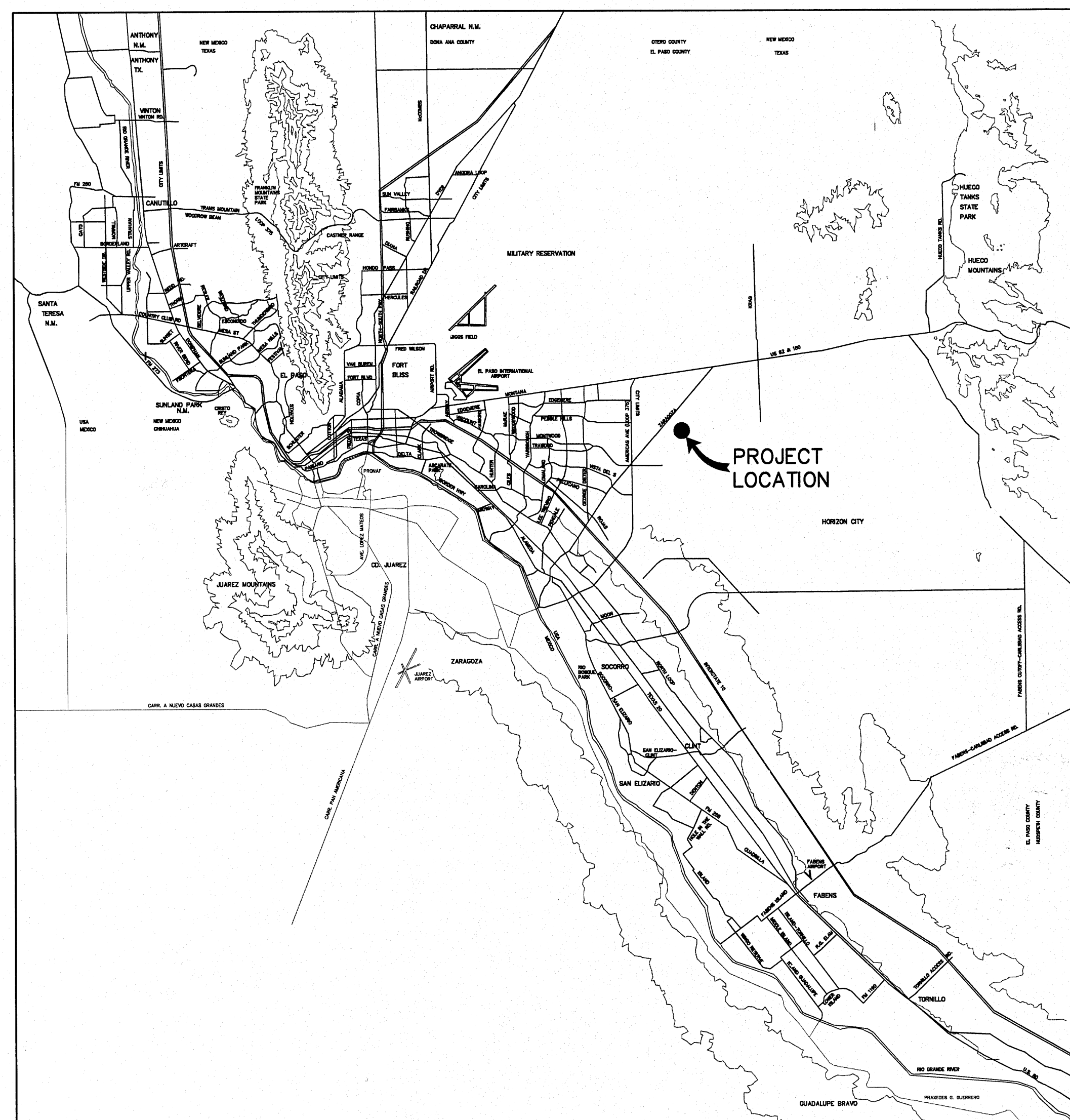


VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS

BEING LOT 28, BLOCK 20, LOT 40, BLOCK 22,
PORTIONS OF RIGHT OF WAY OUT OF VENTANA AVENUE
AND AMISTOSO STREET ALL WITHIN VENTANAS SUBDIVISION UNIT THREE,
AND A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEY
EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 16.058 ACRES ±



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET - HEADING WITH LEGAL DESCRIPTION AND NUMBER OF ACRES; INDEX OF SHEETS; VICINITY MAP, LOCATION MAP; PRINCIPAL CONTACTS, TITLE - REVISION BLOCK AND ENGINEER'S SEAL.
C1.1	GENERAL INFORMATION
C2.1	FINAL PLAT - HEADING WITH LEGAL DESCRIPTION OF SUBDIVISION AND NUMBER OF ACRES; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; SUBDIVISION MEETS AND BOUNDS WITH SURVEYOR'S CERTIFICATION; NOTARY SEAL; CITY APPROVAL CERTIFICATE; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK RECORDING CERTIFICATE; LOCATION MAP; PLAT NOTES AND RESTRICTIONS; PLAT MAP WITH UTILITY EASEMENTS, LOT AND BLOCK NUMBERS, LOT SIZE, NUMBER OF LOTS, ADDRESSES FOR EACH LOT, LOTS AND ROADS DIMENSIONS, PRINCIPAL CONTACT, TITLE - REVISION BLOCK AND ENGINEER'S SEAL.
C3.1	GRADING PLAN
C4.1	DRAINAGE PLAN
C5.1	GRADING SECTIONS
C6.1 - C6.7	STREET PLAN & PROFILES
C7.1 - C7.3	STANDARD DETAILS
C8.1	ILLUMINATION PLAN
C9.1	STORM WATER POLLUTION CONTROL PLAN: GENERAL NOTES
C9.2	STORM WATER POLLUTION CONTROL PLAN: SITE PLAN
C9.3	STORM WATER POLLUTION CONTROL PLAN: DETAILS
W1.1	WATER INDEX / GENERAL INFORMATION
W2.1 - W2.5	WATER DETAILS
SS1.1	SANITARY SEWER INDEX / GENERAL INFORMATION
SS2.1 - SS2.2	SANITARY SEWER PLAN & PROFILES
SS3.1 - SS3.3	SANITARY SEWER DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE & IRRIGATION DETAILS

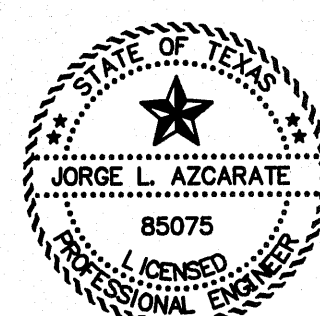
DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

- Demolition Only
- Grading & Drainage
- Wheelchair Ramps
- On Site Parking Layout
- Sidewalks
- Driveways
- Retaining Rock Walls
- On-Site Ponding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY *Jose Vizcarra* DATE 11-30-11



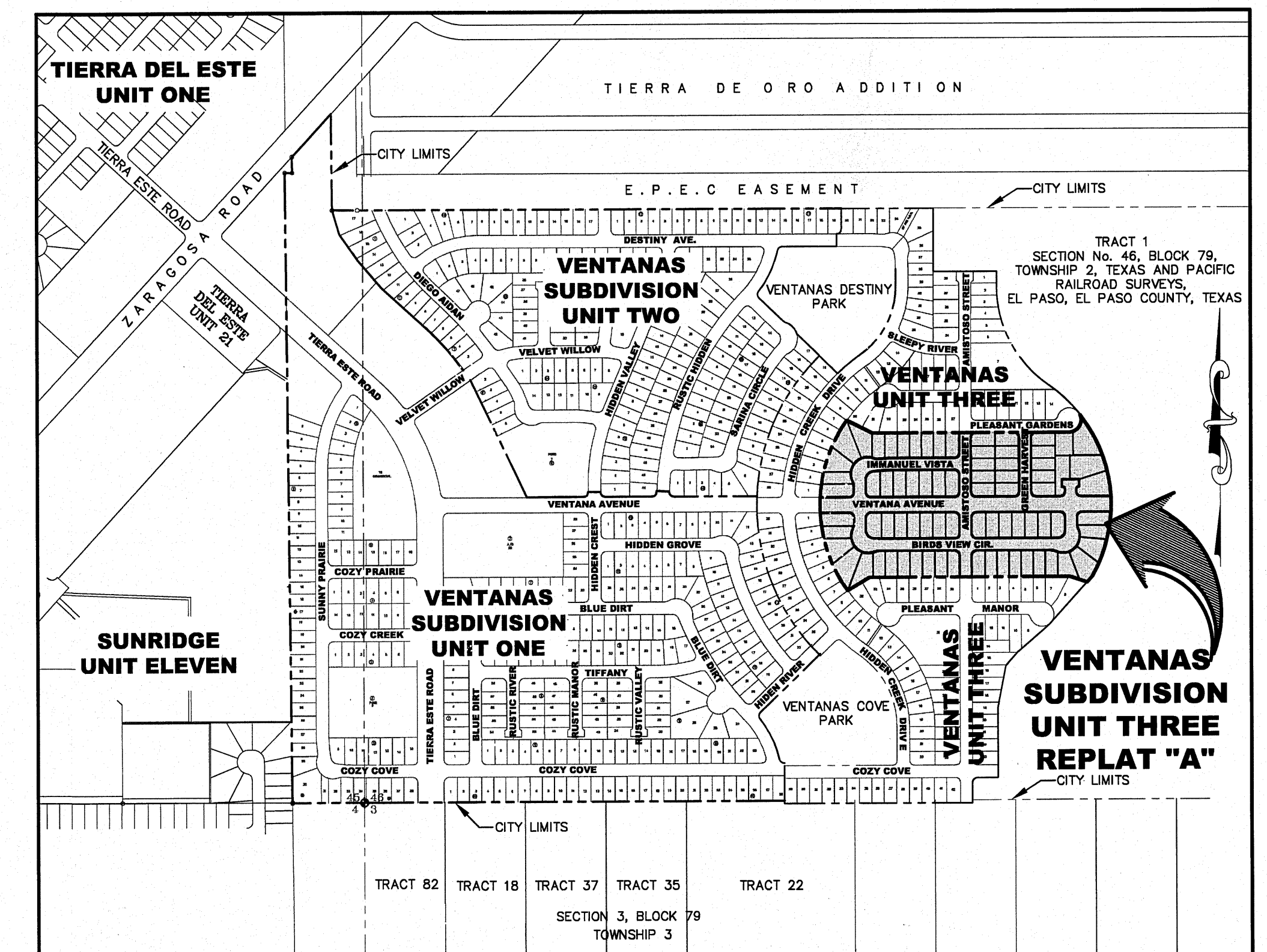
Jorge L. Azcarate, P.E. PROJECT MANAGER



engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4664
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	ALBERT GAMBOA THERMODYNE	1525 GOODYEAR DRIVE	EL PASO, 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	1450 PENDALE ROAD SUITE B	EL PASO, 79936	(915) 591-5709	(915) 591-5706



LOCATION MAP
APPROXIMATE SCALE: 1" = 600'

VENTANAS SUBDIVISION UNIT THREE
REPLAT "A"

COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
AUGUST 2011	A.B.	F.Z.	J.L.A.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

GENERAL NOTES

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

LEGEND

- SUBDIVISION BOUNDARY
- ROW LINE
- CURB LINE
- PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- MATCH LINE
- STORM SEWER LINE
- HIGH WATER MARK
- CURB AND GUTTER DROP INLET
- ⊙ STORM SEWER MANHOLE
- 4000 FINISHED GROUND CONTOUR ELEVATION (INDEX)
- 4000 FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
- 4000 EXISTING GROUND CONTOUR ELEVATION (INDEX)
- EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- X STANDARD DETAIL/SECTION NUMBER
- X SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED
- 4000.00 FINISHED SPOT ELEVATION
- FG 56.00 LOT FINISHED GROUND ELEVATION
- TC 4000.00 TOP OF CURB ELEVATION
- TP 4000.00 TOP OF PAVEMENT ELEVATION
- 1 2 SUBDIVISION LOT AND BLOCK NUMBER
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ◁ EXISTING HIGH POINT
- ▷ EXISTING LOW POINT
- ◁ HEADWALL WITH WINGWALLS
- DA-4 DRAINAGE AREA
- 3:1 SLOPE HORIZONTAL:VERTICAL SLOPE RATIO
- ◊ WHEELCHAIR RAMP

GRADING SPECIFICATIONS

- CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION. COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL, UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY.
- SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 3 INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, GC, SM, SP, SM, AND SC.
- UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS 12, UNLESS OTHERWISE APPROVED BY ENGINEER, CITY ENGINEER.
- EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
- GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
- PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557.
- MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
- QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TEST OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

ABBREVIATIONS

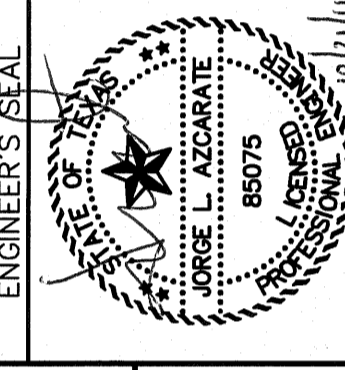
- LP LOW POINT
- HP HIGH POINT
- ELEV ELEVATION
- STA STATION
- VCS VERTICAL CURVE STATION
- VCE VERTICAL CURVE ELEVATION
- TC TOP OF CURB
- TM TOP OF MEDIAN
- TP TOP OF PAVEMENT
- TYP TYPICAL
- PVC POINT OF VERTICAL CURVE
- PVI POINT OF VERTICAL INTERSECTION
- PVT POINT OF VERTICAL TANGENT
- AD ALGEBRAIC 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

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

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

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



SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHECKED BY:	J.L.A.
APPROVED BY:	
JOB NO.	2260-013-LD

INDEX OF DRAWINGS

DRAWING NAME	SHEET NO.
COVER	-
GENERAL INFORMATION	C1.1
PLAT	C2.1
GRADING PLAN	C3.1
DRAINAGE PLAN	C4.1
GRADING SECTIONS	C5.1
IMMANUEL VIEW DRIVE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 5+76.90	C6.1
GREEN HARVEST DRIVE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 3+23.00	C6.2
BIRDS VIEW CIRCLE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 7+00.00 (SOUTH)	C6.3
BIRDS VIEW CIRCLE PLAN & PROFILE FROM STA. 7+00.00 TO STA. 11+55.63 (SOUTH)	C6.4
VENTANA AVENUE PLAN & PROFILE FROM STA. 16+29.31 TO STA. 24+00.00	C6.5
VENTANA AVENUE PLAN & PROFILE FROM STA. 24+00.00 TO STA. 28+35.77	C6.6
AMISTOSO STREET PLAN & PROFILE FROM STA. 6+49.24 TO STA. 12+45.24	C6.7
STANDARD DETAILS (SHEET 1 OF 3)	C7.1
STANDARD DETAILS (SHEET 2 OF 3)	C7.2
STANDARD DETAILS (SHEET 3 OF 3)	C7.3
ILLUMINATION & SIGNAGE PLAN	C8.1
STORM WATER POLLUTION CONTROL PLAN: GENERAL NOTES	C9.1
STORM WATER POLLUTION CONTROL PLAN: SITE PLAN	C9.2
STORM WATER POLLUTION CONTROL PLAN: DETAILS	C9.3
WATER INDEX/GENERAL INFORMATION	W1.1
WATER DETAILS (SHEET 1 OF 5)	W2.1
WATER DETAILS (SHEET 2 OF 5)	W2.2
WATER DETAILS (SHEET 3 OF 5)	W2.3
WATER DETAILS (SHEET 4 OF 5)	W2.4
WATER DETAILS (SHEET 5 OF 5)	W2.5
SEWER INDEX / GENERAL INFORMATION	SS1.1
SANITARY SEWER PLAN & PROFILE LINE - B, F & K (NORTH)	SS2.1
SANITARY SEWER PLAN & PROFILE LINE - K (NORTH)	SS2.2
SANITARY SEWER DETAILS (SHEET 1 OF 3)	SS3.1
SANITARY SEWER DETAILS (SHEET 2 OF 3)	SS3.2
SANITARY SEWER DETAILS (SHEET 3 OF 3)	SS3.3
LANDSCAPE PLAN	L1.0
IRRIGATION PLAN	L2.0
LANDSCAPE & IRRIGATION DETAILS	L3.0

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
GENERAL INFORMATION

SHEET NO.

C1.1

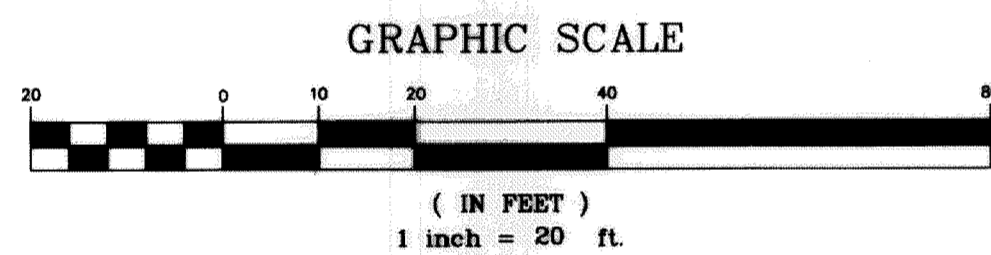
VENTANAS SUBDIVISION UNIT THREE REPLAT A AMENDING PLAT

BEING AN AMENDMENT OF
LOTS 4 AND 5, BLOCK 27
VENTANAS SUBDIVISION UNIT THREE REPLAT A
CITY OF EL PASO, EL PASO COUNTY TX.
CONTAINING:
10,654.15 SQ. FT.
OR 0.2445 ACRES +

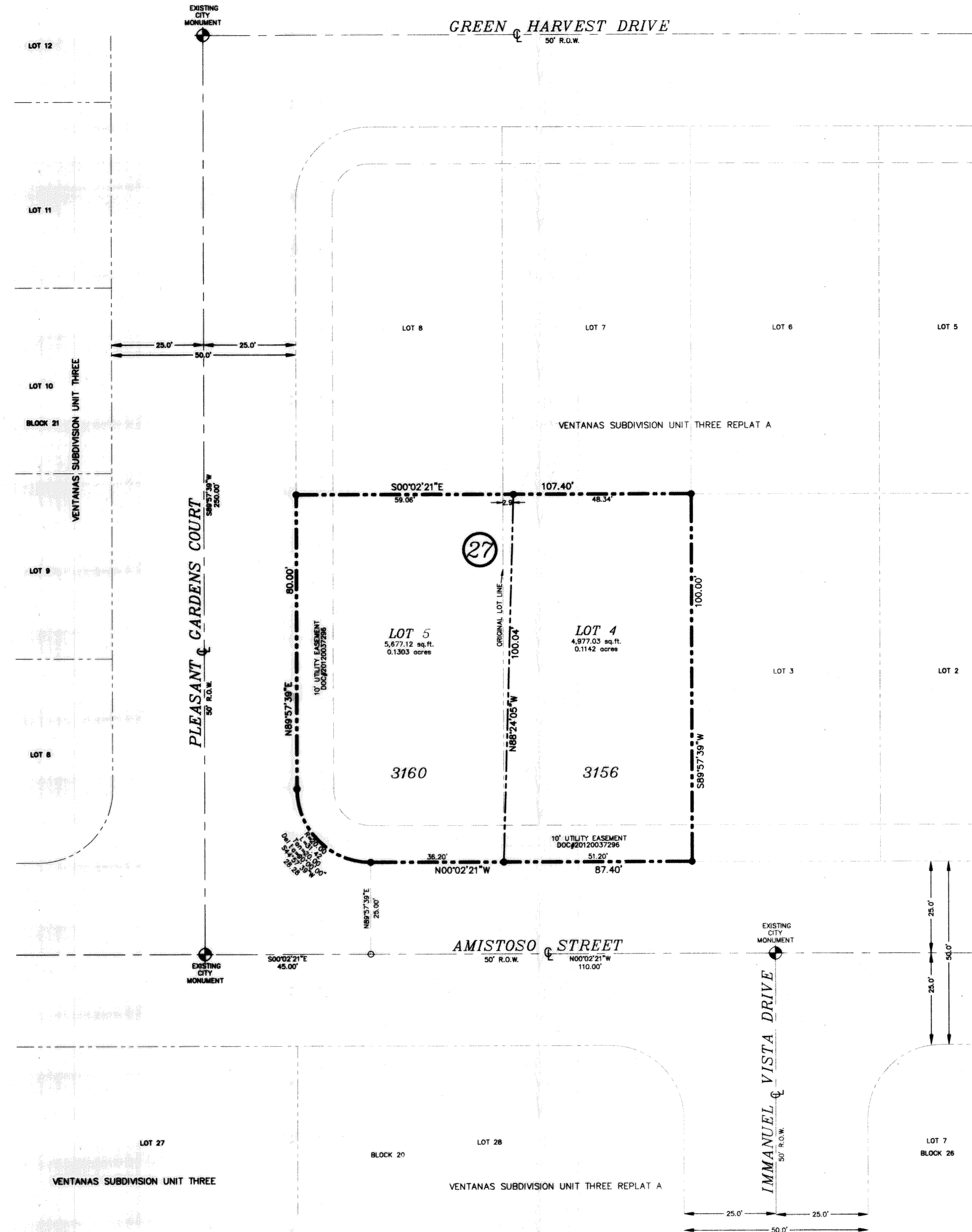
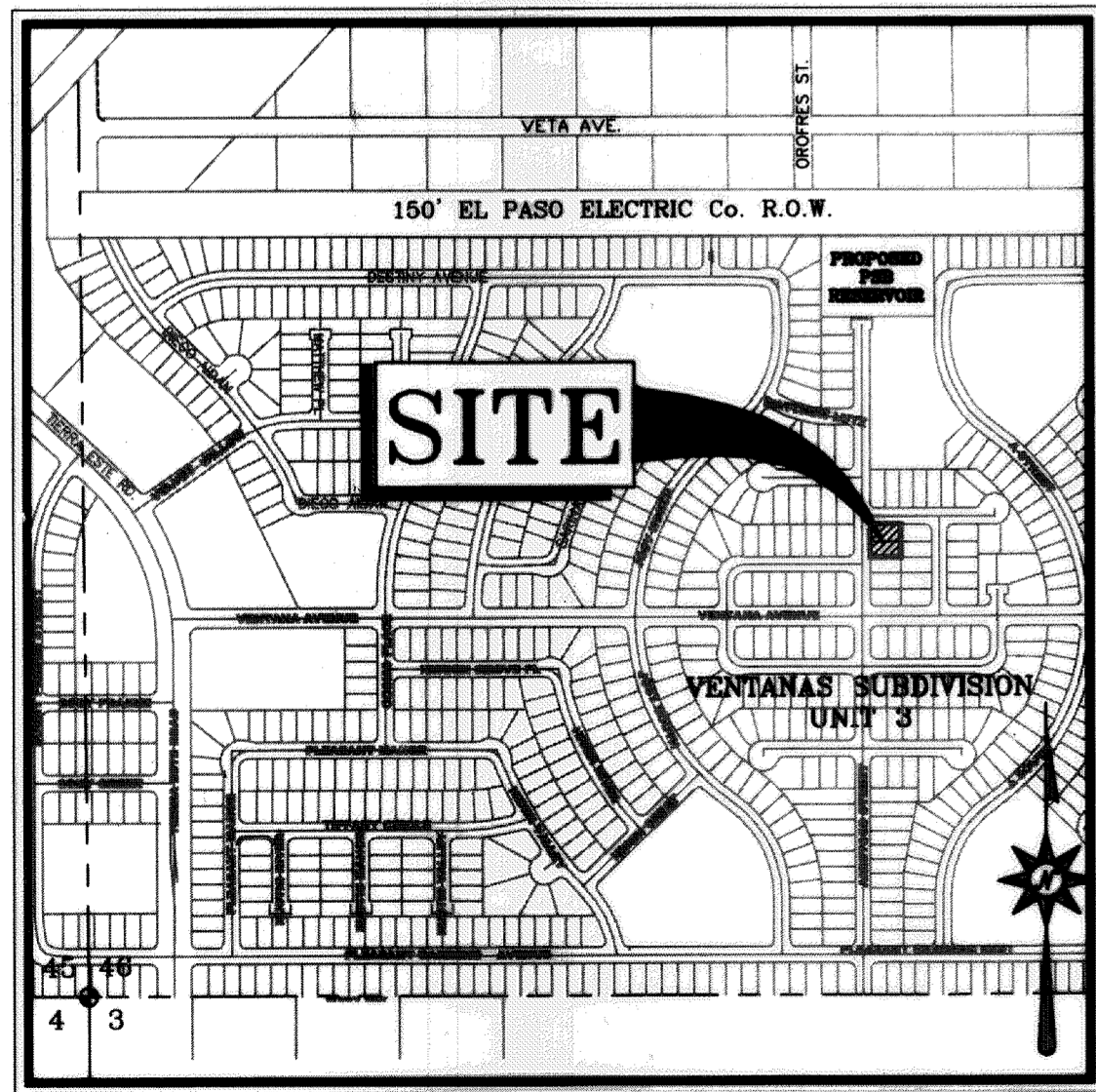
THE REASON OF THE AMENDING PLAT IS TO MOVE THE PROPERTY LINES BETWEEN LOTS SO THE EXISTING BUILDING WILL MEET THE 5 FEET SETBACK LINE.

LOT #	ORIGINAL SQUARE FEET	PROPOSED SQUARE FEET
4	5,120.00	4,977.03
5	5,534.00	5,677.12

NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20130090795-96 DATE 12/12/13
THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PANEL NO. 480212-0175 B, DATED SEPTEMBER 04, 1991
POSTAL DELIVERY SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
EXISTING CITY MONUMENT
THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.



LOCATION MAP:
1' = 600'



DEDICATION

EDWARDS HOMES, INC. property owners of this land, hereby present this plat as hereon laid down and designated.
Witness our signature this 31st day of October, 2013.

EDWARDS HOMES, INC.

Eduardo Fernandez
EDUARDO FERNANDEZ, President

ATTEST: NOT REQUIRED

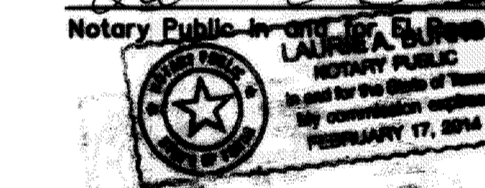
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Eduardo Fernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 31st day of October, 2013.

Paula Abreu 2-17-14
Notary Public in and for El Paso County My Commission Expires



AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0085 (Amending Plat) of the Local Government Code and Title 19.08.070 as to meeting the requirements for a review of an amending plat.

Clifford *Paula*
Executive Secretary Subdivision Coordinator

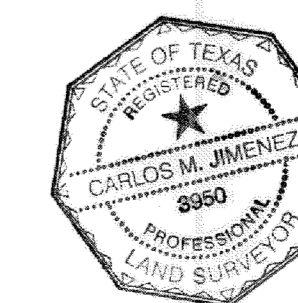
Approved for filing this 7th day of November, 2013.

Mark
City Development Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 12 day of December, 2013, A.D. in File No. 20130090794

Paula Bismarck *Andrew Rosser*
County Clerk Only By Deputy



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.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

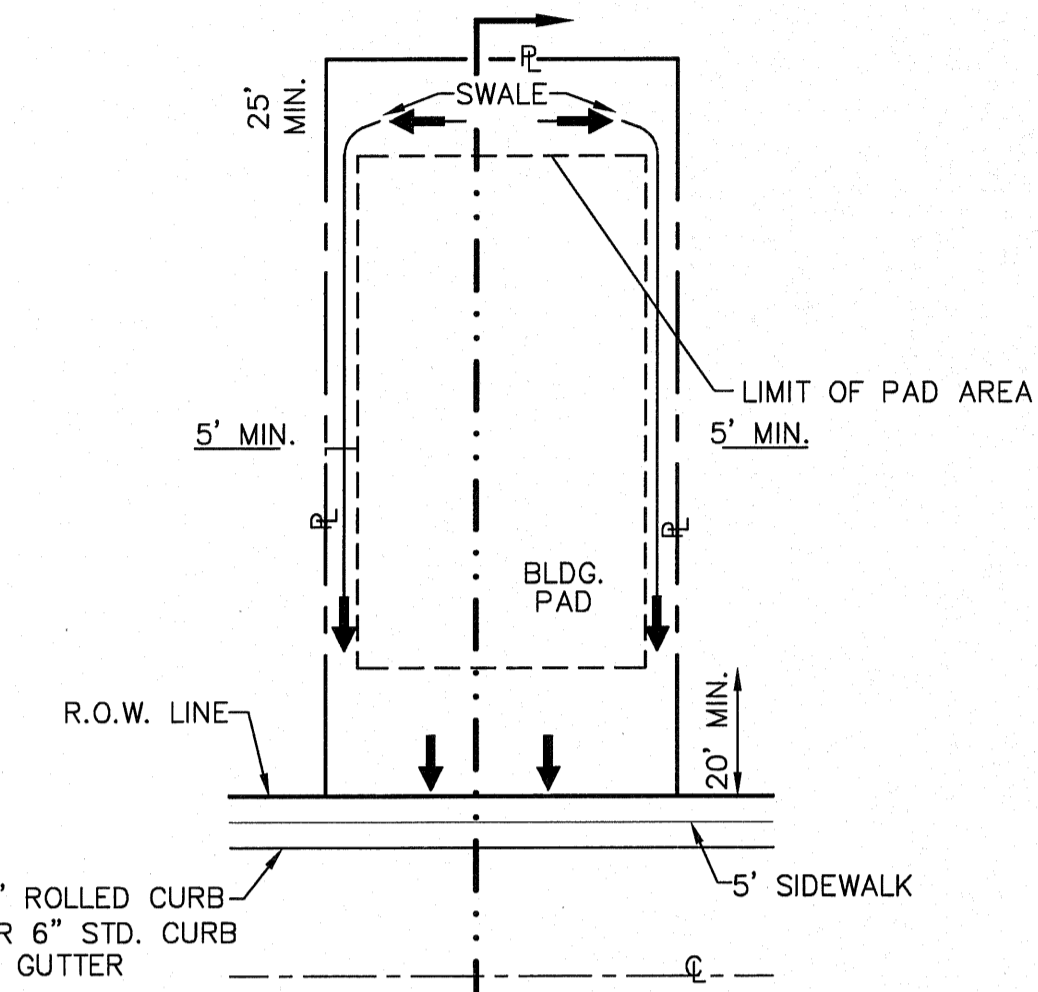
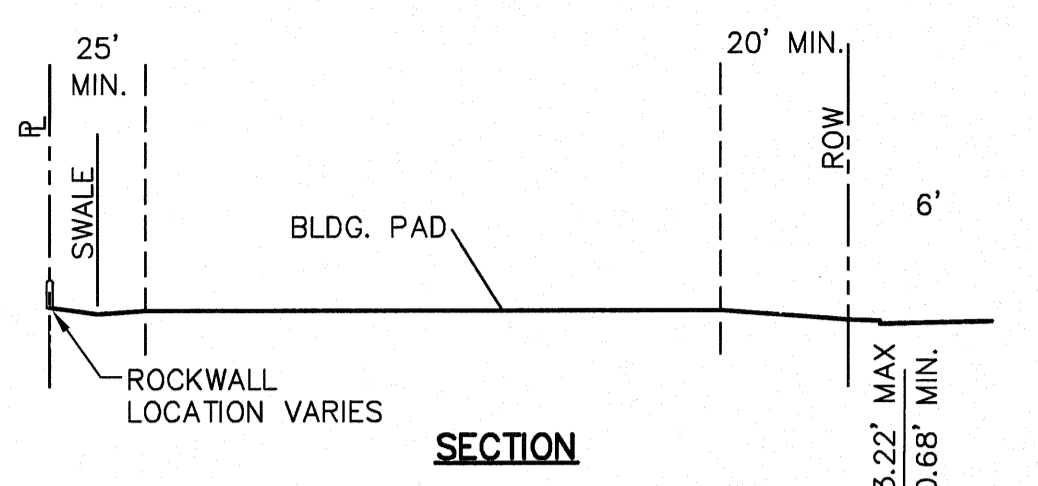
OWNER/DEVELOPER:
EDWARDS HOMES, INC.
EDUARDO FERNANDEZ
11450 ROJAS DR. STE. D-15
EL PASO, TEXAS 79936
PHONE: (915) 849-8819

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422

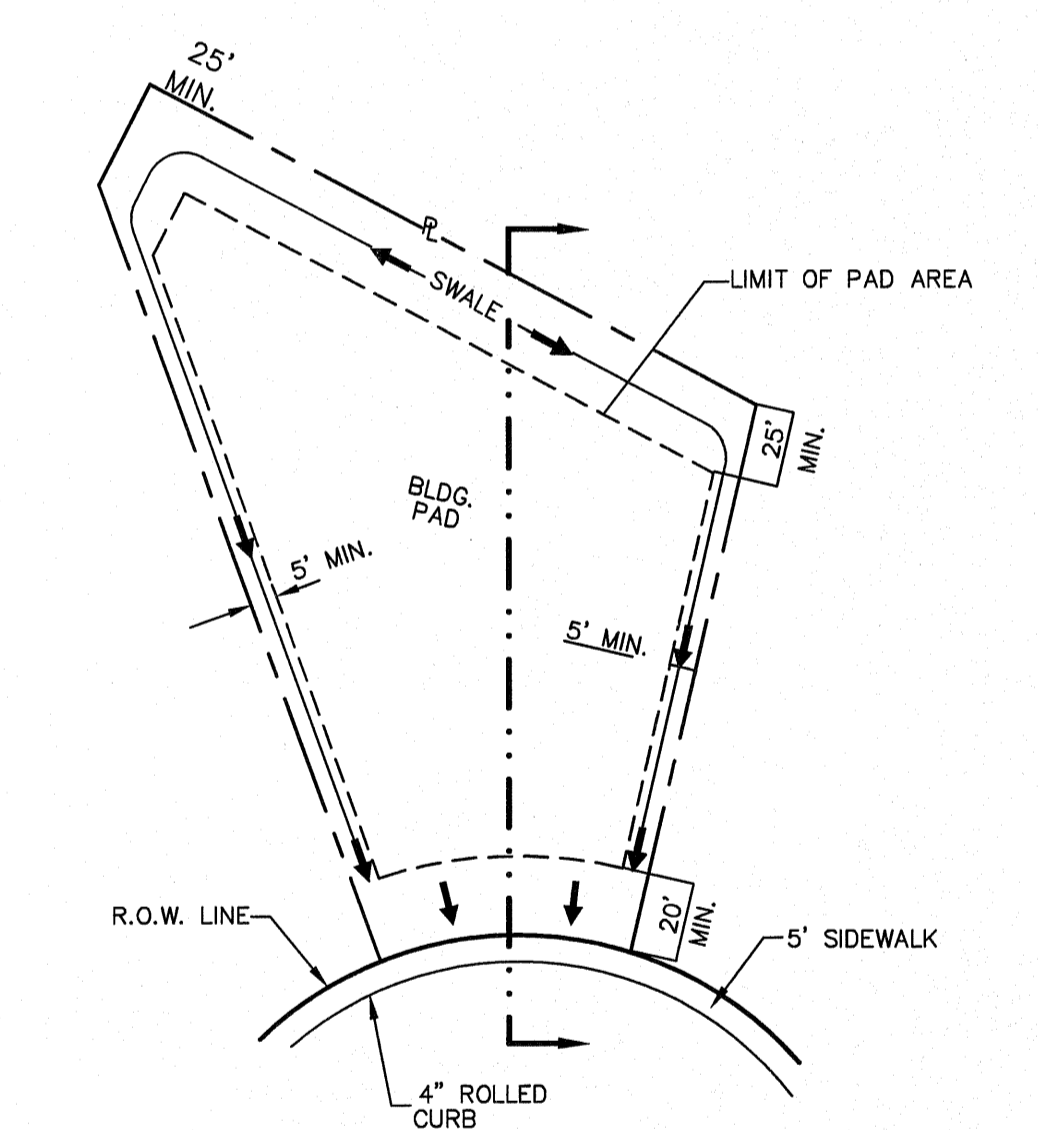
UTILITY LOCATOR SERVICES		
EL PASO ELECTRIC COMPANY	(915) 543-5720	
EL PASO ENERGY CORPORATION	(915) 496-5244	
EL PASO WATER UTILITIES	(915) 594-5500	
MCJ SURVEILLANCE	(800) MCJ-WORK	
TIME WARNER COMMUNICATIONS	(915) 772-1123	
TEXAS GAS SERVICE	(915) 680-7200	
SBC	(800) 545-6005	
AT&T	(800) 852-3786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

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

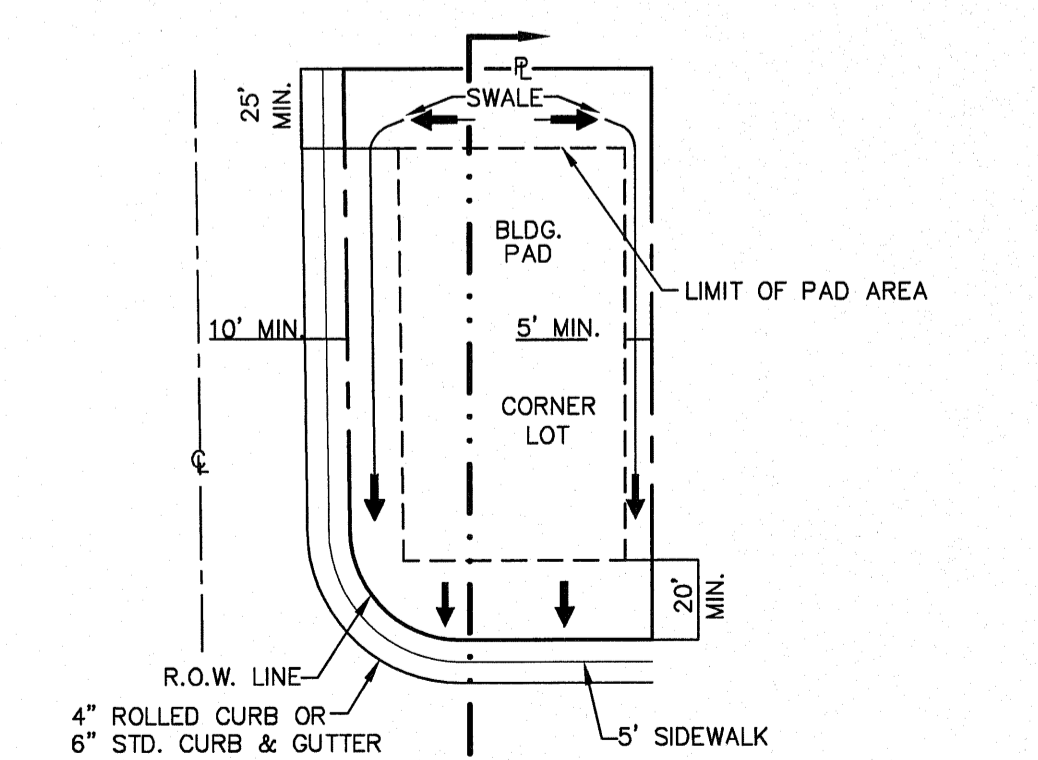
REFERENCES - BENCHMARKS	REVISIONS	BY
EXISTING CITY MONUMENT ELEVATION=3970.52 FEET (CITY DATUM) LOCATED AT THE CENTERLINE OF INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE.	DATE	



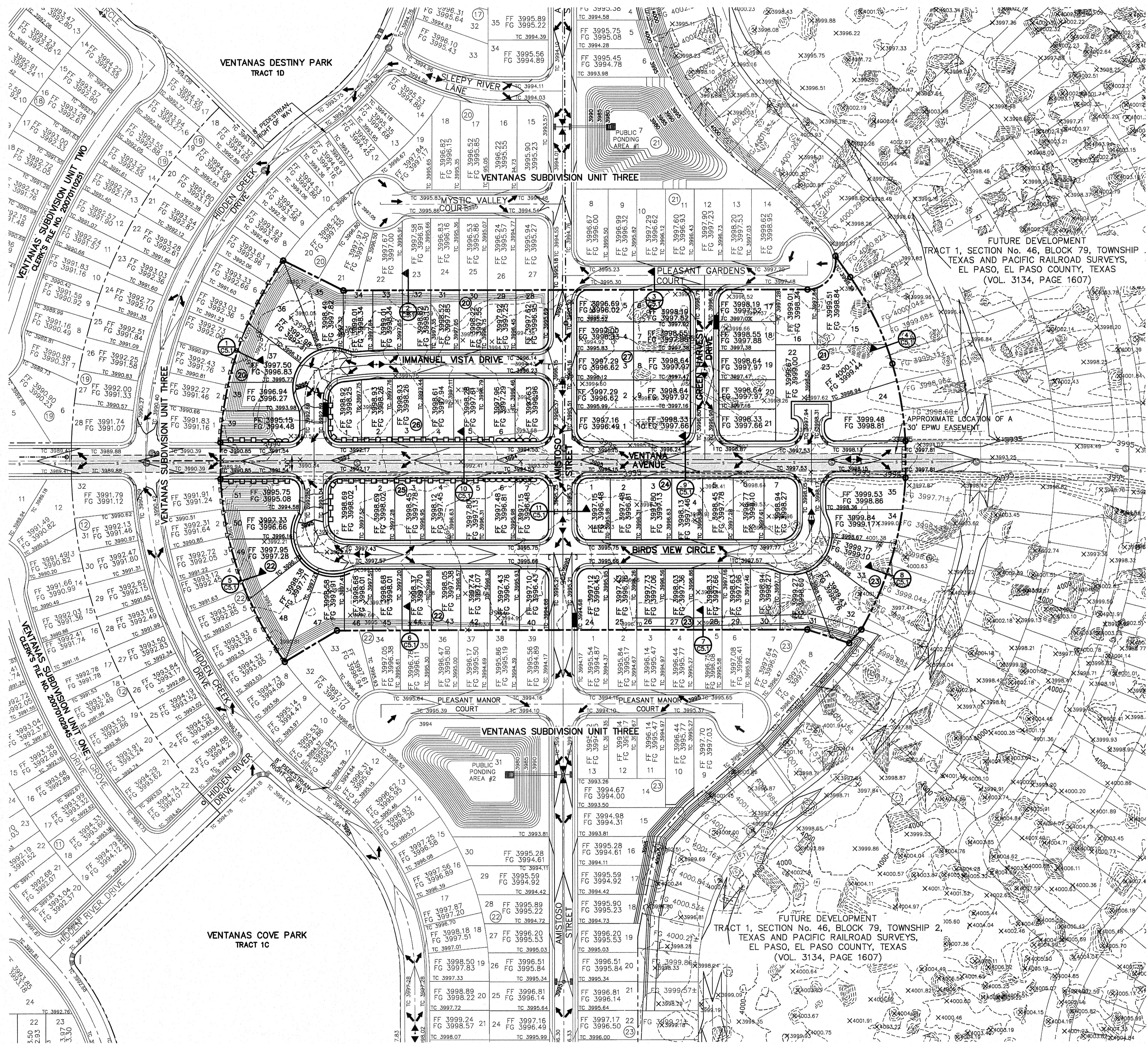
TYPICAL LOT PLAN
SCALE: NTS



TYPICAL LOT DETAILS
SCALE: NTS



TYPICAL LOT DETAILS
SCALE: NTS



- 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 (NDBC'S, SIGNS, POLES, FIRE HYDRANTS, ETC.) REFER TO STANDARD DETAIL SHEETS.
 - IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A. STANDARDS.
 - WHEELCHAIR RAMPS WILL BE CONSTRUCTED BY DEVELOPER AS PART OF SUBDIVISION IMPROVEMENTS.

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 4' HIGH RETAINING ROCKWALL (2'-3' RETAINING HEIGHT)
 - NEW 4' HIGH RETAINING ROCKWALL (3'-6' RETAINING HEIGHT)
 - EXISTING ROCKWALL
 - EXISTING 24" WATER LINE
 - EXISTING 15" SEWER LINE

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SCALE 1"=100'

Vertical	N/A
Horizontal	N/A
Contour Interval	N/A
DATE:	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB NO.:	2260-013-LD

PROJECT NAME
VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS

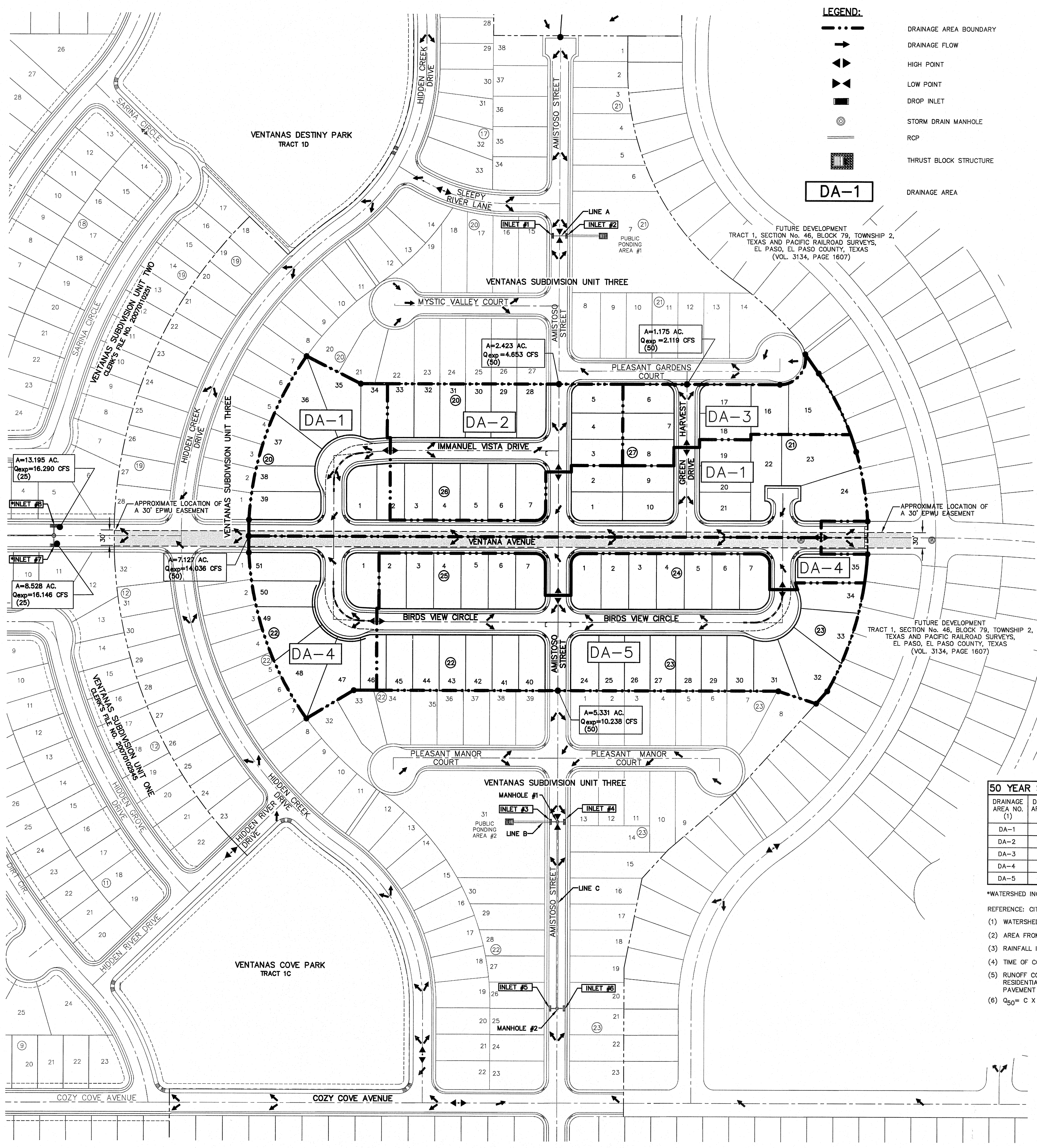
SHEET TITLE

GRADING PLAN

SHEET NO.

C3.1

GRADING PLAN
SCALE: 1" = 100'



LEGEND:

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

DA-1

RETENTION POND #1
LOT 7, BLOCK 21
VENTANAS SUBDIVISION UNIT THREE

POND #1 CALCULATIONS

QT = (ARC)/12	SILT VOLUME = 0.182
QT = 3.302 AC-FT	0.012 AC-FT/AC
A = 15.170	4.128 + 0.182 = 4.354 AC-FT
C = 0.653	TOTAL_{req} = 4.310 AC-FT
QT X 25% = 0.826	
3.302 + 0.826 = 4.128	

PUBLIC PONDING AREA #1

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	4.310	5.004	31.165	0	3990.37	3979	2.630	3993

NOTE:
1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE DOES NOT INCLUDE 25% FREEBOARD. HOWEVER, THE TOTAL POND CAPACITY SHALL HOLD TOTAL REQUIRED STORM WATER RUNOFF.
HWSE = QT + SILT VOLUME
HWSE = 3.302 + 0.182 = 3.484 AC-FT
CONTOUR 3990, ACCUMULATED VOLUME = 3.291 AC-FT
CONTOUR 3991, ACCUMULATED VOLUME = 3.815 AC-FT
HIGH WATER SURFACE ELEVATION = 3990.37

2. REFER TO VENTANAS SUBDIVISION UNIT THREE SIP FOR STORM SEWER SYSTEM PLAN & PROFILE INFORMATION.

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

POND #1 AREAS

CONTOUR	ACCUMULATED VOLUME (AC.-FT.)
3993	5.034
3992	4.386
3991	3.815
3990	3.291
3989	2.811
3988	2.373
3987	1.975
3986	1.615
3985	1.291
3984	1.000
3983	0.742
3982	0.515
3981	0.317
3980	0.146
3979	0.000

RETENTION POND #2
LOT 31, BLOCK 22,
VENTANAS SUBDIVISION UNIT THREE

POND #2 CALCULATIONS

QT = (ARC)/12	SILT VOLUME = 0.280
QT = 4.832 AC-FT	0.012 AC-FT/AC
A = 23.306	6.040 + 0.280 = 6.320 AC-FT
R = 4"	TOTAL_{req} = 6.320 AC-FT
QT X 25% = 1.208	
4.832 + 1.208 = 6.040	

PUBLIC PONDING AREA #2

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
2	6.320	6.836	43.896	0	3990.65	3978	2.350	3993

NOTE:
1. THE HWSE REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO. THE HWSE DOES NOT INCLUDE 25% FREEBOARD. HOWEVER, THE TOTAL POND CAPACITY SHALL HOLD TOTAL REQUIRED STORM WATER RUNOFF.
HWSE = QT + SILT VOLUME
HWSE = 4.832 + 0.280 = 5.112 AC-FT
CONTOUR 3990, ACCUMULATED VOLUME = 4.676 AC-FT
CONTOUR 3991, ACCUMULATED VOLUME = 5.345 AC-FT
HIGH WATER SURFACE ELEVATION = 3990.65

2. REFER TO VENTANAS SUBDIVISION UNIT THREE SIP FOR STORM SEWER SYSTEM PLAN & PROFILE INFORMATION.

POND #2 AREAS

CONTOUR	ACCUMULATED VOLUME (AC.-FT.)
3993	6.836
3992	6.064
3991	5.345
3990	4.676
3989	4.055
3988	3.481
3987	2.953
3986	2.470
3985	2.030
3984	1.632
3983	1.273
3982	0.951
3981	0.665
3980	0.412
3979	0.191
3978	0.000

50 YEAR STORM CALCULATIONS FOR WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (I50) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q50 (CFS) (6)
DA-1	4.436	2.730	12.515	0.710	8.598
DA-2	2.423	2.910	10.00	0.660	4.653
DA-3	1.175	2.910	10.00	0.620	2.119
DA-4	2.691	2.659	13.602	0.760	5.438
DA-5	5.331	2.910	10.00	0.660	10.238

- *WATERSHED INCLUDES PROPOSED FUTURE DRAINAGE AREA
- REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (JUNE 2008)
- (1) WATERSHED AREA IDENTIFICATION
 - (2) AREA FROM DRAINAGE PLAN
 - (3) RAINFALL INTENSITY, 50 YEAR STORM => PLATE NO. 2-14
 - (4) TIME OF CONCENTRATION: TC = T (OVERLAND) + T (GUTTER)
 - (5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA = 0.58
PAVEMENT AREA = 0.95
 - (6) Q₅₀ = C X A X I X 50

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	8.163	19.267	6.716	0	2	I	SUMP
2	18.172	19.267	0	3.293	2	I	SUMP
3	5.753	19.267	5.619	0	2	I	SUMP
4	15.991	19.267	0	5.619	2	I	SUMP
5	2.420	12.650	6.595	0	2	I	ON-GRADE
6	15.610	12.650	0	6.595	2	I	ON-GRADE
7	18.146	17.902	0	0	2	I	ON-GRADE
8	18.290	18.638	0	0	2	I	ON-GRADE

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

*EXISTING INLETS NEW CALCULATIONS

MOMENTUM COMPUTATION

LOCATION @ INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.402	2.997	1.205
2	0.400	2.988	1.195
3	0.374	2.857	1.068
4	0.374	2.857	1.068
5	0.335	2.653	0.889
6	0.335	2.653	0.889
*7	0.417	3.070	1.280
*8	0.418	3.077	1.286

- *EXISTING INLETS NEW CALCULATIONS
- (1) LOCATION
 - (2) DEPTH
 - (3) VELOCITY
 - (4) PRODUCT NUMBER = DEPTH X VELOCITY

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

DATE: _____ BY: _____ REVISIONS: _____

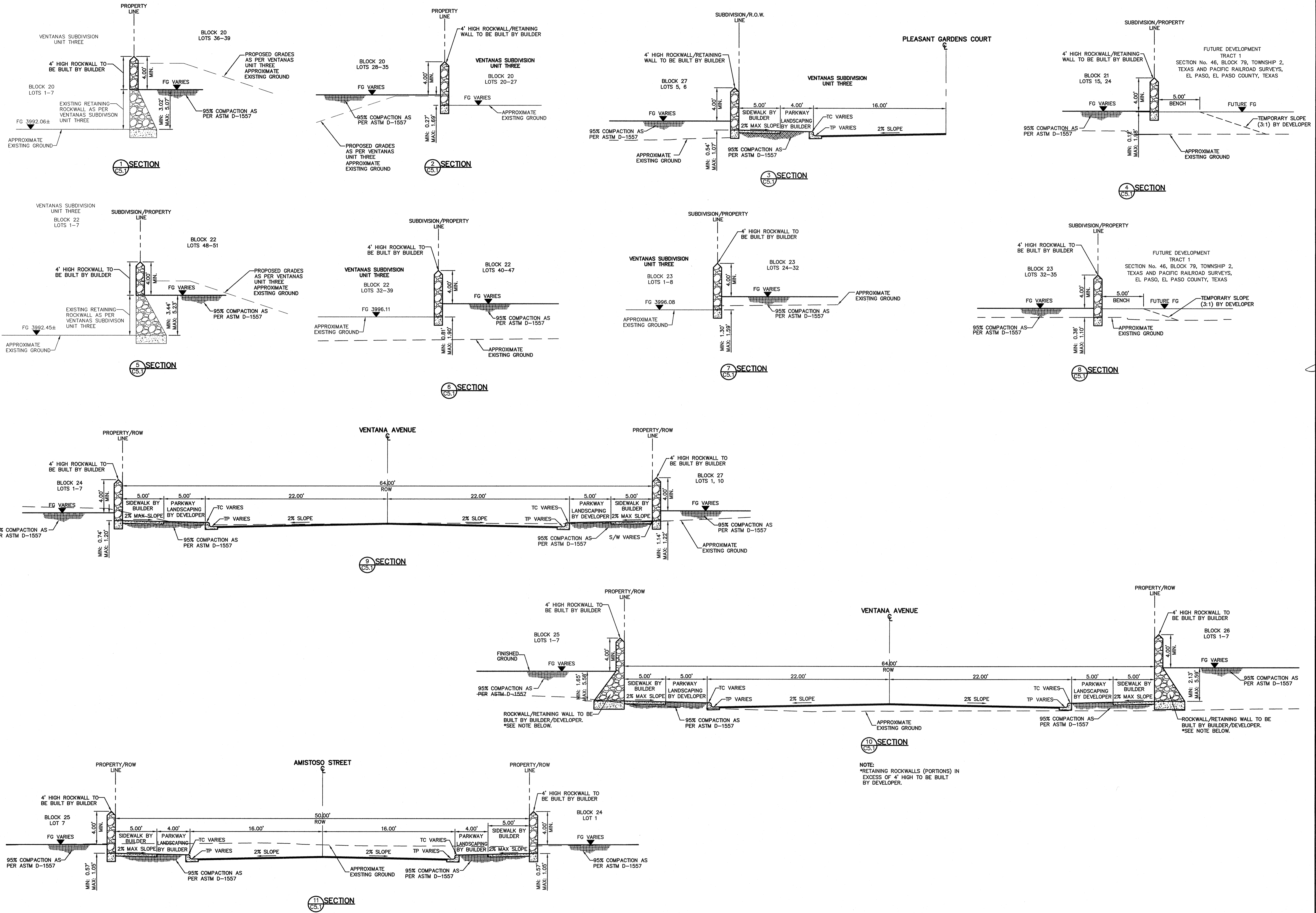
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ENGINEER'S SEAL
SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: J.L.A.
DRAWN BY: J.L.A.
CHECKED BY: J.L.A.
APPROVED BY: J.L.A.
JOB NO.: 2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
DRAINAGE PLAN

SHEET NO.
C4.1



NOTE:
 *RETAINING ROCKWALLS (PORTIONS) IN EXCESS OF 4' HIGH TO BE BUILT BY DEVELOPER.

