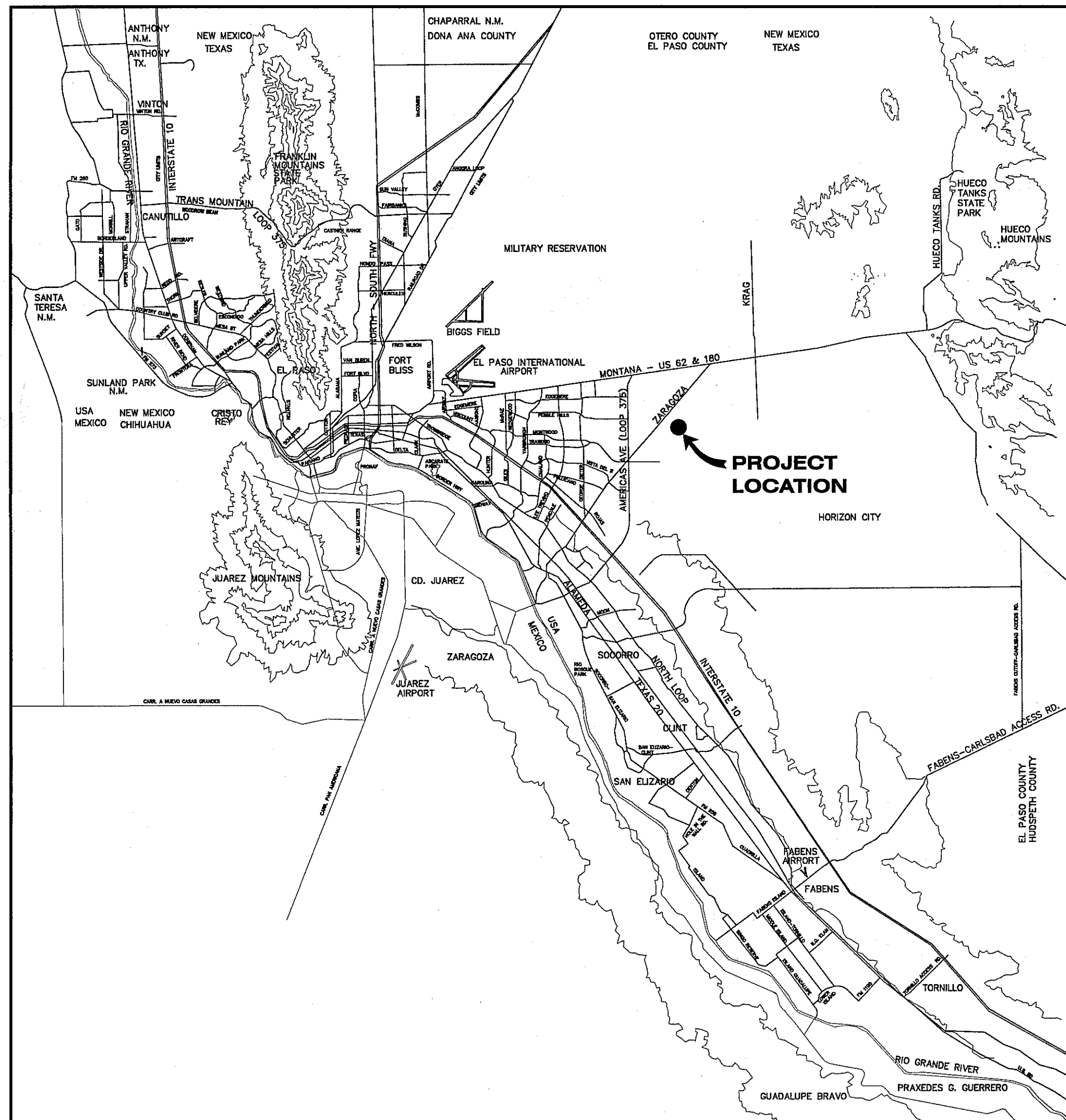


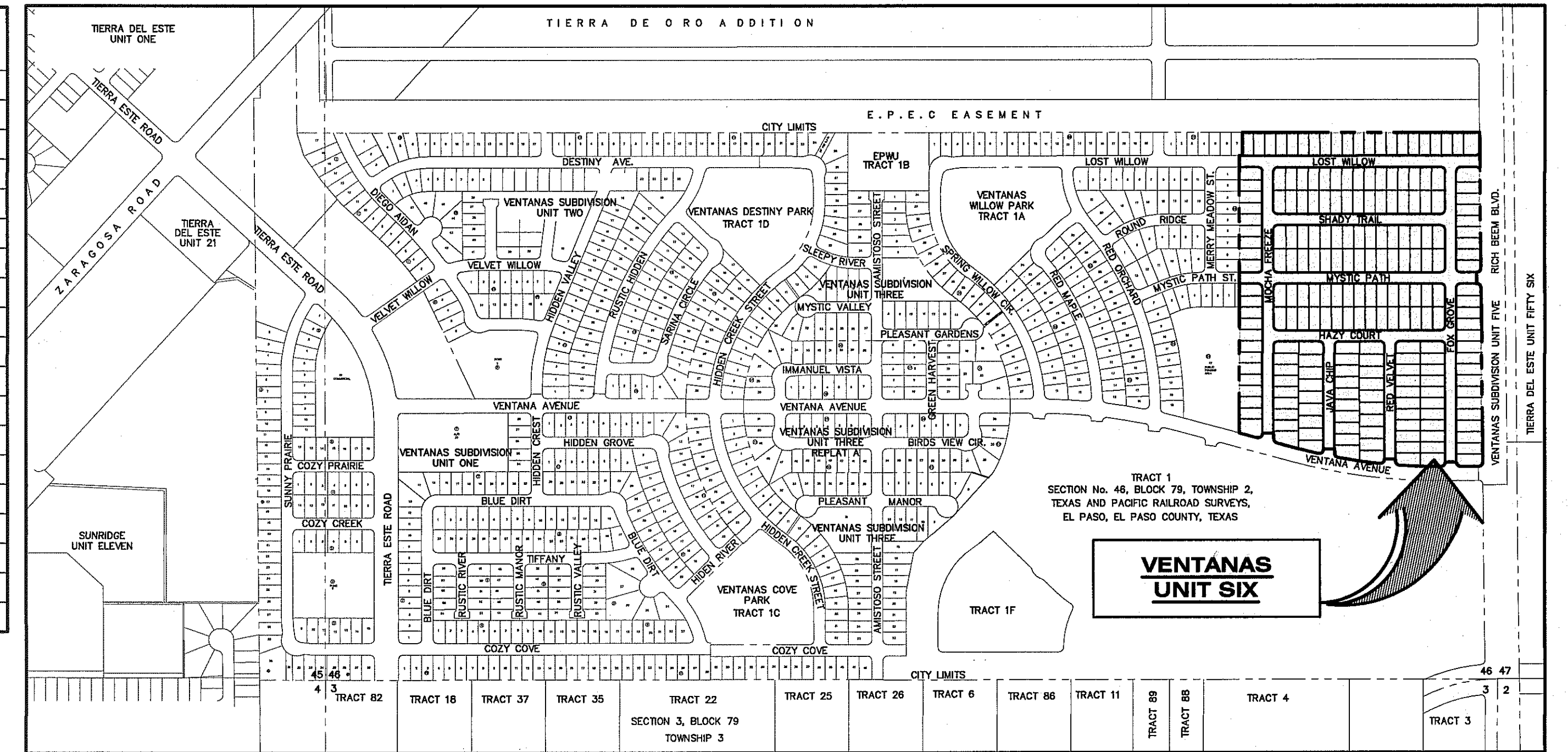
VENTANAS UNIT SIX SUBDIVISION IMPROVEMENTS

BEING A PORTION OF SECTION 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 36.518± ACRES

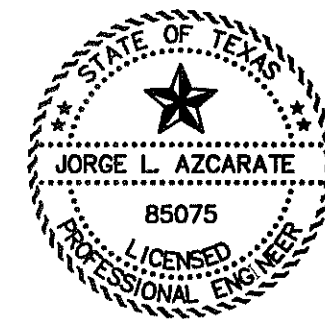


VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET
C1.1	GENERAL INFORMATION
C2.1	FINAL PLAT
C3.1	GRADING PLAN
C4.1	DRAINAGE PLAN
C5.1	GRADING SECTIONS
C6.1-C6.12	STREET PLAN & PROFILES
C7.1	STORM SEWER PLAN & PROFILES
C8.1-C8.3	STANDARD DETAILS
C9.1-C9.2	DRAINAGE DETAILS
C10.1	ILLUMINATION PLAN
C10.2	TRAFFIC SIGN DETAILS
C11.1	WATER INDEX / GENERAL INFORMATION
C12.1-C12.4	WATER DETAILS
C13.1	SANITARY SEWER INDEX / GENERAL INFORMATION
C13.2-C13.5	SANITARY SEWER PLAN & PROFILES
C14.1-C14.3	SANITARY SEWER DETAILS
C15.1-C15.3	STORM WATER POLLUTION PREVENTION PLAN
L1.1-L5.0	LANDSCAPE & IRRIGATION DETAILS



LOCATION MAP
APPROXIMATE SCALE: 1" = 600'



JL 10/22/12
JORGE L. AZCARATE, P.E. PROJECT MANAGER



PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GFA, LLC.	1525 GOODYEAR DRIVE	EL PASO, TX 79936	(915) 598-1105	(915) 591-4985
ENGINEER:	CEA GROUP	4712 WOODROW BEAN DR. STE. F	EL PASO, TX 79924	(915) 544-5232	(915) 544-5233
SURVEYOR:	BARRAGAN & ASSOCIATES	10950 PELLICANO DR. BUILDING F	EL PASO, TX 79936	(915) 591-5709	(915) 591-5706

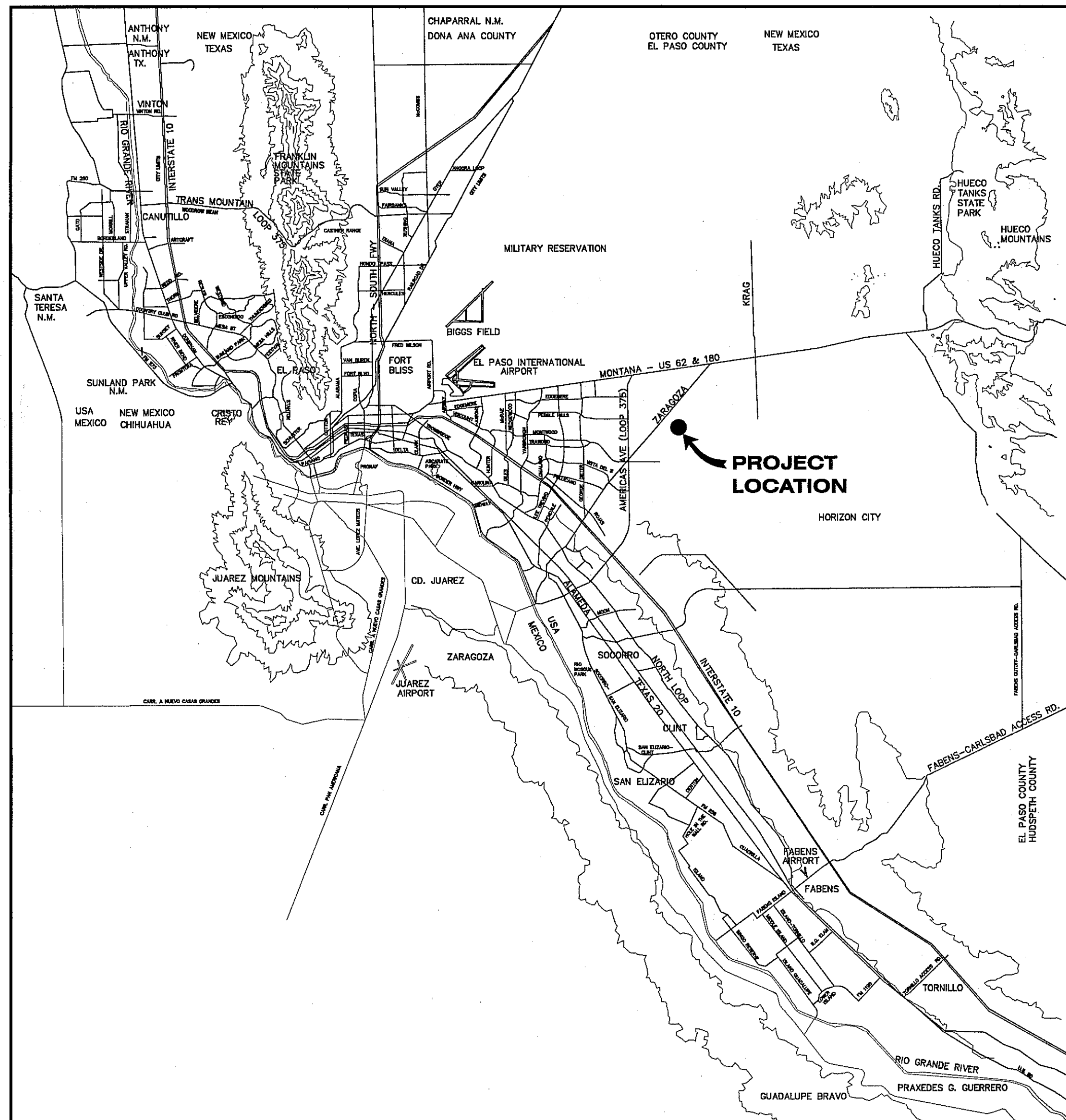
SIPS12-00040
**ENGINEERING & CONSTRUCTION
MANAGEMENT DEPARTMENT**
SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

<input type="checkbox"/> Demolition Only	<input type="checkbox"/> Sidewalks
<input type="checkbox"/> Grading & Drainage	<input type="checkbox"/> Driveways
<input type="checkbox"/> Wheelchair Ramps	<input type="checkbox"/> Retaining Rock Walls
<input type="checkbox"/> On-Site Parking Layout	<input type="checkbox"/> On-Site Ponding of Storm Waters

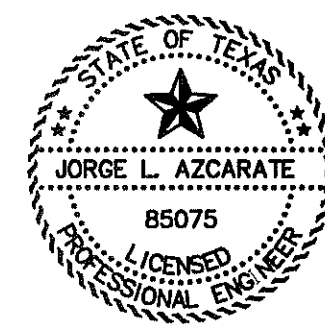
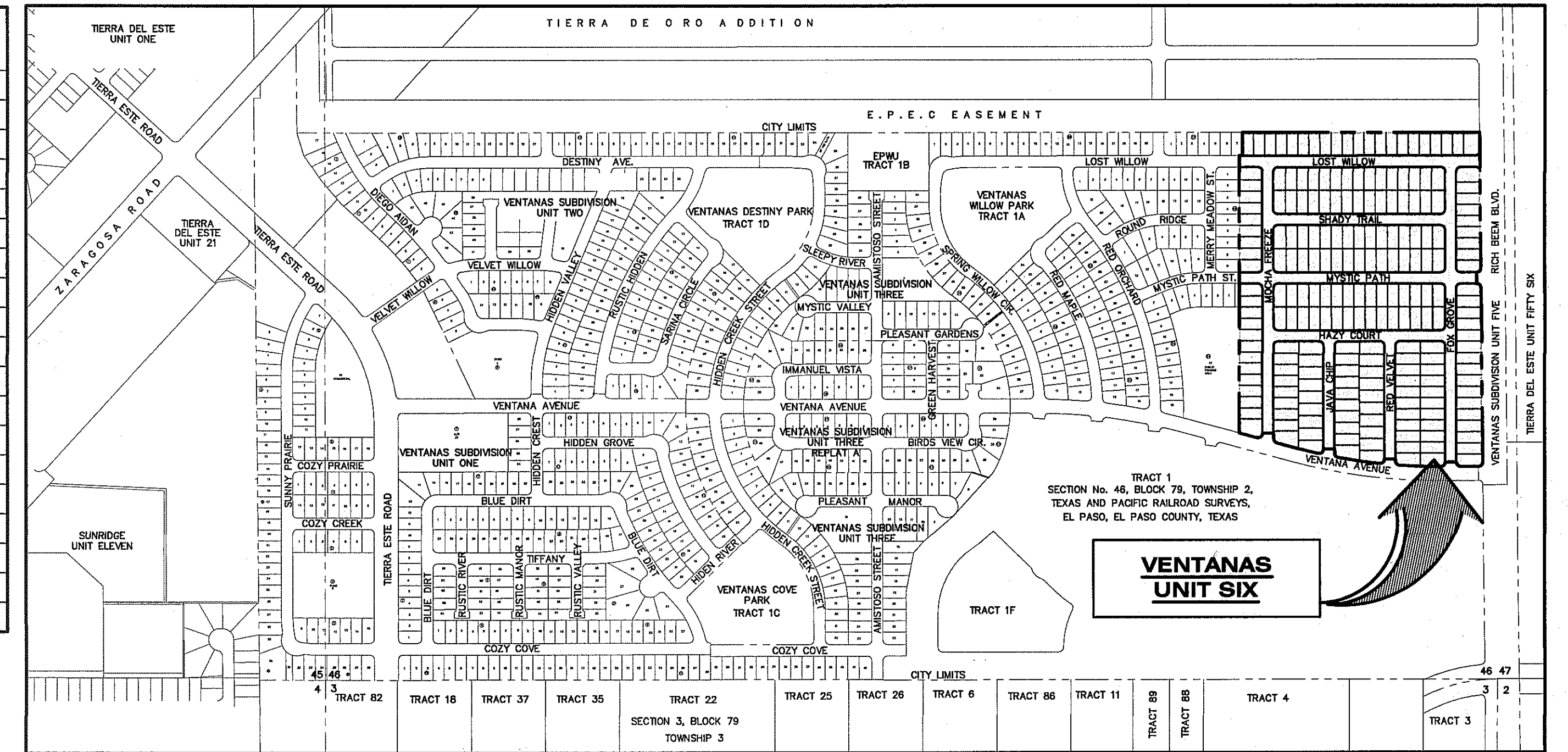
Contractor must Call 24 Hours Prior To Construction for Inspection
BY: *[Signature]* DATE: 11-5-12

VENTANAS UNIT SIX SUBDIVISION IMPROVEMENTS

BEING A PORTION OF SECTION 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY,
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C11.1	WATER INDEX / GENERAL INFORMATION
C12.1-C12.4	WATER DETAILS
C13.1	SANITARY SEWER INDEX / GENERAL INFORMATION
C13.2-C13.5	SANITARY SEWER PLAN & PROFILES
C14.1-C14.3	SANITARY SEWER DETAILS
C15.1-C15.3	STORM WATER POLLUTION PREVENTION PLAN
L1.1-L5.0	LANDSCAPE & IRRIGATION DETAILS

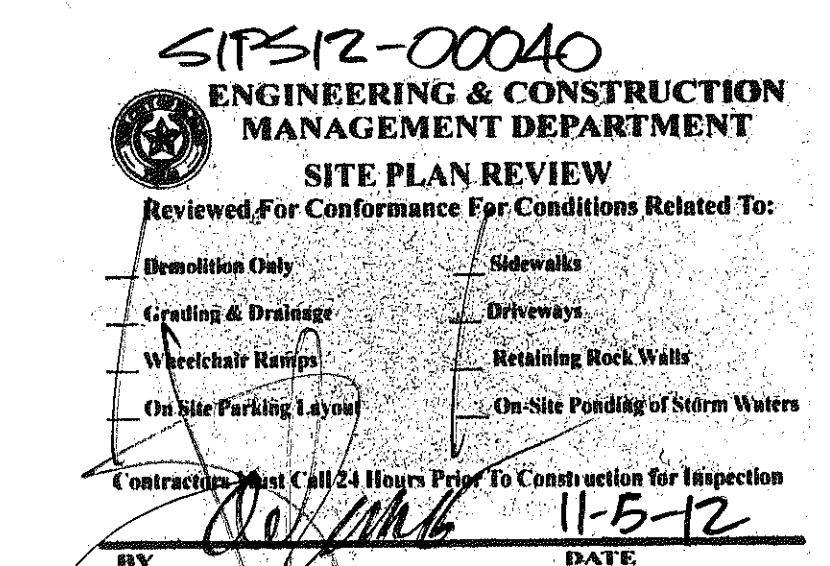


JL 10/22/12
JORGE L. AZCARATE, P.E. PROJECT MANAGER



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	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GFA, LLC.	1525 GOODYEAR DRIVE	EL PASO, TX 79936	(915) 598-1105	(915) 591-4985
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SURVEYOR:	BARRAGAN & ASSOCIATES	10950 PELLICANO DR. BUILDING F	EL PASO, TX 79936	(915) 591-5709	(915) 591-5706



GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
2. CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM - ONCE IN THE MORNING AND BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM HIS WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF HIS OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
6. ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
8. SEE REFERENCED BENCHMARK ON TITLE BLOCK FOR DATUM ELEVATIONS.
9. VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
10. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
11. THE LOCATION OF THE INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.

GRADING SPECIFICATIONS

1. CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION; COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL, UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY. REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY.
2. SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 3 INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, GC, SM, SP, SM, AND SC.
3. UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS 12, UNLESS OTHERWISE APPROVED BY ENGINEER, OR CITY ENGINEER.
4. EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
5. GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE UPON WHICH THE FILL IS TO BE PLACED. THE SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST 6-INCHES, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
6. PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D-1557.
7. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
8. QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TEST OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

ABBREVIATIONS

LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
STA	STATION
VCS	VERTICAL CURVE STATION
VCE	VERTICAL CURVE ELEVATION
TC	TOP OF CURB
TM	TOP OF MEDIAN
TP	TOP OF PAVEMENT
TYP	TYPICAL
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
AD	ALGEBRAIC DIFFERENCE
CR	CURVE RETURN
ROW	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FG	FINISH GRADE
FF	FINISH FLOOR
EG	EXISTING GRADE
MIN.	MINIMUM
MAX.	MAXIMUM
RCP	REINFORCED CONCRETE PIPE
Q	QUANTITY
CAP	CAPACITY
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
CONC	CONCRETE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT
L	LENGTH
R	RADIUS
T	TANGENT
Δ	DELTA ANGLE
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
HGL	HYDRAULIC GRADE LINE
HWE	HIGH WATER ELEVATION

LEGEND

	SUBDIVISION BOUNDARY
	ROW LINE
	CURB LINE
	PROPERTY LINE
	STREET CENTERLINE
	EASEMENT LINE
	MATCH LINE
	STORM SEWER LINE
	HIGH WATER MARK
	CURB AND GUTTER DROP INLET
	STORM SEWER MANHOLE
	FINISHED GROUND CONTOUR ELEVATION (INDEX)
	FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
	EXISTING GROUND CONTOUR ELEVATION (INDEX)
	EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
	NEW RETAINING ROCKWALL (2'-3" IN HEIGHT)
	NEW RETAINING ROCKWALL (3'-9" IN HEIGHT)
	STANDARD DETAIL/SECTION NUMBER
	SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED
	FINISHED SPOT ELEVATION
	LOT FINISHED GROUND ELEVATION
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	SUBDIVISION LOT AND BLOCK NUMBER
	DRAINAGE FLOW
	HIGH POINT
	LOW POINT
	EXISTING HIGH POINT
	EXISTING LOW POINT
	HEADWALL WITH WINGWALLS
	DRAINAGE AREA
	3:1 SLOPE HORIZONTAL:VERTICAL SLOPE RATIO
	WHEELCHAIR RAMP

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPD&T) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

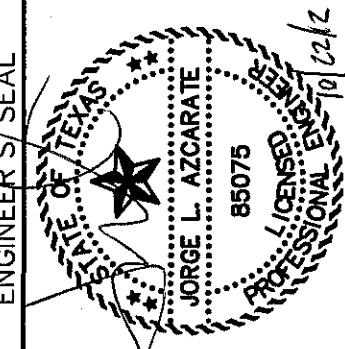
**WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377**
FOR FIELD LOCATING EXISTING UTILITIES

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GRADING PLAN	C3.1
DRAINAGE PLAN	C4.1
GRADING SECTIONS	C5.1
LOST WILLOW AVENUE PLAN & PROFILE FROM STA. 38+51.52 TO STA. 46+00.00	C6.1
LOST WILLOW AVENUE PLAN & PROFILE FROM STA. 46+00.00 TO STA. 49+40.41	C6.2
SHADY TRAIL COURT PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+27.00	C6.3
MYSTIC PATH AVENUE PLAN & PROFILE FROM STA. 4+95.70 TO STA. 10+50.00	C6.4
MYSTIC PATH AVENUE PLAN & PROFILE FROM STA. 10+50.00 TO STA. 15+69.68	C6.5
HAZY COURT PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+27.00	C6.6
JAVA CHIP PLACE PLAN & PROFILE FROM STA. 0+62.59 TO STA. 5+75.40	C6.7
RED VELVET PLACE PLAN & PROFILE FROM STA. 0+56.48 TO STA. 6+14.27	C6.8
MOCHA FREEZE STREET PLAN & PROFILE FROM STA. 0+65.89 TO STA. 6+50.00	C6.9
MOCHA FREEZE STREET PLAN & PROFILE FROM STA. 6+50.00 TO STA. 12+90.10	C6.10
FOX GROVE STREET PLAN & PROFILE FROM STA. 0+52.00 TO STA. 7+00.00	C6.11
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REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND VENTANAS SUBDIVISION (ELEVATION = 3970.62 (CITY DATUM))	DATE
REVISIONS	REVISIONS

osa
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #4894
4712 Woodrow Bean, Ste. F, El Paso, TX 79904
Office: 915.544.5232 Fax: 915.544.5233 www.osaplanet.com



SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE: SEPTEMBER, 2012	
DESIGN BY: F.Z.	
DRAWN BY: A.B.	
CHECKED BY: J.L.A.	
APPROVED BY: J.L.A.	
JOB No. 2260-016LD	

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE

GENERAL NOTES

SHEET NO.

C1.1

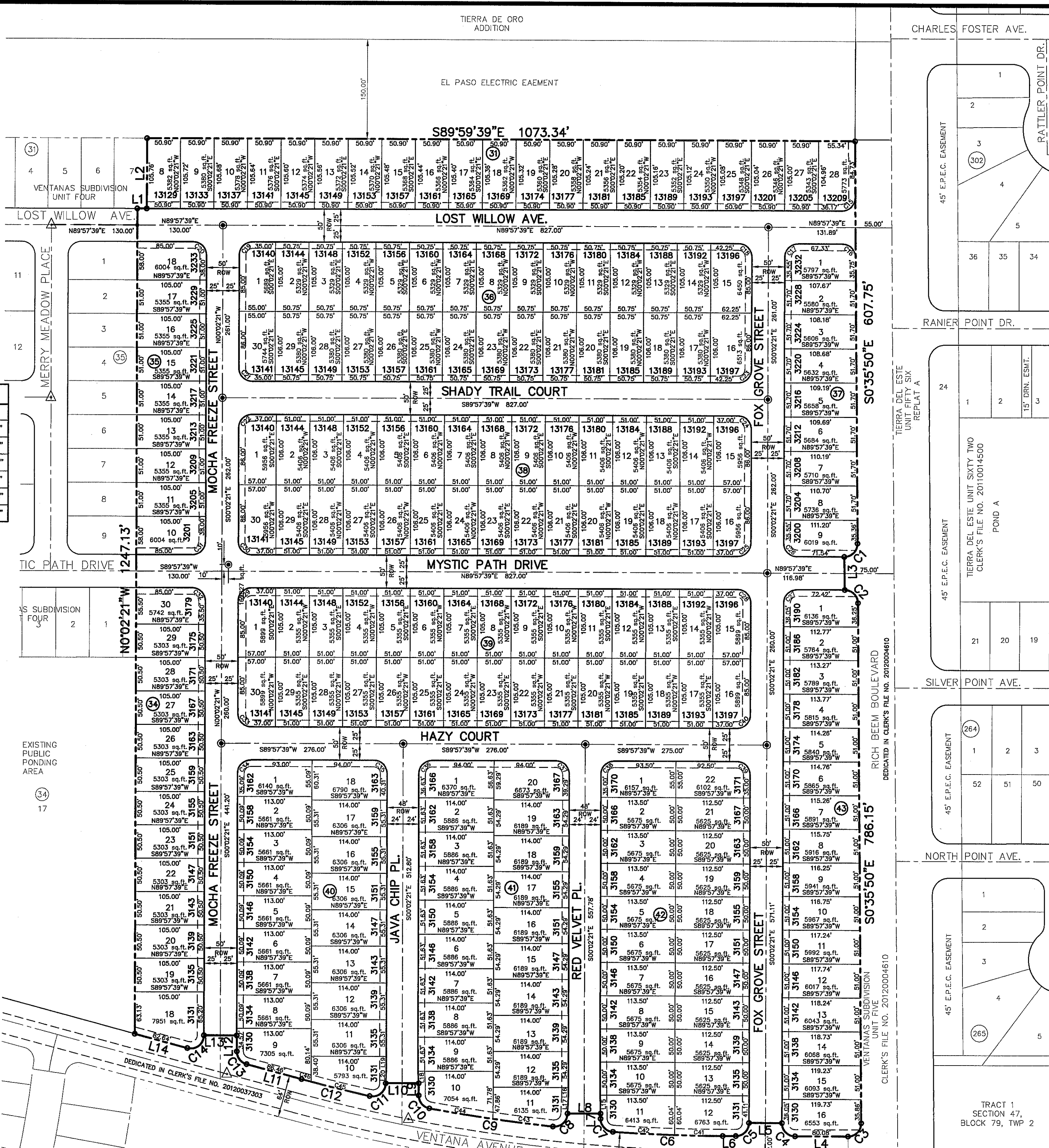
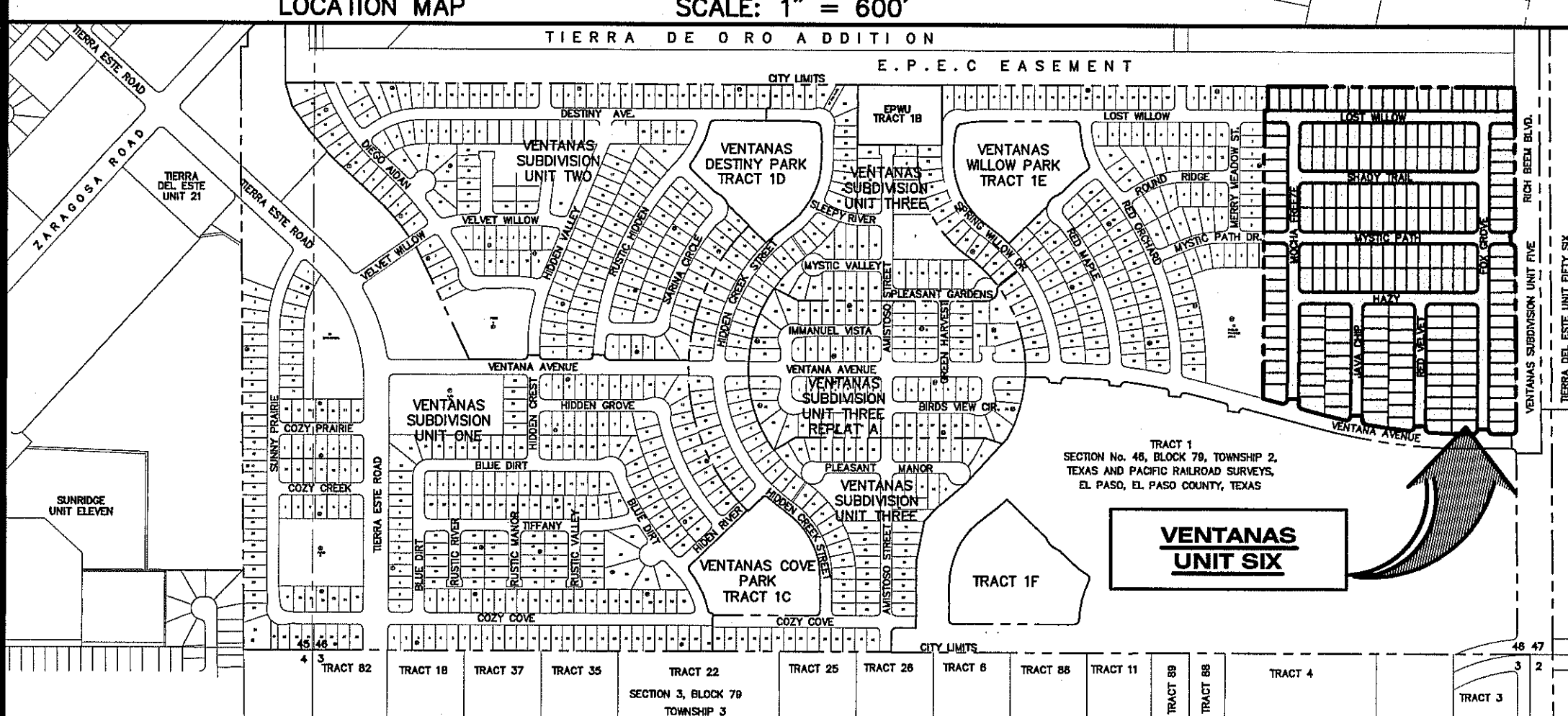
LINE	BEARING	LENGTH
L1	N89°57'39"E	14.28'
L2	N00°02'21"W	105.76'
L3	S01°02'37"E	50.01'
L4	S89°57'39"W	80.08'
L5	S89°57'39"W	50.00'
L6	S89°57'39"W	19.90'
L7	N00°02'21"W	7.75'
L8	S89°57'39"W	50.00'
L9	N00°02'21"W	18.24'
L10	S89°57'39"W	50.00'
L11	N75°02'21"W	86.46'
L12	N00°02'21"W	24.12'
L13	S89°57'39"W	50.00'
L14	N75°02'21"W	82.64'
L15	N02°06'02"W	27.80'
L16	S00°02'21"E	11.42'
L17	S02°01'20"W	27.80'
L18	N03°11'38"W	18.17'
L19	S00°02'21"E	22.17'
L20	S03°06'56"W	18.17'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.61'	20.00'	28.42'	S44°40'55"W	90°33'28"
C2	20.00'	31.22'	19.81'	28.15'	S45°19'06"E	89°26'31"
C3	20.00'	31.61'	20.00'	28.42'	S44°40'55"W	90°33'29"
C4	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C6	2468.00'	166.58'	83.32'	166.54'	N88°06'20"W	3°52'02"
C7	20.00'	30.07'	18.69'	27.31'	N43°06'20"W	86°07'58"
C8	20.00'	33.50'	22.21'	29.72'	S47°57'06"W	95°58'53"
C9	2468.00'	189.49'	94.79'	189.45'	N81°51'29"W	4°23'58"
C10	20.00'	27.79'	16.67'	25.61'	N39°50'56"W	79°37'09"
C11	20.00'	35.79'	24.93'	31.20'	S51°13'33"W	102°31'48"
C12	2468.00'	106.39'	53.20'	106.38'	N76°16'27"W	2°28'12"
C13	20.00'	26.18'	15.35'	24.35'	N37°32'21"W	75°00'00"
C14	20.00'	36.65'	26.06'	31.73'	S52°27'39"W	105°00'00"
C15	20.00'	31.61'	20.00'	28.42'	N44°40'55"E	90°33'29"
C16	20.00'	31.22'	19.81'	28.15'	N45°19'06"W	89°26'32"
C17	20.00'	35.79'	24.93'	31.20'	S51°13'33"W	90°00'00"
C18	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C19	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"

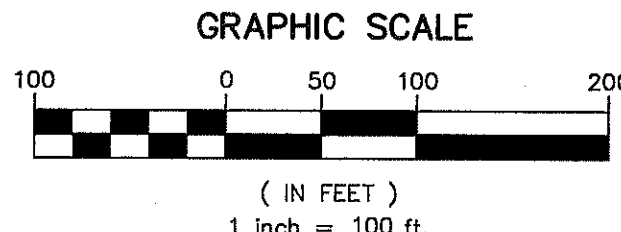
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	20.00'	31.42'	20.00'	28.28'	S45°02'21"E	90°00'00"
C22	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C23	20.00'	31.42'	20.00'	28.28'	N44°57'39"E	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C25	20.00'	31.42'	20.00'	28.28'	N44°57'39"E	90°00'00"
C26	20.00'	31.42'	20.00'	28.28'	S45°02'21"E	90°00'00"
C27	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C28	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C29	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	S45°02'21"E	90°00'00"
C31	20.00'	31.42'	20.00'	28.28'	N44°57'39"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C33	20.00'	31.42'	20.00'	28.28'	S45°02'21"E	90°00'00"
C34	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C35	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C36	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C37	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C38	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C39	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C40	20.00'	31.42'	20.00'	28.28'	N44°57'39"E	90°00'00"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	2468.00'	72.61'	36.31'	72.61'	S89°11'47"E	1°41'08"
C42	2468.00'	93.96'	46.99'	93.96'	N87°15'46"W	2°10'53"
C43	2468.00'	91.61'	45.81'	91.61'	S82°59'39"E	2°07'37"
C44	2468.00'	97.88'	48.95'	97.87'	N80°47'41"W	2°16'21"
C45	2468.00'	91.22'	45.61'	91.21'	N76°27'01"W	2°07'04"
C46	2468.00'	15.17'	7.59'	15.17'	N75°12'55"W	0°21'08"

- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VENTANAS SUBDIVISION UNIT SIX BY THE EL PASO WATER UTILITIES/PUBLIC 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 VENTANA AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, DATE _____.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, DATE _____.
 - SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, DATE _____.
 - INTERIOR LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
 - THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING VENTANA AVENUE AND RICH BEEM BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
 - ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
 - △ DENOTES PROPOSED MONUMENT AS PER VENTANAS SUBDIVISION UNIT FOUR. (NOT IN PLACE AS OF DATE OF PREPARATION)



SCHOOL DISTRICT
 SOOORO INDEPENDENT SCHOOL DISTRICT
 12300 EASTLAKE DRIVE, EL PASO, TX. 79928



FINAL PLAT
 SCALE: 1" = 100'

VENTANAS SUBDIVISION UNIT SIX

BEING A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 36.518 ACRES ±

DEDICATION

GFA, LLC the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets and utility easements as hereon laid down and designated, including easements for overhead service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service construction, and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2012.

Albert Gamboa, President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Albert Gamboa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public in and for El Paso County

My Commission Expires _____

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2012.

Chairperson _____ Executive Secretary _____

Approved for filing this _____ day of _____, 2012.

City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2012, in File No. _____ of the Plat Records.

County Clerk _____ by Deputy _____

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

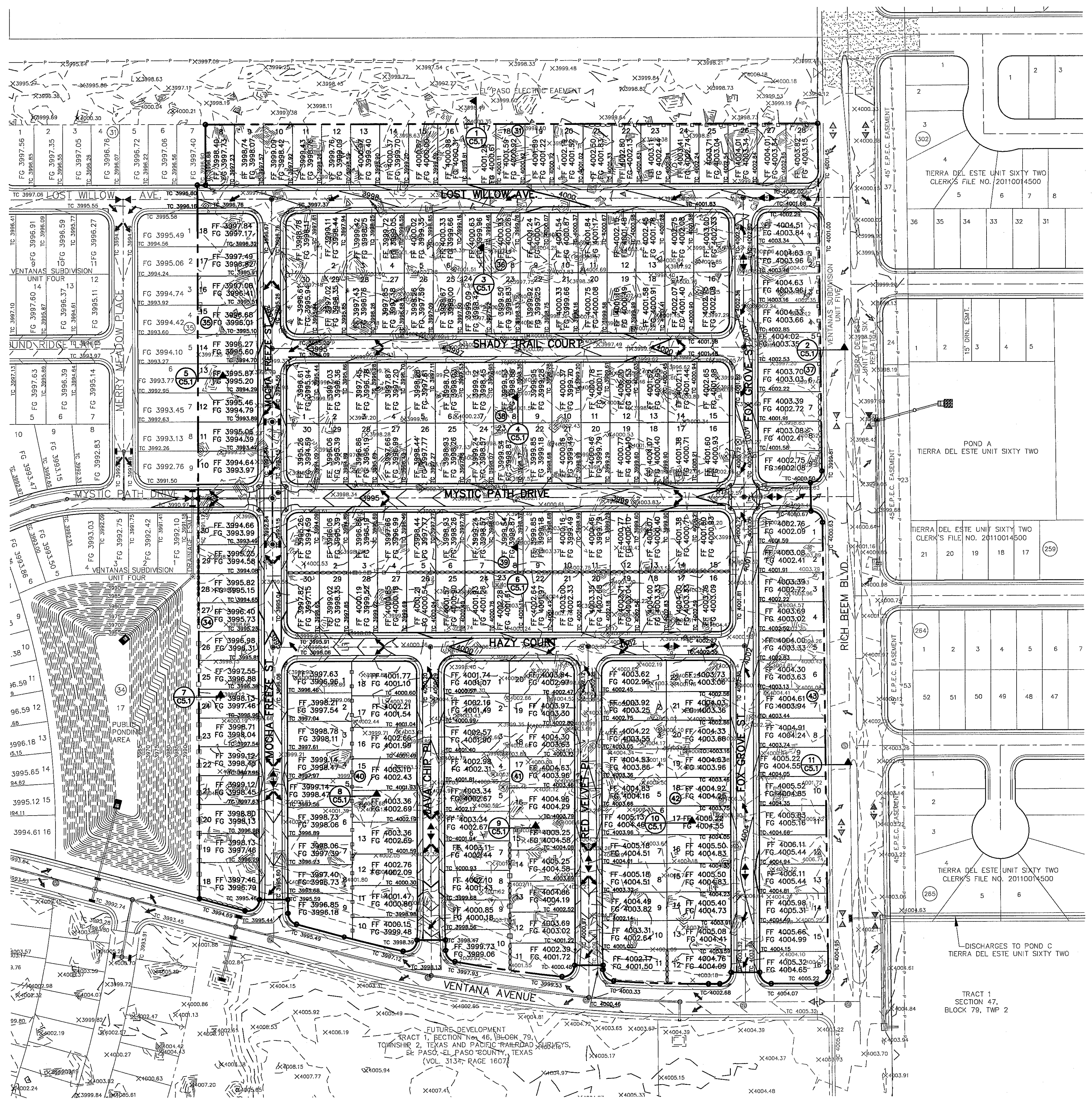
JORGE L. AZCARATE, P.E.
 Licensed Professional Engineer
 Texas License No. 85075

Benito Barragan TX, R.P.L.S. No. 5615

ENGINEER
ca
 GROUP
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-4564
 4712 Woodrow Bean, Ste. F, El Paso, TX 79924
 OFFICE: 915.544.5232 Fax: 915.544.5233 www.caegroup.net

SURVEYOR
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 10950 Pellicano Dr., Bldg. F - El Paso, TX 79935
 Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.
 DATE OF PREPARATION: SEPTEMBER 18, 2012



UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO WATER UTILITIES	(915) 496-5244
MCI SURVEILLANCE	(915) 594-5500
TIME WARNER COMMUNICATIONS	(800) MCI-WORK
TEXAS GAS SERVICE	(915) 772-1123
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDoT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

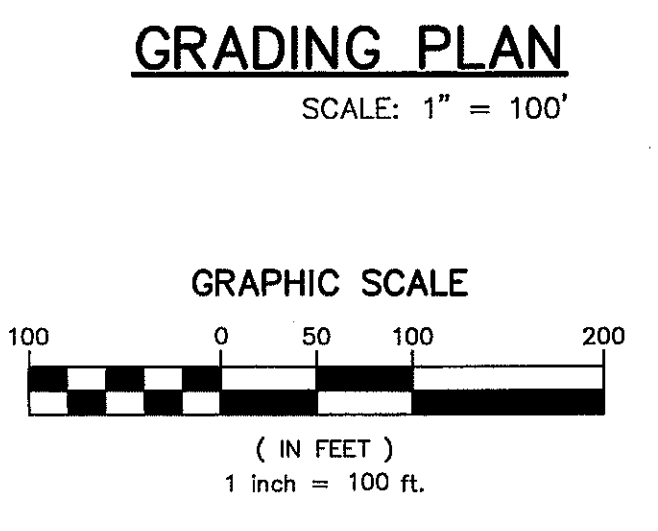
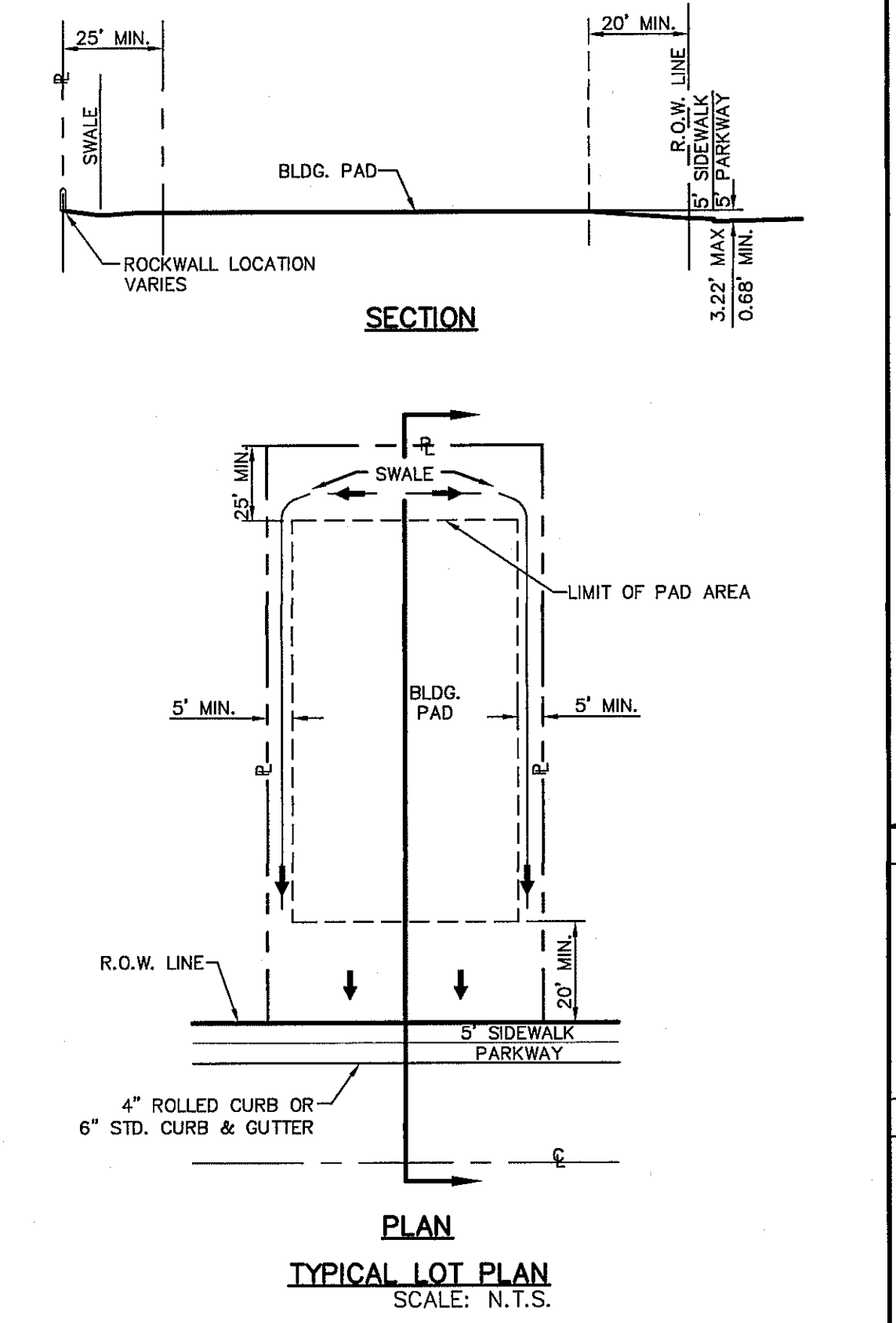
WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

- NOTES:**
- RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2-FEET.
 - SLOPED AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
 - RETAINING ROCKWALLS (RETAINING PORTIONS ONLY) IN EXCESS OF 4' HIGH TO BE BUILT BY DEVELOPER.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
 - IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (NDRCU'S, SIGNS, POLES, FIRE HYDRANTS, ETC.) REFER TO STANDARD DETAIL SHEETS.
 - IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A.
 - WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTE. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION.

BENCHMARK
BENCHMARK IS CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE ELEVATION = 3970.52 (CITY DATUM).

FLOOD ZONE:
THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212.0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

- LEGEND:**
- NEW 6' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)
 - NEW 6' HIGH RETAINING ROCKWALL (3'-9' RETAINING HEIGHT)
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS



REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).

ENGINEER'S SEAL
JOSUE L. AZARUPE
80075
TEXAS REGISTERED ENGINEERING FIRM #584

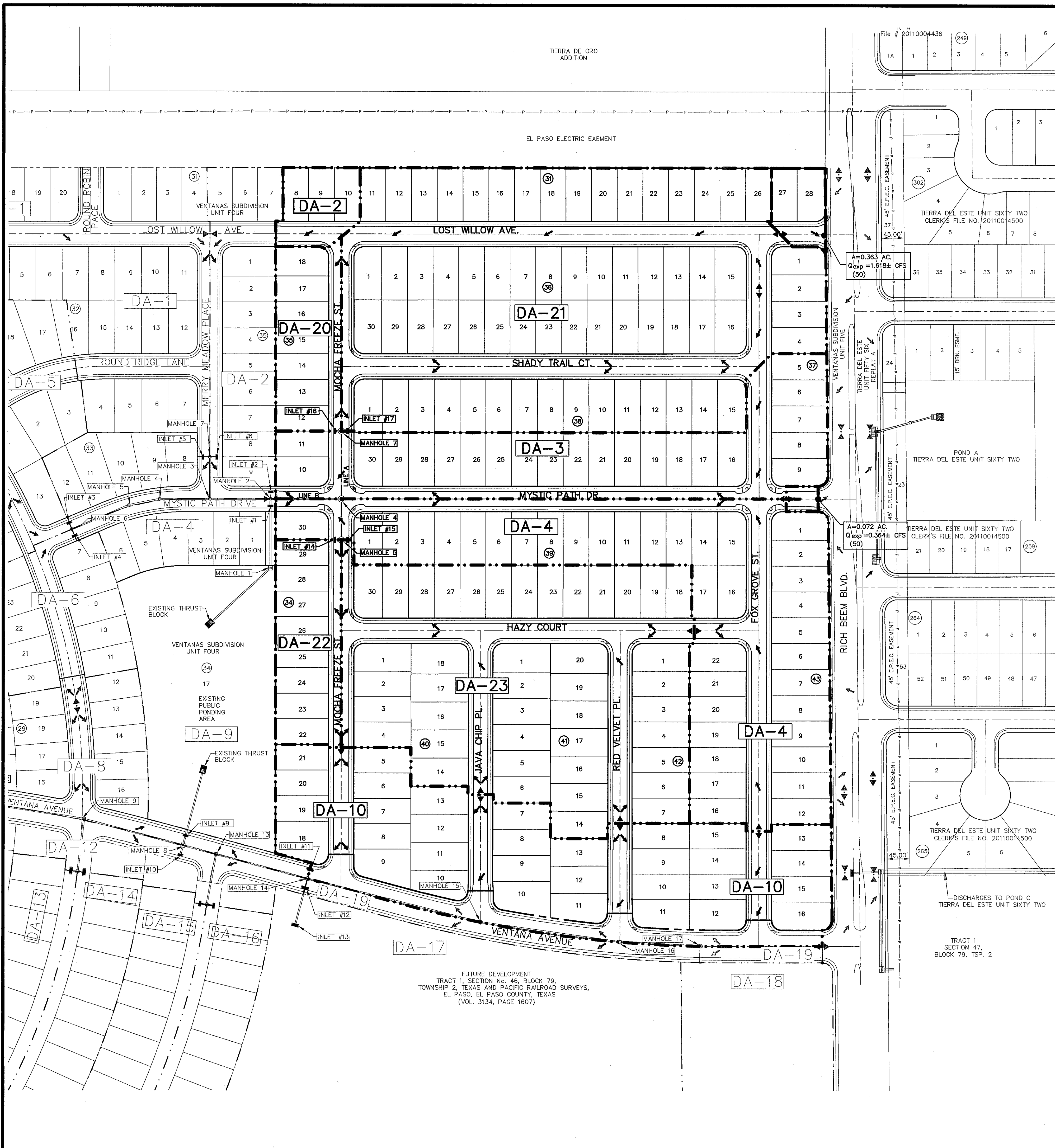
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Horizontal: N/A
Contour Interval: N/A

DESIGN BY: F.A.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPD. BY: J.L.A.
JOB NO. # 2260-0161D

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
GRADING PLAN

SHEET NO.
C3.1



EXISTING POND #1 CALCULATIONS (VENTANAS UNIT FOUR)

QT = (ARC)/12
QT = 26.959 AC-FT
A = 128.377*
R = 4
Cw = 0.63
QT X 25% = 6.740
26.959 + 6.740 = 33.699

SILT VOLUME = 1.541
0.012 AC-FT/AC
33.699 + 1.541 = 35.240 AC-FT
TOTAL req'd = 35.240 AC-FT

CW= WEIGHTED COEFFICIENT INCLUDES ALL WATERSHEDS AS INDICATED AND D-17 AND D-18.
*INCLUDES ALL FUTURE RUNOFF TOTAL AREA.

EXISTING POND #1 AREAS (VENTANAS UNIT FOUR)

CONTOUR	ACCUMULATED VOLUME (AC-FT.)
3993	40.309
3992	37.637
3991	35.067
3990	32.598
3989	30.228
3988	27.955
3987	25.778
3986	23.695
3985	21.705
3984	19.804
3983	17.993
3982	16.270
3981	14.831
3980	13.077
3979	11.672
3978	10.411
3977	9.227
3976	8.118
3975	7.081
3974	6.115
3973	5.219
3972	4.391
3971	3.628
3970	2.930
3969	2.295
3968	1.721
3967	1.206
3966	0.749
3965	0.347
3964	0.000

EXISTING POND #1 (VENTANAS UNIT FOUR)

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET TOWER FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION (FT.)	FREE BOARD (FT.)	TOP ELEVATION
1	35.240	40.309	332.55	0	3991.07	3964	1.93	3993

50 YEAR STORM CALCULATIONS FOR WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (150) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q50 (CFS) (6)
DA-1	7.884	3.090	30.35	0.600	14.616
DA-2	2.271	3.498	24.90	0.600	4.766
DA-3	5.069	3.472	25.21	0.600	10.560
DA-4	7.561	3.182	29.00	0.600	14.435
DA-5	9.951	2.671	37.80	0.543	14.432
DA-6	1.556	3.717	22.50	0.600	3.470
DA-7	5.707	3.222	28.44	0.600	11.032
DA-8	5.625	3.331	26.95	0.600	11.242
DA-9	3.305	5.573	10.00	0.330	6.078
DA-10	5.999	3.123	29.86	0.600	11.240
DA-11	4.687	3.587	23.88	0.600	10.087
*DA-12	5.778	3.211	28.58	0.600	11.131
*DA-13	4.163	3.534	24.48	0.580	8.532
*DA-14	4.099	3.433	25.68	0.600	8.443
*DA-15	2.985	3.932	20.41	0.600	6.995
*DA-16	3.235	3.906	20.65	0.600	7.581
*DA-17 (D)	21.725	5.573	10.00	0.850	102.912
*DA-17 (U)	21.725	3.212	28.57	0.400	27.912
*DA-18 (D)	5.911	5.527	10.20	0.850	27.769
*DA-18 (U)	5.911	3.182	29.00	0.400	7.523
DA-19	0.762	5.573	10.00	0.900	3.821
DA-20	1.091	3.766	21.80	0.600	2.478
DA-21	10.499	3.480	25.210	0.600	21.922
DA-22	1.209	3.816	21.50	0.600	2.768
DA-23	7.365	3.676	22.93	0.600	16.244

DROP INLETS

NO.	REQ. FLOW CAPACITY Q REQ (CFS)	AVAIL. FLOW CAPACITY Q AVAIL. (CFS)	ADDITIONAL FLOW (CFS)	# OF BYPASS GRATES	TYPE OF INLET	INLET LOCATION
1	14.435	17.748	0	1.938	2	III SUMP
2	10.560	19.297	1.638	0	2	I SUMP
3	14.432	10.123	0	5.481	2	I ON-GRADE
4	3.470	10.123	5.481	0	2	I ON-GRADE
5	14.616	11.501	4.825	0	2	I ON-GRADE
6	4.766	11.501	4.825	0	2	I ON-GRADE
7	11.032	15.020	0	0	3	I ON-GRADE
8	10.087	11.031	0	0	2	I ON-GRADE
9	11.242	19.267	0.589	0	2	I SUMP
10	11.131	19.267	4.089	0	2	I SUMP
11	11.240	10.851	0	0.389	2	I ON-GRADE
12	11.344	11.109	0	0.235	2	I ON-GRADE
13	27.912	31.439	0	0	3	OFF-ST SUMP
14	2.768	13.100	6.738	0	2	I ON-GRADE
15	16.244	13.100	0	6.738	2	I ON-GRADE
16	2.478	12.450	9.722	0	2	I ON-GRADE
17	21.922	12.450	0	9.722	2	I ON-GRADE

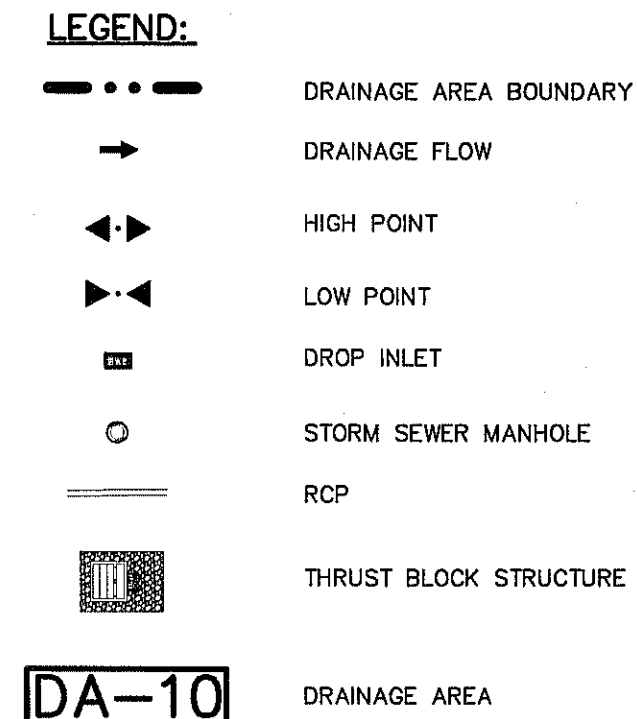
THESE CAPACITIES CORRESPOND TO A CLOGGON FACTOR OF 0.5 AVAILABLE FLOW CAPACITIES SHOWN AT ON-GRADE INLETS REFLECTS CAPACITIES WITH INLET GRATE EFFICIENCIES.

MOMENTUM COMPUTATION

LOCATION @ INLET	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.373	3.000	1.125
2	0.373	3.000	1.125
3	0.328	2.745	0.900
4	0.328	2.745	0.900
5	0.340	2.745	0.933
6	0.340	2.745	0.933
7	0.360	2.791	1.005
8	0.349	2.729	0.952
9	0.341	3.195	1.089
10	0.385	3.468	1.335
11	0.341	3.195	1.089
12	0.347	3.232	1.121
14	0.302	3.549	1.072
15	0.302	3.549	1.072
16	0.356	2.955	1.052
17	0.356	2.955	1.052

WATERSHED INCLUDES ALL PROPOSED FUTURE DRAINAGE AREA (D) DEVELOPED RUN-OFF THAT WILL BE CAPTURED BY SEPARATE STORM SYSTEM (U) UNDEVELOPED RUN-OFF

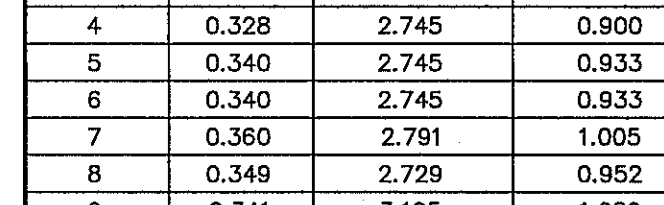
- REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)
- WATERSHED AREA IDENTIFICATION
 - AREA FROM DRAINAGE PLAN
 - RAINFALL INTENSITY, 50 YEAR STORM => PLATE NO. 2-14
 - TIME OF CONCENTRATION: TC= T (OVERLAND) + T (GUTTER)
 - RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA = 0.60
PAVEMENT AREA = 0.90
 - Q₅₀ = C X A X I^{0.50}



SCALE: 1" = 100'

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

DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHECKED BY: J.L.A.
APPROVED BY: J.L.A.
JOB No. - 22060-01B1D



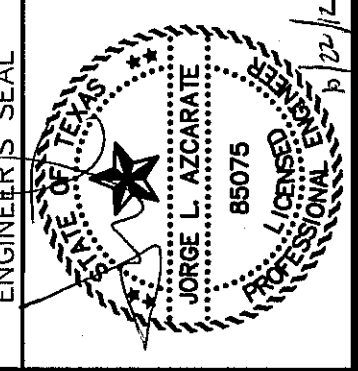
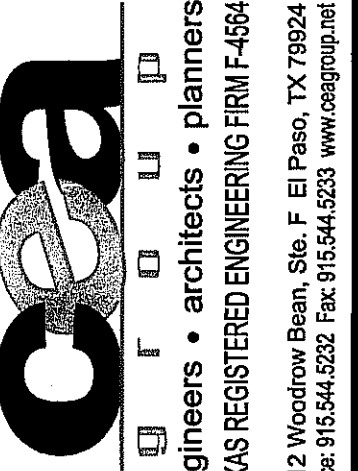
DRAINAGE PLAN
SCALE: 1" = 100'

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

REFERENCES — BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.52 (CITY DATUM).

DATE REVISIONS BY



PROJECT TITLE

VENTANAS SUBDIVISION UNIT SIX SUBDIVISION IMPROVEMENTS

SHEET TITLE

DRAINAGE PLAN

SHEET NO.

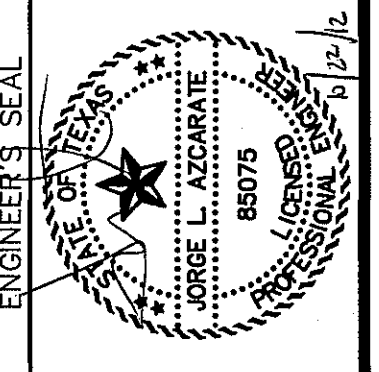
C4.1

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.32 (CITY DATUM).

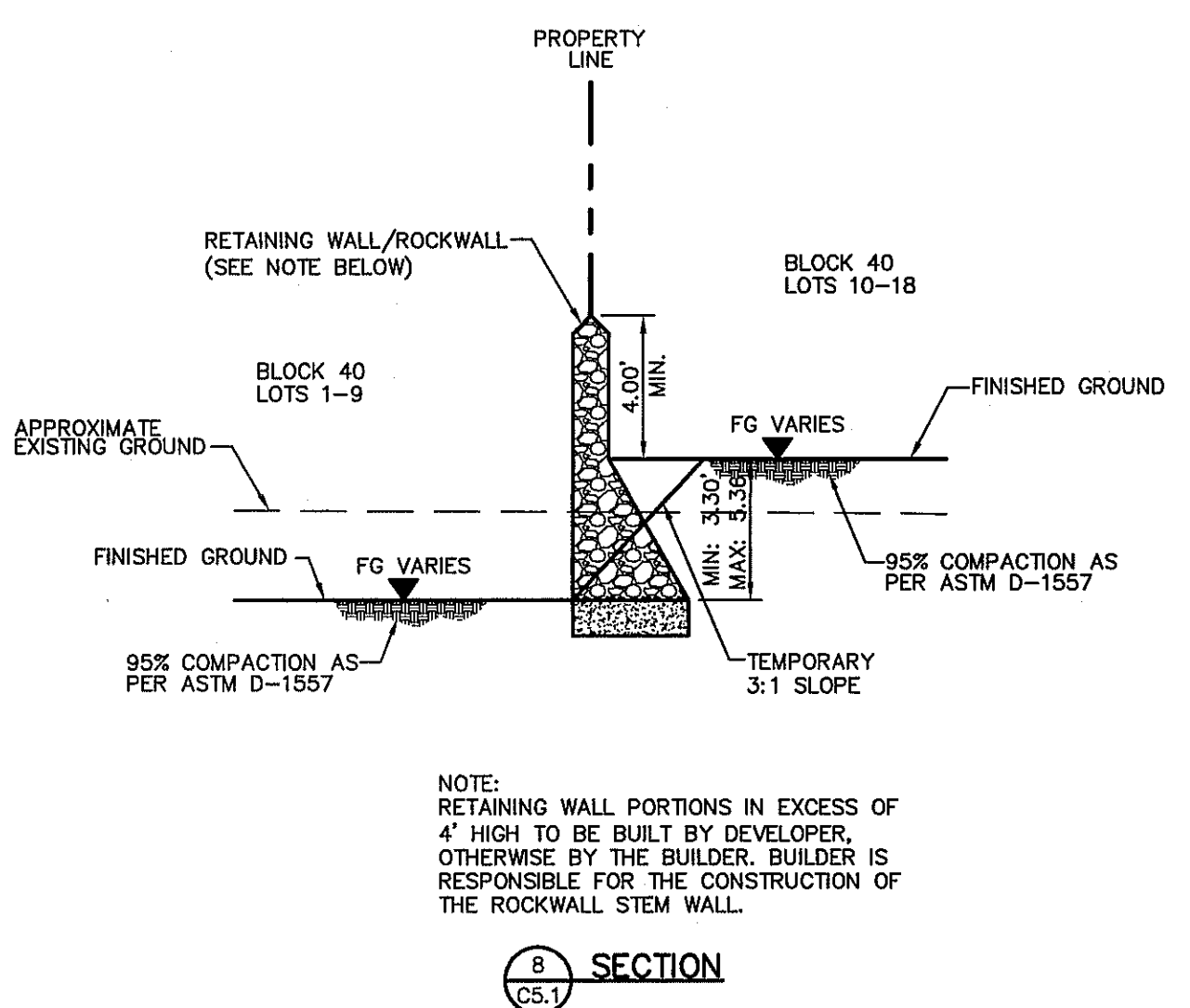
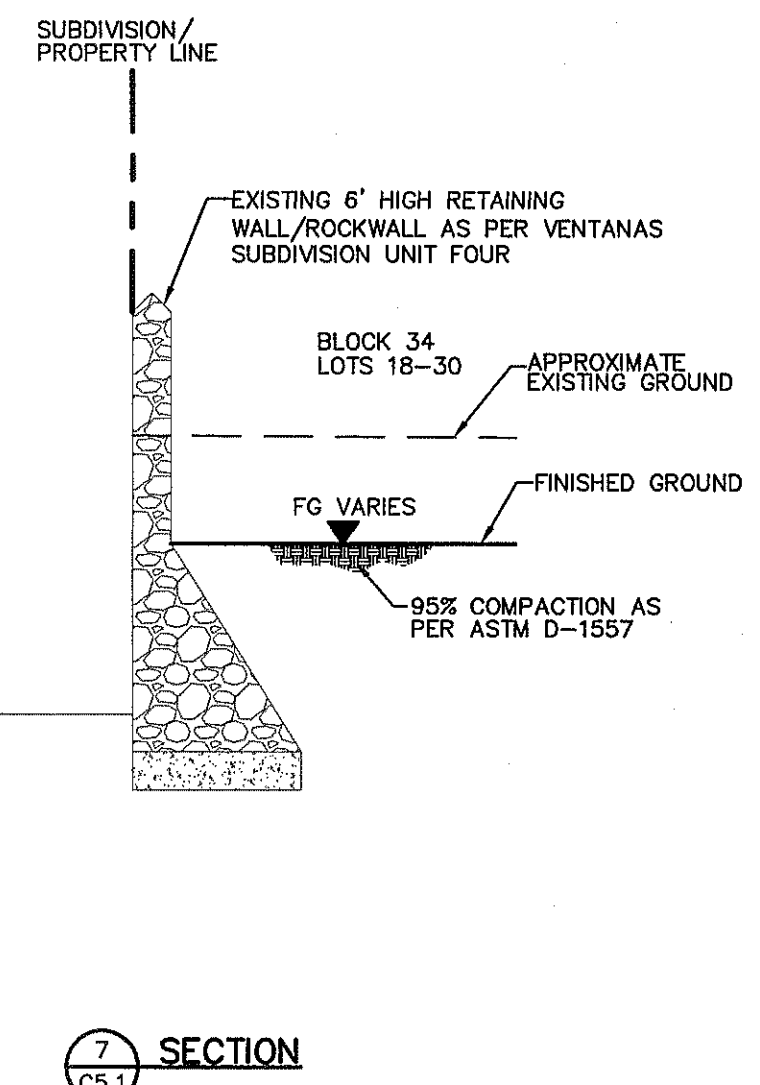
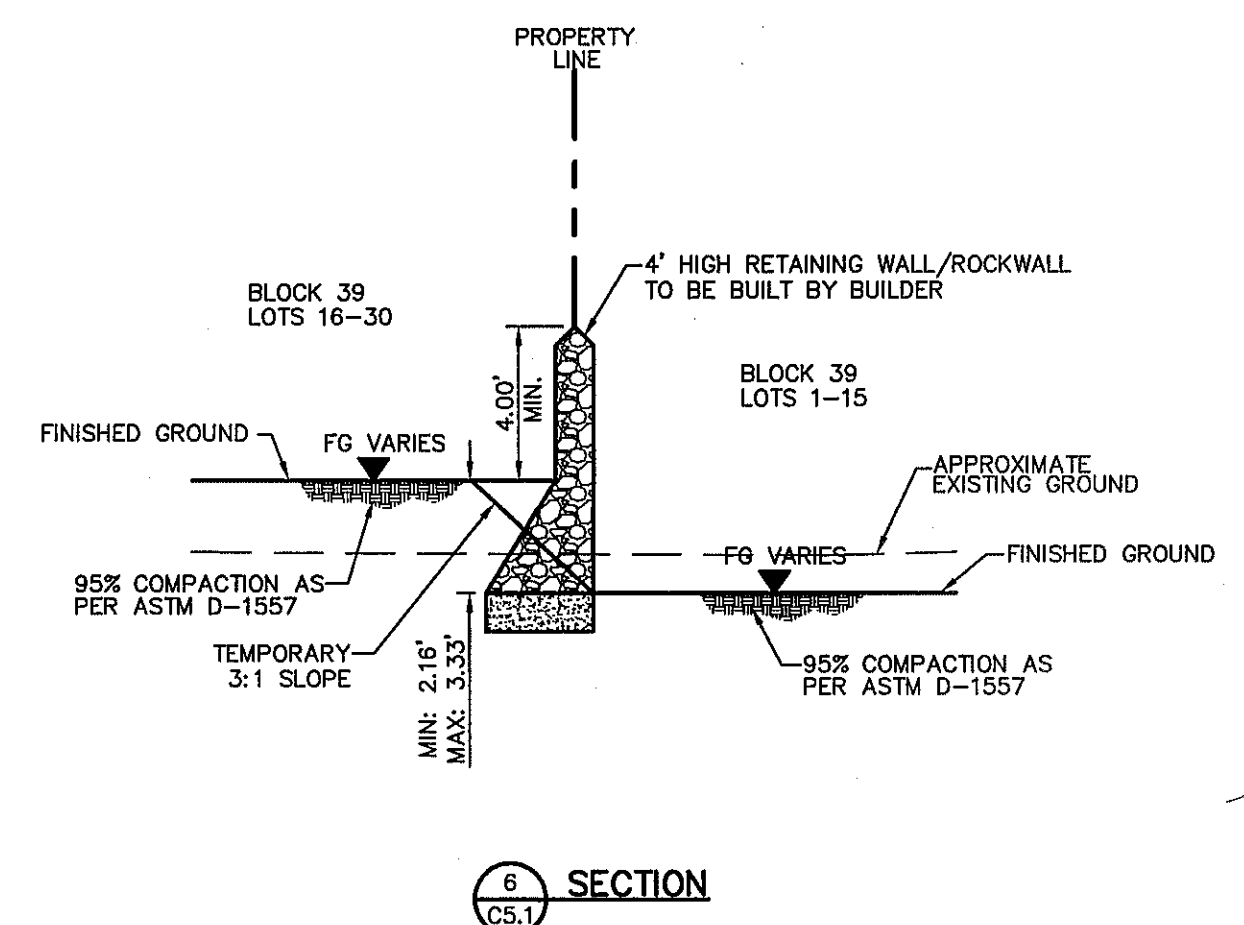
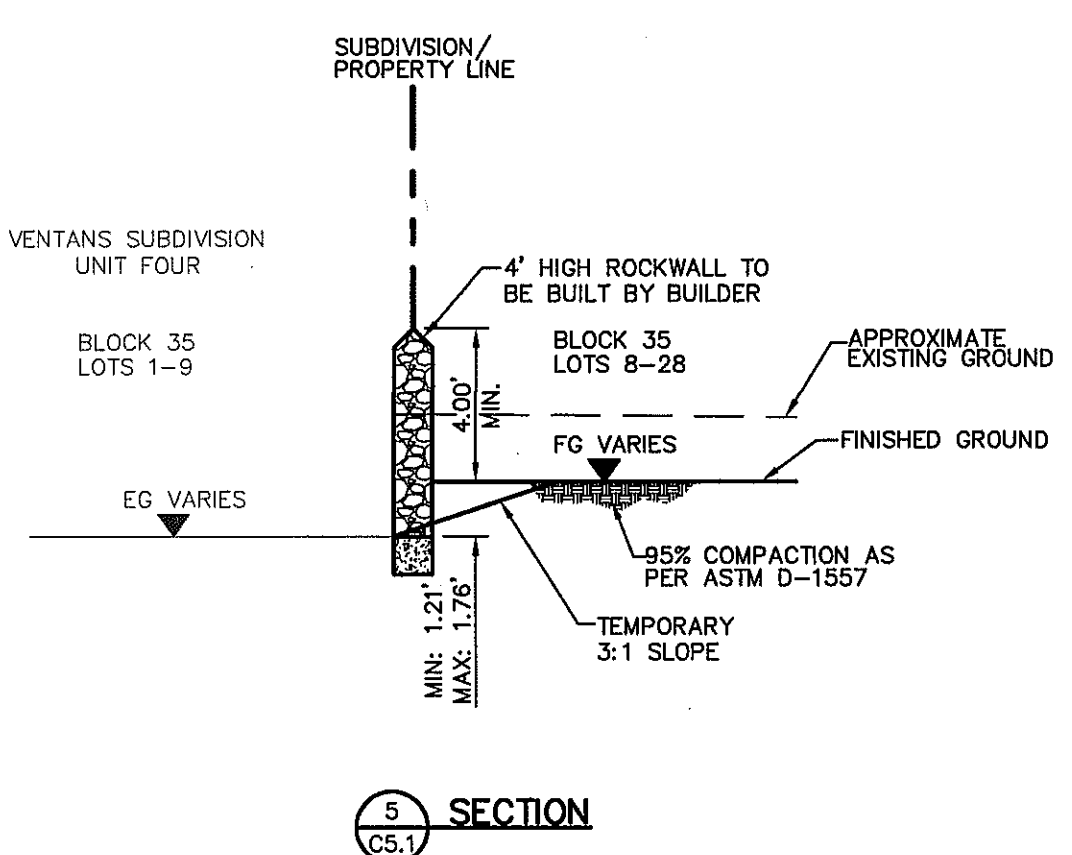
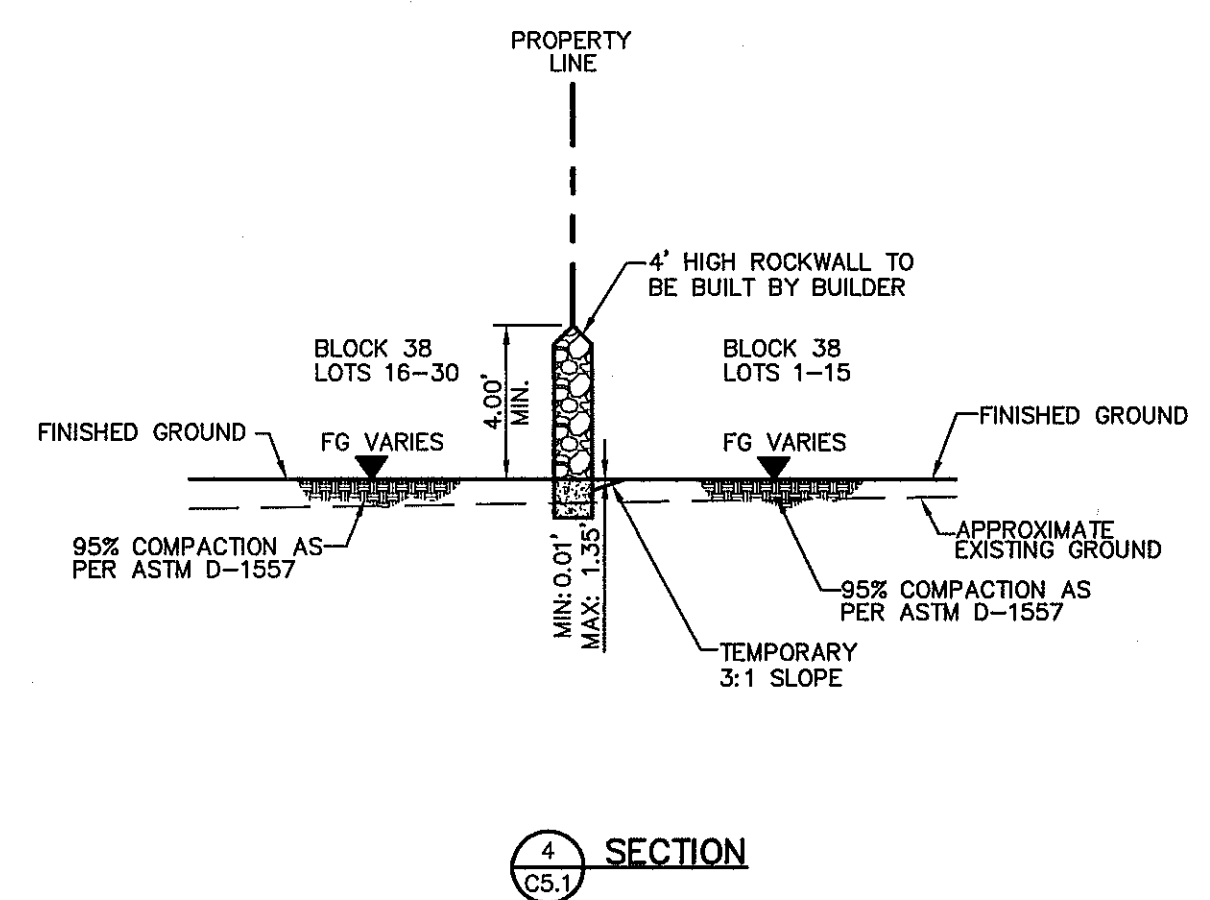
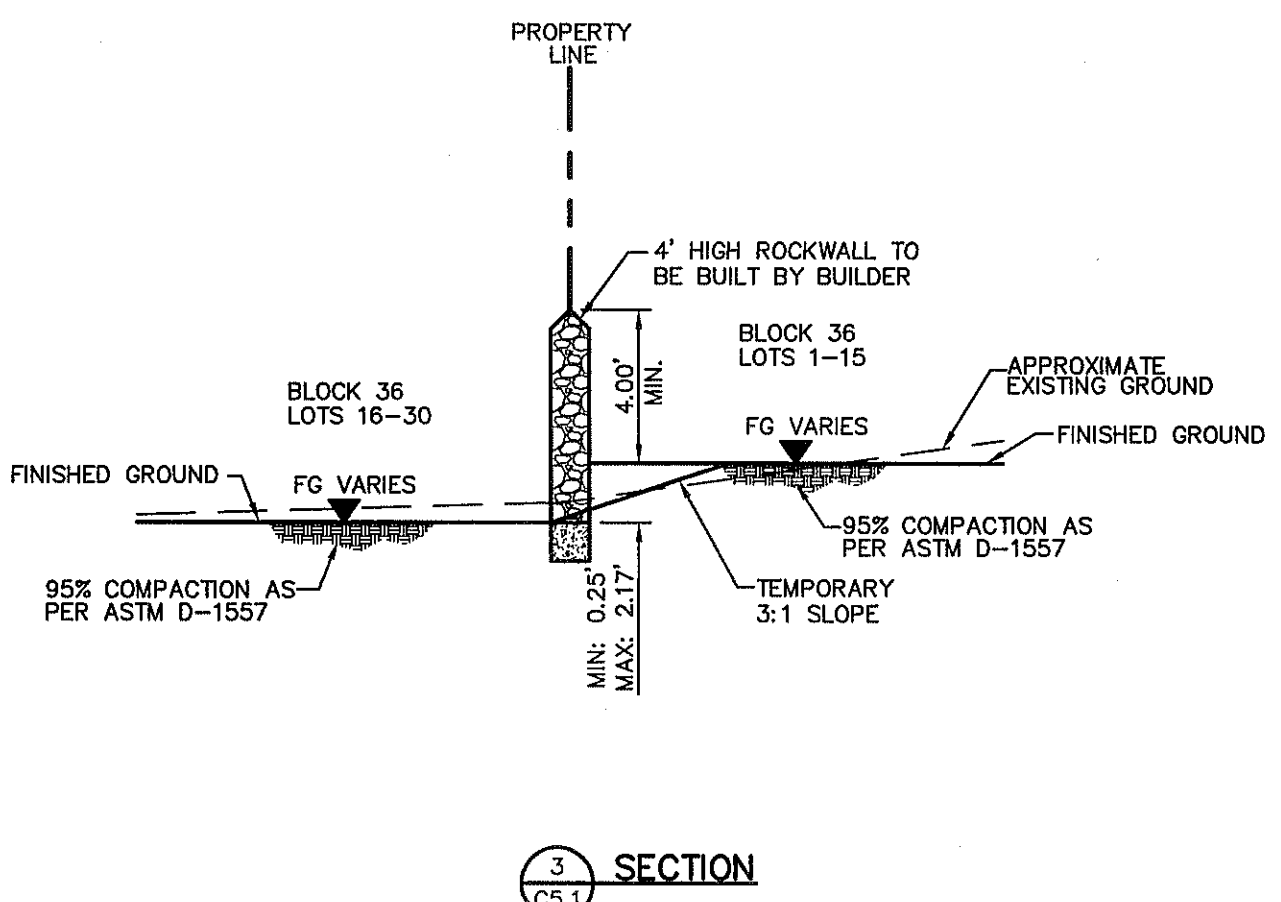
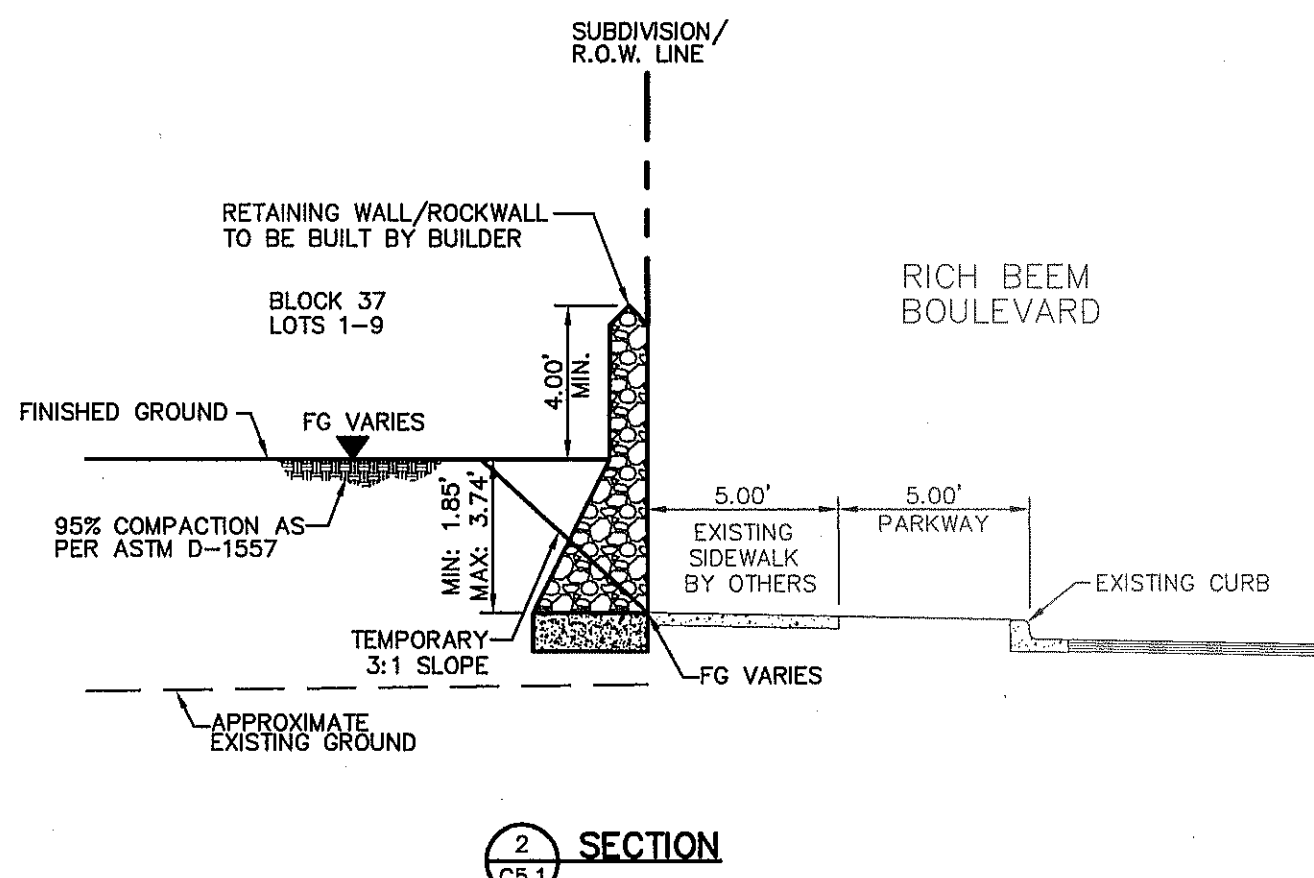
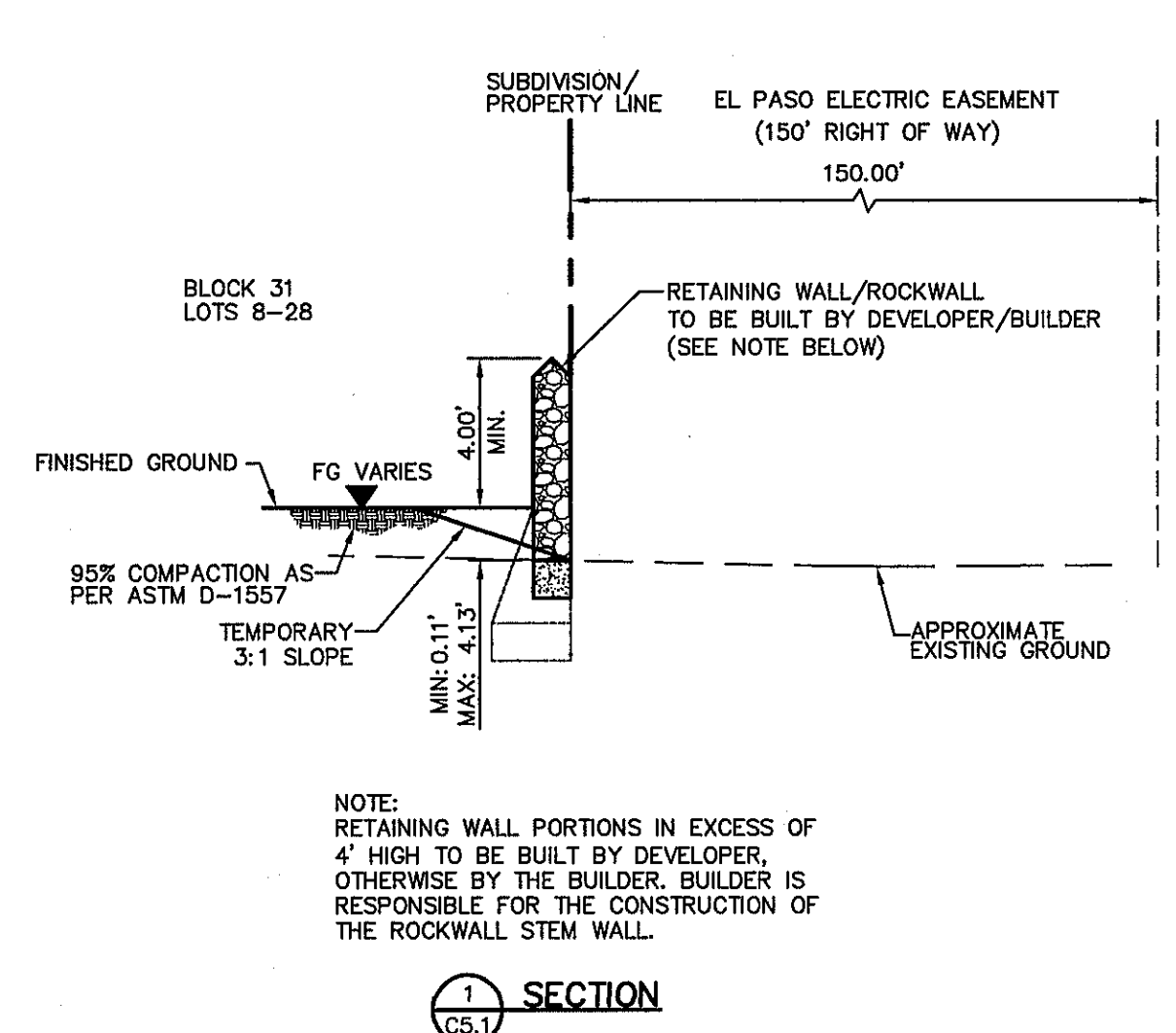


