CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: **Engineering**

AGENDA DATE: **June 17, 2008**

CONTACT PERSON/PHONE: **R. Alan Shubert, City Engineer (X4423)**

DISTRICT(S) AFFECTED: 1

SUBJECT:

THAT the City Manager be authorized to sign a Developer's Participation Agreement between the CITY OF EL PASO and EL PASO GLORY ROAD, LLC, to allow the City to participate in the cost of the construction of public improvements along Mesa Street, Glory Road and Cincinnati Street, in an amount not to exceed thirty thousand dollars and NO/100 ($30,000.00) in accordance with Local Government Code Section 212.071.

BACKGROUND / DISCUSSION:

This agreement allows the City to pay an amount not to exceed $30,000.00 toward the cost of public improvements along Mesa Street, glory Road and Cincinnati Street. This amount is less than the maximum allowable 30% of the total estimated cost for the subdivision. The developer must complete the construction within 210 days of notification of the approval of a building permit for the project.

PRIOR COUNCIL ACTION:

None

AMOUNT AND SOURCE OF FUNDING:

Project No. PMT08001
Fund No.: 60600
Dept ID No.: 31260001
Account No.: 508027
Funding source is Fiscal Year 2003 Certificate of Obligations

BOARD / COMMISSION ACTION:

N/A

********** **REQUIRED AUTHORIZATION** **********

LEGAL: (if required)_____ **FINANCE:** (if required)_____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Engineering, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:**_____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Manager be authorized to sign a Developer's Participation Agreement between the CITY OF EL PASO and EL PASO GLORY ROAD, LLC. to allow the City to participate in the cost of the construction of public improvements along Mesa Street, Glory Road and Cincinnati Street, in an amount not to exceed thirty thousand dollars and 00/100 ($30, 000.00) in accordance with Local Government Code Section 212.071.

ADOPTED this the _____ day of _____, 2008.

THE CITY OF EL PASO

_____
John Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto
Patricia D. Adauto, Deputy City Manager for Development and Infrastructure Services

#39702 v1 - reeso/dev. participation agreement/glory road
Document Author: LCUE

THE STATE OF TEXAS	§	
	§	**DEVELOPER PARTICIPATION AGREEMENT**
COUNTY OF EL PASO	§	

This Agreement is executed as of this _____ day of ___ 2008, but becomes effective and binding upon the parties hereto as of the Effective Date (as hereinafter defined), by and between the **CITY OF EL PASO**, hereinafter referred to as the "City", and **EL PASO GLORY ROAD, LLC,** a Texas limited liability company, hereinafter referred to as the "Developer."

WITNESSETH

WHEREAS, the Developer, desires to rezone property located at 2701 and 2725 N. Mesa, and more particular describes as a portion of Lots 6 through 10 and Lots 1 through 5, Block 224, Alexander Addition, City of El Paso, El Paso County, Texas, hereinafter referred to as "Property", to a special use district (special development) and such rezoning requires the Developer to submit a detailed site development plan, a copy of which is attached hereto as Exhibit "A" (the "Site Plan"); and,

WHEREAS, the Property is located in an area that the City considers a transit corridor and the City desires that any construction on the Property include smart growth design principles to promote the health and general welfare of the public by requiring placement of buildings, parking and open space in a manner that will reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile; and,

WHEREAS, the Developer, in conjunction with its development of the Property, has agreed to incorporate smart growth design principles in the design of the development and is willing to dedicate additional land contiguous to the Property to the City for public improvement (the "Dedicated Land"), as shown on the Site Plan, provide a public easement to the City and make improvements to the Dedicated Land, provided that the City reimburses the Developer for certain costs associated with the development of the Dedicated Land; and,

WHEREAS, the City has agreed to reimburse the Developer for certain costs associated with improving the Dedicated Land; and,

WHEREAS, Texas Local Government Code §212.071 authorizes a municipality with 5,000 or more inhabitants to enter into a contract with a developer of a non-building public improvement to construct such improvements, without a competitive bidding procedure; and

WHEREAS, Texas Local Government Code §212.072 allows the municipality to participate in the construction cost, in an amount not to exceed thirty (30%) percent of the total contract price of improvements required to be made by the developer and to participate at a level of 100% for any over sizing of improvements; and,

WHEREAS, the Developer and the City agree that the Developer shall construct the improvements and the City will reimburse the Developer for certain costs associated with the construction of improvements on the Dedicated Land;

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements of the parties hereto, the City and Developer do agree as follows:

I. Term Of The Agreement

1. This Agreement becomes effective and binding and enforceable against the parties upon the approval by the City Council of El Paso of each of the following: The Site Plan and zoning use of the Property. The City Council's approval date for such matters is called the "Effective Date".

2. This Agreement becomes effective as of the Effective Date and automatically terminates upon completion of the following:

a. After the construction of the improvements are completed and the City Engineer has inspected the improvements to assure that City the improvements specifications have been met, and

b. The City has paid to the Developer the City's share of the development costs the City agreed to pay under the terms of this Agreement. If the City Engineer determines that the City's specifications have not been met, Developer shall be responsible for any necessary corrections and alterations and all costs associated to construct any such necessary corrections and alterations. The City shall not be responsible nor participate in any costs associated with the work associated with such corrections and alterations, and,

c. The Developer provides a warranty on its work in accordance with the requirements of the City Code.

II. Scope of Project

1. The Project is defined as completion of public improvements as specified and shown on the City of El Paso Engineering Department design plans (the "City Engineering Plans") attached hereto as Exhibit "B" which is incorporated herein for all purposes.

a. The Developer shall:

(1) Construct the sidewalk, landscape and pedestrian plaza (excluding the pedestrian plaza located in the alley) in accordance with the City Engineering Plans.

(2) Maintain that portion of the pedestrian plaza area located within the Property.

(3) Allow the City, at the City's sole cost, to install mural art projects on the building walls abutting the pedestrian plaza within the alley, provided such art is approved by the Developer.

b. The City Shall:

(1) Prepare the sidewalk, landscape and pedestrian plaza designs.

(2) Within ninety (90) days after the Effective Date, initiate an alley vacation for the alley abutting the Property to restrict such use to pedestrian traffic only to enable the alley to be used as a pedestrian plaza. Such vacation shall not be effective until construction begins on the Glory Road Transit Terminal.

(3) Upon vacation of the alley and construction start of the Glory Road Transit Terminal, the City shall, at its own expense, relocate the Developer's driveway which abuts the Property and the alley to the area marked on the attached City Engineering Plans.

(4) Reimburse the Developer the sum of $30,000 for a portion of the costs of incurred or to be incurred by it to construct the sidewalk landscape and pedestrian plaza (but excluding that portion of the pedestrian plaza within the alley), in accordance with the City Engineering Plans.

(5) Construct the portion of the pedestrian plaza located within the alley in conjunction with the construction of the Glory Road Transit Terminal project.

(6) Include and construct as part of the Glory Road Transit Terminal a major primary entrance feature which will orient and direct pedestrian traffic to the pedestrian plaza.

2. The Developer agrees that all Project construction and materials shall be subject to inspection and approval by the City. All Project materials must conform to City specifications and are subject to quality control testing by the City at the Developer's sole cost and expense.

3. The Developer acknowledges that all site preparation, including but not limited to street improvements must be completed in accordance with plans approved by the City prior to the issuance of a building permit for the Project. The City will use its best efforts to cause the Project to be approved by the City as soon as reasonably possible. **The City shall not be liable for any damages which may occur if the Project is abandoned for any reason because of the conduct of third parties or any other factors other than the breach by the City of its covenants made in this Agreement, and the Developer hereby releases the City from any such liability.**

4. All Project construction shall be completed by the Developer within 210 days following the Effective Date, after the issuance of the building permit and notice to Developer of said approval, unless otherwise extended by written amendment and approval by the City, subject to delays by reason of Force Majeure. It is hereby understood and mutually agreed by the Developer and the City that the date of beginning and the time for completion of the Project are **ESSENTIAL CONDITIONS** in the Agreement. **It is further mutually understood and agreed that the construction on the Project shall begin upon the plan approval and communicated notice of that approval to Developer.** The City Manager is authorized to approve any amendments required under this paragraph. The term "Force Majeure" means an event that causes delay by reason of an act of God, fire, windstorm, flood, explosion, collapse of structure or other casualty, epidemic, infectious disease, riot, war, terrorism, military power, labor disputes, failure of utility service, court order, inability to obtain materials, adverse weather that is unusual and unanticipated for the period of time, or an act of like nature that is beyond the reasonable control of such party.

5. The Developer agrees that said work shall be pursued regularly, diligently, and uninterrupted at such a rate of progress as shall ensure completion of the Project within the time specified. It is expressly understood and agreed, by the Developer and the City, that the time for the completion of the Project is a reasonable time for completion.

6. **If the Developer shall neglect, fail or refuse to complete the Project within the time herein specified, subject to delays by reason of Force Majuere, or any proper extension granted by the City or to maintain the Project and such neglect, failure or refusal to complete or maintain the Project results in any safety issue to persons or property as reasonably identified by the City Engineer or his designee, the Developer agrees that the City may issue a stop work order for any work in progress under any issued building**

permit for the Project, and the Developer waives any and all causes of action it may have against the City arising from the City's stop work order. Additionally, the Developer will defend, indemnify and hold the City harmless from any and all causes of action any third party may have against the City arising from the City's stop work order.

7. In the event that Developer fails to complete the Project, and such failure continues for a period of 60 days after written notice is sent by the City, the City reserves the right to complete the construction and assess the costs of completion to the Developer for payment.

8. The Developer agrees to warrant to the City that all work in connection with the Project shall be performed in a good and workmanlike manner, strictly in accordance with the approved plans, and as otherwise provided in this Agreement. This warranty shall remain in full force and effect for a period of one (1) year from and after the date of the City's final acceptance of the Project. No mechanics liens shall ever be threatened or filed against the property identified as the Project. It is understood and agreed that, notwithstanding the acceptance of the Project by the City, the Developer remains fully responsible for the repair and maintenance of the Project as such relates to the Developer's warranty of the Project for a period of one (1) year from the date of the City's acceptance of the Project.