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

DATE: _____ BY: _____
 REVISIONS: _____

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ENGINEER'S SEAL

SCALE
 Horizontal: 1"=5'
 Vertical: N/A
 Contour Interval: N/A
 DATE: AUGUST 2011
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
 UNIT THREE
 REPLAT "A"
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**GRADING
 SECTIONS**

SHEET NO.
C5.1

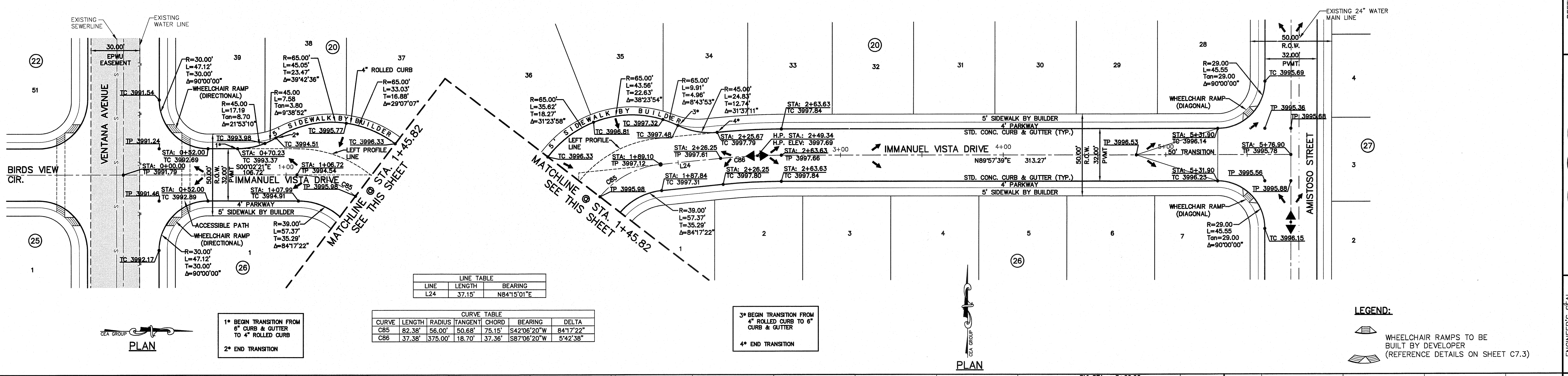
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT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

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1-800-344-8377

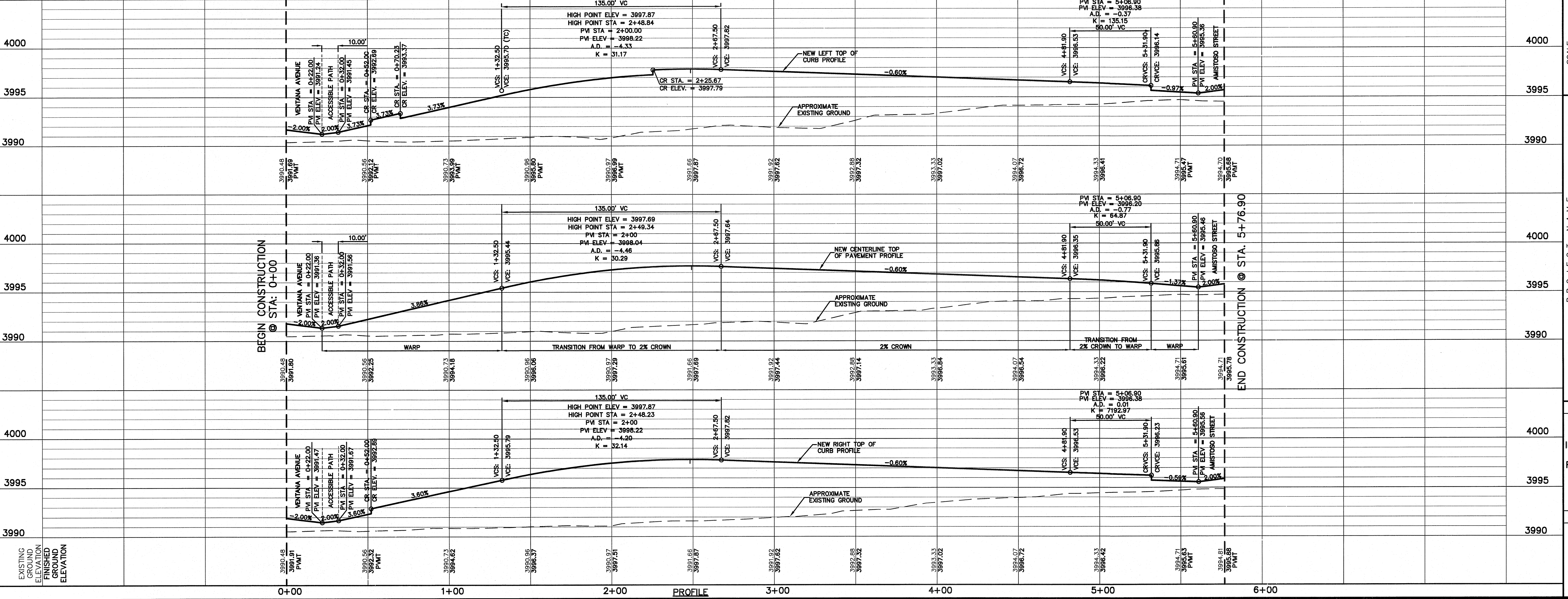
FOR FIELD LOCATING EXISTING UTILITIES

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



LINE TABLE				
LINE	LENGTH	BEARING		
L24	37.15'	N84°15'01"E		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C85	82.38'	56.00'	50.68'	75.15'	S42°06'20"W	84°17'22"
C86	37.38'	375.00'	18.70'	37.36'	S87°06'20"W	5°42'38"

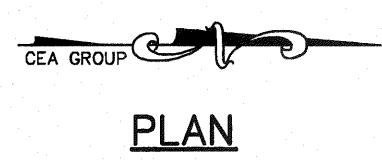
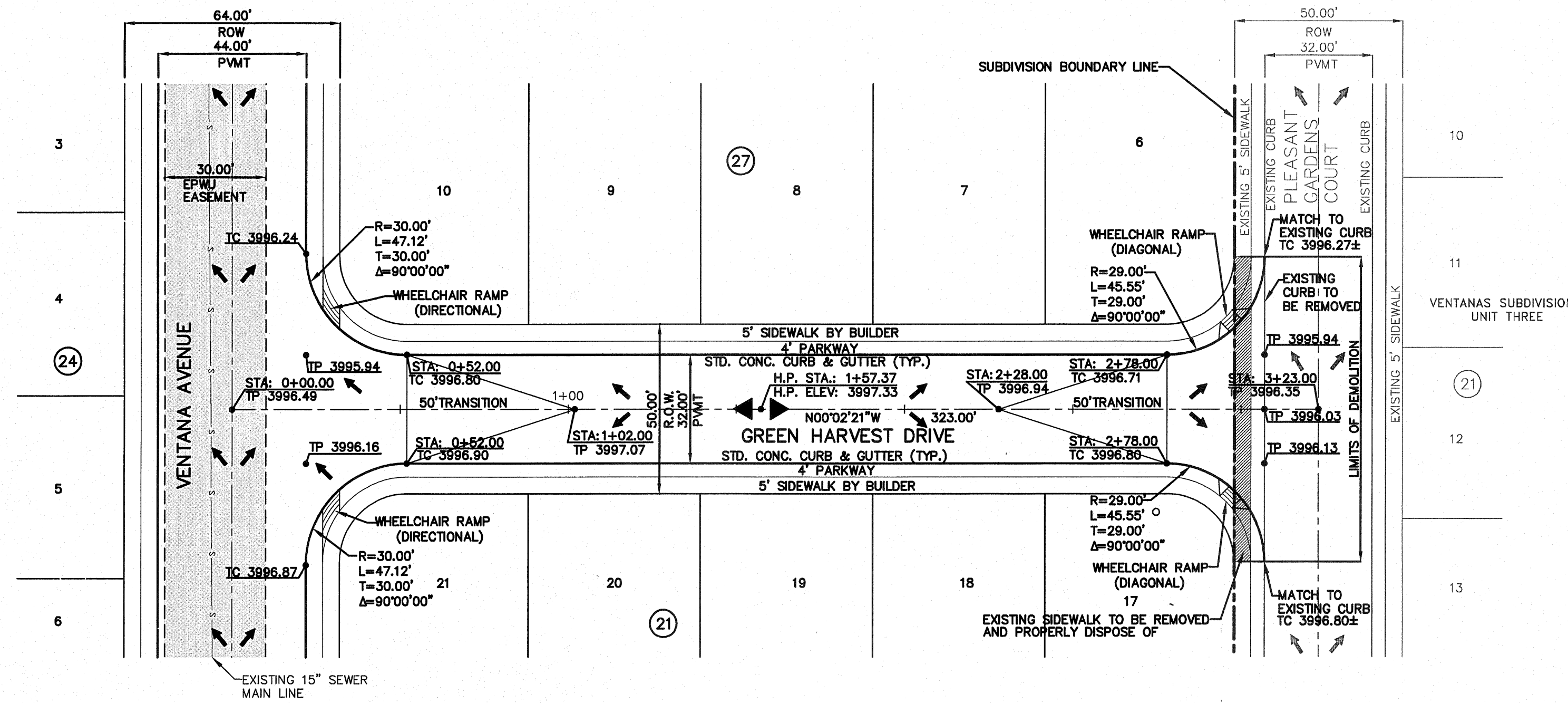


SCALE: 1"=30'
Horizontal: 1"=5'
Vertical: Contour Interval: N/A

DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHECK BY: J.L.A.
APPROV. BY: J.L.A.
JOB NO.: 2260-013-LD

ENGINEER'S SEAL

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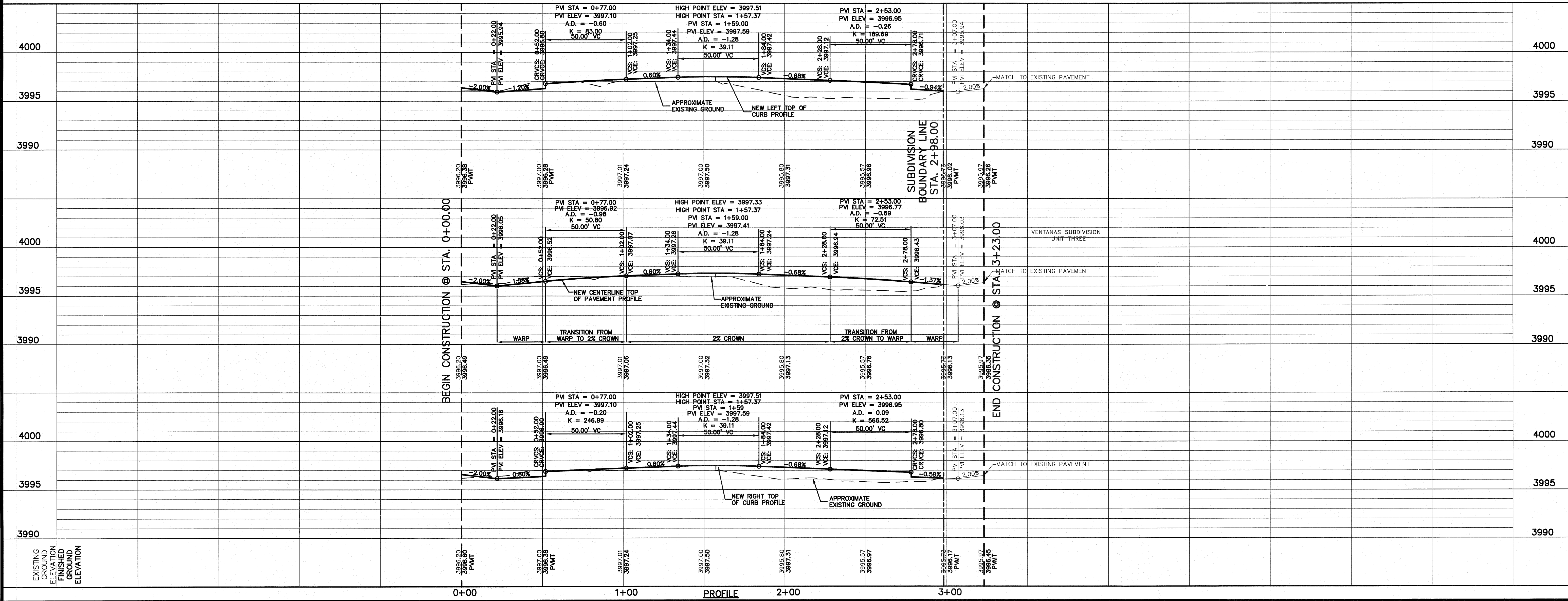
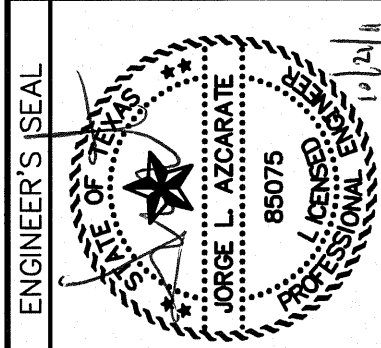
LEGEND:
 WHEELCHAIR RAMP TO BE BUILT BY DEVELOPER (REFERENCE DETAILS ON SHEET C7.3)
 EXISTING SIDEWALK TO BE REMOVED AND PROPERLY DISPOSE OF

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
(AFTER HOURS)	(915) 240-3220

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

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

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SCALE
 Horizontal: 1"=30'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: AUGUST 2011
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHKD. BY: J.L.A.
 APPVD. BY: _____
 JOB No. 2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
 UNIT THREE
 REPLAT "A"
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**GREEN HARVEST DR.
 PLAN & PROFILE
 FROM STA. 0+00.00
 TO STA. 3+23.00**

SHEET NO.
C6.2

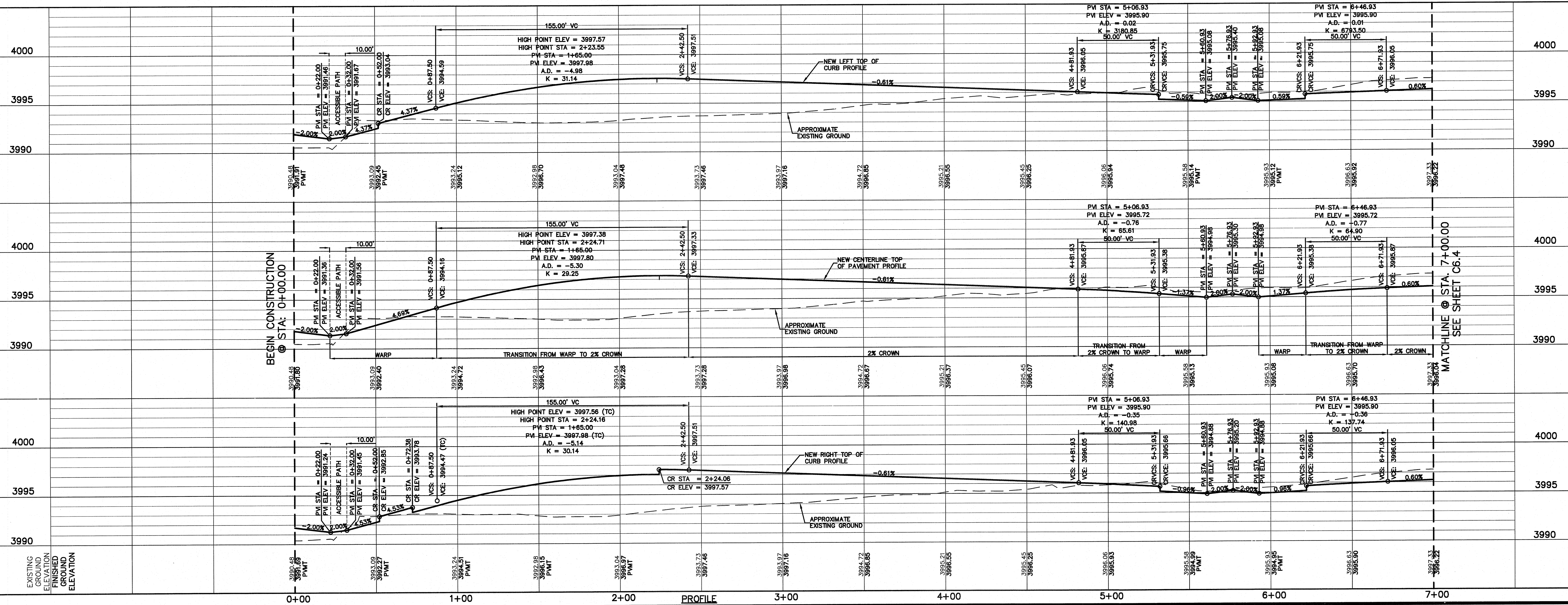
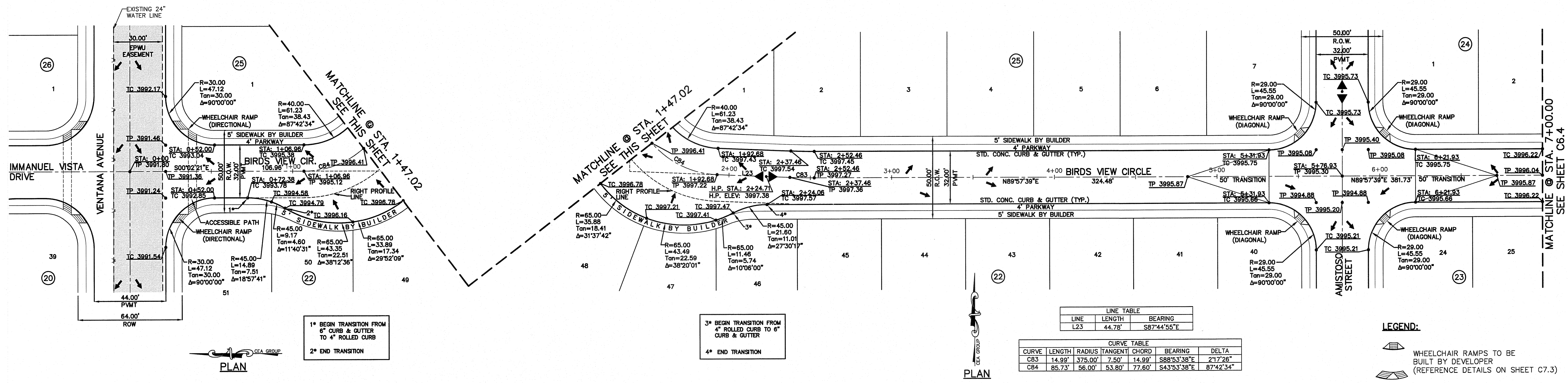
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
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AT&T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

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FOR FIELD LOCATING EXISTING UTILITIES

REVISIONS	DATE	BY



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

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EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
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CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

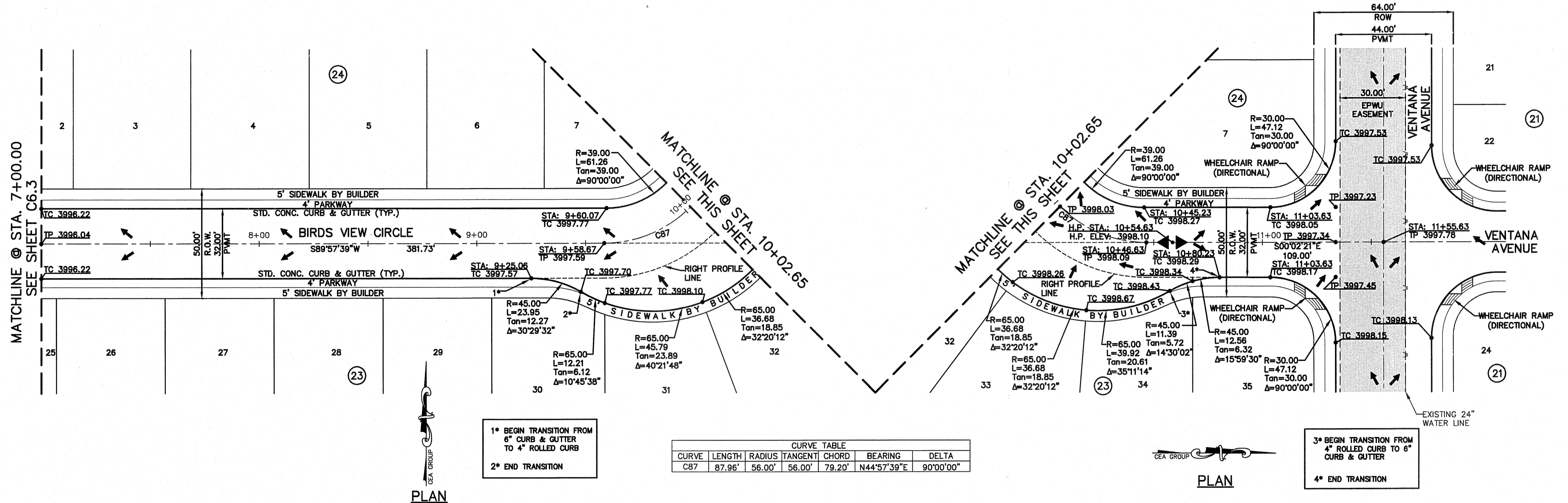
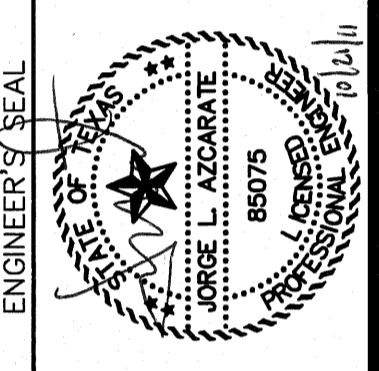
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FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
EXISTING CITY MONUMENT
ELEVATION=3970.52 FEET (CITY DATUM)
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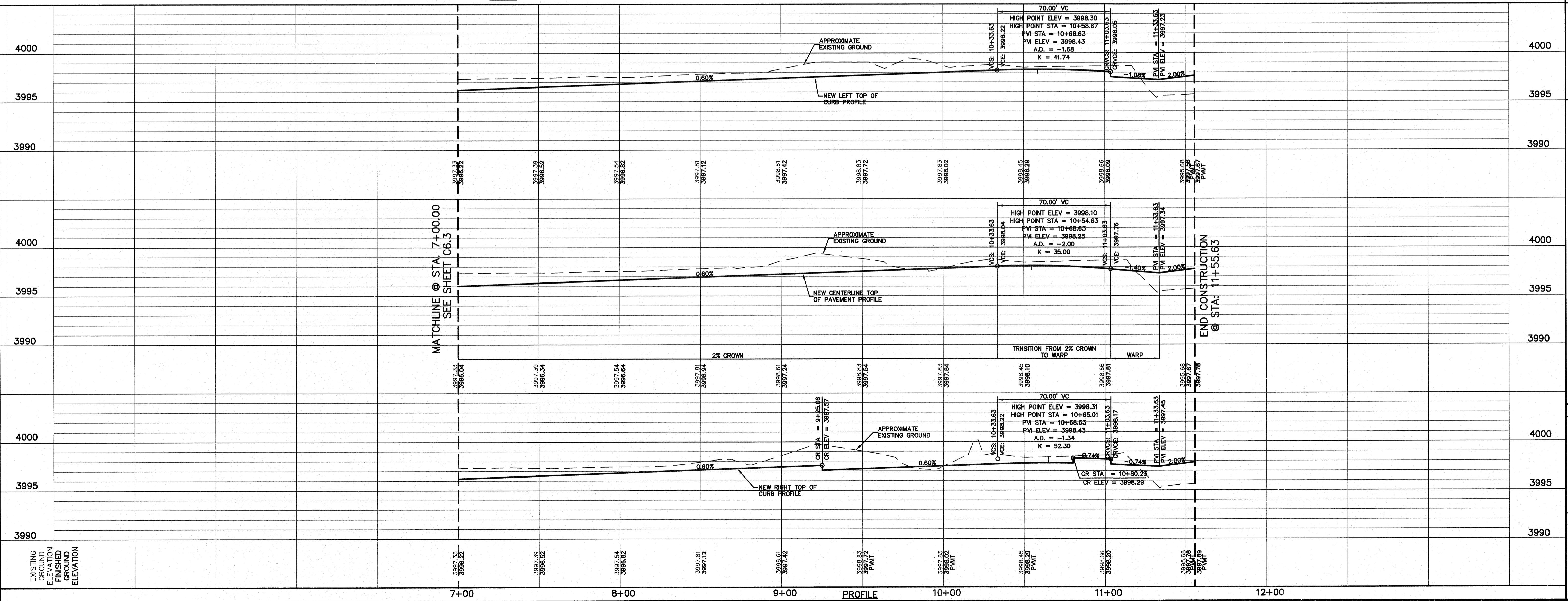


CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT CHORD	BEARING
C87	87.86'	56.00'	56.00'	79.20°
				N44°57'39"E
				90°00'00"

1* BEGIN TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB
2* END TRANSITION

3* BEGIN TRANSITION FROM 4" ROLLED CURB TO 6" CURB & GUTTER
4* END TRANSITION

LEGEND:
WHEELCHAIR RAMPS TO BE BUILT BY DEVELOPER (REFERENCE DETAILS ON SHEET C7.3)



SCALE: Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**BIRDS VIEW CIR.
PLAN & PROFILE
FROM STA. 7+00.00
TO STA. 11+55.63**

SHEET NO.
C6.4

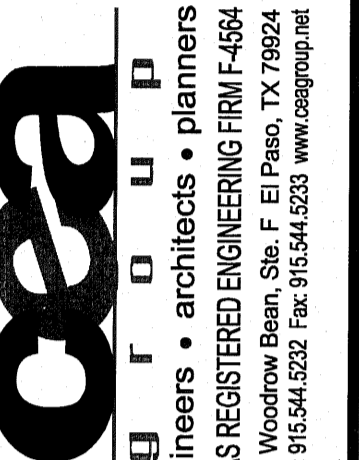
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT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

WARNING!
BEFORE YOU DIG

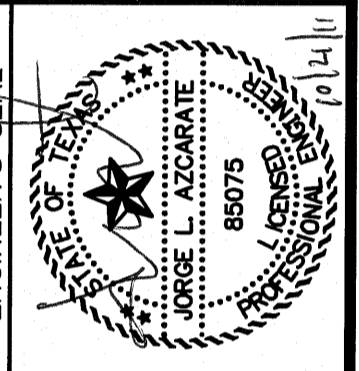
CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

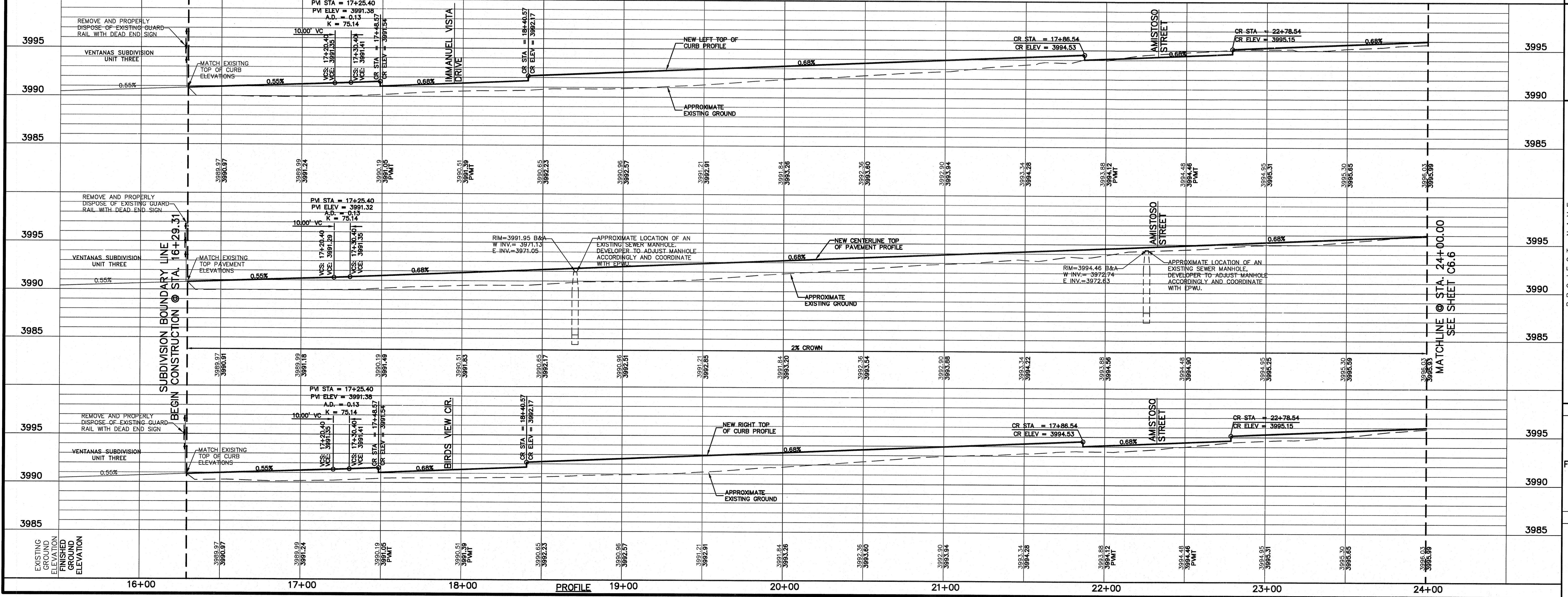
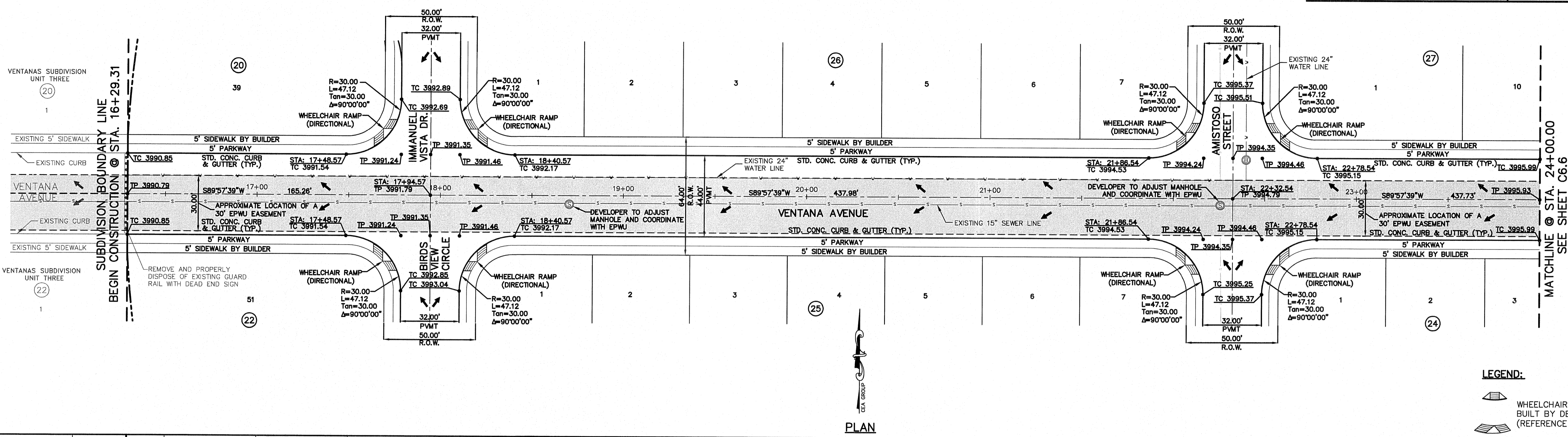
REFERENCES - BENCHMARKS	BY
EXISTING CITY MONUMENT ELEVATION=3970.52 FEET (CITY DATUM)	
LOCATED AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE	
DATE	REVISIONS



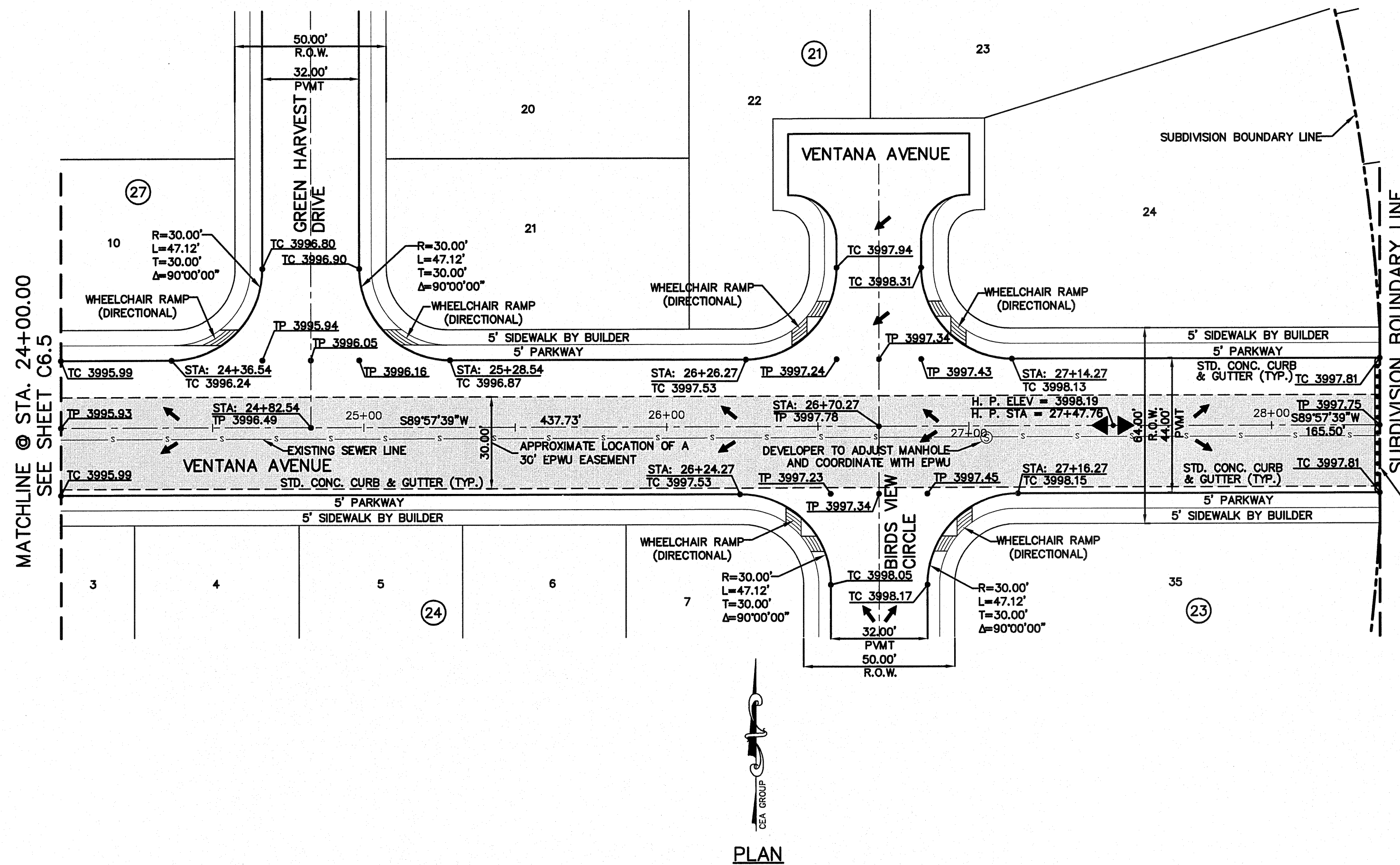
CEA
Engineers & Architects, Planners
TEXAS REGISTERED ENGINEER (RTR) F-4584
4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net



JORGE L. AZCARATE
80075
EXPIRES 08/31/14

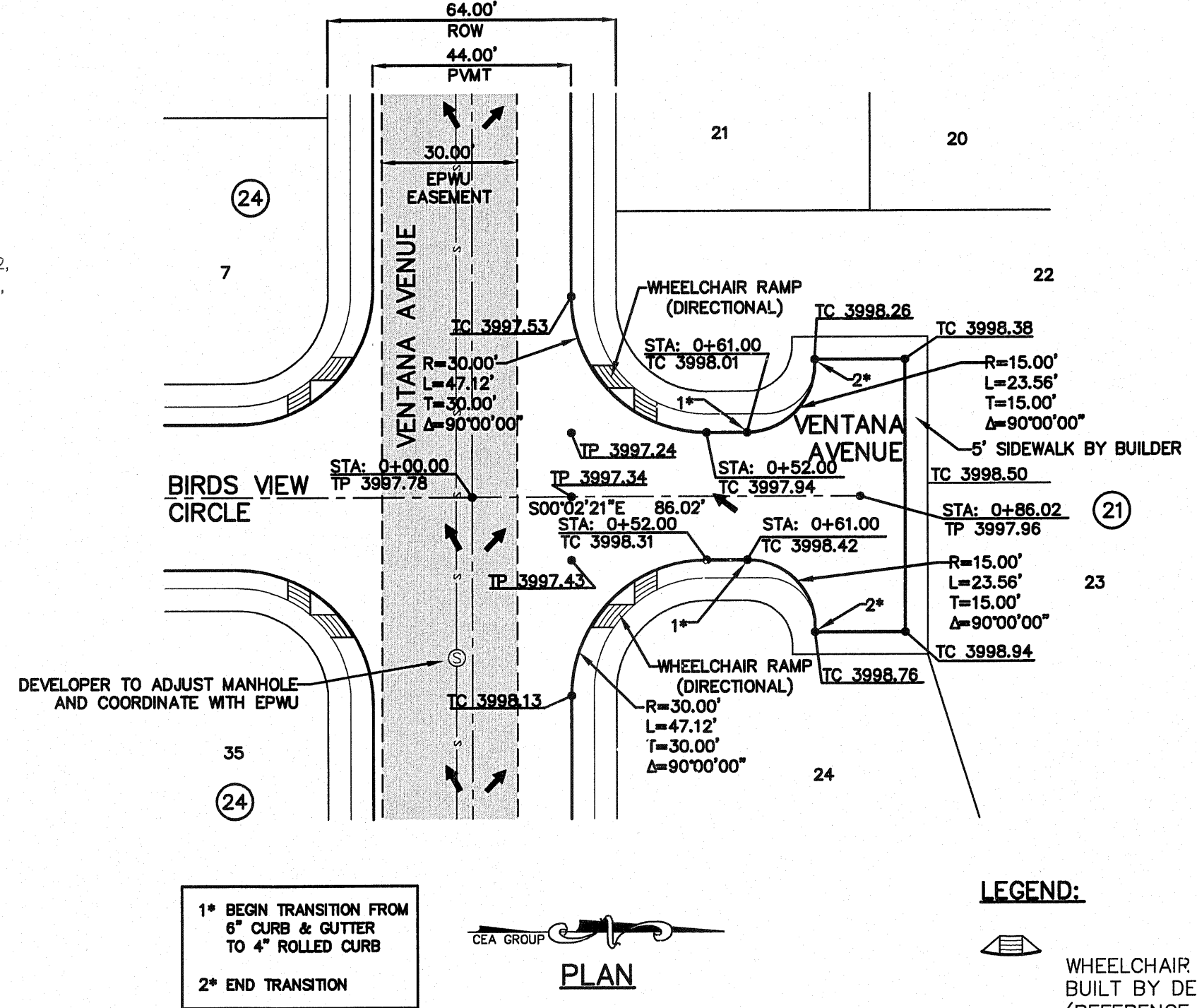


SCALE	PROJECT NAME
Horizontal: 1"=30' Vertical: 1"=5' Contour Interval: N/A	VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS
DATE: AUGUST 2011 DESIGN BY: F.Z. DRAWN BY: A.B. CHKD. BY: J.L.A. APPVD. BY: J.L.A. JOB NO. Z260-013-LD	SHEET TITLE VENTANA AVENUE PLAN & PROFILE FROM STA. 16+29.31 TO STA. 24+00.00
	SHEET NO. C6.5



FUTURE DEVELOPMENT
TRACT 1
SECTION No. 46, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
EL PASO COUNTY, TEXAS

PROPOSED TYPE III BARRIER, DEAD END
SIGN AND PAVEMENT TERMINUS.
(REFERENCE DETAIL 3 ON SHEET C9.2)



1" BEGIN TRANSITION FROM
6" CURB & GUTTER
TO 4" ROLLED CURB
2" END TRANSITION

CEA GROUP
PLAN

LEGEND:

WHEELCHAIR RAMPS TO BE
BUILT BY DEVELOPER
(REFERENCE DETAILS ON SHEET C7.3)

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) 680-7260
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

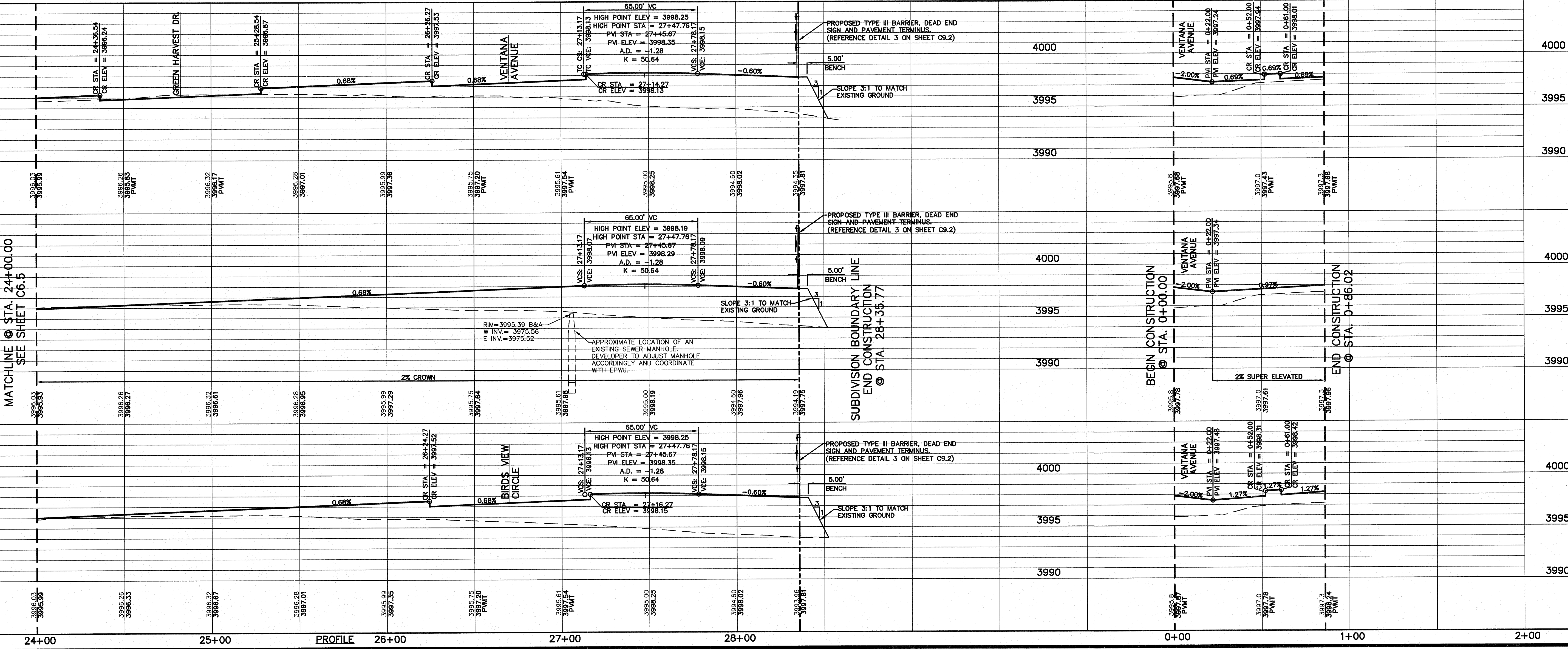
WARNING!
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

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

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GROUP
engineers • architects • planners
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4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net

ENGINEER'S SEAL
J. L. AZCARRATE
88075
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2011



SCALE: 1"=30'
Horizontal: 1"=50'
Vertical: 1"=5'
Contour Interval: N/A

DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2260-013-UD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**VENTANA AVENUE
PLAN & PROFILE
FROM STA. 24+00.00
TO STA. 28+35.77**

**VENTANA AVENUE
PLAN & PROFILE
FROM STA. 0+00.00
TO STA. 0+86.02**

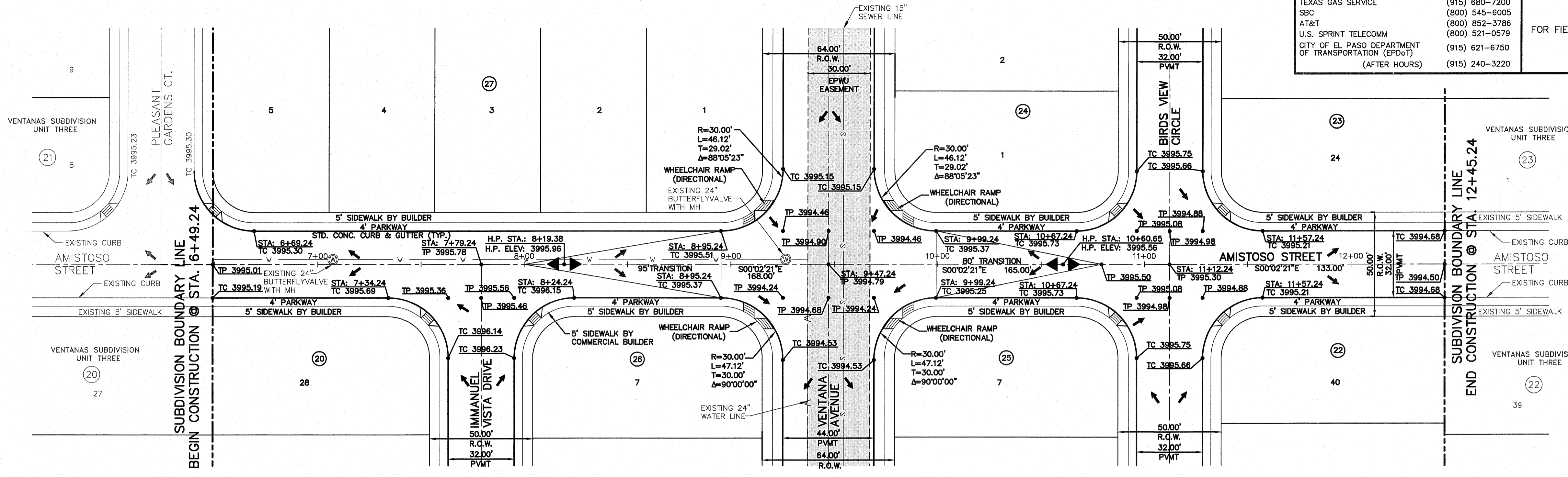
SHEET NO.
C6.6

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
SBC	(915) 680-7200
AT&T	(800) 545-6005
U.S. SPRINT TELECOMM	(800) 852-3786
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG

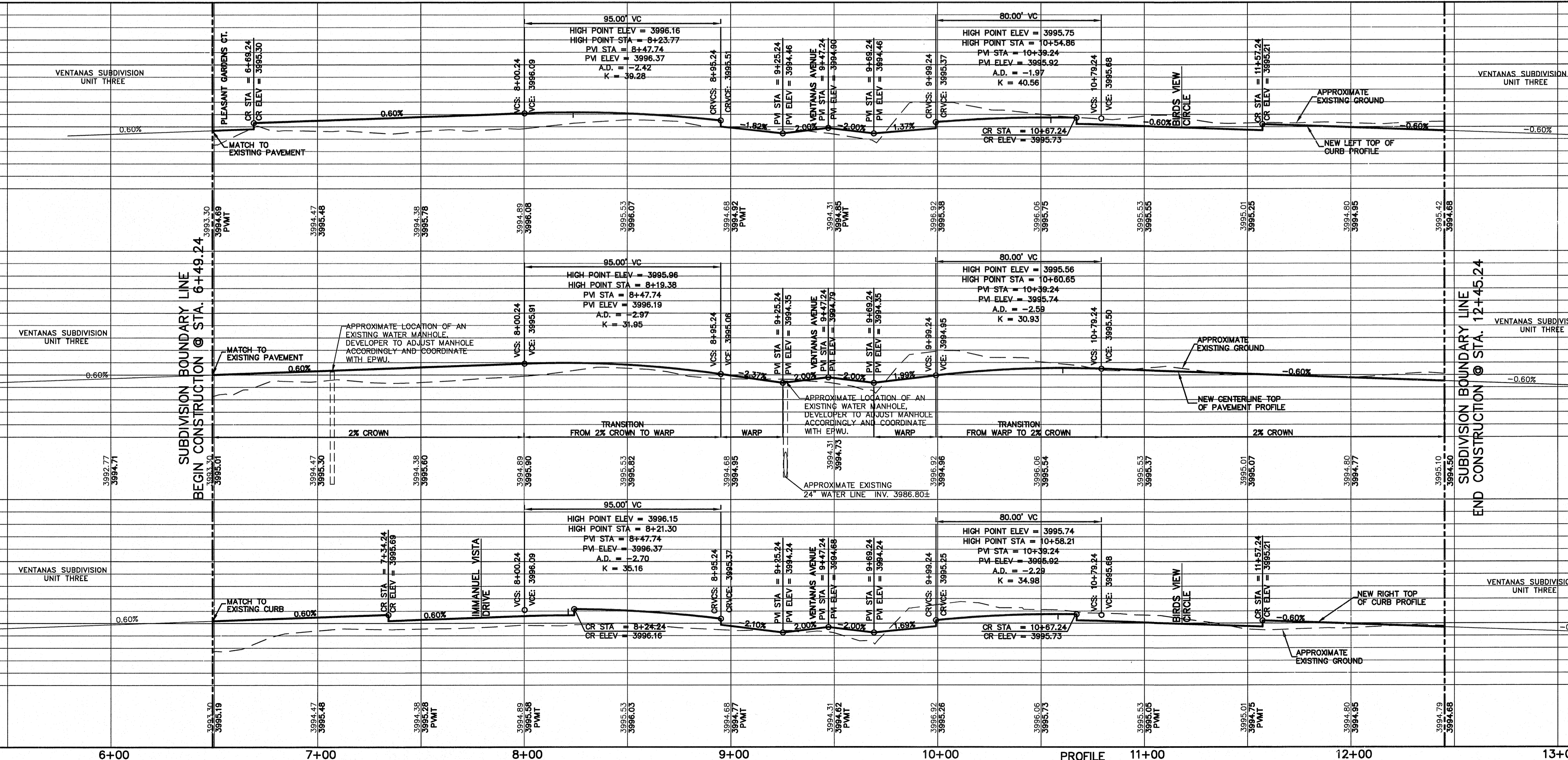
CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES



LEGEND:

WHEELCHAIR RAMPS TO BE BUILT BY DEVELOPER (REFERENCE DETAILS ON SHEET C7.3)



REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT ELEVATION=3970.52 FEET (CITY DATUM)

LOCATED AT THE CENTERLINE SECTION ON SUN TRAIL DRIVE AND SETTING SUN DRIVE.

DATE _____ REVISIONS _____ BY _____

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engineers • architects • planners

JOSE L. AZCARATE
85075
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodrow Bean, Ste F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.cepaeng.com

SCALE: Horizontal: 1"=30' Vertical: 1"=5'

Contour Interval: 1' / A

DATE: AUGUST 2011

DESIGN BY: F.Z.

DRAWN BY: A.B.

CHKD. BY: J.L.A.

APPD. BY: J.L.A.

JOB No. Z260-013-LD

PROJECT NAME

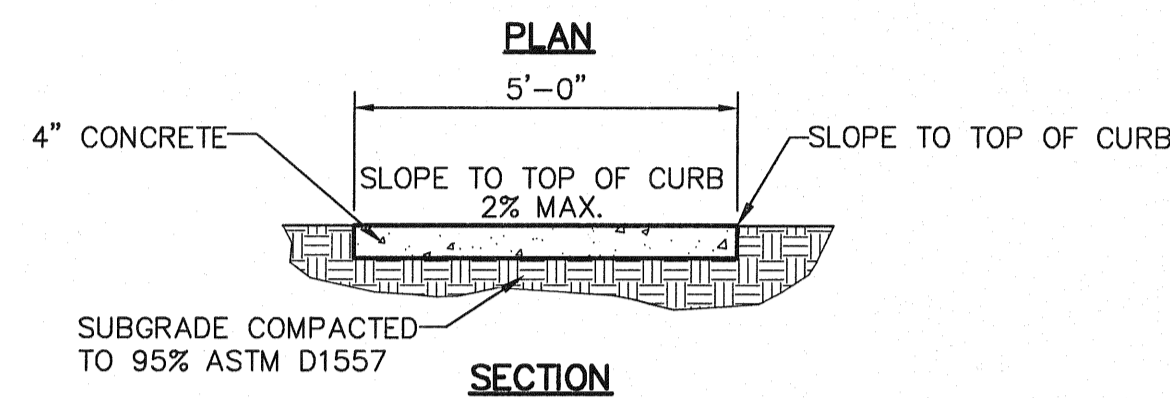
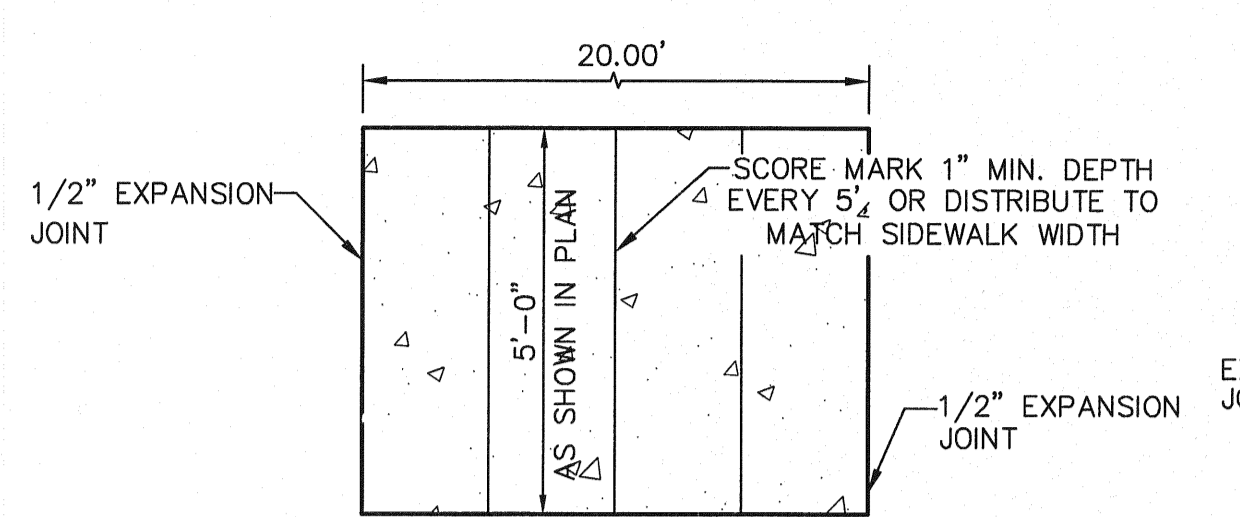
VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS

SHEET TITLE

AMISTOSO ST. PLAN & PROFILE FROM STA. 6+49.24 TO STA. 12+45.24

SHEET NO.