SCALE AS SHOWN
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 Vertical: N/A
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 DESIGN BY: E.L.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 JOB No. 2260-0161D

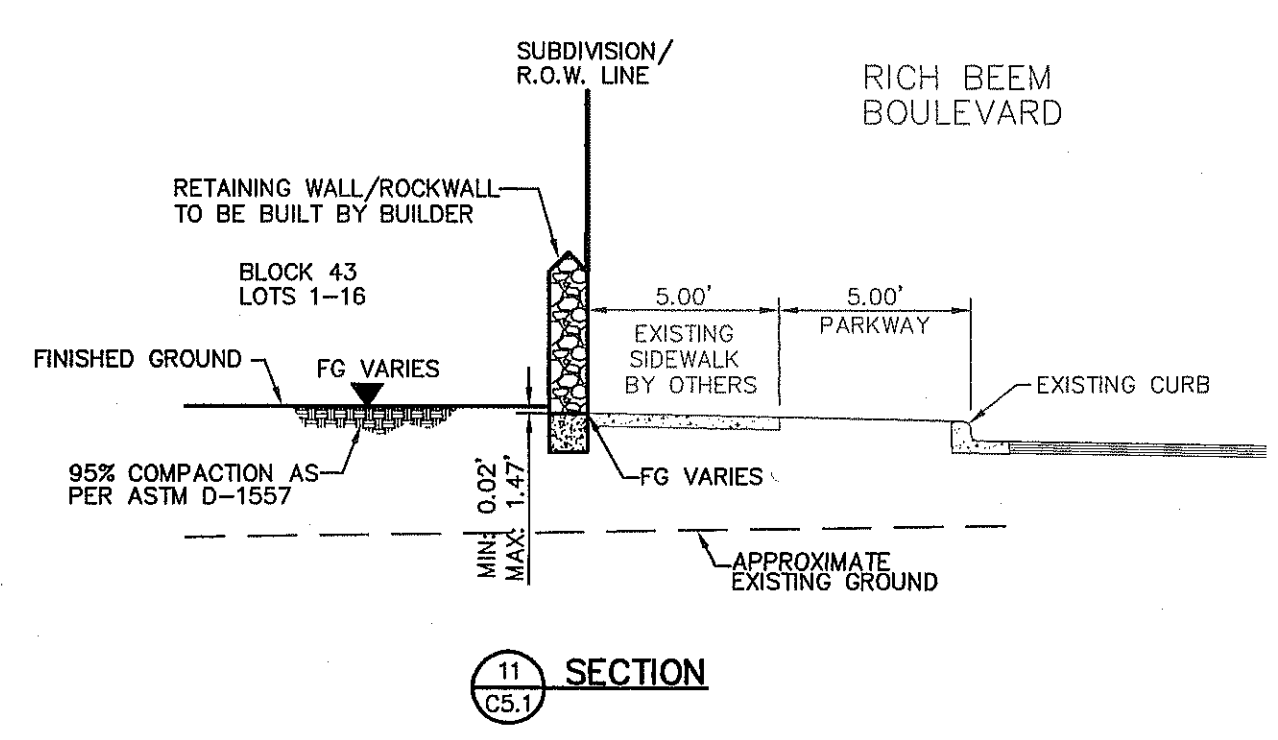
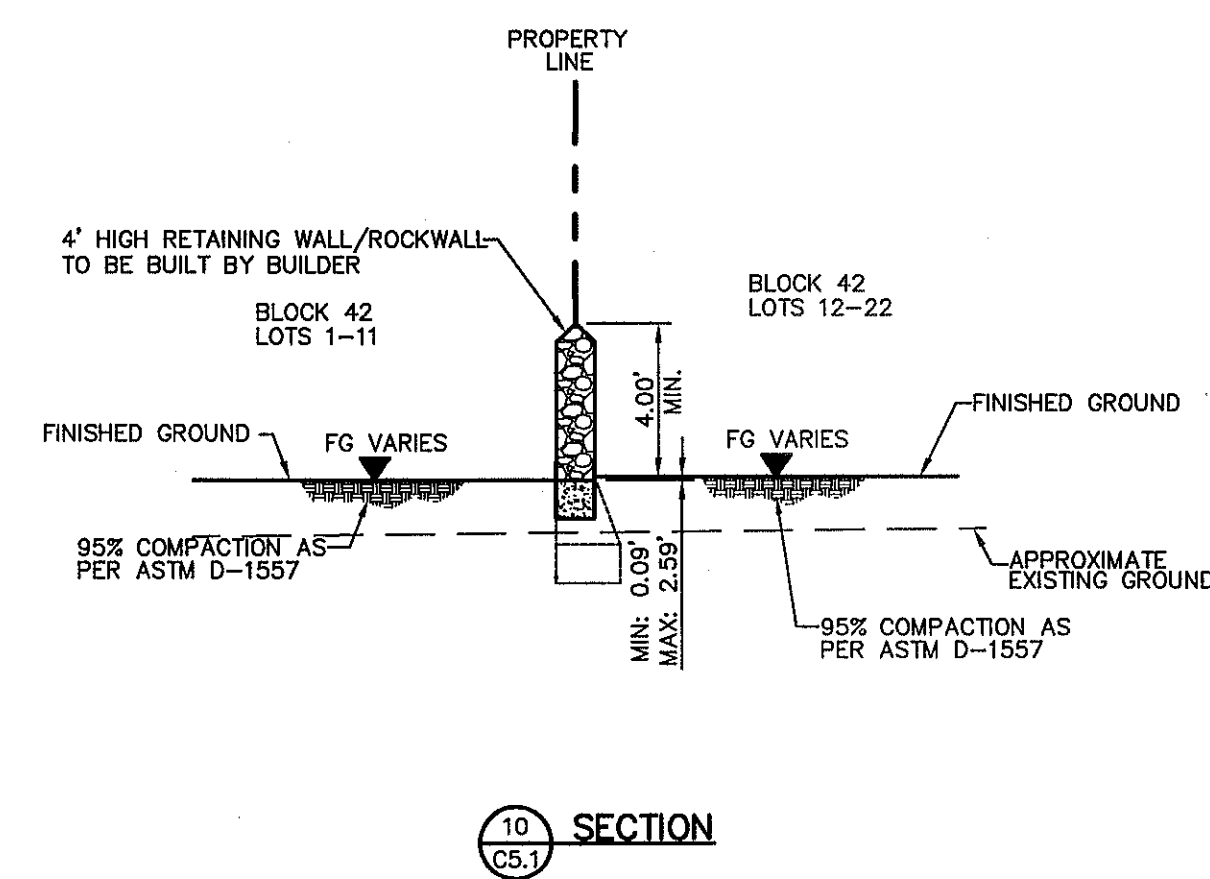
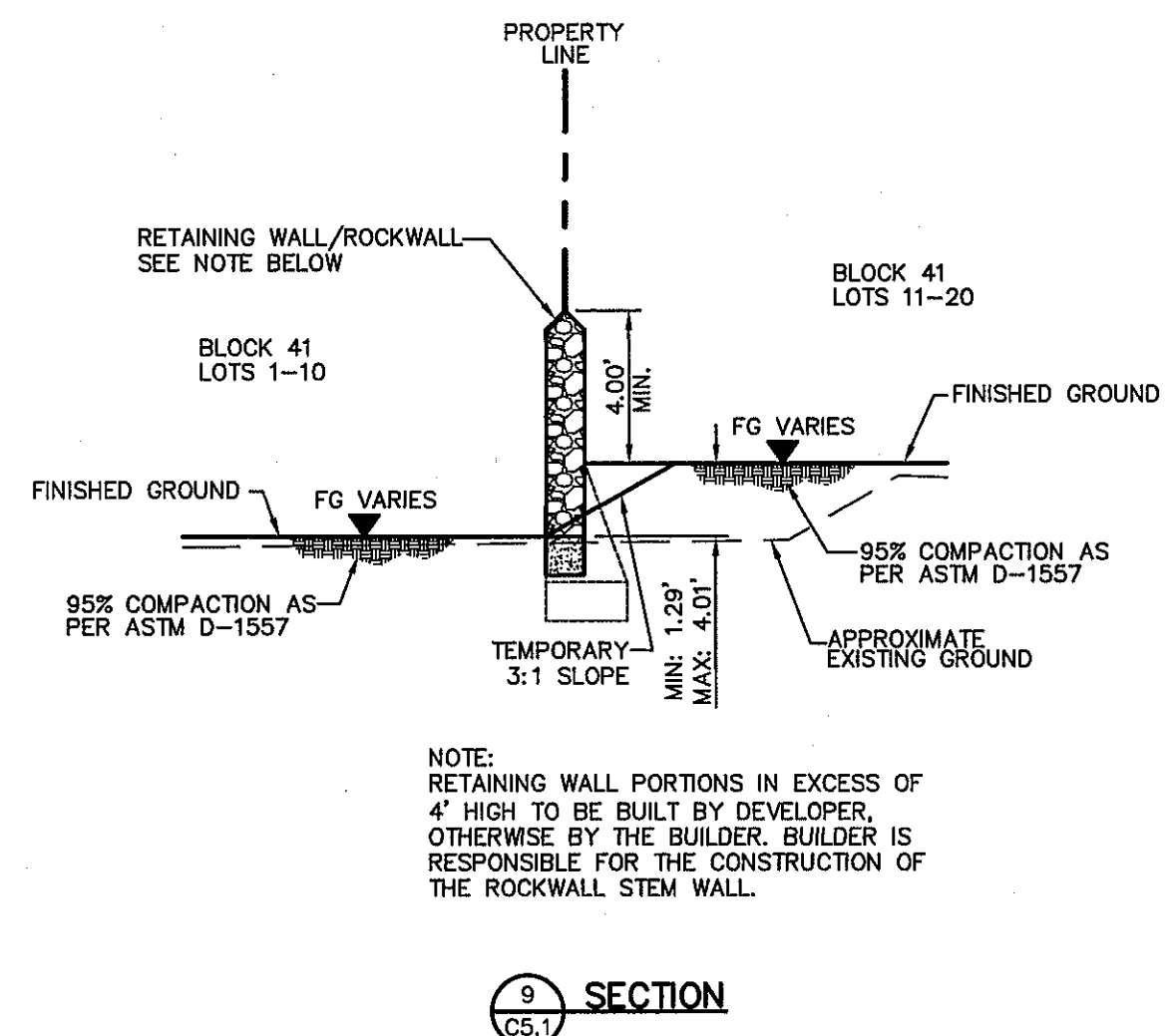
PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
GRADING SECTIONS

SHEET NO.
C5.1



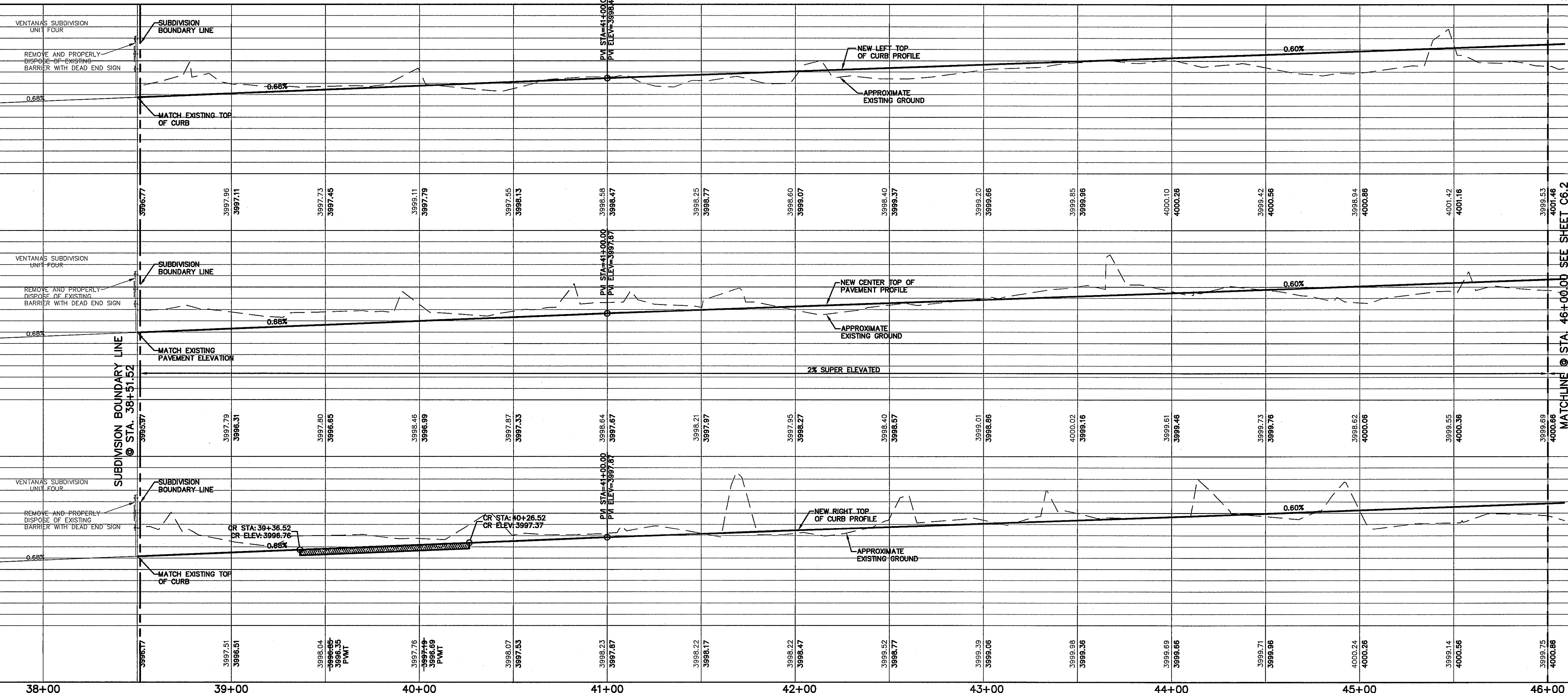
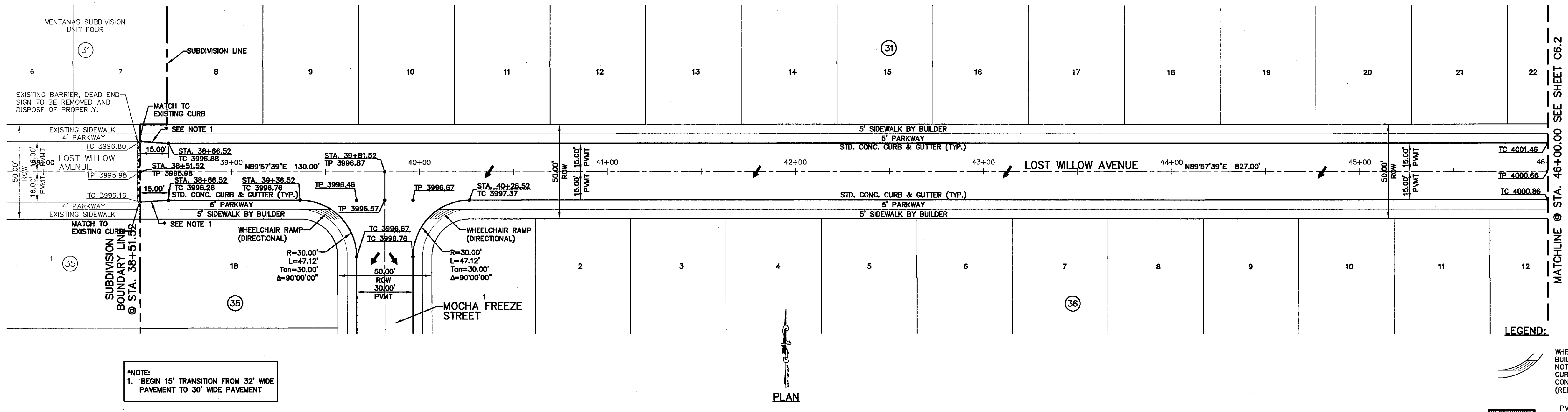
NOTE: RETAINING WALL PORTIONS IN EXCESS OF 4' HIGH TO BE BUILT BY DEVELOPER. OTHERWISE BY THE BUILDER. BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE ROCKWALL STEM WALL.



S:\2260\2260-0161D\0605\Construction\Drawings\Improvements\Plan\2260-016-C5.1 Grading Sections.dwg, Grading Sections 1, 10/19/2012 10:26:41 AM

UTILITY LOCATOR SERVICES		
EL PASO ELECTRIC COMPANY	(915) 543-5720	
EL PASO ENERGY CORPORATION	(915) 498-5244	
EL PASO WATER UTILITIES	(915) 594-5500	
MCI SURVEILLANCE	(800) MCI-WORK	
TIME WARNER COMMUNICATIONS	(915) 772-1123	
TEXAS GAS SERVICE	(915) 680-7200	
SBC	(800) 545-6005	
AT&T	(800) 852-3786	
U.S. SPRINT TELECOMM	(800) 521-0579	
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750	(915) 240-3220

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



DATE	REVISIONS	BY

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).

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

DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHECKED BY: J.L.A.
 APP'D BY: J.L.A.

PROJECT TITLE

**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

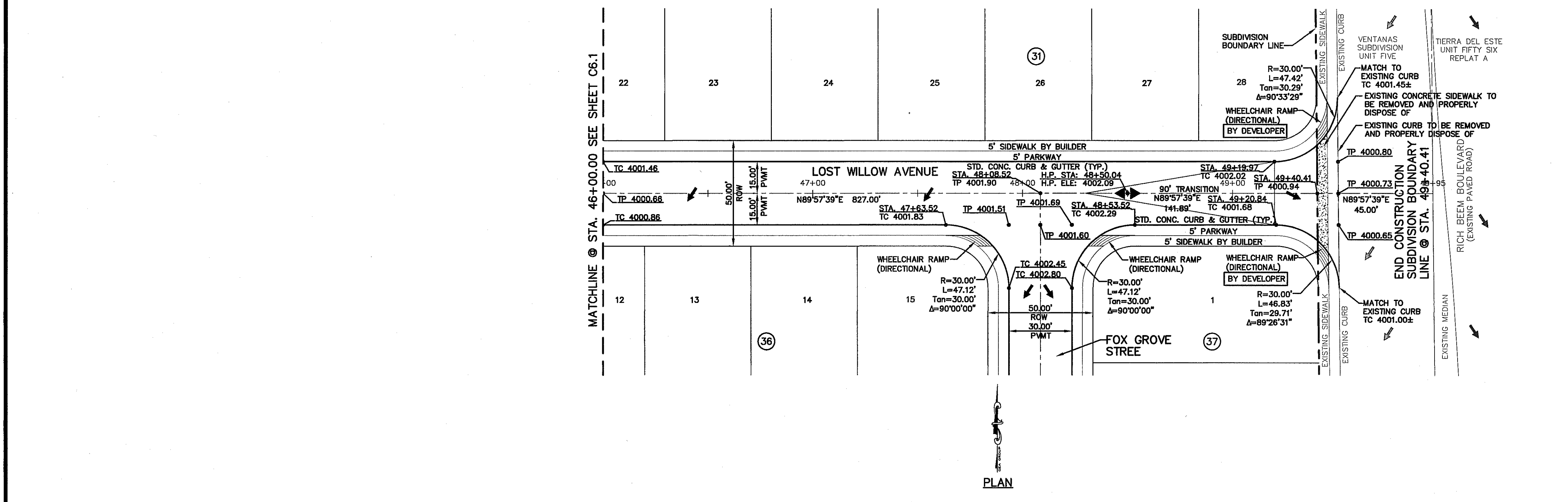
**LOST WILLOW AVENUE
 PLAN & PROFILE
 FROM STA. 38+51.52
 TO STA. 46+00.00**

SHEET NO.

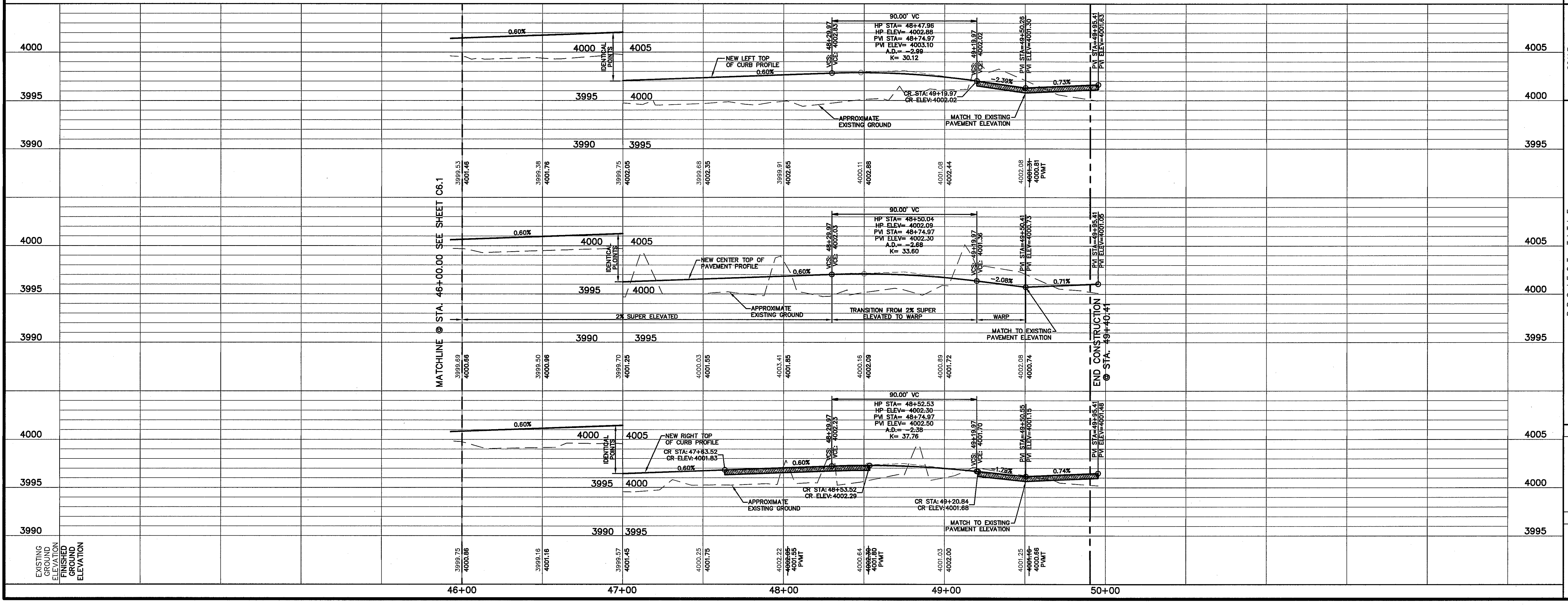
C6.1

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

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

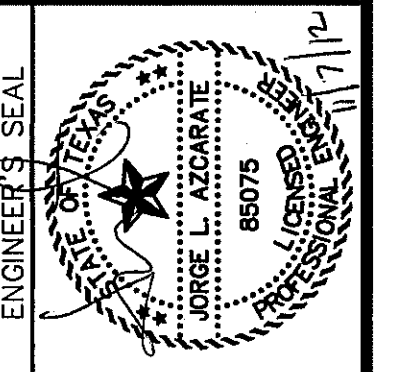


LEGEND:
 WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)
 PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.



DATE	REVISIONS	BY

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SCALE: 1"=30'
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 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: K.Z.
 DRAWN BY: A.B.
 CHECKED BY: J.L.A.
 APP. NO. B. 11
 JOB NO. 2-2602-0161D

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**LOST WILLOW
 AVENUE
 PLAN & PROFILE
 FROM STA. 46+00.00
 TO STA. 49+40.41**

SHEET NO.
C6.2

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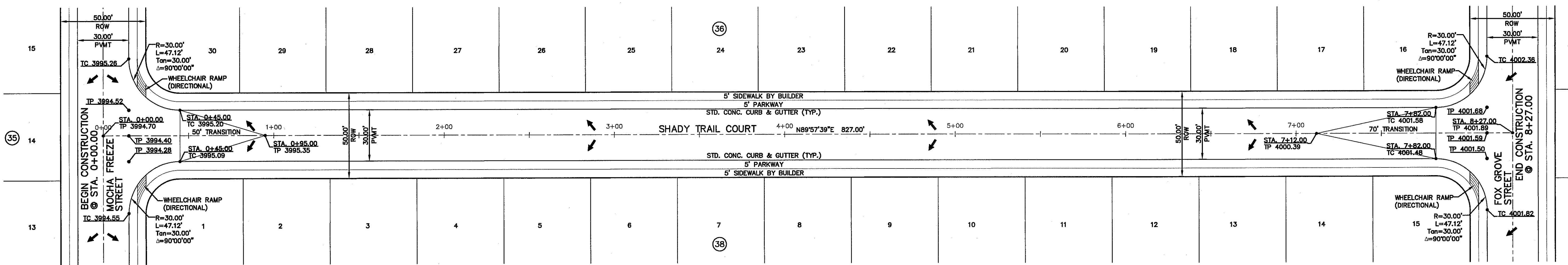
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
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1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY

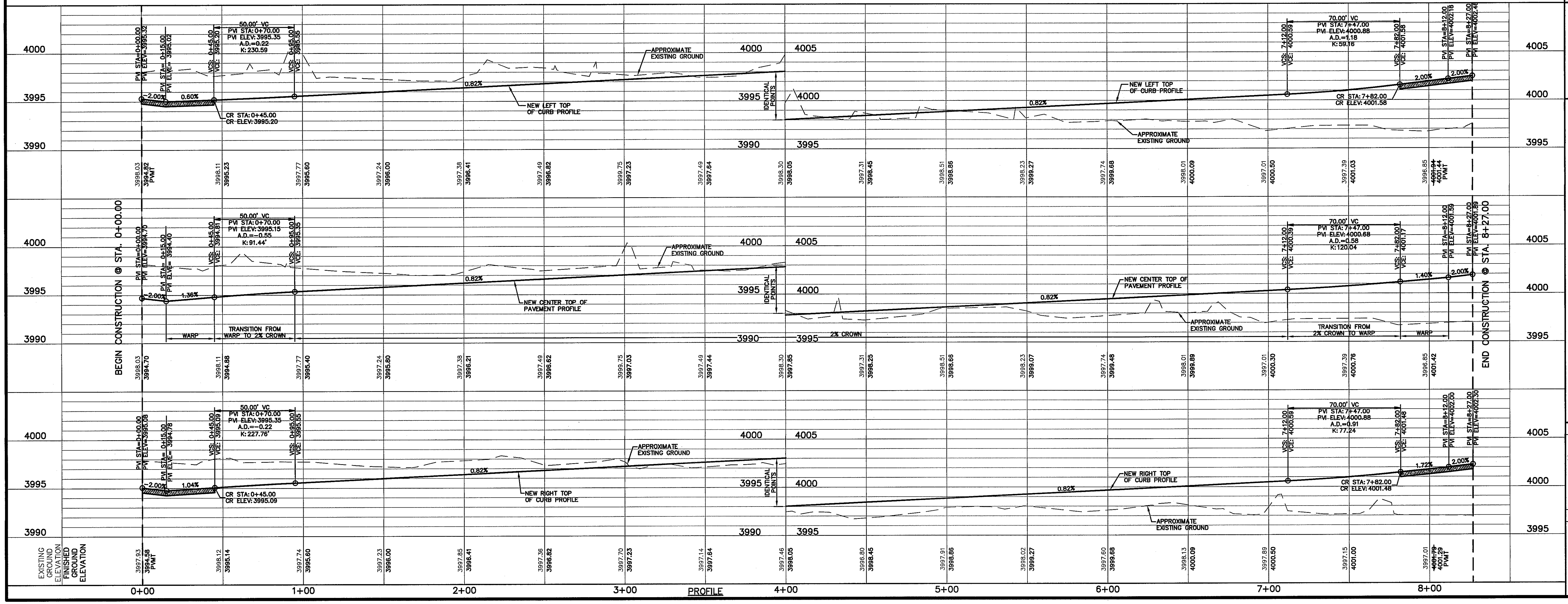
REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.52 (CITY DATUM).

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LEGEND:
 WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C6.3)
 PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

PLAN



SCALE: 1"=30'
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 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO. 2260-0161.D

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SHADY TRAIL COURT
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+27.00**

SHEET NO.

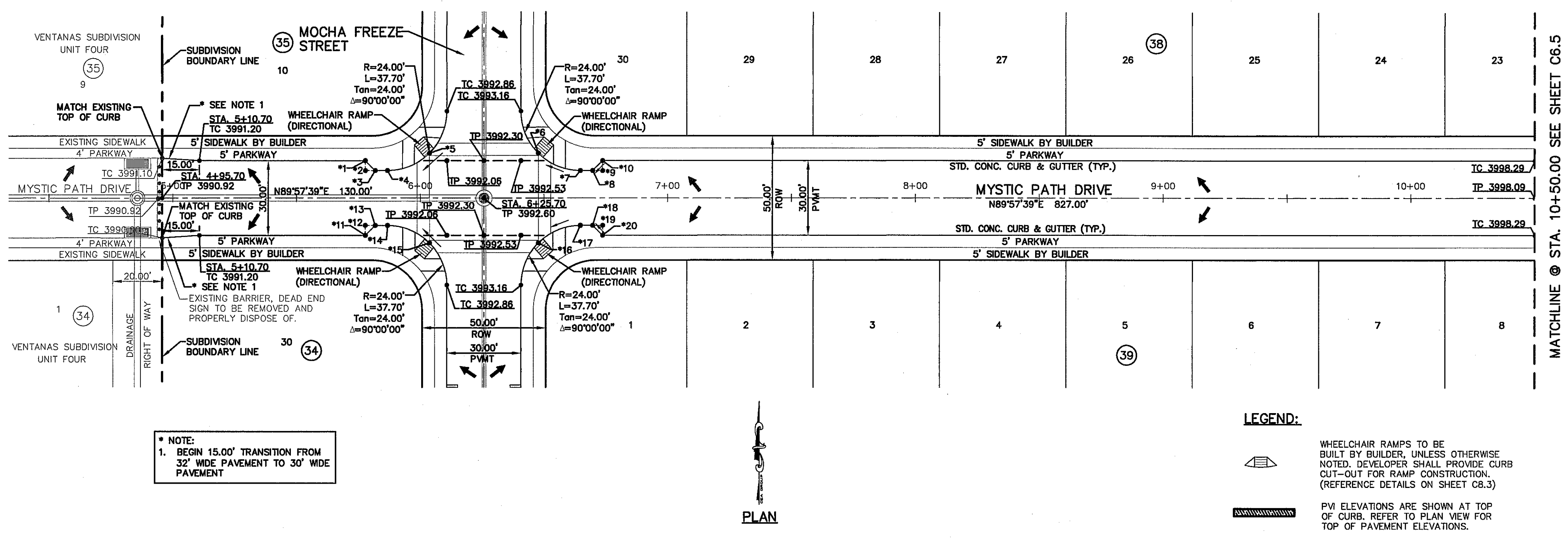
C6.3

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UTILITY LOCATOR SERVICES	
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EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

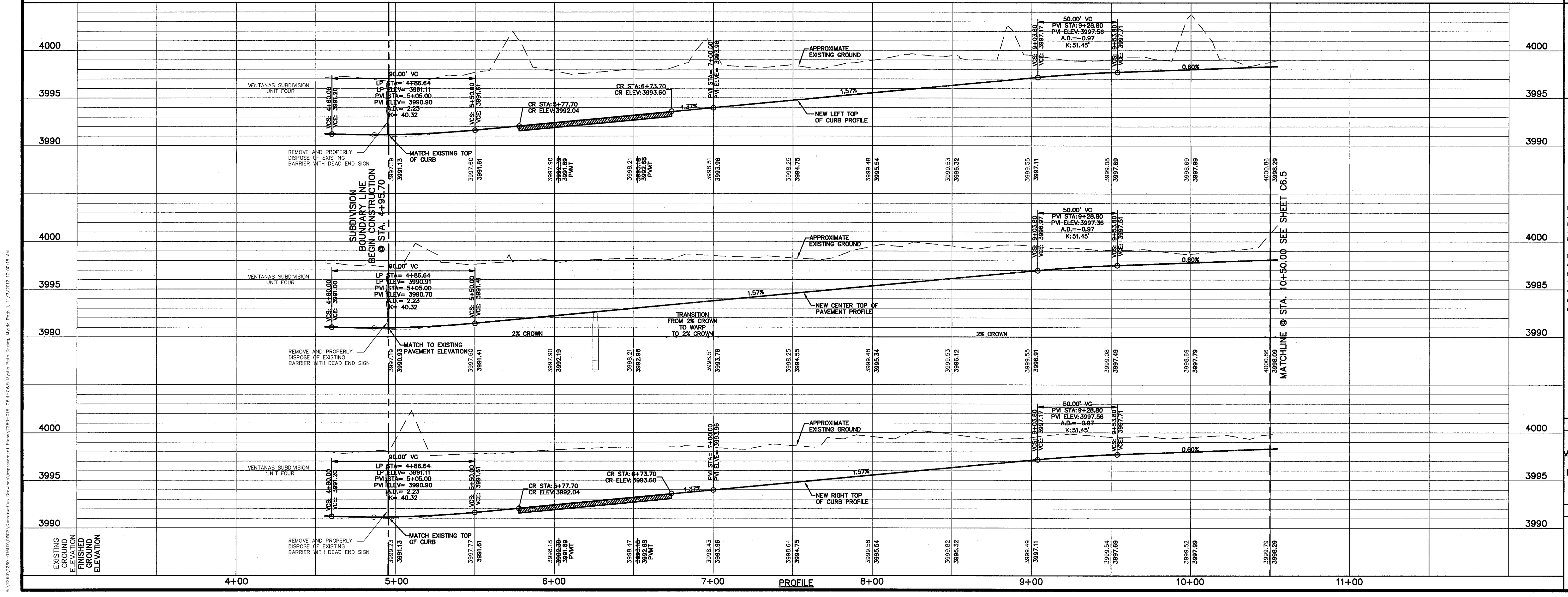
DATE	REVISIONS	BY



No.	ELEV.	STATION	OFFSET
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*2	TP 3991.62	STA. 5+77.70	OFF: 11.00 LF
*3	TC 3992.20	STA. 5+81.70	OFF: 11.00 LF
*4	TC 3992.28	STA. 5+86.70	OFF: 11.00 LF
*5	TP 3992.00	STA. 6+03.67	OFF: 18.03 LF
*6	TP 3992.70	STA. 6+47.73	OFF: 18.03 LF
*7	TC 3993.50	STA. 6+64.70	OFF: 11.00 LF
*8	TC 3993.55	STA. 6+69.70	OFF: 11.00 LF
*9	TP 3993.13	STA. 6+73.70	OFF: 11.00 LF
*10	TC 3993.60	STA. 6+73.70	OFF: 15.00 LF
*11	TC 3992.04	STA. 5+77.70	OFF: 15.00 RT
*12	TP 3991.62	STA. 5+77.70	OFF: 11.00 RT
*13	TC 3992.20	STA. 5+81.70	OFF: 11.00 RT
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*15	TP 3992.00	STA. 6+03.67	OFF: 18.03 RT
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*18	TC 3993.55	STA. 6+69.70	OFF: 11.00 RT
*19	TP 3993.13	STA. 6+73.70	OFF: 11.00 RT
*20	TC 3993.60	STA. 6+73.70	OFF: 15.00 RT

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PROJECT TITLE

**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**MYSTIC PATH AVENUE
 PLAN & PROFILE
 FROM STA. 4+95.70
 TO STA. 10+50.00**

SHEET NO.

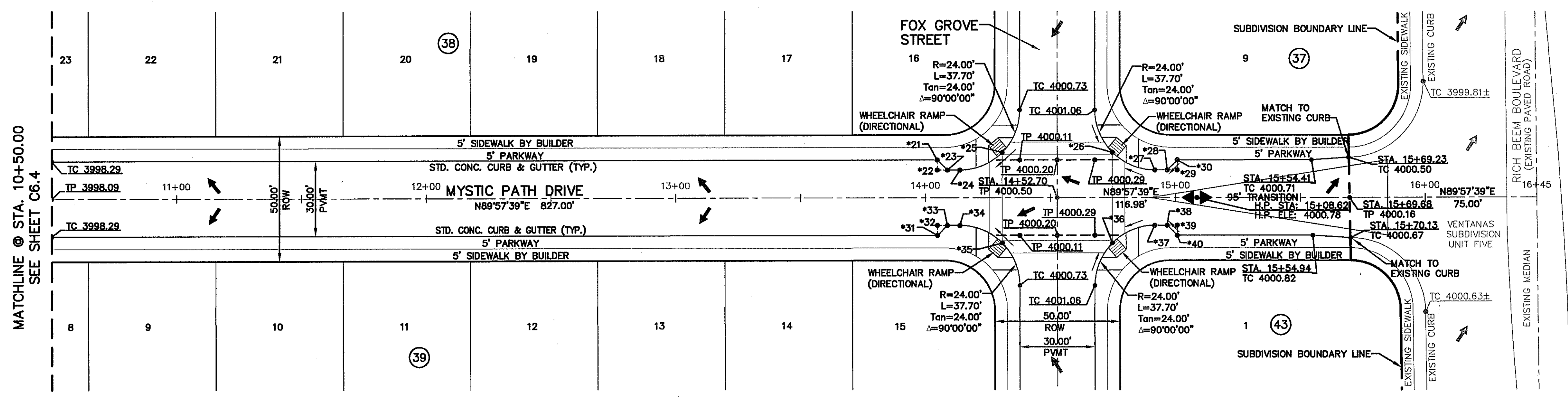
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UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 584-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
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	(915) 240-3220

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

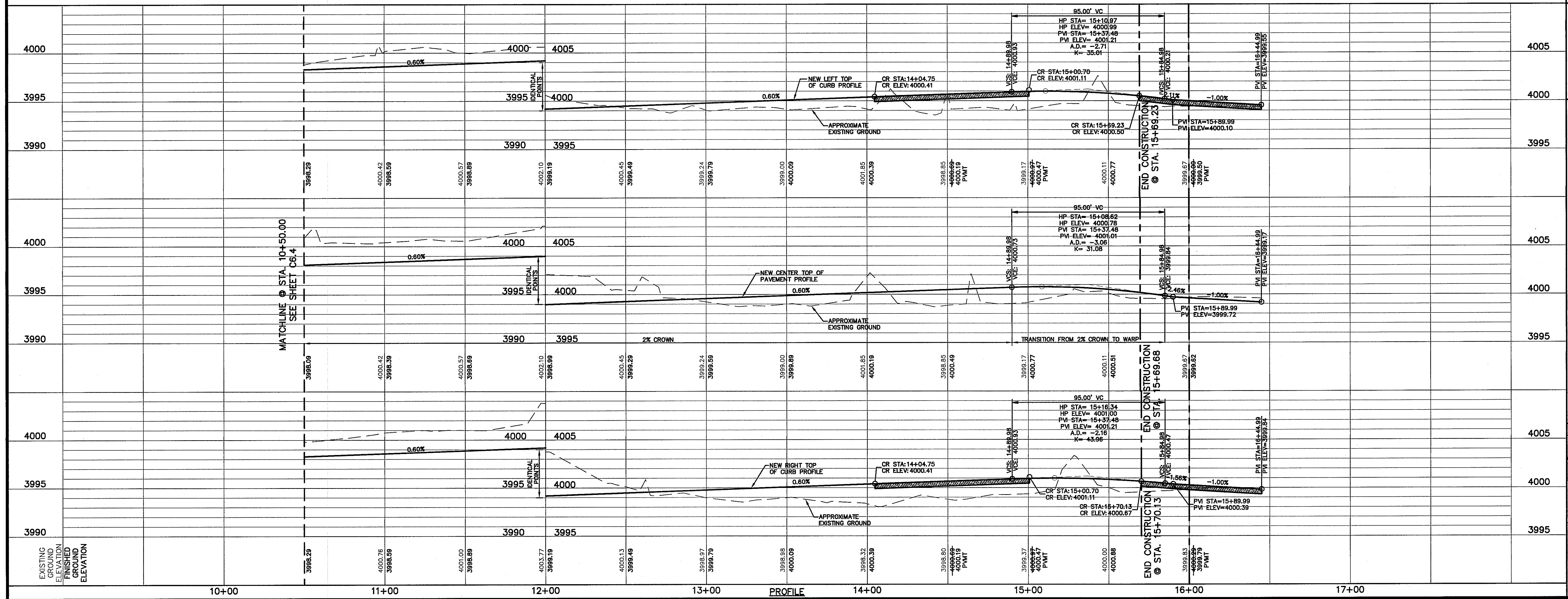
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*24	TC 4000.50	STA. 14+13.70	OFF: 11.00 LF
*25	TP 4000.10	STA. 14+30.67	OFF: 18.03 LF
*26	TP 4000.39	STA. 14+74.73	OFF: 18.03 LF
*27	TC 4001.03	STA. 14+91.70	OFF: 11.00 LF
*28	TC 4001.05	STA. 14+96.70	OFF: 11.00 LF
*29	TP 4000.58	STA. 15+00.70	OFF: 11.00 LF
*30	TC 4001.11	STA. 15+00.70	OFF: 15.00 LF
*31	TC 4000.41	STA. 14+04.75	OFF: 15.00 RT
*32	TP 3999.95	STA. 14+04.75	OFF: 11.00 RT
*33	TC 4000.47	STA. 14+08.70	OFF: 11.00 RT
*34	TC 4000.50	STA. 14+13.70	OFF: 11.00 RT
*35	TP 4000.10	STA. 14+30.67	OFF: 18.03 RT
*36	TP 4000.39	STA. 14+74.73	OFF: 18.03 RT
*37	TC 4001.03	STA. 14+91.70	OFF: 11.00 RT
*38	TC 4001.05	STA. 14+96.70	OFF: 11.00 RT
*39	TP 4000.58	STA. 15+00.70	OFF: 11.00 RT
*40	TC 4001.11	STA. 15+00.70	OFF: 15.00 RT



LEGEND:
 WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)
 PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

MATCHLINE @ STA. 10+50.00
 SEE SHEET C6.4

MATCHLINE @ STA. 10+50.00
 SEE SHEET C6.4



PROJECT TITLE	
VENTANAS SUBDIVISION UNIT SIX SUBDIVISION IMPROVEMENTS	
SHEET TITLE	
MYSTIC PATH AVENUE PLAN & PROFILE FROM STA. 10+50.00 TO STA. 15+69.68	
SHEET NO.	
C6.5	

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REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).

DATE	REVISIONS	BY

S:\2300\2300-0160\0160\0160\Construction\Drawings\Improvement Plans\2300-0160-C6.5 Mystic Path Drive, Mystic Path 2, 11/7/2012 10:01:48 AM

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
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TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
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DATE	REVISIONS	BY

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 4712 Woodrow Wilson, Ste. F, El Paso, TX 79924
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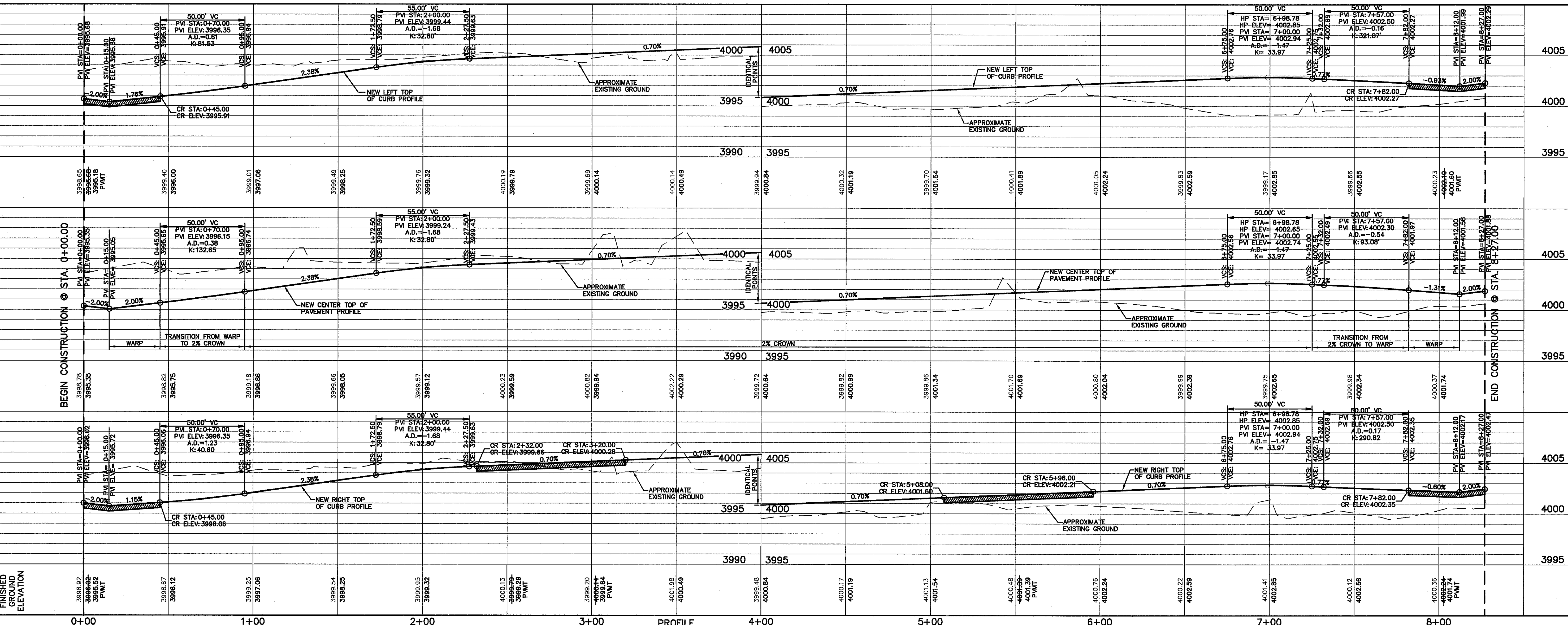
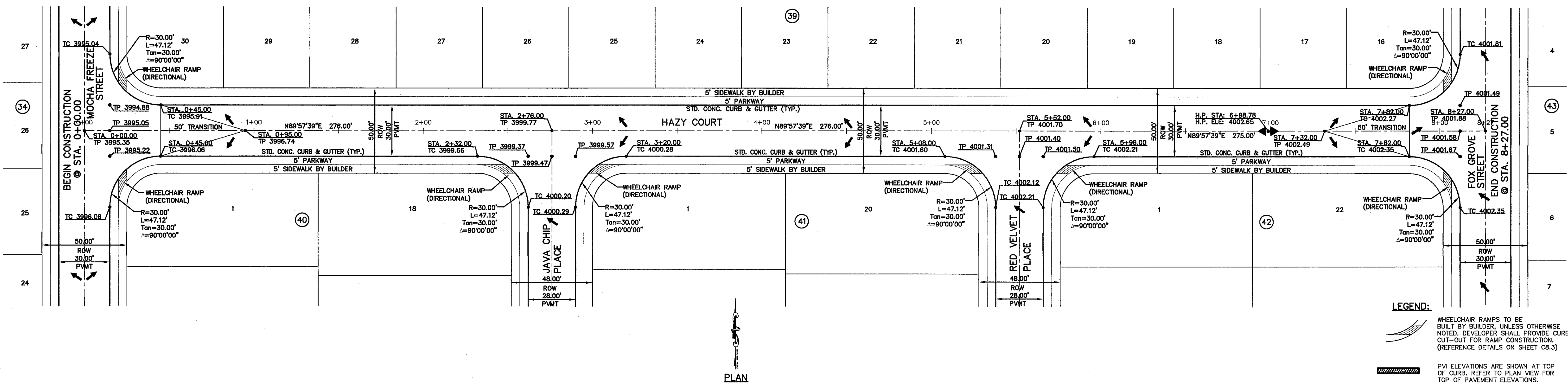
ENGINEER'S SEAL
 JAMES L. AZCARRATE
 LICENSE NO. 88075
 EXPIRES 08/31/2012

SCALE: 1"=30'
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 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No.: 2260-0161D

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**HAZY COURT
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 8+27.00**

SHEET NO.
C6.6




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EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 584-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
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WARNING !
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

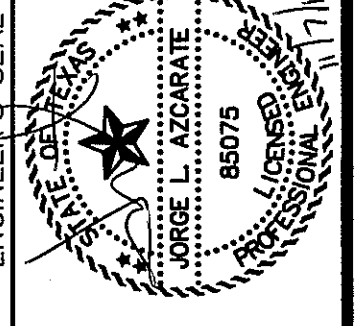
DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND VENTANA AVENUE
ELEVATION = 3970.52 (CITY DATUM)



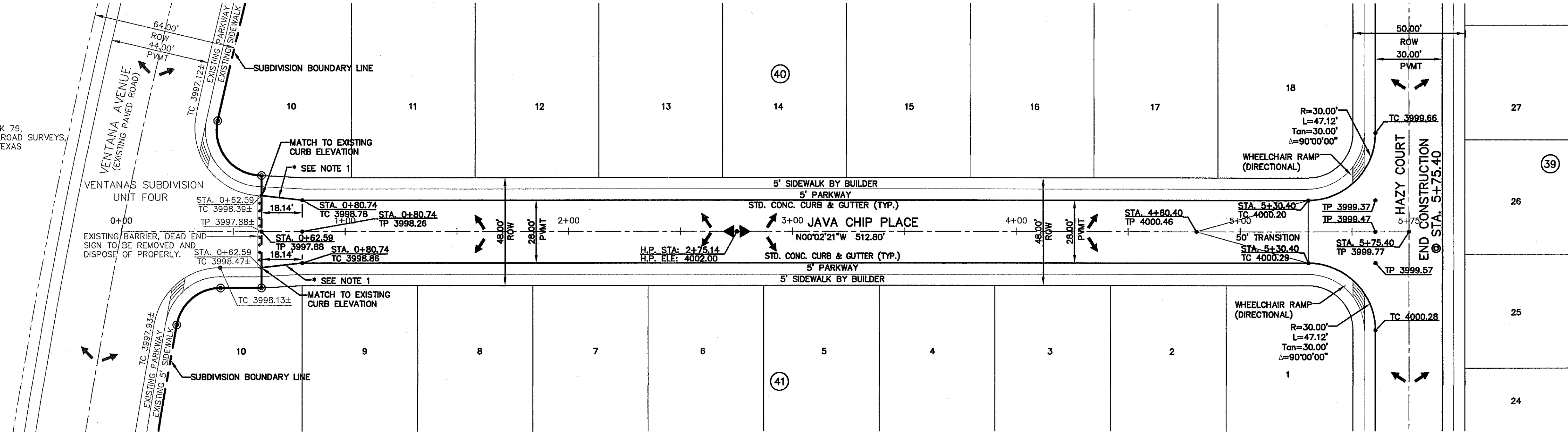
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4712 Woodrow Dean, Ste. F, El Paso, TX 79924
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ENGINEER'S SEAL



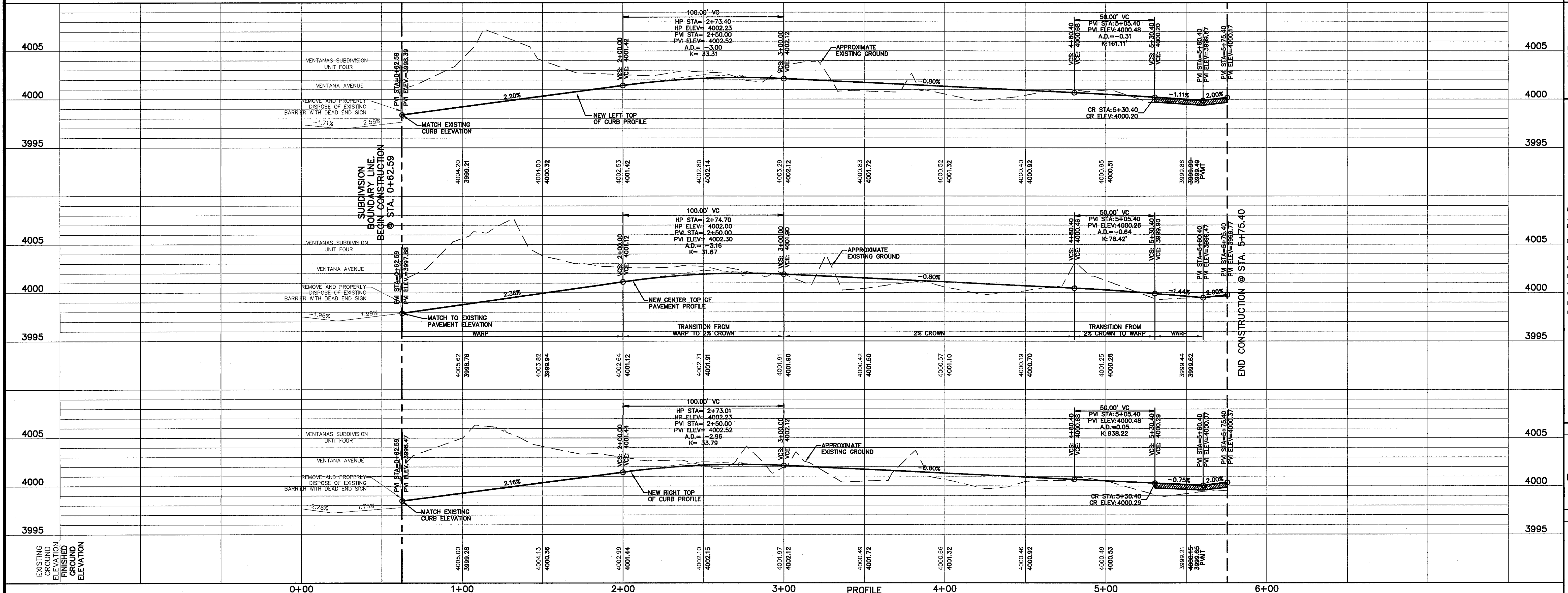
JORGE L. AZARAIN
85075
J.L.A.

FUTURE DEVELOPMENT
TRACT 1, SECTION No. 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
(VOL. 3134, PAGE 1607)



*NOTE:
1. BEGIN 18.14' TRANSITION FROM 32' WIDE PAVEMENT TO 28' WIDE PAVEMENT

LEGEND:
WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)
PM ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.



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

DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2260-0161D

PROJECT TITLE
**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**JAVA CHIP PLACE
PLAN & PROFILE
FROM STA. 0+62.59
TO STA. 5+75.40**

SHEET NO.
C6.7

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

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

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.52 (CITY DATUM).

ENGINEER'S SEAL

SCALE: 1"=30'
Horizontal: 1"=50'
Vertical: 1"=5'
Contour Interval: N/A
DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPRD. BY: J.L.A.
JOB No. 2260-0161D

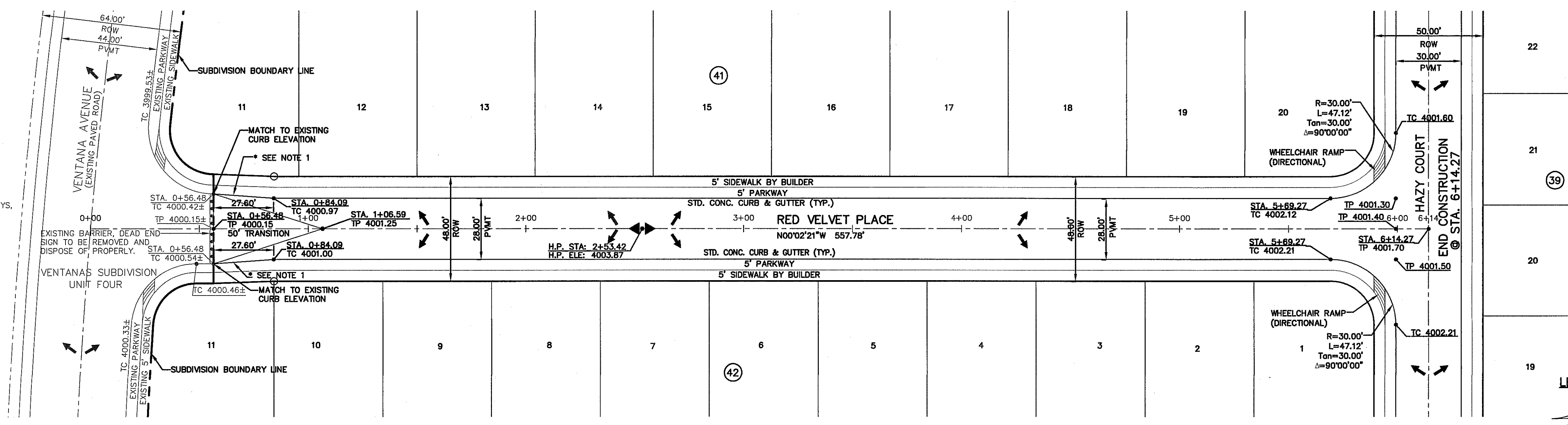
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**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**RED VELVET PL.
PLAN & PROFILE
FROM STA. 0+56.48
TO STA. 6+14.27**

SHEET NO.

C6.8

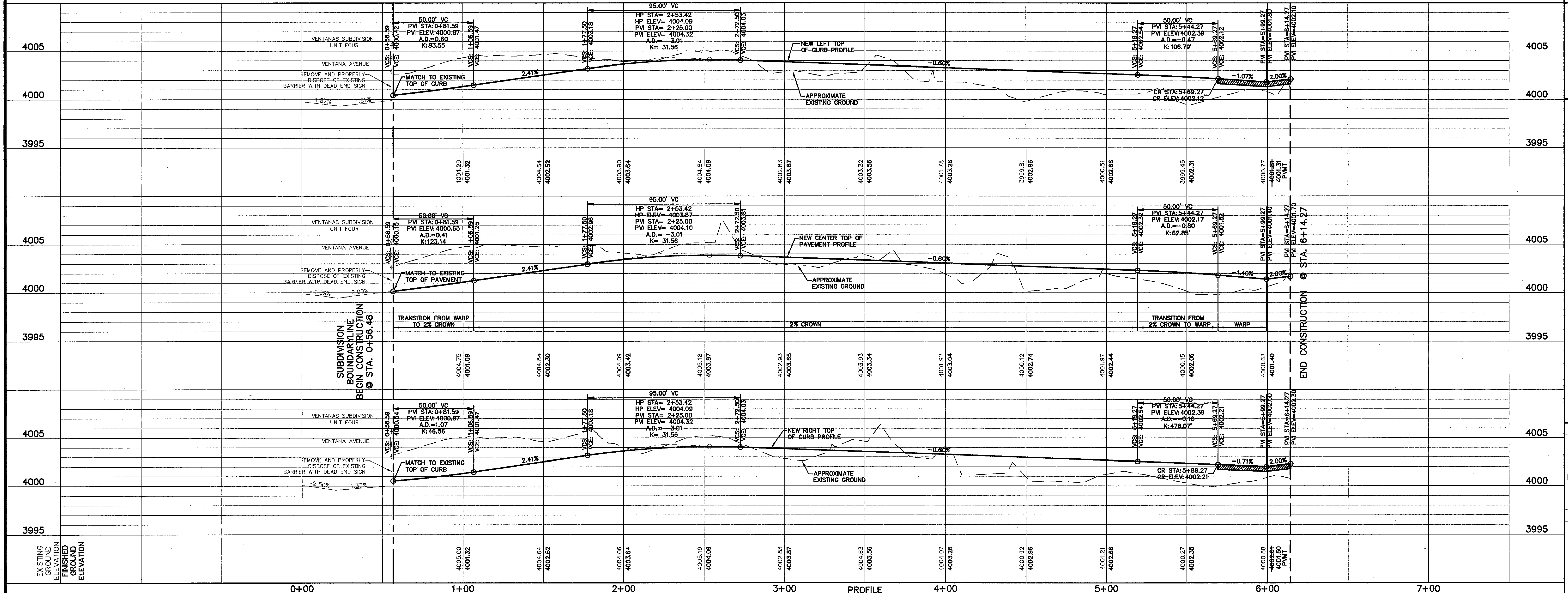


*NOTE:
1. BEGIN 27.60' TRANSITION FROM 32' WIDE PAVEMENT TO 28' WIDE PAVEMENT

PLAN

LEGEND:
 WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C6.3)
 PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

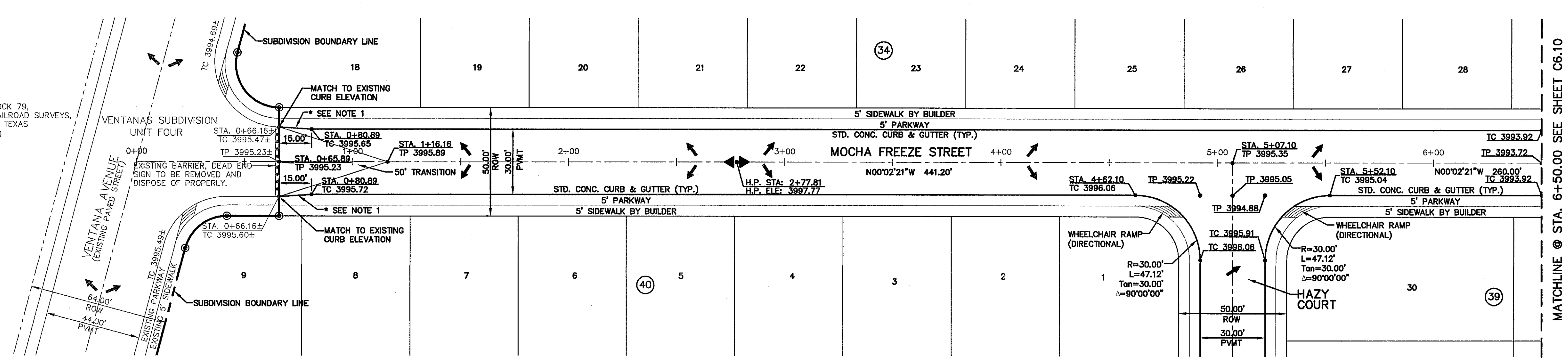
FUTURE DEVELOPMENT
TRACT 1, SECTION No. 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
(VOL. 3134, PAGE 1607)



UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 584-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

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

REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).	REVISIONS
DATE	

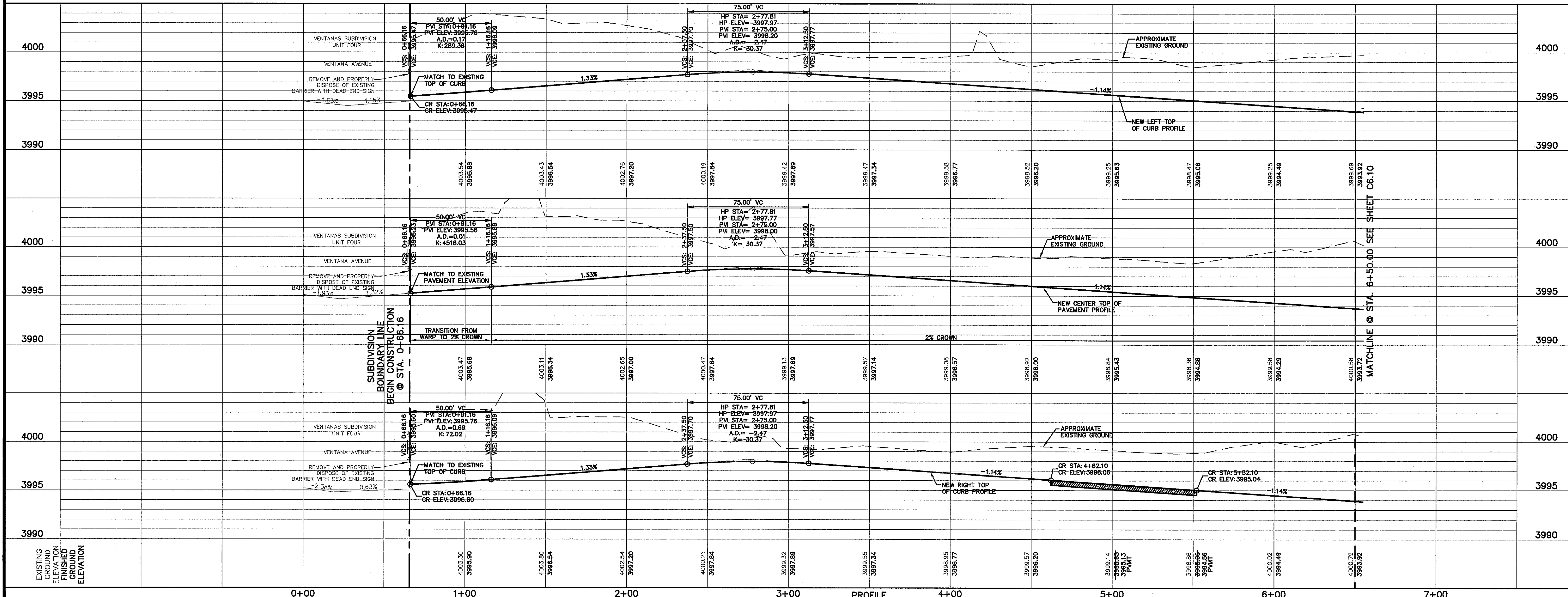


***NOTE**
 1. BEGIN 15.00' TRANSITION FROM 32' WIDE PAVEMENT TO 30' WIDE PAVEMENT

LEGEND:

- (Symbol for wheelchair ramp) WHEELCHAIR RAMP TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)
- (Symbol for pavement elevation) PVI ELEVATIONS ARE SHOWN AT TOP OF CURBS. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

PLAN



SCALE: 1"=30'
 Horizontal: 1"=50'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: J.L.A.
 CHECKED BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB NO.: 2260-0191D

**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

MOCHA FREEZE ST.
 PLAN & PROFILE
 FROM STA. 0+65.89
 TO STA. 6+50.00

SHEET NO.

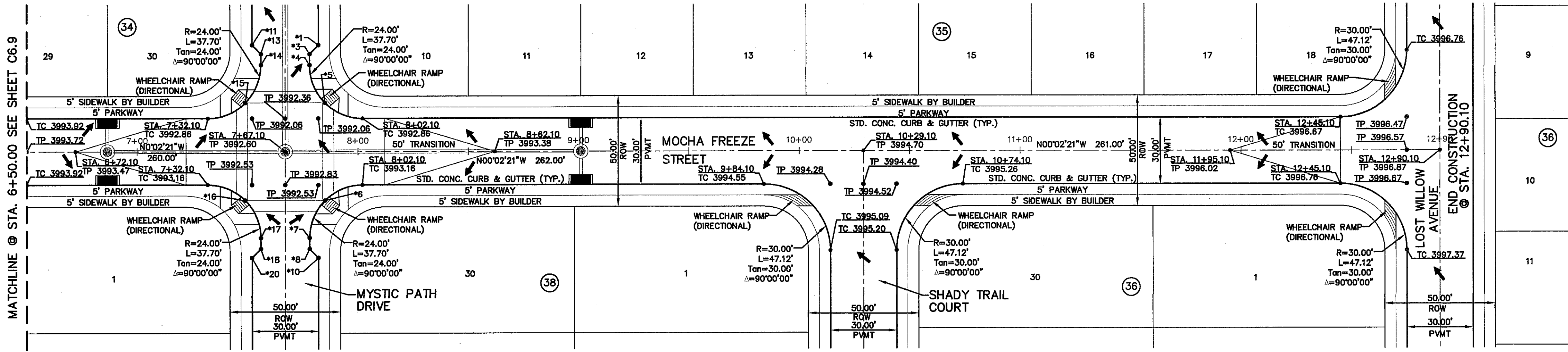
C6.9

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UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

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

No.	ELEV.
*1	TC 3992.04
*3	TC 3992.20
*4	TC 3992.28
*5	TP 3992.00
*6	TP 3992.70
*7	TP 3993.50
*8	TC 3993.55
*10	TC 3993.60
*11	TC 3992.04
*13	TC 3992.20
*14	TC 3992.28
*15	TP 3992.00
*16	TP 3992.70
*17	TC 3993.50
*18	TC 3993.55
*20	TC 3993.60



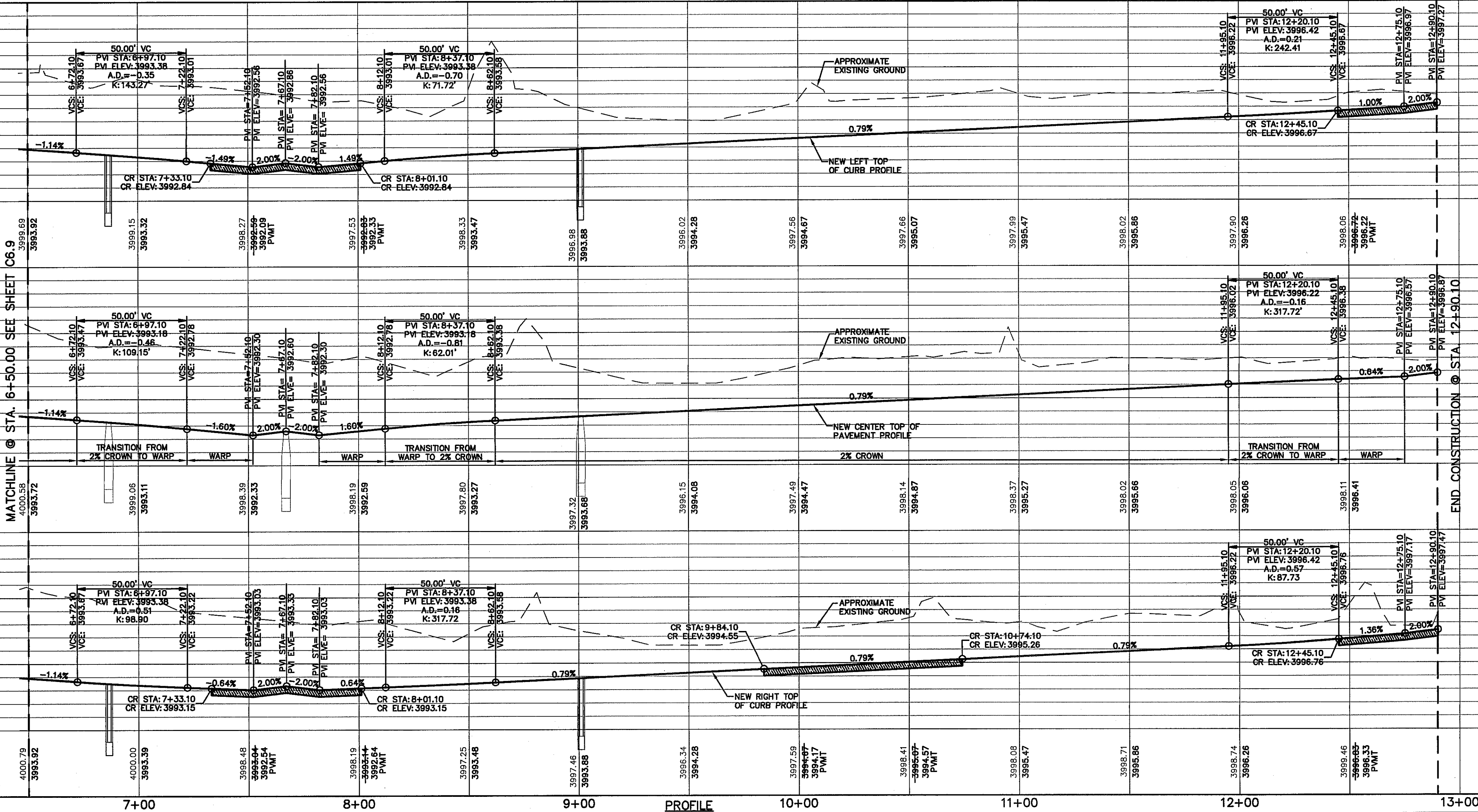
PLAN

LEGEND:
 WHEELCHAIR RAMP TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)
 PM ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

DATE	REVISIONS	BY

ENGINEERS SEAL

 ENGINEERS • ARCHITECTS • PLANNERS
 TEXAS REGISTERED ENGINEERING FIRM F-4584
 4712 Woodrow Branch, Ste. F, El Paso, TX 79924
 Office: 915.544.5222 Fax: 915.544.5223 www.csa-engineers.com



PROFILE

SCALE: "1" = 30'
 Horizontal: "1" = 5'
 Vertical: Contour Interval: 1/4'
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPD. BY: J.L.A.
 JOB NO.: 2260-01B.D

PROJECT TITLE
 VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 MOCHA FREEZE ST.
 PLAN & PROFILE
 FROM STA. 6+50.00
 TO STA. 12+90.10

SHEET NO.