III. Project Funding

The City agrees to participate in the cost of construction of those public improvements not required by the Code to be constructed by the Developer, but which the Developer is willing to construct. The City's contribution for such costs shall not exceed is **THIRTY THOUSAND DOLLARS AND 00/100** ($30,000.00). Any additional costs associated with the improvements shall require approval of the City prior to the construction of such improvements. The City Manager shall have the authority to approve additional costs not to exceed $10,000.00, provided that the total contribution from the City for all the improvements on the dedicated land does not exceed 30% of the total cost of the improvements to the Dedicated Land. Within thirty (30) days of presentation to the City of documentation to verify the costs of the improvements along with a written statement from Developer certifying that the improvements have been constructed according to the approved plans, and the City's inspection and approval of the constructed improvements, the City will reimburse Developer the City's portion of the costs.

IV. Termination

In the event that any of the provisions of this Agreement are violated by the Developer or the City, the non-defaulting party may serve written notice to contain the reasons for such intention to terminate the Contract, and unless within thirty (30) consecutive calendar days after the serving of such notice upon the defaulting party, such violation or delay shall cease and satisfactory arrangement of correction is made, the Agreement shall, upon the expiration of said thirty (30) consecutive calendar days, cease and terminate. Termination of this Agreement by Developer does not relieve the City of its obligations under Section 2(e) hereof, if costs under this agreement have been incurred by the Developer.

V. Ownership and Right of Access

Developer hereby acknowledges the rights of the City, its agents, contractors and subcontractors to enter upon and construct and install any equipment that may be required, pursuant to the Contract, to complete the Project. This right of access shall include the right to use or modify any Developer equipment or facilities as deemed necessary by the City. Additionally, in the event that additional authorization is required, Developer agrees to promptly execute the required documents at the request of the City.

VI. Relationship of the Parties

Developer acknowledges that it is not an agent, servant, or employee of the City and is therefore responsible for its own actions performed by itself, its agents or employees during the term of this Agreement.

VII. Insurance

Developer agrees to obtain liability insurance for this project, designating the City of El Paso as an additional insured party. Such insurance policy shall be issued by an insurance company duly authorized to do business in the State of Texas and shall be subject to approval of the City after review by the City Attorney as to form and the City Engineer as to sufficiency, pursuant to the El Paso Municipal Code, Section 13.16.010. The maximum amount recoverable under such policy shall not be less than **TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 ($250,000.00)** for death or injury to any person in any one accident, **FIVE HUNDRED THOUSAND DOLLARS AND 00/100 ($500,000.00)** for death or injury to two or more persons in any one accident, and **ONE HUNDRED THOUSAND DOLLARS AND 00/100 ($100,000.00)** for property damage.

VIII. Bond Required

The Developer agrees to execute a performance bond for one hundred percent (100%) of the Project costs to secure fulfillment of all the Developer's obligations under this Agreement. The bond will be in a form approved by the City. The bond must be executed by a corporate surety in accordance with Texas Government Code, Chapter 2253. The bond shall identify the City as Owner and Obligee and shall bind both the Developer and the Surety, their heirs, administrators, executors, successors and assignees, jointly and severally. The bonds shall expressly provide that the Developer shall faithfully render performance under this Agreement and shall remain in full force and effect until all requirements of the Agreement have been performed to the City's satisfaction.

IX. Increased Costs

This Agreement is a lump sum contract and it is anticipated that additional costs could arise from change, site conditions or latent defects; however, Developer agrees that the City shall not be responsible for additional costs unless Developer receives approval from the City prior to incurring such costs.

X. Indemnification

Developer or its insurer will INDEMNIFY, DEFEND AND HOLD the City, its officers, agents and employees, HARMLESS FOR AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITY, DAMAGES OR EXPENSE, (INCLUDING BUT NOT LIMITED TO ATTORNEY FEES AND COSTS) FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY, OR ANY ILLNESS, INJURY, PHYSICAL OR MENTAL IMPAIRMENT, LOSS OF SERVICES, OR DEATH TO ANY PERSON ARISING OUT OF OR RELATED TO THE CONSTRUCTION, OWNERSHIP AND OPERATION OF THE PROJECT. Without modifying the conditions of preserving, asserting or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to Developer every demand, notice, summons or other process received by the City in any claim or legal proceeding contemplated herein. Developer will 1) investigate or cause the investigation of accidents or occurrences involving such injuries or damages; 2) negotiate or cause to be negotiated the claim as the Developer may deem expedient; and 3) defend or cause to be defended on behalf of the City all suits for damages even if groundless, false or fraudulent, brought because of such injuries or damages. Developer will pay all judgments in actions defended by Developer pursuant to this section along with all attorneys' fees and costs incurred by the City including interest accruing to the date of payment by Developer, and premiums on any appeal bonds. The City, at its election will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. The City will not be responsible for any loss of or damage to the Developer's property from any cause except arising out of its breach of the terms of this Agreement.

XI. Non-Assignability

Subject to Article XVII below, the parties hereto agree that the rights of the Developer and the City under this Agreement are not assignable and will survive the sale, rental, gift or devise of any property adjacent to the Project.

XII. Notice

All notices provided for herein shall be sufficient if sent by certified mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

CITY:	The City of El Paso Attn: City Manager 2 Civic Center Plaza, 10th Floor El Paso, Texas 79901-1196
copy to:	City Engineer 2 Civic Center Plaza, 4th Floor El Paso, Texas 79901-1196
DEVELOPER:	El Paso Glory Road, LLC 3737 Gateway West El Paso, Texas 79903

or such other addresses as the parties may designate to each other in writing from time to time.

XIII. Law Governing Agreement

The laws of the State of Texas shall govern the validity, performance, interpretation and enforcement of this Agreement. Venue shall be in the courts of El Paso, County, Texas.

XIV. Interpretation

The City and Developer agree that this Agreement has been freely negotiated by both parties and that in any controversy, dispute or contest over the meaning, interpretation, validity or enforceability of this Agreement, or any of its terms or conditions, there shall be no inference, presumption or conclusion drawn whatsoever against either party by virtue of that party having drafted this Agreement or any portion thereof.

XV. Severability

If any provision of this Agreement is prohibited by law or otherwise determined to be illegal, invalid or unenforceable in a court of competent jurisdiction, such provision shall not affect the validity of the remaining provisions of this Agreement; instead, the Agreement shall be construed as if it did not contain the illegal, invalid or unenforceable provision(s) and the rights and obligations of the parties shall be construed and enforced accordingly.

XVI. Future Maintenance Work

The City shall be responsible for any maintenance or repairs of the improvements. The City's obligations for such work shall begin upon completion of the Project as defined by the Agreement and upon expiration of Developer's warranty. The City agrees that Developer is not responsible for any maintenance and repair of such work after expiration of Developer's warranty, except upon the termination of the easement granted by Developer, such responsibility shall be assumed by the Developer.

XVII. Entire Agreement

This Agreement constitutes and expresses the entire agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement shall not be amended or modified except by written instrument signed by both parties.

XVIII. Authority to Contract

All persons that are signatories to this Agreement represent that they have authority to enter into this Agreement and bind their respective organizations thereto.

CITY OF EL PASO:

_____

Joyce Wilson, City Manager

SIGNATURES CONTINUE ON FOLLOWING PAGE

DEVELOPER:

EL PASO GLORY ROAD, LLC

By:_____
GILBERT E. MALOOLY, SR
Manager of El Paso Glory Road LLC

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto
Patricia D. Adauto, Deputy City Manager
for Development and Infrastructure Services

ACKNOWLEDGMENTS

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this _____ day of _____, 2008, by Joyce Wilson, as the City Manager of the City of El Paso.

_____
Notary Public, State of Texas

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

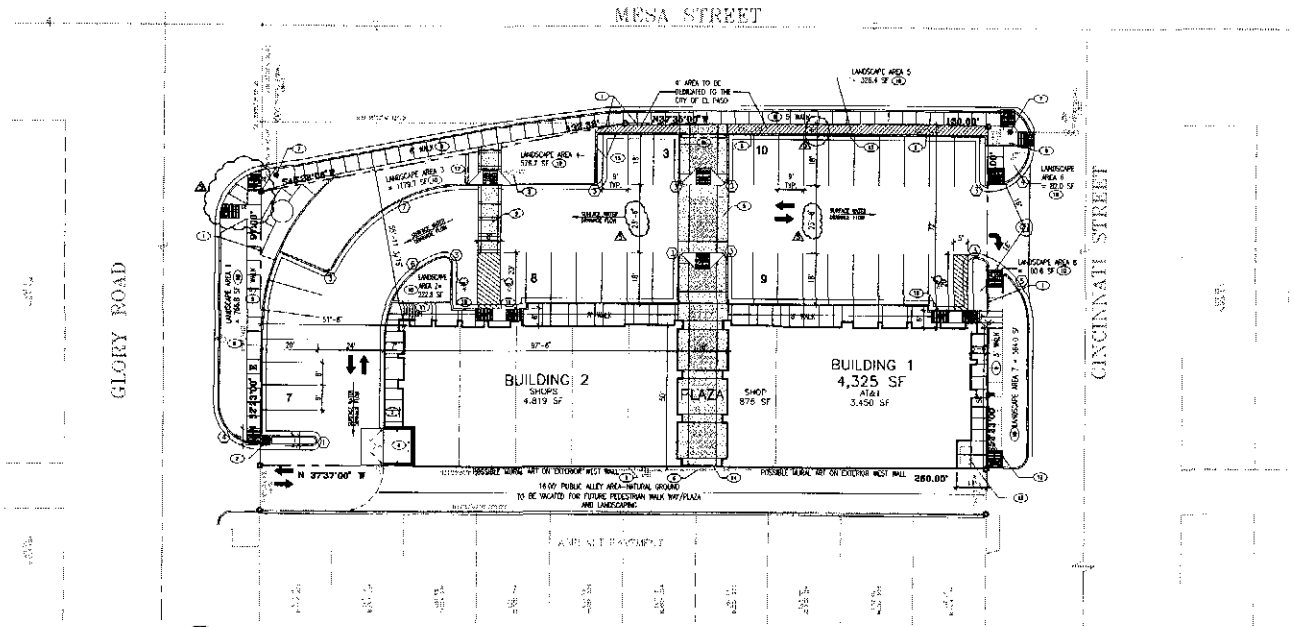
This instrument was acknowledged before me on this _____ day of _____, 2008, by GILBERT E. MALOOLY , SR., a manager of El Paso Glory Road, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