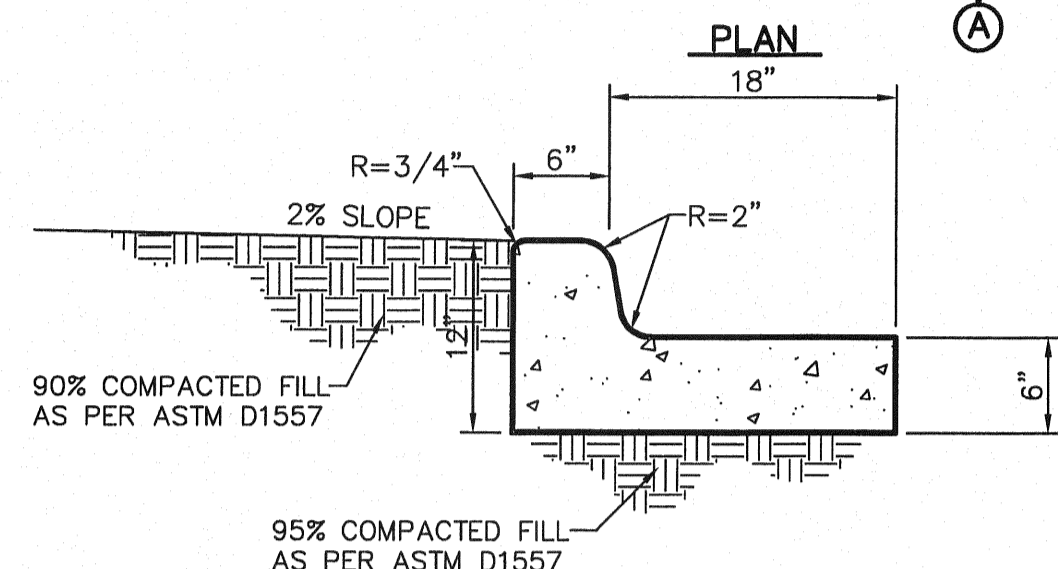
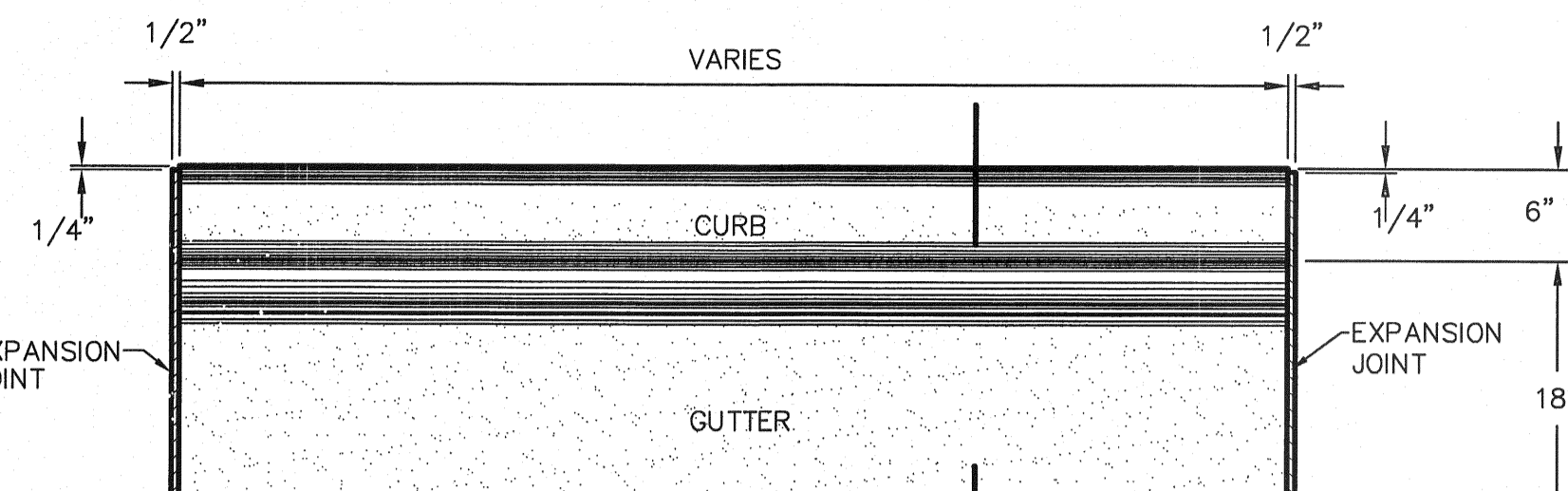
C6.7



SIDEWALK NOTES:

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

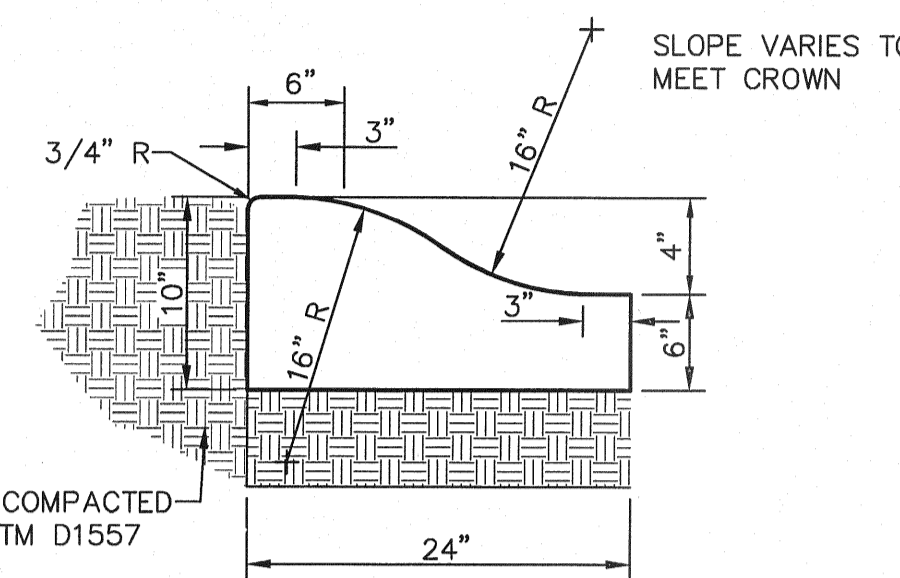
1 SECTION-SIDEWALK/SLAB
SCALE: 1/2"=1'-0"



2 CURB & GUTTER DETAIL

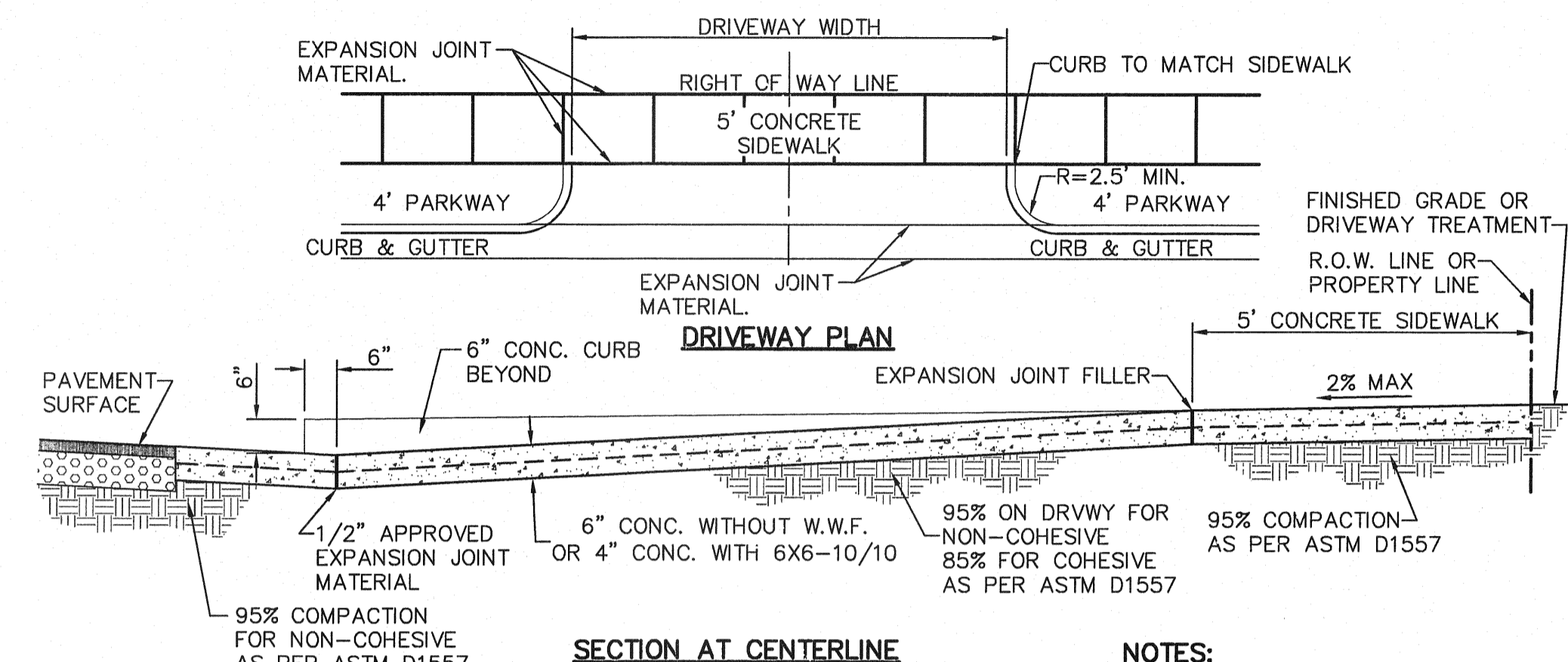
- NOTES:**
1. CONCRETE SHALL BE 3,000 P.S.I. MIN.
 2. DUMMY JOINT REQUIRED AT 10' O.C. FOR CURB & GUTTER, AND 5' O.C. FOR SIDEWALK
 3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS AND AT 20' ON CENTER FOR SIDEWALKS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
 4. EXPANSION JOINTS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

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



1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 7' O.C.
6. * FOR CUL-DE-SAC AND HEEL ONLY.

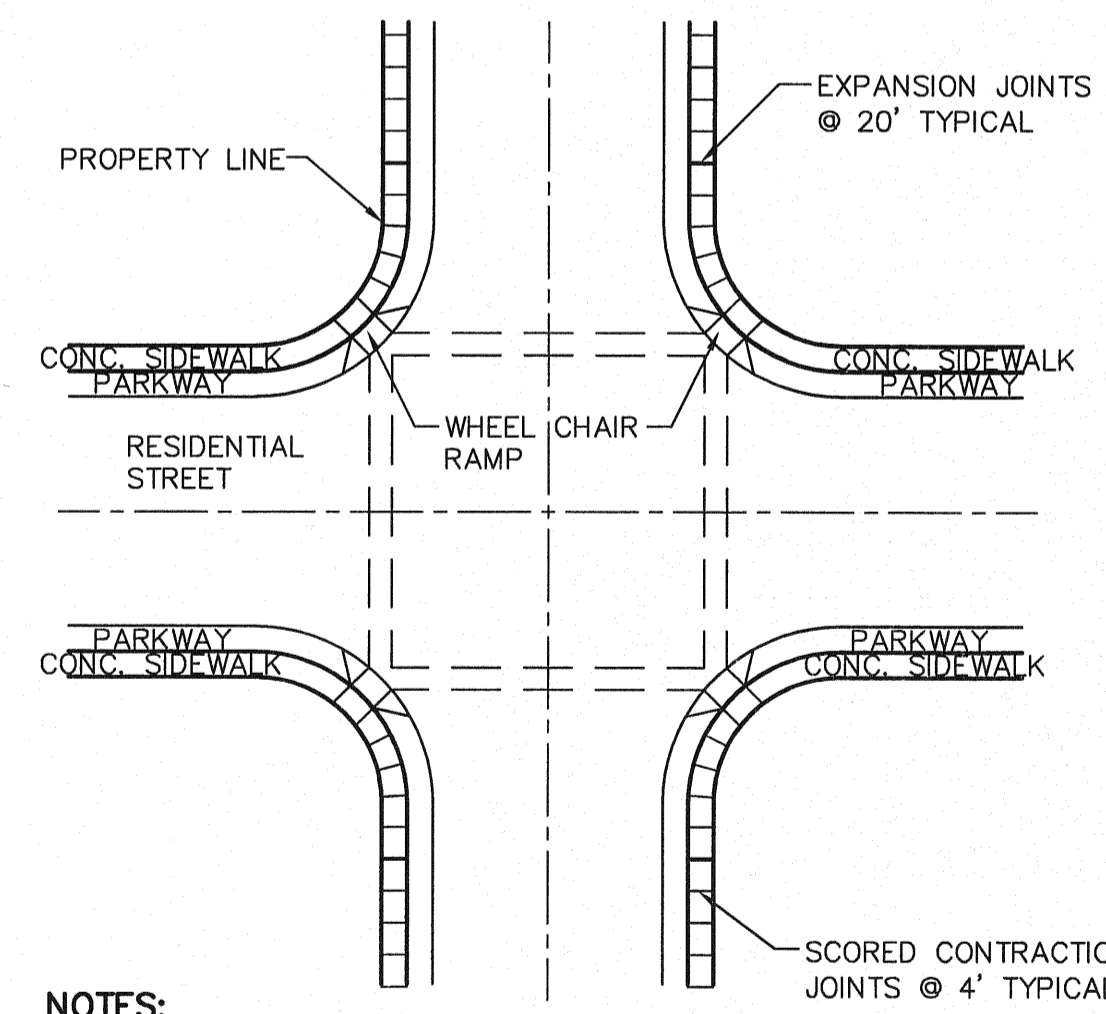
3 4" CONCRETE ROLLED CURB DETAIL
SCALE: 1"=1'-0"



SECTION AT CENTERLINE

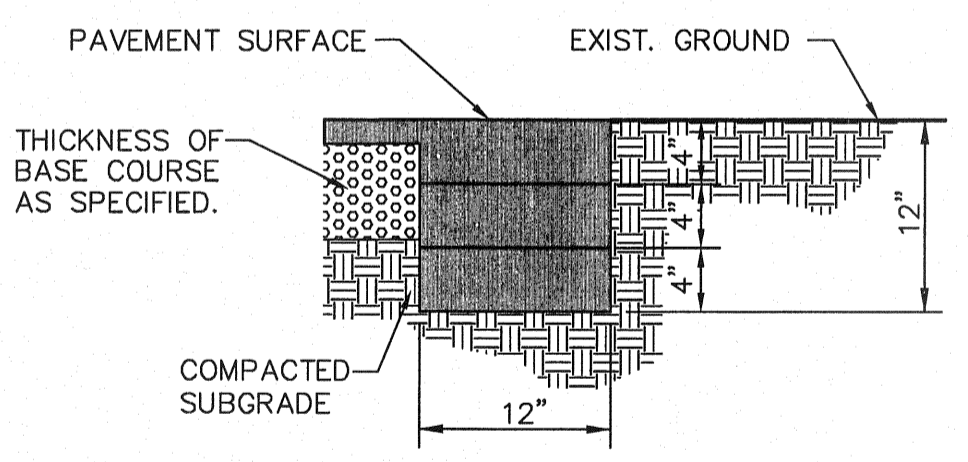
- NOTES:**
1. DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)
 2. REINFORCEMENT IS REQUIRED FOR DRIVEWAY AT POND #1 ENTRANCE AND SHALL BE 6X6-6/8 W.W.F. TO BE PLACED THREE (3") INCHES FROM THE GROUND.
 3. RESIDENTIAL
6" CONCRETE WITHOUT W.W.F.
4" CONCRETE WITH 6X6-10/10

4 TYPICAL DRIVEWAY DETAIL
SCALE: N.T.S.



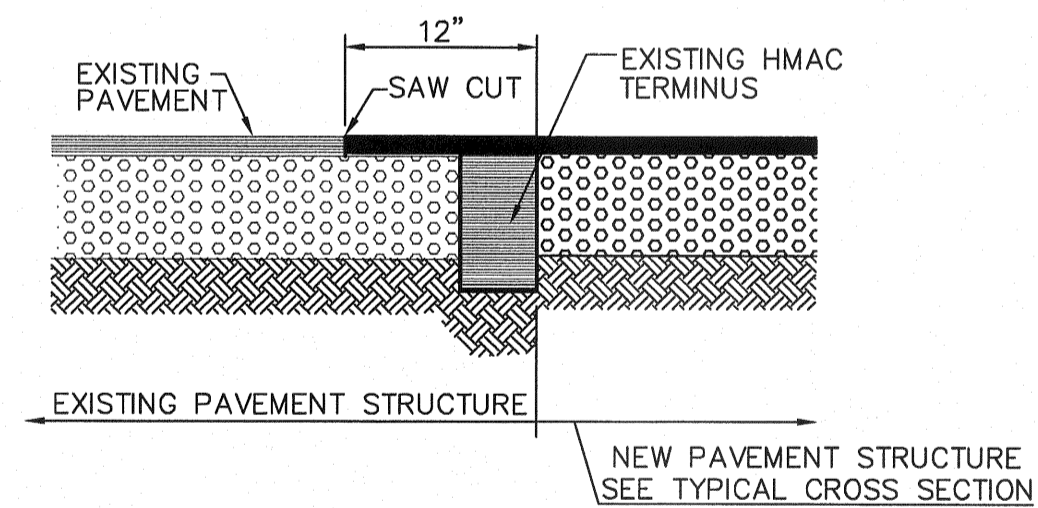
- NOTES:**
1. RAMPS MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIREHYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT.
 2. THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
 3. CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO SPECIFICATIONS.
 4. ALL PARKING AND PAVEMENT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

5 WHEELCHAIR RAMP STREET PLAN
SCALE: 1" = 30'-0"

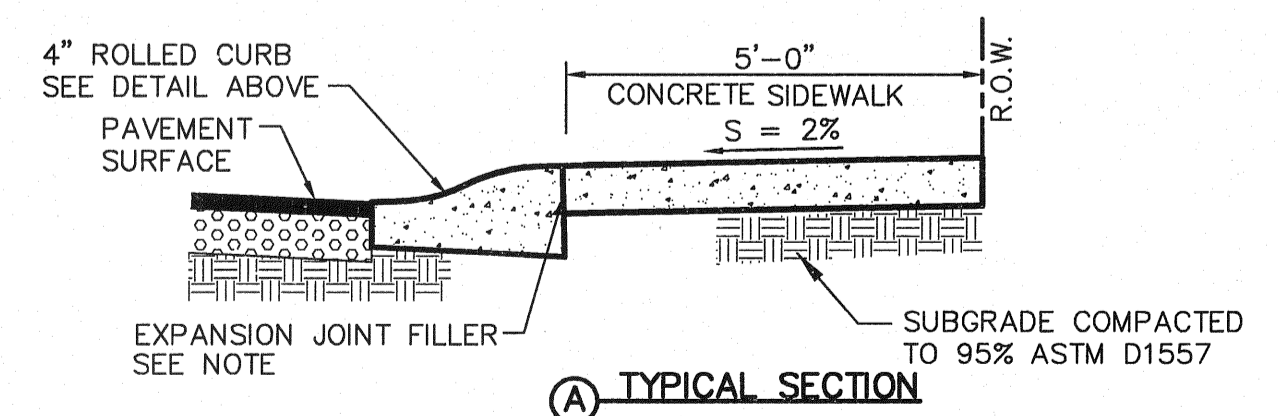
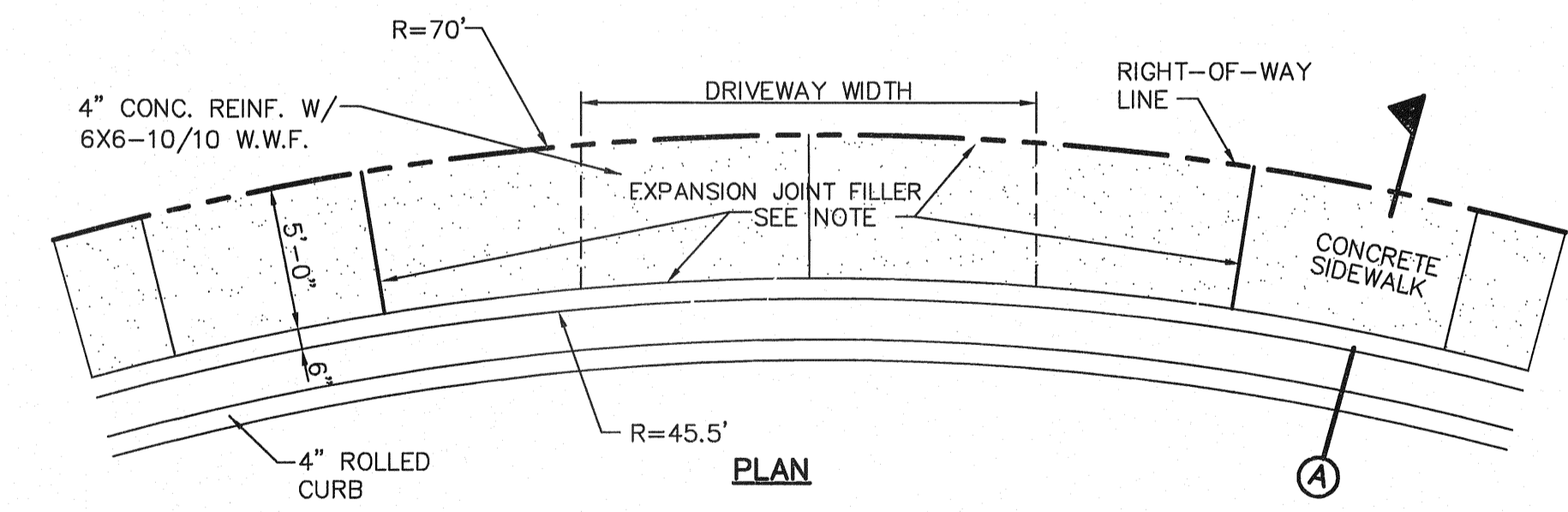


- NOTE:**
TERMINUS MUST BE CONSTRUCTED IN 4" LIFTS. FINAL LIFT MUST BE PLACED WITH FINAL PAVEMENT COURSE.

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



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



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

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

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT	ELEVATION=3970.52 FEET (CITY DATUM)
LOCATED AT THE CENTERLINE	OF SURVEIL DRIVE AND SETTING SUN
DATE	REVISIONS
BY	

OSA
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4584
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.osaengr.com

ENGINEER'S SEAL

SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2280-013-LD

**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

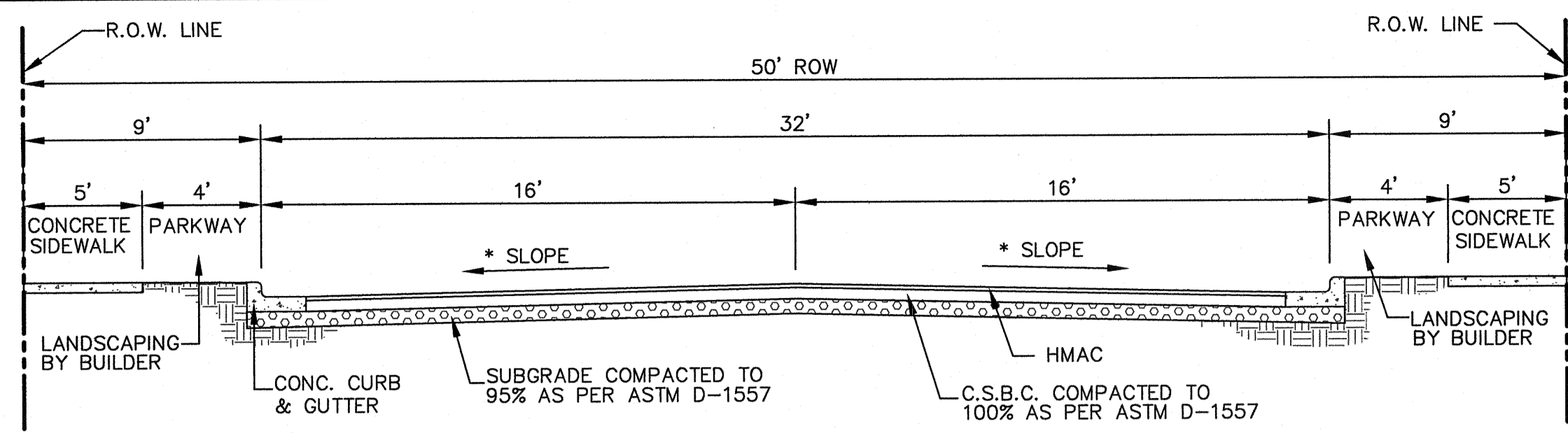
SHEET TITLE

STANDARD DETAILS

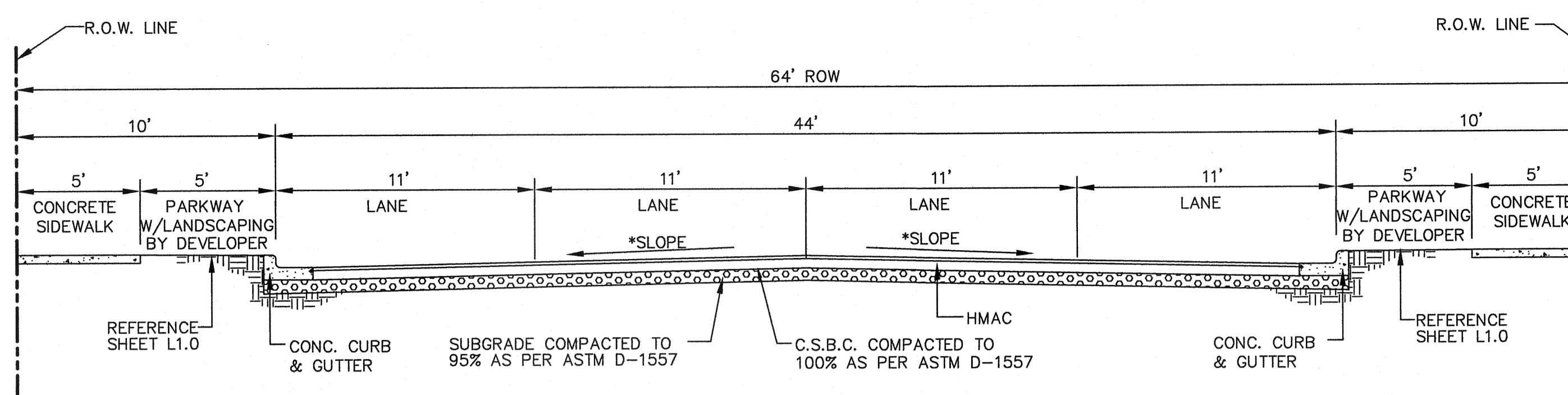
(SHEET 1 OF 3)

SHEET NO.

C7.1



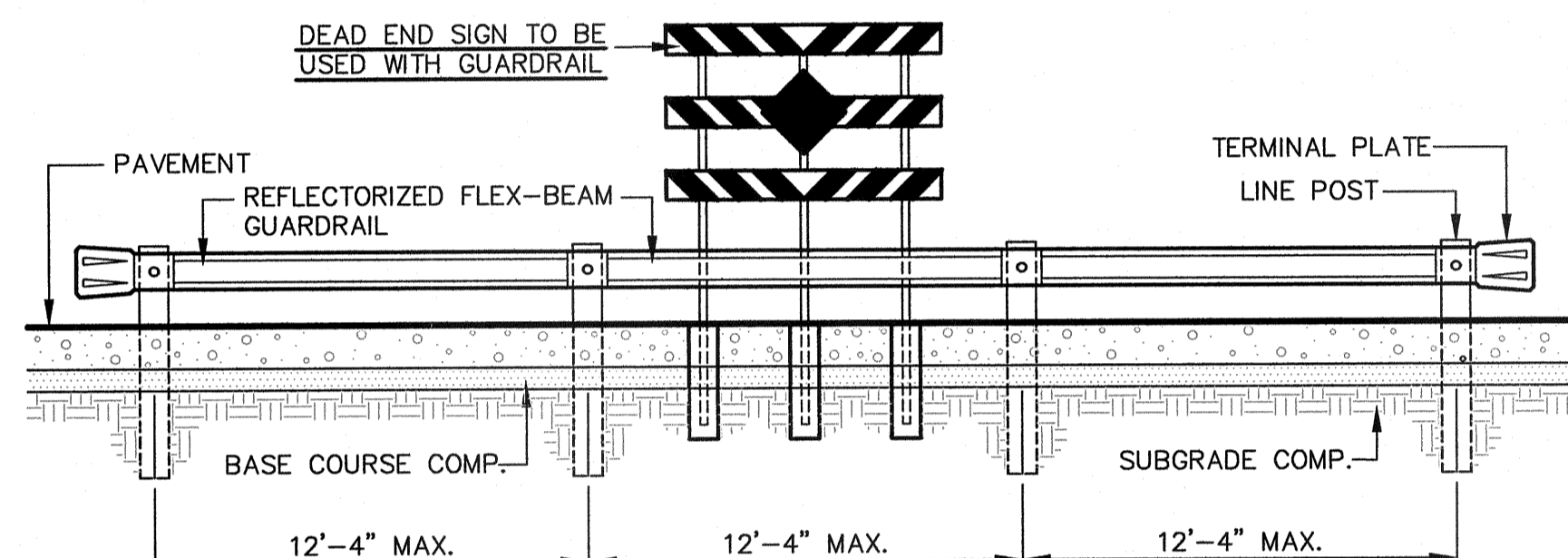
1 TYPICAL 50' ROW STREET SECTION DETAIL
SCALE: N.T.S.



2 TYPICAL 64' ROW STREET SECTION DETAIL
SCALE: N.T.S.

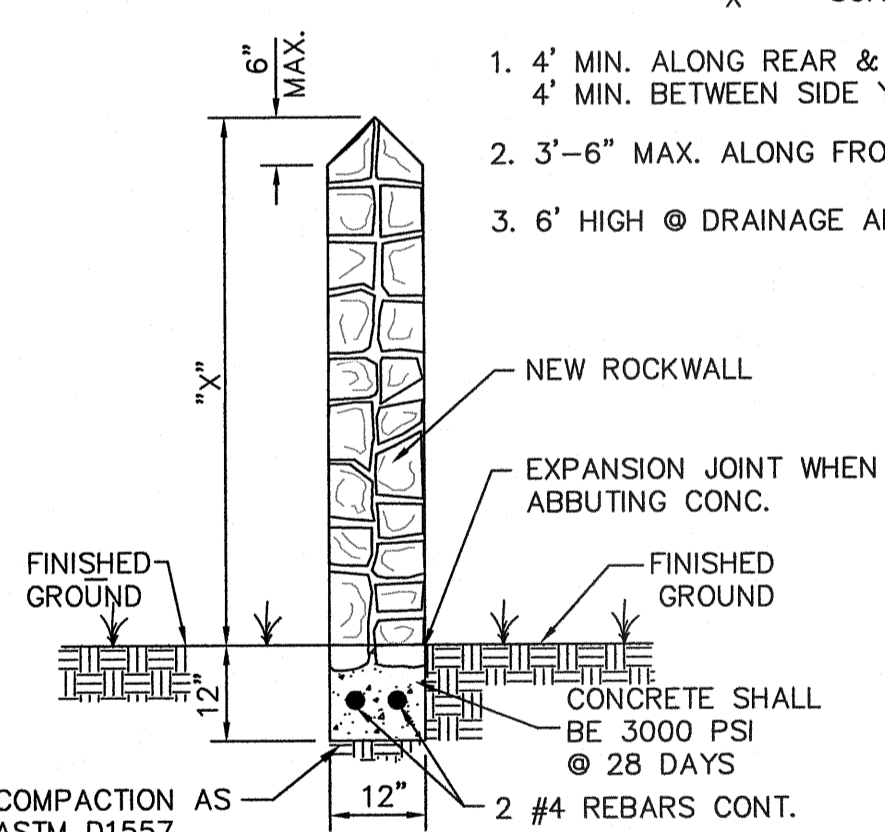
STREETS NOTES:

- (*) 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.

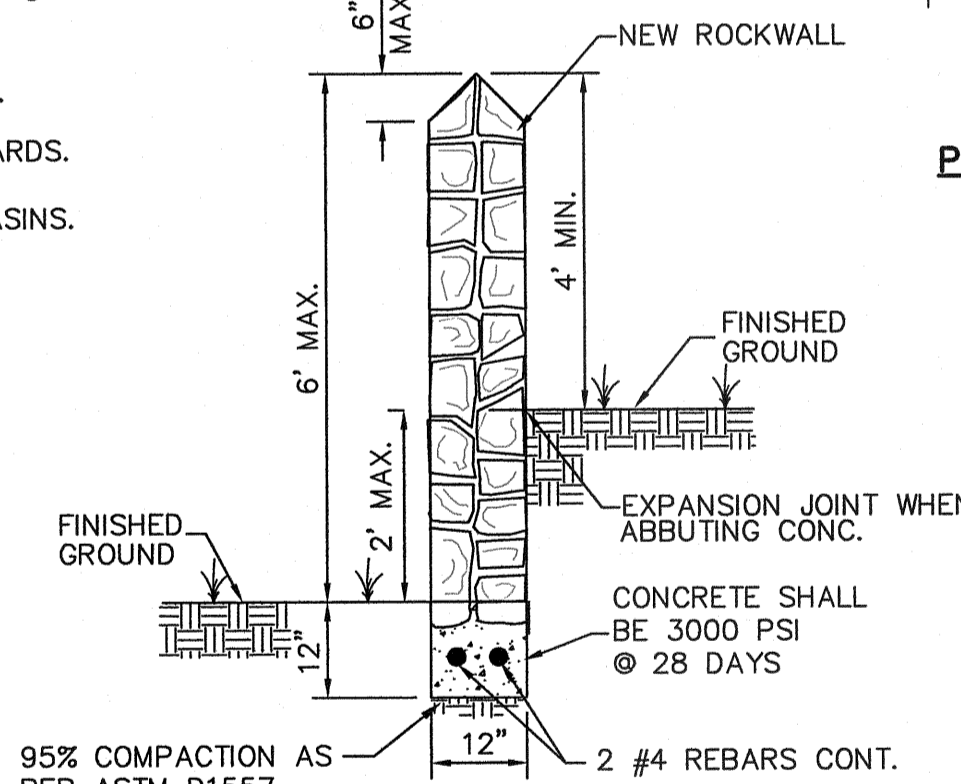


ELEVATION
SCALE: 1" = 5"

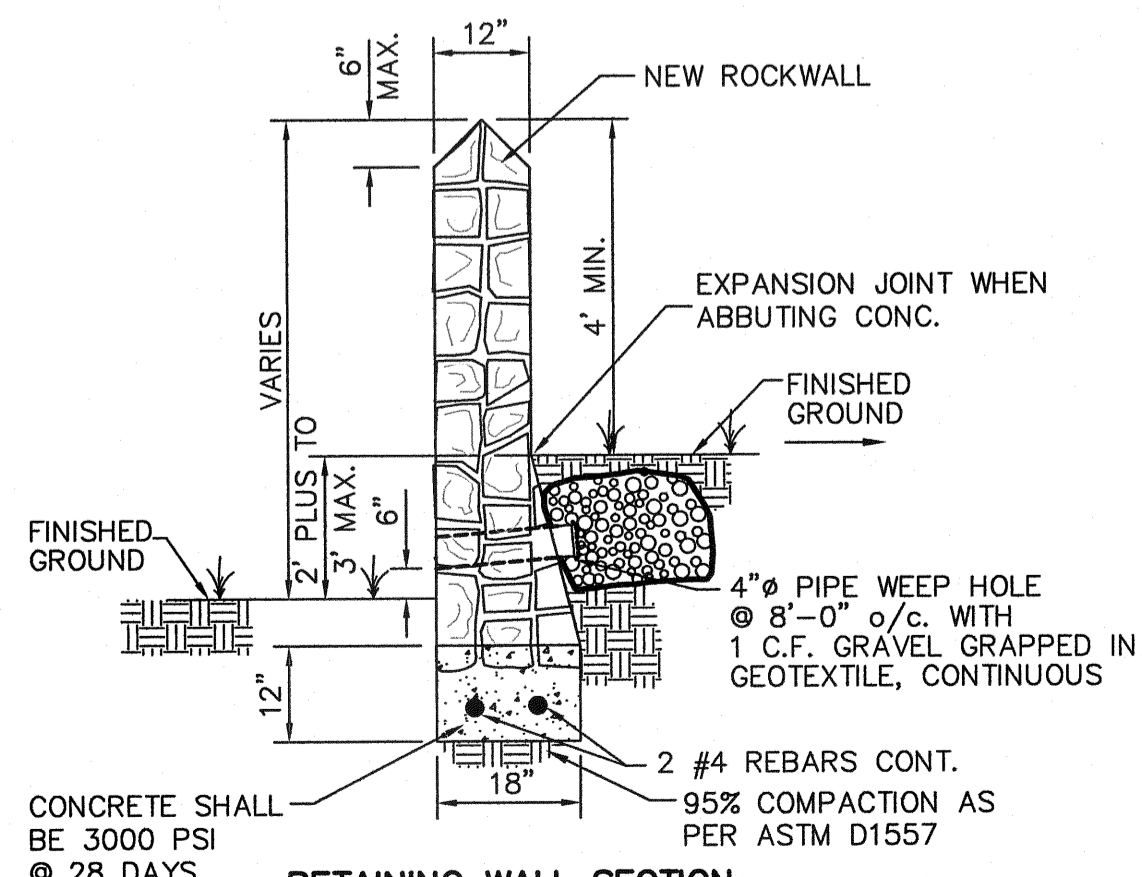
- 4" MIN. ALONG REAR & 4" MIN. BETWEEN SIDE YARDS.
- 3'-6" MAX. ALONG FRONT YARDS.
- 6' HIGH @ DRAINAGE AND BASINS.



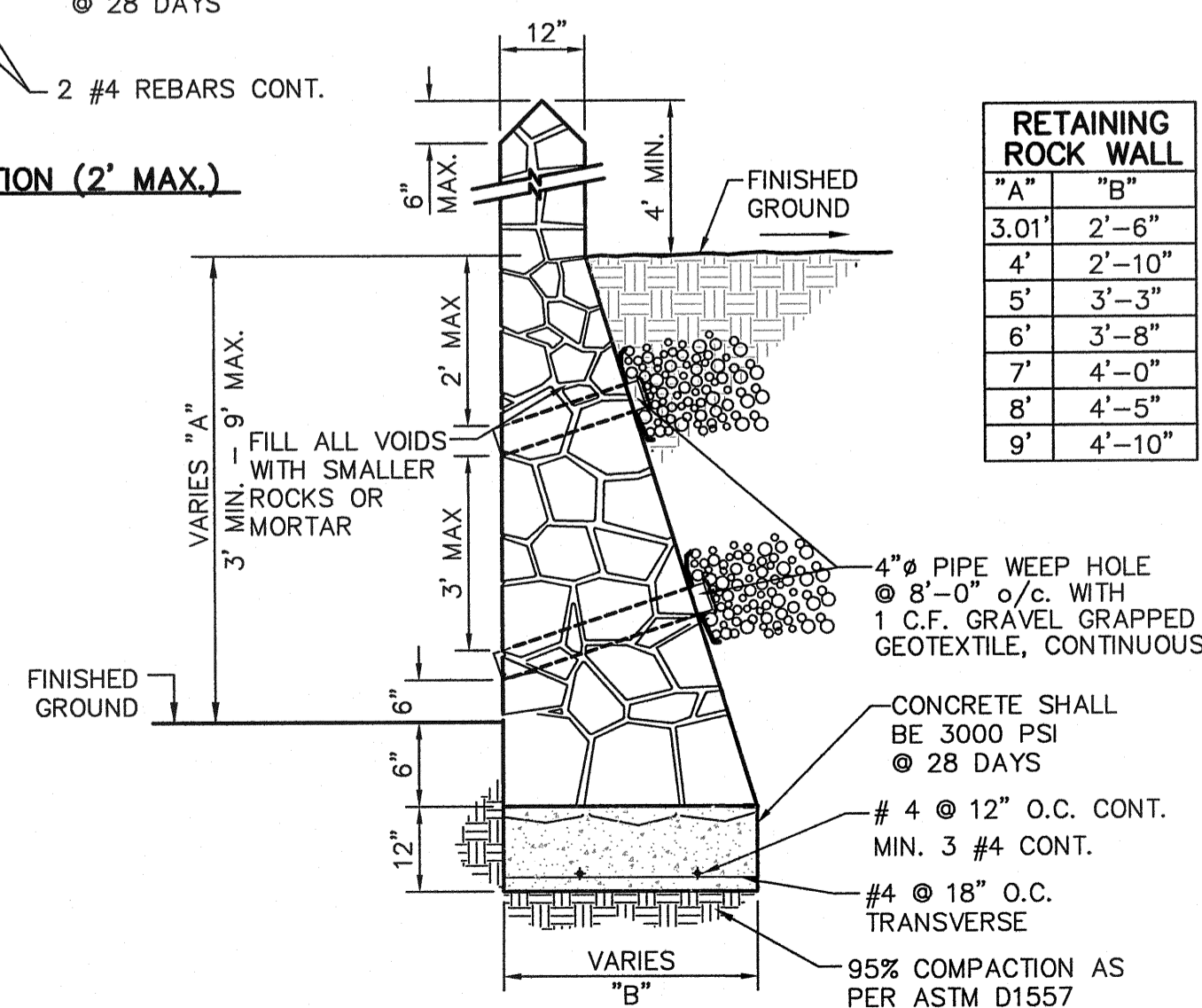
GARDEN WALL SECTION



GARDEN WALL SECTION (2' MAX.)



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

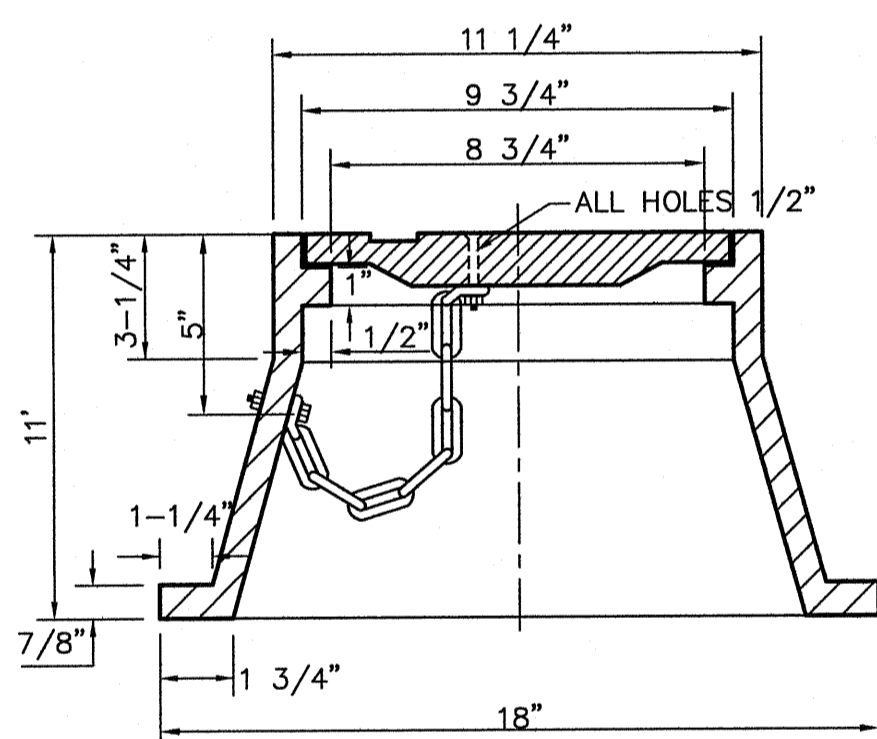


RETAINING WALL SECTION (3' MIN. TO 9' MAX.)

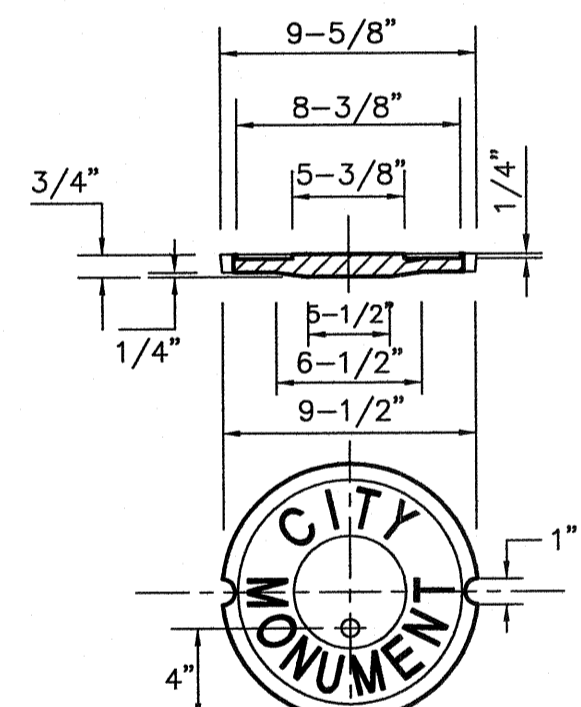
RETAINING ROCK WALL	
"A"	"B"
3.01'	2'-6"
4'	2'-10"
5'	3'-3"
6'	3'-8"
7'	4'-0"
8'	4'-5"
9'	4'-10"

ROCK WALL NOTES

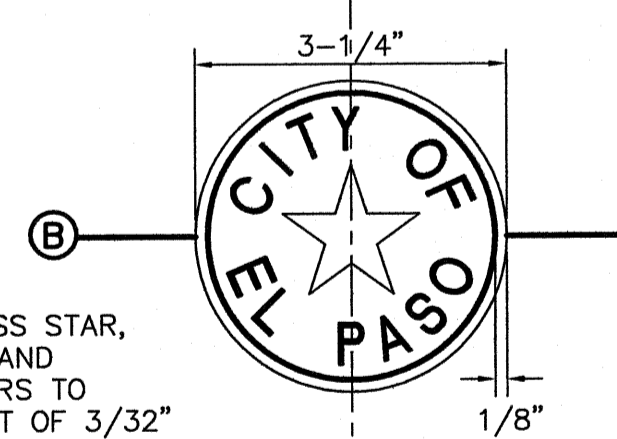
- STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
- MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
- MASONRY WALL OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED 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 ROCK 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.
- WHENEVER PLANS SPECIFY A WROUGHT IRON FENCE, REFER TO DETAIL A.



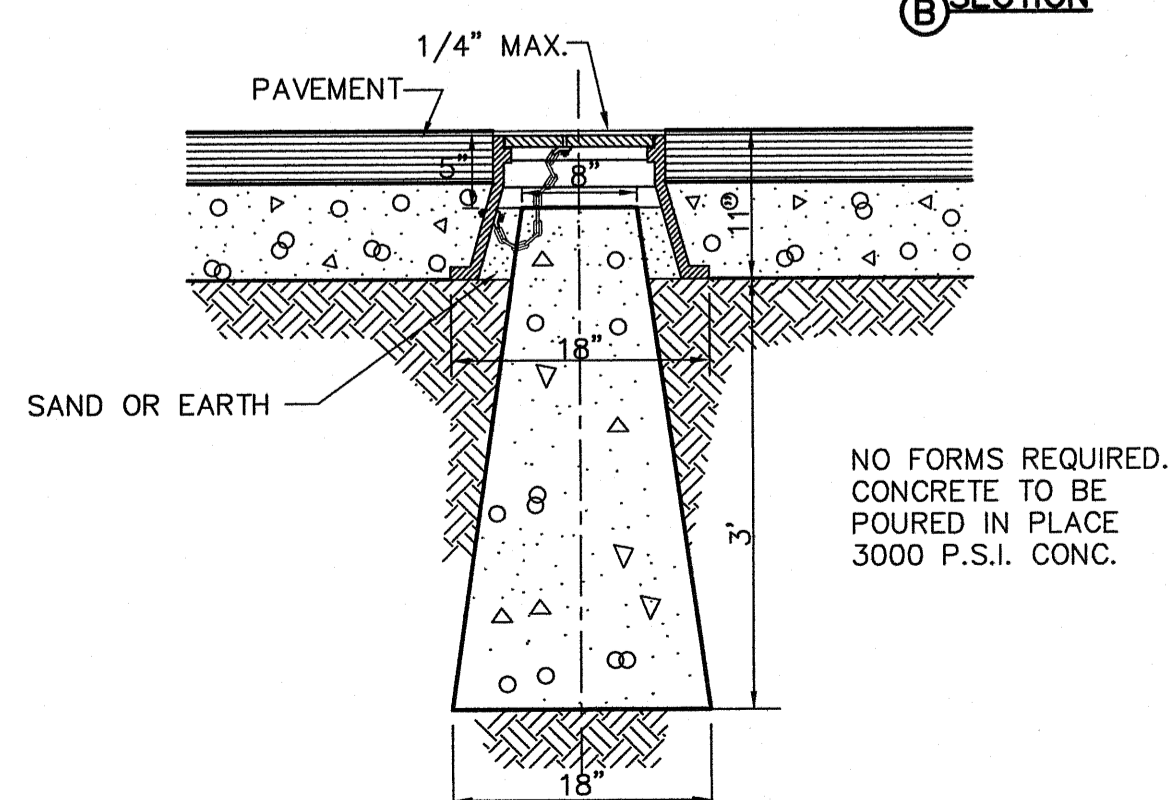
FRAME SECTION



COVER



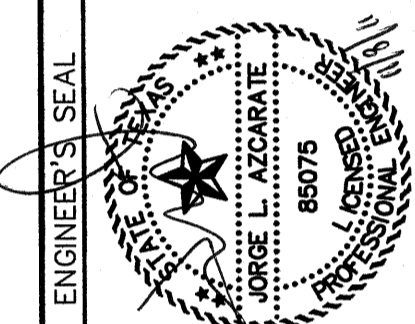
BRONZE MONUMENT CAP



4 CITY SURVEY MONUMENT DETAILS
SCALE: N.T.S.

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

esa
engineers • architects • planners
TEKSA REGISTERED ENGINEERING FIRM F-1884
17746 W. Loop West, Suite 100, Fort Worth, TX 76154
Phone: 817-554-4322 Fax: 817-554-6232 www.esaengineers.com



SCALE: N/A
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2280-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

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

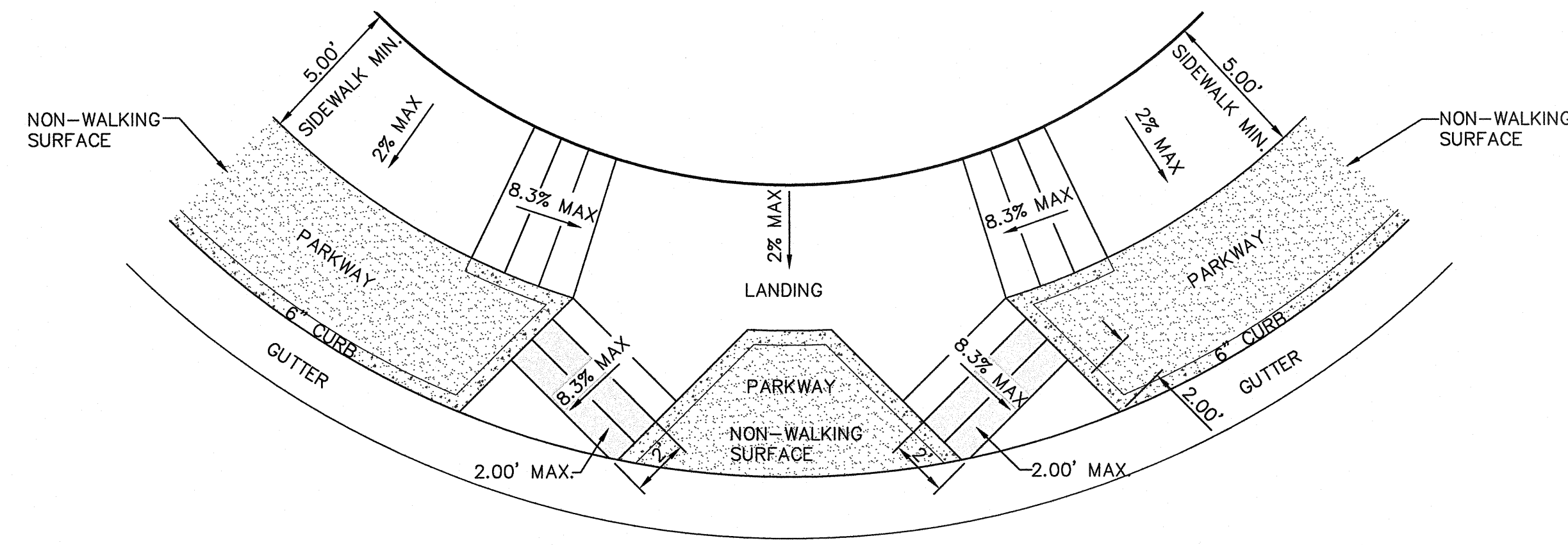
C7.2

LEGEND

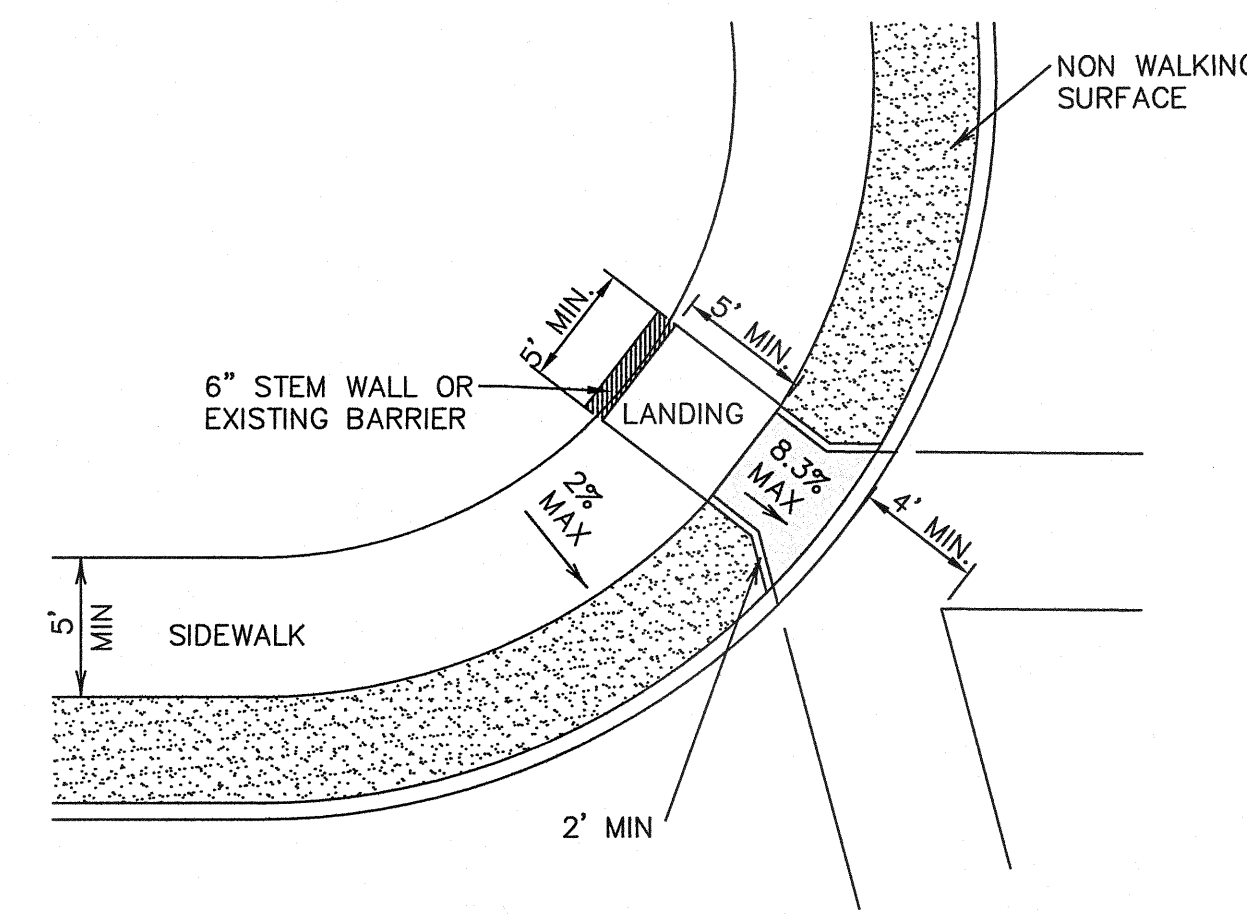
 DETECTABLE WARNING SURFACE

GENERAL NOTES:

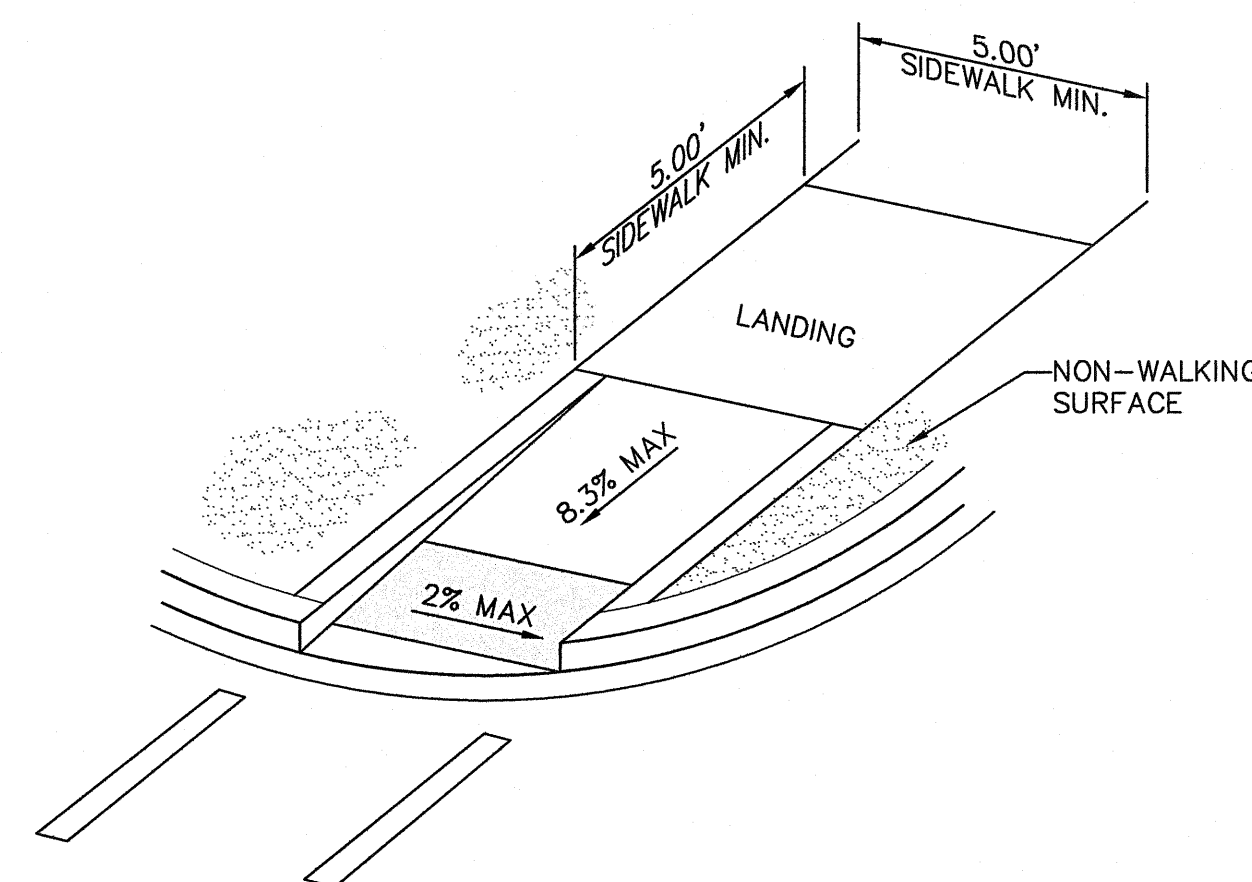
- IMPROVEMENTS SHALL COMPLY WITH AMERICANS WITH DISABILITY ACT (ADA) AND TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) STANDARDS.
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED 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 RAMPS SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- CURB RAMPS 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, RAMPS 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 AND SHALL COMPLY WITH TDLR 4.8 - RAMPS. 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.



