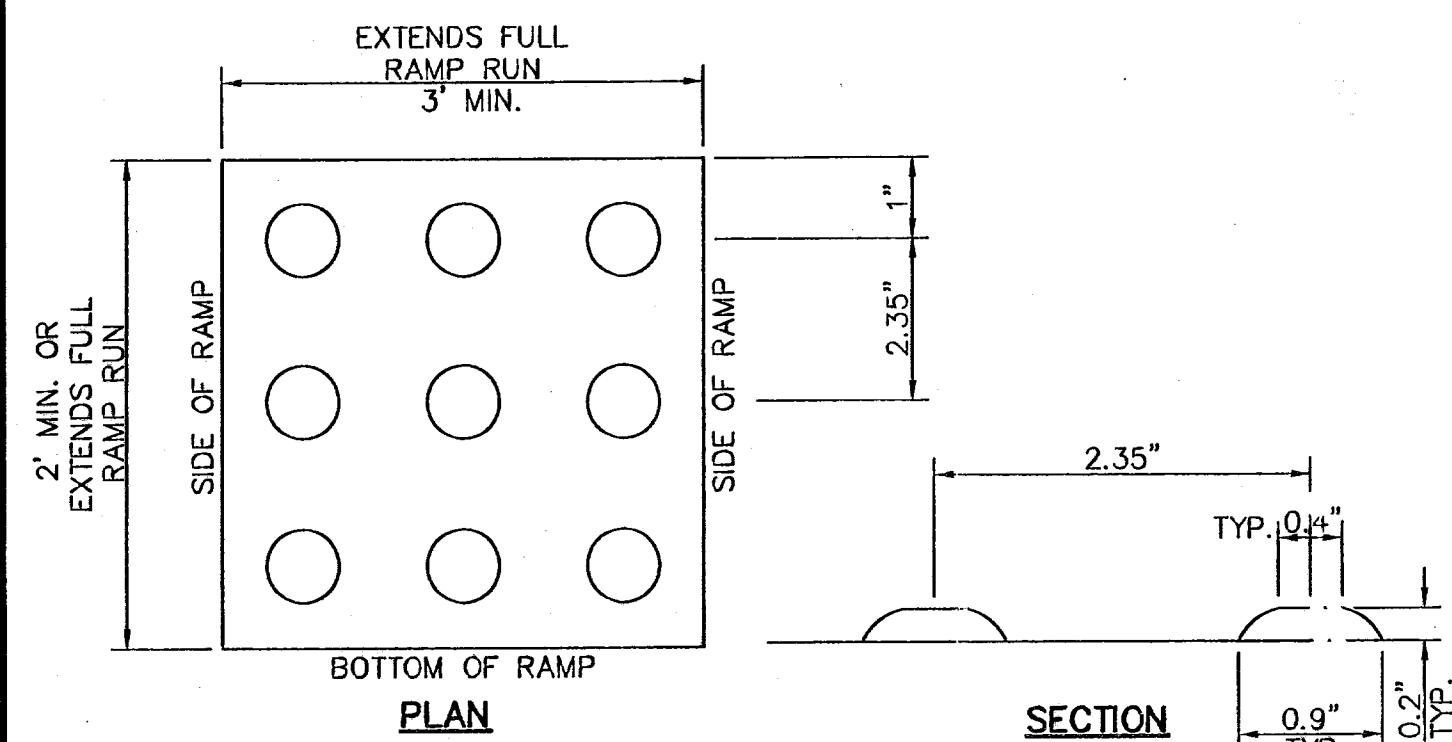
- SIDEWALK NOTES:**
1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
 2. DUMMY JOINTS REQUIRED AT 5' O.C.
 3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
 4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES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

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



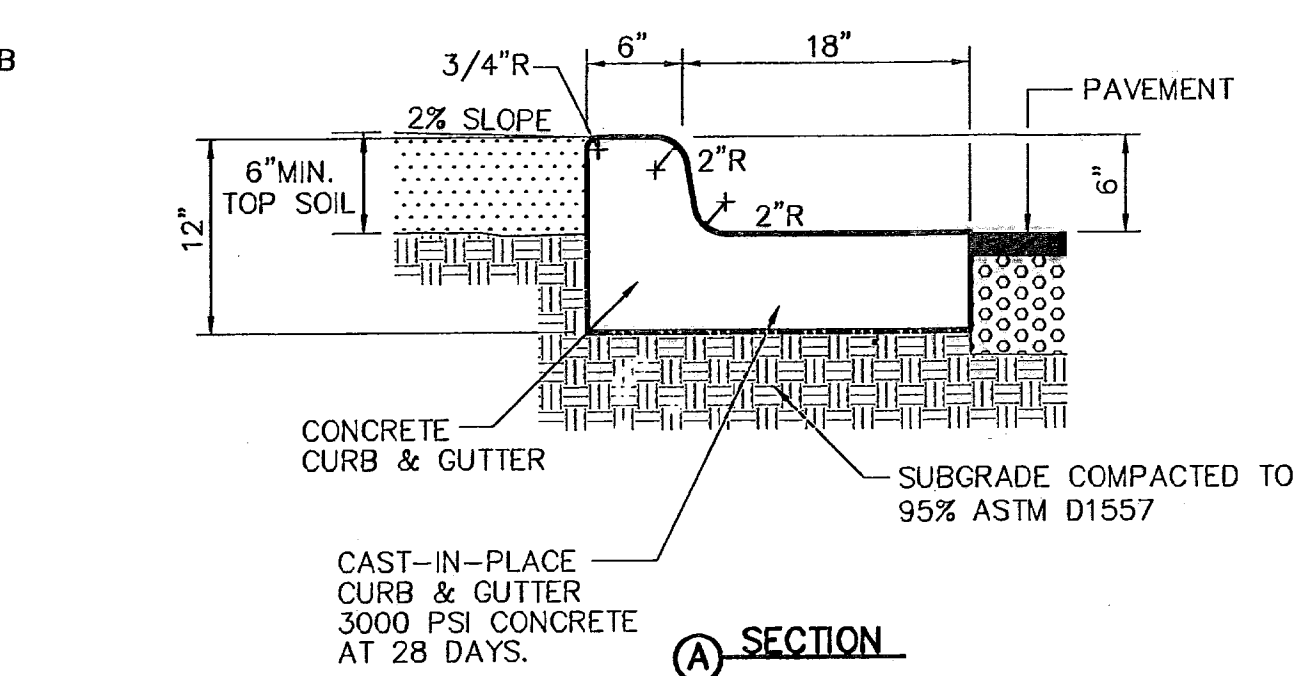
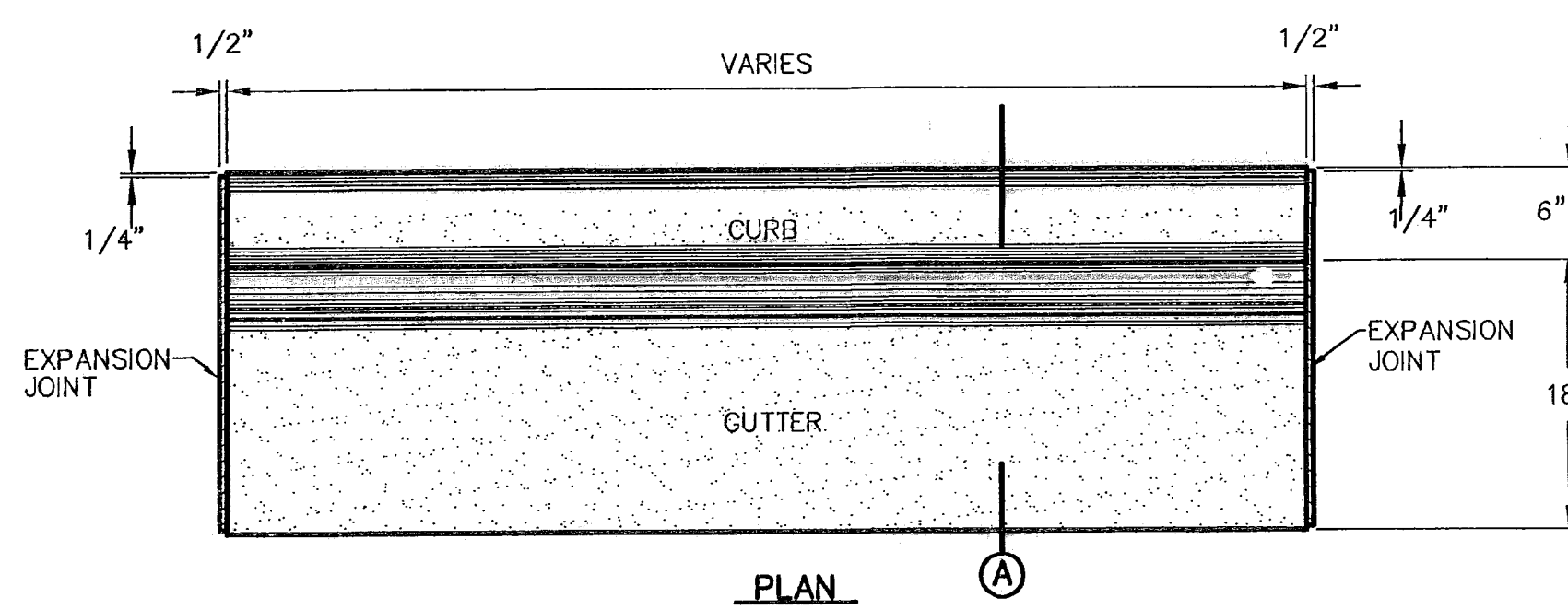
- NOTES:**
1. RAMP SHALL HAVE CONTRASTING COLOR TO SIDEWALK. COLOR SHALL BE BRICK RED, OR AS APPROVED BY THE COUNTY OF EL PASO ROAD AND BRIDGE DEPARTMENT.
 2. ALL NEW RAMPS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS. ANY SECTIONS NOT CONFORMING WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

5 TYPICAL WHEELCHAIR RAMP DETAIL
SCALE: NTS



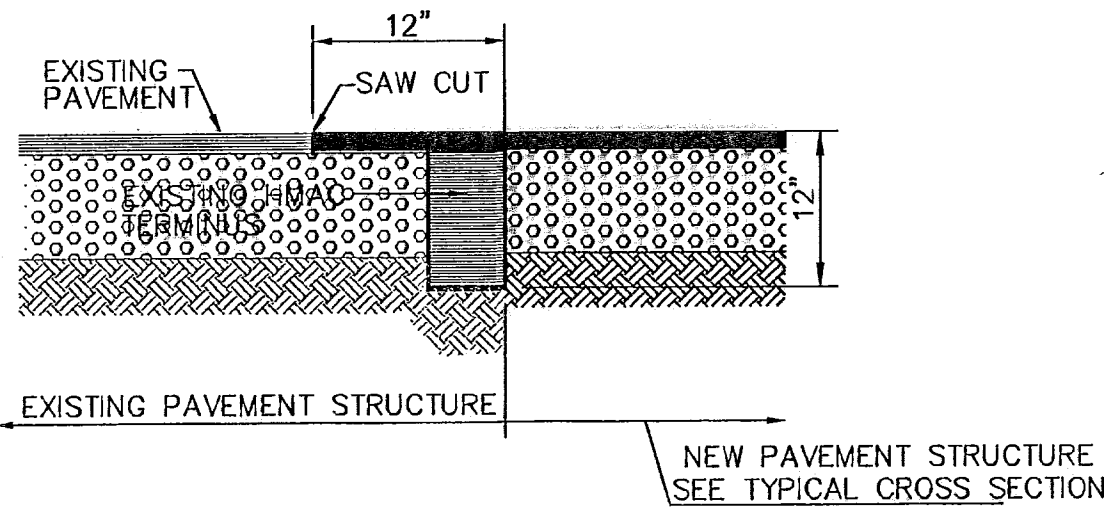
- NOTES:**
1. ALL CONCRETE SHALL BE 3,000 P.S.I. MIN. AT 28 DAYS.
 2. CONCRETE SLABS SHALL BE A MIN. 4" THICK.
 3. DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL 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.

10 TRUNCATED DOME
SCALE: NTS

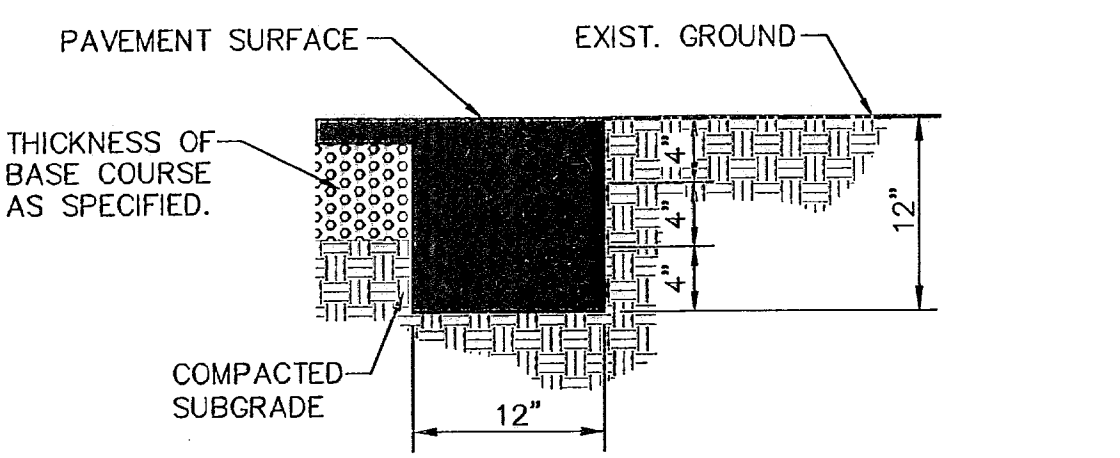


- NOTES:**
1. CONCRETE CURB, GUTTER, AND RETURNS SHALL BE 3,000 P.S.I. MIN.
 2. DUMMY JOINTS REQUIRED AT 10' O.C.
 3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURBS RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
 4. SUBGRADE UNDER CURBS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

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

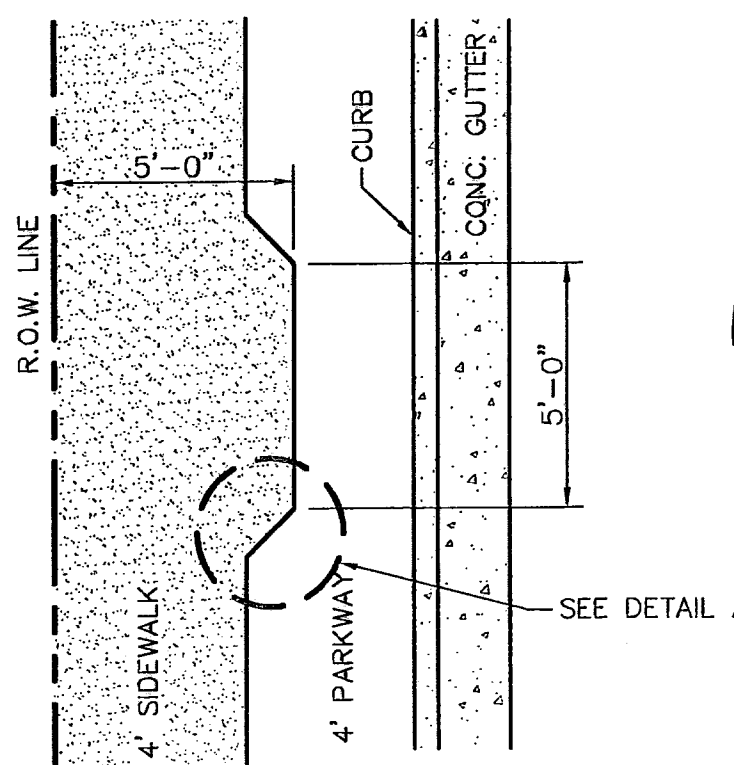


6 TYPICAL PAVEMENT JOINT SECTION
SCALE: N.T.S.

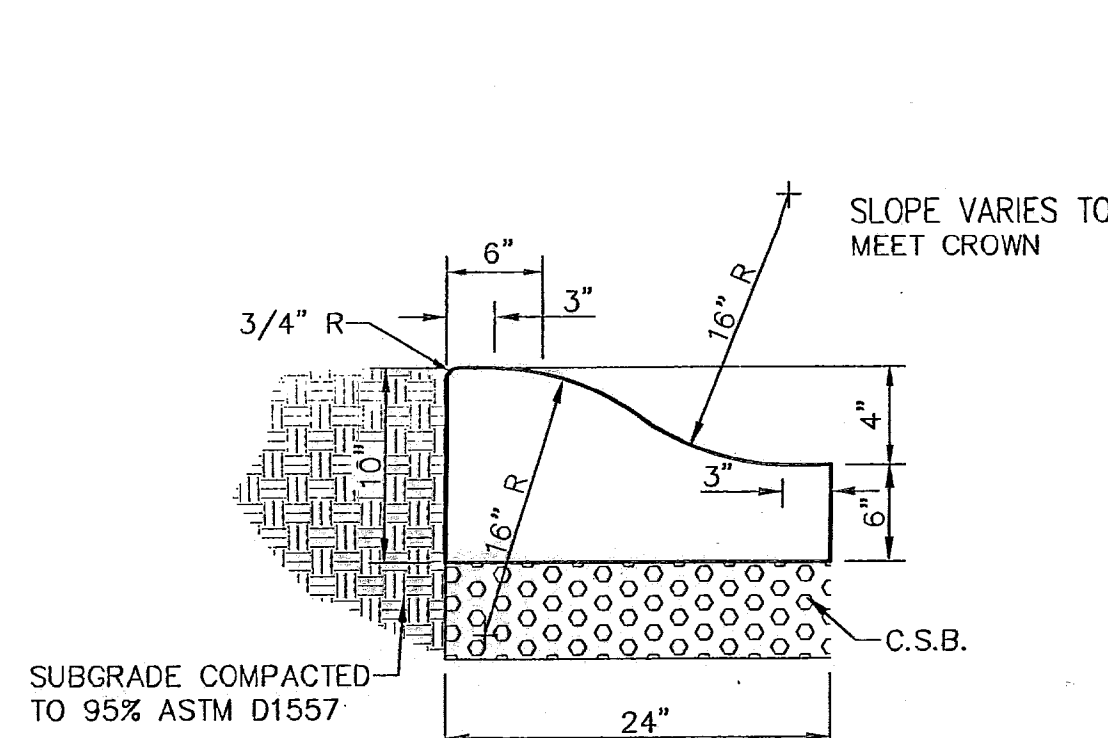


- NOTE:** TERMINUS MUST BE CONSTRUCTED IN 4" LIFTS. FINAL LIFT MUST BE PLACED WITH FINAL PAVEMENT COURSE.

9 TERMINUS OF STREET
SCALE: 1"=1'-0"

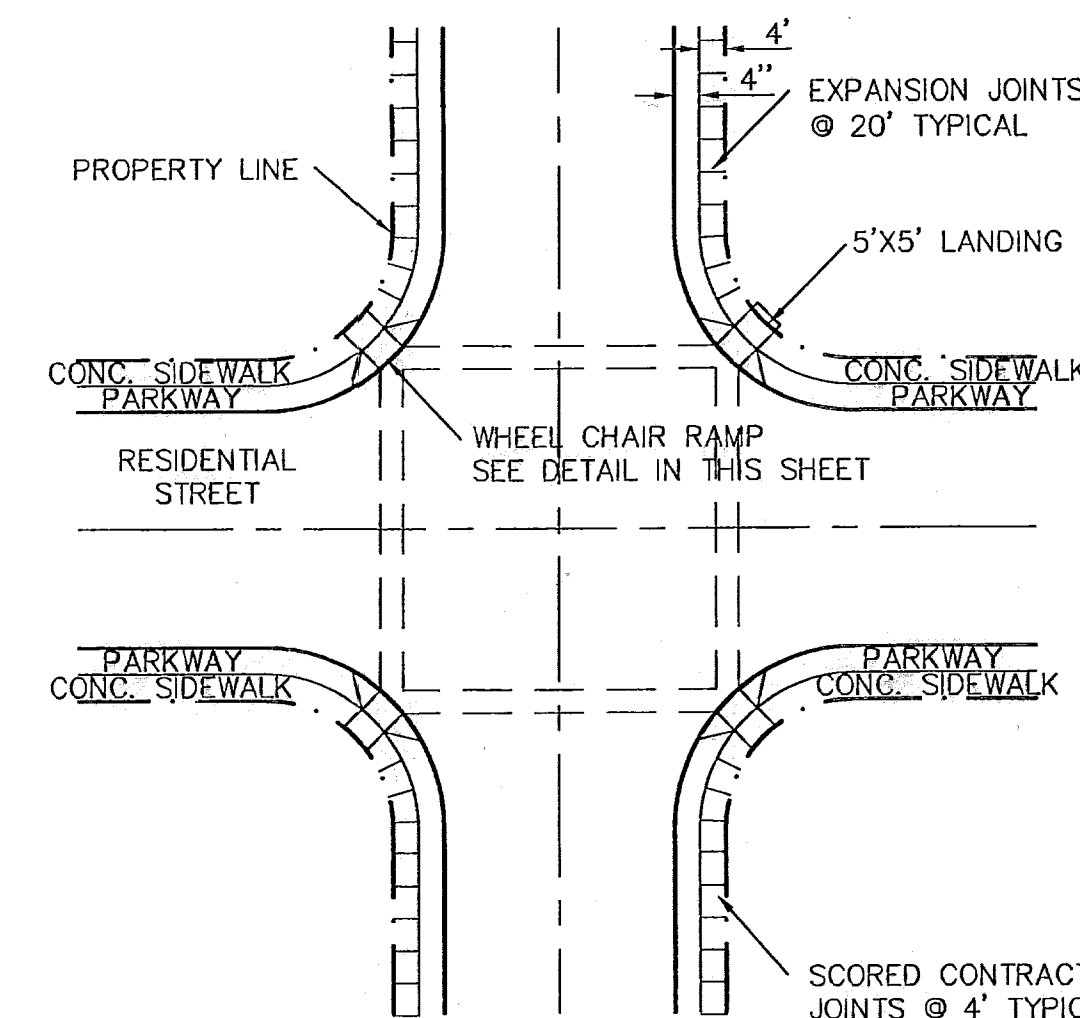


11 ACCESSIBLE PASSING SPACE DETAIL
SCALE: 1/4"=1'-0"



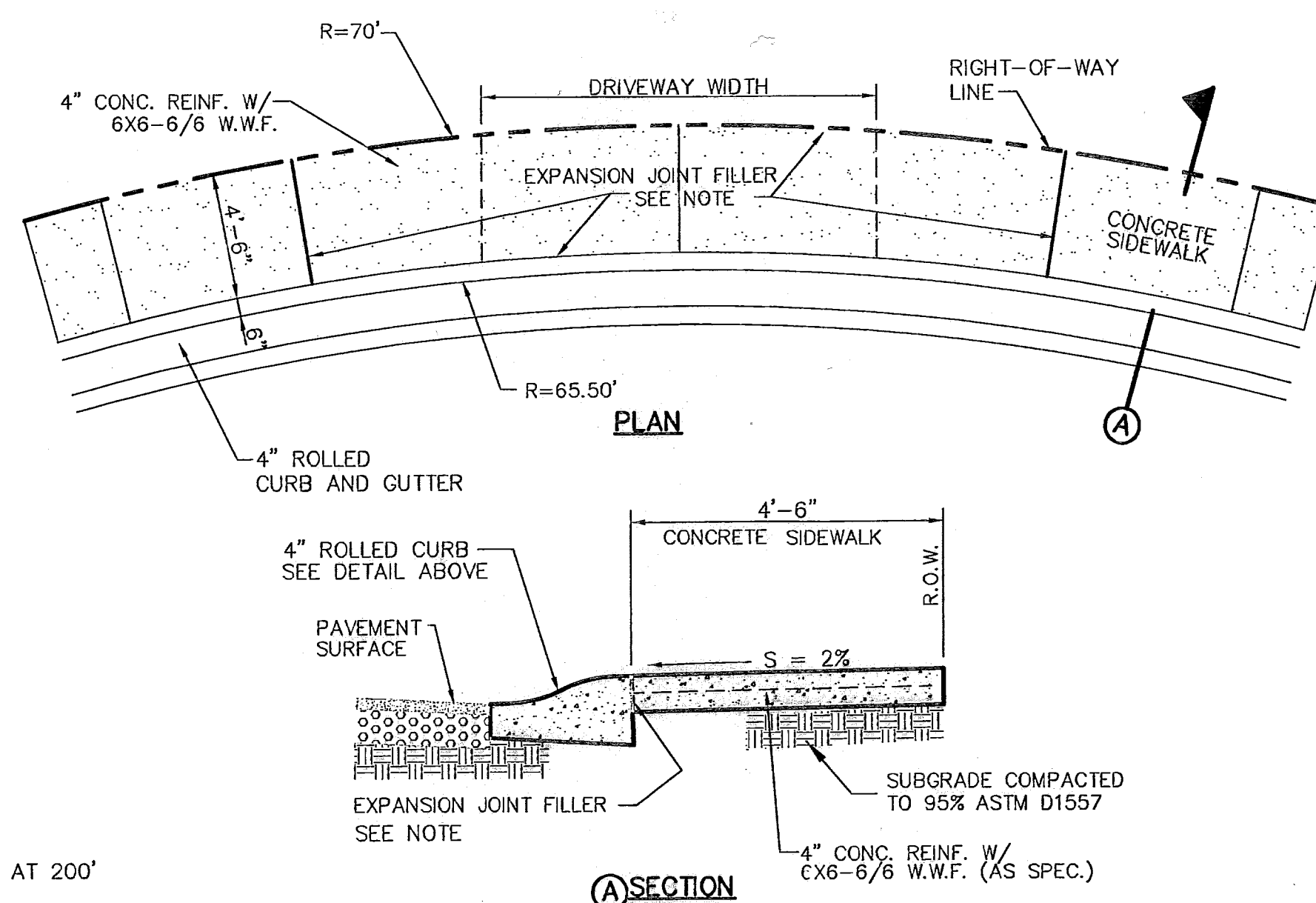
1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
5. EXPANSION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

3 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 CITY OF EL PASO SPECIFICATIONS.
 4. ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.