EXHIBIT A
PROJECT DESCRIPTION

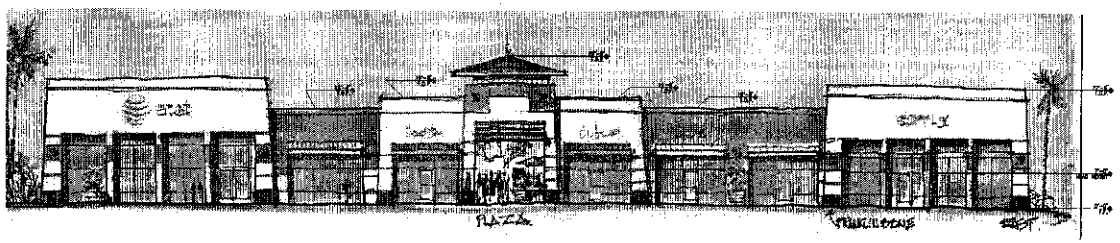
EXHIBIT B
CITY OF EL PASO ENGINEERING DEPARTMENT
DESIGN PLANS

EXHIBIT " A "



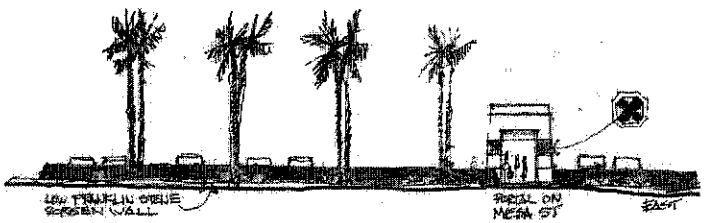
SITEPLAN

SCALE: 1" = 20'-0"



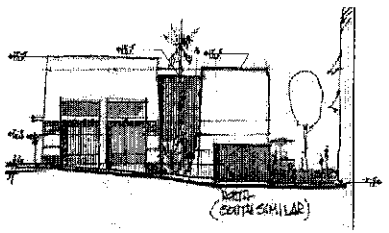
EAST ELEVATION

N.T.S.



ROCK WALL ELEVATION

N.T.S.



NORTH ELEVATION

N.T.S.

SOUTH ELEVATION IS SIMILAR BUT OPPOSITE HAND

KEYED NOTES:

1. PROPERTY LINE.
2. STEEL GRATE. SEE CIVIL.
3. BICYCLE RACKS.
4. DUMPSTER ENCLOSURE.
5. CROSSWALK. COLORED & TEXTURED CONC.
6. EXISTING OVERHEAD POWER LINES.
7. EXISTING TRAFFICE SIGNAL.
8. SITE LIGHTING.
9. NEW SIDEWALK.
10. LANDSCAPE AREA.
11. CONCRETE STAIRS.
12. RETAINING WALL W/ 36" HIGH METAL RAILING. SEE CIVIL.
13. NEW TRANSFORMER LOCATION.
14. FIVE (5) BOLLARDS LOCATION.
15. 2'-6" ROCK SCREENING WALL.
16. ENTRY PORTAL.
17. MONUMENT SIGN. NOT TO EXCEED 80 SFX10' HIGH.

RADIUS:

1. RADIUS = 1'-9"
2. RADIUS = 2'-0"
3. RADIUS = 3'-0"
4. RADIUS = 15'-0"
5. RADIUS = 25'-0"
6. RADIUS = 30'-0"
7. RADIUS = 54'-0"

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, BLOCK 224, ALEXANDER ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAVE AND EXCEPT FROM LOTS 5 THROUGH 10 THAT PORTION THEREOF PREVIOUSLY CONVEYED TO THE CITY OF EL PASO, BY DEED DATED 3/18/56, FILED IN VOLUME 1280, PAGE 511, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

SITE DATA

LOT AREA: 30,100 SF (.0691 ACRES)

LANDSCAPE AREAS:

AREA 1:	798.6 SF
AREA 2:	322.8 SF
AREA 3:	1,179.7 SF
AREA 4:	576.7 SF
AREA 5:	336.4 SF
AREA 6:	220.0 SF
AREA 7:	364.0 SF
AREA 8:	100.6 SF
TOTAL AREA:	3,937.0 SF

BUILDING AREA/PARKING:

BUILDING: (INCLUDES 3 H.C. SPACES) 9,200 LEASABLE SF

9200/250 = 37 SPACES REQUIRED

SPACES REQUIRED	37 SPACES
SPACES PROVIDED	37 SPACES
INCLUDES COMPACT SPACES @ 20%	5 SPACES

REV	DATE	BY	REVISION
1	06/13/08	NSW	PERMIT REVIEW COMMENTS
2	06/18/08	NSW	OWNER REVISIONS
3	06/26/08	NSW	CITY COMMENTS
4	08/21/08	NSW	CITY/OWNER COMMENTS
5	09/26/08	NSW	CITY COMMENTS

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

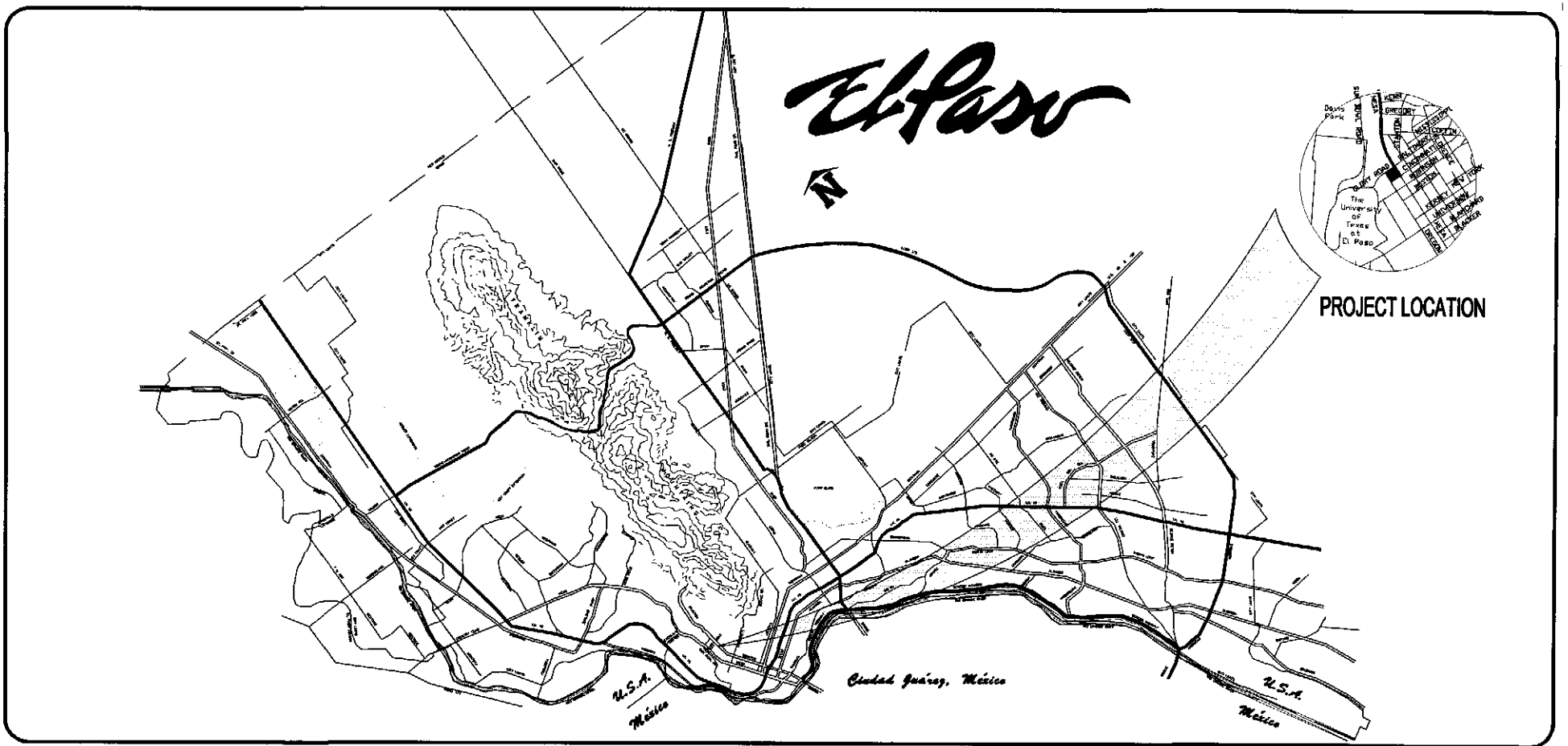
PROJECT TITLE: THE SHOPS @ GLORY ROAD
NORTH MESA AT GLORY ROAD
EL PASO, TEXAS

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 0759
DRAWN BY: NSW

SHEET TITLE: SITE PLAN & ELEVATIONS

DATE: 01/02/08
SCALE: AS NOTED
SHEET: AS.1
of:

EXHIBIT " B "



DESCRIPTION	SHEET NO.
COVER SHEET	1
GRADING AND DRAINAGE PLAN	2
PROPERTY DESCRIPTION PLAN	3
DEMOLITION PLAN	4
SITE PLAN	5
SITE DETAILS	6
LANDSCAPE PLAN	7
LANDSCAPE DETAILS	8
IRRIGATION PLAN	9
IRRIGATION DETAILS	10