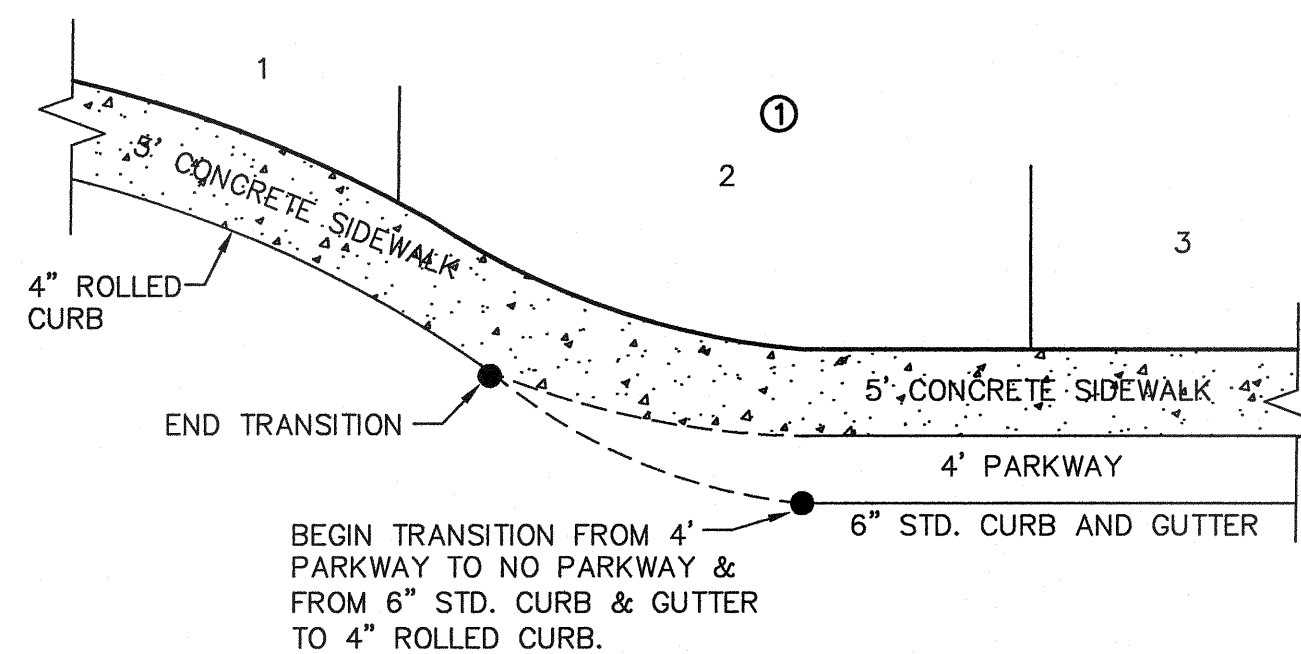
1 DIRECTIONAL RAMP @ INTERSECTION
C7.3 SCALE: N.T.S.



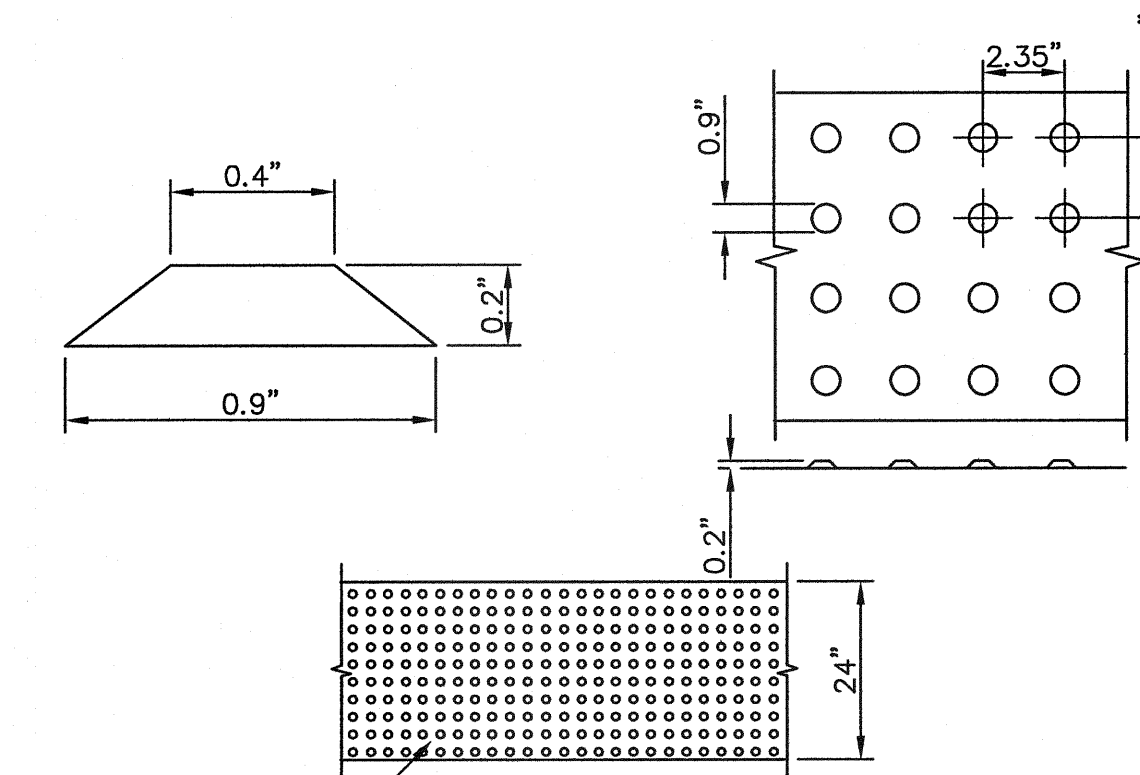
2 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
C7.3 SCALE: N.T.S.



3 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
C7.3 SCALE: N.T.S.



4 TYPICAL HEEL/CUL-DE-SAC SIDEWALK TRANSITION
C7.3 SCALE: N.T.S.



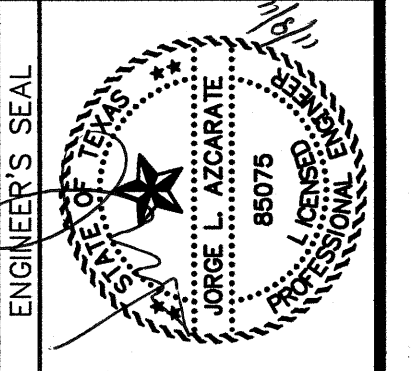
TRUNCATED DOMETILES, ADA CERTIFIED "ARMOR-TILE" TACTILE SYSTEMS OR APPROVED EQUAL

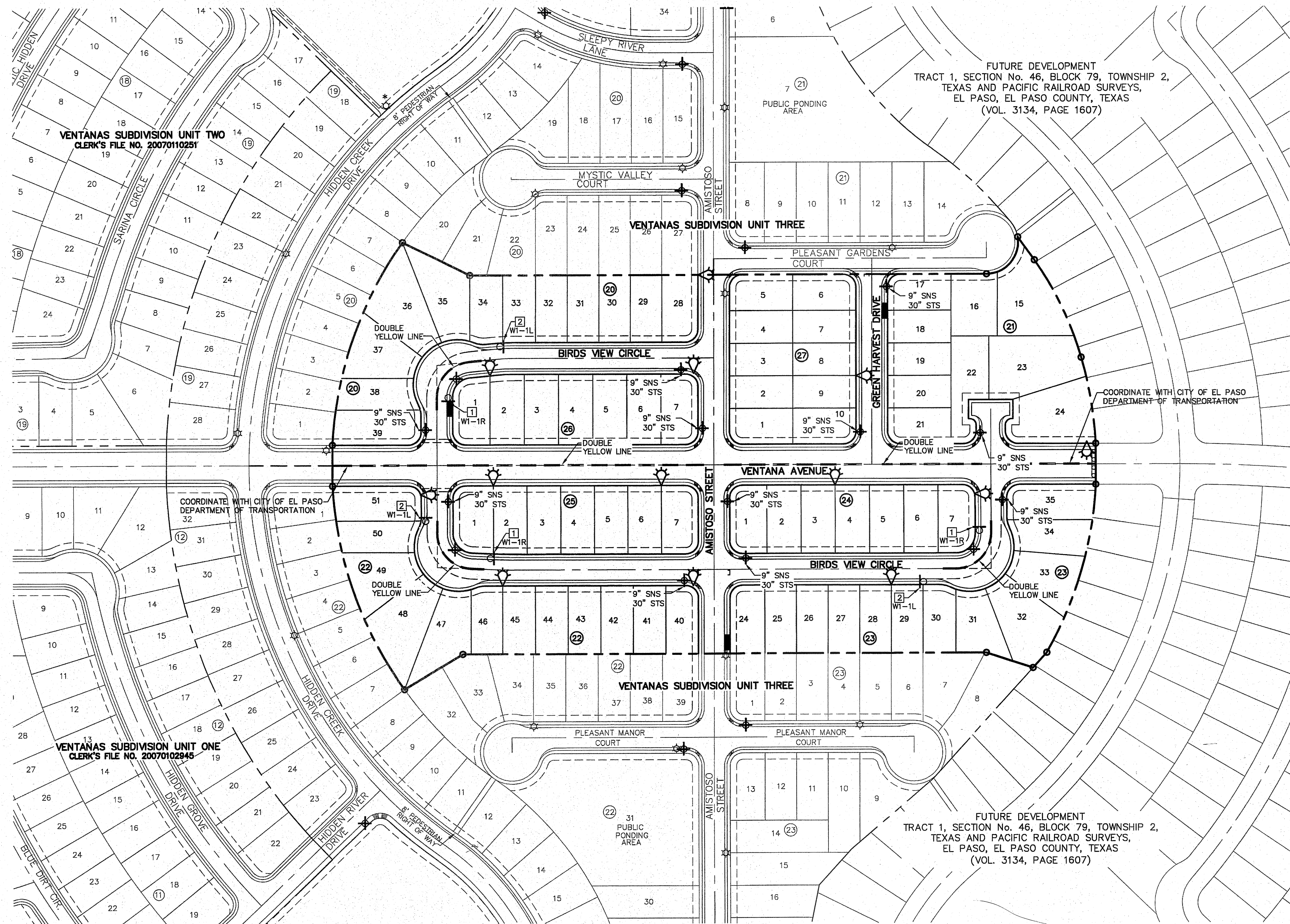
DOMES SIZE AND SPACING. TRUNCATED DOMES SHALL HAVE A DIAMETER OF NOMINAL 0.9 INCHES (23 mm) AT THE BOTTOM, A DIAMETER OF 0.4 INCH (10 mm) AT THE TOP, A HEIGHT OF NOMINAL 0.2 INCHES (5 mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 mm) MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.

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.

5 TRUNCATED DOME SIZE AND SPACING
C7.3 SCALE: N.T.S.

<p>REFERENCES - BENCHMARKS</p> <p>EXISTING CITY MONUMENT ELEVATION=3970.52 FEET (CITY DATUM)</p> <p>LOCATED AT THE CENTERLINE INTERSECTION OF CENTRAL DRIVE AND SETTING SUN DRIVE.</p> <p>DATE: _____ BY: _____</p> <p>REVISIONS</p>	
<p>CSA</p> <p>engineers • architects • planners</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-4584</p> <p>4712 Woodrow Bean, Ste. F, El Paso, TX 79924</p> <p>Office: 915.544.5235 Fax: 915.544.5233 www.csaengr.com</p>	
<p>ENGINEER'S SEAL</p> 	
<p>SCALE</p> <p>Horizontal: N/A</p> <p>Vertical: N/A</p> <p>Contour Interval: N/A</p> <p>DATE: AUGUST 2011</p> <p>DESIGN BY: F.Z.</p> <p>DRAWN BY: A.B.</p> <p>CHKD. BY: J.L.A.</p> <p>APPD. BY: J.L.A.</p> <p>JOB No. 2260-013-LD</p>	<p>PROJECT NAME</p> <p>VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS</p>
<p>SHEET TITLE</p> <p>STANDARD DETAILS</p> <p>(SHEET 3 OF 3)</p> <p>SHEET NO.</p> <p>C7.3</p>	



UTILITY LOCATOR SERVICES

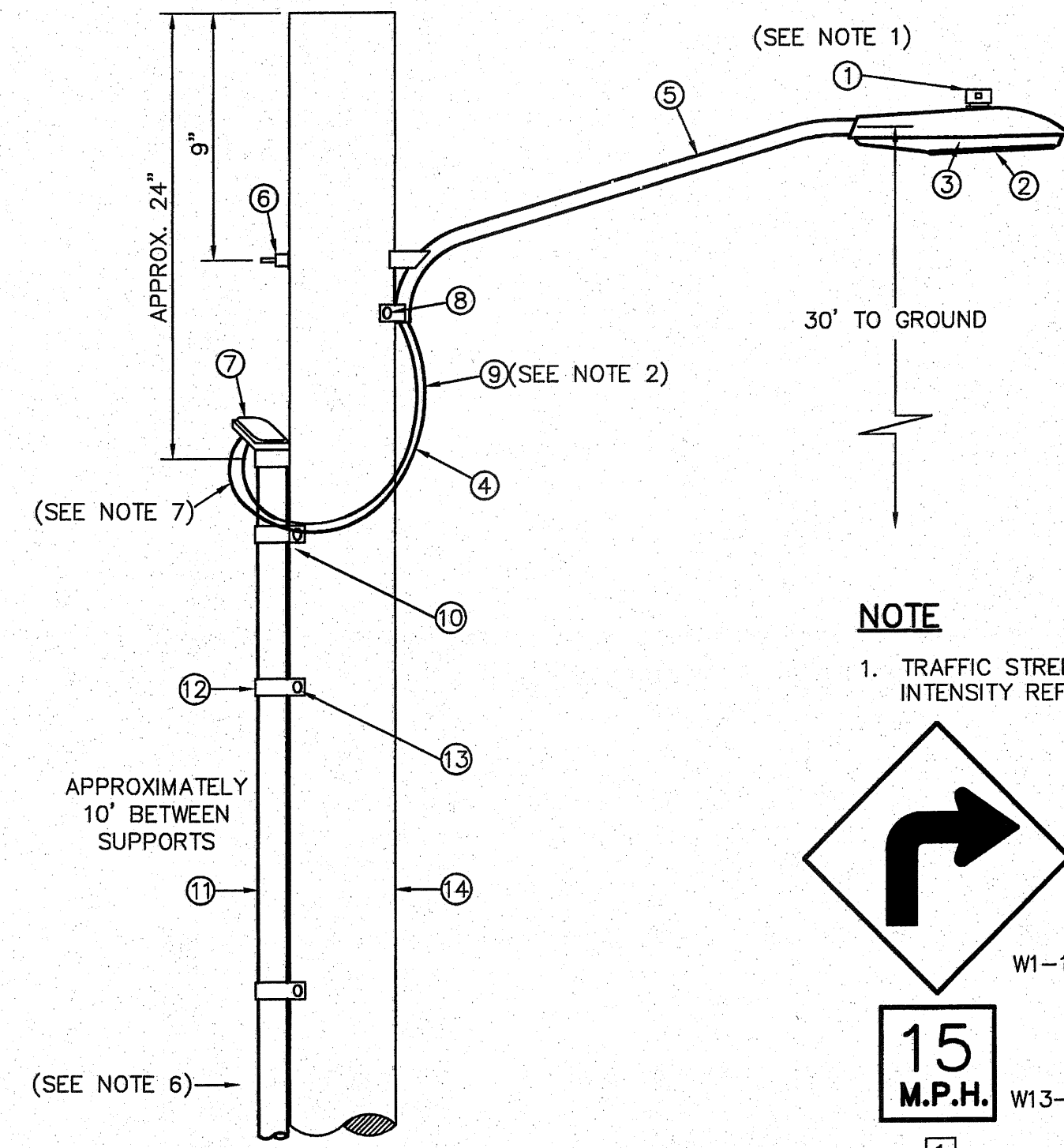
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-8005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING ! BEFORE YOU DIG

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

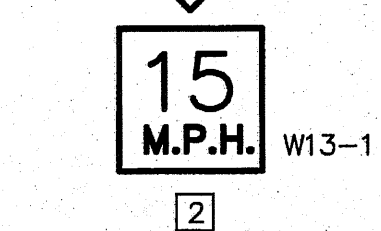
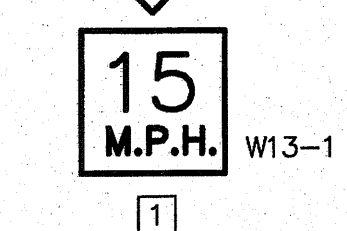
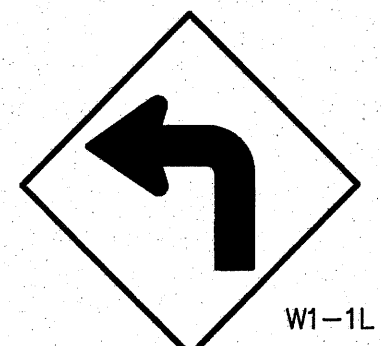
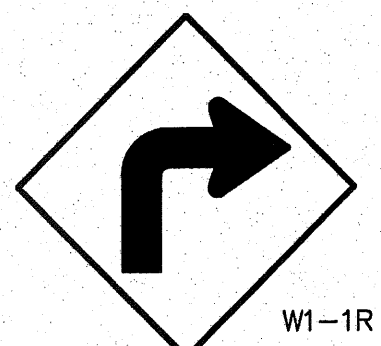
FOR FIELD LOCATING EXISTING UTILITIES

- LEGEND:**
- ☉ EXISTING RESIDENTIAL STREET LIGHT
 - ☉ PROPOSED RESIDENTIAL STREET LIGHT
 - ☉ PROPOSED PARK LIGHTS. (SEE SHEET 21 FOR DETAILS)
 - ☉ PROPOSED SIGN
 - ☉ PROPOSED 9" STREET NAME SIGN (TWO SIGNS)
 - ☉ PROPOSED 9" STREET NAME AND 30" STOP SIGN AND DEAD END SIGN
 - ☉ PROPOSED N.D.B.C.U. MAIL



NOTE

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



NOTE:

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

SIGNS DETAIL

SCALE: N.T.S.

RESIDENTIAL STREET LIGHT WOOD POLE

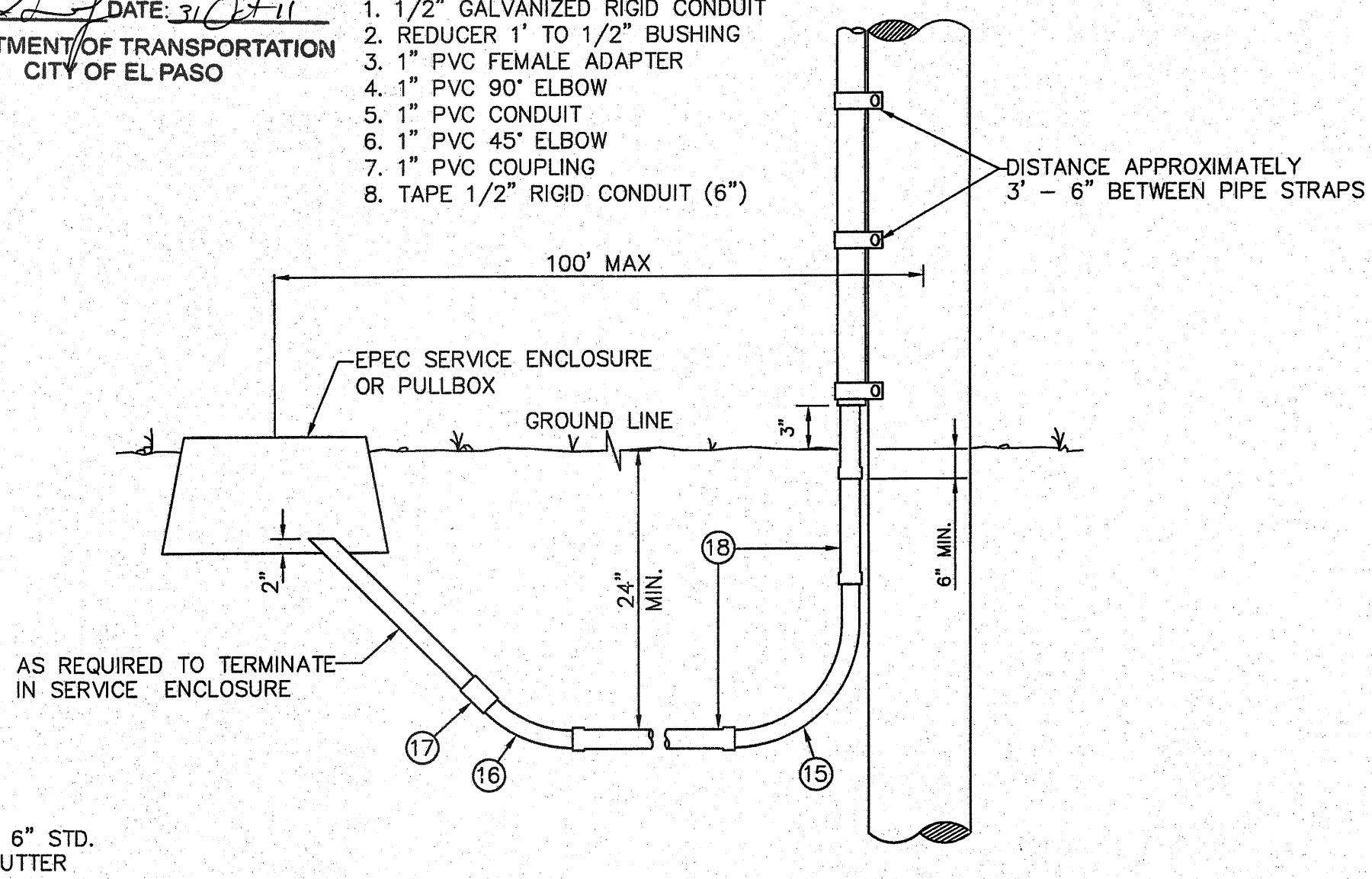
SCALE: N.T.S.

ACCEPTED:

BY: [Signature] DATE: 3/1/11
DEPARTMENT OF TRANSPORTATION
CITY OF EL PASO

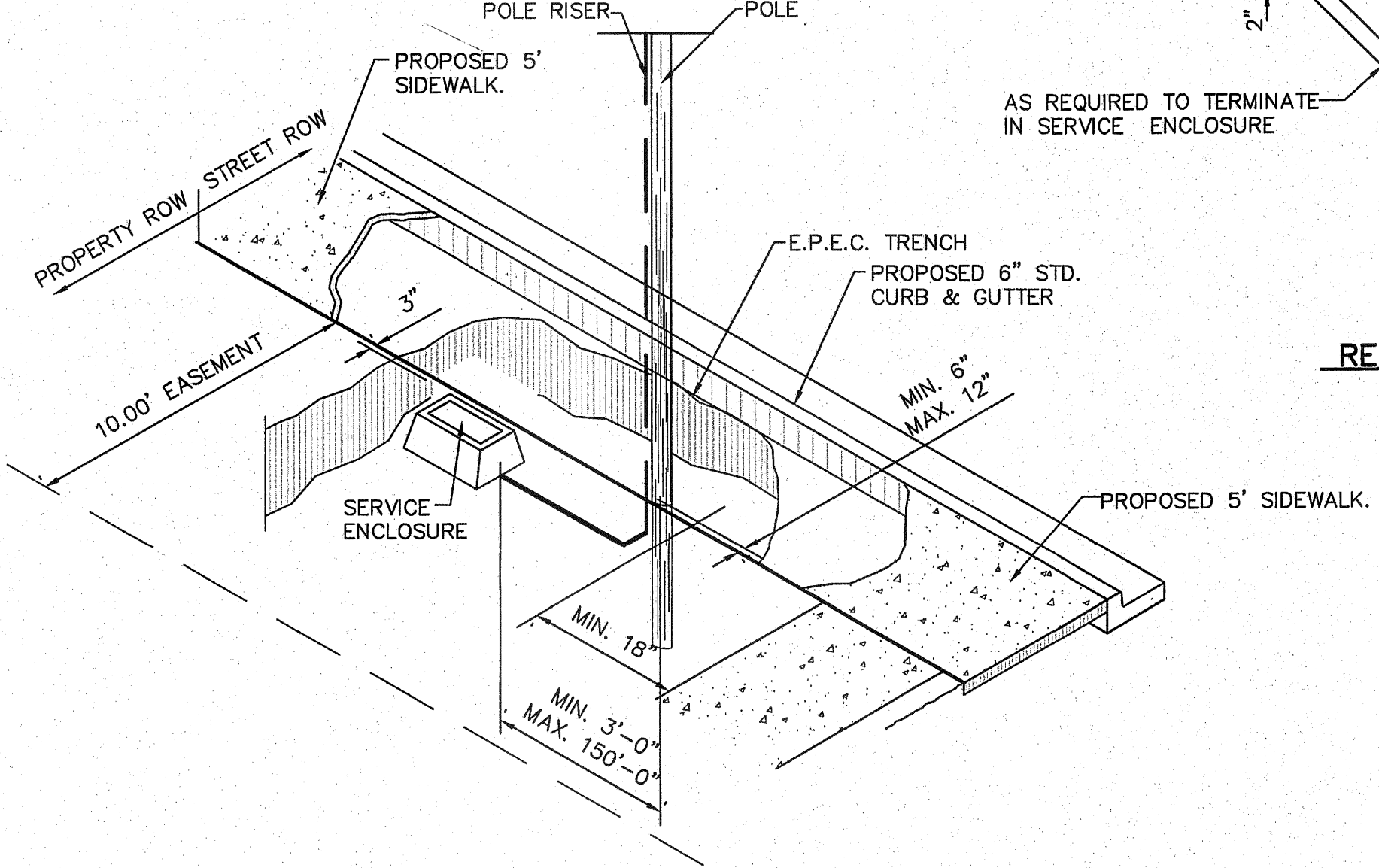
KEY NOTES:

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



RESIDENTIAL STREET LIGHT WOOD POLE

SCALE: N.T.S.



POLE LOCATION DETAIL

SCALE: 1" = 5'-0"

ITEM NO.	DESCRIPTION	STOCK NO.	QTY.	
1	PHOTO CELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD
2	HPS LASMP, 100W	21-085	1	
3	LUMINARE, 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	
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAF1
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

NOTES:

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

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

DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPD. BY: J.L.A.
JOB NO. 2260-013-ID

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
ILLUMINATION PLAN

SHEET NO.
C8.1

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



ILLUMINATION PLAN

SCALE: 1" = 100'

SITE DESCRIPTION

PROJECT NAME AND LIMITS: VENTANAS SUBDIVISION UNIT THREE REPLAT A
THE PROJECT IS BORDERED BY VENTANAS UNIT THREE TO THE NORTH, SOUTH AND WEST,
A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, T&P R.R. Co. SURVEYS TO THE EAST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY
16.058± ACRES, AND WILL CONTAIN 77 RESIDENTIAL LOTS, PROJECT IMPROVEMENTS SHALL CONSIST OF
GRADING AND PAVING.

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

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: 16.058± ac.

TOTAL AREA TO BE DISTURBED: 16.058± ac.

WEIGHTED RUNOFF COEFFICIENT
(AFTER CONSTRUCTION): 0.638

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: STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE DISCHARGED INTO AN
EXISTING RETENTION BASINS.

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 OR EARTHEN BERM
- 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
- INLET PROTECTIONS
- STORM DRAINS
- VELOCITY CONTROL DEVICES
- VEGETATED SWALES & NATURAL DEPRESSIONS

OTHER: _____

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES: _____
1. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS (e.g. SILT FENCE AND/OR
EARTHEN BERM, AND STABILIZED CONSTRUCTION ENTRANCE) ;
2. PERFORM CLEARING AND GRUBBING;
3. EXCAVATION FOR UTILITIES;
4. COMPLETE STREET AND LOT GRADING;
5. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS; AND,
6. WHEN ALL CONSTRUCTION ACTIVITY RELATED IN DEVELOPMENT OF THE SITE IS
COMPLETE, REMOVE TEMPORARY CONTROLS IN 1. ABOVE.

SWPPP GENERAL NOTES:

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

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS:

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

II. HAZARDOUS WASTE:

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

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.

GOOD HOUSEKEEPING:

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

HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

PETROLEUM PRODUCTS:

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

SPILL CONTROL PRACTICES:

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

V. 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.

VI. 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.

VII. 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: _____

VIII. REFER TO SWPPP REPORT FOR ADDITIONAL INFORMATION

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

cea
U P
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM F-4584
4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.541.5232 Fax: 915.541.5233 www.ceainc.com



SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE	AUGUST 2011
DESIGN BY	F.Z.
DRAWN BY	A.B.
CHECK BY	J.L.A.
APPROV. BY	J.L.A.
JOB No.	2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

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

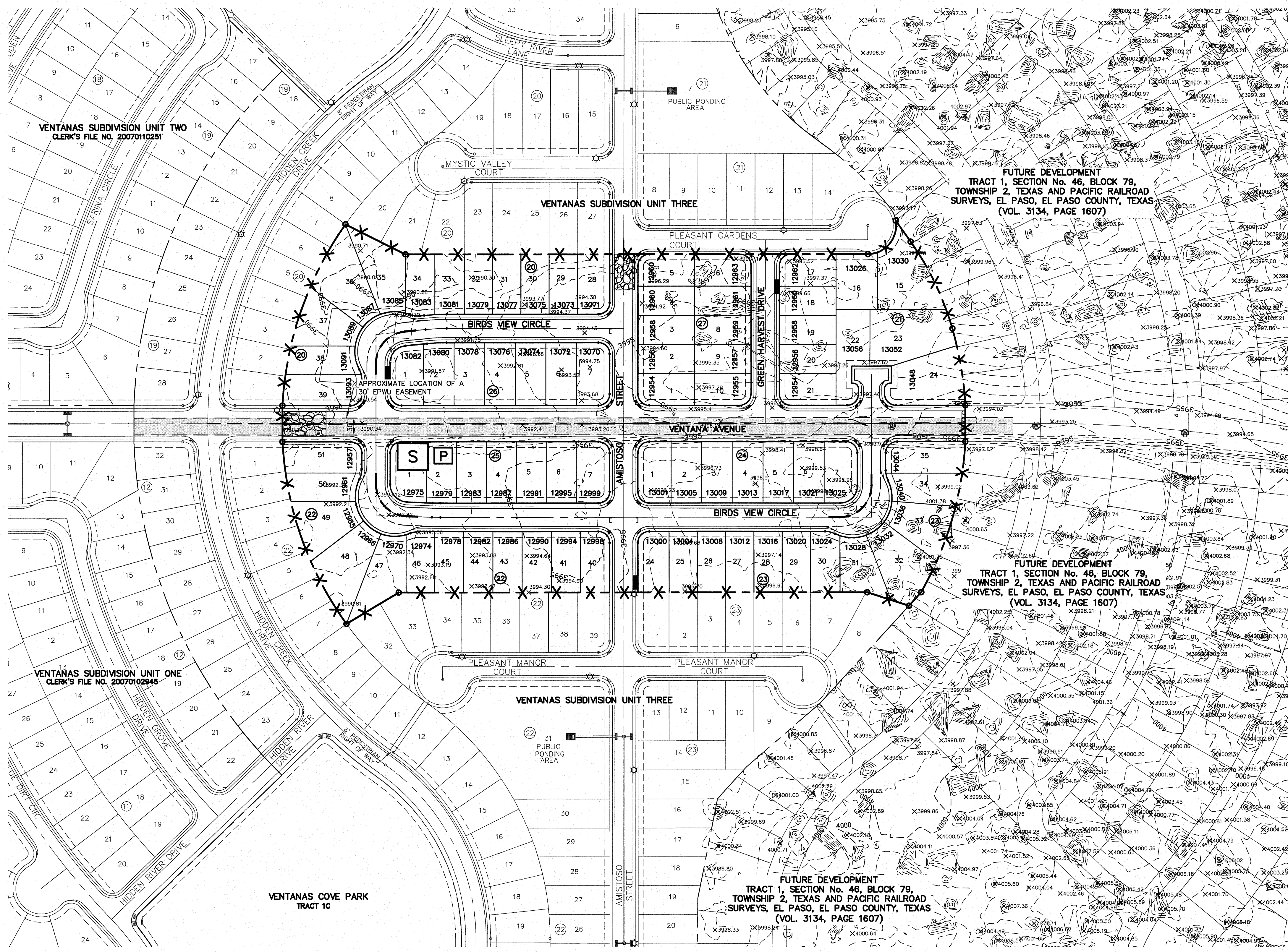
SHEET NO.

C9.1

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)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

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



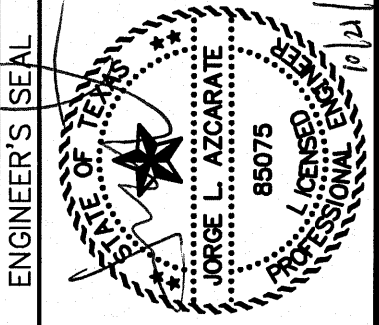
LEGEND

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

NOTES:

1. SELECTION OF BEST MANAGEMENT PRACTICES (SILT FENCE OR EARTHEN) SHALL BE AT THE DISCRETION OF THE DEVELOPER/CONTRACTOR.

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4712 Woodrow Branch, Ste. F, El Paso, TX 79904
Office: 915.544.5232 Fax: 915.544.6233 www.cepa.com



SCALE	1"=100'
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB No.	2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

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

SHEET NO.

C9.2

SITE PLAN
SCALE: 1" = 100'

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 TELECOM	(800) 521-0579
CITY OF EL PASO DEPARTMENT OF TRANSPORTATION (EPDOT)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

DATE	REVISIONS	BY

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CORPORATION
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM-4864
4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.0333 www.ceaeng.com

ENGINEER'S SEAL
JOSÉ L. AZARATE
Professional Engineer
No. 85075
State of Texas
Exp. 12/31/11

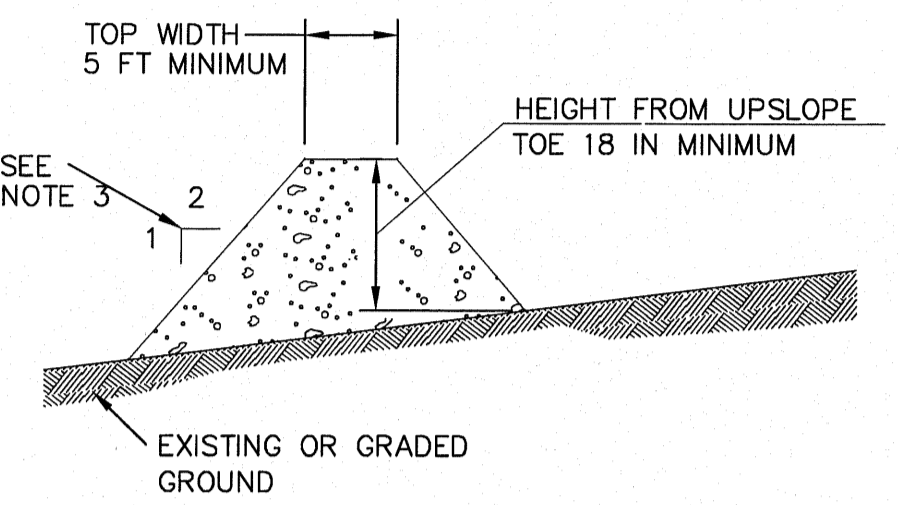
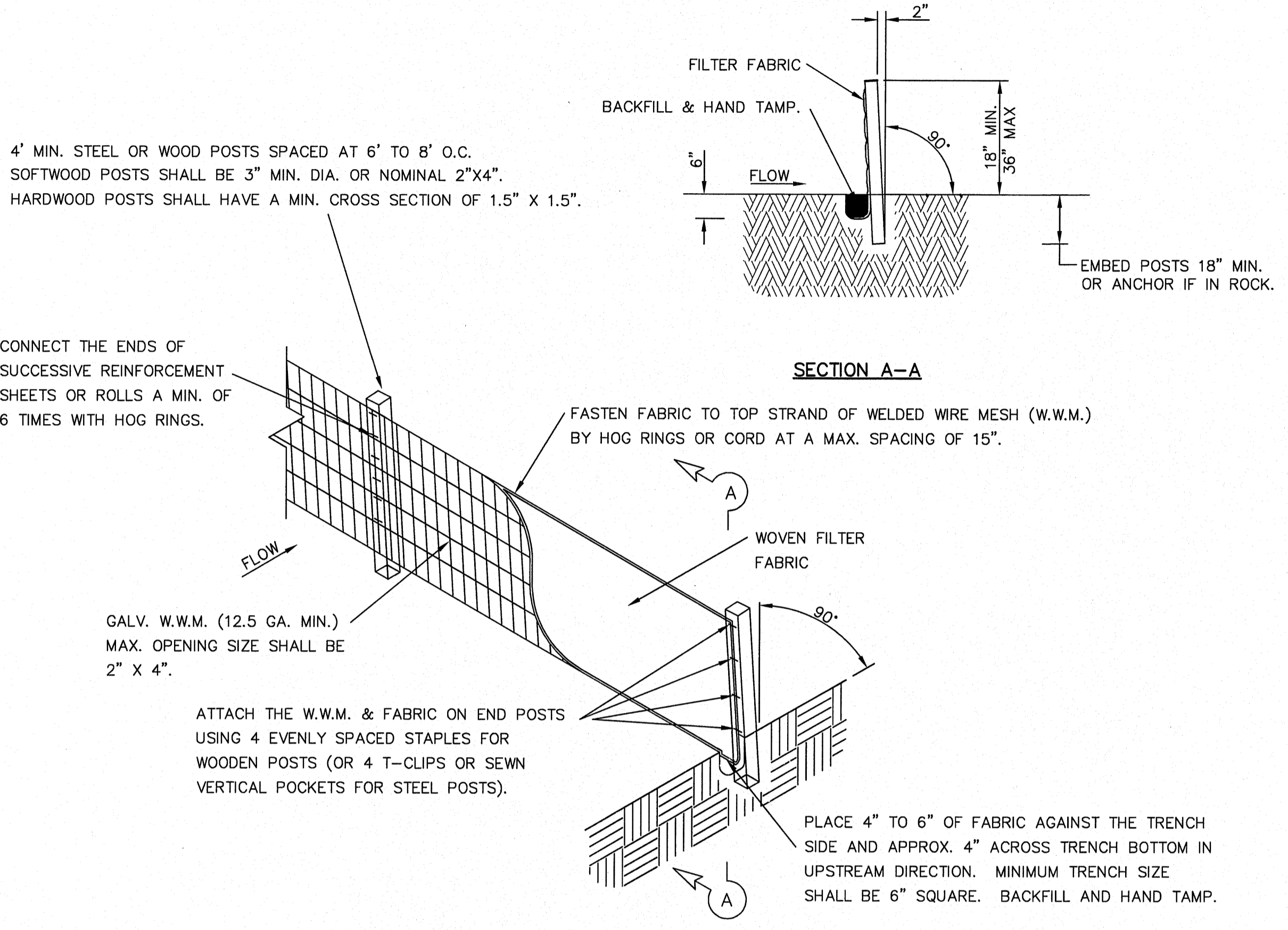
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DESIGN BY:	F.Z.
DRAWN BY:	A.B.
CHKD. BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB No.	2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

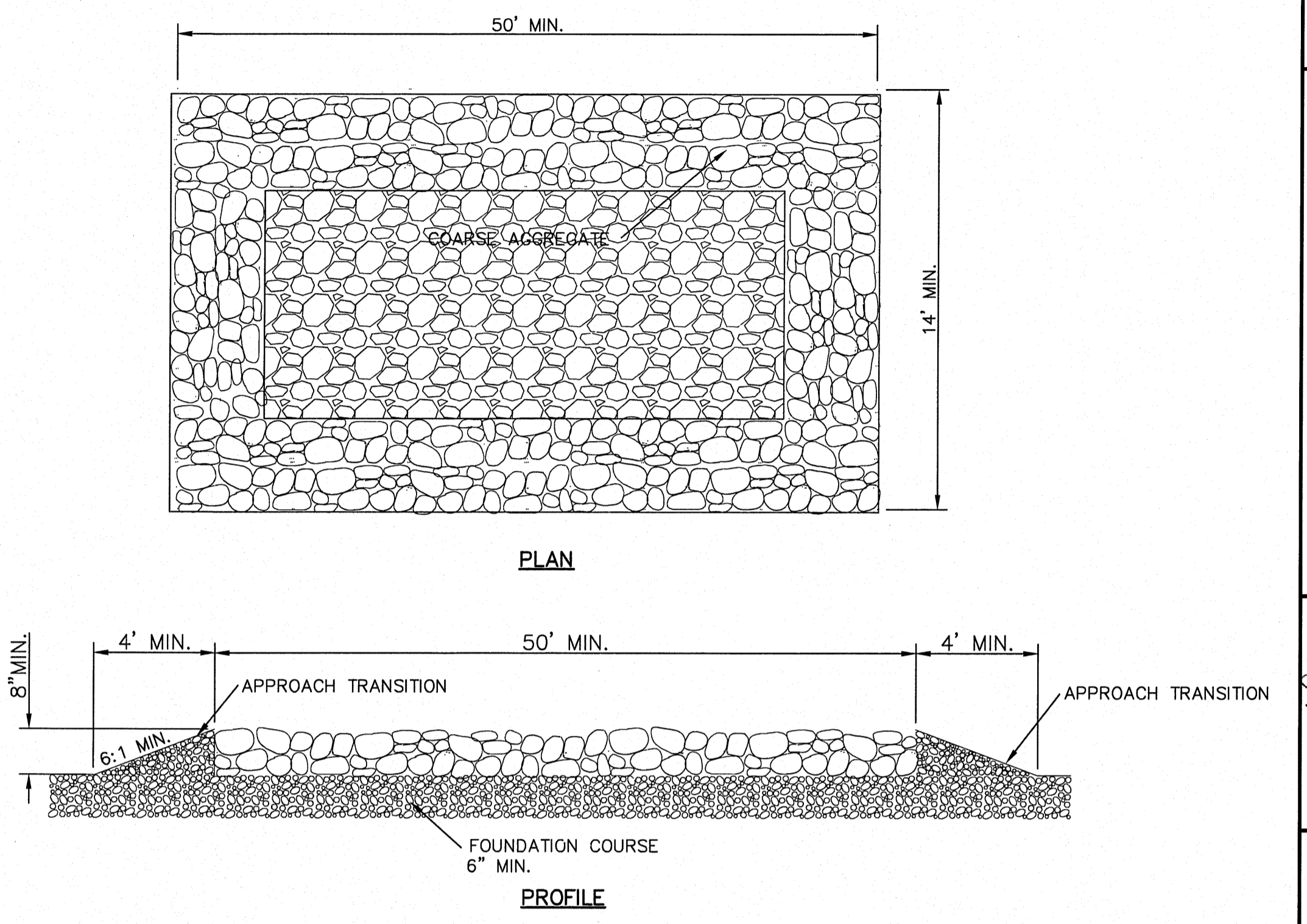
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**STORM WATER
POLLUTION
PREVENTION PLAN:
DETAILS**

SHEET NO.

C9.3

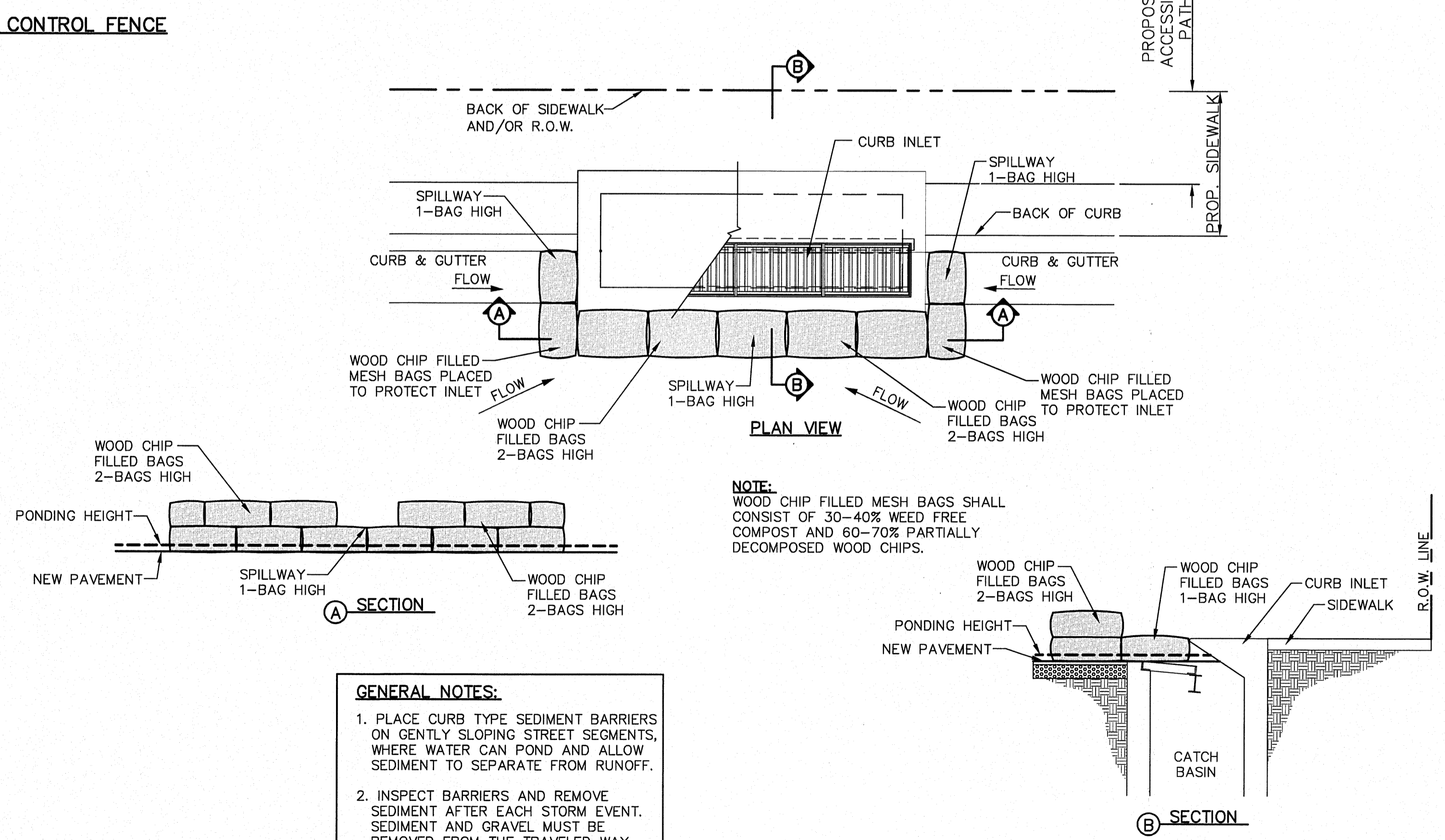


- GENERAL NOTES:**
1. SOIL USED IN BERM CONSTRUCTION SHALL BE MACHINE COMPACTED.
 2. TOP WIDTH AND HEIGHT OF BERM MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ENGINEER.
 3. SIDE SLOPES WITHIN THE SAFETY CLEAR ZONE OF A ROADWAY SHALL BE 6:1 OR FLATTER.
 4. GRADING SHALL BE SHOWN ELSEWHERE IN THE PLANS OR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



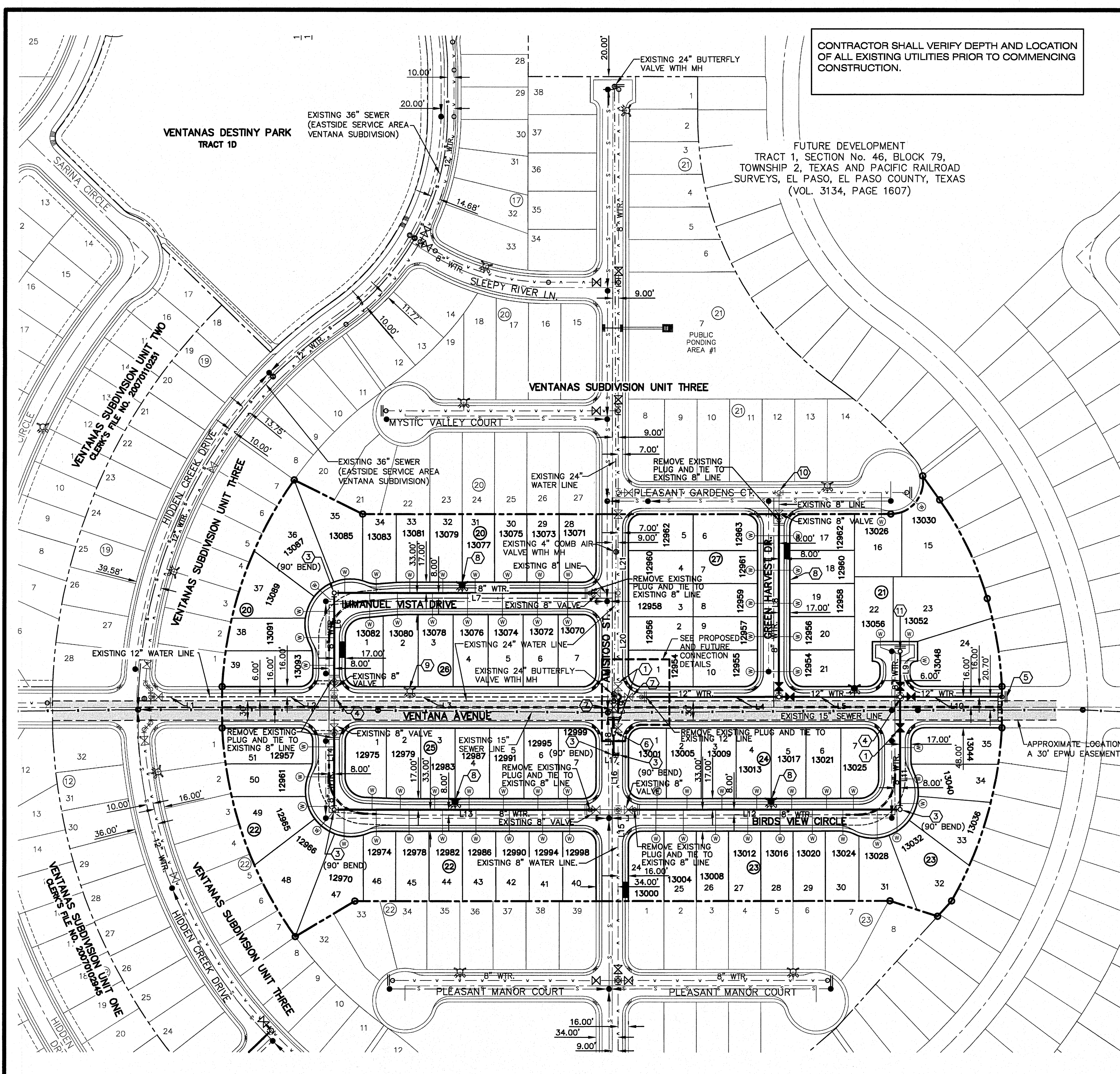
- GENERAL NOTES**
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 4.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

CONSTRUCTION EXIT (TYPE 1)



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

TEMPORARY INLET PROTECTION



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

LINE	LENGTH	BEARING
L1	110.47'	N89°57'39"E
L2	173.26'	N89°57'39"E
L3	443.07'	N89°57'39"E
L4	213.00'	N89°57'39"E
L5	187.73'	N89°57'39"E
L6	160.00'	N00°02'21"W
L7	413.98'	N89°57'39"E
L8	315.00'	N00°02'21"W
L9	70.02'	N00°02'21"W
L10	157.50'	N89°57'39"E
L11	173.00'	S00°02'21"E
L12	436.73'	S89°57'39"W
L13	438.98'	S89°57'39"W
L14	173.00'	N00°02'21"W
L15	141.00'	N00°02'15"W
L16	83.93'	N00°02'30"W
L17	6.89'	S89°57'39"W
L18	83.07'	N00°02'59"E
L19	89.07'	N00°03'01"W
L20	160.00'	N00°01'54"W
L21	122.00'	N00°02'24"W

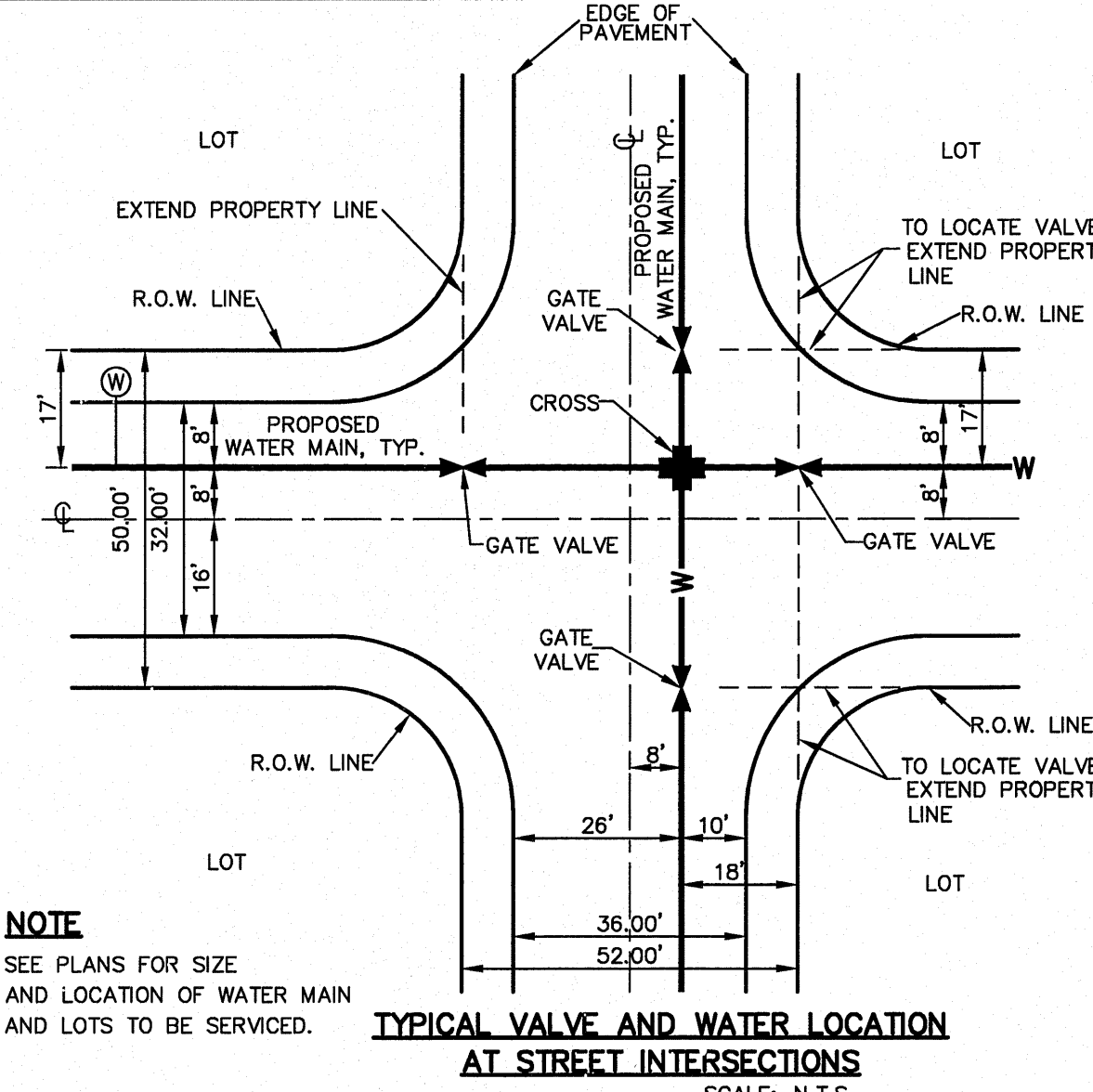
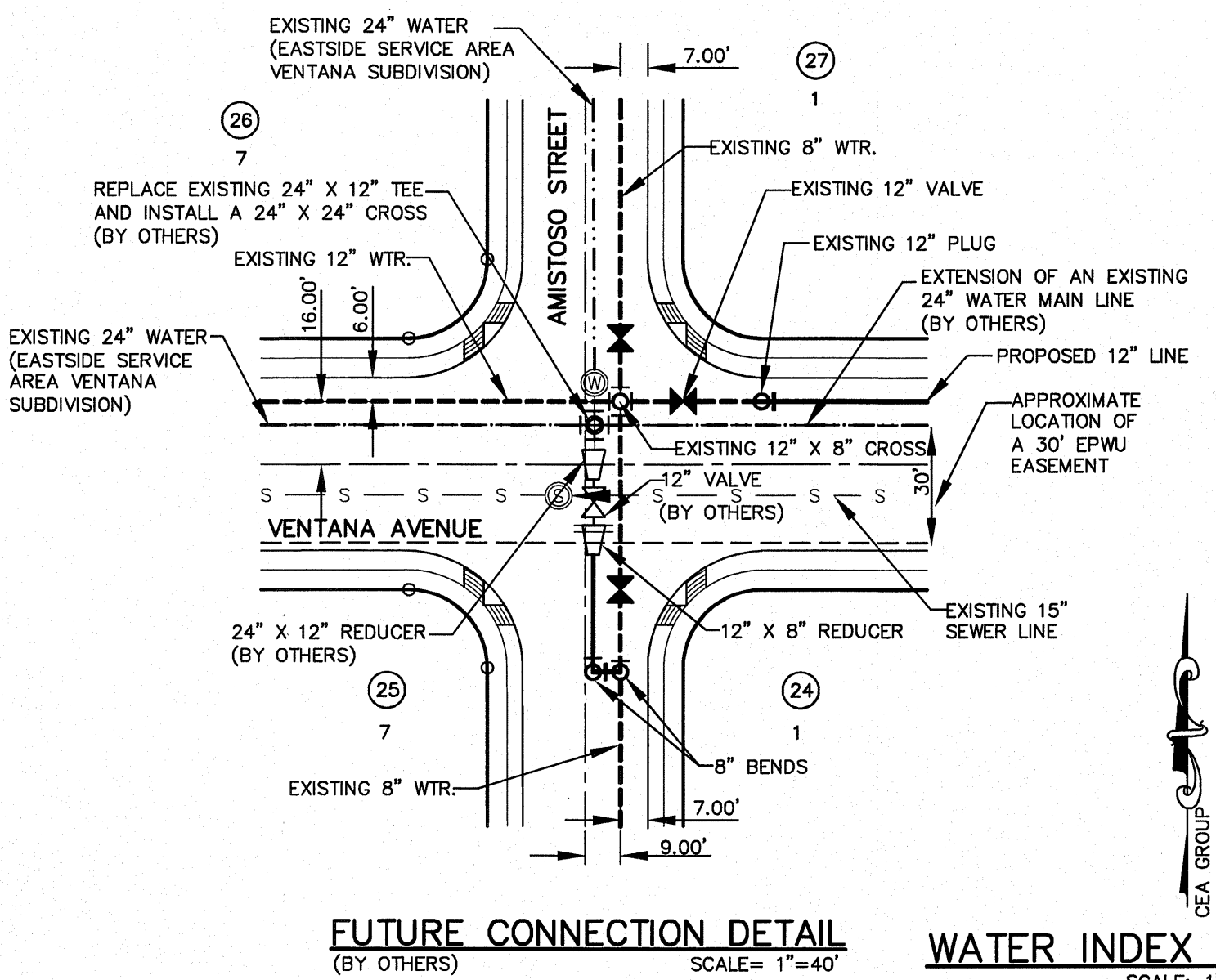
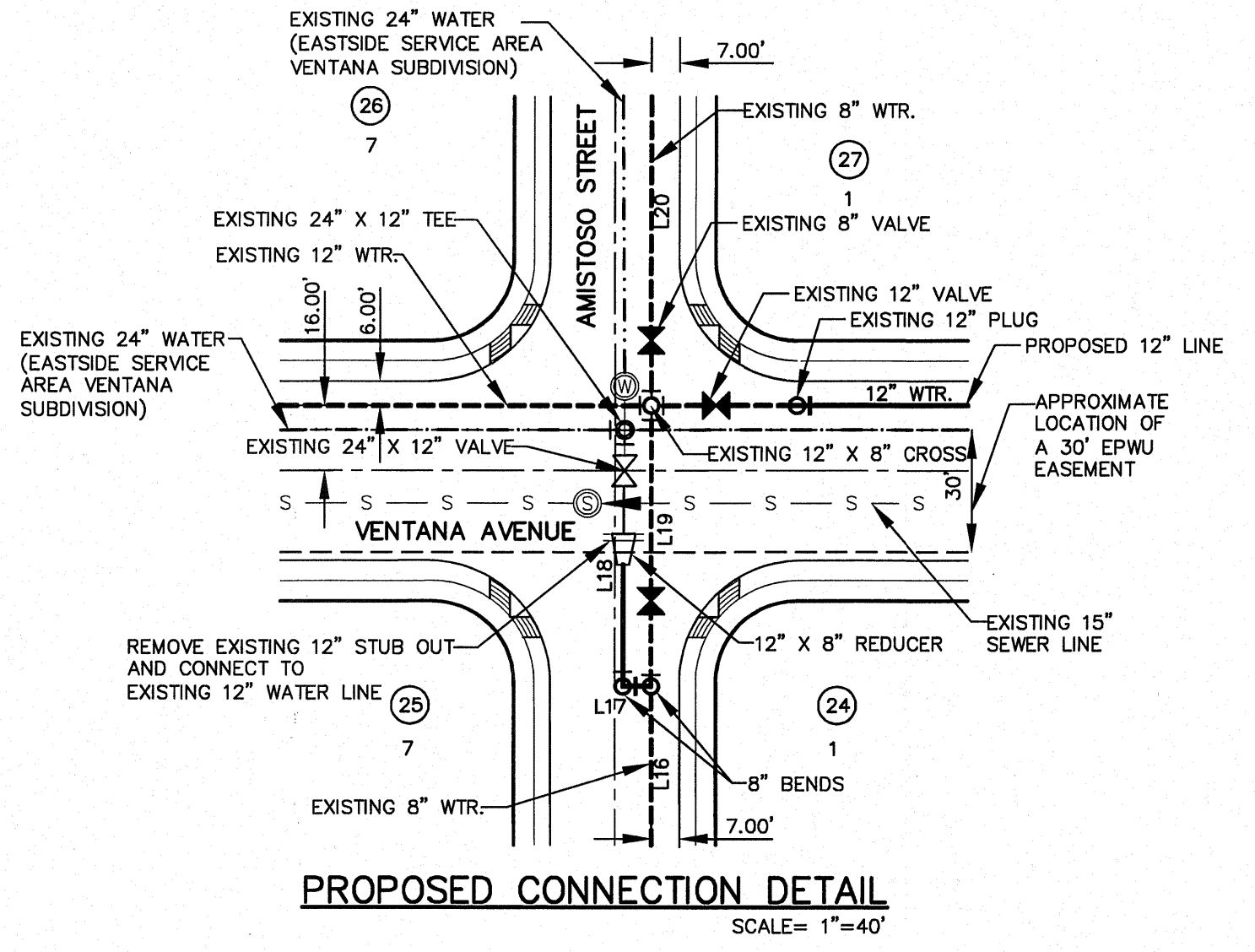
WATER KEYED NOTES	
(1)	8" Ø GATE VALVE
(2)	8" x 8" CROSS
(3)	8" BEND
(4)	12" x 8" CROSS
(5)	12" PLUG
(6)	12" x 8" REDUCER
(7)	12" VALVE
(8)	FIRE HYDRANT
(9)	EXISTING FIRE HYDRANT
(10)	8" x 8" TEE
(11)	8" PLUG

NOTES:

- ALL WATER LINES SHALL COMPLY WITH AWWA C-900 DR 14 PRESSURE CLASS 305. OR UNLESS OTHERWISE REQUIRED BY THE EPWU/PSB RULES AND REGULATIONS AND DESIGN STANDARDS.