C6.10

S:\2260\2260-01B.D\01B.D\01B.D\Construction Drawings\Improvements Plans\2260-01B-06-F-C6.10 Mocha Freeze Streets, Mocha Freeze Street 12, 11/17/2012 10:15:10 AM

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

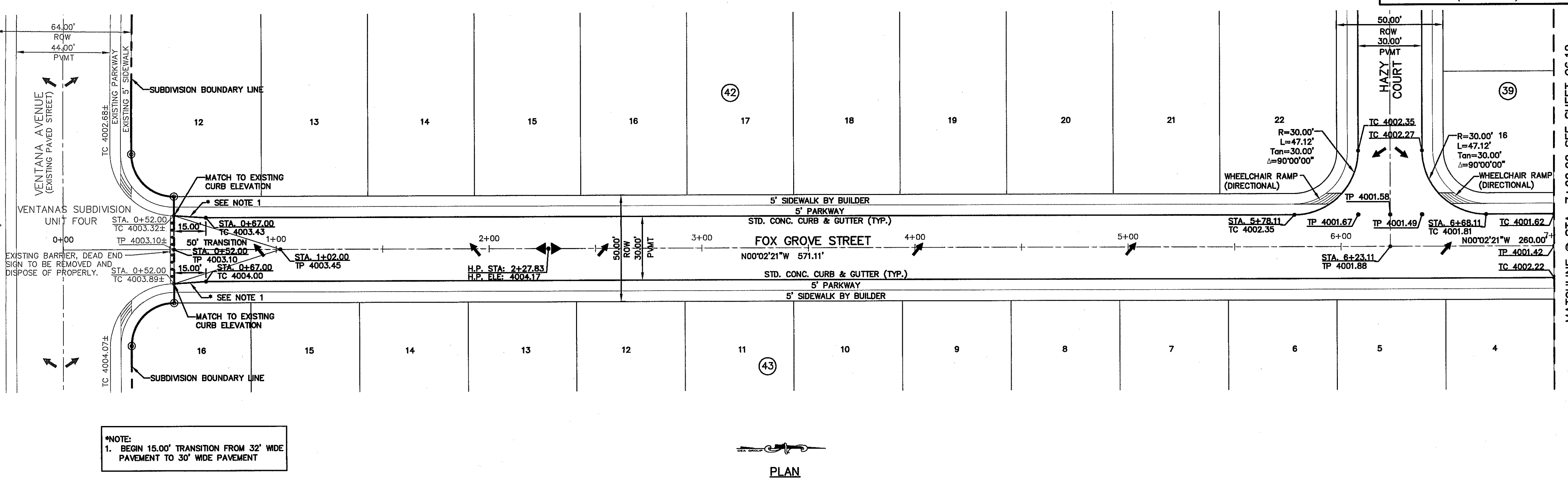
**WARNING !
BEFORE YOU DIG
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1-800-DIG-TESS
1-800-344-8377**

FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE	ELEVATION = 3970.52 (CITY DATUM).
--	-----------------------------------

FUTURE DEVELOPMENT
TRACT 1, SECTION No. 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
(VOL. 3134, PAGE 1607)



NOTE:
1. BEGIN 15.00' TRANSITION FROM 32' WIDE PAVEMENT TO 30' WIDE PAVEMENT

LEGEND:

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- PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

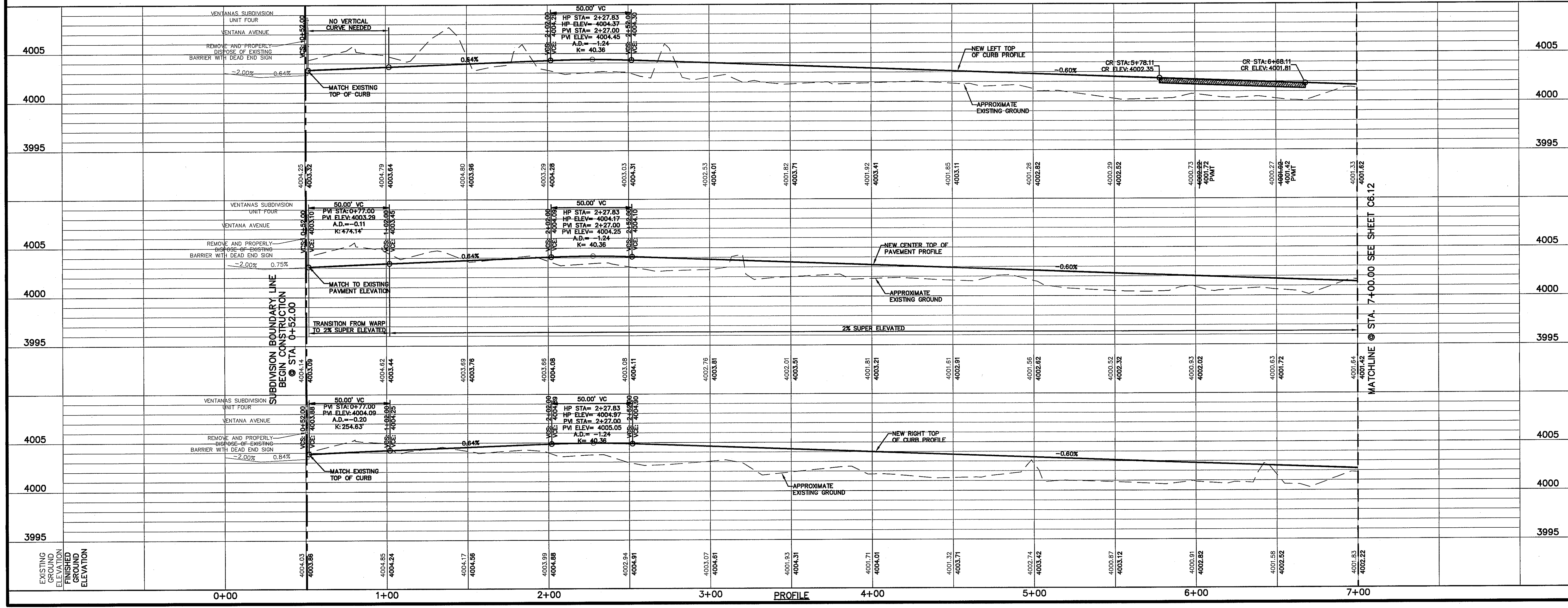
C&A

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TEXAS REGISTERED ENGINEERING FIRM F-4884
4712 Woodrow Wilson, Suite F, El Paso, TX 79924
Office: 915-564-5252 Fax: 915-564-5253 www.candagroup.com

ENGINEER'S SEAL

Professional Engineer Seal for Jose L. Azararte, License No. 11112.

S:\3200\3200-0103\0103\Construction Drawings\Improvement Plans\3200-0103-C6.11-Fox Grove Street 1, 11/7/2012 10:32:46 AM



PROJECT TITLE

VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE

FOX GROVE STREET
PLAN & PROFILE
FROM STA. 0+52.00
TO STA. 7+00.00

SHEET NO.

C6.11

SCALE: 1" = 30'
Horizontal: 1" = 5'
Vertical: Contour Interval: 3' / 4'

DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB NO.: 2260-01B.D.

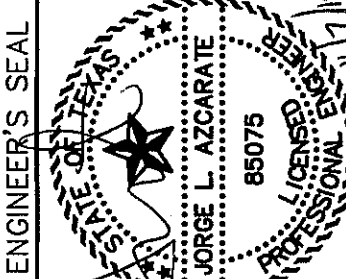
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPD&T) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTRELINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE
 ELEVATION = 3970.52 (CITY DATUM).

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 4712 Woodrow Wilson, Ste. F El Paso, TX 79924
 Office: 915.544.5222 Fax: 915.544.5223 www.csaonline.com

ENGINEER'S SEAL


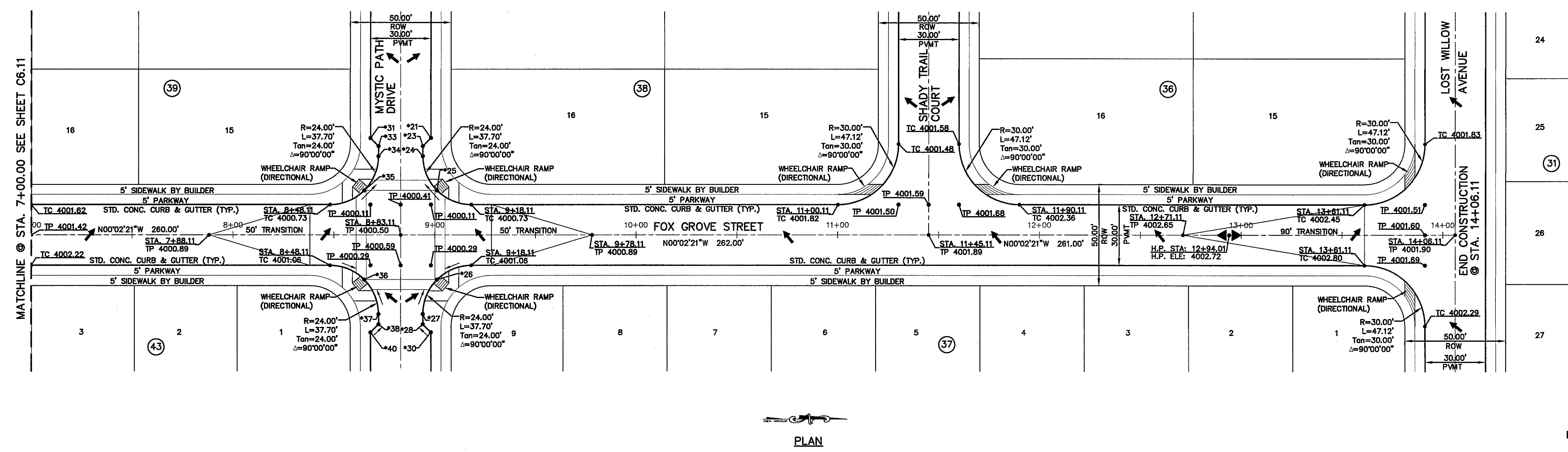
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 Contour Interval: N/A

DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHECKED BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2260-0161D.

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS


SHEET TITLE
FOX GROVE STREET
PLAN & PROFILE
FROM STA. 7+00.00
TO STA. 14+06.11


SHEET NO.
C6.12

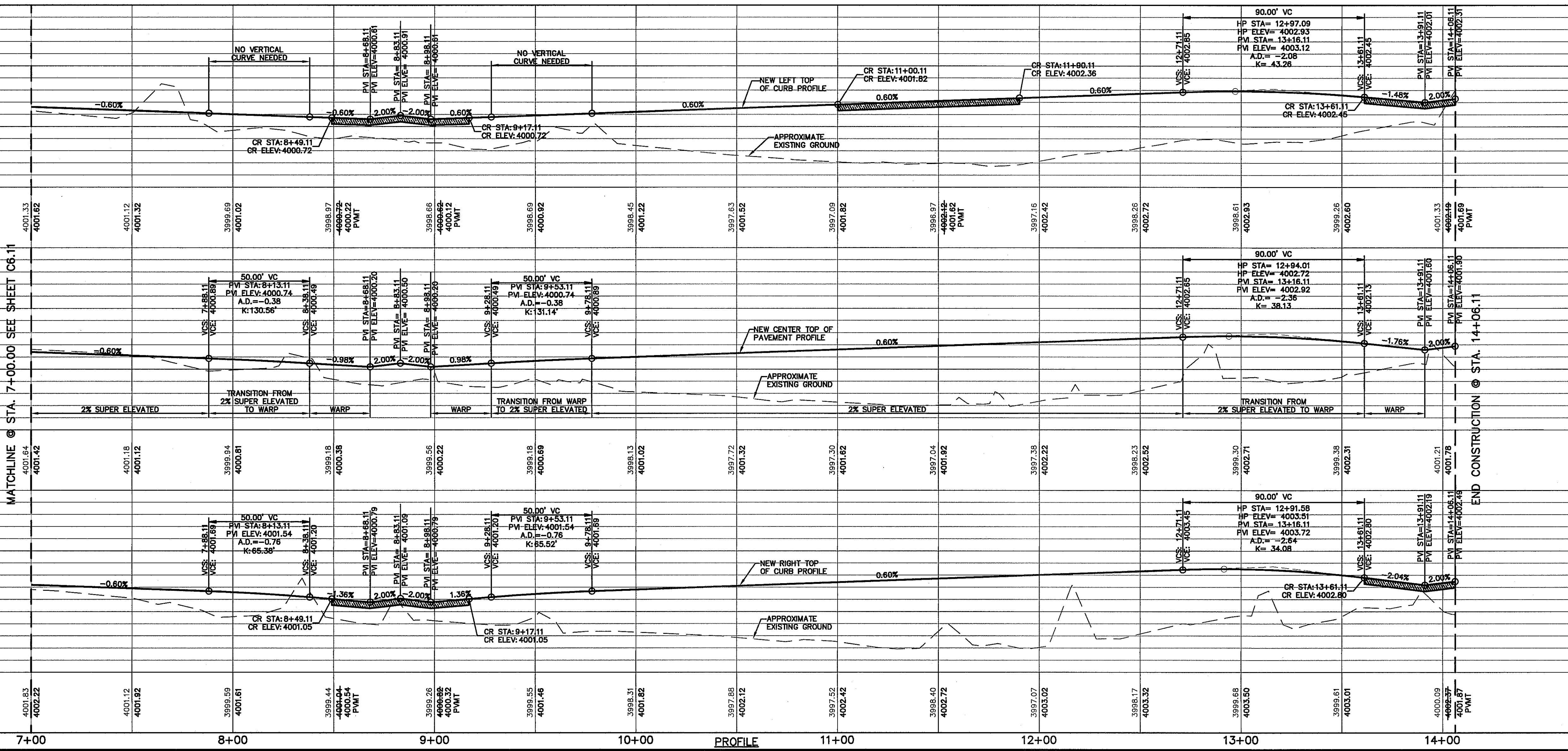


No.	ELEV.
*21	TC 4000.41
*23	TC 4000.47
*24	TC 4000.50
*25	TP 4000.10
*26	TP 4000.39
*27	TC 4001.03
*28	TP 4001.05
*30	TC 4001.11
*31	TC 4000.41
*33	TC 4000.47
*34	TC 4000.50
*35	TP 4000.10
*36	TP 4000.39
*37	TC 4001.03
*38	TC 4001.05
*40	TC 4001.11

LEGEND:

 WHEELCHAIR RAMPS TO BE BUILT BY BUILDER, UNLESS OTHERWISE NOTED. DEVELOPER SHALL PROVIDE CURB CUT-OUT FOR RAMP CONSTRUCTION. (REFERENCE DETAILS ON SHEET C8.3)

 PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.

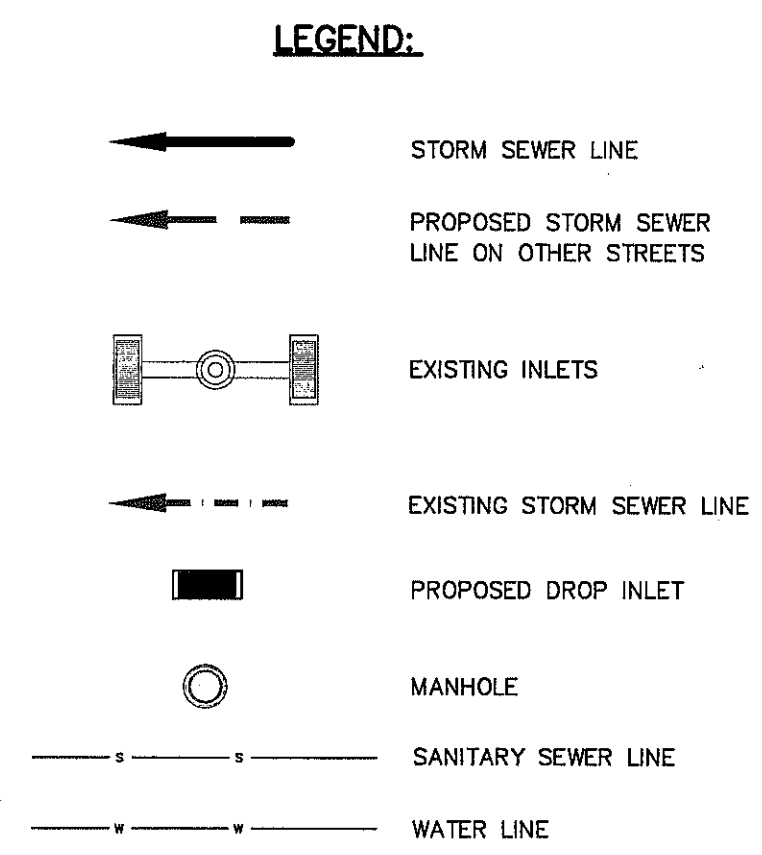
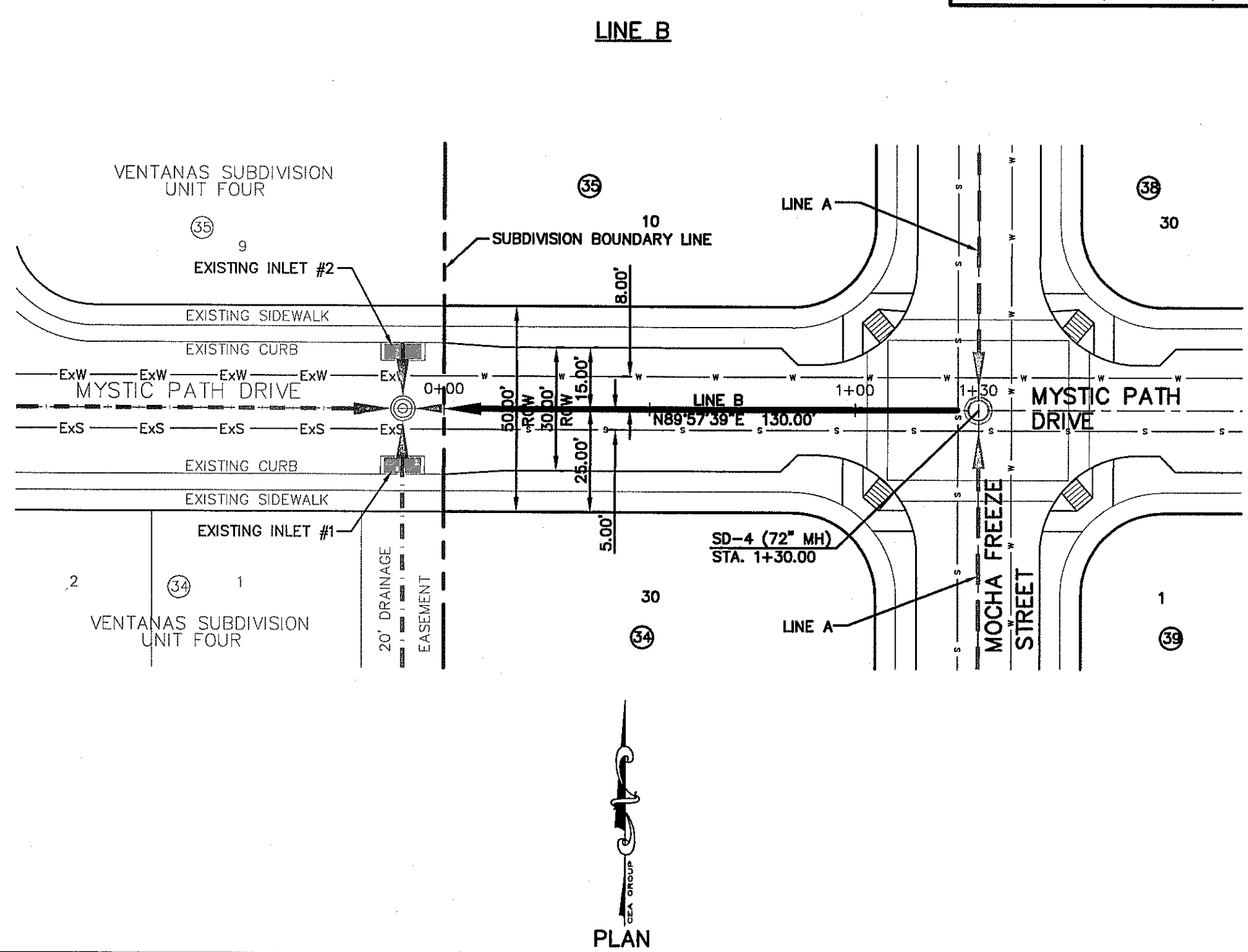
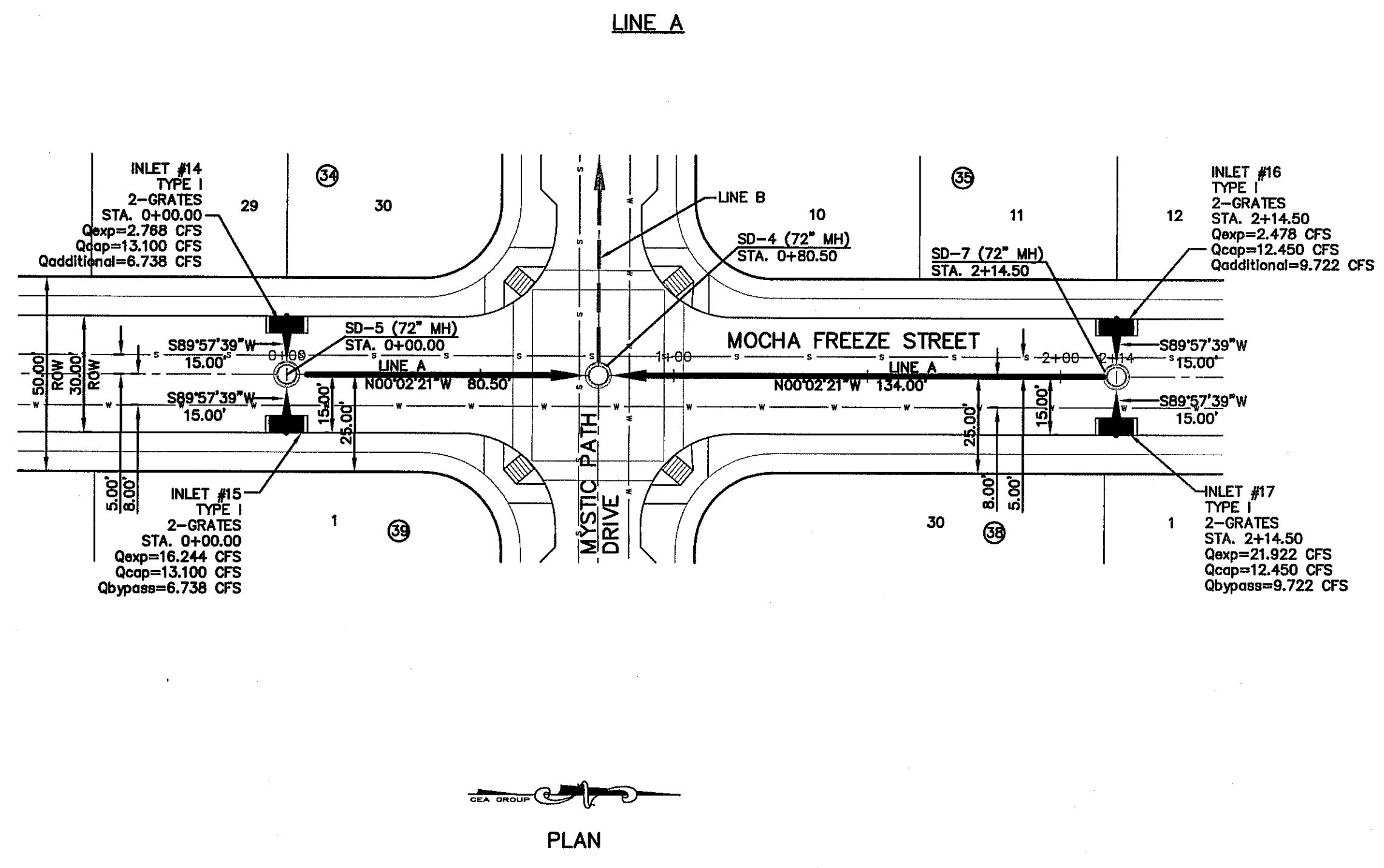


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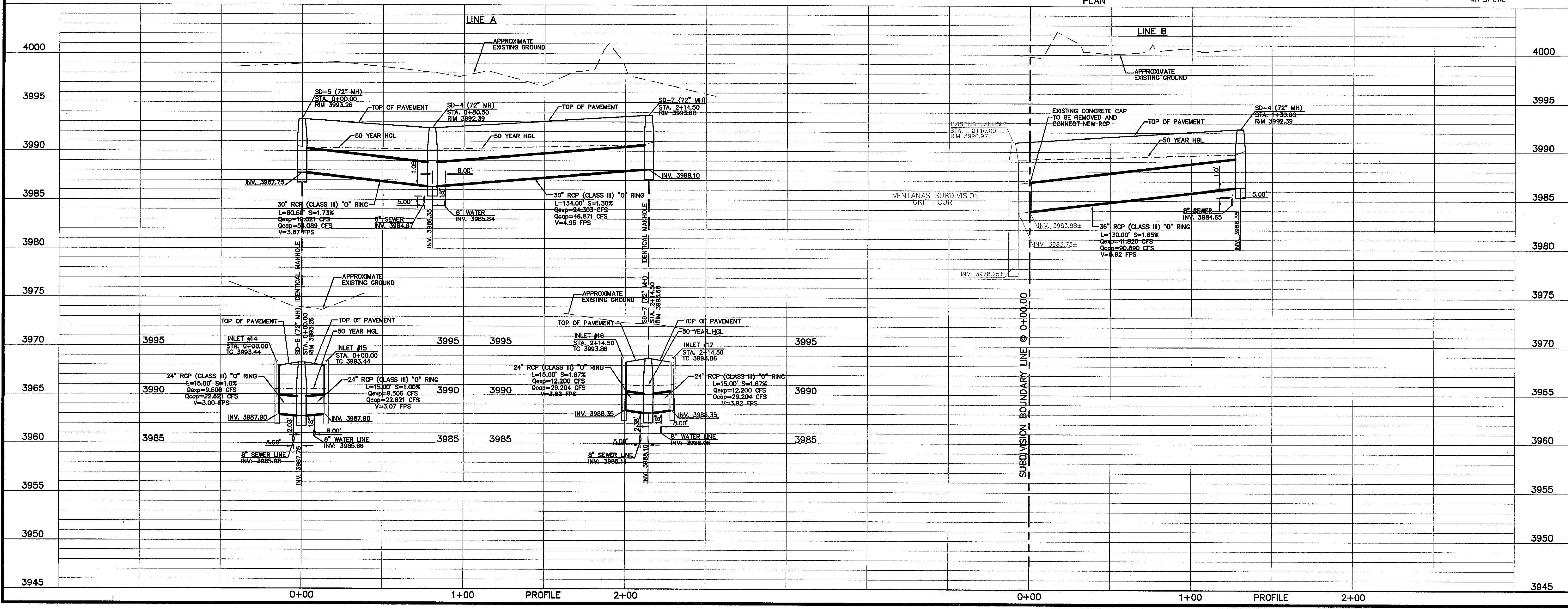
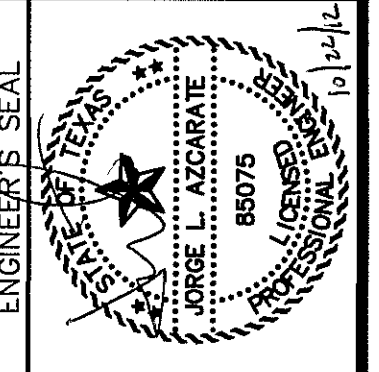
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SPC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(915) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE	REVISIONS
ELEVATION = 3970.52 (CITY DATUM)	DATE



osa
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 4719 Woodhewer Road, Ste. F, El Paso, TX 79904
 Office: 915.544.8377 Fax: 915.544.8378



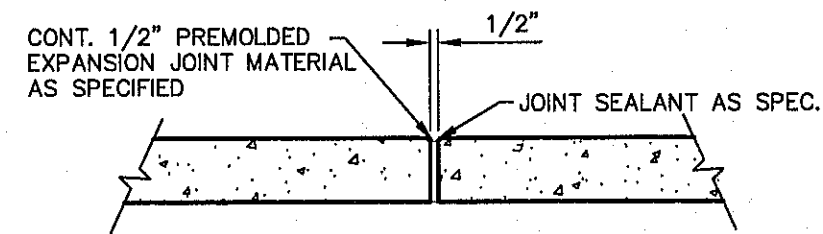
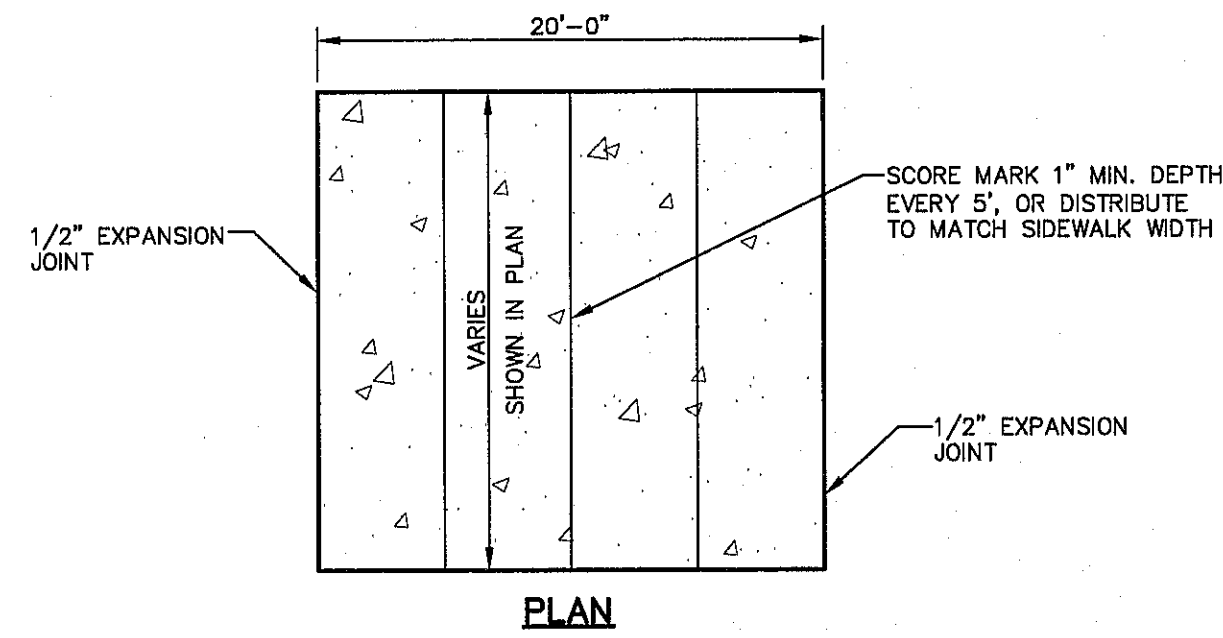
SCALE: 1"=30'
 Horizontal: 1"=5'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: J.L.A.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 JOB No. 2280-016.D

VENTANAS SUBDIVISION UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM DRAIN PLAN & PROFILE LINE A FROM STA. 0+00.00 TO STA. 2+14.50
STORM DRAIN PLAN & PROFILE LINE B FROM STA. 0+00.00 TO STA. 1+30.00
 SHEET NO.

C7.1

S:\2380\2380-016.D\Drawings\Construction Drawings\Improvement Plans\2380-016-C7.1 Storm Sewer Plan & Profiles.dwg, Model: 10/19/2012 10:52:55 AM



NOTES:

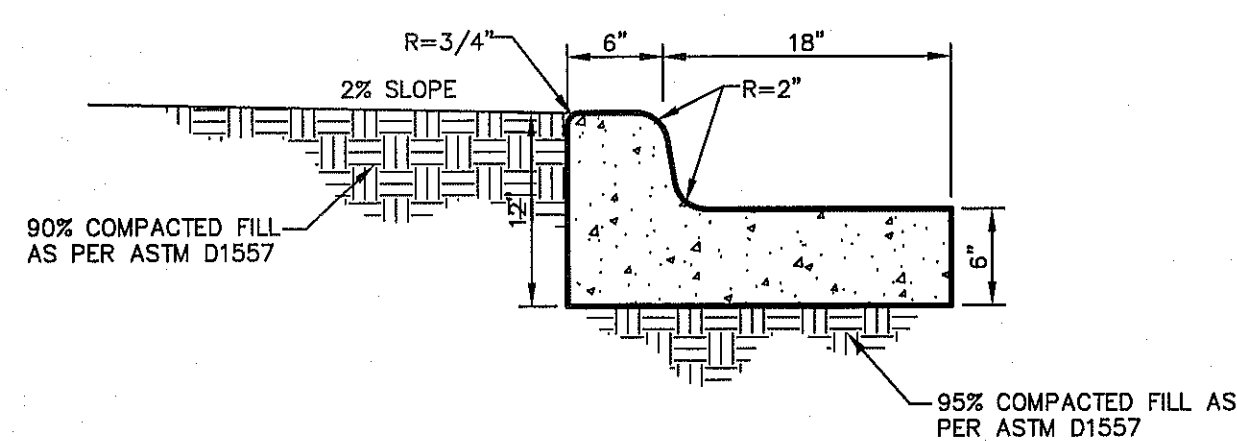
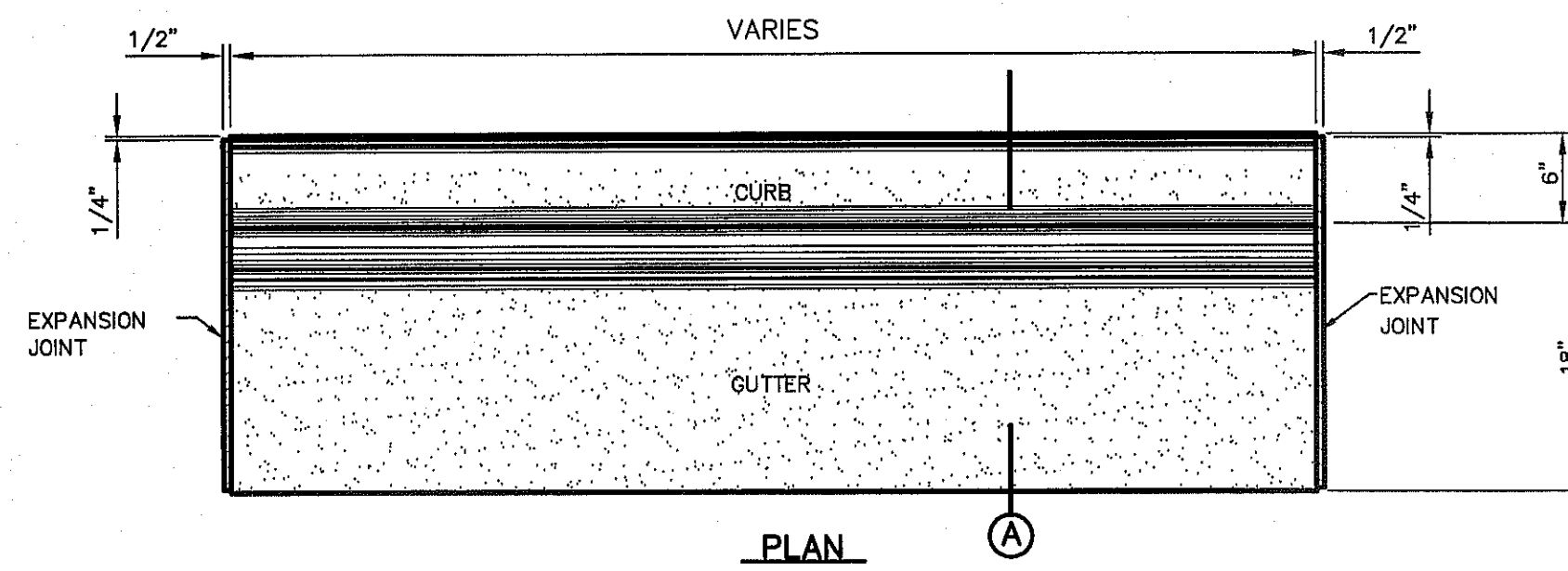
1. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED JOINT FILLER (AASHTO M-33)
2. EXPANSION JOINTS SHALL BE SPACED AT 20'-0" MAX.
3. WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINTS FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

EXPANSION JOINT SECTION
SCALE: N.T.S.

SIDEWALK NOTES:

1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
2. DUMMY JOINTS REQUIRED AT 5' O.C.
3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
5. SUBGRADE TO BE COMPACTED TO 95% AS PER ASTM D1557.
6. REINFORCEMENT (6X8-10/10 W.W.F.) SHALL BE PLACED WHEREVER SIDEWALK ABUTS A PEDESTRIAN WALKWAY AND/OR PARK.

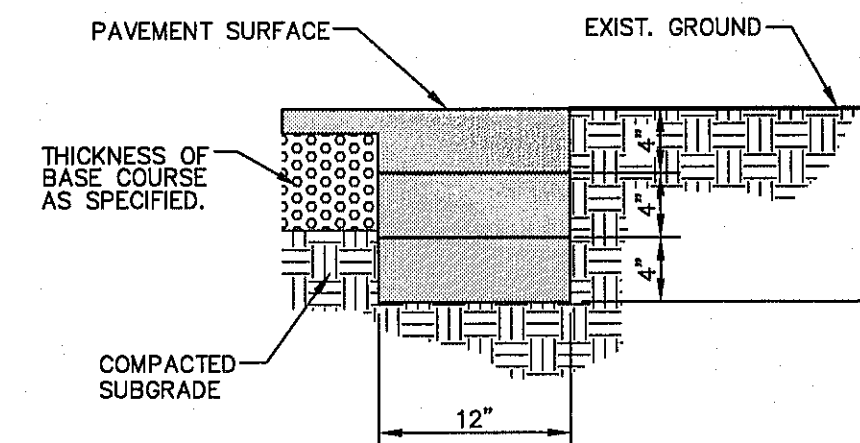
1 SECTION-SIDEWALK/SLAB
CB.1 SCALE: N.T.S.



NOTES:

1. CONCRETE SHALL BE 3,000 P.S.I. MIN.
2. DUMMY JOINT REQUIRED AT 10' O.C. FOR CURB & GUTTER, AND 5' O.C. FOR SIDEWALK
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS AND AT 20' ON CENTER FOR SIDEWALKS WITH 1/2" PREFORMED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.

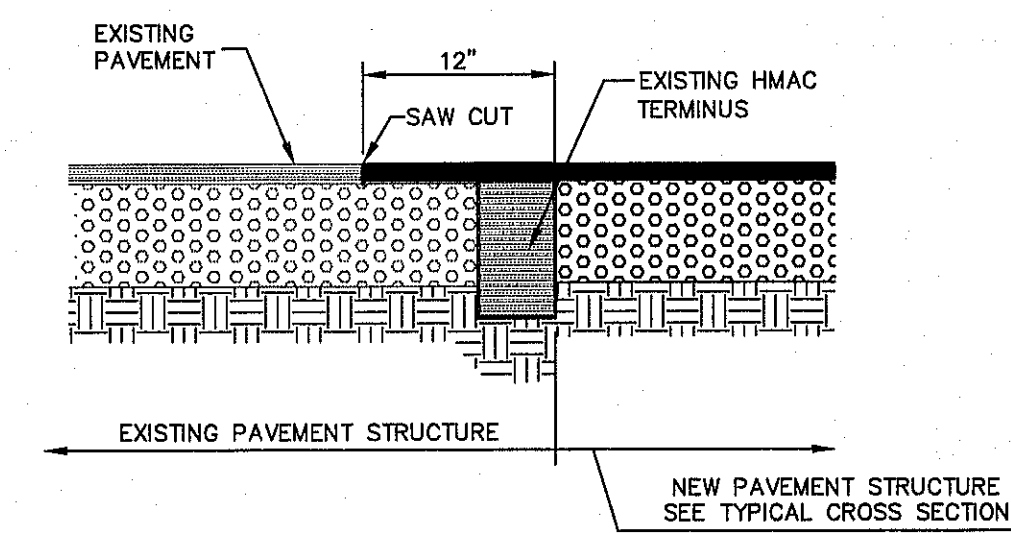
2 CURB & GUTTER DETAIL
CB.1 SCALE: 1"=1'-0"



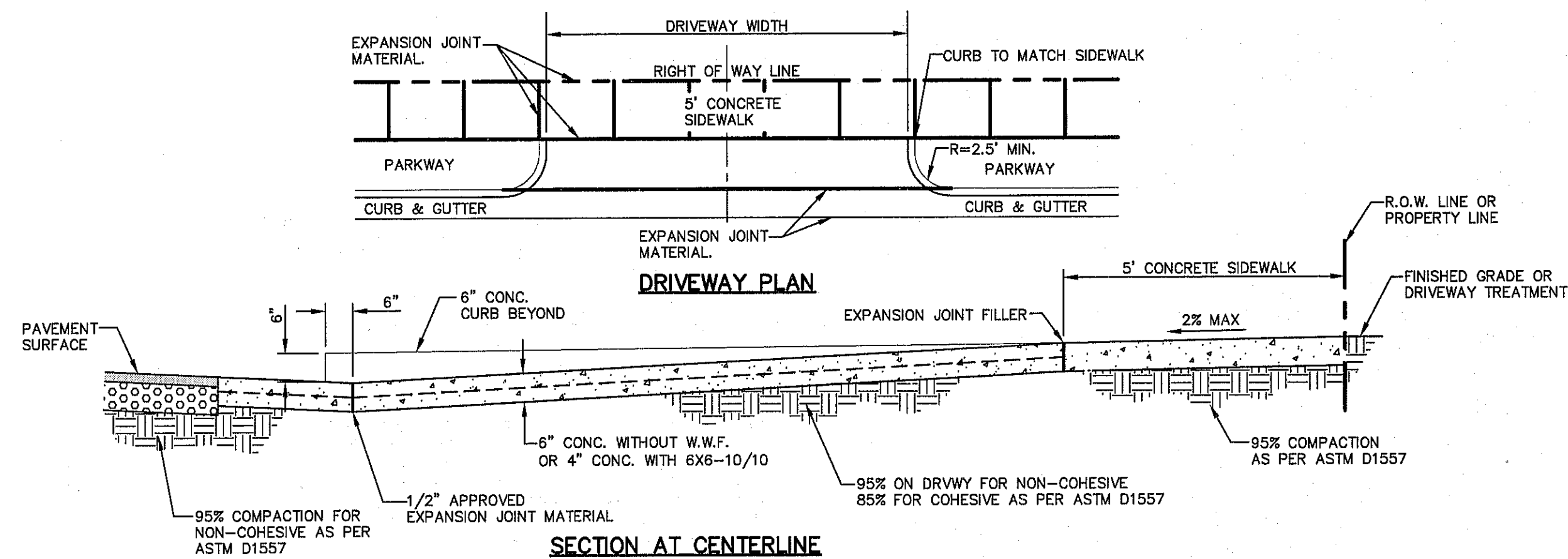
NOTE :

TERMINUS MUST BE CONSTRUCTED IN 4" LIFTS. FINAL LIFT MUST BE PLACED WITH FINAL PAVEMENT COURSE.

3 TERMINUS OF STREET
CB.1 SCALE: 1"=1'-0"



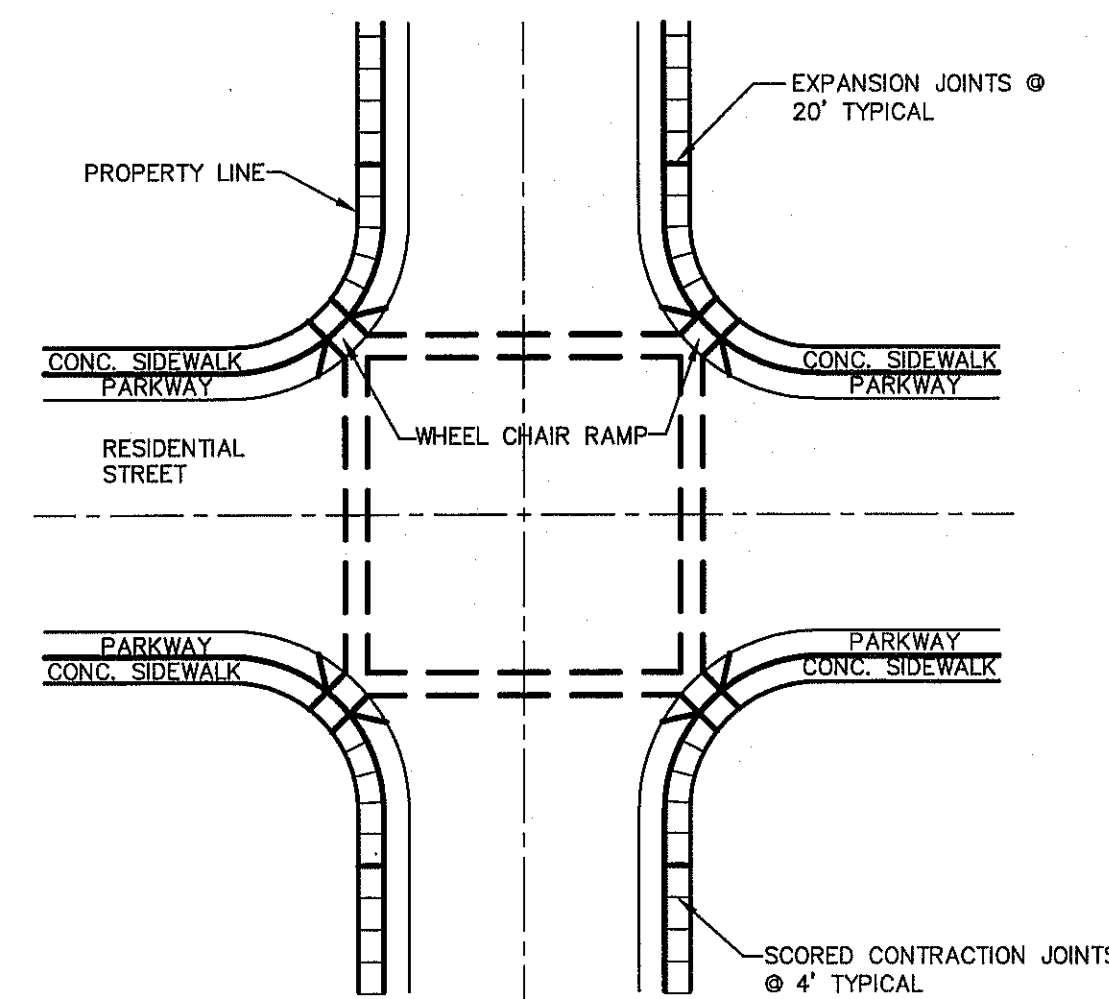
4 TYPICAL PAVEMENT JOINT SECTION
CB.1 SCALE: N.T.S.



NOTES:

1. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)
2. RESIDENTIAL
6" CONCRETE WITHOUT W.W.F.
4" CONCRETE WITH 6X8-10/10

5 TYPICAL DRIVEWAY DETAIL
CB.1 SCALE: N.T.S.



NOTES:

1. RAMPS MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIREHYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT.
2. THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
3. CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO SPECIFICATIONS.
4. ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.

6 WHEELCHAIR RAMP STREET PLAN
CB.1 SCALE: 1" = 30'-0"

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE ELEVATION = 3970.52 (CITY DATUM).

DATE	REVISIONS	BY

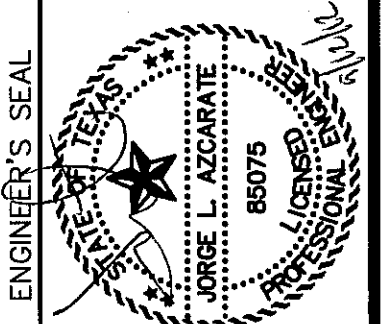
cea

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4712 Woodrow Bean, Ste. F El Paso, TX 79904

Office: 915.564.5202 Fax: 915.564.5205 www.ceaonline.net



PROJECT TITLE

VENTANAS SUBDIVISION UNIT SIX SUBDIVISION IMPROVEMENTS

SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	SEPTEMBER 2012
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB NO.	2260-016LD.

SHEET TITLE

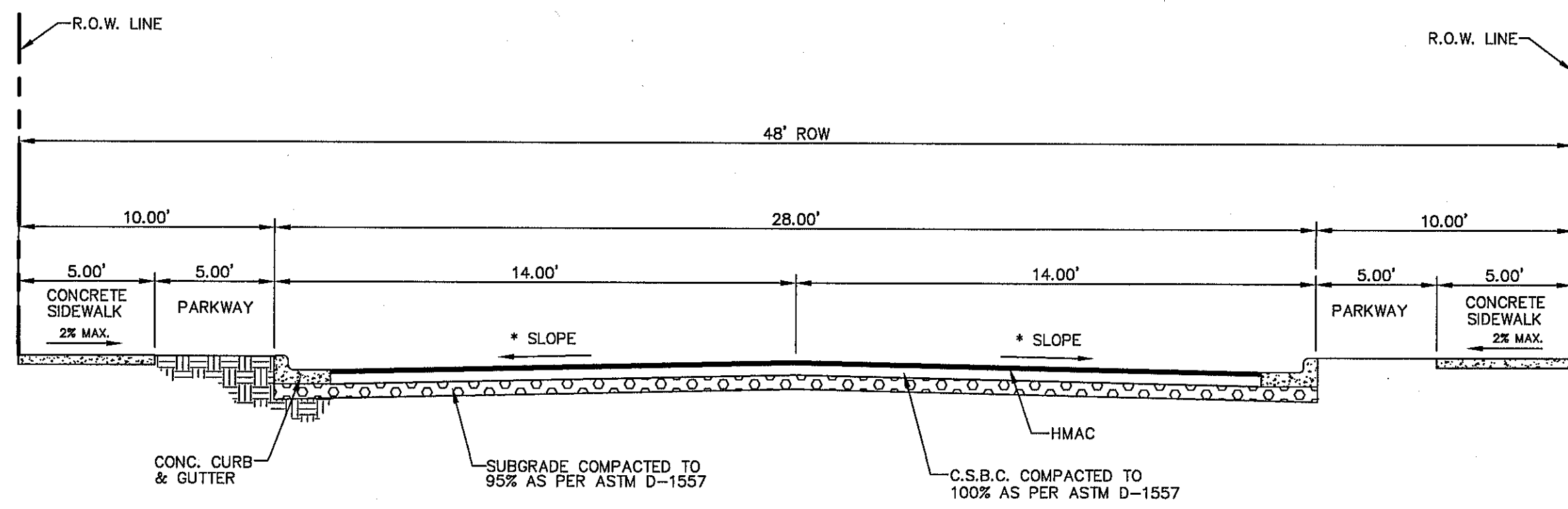
STANDARD DETAILS

(SHEET 1 OF 3)

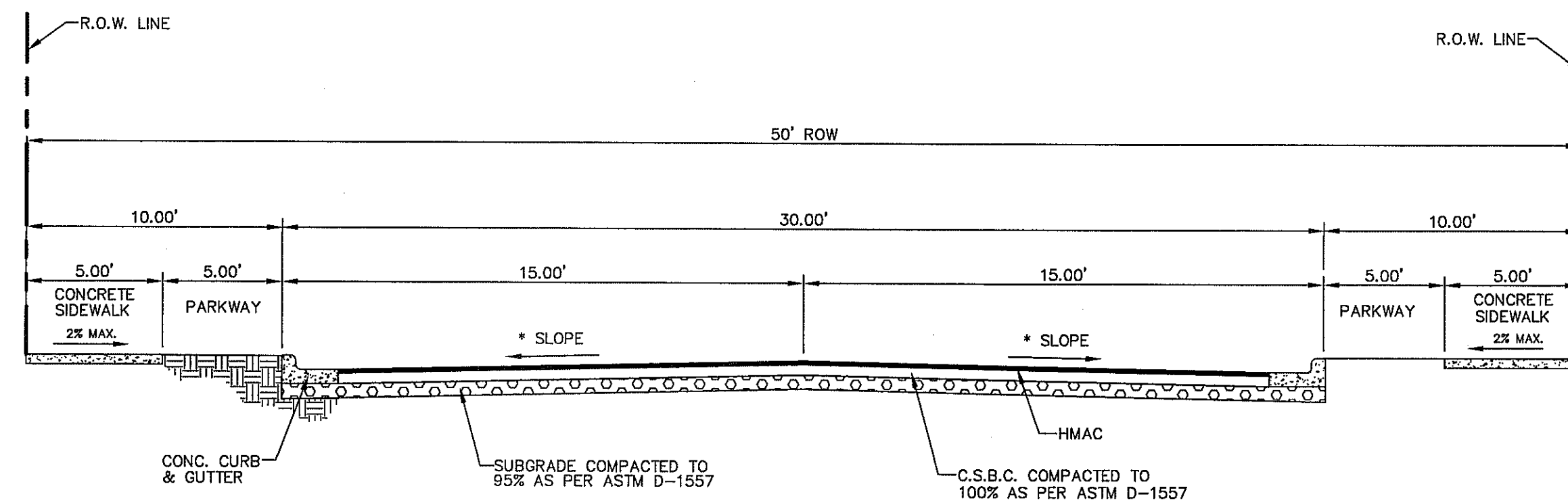
SHEET NO.

C8.1

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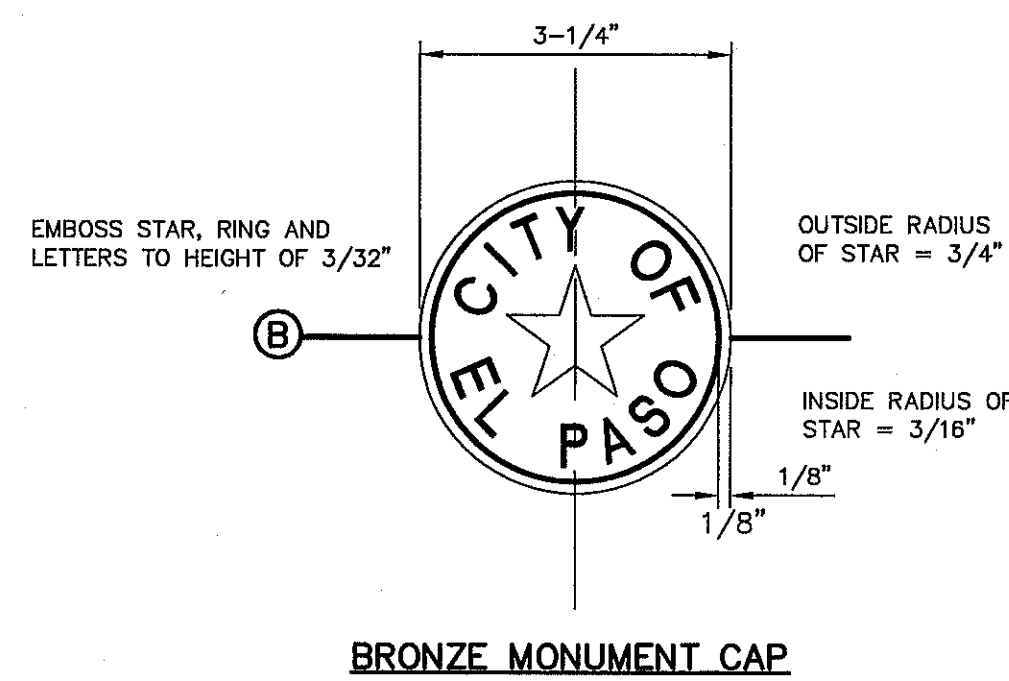
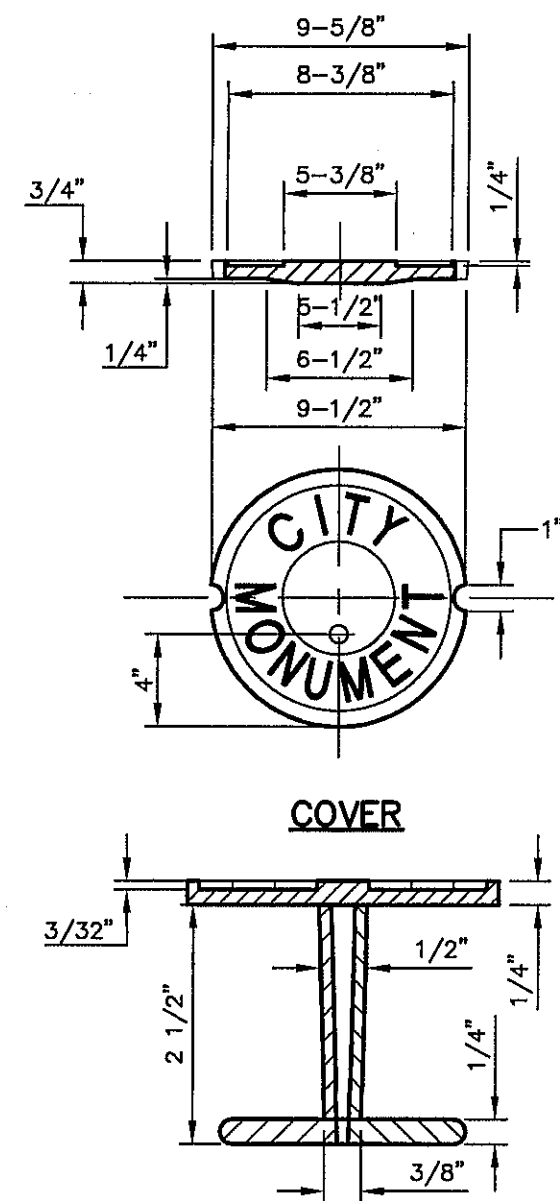
1 TYPICAL 48' ROW STREET SECTION DETAIL
SCALE: N.T.S.



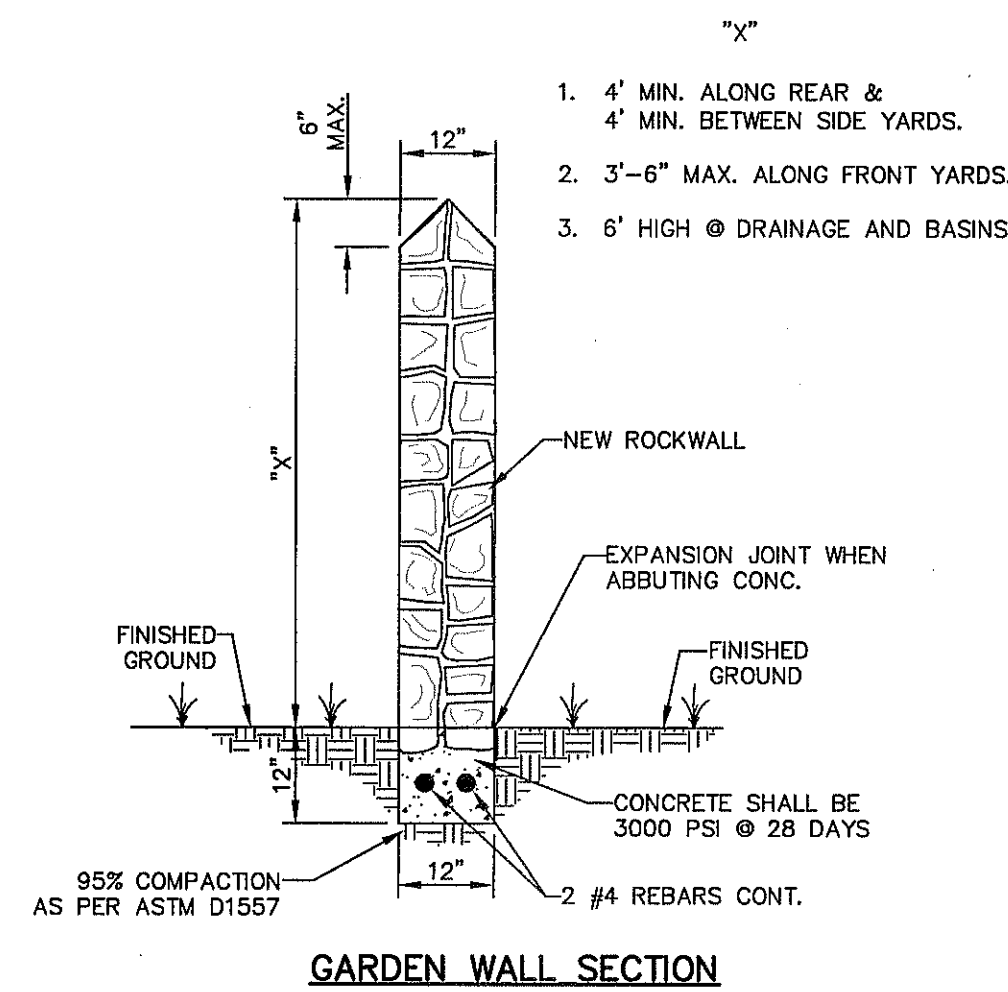
2 TYPICAL 50' ROW STREET SECTION DETAIL
SCALE: N.T.S.

STREETS NOTES:

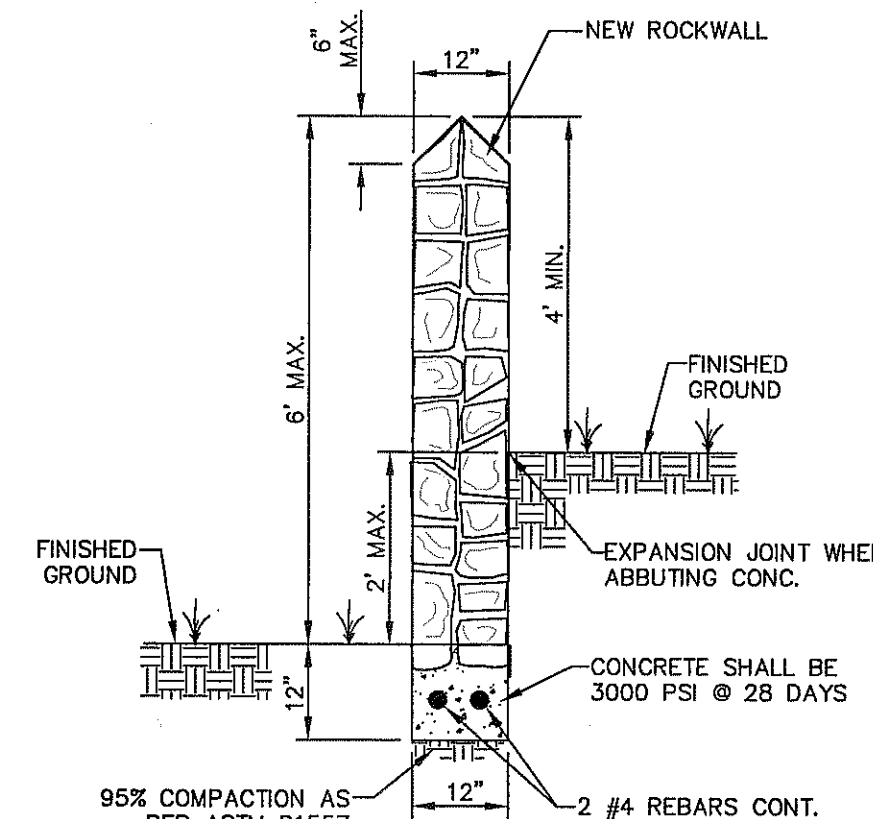
- (*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
- STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.



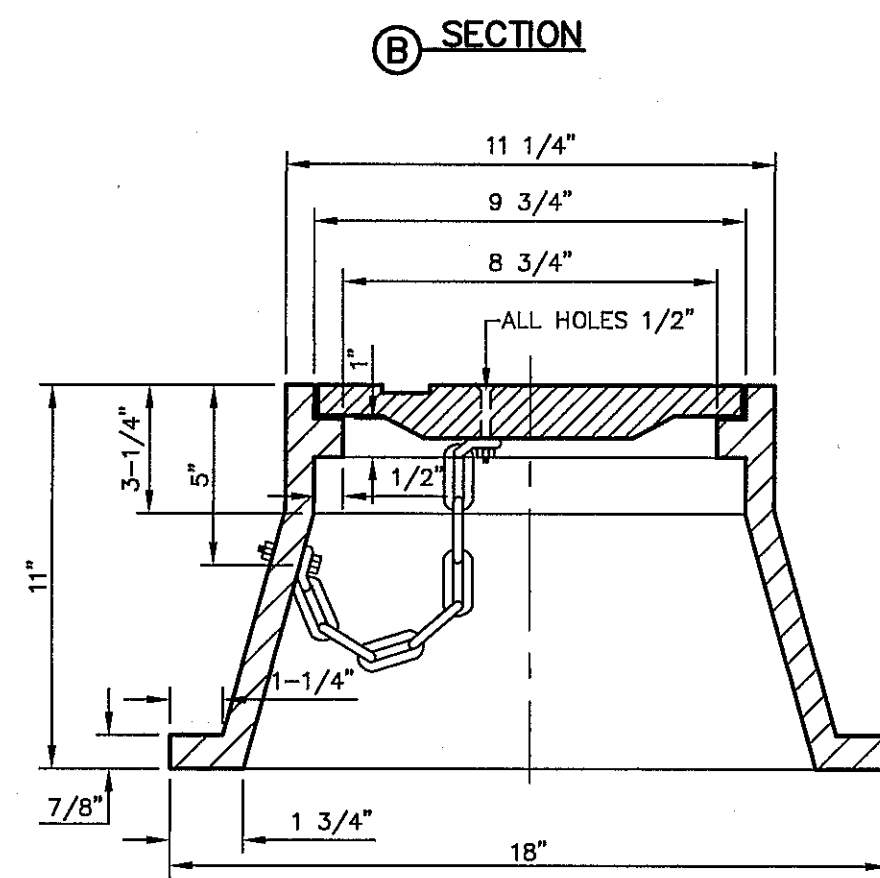
BRONZE MONUMENT CAP



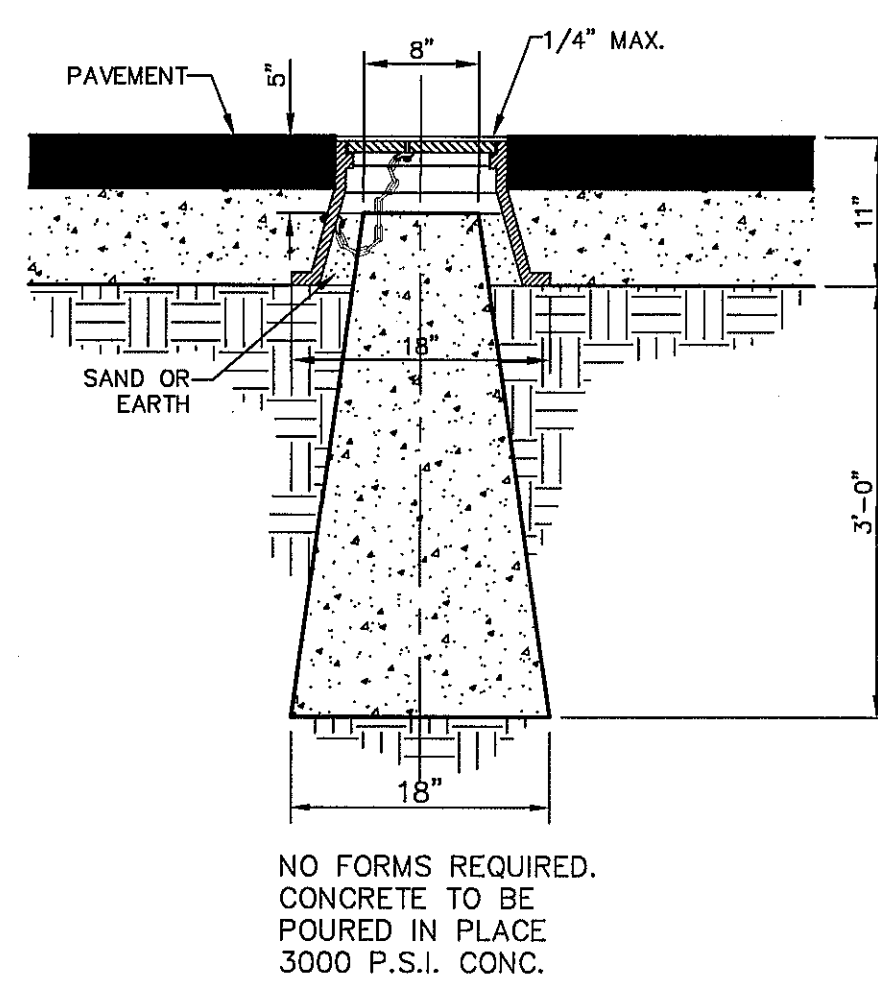
GARDEN WALL SECTION



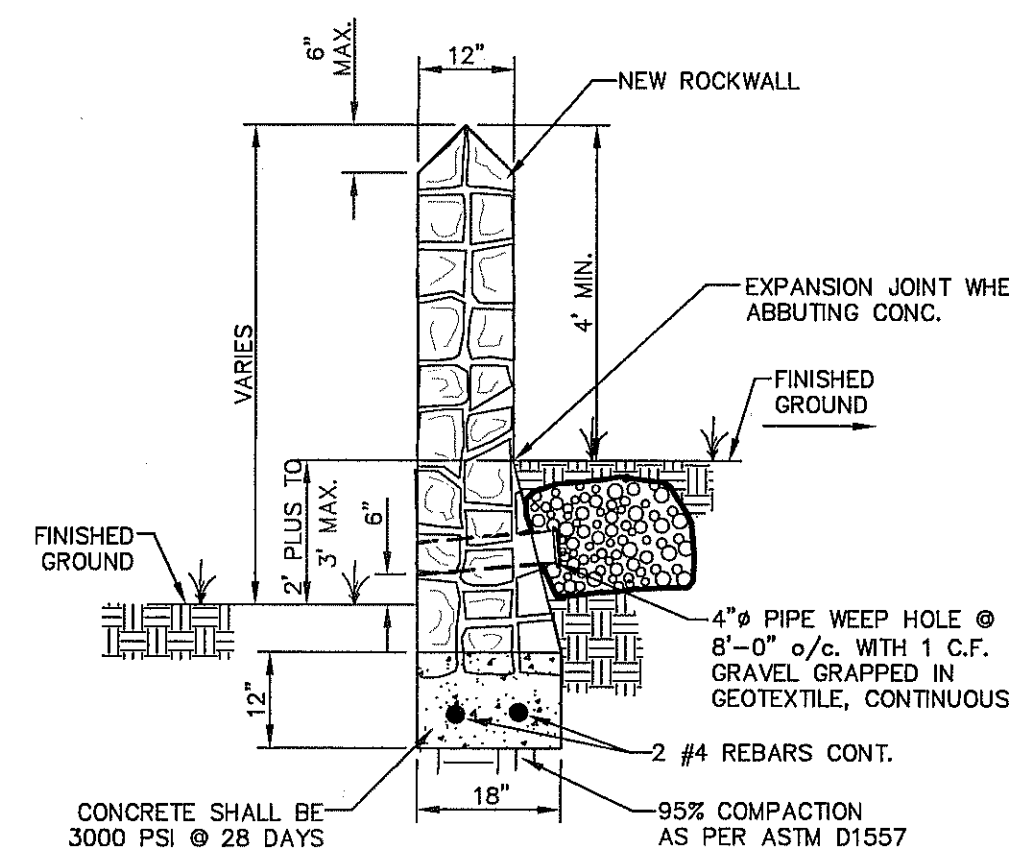
GARDEN WALL SECTION (2' MAX.)



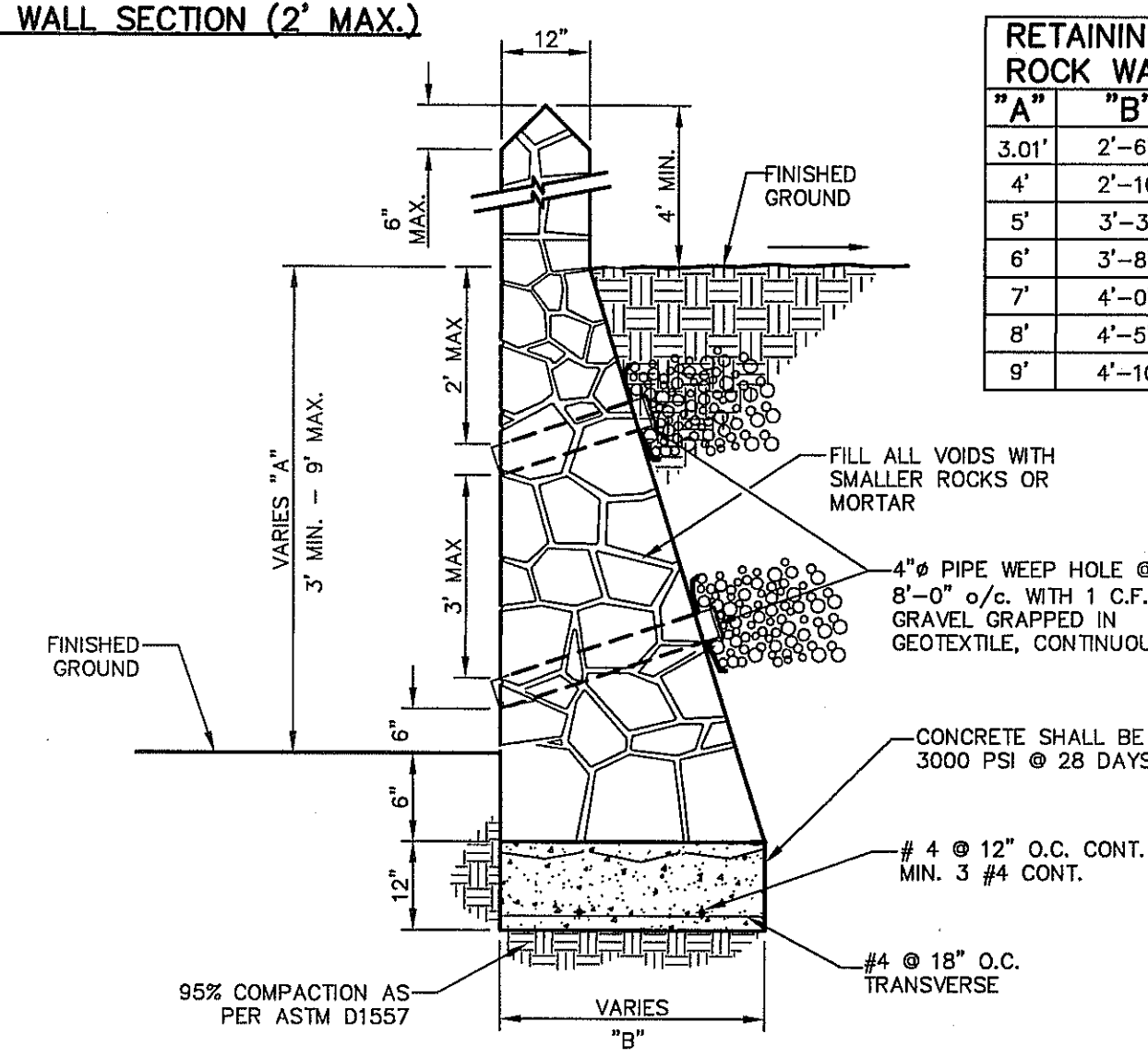
FRAME SECTION



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



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



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

RETAINING ROCK WALL	
"A"	"B"
3.01'	2'-6"
4'	2'-10"
5'	3'-3"
6'	3'-8"
7'	4'-0"
8'	4'-5"
9'	4'-10"

ROCK WALL NOTES:

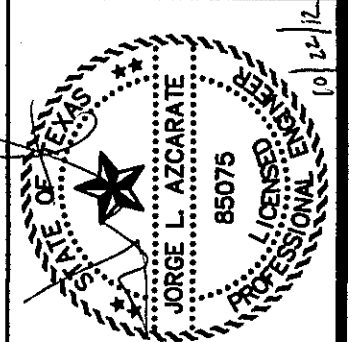
- STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
- MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
- MASONRY WALL OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
- WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, ROCK, STONE, OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
- ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
- PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
- ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
- ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK OR ROUND ROCK, NO RIVER ROCK SHALL BE ALLOWED.
- REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
- ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSI (MINIMUM).
- BACKFILL MATERIALS SHALL CONSIST OF COARSE GRAINED, WELL-DRAINED SOILS (WITH NO CLAY CONTENT).
- WHENEVER THE RETAINING HEIGHT OF A ROCKWALL/RETAINING WALL EXCEEDS FOUR (4') FEET OR MORE, THE DEVELOPER SHALL BUILD THE RETAINING PORTION OF THE WALL (INCLUDING NECESSARY REINFORCED CONCRETE FOOTING) TO HIGHEST FINISHED GROUND. THE BUILDER SHALL FINISH CONSTRUCTING THE REMAINING OF THE STEM WALL.

3 COUNTY SURVEY MONUMENT DETAILS
SCALE: N.T.S.

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

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE.
ELEVATION = 3970.92 (CITY DATUM).

cea
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodrow Bann, Ste. F El Paso, TX 79924
Office: 915-544-2282 Fax: 915-544-4233 www.ceainc.com



SCALE: N/A
Vertical: N/A
Horizontal: N/A
Contour Interval: N/A
DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB NO.: 2280-018D

PROJECT TITLE
**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

STANDARD
DETAILS

(SHEET 2 OF 3)
SHEET NO.