THE CITY OF EL PASO TEXAS

MESA STREET and GLORY ROAD

PARKWAY IMPROVEMENTS

FUNDED BY: SOURCE

THE CITY OF EL PASO, TEXAS

ENGINEERING DEPARTMENT

TWO CIVIC CENTER PLAZA

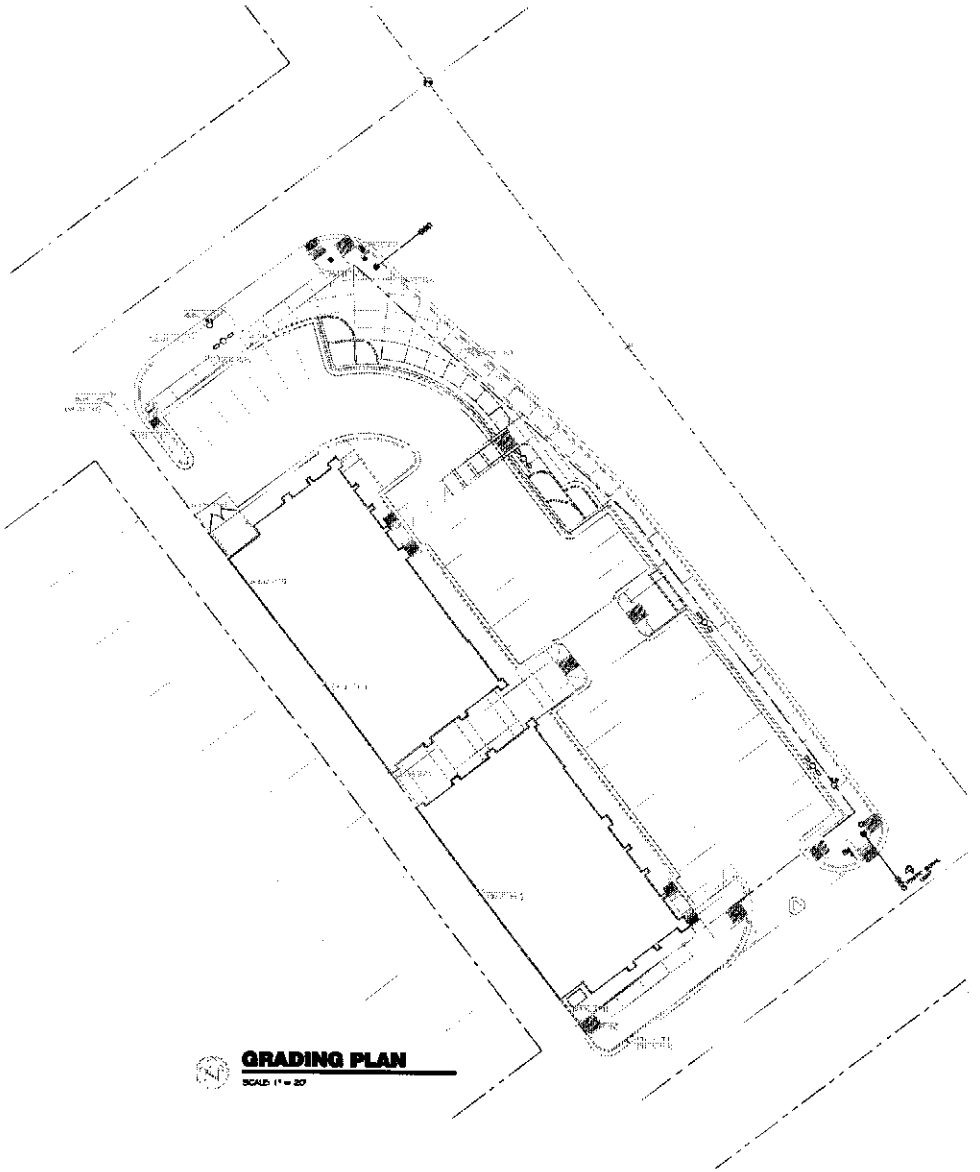
TELEPHONE : 915 641-4200

JAVIER REYES, P.E. Date

Chief Design Engineer

238234

GLORY ROAD PARKWAY IMPROVEMENT



GRADING PLAN

SCALE: 1" = 20'

FLOOD ZONE DESCRIPTION:
THIS PARCEL LIES WITHIN FLOOD ZONE 56 AS DESIGNATED BY THE FINAL MAP PANEL 3450, DOHS DATED 02.16.06

LEGAL DESCRIPTION PARCEL No. 1:
A PORTION OF LOTS 1 THRU 6
ALEXANDER ADDITION BLOCK 224, CITY OF EL PASO, EL PASO COUNTY TEXAS

LEGAL DESCRIPTION PARCEL No. 2:
PORTION OF LOTS 4 AND 5
ALEXANDER ADDITION BLOCK 224, CITY OF EL PASO, EL PASO COUNTY TEXAS

VERTICAL REFERENCES BENCHMARK:
BENCHMARK CITY MONUMENT AT THE INTERSECTION OF MESA STREET AND GLORY BOULEVARD STREET.

ELEVATION 3901.54 AS PER CITY DATUM OF EL PASO, TEXAS

SITE SYMBOLS

EXISTING CONTOUR TO CHANGE
EXISTING CONTOUR TO REMAIN
NEW CONTOUR
NEW SPOT ELEVATION
EXISTING SPOT ELEVATION
TEST BORING
FLOW LINE
BENCH MARK
LIMITS OF CONSTRUCTION STA. 0+00
CENTER LINE
MONUMENT OR SURVEY LINE
PROPERTY LINE
FENCE LINE
ROCK WALL
EARTH

238234

REVISIONS - DESIGNATED

FILE: CITY MONUMENT AT THE INTERSECTION OF MESA AND GLORY STREET ELEVATION 3901.54 AS PER CITY DATUM OF EL PASO, TEXAS

ENGINEERS SEAL

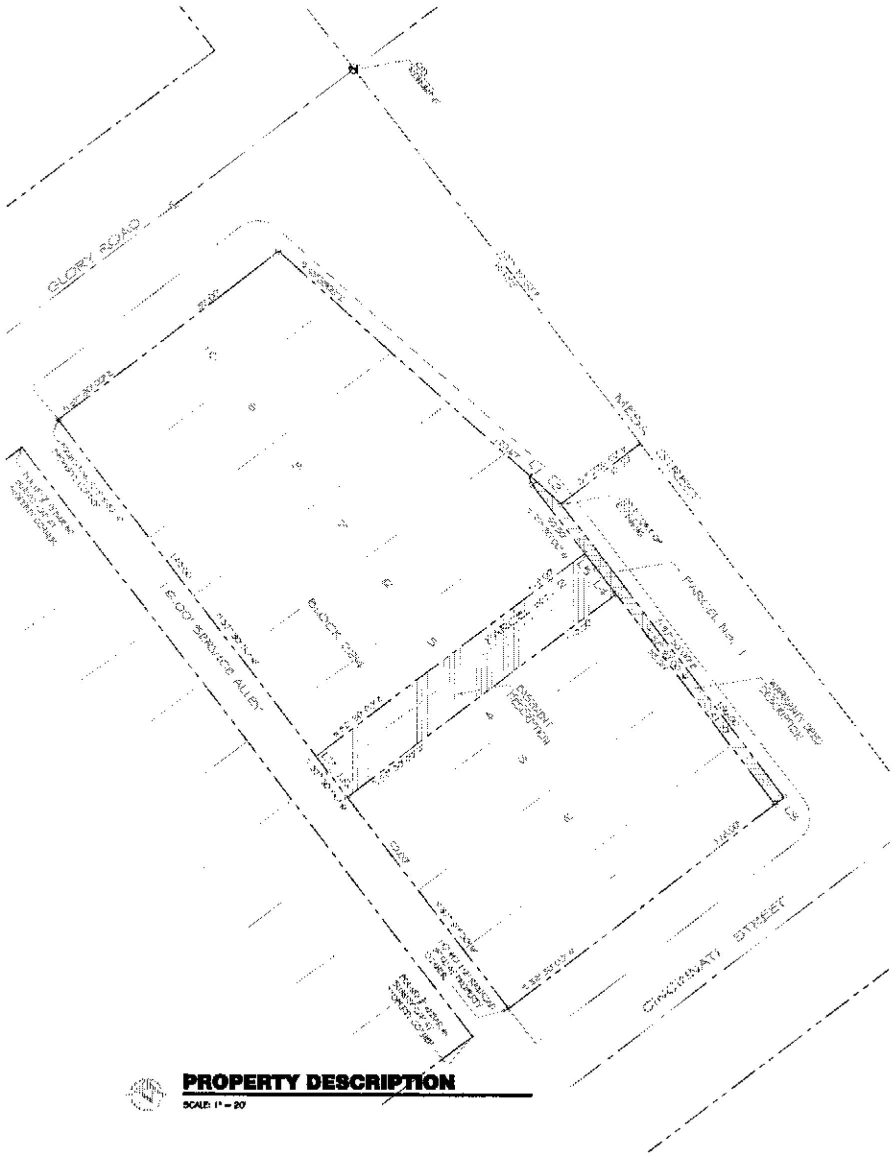
SCALE
PLAN: 1 IN. = 20 FT.
DATE: 08.06.08
DRAWN BY: R.G.
CHECKED BY: M.A.
APPD. BY: D.D.

PROJECT NAME
MESA STREET and GLORY ROAD
PARKWAY IMPROVEMENTS
INFORMATION

CITY OF EL PASO
ENGINEERING

SHEET TITLE
GRADING PLAN

SHEET 2 OF 10



NOTES

1. THIS IMPROVEMENT SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS IMPROVEMENT SURVEY.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 5C5 PRELIMINARY DATED JUNE 29, 2007, THIS PROPERTY LIES IN A NON HAZARD ZONE "X".

4. ... ALEXANDER ADDITION REPLAT ... DATED ... IN VOLUME ... OF THE PLAT OF RECORDS PAGES ... PLAT RECORDS, EL PASO, EL PASO COUNTY, TEXAS WAS USED FOR THIS IMPROVEMENT SURVEY.

PARCEL AREA:

PARCEL No. 1 — 555.50 sq ft or 0.0127 acres
PARCEL No. 2 — 2,124.76 sq ft or 0.0487 acres

LINE DATA

CURVE	DISTANCE	BEARING
L1	1.79'	N 38° 59' 00" E
L2	11.75'	S 49° 59' 00" E
L3	4.00'	S 38° 00' 00" W
L4	11.00'	N 37° 50' 00" W
L5	7.00'	N 37° 50' 00" W
L6	14.00'	N 37° 50' 00" W
L7	7.00'	N 37° 50' 00" W

FLOOD ZONE DESCRIPTION:
THIS PARCEL LIES WITHIN FLOOD ZONE "X" AS DESIGNATED BY THE FIRM MAP PANEL 39 B, 0045 DATED 02.15.06

LEGAL DESCRIPTION PARCEL No. 1:
A PORTION OF LOTS 4 THRU 6
ALEXANDER ADDITION BLOCK 284, CITY OF EL PASO, EL PASO COUNTY TEXAS

LEGAL DESCRIPTION PARCEL No. 2:
PORTION OF LOTS 4 AND 5
ALEXANDER ADDITION BLOCK 284, CITY OF EL PASO, EL PASO COUNTY TEXAS

VERTICAL REFERENCE BENCHMARK:
BENCHMARK CITY MONUMENT AT THE INTERSECTION OF MESA STREET AND GLORY (BALTIMORE) STREET.

