

VALLEY CREEK UNIT FOUR

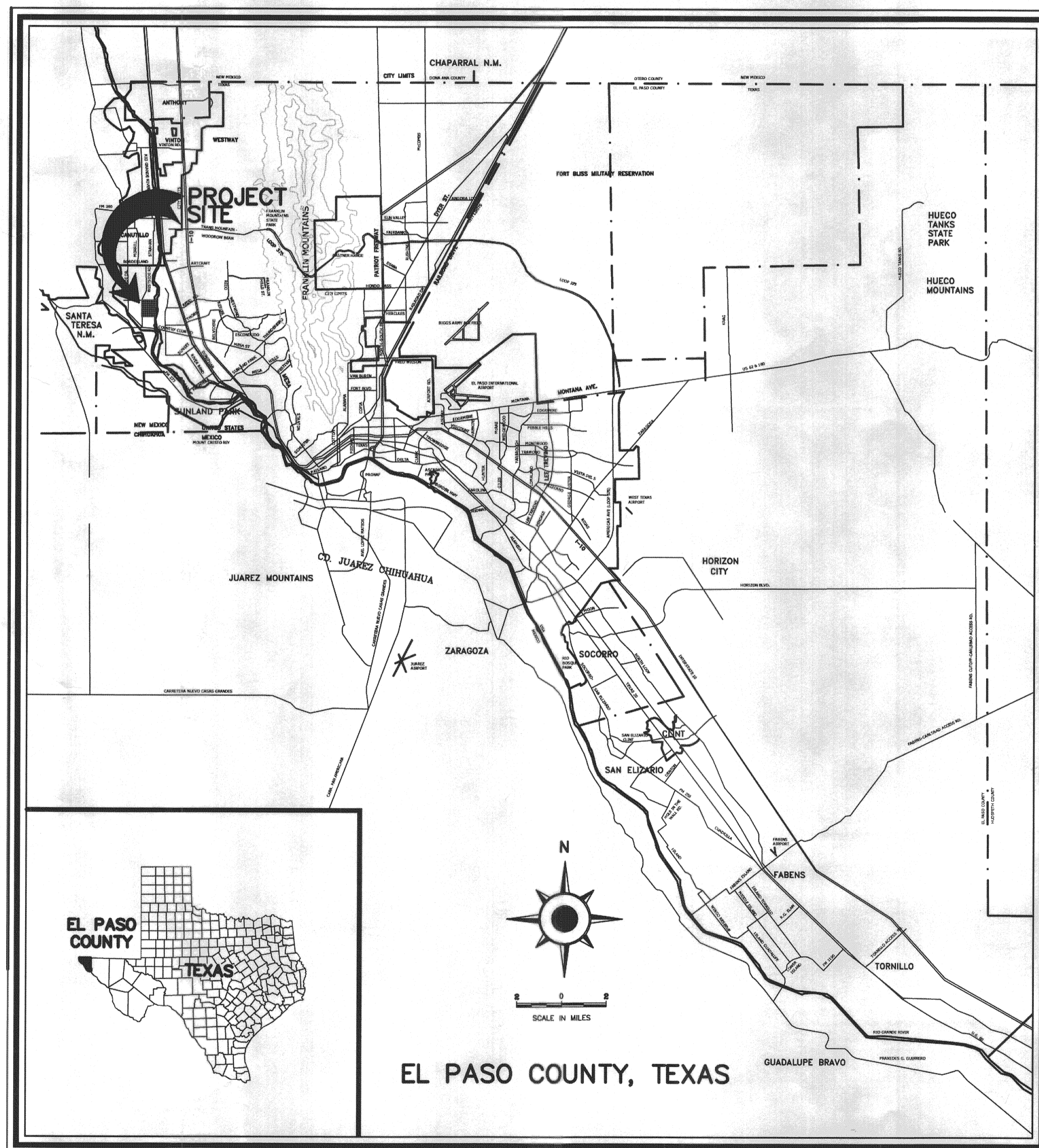
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

STREET IMPROVEMENT PACKAGE

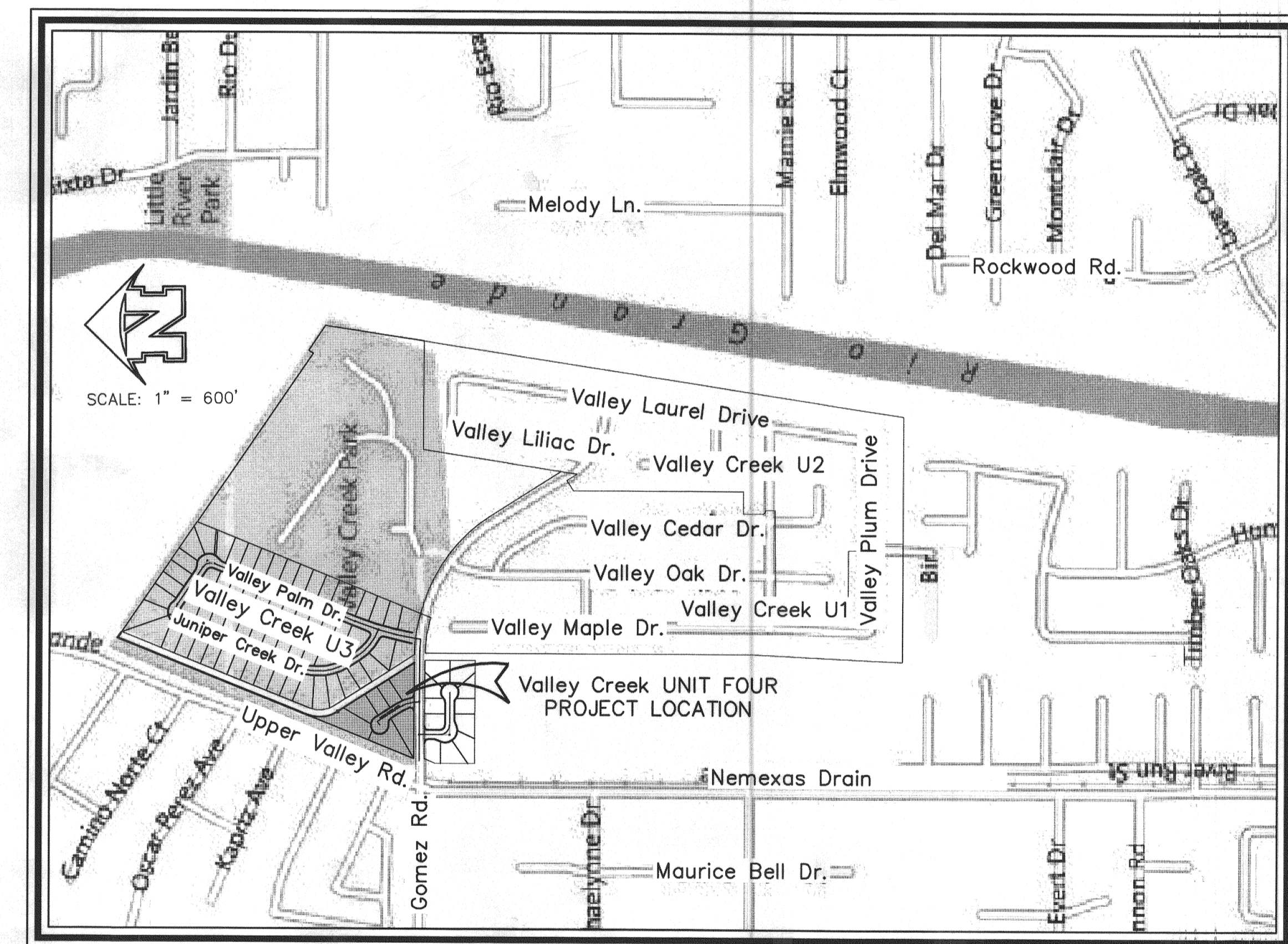
VICINITY MAP

INDEX OF SHEETS

LOCATION MAP

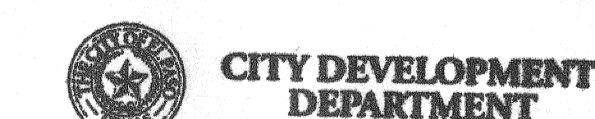


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GRADING PLAN	3
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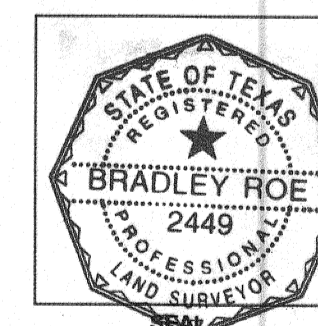


OWNER / DEVELOPER
HAM MANAGEMENT, LLC., THE GENERAL PARTNER
OF UPPER VALLEY CREEK L.P.
RUSSELL HANSON MANAGING PARTNER
5812 CROMO DRIVE, EL PASO, TEXAS 79912
P.O. BOX 220630, EL PASO, TEXAS 79913
(915)-842-0111

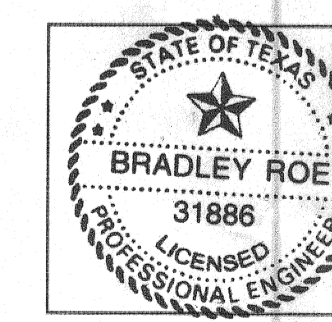
brn Roe Engineering, L.C.
601 N. Cotton St. Suite No.6 El Paso, Tx, 79902
(915) 533-1418 FAX: (915) 533-4972
e-mail: roeeng@swbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING



Reviewed For Conformance For Condition Related To:
 - Sidewalks
 - Grading & Drainage
 - Wheelchair Ramps
 - On Site Parking Layout
 - Driveways
 - Retaining Rock Walls
 - On Site Pecking of Stone Vents
 Contractor Must Call 24 Hours Prior To Construction for Inspections
 R. CHESAK 12/16/13
 By Date



BR
BRADLEY ROE, R.P.L.S. 2449
DATE: 12/11/2013

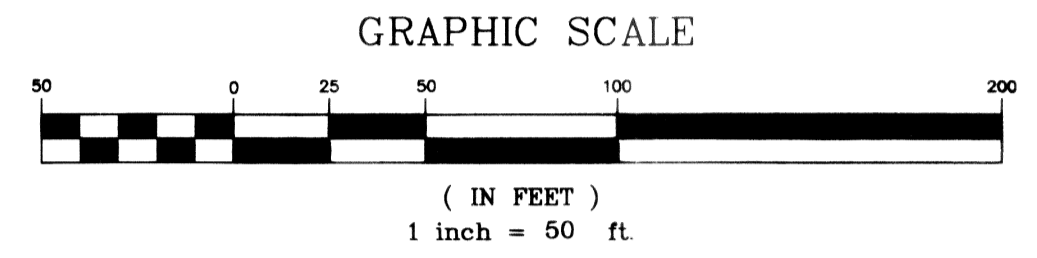
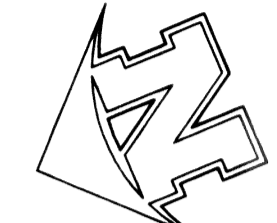


BR
BRADLEY ROE, P.E. 31886
ROE ENGINEERING, L.C.
TEXAS REGISTERED
ENGINEERING FIRM F-2103
DATE: 12/11/2013

VALLEY CREEK UNIT FOUR

BEING A PORTION OF TRACT 1-A-1 BLOCK 11,
UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 138,687.81 SQUARE FEET
OR 3.1838 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 MAP AND DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHT-OF-WAYS, AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES, AND BURIED SERVICE WIRES CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

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 13 DAY OF DECEMBER, 2013 A.D.



BY: *Lilia M. Bueno*
NOTARY PUBLIC IN AND FOR EL PASO COUNTY, TEXAS
MY COMMISSION EXPIRES 7/31/18

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS 13 DAY OF DECEMBER, 2013 A.D.

EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS 10th DAY OF DECEMBER, 2013 A.D.

CITY DEVELOPMENT DIRECTOR

COUNTY CLERK'S RECORDING CERTIFICATE

I, Delia Bionesi, COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER THE INSTRUMENT NO. 20140001098 IN THE PUBLIC RECORDS OF THE EL PASO COUNTY.

BY: *Delia Bionesi* 12/14 BY: *William J. ...* 12/14
COUNTY CLERK DATE 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. 2449

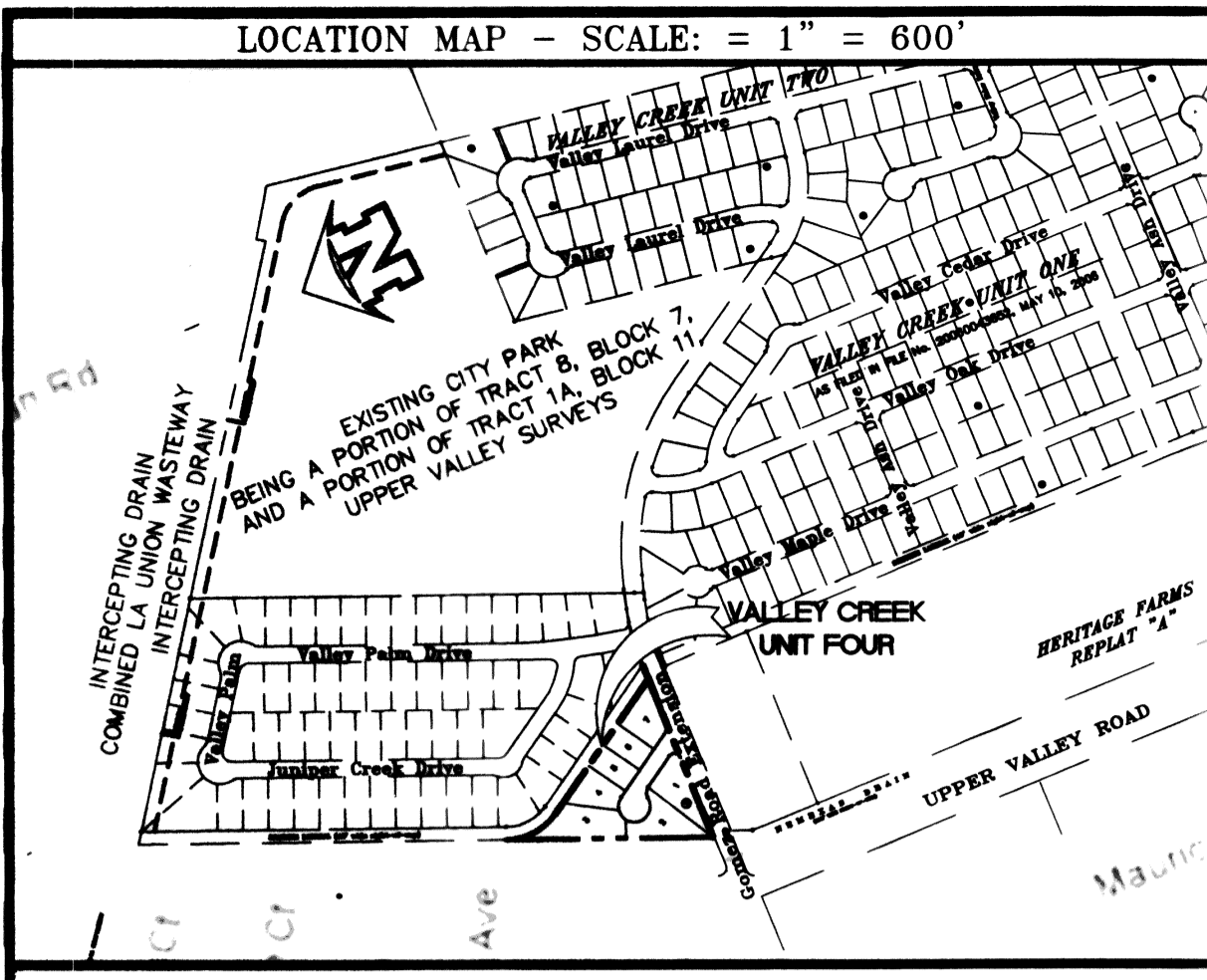
BY: *Bradley Roe* 13 Dec 2013
BRADLEY ROE, R.P.L.S. 2449 DATE

PREPARED BY AND UNDER THE SUPERVISION OF BRADLEY ROE
REGISTERED PROFESSIONAL ENGINEER NO. 31886

BY: *Bradley Roe* 13 Dec 2013
BRADLEY ROE, P.E. 31886
ROE ENGINEERING, L.C.
TEXAS REGISTERED
ENGINEERING FIRM F-2103

"THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VALLEY CREEK UNIT FOUR BY THE EL PASO WATER UTILITIES SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.943 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: 03/30/2017."

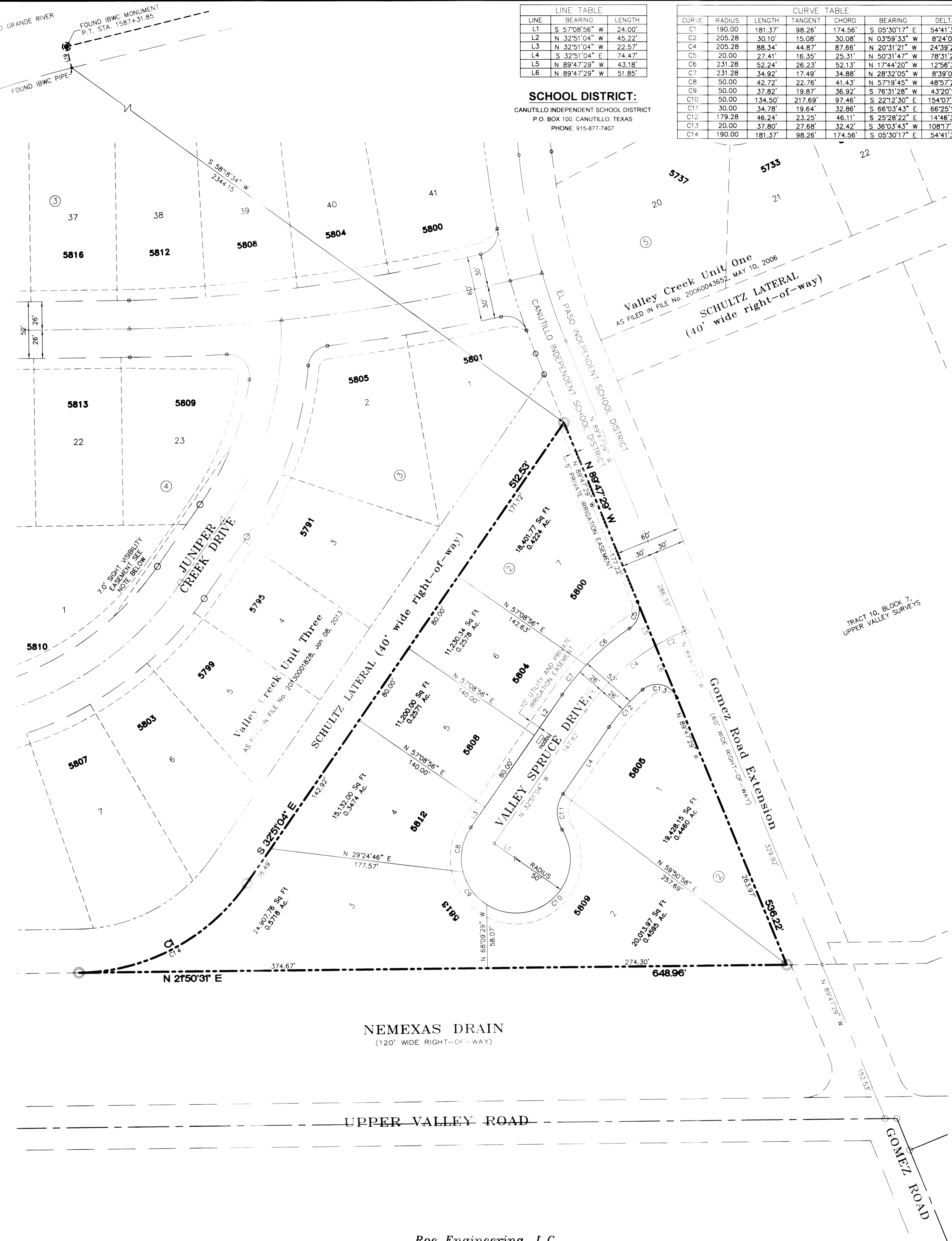
"TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20140001097/1100 DATE: 12/14"



LINE	BEARING	LENGTH
L1	S 57°08'56" W	24.00'
L2	N 32°51'04" W	45.22'
L3	N 32°51'04" W	22.57'
L4	S 32°51'04" E	74.47'
L5	N 89°47'29" E	43.18'
L6	N 89°47'29" W	51.85'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	190.00	181.37'	98.26'	174.56'	S 05°30'17" E	54°41'35"
C2	205.28	30.10'	15.08'	30.08'	N 03°59'33" W	8°24'09"
C3	205.28	88.34'	44.87'	87.66'	N 20°31'21" W	24°39'26"
C4	20.00	22.41'	16.35'	26.31'	N 50°31'47" W	78°31'25"
C5	231.28	52.24'	26.23'	52.13'	N 17°44'20" W	12°56'31"
C6	231.28	34.92'	17.49'	34.88'	N 28°32'05" W	8°39'00"
C7	50.00	42.72'	22.76'	41.43'	N 57°19'45" W	48°57'22"
C8	50.00	37.82'	19.87'	36.92'	S 76°31'28" W	43°20'11"
C9	50.00	134.50'	217.69'	97.46'	S 22°12'30" E	154°07'46"
C10	30.00	34.78'	19.64'	32.86'	S 66°03'43" E	66°29'19"
C11	179.28	46.24'	23.25'	46.11'	S 25°28'22" E	144°48'34"
C12	20.00	37.80'	27.68'	32.42'	S 36°03'43" W	108°17'37"
C13	190.00	181.37'	98.26'	174.56'	S 05°30'17" E	54°41'35"

SCHOOL DISTRICT:
CANUTILLO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 166, CANUTILLO, TEXAS
PHONE: 915-877-7407



- LEGEND**
- ▲ PROPOSED CITY MONUMENT
 - EXISTING CITY MONUMENT
 - ncdbu PROPOSED NDCBU
 - DENOTES SET 80/9 REBAR WITH YELLOW PLASTIC CAP STAMPED TX 2448 ROE ENGR. L.C. UNLESS OTHERWISE NOTED

GENERAL NOTES:

- POSTAL DELIVERY SERVICE WITHIN VALLEY CREEK UNIT FOUR SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY SERVICE AND COLLECTION BOX UNITS.
- SIDEWALKS FOR ALL STREETS WITHIN AND ABUTTING THIS SUBDIVISION WILL BE PROVIDED.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. 2014000101, DATE 1/7/14.
- 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 PRIVATE IRRIGATION EASEMENT ALONG THE FRONT OF ALL PROPERTY LINES UNLESS OTHERWISE NOTED.
- VEHICULAR ACCESS TO LOT 1 AND 7, BLOCK 2, AS THEY ABUT GOMEZ ROAD SHALL BE FROM OTHER DEDICATED STREET ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEEDS AND RECORDS SECTION, INSTRUMENT NO. DATE.
- 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, 1991.

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.
- The Site / Grading 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 achieved then alternate methods may be part of the site plan. Dry Wells and storm water infiltration wells with sloped 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 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 underlaid 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.

NEMEXAS DRAIN
(120' WIDE RIGHT-OF-WAY)

UPPER VALLEY ROAD

Roe Engineering, L.C.
EL PASO, TEXAS

C:\Users\114113\Documents\114113-3 VALLEY CREEK UNIT 4 AND 5\Map\VALLEY CREEK UNIT 4 AND 5.dwg, 12/17/13, 8:26AM

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W.D. 11411-3
FILE NAME: C-02 VCA-PLAT.DWG
PREPARATION DATE: APRIL 12, 2013
REVISED DATE: DECEMBER 11, 2013

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.
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- 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 its 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 construction 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 13.08.070, 13.08.080, 13.08.090 and 13.08.100 of the El Paso municipal code for "excessive paving cuts".

GENERAL NOTES:

See sheet C14 & C15 of C15 for details on Storm Water Pollution Control Plan.