7 WHEELCHAIR RAMP STREET PLAN
SCALE: 1"=30'

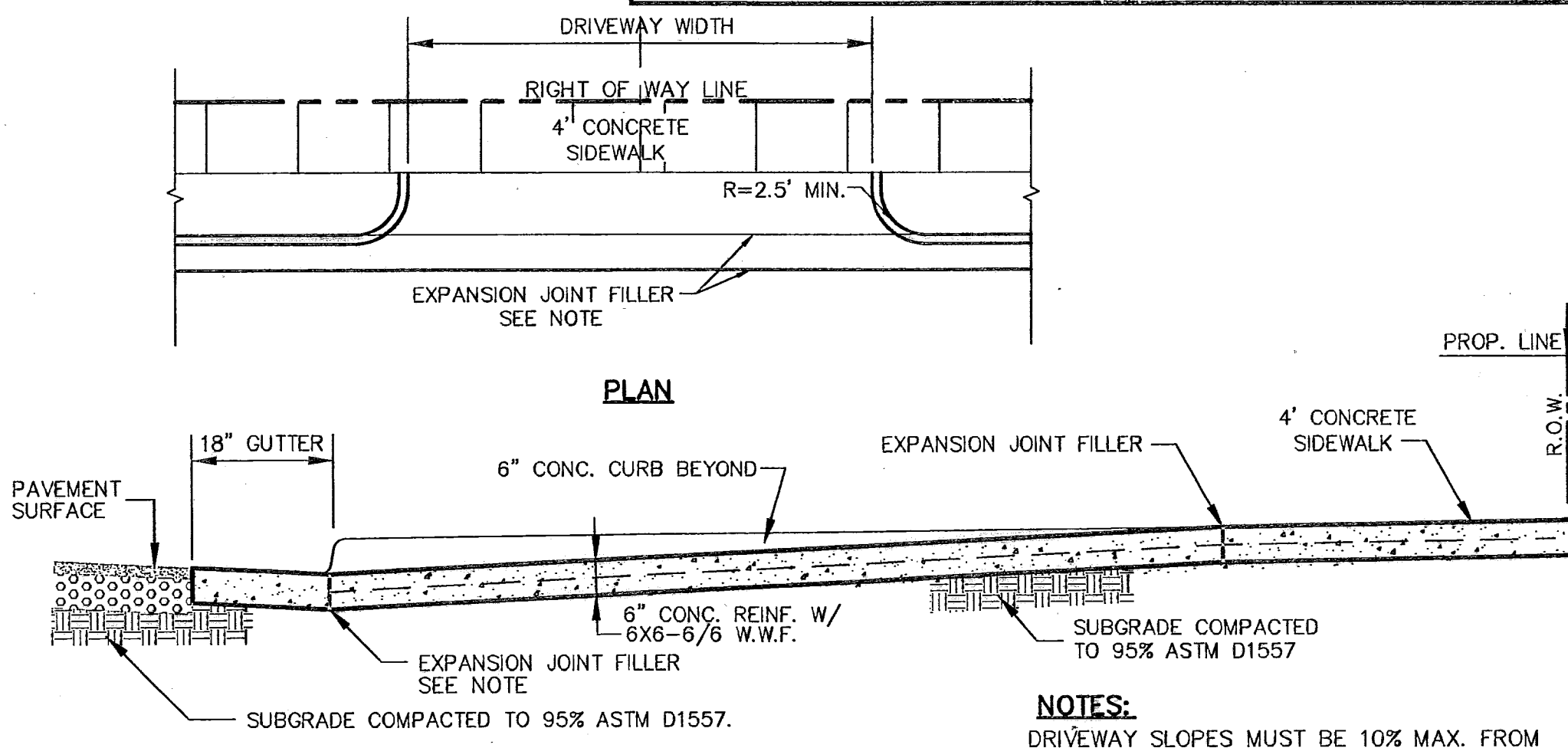


12 HEEL (70' R) DRIVEWAY DETAIL
SCALE: NTS

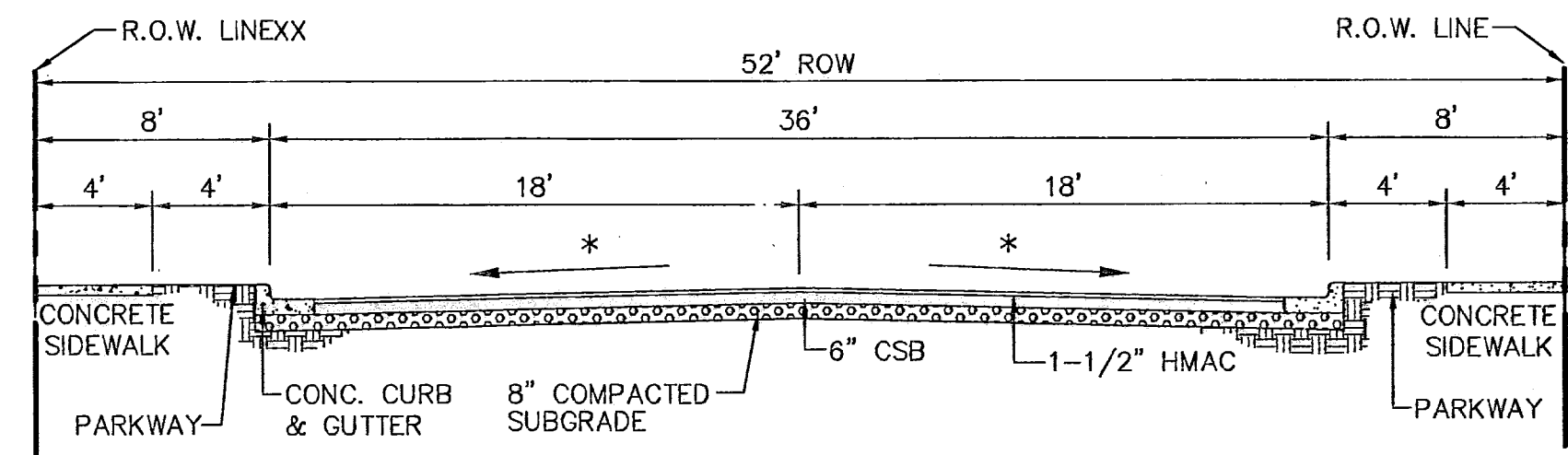
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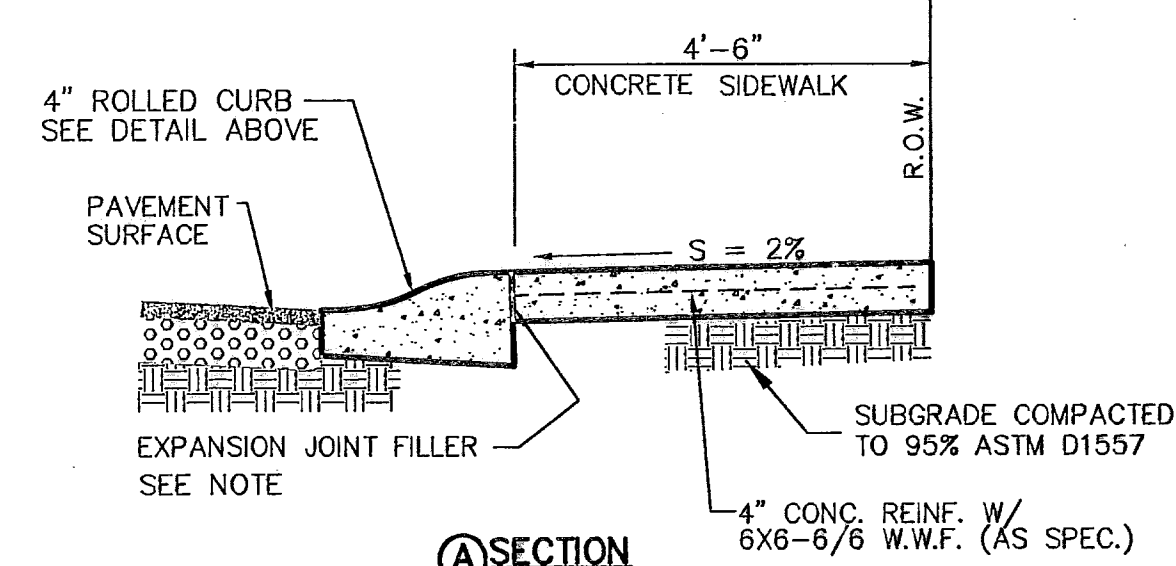
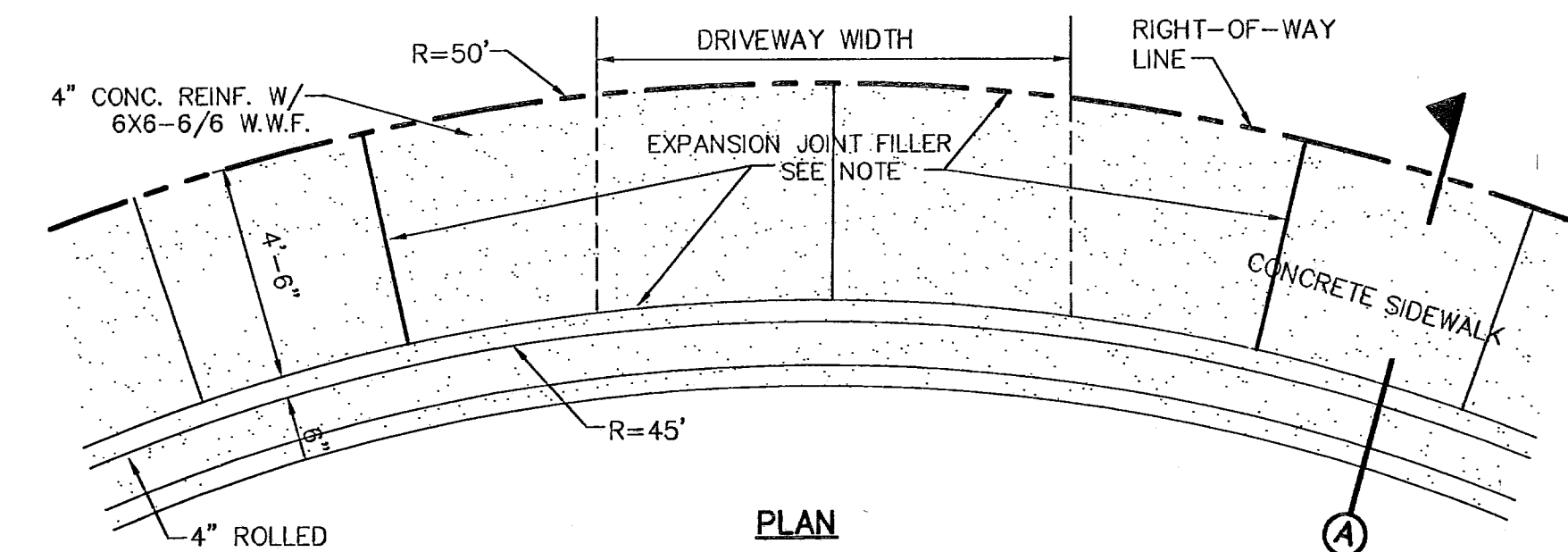
4 TYPICAL DRIVEWAY DETAIL
SCALE: 1"=6"



(*) 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 THE CITY OF EL PASO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT

8 TYPICAL 52' ROW STREET SECTIONS DETAIL
SCALE: 1"=6"

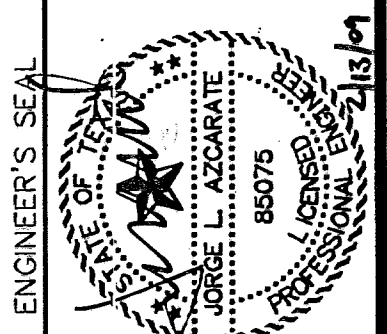


- NOTE:** EXPANSION JOINT FILLER SHALL CONSIST OF 1/2" BITUMINOUS TYPE PREMOLDED (AASHTO M-33)

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

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG., 50843 31' LEA, DISTANCE OF 467.88 FEET FROM MONUMENT TO POINT OF CURVE CENTERLINE, AVENUE CITY DATUM ELEVATION: 4008.40

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SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPV. BY: J.L.A.
JOB NO.: 2006-089-LD

PROJECT TITLE
TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I

SHEET TITLE

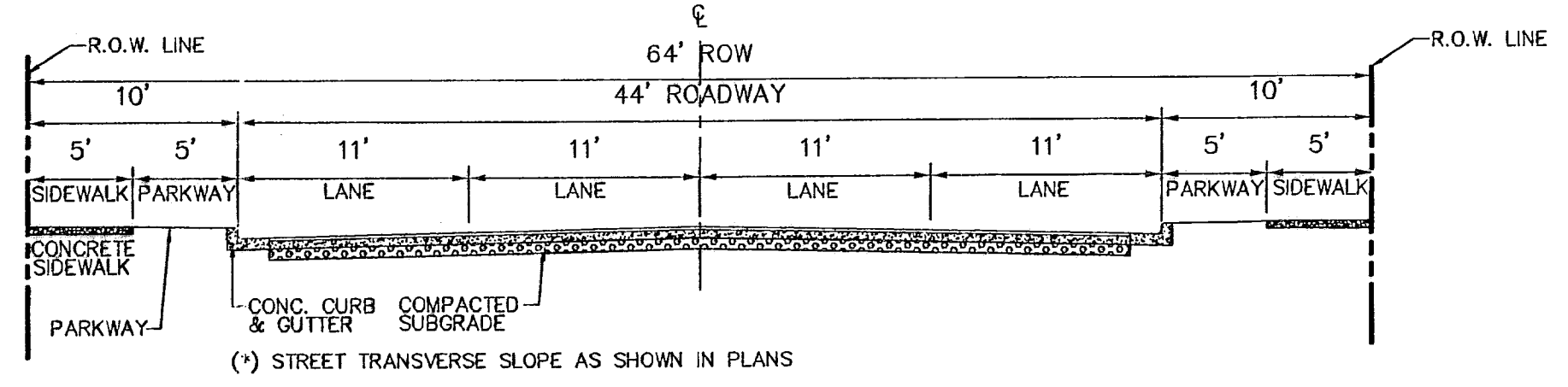
STANDARD DETAILS

(SHEET 1 OF 3)

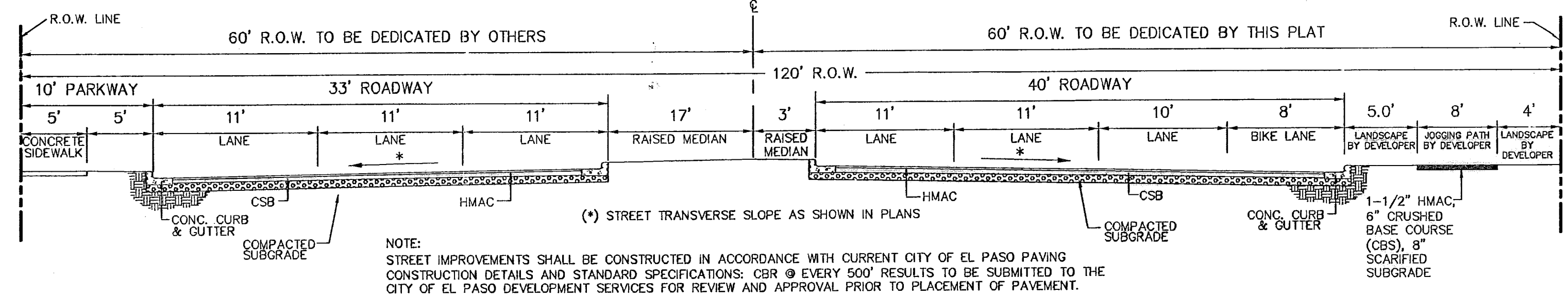
SHEET NO.