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SUBDIVISION BOUNDARY
---	STREET R.O.W. LINE
- - - -	10' UTILITY EASEMENT
8" WTR.	PROPOSED 8", C-900 P.V.C. PIPE, UNLESS OTHERWISE SPECIFIED
12" WTR.	EXISTING 12", C-900 P.V.C. PIPE,
24" WTR.	EXISTING 24", C-900 P.V.C. PIPE,
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
S S S S	EXISTING SEWER LINE
W W W W	EXISTING WATER LINE
○	PROPOSED SERVICE CONNECTION
○	PROPOSED SERVICE CONNECTION
○	PROPOSED FIRE HYDRANT, KENNEDY OR MUELLER MODEL
○	EXISTING FIRE HYDRANT
○	PROPOSED GATE VALVE
○	EXISTING GATE VALVE
○	PLUG
○	POINT OF TANGENCY



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, 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 TO EPWU-PSB 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) 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 DERAGOSCH

FIBER OPTICS:
MCI TELECOMMUNICATIONS CORP.
4045 DONIPHAN 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
7968 SAN PAULO DRIVE
EL PASO, TX. 79907
(915) 621-6750
MR. DARYL W. COLE

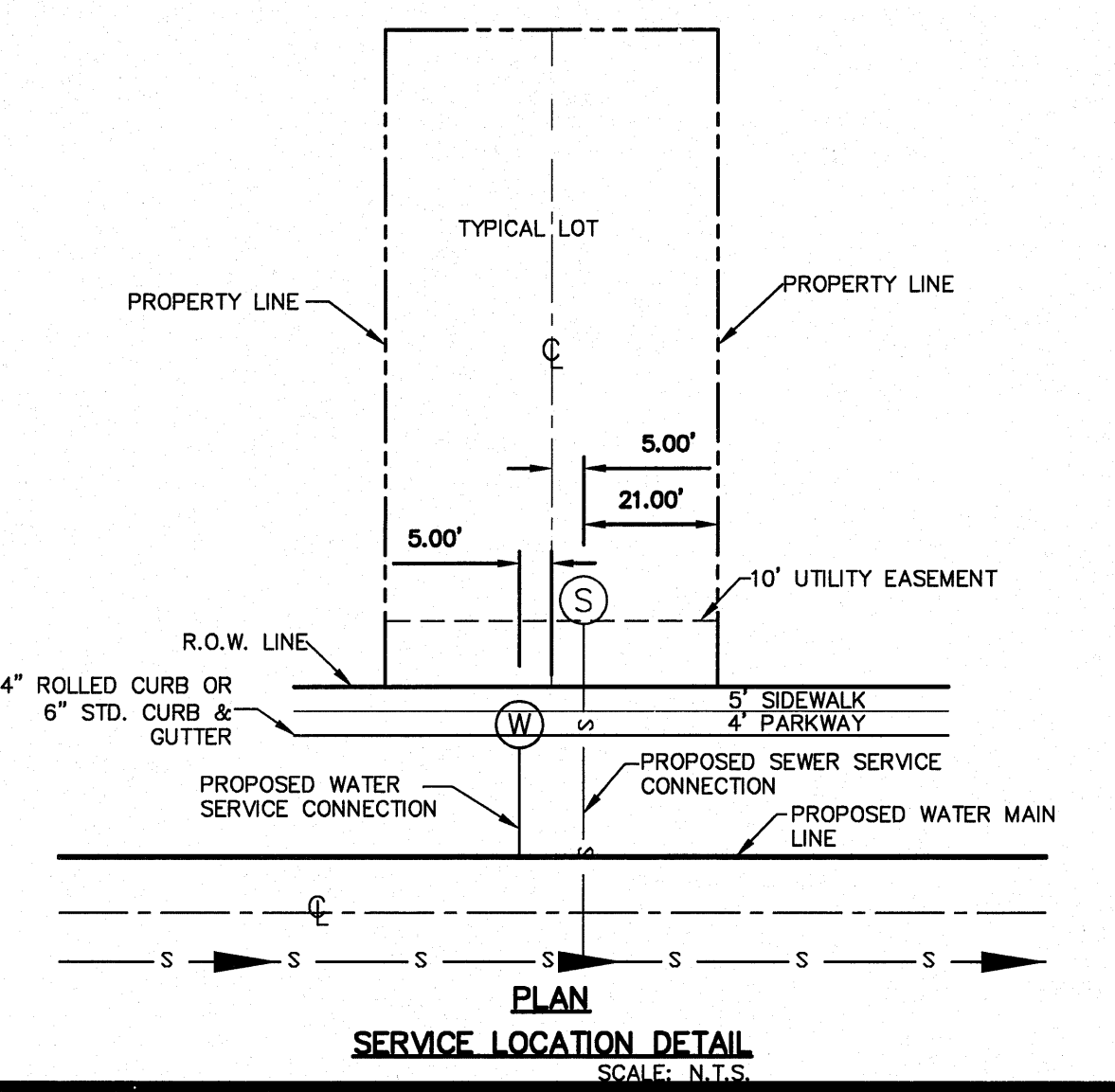
CABLE TELEVISION:
TIME WARNER COMMUNICATIONS
7010 AIRPORT ROAD
EL PASO, TX. 79906
(915) 772-1123

TELEPHONE:
SBC
P.O. BOX 1650
EL PASO, TX. 79935
(915) 595-5151
MR. TIM BROWN

FIBER OPTICS:
AT&T
11200 PELLICANO
EL PASO, TX. 79949
(800) 852-3786
MS. DARLENE NORIS

RESIDENTIAL GAS LINES:
TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TX. 79930
(915) 680-7329
MR. JOSE DE ALBA

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



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

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4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office 915.544.5232 Fax 915.544.5233 www.ceagroup.net

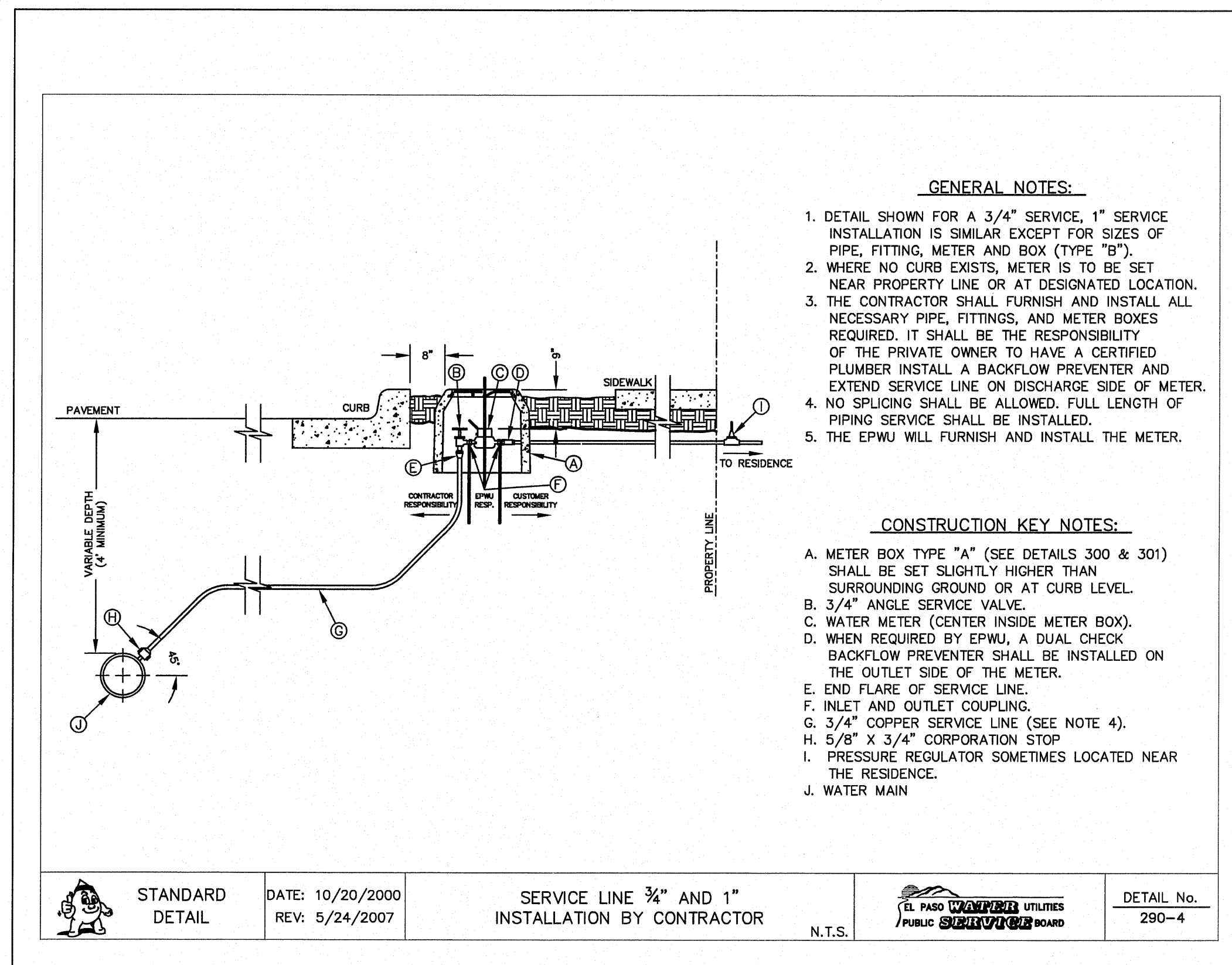
ENGINEER'S SEAL
JORGE L. AZCARATE
P.E. 88075
EXPIRES 12/31/11

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Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APPROV. BY: J.L.A.
JOB No. 2260-013-013

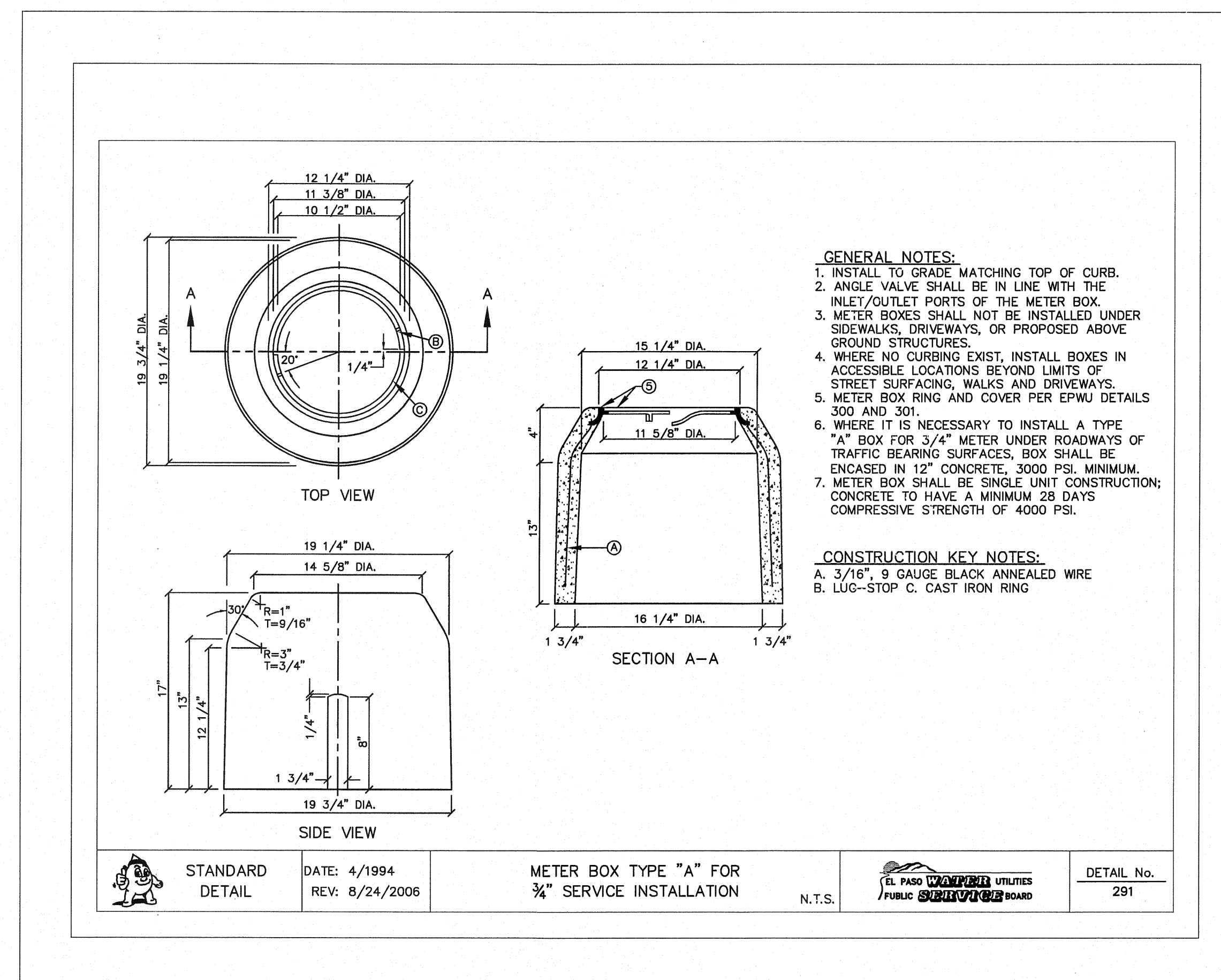
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**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**WATER INDEX
INDEX/GENERAL
INFORMATION**

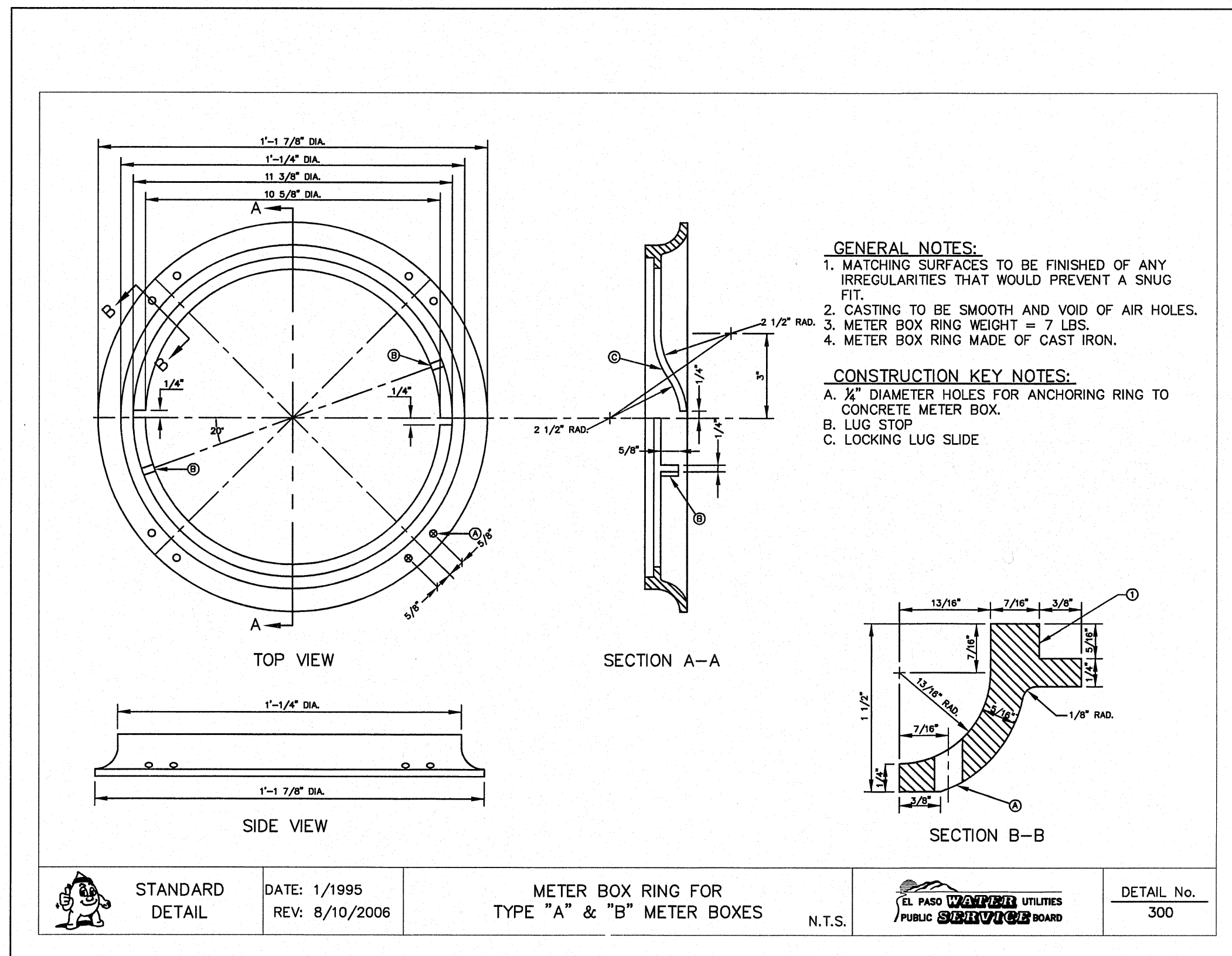
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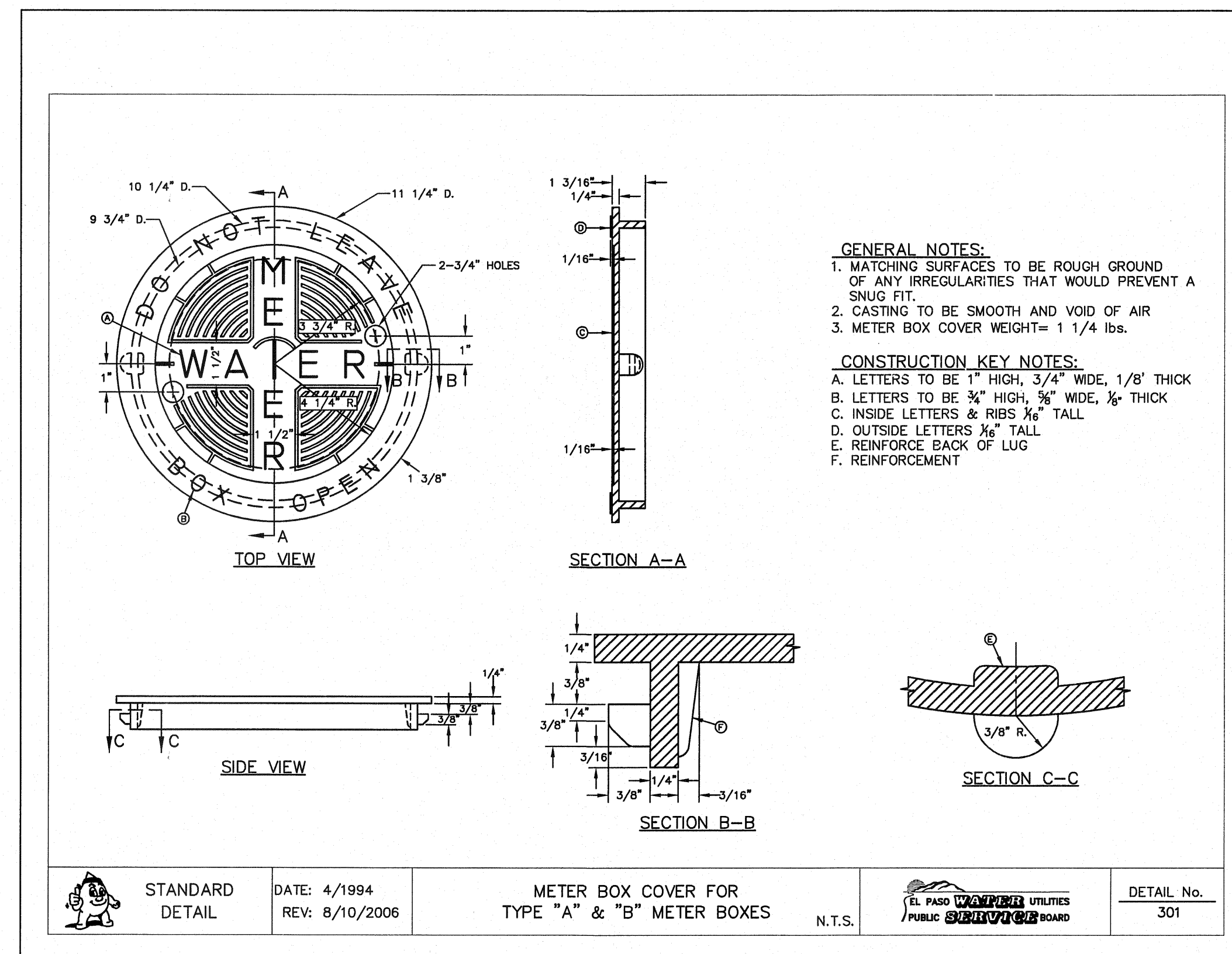
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2 METER BOX DETAIL N.T.S.



4 METER BOX RING DETAIL N.T.S.



4 METER BOX COVER DETAIL N.T.S.

REFERENCES - BENCHMARKS

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

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ENGINEER'S SEAL
 JORGE L. AZCARATE
 80075
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF TEXAS

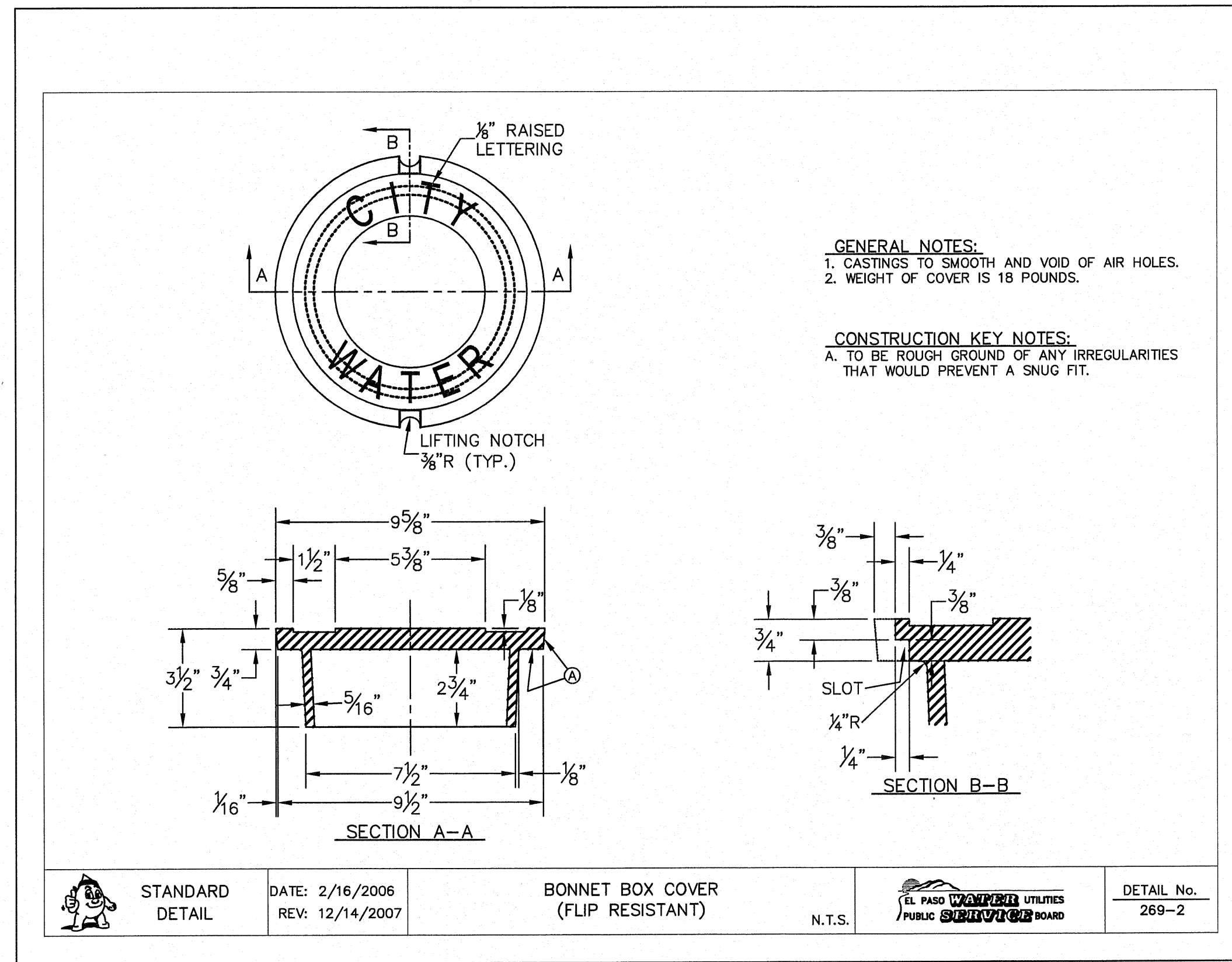
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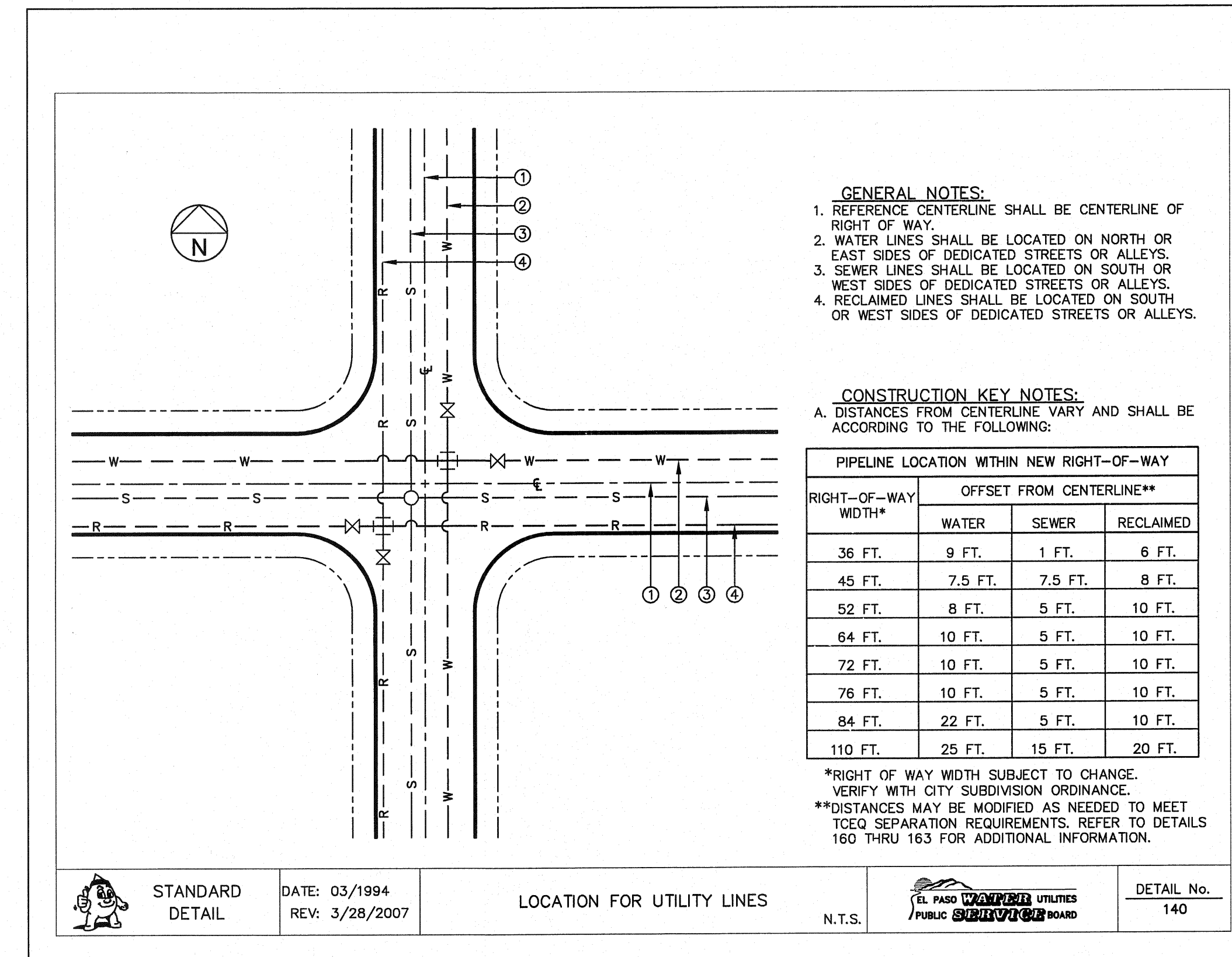
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**VENTANAS SUBDIVISION
 UNIT THREE
 REPLAT "A"
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS
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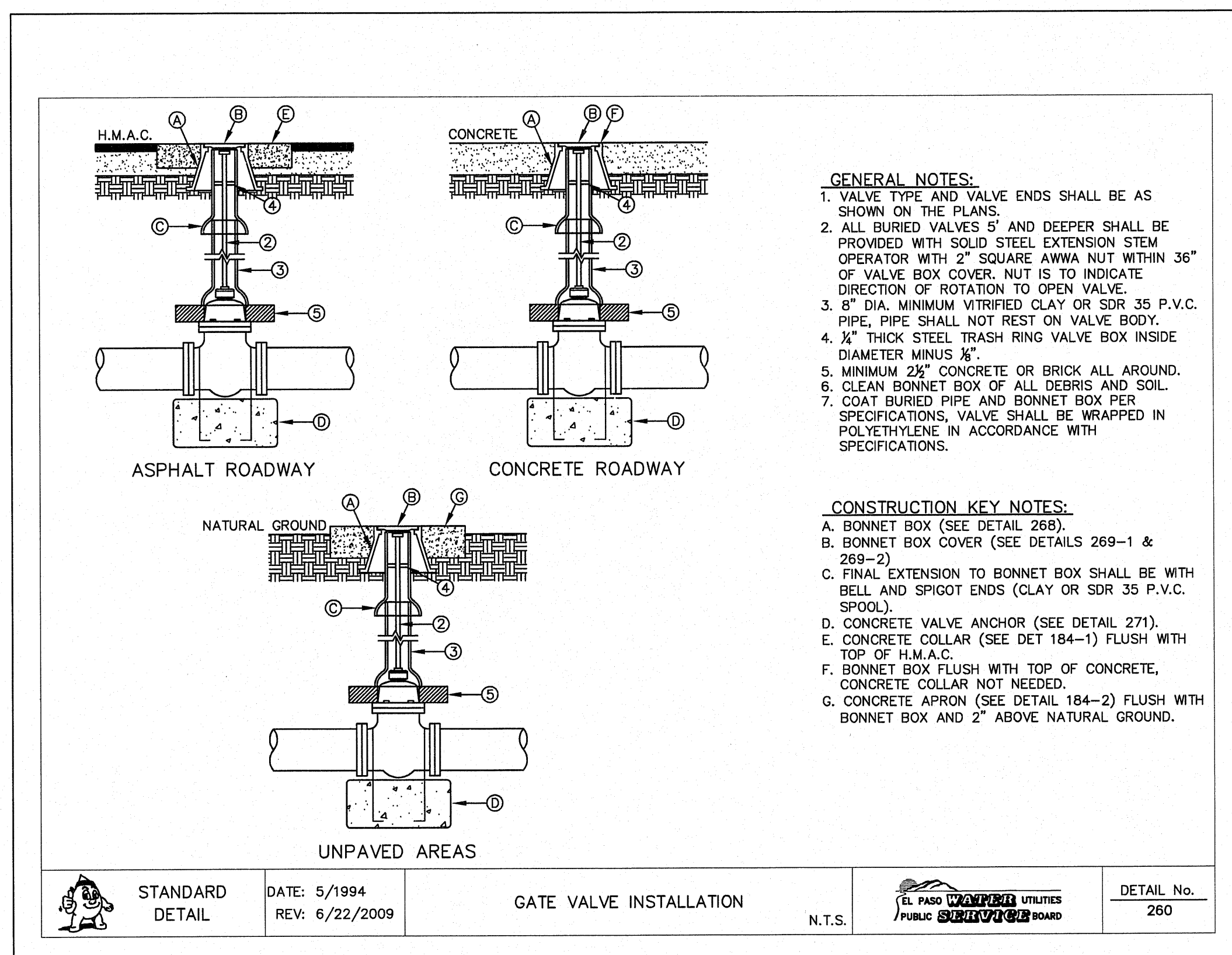
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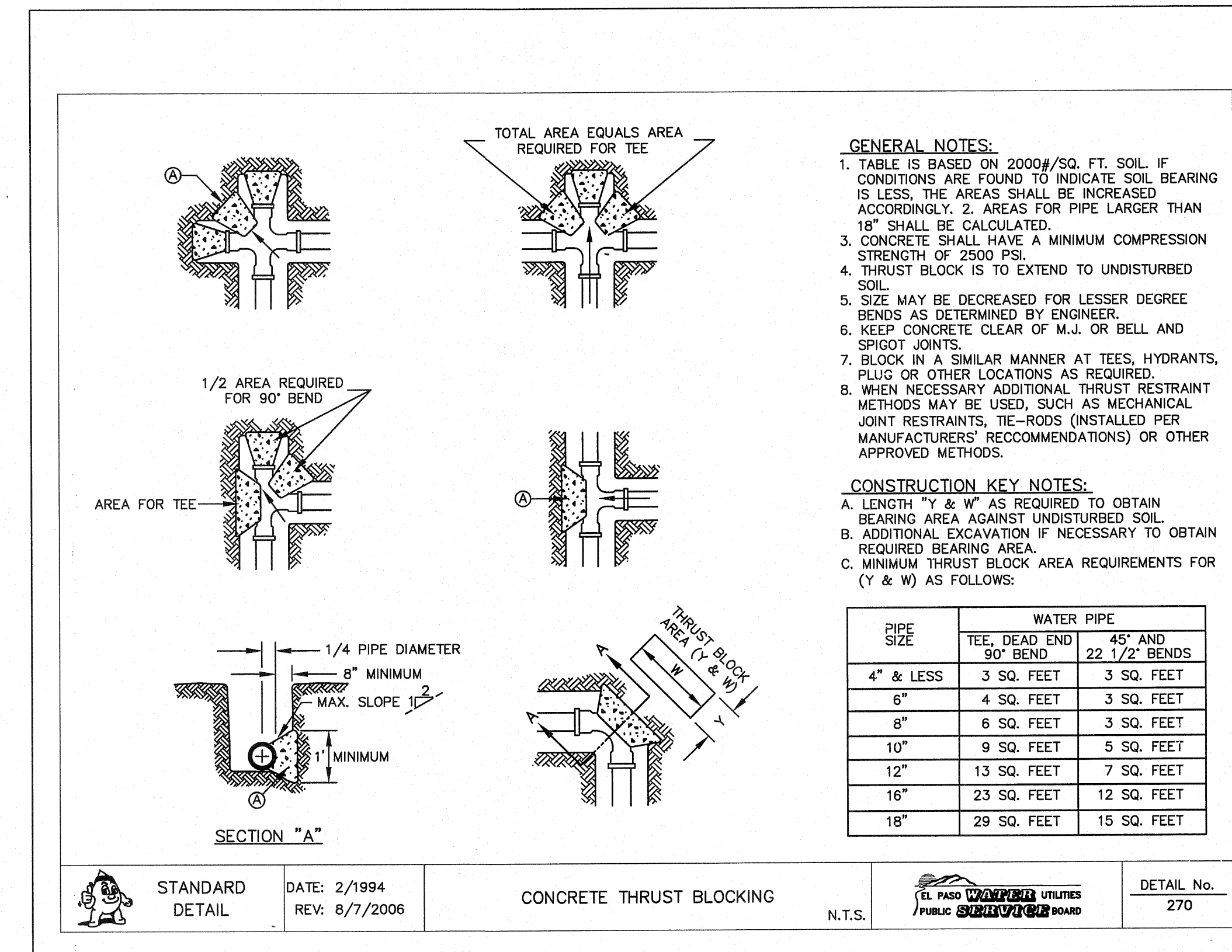
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 W2.2 N.T.S.



2 **STANDARD LOCATION FOR EXTENSIONS DETAIL**
 W2.2 N.T.S.



3 **GATE VALVE INSTALLATION**
 W2.2 N.T.S.



4 **THRUST BLOCKING**
 W2.2 N.T.S.

REFERENCES — BENCHMARKS
 EXISTING CITY MONUMENT
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 LOCATED AT THE CENTERLINE
 INTERSECTION OF
 SUN TRAIL DRIVE AND SETTING SUN
 DRIVE.
 DATE _____ BY _____

CS&A
 CONSULTANTS & ARCHITECTS
 TEXAS REGISTERED ENGINEERING FIRM F-4664
 4712 Woodrow Bann, Ste. F, El Paso, TX 79924
 Office: 915.544.5232 Fax: 915.544.5233 www.csandamp.com

ENGINEER'S SEAL
 JORGE L. AZCARRATE
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 STATE OF TEXAS

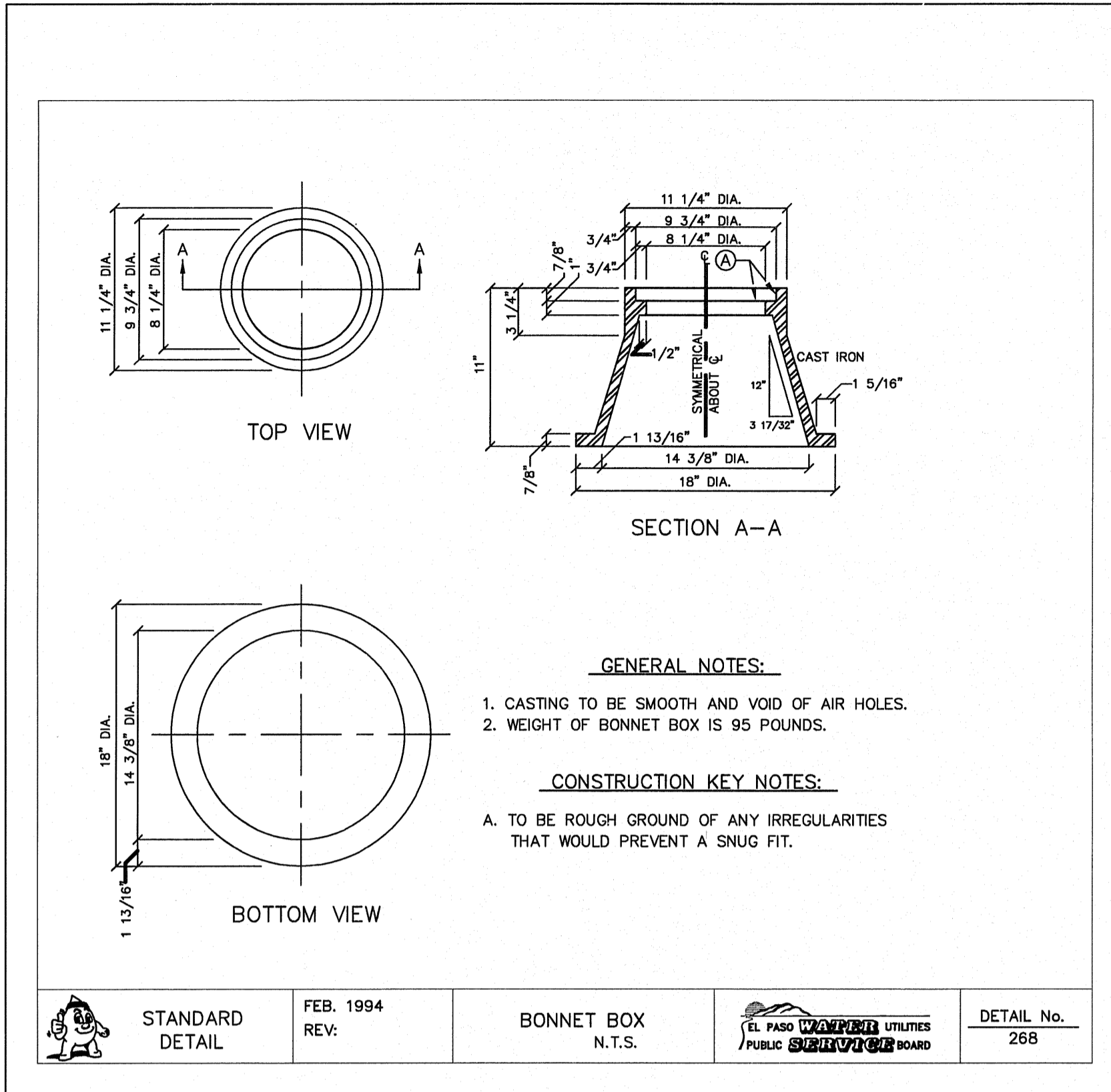
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 DRAWN BY: F.Z.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2260-013-I-D

PROJECT NAME
**VENTANAS SUBDIVISION
 UNIT THREE
 REPLAT "A"
 SUBDIVISION IMPROVEMENTS**

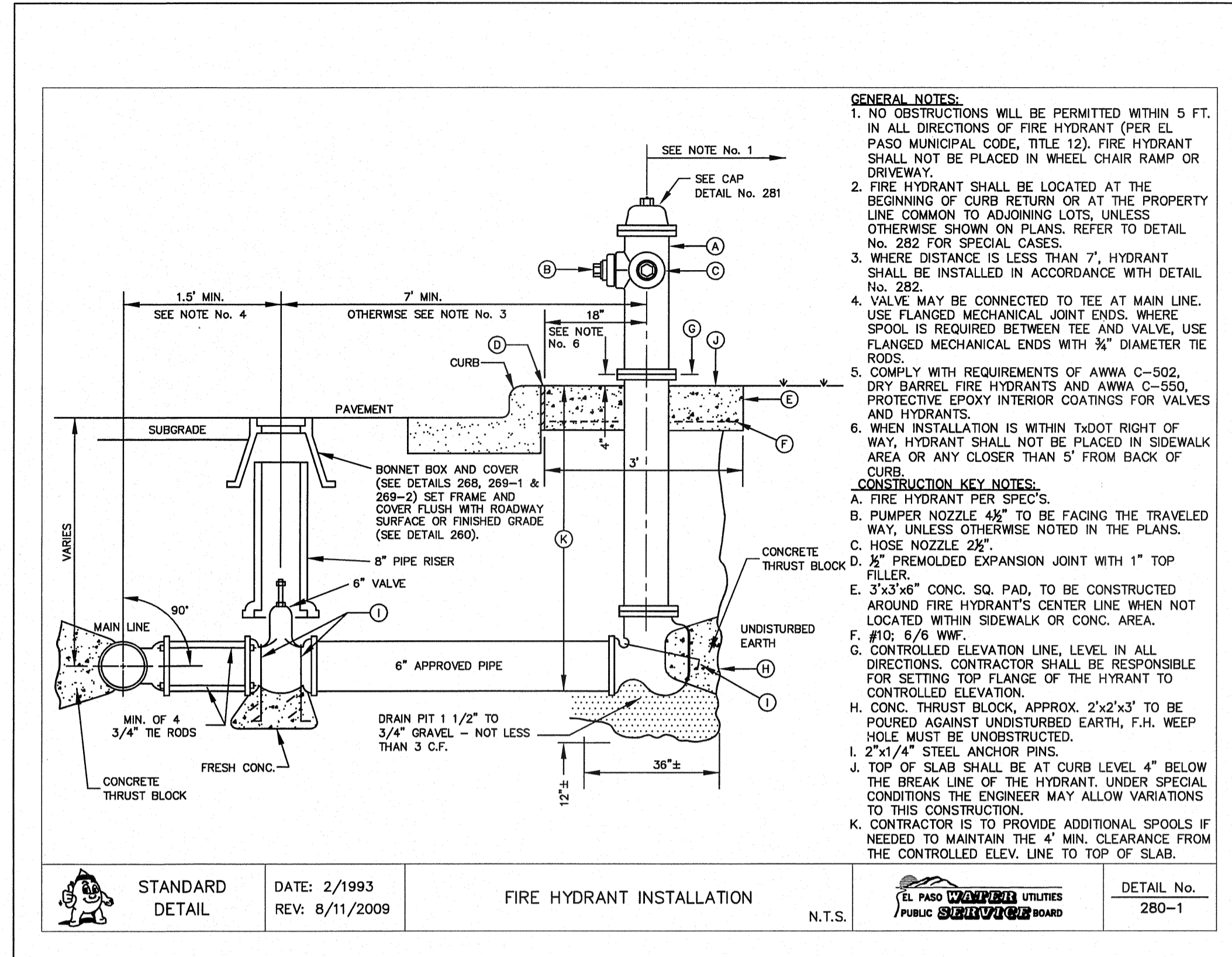
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WATER DETAILS

(SHEET 2 OF 5)
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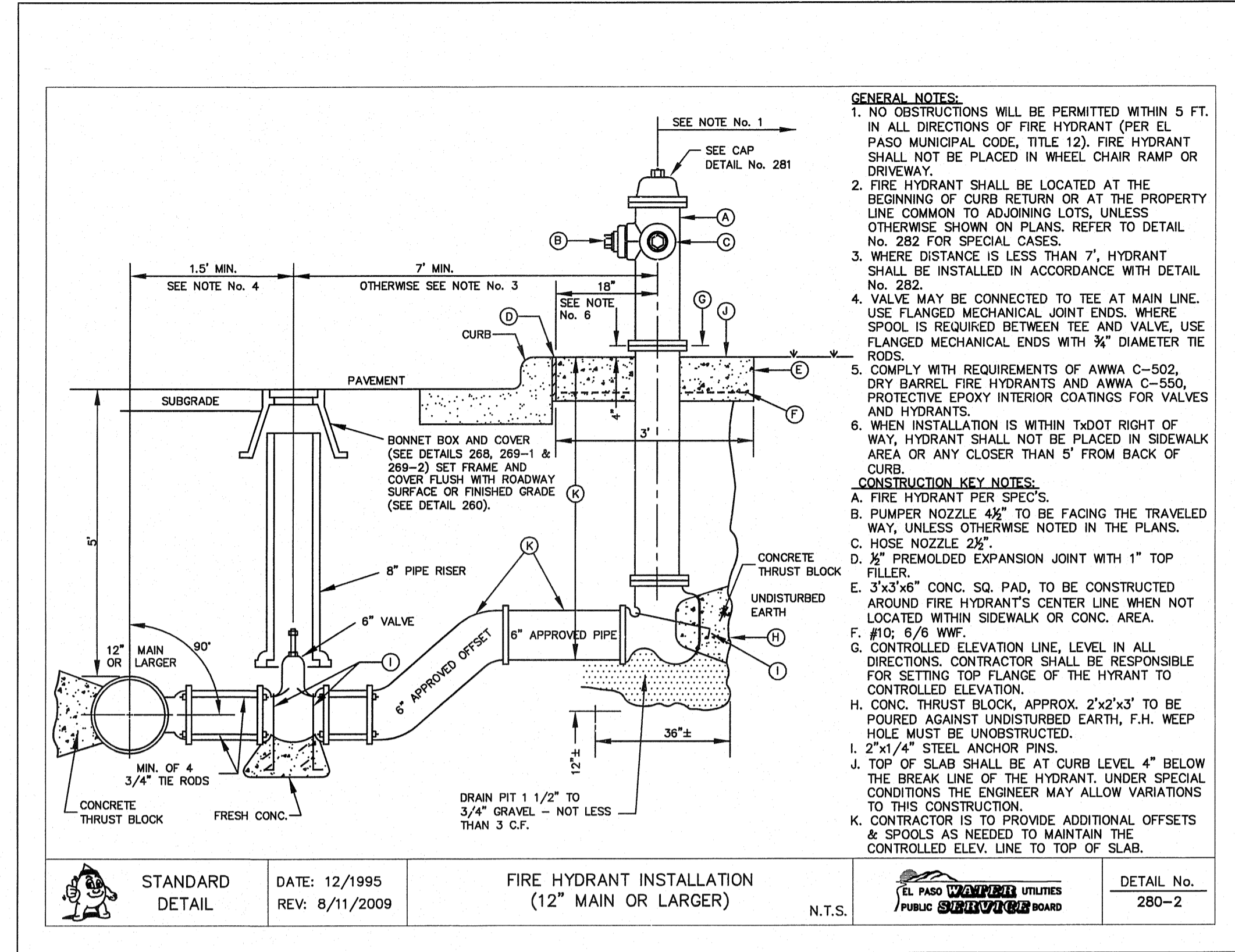
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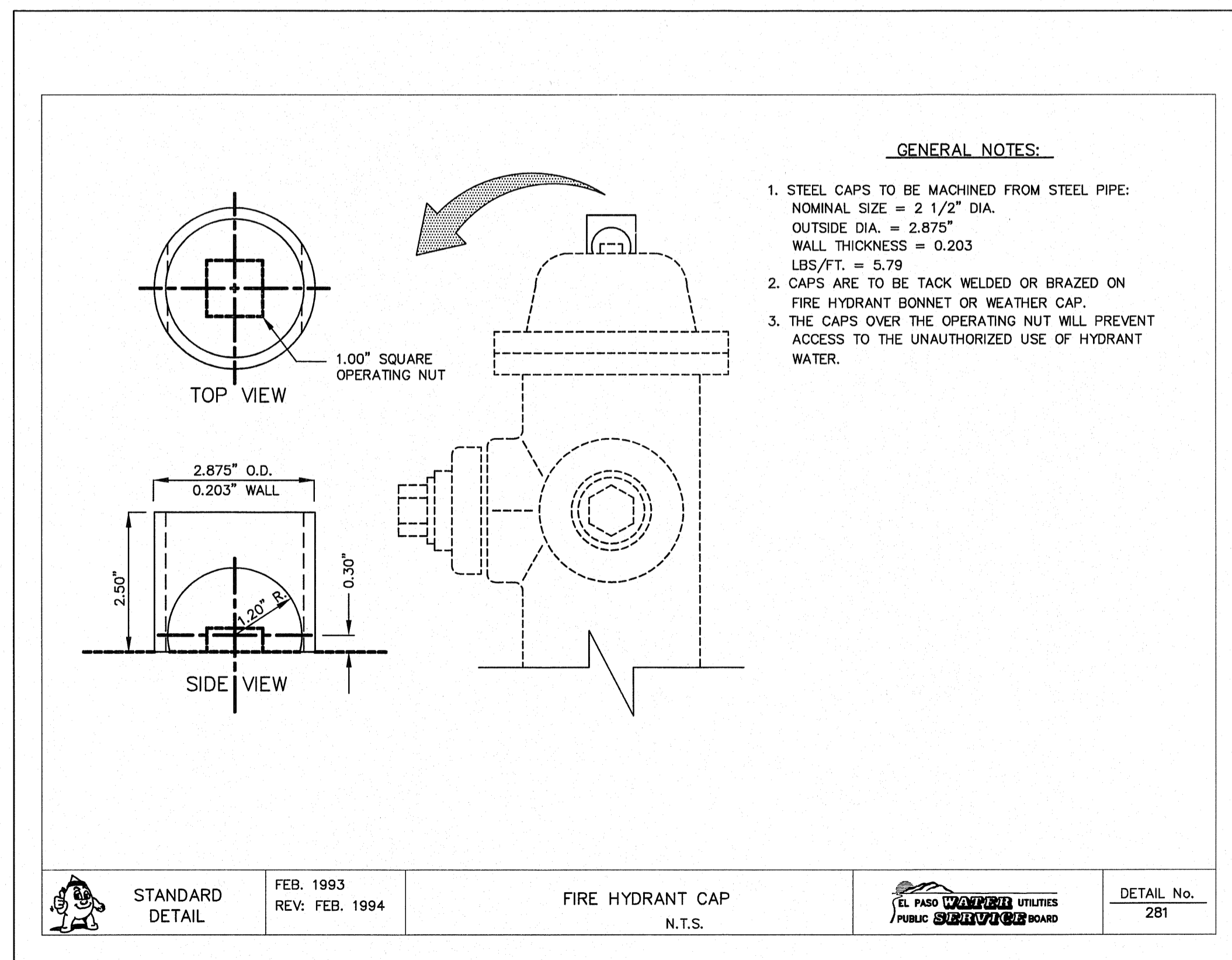
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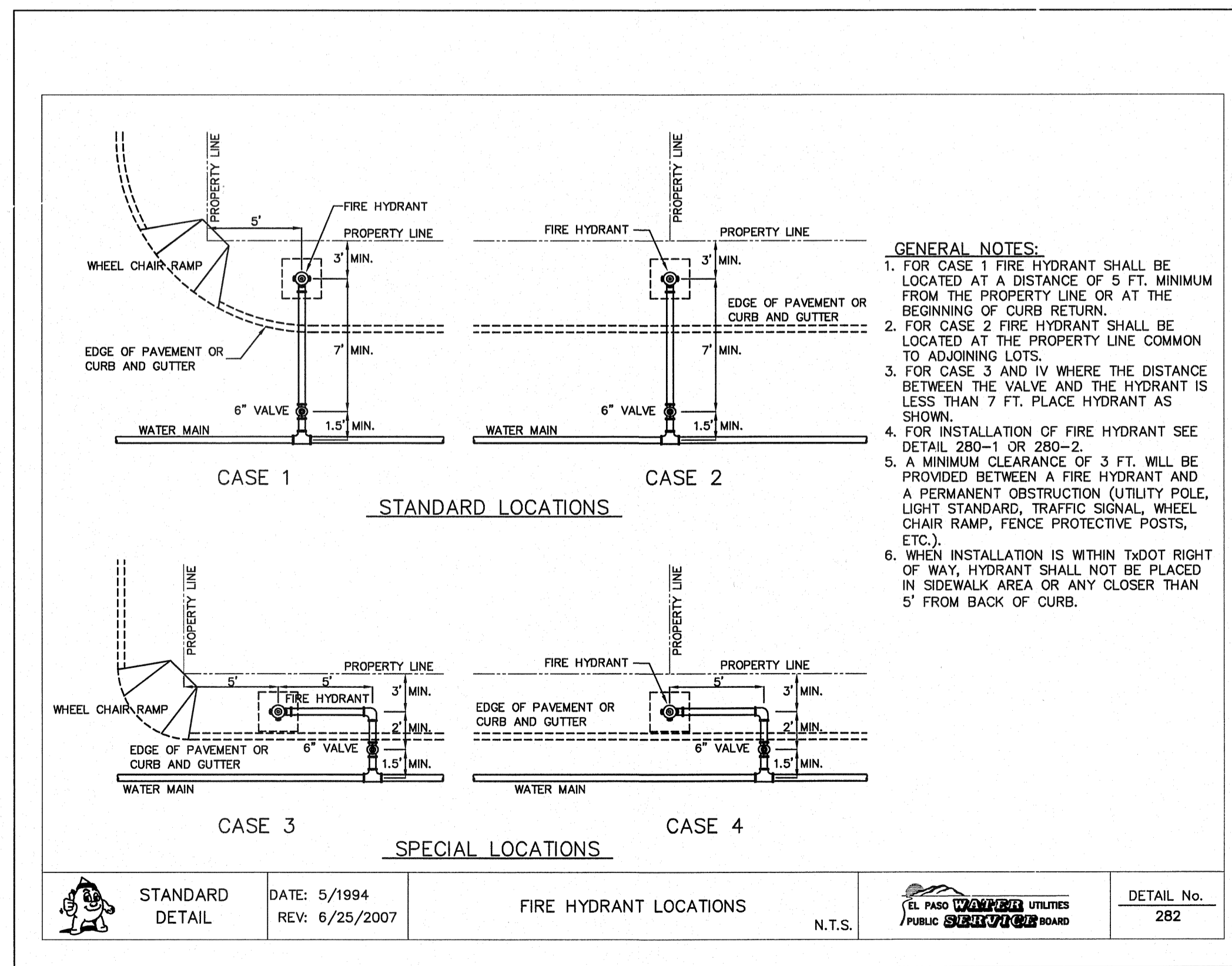
2 STANDARD FIRE HYDRANT INSTALLATION
N.T.S.



