

VALLEY CREEK UNIT THREE

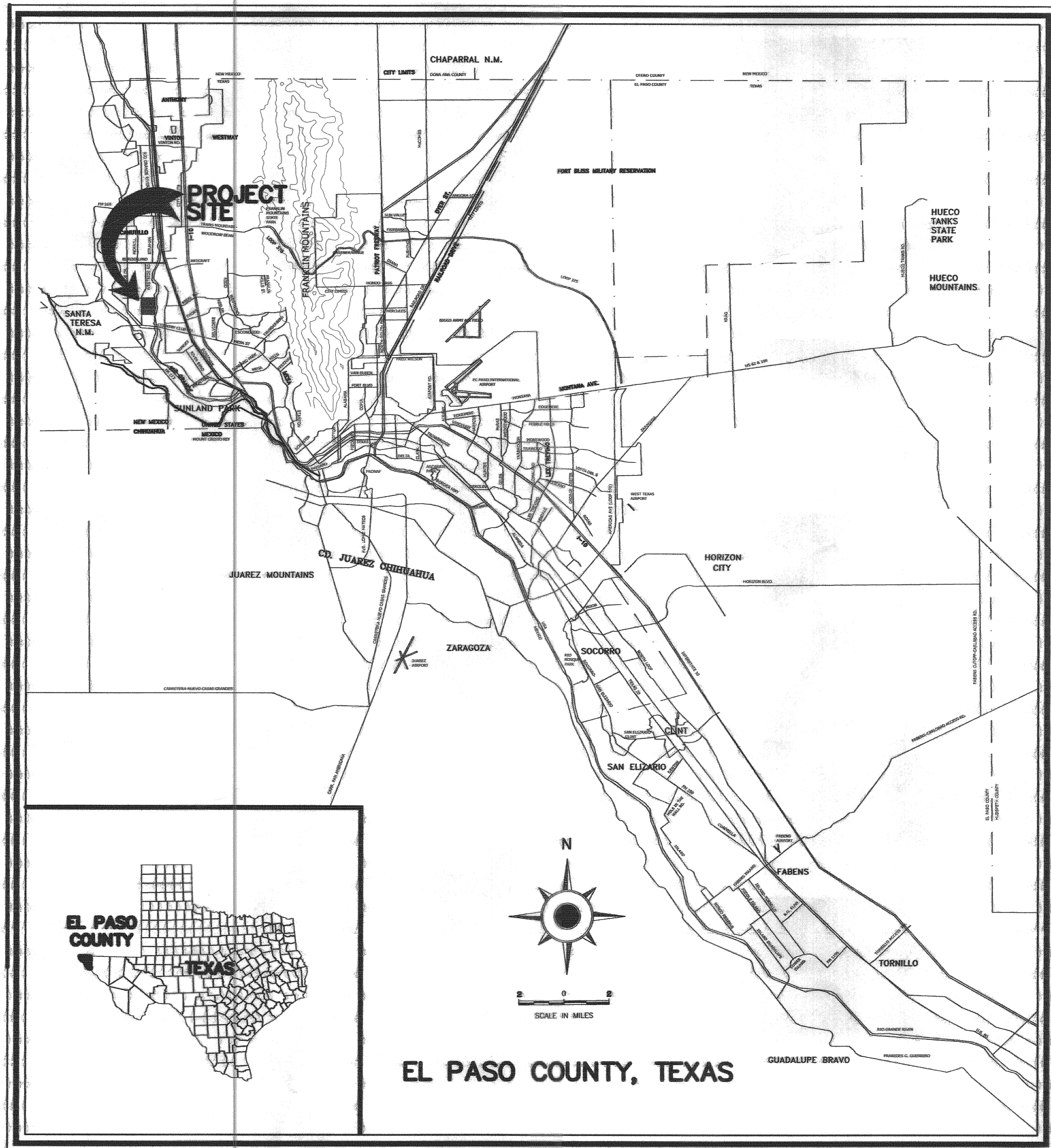
VALLEY CREEK UNIT THREE

BEING A PORTION OF TRACT 1-A BLOCK 11, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 992,764.25 SQUARE FEET OR 22.7907 ACRES MORE OR LESS
STREET IMPROVEMENT PACKAGE

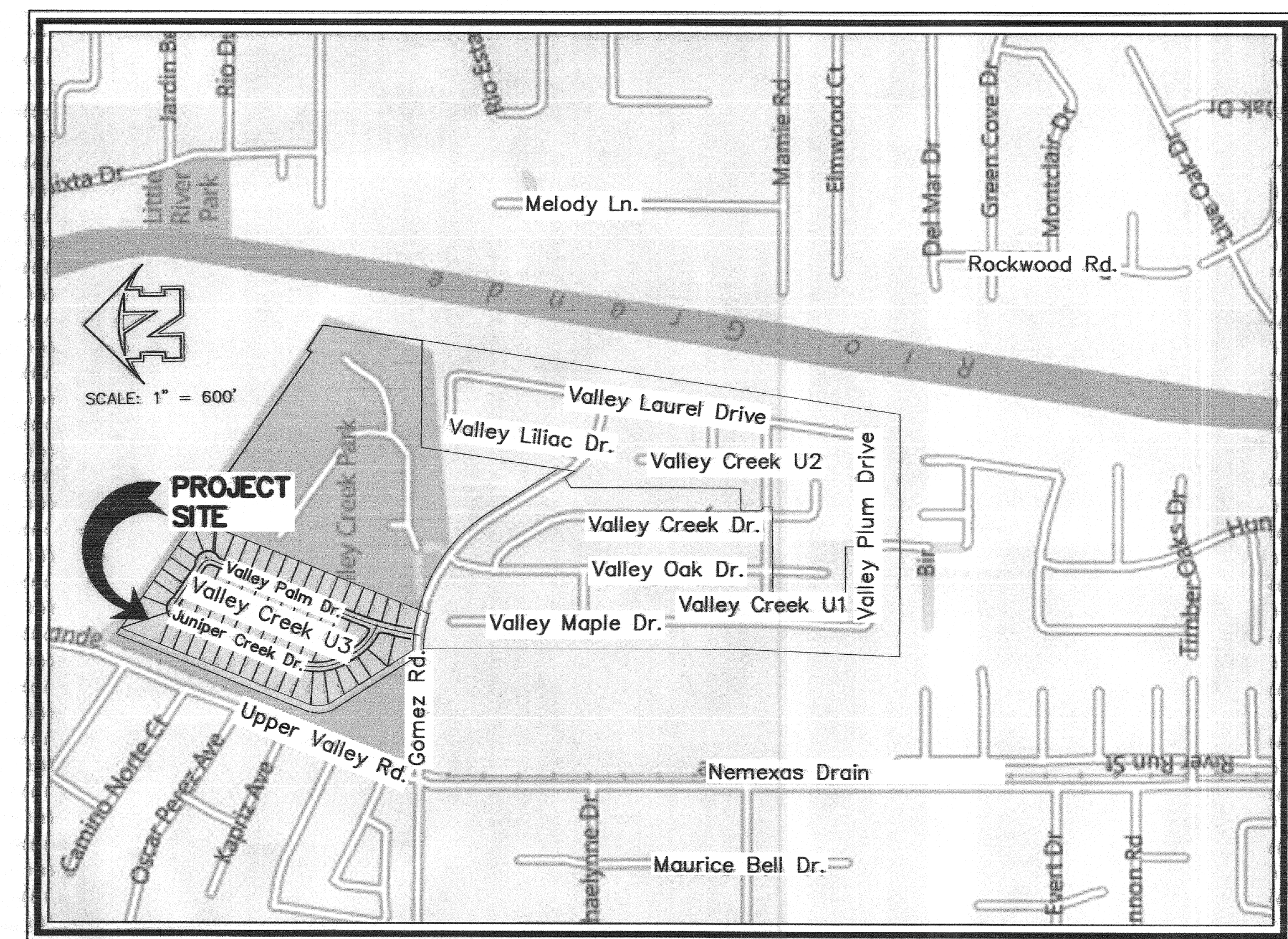
VICINITY MAP

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LOCATION MAP



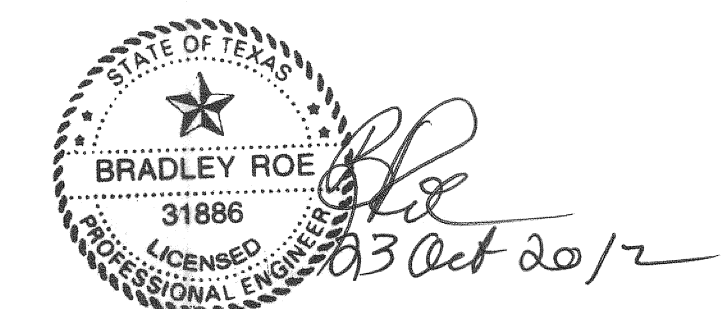
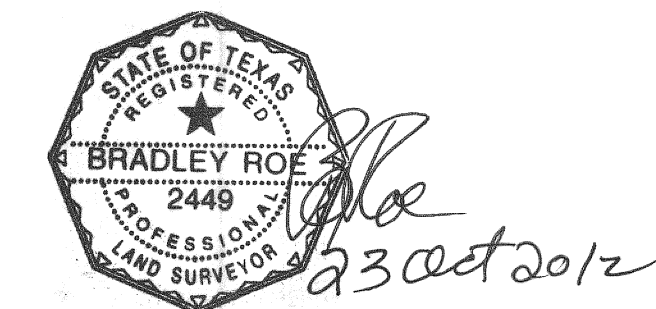
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OWNER / DEVELOPER
HAM MANAGEMENT, LLC., THE GENERAL PARTNER
OF UPPER VALLEY CREEK L.P.
RUSSELL HANSON MANAGING PARTNER
P.O. BOX 220630
EL PASO, TEXAS 79913
(915)-478-7877

brnp
Roe Engineering, L.C.
601 N. Cotton St. Suite No. 6 El Paso, Tx, 79902
(915) 533-1418 FAX: (915) 533-4972
e-mail: roeeng@swbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

ENGINEERING & CONSTRUCTION
MANAGEMENT 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
Effective Must Call 24 Hours Prior to Construction for Inspection
BY: *[Signature]* DATE: 10/24/2012



VALLEY CREEK UNIT THREE REPLAT AMENDING PLAT

BEING AN AMENDING PLAT OF
VALLEY CREEK UNIT THREE REPLAT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 1,042,298 SQUARE FEET
OR 23.928 ACRES MORE OR LESS

OWNER'S DEDICATION, CERTIFICATION
STATE OF TEXAS
COUNTY OF EL PASO

I, RUSSELL HANSON, MANAGER OF HAM MANAGEMENT, L.L.C., THE GENERAL PARTNER OF UPPER VALLEY CREEK, L.P., PROPERTY OWNER(S) OF THIS LAND HEREBY PRESENT THIS PLAT.

UPPER VALLEY CREEK, L.P.,
BY: HAM MANAGEMENT, L.L.C., ITS GENERAL PARTNER

By: *Russell Hanson*
RUSSELL HANSON, MANAGER

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL HANSON, MANAGER OF HAM MANAGEMENT, L.L.C., THE GENERAL PARTNER OF UPPER VALLEY CREEK, L.P., KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF AUGUST, 2017 A.D.

Lori Ann Jackson
LORI ANN JACKSON
Notary Public, State of Texas
Comm. Expires 08-08-2020
Notary ID: 130652943

By: *Lori Ann Jackson*
NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS
MY COMMISSION EXPIRES 8/8/2020

AMENDING PLAT APPROVAL STATEMENT
THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 212.0065 (AMENDING PLAT) OF THE LOCAL GOVERNMENT CODE OF THE TEXAS MUNICIPAL CODE SECTION 19.08.070, AS TO MEETING THE REQUIREMENTS FOR REVIEW OF AN AMENDING PLAT.

EXECUTIVE SECRETARY: _____
SUBDIVISION COORDINATOR: _____
APPROVED FOR FILING THIS 30th DAY OF September, 2017 A.D.
PLANNING INSPECTIONS DIRECTOR: _____

COUNTY CLERK'S RECORDING CERTIFICATE
Delia Briones, COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER THE INSTRUMENT NO. 20170047445 IN THE PLAT RECORDS OF THE EL PASO COUNTY.

FOR RECORDING PURPOSES ONLY
COUNTY CLERK: _____ DATE: 9/14/17
DEPUTY COUNTY CLERK: _____ DATE: _____

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROFESSIONAL AND TECHNICAL STANDARDS, REGISTERED PUBLIC LAND SURVEYOR NO. 5572
By: *Charles H. Gutierrez*
CHARLES HENRY GUTIERREZ, R.P.L.S. 5572
H2O TERRA
REGISTRATION / LICENSE NO. 10060700

PREPARED BY AND UNDER THE SUPERVISION OF JOSE HERNANDEZ
REGISTERED PROFESSIONAL ENGINEER NO. 114310
By: *Jose Hernandez* 08/29/17
JOSE HERNANDEZ, P.E. 114310
H2O TERRA
TEXAS REGISTERED
ENGINEERING FIRM F-2103

"THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VALLEY CREEK UNIT THREE REPLAT AMENDING PLAT BY THE EL PASO WATER UTILITIES SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON GOMEZ ROAD, AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION ON (DATE: _____)."

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	645.00'	161.04'	80.94'	160.63'	S82°38'05"E	141°8'20"
C2	150.00'	143.19'	77.58'	137.81'	S53°01'16"E	54°41'30"
C3	1559.61'	213.45'	106.89'	213.29'	S12°48'27"W	75°0'30"
C4	1559.61'	139.20'	69.64'	139.15'	S19°17'06"W	53°0'48"
C5	56.00'	75.60'	44.82'	69.99'	N16°49'59"W	213.33'
C6	56.00'	100.33'	69.96'	87.44'	S73°10'01"W	102°39'00"
C7	300.00'	286.37'	155.15'	275.62'	S53°01'17"E	54°41'35"
C8	301.02'	194.46'	100.76'	189.09'	S51°21'56"E	37°00'44"
C9	20.00'	39.74'	19.33'	27.80'	S33°01'36"E	68°03'11"
C10	1559.61'	86.50'	43.26'	86.49'	S10°15'12"W	31°42'52"
C11	1559.61'	84.91'	42.47'	84.90'	S13°45'49"W	31°05'02"
C12	1559.61'	84.47'	42.24'	84.45'	S16°56'09"W	30°59'50"
C13	1529.41'	76.28'	35.14'	76.28'	S19°50'02"W	23°7'55"
C14	30.00'	18.28'	9.43'	18.00'	S39°17'58"W	34°54'50"
C15	70.00'	29.10'	14.76'	28.89'	N44°50'56"E	23°48'50"
C16	70.00'	10.86'	5.44'	10.85'	N28°29'41"E	85°33'32"
C17	70.00'	54.79'	28.89'	53.40'	N13°37'30"E	44°50'50"
C18	70.00'	54.52'	28.73'	53.15'	N43°06'38"W	44°37'27"
C19	70.00'	30.54'	15.52'	30.30'	N77°50'23"W	25°00'02"
C20	30.00'	18.28'	9.43'	18.00'	S72°57'56"E	34°54'50"
C21	30.00'	11.08'	5.61'	11.02'	S44°55'28"E	21°10'03"
C22	70.00'	54.25'	28.57'	52.90'	N56°32'33"W	44°24'13"
C23	70.00'	36.11'	18.47'	35.71'	S86°28'41"W	29°33'21"
C24	70.00'	35.52'	18.15'	35.14'	S57°09'49"W	29°04'23"
C25	70.00'	51.25'	26.84'	50.12'	S21°39'03"W	41°57'09"
C26	30.00'	11.08'	5.61'	11.02'	N11°50'30"E	21°10'03"
C27	326.00'	41.45'	20.75'	41.42'	S18°11'58"W	71°06'
C28	326.00'	61.87'	31.03'	61.78'	S9°07'12"W	10°52'25"
C29	326.00'	64.28'	32.24'	64.17'	S1°57'54"E	11°17'49"
C30	326.00'	64.28'	32.24'	64.17'	S1°57'54"E	11°17'49"
C31	326.00'	63.35'	31.78'	63.25'	S24°28'40"E	11°58'04"
C32	326.00'	15.97'	7.98'	15.97'	S31°28'53"E	24°8'22"
C33	327.02'	65.33'	32.77'	65.22'	S38°34'26"E	11°26'44"
C34	327.02'	103.29'	52.08'	102.86'	S53°20'41"E	18°05'46"
C35	20.00'	27.35'	13.67'	25.27'	N23°31'11"W	78°20'46"
C36	1589.61'	72.54'	36.27'	72.53'	S14°38'46"W	23°56'52"
C37	1589.61'	89.20'	44.61'	89.18'	S11°43'53"W	31°25'44"
C38	20.00'	28.67'	14.42'	28.27'	N51°11'02"E	82°07'12"
C39	645.00'	22.87'	11.44'	22.87'	N88°46'18"W	201°54'
C40	150.00'	26.27'	13.17'	26.23'	S27°50'05"E	109°19'58"
C41	150.00'	103.15'	53.71'	101.15'	S37°02'22"E	39°24'07"
C42	150.00'	13.77'	6.89'	13.76'	S19°12'46"W	51°52'29"
C43	20.00'	35.59'	24.68'	31.08'	N70°10'59"E	101°56'13"
C44	1589.61'	88.84'	44.43'	88.83'	S33°35'57"E	31°07'07"
C45	30.00'	40.50'	24.07'	37.49'	N16°49'59"W	77°01'00"
C46	30.00'	33.75'	17.48'	46.84'	S73°10'01"W	102°39'00"
C47	274.00'	79.55'	40.06'	79.27'	S13°37'29"W	163°06'05"
C48	274.00'	180.20'	94.50'	178.68'	S13°49'19"W	38°03'30"
C49	275.02'	124.23'	63.19'	123.18'	S45°42'29"E	25°52'50"
C50	645.00'	40.95'	20.48'	40.95'	N77°18'03"W	33°81'16"

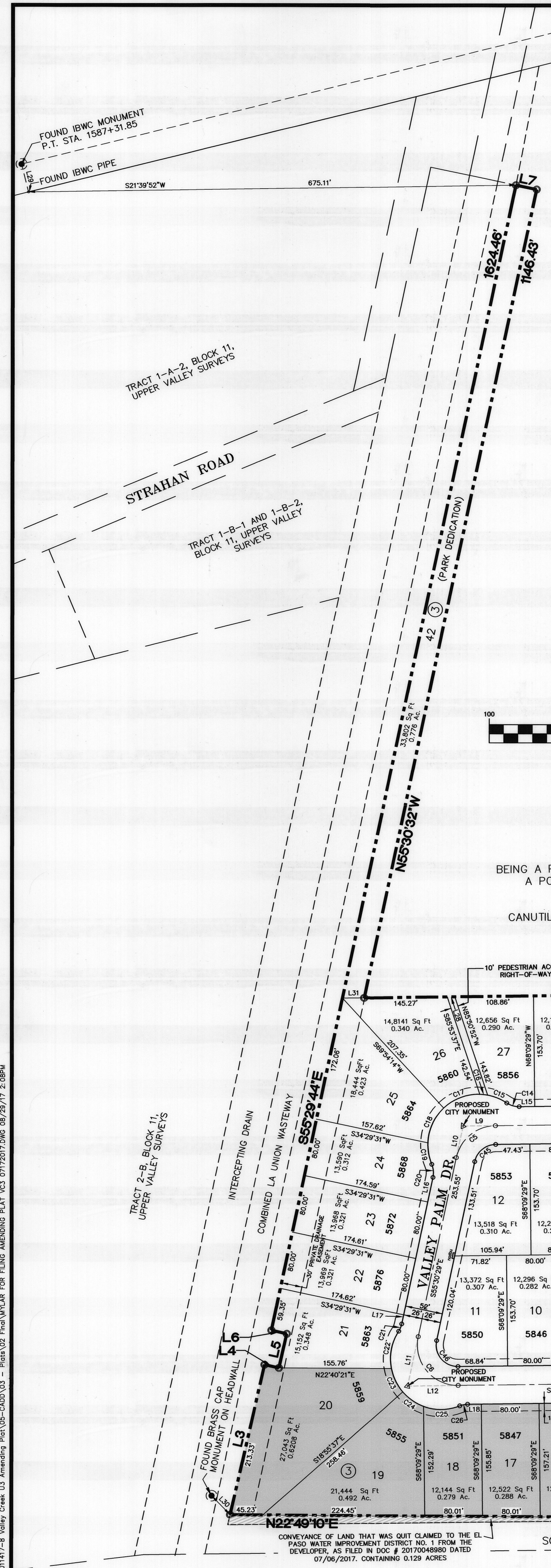
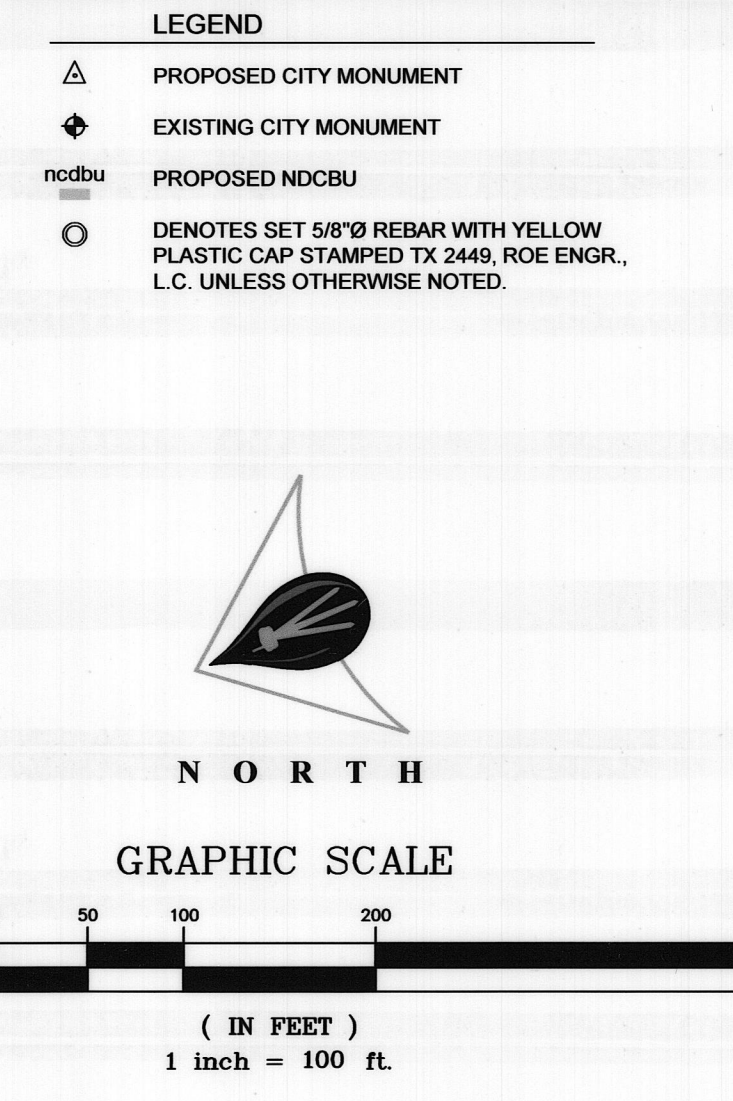
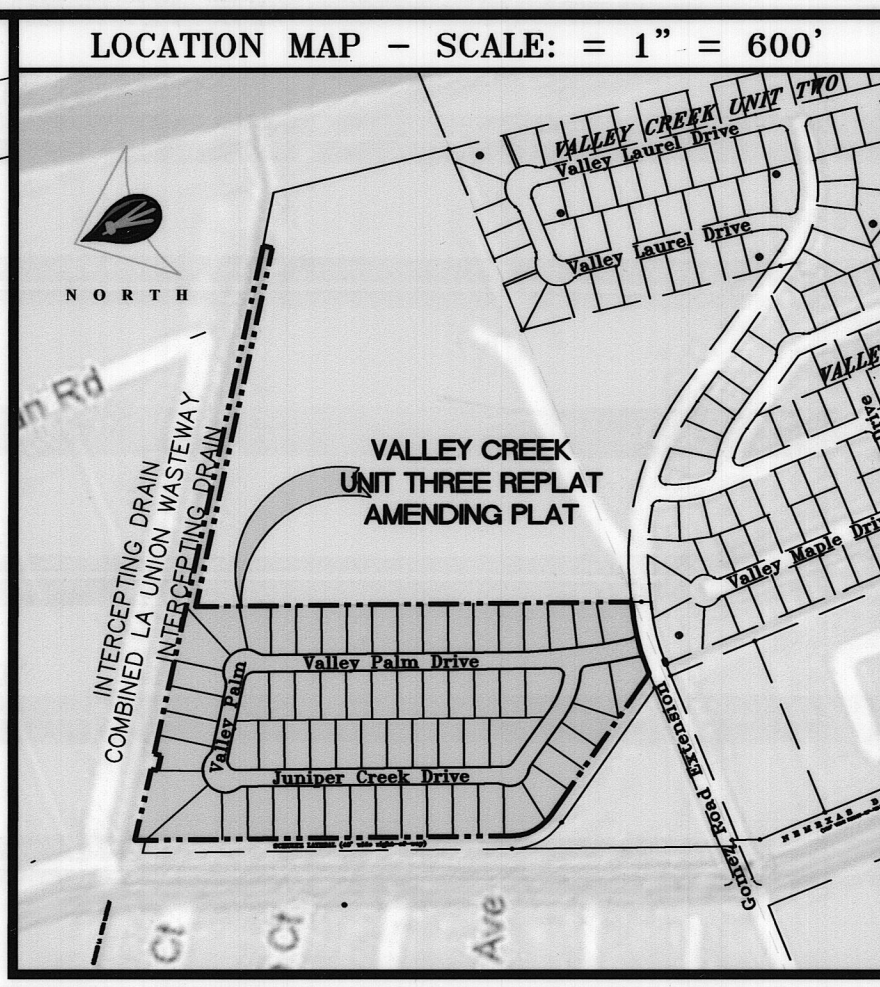
LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°28'55"E	51.71'
L2	S89°47'15"E	20.45'
L3	N54°35'16"W	21.33'
L4	N53°32'32"E	20.46'
L5	N54°43'32"W	48.71'
L6	S33°33'25"W	21.78'
L7	N34°29'28"E	29.27'
L8	N85°13'12"E	30.02'
L9	S21°50'31"W	44.82'
L10	S53°29'29"E	44.82'
L11	S53°29'29"E	69.96'
L12	S21°50'31"W	69.96'
L13	S32°51'04"E	68.69'
L14	S21°50'31"W	11.00'
L15	S33°33'25"W	21.39'
L16	S53°29'29"E	34.89'
L17	S53°29'29"E	12.83'
L18	S21°50'31"W	10.05'
L19	S21°50'31"W	38.66'
L20	S32°51'04"E	4.85'
L21	S89°47'15"E	20.45'
L22	N21°50'31"E	20.80'
L23	S21°50'31"W	8.19'
L24	S21°50'31"W	1.56'
L25	S32°51'04"E	46.64'
L26	S32°51'04"E	22.05'
L27	S75°28'55"E	51.71'
L28	N21°50'31"E	10.50'
L29	N81°22'34"W	40.00'
L30	S68°30'44"W	36.34'
L31	N21°50'31"E	30.27'

GENERAL NOTES:

- Postal delivery service within the subdivision will be provided using neighborhood delivery service and collection box units.
- Sidewalks for all streets within and abutting this subdivision will be provided by builder.
- Restrictive covenants for this subdivision are filed in the office of the county clerk, deed and record section, Instrument No. 2015007196, Date: 2/6/15.
- All lots within this subdivision are subject to on-site ponding of storm water as per the El Paso municipal code. The typical street and lot drainage section must be adhered to and is shown on the drainage plans on file in the city of El Paso development services department.
- Ten foot utility and irrigation easement along the front of all property lines unless otherwise noted.
- Vehicle access to lot 1, block 3, lot 41, block 3, as that abut Gomez Road shall be from other dedicated streets only. The instrument assuring release of access is filed in the office of the county clerk, deeds and records section, Instrument No. 2015007196, Date: 2/6/15.
- The above referenced property is within zone "C" (explanation: areas of 500-year flood; areas of 100-year flood with average depths of less than 1' and with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) according to the federal emergency management agency flood insurance rate maps, as per the incorporated areas community panel no. 480212 0125 B, Dated September 4, 1991.
- Sight visibility easement - no construction or plants taller than 3 feet shall be allowed.
- Reason for the amending plat is due to the boundary adjustment as it abuts the El Paso Lower Valley Water District No. 1, Schultz Lateral Lots 12 thru 20, Block 3, as affected by this process.
- Tax certificate(s) for this subdivision are filed in the office of the county clerk, deed and records section, Instrument No. 20170047445 - 20190047728, Date: 9/14/17.

ON-SITE PONDING NOTES:

- All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
- Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
- On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the City Engineer.
- The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
- Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
- On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificates of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping undertaken with plastic sheeting or other impermeable material.
- In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.
- Owner of property utilizing on-site ponding waives any claim or cause of action against the City, EPWU-PSB, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.



VALLEY CREEK UNIT ONE
AS FILED IN FILE NO. 20060043652
EL PASO INDEPENDENT SCHOOL DISTRICT
18 17 16

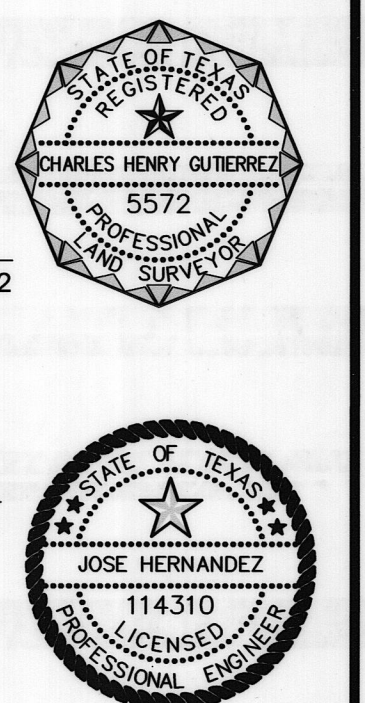
VALLEY CREEK UNIT FIVE
AS FILED IN FILE NO. 2014000102
EL PASO INDEPENDENT SCHOOL DISTRICT
18 17 16

VALLEY CREEK UNIT FOUR
AS FILED IN FILE NO. 2010000100
EL PASO INDEPENDENT SCHOOL DISTRICT
18 17 16

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NO. 011417-SPE NAME: Amending plat
VC3 0042017.0W0
PREPARATION DATE: May 4, 2017
REVISED DATE: _____

H2O Terra
ENGINEERING, SURVEYING, SOLUTIONS.
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
2020 E. MILLS AVENUE, El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972



SEE SHEET C-6 OF C-20 FOR TYPICAL LOT GRADING LAYOUTS
NOTE: ALL LOTS ARE SUBJECT TO ONSITE PONDING

ON-SITE PONDING NOTES:

- All lots in Valley Creek Unit 3 subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
- Each lot in Valley Creek Unit 3 subdivision will have a percolation test by a Geotechnical firm in conjunction with a professional Engineer designing a on site ponding plan in order to obtain a building permit. The plan will show that the ponding will have sufficient capacity for a 4 inch 100 year storm. The ponding provided will not be more than 12 inches in depth and will percolate in 72 hours or less based on the test results. If the design criteria for ponding and percolation cannot be adhered then alternate methods must be part of the site plan. Storm water infiltration wells with slotted sides for percolation discharge are a few of the methods that can be reviewed for approval.
- Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
- On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.
- Permanent elevation markers shall be installed (2 total 1 front / 1 rear of each lot to define the levels to be maintained to ensure the effectiveness of on-site ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the City Engineer.
- The City and/or its Representative is granted permanent right of access to inspect the ponding areas and permanent elevation markers.
- Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
- On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building occupancy. Permanent Certificate of Occupancy, required to obtain utility services, will be issued only after the City of El Paso has performed the inspection.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping under laid with plastic sheeting or other impermeable material.
- In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the City Engineer of corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the City from mandating an earlier time for commencement of completion during times of emergency, where there is imminent danger of loss of life, limb or property.
- Owner of property utilizing on-site ponding waives any claim or cause of action against the City, EPWU-PSB, officials or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

GENERAL GRADING NOTES:

- This grading plan shall be coordinated with other applicable construction drawings for dimensions and layout.
 - Contractor shall be responsible for the protection of all existing improvements in the project area and it's vicinity. Any damages resulting from contractor's construction work shall be restricted to its original condition by the contractor.
 - Contractor shall be responsible for the protection of existing utilities in the project area. contractor shall contract utility locator service for field location of all prior to commencing work. Any damages shall be repaired in accordance with the requirements of the utility owner by the contractor.
- The following notes (4-11) is for the constuction of streets only.
- Fill materials for site grading and backfill materials may consist of on-site and/or imported materials in compliance with the following specifications.
 - Fill materials for site grading and backfill materials shall be free of any organic or deleterious substance and shall not contain rocks or lumps over 4 inches in greatest dimension.
 - Fill materials shall be classified in accordance with astm d-2487. Soils will be considered satisfactory for fill material when classified as follows: GW, GP, GC, GM, GC-GM, GP-GC, SW, SP, SC, SM, SC-SM, SP-SM, SP-SC. Soils will be considered unsatisfactory for fill material when classified as follows: PT, OL, OH, ML, CL, AND CH or where the plasticity index exceeds 12.
 - The surface on which fill material is to be placed shall be scarified to a depth of 6 inches, watered to add the amount of moisture required for optimum compaction, and then compacted to the required density. Fill material shall be placed in lifts not exceeding 6 inches in depth and then compacted. moisture content of fill materials shall be uniform and within plus or minus two percent of the optimum value as determined by astm d-1557.
 - Each lift of fill shall be compacted to 95 percent (85 percent on slope only) of maximum density. maximum density shall be determined in accordance with ASTM d-1557 field density shall determined in accordance with ASTM d-1556 or d-2922.
 - Contractor shall water down grading area daily (minimum, so as to limit the distribution of dust from the work site in compliance with the city approved grading ordinance.
 - Contractor shall co-ordinate with all utility companies prior to any excavation and/or possible relocation of utilities encountered.
 - Contractor shall comply with section 13.08.170 of the El Paso municipal code for "excessive paving cuts".

GENERAL NOTES:

See sheet 20 of 20 for details on Storm Water Pollution Control Plan.