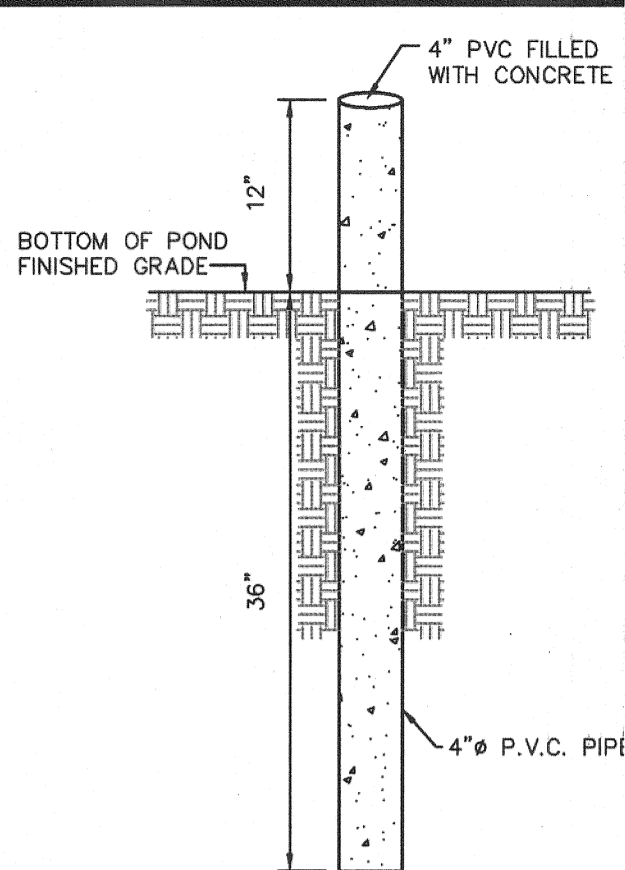
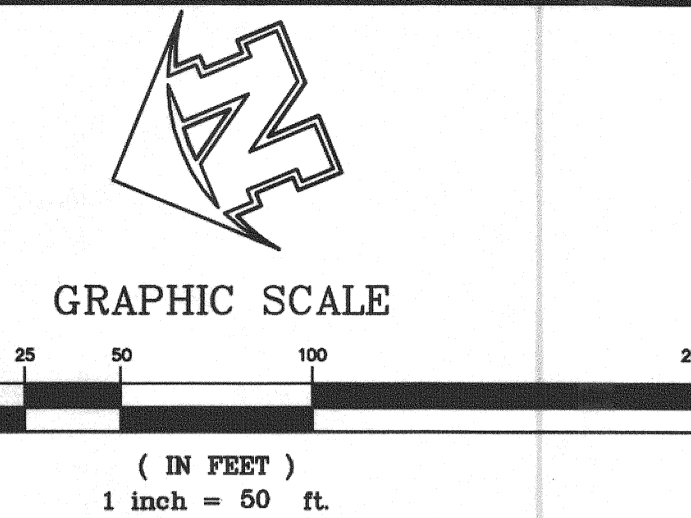
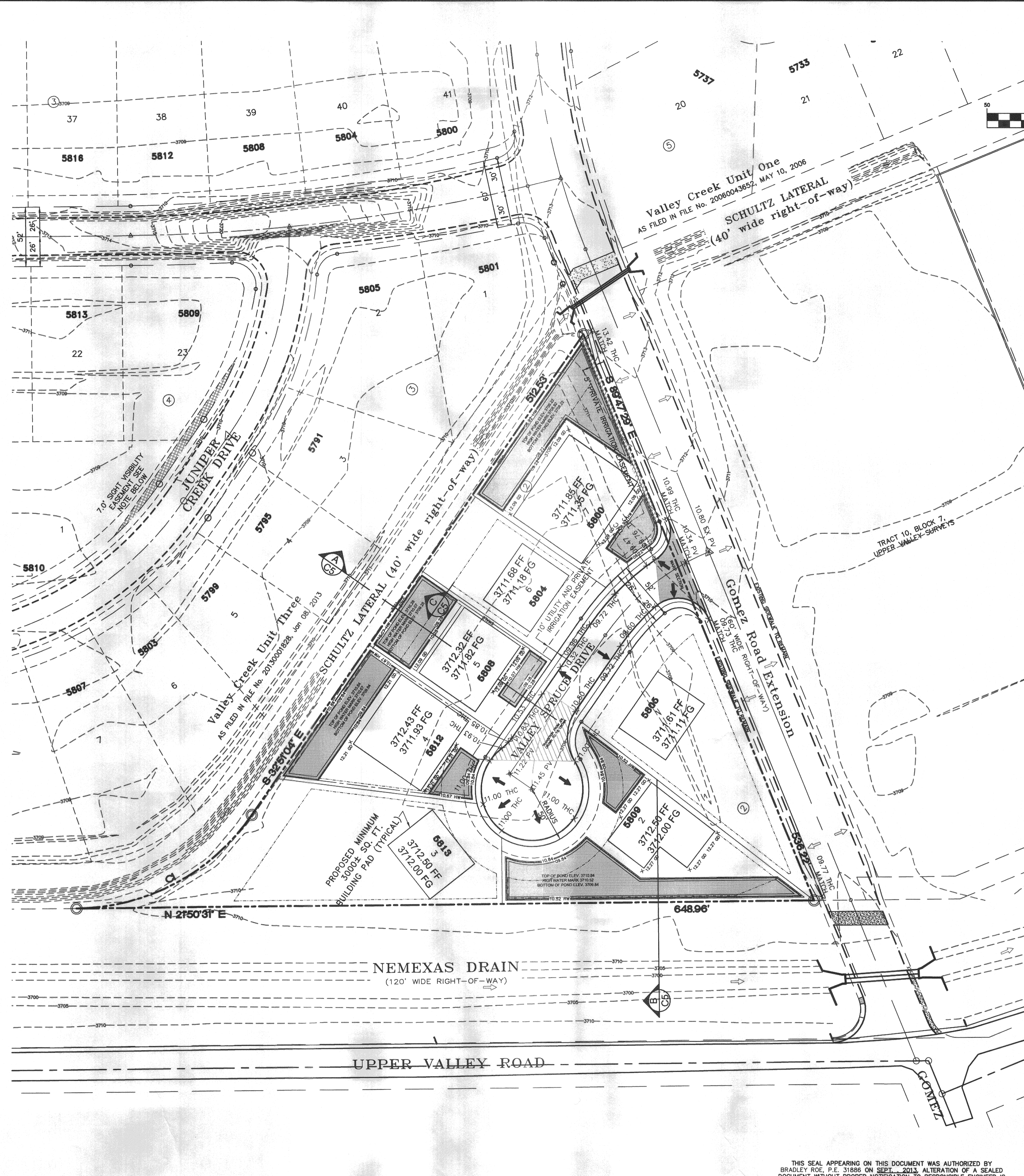
Developer will comply with Section 19.19.050 Storm Water Design of the El Paso municipal code.

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 Four 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 FOUR WILL REQUIRE TWO (2) 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.

- LEGEND**
- PROPOSED CITY MONUMENT
 - EXISTING CITY MONUMENT
 - NOTES SET 5/8"Ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 2449, ROE ENGR., L.C. UNLESS OTHERWISE NOTED.
 - 3711.14 FF FINISHED FLOOR ELEVATION
 - 3710.64 FG FINISHED GROUND ELEVATION
 - 10.44 THC TOP OF HEADER CURB ELEVATION
 - 10.98 PV PAVEMENT ELEVATION
 - PROPOSED DRAINAGE FLOW
 - EXISTING DRAINAGE FLOW
 - SETBACK LINE
 - PROPOSED POND CONTOUR
 - PROPOSED HIGH WATER LINE
 - EXISTING CONTOUR LINE

TYPICAL PERMANENT ELEVATION MARKER

SCALE 1" = 1'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	190.00	181.37'	98.26'	174.56'	S 05°30'17" E	54°41'35"

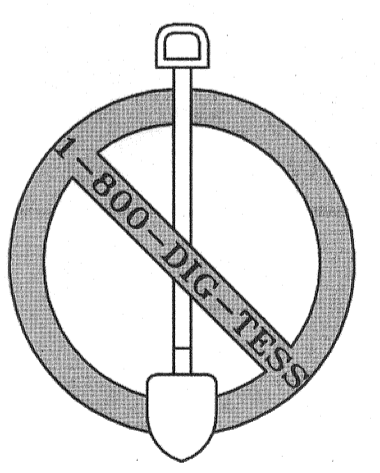
UTILITY COMPANIES

- TEXAS GAS SERVICE**
(NATURAL GAS)
4700 POLLARD STREET
EL PASO, TEXAS 79930
EMERGENCY 562-2003
- SOUTHWESTERN BELL TELEPHONE**
(TELEPHONE)
11200 PELLICANO DRIVE
EL PASO, TEXAS 79935
828-5127
- EL PASO PUBLIC SERVICE BOARD**
(WATER, SEWER)
1154 HAWKINS BOULEVARD
EL PASO, TEXAS 79925
MR. ALFONSO ORTIZ 594-5527
- TIME WARNER COMMUNICATIONS**
(CABLE)
7010 AIRPORT ROAD
EL PASO, TEXAS 79906
775-7414
- EL PASO ELECTRIC COMPANY**
(ELECTRIC)
501 WEST SAN ANTONIO STREET
EL PASO, TEXAS 79901
MR. PAT KEITH, 543-2917

WARNING!! BEFORE YOU DIG

TEXAS LAW REQUIRES TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXCAVATION
CALL TEXAS EXCAVATION SAFETY SYSTEM ANYWHERE IN TEXAS 1-800-344-8377

TEXAS EXCAVATION SAFETY SYSTEM DIG CONFIRMATION NUMBER (#XXX-XXX-XXX) TO BE UPDATED EVERY 10 DAYS



CITY DEVELOPMENT DEPARTMENT

REVIEWED

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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.

VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 REB" (NGS PID CB0442) NAVD 89 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

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	HOR: _____ VER: _____ FILE NAME: C03-VC_3_OP.DWG W.O. 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR
			ELEVATION: 3708.40 CITY DATUM) (ELEVATION: 3751.05 NAVD 88) STATE PLANE COORDINATES: N 1069.3708.719 E 3496.32.2	

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

VALLEY CREEK UNIT FOUR
GRADING PLAN

BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

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

ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET C-3 OF C-15

C:\Projects\111411-3 VALLEY CREEK UNITS 4 AND 5\Upper Valley, Eng Postings\C-3 C-15_VCP_DRAWING PLAN.DWG 12/12/13 3:11PM

PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = $\frac{20}{72}$ = 12 HOURS < 72 hours

WATERSHED DESIGNATION	WATERSHED AREA (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEFF.	REQUIRED CAPACITY (AC-FT)
LOT 1 WS	0.7608	4.0	0.60	0.1522
LOT 2 WS	0.5790	4.0	0.60	0.1158
LOT 3 WS	0.5936	4.0	0.60	0.1187
LOT 4 WS	0.3848	4.0	0.60	0.0770
LOT 5 WS	0.3183	4.0	0.60	0.0637
LOT 6 WS	0.3045	4.0	0.60	0.0609
LOT 7 WS	0.6121	4.0	0.60	0.1224

LEGEND

- △ PROPOSED CITY MONUMENT
- ◆ EXISTING CITY MONUMENT
- DENOTES SET 5/8"Ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 2449, ROE ENGR, I.C. UNLESS OTHERWISE NOTED.
- 3711.14 FF FINISHED FLOOR ELEVATION
- 3710.64 FG FINISHED GROUND ELEVATION
- 10.44 THC TOP OF HEADER CURB ELEVATION
- 10.98 PV PAVEMENT ELEVATION
- PROPOSED DRAINAGE FLOW
- ⇨ EXISTING DRAINAGE FLOW
- SETBACK LINE
- PROPOSED POND CONTOUR
- PROPOSED HIGH WATER LINE
- 3709--- EXISTING CONTOUR LINE
- WATERSHED LIMITS

Speesoll Inc

SPG11209-P

PERCOLATION TEST P-3

(PERCOLATION RATE: 60 minutes per inch in silty clay)

Project Name: Valley Creek Unit Three, Four and Five, El Paso, Texas

Date of Test: November 29, 2011

Test Completed By: RF

Test Location: Valley Creek Unit Three, Block 4, Lot 23

Test Hole Diameter: 8-inches (2-ft deep)

Soil Classification: CLAY, silty, sandy, brown, CL

PERCOLATION RATE: 60 minutes per inch in silty clay

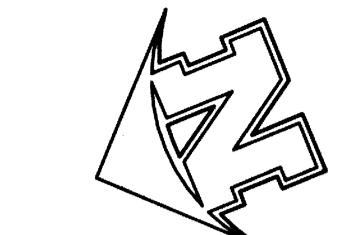
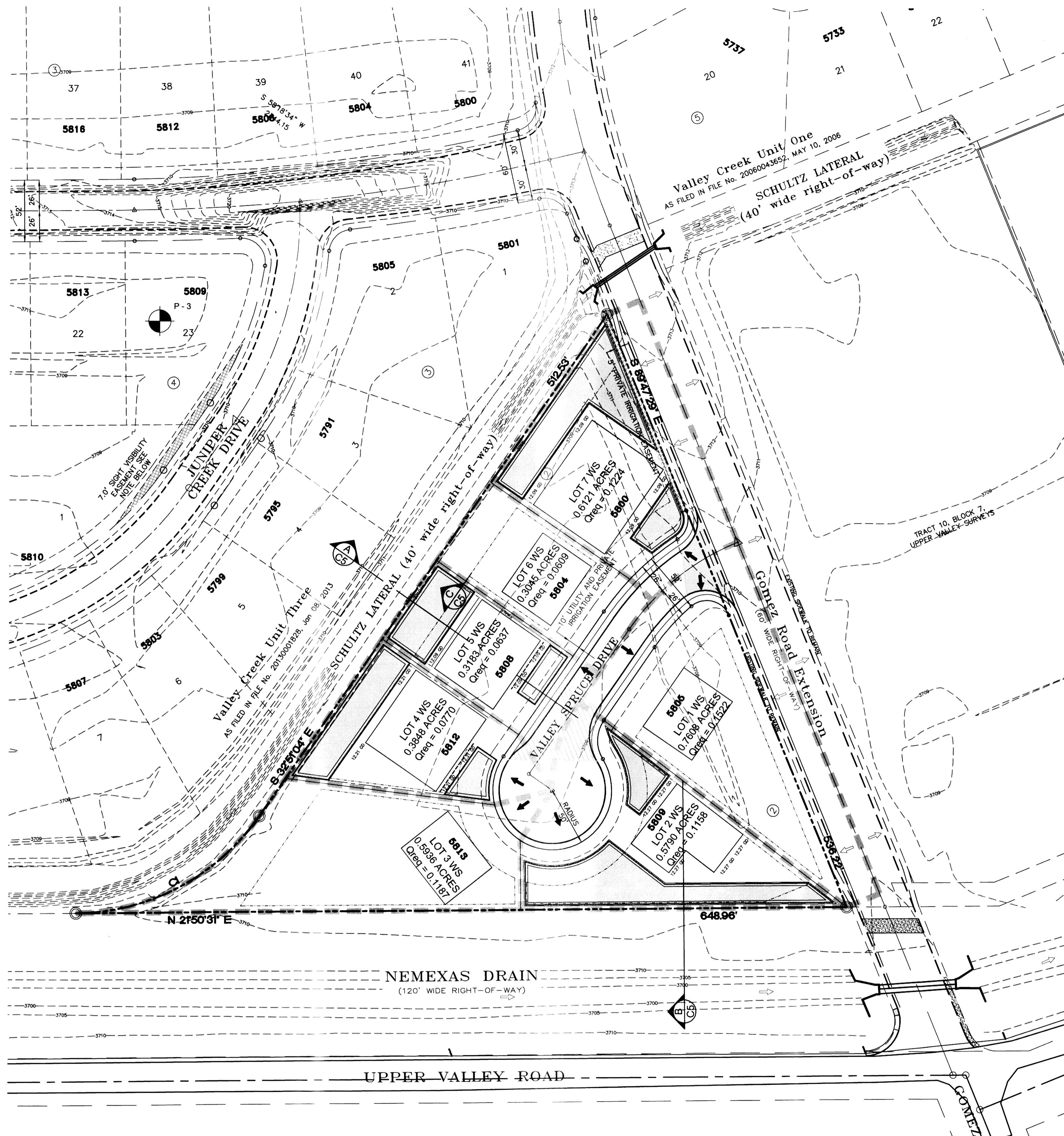
TEST RESULTS

Run No.	Time (min)			Water Level (in)			Percolation Rate (Min per in)
	Start	End	Change	Start	End	Change	
1	2:40	3:10	0:30	20	19	1	30
2	3:10	3:40	0:30	19	17 1/4	1 1/4	24
3	3:40	4:10	0:30	17 1/4	17 1/4	0	60
4	4:10	4:40	0:30	19 1/4	19	3/4	60
5	4:40	5:10	0:30	21	20 1/2	1/2	60
6	5:10	5:40	0:30	20 1/2	20	1/2	60

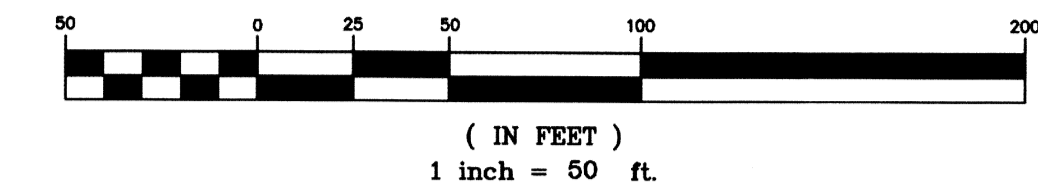
Remarks: Test was conducted in accordance with percolation Test procedure of "Construction Standards for On-site Sewerage Facilities" by Texas Department of Health.

Patrick L. Shing, P.E.
Principal

Date: December 15, 2011



GRAPHIC SCALE



ON-SITE PONDING NOTES:

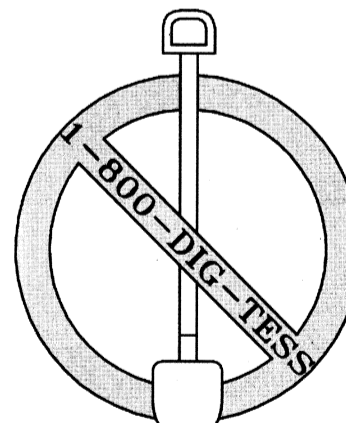
- All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. The pond depth and lot grading requirements are as per approved Grading and Drainage plan for the Subdivision.
- The Site Grading 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 achieved then alternate methods may be part of the site plan. Dry Wells and 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 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 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 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.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	190.00	181.37'	98.26'	174.56'	S 05°30'17" E	54°41'35"

UTILITY COMPANIES

- TEXAS GAS SERVICE (NATURAL GAS)**
4700 POLLARD STREET
EL PASO, TEXAS 79930
EMERGENCY 562-2003
- SOUTHWESTERN BELL TELEPHONE (TELEPHONE)**
11200 PELLICANO DRIVE
EL PASO, TEXAS 79935
828-5127
- EL PASO PUBLIC SERVICE BOARD (WATER, SEWER)**
1154 HAWKINS BOULEVARD
EL PASO, TEXAS 79925
MR. ALFONSO ORTIZ 594-5527
- TIME WARNER COMMUNICATIONS (CABLE)**
7010 AIRPORT ROAD
EL PASO, TEXAS 79906
775-7414
- EL PASO ELECTRIC COMPANY (ELECTRIC)**
501 WEST SAN ANTONIO STREET
EL PASO, TEXAS 79901
MR. PAT KEITH, 543-2917

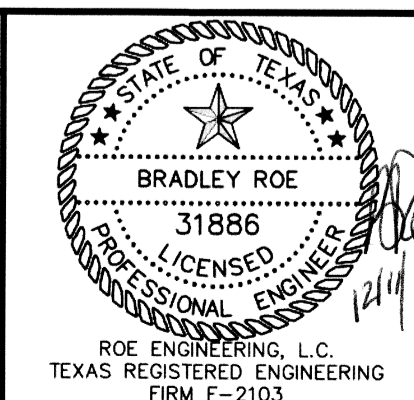
WARNING!! BEFORE YOU DIG
TEXAS LAW REQUIRES TWO (2) WORKING DAYS NOTICE PRIOR TO ANY EXCAVATION
CALL TEXAS EXCAVATION SAFETY SYSTEM ANYWHERE IN TEXAS 1-800-344-8377
TEXAS EXCAVATION SAFETY SYSTEM DIG CONFIRMATION NUMBER (#XXX-XXX-XXX) TO BE UPDATED EVERY 10 DAYS



CITY DEVELOPMENT DEPARTMENT

REVIEWED

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



VALLEY CREEK UNIT FOUR
DRAINAGE PLAN
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

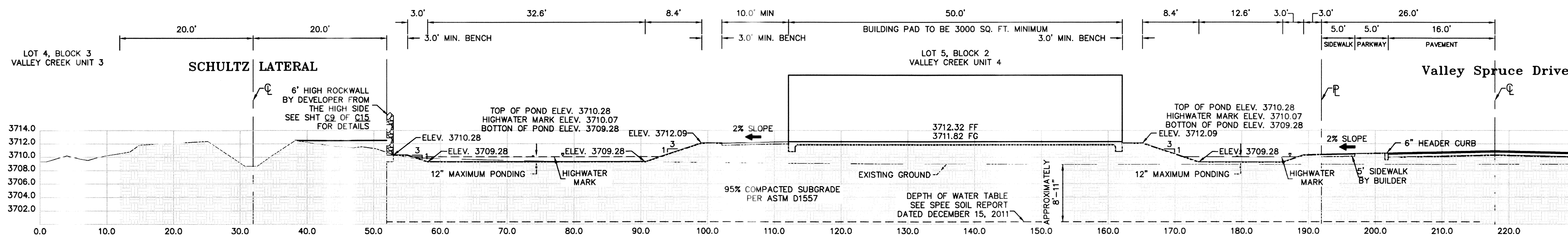
RoE Engineering, L.C.
601 N. Cotton St. Suite No. 6 El Paso, TX 79902
(915) 633-1418 - FAX: (915) 633-4972
e-mail: roeeng@rbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C-4 OF C-15

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 (ELEVATION: 3751.05 NAVD 83) STATE PLANE COORDINATES: N 1069.3708.719 E 3496.32.2	HOR: _____ VER: _____ FILE NAME: C03-VC_3_GPDWG W.O. 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR

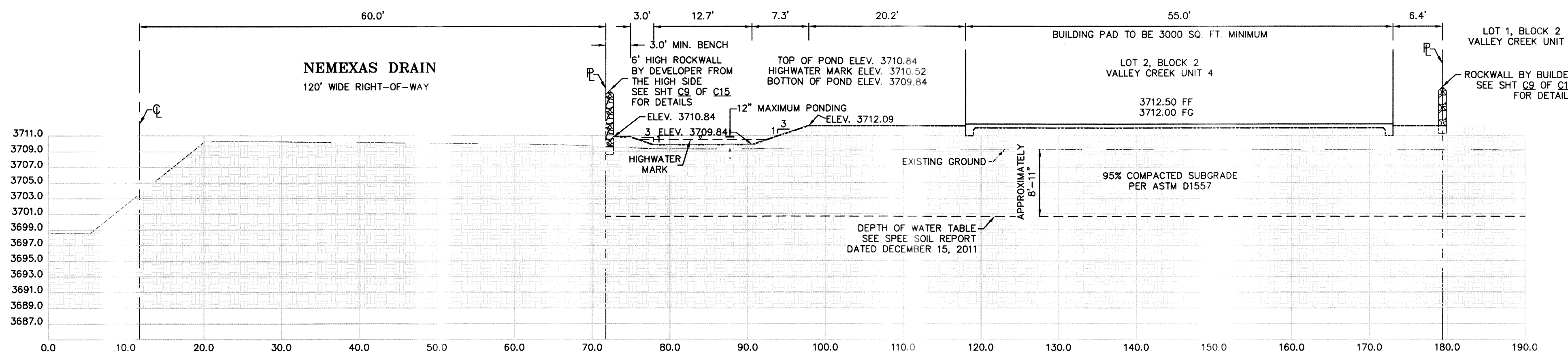
FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY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

VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "S REB" (NGS PID CR0442) NAVD 88 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 384501.733)

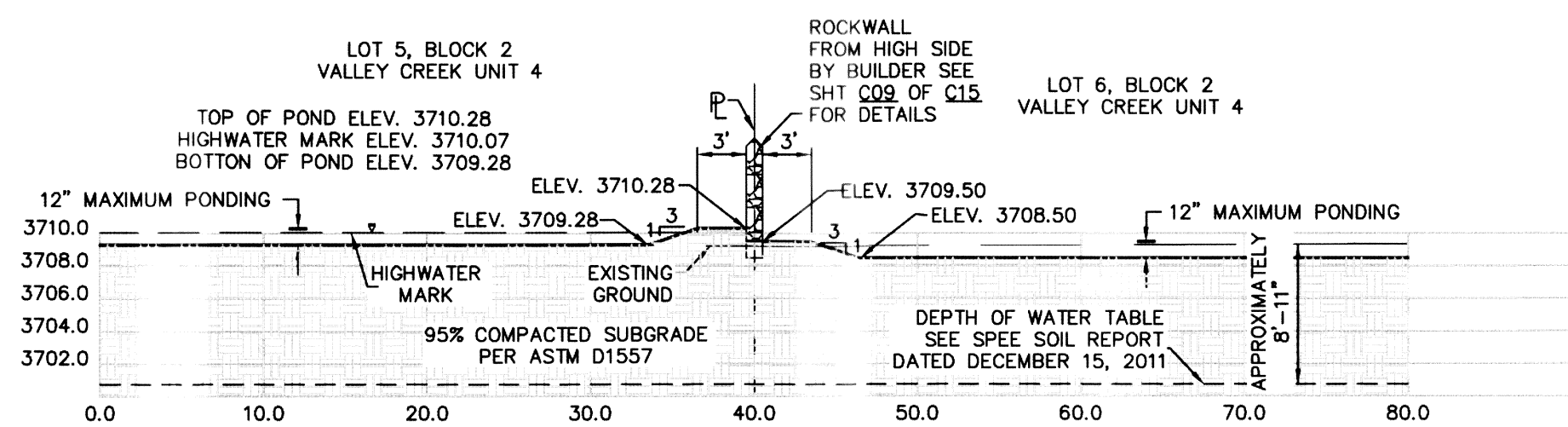
C:\Projects\11411-3 VALLEY CREEK UNITS 4 AND 5\Map\VC4_Eng_Plan\VC4_DWG_C-04_VCL_DRNGING_PLAN.DWG 12/12/13 3:07PM



SECTION A - A
SCALE: 1" = 10'



SECTION B - B
SCALE: 1" = 10'



SECTION C - C
SCALE: 1" = 10'



REVIEWED

SEE SHEET C3 OF C-15 FOR GRADING PLAN

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

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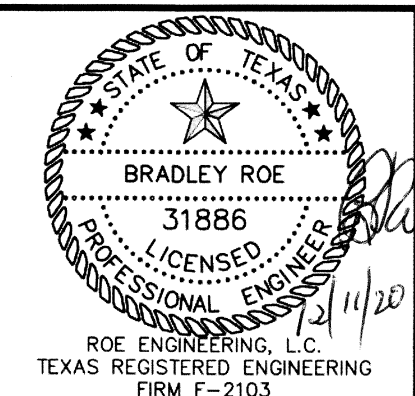
FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480712 0125-B, DATED SEPTEMBER 4, 1995.

VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 BEP" (NGS PID CD0442) NAVD 88 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

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)
(ELEVATION: 3751.05 NAVD 88)
STATE PLANE COORDINATES:
N 10693708.719 E 349632.2

SCALE
HOR: 1" = 60' VER: _____
FILE NAME: C06-V3_GSEC.DWG
W.O. 111411-3 VC4
DATE: DECEMBER, 2013
DESIGN BY: LAJ/HP
DRAWN BY: L.A.J./S.R.
CHKD. BY: H.P.
APPD. BY: BR

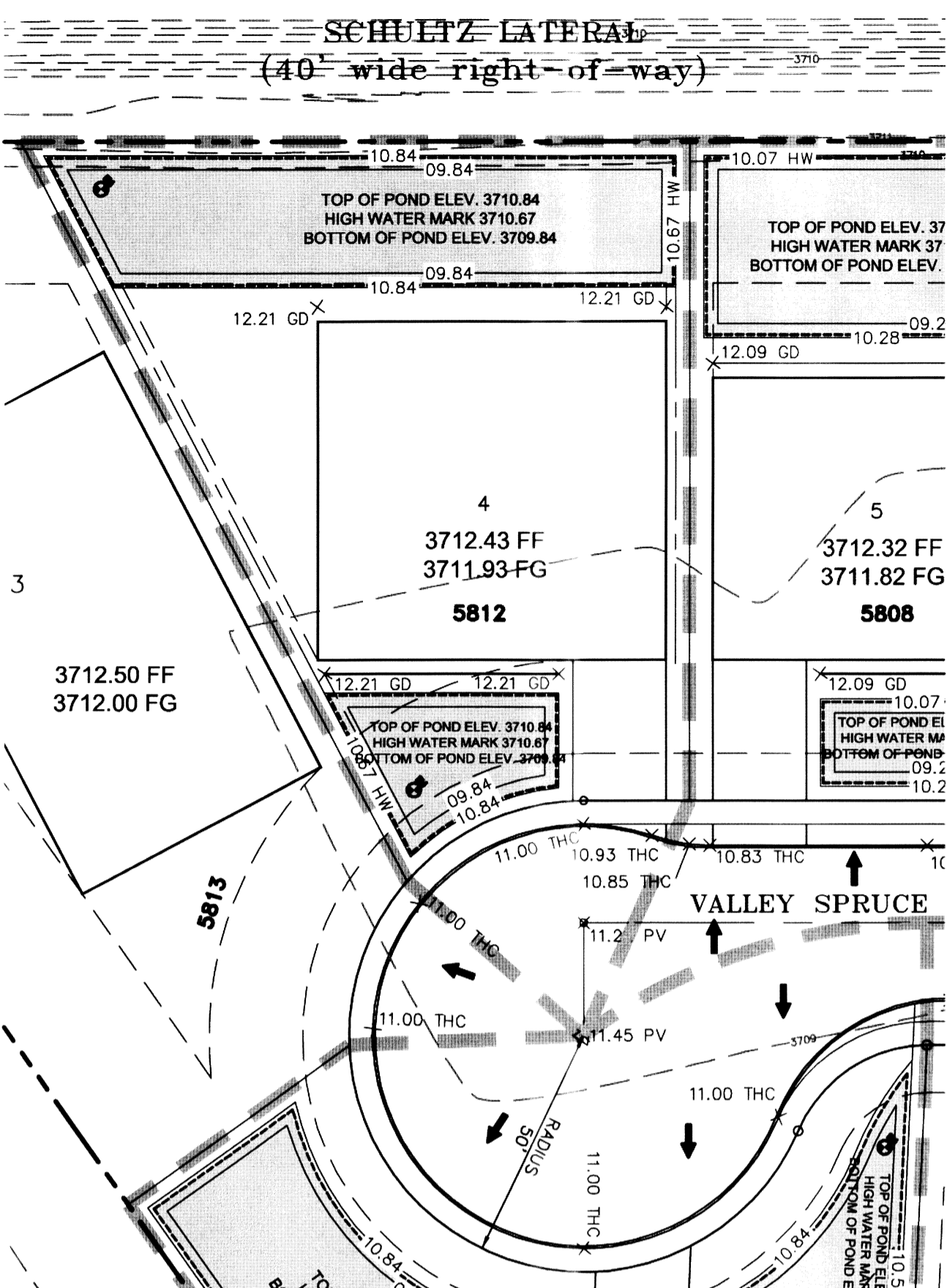


VALLEY CREEK UNIT FOUR
GRADING SECTIONS
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

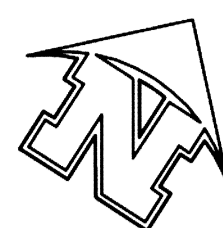
Roe Engineering, L.C.
601 N. Cotton St. Suite No. 6 El Paso, Tx, 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@svbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET **C-5** OF **C-15**

C:\ProgramData\111411-3 VALLEY CREEK UNITS 4 AND 5\111411-3 VC4 GRADING SECTIONS.DWG 12/04/13 2:41PM

APPROXIMATE LOCATIONS OF ELEVATION MARKERS SHOWN. ELEVATION MARKER LOCATIONS TO BE SHOWN ON SITE SPECIFIC GRADING AND DRAINAGE PLANS.



TYPICAL GRADING LAYOUT (CUL-DE-SAC)



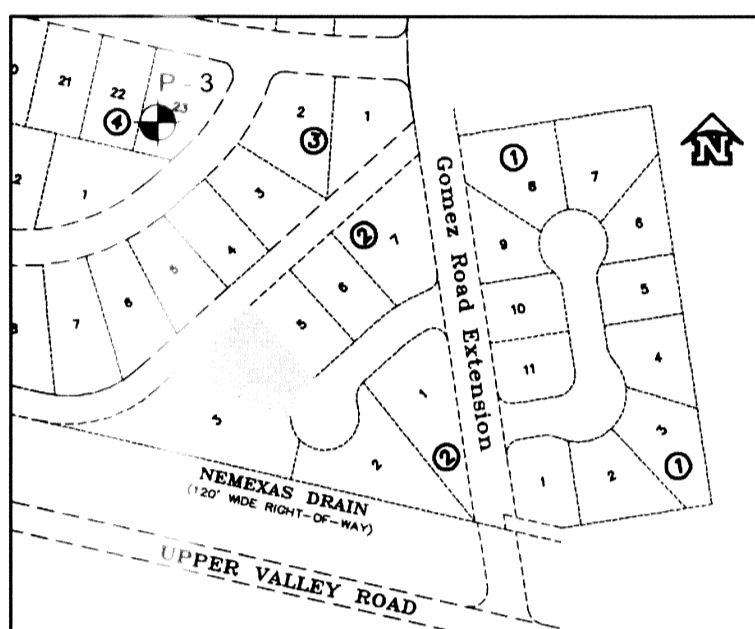
SCALE: 1" = 30'

PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = 24" = 12 HOURS < 72 hours

EACH LOT WITHIN VALLEY CREEK UNIT FOUR WILL BE IN COMPLIANCE WITH THE STREET IMPROVEMENT PACKAGE. 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 ENCOUNTERED 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.

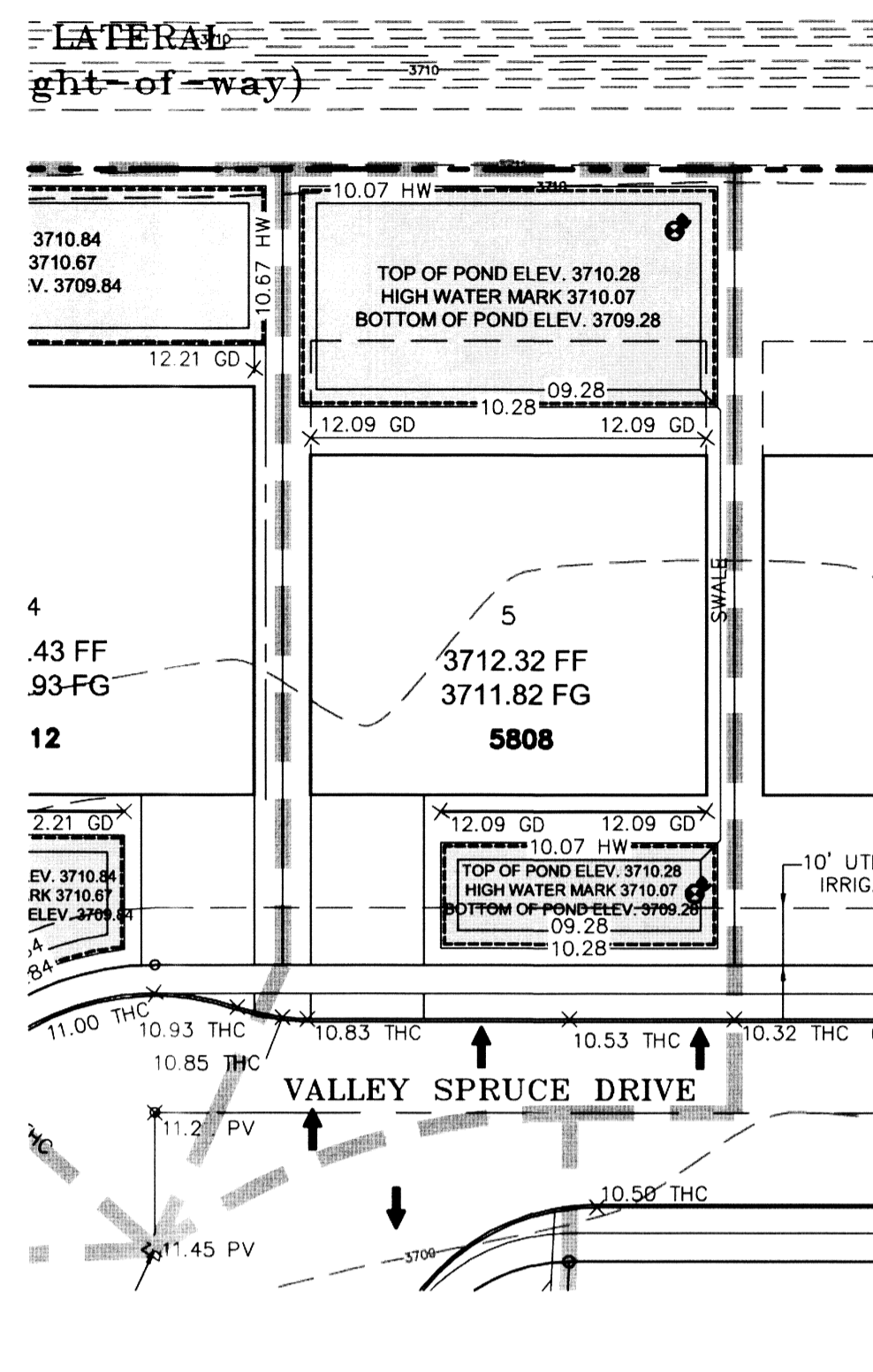
WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC-FT)
LOT 4 WS	0.3848	4.0	0.60	0.070

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	HIGH WATER ELEVATION	CAPACITY (AC-FT)
1 (FRONT)	727.32	1121.81	3709.84	3710.84	3710.67	0.0212
2 (BACK)	2652.32	3657.86	3709.84	3710.84	3710.67	0.0713
TOTAL AVAILABLE CAPACITY (AC-FT) =						0.0925

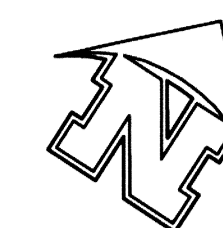


KEY MAP

APPROXIMATE LOCATIONS OF ELEVATION MARKERS SHOWN. ELEVATION MARKER LOCATIONS TO BE SHOWN ON SITE SPECIFIC GRADING AND DRAINAGE PLANS.



TYPICAL GRADING LAYOUT (SMALLEST LOT)



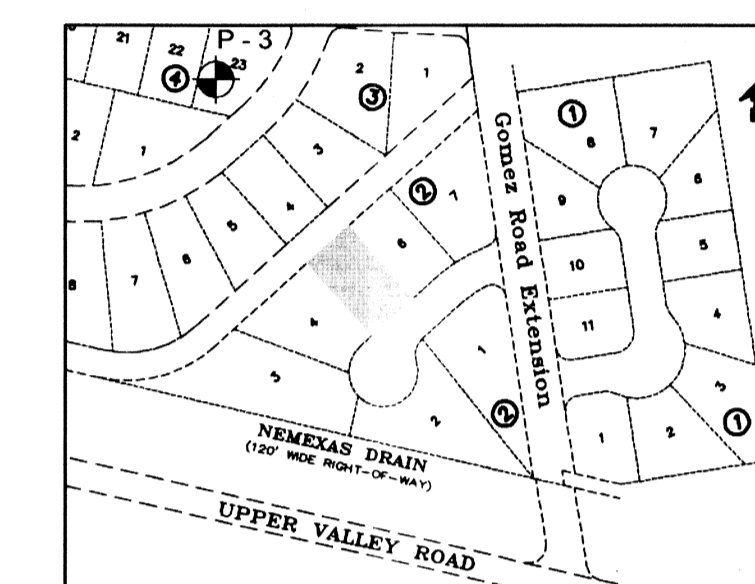
SCALE: 1" = 30'

PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = 24" = 12 HOURS < 72 hours

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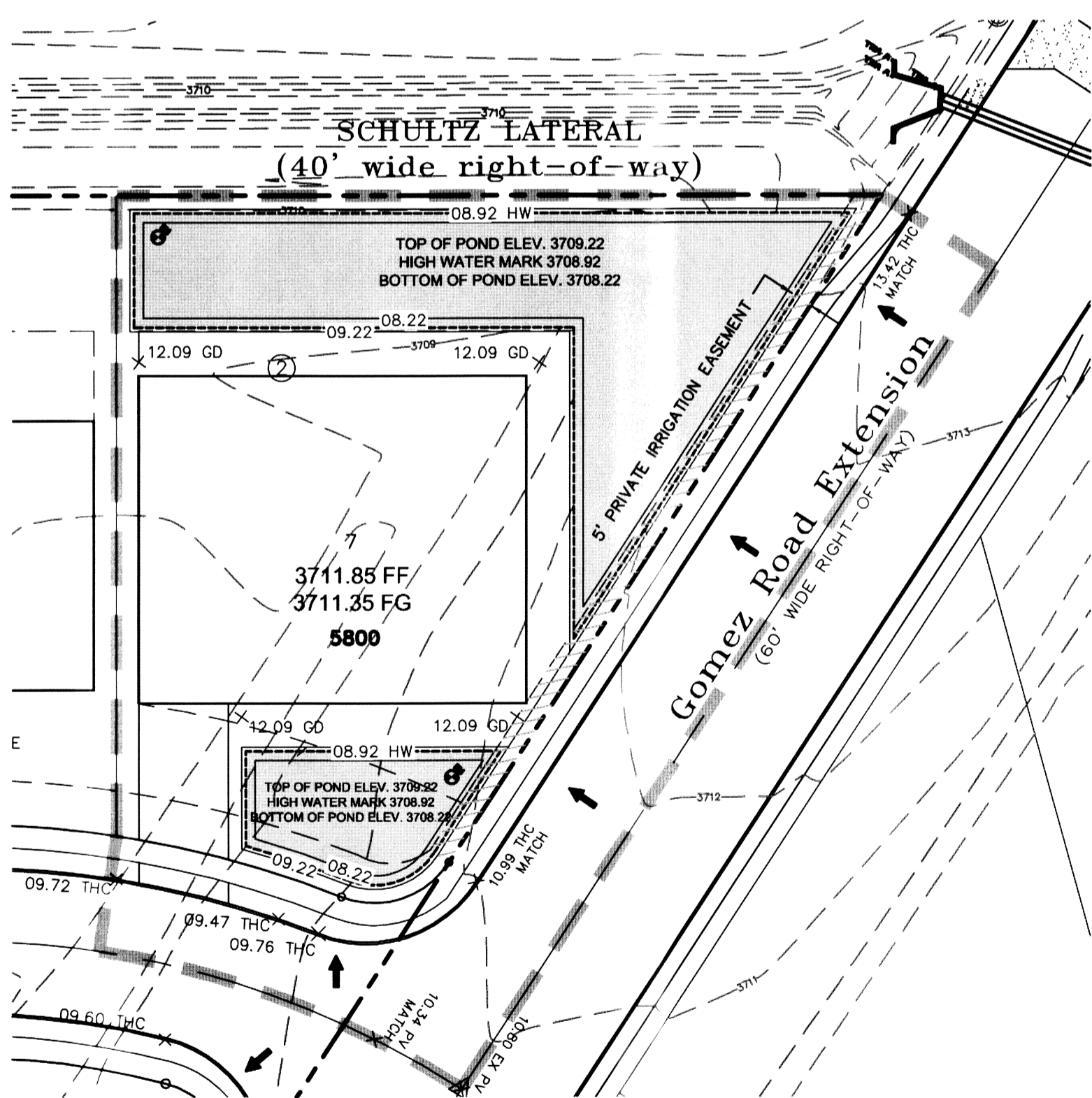
WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC-FT)
LOT 5 WS	0.3183	4.0	0.60	0.0637

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	HIGH WATER ELEVATION	CAPACITY (AC-FT)
1 (FRONT)	540.07	909.43	3709.28	3710.28	3710.07	0.0188
2 (BACK)	2214.07	2853.42	3709.28	3710.28	3710.07	0.0660
TOTAL AVAILABLE CAPACITY (AC-FT) =						0.0848



KEY MAP

APPROXIMATE LOCATIONS OF ELEVATION MARKERS SHOWN. ELEVATION MARKER LOCATIONS TO BE SHOWN ON SITE SPECIFIC GRADING AND DRAINAGE PLANS.



TYPICAL GRADING LAYOUT (CORNER LOT)



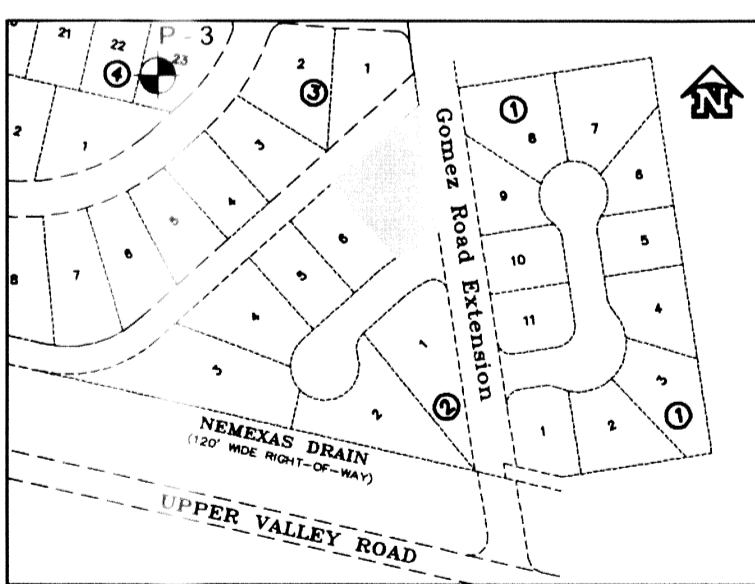
SCALE: 1" = 30'

PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = 24" = 12 HOURS < 72 hours

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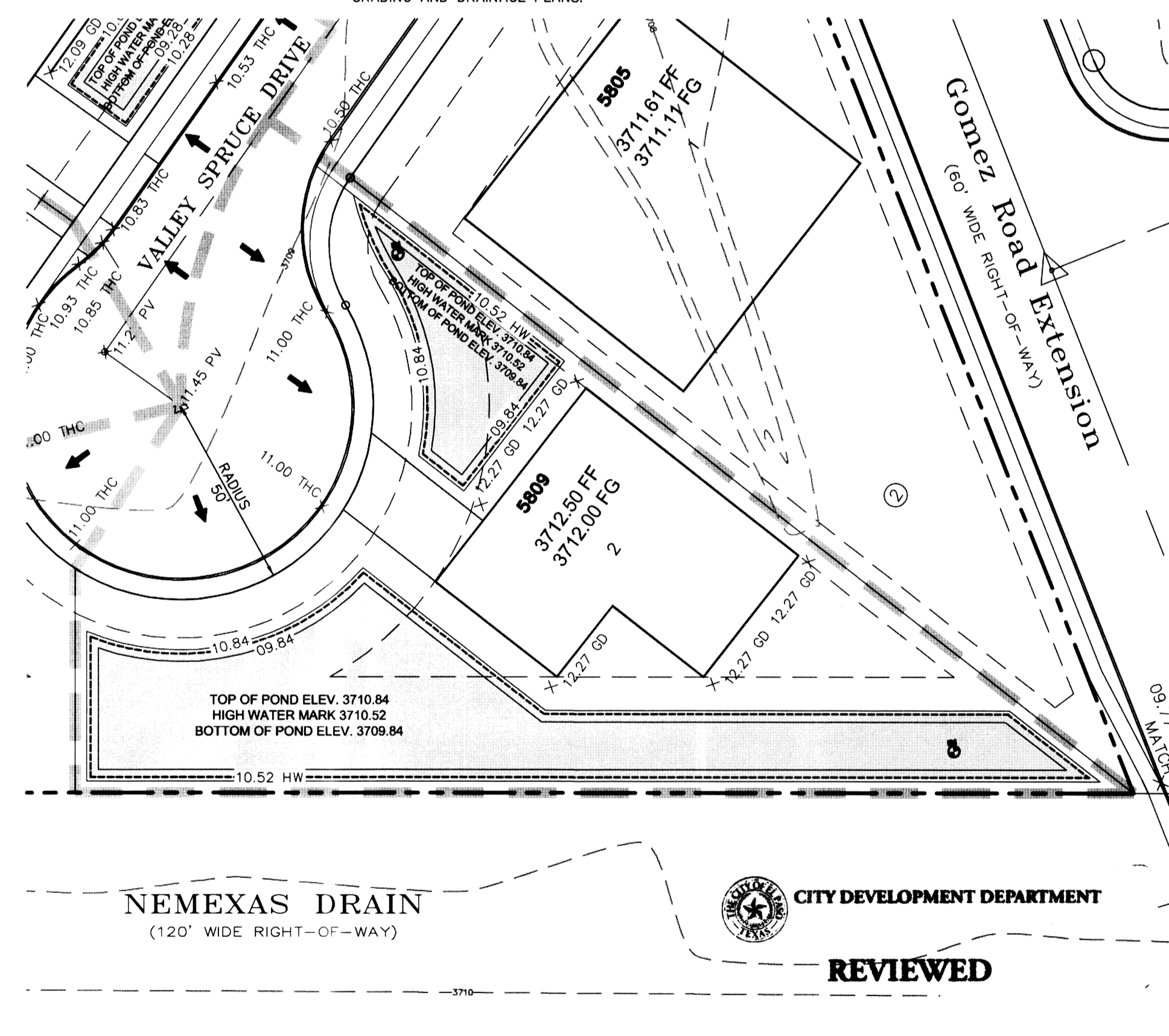
WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC-FT)
LOT 7 WS	0.6121	4.0	0.60	0.1224

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	HIGH WATER ELEVATION	CAPACITY (AC-FT)
1 (FRONT)	988.01	1427.50	3708.22	3709.22	3708.92	0.0277
2 (BACK)	4476.99	5853.50	3708.22	3709.22	3708.92	0.1463
TOTAL AVAILABLE CAPACITY (AC-FT) =						0.1740

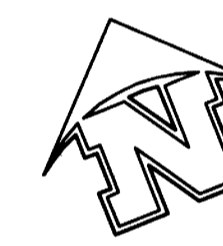


KEY MAP

APPROXIMATE LOCATIONS OF ELEVATION MARKERS SHOWN. ELEVATION MARKER LOCATIONS TO BE SHOWN ON SITE SPECIFIC GRADING AND DRAINAGE PLANS.



TYPICAL GRADING LAYOUT (CUL-DE-SAC)



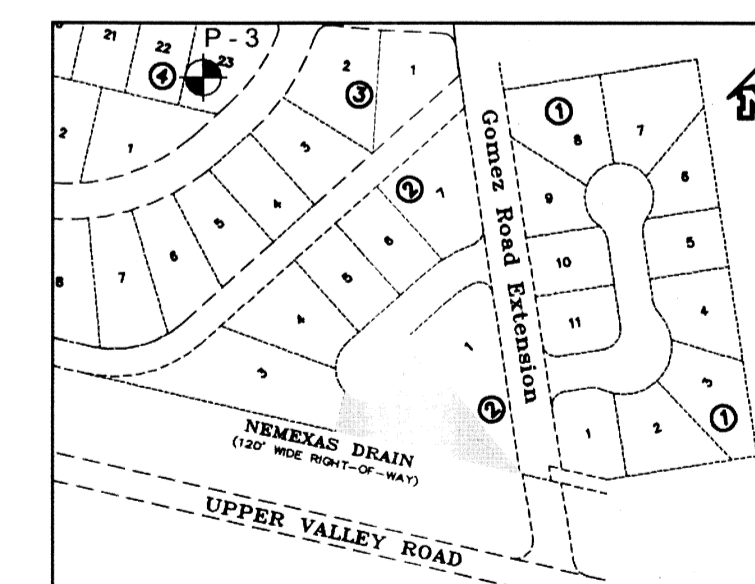
SCALE: 1" = 30'

PERCOLATION RATE 60
PONDS 12" HIGH WATER LEVEL
12" HIGH WATER X 60 MIN PER
INCH = 24" = 12 HOURS < 72 hours

EACH LOT WITHIN VALLEY CREEK UNIT FOUR WILL BE IN COMPLIANCE WITH THE STREET IMPROVEMENT PACKAGE. 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 ENCOUNTERED 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.