3 STANDARD FIRE HYDRANT INSTALLATION (12\"/>N.T.S.



4 FIRE HYDRANT CAP
N.T.S.



5 FIRE HYDRANT LOCATIONS
N.T.S.

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

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ENGINEER'S SEAL
EL PASO COUNTY UTILITIES
PUBLIC SUBDIVISION BOARD
JOSÉ L. AZCÁRATE
800715
REGISTERED PROFESSIONAL ENGINEER
No. 10111

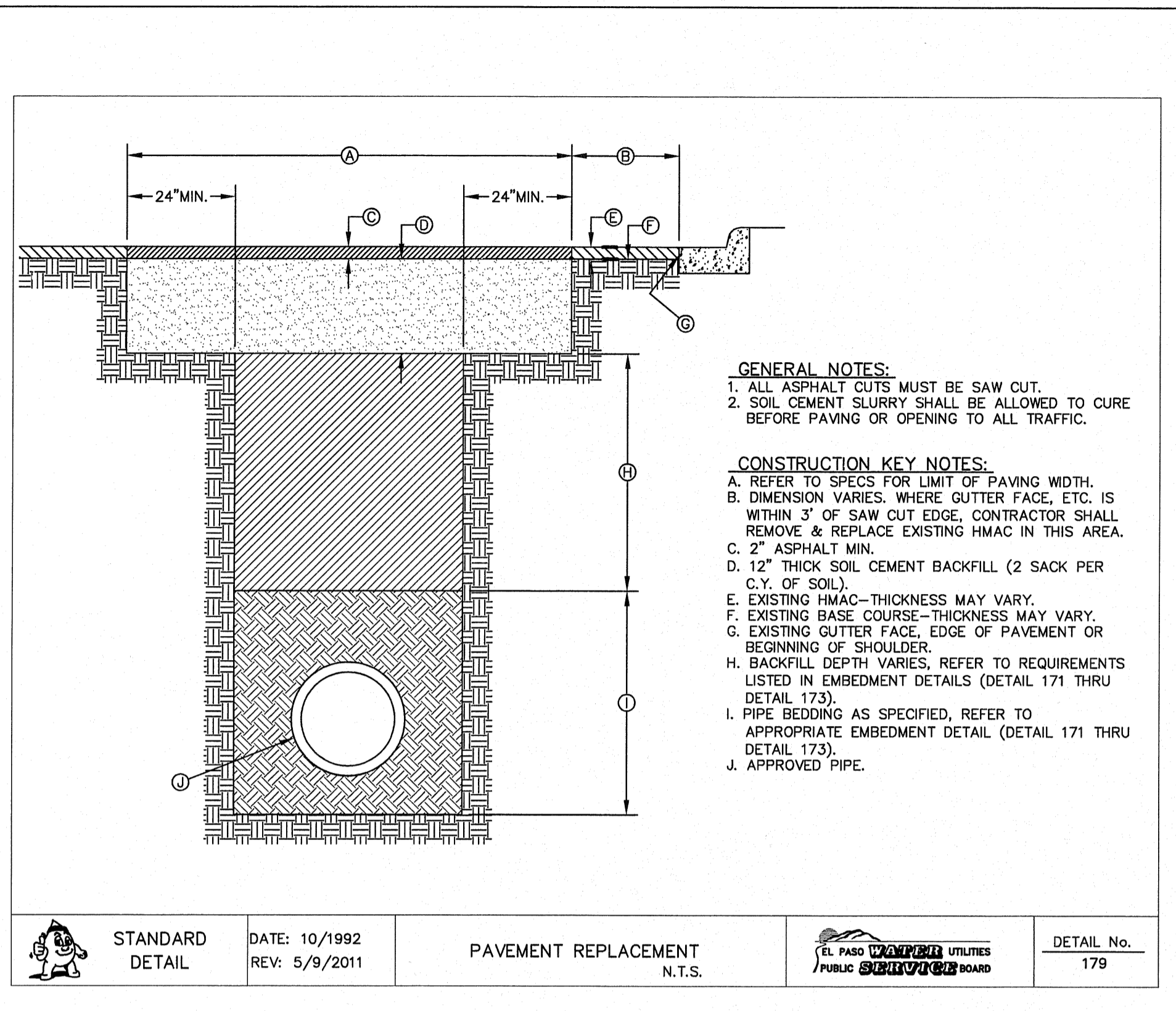
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DESIGN BY: F.Z.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS

(SHEET 3 OF 5)
SHEET NO.

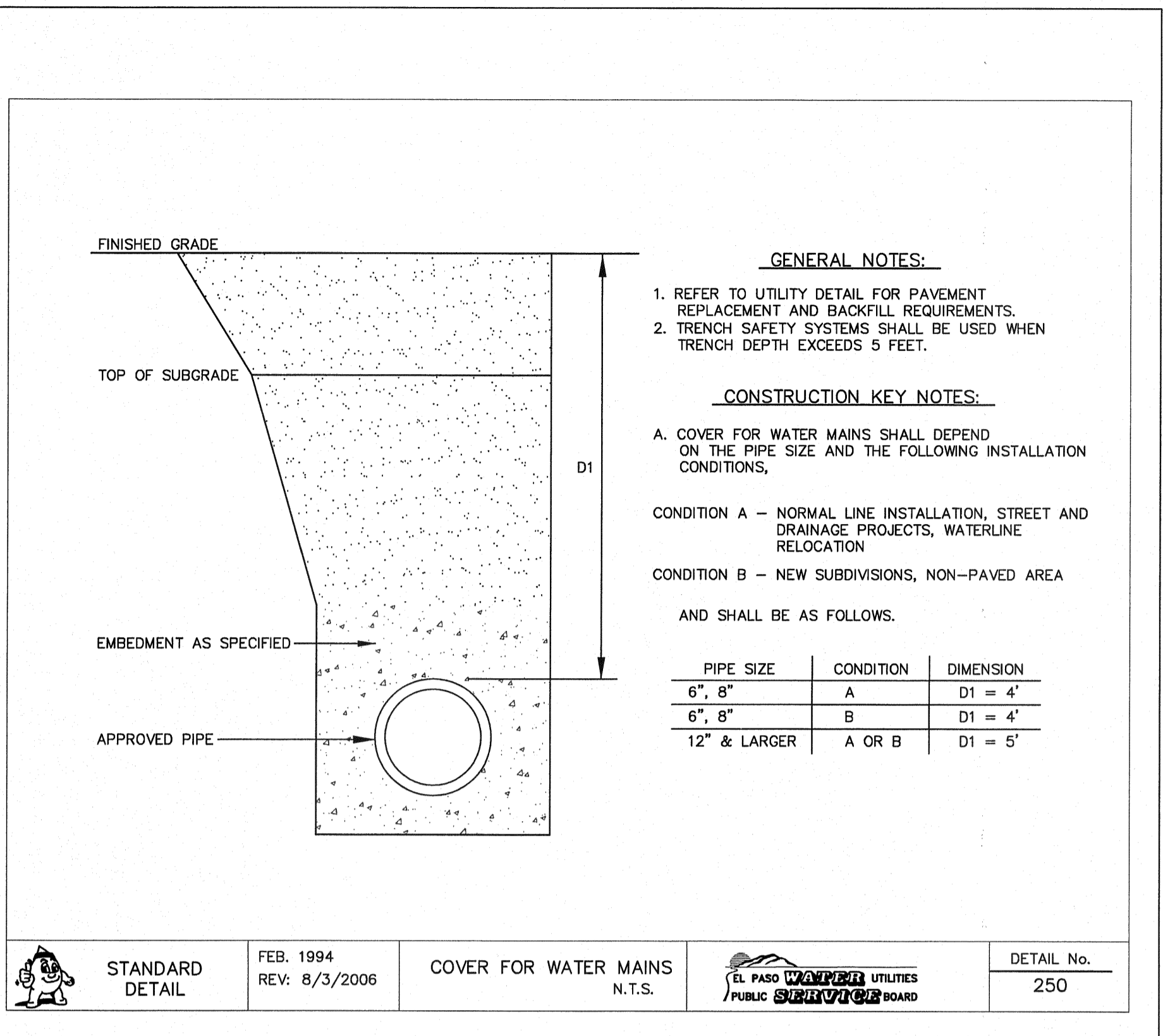
W2.3



- GENERAL NOTES:**
- ALL ASPHALT CUTS MUST BE SAW CUT.
 - SOIL CEMENT SLURRY SHALL BE ALLOWED TO CURE BEFORE PAVING OR OPENING TO ALL TRAFFIC.
- CONSTRUCTION KEY NOTES:**
- REFER TO SPECS FOR LIMIT OF PAVING WIDTH.
 - DIMENSION VARIES WHERE GUTTER FACE, ETC. IS WITHIN 3' OF SAW CUT EDGE, CONTRACTOR SHALL REMOVE & REPLACE EXISTING HMA/C IN THIS AREA.
 - 2" ASPHALT MIN.
 - 12" THICK SOIL CEMENT BACKFILL (2 SACK PER C.Y. OF SOIL).
 - EXISTING HMA/C THICKNESS MAY VARY.
 - EXISTING BASE COURSE THICKNESS MAY VARY.
 - EXISTING GUTTER FACE, EDGE OF PAVEMENT OR BEGINNING OF SHOULDER.
 - BACKFILL DEPTH VARIES, REFER TO REQUIREMENTS LISTED IN EMBEDMENT DETAILS (DETAIL 171 THRU DETAIL 173).
 - PIPE BEDDING AS SPECIFIED, REFER TO APPROPRIATE EMBEDMENT DETAIL (DETAIL 171 THRU DETAIL 173).
 - APPROVED PIPE.

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

1 PAVEMENT REPAIR DETAIL N.T.S.

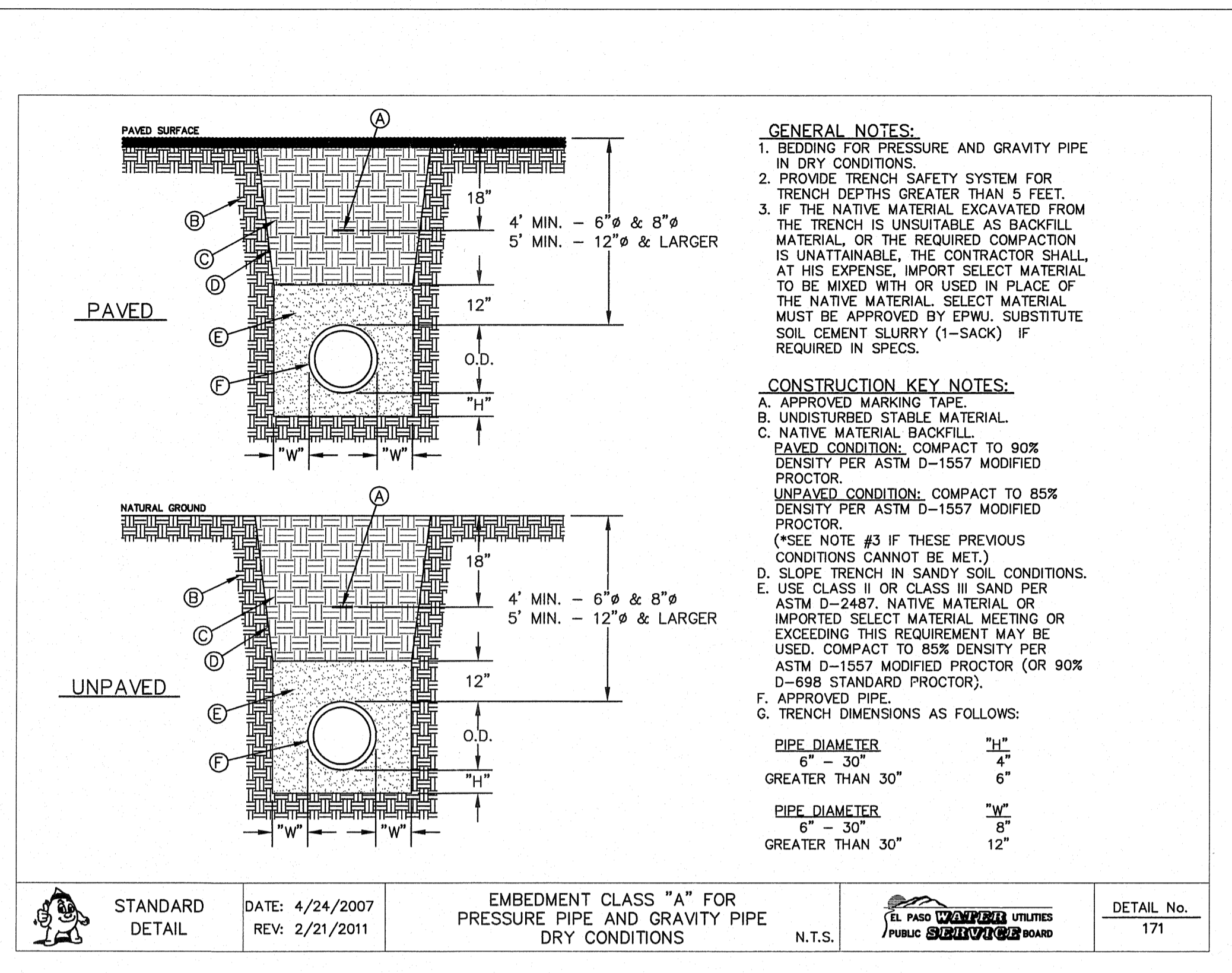


- GENERAL NOTES:**
- REFER TO UTILITY DETAIL FOR PAVEMENT REPLACEMENT AND BACKFILL REQUIREMENTS.
 - TRENCH SAFETY SYSTEMS SHALL BE USED WHEN TRENCH DEPTH EXCEEDS 5 FEET.
- CONSTRUCTION KEY NOTES:**
- A. COVER FOR WATER MAINS SHALL DEPEND ON THE PIPE SIZE AND THE FOLLOWING INSTALLATION CONDITIONS.
- CONDITION 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 FEB. 1994 REV: 8/3/2006 COVER FOR WATER MAINS N.T.S. EL PASO UTILITIES PUBLIC SUBDIVISION BOARD DETAIL No. 250

2 STANDARD COVER FOR WATER MAINS N.T.S.



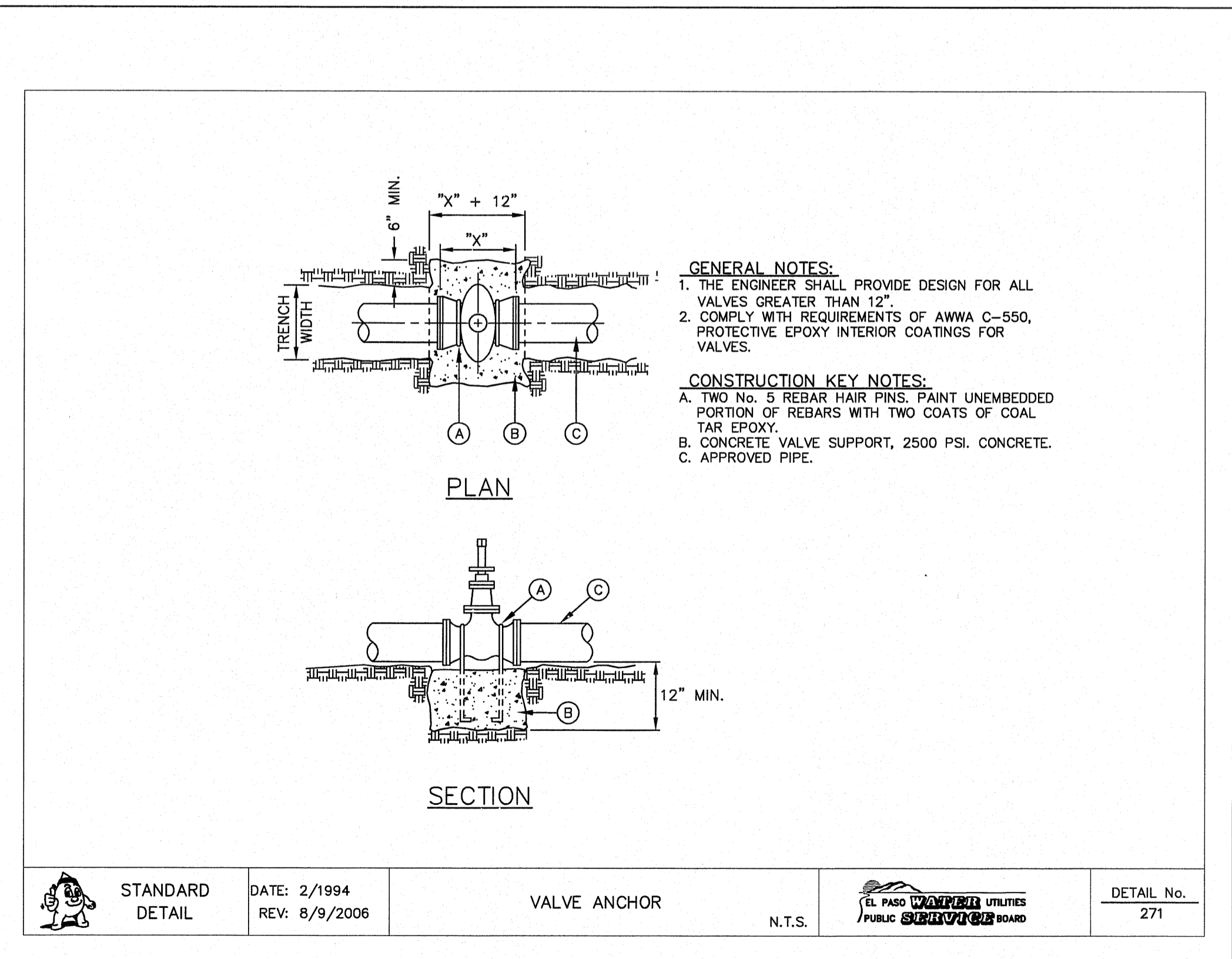
- GENERAL NOTES:**
- BEDDING FOR PRESSURE AND GRAVITY PIPE IN DRY CONDITIONS.
 - PROVIDE TRENCH SAFETY SYSTEM FOR TRENCH DEPTHS GREATER THAN 5 FEET.
 - IF THE NATIVE MATERIAL EXCAVATED FROM THE TRENCH IS UNSUITABLE AS BACKFILL MATERIAL, OR THE REQUIRED COMPACTION IS UNATTAINABLE, THE CONTRACTOR SHALL, 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:**
- APPROVED MARKING TAPE.
 - UNDISTURBED STABLE MATERIAL.
 - 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.)
 - 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-698 STANDARD PROCTOR).
 - APPROVED PIPE.
 - TRENCH DIMENSIONS AS FOLLOWS:

PIPE DIAMETER	"H"
6" - 30"	4'
GREATER THAN 30"	6'

PIPE DIAMETER	"W"
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 N.T.S. EL PASO UTILITIES PUBLIC SUBDIVISION BOARD DETAIL No. 171

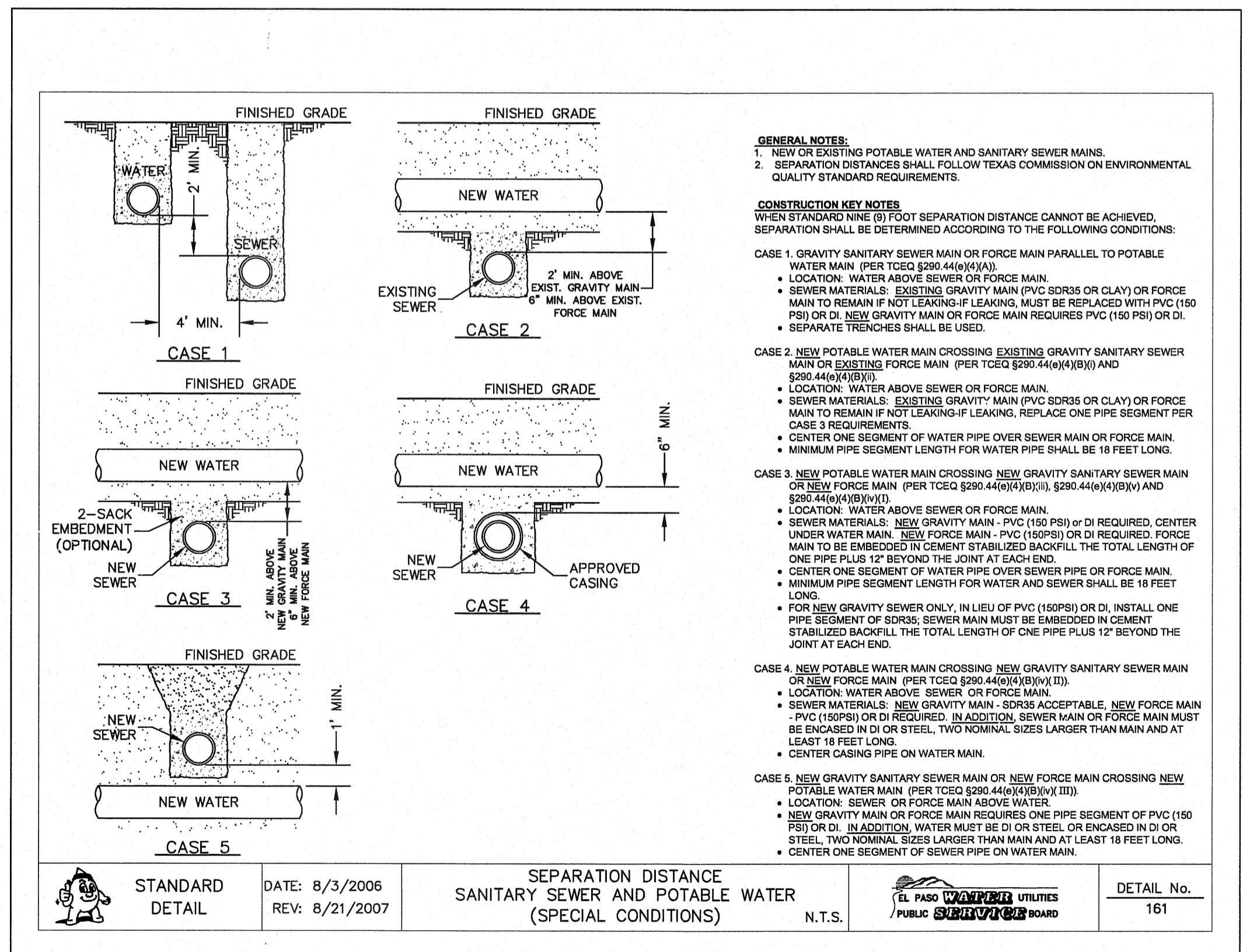
3 BEDDING CLASS DETAILS FOR P.V.C. PRESSURE PIPE SCALE: N.T.S.



- GENERAL NOTES:**
- THE ENGINEER SHALL PROVIDE DESIGN FOR ALL VALVES GREATER THAN 12\"/>
 - COMPLY WITH REQUIREMENTS OF AWWA C-550, PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES.
- CONSTRUCTION KEY NOTES:**
- TWO NO. 5 REBAR HAIR PINS, PAINT UNEMBEDDED PORTION OF REBARS WITH TWO COATS OF COAL TAR EPOXY.
 - CONCRETE VALVE SUPPORT, 2500 PSI. CONCRETE.
 - APPROVED PIPE.

STANDARD DETAIL DATE: 2/1994 REV: 8/9/2006 VALVE ANCHOR N.T.S. EL PASO UTILITIES PUBLIC SUBDIVISION BOARD DETAIL No. 271

4 VALVE ANCHOR N.T.S.



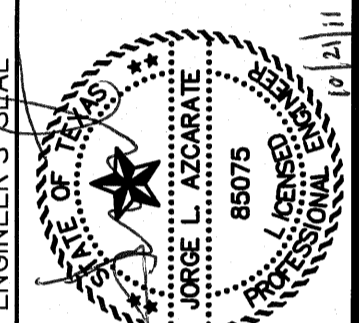
- GENERAL NOTES:**
- NEW OR EXISTING POTABLE WATER AND SANITARY SEWER MAIN.
 - SEPARATION DISTANCES SHALL FOLLOW TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARD REQUIREMENTS.
- CONSTRUCTION KEY NOTES:**
- WHEN STANDARD NINE (9) FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, SEPARATION SHALL BE DETERMINED 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)(A)).
- LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 - SEWER MATERIALS: EXISTING GRAVITY MAIN (PVC, SD335 OR CLAY) OR FORCE MAIN TO REMAIN IF NOT LEAKING-IF 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)(B) AND §290.44(a)(9)(C)).
- LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 - SEWER MATERIALS: EXISTING GRAVITY MAIN (PVC, SD335 OR CLAY) OR FORCE MAIN TO REMAIN IF NOT LEAKING-IF 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)(D)(i), §290.44(a)(9)(D)(ii) AND §290.44(a)(9)(D)(iii)).
- 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 (150PSI) 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 (150PSI) OR DI, INSTALL ONE PIPE SEGMENT OF SD335. 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)(E)(i)).
- LOCATION: WATER ABOVE SEWER OR FORCE MAIN.
 - SEWER MATERIALS: NEW GRAVITY MAIN - SD335 ACCEPTABLE, NEW FORCE MAIN - PVC (150PSI) 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)(F)(i)).
- 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) N.T.S. EL PASO UTILITIES PUBLIC SUBDIVISION BOARD DETAIL No. 161

5 SEPARATION DISTANCE - SANITARY SEWER AND POTABLE WATER SCALE: N.T.S.

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

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ENGINEERS • ARCHITECTS • PLANNERS
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.6233 www.oandamp;a.com

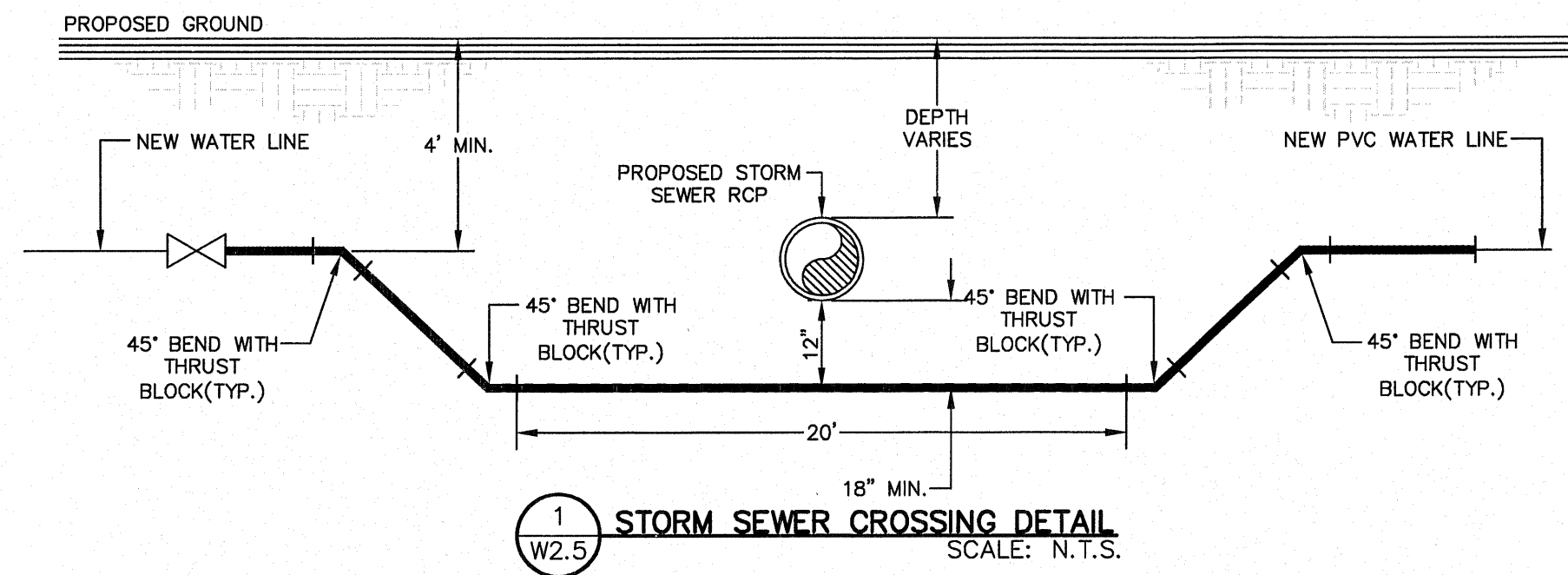


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Vertical: N/A
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: J.L.A.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2260-013-LD

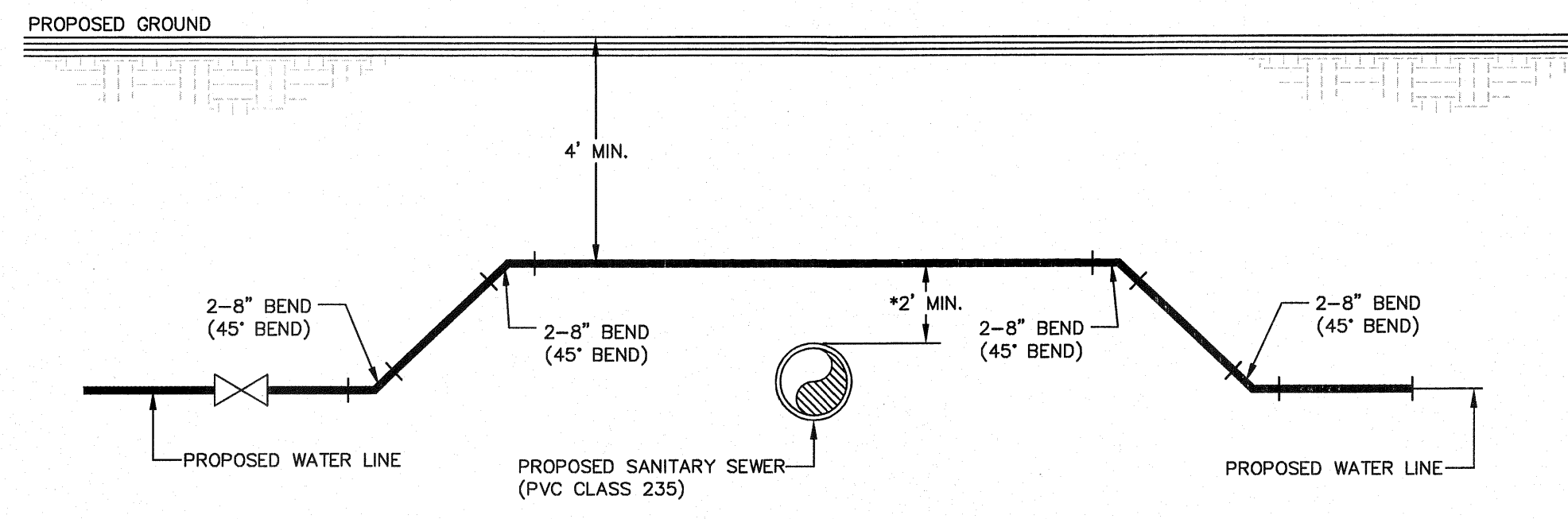
PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS
(SHEET 4 OF 5)
SHEET NO.

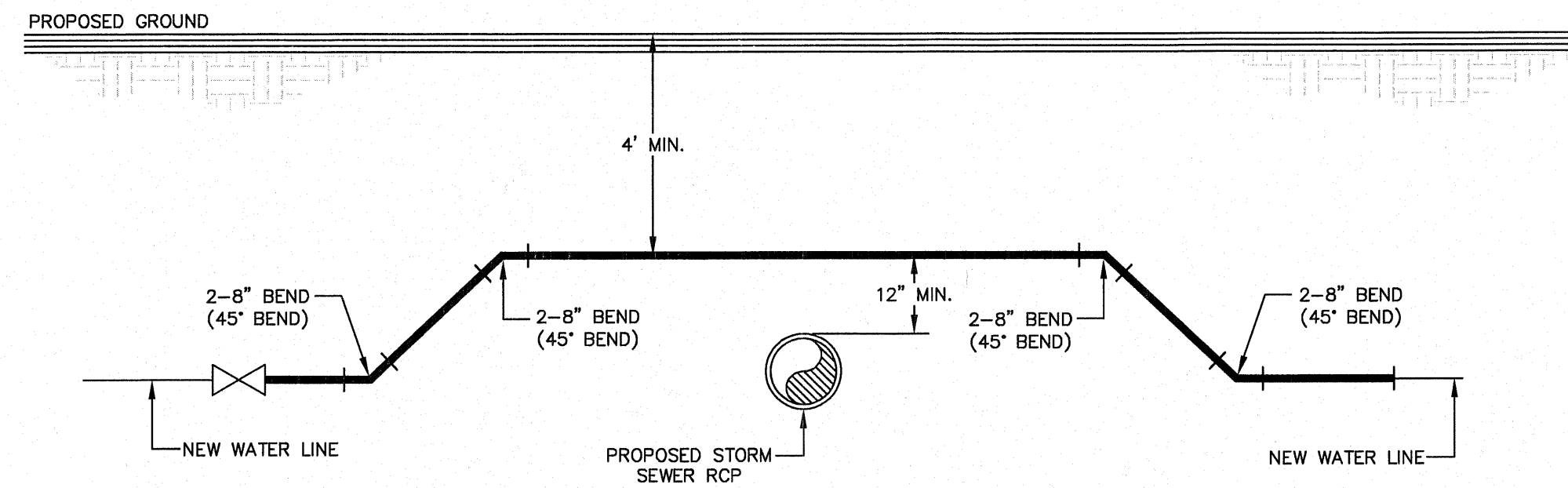
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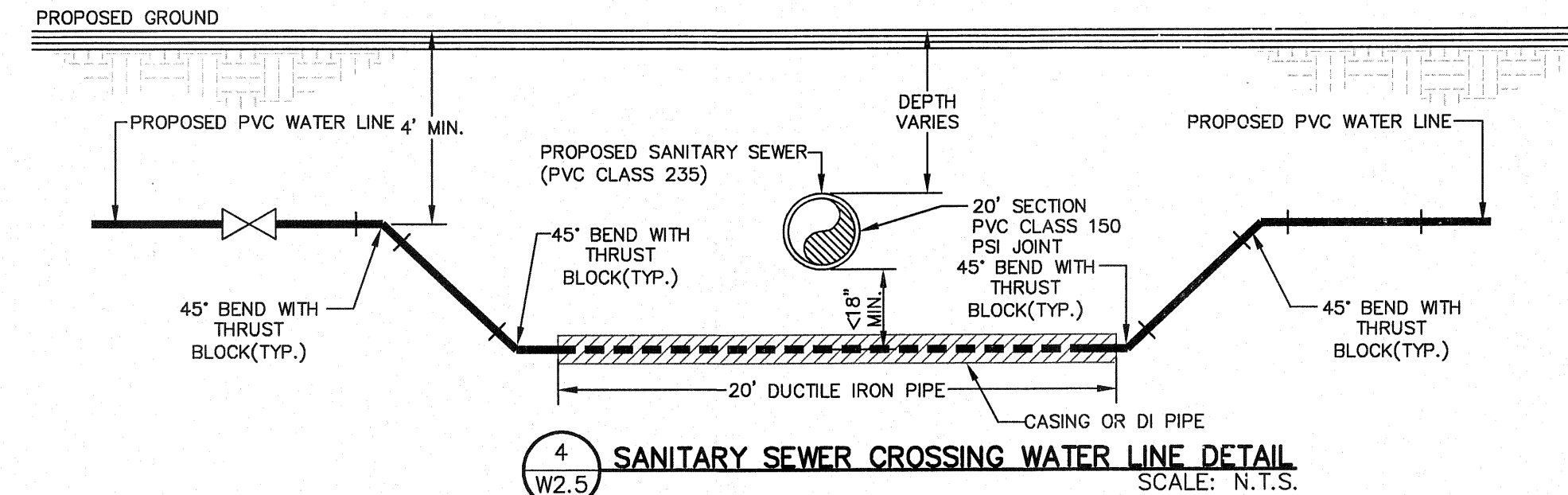
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W2.5 SCALE: N.T.S.



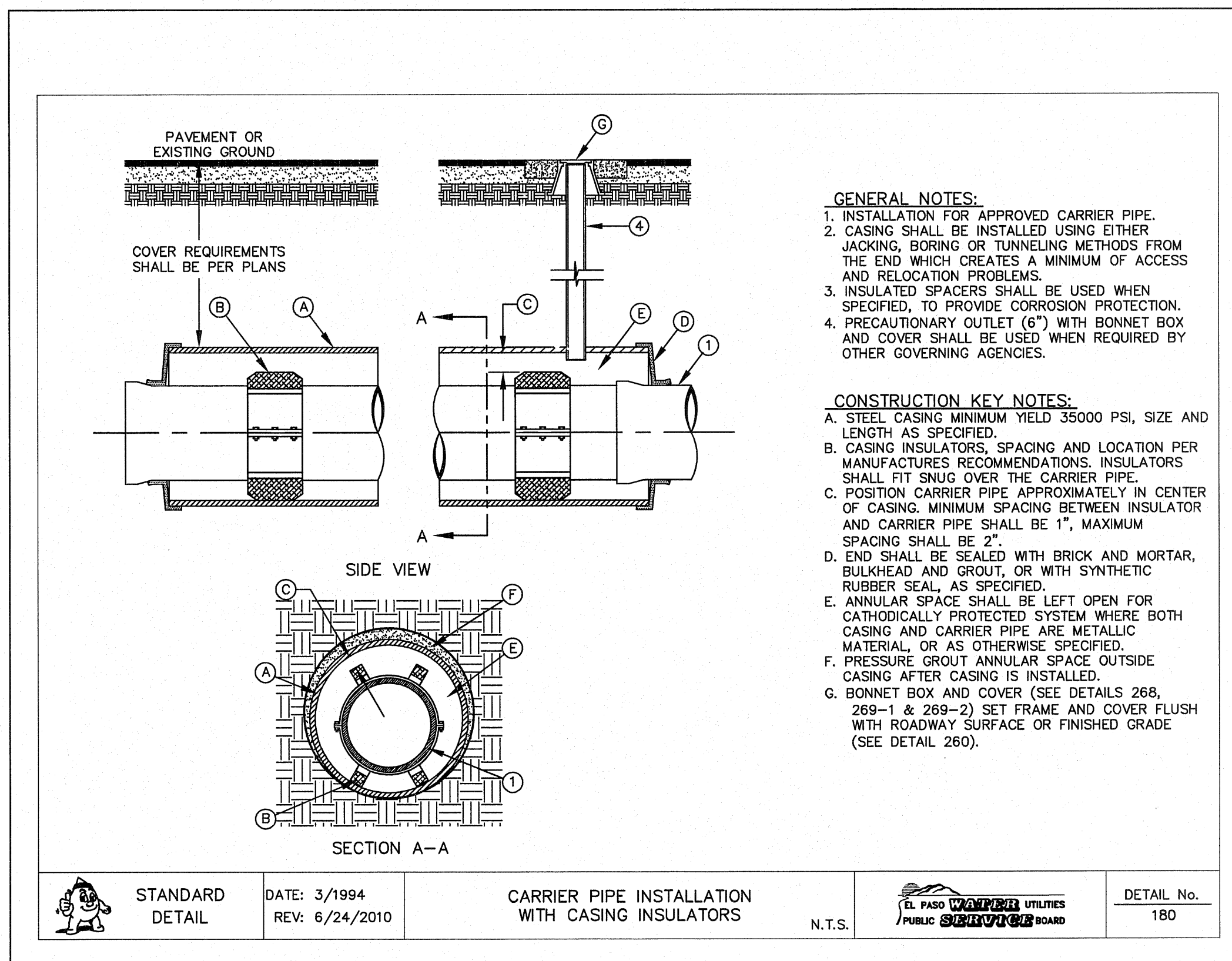
2 SANITARY SEWER CROSSING WATER LINE DETAIL
W2.5 SCALE: N.T.S.



3 STORM SEWER CROSSING DETAIL
W2.5 SCALE: N.T.S.



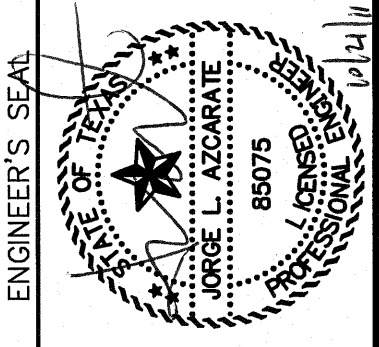
4 SANITARY SEWER CROSSING WATER LINE DETAIL
W2.5 SCALE: N.T.S.



5 CASING INSULATORS DETAIL
W2.5 SCALE: N.T.S.

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

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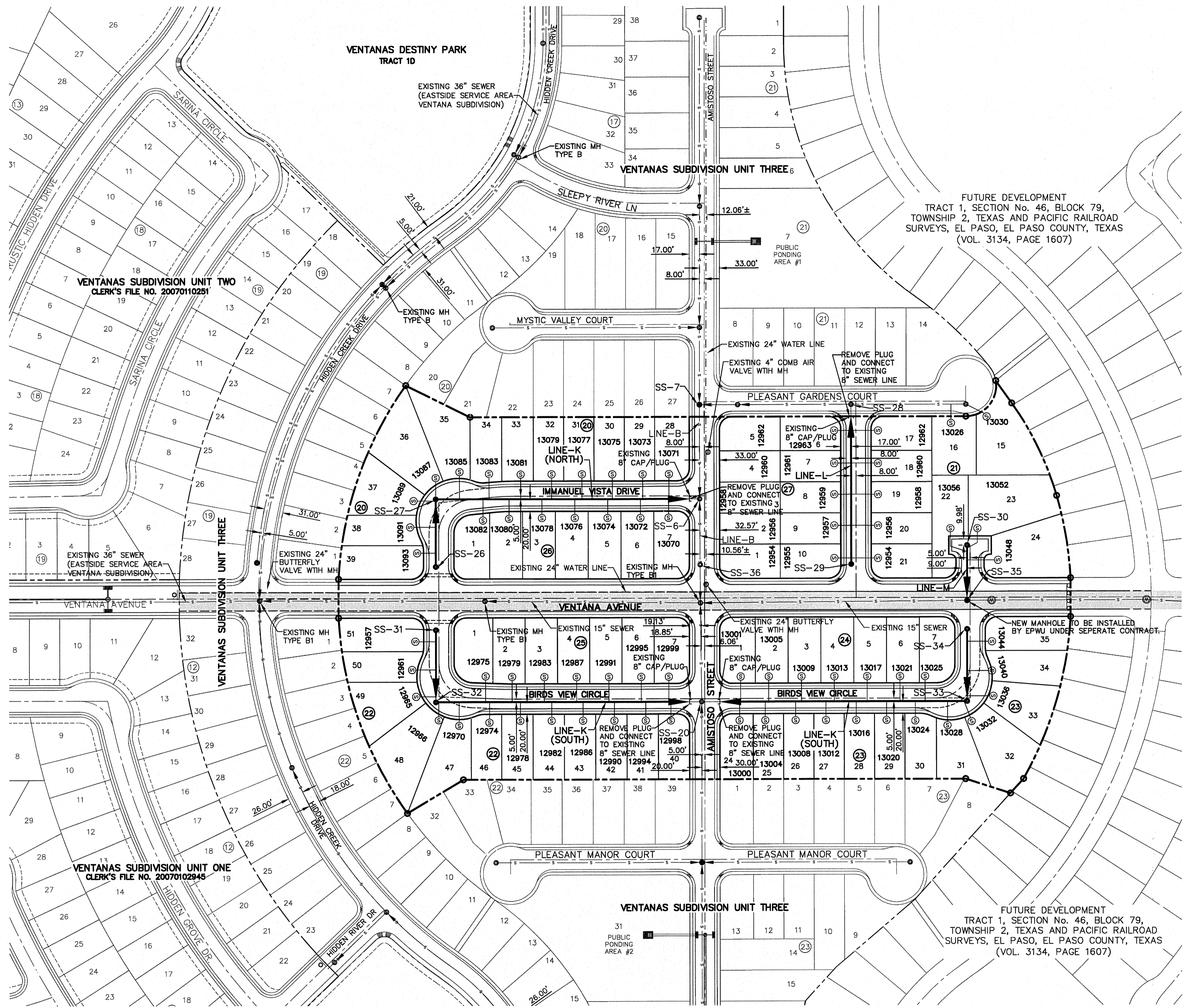


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DATE:	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2260-013-LD

PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS
(SHEET 5 OF 5)
SHEET NO.

W2.5

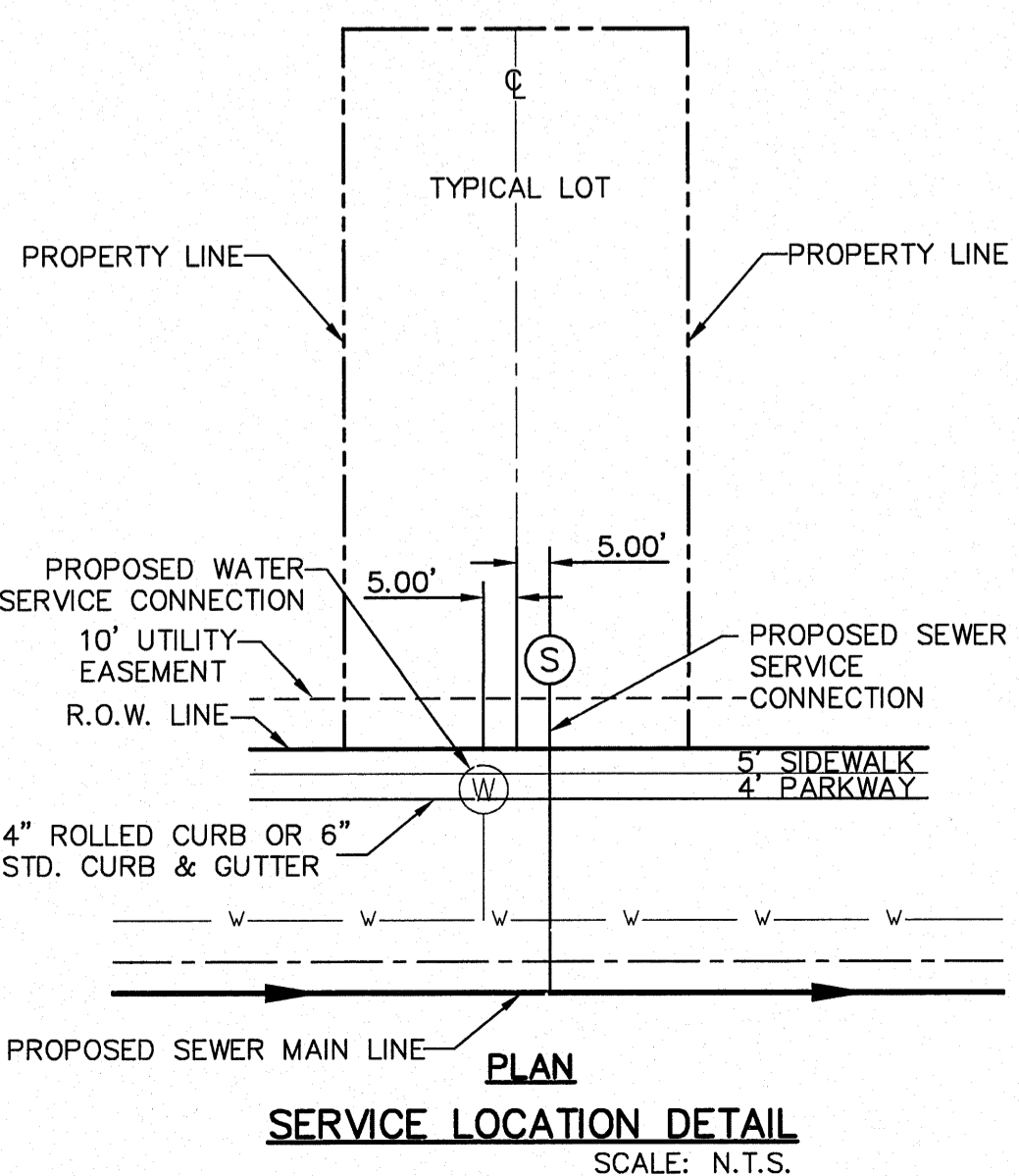


CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

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

LEGEND

SYMBOL	DESCRIPTION
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING 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)
	EXISTING MANHOLE (PLAN VIEW)
	PROPOSED MANHOLE (PLAN VIEW)
	PROPOSED 8" CAP/PLUG
	PROPOSED SERVICE CONNECTION (PLAN VIEW)
	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 WITH 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 PUBLICWATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFIRM TO EPWU-PSB STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.

GENERAL UTILITIES:
 TEXAS EXCAVATION SAFETY SERVICE
 1184 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 DERASSCH

FIBER OPTICS:
 MCI TELECOMMUNICATIONS CORP.
 4045 DONIPHAN 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 WIGEL (DISTRIBUTION)

EL PASO STREETS
 CITY OF EL PASO
 DEPARTMENT OF TRANSPORTATION
 7969 SAN PAULO DRIVE
 EL PASO, TX. 79907
 (915) 821-8750
 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) 595-5151
 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) 680-7329
 MR. JOSE DE ALBA

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

REFERENCES - BENCHMARKS

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

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 4712 WOODROW BEAN, STE. F EL PASO, TX 79924
 OFFICE: 915.544.5232 FAX: 915.544.5235 www.ceagroup.net



SCALE: 1"=100'

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	AUGUST 2011
DESIGN BY:	F.L.
CHECKED BY:	A.L.S.
APP. NO. BY:	J.L.A.
JOB NO.:	2280-013-LD

PROJECT NAME
VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS

SHEET TITLE

SEWER INDEX INDEX/GENERAL INFORMATION

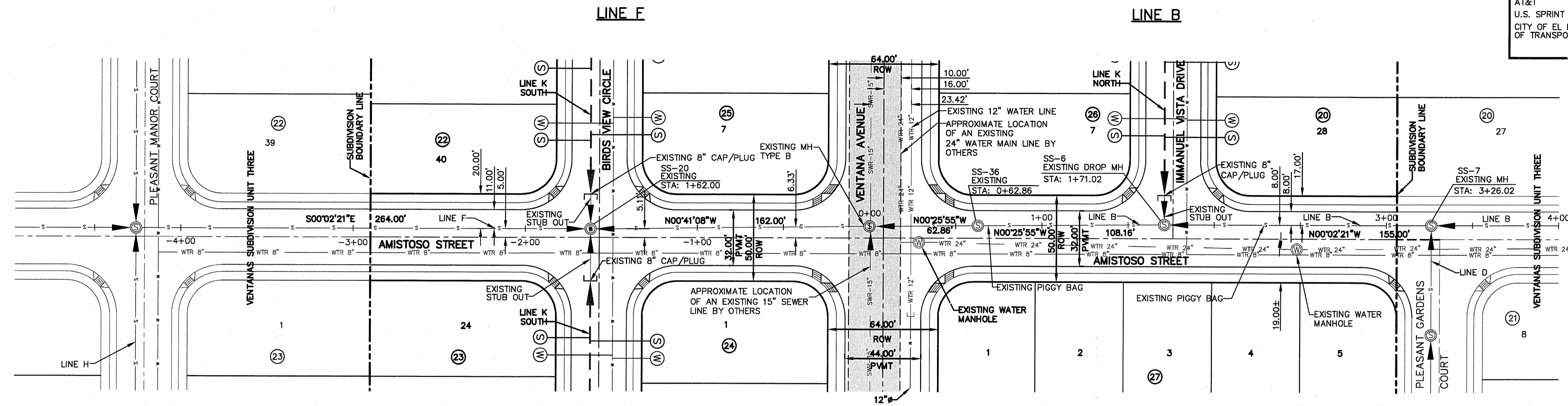
SHEET NO.