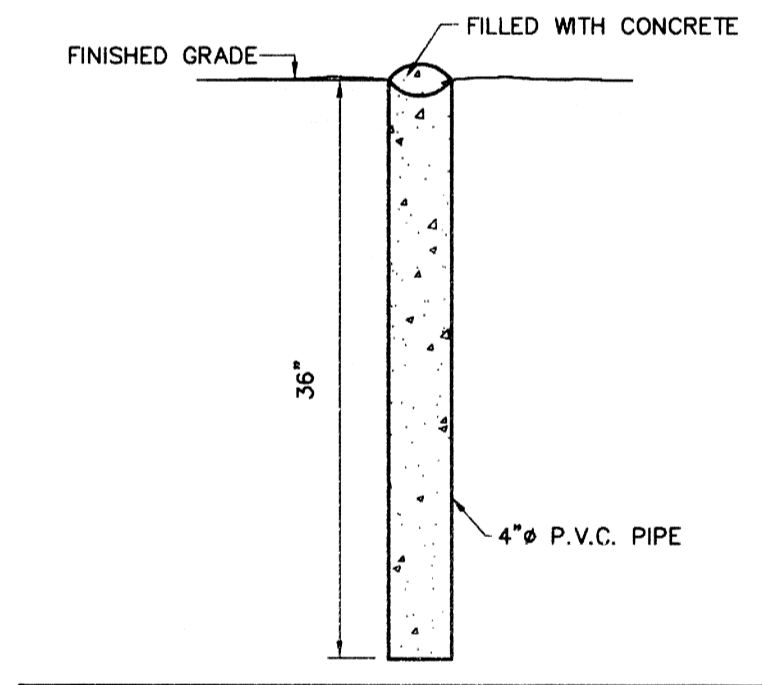
Developer will comply with Section 19.16050 Storm Water Design of the El Paso municipal code.

The above referenced property is within zone "x". (explanation: areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.) according to the federal emergency management agency flood insurance rate maps, as per the Unincorporated Areas Community Panel No. 480212.0125 b. Dated September 4, 1995.

Any future grading related to new expansion or renovation of home improvements within this approved development shall be reviewed and approved by building services and must comply with items outlined in section 19.16.060 residential onsite ponding of the city of El Paso subdivision design ordinance.

All driveways shall not exceed -2% (negative) within the street right-of-way.

Each lot within Valley Creek Unit Three will be subject to site-specific grading and drainage design at the time of issuance of building permit (grading permit required). Finish floor elevations are to be equal to or above suggested elevation indicated on plans. It will be the responsibility of the contractor to import suitable fill under the building footprint to the finish grades that are in the approved set of drawings on file at the engineering department of the City of El Paso, Texas. expansive soils have been encounter at the site and pad preparation and slab design should be coordinated with the builders engineer and geotechnical consultant. To comply with existing and modified soils conditions.



ALL LOTS WITHIN VALLEY CREEK UNIT TWO WILL REQUIRE TWO (1 EACH) PERMANENT ELEVATION MARKERS TO BE PLACED AT THE LOWEST POINT OF FRONT AND BACK YARDS. TO BE INSTALLED BY BUILDER / CONTRACTOR AND COORDINATED WITH ENGINEER / SURVEYOR.

TYPICAL PERMANENT ELEVATION MARKER
SCALE 1" = 1'

SEE SHEET C3 OF C-20 FOR GRADING PLAN



ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

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DATE	REVISIONS	BY

PRIMARY BENCHMARK	SCALE
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: 1" = 60' VER: _____ FILE NAME: C03-VC 3_GP.DWG W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
SECONDARY BENCHMARK	
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	

ROE ENGINEERING, L.C.
TEXAS REGISTERED ENGINEERING FIRM F-2103

VALLEY CREEK UNIT THREE

GRADING NOTES

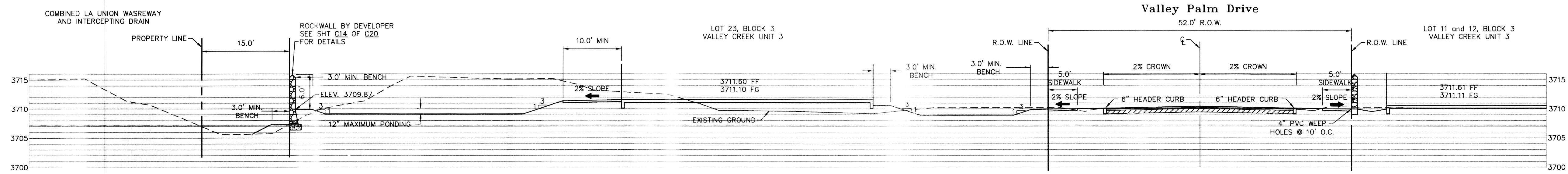
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 992,764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

RoE Engineering, L.C.
601 N. Cotton St. Suite No.6 El Paso, Tx, 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@webel.net

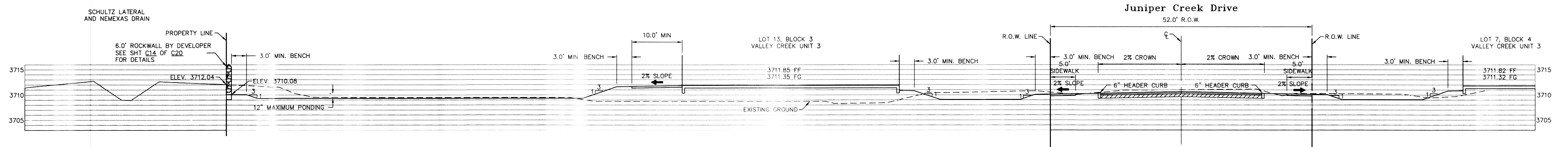
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET **C-4** OF **C-20**

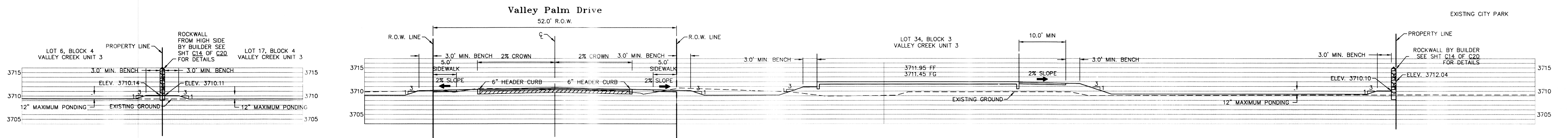
C:\projects\111411-2 Valley Creek Unit Three ENG ENG\03\03\03 VCU3 GRADING.DWG 10/22/12 10:02AM



SECTION A-A
SCALE: 1" = 10'

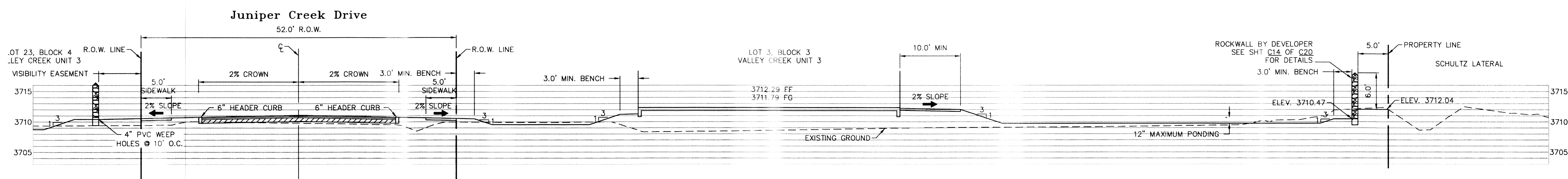


SECTION B-B
SCALE: 1" = 10'

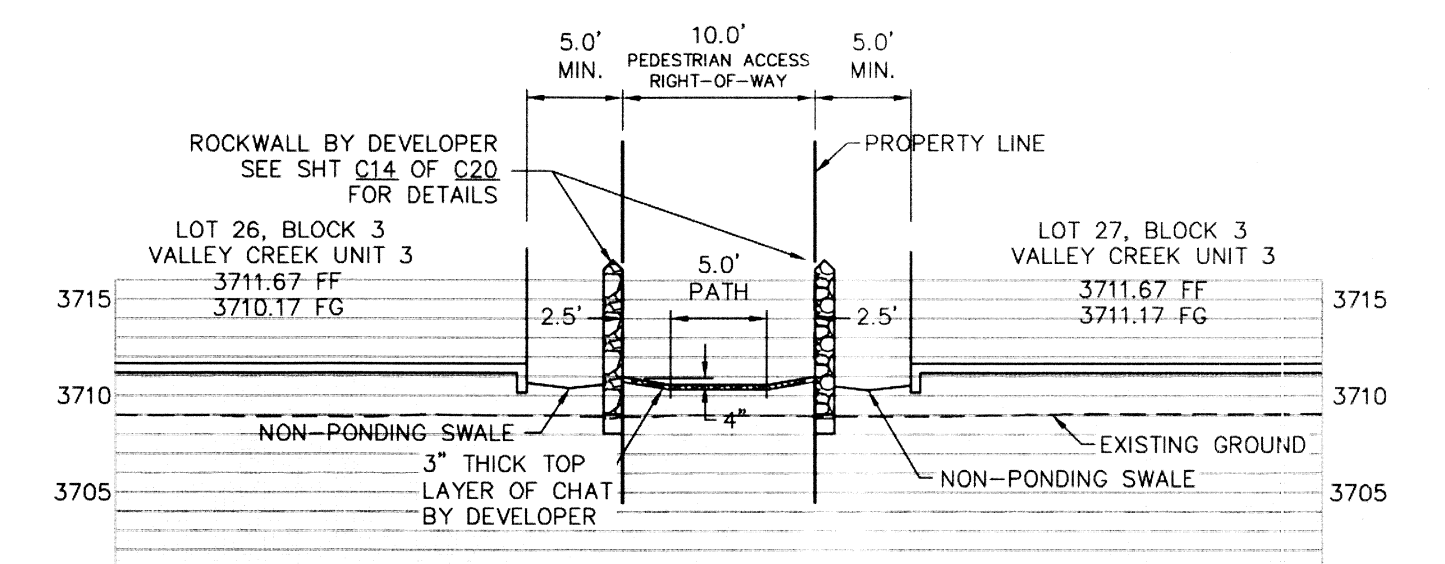


SECTION C-C
SCALE: 1" = 10'

SECTION D-D
SCALE: 1" = 10'



SECTION E-E
SCALE: 1" = 10'

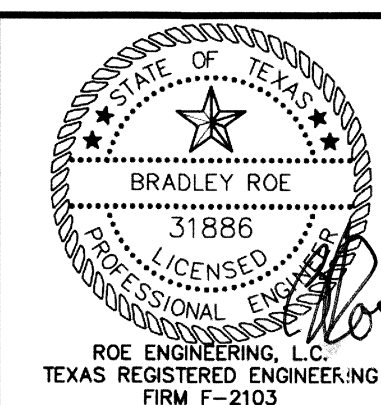


SECTION F-F
SCALE: 1" = 10'

SEE SHEET C3 OF C-20 FOR GRADING PLAN

REVIEWED

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VALLEY CREEK UNIT THREE
GRADING SECTIONS

BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

Engineering & Construction Management Department

REVIEWED

Engineering & Construction Management Department

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

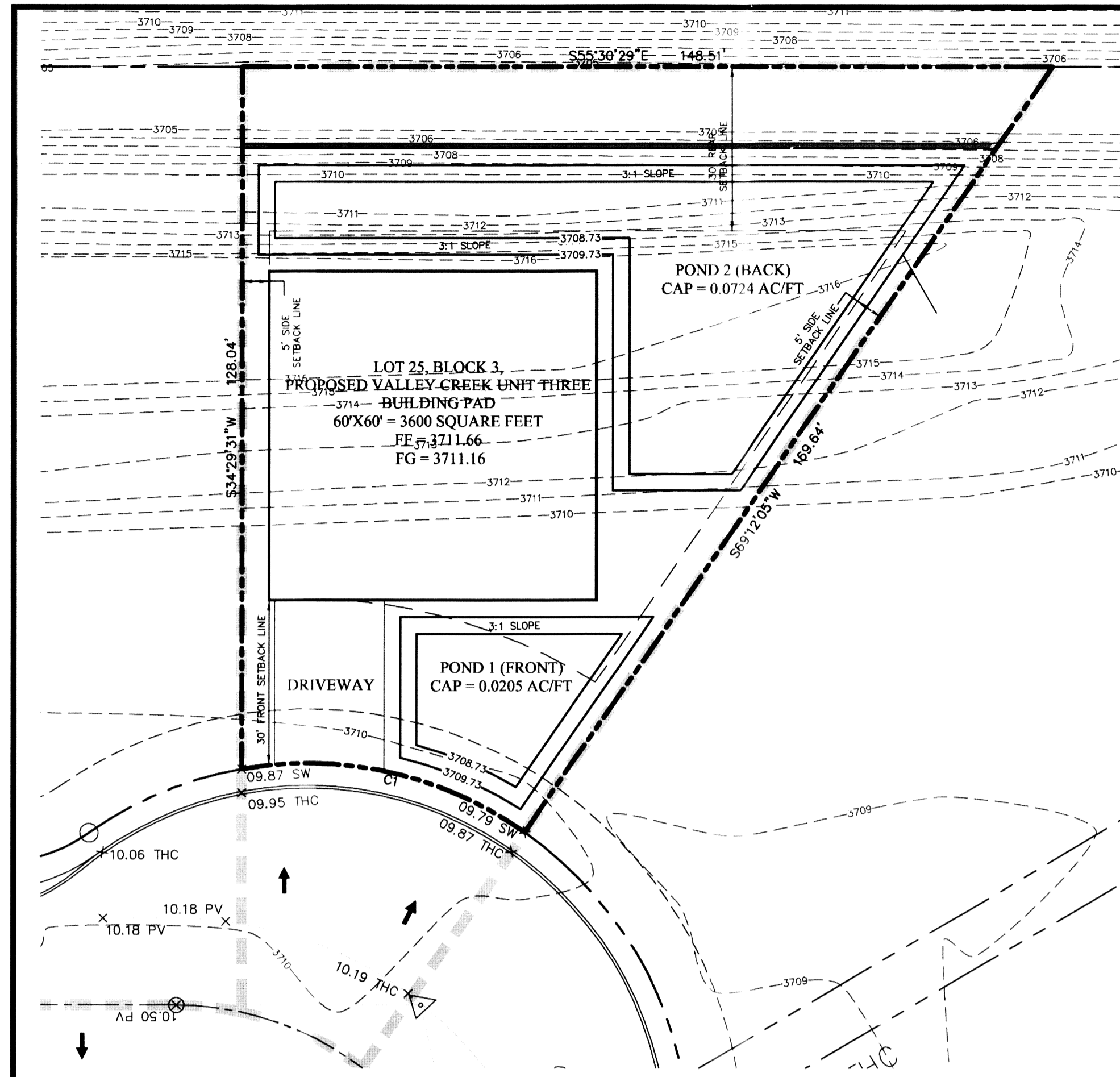
SHEET C-6 OF C-20

C:\projects\111411-2 Valley Creek Unit Three.dwg P:\CADD\Users\pjr\cadd\111411-2 VALLEY CREEK UNIT THREE.dwg 10/23/12 11:10 AM

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DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
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			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	



TYPICAL GRADING LAYOUT (HEEL LOT)

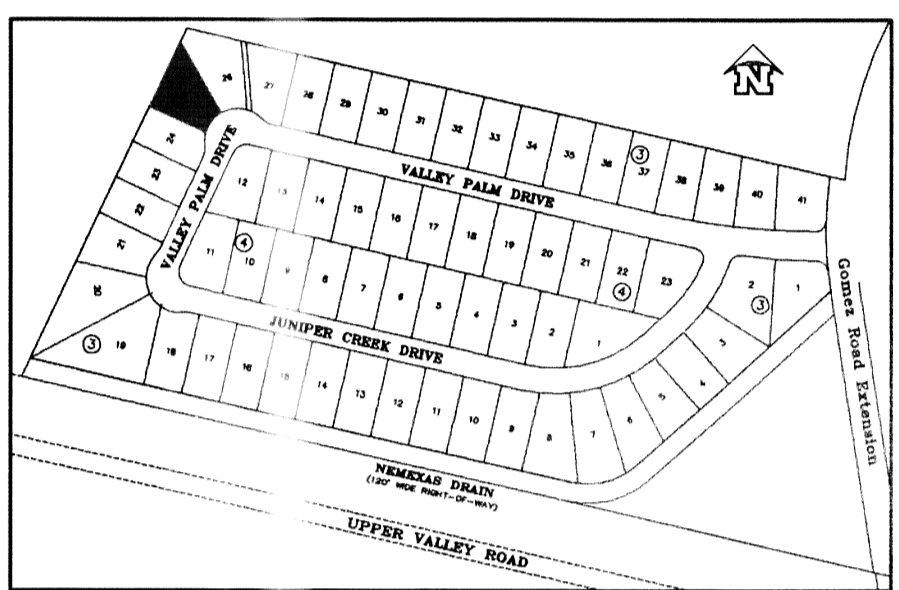
PERCOLATION RATE 40
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 40 MIN PER
INCH = $\frac{480}{60}$ = 8 HOURS < 72 hours

SCALE: 1" = 20'

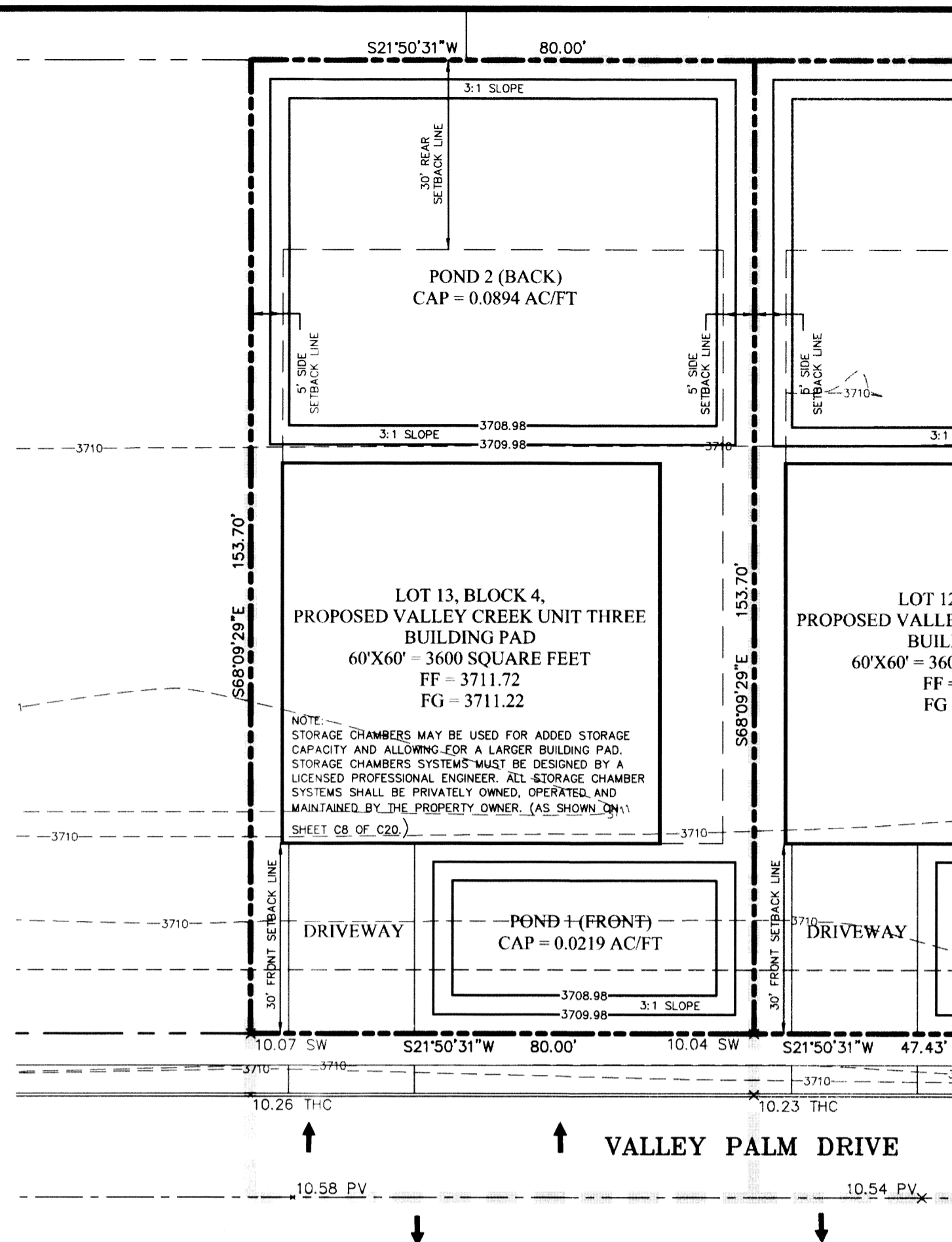
WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC - FT)
STREET	0.0666	4.0	0.95	0.0211
PAD / DRIVE	0.0965	4.0	0.95	0.0305
LANDSCAPE	0.2133	4.0	0.47	0.0334
TOTAL REQUIRED CAPACITY (AC - FT) =				0.0851

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	CAPACITY (AC - FT)
1 (FRONT)	706.57	1083.10	3708.73	3709.73	0.0205
2 (BACK)	2648.26	3655.96	3708.73	3709.73	0.0724
TOTAL AVAILABLE CAPACITY (AC - FT) =					0.0929

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	70.00	54.52'	28.73'	53.15'	N 43°06'38" W	44°37'27"



KEY MAP



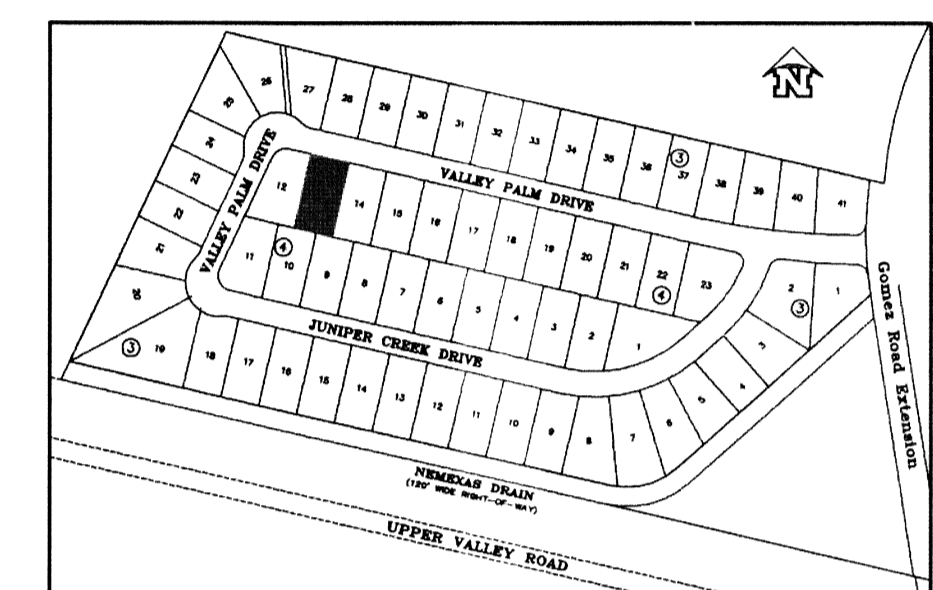
TYPICAL GRADING LAYOUT (TYPICAL LOT)

PERCOLATION RATE 40
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 40 MIN PER
INCH = $\frac{480}{60}$ = 8 HOURS < 72 hours

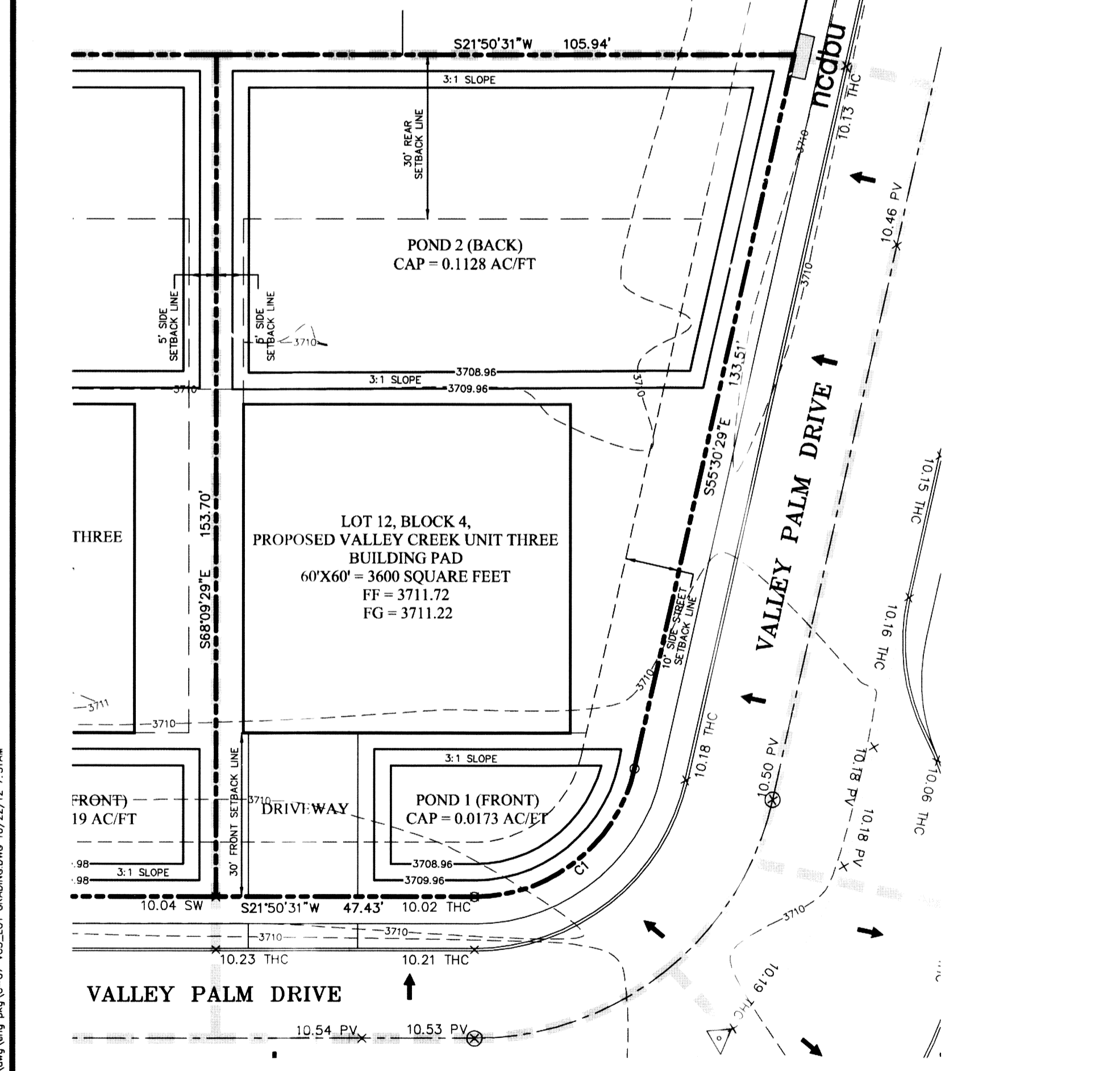
SCALE: 1" = 20'

WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC - FT)
STREET	0.0282	4.00	0.95	0.0089
PAD / DRIVE	0.1086	4.00	0.95	0.0344
LANDSCAPE	0.1921	4.00	0.47	0.0301
TOTAL REQUIRED CAPACITY (AC - FT) =				0.0734

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	CAPACITY (AC - FT)
1	756.00	1152.00	3708.98	3709.98	0.0219
2	3515.60	4269.80	3708.98	3709.98	0.0894
TOTAL AVAILABLE CAPACITY (AC - FT) =					0.1113



KEY MAP



TYPICAL GRADING LAYOUT (CORNER LOT)

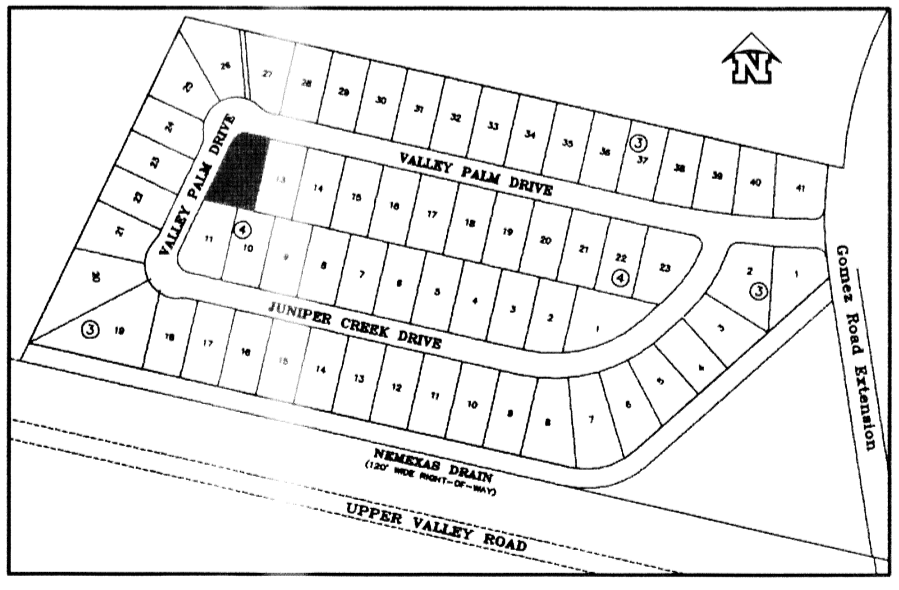
PERCOLATION RATE 40
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 40 MIN PER
INCH = $\frac{480}{60}$ = 8 HOURS < 72 hours

SCALE: 1" = 20'

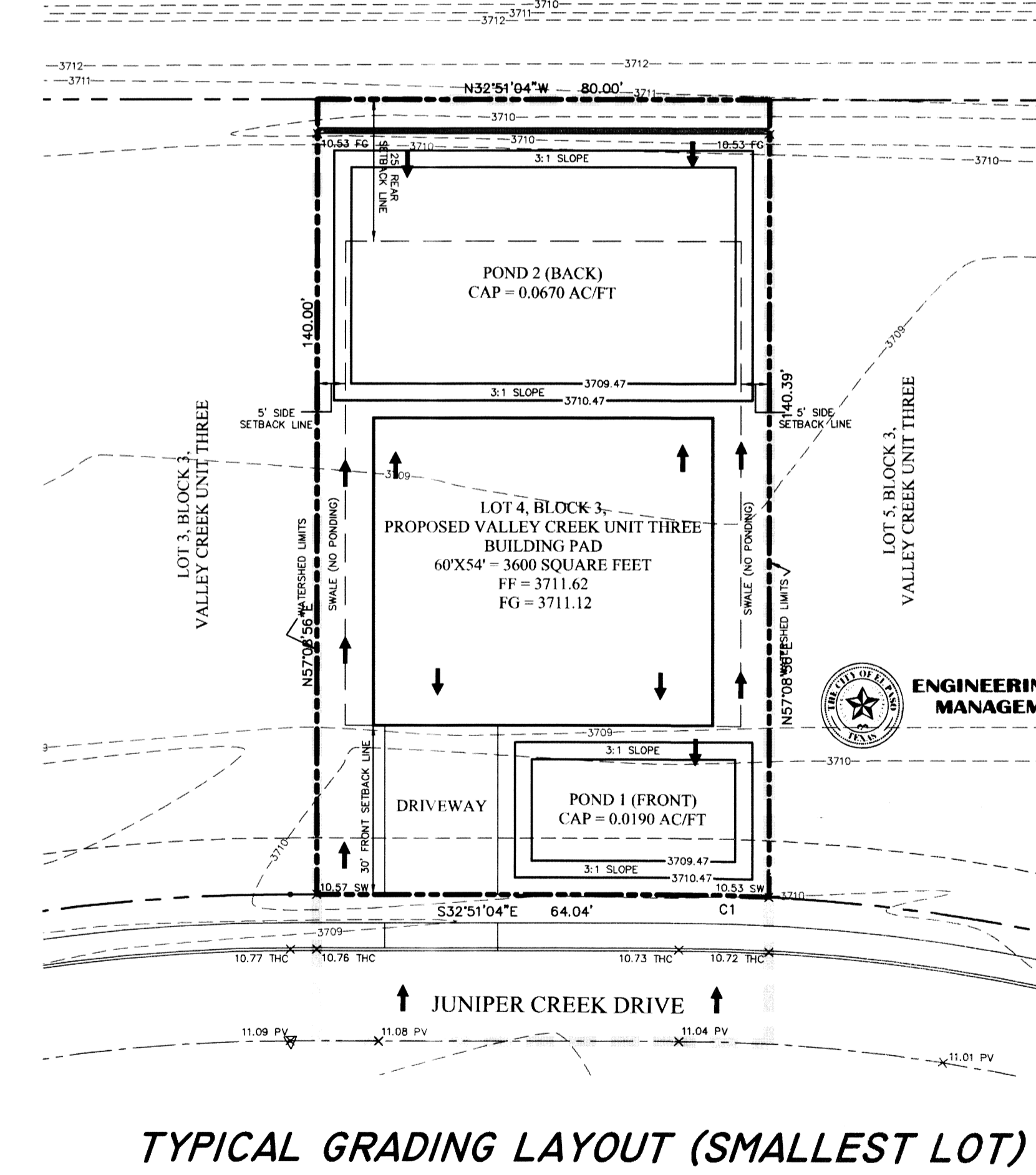
WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC - FT)
STREET	0.0904	4.0	0.95	0.0286
PAD / DRIVE	0.1269	4.0	0.95	0.0402
LANDSCAPE	0.2357	4.0	0.47	0.0369
TOTAL REQUIRED CAPACITY (AC - FT) =				0.1057

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	CAPACITY (AC - FT)
1	587.57	933.94	3708.96	3709.96	0.0173
2	4485.78	5356.65	3708.96	3709.96	0.1128
TOTAL AVAILABLE CAPACITY (AC - FT) =					0.1301

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	40.50'	24.01'	37.49'	N 16°49'59" W	77°21'00"



KEY MAP



TYPICAL GRADING LAYOUT (SMALLEST LOT)

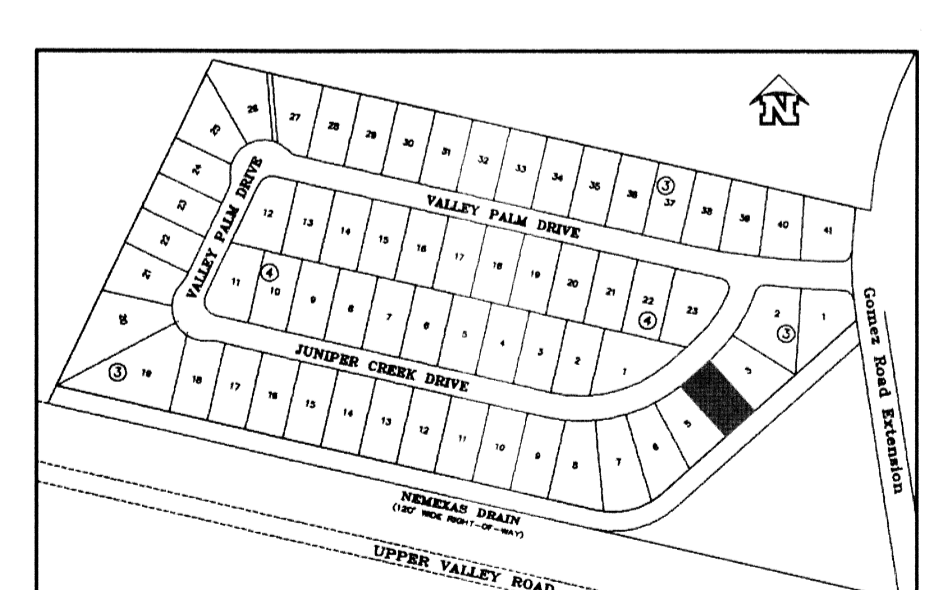
PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = $\frac{720}{60}$ = 12 HOURS < 72 hours