25

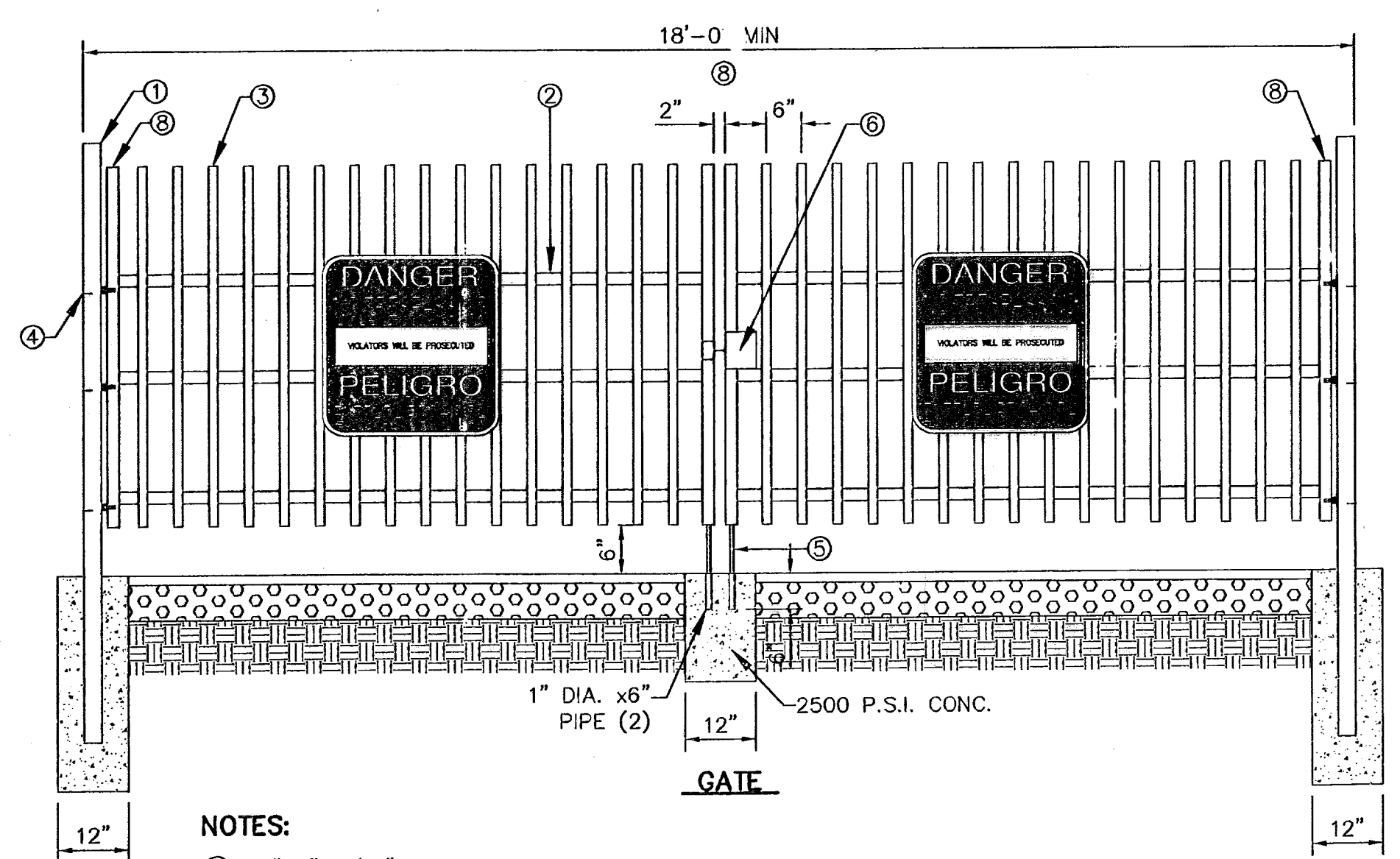
OF 34



1 TYPICAL 64' R.O.W. STREET SECTION DETAIL (COLLECTOR ARTERIAL) SCALE: N.T.S.

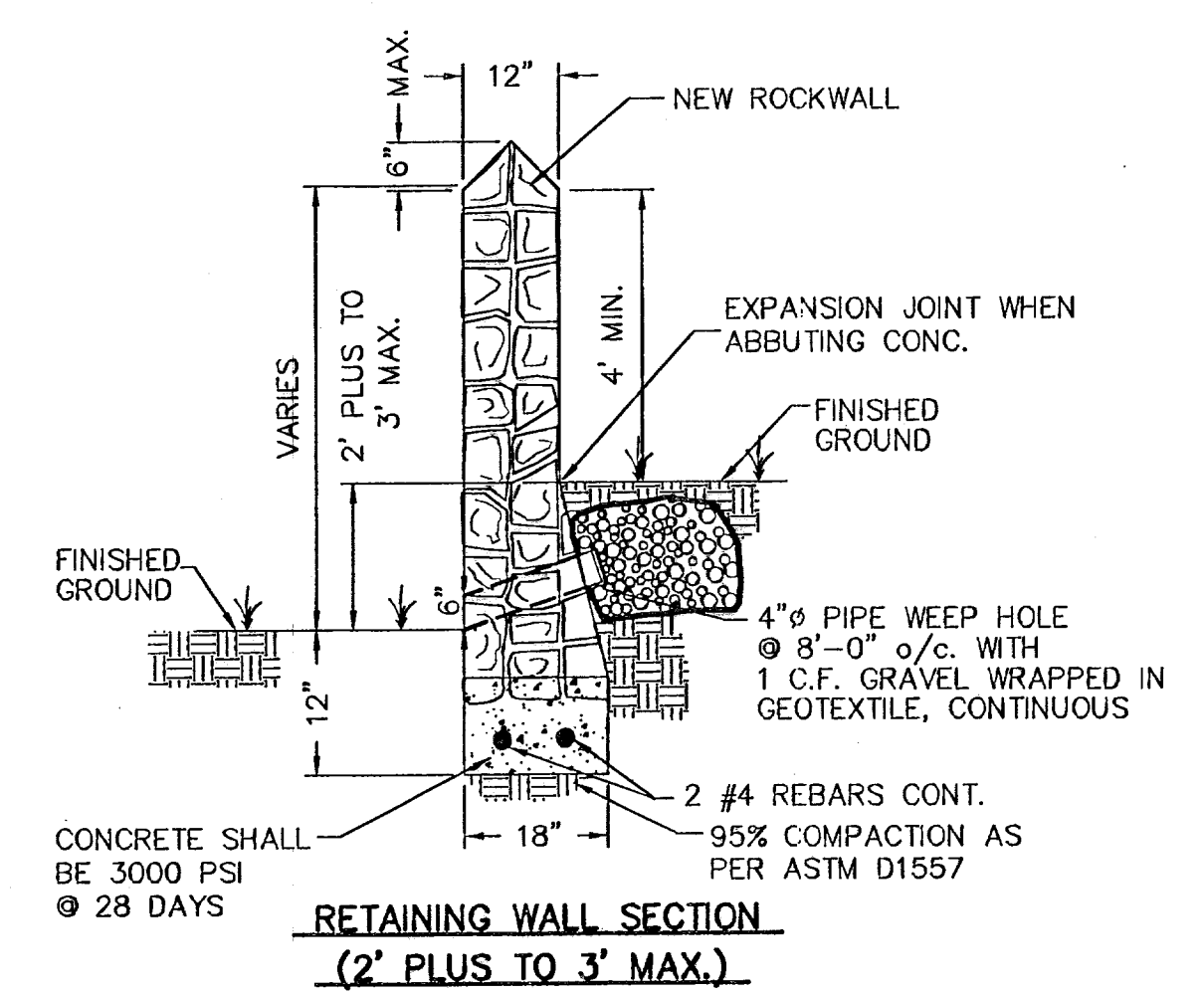


2 TYPICAL 120' R.O.W. STREET SECTION DETAIL (MAJOR ARTERIAL STREET) SCALE: N.T.S.

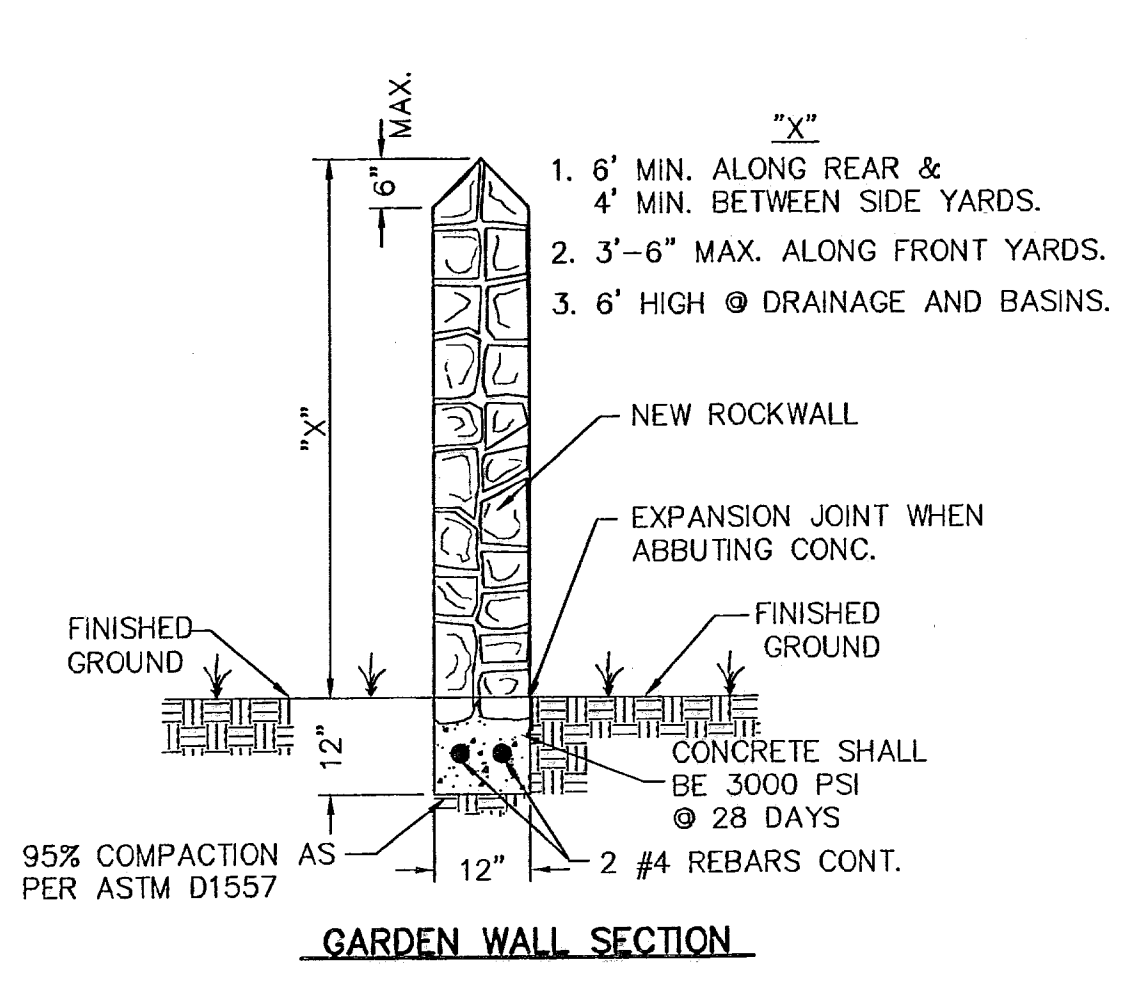


- NOTES:
- 3"x3"x1/16" SQUARE STEEL TUBING
 - 2"x1"x1/4" GA. RECTANGULAR STEEL TUBING
 - 1 1/2"x 1/2" X16 GA. RECTANGULAR STEEL TUBING
 - BOLT HOOK AND STRAP HINGE
 - CANE BOLT LATCH W/KEEPER 5-8"x18" LONG (2 REQUIRED)
 - DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
 - FLAT TOP POLYVINYL CAP
 - 2"x1"x10 GA. RECT. STL. TUBING

3 TYPICAL WROUGHT IRON GATE DETAILS SCALE: N.T.S.



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

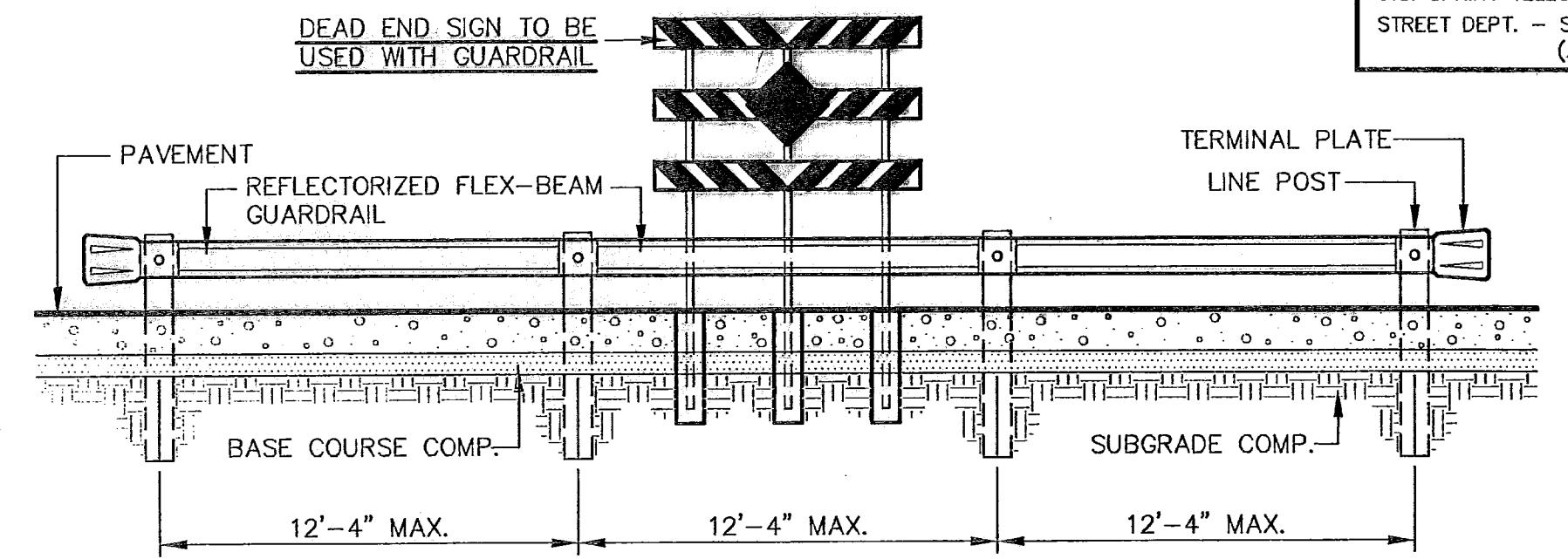


GARDEN WALL SECTION

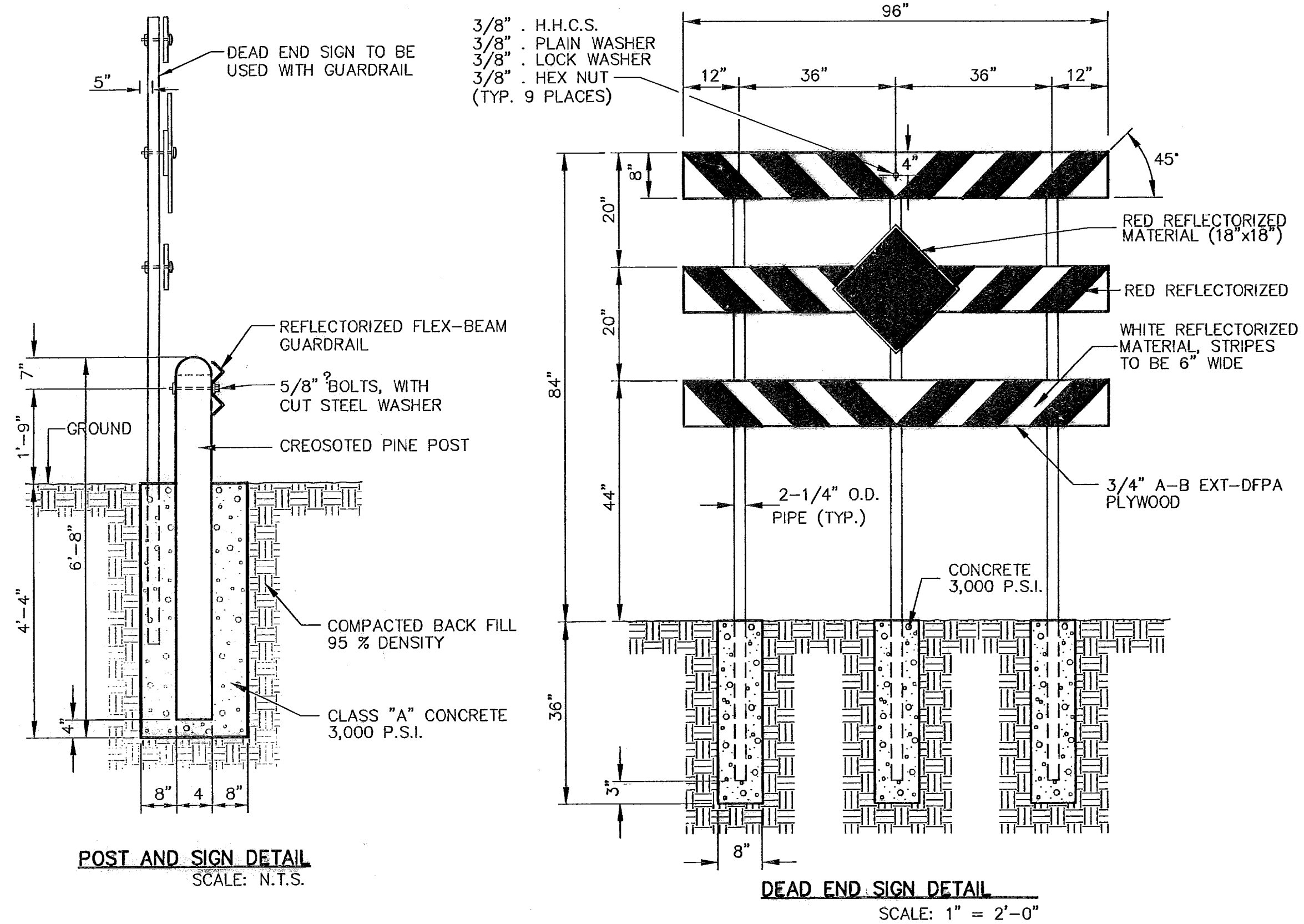
- ROCK WALL NOTES
- STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER
 - MORTAR MUST BE TYPE "S": 1800 P.S.I. AS PER ASTM C270
 - MASONRY WALL OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2)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

NOTE: BUILDER SHALL SUBMIT ROCKWALL AND RETAINING ROCKWALL COMPUTATIONS TO THE CITY OF EL PASO FOR APPROVAL.

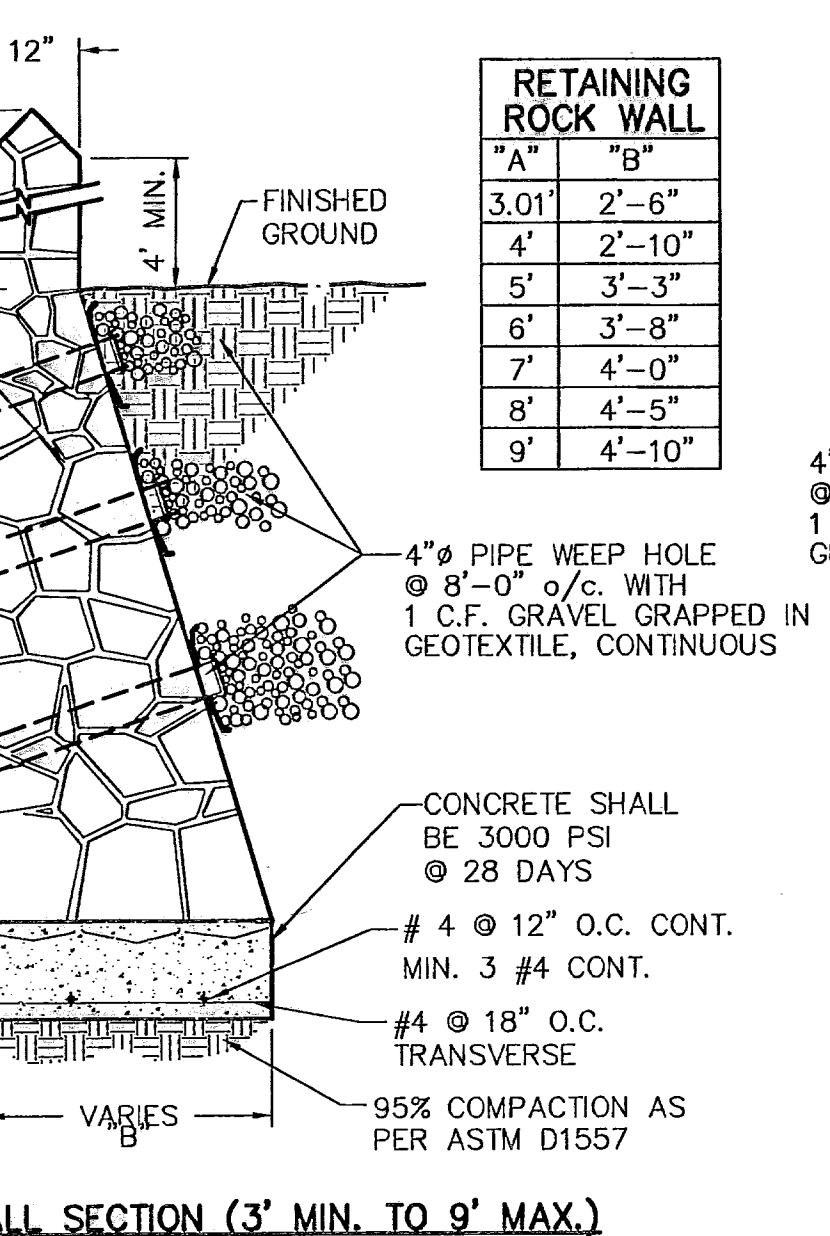
5 TYPICAL ROCKWALL DETAILS SCALE: 1/2" = 1'-0"



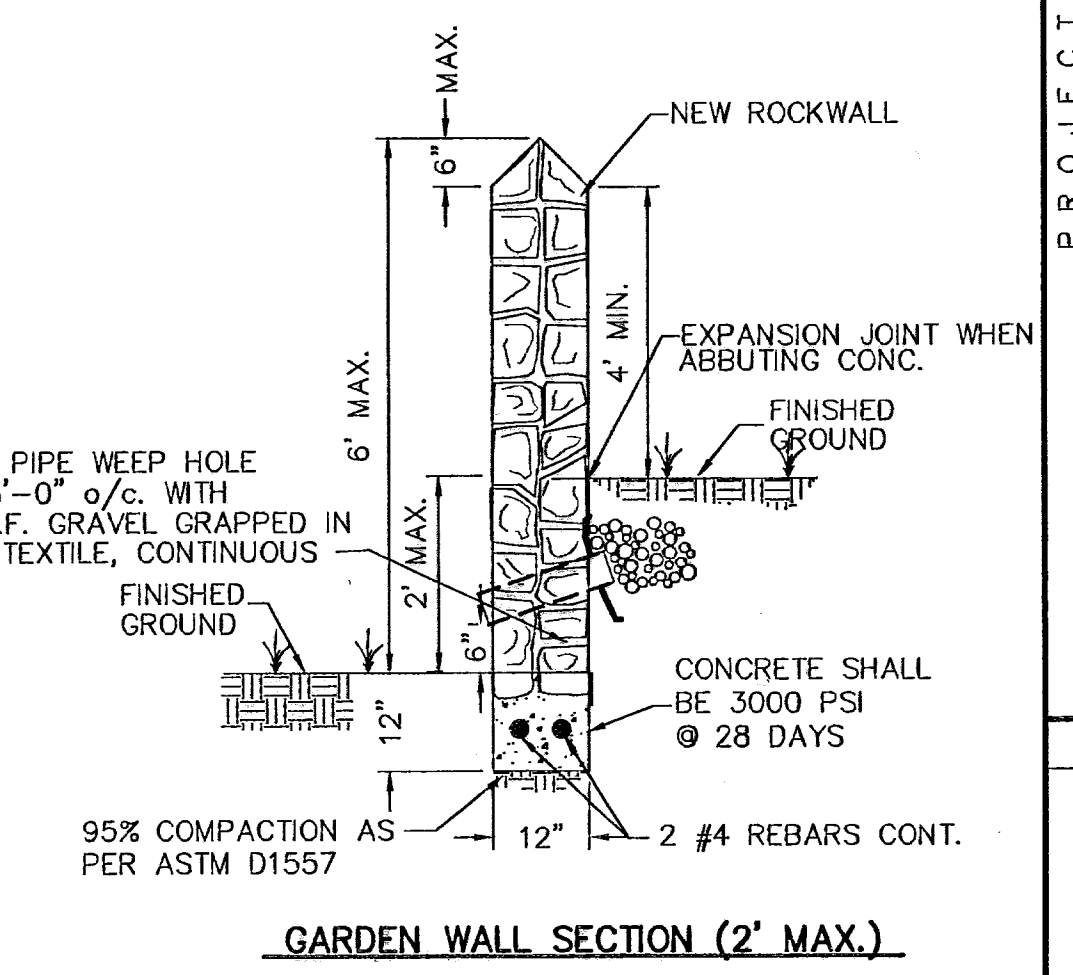
4 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL SCALE: AS SHOWN



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



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



GARDEN WALL SECTION (2' MAX.)

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"

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) 722-1123
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

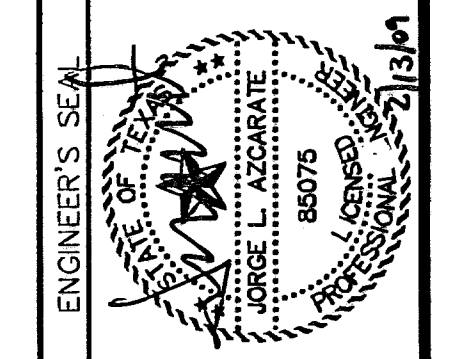
RECORD DRAWINGS
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02/11/09

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF BEGINNING CENTERLINE RICH BEEM BLVD. SOAKED 1/2" A DISTANCE OF 447.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4085.40

DATE	REVISIONS

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www.cseagroup.net



SCALE: AS SHOWN

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	OCT. 2007
DESIGN BY:	J.C.
DRAWN BY:	J.L.A.
CHECKED BY:	J.L.A.
APPROVED BY:	J.L.A.
JOB No.:	2000-086-I-D

PROJECT TITLE
TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I

SHEET TITLE
STANDARD DETAILS
(SHEET 2 OF 3)
SHEET NO.

26

RECORD DRAWINGS

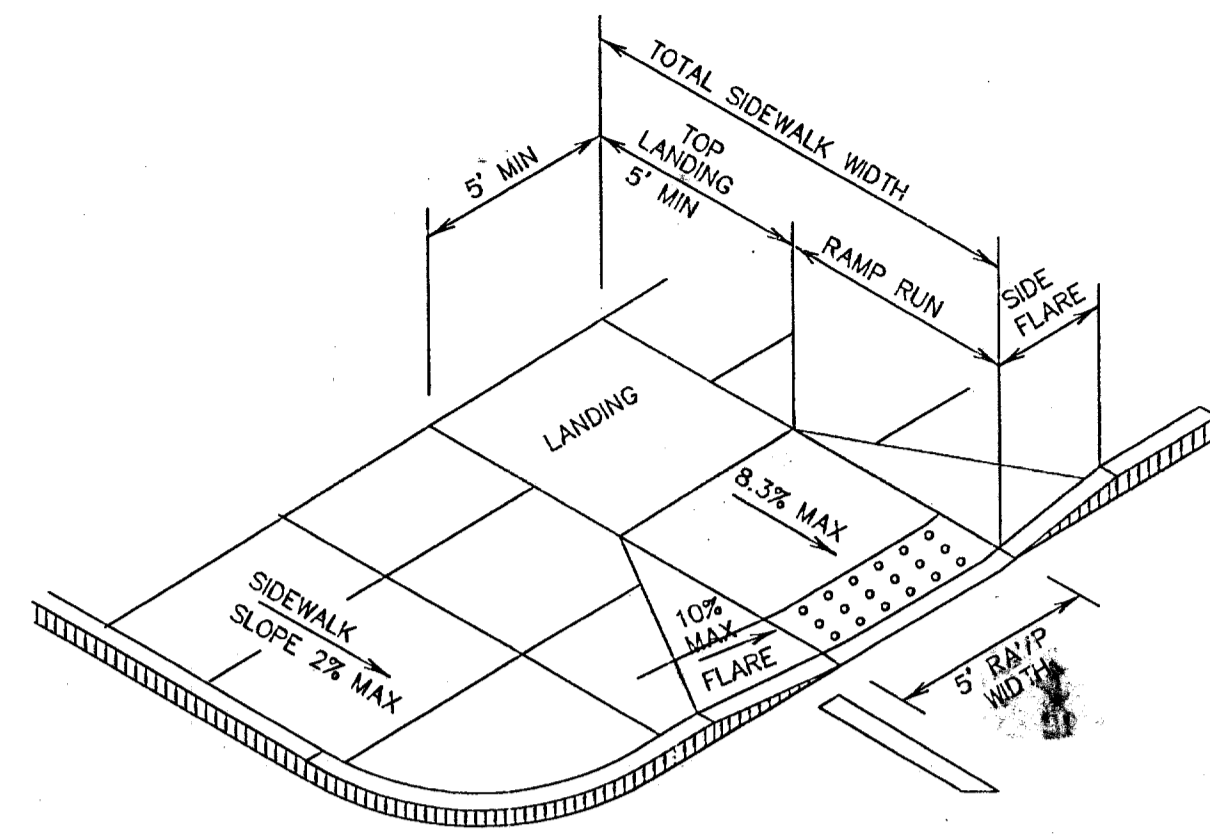
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02/11/09

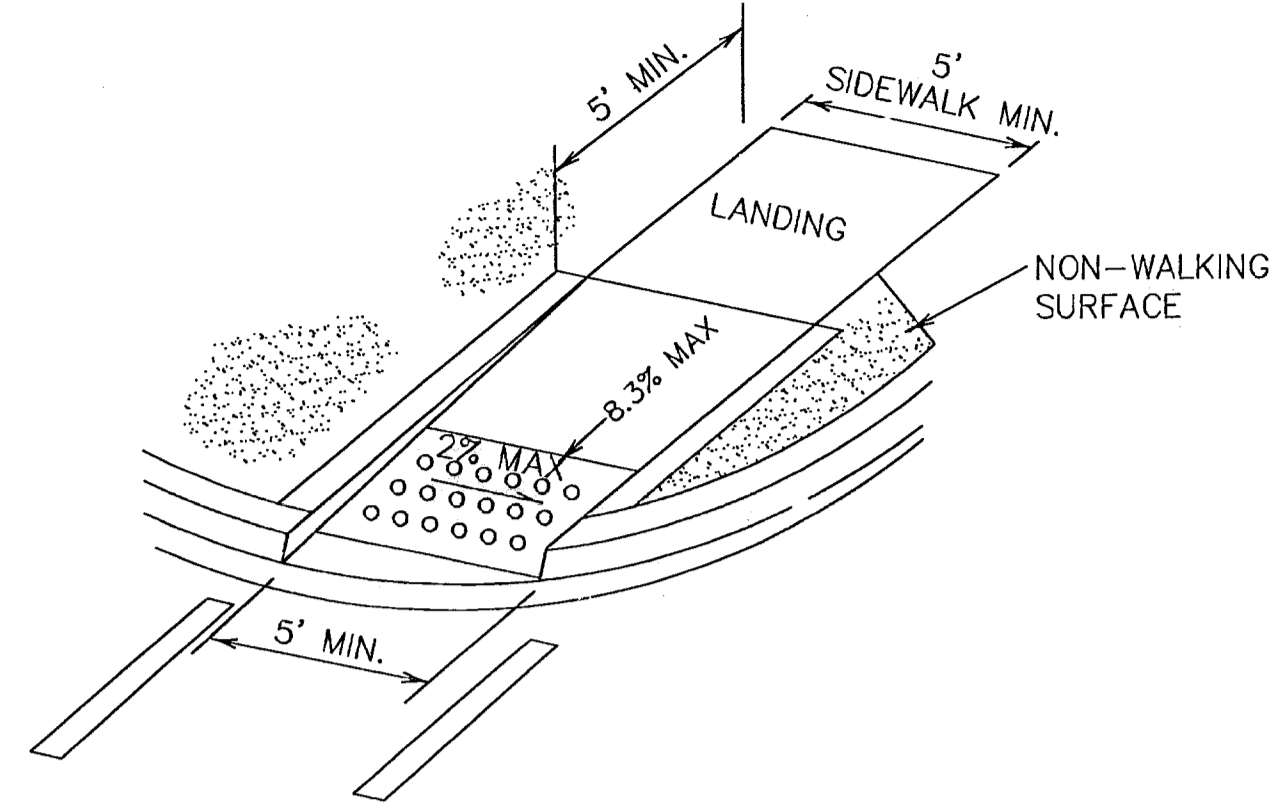
LEGEND

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.