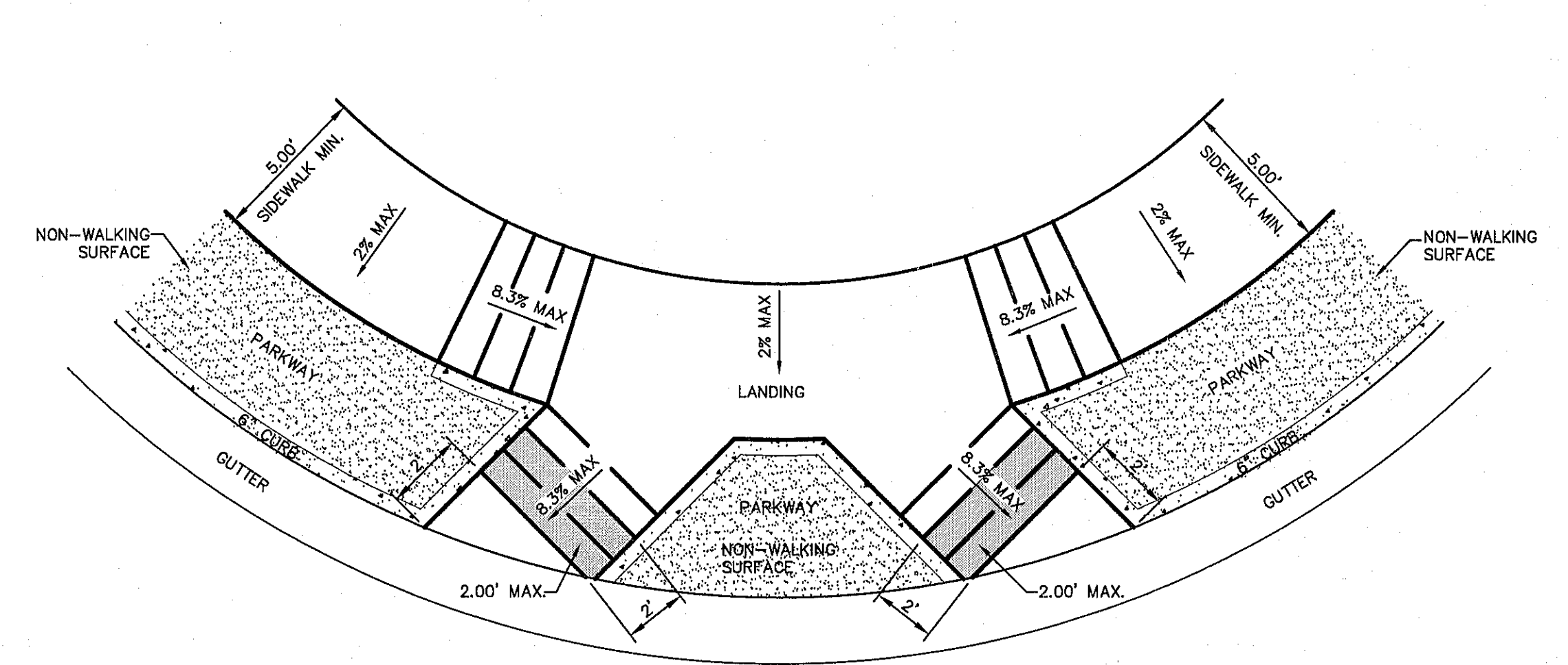
C8.2

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPD&T)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

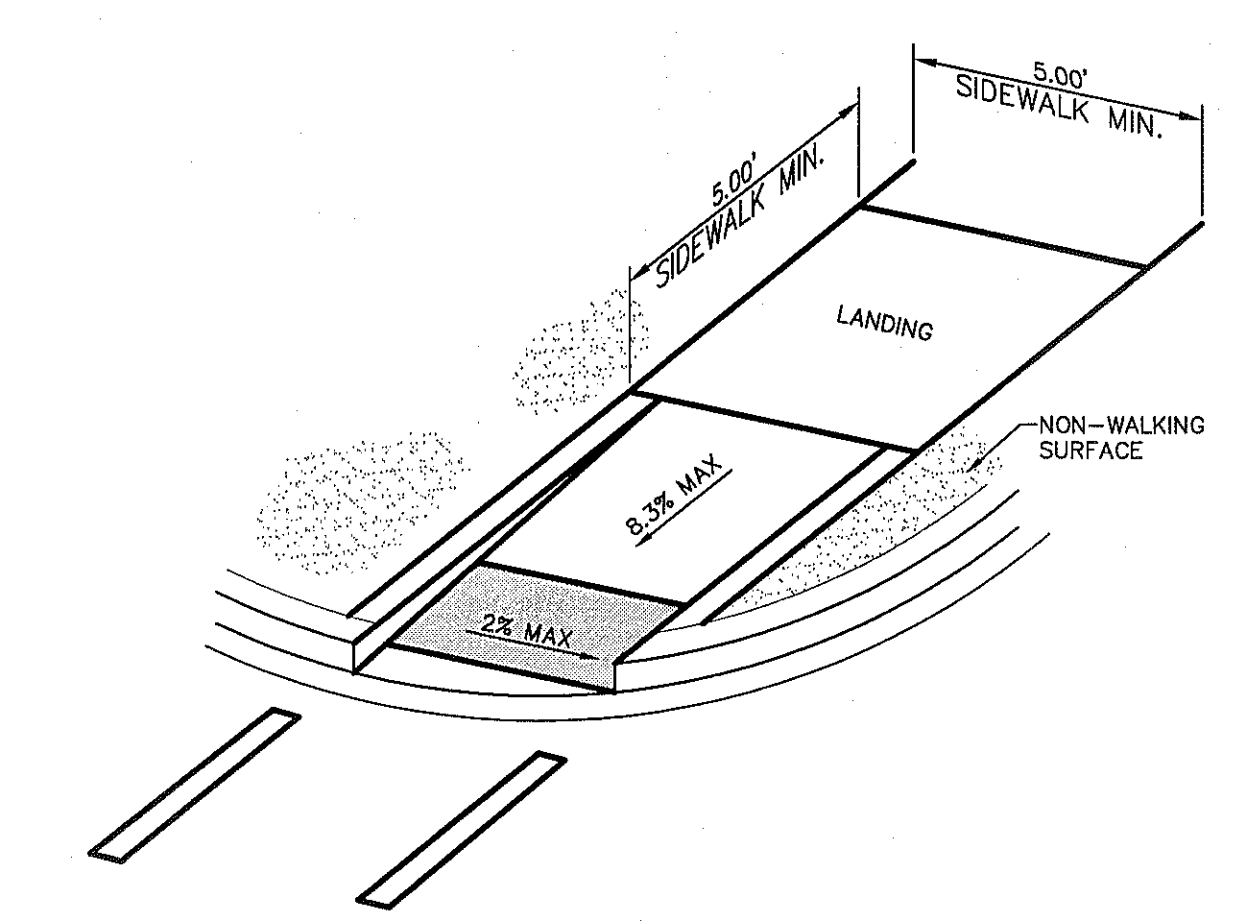
WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY

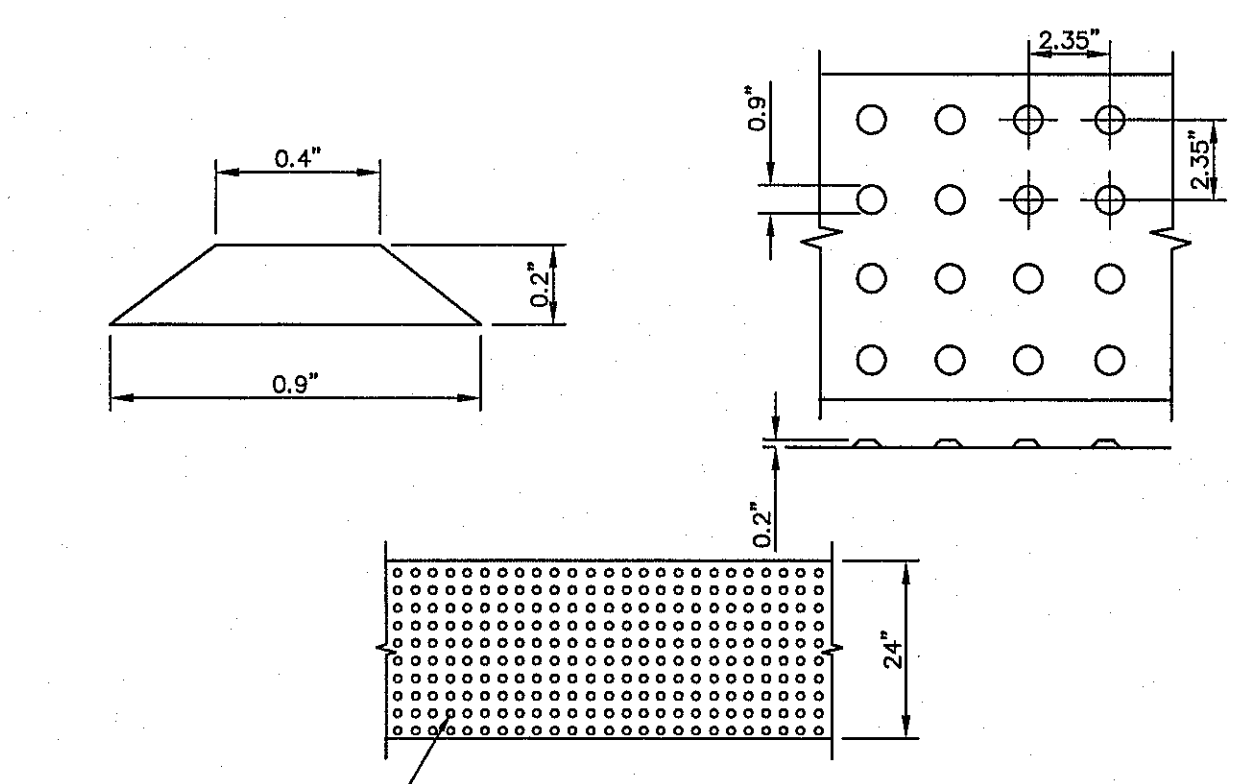
ceea
engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-4684
 4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915.544.5232 Fax: 915.544.5233 www.ceea.com



1 DIRECTIONAL RAMP @ INTERSECTION
 C8.3 SCALE: N.T.S.



2 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
 C8.3 SCALE: N.T.S.



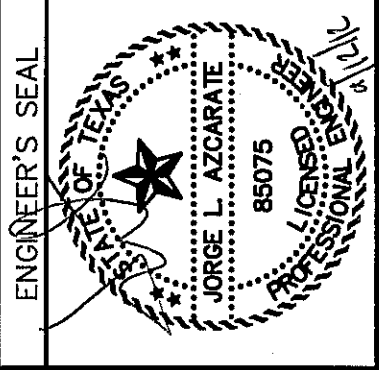
TRUNCATED DOMETILES, ADA CERTIFIED "ARMOR-TILE" TACTILE SYSTEMS OR APPROVED EQUAL

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

DOMES ALIGNMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (610 mm) 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 THE OWNER. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. CONTRAST SHALL BE PROVIDED BY PLACING AND MIXING TINT IN THE PLASTIC CONCRETE USED FOR THE DETECTABLE WARNING SURFACE. NO PAINTING OF SURFACE SHALL BE PERMITTED.

3 TRUNCATED DOME SIZE AND SPACING
 C8.3 SCALE: N.T.S.



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	AUGUST 2012
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2260-DTBLD

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

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

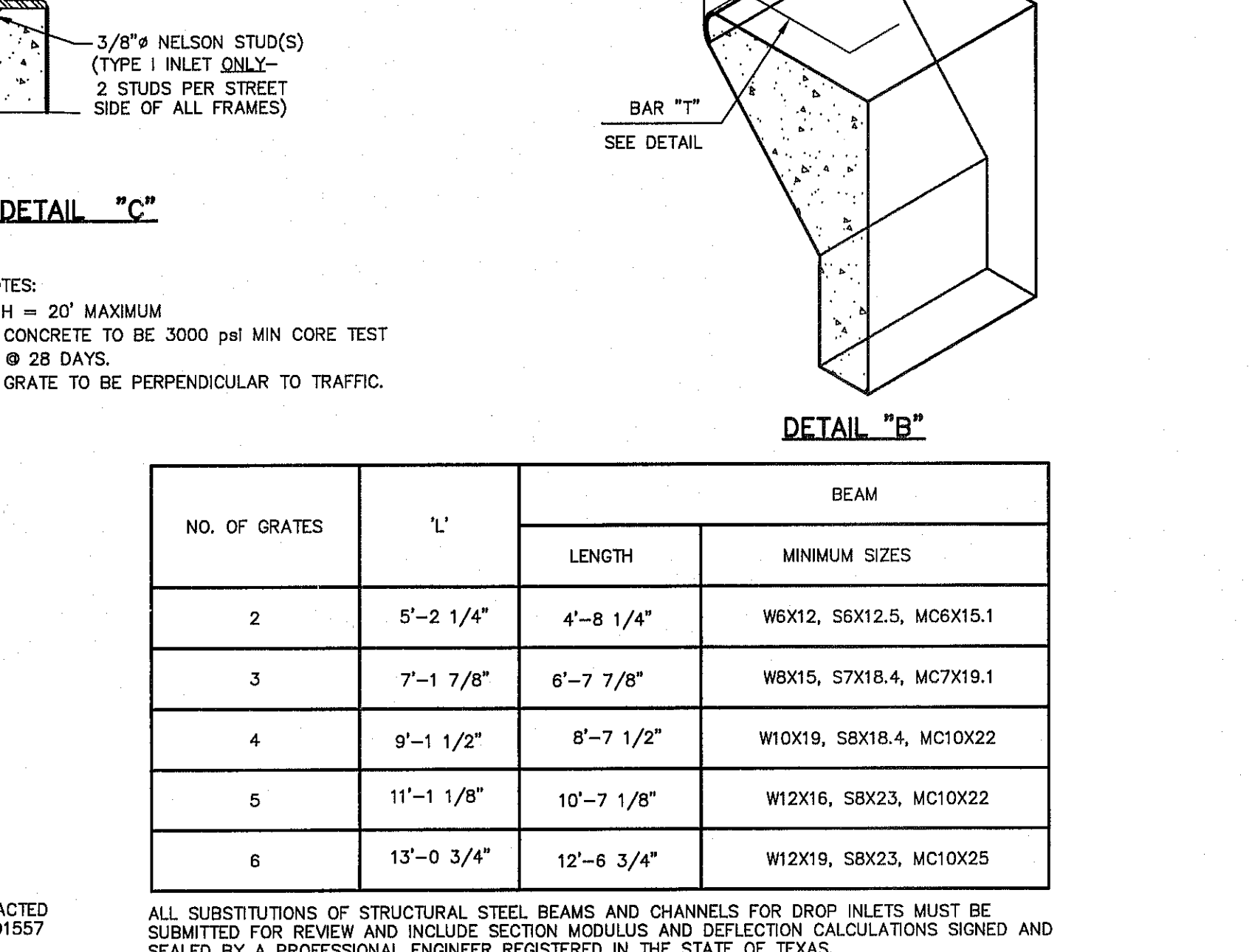
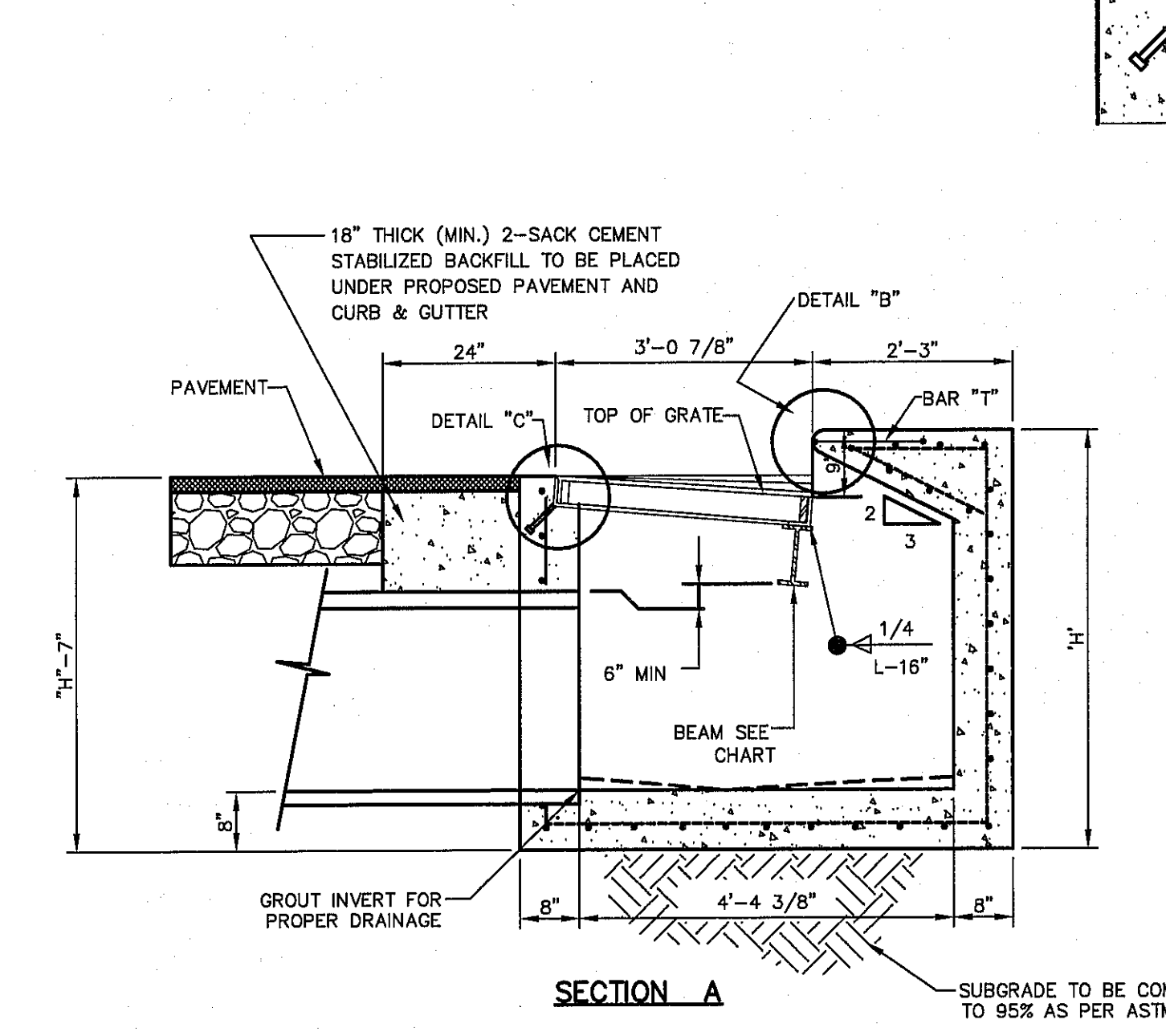
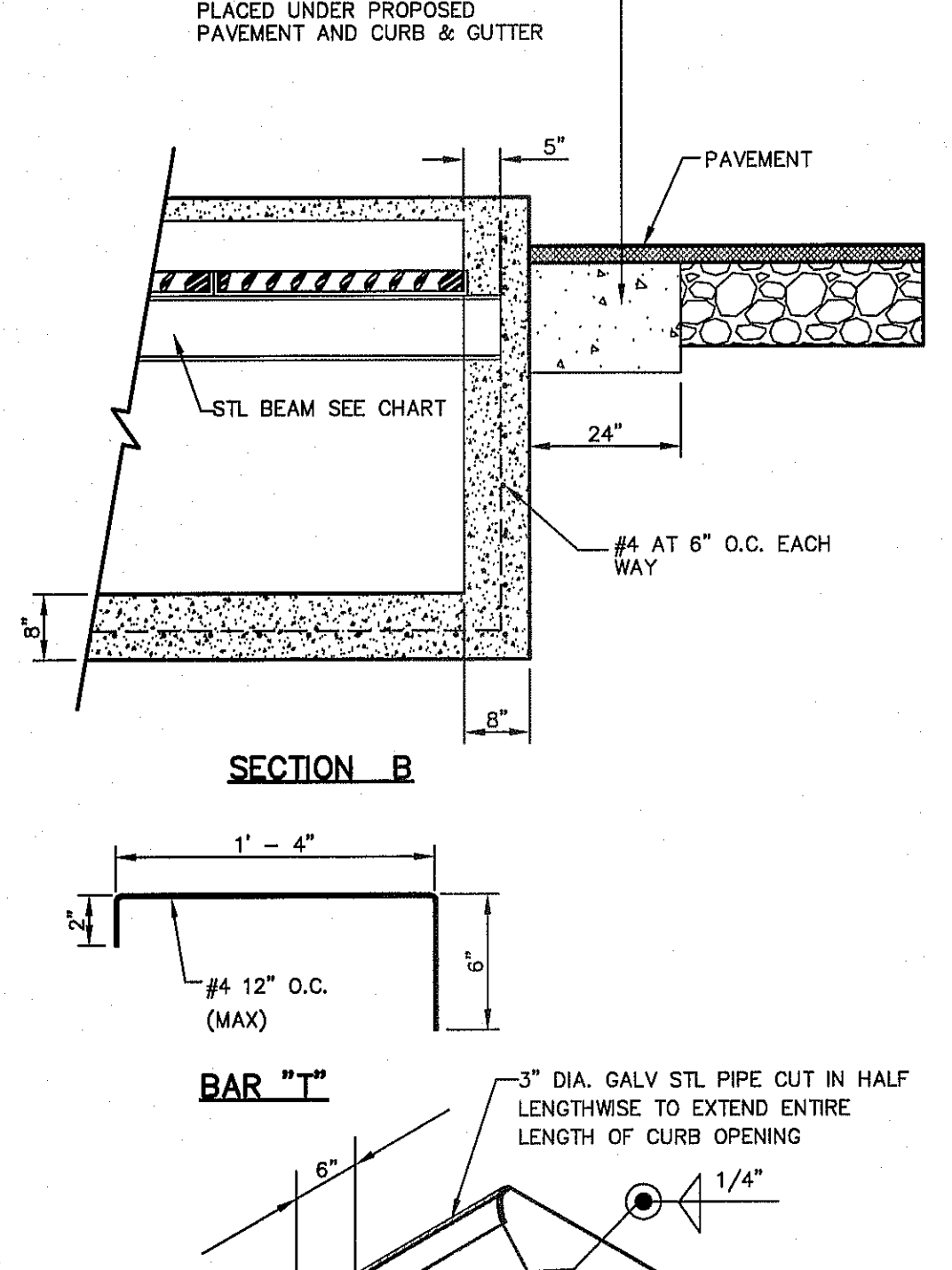
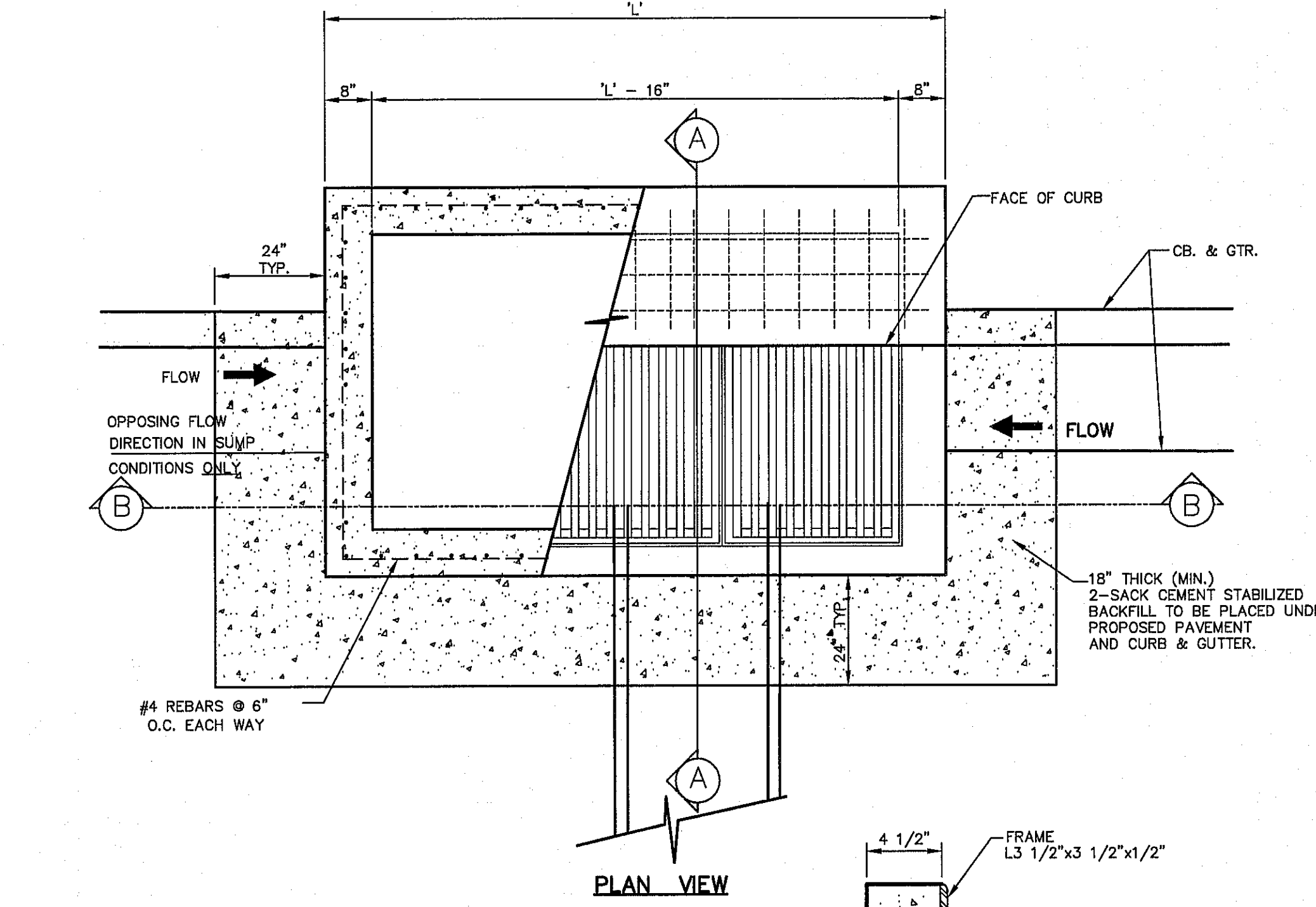
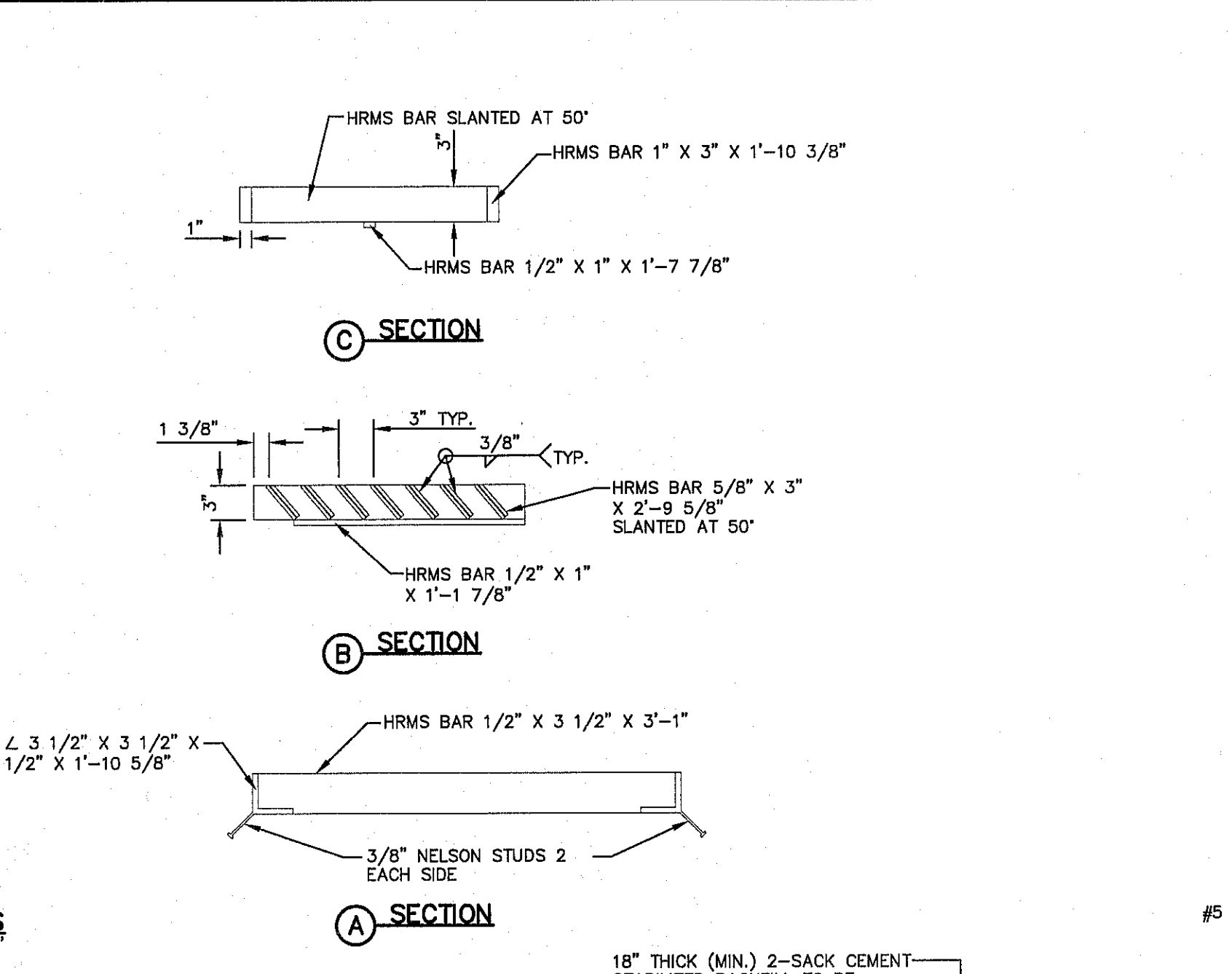
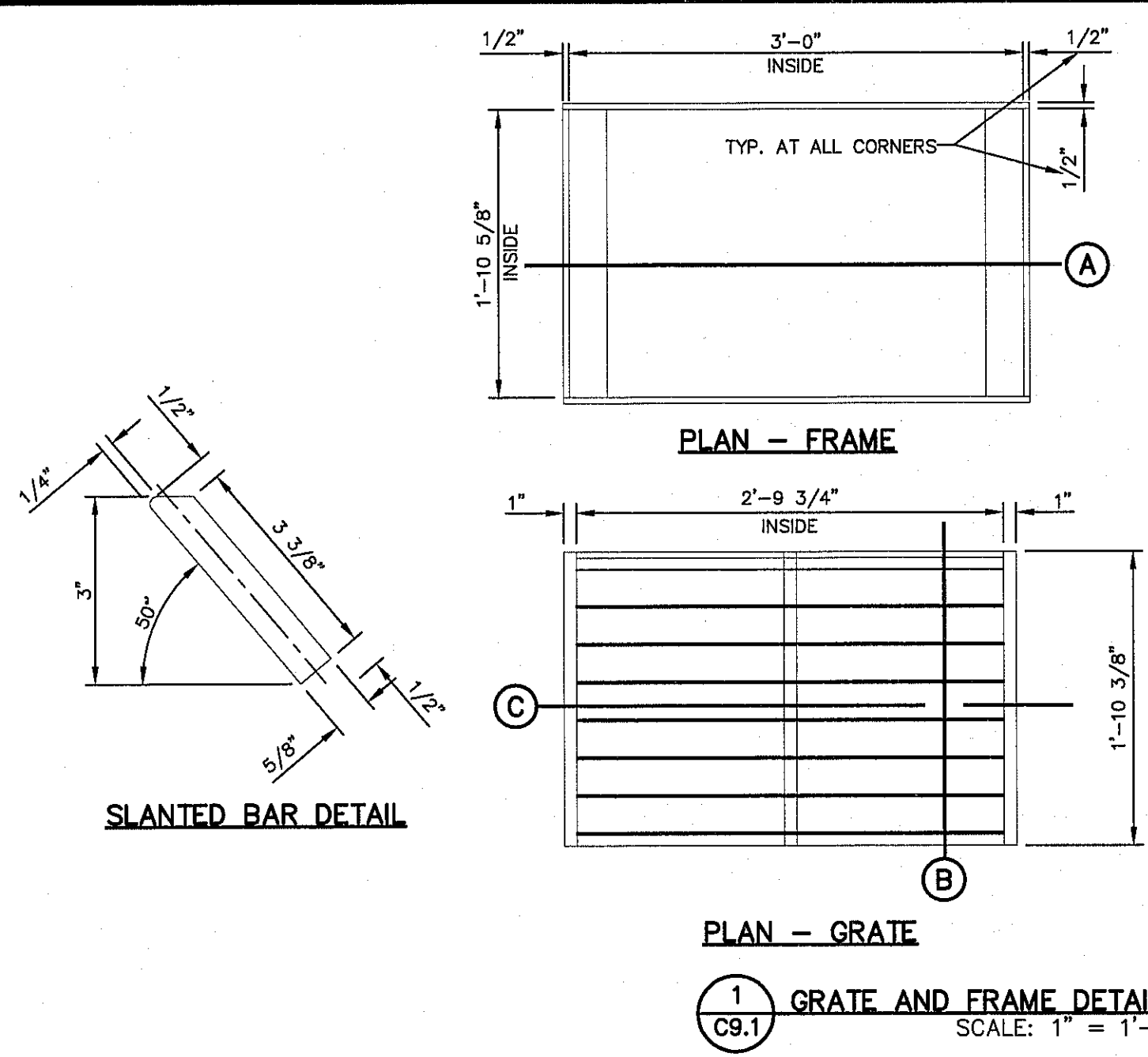
C8.3

LEGEND

■ DETECTABLE WARNING SURFACE

GENERAL NOTES:

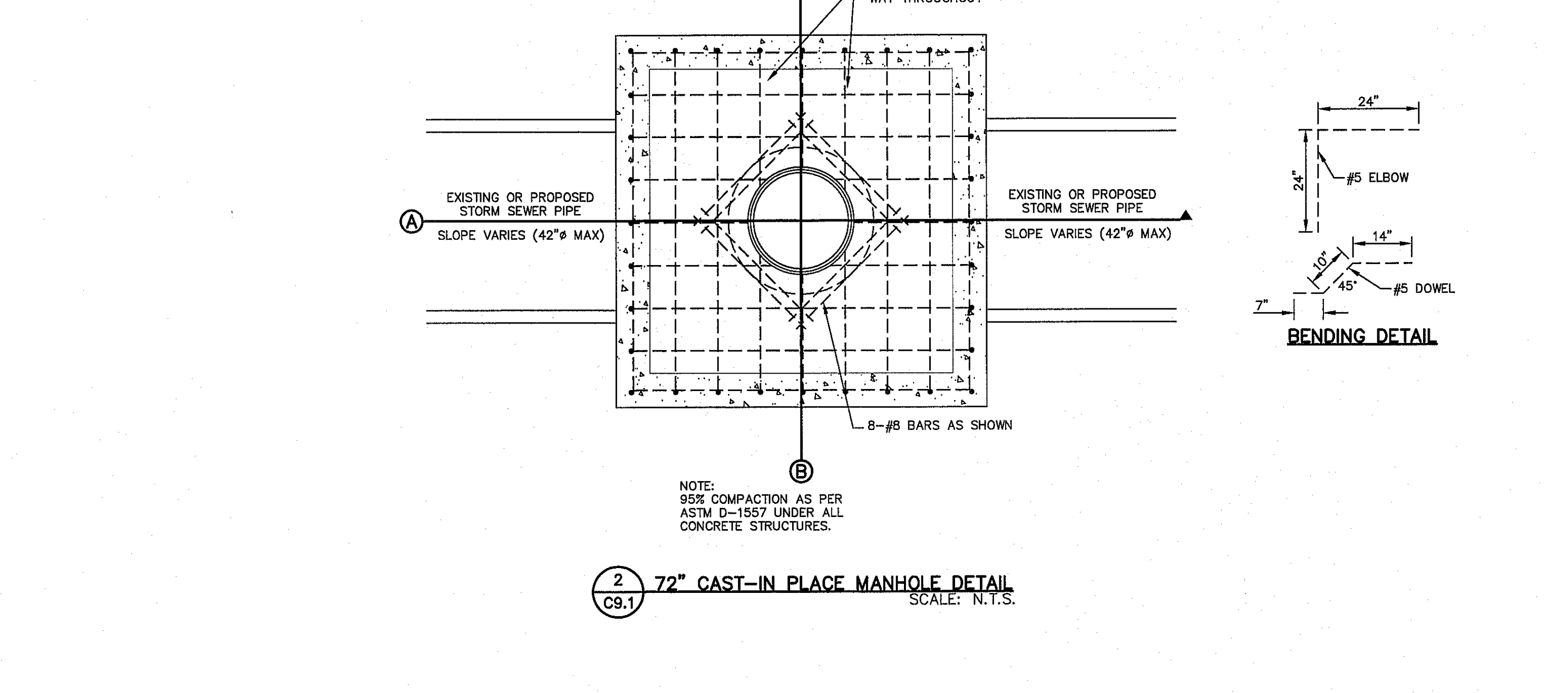
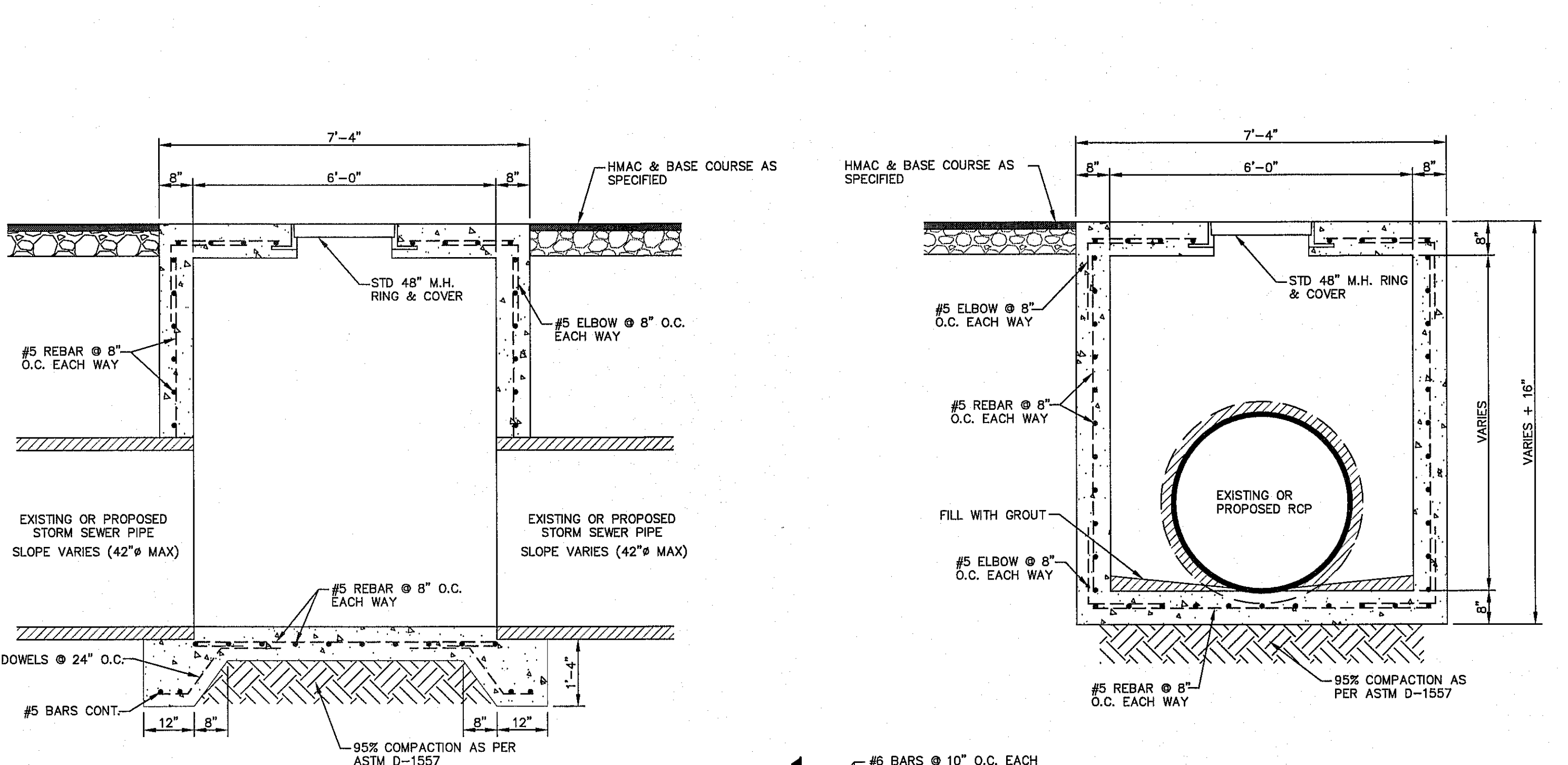
- IMPROVEMENTS SHALL COMPLY WITH AMERICANS WITH DISABILITY ACT (ADA) AND TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) STANDARDS.
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
- THE MINIMUM SIDEWALK WIDTH IS FOUR (4') FEET. WHERE A FIVE (5') FEET SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM THREE (3') FEET SIDEWALK WITH 5'x5' PASSING SPACE AREAS ARE REQUIRED TO BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED TWO-HUNDRED (200') FEET.
- LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM TWO (2%) PERCENT 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.
- CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED WITH A MAXIMUM 10(H):1(V) SLOPE. IF THE LANDING DEPTH IS LESS THAN FOUR (4') FEET, THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 12(H):1(V) SLOPE.
- ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
- RAMP TEXTURES MUST CONSIST OF TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. REFER TO TRUNCATED DOME DETAIL.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMP SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN FIVE (5%) PERCENT IS A RAMP AN SHALL COMPLY WITH TDLR 4.8 - RAMP. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS TWO (2%) PERCENT.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY TDLR.



- NOTES:
- H = 20' MAXIMUM
 - CONCRETE TO BE 3000 PSI MIN CORE TEST @ 28 DAYS.
 - GRATE TO BE PERPENDICULAR TO TRAFFIC.

NO. OF GRATES	L'	BEAM	
		LENGTH	MINIMUM SIZES
2	5'-2 1/4"	4'-8 1/4"	W6X12, S6X12.5, MC6X15.1
3	7'-1 7/8"	6'-7 7/8"	W8X15, S7X18.4, MC7X19.1
4	9'-1 1/2"	8'-7 1/2"	W10X19, S8X18.4, MC10X22
5	11'-1 1/8"	10'-7 1/8"	W12X16, S8X23, MC10X22
6	13'-0 3/4"	12'-6 3/4"	W12X19, S8X23, MC10X25

ALL SUBSTITUTIONS OF STRUCTURAL STEEL BEAMS AND CHANNELS FOR DROP INLETS MUST BE SUBMITTED FOR REVIEW AND INCLUDE SECTION MODULUS AND DEFLECTION CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.



DROP INLET GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
- SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
- GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
- WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
- GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
- ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
- CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 35B OR ASTM A-48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
- FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY OR BRITTLE.
- ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
- ALL CONCRETE TO BE 3000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
- EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
- STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT ITEM 446 "PAINT AND PAINTING"
- SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
- GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
- ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
- INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
- LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
- THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

3 DROP INLET (TYPE I) DETAILS
SCALE: NTS

2 72" CAST-IN PLACE MANHOLE DETAIL
SCALE: N.T.S.

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE

ELEVATION = 3976.52 (CITY DATUM)

DATE	REVISIONS	BY

osa

engineers • architects • planners

TEXAS REGISTERED ENGINEERING FIRM #484

4750 Woodloch Blvd, Ste. E, Ft. Worth, TX 76104

Office: 817.554.4282 Fax: 817.554.4283 www.osaengineers.com

ENGINEER'S SEAL

STATE OF TEXAS

REGISTERED PROFESSIONAL ENGINEER

JOHN L. ADKINS

88075

12/11/2012

SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE: SEPTEMBER, 2012	
DESIGN BY: T.Z.	
DRAWN BY: A.B.	
CHECKED BY: J.L.A.	
APP'D. BY: J.L.A.	
JOB No. 22660-016LD	

PROJECT TITLE

VENTANAS SUBDIVISION

UNIT SIX

SUBDIVISION IMPROVEMENTS

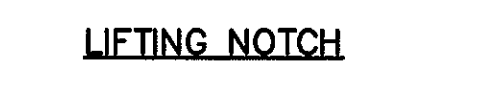
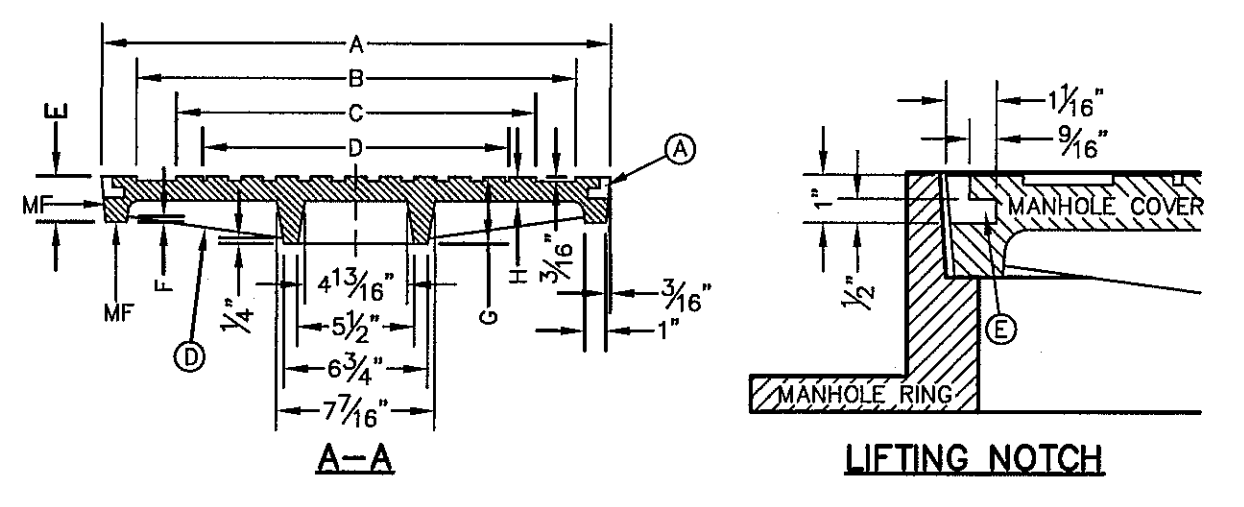
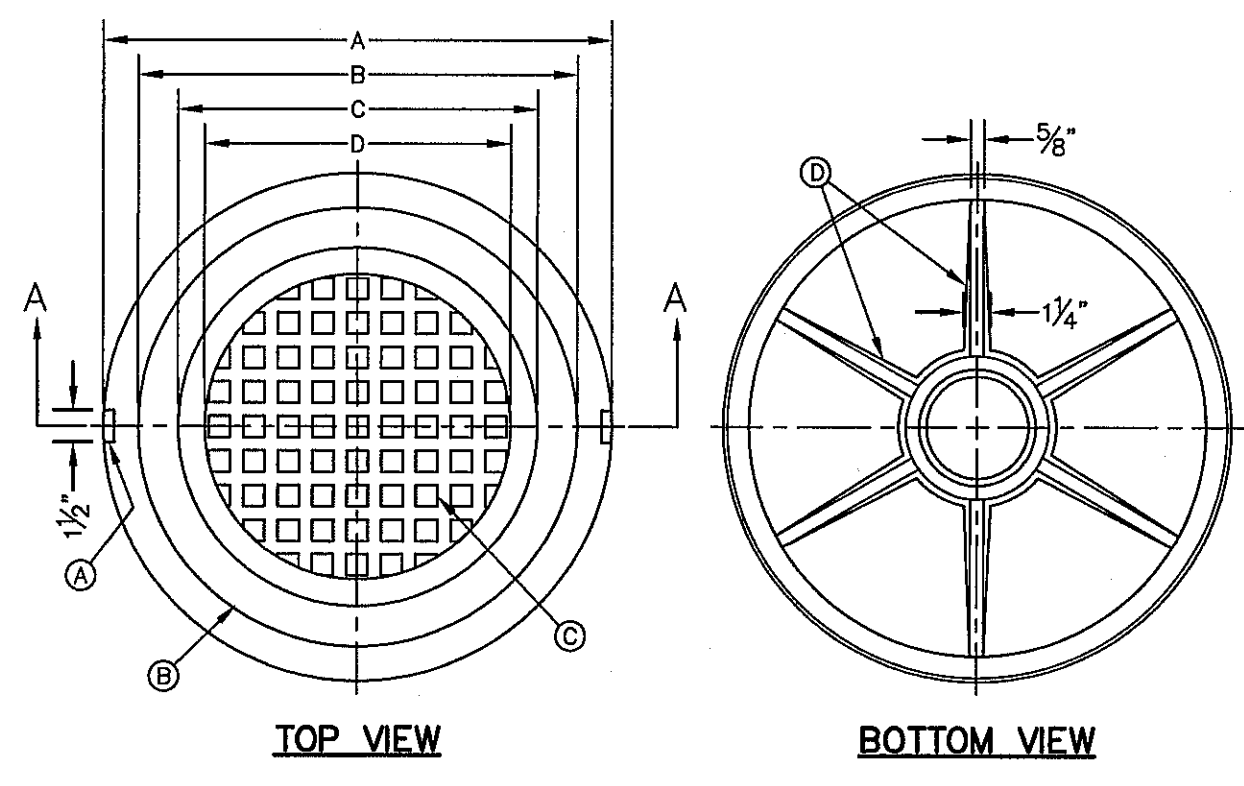
SHEET TITLE

DRAINAGE DETAILS

(SHEET 1 OF 2)

SHEET NO.

C9.1



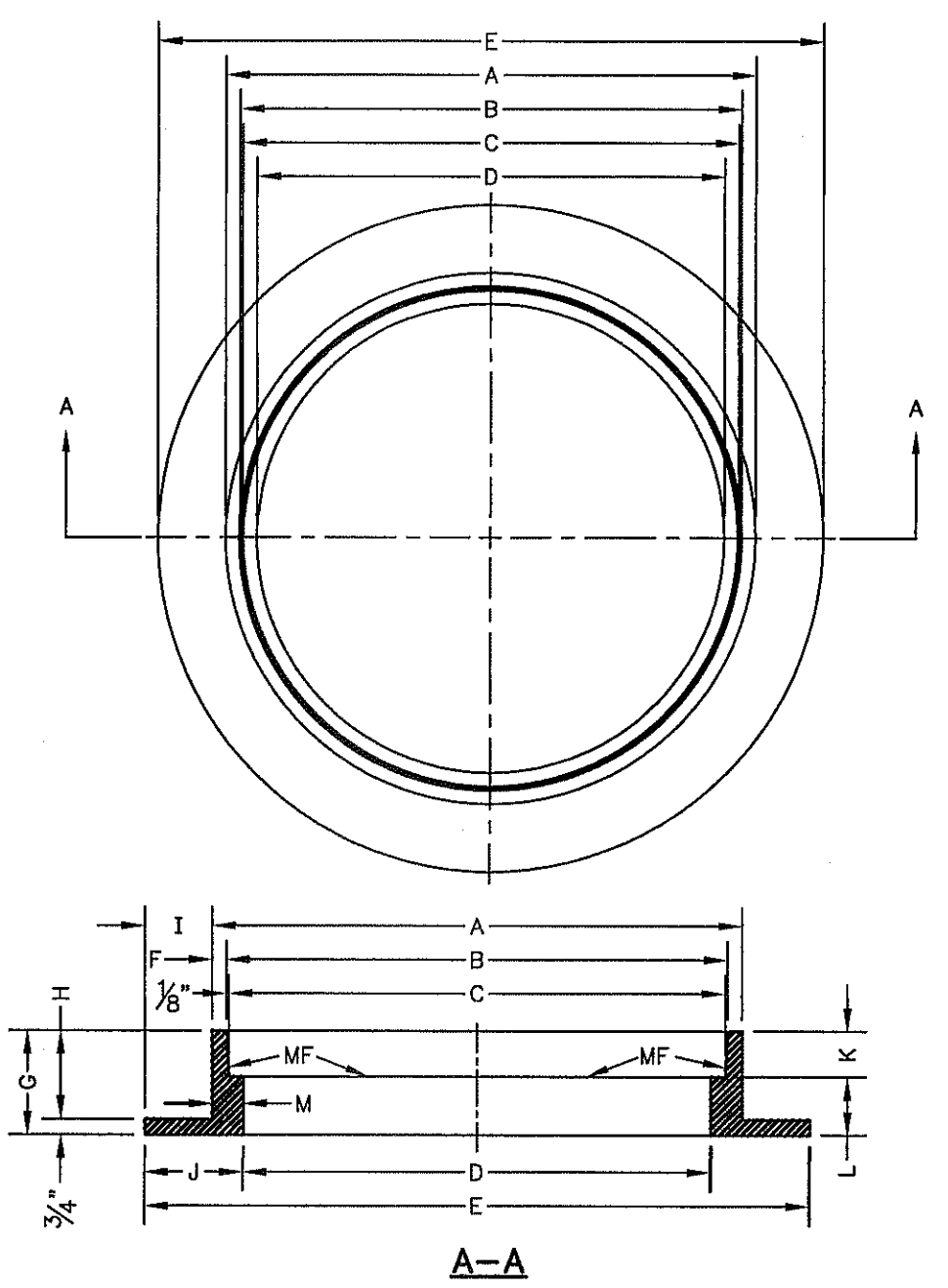
STORMWATER MANHOLE COVER

- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY 1/16" ± PER FOOT (AASHTO M306-07).
 5. WEIGHT MAY VARY 5%± (AASHTO M306-07).
 6. SHADED DIMENSIONS IN TABLE FOR REFERENCE ONLY. SOURCE: CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION, DETAIL 2-17.

- CONSTRUCTION KEY NOTES:**
- A. LIFTING NOTCH.
 - B. 3/16" RAISED LETTERING.
 - C. 1" SQUARES (3/16" TALL) WITH 5/8" SPACE BETWEEN.
 - D. REINFORCING RIBS.
 - E. SLOT.

SEE NOTE 6

MANHOLE COVER	MANHOLE - ALL TYPES	MANHOLE TYPE 48"	MANHOLE TYPE 72"
A	31 3/4"	25 3/4"	32 3/4"
B	28 3/4"	20 3/4"	28 3/4"
C	24 3/4"	16 3/4"	24 3/4"
D	21 3/4"	14 3/4"	21 3/4"
E	2 3/4"	3"	3"
F	1/4"	1/4"	1/4"
G	3/8"	3/8"	3/8"
H	1 1/8"	1"	1"
WEIGHT	265 lbs.	175 lbs.	310 lbs.

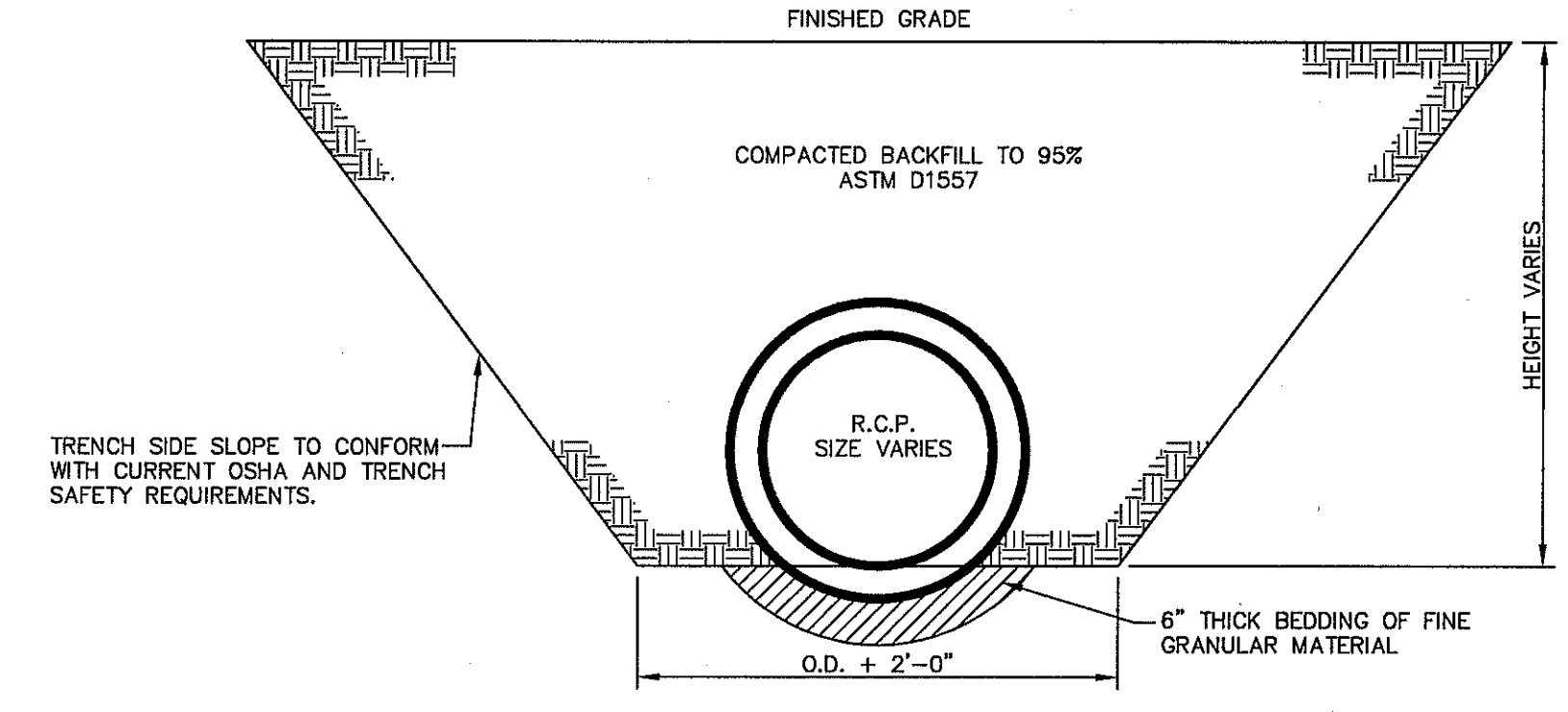


STORMWATER MANHOLE RING

- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY 1/16" ± (AASHTO M306-07).
 5. WEIGHT MAY VARY 5%± (AASHTO M306-07).
 6. SHADED DIMENSIONS IN TABLE FOR REFERENCE ONLY. SOURCE: CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION, DETAIL 2-17.

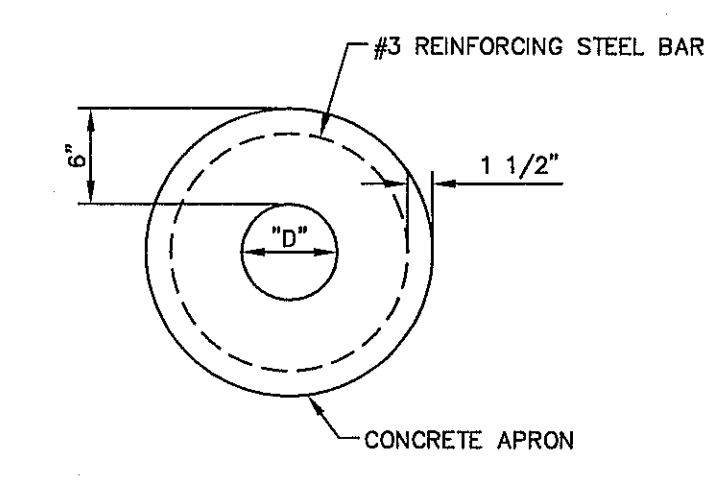
SEE NOTE 6

MANHOLE RING	MANHOLE - ALL TYPES	MANHOLE TYPE 48"	MANHOLE TYPE 72"
A	33"	25 3/4"	32 3/4"
B	31 3/4"	23 3/4"	31 3/4"
C	31 1/2"	23 3/4"	31 1/2"
D	30"	22 1/2"	30"
E	30 1/2"	24 1/2"	42"
F	3/8"	1/8"	1/8"
G	5"	6"	6"
H	4 1/4"	5 1/4"	5 1/4"
I	3 1/4"	4 1/4"	4 1/4"
J	4 3/4"	6"	6"
K	2 3/8"	3 3/8"	3 3/8"
L	2 1/8"	2 1/8"	2 1/8"
M	1 1/2"	1 3/8"	1 3/8"
WEIGHT	220 lbs.	165 lbs.	225 lbs.



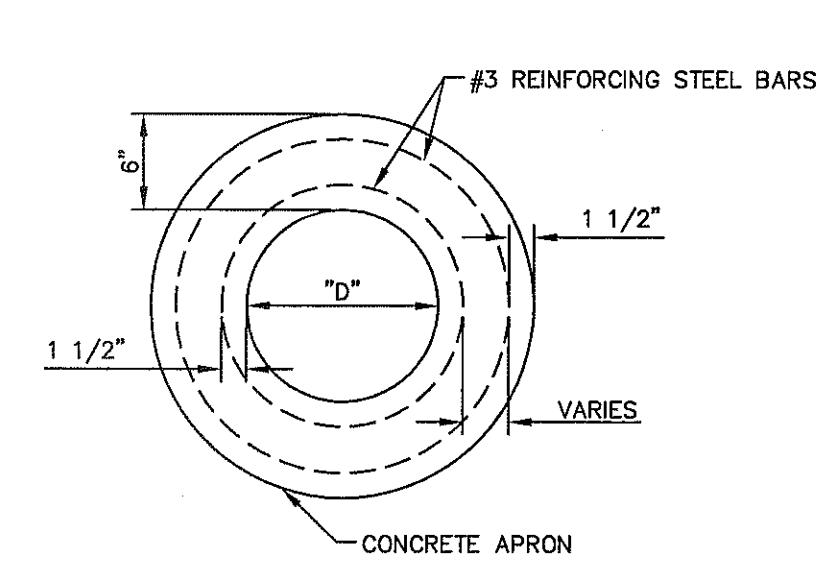
2 STORM SEWER BEDDING DETAIL
SCALE: 1/2" = 1'-0"

1 MANHOLE RING AND COVER DETAILS
SCALE: N.T.S.

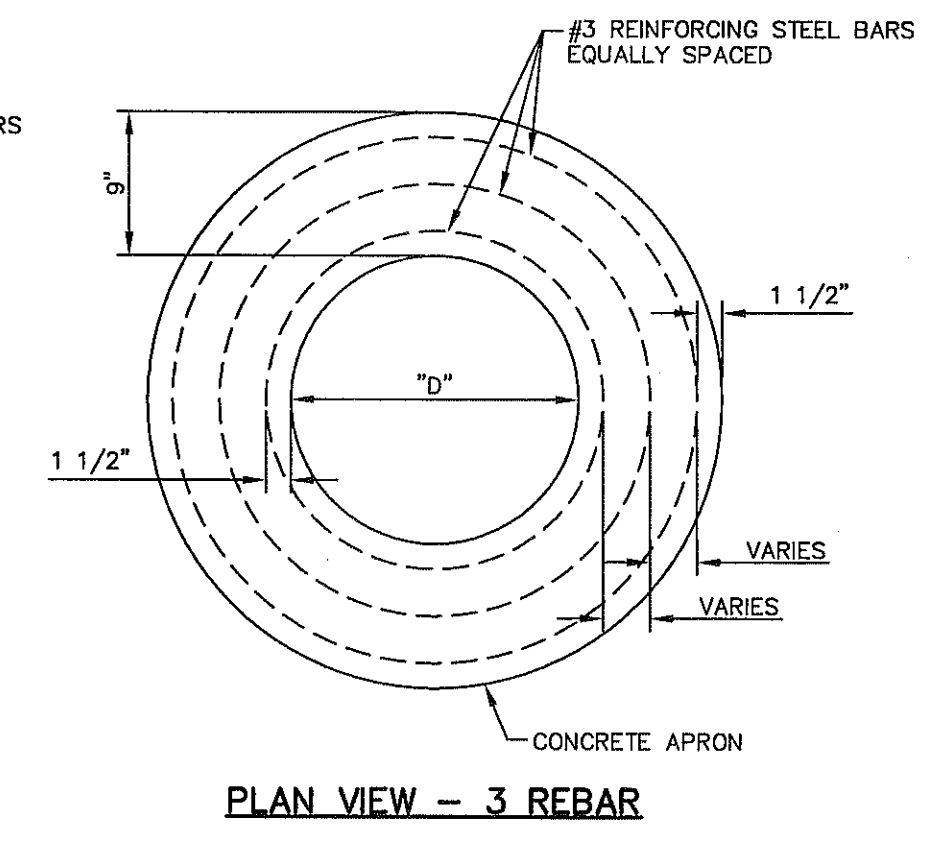


PLAN VIEW - SINGLE REBAR

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

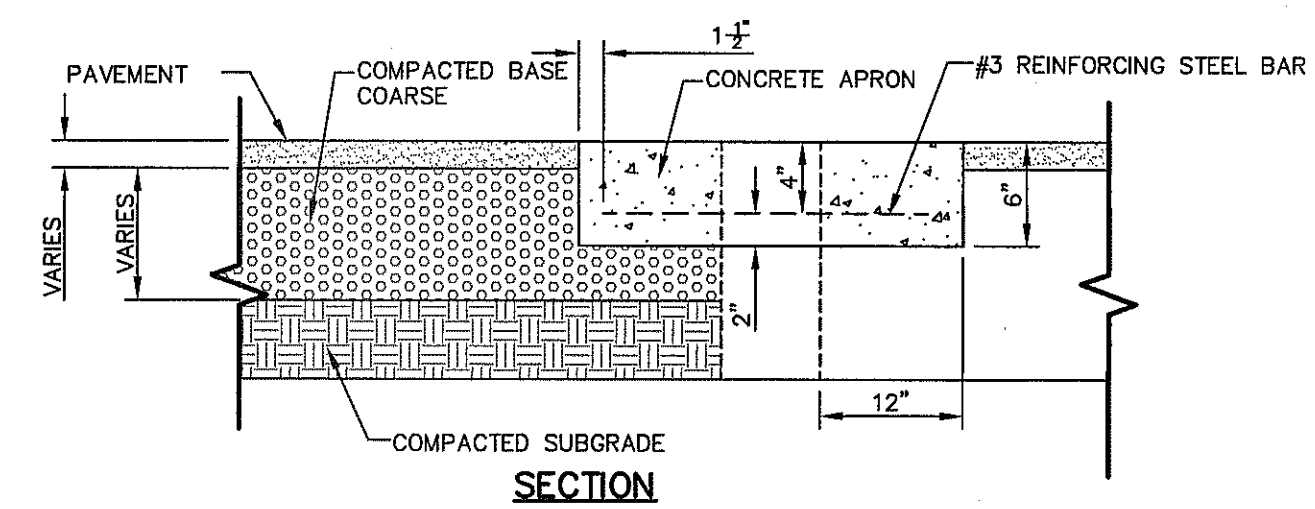


PLAN VIEW - 2 REBAR



PLAN VIEW - 3 REBAR

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



SECTION

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 (QUANTITY)	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE APRON TO CENTER OF NEAREST REBAR (INCHES)	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE 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

3 PENETRATION APRON DETAILS
SCALE: N.T.S.

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.92 (CITY DATUM).

DATE	REVISIONS	BY

osa
engineers • architects • planners

TEXAS REGISTERED ENGINEERING FIRM #4584
4712 Woodrow Bean, Ste. F El Paso, TX 79904
Office 910.444.4332 Fax 910.444.4333 www.osainc.com

ENGINEER'S SEAL

JOSE L. AGUIAR
88075

SCALE

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

DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
CHECK BY: J.L.A.
APP'D. BY: J.K.
JOB No. 2280-0161D

PROJECT TITLE

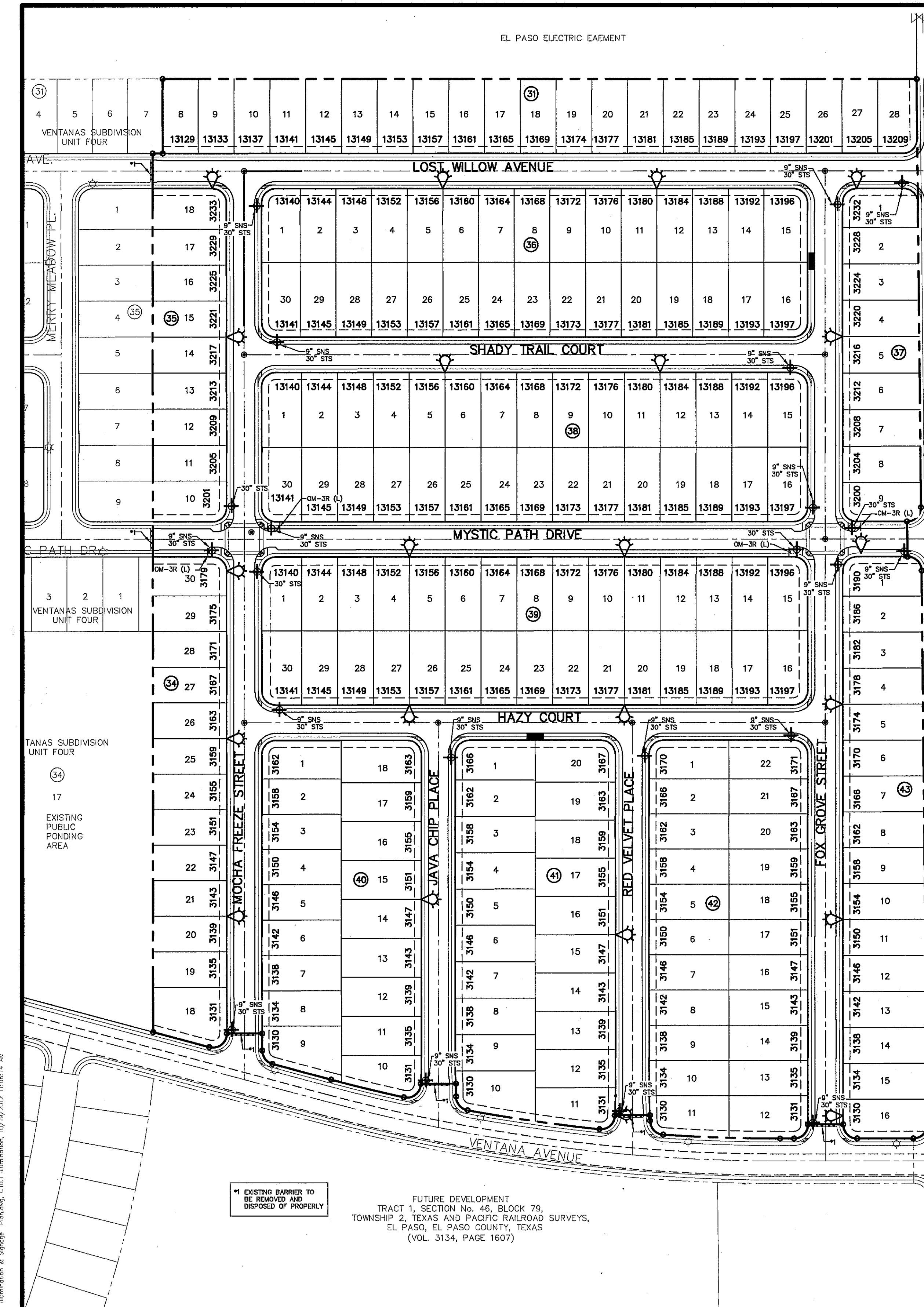
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE

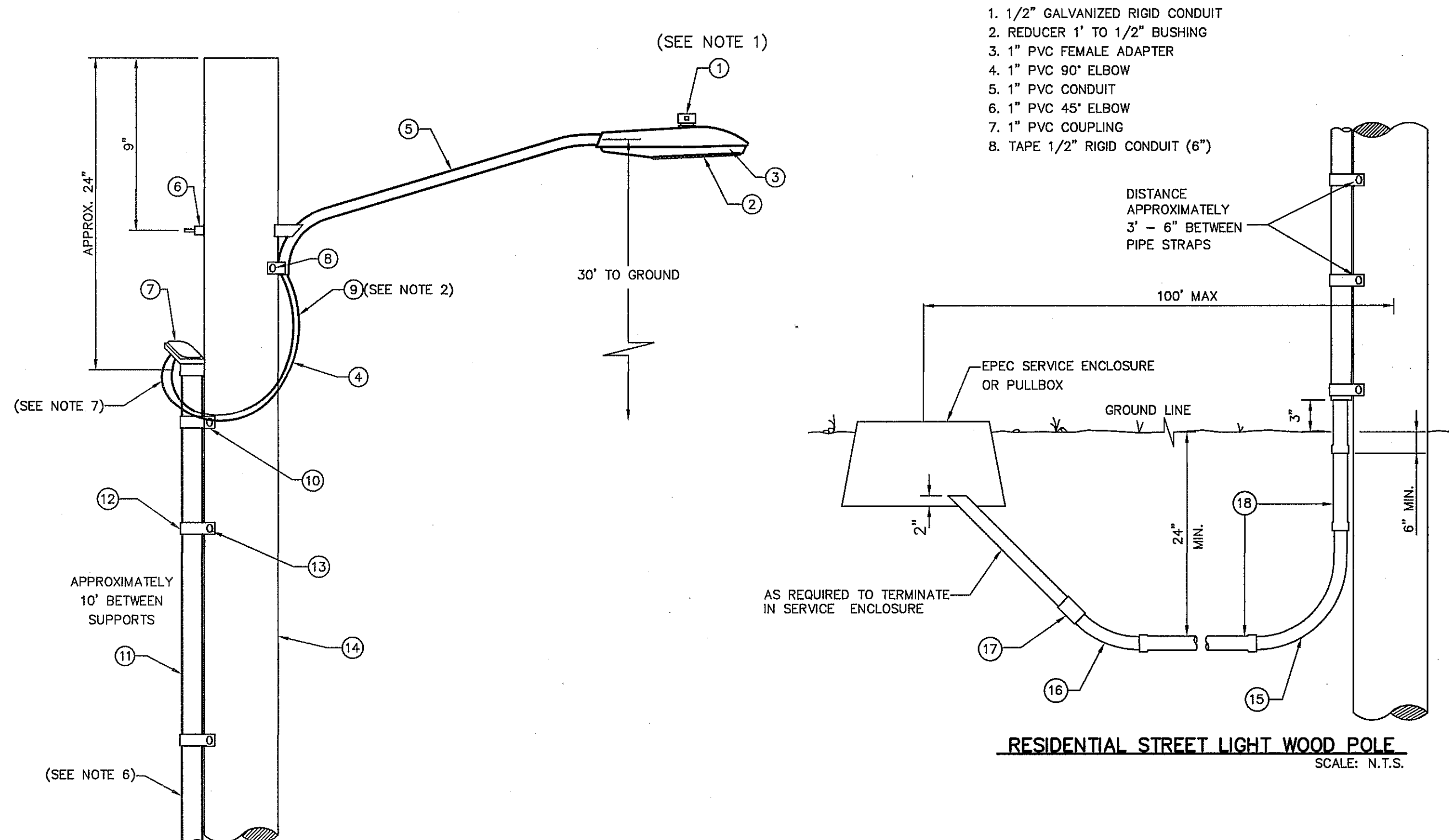
DRAINAGE
DETAILS

(SHEET 2 OF 2)
SHEET NO.

C9.2



21 RESIDENTIAL STREET LIGHTS



RESIDENTIAL STREET LIGHT WOOD POLE
SCALE: N.T.S.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

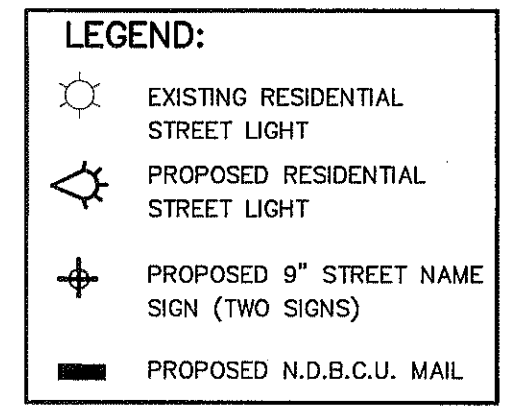
WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

- KEY NOTES:
- 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")

ITEM NO.	DESCRIPTION	STOCK NO.	QTY.	LCOBRAHD
1	PHOTO CELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD
2	HPS LASMP, 100W	21-085	1	
3	LUMINAIRE, 100W H.P.S.	21-335	1	
4	SLEEVES, #12-10	05-140	2	LSLV1210
5	MAST ARM, 6" X 1 1/4"	21-200	1	LBRKT1*6
6	MACHINE BOLT, 5/8" X 12"	02-470	1	
	SQUARE GALV. WASHER, 2 1/4" X 2 1/4"	02-760	1	LMB5/812
	COIL SPRING WASHER, 5/8"	02-786	1	
	LOCK NUT, 5/8"	02-705	1	LCOBRAUG
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1
8	LAG BOLT, 3/8" X 3"	02-343	1	LLAG38*3
9	CABLE, #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S
10	COPPER CABLE, #12, SOLID, 600V, BLUE	13-702	60'	LC#12CU
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801
12	PIPE STRAP FOR 1" PVC CONDUIT, 2-HOLE	17-283	9'	LPVCSTRP
13	NAIL, STAINLESS STEEL SCREW 2.5 IN.	14-427	.25#	LNAL14*2
14	POLE, 35 FT. - CLASS 4	09-035	1	L354UG
15	1" PVC 90 DEGREE ELBOW	17-297	1	LEL901
16	1" PVC 45 DEGREE ELBOW	17-298	1	LEL451
17	1" PVC COUPLING	17-296	1	LCPLG1
18	1" PVC CONDUIT	17-299	AS REQ	LPVC1

RESIDENTIAL STREET LIGHT WOOD POLE

1. MOUNT SO THAT PHOTO CELL IS FACING NORTH.
2. ITEM # 9 SHALL NOT BE SPLICED INSIDE ITEM # 5.
3. INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
4. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.
5. ON STREETS WHERE SIDEWALK IS ADJACENT TO CURBS, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. 36 INCHES REQUIRED FROM BACK OF CURB TO COMPLY WITH AMERICAN DISABILITY'S ACT AND LOCAL CODES.
6. THE CONDUIT RISER SHALL BE INSTALLED ON THE BACK OF THE WOOD POLE (AWAY FROM THE STREET).
7. THE WIRE LEADS FROM THE WEATHER HEAD TO THE MAST ARM SHALL HAVE A MINIMUM 4" DRIP LOOP BELOW THE WEATHER HEAD.



REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).

DATE: _____ REVISIONS: _____ BY: _____

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

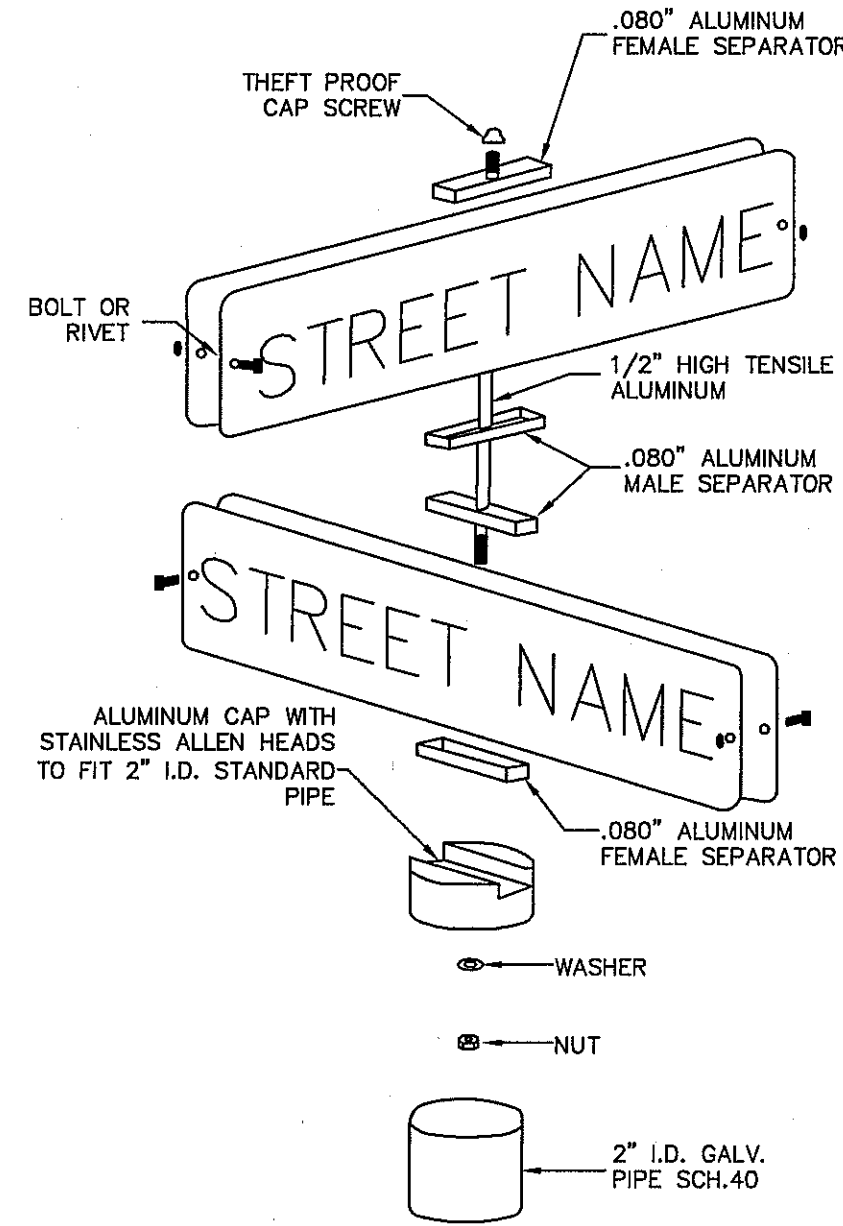
DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.L.
APP'D. BY: J.L.L.
JOB NO. 2260-01BLD.