SCALE: 1" = 20'

WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC - FT)
STREET	0.0546	4.0	0.95	0.0173
PAD / DRIVE	0.0826	4.0	0.95	0.0262
LANDSCAPE	0.1200	4.0	0.47	0.0188
TOTAL REQUIRED CAPACITY (AC - FT) =				0.0622

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	CAPACITY (AC - FT)
1 (FRONT)	648.49	1009.10	3709.47	3710.47	0.0190
2 (BACK)	2584.00	3256.00	3709.47	3710.47	0.0670
TOTAL AVAILABLE CAPACITY (AC - FT) =					0.0860

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	326.00	15.97'	7.98'	15.97'	S 31°26'53" E	2°48'22"



KEY MAP

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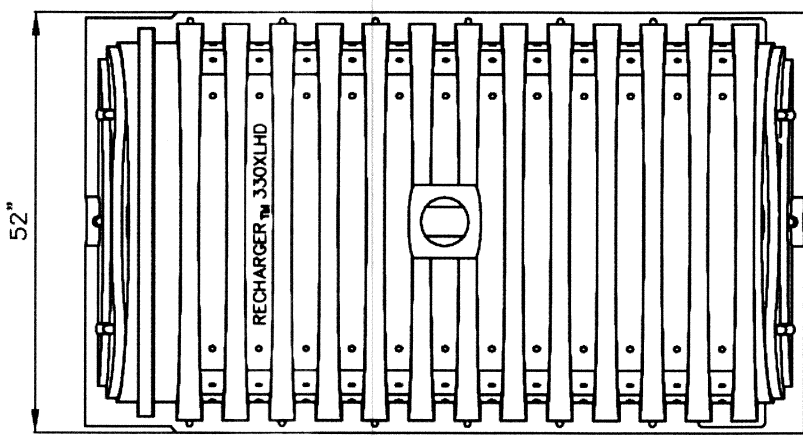
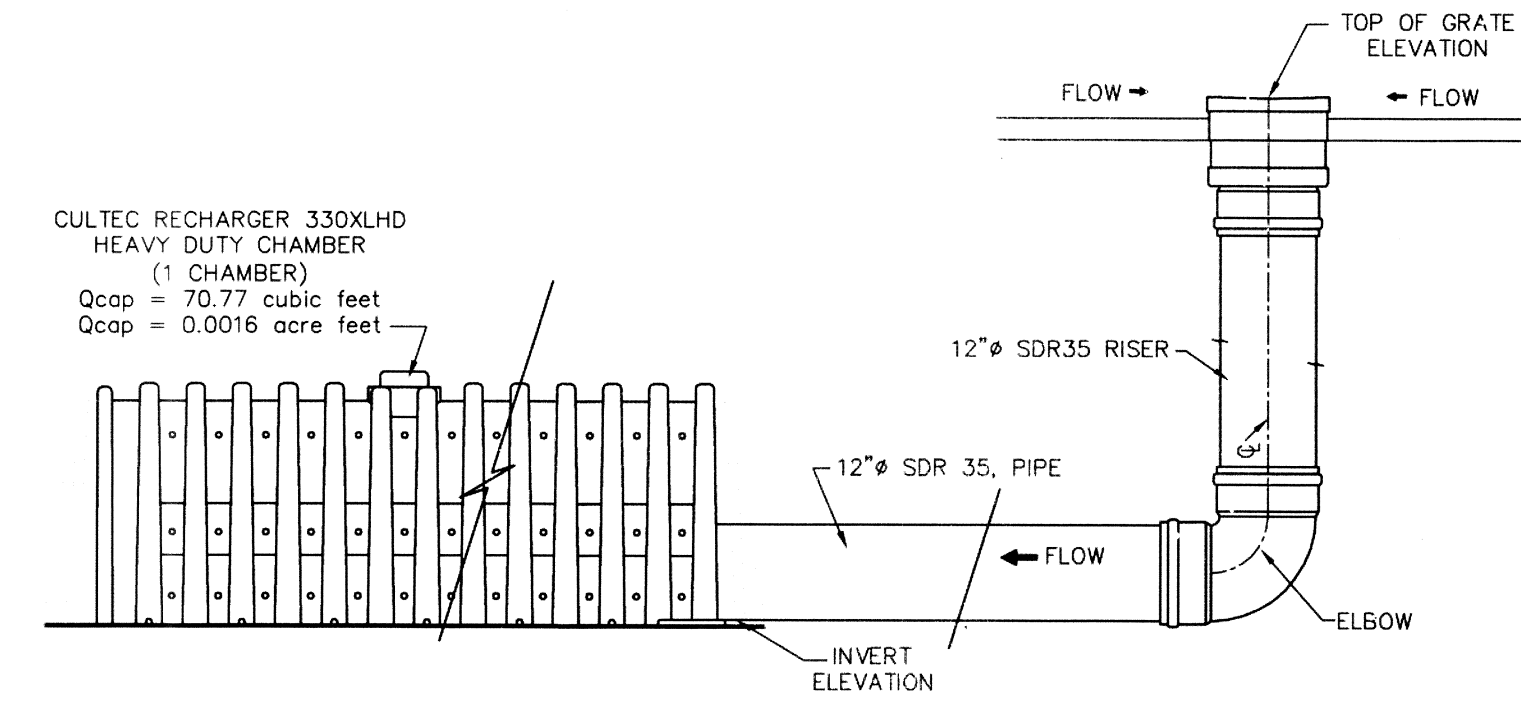
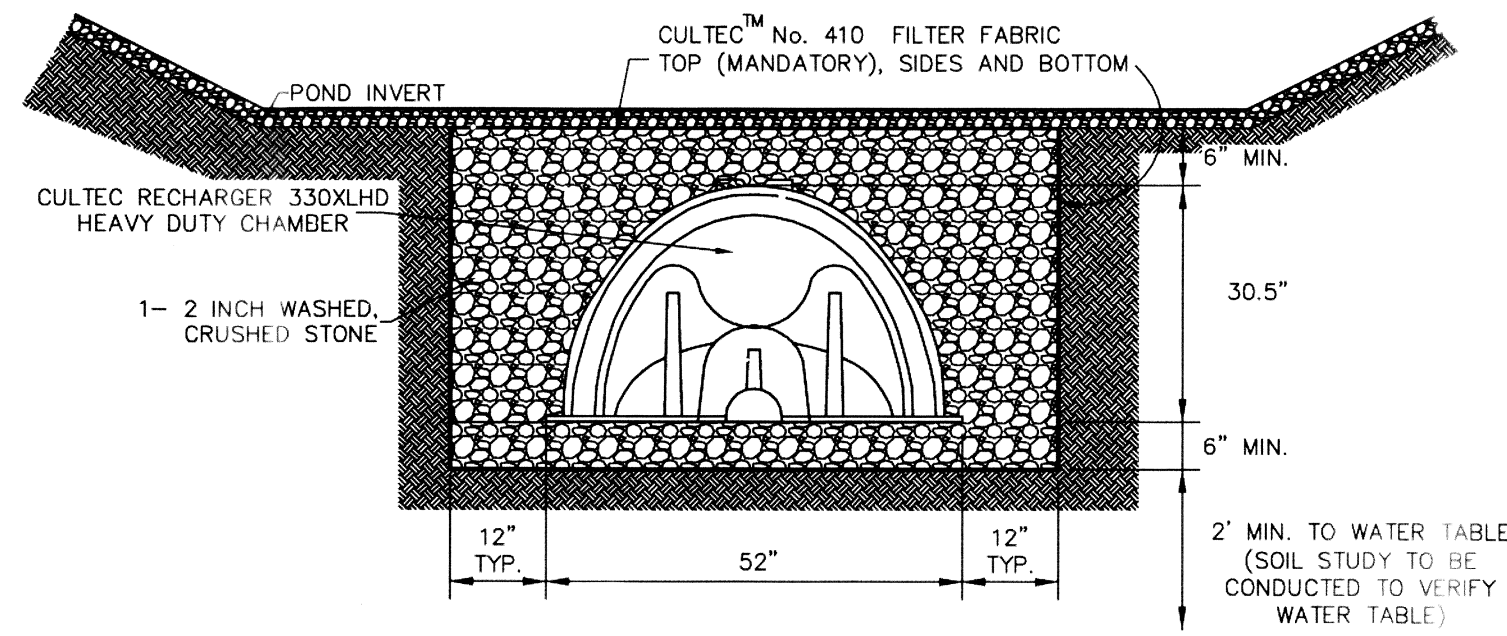
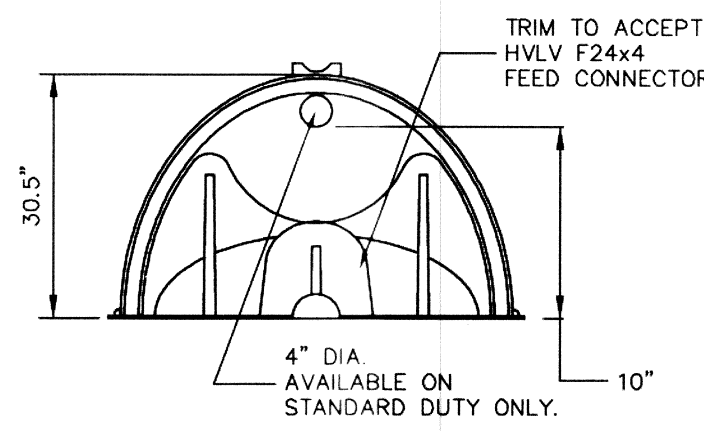
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ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT
REVIEWED

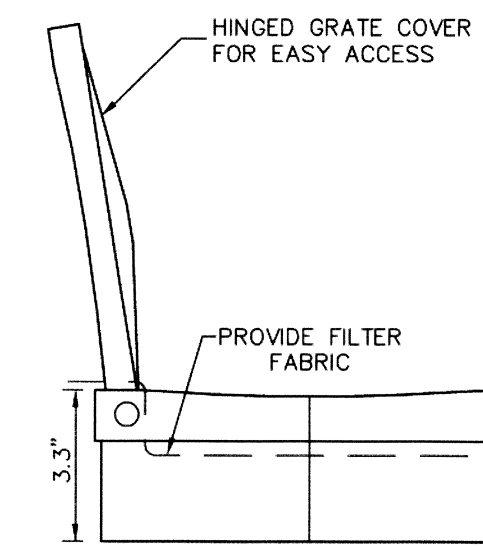
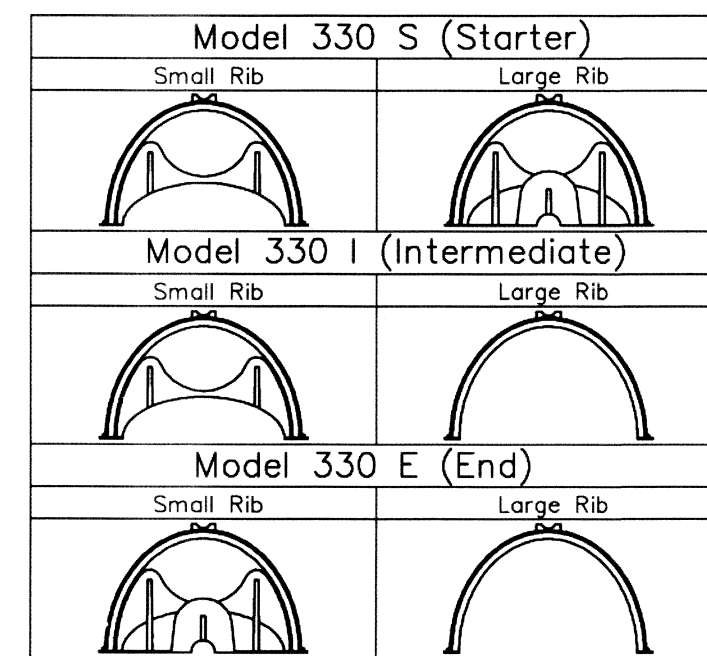
VALLEY CREEK UNIT THREE
TYPICAL LOT GRADING
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22,7907 acres OF LAND MORE OR LESS.

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e-mail: roeeng@hmp.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET **C-7** OF **C-20**

**CULTEC RECHARGER 330XLHD CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL OR APPROVED EQUAL**



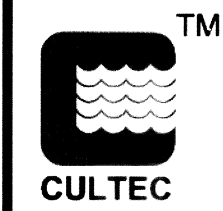
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.



GENERAL NOTES
RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.

CULTEC, Inc.
P.O. Box 280
878 Federal Road
Brookfield, CT 06804 USA

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
www.cultec.com

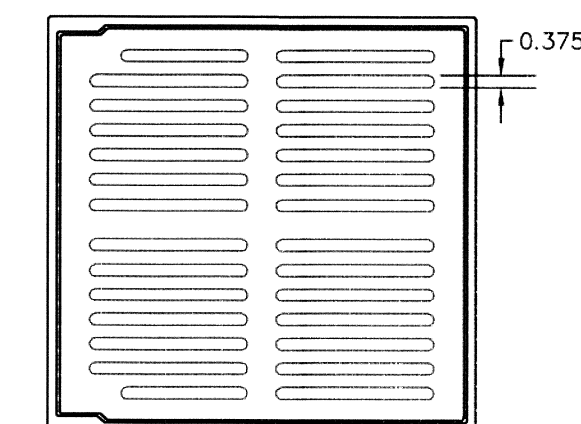


CULTEC RECHARGER 330 SECTION VIEW

CULTEC Contactor® and Recharger® Plastic Septic and Stormwater Chambers		
DATE	SCALE	FILENAME
3/23/05	N/S	

NOTES:

- ALL RECHARGER 330 XLHD STORAGE CHAMBERS OR APPROVED EQUAL MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL RECHARGER 330 XLHD STORAGE CHAMBERS OR APPROVED EQUAL TO BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL RECHARGER 330 XLHD STORAGE CHAMBERS OR APPROVED EQUAL MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ENGINEER TO DETERMINE THE AMOUNT OF STORAGE CHAMBERS NEEDED TO COMPLY WITH THE CITY OF EL PASO 72 HOUR STANDING WATER ORDINANCE, 12" MAXIMUM PONDING AND THE REQUIRED CAPACITY FOR THE LOT BEING DEVELOPED.
- STORAGE CHAMBERS SHALL ONLY BE USED IF ONSITE PONDING IS NOT SUFFICIENT TO HANDLE THE REQUIRED CAPACITY.

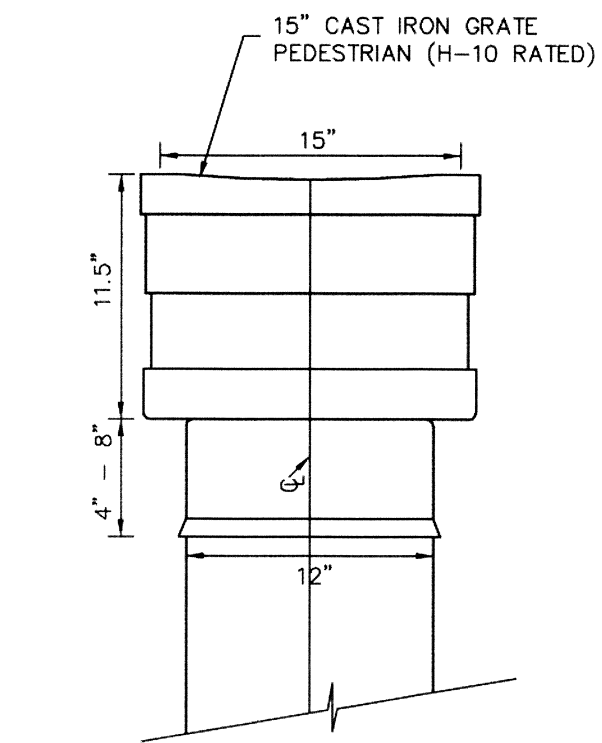


PEDESTRIAN (H-10) RATED
DRAINAREA = 79.3 SQ. INCH

MATERIAL: NYLOPLAST, CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B

PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT

15" CAST IRON GRATE



15" INLINE DRAIN



**ENGINEERING & CONSTRUCTION
MANAGEMENT DEPARTMENT**

REVIEWED

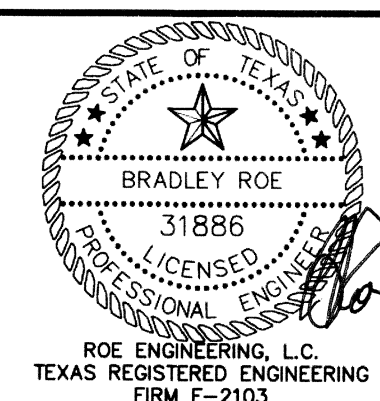
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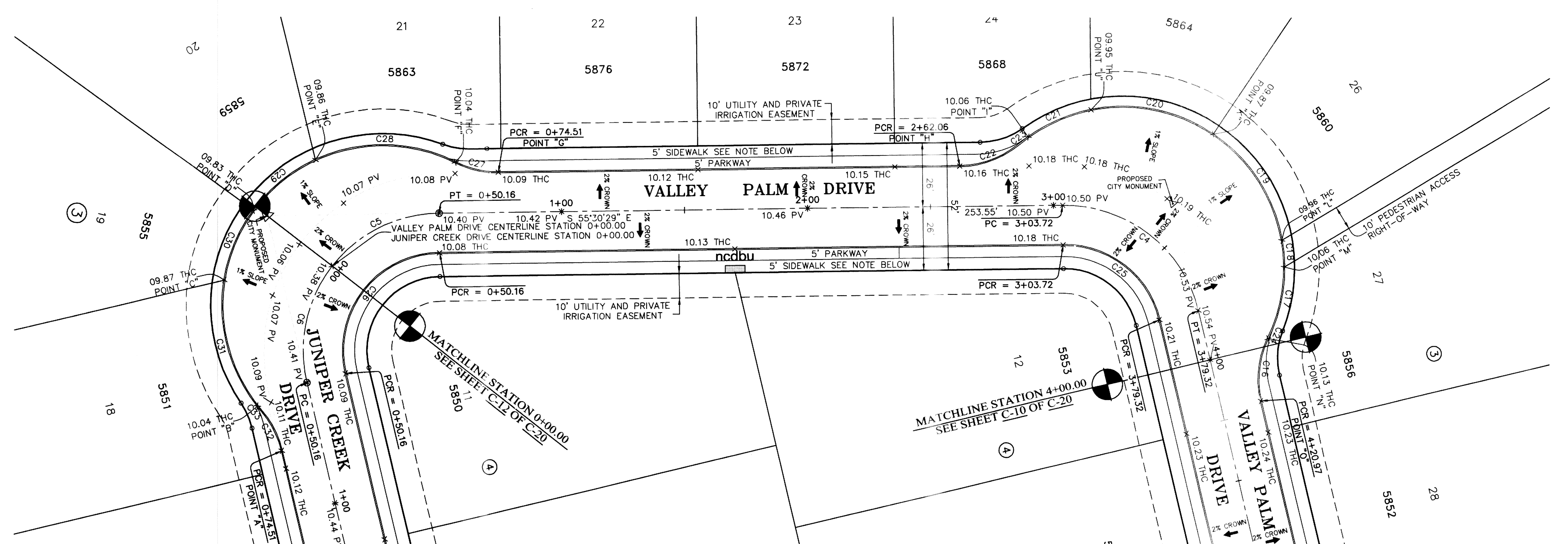
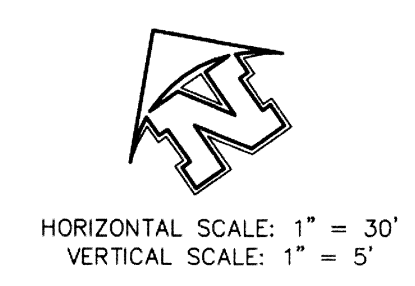


VALLEY CREEK UNIT THREE
**UNDERGROUND STORAGE
CHAMBERS FOR ADDED CAPACITY**
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CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 992,764.25 sq. ft. OR 22,7907 acres OF LAND MORE OR LESS.

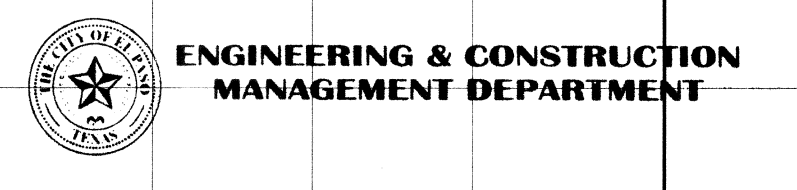
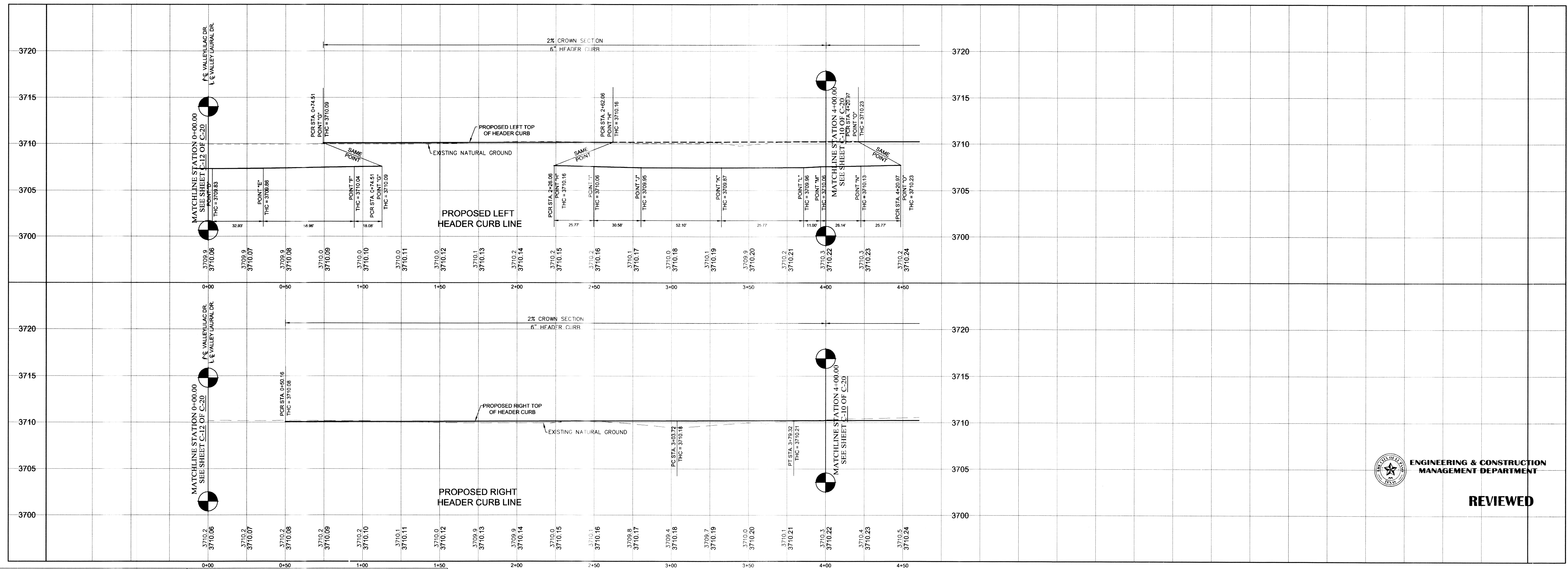
Roe Engineering, L.C.
601 N. Cotton St. Suite No.6 El Paso, Tx. 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@swbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C8 OF C-20

C:\pds\111411-2_Vally_Creek_Unit_Three_008_VC2_und_0nd_0nd_chambers.dwg 12/27/12 7:33AM

LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	N 085°12' E	30.02'	C1	1559.81	213.45	106.89	213.29	S 12°48'27" W	730.20°
			C2	1559.81	139.62	69.84	139.15	S 18°17'06" W	238.44°
			C3	300.56	169.02	84.51	168.80	N 24°44'03" E	321.31°
			C4	56.00	23.60	11.80	23.50	N 18°49'50" W	272.00°
			C5	56.00	50.16	25.08	49.50	N 81°10'14" W	319.50°
			C6	56.00	50.16	25.08	49.50	S 47°30'18" W	319.50°
			C7	300.00	286.37	143.19	278.82	S 09°30'17" E	441.38°
			C8	301.02	194.49	97.24	191.09	S 53°21'28" E	3750.44°
			C9	27.50	42.09	21.04	41.80	S 30°16'25" E	3742.00°
			C10	27.50	39.29	19.64	39.00	S 53°20'56" E	319.45°
			C11	1582.11	162.74	81.37	162.67	S 132°41'19" W	533.31°
			C12	27.50	37.84	18.92	37.68	N 23°04'00" W	785014°
			C13	27.50	48.82	24.41	48.53	N 70°11'30" E	10117.40°
			C14	1582.11	90.91	45.45	90.90	S 21°11'27" W	377.30°
			C15	1537.11	328.45	164.22	327.82	S 144°12'28" W	1214.28°
			C16	37.50	25.77	12.88	25.67	S 41°31'56" W	392.25°
			C17	66.00	26.14	13.07	25.97	N 46°12'52" E	224.41°
			C18	66.00	11.00	5.50	10.99	N 30°05'24" E	92.33°
			C19	66.00	53.12	26.56	51.70	N 02°15'27" E	16384.44°
			C20	66.00	52.10	26.05	50.76	N 42°24'52" E	45135.44°
			C21	66.00	29.03	14.51	28.79	N 78°37'45" W	25115.7°
			C22	37.50	25.77	12.88	25.67	S 73°11'54" E	3822.51°
			C23	66.00	4.22	2.11	4.22	S 86°36'30" W	378.38°
			C24	66.00	4.22	2.11	4.22	N 59°23'32" E	378.38°
			C25	39.50	53.33	26.66	49.37	N 16°49'59" W	7721.00°
			C26	39.50	10.77	5.38	10.70	S 10°10'11" W	102.29°
			C27	37.50	18.08	9.04	17.91	S 41°41'53" E	2737.52°
			C28	65.50	18.99	9.49	18.88	N 53°39'48" W	3174.21°
			C29	65.50	33.97	16.98	33.59	S 86°08'48" W	1848.45°
			C30	65.50	31.57	15.78	31.28	S 57°58'09" W	2738.52°
			C31	65.50	54.45	27.22	52.89	S 20°18'52" W	4737.42°
			C32	37.50	18.08	9.04	17.91	N 08°01'55" E	2737.52°
			C33	65.50	2.62	1.31	2.62	S 04°38'40" E	2172.31°
			C34	316.50	302.12	151.06	299.78	S 05°30'17" E	3441.30°
			C35	283.50	270.62	135.31	268.46	S 09°30'17" E	3441.30°
			C36	317.52	184.21	92.10	182.40	S 47°40'08" E	3838.03°
			C37	284.52	150.62	75.31	149.51	S 46°00'22" E	2618.38°



NOTE:
 1. ALL HANDICAP RAMPS WITHIN SUBDIVISION ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-15 OF C-20.
 2. ALL SIDEWALKS WITHIN SUBDIVISION ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-15 OF C-20.

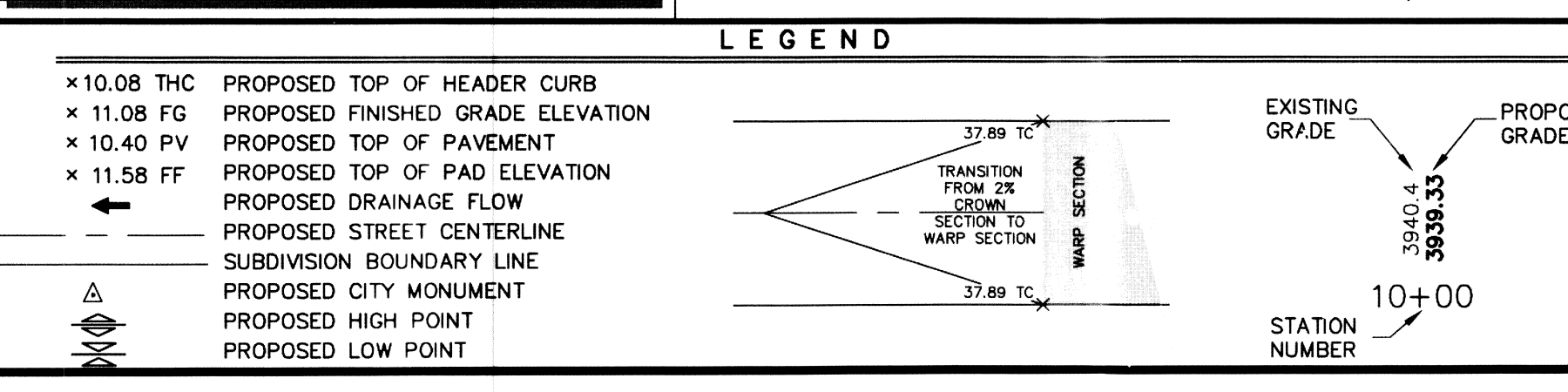


ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

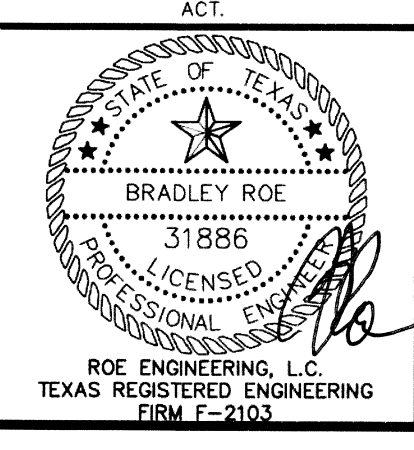
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FLOOD NOTE:
 THE ABOVE REFERENCED SUBDIVISION IS WITHIN ZONE "X" (EXPLANATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 250 B. DATED SEPTEMBER 4, 1991.



DATE	REVISIONS	BY

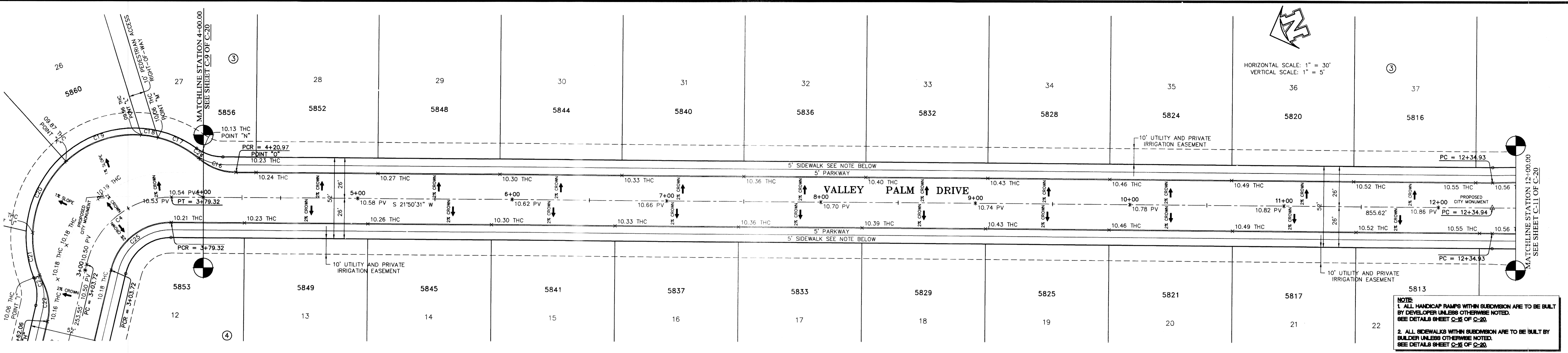
PRIMARY BENCHMARK	SCALE
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: 1" = 30' VER: 1" = 5' FILE NAME: 099_V.P.D.M. W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
SECONDARY BENCHMARK	
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	



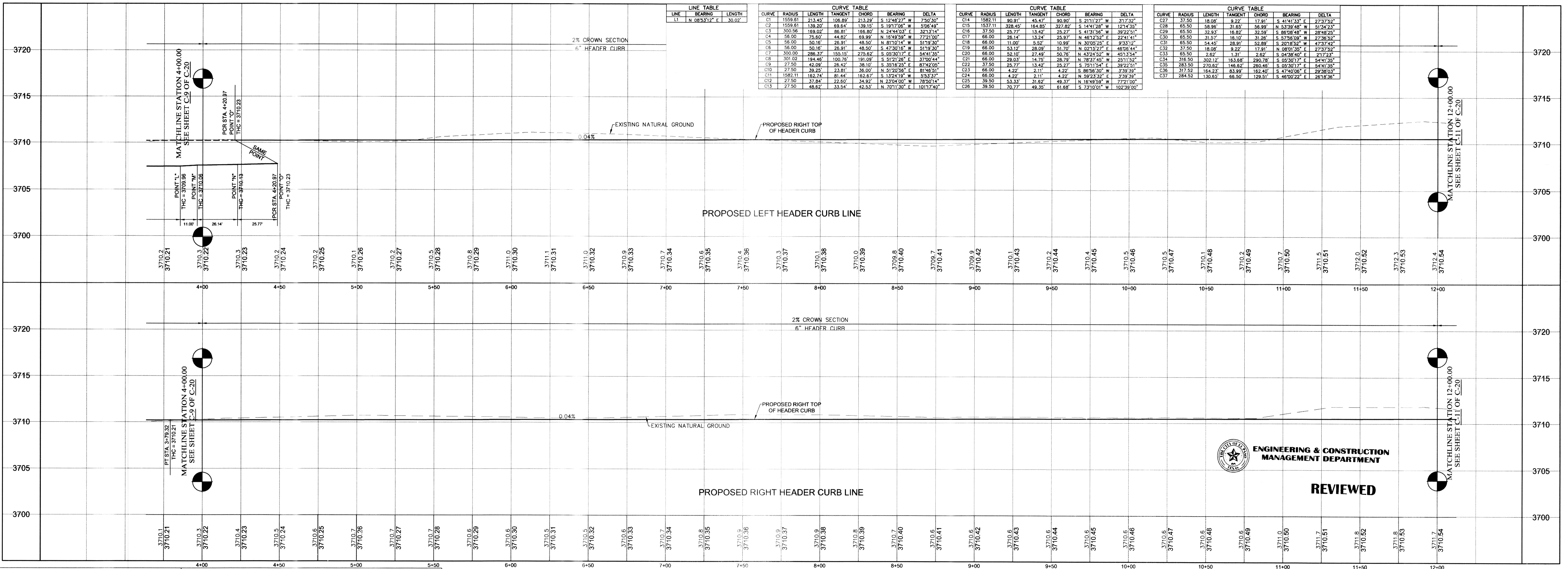
VALLEY CREEK UNIT THREE
VALLEY PALM DRIVE
STATION 0+00.00 TO 4+00.00
 BEING A PORTION OF OF TRACTS 8 AND 9, BLOCK 7, UPPER VALLEY SURVEYS, AND A PORTION OF DUCKETT ROAD, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 1,931,953.07 sq. ft. OR 44.3515 acres OF LAND MORE OR LESS.

hnp Roe Engineering, L.C.
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 e-mail: roeeng@awbell.net
 ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C9 OF C-20

C:\projects\111411-2_Vally Creek Unit Three_Plan_Profile\dwg\p01.dwg 10/22/12 7:58AM

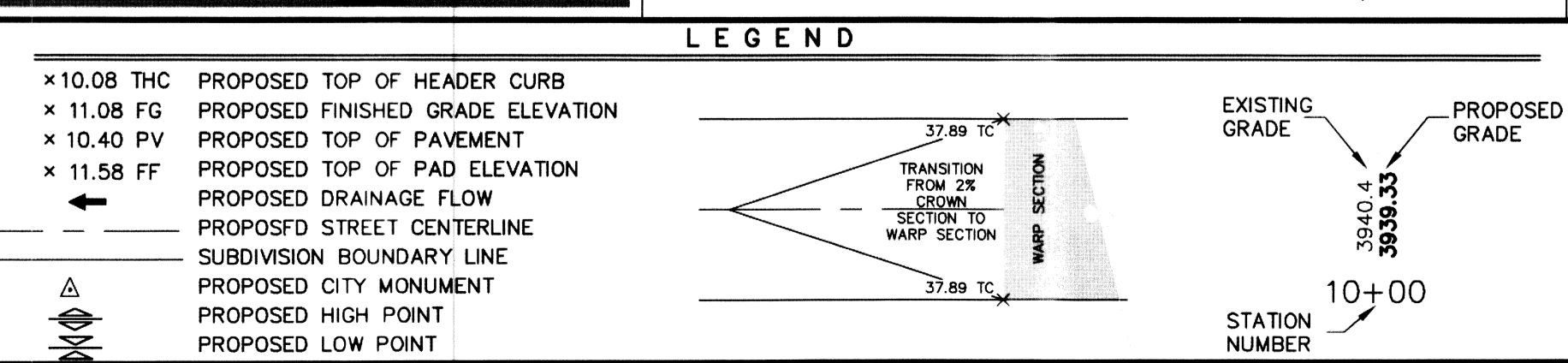


NOTE:
 1. ALL HANDICAP RAMPS WITHIN SUBDIVISION ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-16 OF C-20.
 2. ALL SIDEWALKS WITHIN SUBDIVISION ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-16 OF C-20.