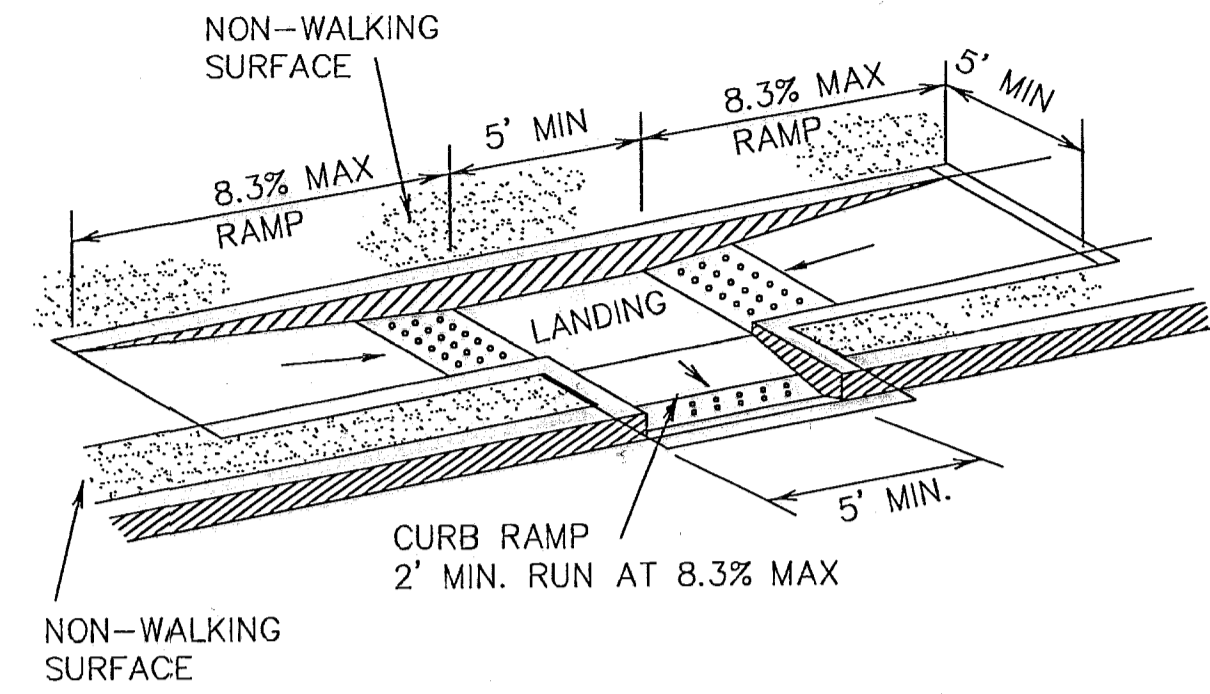
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
2. THE MINIMUM SIDEWALK WIDTH IS 5'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A 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 (TLDR).



1 PERPENDICULAR CURB RAMP (TYPE I)
SCALE: NTS

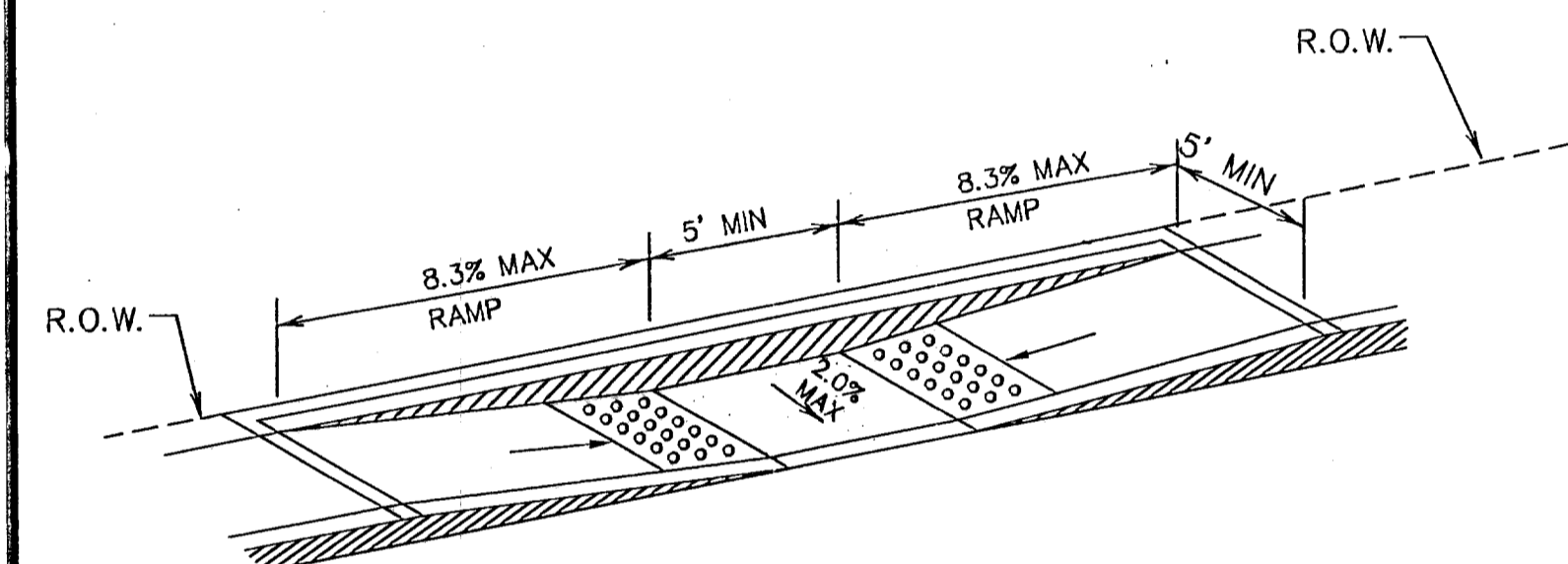


2 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
SCALE: NTS

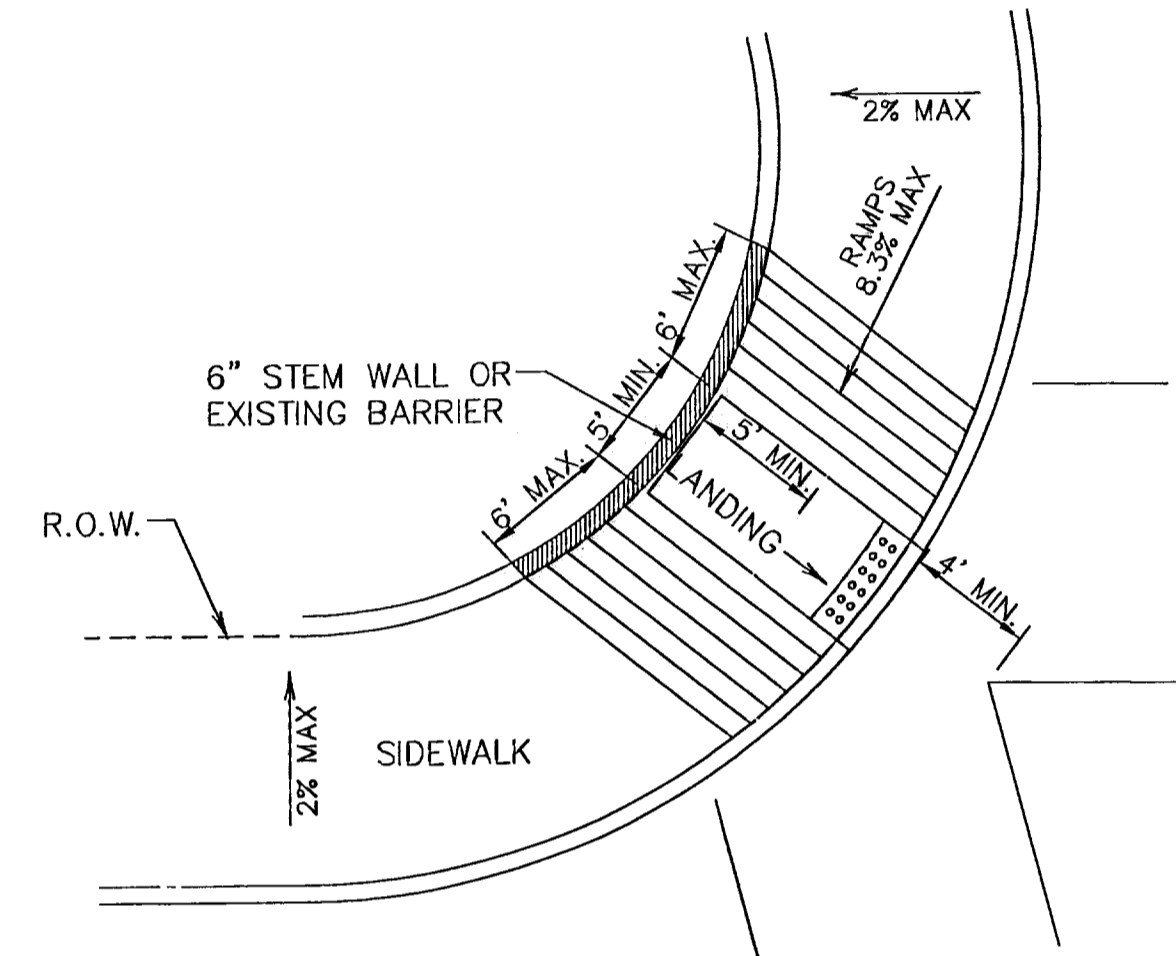


3 COMBINATION CURB RAMPS (TYPE VII)
SCALE: NTS

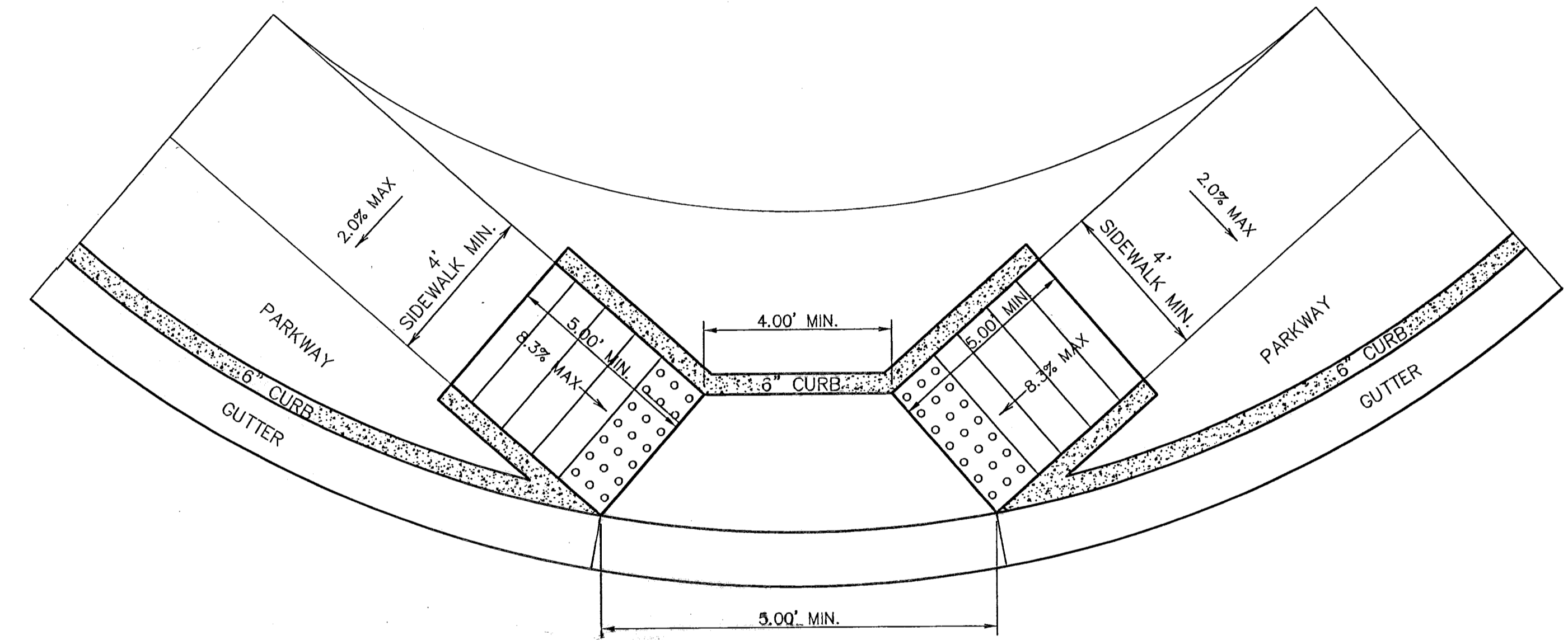
GENERAL NOTES:



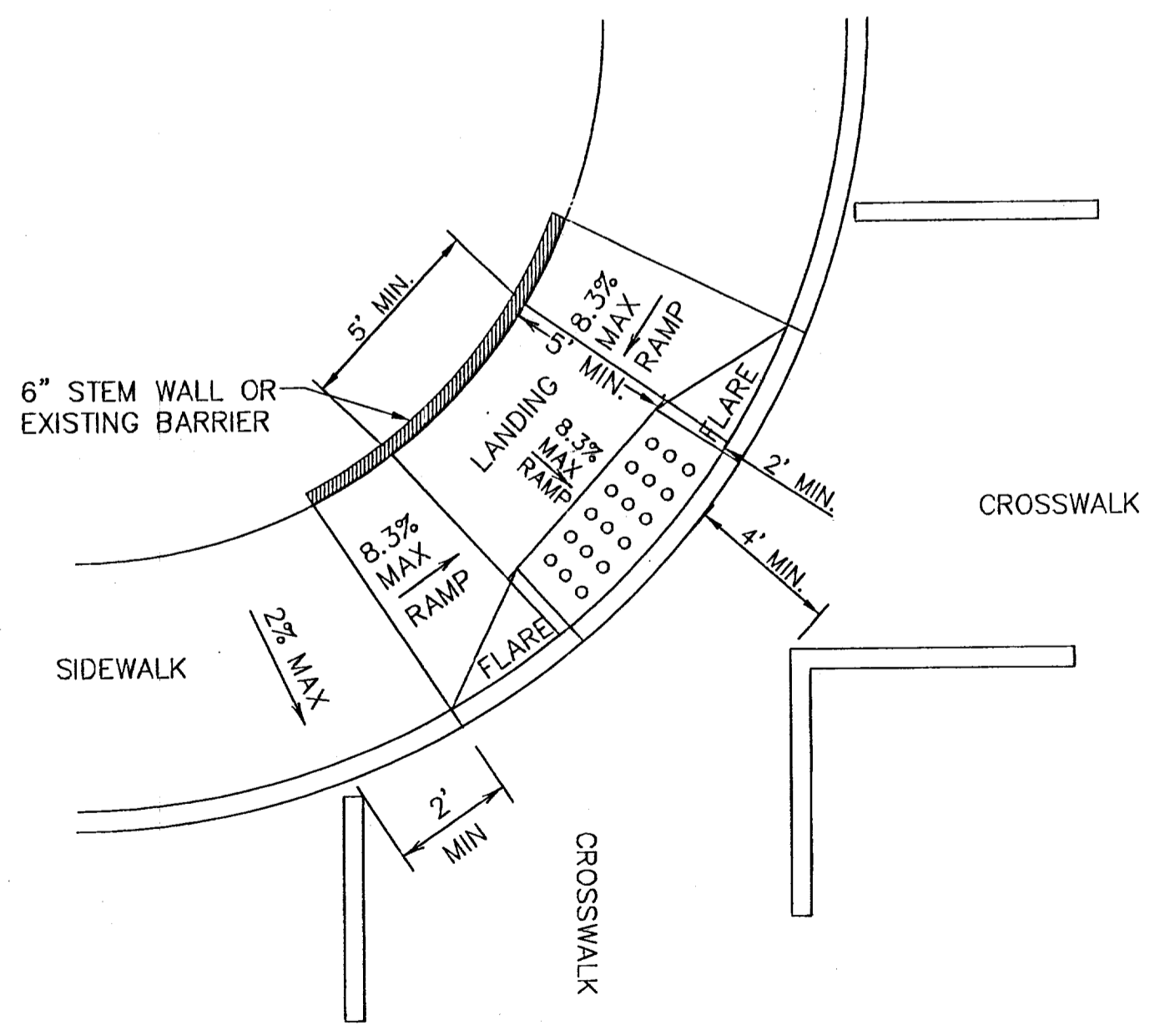
4 PARALLEL CURB RAMP (TYPE II)
SCALE: NTS



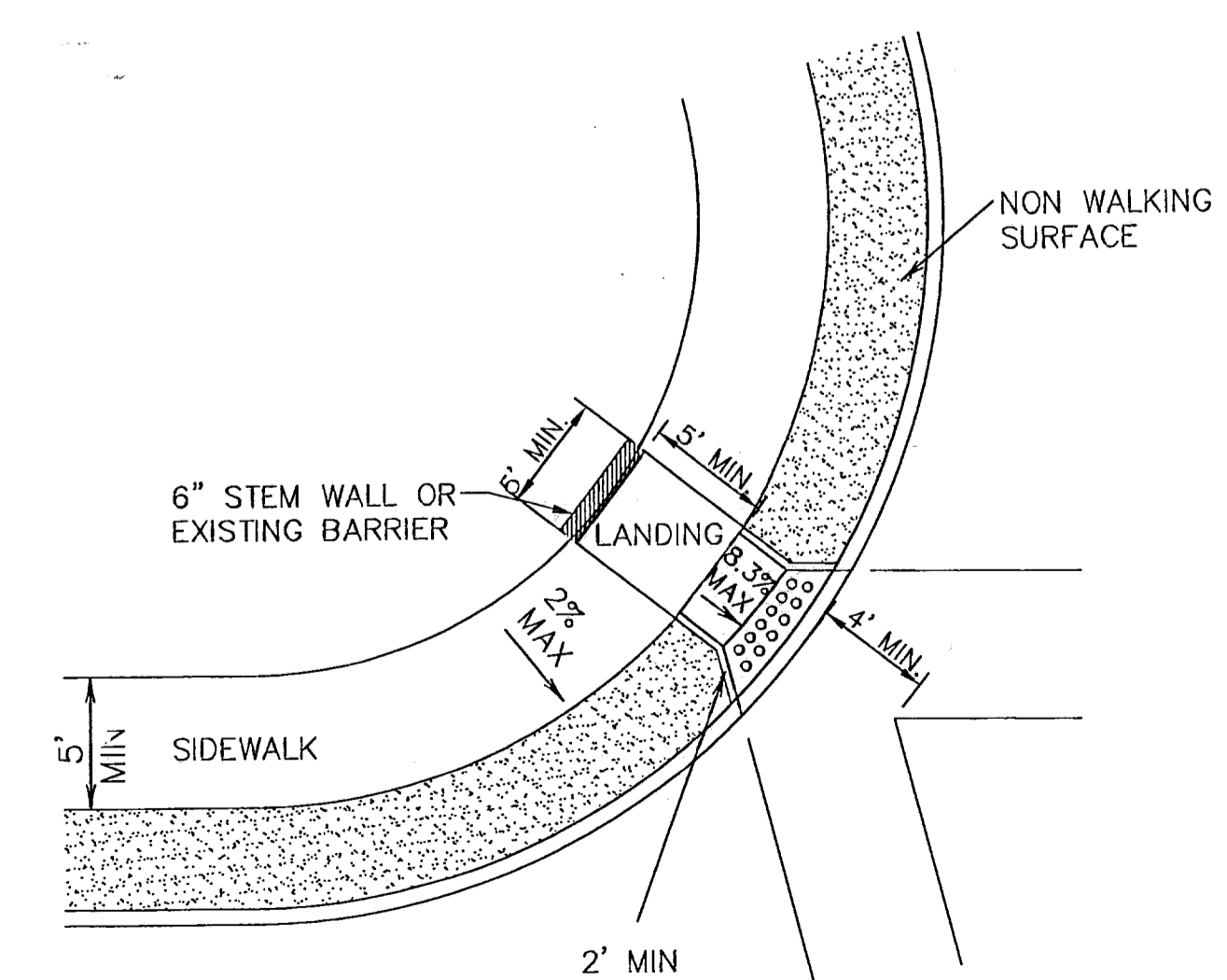
5 DIAGONAL CURB RAMP
SCALE: NTS



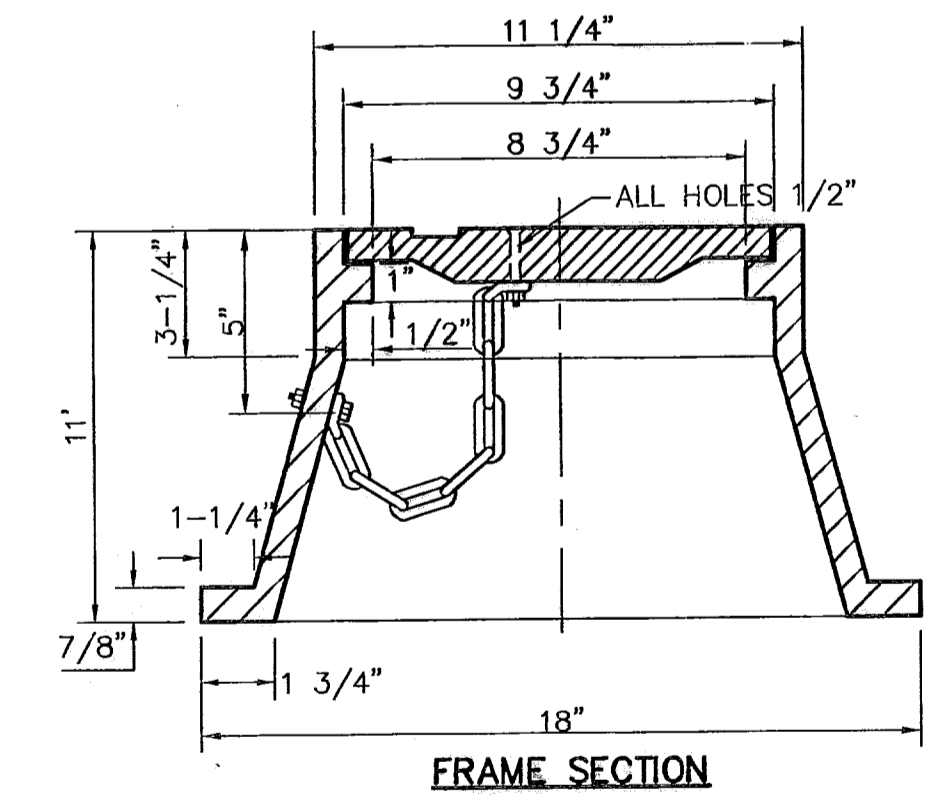
6 DIRECTIONAL RAMP @ INTERSECTION
SCALE: NTS



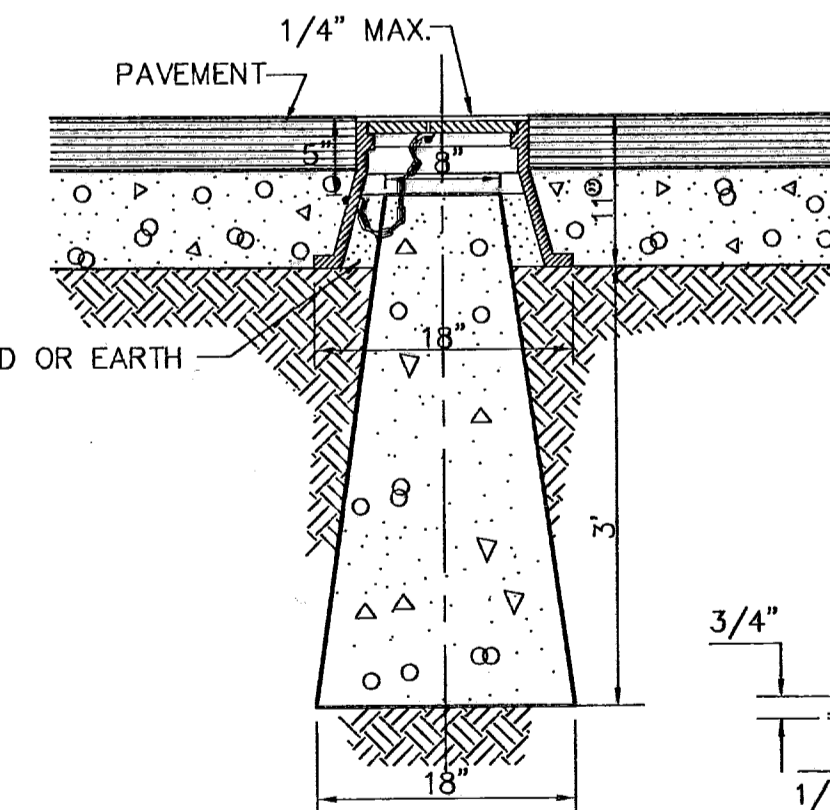
7 DIAGONAL COMBINATION CURB RAMP (TYPE III)
SCALE: NTS



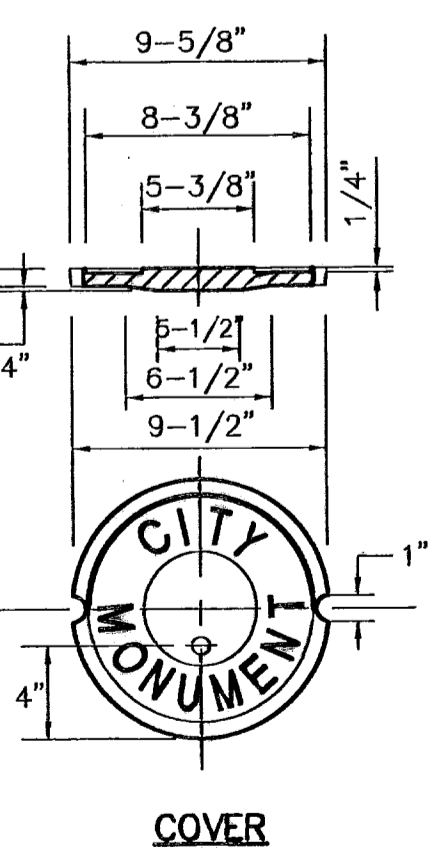
8 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
SCALE: NTS



BRONZE MONUMENT CAP



CITY SURVEY MONUMENT DETAILS



COVER

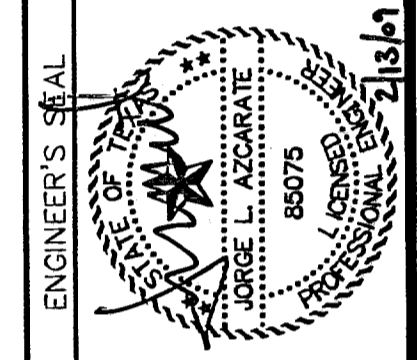
REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CHAVE CENTERLINE RICH BEEM BLVD. 5384231 E. A DISTANCE OF 467.58 FEET FROM THE CENTERLINE OF CHAVE CENTERLINE. UTM ZONE 14N. UTM EASTING: 402540. UTM NORTHING: 402540.