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

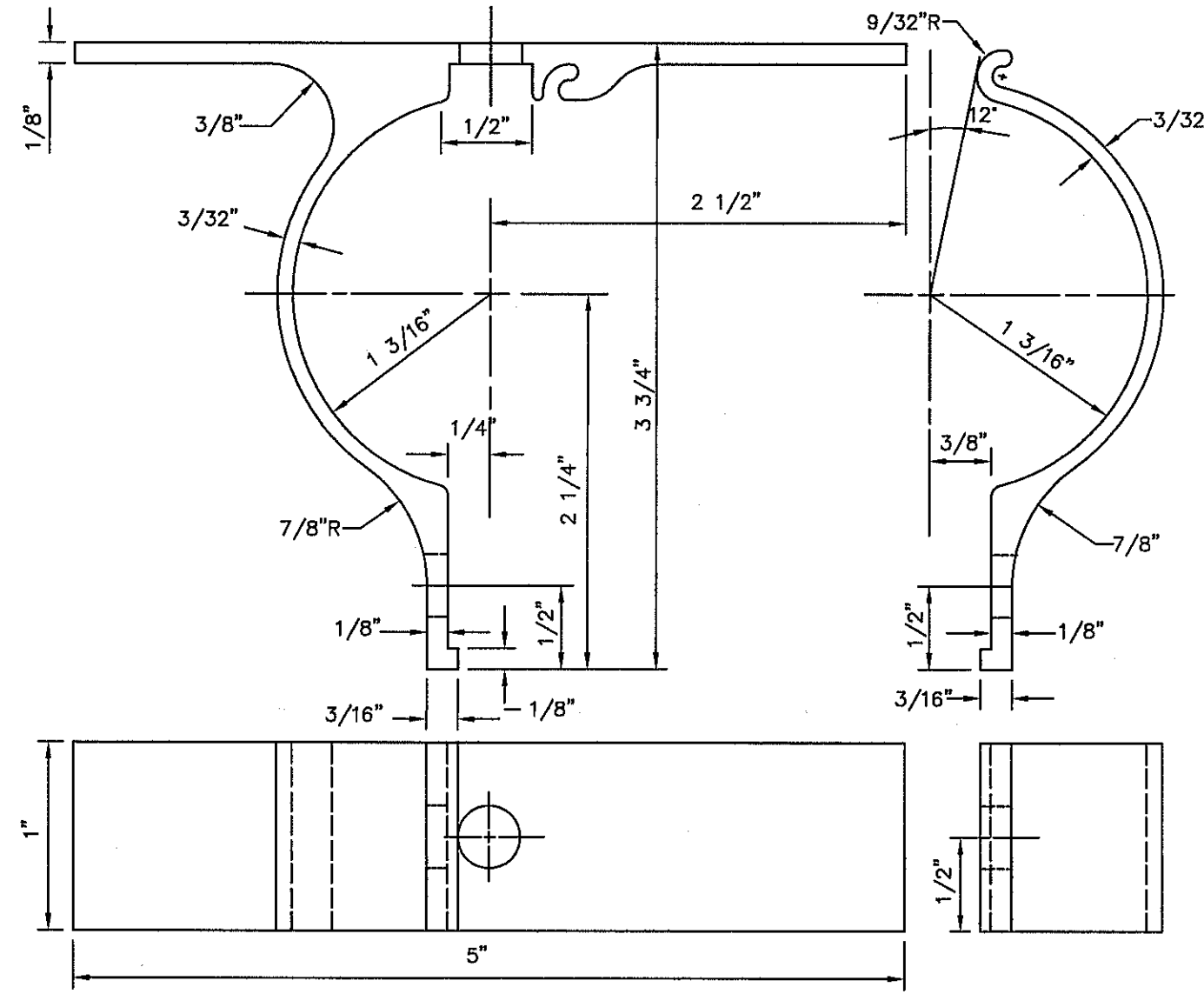
SHEET TITLE
ILLUMINATION PLAN

SHEET NO.
C10.1

engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4664
4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5235 www.cba.com

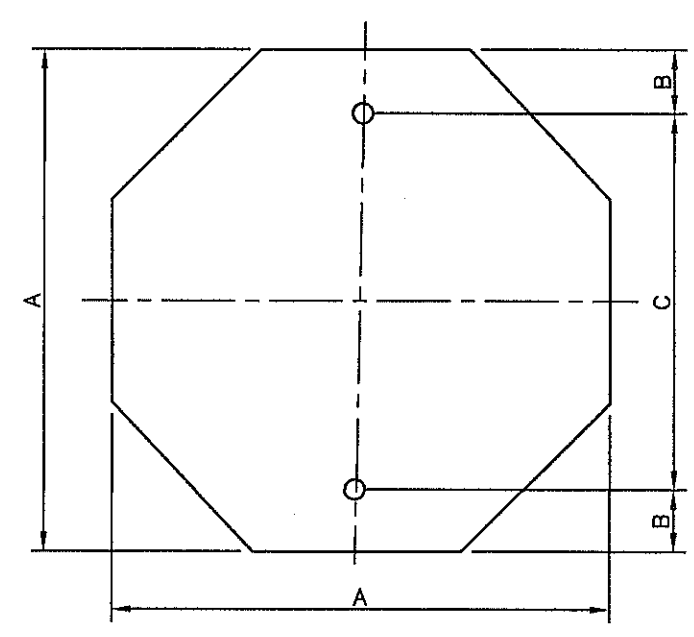


1 9" STREET NAME ASSEMBLY
SCALE: N.T.S.



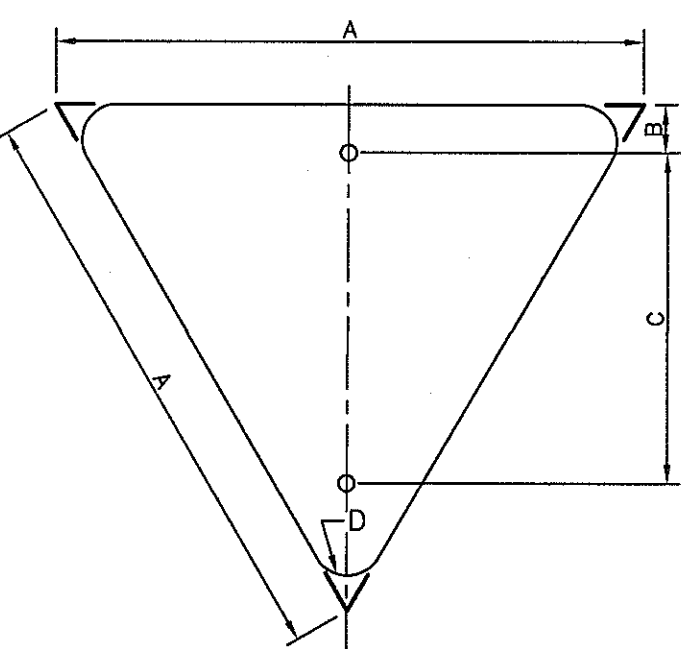
- NOTES:**
- ALL HOLES 3/8" PUNCH
 - FILLETS & ROUNDS 1/16"=R
 - FURNISH THE FOLLOWING HARDWARE FOR EACH BRACKET:
 - 1 - 5/16" x 3/4" BOLTS
 - 1 - 5/16" x 1 1/4" BOLT
 - 2 - 5/16" x NUTS & LOCK WASHERS
 - 2 - FLAT WASHERS
 - THE BRACKET IS TO BE MADE FROM HIGH STRENGTH ALUMINUM ALLOY. THE BRACKET IS TO EMPLOY AN EXTRUDED INTERLOCKING FEATURE OFFERING A RIGID MEANS OF ATTACHING A FLAT SIGN TO A STANDARD 2" (2 7/8" O.D.) TUBULAR POST.

2 ALUMINUM SIGN CLAMP BRACKET FOR TRAFFIC CONTROL SIGNS
SCALE: N.T.S.



3/8" HOLE DIA.

A	B	C
24	3	18
30	3	24
36	3	30



3/8" HOLE DIA.

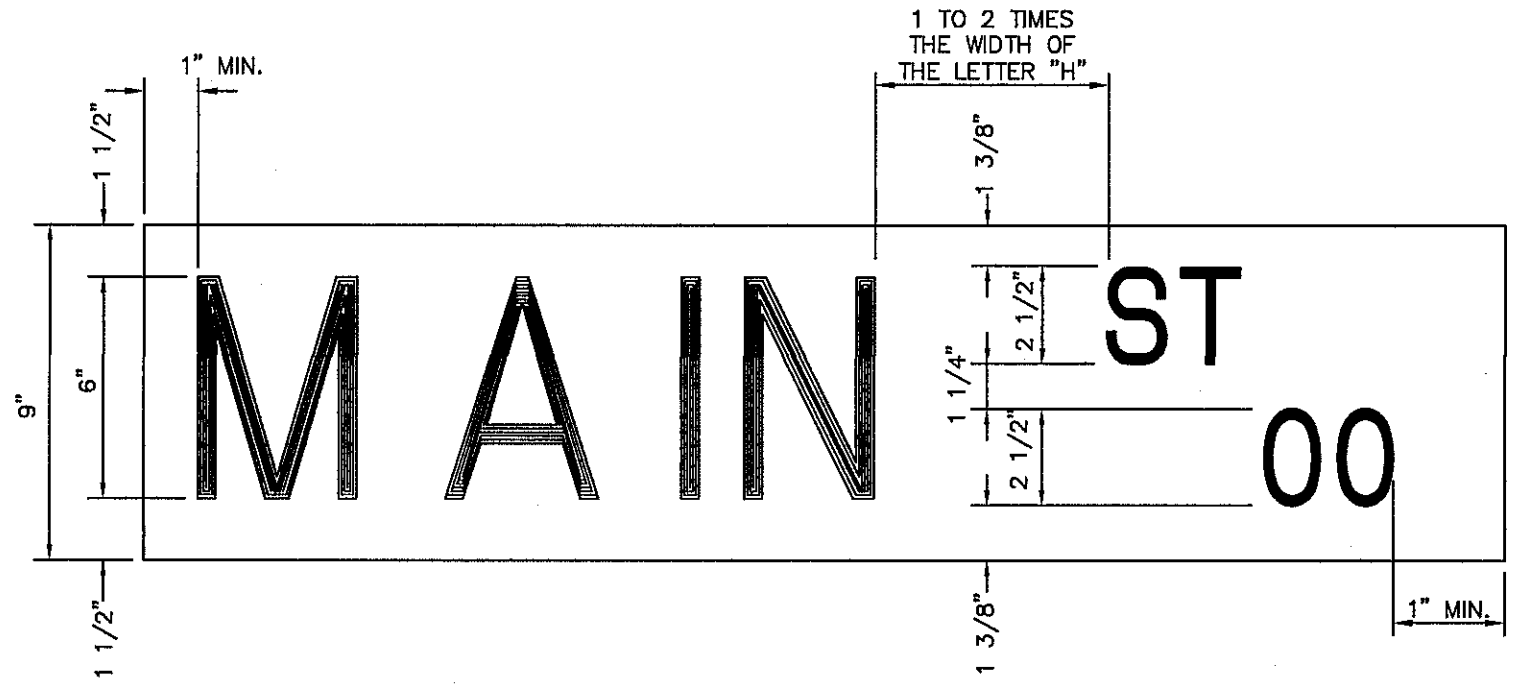
A	B	C	D
36	3	21	2
42	3	24	2 1/2
48	3	35	3

3 D.H.T. BLANK STANDARDS
SCALE: N.T.S.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
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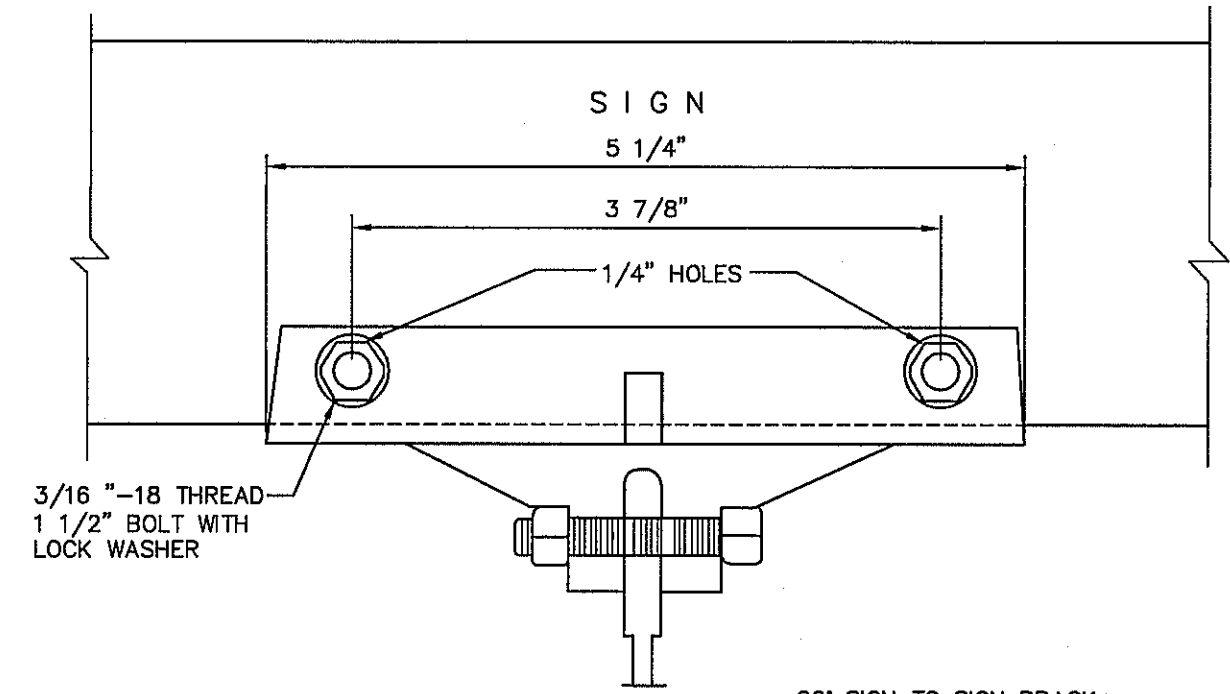


SIGN CLASS	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE & SERIES
9" ARTERIAL STREETS	36"	6" C,D SERIES	4" C SERIES
	42"	6" C,D SERIES	3" C SERIES
	48"	6" A,B,C,D SERIES	3" C SERIES

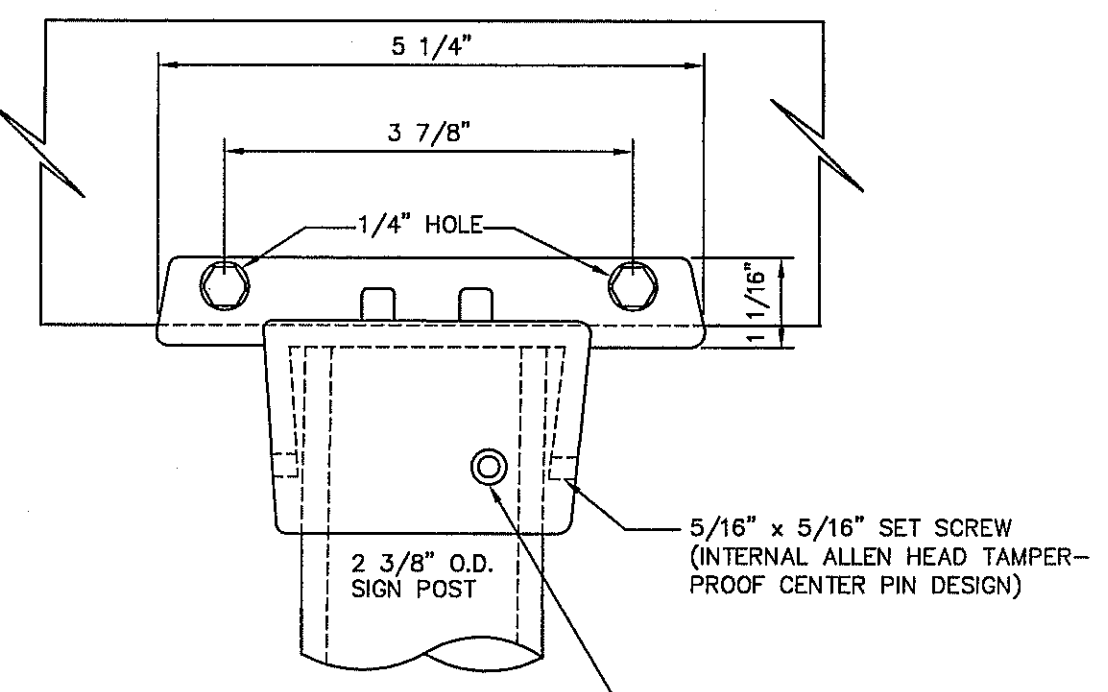
4 LAYOUT FOR 9" STREET NAME SIGNS
SCALE: N.T.S.

CITY OF EL PASO SPECIFICATIONS FOR REFLECTORIZED STREET NAME SIGNS

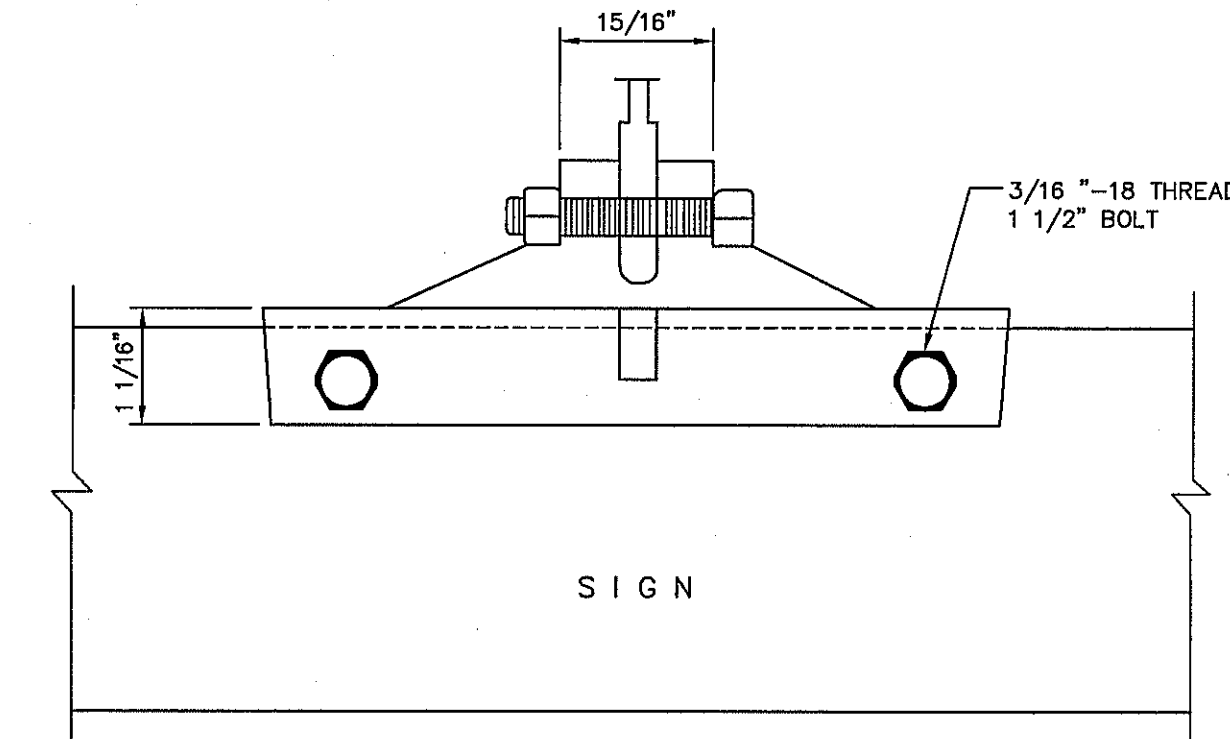
- COLOR OF SIGNS:** THE FINISHED SIGN MUST HAVE A REFLECTORIZED BLUE BACKGROUND. THE BLUE MUST CONFORM WITH THE BUREAU OF PUBLIC ROADS HIGHWAY BLUE. THE LEGEND MUST BE REFLECTORIZED SILVER WHITE (BLUE REVERSE SCREENED BACKGROUND WITH SILVER COPY).
- LETTER DESIGN:** THE LETTERING OF ALL LEGENDS MUST 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 RECOGNIZED 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 THE 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.
- 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".
- 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 ABBREVIATION 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 LENGTHS MUST BE 2 1/2" CAPITALS, "C" SERIES, EXCEPT THAT SERIES "A" OR "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 FACES MUST BE COMPRISED OF ONE PIECE OR PANEL OF REFLECTIVE SHEETING.
- TYPE OF SHEETING:** ENGINEER GRADE REFLECTIVE SHEETING MUST BE USED IN THE FABRICATION OF THE STREET NAME SIGN FACES.



90° SIGN TO SIGN BRACK (FOR EXTRUDED BLADES)

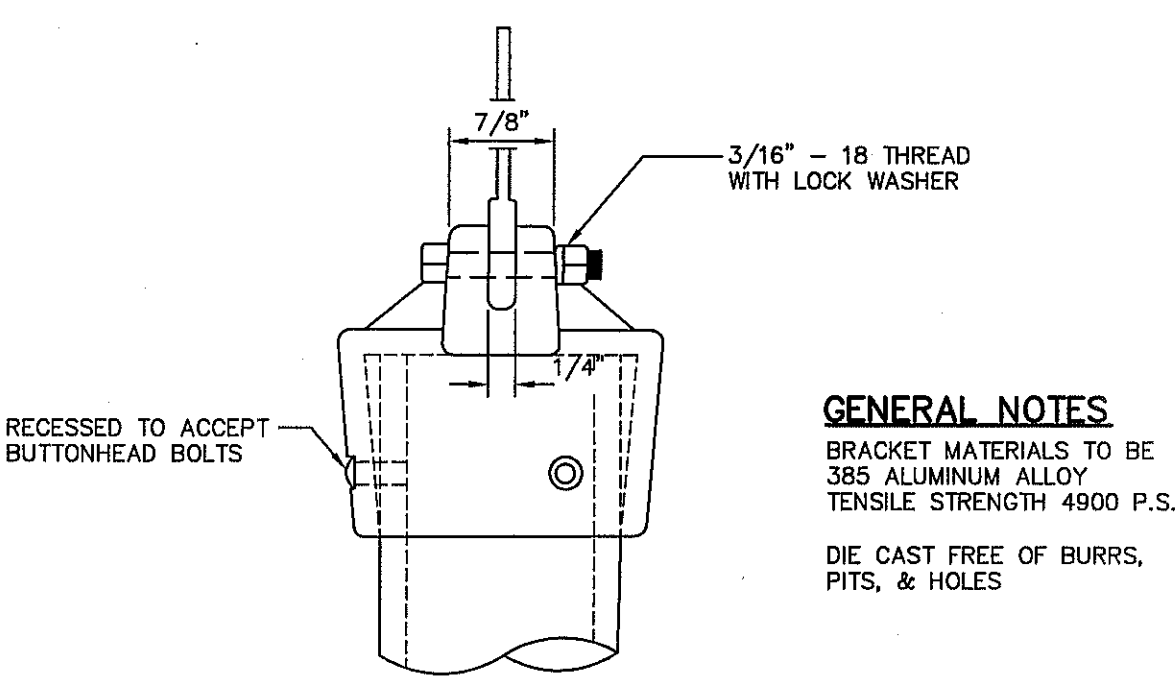


POST CAP BRACKET (FOR EXTRUDED BLADES)

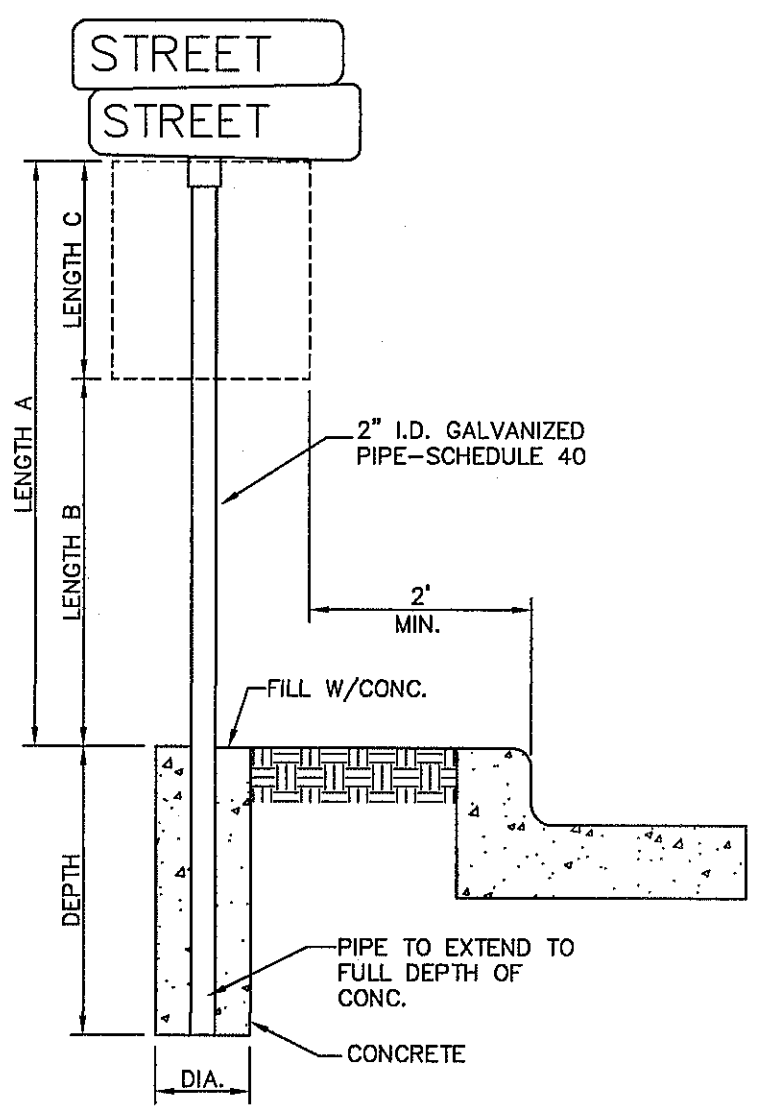


SIGN

5 9" STREET NAME SIGN ASSEMBLY
SCALE: N.T.S.



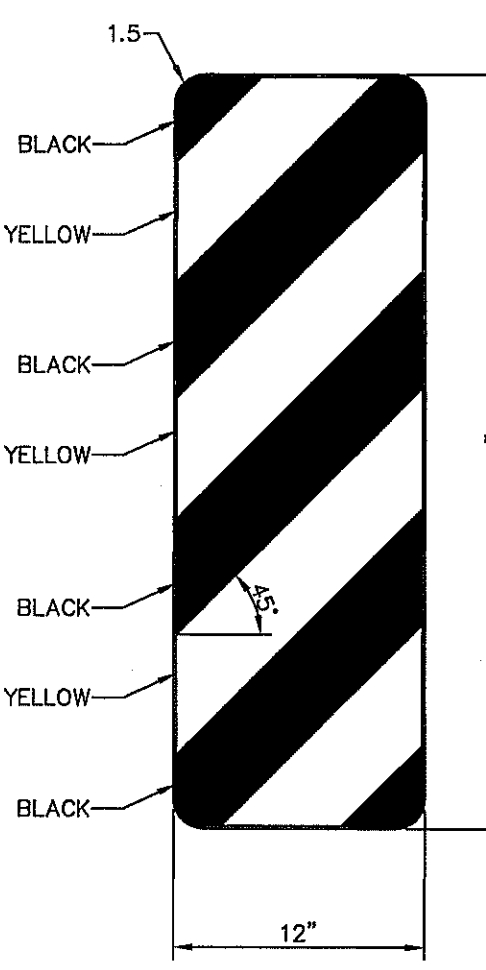
- GENERAL NOTES**
- BRACKET MATERIALS TO BE 385 ALUMINUM ALLOY TENSILE STRENGTH 4900 P.S.I.
 - DIE CAST FREE OF BURRS, PITS, & HOLES



STREET POST INSTALLATION

LENGTH A	LENGTH B	LENGTH C	DEPTH
10 FT	7 FT	LARGER THAN 24"	2 FT
9 FT	7 FT	SMALLER THAN 24"	1 1/2 FT

6 SIGN POST INSTALLATION
SCALE: N.T.S.



- STRIPE WIDTH
- 3 INCH MINIMUM
 - 6 INCH MAXIMUM
 - 4 INCH DESIRABLE SHOWN ABOVE
- STRIPES SHALL BE LOCATED AS SHOWN ABOVE, WITH CORNERS YELLOW.
- COLORS: STRIPES -BLACK BACKGROUND -YELLOW (RETRO)

7 0M-3R (L) SIGN
SCALE: N.T.S.

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.52 (CITY DATUM).

ENGINEER'S SEAL
SCALE: N/A
Vertical: N/A
Contour Interval: N/A
DATE: SEPTEMBER, 2012
DRAWN BY: T.Z.
CHECKED BY: A.B.
APPROVED BY: J.L.
JOB No. 2260-016LD.

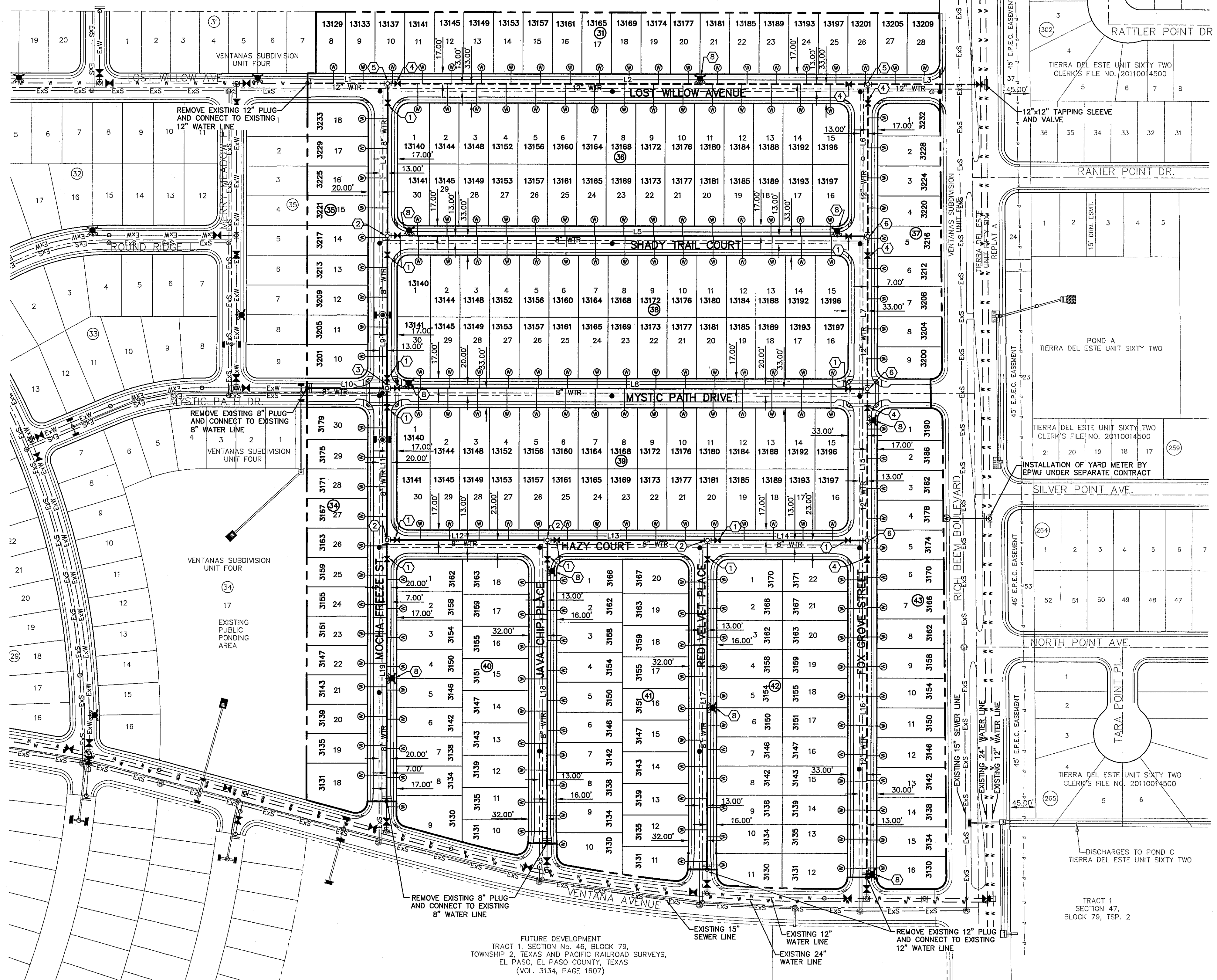
ENGINEER'S SEAL

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
TRAFFIC SIGN DETAILS

SHEET NO.

C10.2



CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

LINE	BEARING	LENGTH
L1	N89°57'39"E	138.00'
L2	N89°57'39"E	827.00'
L3	N89°57'36"E	203.82'
L4	N00°02'21"W	261.00'
L5	N89°57'39"E	827.00'
L6	S00°02'21"E	261.00'
L7	N00°02'21"W	262.00'
L8	N89°57'39"E	827.00'
L9	S00°02'21"E	262.00'
L10	S89°57'39"W	138.00'
L11	N00°02'21"W	260.00'
L12	N89°57'39"E	276.00'
L13	N89°57'39"E	276.00'
L14	N89°57'39"E	275.00'
L15	S00°02'21"E	260.00'
L16	N00°02'21"W	579.11'
L17	N00°02'21"W	565.78'
L18	N00°02'21"W	520.80'
L19	N00°02'21"W	449.20'

- WATER KEYED NOTES**
- (1) 8" Ø GATE VALVE
 - (2) 8" X 8" X 8" TEE
 - (3) 8" X 8" X 8" X 8" CROSS
 - (4) 12" Ø GATE VALVE
 - (5) 12" X 12" X 12" TEE
 - (6) 8" X 12" X 12" TEE
 - (7) 12" PLUG
 - (8) FIRE HYDRANT

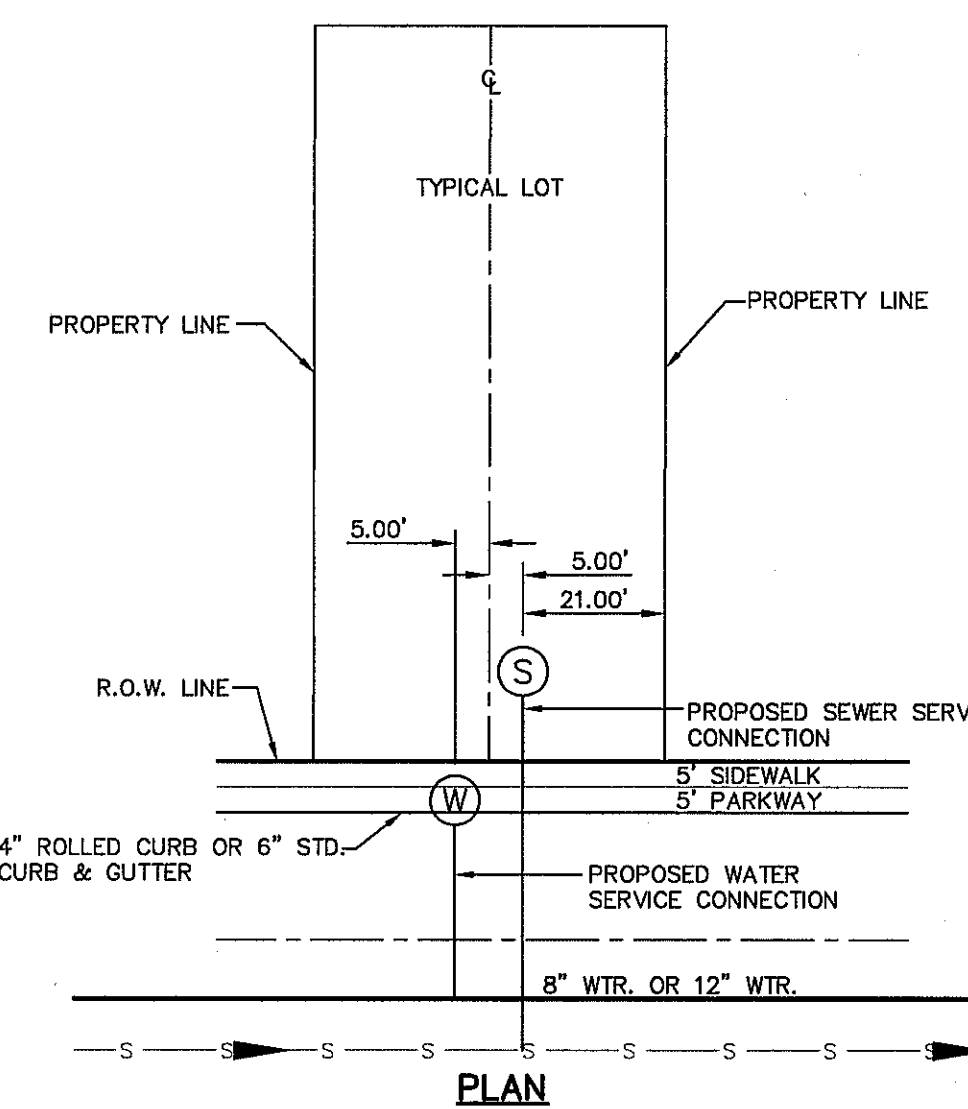
WATER INDEX MAP
SCALE: 1" = 100'

INDEX
SHEET NO. C11.1
DESCRIPTION WATER MAIN PIPE LAYOUT
C12.1-C12.5 WATER DETAILS

- NOTES:**
- ALL LOTS SHALL BE PROVIDED WITH ONE SERVICE CONNECTION TO BE INSTALLED AT THE LOCATION AS SHOWN ON THE SERVICE LOCATION DETAIL.
 - ALL WATER LINES SHALL BE PVC C-900, CLASS 150.
 - REFERENCE WATER DETAILS FOR TYPICAL VALVE AND WATER LOCATIONS AT STREET INTERSECTIONS.

LEGEND

- | | |
|----------|--|
| 8" WTR. | PROPOSED 8" C-900, CLASS 150 P.V.C. PIPE |
| 12" WTR. | PROPOSED 12" C-900 P.V.C. PIPE, UNLESS OTHERWISE SPECIFIED |
| --- | SUBDIVISION BOUNDARY LINE |
| --- | PROPERTY LINE |
| --- | STREET CENTER LINE |
| 8" SWR | PROPOSED SEWER LINE (PLAN VIEW) |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED SERVICE CONNECTION (PLAN VIEW) |
| --- | PROPOSED FIRE HYDRANT, KENNEDY OR MUELLER MODEL |
| --- | PROPOSED 8" PLUG |
| --- | PROPOSED GATE VALVE |
| --- | POINT OF TANGENCY |
| --- | EXISTING GATE VALVE |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING PLUG |
| --- | EXISTING OVERHEAD POWER LINE |
| --- | EXISTING SEWER LINE |
| --- | EXISTING 8" WATER LINE |
| --- | EXISTING 12" WATER LINE |
| --- | EXISTING 24" WATER LINE |



PLAN
SERVICE LOCATION DETAIL
SCALE: N.T.S.

- GENERAL NOTES**
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, THE PROPOSED WATER MAINS SHALL BE INSTALLED NO LESS THAN 10' AWAY FROM EXISTING SEWER LINE. SEPARATIONS DISTANCES SHALL FOLLOW TCEQ STANDARD REQUIREMENTS (§290.44).
 - THE INTENT OF THE OWNER IS TO HAVE THE WATER MAINS INSTALLED TO SUCH A DEPTH THAT THEY WILL HAVE AT LEAST 60" FROM INVERT OF PIPELINE TO PROPOSED ELEVATIONS AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, ELEVATIONS AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, SAGS OR HUMPS OR OTHER IRREGULARITIES IN VERTICAL ALIGNMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INSTALLING THE WATER PIPELINE SO THAT AN ACCEPTABLE PROFILE CAN BE ESTABLISHED PRIOR TO INSTALLATION OF THE PIPELINE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN IN THE PLANS, AND COORDINATE WORK WITH ALL UTILITY COMPANIES, EL PASO WATER UTILITIES AND CITY OF EL PASO PRIOR TO CONSTRUCTION. ALL EXISTING UTILITY DEPTHS ARE UNKNOWN. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ACQUIRING FIELD DEPTHS OF ALL UTILITIES WITHIN THE PROJECT AREAS.
 - TRENCH SAFETY REQUIREMENTS SHALL BE AS REQUIRED BY OSHA.
 - AS-BUILT STATIONING, OFFSET FROM R.O.W. AND INVERT ELEVATIONS SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR ON A CLEAN SET OF PLANS FOR EACH VALVE, FIRE HYDRANT, ELBOW, SERVICE CONNECTION AND/OR STUB-OUT, WITH RESPECT TO THE APPROPRIATE PROJECT CONTROL POINT.
 - THE EL PASO WATER UTILITIES AND CITY OF EL PASO MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCING ANY WORK IN AREAS WITHIN THEIR JURISDICTION.
 - EXISTING STREETS, DRIVEWAYS, PARKING LOTS, MAILBOXES, SIGNS, CHAIN-LINK FENCES, AND ALL OTHER MISCELLANEOUS STRUCTURES DAMAGE OR REMOVED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER THAN ORIGINAL CONDITION AT NO COST TO OWNER.
 - TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO INITIATING WORK.
 - ALL TIE-INS SHALL BE CLOSELY COORDINATED WITH THE EL PASO WATER UTILITIES AT LEAST 48 HOURS PRIOR TO ACTUAL CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE THE REQUIRED COUPLINGS, ELBOWS AND NECESSARY PIPING APPURTENANCES FOR A COMPLETE AND OPERATIONAL WATER SYSTEM.
 - ALL NEW VALVES SHALL BE ALIGNED PERPENDICULAR TO PROPERTY LINES.
 - CONSTRUCTION OF THE PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFORM EPWU-PSB SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.
 - FIRE HYDRANTS SHALL BE INSTALLED IN THE PARKWAY AREA.
 - THE WATER METERS FOR THE PROPOSED WATER SERVICE CONNECTIONS SHALL BE INSTALLED ON THE PARKWAYS. SYMBOLS ARE ONLY SHOWN FOR DEPICTION PURPOSES ONLY.

- GENERAL UTILITIES:**
TEXAS EXCAVATION SAFETY SERVICE
11884 GREENVILLE AVENUE,
DALLAS, TX. 75243
(800) 344-8377
- ENGINEER:**
CEA GROUP
CASTNER CENTER @ TRANSMOUNTAIN
4712 WOODROW BEAN, STE. F
EL PASO, TX. 79924
(915) 544-5232
MR. JORGE L. AZCARATE, P.E.
- FIBER OPTICS:**
U.S. SPRINT
151 N. BOONE ST.
EL PASO, TX. 79905
(915) 534-7910
MR. RICK DERAGISCH
- FIBER OPTICS:**
MCI TELECOMMUNICATIONS CORPS.
4045 DONIPHAN PARK CIRCLE
EL PASO, TX. 79922
(915) 542-2770 EXT. 201
MR. DANIEL HERNANDEZ
- CABLE TELEVISION:**
TIME WARNER COMMUNICATIONS
7010 AIRPORT ROAD
EL PASO, TX. 79906
(915) 772-1123
- WATER & SEWER:**
EL PASO WATER UTILITIES
1154 HAWKINS BOULEVARD
EL PASO, TX. 79961
(915) 594-5530
MR. FELIPE LOPEZ, JR., P.E.
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501 W. SAN ANTONIO ST.
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(915) 680-7329
MR. JOSE DE ALBA
- TELEPHONE:**
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11200 PELICANO
EL PASO, TX. 79935
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MR. TIM BROWN
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CALL
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1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.62 (CITY DATUM).

BY: [Signature]
DATE: [Blank]
REVISIONS: [Blank]

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4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.oandae.com

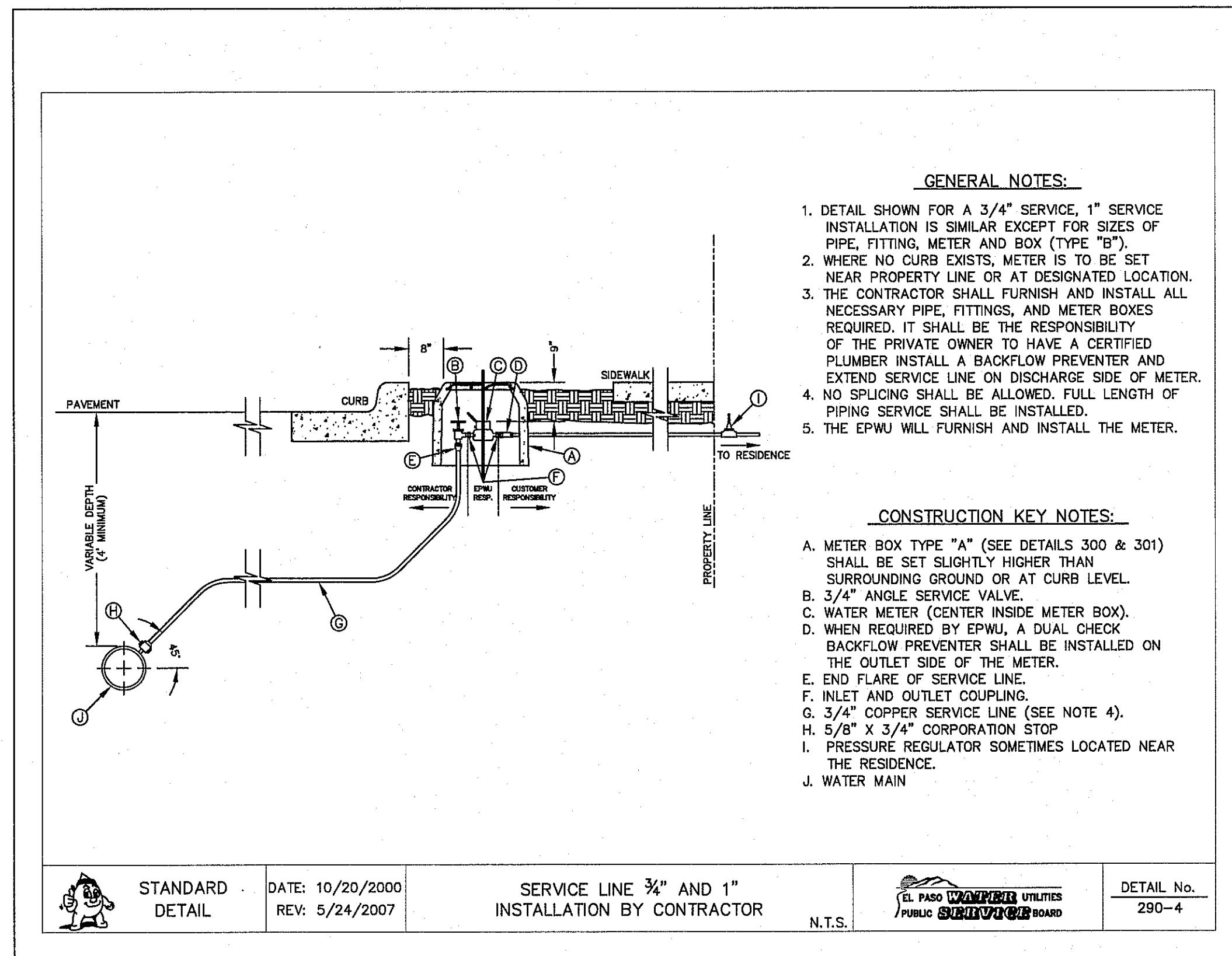
ENGINEER'S SEAL
JORGE L. AZCARATE
88075
DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB NO. 2260-C016LD

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

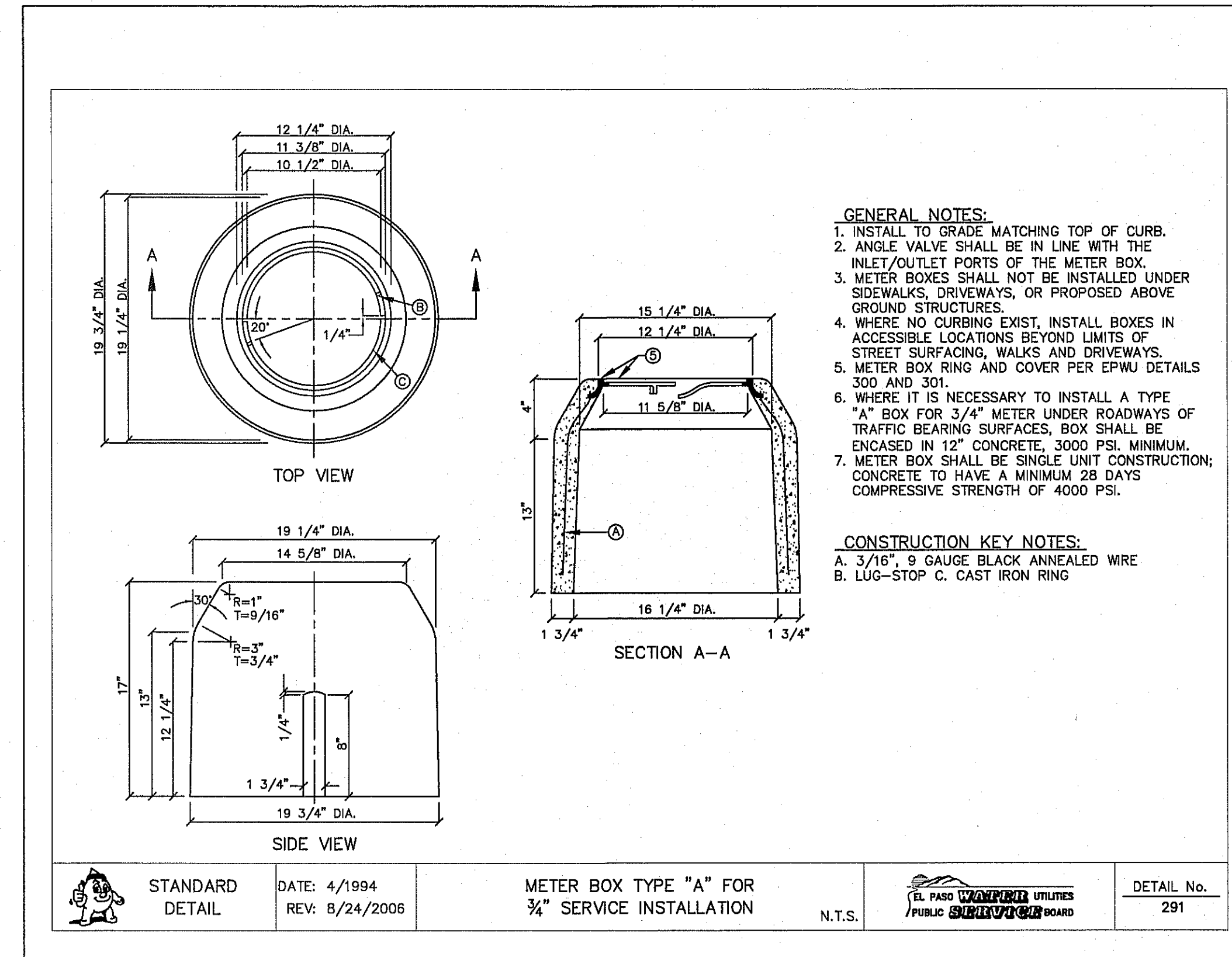
PROJECT TITLE
**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**WATER INDEX/
GENERAL
INFORMATION**

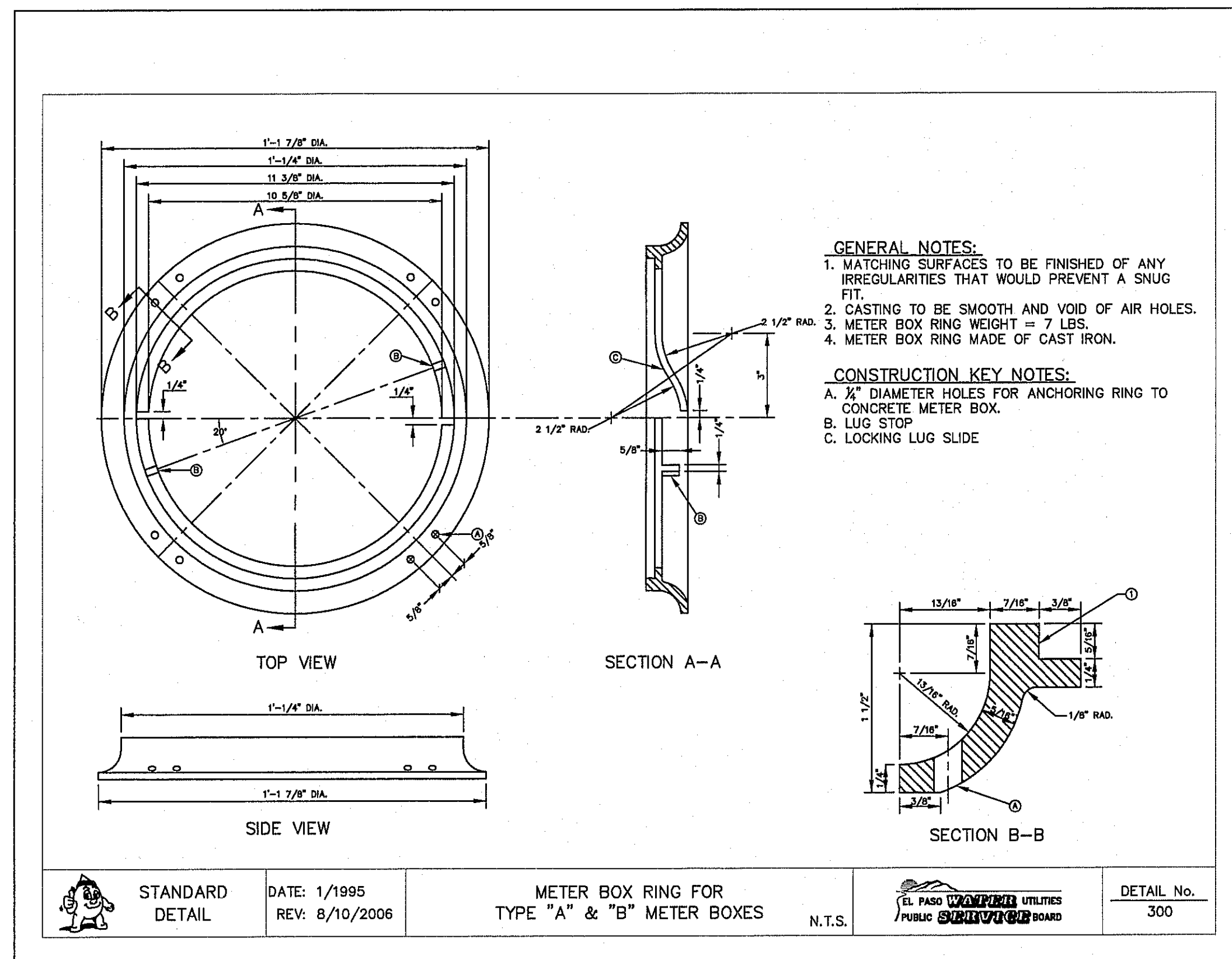
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C11.1



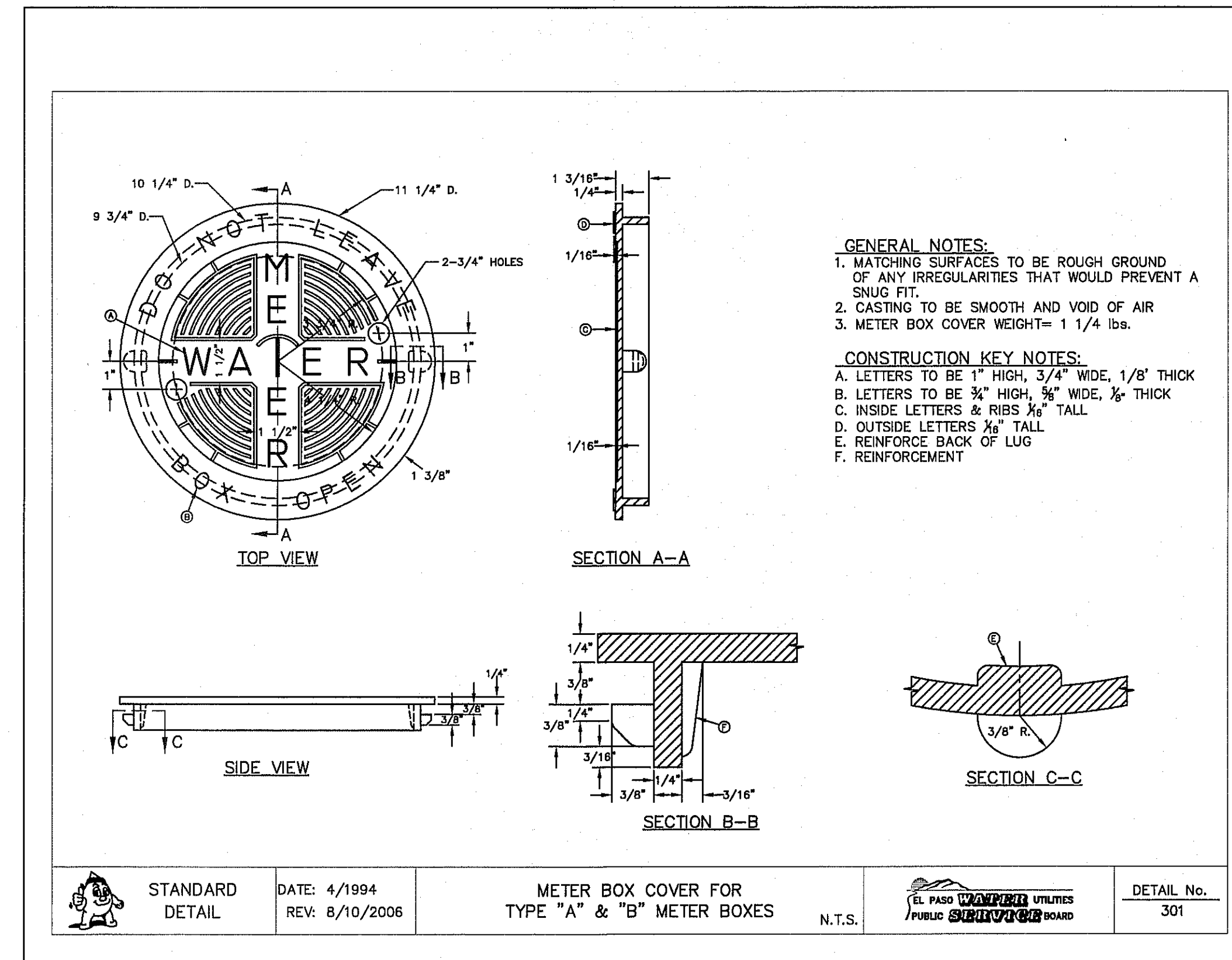
1 TYPICAL SERVICE LINE INSTALLATION
SCALE: N.T.S.



2 METER BOX DETAIL
SCALE: N.T.S.



3 METER BOX RING DETAIL
SCALE: N.T.S.



4 METER BOX COVER DETAIL
SCALE: N.T.S.

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND WINDYBROOK LANE
ELEVATION = 3970.52 (CITY DATUM)

DATE _____ REVISIONS _____ BY _____

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ENGINEER'S SEAL
STATE OF TEXAS
EL PASO COUNTY
JULIA A. JONES
REGISTERED PROFESSIONAL ENGINEER
NO. 68075

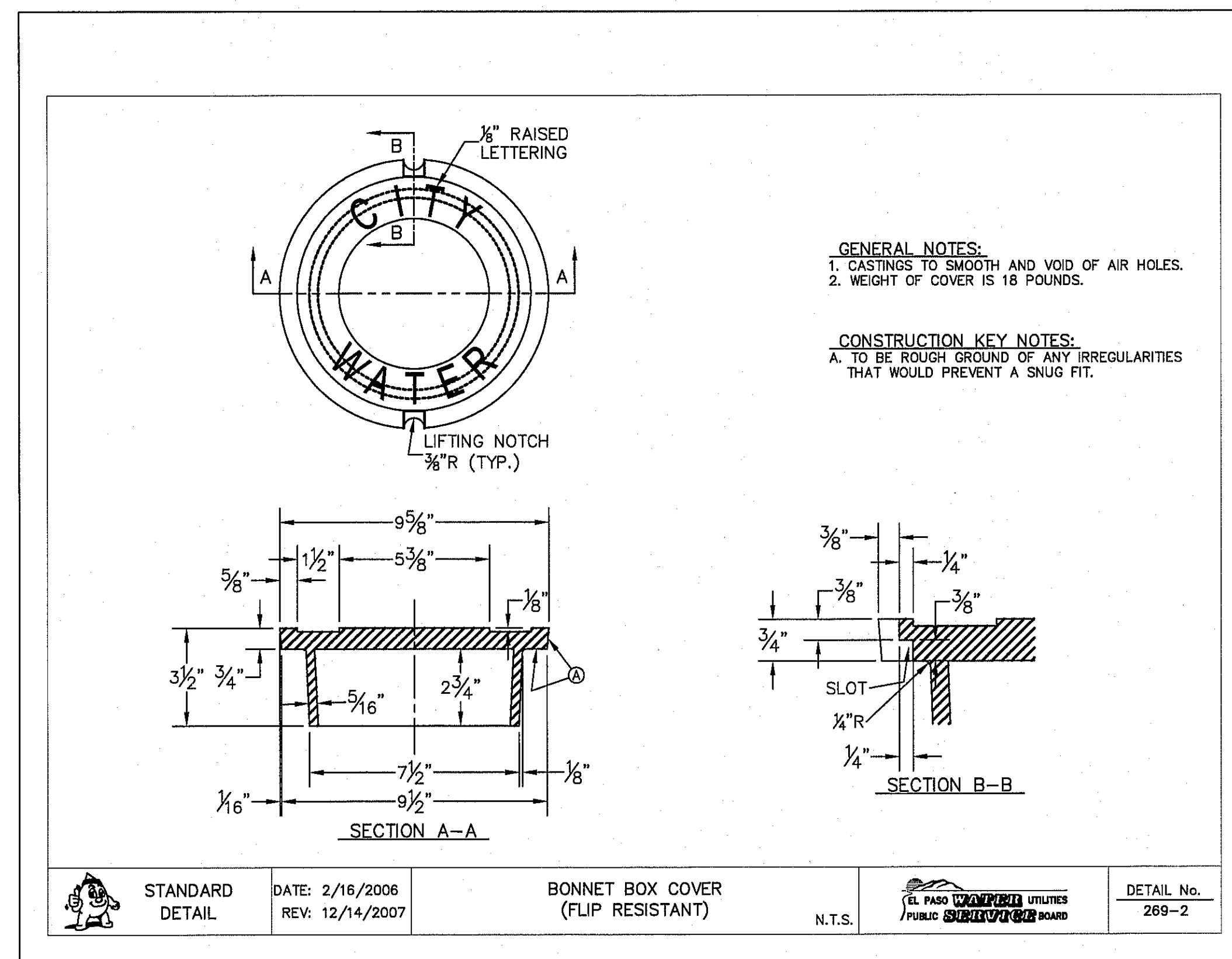
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DATE: SEPTEMBER, 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHECK BY: J.L.A.
APPROV. BY: J.L.A.
JOB No. 2260-0161D

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

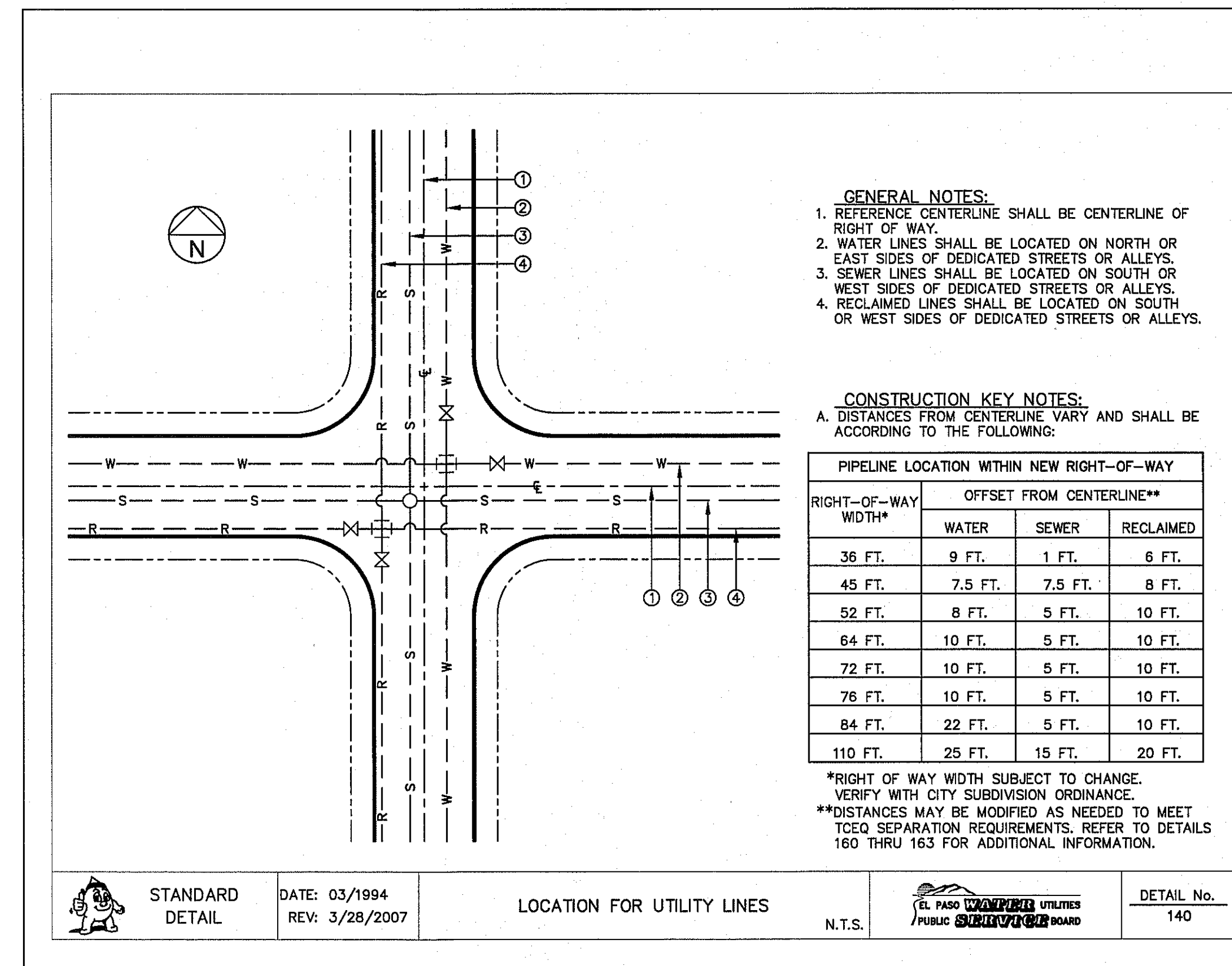
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WATER DETAILS
(SHEET 1 OF 4)
SHEET NO.

C12.1

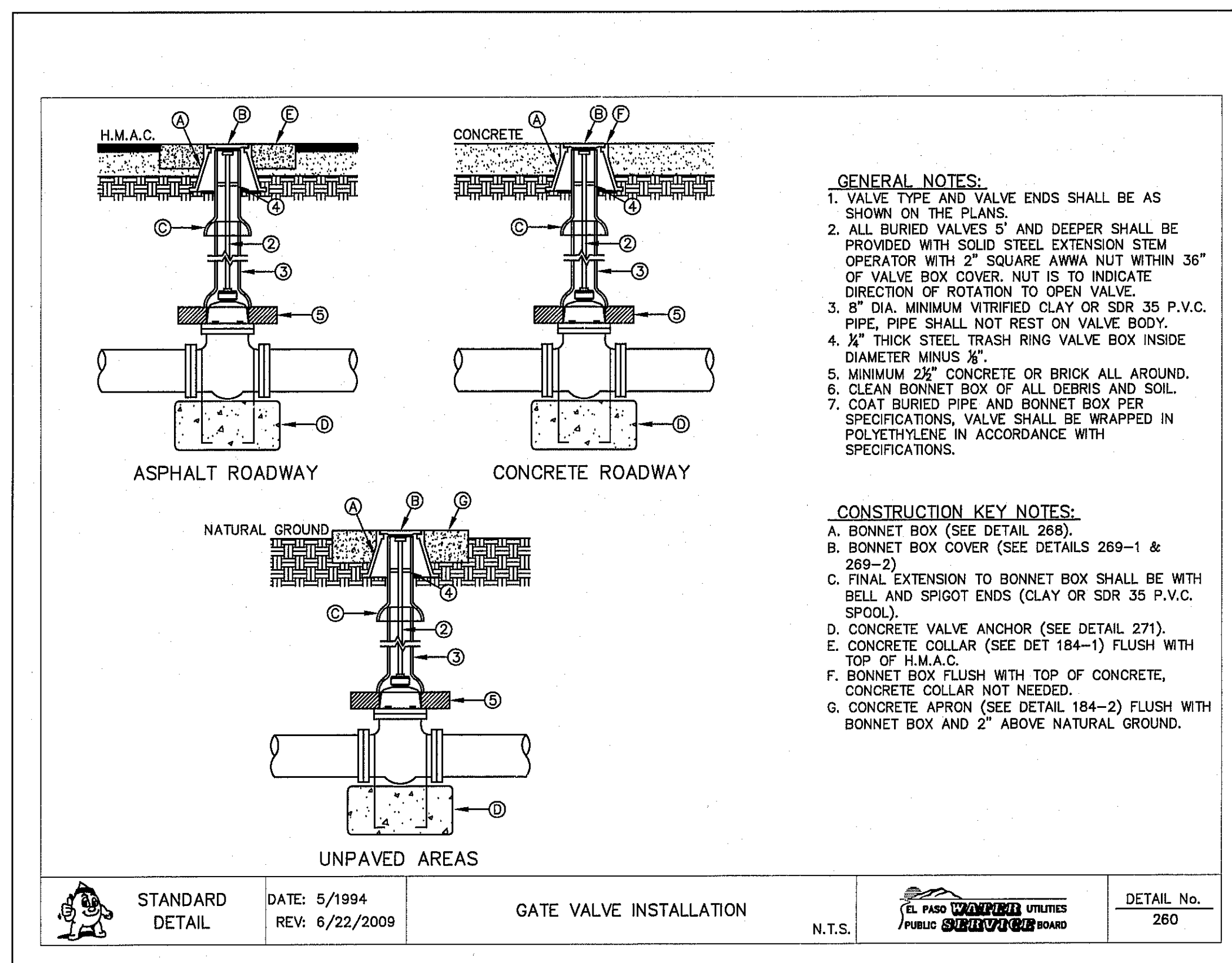
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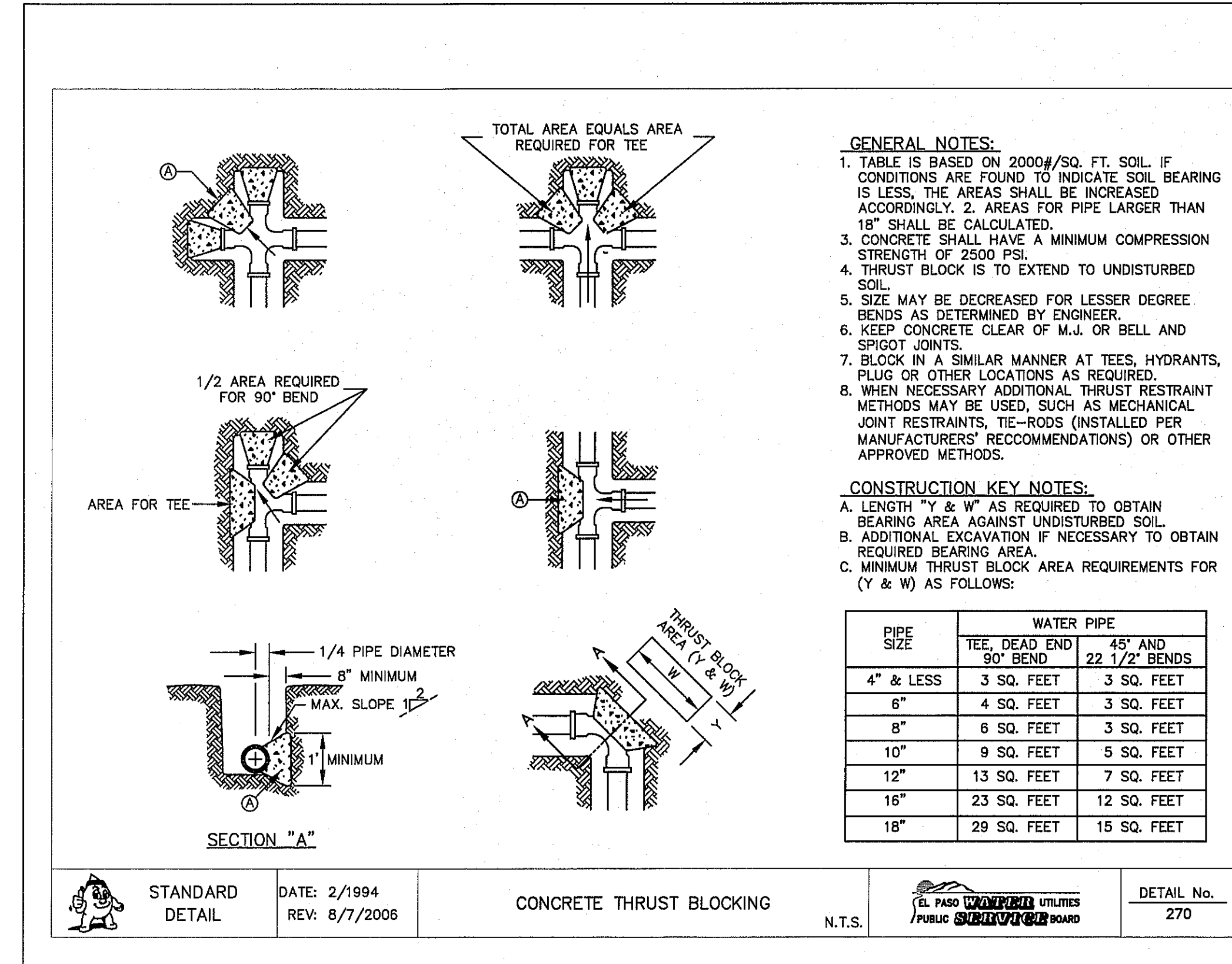
1 BONNET BOX COVER (FLIP RESISTANT)
 C12.2 SCALE: N.T.S.



2 STANDARD LOCATION FOR EXTENSIONS DETAIL
 C12.2 SCALE: N.T.S.



3 GATE VALVE INSTALLATION
 C12.2 SCALE: N.T.S.



4 THRUST BLOCKING
 C12.2 SCALE: N.T.S.

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REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE ELEVATION = 3970.52 (CITY DATUM).

ENGINEER'S SEAL
 JORGE L. AZCARRATE
 68075
 J.L.A.

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

DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2260-016LD

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

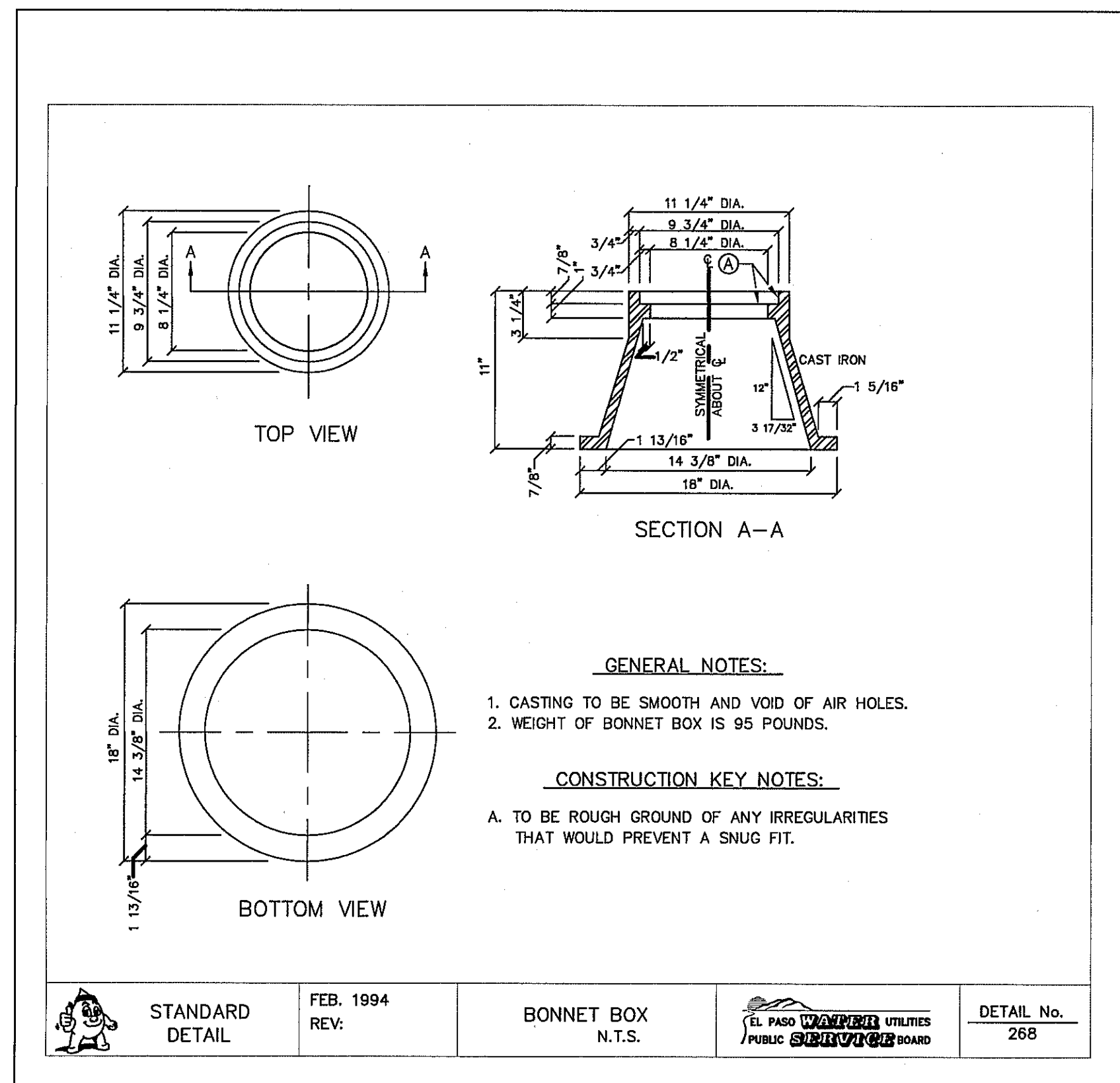
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**WATER DETAILS
 (SHEET 2 OF 4)**

SHEET NO.