LINE TABLE			CURVE TABLE					CURVE TABLE					CURVE TABLE										
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	N 08°31'2" E	30.02'	C1	1559.61	213.45'	106.89'	213.29'	S 12°48'27" W	75°02'30"	C14	1582.11	90.81'	45.47'	90.90'	S 21°11'27" W	37°37'32"	C27	37.50	18.08'	9.22'	17.91'	S 41°41'33" E	27°37'52"

FLOOD NOTE:
 THE ABOVE REFERENCED SUBDIVISION IS WITHIN ZONE "X" (EXPLANATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 250 B, DATED SEPTEMBER 4, 1991.



DATE	REVISIONS	BY

PRIMARY BENCHMARK
 EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES
 ELEVATION: 3708.40 (CITY DATUM)

SECONDARY BENCHMARK
 EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE
 ELEVATION: 3709.42 (CITY DATUM)

SCALE
 HOR: 1" = 30'
 VER: 1" = 5'

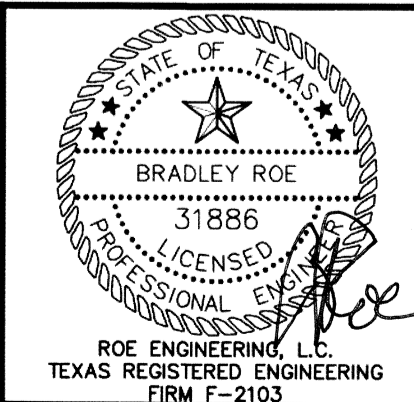
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 W.O.: 111411-2
 DATE: SEPTEMBER, 2012
 DESIGN BY: LAJ/HP
 DRAWN BY: L.A.J./S.R.
 CHKD. BY: H.P.
 APPD. BY: BR

VALLEY CREEK UNIT THREE

VALLEY PALM DRIVE

STATION 4+00.00 TO 12+00.00

BEING A PORTION OF OF TRACTS 8 AND 9, BLOCK 7, UPPER VALLEY SURVEYS, AND A PORTION OF DUCKETT ROAD, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 1,931,953.07 sq. ft. OR 44,361.5 acres OF LAND MORE OR LESS.



REVIEWED

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 e-mail: roeeng@bellsouth.net

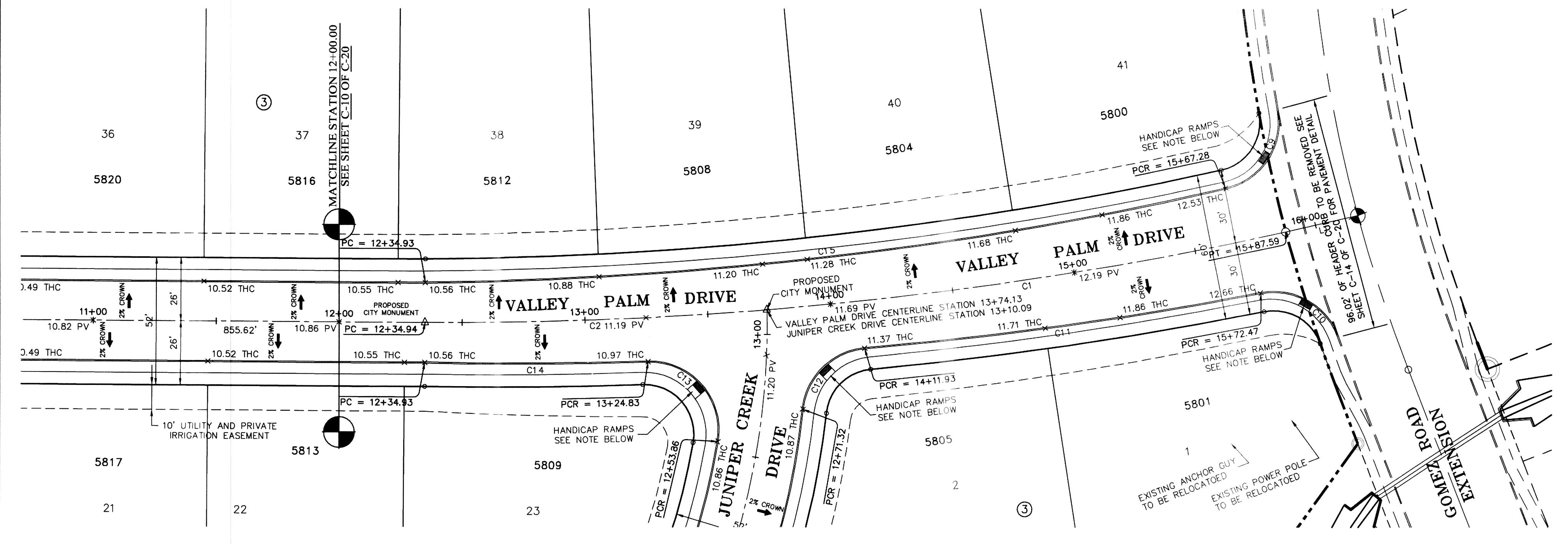
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET C10 OF C-20

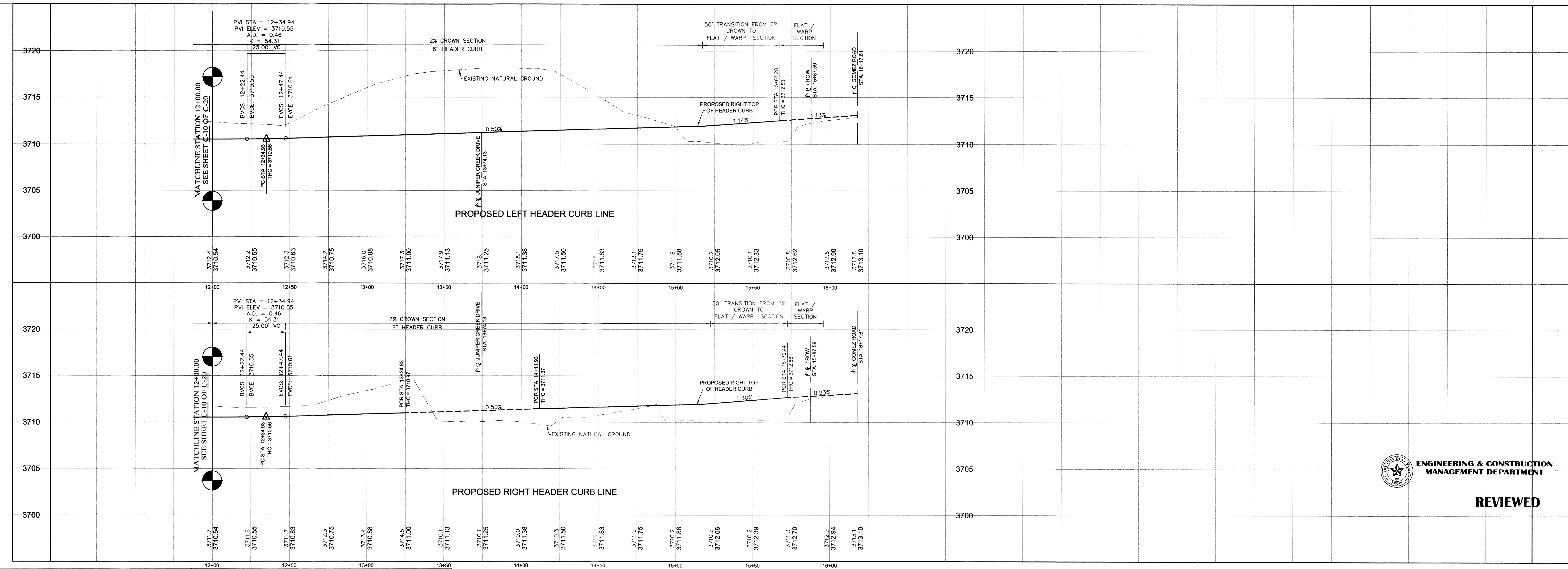
C:\Projects\11411-2_Vally Creek Unit Three ENG\PC\Drawings\DWG\10/22/12\7.57AM

LINE TABLE		CURVE TABLE				
LINE	BEARING	LENGTH	DELTA			
L1	N 08°51'12" E	30.02'				
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1559.61	213.45'	106.89'	213.45'	S 124°22' W	73.50°
C2	1559.61	139.20'	69.60'	139.20'	S 191°28' W	59.45°
C3	300.56	159.02'	79.51'	159.02'	N 244°03' E	52.31°
C4	56.00	75.60'	37.80'	75.60'	N 164°59' W	77.21°
C5	56.00	50.16'	25.08'	50.16'	N 81°04' W	51.93°
C6	56.00	50.16'	25.08'	50.16'	S 47°30' E	51.93°
C7	300.00	144.45'	72.22'	144.45'	S 05°30' E	34.41°
C8	301.02	144.45'	72.22'	144.45'	N 51°25' E	34.41°
C9	27.50	42.09'	21.04'	42.09'	S 35°25' E	87.42°
C10	27.50	38.25'	19.12'	38.25'	N 51°25' E	34.41°
C11	1582.11	162.74'	81.37'	162.74'	S 132°19' W	52.33°
C12	27.50	37.84'	18.92'	37.84'	N 23°04' W	78.50°
C13	27.50	48.62'	24.31'	48.62'	N 07°13' W	101.74°
C14	1582.11	90.91'	45.45'	90.91'	S 211°27' W	31.73°
C15	1531.11	326.45'	163.22'	326.45'	S 144°28' W	12.14°
C16	37.50	25.77'	12.88'	25.77'	N 41°36' W	39.22°
C17	66.00	25.14'	12.57'	25.14'	N 48°25' E	22.41°
C18	66.00	11.00'	5.50'	11.00'	N 203°25' E	63.57°
C19	66.00	53.10'	26.55'	53.10'	N 05°52' E	32.93°
C20	66.00	52.10'	26.05'	52.10'	S 43°24' W	45.73°
C21	66.00	29.03'	14.51'	29.03'	N 78°24' W	35.13°
C22	37.50	25.77'	12.88'	25.77'	S 75°15' E	39.22°
C23	66.00	4.22'	2.11'	4.22'	S 86°36' W	3.99°
C24	66.00	4.22'	2.11'	4.22'	N 59°23' E	3.99°
C25	39.50	53.33'	26.66'	53.33'	N 164°59' W	77.21°
C26	39.50	70.77'	35.38'	70.77'	S 73°01' W	102.29°
C27	37.50	18.06'	9.03'	18.06'	N 41°36' W	39.22°
C28	65.50	58.98'	29.49'	58.98'	N 53°39' E	31.74°
C29	65.50	32.93'	16.46'	32.93'	S 86°36' W	3.99°
C30	65.50	31.57'	15.78'	31.57'	S 75°59' W	27.38°
C31	65.50	34.45'	17.22'	34.45'	S 201°32' W	47.37°
C32	37.50	18.06'	9.03'	18.06'	N 08°15' E	32.33°
C33	65.50	2.62'	1.31'	2.62'	S 04°38' E	2.72°
C34	316.50	302.12'	151.06'	302.12'	S 05°01' W	34.41°
C35	283.50	279.62'	139.81'	279.62'	N 05°01' W	34.41°
C36	317.52	184.23'	92.11'	184.23'	S 47°40' E	49.38°
C37	284.52	130.65'	65.32'	130.65'	S 46°02' E	46.18°

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



NOTE:
1. ALL HANDICAP RAMPS WITHIN SUBDIVISION ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-16 OF C-20.
2. ALL SIDEWALKS WITHIN SUBDIVISION ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-16 OF C-20.

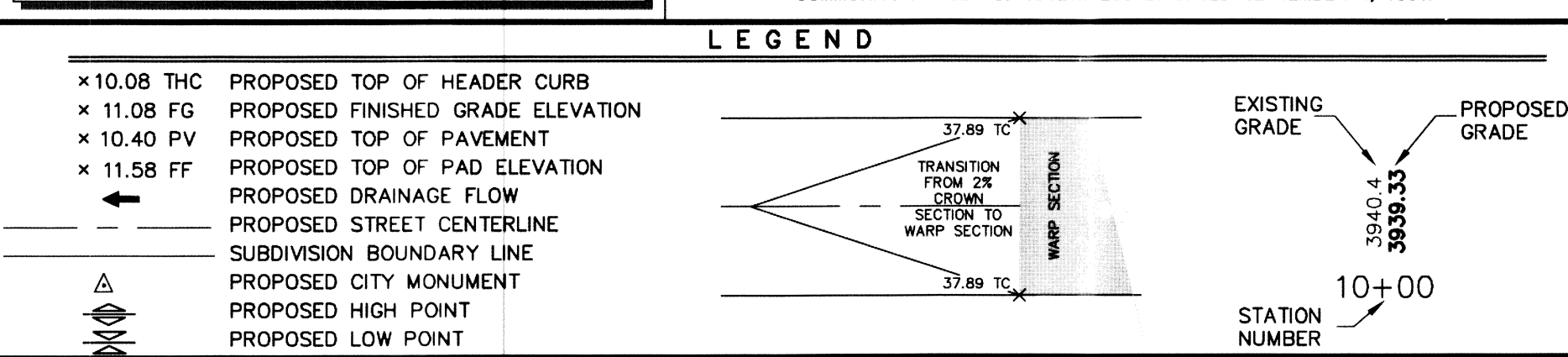


ENGINEERING & CONSTRUCTION
MANAGEMENT DEPARTMENT
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THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ROE, P.E. 31886 ON JUNE 15, 2011. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

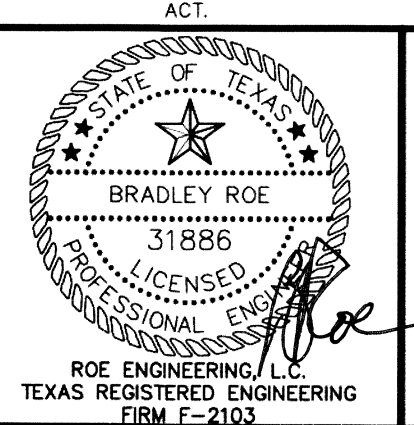


DATE	REVISIONS	BY

PRIMARY BENCHMARK
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES
ELEVATION: 3708.40 (CITY DATUM)

SECONDARY BENCHMARK
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT. OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE
ELEVATION: 3709.42 (CITY DATUM)

SCALE
HOR: 1" = 30', VER: 1" = 5'
FILE NAME: C11 VC 2
W.O. 111411-2
DATE: SEPTEMBER, 2012
DESIGN BY: LAJ/HP
DRAWN BY: L.A.J./S.R.
CHKD. BY: H.P.
APPD. BY: BR



VALLEY CREEK UNIT THREE
VALLEY PALM DRIVE
STATION 12+00.00 TO 16+17.61

BEING A PORTION OF OF TRACTS 8 AND 9, BLOCK 7, UPPER VALLEY SURVEYS, AND A PORTION OF DUCKETT ROAD, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 1,931,953.07 sq. ft. OR 44.3515 acres OF LAND MORE OR LESS.

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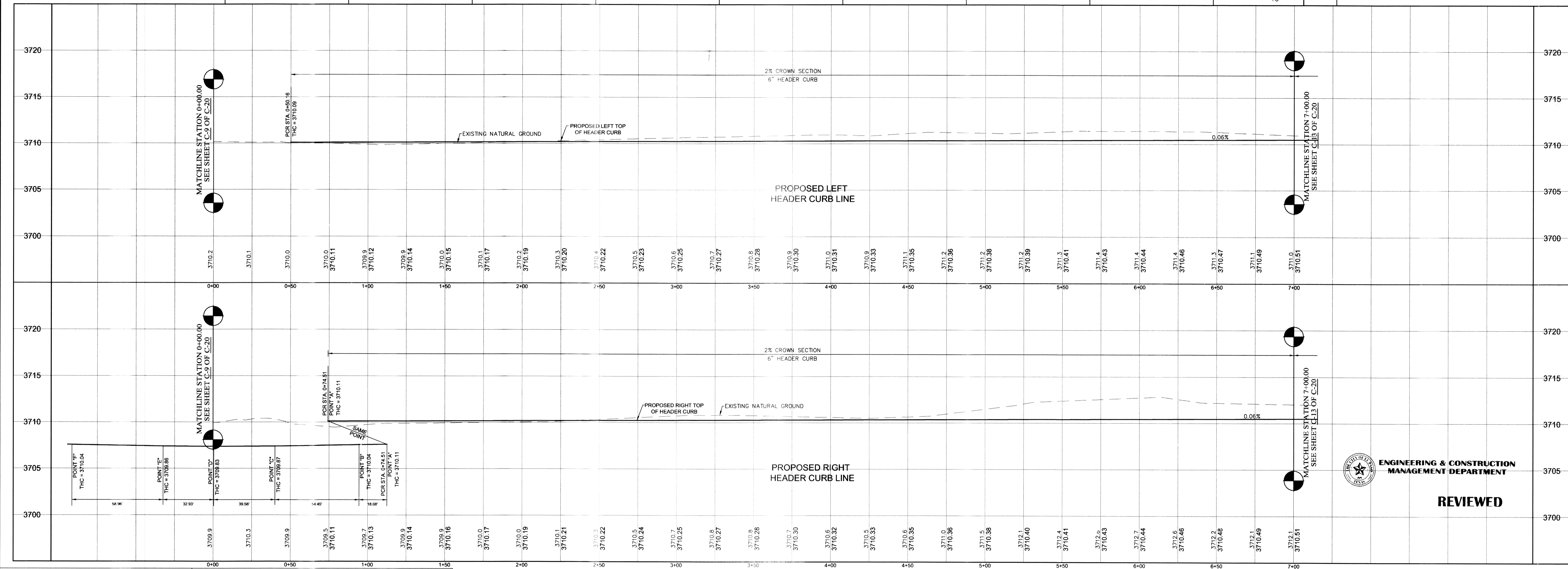
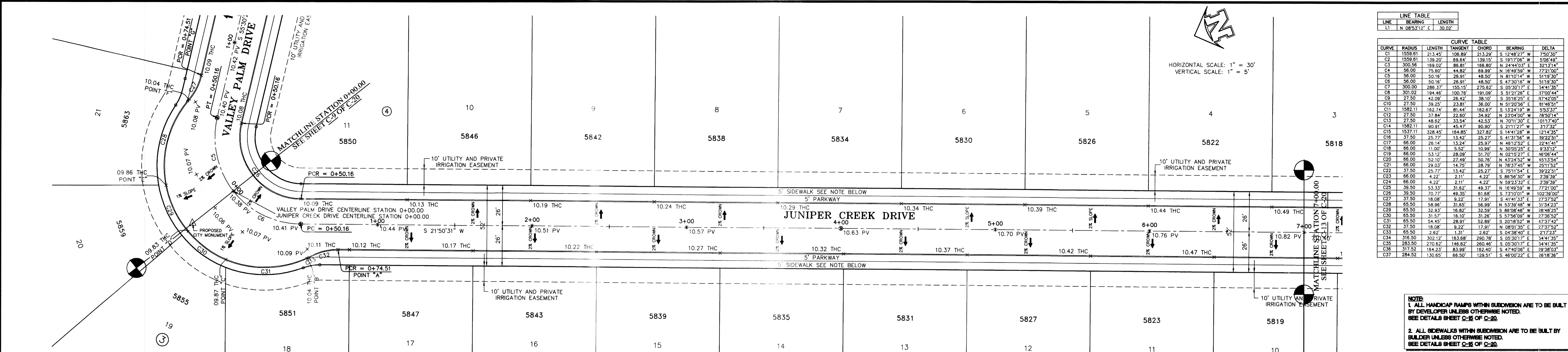
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C11 OF C-20

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LINE TABLE		CURVE TABLE			
LINE	BEARING	LENGTH	CHORD	BEARING	DELTA
L1	N 08°53'12" E	30.02'			
C1		213.45	106.89	S 12°38'27" W	75°00'00"
C2		159.01	79.51	S 19°17'05" E	72°00'00"
C3		300.56	150.28	S 24°44'03" E	323°31'44"
C4		56.00	28.00	N 10°49'09" W	172°00'00"
C5		56.00	28.00	N 81°01'4" W	519°30'00"
C6		56.00	28.00	S 47°30'16" W	519°30'00"
C7		300.00	150.00	S 05°00'00" E	144°00'00"
C8		301.02	150.51	S 51°21'26" E	170°04'44"
C9		27.50	13.75	S 35°18'25" E	174°02'09"
C10		27.50	13.75	N 51°00'54" E	184°51'00"
C11		1582.11	791.06	S 13°24'19" W	5°53'37"
C12		27.50	13.75	S 35°18'25" E	174°02'09"
C13		27.50	13.75	N 51°00'54" E	184°51'00"
C14		1582.11	791.06	S 13°24'19" W	5°53'37"
C15		1533.11	766.56	S 14°41'29" W	161°43'36"
C16		37.50	18.75	S 41°31'58" W	182°52'51"
C17		66.00	33.00	N 46°12'52" E	224°41'41"
C18		66.00	33.00	N 30°05'24" E	83°32'00"
C19		66.00	33.00	N 02°15'27" E	46°08'44"
C20		66.00	33.00	N 43°24'52" W	151°33'54"
C21		66.00	33.00	N 78°37'45" W	251°15'21"
C22		37.50	18.75	S 75°15'54" E	182°22'51"
C23		66.00	33.00	S 86°58'30" W	338°38'36"
C24		66.00	33.00	N 59°33'30" E	338°38'36"
C25		39.50	19.75	S 73°03'07" W	102°29'00"
C26		39.50	19.75	N 16°49'50" W	72°21'00"
C27		37.50	18.75	S 41°31'58" W	182°52'51"
C28		65.50	32.75	S 53°59'48" W	313°24'23"
C29		65.50	32.75	N 36°30'48" W	184°42'23"
C30		65.50	32.75	S 57°58'09" W	175°52'52"
C31		65.50	32.75	S 20°18'52" W	173°42'42"
C32		37.50	18.75	N 08°01'30" E	173°22'51"
C33		65.50	32.75	S 04°58'40" E	217°23'23"
C34		318.50	159.25	S 05°30'17" E	544°13'55"
C35		283.50	141.75	S 05°30'17" E	544°13'55"
C36		317.52	158.76	S 47°40'06" E	283°03'37"
C37		284.52	142.26	S 46°02'22" E	161°38'36"

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTES:
1. ALL HANDICAP RAMPS WITH SLOPE/MON ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-15 OF C-20.
2. ALL SIDEWALKS WITH SLOPE/MON ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-16 OF C-20.



ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

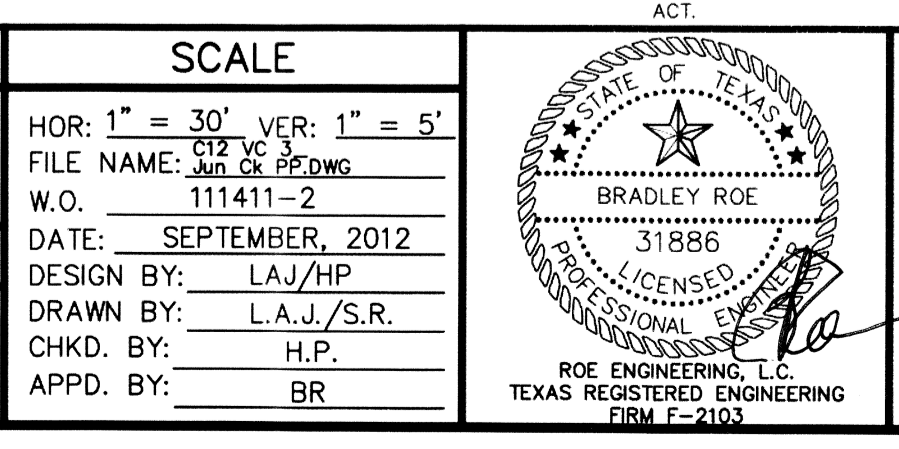
FLOOD NOTE:
THE ABOVE REFERENCED SUBDIVISION IS WITHIN ZONE "X" (EXPLANATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 250 B. DATED SEPTEMBER 4, 1991.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ROE, P.E. 31886 ON JUNE 15, 2011. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

LEGEND	
10.08 TH	PROPOSED TOP OF HEADER CURB
11.08 FG	PROPOSED FINISHED GRADE ELEVATION
10.40 PV	PROPOSED TOP OF PAVEMENT
11.58 FF	PROPOSED TOP OF PAD ELEVATION
↑	PROPOSED DRAINAGE FLOW
—	PROPOSED STREET CENTERLINE
—	SUBDIVISION BOUNDARY LINE
△	PROPOSED CITY MONUMENT
○	PROPOSED HIGH POINT
○	PROPOSED LOW POINT

DATE	REVISIONS	BY

PRIMARY BENCHMARK	SCALE
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: 1" = 30' VER: 1" = 5' FILE NAME: C12.XXD W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
SECONDARY BENCHMARK	
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	



VALLEY CREEK UNIT THREE
JUNIPER CREEK DRIVE
STATION 0+00.00 TO 7+00.00

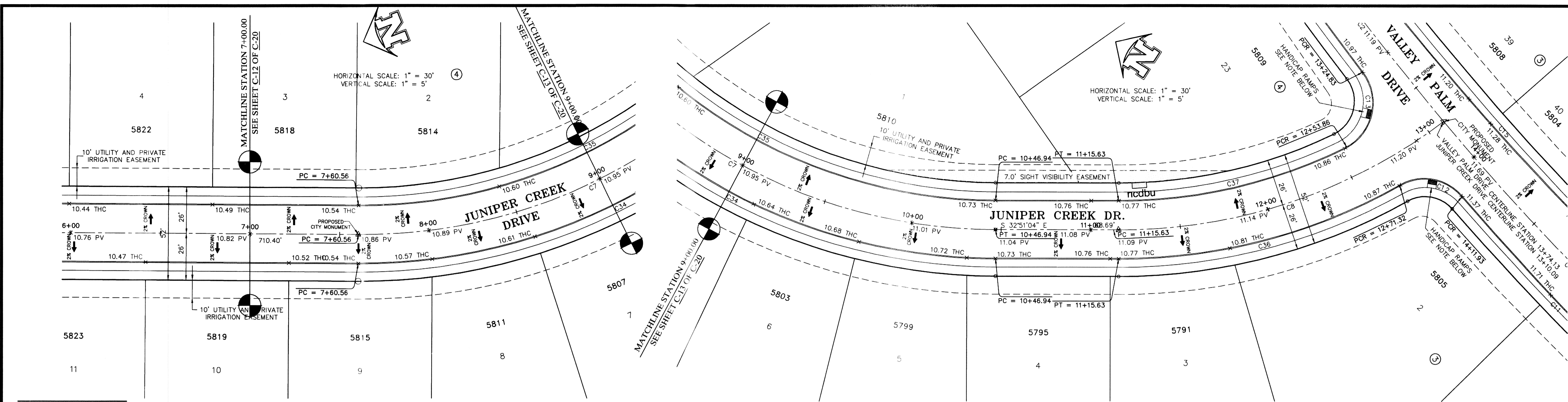
BEING A PORTION OF OF TRACTS 8 AND 9, BLOCK 7, UPPER VALLEY SURVEYS, AND A PORTION OF DUCKETT ROAD, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 1,931,953.07 sq. ft. OR 44.3515 acres OF LAND MORE OR LESS.

RoE Engineering, L.C.
601 N. Cotton St. Suite No. 6 El Paso, Tx. 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@swbell.net

ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

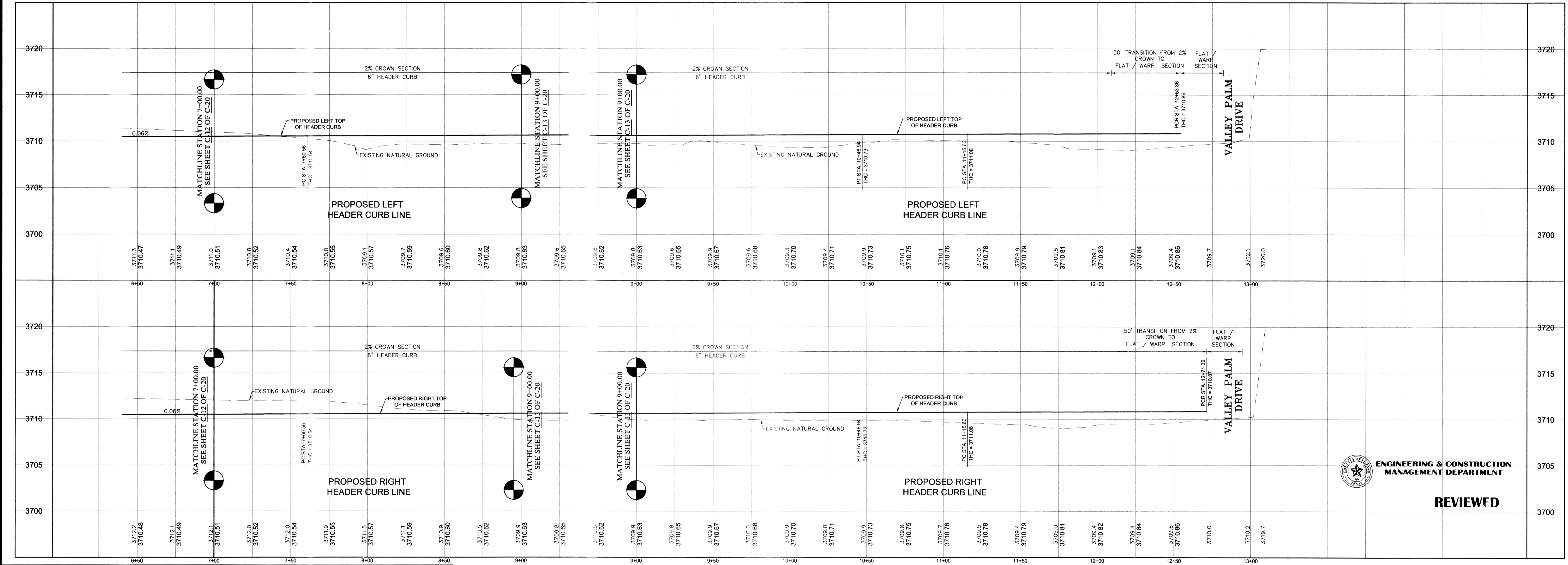
SHEET **C12** OF **C-20**

C:\projects\11411-2 Valley Creek Unit Three.dwg PLO/HP/BR/10/23/12 11:07 AM



LINE TABLE		CURVE TABLE	
LINE	BEARING	LENGTH	CHORD
L1	N 085°37' E	30.92'	
C1		1599.61	213.45
C2		1559.61	139.20
C3		300.36	169.02
C4		56.00	50.16
C5		56.00	50.16
C6		56.00	50.16
C7		300.00	286.37
C8		301.02	194.46
C9		27.50	42.09
C10		27.50	39.25
C11		1382.11	162.74
C12		27.50	37.84
C13		27.50	48.62
C14		1582.11	99.91
C15		1537.11	328.45
C16		37.50	25.77
C17		66.00	26.14
C18		66.00	11.00
C19		66.00	53.12
C20		66.00	52.20
C21		66.00	29.03
C22		37.50	25.77
C23		66.00	4.22
C24		66.00	4.22
C25		39.50	53.33
C26		39.50	70.77
C27		37.50	18.08
C28		65.50	58.95
C29		65.50	52.93
C30		65.50	11.57
C31		65.50	54.45
C32		37.50	18.08
C33		65.50	7.62
C34		318.50	302.17
C35		283.50	270.62
C36		317.52	164.27
C37		294.52	130.65

NOTE:
 1. ALL HANDICAP RAMPS WITHIN SUBDIVISION ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-12 OF C-20.
 2. ALL SIDEWALKS WITHIN SUBDIVISION ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-12 OF C-20.



ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

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FLOOD NOTE:
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THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ROE, P.E. 31886 ON JUNE 15, 2013. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

LEGEND	
× 10.08 THC	PROPOSED TOP OF HEADER CURB
× 11.08 FG	PROPOSED FINISHED GRADE ELEVATION
× 10.40 PV	PROPOSED TOP OF PAD ELEVATION
× 11.58 FF	PROPOSED DRAINAGE FLOW
—	PROPOSED STREET CENTERLINE
—	PROPOSED DRAINAGE CENTERLINE
—	SUBDIVISION BOUNDARY LINE
—	PROPOSED CITY MONUMENT
—	PROPOSED HIGH POINT
—	PROPOSED LOW POINT
—	EXISTING GRADE
—	PROPOSED GRADE
—	STATION NUMBER

DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES. ELEVATION: 3708.40 (CITY DATUM)	HOR: 1" = 30' VER: 1" = 5'
			SECONDARY BENCHMARK	FILE NAME: C:\P\2013\JUNIPER CREEK.DWG
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE. ELEVATION: 3709.42 (CITY DATUM)	W.O. 111411-2
				DATE: SEPTEMBER, 2012
				DESIGN BY: LAJ/HP
				DRAWN BY: L.A.J./S.R.
				CHKD. BY: H.P.
				APPD. BY: BR

ROE ENGINEERING, L.C.
 TEXAS REGISTERED ENGINEERING FIRM F-2103

VALLEY CREEK UNIT THREE
JUNIPER CREEK DRIVE
STATION 7+00.00 TO 13+10.09

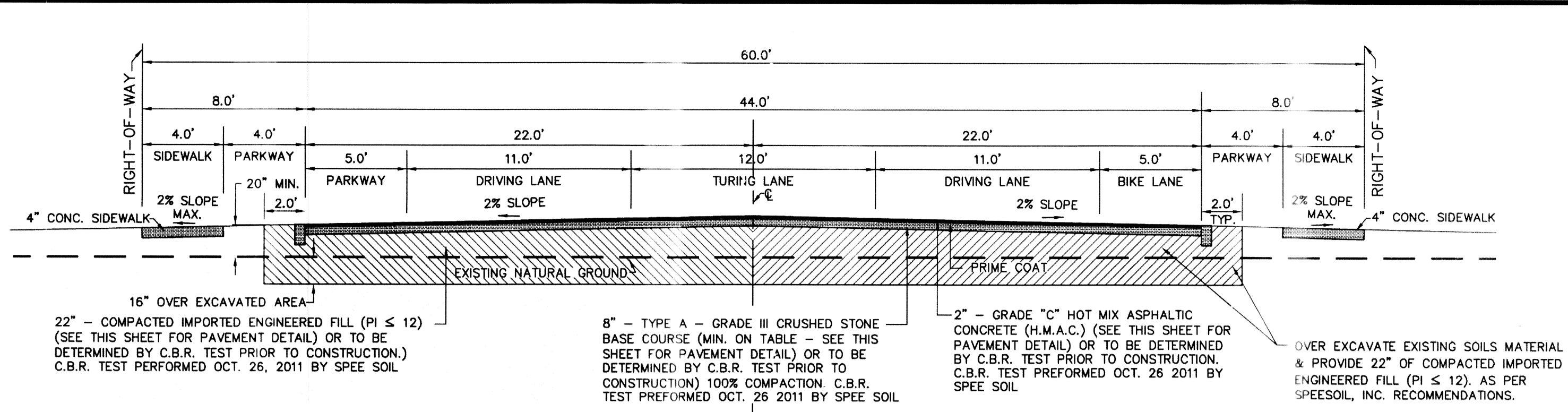
BEING A PORTION OF OF TRACTS 8 AND 9, BLOCK 7, UPPER VALLEY SURVEYS, AND A PORTION OF DUCKETT ROAD, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 1,931,953.07 sq. ft. OR 44.3515 acres OF LAND MORE OR LESS.

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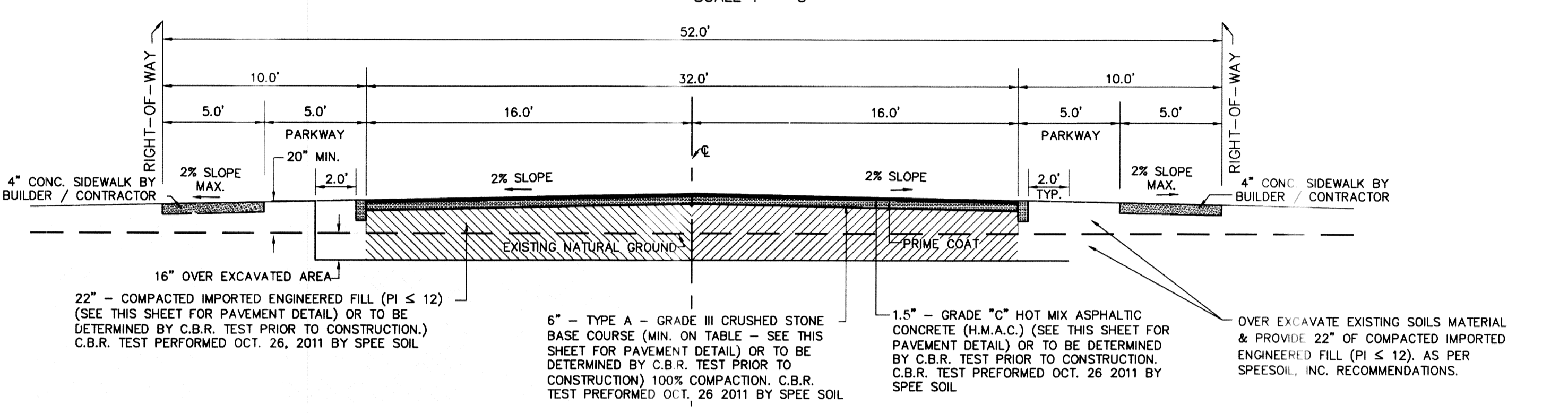
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET C13 OF C-20

© 2013 hnp, Inc. All rights reserved. This drawing was prepared by hnp, Inc. on 09/10/13. JUNIPER CREEK UNIT THREE, SHEET C-13 OF C-20.



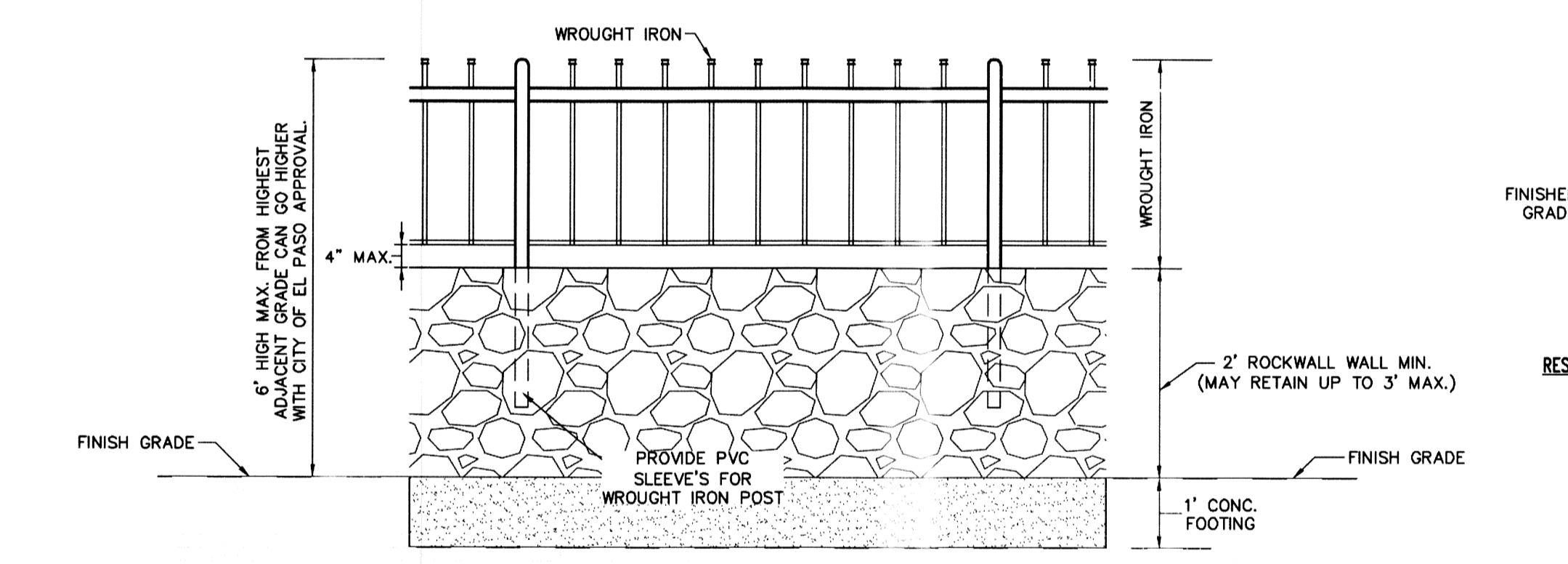
(EXISTING GOMEZ ROAD) 60' RIGHT-OF-WAY TYPICAL CROWN STREET SECTION
SCALE 1" = 5'



52' RIGHT-OF-WAY TYPICAL CROWN STREET SECTION
SCALE 1" = 5'

NOTES FOR STREETS:

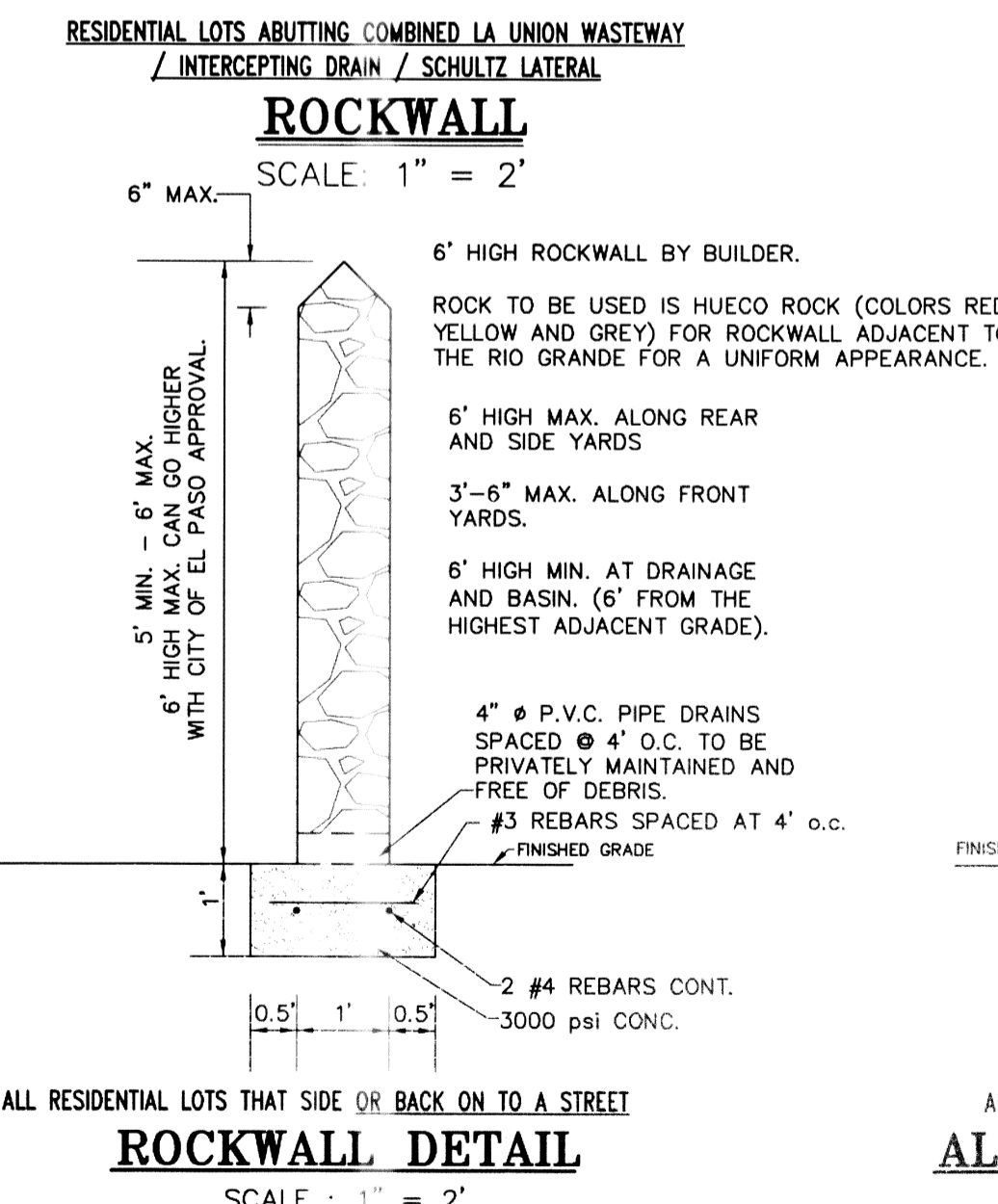
- BASE TO BE COMPACTED TO 100% COMPACTION BY A.S.T.M. D1557
- H.M.A.C., BASE, AND SUBGRADE WILL PLACED BE IN STRICT ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS
- SUBGRADE TO BE COMPACTED TO 95% COMPACTION BY A.S.T.M. D1557
- PRIME COAT TO BE 0.25 GALLON PER SQUARE YARD (MIN. COVERAGE)
-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



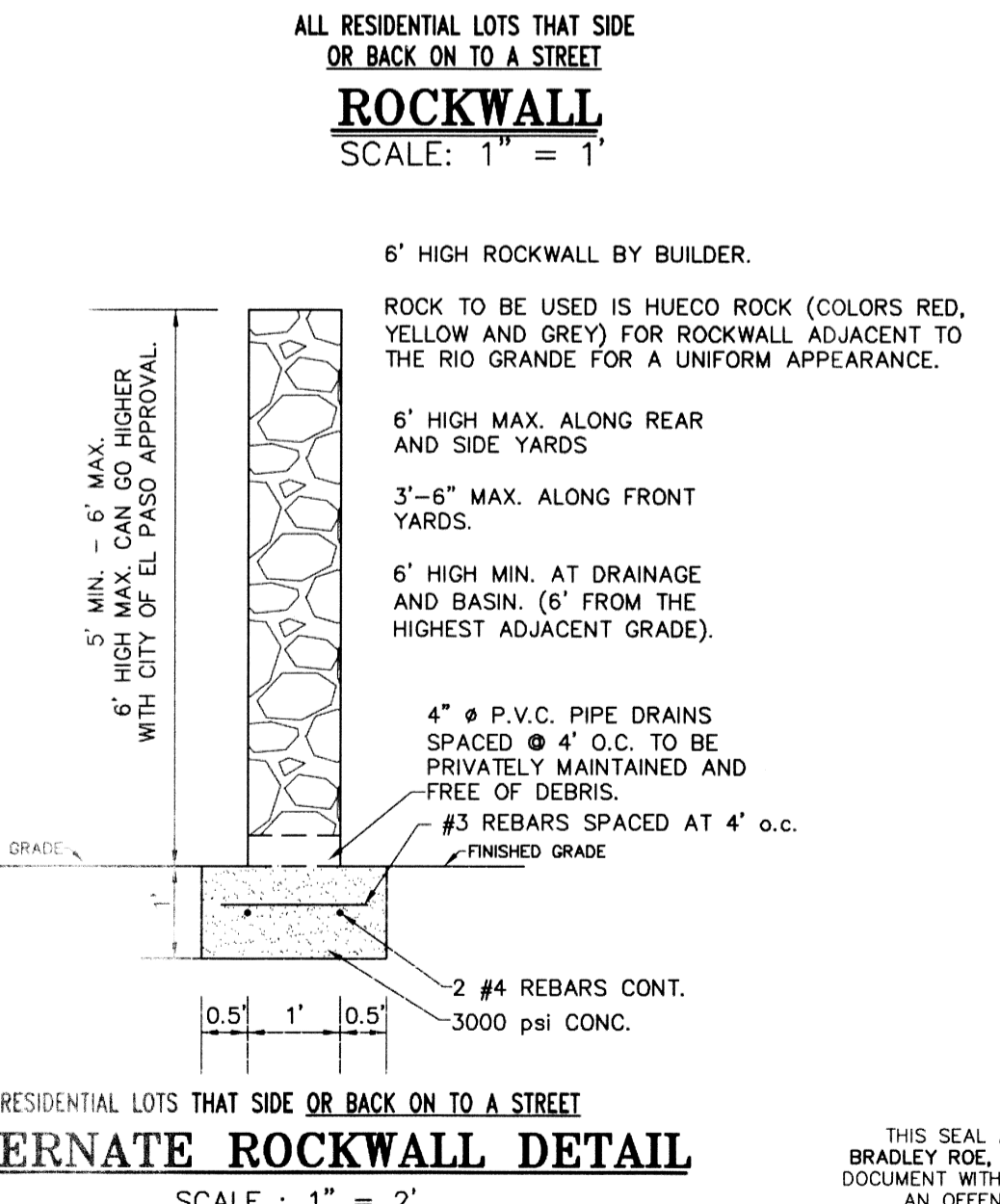
LOTS ABUTTING THE COMBINED LA UNION WASTEWAY / INTERCEPTING DRAIN / SCHULTZ LATERAL AND GOMEZ ROAD ROCKWALL W/ WROUGHT IRON FENCE
SCALE: 1" = 2'

NOTES FOR ROCKWALL:

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

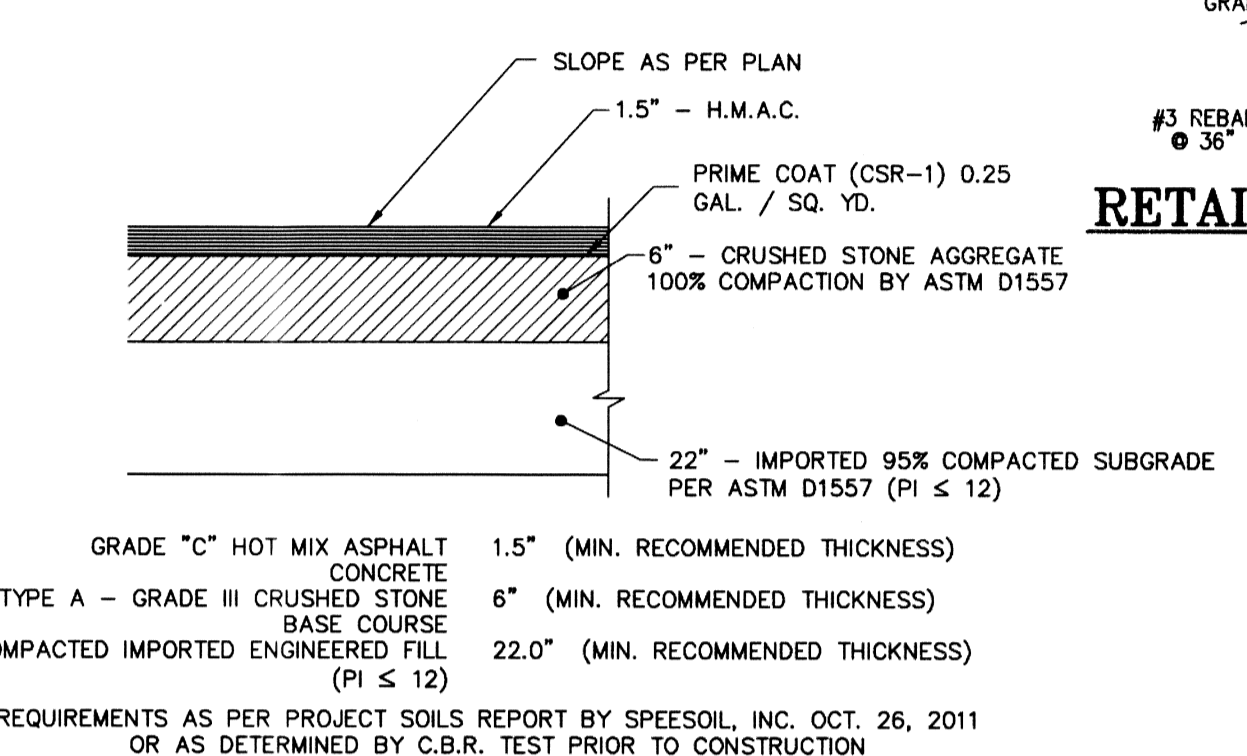


ROCKWALL DETAIL
SCALE: 1" = 2'

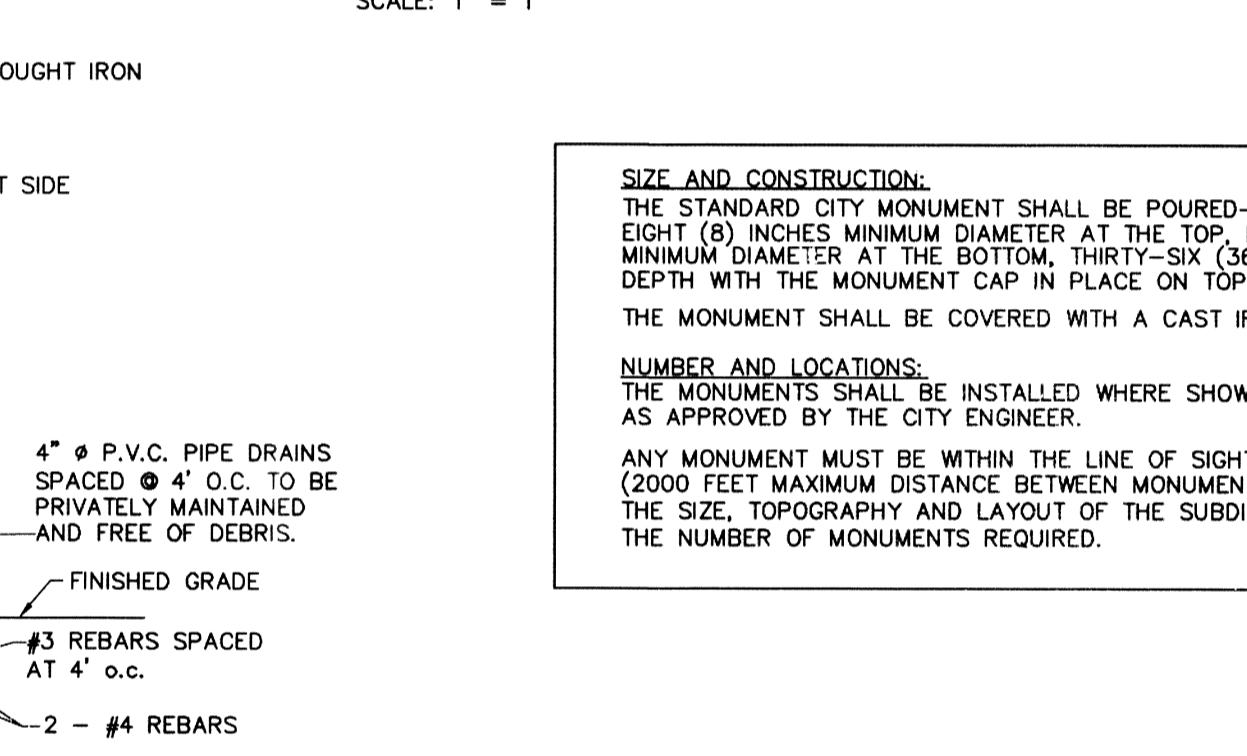


ALTERNATE ROCKWALL DETAIL
SCALE: 1" = 2'

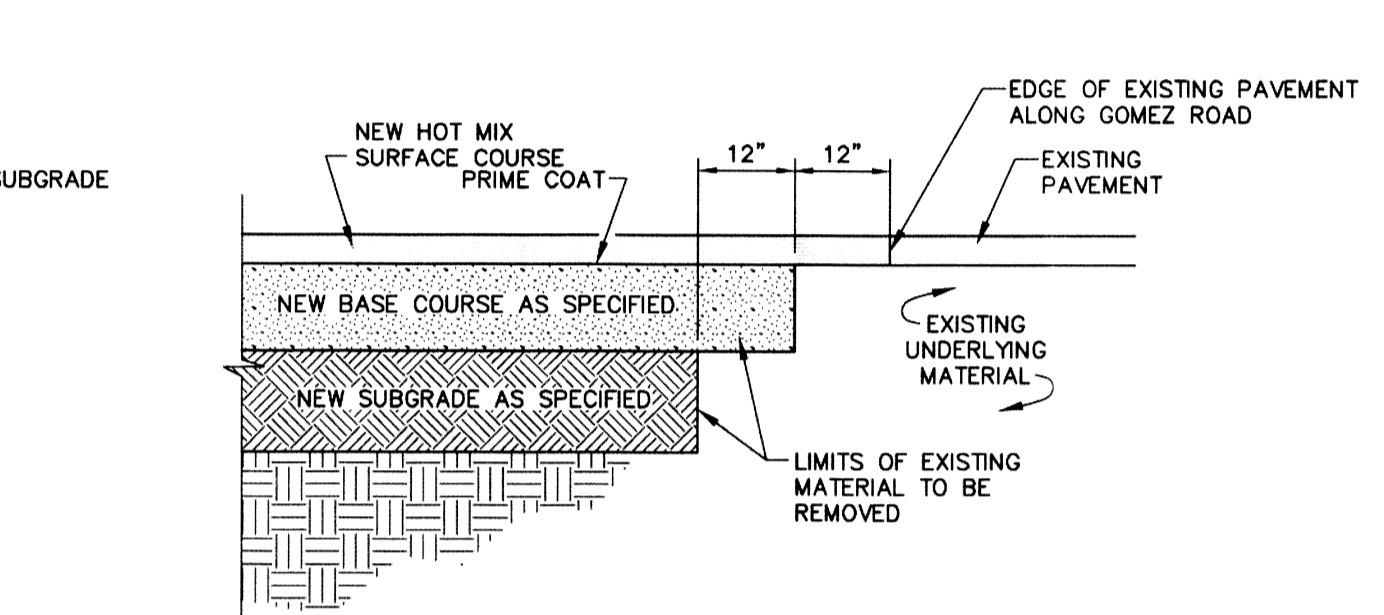
EXISTING GOMEZ ROAD PAVEMENT SECTION
SCALE: 1" = 1'



52' STREET RIGHT-OF-WAY TYPICAL PAVEMENT SECTION
SCALE: 1" = 1'



RETAINING ROCKWALL DETAIL
SCALE: 1" = 3'



JUNCTURE OF NEW FLEXIBLE AND EXISTING FLEXIBLE PAVEMENT AT GOMEZ ROAD AND VALLEY PALM DRIVE
SCALE: N.T.S.

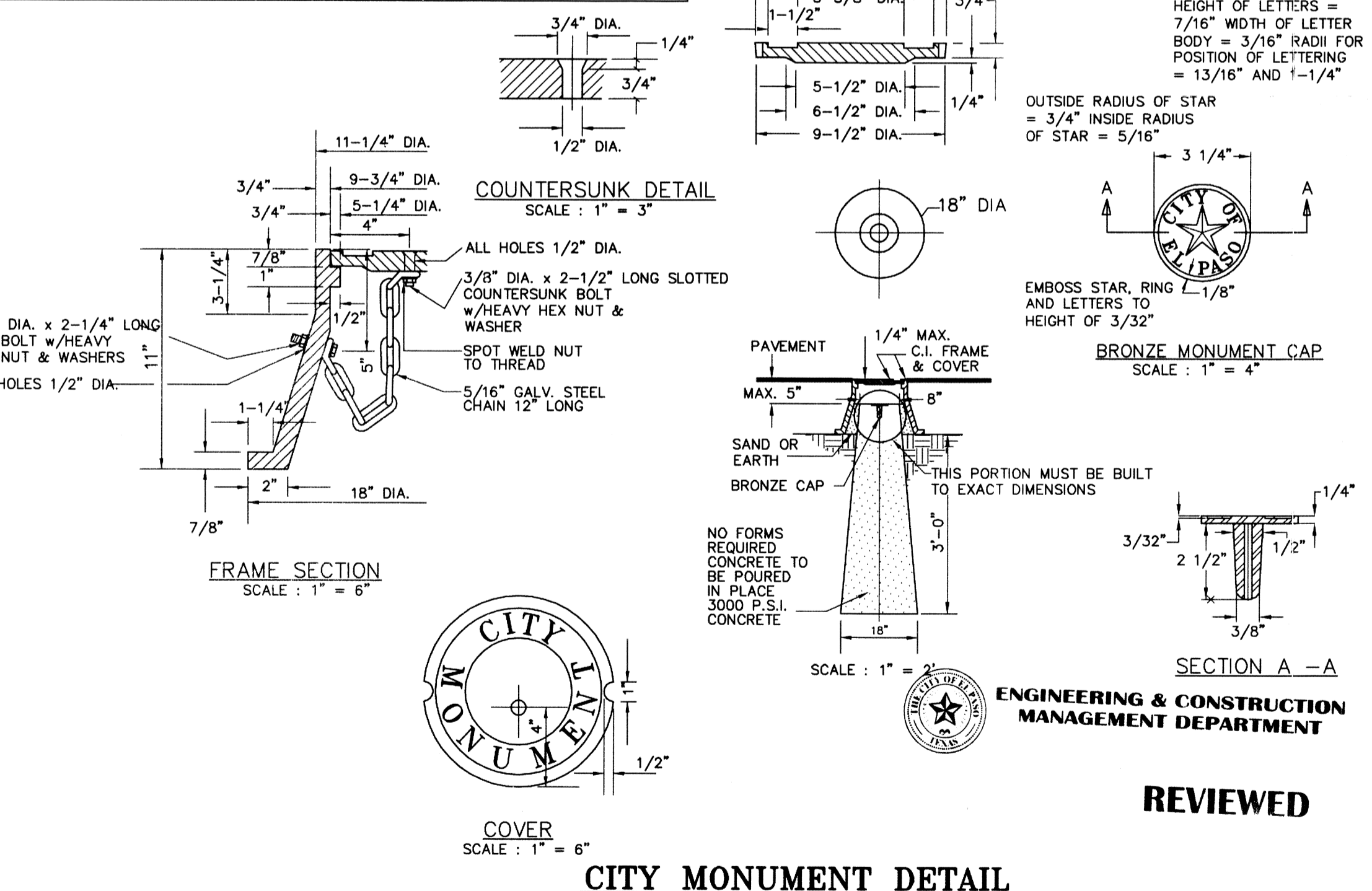
SIZE AND CONSTRUCTION:
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE. EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP. THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

NUMBER AND LOCATIONS:
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAN AS APPROVED BY THE CITY ENGINEER.

ANY MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN THE NUMBER OF MONUMENTS REQUIRED.

NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.

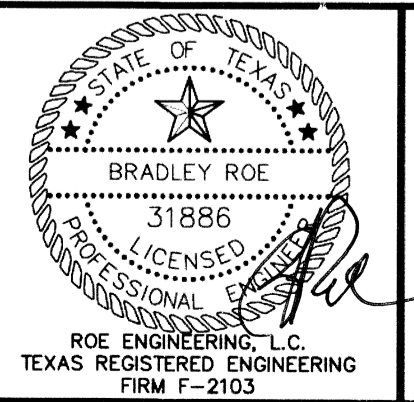


CITY MONUMENT DETAIL
SCALE: 1" = 6"

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FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 0125 B. DATED SEPTEMBER 4, 1995.

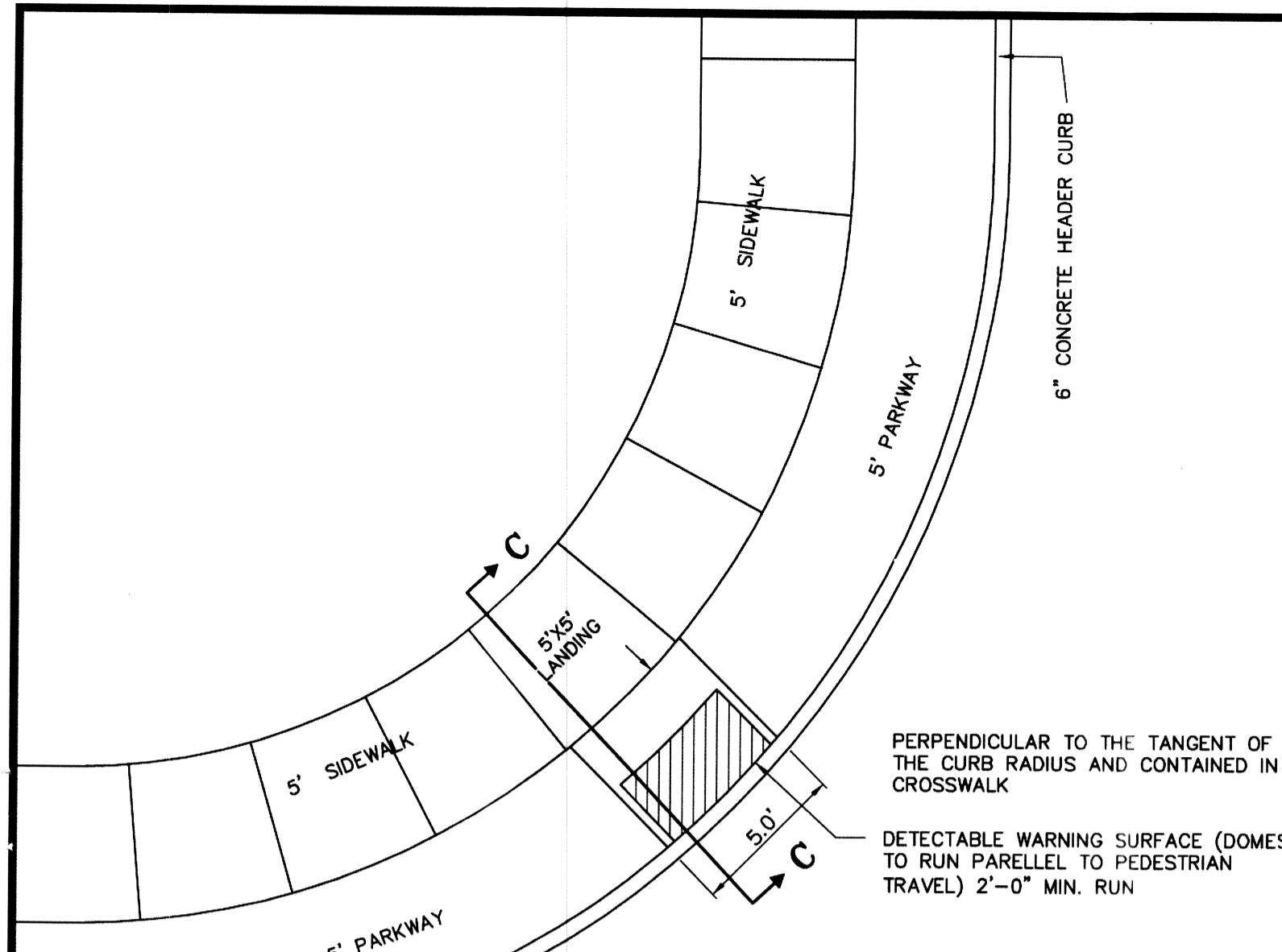
DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: _____ VER: _____ FILE NAME: 111411-2 W.O. 111411-2
			SECONDARY BENCHMARK EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: LAJ/S.R. CHKD. BY: H.P. APPD. BY: BR