DATE	REVISIONS	BY

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engineers • architects • planners

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Office 915-544-5232 Fax 915-544-5233
www.ceagroup.net



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	SEP. 2007
DESIGN BY:	J.G.
DRAWN BY:	J.M.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB NO.	2000-086-I-D

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE
STANDARD DETAILS
(SHEET 3 OF 3)
SHEET NO.

27

RECORD DRAWINGS

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02/11/09

3/4" WIDE LETTERS
WHITE ON BLACK
BACKGROUND

5/8" WIDE LETTERS
WHITE ON BLACK
BACKGROUND

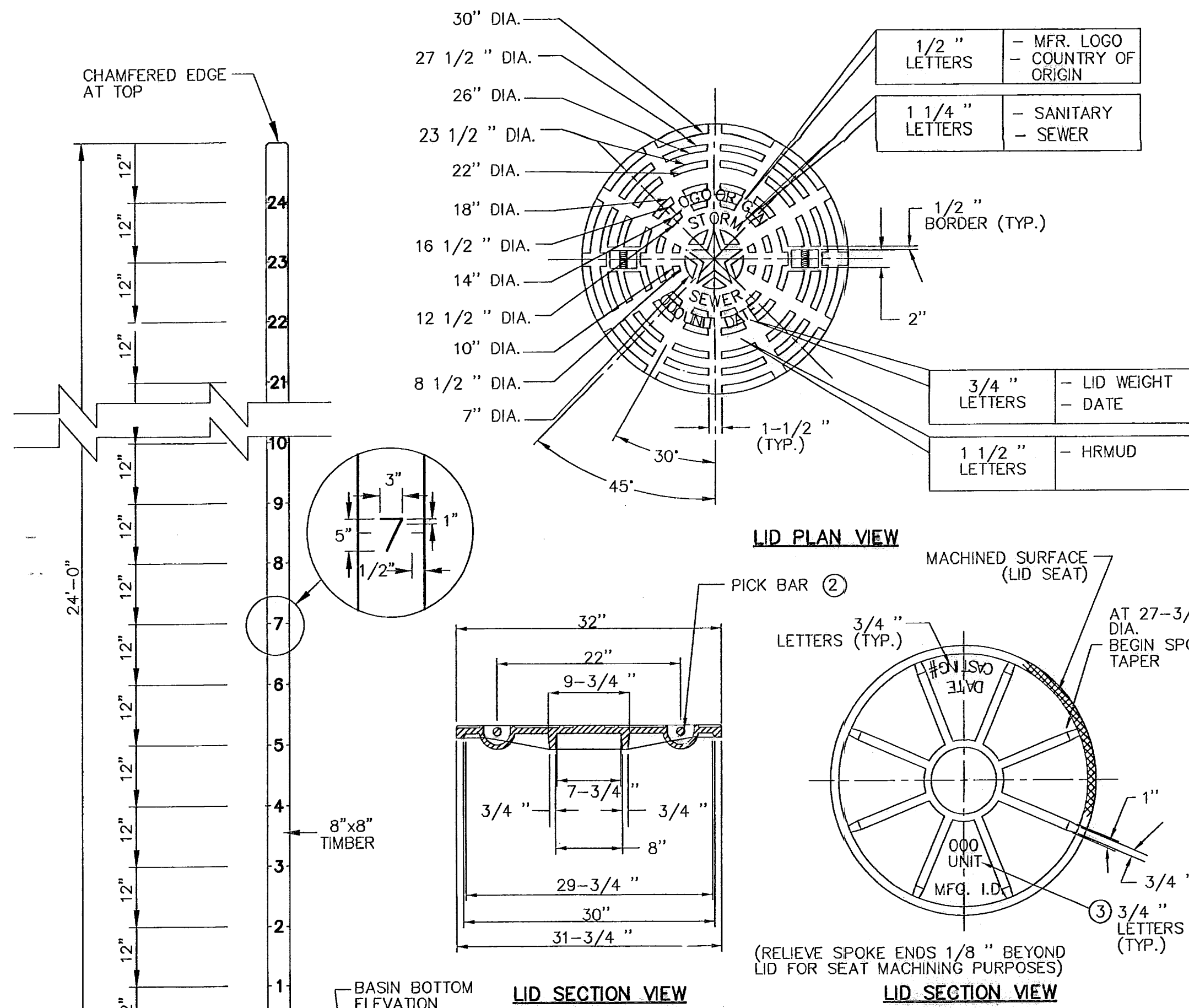
BLACK LETTERS ON
WHITE BACKGROUND

3/4" WIDE LETTERS
WHITE ON BLACK
BACKGROUND

5/8" WIDE LETTERS
WHITE ON BLACK
BACKGROUND



1 NO TRESPASSING WARNING SIGN
SCALE: NTS



LID PLAN VIEW

LID SECTION VIEW

LID SECTION VIEW

NOTES:

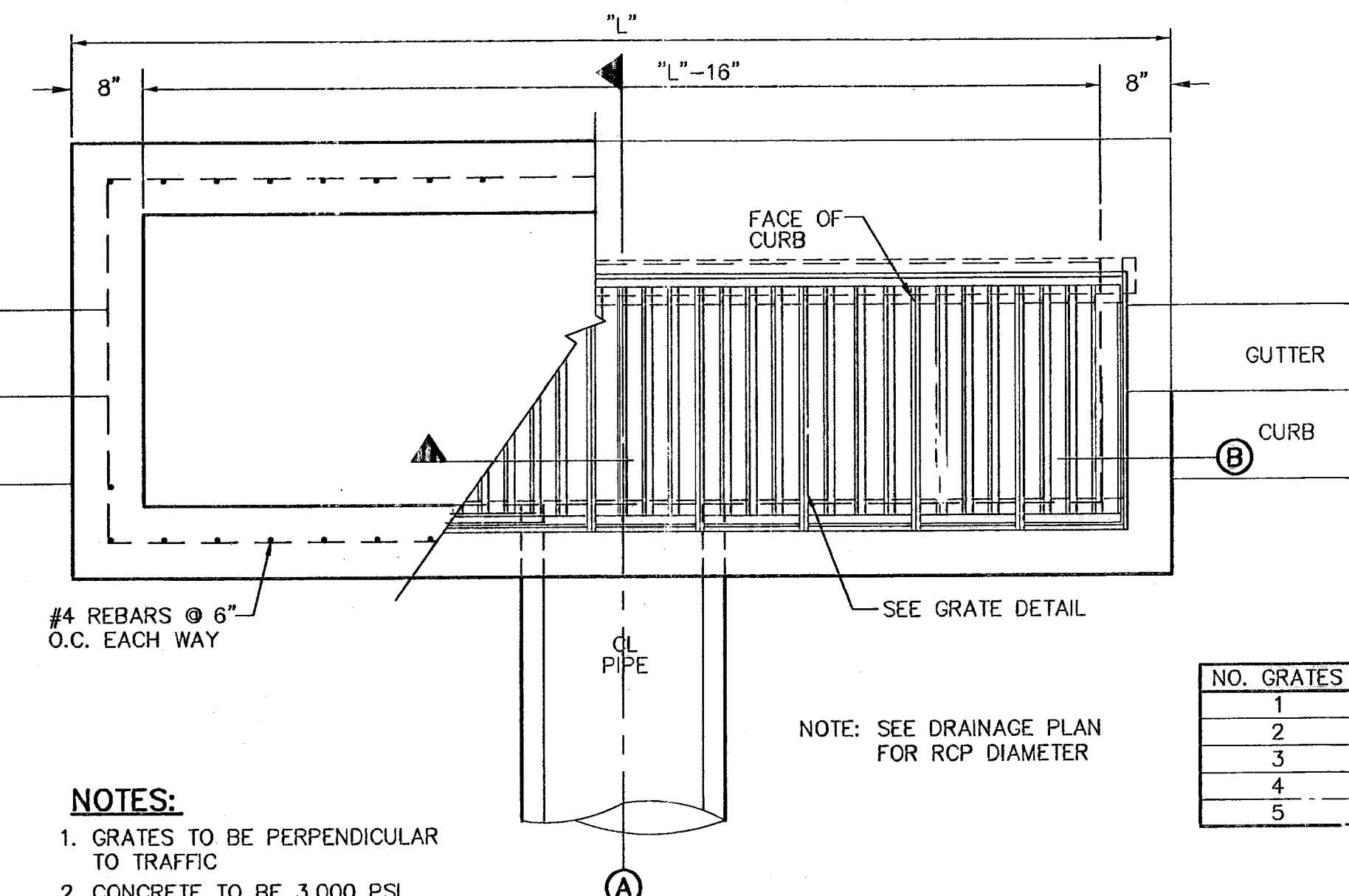
- ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM RADIUS.
- LIDS SHALL BE CAST WITH TWO 1" DIA. STEEL PICK BARS.
- LID WEIGHTS SHALL BE 210 LBS. FOR CAST IRON OR 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
- MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 40,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
- FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
- MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.

NOTE: ALL MANHOLES NOT LOCATED IN PAVED AREAS SHALL HAVE BOLTED COVERS.

MH. RING WEIGHT	MH. TYPE "A"	MH. TYPE "B & B1"
A	39-1/2"	39-1/2"
B	33-5/8"	33-5/8"
C	30"	30"
D	32-1/4"	32-1/4"

GENERAL NOTES:

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

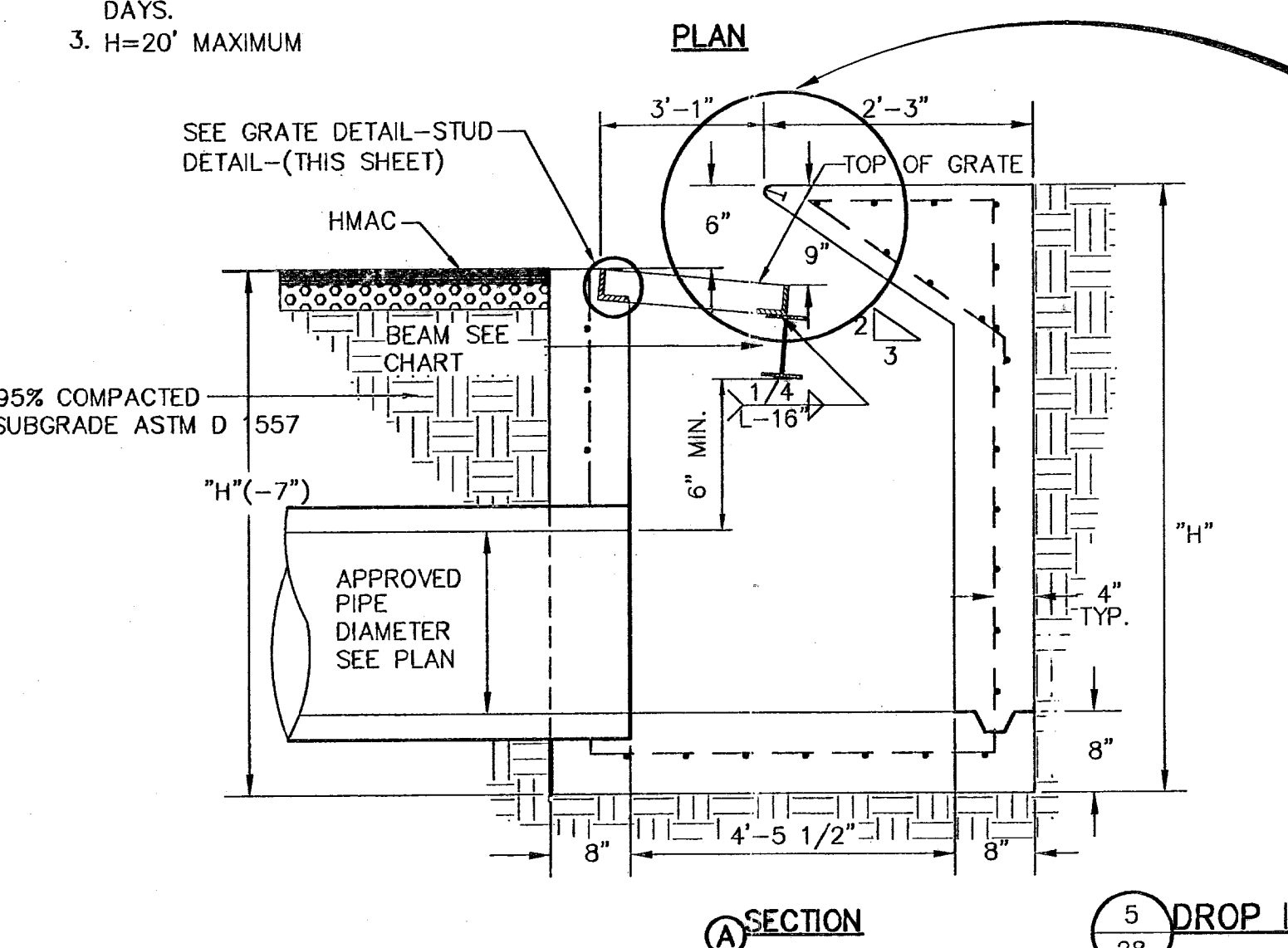


2 WATER DEPTH POLE DETAIL
N.T.S.

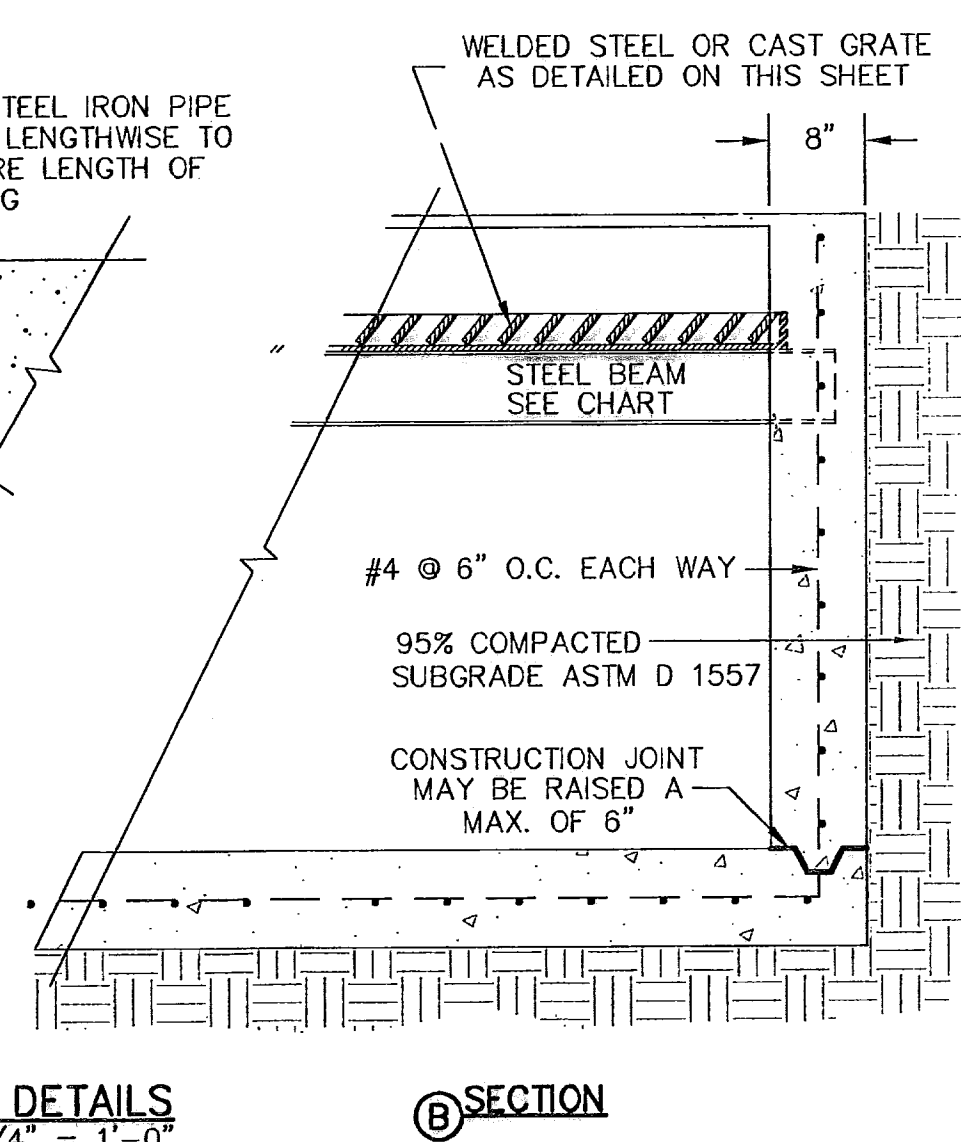
NO. GRATES	CAPACITY	"L" BEAM LENGTH	BEAM (MIN. SIZES)
1	9.84 CFS	3'-2 5/8"	2'-10"
2	19.63 CFS	5'-1 1/8"	4'-7 1/8"
3	29.69 CFS	7'-0 1/4"	6'-5 1/8"
4	39.10 CFS	8'-9 7/8"	8'-3 7/8"
5	48.72 CFS	10'-8"	10'-2"

NOTE: SEE DRAINAGE PLAN FOR RCP DIAMETER

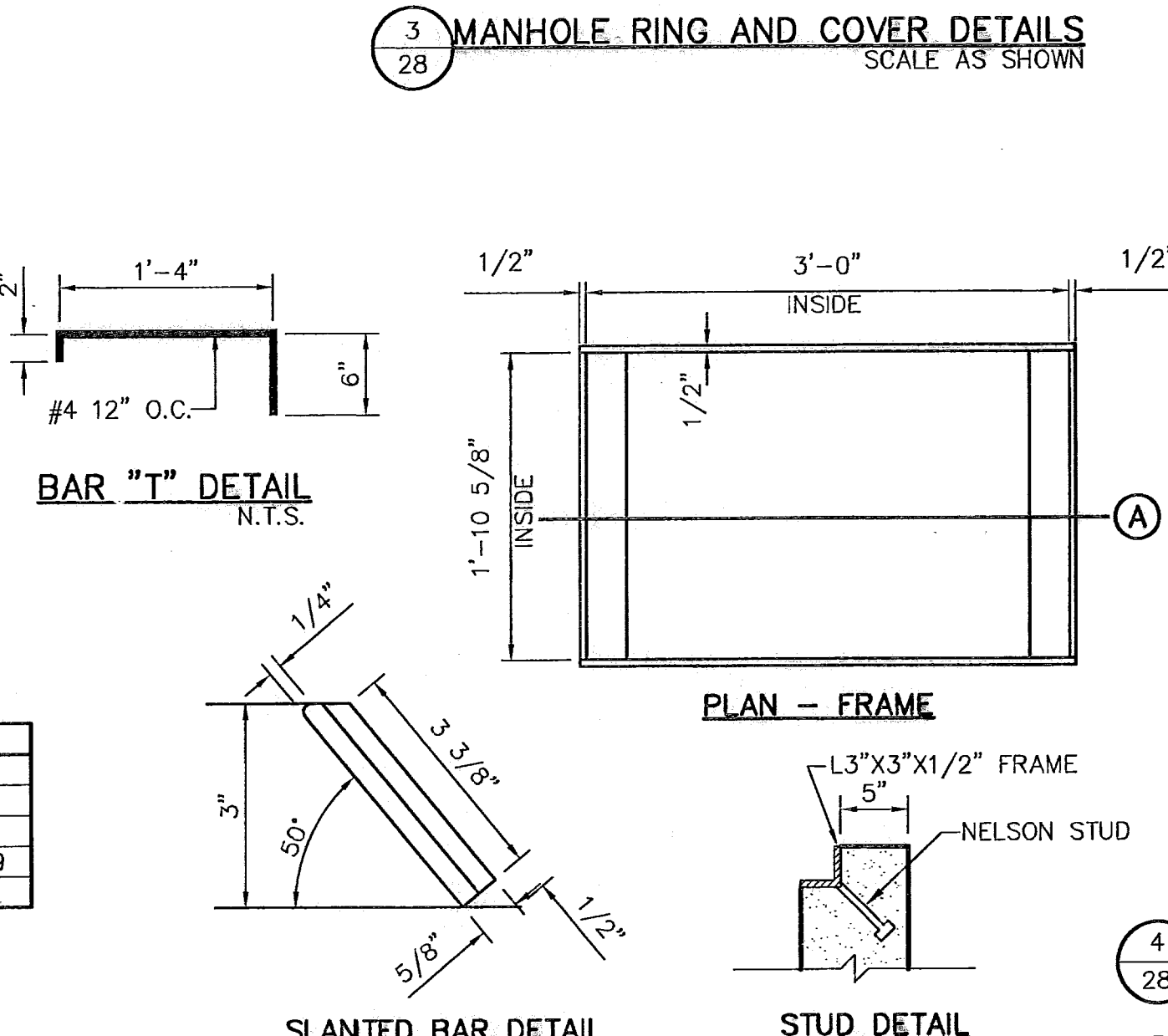
- NOTES:**
- GRATES TO BE PERPENDICULAR TO TRAFFIC
 - CONCRETE TO BE 3,000 PSI (MINIMUM). CORE TEST @ 28 DAYS.
 - H=20" MAXIMUM



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



SECTION



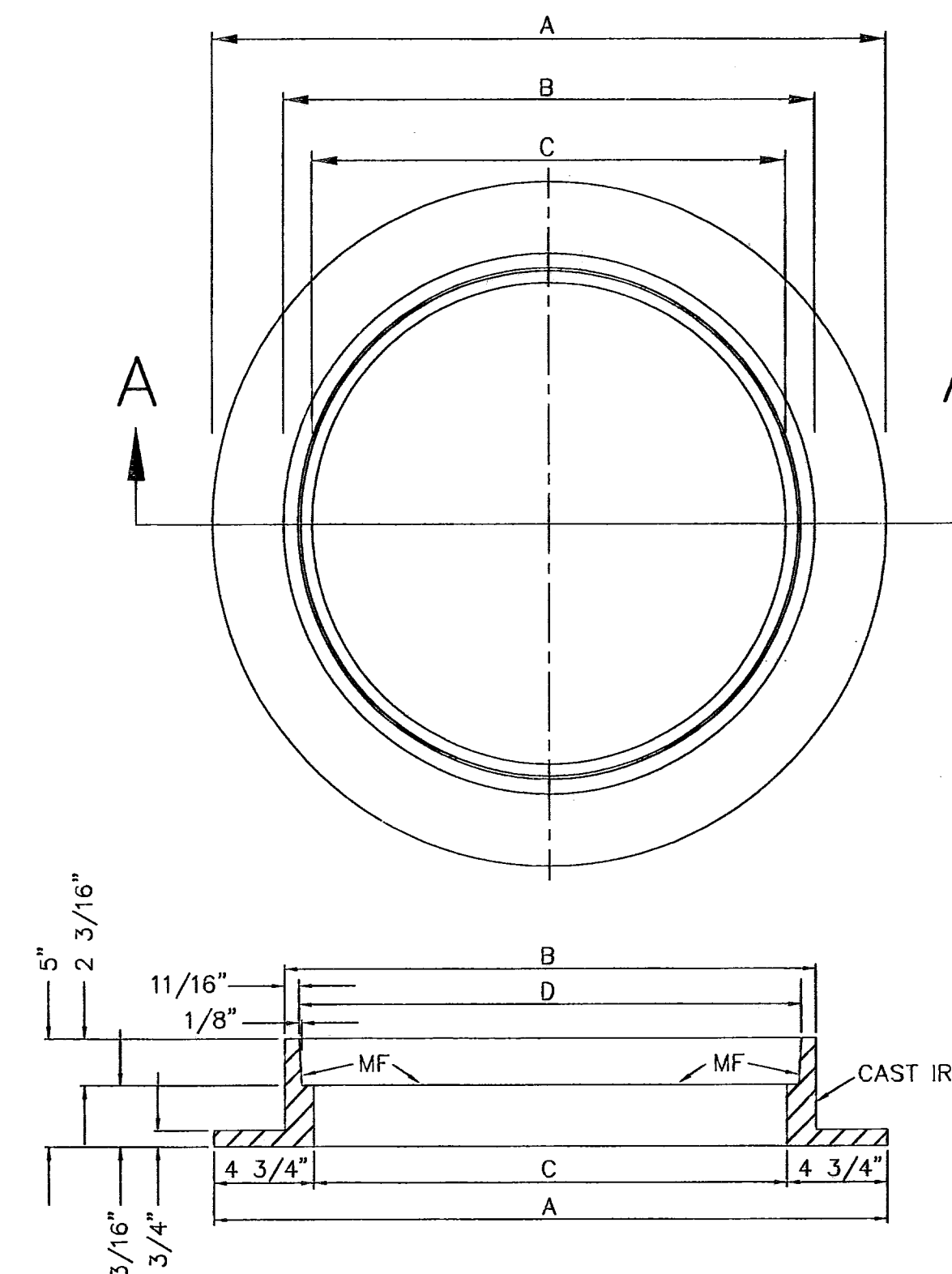
SLANTED BAR DETAIL

STUD DETAIL

4 GRATE AND FRAME DETAILS
SCALE: 1"=1'-0"

DROP INLET GENERAL NOTES:

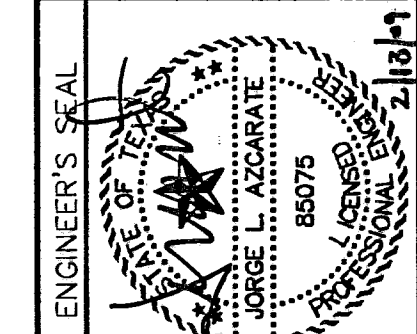
- WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
- SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
- GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
- ALL CONCRETE TO BE 3000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
- 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.
- STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT ITEM 446 "PAINT AND PAINTING"
- SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
- GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
- ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
- INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
- LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
- TWO 1/2"x4"x4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, EACH RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
- THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.