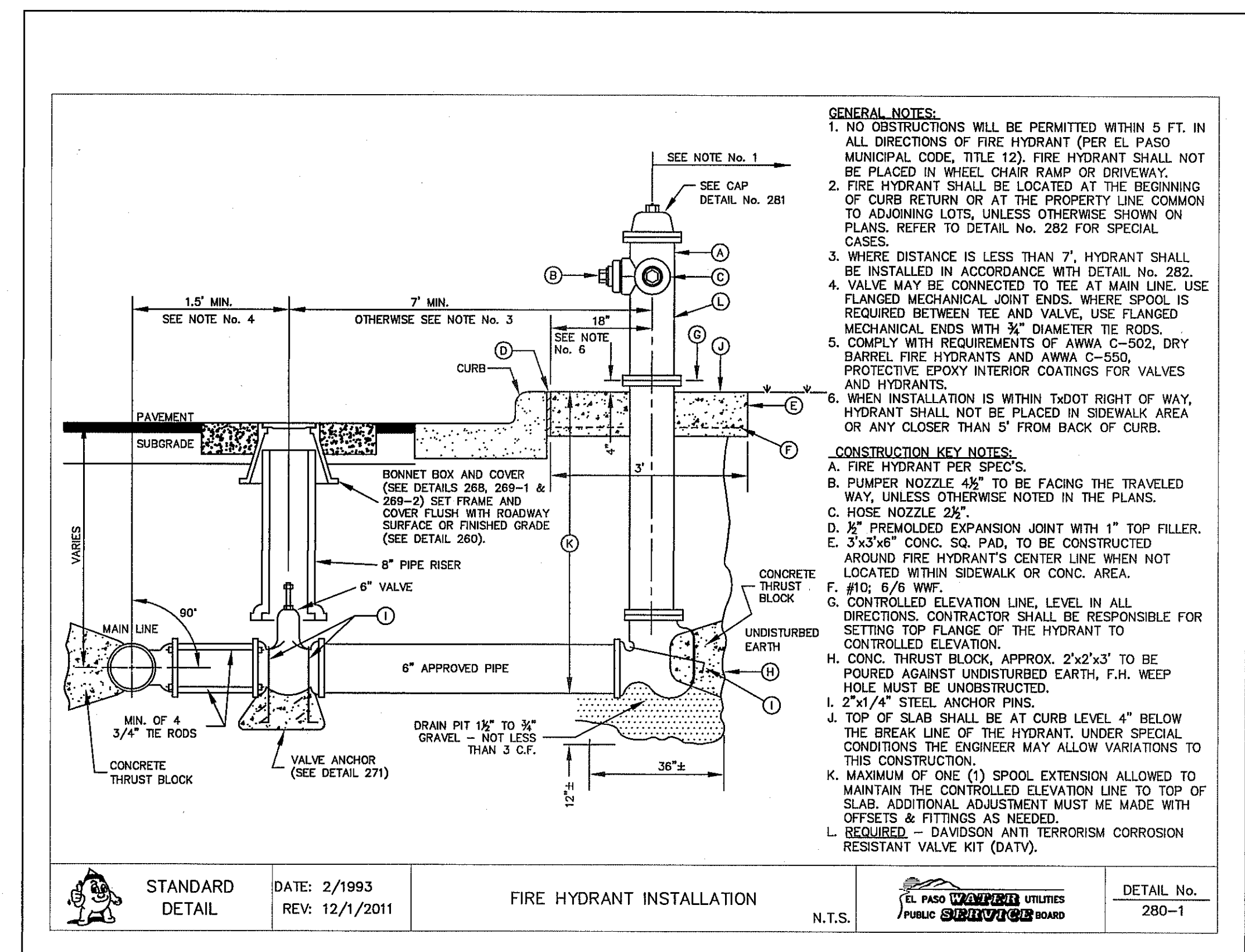
REVISIONS
 DATE BY

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 TEXAS REGISTERED ENGINEERING FIRM #4684
 4712 Woodrow Bean, Ste. F El Paso, TX 79904
 Office: 915.541.5202 Fax: 915.541.5233 www.ceea.com

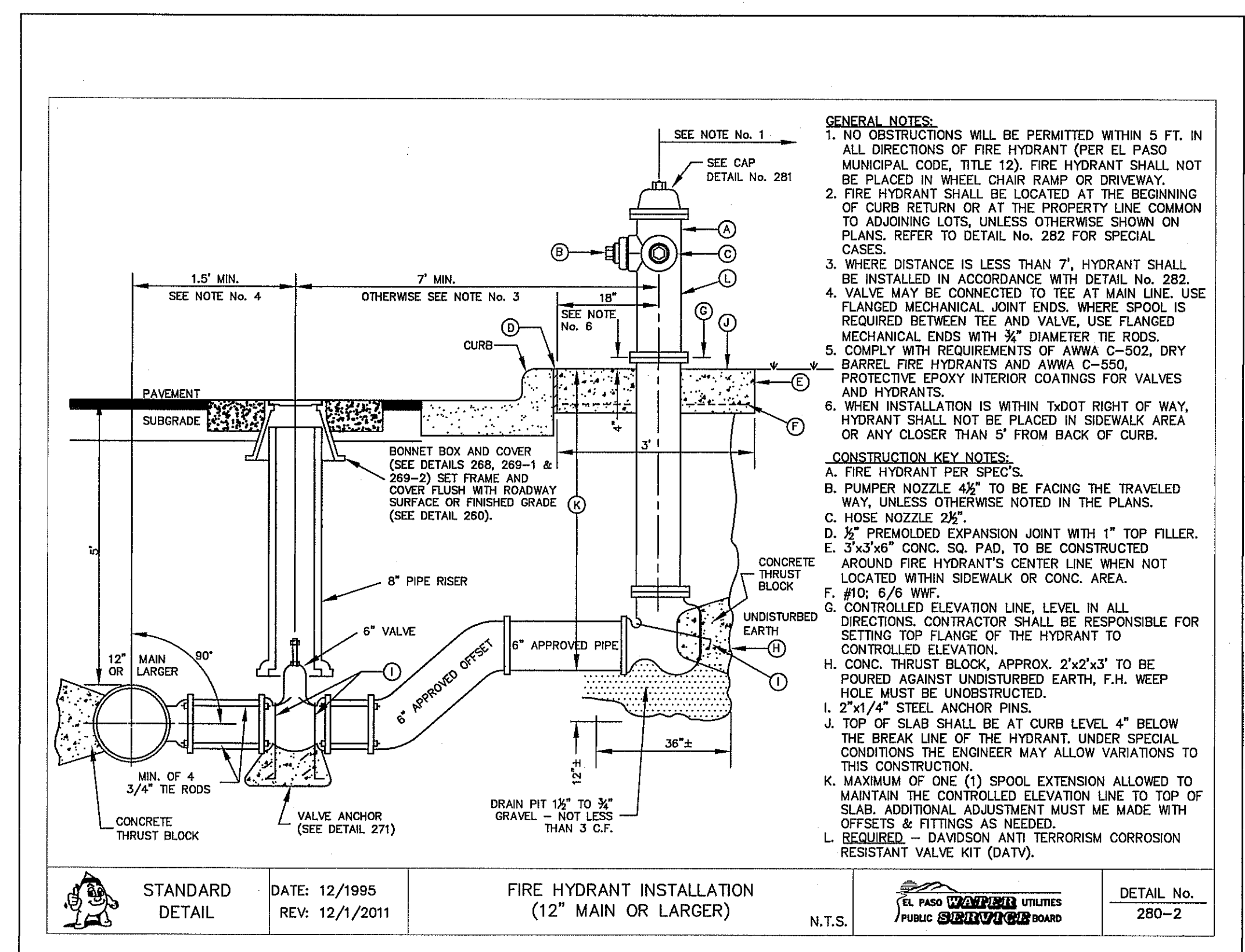
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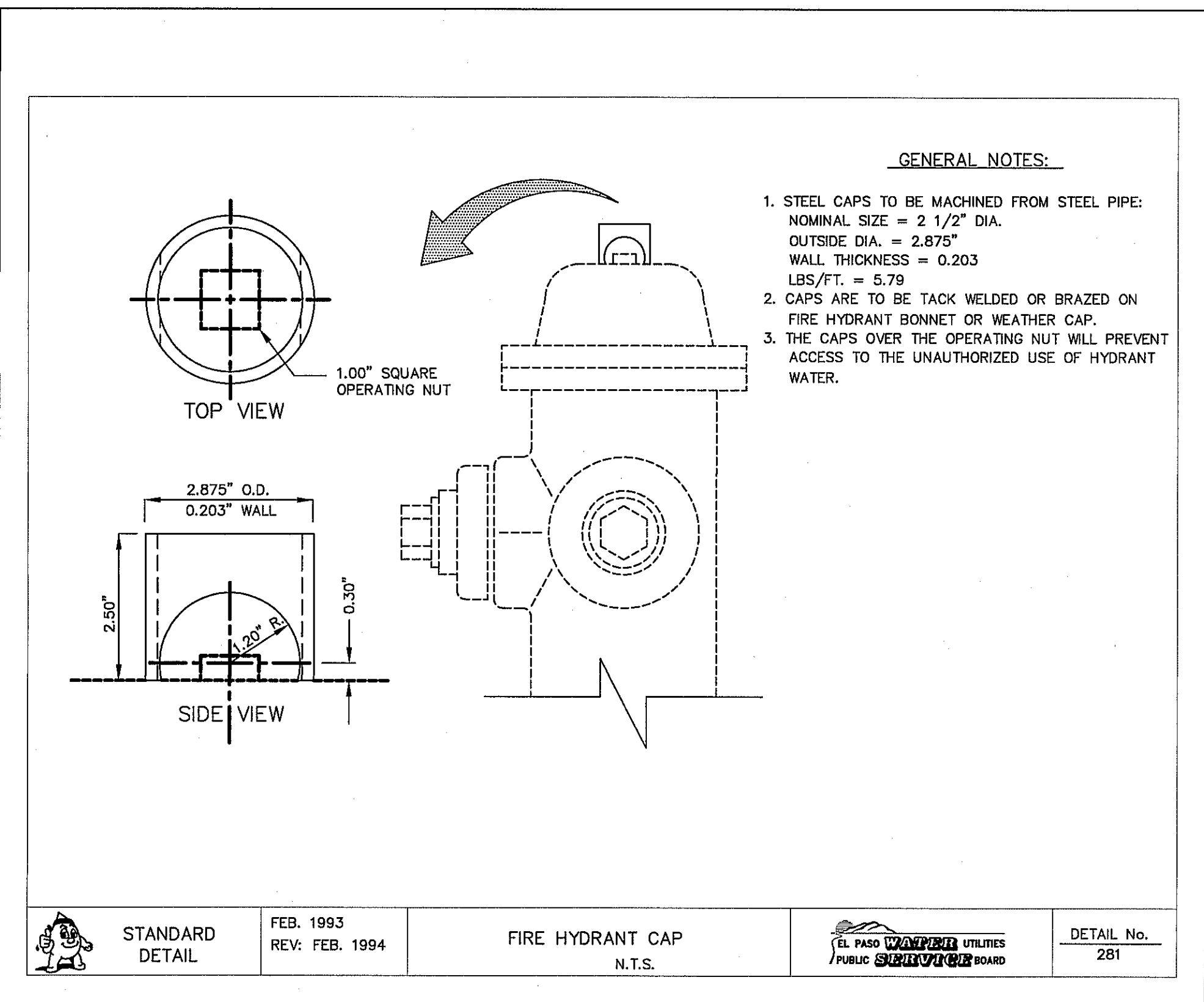
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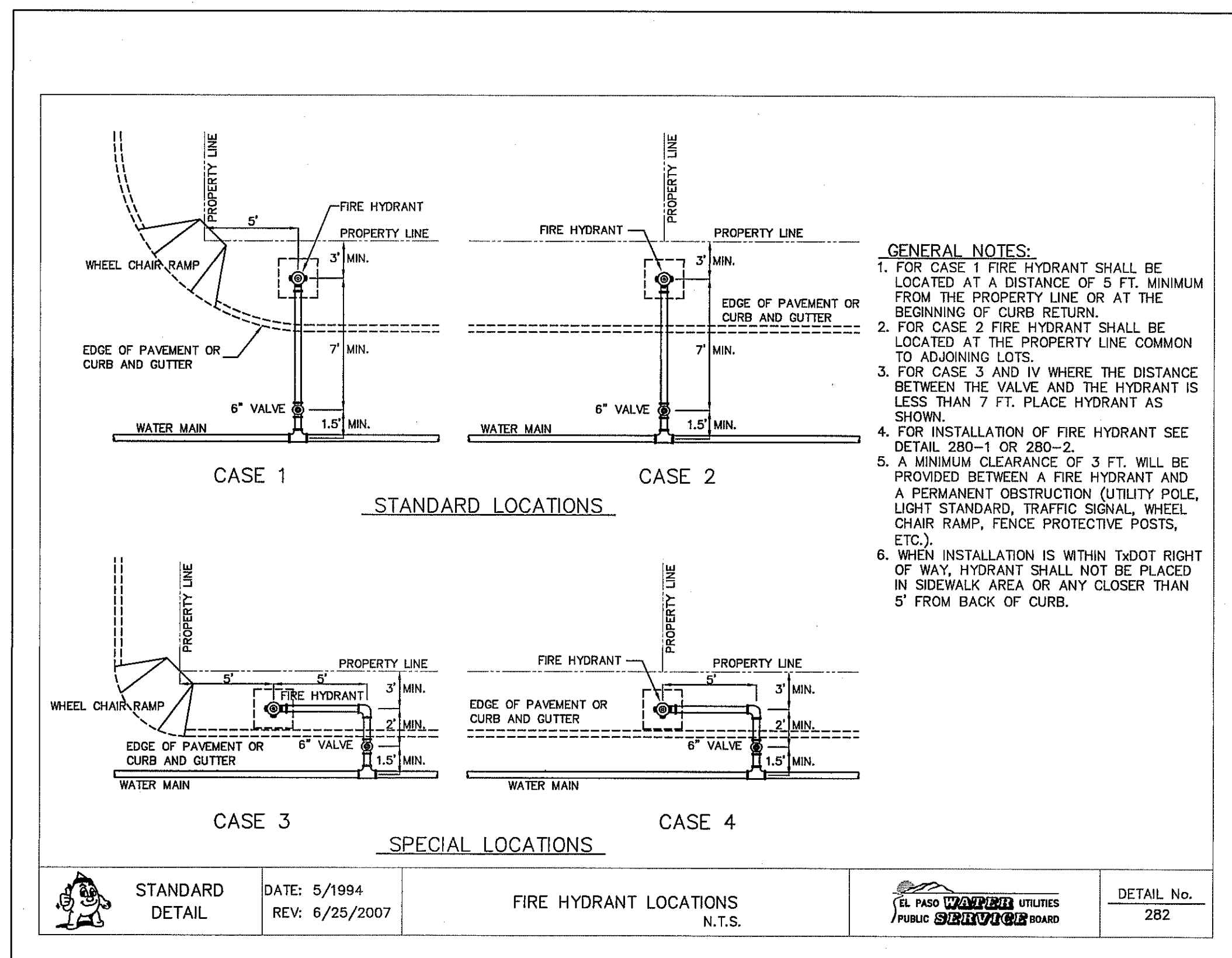
2 **STANDARD FIRE HYDRANT INSTALLATION**
SCALE: N.T.S.



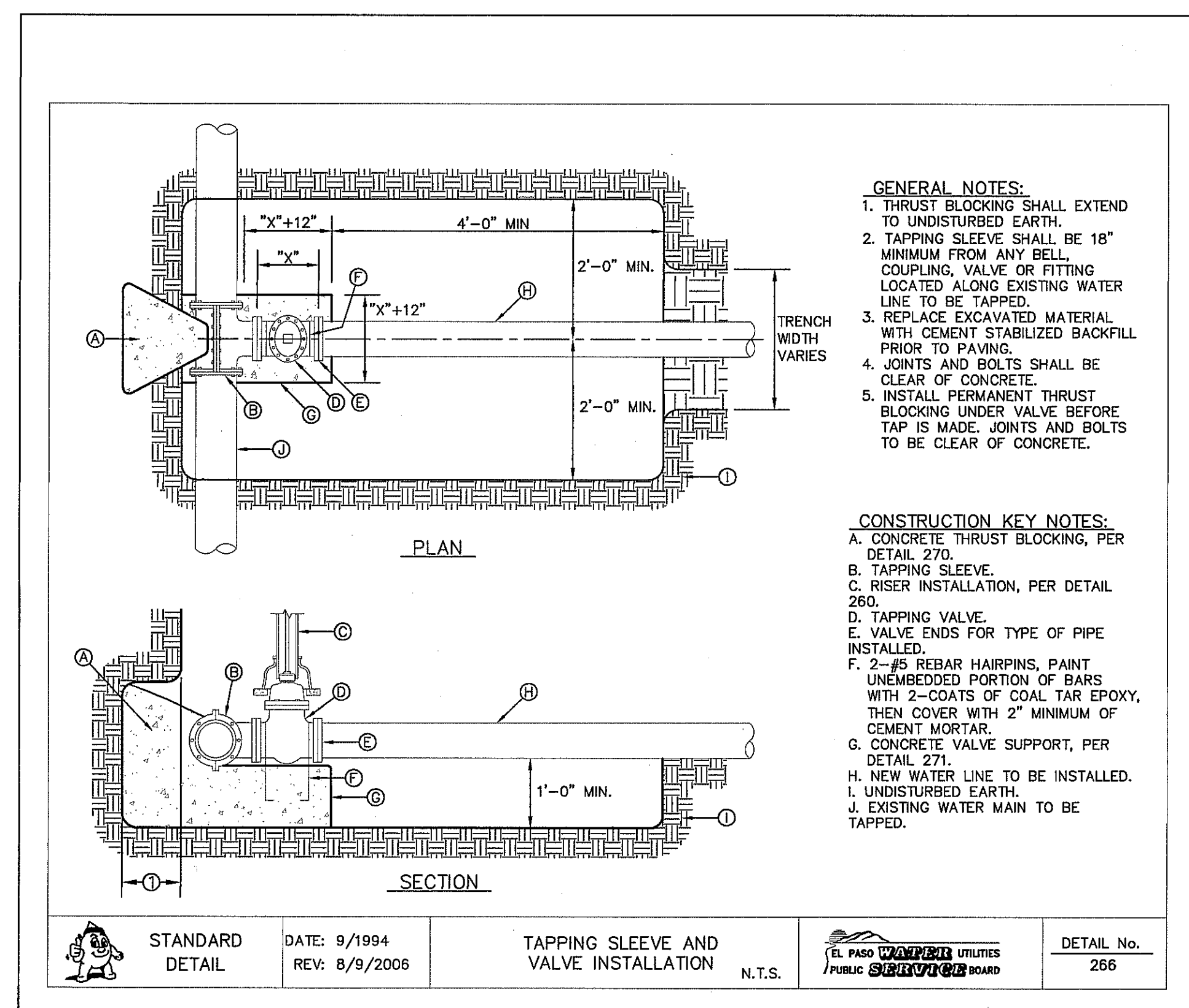
3 **STANDARD FIRE HYDRANT INSTALLATION (12\"/>**



4 **FIRE HYDRANT CAP**
SCALE: N.T.S.



5 **FIRE HYDRANT LOCATIONS**
SCALE: N.T.S.



6 **TAPPING SLEEVE AND VALVE INSTALLATION**
SCALE: N.T.S.

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE
ELEVATION = 3970.52 (CITY DATUM).

DATE: _____
BY: _____
REVISIONS: _____

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ENGINEER'S SEAL
JOSÉ L. AZARATE
86075
J.L.A.
APPROV. BY: _____
JOB No. 2260-016D

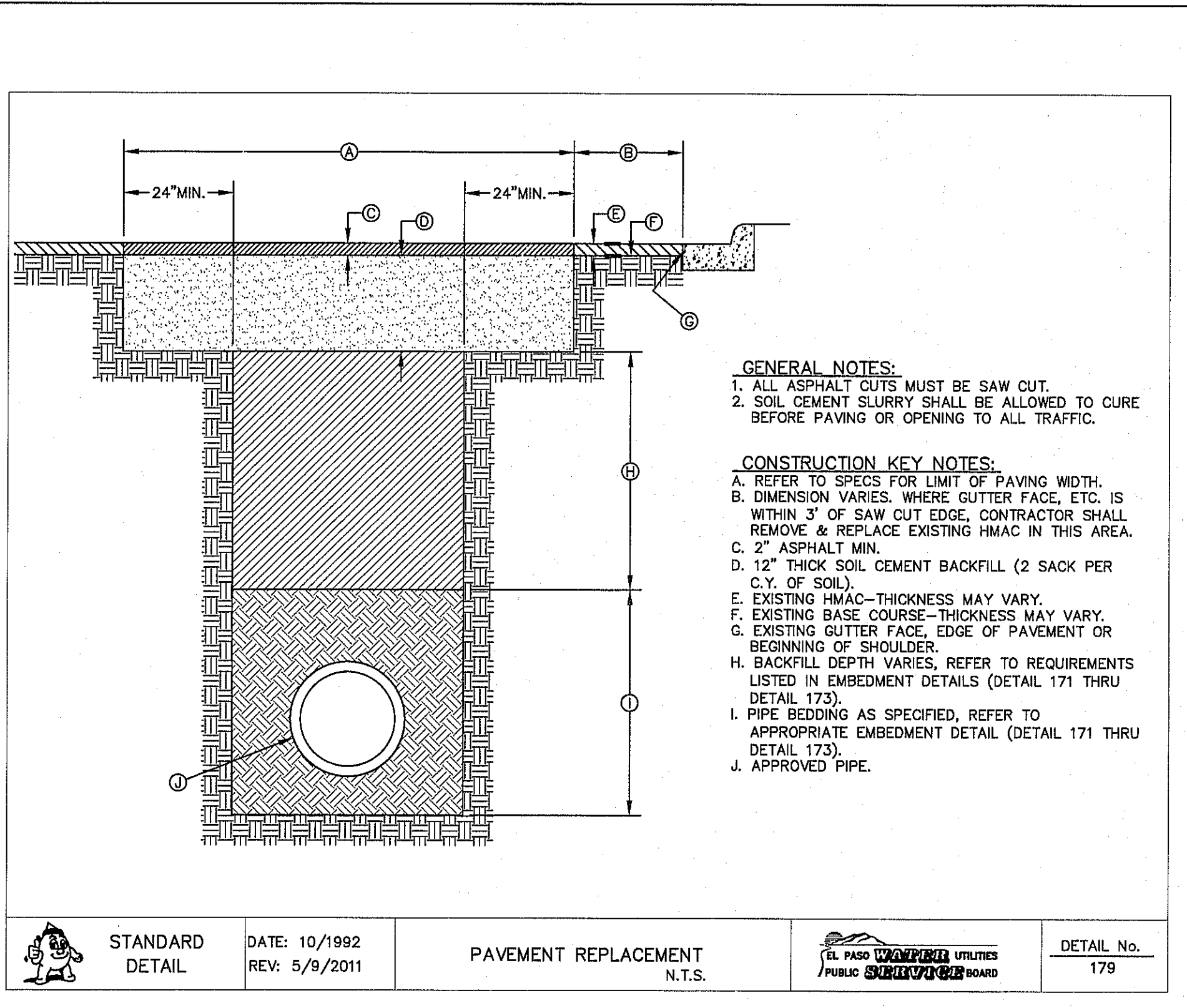
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Contour Interval: N/A
DATE: SEPTEMBER 2012
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPV. BY: _____
JOB No. 2260-016D

PROJECT TITLE
**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS
(SHEET 3 OF 4)
SHEET NO.

C12.3

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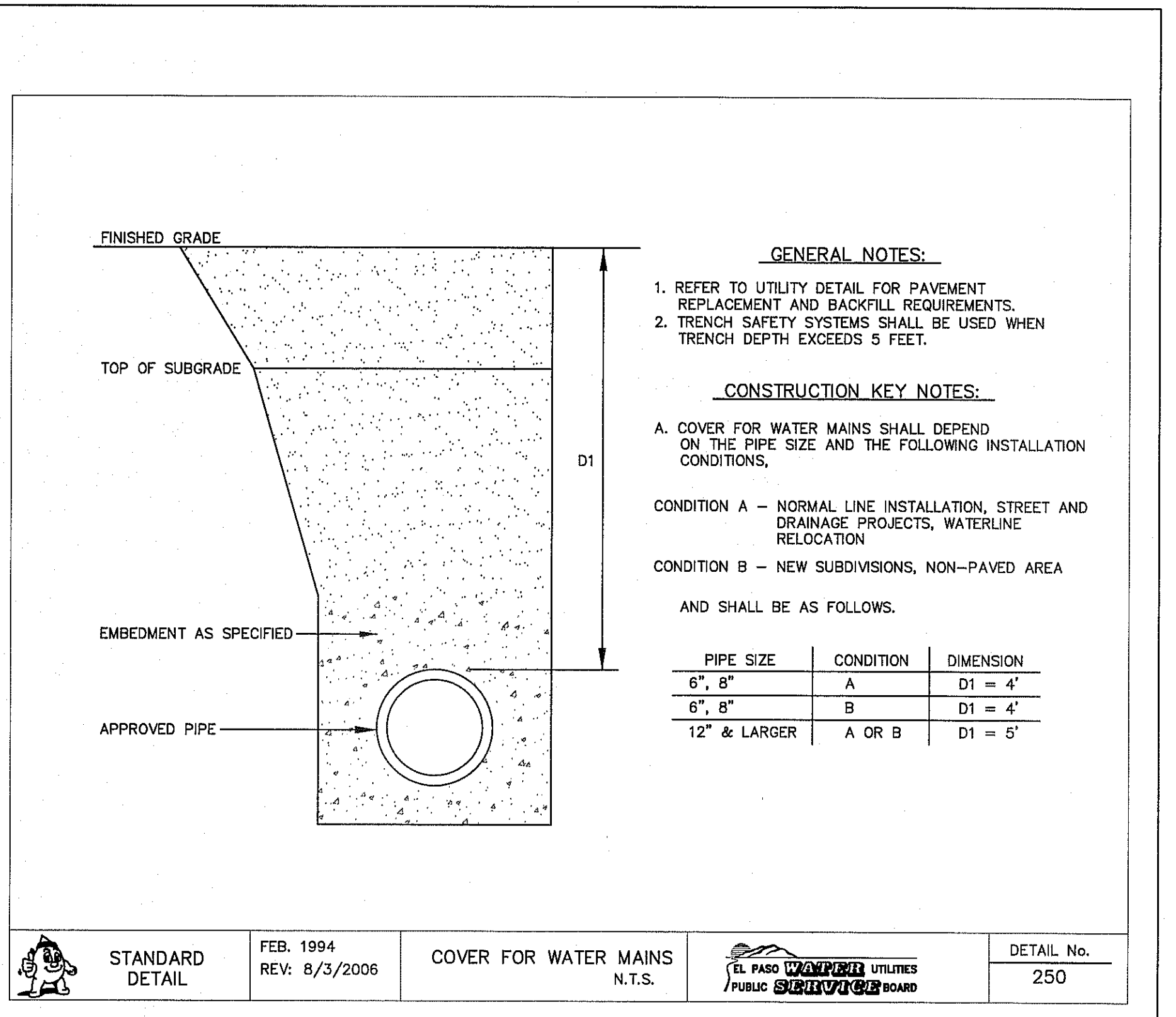


GENERAL NOTES:
 1. ALL ASPHALT CUTS MUST BE SAW CUT.
 2. SOIL CEMENT SLURRY SHALL BE ALLOWED TO CURE BEFORE PAVING OR OPENING TO ALL TRAFFIC.

CONSTRUCTION KEY NOTES:
 A. REFER TO SPECS FOR LIMIT OF PAVING WIDTH.
 B. DIMENSION VARIES, WHERE GUTTER FACE, ETC. IS WITHIN 3' OF SAW CUT EDGE, CONTRACTOR SHALL REMOVE & REPLACE EXISTING HMA/C IN THIS AREA.
 C. 2\"/>

STANDARD DETAIL	DATE: 10/1992 REV: 5/9/2011	PAVEMENT REPLACEMENT N.T.S.	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 179
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1 PAVEMENT REPAIR DETAIL
SCALE: N.T.S.



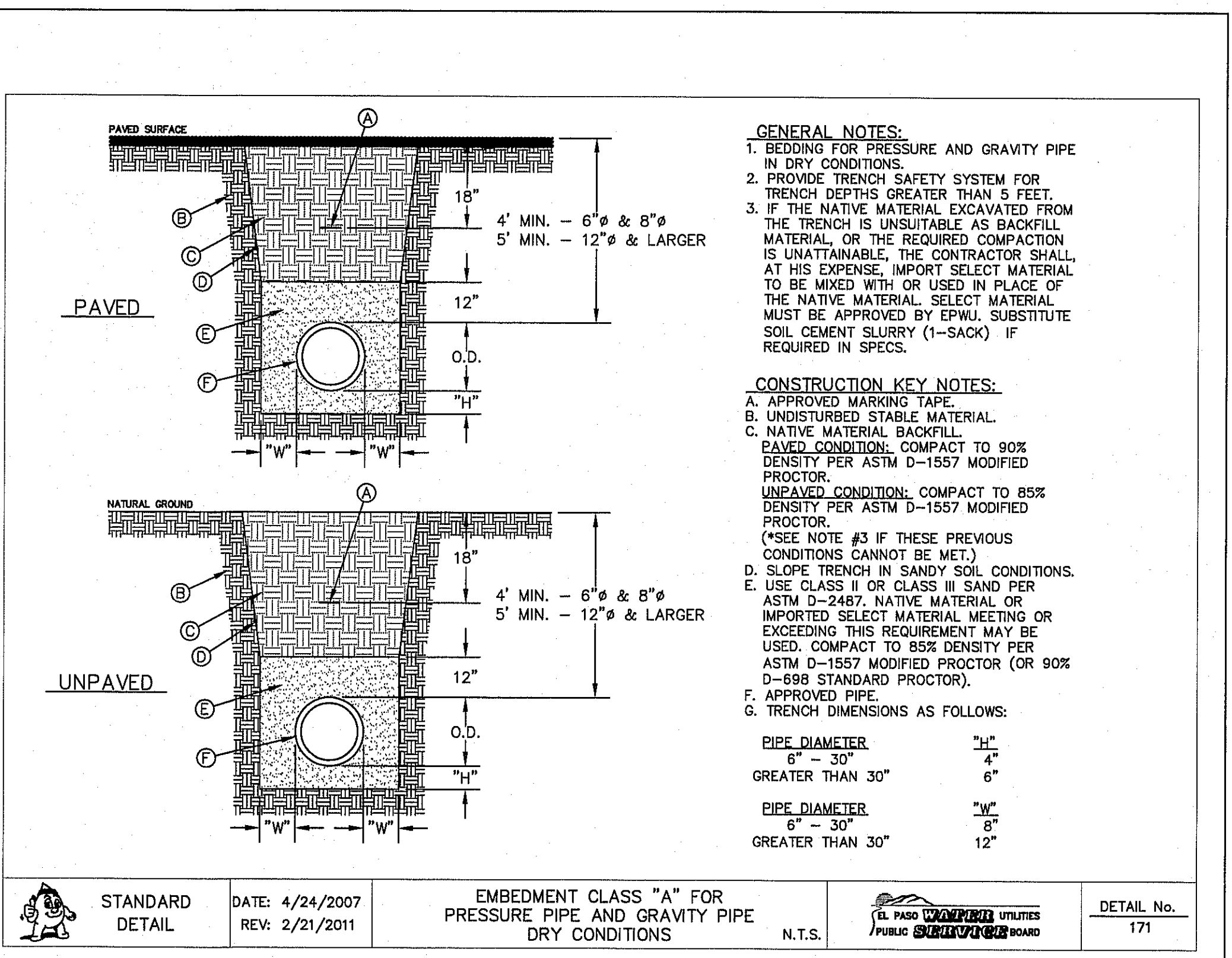
GENERAL NOTES:
 1. REFER TO UTILITY DETAIL FOR PAVEMENT REPLACEMENT AND BACKFILL REQUIREMENTS.
 2. TRENCH SAFETY SYSTEMS SHALL BE USED WHEN TRENCH DEPTH EXCEEDS 5 FEET.

CONSTRUCTION KEY NOTES:
 A. COVER FOR WATER MAINS SHALL DEPEND ON THE PIPE SIZE AND THE FOLLOWING INSTALLATION CONDITIONS.
 CONDITION A - NORMAL LINE INSTALLATION, STREET AND DRAINAGE PROJECTS, WATERLINE RELOCATION
 CONDITION B - NEW SUBDIVISIONS, NON-PAVED AREA
 AND SHALL BE AS FOLLOWS:

PIPE SIZE	CONDITION	DIMENSION
6", 8"	A	D1 = 4'
6", 8"	B	D1 = 4'
12" & LARGER	A OR B	D1 = 5'

STANDARD DETAIL	DATE: FEB. 1994 REV: 8/3/2006	COVER FOR WATER MAINS N.T.S.	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 250
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2 STANDARD COVER FOR WATER MAINS
SCALE: N.T.S.



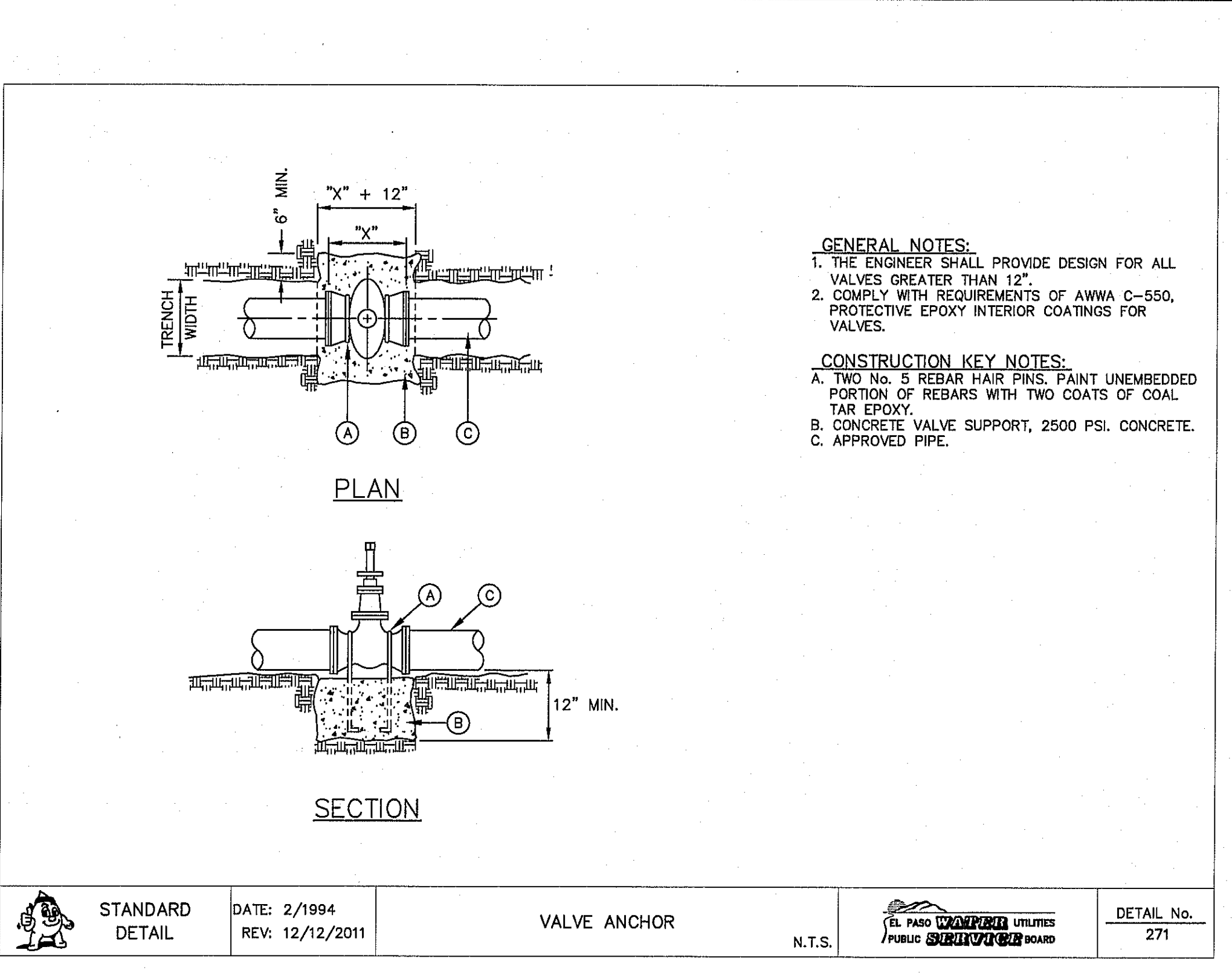
GENERAL NOTES:
 1. BEDDING FOR PRESSURE AND GRAVITY PIPE IN DRY CONDITIONS.
 2. PROVIDE TRENCH SAFETY SYSTEM FOR TRENCH DEPTHS GREATER THAN 5 FEET.
 3. IF THE NATIVE MATERIAL EXCAVATED FROM THE TRENCH IS UNSUITABLE AS BACKFILL MATERIAL, OR THE REQUIRED COMPACTION IS UNATTAINABLE, THE CONTRACTOR SHALL, AT HIS EXPENSE, IMPORT SELECT MATERIAL TO BE MIXED WITH OR USED IN PLACE OF THE NATIVE MATERIAL. SELECT MATERIAL MUST BE APPROVED BY EPWU. SUBSTITUTE SOIL CEMENT SLURRY (1-SACK) IF REQUIRED IN SPECS.

CONSTRUCTION KEY NOTES:
 A. APPROVED MARKING TAPE.
 B. UNDISTURBED STABLE MATERIAL.
 C. NATIVE MATERIAL BACKFILL.
 PAVED CONDITION: COMPACT TO 90% DENSITY PER ASTM D-1557 MODIFIED PROCTOR.
 UNPAVED CONDITION: COMPACT TO 85% DENSITY PER ASTM D-1557 MODIFIED PROCTOR.
 (*SEE NOTE #3 IF THESE PREVIOUS CONDITIONS CANNOT BE MET.)
 D. SLOPE TRENCH IN SANDY SOIL CONDITIONS. USE CLASS II OR CLASS III SAND PER ASTM D-2487. NATIVE MATERIAL OR IMPORTED SELECT MATERIAL MEETING OR EXCEEDING THIS REQUIREMENT MAY BE USED. COMPACT TO 85% DENSITY PER ASTM D-1557 MODIFIED PROCTOR (OR 90% D-598 STANDARD PROCTOR).
 E. APPROVED PIPE.
 F. TRENCH DIMENSIONS AS FOLLOWS:

PIPE DIAMETER	"H"
6" - 30"	4"
GREATER THAN 30"	6"
PIPE DIAMETER	"H"
6" - 30"	8"
GREATER THAN 30"	12"

STANDARD DETAIL	DATE: 4/24/2007 REV: 2/21/2011	EMBEDMENT CLASS "A" FOR PRESSURE PIPE AND GRAVITY PIPE DRY CONDITIONS	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 171
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3 BEDDING CLASS DETAILS FOR P.V.C. PRESSURE PIPE
SCALE: N.T.S.

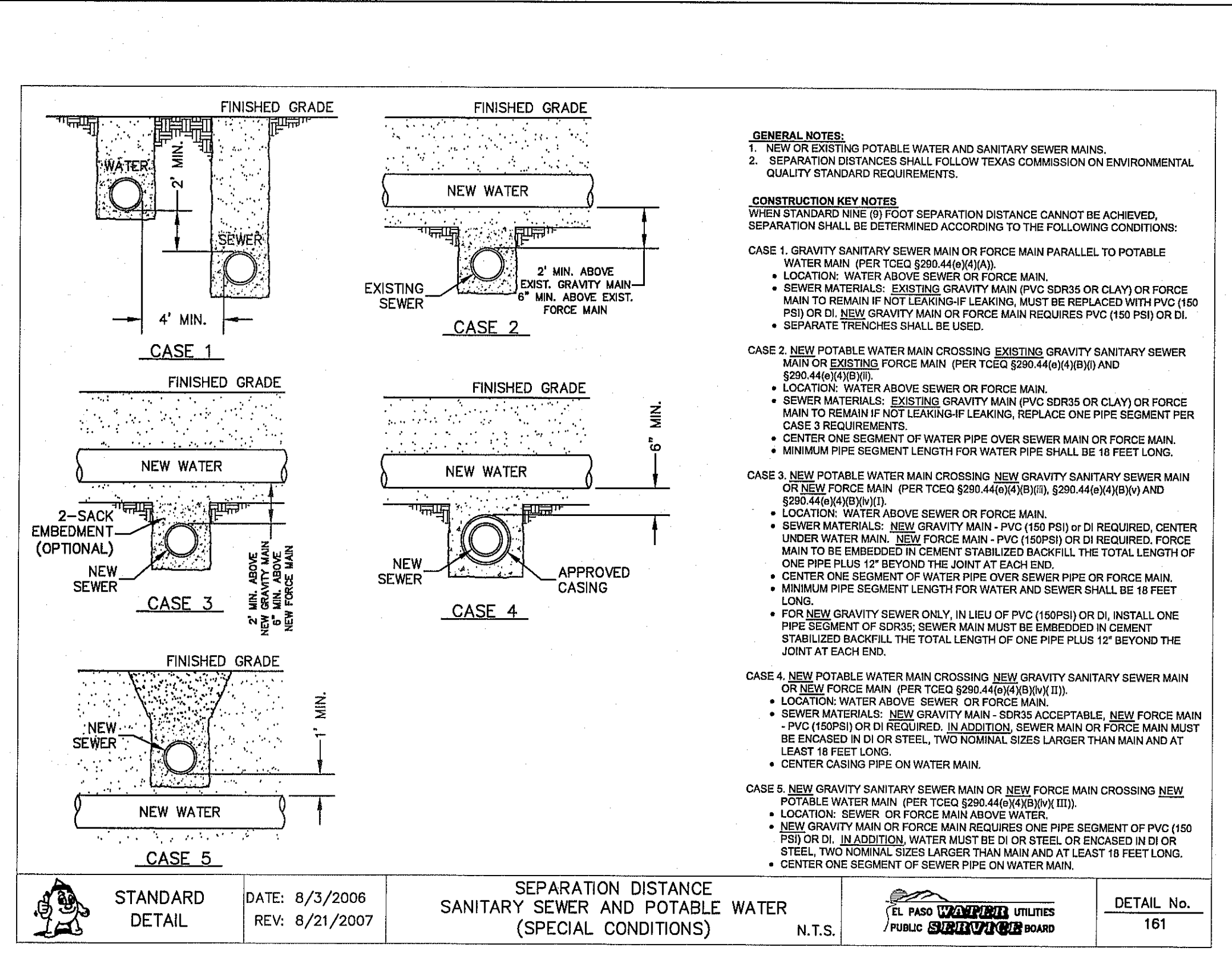


GENERAL NOTES:
 1. THE ENGINEER SHALL PROVIDE DESIGN FOR ALL VALVES GREATER THAN 12\"/>

CONSTRUCTION KEY NOTES:
 A. TWO No. 5 REBAR HAIR PINS, PAINT UNEMBEDDED PORTION OF REBARS WITH TWO COATS OF COAL TAR EPOXY.
 B. CONCRETE VALVE SUPPORT, 2500 PSI. CONCRETE.
 C. APPROVED PIPE.

STANDARD DETAIL	DATE: 2/1994 REV: 12/12/2011	VALVE ANCHOR N.T.S.	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 271
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4 VALVE ANCHOR
SCALE: N.T.S.

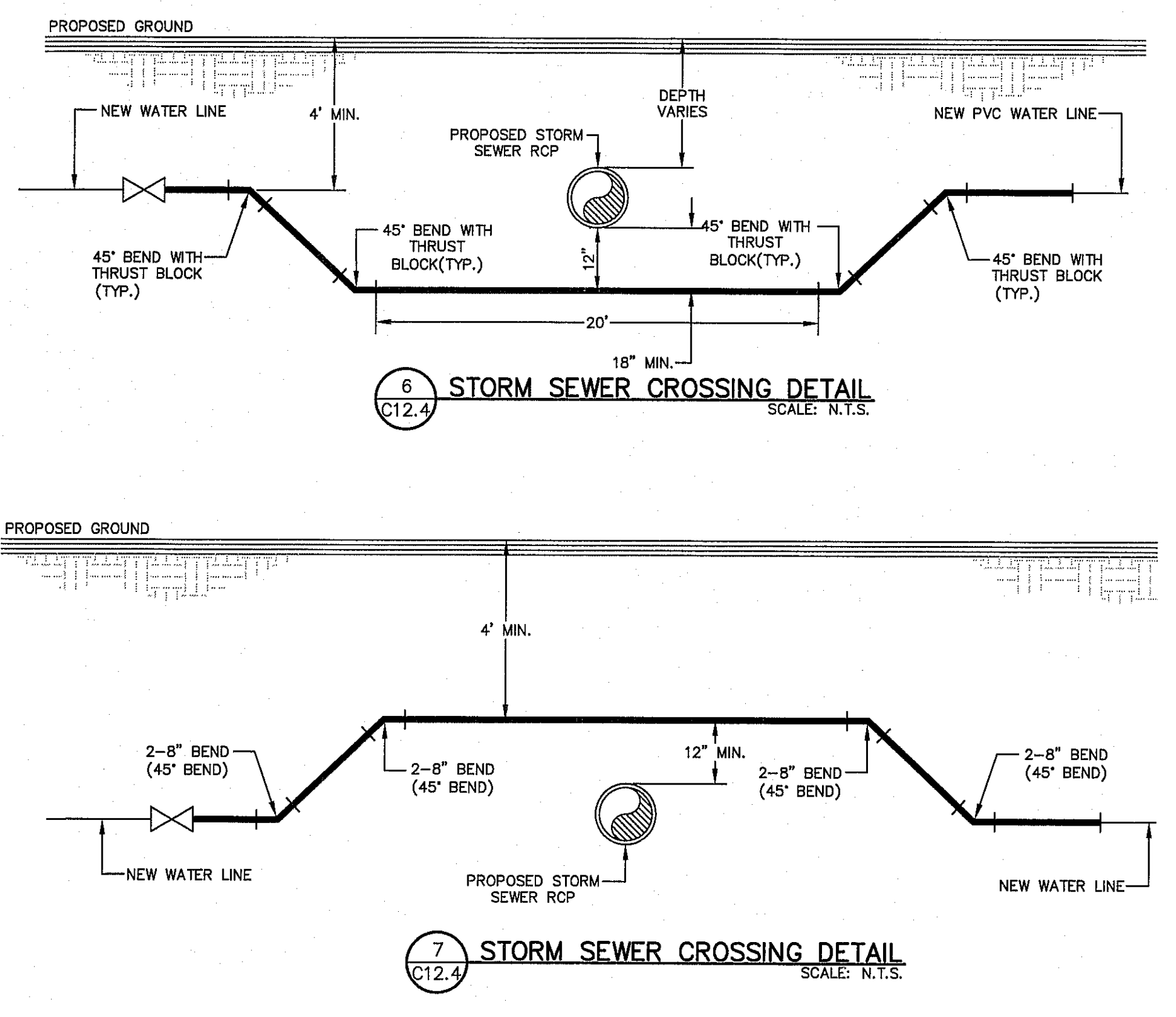


GENERAL NOTES:
 1. NEW OR EXISTING POTABLE WATER AND SANITARY SEWER MAINS.
 2. SEPARATION DISTANCES SHALL FOLLOW TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARD REQUIREMENTS.

CONSTRUCTION KEY NOTES:
 WHEN STANDARD NINE (9) FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, SEPARATION SHALL BE DETERMINED ACCORDING TO THE FOLLOWING CONDITIONS:
 CASE 1. GRAVITY SANITARY SEWER MAIN OR FORCE MAIN PARALLEL TO POTABLE WATER MAIN (PER TCEQ §290.44(a)(9)(iv)).
 • LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 • SEWER MATERIALS: EXISTING GRAVITY MAIN (PVC SDR35 OR CLAY) OR FORCE MAIN TO REMAIN IN PLACE; LEAKING/LEAKING, MUST BE REPLACED WITH PVC (150 PSI) OR DI. NEW GRAVITY MAIN OR FORCE MAIN REQUIRES PVC (150 PSI) OR DI.
 • SEPARATE TRENCHES SHALL BE USED.
 CASE 2. NEW POTABLE WATER MAIN CROSSING EXISTING GRAVITY SANITARY SEWER MAIN OR EXISTING FORCE MAIN (PER TCEQ §290.44(a)(9)(v) AND §290.44(a)(9)(vi)).
 • LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 • SEWER MATERIALS: EXISTING GRAVITY MAIN (PVC SDR35 OR CLAY) OR FORCE MAIN TO REMAIN IN PLACE; LEAKING/LEAKING, REPLACE ONE PIPE SEGMENT PER CASE 3 REQUIREMENTS.
 • CENTER ONE SEGMENT OF WATER PIPE OVER SEWER MAIN OR FORCE MAIN.
 • MINIMUM PIPE SEGMENT LENGTH FOR WATER PIPE SHALL BE 18 FEET LONG.
 CASE 3. NEW POTABLE WATER MAIN CROSSING NEW GRAVITY SANITARY SEWER MAIN OR NEW FORCE MAIN (PER TCEQ §290.44(a)(9)(v) AND §290.44(a)(9)(vi)).
 • LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 • SEWER MATERIALS: NEW GRAVITY MAIN - PVC (150 PSI) OR DI REQUIRED, CENTER UNDER WATER MAIN. NEW FORCE MAIN - PVC (150 PSI) OR DI REQUIRED, FORCE MAIN TO BE EMBEDDED IN CEMENT STABILIZED BACKFILL THE TOTAL LENGTH OF ONE PIPE PLUS 12' BEYOND THE JOINT AT EACH END.
 • CENTER ONE SEGMENT OF WATER PIPE OVER SEWER PIPE OR FORCE MAIN.
 • MINIMUM PIPE SEGMENT LENGTH FOR WATER AND SEWER SHALL BE 18 FEET LONG.
 • FOR NEW GRAVITY SEWER ONLY, IN LIEU OF PVC (150 PSI) OR DI, INSTALL ONE PIPE SEGMENT OF SD35; SEWER MAIN MUST BE EMBEDDED IN CEMENT STABILIZED BACKFILL THE TOTAL LENGTH OF ONE PIPE PLUS 12' BEYOND THE JOINT AT EACH END.
 CASE 4. NEW POTABLE WATER MAIN CROSSING NEW GRAVITY SANITARY SEWER MAIN OR NEW FORCE MAIN (PER TCEQ §290.44(a)(9)(v) AND §290.44(a)(9)(vi)).
 • LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 • SEWER MATERIALS: NEW GRAVITY MAIN - SD35 ACCEPTABLE, NEW FORCE MAIN - PVC (150 PSI) OR DI REQUIRED. IN ADDITION, SEWER MAIN OR FORCE MAIN MUST BE ENCASED IN DI OR STEEL, TWO NOMINAL SIZES LARGER THAN MAIN AND AT LEAST 18 FEET LONG.
 • CENTER CASING PIPE ON WATER MAIN.
 CASE 5. NEW GRAVITY SANITARY SEWER MAIN OR NEW FORCE MAIN CROSSING NEW POTABLE WATER MAIN (PER TCEQ §290.44(a)(9)(v) AND §290.44(a)(9)(vi)).
 • LOCATION: SEWER OR FORCE MAIN ABOVE WATER.
 • NEW GRAVITY MAIN OR FORCE MAIN REQUIRES ONE PIPE SEGMENT OF PVC (150 PSI) OR DI. IN ADDITION, WATER MUST BE DI OR STEEL, TWO NOMINAL SIZES LARGER THAN MAIN AND AT LEAST 18 FEET LONG.
 • CENTER ONE SEGMENT OF SEWER PIPE ON WATER MAIN.

STANDARD DETAIL	DATE: 8/3/2006 REV: 8/21/2007	SEPARATION DISTANCE-SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 161
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5 SEPARATION DISTANCE-SANITARY SEWER AND POTABLE WATER
SCALE: N.T.S.



6 STORM SEWER CROSSING DETAIL
SCALE: N.T.S.

7 STORM SEWER CROSSING DETAIL
SCALE: N.T.S.

STANDARD DETAIL	DATE: 4/24/2007 REV: 2/21/2011	EMBEDMENT CLASS "A" FOR PRESSURE PIPE AND GRAVITY PIPE DRY CONDITIONS	EL PASO WATER UTILITIES PUBLIC SUBCOMMITTEE BOARD	DETAIL No. 171
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REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE.
 ELEVATION = 3970.32 (CITY DATUM).

DATE: _____ BY: _____
 REVISIONS: _____

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 4712 Westchase Park, Ste. F, Houston, TX 77064
 Office: 281.554.5232 Fax: 281.554.5233 www.csa-engineers.com

ENGINEER'S SEAL
 J. L. A. 80075
 PROFESSIONAL ENGINEER
 CIVIL
 STATE OF TEXAS

SCALE: N/A
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: J.L.A.
 DRAWN BY: J.L.A.
 CHECKED BY: J.L.A.
 APPROVED BY: J.L.A.
 JOB No. 2260-0161D.

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS
 (SHEET 4 OF 4)
 SHEET NO.

C12.4

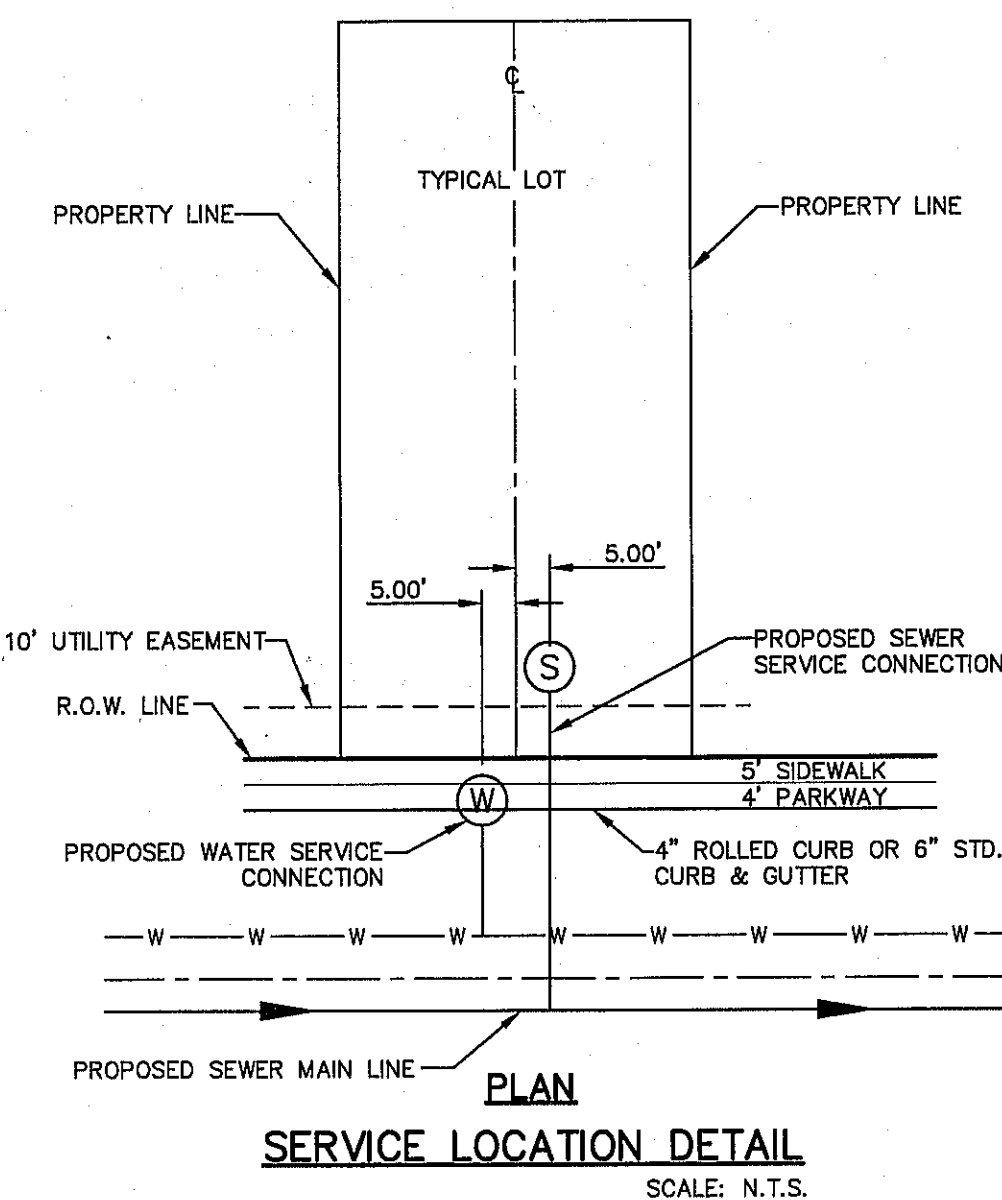


CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

SANITARY SEWER INDEX MAP
SCALE: 1" = 100'

NOTES:
1. ALL SANITARY SEWER PIPES SHALL BE PVC SDR35, UNLESS OTHERWISE REQUIRED BY THE EPWJ/PSB RULES AND REGULATIONS AND DESIGN STANDARDS.

SYMBOL	DESCRIPTION
	PROPOSED STORM SEWER LINE
	SUBD. BOUNDARY LINE
	PROPERTY LINE
	CENTER LINE
	PROPOSED SEWER LINE (PLAN VIEW)
	PROPOSED SEWER LINE ON ANOTHER SHEET (PLAN VIEW)
	PROPOSED SEWER LINE (PROFILE VIEW)
	PROPOSED SERVICE CONNECTION (PLAN VIEW)
	PROPOSED MANHOLE (PLAN VIEW)
	EXISTING MANHOLE (PLAN VIEW)
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 24" WATER LINE
	EXISTING SEWER LINE
	EXISTING 8" WATER LINE
	PROPOSED MANHOLE (PROFILE VIEW)
	EXISTING MANHOLE (PROFILE VIEW)



GENERAL NOTES

- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, THE PROPOSED SEWER MAINS AND SEWER MANHOLES SHALL BE INSTALLED NO LESS THAN 10' AWAY FROM EXISTING WATER LINE. SEPARATIONS DISTANCES SHALL FOLLOW TCEQ STANDARD REQUIREMENTS (§290.44)
- THE INTENT OF THE OWNER IS TO HAVE THE SANITARY SEWER PIPELINES INSTALLED TO SUCH A DEPTH THAT THEY WILL HAVE AT LEAST 48" OF COVER BELOW PROPOSED GROUND AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, SAGS OR HUMPS OR OTHER IRREGULARITIES IN VERTICAL ALIGNMENT. CONSIDERING UTILITIES AND OTHER CONDITIONS, VARIANCE FROM GRADE PROFILE IS NOT RECOMMENDED IF OTHER EXISTING UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INSTALLING THE SEWER PIPELINE SO THAT AN ACCEPTABLE PROFILE CAN BE ESTABLISHED PRIOR TO INSTALLATION OF THE PIPELINE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN IN THE PLANS, AND COORDINATE HIS WORK WITH ALL UTILITY COMPANIES, EL PASO WATER UTILITIES AND CITY OF EL PASO PRIOR TO CONSTRUCTION. ALL EXISTING UTILITY DEPTHS ARE UNKNOWN. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ACQUIRING FIELD DEPTHS OF ALL UTILITIES WITHIN THE PROJECT AREAS.
- TRENCH SAFETY REQUIREMENTS SHALL COMPLY WITH CURRENT OSHA REGULATIONS.
- AS-BUILT STATIONING, OFFSET FROM R.O.W. AND INVERT ELEVATIONS SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR ON A CLEAN SET OF PLANS FOR EACH MANHOLE, SERVICE CONNECTION AND/OR STUB-OUT, WITH RESPECT TO THE APPROPRIATE PROJECT CONTROL POINT.
- THE EL PASO WATER UTILITIES AND CITY OF EL PASO MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCING ANY WORK IN AREAS WITHIN THEIR JURISDICTION. A COPY OF ALL FIELD SOIL DENSITY TESTS WITHIN THEIR RESPECTIVE R.O.W. SHALL BE FORWARDED TO THE DEVELOPER'S ENGINEER AND THE DEVELOPER BY THE CONTRACTOR.
- EXISTING STREETS, DRIVEWAYS AND ALL OTHER MISCELLANEOUS STRUCTURES DAMAGE OR REMOVED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER THAN ORIGINAL CONDITION.
- CONSTRUCTION OF THE PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFIRM TO EPWJ-PSB STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.

GENERAL UTILITIES:
TEXAS EXCAVATION SAFETY SERVICE
11884 GREENVILLE AVENUE.
DALLAS, TX. 75243
(800) 344-8377

ENGINEER:
CEA GROUP
CASTNER CENTER @ TRANSMOUNTAIN
4712 WOODROW BEAN, STE. F
EL PASO, TX. 79924
(915) 534-5232
MR. JORGE L. AZCARATE, P.E.

FIBER OPTICS:
U.S. SPRINT
151 N. BOONE ST.
EL PASO, TX. 79905
(915) 534-7910
MR. RICK DERAGISCH

FIBER OPTICS:
MCI TELECOMMUNICATIONS CORP.
4045 BONIPHAN PARK CIRCLE
EL PASO, TX. 79922
(915) 542-2770 EXT. 201
MR. DANIEL HERNANDEZ

WATER & SEWER:
EL PASO WATER UTILITIES
1154 HAWKINS BOULEVARD
EL PASO, TX. 79961
(915) 594-5530
MR. FELIPE LOPEZ, JR., P.E.

ELECTRIC:
EL PASO ELECTRIC CO.
501 W. SAN ANTONIO ST.
EL PASO, TX. 79902
(915) 543-2076
MR. FRANK VIGEL (DISTRIBUTION)

EL PASO STREETS
CITY OF EL PASO
DEPARTMENT OF TRANSPORTATION
7969 SAN PAULO DRIVE
EL PASO, TX. 79907
(915) 621-6750
MR. DARYL W. COLE

CABLE TELEVISION:
TIME WARNER COMMUNICATIONS
7010 AIRPORT ROAD
EL PASO, TX. 79906
(915) 772-1123

TELEPHONE:
SBC
11200 PELICANO
EL PASO, TX. 79935
(915) 595-6151
MR. TIM BROWN

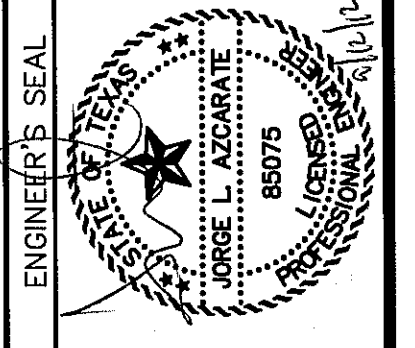
FIBER OPTICS:
AT&T
P.O. BOX 1650
EL PASO, TX. 79949
(800) 852-3786
MS. DARLENE NORIS

RESIDENTIAL GAS LINES:
TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TX. 79930
(915) 680-7218
MR. JOSE DE ALBA

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

REFERENCES - BENCHMARKS	DATE	REVISIONS	BY
BENTON CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).			

CEA
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-454
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net



SCALE: 1"=100'
Horizontal: N/A
Vertical: Contour Interval: N/A
DATE: AUGUST 2012
DESIGN BY: E.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPROV. BY: J.L.A.
JOB No. 2260-016LD

**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SEWER INDEX/
GENERAL
INFORMATION**
SHEET NO.

C13.1

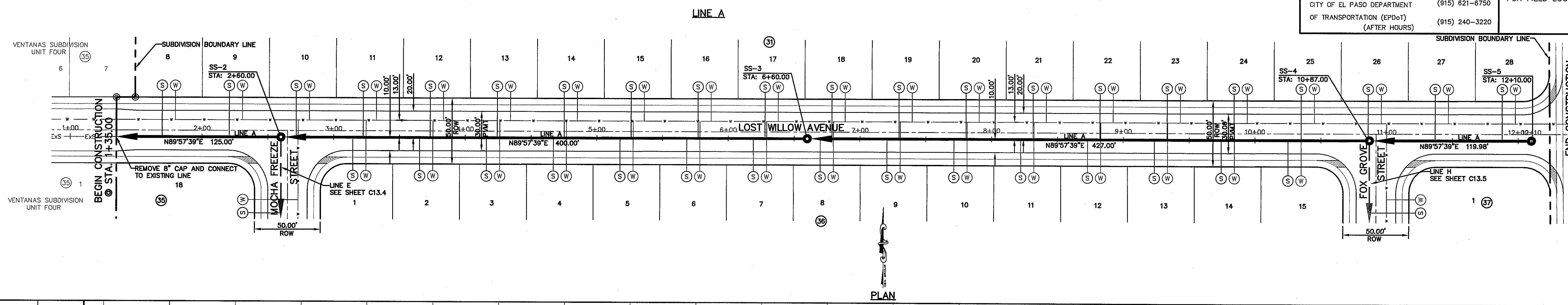
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3788
U.S. SPRINT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

**WARNING !
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CALL**

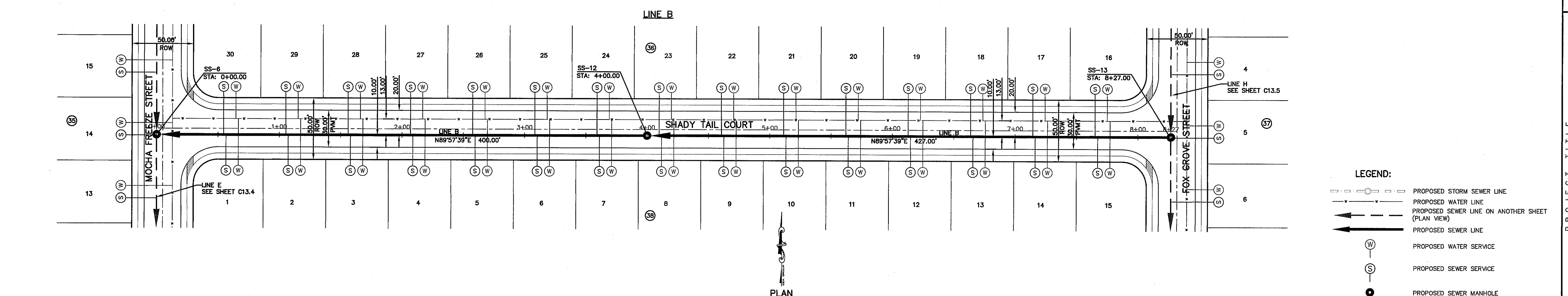
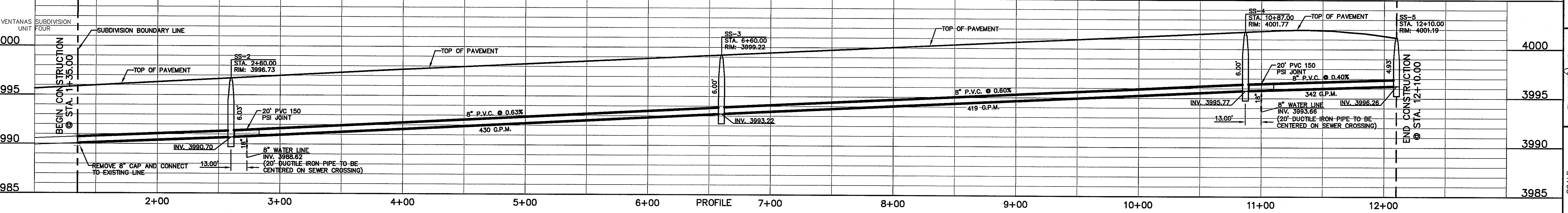
**1-800-DIG-TESS
1-800-344-8377**

FOR FIELD LOCATING EXISTING UTILITIES

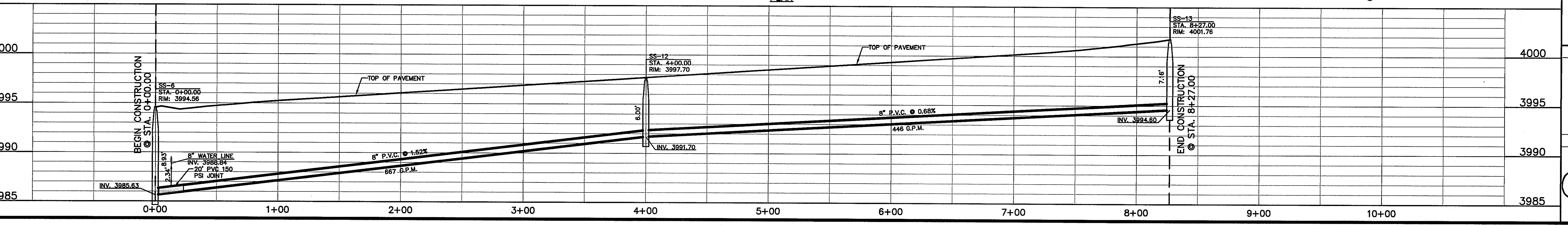
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EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).			



PLAN

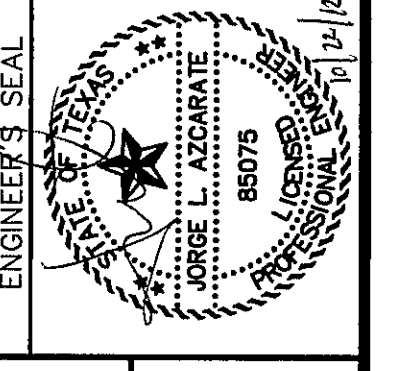


PLAN



LEGEND:

- PROPOSED STORM SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE ON ANOTHER SHEET (PLAN VIEW)
- PROPOSED SEWER LINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE



SCALE: Horizontal: 1"=40'
Vertical: 1"=5'
Date: SEPTEMBER, 2012
Contour Interval: N/A
DESIGN BY: T.F.Z.
DRAWN BY: A.B.
CHECK BY: J.L.A.
APPROV BY: J.L.A.
JOB No. -2260-016.D.

**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SANITARY SEWER
PLAN & PROFILE
LINE A & LINE B**

SHEET NO.

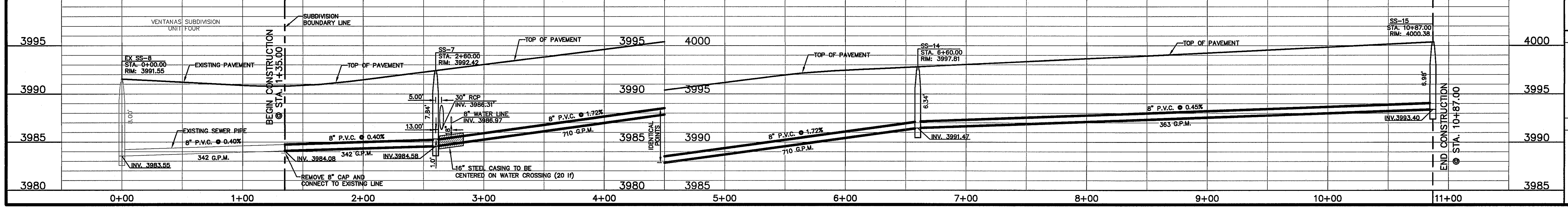
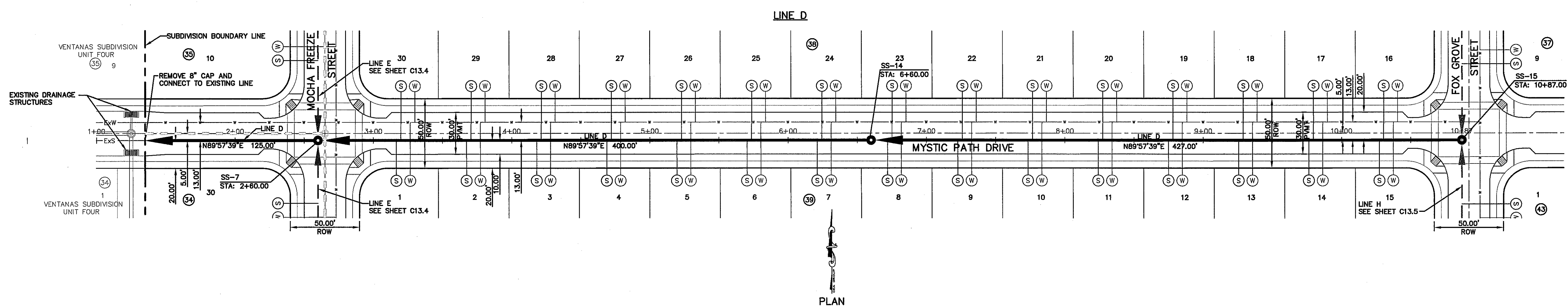
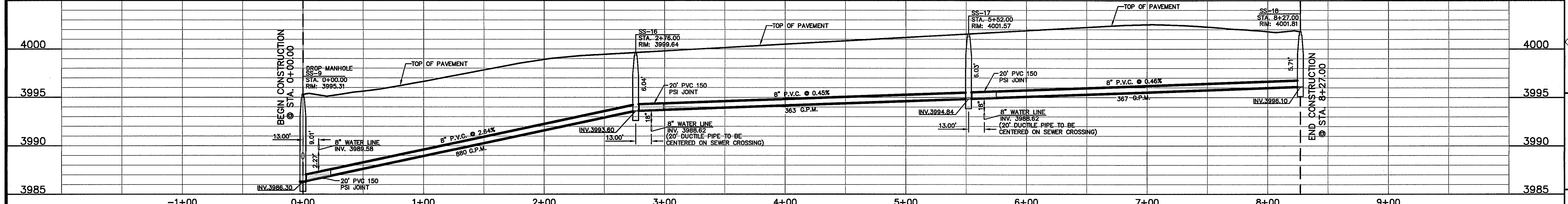
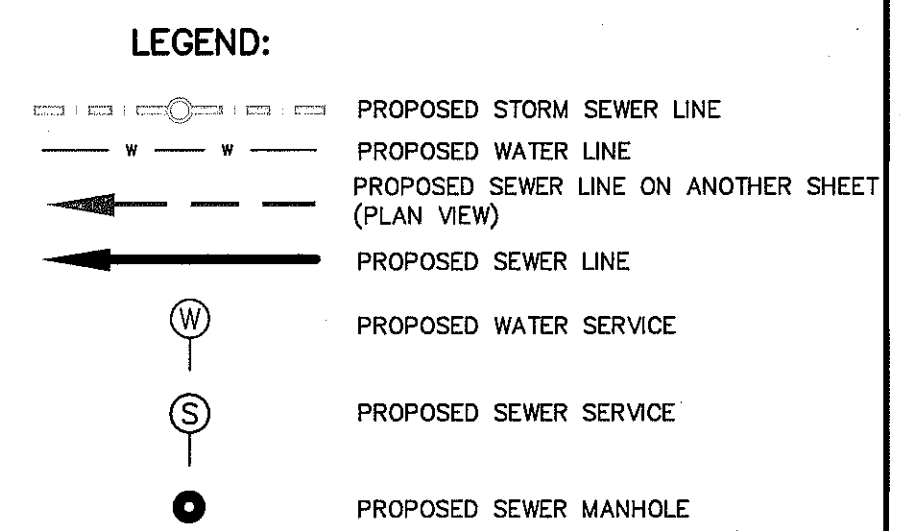
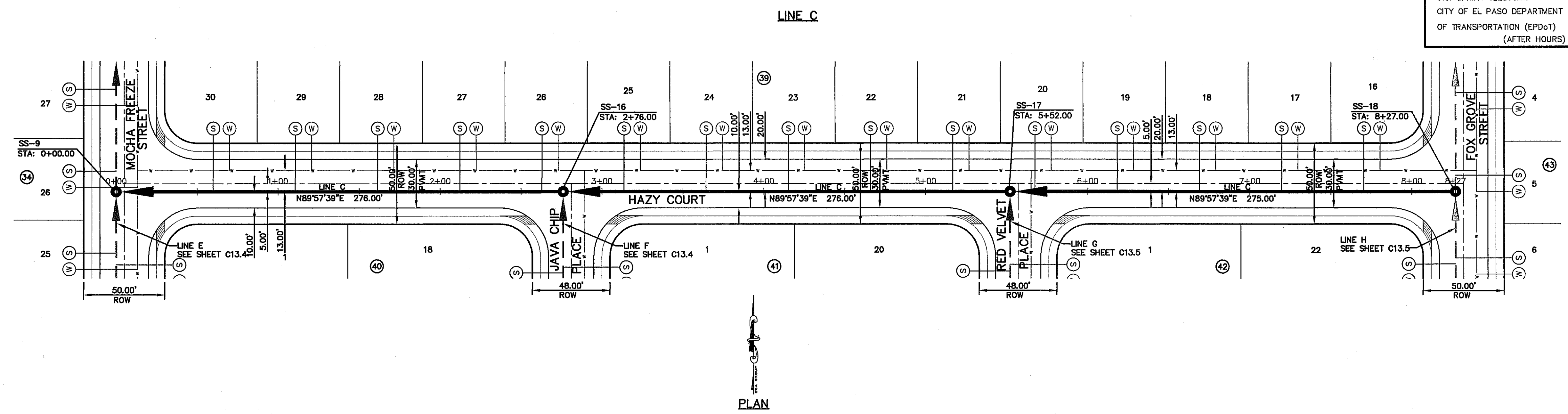
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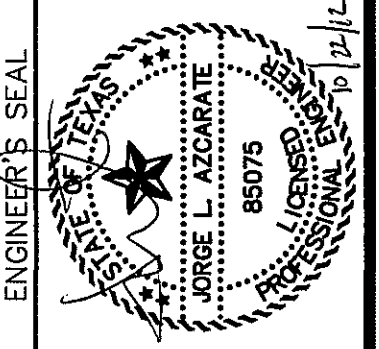
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE.	DATE
ELEVATION = 3970.52 (CITY DATUM).	REVISIONS



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 4712 Woodrow Bawn, Ste. F, El Paso, TX 79924
 Office: 915.544.5222 Fax: 915.544.5225 www.oanda.com



SCALE: 1"=40'
 Horizontal: 1"=5'
 Vertical: N/A
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO.: 2260-016LD

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**SANITARY SEWER
 PLAN & PROFILE
 LINE C & LINE D**

SHEET NO.