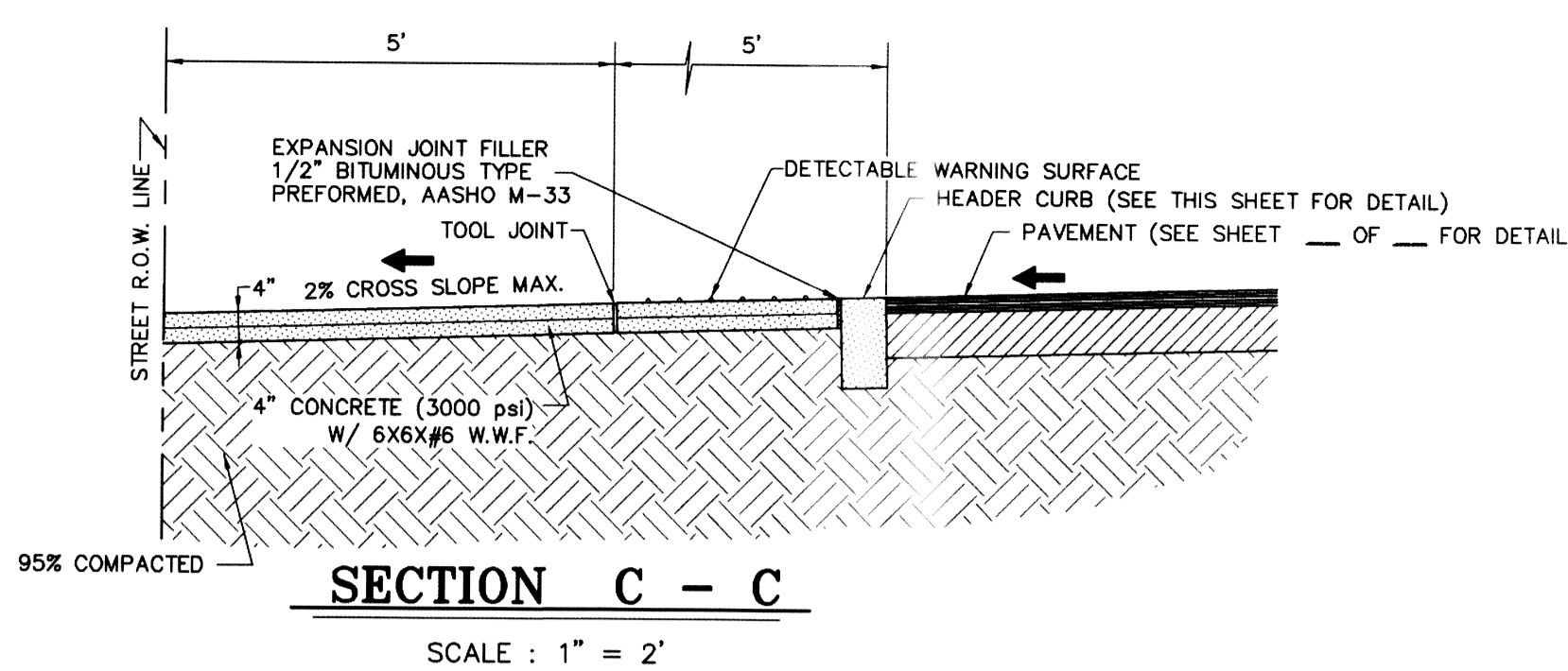
VALLEY CREEK UNIT THREE
TYPICAL DETAILS
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992.764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT
REVIEWED
SHEET C14 OF C-20

C:\projects\111411-2 Valley Creek Unit Three ENG PRO\Drawings\DWG\C14-C15_V03_TYP_DETAILS_10/22/12 9:08AM

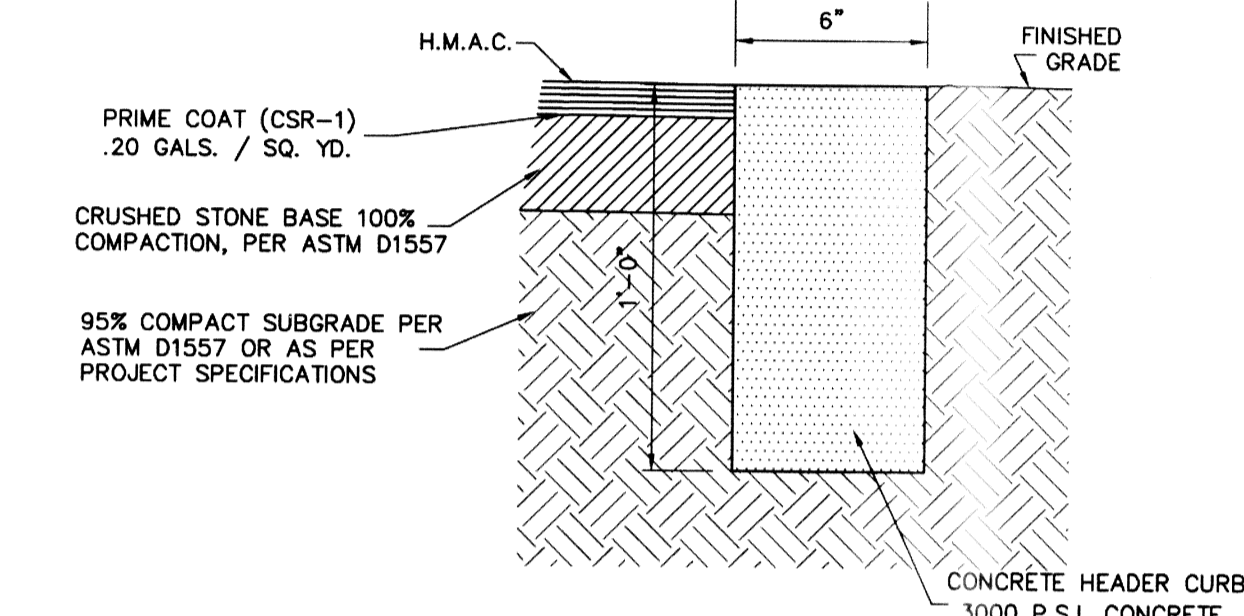


HANDICAP RAMP
SCALE: 1" = 5'

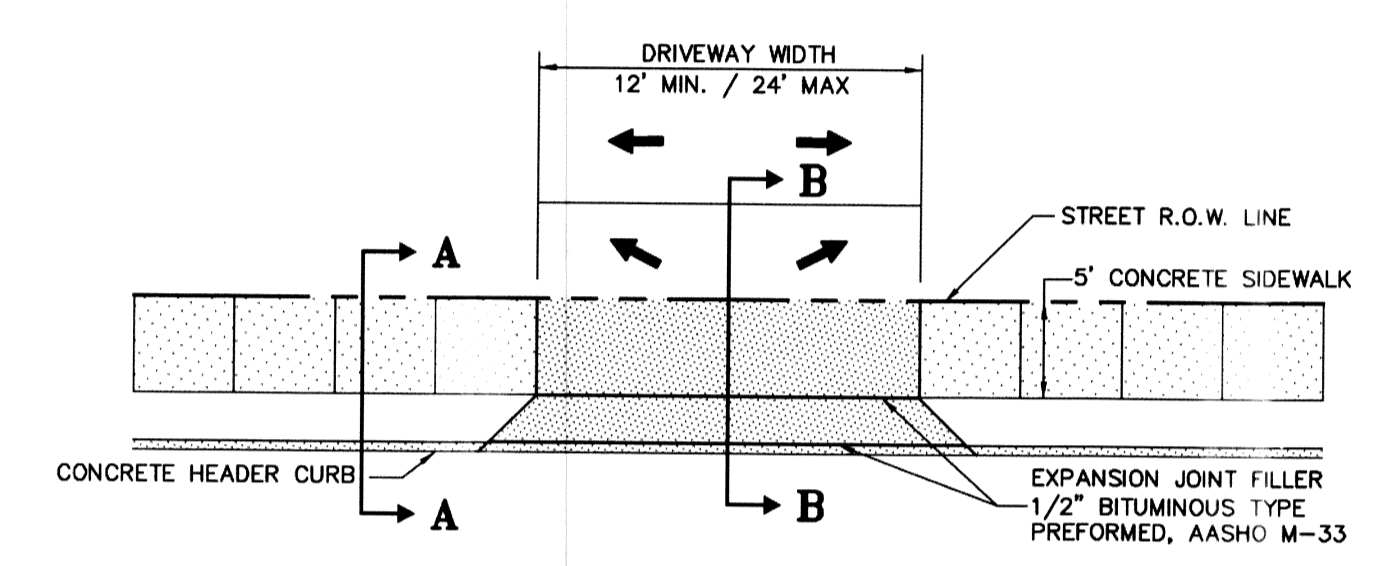


SECTION C - C
SCALE: 1" = 2'

- NOTES FOR HEADER CURB:**
- EXPANSION JOINTS WILL BE REQUIRED AT THE END OF CURB RETURNS, AT 50' O.C. & POINT OF TANGENCY WITH STRAIGHT RUNS OF CURB AT EVERY INTERSECTION
 - CONTRACTION JOINTS (1/2 INCH MIN. SCORED JOINTS) MUST BE INSTALLED EVERY 10 FEET IN CURB OR CURB AND GUTTER.
 - ALL EXPANSION JOINTS WILL BE PREFORMED BITUMINOUS FIBER 1/2 INCH THICK.
 - CONCRETE TO BE CLASS "A", 3000 P.S.I.

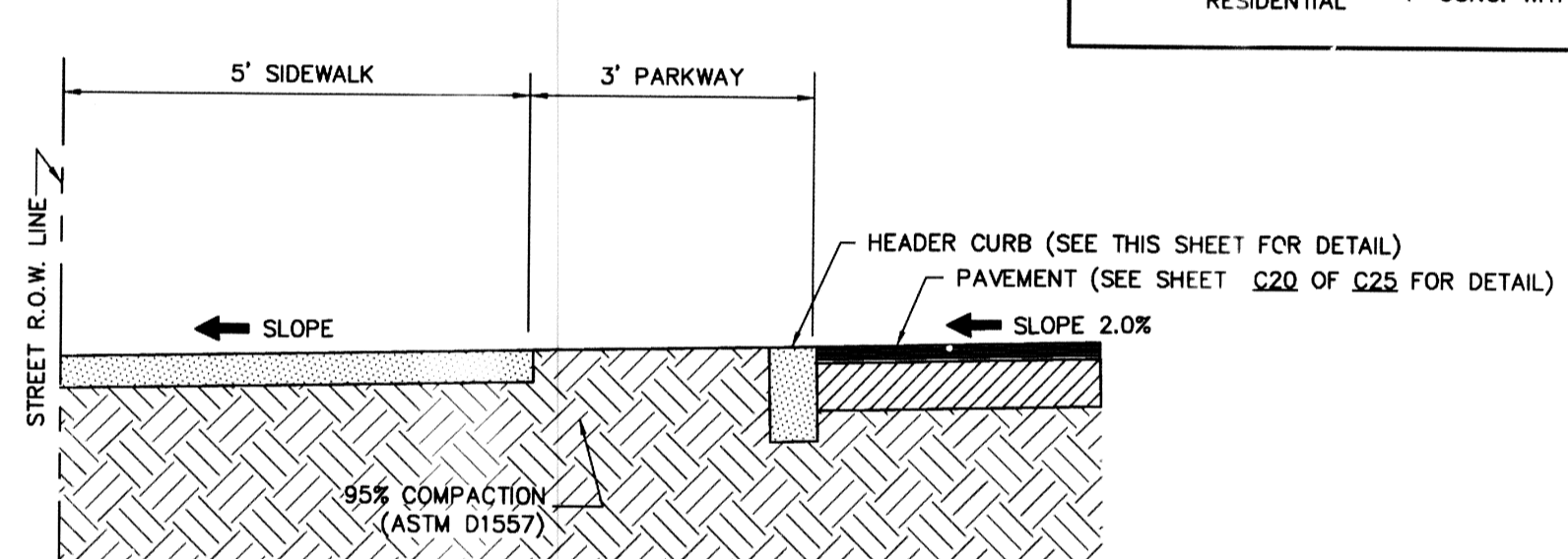


HEADER CURB
SCALE: 1/2" = 1'

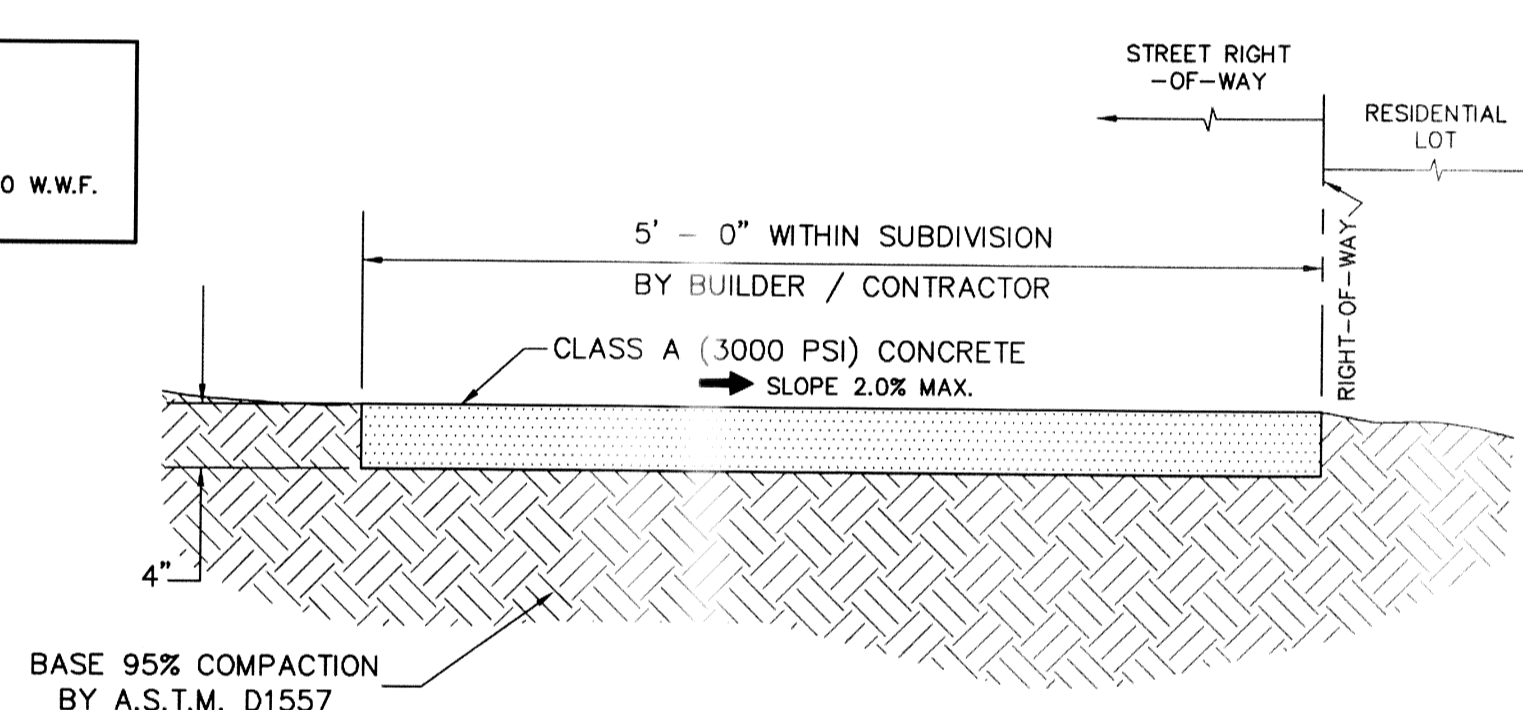


PLAN VIEW
SCALE: 1" = 10'

DRIVEWAY WIDTH	MIN.	MAX.
RESIDENTIAL	12'	24'
DRIVEWAY THICKNESS	6" CONC. WITHOUT W.W.F. 4" CONC. WITH 6x6-10/10 W.W.F.	



SECTION A - A
SCALE: 1" = 2'



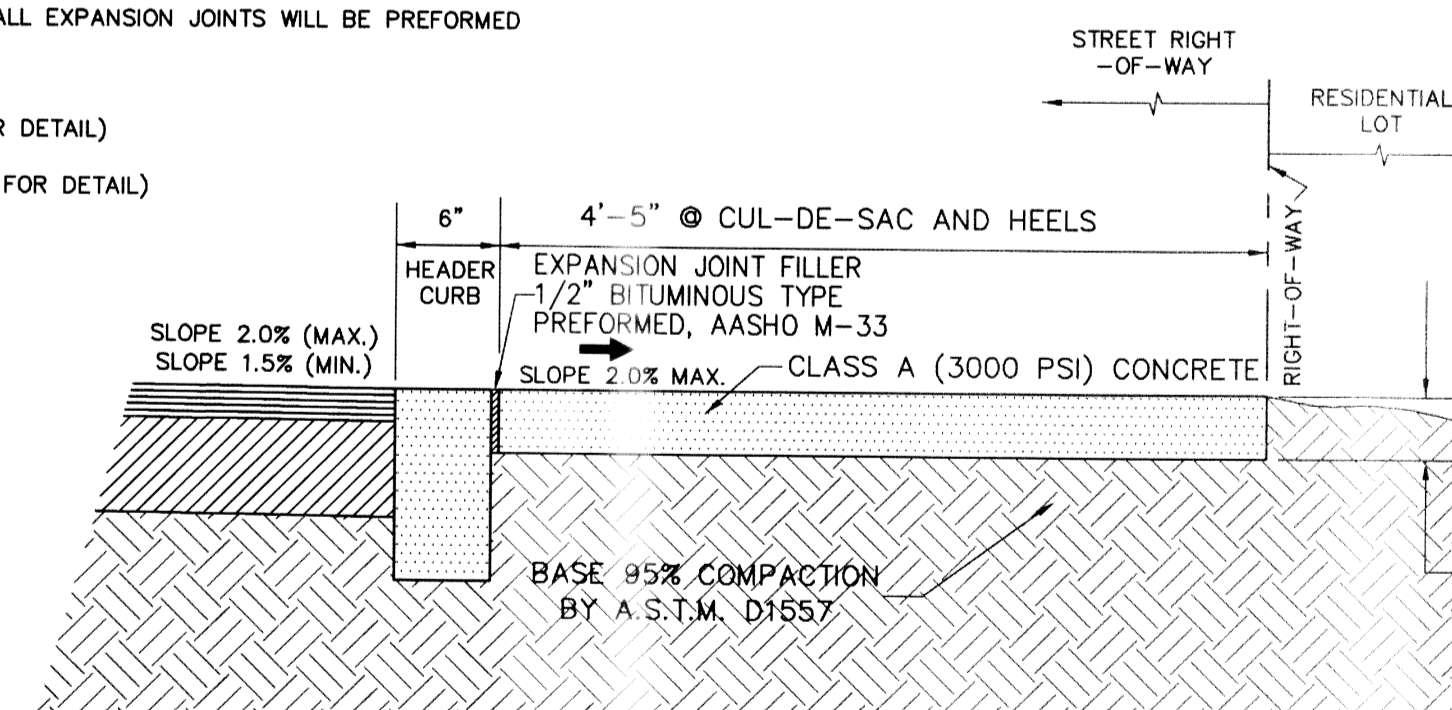
SECTION B - B
SCALE: 1" = 2'

TYPICAL CONCRETE DRIVEWAY

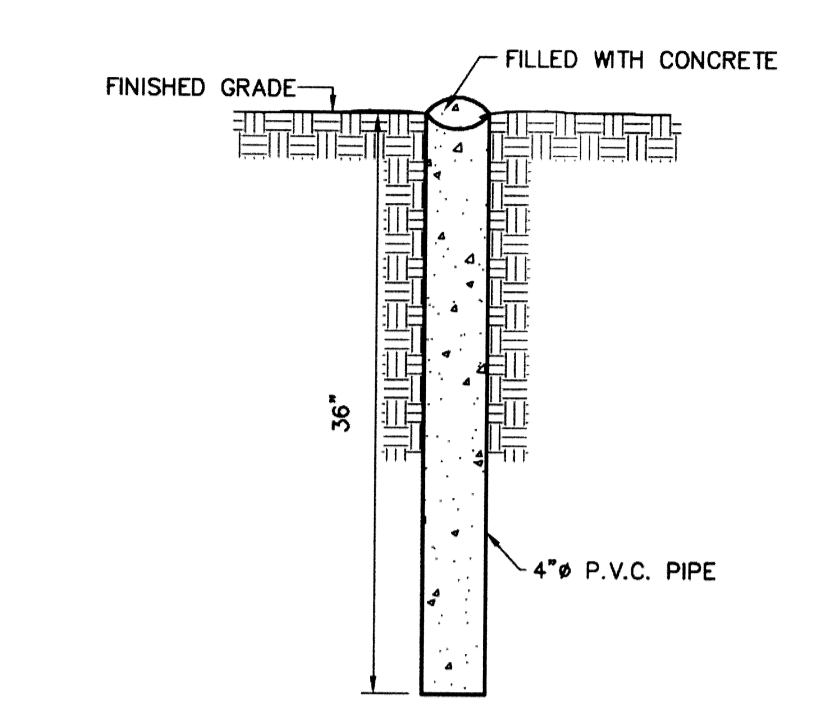
* CONCRETE DRIVEWAYS INSTALLED BY INDIVIDUAL PROPERTY OWNERS / BUILDERS *

TYPICAL SIDEWALK
SCALE: 1" = 1'

- NOTE**
- CONCRETE TO BE CLASS "A", 3000 P.S.I.
 - EXPANSION JOINTS EVERY 20 FEET AND AT ALL P.C. AND P.T. OF CURVES WITH 1/2 INCH MIN. SCORED JOINTS MUST BE INSTALLED EVERY 5 FEET ALONG CONCRETE SIDEWALK.
 - ALL EXPANSION JOINTS WILL BE PREFORMED

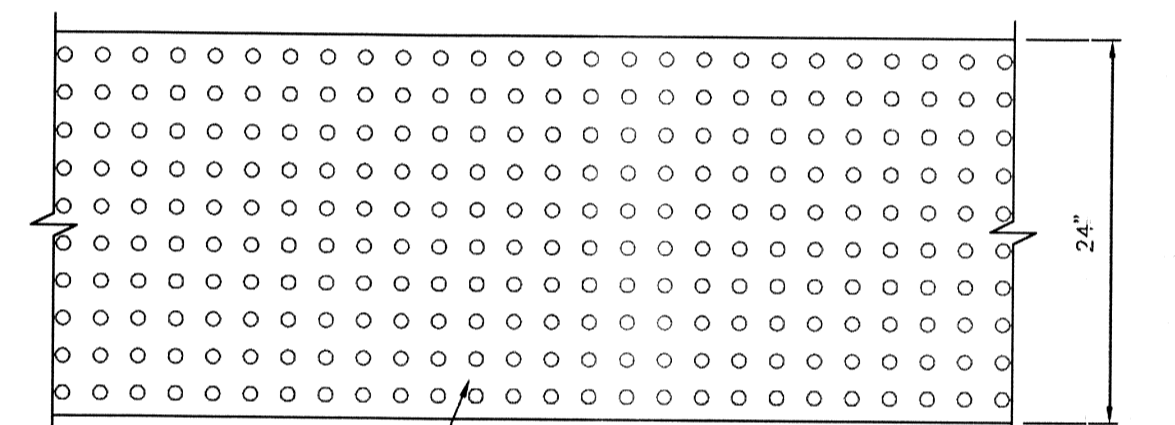
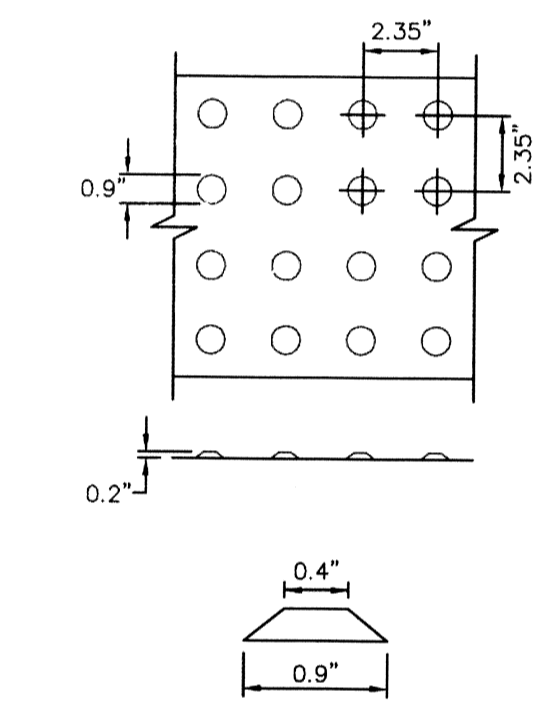


TYPICAL SIDEWALK AT CUL-DE-SAC AND HEELS WITH HEADER CURB
SCALE: 1" = 1'



ALL LOTS WITHIN VALLEY CREEK UNIT TWO WILL REQUIRE TWO (1 EACH) PERMANENT ELEVATION MARKERS TO BE PLACED AT THE LOWEST POINT OF FRONT AND BACK YARDS. TO BE INSTALLED BY BUILDER / CONTRACTOR AND COORDINATED WITH ENGINEER / SURVEYOR.

TYPICAL PERMANENT ELEVATION MARKER
SCALE: 1" = 1'



TRUNCATED DOME TILES ADA CERTIFIED "AMOR - TILE" TACTILE SYSTEMS OR APPROVED EQUAL

DOME SIZE AND SPACING. TRUNCATED DOME SHALL HAVE A DIAMETER OF NOMINAL 0.9 INCHES (23mm) AT THE BOTTOM, A DIAMETER OF 0.4 INCHES (10mm) AT THE TOP, A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm) MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.

DOME ALIGNMENT. DOME SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOME. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (600mm) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION.

CONTRAST. THERE SHALL BE A MINIMUM OF 70 PERCENT CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE. OR THE DETECTABLE WARNING SHALL BE "RED BRICK" COLOR, UNLESS OTHERWISE DIRECTED BY OWNER. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. CONTRAST SHALL BE PROVIDED BY PLYING AND MIXING TINT IN THE PLASTIC CONCRETE USED FOR DETECTABLE WARNING SURFACE. NO PAINTING OF THE SURFACE SHALL BE PERMITTED.

Pedestrian Facilities General Notes

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
- CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- 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) AND 16 TAC 68.102.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD WITH BITUMINOUS EXP. JOINT OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMP CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

General Notes for Detectable Warnings

- CURB RAMP SHALL CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOME TILES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOME IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.



ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

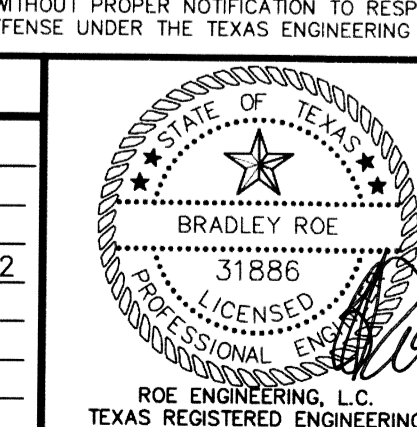
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FLOOD NOTE:
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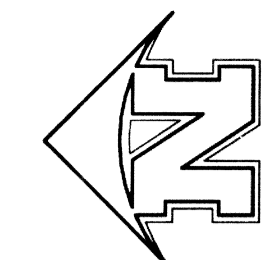
DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	
			SECONDARY BENCHMARK	
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	

HOR: _____ VER: _____
FILE NAME: 111411-2
W.O. 111411-2
DATE: SEPTEMBER, 2012.
DESIGN BY: LAJ/HP
DRAWN BY: LAJ/S.R.
CHKD. BY: H.P.
APPD. BY: BR



VALLEY CREEK UNIT THREE
TYPICAL DETAILS
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22,7907 acres OF LAND MORE OR LESS.

RoE Engineering, L.C.
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ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C15 OF C-20



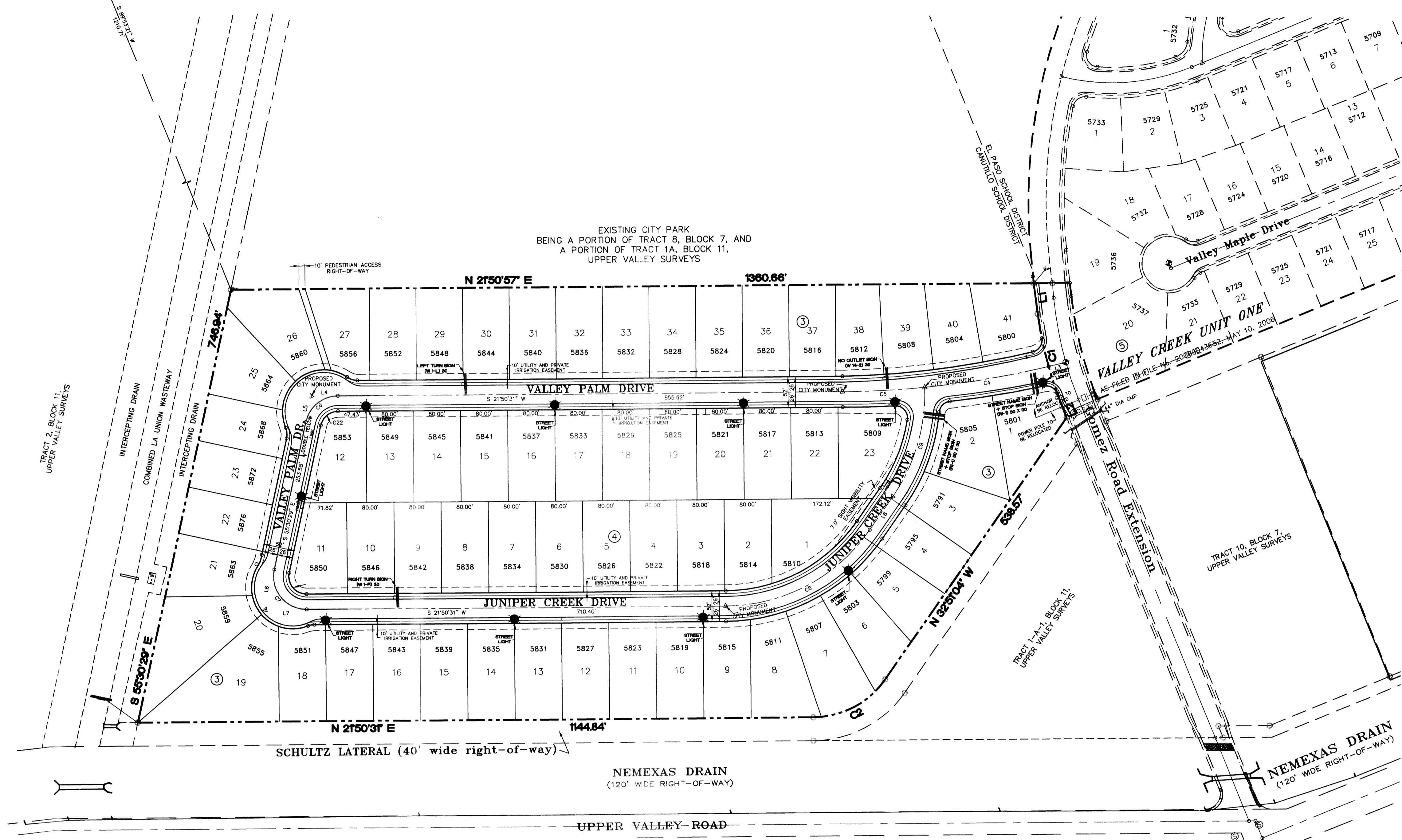
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

FOUND IBWC MONUMENT
P.T. STA. 1587+31.85

FOUND IBWC PIPE



EXISTING CITY PARK
BEING A PORTION OF TRACT 8, BLOCK 7, AND
A PORTION OF TRACT 1A, BLOCK 11,
UPPER VALLEY SURVEYS

VALLEY CREEK UNIT ONE
AS FILED (BY FILE NO. 2009043662) MAY 10, 2009

- DENOTES LOCATION OF EXISTING LIGHT POLE
- DENOTES LOCATION OF PROPOSED LIGHT POLE (10 POLES TOTAL)
- DENOTES LOCATION OF NDCBU (4' X 6'-2 SITES TOTAL)
- DENOTES LOCATION OF PROPOSED 30" X 30" SIGNS
- DENOTES LOCATION OF PROPOSED 9" SNS WITH 30" STS

FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 0125 B, DATED SEPTEMBER 4, 1995.

DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: AS SHOWN VER: AS SHOWN FILE NAME: VC 3_I.LL.DWG W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
			SECONDARY BENCHMARK EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	

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VALLEY CREEK UNIT THREE

ILLUMINATION PLAN

BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS,
CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 992,764.25 sq. ft. OR 22,7907 acres OF LAND MORE OR LESS.