SECTION A-A

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE, CENTERLINE RICH BEEM BLVD., S042371 E. A DISTANCE OF 407.56 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

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SCALE: N/A
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: SEP. 2007
DESIGN BY: J.C.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPROV. BY: J.L.A.
JOB No.: 2000-086-LD

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE

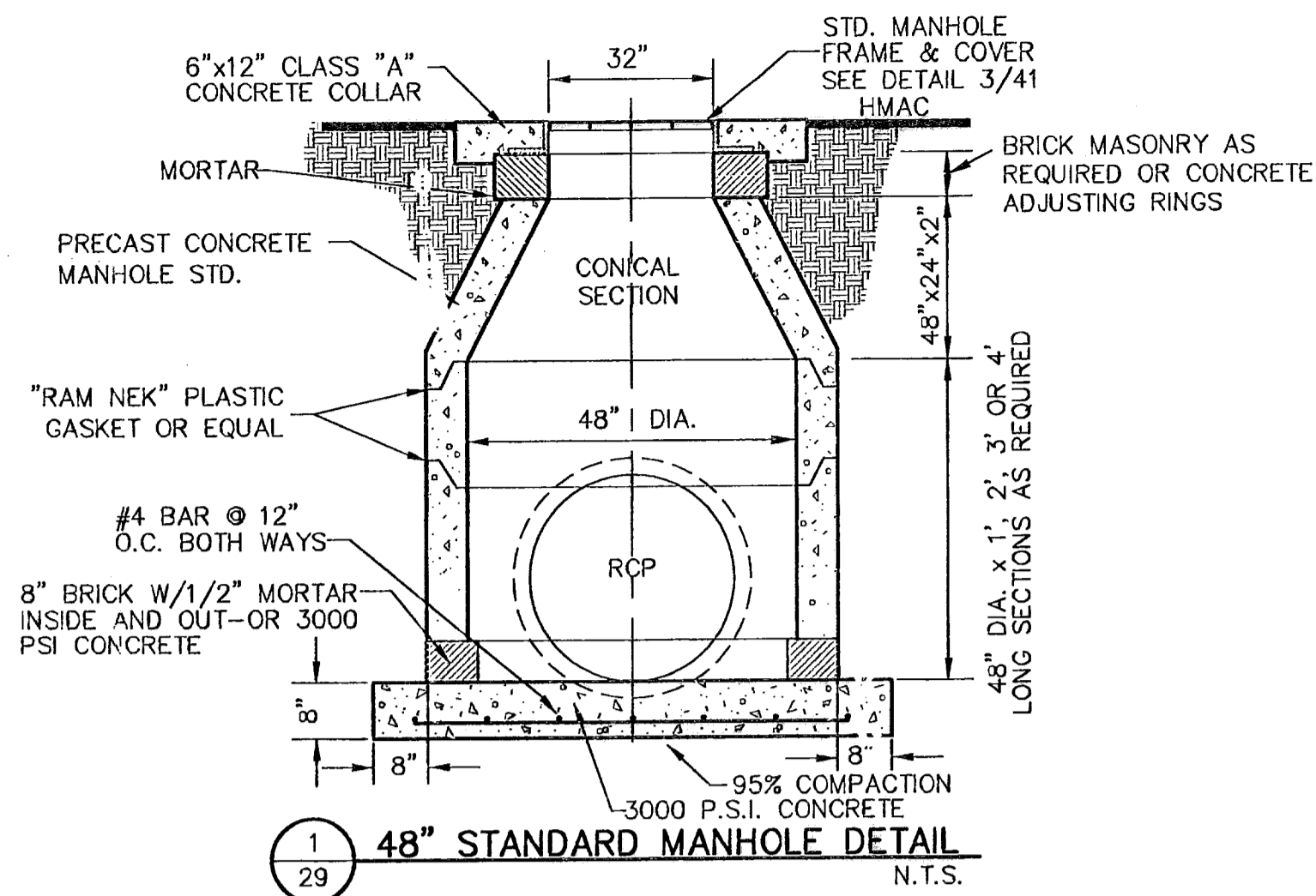
DRAINAGE
DETAILS

(SHEET 1 OF 2)

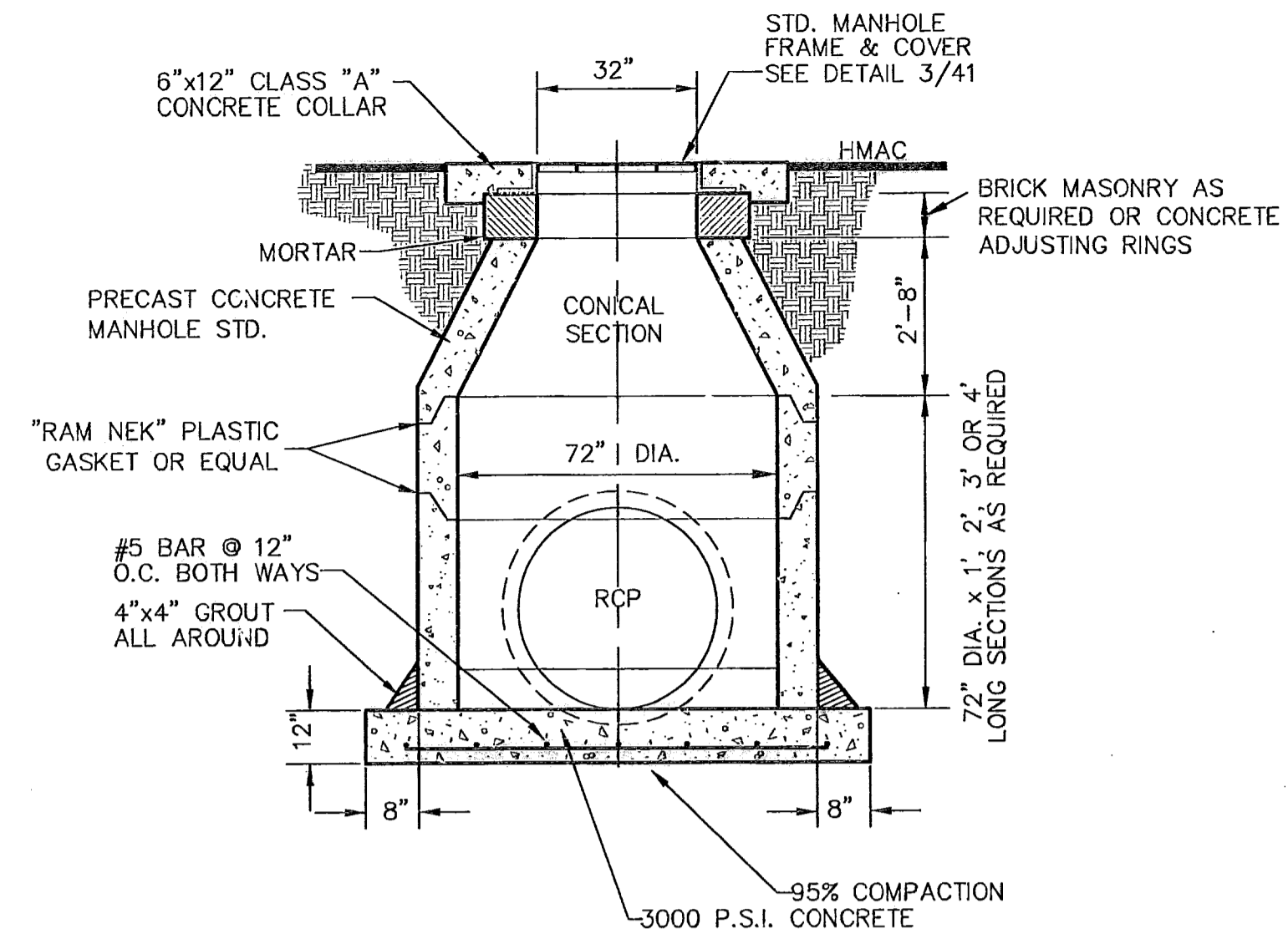
SHEET NO.

28

OF 34

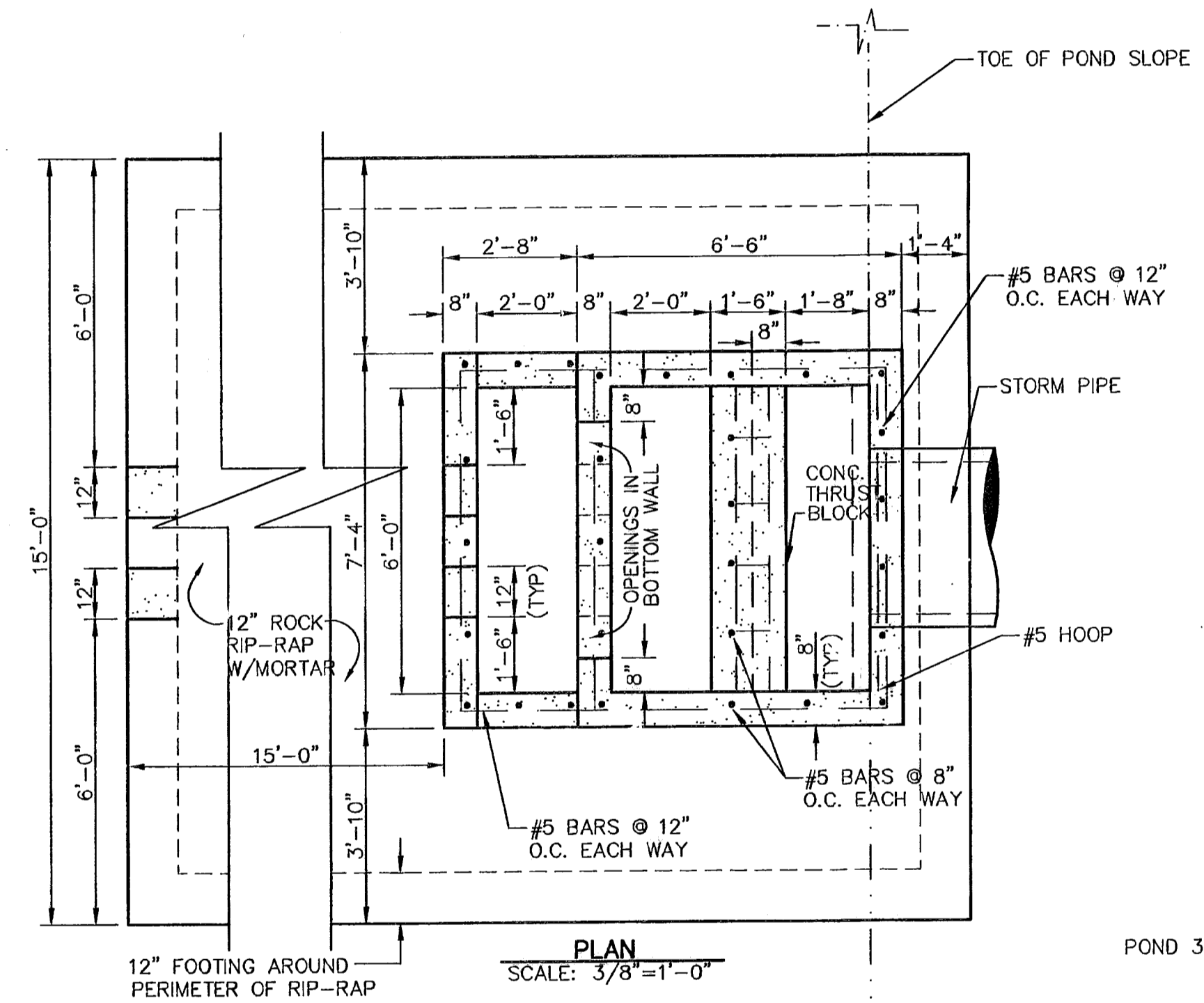


1
29
48" STANDARD MANHOLE DETAIL
N.T.S.

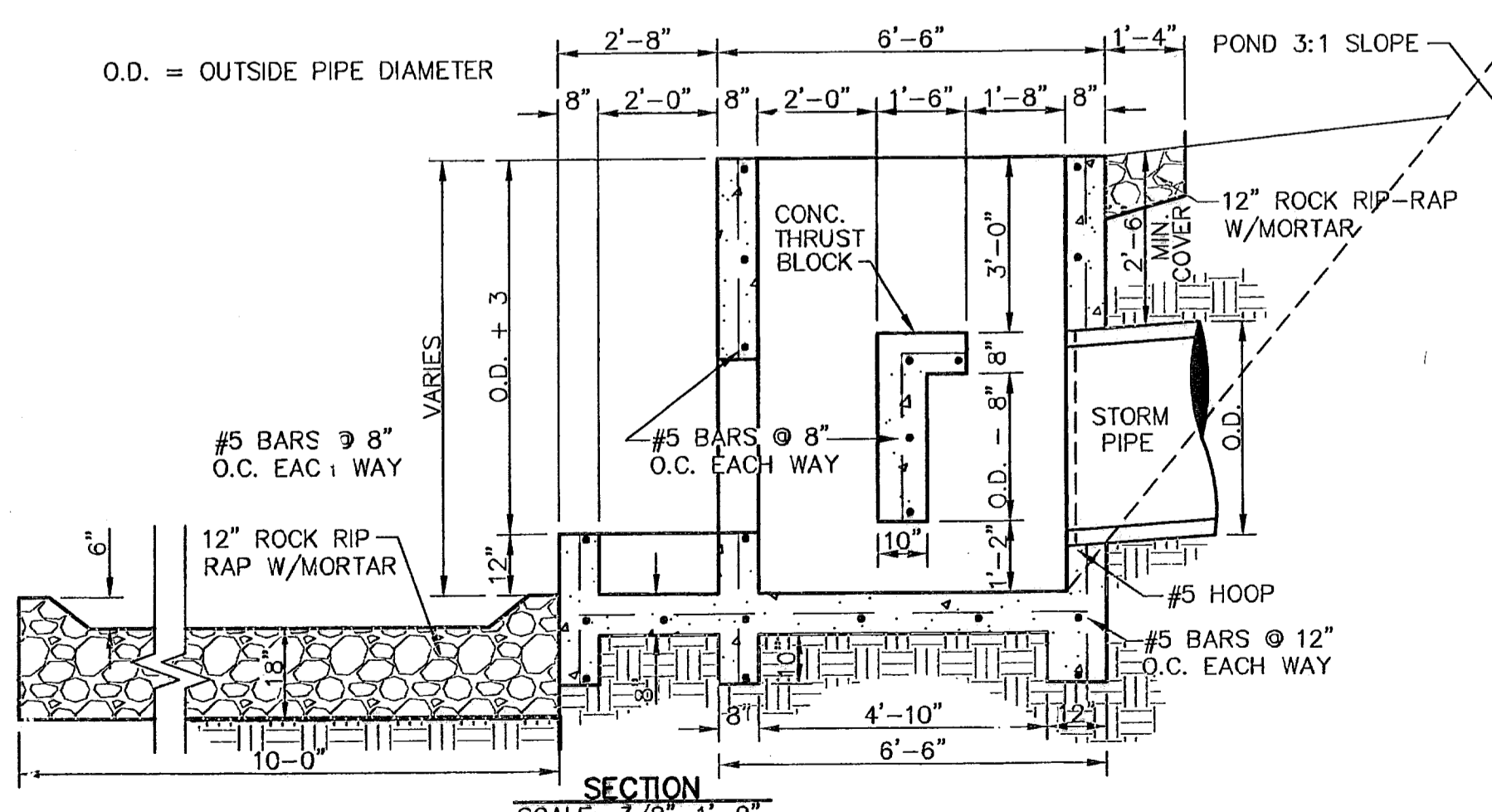


2
29
72" STANDARD MANHOLE DETAIL
N.T.S.

NOTE: 95% COMPACTION AS PER ASTM D-1557 UNDER ALL CONCRETE STRUCTURES.

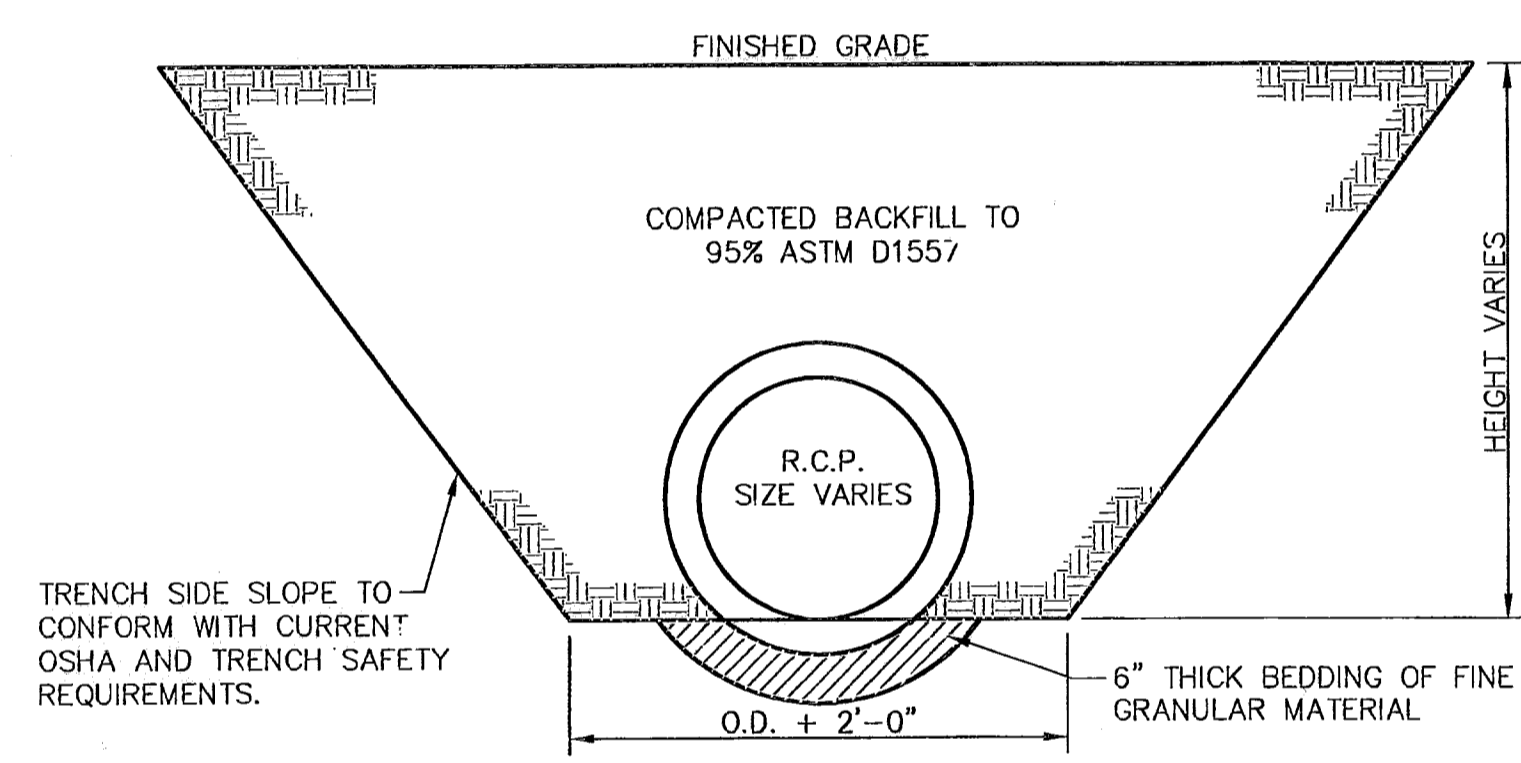


PLAN
SCALE: 3/8" = 1'-0"

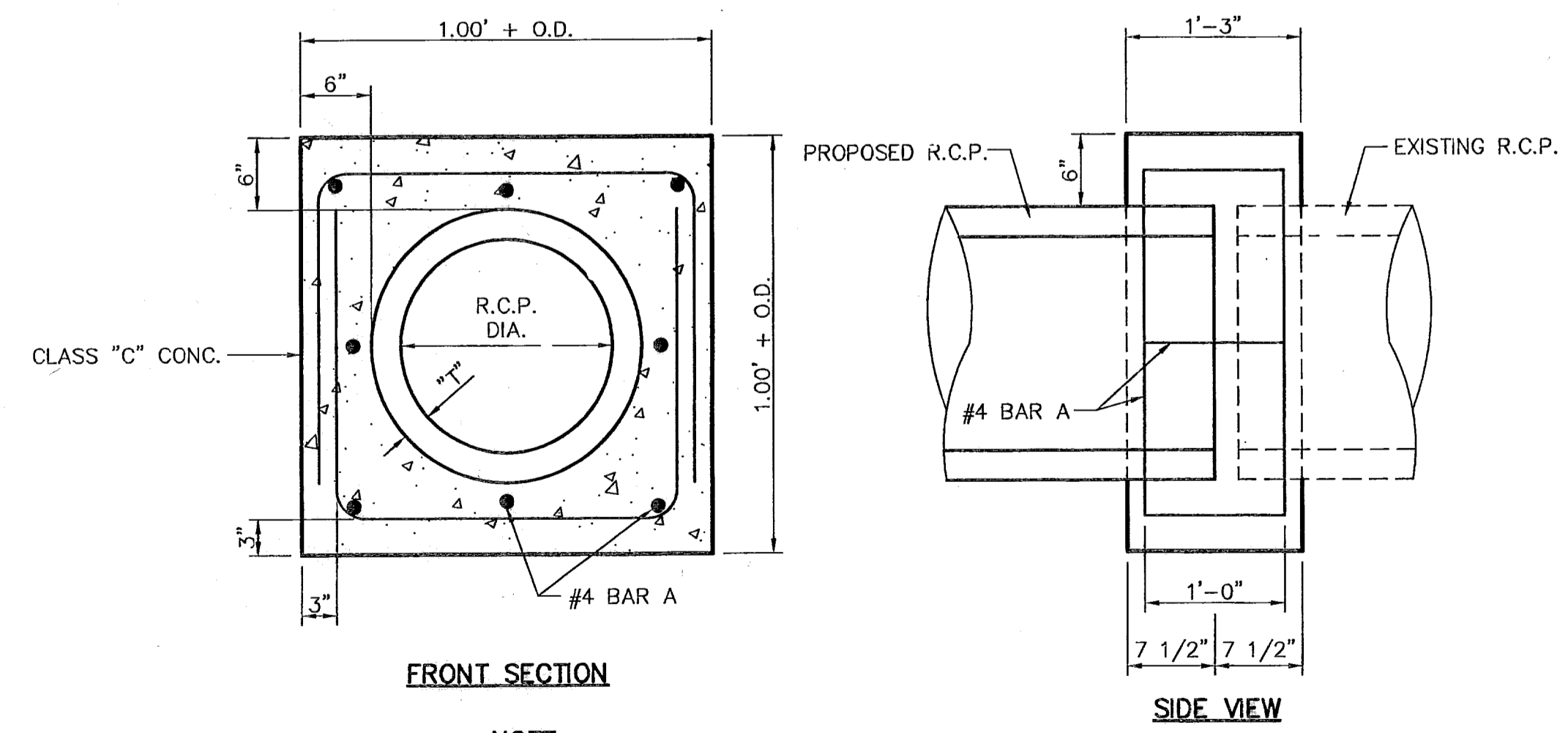


SECTION
SCALE: 3/8" = 1'-0"

3
29
CONCRETE THRUST BLOCK STRUCTURE DETAIL
SCALE AS SHOWN



4
29
STORM SEWER BEDDING DETAIL
SCALE: 1/2" = 1'-0"



FRONT SECTION

SIDE VIEW

NOTE: CONCRETE COLLARS SHALL BE USED AT LOCATIONS AS SHOWN ON PLANS, OR AS DIRECTED BY THE ENGINEER, IN ORDER TO ENSURE A PROPER WATER TIGHT SEAL ON ALL REINFORCED CONCRETE PIPE CONNECTIONS AS DIRECTED BY ENGINEER.