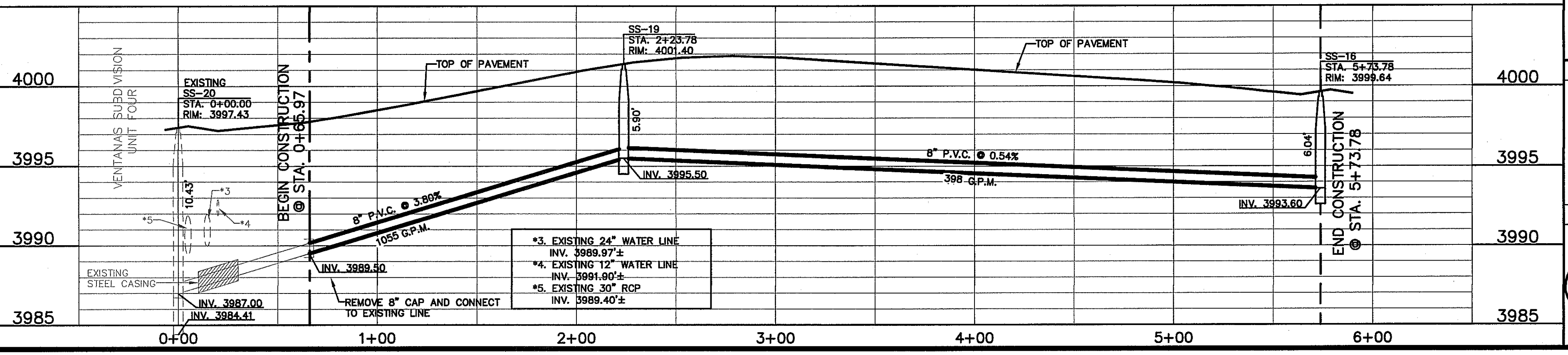
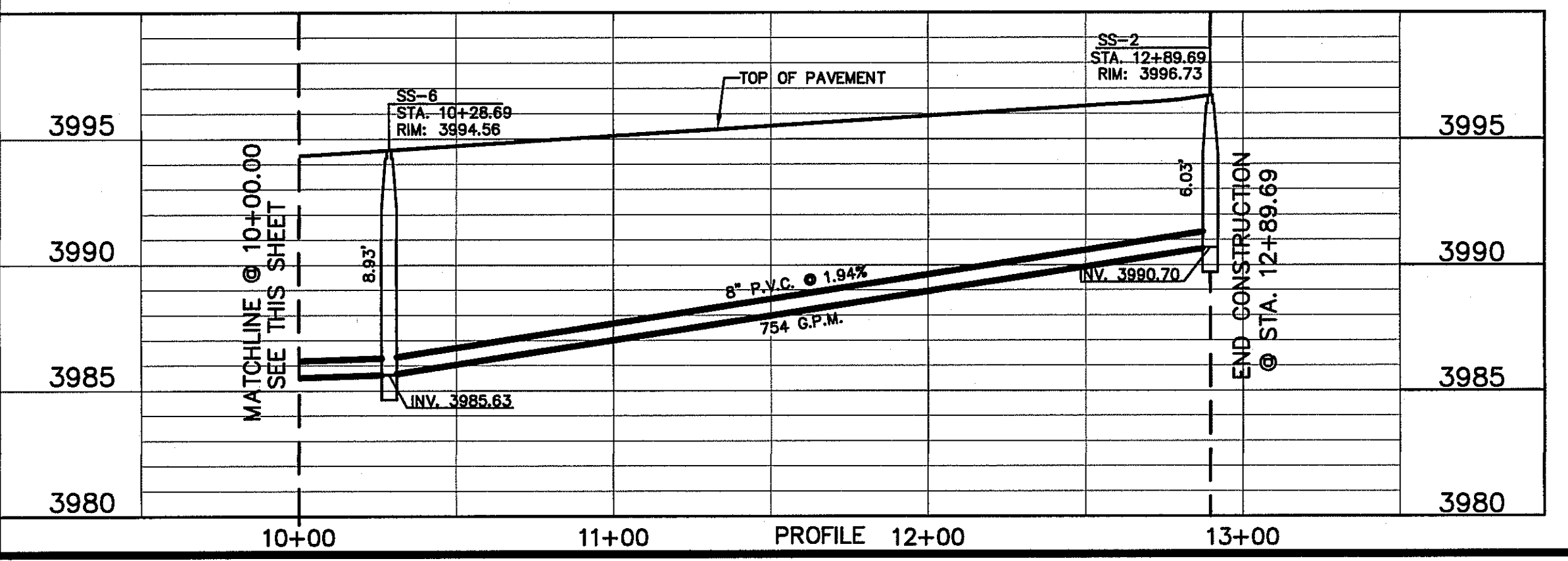
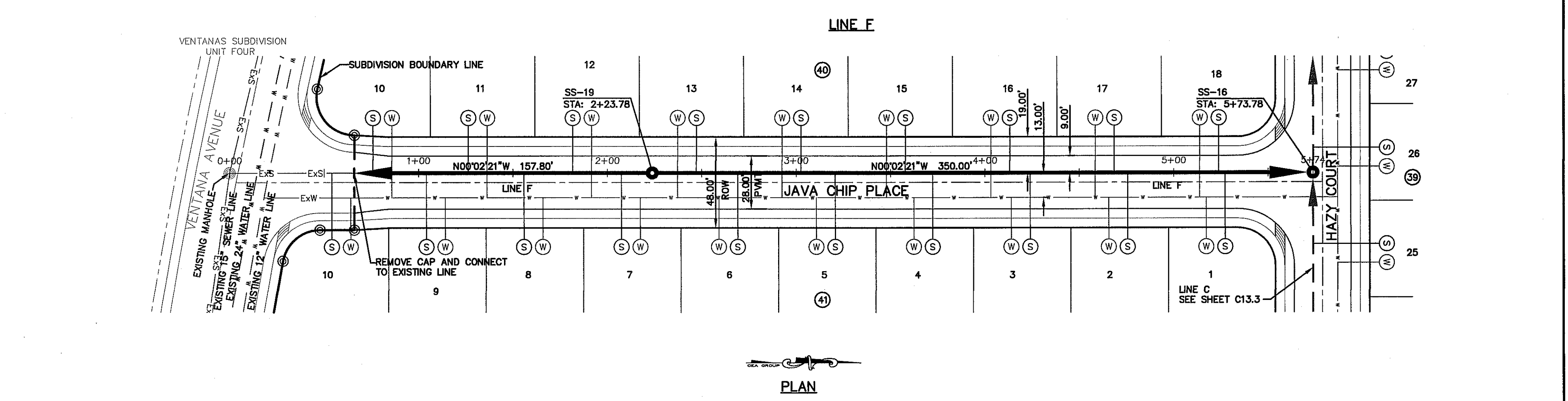
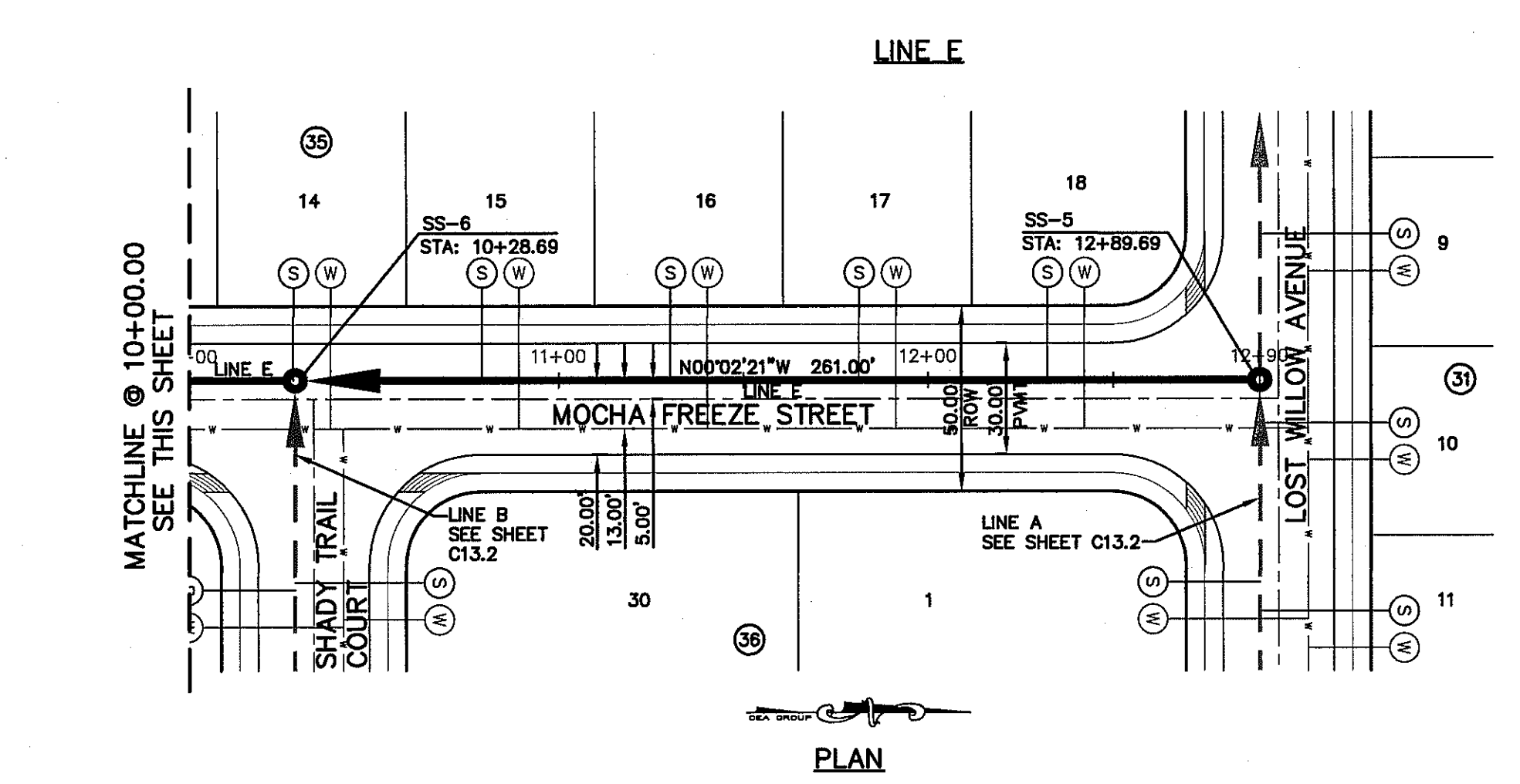
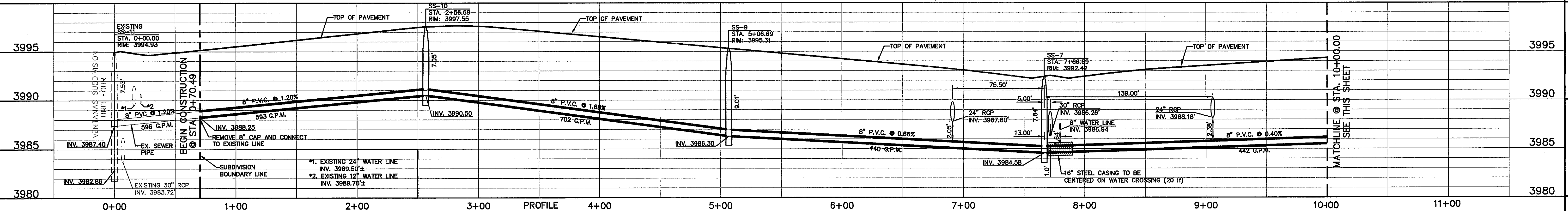
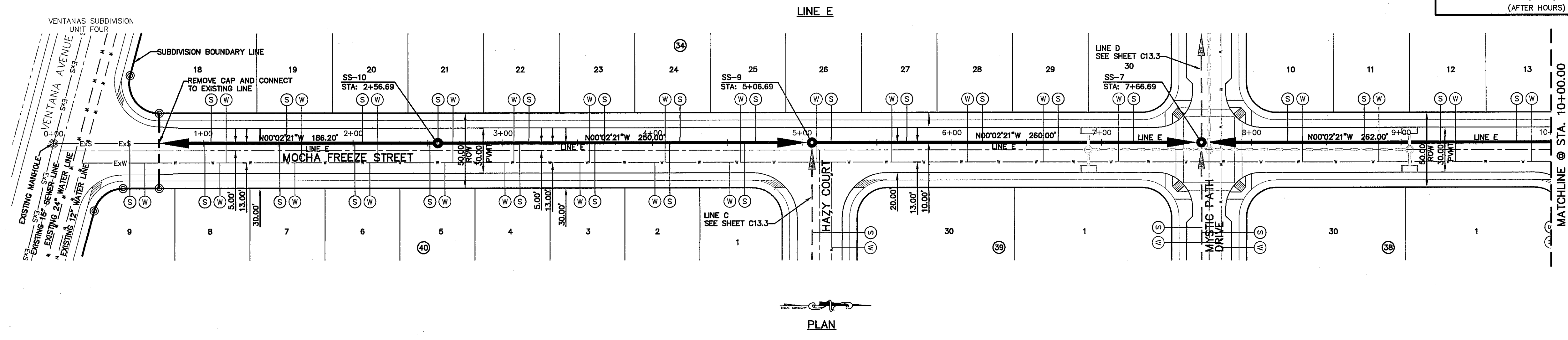
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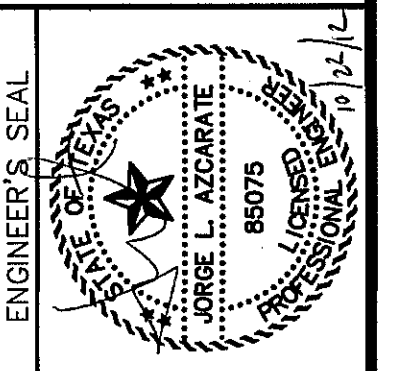
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT AT THE CENTRELINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).	DATE
	REVISIONS



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 4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915.544.6222 Fax: 915.544.6263 www.oanda.com



SCALE: 1"=40'
 Horizontal: 1"=50'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2280-01BLD

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER
PLAN & PROFILE
LINE E & LINE F

SHEET NO.

C13.4

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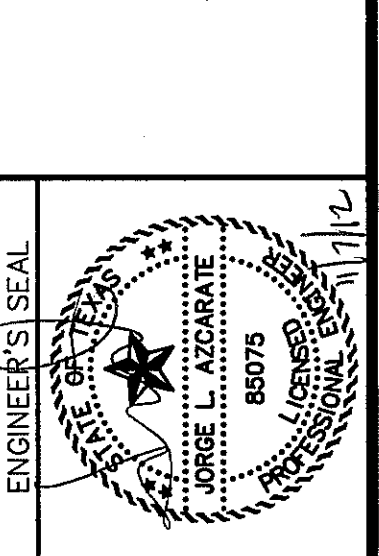
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- - - - - PROPOSED WATER LINE
- - - - - PROPOSED SEWER LINE ON ANOTHER SHEET (PLAN VIEW)
- - - - - PROPOSED SEWER LINE
- (W) PROPOSED WATER SERVICE
- (S) PROPOSED SEWER SERVICE
- (M) PROPOSED SEWER MANHOLE

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

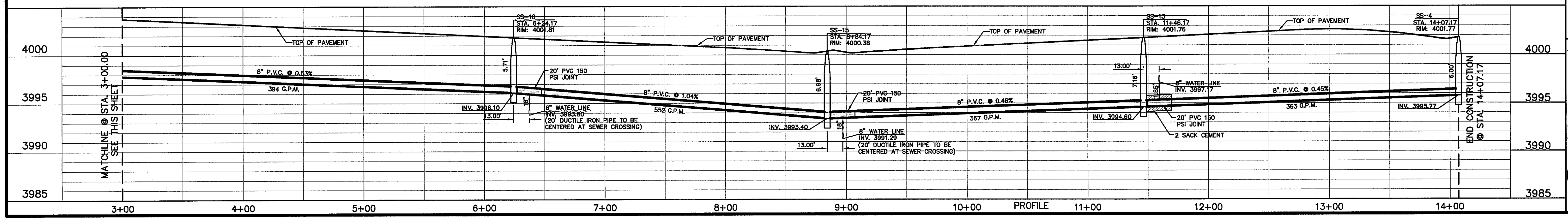
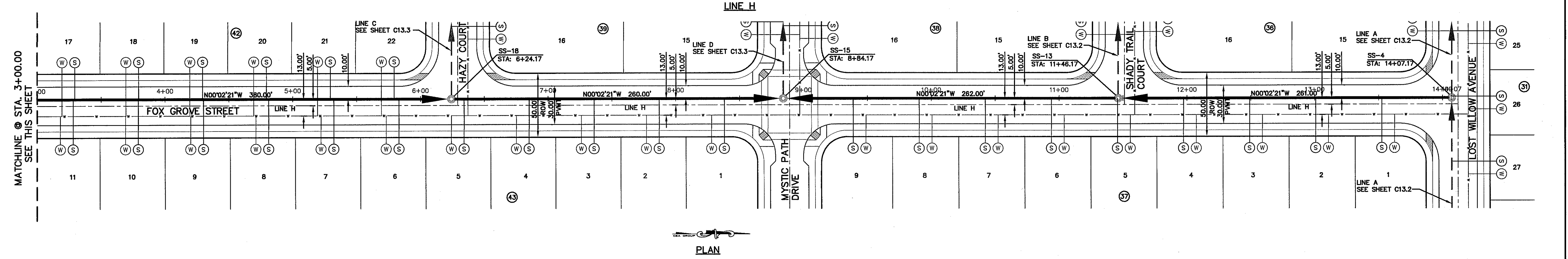
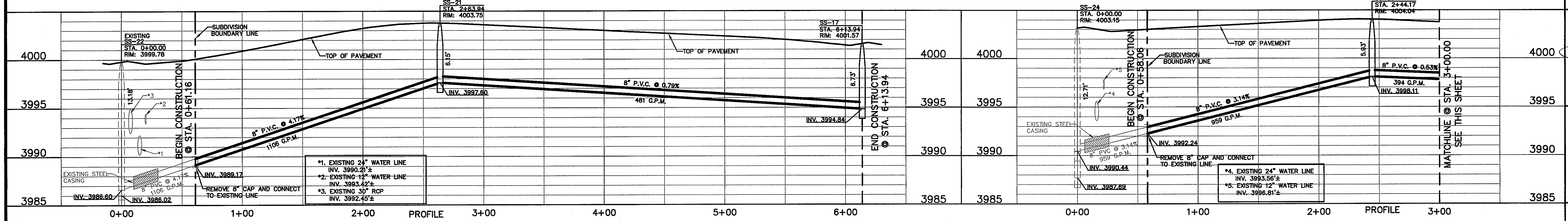
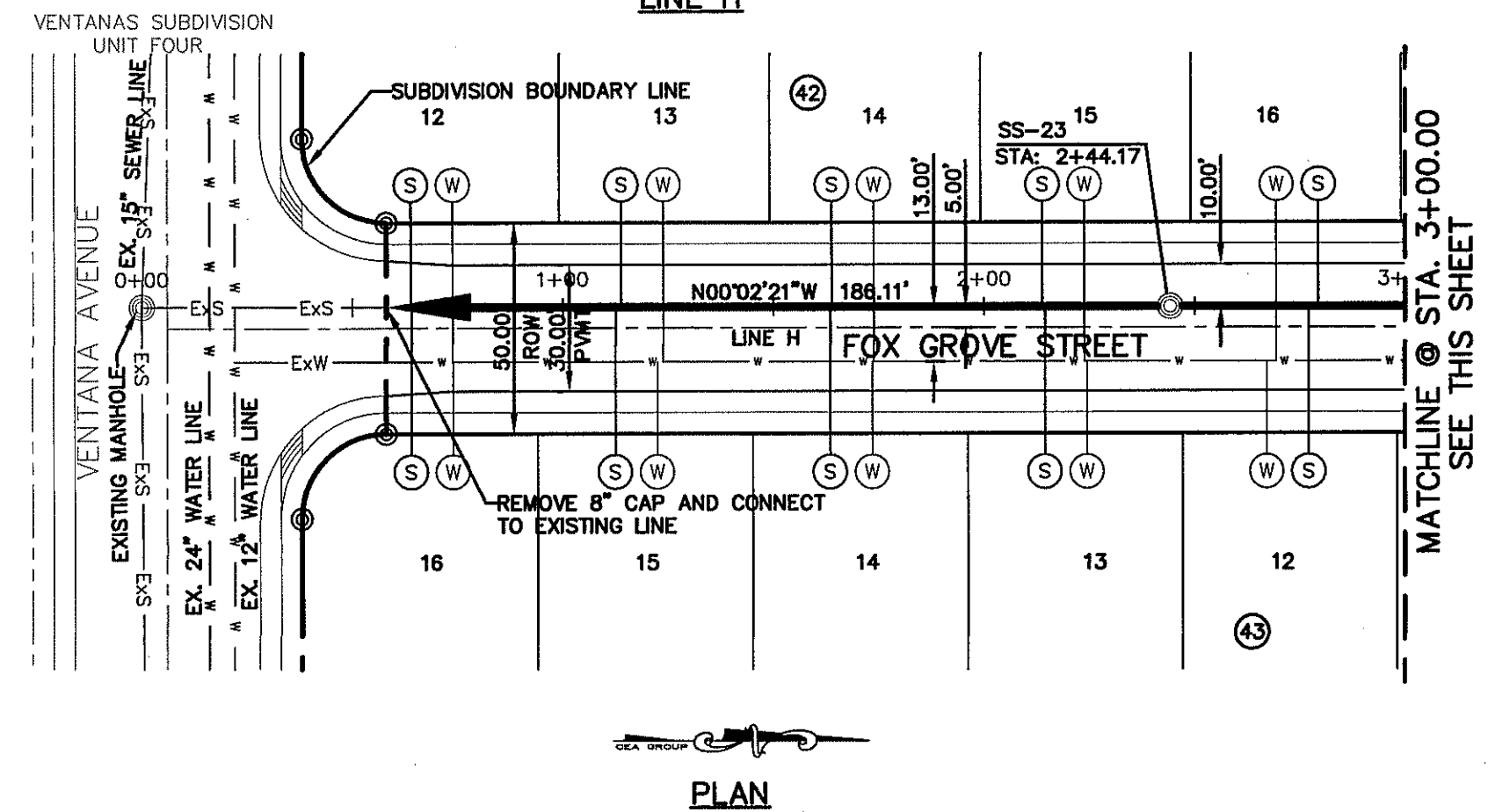
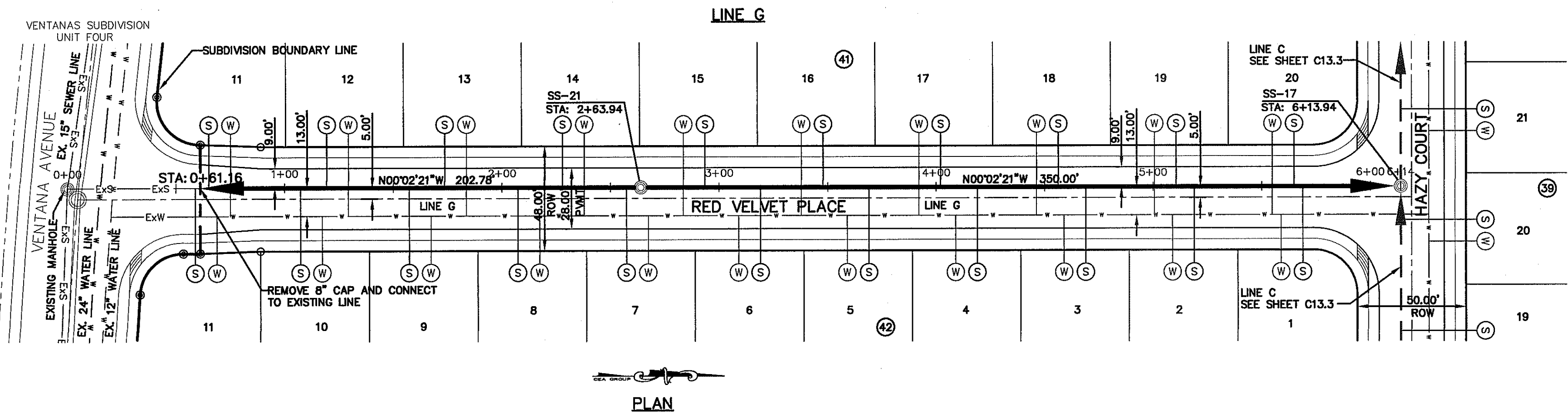
WARNING !
BEFORE YOU DIG
CALL
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1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

DATE	BY	REVISIONS

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE.
 ELEVATION = 3970.52 (CITY DATUM).



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 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: J.L.A.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. - 2260-0161D.



PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

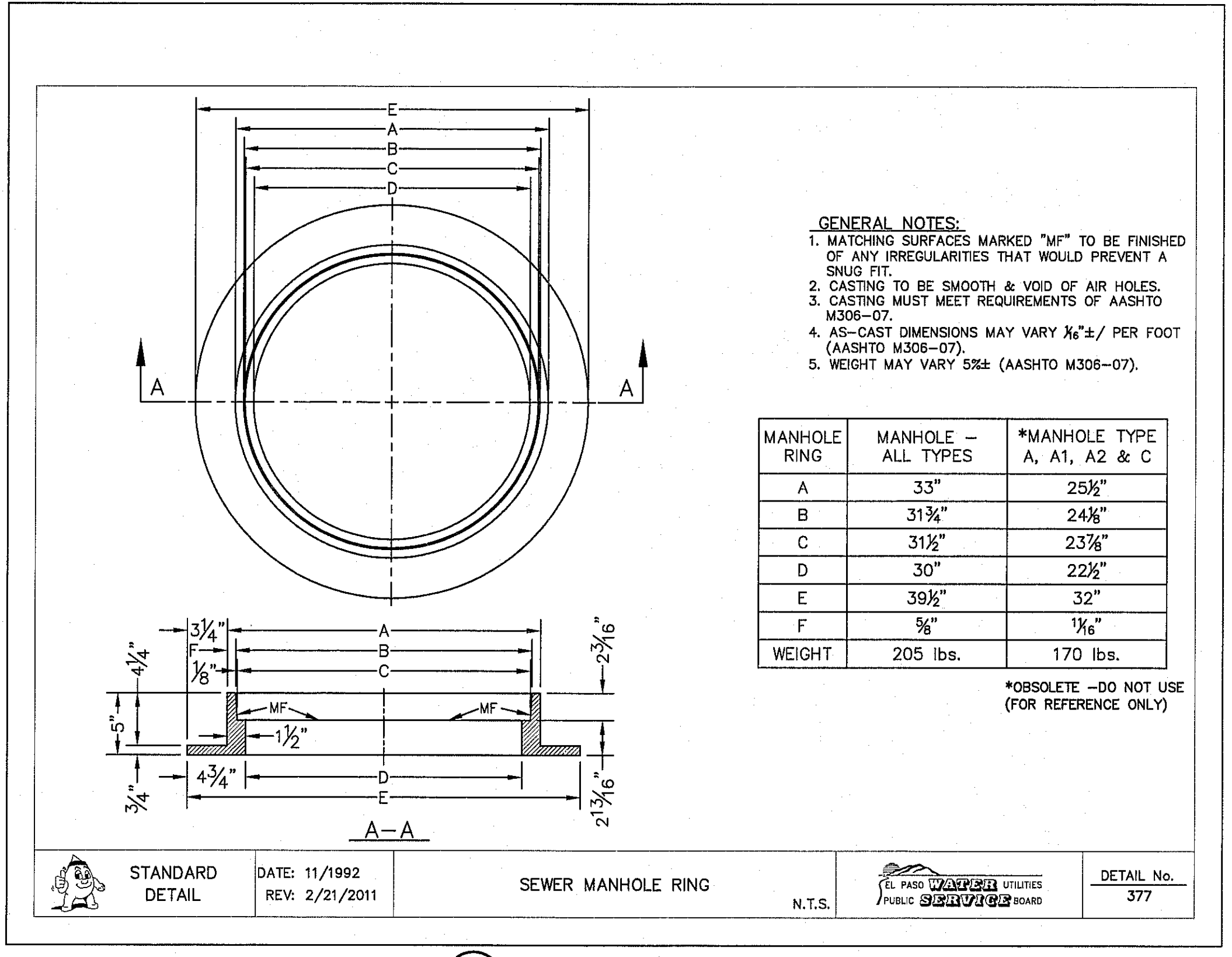
SHEET TITLE
SANITARY SEWER PLAN & PROFILE
LINE G & LINE H

SHEET NO.
C13.5

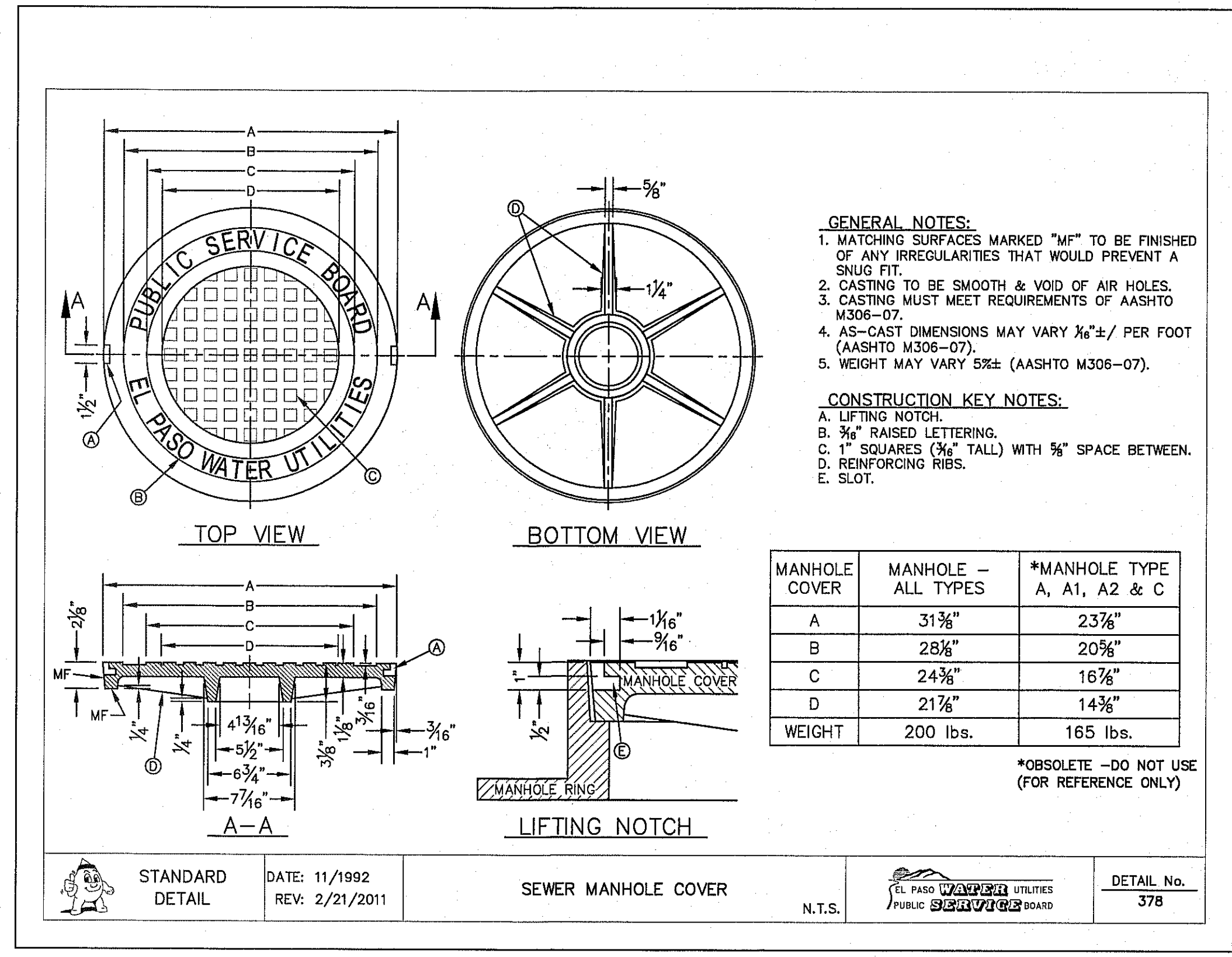
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UTILITY LOCATOR SERVICES		
EL PASO ELECTRIC COMPANY	(915) 543-5720	
EL PASO ENERGY CORPORATION	(915) 496-5244	
EL PASO WATER UTILITIES	(915) 594-5500	
MCI SURVEILLANCE	(800) MCI-WORK	
TIME WARNER COMMUNICATIONS	(915) 772-1123	
TEXAS GAS SERVICE	(915) 680-7200	
SBC	(800) 545-6005	
AT&T	(800) 852-3786	
U.S. SPRINT TELECOMM	(800) 521-0579	
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT)	(915) 621-6750	
	(915) 240-3220	(AFTER HOURS)

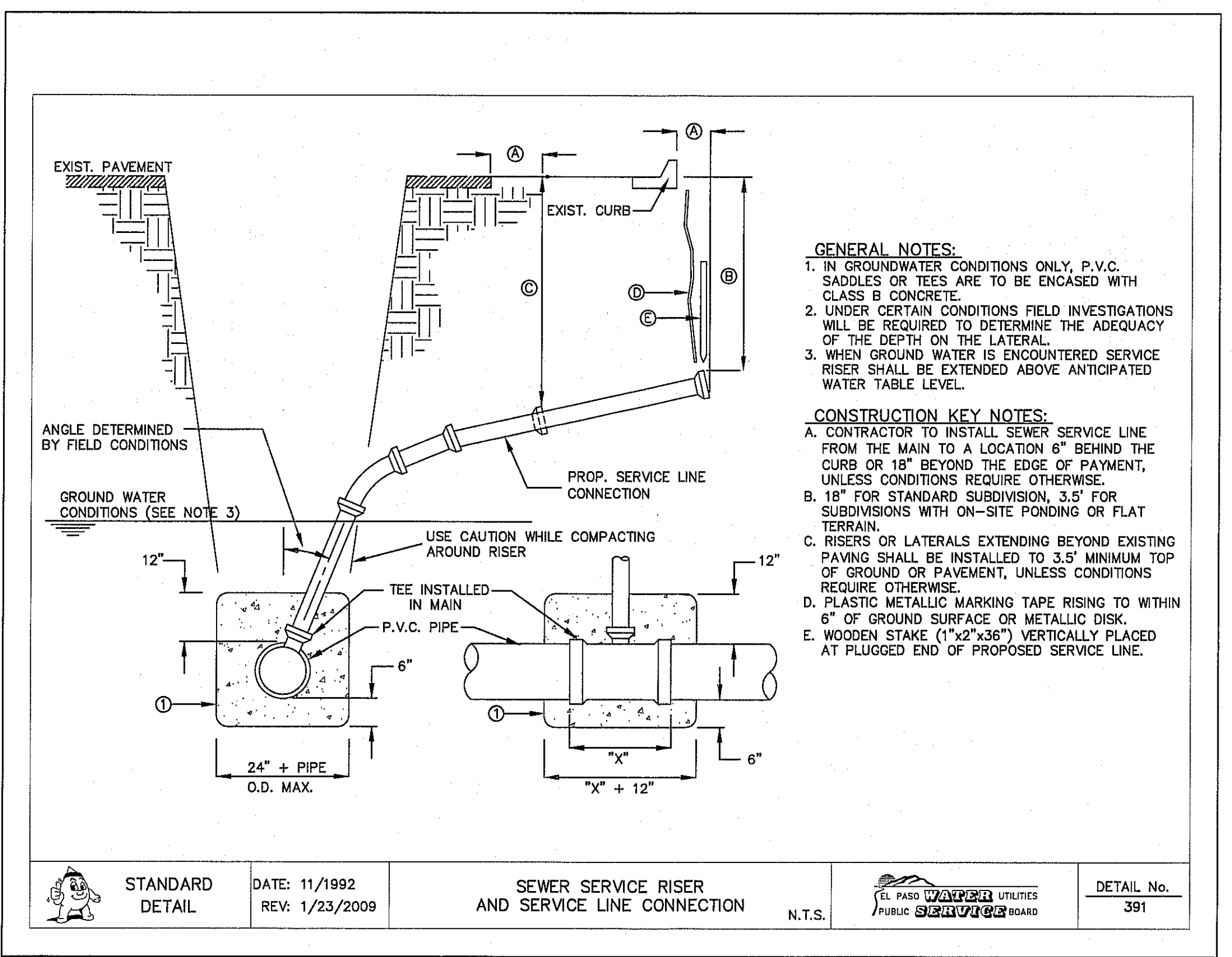
WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES



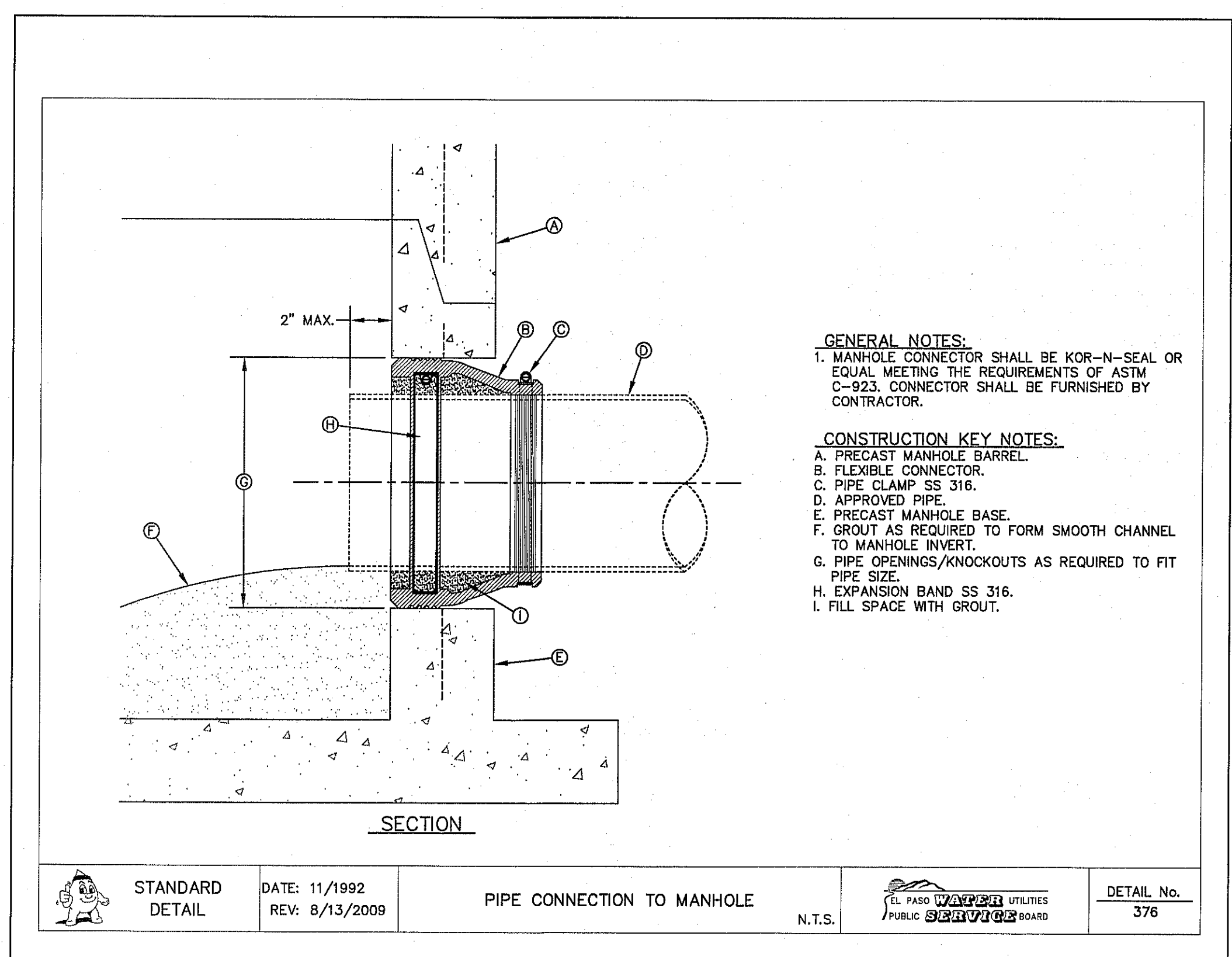
1 STANDARD MANHOLE RING
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2 STANDARD COVER DETAIL
 SCALE: N.T.S.



3 SEWER SERVICE RISER AND SERVICE LINE CONNECTION
 SCALE: N.T.S.



4 PIPE CONNECTION TO MANHOLE
 SCALE: N.T.S.

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE.
 ELEVATION = 3970.52 (CITY DATUM).
 DATE _____
 REVISIONS _____
 BY _____

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 TEXAS REGISTERED ENGINEERING FIRM F-4584
 4712 Woodchuck Blen. Ste. F El Paso, TX 79904
 (915) 545-4222 FAX (915) 545-4223 www.csa-engineers.com

ENGINEER'S SEAL
 JAMES L. HANNAH
 80075
 (915) 545-4222

SCALE: N/A
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: E.B.
 DRAWN BY: J.L.A.
 CHECK BY: J.L.A.
 APPRO. BY: J.L.A.
 JOB No. 2-260-0161D

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SANITARY SEWER
 DETAIL**

(SHEET 1 OF 3)
 SHEET NO.

C14.1

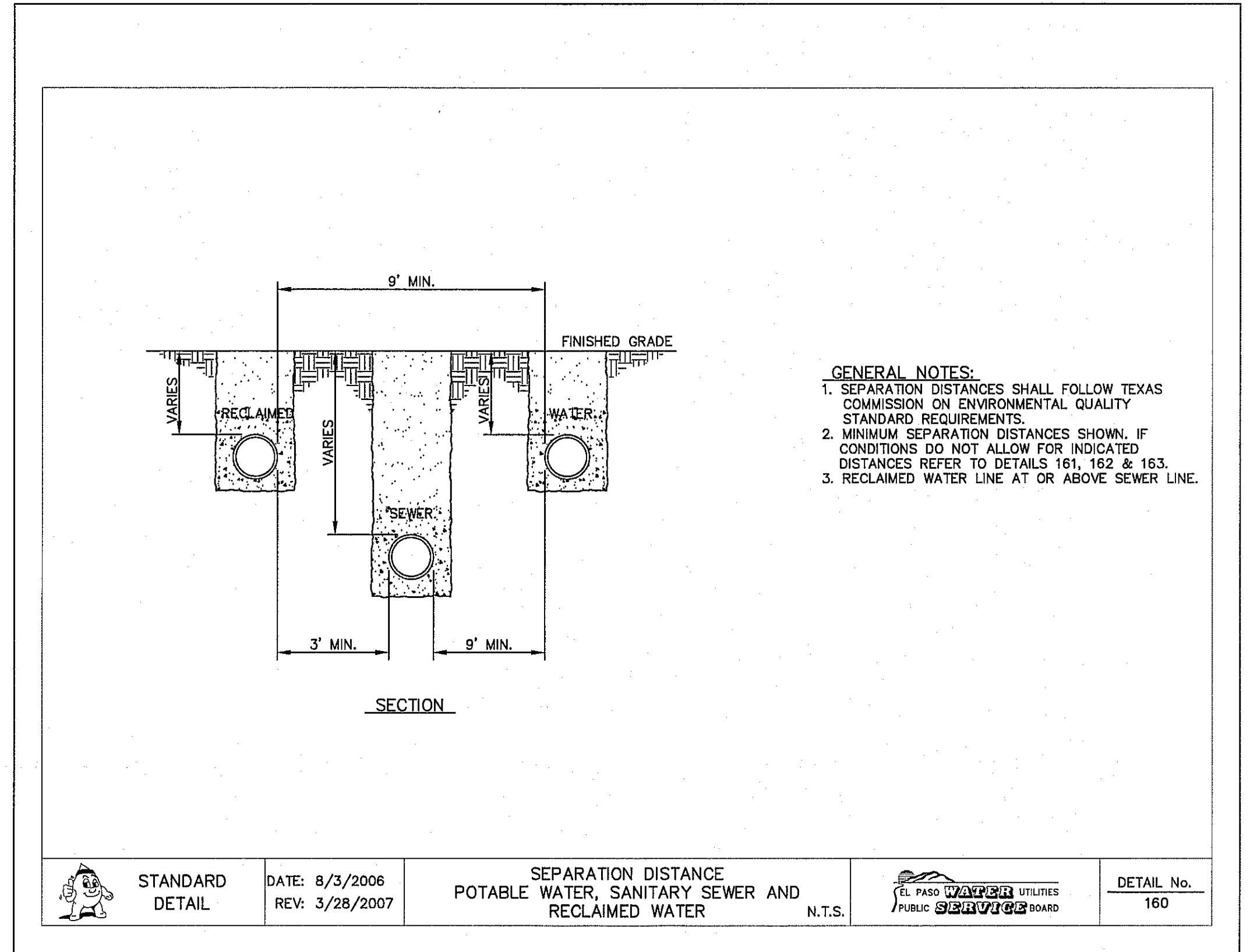
UTILITY LOCATOR SERVICES		
EL PASO ELECTRIC COMPANY	(915) 543-5720	
EL PASO ENERGY CORPORATION	(915) 496-5244	
EL PASO WATER UTILITIES	(915) 594-5800	
MCI SURVEILLANCE	(800) MCI-WORK	
TIME WARNER COMMUNICATIONS	(915) 772-1123	
TEXAS GAS SERVICE	(915) 680-7200	
SBC	(800) 545-6005	
AT&T	(800) 852-3786	
U.S. SPRINT TELECOMM	(800) 521-0579	
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDoT)	(915) 621-6750	
	(915) 240-3220	(AFTER HOURS)

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

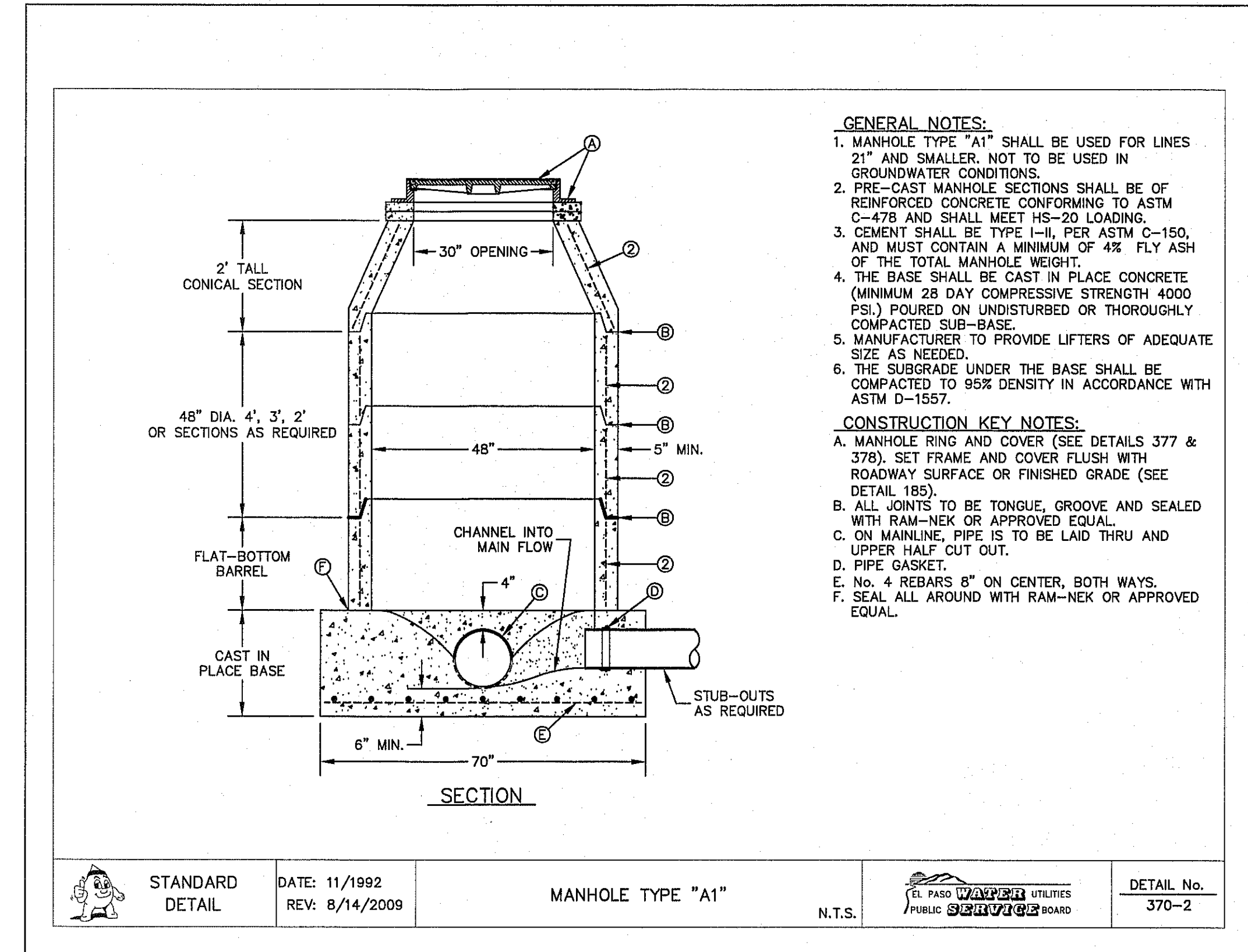
DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SUN DRIVE
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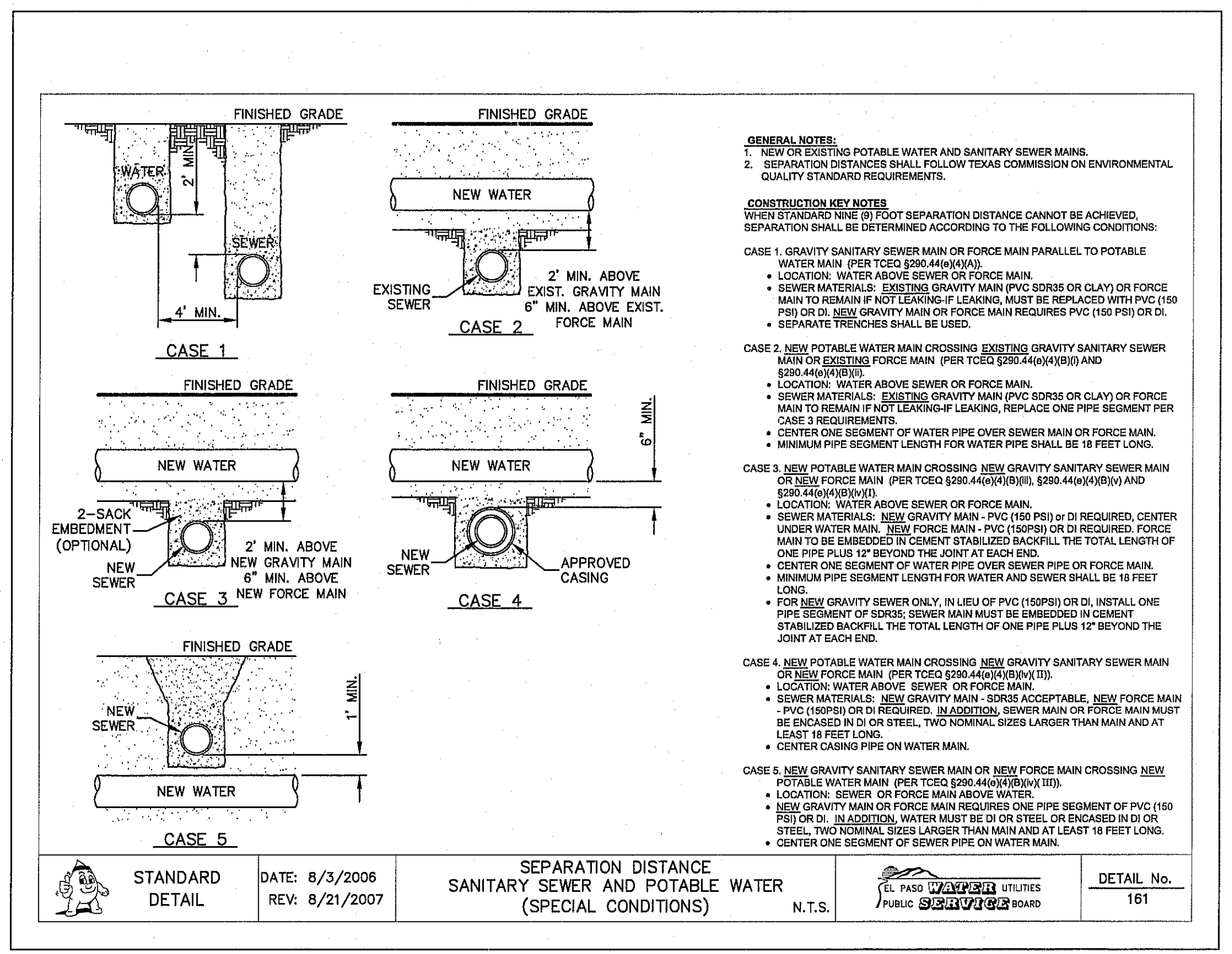
osa
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM #484
 4712 Woodrow Wilson Blvd., Ste. F, El Paso, TX 79904
 Office: 915-544-5232 Fax: 915-544-5233 www.osaonline.com



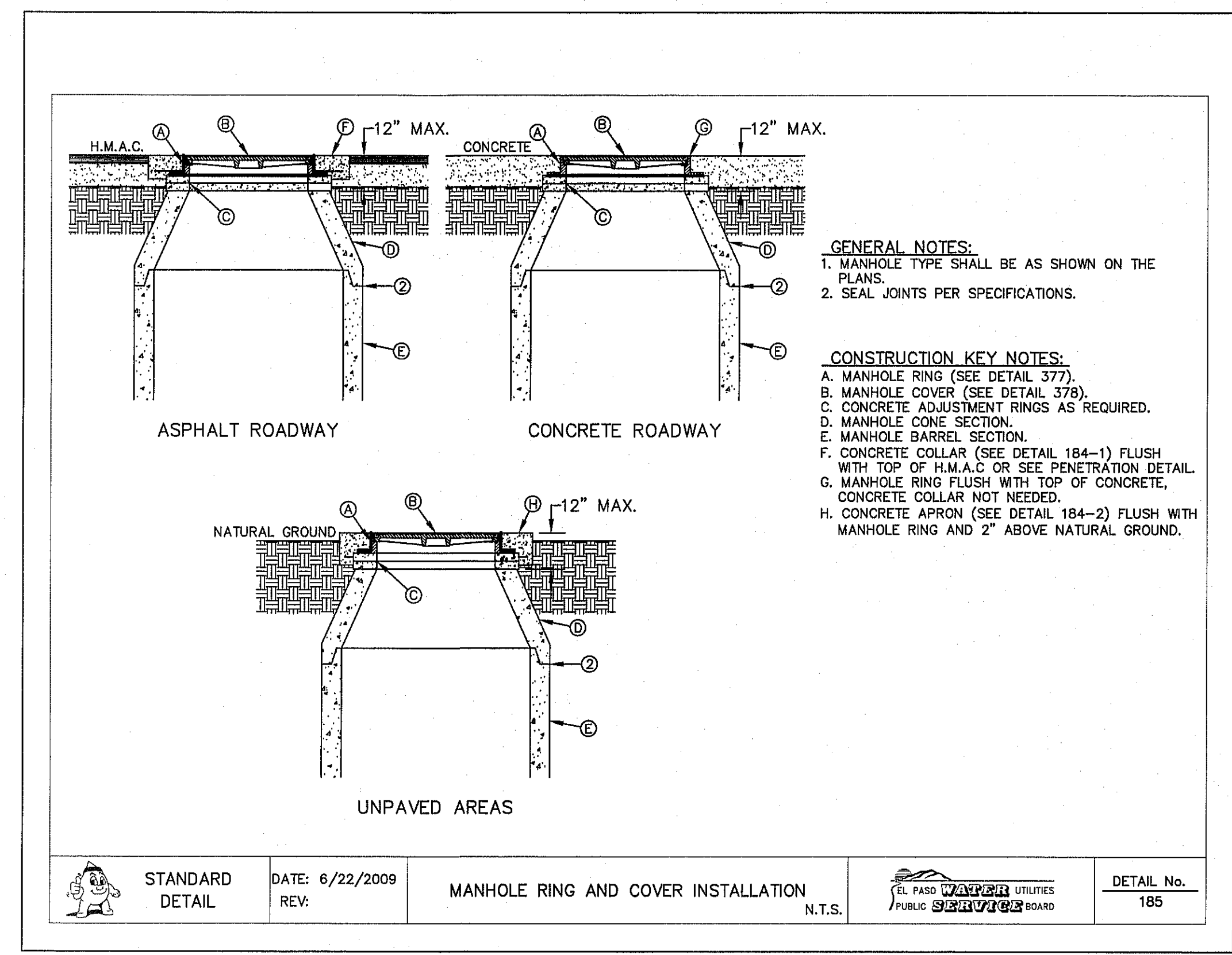
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 SCALE: N.T.S.



2
 C14.2 STANDARD MANHOLE TYPE "A1"
 SCALE: N.T.S.



3
 C14.2 SEPARATION DISTANCE SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)
 SCALE: N.T.S.



4
 C14.2 STANDARD MANHOLE RING AND COVER INSTALLATION DETAIL
 SCALE: N.T.S.

ENGINEER'S SEAL

SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	SEPTEMBER 2012
DESIGN BY:	F.Z.
DRAWN BY:	J.L.A.
CHECK BY:	J.L.A.
APPROV. BY:	J.L.A.
JOB No.	2260-0161D

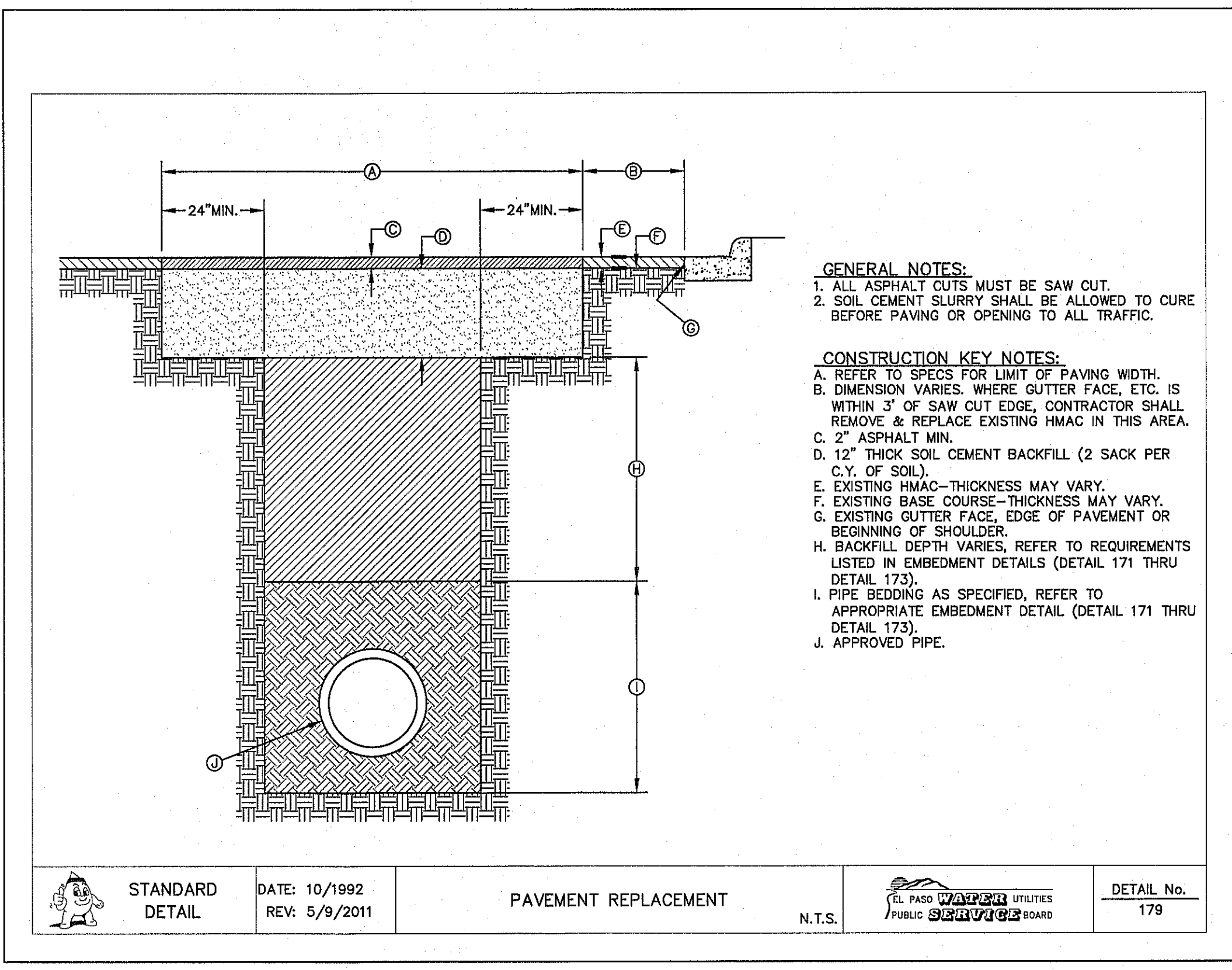
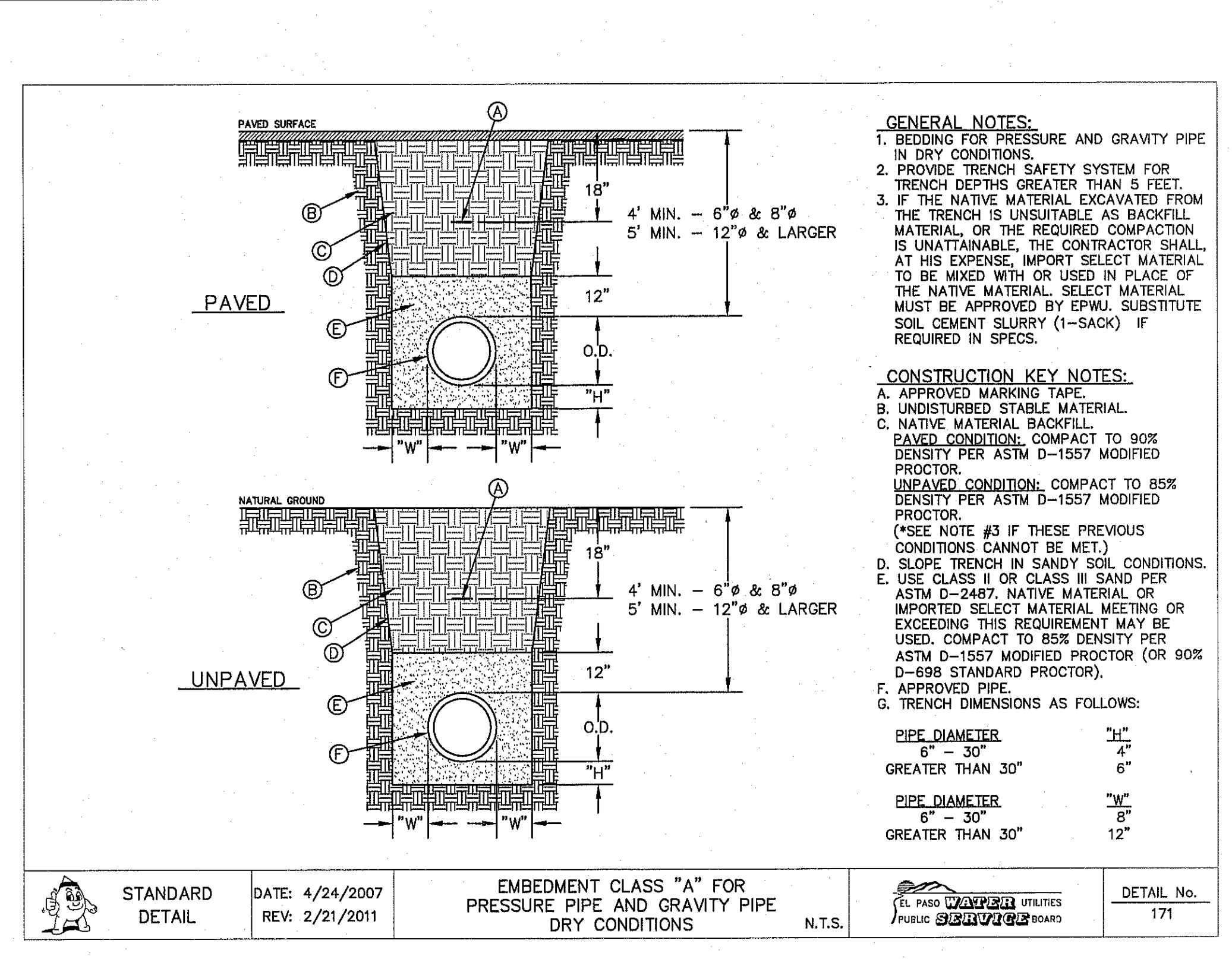
PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE	SANITARY SEWER DETAIL
(SHEET 2 OF 3)	
SHEET NO.	

C14.2

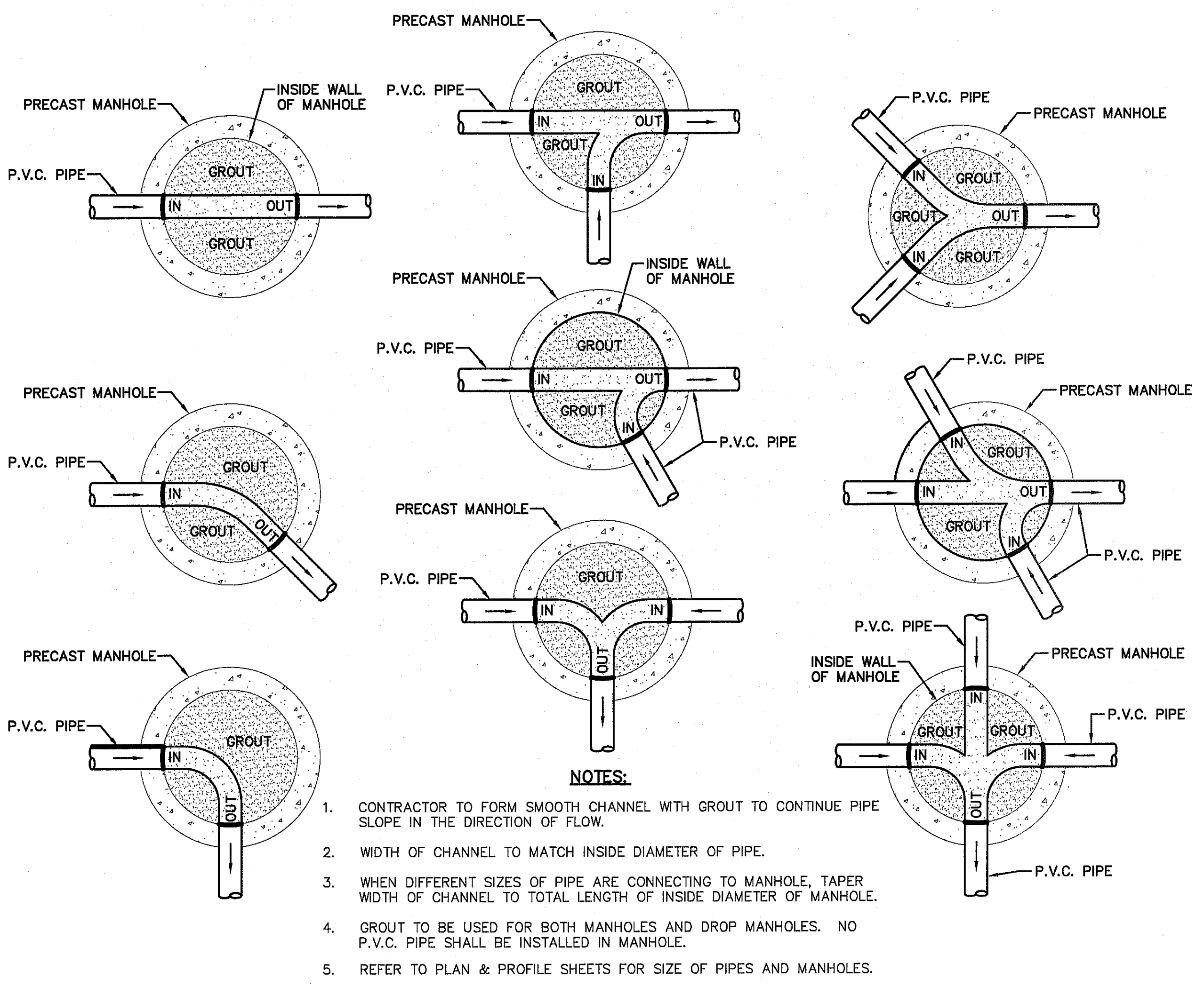
UTILITY LOCATOR SERVICES		
EL PASO ELECTRIC COMPANY	(915) 543-5720	
EL PASO ENERGY CORPORATION	(915) 496-5244	
EL PASO WATER UTILITIES	(915) 594-5500	
MCI SURVEILLANCE	(800) MCI-NORK	
TIME WARNER COMMUNICATIONS	(915) 772-1123	
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U.S. SPRINT TELECOMM	(800) 521-0579	
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750	(915) 240-3220

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



1
 C14.3
EMBEDMENT CLASS "A" FOR PRESSURE PIPE AND GRAVITY PIPE DRY CONDITIONS
 SCALE: N.T.S.

2
 C14.3
PAVEMENT REPAIR DETAIL
 N.T.S.



REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE AND ELEVATION = 3970.52 (CITY DATUM).

DATE REVISIONS BY

cea
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM #4884
 4715 Woodrow Beem, Ste. F, El Paso, TX 79924
 Phone: 915.834.4322 Fax: 915.834.4328 www.cea.com

ENGINEER'S SEAL
 JAMES L. AZORATE
 88075
 J.L.A.
 J.L.A.
 JOB No. 2260-C14.3

SCALE
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: SEPTEMBER 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKO. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2260-C14.3

PROJECT TITLE
VENTANAS SUBDIVISION UNIT SIX SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER DETAIL

(SHEET 3 OF 3)
 SHEET NO.

C14.3

S:\2260\2260-C14.3\2260-C14.3 Sanitary Sewer Details.dwg, Sunday, September 3, 9/3/2012 8:30:58 AM

SITE DESCRIPTION

PROJECT NAME AND LIMITS: VENTANAS SUBDIVISION UNIT SIX IS BORDERED BY TIERRA DE ORO SUBDIVISION TO THE NORTH, TIERRA DEL ESTE UNIT SIXTY TWO TO THE EAST AND VENTANAS SUBDIVISION UNIT FOUR TO THE WEST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 36.518± ACRES, AND WILL CONTAIN A TOTAL OF 218 RESIDENTIAL LOTS

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

MAJOR SOIL DISTURBING ACTIVITIES: MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, GRADING FOR BUILDING PAD ELEVATIONS, CONSTRUCTION OF STREETS AND EXCAVATION FOR UTILITIES.

TOTAL PROJECT AREA: 36.518±

TOTAL AREA TO BE DISTURBED: 36.518±

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.630

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

NAME OF RECEIVING WATERS: VENTANAS UNIT 6 SUBDIVISION WILL DISCHARGE INTO AN ON-SITE STORM SEWER INFRASTRUCTURE AND ULTIMATELY DISCHARGE INTO AN EXISTING OFF-SITE RETENTION BASIN, LOCATED AT VENTANAS SUBDIVISION UNIT FOUR.

CERTIFICATION

DEVELOPER/OWNER CERTIFICATION

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

OPERATOR: _____

SIGNATURE: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

CONTRACTOR'S CERTIFICATION

GENERAL CONTRACTOR

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

OPERATOR: _____

SIGNATURE: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER: _____

STRUCTURAL PRACTICES:

- SILT FENCES
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATION
- PIPE SLOPE DRAINS
- CONCRETE FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM DRAINS
- VELOCITY CONTROL DEVICES
- VEGETATED SWALES & NATURAL DEPRESSIONS

OTHER: _____

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

- INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS (e.g. SILT FENCE AND/OR EARTHEN BERM, AND STABILIZED CONSTRUCTION ENTRANCE);
- PERFORM CLEARING AND GRUBBING;
- EXCAVATION FOR UTILITIES;
- COMPLETE STREET AND LOT GRADING;
- CONSTRUCTION OF SUBDIVISION IMPROVEMENTS; AND,
- WHEN ALL CONSTRUCTION ACTIVITY RELATED IN DEVELOPMENT OF THE SITE IS COMPLETE, REMOVE TEMPORARY CONTROLS IN 1. ABOVE.

SWPPP GENERAL NOTES:

- PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
- REFER TO DRAINAGE PLAN SHEET C4.1, FOR DETAILED INFORMATION ON WATERSHED AREAS AND RUNOFF QUANTITIES (Q).
- THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE SWPPP PROJECT MANUAL IS AVAILABLE FOR REVIEWING AT THE CITY OF EL PASO-ENGINEERING DEPARTMENT. UPON SELECTION, THE CONTRACTOR WILL BE PROVIDED AN SWPPP MANUAL. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL REGULATORY FORMS AND APPLICATIONS, AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO; NOI, NOT, SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TOEQ.
- ALLOWABLE STORM WATER AND NON-STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.090 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF, BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIREFIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
- THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS; CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION; ASPHALT LOADING/UNLOADING AREAS; CONCRETE LOADING/UNLOADING AREAS; AND, ALL UNDISTURBED AREAS.
- THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT; CONCRETE; GLUE/ADHESIVE; PAINTS; CURING COMPOUNDS; WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING; HYDRAULIC OIL/FLUIDS; GASOLINE; DIESEL FUEL; KEROSENE; ANTIFREEZE/COOLANT; AND EROSION.

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS:

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WASTE MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION). THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE:

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPT. AND TNRCC.

III. SANITARY WASTE:

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED, CHAPTER 18.08 (BUILDING CODE), BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV. SPILL PREVENTION:

THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

V. GOOD HOUSEKEEPING:

- STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
- NEATLY STORE MATERIALS ON-SITE IN AN ORDERLY MANNER
- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
- DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER
- USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING THE CONTAINER
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL

VI. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

- KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
- RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
- DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL & STATE RECOMMENDED METHODS

VII. PETROLEUM PRODUCTS:

ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

VIII. SPILL CONTROL PRACTICES:

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

IX. MAINTENANCE AND INSPECTION PROCEDURES:

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE A MONTH OR WITHIN 24-HOURS PRIOR TO ANTICIPATED STORM EVENT AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING ARID PERIODS WILL BE CONDUCTED MONTHLY, BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

X. REMARKS:

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEANED AS SOON AS PRACTICABLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

XI. OFFSITE VEHICLE TRACKING:

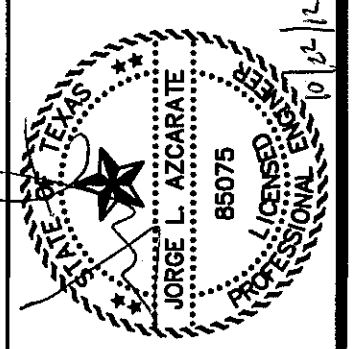
IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:

- HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPULIN
- EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER: _____

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE	ELEVATION = 3970.52 (CITY DATUM).
DATE	REVISIONS
BY	

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engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #484
4713 Woodcherry Branch, Ste. F, El Paso, TX 79904
Office: 915.544.5232 Fax: 915.544.5233 www.osaengineers.com



SCALE

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	SEPTEMBER, 2012
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHECK BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB No.:	2260-C15.1

PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

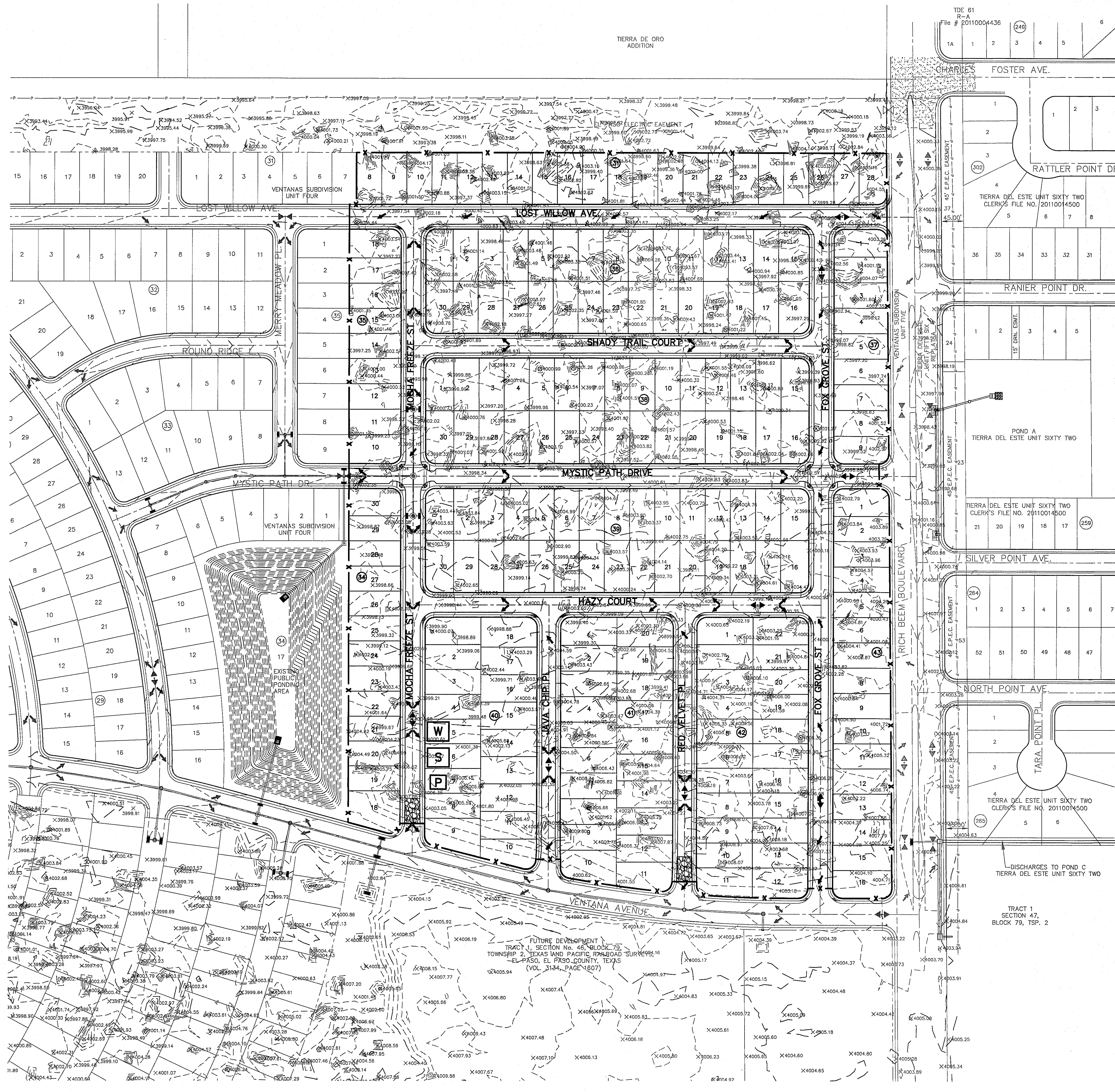
SHEET TITLE

STORM WATER POLLUTION CONTROL PLAN: (GENERAL NOTES)

(SHEET 1 OF 3)

SHEET NO.

C15.1

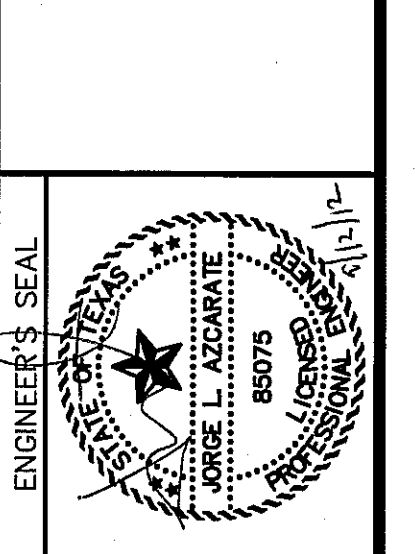


UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
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SBC	(800) 545-6005
AT&T	(800) 852-3788
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 EASTING CITY MANHOLE AT THE CENTERLINE
 INTERSECTION OF SUN TRAIL DRIVE AND
 SETTING SUN DRIVE
 ELEVATION = 3970.52 (CITY DATUM)



SCALE: 1"=100'
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 DATE: AUGUST 2012
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB NO. 2260-0161D

PROJECT TITLE
**VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STORM WATER
 POLLUTION
 CONTROL PLAN:
 (SITE PLAN)**
 (SHEET 2 OF 3)
 SHEET NO.

C15.2

SITE PLAN
 SCALE: 1" = 100'

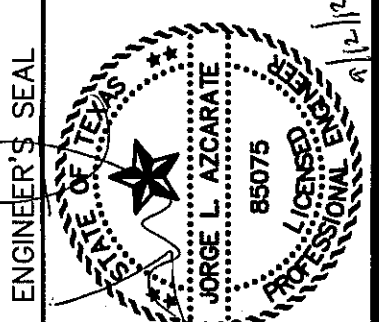
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UTILITY LOCATOR SERVICES	
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EL PASO WATER UTILITIES	(915) 594-5500
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DATE	REVISIONS	BY

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GROUP
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-464
 4712 Woodrow Wilson, Ste. F, El Paso, TX 79924
 Office: 915.544.5222 Fax: 915.544.5225 www.cebagroup.net

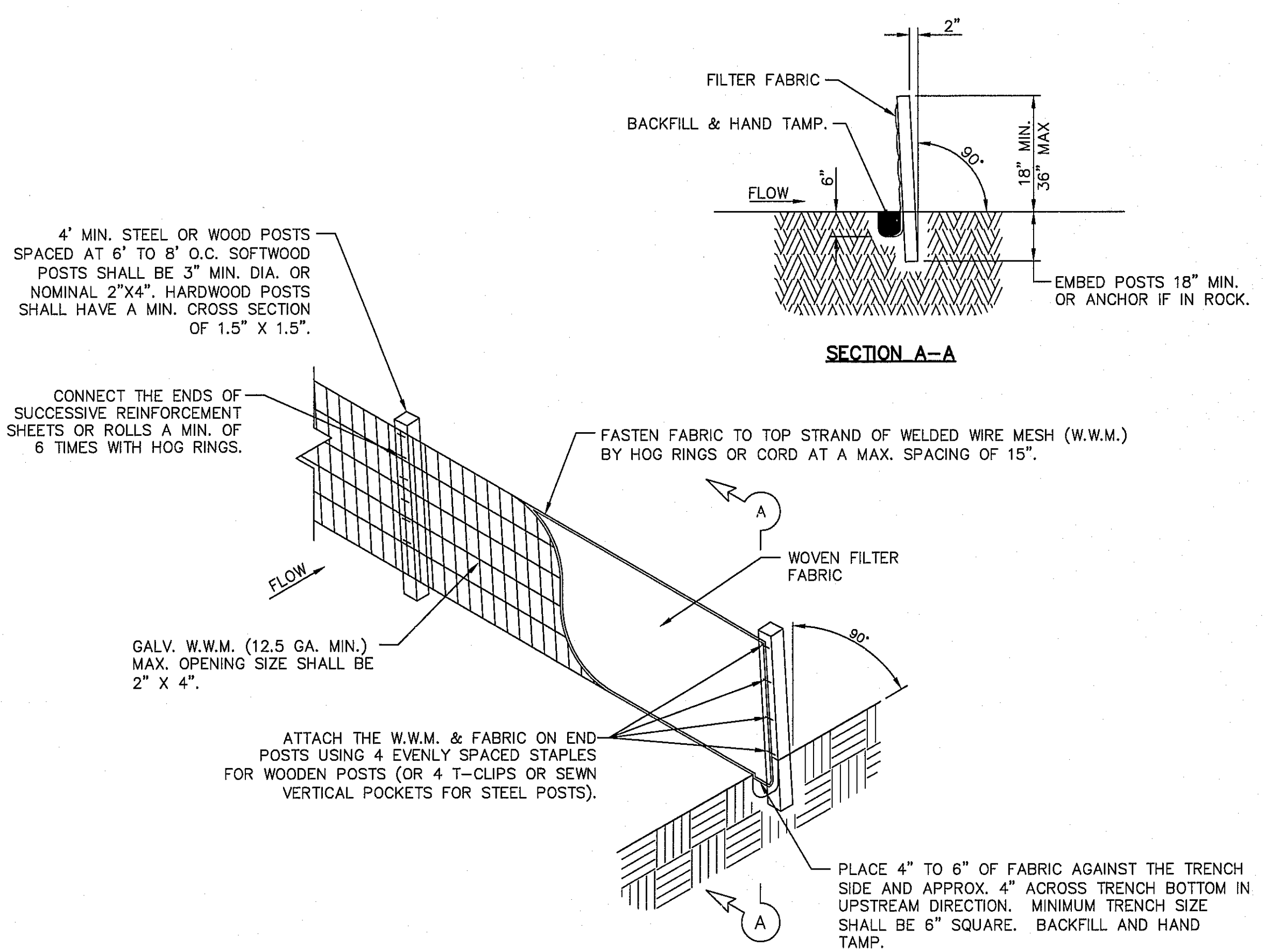


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 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2260-DTBLD

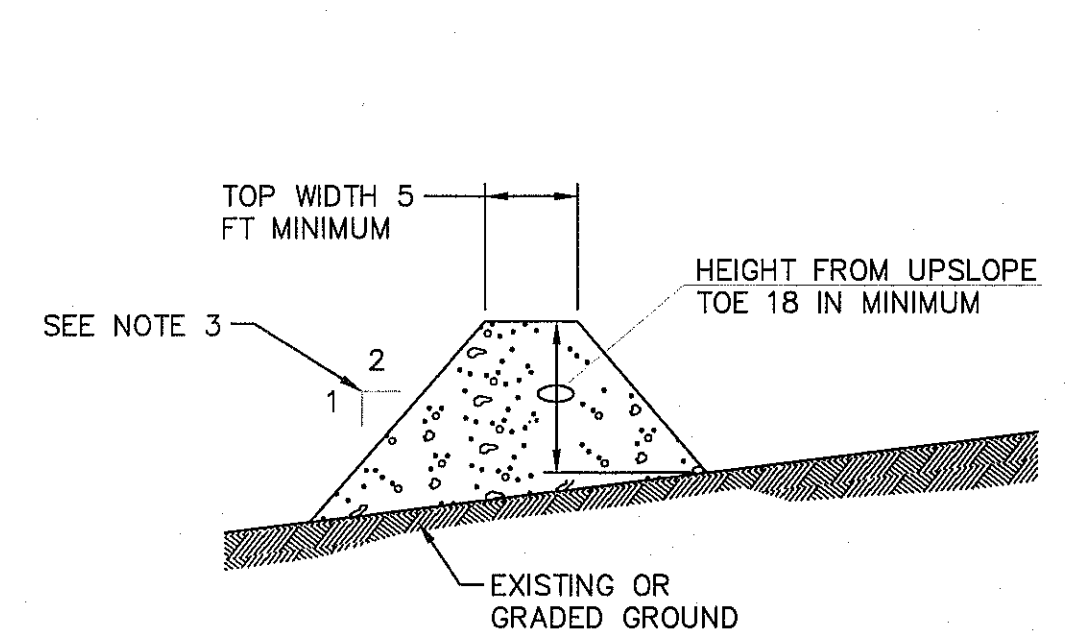
PROJECT TITLE
VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN: (DETAILS)
 (SHEET 3 OF 3)
 SHEET NO.