SS1.1

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)	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

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

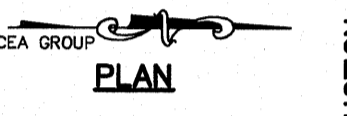
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LOCATED AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE.	BY



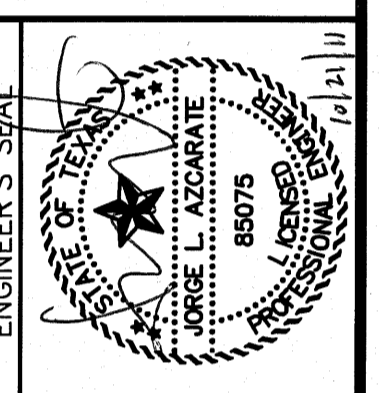
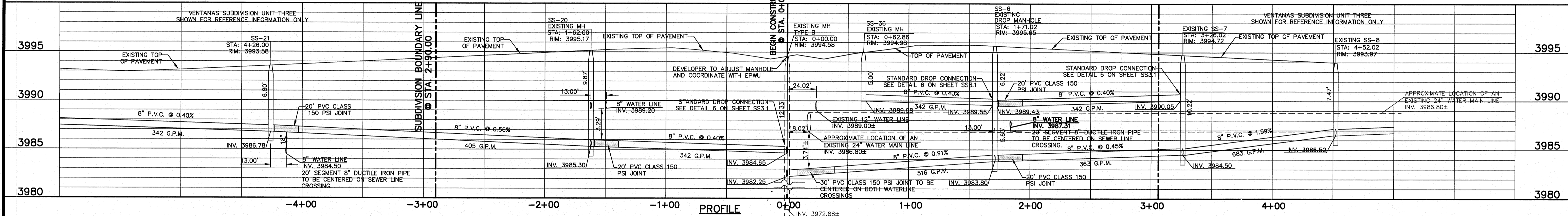
LEGEND:

- W --- W --- PROPOSED STORM SEWER LINE
- W --- W --- PROPOSED WATER LINE
- W --- W --- PROPOSED SEWER LINE ON ANOTHER SHEET (PLAN VIEW)
- W --- W --- PROPOSED SEWER LINE
- W --- W --- PROPOSED WATER SERVICE
- W --- W --- PROPOSED SEWER SERVICE
- W --- W --- EXISTING SEWER LINE
- W --- W --- EXISTING SEWER MANHOLE BY OTHERS
- W --- W --- EXISTING WATER MANHOLE BY OTHERS
- W --- W --- EXISTING 15" SEWER LINE BY OTHERS
- W --- W --- EXISTING 24" WATER LINE BY OTHERS
- W --- W --- EXISTING 8" WATER LINE BY OTHERS

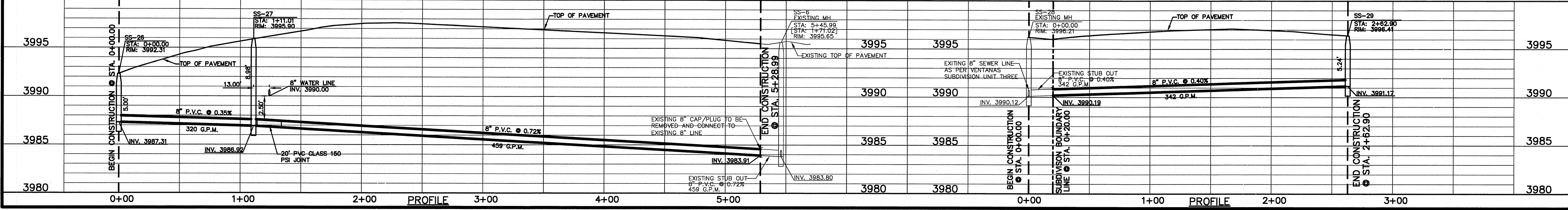
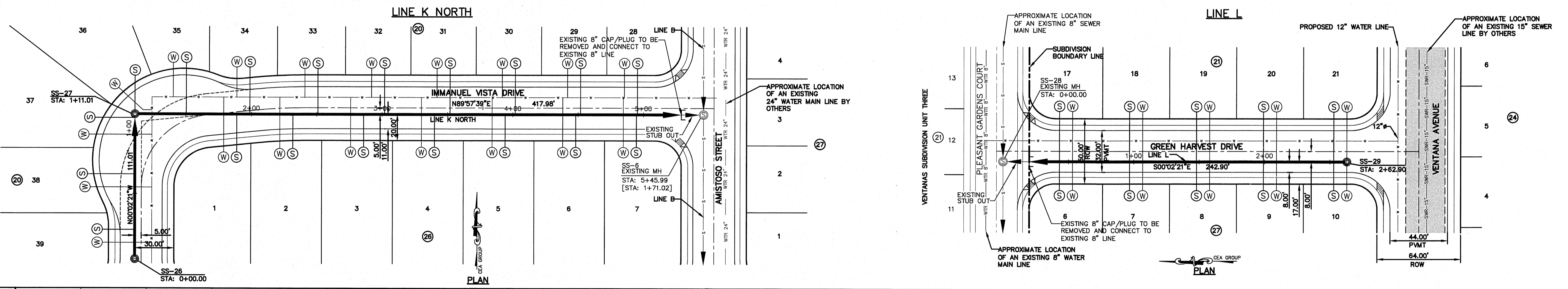
SHOWN FOR REFERENCE ONLY
AS PER VENTANAS SUBDIVISION UNIT THREE



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GROUP
engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #484
4712 Woodrow Beem, Ste. F El Paso, TX 79924
Office: 915.544.5252 Fax: 915.544.5233 www.ceagroup.net



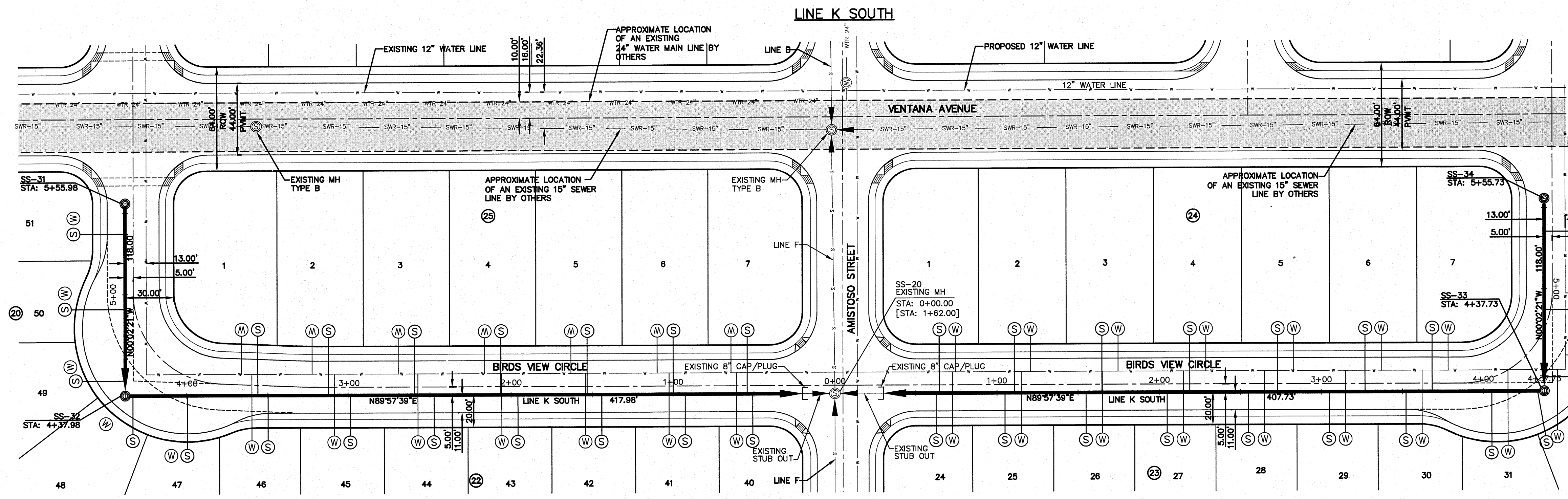
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DESIGN BY: F.Z.
DRAWN BY: A.B.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2260-013-LD



PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SANITARY SEWER
PLAN & PROFILE
LINE B, F &
K NORTH, L**

SHEET NO.
SS2.1



UTILITY LOCATOR SERVICES

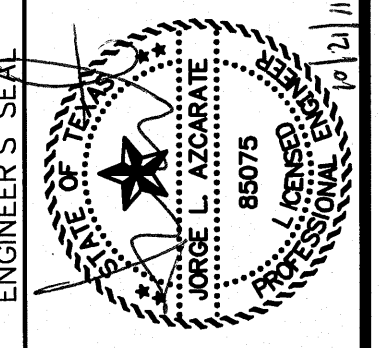
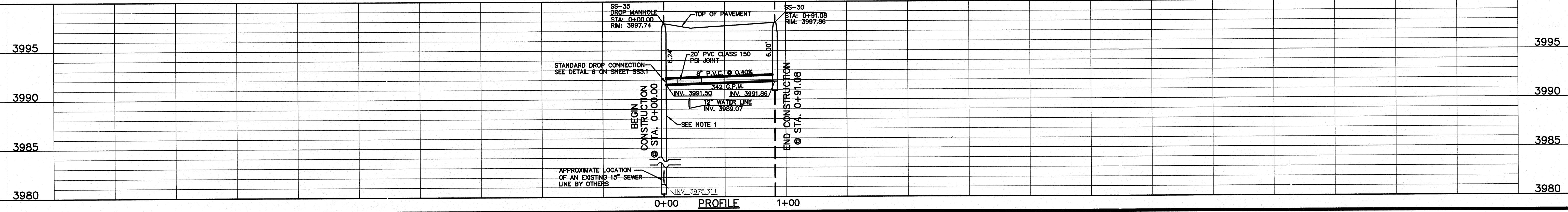
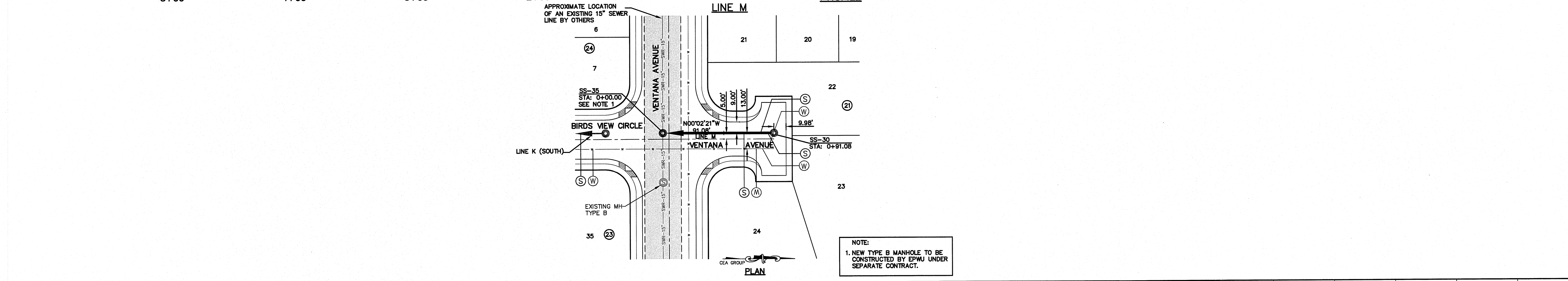
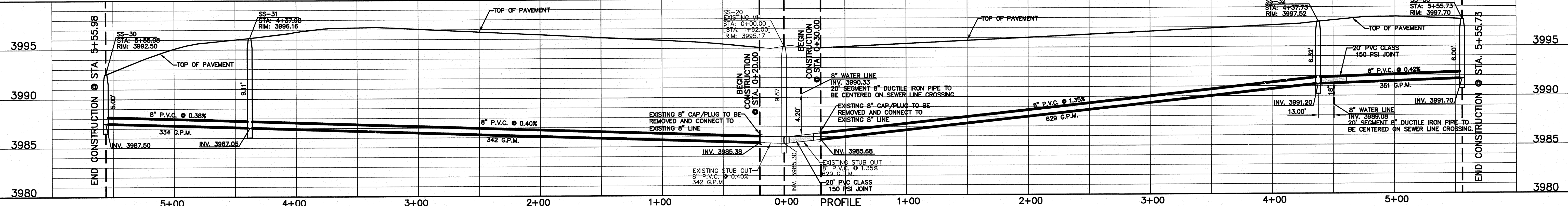
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579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

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

- 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
 - EXISTING SEWER LINE
 - EXISTING SEWER MANHOLE BY OTHERS
 - EXISTING WATER MANHOLE BY OTHERS
 - SWR-15" EXISTING 15" SEWER LINE BY OTHERS
 - WTR-24" EXISTING 24" WATER LINE BY OTHERS

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

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 4712 Woodrow Bann, Ste. F, El Paso, TX 79924
 Office: 915.544.3222 Fax: 915.544.5251 www.ceagroup.net

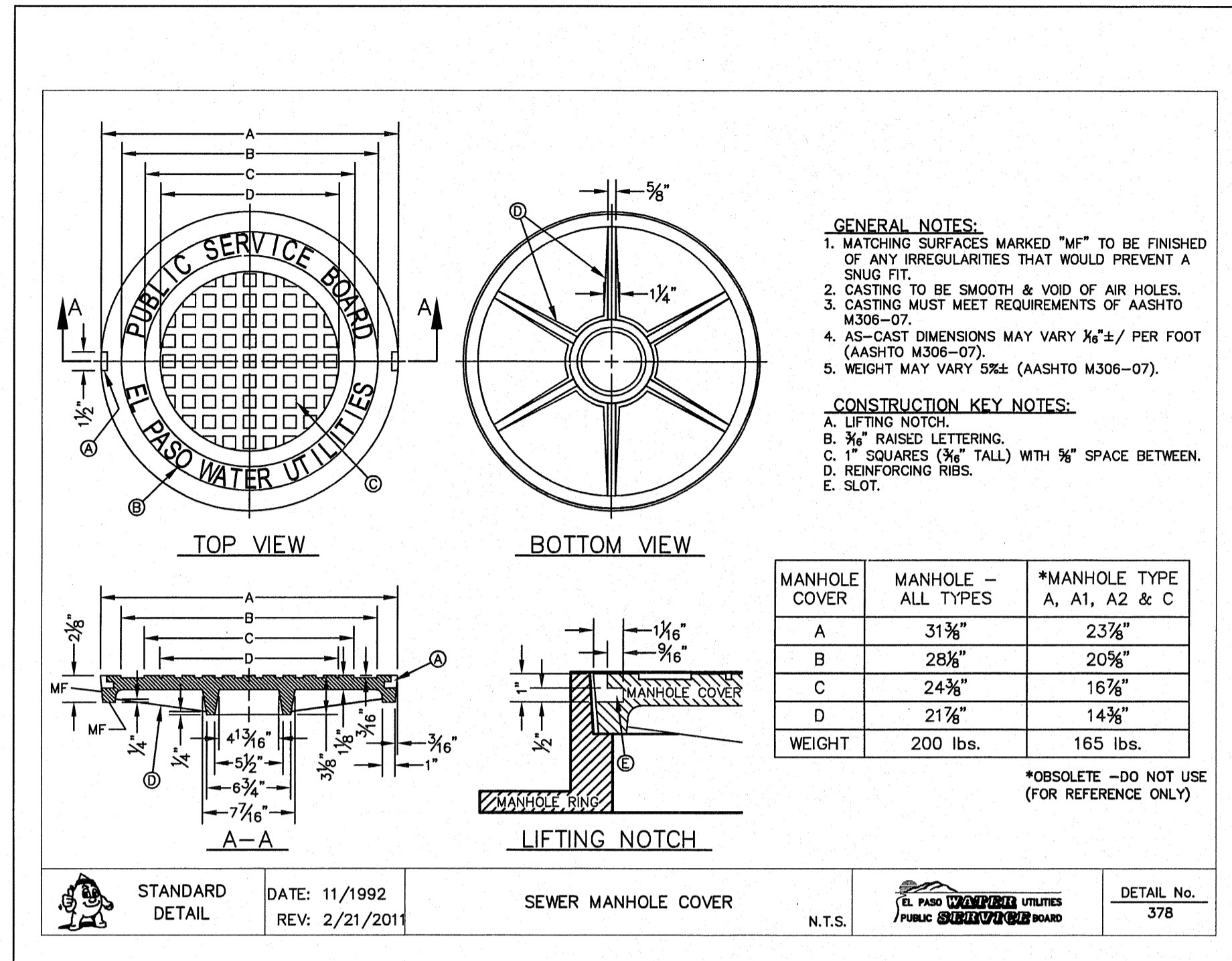


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 DATE: AUGUST 2011
 DESIGN BY: F.Z.
 DRAWN BY: A.B.
 CHECK BY: J.L.A.
 JOB NO. 2250-013-LD

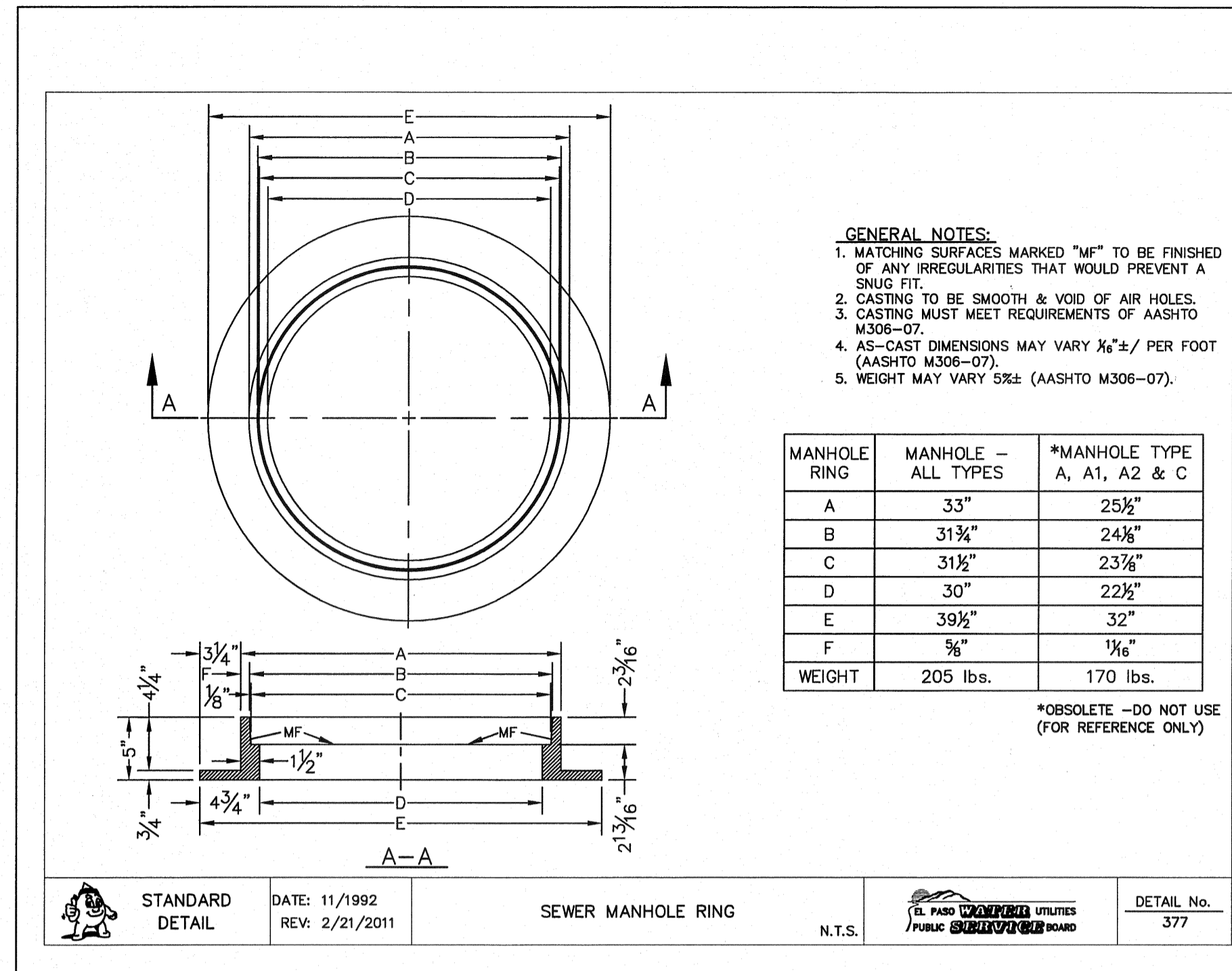
PROJECT NAME
**VENTANAS SUBDIVISION
 UNIT THREE
 REPLAT "A"
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SANITARY SEWER
 PLAN & PROFILE
 LINE K (SOUTH),
 LINE M**

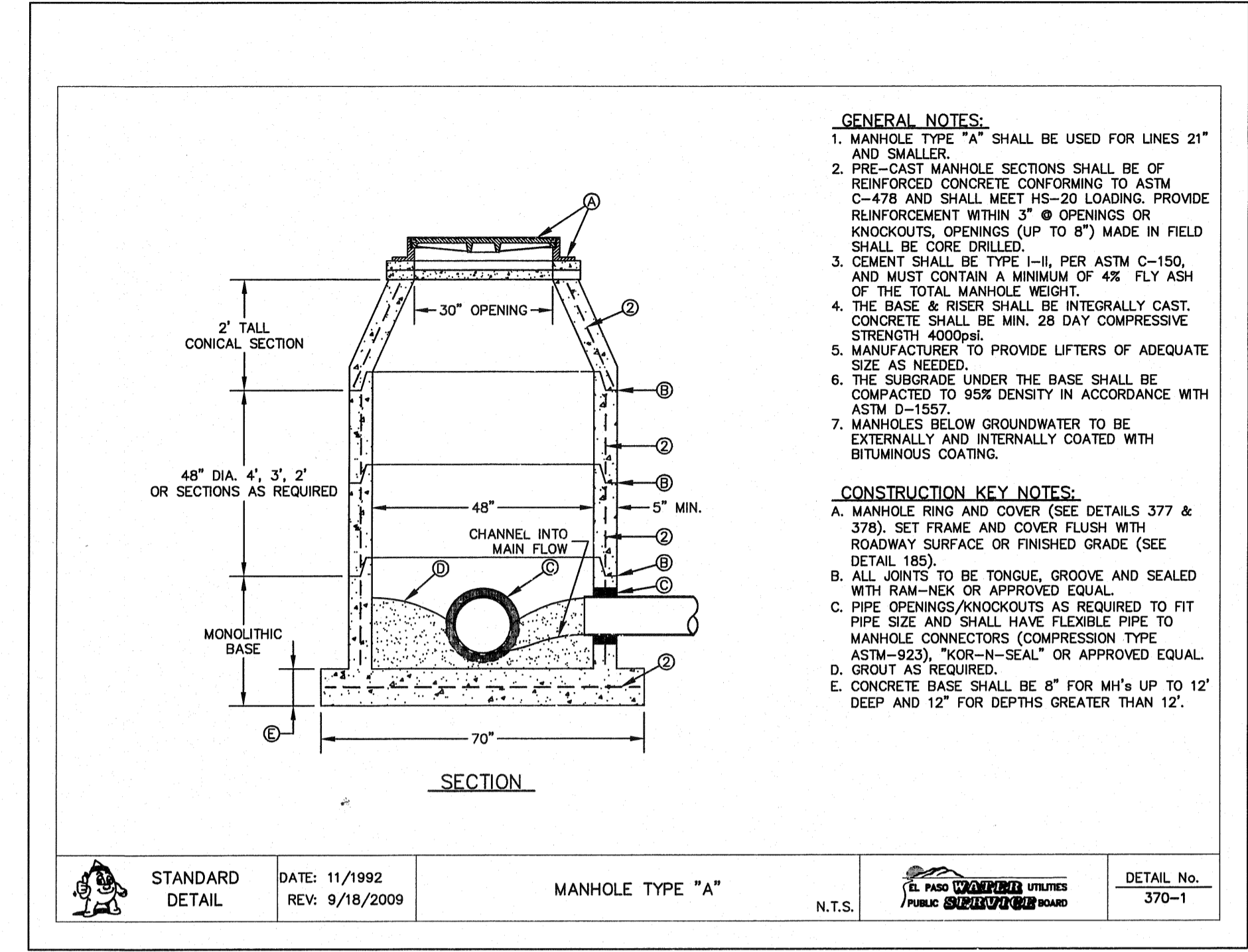
SHEET NO.
SS2.2



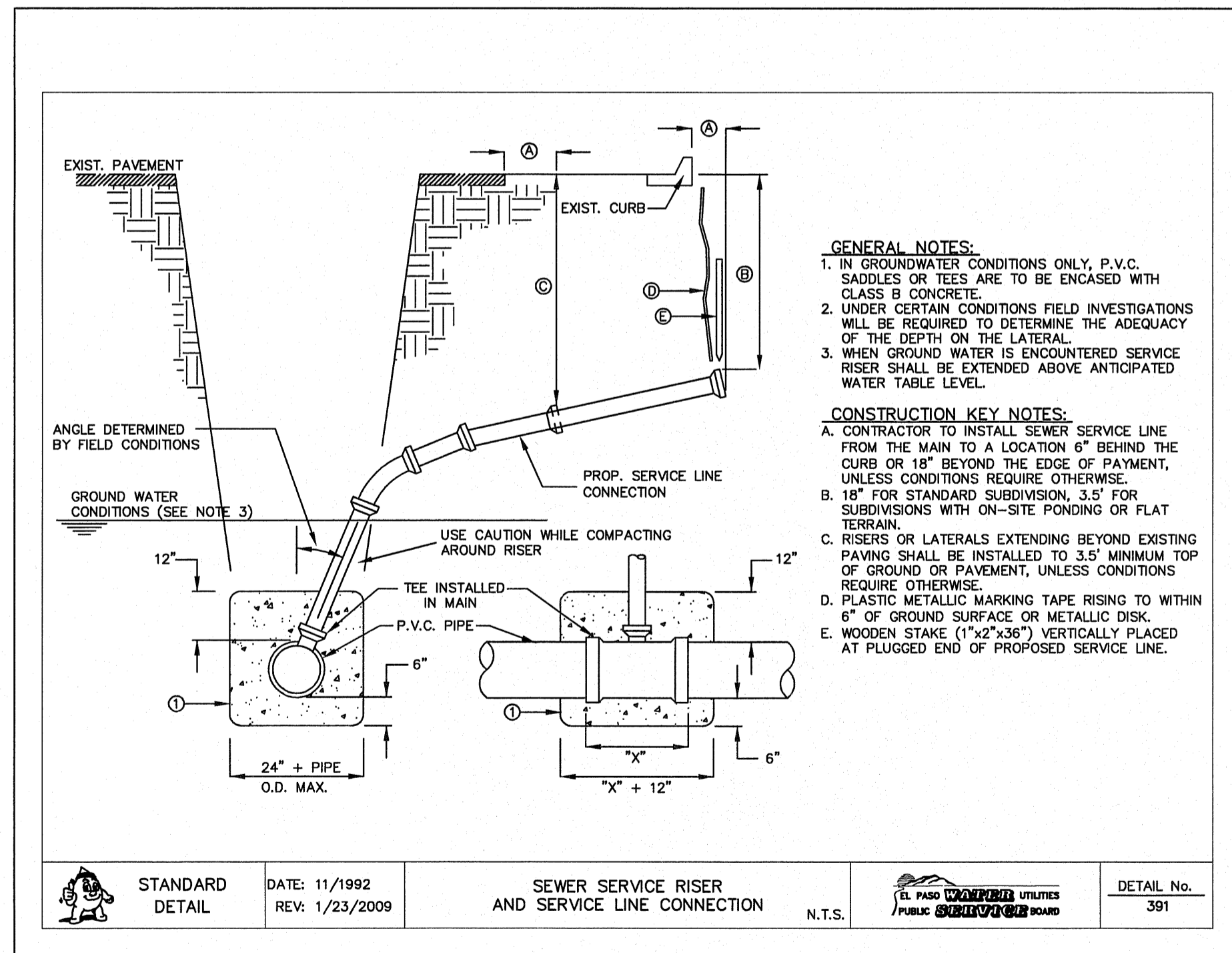
1 STANDARD MANHOLE COVER DETAIL SCALE: N.T.S.



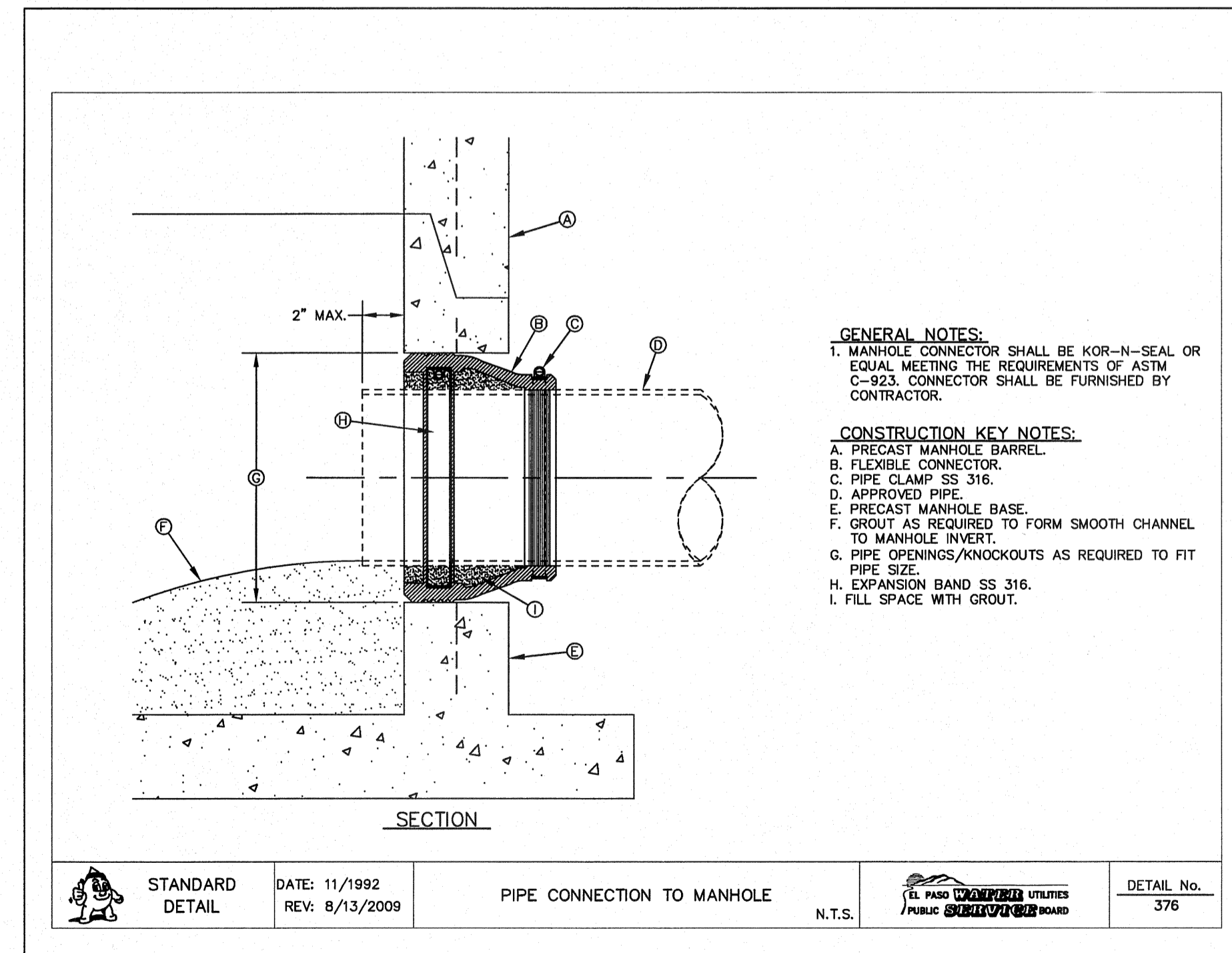
2 STANDARD MANHOLE RING DETAIL SCALE: N.T.S.



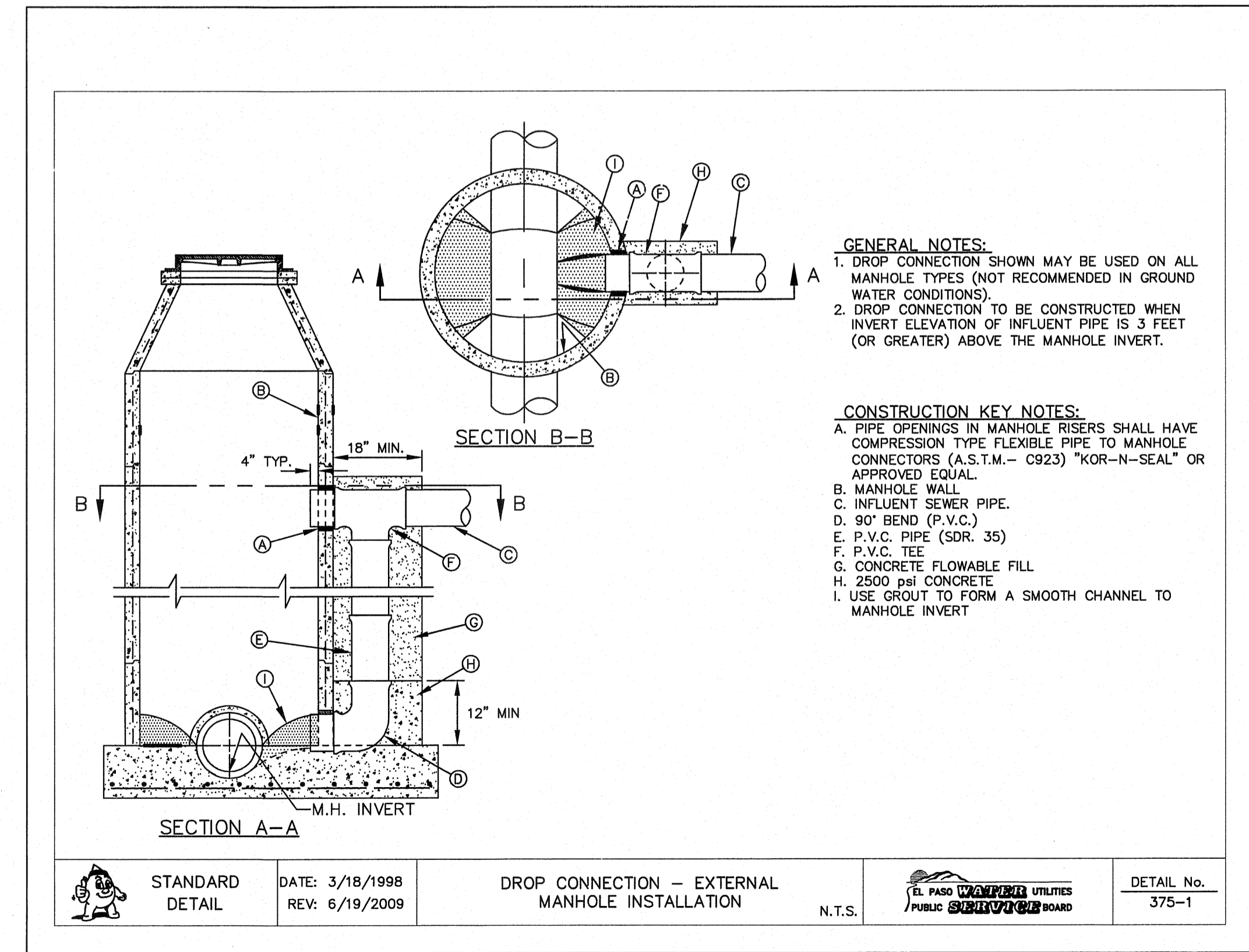
3 STANDARD MANHOLE TYPE "A" SCALE: N.T.S.



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



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



6 DROP CONNECTION - EXTERNAL MANHOLE INSTALLATION SCALE: N.T.S.

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

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4712 Woodrow Bean, Ste. F El Paso, TX 79924
Office: 915.544.5322 Fax: 915.544.5328 www.osagroup.net

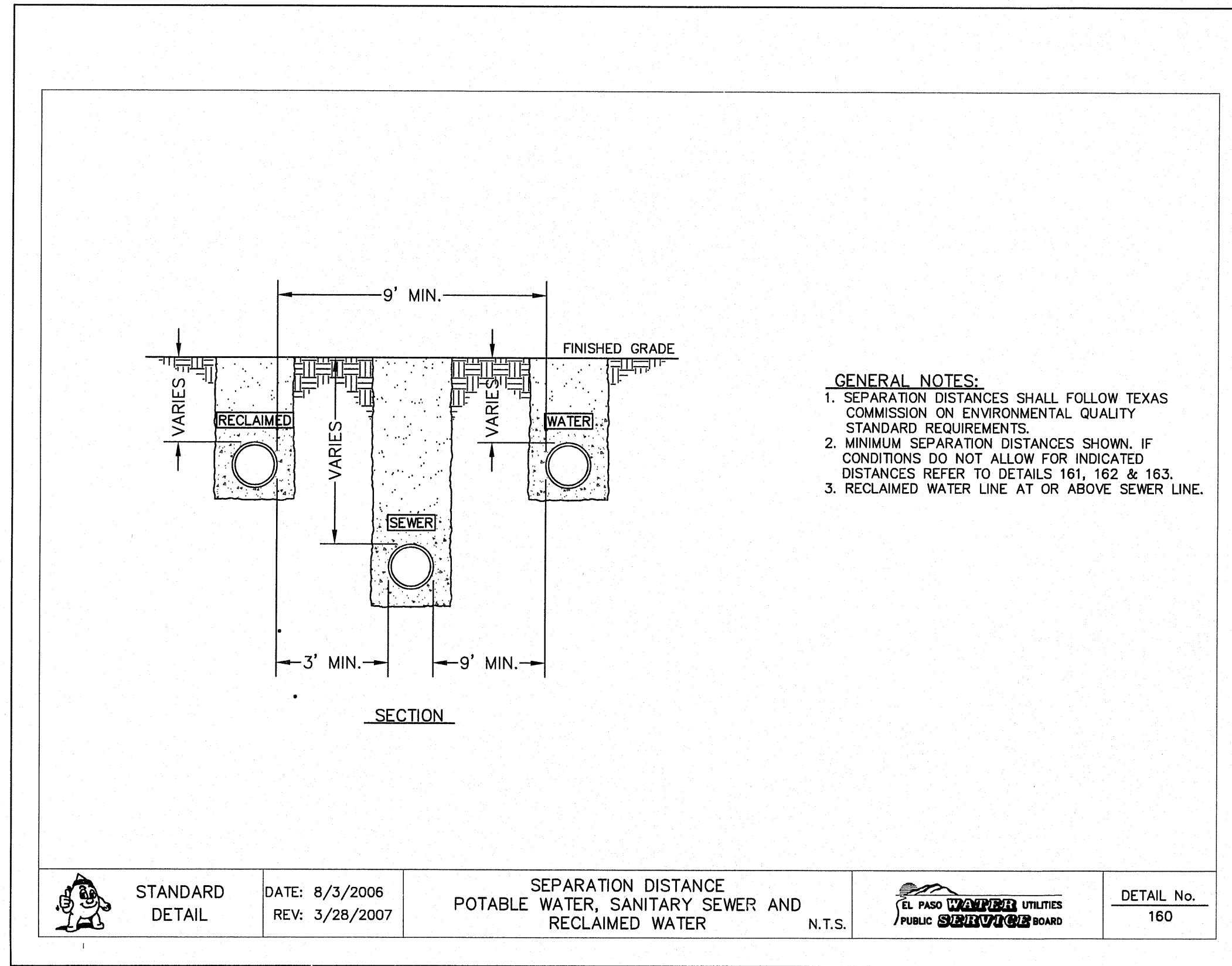
ENGINEER'S SEAL
STATE OF TEXAS
JAMES L. ALVARADO
REGISTERED PROFESSIONAL ENGINEER
NO. 88075
EXPIRES 08/31/2011

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Vertical: N/A
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: F.Z.
DRAWN BY: F.Z.
CHECK BY: J.L.A.
APPROV. BY: J.L.A.
JOB No. 2260-013-LD

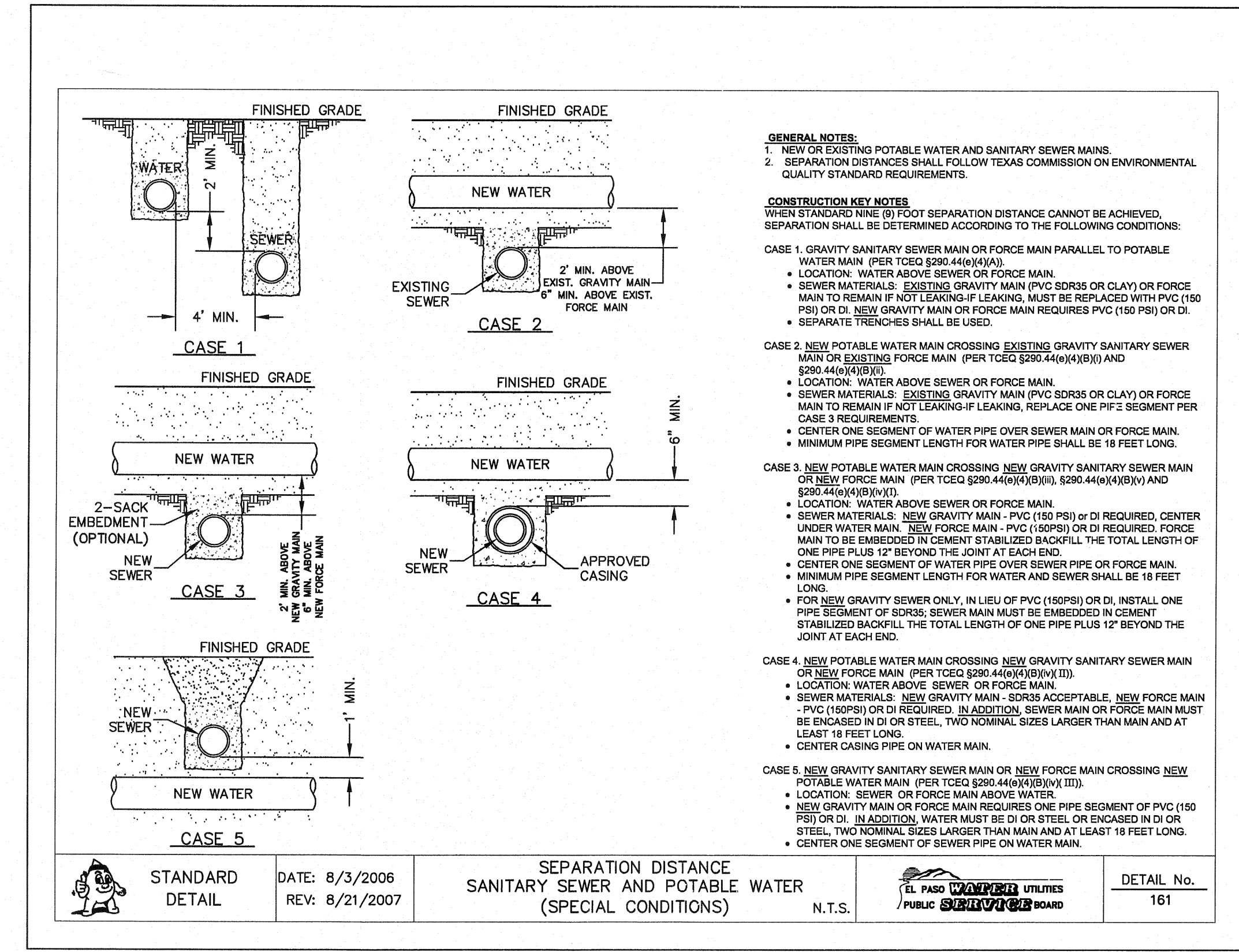
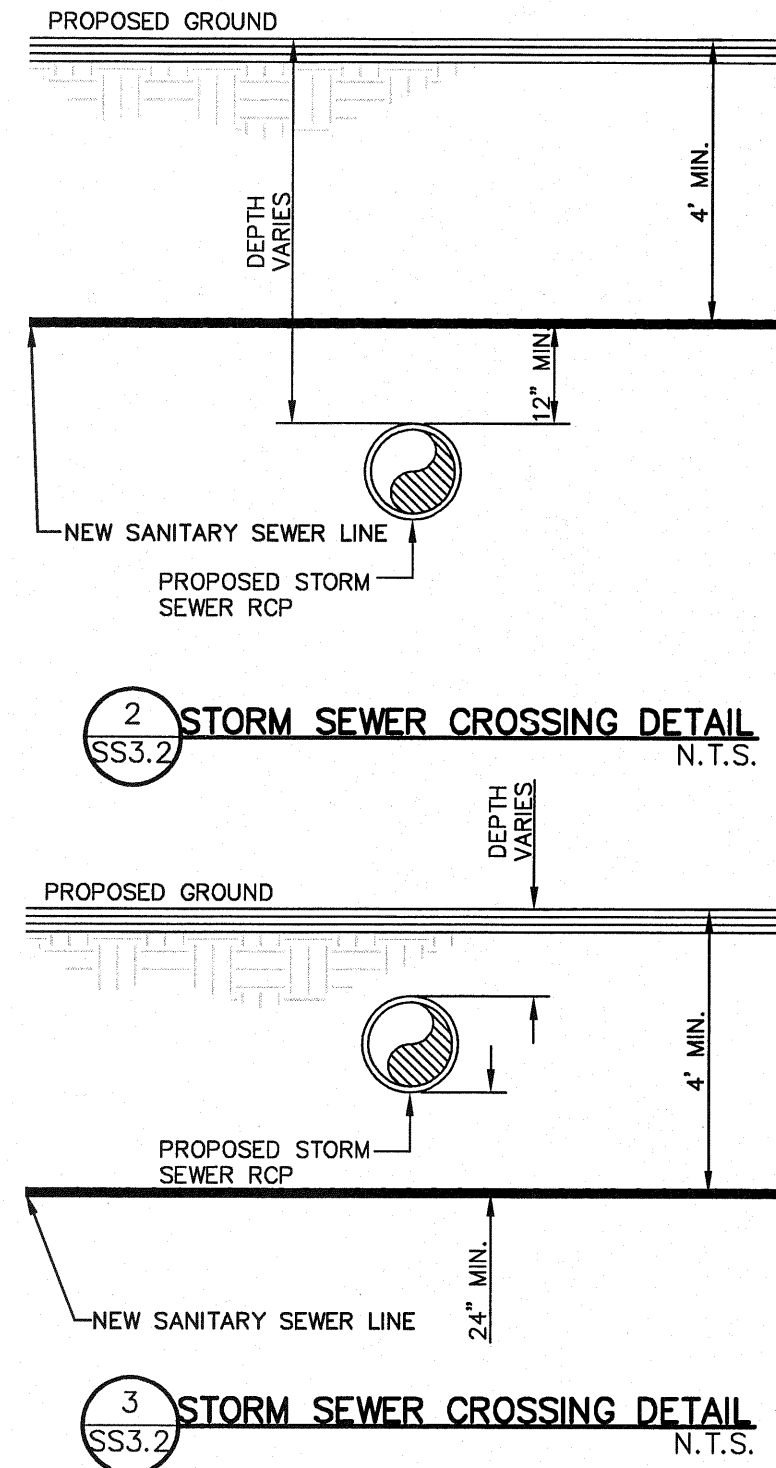
PROJECT NAME
VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS

SHEET TITLE
SANITARY SEWER DETAILS (SHEET 1 OF 3)

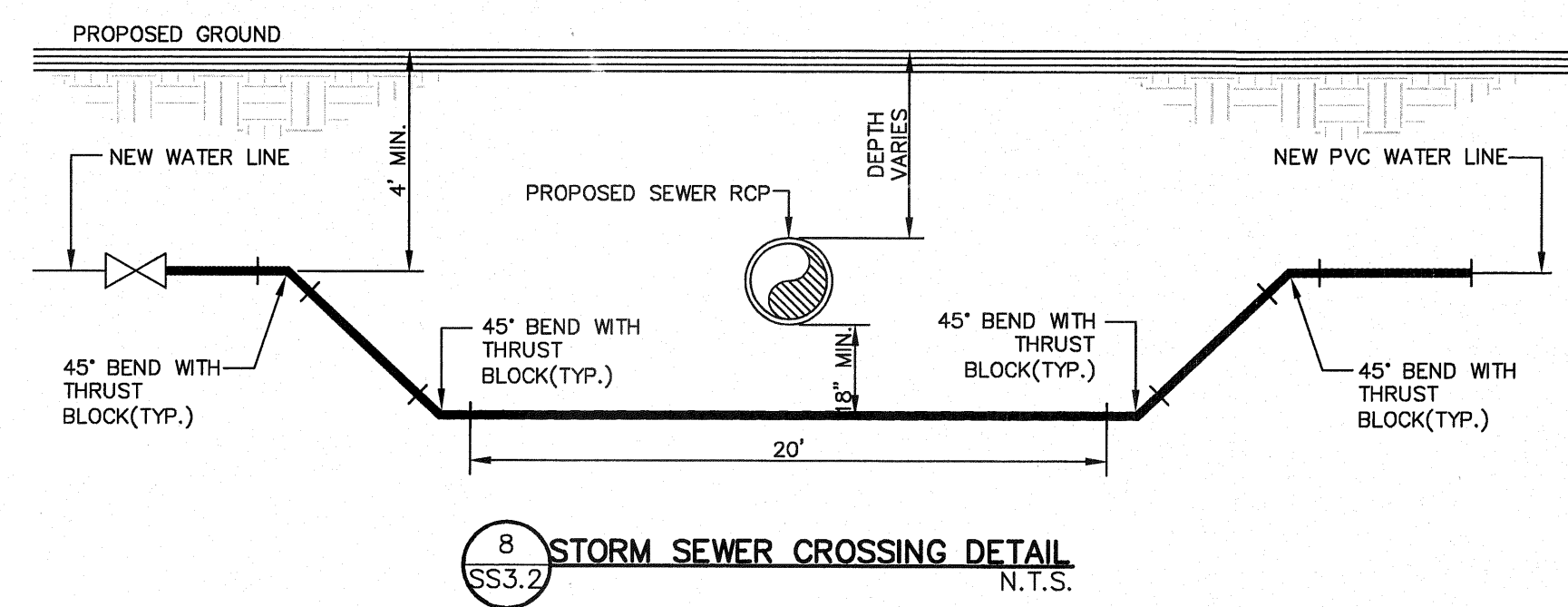
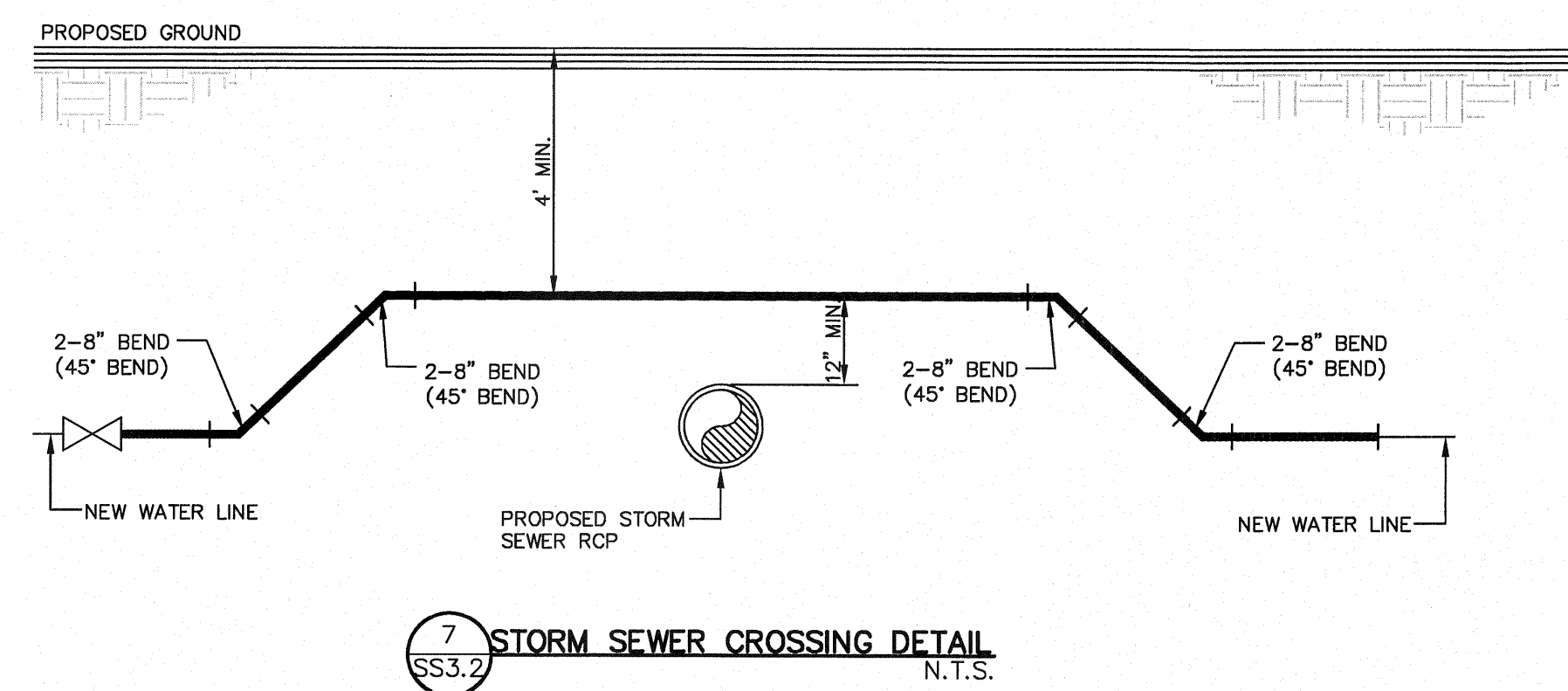
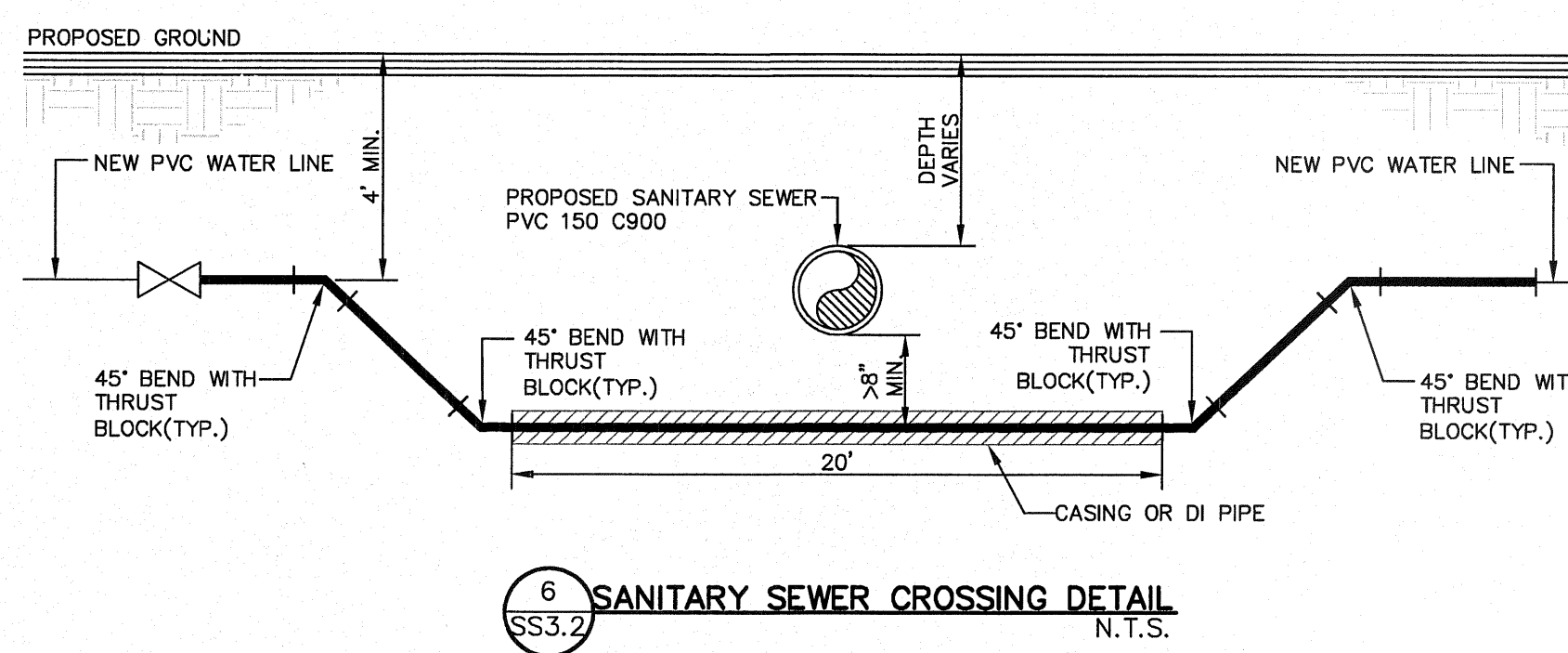
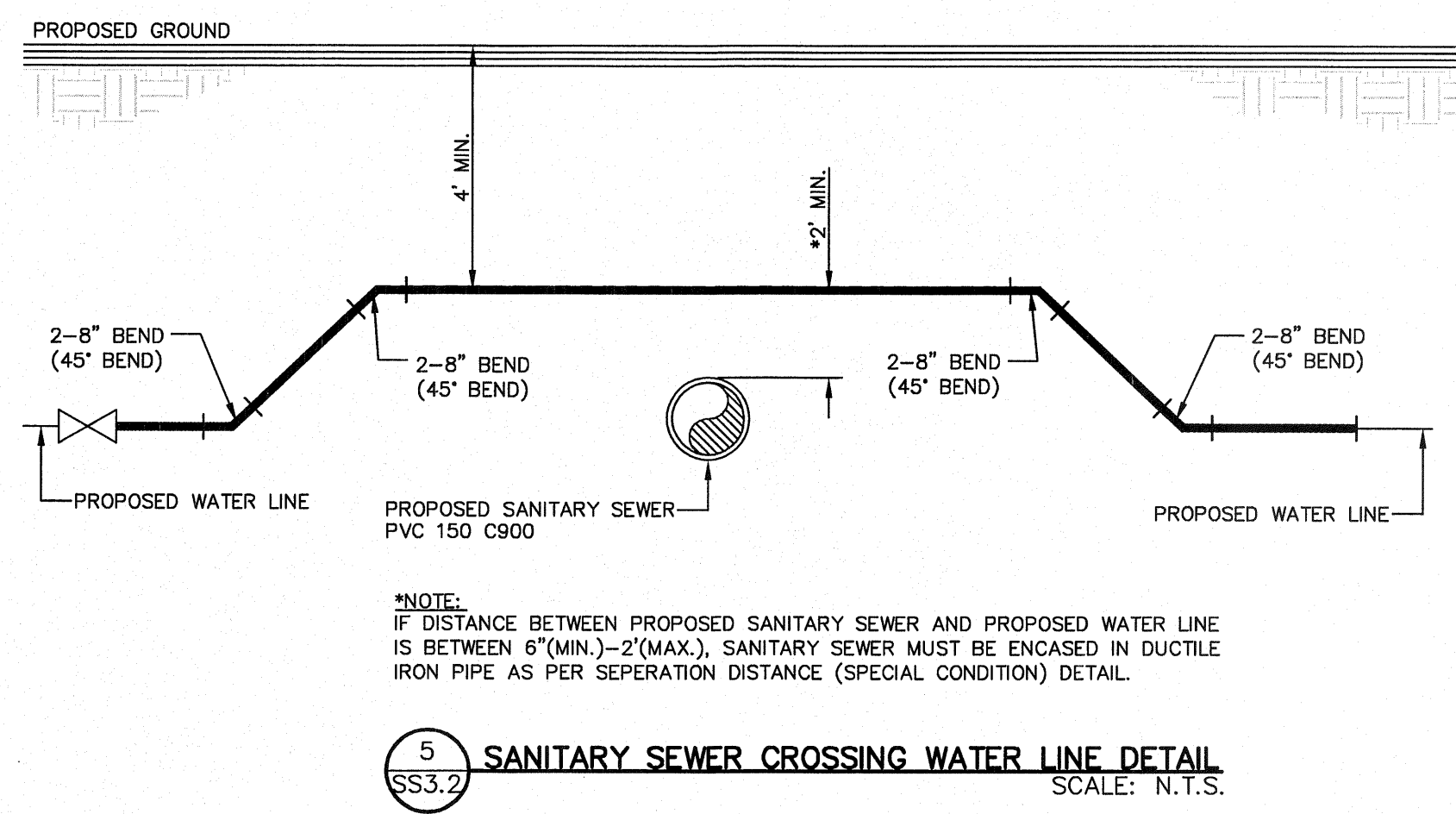
SHEET NO.
SS3.1



1 SEPARATION DISTANCE-NEW WATER AND NEW SEWER SCALE: N.T.S.



4 SEPARATION DISTANCE-SANITARY SEWER AND POTABLE WATER SCALE: N.T.S.



REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT ELEVATION=3970.52 FEET (CITY DATUM)

LOCATED AT THE CENTERLINE INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE.