WATERSHED DESIGNATION	WATERSHED AREAS (ACRES)	RAINFALL (in)	AVERAGE RUNOFF COEF.	REQUIRED CAPACITY (AC-FT)
LOT 2 WS	0.5790	4.0	0.60	0.1158

POND	BOTTOM AREA (SQ. FT.)	TOP AREA (SQ. FT.)	BOTTOM ELEVATION	TOP ELEVATION	HIGH WATER ELEVATION	CAPACITY (AC-FT)
1 (FRONT)	999.46	1542.93	3709.84	3710.84	3710.52	0.0292
2 (BACK)	5220.20	6938.46	3709.84	3710.84	3710.52	0.1366
TOTAL AVAILABLE CAPACITY (AC-FT) =						0.1688



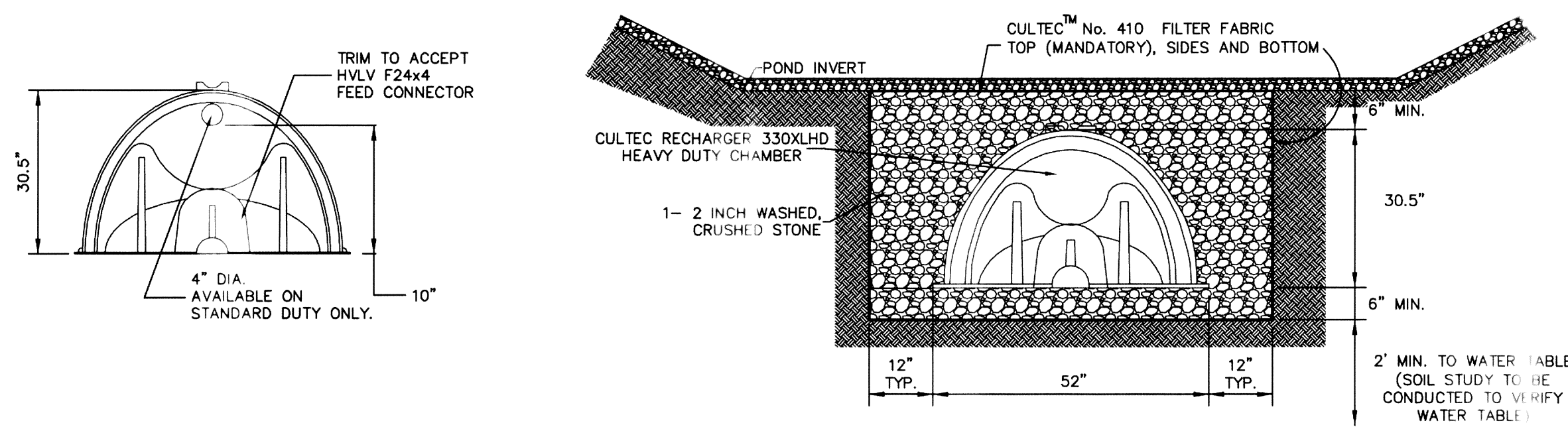
KEY MAP

<p>FLOOD NOTE:</p> <p>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. 48012 0123-B, DATED SEPTEMBER 4, 1995.</p>	<p>VERTICAL DATUM NOTE:</p> <p>NOTE: VERTICAL DATUM BASED ON DESIGNATION 5 REF (NGS PID CE0442) NAVD 88 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36 (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 364501.733)</p>	<p>DATE</p>	<p>REVISIONS</p>	<p>BY</p>	<p>PRIMARY BENCHMARK</p> <p>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) (ELEVATION: 3751.05 NAVD 88) STATE PLANE COORDINATES: N 1069.3708.719 E 3496.32.2</p>	<p>SCALE</p> <p>HOR: 1" = 30' VER: 1" = 12' FILE NAME: 606-VC4 LOT 2 GRADING.DWG W.O. 111411-3-VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR</p>		<p>VALLEY CREEK UNIT FOUR</p> <p>TYPICAL LOT GRADING</p> <p>BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.</p>	<p>RoE Engineering, L.C.</p> <p>601 N. Cotton St. Suite No. 6 El Paso, TX, 79902 (915) 533-1419 - FAX: (915) 533-4972 e-mail: roeeng@rbwill.net</p> <p>ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING</p> <p>SHEET C-6 OF C-15</p>
		<p>THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ROE, P.E. 31886 ON SEPT. 2013. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.</p>							

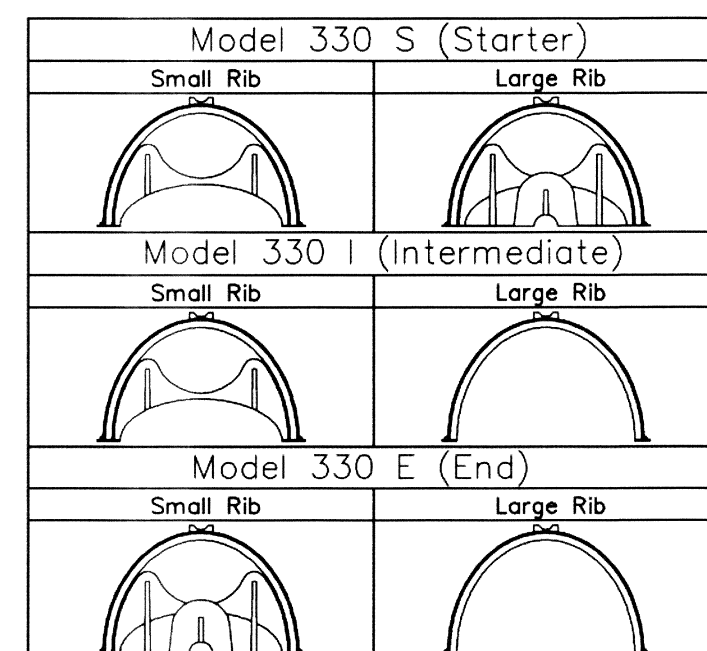
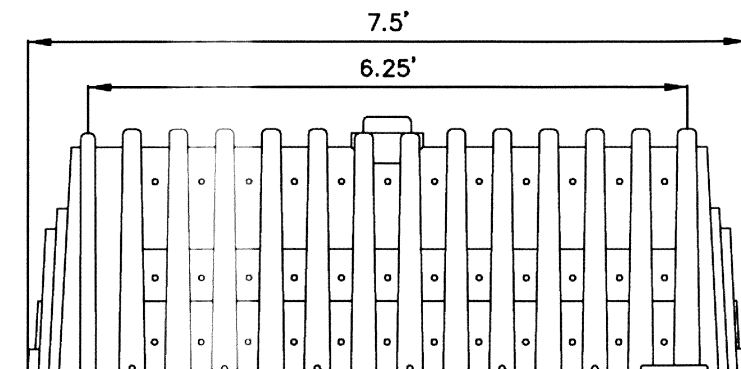
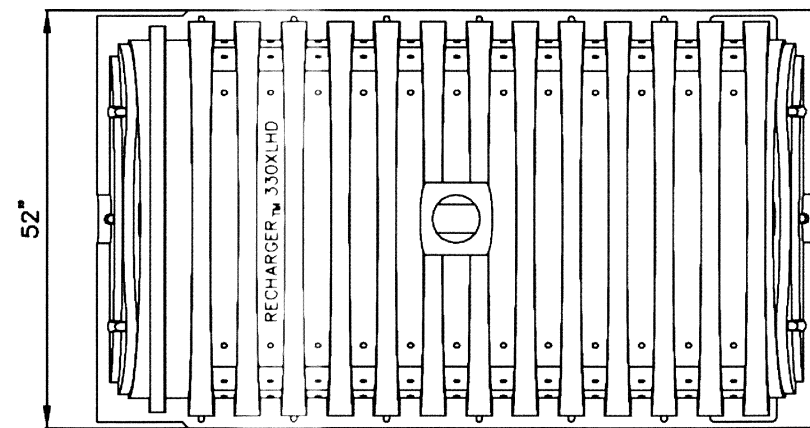
C:\Projects\111411-3 VALLEY CREEK UNITS 4 AND 5\VC4 Typ Grading Lot Layout\12/12/13 3.01PM

NOTE:
 THE UNDERGROUND STORAGE CHAMBER DETAIL IS AN ALTERNATE DESIGN IF CONVENTIONAL ON SITE PONDING IS INSUFFICIENT.

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



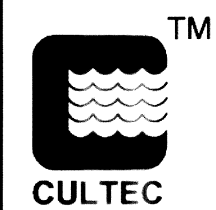
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.



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

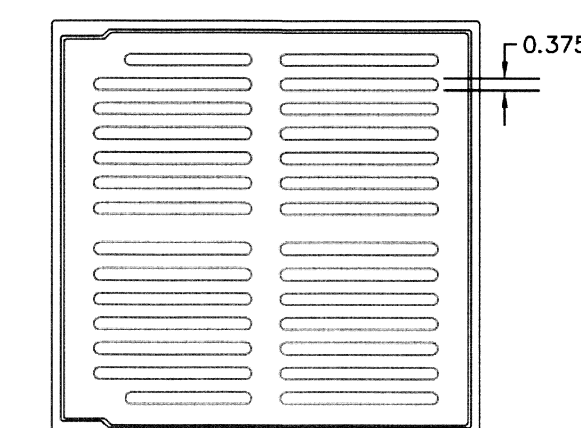
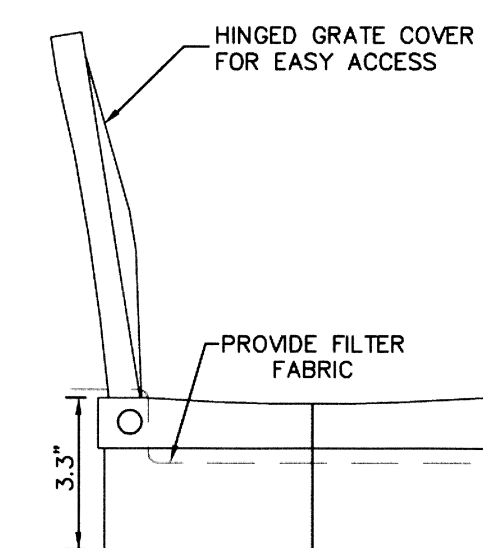
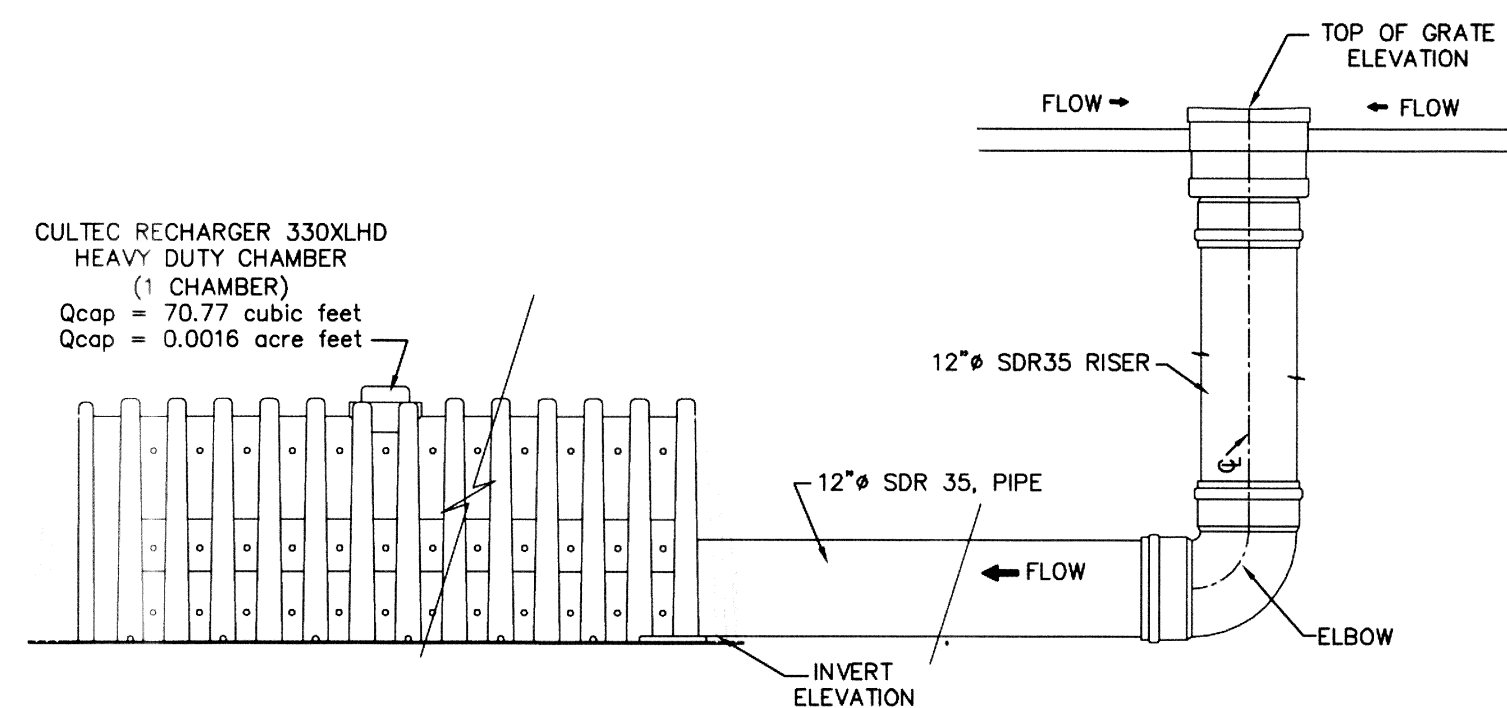


CULTEC RECHARGER 330 SECTION VIEW

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

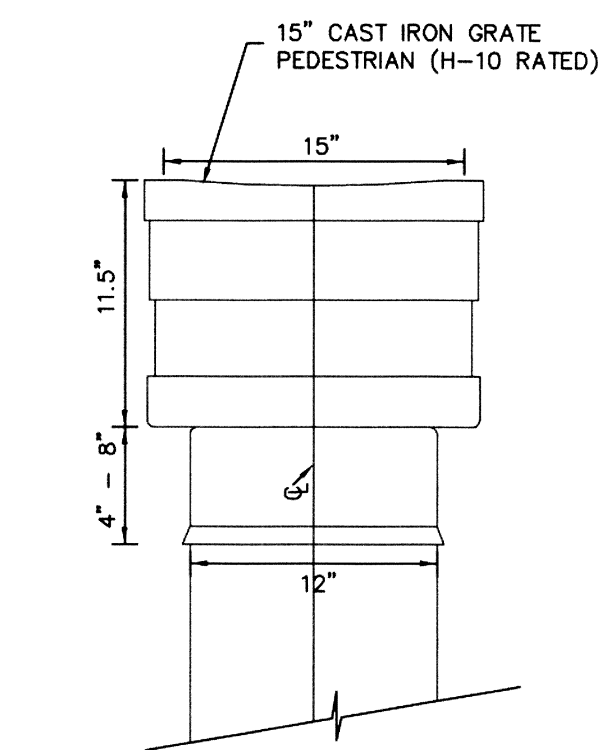
NOTES:

- 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 FURNISHED WITH A BLACK PAINT

15" CAST IRON GRATE



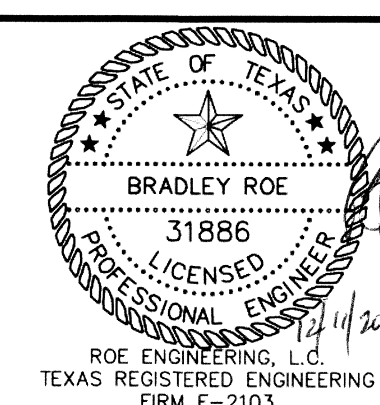
15" INLINE DRAIN



REVIEWED

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

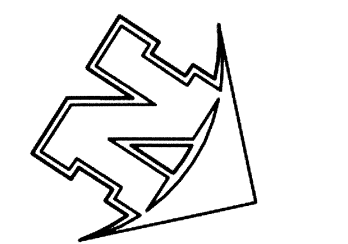
DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES ELEVATION: 3708.40 CITY DATUM) (ELEVATION: 3751.05 NAVD 88) STATE PLANE COORDINATES: N 10693708.719 E 349632.2	HOR: AS SHOWN . VER: AS SHOWN FILE NAME: C04_V04_LND_GND_CHAMBERS W.O.: 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: L.A.J./HP DRAWN BY: L.A.J./S.R. CHKD BY: H.P. APPD BY: BR



VALLEY CREEK UNIT FOUR
UNDERGROUND STORAGE CHAMBERS FOR ADDED CAPACITY
 BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS.
 CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES 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@webell.net
 ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C7 OF C-15

C:\proj\111411-3 VALLEY CREEK UNITS 4 AND 5\valley\c04_v04_lnd_gnd_chambers.dwg 12/04/13 2:49PM

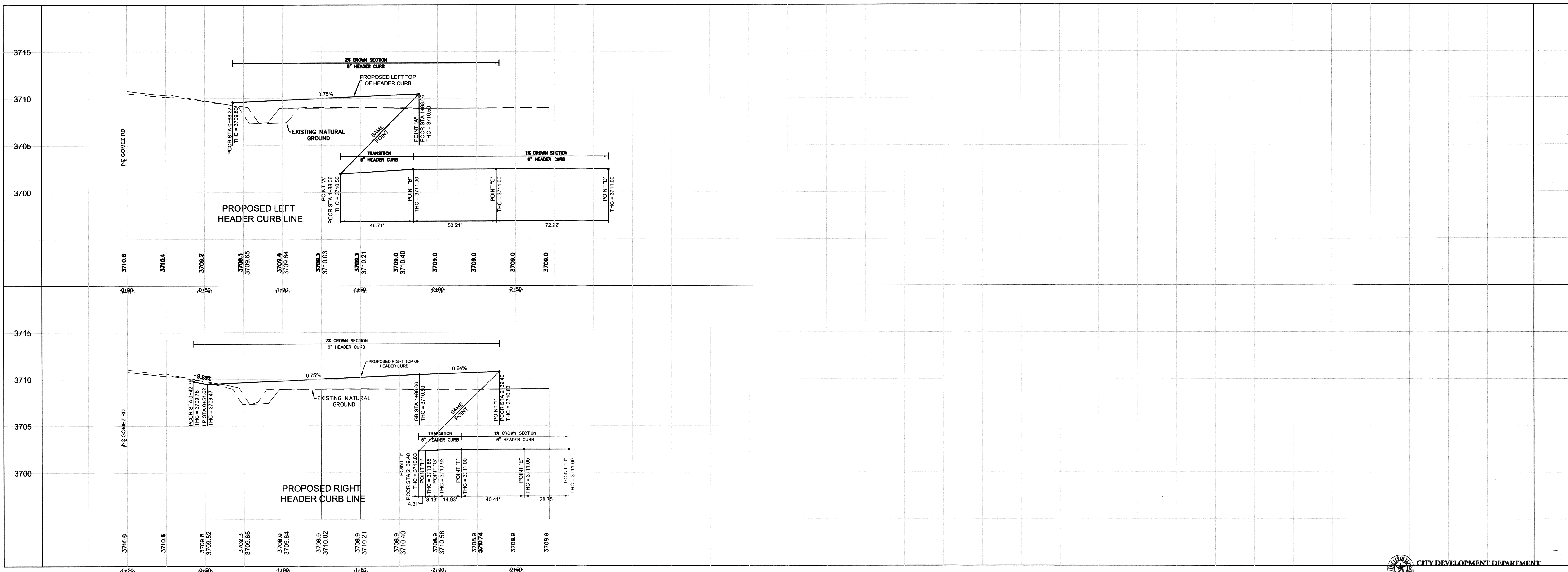
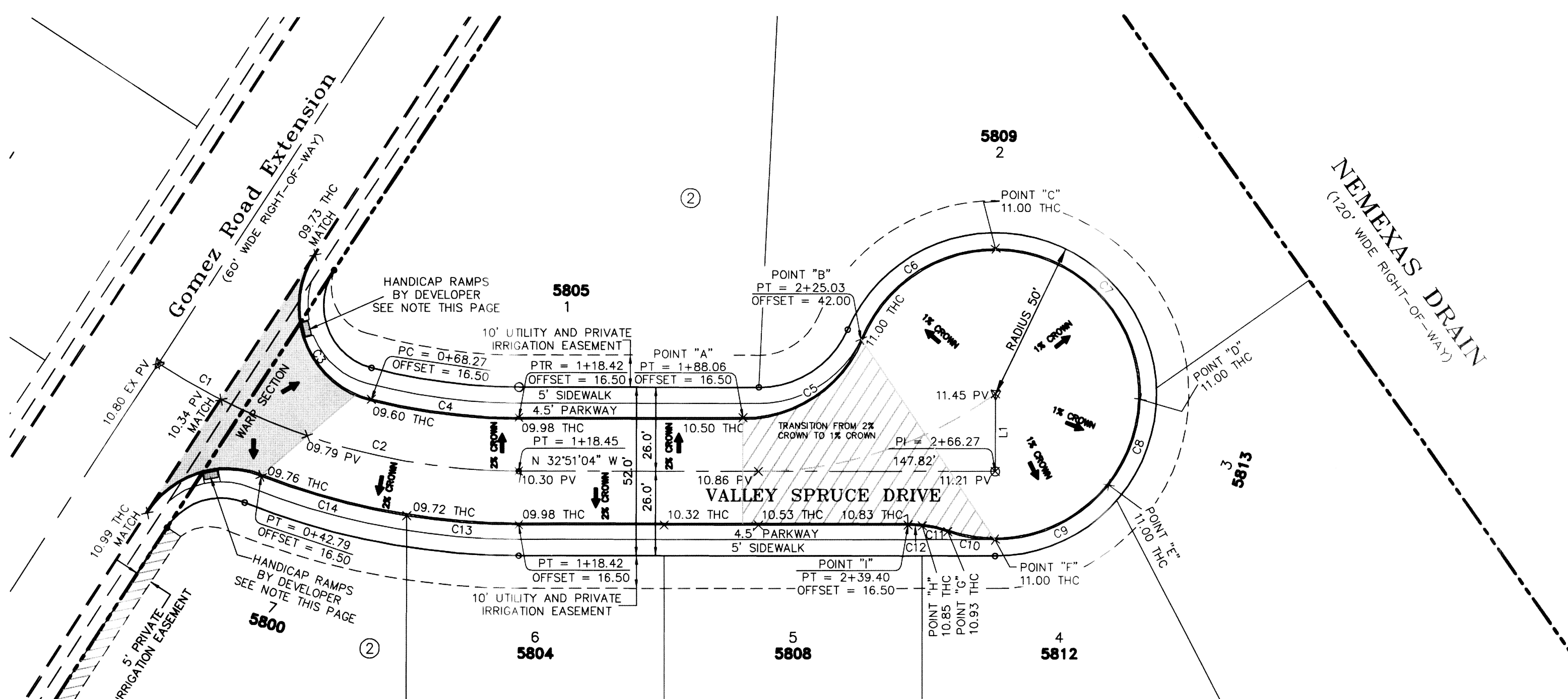


HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	205.28	30.10'	15.08'	30.08'	N 03°59'33" W	8°24'09"
C2	205.28	88.34'	44.87'	87.66'	N 20°31'21" W	24°39'26"
C3	29.50	56.15'	41.40'	48.05'	N 35°40'54" E	109°03'14"
C4	188.78	46.15'	23.19'	46.03'	N 25°50'54" W	14°00'21"
C5	39.50	46.71'	28.52'	44.03'	N 86°43'28" W	87°44'49"
C6	45.00	53.21'	30.21'	50.16'	S 86°43'28" E	67°44'49"
C7	45.00	72.22'	46.56'	64.71'	S 13°07'26" W	91°57'00"
C8	45.00	28.75'	14.88'	28.26'	S 77°23'56" W	36°36'00"
C9	45.00	40.41'	21.68'	39.06'	N 58°34'34" W	51°27'00"
C10	45.00	14.93'	7.53'	14.86'	N 23°20'44" W	19°00'41"
C11	37.50	8.13'	4.08'	8.11'	S 20°03'00" E	12°25'13"
C12	37.50	4.31'	2.16'	4.31'	S 29°33'20" E	8°35'28"
C13	221.78	34.89'	17.48'	34.86'	N 28°20'38" W	9°00'52"
C14	221.78	46.85'	23.51'	46.76'	N 17°47'08" W	12°06'09"
C15	29.50	40.19'	23.91'	37.15'	S 50°45'46" E	78°03'26"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 57°08'56" W	24.00'

NOTE:
1. ALL HANDICAP RAMPS WITHIN SUBDIVISION ARE TO BE BUILT BY DEVELOPER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-12 OF C-15.
2. ALL SIDEWALKS WITHIN SUBDIVISION ARE TO BE BUILT BY BUILDER UNLESS OTHERWISE NOTED. SEE DETAILS SHEET C-12 OF C-15.



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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.

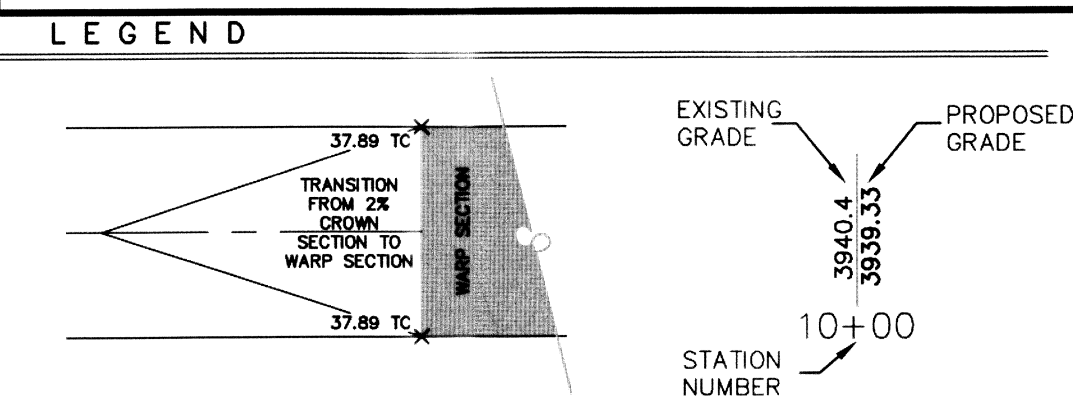
VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 REB" (NGS PID CE0442) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

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



REVIEWED

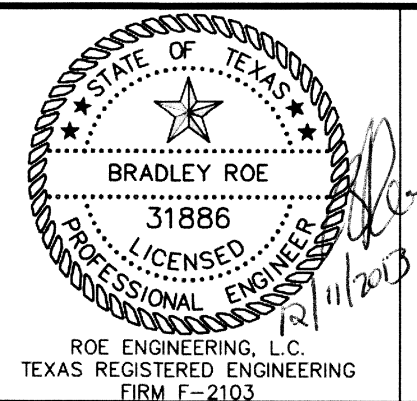
- × 10.08 THC PROPOSED TOP OF HEADER CURB
- × 11.08 FG PROPOSED FINISHED GRADE ELEVATION
- × 10.40 PV PROPOSED TOP OF PAVEMENT
- × 11.58 FF PROPOSED TOP OF PAD ELEVATION
- PROPOSED DRAINAGE FLOW
- PROPOSED STREET CENTERLINE
- SUBDIVISION BOUNDARY LINE
- ▲ PROPOSED CITY MONUMENT
- PROPOSED HIGH POINT
- PROPOSED LOW POINT



DATE	REVISIONS	BY

PRIMARY BENCHMARK
EXISTING CITY MONUMENT LOCATED ALONG THE CENTERLINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES
(ELEVATION: 3751.05 NAVD 88)
(STATE PLANE COORDINATES:
N 10693708.719 E 349632.2)

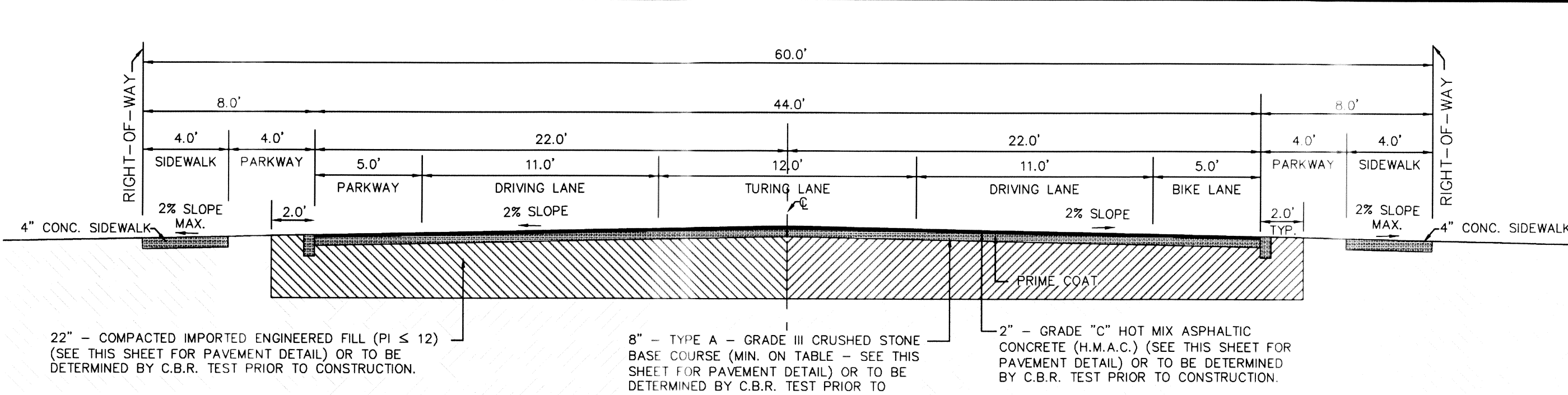
SCALE
HOR: 1" = 30' VER: 1" = 5'
FILE NAME: C08-V4 VALLEY SPRUCE DRIVE
W.O. 111411-3 VC4
DATE: DECEMBER, 2013
DESIGN BY: LAJ/HP
DRAWN BY: L.A.J./S.R.
CHKD. BY: H.P.
APPD. BY: BR