C15.3



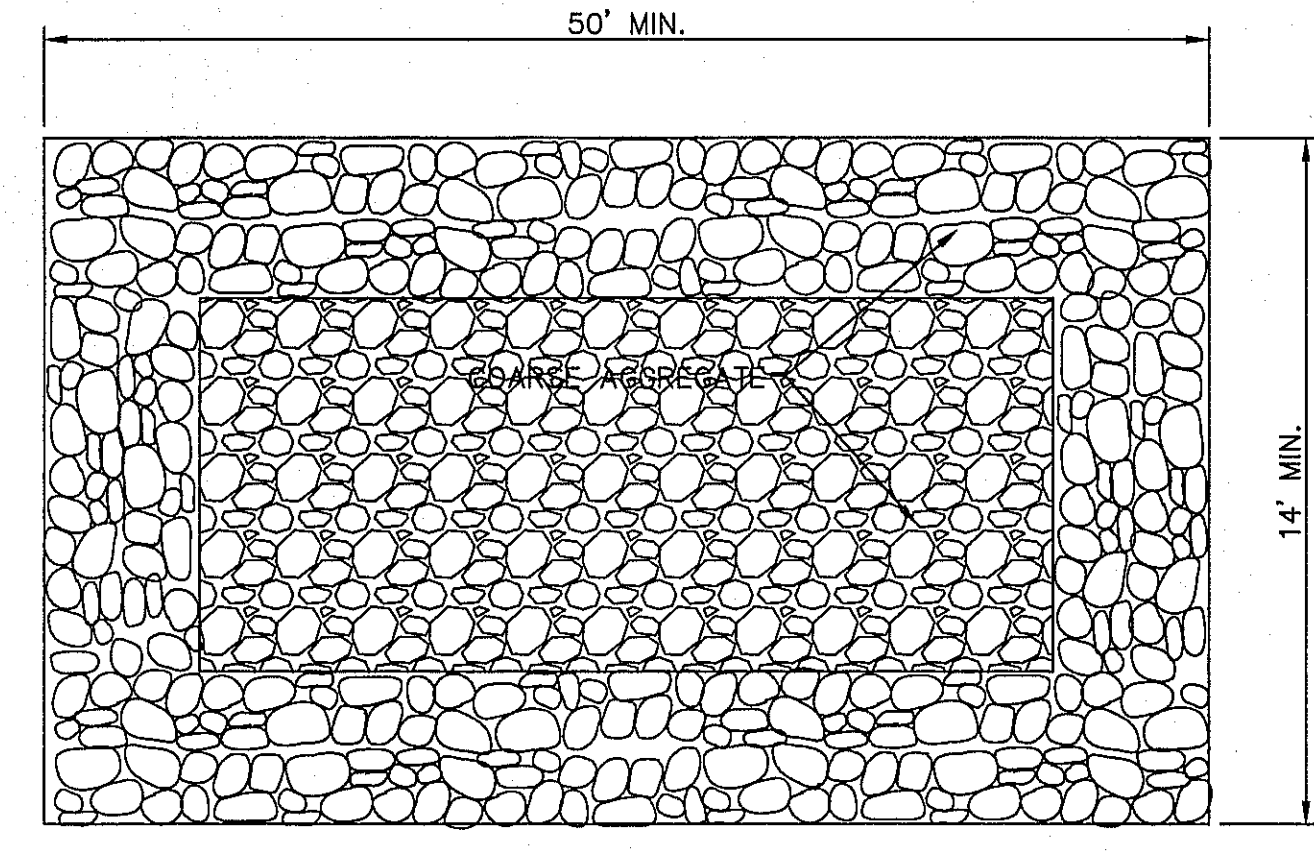
TEMPORARY SEDIMENT CONTROL FENCE



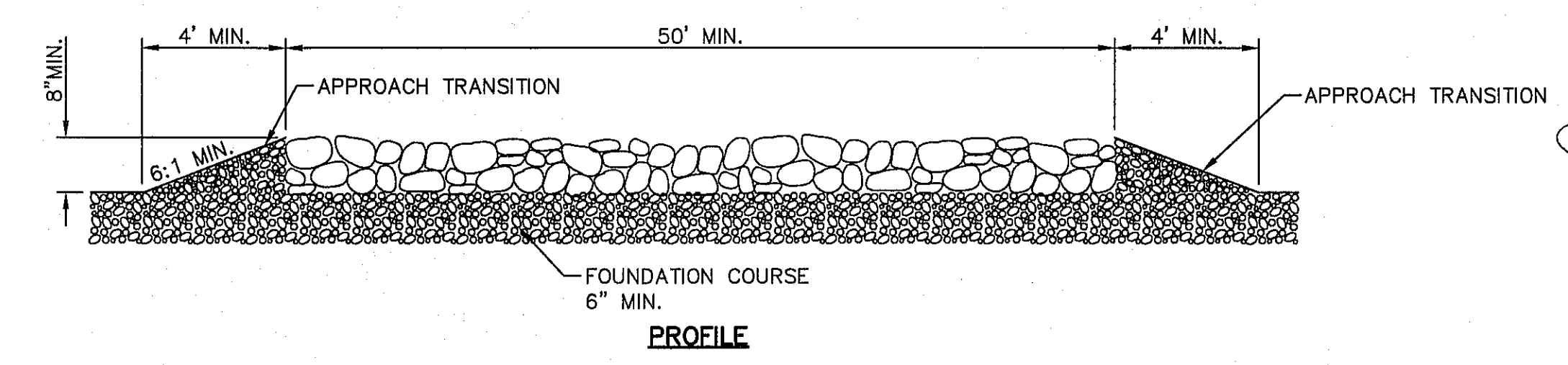
GENERAL NOTES:

- SOIL USED IN BERM CONSTRUCTION SHALL BE MACHINE COMPACTED.
- TOP WIDTH AND HEIGHT OF BERM MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ENGINEER.
- SIDE SLOPES WITHIN THE SAFETY CLEAR ZONE OF A ROADWAY SHALL BE 6:1 OR FLATTER.
- GRADING SHALL BE SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
- THE ENGINEER RESERVES THE RIGHT TO MODIFY THE DIMENSIONS SHOWN FOR THE BERM DEPENDENT ON RUNOFF VOLUME CHARACTERISTICS.
- BERM THAT ARE IN PLACE FOR MORE THAN 14 CALENDAR DAYS SHOULD BE STABILIZED TO PREVENT SEDIMENT RUNOFF.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TYPICAL BERM CONFIGURATION



PLAN

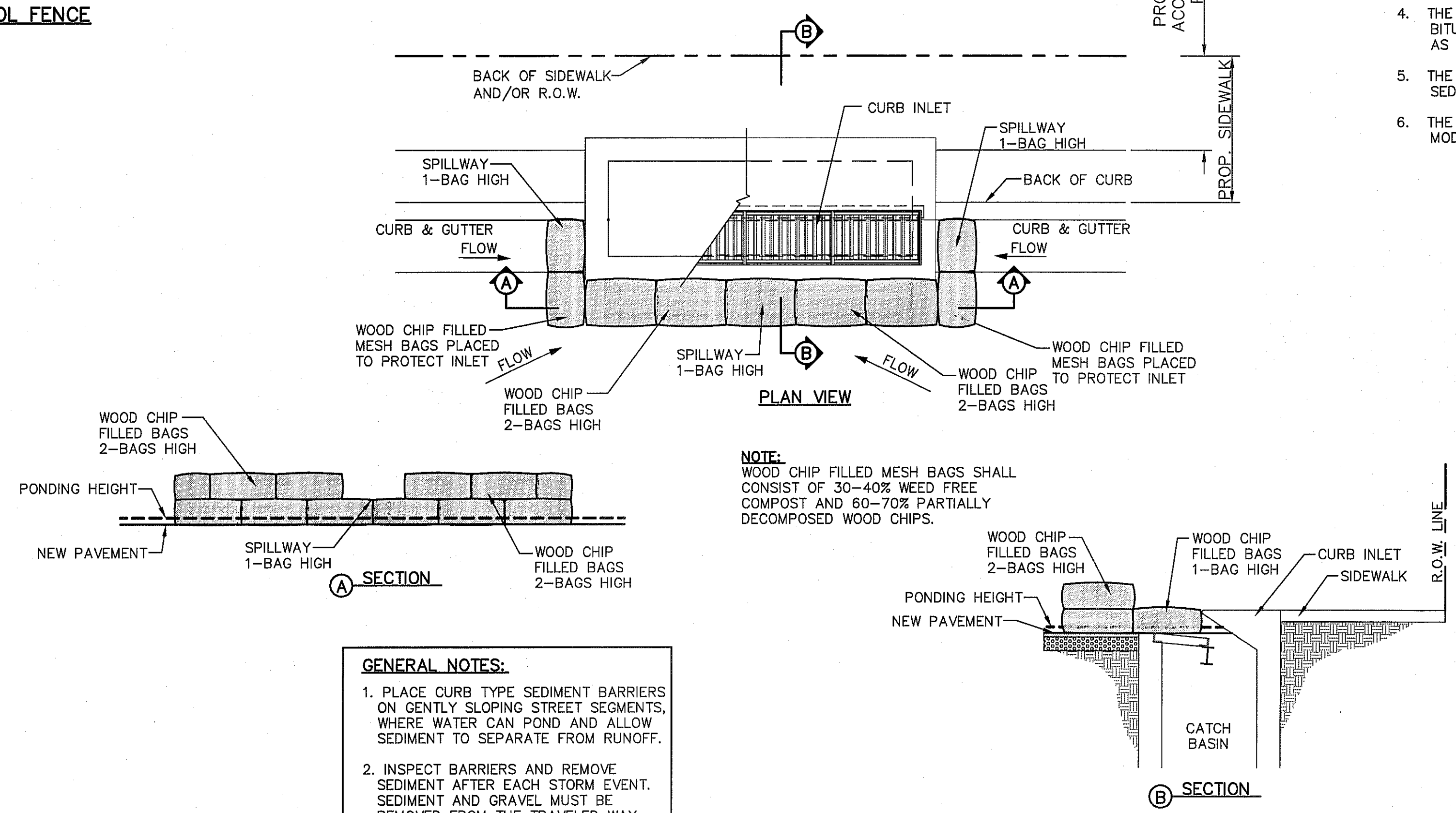


PROFILE

GENERAL NOTES:

- THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
- THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
- THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
- THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
- THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT (TYPE 1)



NOTE:

WOOD CHIP FILLED MESH BAGS SHALL CONSIST OF 30-40% WEED FREE COMPOST AND 60-70% PARTIALLY DECOMPOSED WOOD CHIPS.

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

TEMPORARY INLET PROTECTION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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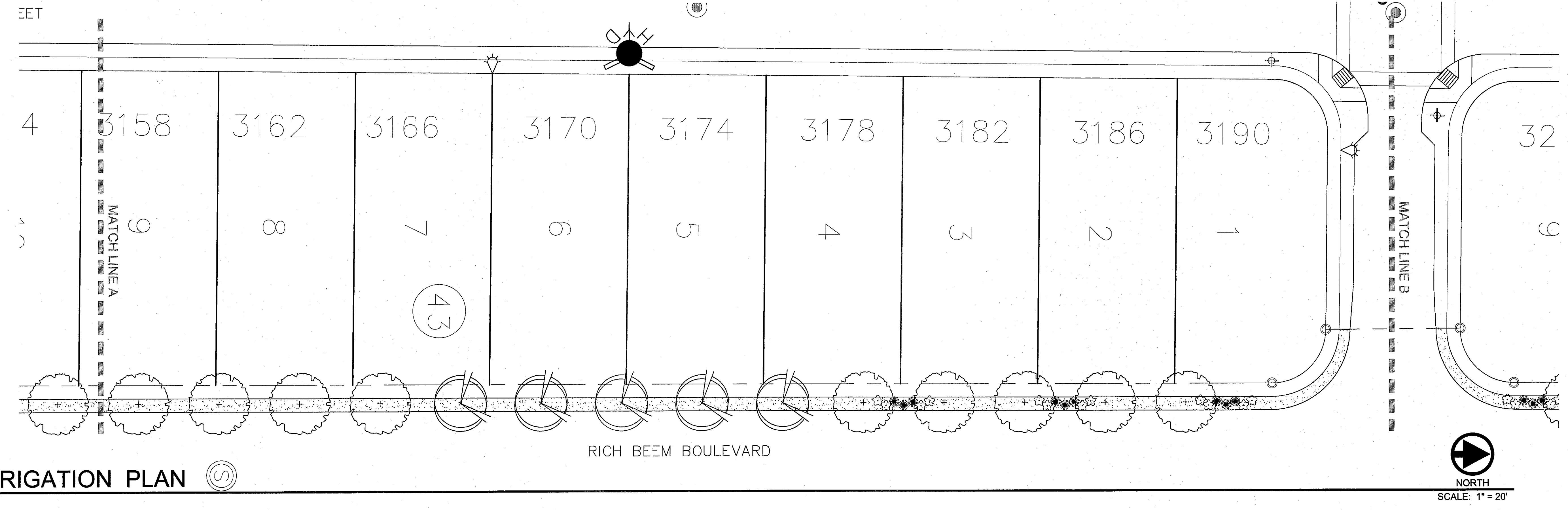
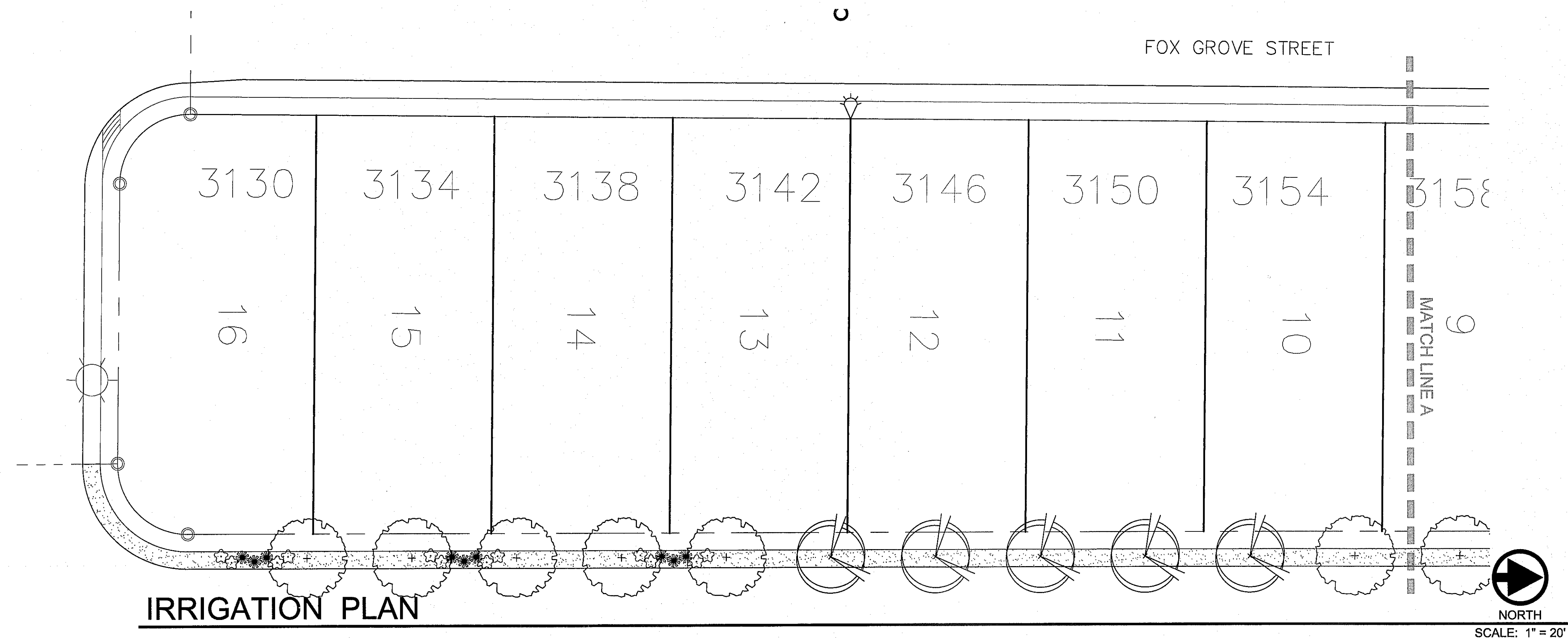
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 1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
2" CALIPER TREE - 10' HEIGHT MINIMUM			
	HONEY MESQUITE	PROSOPIS GLANDULOSA	25
	SEEDLESS DESERT WILLOW	CHILOPSIS LINEARIS 'ART'S SEEDLESS'	14
5 GALLON SHRUB - 18" HEIGHT MINIMUM UNLESS OTHERWISE INDICATED			
	VALENTINE BUSH	EREMOPHILA MACULATA	36
1 GALLON SHRUB - GROUND COVER			
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	48
TURF, GRAVELS, & MULCHES			
	3/4" FRANKLIN RED ROCK, 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER		

LANDSCAPE NOTES

- ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION, AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.
- CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO FINAL DELIVERY OF QUARRIED MATERIALS.
- CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRADES. SHOULD GRAVELED AREAS EXCEED 4:1 SLOPE, CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE DESIGNER PRIOR TO MULCH INSTALLATION.
- ALL TREES SHALL BE SINGLE LEADER TRUNK, UNLESS INDICATED IN PLANS.



DATE	REVISIONS	BY

CS&A
 CONSULTANTS
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-4584
 4712 Woodrow Breen, Ste. F El Paso, TX 79924
 Office: 915-544-5252 Fax: 915-544-5233 www.csandesign.com

CONSULTANT'S SEAL

Horizontal: 1" = 20'
Vertical: 1" = 20'
Contour Interval: N/A
DATE: OCTOBER 2012
DESIGN BY: CH
DRAWN BY: CH
CHKD. BY: JBA
APPVD. BY: JBA
JOB No. 2260-D1B1D

PROJECT TITLE
 VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L1.0

desert elements
 LANDSCAPE DESIGN, LLC
 1-3 ardevino drive, sunland park, new mexico 88063
 DEjennifer@elp.rr.com • phone: 575.589.9100 • fax: 575.589.9104

UTILITY LOCATOR SERVICES

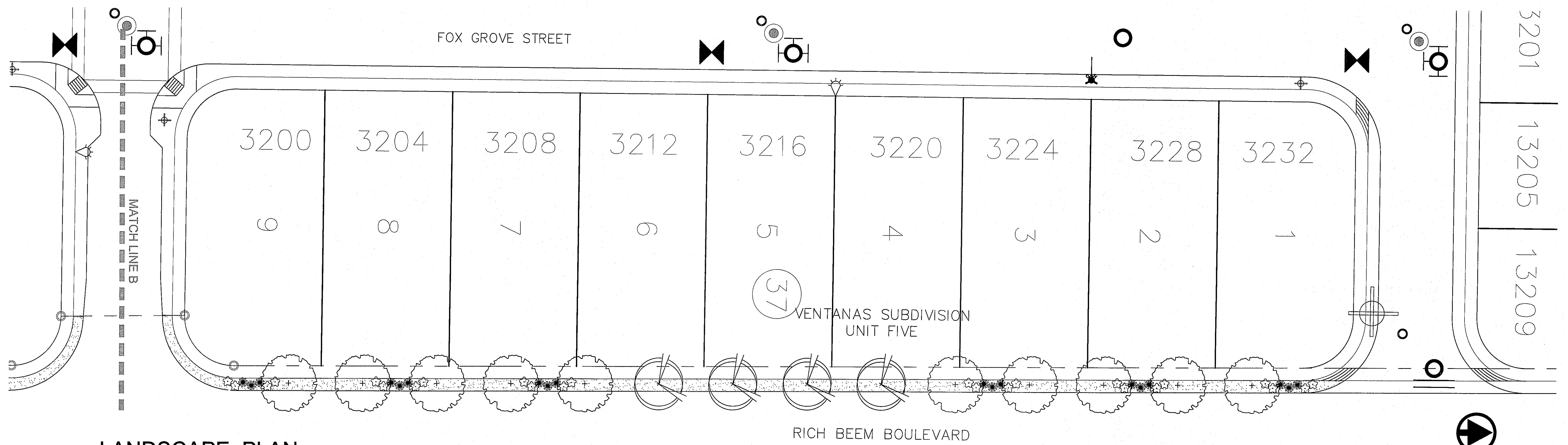
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 240-3220

LANDSCAPE NOTES

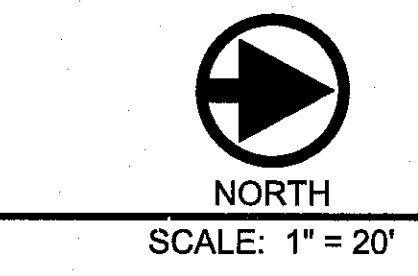
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- ALL TREES SHALL BE SINGLE LEADER TRUNK, UNLESS INDICATED IN PLANS.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
2" CALIPER TREE - 10' HEIGHT MINIMUM			
	HONEY MESQUITE	PROSOPIS GLANDULOSA	25
	SEEDLESS DESERT WILLOW	CHILOPSIS LINEARIS 'ART'S SEEDLESS'	14
5 GALLON SHRUB - 18" HEIGHT MINIMUM UNLESS OTHERWISE INDICATED			
	VALENTINE BUSH	EREMOPHILA MACULATA	36
1 GALLON SHRUB - GROUND COVER			
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	48
TURF, GRAVELS, & MULCHES			
	3/4" FRANKLIN RED ROCK, 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER		



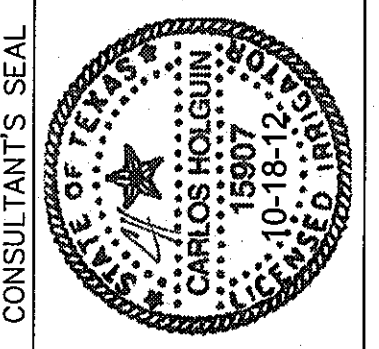
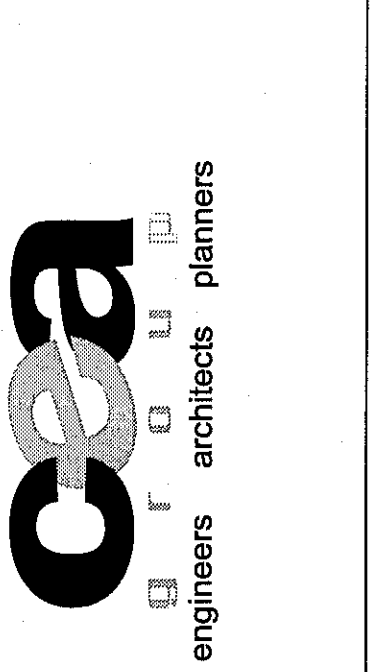
LANDSCAPE PLAN



REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE. ELEVATION = 3970.52 (CITY DATUM).

DATE	REVISIONS	BY



SCALE: 1" = 20'
 Horizontal: 1" = 20'
 Vertical: 1" = 20'
 Contour Interval: N/A
 DATE: OCTOBER 2012
 DESIGN BY: CH
 DRAWN BY: BL
 APPROV. BY: JBA
 JOB NO.: 2260-0161D.

PROJECT TITLE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L2.0

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750 (915) 240-3220

**WARNING !
BEFORE YOU DIG
CALL**

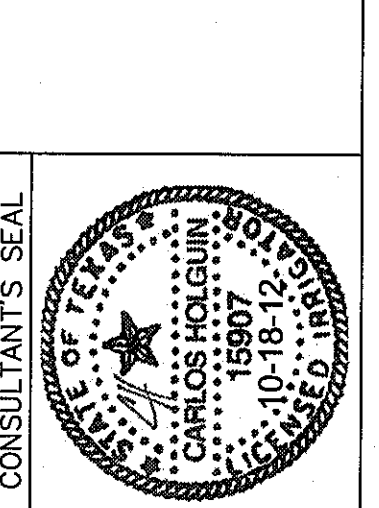
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY

EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE ELEVATION = 3970.52 (CITY DATUM).

cea
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #4884
4712 Westrow Blvd., Ste. F, El Paso, TX 79904
Phone: 915-545-4222 Fax: 915-545-4229 www.ceainc.com

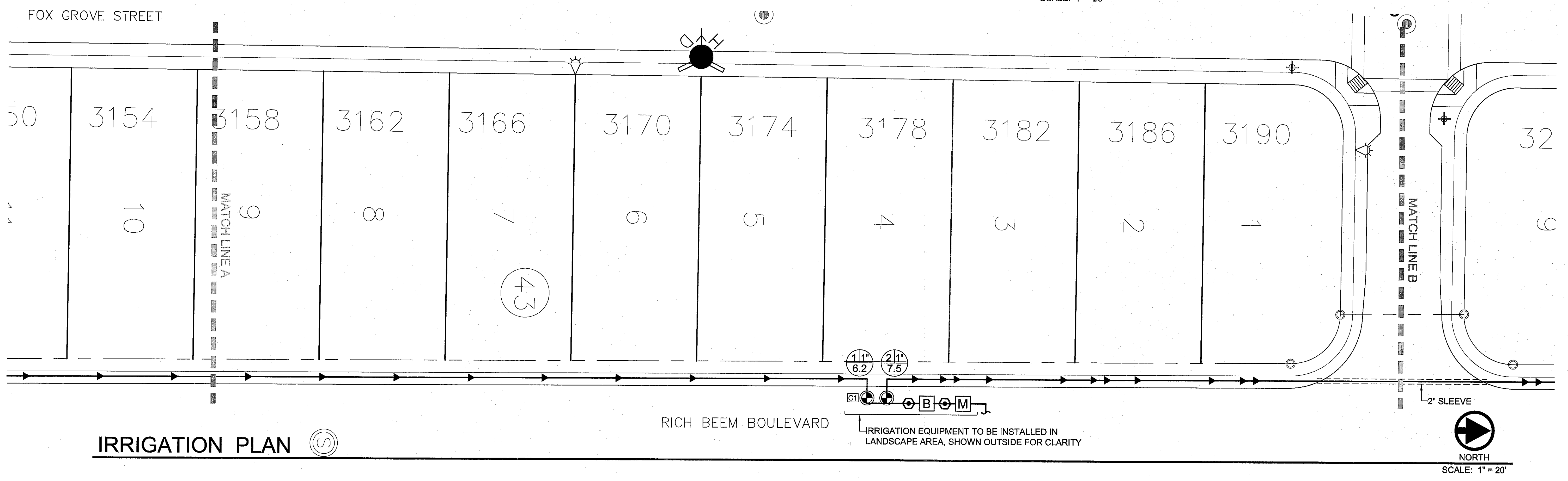
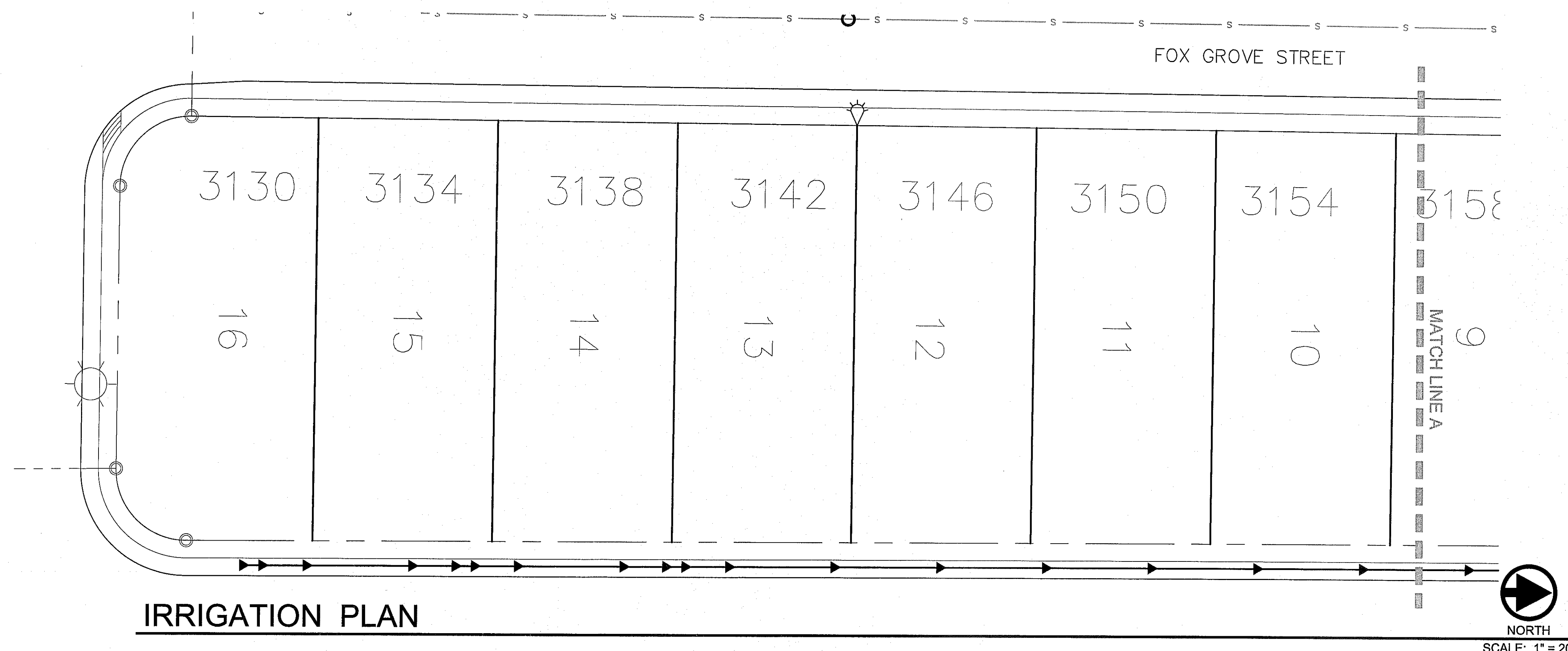


SCALE: 1" = 20'
Horizontal: 1" = 20'
Vertical: 1" = 20'
Contour Interval: N/A
DATE: OCTOBER, 2012
DESIGN BY: CH
DRAWN BY: CH
CHKD. BY: JEA
APPROV. BY: JEA
JOB No. 2260-01BLD.

PROJECT TITLE
**VENTANAS SUBDIVISION
UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
IRRIGATION PLAN

SHEET NO.
L3.0



UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT) (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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

DATE	REVISIONS	BY

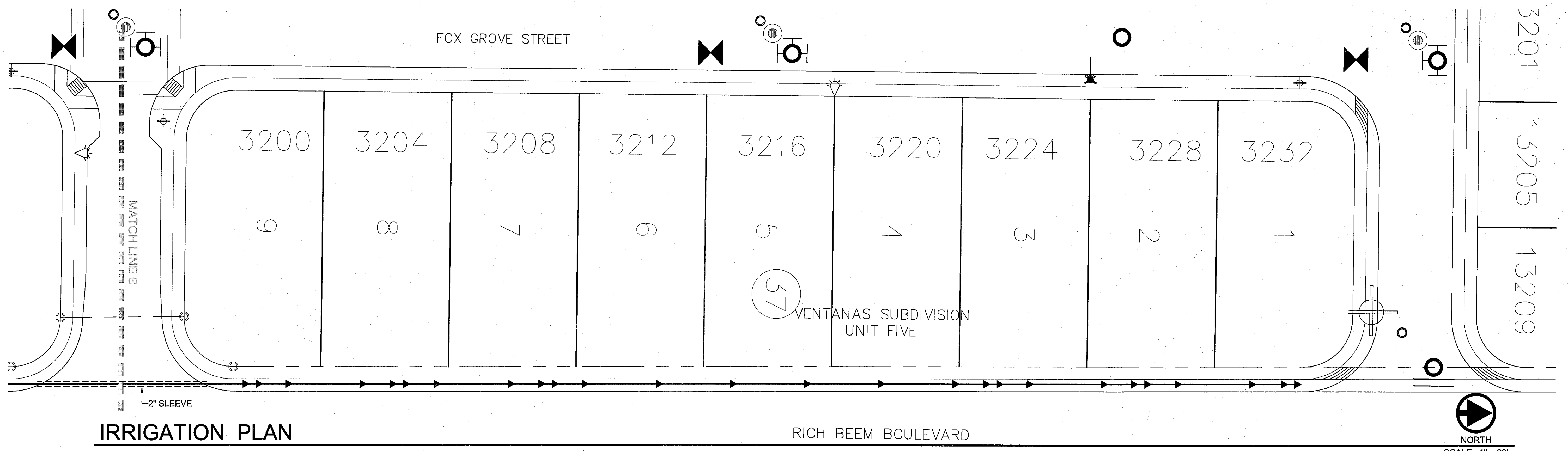
IRRIGATION NOTES

- IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, P.O. BOX 13067, AUSTIN, TX 78711.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- IRRIGATION SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE IMPLEMENTED IN THE FIELD, A NEW SET OF PLANS IS REQUIRED TO BE SUBMITTED TO THE CITY OF EL PASO. LANDSCAPE DESIGNER IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.
- CONTRACTOR WILL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT FIELD CONDITIONS EXIST, THAT WERE NOT CONSIDERED AT TIME OF DESIGNING THE SYSTEM. ANY CONDITIONS NOTED AS SUCH, SHALL BE REPORTED TO THE ARCHITECT AND IRRIGATION DESIGNER. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY CORRECTIONS NEEDED.
- PLANS SCHEMATIC FOR READABILITY. CONTRACTOR TO ADJUST AS NECESSARY TO FIT SITE.
- CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER MEETS SYSTEM NEEDS. LICENSED IRRIGATOR TO AMEND AS NECESSARY.
- PROVIDE SHUTOFF VALVE BETWEEN METER AND BACKFLOW.
- CONTRACTOR IS RESPONSIBLE FOR CONNECTING AUTOMATIC CONTROLLER TO ELECTRICITY.
- 14 GA. SOLID COPPER WIRE (PVC INSULATED AND UL APPROVED) SHALL RUN FROM CONTROLLER TO VALVES. COMMON WIRE TO BE 12GA.
- ALL CONTROL WIRING FROM THE VALVES TO THE CONTROLLER MUST BE INSTALLED IN A 1" PVC CONDUIT PIPE IF BURIED BENEATH CONCRETE OR ASPHALT SURFACES.
- LOCATE VALVES AWAY FROM LOW SPOTS OR AREAS OF DRAINAGE FLOW.
- VALVE CAPS SHALL BE TAN.
- ALL MAINLINES SHALL BE BURIED MIN. 18", ALL LATERALS 12".
- MAINTAIN 4" MINIMUM CLEARANCE BETWEEN PIPE RUNNING IN THE SAME TRENCH. CONTROL WIRE SHALL ALWAYS BE TO THE SIDE AND BELOW THE TOP OF THE PIPE RUNNING IN THE SAME TRENCH.
- POLYETHYLENE TUBING TO BE PLACED UNDER WEED BARRIER FABRIC. MICROTUBING TO BE STAKED.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS ON MYLAR PRIOR TO APPROVAL OF FINAL PAYMENT.
- ALL PIPING/WIRING RUNNING BENEATH PAVED SURFACES (DRIVES, SIDEWALKS, ETC.) SHALL BE INSTALLED IN SCH 40 PVC SLEEVES. SLEEVES SHALL BE OF THE SIZE SO THAT THE INSIDE DIAMETER OF THE SLEEVE IS 3 TIMES GREATER THAN THAT OF THE COMBINED OUTER DIAMETER OF ALL ITEMS INSTALLED IN THE SLEEVES.
- PEA GRAVEL SHALL BE INSTALLED AT THE BASE OF ALL VALVE BOXES, WITH A CLEARANCE OF MIN. 2" BETWEEN VALVE AND TOP OF GRAVEL.

IRRIGATION LEGEND

SYMBOL	ITEM
	3/4" METER (BY OWNER)
	3/4" FEBCO 850 DOUBLE CHECK VALVE BACKFLOW PREVENTER W/ 17"x30" REINFORCED CONCRETE BOX W/ SCREW DOWN STEEL CHECKER LID
	1" BRASS PORT VALVE
	1" REMOTE CONTROL VALVE, RAINBRD 100-PESB W/ AMIAD Y FILTER & PRESSURE REDUCER (30 PSI) AFTER THE VALVE. RAIN BIRD TBOS4CMUS CONTROLLER/ WITH POTTED LATCHING SOLENOID & TBOSFTUS FIELD TRANSMITTER (SEE DETAIL FOR INSTALLATION)
	1" REMOTE CONTROL VALVE, RAINBRD 100-PESB W/ AMIAD Y FILTER & PRESSURE REDUCER (30 PSI) AFTER THE VALVE
	MAINLINE - 1" SCHED. 40 PVC
	PVC SLEEVE - 2 SIZES LARGER THAN LATERAL OR MAIN
	LATERAL LINE - SCHED. 40 PVC - 1" UNLESS OTHERWISE INDICATED
	RAINBIRD XERI-BIRD 8 MULTI-OUTLET EMISSION DEVICE RAINBIRD XB-10 DRIP EMITTERS - 2 PER SHRUB & GROUND COVER RAINBIRD XB-20 DRIP EMITTERS - 8 PER TREE
	A) STATION NUMBER B) SIZE OF VALVE IN INCHES C) TOTAL GPM

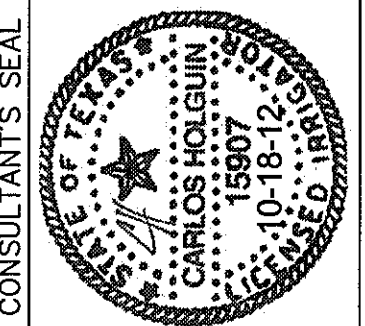
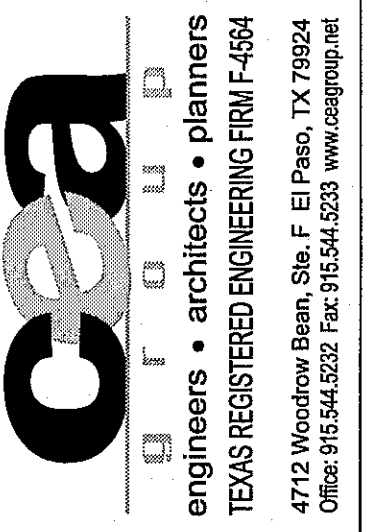
NOTE: DESIGN PRESSURE FOR IRRIGATION SYSTEM IS 30 PSI.



IRRIGATION PLAN

NORTH
 SCALE: 1" = 20'

REFERENCES - BENCHMARKS
 EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN TRIAL DRIVE AND SETTING SUN DRIVE ELEVATION = 3976.32 (CITY DATUM).



SCALE: 1" = 20'
 Horizontal: 1" = 20'
 Vertical: 1" = 20'
 Contour Interval: N/A
 DATE: OCTOBER 2012
 DESIGN BY: CH
 DRAWN BY: CH
 CHECK BY: JBA
 APPROV. BY: JBA
 JOB No. 2280-0161D

PROJECT TITLE
 VENTANAS SUBDIVISION
 UNIT SIX
 SUBDIVISION IMPROVEMENTS

SHEET TITLE

IRRIGATION PLAN

SHEET NO.

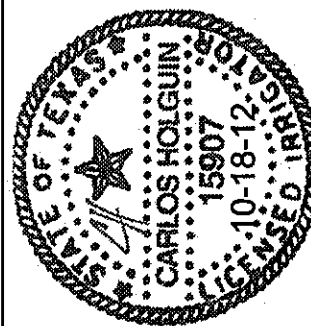
L4.0



UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPD&T)	(915) 621-6750
	(915) 240-3220 (AFTER HOURS)

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

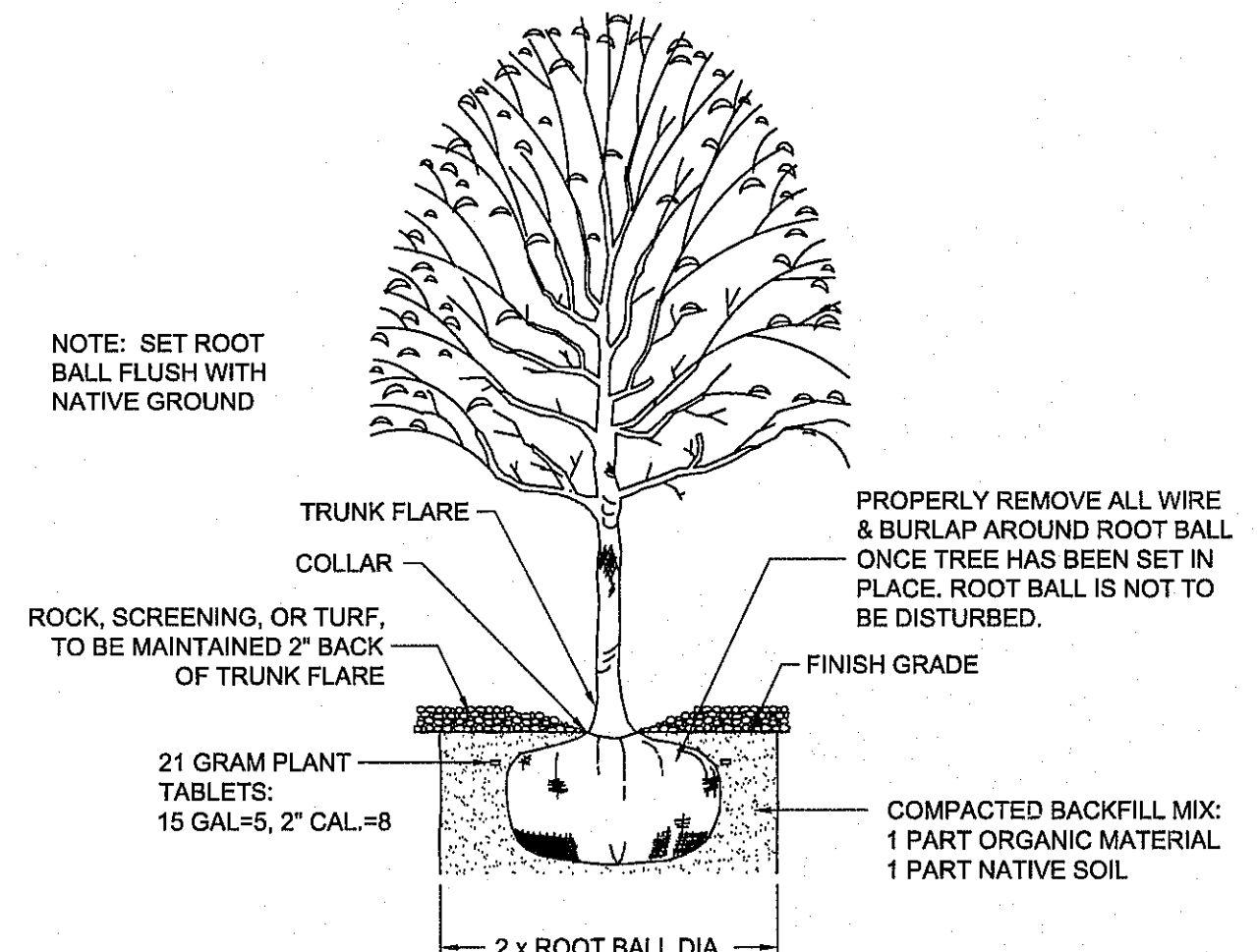
DATE	REVISIONS	BY

CONSULTANT'S SEAL

 Carlos Holguin
 15907
 10-18-12
 CH
 JBA
 2260-016LD

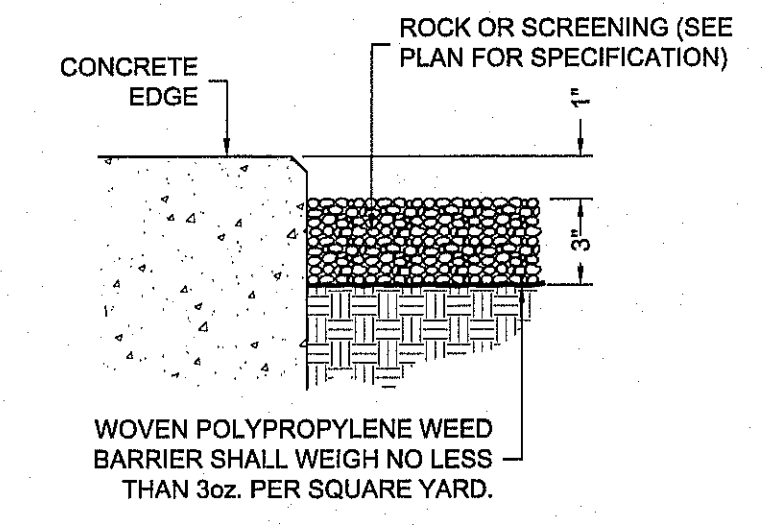
SCALE	PROJECT TITLE
Horizontal: 1/4" = 1'-0" Vertical: 1/8" = 1'-0"	VENTANAS SUBDIVISION UNIT SIX SUBDIVISION IMPROVEMENTS

DATE: OCTOBER 2012
DESIGN BY: CH
DRAWN BY: JBA
APP'D. BY: JBA
JOB NO.: 2260-016LD

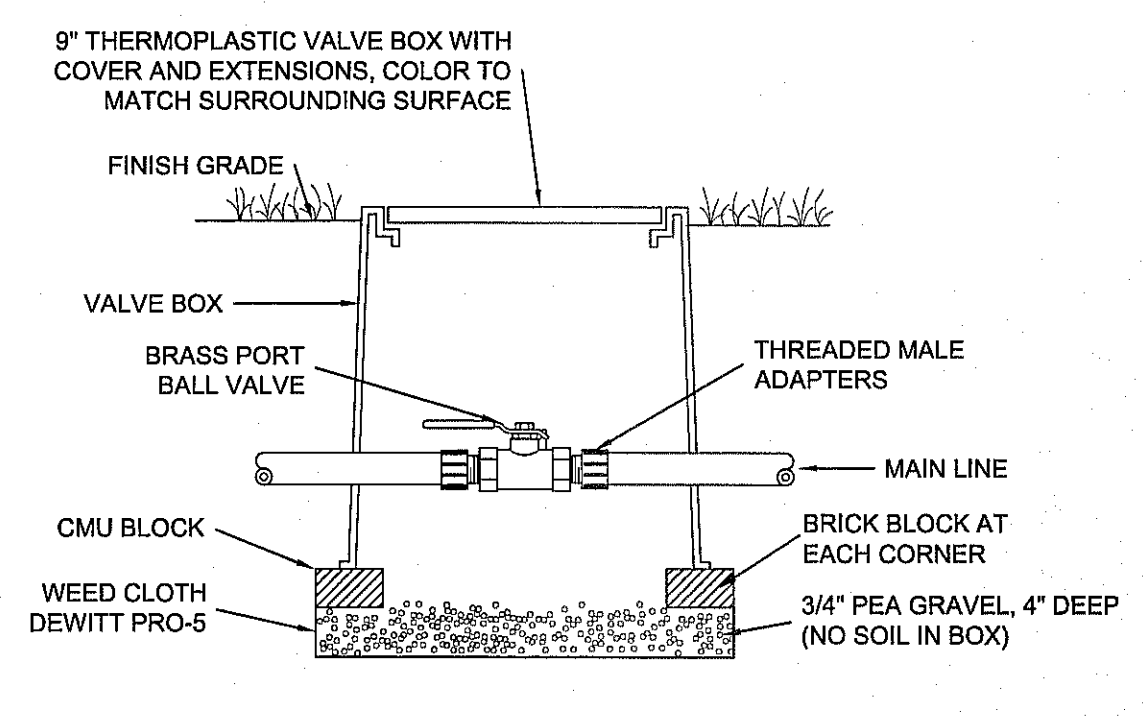
SHEET TITLE
 LANDSCAPE & IRRIGATION DETAILS
SHEET NO.
 L5.0



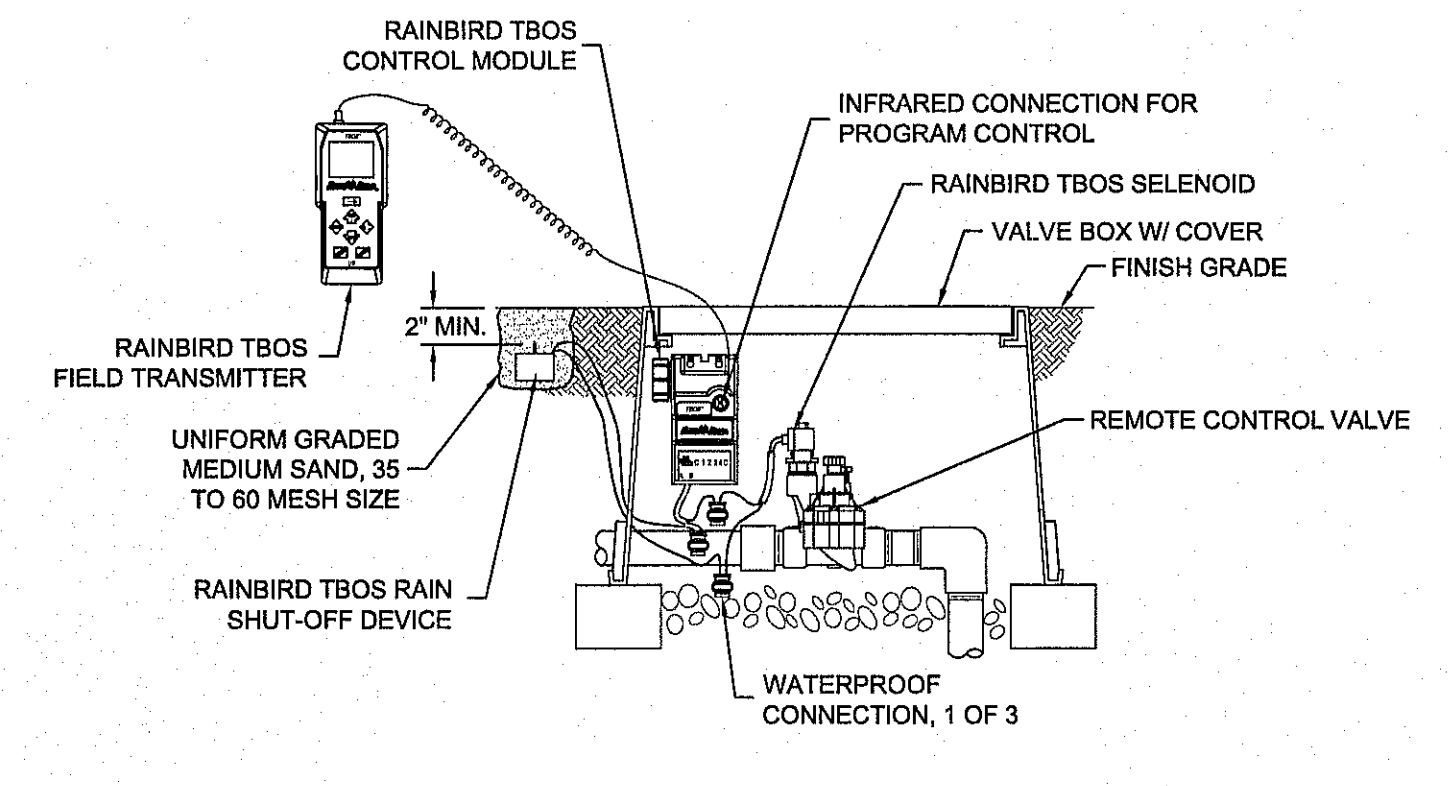
TREE PLANTING DETAIL
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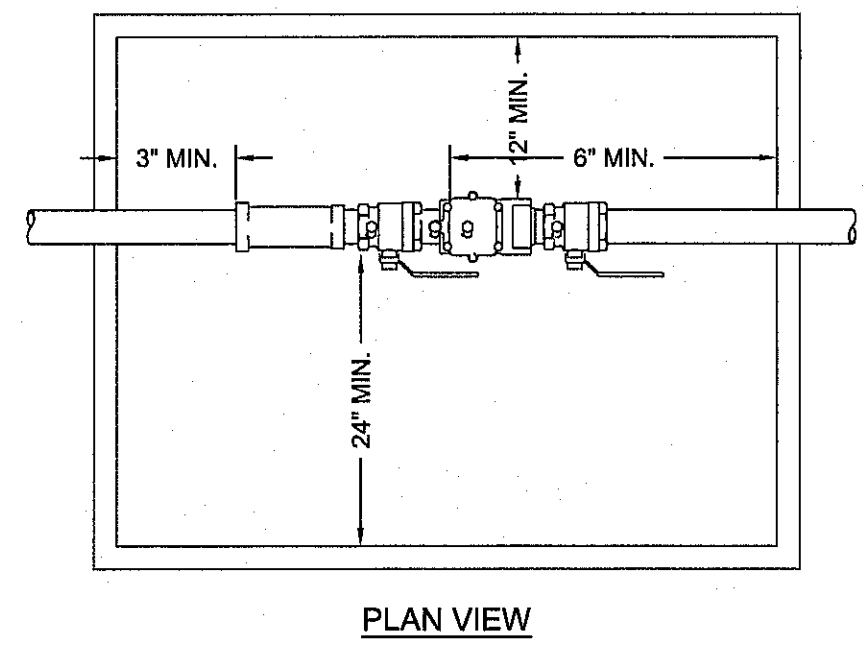
ROCK/SCREENING DETAIL
 NOT TO SCALE



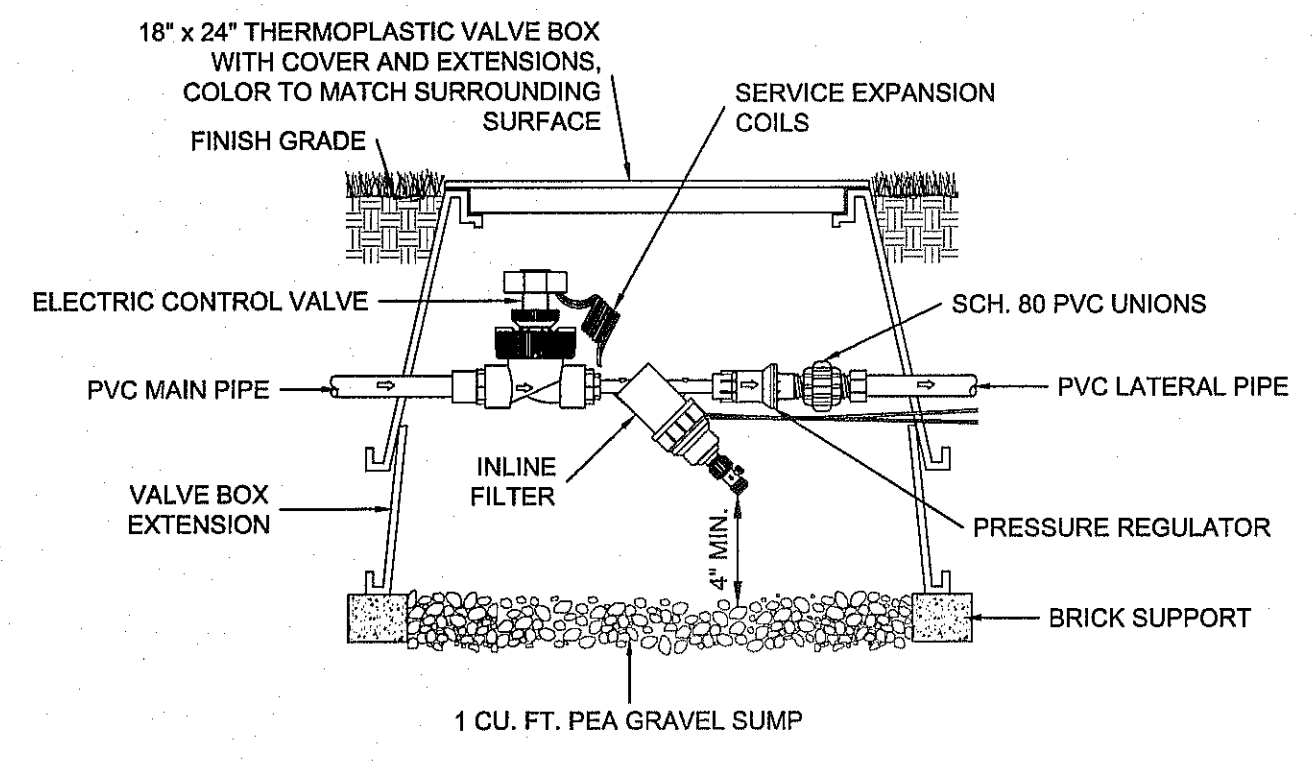
ISOLATION VALVE DETAIL
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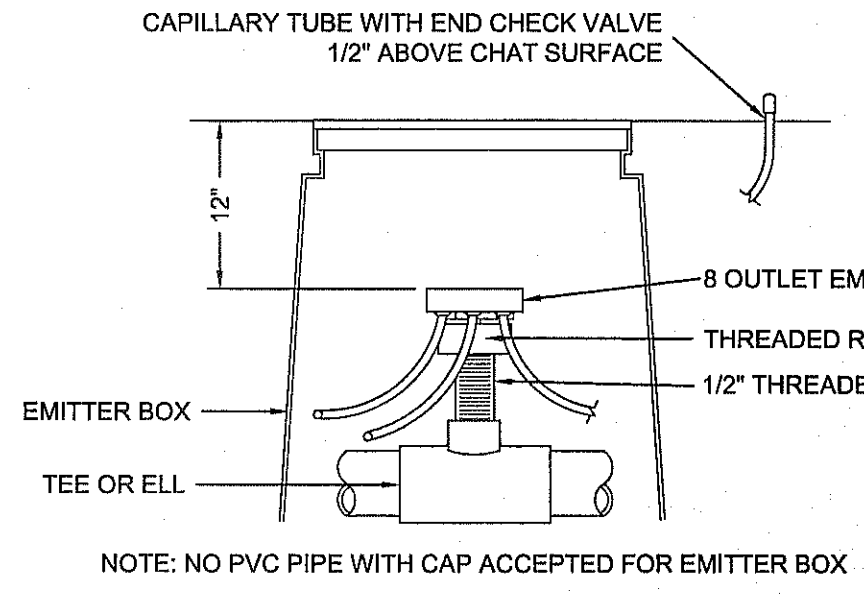
TBOS BATTERY OPERATED CONTROLLER W/ TRANSMITTER
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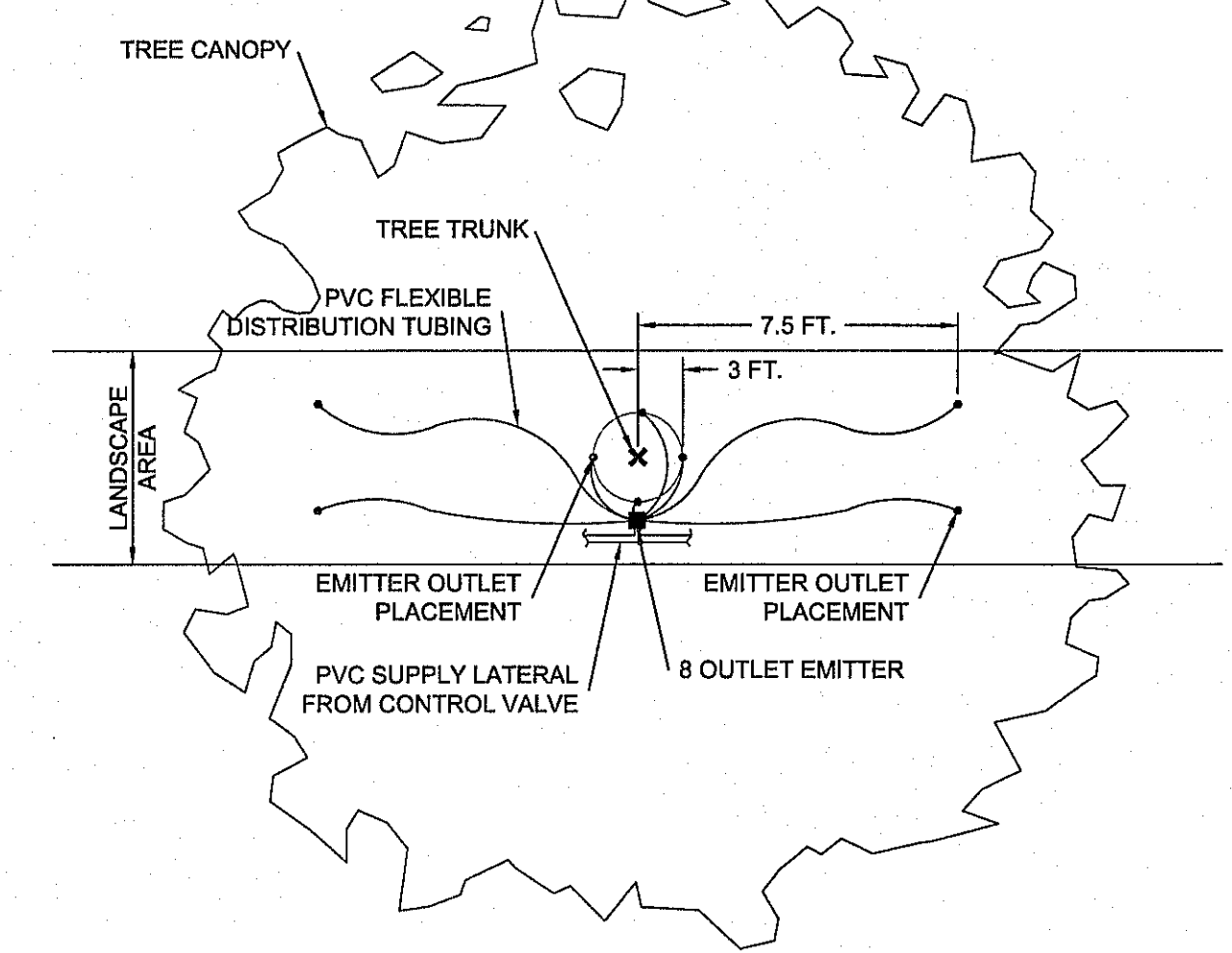
PLAN VIEW



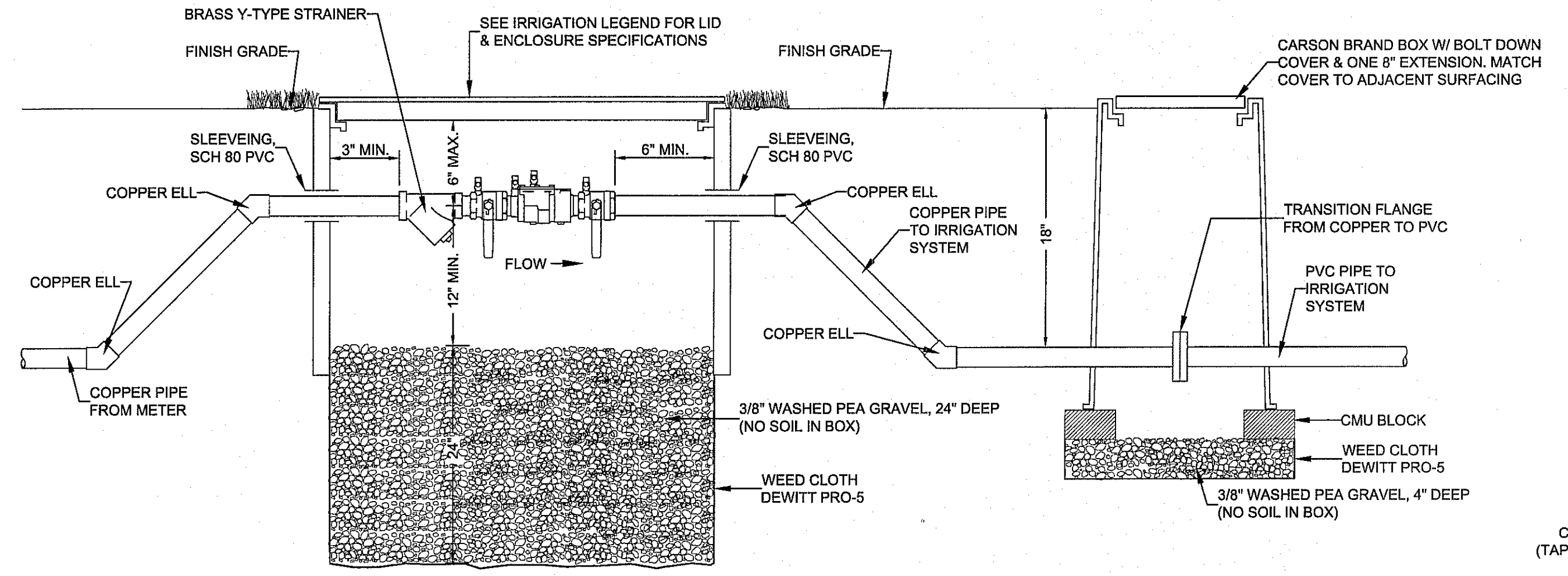
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER
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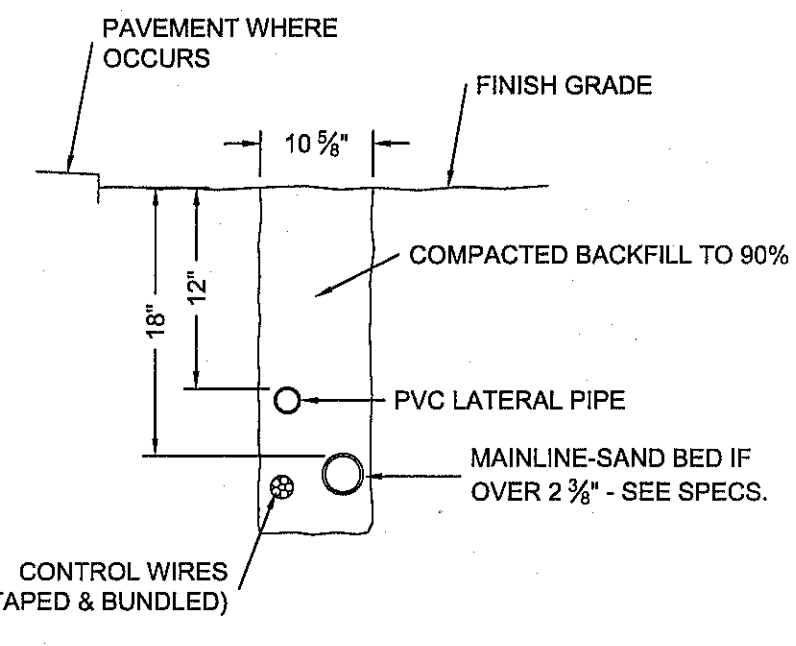
DRIP EMITTER DETAIL
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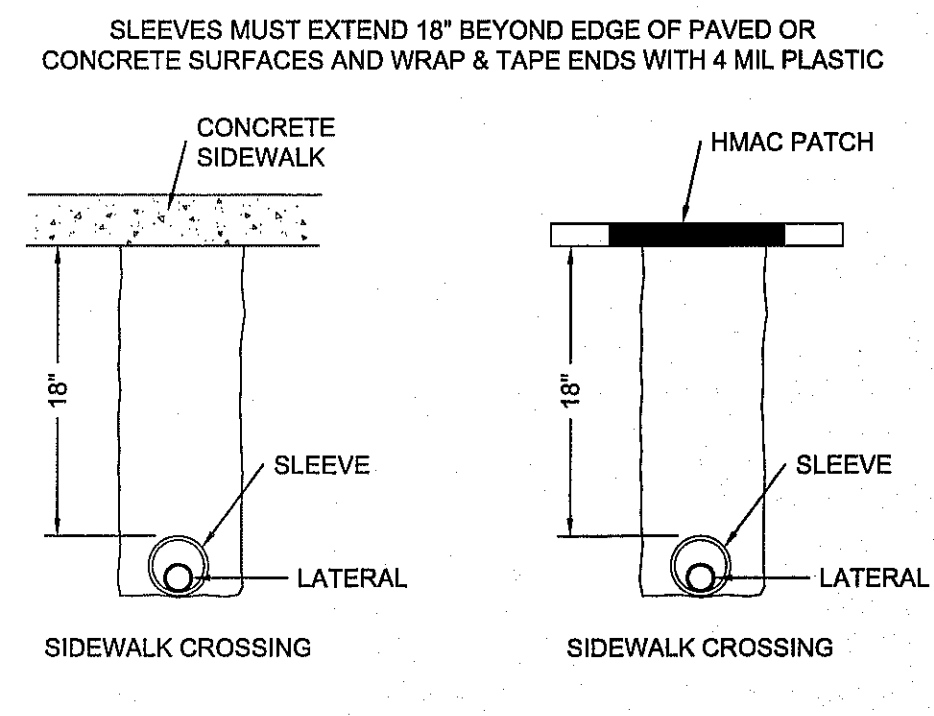
EMITTER OUTLET PLACEMENT DETAIL AT TREE
 NOT TO SCALE



DOUBLE CHECK ASSY. FEBCO Mo.850 & TRANSITION FLANGE
 NOT TO SCALE



TRENCHING DETAIL
 NOT TO SCALE

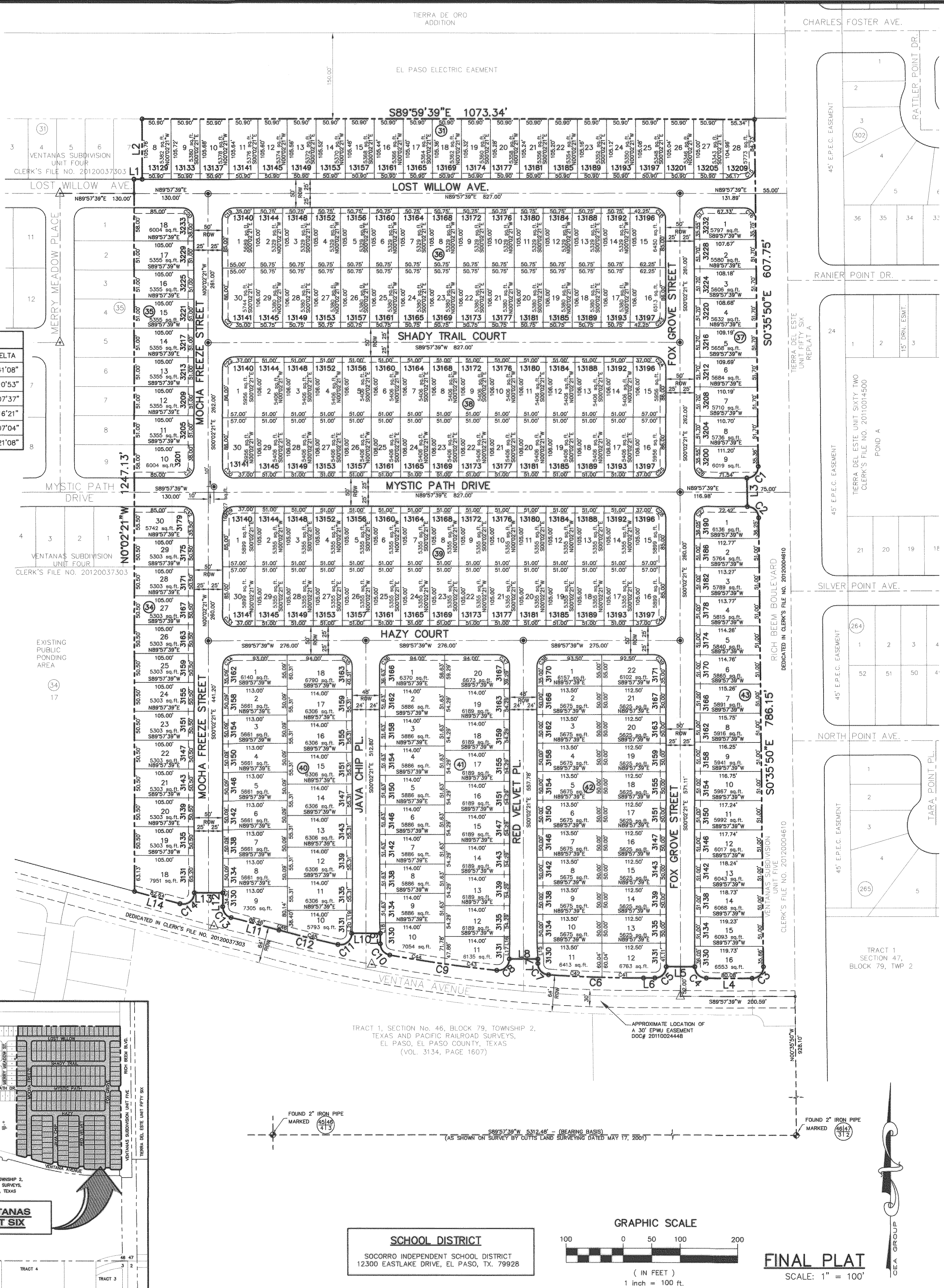
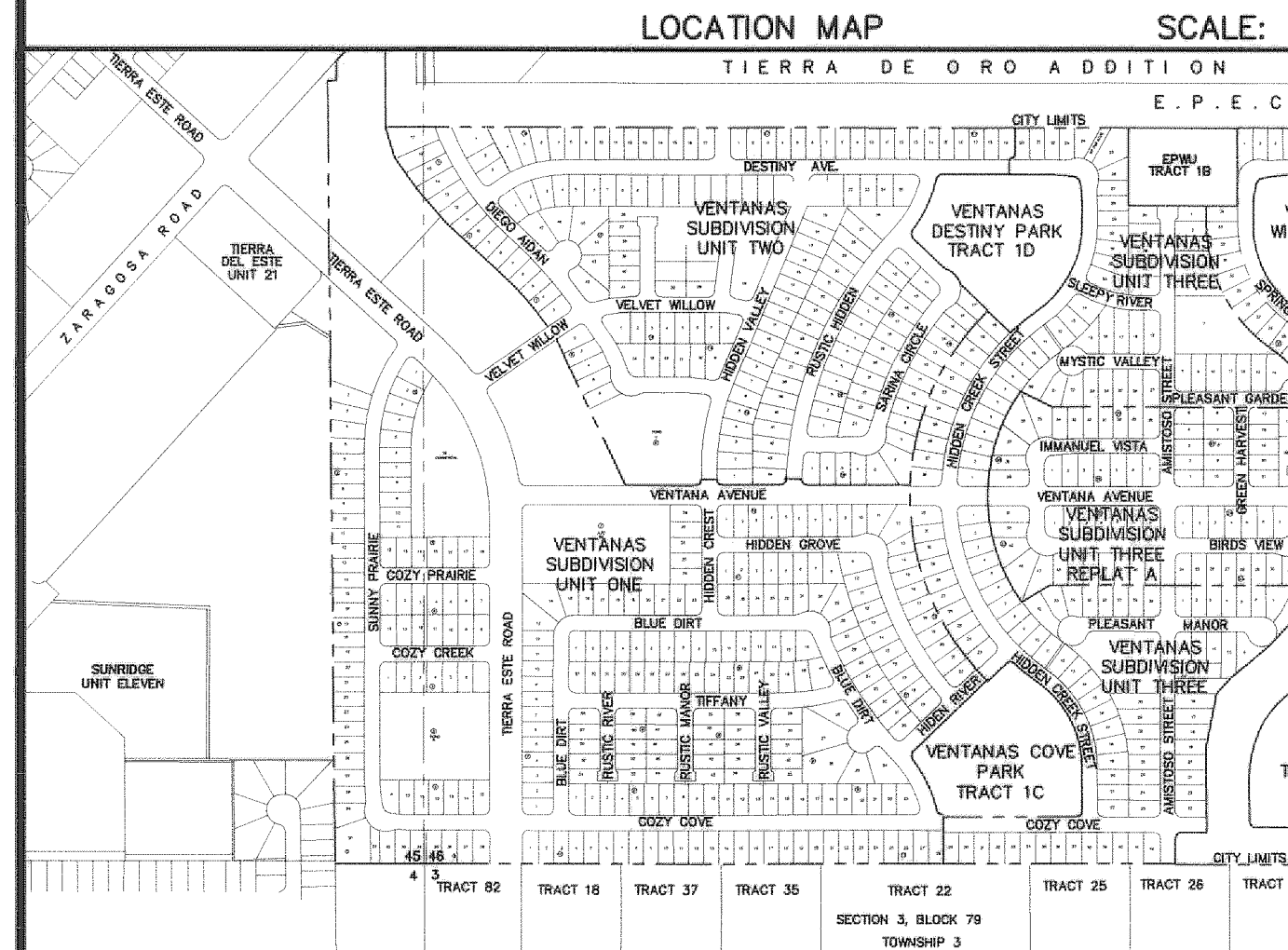


SLEEVEING STANDARD DETAIL
 NOT TO SCALE

LINE	BEARING	LENGTH
L1	N89°57'39"E	14.28'
L2	N00°02'21"W	105.78'
L3	S01°02'37"E	50.01'
L4	S89°57'39"W	80.08'
L5	S89°57'39"W	50.00'
L6	S89°57'39"W	19.90'
L7	N00°02'21"W	7.75'
L8	S89°57'39"W	50.00'
L9	N00°02'21"W	18.24'
L10	S89°57'39"W	50.00'
L11	N75°02'21"W	86.64'
L12	N00°02'21"W	24.12'
L13	S89°57'39"W	50.00'
L14	N75°02'21"W	82.64'
L15	N02°06'02"W	27.80'
L16	S00°02'21"E	11.42'
L17	S02°01'20"W	27.80'
L18	N03°11'38"W	18.17'
L19	S00°02'21"E	22.17'
L20	S03°06'56"W	18.17'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.61'	20.20'	28.42'	S44°40'55"W	90°33'28"
C2	20.00'	31.22'	19.81'	28.15'	S45°19'06"E	89°26'31"
C3	20.00'	31.61'	20.20'	28.42'	S44°40'55"W	90°33'29"
C4	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C6	2468.00'	166.58'	83.32'	166.54'	N88°06'20"W	3°52'02"
C7	20.00'	27.31'	18.69'	27.31'	N43°06'20"W	86°07'58"
C8	20.00'	33.50'	22.21'	29.72'	S47°57'06"W	95°58'53"
C9	2468.00'	189.49'	94.79'	189.45'	N81°51'29"W	4°23'58"
C10	20.00'	27.79'	16.67'	25.61'	N39°50'56"W	79°37'09"
C11	20.00'	35.79'	24.93'	31.20'	S51°13'33"W	102°31'48"
C12	2468.00'	106.39'	53.20'	106.38'	N76°16'27"W	2°28'12"
C13	20.00'	26.18'	15.35'	24.35'	N37°32'21"W	75°00'00"
C14	20.00'	36.65'	26.06'	31.73'	S82°27'39"W	105°00'00"
C15	20.00'	31.61'	20.20'	28.42'	N44°40'55"E	90°33'28"
C16	20.00'	31.22'	19.81'	28.15'	N45°19'05"W	89°26'32"
C17	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C18	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"
C19	20.00'	31.42'	20.00'	28.28'	S44°57'39"W	90°00'00"
C20	20.00'	31.42'	20.00'	28.28'	N45°02'21"W	90°00'00"

- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VENTANAS SUBDIVISION UNIT SIX BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 18.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON VENTANA AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130043031 DATE 6/11/13
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130043032 DATE 6/11/13
 - SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
 - INTERIOR LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
 - THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 01758, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING VENTANA AVENUE AND RICH BEEM BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20130043033 DATE 6/11/13
 - ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
 - △ DENOTES PROPOSED MONUMENT AS PER VENTANAS SUBDIVISION UNIT FOUR. (NOT IN PLACE AS OF DATE OF PREPARATION)



VENTANAS SUBDIVISION UNIT SIX

BEING A PORTION OF
SECTION 46, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 36.518 ACRES ±

DEDICATION

GFA, LLC the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets and utility easements as hereon laid out and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this 9th day of May 2013.

Albert Gamboa
Albert Gamboa, President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Albert Gamboa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this 9th day of May 2013.

Carl J. Gonzalez
Notary Public in and for El Paso County

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 30th day of May 2013.

Chairperson *Executive Secretary*

Approved for filing this 5th day of June 2013.

City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 11th day of June 2013, in File No. 20130043030 of the Plat Records.

County Clerk *By Deputy*

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Jorge L. Azcarate, P.E.
Licensed Professional Engineer
Texas License No. 85075

Benito Barragan 12/3/2012
Benito Barragan TX, R.P.L.S. No. 5615

cea
group
engineers • architects • planners
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Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone: (915) 591-5709 Fax: (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.
DATE OF PREPARATION: SEPTEMBER 18, 2012