ENGINEERING & CONSTRUCTION
MANAGEMENT DEPARTMENT

REVIEWED

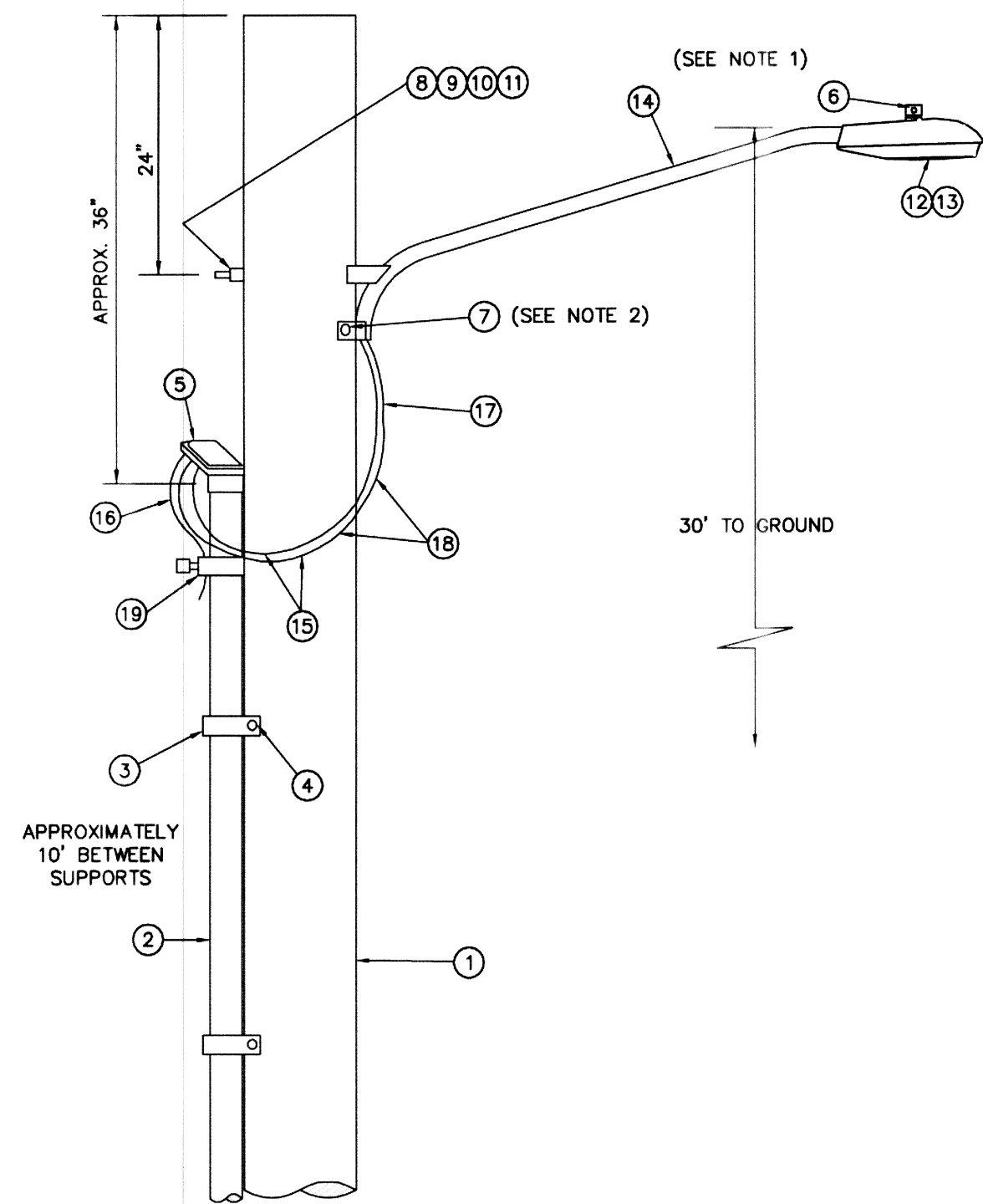
C:\projects\11411-2 Valley Creek Unit Three ENG PROJ\DWG\VC3_I.LL.DWG 10/22/12 9:08AM

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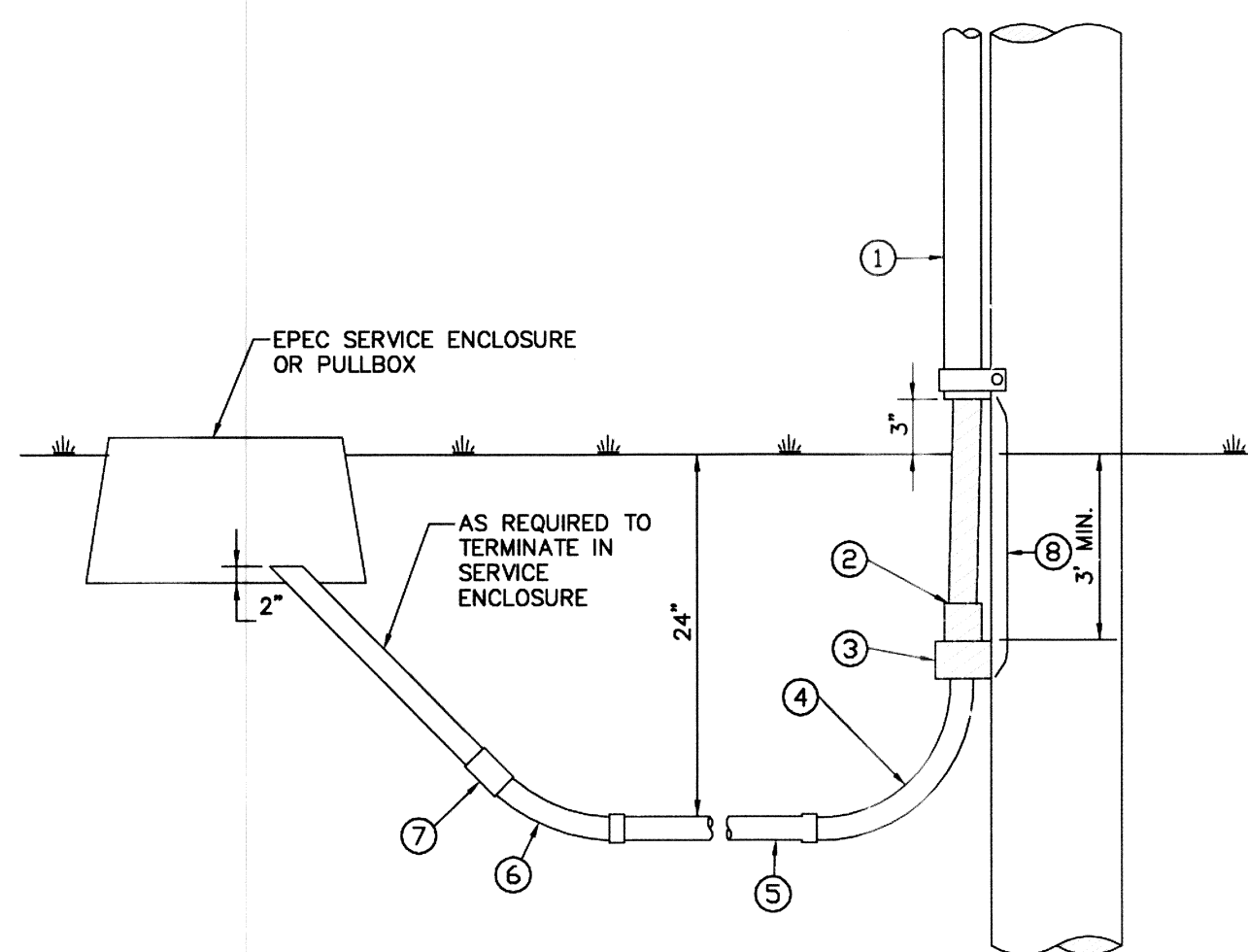
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(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@swbell.net

ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET **C16** OF **C-20**



ALTERNATE RESIDENTIAL STREET LIGHT WOOD POLE
NOT TO SCALE



KEYNOTES:

- 1/2" GALVANIZED RIGID CONDUIT
- REDUCER 1" TO 1/2" BUSHING
- 1" PVC FEMALE ADAPTER
- 1" PVC 90° ELBOW
- 1" PVC CONDUIT
- 1" PVC 45° ELBOW
- 1" PVC COUPLING
- TAPE 1/2" RIGID CONDUIT (6")

ALTERNATE RESIDENTIAL STREET LIGHT WOOD POLE CONNECTION TO SERVICE ENCLOSURE
NOT TO SCALE

ITEM No.	DISCRIPTION	STOCK No.	QTY.
1	POLE, 35 FT. - CLASS IV	009-035	1
2	SCHEDULE 80 - 1" CONDUIT	017-280	3
3	PIPE STRAP FOR 1" CONDUIT, 2 - HOLE	017-334	7
4	LAG BOLT, 1/4" X 2"	002-330	6
5	WEATHERHEAD, 1" CONDUIT	017-293	1
6	PHOTOCELL, 240V - SEE NOTE 1	021-225	1
7	LAG BOLT, 1/2" X 4"	002-370	2
8	MACHINE BOLT, 5/8" X 8"	002-450	1
9	SQUARE GALV. WASHER, 2 - 1/4" X 2 - 1/4"	002-760	1
10	COIL-SPRING WASHER, 5/8"	002-786	1
11	LOCKNUT, 5/8"	002-705	1
12	LUMINAIRE, 100W H.P.S.	021-335	1
13	HPS LAMP, 100W	021-085	1
14	MAST ARM, 6' X 1-1/4"	021-200	1
15	COPPER CABLE, #12, 19 STRAND, 600 V	013-665	
16	COPPER CABLE, #12, SOLID, 600 V, GREEN	013-701	
17	CABLE, #10, 2 CONDUCTOR, 600 V, UF	013-600	8
18	SLEEVES, #12-10	005-140	2
19	GROUNDING CLAMP	021-215	1

KEYNOTES:

- MOUNT SO THAT CONTROL FACES NORTH.
- ITEM 17 SHALL NOT BE SPLICED INSIDE ITEM 14.

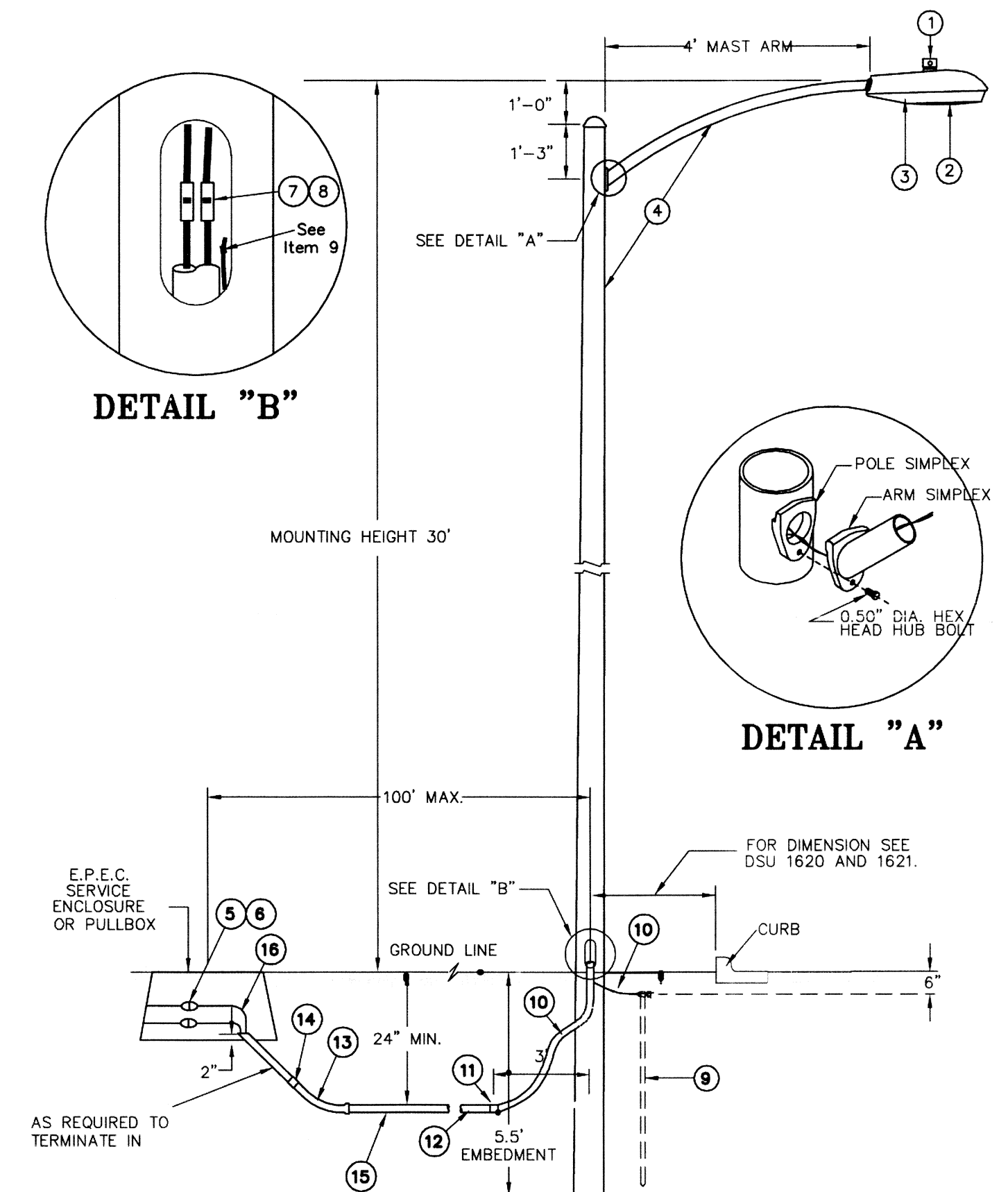
DESIGN NOTES:

- INSTALLATION SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.
- FOR ANY CLARIFICATION, EXCEPTIONS TO QUESTIONS REGARDING CODE INTERPRETATION, CALL EL PASO ELECTRIC CO. DISTRIBUTION DEVELOPMENT DEPARTMENT.
- THE LUMINAIRE SHALL BE DARK SKY COMPLIANT.

ITEM No.	DIRECT EMBEDDED SL STANDARD	STOCK / DSU No.	QTY.	C/U CODE	MACRO CODE
1	PHOTO CELL, 240 V - SEE NOTE 1	21-225	1		
2	HPS LAMP, 100W	21-085	1	LCOBRAHD	
3	LUMINAIRE, 100W H.P.S	21-335	1		
4	D.E. STANDARD, 34' 6" WITH 4' MAST ARM	09-310	1	L34STLUG	
5	FUSE 10A	21-240	2	LFUSE10A	
6	FUSEHOLDER - 30A SUBMERSIBLE	21-246	2	LFUSEHSB	
7	COPPER CABLE, #12, SOLID, 600V, RED	13-702	70'	LC#12CU	
8	BUTT SPLICE, #12 - #12	5-140	2	LSLV1210	
9	5/8" X 10' CU BONDED GROUND ROD	08-626	1		LSTLDEUG
	5/8" GROUND ROD CLAMP	07-461	1	LGRNDROD	
	TRANSFORMER GROUND CLAMP	04-100	1		
10	#4 BARE COPPER-CLAD	12-106	6'		
	1" PVC FLEX CONDUIT	21-257	6'	LPVCFLX1	
11	1" PVC FLEX CONDUIT FITTING	21-214	1	LFLXFIT1	
12	1" PVC FEMALE ADAPTER	17-295	1	LFADAPT1	
13	1" PVC 45 DEGREE ELBOW	17-298	1	LFL451	
14	1" PVC COUPLING	17-296	1	LCPLG1	
15	1" PVC CONDUIT	17-299	AS REQ	LPVC1	
16	COPPER CABLE, #12, SOLID, 600V, RED	13-702	AS REQ	LC#12CU	

NOTES:

- MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.
- ON STREET WHERE SIDEWALK IS ADJACENT TO CURB, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. 36 INCHES REQUIRED FROM BACK OF CURVE TO COMPLY WITH AMERICAN DISABILITY'S ACT AND LOCAL CODES.
- THE LUMINAIRE SHALL BE DARK SKY COMPLIANT.

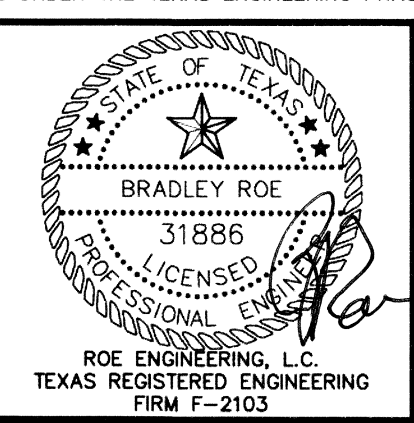


DIRECT EMBEDDED STANDARD FOR RESIDENTIAL STREET LIGHTING



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VALLEY CREEK UNIT THREE
ILLUMINATION DETAILS
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

bnp Roe Engineering, L.C.
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e-mail: roeeng@bnp.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C17 OF C-20

C:\projects\11141-3_Vally Creek Unit Three_EMC_Plan\dwg\11141-3-ILLUM-DWG.dwg 10/22/12 9:10AM

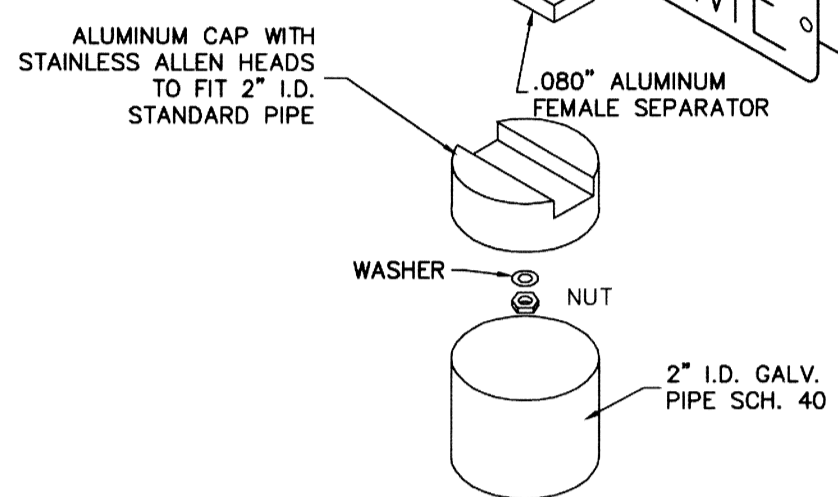
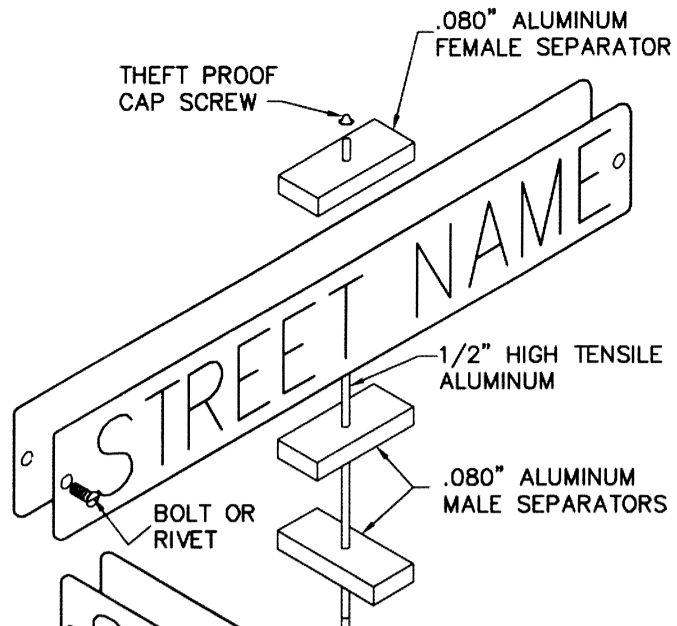
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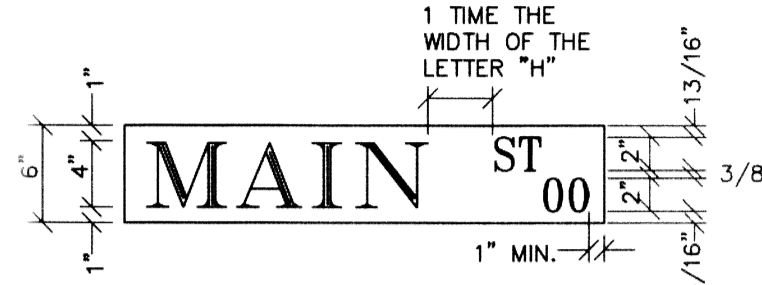
DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: AS SHOWN VER: AS SHOWN FILE NAME: VC_3_ILL.DWG W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
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Specifications for Reflectorized Street Name Signs

- Color of Sign:** The finished sign must have a reflectorized green background. The green must conform with the Bureau of Public Roads Highway Green. The legend must be reflectorized silver white (green reverse screened background with silver copy).
- Letter Design:** The lettering of all legends must be upper case letters in accordance with "standard alphabets for highway sign" published by the Federal Highway Administration.
- Letter Spacing:** The control for the spacing values in traffic layout is the distance recognized as aesthetic spacing between two straight letters (1H). A spacing control of two times the width of the stroke of the letter series to be used must be the aesthetic control (100%). Two and one-half times (2-1/2) this control must be used as the aesthetic word space between elements in the primary legend.
- Layout:** The maximum number of letters to be accommodated on a given length street name face must be determined by widest letter series possible for that legend and the spacing control (100%) for the series used must be expanded or condensed up to 25% in 5% increments.
- The spacing control (100%) for the series used must be expanded or condensed up to 25% in 5% increments for the end margin with minimum of 1".
- The word space must be expanded up to 25% in 5% increments but not condensed.
- Space between primary and block number area must be 1/2 the aesthetic word space used in the primary legend.
- Suffix letter size for all lengths must be 2" Capitals, "C" series except that series "A" or "B" where suffix abbreviations exceeds two letters, may be used.
- Size of Legend:** For 9" street name signs, the primary legend, or street name must have capital letters six inches (6") high and all secondary legends, including the suffix, block numbers, must have upper case letters two and one-half inches (2-1/2") high.
- Suffix letter size for all length must be 2-1/2" capitals, C series, except that series A and B where suffix abbreviation exceeds two letters, may be used.
- Position of Legend:** Each sign face will consist of the street name, suffix and two zeros of the block number. The additional numbers of the block number will be applied by the city of El Paso. The suffix will be located in the upper right corner and the block number in the lower right corner of the sign face and the street name centered in the remaining space.
- Sign Fabrication:** The sign face must be fabricated by reverse screening green transparent color over silver reflective sheeting. Transparent process colors must be as recommended by the sheeting manufacturer. Cut-out or applied legends are not permitted. Sign face must be comprised of one piece or panel of reflective sheeting.
- Type of sheeting:** High intensity reflective sheeting must be used in the fabrication of the street name sign faces.

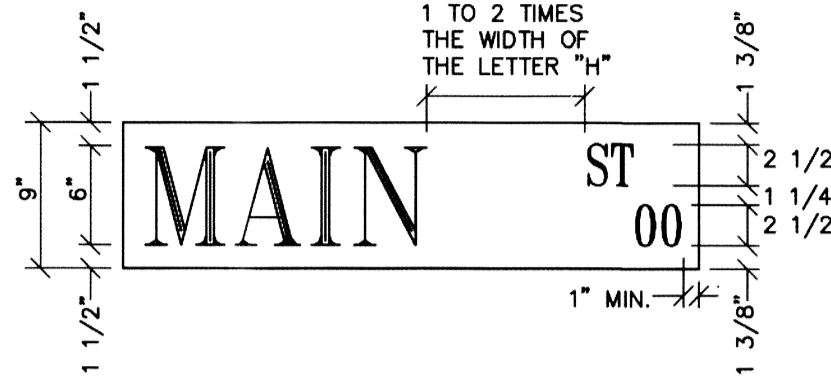


SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE AND SERIES
6" ARTERIAL STREETS	24" 30" 36"	4" C.D. SERIES 4" C.D. SERIES 4" A,B,C,D. SERIES	2" C SERIES 2" C SERIES 2" C SERIES



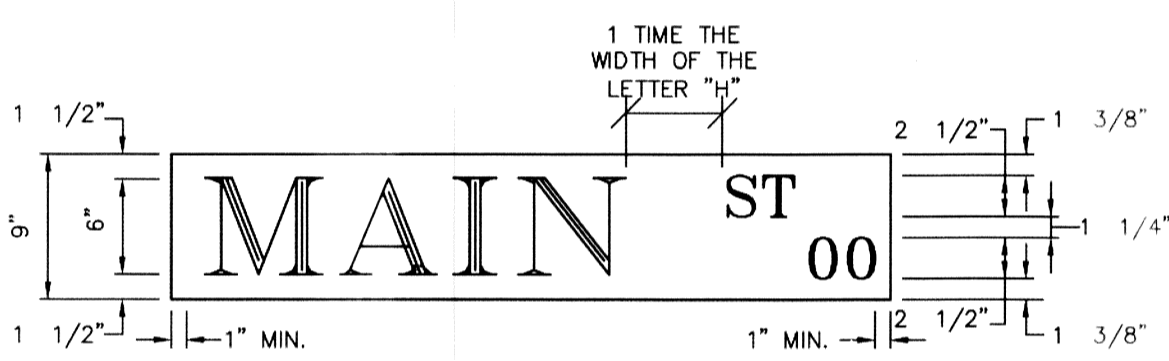
LAYOUT FOR 6" STREET NAME SIGN
SCALE: 1" = 1"

SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE AND SERIES
9" ARTERIAL STREETS	36" 42" 48"	6" C.D. SERIES 6" C.D. SERIES 6" A,B,C,D. SERIES	3" C SERIES 3" C SERIES 3" C SERIES

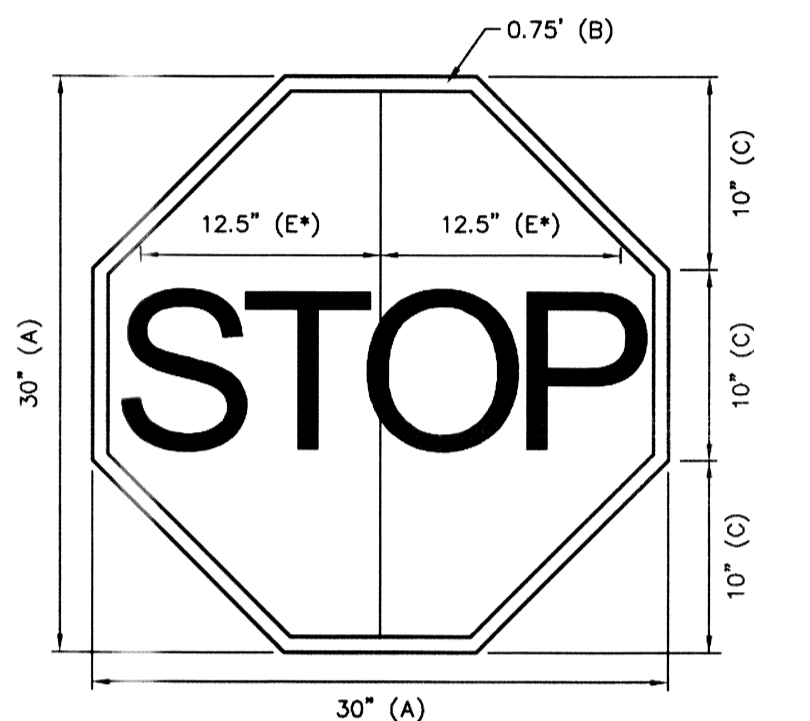


LAYOUT FOR 9" STREET NAME SIGN
SCALE: 1" = 1"

SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE AND SERIES
9" ARTERIAL STREETS	36" 42" 48"	6" B,C,D. SERIES 6" B,C,D. SERIES 6" A,B,C,D. SERIES	3" C SERIES 3" C SERIES 3" C SERIES



LAYOUT FOR 9" STREET NAME SIGN
SCALE: 1" = 1"

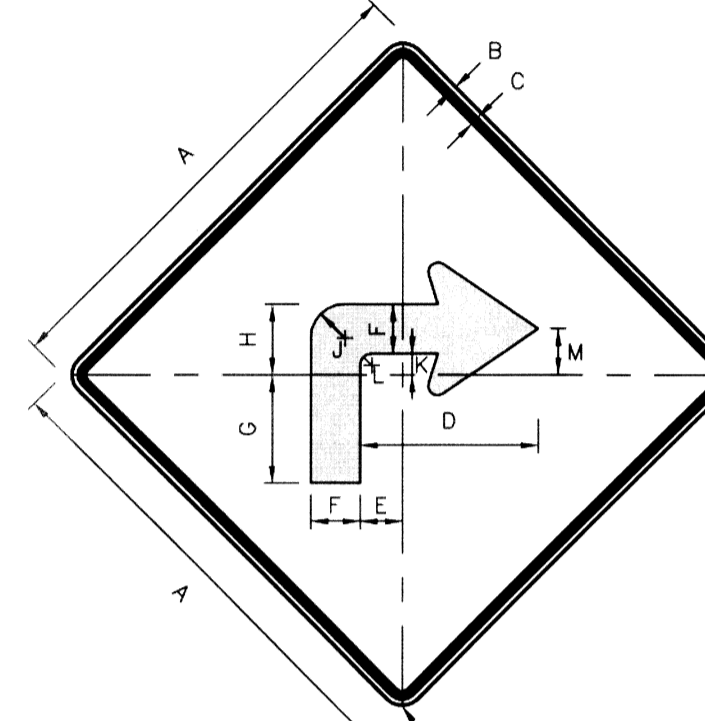


R1-1

A	B	C	D	E
30	.75	10	10	12.5

COLORS LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

STOP SIGN DETAIL
SCALE: NOT TO SCALE



W1-1

A	B	C	D	E	F	G	H	J	K	L	M	N
30	.5	.75	12	3.75	4.375	6.888	6.25	3	1.875	1	4.063	1.875

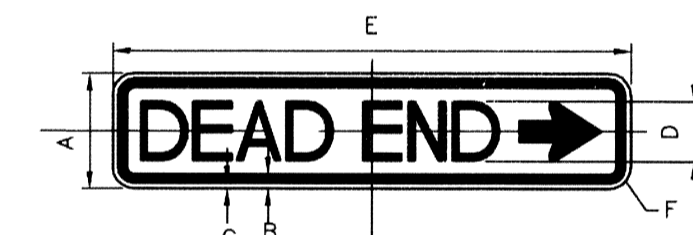
COLORS LEGEND - BLACK
BACKGROUND - YELLOW (RETROREFLECTIVE)

W1-1R(L) SIGN DETAIL
SCALE: NOT TO SCALE

STANDARD ARROW DETAIL

SCALE: NOT TO SCALE

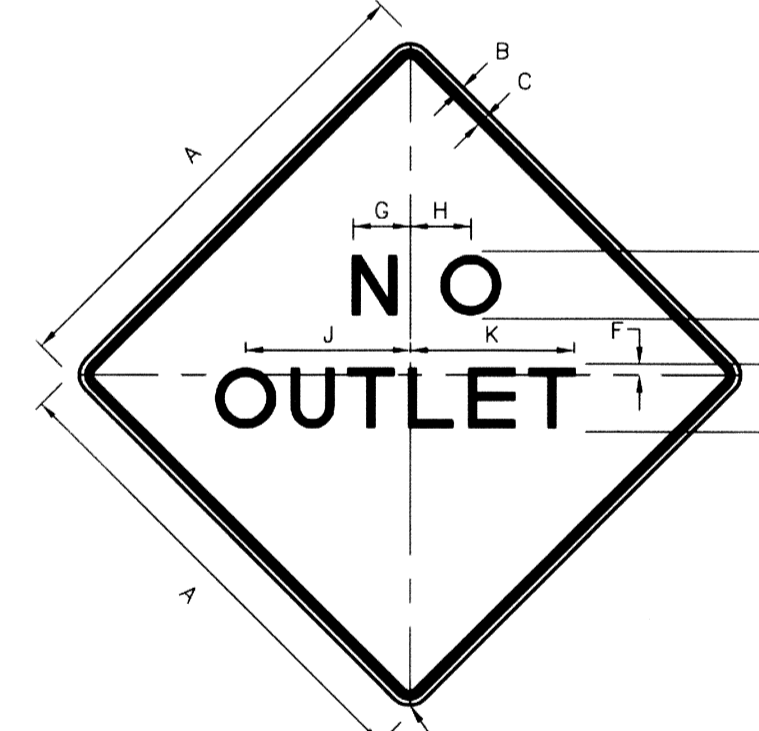
A	B	C	D	E
4.375	5	8.875	6.888	8.75



COLORS LEGEND - BLACK
BACKGROUND - YELLOW (RETROREFLECTIVE)

W14-1P

SCALE: NOT TO SCALE

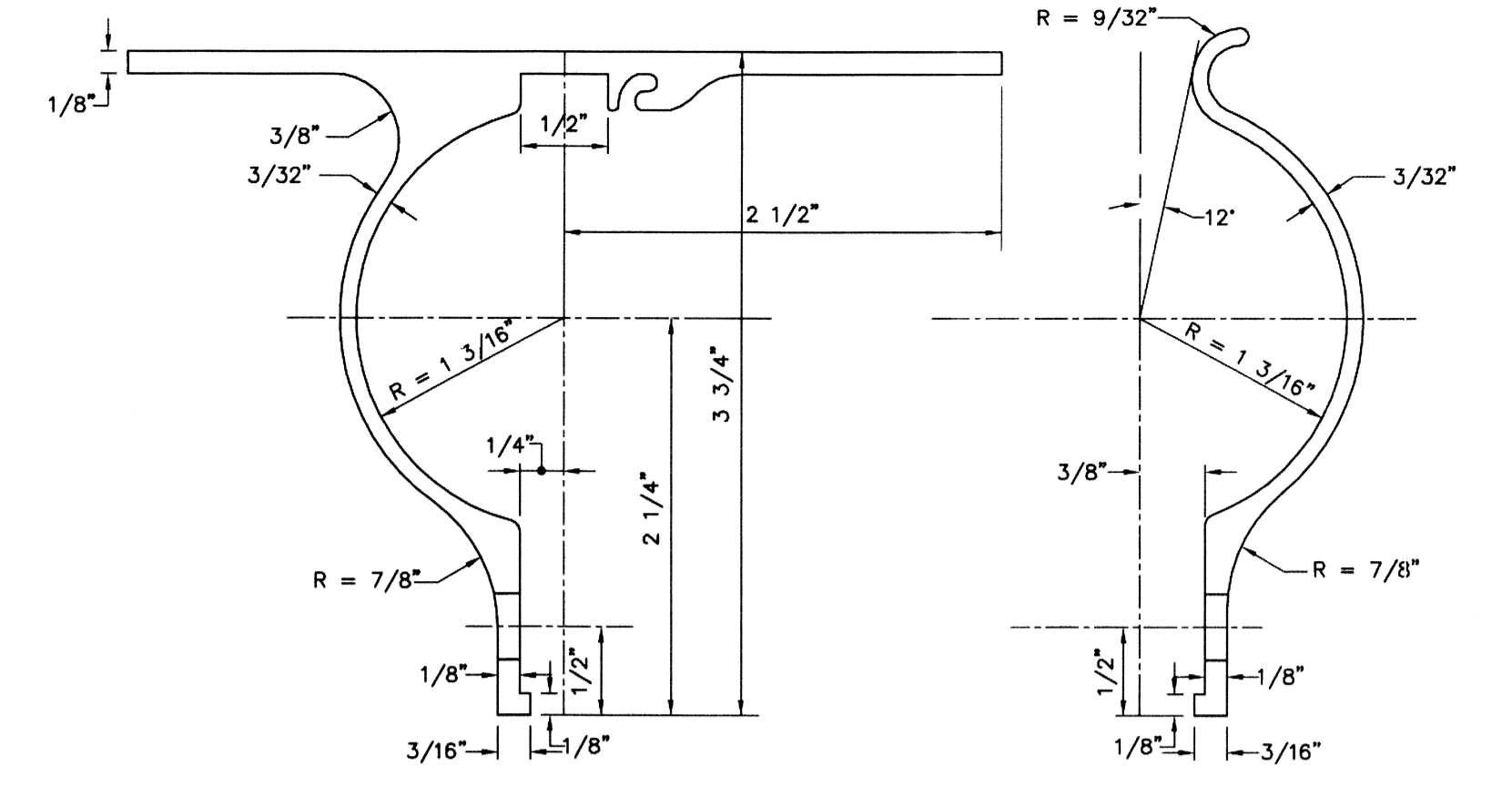


W14-2

A	B	C	D	E	F	G	H	J	K	L
30	.5	.75	6	4	9.38	5	5.375	13.938	14.5	1.875

COLORS LEGEND - BLACK
BACKGROUND - YELLOW (RETROREFLECTIVE)

W14-2 NO OUTLET SIGN DETAIL
SCALE: NOT TO SCALE



- NOTES:
- FILL HOLES 3/8" PUNCH
 - FILLETS AND ROUNDS 1/16" = R
 - FURNISH THE FOLLOWING HARDWARE FOR EACH BRACKET:
1 - 5/16" X 3/4" BOLTS
1 - 5/16" X 1 1/4" BOLT
2 - 5/16" NUTS & LOCK WASHERS
2 - 5/16" X FLAT WASHERS
 - THE BRACKET IS TO BE MADE FROM HIGH STRENGTH ALUMINUM ALLOY. THE BRACKET IS TO EMPLOY AN EXTRUDED INTERLOCKING FEATURE OFFERING A RIGID MEANS OF ATTACHING A FLAT SIGN TO A STANDARD 2" (3/8" O.D.) TUBULAR POST.