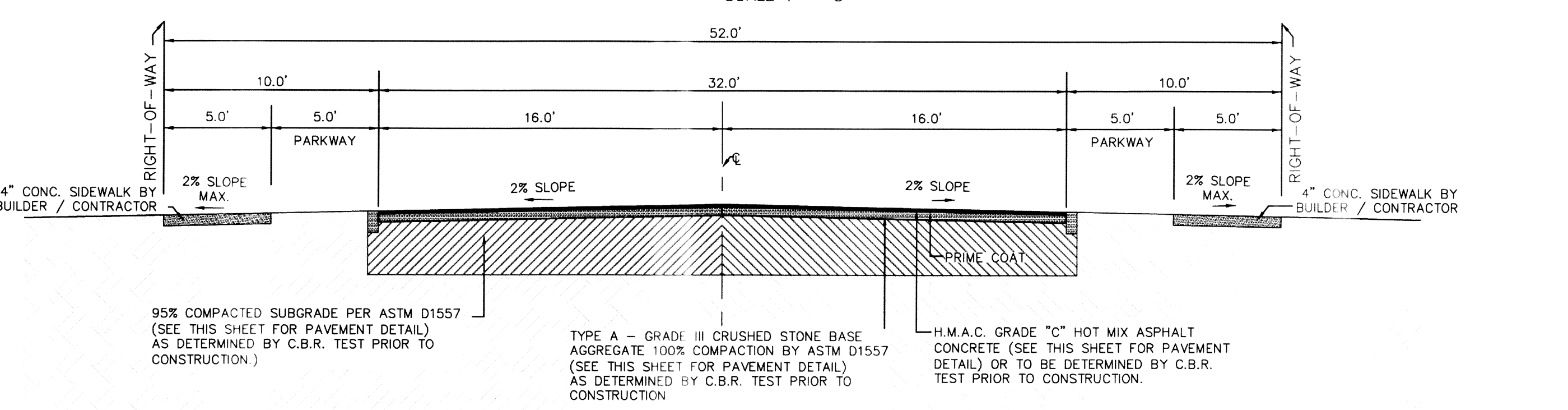
VALLEY CREEK UNIT FOUR
VALLEY SPRUCE DRIVE
STATION 0+00.00 TO 2+66.27
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

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ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C-8 OF C-15

C:\Projects\111411-3 VALLEY CREEK UNITS 4 AND 5\Drawings\VC4 Log Postings\C-08_VCS_VALLEY SPRUCE P AND P.DWG 12/12/13 4:24PM



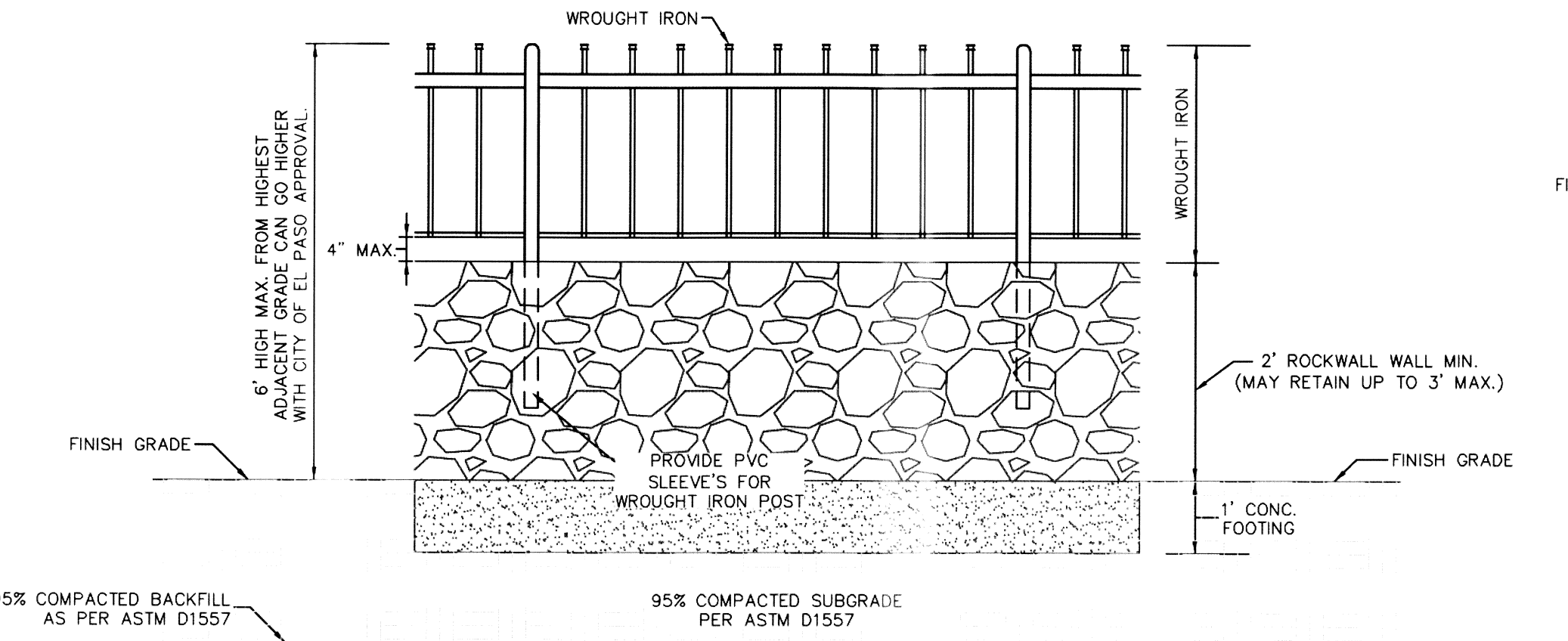
60' RIGHT-OF-WAY TYPICAL CROWN STREET SECTION ALREADY IMPROVED
SCALE 1" = 5'



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

NOTES FOR STREETS:

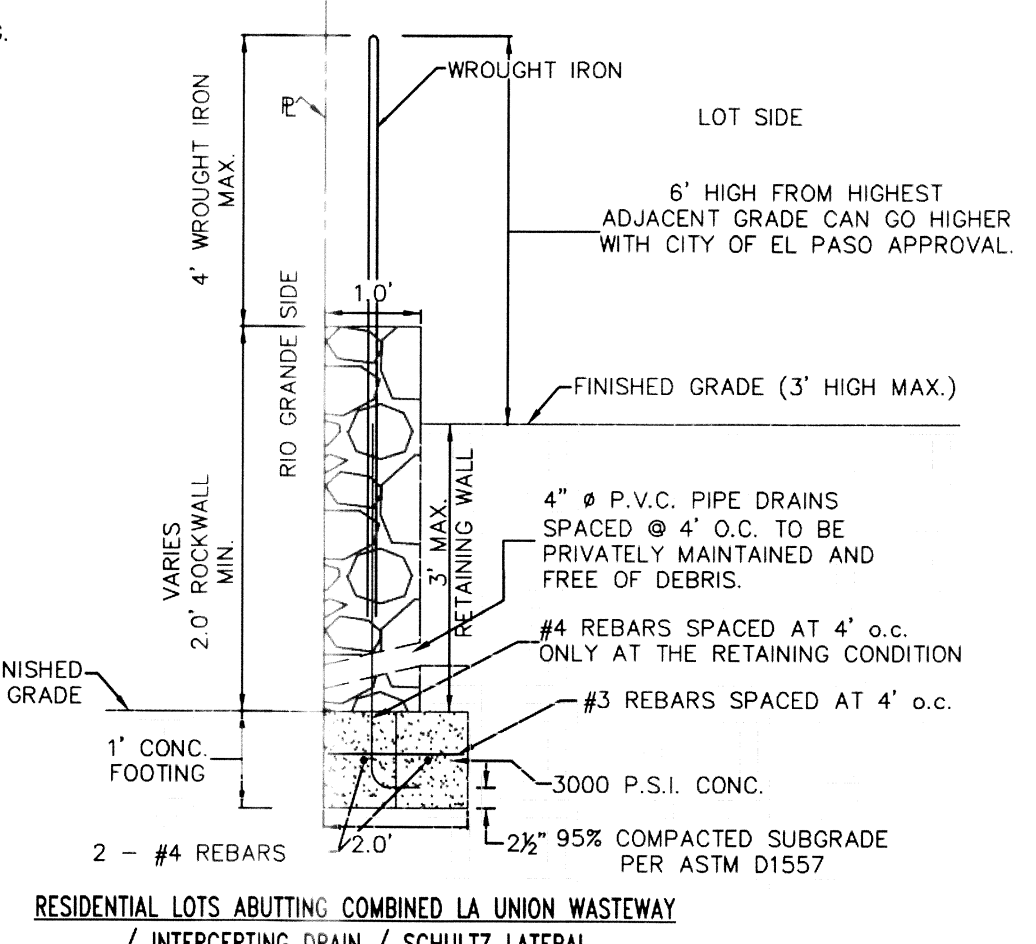
- BASE TO BE COMPACTED TO 100% COMPACTION BY A.S.T.M. D1557
- H.M.A.C., BASE, AND SUBGRADE WILL BE IN STRICT ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS
- SUBGRADE TO BE COMPACTED TO 95% COMPACTION BY A.S.T.M. D1557
- PRIME COAT TO BE 0.25 GALLON PER SQUARE YARD (MIN. COVERAGE)
- ALL ELEVATIONS 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)



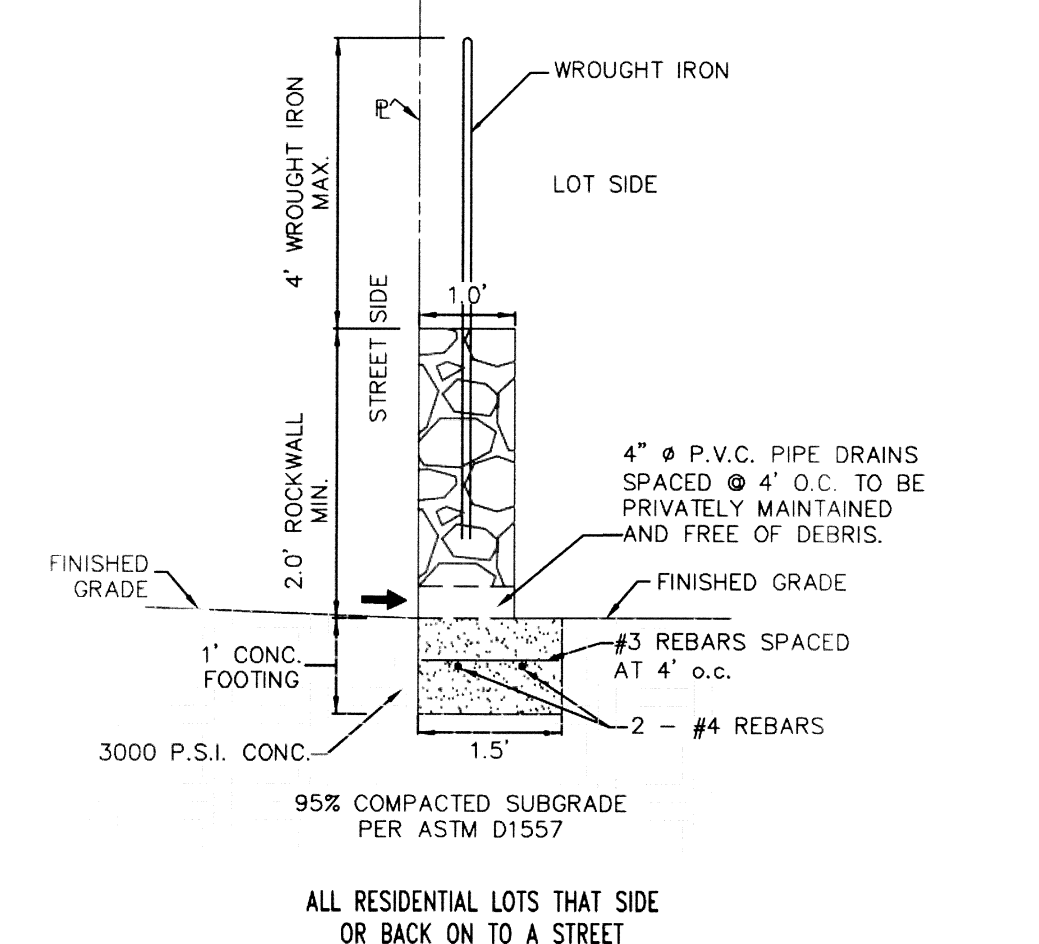
LOTS ABUTTING THE COMBINED LA UNION WASTEWAY / INTERCEPTING DRAIN / SCHULTZ LATERAL AND GOMEZ ROAD ROCKWALL W/ WROUGHT IRON FENCE
SCALE: 1" = 2'

NOTES FOR ROCKWALL:

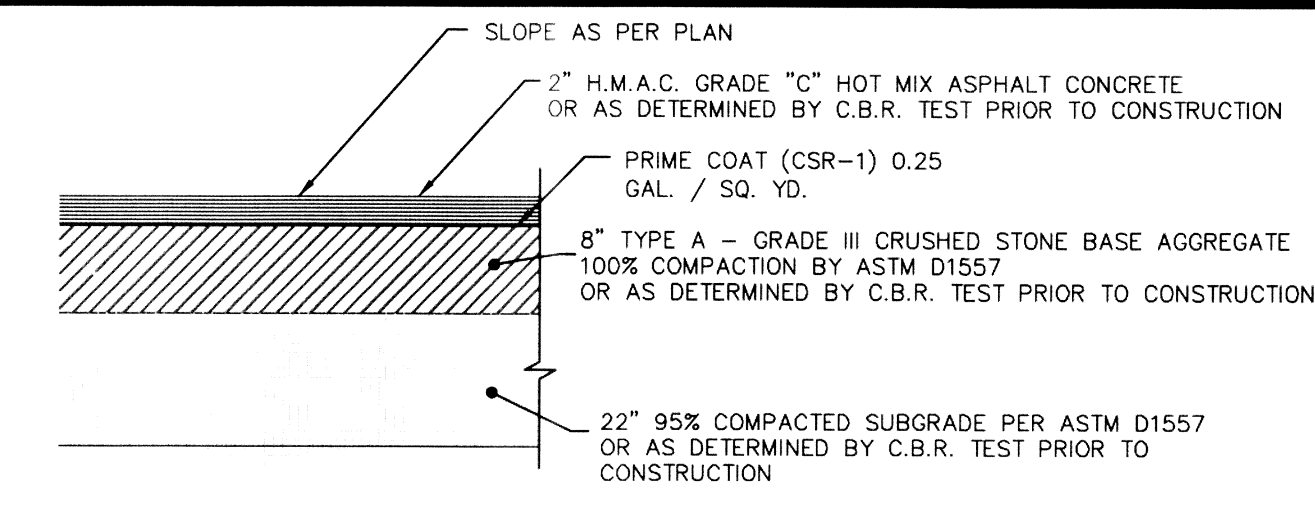
- STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO AIR AND WATER.
- MORTAR SHALL BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
- MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL BE DESIGNED AS STRUCTURAL WALLS.
- WALLS ADJACENT TO PONDING AREAS 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.



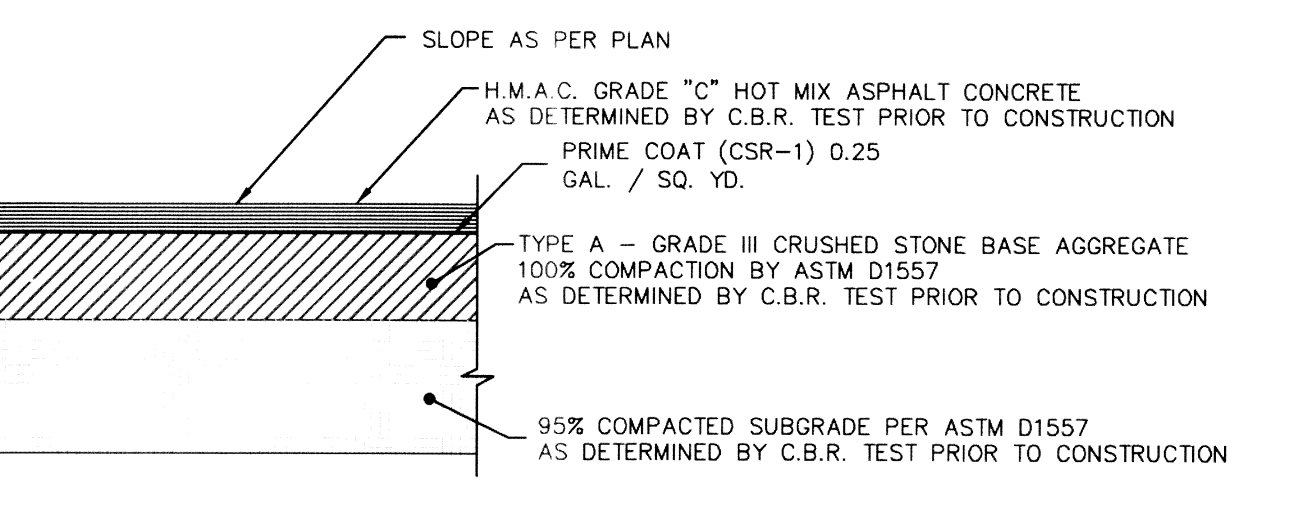
ROCKWALL DETAIL
SCALE: 1" = 2'



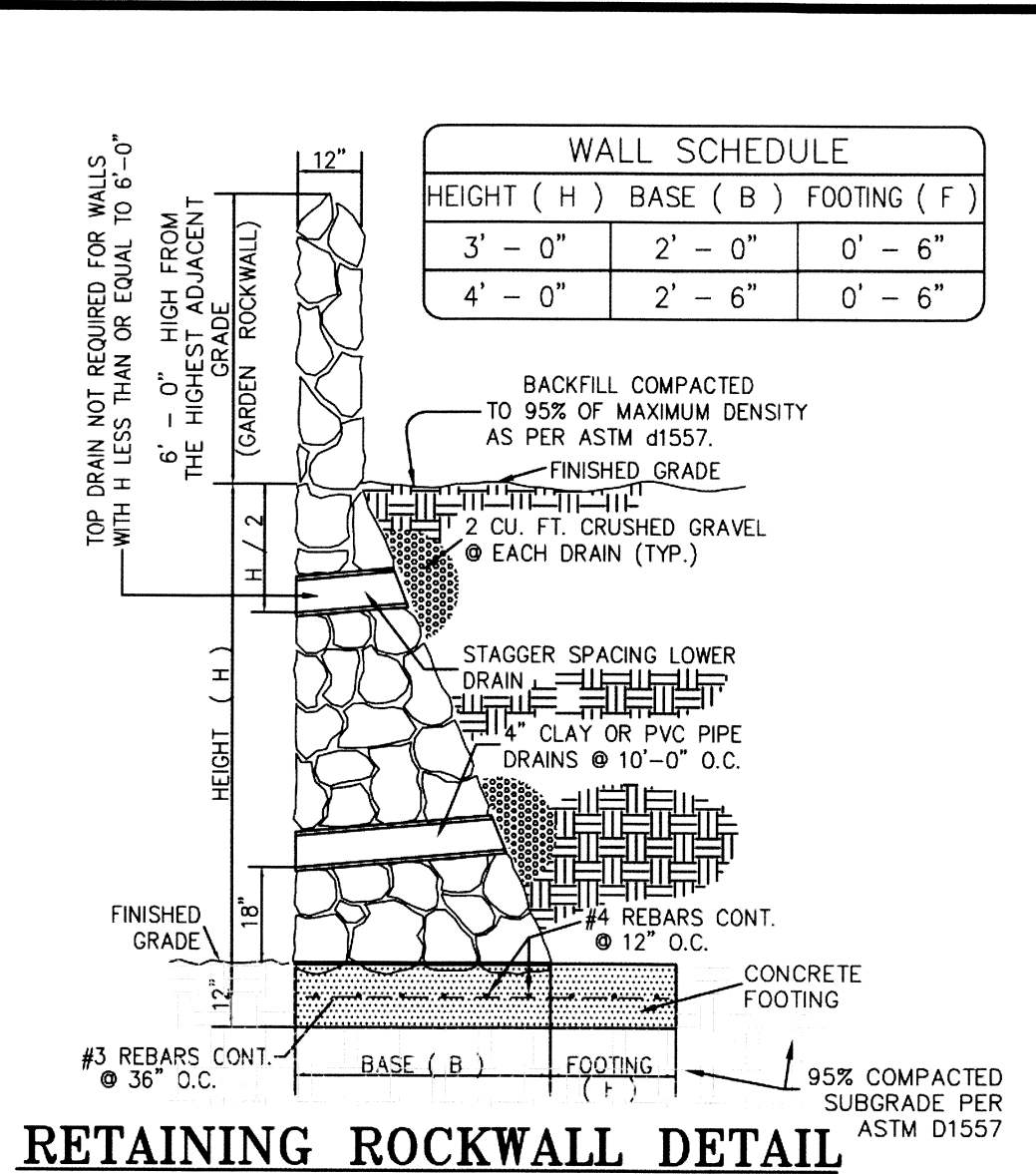
ALTERNATE ROCKWALL DETAIL
SCALE: 1" = 2'



EXISTING GOMEZ ROAD (ALREADY IMPROVED) PAVEMENT SECTION
SCALE: 1" = 1"

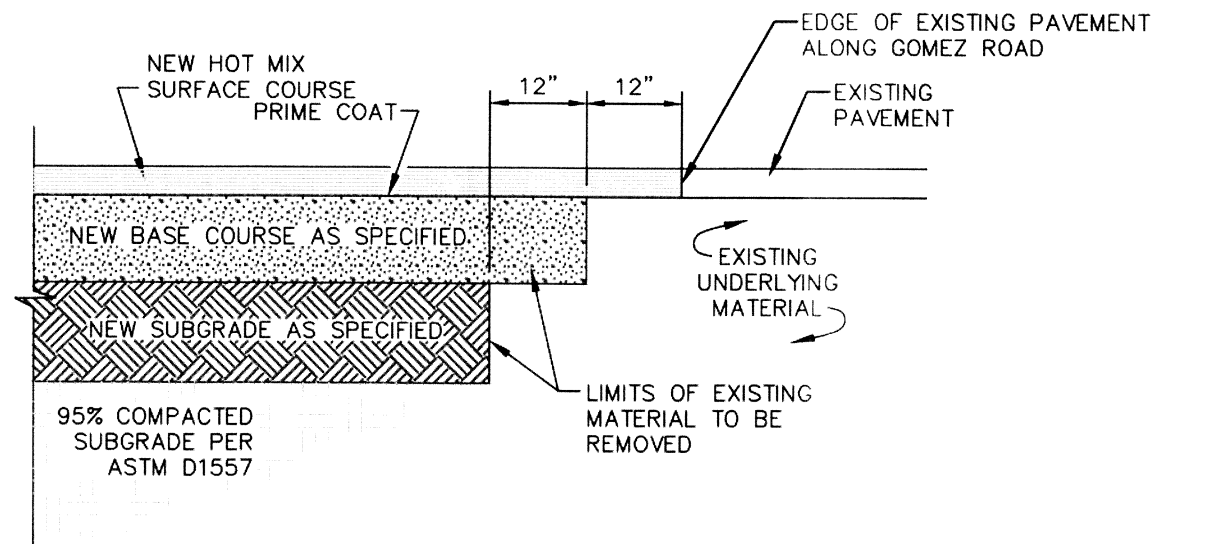


52' STREET RIGHT-OF-WAY TYPICAL PAVEMENT SECTION
SCALE: 1" = 1"



RETAINING ROCKWALL DETAIL
SCALE: 1" = 3'

- GENERAL ROCKWALL NOTES**
- NATURAL STONE SHALL BE SOUND AND FREE FROM LOOSE OR FRABLE INCLUSIONS AND SHALL MEET REQUIRED STRENGTH AND DURABILITY FOR PROPOSED USE.
 - MORTAR SHALL BE ASTM-C270 TYPE S PROPORTION BY VOLUME: PORTLAND CEMENT 1 PART, LIME 1/4 PART, SAND 3-1/2 PARTS.
 - CONCRETE F'=3000 PSI @ 28 DAYS.
 - REINFORCING STEEL ASTM A615 GRADE 40, F_y=40,000 PSI.
 - ALLOWABLE SOIL BEARING PRESSURE: 2500 P.S.I. MINIMUM.
 - WALL FOOTING SHALL BEAR ON COMPACTED OR FIRM UNDISTURBED GROUND.
 - CHANGES IN WALL DIRECTION, WALL HEIGHT OR FOOTING ELEVATION WILL REQUIRE ADDITIONAL DESIGN.
 - BACKFILL MATERIAL SHALL CONSIST OF WELL-DRAINED, COARSE GRAINED SOILS OR FINE SILTY SANDS WITH NO CLAY CONTENT. BACKFILL MATERIAL SHALL EXERT A HORIZONTAL FORCE OF AN EQUIVALENT FLUID PRESSURE NOT TO EXCEED 30#/F+3.
 - SURCHARGE WILL REQUIRE ADDITIONAL DESIGN. YES NO. IF SURCHARGED, DETAILS MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO BUILDING INSPECTION DEPARTMENT AT THE TIME BUILDING CONSTRUCTION PLANS ARE SUBMITTED.
 - RETAINING WALL (S) WILL BE REQUIRED WHERE THE GRADE DIFFERENCE BETWEEN THE FINISHED GRADE OF ANY LOT WITHIN THIS SUBDIVISION AND/OR ADJOINING PROPERTY IS TWO (2) FEET OR GREATER.
 - ROCKWALL HEIGHTS IN EXCESS OF FOUR (4) FEET WILL REQUIRE ADDITIONAL DESIGN ANALYSIS AND COMPUTATIONS TO INCLUDE ASSOCIATED DETAILS.