ELEVATION 3901.54 AS PER CITY DATUM OF EL PASO, TEXAS

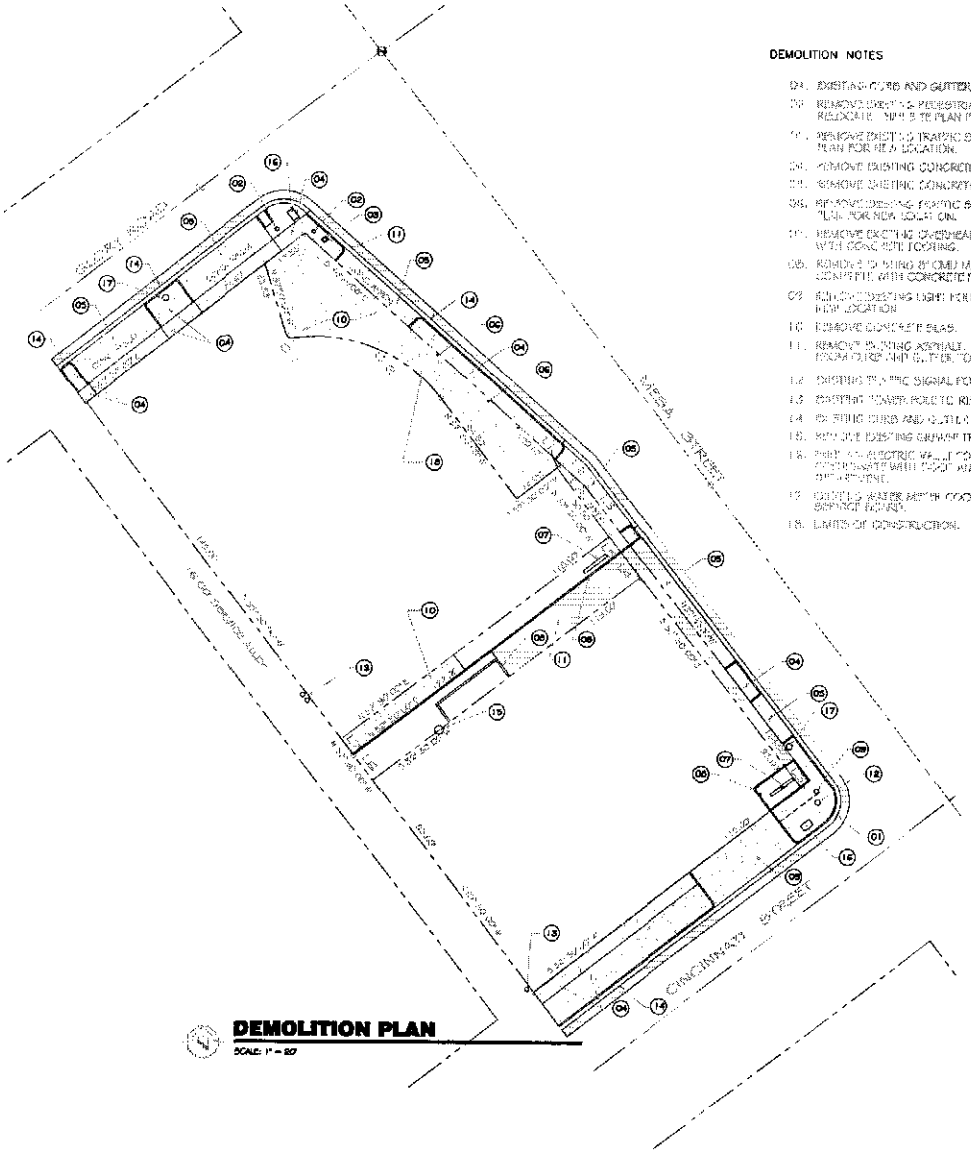
238234

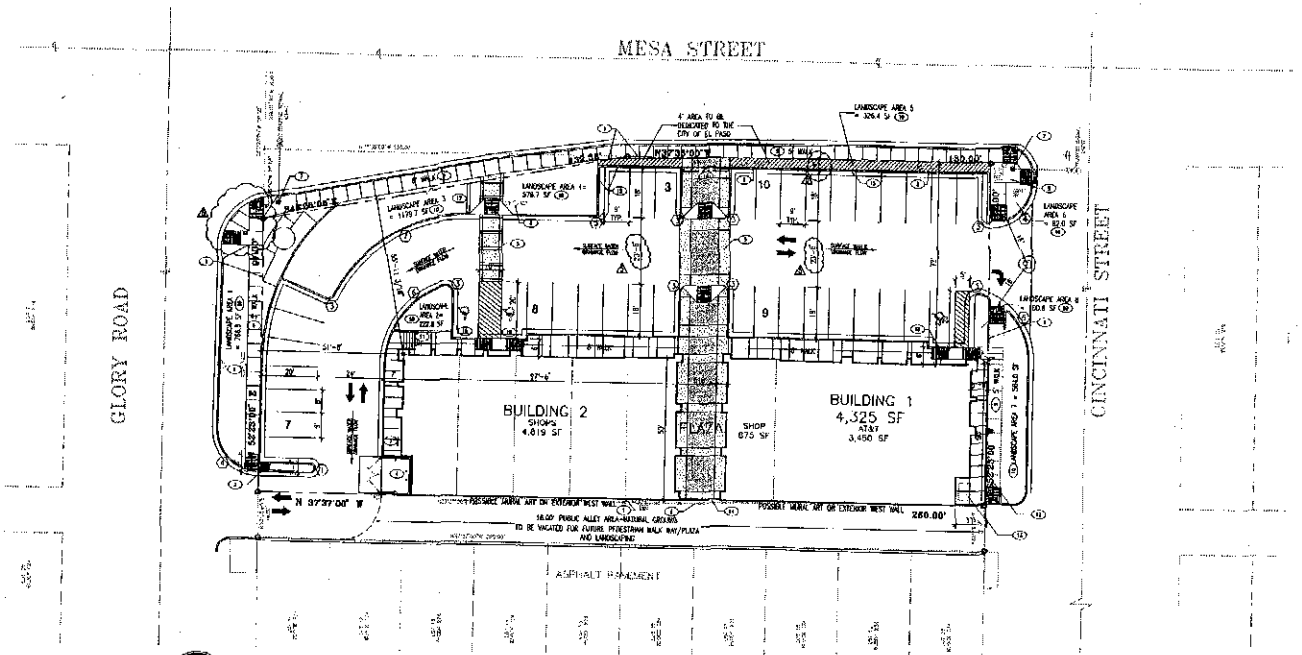
PROJECT NAME: MESA STREET and GLORY ROAD PARKWAY IMPROVEMENTS INFORMATION

CITY OF EL PASO ENGINEERING

PROPERTY DESCRIPTION PLAN

SHEET 3 of 10


MESA STREET
CINCINNATI STREET
EXISTING CURB
EXISTING CONC. SIDEWALK
EXISTING CONC. DRIVE
EXISTING CONC. DRIVE
EXISTING CONC. DRIVE

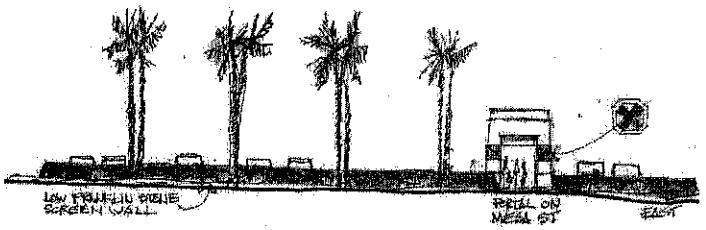


SITEPLAN

SCALE: 1" = 20'-0"

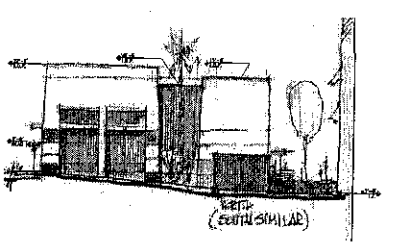
EAST ELEVATION

N.T.S.



ROCK WALL ELEVATION

N.T.S.



NORTH ELEVATION

N.T.S.

SOUTH ELEVATION IS SIMILAR BUT OPPOSITE HAND

KEYED NOTES:

1. PROPERTY LINE.
2. STEEL GRATE. SEE CIVIL.
3. BICYCLE RACKS.
4. DUMPSTER ENCLOSURE.
5. CROSSWALK. COLORED & TEXTURED CONC.
6. EXISTING OVERHEAD POWER LINES.
7. EXISTING TRAFFICE SIGNAL.
8. SITE LIGHTING.
9. NEW SIDEWALK.
10. LANDSCAPE AREA.
11. CONCRETE STAIRS.
12. RETAINING WALL W/ 36" HIGH METAL RAILING. SEE CIVIL.
13. NEW TRANSFORMER LOCATION.
14. FIVE (5) BOLLARDS LOCATION.
15. 2'-6" ROCK SCREENING WALL.
16. ENTRY PORTAL.
17. MONUMENT SIGN. NOT TO EXCEED 60 SFX10' HIGH.