5
29
CONCRETE COLLAR DETAIL
SCALE: 1" = 1'-0"

RECORD DRAWINGS

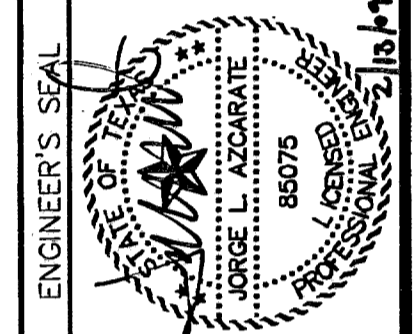
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REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG. 5034377 E. A DISTANCE OF 47' 89" FEET FROM THE INTERSECTION OF 4008.40 AVENUE CITY DATUM ELEVATION..... 4008.40

DATE	REVISIONS	BY
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SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE	SEP. 2007
DESIGN BY	J.G.
DRAWN BY	J.M.
CHKD. BY	J.L.A.
APPVD. BY	J.L.A.
JOB NO.	2400-088-10

**TRES SUEÑOS UNIT FOUR
SUBDIVISION IMPROVEMENTS
PHASE I**

SHEET TITLE

**DRAINAGE
DETAILS**

(SHEET 2 OF 2)

SHEET NO.

29

OF 34

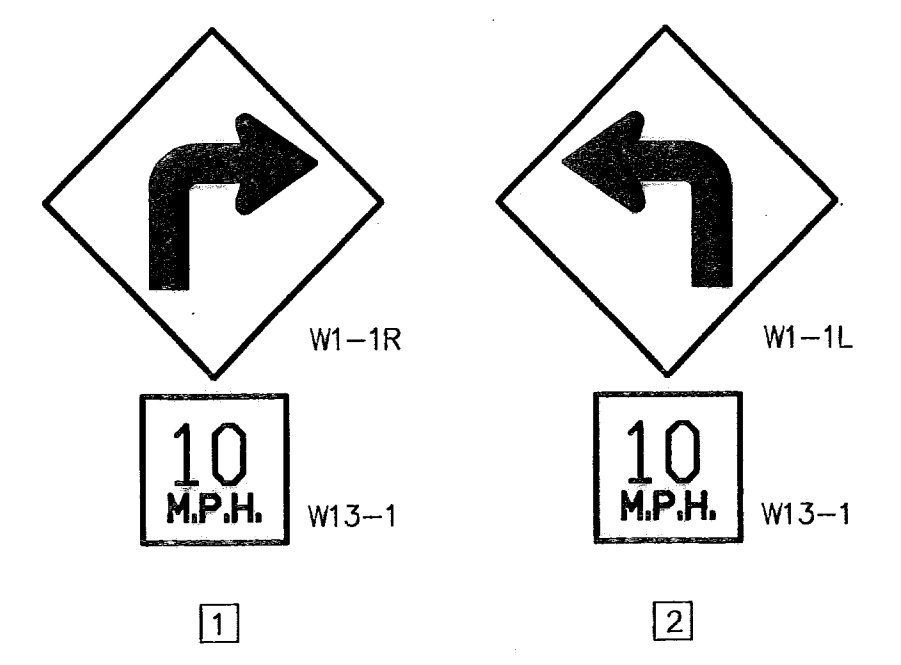


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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

- LEGEND:**
- ☼ PROPOSED RESIDENTIAL STREET LIGHT
 - ⊕ PROPOSED 6" STREET NAMES AND 30" STOP SIGN
 - ⊖ PROPOSED 9" STREET NAMES AND 30" STOP SIGN
 - ⊕ PROPOSED 9" STREET NAME SIGN (TWO SIGNS)
 - ⊖ NO OUTLET SIGN
 - ☐ PROPOSED N.D.B.C.U. MAIL BOX

NOTE
 1. TRAFFIC STREET SIGNS MUST BE OF HIGH INTENSITY REFLECTIVE SHEETING.



NOTE:
 SIGNS SHOULD COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SIGNS DETAIL
 SCALE: N.T.S.

ILLUMINATION AND SIGNAGE PLAN
 SCALE: 1" = 100'

RECORD DRAWINGS
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 02/11/09

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 CITY MONUMENT AT POINT OF CURVE, CENTERLINE RICH BEEM BLVD., 50842371 E. A DISTANCE OF 487.56 FEET FROM THE SOUTHERLY RIGHT OF WAY, LINE OF MONTANA AVENUE CITY DATUM ELEVATION: 4005.40

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Horizontal: N/A
Vertical: N/A
Contour interval: N/A
DATE: SEP. 2007
DESIGN BY: J.C.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No.: 2000-086-LD

PROJECT TITLE
 TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I

SHEET TITLE
 ILLUMINATION AND SIGNAGE PLAN

SHEET NO.
 30
 OF 34

FUTURE
COMMERCIAL
LOT

FUTURE
DEVELOPMENT

RECORD DRAWINGS
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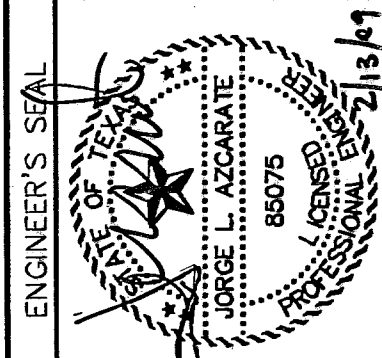
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SCALE: 1" = 30'
 Horizontal: 1" = 5'
 Vertical: Contour Interval: N/A
 DATE: OCT. 2007
 DESIGN BY: ALC
 DRAWN BY: JLM
 CHECK BY: J.L.A.
 APPROV. BY: J.L.A.
 JOB No. 2000-286-LD

PROJECT TITLE
**TRES SUÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE

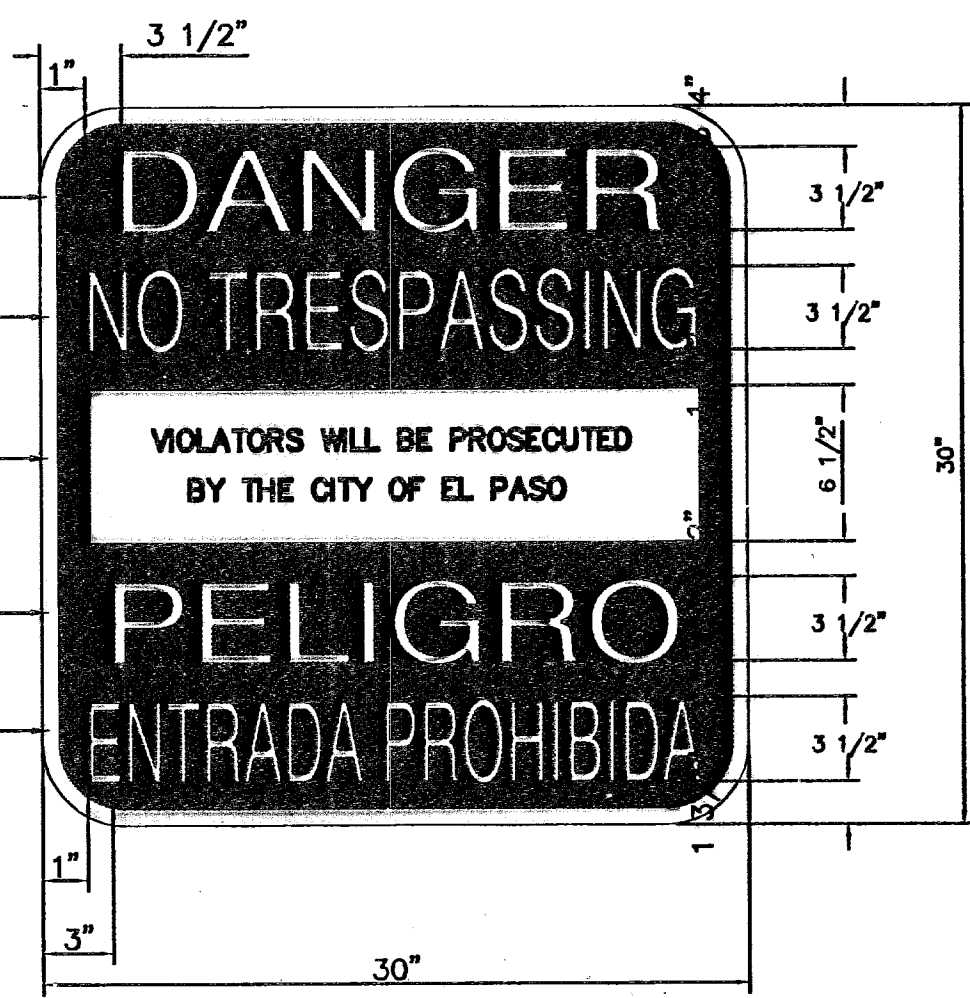
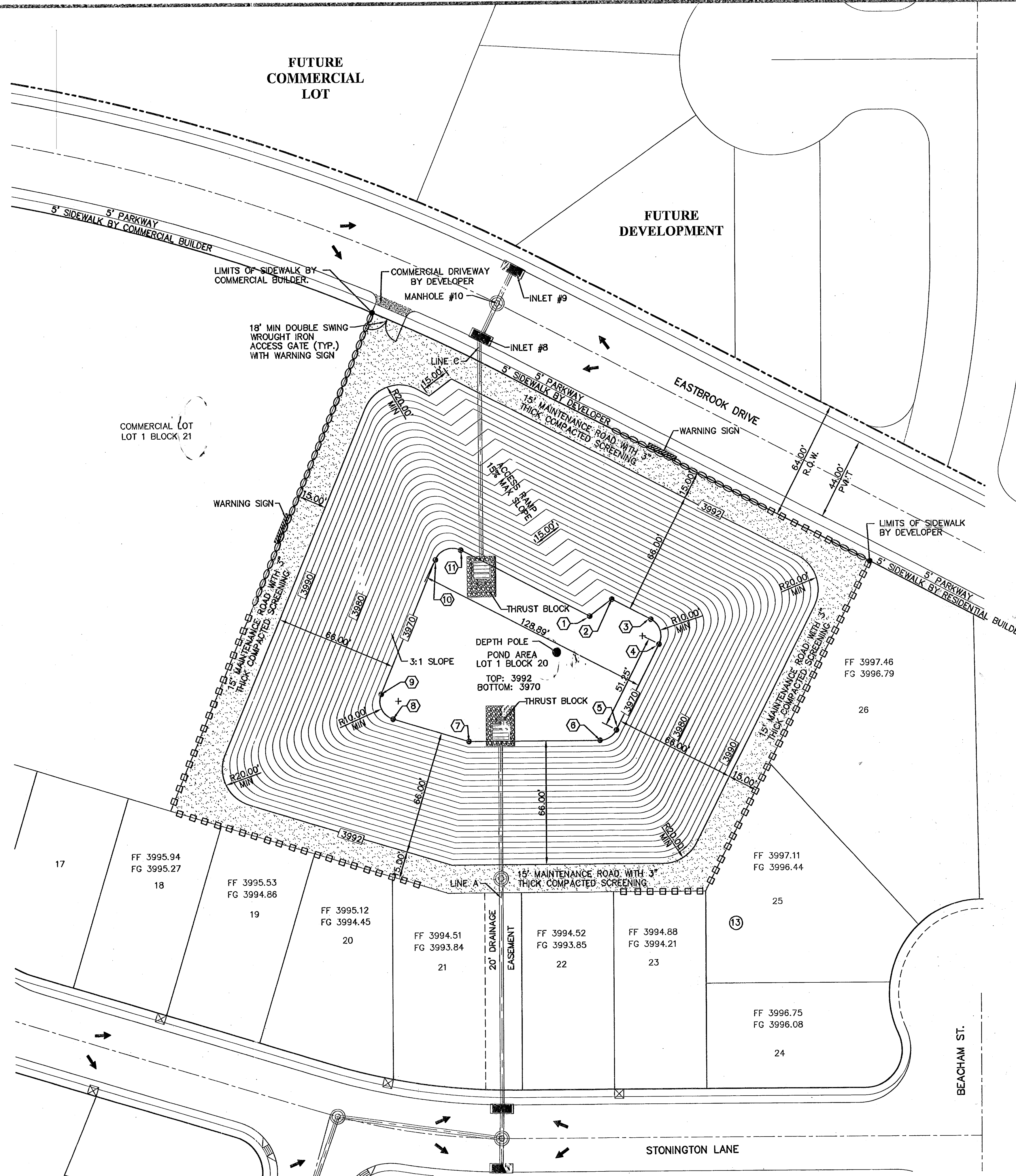
POND DESIGN PLAN

SHEET NO.

31

OF 34

POND DESIGN PLAN
 SCALE: 1" = 30'



NOTES:

- 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.
- POND ROCKWALL/RETAINING WALL SHALL BE BUILT TO A 6' MIN. HEIGHT FROM THE HIGHEST GROUND.
- 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)

KEY #	NORTH	EAST
①	N 63247.4964	E 52023.9766
②	N 63256.3578	E 52036.0794
③	N 63245.5706	E 52057.2089
④	N 63232.1172	E 52061.5683
⑤	N 63186.4733	E 52038.2660
⑥	N 63181.0203	E 52029.3590
⑦	N 63181.0240	E 51958.0845
⑧	N 63193.3455	E 51917.0058
⑨	N 63206.7655	E 51910.6461
⑩	N 63278.1013	E 51940.3281
⑪	N 63283.1662	E 51954.1077

SITE DESCRIPTION

PROJECT NAME AND LIMITS: TRES SUEÑOS UNIT FOUR
 THE PROJECT IS BORDERED BY SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS TO THE NORTH, TRES SUEÑOS UNIT TWO TO THE SOUTH WEST AND TRES SUEÑOS UNIT THREE TO THE SOUTH.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 36.362± ACRES, AND WILL CONTAIN 179 RESIDENTIAL LOTS, PONDING AREA, ONE COMMERCIAL LOT AND ONE PUBLIC PARK.

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

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: 36.362±

TOTAL AREA TO BE DISTURBED: 36.362±

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.622

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE HUECO-WINK ASSOCIATION. THE SOIL IS NEARLY LEVEL AND GENTLY SLOPING THAT HAVE A FINE SANDY LOAM SUBSOIL AND ARE MODERATELY DEEPER OVER CALICHE; IN THE HUECO BOLSON. THIS ASSOCIATION OCCUPIES A LARGE AREA.

NAME OF RECEIVING WATERS: THE STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE DISCHARGED TO A STORM SEWER SYSTEM INTO A PROPOSED RETENTION BASIN.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER: _____

STRUCTURAL PRACTICES:

- SILT FENCES/EARTHEN BERMS
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATION
- PIPE SLOPE DRAINS
- CONCRETE FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM DRAINS
- 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 EARTHEN 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 SWPPP 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 5, 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 THRC.

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.

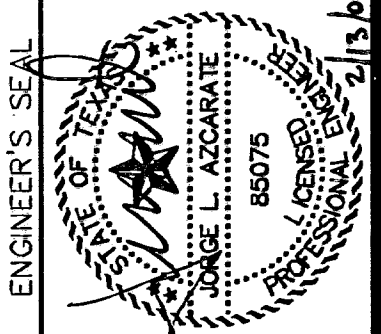
XI. OFFSITE VEHICLE TRACKING:

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 TARPULIN
- EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER: _____

REFERENCES - BENCHMARKS	CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BIRD BLVD., 5084331 E. A DISTANCE OF 487.58 FEET FROM THE SOUTHERN RIGHT OF WAY LINE OF MONTANA AVENUE CITY UNION ELEVATION: 4685-70
DATE	REVISIONS
BY	

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Vertical:	N/A
Contour Interval:	N/A
DATE:	SEP. 2007
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APPROV. BY:	J.L.A.
JOB No.	2000-086-LD

PROJECT TITLE
**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

SHEET TITLE
**STORM WATER
 POLLUTION CONTROL
 PLAN:
 GENERAL NOTES**

SHEET NO.
32

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	(AFTER HOURS) (915) 240-3220

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 FOR FIELD LOCATING EXISTING UTILITIES

- LEGEND**
- X X X SILT FENCE OR EARTHEN BERM
 - [Hatched Box] STABILIZED CONSTRUCTION ENTRANCE
 - [S] STAGING AREA
 - [P] PORTABLE TOILETS
 - OUTFALL

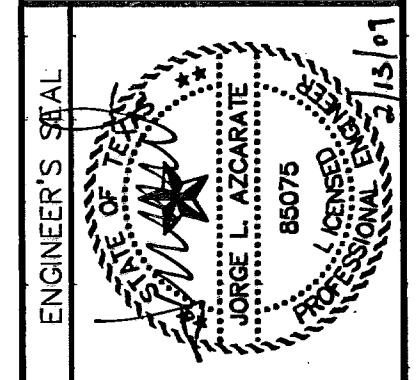
- NOTES:**
- SELECTION OF BEST MANAGEMENT PRACTICES (SILT FENCE OR EARTHEN BERM) SHALL BE AT THE DISCRETION OF THE DEVELOPER/CONTRACTOR.
 - CONTRACTOR SHALL PLACE HAY BALES AT INLETS TO PROTECT SILT OR DEBRIS FROM ENTERING STRUCTURES. HAY BALES SHALL NOT BE REMOVED UNTIL ACCEPTANCE BY THE CITY OF EL PASO.
 - PROVIDE, INSTALL AND MAINTAIN SILT FENCE AROUND PERIMETER OF PARK UNTIL ALL ADJACENT DEVELOPMENT AND HOME CONSTRUCTION IS COMPLETED.

SITE PLAN
 SCALE: 1"=100'

RECORD DRAWINGS
 THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CSA 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.
 02/11/09

DATE	REVISIONS	BY

CSA GROUP
 engineers • architects • planners
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 Office 915.544.5232 Fax 915.544.5233
 www.csagroup.net



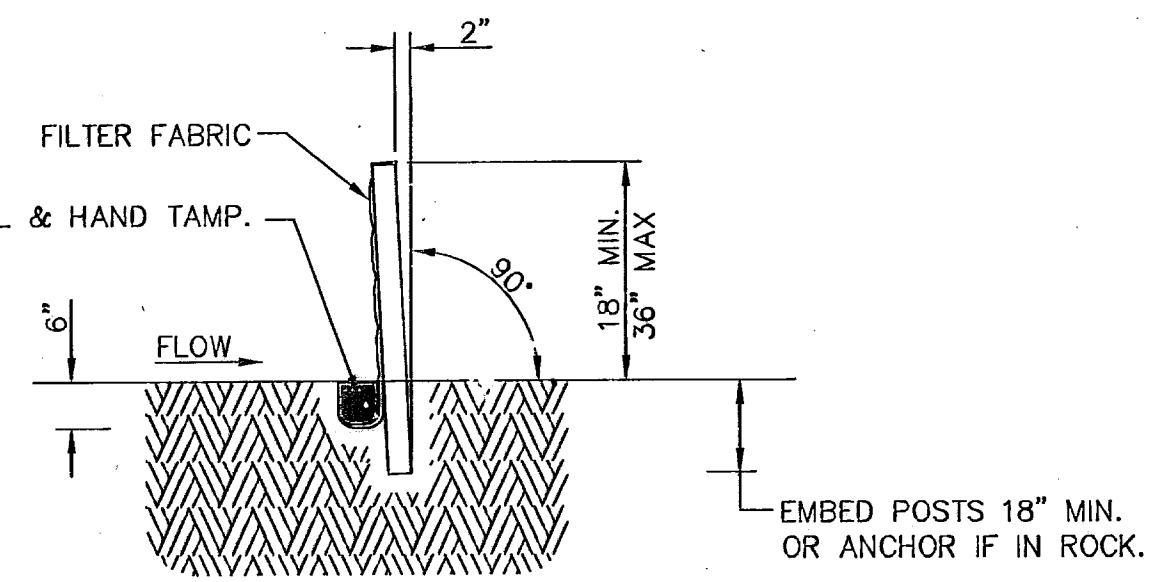
SCALE: 1"=100'
Horizontal: N/A
Vertical: N/A
Contour Interval: 5' / 4'
DATE: SEP. 2007
DESIGN BY: J.G.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No.: 2000-086-LD

**TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I**

**STORM WATER
 POLLUTION CONTROL
 PLAN:
 SITE PLAN**

SHEET NO.
33
 OF 34

4" MIN. STEEL OR WOOD POSTS SPACED AT 6' TO 8' O.C.
 SOFTWOOD POSTS SHALL BE 3" MIN. DIA. OR NOMINAL 2"x4".
 HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5" X 1.5".



SECTION A-A

CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MIN. OF 6 TIMES WITH HOG RINGS.

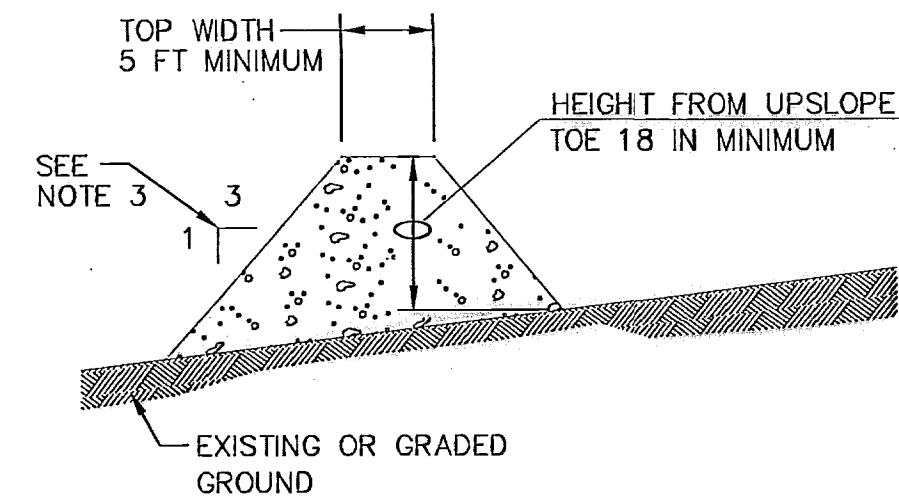
GALV. W.W.M. (12.5 GA. MIN.) MAX. OPENING SIZE SHALL BE 2" X 4".

ATTACH THE W.W.M. & FABRIC ON END POSTS USING 4 EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4 T-CLIPS OR SEWN VERTICAL POCKETS FOR STEEL POSTS).

FASTEN FABRIC TO TOP STRAND OF WELDED WIRE MESH (W.W.M.) BY HOG RINGS OR CORD AT A MAX. SPACING OF 15".