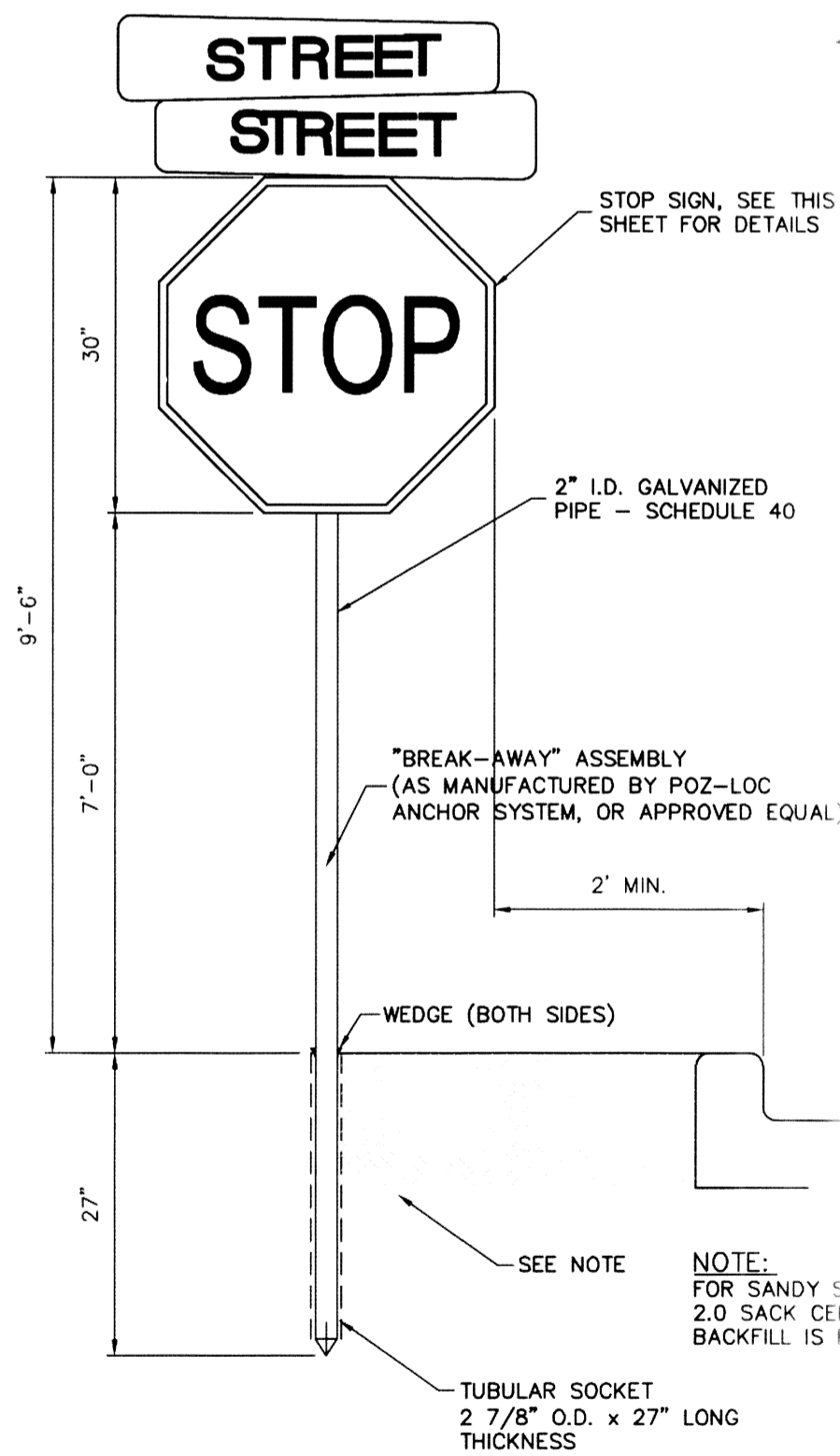
ALUMINUM SIGN CLAMP BRACKET FOR TRAFFIC CONTROL SIGNS

SCALE: 1" = 1"

Specifications for Aluminum Sign Blanks

These specifications describe details and minimum requirements for Aluminum Sign Blanks, to which reflective sheeting will be applied.

- All materials shall be new and unweathered and shall be of domestic origin, milled, rolled and finished in domestic mill.
- Sign blanks shall be .080 gauge alodized-treated aluminum, 5052-H38 alloy, free of burrs, corrosion, white rust and dirt, suitable for application of reflective sheeting without further preparation.
- Edges of blanks shall be cut true and square, corner radii, hole diameters and hole locations shall be as described in the aluminum sign blank bid D.H.T. standard.
- All sign blanks will be treated as follows:
 - Degreasing**
 - Vapor Degreasing - By total immersion of sign blank in a saturated vapor of trichloroethylene or perchlorethylene. Trademark printing shall be removed with lacquer thinner before degreasing.
 - Alkaline Degreasing - By total immersion of sign blank in a tank containing alkaline solutions, controlled and titrated to the solution manufacturer's specification for time, temperature and concentration. Immersion time shall depend upon the amount of soil present, gauge of the metal and solution strength, rinse thoroughly with running water.
 - Etching**
 - Acid Etch - Etch well in 6 - 8 % phosphoric solution at 100 degrees Fahrenheit of proprietary acid etching solution. Rinse thoroughly with running water.
 - Alkaline Etch - Etch well the pre-cleaned aluminum surface in an alkaline etching material that is controlled by titration. Use time, temperature, and concentration specified by solution manufacturer. Rinse thoroughly. Remove smut with an acidic chromium compound-type solution as specified by the solution manufacturer and then rinse thoroughly.
 - Chromate conversion coating**
Coat the aluminum blanks according to the chromate conversion coating manufacturer's instructions. The coating shall conform to ASTM - B448067, class 2, and shall range in color from silvery iridescent to pale yellow. The coating weight shall be 10 to 35 MG per square foot with a median of 25 MG per square foot as the optimum coating weight.



SIGN POST INSTALLATION

NOT TO SCALE

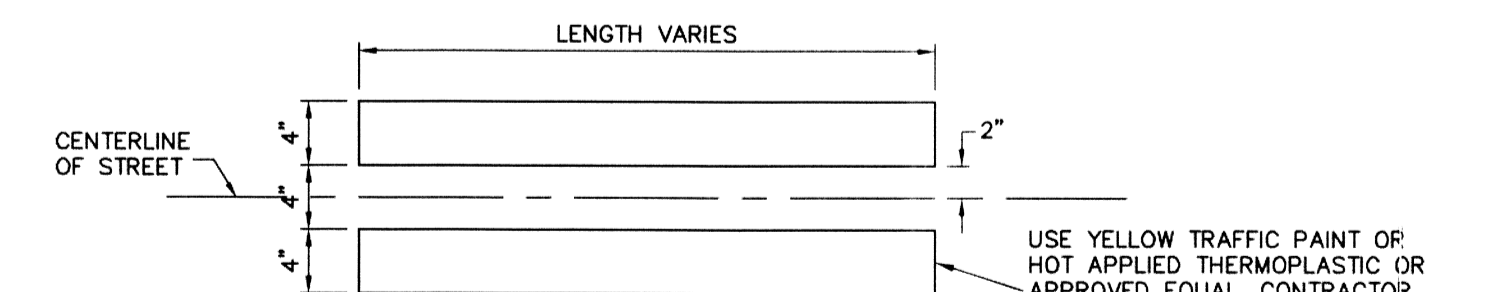


ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

SIGN POST SPECIFICATIONS

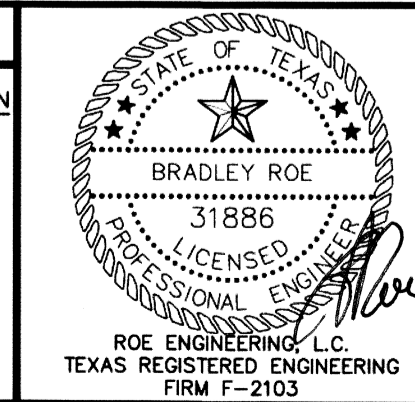
SCALE: NOT TO SCALE



SOLID DOUBLE YELLOW LINE STRIPING

SCALE: 1" = 1"

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ROE, P.E. 31886 ON SEP. 11, 2012. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



VALLEY CREEK UNIT THREE STREET SIGN DETAILS AND SPECIFICATIONS

BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

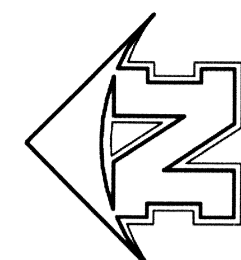
Roe Engineering, L.C.
601 N. Cotton St. Suite No.6 El Paso, Tx. 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@swbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C18 OF C-20

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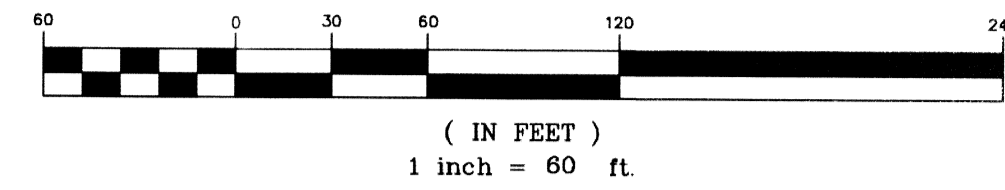
FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 0125 B. DATED SEPTEMBER 4, 1995.

DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 (CITY DATUM)	HOR: AS SHOWN VER: AS SHOWN FILE NAME: VC_3_JLLDWG W.O. 111411-2 DATE: SEPTEMBER, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
			SECONDARY BENCHMARK EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	

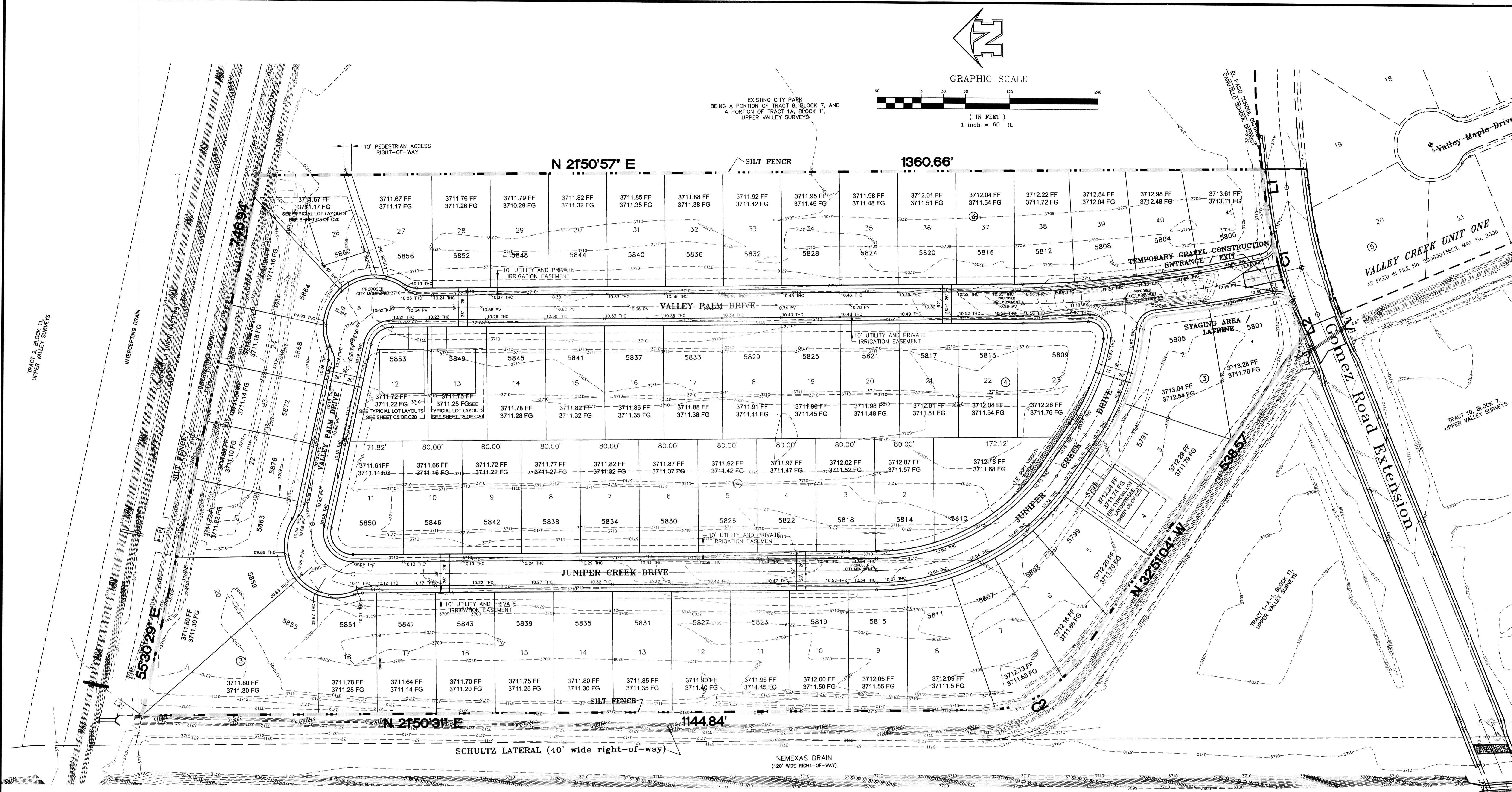
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GRAPHIC SCALE



EXISTING CITY PARK BEING A PORTION OF TRACT 8, BLOCK 7, AND A PORTION OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS

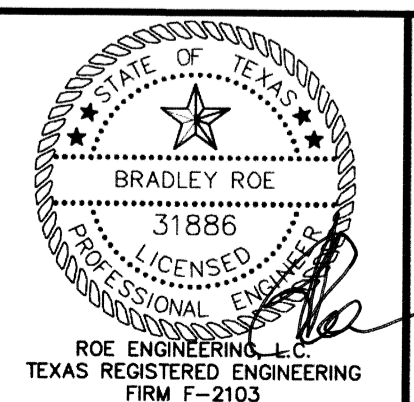


VALLEY CREEK UNIT ONE
AS FILED IN FILE NO. 20080043652, MAY 10, 2008

- LEGEND**
- Proposed Stabilized Entrance / Exit
 - Silt Fencing
 - Existing Berm
 - Existing Rockwall

FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212 0125 B, DATED SEPTEMBER 4, 1995.

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			SECONDARY BENCHMARK EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF VALLEY CEDAR DRIVE AT THE PT OF CURVE IN FRONT OF LOT 2, BLOCK 7, VALLEY CREEK UNIT ONE ELEVATION: 3709.42 (CITY DATUM)	DATE: JANUARY, 2012 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR



VALLEY CREEK UNIT THREE
STORM WATER POLLUTION PREVENTION PLAN
BEING A PORTION OF OF TRACT 1A, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 992,764.25 sq. ft. OR 22.7907 acres OF LAND MORE OR LESS.

RoE Engineering, L.C.
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e-mail: roeeng@swbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C19 OF C-20

ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT

REVIEWED

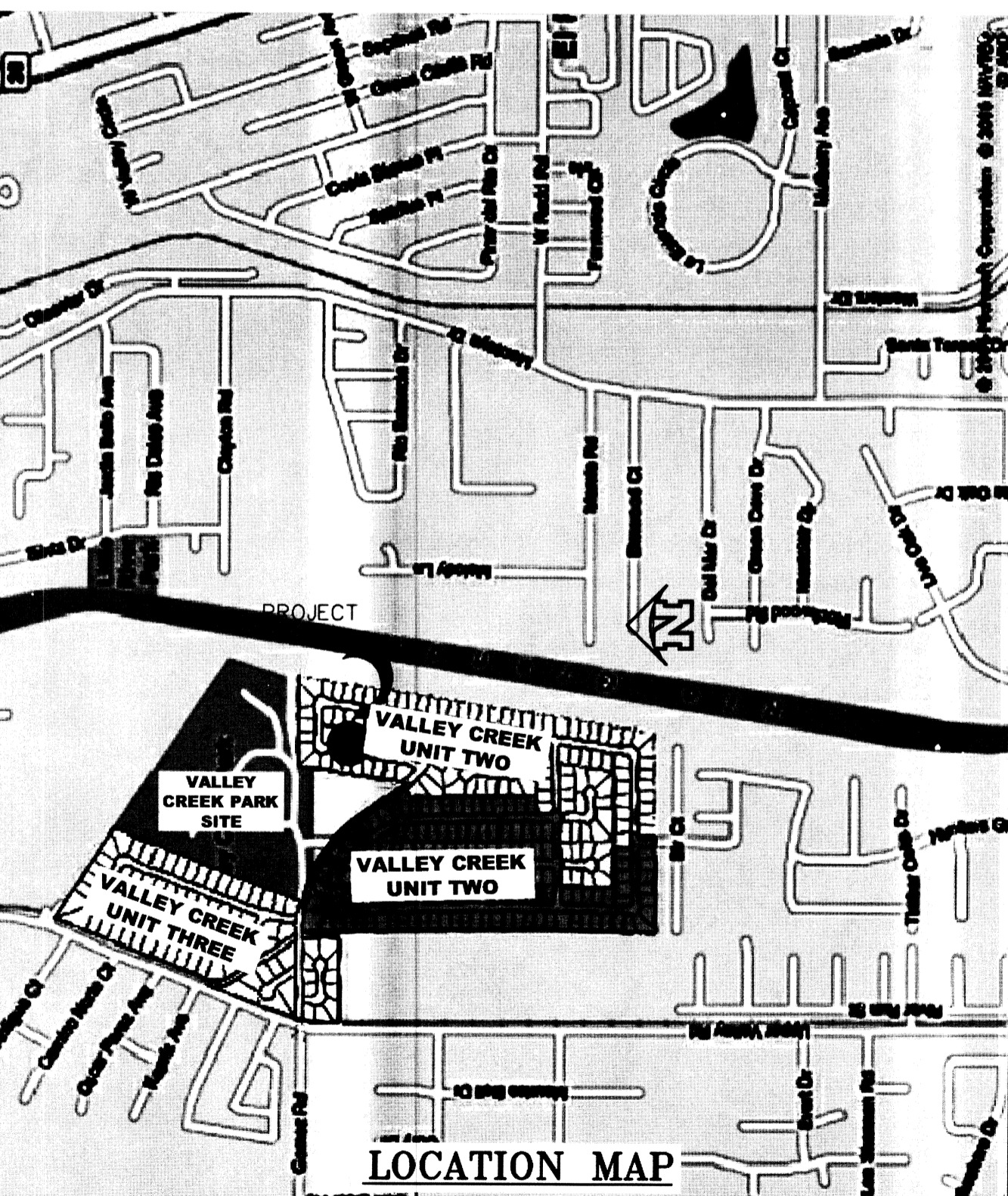
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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE

Project Title: Valley Creek - Unit 3
Operator with Control Over Construction Plans and Specifications: UPPER VALLEY CREEK, L.P., By HAM Management, LLC, its General Partner
Operator's Representative: Russell Hanson, Manager
Prepared by: Roe Engineering, L.C.

Table with 4 columns: Revision No., Date, Description of Changes, Signature. Contains one revision entry.

Copy of NOI(s) or Site Notice(s) and TPDES General Permit TXR150000 attached?
Name of Receiving Water(s)
Name of Municipal Separate Storm Sewer System (MS4) Receiving Discharge (if applicable)



Sequence of Major Activities: Provide a description of the intended sequence of major activities that will disturb soils. Describe the general timing or sequence for implementation (and removal) of BMPs that will be used to minimize pollution in runoff.

Existing Topography and Drainage Features: Describe the existing topography, drainage patterns, and natural drainage features including creeks, watercourses, etc. Provide name (if available) of creeks, streams, etc.

Description of Potential Pollutants: Describe potential pollutants, including construction and waste materials, chemicals, paints, solvents, etc. expected to be stored on-site.

Existing Storm Sewer System: Describe any existing onsite storm sewer systems including location of inlets and outfalls, pipe sizes, etc.

OWNER CERTIFICATION: I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) General Permit that authorizes storm water discharges associated with construction activity from the construction site identified as Part of this Certification.

NOTES: There are no listed endangered or threatened species or designated critical habitat in the project area. There is no historical impact within the project limits.

TEN ELEMENTS OF A CONSTRUCTION SWPPP

1. LIMIT SOIL DISTURBANCE: Provide a description of the areas including natural drainage features, trees and other vegetation, and appropriate buffers that are to be preserved within the construction area...
2. PREVENT SOIL EROSION: Describe the temporary and permanent stabilization practices for disturbed areas of the site, including a schedule of when the practices will be implemented.

3. PROTECT SLOPES: Describe practices used to protect slopes and divert flows away from exposed soils or disturbed areas.
4. MINIMIZE SEDIMENT LOSS FROM SITE: Describe the practices to lessen the off-site transport of sediment and to reduce generation of dust.

5. CONTROL FLOW RATES AND STABILIZE CHANNELS/OUTFALLS: Provide a description of velocity dissipation devices used at discharge locations and channel stabilization measures to provide non-erosive flows.
6. ESTABLISH CONSTRUCTION ACCESS: Provide a description of measures to minimize the off-site tracking of sediment by vehicles.

7. PROTECT DRAIN INLETS: Provide a description of inlet protection measures to prevent sediment from entering the storm drain system.
8. CONTROL DEWATERING: Provide a description of controls to prevent the off-site transport of suspended sediments and other pollutants in discharges from dewatering operations.

9. CONTROL WASTE AND POLLUTANTS: Provide a description of controls to reduce pollutants and spill prevention and response procedures associated with construction and waste materials. Also provide a description of controls and measures that will be implemented to minimize pollutants in any discharges associated with industrial activity other than construction (i.e., dedicated asphalt or concrete plants) covered by the Construction General Permit.

SUB - CONTRACTOR CERTIFICATION: I certify under penalty of law that I will coordinate, either through the General Contractor, Owner, or directly with the Contractor(s) and/or Subcontractor(s) identified in the Pollution Prevention Plan having responsibility for implementing Storm Water Control Measures to minimize any impact my actions may have on the effectiveness of these Storm Water Control Measures.

TEMPORARY GRAVEL ENTRANCE/EXIT NOTES: 1. The Entrance Shall Be Maintained in a Condition That Will Prevent Tracking Or Flowing Of Sediment Onto Public Rights-Of-Way...
2. When Necessary, Wheels Shall Be Cleaned Prior To Entrance Onto Public Right-Of-Way.
3. When Washing is Required, It Shall Be Done On An Area Stabilized With Crushed Stone That Drains Into An Approved Sediment Trap Or Sediment Basin.

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

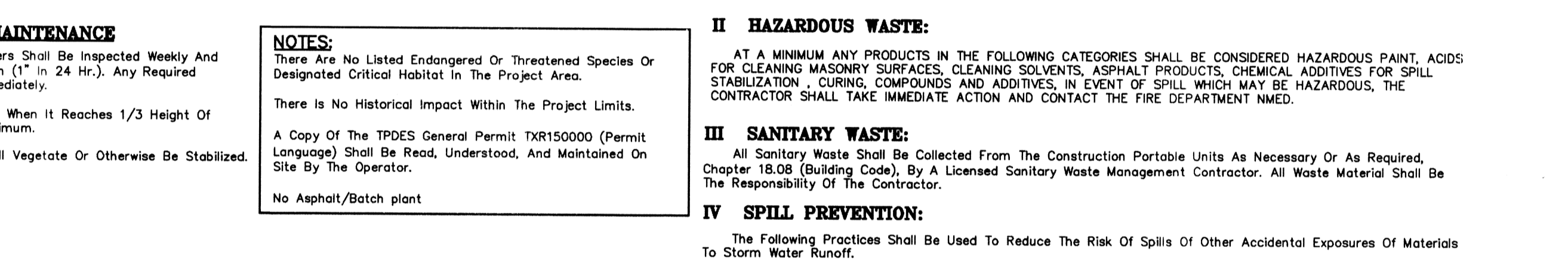
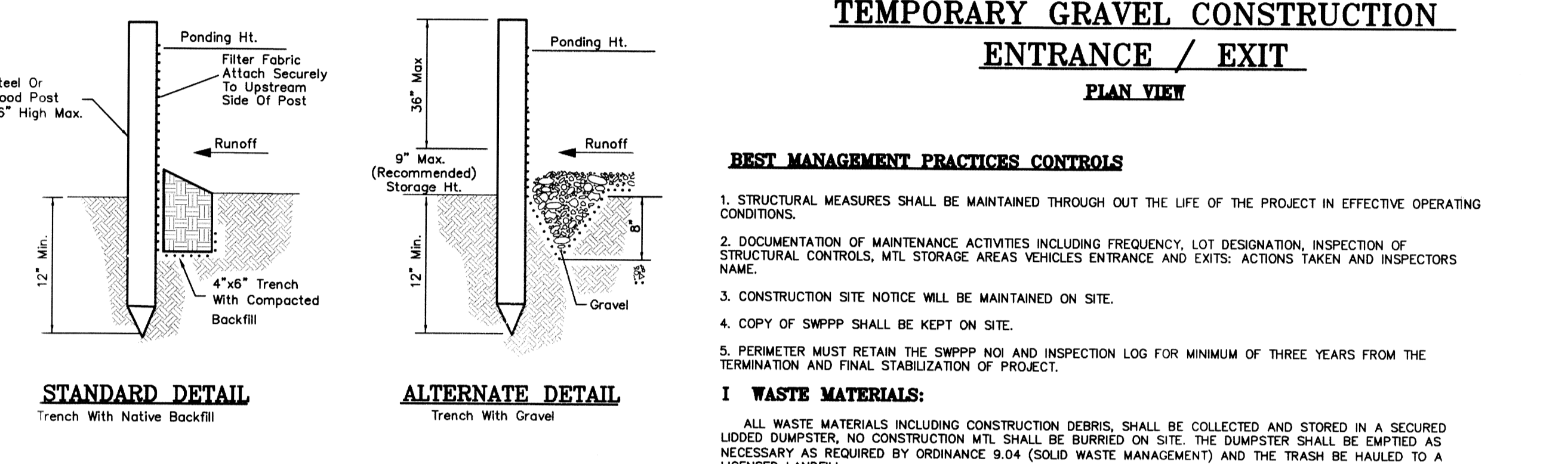
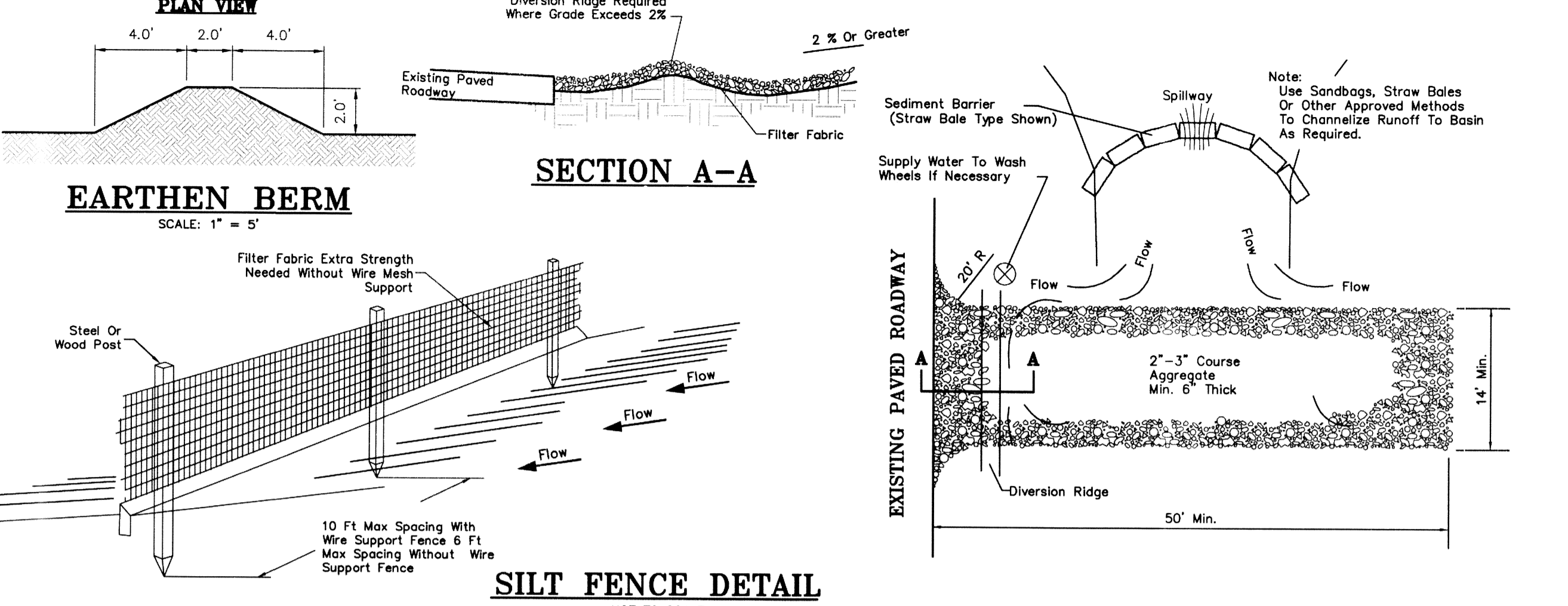
- 2. Perform Roadway Clearing And Grubbing: From October, 2012, To April, 2012.
3. Excavation For Utilities: From 2012, To 2012.
4. Complete Lot Grading: From 2012, Pending Final Grading Plan To 2012.
5. Construction Of Site Improvements: 2012.
6. After Stabilization Of 70% Of Site Is Complete, Remove Temporary Controls In # 1 Above And Submit Notice Of Termination Form To City Engineering And E.P.A.

- SOIL STABILIZATION PRACTICES: Temporary Seeding, Permanent Planting, Sodding, Or Seeding, Soil Retention Blanket, Buffer Zones, Preservation Of Natural Resources.
STRUCTURAL PRACTICES: Silt Fences (Temporary), Hay Bales, Rock Berms, Diversion, Interceptor, Or Perimeter Dikes, Diversion, Interceptor, Or Perimeter Swales, Diversion Dike And Swale Combinations, Pipe Slope Drains, Concrete Flumes, Rock Bedding At Construction Exit (Temporary), Timber Matting At Construction Exit, Channel Liners, Sediment Traps, Sediment Basins, Storm Inlet Sediment Trap, Stone Outlet Structures, Curbs And Gutters (Permanent), Storm Drains (Permanent), Velocity Control Devices, Vegetated Swales & Natural Depressions.

- INSPECTION AND MAINTENANCE: Silt Fences And Filter Barriers Shall Be Inspected Weekly And After Each Significant Storm (1" In 24 Hr.). Any Required Repairs Shall Be Made Immediately.
2. Sediment Shall Be Removed When It Reaches 1/3 Height Of The Fence Or 9 Inches Maximum.
3. The Removed Sediment Shall Be Vegetated Or Otherwise Be Stabilized.

- NON-STORMWATER DISCHARGES ALLOWED: A. No person shall introduce or cause to be introduced into the municipal separate storm sewer system (MS4) or waters within the jurisdiction of the city any discharge that is not composed entirely of stormwater.
B. It is an affirmative defense to any enforcement action for violation of subsection A of this section that the discharge was composed entirely of one or more of the following categories of discharges:
1. A discharge authorized by, and in full compliance with, an NPDES permit (other than the NPDES permit for discharges from the MS4);
2. A discharge resulting from firefighting;
3. Agricultural stormwater runoff;
4. A discharge from water line flushing, but not including a discharge from water line disinfection by superchlorination or other means unless it contains no harmful quantity of chlorine or any other chemical used in line disinfection;
5. A discharge from lawn watering, landscape irrigation, or other irrigation water;
6. A discharge from a diverted stream flow or natural spring;
7. A discharge from uncontaminated pumped groundwater or rising groundwater;
8. Uncontaminated groundwater infiltration (as defined as 40 CFR Section 35.2005 (20)) to the MS4;
9. Uncontaminated discharge from a foundation drain, crawl space pump, floating drain or sump pump;
10. A discharge from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;
11. A discharge from air conditioning condensation that is unmixing with water from a cooling tower, emissions scrubber, emissions filter, or any other source of pollutant;
12. A discharge from individual residential or charity car washing;
13. An uncontaminated discharge from riparian habitat or wetland;
14. A discharge from water used in street washing; provided, that the water is not contaminated with any harmful cleaning substance.

- CONSTRUCTION SPECIFICATIONS: 1. The Height Of A Silt Fence Shall Not Exceed 36 Inches. Storage Height Shall Never Exceed 18".
2. The Fence Line Shall Follow The Contour As Closely As Possible.
3. If Possible, The Filter Fabric Shall Be Cut From A Continuous Roll To Avoid The Use Of Joints. When Joints Are Necessary, Filter Cloth Shall Be Spliced Only At A Support Post, With A Minimum 6-inch Overlap. And Both Ends Securely Fastened To The Post.
4. Posts Shall Be Spaced A Maximum Of 10 Feet Apart And Driven Securely Into The Ground (Minimum Of 12 Inches). When Extra Strength Fabric Is Used Without The Wire Support Fence, Post Spacing Shall Not Exceed 6 Feet.
5. Turn The Ends Of The Fence Uphill.
6. A Trench Shall Be Excavated Approximately 4 Inches Wide And 6 Inches Deep Along The Line Of Posts And Uphole From The Barrier.
7. When Standard-Strength Filter Fabric Is Used, A Wire Mesh Support Fence Shall Be Fastened Securely To The Uphole Side Of The Posts Using Heavy Duty Wire Staples At Least 1 Inch Long. The Wires Or Hog Rings The Wire Shall Extend Into The Trench A Maximum Of 2 Inches And Shall Not Extend More Than 36 Inches Above The Original Ground Surface.
8. The Standard-Strength Filter Fabric Shall Be Stapled Or Wired To The Fence, And 6 Inches Of The Fabric Shall Extend Into The Trench. The Fabric Shall Not Extend More Than 36 Inches Above The Original Ground Surface. Filter Fabric Shall Not Be Stapled To Existing Trees.
9. When Extra-Strength Filter And Closer Post Spacing Are Used, The Wire Mesh Support Fence May Be Eliminated. In Such A Case, The Filter Fabric Is Stapled Or Wired Directly To The Posts.
10. The Trench Shall Be Backfilled And The Soil Compacted Over The Toe Of The Filter Fabric.
11. Silt Fences Placed At The Toe Of A Slope Shall Be Set At Least 6 Feet From The Toe In Order To Increase Ponding Volume.
12. Silt Fences Shall Be Removed When They Have Served Their Useful Purpose, But Not Before The Uphole Area Has Been Permanently Stabilized, And Any Sediment Stored Behind The Silt Fence Has Been Removed.



- BEST MANAGEMENT PRACTICES: 1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGH OUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITIONS.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MTL STORAGE AREAS VEHICLES ENTRANCE AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE.
4. COPY OF SWPPP SHALL BE KEPT ON SITE.
5. PERIMETER MUST RETAIN THE SWPPP NOI AND INSPECTION LOG FOR MINIMUM OF THREE YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT.

- WASTE MATERIALS: ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LOADED DUMPSTER, NO CONSTRUCTION MTL SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTED AS NECESSARY AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH BE HAULED TO A LICENSED LANDFILL.
HAZARDOUS WASTE: AT A MINIMUM ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING, COMPOUNDS AND ADDITIVES, IN CONTACT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT IMMEDIATELY.
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.

- SPILL PREVENTION: The Following Practices Shall Be Used To Reduce The Risk Of Spills Of Other Accidental Exposures Of Materials To Storm Water Runoff.
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.
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.
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.
SPILL CONTROL PRACTICES: a. Manufacturer's Recommended Methods For Spill Cleanup Shall Be Clearly Posted And Site Personnel Shall Be Made Aware Of The Procedures. b. Materials And Equipment Necessary For Spill Cleanup Shall Be Kept In The Material Storage Area On-Site. c. All Spills Shall Be Cleaned Up Immediately After Discovery. d. Spill Area Shall Be Well Ventilated And Appropriate Clothing Will Be Worn. e. Any Spill Shall Be Reported To The Appropriate Governmental Agency.
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 And Periods Will Be Conducted Monthly. Best Management Practices And Pollution Control Procedures Shall Be Inspected For Adequacy. A Report Summarizing The Scope Of Inspection Shall Be Done & Retained Along With The SWPPP.
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 That Will Minimize The Runoff Of Pollutants. All Waterways Shall Be Cleared As Soon As Practicable Of Temporary Embankment, Temporary Bridges, Matting, Folework, Piling Debris Or Other Obstructions Placed During Construction Operations That Are Not A Part Of The Finished Work.

VALLEY CREEK UNIT THREE STORM WATER POLLUTION PREVENTION DETAILS. SHEET C20 OF C-20. Includes project location map, scale, and engineering details.

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