RADIUS:

1. RADIUS = 1'-9"
2. RADIUS = 2'-0"
3. RADIUS = 3'-0"
4. RADIUS = 15'-0"
5. RADIUS = 25'-0"
6. RADIUS = 30'-0"
7. RADIUS = 54'-0"

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, BLOCK 224, ALEXANDER ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAVE AND EXCEPT FROM LOTS 6 THROUGH 10 THAT PORTION THEREOF PREVIOUSLY CONVEYED TO THE CITY OF EL PASO, BY DEED DATED 3/16/58, FILED IN VOLUME 1260, PAGE 311, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

SITE DATA

LOT AREA: 30,100 SF (.0691 ACRES)

LANDSCAPE AREAS:

AREA 1:	766.9 SF
AREA 2:	222.8 SF
AREA 3:	1,179.7 SF
AREA 4:	674.7 SF
AREA 5:	326.4 SF
AREA 6:	220.0 SF
AREA 7:	564.0 SF
AREA 8:	100.8 SF
TOTAL AREA:	3,957.0 SF

BUILDING AREA/PARKING: (INCLUDES 3 H.C. SPACES)

BUILDING: 9,200 LEASABLE SF

9200/250 = 37 SPACES REQUIRED

SPACES REQUIRED	37 SPACES
SPACES PROVIDED	37 SPACES
INCLUDES COMPACT SPACES @ 20%	> SPACES

REV	DATE	BY	REVISION
6			
5	06/13/08	MSW	PERMIT REVIEW COMMENTS
4	04/18/08	MSW	CLIENT REVISIONS
3	04/08/08	MSW	CITY COMMENTS
2	03/27/08	MSW	CITY/CLIENT COMMENTS
1	03/20/08	MSW	CITY COMMENTS

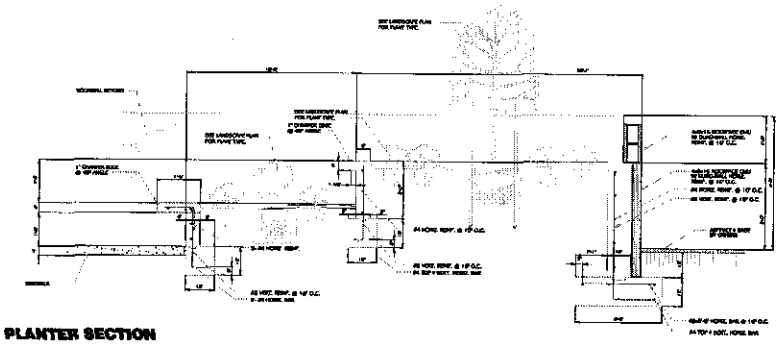
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: THE SHOPS @ GLORY ROAD
NORTH MESA AT GLORY ROAD
EL PASO, TEXAS

PROJECT MANAGER: George Rainhart, AIA
JOB NO. 0758
DRAWN BY: MSW

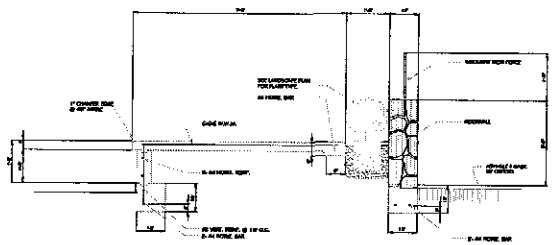
SHEET TITLE: SITE PLAN & ELEVATIONS

DATE: 01/02/08
SCALE: AS NOTED
sheet: AS.1 of-



PLANTER SECTION

SCALE:



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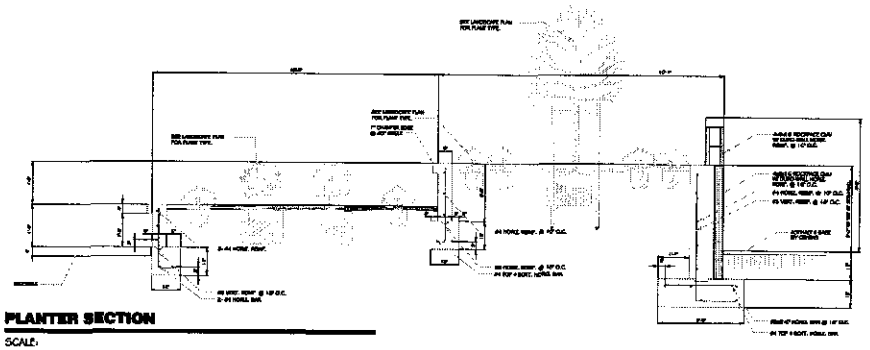

PLANTER SECTION

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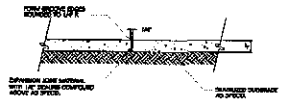
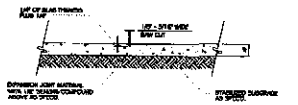


EXPANSION JOINT

SCALE: N.T.S.



CONTRACTION JOINT

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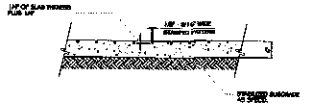


CONCRETE W/ DECORATIVE PATTERN

SCALE: N.T.S.

238234

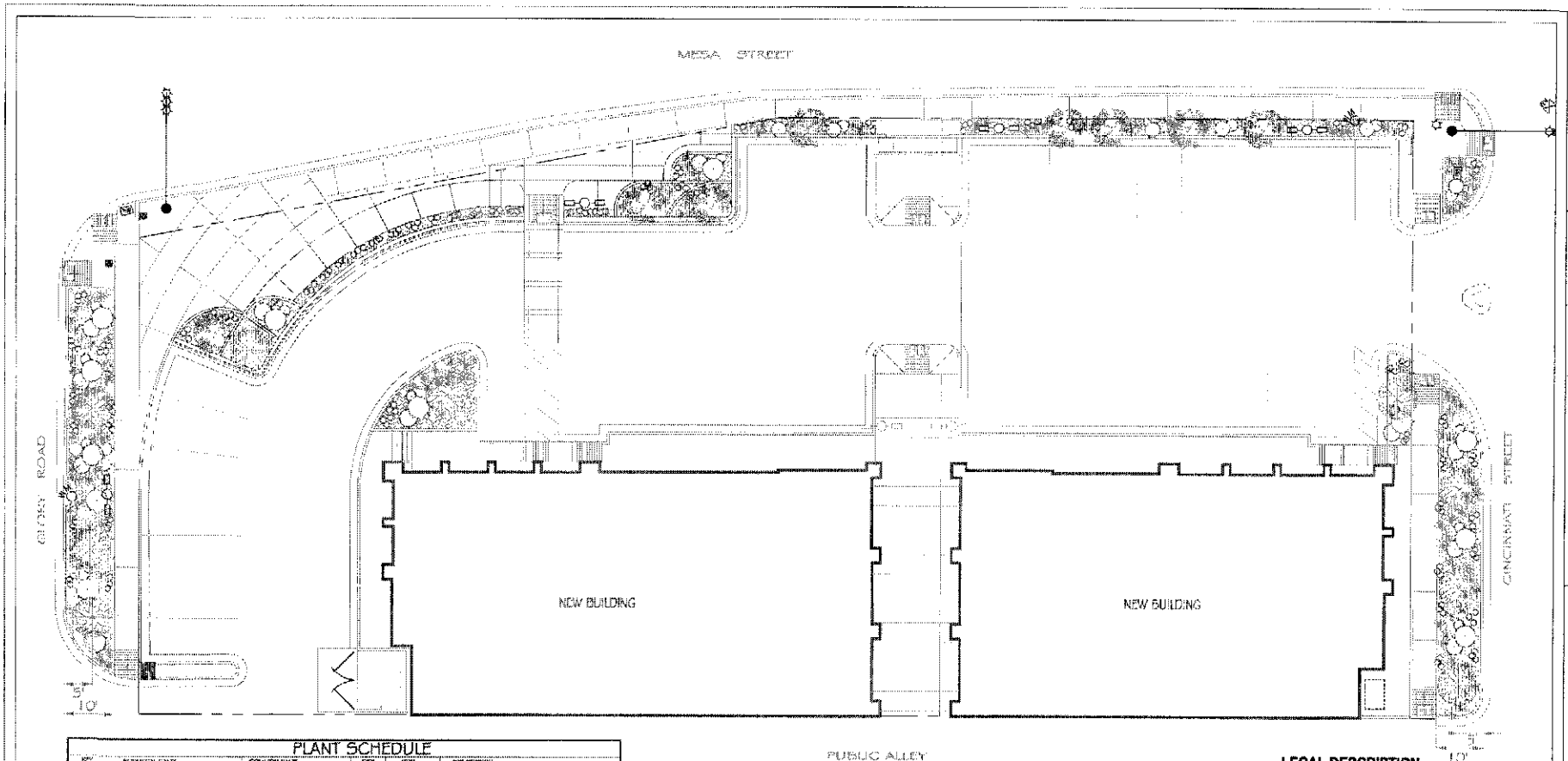
PROJECT NAME

MESA STREET and GLORY ROAD
PARKWAY IMPROVEMENTS
INFORMATION

CITY OF EL PASO
ENGINEERING

SITE DETAILS

PAGE 6 OF 10



LANDSCAPING PLAN
SCALE 1" = 10'-0"

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	DESCRIPTION
	QUERCUS VIRGINIANA	LIVE OAK	6	4" CALIPER	[illegible]
	CRYPTOMERIA JAPONICA	CRYPTOMERIA	8	4' CLIPPED	[illegible]
	[illegible]	NEW GOLD LANTANA	94	10 GALLON	[illegible]
	[illegible]	DUSTY MILLER	192	1 GALLON	[illegible]
	[illegible]	PIGMY MIST GRASS	192	1 GALLON	[illegible]
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	15	1 GALLON	[illegible]

GROUND COVER

KEY	COMMON NAME	QTY	DESCRIPTION	REMARKS
	PROVIDE 1-1/2" DIA. FRANKLIN MOUNTAIN RED ROCK.		Install over DeWitt Pro pin weed cloth in place with U shapes metal Pins.	Provide submittals for approval.