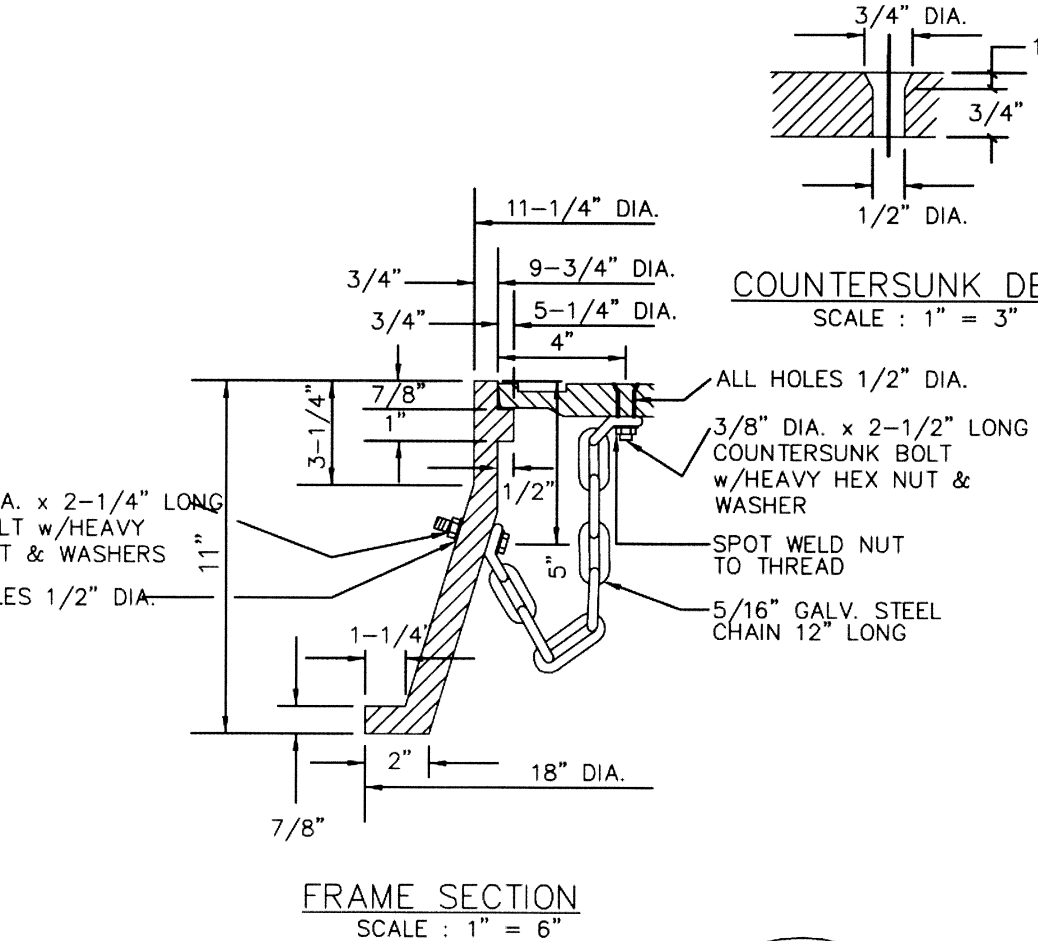
JUNCTURE OF NEW FLEXIBLE AND EXISTING FLEXIBLE PAVEMENT AT GOMEZ ROAD AND VALLEY SPRUCE DRIVE
SCALE: N.T.S.

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.

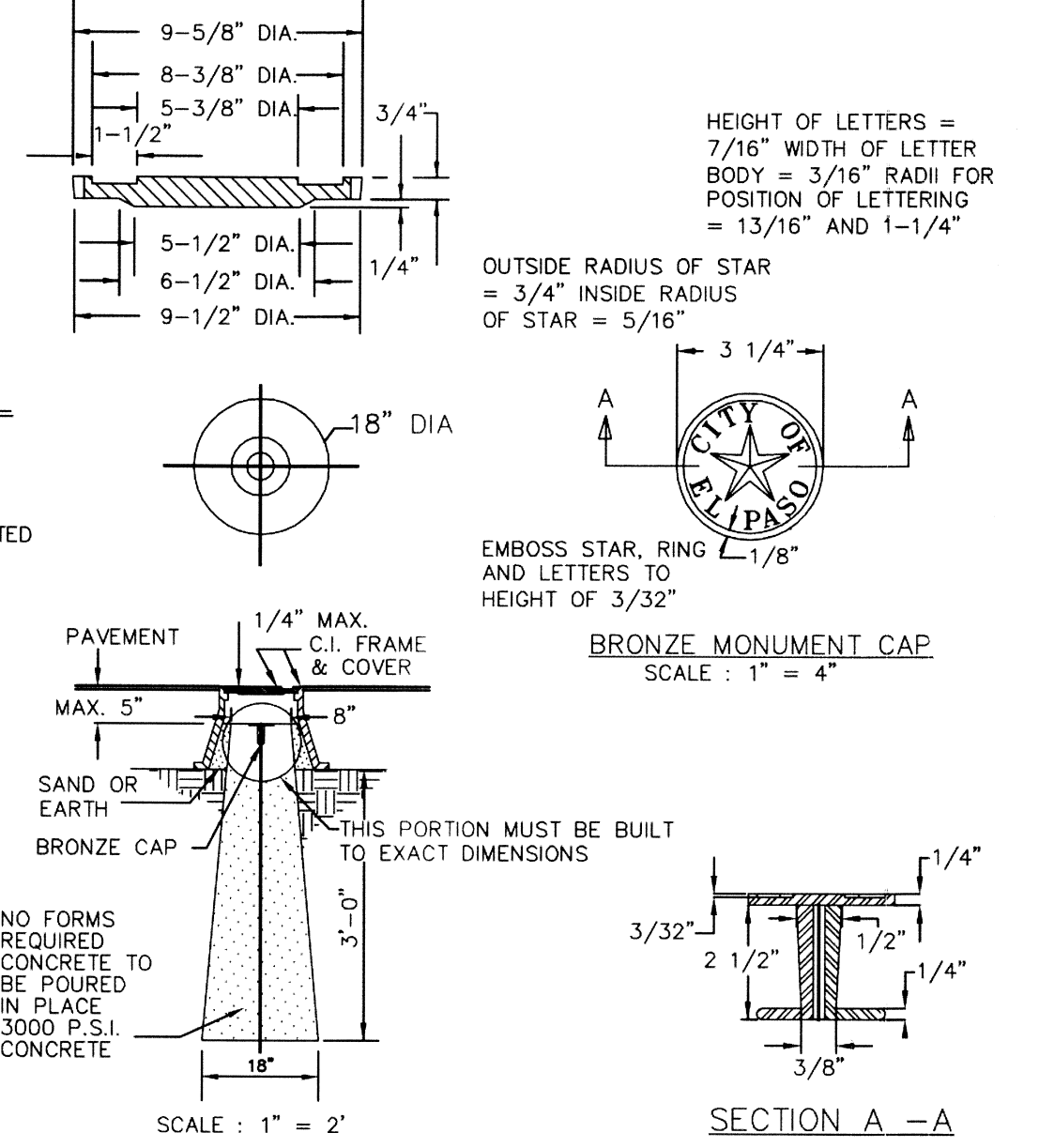
NUMBER AND LOCATIONS:
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

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.

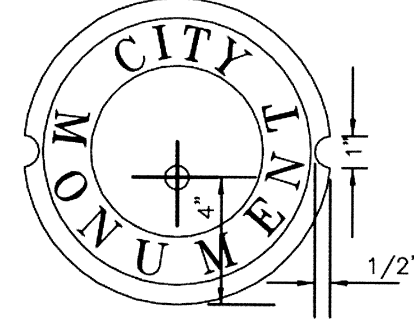


FRAME SECTION
SCALE: 1" = 6"

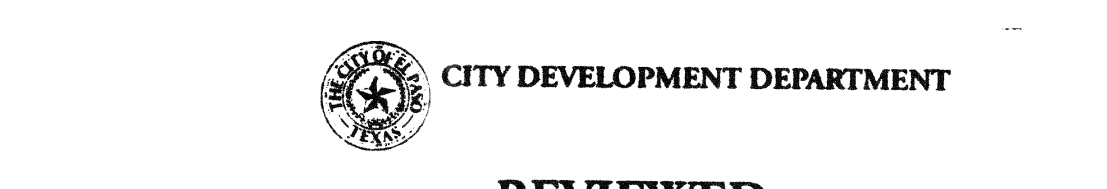


COUNTERSUNK DETAIL
SCALE: 1" = 3"

BRONZE MONUMENT CAP
SCALE: 1" = 4"

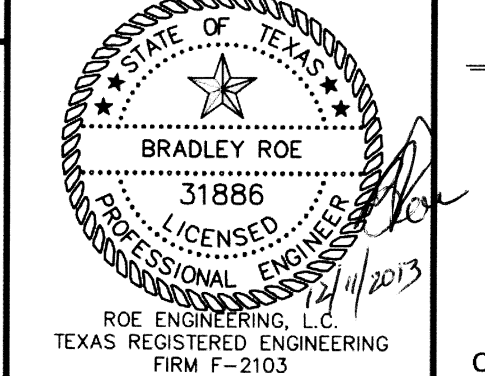


COVER
SCALE: 1" = 6"



CITY MONUMENT DETAIL

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



VALLEY CREEK UNIT FOUR
TYPICAL DETAILS
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

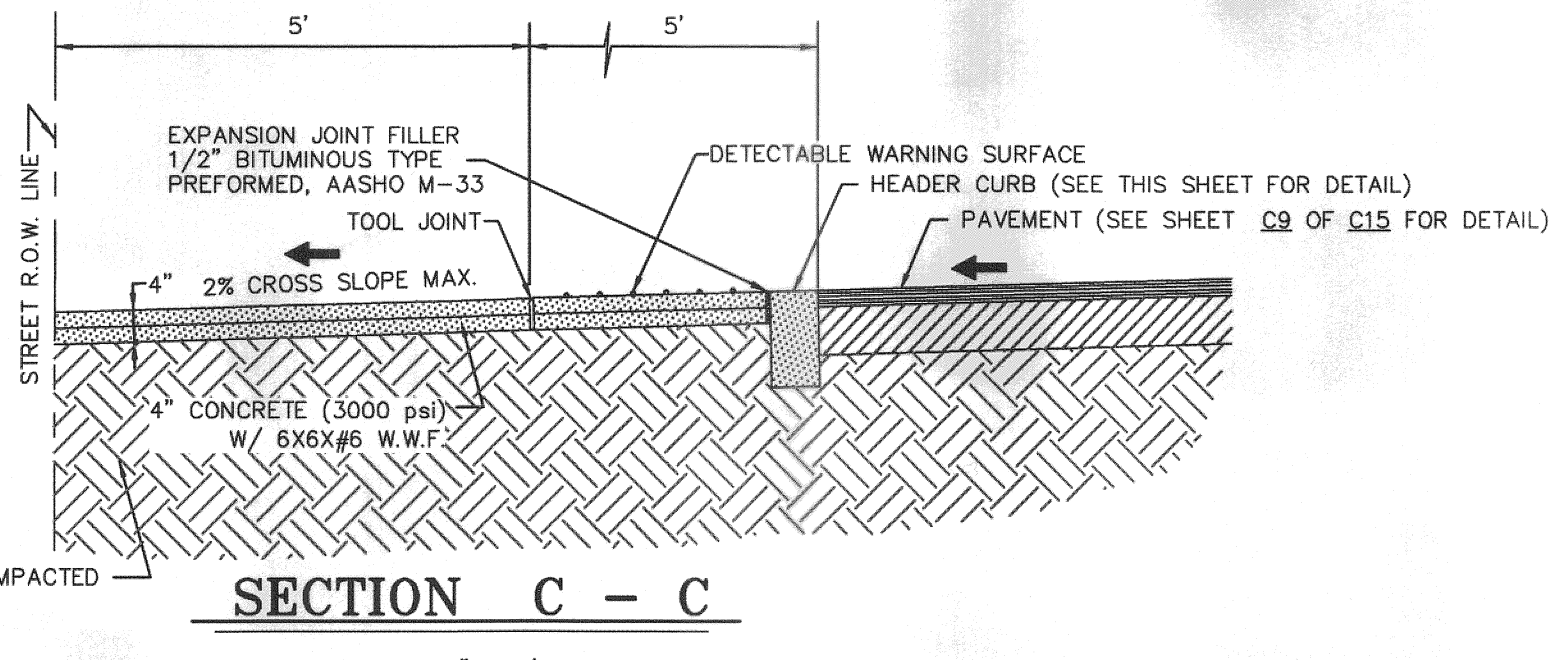
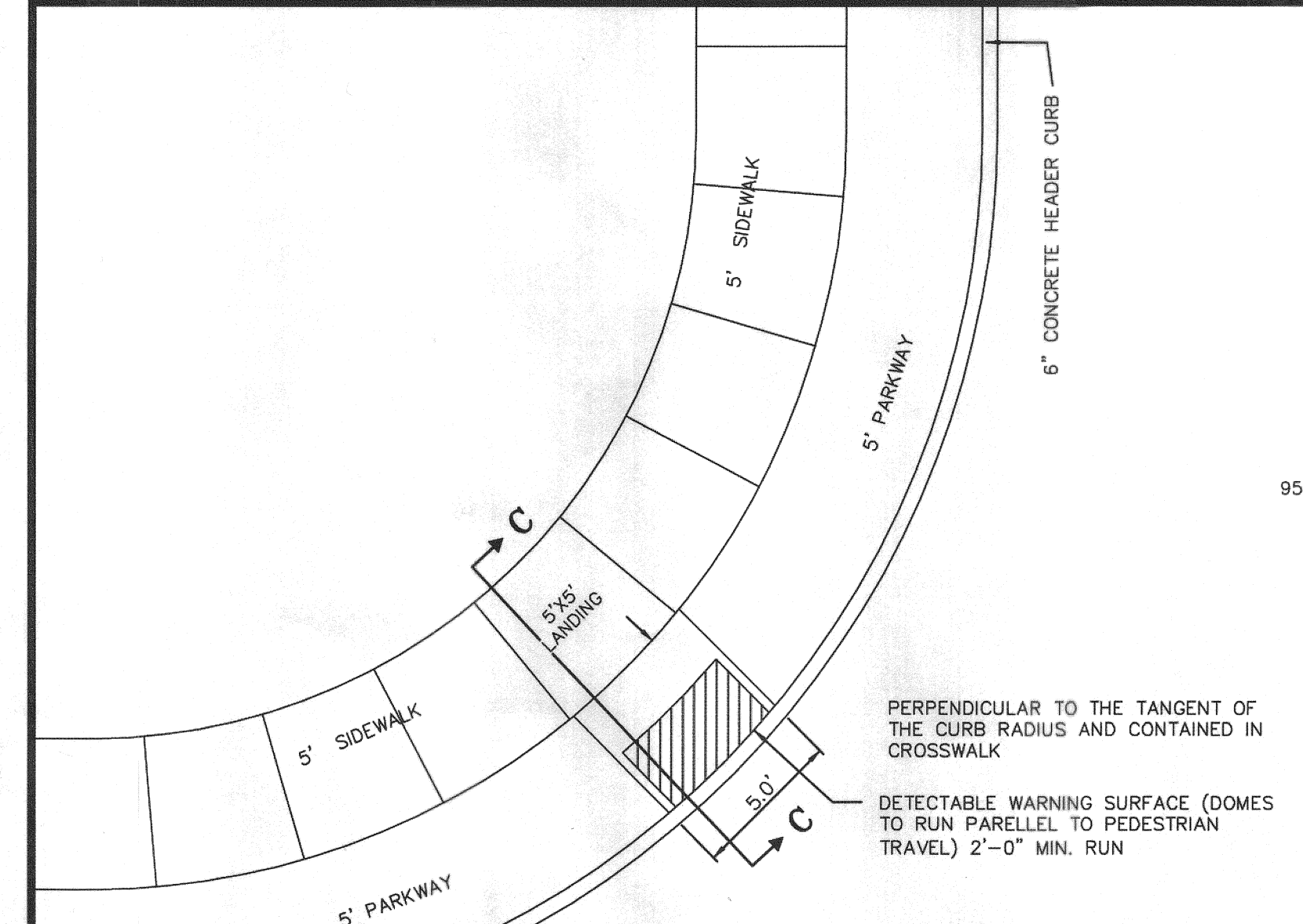
RoE Engineering, L.C.
801 N. Cotton St. Suite No. 8 El Paso, Tx. 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@rbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C09 OF C-15

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 (ELEVATION: 3751.05 NAVD 88)	
			STATE PLANE COORDINATES: N 10693708.719 E 349632.2	
				HOR: _____ VER: _____ FILE NAME: 013-014 VC 3 W.O. 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR

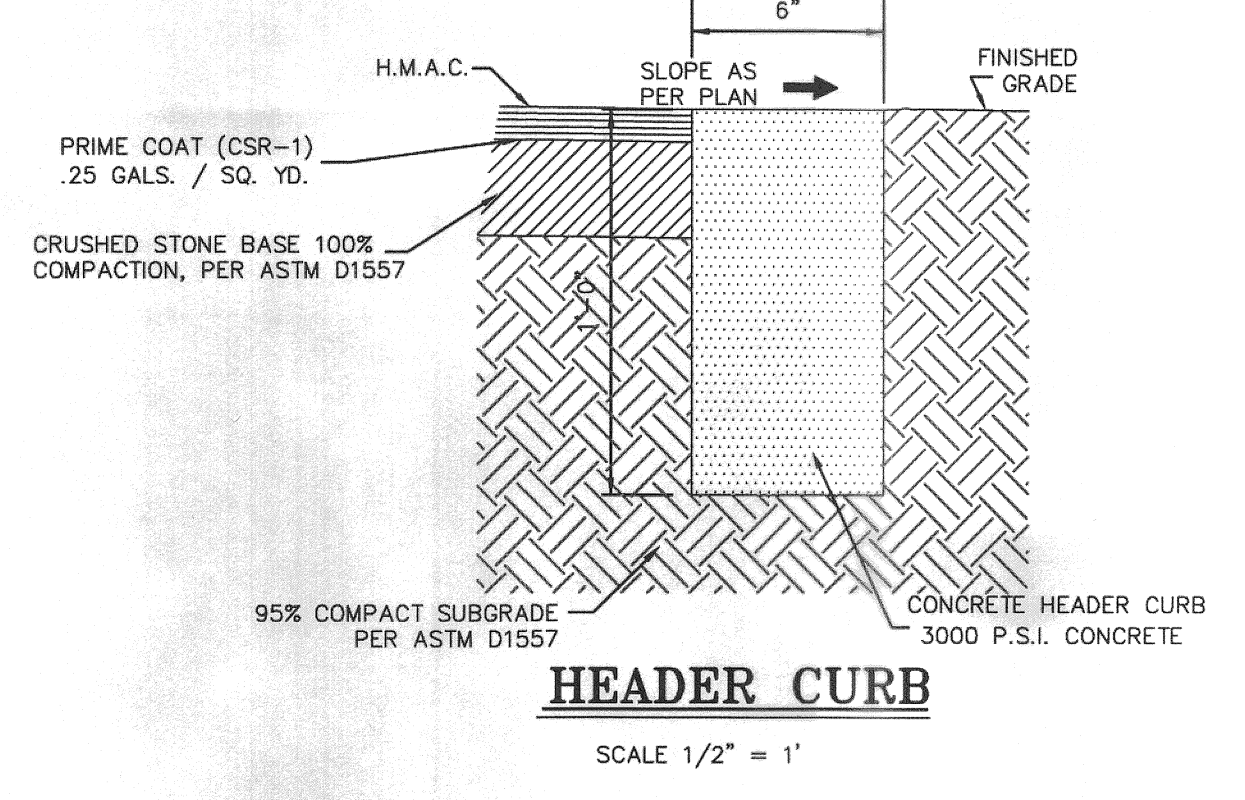
FLOOD NOTE:
NOTE: THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "X". (EXPLANATION: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480212.0125 B. DATED SEPTEMBER 4, 1995.

VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 REP" (NGS PID C60442) NAVD 88 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36 (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

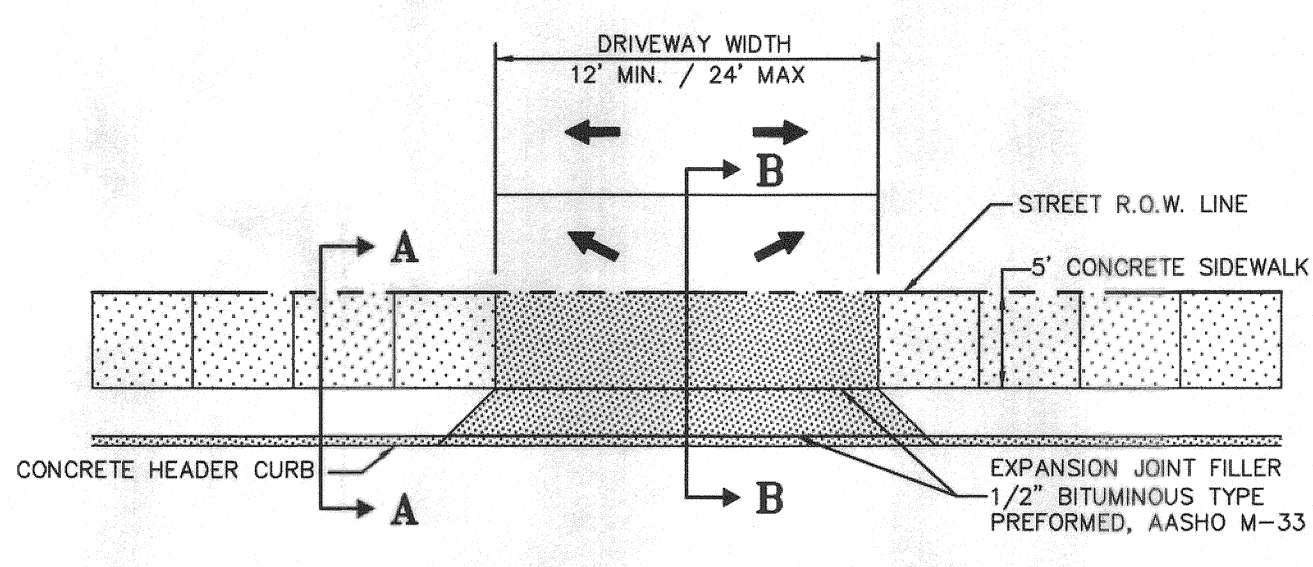
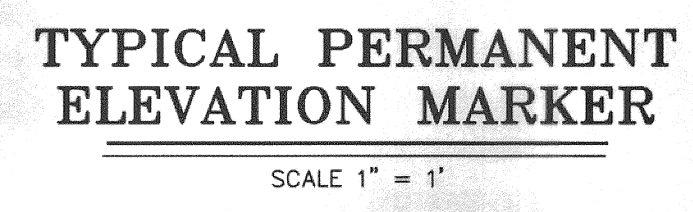
C:\Projects\11411-3 VALLEY CREEK UNIT 4 AND 5\Eng\VC4 Eng Package\C09-C15 TYP DETAIL 12/04/13 2:49PM



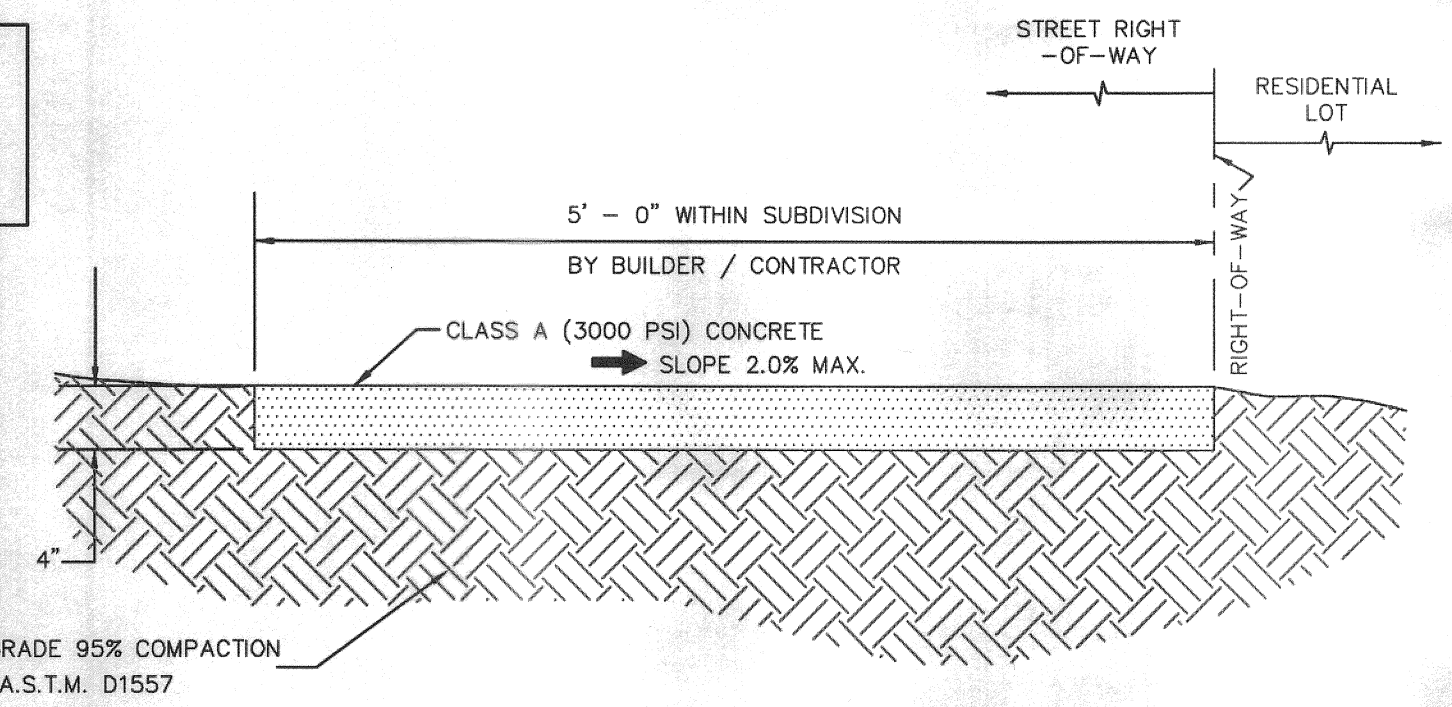
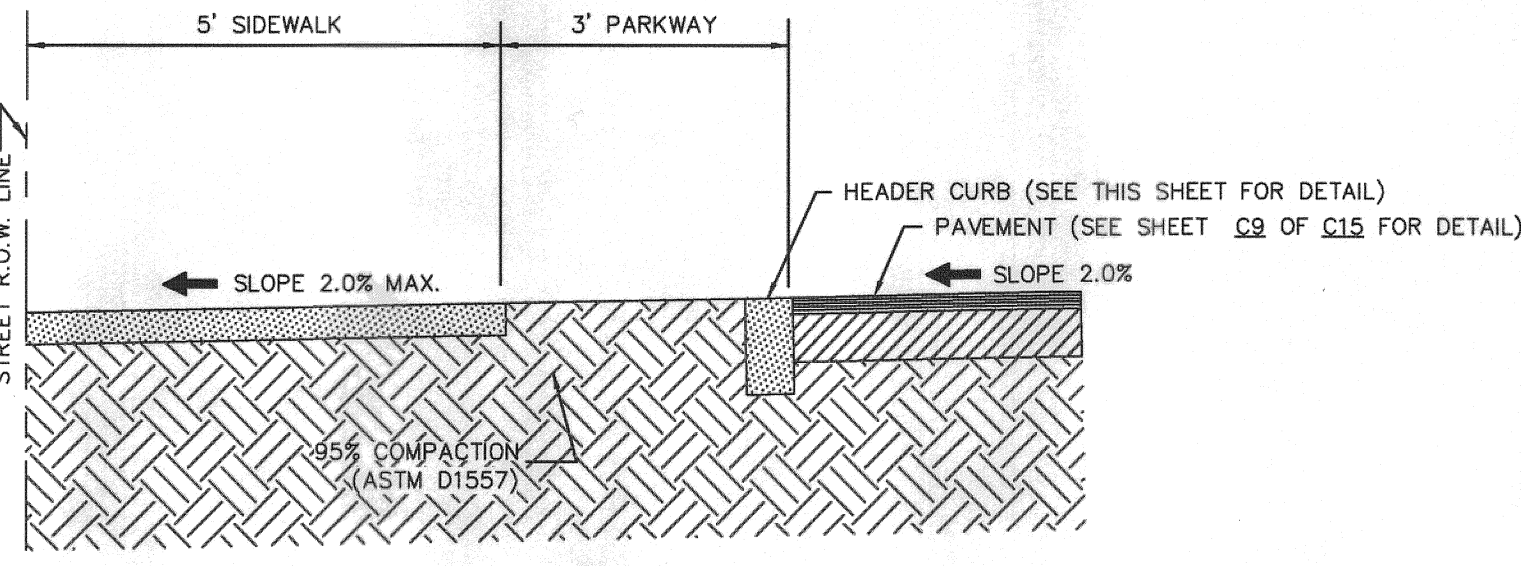
- NOTES FOR HEADER CURB:**
- EXPANSION JOINTS WILL BE REQUIRED AT THE END OF CURB RETURNS, AT 50' O.C. & POINT OF TANGENCY WITH STRAIGHT RUNS OF CURB AT EVERY INTERSECTION
 - CONTRACTION JOINTS (1/2 INCH MIN. SCORED JOINTS) MUST BE INSTALLED EVERY 10 FEET IN CURB OR CURB AND GUTTER.
 - ALL EXPANSION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