DATE	REVISIONS	BY

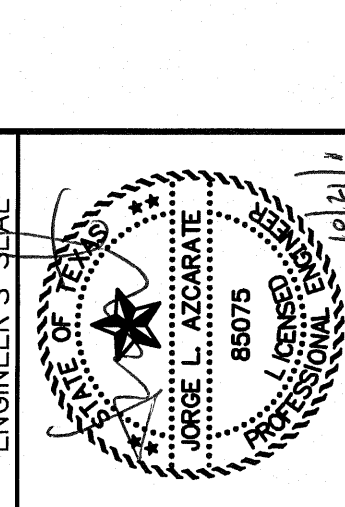
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SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	F.Z.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2260-013-1D

PROJECT NAME

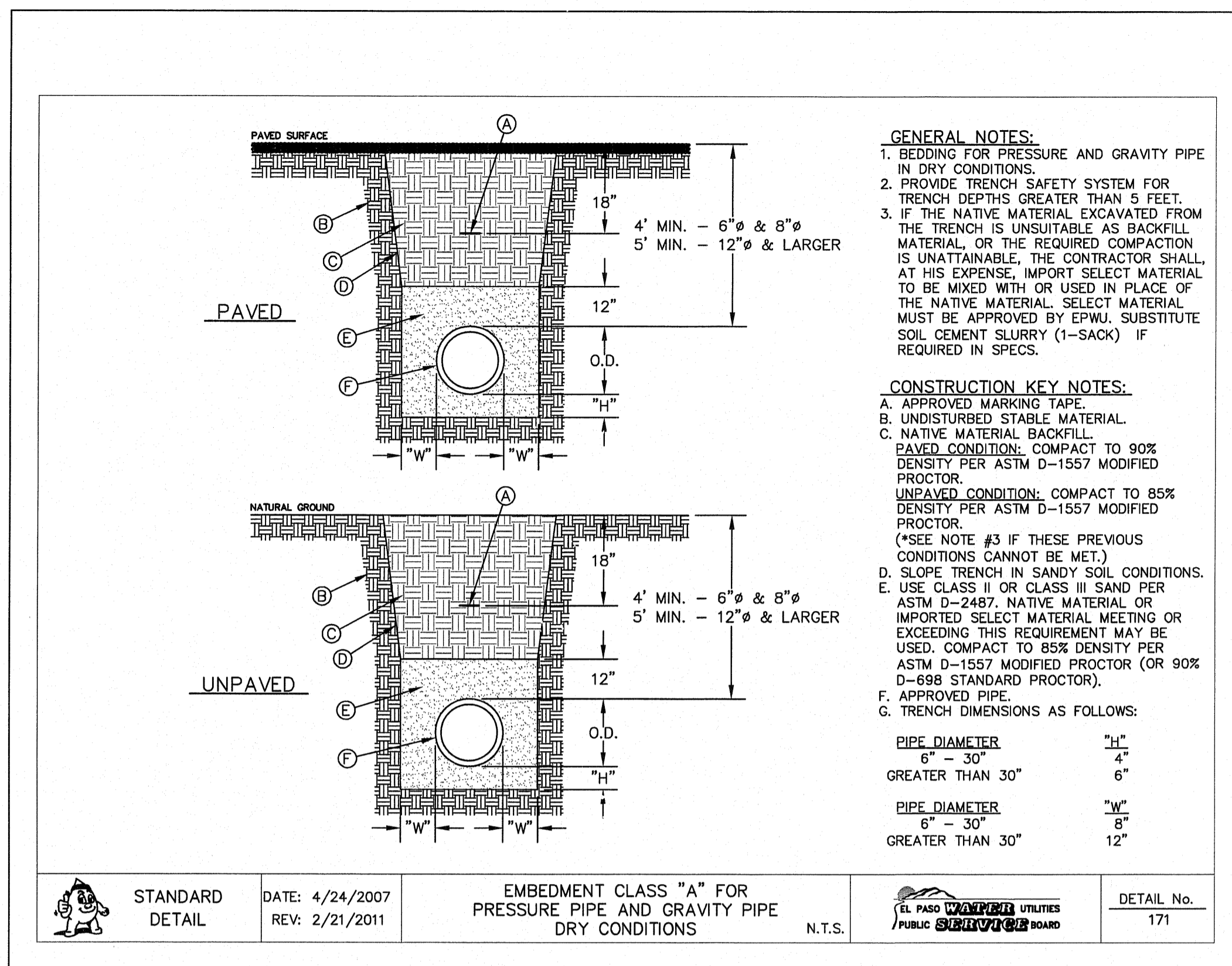
VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS

SHEET TITLE

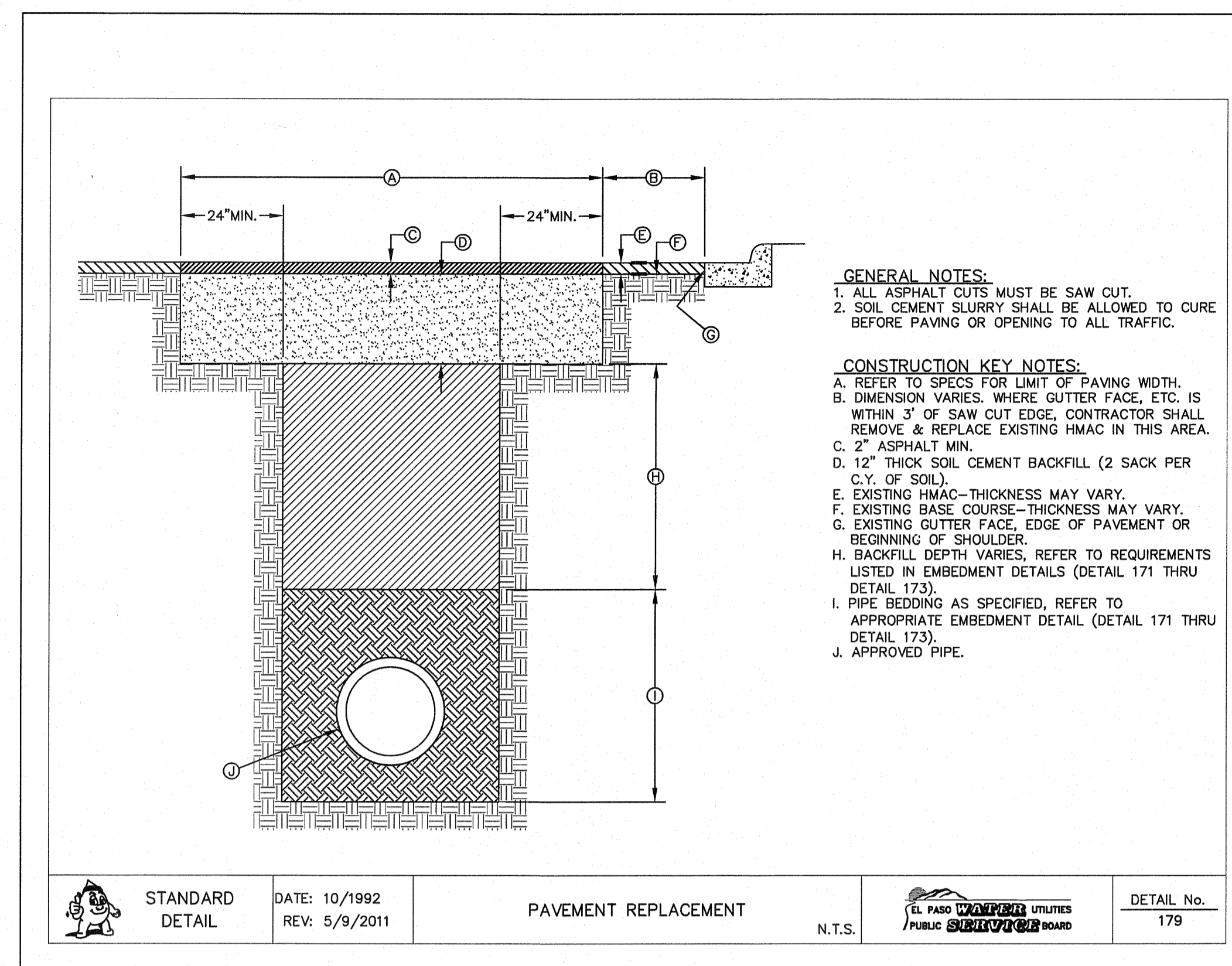
SANITARY SEWER DETAILS (SHEET 2 OF 3)

SHEET NO.

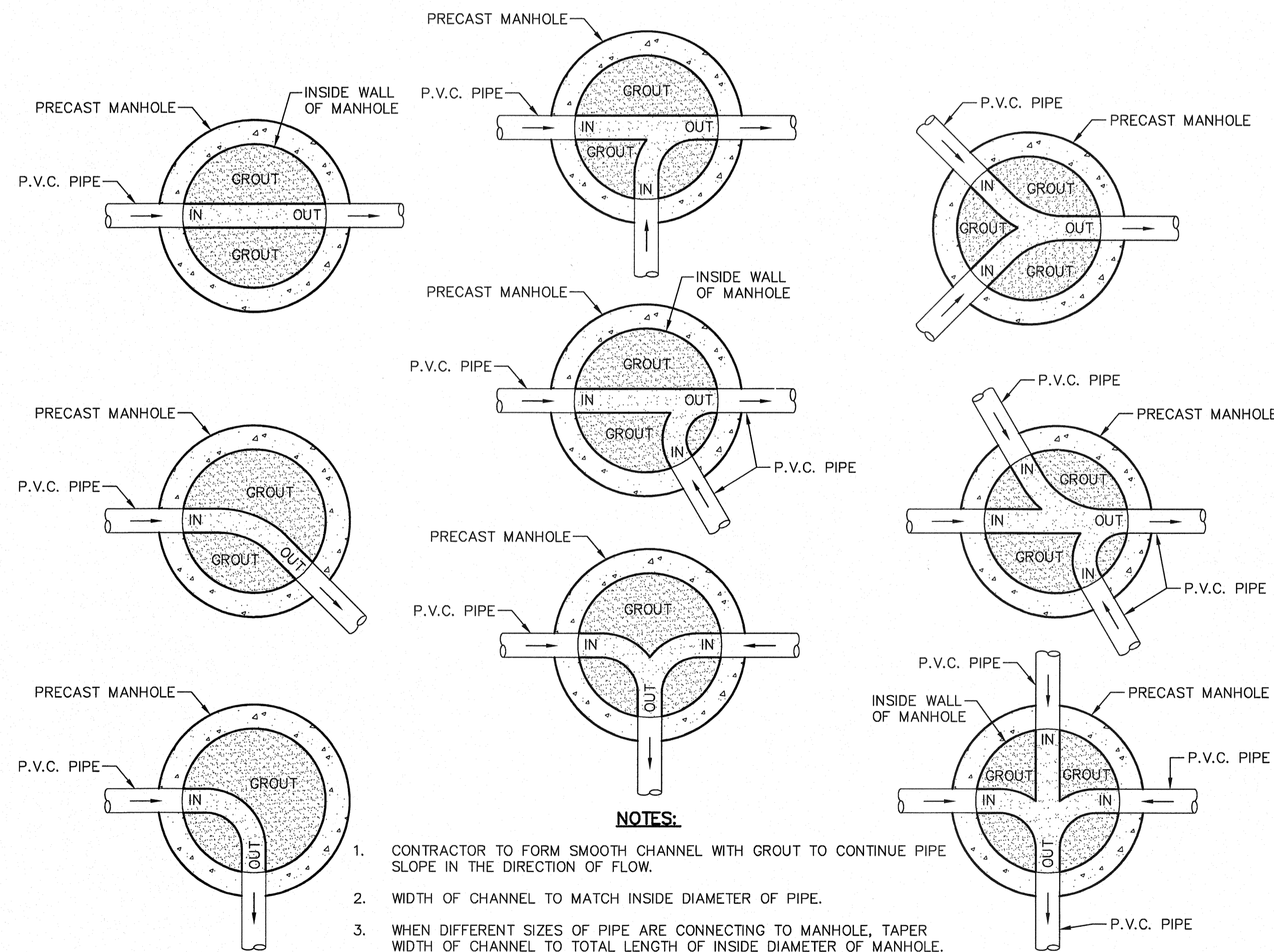
SS3.2



1 BEDDING CLASS DETAILS FOR P.V.C. PRESSURE PIPE SCALE: N.T.S.



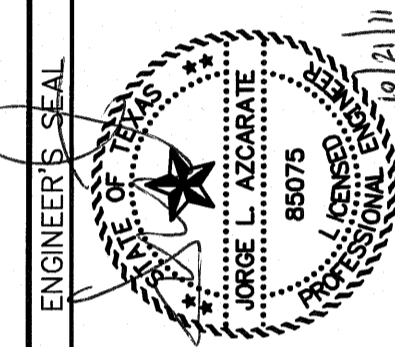
2 PAVEMENT REPLACEMENT DETAIL SCALE: N.T.S.



3 TYPICAL INVERT PLANS SCALE: N.T.S.

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

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SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	AUGUST 2011
DESIGN BY:	F.Z.
DRAWN BY:	J.L.A.
CHECKED BY:	J.L.A.
APPROVED BY:	J.L.A.
JOB No.	2260-013-1D

PROJECT NAME
VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS

SHEET TITLE

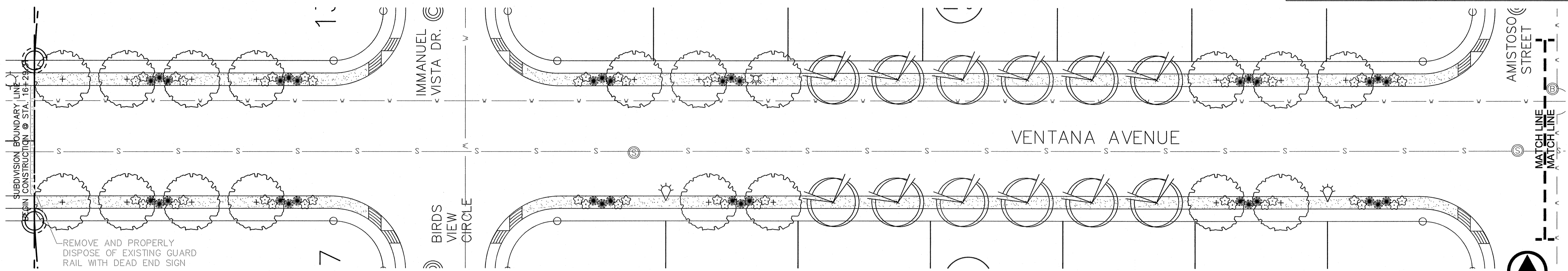
SANITARY SEWER DETAILS (SHEET 3 OF 3)

SHEET NO.

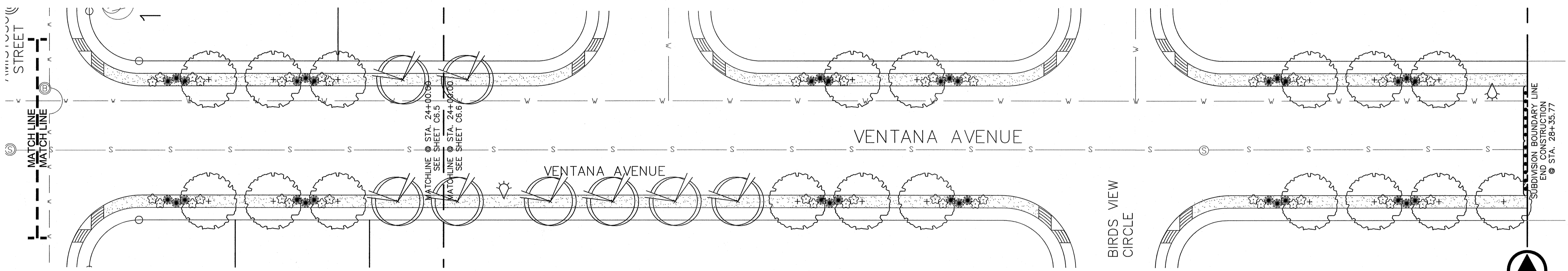
SS3.3

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
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SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 246-3220

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



LANDSCAPE PLAN



LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION, AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.
- THERE SHALL BE NO STEEL EDGING BETWEEN ROCK TYPES.
- 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.

SITE OBSERVATION SCHEDULE

- CONTRACTOR SHALL CONTACT DESERT ELEMENTS FOR INSPECTION ON THE FOLLOWING ITEMS:
- TREE REVIEW, PRIOR TO INSTALLATION (AT NURSERY OR ON SITE).
 - PLANT PLACEMENT, PRIOR TO INSTALLATION OF MULCH.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
2" CALIPER TREE - 10' HEIGHT MINIMUM			
	HONEY MESQUITE	PROSOPIS GLANDULOSA	36
	SEEDLESS DESERT WILLOW	CHILOPSIS LINEARIS 'ART'S SEEDLESS'	20
5 GALLON SHRUB - 18" HEIGHT MINIMUM UNLESS OTHERWISE INDICATED			
	VALENTINE BUSH	EREMOPHILA MACULATA	72
1 GALLON SHRUB - GROUND COVER			
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	94
TURF, GRAVELS, & MULCHES			
	FRANKLIN RED 3/4" ROCK, 3" DEPTH W/ DEWITT PRO-5 WEED BARRIER		

PROJECT NAME: VENTANAS SUBDIVISION UNIT THREE REPLAT "A" SUBDIVISION IMPROVEMENTS

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: L1.0

DATE: NOVEMBER 2011

DESIGN BY: CH

DRAWN BY: CH

CHKD. BY: CH

APPD. BY: CH

JOB NO. 2260-013-LD

SCALE: 1" = 20'

Horizontal: 1" = 20'

Vertical: 1" = 20'

Contour Interval: N/A

CONSULTANT'S SEAL

CONTRACTOR: CSA ENGINEERS, ARCHITECTS & PLANNERS

4712 Woodrow Blvd., Ste. E El Paso, TX 79924

Office: 915.544.5232 Fax: 915.544.6233 www.csaengineers.com

TEXAS FIRM REGISTRATION NO. 684

REFERENCES - BENCHMARKS

EXISTING CITY MONUMENT

ELEVATION=9970.52 FEET (CITY DATUM)

LOCATED AT THE CENTERLINE

INTERSECTION OF SUN TRAIL DRIVE AND SETTING SUN DRIVE.

DATE

REVISIONS

BY



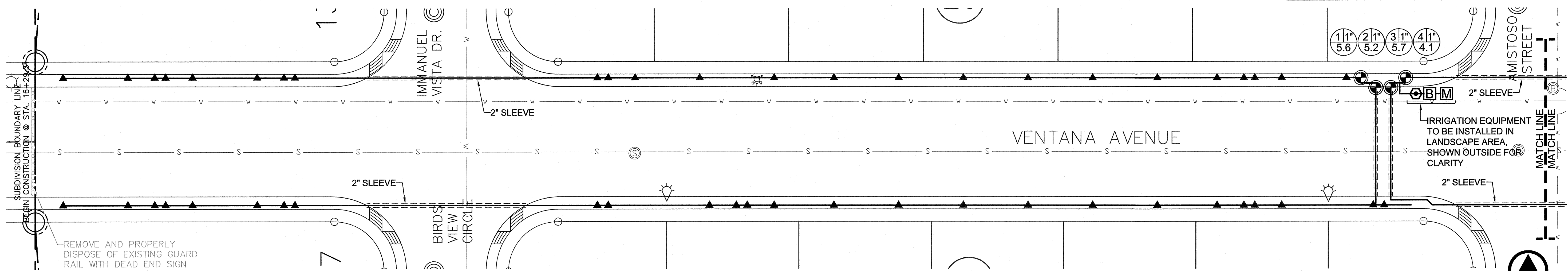
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 722-1123
TEXAS GAS SERVICE	(915) 880-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 521-6750
(AFTER HOURS)	(915) 240-3220

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1-800-344-8377

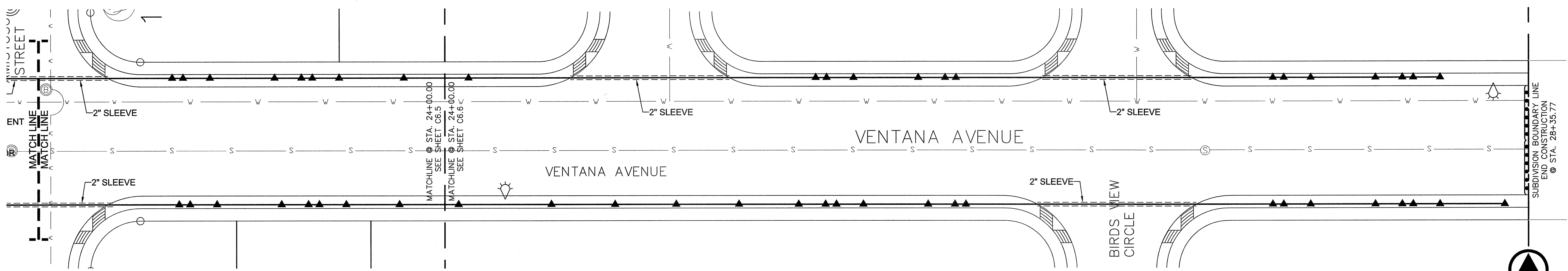
FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY



IRRIGATION PLAN

NORTH
SCALE: 1" = 20'



IRRIGATION PLAN

NORTH
SCALE: 1" = 20'

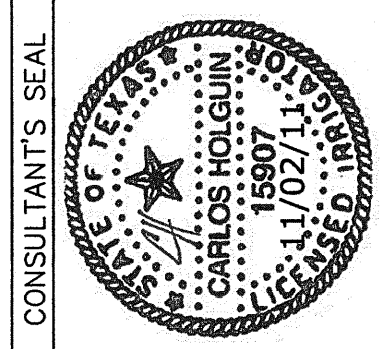
IRRIGATION NOTES

- 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 MATCH COLOR OF SURROUNDING MATERIAL, AS CLOSELY AS POSSIBLE.
- 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 AFTER THE VALVE & RAIN BIRD TBOS4CMUS CONTROLLER/ WITH POTTED LATCHING SOLENOID & TBOSFTUS FIELD TRANSMITTER (SEE DETAIL FOR INSTALLATION)
	1" REMOTE CONTROL VALVE, RAINBIRD 100-PESB W/ AMIAD Y FILTER 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

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Casper Center @ Transmountain
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TEXAS FIRM REGISTRATION NO. 684



SCALE: 1" = 20'
Horizontal: 1" = 20'
Vertical: 1" = 20'
Contour Interval: N/A
DATE: AUGUST 2011
DESIGN BY: CH
DRAWN BY: CH
CHKD. BY: CH
APPRD. BY: CH
JOB No. 22860-013-LD

PROJECT NAME
VENTANAS SUBDIVISION
UNIT THREE
REPLAT "A"
SUBDIVISION IMPROVEMENTS

SHEET TITLE

IRRIGATION PLAN

SHEET NO.

L2.0

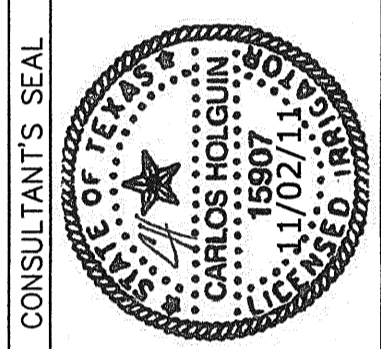


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TIME WARNER COMMUNICATIONS	(915) 772-1123	
TEXAS GAS SERVICE	(915) 680-7200	
SBC	(800) 545-6005	
AT&T	(800) 852-3786	
U.S. SPRINT TELECOMM	(800) 521-0579	
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750	
	(AFTER HOURS) (915) 240-3220	

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

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

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Consultants & Professionals
4712 Woodrow Park, Suite E El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.csaep.com
TEXAS FIRM REGISTRATION NO. 4684



SCALE: 1"=20'
Horizontal: 1"=20'
Vertical: 1"=20'
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DATE: AUGUST 2011
DESIGN BY: CH
DRAWN BY: CH
CHKD. BY: CH
APPROV. BY:
JOB No. 2260-013-LD

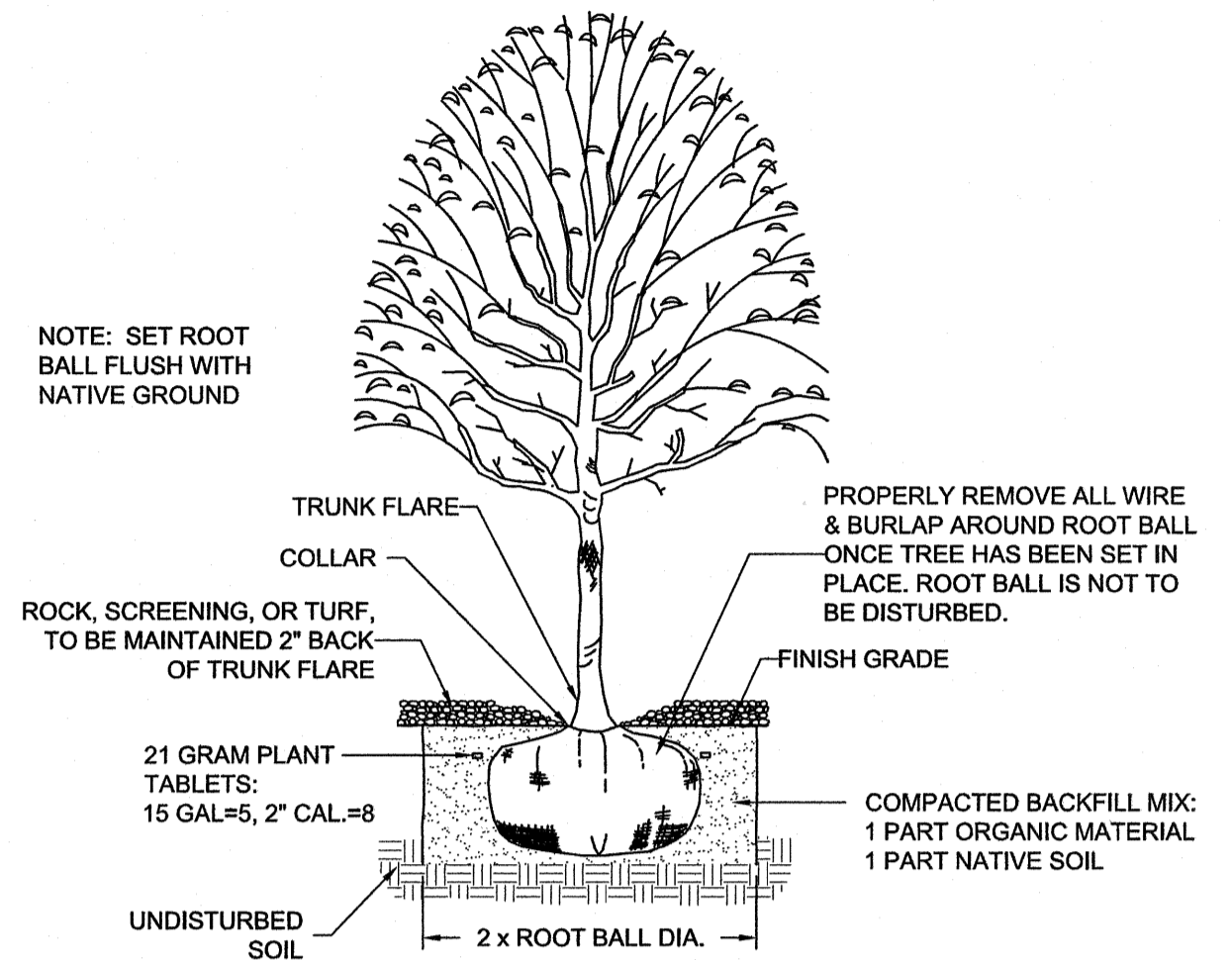
PROJECT NAME
**VENTANAS SUBDIVISION
UNIT THREE
REPLANT "A"
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

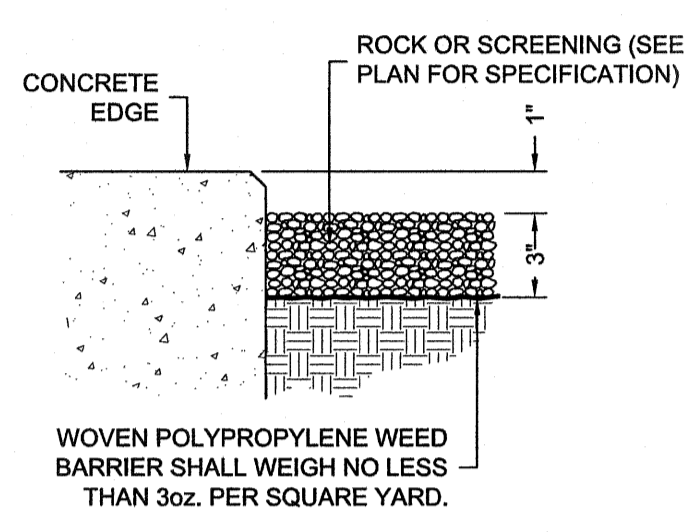
LANDSCAPE & IRRIGATION DETAILS

SHEET NO.

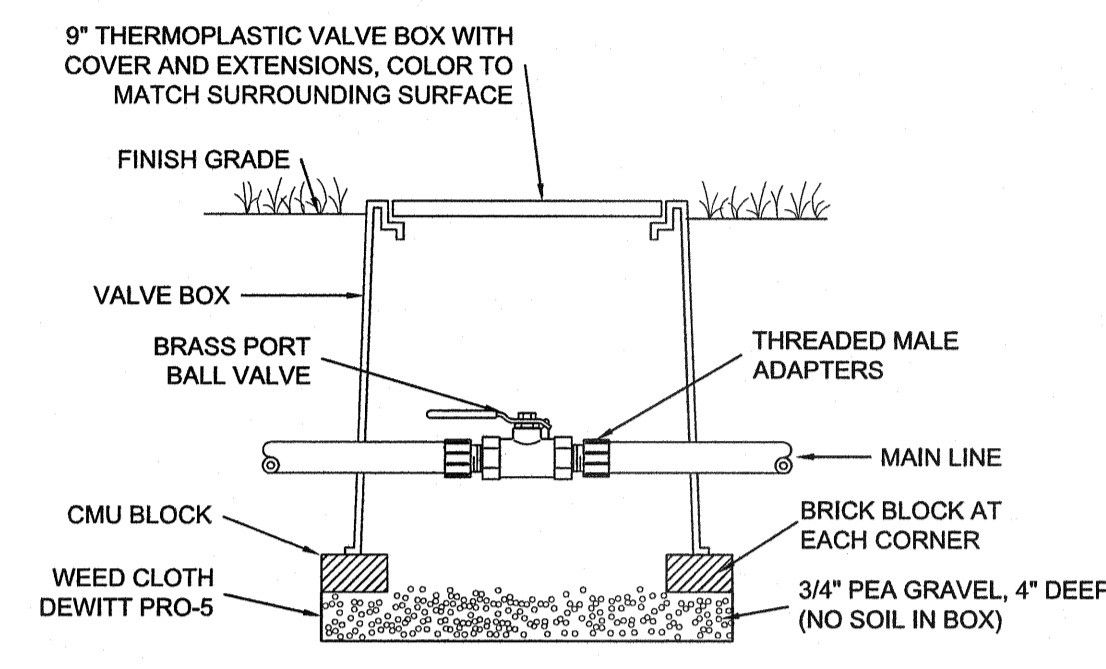
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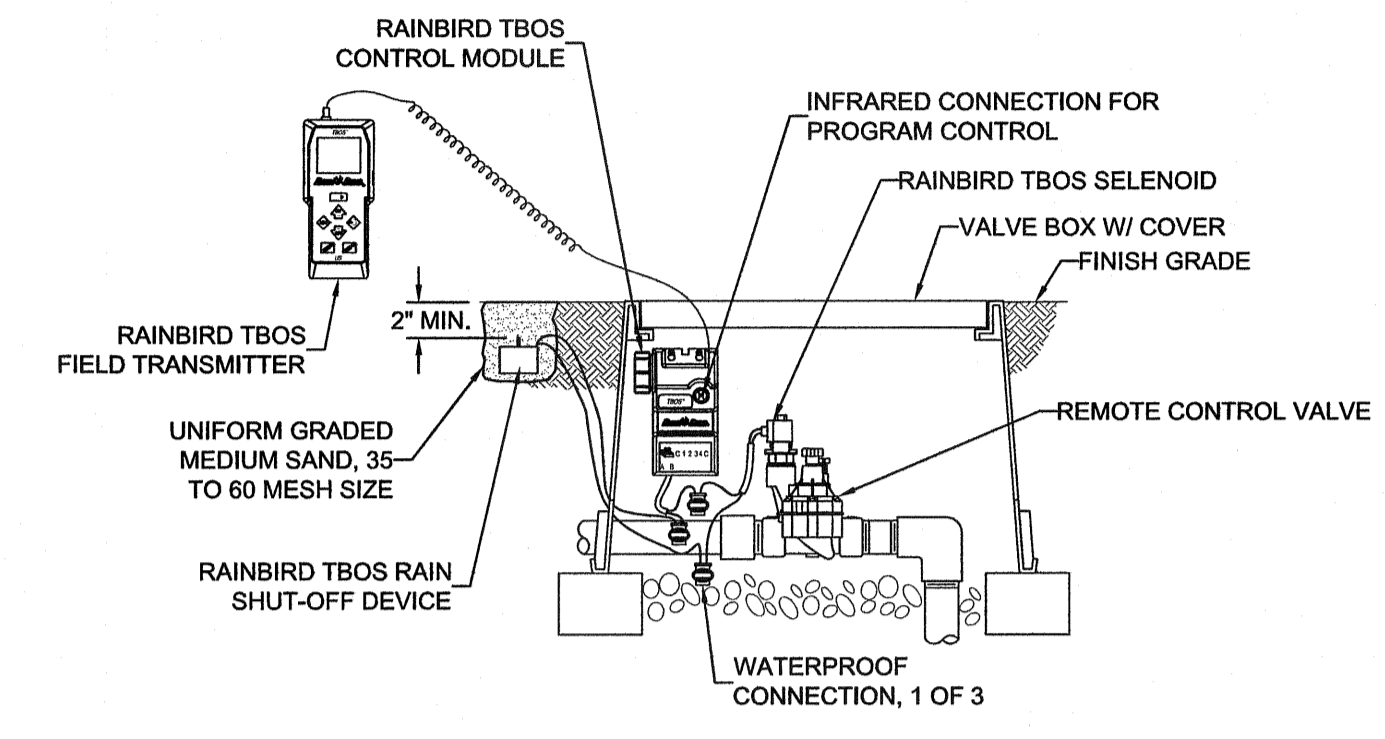
TREE PLANTING DETAIL
NOT TO SCALE



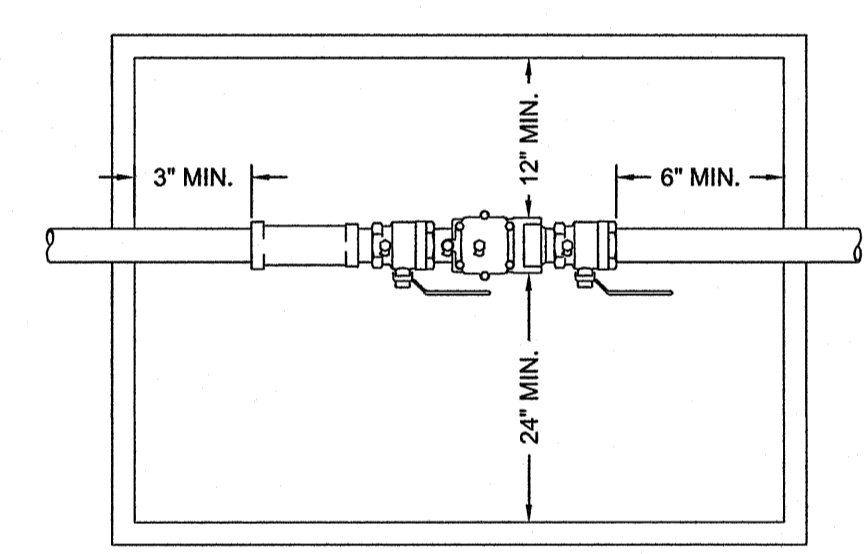
ROCK/SCREENING DETAIL
NOT TO SCALE



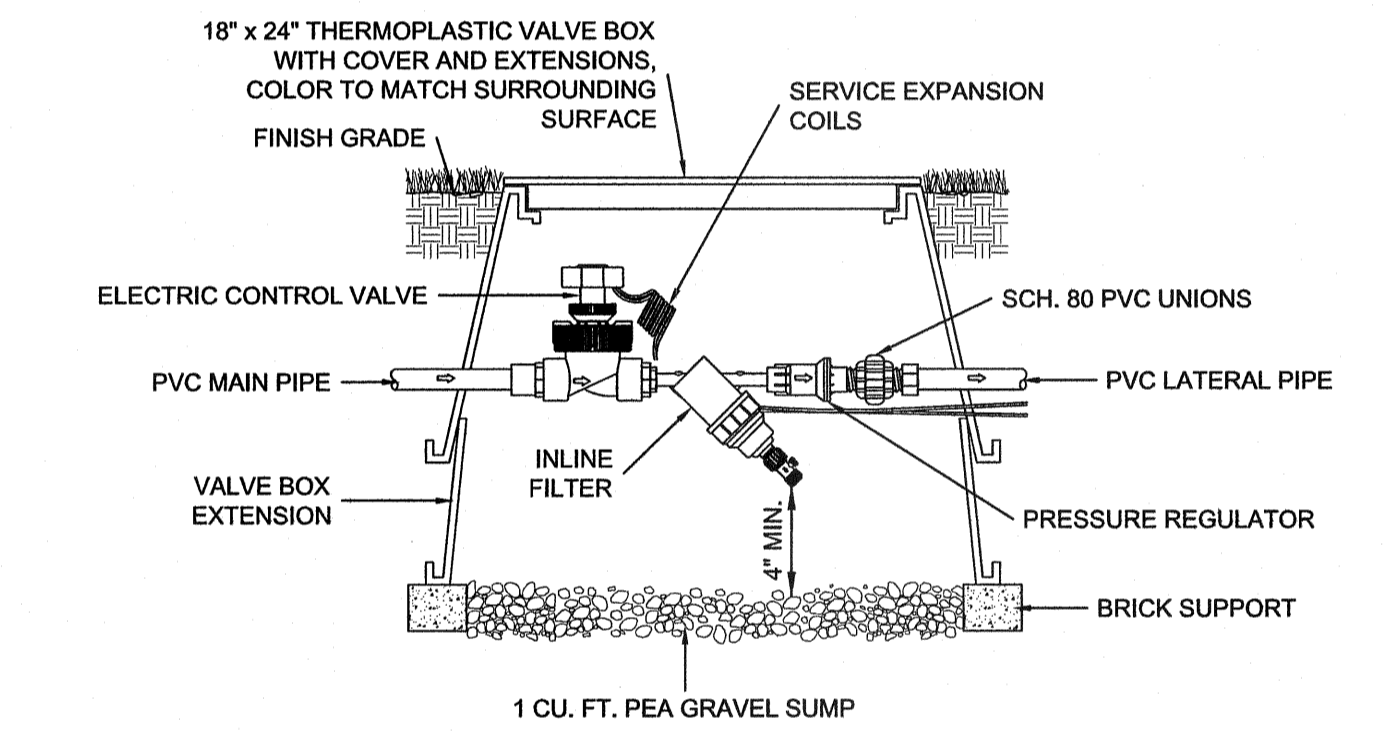
ISOLATION VALVE DETAIL
NOT TO SCALE



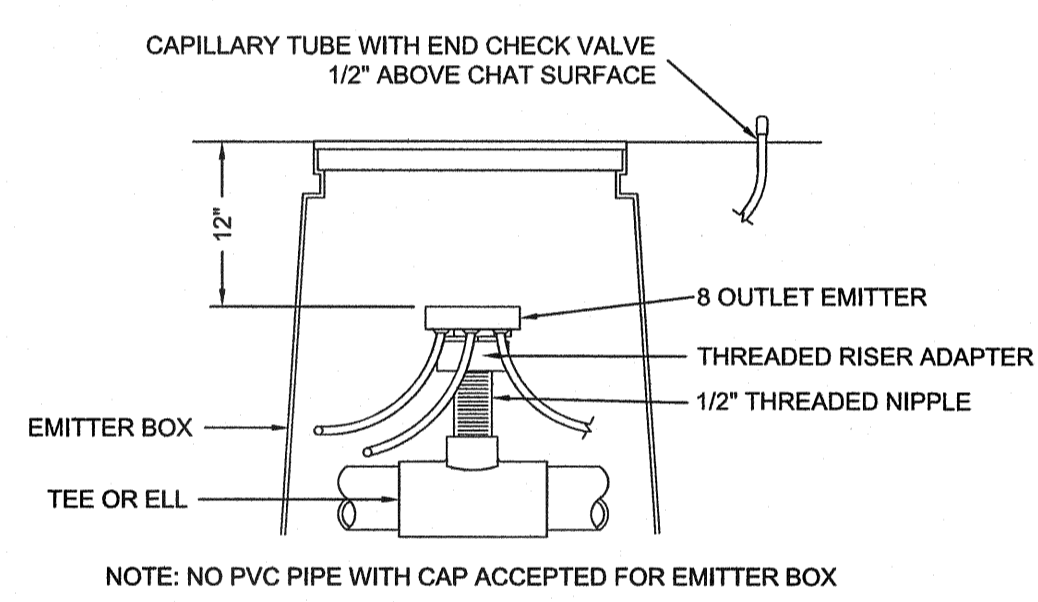
TBOS BATTERY OPERATED CONTROLLER W/ TRANSMITTER
NOT TO SCALE



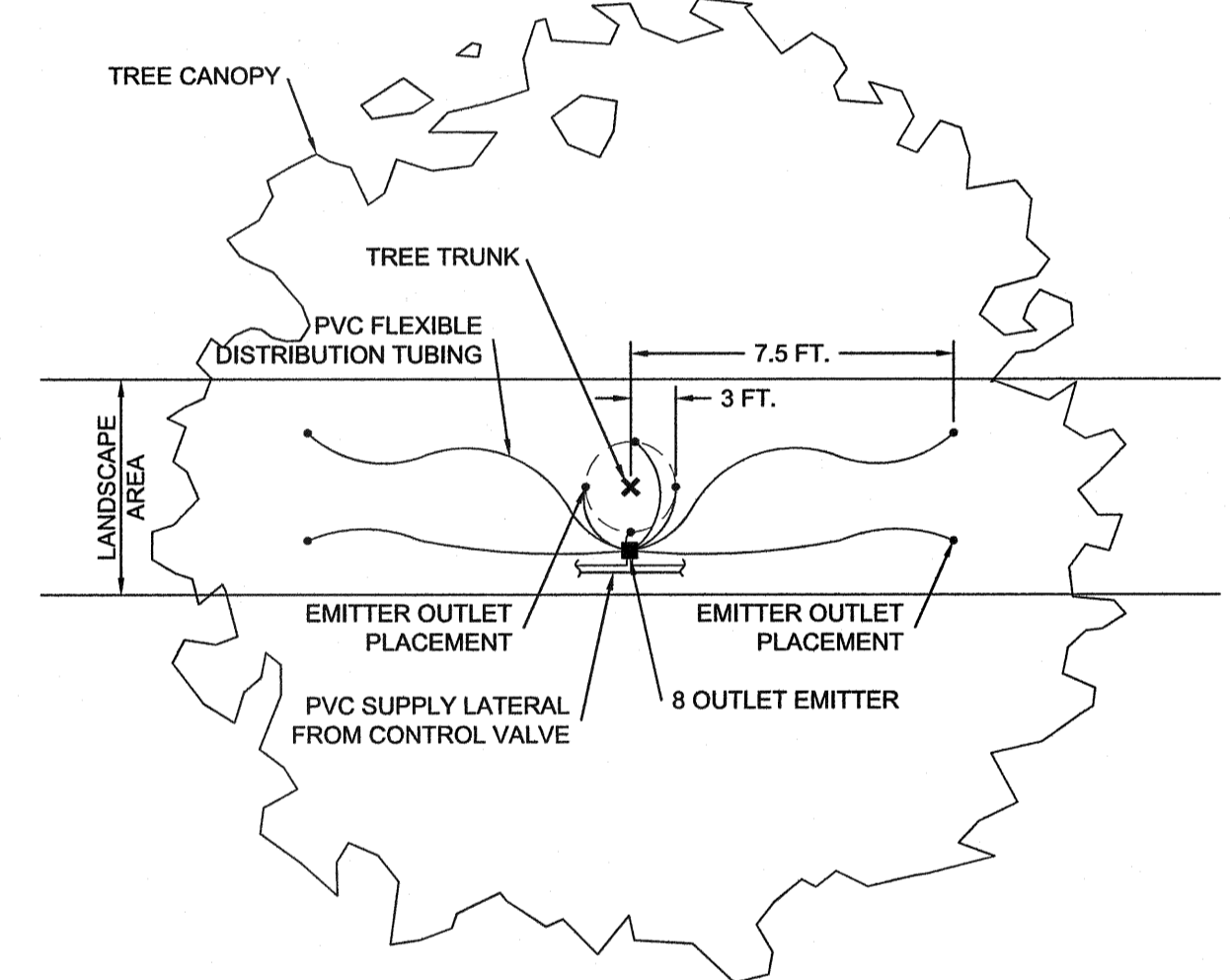
PLAN VIEW



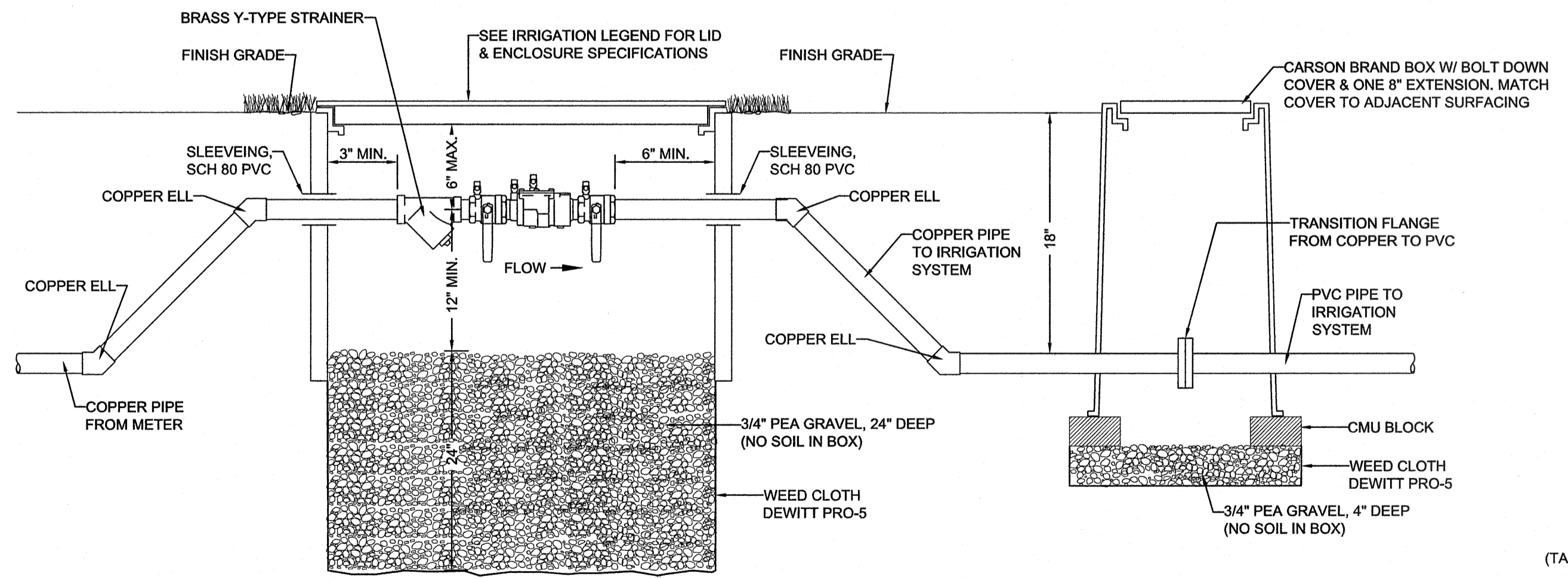
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER
NOT TO SCALE



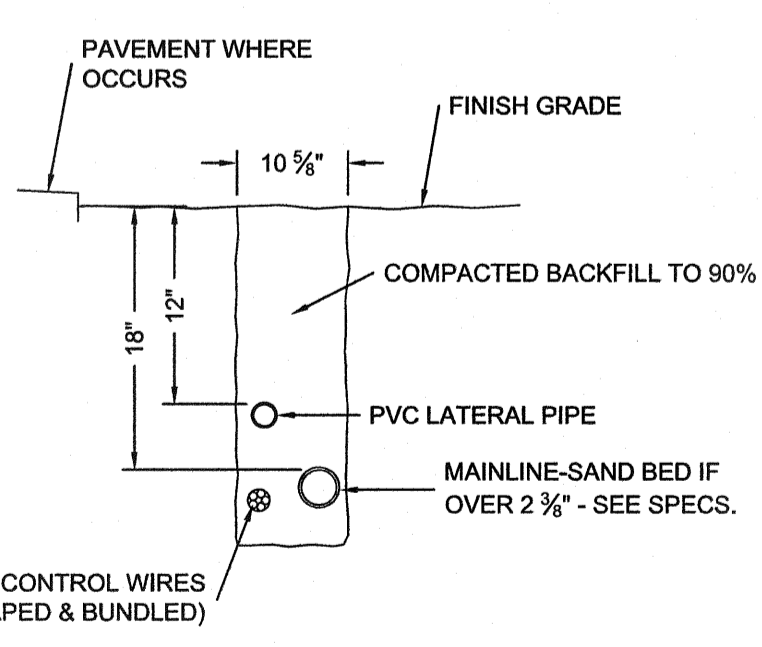
DRIP EMITTER DETAIL
NOT TO SCALE



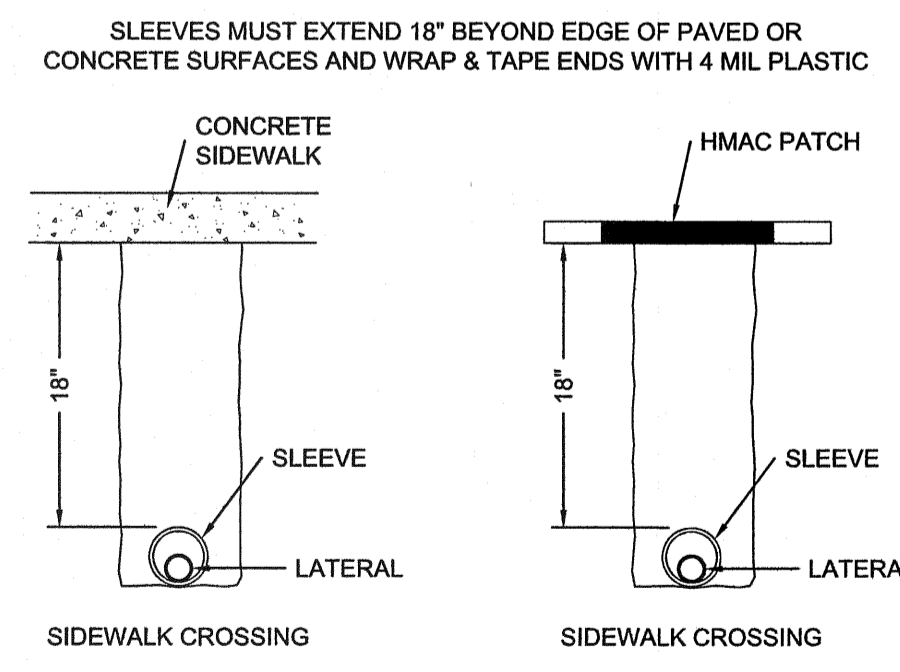
EMITTER OUTLET PLACEMENT DETAIL AT TREE
NOT TO SCALE



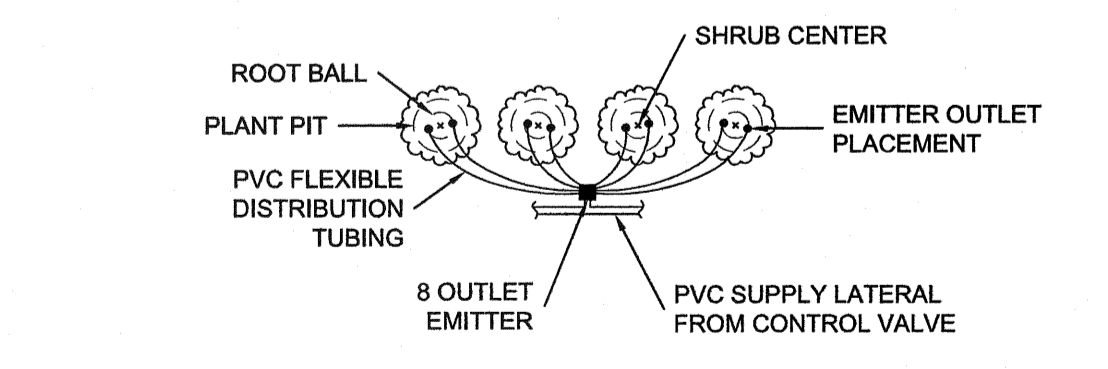
DOUBLE CHECK ASSY. FEBCO Mo.850 & TRANSITION FLANGE
NOT TO SCALE



TRENCHING DETAIL
NOT TO SCALE



SLEEVING STANDARD DETAIL
NOT TO SCALE



EMITTER OUTLET PLACEMENT DETAIL AT SHRUB
NOT TO SCALE