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, BLOCK 224
ALEXANDER ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS

SITE DATA

LOT AREA: 30,100 SF (.6891 ACRES)

LANDSCAPE AREAS: 2,617.18SF
0.075 X 30,100= 2,257.58SF

BUILDING AREA/PARKING:

BUILDING: 9,144 LEASABLE SF

9144/250 = 37 SPACES REQUIRED
SPACES REQUIRED 37 SPACES
SPACES PROVIDED 37 SPACES (INCLUDES 5 H.C. SPACES)

238234

REVISIONS - REMARKS

ENGINEER'S SEAL

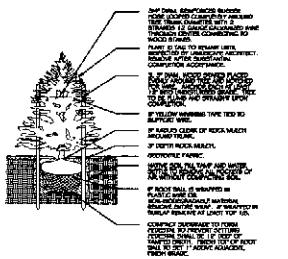
SCALE
HORIZ. 1" = 10'-0"
VERT. 1" = 10'-0"
DATE
DRAWN BY
CHKD. BY
APPR. BY

PROJECT NAME
MESA STREET and GLORY ROAD
PARKWAY IMPROVEMENTS
INFORMATION

CITY OF EL PASO
ENGINEERING

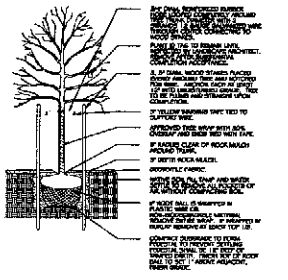
SHEET TITLE
LANDSCAPING PLAN

SHEET
7 OF 10



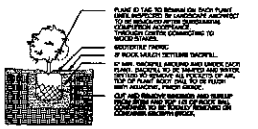
CONIFEROUS TREE PLANTING

SCALE: 1/2" =1'-0"



DECIDUOUS TREE PLANTING

SCALE: 1/2" 1'-0"



SHURB AND ORNAMENTAL GRASS PLANT

SCALE: 1/2" =1'-0"

GROUND COVER PLANTING

SCALE: 1/2" =1'-0"

PLANTING NOTES:

1. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL TREES SHALL BE SINGLE TRUNK UNLESS OTHERWISE SPECIFIED.
3. IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BEFORE PLANTS ARE PLANTED.
4. ALL TREES, SPECIMEN PLANTS AND REPRESENTATIVE SAMPLES OF EACH SHRUB SPECIES, SHALL BE APPROVED BY OWNER PRIOR TO PLANTING.
5. PLANT LOCATION SHALL BE STAKED IN THE FIELD FOR OWNERS APROVAL BEFORE PLANTING.
6. TREES SHALL BE HANDLED BY THE ROOTBALLS ONLY. NO TREE SHALL BE LIFTED OR MOVED BY THE TRUNK OR IN ANY OTHER MANNER HARMFUL TO PLANT TISSUE.
7. APPLY THE SPECIFIED ROCK MULCH FOLLOWING PLANTING DO NOT PILE UP MULCH AGAINST THE PLANT TRUNKS.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO THIS MOVEMENT. PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
9. TOPSOIL MATERIAL FOR PLANTING, SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 1" IN DIAMETER, NOXIOUS WEEDS AND PLANTS, SOD, PARTIALLY DESINTEGRATED DEBRIS, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL PLANTS OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO GROWTH.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF PLANT MATERIAL QUANTITIES.
11. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. IMPROPER PLANT COUNT MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER. TURF QUANTITY TAKE-OFF ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL MEET BOTH THE CONTAINER SIZE AND CALIPER SIZE, AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS IF SPECIFIED.
13. EXCAVATE 2.0 TIMES GREATER THAN ROOT BALL DIAMETER OF THE SHRUB, 5 TIMES GREATER THAN THE ROOT BALL FOR TREES. BACKFILL THE HOLE WITH THE TOP SOIL MIX AS SPECIFIED IN SPECIFICATIONS. SCARIFY BOTTOM OF PLANTING PIT BEFORE PLACING PLANT. PLACEMENT OF PLANT SHALL BE PERPENDICULAR.
14. CONTRACTOR WILL NOT PLANT MATERIAL SHOWN ON PLANS WHEN IT IS EVIDENT THAT FIELD CONDITIONS HAVE CHANGES SINCE PLANS WERE DRAWN. ANY CHANGES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE ANY PLANTING IS DONE IN THE AREA. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGES SHOULD HE FAIL TO MAKE KNOWN THESE CHANGES.
15. PLANT SUBSTITUTIONS WILL BE PERMITTED IF REQUESTED IN WRITING GIVING REASONS FOR SUCH SUBSTITUTIONS.
16. PREPARED SOIL MIXTURE AS FOLLOWS: REPLACE UNSUITEABLE SOIL WITH NATIVE TOPSOIL, SANDY LOAM TOPSOIL.
17. ERADICATE ALL EXISTING WEEDS AND GRASSES WITH ROUNDUP BEFORE PLANTING THE LANDSCAPE. AFTER WEEDS AND GRASSES ARE DEAD, REMOVE BY HAND. FOLLOW ALL MANUFACTURERS INSTRUCTIONS FOR APPLICATION.
18. TREAT ALL PLANTING AREAS WITH AN APPLICATION OF SURFLAN. FOLLOW MANUFACTURERS INSTRUCTIONS FOR APPLICATION. OWNER SHALL TREAT ALL LANDSCAPE AREAS MIN. ONCE A YEAR AFTER THE FIRST YEAR.
19. REMOVE ALL WIRE, STRING, WIRE BASKETS, BURLAP, CONTAINERS, ETC., FROM THE ROOTBALL OF PLANTS BEFORE BACKFILLING THE PLANTING HOLE.
20. ALL AREAS TO RECEIVE MULCH SHALL BE DROPPED TO THE PROPER DEPTH FROM THE TOP OF ALL CONCRETE SURFACE. MULCH SHALL BE PLACED THE SPECIFIED DEPTH FOR THE MULCH MATERIAL BELOW THE TOP OF CONCRETE SURFACES AS SPECIFIED. LEVEL ALL SOIL SURFACES BEFORE PLACEMENT OF WEED BARRIER AND MULCH MATERIAL.

NOTE:
ALL LANDSCAPING SHALL BE DONE BY AN APPROVED LANDSCAPE COMPANY WITH MORE THAN FIVE (5) YEARS EXPERIENCE.

236234

ENGINEERS SEAL

PROJECT NAME

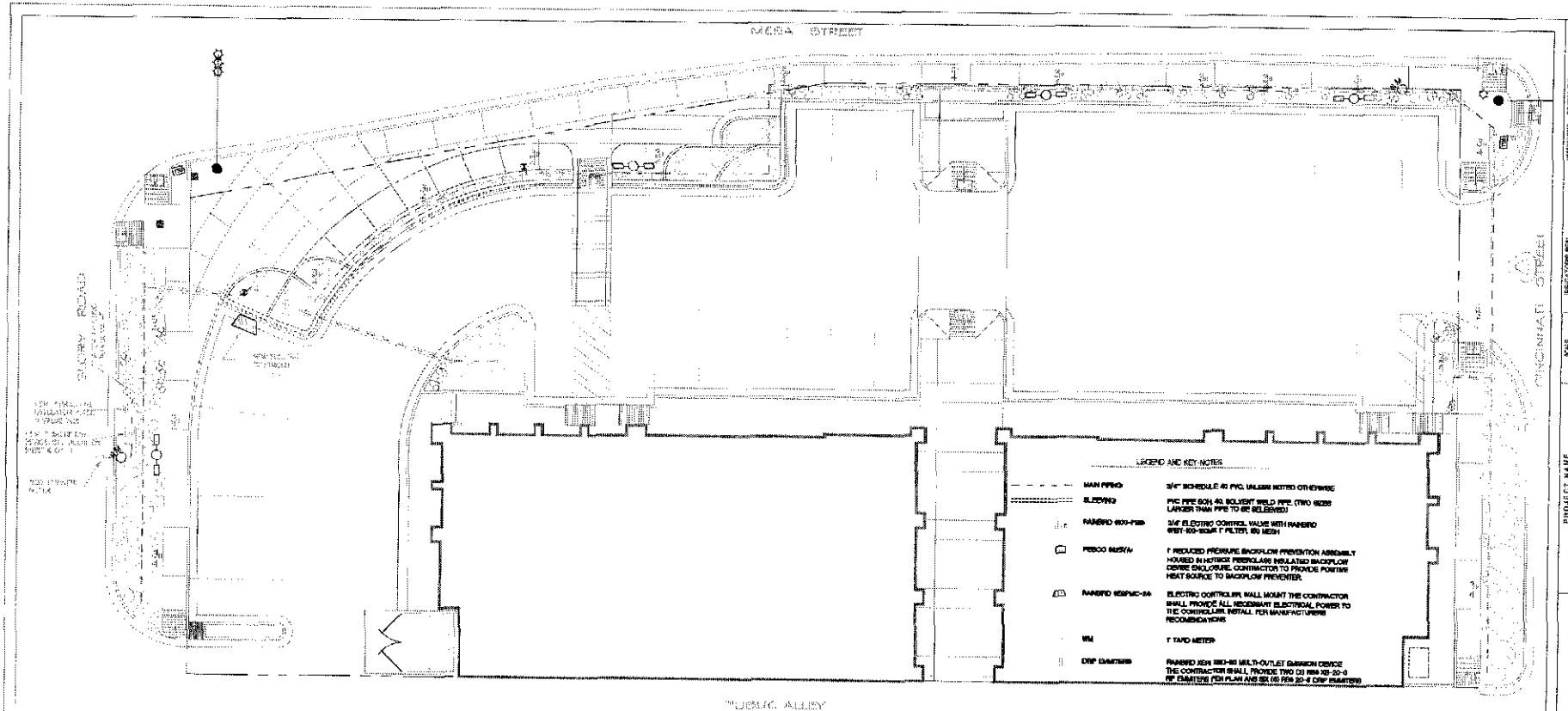
MESA STREET and GLORY ROAD
PARKWAY IMPROVEMENTS
INFORMATION

CITY OF EL PASO
ENGINEERING

SHEET TITLE

LANDSCAPE DETAILS

SHEET 9 of 10



IRRIGATION PLAN

SCALE: 1"=20'-0"

LEGEND AND KEY-NOTES

MAIN PIPING	3/4" SCHEDULE 40 PVC, UNLESS NOTED OTHERWISE
SLEEVING	PVC PIPE SCH. 40, SOLVENT WELD PIPE. (TWO SIZES LARGER THAN PIPE TO BE SLEEVED)
RAINBIRD 9100-PSB	3/4" ELECTRIC CONTROL VALVE WITH RAINBIRD 9FBY-100-SCWK 1" FILTER, 100 MESH
FEBCO 825Y/V	1" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY HOUSED IN HOTBOX FEBRCL400 INSULATED BACKFLOW DEVICE ENCLOSURE. CONTRACTOR TO PROVIDE POWER HEAT SOURCE TO BACKFLOW PREVENTER.
RAINBIRD WSMC-24	ELECTRIC CONTROLLER, WALL MOUNT THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL POWER TO THE CONTROLLER. INSTALL PER MANUFACTURERS RECOMMENDATIONS
WM	1" TAPO METER
DRIP EMITTERS	RAINBIRD XERI-100 MULTI-OUTLET EMISSION DEVICE THE CONTRACTOR SHALL PROVIDE TWO (2) RBW XB-20-0 RF EMITTERS PER PLANT AND SIX (6) RBW 20-4 DRIP EMITTERS

IRRIGATION NOTES:

1. CONTRACTOR TO ALL INSURE THAT ALL EQUIPMENT INSTALL WITH ALL CONDITIONS PERTINENT TO THIS WORK.
2. TIME IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES AS TO AVOID DAMAGE TO THE SAME. ANY DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER (CITY OF EL PASO).
3. THE CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM.
4. CONTROL VALVE MAY VARY FROM LOCATIONS OR AREAS OF DRAINAGE FLOW.
5. ALL IRRIGATION PIPE RUNNING BENEATH PAVED SURFACES (CURBS, ROADS, ETC.) SHALL BE INSTALLED THROUGH 1" OF PVC SLEEVES.
6. WATER PRESSURE: THE WATER PRESSURE AT THIS SITE HAS BEEN CONNECTED PER CO POLICY. THE CONTRACTOR SHALL VERIFY THE DESIGN CRITERIA TO THE SYSTEM BY CONDUCTING A FIELD PRESSURE TEST PRIOR TO THE INSTALLATION OF THE IRRIGATION COMPONENTS. THE CONTRACTOR SHALL INSTALL A TURF WITH A HEAD WATER PRESSURE GAUGE ON THE DOWNSTREAM SIDE OF THE WATER METER. THE CONTRACTOR SHALL MONITOR THE DATE AND DATED WATER PRESSURE AT THE TURF. NOTIFY BELOW ANY REDUCTIONS FINDINGS IN WRITING TO THE OWNER AND CONSULTANT BEFORE PROCEEDING WITH THE INSTALLATION OF ANY IRRIGATION COMPONENTS.
7. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A STATIC PRESSURE OF 100 PSI WITH A MINIMUM DYNAMIC OUTPUT 2.2 GPM. THE AMOUNT OF OPERATING PRESSURE IN THE SYSTEM IS NOT WRITTEN.
8. ALL VALVES TO BE PLACED IN PLANTING AREAS, AT LEAST FOUR FEET OUT FROM CURB, SIDEWALK OR BUILDING (UNLESS SHOWN).
9. ACTUAL FIELD CONDITIONS MAY INDICATE MINOR CHANGES OR MAY BE MINOR ADJUSTMENTS IN SPACING OF HEADS TO INSURE 100% COVERAGE AND DETAIL FIELD.
10. ALL LATERAL AND DISTRIBUTION LINES TO BE CLASS 200 PVC 18" MINIMUM COVER UNDER PAVED AREAS AND 12" MINIMUM COVER ELSEWHERE.
11. ALL CONTROL WIRE TO BE 14 GAUGE SOLID COPPER. IN APPROVED INSTALLATIONS AS PER LOCAL CODE. IN NO LESS THAN 600 MM (24") DEEP. SPLICES ARE NOT PERMITTED BETWEEN CONTROLLER AND REMOTE CONTROL VALVES.
12. THE CONTRACTOR SHALL COMPLY WITH ALL THE STATE, STATE, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS.
13. TREE AND SHRUBS LOCATIONS: THE PIPE AND ITEMS SHOWN IN THESE PLANS IS DIAGRAMATIC. THE CONTRACTOR SHALL INSTALL ALL PIPE OUTSIDE OF THE ROOT ZONE OF TREES AND SHRUBS.

LEGEND:

A. IRRIGATION ZONE NUMBER
B. IRRIGATION ZONE VALVE SIZE
C. IRRIGATION ZONE FLOW GALLONS PER MINUTE
D. P.O.C. WATER METER MGR AS SPECIFIED ON PLANS
E. RPZ BACKFLOW PREVENTION DEVICE MGR AS SPECIFIED ON PLANS
F. PRESSURE REDUCING VALVE SEE AS SPECIFIED ON PLANS
G. REMOTE CONTROL IRRIGATION VALVE SEE AS SPECIFIED ON PLANS
H. RAINBIRD 1600 CONTROLLER TO BE INSTALLED IN VALVE BOX

I. RAINBIRD FILTER
J. IRRIGATION MAIN LINE - SCHEDULED 40 PVC TYP. FROM P.O.C.
K. SLEEVING TO BE UNDER PAVEMENT COORDINATE WITH ELECTRICAL
L. RAINBIRD XERI-100/XERI-100 MULTI-OUTLET EMISSION DEVICE
M. 1/4" VINYL DISTRIBUTION TUBING
N. MAIN RBW XERI-100 XB-20 DRIP EMITTER WITHIN 6" OF PLANT TRUNK WALL EDGE
P. 3/4 EXTENSION FROM LATERAL TO XERI-100 TYPICAL

238234

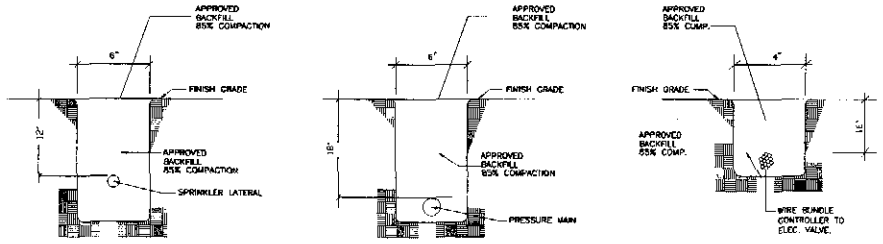
PROJECT NAME

MESA STREET and GLORY ROAD PARKWAY IMPROVEMENTS INFORMATION

CITY OF EL PASO ENGINEERING

IRRIGATION PLAN

SHEET 9 OF 10



MAIN TRENCH DETAILS

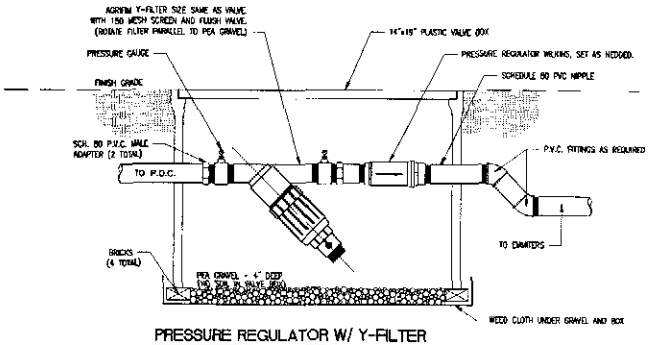
WIRE TRENCH DETAIL

NOTE:
WIRES TO BE SET ON NORTH AND WEST SIDE OF MAIN LINE AT LEAST 5' FROM MAIN LINE.

IRRIGATION TRENCHING STANDARD

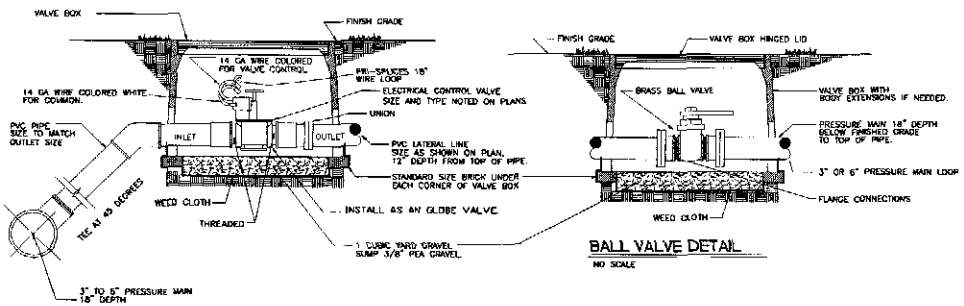
NO SCALE

NOTE: IF ROCKY CONDITIONS ARE ENCOUNTERED PROVIDE SAND BED FOR PVC PIPE. 6" DEEP SAND BED AND NO BULK LARGER THAN 1" IN SIZE AS BACKFILL.



PRESSURE REGULATOR W/ Y-FILTER

NO SCALE

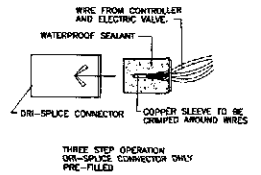


ELECTRICAL CONTROL VALVE DETAIL

NO SCALE

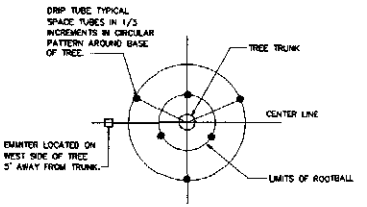
BALL VALVE DETAIL

NO SCALE



WIRE CONNECTORS

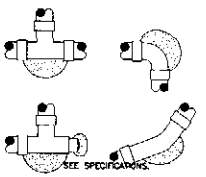
NO SCALE



DRIP EMITTER-WATERING PATTERN

NTS

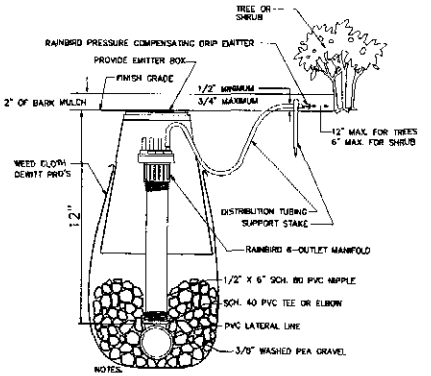
NOTE: NO CROSS FITINGS SHALL BE USED IN PIPING



THRUST BLOCK DETAILS - MAIN LINE ONLY

NO SCALE

CONC. THRUST BLOCK:
EACH BLOCK SHALL BE 2 SQ. FT. MIN. OF 2,500 PSI CONCRETE PLACED BETWEEN THE FITTING AND THE TRENCH WALL.



NOTES:
1. INSTALL AGRIFIM 1" Y FILTER AND PRESSURE REGULATOR
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
3. CUT OPEN DESIRED OUTLETS WITH PRUNING SHEAR OR CUTTERS.
4. SECURE END OF TUBING WITH AGRIFIM SUPPORT STAKE.
5. SIX DRIP TUBES PER TREE, IN A CIRCULAR PATTERN AROUND THE TRUNK.
6. ONE DRIP TUBE PER SHRUB AT BASE OF PLANT.

DRIP EMITTER DETAIL

NTS

236234

REVISIONS - DESCRIPTION | DATE | BY

ENGINEER'S SEAL

SCALE | DESIGNED | DRAWN | CHECKED | DATE

PROJECT NAME
MESA STREET and GLORY ROAD PARKWAY IMPROVEMENTS INFORMATION

CITY OF EL PASO
ENGINEERING

SHEET TITLE
IRRIGATION DETAILS

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