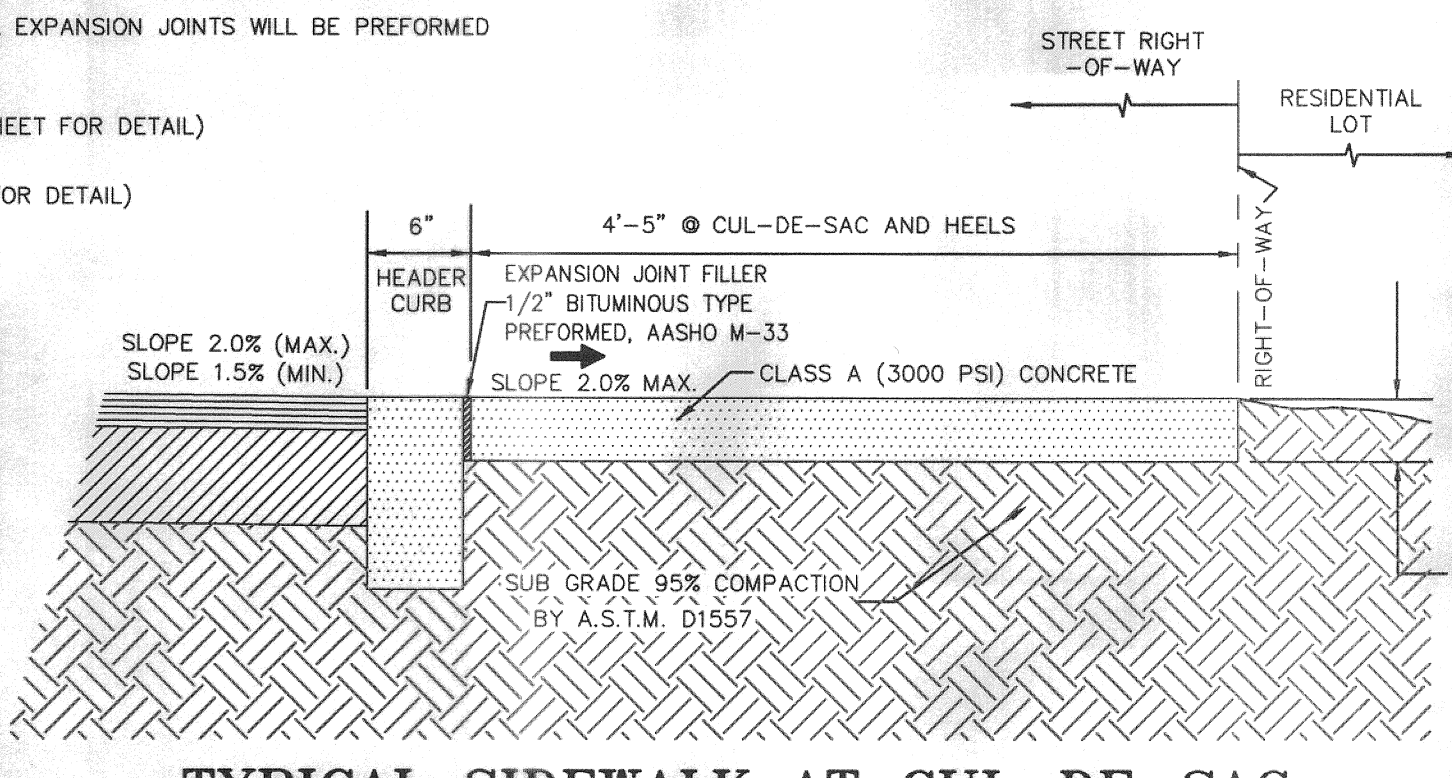
ALL LOTS WITHIN VALLEY CREEK UNIT FOUR WILL REQUIRE TWO (1 EACH) PERMANENT ELEVATION MARKERS TO BE PLACED AT THE LOWEST POINT OF FRONT AND BACK YARDS. TO BE INSTALLED BY BUILDER / CONTRACTOR AND COORDINATED WITH ENGINEER / SURVEYOR.



DRIVEWAY WIDTH RESIDENTIAL	MIN. 10'	MAX. 20'
DRIVEWAY THICKNESS RESIDENTIAL	6" CONC. WITHOUT W.W.F.	4" CONC. WITH 6X6-10/10 W.W.F.



- 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

ENGINEERING DEPARTMENT
DESIGN STANDARDS FOR CONSTRUCTION
TITLE 19 - SUBDIVISION ORDINANCE
2-19
APPROVED BY: L.A.J. ROE
DATE: JUNE 15, 2009
DESIGNED BY: H.M.B.
CHECKED BY: H.M.B.

CONCRETE APRON FOR CIRCULAR PENETRATIONS IN ASPHALT PAVEMENTS

"D" DIAMETER OF PENETRATION (INCHES)	"A" CONCRETE HORIZONTAL DIMENSION FROM PENETRATION (INCHES)	NUMBER OF NO. 3 REINFORCING STEEL BARS (INCHES)	"B" MINIMUM CLEARANCE FROM EDGES OF CONCRETE APRON TO CENTER OF NEAREST REBAR (INCHES)	"C" MINIMUM CLEARANCE FROM PENETRATION TO CENTER OF NEAREST REBAR (INCHES)
0 TO 6.01	6	1	1 1/2	1 1/2
6.01 TO 18.01	8	2	1 1/2	1 1/2
18.01 AND OVER	12	3	1 1/2	1 1/2

CONSTRUCTION NOTES:

- ANY DISTURBED SUBGRADE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 95% DENSITY, ± 2% OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- ANY DISTURBED COURSE UNDER THE CONCRETE APRON SHALL BE COMPACTED TO 100% DENSITY ± 2% OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL.
- REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20).
- NO. 3 REINFORCING STEEL HOOPS SHALL BE SPACED EQUALLY.

GENERAL NOTES:

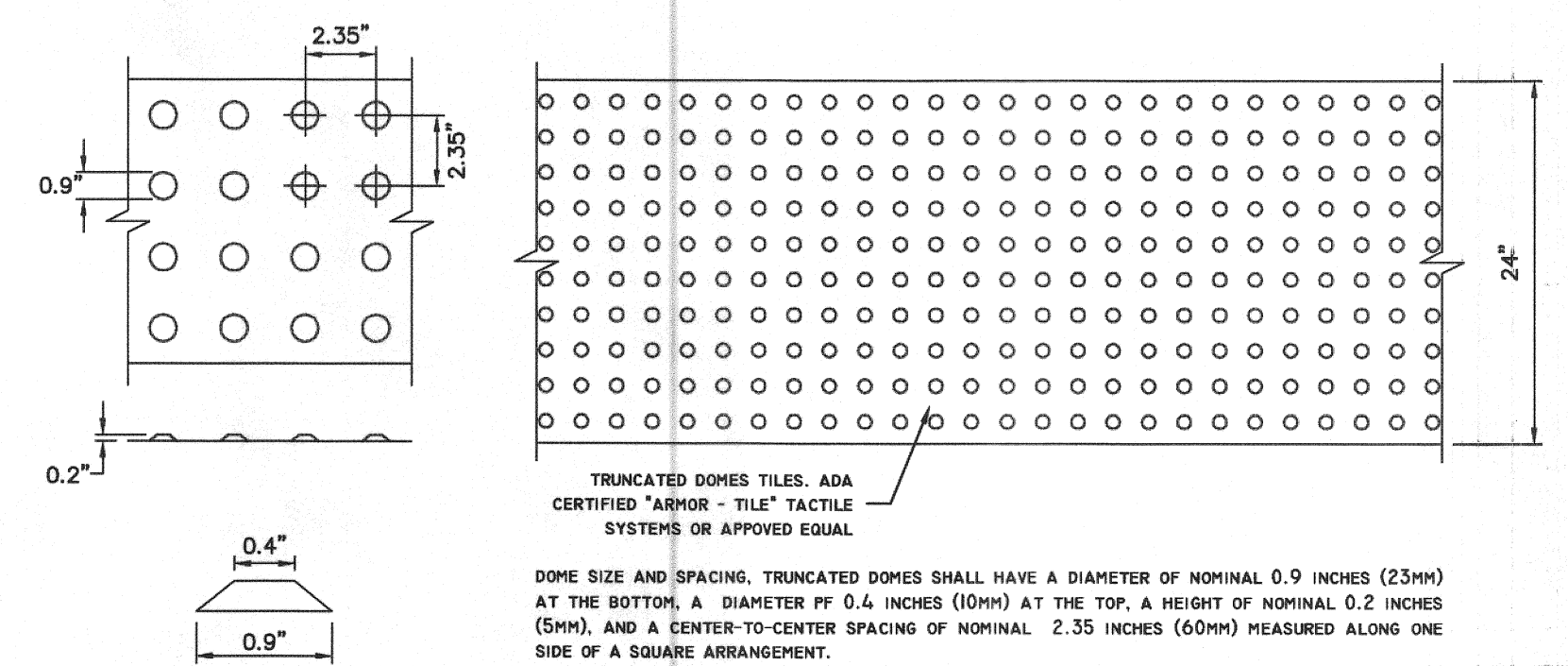
- THE PENETRATION APRON SHOULD BE CAST IN-PLACE CONCRETE MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSI. HIGH EARLY CURE CONCRETE IS REQUIRED.
- TOPS OF PENETRATION APRON SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.

CONCRETE APRON PENETRATION APRON PLAN VIEW - SINGLE REBAR

CONCRETE APRON PENETRATION APRON PLAN VIEW - 2 REBAR

CONCRETE APRON PENETRATION APRON PLAN VIEW - THREE REBAR

CONCRETE APRON PENETRATION APRON SECTION VIEW



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'x 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4'x 4' 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 MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES 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 DOMES 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 RADII.

CITY DEVELOPMENT DEPARTMENT
REVIEWED

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VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 REEF" (NGS PID CBD442) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 3754.96. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

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) (ELEVATION: 3751.05 NAVD 88) STATE PLANE COORDINATES: N 10693708.719 E 349632.2	HOR: _____ VER: _____ FILE NAME: 111411-3 VC4 W.O.: 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR

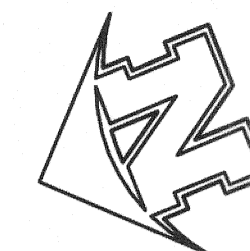
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STATE OF TEXAS
BRADLEY ROE
31886
REGISTERED PROFESSIONAL ENGINEER
ROE ENGINEERING, L.C.
TEXAS REGISTERED ENGINEERING FIRM E-2103

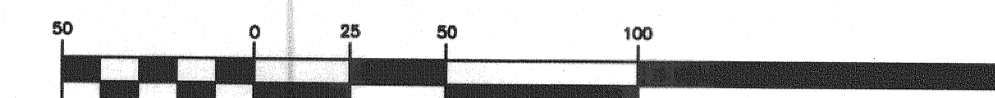
VALLEY CREEK UNIT FOUR
TYPICAL DETAILS

BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
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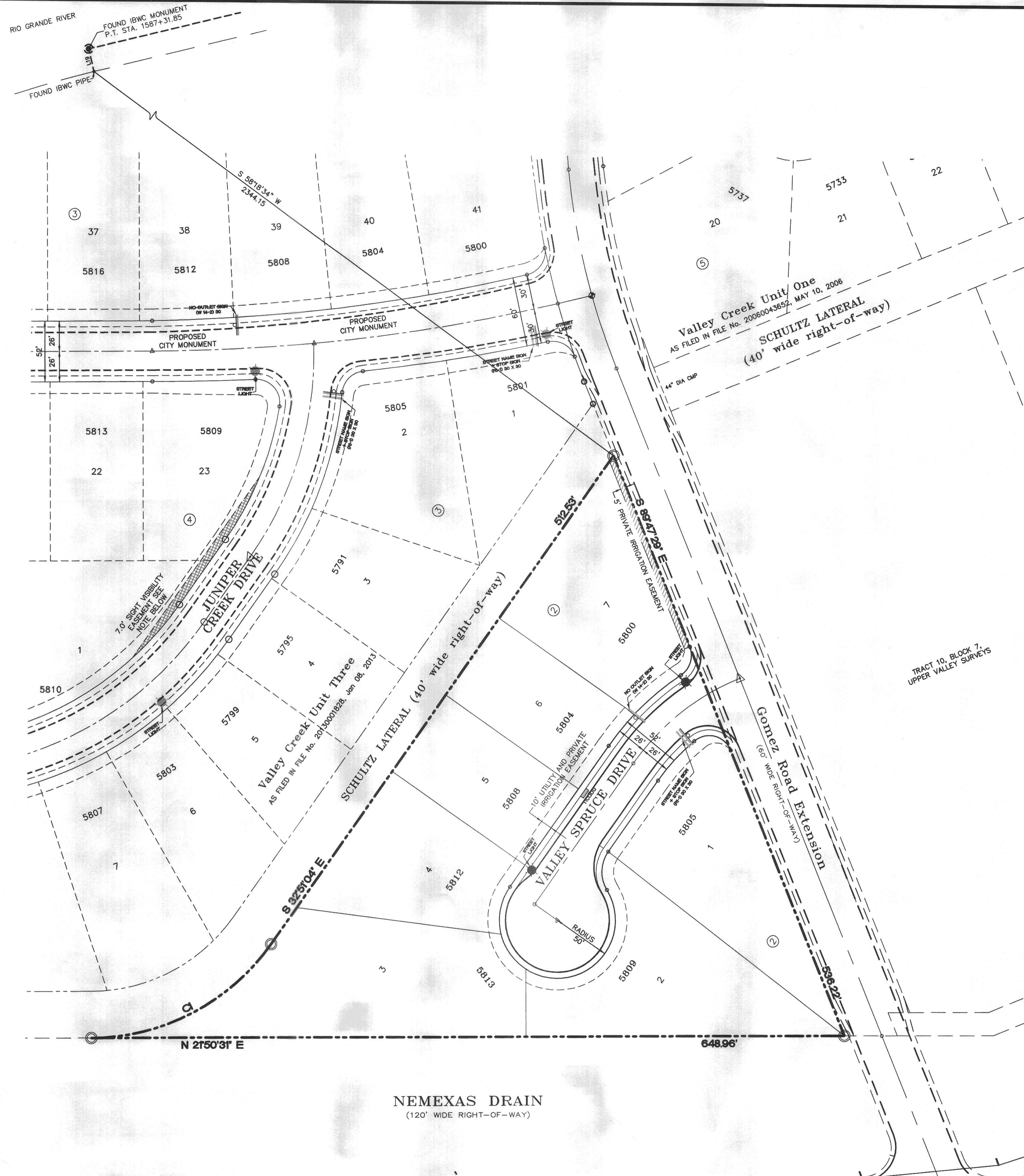
ROE ENGINEERING, L.C.
601 N. Cotton St. Suite No. 6 El Paso, TX 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@rbwbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C10 OF C-15



GRAPHIC SCALE

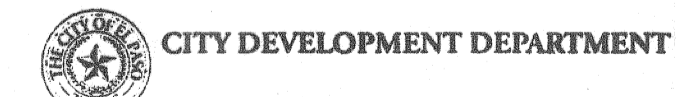


(IN FEET)
1 inch = 50 ft.



- DENOTES LOCATION OF EXISTING LIGHT POLE
- DENOTES LOCATION OF PROPOSED LIGHT POLE (2 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

NEMEXAS DRAIN
(120' WIDE RIGHT-OF-WAY)



REVIEWED

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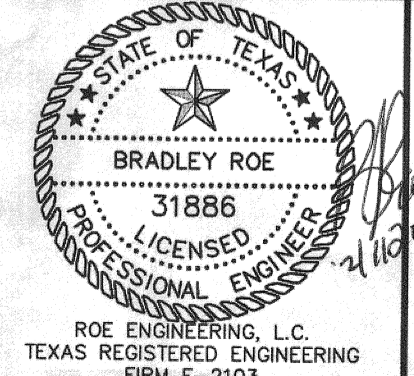
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PLANE COORDINATES OF NORTHING 10700902.594, EASTING 364501.733)

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) (ELEVATION: 3751.05 NAVD 88) STATE PLANE COORDINATES: N 10693708.719 E 349632.2	HOR: AS SHOWN VER: AS SHOWN FILE NAME: VC 4_ILL.DWG W.O. 111411-3_VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR

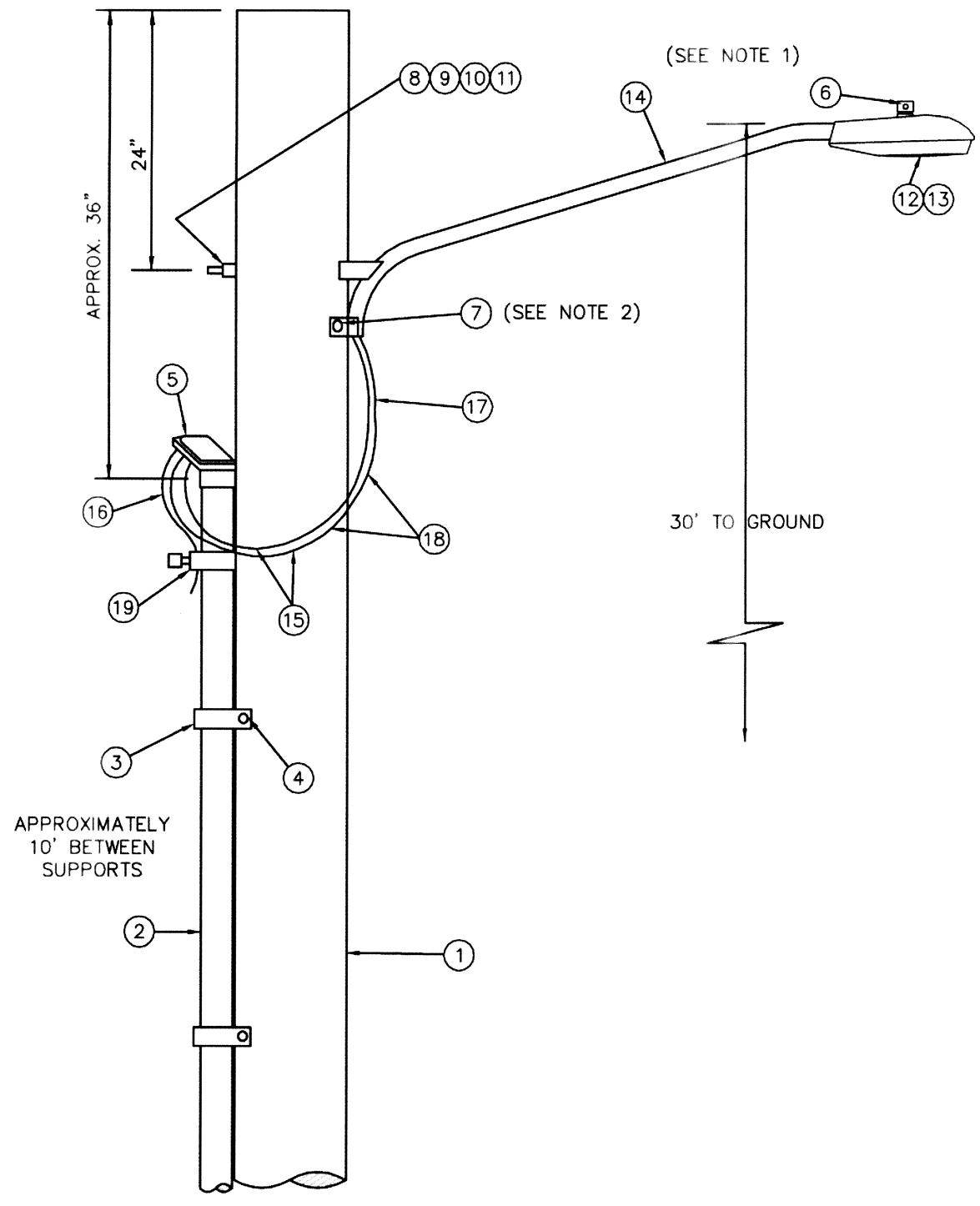
EXISTING CITY MONUMENT LOCATED ALONG
THE CENTERLINE OF COUNTY OAKS DRIVE AT
THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2,
RIVER RUN ESTATES
ELEVATION: 3708.40 CITY DATUM)
(ELEVATION: 3751.05 NAVD 88)
STATE PLANE COORDINATES:
N 10693708.719 E 349632.2



VALLEY CREEK UNIT FOUR
ILLUMINATION PLAN
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

bnp Roe Engineering, L.C.
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ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET **C11** OF **C-15**

C:\Projects\11411-3 VALLEY CREEK UNIT 4 AND 5\Drawings\Eng Package\DOT-03 ILLUM.DWG 12/12/13 3:17PM



ALTERNATE RESIDENTIAL STREET LIGHT WOOD POLE
NOT TO SCALE

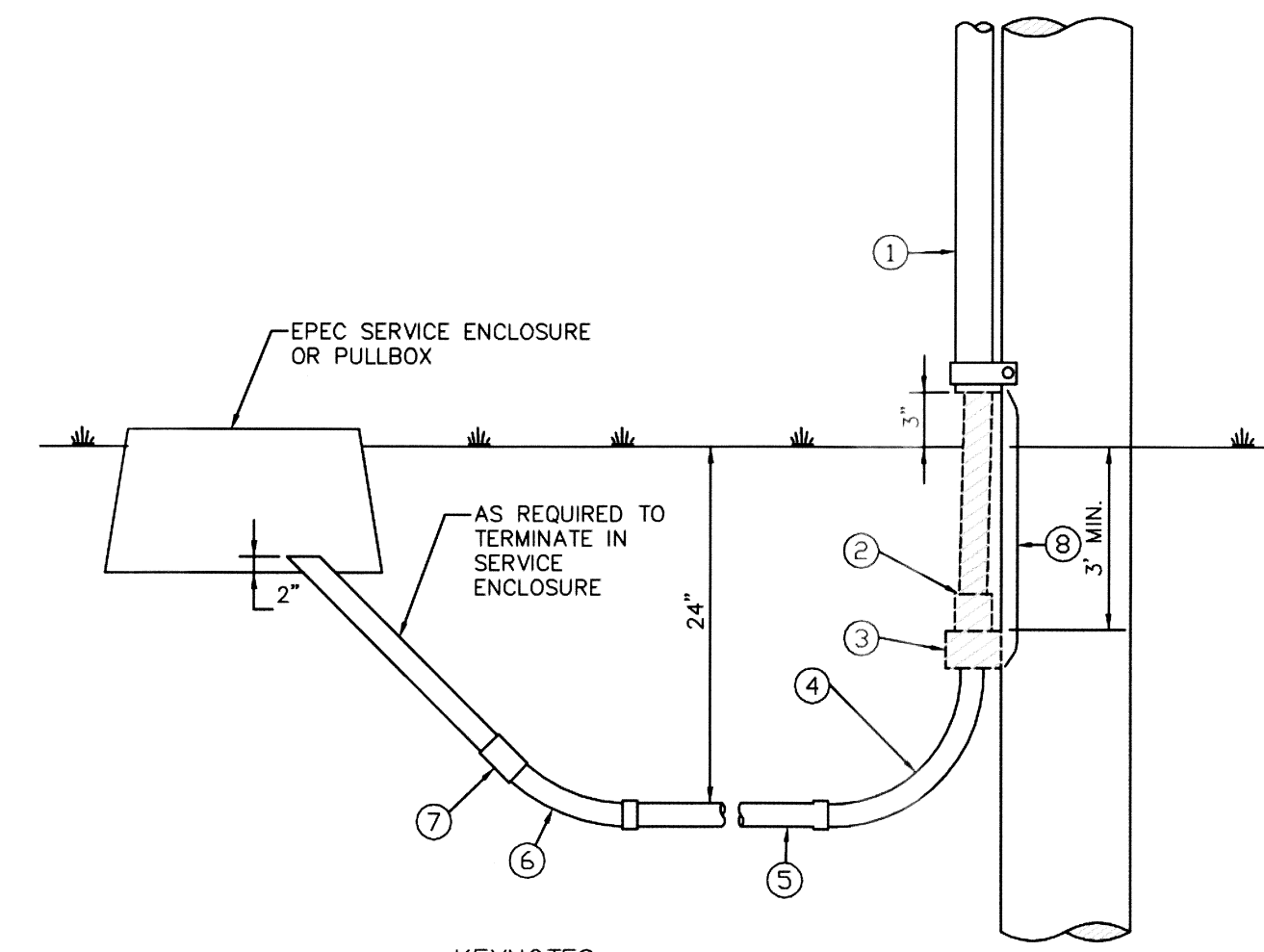
ITEM No.	DISCRIPTION	STOCK No.	QTY.
1	POLE, 35 FT. - CLASS IV	009-035	1
2	SCHEDULE 80 - 1" CONDUIT	017-280	3
3	PIPE STRAP FOR 1" CONDUIT, 2 - HOLE	017-334	7
4	LAG BOLT, 1/4" X 2"	002-330	6
5	WEATHERHEAD, 1" CONDUIT	017-293	1
6	PHOTOCELL, 240V - SEE NOTE 1	021-225	1
7	LAG BOLT, 1/2" X 4"	002-370	2
8	MACHINE 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:

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

DESIGN NOTES:

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



KEYNOTES:

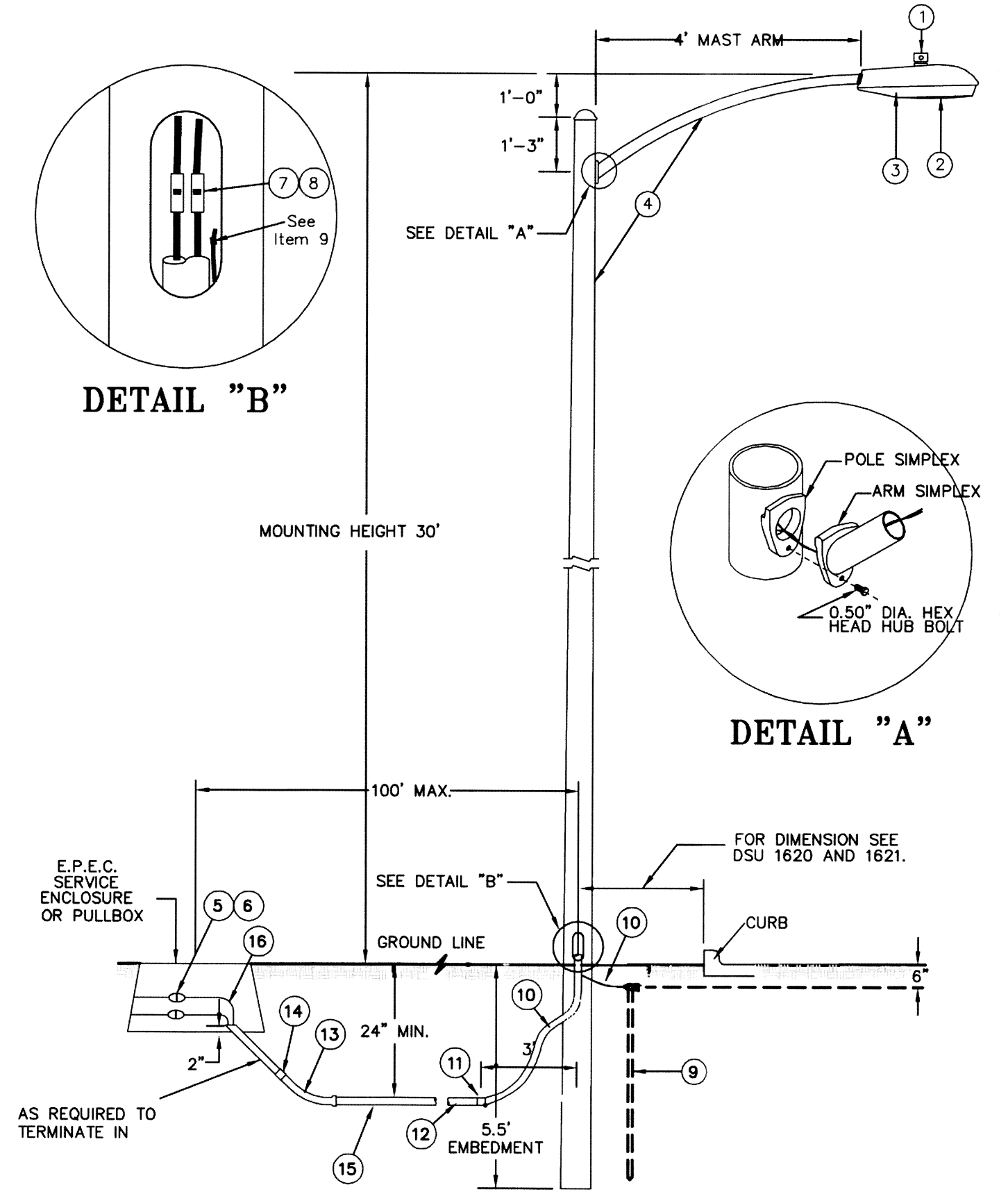
1. 1/2" GALVANIZED RIGID CONDUIT
2. REDUCER 1" TO 1/2" BUSHING
3. 1" PVC FEMALE ADAPTER
4. 1" PVC 90° ELBOW
5. 1" PVC CONDUIT
6. 1" PVC 45° ELBOW
7. 1" PVC COUPLING
8. TAPE 1/2" RIGID CONDUIT (6")

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

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	LC0BRAHD	
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	LORNDROD	
	TRANSFORMER GROUND CLAMP	04-100	1		
	#4 BARE COPPER-CLAD	12-106	6'		
	1" PVC FLEX CONDUIT	21-257	6'	LPVCFX1	
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	LEL451	
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:

1. MOUNT SO THAT PHOTO CELL IS FACING NORTH.
2. INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
3. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.
4. 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.
5. THE LUMINAIRE SHALL BE DARK SKY COMPLIANT.



DIRECT EMBEDDED STANDARD FOR RESIDENTIAL STREET LIGHTING

CITY DEVELOPMENT DEPARTMENT

REVIEWED

C:\Projects\1111-3 VALLEY CREEK UNIT 4 AND 5\Valley\VC4 - 01-03_VCL_LLDWG_12/04/13 3.03PM

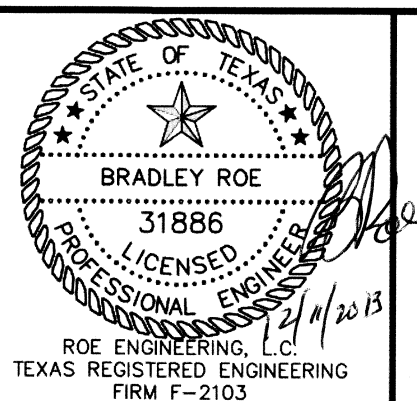
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VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 REB" (NGS PID CB0442) NAVD 89 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 354501.733)

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) (ELEVATION: 3751.05 NAVD 89) (STATE PLANE COORDINATES: N 10693708.719 E 349632.2)	HOR: AS SHOWN VER: AS SHOWN FILE NAME: VC4_LLLDWG W.O.: 111411-3 VC4 DATE: DECEMBER, 2013 DESIGN BY: LAJ/HP DRAWN BY: L.A.J./S.R. CHKD. BY: H.P. APPD. BY: BR

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

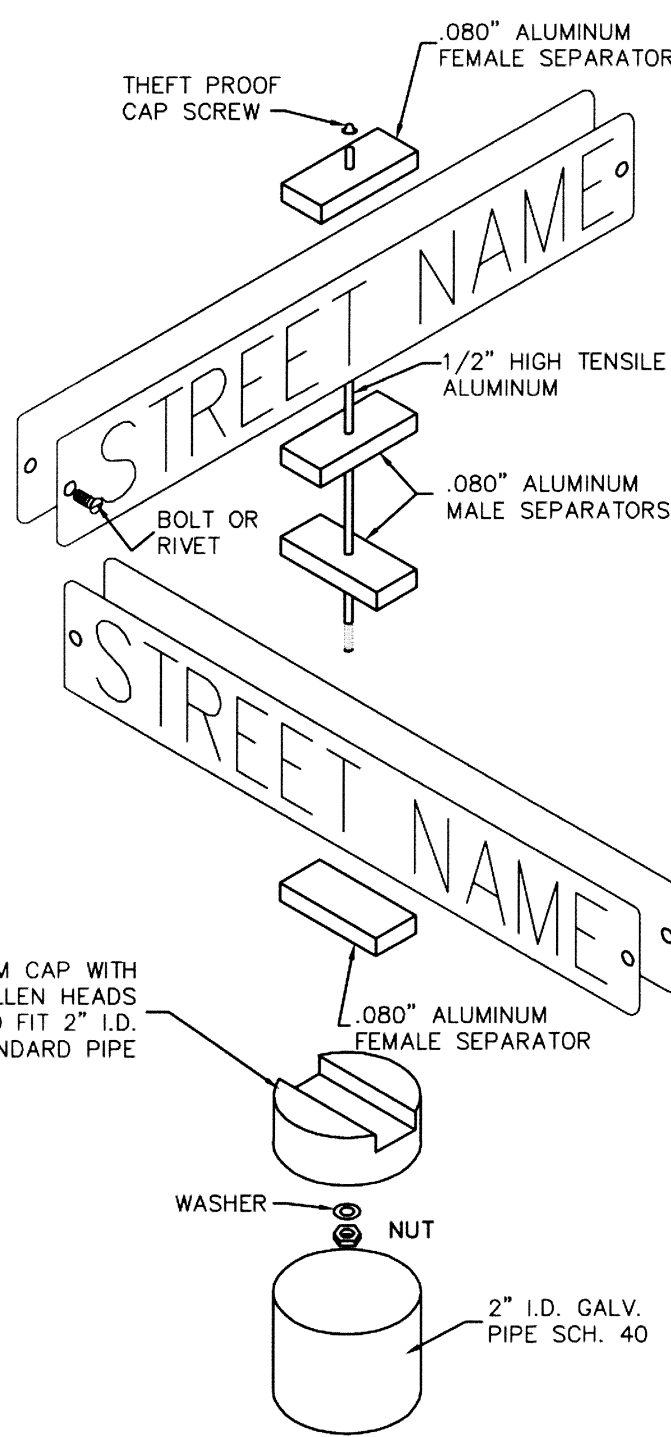


VALLEY CREEK UNIT FOUR
ILLUMINATION DETAILS
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

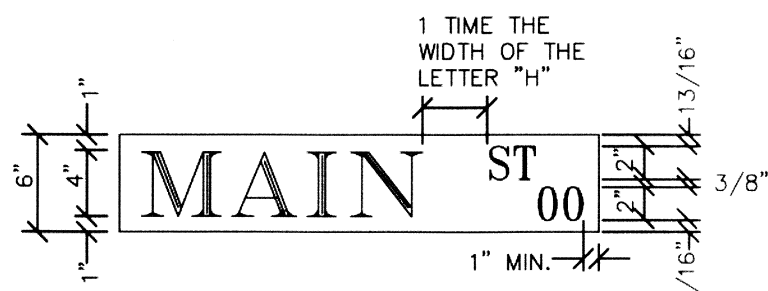
Roe Engineering, L.C.
801 N. Cotton St. Suite No. 8 El Paso, Tx. 79902
(915) 533-1418 - FAX: (915) 533-4972
e-mail: roeeng@wbell.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET **C12** OF **C-15**

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 signs" published by the Federal Highway Administration.
- Letter Spacing:** The control for the spacing values in traffic layout is the distance measured as aesthetic spacing between two straight letters (HN). 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 work 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.



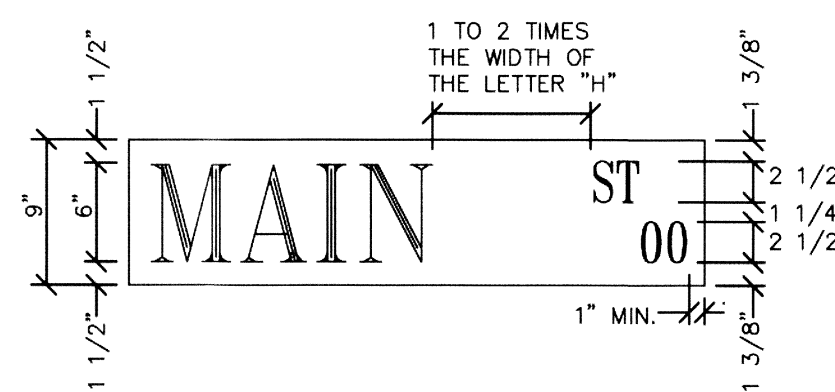
SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE AND SERIES
6" ARTERIAL STREETS	24" 30" 36"	4" C.D. SERIES 4" C.D. SERIES 4" A,B,C,D. SERIES	2" C SERIES 2" C SERIES 2" C SERIES



LAYOUT FOR 6" STREET NAME SIGN

SCALE: 1" = 1"

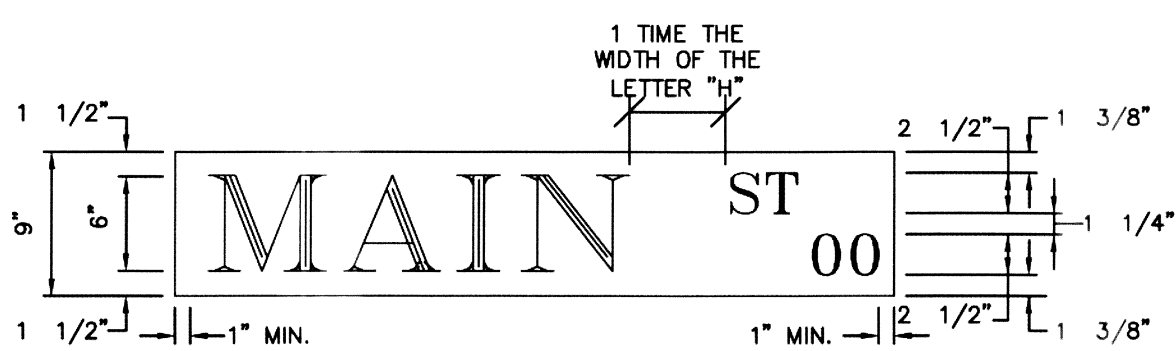
SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE AND SERIES
9" ARTERIAL STREETS	36" 42" 48"	6" C.D. SERIES 6" C.D. SERIES 6" A,B,C,D. SERIES	3" C SERIES 3" C SERIES 3" C SERIES



LAYOUT FOR 9" STREET NAME SIGN

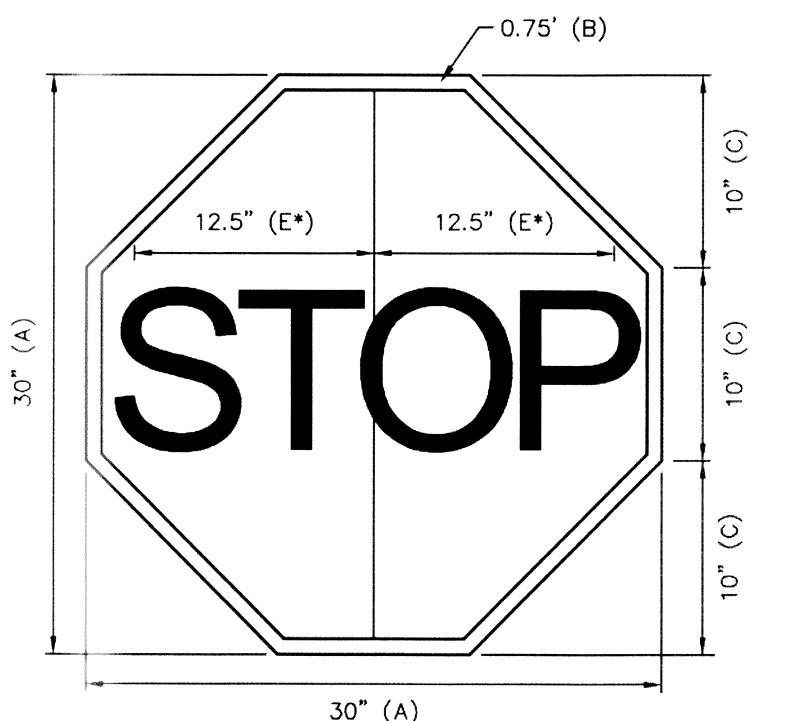
SCALE: 1" = 1"

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"



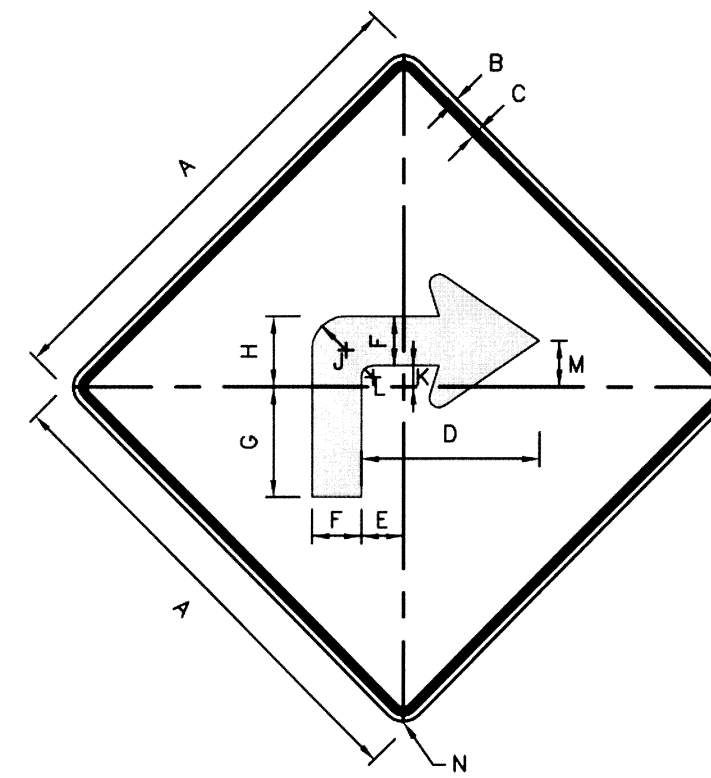
R1-1

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)

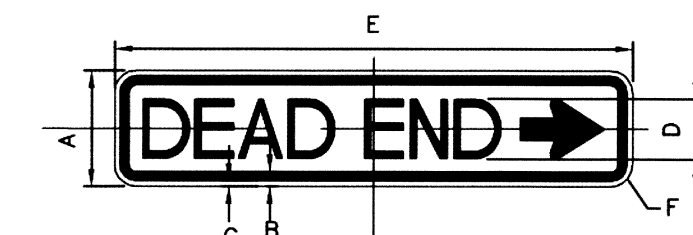
W1-1R(L) SIGN DETAIL

SCALE: NOT TO SCALE

STANDARD ARROW DETAIL

SCALE: NOT TO SCALE

A	B	C	D	E
4.375	5	8.875	6.88	8.75



COLORS LEGEND - BLACK
BACKGROUND - YELLOW (RETROREFLECTIVE)

W14-1P

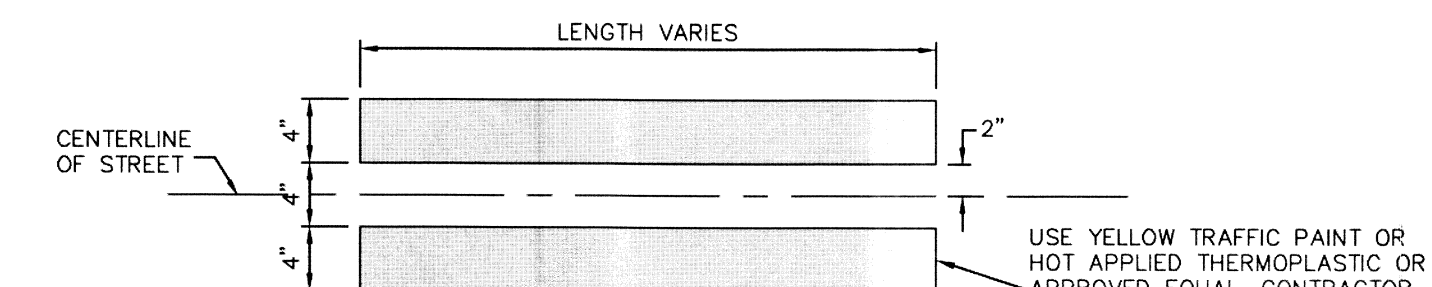
SCALE: NOT TO SCALE

A	B	C	D	E	F
9	.5	.75	6	36	1.875

- NOTES:
- WELD ALONG ITS LENGTH TO FORM VIRTUALLY SEAMLESS.
 - POST SHALL BE HOT-DIPPED ZINC GALVANIZED UNIFORMLY ON THE OUTSIDE WITH A NOMINAL ZINC WEIGHT OF 1.0 OUNCE PER SQUARE FOOT.
 - THE ZINC COATING IS TO BE OVER-COATED WITH A CHROMITE CONVERSION AND ACRYLIC COATING TO PROVIDE RESISTANCE TO RUSTING AND CORROSION.
 - THE INSIDE OF THE POST SHALL BE COATED WITH AN ORGANIC MATERIAL FOR PROTECTION AGAINST RUST.
 - BOTH ENDS ARE TO BE SQUARELY CUT WITHOUT FLARES.
 - POST SHALL BE FREE WARPS, CORROSION, OR OTHER DEFECTS.
 - RING WELDS OR SPICES WILL NOT BE ACCEPTABLE.
 - BENDING STRENGTH AS SPECIFIED BY AASHTO FOR SCHEDULE 40 PIPE.
 - POST SHALL BE BUNDLE WITH METAL STRAPS AND SHALL NOT EXCEED 37 POST PER BUNDLE.

SIGN POST SPECIFICATIONS

SCALE: NOT TO SCALE



SOLID DOUBLE YELLOW LINE STRIPING

SCALE: 1" = 1"



CITY DEVELOPMENT DEPARTMENT

REVIEWED

VALLEY CREEK UNIT FOUR

STREET SIGN DETAILS AND SPECIFICATIONS

BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

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e-mail: roeeng@rbell.net

ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

SHEET **C13** OF **C-15**

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PROFESSIONAL ENGINEER
31886
ROE ENGINEERING, L.C.
TEXAS REGISTERED ENGINEERING FIRM F-2103

HOR: AS SHOWN VER: AS SHOWN
FILE NAME: VC_4_ILLDWG
W.O. 111411-3_VC4
DATE: DECEMBER, 2013
DESIGN BY: LAJ/HP
DRAWN BY: L.A.J./S.R.
CHKD. BY: H.P.
APPD. BY: BR

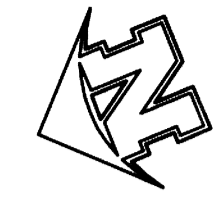
EXISTING CITY MONUMENT LOCATED ALONG THE NORTH LINE OF COUNTY OAKS DRIVE AT THE NORTH HEEL OPPOSITE LOT 9, BLOCK 2, RIVER RUN ESTATES
(ELEVATION: 3708.40 CITY DATUM)
(ELEVATION: 3751.05 NAVD 88)
STATE PLANE COORDINATES:
N 10693708.719 E 349632.2

DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE

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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 GRADUATED 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. 48012 0125 B, DATED SEPTEMBER 4, 1995.

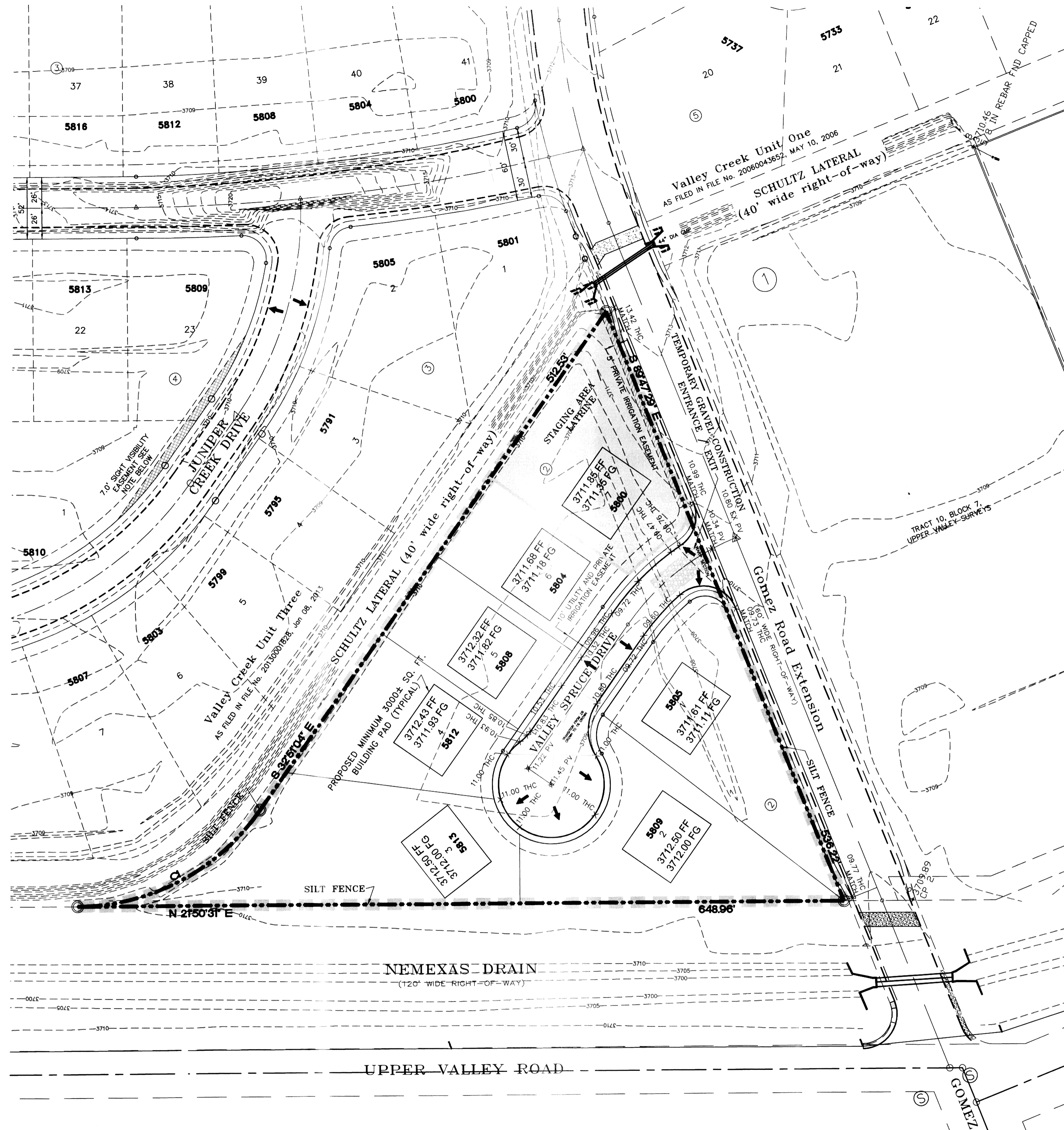
VERTICAL DATUM NOTE:
NOTE: VERTICAL DATUM BASED ON DESIGNATION "5 IREF" (NGS PID CE0442) NAVD 88 DATUM AND REFERENCED TO NAD83 HAVING AN ELEVATION OF 3754.36. (STATE PLANE COORDINATES OF NORTHING 10700302.594, EASTING 364501.733)

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SCALE: 1" = 50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CT	190.00	181.37	98.26	174.56	S 05°30'17" E	54°41'35"



LEGEND

	Proposed Stabilized Entrance / Exit
	Silt Fencing
	Existing Berm
	Existing Rockwall

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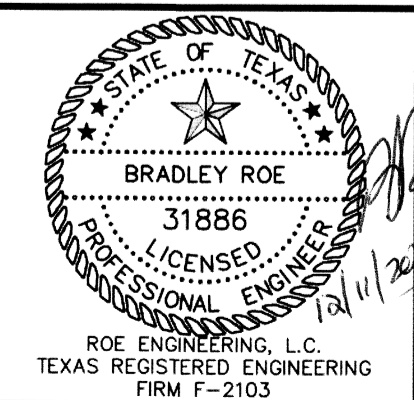
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VALLEY CREEK UNIT FOUR
STORM WATER POLLUTION PREVENTION PLAN
BEING A PORTION OF TRACT 1-A-1, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL 138,687.81 SQUARE FEET OR 3.1838 ACRES MORE OR LESS.

hnp Roe Engineering, L.C.
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ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
SHEET C14 OF C-15

C:\Projects\11411-3 VALLEY CREEK UNIT FOUR\Drawings\VC4-SWSP.DWG 12/12/13 3:41PM