PLACE 4" TO 6" OF FABRIC AGAINST THE TRENCH SIDE AND APPROX. 4" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE. BACKFILL AND HAND TAMP.

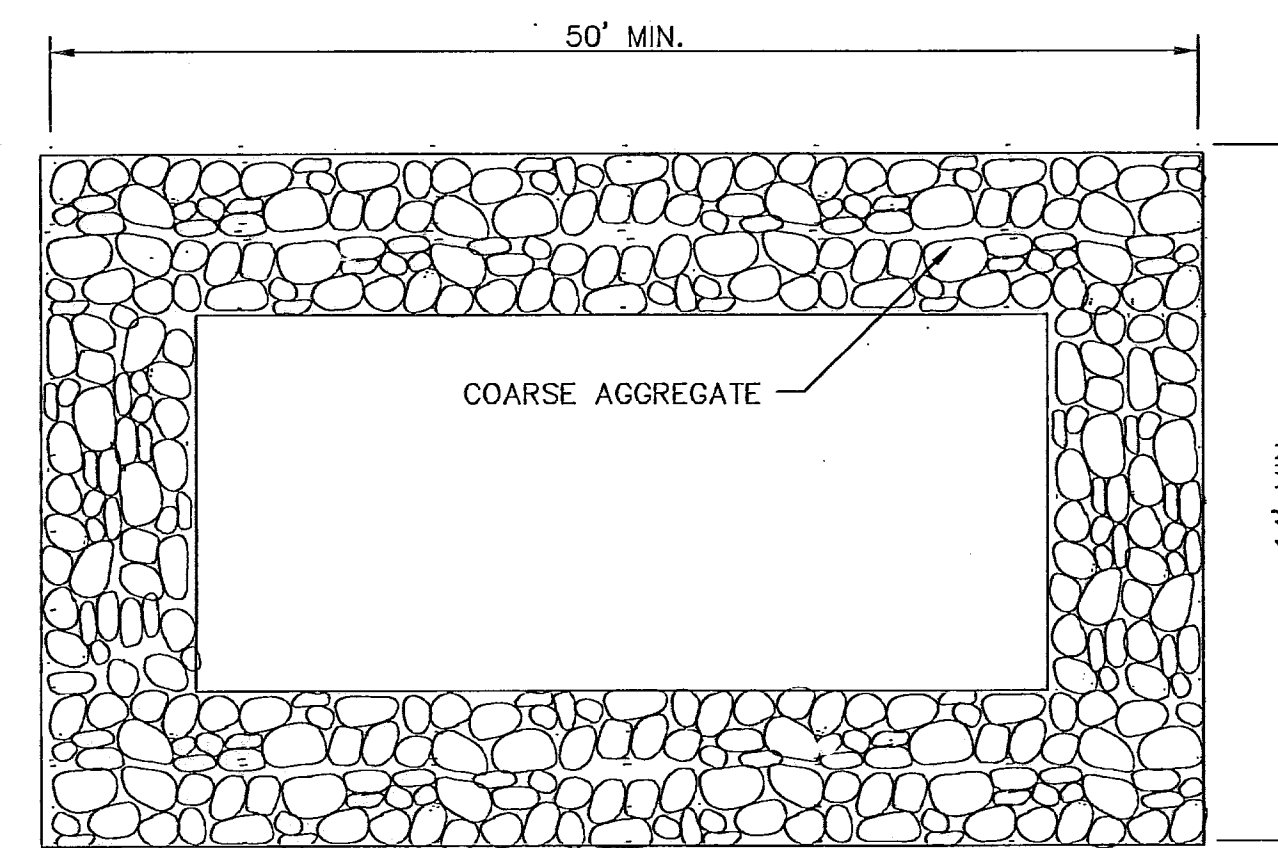
TEMPORARY SEDIMENT CONTROL FENCE



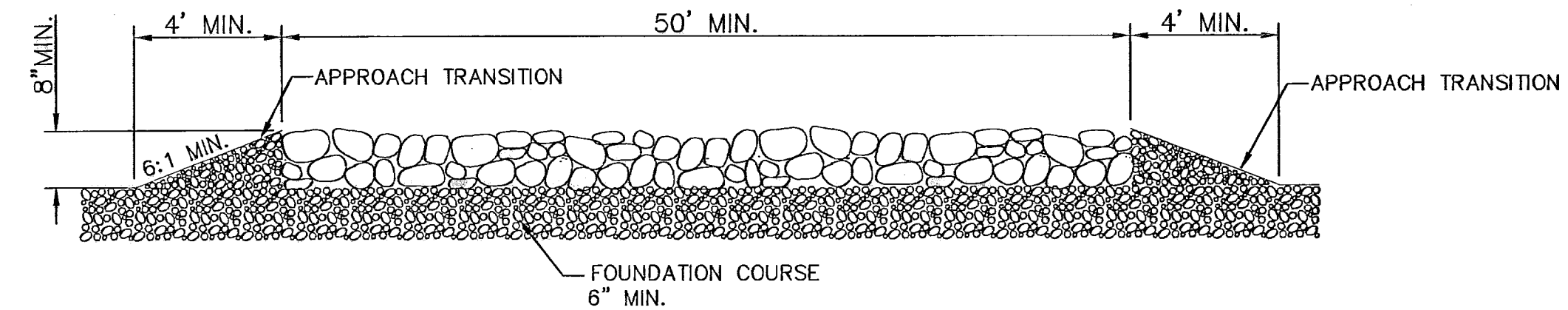
GENERAL NOTES:

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

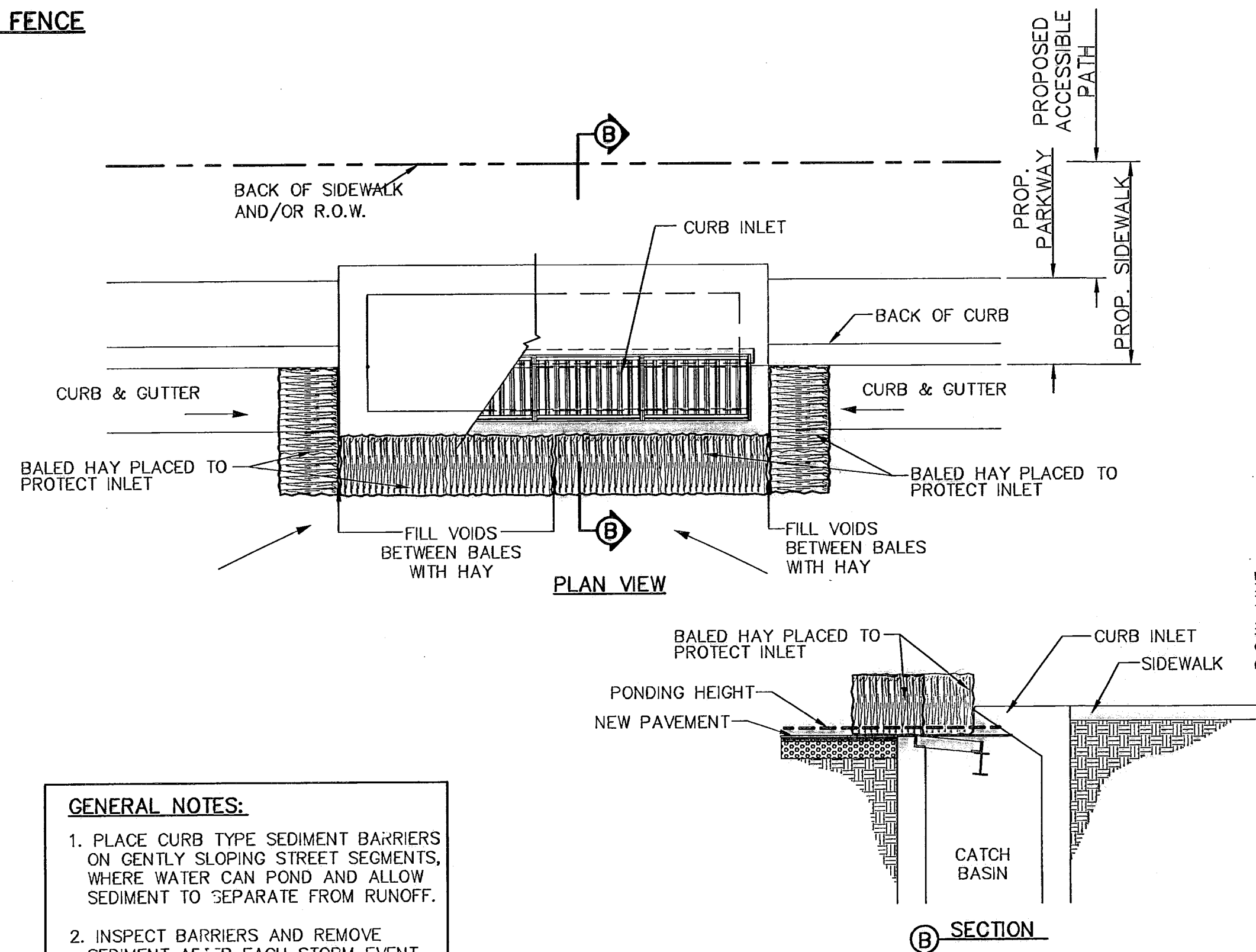


PROFILE

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)



- GENERAL NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

TEMPORARY INLET PROTECTION

REFERENCES - BENCHMARKS

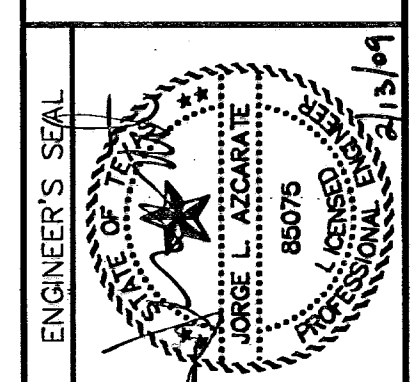
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. 5884337. E. A DISTANCE OF 467.86 FEET FROM THE MONUMENT TO THE MAT. LINE 4083.00 AVENUE CITY DATUM ELEVATION 4083.40

DATE	REVISIONS	BY
------	-----------	----

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SCALE

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	SEP. 2007
DESIGN BY:	J.G.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB NO.:	2000-096-LD

PROJECT TITLE

TRES SUEÑOS UNIT FOUR
 SUBDIVISION IMPROVEMENTS
 PHASE I

SHEET TITLE

STORM DRAIN
 POLLUTION CONTROL
 PLAN:
 DETAILS

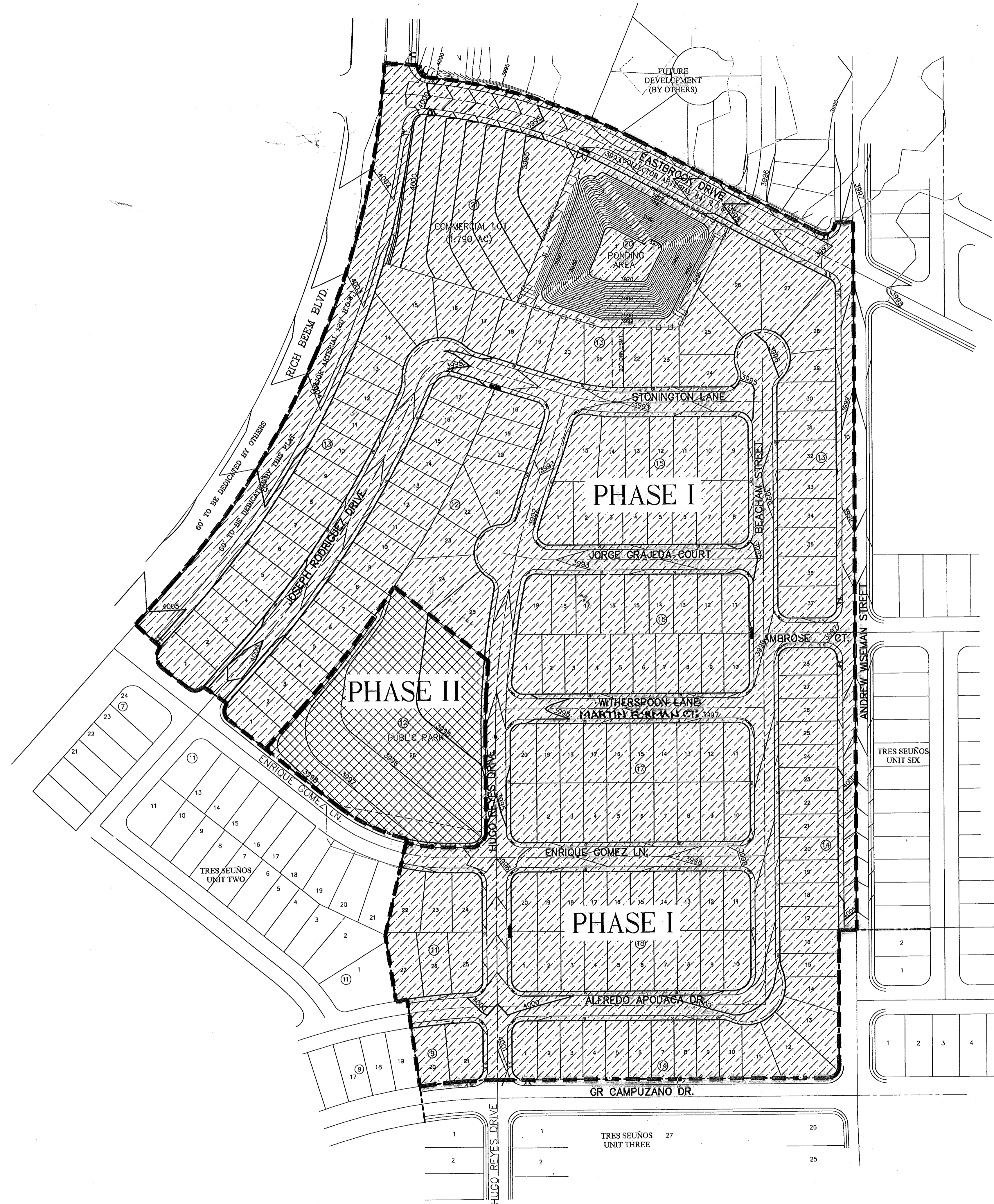
SHEET NO.

34

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.

02/11/09



UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
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 I
BEFORE YOU DIG**

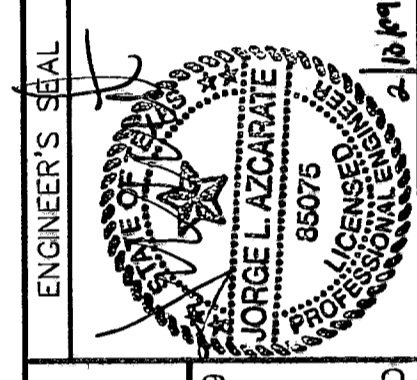
CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS	DATE	REVISIONS	BY
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 50874331' E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....403.40			

CS&P
G R O U P

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SCALE: 1" = 100'	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	FEBRUARY 2009
DESIGN BY:	J.G.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APPROV. BY:	J.L.A.
JOB No.:	2000-086-LD

LEGEND

- PHASE BOUNDARY
- PHASE I
- PHASE II

PROJECT TITLE

**TRES SEÑOS UNIT FOUR
CONSTRUCTION PHASING PLAN**

SHEET TITLE

CONSTRUCTION PHASING PLAN

SHEET NO.

34A

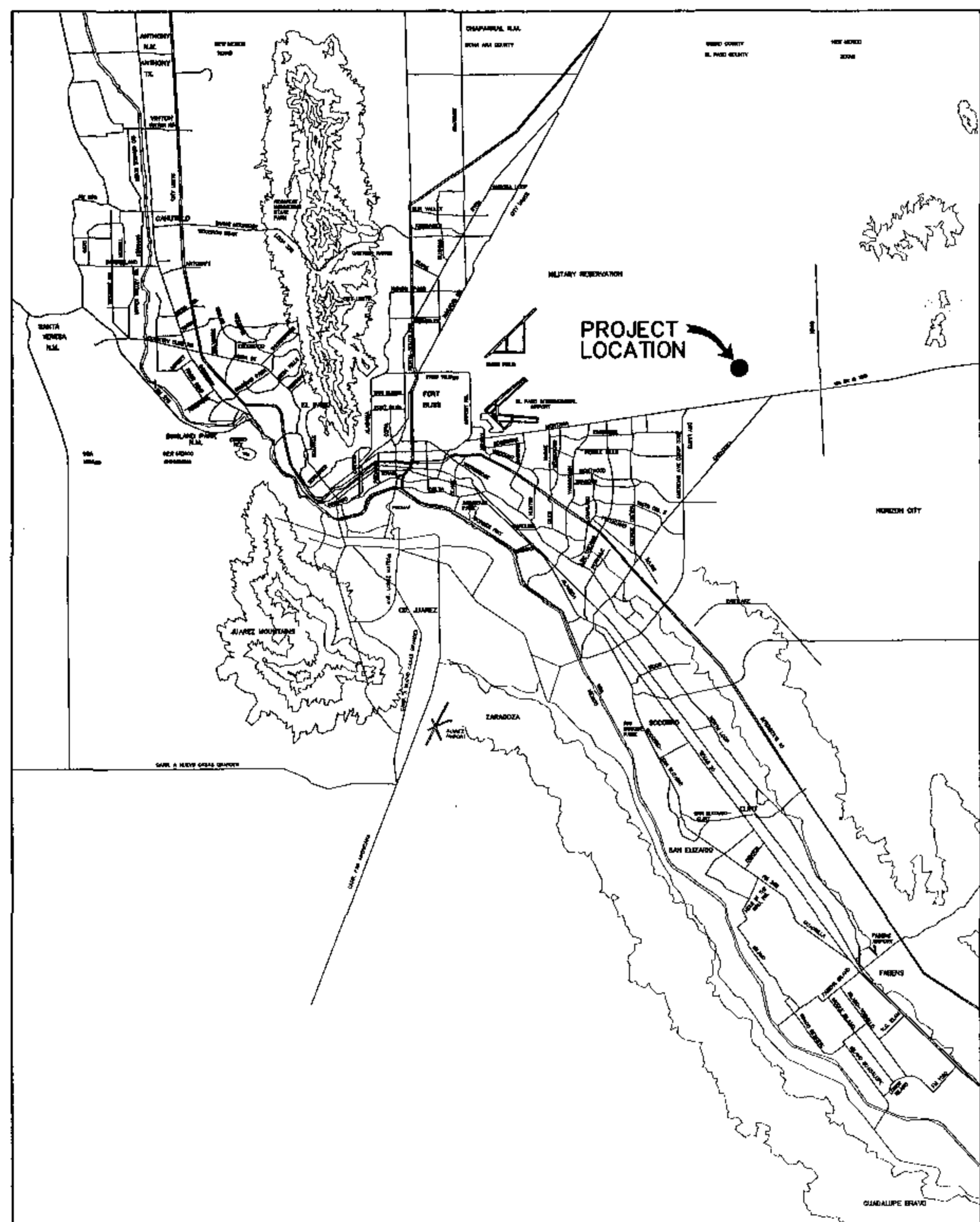


CONSTRUCTION PHASING PLAN
SCALE: 1" = 100'

TRES SUEÑOS UNIT FOUR

SUBDIVISION IMPROVEMENTS

BEING TRACT 1-B, SECTION 26, TRACT 11C-2, SECTION 34
AND A PORTION OF SECTION 27 BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
36.362± ACRES



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET - HEADING WITH LEGAL DESCRIPTION AND NUMBER OF ACRES; INDEX OF SHEETS; VICINITY MAP, LOCATION MAP; PRINCIPAL CONTACTS, TITLE - REVISION BLOCK AND ENGINEER'S SEAL.
1	GENERAL NOTES
2	PLAT
3	GRADING PLAN
4	DRAINAGE PLAN
5 & 6	GRADING CROSS SECTIONS
7 - 21	STREET PLAN AND PROFILES
22,23,24	STORM DRAIN PLAN AND PROFILES
25,26,27	STANDARD DETAILS
28 & 29	DRAINAGE DETAILS
30	ILLUMINATION & SIGNAGE PLAN
31	POND DESIGN
32,33,34	STORM WATER POLLUTION PLANS



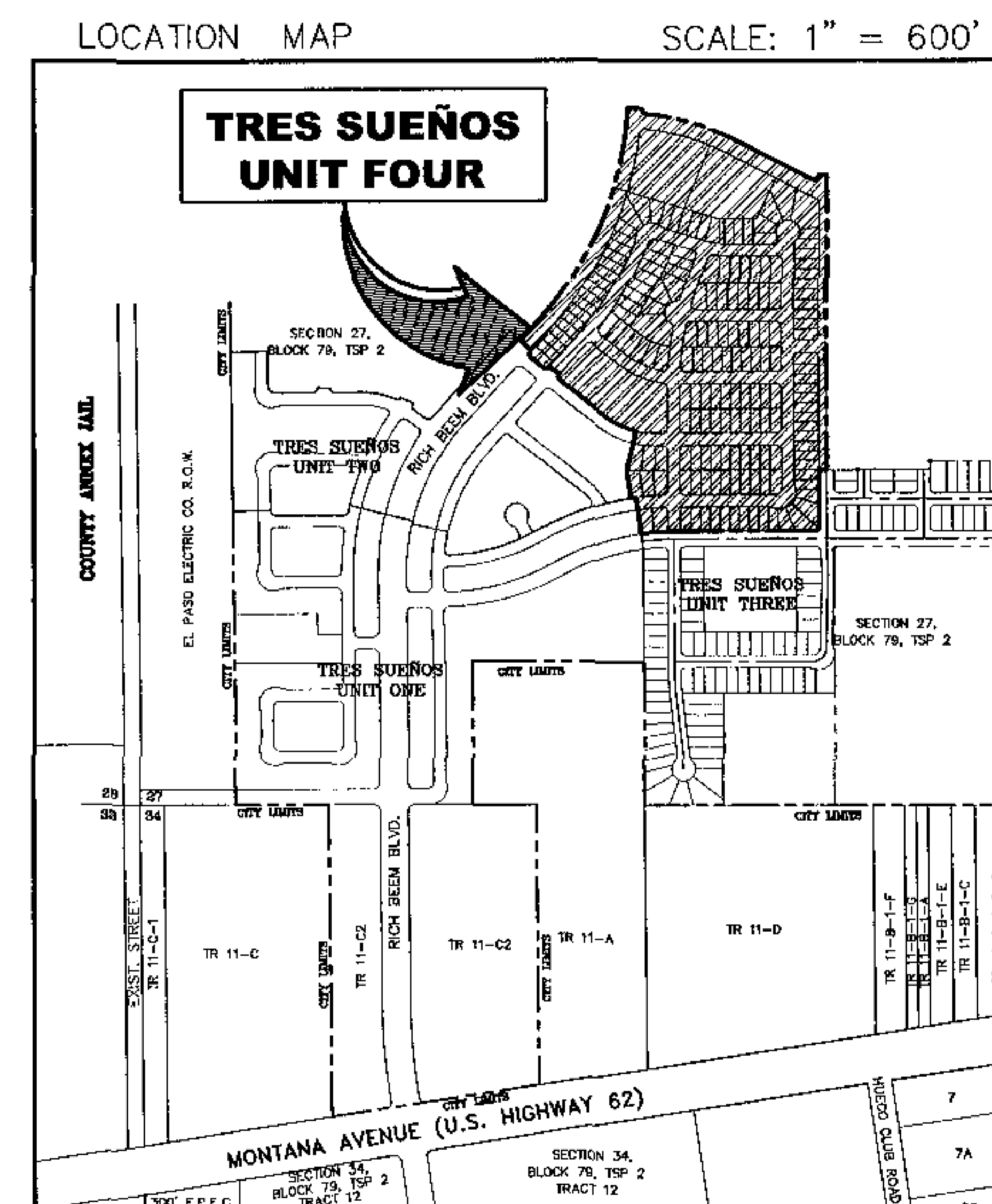
Jorge L. Azcarate
JORGE L. AZCARATE, P.E. PROJECT MANAGER



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Jorge L. Azcarate
JORGE L. AZCARATE, P.E. PROJECT MANAGER



LOCATION MAP
SCALE: 1" = 600'

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: *Jorge L. Azcarate* DATE: 11/20/2007

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TROPICANA DEVELOPMENT	4655 COHEN DRIVE	EL PASO, 79924	(915) 821-3550	(915) 821-3556
ENGINEER:	CEA ENGINEERING GROUP	1204 MONTANA AVE.	EL PASO, 79902	(915) 544-5232	(915) 544-5233
SURVEYOR:	BROCK & BUSTILLOS	417 EXECUTIVE CENTER BLVD.	EL PASO, 79902	(915) 542-4900	(915) 542-2867

TRES SUEÑOS UNIT FOUR

COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
AUGUST 2007	JOE M.	JORGE GRAJEDA	JORGE L. AZCARATE	JORGE L. AZCARATE
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY: