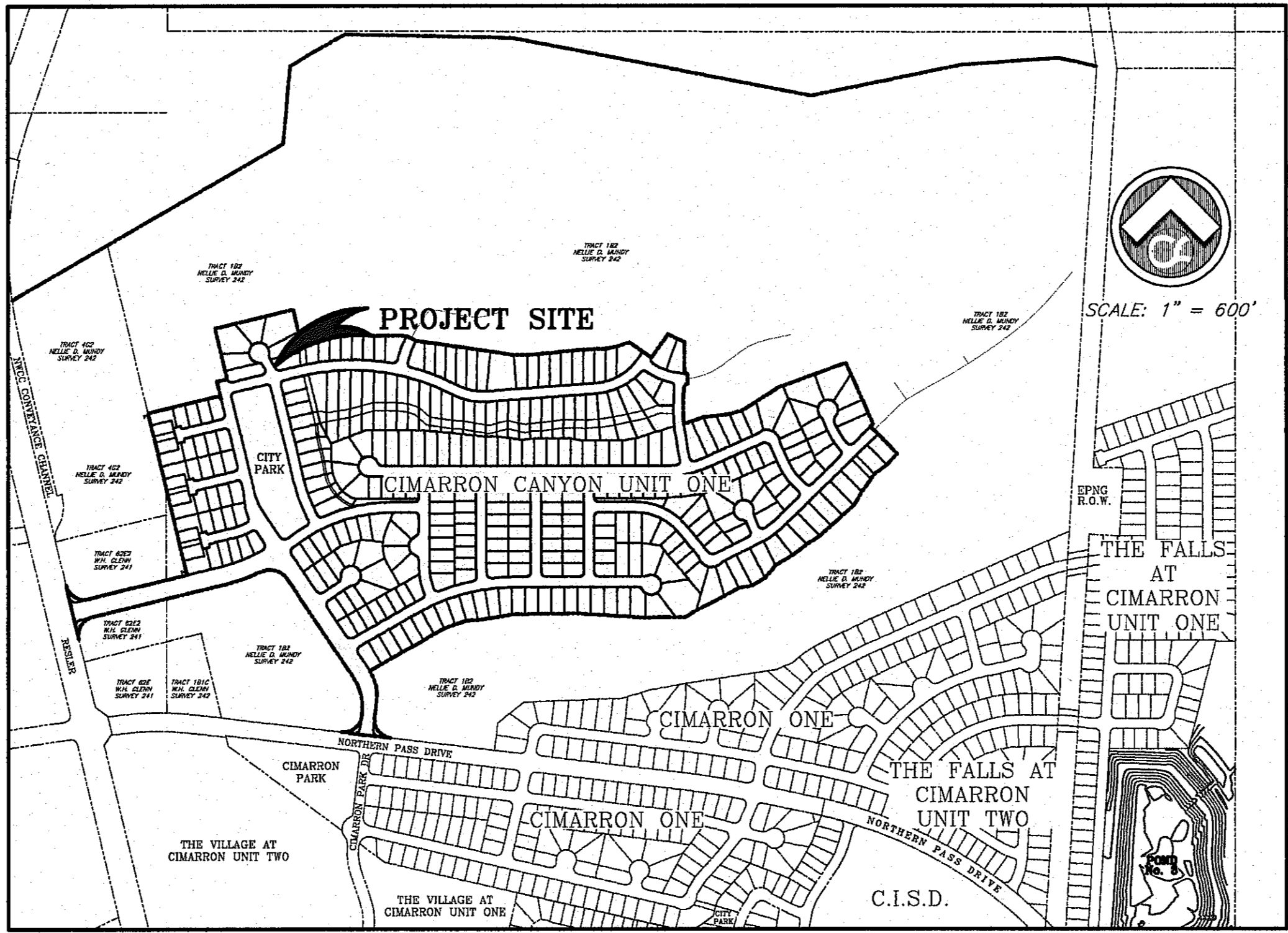
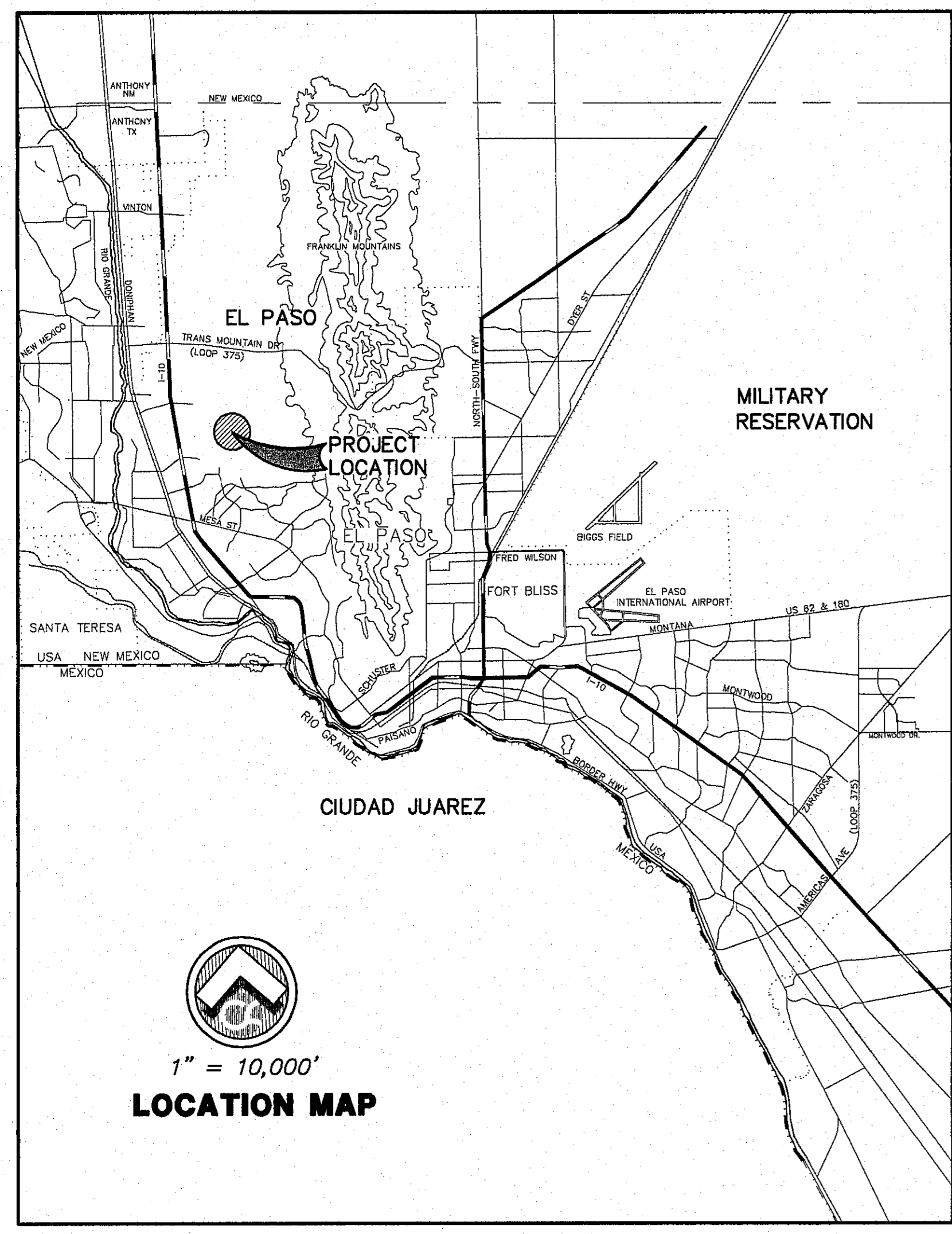


PLANS FOR CONSTRUCTION OF CIMARRON CANYON UNIT ONE SUBDIVISION CITY OF EL PASO, TEXAS



VICINITY MAP



1" = 10,000'
LOCATION MAP

CITY DEVELOPMENT DEPARTMENT

Reviewed For Conformance For Condition Related To:

- Sidewalks
- Driveways
- Grading & Drainage
- Retaining Rock Walls
- Wheelchair Ramps
- On Site Parking of Storm Water
- On Site Parking Layout

Contractor Must Call 24 Hours Prior To Construction for Inspections

STATE OF TEXAS
 JOHN C. KARLSRUHER
 53878
 PROFESSIONAL ENGINEER
 1/9/17

csa design group, inc.
 Texas Registered Engineering Firm F-9987
 1845 Northwestern Dr. Ste C
 El Paso, Texas 79912
 tel [915] 877.4155
 fax [915] 877.4334
 www.csaengineers.com

FILE No. 1524

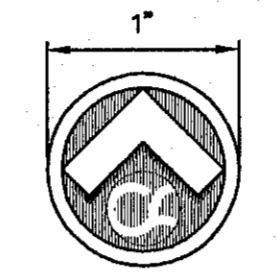
© CSA DESIGN GROUP, INC. - Jan 06, 2017 - 2:00pm
 S:\Draw\124\ Cimarron Canyon Unit One\124_3rd City Submittal-CURRENT\124_3rd_2-4 (General Note).dwg
 Appled



LEGEND

---	LOT LINE
---	UTILITY & SIDEWALK EASEMENT
---	CENTER LINE OF STREET
---	STREET R.O.W.
---	DRAINAGE & UTILITY R.O.W.
---	4" ROLLED CURB & GUTTER
---	FLOW LINE
---	SUBDIVISION BOUNDARY LINE
---	DRAINAGE AREA BOUNDARY
---	DRAINAGE SUB-AREA
---	FLOOD ZONE BOUNDARY
4010	BASE FLOOD ELEVATION (NAVD 88 SHOWN)
4010	PROPOSED CONTOUR
4010	EXISTING CONTOUR
←	SWALE
---	ROCK RETAINING WALL BY DEVELOPER UNLESS NOTED OTHERWISE
---	4" or 6" ROCK WALL FROM HIGH SIDE BY DEVELOPER UNLESS NOTED OTHERWISE
---	RETAINING WALL BY BUILDER UNLESS NOTED OTHERWISE
→	DIRECTION OF RUNOFF FLOW
▲	HIGH POINT
▼	LOW POINT
△	POINT OF VERTICAL INTERSECTION
△	50' PAVEMENT TRANSITION
⊙	PROPOSED CITY MONUMENT
66 FO=75.72 FF=76.22	PROPOSED BUILDING PAD W/ FINISHED GRADE AND FINISHED FLOOR ELEVATION
DA#1	DRAINAGE AREA
⊙	POINT OF RUN OFF CONCENTRATION
3728.85	PROPOSED TOP OF CURB FINISHED GRADES
75.72C (3729.2)	PROPOSED TOP OF CURB EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION
99.353999.35	
00.354000.35	
09.354009.35	
10.354010.35	

GRAPHIC SCALE



SCALE: 1" = 1'

WHEN PRINTED TO SCALE, THE CSA NORTH ARROW USED IN THIS PLAN SET HAS BEEN INSERTED INTO THE DRAWINGS SO THAT THE OUTER RING MEASURES EXACTLY ONE INCH IN DIAMETER AND THEREFORE MAY BE USED AS A GRAPHIC SCALE.

ABBREVIATIONS

AC	ACRES	LONG	LONGITUDINAL
ACFT	ACRE FEET	LP	LOW POINT
AD	ALGEBRAIC DIFFERENCE	MH	MANHOLE
A	AREA	MAX	MAXIMUM
AT,ASPH	ASPHALT	MIN	MINIMUM
BVCE	BEGINNING VERTICAL CURVE ELEVATION	OS	OFF SITE
BVCS	BEGINNING VERTICAL CURVE STATION	OC	ON CENTER
BW	BOTTOM OF WALL	OCEW	ON CENTER EACH WAY
BIW	BOTTOM INSIDE OF WALL	OD	OUTSIDE DIAMETER (DIMENSION)
BOC	BACK OF CURB	O/O	OUTSIDE TO OUTSIDE
BOW	BOTTOM OUTSIDE OF WALL	OAW	OVERALL WIDTH
BYP	BYPASSED FLOW	PKG	PARKING
CAP	CAPACITY	PV, PVMT	PAVEMENT
CAP'D	CAPTURED FLOW	PSI	POUNDS PER SQUARE INCH
C/C	CENTER TO CENTER	PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF CONTINUOUS CURVATURE
CC,CONC	CONCRETE	PI	POINT OF INTERSECTION
COEFF	COEFFICIENT	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARDS	PL	PROPERTY LINE
CPI	CURB POINT INTERSECTION	R, RAD	RADIUS
CR	CURB RETURN	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DIAMETER INSIDE	REQ'D	REQUIRED
DO	DIAMETER OUTSIDE	RET	RETAINING
DA	DRAINAGE AREA	ROW, R.O.W.	RIGHT-OF-WAY
EW	EACH WAY	Q	REQUIRED
ESMT	EASEMENT	SS	SANITARY SEWER LINE
EL, ELEV	ELEVATION	SW	SIDEWALK
EVCE	END VERTICAL CURVE ELEVATION	SLOPE	SLOPE
EVCS	END VERTICAL CURVE STATION	SL	STANDARD
EG	EXISTING GRADE	STA	STATION
EXP	EXPECTED EXPECTANCY	SF	SQUARE FEET
FPS	FEET PER SECOND	SY	SQUARE YARDS
FF	FINISHED FLOOR	TEMP	TEMPORARY
FG	FINISHED GROUND	TC	TOP OF CURB
FS	FINISHED SURFACE	TG	TOP OF GRATE
FH	FIRE HYDRANT	THC	TOP OF HEADER CURB
FL	FLOW LINE	TP	TOP OF PAVEMENT
GALV	GALVANIZED	TW	TOP OF WALL
GR	GROUND	TYP	TYPICAL
GT, GUT	GUTTER	UNO	UNLESS NOTED OTHERWISE
HC	HEADER CURB	VEL	VELOCITY IN FEET PER SECOND
HP	HIGH POINT	VERT	VERTICAL
HNE	HIGH WATER ELEVATION	W, WL	WATER LINE
HORIZ	HORIZONTAL	WM	WATER METER
HGL	HYDRAULIC GRADE LINE	WS	WATERSHED
ID	INSIDE DIAMETER	WV	WATER VALVE
I/A	INSIDE TO INSIDE	WWM	WELDED WIRE MESH
I	INTENSITY	∠	ANGLE
INV	INVERT	Ø	DIAMETER
LF	LINEAR FEET	⊠	SQUARE TUBE

WARNING! BEFORE YOU DIG

COORDINATION WITH UTILITIES

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

EL PASO ELECTRIC CO.	543-5720
AT&T	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377
TIME WARNER COMMUNICATION	775-7414
KINDER-MORGAN EPNO PIPELINES	1-800-238-3764
EL PASO STREETS AND MAINTENANCE	212-1051



NOTE:

CALLOUTS SUCH AS 'REFER TO SHEET'
 'REFER TO DETAIL ON SHEET'
 'SEE SHEET'
 'SEE DETAIL ON SHEET'
 NOTES AND MATCHLINES CONTAINED IN THIS
 PLAN SET REFER TO THE SHEET NUMBER,
 NOT THE SHEET SEQUENCE.

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 543-5720
 TEXAS GAS SERVICE 544-6300
 TGS EMERGENCY HOTLINE 562-8411/562-2003
 EL PASO WATER UTILITY DEPARTMENT (EPW) 580-DDIG-TESS
 TIME WARNER (CABLE) 775-7414
 EL PASO NATURAL GAS COMPANY 1-800-354-8047
 TEXAS EXCAVATION SAFETY SYSTEM 1-800-344-8377

CSA DESIGN GROUP, INC.
 Texas Registered Engineering Firm E-5987
 1845 Northwestern Dr. Ste C
 El Paso, Texas 79912
 tel (915) 877-4155
 fax (915) 877-4334
 www.csaengineers.com

JOHN C. KARLSRUHER
 REGISTERED ENGINEER
 53678
 1/9/17

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

DRAWING INDEX (CONTINUED)

DOB	1524
DESIGN BY	JOB NO.
DOB-SM-DG	9/15/16
CHECKED BY	AS NOTED
DAE	SCALE

3 of 131

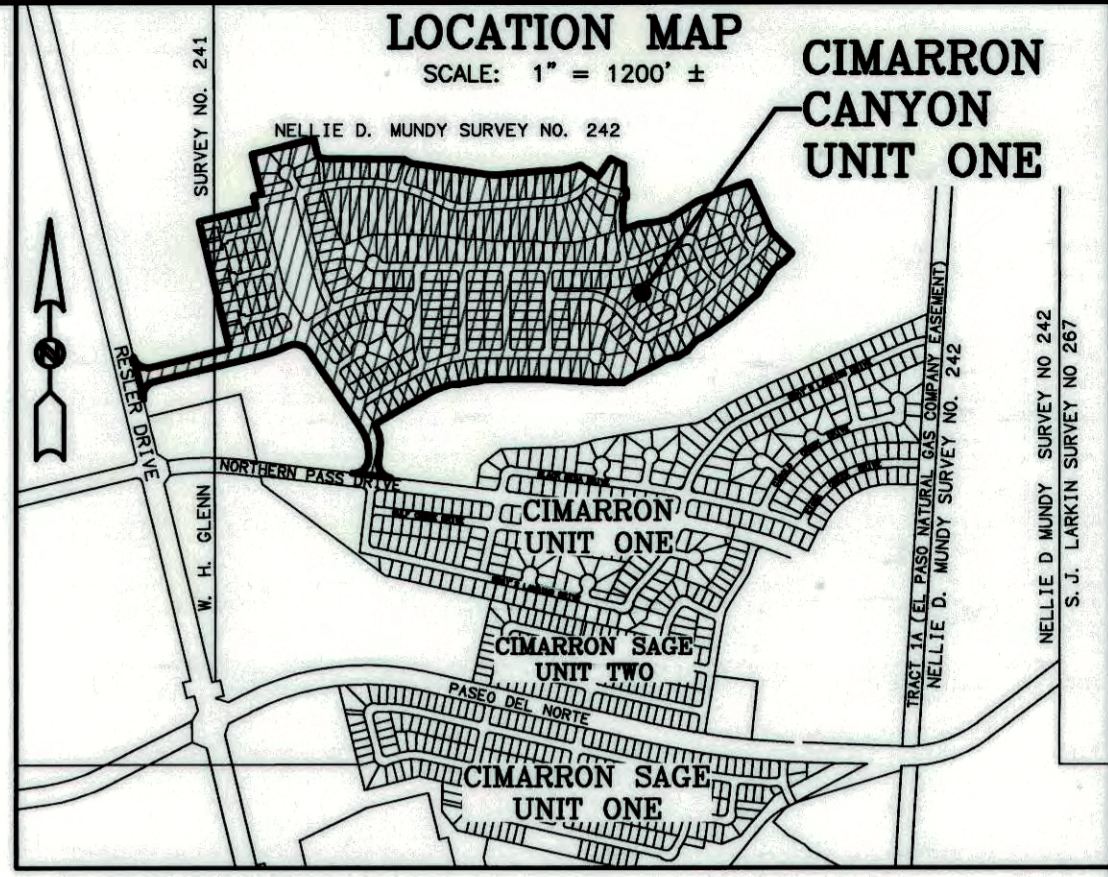
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- NOTE:
- CIMARRON UNIT ONE IS RECORDED IN COUNTY CLERK'S FILE NO. 2007008227, EL PASO COUNTY, TEXAS.
 - BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF NORTHWESTERN DRIVE FROM THE PLAT OF EL PASO WEST UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
 - WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON CANYON UNIT ONE FROM EXISTING FACILITIES ON NORTHERN PASS DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
 - U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - THE SUBJECT PROPERTY LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
 - PRIVATE COMMON OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION ESTABLISHED BY THIS SUBDIVISION.

NOTE: ALL FRONT LOT UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE INDICATED.

CIMARRON CANYON UNIT ONE

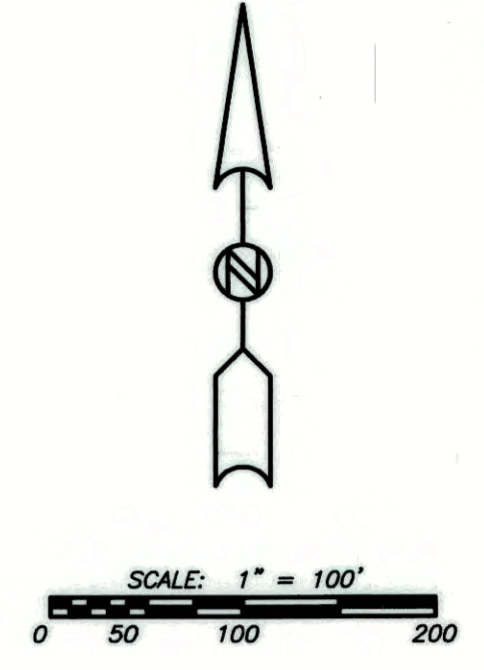
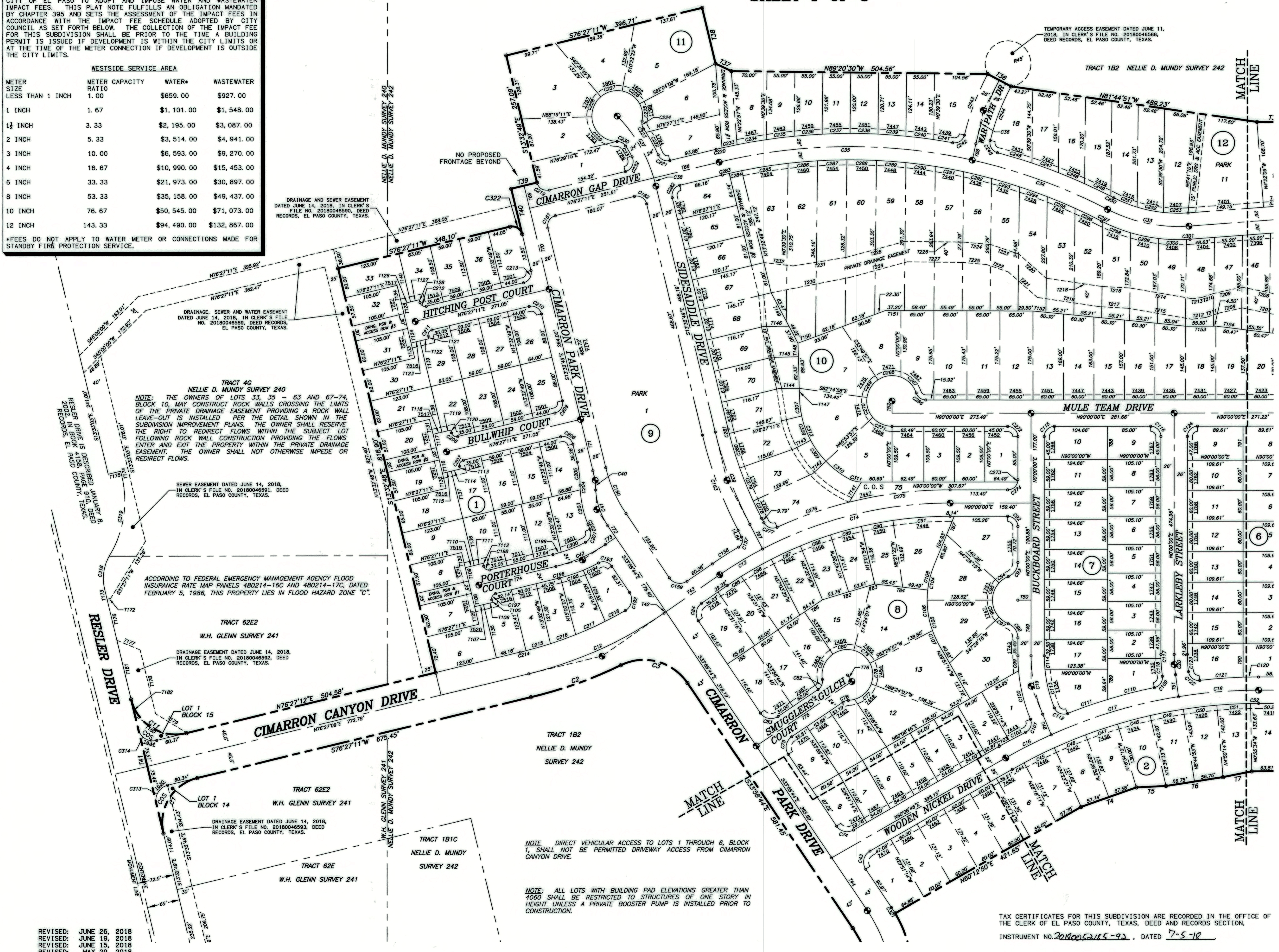
BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, TRACT 4G, NELLIE D. MUNDY SURVEY 240 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 1 OF 3



CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.

WESTSIDE SERVICE AREA			
METER SIZE LESS THAN 1 INCH	METER CAPACITY RATIO	WATER*	WASTEWATER
1 INCH	1.00	\$1,101.00	\$1,548.00
1½ INCH	3.33	\$2,195.00	\$3,087.00
2 INCH	5.33	\$3,514.00	\$4,941.00
3 INCH	10.00	\$6,593.00	\$9,270.00
4 INCH	16.67	\$10,990.00	\$15,453.00
6 INCH	33.33	\$21,973.00	\$30,897.00
8 INCH	53.33	\$35,158.00	\$49,437.00
10 INCH	76.67	\$50,545.00	\$71,073.00
12 INCH	143.33	\$94,490.00	\$132,867.00

*FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR STANDBY FIRE PROTECTION SERVICE.



DEDICATION

We, Cimarron Hunt Communities, LLC, owners of this land, do hereby present this plat and dedicate to the use of the public the streets, drives, drainage and access rights-of-way, park and utility easements as hereon laid down and designated, including easements for overhead of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

By *Justin Chapman*
Justin Chapman, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on June 27th, 2018 by Justin Chapman, President of Cimarron Hunt Communities, LLC.

Given under my hand and seal of office this 27th day of June, 2018.

Nelda Rodriguez
Notary Public, State of Texas
My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 5th day of January, 2017.

Margaret Hinton Chairperson
[Signature] Executive Secretary

Approved for filing this 28th day of June, 2018.
[Signature] Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 5th day of July, 2018, in File No. 2018005218 Plat

Records.
[Signature] County Clerk
Dianna Leyva By Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

[Signature]
Adrian I. Holguin-Ontiveros, P.E.
Registered Professional Engineer
Texas License No. 124089
Texas Registered Engineering Firm F-9997

6/26/18

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

[Signature]
Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178
Texas Registered Surveying Firm 10060500

- REVISED: JUNE 26, 2018
 - REVISED: JUNE 19, 2018
 - REVISED: JUNE 15, 2018
 - REVISED: MAY 29, 2018
 - REVISED: MAY 11, 2018
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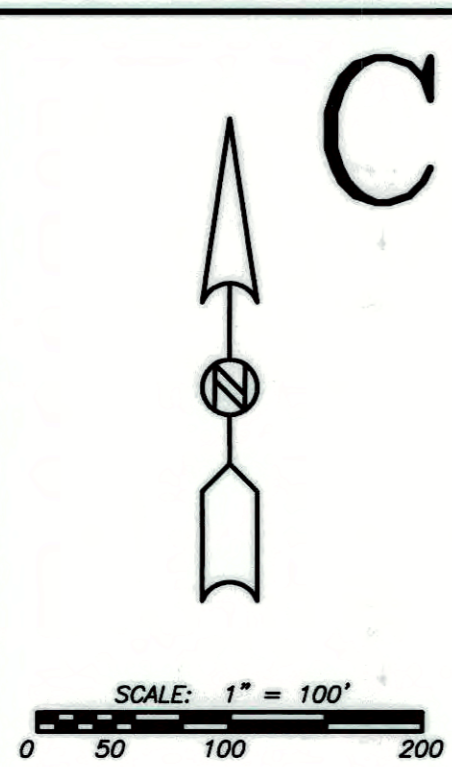
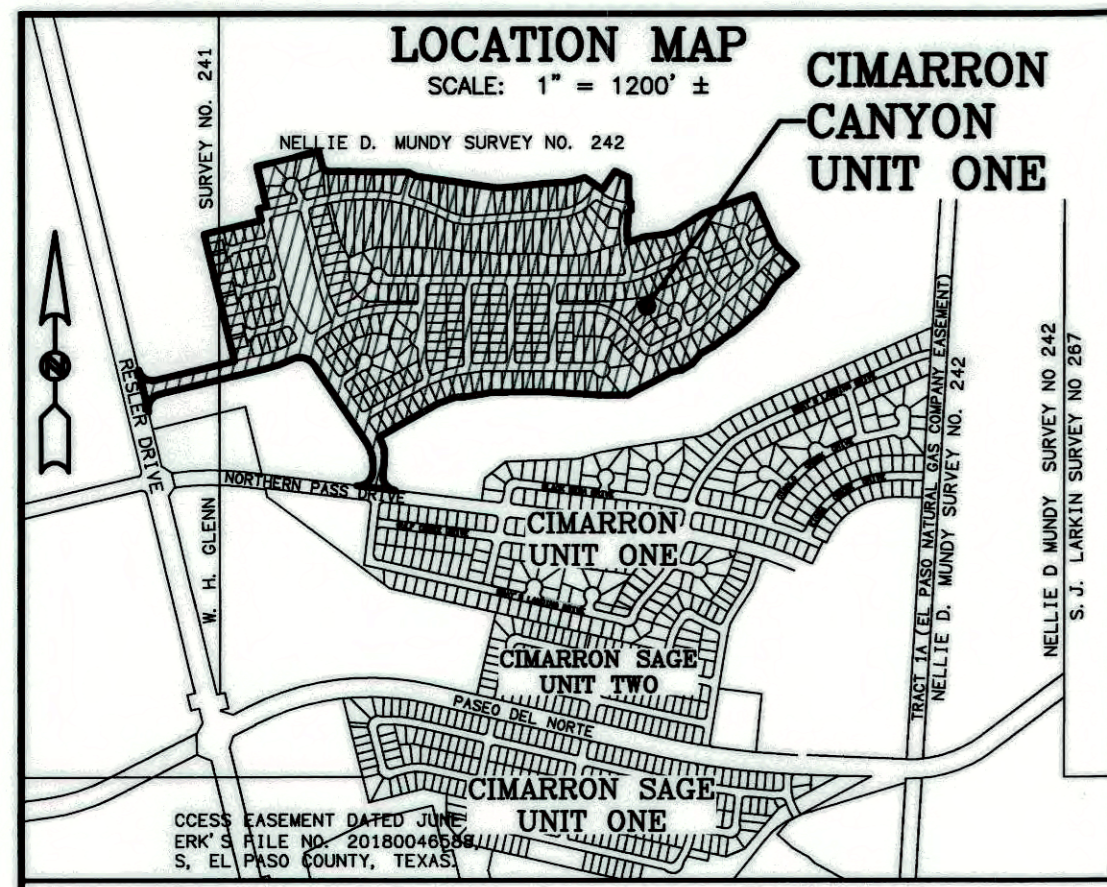
- EXISTING CITY MONUMENT
- PROPOSED CITY MONUMENT

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095

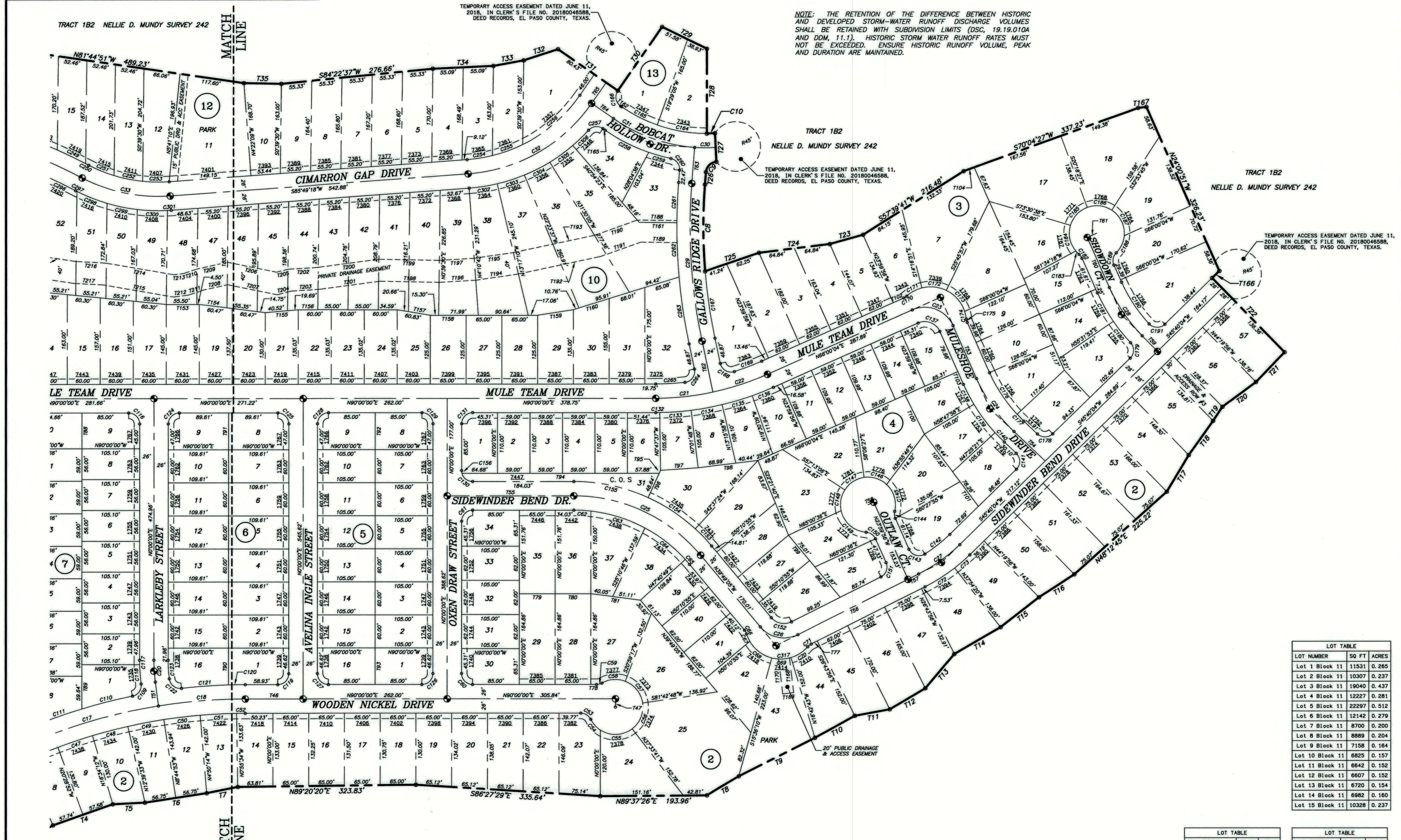
TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.
INSTRUMENT NO. 2018005218-92, DATED 7-5-18

CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, TRACT 4G, NELLIE D. MUNDY SURVEY 240 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 2 OF 3



NOTE: ALL FRONT LOT UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE INDICATED.



TRACT 1B2
NELLIE D. MUNDY SURVEY 242

LOT NUMBER	SQ FT	ACRES
LOT 1 Block 16	1559	0.036
LOT 1 Block 17	1559	0.036
LOT 1 Block 18	1559	0.036
LOT 1 Block 19	1447	0.033
LOT 1 Block 20	1447	0.033
LOT 1 Block 21	1447	0.033
LOT 1 Block 22	1447	0.033
LOT 1 Block 23	1447	0.033
LOT 1 Block 24	1447	0.033
LOT 1 Block 25	1447	0.033
LOT 1 Block 26	1447	0.033
LOT 1 Block 27	1447	0.033
LOT 1 Block 28	1447	0.033
LOT 1 Block 29	1447	0.033
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LOT 1 Block 31	1447	0.033
LOT 1 Block 32	1447	0.033
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LOT 1 Block 36	1447	0.033
LOT 1 Block 37	1447	0.033
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LOT 1 Block 41	1447	0.033
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LOT 1 Block 44	1447	0.033
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LOT 1 Block 93	1447	0.033
LOT 1 Block 94	1447	0.033
LOT 1 Block 95	1447	0.033
LOT 1 Block 96	1447	0.033
LOT 1 Block 97	1447	0.033
LOT 1 Block 98	1447	0.033
LOT 1 Block 99	1447	0.033
LOT 1 Block 100	1447	0.033

LOT TABLE	LOT TABLE	LOT TABLE	LOT TABLE		
LOT NUMBER	SQ FT	ACRES	LOT NUMBER	SQ FT	ACRES
LOT 1 Block 1	6418	0.147	LOT 21 Block 1	8175	0.188
LOT 2 Block 1	6212	0.143	LOT 22 Block 1	6508	0.149
LOT 3 Block 1	6062	0.139	LOT 23 Block 1	6372	0.146
LOT 4 Block 1	6134	0.141	LOT 24 Block 1	6372	0.146
LOT 5 Block 1	7121	0.163	LOT 25 Block 1	6826	0.157
LOT 6 Block 1	9544	0.219	LOT 26 Block 1	6826	0.157
LOT 7 Block 1	6563	0.151	LOT 27 Block 1	6372	0.146
LOT 8 Block 1	6038	0.139	LOT 28 Block 1	6372	0.146
LOT 9 Block 1	8544	0.196	LOT 29 Block 1	6509	0.149
LOT 10 Block 1	6698	0.154	LOT 30 Block 1	8175	0.188
LOT 11 Block 1	6105	0.140	LOT 31 Block 1	6300	0.145
LOT 12 Block 1	6102	0.140	LOT 32 Block 1	6038	0.139
LOT 13 Block 1	6861	0.153	LOT 33 Block 1	8064	0.185
LOT 14 Block 1	6862	0.158	LOT 34 Block 1	6855	0.157
LOT 15 Block 1	6549	0.150	LOT 35 Block 1	6697	0.154
LOT 16 Block 1	6549	0.150	LOT 36 Block 1	6697	0.154
LOT 17 Block 1	6698	0.154	LOT 37 Block 1	7092	0.163
LOT 18 Block 1	8544	0.196			
LOT 19 Block 1	8038	0.183			
LOT 20 Block 1	8037	0.183			

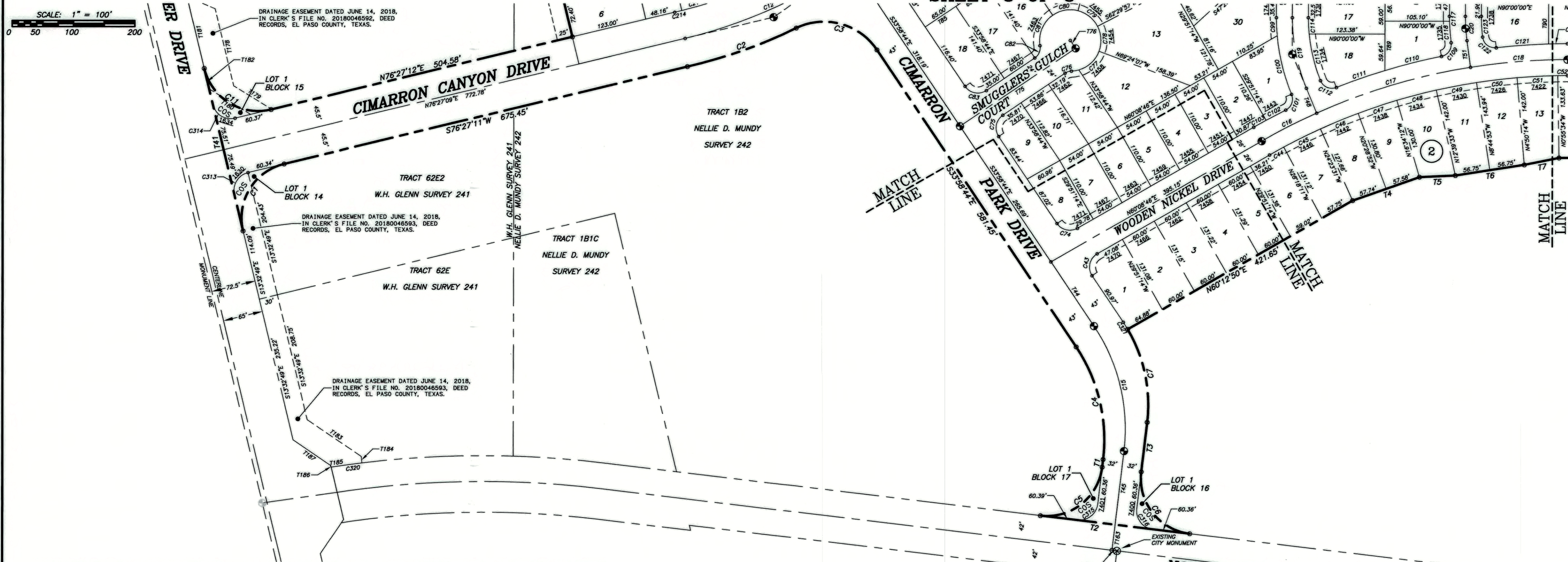
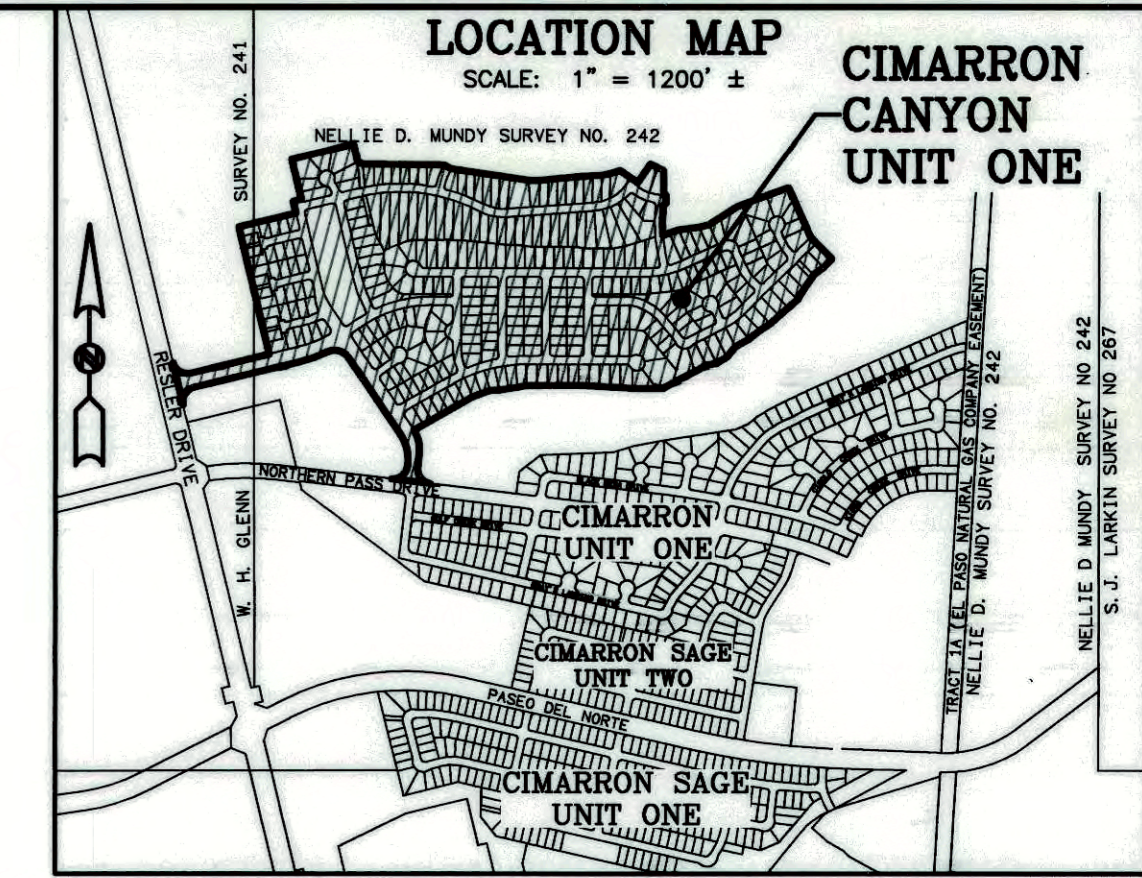
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DATE OF PREPARATION: APRIL 21, 2016

⊗ EXISTING CITY MONUMENT
⊙ PROPOSED CITY MONUMENT

CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, TRACT 4G, NELLIE D. MUNDY SURVEY 240 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)

SHEET 3 OF 3



LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
71	S6°49'10"W	12.59'	748	N22°30'34"W	43.78'	795	S24°26'34"W	5.56'	7142	N46°53'57"E	35.03'	7190	N70°28'39"E	82.61'
72	S83°10'50"E	244.71'	749	N0°00'00"E	106.61'	796	S24°26'34"W	54.20'	7143	N61°56'41"E	35.14'	7191	N70°28'39"E	78.15'
73	N6°49'10"E	81.22'	750	N90°00'00"E	26.00'	797	N86°05'18"E	68.65'	7144	S89°25'49"W	36.74'	7192	N78°01'16"E	154.53'
74	N70°40'48"E	115.32'	751	N7°36'24"W	43.87'	798	N83°15'06"E	106.43'	7145	N88°22'55"E	52.82'	7193	N78°01'16"E	150.63'
75	N87°13'44"E	56.43'	752	N90°00'00"W	24.00'	799	N39°49'05"W	60.00'	7146	N89°42'07"E	48.84'	7194	N81°38'58"E	75.08'
76	N81°15'07"E	113.50'	753	S23°59'56"E	105.19'	800	N26°27'21"W	79.32'	7147	S17°05'15"E	19.40'	7195	N81°38'58"E	75.08'
77	N78°46'32"E	57.68'	754	S46°42'22"E	78.05'	801	S13°32'05"E	55.88'	7148	S17°05'15"E	26.60'	7196	N86°36'26"E	66.70'
78	N59°20'39"E	67.33'	755	N90°00'00"W	230.03'	802	N66°00'04"E	21.22'	7149	S28°01'03"E	74.58'	7197	N86°36'26"E	66.70'
79	N83°12'15"E	155.11'	756	S83°16'04"W	233.85'	803	N70°00'00"E	25.21'	7150	N89°32'05"E	36.96'	7198	S88°55'37"E	108.53'
80	N61°03'43"E	82.67'	757	S83°16'04"W	21.83'	804	S70°04'27"W	20.29'	7151	S89°48'35"E	30.59'	7199	S88°55'37"E	110.00'
81	N79°22'25"E	64.56'	758	N66°00'04"E	11.42'	805	S13°32'48"E	5.50'	7152	S84°17'22"E	25.60'	7200	N82°23'54"E	111.15'
82	N82°05'10"E	97.22'	759	S47°19'56"E	39.80'	806	N76°27'12"E	18.00'	7153	N90°00'00"W	60.00'	7201	N82°23'54"E	109.69'
83	N49°08'19"E	81.56'	760	S23°59'56"E	99.37'	807	N76°27'12"E	18.00'	7154	S82°52'30"E	50.83'	7202	N86°54'09"E	54.86'
84	N59°55'31"E	97.22'	761	S68°00'04"E	19.00'	808	S13°32'48"E	27.00'	7155	S85°12'23"W	60.21'	7203	N86°54'09"E	52.39'
85	N58°05'30"E	76.49'	762	N11°59'58"W	48.26'	809	S13°32'48"E	27.00'	7156	S89°59'47"E	35.40'	7204	N79°21'32"E	21.73'
86	N52°05'40"E	88.46'	763	S42°59'50"E	65.66'	810	N76°27'12"E	18.00'	7157	N80°00'00"W	60.00'	7205	S79°21'32"E	18.00'
87	N33°32'37"E	112.60'	764	S59°14'19"E	48.26'	811	N76°27'12"E	18.00'	7158	N90°00'00"W	60.00'	7206	S79°21'32"E	18.00'
88	N32°28'23"E	76.20'	765	N34°45'41"E	46.00'	812	S13°32'48"E	5.50'	7159	N81°15'14"E	65.76'	7207	S79°21'32"E	18.00'
89	N33°32'37"E	30.98'	766	S12°37'31"W	33.21'	813	S13°32'48"E	5.50'	7160	S72°53'37"E	68.01'	7208	N73°32'26"E	91.73'
90	N53°33'14"E	75.72'	767	S27°28'19"E	54.54'	814	N76°27'12"E	18.00'	7161	S89°35'90"E	68.18'	7209	N73°32'26"E	42.98'
91	N42°50'22"E	132.61'	768	N72°11'17"E	132.61'	815	N76°27'12"E	18.00'	7162	N55°14'19"E	5.33'	7210	N71°22'57"E	2.96'
92	N44°19'56"E	188.36'	769	S13°32'48"E	46.00'	816	S13°32'48"E	27.00'	7163	S6°49'10"W	42.00'	7211	N71°22'57"E	28.05'
93	S74°23'24"W	62.67'	770	S13°32'48"E	163.50'	817	S13°32'48"E	27.00'	7164	N83°10'50"W	8.00'	7212	N82°05'06"E	27.64'
94	S82°00'00"W	129.67'	771	S13°32'48"E	104.20'	818	N76°27'12"E	18.00'	7165	S55°14'19"E	5.33'	7213	N82°05'06"E	17.86'
95	S71°11'15"W	103.49'	772	S13°32'48"E	28.00'	819	N76°27'12"E	18.00'	7166	N44°40'04"E	18.34'	7214	S80°11'25"E	124.72'
96	N29°59'50"E	22.47'	773	N50°01'16"E	24.97'	820	S13°32'48"E	5.50'	7167	N82°48'21"E	15.05'	7215	S80°11'25"E	128.33'
97	N49°08'19"E	52.00'	774	N67°51'17"W	155.88'	821	S13°32'48"E	5.50'	7168	N67°51'17"W	63.51'	7216	S80°11'25"E	117.02'
98	N0°00'00"E	154.16'	775	S56°01'16"E	226.89'	822	N76°27'12"E	18.00'	7169	S89°28'43"W	20.00'	7217	S89°51'44"E	54.58'
99	N65°58'24"W	90.51'	776	S33°58'35"E	15.41'	823	N76°27'12"E	18.00'	7170	N65°51'17"W	60.07'	7218	S89°51'44"E	111.03'
100	S34°45'41"W	141.02'	777	S83°16'04"W	12.27'	824	S13°32'48"E	29.50'	7171	S76°27'11"W	7.18'	7219	S89°51'44"E	124.70'
101	N59°14'19"E	132.43'	778	N90°00'00"E	10.50'	825	S13°32'48"E	20.34'	7220	S48°38'08"E	72.55'	7220	S48°38'08"E	72.55'
102	S72°03'16"W	65.47'	779	N90°00'00"E	65.00'	826	N76°27'12"E	18.00'	7221	S48°38'08"E	76.28'	7221	S48°38'08"E	76.28'
103	S79°30'38"W	56.08'	780	N90°00'00"E	65.00'	827	N76°27'12"E	18.00'	7222	S71°30'44"E	45.01'	7222	S71°30'44"E	45.01'
104	S87°23'24"W	110.18'	781	S83°36'42"E	91.18'	828	S13°32'48"E	5.50'	7223	S71°30'44"E	57.18'	7223	S71°30'44"E	57.18'
105	N88°32'46"E	68.03'	782	N73°14'38"E	86.44'	829	S13°32'48"E	35.50'	7224	S84°50'59"E	55.17'	7224	S84°50'59"E	55.17'
106	N90°00'00"E	120.23'	783	N73°14'38"E	86.44'	830	S13°32'48"E	8.83'	7225	S84°50'59"E	129.09'	7225	S84°50'59"E	129.09'
107	N85°28'44"E	34.59'	784	S83°35'30"E	104.92'	831	N13°32'48"W	30.50'	7226	S89°21'17"E	113.89'	7226	S89°21'17"E	113.89'
108	N13°32'49"W	112.60'	785	S56°01'16"W	60.00'	832	S13°32'48"W	60.00'	7227	S89°21'17"E	79.57'	7227	S89°21'17"E	79.57'
109	S76°27'11"W	52.00'	786	S56°01'16"W	42.88'	833	S13°32'48"W	35.00'	7228	N74°48'15"E	120.46'	7228	N74°48'15"E	120.46'
110	S13°32'49"E	82.00'	787	S89°21'17"W	112.60'	834	S13°32'48"W	30.00'	7229	N74°48'15"E	117.02'	7229	N74°48'15"E	117.02'
111	S13°32'49"E	271.71'	788	N0°00'00"E	65.00'	835	S50°45'39"E	106.63'	7230	N79°00'00"E	158.73'	7230	N79°00'00"E	158.73'
112	N59°28'44"E	128.77'	789	N0°00'00"E	67.00'	836	S14°46'48"E	10.66'	7231	N80°33'59"E	105.43'	7231	N80°33'59"E	105.43'
113	S49°48'10"E	120.23'	790	N0°00'00"E	67.00'	837	S13°32'48"E	10.66'	7232	N83°39'51"E	57.84'	7232	N83°39'51"E	57.84'
114	N90°00'00"E	15.00'	791	N0°00'00"E	358.56'	838	N90°00'00"E	46.26'	7233	S30°51'35"W	46.26'	7233	S30°51'35"W	46.26'

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	90.34	141.91'	S31°27'11"W	127.76'
C2	12°44'36"	846.19	1888.22'	N70°32'54"E	187.83'
C3	81°50'42"	104.00	148.56'	S74°54'05"E	136.25'
C4	40°47'54"	270.00	192.26'	S13°34'47"E	188.22'
C5	90°00'00"	90.36	141.93'	N51°34'10"E	127.78'
C6	90°00'00"	90.36	141.93'	S36°10'50"E	127.78'
C7	37°34'43"	240.00	157.41'	N11°58'11"W	154.60'
C8	91°00'00"	90.36	141.93'	N80°08'15"W	157.73'
C9	82°41'39"	20.00	28.87'	N45°50'39"E	26.42'
C10	30°59'49"	274.00	141.81'	S84°42'34"W	148.81'
C11	89°59'59"	90.37	141.95'	S58°32'48"E	127.80'
C12	70°52'57"	800.69	293.10'	N65°52'58"E	291.46'
C13	70°52'57"	800.69	293.10'	S89°10'19"E	291.46'
C14	27°28'19"	300.00	383.58'	S76°15'50"W	379.92'
C15	40°47'54"	300.00	213.62'	N13°34'47"E	208.14'
C16	54°51'07"	1000.00	100.41'	S63°01'28"W	100.36'
C17	15°01'07"	1000.00	282.13'	S72°34'39"W	261.38'
C18	90°45'56"	1000.00	158.51'	S82°52'39"W	158.35'
C19	24°30'24"	300.00	112.86'	S11°12'17"E	117.10'
C20	73°26'34"	300.00	363.48'	S34°48'12"E	398.80'
C21	11°19'28"	300.00	106.71'	N84°03'17"W	104.52'
C22	11°19'28"	300.00	106.71'	N72°00'03"E	104.52'
C23	90°00'00"	56.0	87.96'	N89°59'56"E	79.20'
C24	22°42'28"	300.00	116.90'	S32°51'09"E	116.12'
C25	50°10'55"	300.00	362.78'	N64°34'32"W	354.43'
C26	76°54'51"	56.0	75.17'	S78°16'39"E	69.65'
C27	10°40'13"	60.00	92.15'	N84°28'03"E	91.79'
C28	20°20'01"	300.00	106.47'	S34°08'56"E	105.91'
C29	16°29'47"	1000.00	287.82'	S34°04'24"E	286.83'
C30	7°18'21"	300.00	38.25'	S89°01'21"E	36.23'
C31	30°18'51"	300.00	158.46'	S70°22'19"E	156.63'
C32	51°03'37"	300.00	267.35'	N80°17'29"E	258.59'
C33	14°46'48"	1000.00	165.55'	S78°22'12"E	163.45'
C34	14°46'48"	1000.00	284.39'	N89°58'59"E	283.60'
C35	26°10'20"	1000.00	502.47'	S89°32'21"W	498.11'
C36	15°18'17"	300.00	133.56'	S20°16'39"W	133.18'
C37	27°24'30"	300.00	143.51'	N32°02'01"W	142.15'
C38	37°08'58"	300.00	16.49'	N15°07'18"E	16.49'
C39	13°55'31"	800.00	184.43'	S20°30'34"E	183.89'
C40	10°19'58"	212.00	38.23'	N82°21'51"E	38.18'
C41	30°45'51"	140.00	75.17'	S18°35'48"E	74.27'

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C42	20°25'55"	300.00	108.89'	N66°14'14"E	106.42'
C43	94°07'30"	25.00	39.03'	S10°45'00"W	35.19'
C44	81°50'42"	104.00	148.56'	S74°54'05"E	136.25'
C45	35°44'50"	974.00	66.48'	S63°39'09"W	66.47'
C46	35°44'50"	974.00	66.48'	S67°33'48"W	66.47'
C47	35°44'50"	974.00	66.48'	S71°28'28"W	66.47'
C48	35°44'50"	974.00	66.48'	S75°23'07"W	66.47'
C49	35°44'50"	974.00	66.48'	S79°17'47"W	66.47'
C50	35°44'50"	974.00	66.48'	S83°12'26"W	66.47'
C51	35°44'50"	974.00	66.48'	S87°07'06"W	66.47'
C52	35°44'50"	974.00	66.48'	S90°01'46"W	66.47'
C53	62°42'50"	20.00	22.24'	N50°08'35"W	21.11'
C54	30°17'54"	50.00	36.74'	S41°26'08"E	26.13'
C55	70°58'37"	50.00	61.84'	N87°25'37"E	58.05'
C56	60°43'31"	50.00	52.89'	N83°54'33"E	50.55'
C57	60°43'31"	50.00	52.89'	N80°38'58"W	50.55'
C58	59°21'47"	50.00	43.85'	S85°48'24"W	42.55'
C59	20°20'01"	300.00	102.85'	N75°18'45"E	101.14'
C60	90°00'00"	30.00	10.28'	S45°00'00"W	

GENERAL NOTES: WATER AND SANITARY SEWER CONSTRUCTION

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE TO THE MOST STRINGENT OF THE REQUIREMENTS OF THE CITY OF EL PASO, EL PASO WATER (EPW), THE TCEQ OR THE PROJECT SPECIFICATIONS.
- THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS/HER AUTHORIZED REPRESENTATIVE SHALL CONVEY A PRECONSTRUCTION CONFERENCE BETWEEN THE CONSULTING ENGINEERS REPRESENTATIVE, CONTRACTOR(S), THE EPW, TCEQ, THE CITY OF EL PASO AND ANY OTHER AFFECTED PARTIES. NOTIFY ALL SUCH PARTIES AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE ENGINEER, CITY OF EL PASO ENGINEERING DIVISION, A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE BEFORE ACCEPTANCE OF THE WORK.
- THE LOCATION AND DEPTHS OF ANY EXISTING WATER AND/OR WASTEWATER LINES TO BE CROSSED OR CONNECTED TO SHALL BE VERIFIED BY THE CONTRACTOR AT THE TIME OF COMMENCEMENT OF CONSTRUCTION.
- CONTRACTORS SHALL VERIFY EXACT DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, DRIVEWAYS, PAVEMENT, CURB AND GUTTER, SIDEWALKS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR, OR THE UTILITY, AT UTILITIES OPTION, AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- EL PASO WATER (EPW), THE ENGINEER AND ANY OTHER CONCERNED PARTIES 48 HOURS PRIOR TO CONNECTING TO EXISTING WATER AND/OR WASTEWATER LINES.
- ALL FILL AREAS OVER ALL UTILITIES, SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-1557.
- WATER AND WASTEWATER ALIGNMENTS SHOWN ON THE PLANS SHOULD BE ACHIEVED BY FLEXURE WITHIN THE MANUFACTURER'S SPECIFICATIONS, EXCEPT WHERE SPECIFIC FITTINGS ARE CALLED FOR THE PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES SUCH AS GAS LINES, ELECTRIC LINES, WATER LINES, VALVE BOXES, FIRE HYDRANTS, STRUCTURES, AND ANY OTHER APPURTENANCES THAT LIE WITHIN THE RIGHT-OF-WAY OR EASEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL UTILITIES, DRIVEWAYS, PAVEMENT, CURB, GUTTER, SIDEWALKS, FENCES, OR OTHER ITEMS DAMAGED DURING CONSTRUCTION, REGARDLESS OF WHETHER ALL ITEMS ARE SHOWN ON THE PLANS, AT HIS SOLE EXPENSE. IN ADDITION TO NORMAL PRECAUTIONS WHEN EXCAVATING, TAKE EXTRA CAUTION WHEN EXCAVATING WITHIN 25 FT. OF ANY UTILITIES SHOWN ON THE PLANS.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING ACCESS, EGRESS, TRAVEL, STOCKPILING, ETC., ARE TO BE CONFINED TO AREAS IDENTIFIED BY THE ENGINEER.
- DISPOSAL OF ALL SPOIL OFFSITE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PIPE FITTINGS AND JOINTS: WATER-PVC SDR 25, C-900, CL-185 WITH BOLTLESS GASKETED JOINTS AND C.I., M.J., OR FLANGED FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS; FLUSHING VALVE / FIRE HYDRANTS LEAD - DUCTILE IRON, CLASS 50, MECHANICAL JOINTS AND C.I. (D.I. ENDS) FITTINGS, UNLESS OTHERWISE SHOWN ON THE PLANS; GRAVITY SEWER - PVC SDR 35 AND SDR 26 UNLESS OTHERWISE NOTED, IN PROJECT SPECIFICATIONS OR ON THE DRAWINGS.
- AT ALL LOCATIONS WHERE A WATERLINE CROSSES A WASTEWATER LINE, THE CONSTRUCTION SHALL STRICTLY COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE TCEQ.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER ONE SET OF AS-BUILT PLANS REFLECTING ALL CHANGES MADE IN THE FIELD, AND TWO MEASUREMENTS TO ALL VALVES AND MANHOLES INSTALLED FROM PERMANENT OBJECTS.
- THE EPW AND THE ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ANY TESTING PHASE. (DENSITY, PRESSURE, LEAKAGE, ETC.)
- THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D.
- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION (ANSI / NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
- PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS.
- NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
- WATER TRANSMISSION AND DISTRIBUTION LINES MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE.
- THE HYDROSTATIC LEAKAGE RATE FOR PVC PIPE, DUCTILE IRON PIPE, AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICAN WATER ASSOCIATION (AWWA) STANDARD C605 AND STANDARD C600, AS REQUIRED IN 30 TAC §290.44(c)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND IN USE;

$$Q = \frac{LD \cdot P}{148,000}$$

WHERE:

- Q=THE QUANTITY OF MAKEUP WATER, IN GALLONS PER HOUR;
- L=THE LENGTH OF PIPE BEING TESTED, IN FEET;
- D=THE NOMINAL DIAMETER OF THE PIPE, IN INCHES; AND
- P=THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, IN PSI.

- PROJECTS CONSTRUCTED ON OR AFTER JANUARY 4, 2014 MUST COMPLY WITH CHANGES TO THE SAFE DRINKING WATER ACT THAT REDUCE THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.
- THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT.
- THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE (9) FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E) OF THE CURRENT RULES.
- THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.
- THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER.
- WATER LINE / NEW SEWER LINE SEPARATION: WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATER LINES THAN NINE (9) FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATER LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE (9) FOOT SEPARATION DISTANCE CANNOT BE ARCHIVED, THE FOLLOWING GUIDELINES APPLY:
 - WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATION WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR (4) FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATER LINE.
 - 30 TAC §290.44(a)(4)(b)(v) REQUIRES THAT WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER LINE, ALL OF THE FOLLOWING CONDITIONS MUST BE MET:
 - ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WATERLINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER LINE;
 - THE POTABLE WATERLINE SHALL BE AT LEAST 6 INCHES ABOVE THE WASTEWATER LINE;
 - WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER LINE;
 - THE WASTEWATER LINE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI; AND
 - THE WASTEWATER LINE SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (CONTAINING AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
 - WHERE A SANITARY SEWER CROSSES UNDER A WATER LINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE (9) FEET OF THE WATER LINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN TWELVE (12) INCHES) ABOVE THE TOP OF THE PIPE.

D. 30 TAC §290.44(a)(4)(b)(v)(ii) REQUIRES THAT WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER LINE, AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE SHALL BE PROVIDED, BOTH THE WATERLINE AND WASTEWATER LINE MUST ENCASE AND LEAKAGE TEST AS SPECIFIED IN AWWA C900 STANDARDS AND ONE OF THE FOLLOWING CONDITIONS MUST BE MET:

- THE WATERLINE SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE. THE ENCASED PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION (e.g., SDR=26 PVC), AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WATERLINE PIPE. THE SPACE AROUND THE CARRIER SHALL BE SUPPORTED AT FIVE FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATER TIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL OR
- THE WATERLINE SHALL BE CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE.
- WATER LINE / MANHOLE SEPARATION, UNLESS MANHOLES CAN BE MADE WATER TIGHT AND TESTED FOR NO LEAKAGE THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE (9) FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING PROPOSED WATER LINE IF THE NINE (9) FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE WATERLINE MUST BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST EIGHTEEN (18) FEET LONG AND TWO NOMINAL SIZES THAN THE WATERLINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE WASHED SAND. THE ENGAGEMENT PIPE SHALL BE CENTERED TWICE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

30. MANHOLE CONSTRUCTION AND REHABILITATION: ALL MANHOLES SHALL BE WATER TIGHT, WITH WATER TIGHT RINGS AND COVERS. IF MANHOLES ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE, ALTERNATE MEANS OF VENTING SHALL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE PER 30 TAC 217.55 (F). ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE FOLLOWING REQUIREMENTS: MANHOLES AND WET WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES. ALL MANHOLES MUST BE HYDROSTATICALLY TESTED WITH A MAXIMUM-LOSS ALLOWANCE OF 0.025 GALLON PER FOOT DIAMETER PER FOOT OF HEAD PER HOUR. OTHER TESTING METHODS, SUCH AS VACUUM TESTING, MAY BE APPROVED ON A CASE-BY-CASE BASIS BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

31. ALL SEWER LINES SHALL BE TESTED USING THE FOLLOWING METHOD:
 A. ALL LOW PRESSURE AIR TESTS SHALL CONFORM TO THE PROCEDURES DESCRIBED IN ASTM C-828, ASTM C-924, OR OTHER APPROPRIATE PROCEDURES. THE TIME FOR THE PRESSURE TO DROP SHALL BE AT LEAST AS STRINGENT AS THE REQUIREMENTS OF TCEQ RULES SECTION 217.57 (A)(X)(B) DESCRIBED BELOW.

* FOR SECTIONS OF PIPE UP TO 36 INCHES AVERAGE INSIDE DIAMETER, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUNDS PER SQUARE INCH GAUGE TO 2.5 POUNDS PER SQUARE INCH GAUGE SHALL BE COMPUTED FROM THE FOLLOWING EQUATION:
 $T = 0.085(D)(L)(Q)$ WHERE:
 T=TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS.
 $K = 0.000419(D)(L)$, BUT NOT LESS THAN 1.0
 D=AVERAGE INSIDE DIAMETER IN INCHES
 L=LENGTH OF LINE IN FEET OF SAME SIZE BEING TESTED
 Q=RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE PER INTERNAL SURFACE SHALL BE USED

SINCE A K VALUE OF LESS THAN 1.0 SHALL NOT BE USED, THERE ARE MINIMUM TIMES FOR EACH PIPE DIAMETER AS OUT LINED BELOW:

PIPE DIA. (IN)	MIN. TIME (SEC)	LEN. FOR MIN. (FT)	TIME FOR LONGER LENGTH (SEC)
6	340	399	0.855 (L)
8	454	298	1.520 (L)
10	567	239	2.374 (L)
12	680	199	3.419 (L)
15	850	159	5.374 (L)
18	1020	133	7.893 (L)
21	1190	114	10.471 (L)
24	1360	100	13.675 (L)
27	1530	88	17.509 (L)
30	1700	80	21.569 (L)
33	1870	72	25.855 (L)

LINES WITH A 36 INCH AVERAGE INSIDE DIAMETER AND LARGER MAY BE TESTED AT EACH JOINT. THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 PSI TO 2.5 PSIG DURING A JOINT TEST, REGARDLESS OF PIPE SIZE, SHALL BE 20 SECONDS.

B. ALL INFILTRATION / EXFILTRATION TESTS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS. THE TOTAL INFILTRATION OR EXFILTRATION, AS DETERMINED BY WATER TEST, MUST BE AT RATE NO GREATER THAN 50 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET. IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, REMEDIAL ACTION MUST BE UNDERTAKEN IN ORDER TO REDUCE THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED IN 30 TAC SEC 217.57(A) (2).

C. DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI/RIGID PIPES. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE (5) PERCENT. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, SUCH TEST DEVICE SHALL HAVE A DIAMETER EQUAL TO 85% OF THE INSIDE DIAMETER OF THE PIPE. THE TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. THE DESIGN ENGINEER SHOULD RECOGNIZE THAT THIS IS A MAXIMUM DEFLECTION CRITERION FOR ALL PIPES. A REDUCED PERCENT DEFLECTION MAY BE MORE APPROPRIATE FOR SPECIFIC TYPES AND SIZES OF PIPE. REFERENCE 30 TAC SEC 217.57 (B).

32. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE SHALL COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES I OR II. FOR RIGID PIPE THE BEDDING SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-12 CLASSES A OR B. REFERENCE 30 TAC SECTION 217.54(A).

33. SEWER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE OR WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEANOUT, IT SHALL BE TESTED FROM AN EXISTING MANHOLE TO A NEW MANHOLE.

34. ALL FORCE AND GRAVITY SANITARY SEWER LINES SHALL HAVE A MINIMUM 48 INCHES OF COVER FROM FINISHED GRADE OR 36 INCHES BELOW ACTUAL SUBGRADE UNLESS OTHERWISE DENOTED ON PLANS.

35. INCLUDE ADDITIONAL FLUSHING VALVES, GATE VALVES AND TEST CONNECTIONS NECESSARY TO PERFORM TEST AND STERILIZATION OPERATION.

36. ALL GATE VALVES SHALL HAVE RESILIENT VALVE SEATS.

37. ALL MANHOLES AND WET WELLS MUST BE TESTED SEPARATELY AND INDEPENDENTLY OF THE COLLECTION LINES.

38. AFTER A FORCE MAIN HAS BEEN INSTALLED AND BACKFILLED AND ALL OTHER APPURTENANCES INSTALLED AND CONNECTED, A PRESSURE TEST, FOLLOWED BY A LEAKAGE TEST, WILL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION BY THE DISTRICT. THE CONTRACTOR SHALL BE PRESENT AND SHALL FURNISH ALL NECESSARY LABOR AND EQUIPMENT FOR CONDUCTING THE TESTS. THE SPECIFIED TEST PRESSURES WILL BE BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE. IF PERMANENT AIR VENTS ARE NOT LOCATED AT ALL HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION COCKS AT SUCH POINTS.

A. PRESSURE TEST: THE ENTIRE PROJECT OR EACH VALVED SECTION SHALL BE TESTED, AT A PRESSURE OF 200 PSI FOR A SUFFICIENT PERIOD (APPROXIMATELY 10 MINUTES) TO DISCOVER ALL LEAKING OR DEFECTIVE MATERIALS. REPAIRS SHALL BE MADE BY THE CONTRACTOR TO CORRECT ANY LEAKING OR DEFECTIVE MATERIALS.

B. PRESSURE PIPE LEAKAGE TEST: A LEAKAGE TEST WILL FOLLOW THE PRESSURE TEST AND BE CONDUCTED ON THE ENTIRE PROJECT OR EACH VALVED SECTION. THE LEAKAGE TEST SHALL BE AT 150 PSI FOR AT LEAST ONE HOUR.
 • ALLOWABLE LEAKAGE: LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO ANY TEST SECTION OF PIPE TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS 25 GALLONS/24 HOURS/MILE OF PIPE/ INCH NOMINAL PIPE DIAMETER.
 (25 GDP)/(IN.-MI.)

• LOCATION AND CORRECTION OF LEAKAGE: IN SUCH TESTING DISCLOSES LEAKAGE IN EXCESS OF THIS SPECIFIED ALLOWABLE, THE CONTRACTOR, AT THEIR EXPENSE, SHALL LOCATE AND CORRECT ALL DEFECTS IN THE PIPE LINE UNTIL THE LEAKAGE IS WITHIN THE INDICATED ALLOWANCE. ALL VISIBLE LEAKAGE IN PIPE SHALL ALSO BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

39. SEWERS SHALL BE LAID IN STRAIGHT ALIGNMENT WITH UNIFORM GRADE BETWEEN MANHOLES. DEVIATION FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE SHALL BE APPROVED ONLY ON A CASE BY CASE BASIS BY THE TCEQ. IF APPROVAL IS GIVEN FOR DEVIATION FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE, CURRENT COMMISSION POLICY REGARDING HORIZONTAL CURVATURE SHALL BE COMPLIED WITH FULLY. GENERAL NOTES FOR CURVED SEWER LINES:

- ALL CURVATURE OF SEWER PIPE WILL BE ACHIEVED BY PIPE FLEXURE PER RECOMMENDED PROCEDURE.
- IN-PLACE DEFLECTION TESTS (MANDREL TEST) MUST BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID PIPE IN ACCORDANCE WITH 30 TAC SECTION 217.57(B) (1).
- INFILTRATION TEST SHALL BE CONDUCTED IN ACCORDANCE WITH 30 TAC SECTION 217.57(A) (2) (C) - 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE.
- SPECIFIC CARE SHALL BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC SECTION 217.54 (A).

40. THE ASTM, ANSI OR AWWA SPECIFICATION NUMBERS FOR THE PIPE AND JOINTS ARE ASTM D-3034 AND ASTM 2241. THE PIPE MATERIAL, THE PRESSURE CLASSES AND THE SDR AND/OR DR DESIGNATIONS ARE SDR 35 AND SDR 26.

41. THE DIAMETER OF THE MANHOLES SHALL BE A MINIMUM OF FOUR (4) FEET AND THE MANHOLE OPENING SHALL HAVE A MINIMUM NOMINAL DIAMETER OF THIRTY (30) INCHES. THESE DIMENSIONS ARE LABELED ON THE MANHOLE DRAWING ON THE DETAIL SHEET.

42. THE MANHOLE DETAILS SHALL INSURE THAT THE TCEQ RULES CONCERNING SEWER INVERTS HAVE BEEN COMPILED WITH AS DESCRIBED IN SECTION 217.55(L) (2).

43. A CROSS SECTION OF THE TRENCH DETAILS IS INCLUDED IN THE PLANS WHICH SHOW THE DIMENSIONS OF THE TRENCH AND PIPE AND THE CLASS OF BEDDING MATERIAL REQUIRED.

GENERAL NOTES: SITE COORDINATION, SCHEDULING, AND ACCESS

- THE CONTRACTOR SHALL VISIT AND FAMILIARIZE THEMSELVES WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
- CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ALONG PERIMETER OF PROJECT SITE ADJACENT TO PUBLIC RIGHT OF WAY AT ALL TIMES.
- CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM. ONCE IN THE MORNING AND ONCE BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
- CONTRACTOR IS RESPONSIBLE TO LOCATE, PROTECT AND PLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE TO SCHEDULE AND PERFORM THEIR WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF THE 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.
- 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 REFERENCE POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HORIZONTAL AND VERTICAL CONTROL REFERENCE POINTS THE OWNER MAY HAVE PROVIDED ON-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ESTABLISHED CONTROL POINTS CORRECTLY THAT ARE DAMAGED OR REMOVED AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THE 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 FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.

TRENCH SAFETY NOTES:

- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES, OVER FIVE (5) FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN FIVE (5) FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHERE HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES FOUR (4) FEET IN DEPTH OR GREATER, ACCURATE MEAN EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN TWENTY-FIVE (25) FEET OF LATERAL TRAVEL.
- IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN FIVE (5) FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT FIVE (5) FEET OR MORE IN DEPTH OR TRENCHES LESS THAN FIVE (5) FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY, CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SYSTEM DETAILS, AND DESIGNED BY A PROFESSIONAL ENGINEER ARE SUBMITTED TO AND ACCEPTED BY CITY OF EL PASO.
- STACKING OF TRENCH BOXES SHALL NOT BE PERMITTED IN SOILS WITH PLASTICITY INDICES LESS THAN 25. CONTRACTOR SHALL MAINTAIN A BENCH 24" IN WIDTH MINIMUM, 18" BELOW THE RIM OF ALL TRENCH BOXES WHERE CUT SLOPES INTERSECT THE BOX. SLOPES SHALL BE 1.5 TO 1.5 FEET AT THE STEEPEST POINT, OR SHALL BE STEPPED WITH CUT BENCHES 3'X3' MINIMUM.
- CONTRACTOR SHALL PROVIDE TO THE AUTHORITY A TRENCH SAFETY PLAN, SEALED BY A REGISTERED ENGINEER.

WATER DISTRIBUTION AND SANITARY SEWER DESIGN:

DESIGN OF POTABLE WATER DISTRIBUTION AND WASTE WATER COLLECTION NETWORK SHALL BE PERFORMED BY EL PASO WATER UTILITIES. THIS SUBDIVISION IS VESTED UNDER THE PREVIOUS ORDINANCE AND WATER AND SANITARY SEWER DESIGN SHALL NOT BE A REQUIREMENT FOR THE APPROVAL OF THESE SUBDIVISION IMPROVEMENT PLANS.

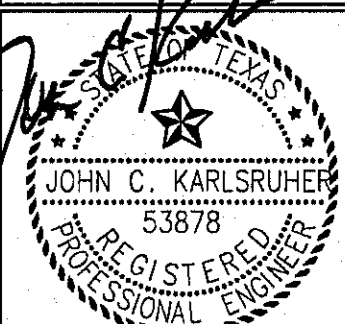
BENCHMARK: CITY MANHOLE AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANE DRUG DRIVE. ELEVATION = 5875.5 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

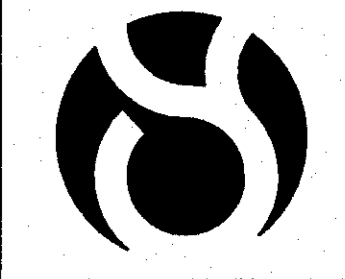
WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
 EL PASO ELECTRIC COMPANY 545-5720
 TEXAS GAS SERVICE 544-6300
 TGS EMERGENCY HOTLINE 562-8411/562-2003
 EL PASO WATER UTILITIES 1-800-515-1555
 EL PASO NATURAL GAS COMPANY 775-7414
 EL PASO NATURAL GAS COMPANY 1-800-334-9847
 TEXAS EXCAVATION SAFETY SYSTEM 1-800-649-8977

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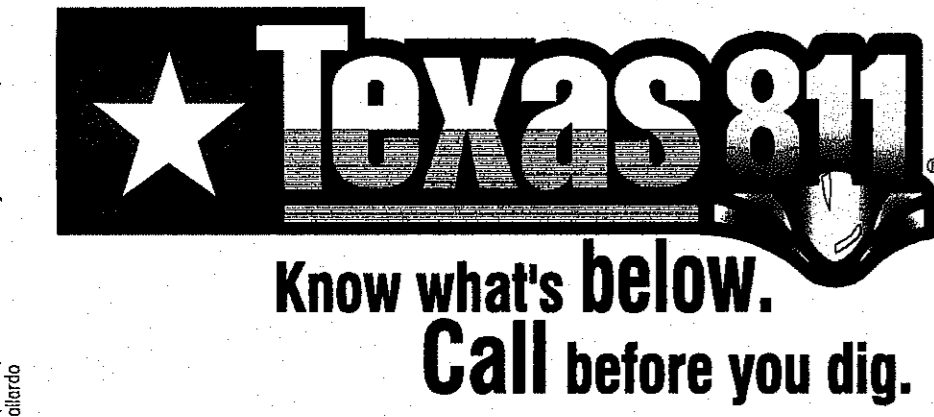
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CIMARRON CANYON UNIT ONE SUBDIVISION
 SHEET TITLE

GENERAL NOTES

COB	1524
REV BY	JOB NO.
COB-SM-DG	9/15/16
DRAWN BY	DATE
DATE	AS NOTED
CHECKED BY	SCALE

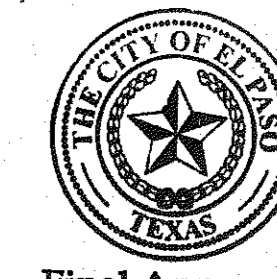


WARNING! BEFORE YOU DIG

COORDINATION WITH UTILITIES

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION AND/OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK.

EL PASO ELECTRIC CO.	543-5720
AT&T	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377
TIME WARNER COMMUNICATION	775-7414
KINDER-MORGAN EPNG PIPELINES	1-800-238-3764
EL PASO STREETS AND MAINTENANCE	212-1051



Final Approval

NOTE:

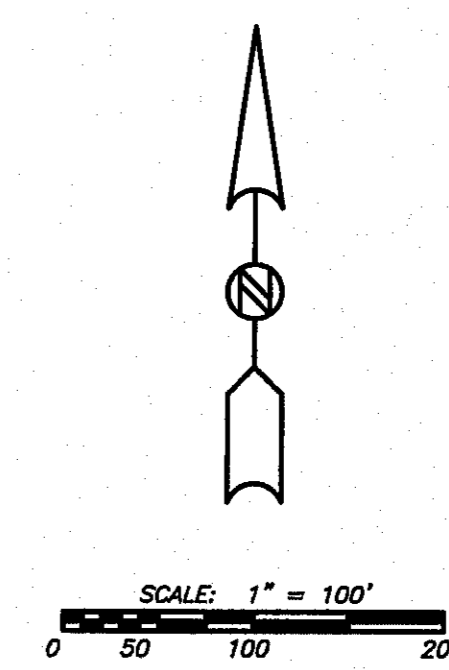
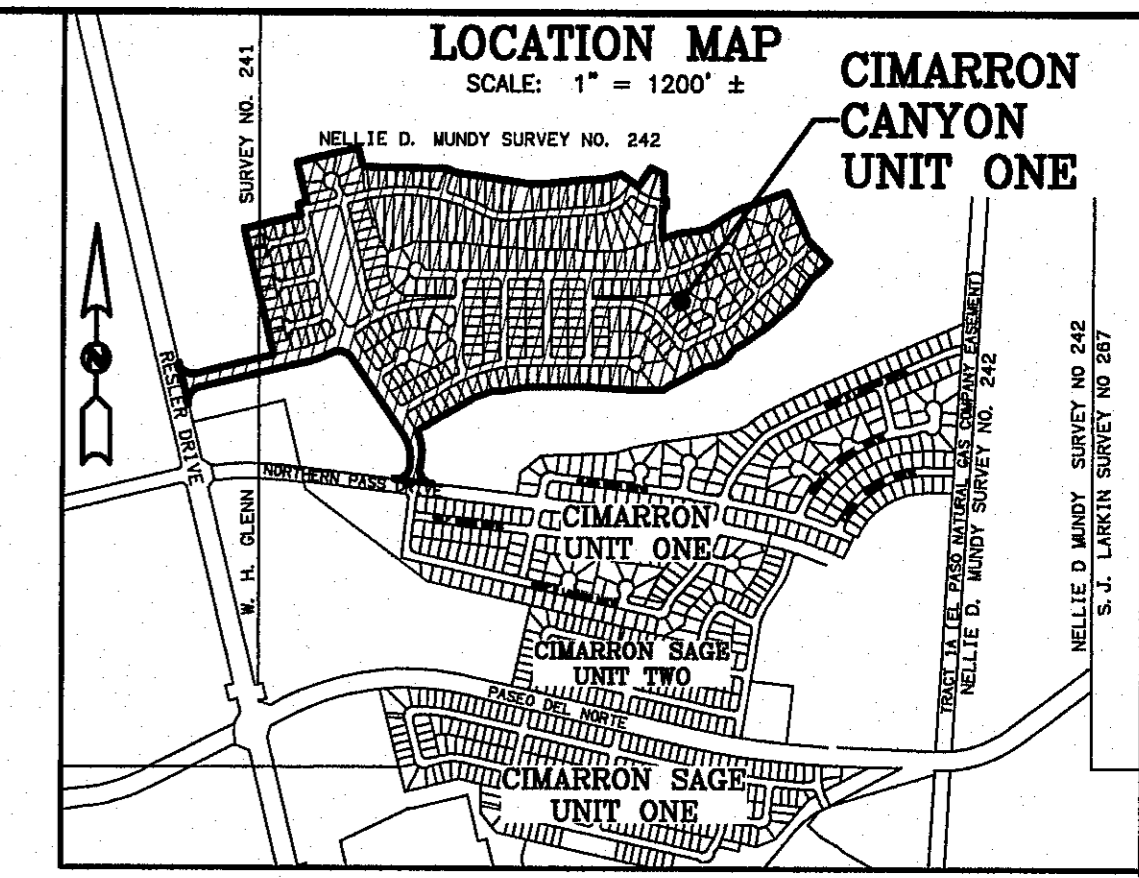
CALLOUTS SUCH AS 'REFER TO SHEET . . .', 'REFER TO DETAIL ON SHEET . . .', 'SEE SHEET . . .', 'SEE DETAIL ON SHEET . . .', NOTES AND MATCHLINES CONTAINED IN THIS PLAN SET REFER TO THE SHEET NUMBER, NOT THE SHEET SEQUENCE.

NOTE:

1. CIMARRON UNIT ONE IS RECORDED IN COUNTY CLERK'S FILE NO. 2007008227, EL PASO COUNTY, TEXAS.
2. BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF NORTHWESTERN DRIVE FROM THE PLAT OF EL PASO WEST UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
3. WATER AND SEWER SERVICES WILL BE PROVIDED TO CIMARRON CANYON UNIT ONE FROM EXISTING FACILITIES ON NORTHERN PASS DRIVE BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
4. U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
5. THE SUBJECT PROPERTY LIES WITHIN THE CANUTILLO INDEPENDENT SCHOOL DISTRICT.
6. PRIVATE COMMON OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION ESTABLISHED BY THIS SUBDIVISION.

CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 1 OF 5



PRELIMINARY

PROPERTY OWNERS:

CIMARRON HUNT COMMUNITIES, LLC,
by HUNT COMMUNITIES DEVELOPMENT CO., LLC
c/o CSA DESIGN GROUP
1845 NORTHWESTERN DRIVE SUITE C
EL PASO TX 79912
915-877-4155

PLAT PREPARED BY: ROBERT R. SEIPEL,
TEXAS RPLS #4178

SCHOOL DISTRICT:

CANUTILLO INDEPENDENT SCHOOL DISTRICT

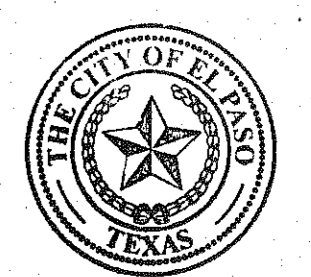
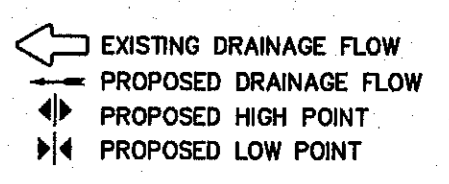
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: RESIDENTIAL

BENCHMARK:

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
NORTHERN PASS DRIVE AND CIMARRON PARK DRIVE.
ELEVATION = 3976.53 (CITY OF EL PASO DATUM)

DRAINAGE KEY NOTES

- 1 PROPOSED 12" RCP STORM SEWER
- 2 PROPOSED 18" RCP STORM SEWER
- 3 PROPOSED 24" RCP STORM SEWER
- 4 PROPOSED 30" RCP STORM SEWER
- 5 PROPOSED 36" RCP STORM SEWER
- 6 PROPOSED 48" RCP STORM SEWER
- 7 PROPOSED 60" RCP STORM SEWER
- 8 PROPOSED 72" RCP STORM SEWER
- 9 PROPOSED 78" RCP STORM SEWER
- 10 PROPOSED 48" PRECAST MANHOLE
- 11 PROPOSED 60" PRECAST MANHOLE
- 12 PROPOSED 72" PRECAST MANHOLE
- 13 PROPOSED 84" PRECAST MANHOLE
- 14 PROPOSED 48" PRECAST MANHOLE WITH BEEHIVE COVER
- 15 PROPOSED JUNCTION BOX (MODIFIED)
- 16 PROPOSED 6x6 JUNCTION BOX
- 17 PROPOSED 7x7 JUNCTION BOX
- 18 PROPOSED 8x10 JUNCTION BOX
- 19 PROPOSED 8x8 JUNCTION BOX
- 20 PROPOSED 9x9 JUNCTION BOX
- 21 PROPOSED 10x10 JUNCTION BOX
- 22 PROPOSED HEADWALL STRUCTURE
- 23 PROPOSED PIPE COLLAR STRUCTURE
- 24 PROPOSED SAFETY END STRUCTURE
- 25 PROPOSED TYPE I DRAINAGE INLET
- 26 PROPOSED TYPE II DRAINAGE INLET
- 27 PROPOSED TYPE III (MODIFIED) DRAINAGE INLET
- 28 PROPOSED CUSTOM BEEHIVE DRAINAGE INLET
- 29 PROPOSED OFF-STREET DRAINAGE INLET
- 30 PROPOSED NYLOPLAST INLET
- 31 PROPOSED NYLOPLAST INLET WITH PVC PIPE SYSTEM



Final Approval

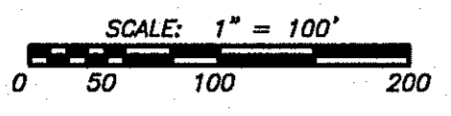
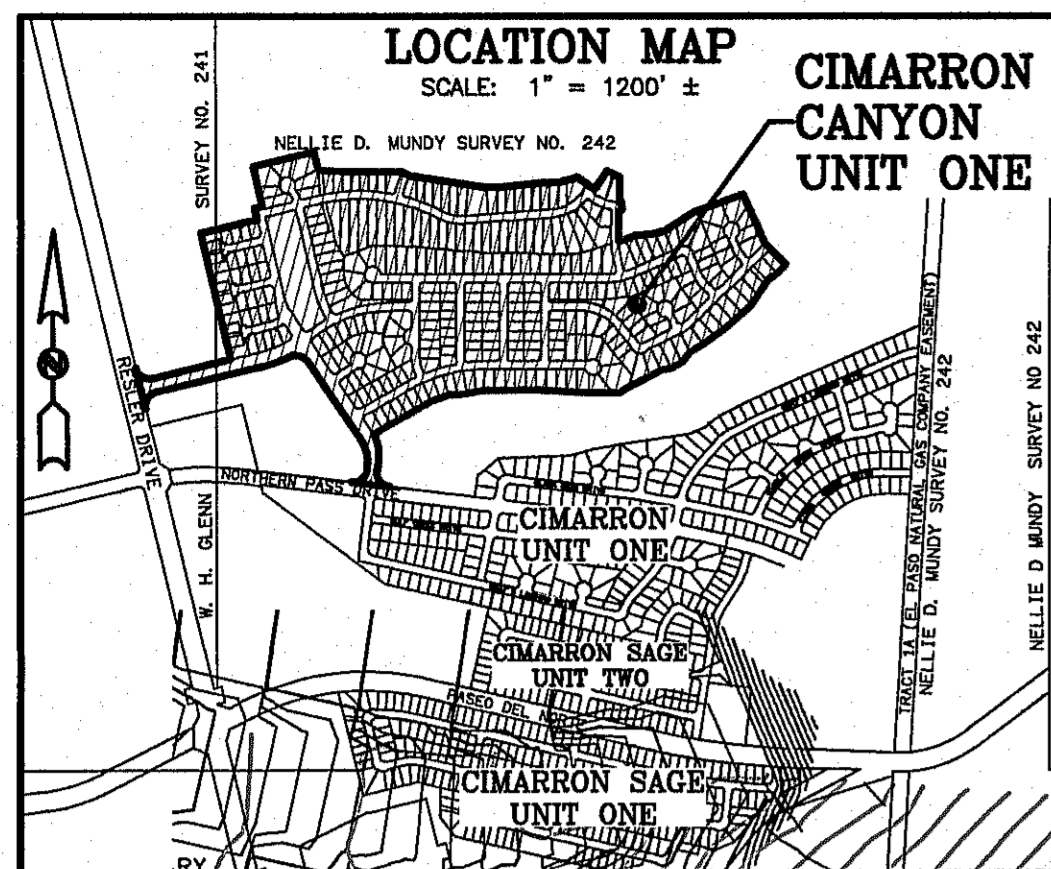


REVISED: DEC. 2, 2016
REVISED: OCT. 31, 2016
REVISED: SEPT. 26, 2016
REVISED: MAY 31, 2016
DATE OF PREPARATION: APRIL 21, 2016

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095

CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 2 OF 5



LOT NUMBER	SQ FT	ACRES
Drng & Access Row #1	4677	0.107

LOT NUMBER	SQ FT	ACRES
Drng & Access Row #3	3948	0.091

LOT NUMBER	SQ FT	ACRES
Drng & Access Row #2	4662	0.107

LOT NUMBER	SQ FT	ACRES
Drng PSS & Acc Row #1	2100	0.048

LOT NUMBER	SQ FT	ACRES
Drng PSS & Acc Row #2	2100	0.048

LOT NUMBER	SQ FT	ACRES
Drng PSS & Acc Row #3	2100	0.048

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 5	6909	0.159
Lot 2 Block 5	6300	0.145
Lot 3 Block 5	6300	0.145
Lot 4 Block 5	6300	0.145
Lot 5 Block 5	6300	0.145
Lot 6 Block 5	6300	0.145
Lot 7 Block 5	6300	0.145
Lot 8 Block 5	6300	0.145
Lot 9 Block 5	6300	0.145
Lot 10 Block 5	6300	0.145
Lot 11 Block 5	6300	0.145
Lot 12 Block 5	6300	0.145
Lot 13 Block 5	6300	0.145
Lot 14 Block 5	6300	0.145
Lot 15 Block 5	6300	0.145
Lot 16 Block 5	6009	0.139

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 6	7221	0.166
Lot 2 Block 6	6377	0.151
Lot 3 Block 6	6377	0.151
Lot 4 Block 6	6377	0.151
Lot 5 Block 6	6377	0.151
Lot 6 Block 6	6377	0.151
Lot 7 Block 6	6377	0.151
Lot 8 Block 6	6377	0.151
Lot 9 Block 6	6377	0.151
Lot 10 Block 6	6377	0.151
Lot 11 Block 6	6377	0.151
Lot 12 Block 6	6377	0.151
Lot 13 Block 6	6377	0.151
Lot 14 Block 6	6377	0.151
Lot 15 Block 6	6377	0.151
Lot 16 Block 6	7671	0.174

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 7	7278	0.167
Lot 2 Block 7	6942	0.159
Lot 3 Block 7	6942	0.159
Lot 4 Block 7	6942	0.159
Lot 5 Block 7	6942	0.159
Lot 6 Block 7	6942	0.159
Lot 7 Block 7	6942	0.159
Lot 8 Block 7	6942	0.159
Lot 9 Block 7	6942	0.159
Lot 10 Block 7	6942	0.159
Lot 11 Block 7	6942	0.159
Lot 12 Block 7	6942	0.159
Lot 13 Block 7	6942	0.159
Lot 14 Block 7	6942	0.159
Lot 15 Block 7	6942	0.159
Lot 16 Block 7	6942	0.159

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 8	7278	0.167
Lot 2 Block 8	6942	0.159
Lot 3 Block 8	6942	0.159
Lot 4 Block 8	6942	0.159
Lot 5 Block 8	6942	0.159
Lot 6 Block 8	6942	0.159
Lot 7 Block 8	6942	0.159
Lot 8 Block 8	6942	0.159
Lot 9 Block 8	6942	0.159
Lot 10 Block 8	6942	0.159
Lot 11 Block 8	6942	0.159
Lot 12 Block 8	6942	0.159
Lot 13 Block 8	6942	0.159
Lot 14 Block 8	6942	0.159
Lot 15 Block 8	6942	0.159
Lot 16 Block 8	6942	0.159

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 9	6915	0.205
Lot 2 Block 9	7897	0.181
Lot 3 Block 9	7897	0.181
Lot 4 Block 9	7897	0.181
Lot 5 Block 9	7897	0.181
Lot 6 Block 9	7897	0.181
Lot 7 Block 9	7897	0.181
Lot 8 Block 9	7897	0.181
Lot 9 Block 9	7897	0.181
Lot 10 Block 9	7897	0.181
Lot 11 Block 9	7897	0.181
Lot 12 Block 9	7897	0.181
Lot 13 Block 9	7897	0.181
Lot 14 Block 9	7897	0.181
Lot 15 Block 9	7897	0.181
Lot 16 Block 9	7897	0.181
Lot 17 Block 9	7897	0.181
Lot 18 Block 9	7897	0.181
Lot 19 Block 9	7897	0.181
Lot 20 Block 9	7897	0.181

LOT NUMBER	SQ FT	ACRES
Lot 20 Block 2	8942	0.205
Lot 21 Block 2	9104	0.209
Lot 22 Block 2	9365	0.215
Lot 23 Block 2	10682	0.245
Lot 24 Block 2	12313	0.283
Lot 25 Block 2	27979	0.633
Lot 26 Block 2	13953	0.311
Lot 27 Block 2	13947	0.313
Lot 28 Block 2	10716	0.246
Lot 29 Block 2	10716	0.246
Lot 30 Block 2	8772	0.199
Lot 31 Block 2	6510	0.149
Lot 32 Block 2	6510	0.149
Lot 33 Block 2	6510	0.149
Lot 34 Block 2	6772	0.155
Lot 35 Block 2	9884	0.228
Lot 36 Block 2	9848	0.226
Lot 37 Block 2	10328	0.237
Lot 38 Block 2	8628	0.198

LOT NUMBER	SQ FT	ACRES
Lot 39 Block 2	6988	0.160
Lot 40 Block 2	6800	0.157
Lot 41 Block 2	6761	0.155
Lot 42 Block 2	9828	0.226
Lot 43 Block 2	12624	0.290
Lot 44 Block 2	10369	0.238
Lot 45 Block 2	9982	0.229
Lot 46 Block 2	12562	0.288
Lot 47 Block 2	11172	0.256
Lot 48 Block 2	11156	0.256
Lot 49 Block 2	11162	0.256
Lot 50 Block 2	11288	0.259
Lot 51 Block 2	11975	0.275
Lot 52 Block 2	12225	0.281
Lot 53 Block 2	12475	0.286
Lot 54 Block 2	11881	0.272
Lot 55 Block 2	10817	0.244
Lot 56 Block 2	10017	0.230
Lot 57 Block 2	10317	0.237

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 7	7054	0.162
Lot 2 Block 7	6980	0.160
Lot 3 Block 7	6980	0.160
Lot 4 Block 7	6980	0.160
Lot 5 Block 7	6980	0.160
Lot 6 Block 7	6980	0.160
Lot 7 Block 7	6980	0.160
Lot 8 Block 7	6980	0.160
Lot 9 Block 7	6980	0.160
Lot 10 Block 7	6980	0.160
Lot 11 Block 7	6980	0.160
Lot 12 Block 7	6980	0.160
Lot 13 Block 7	6980	0.160
Lot 14 Block 7	6980	0.160
Lot 15 Block 7	6980	0.160
Lot 16 Block 7	6980	0.160
Lot 17 Block 7	6980	0.160
Lot 18 Block 7	6980	0.160

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 10	7031	0.161
Lot 2 Block 10	6570	0.151
Lot 3 Block 10	6570	0.151
Lot 4 Block 10	6843	0.157
Lot 5 Block 10	11059	0.254
Lot 6 Block 10	12917	0.297
Lot 7 Block 10	15099	0.345
Lot 8 Block 10	10437	0.240
Lot 9 Block 10	10229	0.237
Lot 10 Block 10	11410	0.262
Lot 11 Block 10	11396	0.262
Lot 12 Block 10	11382	0.261
Lot 13 Block 10	10320	0.237
Lot 14 Block 10	9990	0.229
Lot 15 Block 10	8900	0.203
Lot 16 Block 10	9240	0.212
Lot 17 Block 10	8880	0.204
Lot 18 Block 10	8700	0.200
Lot 19 Block 10	8475	0.195

LOT NUMBER	SQ FT	ACRES
Lot 20 Block 10	8025	0.184
Lot 21 Block 10	7851	0.183
Lot 22 Block 10	8102	0.186
Lot 23 Block 10	8102	0.186
Lot 24 Block 10	8101	0.186
Lot 25 Block 10	7801	0.179
Lot 26 Block 10	8125	0.187
Lot 27 Block 10	8125	0.187
Lot 28 Block 10	8125	0.187
Lot 29 Block 10	8450	0.194
Lot 30 Block 10	9425	0.216
Lot 31 Block 10	10725	0.246
Lot 32 Block 10	14078	0.323
Lot 33 Block 10	9786	0.224
Lot 34 Block 10	9224	0.212
Lot 35 Block 10	24833	0.570
Lot 36 Block 10	19580	0.449
Lot 37 Block 10	18245	0.419
Lot 38 Block 10	16743	0.384

LOT NUMBER	SQ FT	ACRES
Lot 39 Block 10	9031	0.207
Lot 40 Block 10	9301	0.214
Lot 41 Block 10	8903	0.203
Lot 42 Block 10	11004	0.253
Lot 43 Block 10	12065	0.277
Lot 44 Block 10	9568	0.220
Lot 45 Block 10	9231	0.212
Lot 46 Block 10	9301	0.214
Lot 47 Block 10	9314	0.214
Lot 48 Block 10	9314	0.214
Lot 49 Block 10	9314	0.214
Lot 50 Block 10	9314	0.214
Lot 51 Block 10	9314	0.214
Lot 52 Block 10	9314	0.214
Lot 53 Block 10	9314	0.214
Lot 54 Block 10	9314	0.214
Lot 55 Block 10	9314	0.214
Lot 56 Block 10	9314	0.214
Lot 57 Block 10	9314	0.214

LOT NUMBER	SQ FT	ACRES
Lot 58 Block 10	16753	0.385
Lot 59 Block 10	17114	0.393
Lot 60 Block 10	18276	0.420
Lot 61 Block 10	19517	0.448
Lot 62 Block 10	19964	0.458
Lot 63 Block 10	19175	0.441
Lot 64 Block 10	7704	0.177
Lot 65 Block 10	7330	0.168
Lot 66 Block 10	7330	0.168
Lot 67 Block 10	8855	0.203
Lot 68 Block 10	9596	0.220
Lot 69 Block 10	10641	0.244
Lot 70 Block 10	10182	0.234
Lot 71 Block 10	9314	0.214
Lot 72 Block 10	9314	0.214
Lot 73 Block 10	9314	0.214
Lot 74 Block 10	13353	0.307
Lot 75 Block 10	6181	0.142

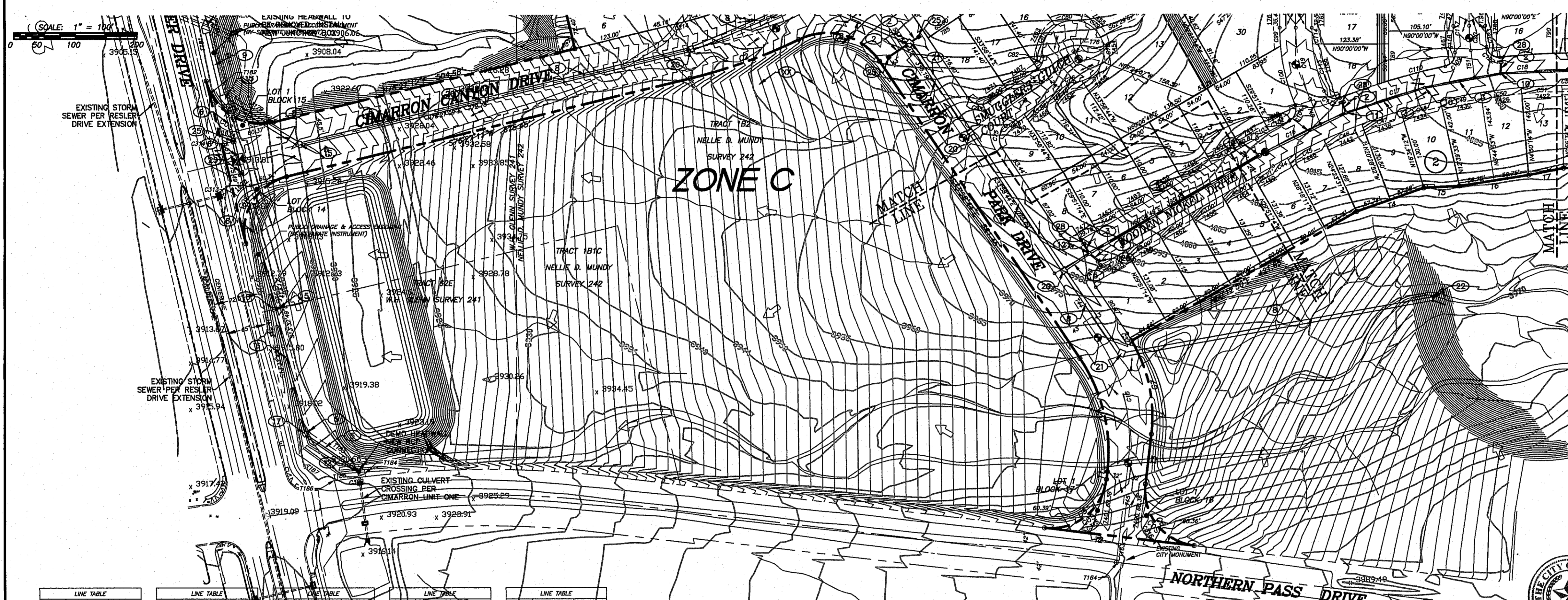
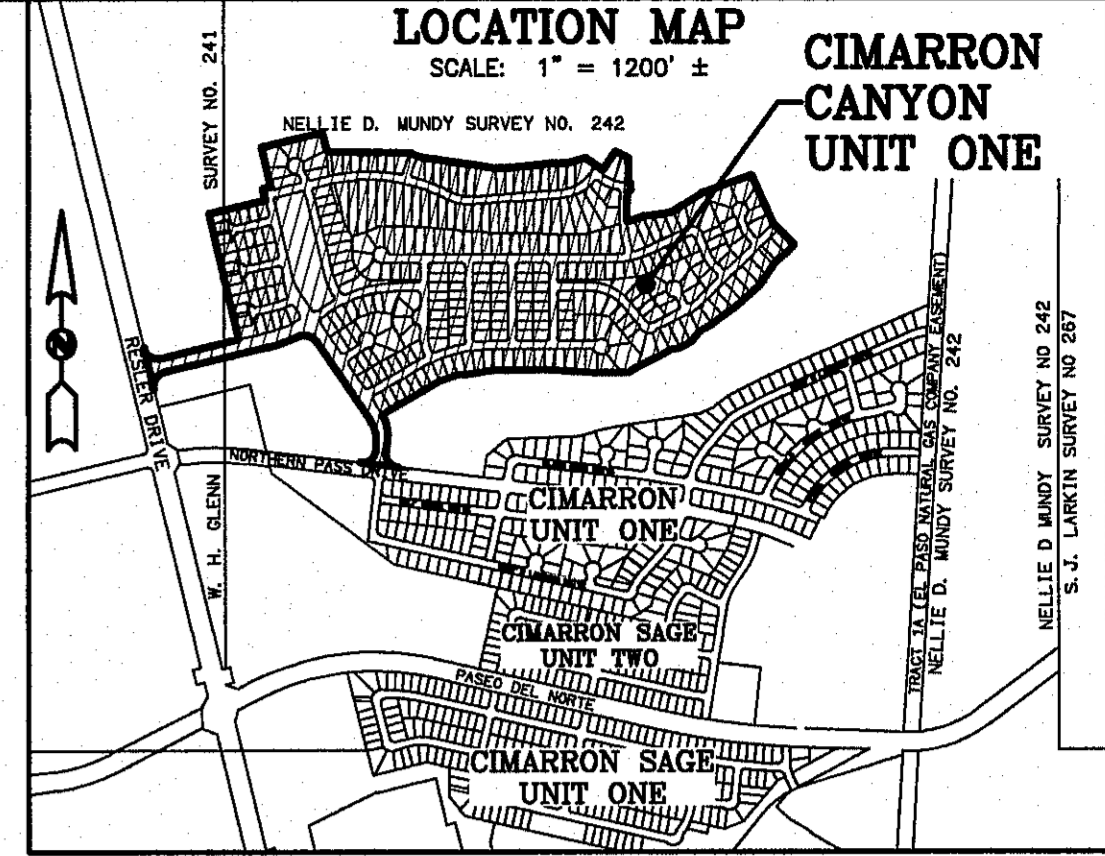
LOT NUMBER	SQ FT	ACRES
Lot 1 Block 4	7038	0.163
Lot 2 Block 4	6440	0.149
Lot 3 Block 4	6440	0.149
Lot 4 Block 4	6440	0.149
Lot 5 Block 4	6440	0.149
Lot 6 Block 4	6440	0.149
Lot 7 Block 4	6440	0.149
Lot 8 Block 4	6440	0.149
Lot 9 Block 4	6440	0.149
Lot 10 Block 4	6440	0.149
Lot 11 Block 4	6440	0.149
Lot 12 Block 4	6440	0.149
Lot 13 Block 4	6440	0.149
Lot 14 Block 4	6440	0.149
Lot 15 Block 4	6440	0.149
Lot 16 Block 4	6440	0.149

LOT NUMBER	SQ FT	ACRES
Lot 17 Block 4	7771	0.178
Lot 18 Block 4	6233	0.143
Lot 19 Block 4	10338	0.237
Lot 20 Block 4	9784	0.224
Lot 21 Block 4	12991	0.291
Lot 22 Block 4	10160	0.233
Lot 23 Block 4	13542	0.311
Lot 24 Block 4	7787	0.178
Lot 25 Block 4	7513	0.172
Lot 26 Block 4	8635	0.198
Lot 27 Block 4	7193	0.165
Lot 28 Block 4	7759	0.178
Lot 29 Block 4	10338	0.237
Lot 30 Block 4	12247	0.281
Lot 31 Block 4	8740	0.199

LOT NUMBER	SQ FT	ACRES
Lot 1 Block 3	12924	0.290
Lot 2 Block 3	11458	0.263
Lot 3 Block 3	10998	0.249
Lot 4 Block 3	8520	0.195
Lot 5 Block 3	8649	0.199
Lot 6 Block 3	9781	0.22

CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.) SHEET 3 OF 5

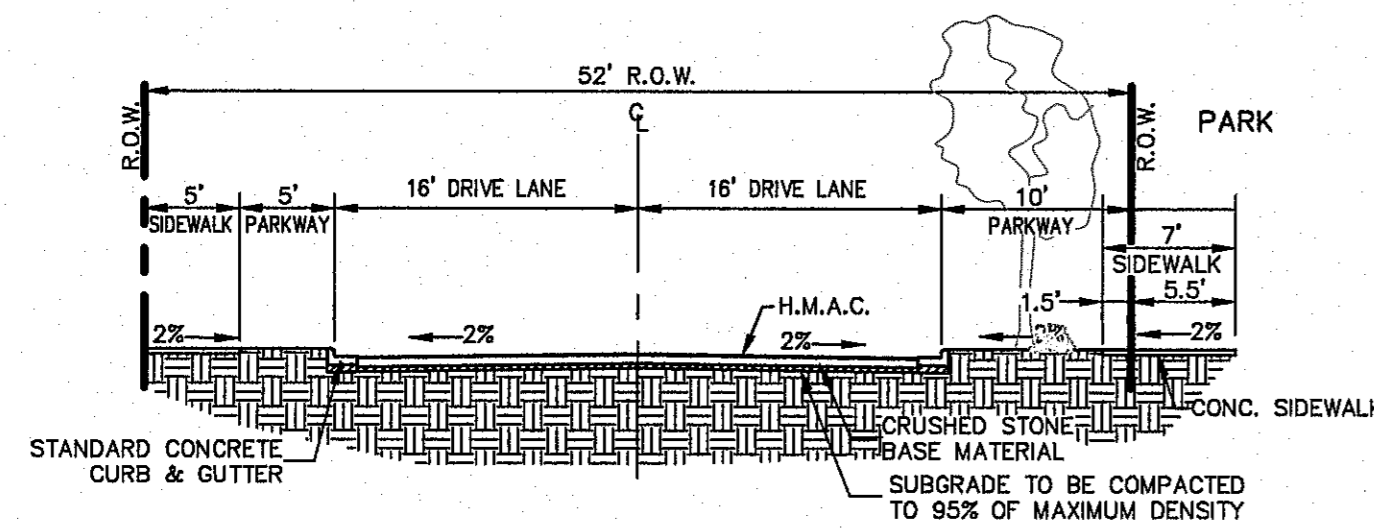
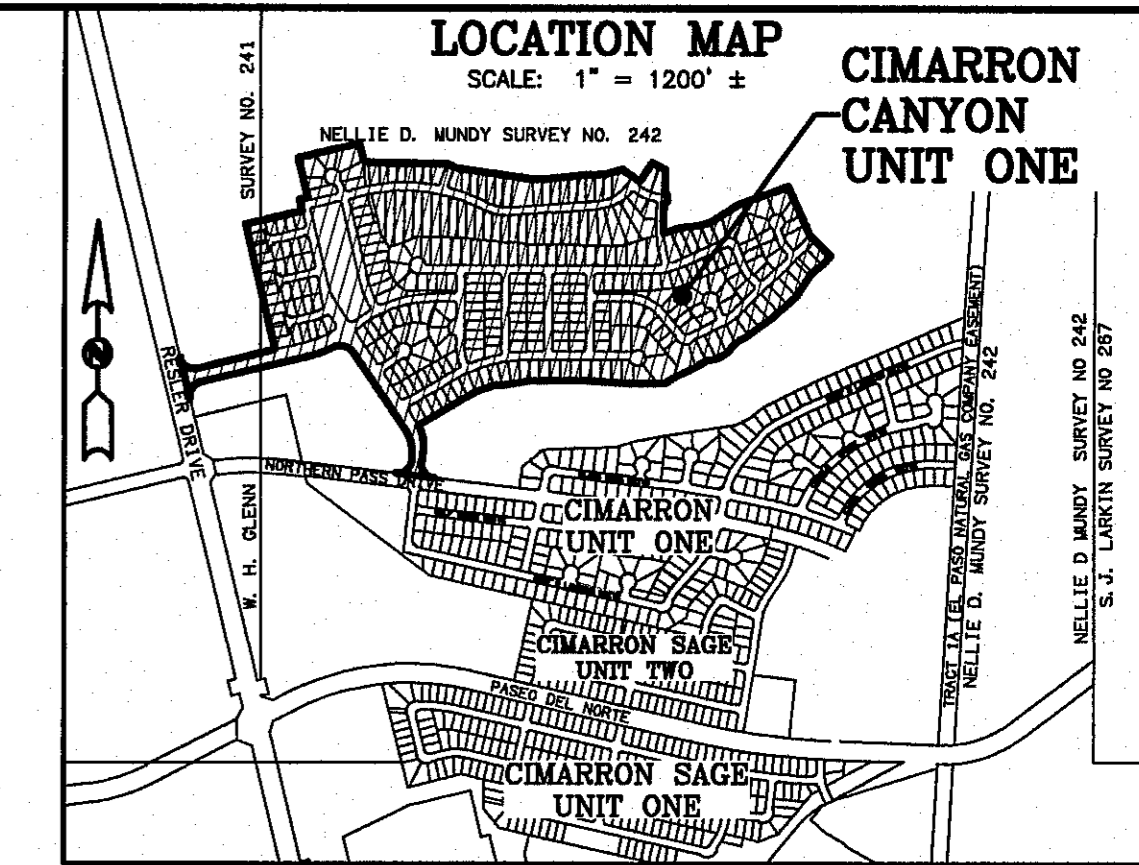


LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
1	S89°10'W	12.89'	748	N23°30'34"W	43.78'	798	S24°28'34"W	5.88'	1142	N45°32'37"E	35.03'
2	S81°10'30"E	244.71'	749	N0°00'00"E	108.61'	799	S24°28'34"W	54.20'	1143	N18°16'41"E	35.14'
3	N44°10'10"E	81.22'	750	N8°00'00"E	26.00'	800	N8°00'00"E	68.65'	1144	S89°28'49"W	36.74'
4	N70°40'44"E	115.32'	751	N7°35'34"W	43.87'	801	N8°15'08"E	108.43'	1145	N88°22'58"E	62.82'
5	N87°13'44"E	58.43'	752	N8°00'00"E	24.00'	802	N3°49'05"W	60.00'	1146	N89°42'07"E	48.94'
6	N87°13'44"E	113.80'	753	S3°59'56"E	105.18'	803	N0°52'51"W	78.32'	1147	S13°37'02"E	18.40'
7	N78°46'32"E	57.68'	754	S44°42'32"E	78.05'	804	N0°52'51"E	65.88'	1148	S13°37'02"E	36.60'
8	N89°50'30"E	62.33'	755	N8°00'00"E	233.03'	805	N8°00'00"E	21.22'	1149	S08°01'30"E	74.58'
9	N87°15'15"E	155.11'	756	S81°16'04"W	233.85'	806	S13°37'02"E	25.21'	1150	N89°28'07"E	36.98'
10	N87°15'43"E	82.67'	757	S81°16'04"W	21.83'	807	N76°22'12"E	20.29'	1151	S89°48'05"E	30.59'
11	N79°27'14"E	64.56'	758	N8°00'00"E	21.83'	808	N76°22'12"E	18.00'	1152	S84°17'22"E	25.60'
12	N59°27'14"E	73.17'	759	S41°19'56"E	38.80'	809	N76°22'12"E	18.00'	1153	N89°00'00"E	60.00'
13	N40°08'19"E	81.58'	760	S23°59'56"E	89.37'	810	N76°22'12"E	18.00'	1154	S82°52'30"E	53.83'
14	N52°05'31"E	87.22'	761	S88°00'00"E	18.00'	811	S13°37'02"E	29.50'	1155	S89°59'17"E	35.40'
15	N52°05'31"E	88.46'	762	N1°59'50"W	85.01'	812	N76°22'12"E	18.00'	1156	S89°59'17"E	40.17'
16	N58°58'39"E	78.49'	763	S43°29'30"W	65.68'	813	N76°22'12"E	18.00'	1157	S78°25'34"E	90.83'
17	N17°57'07"E	72.54'	764	S80°14'19"E	48.28'	814	N76°22'12"E	18.00'	1158	N89°00'00"E	65.00'
18	N38°28'33"E	78.20'	765	N34°45'41"E	46.00'	815	S13°37'02"E	25.50'	1159	N81°15'14"E	65.78'
19	N33°32'33"E	30.68'	766	S13°37'02"E	33.21'	816	N76°22'12"E	18.00'	1160	N77°33'28"E	45.83'
20	N58°33'14"E	78.72'	767	S28°38'19"E	54.84'	817	N76°22'12"E	18.00'	1161	S89°35'30"E	68.18'
21	N41°59'22"E	75.04'	768	N76°22'12"E	18.00'	818	N57°14'19"E	2.28'	1162	N57°14'19"E	42.00'
22	N41°59'22"E	188.36'	769	S13°37'02"E	46.00'	819	S13°37'02"E	29.50'	1163	S64°19'10"E	8.00'
23	S74°23'17"W	62.67'	770	S13°37'02"E	163.50'	820	N76°22'12"E	18.00'	1164	N87°10'00"E	8.00'
24	S83°00'30"W	129.67'	771	S13°37'02"E	104.20'	821	N76°22'12"E	18.00'	1165	S55°14'19"E	5.33'
25	S71°11'15"W	103.49'	772	S33°58'44"E	28.00'	822	N76°22'12"E	18.00'	1166	N45°40'04"E	18.34'
26	N49°25'50"E	22.47'	773	S60°11'16"E	24.87'	823	N76°22'12"E	18.00'	1167	N89°28'07"E	15.05'
27	N24°48'32"E	52.00'	774	S76°27'11"W	155.88'	824	N76°22'12"E	18.00'	1168	N89°28'07"E	63.81'
28	N0°00'00"E	104.16'	775	S76°27'11"W	226.88'	825	N76°22'12"E	18.00'	1169	N89°28'07"E	104.52'
29	N63°58'24"W	90.51'	776	S33°58'33"E	15.41'	826	N76°22'12"E	18.00'	1170	N89°28'07"E	64.07'
30	S13°32'49"E	141.02'	777	S76°27'11"W	12.27'	827	N76°22'12"E	18.00'	1171	N89°28'07"E	7.18'
31	N50°14'19"W	132.43'	778	N9°00'00"E	10.50'	828	S13°37'02"E	29.50'	1172	S13°37'02"E	20.34'
32	S72°03'16"W	65.47'	779	N9°00'00"E	65.00'	829	N76°22'12"E	18.00'	1173	S13°37'02"E	10.98'
33	S79°30'38"W	56.08'	780	N9°00'00"E	65.00'	830	N76°22'12"E	18.00'	1174	S13°37'02"E	65.01'
34	S87°32'49"W	116.18'	781	S87°38'42"E	91.18'	831	S13°37'02"E	5.00'	1175	S13°37'02"E	22.00'
35	N85°52'46"W	68.03'	782	N73°14'38"E	88.44'	832	N73°14'38"E	88.44'	1176	N87°29'12"E	48.48'
36	N82°04'12"W	32.00'	783	N73°14'38"E	8.83'	833	N73°14'38"E	8.83'	1177	N87°29'12"E	129.09'
37	N64°28'21"W	34.59'	784	S83°33'30"E	104.92'	834	N13°32'49"E	30.50'	1178	N87°29'12"E	73.00'
38	N13°32'49"E	112.60'	785	S60°11'16"E	60.00'	835	S13°32'49"E	30.50'	1179	N87°29'12"E	106.75'
39	S79°27'11"W	32.00'	786	S56°01'16"W	42.88'	836	N13°32'49"E	30.50'	1180	N87°29'12"E	119.46'
40	S13°32'49"E	91.88'	787	S23°20'38"W	36.13'	837	N13°32'49"E	30.50'	1181	N87°29'12"E	34.11'
41	S13°32'49"E	271.71'	788	N0°00'00"E	65.00'	838	N13°32'49"E	107.80'	1182	S55°45'19"E	106.63'
42	N58°28'44"E	4.58'	789	N0°00'00"E	80.84'	839	S13°32'49"E	85.50'	1183	S55°45'19"E	10.83'
43	N58°28'44"E	128.77'	790	N0°00'00"E	67.08'	840	N0°00'00"E	80.84'	1184	N87°29'12"E	65.52'
44	S13°56'44"E	125.53'	791	N0°00'00"E	67.00'	841	S13°32'49"E	82.50'	1185	N87°29'12"E	71.89'
45	S64°49'10"W	120.53'	792	N0°00'00"E	67.00'	842	N13°32'49"E	82.50'	1186	N87°29'12"E	74.05'
46	N9°00'00"E	104.83'	793	N0°00'00"E	66.62'	843	N13°32'49"E	82.50'	1187	N87°29'12"E	71.89'
47	N0°00'00"E	15.00'	794	N9°00'00"E	358.56'	844	S30°51'35"W	46.26'	1188	S89°22'37"E	65.52'

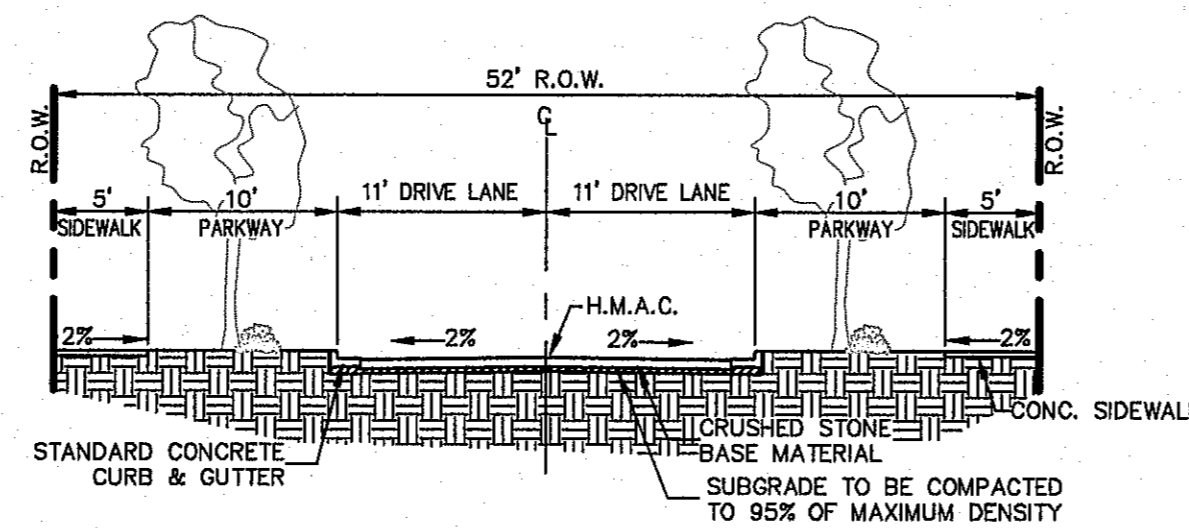
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
1189	N45°32'37"E	35.03'	1232	S83°29'51"E	57.94'						
1190	N72°28'39"E	82.01'	1233	S83°29'51"E	57.94'						
1191	N72°28'39"E	78.15'	1234	S83°29'51"E	57.94'						
1192	N72°28'39"E	154.53'	1235	S83°29'51"E	57.94'						
1193	N72°28'39"E	150.83'	1236	S83°29'51"E	57.94'						
1194	N81°38'58"E	75.08'	1237	S83°29'51"E	57.94'						
1195	N81°38'58"E	75.08'	1238	S83°29'51"E	57.94'						
1196	N87°32'58"E	65.70'	1239	S83°29'51"E	57.94'						
1197	N87°32'58"E	65.70'	1240	S83°29'51"E	57.94'						
1198	S89°55'17"E	168.63'	1241	S83°29'51"E	57.94'						
1199	S89°55'17"E	110.20'	1242	S83°29'51"E	57.94'						
1200	N87°32'58"E	111.15'	1243	S83°29'51"E	57.94'						
1201	N87°32'58"E	108.80'	1244	S83°29'51"E	57.94'						
1202	N89°54'09"E	54.86'	1245	S83°29'51"E	57.94'						
1203	N89°54'09"E	50.30'	1246	S83°29'51"E	57.94'						
1204	N79°21'32"E	26.88'	1247	S83°29'51"E	57.94'						
1205	N79°21'32"E	21.73'	1248	S83°29'51"E	57.94'						
1206	S78°25'34"E	90.83'	1249	S83°29'51"E	57.94'						
1207	S78°25'34"E	90.83'	1250	S83°29'51"E	57.94'						
1208	N77°33'28"E	45.83'	1251	S83°29'51"E	57.94'						
1209	N77°33'28"E	42.96'	1252	S83°29'51"E	57.94'						
1210	N71°22'52"E	26.18'	1253	S83°29'51"E	57.94'						
1211	N71°22'52"E	26.05'	1254	S83°29'51"E	57.94'						
1212	N82°55'08"E	27.84'	1255	S83°29'51"E	57.94'						
1213	N82°55'08"E	17.88'	1256	S83°29'51"E	57.94'						
1214	S80°11'30"E	88.01'	1257	S83°29'51"E	57.94'						
1215	S89°35'30"E	68.18'	1258	S83°29'51"E	57.94'						
1216	N57°14'19"E	2.28'	1259	S83°29'51"E	57.94'						
1217	S13°37'02"E	29.50'	1260	S83°29'51"E	57.94'						
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1224	N76°22'12"E	18.00'	1267	S83°29'51"E	57.94'						
1225	N76°22'12"E	18.00'	1268	S83°29'51"E	57.94'						
1226	N76°22'12"E	18.00'	1269	S83°29'51"E	57.94'						
1227	N76°22'12"E	18.00'	1270	S83°29'51"E	57.94'						
1228	N76°22'12"E	18.00'	1271	S83°29'51"E	57.94'						
1229	N76°22'12"E	18.00'	1272	S83°29'51"E	57.94'						
1230	N76°22'12"E	18.00'	1273	S83°29'51"E	57.94'						
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1245	N76°22'12"E	18.00'	1288	S83°29'51"E	57.94'						
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1252	N76°22'12"E	18.00'	1295	S83°29'51"E	57.94'						
1253	N76°22'12"E	18.00'	1296	S83°29'51"E	57.94'						
1254	N76°22'12"E	18.00'	1297	S83°29'51"E	57.94'						
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1263	N76°22'12"E	18.00'	1306	S83°29'51"E	57.94'						
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CIMARRON CANYON UNIT ONE

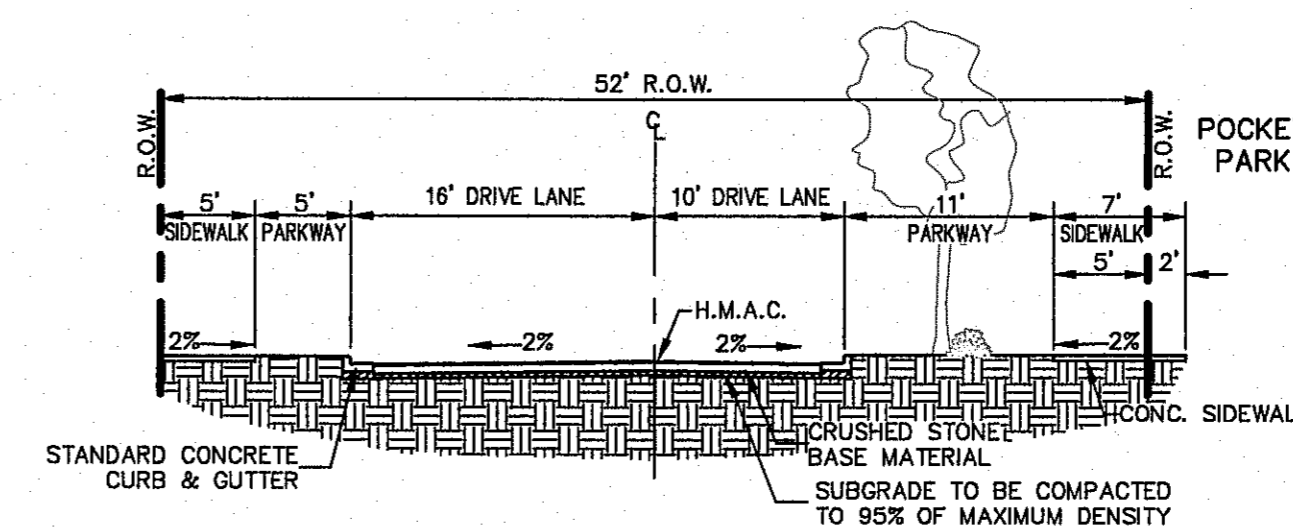
BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 4 OF 5



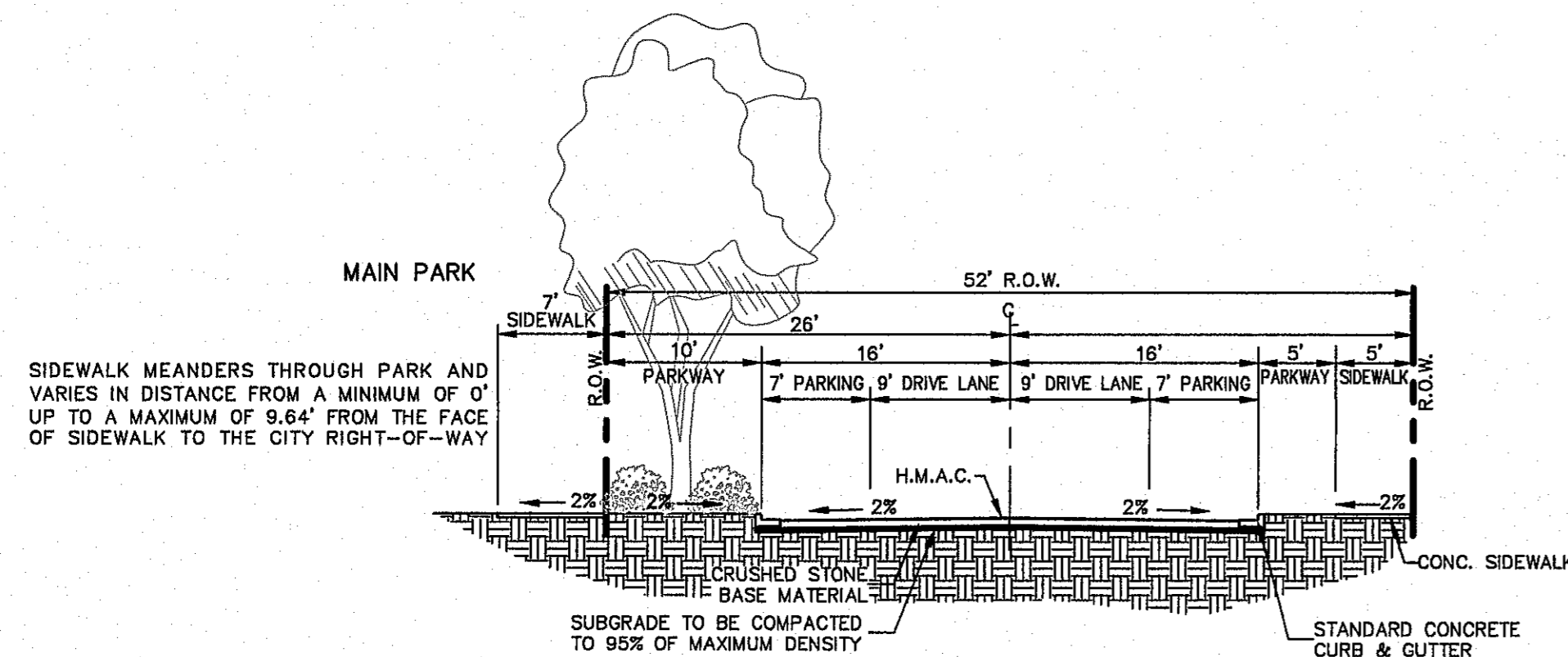
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CIMARRON PARK DRIVE NORTH OF CIMARRON CANYON DRIVE
BULB OUTS AT PARALLEL PARKING ADJACENT TO PARK ONLY



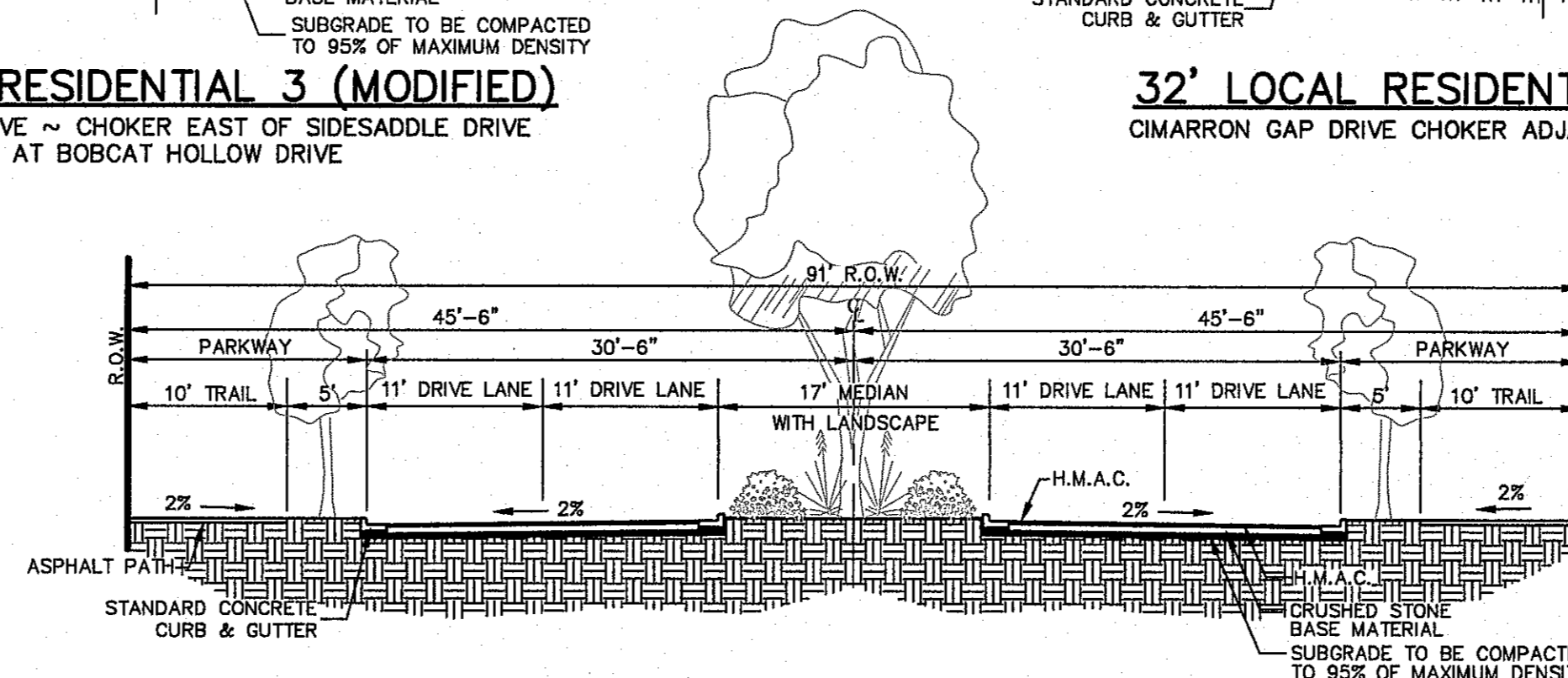
32' LOCAL RESIDENTIAL 3 (MODIFIED)
CIMARRON GAP DRIVE ~ CHOKER EAST OF SIDESADDLE DRIVE
AND AT BOBCAT HOLLOW DRIVE



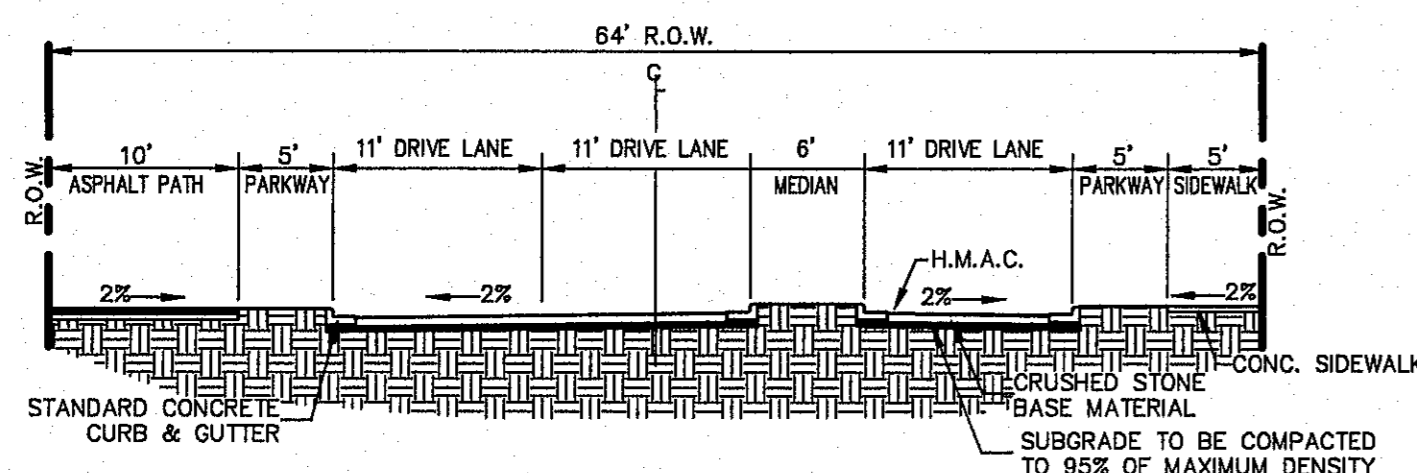
32' LOCAL RESIDENTIAL 3 (MODIFIED)
CIMARRON GAP DRIVE CHOKER ADJACENT TO POCKET PARK ONLY



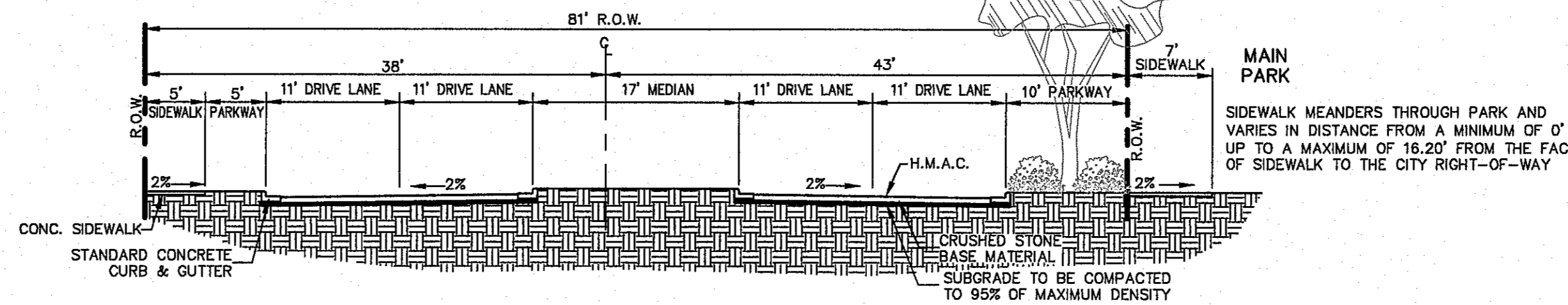
32' LOCAL RESIDENTIAL 3 (MODIFIED)
CIMARRON CANYON DRIVE EAST OF CIMARRON PARK DRIVE ADJACENT TO PARK ONLY



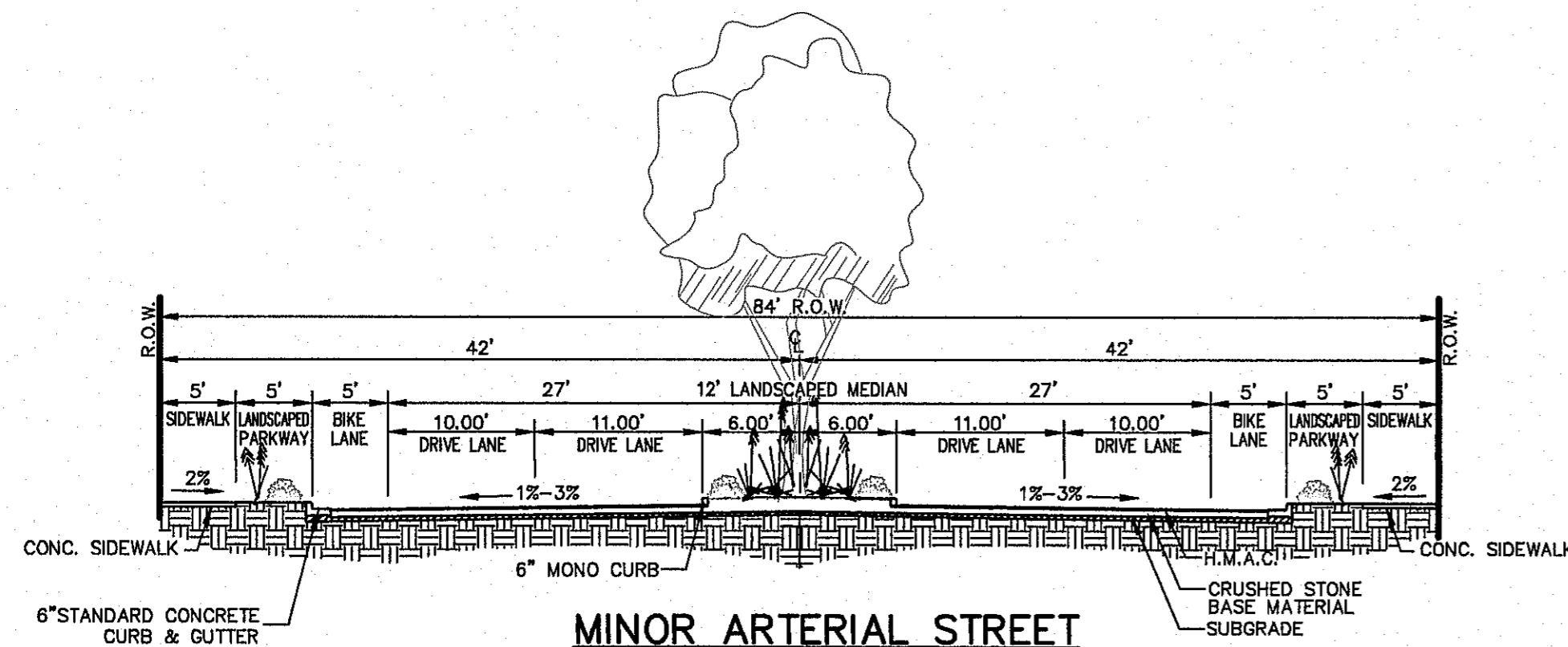
MINOR ARTERIAL STREET WITH BIKE/HIKE (MODIFIED)
CIMARRON CANYON DRIVE FROM RESLER DRIVE TO CIMARRON PARK DRIVE



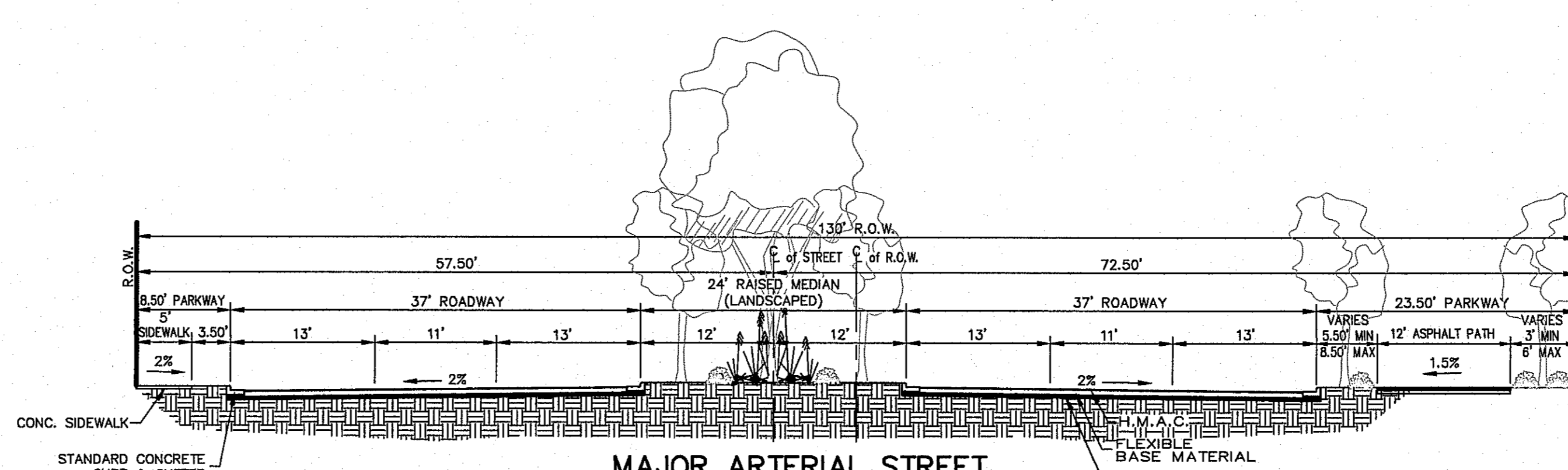
RESIDENTIAL COLLECTOR (MODIFIED)
CIMARRON PARK AT NORTHERN PASS ONLY



NON RESIDENTIAL 4 LANE COLLECTOR (MODIFIED)
CIMARRON PARK STREET NORTH OF CIMARRON CANYON ADJACENT TO PARK ONLY



MINOR ARTERIAL STREET
NORTHERN PASS DRIVE (EXISTING)
SCALE: 1" = 10'



MAJOR ARTERIAL STREET
RESLER DRIVE (EXISTING)
SCALE: 1" = 10'

REVISED: DEC. 2, 2016
REVISED: OCT. 31, 2016
REVISED: SEPT. 26, 2016
REVISED: MAY 31, 2016
DATE OF PREPARATION: APRIL 21, 2016

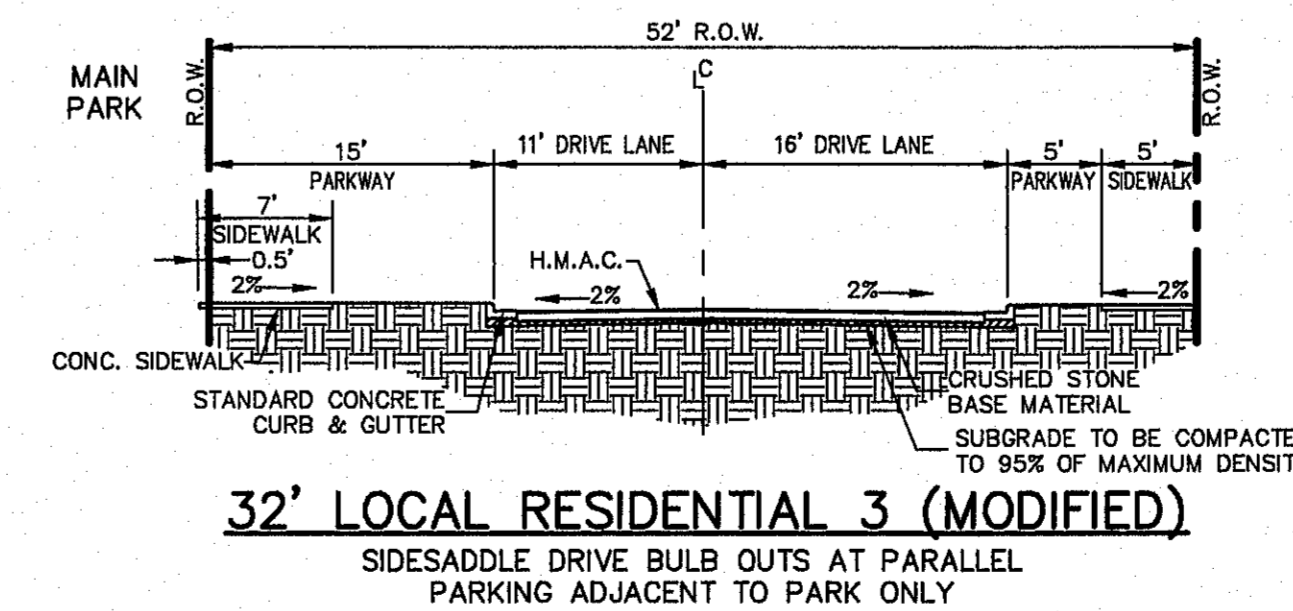
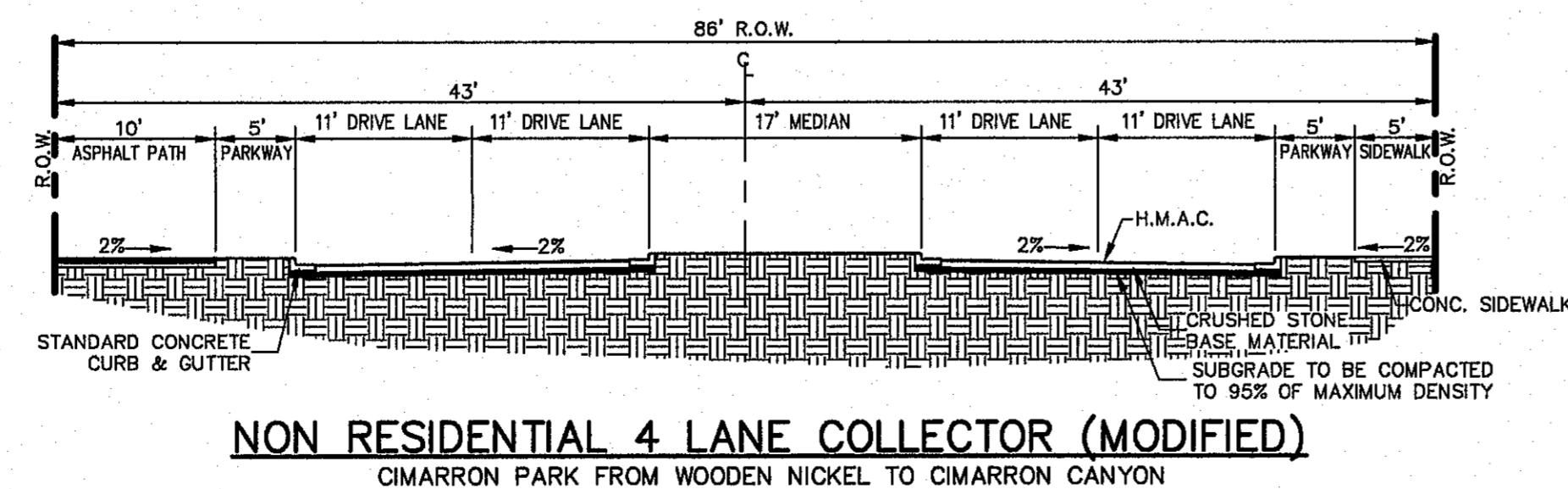
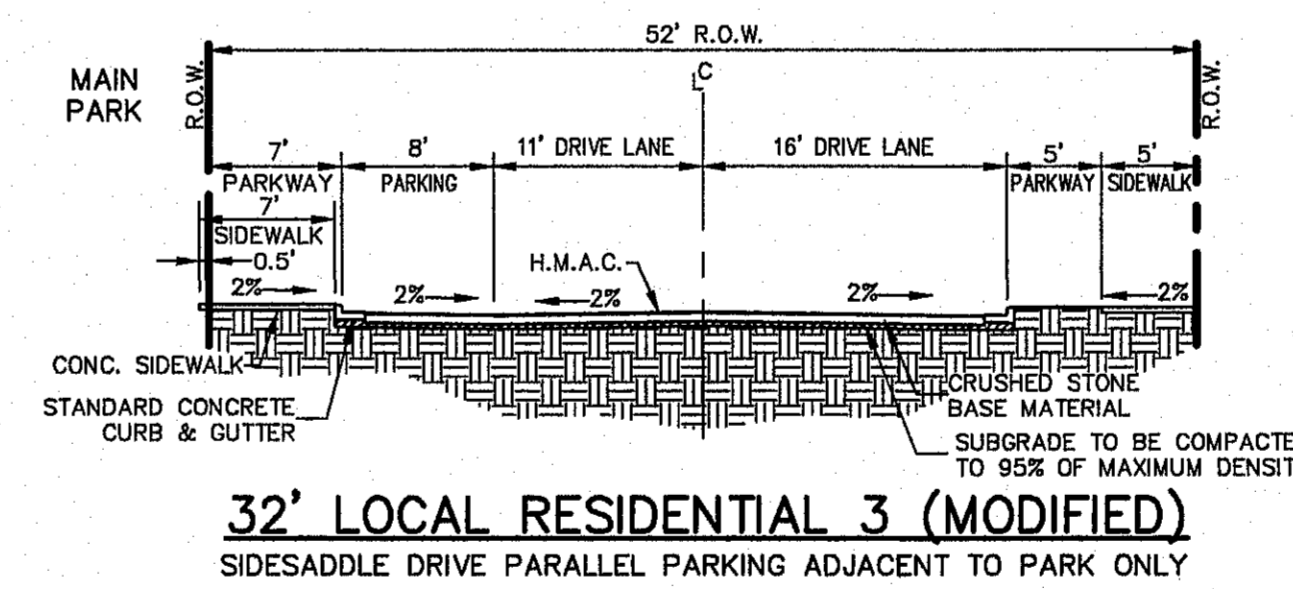
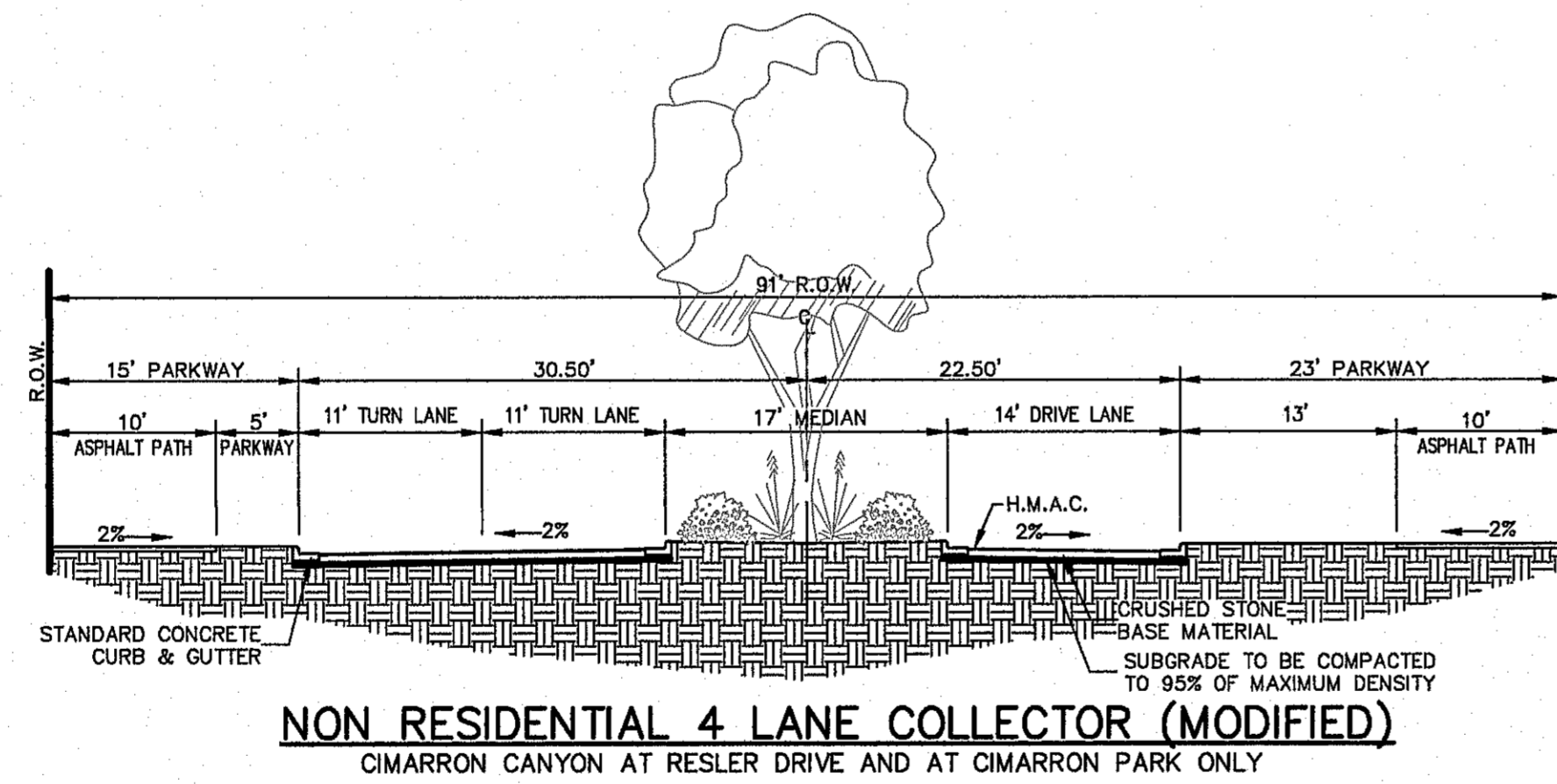
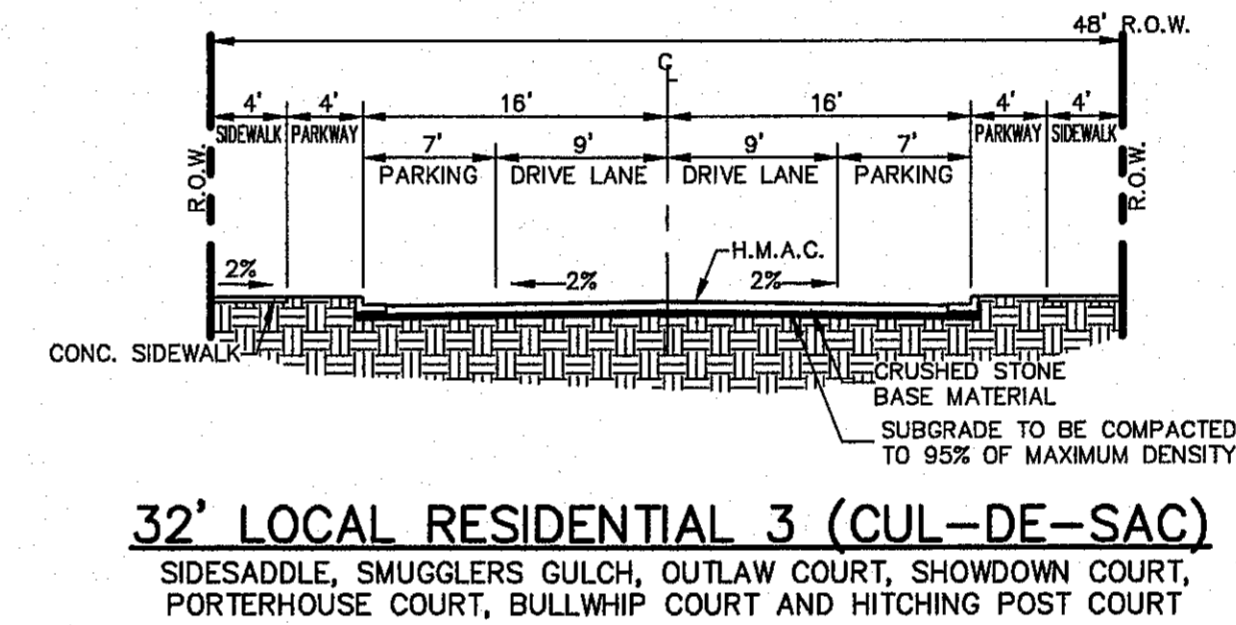
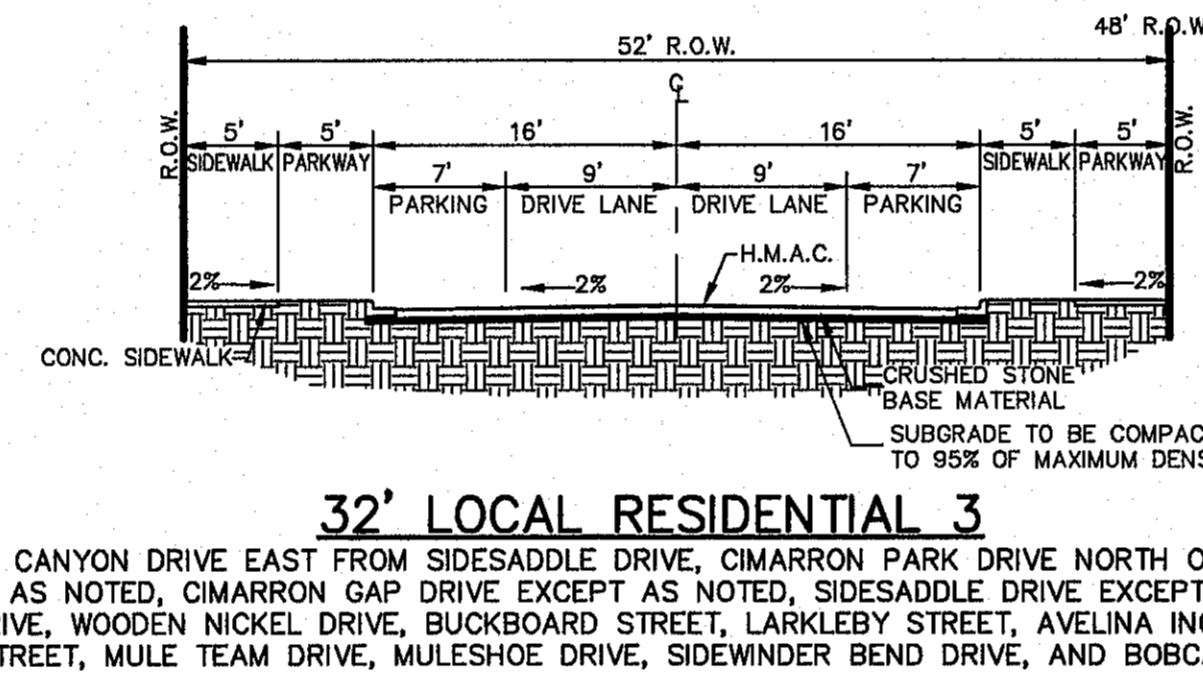
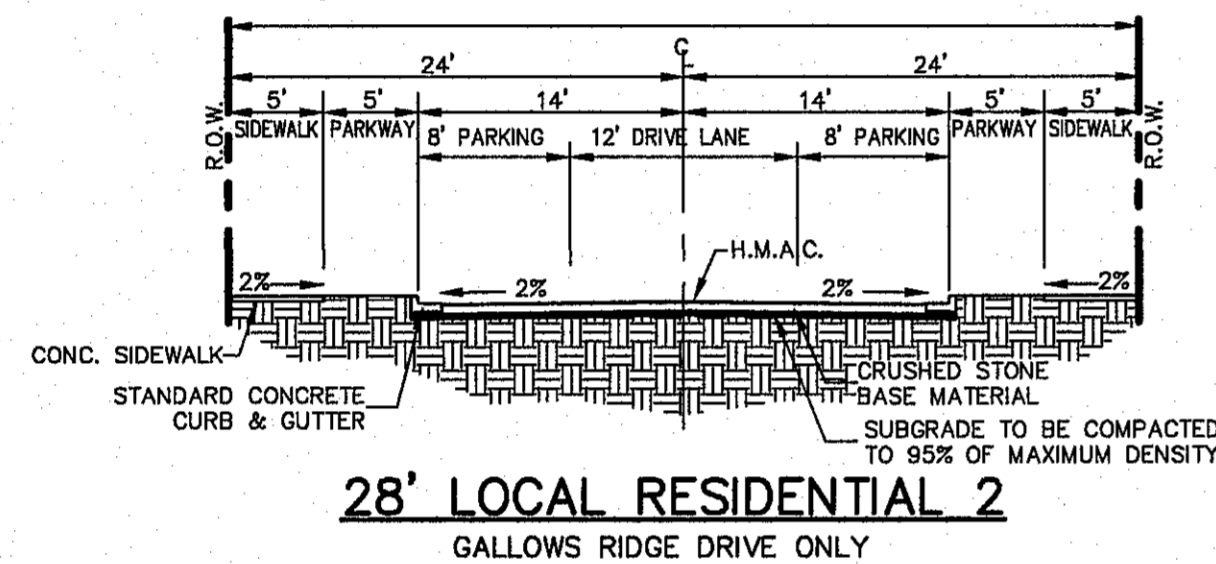
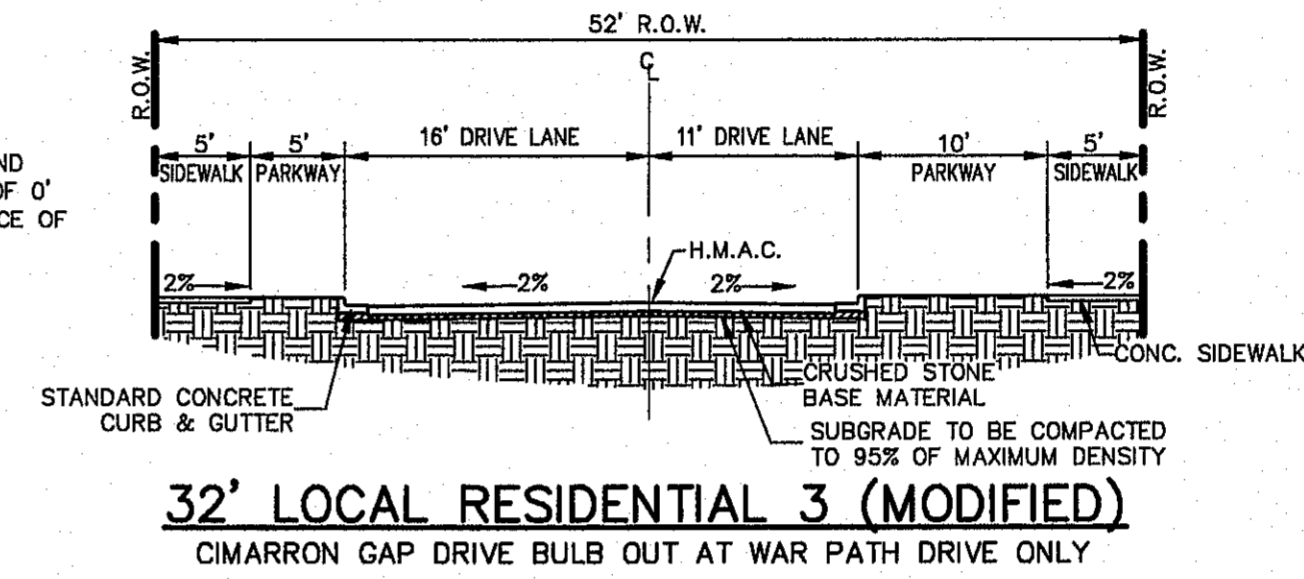
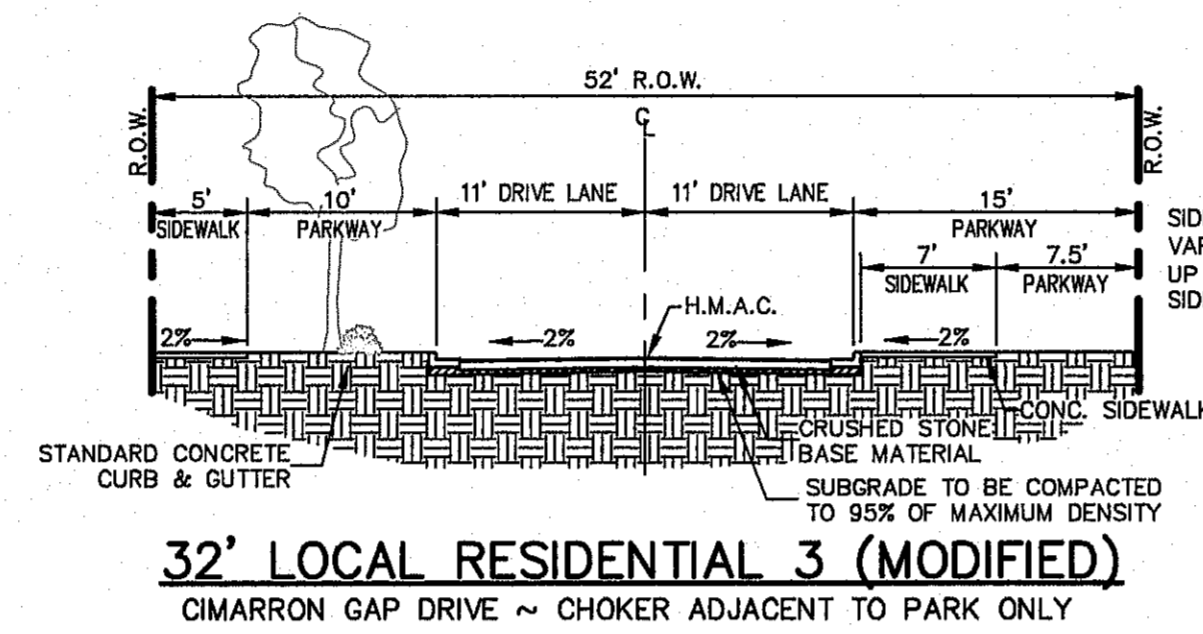
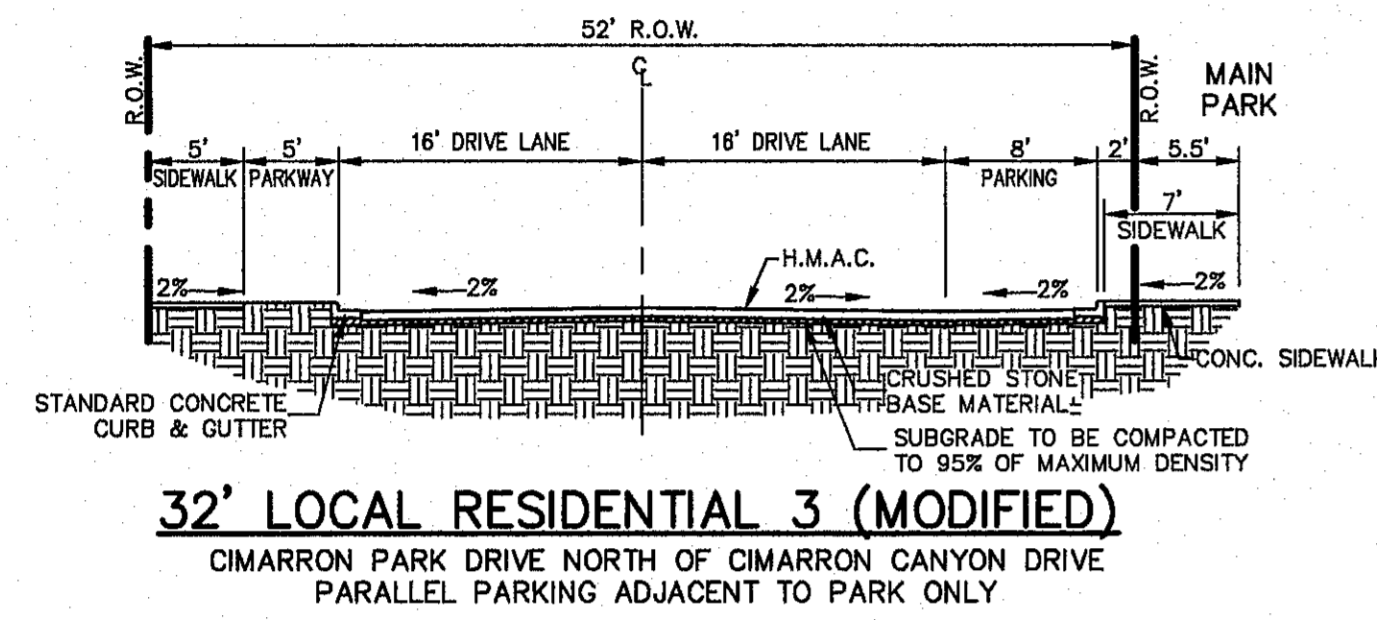
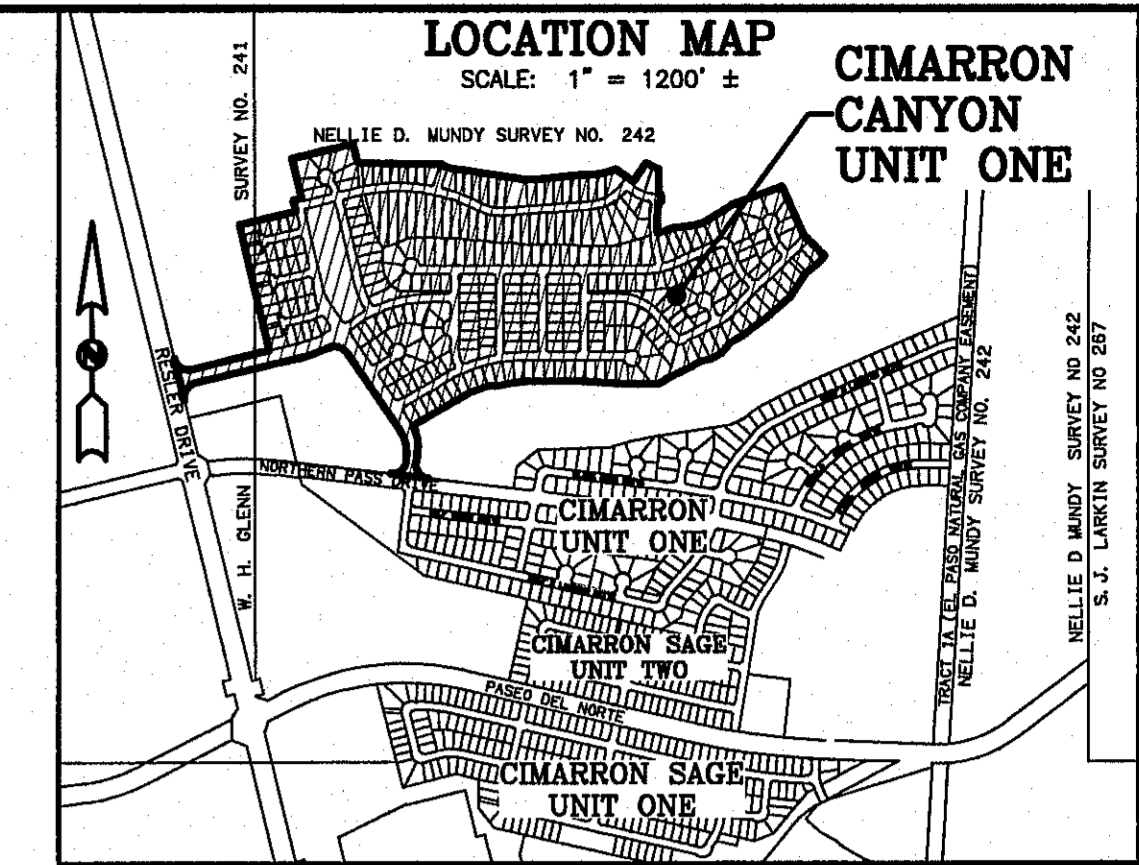
ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095



Final Approval

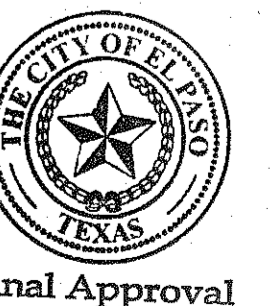
CIMARRON CANYON UNIT ONE

BEING A PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242 AND TRACT 62E2, W.H. GLENN SURVEY 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 97.564 ± ACRES (4,249,889 SQ. FT.)
SHEET 5 OF 5

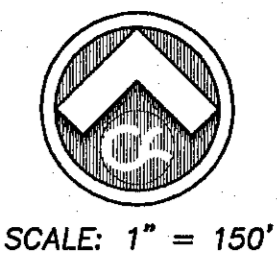


REVISED: DEC. 2, 2016
REVISED: OCT. 31, 2016
REVISED: SEPT. 26, 2016
REVISED: MAY 31, 2016
DATE OF PREPARATION: APRIL 21, 2016

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1928 FAX (915) 877-2095



Final Approval



SCALE: 1" = 150'

BENCHMARK: CITY MONUMENT AT THE CENTRELINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE. ELEVATION = 5978.5 (E. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/20/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
450-5300-1555
54-6300

EL PASO GAS SERVICE
952-8411/662-2003
54-6300

TGS EMERGENCY HOTLINE
952-8411/662-2003
952-8411/662-2003

EL PASO WATER UTILITY
775-7414
54-6300

EL PASO NATURAL GAS COMPANY
1-800-334-8847
1-800-334-8847

TEXAS EXCAVATION SAFETY SYSTEM
1-800-342-8877

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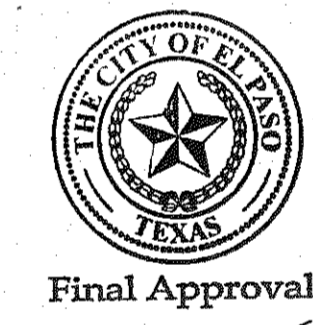
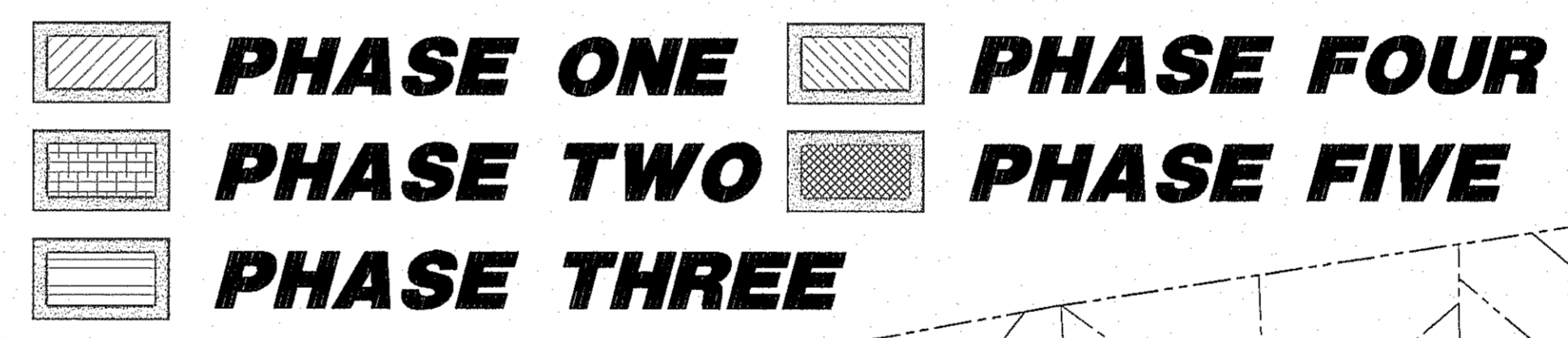
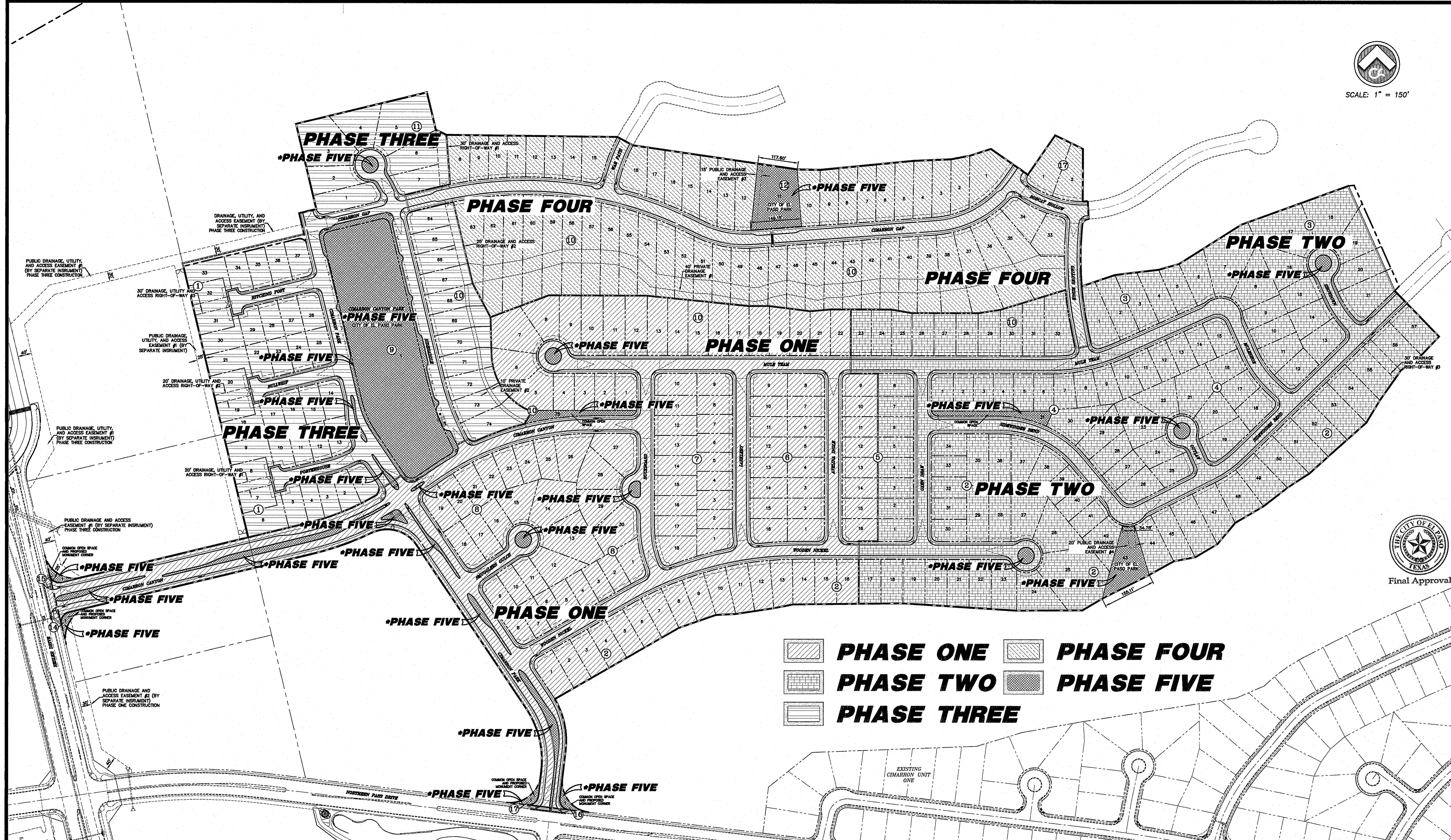
csa design group, inc.
Texas Registered Engineering Firm F-9897
1845 Northwester Dr. Ste C
El Paso, Texas 79912
tel (915) 877-4155
fax (915) 877-4334
www.csaengineers.com



CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE
CONSTRUCTION PHASING PLAN

COB	1524
DATE	9/15/16
BY	DAE
CHECKED BY	AS NOTED
SHEET NO. 12	
13 OF 131	



PHASE ONE INCLUDES GRADING OF THE ENTIRETY OF BLOCKS 6, 7, AND 8, LOTS 1-16 OF BLOCK 2, LOTS 9-16 OF BLOCK 5, AND LOTS 1-22 AND LOT 75 (COMMON OPEN SPACE) OF BLOCK 10, FOR A TOTAL OF 110 RESIDENTIAL LOTS. IT SHALL ALSO INCLUDE THE GRADING AND PAVING OF ALL PUBLIC ROADWAYS FRONTING THE LOTS, AS WELL AS CIMARRON PARK DRIVE FROM NORTHERN PASS DRIVE TO THE INTERSECTION OF CIMARRON CANYON DRIVE, AND THE ENTIRETY OF CIMARRON CANYON DRIVE FROM RESSLER DRIVE TO BUCKBOARD (NOT INCLUSIVE OF THE MEDIAN LANDSCAPING, LANDSCAPING OF THE COMMON OPEN SPACE LOT 75, BLOCK 10). ALL UTILITY INFRASTRUCTURE (BOTH ABOVE AND BELOW GROUND) FOR THE SUBDIVISION ROADWAYS AS NOTED ABOVE, AS WELL AS ANY OTHER PUBLIC IMPROVEMENTS SUCH AS SIGNAGE AND STRIPING AND STREET LIGHTING, AS DETAILED IN THE SUBDIVISION IMPROVEMENT PLANS FOR THOSE STREETS. ALL STORM SEWER NOTED WITHIN THE PHASING LINE WILL BE INSTALLED AND STUBBED BEYOND THE LIMITS OF PHASE ONE, AS WELL AS THE STORM SEWER IMMEDIATELY EAST OF RESSLER DRIVE WILL BE INSTALLED AND DAYLIGHTED NORTH OF CIMARRON CANYON DRIVE AS AN OFFSITE IMPROVEMENT TO BE MAINTAINED BY THE DEVELOPER UNTIL ACCEPTED FOR MAINTENANCE BY EPWU STORM WATER MANAGEMENT.

PHASE TWO INCLUDES GRADING OF THE ENTIRETY OF BLOCKS 3 AND 4, AND THE REMAINDER OF BLOCKS 2, 5, AND 10 FOR A TOTAL OF 109 RESIDENTIAL LOTS. IT SHALL ALSO INCLUDE THE PAVING OF ALL PUBLIC ROADWAYS FRONTING THE LOTS, AND THE ROUGH GRADING OF THE PUBLIC PARK, LOT 43 BLOCK 2 (NOT INCLUSIVE OF THE LANDSCAPING OR INSTALLATION OF AMENITIES WITHIN THE PARK, OR THE MEDIAN LANDSCAPING SHOWN WITHIN THE PHASING LINE), ALL UTILITY INFRASTRUCTURE (BOTH ABOVE AND BELOW GROUND) FOR THE SUBDIVISION ROADWAYS AS NOTED ABOVE, AS WELL AS ANY OTHER PUBLIC IMPROVEMENTS SUCH AS SIGNAGE AND STRIPING AND STREET LIGHTING, AS DETAILED IN THE SUBDIVISION IMPROVEMENT PLANS FOR THOSE STREETS. ALL STORM SEWER NOTED WITHIN THE PHASING LINE WILL BE INSTALLED AND STUBBED BEYOND THE LIMITS OF PHASE TWO AS NOTED IN THE PLANS. ADDITIONALLY, THE OFFSITE GRADING SHOWN ON THE GRADING PLAN EAST OF BLOCKS 2 AND 3, AND INSTALLATION OF THE TEMPORARY TURNAROUND ON SIDERWINDER BEND WILL BE COMPLETED WITH THIS PHASE.

PHASE THREE INCLUDES THE GRADING OF BLOCK 1 IN ITS ENTIRETY, AND LOTS 64-74, BLOCK 10, AND LOTS 1-7 OF BLOCK 11 FOR A TOTAL OF 55 RESIDENTIAL LOTS. IT SHALL ALSO INCLUDE THE PAVING OF ALL PUBLIC ROADWAYS FRONTING THE LOTS, AND THE ROUGH GRADING OF THE PUBLIC PARK, LOT 1 BLOCK 9 (NOT INCLUSIVE OF THE LANDSCAPING OR INSTALLATION OF AMENITIES WITHIN THE PARK, OR THE MEDIAN LANDSCAPING SHOWN WITHIN THE PHASING LINE). ADDITIONALLY, ALL GRADING AND IMPROVEMENTS SHOWN FOR DRAINAGE RIGHTS-OF-WAY #1 AND #2, THE DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAY #1-3, AND THE DRAINAGE, UTILITY AND ACCESS EASEMENT NOTED TO BE BY SEPARATE INSTRUMENT WEST OF BLOCK 1 WILL BE COMPLETED WITH THIS PHASE. ALL UTILITY INFRASTRUCTURE (BOTH ABOVE AND BELOW GROUND) FOR THE SUBDIVISION ROADWAYS AS NOTED ABOVE, AS WELL AS ANY OTHER PUBLIC IMPROVEMENTS SUCH AS SIGNAGE AND STRIPING AND STREET LIGHTING, AS DETAILED IN THE SUBDIVISION IMPROVEMENT PLANS FOR THOSE STREETS. ALL STORM SEWER NOTED WITHIN THE PHASING LINE WILL BE INSTALLED AND STUBBED BEYOND THE LIMITS OF PHASE THREE AS NOTED IN THE PLANS. ADDITIONALLY, THE OFFSITE GRADING SHOWN ON THE GRADING PLAN NORTH OF BLOCK 2 AND THE ROUGH GRADING OF THE CIMARRON PARK DRIVE EXTENSION BEYOND THE CIMARRON GAP INTERSECTION WILL BE COMPLETED WITH THIS PHASE.

PHASE FOUR INCLUDES GRADING OF THE REMAINDER OF BLOCK 11, LOTS 8-15, THE REMAINDER OF BLOCK 10, LOTS 33-63, AND BLOCKS 12 AND 17 IN THEIR ENTIRETY FOR A TOTAL OF 58 RESIDENTIAL LOTS. IT SHALL ALSO INCLUDE THE PAVING OF ALL PUBLIC ROADWAYS FRONTING THE LOTS, AND THE ROUGH GRADING OF THE PUBLIC PARK, LOT 1 BLOCK 9 (NOT INCLUSIVE OF THE LANDSCAPING OR INSTALLATION OF AMENITIES WITHIN THE PARK). ALL UTILITY INFRASTRUCTURE (BOTH ABOVE AND BELOW GROUND) FOR THE SUBDIVISION ROADWAYS AS NOTED ABOVE, AS WELL AS ANY OTHER PUBLIC IMPROVEMENTS SUCH AS SIGNAGE AND STRIPING AND STREET LIGHTING, AS DETAILED IN THE SUBDIVISION IMPROVEMENT PLANS FOR THOSE STREETS. ALL STORM SEWER NOTED WITHIN THE PHASING LINE WILL BE INSTALLED AND STUBBED BEYOND THE LIMITS OF PHASE FOUR AS NOTED IN THE PLANS. ADDITIONALLY, THE ROUGH GRADING OF FUTURE CIMARRON CANYON SUBDIVISIONS SHOWN BEYOND THE BOUNDARY NORTH OF BLOCK 1 AND EAST OF BLOCKS 10 AND 17 AND THE EXTENSION OF CIMARRON GAP WEST OF BLOCK 17 WILL BE PERFORMED IN THIS PHASE.

NOTE:

LANDSCAPE AND IRRIGATION PLANS FOR PARKS, MEDIANS AND PARKWAYS, COMMON OPEN SPACES, AND NOTES AND DETAILS FOR REVEGETATION OF GRADED SLOPES TO BE SUBMITTED FOR REVIEW UNDER SEPARATE COVER.

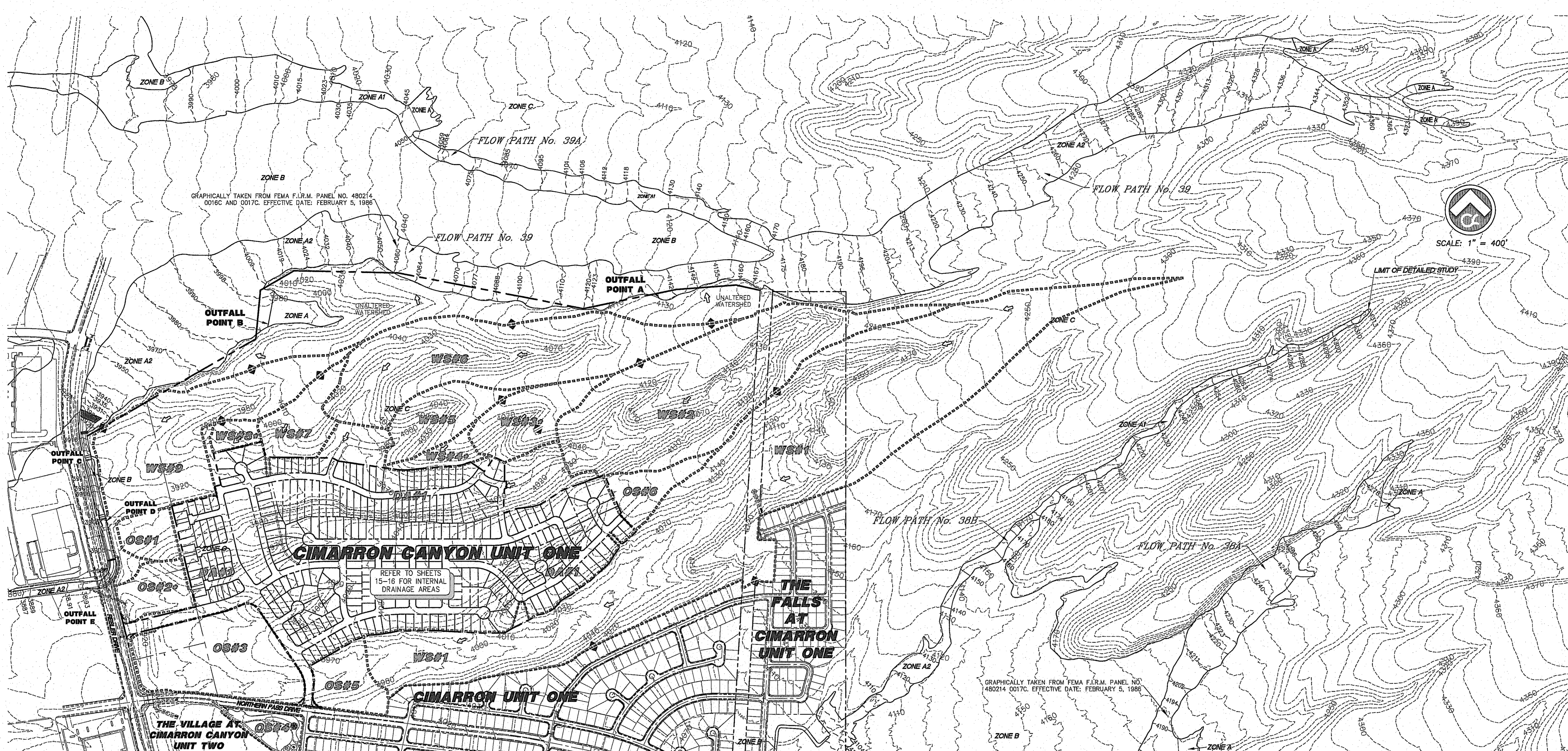
WHILE IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL LANDSCAPING WITHIN THE PRIVATE COMMON OPEN SPACES, SAID LANDSCAPING SHALL NOT BE CONSIDERED AS A NECESSARY PUBLIC IMPROVEMENT TO BE IN PLACE PRIOR TO THE INSPECTION AND ACCEPTANCE OF THIS SUBDIVISION BY THE CITY OF EL PASO.

PROPOSED MONUMENT SIGNAGE TO BE INSTALLED IN BLOCK 14, LOT 1; BLOCK 15, LOT 1; BLOCK 16, LOT 1; BLOCK 17, LOT 1, SHALL OCCUR UNDER SEPARATE PERMIT AND SHALL NOT BE CONSIDERED AS A NECESSARY PUBLIC IMPROVEMENT TO BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS SUBDIVISION BY THE CITY OF EL PASO.

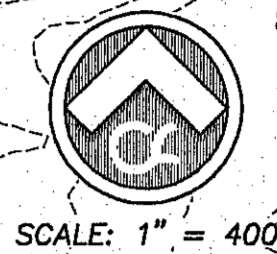
WHILE THIS SUBDIVISION IS PROPOSED TO BE ACCEPTED IN PHASES, MUCH OF THE PROPOSED CONSTRUCTION WITHIN THE PHASE LINES SHOWN WILL BE PERFORMED CONCURRENTLY. ALTHOUGH THE INTENT IS THAT THE PHASING SHOWN WILL OCCUR NUMERICALLY, IT IS POSSIBLE THAT CONSTRUCTION WILL BE COMPLETED OUT OF THE PROPOSED ORDER AND THAT THE PHASES WILL BE OFFERED IN ORDER OF COMPLETION. THE DEVELOPER WILL ASK FOR THE CITY TO ACCEPT THE PHASING INDEPENDENTLY OF ONE ANOTHER, REGARDLESS OF THE NUMERICAL ORDER, BUT CANNOT OBTAIN ANY GIVEN PHASE FOR ACCEPTANCE UNLESS THERE IS A CONNECTION TO A PUBLIC ROADWAY THAT HAS ALREADY BEEN ACCEPTED BY THE CITY.

CONSTRUCTION PHASING PLAN

© CSA DESIGN GROUP, INC. - Jan. 08, 2017 - 251ppm
1/24/17 10:24 AM Cimarron Canyon Unit One (10/17) 3rd City Submittal - CONSTRUCTION PHASING PLAN 12 (PHASING) (dwg)



BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE
ELEVATION = 3925.3 (E. PASO DATUM)



NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Summit	DAE
2	11/01/16	2nd City Summit	DAE
3	1/9/17	3rd City Summit Final	JCK

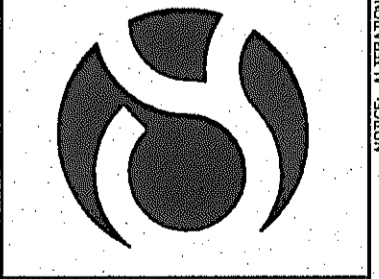
WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 545-5720
EL PASO GAS SERVICE 544-9300
TEXAS GAS SERVICE 544-9300
TGS EMERGENCY HOTLINE 562-3411/662-2003
EL PASO WATER (PWS) 544-9300
TIME WARNER (CABLE) 776-7414
EL PASO NATURAL GAS COMPANY 1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-200-8025 (COP-8027)

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fax (915) 877.4334
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CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

MASTER DRAINAGE PLAN

COB	1524
DESIGN BY	JCK
COB-SM-DC	9/15/16
DRAWN BY	AS NOTED
DATE	AS NOTED
REVISION BY	AS NOTED

SHEET NO. **14**
SHEET SEQUENCE **15** OF **131**



Final Approval

EXISTING CONDITIONS						
COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA						
100 YEAR 24 HOUR DURATION RUNOFF VOLUME = (AREA (ACRES) X 4.18 (IN.) X C) / 12 = AC-FT.						
100 YEAR STORM FREQUENCY CALCULATIONS						
DRAINAGE AREA NO.	AREA (ACRES)	RUNOFF VOLUME (AC-FT)	CONCENTRATION (MINUTES)	COEFFICIENT C	INTENSITY (I) IN/HR.	PEAK DISCHARGE (Q) CFS.
DA #1	106.432	25.58	15.7	0.69	4.56	384.88
WS #1	97.835	23.53	22.7	0.69	3.95	266.65
WS #2	39.351	9.46	10	0.69	5.21	141.46
WS #3	8.457	2.80	10	0.95*	5.21	41.86
WS #4	2.559	0.85	10	0.95*	5.21	12.67
WS #5	7.990	1.92	10	0.69	5.21	28.72
WS #6	33.020	7.94	11.3	0.69	5.05	115.06
WS #7	6.591	1.58	10	0.69	5.21	23.70
WS #8	1.865	0.62	10	0.95*	5.21	9.23
WS #9	26.171	6.29	10	0.69	5.21	94.08
OS #1	3.634	0.87	10	0.69	5.21	13.05
OS #2	4.898	1.62	10	0.95*	5.21	24.24
OS #3	17.458	4.21	10	0.69	5.21	62.90
OS #4	3.461	0.48	10	0.40	5.21	7.21
OS #5	5.780	1.39	10	0.69	5.21	20.78
OS #6	4.734	1.14	10	0.69	5.21	17.02
EXISTING NORTHERN PASS CULVERT CROSSING	3.956	1.17	10	0.85	4.43	14.90**
EXISTING THE VILLAGE AT CIMARRON UNIT TWO OF#1	7.728	2.56	10	0.95*	5.21	38.25***
EXISTING THE FALLS AT CIMARRON UNIT ONE PRIVATE SS	5.416	1.13	10	0.60	5.21	16.93****
TOTAL	398.891	95.12				1283.60

DEVELOPED CONDITIONS UNIT ONE ONLY						
COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA						
100 YEAR 24 HOUR DURATION RUNOFF VOLUME = (AREA (ACRES) X 4.18 (IN.) X C) / 12 = AC-FT.						
100 YEAR STORM FREQUENCY CALCULATIONS						
DRAINAGE AREA NO.	AREA (ACRES)	RUNOFF VOLUME (AC-FT)	CONCENTRATION (MINUTES)	COEFFICIENT C	INTENSITY (I) IN/HR.	PEAK DISCHARGE (Q) CFS.
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WS #1	97.835	23.53	22.7	0.69	3.95	266.65
WS #2	39.351	9.46	10	0.69	5.21	141.46
WS #3	8.457	2.80	10	0.95*	5.21	41.86
WS #4	2.559	0.85	10	0.95*	5.21	12.67
WS #5	7.990	1.92	10	0.69	5.21	28.72
WS #6	33.020	7.94	11.3	0.69	5.05	115.06
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TOTAL	398.891	91.78				1239.92

FLOOD ZONES AS SHOWN ARE NAVD 88 (11.5' DIFFERENCE)

SUMMARY OF 100 YEAR 24 HOUR DURATION EVENT (RUNOFF RATE AND VOLUME) AT OUTFALL POINT A		
EXISTING CONDITION	VOLUME (AC-FT)	RATE (CFS)
EXISTING CONDITION	95.12	1283.60
PROPOSED CONDITION (UNIT ONE)	91.78 (SEE NOTE 4)	1239.92 (SEE NOTE 4)

NOTE 1: THIS AREA LIES WITHIN FLOOD HAZARD ZONE B AND C, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO PANEL NUMBER 480214 0016 C DATED FEBRUARY 05, 1986, AND AMENDED PER A LETTER OF MAP REVISION, EFFECTIVE DATE AUGUST 04, 2011, AND LIES WITHIN FLOOD HAZARD ZONE C AS DESIGNATED BY THE F.I.R.M., CITY OF EL PASO PANEL NUMBER 480214 0017 C DATED FEBRUARY 05, 1986.

NOTE 2: RUNOFF COEFFICIENT FOR EXISTING CONDITION IS 0.69 (MOUNTAIN PRESERVE AND WASHES) AND 0.60 FOR PROPOSED CONDITION (SINGLE FAMILY RESIDENTIAL) PER TABLE-5 FROM CITY OF EL PASO ENGINEERING DEPARTMENT DRAINAGE DESIGN MANUAL, JUNE 2008.

NOTE 3: PEAK DISCHARGE BASED ON A MAXIMUM 10 MINUTE TIME OF CONCENTRATION FOR DEVELOPED AREAS AND SMALL WATERSHEDS

NOTE 4: EXCLUDES REDUCTION OF FLOW ASSOCIATED WITH TEMPORARY AND PERMANENT RETENTION AND DETENTION FACILITIES, SEE DRAINAGE PLAN SHEETS 15-17 AND POND PLAN SHEETS 109-111

LEGEND

- EXISTING DIRECTION OF FLOW
- DA#1 DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- 4010- EXISTING CONTOUR
- ◆ HIGH POINT
- FLOOD ZONE BOUNDARY
- 4204- BASE FLOOD ELEVATION

KIRPICH METHOD			
L =	S =	Up El.	Dn El.
6881.31 ft	0.048 ft/ft	4307	3979
2537.26 ft	0.072 ft/ft	4238	4056
1073.2 ft	0.101 ft/ft	4127	4019
845.99 ft	0.102 ft/ft	4081	3999
22.7 min.	9.0 min.	4.1 min.	3.4 min.
WS#1	WS#2	WS#3	WS#4
1165.6 ft	3214.74 ft	1057.93 ft	384.15 ft
0.097 ft/ft	0.064 ft/ft	0.080 ft/ft	0.126 ft/ft
4110	4174	4035	4002
3997	3960	3950	3960
4.4 min.	11.8 min.	4.4 min.	1.5 min.
WS#5	WS#6	WS#7	WS#8
2398.88 ft	894.24 ft	379.85 ft	1079.64 ft
0.058 ft/ft	0.047 ft/ft	0.147 ft/ft	0.061 ft/ft
4036	3943	3965	3979
3904	3901	3909	3913
9.2 min.	4.7 min.	1.6 min.	5.0 min.
WS#9	OS#1	OS#2	OS#3
711.94 ft	611.2 ft	962.1 ft	4043.61 ft
0.067 ft/ft	0.062 ft/ft	0.067 ft/ft	0.126 ft/ft
3973	4007	4148	4084
3950	3962	4084	3910
4.6 min.	3.2 min.	4.4 min.	15.7 min.
OS#4	OS#5	OS#6	DA#1

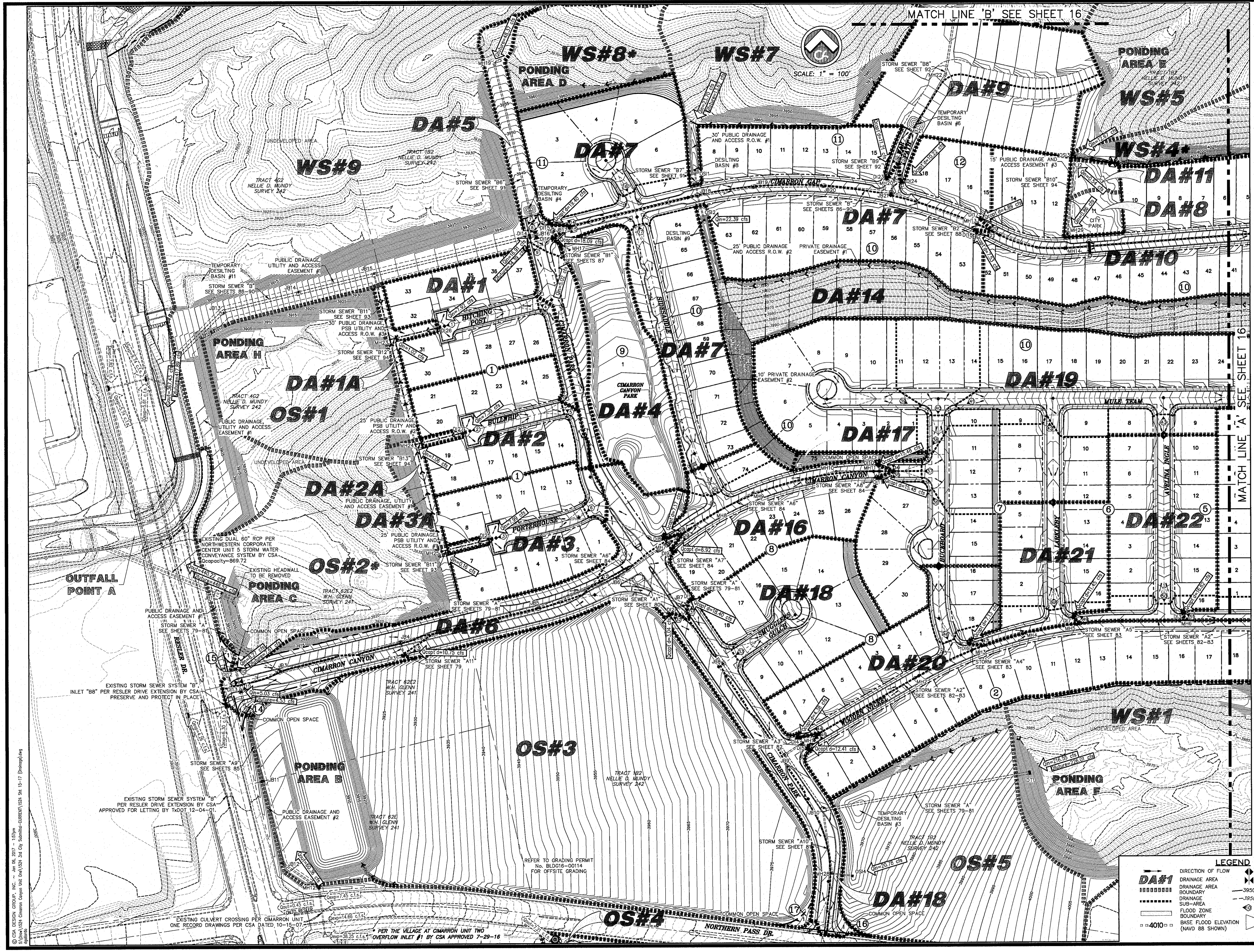
*** PER FALLS AT CIMARRON UNIT ONE PRIVATE STORM SEWER BY KIMLEY-HORN ASSOCIATES DATED JAN. 2011

*** PER THE VILLAGE AT CIMARRON UNIT TWO OVERFLOW INLET #1 BY CSA APPROVED 7-29-16

** PER CIMARRON ONE RECORD DRAWINGS BY CSA DATED 10-15-07

THE USE OF C=0.69 IS BASED ON SOIL CONDITIONS, VEGETATIVE LAND COVER, AND SLOPE OF THE TERRAIN (< 10%). THE SOIL IS IN THE CLASS D HYDROLOGIC SOIL CLASSIFICATION THAT EXHIBITS A LOWER PERMEABILITY AND THEREFORE A HIGH RUNOFF RESPONSE CONSISTENT WITH "PASSIVE OPEN SPACE" OF MOUNTAIN PRESERVES AND WASHES. SEE TABLE 4-5 OF THE JUNE 2008 DRAINAGE DESIGN MANUAL.

THE USE OF C=0.95 IS BASED ON SOIL CONDITIONS, VEGETATIVE LAND COVER, AND SLOPE OF THE TERRAIN (> 10%). THE SOIL IS IN THE CLASS D HYDROLOGIC SOIL CLASSIFICATION THAT EXHIBITS A LOWER PERMEABILITY AND THEREFORE A HIGH RUNOFF RESPONSE CONSISTENT WITH "PASSIVE OPEN SPACE" OF MOUNTAIN PRESERVES AND WASHES. SEE TABLE 4-5 OF THE JUNE 2008 DRAINAGE DESIGN MANUAL.



MATCH LINE 'B' SEE SHEET 16



BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE ELEVATION = 3976.53 (EL. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
 ALSO ELECTRIC COMPANY
 1-800-DIG-TESS
 1-800-368-5878
 TEXAS GAS SERVICE
 544-6300
 TGS EMERGENCY HOTLINE
 562-841/662-2003
 AFTER HOURS EMERGENCY (EPH)
 594-5714
 EL PASO NATURAL GAS COMPANY
 776-7414
 1-800-354-6047
 TEXAS EXCAVATION SAFETY SYSTEM
 1-800-437-8277

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CIMARRON CANYON
 UNIT ONE
 SUBDIVISION

DRAINAGE PLAN

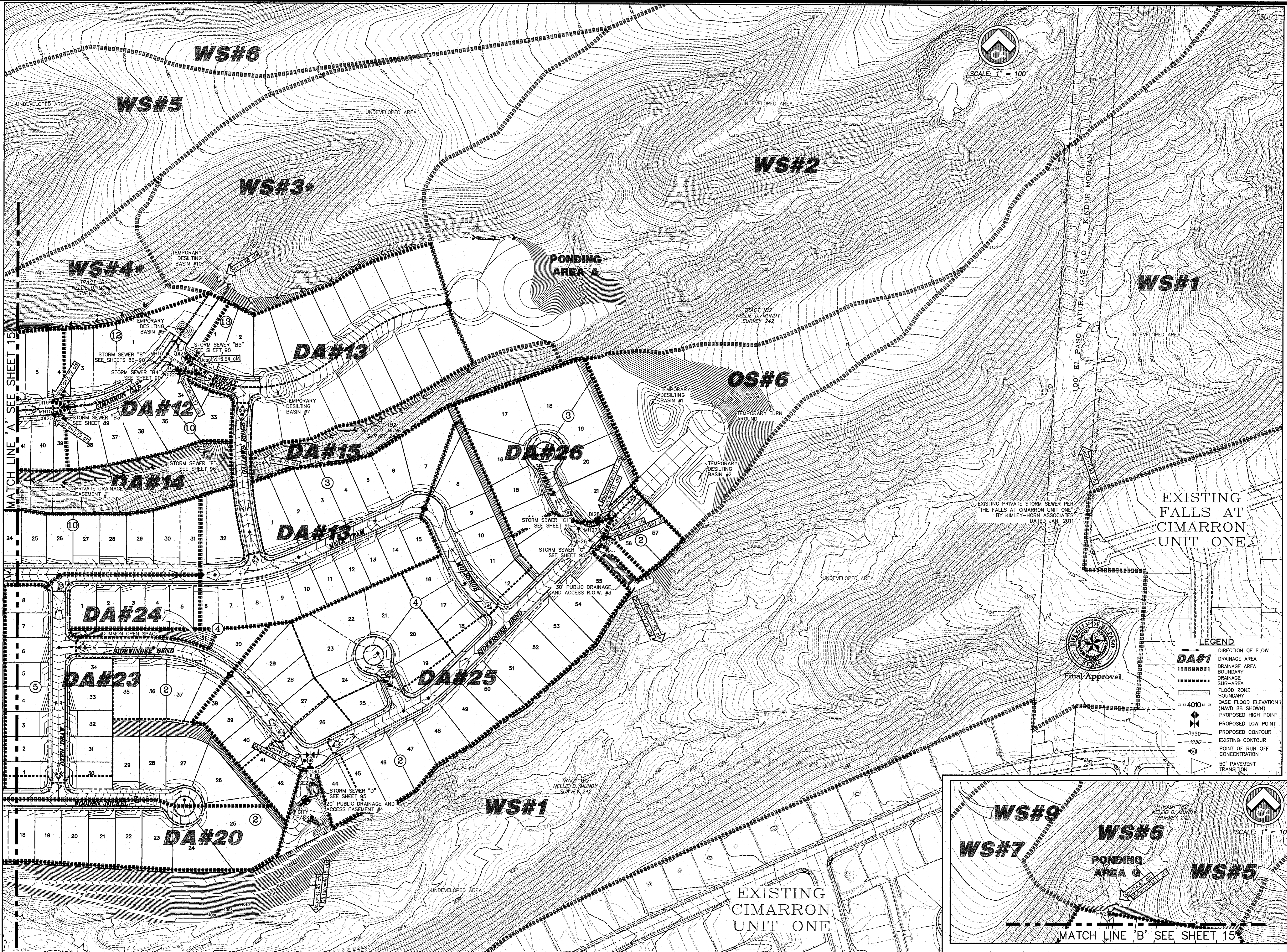
GOB	1524
DESIGN BY	JCK
GOB-SM-DG	9/15/16
DATE	AS NOTED
OWNER BY	DATE
15	
SHEET SEQUENCE	
16 OF 131	



LEGEND

	DIRECTION OF FLOW		PROPOSED HIGH POINT
	DRAINAGE AREA		PROPOSED LOW POINT
	BOUNDARY		PROPOSED CONTOUR
	DRAINAGE SUB-AREA		EXISTING CONTOUR
	FLOOD ZONE BOUNDARY		POINT OF RUN OFF CONCENTRATION
	BASE FLOOD ELEVATION (NAVD 88 SHOWN)		50' PAVEMENT TRANSITION

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 1845 Northwestern Dr. Ste C, El Paso, TX 79912
 1845 Northwestern Dr. Ste C, El Paso, TX 79912



BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE
ELEVATION = 3976.25 (EL. PASS CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
1-800-832-7655
444-6300

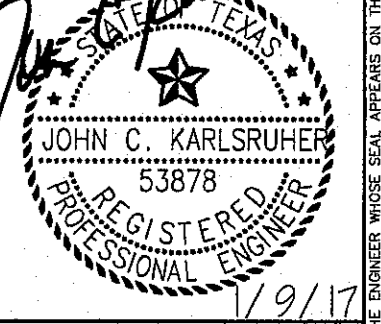
TEXAS GAS SERVICE
662-8411/662-2003
662-8411/662-1558

EL PASO NATURAL GAS COMPANY
1-800-334-8447
772-7414

TEXAS EMERGENCY HOTLINE
AFTER HOURS EMERGENCY (EPW)
772-7414

TEXAS EXCAVATION SAFETY SYSTEM
1-800-824-8277

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CIMARRON CANYON
UNIT ONE
SUBDIVISION

SHEET TITLE

**DRAINAGE
PLAN**

DOB	1524
SCALE BY	AS SHOWN
DOB-SM-DG	9/15/16
DATE	AS NOTED
DATE	SCALE

SHEET NO.
16
SHEET SEQUENCE
17 of 131

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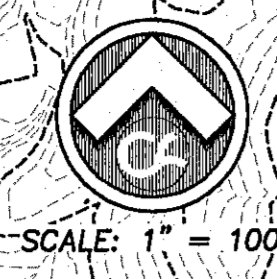
GENERAL NOTES:

- LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR THE EXACT LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES INCLUDING UTILITIES NOT SHOWN ON PLANS. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND ANY UTILITIES NOT SHOWN ON THIS PLAN DURING CONSTRUCTION. THE CONTRACTOR WILL PERFORM ALL UTILITY INSTALLATION, REMOVAL, AND RELOCATION AS PER LOCAL UTILITY CONSTRUCTION SPECIFICATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS AND SHALL CONTACT THE DESIGN ENGINEER AND REPORT ANY DISCREPANCIES, OMISSIONS AND/OR ERRORS ON PLANS PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF EL PASO STANDARD SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL PERFORM ALL EARTHWORK REQUIREMENTS AS PER GEOTECHNICAL STUDY REPORT.
- GRADING SHALL BE PERFORMED WITHOUT MAJOR ALTERATION OF WATERSHEDS AND DRAINAGE PATTERNS UNLESS APPROPRIATE AND ADEQUATE MEANS FOR RETENTION OR CONTROL ARE UTILIZED AND SHOWN OF THE GRADING PLAN.
- NO ON-SITE PROCESSING OF MATERIAL FOR COMMERCIAL OR RETAIL SALES SHALL BE ALLOWED. ON-SITE PROCESSING OF MATERIALS TO BE USED FOR PREPARATION OR CONSTRUCTION IMPROVEMENTS TO WITHIN THE SITE COVERED BY THE GRADING PERMIT SHALL BE ALLOWED.
- WORK SHALL BE CONDUCTED IN A MANNER THAT PRESERVES AND DOES NOT OBSTRUCT, IMPED, OR INTERFERE WITH THE FLOW OF STORM WATER IN NATURAL DRAINAGE WAYS, UNIMPROVED CHANNELS OR WATERCOURSES, OR IMPROVED DITCHES, CHANNELS, OR WATERCOURSES IN A MANNER AS TO CAUSE FLOODING WHERE IT WOULD NOT OTHERWISE OCCUR.
- CONSTRUCTION EQUIPMENT SHALL BE KEPT OUT OF WATERCOURSES EXCEPT WHEN NECESSARY TO TO PERFORM WORK ON THE APPROVED PLANS. WHERE IN-CHANNEL WORK IS DESIGNATED ON THE APPROVED PLANS, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION AS SHOWN ON THE PLANS. THE CHANNEL, INCLUDING THE BED AND THRESHOLDS, SHALL ALWAYS BE RE-STABILIZED IMMEDIATELY AFTER THE IN-CHANNEL WORK IS COMPLETED.
- WHERE A DRAINAGE WAY WILL BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY CROSSING SHALL BE CONSTRUCTED AS REQUIRED IN THE APPROVED GRADING PLANS.
- MATERIAL STOCKPILING SHALL BE LIMITED TO FOUR (4) FEET HIGH WHEN GRADING OPERATIONS ARE IDLE FOR MORE THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS. STOCKPILING SHALL BE LIMITED TO TEN (10) FEET HIGH WHEN GRADING OPERATIONS ARE BEING CONDUCTED.
- A TRAFFIC CONTROL PERMIT SHALL BE REQUIRED IF GRADING OPERATIONS WILL IMPACT TRAFFIC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE SAID PERMIT IF NOT SUPPLIED BY THE DEVELOPER OR HIS DESIGNEE.
- ANY USE OF VIBRATORY EQUIPMENT SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER IN ADVANCE OF SUCH USE.
- THE CITY ENGINEER MUST BE NOTIFIED NO LATER THAN 4:00 PM ONE DAY PRIOR TO ANY GRADING WORK, BACKFILL DENSITIES, INSPECTIONS AND/OR CONSTRUCTION OPERATIONS SUCH AS PLACEMENT OF CURBS AND PAVEMENT, AND STORM SEWER STRUCTURES. ADDITIONAL ACTIVITY REQUIREMENTS/RESTRICTIONS MAY BE SPECIFIED BY THE DESIGN ENGINEER OF RECORD.
- A BORROW OR WASTE PERMIT SHALL BE REQUIRED FOR ANY SITE THAT HAS AN UNBALANCED EARTHWORK OF GREATER THAN TEN PERCENT (10%) APPROVED HAIL ROUTE SHALL BE REQUIRED FOR MATERIALS ENTERING OR LEAVING THE SITE UTILIZING CITY RIGHTS-OF-WAY FOR TRANSPORT. A WASTE/BORROW PERMIT SHALL NOT BE REQUIRED FOR TRANSPORT OF MATERIAL TO AN ADJACENT SITE OWNED OR UNDER DEVELOPMENT BY THE SAME PROPERTY OWNER.
- A COPY OF ALL CURRENT PERMITS REQUIRED FOR CONSTRUCTION SHALL BE MAINTAINED ON-SITE. THESE PERMITS MUST BE DISPLAYED IN A COMMON AND INCONSPICUOUS LOCATION ON-SITE.
- NO GRADING OF ANY KIND WILL BE CONDUCTED ON LEGAL HOLIDAYS OR WEEKENDS (7:00 PM FRIDAY THROUGH 7:00 AM ON THE FOLLOWING MONDAY) UNLESS THE DEVELOPER OR HIS AUTHORIZED AGENT HAS NOTIFIED THE CITY ENGINEERING DEPARTMENT BY NOON THE DAY BEFORE THE HOLIDAY, OR BY NOON ON FRIDAY. GRADING SHALL NOT BE PERMITTED WITHIN THREE HUNDRED (300) FEET OF A RESIDENTIALLY ZONED AREA BEFORE 7:00 AM OR AFTER 7:00 PM ON WEEKENDS OR HOLIDAYS.
- INSTALLATION OF A TRENCH SAFETY SYSTEM IS REQUIRED FOR ALL TRENCHES EXCEEDING A DEPTH OF FIVE FEET (5') AND MUST CONFORM TO THE CITY OF EL PASO DESIGN STANDARDS AS WELL AS OSHA REQUIREMENTS.
- ALL ORGANIC MATERIAL SHALL BE CLEARED AND GRUBBED TO A DEPTH OF A MINIMUM OF SIX (6) INCHES AND RESERVED PER GRADING STABILIZATION PLAN. REFER TO SHEETS 119-122 FOR DETAILS.
- SLOPES WHICH ARE TO RECEIVE FILL MUST BE CLEARED OF ALL VEGETATION, OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- POSITIVE DRAINAGE SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION AND GRADING. ALL LOTS SHOULD DRAIN TOWARD STREET UNLESS OTHERWISE INDICATED ON THE GRADING PLAN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL PERMITTING NECESSARY FOR EARTHWORK OPERATIONS AND STORM WATER POLLUTION CONTROL.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL BOUNDARY PERIMETER WALLS AS WELL AS ROCK WALLS RETAINING FOUR (4) FEET OR MORE. ALL OTHER WALLS SHALL BE INSTALLED BY THE BUILDER. NOTE TO BUILDERS: RETAINING WALLS MUST BE PROVIDED WHENEVER THE GRADE DIFFERENTIAL BETWEEN LOT GRADES IS GREATER THAN TWO (2) FEET. WALLS MUST BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER (FOR APPROVAL) WHEN APPLYING FOR A BUILDING PERMIT.

- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- DEVELOPER SHALL STABILIZE SLOPES, IF DISTURBED, TO MINIMIZE EROSION.
- ALL SLOPES SHALL BE 3' HORIZONTAL TO 1' VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.
- NO CONCENTRATED RUNOFF OVER UNPROTECTED SLOPES SHALL BE ALLOWED.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 OF THE SUBDIVISION ORDINANCE; "EXCESSIVE CUTS ON STREETS MAY RESULT IN REPAVING THE ENTIRE STREET."
- REFER TO DRAINAGE PLAN, SHEETS 15 & 16, FOR LOT DESIGN
- ALL ACCESSIBLE RAMPS WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED BY THE DEVELOPER. SIDEWALKS SHALL BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE.
- 6" ROCK WALLS, RETAINING AS REQUIRED, SHALL BE INSTALLED ABUTTING ALL DRAINAGE RIGHTS-OF-WAY BY DEVELOPER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF SITE IMPROVEMENTS.

FOR INFORMATION REGARDING SOILS, REFER TO THE PRELIMINARY SOILS EVALUATION REPORT FOR CIMARRON CANYON UNIT ONE SUBDIVISION (PROJECT No. SP011170 DATED OCT 10, 2011; AND THE STREET PAVEMENT DESIGN (PROJECT No. SP611043 DATED APR 4, 2011) PREPARED BY SPEEDSOIL, INC.

REFER TO SHEETS 28-33A FOR CROSS SECTION KEY



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL GRADED SLOPES GREATER THAN 3:1 (THREE FEET HORIZONTAL TO 1 FOOT VERTICAL) MUST BE STABILIZED PER ORDINANCE. REFER TO GRADING STABILIZATION PLAN, SHEETS 119-122 FOR DETAILS.



LEGEND

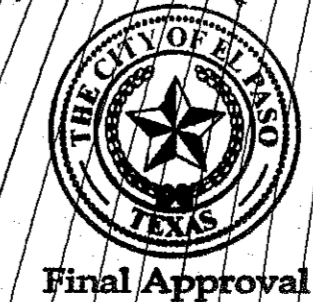
99.35	3999.35
66	PROPOSED BUILDING PAD W/ FINISHED GRADE AND FINISHED FLOOR ELEVATION
75.72	PROPOSED TOP OF CURB
76.22	PROPOSED HIGH POINT
75.72TC	PROPOSED LOW POINT
3955	PROPOSED CONTOUR
3950	EXISTING CONTOUR
(Symbol)	ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED
(Symbol)	ROCK RETAINING WALL, BATTER ONLY, BY DEVELOPER, GARDEN WALL EXTENSION BY BUILDER
(Symbol)	ROCK WALL WITH VIEW FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED
(Symbol)	ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY BUILDER
(Symbol)	ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE
(Symbol)	SWALE

THE PARKS DEPARTMENT HAS SPECIAL REQUIREMENTS FOR ROCK WALLS FOR LOTS ABUTTING THE PARK. REFER TO PARK CIVIL SHEETS FOR DETAILS.

THE PARKS DEPARTMENT REQUIRES AN OVER EXCAVATION OF 12" AND IMPORT OF APPROVED TOP SOIL COMPACTED TO A DENSITY OF 85% PER ASTM D-1557 FOR ALL PLANTING BEDS AND SODDED AREAS.

ADDITIONAL GRADING OF LOTS BY BUILDER SHALL BE BY SEPARATE PERMIT.

ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.



NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DRE
3	1/9/17	3rd City Submittal Final	JCK

WARNING! CALL BEFORE YOU DIG!
 BEFORE YOU DIG CALL 1-800-DIG-COMPANY
 1-800-DIG-TESS
 562-841-1562-2003
 TESS EMERGENCY HOTLINE
 894-7414
 AFTER HOURS (CABLE)
 1-800-354-8047
 TEXAS EXCAVATION SAFETY SYSTEM (847-4377)

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

JOHN C. KARLSRUHER
 53878
 REGISTERED ENGINEER
 1/9/17

csa design group, inc.
 Texas Registered Engineering Firm #4887
 1845 Northwestern Dr. Ste C
 El Paso, Texas 79912
 tel (915) 877.4155
 fax (915) 877.4334
 www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

GRADING PLAN

GOB	1524
DESIGN BY	JCK
GOB-SM-DG	9/15/16
DATE	AS NOTED
DRAWN BY	DAE
CHECKED BY	JCK
DATE	9/15/16

SHEET NO. **18**
 OF 131

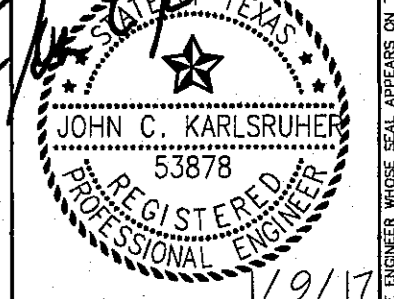
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND EL PASO DRIVE
ELEVATION = 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
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1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
UTILITIES IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
1-800-452-7855
544-8300
562-5411 (EMERGENCY)
EL PASO GAS SERVICE
1-800-452-7855
544-8300
562-5411 (EMERGENCY)
EL PASO NATURAL GAS COMPANY
1-800-452-7855
544-8300
562-5411 (EMERGENCY)

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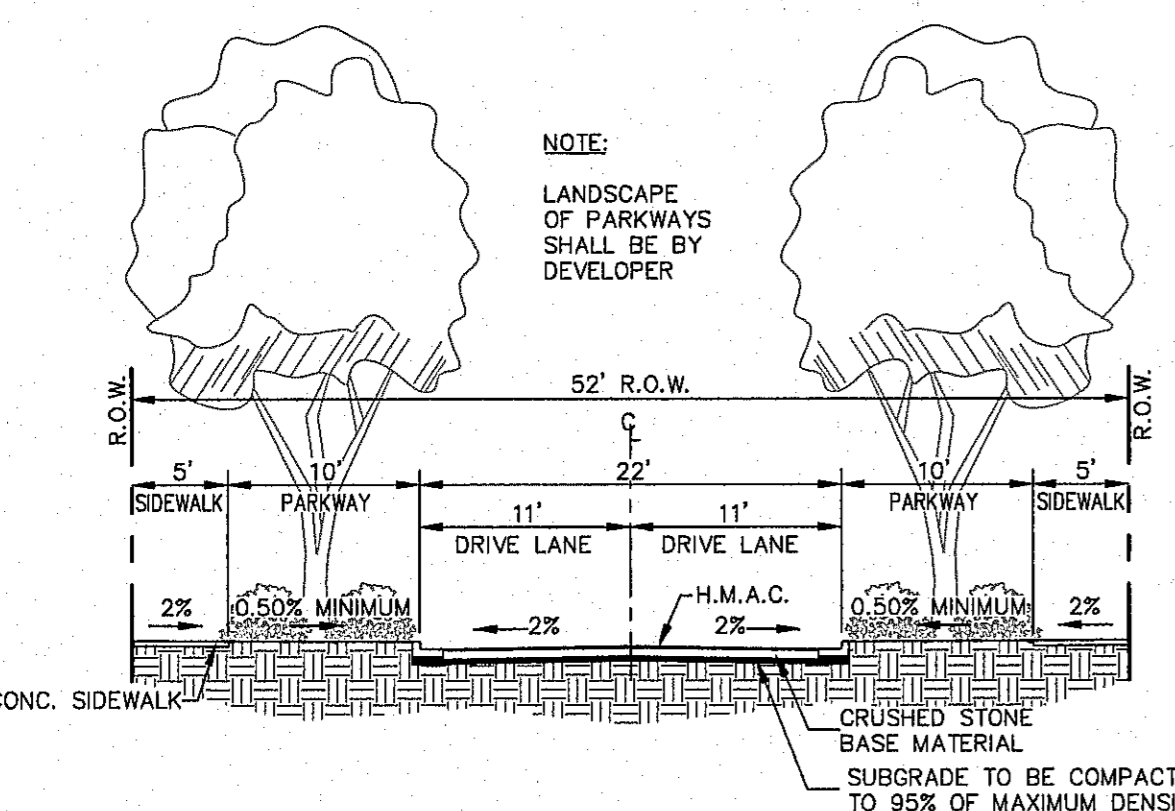
csa design group, inc.
Registered Engineering Firm #-987
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
Tel (915) 877.4155
Fax (915) 877.4334
www.csaengineers.com



CIMARRON CANYON
UNIT ONE
SUBDIVISION

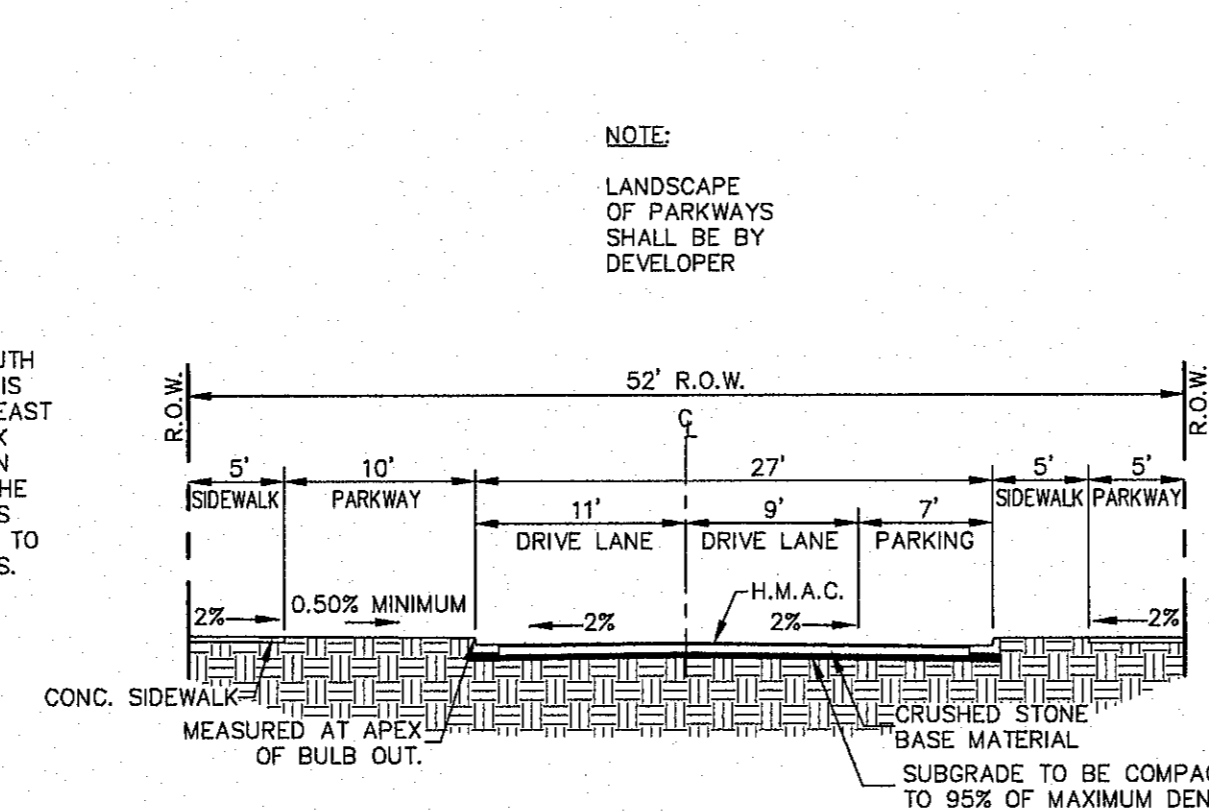
SHEET TITLE
GRADING DETAILS

GOB	1524
DESIGN BY	JCK
DATE	9/15/16
SCALE	AS NOTED
SHEET NO.	20
TOTAL SHEETS	21 OF 131



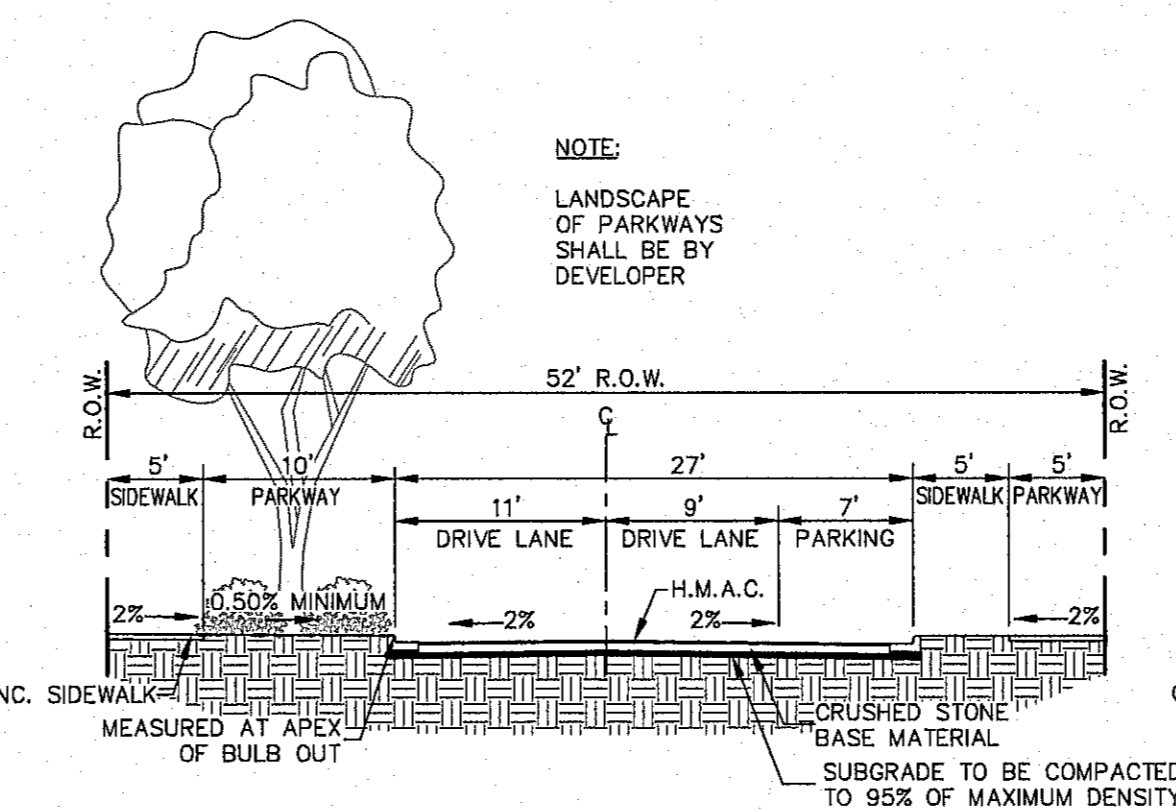
32' LOCAL RESIDENTIAL 3 (MODIFIED)

CHOKER ON CIMARRON GAP ADJACENT TO CIMARRON CANYON PARK AND EAST TO PROPOSED DRAINAGE RIGHTS-OF-WAY. DEVELOPER SHALL BE RESPONSIBLE FOR THE LANDSCAPING OF THE PARKWAYS ALONG THE CHOKER. LANDSCAPING ALONG CIMARRON CANYON PARK SHALL MATCH THE LANDSCAPE DESIGN OF THE PARK.



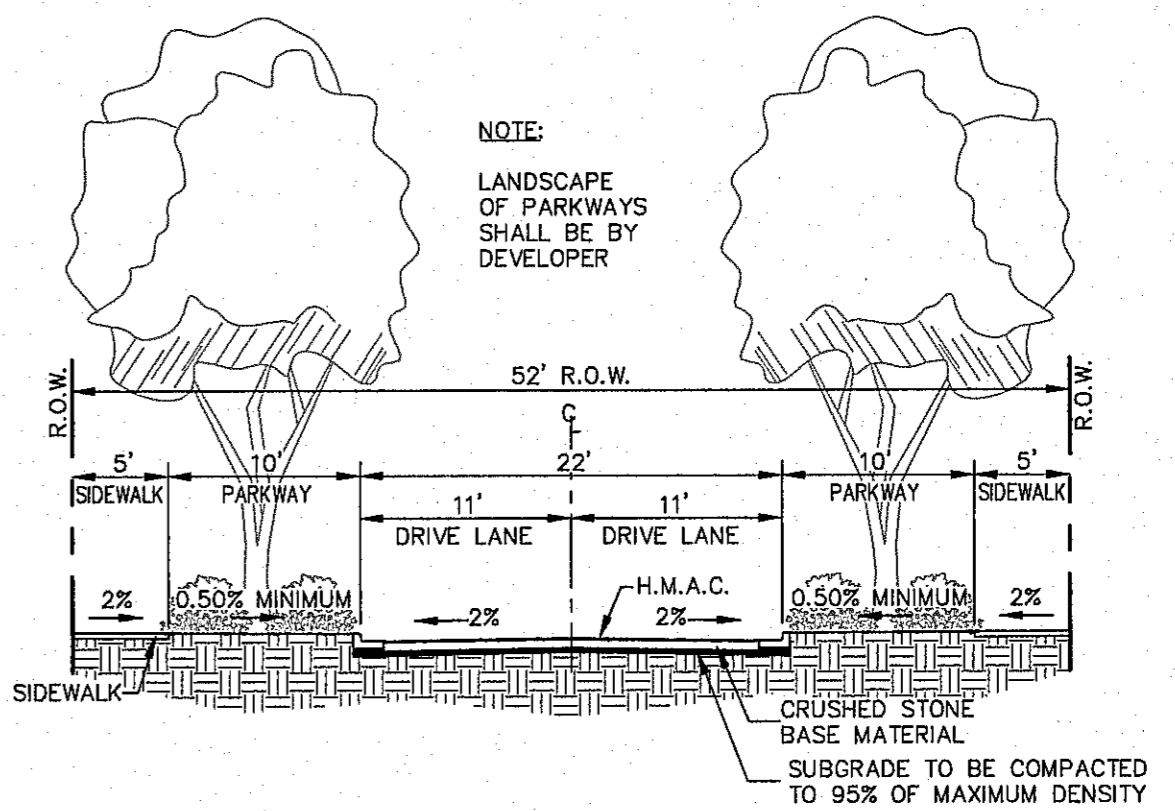
32' LOCAL RESIDENTIAL 3 (MODIFIED)

BULB OUT ON NORTH SIDE OF CIMARRON GAP AT WAR PATH. ALL LANDSCAPING OF PARKWAYS SHALL BE BY THE BUILDER.



32' LOCAL RESIDENTIAL 3 (MODIFIED)

CHOKER ON NORTH SIDE OF CIMARRON GAP ADJACENT TO POCKET PARK. DEVELOPER SHALL BE RESPONSIBLE FOR THE LANDSCAPING OF THE PARKWAY ALONG THE CHOKER ADJACENT TO THE PARK ONLY. LANDSCAPING ALONG CIMARRON CANYON PARK SHALL MATCH THE LANDSCAPE DESIGN OF THE PARK. ALL OTHER LANDSCAPING SHALL BE BY BUILDER.



32' LOCAL RESIDENTIAL 3 (MODIFIED)

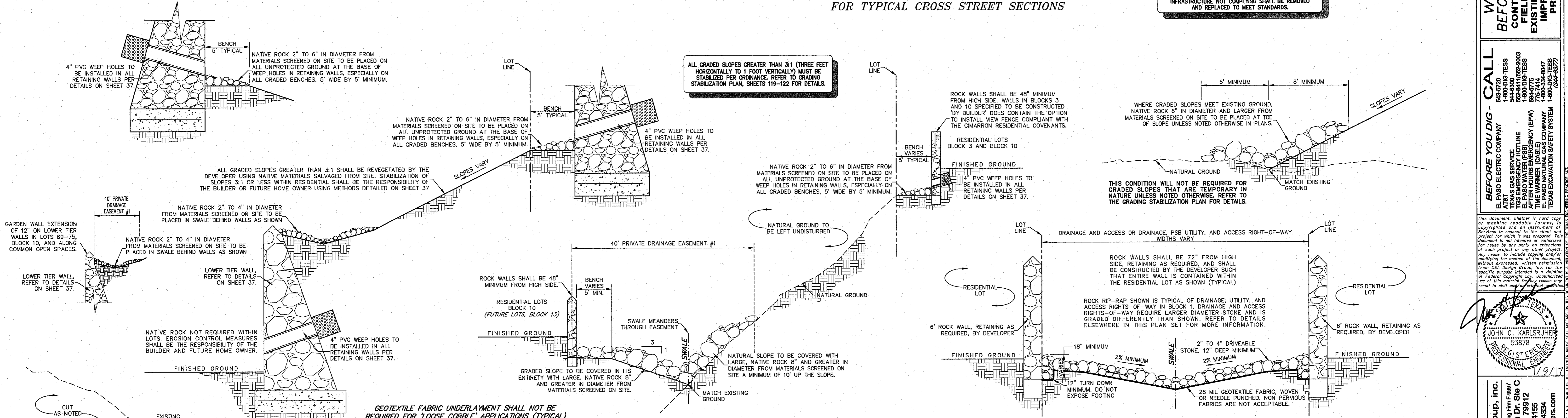
CHOKERS ON CIMARRON GAP AT BOBAC HOLLOW AND EAST TO SUBDIVISION BOUNDARY. DEVELOPER SHALL BE RESPONSIBLE FOR THE LANDSCAPING OF THE PARKWAYS ALONG THE CHOKER. BUILDER SHALL BE RESPONSIBLE FOR THE LANDSCAPING OF THE PARKWAY IN THE BULB OUT ADJACENT TO LOT 34, BLOCK 10.

DESIGN ALTERNATIVES APPROVED BY CITY PLAN COMMISSION FOR TRAFFIC CALMING ALONG CIMARRON GAP DRIVE

SCALE: 1" = 10'

REFER TO PRELIMINARY PLAT SHEET 4 AND SHEET 5 OF 5 FOR TYPICAL CROSS STREET SECTIONS

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



ROCK WALL AND RIP-RAP APPLICATIONS

NOT TO SCALE
ADDITIONAL DETAILS AND FURTHER INFORMATION REGARDING GRADING CAN BE FOUND ON THE GRADING STABILIZATION PLAN, SHEETS 119-122. THE DETAILS ABOVE ARE ALSO SHOWN ON THOSE SHEETS AND SHOULD BE CONSIDERED AS A PART OF THE FINAL GRADING AND OF THE OVERALL GRADING STABILIZATION PLAN.

DRIVEABLE SURFACE

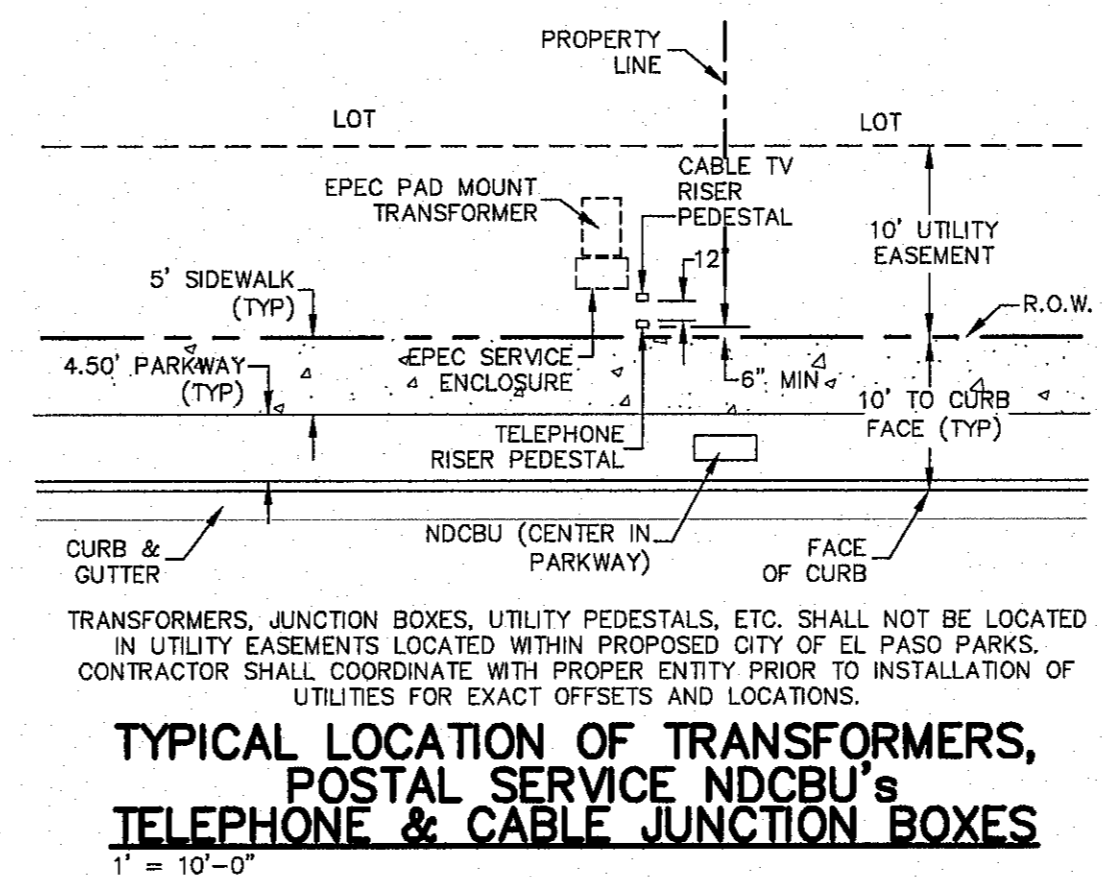
NOT TO SCALE

NOTE: WHERE PARK BOUNDARIES ABUT RESIDENTIAL LOTS, THE ROCK WALLS SHALL BE CONSTRUCTED BY DEVELOPER AS SHOWN ABOVE, THE ENTIRETY OF THE WALL IS TO BE INSTALLED ON THE RESIDENTIAL LOT.
REFER TO SHEET 37 FOR ADDITIONAL ROCK WALL DETAILS.

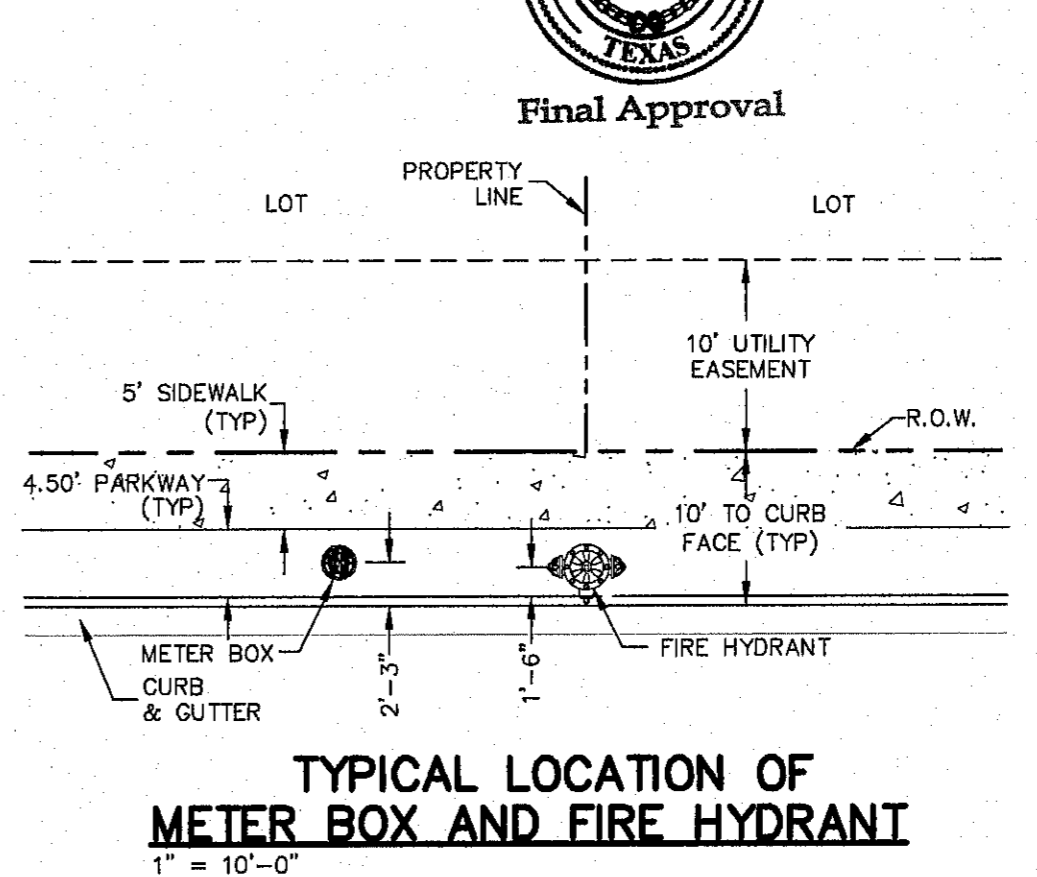
- GRADING NOTES:**
- FOR GRADED SLOPES OF 10' OR LESS, THE EXISTING GROUND SLOPE SHALL BE BENCHMARKED AT 12" INTERVALS AS SHOWN.
 - FILL MATERIAL IS TO BE PLACED IN LIFTS OF NO GREATER THAN 6" AND COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR PER ASTM D-1557, WITH A MOISTURE CONTENT OF NOT LESS THAN 3%. A MINIMUM OF TWO LIFTS AND NOT MORE THAN THREE LIFTS PER BENCH SHALL BE REQUIRED.
 - FOR GRADED SLOPES GREATER THAN 10', THE EXISTING GROUND SLOPE SHALL BE BENCHMARKED AT 24" INTERVALS AS SHOWN, WITH THE FINAL 10' TO BE BENCHMARKED AS OUTLINED ABOVE.
 - FILL MATERIAL IS TO BE PLACED ON THE 24" BENCHES IN LIFTS OF NO GREATER THAN 6" AND COMPACTED TO A MINIMUM DENSITY OF 95% OF THE MODIFIED PROCTOR PER ASTM D-1557, WITH A MOISTURE CONTENT OF NOT LESS THAN 3%. A MINIMUM OF THREE LIFTS AND NOT MORE THAN FOUR LIFTS PER BENCH SHALL BE REQUIRED.
 - WHEN BACKFILLING SLOPE TO SLOPE, THE FINAL TWO 12" LIFTS ARE TO BE BENCHMARKED INTO THE EXISTING GROUND SLOPES A MINIMUM OF 5' AS SHOWN ABOVE.
 - ALL BENCHES CUT INTO THE EXISTING GROUND SLOPES SHALL BE SCARIFIED TO A DEPTH OF 6" MINIMUM AND SHALL BE WETTED PRIOR TO PLACING FILL MATERIALS.

GROUND STITCHING

SCALE: 1" = 2'-0"



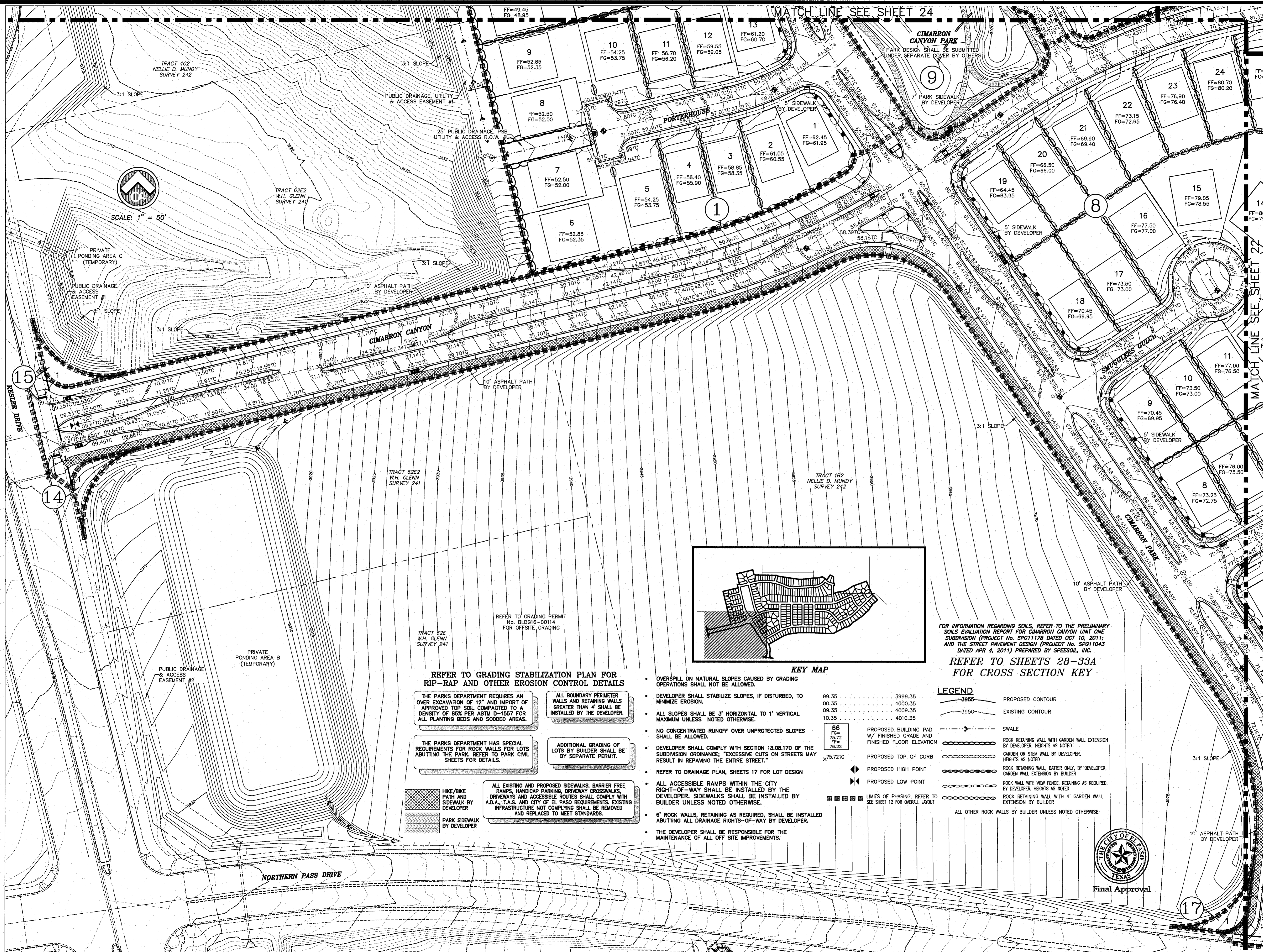
TYPICAL LOCATION OF TRANSFORMERS, POSTAL SERVICE NDCBU's TELEPHONE & CABLE JUNCTION BOXES
1" = 10'-0"



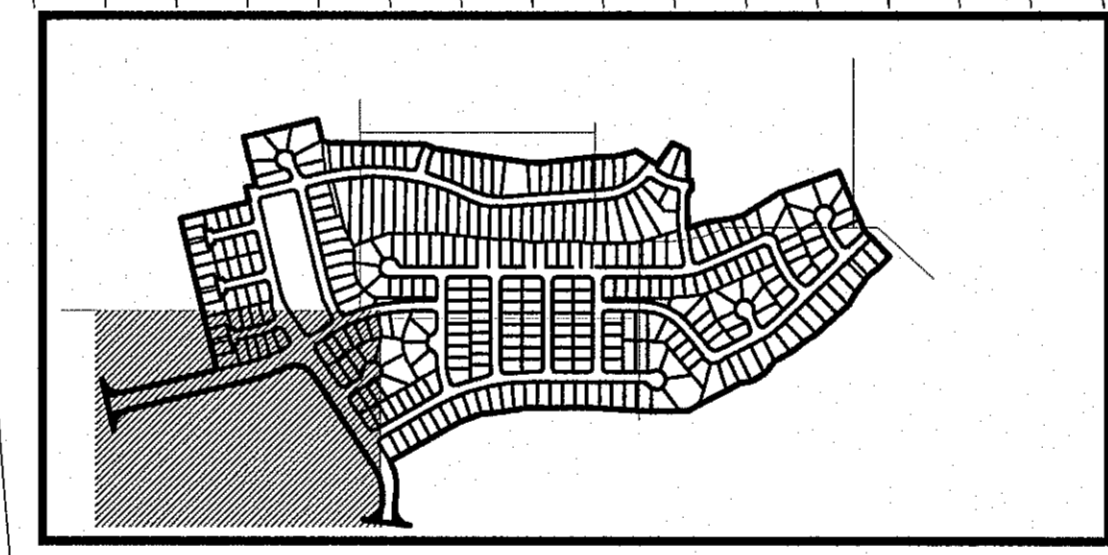
TYPICAL LOCATION OF METER BOX AND FIRE HYDRANT
1" = 10'-0"

- METER BOX NOTES:**
- SET TOP OF METER BOX SLIGHTLY HIGHER THAN SURROUNDING GROUND OR AT CURB LEVEL.
 - ANGLE VALVE SHALL BE IN LINE WITH THE INLET/OUTLET PORTS OF THE METER BOX.
 - METER BOXES SHALL NOT BE INSTALLED UNDER SIDEWALKS, DRIVEWAYS, OR PROPOSED ABOVE GROUND STRUCTURES.
 - WHERE NO CURB EXISTS, INSTALL BOXES IN ACCESSIBLE LOCATIONS BEYOND LIMITS OF STREET SURFACING, WALKS AND DRIVEWAYS.
- FIRE HYDRANT NOTES:**
- FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.
 - A MINIMUM CLEARANCE OF 3 FT SHALL BE PROVIDED BETWEEN A FIRE HYDRANT AND A PERMANENT OBSTRUCTION (UTILITY POLE, LIGHT STANDARD, TRAFFIC SIGNAL, WHEEL CHAIR RAMP, FENCE PROTECTIVE POSTS, ETC.)

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S:\Work\1524 Cimarron Canyon Unit One\1524_3rd City Submittal-CURRENT\1524_Sht_19-20 (Revised).dwg



SCALE: 1" = 50'



KEY MAP

REFER TO GRADING STABILIZATION PLAN FOR RIP-RAP AND OTHER EROSION CONTROL DETAILS

THE PARKS DEPARTMENT REQUIRES AN OVER EXCAVATION OF 12" AND IMPORT OF APPROVED TOP SOIL COMPACTED TO A DENSITY OF 85% PER ASTM D-1557 FOR ALL PLANTING BEDS AND SODDED AREAS.

ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

THE PARKS DEPARTMENT HAS SPECIAL REQUIREMENTS FOR ROCK WALLS FOR LOTS ABUTTING THE PARK. REFER TO PARK CIVIL SHEETS FOR DETAILS.

ADDITIONAL GRADING OF LOTS BY DEVELOPER SHALL BE BY SEPARATE PERMIT.

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
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- ALL SLOPES SHALL BE 3' HORIZONTAL TO 1' VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.
- NO CONCENTRATED RUNOFF OVER UNPROTECTED SLOPES SHALL BE ALLOWED.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 OF THE SUBDIVISION ORDINANCE: "EXCESSIVE CUTS ON STREETS MAY RESULT IN REPAVING THE ENTIRE STREET."
- REFER TO DRAINAGE PLAN, SHEETS 17 FOR LOT DESIGN
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REFER TO SHEETS 28-33A FOR CROSS SECTION KEY

LEGEND

3955	PROPOSED CONTOUR
3950	EXISTING CONTOUR
SWALE	SWALE
ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED	ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED
GARDEN OR STEM WALL BY DEVELOPER, HEIGHTS AS NOTED	GARDEN OR STEM WALL BY DEVELOPER, HEIGHTS AS NOTED
ROCK RETAINING WALL, BATTER ONLY, BY DEVELOPER, GARDEN WALL EXTENSION BY BUILDER	ROCK RETAINING WALL, BATTER ONLY, BY DEVELOPER, GARDEN WALL EXTENSION BY BUILDER
ROCK WALL WITH NEW FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED	ROCK WALL WITH NEW FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED
ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY BUILDER	ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY BUILDER
ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE	ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE



Final Approval

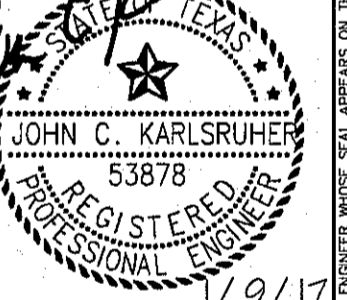
BENCHMARK: CITY MONUMENT AT THE CENTRELINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LAURENCE DRIVE
ELEVATION = 5895.65 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
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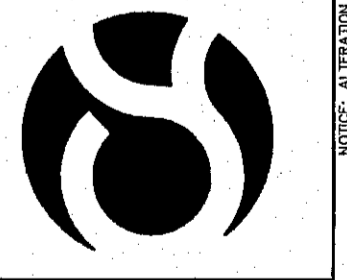
WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
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PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
EL PASO GAS SERVICE
TGS GAS SERVICE
TGS EMERGENCY HOTLINE
EL PASO WATER UTILITY (EPW)
TIME WARNER (CABLE)
EL PASO NATURAL GAS COMPANY
TEXAS EXCAVATION SAFETY SYSTEM

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tel (915) 877.4155
fax (915) 877.4334
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CIMARRON CANYON
UNIT ONE
SUBDIVISION

SHEET TITLE

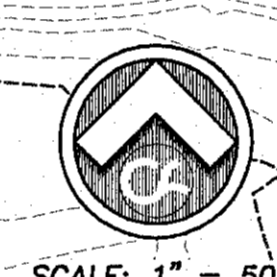
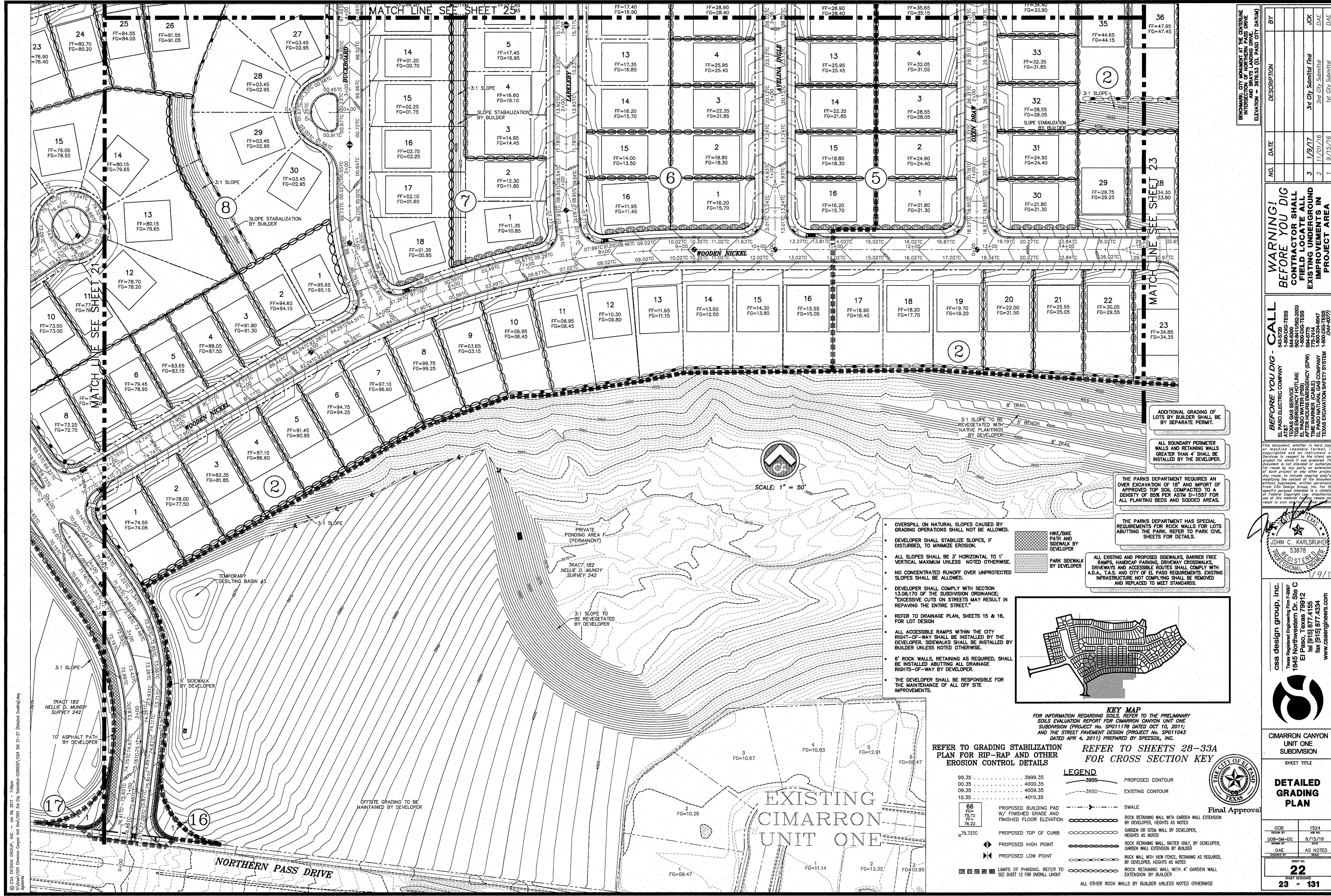
**DETAILED
GRADING
PLAN**

DOB	1524
DESIGN BY	JCK
DOB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	AS NOTED

SHEET NO.
21
22 of 131

MATCH LINE SEE SHEET 25

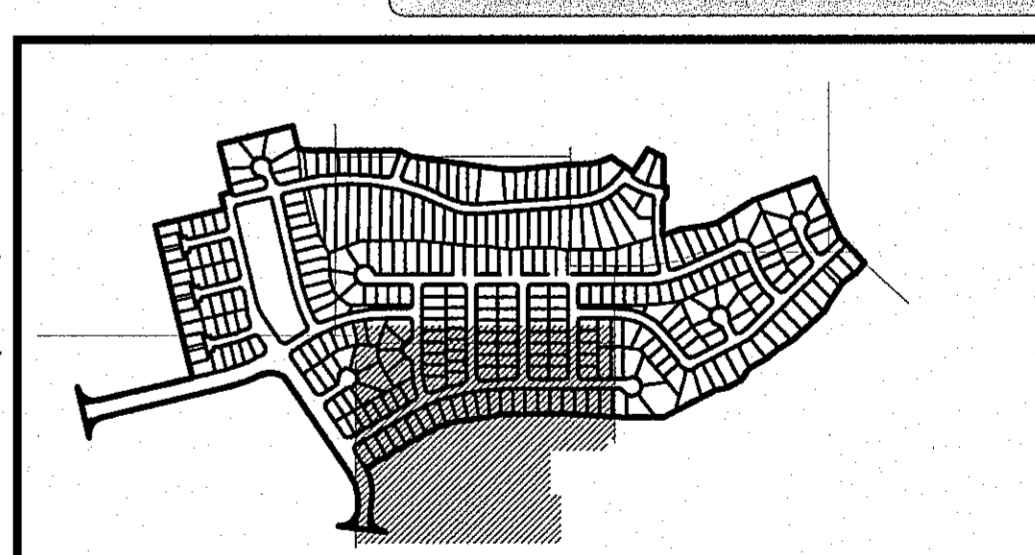
MATCH LINE SEE SHEET 23



- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
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REFER TO GRADING STABILIZATION PLAN FOR RIP-RAP AND OTHER EROSION CONTROL DETAILS

REFER TO SHEETS 28-33A FOR CROSS SECTION KEY

LEGEND	
99.35	PROPOSED CONTOUR
00.35	EXISTING CONTOUR
09.35	SWALE
10.35	ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED
66	PROPOSED BUILDING PAD W/ FINISHED GRADE AND FINISHED FLOOR ELEVATION
75.72	GARDEN OR STEM WALL BY DEVELOPER, HEIGHTS AS NOTED
76.22	ROCK RETAINING WALL, BUILDER ONLY, BY DEVELOPER, GARDEN WALL EXTENSION BY BUILDER
75.72TC	ROCK WALL WITH VIEW FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED
PROPOSED HIGH POINT	ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY BUILDER
PROPOSED LOW POINT	ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE
LIMITS OF PHASING	

NO.	DATE	DESCRIPTION	BY
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EL PASO GAS SERVICE
544-9000
TGS GAS EMERGENCY HOTLINE
562-3411/562-2003
EL PASO WATER UTILITY
546-5000
EL PASO NATURAL GAS COMPANY
1-800-334-8847
1-800-244-8877

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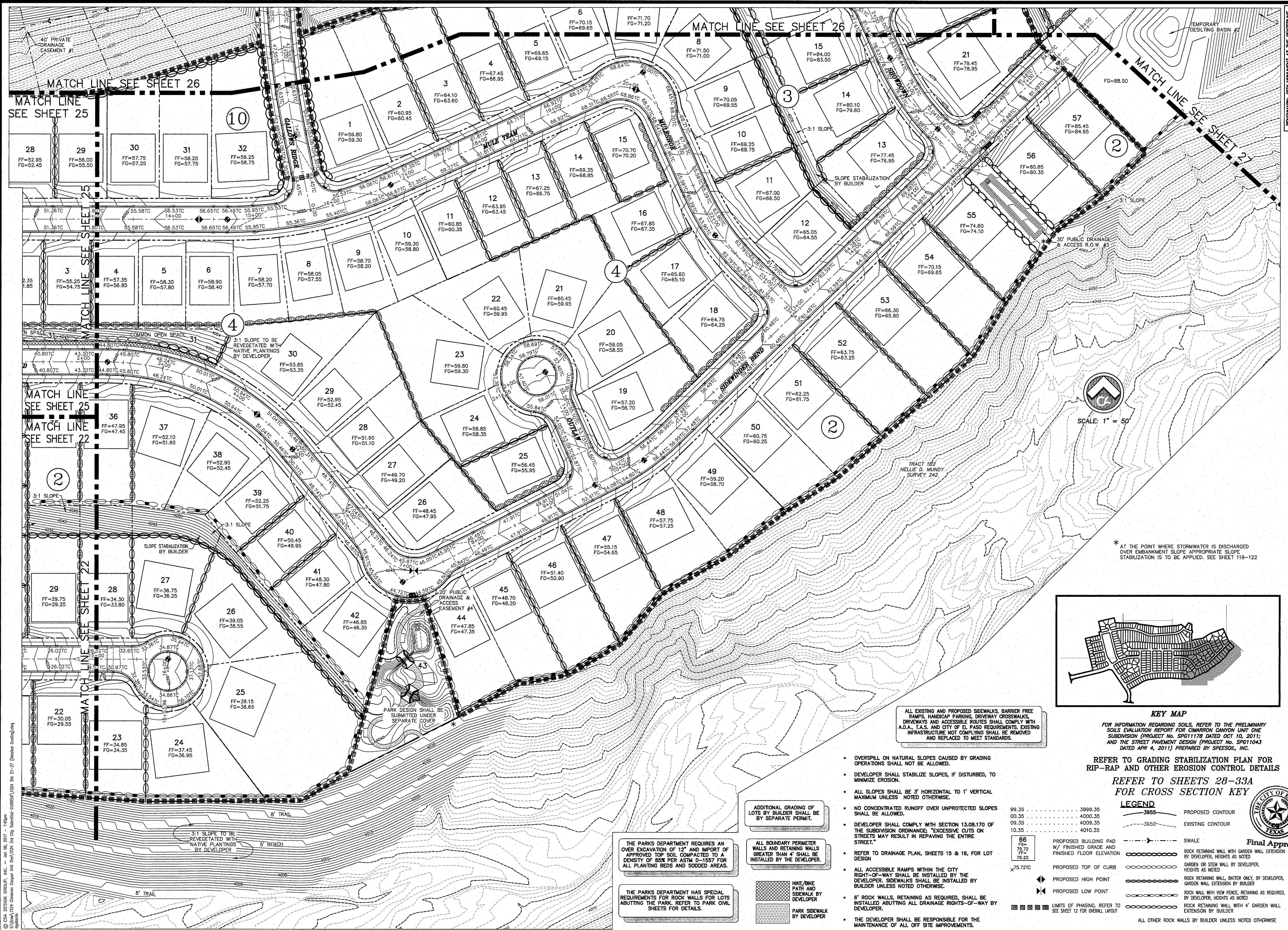
JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
53878

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Texas Registered Engineering Firm F-9977
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineers.com



CIMARRON CANYON
UNIT ONE
SUBDIVISION

SHEET TITLE	
DETAILED GRADING PLAN	
DESIGN BY	1524
DATE	9/15/16
SCALE	AS NOTED
SHEET NO. 22	
TOTAL SHEETS 131	



MATCH LINE SEE SHEET 25

MATCH LINE SEE SHEET 26

MATCH LINE SEE SHEET 27

MATCH LINE SEE SHEET 25

MATCH LINE SEE SHEET 25

MATCH LINE SEE SHEET 22

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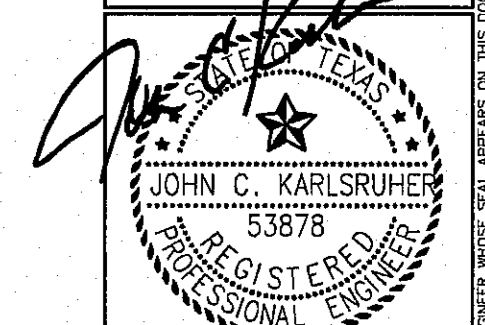
BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE. ELEVATION = 5785.5 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

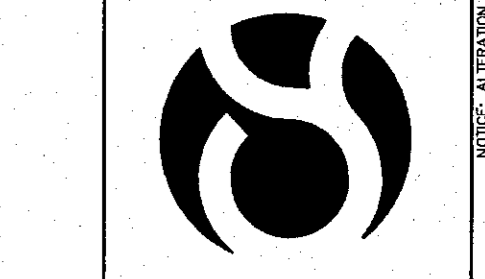
WARNING!
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FIELD LOCATE ALL
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IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
945-5770
44-4300
54-4300
TEXAS GAS SERVICE
544-4300
544-4300
EL PASO WATER (PSS)
544-4300
EL PASO WATER (PSS)
544-4300
TIME WARNER (CABLE)
776-7414
EL PASO NATURAL GAS COMPANY
1-800-334-9847
1-800-246-8272
CITY OF EL PASO
776-7414

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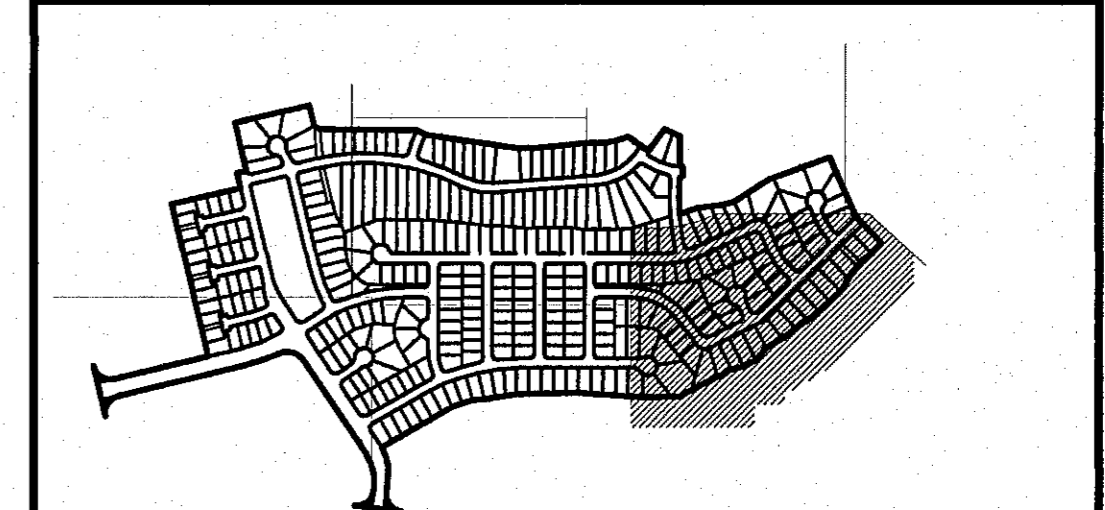
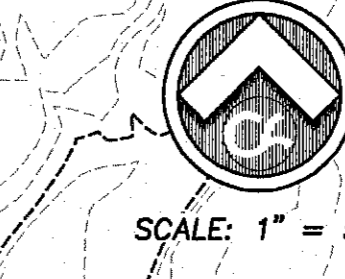
CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

DETAILED GRADING PLAN

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

Sheet No. **23** of 131



KEY MAP
FOR INFORMATION REGARDING SOILS, REFER TO THE PRELIMINARY SOILS EVALUATION REPORT FOR CIMARRON CANYON UNIT ONE SUBDIVISION (PROJECT NO. SP01178 DATED OCT 10, 2011; AND THE STREET PAYMENT DESIGN (PROJECT NO. SP011043 DATED APR 4, 2011) PREPARED BY SPEEDSOIL, INC.

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., I.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- DEVELOPER SHALL STABILIZE SLOPES, IF DISTURBED, TO MINIMIZE EROSION.
- ALL SLOPES SHALL BE 3' HORIZONTAL TO 1' VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.
- NO CONCENTRATED RUNOFF OVER UNPROTECTED SLOPES SHALL BE ALLOWED.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 OF THE SUBDIVISION ORDINANCE, "EXCESSIVE CUTS ON STREETS MAY RESULT IN REPAVING THE ENTIRE STREET."
- REFER TO DRAINAGE PLAN, SHEETS 15 & 16, FOR LOT DESIGN
- ALL ACCESSIBLE RAMPS WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSTALLED BY THE DEVELOPER. SIDEWALKS SHALL BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE.
- 6" ROCK WALLS, RETAINING AS REQUIRED, SHALL BE INSTALLED ABUTTING ALL DRAINAGE RIGHTS-OF-WAY BY DEVELOPER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF SITE IMPROVEMENTS.

ADDITIONAL GRADING OF LOTS BY BUILDER SHALL BE BY SEPARATE PERMIT.

ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

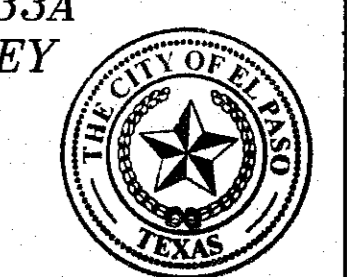
HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
PARK SIDEWALK BY DEVELOPER

THE PARKS DEPARTMENT REQUIRES AN OVER EXCAVATION OF 12" AND IMPORT OF APPROVED TOP SOIL COMPACTED TO A DENSITY OF 85% PER ASTM D-1557 FOR ALL PLANTING BEDS AND SOODED AREAS.

THE PARKS DEPARTMENT HAS SPECIAL REQUIREMENTS FOR ROCK WALLS FOR LOTS ABUTTING THE PARK. REFER TO PARK CIVIL SHEETS FOR DETAILS.

LEGEND

99.35	3999.35	PROPOSED CONTOUR
00.35	4000.35	EXISTING CONTOUR
09.35	4009.35	
10.35	4010.35	
66	PROPOSED BUILDING PAD W/ FINISHED GRADE AND FINISHED FLOOR ELEVATION	
75.72	PROPOSED TOP OF CURB	
77.72	PROPOSED HIGH POINT	
78.22	PROPOSED LOW POINT	
75.72TC	LIMITS OF PHASING. REFER TO SEE SHEET 12 FOR OVERALL LAYOUT	



Final Approval

REFER TO GRADING STABILIZATION PLAN FOR RIP-RAP AND OTHER EROSION CONTROL DETAILS
REFER TO SHEETS 28-33A FOR CROSS SECTION KEY

REFER TO GRADING STABILIZATION PLAN FOR RIP-RAP AND OTHER EROSION CONTROL DETAILS

99.35	3999.35	75.72TC	PROPOSED TOP OF CURB
00.35	4000.35	▲	PROPOSED HIGH POINT
09.35	4009.35	▼	PROPOSED LOW POINT
10.35	4010.35		

LEGEND

	PROPOSED CONTOUR		ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED
	EXISTING CONTOUR		ROCK WALL WITH FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED
	SWALE		ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY DEVELOPER
	ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED		ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE
	GARDEN OR STEM WALL BY DEVELOPER, HEIGHTS AS NOTED		

- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
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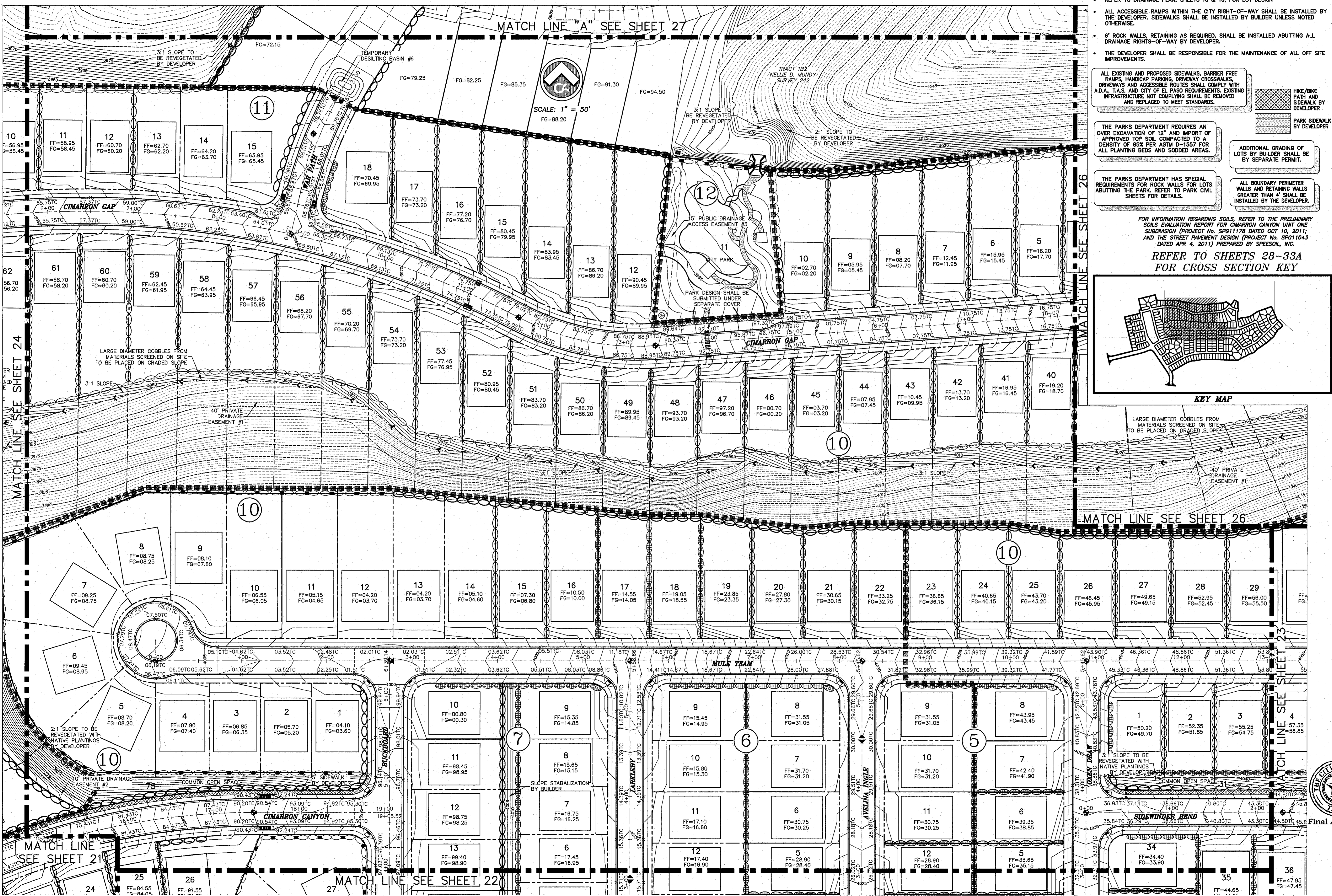
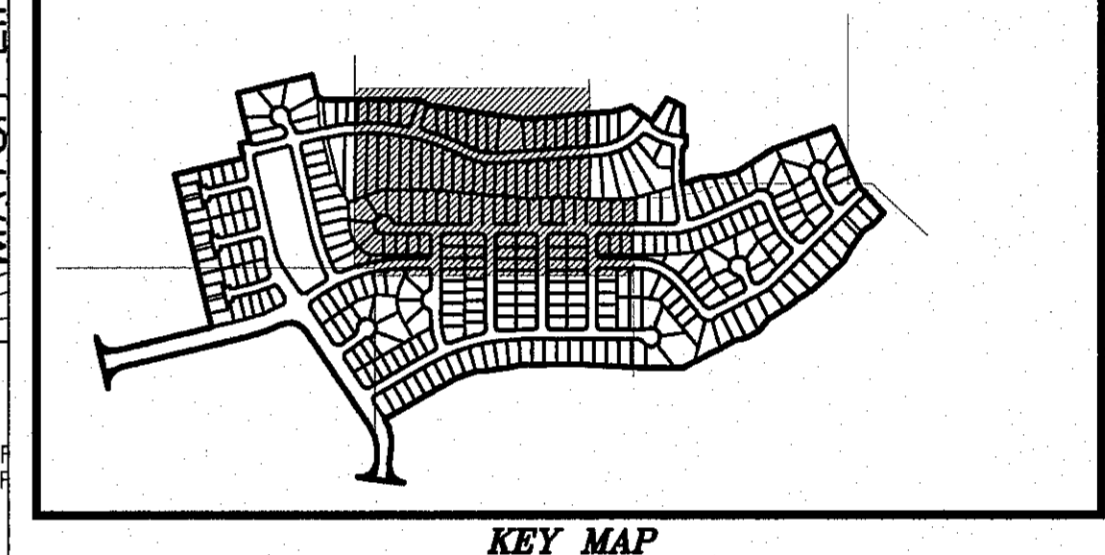
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THE PARKS DEPARTMENT HAS SPECIAL REQUIREMENTS FOR ROCK WALLS FOR LOTS ABUTTING THE PARK DESIGN. REFER TO PARK CIVIL SHEETS FOR DETAILS.

ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

FOR INFORMATION REGARDING SOILS, REFER TO THE PRELIMINARY SOILS EVALUATION REPORT FOR CIMARRON CANYON UNIT ONE SUBDIVISION (PROJECT NO. SP011178 DATED OCT 10, 2011; AND THE STREET PAVEMENT DESIGN (PROJECT NO. SP011043 DATED APR 4, 2011) PREPARED BY SPEEDLINE, INC.

REFER TO SHEETS 28-33A FOR CROSS SECTION KEY



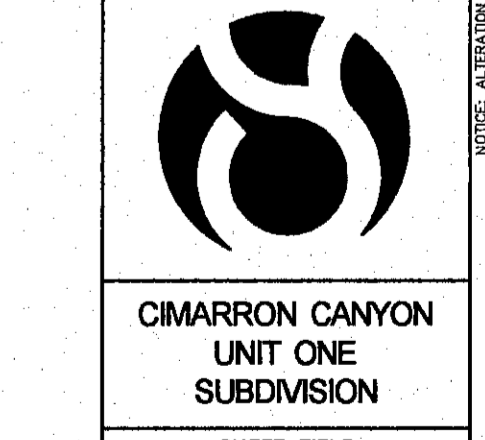
NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	JCK
3	1/9/17	3rd City Submittal Final	JCK

WARNING!
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PROJECT AREA

BEFORE YOU DIG - CALL
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948-7200
EL PASO GAS SERVICE
544-9300
TGS EMERGENCY HOTLINE
562-9411/562-2003
EL PASO POLICE DEPARTMENT
990-5100
EL PASO FIRE DEPARTMENT
990-5100
EL PASO NATURAL GAS COMPANY
1-800-334-9047
EL PASO EMERGENCY (EPW)
775-7414
1-800-334-9047
(948-9297)

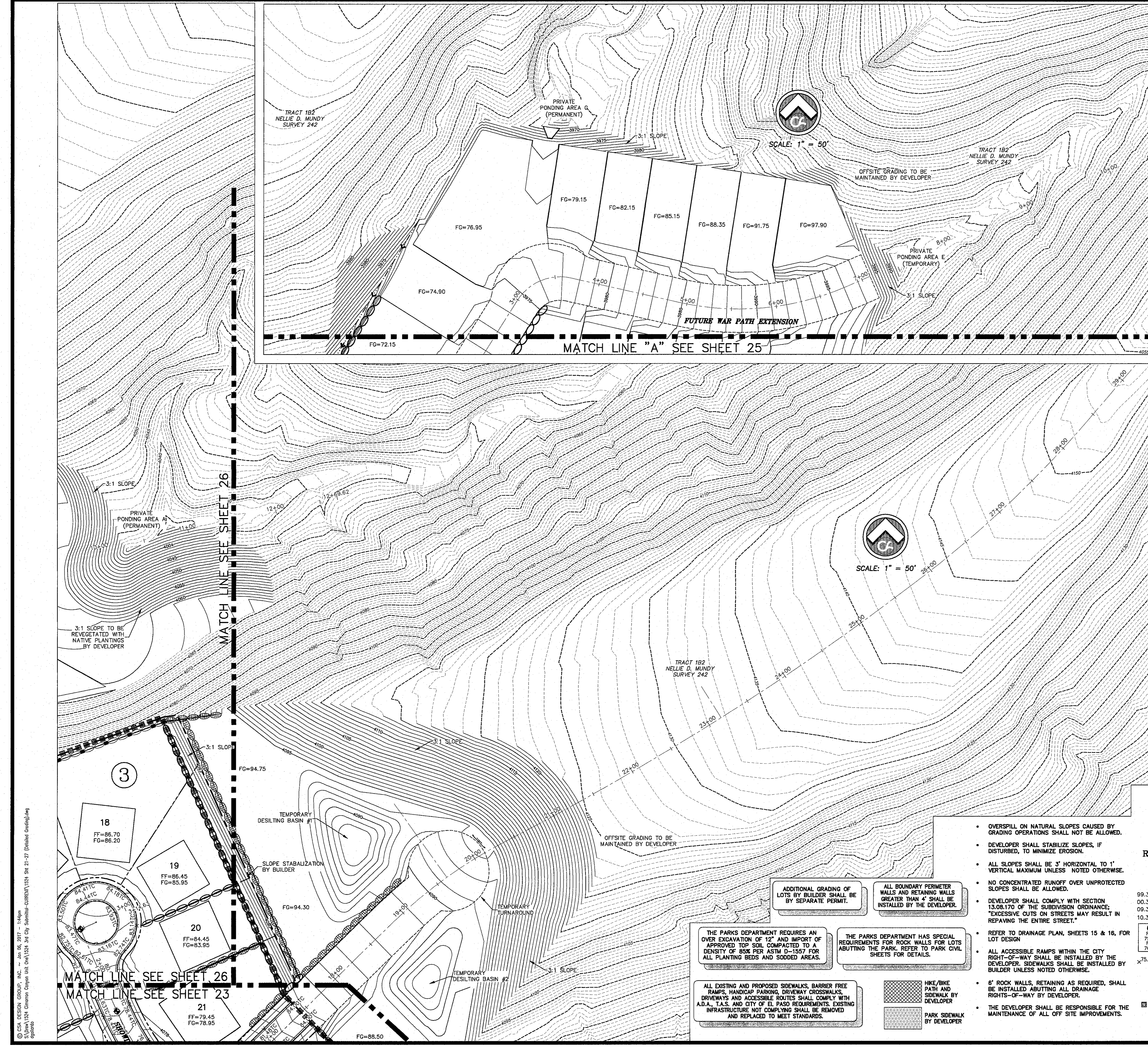


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Fax [915] 877.4334
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SHEET TITLE		25	
DETAILED GRADING PLAN		26 of 131	
COB	1524	DATE	9/15/16
COB-SM-DG	9/15/16	DATE	AS NOTED
DATE	AS NOTED	DATE	AS NOTED
DATE	AS NOTED	DATE	AS NOTED

© CSA DESIGN GROUP, INC. - Jan 06, 2017 - 14:46m
S:\09\1524\Cimarron Canyon Unit One\1524_3rd City Submittal-CURRENT\1524_S21-27 (Detailed Grading).dwg



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FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL

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TEXAS GAS SERVICE 544-8300
TGS GAS EMERGENCY HOTLINE 562-8411/662-2003
EL PASO WATER (959) 562-8411
TIME WARNER (CABLE) 776-7414
EL PASO NATURAL GAS COMPANY 1-800-334-9847
TEXAS EXCAVATION SAFETY SYSTEM 1-800-247-8277

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JOHN C. KARLSRUHER
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53878
1/9/17

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CIMARRON CANYON UNIT ONE SUBDIVISION
SHEET TITLE
DETAILED GRADING PLAN

DOB	1524
DESIGN BY	JCB/HC
DOB-SM-DG	9/15/16
DRAWN BY	SA
DATE	AS NOTED
SCALE	AS NOTED

SHEET NO. **27**
OF 131

KEY MAP
FOR INFORMATION REGARDING SOILS, REFER TO THE PRELIMINARY SOILS EVALUATION REPORT FOR CIMARRON CANYON UNIT ONE SUBDIVISION (PROJECT No. SP611178 DATED OCT 10, 2011); AND THE STREET PAVEMENT DESIGN (PROJECT No. SP6111043 DATED APR 4, 2011) PREPARED BY SPEEDSOIL, INC.

REFER TO GRADING STABILIZATION PLAN FOR RIP-RAP AND OTHER EROSION CONTROL DETAILS REFER TO SHEETS 28-33A FOR CROSS SECTION KEY

LEGEND

99.35	.....	3999.35	PROPOSED CONTOUR
00.35	.....	4000.35	EXISTING CONTOUR
09.35	.....	4009.35	
10.35	.....	4010.35	

66
FG=75.72
FF=76.22

PROPOSED BUILDING PAD W/ FINISHED GRADE AND FINISHED FLOOR ELEVATION

PROPOSED TOP OF CURB

PROPOSED HIGH POINT

PROPOSED LOW POINT

LIMITS OF PHASING. REFER TO SEE SHEET 12 FOR OVERALL LAYOUT

SWALE

ROCK RETAINING WALL WITH GARDEN WALL EXTENSION BY DEVELOPER, HEIGHTS AS NOTED

GARDEN OR STEW WALL BY DEVELOPER, HEIGHTS AS NOTED

ROCK RETAINING WALL, BATTER ONLY, BY DEVELOPER, GARDEN WALL EXTENSION BY BUILDER

ROCK WALL WITH VENT FENCE, RETAINING AS REQUIRED, BY DEVELOPER, HEIGHTS AS NOTED

ROCK RETAINING WALL WITH 4' GARDEN WALL EXTENSION BY BUILDER

ALL OTHER ROCK WALLS BY BUILDER UNLESS NOTED OTHERWISE

Final Approval

UNIVERSITY OF TEXAS

- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
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ADDITIONAL GRADING OF LOTS BY BUILDER SHALL BE BY SEPARATE PERMIT.

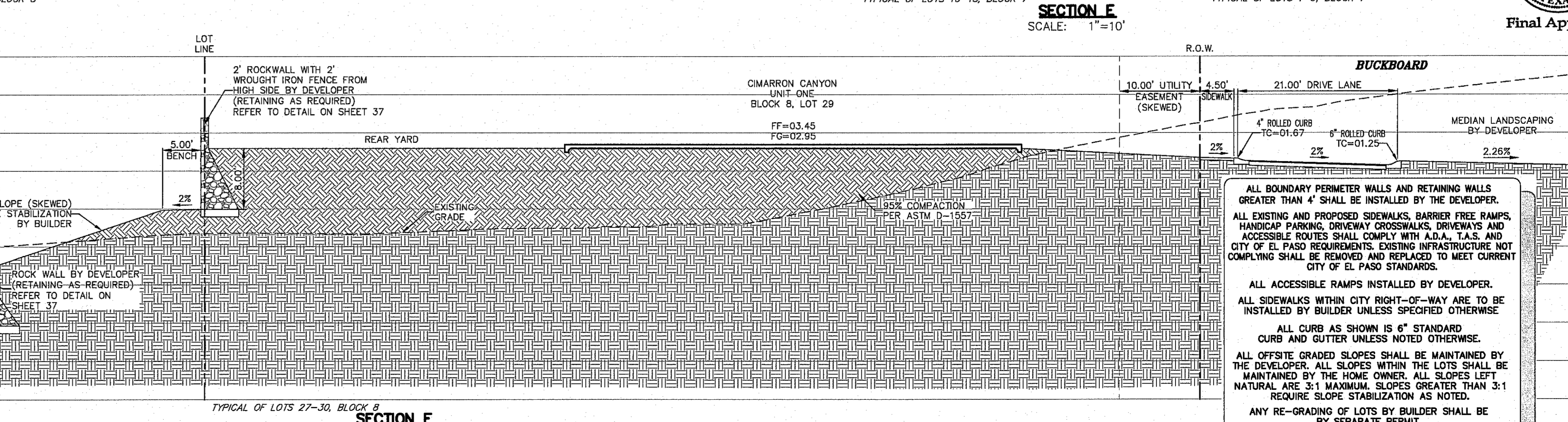
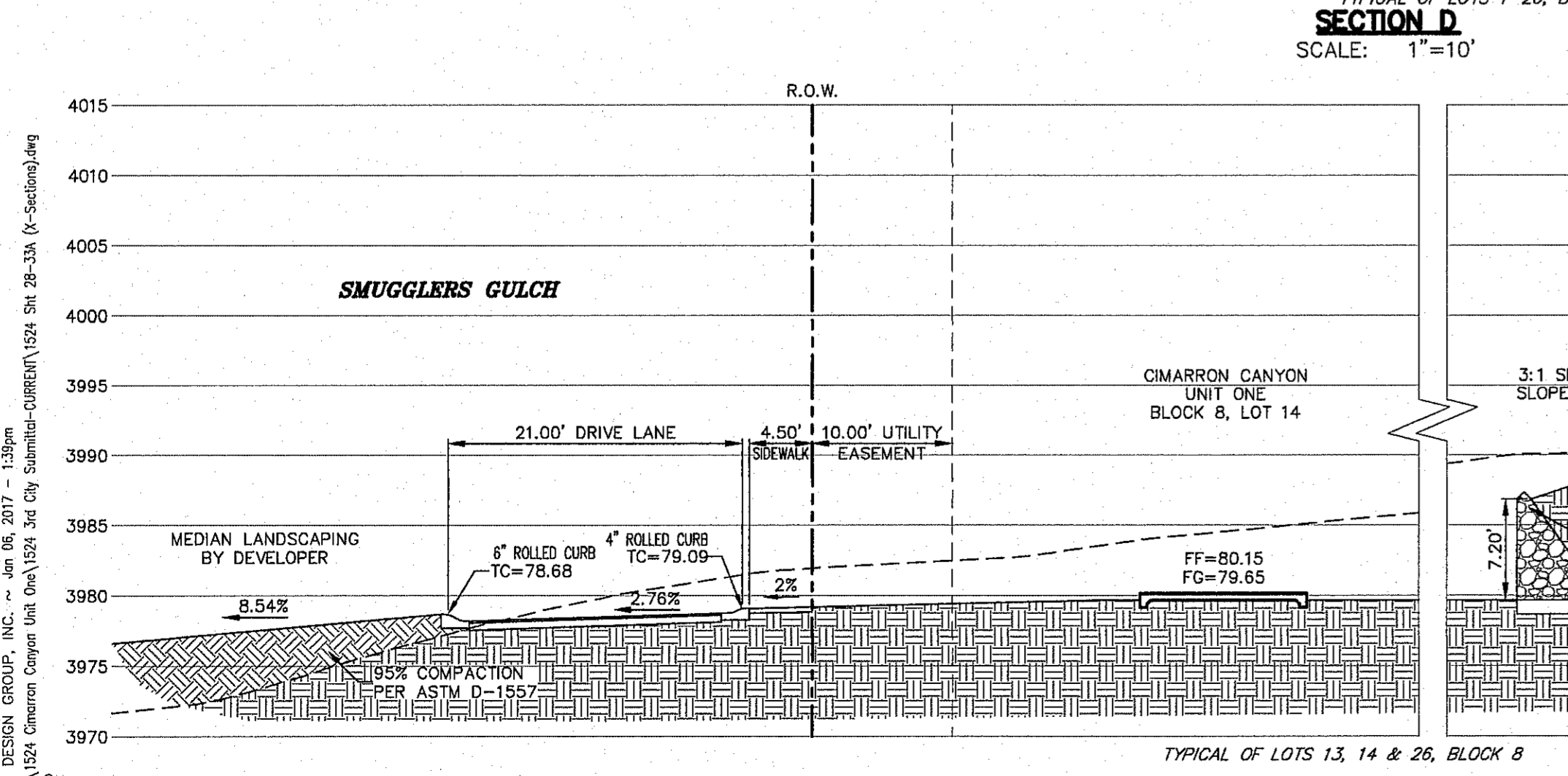
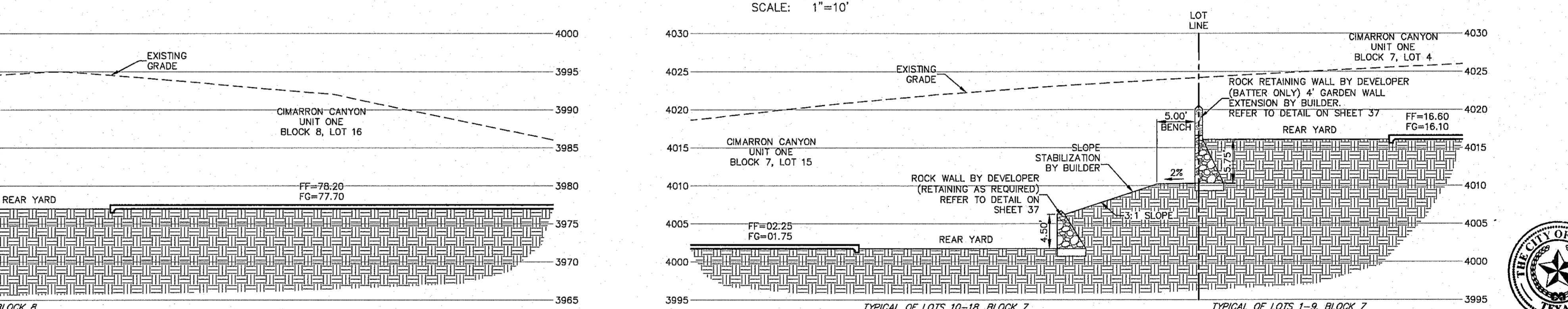
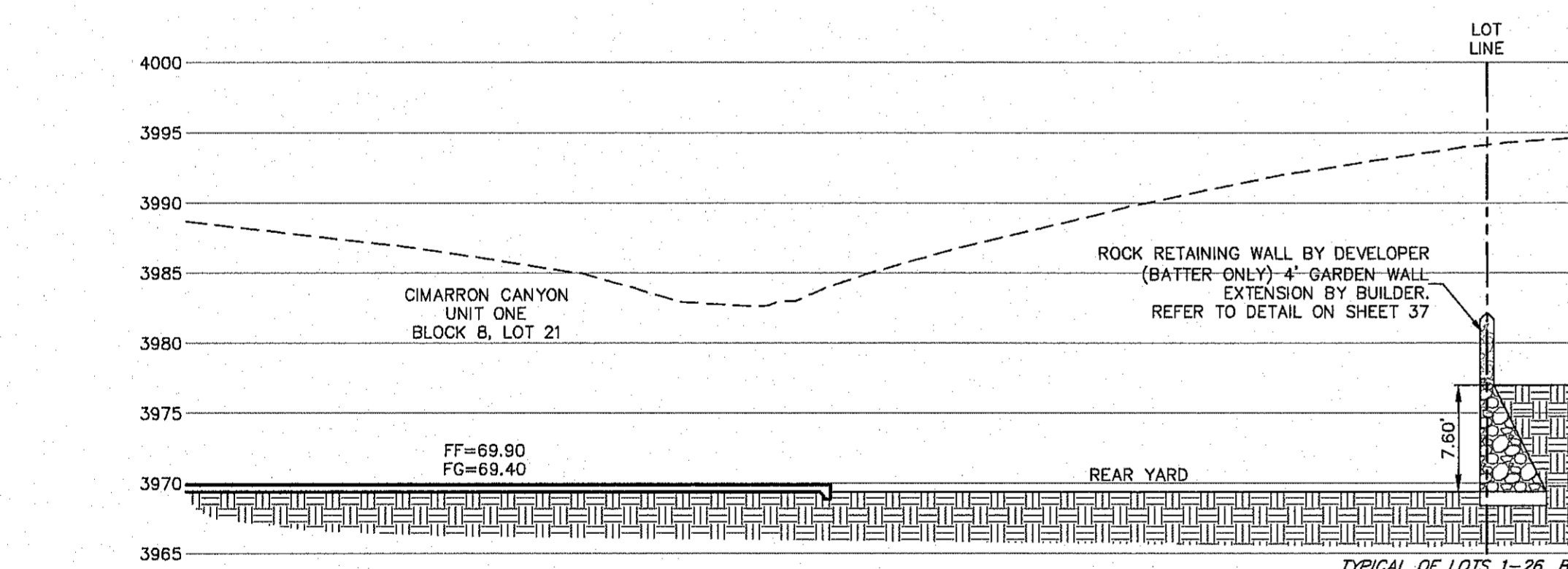
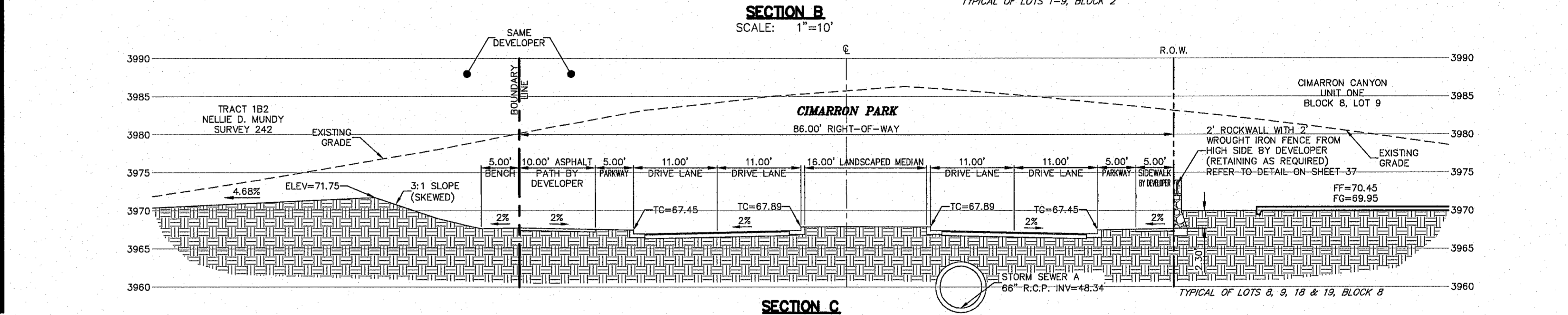
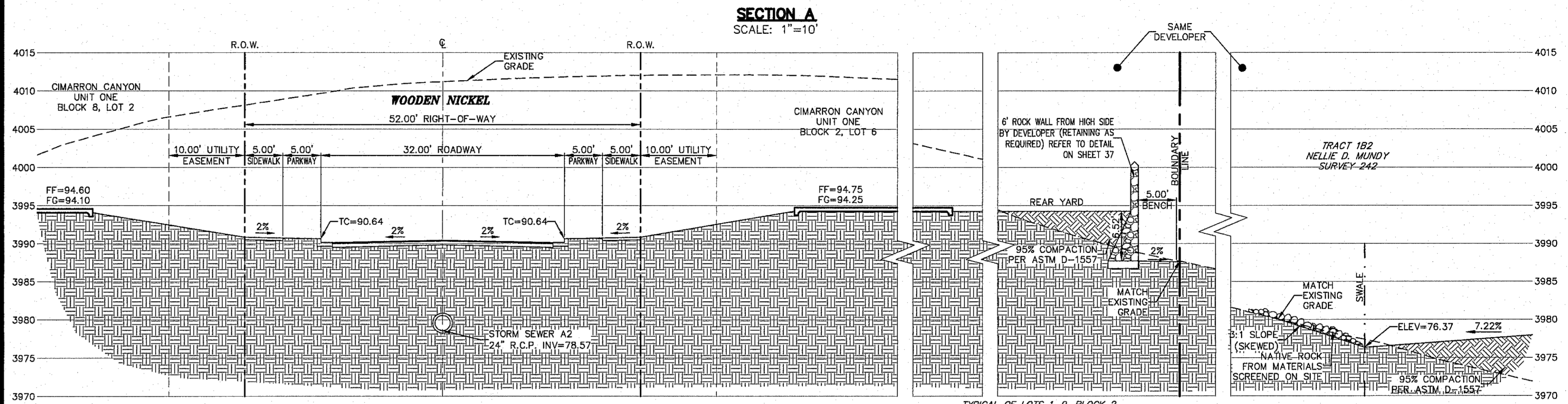
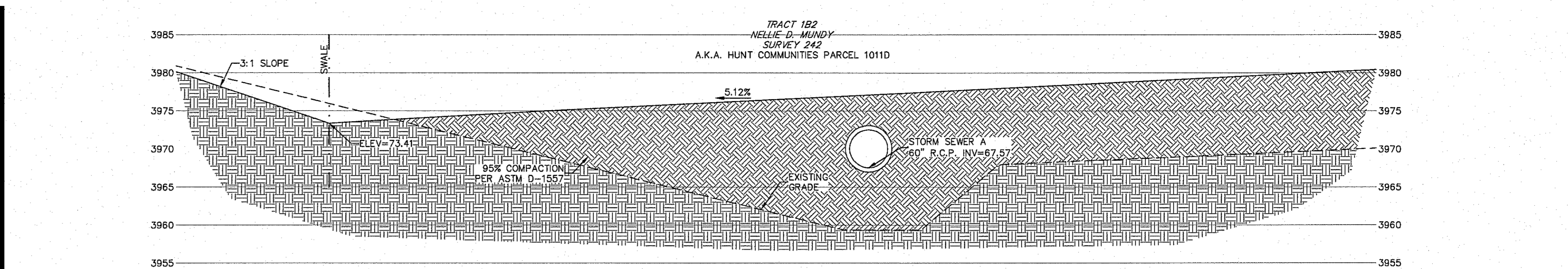
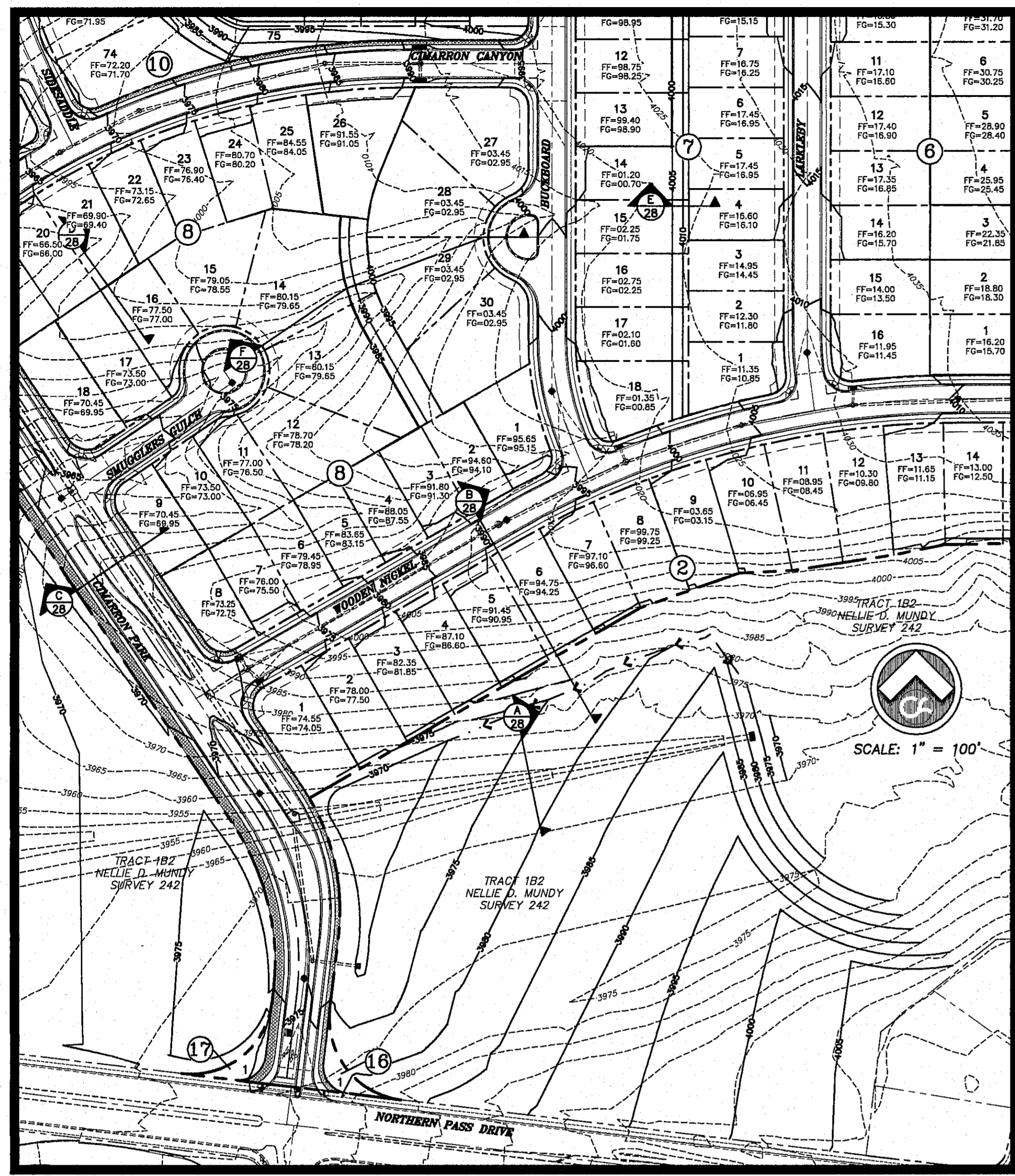
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THE PARKS DEPARTMENT HAS SPECIAL REQUIREMENTS FOR ROCK WALLS FOR LOTS ABUTTING THE PARK. REFER TO PARK CIVIL SHEETS FOR DETAILS.

Hike/Bike Path and Sidewalk by Developer

Park Sidewalk by Developer



BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND HUNT COMMUNITIES PARCEL 10110. ELEVATION = 3985.5 (AS PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
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IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 546-7276
EL PASO GAS SERVICE 544-6300
TEXAS EMERGENCY HOTLINE 562-3411 (662-2008)
EL PASO FIRE DEPARTMENT 546-7276
EL PASO POLICE DEPARTMENT 546-7276
EL PASO NATURAL GAS COMPANY 1-800-334-4877
EL PASO EXCAVATION SAFETY SYSTEM 1-800-647-4877

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JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
19/17

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Texas Registered Engineering Firm #4987
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
Tel: [915] 877.4155
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Final Approval

CIMARRON CANYON UNIT ONE SUBDIVISION

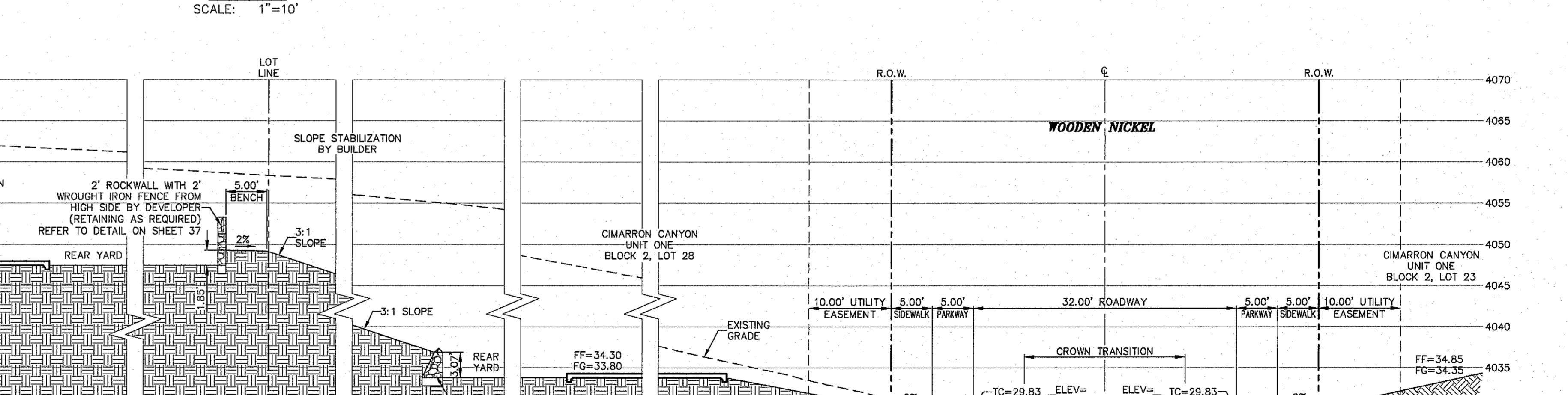
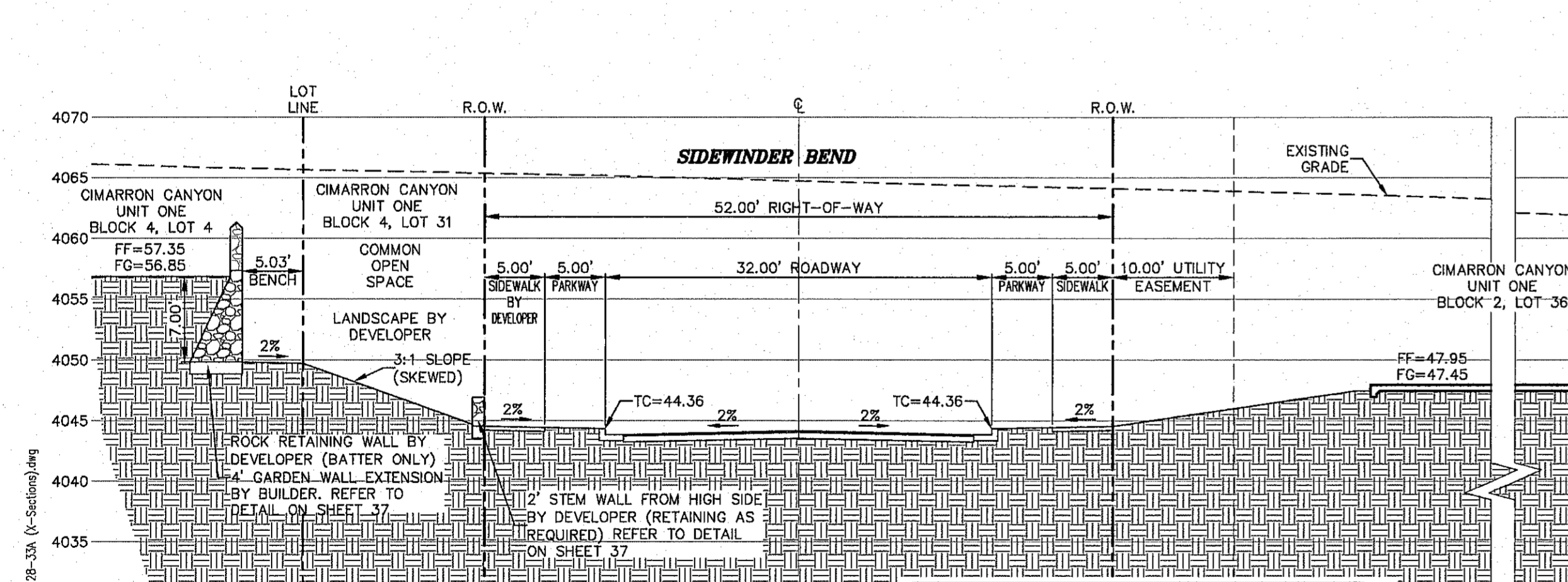
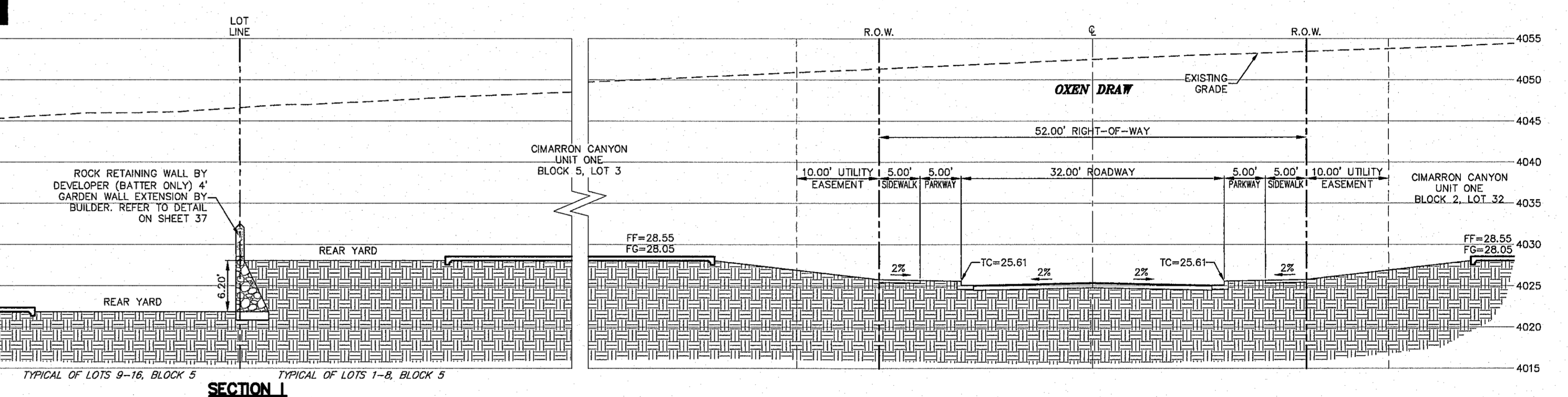
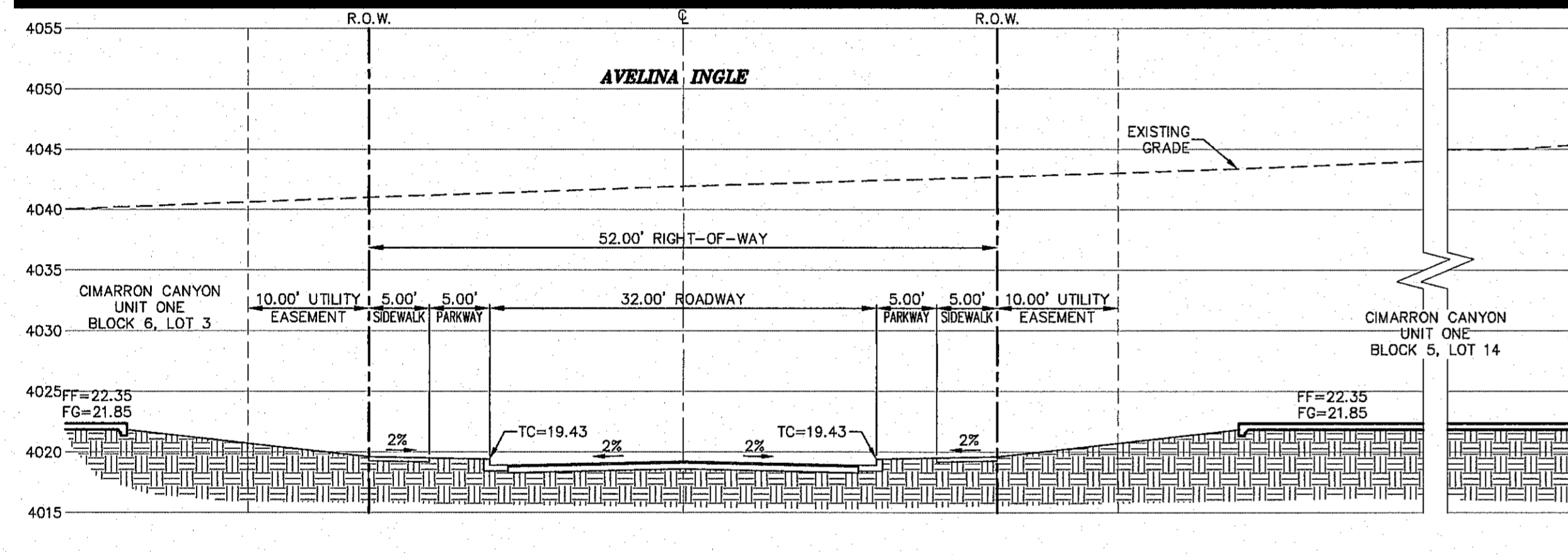
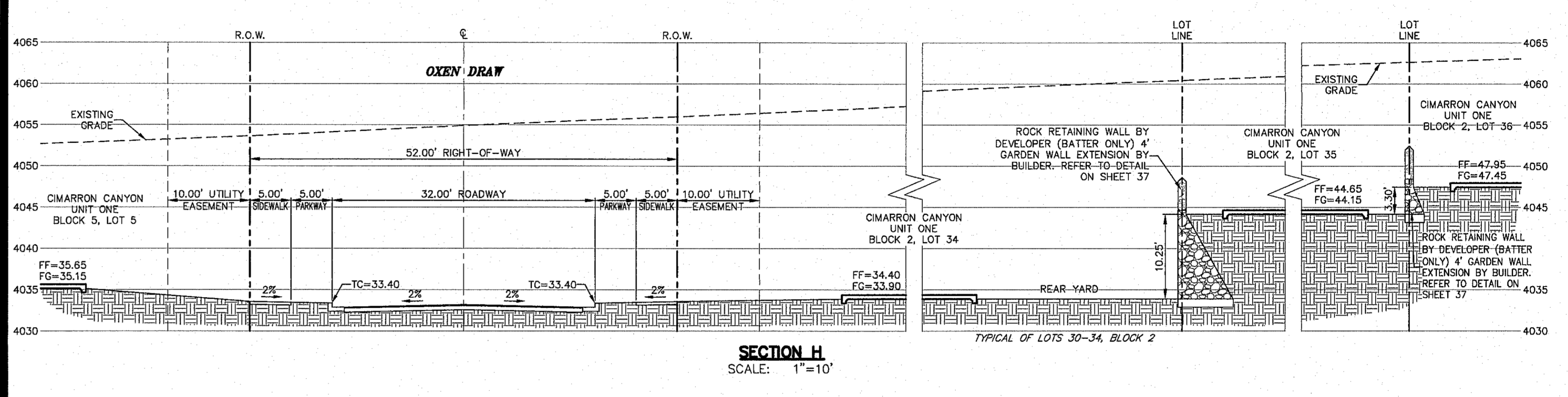
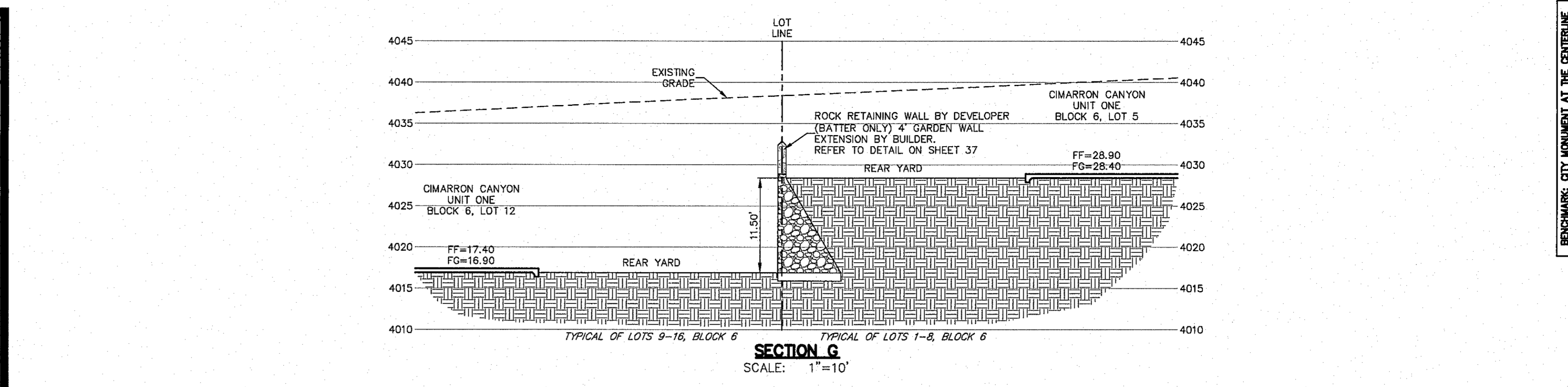
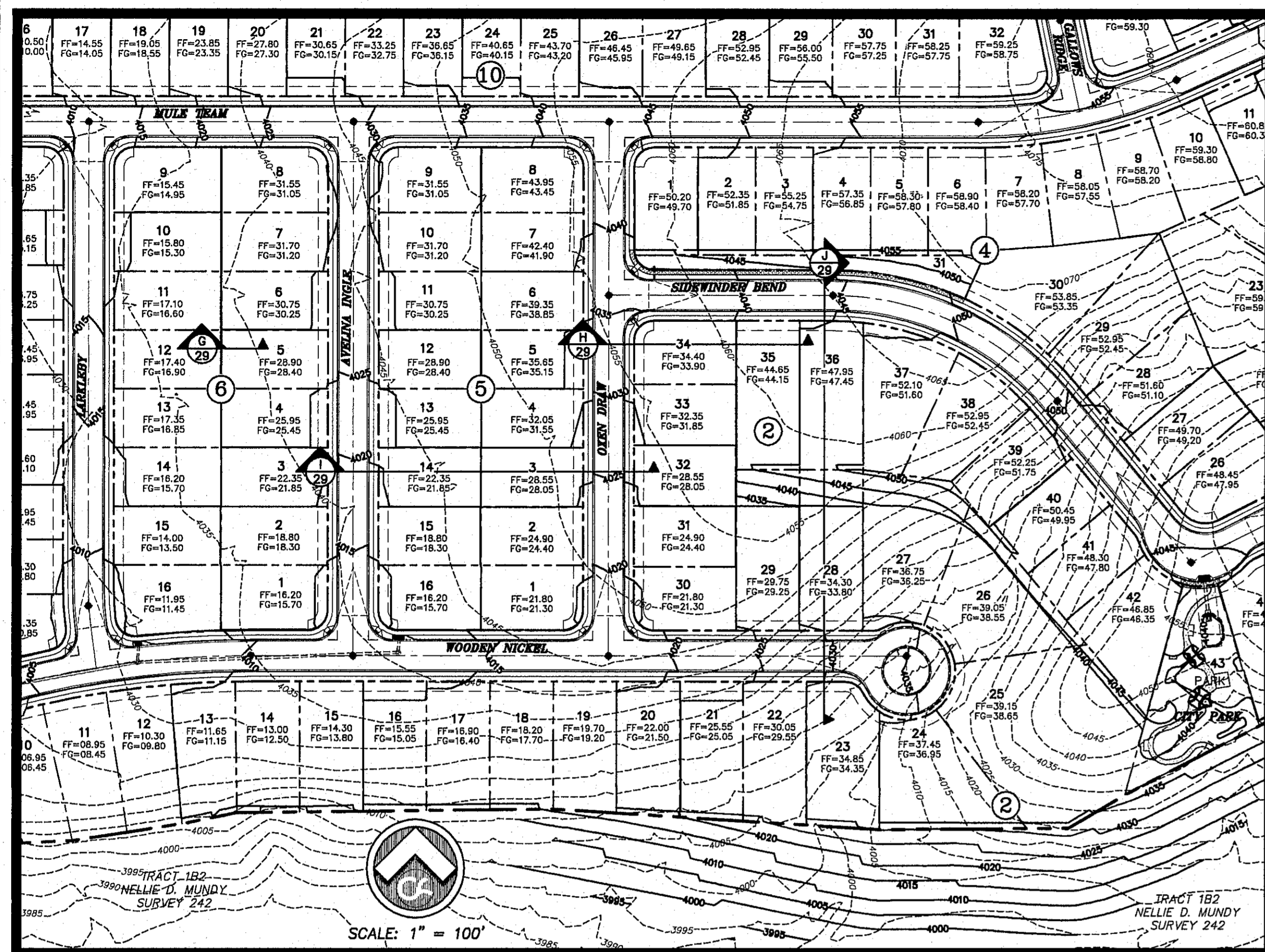
SHEET TITLE

CROSS SECTIONS A-F

GOB	1524
DESIGN BY	JCK
GOB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	AS NOTED

SHEET NO. **28**

29 of 131



ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., I.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY OF EL PASO STANDARDS.

ALL ACCESSIBLE RAMPS INSTALLED BY DEVELOPER.

ALL SIDEWALKS WITHIN CITY RIGHT-OF-WAY ARE TO BE INSTALLED BY BUILDER UNLESS SPECIFIED OTHERWISE.

ALL CURB AS SHOWN IS 6" STANDARD CURB AND GUTTER UNLESS NOTED OTHERWISE.

ALL OFFSITE GRADED SLOPES SHALL BE MAINTAINED BY THE DEVELOPER. ALL SLOPES WITHIN THE LOTS SHALL BE MAINTAINED BY THE HOME OWNER. ALL SLOPES LEFT NATURAL ARE 3:1 MAXIMUM. SLOPES GREATER THAN 3:1 REQUIRE SLOPE STABILIZATION AS NOTED.

ANY RE-GRADING OF LOTS BY BUILDER SHALL BE BY SEPARATE PERMIT.

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASSES DRIVE AND WOODS DRIVE (EL PASO CITY DATUM)
ELEVATION: 4078.63 (EL PASO CITY DATUM)

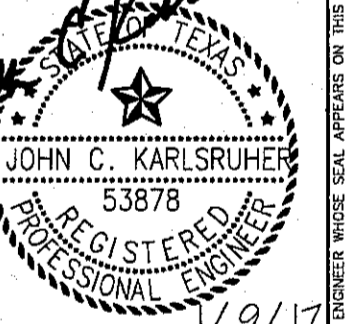
NO.	DATE	DESCRIPTION	BY
1	11/01/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

WARNING! BEFORE YOU DIG CALL BEFORE YOU DIG - CALL BEFORE YOU DIG - CALL

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EL PASO ELECTRIC COMPANY 545-7770
AT&T 1-800-DIG-1-TESS
TEXAS GAS SERVICE 544-8800
TGS EMERGENCY HOTLINE 959-3411 (959-2003)
FEDERAL CABLEVISION 544-8800
TIME WARNER (CABLE) 594-5715
EL PASO NATURAL GAS COMPANY 1-800-364-8845
TEXAS EVACUATION SAFETY SYSTEM 1-800-364-8877

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CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE
CROSS SECTIONS G-L

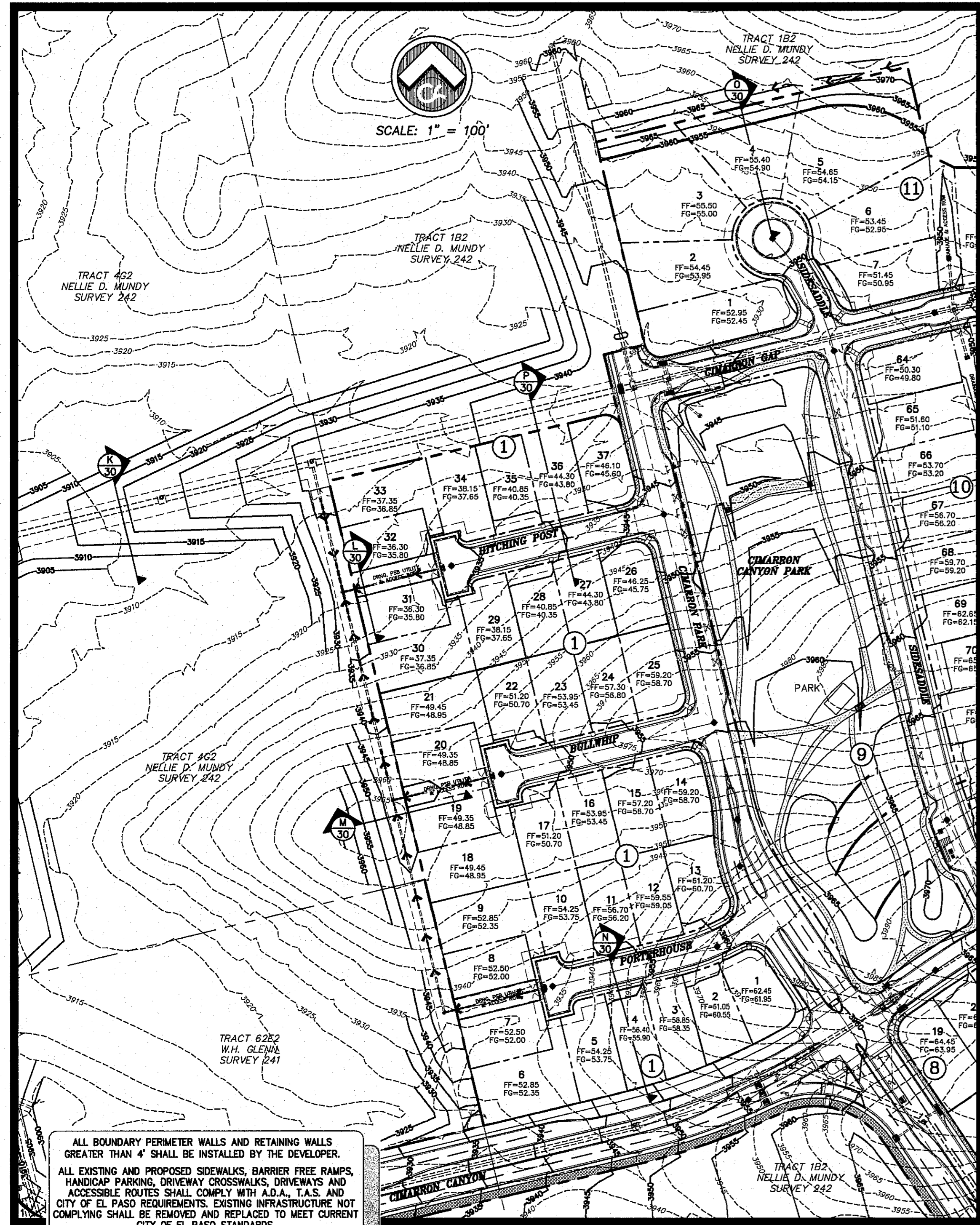
COB	1524
DESIGN BY	JCK
COB-SM-DG	9/15/16
DATE	DAE
DATE	AS NOTED
DATE	DAE

29
30 of 131



Final Approval

CSA DESIGN GROUP, INC. - Jan 06, 2017 - 1:58pm
C:\Users\jck\Desktop\Projects\Cimarron Canyon Unit One\1518 - 08 - 33A - (C-sections).dwg



ALL BOUNDARY PERIMETER WALLS AND RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

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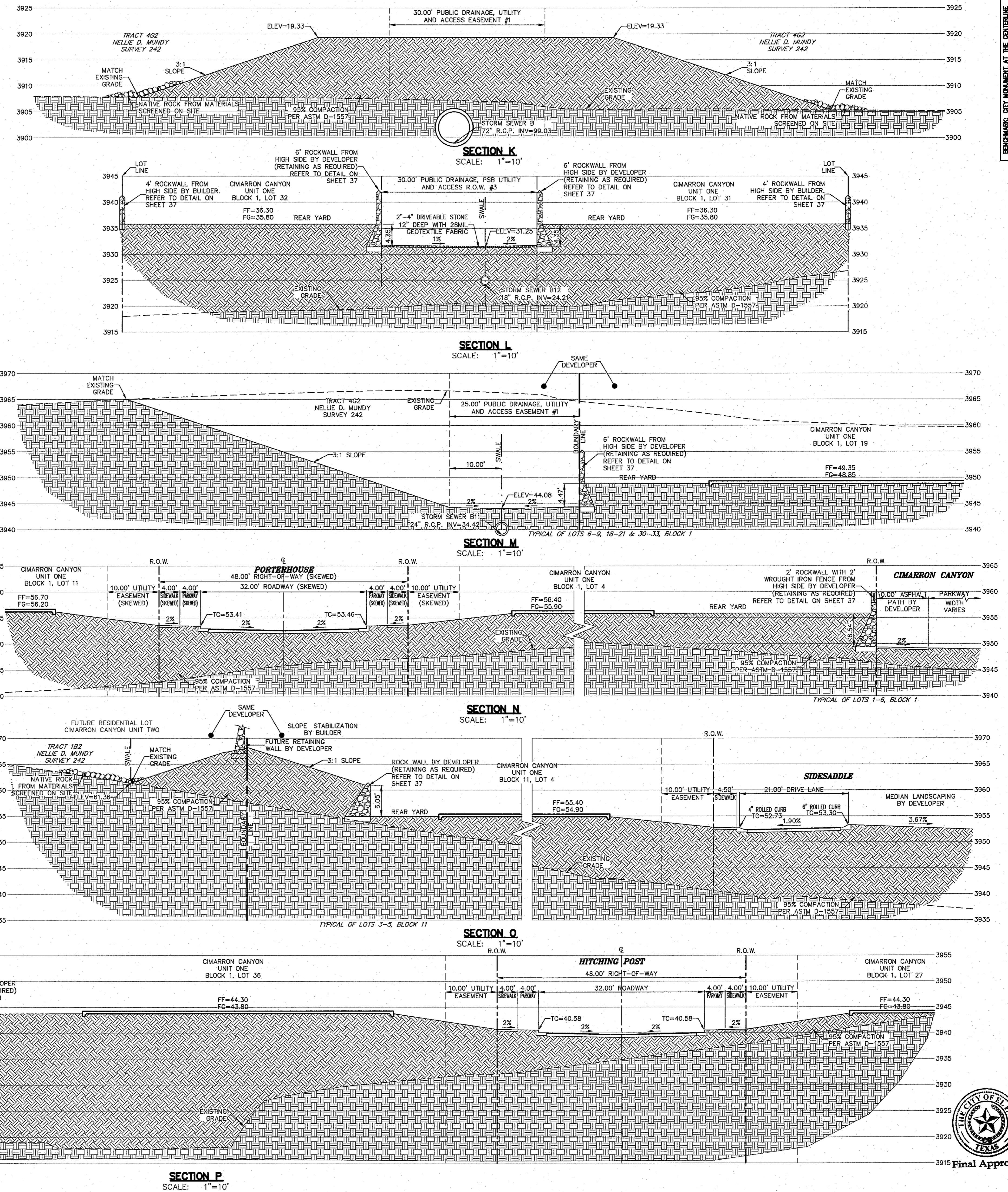
ALL ACCESSIBLE RAMPS INSTALLED BY DEVELOPER.

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3	1/9/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

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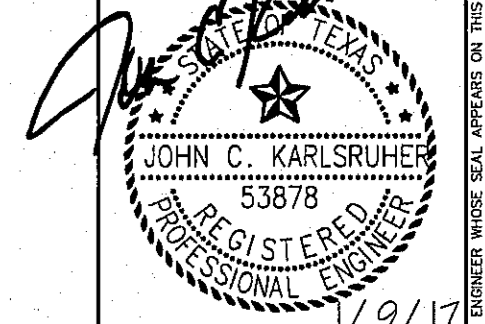
BEFORE YOU DIG - CALL BEFORE YOU DIG - CALL BEFORE YOU DIG

CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 545-5770
1-800-DIG-TESS
AT&T 544-5900
TELECOM SERVICES 544-5900
TELECOM SERVICES 544-5900
TELECOM SERVICES 544-5900
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CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CROSS SECTIONS M-R

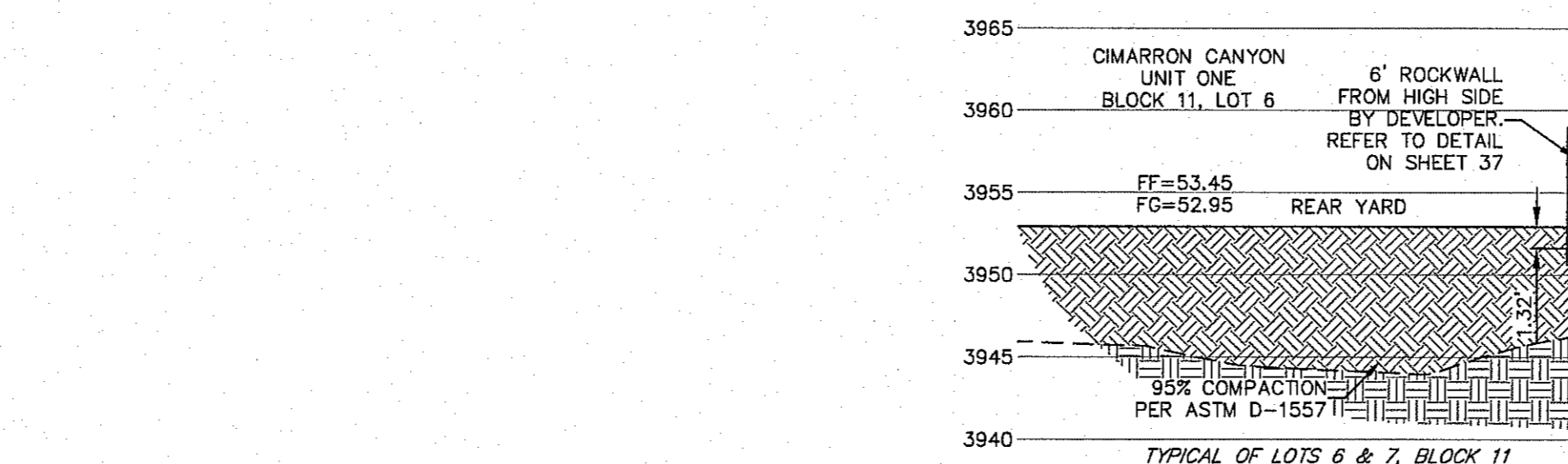
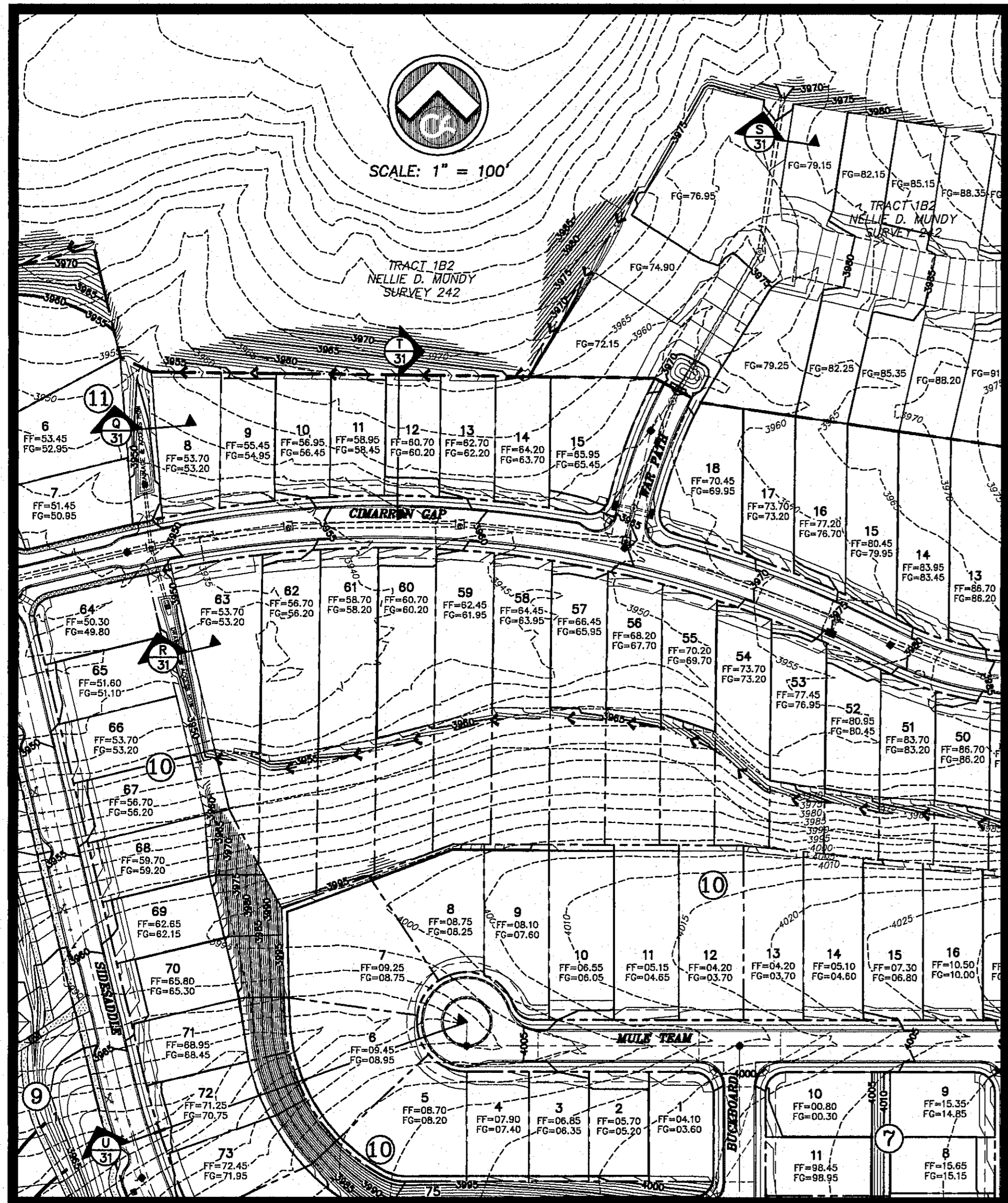
COB	1524
COB-SM-DG	9/15/16
DATE	AS NOTED
DESIGNED BY	DAE

Final Approval

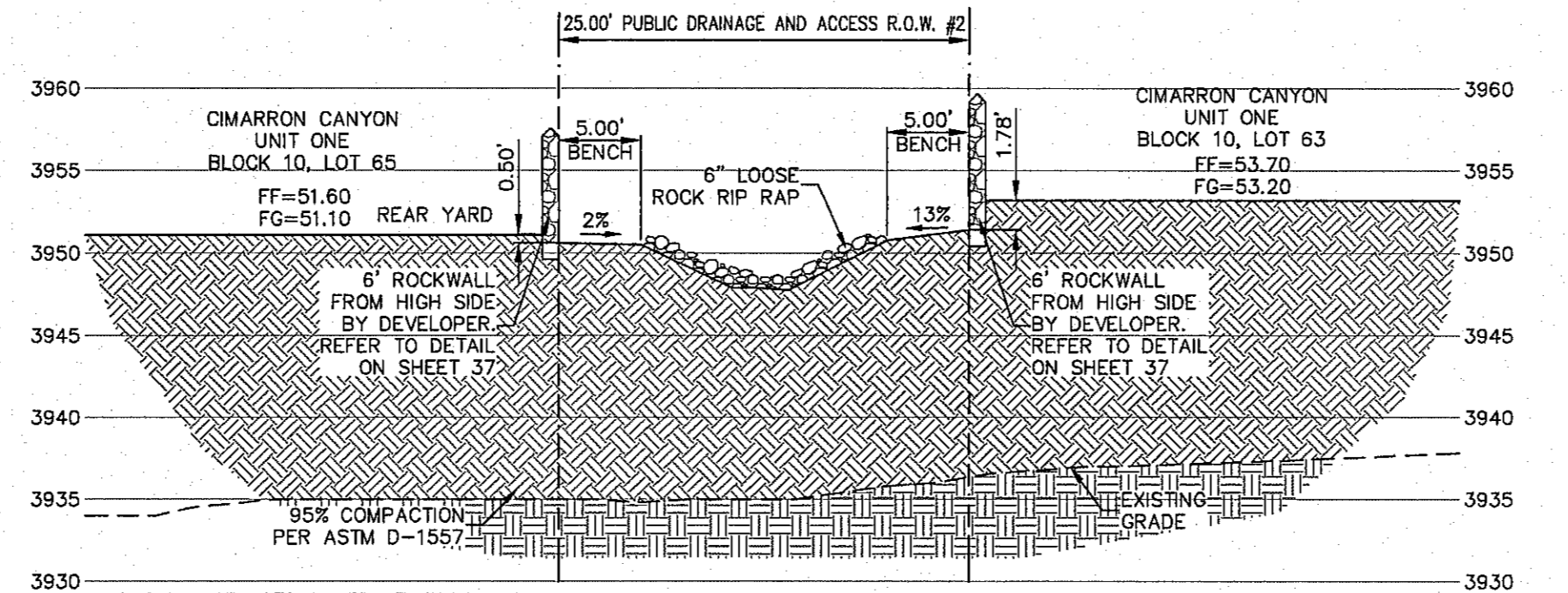
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31 of 131

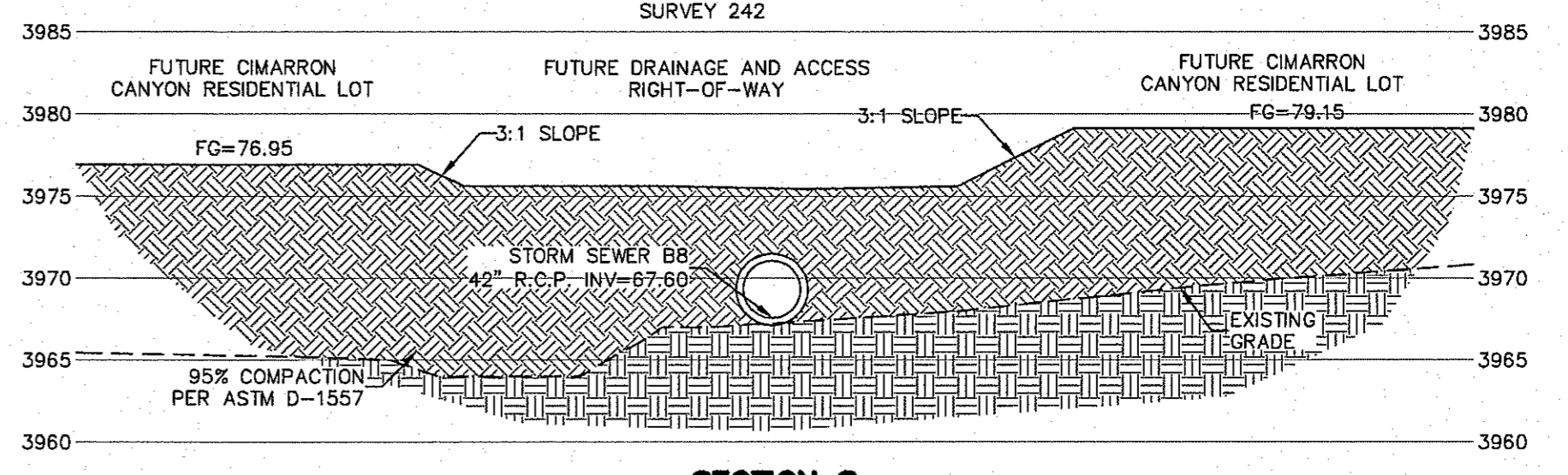
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15011001 Cimarron Canyon Unit One (1501) 3rd City Submittal - CURRENT (1501) 3rd City Submittal - CURRENT (1501) 3rd City Submittal - CURRENT



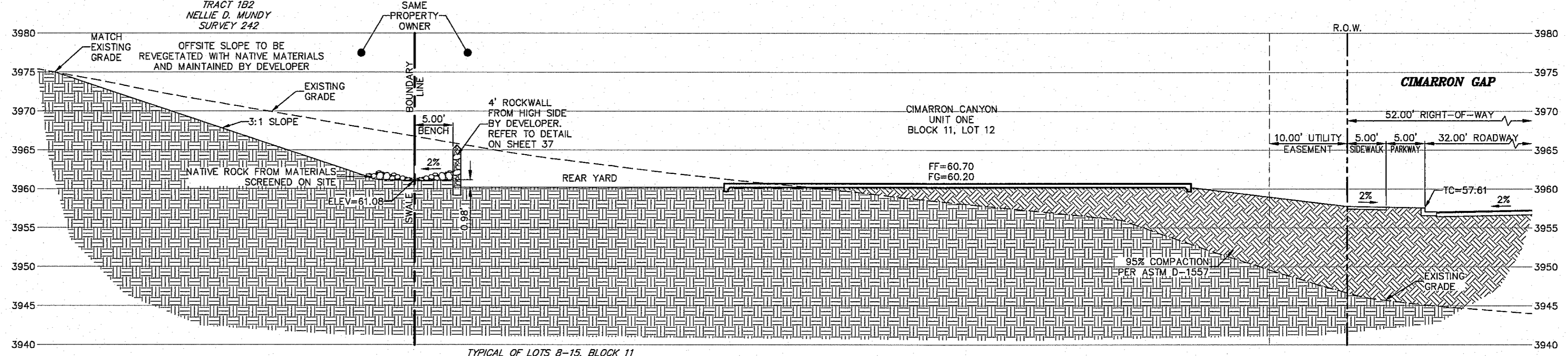
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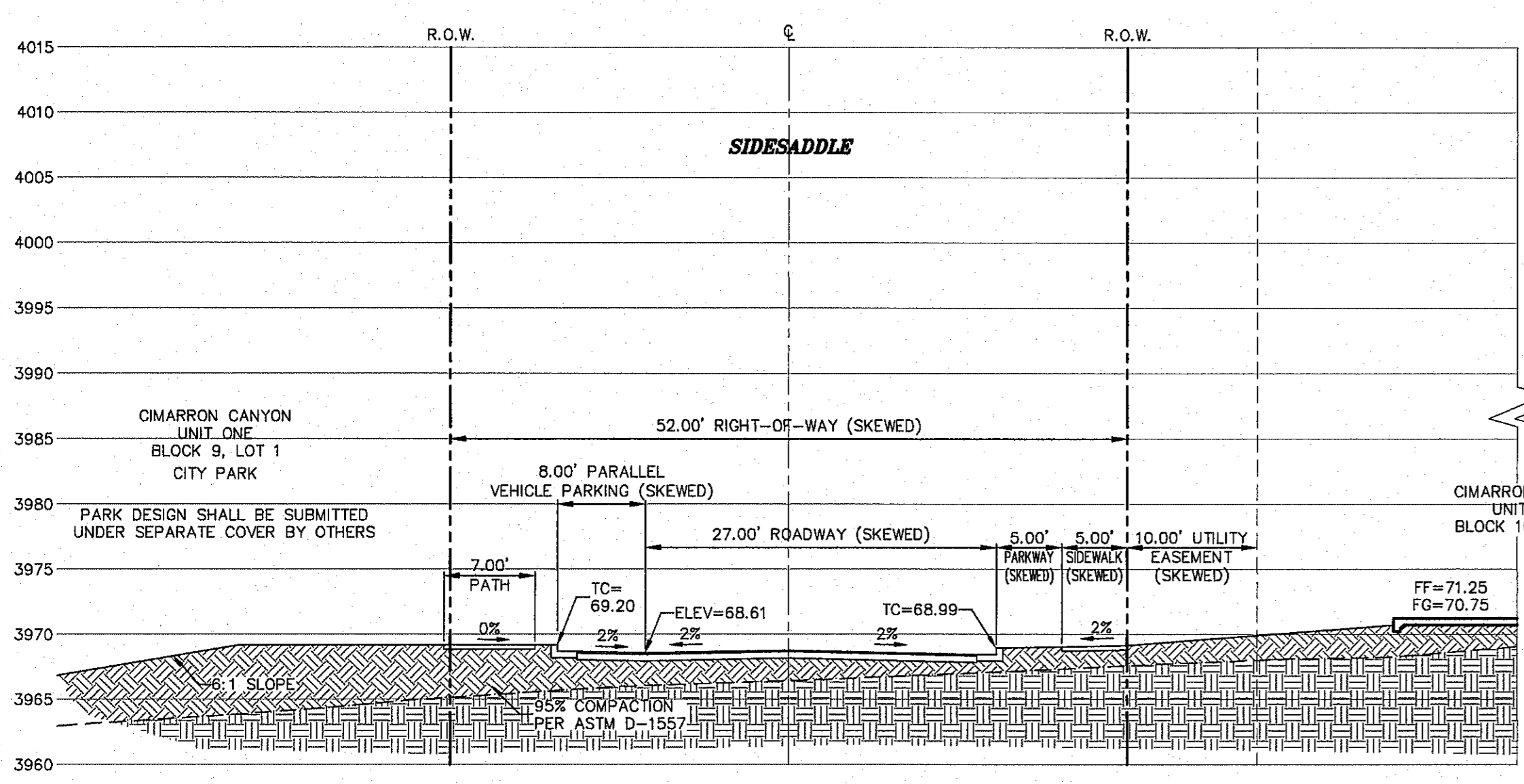
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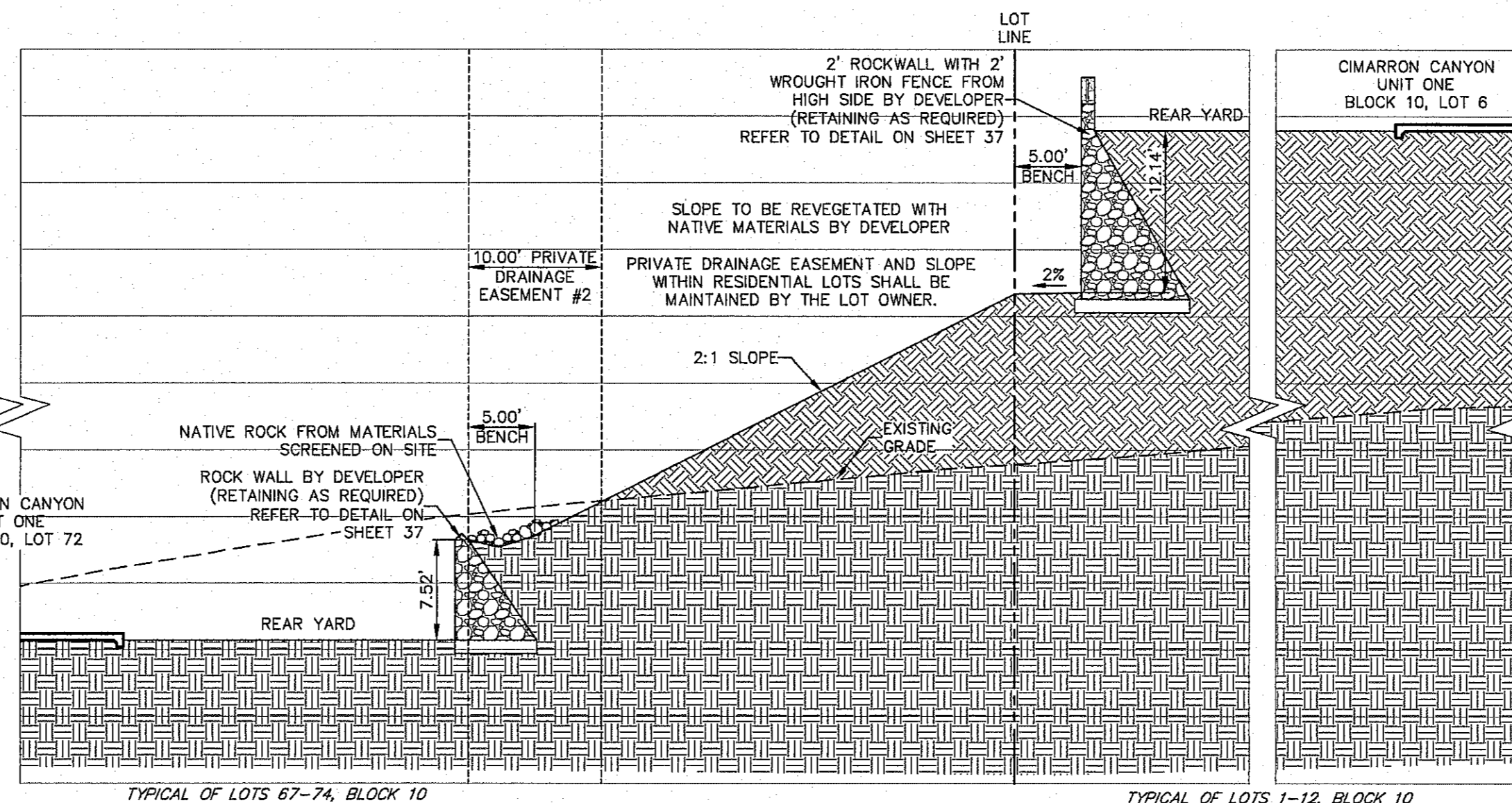
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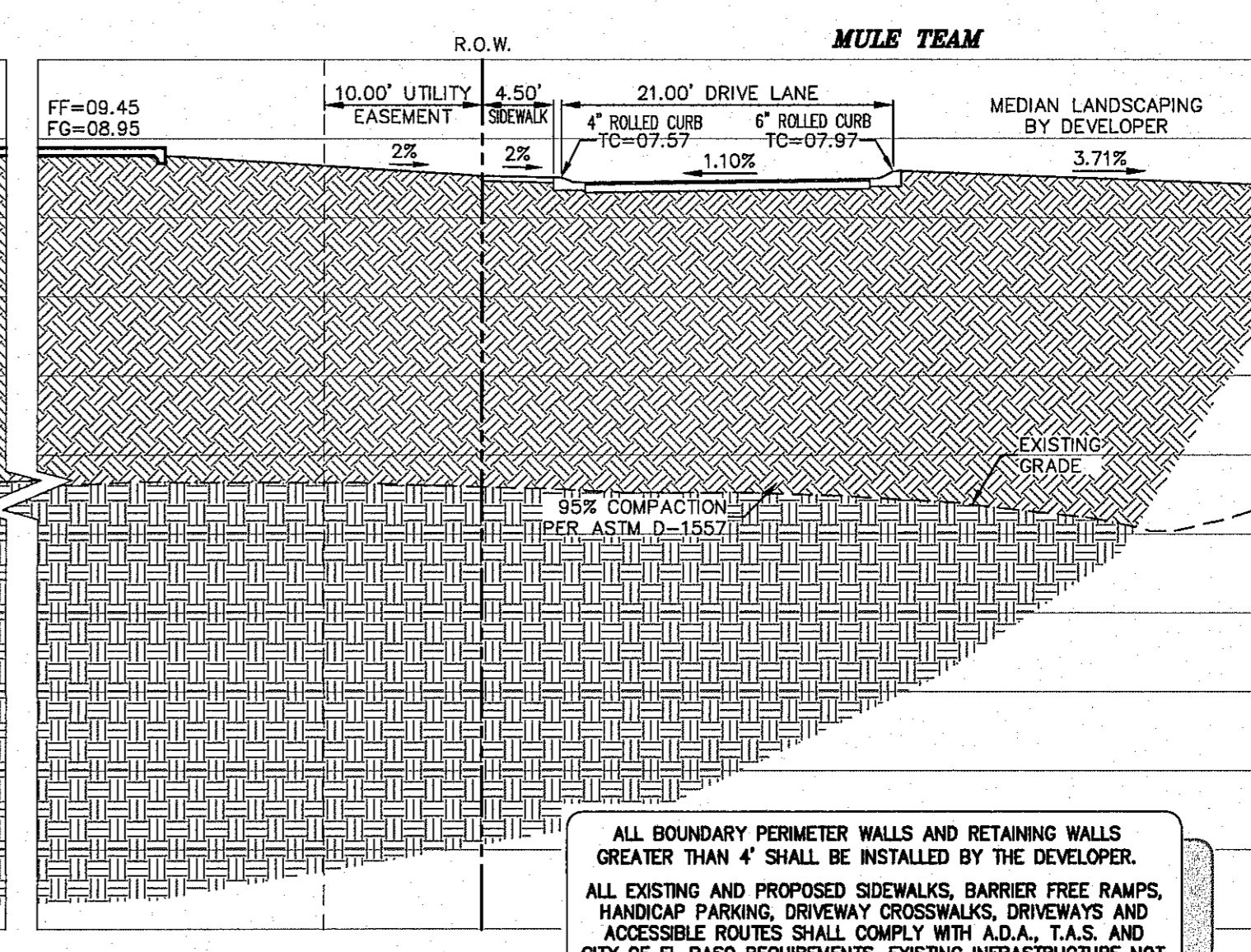
SECTION I
SCALE: 1"=10'



SECTION U
SCALE: 1"=10'



SECTION V
SCALE: 1"=10'



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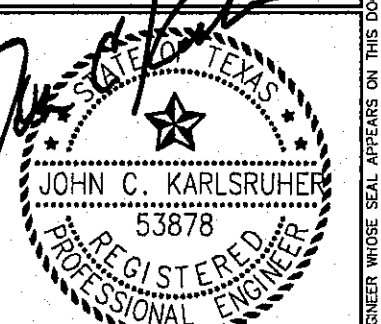
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ELEVATION = 3978.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

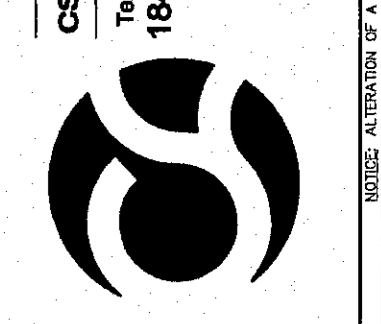
WARNING!
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EL PASO ELECTRIC COMPANY 546-5770
AT&T 1-800-DIG-TESS
444-6300
TEXAS GAS SERVICE 562-3411
TGS EMERGENCY HOTLINE 562-3411
AFTER HOURS EMERGENCY (ERW) 994-5714
TIME WARNER (CABLE) 772-7414
EL PASO NATURAL GAS COMPANY 1-800-336-5647
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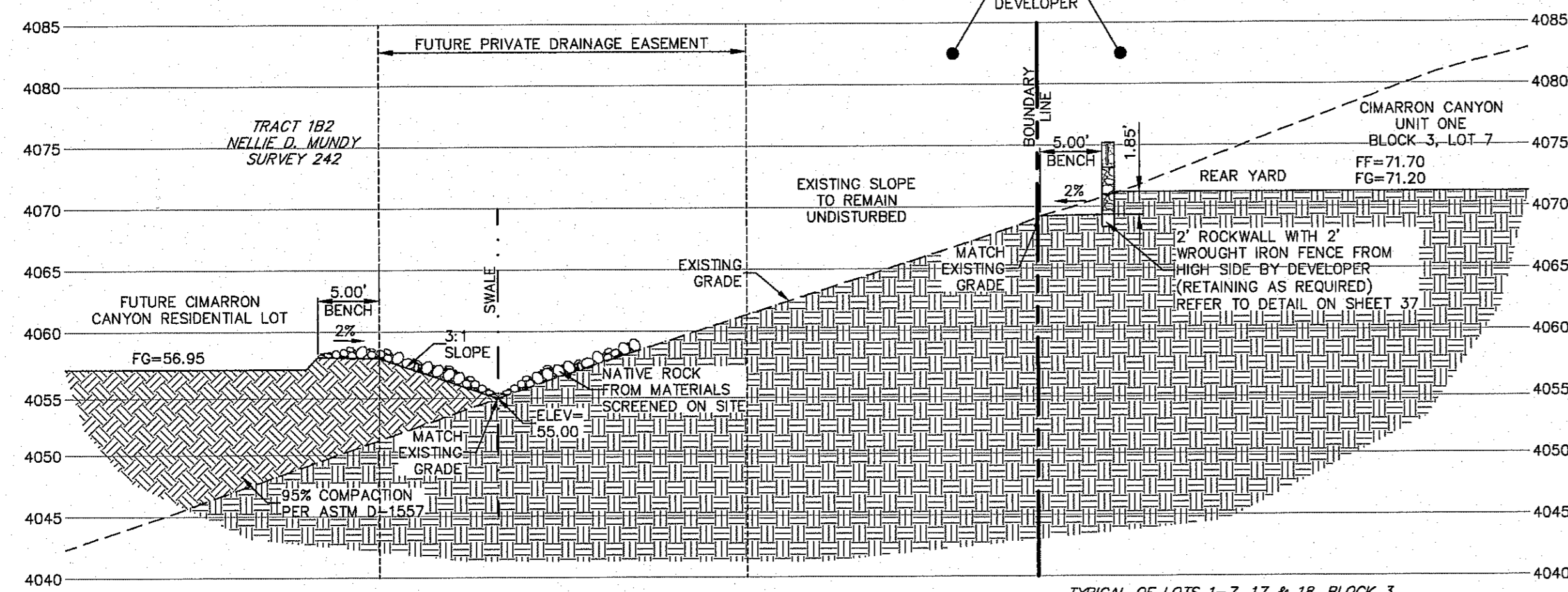
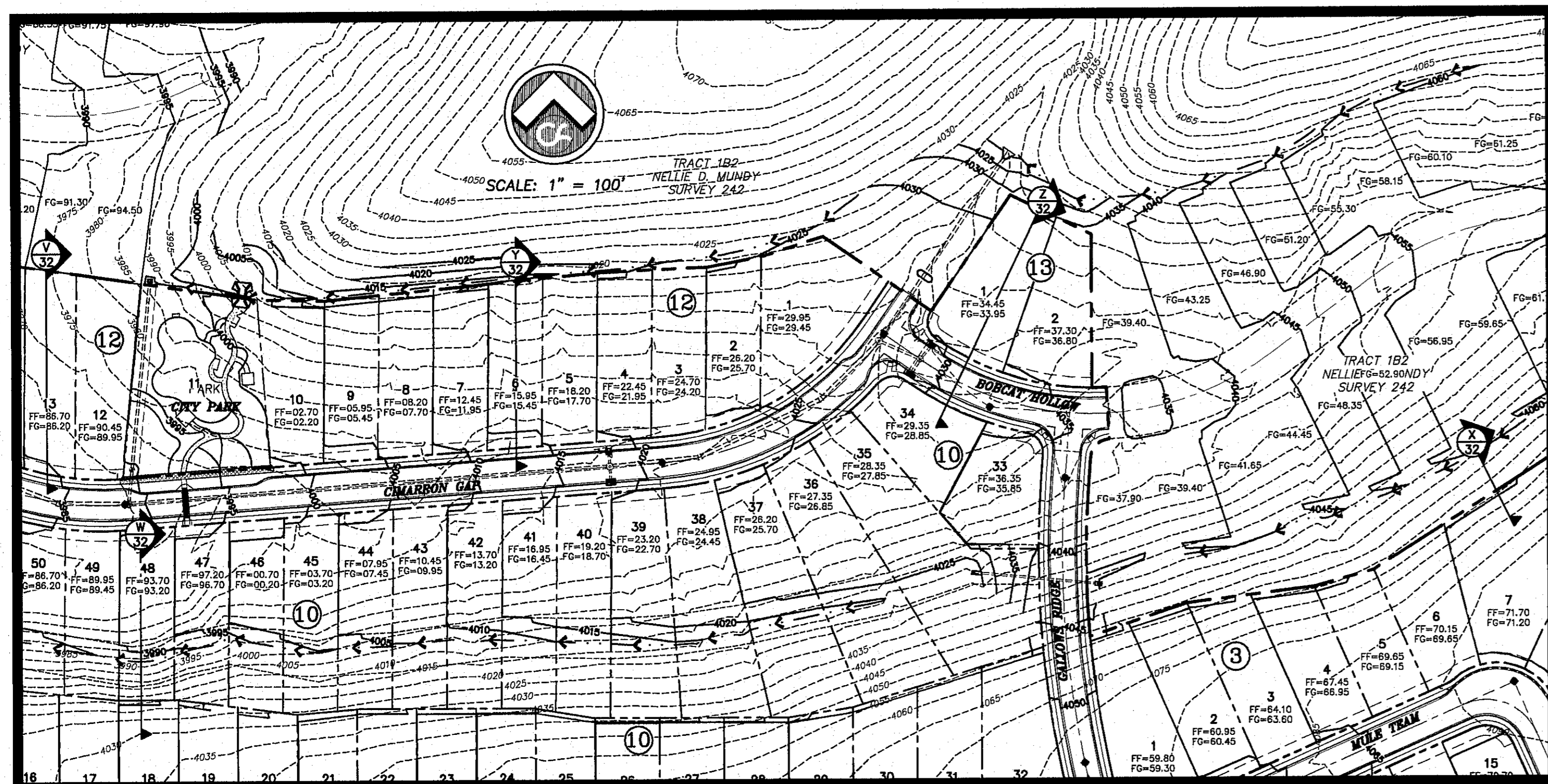
CIMARRON CANYON
UNIT ONE
SUBDIVISION

SHEET TITLE
CROSS SECTIONS S-W

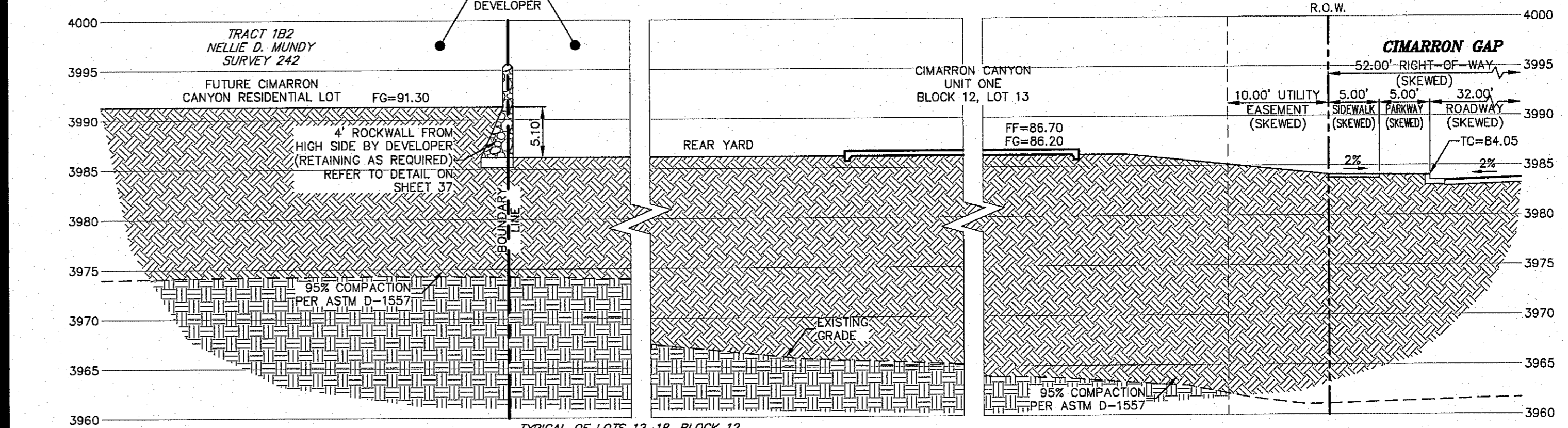
DOB	1524
DESIGN BY	9/15/16
DOB-SM-DC	DAE
DRAWN BY	DAE
DAE	AS NOTED
CHECKED BY	SCALE

Final Approval
31
32 of 131

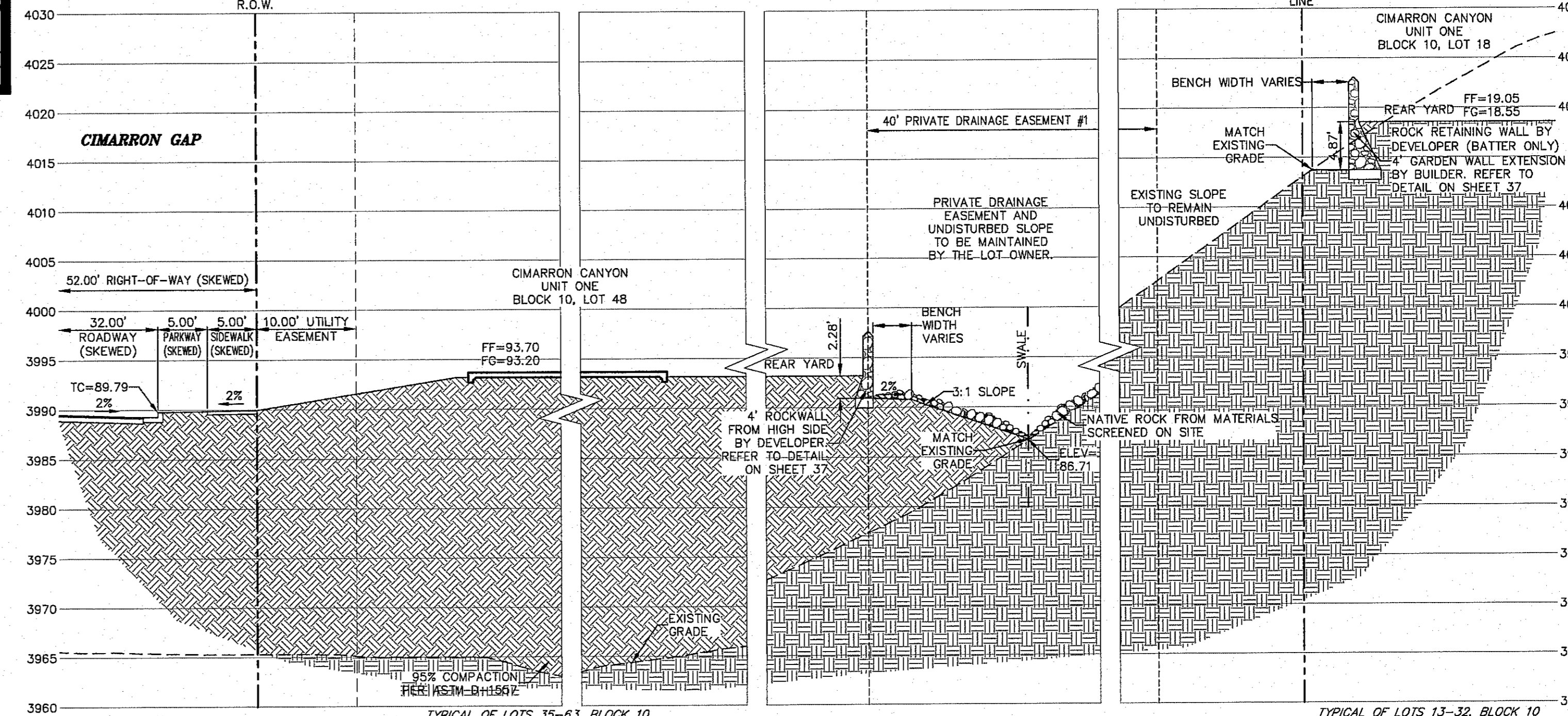
CSA DESIGN GROUP, INC. - Jan 06, 2017 - 1:57pm
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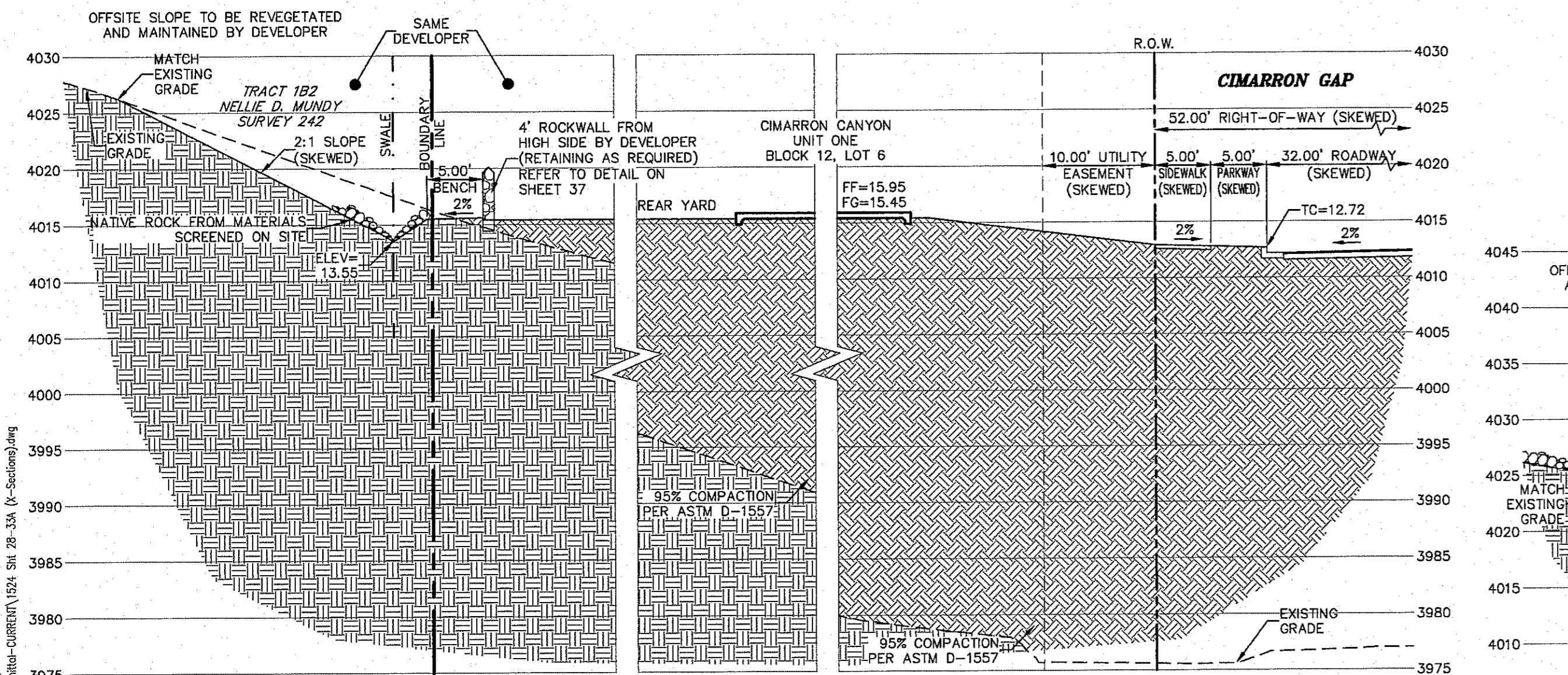
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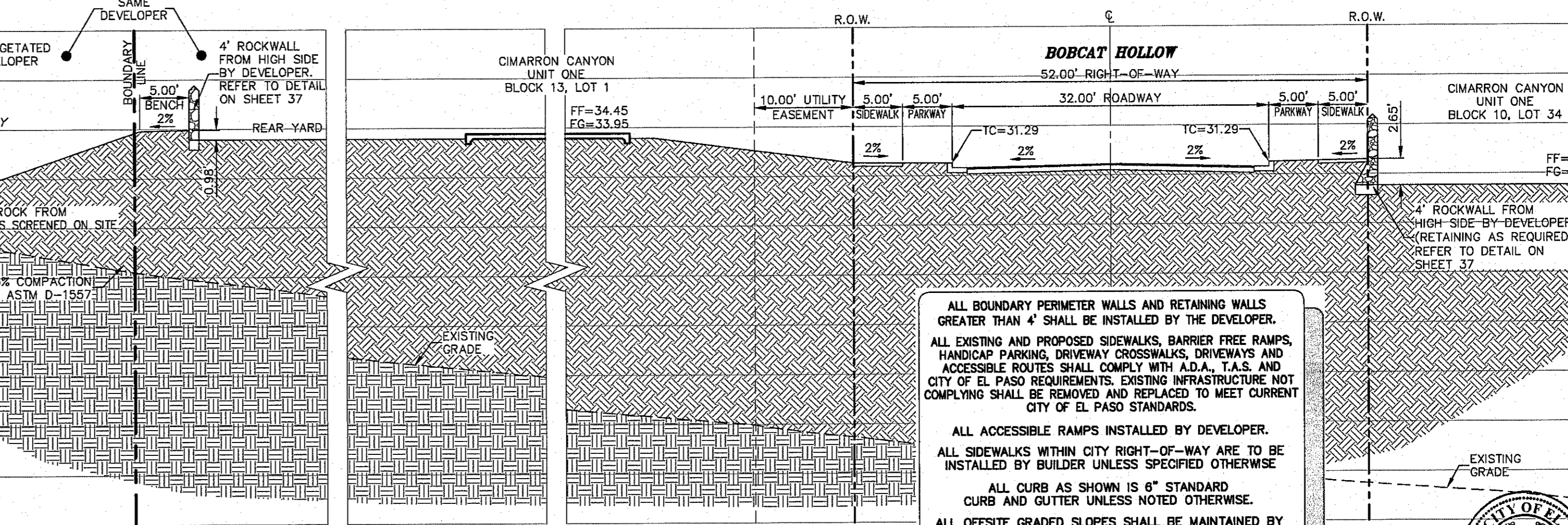
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SECTION W
SCALE: 1"=10'



SECTION Y
SCALE: 1"=10'



SECTION Z
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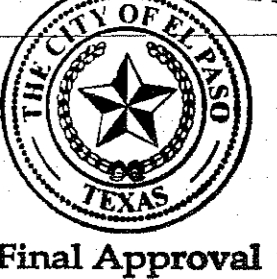
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3	1/9/17	3rd City Submittal Final	JCK

WARNING!
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CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
EL PASO GAS SERVICE
TEXAS GAS SERVICE
TEXAS EMERGENCY HOTLINE
EL PASO WATER (PUB)
EL PASO WATER (CABLE)
THE WARNER
TEXAS NATURAL GAS COMPANY
TEXAS EXCAVATION SAFETY SYSTEM

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JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
53878
1/9/17

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El Paso, Texas 79912
tel (915) 877.4155
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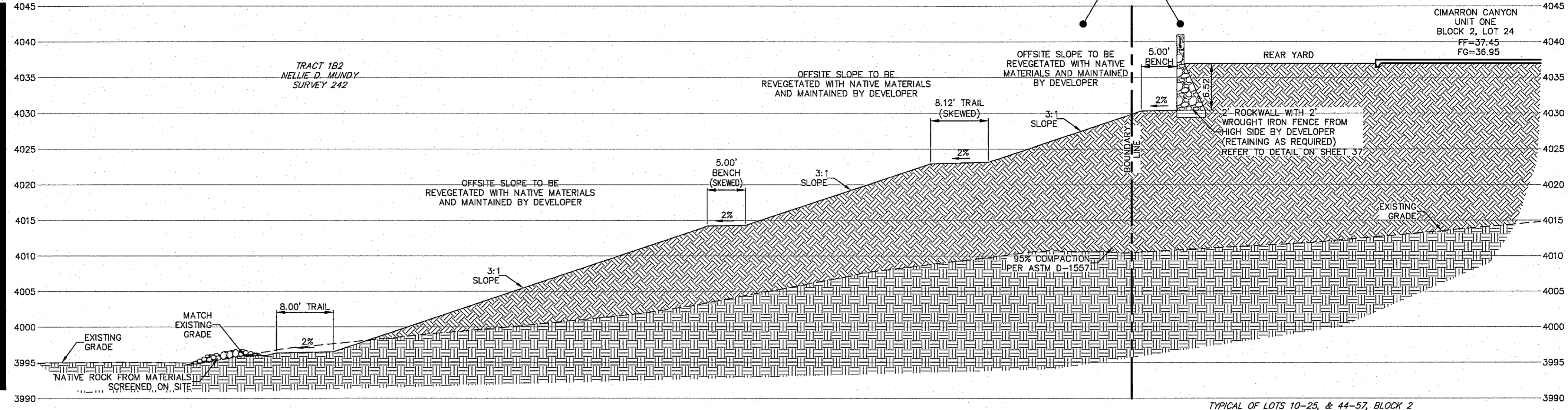
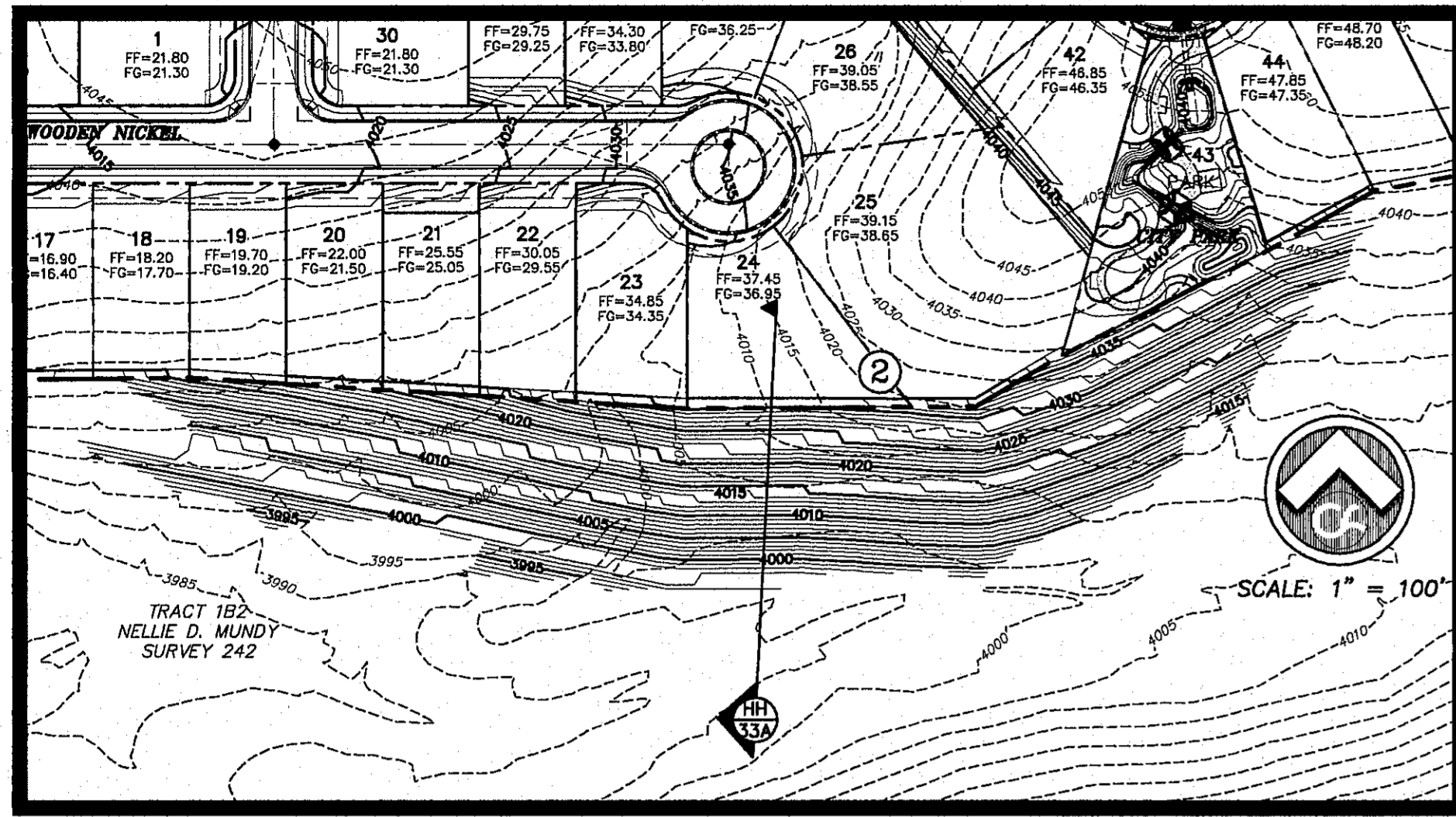
CIMARRON CANYON UNIT ONE SUBDIVISION

CROSS SECTIONS X-Z

GOB	1524
DESIGN BY	JOB NO.
GOB-SM-DG	9/15/16
DATE	AS NOTED
DRAWN BY	SCALE

SHEET NO. **32**
OF **131**

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S:\Draw\1524 Cimarron Canyon Unit One\1524_3rd City Submittal-CROSS-SECTION\1524_Sht 28-XA (D-Section).dwg
gpldtd



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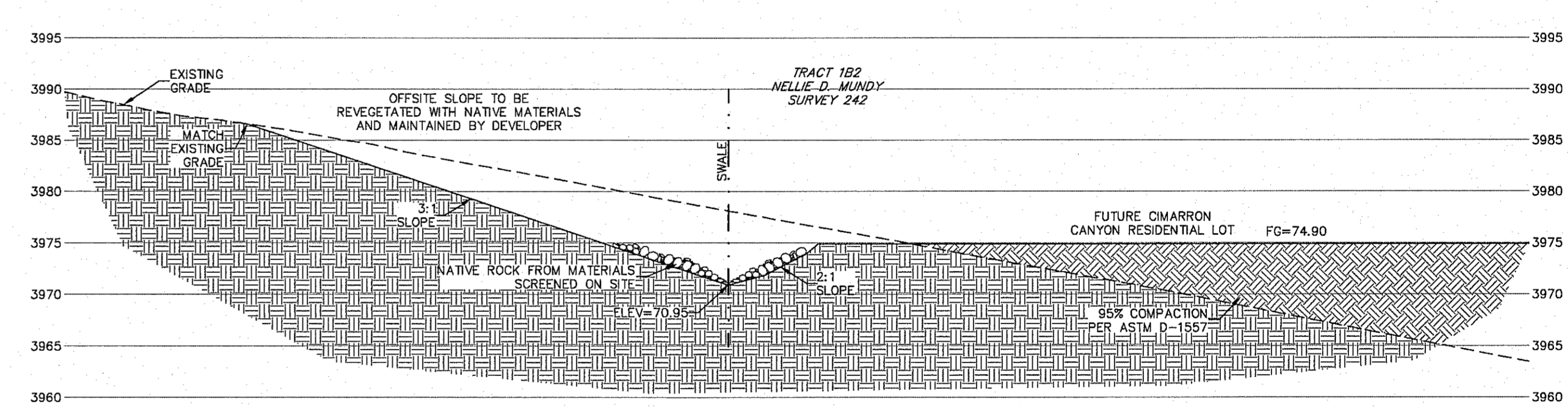
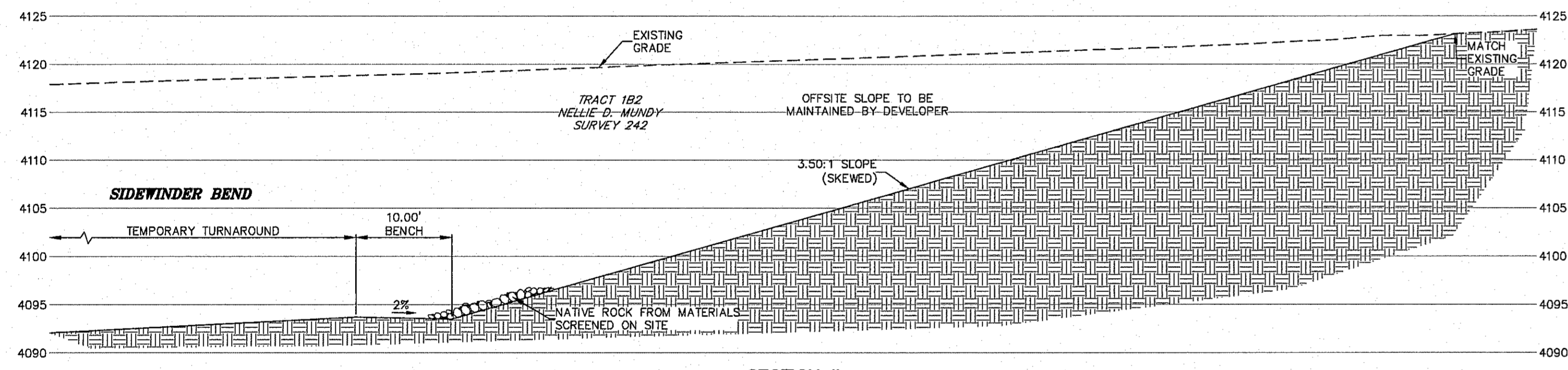
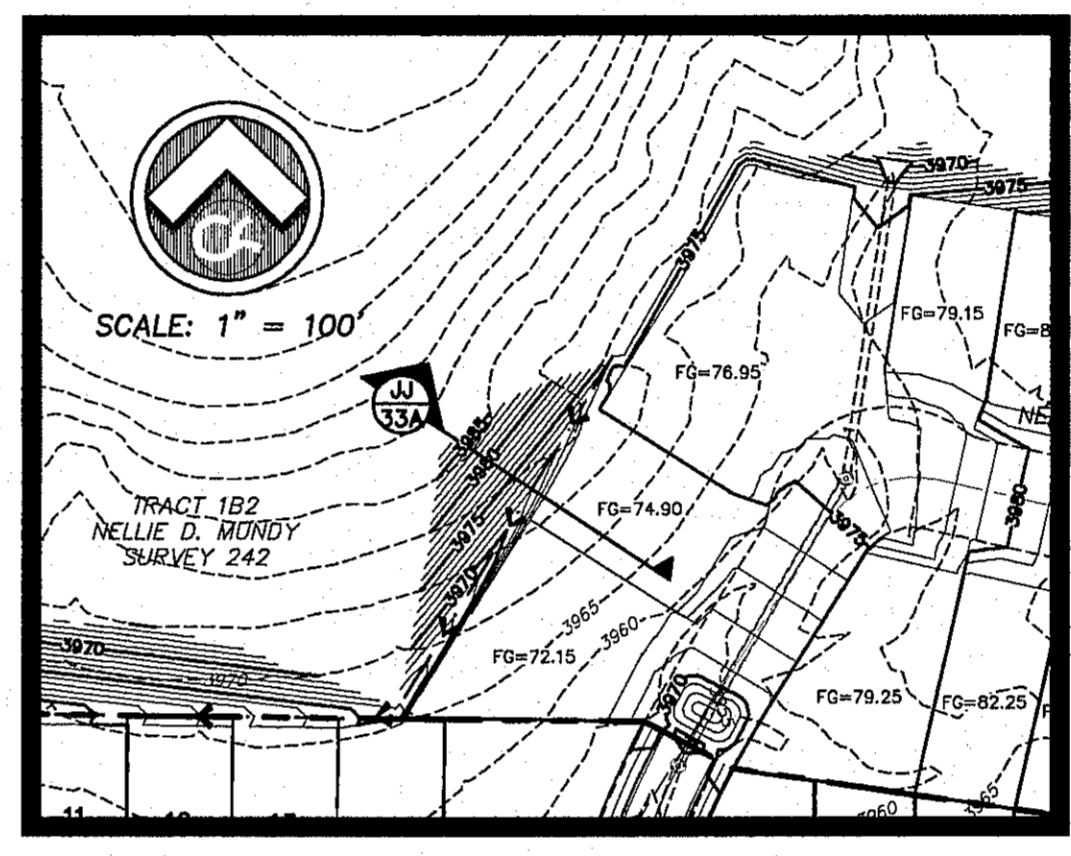
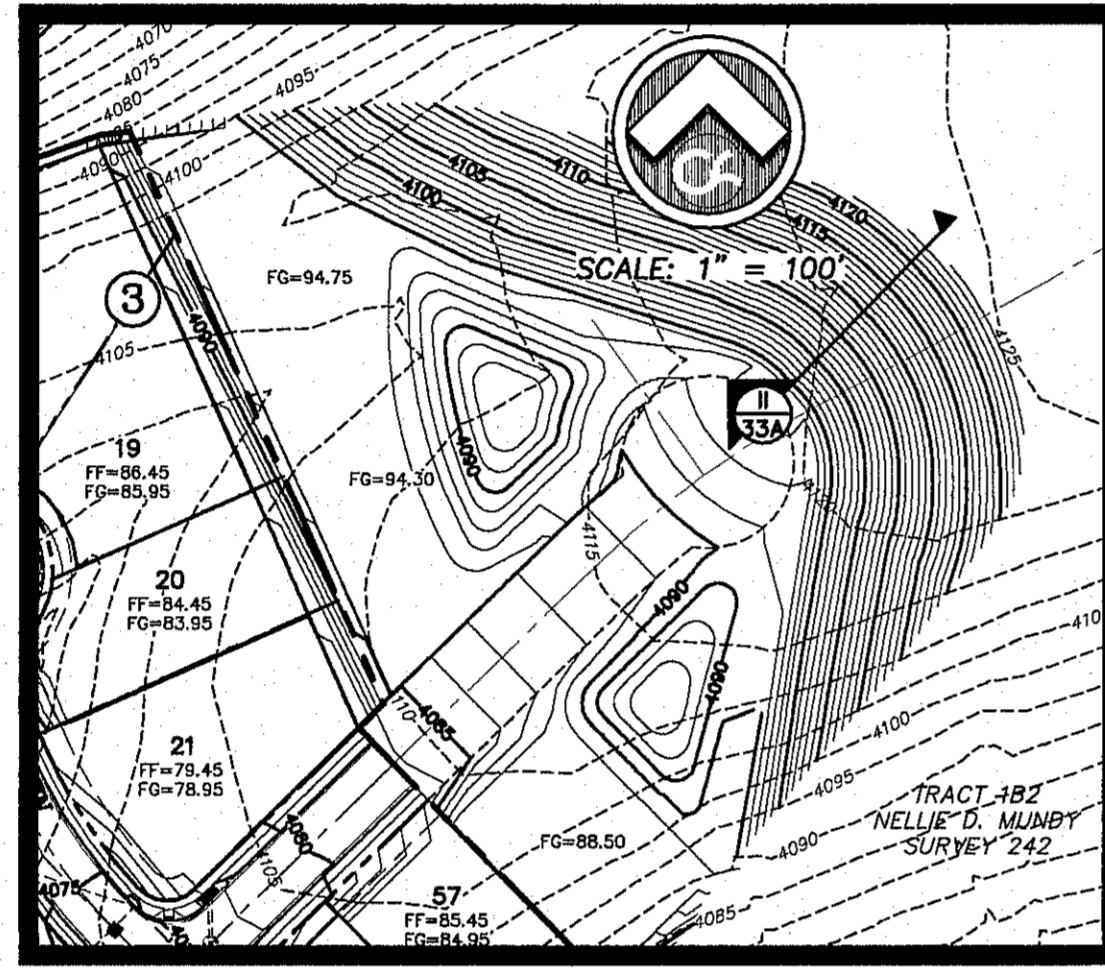
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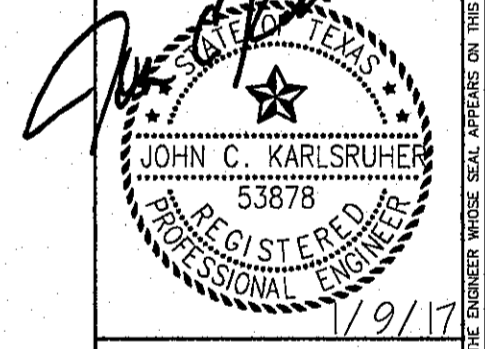
NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitted Final	JCK
2	11/20/16	2nd City Submitted	DAE
1	9/15/16	1st City Submitted	DAE

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 1-800-DIG-TESS
 AT&T 544-4300
 TEXAS GAS SERVICE 562-3411/562-5003
 TCEM EMERGENCY HOTLINE 562-3411/562-5003
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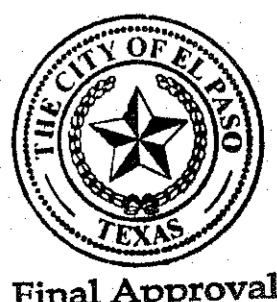


CIMARRON CANYON
 UNIT ONE
 SUBDIVISION

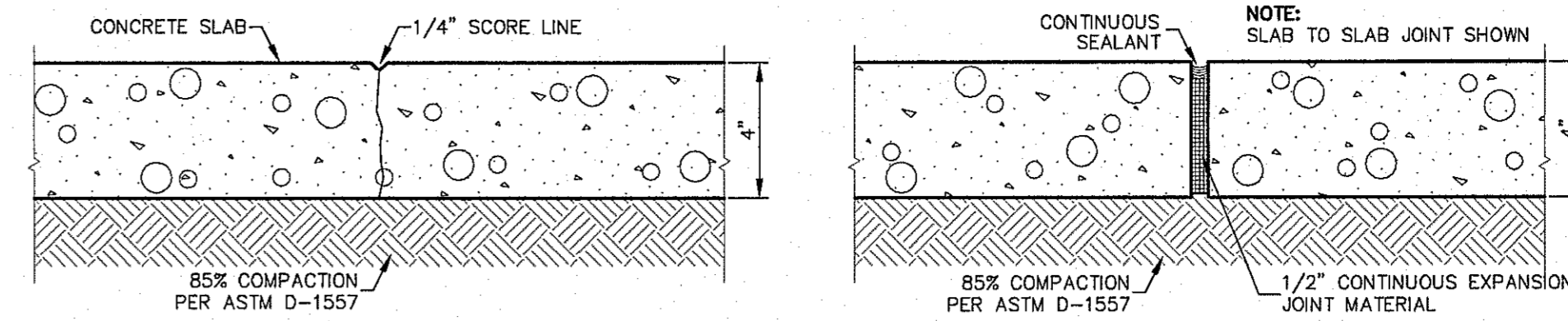
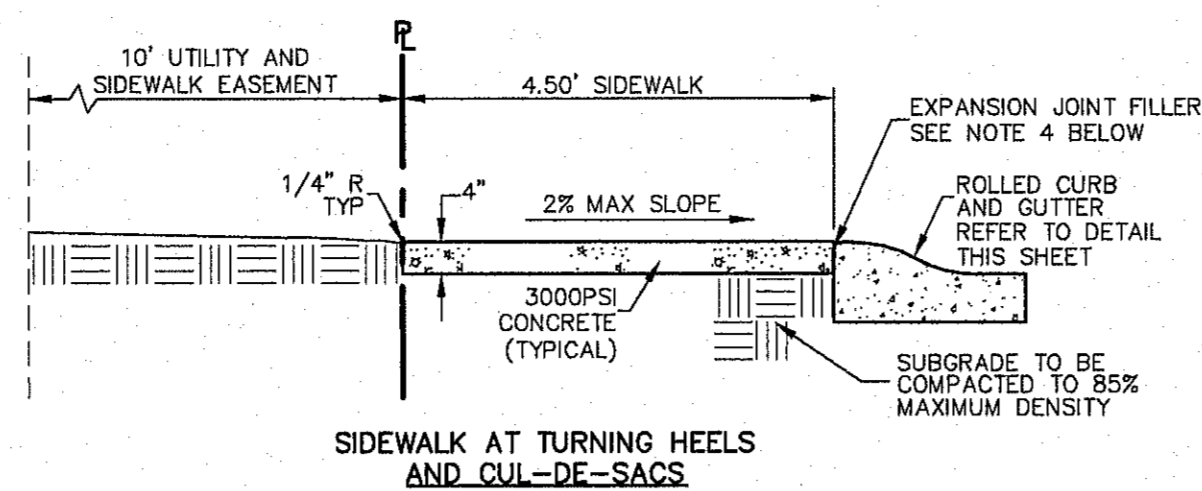
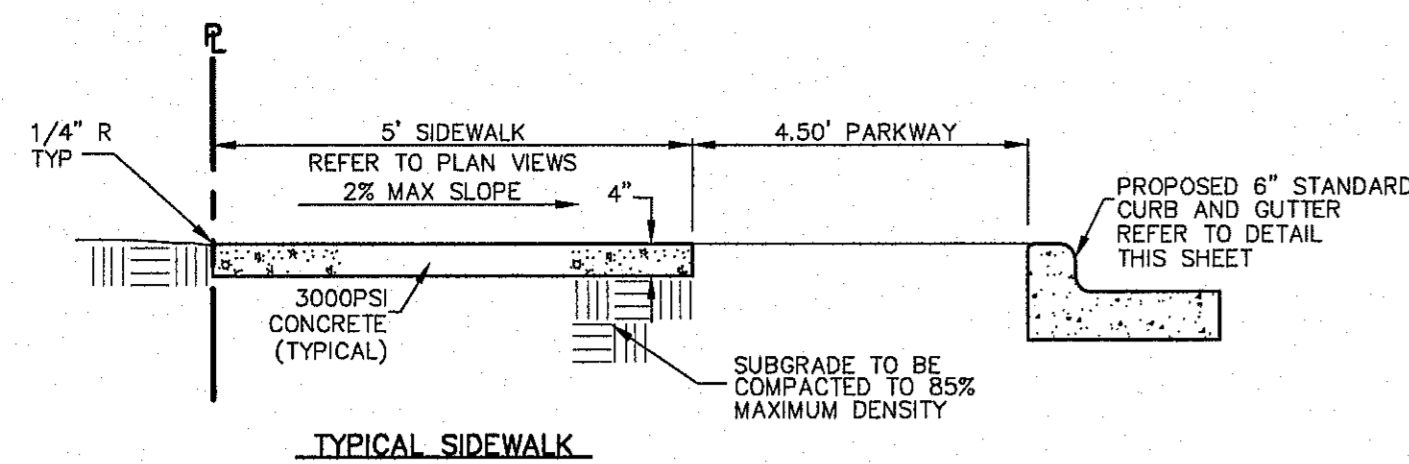
SHEET TITLE
**CROSS SECTIONS
 HH-JJ**

JOB NO.	1524
DESIGN BY	JCK
DATE	9/15/16
CHECKED BY	DAE
AS NOTED	SCALE

SHEET NO.
33A
 35 of 131



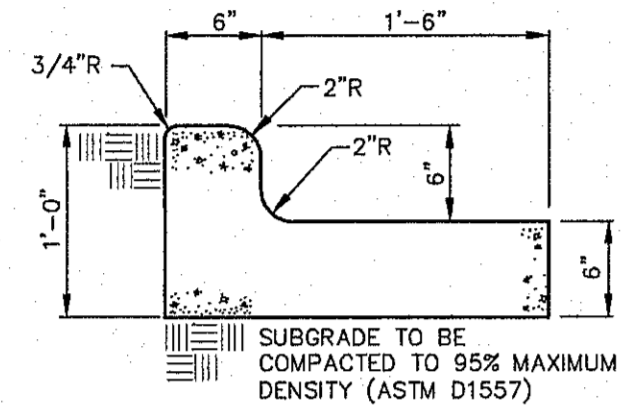
Final Approval



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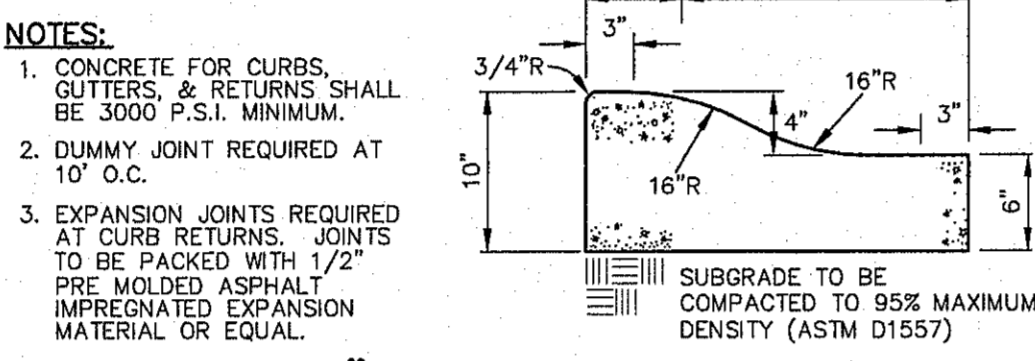
- NOTES:**
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" O.C.
 2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" O.C. AND ALONG FEATURES THAT PROJECT THROUGH OR ADJACENT TO SIDEWALK
 3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
 4. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED JOINT FILLER, AASHTO M-33.
 5. WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
 6. ALL SIDEWALKS FRONTING LOTS, AND ALL SIDEWALKS ADJACENT TO THE SIDES OF LOTS SHALL BE INSTALLED BY THE BUILDER OF THAT LOT UNLESS SPECIFIED OTHERWISE IN THE PLANS.

SIDEWALK DETAILS
SCALE: 1"=2'



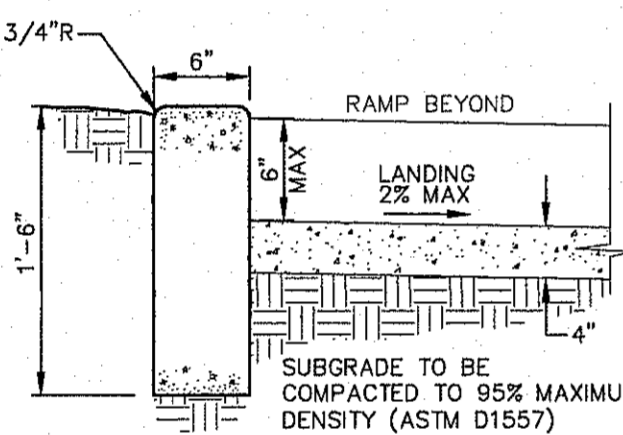
- NOTES:**
1. CONCRETE FOR CURBS, GUTTERS, & RETURNS SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE-MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1" = 1'-0"



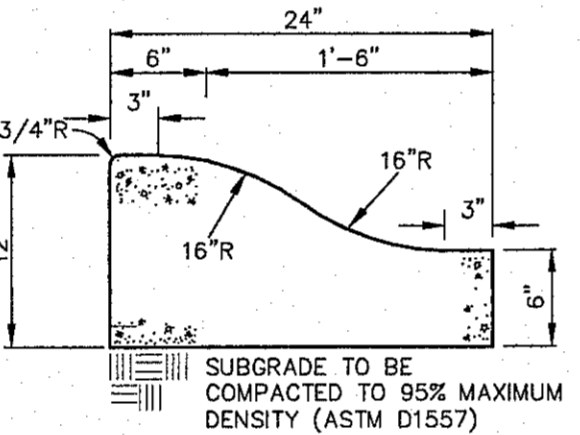
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 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE-MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

4" ROLLED CURB @ MULE TEAM/MULESHOE TURNING HEEL & CUL-DE-SACS
SCALE: 1" = 1'-0"



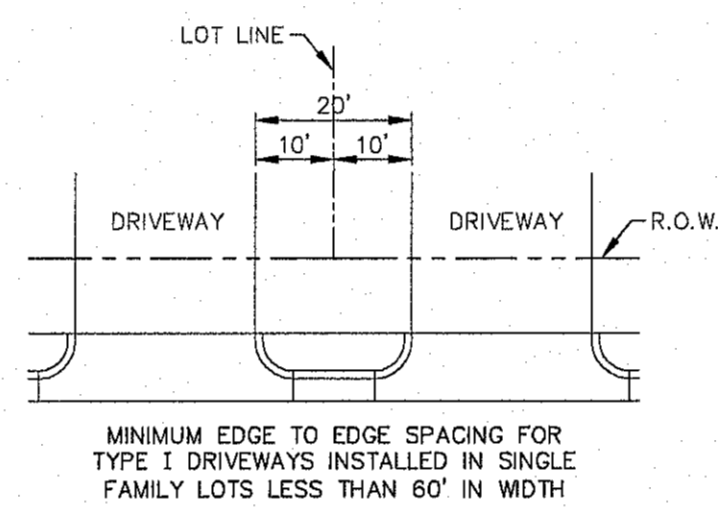
- NOTES:**
1. CONCRETE FOR CURBS, GUTTERS, & RETURNS SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE-MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

STANDARD CURB DETAIL
SCALE: 1" = 1'-0"

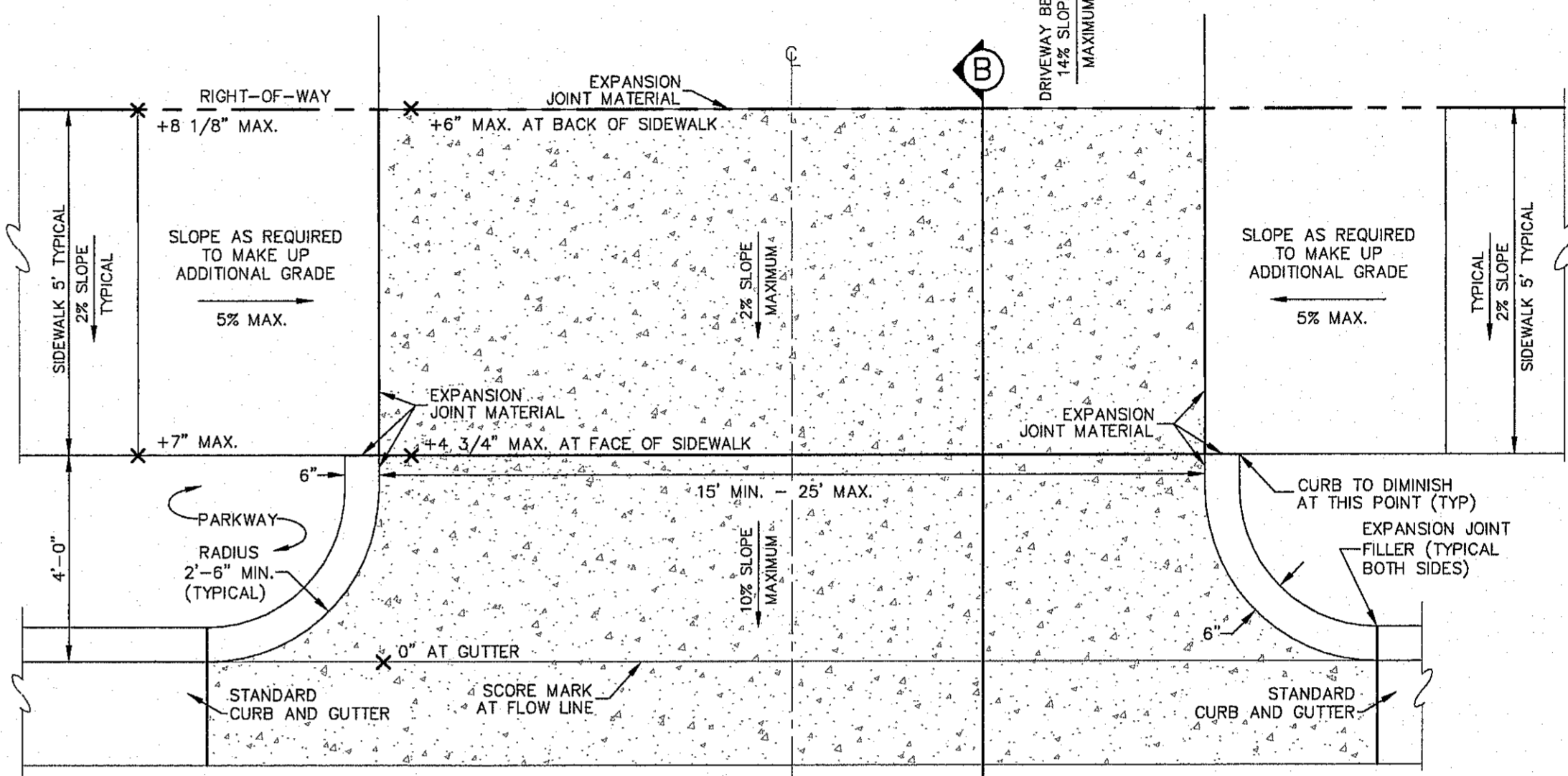


- NOTES:**
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6" ROLLED CURB @ SIDEWINDER BEND TURNING HEEL & CUL-DE-SAC MEDIANS
SCALE: 1" = 1'-0"

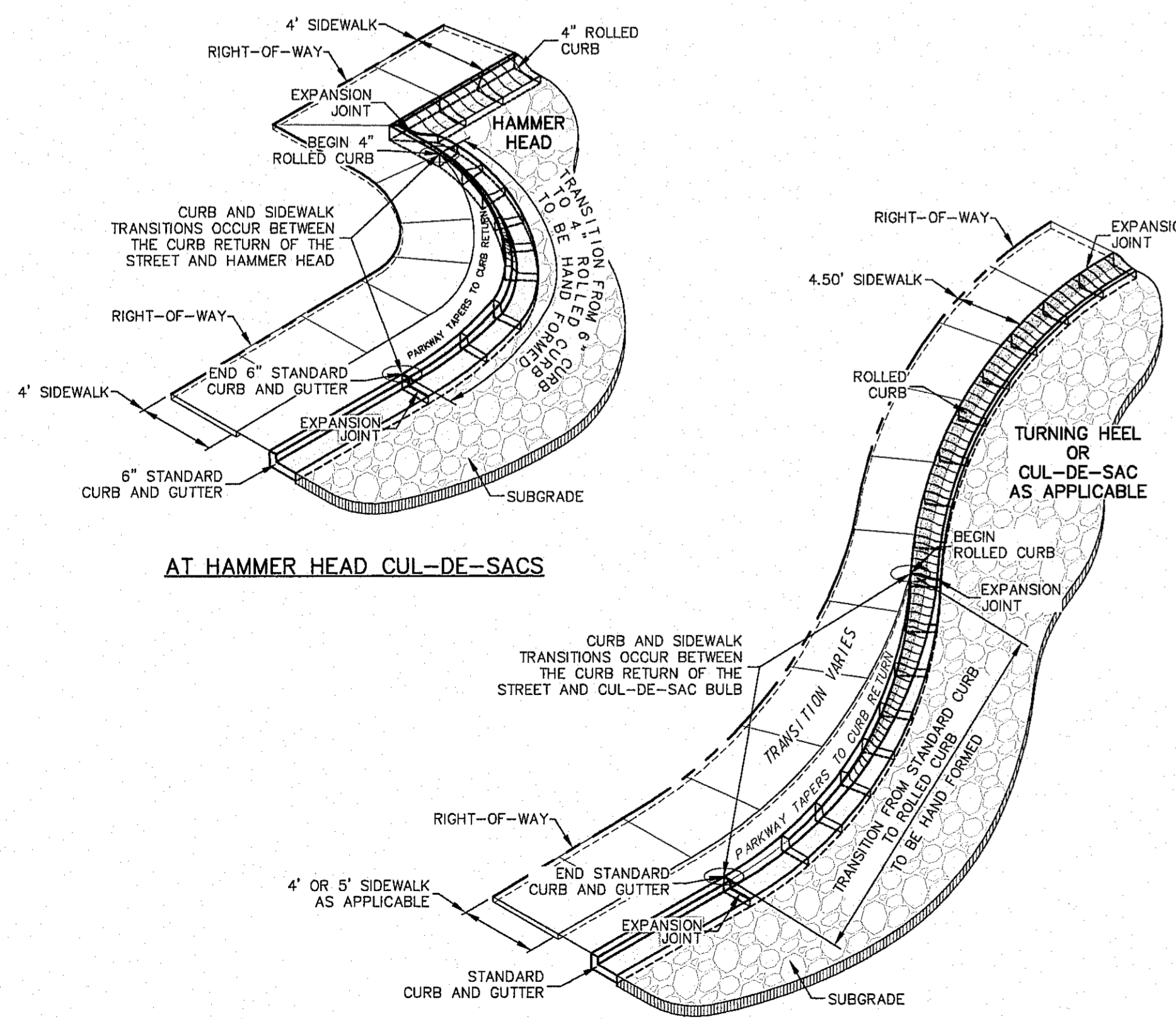


MINIMUM EDGE TO EDGE SPACING FOR TYPE 1 DRIVEWAYS INSTALLED IN SINGLE FAMILY LOTS LESS THAN 60' IN WIDTH

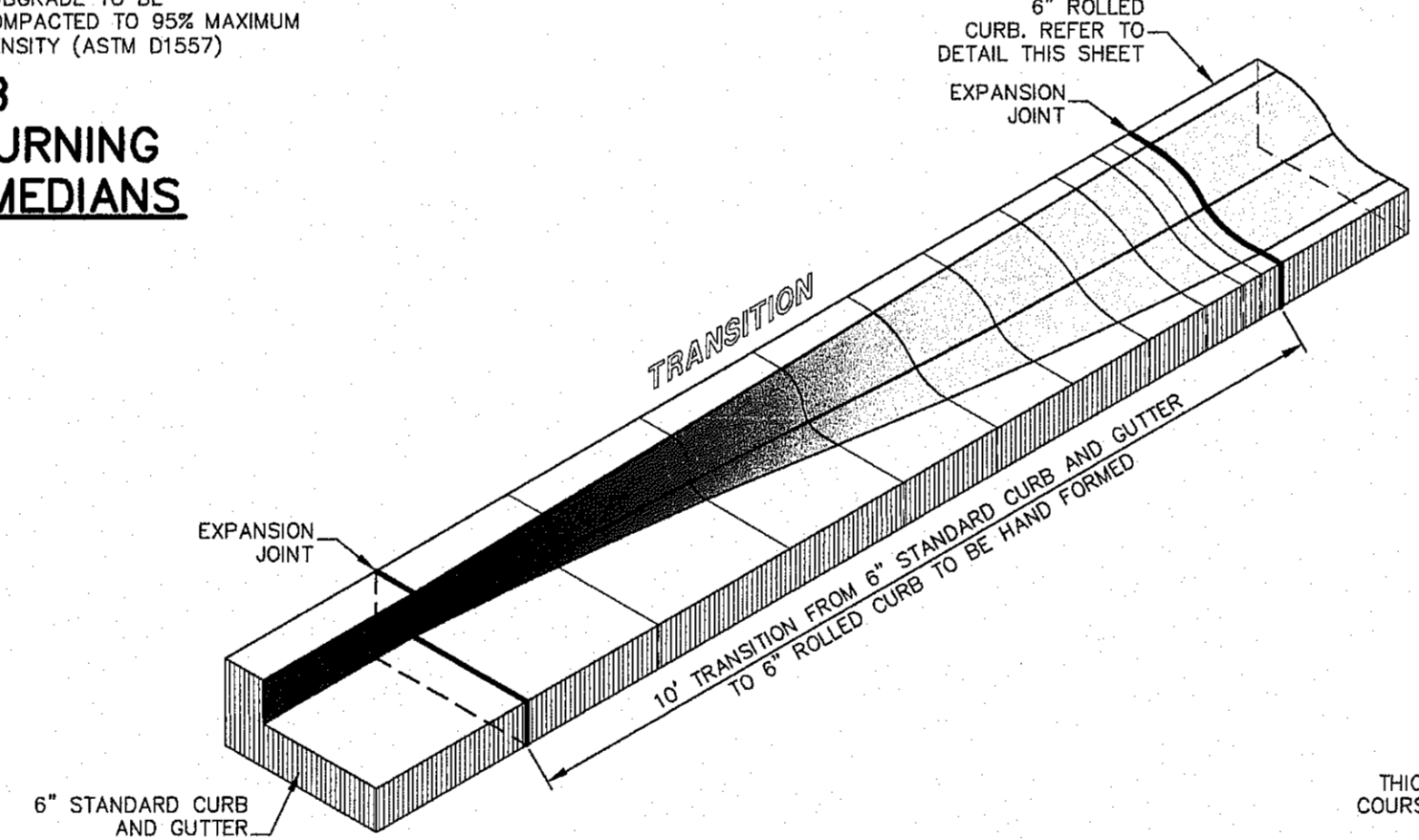


- NOTES:**
1. ALL CONCRETE USED SHALL BE 3000 PSI AT 28 DAYS.
 2. SUBGRADE UNDER DRIVEWAY SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
 3. EXPANSION JOINT FILLER 1/2" BITUMINOUS TYPE, PRE-FORMED, AASHTO M-33.

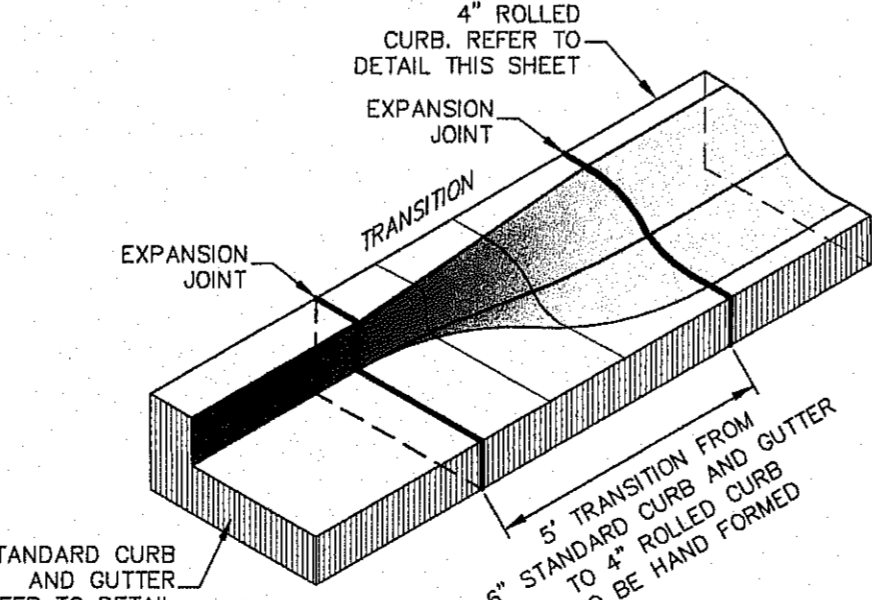
TYPICAL RESIDENTIAL DRIVEWAY BY BUILDER
SCALE: 1"=2'-0"



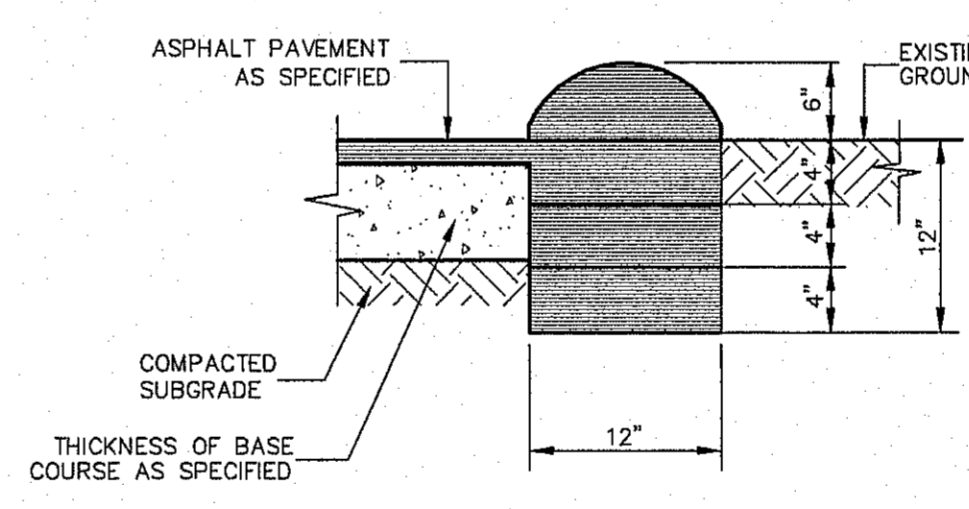
TRANSITION FROM STANDARD CURB & GUTTER TO ROLLED CURB
NTS



TRANSITION FROM 6" STANDARD CURB & GUTTER TO 6" ROLLED CURB
SCALE: 1/2" = 1'-0"

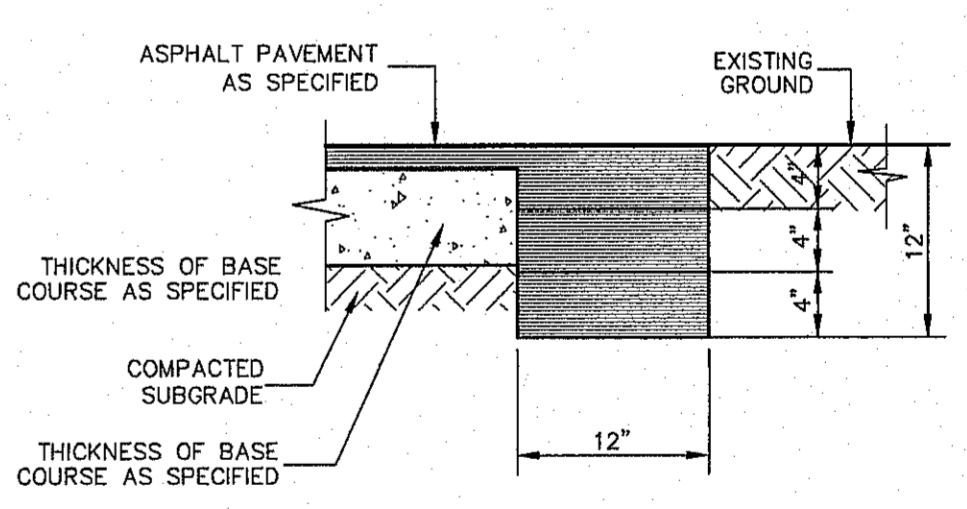


TRANSITION FROM 6" STANDARD CURB & GUTTER TO 4" ROLLED CURB
SCALE: 1/2" = 1'-0"



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

TERMINUS OF PAVEMENT
SCALE 1"=1'-0"



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

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

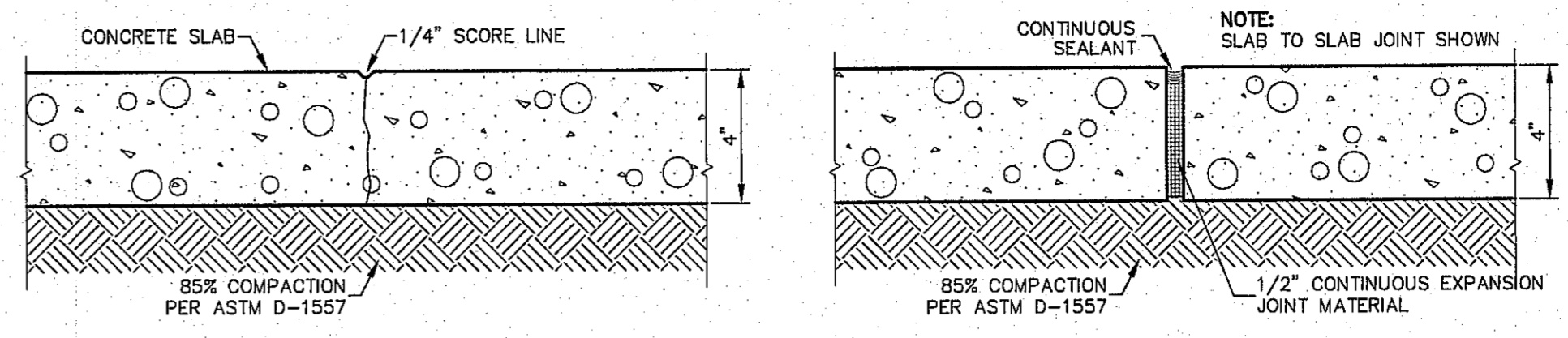
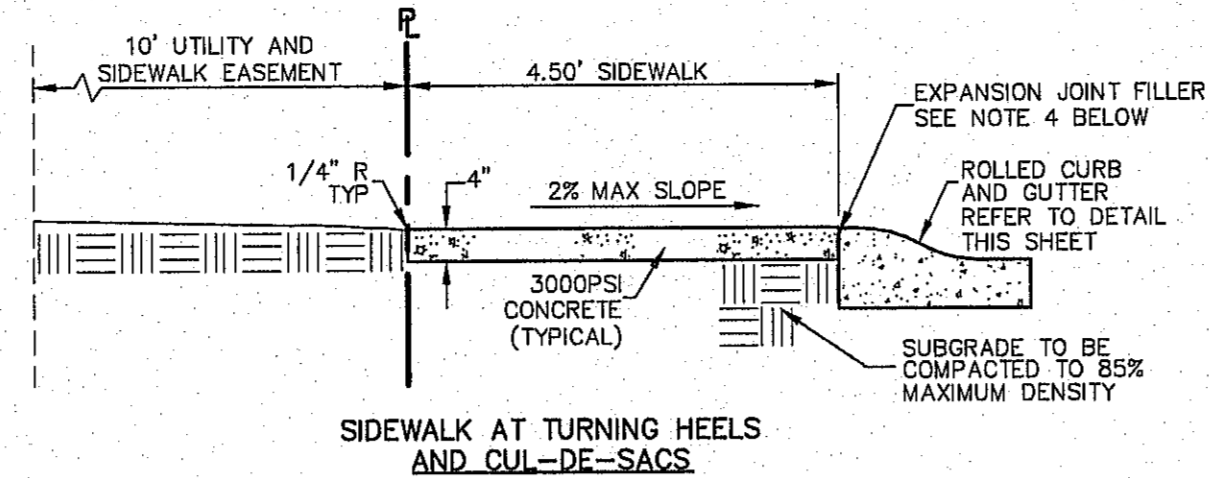
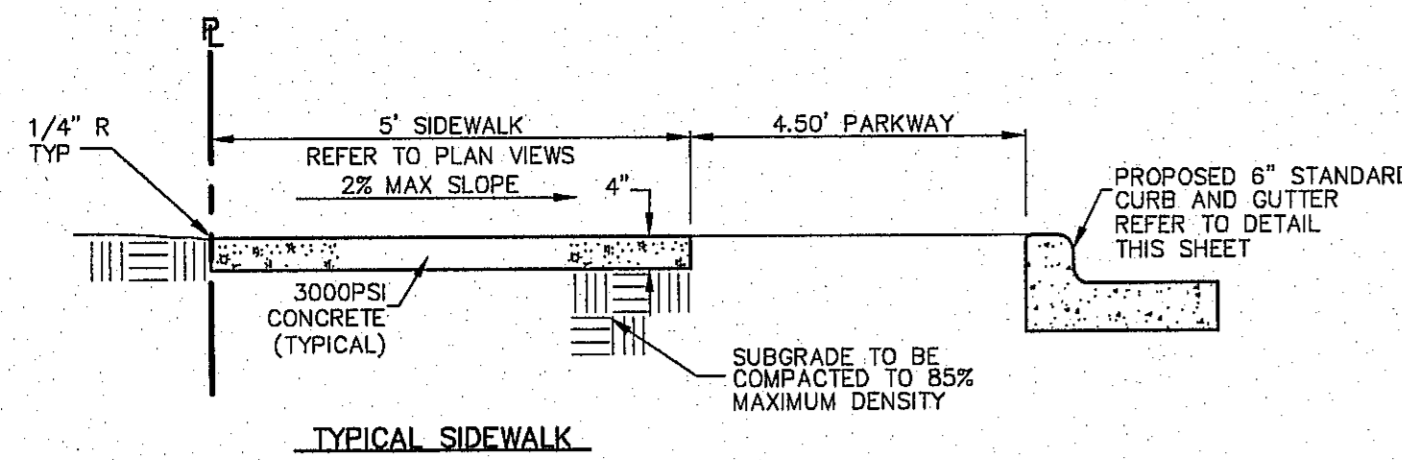
OFFSTREET BEEHIVE INLETS HAVE SPECIAL CURB & GUTTER REQUIREMENTS REFER TO SHEET 108 FOR DETAILS

BENCHMARK: CITY MOUNTAIN AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND 3RD CITY SUBMITTAL DRIVE
ELEVATION = 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGUTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 562-5400/5401/5402/5403/5404/5405/5406/5407/5408/5409/5410/5411/5412/5413/5414/5415/5416/5417/5418/5419/5420/5421/5422/5423/5424/5425/5426/5427/5428/5429/5430/5431/5432/5433/5434/5435/5436/5437/5438/5439/5440/5441/5442/5443/5444/5445/5446/5447/5448/5449/5450/5451/5452/5453/5454/5455/5456/5457/5458/5459/5460/5461/5462/5463/5464/5465/5466/5467/5468/5469/5470/5471/5472/5473/5474/5475/5476/5477/5478/5479/5480/5481/5482/5483/5484/5485/5486/5487/5488/5489/5490/5491/5492/5493/5494/5495/5496/5497/5498/5499/5500/5501/5502/5503/5504/5505/5506/5507/5508/5509/5510/5511/5512/5513/5514/5515/5516/5517/5518/5519/5520/5521/5522/5523/5524/5525/5526/5527/5528/5529/5530/5531/5532/5533/5534/5535/5536/5537/5538/5539/5540/5541/5542/5543/5544/5545/5546/5547/5548/5549/5550/5551/5552/5553/5554/5555/5556/5557/5558/5559/5560/5561/5562/5563/5564/5565/5566/5567/5568/5569/5570/5571/5572/5573/5574/5575/5576/5577/5578/5579/5580/5581/5582/5583/5584/5585/5586/5587/5588/5589/5590/5591/5592/5593/5594/5595/5596/5597/5598/5599/5600/5601/5602/5603/5604/5605/5606/5607/5608/5609/5610/5611/5612/5613/5614/5615/5616/5617/5618/5619/5620/5621/5622/5623/5624/5625/5626/5627/5628/5629/5630/5631/5632/5633/5634/5635/5636/5637/5638/5639/5640/5641/5642/5643/5644/5645/5646/5647/5648/5649/5650/5651/5652/5653/5654/5655/5656/5657/5658/5659/5660/5661/5662/5663/5664/5665/5666/5667/5668/5669/5670/5671/5672/5673/5674/5675/5676/5677/5678/5679/5680/5681/5682/5683/5684/5685/5686/5687/5688/5689/5690/5691/5692/5693/5694/5695/5696/5697/5698/5699/5700/5701/5702/5703/5704/5705/5706/5707/5708/5709/5710/5711/5712/5713/5714/5715/5716/5717/5718/5719/5720/5721/5722/5723/5724/5725/5726/5727/5728/5729/5730/5731/5732/5733/5734/5735/5736/5737/5738/5739/5740/5741/5742/5743/5744/5745/5746/5747/5748/5749/5750/5751/5752/5753/5754/5755/5756/5757/5758/5759/5760/5761/5762/5763/5764/5765/5766/5767/5768/5769/5770/5771/5772/5773/5774/5775/5776/5777/5778/5779/5780/5781/5782/5783/5784/5785/5786/5787/5788/5789/5790/5791/5792/5793/5794/5795/5796/5797/5798/5799/5800/5801/5802/5803/5804/5805/5806/5807/5808/5809/5810/5811/5812/5813/5814/5815/5816/5817/5818/5819/5820/5821/5822/5823/5824/5825/5826/5827/5828/5829/5830/5831/5832/5833/5834/5835/5836/5837/5838/5839/5840/5841/5842/5843/5844/5845/5846/5847/5848/5849/5850/5851/5852/5853/5854/5855/5856/5857/5858/5859/5860/5861/5862/5863/5864/5865/5866/5867/5868/5869/5870/5871/5872/5873/5874/5875/5876/5877/5878/5879/5880/5881/5882/5883/5884/5885/5886/5887/5888/5889/5890/5891/5892/5893/5894/5895/5896/5897/5898/5899/5900/5901/5902/5903/5904/5905/5906/5907/5908/5909/5910/5911/5912/5913/5914/5915/5916/5917/5918/5919/5920/5921/5922/5923/5924/5925/5926/5927/5928/5929/5930/5931/5932/5933/5934/5935/5936/5937/5938/5939/5940/5941/5942/5943/5944/5945/5946/5947/5948/5949/5950/5951/5952/5953/5954/5955/5956/5957/5958/5959/5960/5961/5962/5963/5964/5965/5966/5967/5968/5969/5970/5971/5972/5973/5974/5975/5976/5977/5978/5979/5980/5981/5982/5983/5984/5985/5986/5987/5988/5989/5990/5991/5992/5993/5994/5995/5996/5997/5998/5999/6000/6001/6002/6003/6004/6005/6006/6007/6008/6009/6010/6011/6012/6013/6014/6015/6016/6017/6018/6019/6020/6021/6022/6023/6024/6025/6026/6027/6028/6029/6030/6031/6032/6033/6034/6035/6036/6037/6038/6039/6040/6041/6042/6043/6044/6045/6046/6047/6048/6049/6050/6051/6052/6053/6054/6055/6056/6057/6058/6059/6060/6061/6062/6063/6064/6065/6066/6067/6068/6069/6070/6071/6072/6073/6074/6075/6076/6077/6078/6079/6080/6081/6082/6083/6084/6085/6086/6087/6088/6089/6090/6091/6092/6093/6094/6095/6096/6097/6098/6099/6100/6101/6102/6103/6104/6105/6106/6107/6108/6109/6110/6111/6112/6113/6114/6115/6116/6117/6118/6119/6120/6121/6122/6123/6124/6125/6126/6127/6128/6129/6130/6131/6132/6133/6134/6135/6136/6137/6138/6139/6140/6141/6142/6143/6144/6145/6146/6147/6148/6149/6150/6151/6152/6153/6154/6155/6156/6157/6158/6159/6160/6161/6162/6163/6164/6165/6166/6167/6168/6169/6170/6171/6172/6173/6174/6175/6176/6177/6178/6179/6180/6181/6182/6183/6184/6185/6186/6187/6188/6189/6190/6191/6192/6193/6194/6195/6196/6197/6198/6199/6200/6201/6202/6203/6204/6205/6206/6207/6208/6209/6210/6211/6212/6213/6214/6215/6216/6217/6218/6219/6220/6221/6222/6223/6224/6225/6226/6227/6228/6229/6230/6231/6232/6233/6234/6235/6236/6237/6238/6239/6240/6241/6242/6243/6244/6245/6246/6247/6248/6249/6250/6251/6252/6253/6254/6255/6256/6257/6258/6259/6260/6261/6262/6263/6264/6265/6266/6267/6268/6269/6270/6271/6272/6273/6274/6275/6276/6277/6278/6279/6280/6281/6282/6283/6284/6285/6286/6287/6288/6289/6290/6291/6292/6293/6294/6295/6296/6297/6298/6299/6300/6301/6302/6303/6304/6305/6306/6307/6308/6309/6310/6311/6312/6313/6314/6315/6316/6317/6318/6319/6320/6321/6322/6323/6324/6325/6326/6327/6328/6329/6330/6331/6332/6333/6334/6335/6336/6337/6338/6339/6340/6341/6342/6343/6344/6345/6346/6347/6348/6349/6350/6351/6352/6353/6354/6355/6356/6357/6358/6359/6360/6361/6362/6363/6364/6365/6366/6367/6368/6369/6370/6371/6372/6373/6374/6375/6376/6377/6378/6379/6380/6381/6382/6383/6384/6385/6386/6387/6388/6389/6390/6391/6392/6393/6394/6395/6396/6397/6398/6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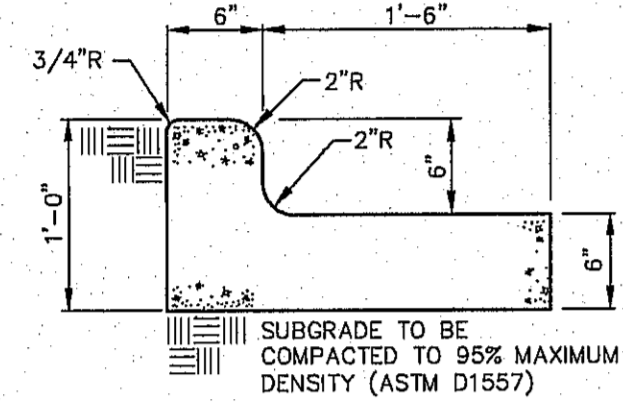


ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

- NOTES:**
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" O.C.
 2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" O.C. AND ALONG FEATURES THAT PROJECT THROUGH OR ADJACENT TO SIDEWALK
 3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
 4. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED JOINT FILLER, AASHTO M-33.
 5. WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
 6. ALL SIDEWALKS FRONTING LOTS, AND ALL SIDEWALKS ADJACENT TO THE SIDES OF LOTS SHALL BE INSTALLED BY THE BUILDER OF THAT LOT UNLESS SPECIFIED OTHERWISE IN THE PLANS.

SIDEWALK DETAILS

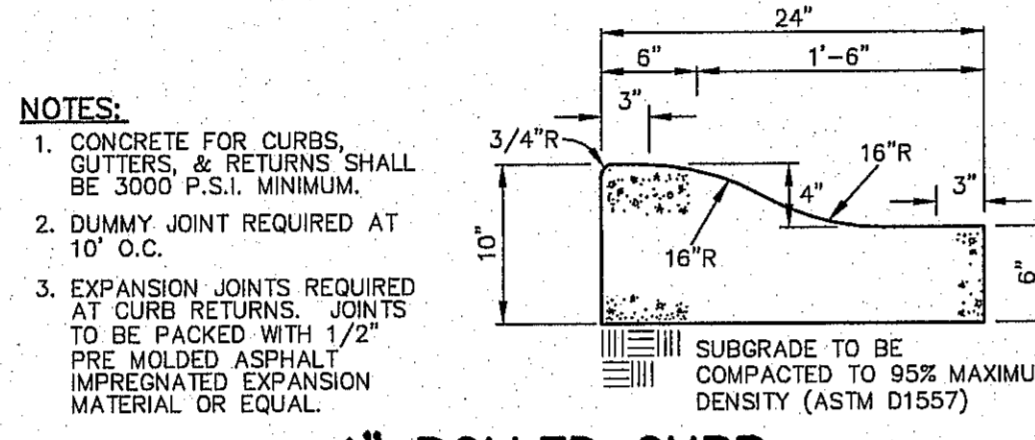
SCALE: 1" = 2'



- NOTES:**
1. CONCRETE FOR CURBS, GUTTERS, & RETURNS SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

STANDARD 6" CURB & GUTTER DETAIL

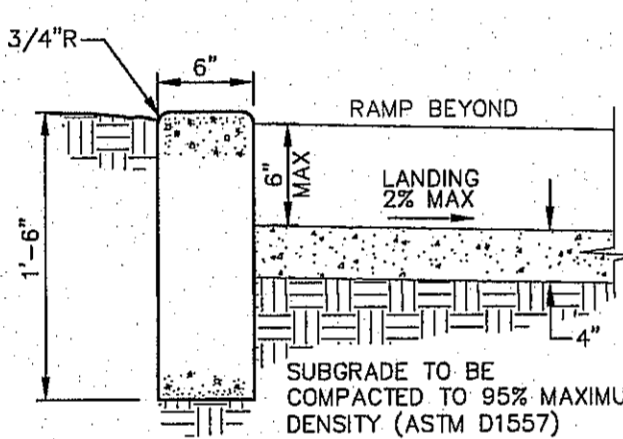
SCALE: 1" = 1'-0"



- NOTES:**
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 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

4" ROLLED CURB @ MULE TEAM/MULESHOE TURNING HEEL & CUL-DE-SACS

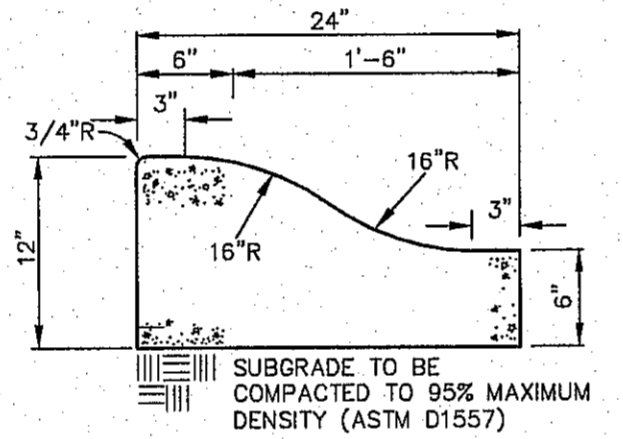
SCALE: 1" = 1'-0"



- NOTES:**
1. CONCRETE FOR CURBS, GUTTERS, & RETURNS SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

STANDARD CURB DETAIL

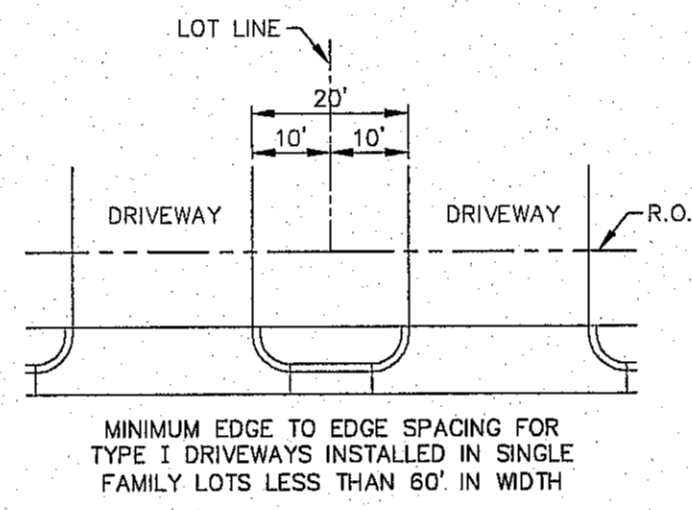
SCALE: 1" = 1'-0"



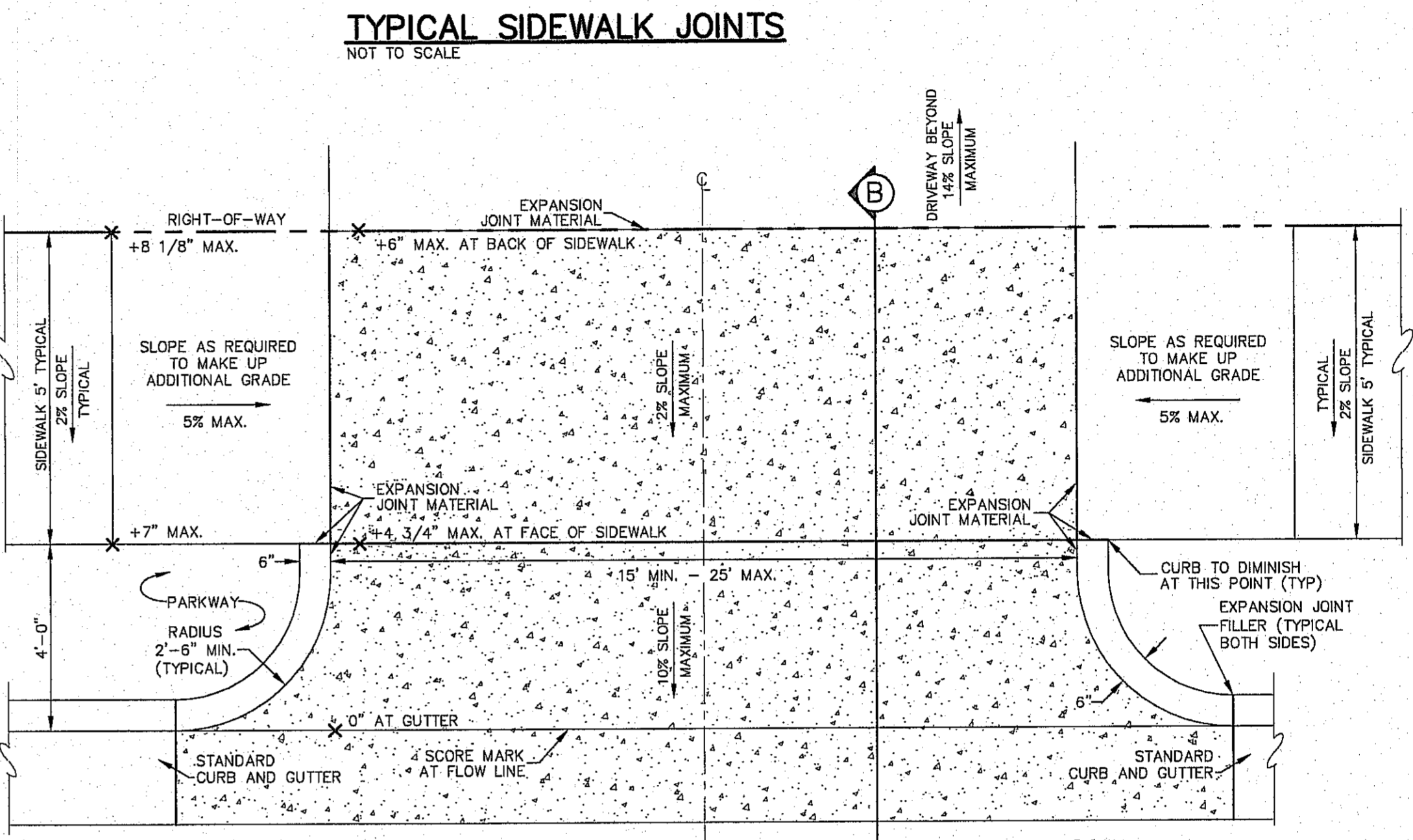
- NOTES:**
1. CONCRETE FOR CURBS, GUTTERS, & RETURNS SHALL BE 3000 P.S.I. MINIMUM.
 2. DUMMY JOINT REQUIRED AT 10' O.C.
 3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

6" ROLLED CURB @ SIDEWINDER BEND TURNING HEEL & CUL-DE-SAC MEDIANS

SCALE: 1" = 1'-0"



MINIMUM EDGE TO EDGE SPACING FOR TYPE 1 DRIVEWAYS INSTALLED IN SINGLE FAMILY LOTS LESS THAN 60' IN WIDTH

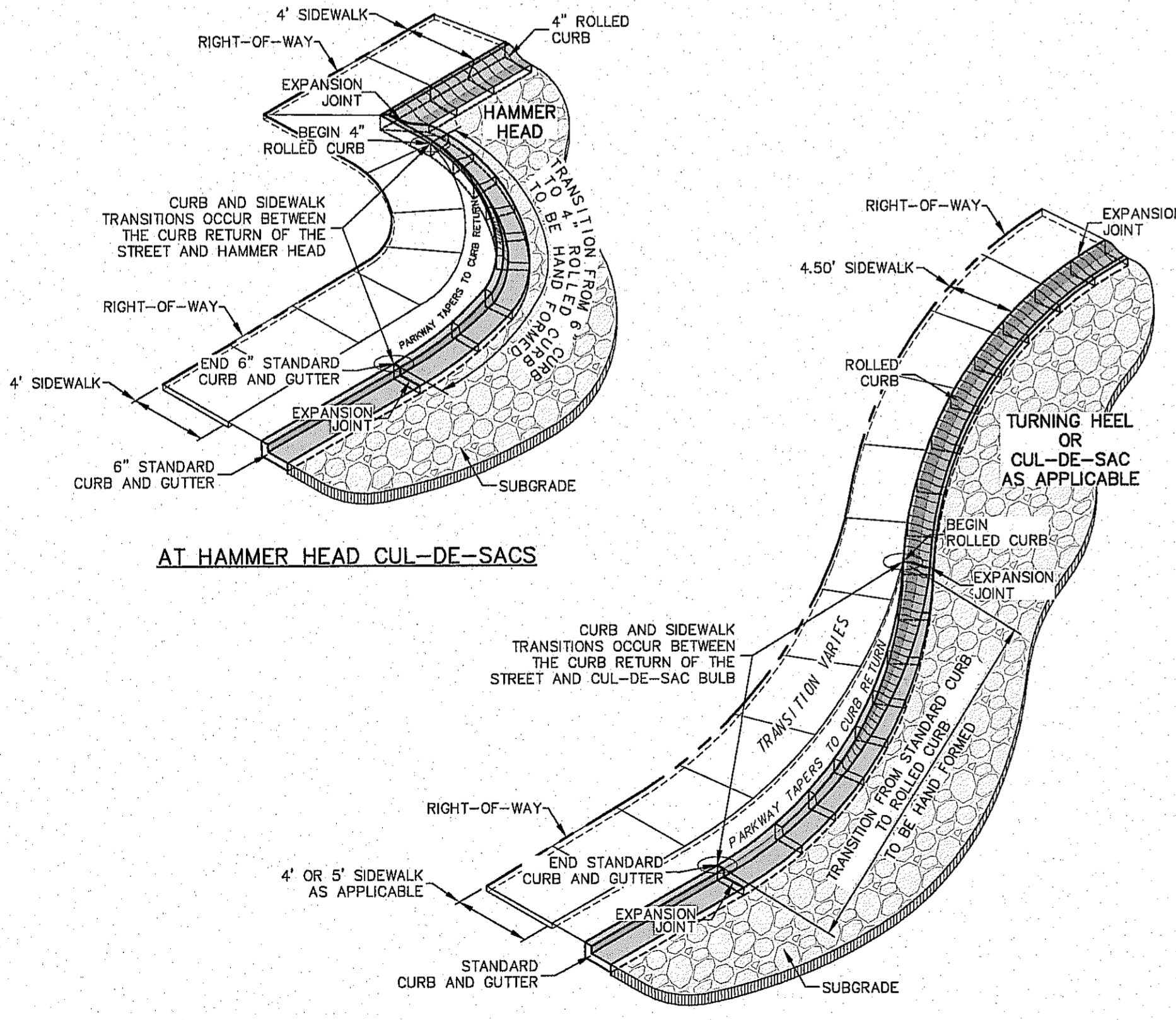


NOTES:

1. ALL CONCRETE USED SHALL BE 3000 PSI AT 28 DAYS.
2. SUBGRADE UNDER DRIVEWAY SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
3. EXPANSION JOINT FILLER 1/2" BITUMINOUS TYPE, PRE-FORMED, AASHTO M-33.

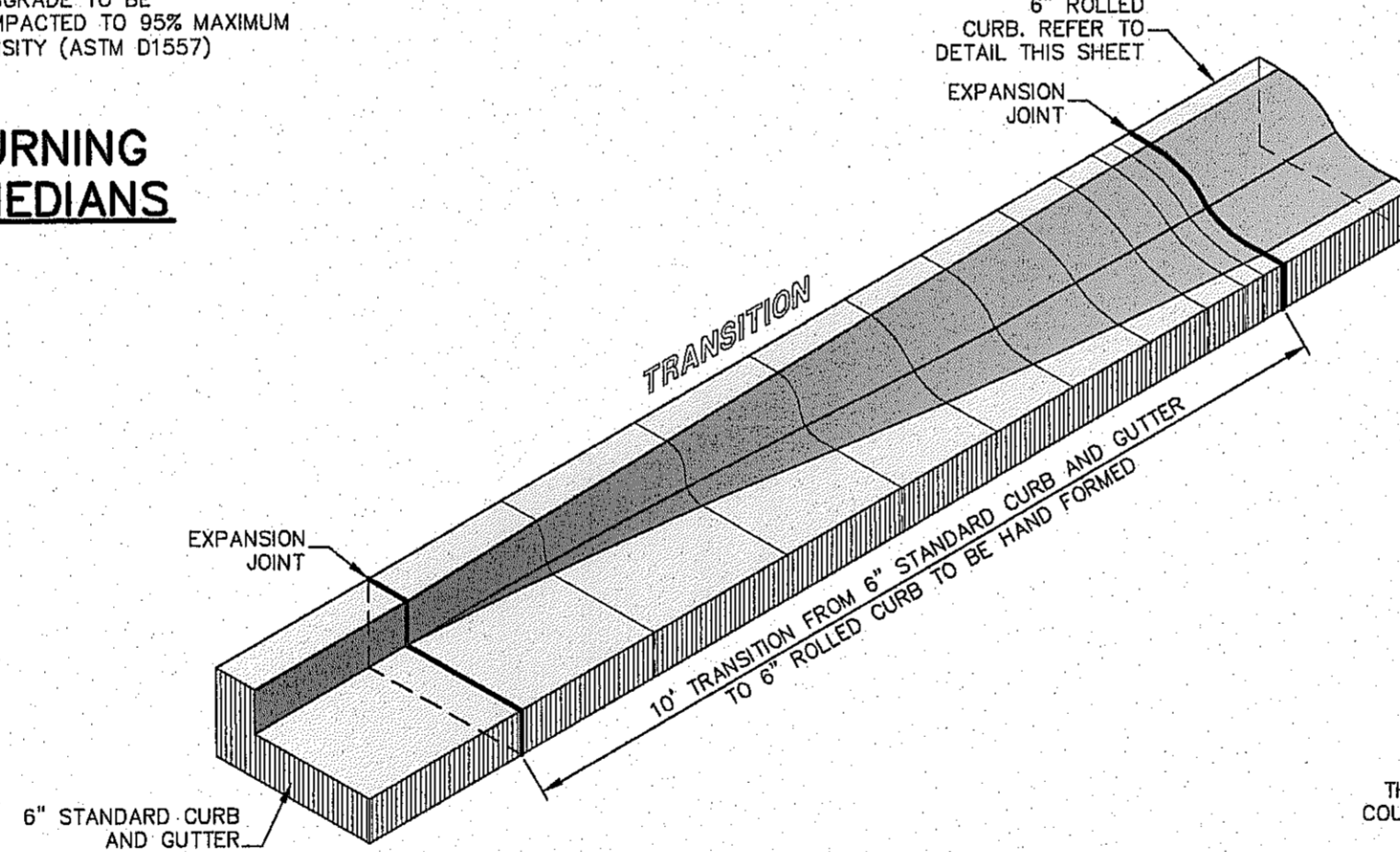
TYPICAL RESIDENTIAL DRIVEWAY BY BUILDER

SCALE: 1" = 2'-0"



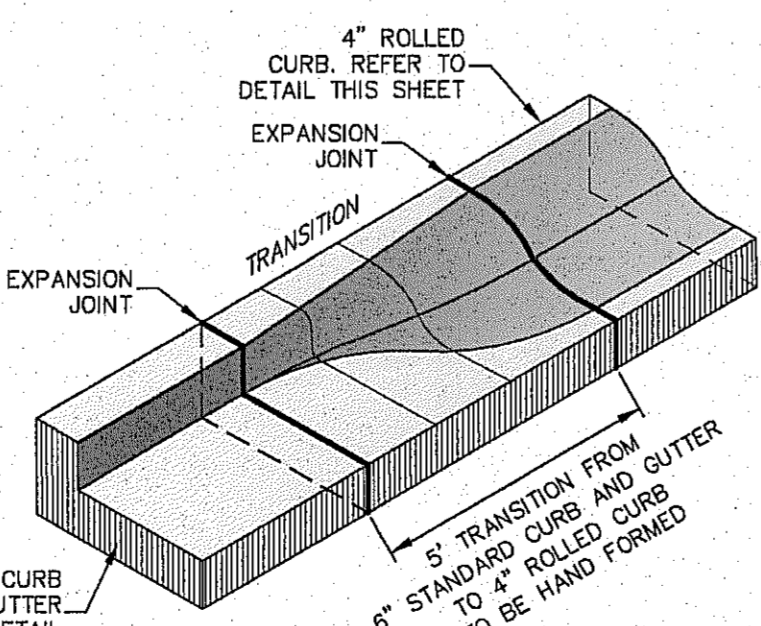
TRANSITION FROM STANDARD CURB & GUTTER TO ROLLED CURB

NOTES



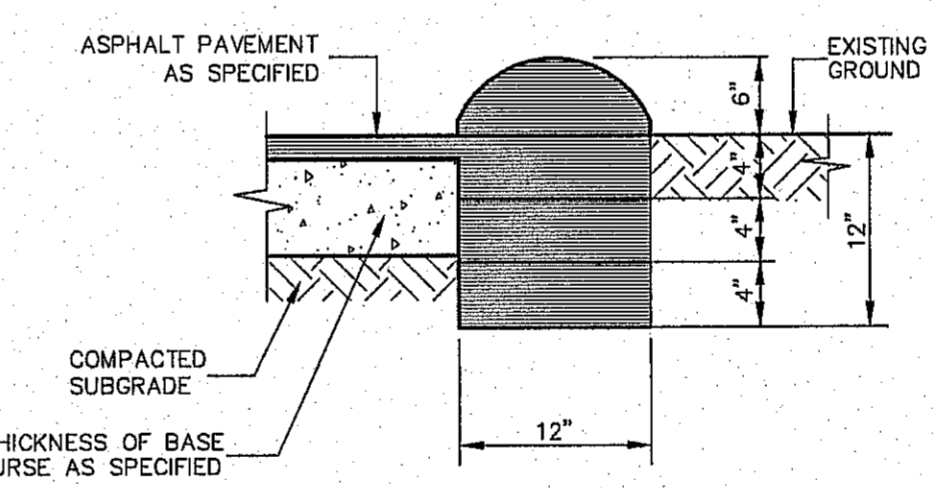
TRANSITION FROM 6" STANDARD CURB & GUTTER TO 6" ROLLED CURB

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



TRANSITION FROM 6" STANDARD CURB & GUTTER TO 4" ROLLED CURB

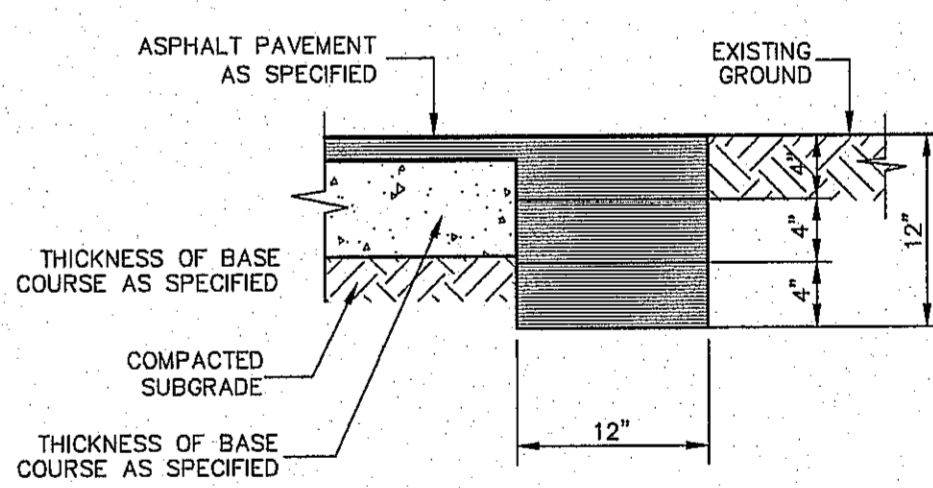
SCALE: 1/2" = 1'-0"



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

TERMINUS OF PAVEMENT

SCALE 1" = 1'-0"



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

TERMINUS OF STREET

SCALE 1" = 1'-0"

OFFSTREET BEEHIVE INLETS HAVE SPECIAL CURB & GUTTER REQUIREMENTS REFER TO SHEET 108 FOR DETAILS

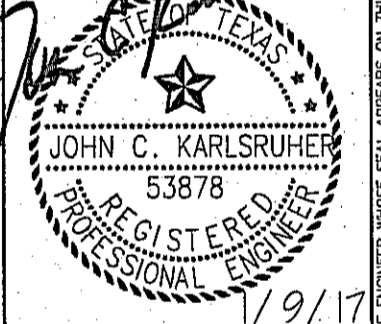
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE ELEVATION = 3974.63 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submitted	DAE
2	11/01/16	2nd City Submitted	DAE
3	1/9/17	3rd City Submitted Final	JCK

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
EL PASO GAS SERVICE
TEKS EMERGENCY HOTLINE
EL PASO WATER UTILITY DEPARTMENT
EL PASO POLICE DEPARTMENT
EL PASO FIRE DEPARTMENT
EL PASO NATURAL GAS COMPANY
TEXAS EXCAVATION SAFETY SYSTEM

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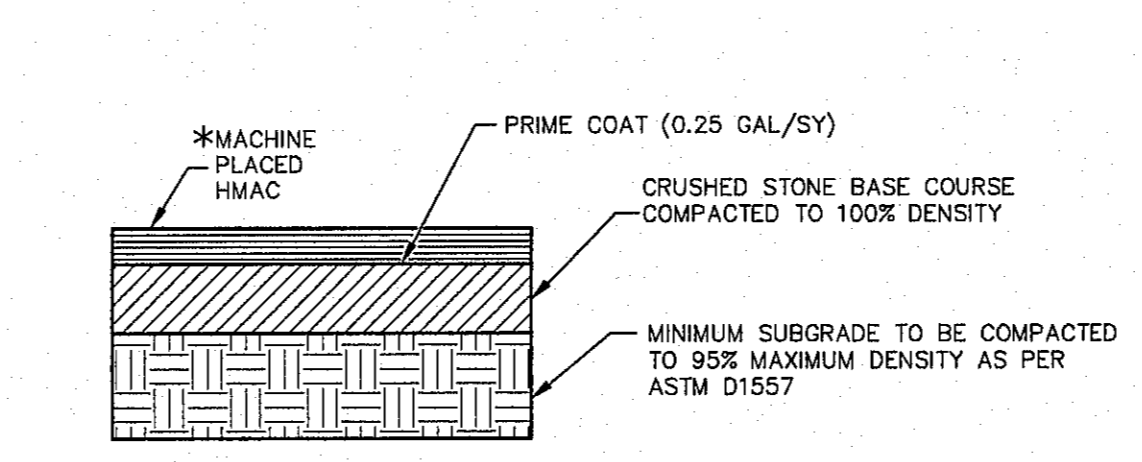
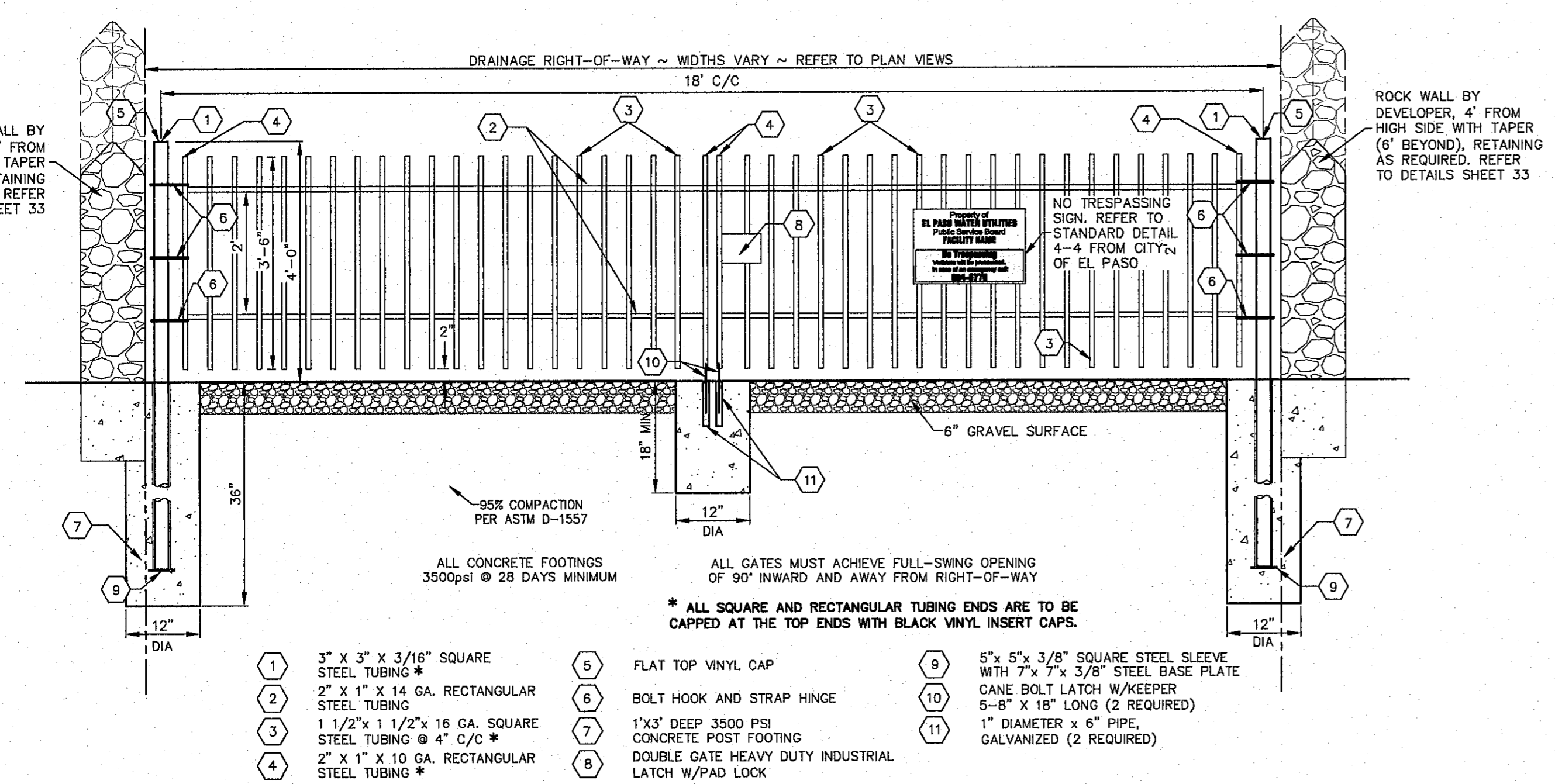
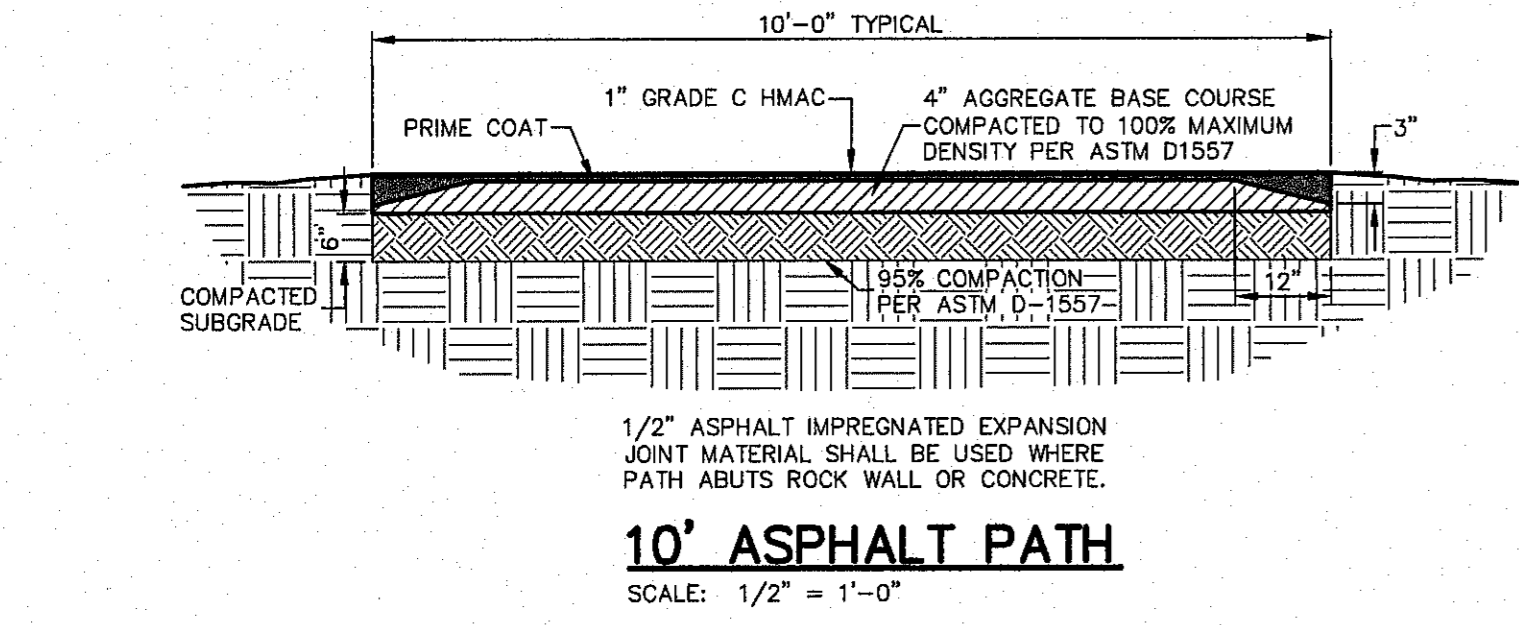
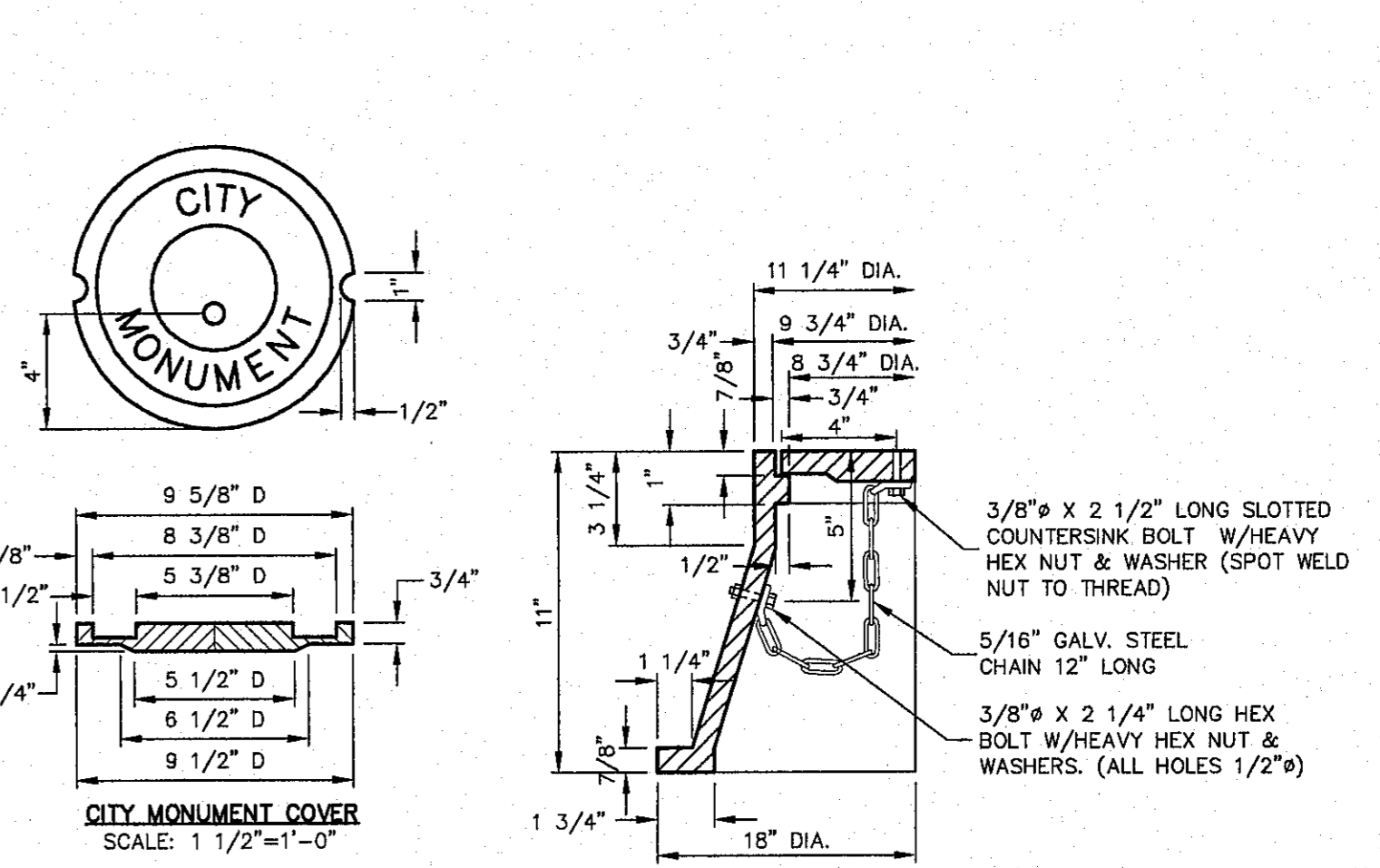
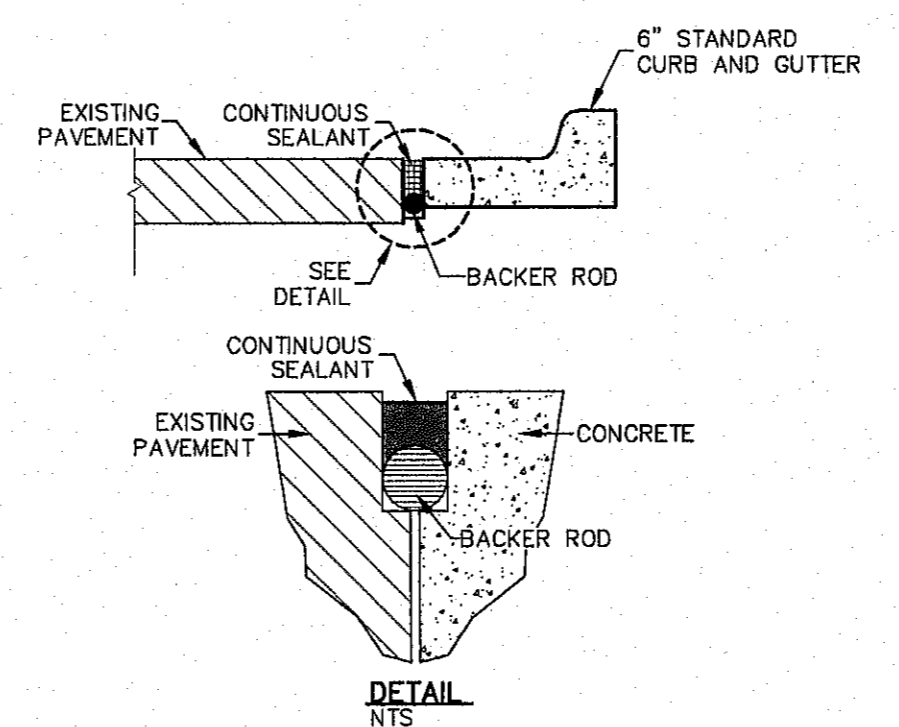
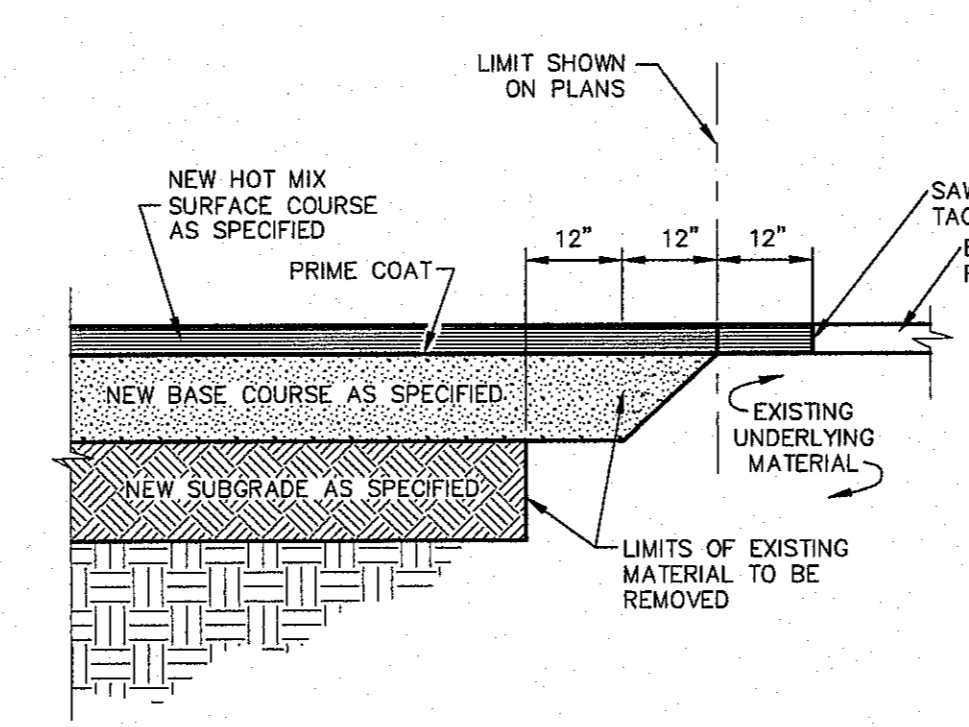
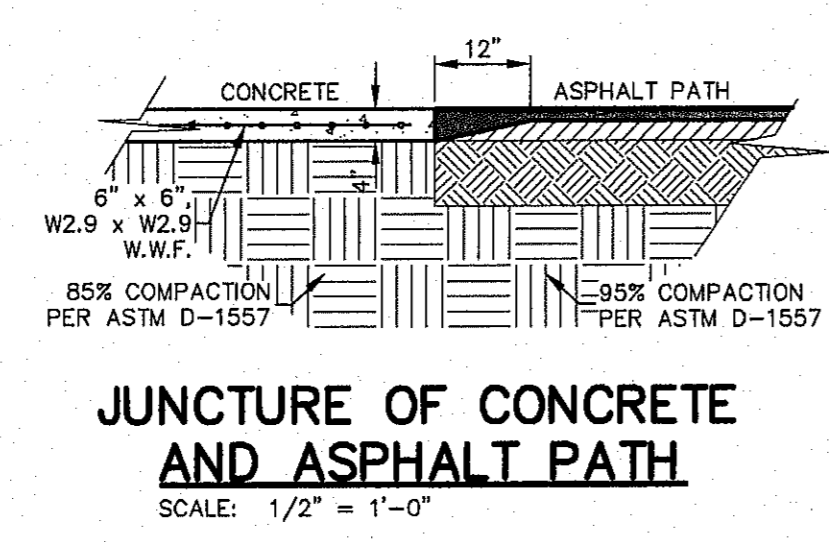
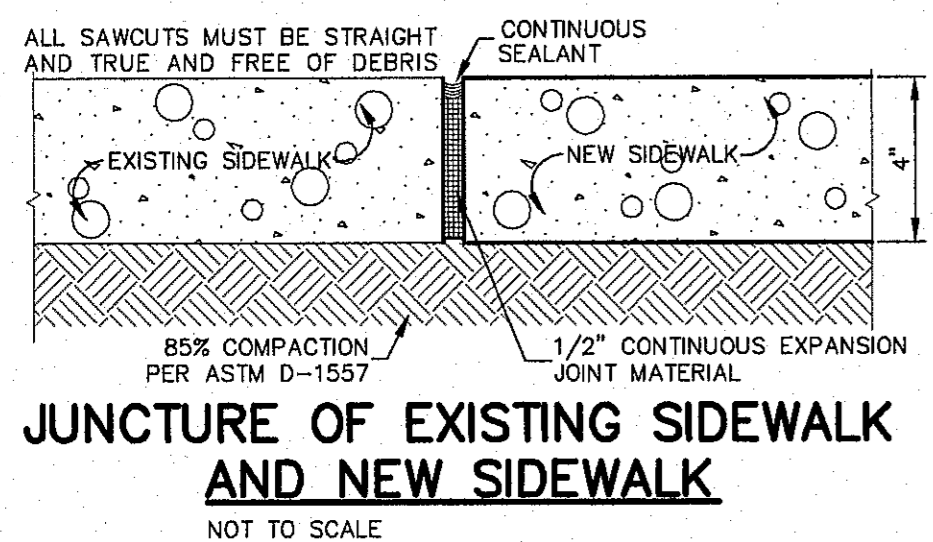
csa design group, inc.
Texas Registered Engineering Firm E-5887
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877-4155
fax (915) 877-4334
www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

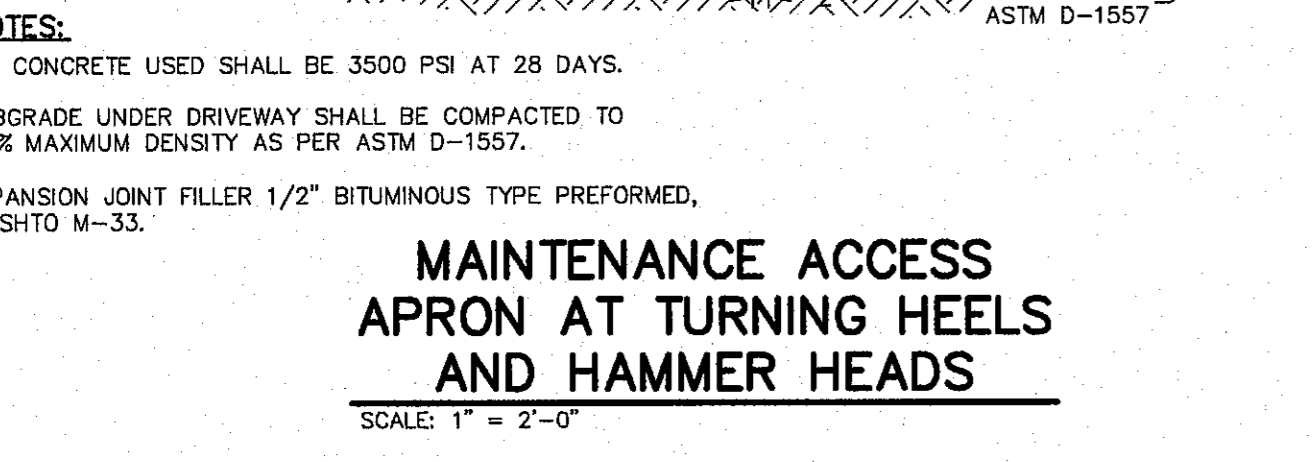
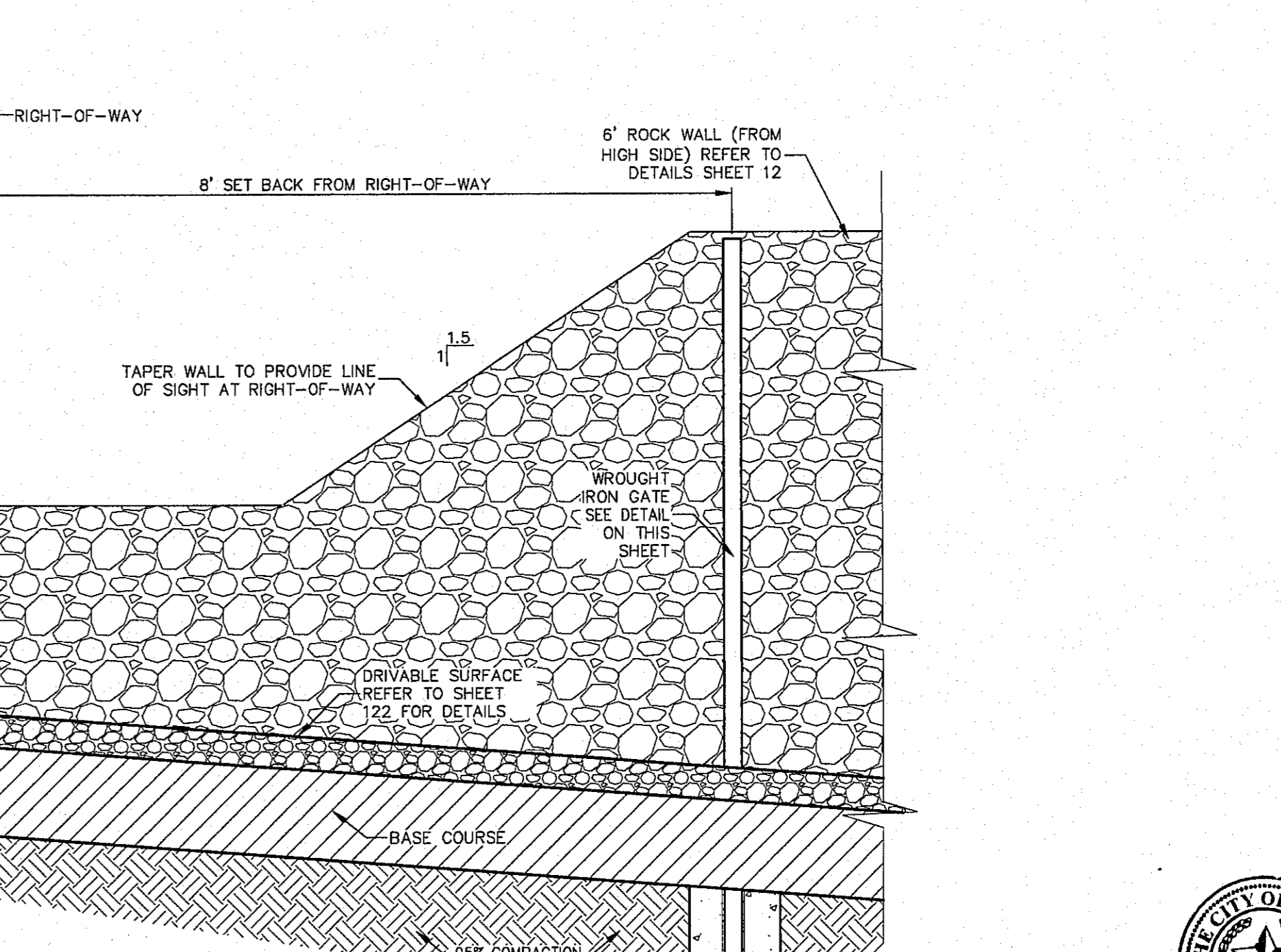
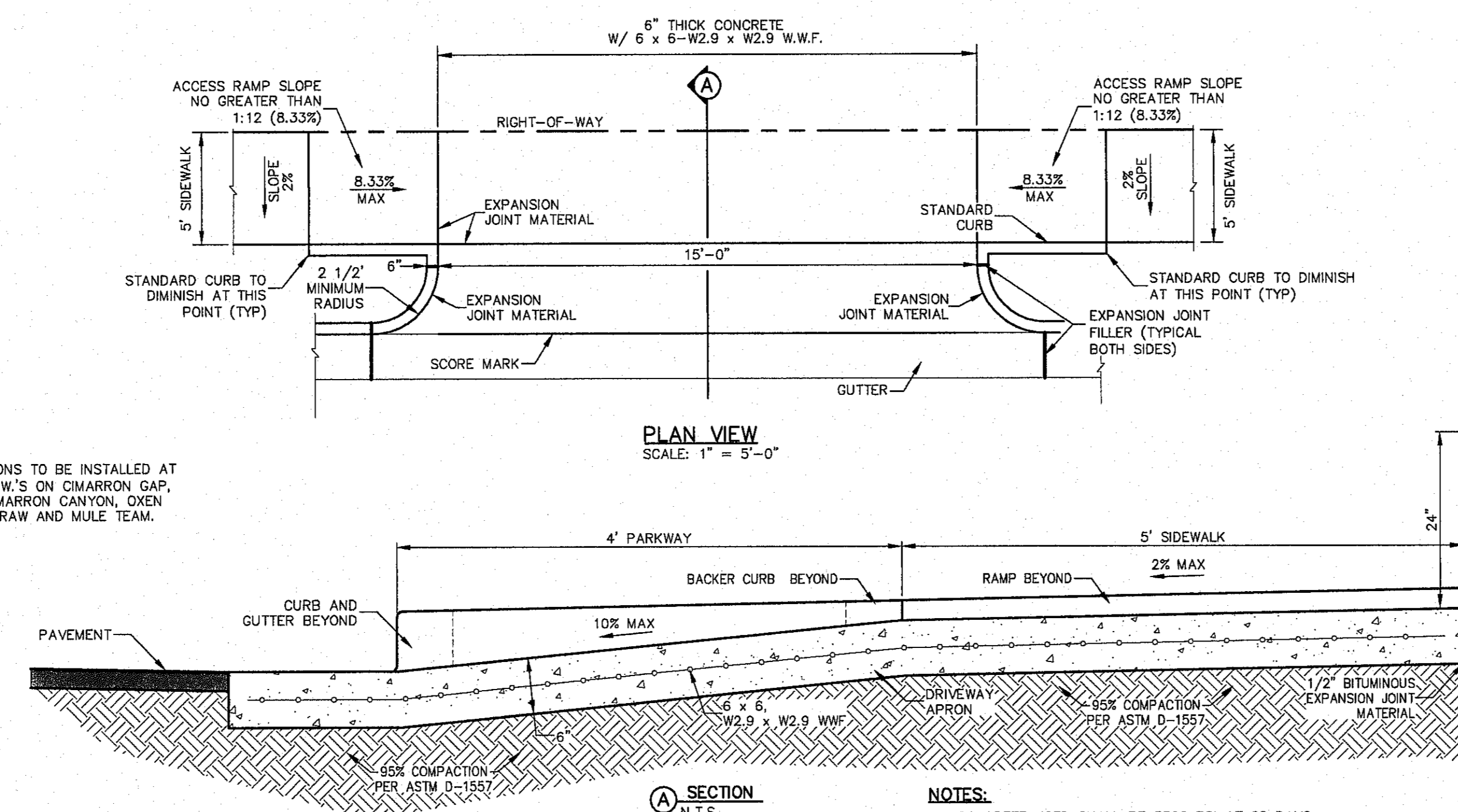
GDB	1524
DESIGN BY	AND/REV
GDB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	SCALE
34	
SHEET NUMBER	
OF 131	



© CSA DESIGN GROUP, INC. - Jan 06, 2017 - 1:36pm
S:\Draw\1524 Cimarron Canyon Unit One\1524_3rd City Submitted-CURB.GDB (Standard Detail)Jck



- GENERAL H.M.A.C. PAVING NOTES:**
- FOR RECOMMENDATIONS REFER TO THE STANDARD PAVEMENT DESIGN BY SPEESOL INC. PROJECT NO. SPG11043, DATED 04 APRIL 2011
 - BASE COURSE SHALL MEET THE REQUIREMENTS FOR TYPE "A", GRADE 1 OR 2 MATERIAL ACCORDING TO ITEM 247, FLEXIBLE BASE, AS DESCRIBED IN THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. ALL THE REQUIREMENTS OF THIS DOCUMENT SHALL BE MET, EXCEPT WHERE DENSITY IS SPECIFIED. THE DENSITY SHALL BE NOT LESS THAN 100% OF ASTM D1557.
 - THE SURFACE COARSE SHALL MEET THE REQUIREMENTS FOR (HMAc), TXDOT TYPE "C" AS SPECIFIED IN ITEM 340 HMAc (HOT MIX ASPHALTIC CONCRETE PAVEMENT), AS DESCRIBED IN THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. STABILITY SHALL BE NOT LESS THAN 1500 POUNDS, WHEN COMPACTED AT 75 BLOWS. FURTHERMORE, THE MIX SHALL HAVE A FLOW BETWEEN 0.08" AND 0.16", ACCORDING TO THE MARSHALL STABILITY ANALYSIS.
 - SUBGRADE TO BE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DENSITY AS PER ASTM D1557.
 - FINAL PAVEMENT DESIGN TO BE DETERMINED BASED UPON FINAL CBR TEST RESULTS (REFER TO APPLICABLE SUBDIVISION ORDINANCE-PAVEMENT THICKNESS DESIGN PROCEDURE).
 - IF THE THICKNESS FOR "CBR" VALUES ARE HIGHER THAN MINIMUM PAVEMENT THICKNESS SPECIFIED PER ORDINANCE, THE HIGHER VALUE SHALL BE USED.



- NOTES:**
- ALL CONCRETE USED SHALL BE 3500 PSI AT 28 DAYS.
 - SUBGRADE UNDER DRIVEWAY SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
 - EXPANSION JOINT FILLER 1/2" BITUMINOUS TYPE PREFORMED, AASHTO M-33.
 - CONTRACTOR SHALL USE SONOMERIC SEALANT WHERE DRIVEWAY MEETS ASPHALTIC SURFACES.

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASE DRIVE ELEVATION = 3976.53 (EL. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submital	DAE
2	11/01/16	2nd City Submital	DAE
3	1/9/17	3rd City Submital Final	JCK

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
1-800-455-7888
544-5300

TEXAS GAS SERVICE
1-800-455-7888
544-5300

TEXAS EMERGENCY HOTLINE
952-541-1522-2009

TEXAS EMERGENCY (E.P.W.)
AFTER HOURS EMERGENCY (CABLE)
775-7414

EL PASO NATURAL GAS COMPANY
1-800-354-8046
544-5300

TEXAS EXCAVATION SAFETY SYSTEM
1-800-455-7888

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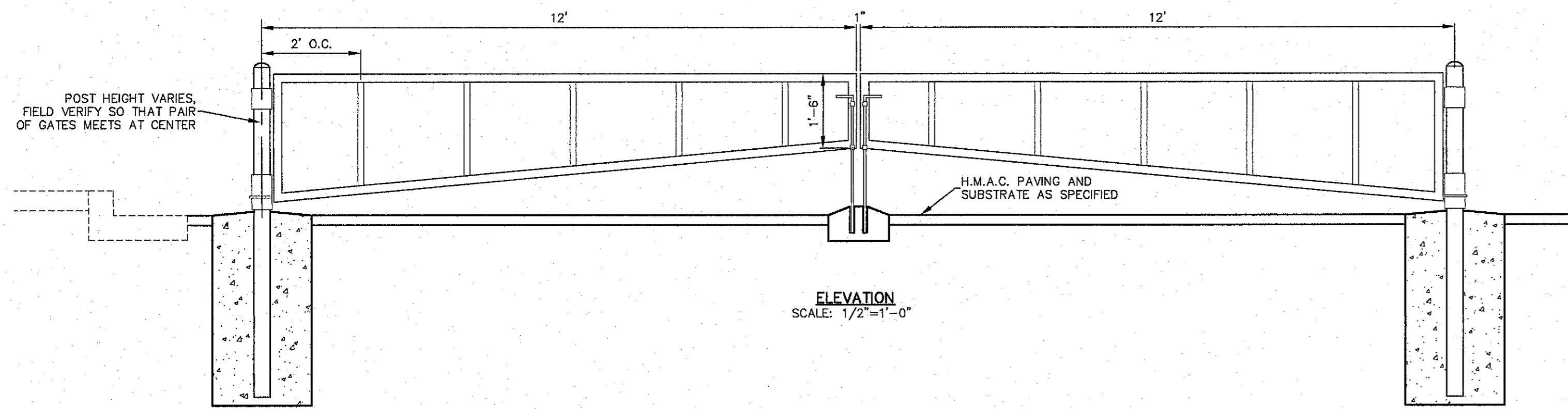
CIMARRON CANYON UNIT ONE SUBDIVISION

STANDARD DETAILS

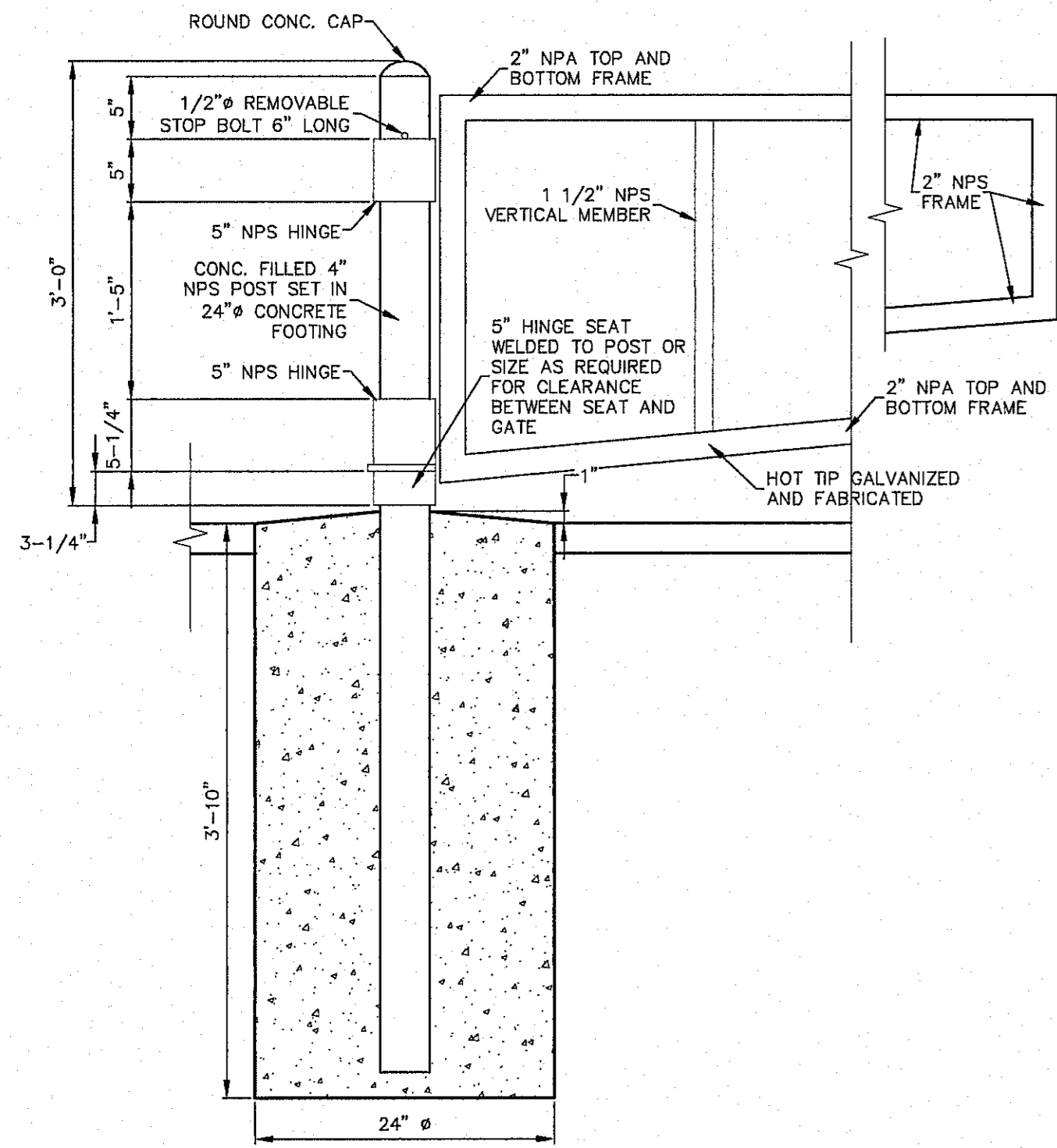
GOS	1524
DESIGN BY	JCK
DESIGNED BY	DAE
CHECKED BY	DAE
DATE	9/15/16
SCALE	AS NOTED
SHEET NO.	35
TOTAL SHEETS	37 OF 131



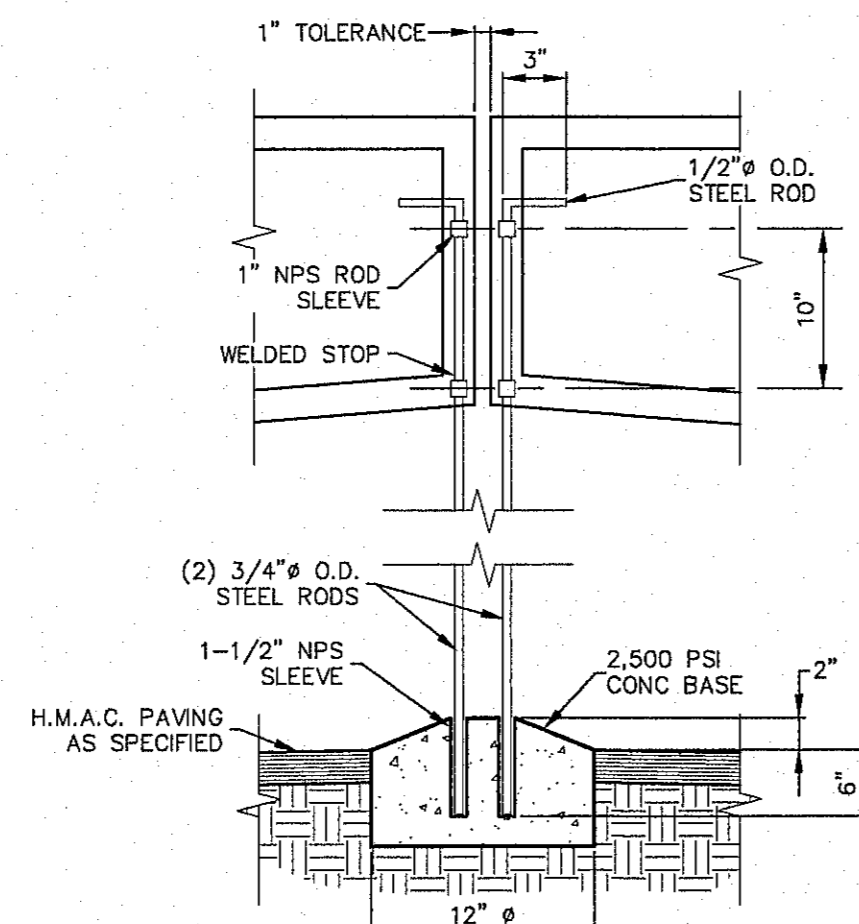
Final Approval



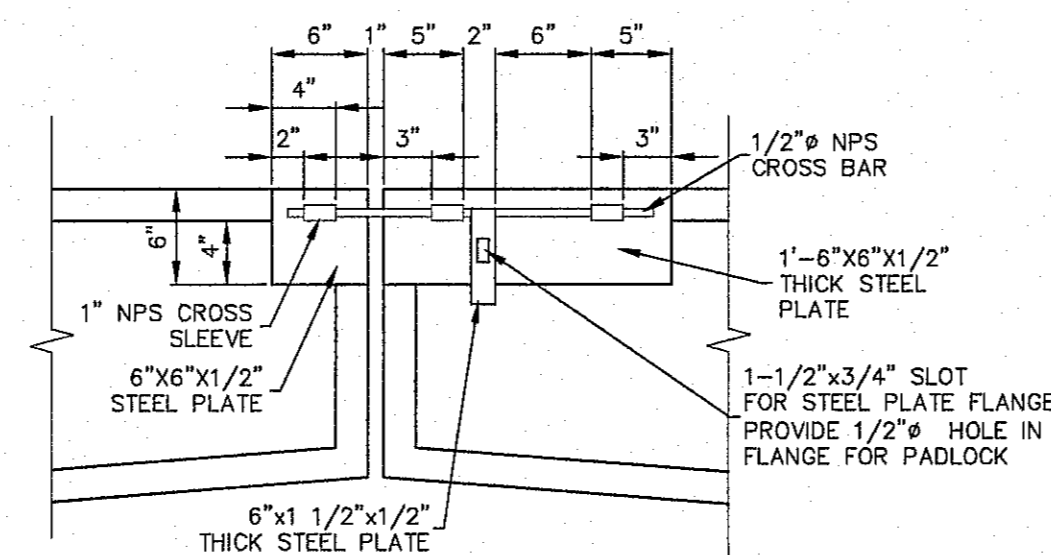
ELEVATION
SCALE: 1/2"=1'-0"



GATE AND POST
SCALE: 1"=1'-0"

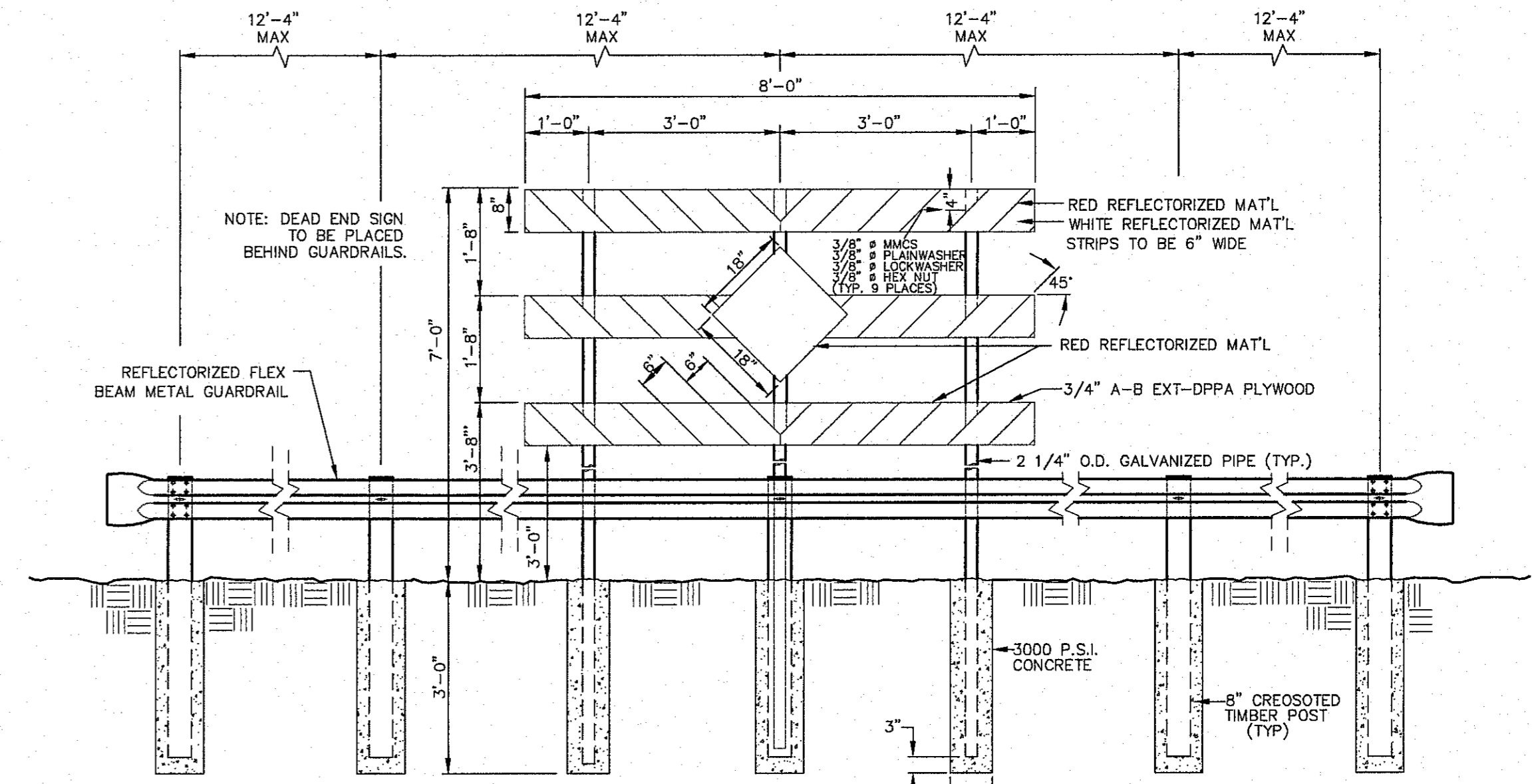


ANCHOR RODS
SCALE: 1"=1'-0"



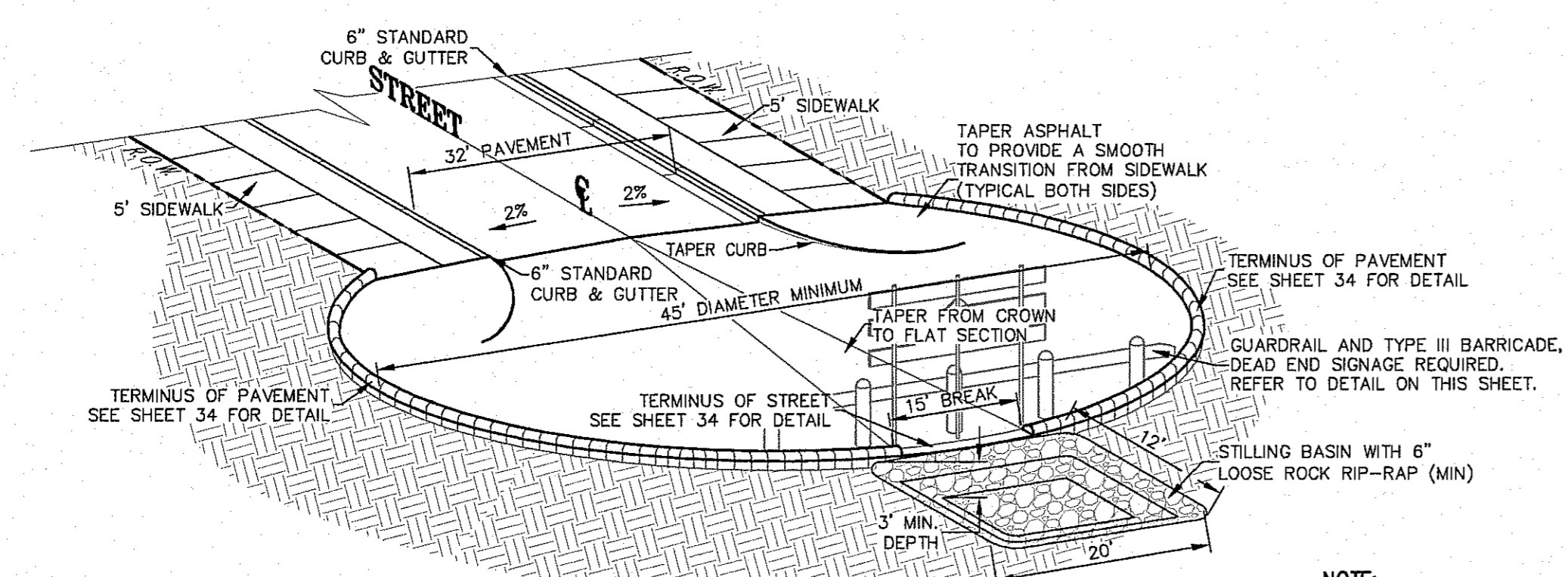
STEEL ROD NOTE:
STEEL ROD LENGTH TO EXTEND 6" MIN. INTO PIPE SLEEVES AS DETAILED.

GATE LATCH
SCALE: 1"=1'-0"

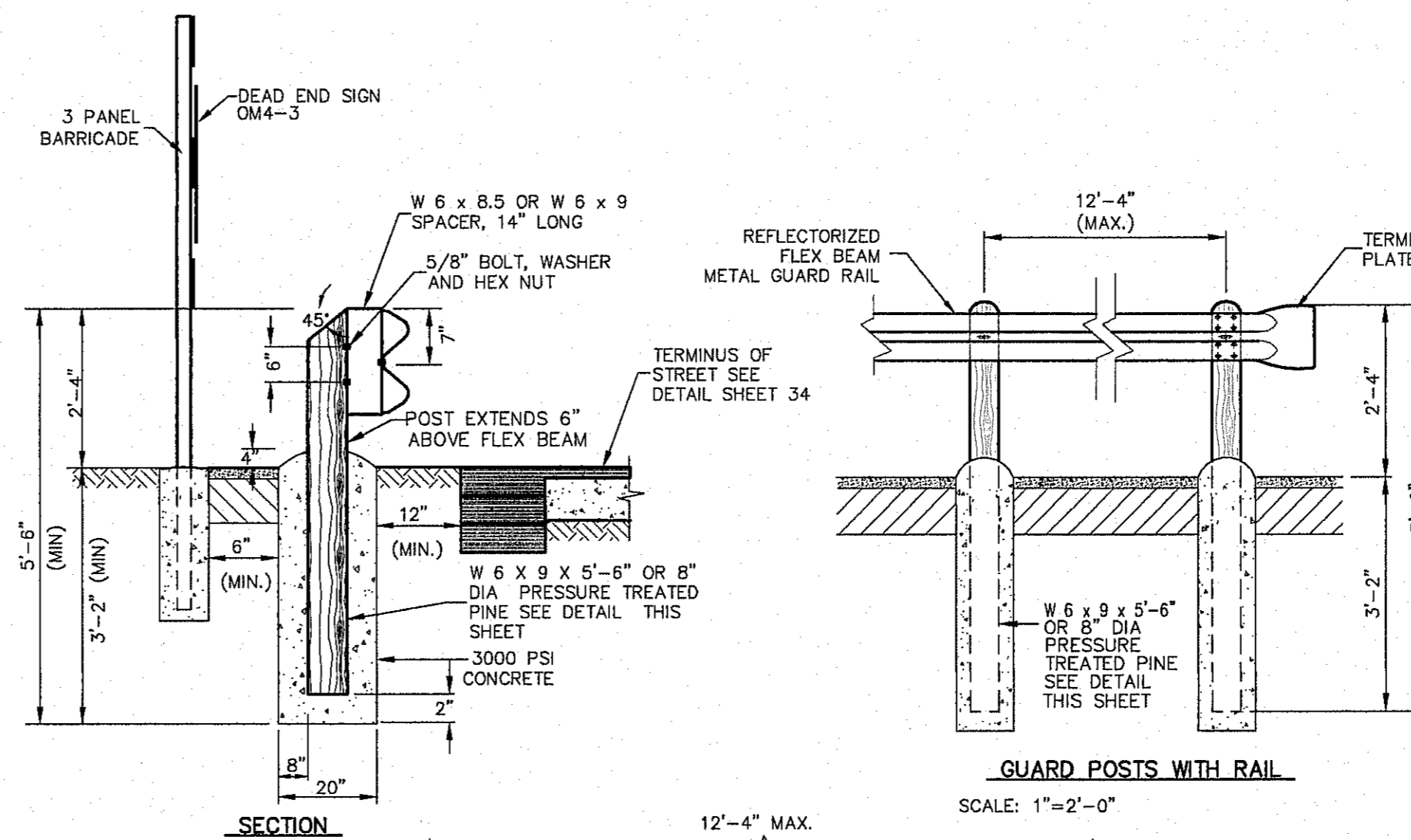


GUARD POSTS WITH RAIL AND DEAD END SIGN
SCALE: 1"=2'-0"

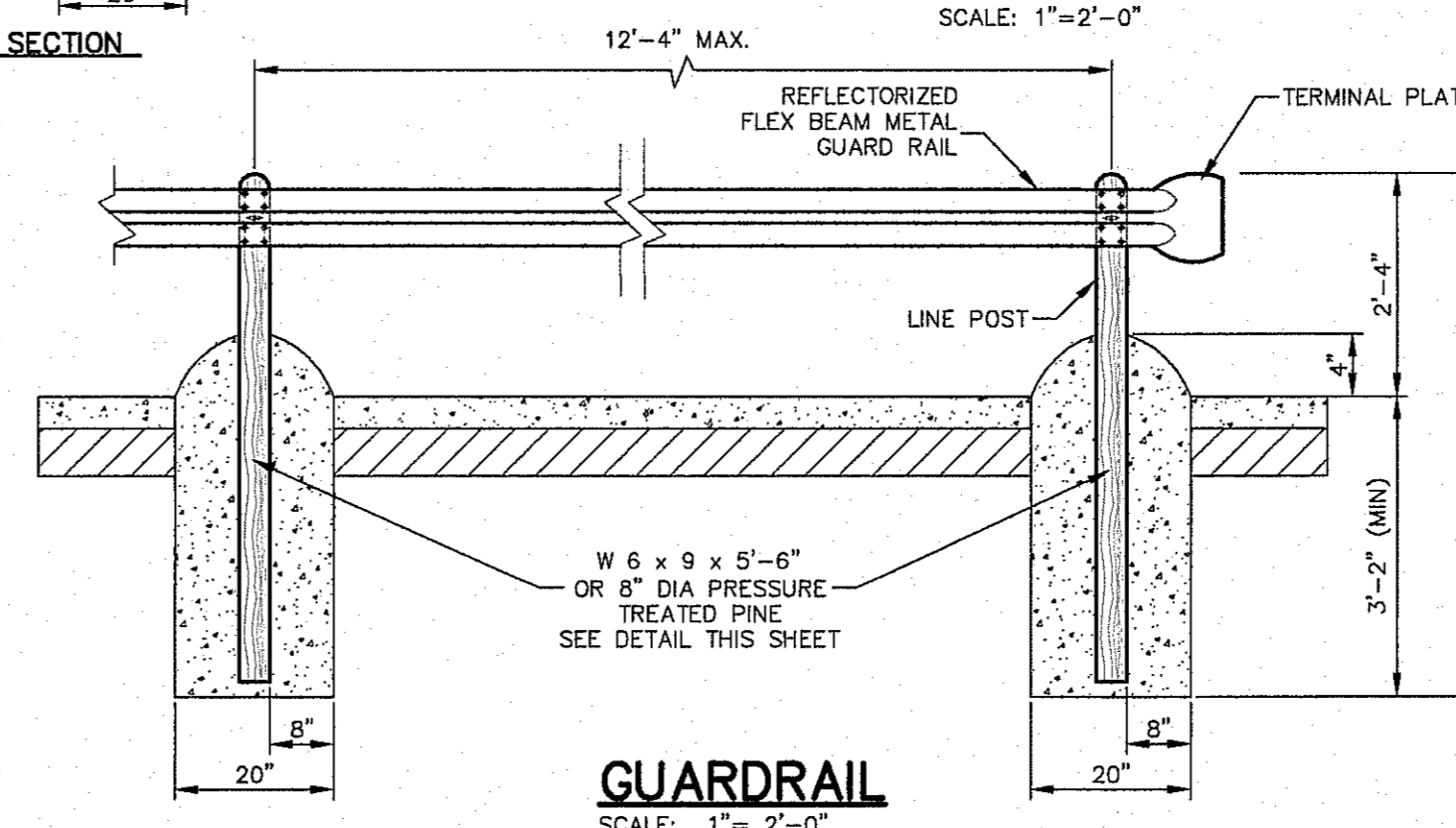
METAL SWING GATE
SCALE: 1"=2'-0"



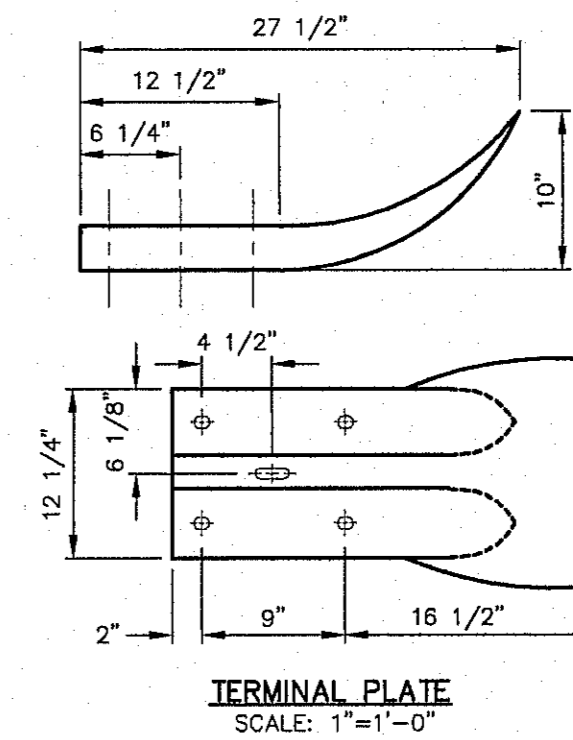
TEMPORARY TURN AROUND
SCALE: 1"=12'-0"



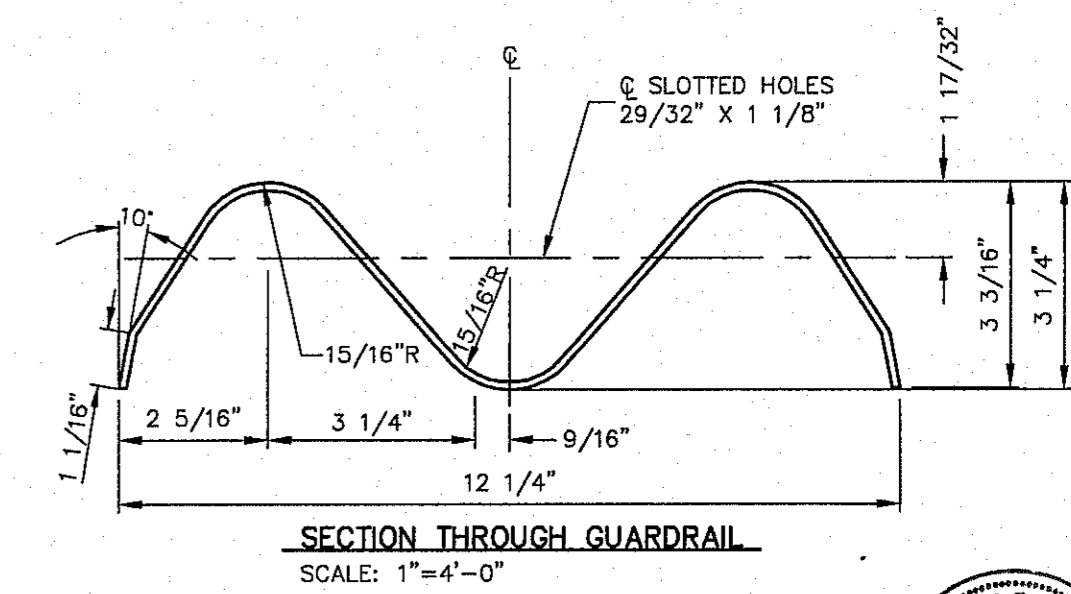
GUARD POSTS WITH RAIL
SCALE: 1"=2'-0"



GUARDRAIL
SCALE: 1"=2'-0"



TERMINAL PLATE
SCALE: 1"=1'-0"



SECTION THROUGH GUARDRAIL
SCALE: 1"=4'-0"

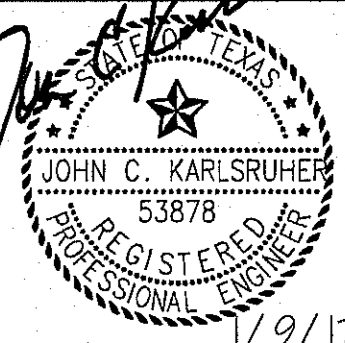
BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE ELEVATION = 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Summit/Field	JCK
2	11/7/16	2nd City Summit	DAE
1	9/15/16	1st City Summit	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 546-5770
AT&T 1-800-DIG-TESS
TEXAS GAS SERVICE 544-6300
TGS EMERGENCY HOTLINE 562-9411/692-2003
TGS EMERGENCY (TGS) 562-9411/692-2003
AFTER HOURS EMERGENCY (EPW) 562-9411/692-2003
EL PASO NATURAL GAS COMPANY 1-800-334-8847
TEXAS EXCAVATION SAFETY SYSTEM 1-800-848-9877

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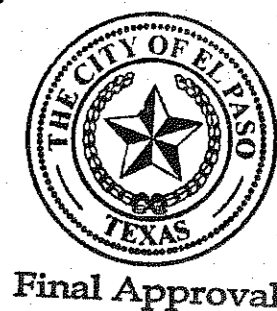
CIMARRON CANYON UNIT ONE SUBDIVISION

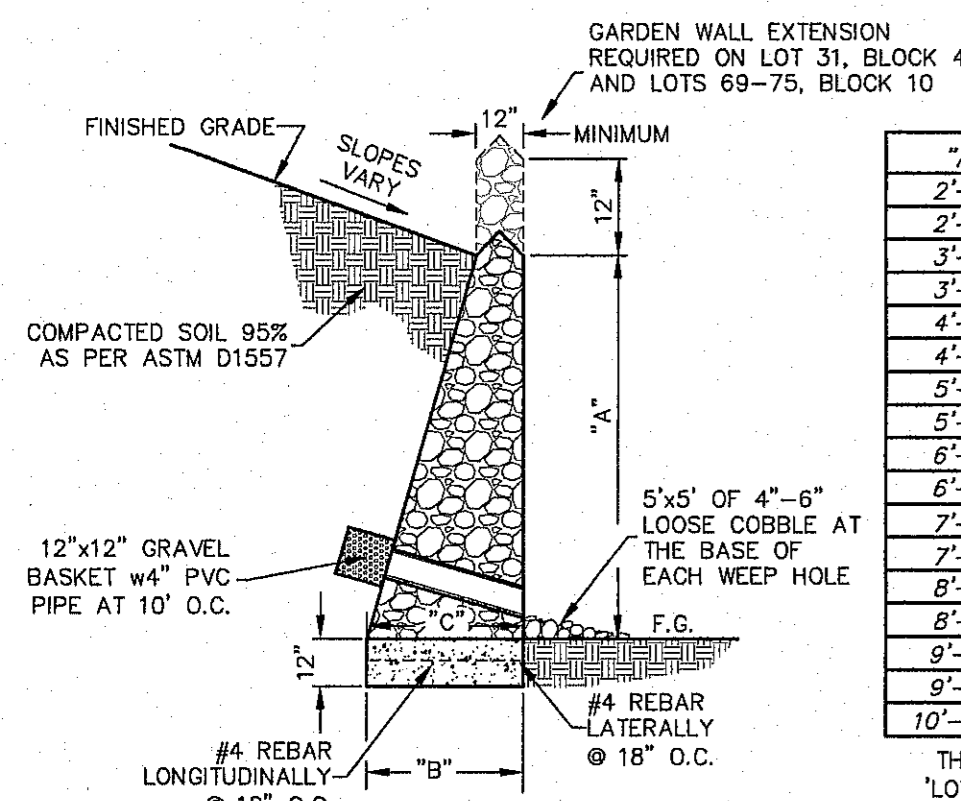
SHEET TITLE

STANDARD DETAILS

COB	1524
DESIGN BY	JOB NO.
COB-SM-DG	9/15/16
DRAWN BY	DATE
DAE	AS NOTED
DATE	SCALE

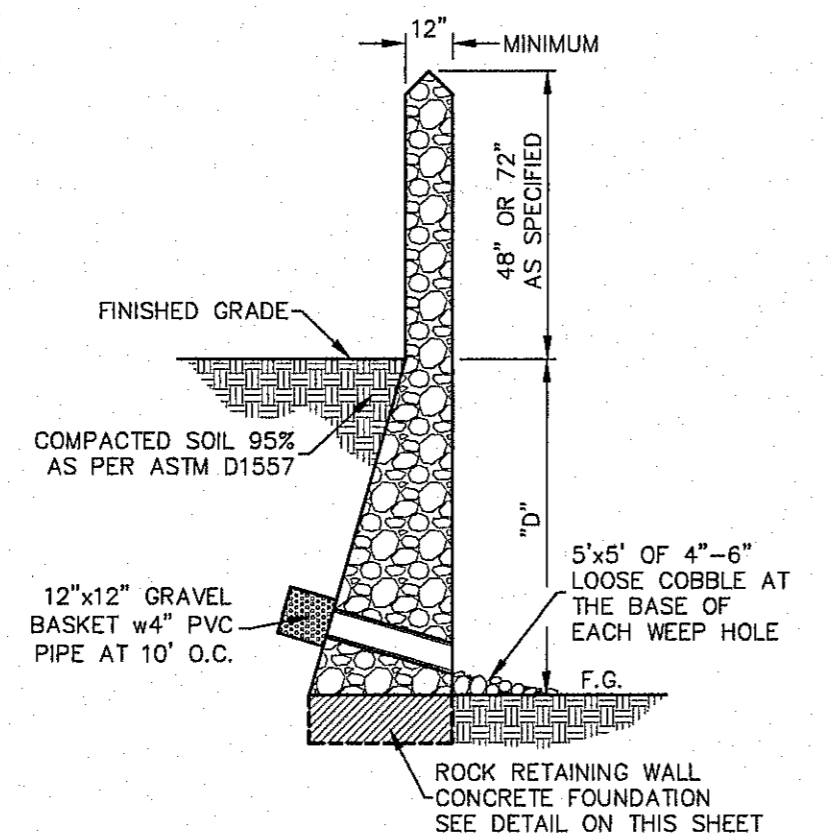
SHEET NO. **36**
TOTAL SHEETS 131
38 OF 131



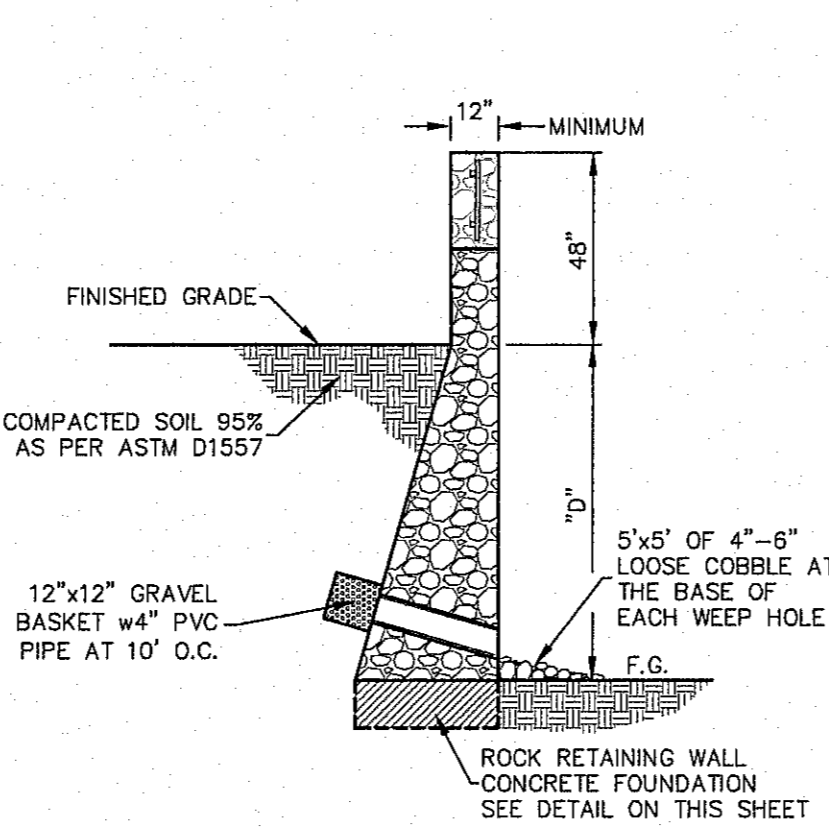


"A"	"B"	"C"
2'-0"	1'-9"	1'-9"
2'-6"	2'-4"	2'-4"
3'-0"	2'-6"	2'-6"
3'-6"	3'-1"	3'-1"
4'-0"	3'-6"	3'-6"
4'-6"	3'-9"	3'-9"
5'-0"	4'-6"	4'-6"
5'-6"	4'-8"	4'-8"
6'-0"	5'-0"	5'-0"
6'-6"	5'-6"	5'-6"
7'-0"	5'-9"	5'-9"
7'-6"	6'-2"	6'-2"
8'-0"	6'-8"	6'-8"
8'-6"	7'-1"	7'-1"
9'-0"	7'-6"	7'-6"
9'-6"	8'-6"	8'-6"
10'-0"	9'-6"	9'-6"

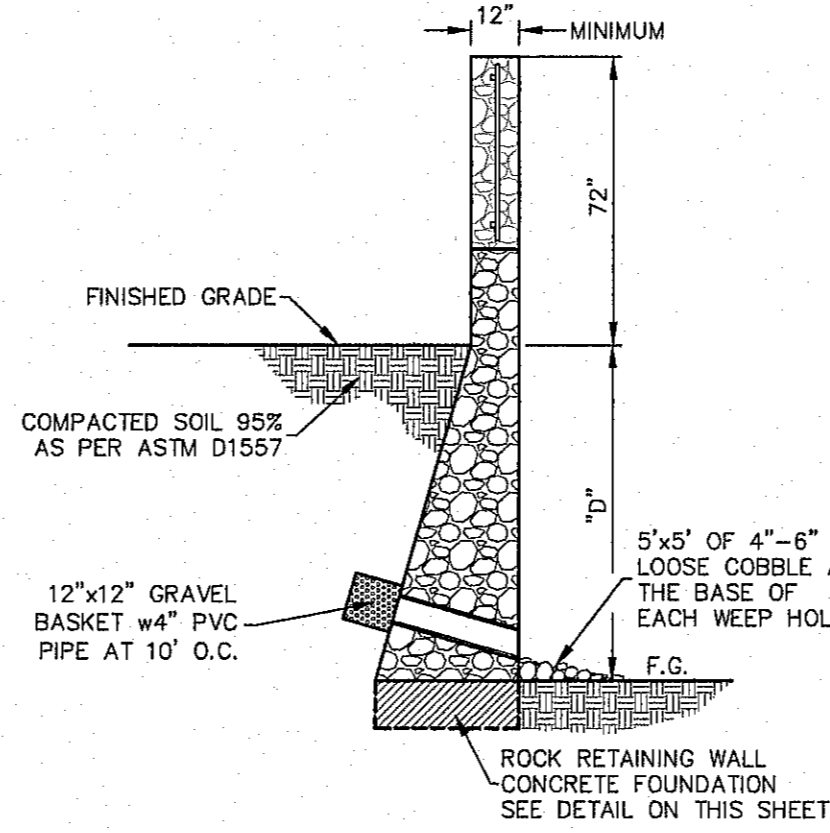
LOWER TIER WALL (RETAINING) BY DEVELOPER
SCALE: NTS



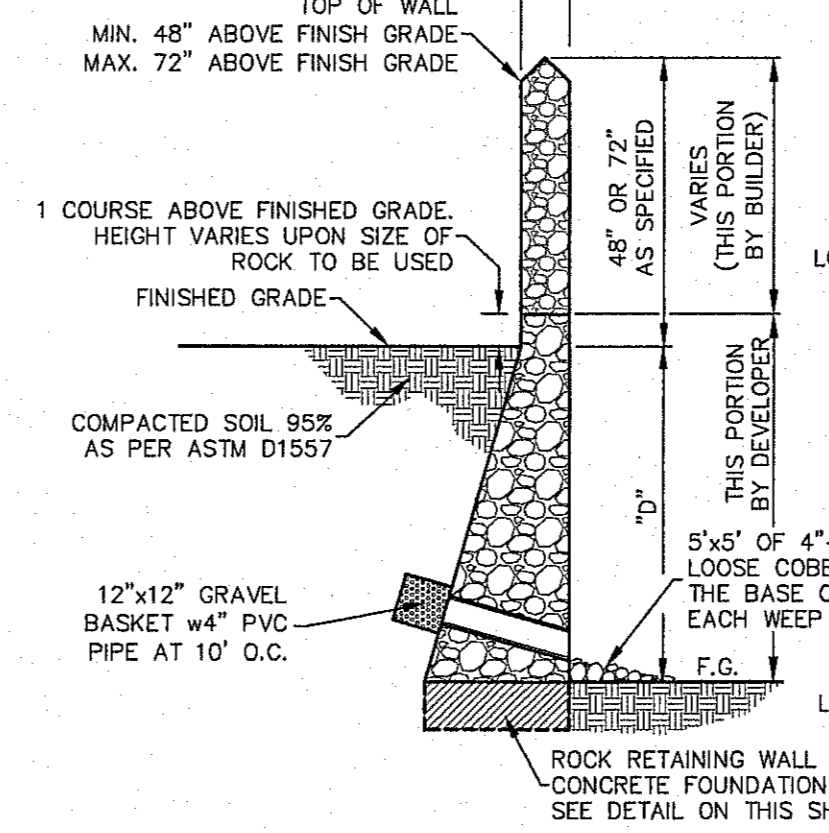
ROCK RETAINING WALL WITH GARDEN WALL EXTENSION
SCALE: NTS



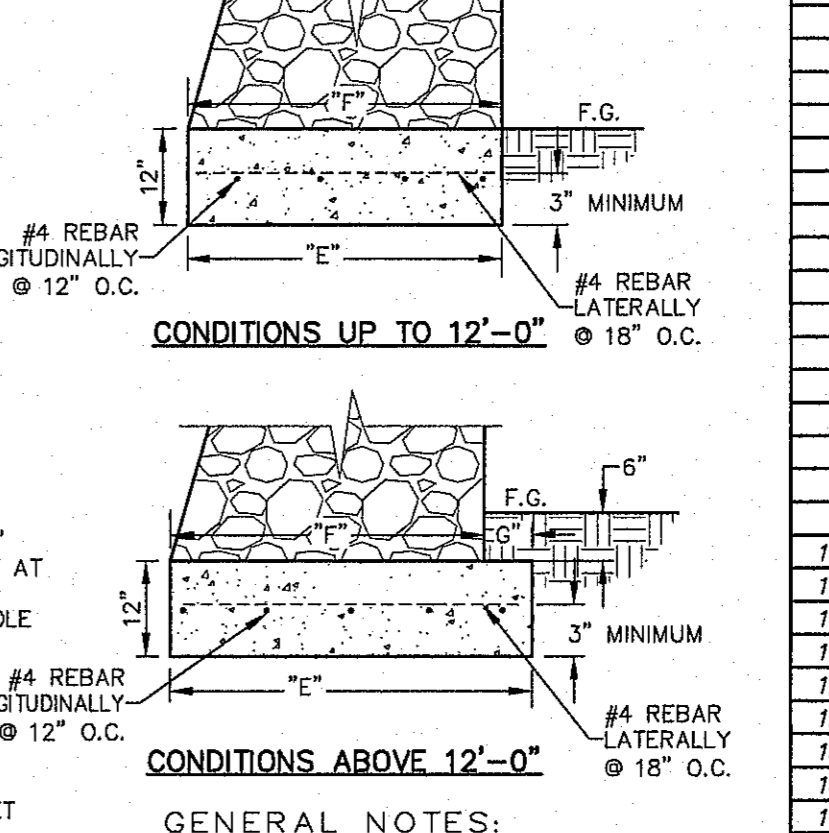
ROCK RETAINING WALL WITH 2' GARDEN WALL AND 2' VIEW FENCE
SCALE: NTS



ROCK RETAINING WALL WITH 2' GARDEN WALL AND 4' VIEW FENCE
SCALE: NTS



ROCK RETAINING WALL BY DEVELOPER WITH GARDEN WALL EXTENSION BY BUILDER
SCALE: NTS

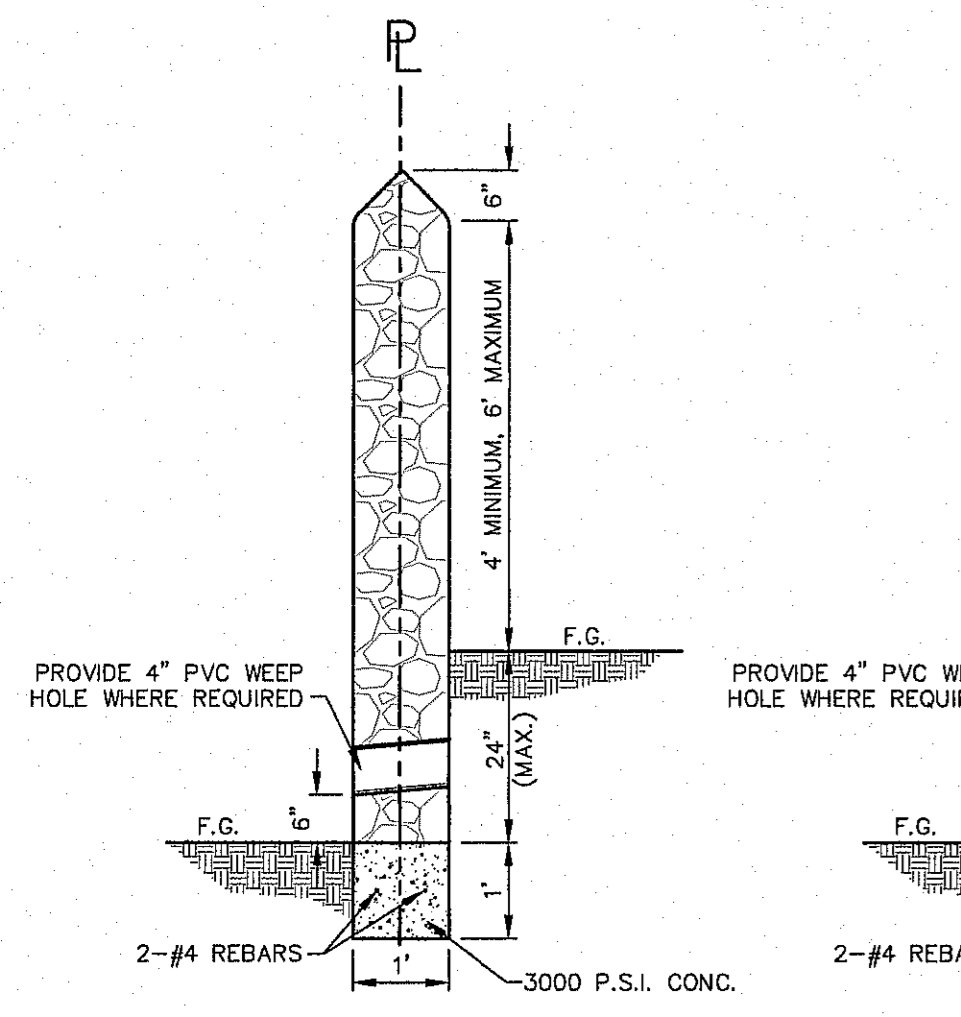


GENERAL NOTES:

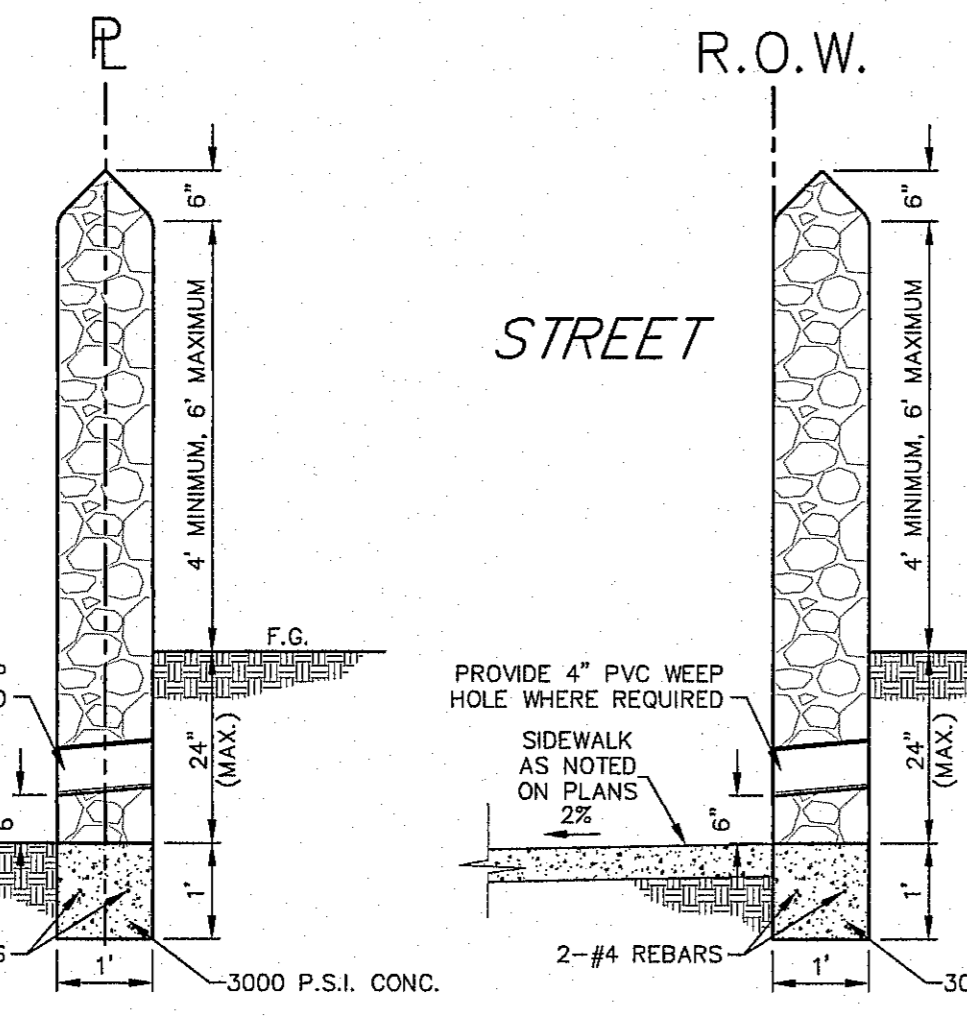
- Footings shall be placed on subgrade compacted to a minimum of 95% of its maximum dry density in accordance with the Modified Proctor per the specifications of ASTM D 1557. Compaction utilizing vehicular methods shall be prohibited within 8' of any rock wall.
- All rebar shall be covered a minimum of 2" or as specified in details. EXCEPTION: Where the footings are to be extended and cold joints are formed, rebar shall be 'left long' a minimum of 12" and shall be lapped and tied for the continuation of the foundation footings. Lap and tie in all rebar in accordance with all A.C.I. Standards for Reinforcement Steel.
- Stem of wall, if required, to be constructed in 3' courses maximum. Successive courses may be placed only when the next lower course has achieved its 28 day specified mortar strength.
- All rebar used for foundation footings shall be Grade 60 or better.
- All concrete for footings shall be 3,000 PSI minimum at 28 days. Contractor shall provide a minimum of three cylinders for testing per 100 linear feet of footing foundations installed.
- The first course of rock for the construction of the rock walls shall be embedded in the concrete a minimum of 4" to a maximum of 6" and allowed to cure a minimum of 24 hours before adding additional courses to the walls.

7"	8"	9"	10"
2'-0"	1'-9"	1'-9"	1'-9"
2'-6"	1'-10"	1'-10"	1'-10"
3'-0"	2'-3"	2'-3"	2'-3"
3'-6"	2'-4"	2'-4"	2'-4"
4'-0"	2'-9"	2'-9"	2'-9"
4'-6"	2'-11"	2'-11"	2'-11"
5'-0"	3'-3"	3'-3"	3'-3"
5'-6"	3'-5"	3'-5"	3'-5"
6'-0"	3'-9"	3'-9"	3'-9"
6'-6"	4'-0"	4'-0"	4'-0"
7'-0"	4'-4"	4'-4"	4'-4"
7'-6"	4'-9"	4'-9"	4'-9"
8'-0"	5'-0"	5'-0"	5'-0"
8'-6"	5'-4"	5'-4"	5'-4"
9'-0"	5'-9"	5'-9"	5'-9"
9'-6"	6'-0"	6'-0"	6'-0"
10'-0"	6'-5"	6'-5"	6'-5"
10'-6"	6'-9"	6'-9"	6'-9"
11'-0"	7'-2"	7'-2"	7'-2"
11'-6"	7'-8"	7'-8"	7'-8"
12'-0"	8'-6"	8'-6"	8'-6"
12'-6"	8'-8"	8'-8"	8'-8"
13'-0"	8'-11"	8'-11"	8'-11"
13'-6"	9'-2"	9'-2"	9'-2"
14'-0"	10'-0"	10'-0"	10'-0"
14'-6"	11'-0"	11'-0"	11'-0"
15'-0"	12'-0"	12'-0"	12'-0"
15'-6"	13'-2"	13'-2"	13'-2"
16'-0"	14'-6"	14'-6"	14'-6"
16'-6"	12'-10"	11'-10"	11'-0"
17'-0"	12'-9"	11'-3"	11'-6"
17'-6"	13'-0"	11'-6"	11'-6"
18'-0"	13'-9"	12'-0"	11'-9"

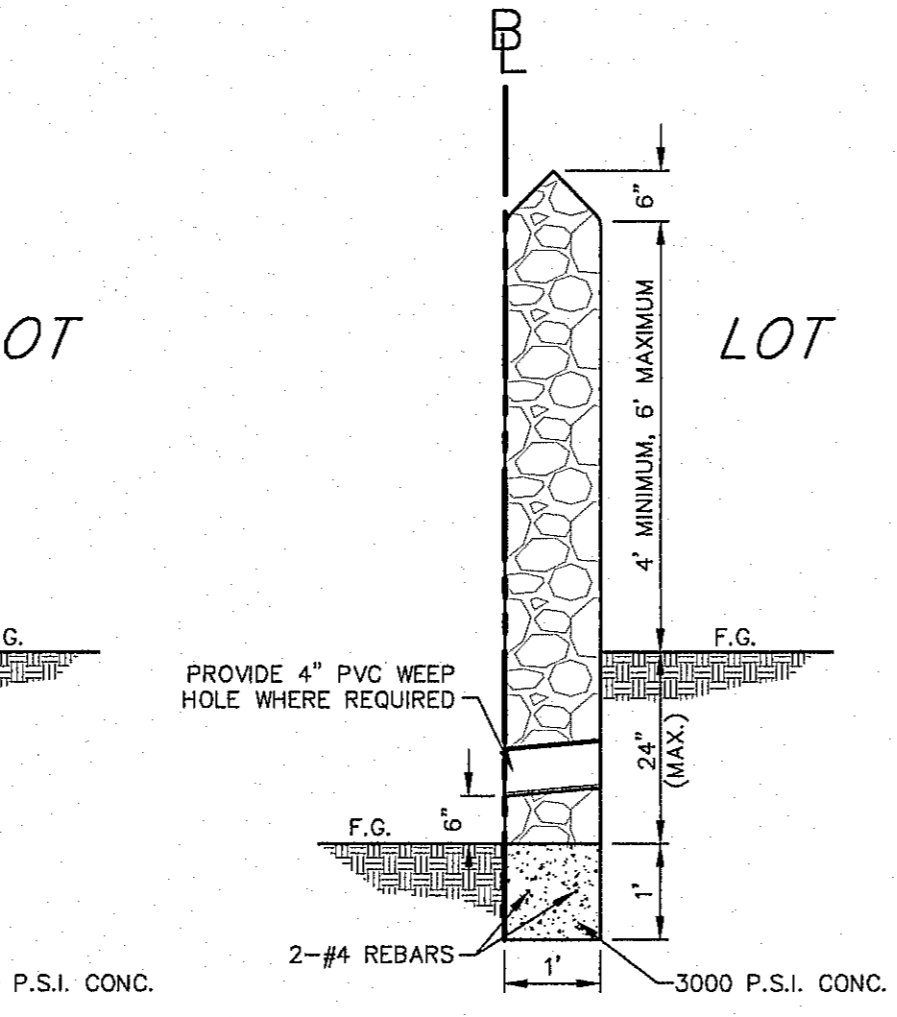
*CONSTRUCTION OF THIS RETAINING WALL SHALL BE FOR THOSE LOCATED ALONG CITY R.O.W. ONLY



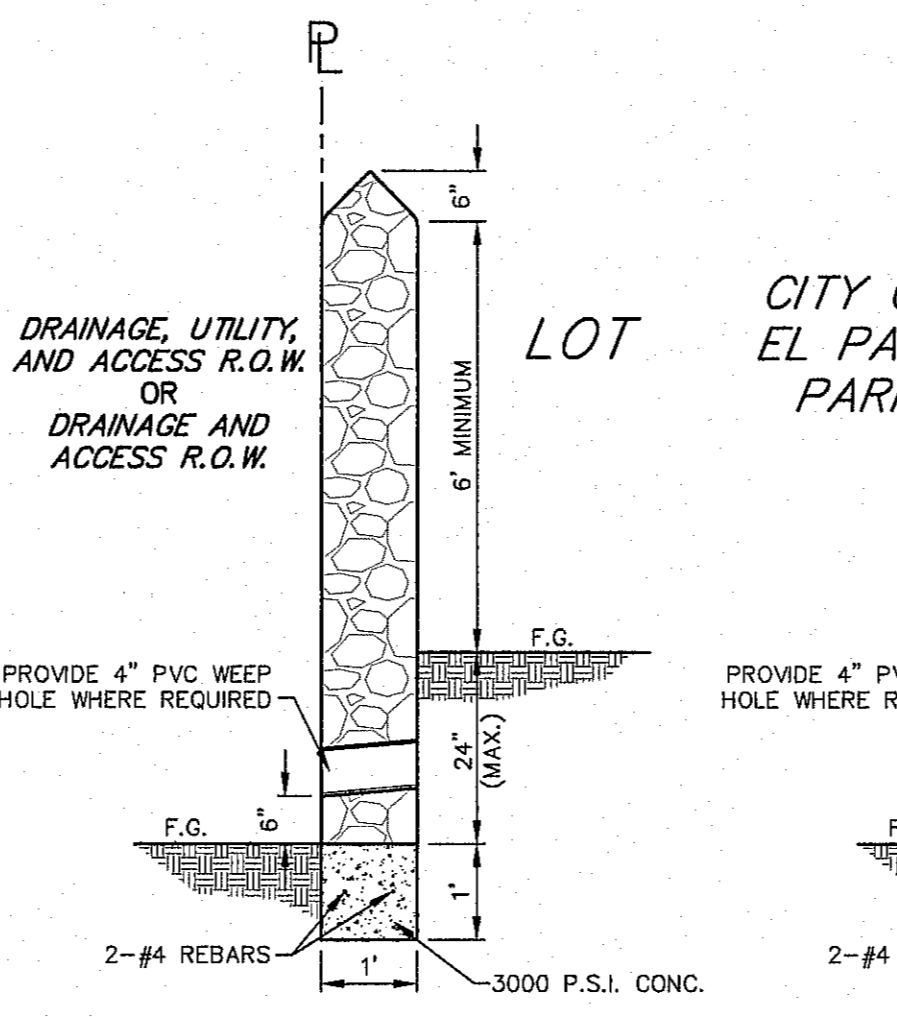
ROCK WALL AT SHARED REAR YARDS
SCALE: 1" = 2'-0"



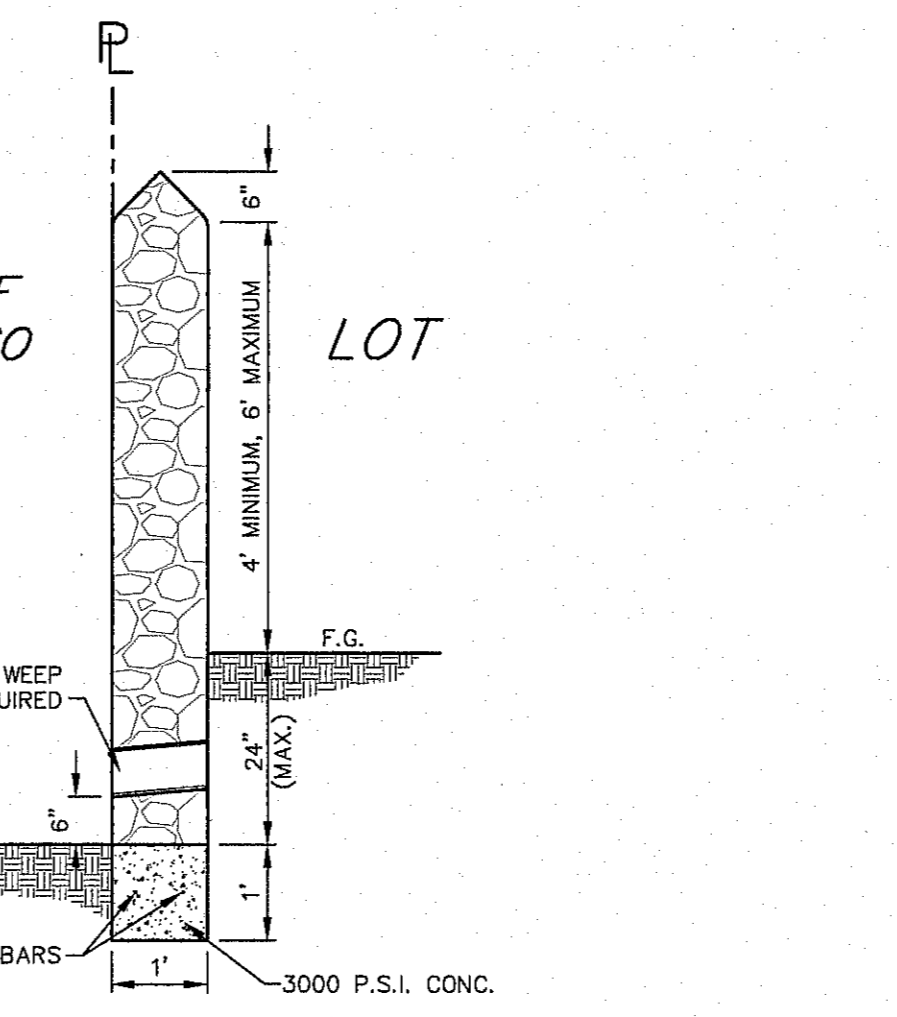
ROCK WALL AT SIDE YARDS
SCALE: 1" = 2'-0"



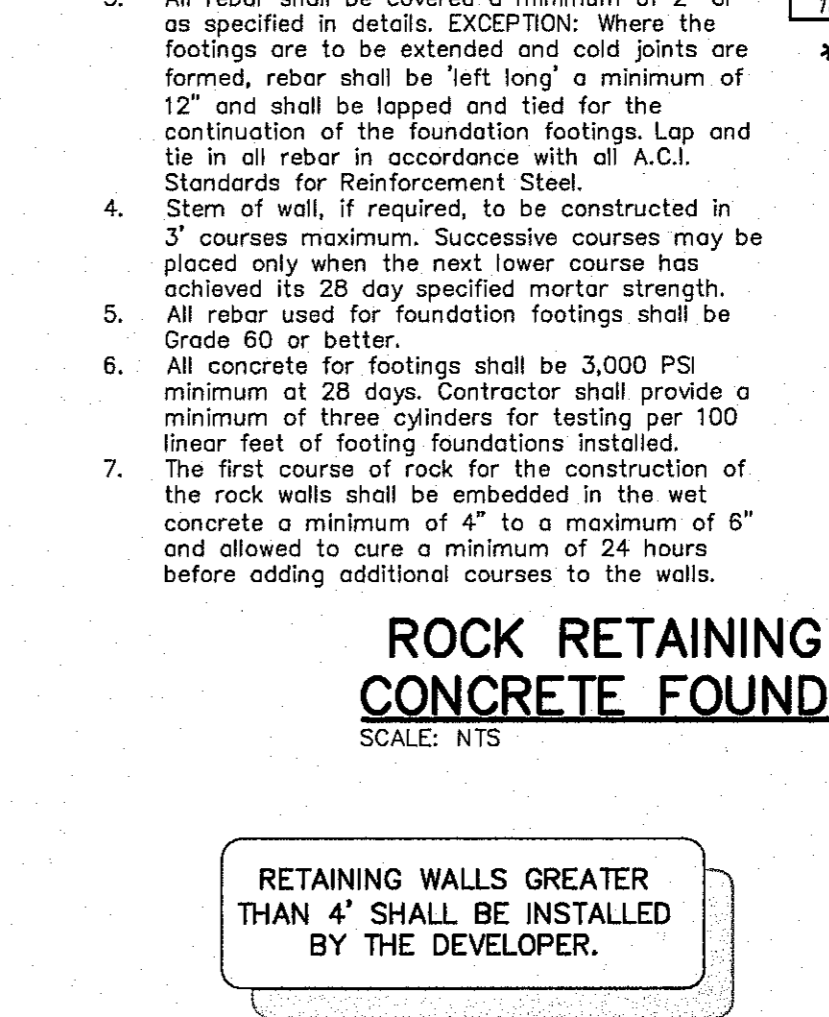
ROCK WALL ABUTTING R.O.W.
SCALE: 1" = 2'-0"



ROCK WALL AT SUBDIVISION BOUNDARY
SCALE: 1" = 2'-0"



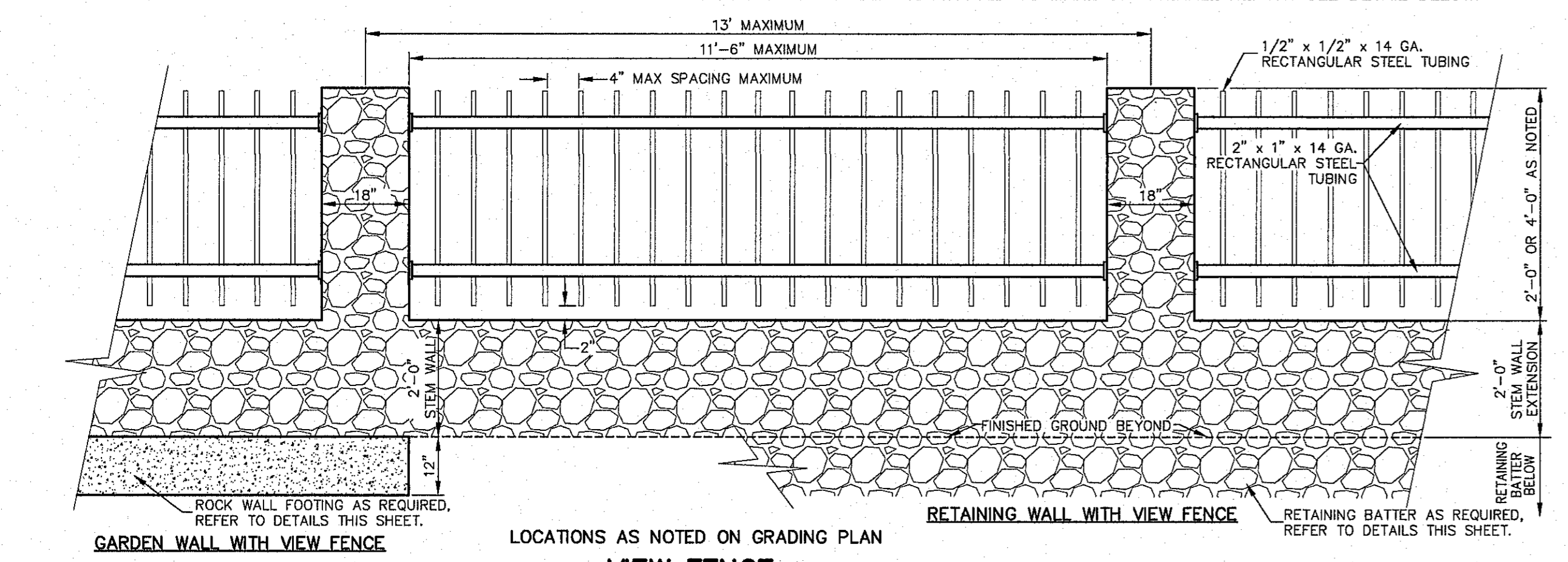
ROCK WALL AT DRAINAGE, UTILITY & ACCESS R.O.W.
SCALE: 1" = 2'-0"



ROCK WALL ABUTTING CITY OF EL PASO PARK
SCALE: 1" = 2'-0"

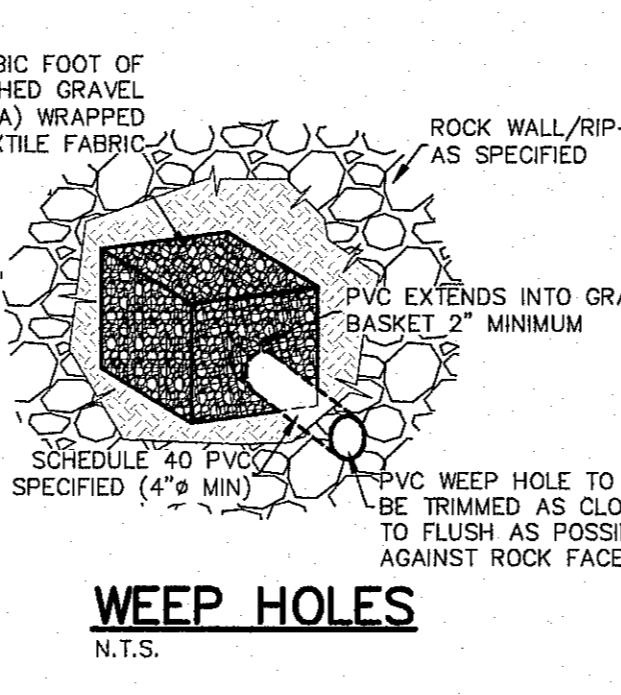
ROCK RETAINING WALL CONCRETE FOUNDATIONS
SCALE: NTS

RETAINING WALLS GREATER THAN 4' SHALL BE INSTALLED BY THE DEVELOPER.

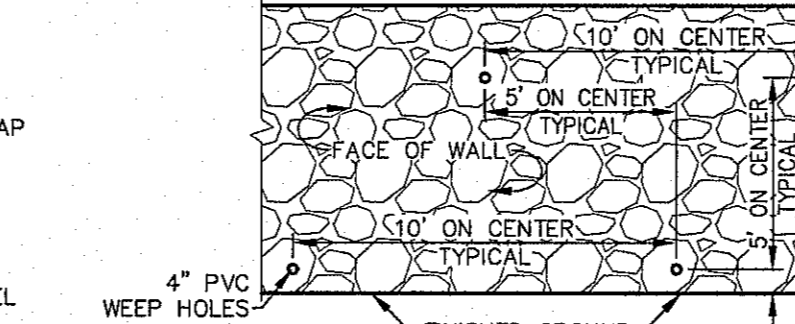


DESIGNS SHOWN SHALL BE CONSIDERED 'TYPICAL'. VIEW FENCE MAY BE SUBSTITUTED TO MAKE UP OVERALL HEIGHT. SEE DETAIL BELOW.

ALL ROCK WALLS AT THE SUBDIVISION BOUNDARY AND ROCK WALLS ABUTTING DRAINAGE AND ACCESS OR DRAINAGE, UTILITY AND ACCESS RIGHTS-OF-WAY, AND WALLS ABUTTING CITY OF EL PASO PARKS SHALL BE INSTALLED BY THE DEVELOPER.

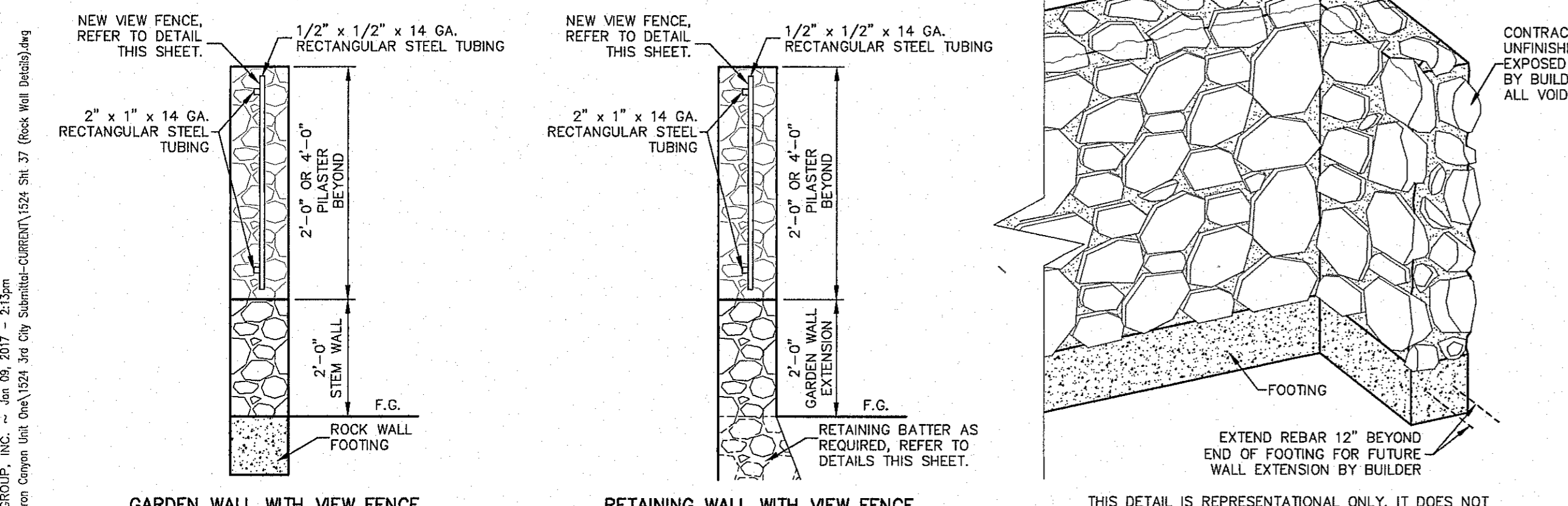


WEEP HOLES
N.T.S.

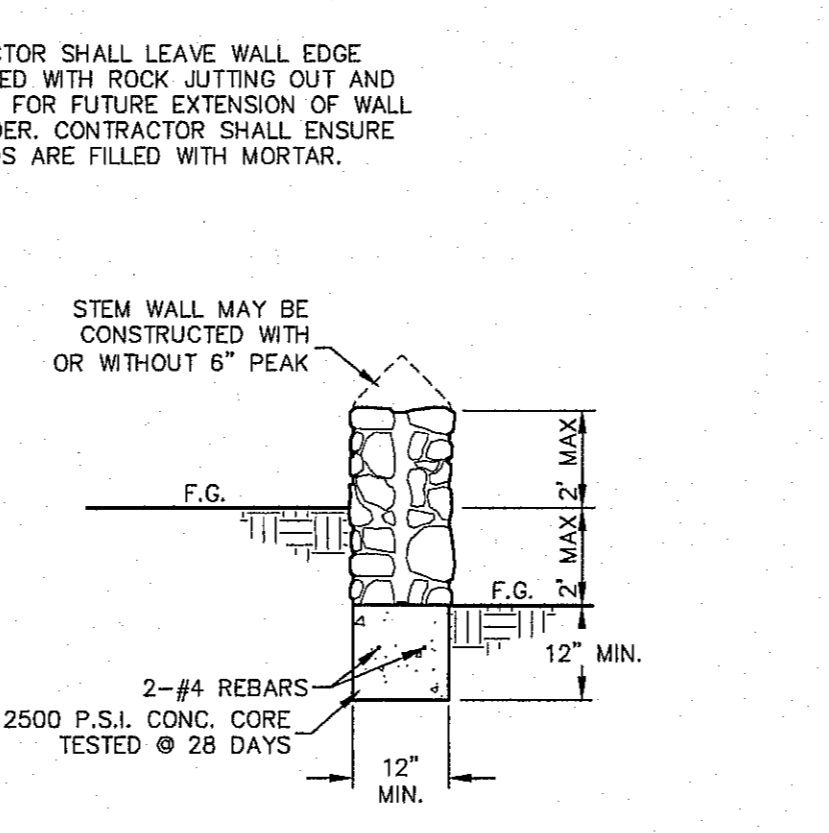


WEEP HOLE STAGGER
N.T.S.

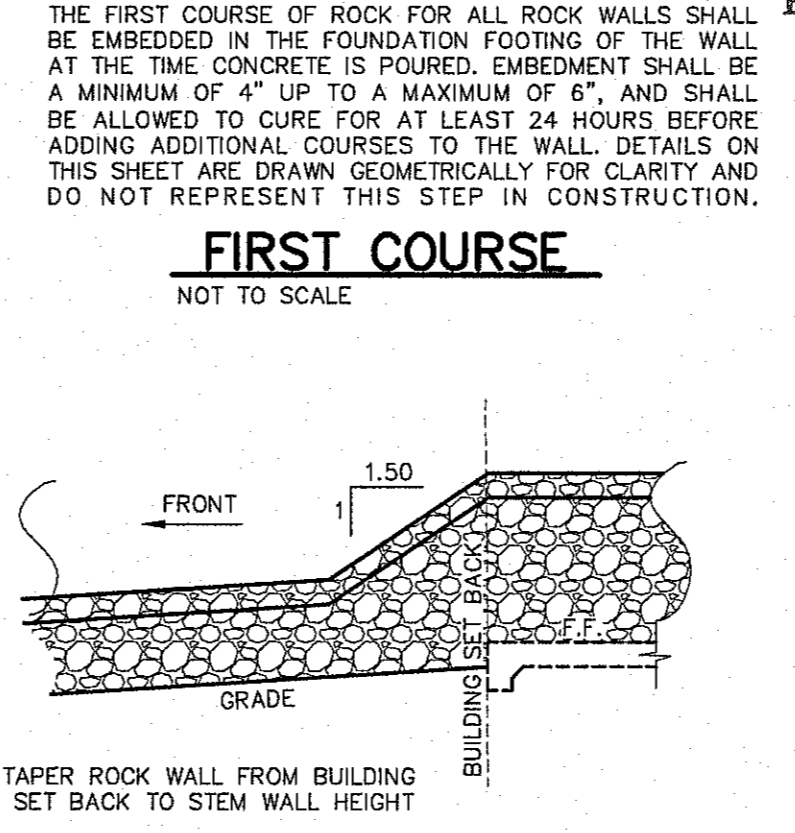
ALL PVC FOR WEEP HOLES SHALL BE 4" DIAMETER SCHEDULE 40 MINIMUM, BLACK OR GRAY, WHITE OR OTHER COLORED PVC SHALL NOT BE ACCEPTED.



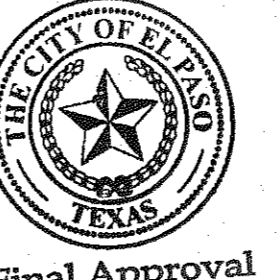
THIS DETAIL IS REPRESENTATIONAL ONLY. IT DOES NOT REFLECT ROCK WALL TYPE, ROCK WALL HEIGHT OR PROPOSED GRADE ELEVATIONS.



2' STEM WALL DETAIL
SCALE: 1/2" = 1'-0"



TAPER TO STEM WALL
SCALE: 1/4" = 1'-0"



ROCK WALLS

MATERIALS: Stone for rock walls shall consist of quarried limestone or nearly uniform in section as is practicable. Field stone or salvaged stone from rock walls shall be used only here directed by the Engineer. The stone shall be dense, resistant to the action of air and water, clean of and dirt, debris, or old mortar and suitable in all respects for the purpose intended.

Mortar: The mortar for the rock walls shall consist of volumes of one (1) part Portland cement, one-quarter to one-half (1/4 to 1/2) part hydrated lime, and three (3) parts clean, hard, durable sand (2 1/4 to 3 times the sum of the volumes of cement and lime combined, per City Building Code). Mortar for walls shall be Type S, ASTM Specification C270-73. Compressive strength = 1800 p.s.i. (28 days). Reinforcing steel shall conform to ASTM A 615, Grade 60 and shall be lapped and tied per the A.C.I. Standards for Reinforcing Steel. If rock wall is frequently exposed to water, lime shall not be used and the portions shall be one part Portland cement and three parts sand.

CONSTRUCTION METHODS: Prior to placing the concrete foundation, the excavation for the rock walls shall be made to the proper section, and compacted to 95% of the maximum density per ASTM D 1557, modified proctor. If considered necessary by the Engineer, the bottom of excavation shall be hand-tamped and sprinkled prior to placing concrete. The excavated area for rock walls shall be moist when the concrete is placed. Reinforcing steel shall be placed continuously as shown on the plans and properly supported throughout the placement of concrete. The surface of the concrete shall not be troweled. The first course of stone is to be embedded 4" minimum to 6" maximum into the fresh concrete and cured a minimum of 24 hours before any additional stone or mortar is placed on the foundation. The concrete shall be allowed to cure a minimum of 48 hours before more than 300 pounds per square foot of stone and mortar is placed on the foundation.

Stone shall be selected as to size and shape in order to secure fairly large, flat surfaced stone which may be erected with true and even surface faces and a minimum of exposed mortar. All stones shall be thoroughly cleaned, wetted, hand-placed and embedded in mortar so that no stones shall touch each other or the concrete foundation but shall be firmly bound together with mortar. The finished surfaces shall present a neat, clean, workmanlike and true-to-line appearance. The interior of the rock wall shall be completely filled with spalls and pieces of the specified stone, completely embedded and surrounded by mortar with no voids.

The erection of the rock wall shall not be more than three feet in height for every 24-hour period to allow for the lower portions to become sufficiently cured. All stones shall be thoroughly wetted before being placed in fresh mortar. The last layer of rock prior to break of construction phase shall not have any mortar on top. Fresh mortar must be used for continuation of work following erection break. Voids within the interior of the wall construction shall not be left open to the elements during an erection break. All voids shall be filled, or the top of the wall may be protected with a tarp of plastic or other waterproof covering.

Weep holes shall be placed on the rock wall as shown on the plans. Weep holes shall not be more than ten (10) feet apart on-center horizontally and not more than five (5) feet apart horizontally and staggered. The weep holes shall consist of four-inch PVC pipe, Schedule 40 or better, or other pipe as approved by the Engineer, neatly cut to the exposed surface of the rock wall. Gray, black, or other dark neutral colored PVC pipe shall be installed, white or other colored PVC shall not be accepted. No less than one cubic foot of one-inch to 3/4-inch of graded gravel shall be placed at the inlet (back side of wall) of each weep hole as shown on the plans.

Where discrepancies may exist between these and other notes and specifications in other details on this or other sheets within this plan set, the notes on the other details shall govern.

ALL SLOPE PROTECTION WITHIN THE BOUNDS OF THIS SUBDIVISION SHALL BE INSTALLED BY THE BUILDER UNLESS NOTED OTHERWISE IN THE PLANS. METHODS FOR PROTECTION ARE LISTED BUT NOT LIMITED TO THOSE SHOWN IN THE NOTE BELOW. BUILDER MUST RECEIVE APPROVAL FROM DEVELOPMENT SERVICES FOR METHOD(S) PROPOSED PRIOR TO INSTALLATION. SLOPE PROTECTION FOR OFFSITE GRADING SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER.

GRADED SLOPES AS SHOWN ON THE GRADING PLAN HAVE BEEN ENGINEERED, BASED ON A GEOTECHNICAL SOILS INVESTIGATION REPORT, TO STAND AT THE SLOPE INDICATED. HOWEVER, EROSION IS INEVITABLE ON ANY SLOPE, EVEN IN HIGHLY COHESIVE SOILS. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SLOPES WITHIN THEIR LOTS. IF NO MEASURES HAVE BEEN TAKEN PRIOR TO PURCHASE, IT IS HIGHLY RECOMMENDED THAT THE PROPERTY OWNER PROVIDE ANTI-EROSION CONTROLS ON GRADED SLOPES WITHIN THE BOUNDS OF THEIR LOT. THESE MAY INCLUDE BUT ARE NOT LIMITED TO CONCRETE RIP-RAP, MORTARED ROCK RIP-RAP (REQUIRED ON SLOPES 1:1 OR GREATER), LOOSE ROCK RIP-RAP OF A SPECIFIED DIAMETER, SOIL RETENTION BLANKETS, PLANTINGS OF NATIVE SPECIES, (SOD AND OTHER GRASSES ARE NOT RECOMMENDED ON SLOPES GREATER THAN 4:1). BEFORE PERFORMING ANY WORK, PROPERTY OWNERS SHOULD CONSULT A LICENSED PROFESSIONAL CIVIL ENGINEER. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CLEAN AND MAINTAIN ANY WEEP HOLES THAT HAVE BEEN INSTALLED IN WALLS OR RIP-RAP. WEEP HOLES ARE AN INTEGRAL COMPONENT OF DRAINAGE SO AS TO PREVENT GROUND SATURATION BEHIND WALLS AND RIP-RAP THAT COULD CAUSE STRUCTURAL FAILURES. PROPERTY OWNERS SHOULD PERFORM REGULAR INSPECTIONS, ESPECIALLY AFTER HEAVY RAINS, AND CLEAR WEEP HOLES OF ANY SILT AND DEBRIS. PROPERLY INSTALLED WEEP HOLES SHOULD ALLOW THE PASSAGE OF ANY STORM WATER RUN OFF THAT MAY ACCUMULATE BEHIND WALLS OR BENEATH RIP-RAP AS A RESULT OF INFILTRATION. WIRE ENCASED GRAVEL FILTERS WRAPPED IN A GEOTEXTILE FABRIC SHOULD PREVENT LARGE DEBRIS FROM BLOCKING THE WEEP HOLE. HOWEVER, THE PASSAGE OF SILT, SAND, AND OTHER FINE PARTICULATE MATERIAL UP TO ONE-QUARTER INCH IN DIAMETER SHOULD BE CONSIDERED NORMAL. UNDER NO CIRCUMSTANCES SHOULD THE WEEP HOLES BE INTENTIONALLY BLOCKED TO PREVENT PASSAGE OF STORM WATER.

GRADED SLOPES

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitted Final	JCK
2	11/20/16	2nd City Submitted	DAE
1	9/15/16	1st City Submitted	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 545-5730
 AT&T 1-800-DIG-TESS
 TEXAS GAS SERVICE 544-8800
 TDS EMERGENCY HOTLINE 562-8411/562-2003
 AFTER HOURS EMERGENCY (EPW) 594-5775
 TIME WARNER (CABLE) 775-7414
 EL PASO NATURAL GAS COMPANY 1-800-DIG-4647
 TEXAS EDUCATION SAFETY SYSTEM 1-800-DIG-4677

JOHN C. KARLSRUHER
 REGISTERED PROFESSIONAL ENGINEER
 53878
 1/9/17

csa design group, inc.
 Texas Registered Engineers Firm #287
 1846 Northwest Blvd, Ste C
 El Paso, Texas 79912
 tel: (915) 877-4155
 fax: (915) 877-4334
 www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

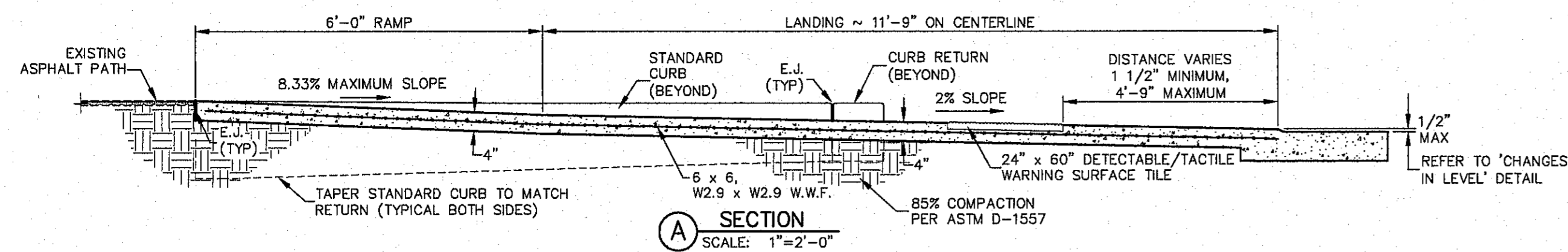
SHEET TITLE

ROCK WALL DETAILS

COB	1524
DESIGN BY	JOB NO.
COB-SM-DC	9/15/16
POWER BY	DATE
DATE	AS NOTED
CHANGED BY	SCALE

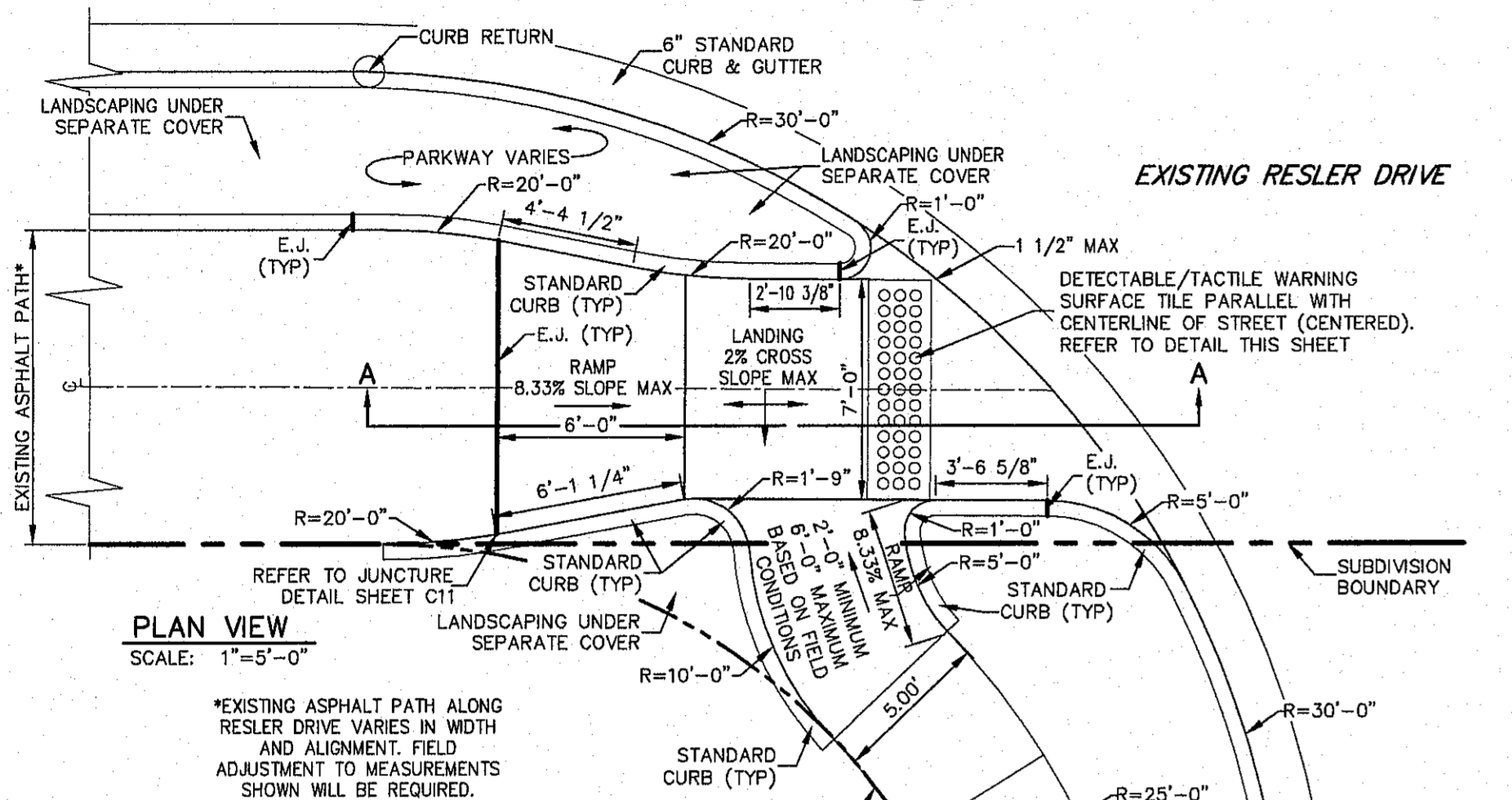
SHEET NO. **37**

SHEET TOTAL **39** OF **131**

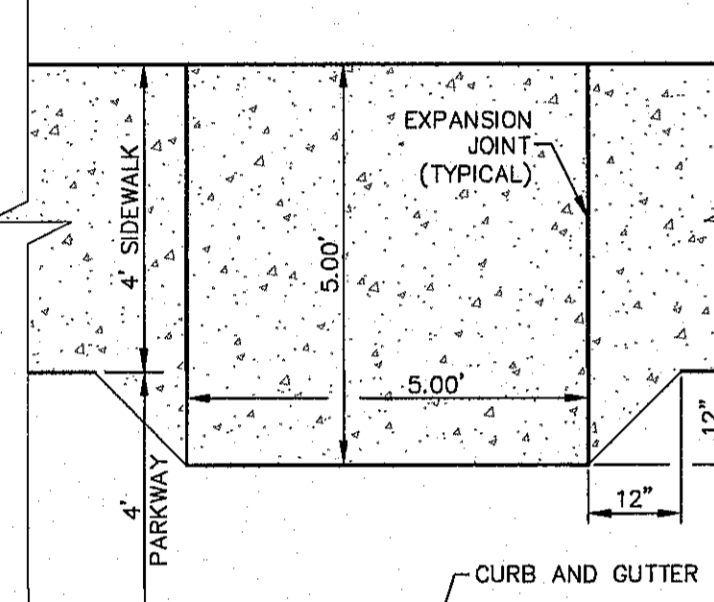


CURB RAMP NOTES:

1. ALL CONCRETE USED SHALL BE 3000 PSI AT 28 DAYS.
2. SUBGRADE UNDER RAMP SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
3. EXPANSION JOINTS (E.J.) REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2\" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. SURFACE OF RAMPS AND LANDING SHALL BE A HEAVY BROOM FINISH. SURFACES SHALL NOT BE ETCHED OR GROOVED.
5. CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILE, 24\" x 60\" REQUIRED. THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE OR THE DETECTABLE WARNING SHALL BE \"RED BRICK\" COLOR UNLESS DIRECTED OTHERWISE. ARMOR-TILE ADA-C-2460 OR APPROVED EQUAL SHALL BE UTILIZED.
6. RAMPS SHALL BE PAINTED IN ACCORDANCE WITH ADA AND T&S REQUIREMENTS.



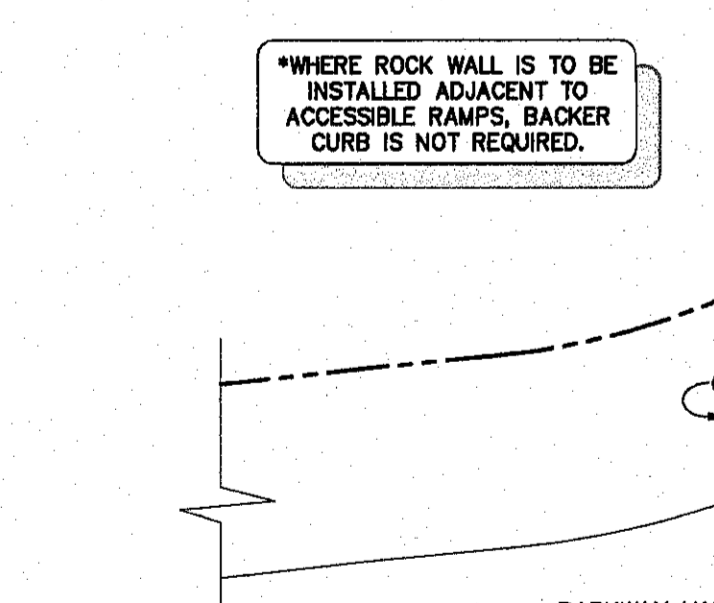
ACCESSIBLE RAMPS AT RESLER
SCALE: AS NOTED



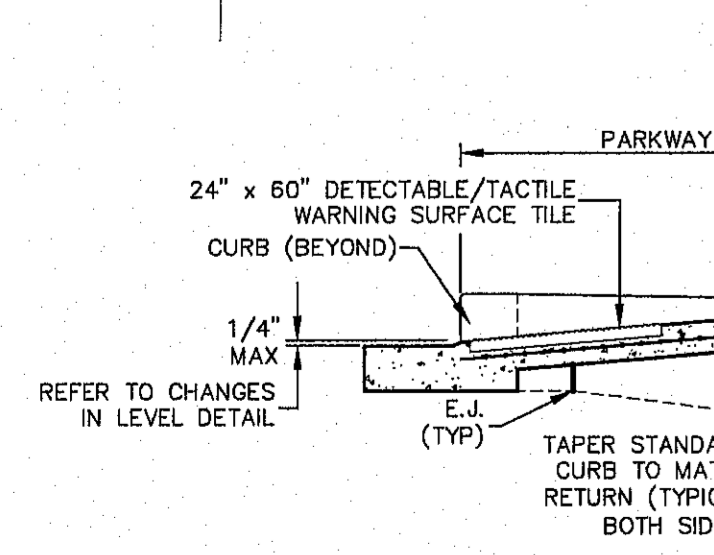
ACCESSIBLE PASSING SPACE
N.T.S.

IN CUL-DE-SACS AND IN THE HAMMERHEADS WHERE 4\" WIDE SIDEWALKS ARE INDICATED, 5\" x 5\" PASSING ZONES SHALL BE PLACED AT A MAXIMUM DISTANCE OF EVERY 200 LINEAR FEET. WHERE DRIVEWAYS ARE INSTALLED WITH A MAXIMUM DISTANCE OF 200 LINEAR FEET BETWEEN THEM AND A PASSING ZONE IS INDICATED ON THE PLAN, THE INSTALLATION OF THE PASSING ZONE SHALL NOT BE REQUIRED.

ACCESSIBLE RAMPS AT NORTHERN PASS
SCALE: AS NOTED



ACCESSIBLE RAMPS AT MEDIANS
SCALE: AS NOTED



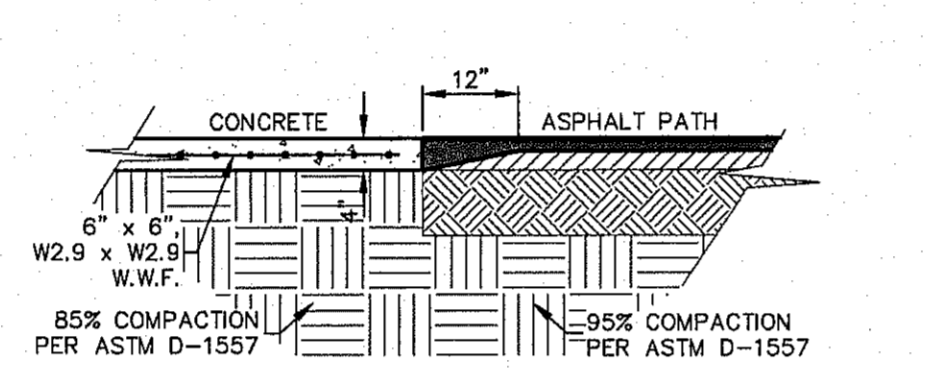
TYPE 1 ACCESSIBLE RAMP
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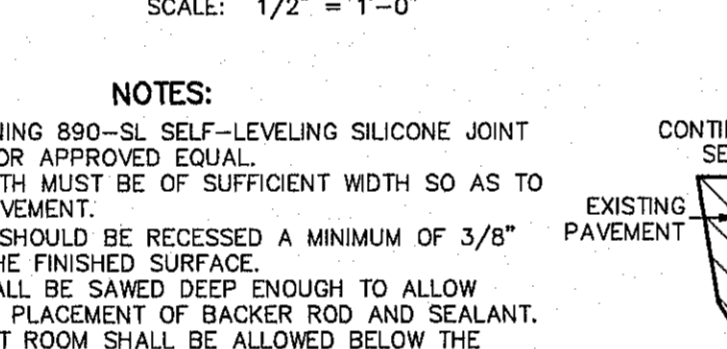
NOTES:

1. CONCRETE FOR HEADER SHALL BE 3000 P.S.I. MINIMUM
2. DUMMY JOINT REQUIRED AT 10' O.C.
3. EXPANSION JOINTS REQUIRED AT CURB RETURNS. JOINTS TO BE PACKED WITH 1/2\" PRE MOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

STANDARD CURB DETAIL
SCALE: 1\" = 1'-0\"



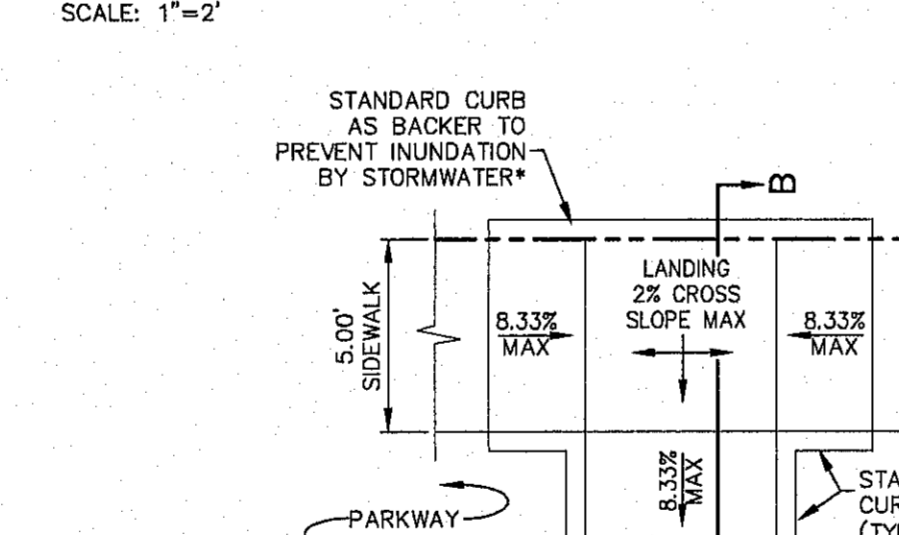
JUNCTURE OF CONCRETE AND ASPHALT PATH
SCALE: 1/2\" = 1'-0\"



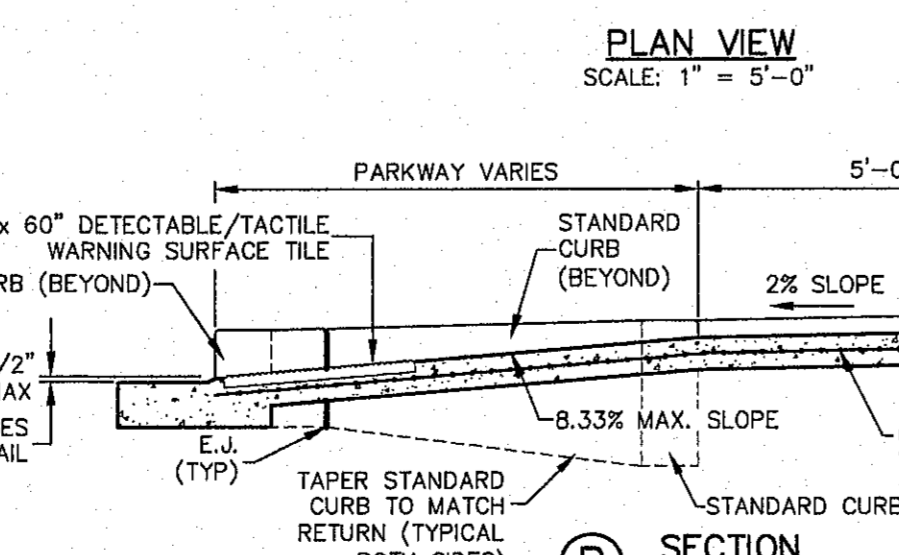
NOTES:

1. DOW CORNING 880-SL SELF-LEVELING SILICONE JOINT SEALANT OR APPROVED EQUAL.
2. JOINT WIDTH MUST BE OF SUFFICIENT WIDTH SO AS TO ALLOW MOVEMENT.
3. SEALANT SHOULD BE RECESSED A MINIMUM OF 3/8\" BELOW THE FINISHED SURFACE.
4. JOINT SHALL BE SAVED DEEP ENOUGH TO ALLOW CORRECT PLACEMENT OF BACKER ROD AND SEALANT.
5. SUFFICIENT ROOM SHALL BE ALLOWED BELOW THE BACKER ROD FOR DEBRIS IN JOINT TO PUMP UP AND NOT DISTURB THE NEW SEALANT.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR MORE INFORMATION.
7. FOR THE PURPOSES OF BIDDING, CONTRACTOR SHALL CONSIDER THE PRICE OF THIS ITEM TO BE INCIDENTAL AND INCLUSIVE TO THE COST FOR INSTALLATION OF CURB AND GUTTER.

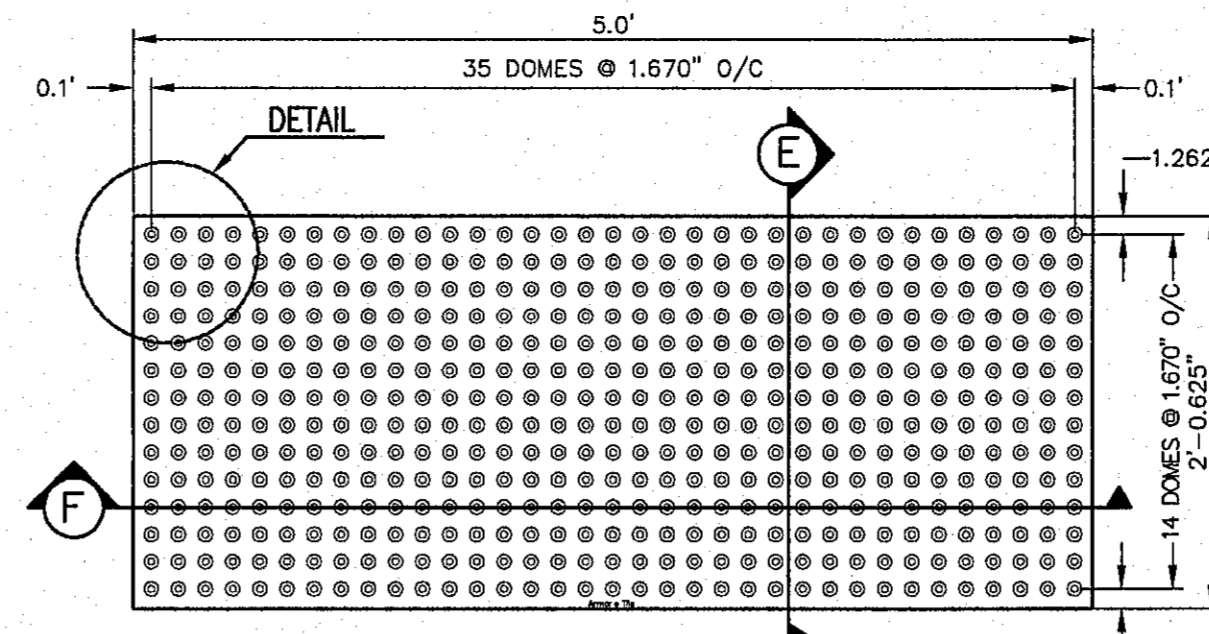
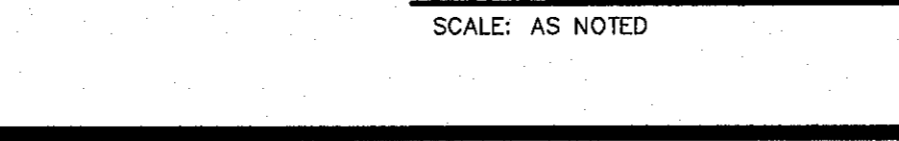
JUNCTURE OF EXISTING PAVEMENT AND NEW CONCRETE
SCALE: 1\" = 2'-0\"



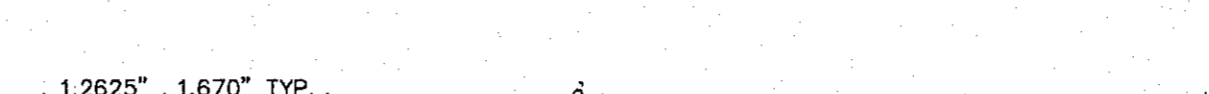
ACCESSIBLE RAMPS AT MEDIANS
SCALE: AS NOTED



DIRECTIONAL RAMPS
SCALE: AS NOTED



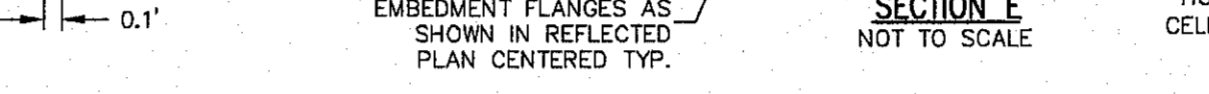
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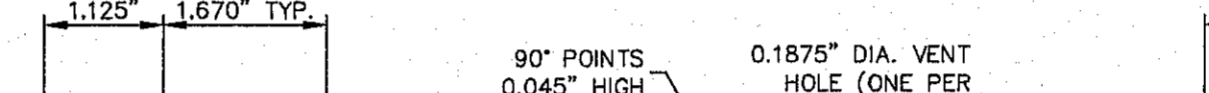
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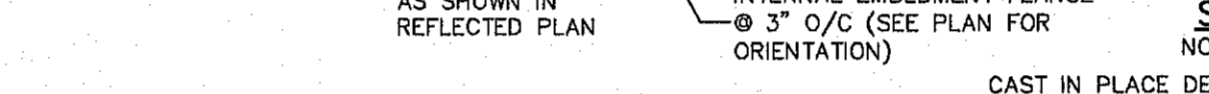
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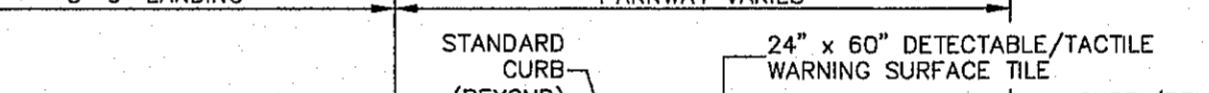
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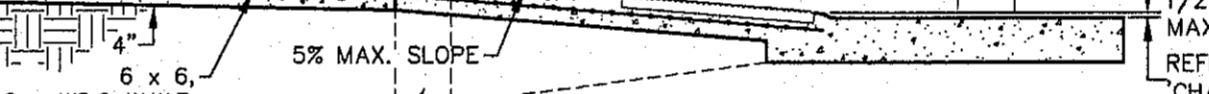
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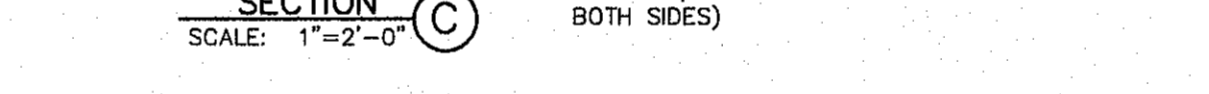
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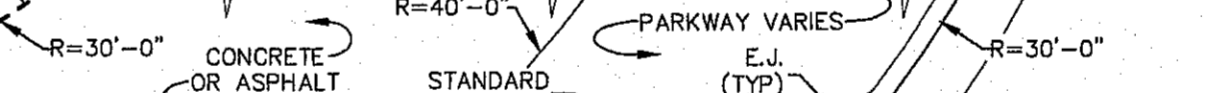
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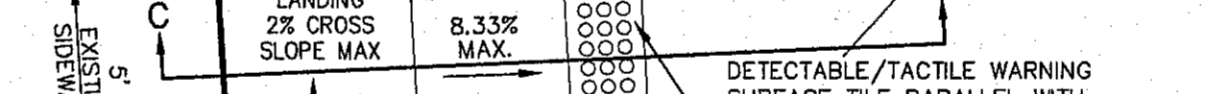
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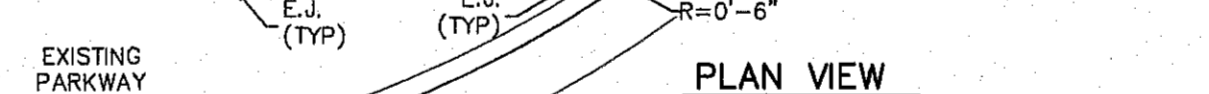
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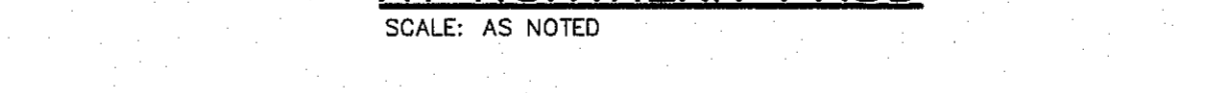
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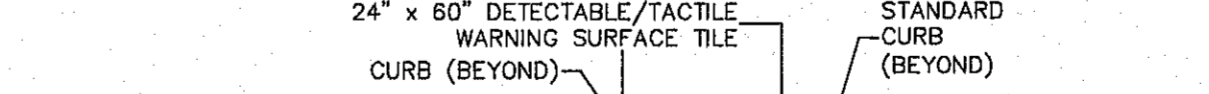
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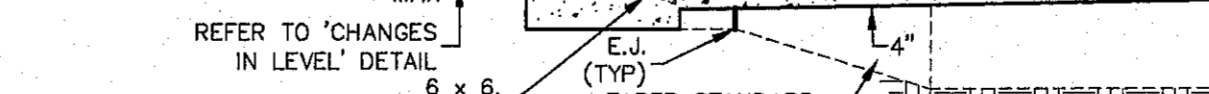
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SECTION V
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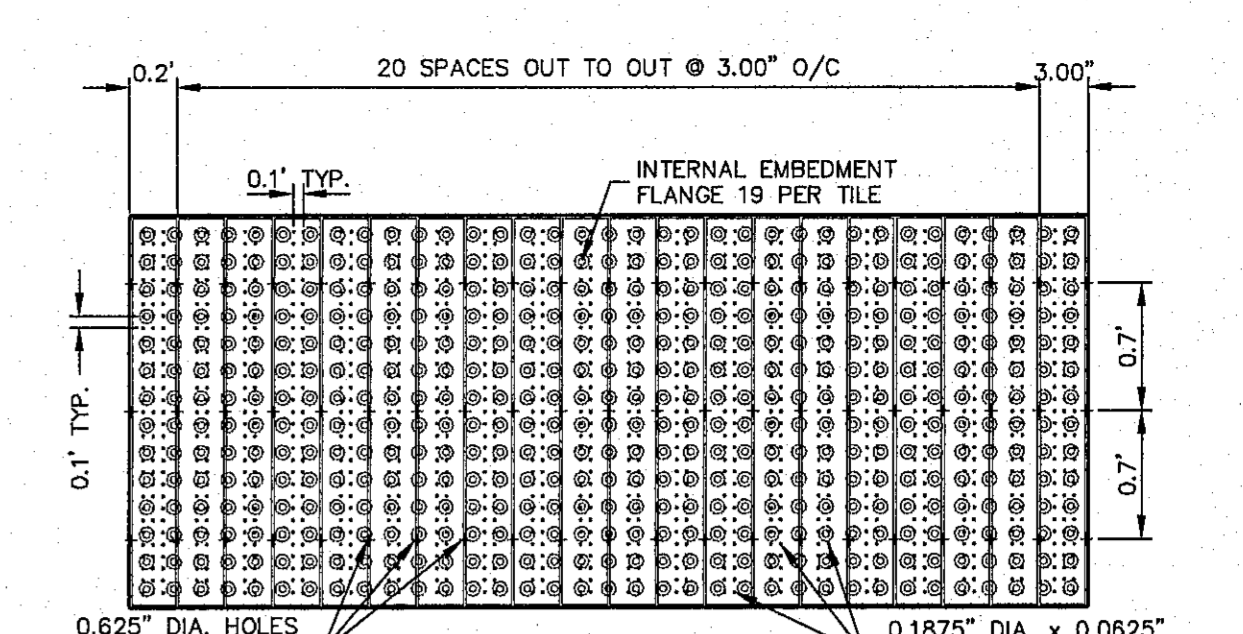
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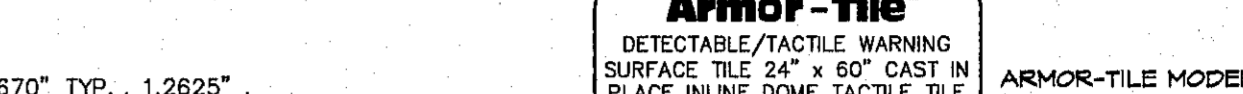
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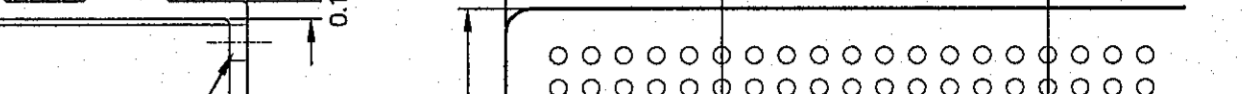
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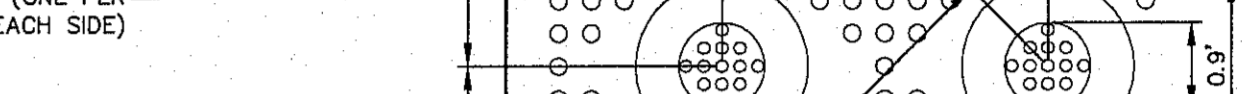
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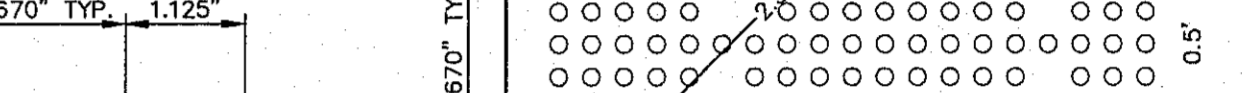
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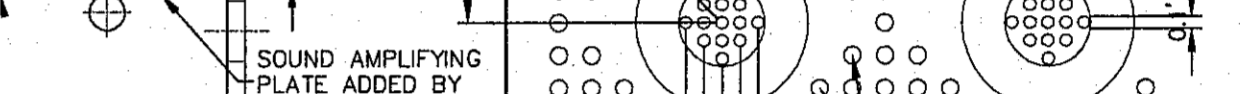
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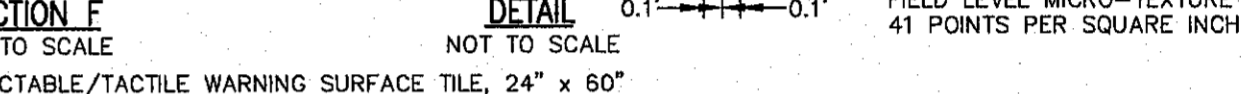
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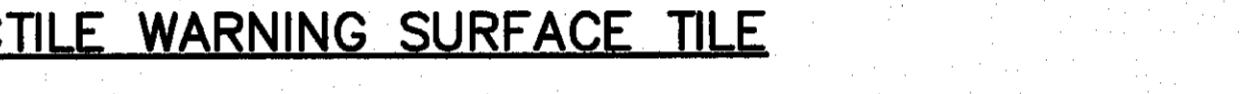
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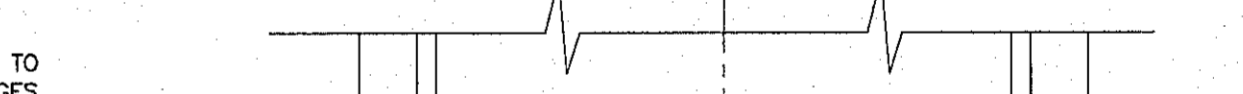
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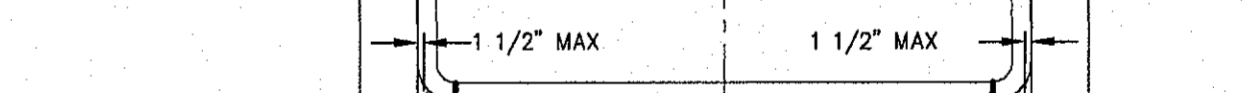
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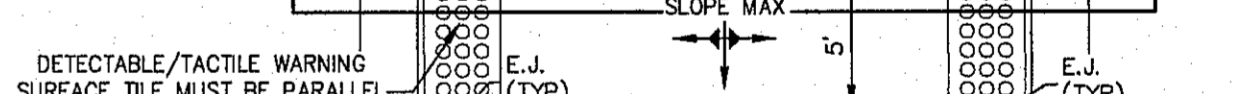
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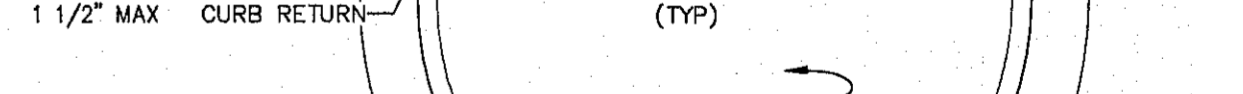
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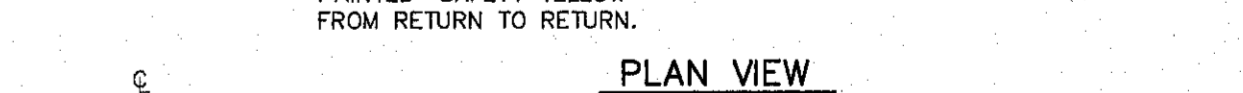
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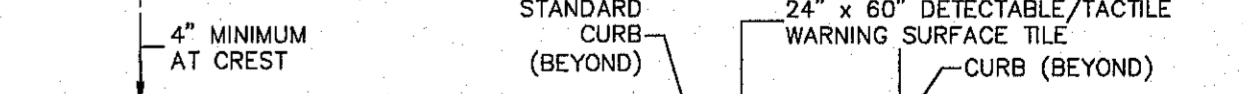
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SECTION S
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SECTION T
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SECTION U
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SECTION V
NOT TO SCALE



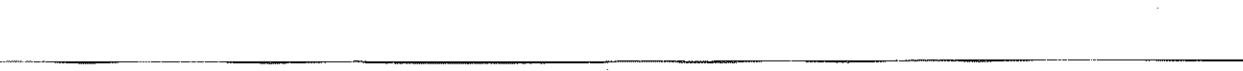
SECTION W
NOT TO SCALE



SECTION X
NOT TO SCALE



SECTION Y
NOT TO SCALE

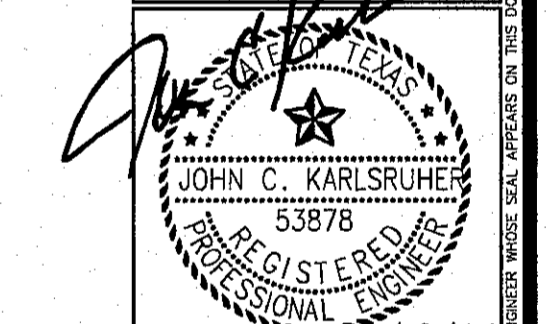


NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	JCK
3	1/9/17	3rd City Submittal Final	JCK

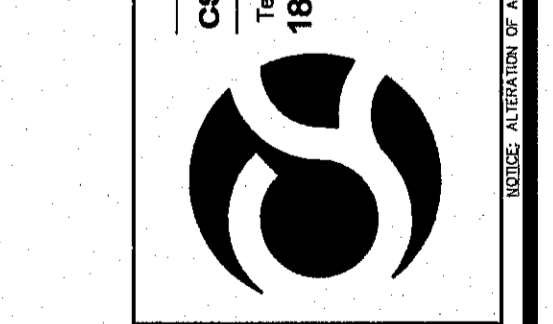
WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 548-5400
EL PASO GAS SERVICE 544-9300
TEXAS GAS SERVICE 544-9300
TGS EMERGENCY HOTLINE 562-8411/562-2003
TGS EMERGENCY HOTLINE 562-8411/562-2003
AFTER HOURS EMERGENCY (EPW) 594-5774
TIME WARNER (CABLE) 775-7414
EL PASO NATURAL GAS COMPANY 1-800-334-8847
TEXAS EXCAVATION SAFETY SYSTEM 1-800-847-4877

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Fax: [915] 877-4934
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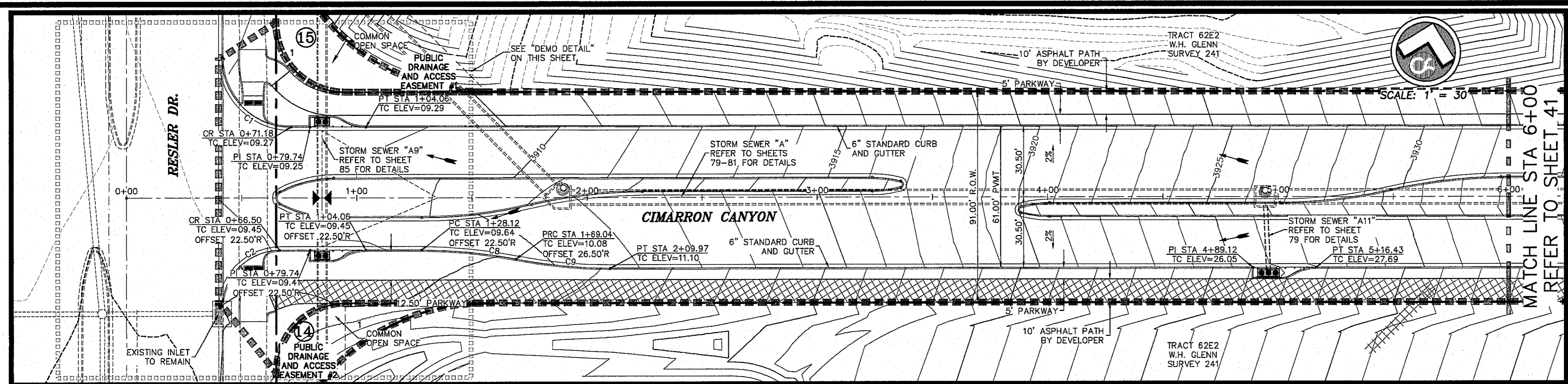
CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

ACCESSIBILITY DETAILS

COB	1524
DESIGN BY	JCK
COB-3M-DG	9/15/16
DESIGNED BY	DAE
DRAWN BY	AS NOTED
CHECKED BY	DAE
DATE	9/15/16
SHEET NO.	38
TOTAL SHEETS	40 OF 131

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S:\06\1524\Cimarron Canyon Unit One\1524_Sht 38_Accessibility_Details.dwg



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMP, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

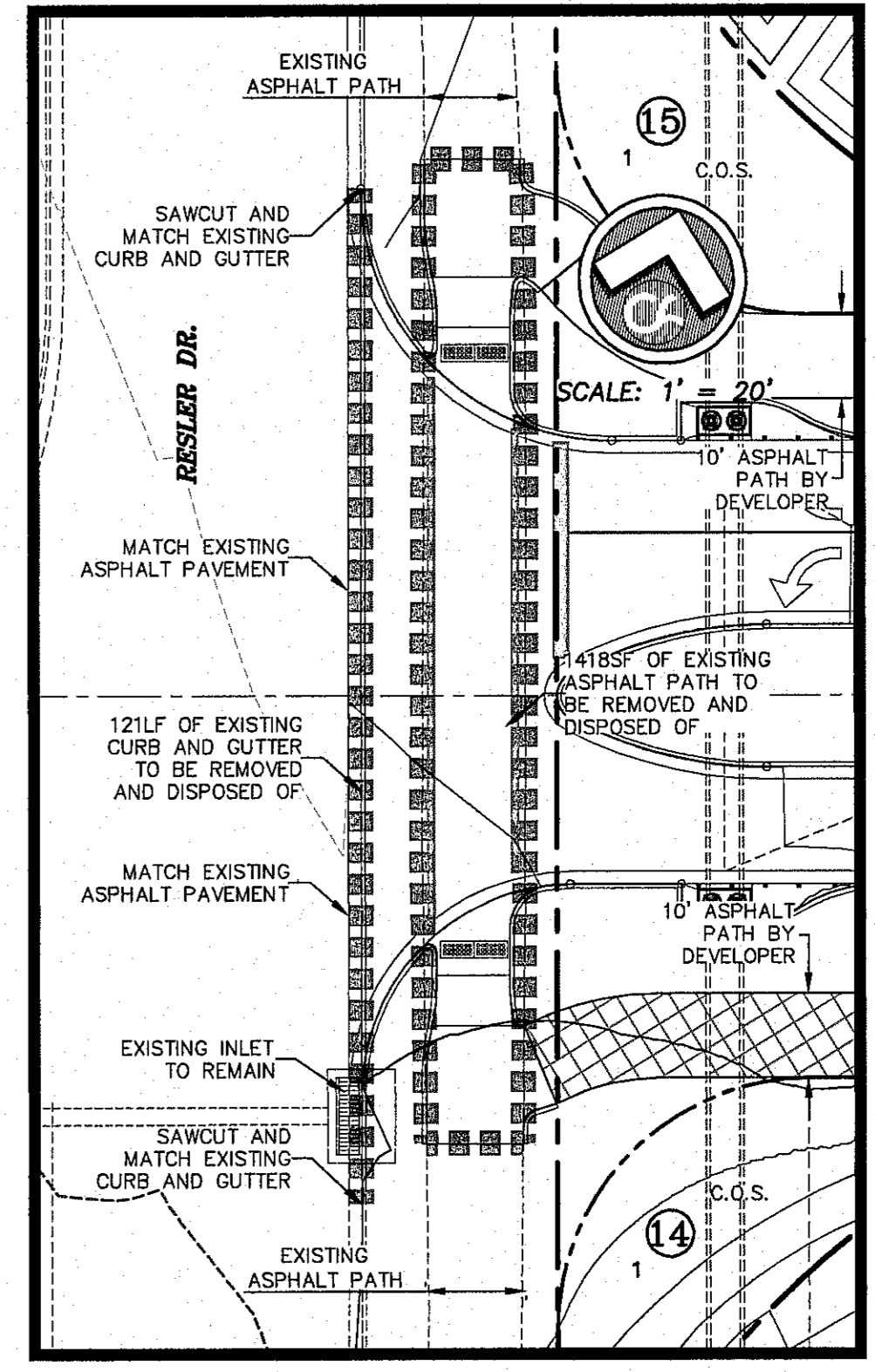
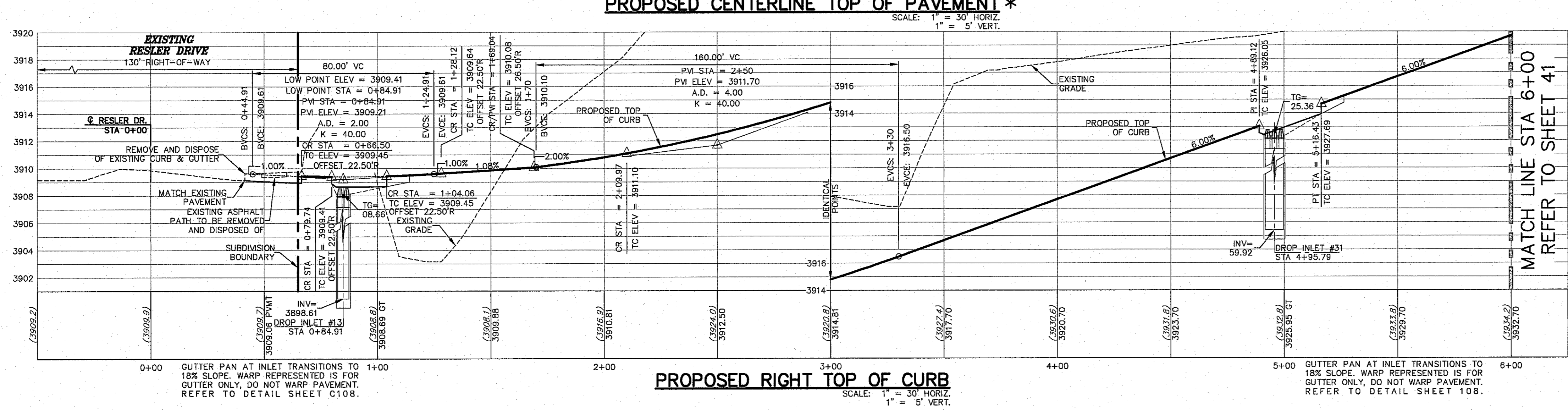
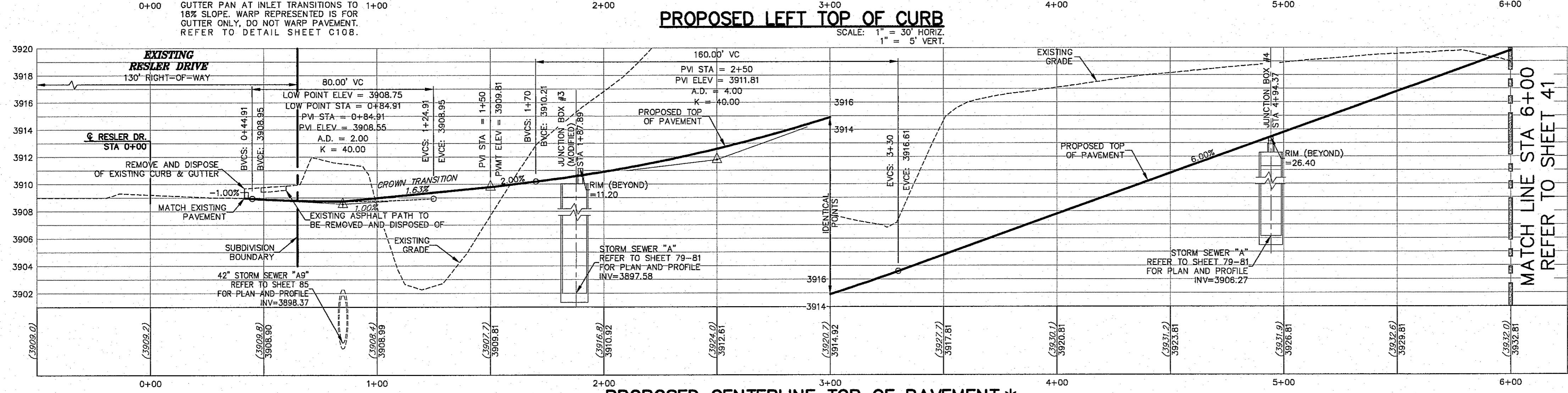
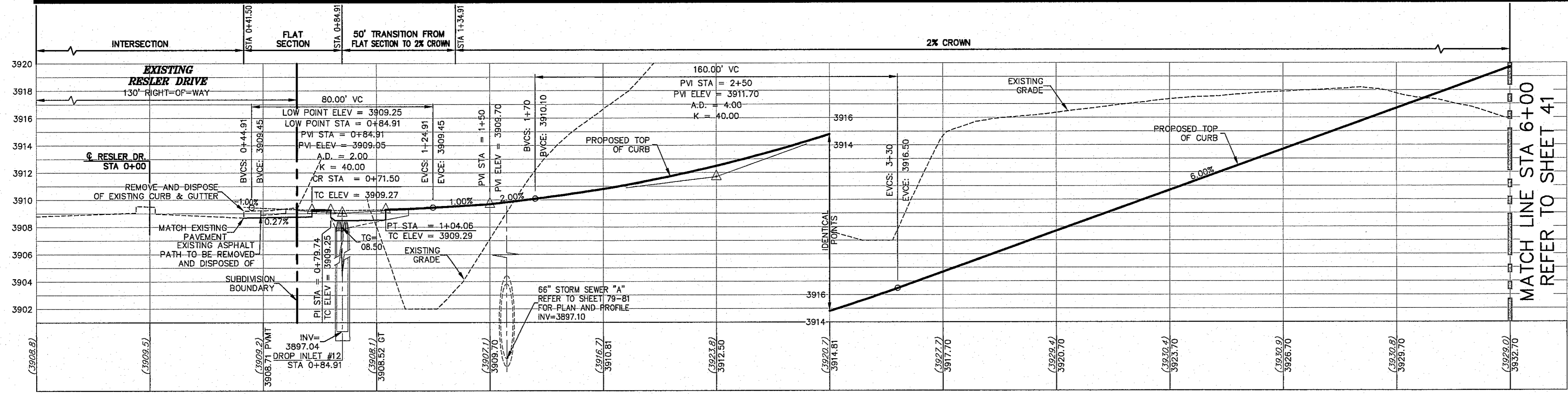
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S58°32'56"E	89°59'51"
C2	25.00	38.19	23.94	34.58	S32°41'34"W	87°31'09"
C3	211.34	41.18	20.66	41.12	S82°02'05"W	11°09'54"
C9	211.34	41.18	20.66	41.12	N82°02'05"E	11°09'54"

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASEO DRIVE AND W. 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	1/9/17	3rd City Submitted Final	JCK
2	11/7/16	2nd City Submitted	DAE
3	9/15/16	1st City Submitted	DAE



DEMO NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR REMOVAL OF EXISTING LANDSCAPING AND IRRIGATION. DEVELOPER SHALL INSTALL SLEEVING AND RECONNECT IRRIGATION AS REQUIRED AND SHALL ENSURE THAT SYSTEM IS FULLY FUNCTIONAL UPON COMPLETION

ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION

* CENTER LINE TOP OF PAVEMENT PROFILES REPRESENT FINISHED SURFACE ELEVATIONS WITHOUT REPRESENTATION OF PROPOSED MEDIANS. REFER TO ALTERNATING SHEETS FOR MEDIAN TOP OF CURB ELEVATIONS.

- LEGEND
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT

WARNING! BEFORE YOU DIG CALL BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 480-400-1000

AT&T 480-400-1000

TEAS GAS SERVICE 480-400-1000

TEAS EMERGENCY HOTLINE 480-400-1000

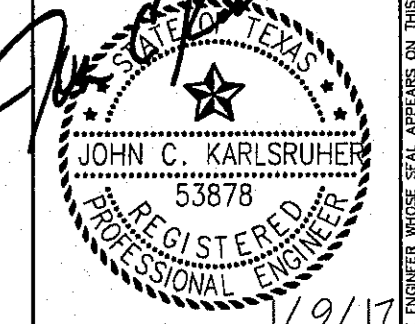
TEAS EMERGENCY (CABLE) 480-400-1000

TEAS EMERGENCY (CABLE) 480-400-1000

EL PASO NATURAL GAS COMPANY 480-400-1000

EL PASO EXCAVATION SAFETY SYSTEM 480-400-1000

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Texas Registered Engineering Firm # 997

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El Paso, Texas 79912

tel [915] 877.4155

fax [915] 877.4334

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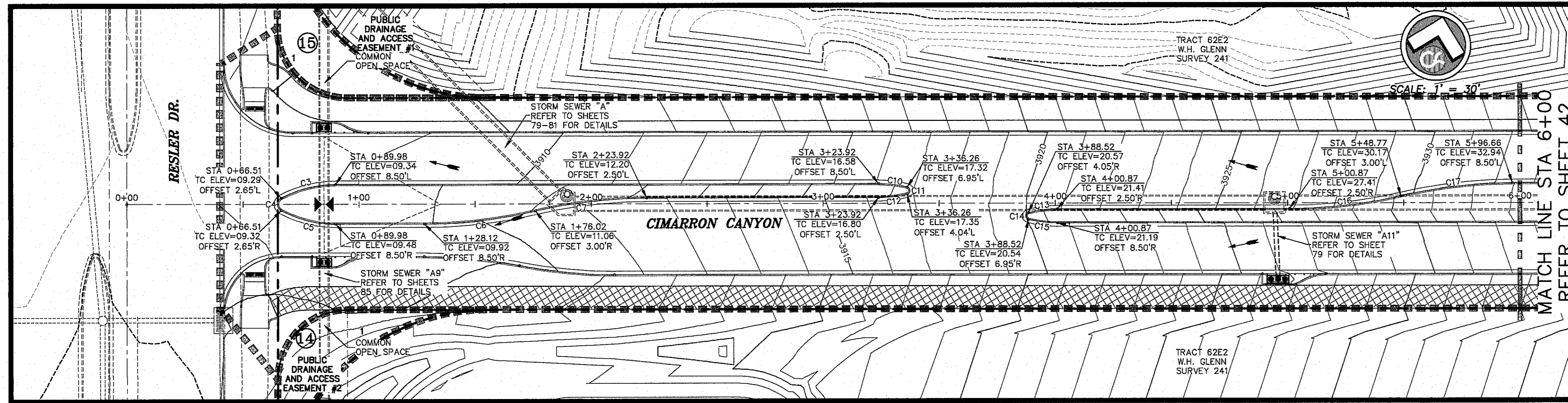


CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CIMARRON CANYON PLAN AND PROFILE

GOB	1524
DESIGN BY	DAE
GOB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	SCALE
SHEET NO. 39	
41 of 131	



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	50.00	24.43	12.46	24.19	S82°27'17"W	27°59'44"
C4	3.00	8.49	5.64	5.30	S13°32'49"E	124°00'27"
C5	50.00	24.43	12.46	24.19	S89°32'57"E	27°59'49"
C6	211.34	48.32	24.27	48.22	N69°54'08"E	1338°00"
C7	211.34	48.32	24.27	48.22	S69°54'08"E	1306°00"
C10	50.00	12.47	6.27	12.44	S83°35'45"W	141°17'13"
C11	1.50	3.96	5.89	2.91	N13°32'50"W	151°25'37"
C12	50.00	12.47	6.27	12.43	N69°18'32"E	141°17'07"
C13	50.00	12.48	6.27	12.45	S69°18'04"W	141°18'10"
C14	1.50	3.96	5.89	2.91	S13°33'19"E	151°24'54"
C15	50.00	12.47	6.27	12.44	N83°35'48"E	141°17'16"
C16	211.34	48.31	24.26	48.21	N69°54'12"E	1305°53"
C17	211.34	48.31	24.26	48.21	S69°54'12"W	1305°53"

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASO DRIVE ELEVATION = 3976.53 (EL PASO CITY DATUM)

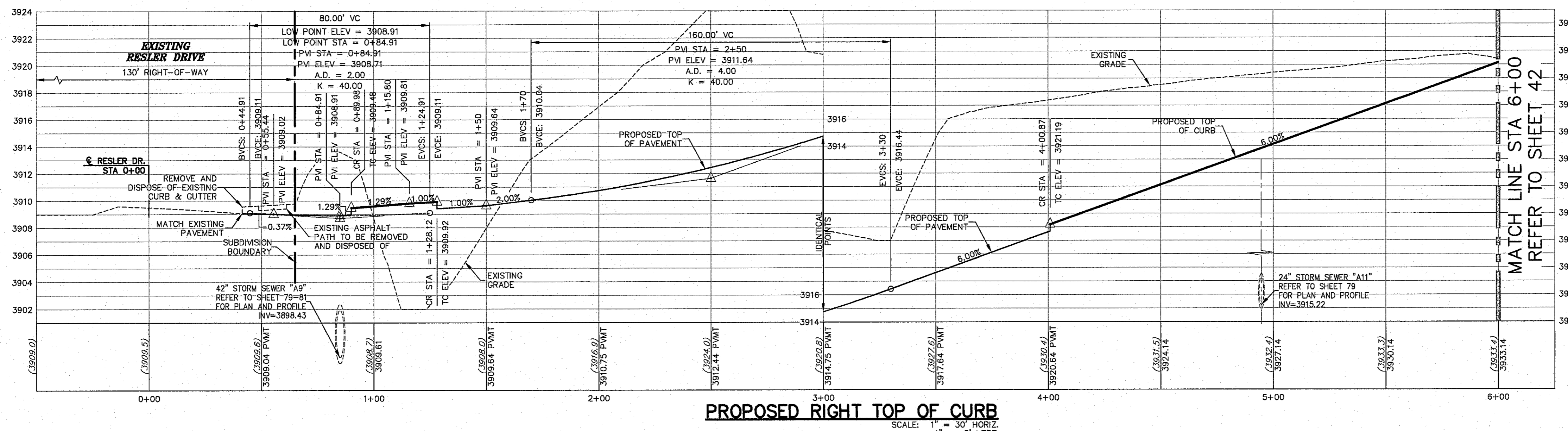
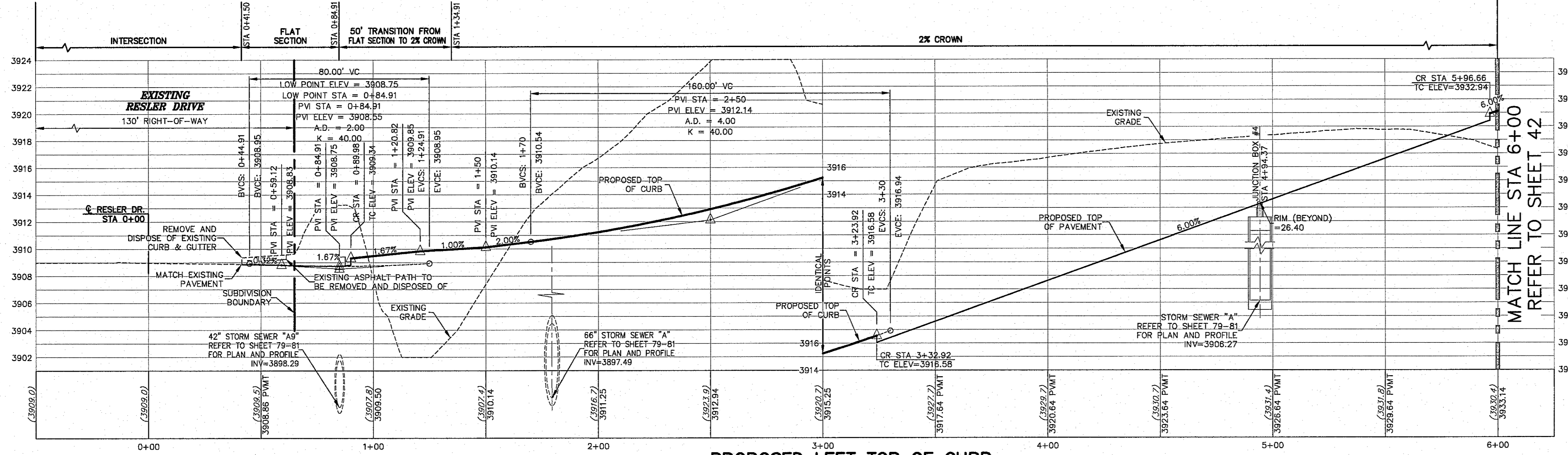
NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
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EXISTING UNDERGROUND
UTILITIES IN
PROJECT AREA

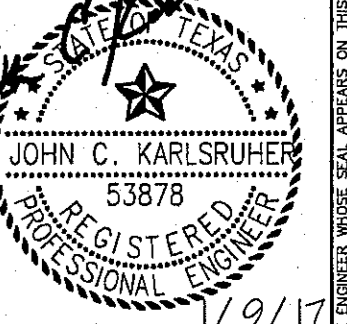
BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
1-800-430-7655
544-8300
TEXAS GAS SERVICE
562-8411/562-2008
544-8300
TDS EMERGENCY HOTLINE
562-8411/562-2008
AFTER HOURS EMERGENCY (EPW)
775-4114
EL PASO NATURAL GAS COMPANY
1-800-384-6047
804-4877
TEXAS EXCAVATION SAFETY SYSTEM
1-800-847-8277

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ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION



- LEGEND**
- LOT LINE
 - - - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - - - DRAINAGE & UTILITY R.O.W.
 - - - 4" ROLLED CURB & GUTTER
 - - - SUBDIVISION BOUNDARY LINE
 - PROPOSED TOP OF CURB FINISHED GRADES (3728.85)
 - EXISTING GRADE (3729.2)
 - PROPOSED TOP OF CURB ELEVATION (TC=08.09)
 - PROPOSED PAVEMENT ELEVATION (PVMT=08.65)
 - DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▼ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - ▲ 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



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Texas Registered Engineering Firm #997
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El Paso, Texas 79912
Tel: (915) 877.4155
Fax: (915) 877.4334
www.csaengineers.com



CIMARRON CANYON UNIT ONE SUBDIVISION

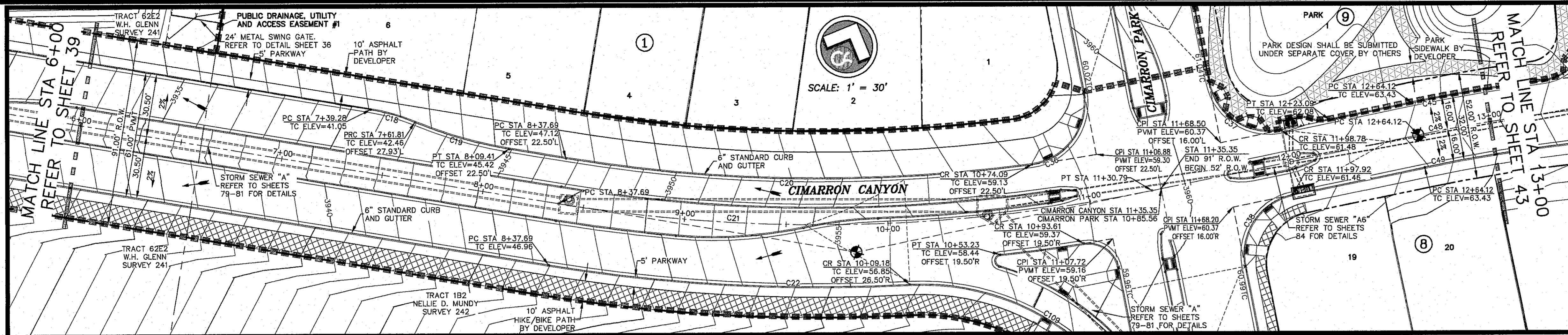
SHEET TITLE

CIMARRON CANYON MEDIAN PLAN AND PROFILE

JOB NO.	1524
DESIGN BY	JCK
DATE	9/15/16
SCALE	AS NOTED
CHECKED BY	DAE
DATE	9/15/16
SHEET NO.	40
TOTAL SHEETS	42 OF 131



Final Approval



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

H/W/BK PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

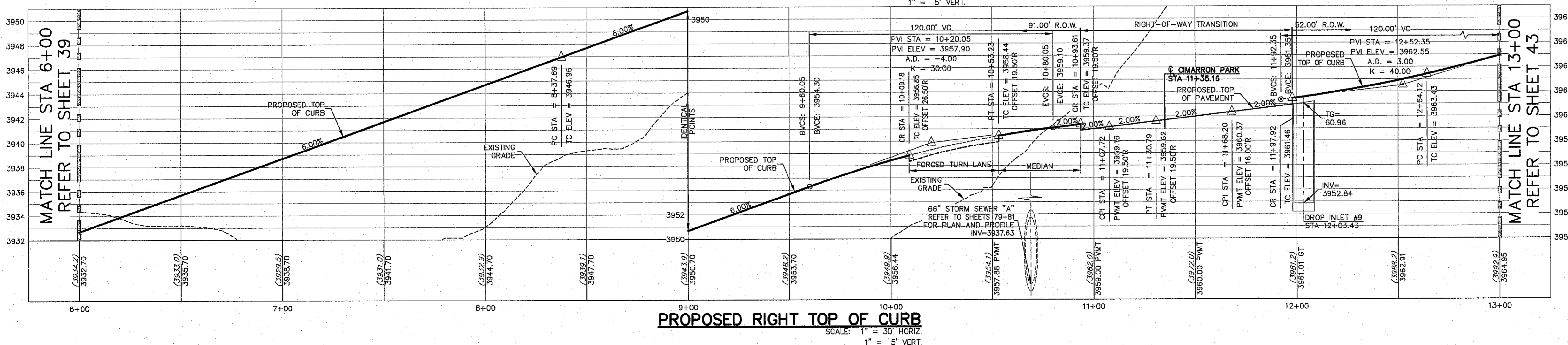
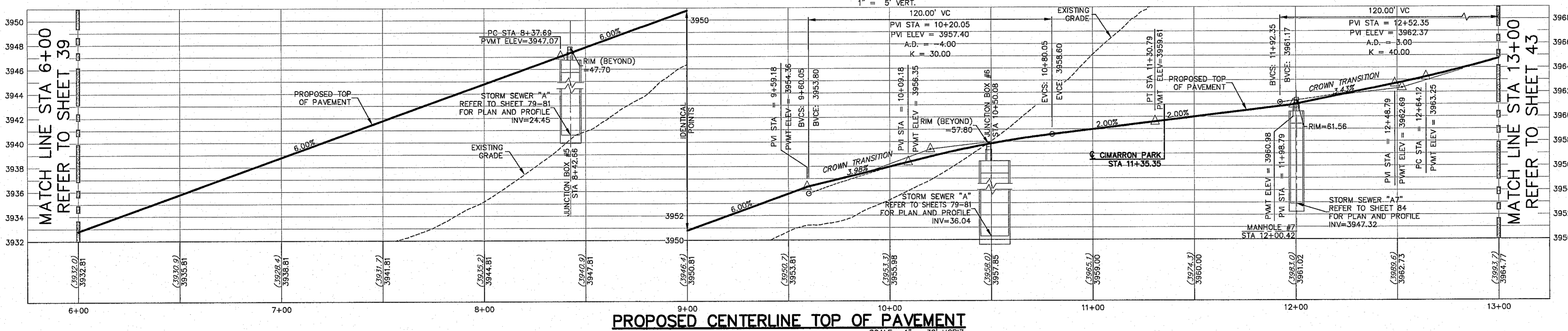
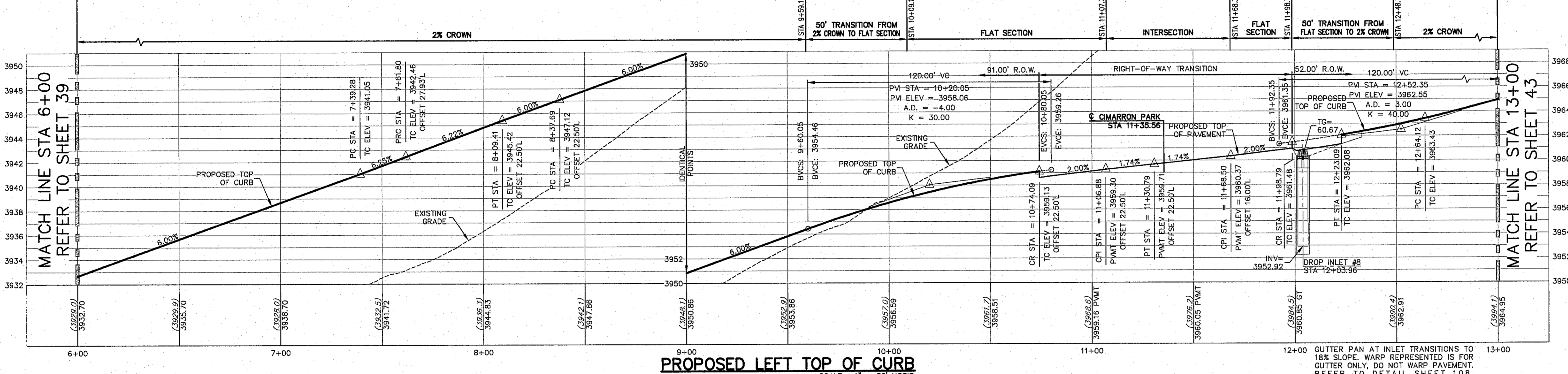
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	100.00	22.72	11.41	22.67	S82°57'38"W	13°01'00"
C19	211.34	48.01	24.11	47.91	N82°57'38"E	13°01'00"
C20	778.19	229.76	115.72	228.92	N67°59'59"E	16°54'59"
C21	800.69	293.10	148.21	291.46	N65°57'56"E	20°58'25"
C22	831.19	178.02	89.35	177.68	N70°19'00"E	12°16'17"
C36	30.00	48.96	31.90	43.71	N12°46'43"E	93°30'54"
C37	30.00	47.41	30.29	42.63	S79°15'00"E	90°32'32"
C38	30.00	46.84	29.72	42.23	S104°50'14"W	89°22'36"
C45	816.00	60.60	30.31	60.58	S57°38'23"W	4°15'17"
C48	800.00	98.42	49.27	98.36	S59°00'12"W	70°25'57"
C49	784.00	472.37	243.60	465.25	S72°44'22"W	34°31'16"
C109	119.00	169.98	103.15	165.89	N74°53'56"W	81°50'25"

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submit	DAE
2	11/01/16	2nd City Submit	DAE
3	1/9/17	3rd City Submit	JCK

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
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PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
488-8720
544-5300
TEXAS GAS SERVICE
562-5411/662-2003
TOS EMERGENCY HOTLINE
800-811-1111
EL PASO WATER UTILITY
775-7414
THE WARNER (CABLE)
1-800-354-6047
TEXAS NATURAL GAS COMPANY
1-800-447-4377

**ALL PROFILES SHOWN
ON THIS SHEET
PHASE ONE
CONSTRUCTION**

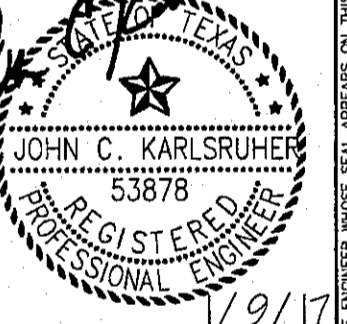


* CENTER LINE TOP OF PAVEMENT PROFILES REPRESENT FINISHED SURFACE ELEVATIONS WITHOUT REPRESENTATION OF PROPOSED MEDIANS. REFER TO ALTERNATING SHEETS FOR MEDIAN TOP OF CURB ELEVATIONS.

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



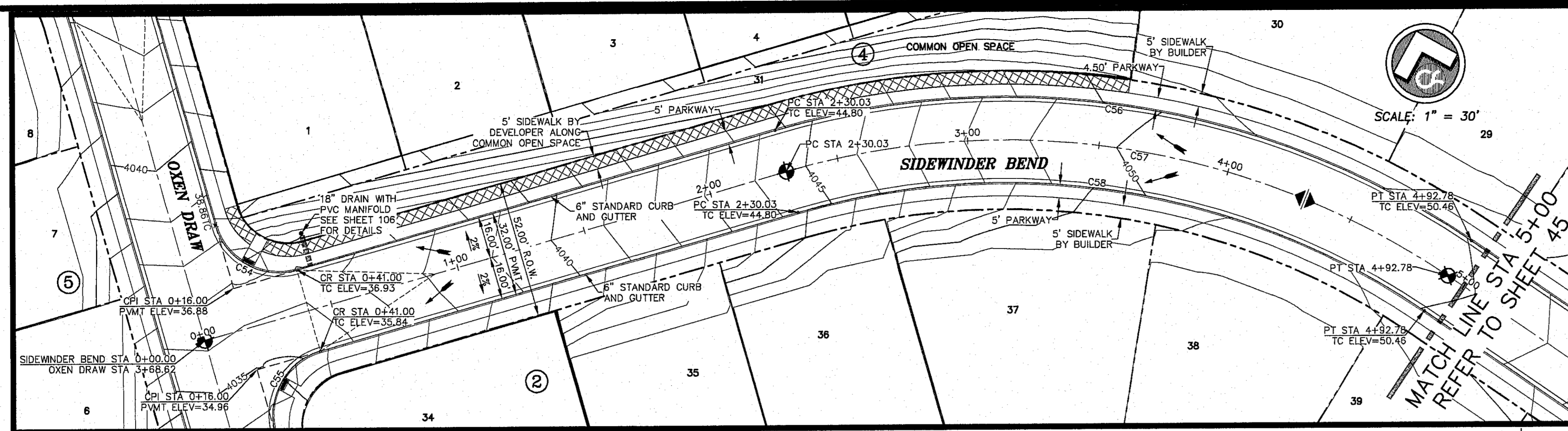
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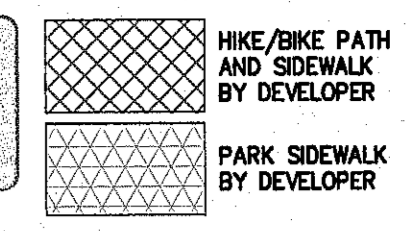
csa design group, inc.
Texas Registered Engineering Firm F-987
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION
SHEET TITLE
CIMARRON CANYON PLAN AND PROFILE

JOB NO.	1524
DATE	9/15/16
JOB-SUB-DIV	AS NOTED
DATE	AS NOTED
CREATED BY	DAE
CHECKED BY	DAE
SHEET NO.	41
TOTAL SHEETS	131



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., I.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

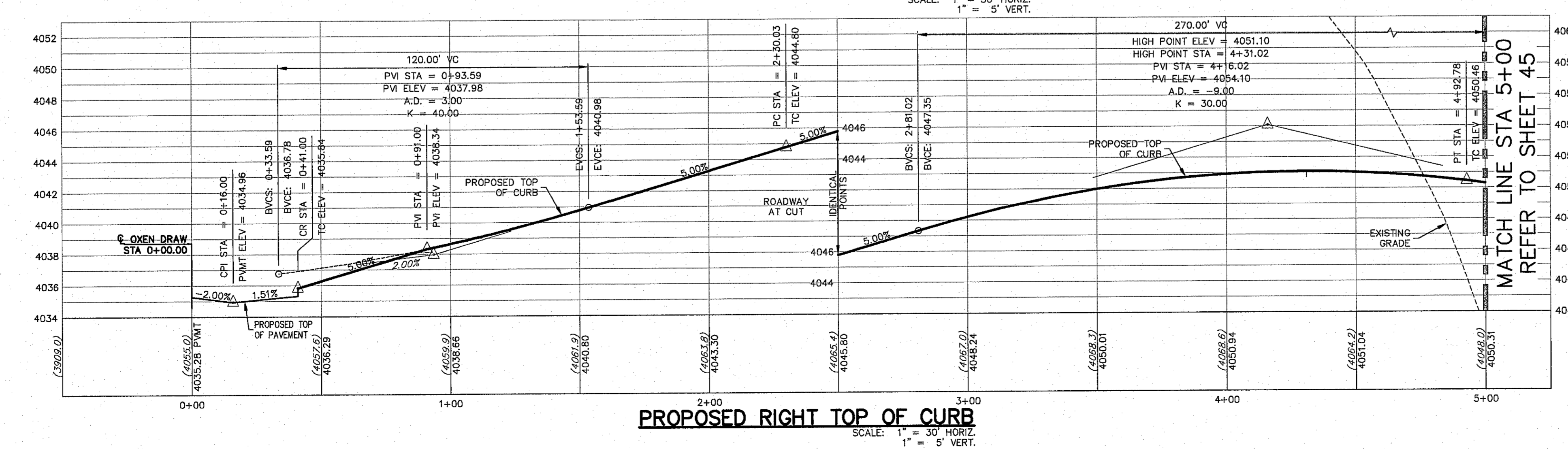
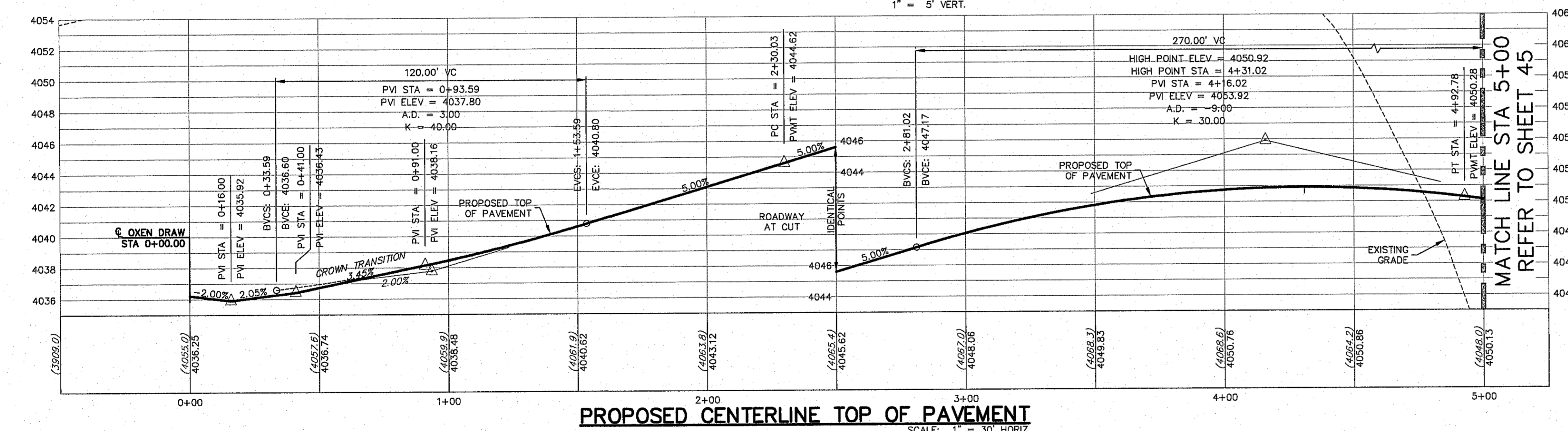
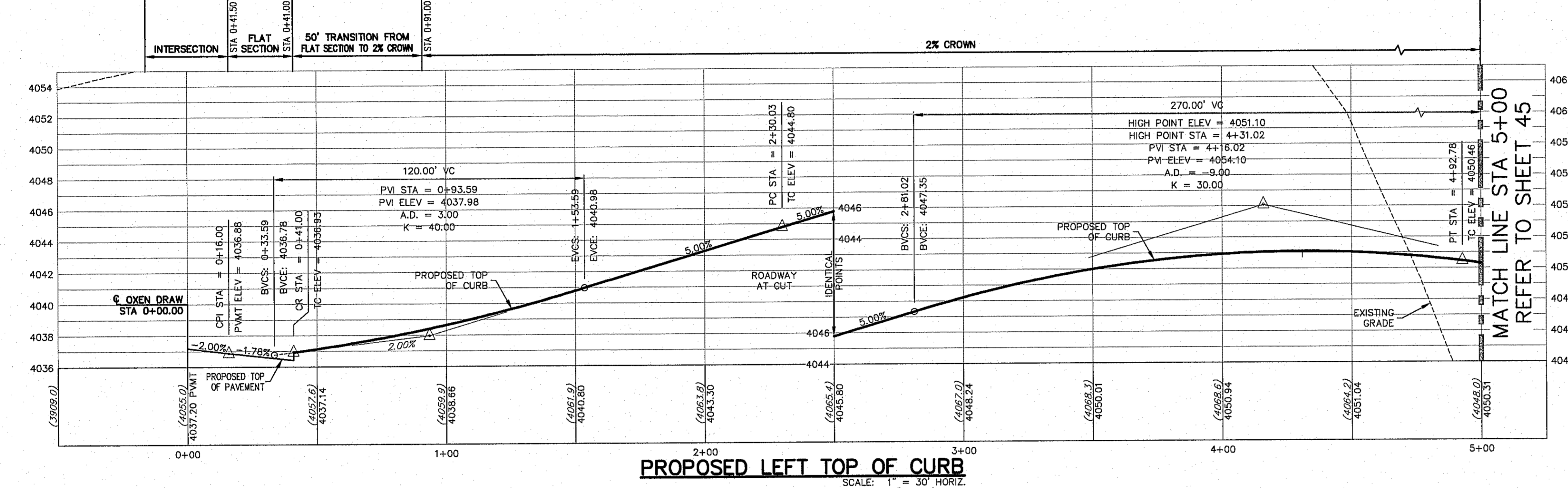
ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C54	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'01"
C55	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"
C56	316.00	276.77	147.96	268.00	N64°54'32"W	50°10'55"
C57	300.00	262.75	140.47	254.43	N64°54'32"W	50°10'55"
C58	284.00	248.74	132.98	240.86	N64°54'32"W	50°10'55"

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASE DRIVE AND 13TH STREET
ELEVATION = 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

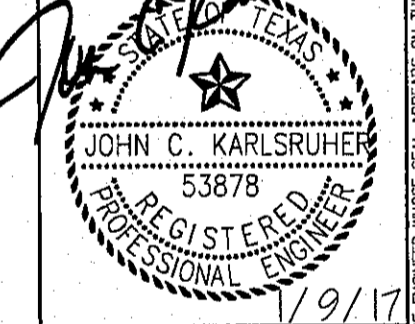
ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION



WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
EL PASO GAS SERVICE
TEXAS EMERGENCY HOTLINE
EL PASO WATER (PUB)
EL PASO WATER (PRV)
THE WARNER (CABLE)
EL PASO NATURAL GAS COMPANY
TEXAS EXCAVATION SAFETY SYSTEM

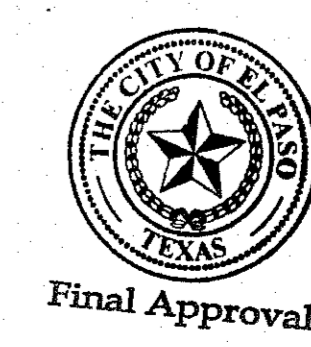
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LEGEND

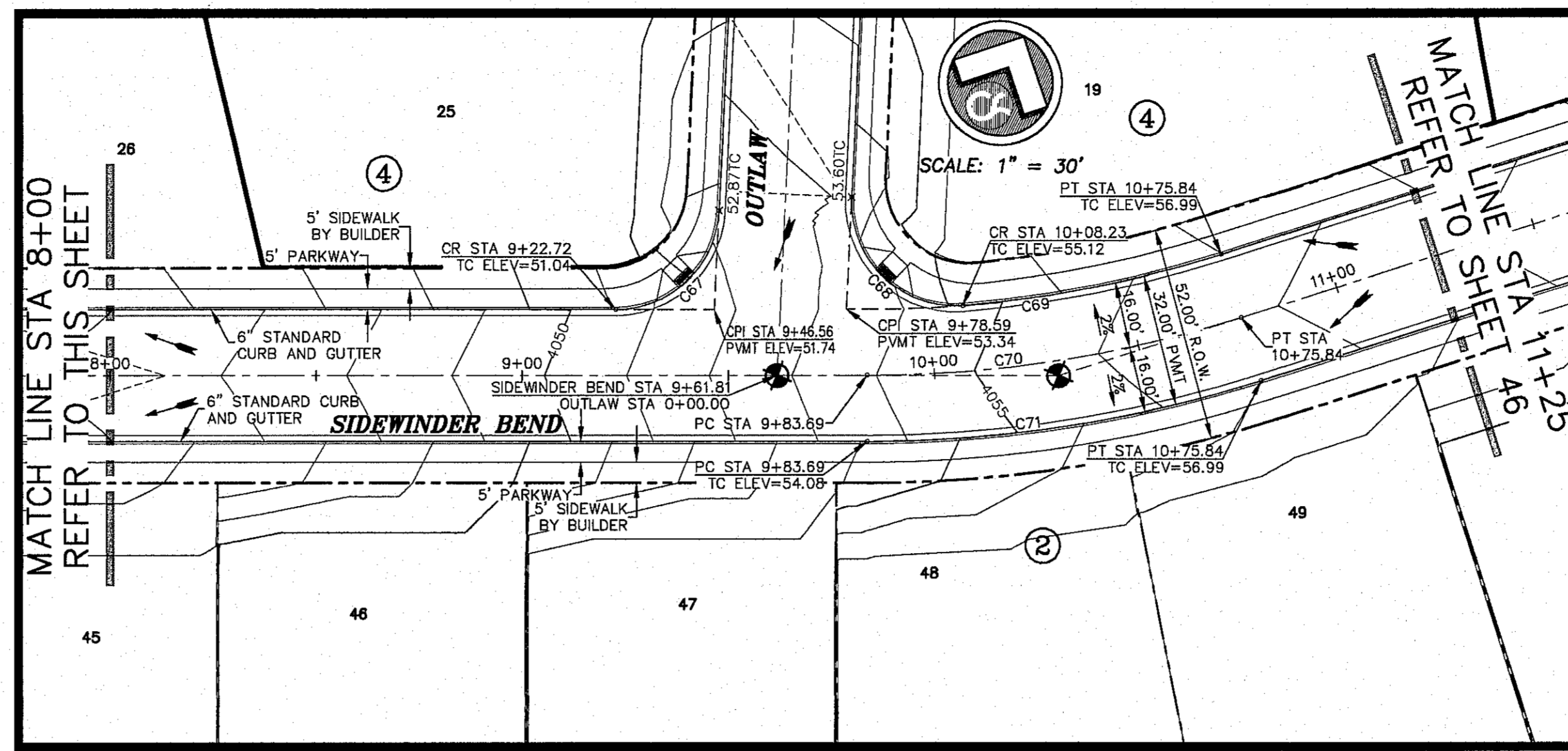
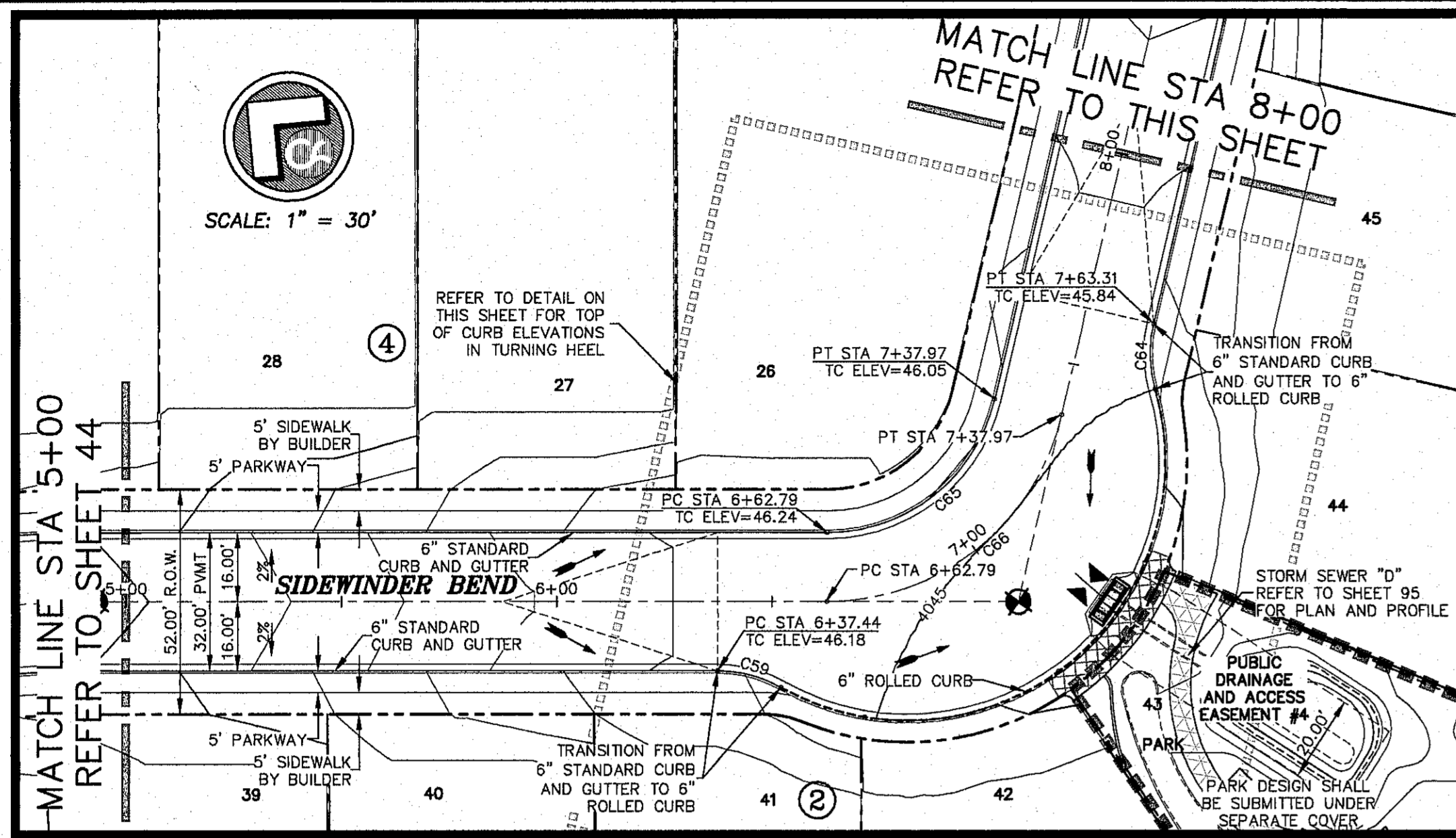
- LOT LINE
- - - UTILITY & SIDEWALK EASEMENT
- - - CENTER LINE OF STREET
- - - STREET R.O.W.
- - - DRAINAGE & UTILITY R.O.W.
- - - 4" ROLLED CURB & GUTTER
- - - SUBDIVISION BOUNDARY LINE
- PROPOSED TOP OF CURB FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- PWMT=08.65 PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ▲ POINT OF VERTICAL INTERSECTION
- ▲ 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT



CIMARRON CANYON UNIT ONE SUBDIVISION

SIDEWINDER BEND PLAN AND PROFILE

COB	1524
DESIGN BY	JCK
COB-SM-DG	9/15/16
DATE	AS NOTED
CREATED BY	SCALE
44	
SHEET SEQUENCE	
46 of 131	



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

REFER TO SHEET 39 FOR ACCESSIBLE RAMP DETAILS

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C59	30.00	15.33	7.83	15.16	N25°10'57"W	29°16'23"
C60	60.00	20.73	10.47	20.63	S20°26'39"E	19°47'47"
C61	60.00	47.48	25.06	46.25	S53°00'39"E	45°20'13"
C62	60.00	32.50	16.66	32.10	N88°48'16"E	31°01'58"
C63	60.00	41.15	21.42	40.35	N53°38'31"E	39°17'32"
C64	30.00	15.33	7.83	15.16	S48°37'57"W	29°16'24"
C65	40.00	53.70	31.77	49.75	S78°16'30"E	78°54'51"
C66	50.00	75.17	44.48	69.66	S78°16'30"E	78°54'51"
C67	25.00	36.08	23.84	34.50	N19°38'07"E	87°16'05"
C68	25.00	42.51	28.47	37.57	S72°42'34"E	97°25'18"
C69	284.00	64.00	32.14	63.87	N52°07'25"E	12°54'43"
C70	300.00	92.15	46.44	91.79	N54°28'03"E	17°35'59"
C71	316.00	97.07	48.92	96.69	N54°28'03"E	17°35'59"

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASEO DRIVE ELEVATION = 3976.53 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal	JCK

WARNING! BEFORE YOU DIG CALL BEFORE YOU DIG. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
1-800-430-7655

EL PASO GAS SERVICE
564-5800

TEXAS GAS SERVICE
562-8411/562-2008

EL PASO WATER UTILITY
564-5771

EL PASO NATURAL GAS COMPANY
1-800-354-8047

EL PASO EXCAVATION SAFETY SYSTEM
1-800-847-4377

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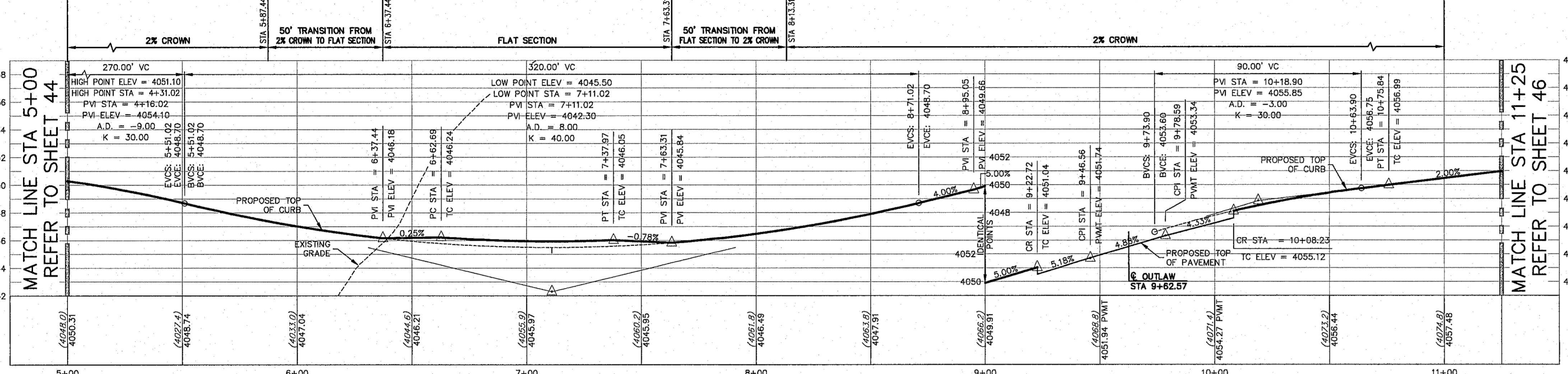
csa design group, inc.
Texas Registered Engineering Firm #9897
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
Tel: (915) 877-4155
Fax: (915) 877-4334
www.csaengineers.com



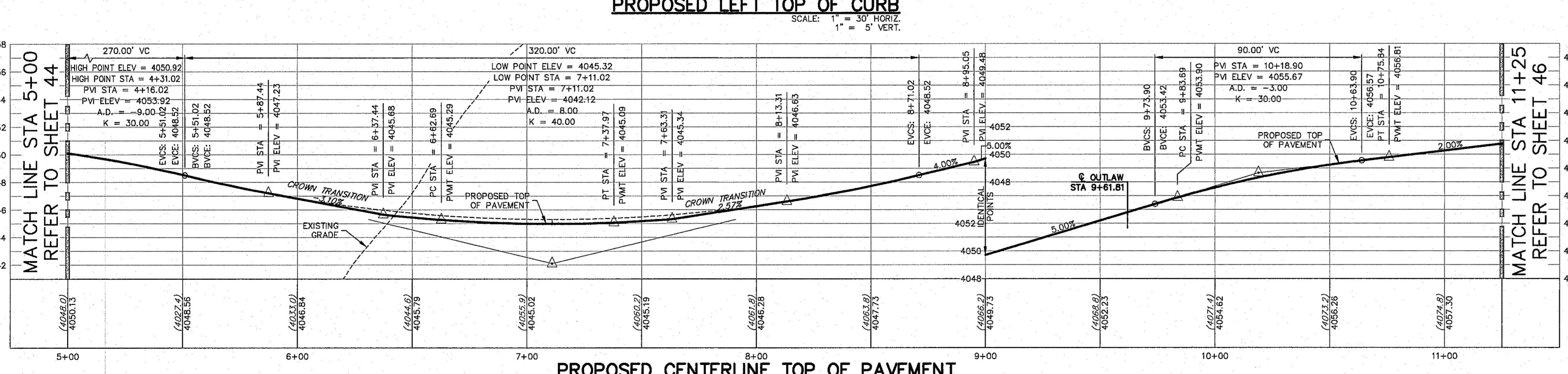
CIMARRON CANYON UNIT ONE SUBDIVISION

SIDEWINDER BEND PLAN AND PROFILE

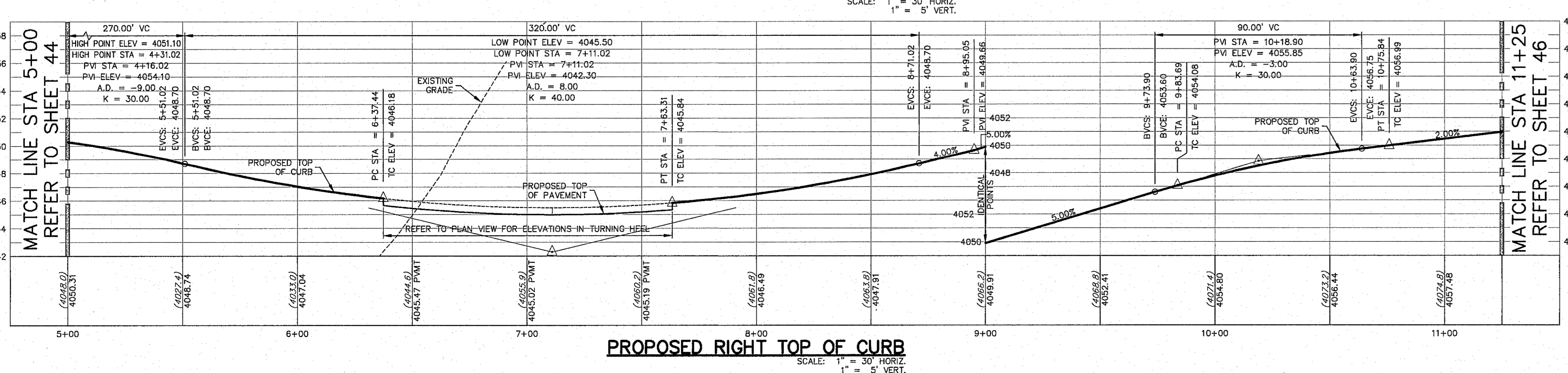
COB DESIGN BY	1524
COB-SM-DG	9/15/16
DESIGN BY	AS
DATE	AS NOTED
SHEET NO.	45
TOTAL SHEETS	47 OF 131



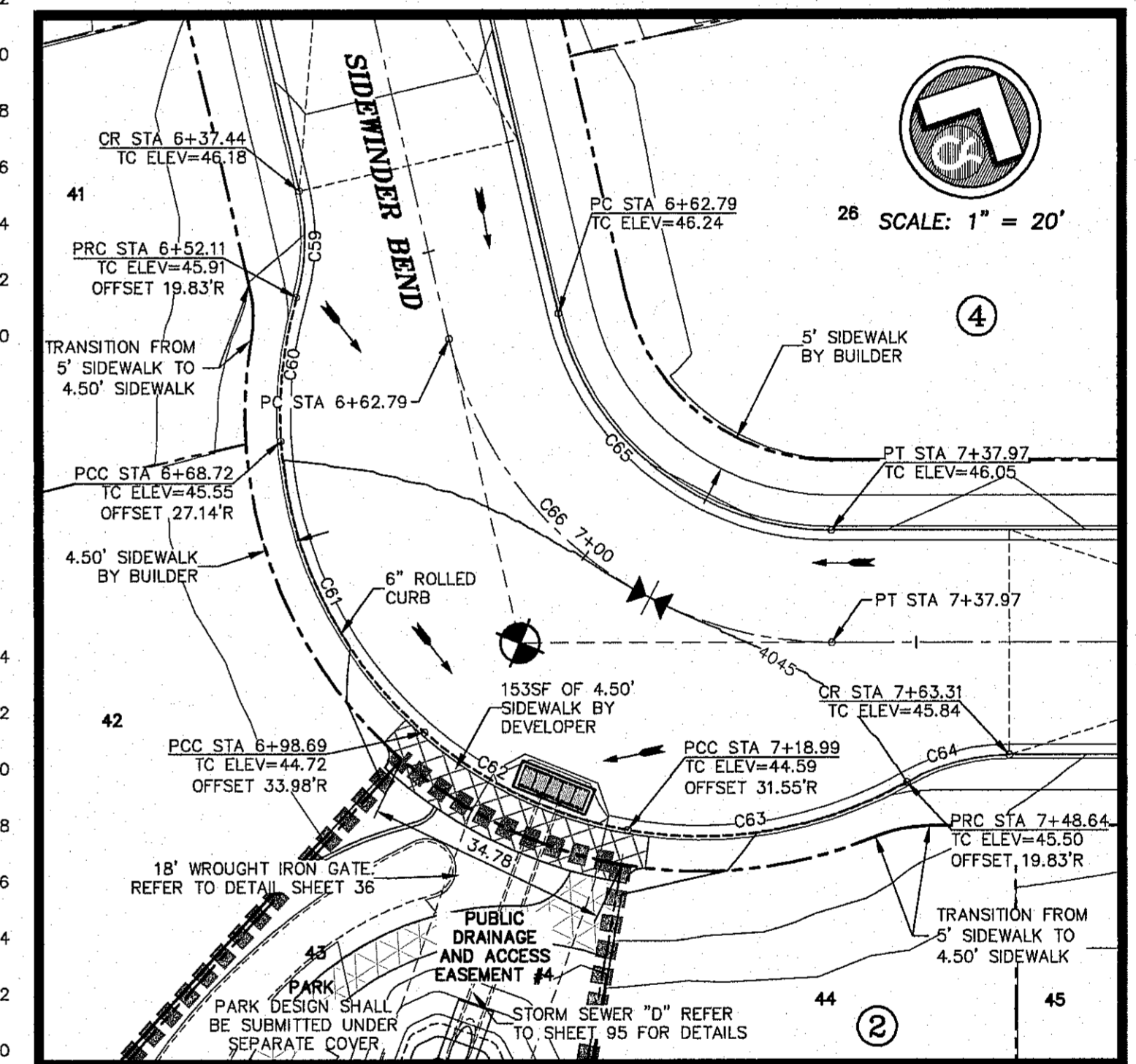
PROPOSED LEFT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



PROPOSED CENTERLINE TOP OF PAVEMENT
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



PROPOSED RIGHT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



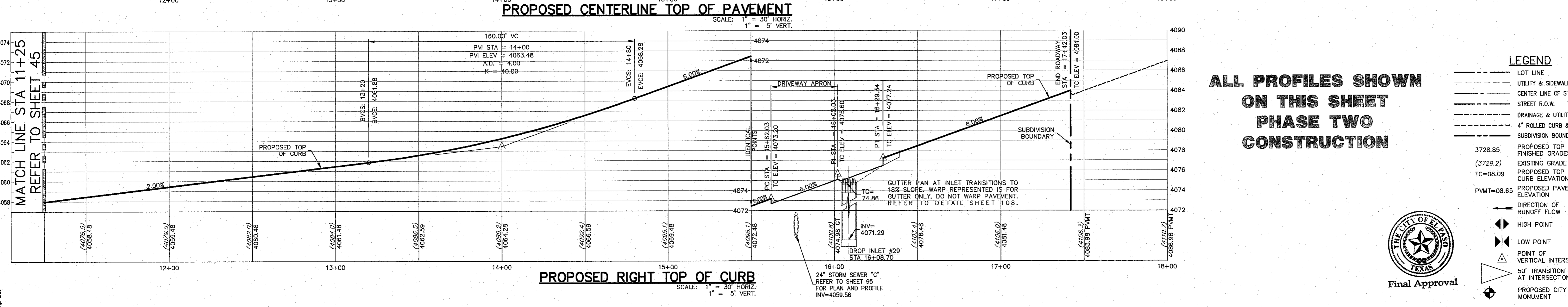
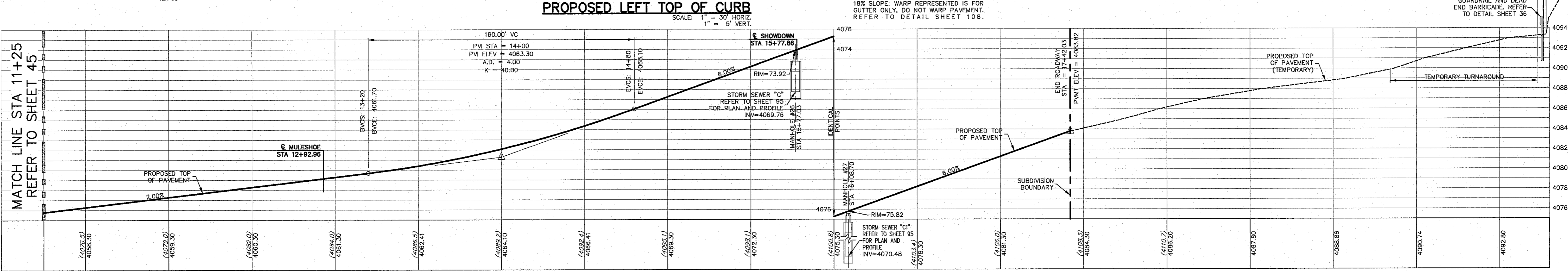
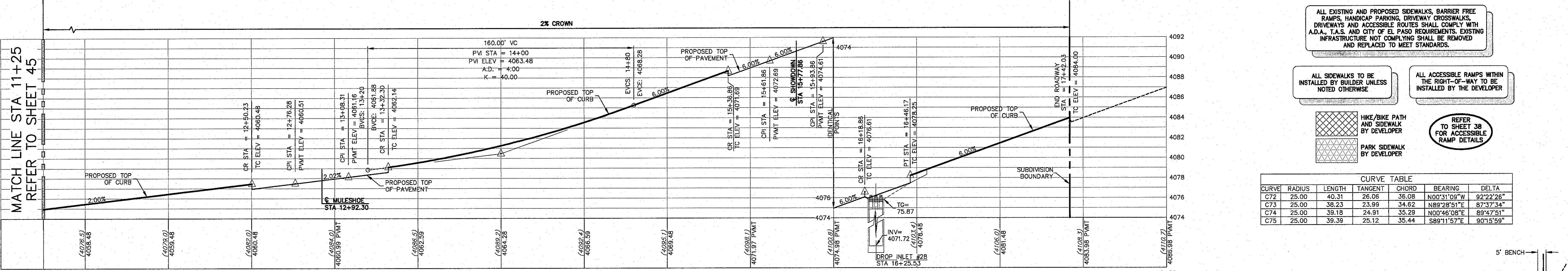
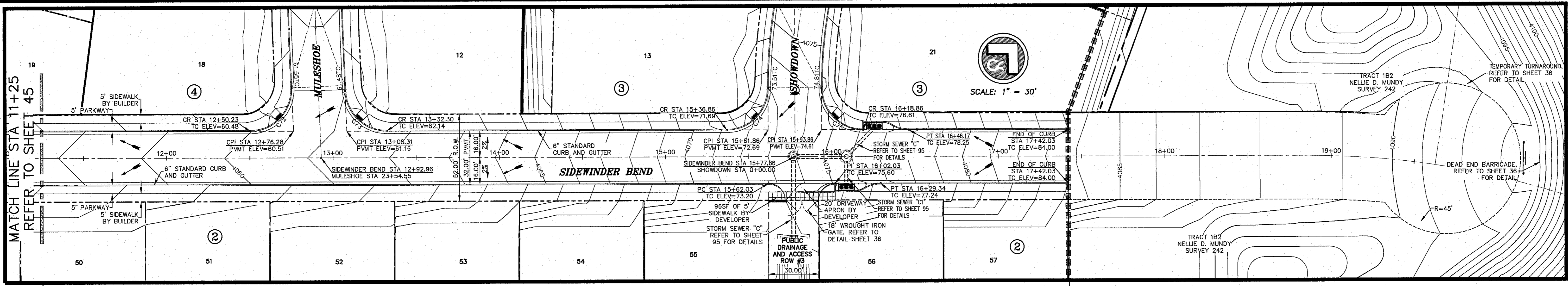
DETAIL
SCALE: 1" = 20'

ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - PROPOSED TOP OF CURB
 - FINISHED GRADES (3728.2)
 - EXISTING GRADE
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



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S:\Draw\1524 Cimarron Canyon Unit One Subdivision-CORRECTED\1524_Site_Plan-46-CimarronSidewinder Bend (Sheet 18)2.dwg



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMP, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., I.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

REFER TO SHEET 36 FOR ACCESSIBLE RAMP DETAILS

LEGEND:
 HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
 PARK SIDEWALK BY DEVELOPER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C72	25.00	40.31	26.06	36.08	N00°31'09"W	92°22'26"
C73	25.00	38.23	23.99	34.62	N89°28'51"E	87°37'34"
C74	25.00	39.18	24.91	35.28	N00°46'08"E	89°47'51"
C75	25.00	39.39	25.12	35.44	S89°11'52"E	90°15'59"

ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION

LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- PROPOSED TOP OF CURB
- FINISHED GRADES
- EXISTING GRADE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- HIGH POINT
- LOW POINT
- POINT OF VERTICAL INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT

WARNING! BEFORE YOU DIG CALL
 BEFORE YOU DIG - CALL EL PASO ELECTRIC COMPANY, TEXAS GAS SERVICE, TEXAS EMERGENCY HOTLINE, EL PASO WATER (SEWER), TIME WARNER (CABLE), EL PASO NATURAL GAS COMPANY, EL PASO EXCAVATION SAFETY SYSTEM.

BEFORE YOU DIG - CALL
 EL PASO ELECTRIC COMPANY
 544-5300
 562-5411/562-2008
 1-800-DIG-TESS
 EL PASO WATER (SEWER)
 775-7410
 1-800-334-4047
 1-800-334-4047 (247-4277)

REGISTERED PROFESSIONAL ENGINEER
 JOHN C. KARLSRUHER
 53878
 1/9/17

csa design group, inc.
 Texas Registered Engineering Firm E-997
 1845 Northwestern Dr. Ste C
 El Paso, Texas 79912
 tel (915) 877.4155
 fax (915) 877.4334
 www.csaengineering.com

CIMARRON CANYON UNIT ONE SUBDIVISION
 SHEET TITLE

SIDEWINDER BEND PLAN AND PROFILE

Final Approval

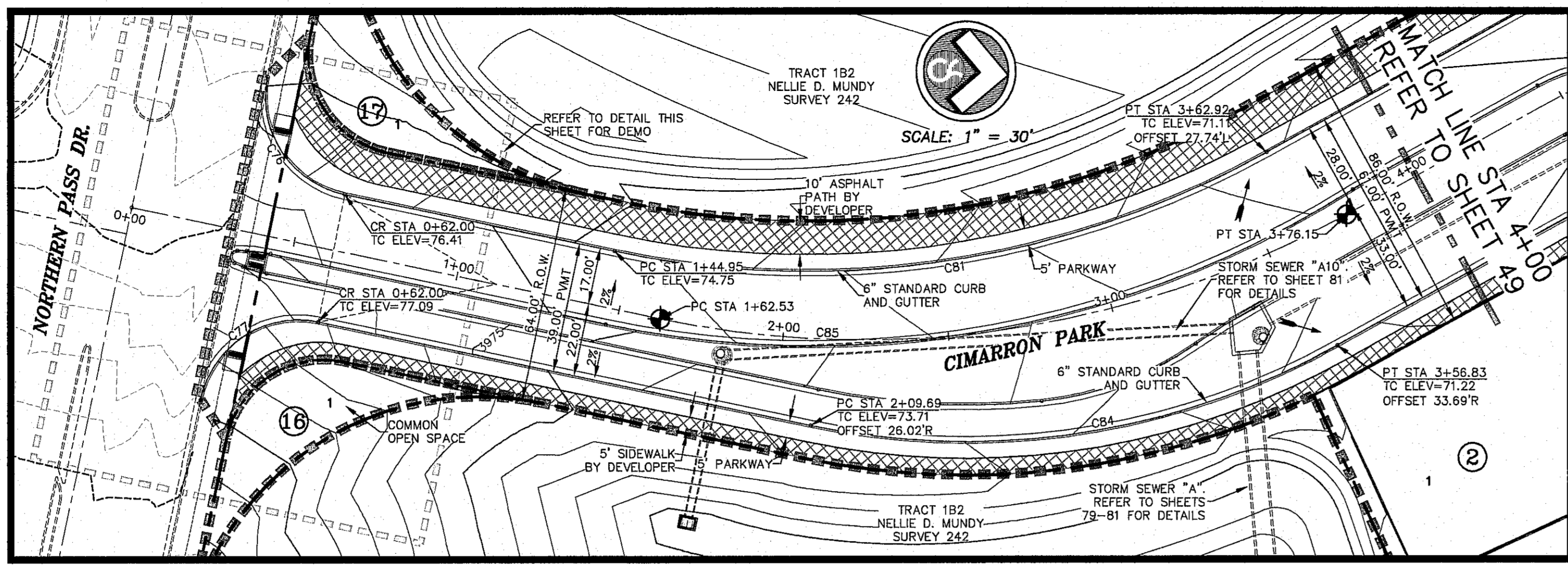
LEGEND

GOB 1524
DESIGN BY COB-SM-DG
DATE 9/15/16
DAE AS NOTED
CHECKED BY TITLE

NO. **DATE** **DESCRIPTION** **BY**

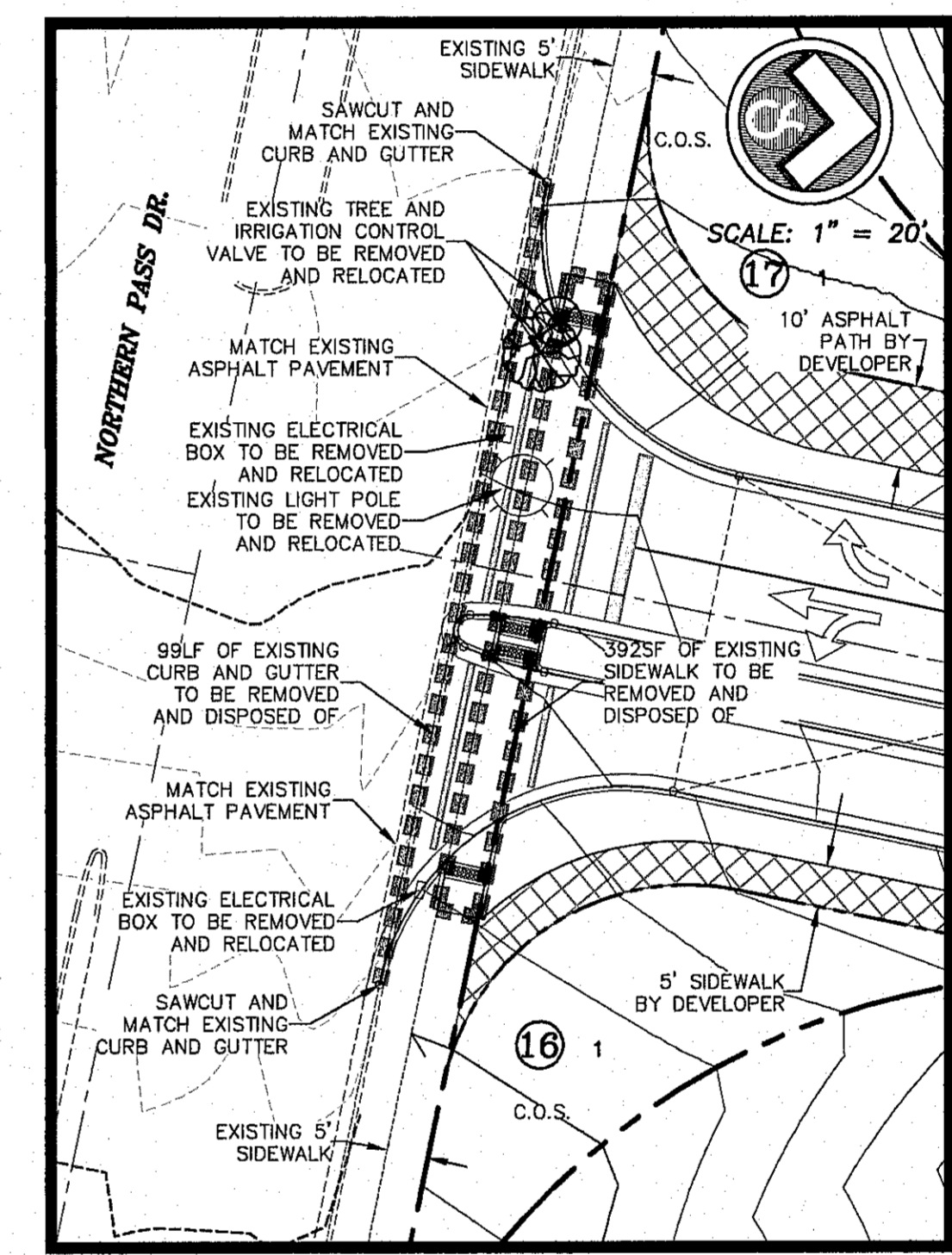
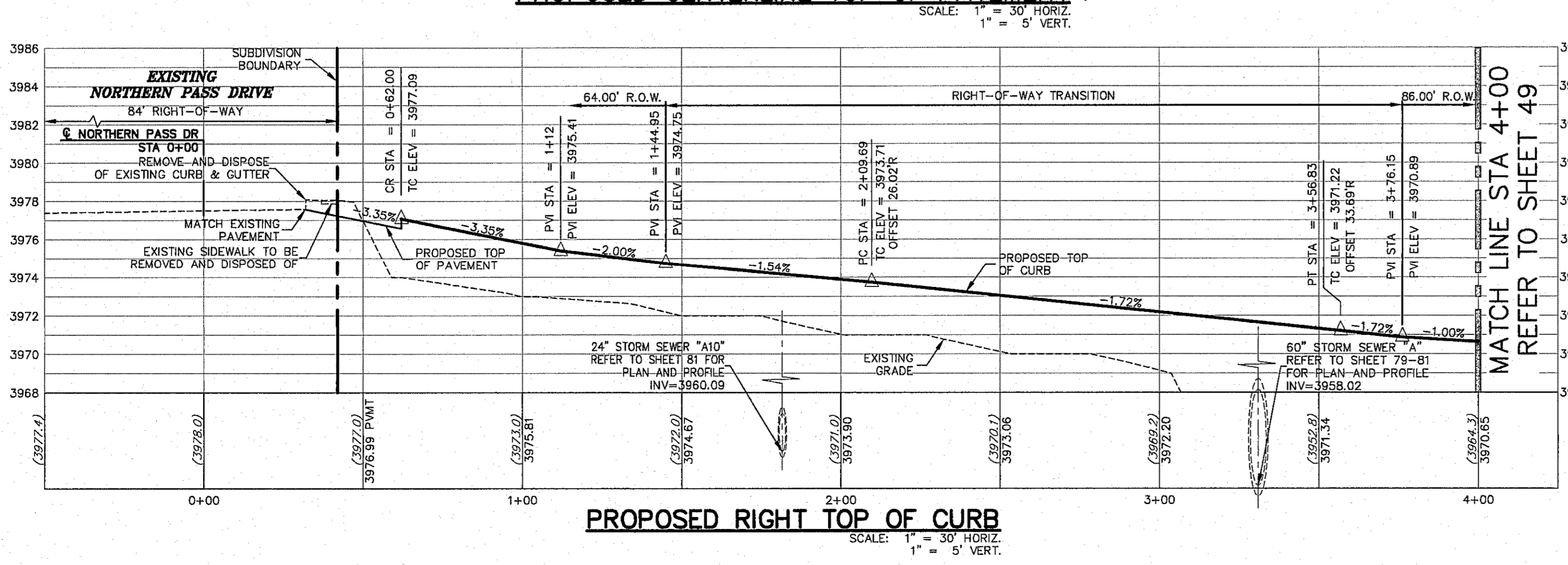
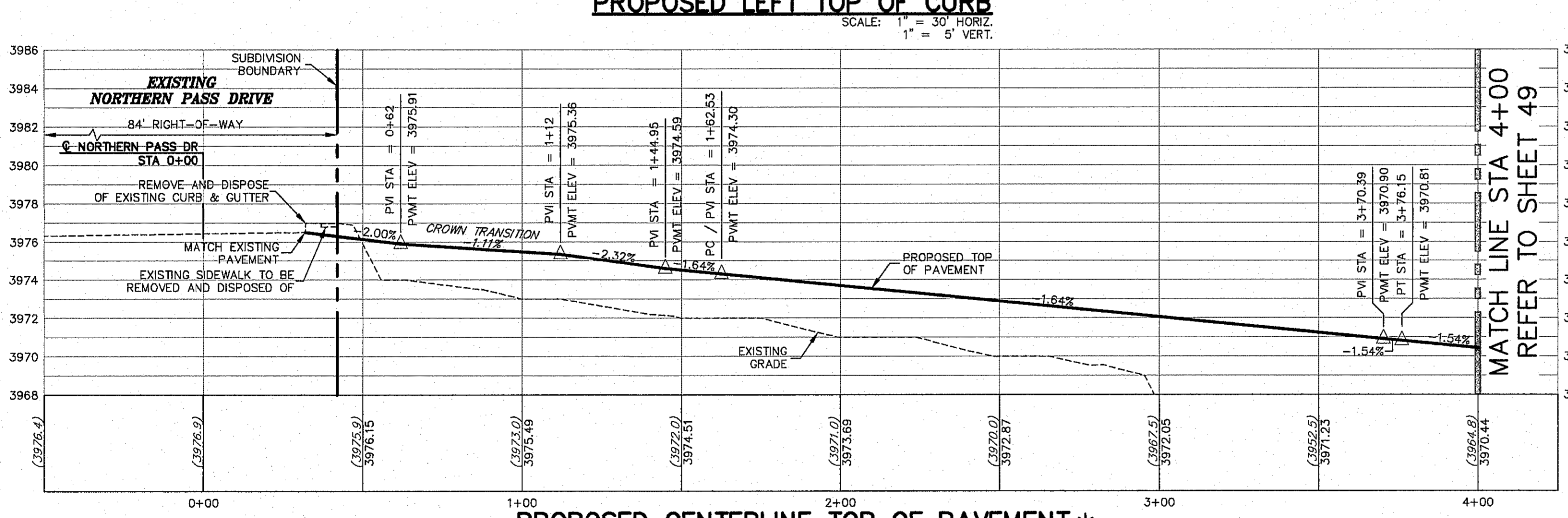
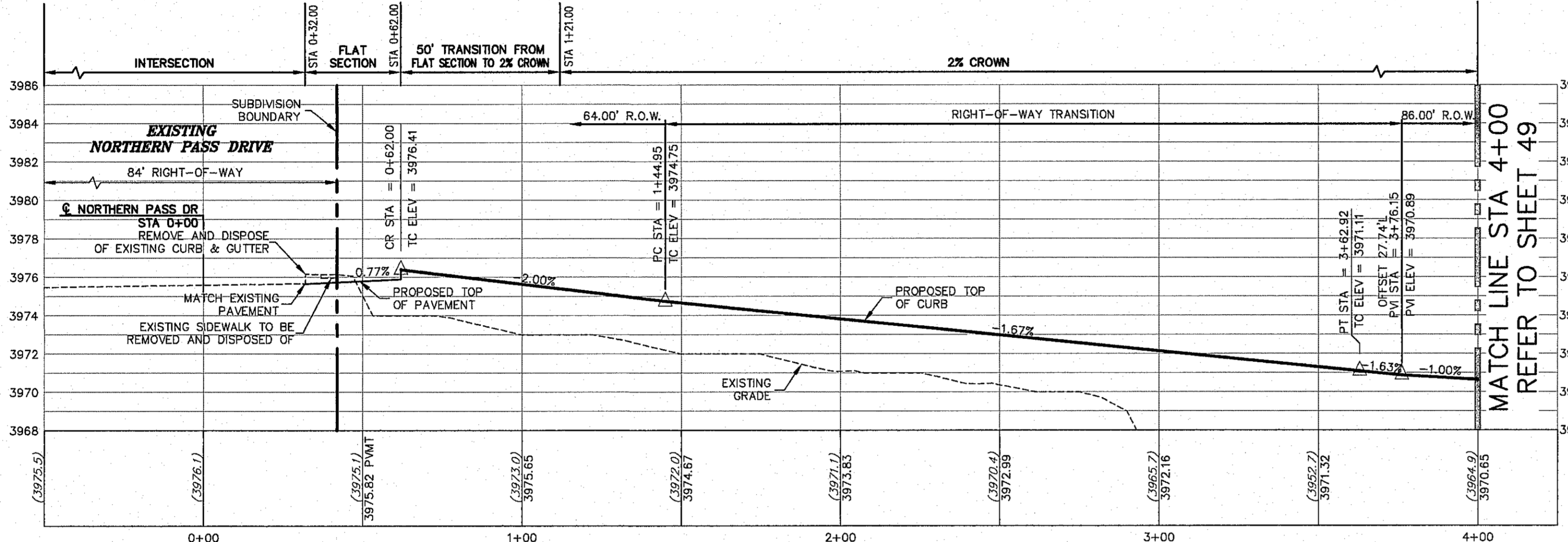
3	1/9/17	3rd City Submitter Find	JCK
2	11/01/16	2nd City Submitter	DAE
1	9/15/16	1st City Submitter	DAE

46
 SHEET NUMBER
48 OF **131**



- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS
- ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE
- ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER
- HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
- PARK SIDEWALK BY DEVELOPER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C76	30.00	47.12	30.00	42.43	N51°49'09"E	90°00'02"
C77	30.00	47.12	30.00	42.43	S38°10'50"E	90°00'01"
C81	285.00	202.94	105.99	198.68	N13°34'47"W	40°47'54"
C84	230.00	163.77	85.53	160.34	N13°34'46"W	40°47'53"
C85	300.00	213.62	111.56	209.14	N13°34'47"W	40°47'54"



DEMO NOTE:
DEVELOPER SHALL BE RESPONSIBLE FOR REMOVAL OF EXISTING LANDSCAPING AND IRRIGATION. DEVELOPER SHALL INSTALL SLEEPING AND RECONNECT IRRIGATION AS REQUIRED AND SHALL ENSURE THAT SYSTEM IS FULLY FUNCTIONAL UPON COMPLETION.

EL PASO STREETS AND MAINTENANCE REQUIRES THAT AN EQUAL AMOUNT OF TREES REMAIN WITHIN THE PARKWAY AT AS-BUILT CONDITION.

ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION

* CENTER LINE TOP OF PAVEMENT PROFILES REPRESENT FINISHED SURFACE ELEVATIONS WITHOUT REPRESENTATION OF PROPOSED MEDIANS. REFER TO ALTERNATIVE SHEETS FOR MEDIAN TOP OF CURB ELEVATIONS.

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 --- PROPOSED TOP OF CURB
 - (3728.2) --- FINISHED GRADES
 - TC=08.09 --- PROPOSED TOP OF CURB ELEVATION
 - PVMT=08.65 --- PROPOSED PAVEMENT ELEVATION
 - ▲ DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▲ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - ▲ 50' TRANSITION AT INTERSECTION
 - ▲ PROPOSED CITY MONUMENT

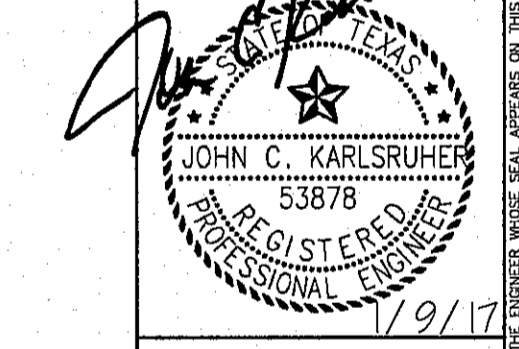
NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Fnd	JCK
2	11/7/16	2nd City Submittal	DAE
1	9/15/15	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 540-200-1233
 TEXAS GAS SERVICE 562-9411/562-2008
 TEXAS GAS SERVICE 562-9411/562-2008
 EL PASO WATER 775-7412
 TIME WARNER (CABLE) 775-7412
 EL PASO NATURAL GAS COMPANY 1-800-334-3047
 TIME WARNER (CABLE) 1-800-334-3047

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 Fax: [915] 877.4334
 www.csaengineers.com

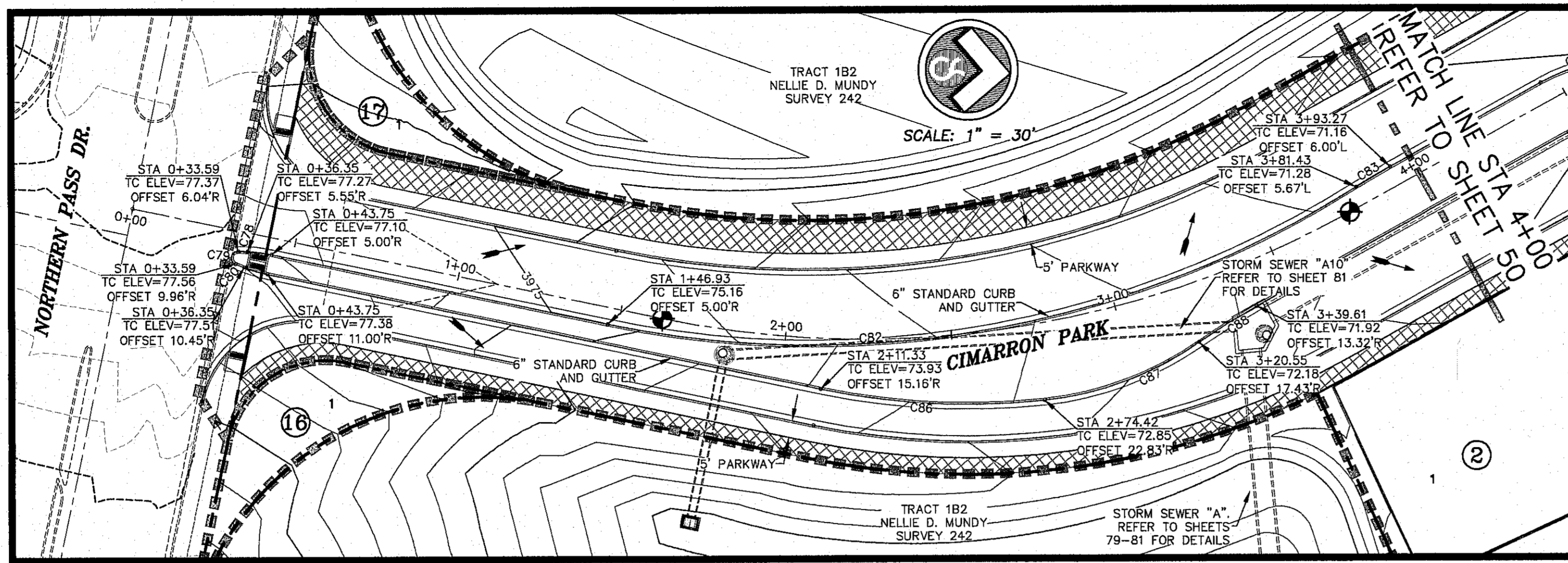


CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CIMARRON PARK PLAN AND PROFILE

DOB	1524
REVISED BY	JOB NO.
DOB-SM-DG	9/15/16
DATE	DATE
SHEET NO.	AS NOTED
SHEET NO. 47	
SHEET SUBDIVISION 49 OF 131	



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
PARK SIDEWALK BY DEVELOPER

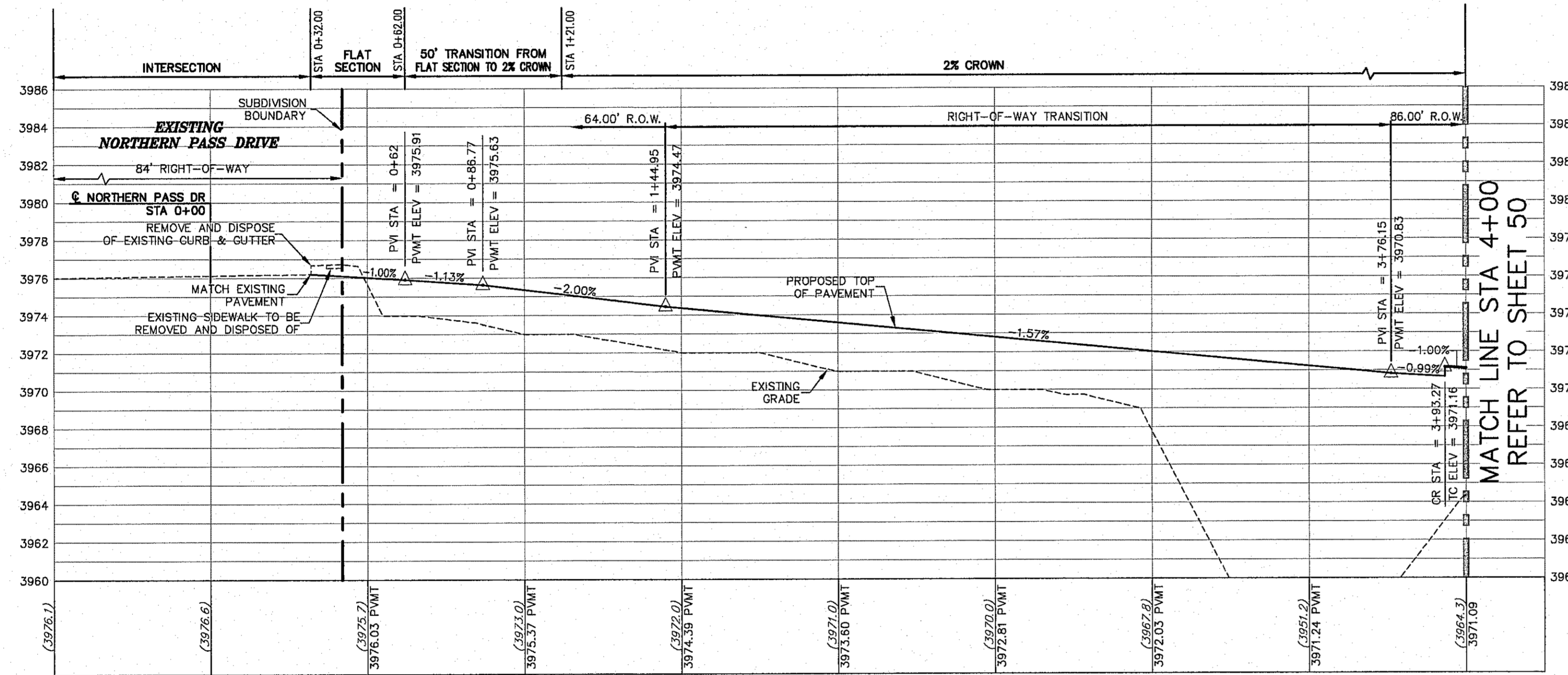
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

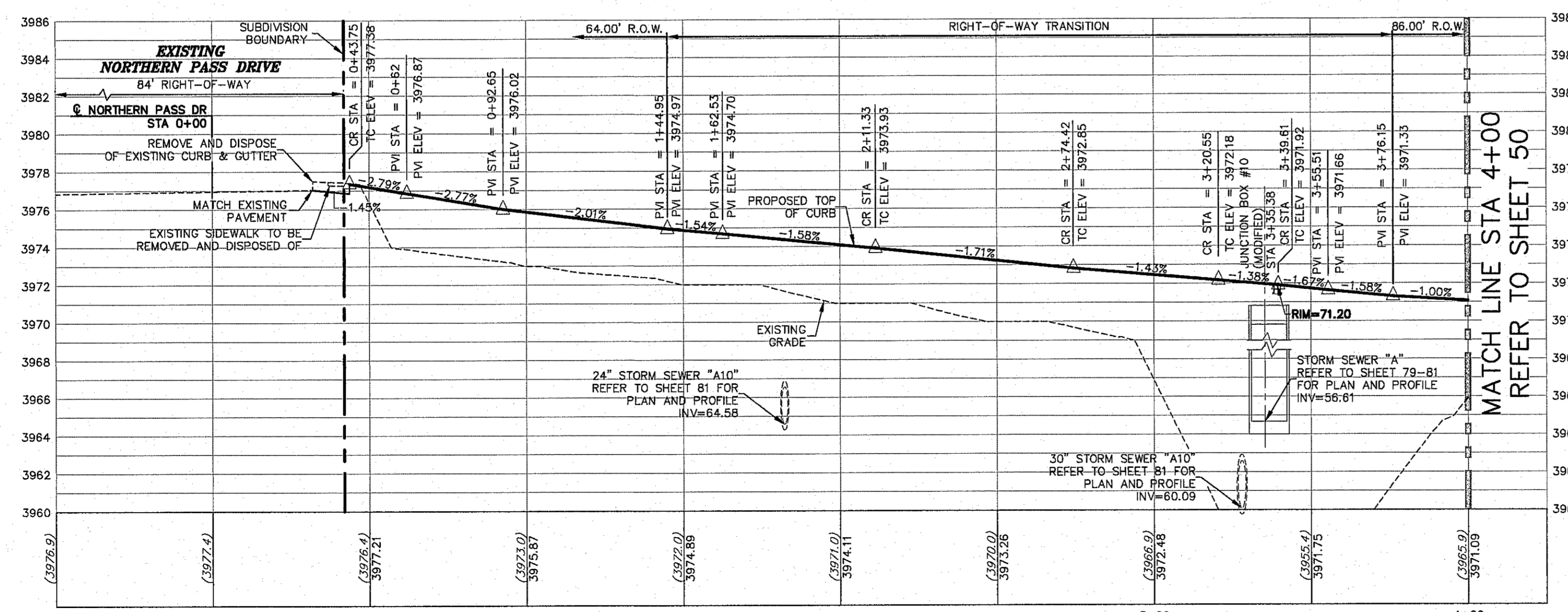
ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C78	50.00	9.97	5.00	9.95	S09°49'18"W	11°25'30"
C79	2.00	5.47	9.84	3.92	S8°10'32"E	159°34'09"
C80	50.00	9.97	5.00	9.95	N12°49'39"E	11°25'32"
C82	305.00	234.28	123.26	228.56	N15°11'08"W	44°00'37"
C83	211.34	11.85	5.93	11.85	S35°36'05"E	3°12'43"
C86	219.00	67.66	34.10	67.39	N02°01'51"W	17°42'02"
C87	100.00	49.99	25.53	49.48	N25°12'12"W	28°38'40"
C88	211.34	20.45	10.23	20.45	S36°45'11"E	5°32'43"

ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION



PROPOSED LEFT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



PROPOSED RIGHT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - PROPOSED TOP OF CURB
 - FINISHED GRADES
 - EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - PWMT=08.65
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUNDS IN IMPROVEMENT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 543-5720
EL PASO WATER (P&S) 544-5300
TEXAS GAS SERVICE 562-8411/662-2003
EL PASO DIG-TEES 1-800-DIG-TEES
TIME WARNER (CABLE) 775-7416
EL PASO NATURAL GAS COMPANY 1-800-394-8047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-487-8377

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JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
1/9/17

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1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877.4155
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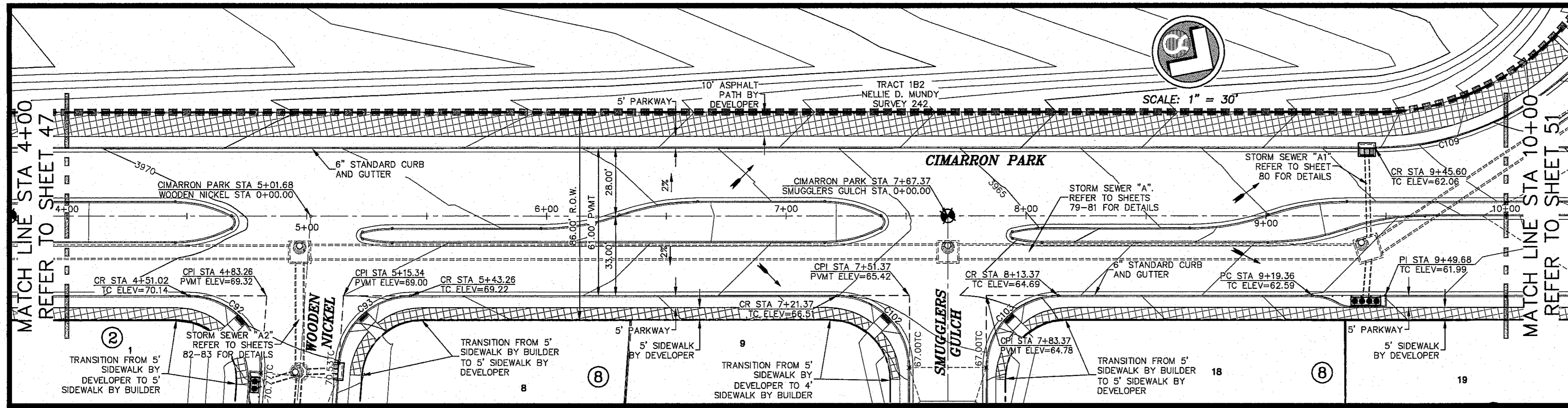


CIMARRON CANYON UNIT ONE SUBDIVISION

CIMARRON PARK MEDIAN PLAN AND PROFILE

GDB	1524
DESIGN BY	JCB
DATE	9/15/16
DAE	AS NOTED
CHECKED BY	SCALE
48	
SHEET NO. OF 131	





ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

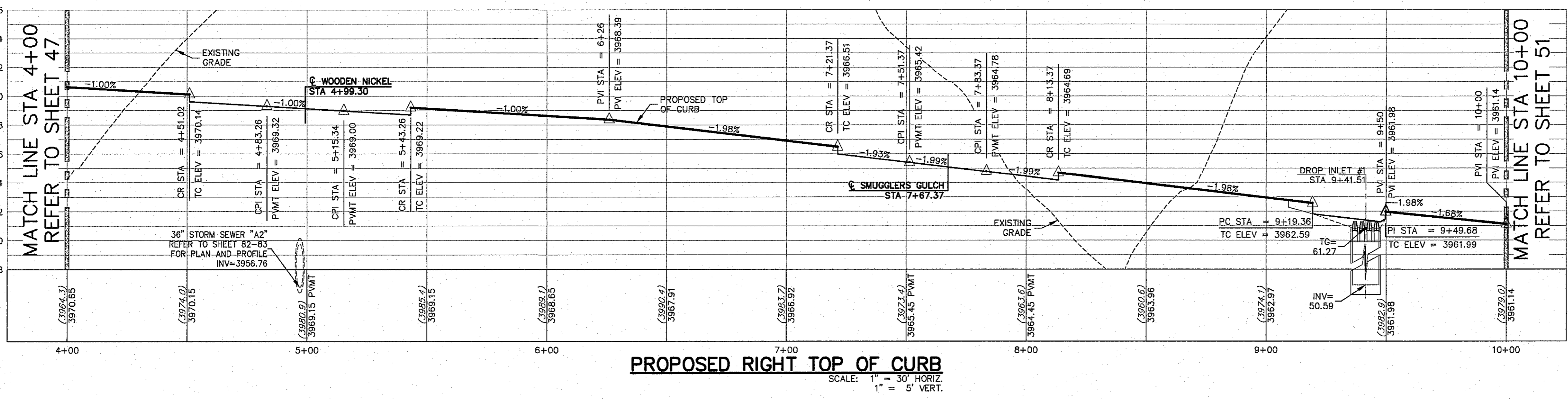
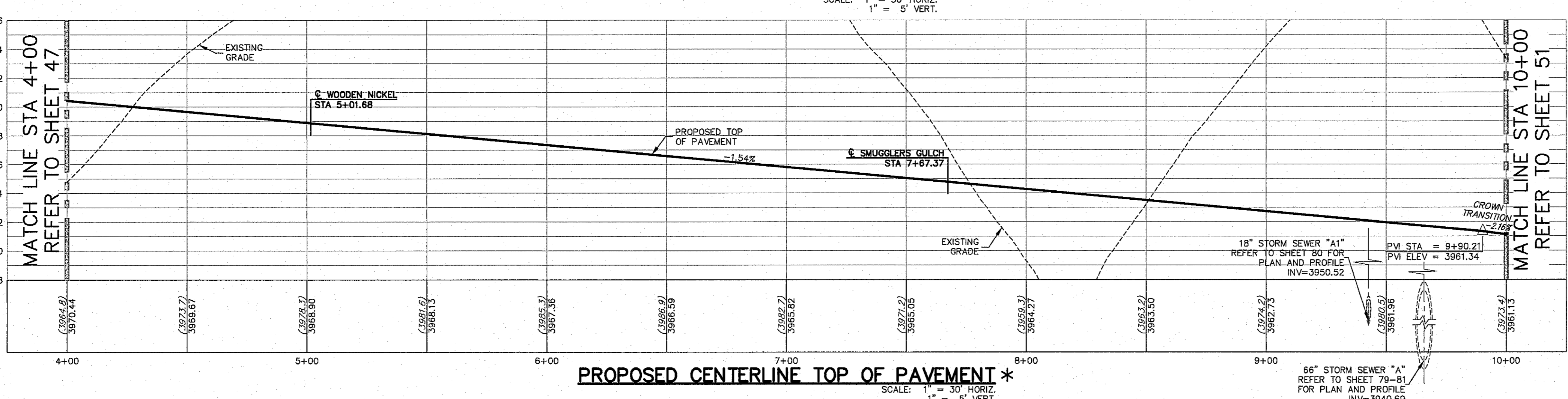
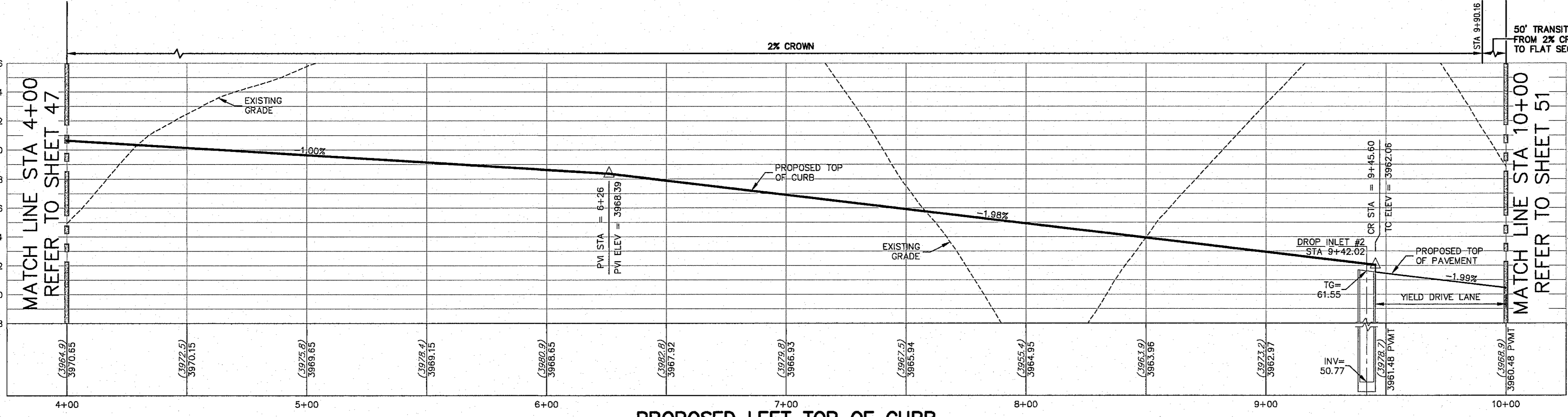
ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE.

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER.

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C92	30.00	49.28	32.24	43.93	S13°05'01"W	94°07'30"
C93	30.00	44.96	27.91	40.87	S76°54'59"E	85°52'30"
C102	30.00	47.12	30.00	42.43	S11°04'18"W	90°00'00"
C103	30.00	47.12	30.00	42.43	S78°58'44"E	90°00'00"
C109	119.00	169.98	103.15	155.89	N74°53'56"W	81°50'25"

ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION



NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitted Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND PROJECTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 548-5720
 TEXAS GAS SERVICE 544-8900
 TEXAS WATER 544-8900
 TEXAS HIGHWAY DEPARTMENT 594-5775
 TIME WARNER (CABLE) 757-7414
 EL PASO TELEVISION BROADCASTING COMPANY 757-7414
 TEXAS EDUCATION SERVICE SYSTEM 1-800-DIG-TESS (342-8277)

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JOHN C. KARLSRUHER
 53878
 PROFESSIONAL ENGINEER
 1/9/17

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 Tel: (915) 677-4155
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 www.csadesigngroup.com

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CIMARRON PARK PLAN AND PROFILE

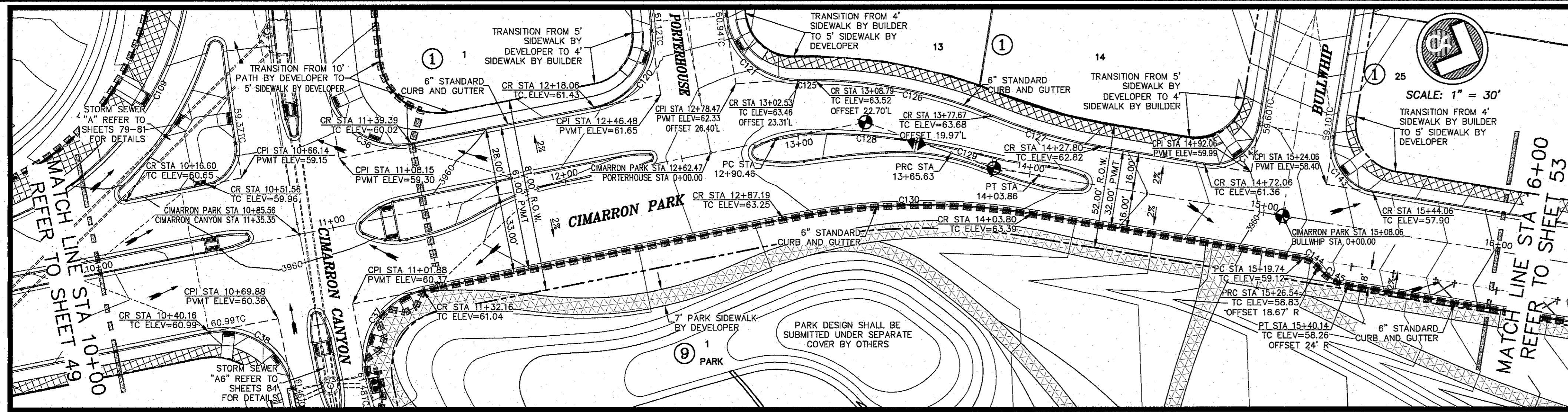
COB	1524
DESIGN BY	JCK
COB-SM-DC	9/15/16
DRAWN BY	DAE
DATE	AS NOTED
CREATED BY	JCK

SHEET NO. **49**
 OF 131

© CSA DESIGN GROUP, INC. - Jan. 16, 2017 - 1524 - 1524 - Cim Park (Sheet Plan).dwg
 1524 - Cim Park (Sheet Plan).dwg
 1524 - Cim Park (Sheet Plan).dwg



- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85
 - (3729.2)
 - TC=08.09
 - PVMT=08.65
 - DIRECTION OF RUNOFF FLOW
 - PROPOSED TOP OF CURB
 - EXISTING GRADE
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED PAVEMENT
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMP, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

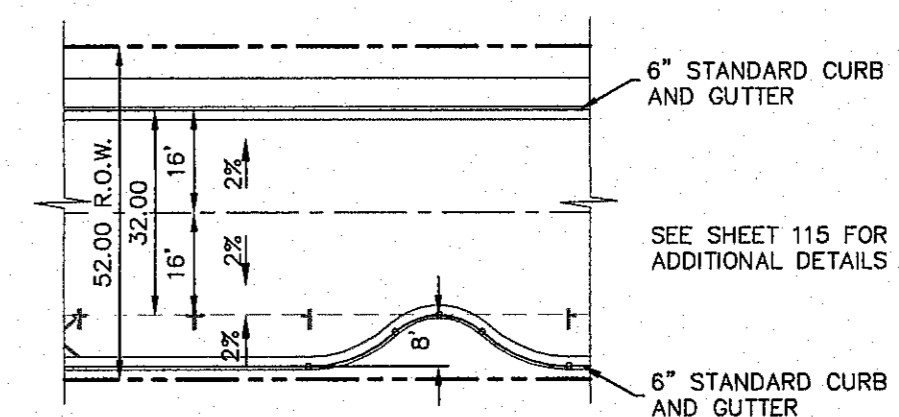
ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

SCALE: 1" = 30'

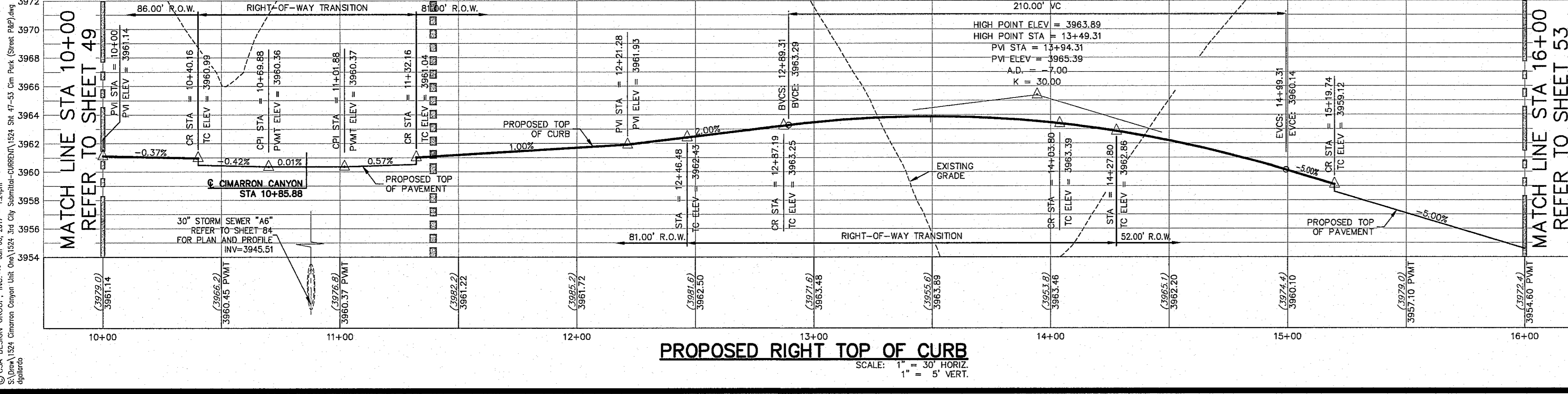
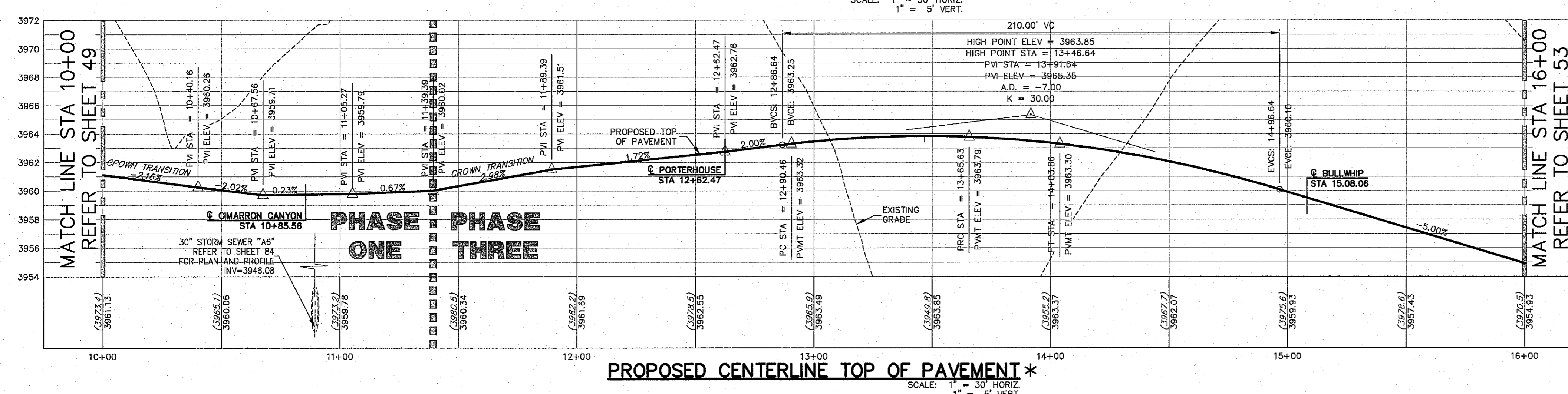
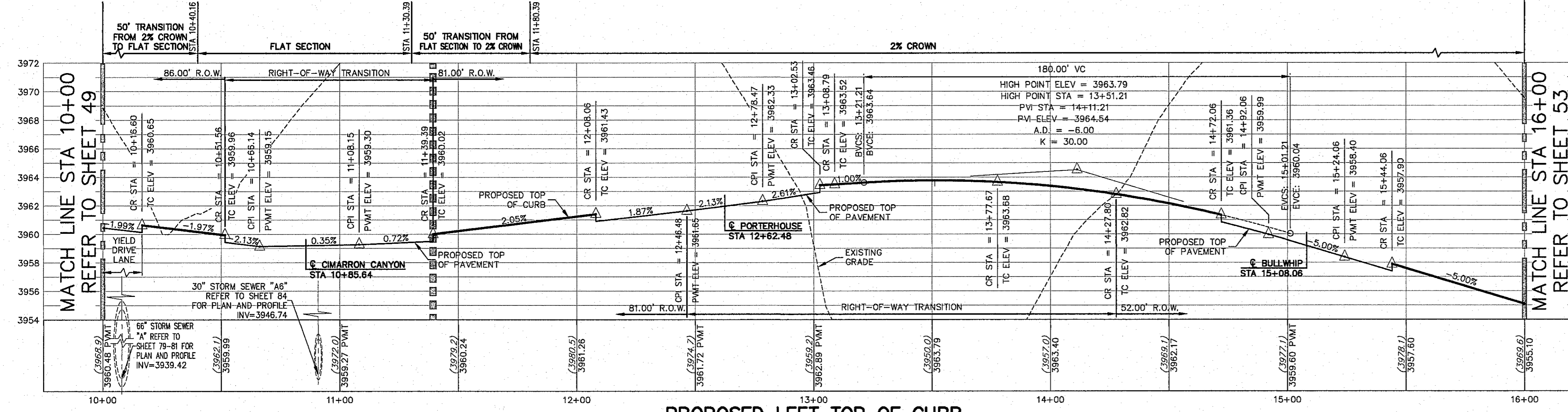
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C36	30.00	48.96	31.90	43.71	N12°46'43"E	93°30'54"
C37	30.00	47.41	30.29	42.63	S79°15'00"E	90°32'32"
C38	30.00	46.84	29.72	42.23	S10°45'04"W	89°27'36"
C109	119.00	169.98	103.15	155.89	N74°53'56"W	81°50'25"
C120	30.00	44.25	27.25	40.34	N76°13'53"W	84°30'18"
C121	30.00	44.91	27.86	40.83	N19°18'54"E	85°46'14"
C125	322.00	7.31	3.66	7.31	S22°55'11"E	1°18'03"
C126	201.34	76.39	38.66	75.94	S11°23'59"E	21°44'22"
C127	211.34	48.01	24.11	47.91	N07°02'18"W	13°01'01"
C128	140.00	75.17	38.52	74.27	S18°55'48"E	30°45'51"
C129	212.00	38.23	19.17	38.18	N08°22'51"W	10°19'56"
C130	289.00	105.85	53.52	105.28	S24°02'22"E	20°59'06"
C142	20.00	31.42	20.00	28.28	N58°32'49"W	90°00'00"
C143	20.00	31.42	20.00	28.28	N31°27'11"E	90°00'00"
C144	10.00	7.48	3.92	7.30	S07°52'10"W	42°49'58"
C145	20.00	14.95	7.84	14.61	N07°52'10"E	42°49'58"



OFF-STREET PARALLEL PARKING

SCALE: 1" = 30'



* CENTER LINE TOP OF PAVEMENT PROFILES REPRESENT FINISHED SURFACE ELEVATIONS WITHOUT REPRESENTATION OF PROPOSED MEDIANS. REFER TO ALTERNATING SHEETS FOR MEDIAN TOP OF CURB ELEVATIONS.

- LEGEND
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB
 - (3729.2) FINISHED GRADES
 - EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT

WARNING! BEFORE YOU DIG CALL BEFORE YOU DIG COMPANY 545-5770 1-800-4-DIG-TESS 544-9900 TEXAS GAS SERVICE 562-9411 1-800-555-5555 TGS EMERGENCY HOTLINE 562-9411 1-800-555-5555 AFTER HOURS EMERGENCY (EPW) 785-7414 1-800-294-8485 TEXAS NATURAL GAS COMPANY 1-800-294-8485 TEXAS EXCAVATION SAFETY SYSTEM 1-800-294-8377

BEFORE YOU DIG - CALL

BEFORE YOU DIG - CALL

BEFORE YOU DIG - CALL

BEFORE YOU DIG - CALL

BEFORE YOU DIG - CALL

BEFORE YOU DIG - CALL

JOHN C. KARLSRUHER

REGISTERED PROFESSIONAL ENGINEER

53878

1/9/17

csa design group, inc.

1845 Northwestern Dr. Ste C

El Paso, Texas 79912

tel [915] 877.4155

fax [915] 877.4334

www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CIMARRON PARK PLAN AND PROFILE

COB 1524

COB-SM-DG 9/15/16

DATE 9/15/16

AS NOTED

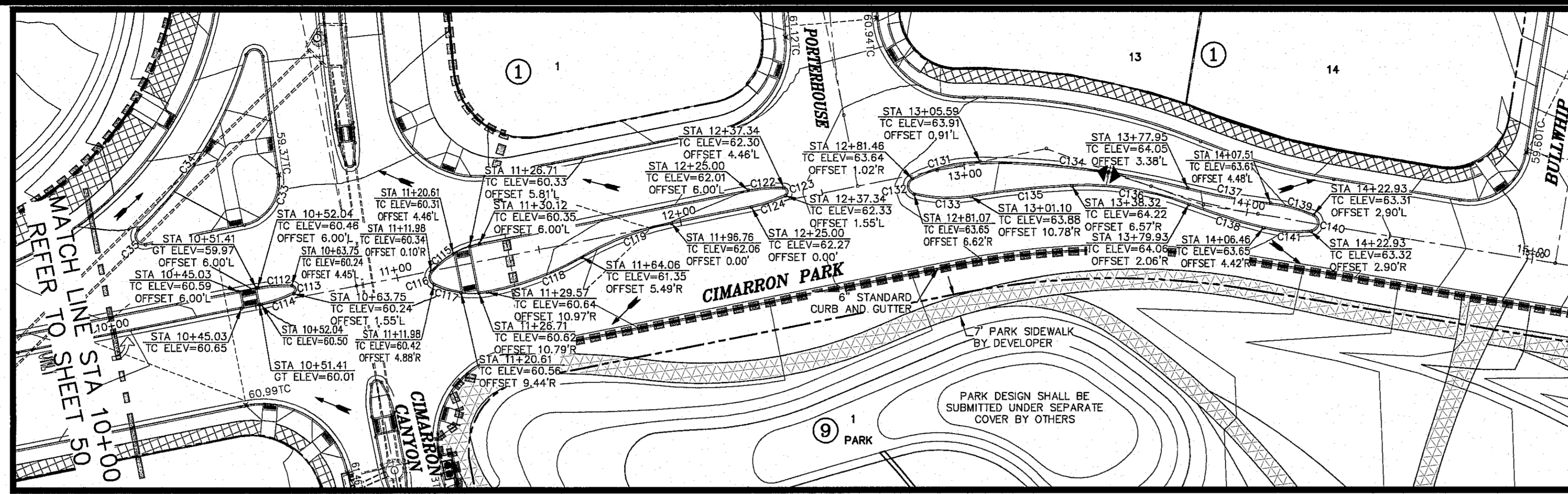
SHEET NO. 51

SHEET REVISIONS 53 OF 131

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1501 West Cimarron Canyon Blvd. El Paso, TX 79901





ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

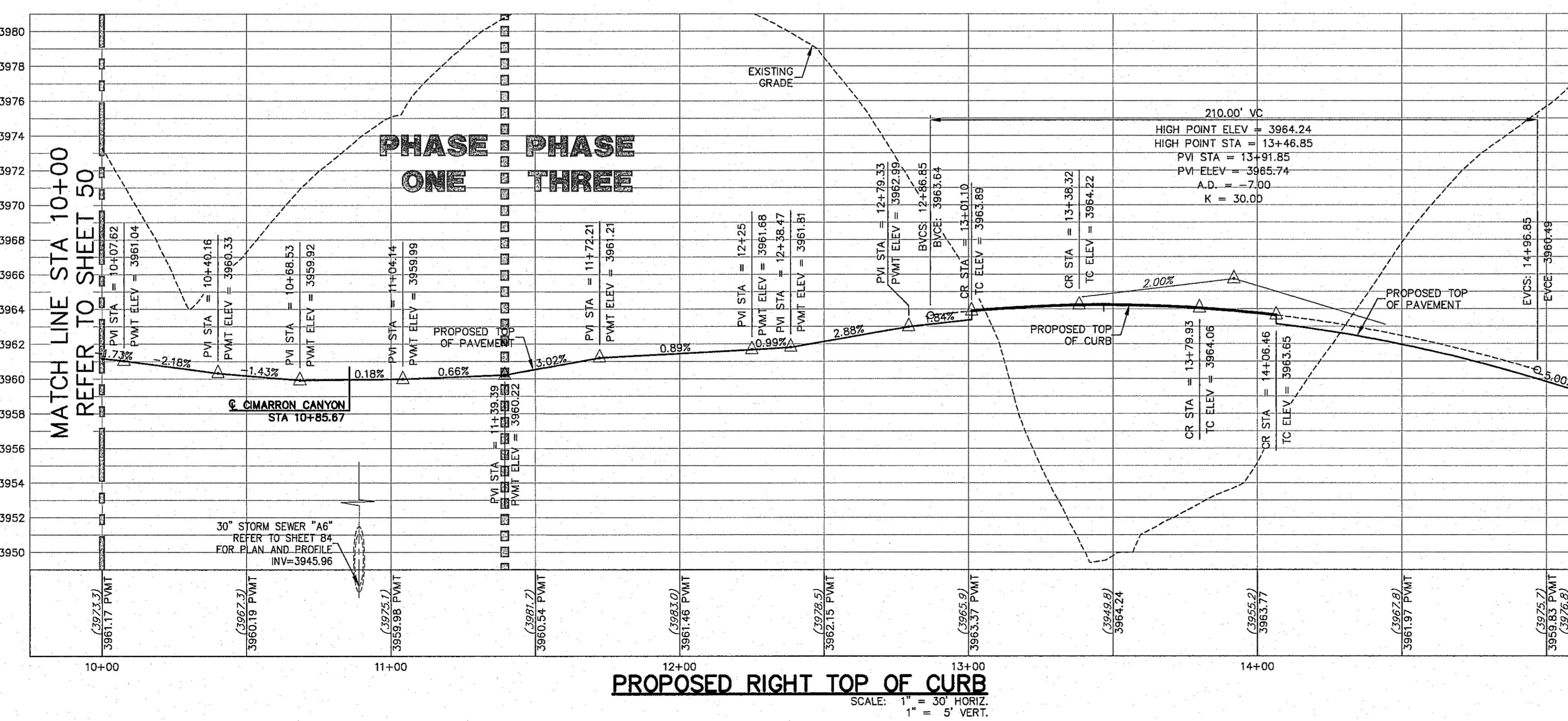
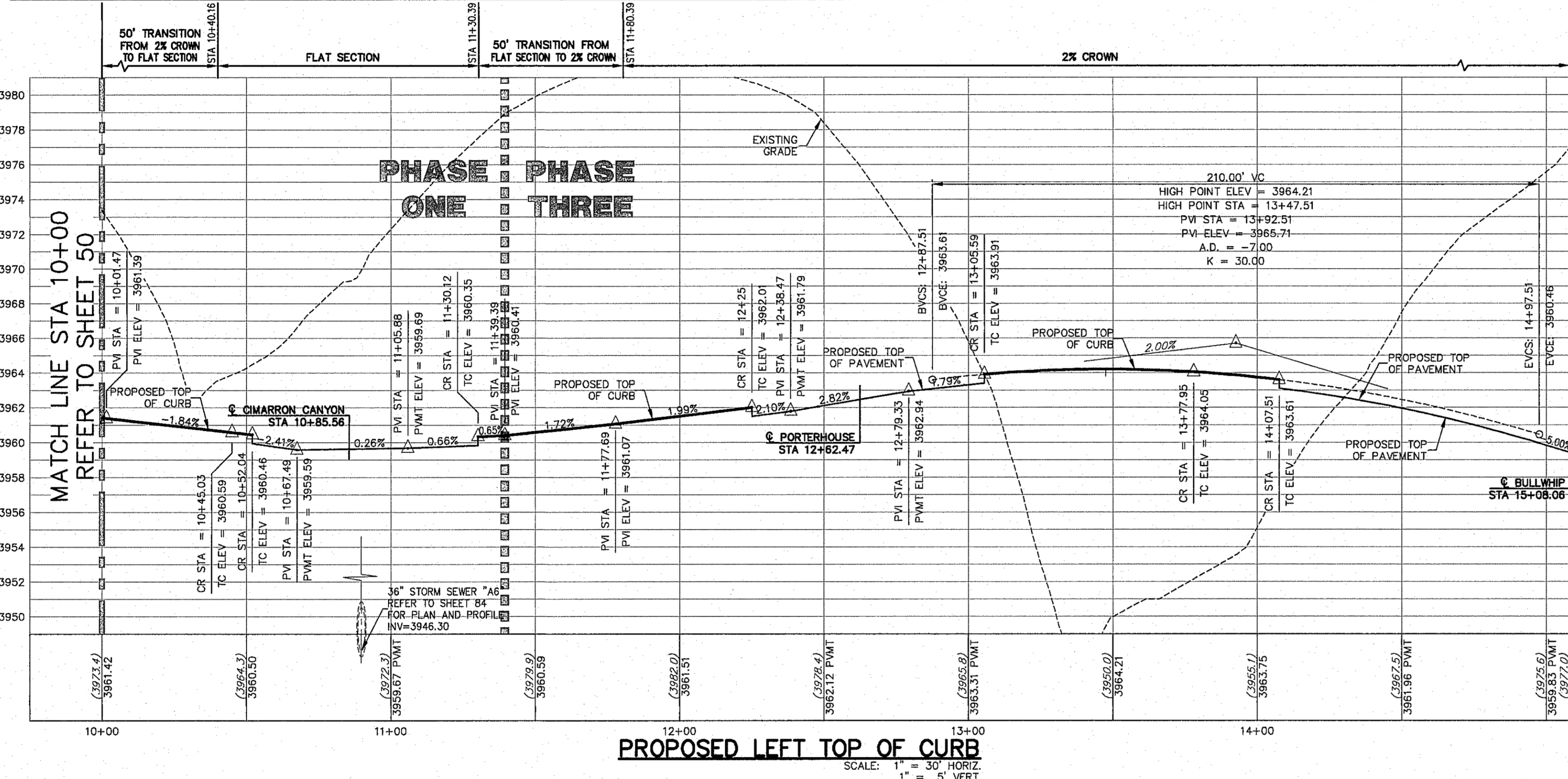
ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	15.00	23.01	14.46	20.82	N77°55'12"W	87°52'56"
C34	133.00	71.80	36.80	70.93	N80°54'42"W	30°55'54"
C35	3.00	7.78	10.65	5.78	N40°17'16"E	148°31'59"
C109	119.00	169.98	103.15	155.89	N74°53'56"W	81°50'25"
C112	50.00	12.47	6.27	12.44	S26°50'07"E	141°71'3"
C113	1.50	3.95	5.89	2.91	S56°01'16"W	151°25'34"
C114	50.00	12.47	6.27	12.44	N41°07'28"W	141°71'3"
C115	30.00	19.49	10.10	19.15	S52°33'12"E	37°12'56"
C116	3.00	5.53	3.95	4.78	N56°00'01"E	105°36'38"
C117	30.00	18.93	9.79	18.61	N14°52'43"W	36°08'51"
C118	100.00	35.10	17.73	34.92	N43°00'33"W	20°06'49"
C119	100.00	33.31	16.81	33.16	S43°31'21"E	19°05'12"
C122	50.00	12.47	6.27	12.44	S26°50'07"E	141°71'3"
C123	1.50	3.95	5.89	2.91	S56°01'16"W	151°25'34"
C124	50.00	12.47	6.27	12.44	N41°07'21"W	141°71'2"
C131	50.00	24.42	12.48	24.22	S36°35'40"E	28°02'12"
C132	3.00	7.26	7.96	5.61	N60°02'12"E	138°42'04"
C133	50.00	19.87	10.07	19.74	N20°41'50"W	22°46'00"
C134	300.00	72.58	36.47	72.41	S15°38'42"E	13°51'44"
C135	311.00	35.08	17.56	35.06	S28°50'58"E	6°27'45"
C136	100.00	41.27	20.94	40.98	S13°47'35"E	23°38'55"
C137	211.34	29.11	14.58	29.09	N12°39'34"W	7°53'29"
C138	211.34	26.99	13.51	26.97	N05°37'40"W	7°19'01"
C139	50.00	15.56	7.84	15.50	S07°41'18"E	17°50'02"
C140	3.00	7.88	11.37	5.80	S78°27'11"W	150°26'58"
C141	50.00	16.61	8.38	16.54	N18°48'15"W	19°02'09"



WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL EL PASO ELECTRIC COMPANY 540-720-0375 TEXAS GAS SERVICE 544-9300 TGS EMERGENCY HOTLINE 562-9411/562-2008 EL PASO WATER 540-5200-1555 EL PASO POLICE 540-5200-1555 TEXAS TURNPIKE EMERGENCY (ETP) 775-7414 TEXAS NATURAL GAS COMPANY 1-800-334-8047 TEXAS EXCAVATION SAFETY SYSTEM (760-487-8277)

LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- 3728.85 PROPOSED TOP OF CURB FINISHED GRADES (3729.2)
- EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- PWMT=08.65 PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- HIGH POINT
- LOW POINT
- POINT OF VERTICAL INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT

FINAL APPROVAL

THE CITY OF EL PASO TEXAS

CSA DESIGN GROUP, INC.

1845 Northwestern Dr. Ste C El Paso, Texas 79912 Tel: (915) 877.4155 Fax: (915) 877.4334 www.csaengineers.com

REGISTERED PROFESSIONAL ENGINEER JOHN C. KARLSRUHER 53878 1/9/17

CSA DESIGN GROUP, INC. - Jan 06, 2017 - 12:29pm
S:\09\1524\Cimarron Canyon Unit One\1524_3rd City Submittal-CURRENT\1524_Sht. 47-51-Cim Park (Sheet 1067).dwg

CSA DESIGN GROUP, INC. 1524 3rd City Submittal Final 1/9/17 3rd City Submittal Final 11/7/16 1st City Submittal 9/15/16

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

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LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- 3728.85 PROPOSED TOP OF CURB FINISHED GRADES (3729.2)
- EXISTING GRADE
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Final Approval

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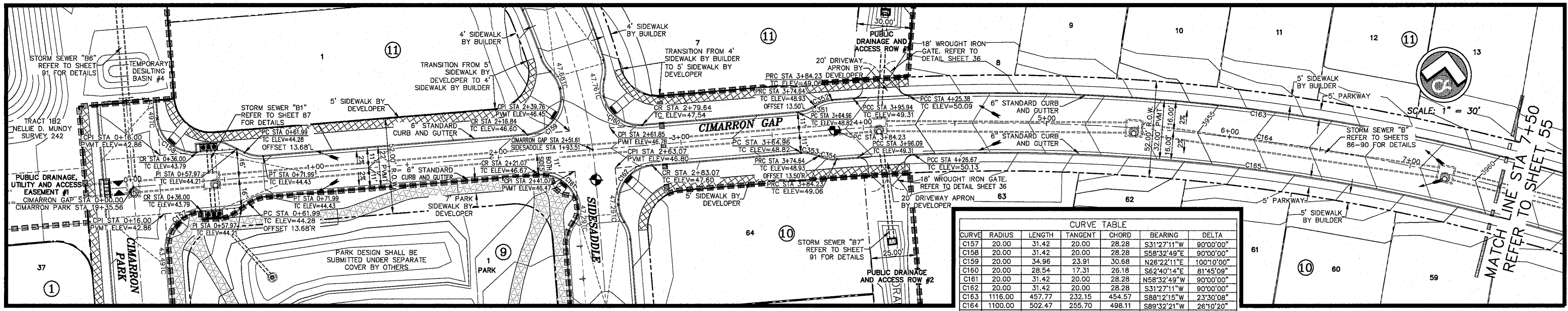
CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

CIMARRON PARK MEDIAN PLAN AND PROFILE

SHEET NO. 52

54 OF 131



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C157	20.00	31.42	20.00	28.28	S31°27'11\"W	90°00'00\"
C158	20.00	31.42	20.00	28.28	S58°32'49\"E	90°00'00\"
C159	20.00	34.96	23.91	30.68	N28°22'11\"E	100°10'00\"
C160	20.00	28.54	17.31	26.18	S62°40'14\"E	81°45'09\"
C161	20.00	31.42	20.00	28.28	N58°32'49\"W	90°00'00\"
C162	20.00	31.42	20.00	28.28	S31°27'11\"W	90°00'00\"
C163	1116.00	457.77	232.15	454.57	S88°12'15\"W	23°30'08\"
C164	1100.00	502.47	235.70	498.11	S89°32'21\"W	26°10'20\"
C165	1084.00	775.42	405.13	758.99	N83°03'15\"W	40°59'07\"
C351	20.00	10.11	5.11	10.00	N81°58'31\"E	28°57'21\"
C352	20.00	10.11	5.11	9.91	S61°50'08\"W	28°40'35\"
C353	20.00	10.11	5.11	10.00	N89°04'08\"W	28°57'21\"
C354	20.00	10.11	5.11	9.91	S88°55'46\"E	28°40'35\"

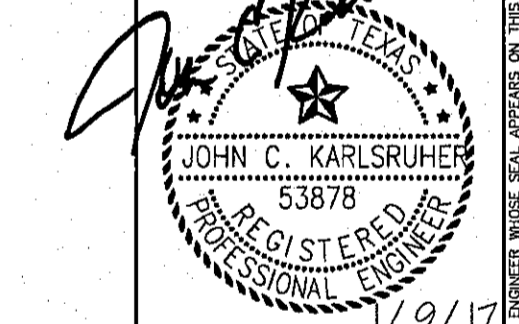
- ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE
- ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
- PARK SIDEWALK BY DEVELOPER
- REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/7/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
1-800-430-7655
544-9300
TEXAS GAS SERVICE
562-3411/562-2003
TGS EMERGENCY HOTLINE
562-3411/562-1555
AFTER HOURS EMERGENCY (EPW)
775-7414
EL PASO NATURAL GAS COMPANY
1-800-334-8047
1-800-649-6277

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csa design group, inc.
Texas Registered Engineering Firm F-9977
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com



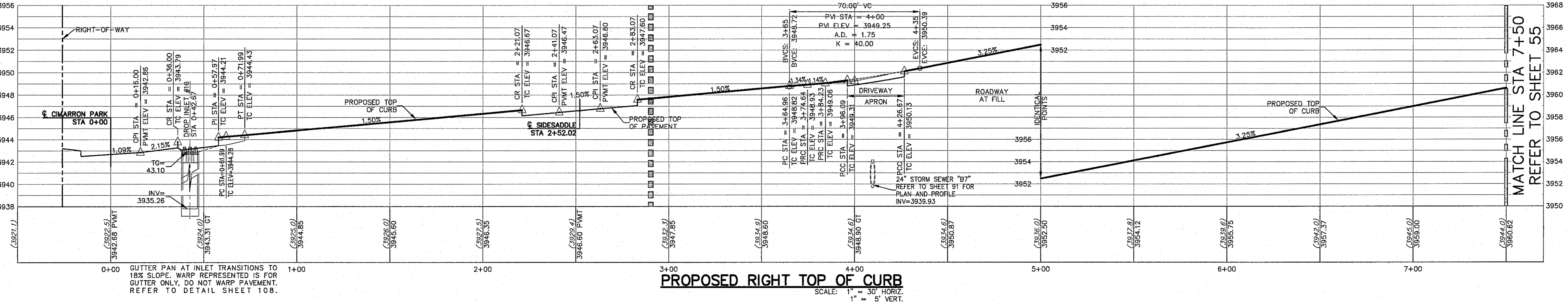
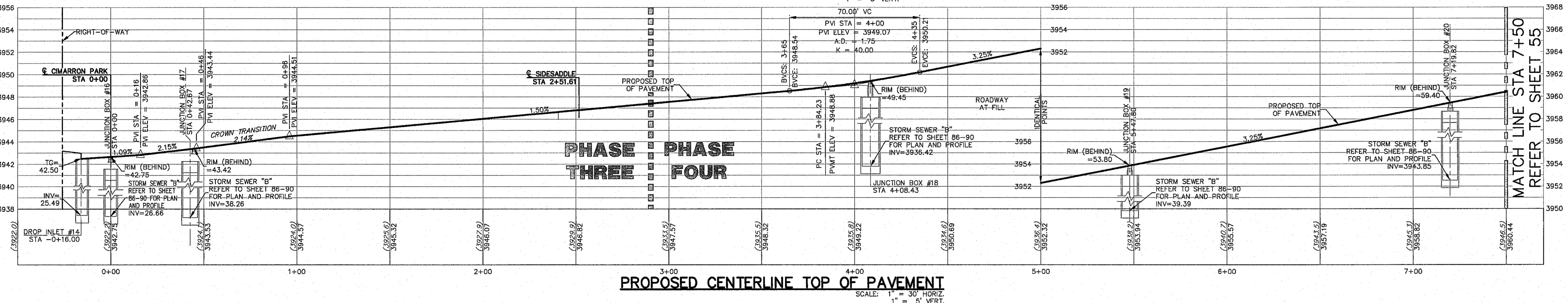
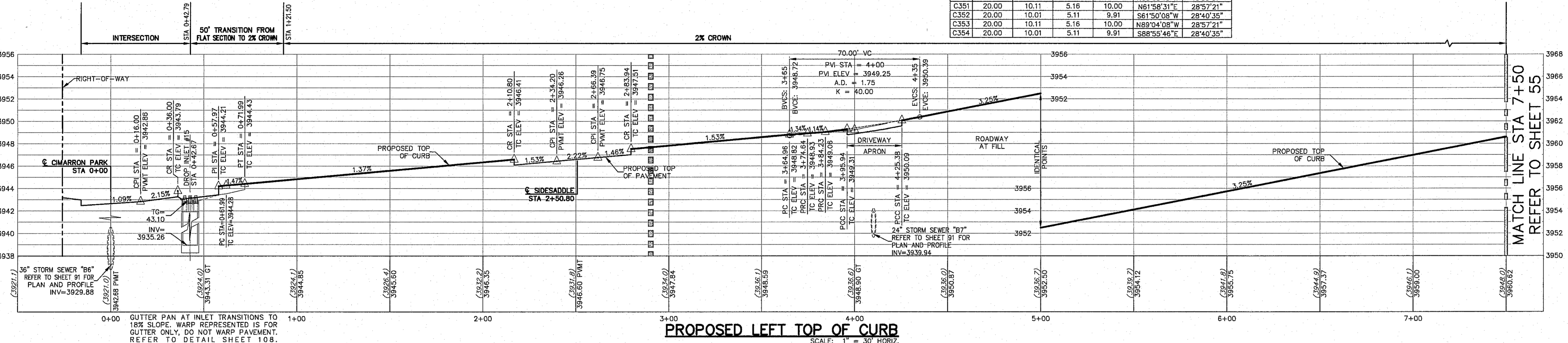
Final Approval

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER SUBDIVISION BOUNDARY LINE
 - 3728.85 FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PVMT=08.65 PROPOSED PAVEMENT ELEVATION
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 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
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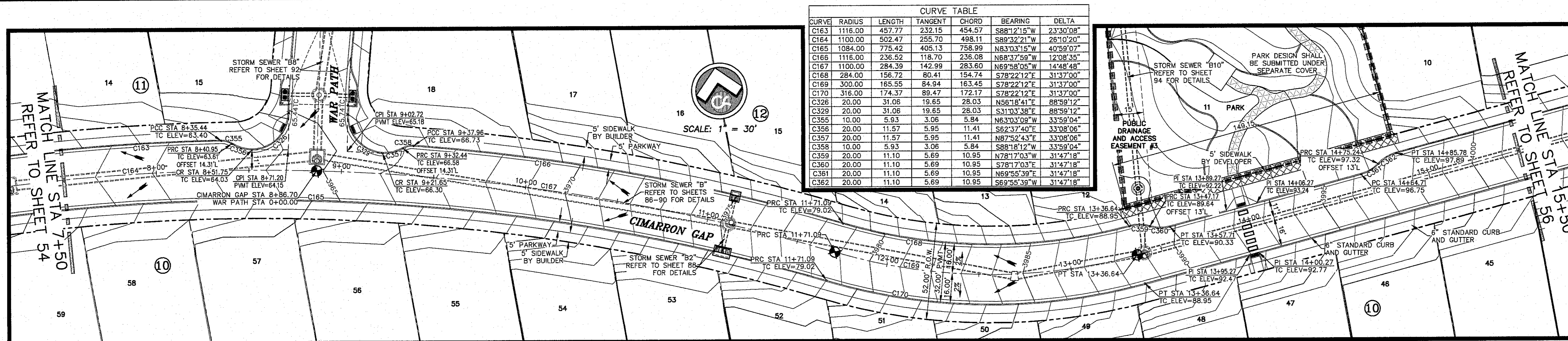
CIMARRON CANYON
UNIT ONE
SUBDIVISION

**CIMARRON GAP
PLAN AND
PROFILE**

COB	1524
DESIGN BY	CSA
COB-3M-DG	9/15/16
DATE	DATE
3/20/2017	CSA
SHEET NO.	54
TOTAL SHEETS	56 OF 131



CSA DESIGN GROUP, INC. - Jan 16, 2017 - 12:17pm
S:\Draw\1534 Cimarron Canyon Unit One\1534 Unit One.dwg
1534 Unit One.dwg



NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitter Find	JCK
2	11/20/16	2nd City Submitter	DAE
1	9/15/16	1st City Submitter	DAE

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

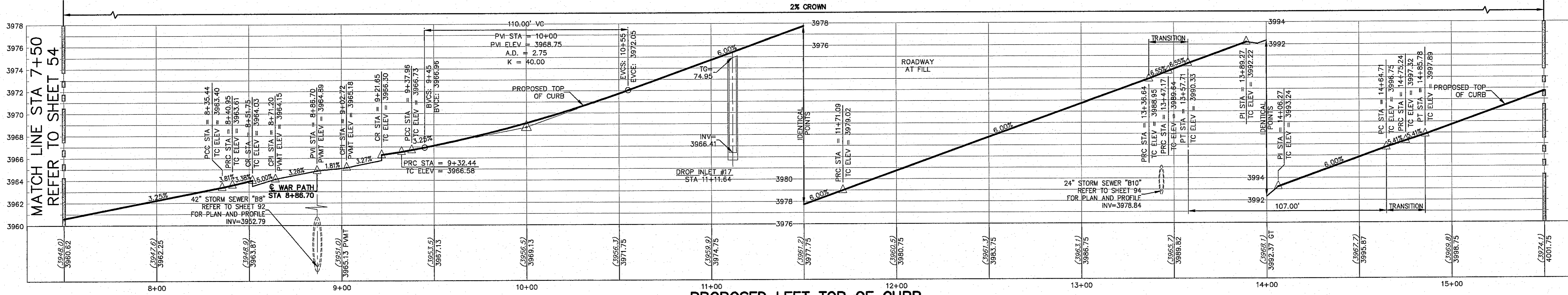
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HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS



ALL PROFILES SHOWN ON THIS SHEET PHASE FOUR CONSTRUCTION

WARNING! BEFORE YOU DIG CALL BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 580-2010

EL PASO WATER 580-2010

TEXAS GAS SERVICE 544-6300

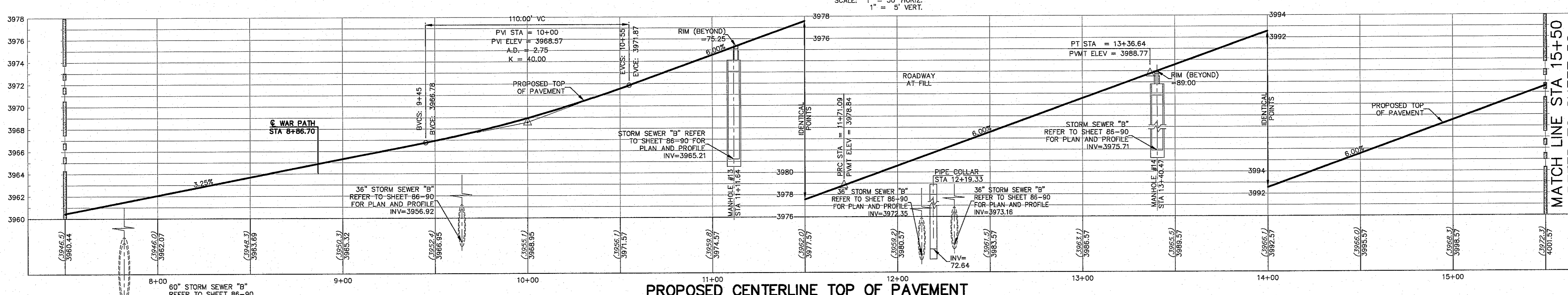
TGS EMERGENCY HOTLINE 562-8411/562-2003

TEXAS NATURAL GAS COMPANY 894-7414

TIME WARNER (CABLE) 894-7414

EL PASO NATURAL GAS COMPANY 1-800-358-8047

TEXAS EXCAVATION SAFETY SYSTEM 1-800-437-7777

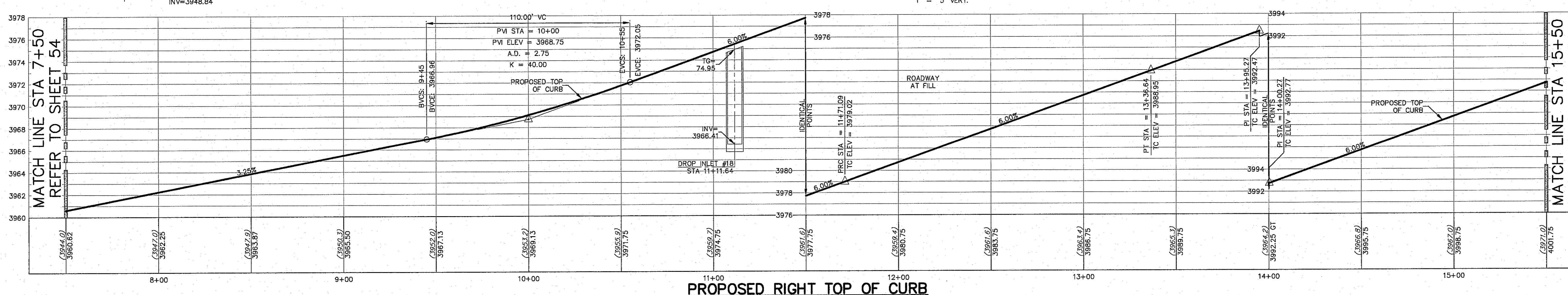


Final Approval

UNIVERSITY OF TEXAS

JOHN C. KARLSRUHER 53878 REGISTERED PROFESSIONAL ENGINEER 1/9/17

csa design group, inc. Texas Registered Engineering Firm #987 1845 Northwestern Dr. Ste C El Paso, Texas 79912 tel (915) 877.4155 fax (915) 877.4334 www.csaengineers.com



LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- PROPOSED TOP OF CURB FINISHED GRADES
- EXISTING GRADE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
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- HIGH POINT
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- POINT OF VERTICAL INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT

GOB 1524

DESIGN BY 9/15/16

COB-SM-DC

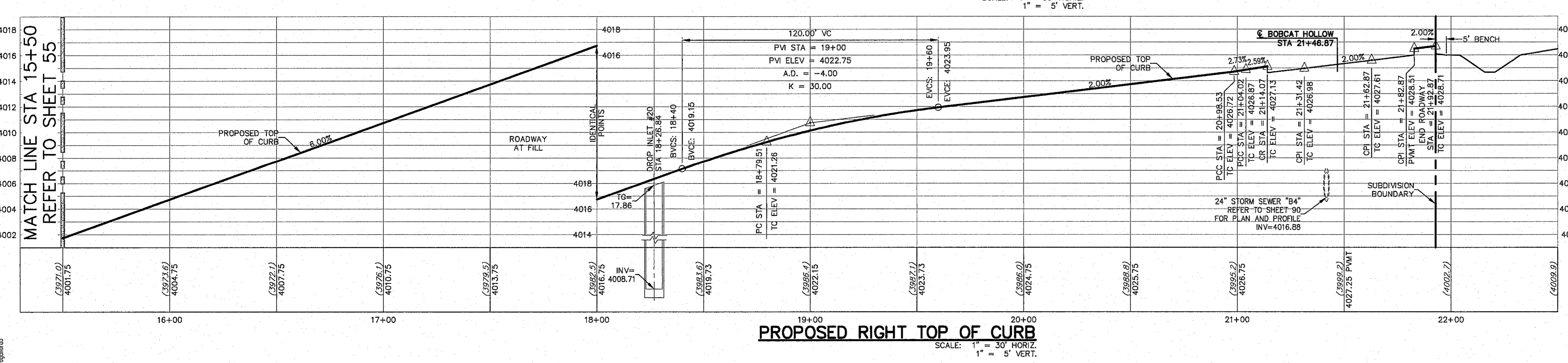
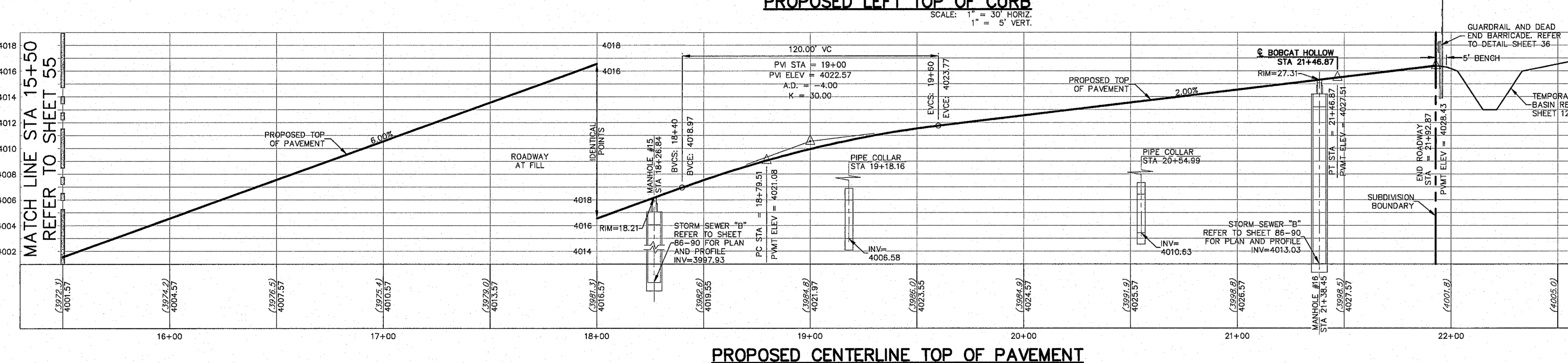
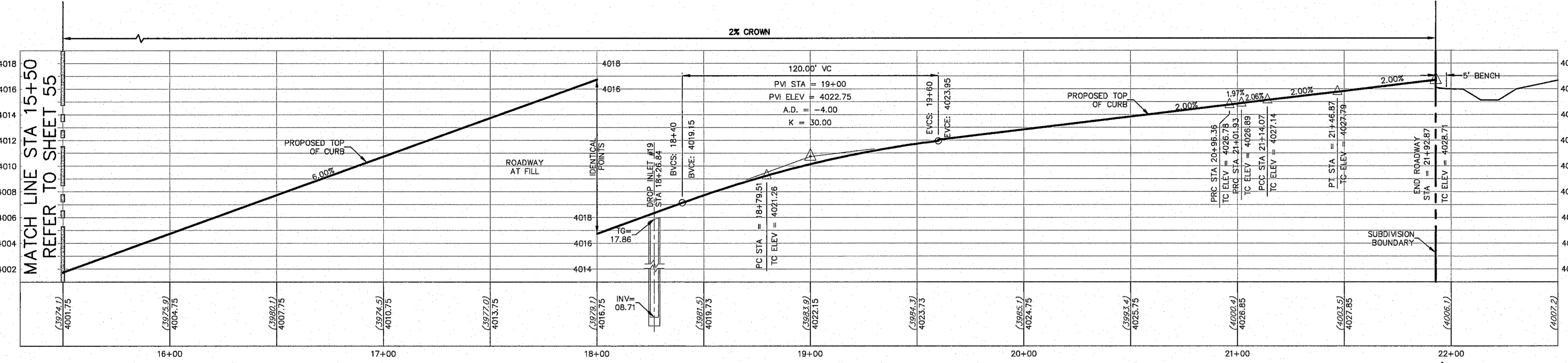
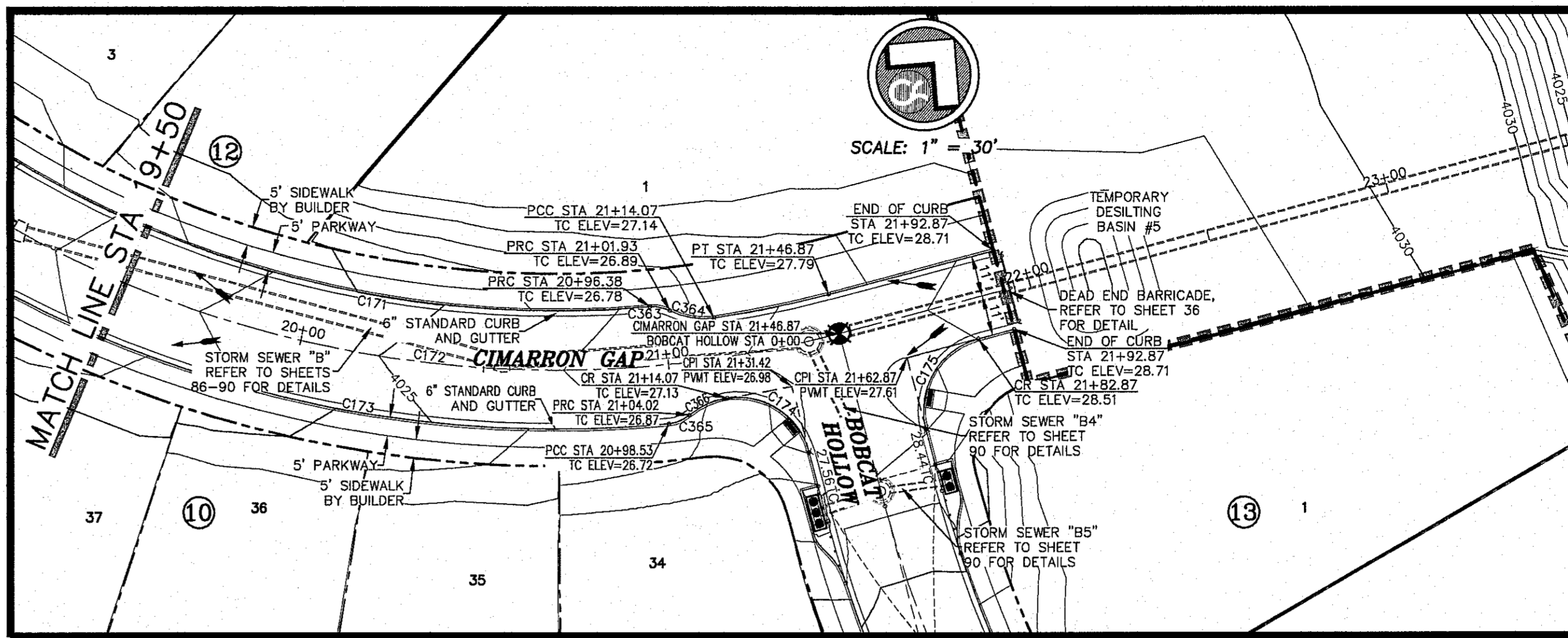
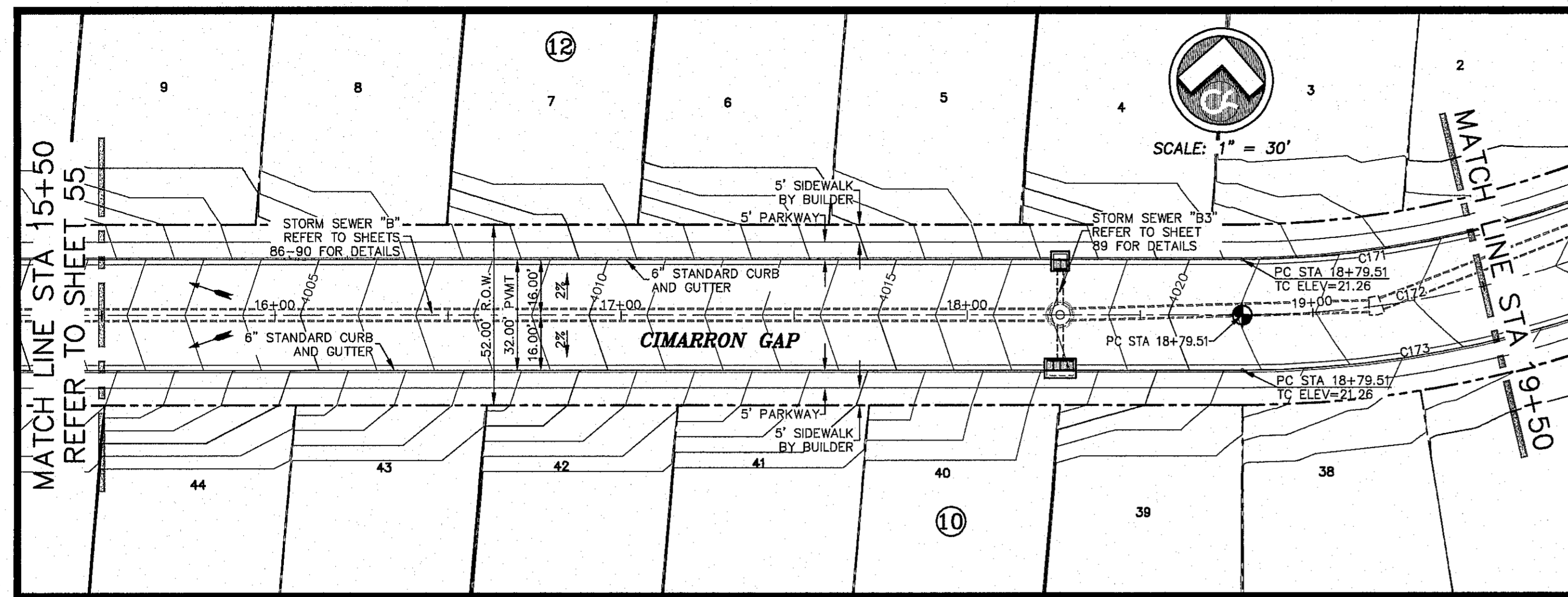
DAE AS NOTED

PROVED BY

SHEET NO. 55

SHEET SEQUENCE 57 OF 131

© CSA DESIGN GROUP, INC. - Jun 06, 2017 - 12:00pm
 S:\Users\1321\Cimarron Canyon Unit One\1321_3rd City Submitter-CURRENT\1321_S4-S6-Cm Exp (Sheet R4P)DWG.dwg



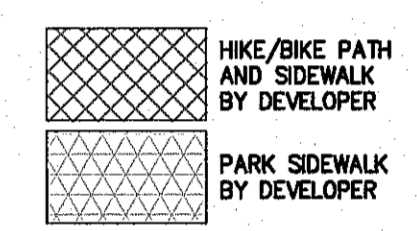
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C171	284.00	205.30	107.37	200.86	N65°06'46"E	41°25'05"
C172	300.00	267.35	143.29	258.59	N80°17'23"E	51°03'37"
C173	316.00	230.70	120.76	225.61	N64°54'27"E	41°49'45"
C174	20.00	29.19	17.89	26.67	S82°57'00"W	83°37'22"
C175	20.00	31.42	20.00	28.28	S10°14'19"E	90°00'00"
C363	10.00	5.57	2.86	5.50	S60°21'23"W	31°54'19"
C364	20.00	12.32	6.36	12.12	N58°40'02"E	35°17'01"
C365	10.00	6.13	3.16	6.03	N26°26'32"E	35°06'03"
C366	20.00	11.26	5.78	11.11	S25°00'55"W	32°14'48"

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

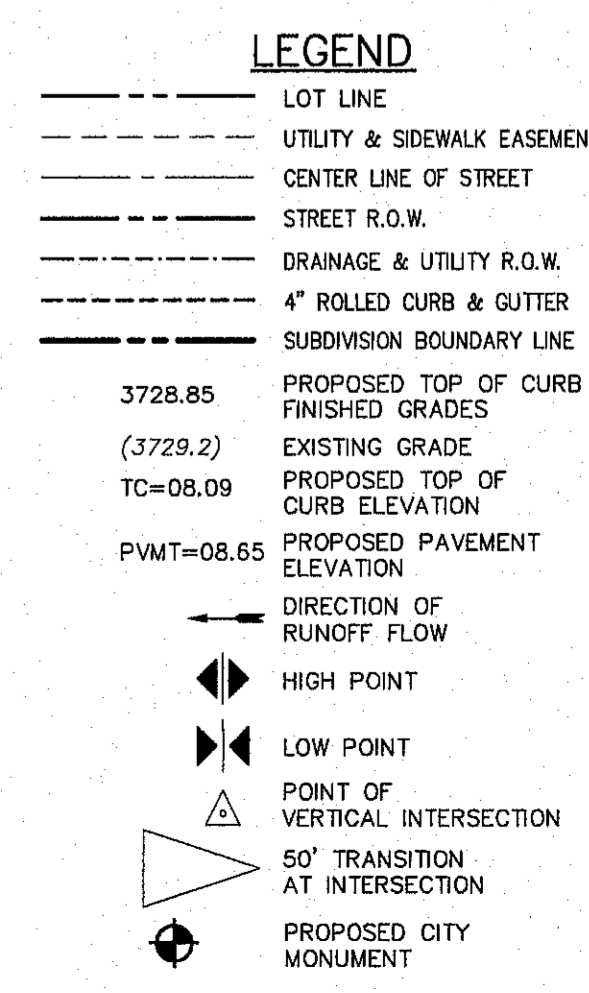
ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

ALL PROFILES SHOWN ON THIS SHEET PHASE FOUR CONSTRUCTION



NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY 562-5400

EL PASO GAS SERVICE 562-5400

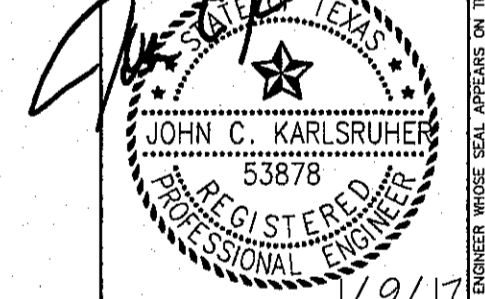
TDS EMERGENCY HOTLINE 562-3411

TELEPHONE COMPANY 562-5400

EL PASO NATURAL GAS COMPANY 1-800-334-8047

EL PASO EXCAVATION SAFETY SYSTEM 1-800-848-4877

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 El Paso, Texas 79912
 Tel: (915) 877.4155
 Fax: (915) 877.4334
 www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

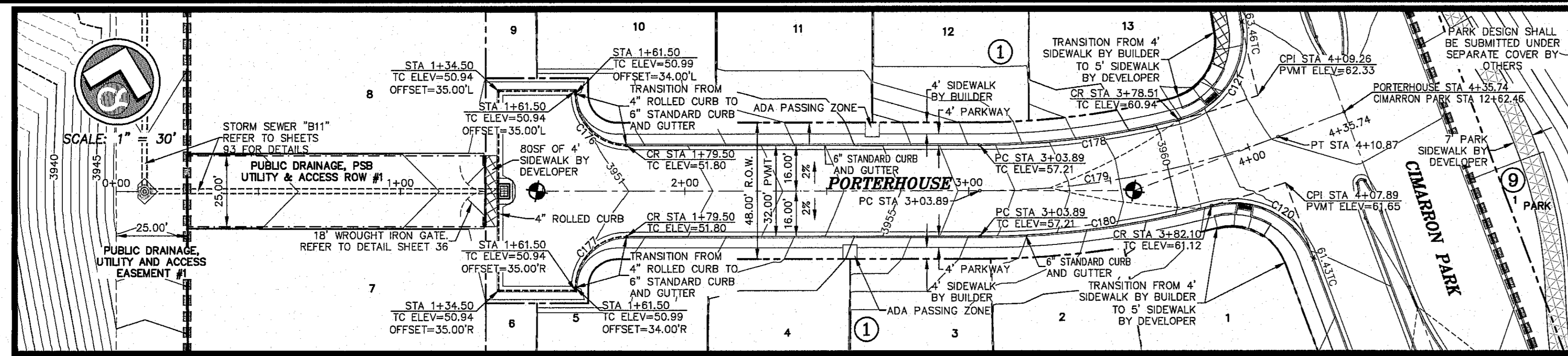
SHEET TITLE

CIMARRON GAP PLAN AND PROFILE

COB	1524
COB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	AS SHOWN

SHEET NO. **56** OF 131

© CSA DESIGN GROUP, INC. - Jan 08, 2017 - 1:20pm
 S:\09\1524\Cimarron Canyon Unit One\1524-01-56-01-Cur-Cap (Final) RWG.dwg
 1524-01-56-01-Cur-Cap (Final) RWG.dwg



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



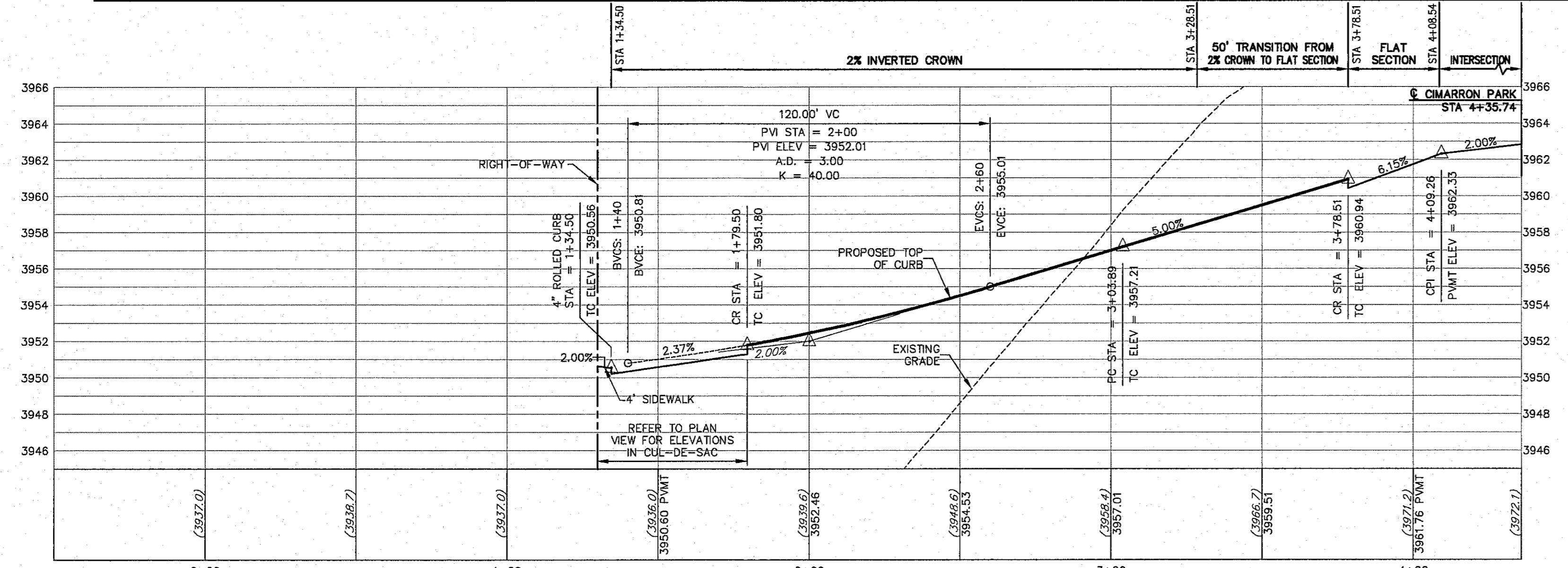
ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

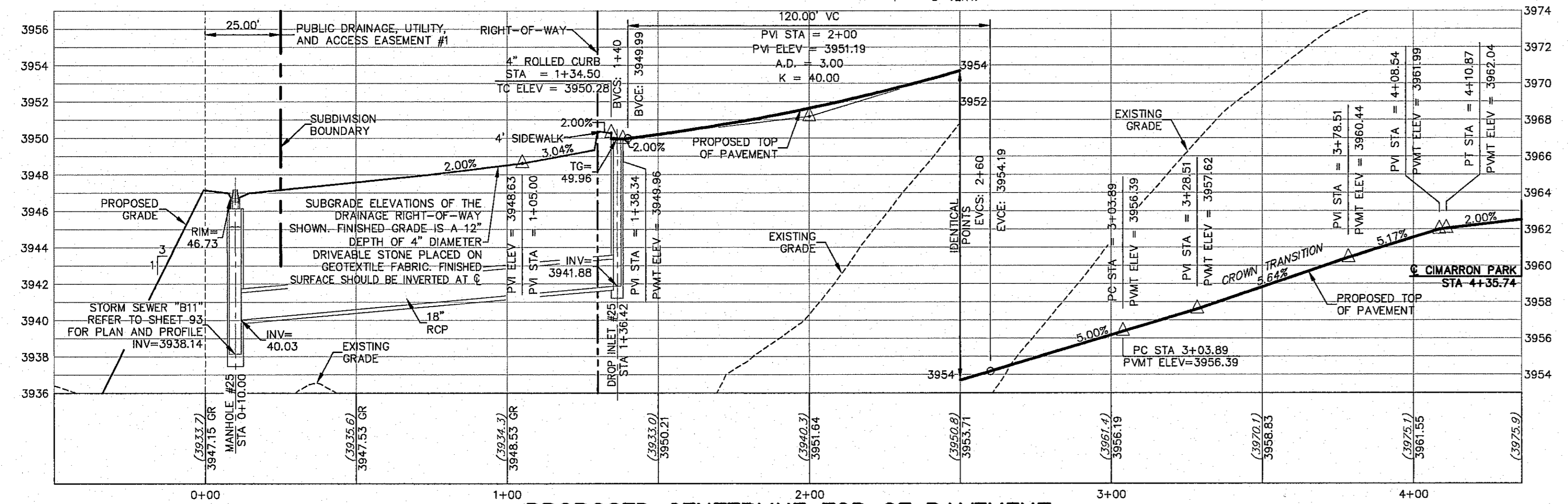
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C120	30.00	44.25	27.25	40.34	N78°13'53"W	84°30'18"
C121	30.00	44.91	27.86	40.83	N191°8'54"E	85°46'14"
C176	18.00	28.27	18.00	25.46	S58°32'48"E	90°00'01"
C177	18.00	28.27	18.00	25.46	S31°27'12"W	89°59'59"
C178	284.00	70.65	35.51	70.47	N69°19'36"E	14°15'10"
C179	300.00	106.98	54.06	106.42	N66°14'14"E	20°25'55"
C180	316.00	82.38	41.43	82.15	N68°59'05"E	14°56'13"

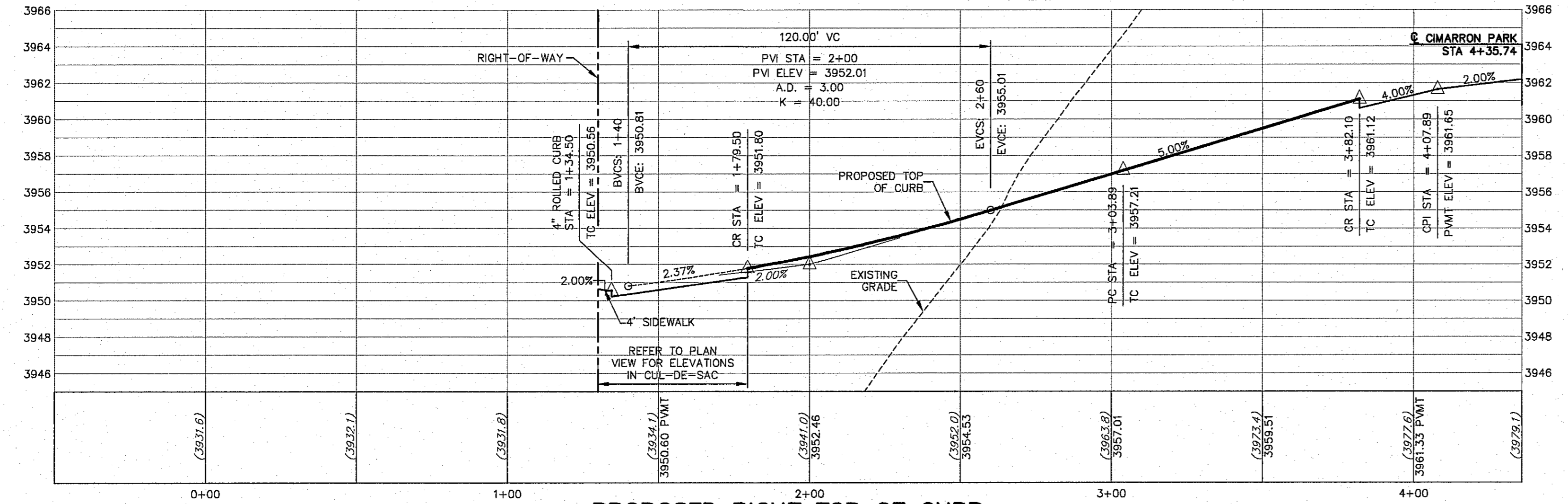
ALL PROFILES SHOWN ON THIS SHEET PHASE THREE CONSTRUCTION



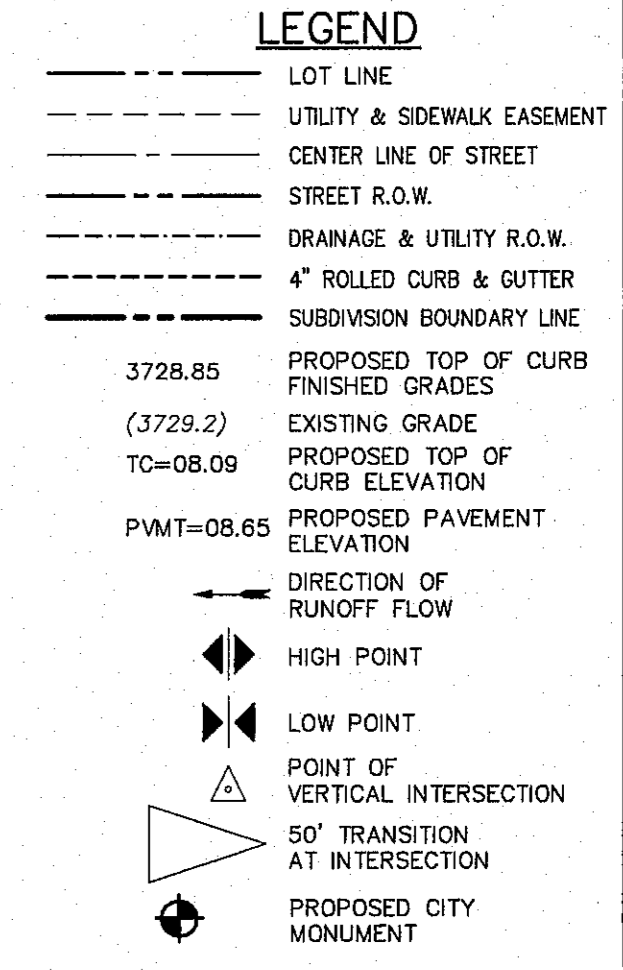
PROPOSED LEFT TOP OF CURB
SCALE: 1" = 30' HORIZ, 1" = 5' VERT.



PROPOSED CENTERLINE TOP OF PAVEMENT
SCALE: 1" = 30' HORIZ, 1" = 5' VERT.



PROPOSED RIGHT TOP OF CURB
SCALE: 1" = 30' HORIZ, 1" = 5' VERT.

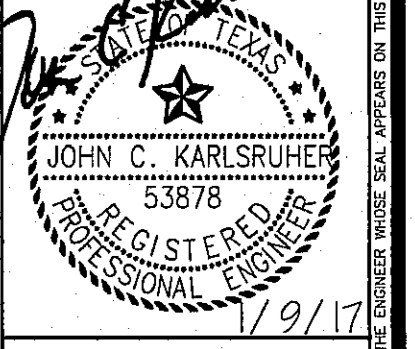


NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUNDS IN IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 545-9720
TEXAS GAS SERVICE 544-9300
TEXAS EMERGENCY HOTLINE 562-9411/562-2003
EL PASO WATER (PUB) 1-800-DIG-TESS
TIME WARNER (CABLE) 776-7416
EL PASO NATURAL GAS COMPANY 1-800-334-9047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-700-1925
COP-8077

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tel [915] 877.4155
fax [915] 877.4334
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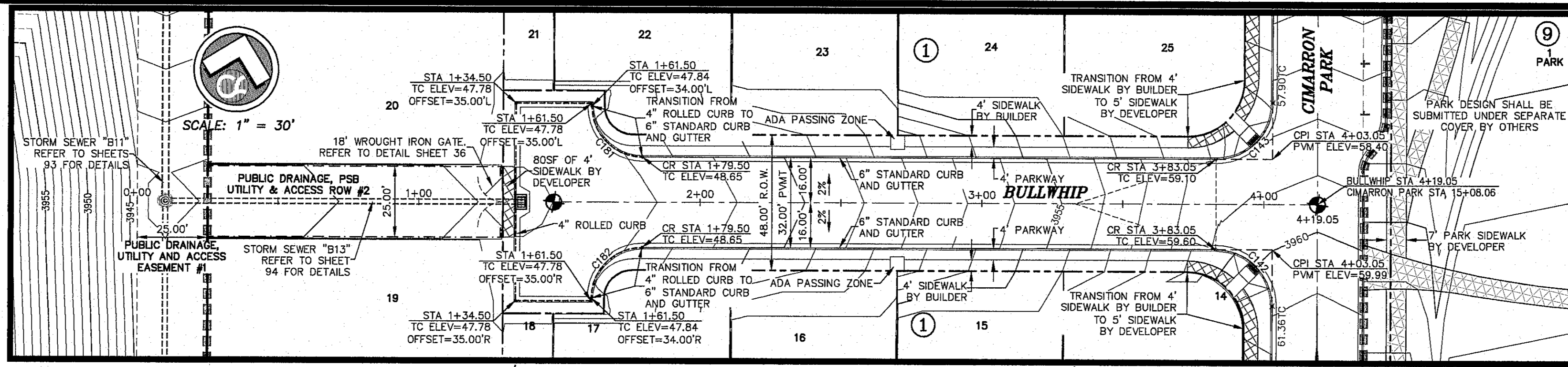


CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE
PORTERHOUSE PLAN AND PROFILE

DOB	1524
DESIGN BY	JCK
DOB-SM-DG	9/15/16
DRAWN BY	DAE
DATE	AS NOTED
DESIGNED BY	DAE
SHEET NO.	57
SHEET QUANTITY	59 OF 131





ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

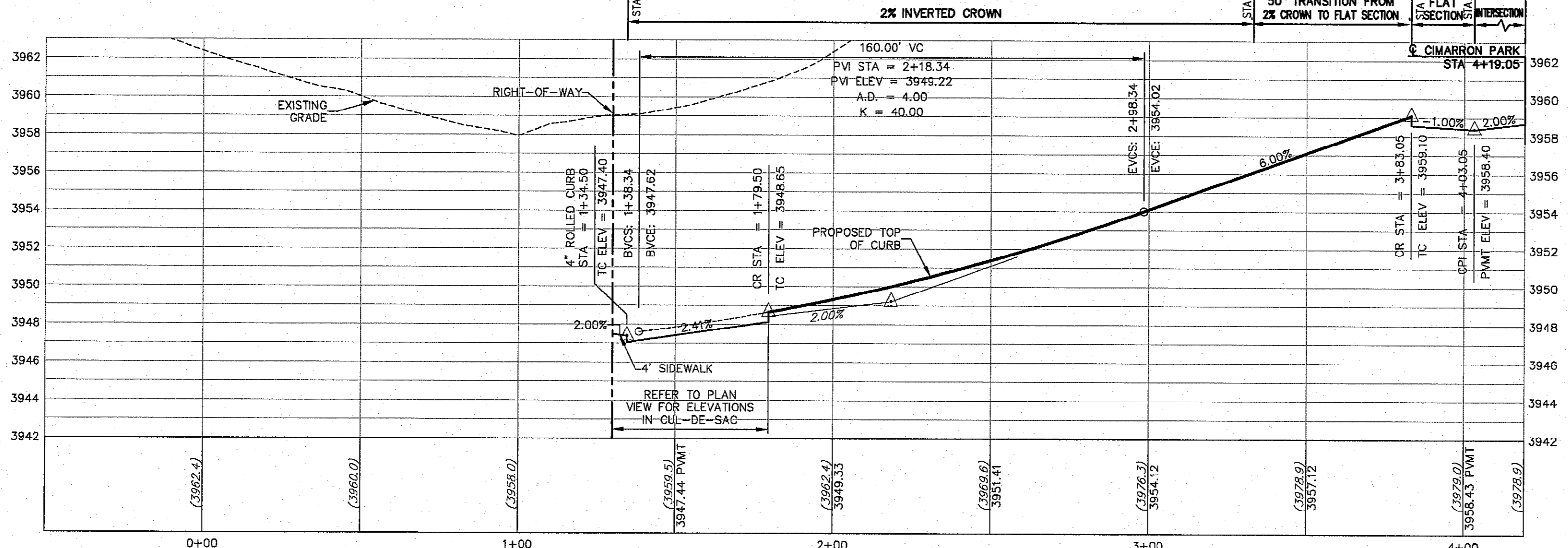
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE

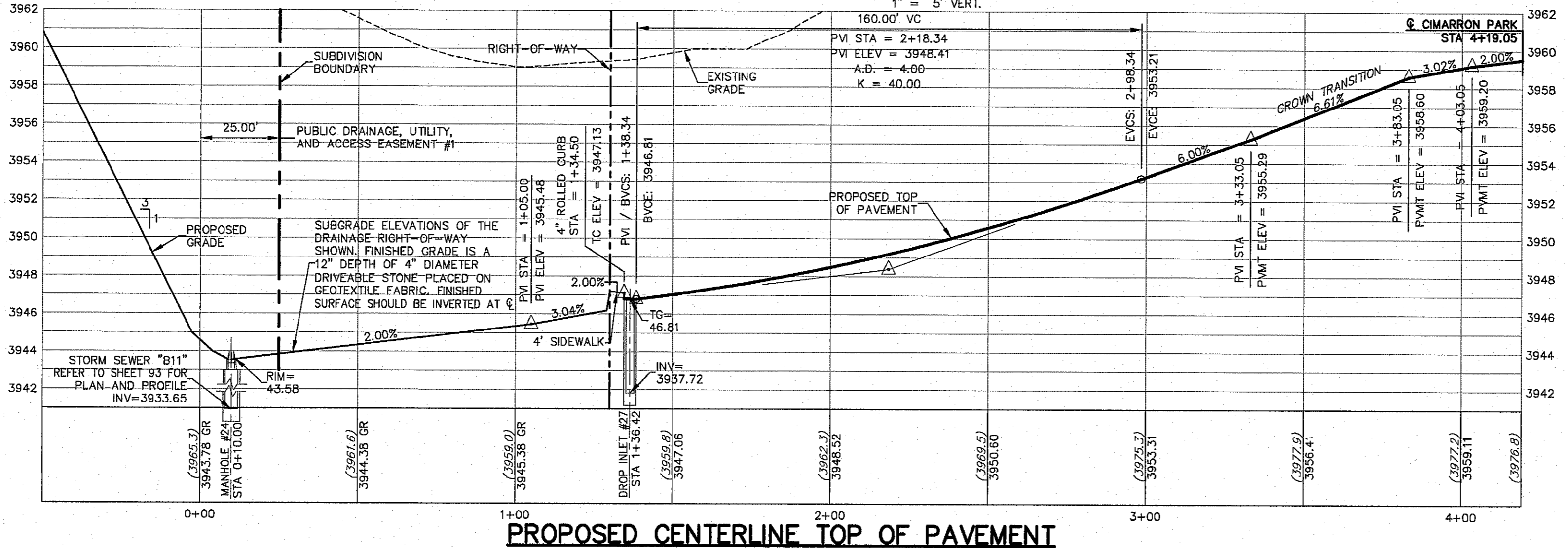
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C142	20.00	31.42	20.00	28.28	N58°32'49"W	90°00'00"
C143	20.00	31.42	20.00	28.28	N31°27'11"E	90°00'00"
C181	18.00	28.27	18.00	25.46	S58°32'48"E	90°00'01"
C182	18.00	28.34	18.06	25.50	S31°33'00"W	90°11'35"

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BULLWHIP LANDING DRIVE. ELEVATION = 3978.65 (EL PASO CITY DATUM)

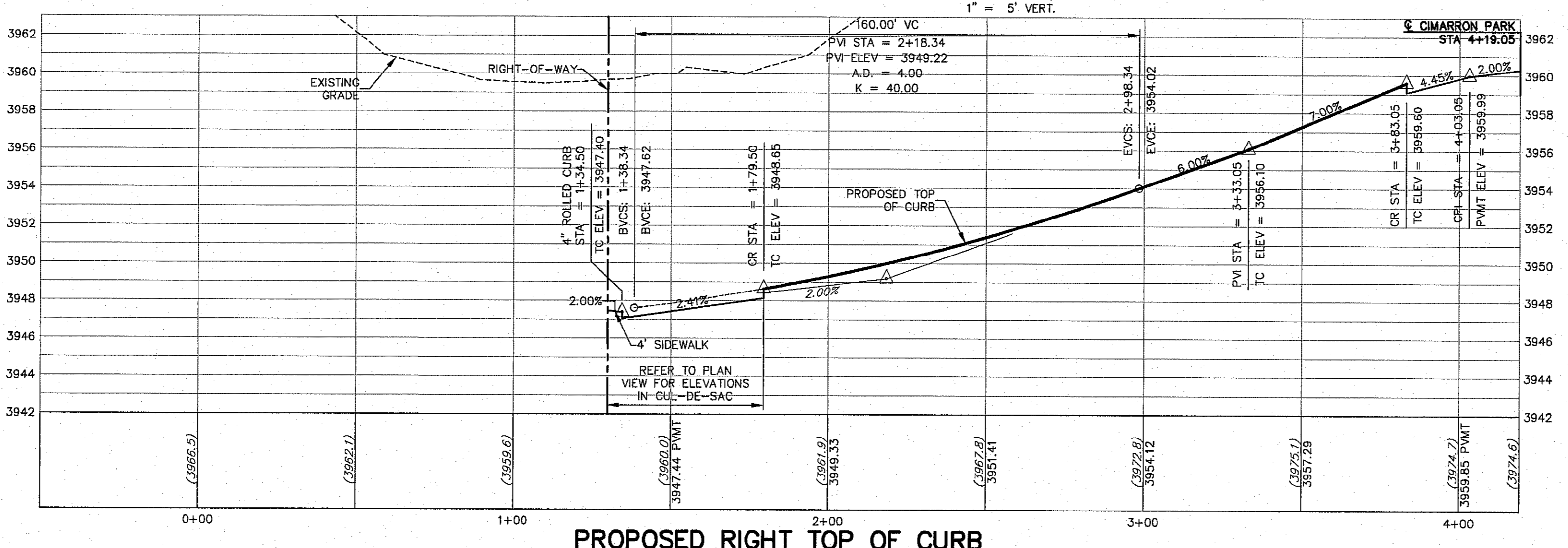
NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK



PROPOSED LEFT TOP OF CURB



PROPOSED CENTERLINE TOP OF PAVEMENT



PROPOSED RIGHT TOP OF CURB

ALL PROFILES SHOWN ON THIS SHEET PHASE THREE CONSTRUCTION

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
945-5700
EL PASO WATER
544-6300
TEXAS GAS SERVICE
562-9411/562-2003
TGS EMERGENCY HOTLINE
1-800-DIG-TESS
AFTER HOURS EMERGENCY (EPW)
775-7414
TIME WARNER CABLE
1-800-334-8047
TEXAS NATURAL GAS COMPANY
1-800-252-8277

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tel (915) 877-4155
fax (915) 877-4334
www.csaengineers.com



CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

BULLWHIP PLAN AND PROFILE

DOB	1524
DOB-SM-BT	38
DOB-SM-DC	9/15/16
DATE	DATE
DAE	AS NOTED
CHECKED BY	SCALE

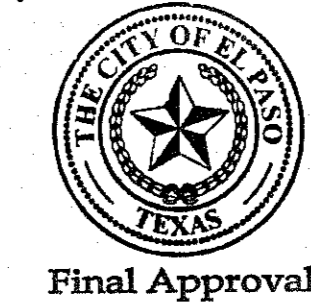
DRY 10/17/16

58

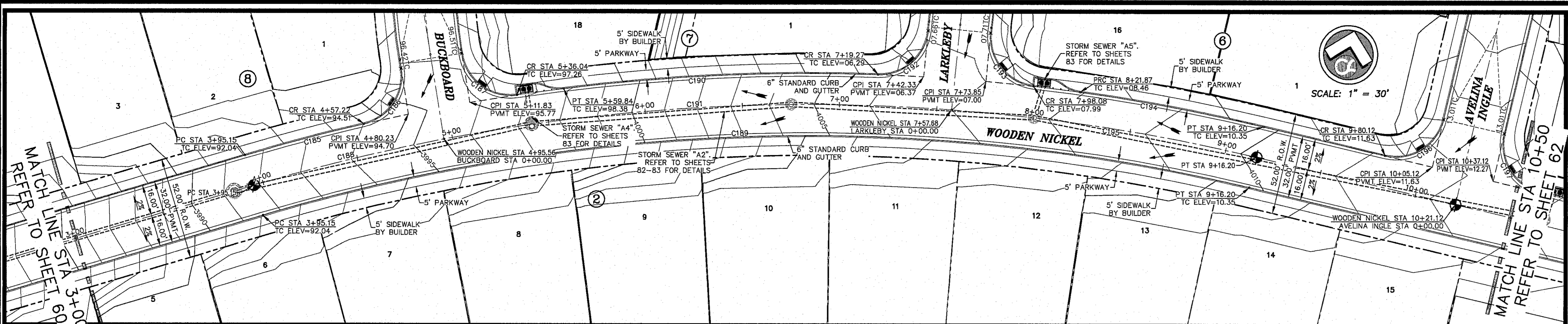
SHEET SEQUENCE

60 of **131**

- LEGEND**
- LOT LINE
 - - - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - - - DRAINAGE & UTILITY R.O.W.
 - - - 4" ROLLED CURB & GUTTER
 - - - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PVMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▲ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - ▲ 50' TRANSITION AT INTERSECTION
 - ▲ PROPOSED CITY MONUMENT



Final Approval



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMP, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

H/W/SIDE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE

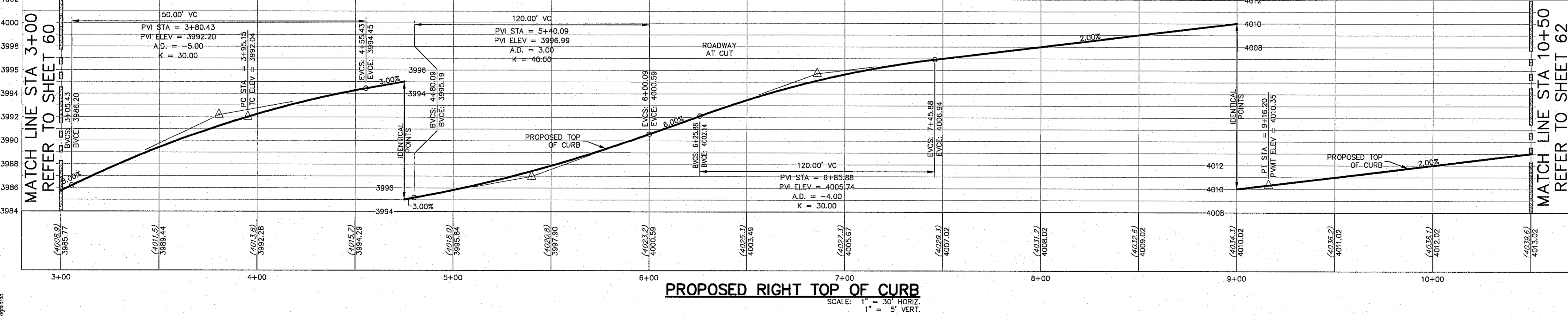
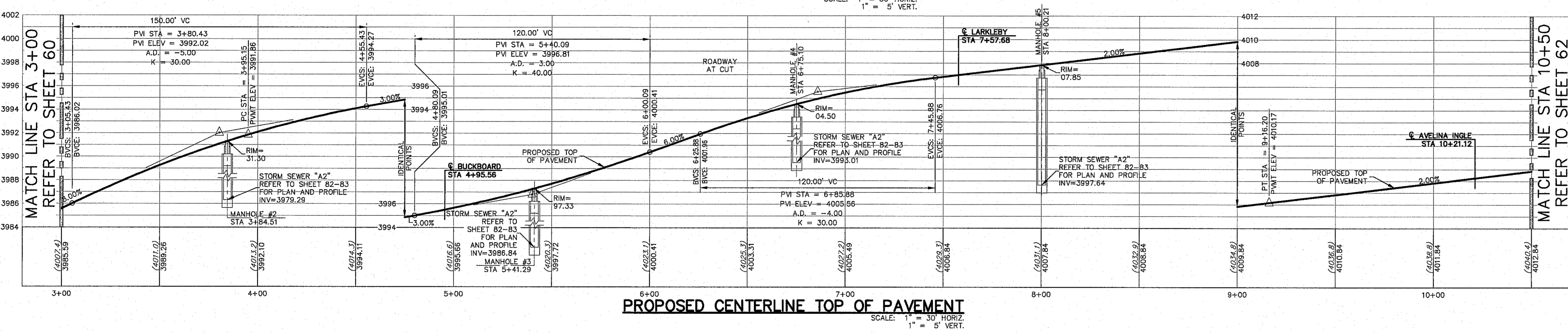
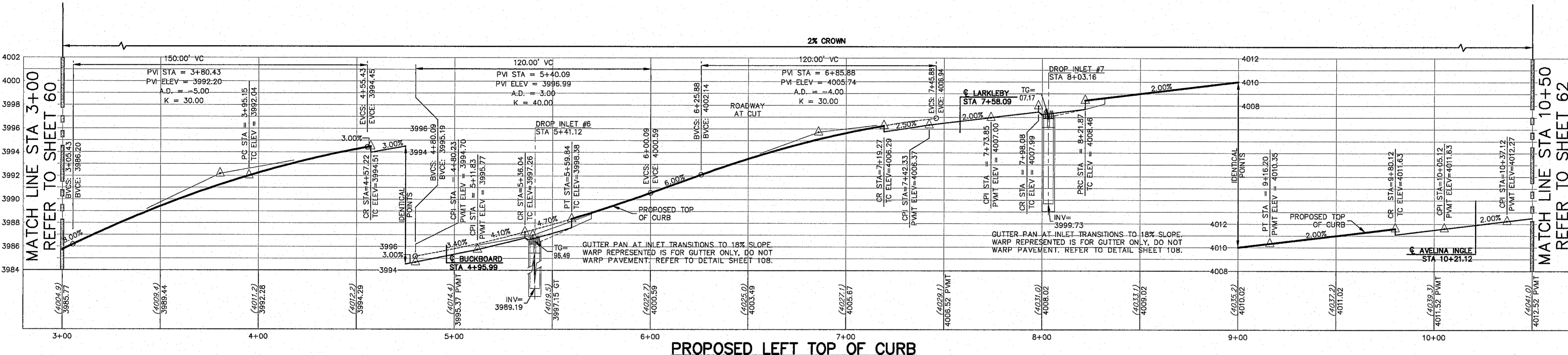
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C185	1016.00	63.06	31.54	63.05	S61°55'28"W	3°33'23"
C186	25.00	37.62	23.40	34.17	N20°35'48"E	86°12'43"
C187	25.00	39.52	26.25	35.53	S66°29'43"E	90°34'20"
C188	1000.00	100.41	50.25	100.36	S63°01'22"W	5°45'10"
C189	984.00	512.71	282.32	506.93	S75°04'23"W	29°51'14"
C190	1016.00	182.01	81.18	181.84	S74°08'55"W	9°03'11"
C191	1000.00	262.13	131.82	261.38	S73°24'30"W	15°01'07"
C192	25.00	37.67	23.45	34.20	N35°33'18"E	86°19'25"
C193	25.00	38.90	24.64	35.10	S52°11'3"E	89°09'38"
C194	1016.00	95.76	47.92	95.73	S87°17'59"W	5°24'01"
C195	1000.00	158.51	79.42	158.35	S85°27'32"W	9°04'56"
C196	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C197	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"

BENCHMARK: CITY MONUMENT AT THE CENTRELINE INTERSECTION OF NORTHERN PASS DRIVE AND WOODEN NICKEL DRIVE
ELEVATION = 3983.5 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

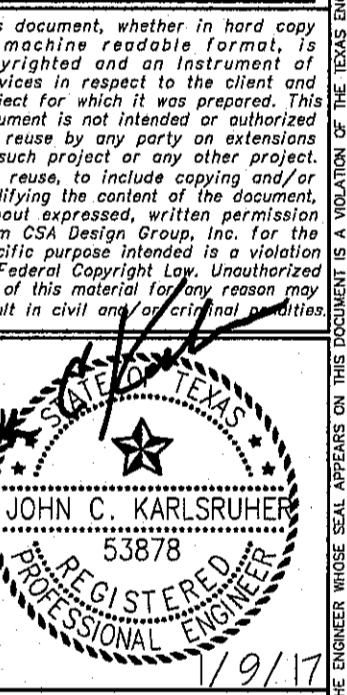
BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
1-800-426-TESS
444-6300
TEXAS GAS SERVICE
656-9411/656-2903
TGS EMERGENCY HOTLINE
656-9411/656-1555
AFTER HOURS EMERGENCY (EPW)
775-7414
EL PASO NATURAL GAS COMPANY
1-800-534-5047
1-800-644-8879



**ALL PROFILES SHOWN
ON THIS SHEET
PHASE ONE
CONSTRUCTION**

LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- PROPOSED TOP OF CURB FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- PWMT=08.65 PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- HIGH POINT
- LOW POINT
- POINT OF VERTICAL INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT



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El Paso, Texas 79912
Tel: (915) 877.4155
Fax: (915) 877.4334
www.csaengineers.com

**CIMARRON CANYON
UNIT ONE
SUBDIVISION**

SHEET TITLE

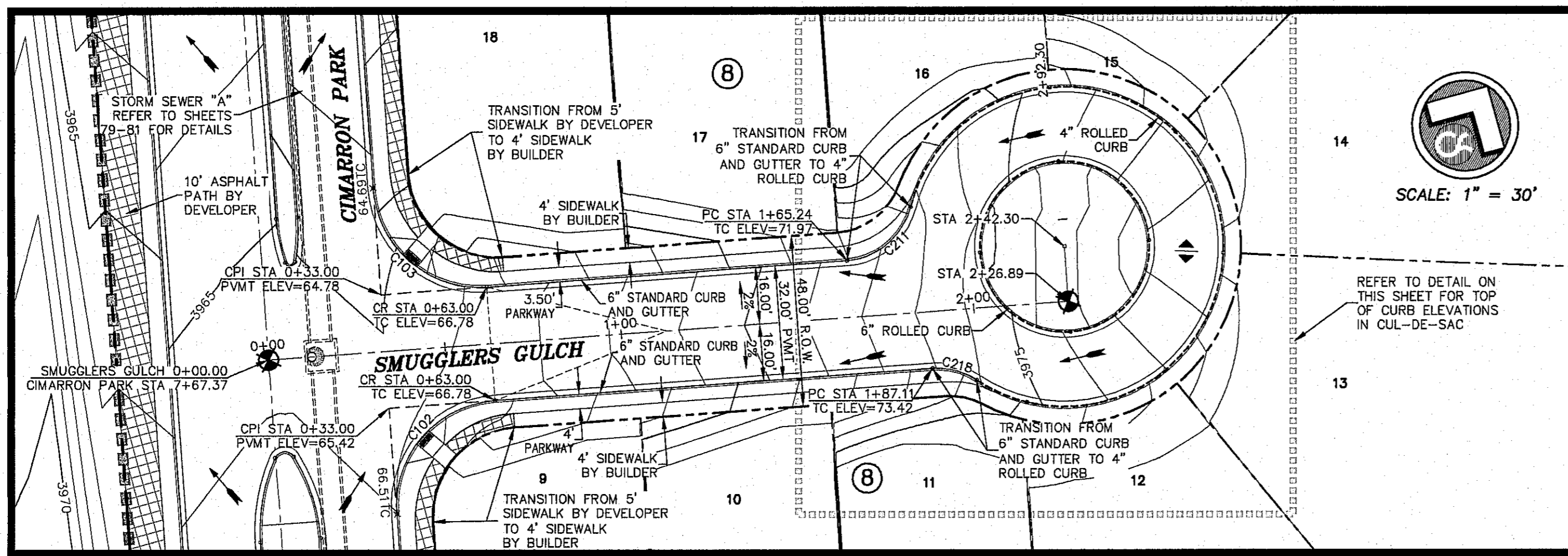
**WOODEN
NICKEL PLAN
AND PROFILE**

GOB	1524
DATE BY	08/16
GOB-SM-DG	9/15/16
DRAWN BY	DAE
CHECKED BY	DAE
DESIGNED BY	JCK
DATE	9/15/16
SHEET NUMBER	61
TOTAL SHEETS	131

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1845 Northwestern Dr., Ste C
El Paso, Texas 79912
Tel: (915) 877.4155
Fax: (915) 877.4334
www.csaengineers.com



Final Approval



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER
PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C102	30.00	47.12	30.00	42.43	S110°1'16"W	90°00'00"
C103	30.00	47.12	30.00	42.43	S78°58'44"E	90°00'00"
C211	20.00	24.97	14.41	23.38	N20°1'24"E	71°31'44"
C212	45.00	56.28	31.74	51.87	S19°1'16"W	70°23'28"
C213	45.00	56.28	20.75	37.69	S79°38'30"W	49°31'02"
C214	45.00	37.78	20.08	36.68	N81°33'01"W	48°05'56"
C215	45.00	37.78	20.08	36.68	N83°27'05"W	48°05'56"
C216	45.00	41.87	22.59	40.38	N47°15'18"E	53°18'50"
C217	45.00	15.58	7.87	15.51	N83°00'00"E	19°50'34"
C218	20.00	13.17	6.83	12.93	S74°53'16"W	37°44'00"
C219	24.00	37.70	24.00	33.94	S11°01'28"W	89°58'52"
C220	24.00	37.70	24.00	33.94	N78°58'31"W	90°00'08"
C221	24.00	37.70	24.00	33.94	N11°01'32"E	90°00'01"
C222	24.00	37.70	24.00	33.94	S78°58'27"E	90°00'00"

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASE DRIVE AND BRAYS LANDING DRIVE
ELEVATION = 3978.5 (EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY
EL PASO GAS SERVICE
TEAS EMERGENCY HOTLINE
EL PASO WATER (PWS) AGENCY (EPW)
TIME WARNER (CABLE)
EL PASO NATURAL GAS COMPANY
TEXAS EXCAVATION SAFETY SYSTEM

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JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
1917

csa design group, inc.
Texas Registered Engineering Firm #997
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com

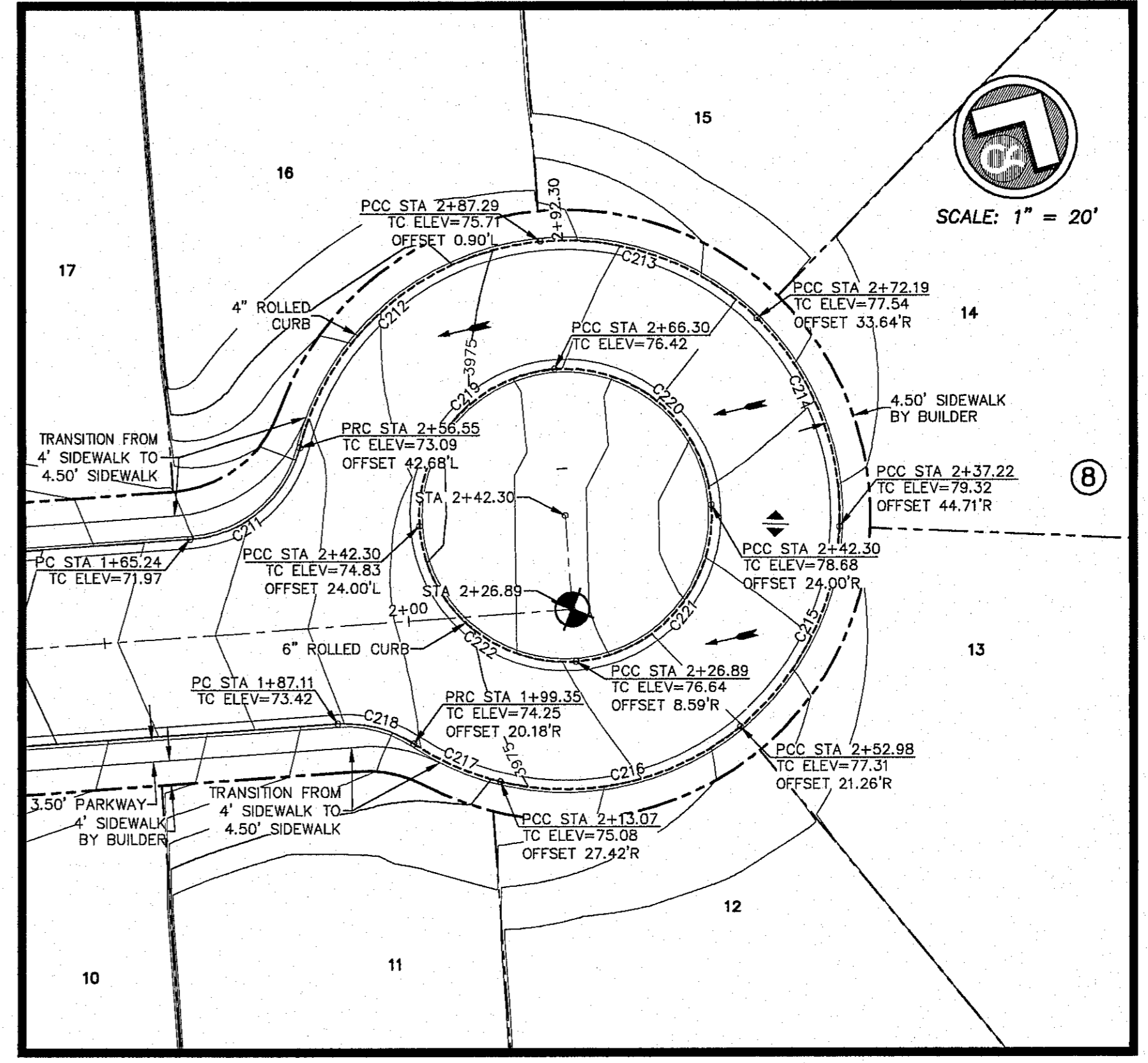
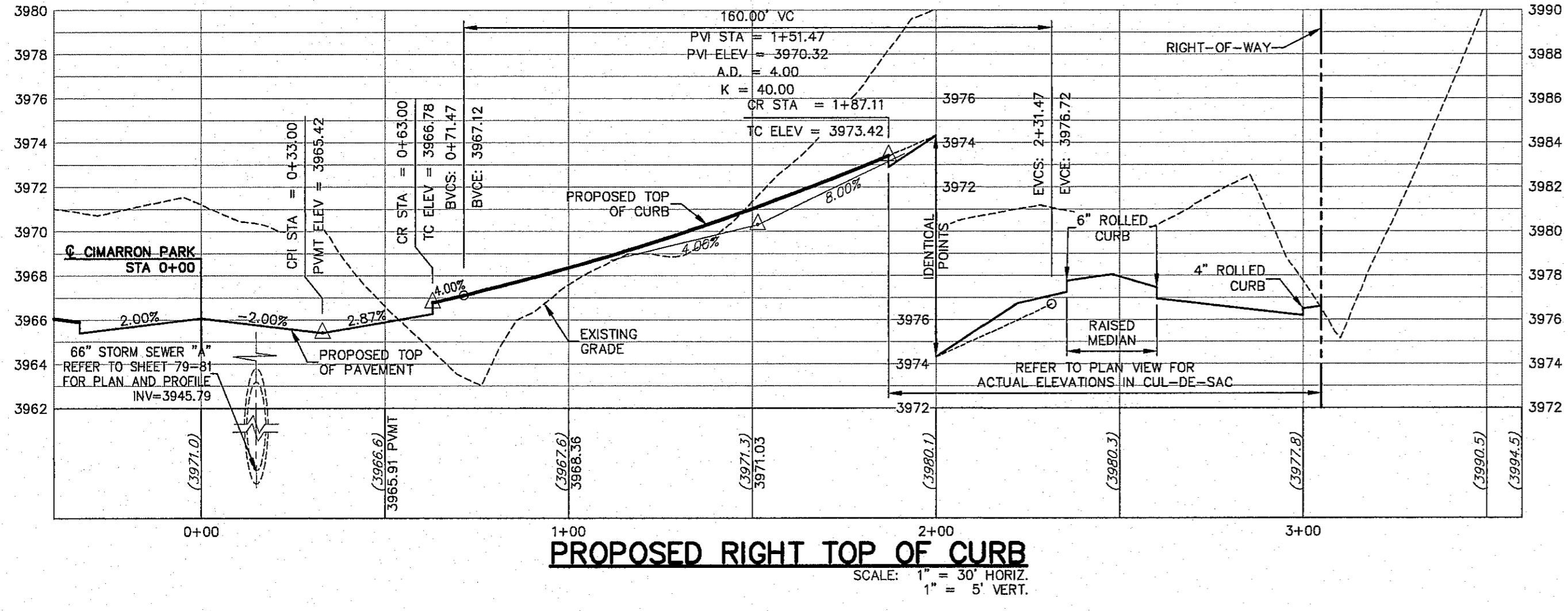
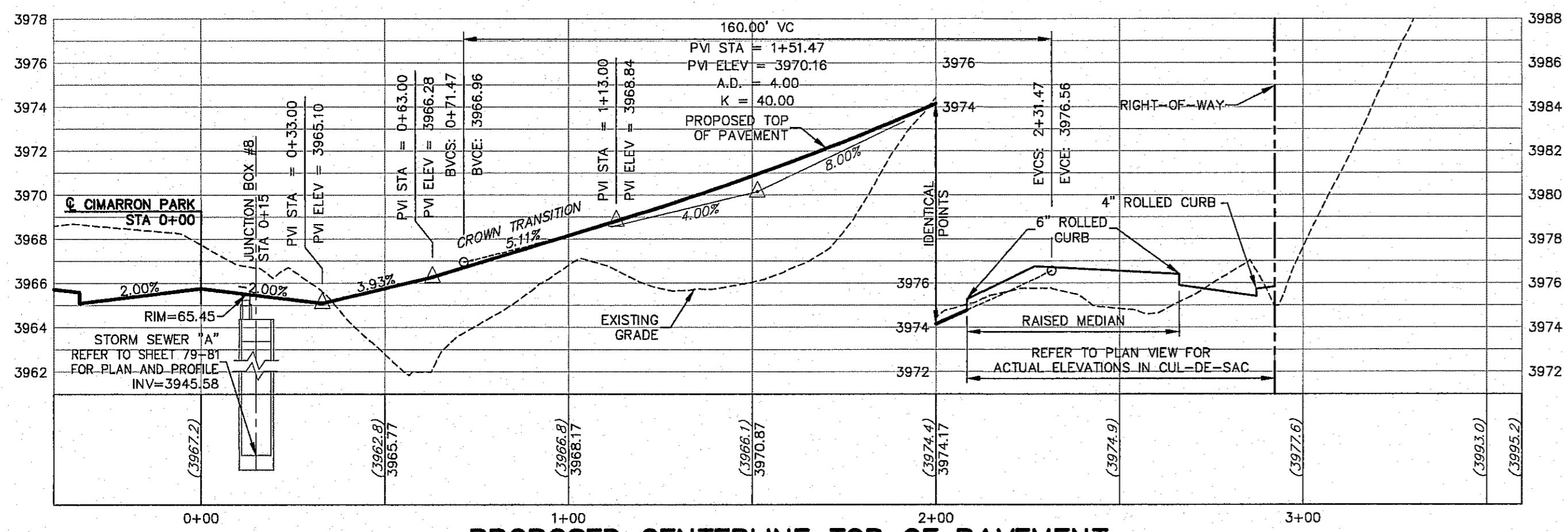
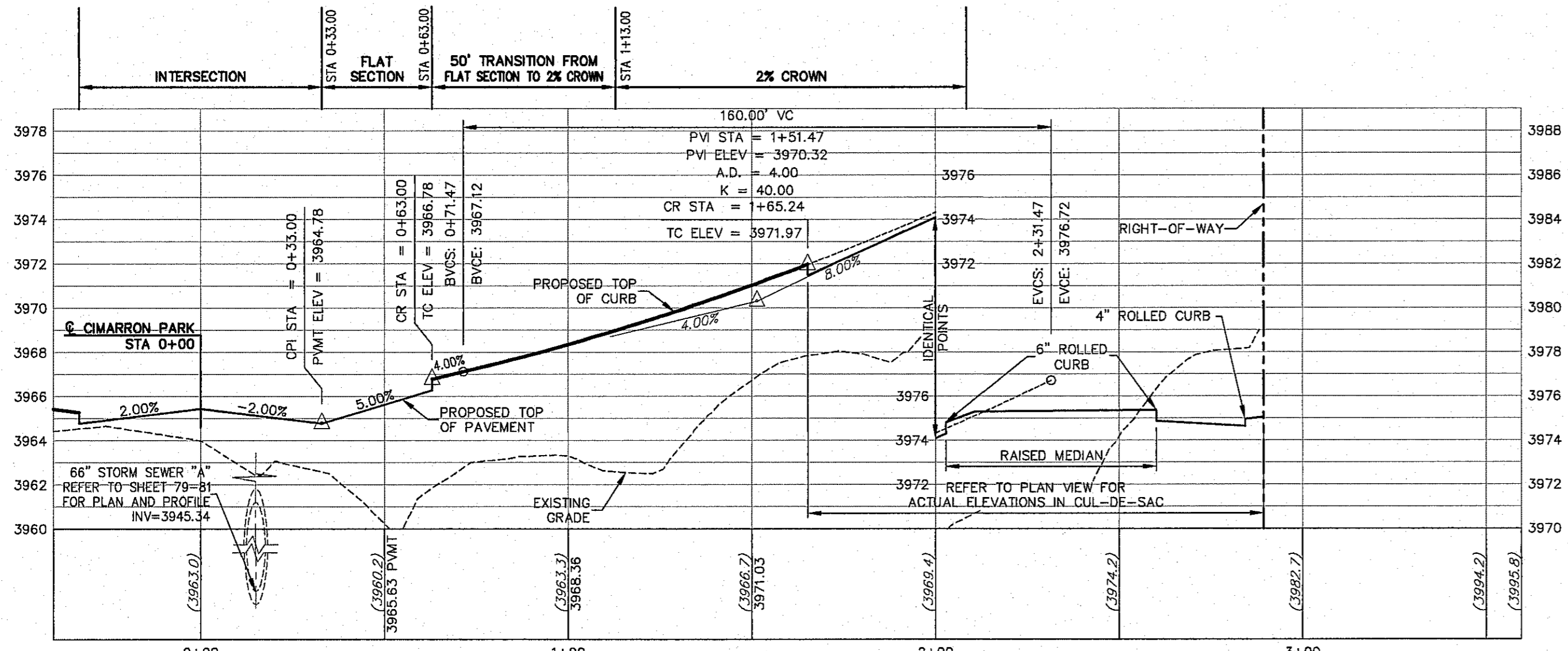


CIMARRON CANYON UNIT ONE SUBDIVISION

SMUGGLERS GULCH PLAN AND PROFILE

GOB	1524
REVISION BY	JCK
GOB-SM-DG	9/15/16
DRAWN BY	AS NOTED
DATE	SCALE
PROJECT NO.	63
SHEET NO.	65 OF 131

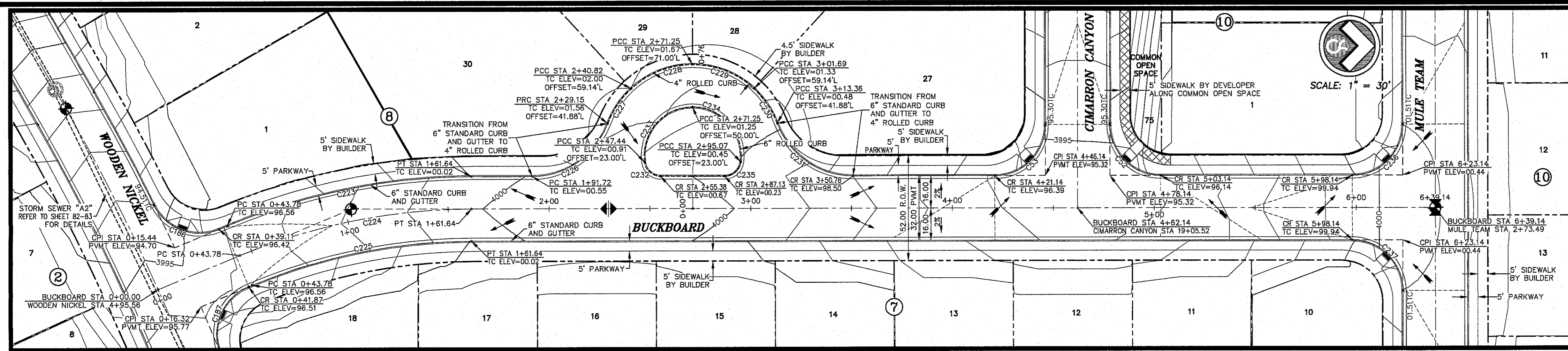
ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION



DETAIL
SCALE: 1" = 20'
LANDSCAPE DESIGN IN CUL-DE-SAC BY DEVELOPER TO BE SUBMITTED UNDER SEPARATE COVER.

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB
 - (3729.2) FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT





ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C52	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C53	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C189	25.00	37.82	23.40	34.17	N20°35'48"E	86°12'43"
C187	25.00	39.52	25.25	35.33	S66°29'43"E	80°34'20"
C223	316.00	124.14	62.88	123.35	S11°51'17"E	22°30'34"
C224	300.00	117.86	59.70	117.10	S11°51'17"E	22°30'34"
C225	284.00	111.57	56.52	110.86	S11°51'17"E	22°30'34"
C226	40.00	48.40	27.66	45.50	N34°39'59"W	69°19'58"
C227	45.00	21.03	10.71	20.83	S55°56'51"E	26°46'12"
C228	45.00	33.43	17.53	32.67	S21°16'53"W	42°33'45"
C229	45.00	33.43	17.53	32.67	S21°16'53"W	42°33'45"
C230	45.00	21.03	10.71	20.83	S55°56'51"W	26°46'12"
C231	40.00	48.40	27.66	45.50	N34°39'59"E	69°19'58"
C232	8.00	11.56	7.06	10.58	N41°24'41"E	82°49'22"
C233	24.00	40.71	27.21	36.00	S48°35'19"E	97°10'39"
C234	24.00	40.71	27.21	36.00	S48°35'20"E	97°10'37"
C235	8.00	11.56	7.06	10.58	N41°24'41"W	82°49'22"
C236	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C237	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"

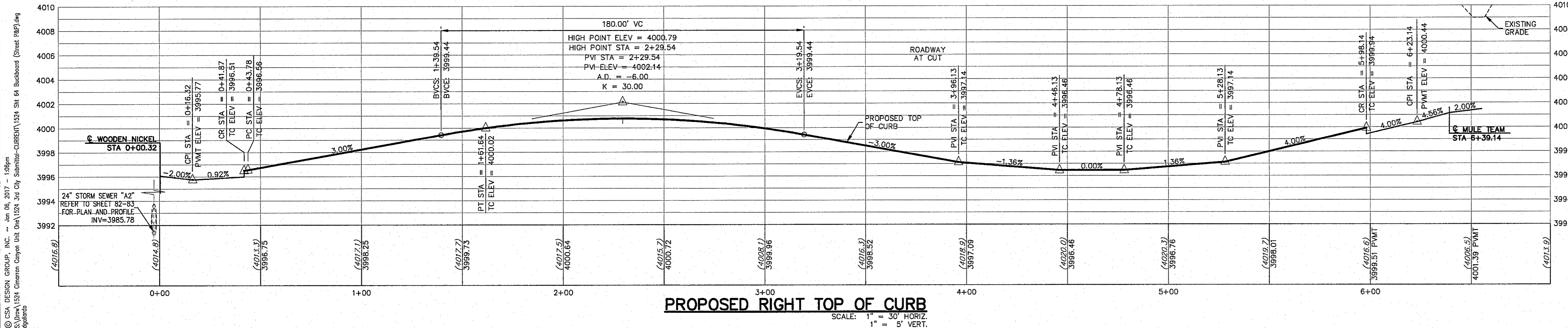
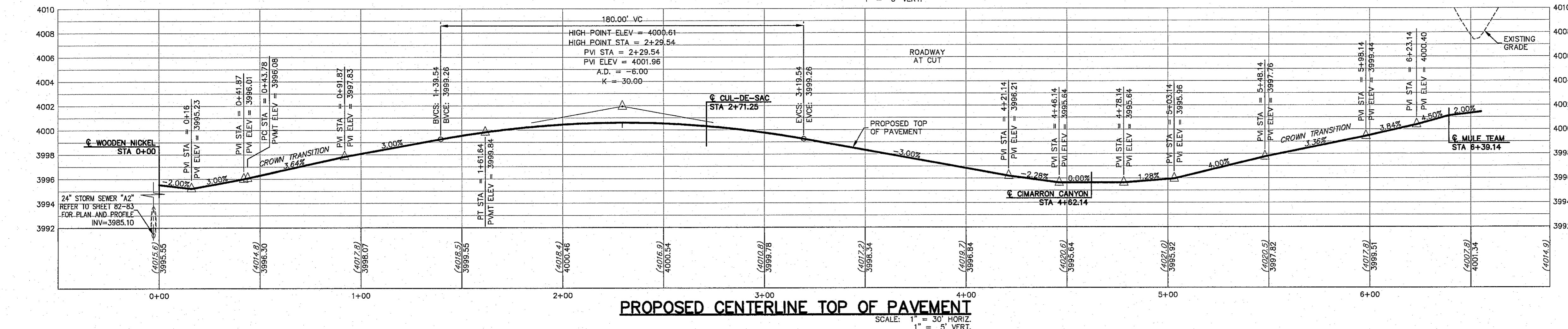
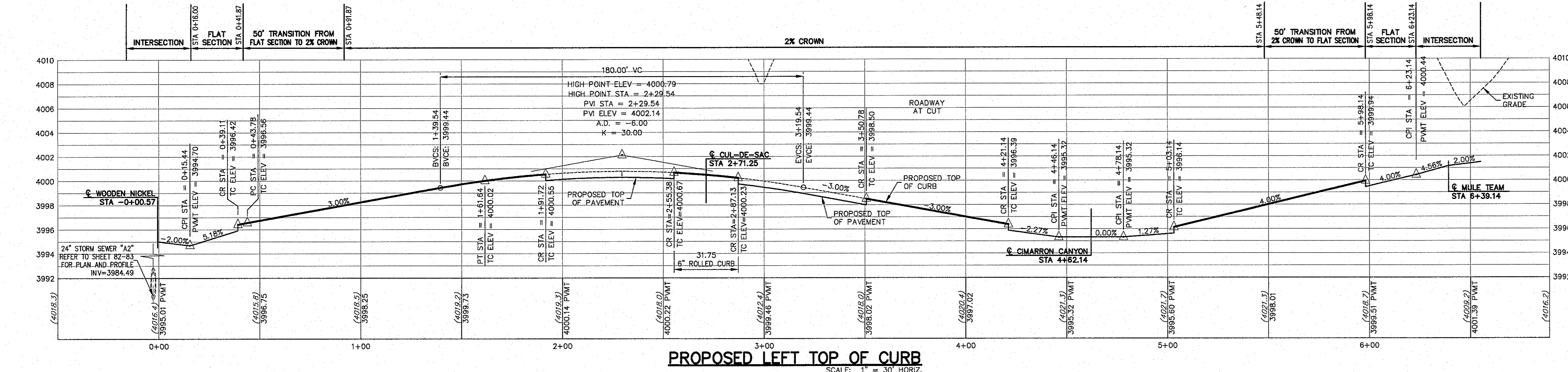
NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitted Final	JCK
2	11/20/16	2nd City Submitted	DAE
1	9/15/16	1st City Submitted	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL
543-5720
444-5300
562-8411/662-2003
1-800-DIG-TESS
1-800-DIG-TESS
785-7416
1-800-336-4047
1-800-DIG-TESS
1-800-336-4047
1-800-DIG-TESS

LANDSCAPE MEDIAN IN CUL-DE-SAC BY DEVELOPER TO BE SUBMITTED UNDER SEPARATE COVER.

**ALL PROFILES SHOWN
ON THIS SHEET
PHASE ONE
CONSTRUCTION**



LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- PWMT=08.65 PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- HIGH POINT
- LOW POINT
- POINT OF VERTICAL INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT

CIMARRON CANYON UNIT ONE SUBDIVISION

BUCKBOARD PLAN AND PROFILE

CSA design group, inc.
Texas Registered Engineering Firm E-997
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengr.com

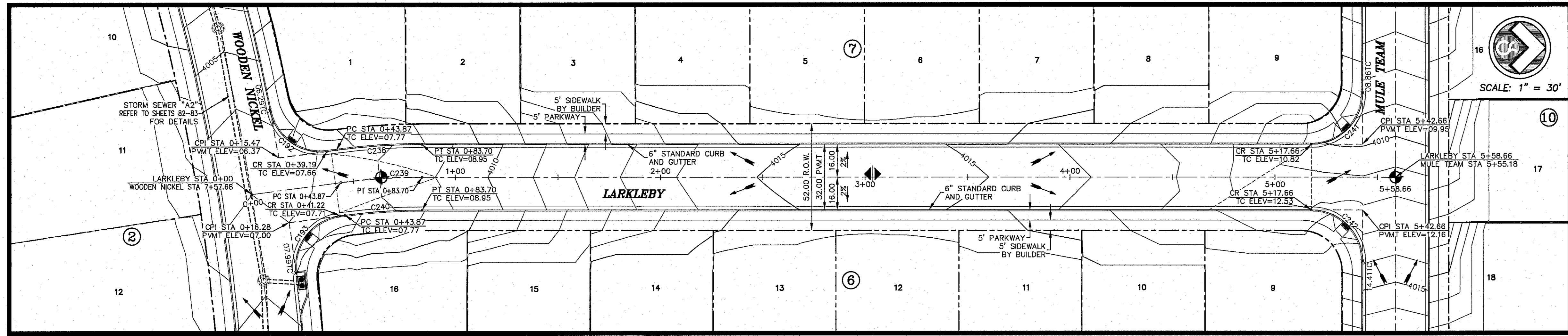
JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
53878
1/9/17

Final Approval

64
SHEET NUMBER
66 OF 131

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S:\Draw\1524 Cimarron Canyon Unit One\1524 Unit One Submittal-CURB.DWG (Sheet 18P) (mg)

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ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C192	25.00	37.67	23.45	34.20	N35°33'18"E	86°19'25"
C193	25.00	36.90	24.64	35.10	S52°11'3"E	89°09'38"
C238	316.00	41.95	21.01	41.92	S63°48'12"E	7°36'24"
C239	300.00	39.83	19.94	39.80	S63°48'12"E	7°36'24"
C240	284.00	37.70	18.88	37.68	S63°48'12"E	7°36'24"
C241	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C242	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"

NO.	DATE	DESCRIPTION	BY
1	1/19/17	3rd City Submittal Final	JCK
2	11/20/16	2nd City Submittal	DAE
3	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL

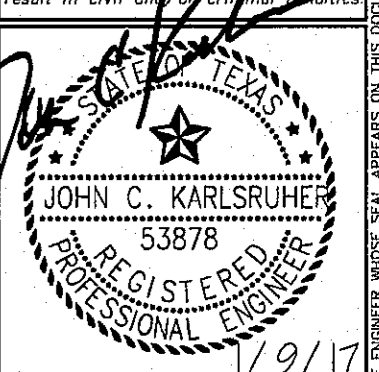
EL PASO ELECTRIC COMPANY
945-5700
54-6300

TEXAS GAS SERVICE
TGS EMERGENCY HOTLINE
1-800-451-1662-2003

EL PASO WATER UTILITY
EL PASO WATER UTILITY
1-800-521-1668

EL PASO NATURAL GAS COMPANY
1-800-334-8847
1-800-324-8272

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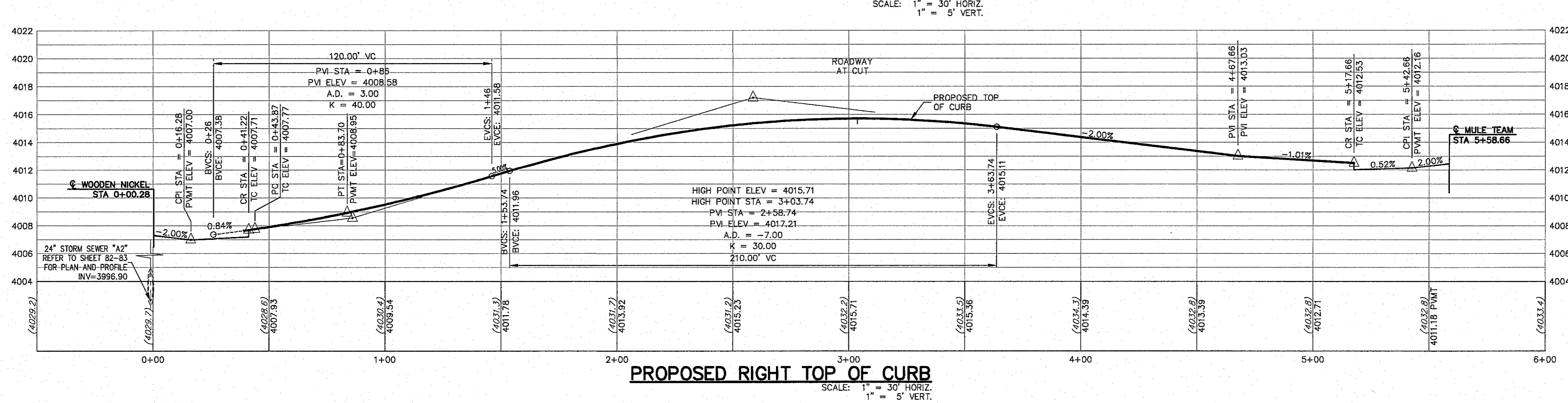
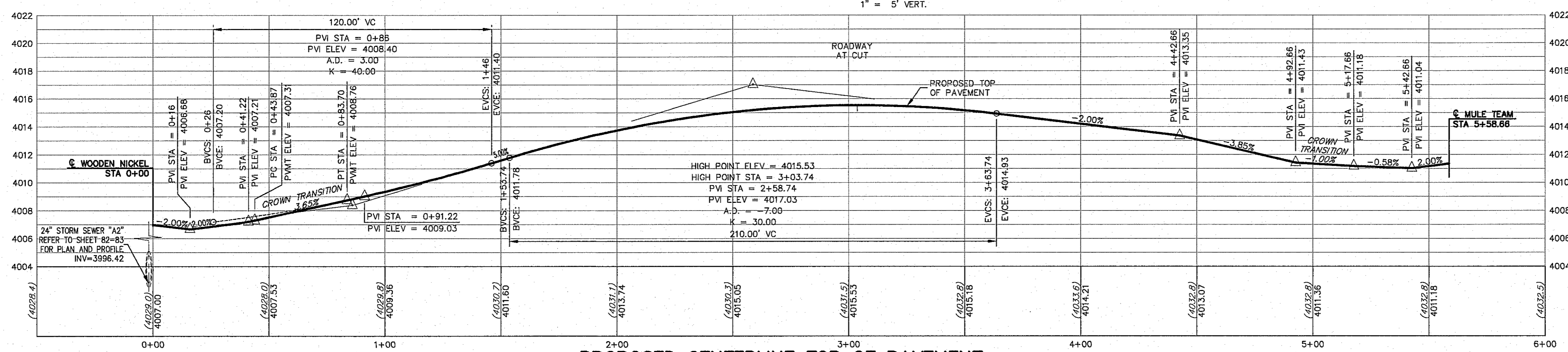
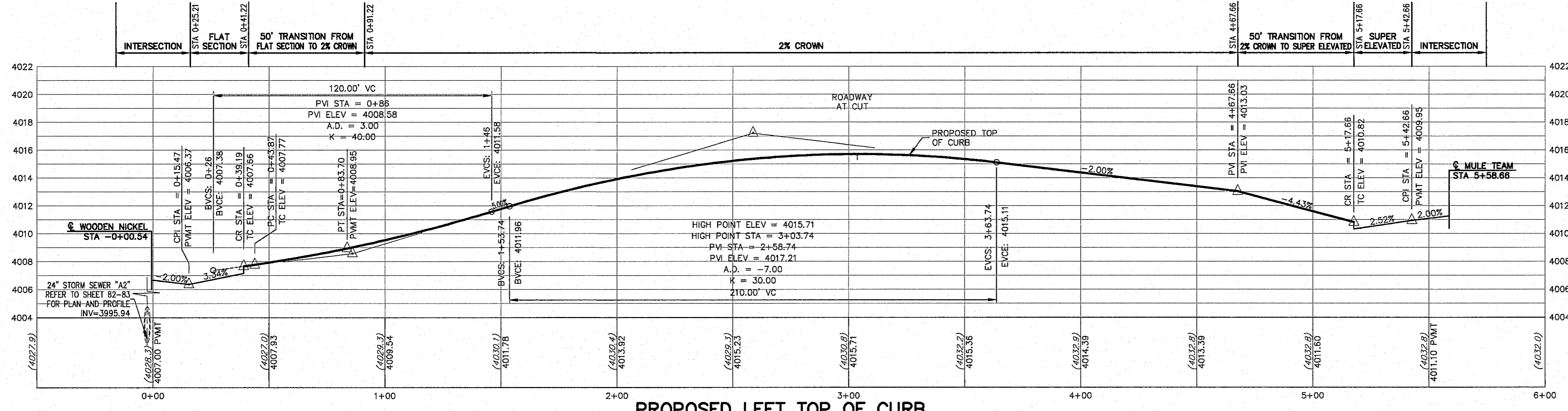
csa design group, inc.
Texas Registered Engineering Firm F-997
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877-4155
fax (915) 877-4334
www.csaengineers.com



SHEET TITLE
LARKLEBY PLAN AND PROFILE

GOB	1524
GOB-SM-DG	9/15/16
DATE	AS NOTED
DAE	AS NOTED
DATE	AS NOTED
SHEET NO.	65
SHEET SEQUENCE	67 of 131

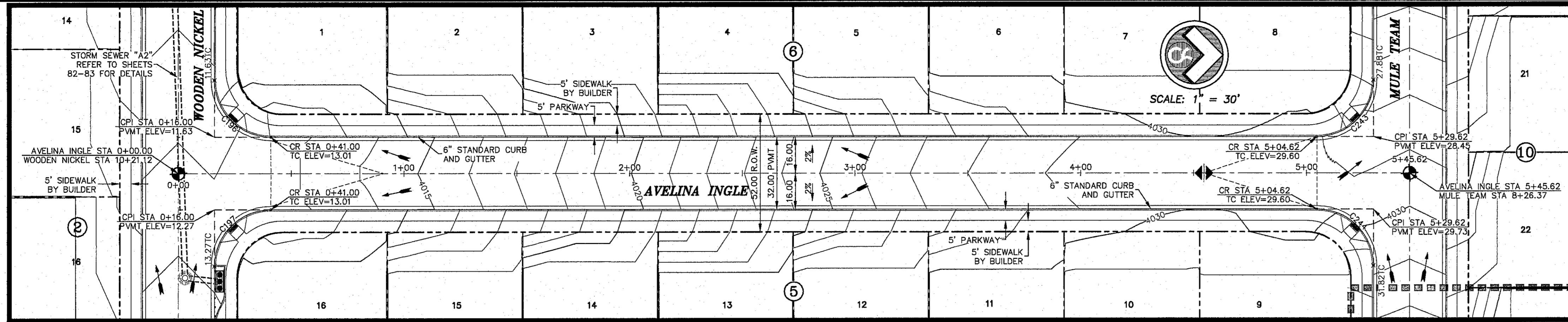
ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION



LEGEND

- LOT LINE
- UTILITY & SIDEWALK EASEMENT
- CENTER LINE OF STREET
- STREET R.O.W.
- DRAINAGE & UTILITY R.O.W.
- 4" ROLLED CURB & GUTTER
- SUBDIVISION BOUNDARY LINE
- PROPOSED TOP OF CURB FINISHED GRADES
- (3728.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- PWMT=08.65 PROPOSED PAVEMENT ELEVATION
- DIRECTION OF RUNOFF FLOW
- HIGH POINT
- LOW POINT
- POINT OF INTERSECTION
- 50' TRANSITION AT INTERSECTION
- PROPOSED CITY MONUMENT





ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C196	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C197	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"
C243	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C244	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"

BENCHMARK CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND 3875 S.S. (EL PASO CITY DATUM)
ELEVATION = 3875.55

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/7/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

ALL PROFILES SHOWN ON THIS SHEET PHASE ONE CONSTRUCTION

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUNDS IN PROJECT AREA

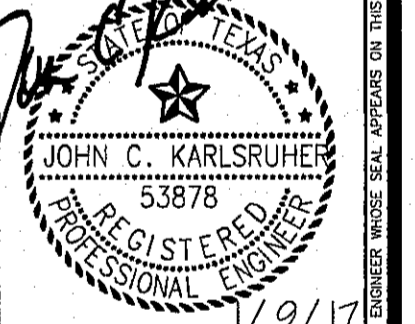
BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
540-770-1000
540-9300
540-9300

TEXAS GAS SERVICE
TGS EMERGENCY HOTLINE
800-353-5555
800-353-5555

EL PASO POLICE DEPARTMENT
EL PASO FIRE DEPARTMENT
EL PASO NATURAL GAS COMPANY
EL PASO EXCAVATION SAFETY SYSTEM

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CIMARRON CANYON UNIT ONE SUBDIVISION

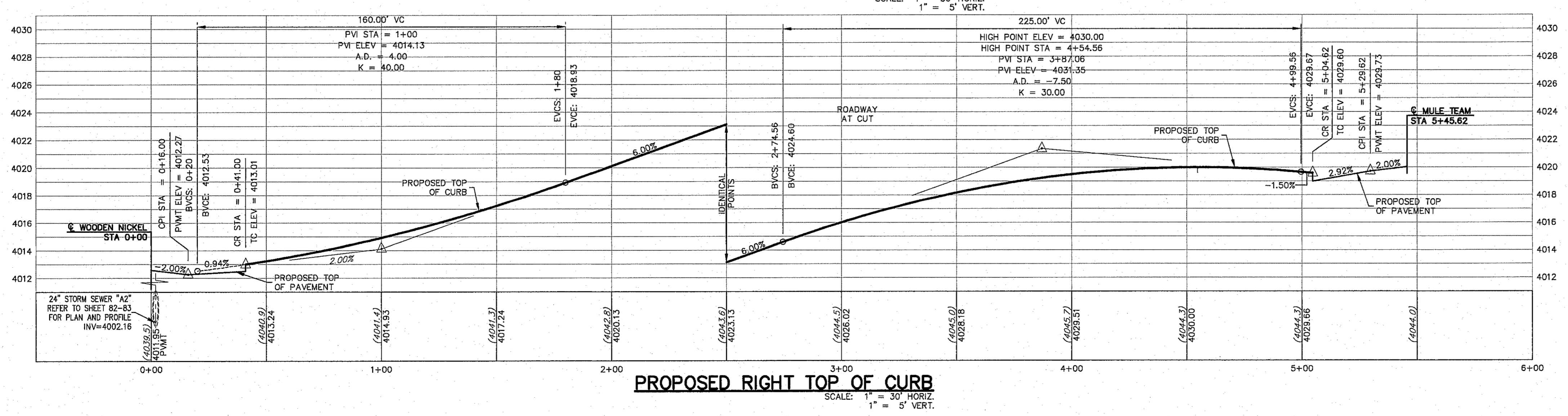
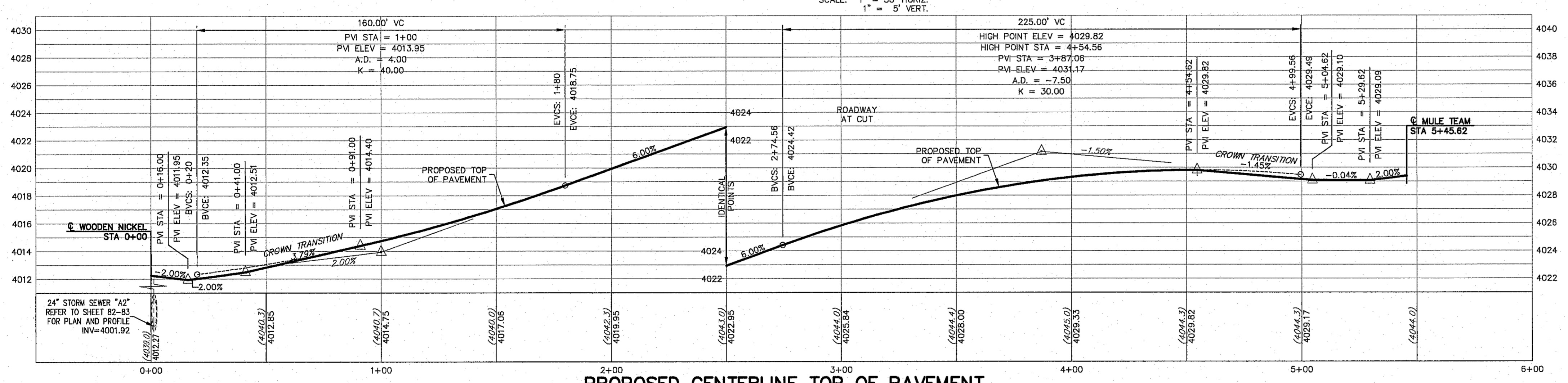
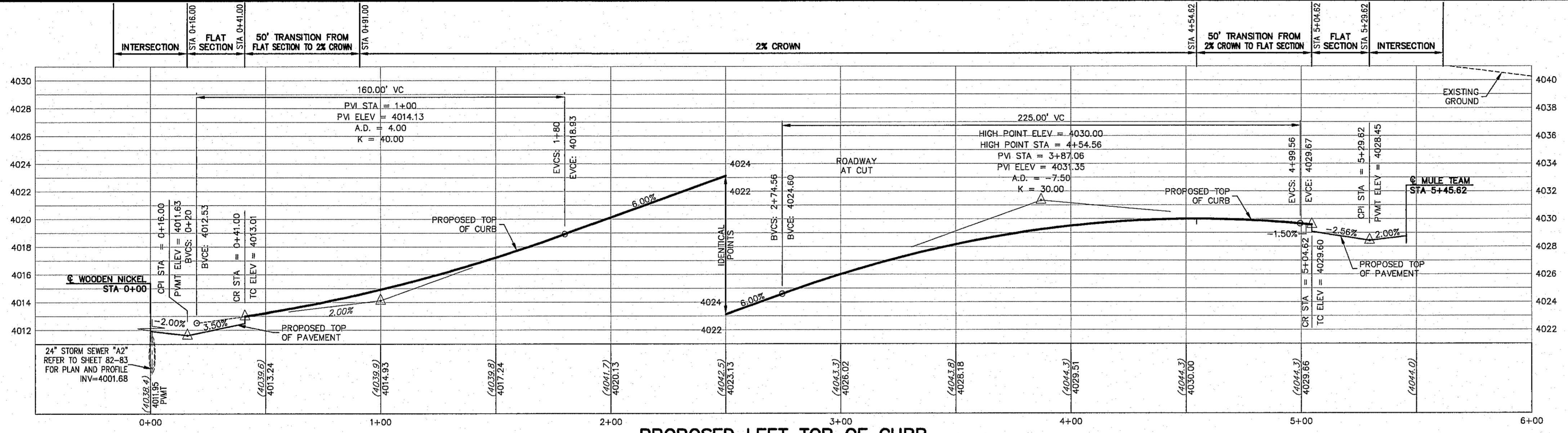
SHEET TITLE
AVELINA INGLE PLAN AND PROFILE

JOB NO.	1524
DESIGN BY	JCK
DATE	9/15/16
DRAWN BY	AS NOTED
CHECKED BY	JCK
DATE	9/15/16
SHEET NO.	66
TOTAL SHEETS	131

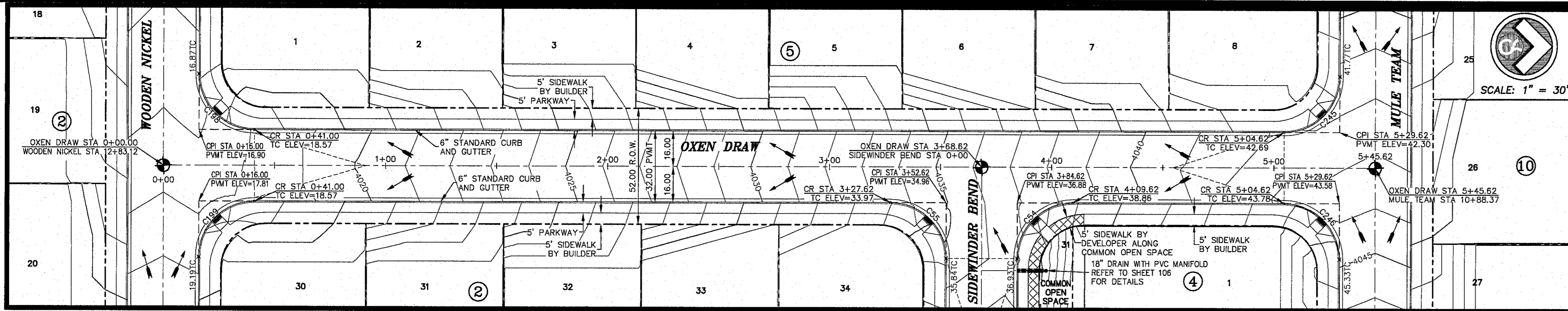


Final Approval

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER SUBDIVISION BOUNDARY LINE
 - PROPOSED TOP OF CURB
 - FINISHED GRADES
 - EXISTING GRADE
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



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S:\09\1524_Cimarron Canyon Unit One\1524_3rd City Submittal-CURRENT\1524_Sht. 66_Avelina Ingle (Sheet Plan).dwg
JCK



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

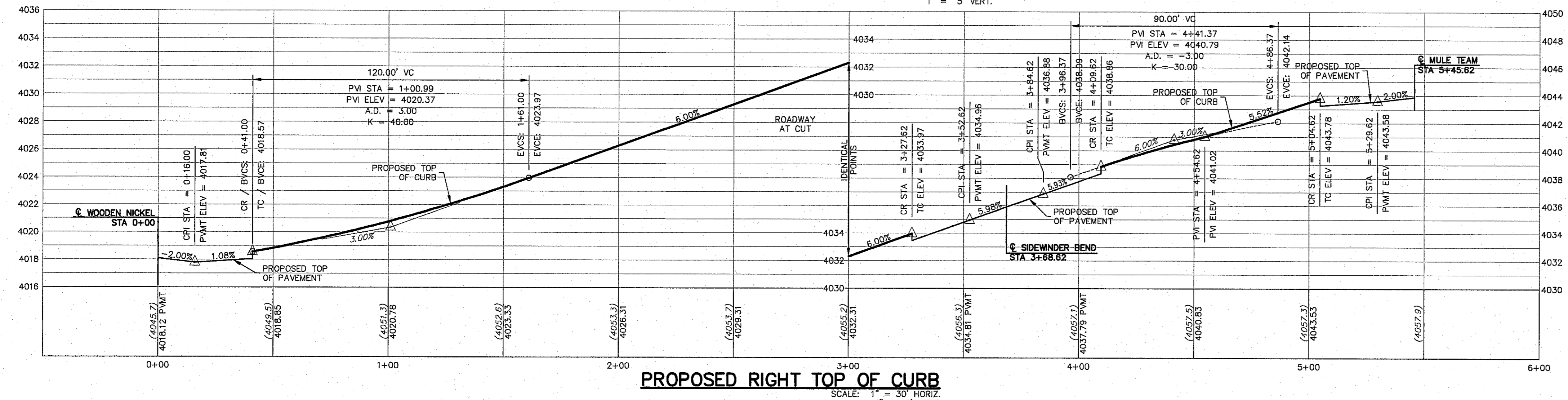
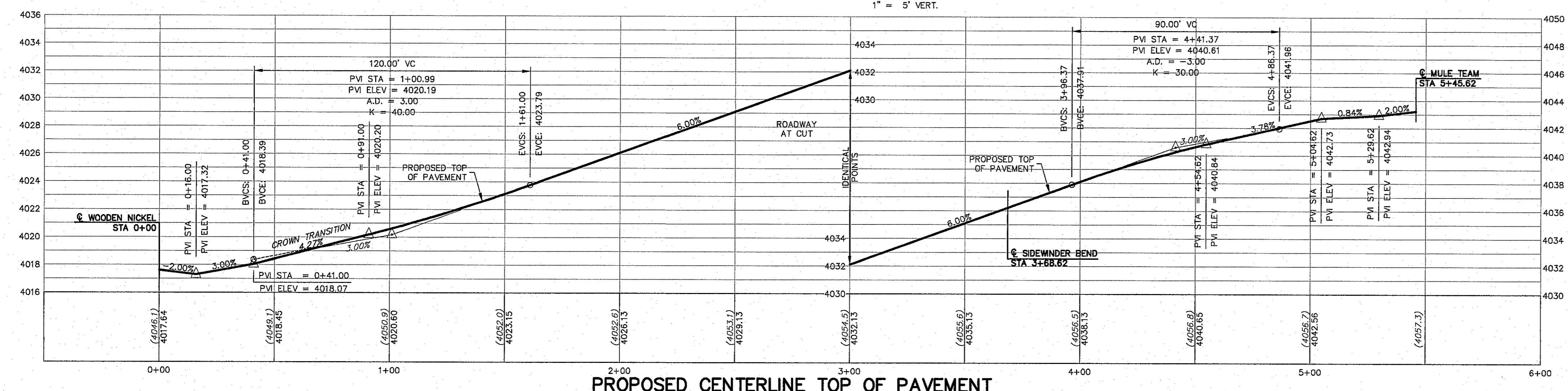
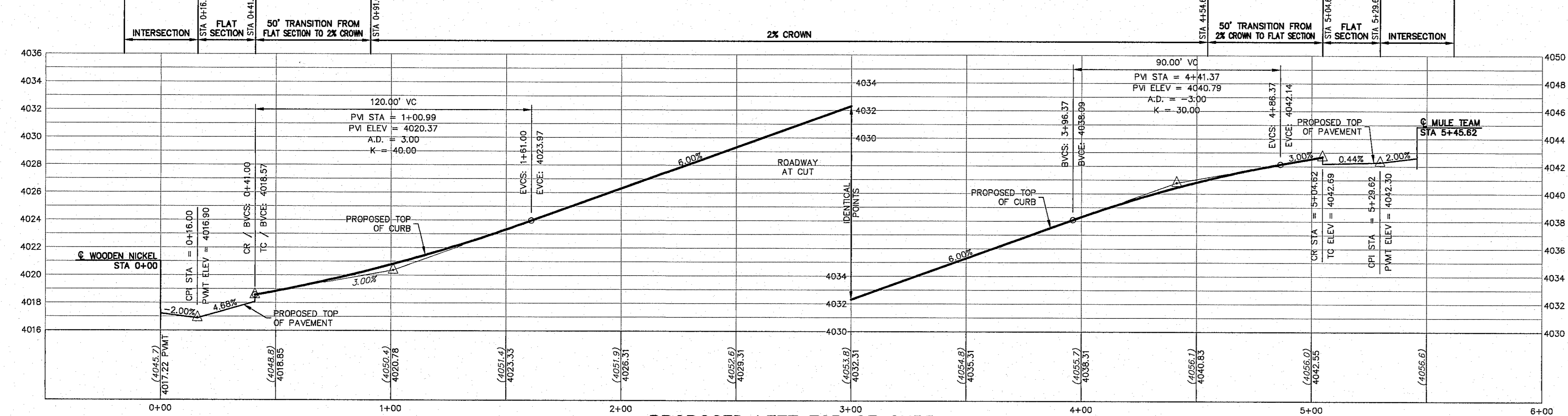
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C54	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'01"
C55	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"
C198	25.00	39.27	25.00	35.36	N45°00'00"E	90°00'00"
C199	25.00	39.27	25.00	35.36	S45°00'00"E	90°00'00"
C245	25.00	39.27	25.00	35.36	N45°00'00"W	90°00'00"
C246	25.00	39.27	25.00	35.36	S45°00'00"W	90°00'00"

ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION



NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
 EL PASO ELECTRIC COMPANY
 4500 DUG TESS
 644-6300
 TEXAS GAS SERVICE
 955-9411/952-2003
 TGS EMERGENCY HOTLINE
 955-9411/952-2003
 AFTER HOURS EMERGENCY (EPW)
 775-7414
 TIME WARNER (CABLE)
 EL PASO NATURAL GAS COMPANY
 1-800-534-8047
 TEXAS EXCAVATION SAFETY SYSTEM
 1-800-644-8377



csa design group, inc.
 Texas Registered Engineering Firm E-5889
 1845 Northwestern Dr. Ste C
 El Paso, Texas 79912
 tel (915) 877.4155
 fax (915) 877.4334
 www.csaengineers.com

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - PROPOSED TOP OF CURB
 - FINISHED GRADES (3728.2)
 - EXISTING GRADE (TC=08.09)
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED PAVEMENT ELEVATION (PMT=08.65)
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



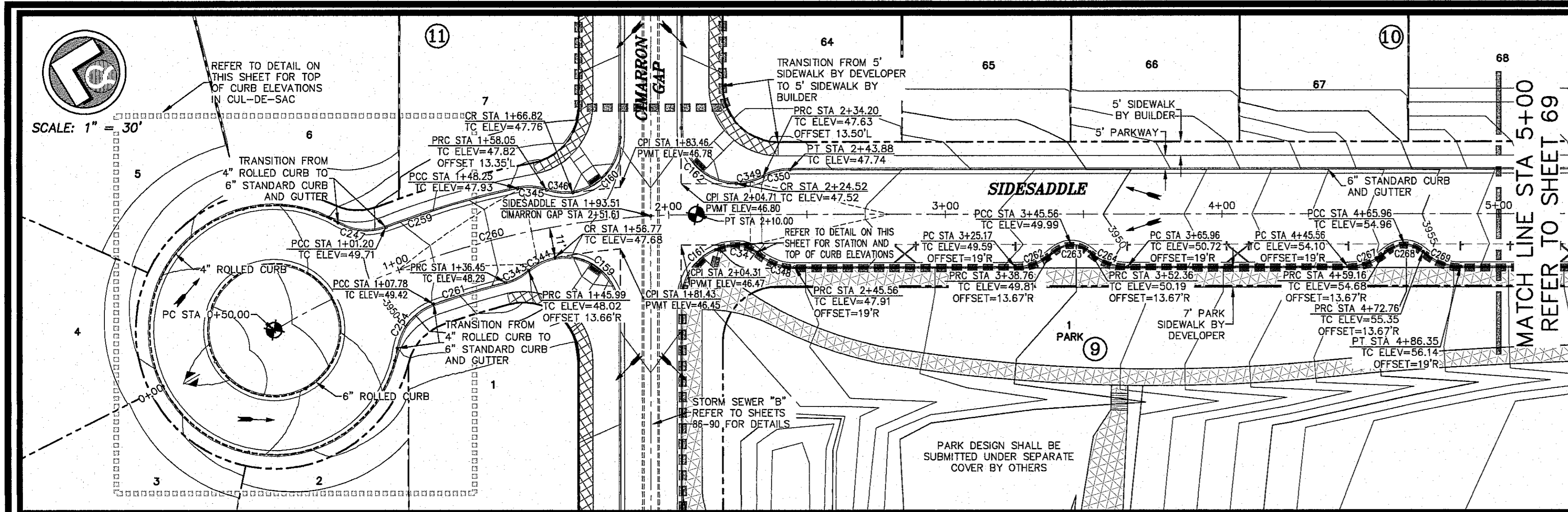
CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE
OXEN DRAW PLAN AND PROFILE

GOB	1524
DESIGN BY	9/15/16
GOB-SM-DG	DATE
DRAWN BY	DAE
CHECKED BY	AS NOTED
SCALE	

SHEET NO. **67**
 SHEET SEQUENCE 69 of 131

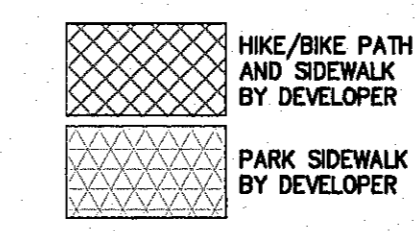
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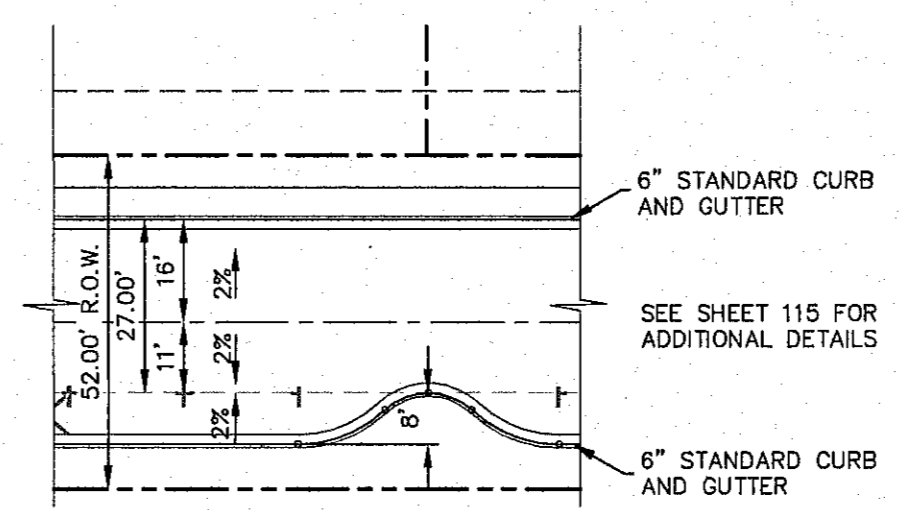
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ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

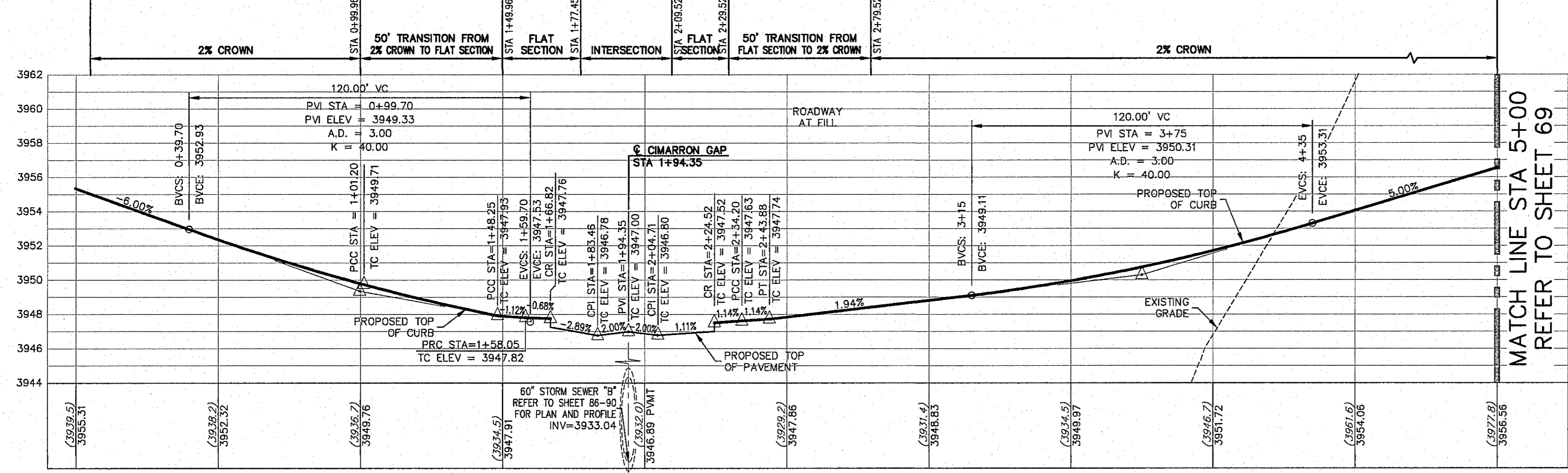


REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

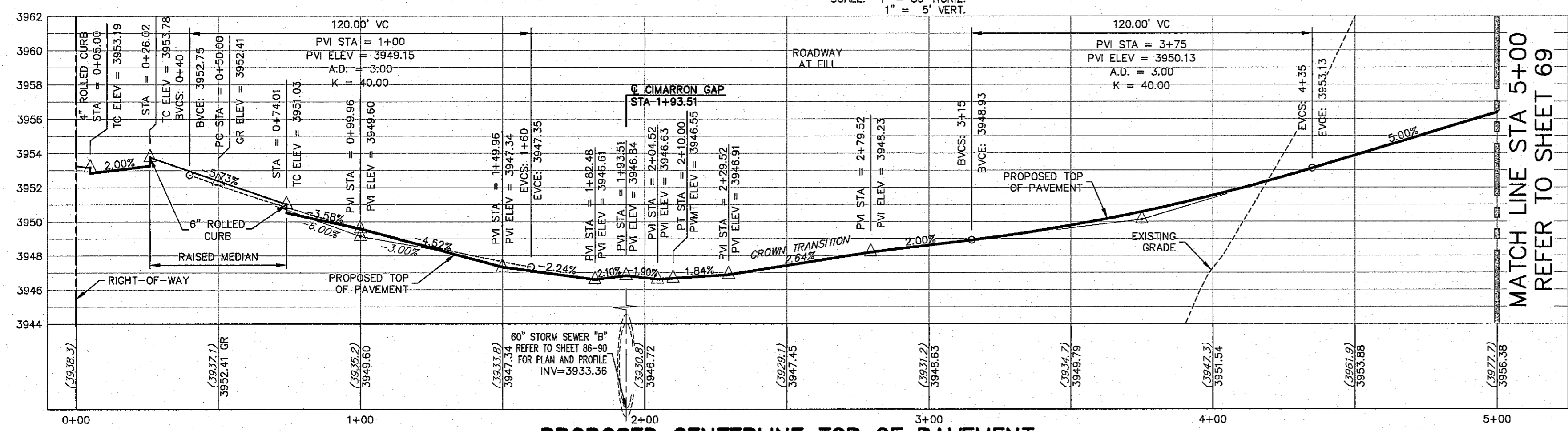


OFF-STREET PARALLEL PARKING
SCALE: 1" = 30'

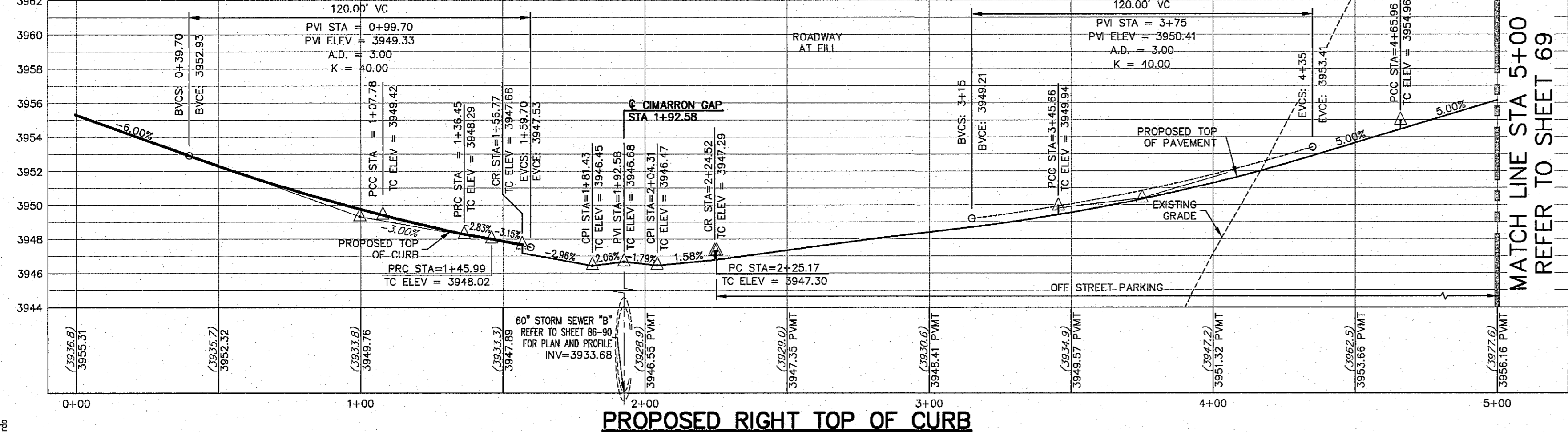
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C159	20.00	34.96	23.91	30.68	N28°22'11"E	100°10'00"
C160	20.00	28.54	17.31	26.18	S62°40'14"E	81°45'09"
C161	20.00	31.42	20.00	28.28	N58°32'49"W	90°00'00"
C162	20.00	31.42	20.00	28.28	S31°27'11"W	90°00'00"
C247	20.00	18.02	9.67	17.41	S08°31'01"E	51°37'05"
C248	45.00	35.52	18.74	34.60	N05°19'10"W	51°04'32"
C249	45.00	40.11	21.50	38.80	N53°27'59"W	51°04'32"
C250	45.00	40.39	21.67	39.05	S75°17'02"W	51°25'42"
C251	45.00	40.25	21.58	38.92	S23°56'41"W	51°14'59"
C252	45.00	68.78	43.14	62.28	S45°28'06"E	87°34'34"
C253	45.00	48.00	23.14	46.11	N87°48'21"E	5°52'33"
C254	20.00	21.66	12.03	20.62	N64°06'02"W	62°03'46"
C255	24.00	37.70	24.00	33.94	N03°11'20"E	89°59'52"
C256	24.00	37.70	24.00	33.94	N88°48'40"W	89°59'52"
C257	24.00	37.70	24.00	33.94	S03°11'20"W	89°59'52"
C258	24.00	37.70	24.00	33.94	S86°48'40"E	89°59'52"
C259	316.00	49.56	24.83	49.51	N28°49'58"W	8°59'11"
C260	300.00	160.00	81.95	158.11	N28°49'33"W	30°33'28"
C261	284.00	27.14	13.58	27.13	N30°19'54"W	5°28'30"
C262	20.00	14.95	7.84	14.61	S34°57'49"E	42°50'00"
C263	10.00	14.95	9.27	13.60	N13°32'49"W	85°40'01"
C264	20.00	14.95	7.84	14.61	S07°52'12"E	42°50'00"
C267	20.00	14.95	7.84	14.61	S34°57'49"E	42°50'00"
C268	10.00	14.95	9.27	13.60	N13°32'49"W	85°40'01"
C269	20.00	14.95	7.84	14.61	S07°52'12"E	42°50'00"
C343	20.00	9.45	4.82	9.36	S41°07'52"E	27°04'26"
C344	20.00	10.81	5.54	10.67	N38°11'27"W	30°57'17"
C345	20.00	10.74	5.50	10.61	N09°57'04"W	30°46'38"
C348	20.00	9.51	4.84	9.42	S08°10'42"E	27°13'55"
C347	10.00	7.48	3.92	7.30	N07°52'12"E	42°50'00"
C348	20.00	14.95	7.84	14.61	S07°52'12"E	42°50'00"
C349	20.00	10.11	5.16	10.00	S28°01'28"E	26°57'18"
C350	20.00	10.11	5.16	10.00	N28°01'28"W	26°57'18"



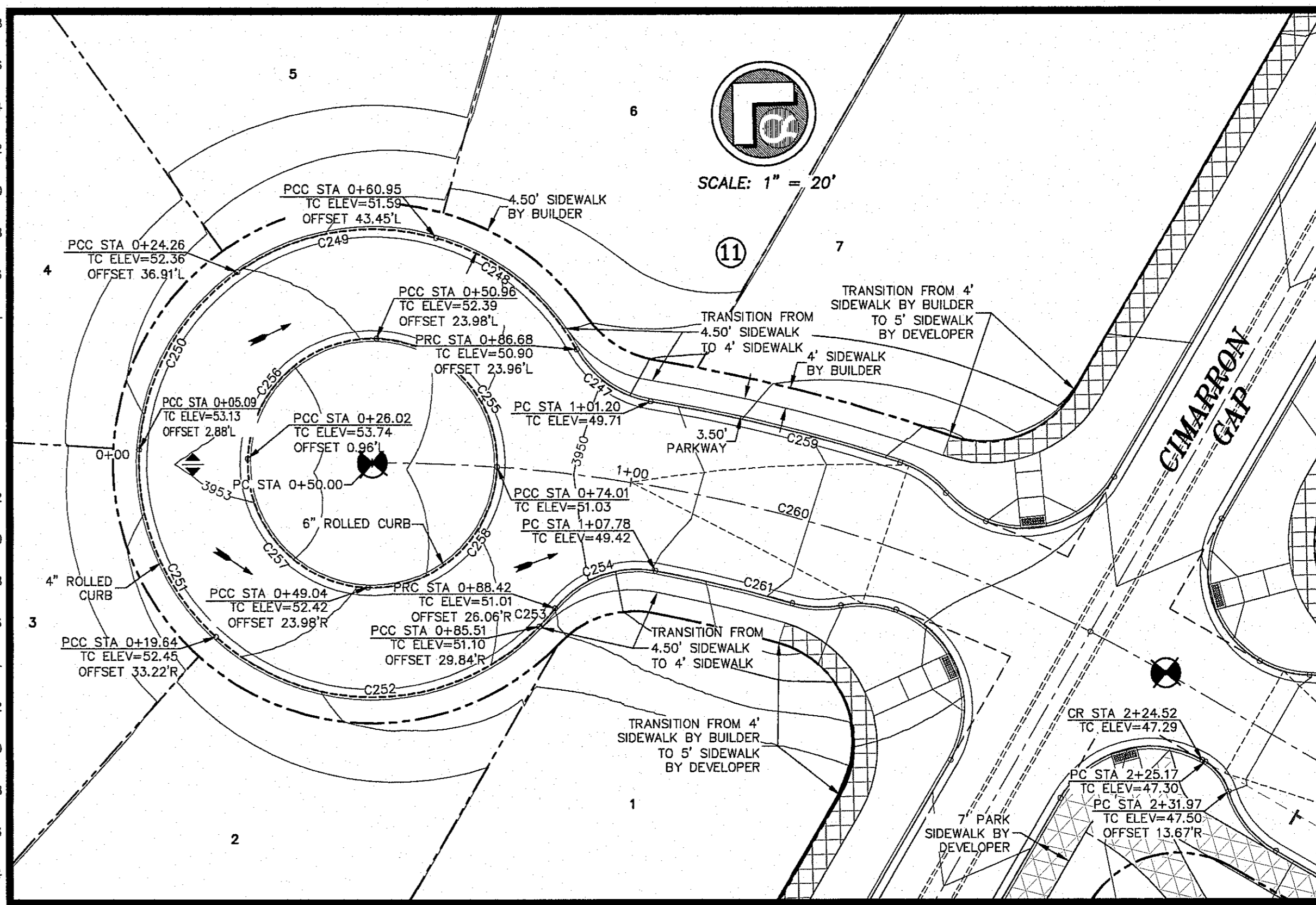
PROPOSED LEFT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



PROPOSED CENTERLINE TOP OF PAVEMENT
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



PROPOSED RIGHT TOP OF CURB
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

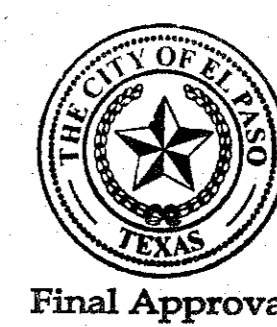


DETAIL
SCALE: 1" = 20'

LANDSCAPE MEDIAN IN CUL-DE-SAC BY DEVELOPER TO BE SUBMITTED UNDER SEPARATE COVER.

ALL PROFILES SHOWN ON THIS SHEET PHASE THREE CONSTRUCTION

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PVMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - HIGH POINT
 - LOW POINT
 - POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



Final Approval

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/20/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

WARNING! BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
 800 ELECTRIC COMPANY
 1-800-4-A-ELECTRIC
 544-9300
 TEXAS GAS SERVICE
 562-3411/562-2008
 TEXAS EMERGENCY HOTLINE
 888-377-7777
 AFTER HOURS EMERGENCY (EPW)
 775-7414
 EL PASO NATURAL GAS COMPANY
 1-800-384-8847
 806-487-4377

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JOHN C. KARLSHUHER
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 No. 53878

csa design group, inc.
 Texas Registered Engineering Firm #6887
 1845 Northwestern Dr., Ste C
 El Paso, Texas 79912
 Tel: (915) 877-4155
 Fax: (915) 877-4334
 www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE	
SIDESADDLE PLAN AND PROFILE	
COB	1524
COB-SM-DG	9/15/16
DATE	AS NOTED
SCALE	SCALE
SHEET NO. 68	
70 of 131	

© CSA DESIGN GROUP, INC. - Jan. 08, 2017 - 15:46pm
 From: 1524 Cimarron Canyon Unit One Subdivision (1524) 3rd City Submittal - 08/08/2016 STA 0+00-69 Sidesaddle (Sheet 68) (MP) (dwg)

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

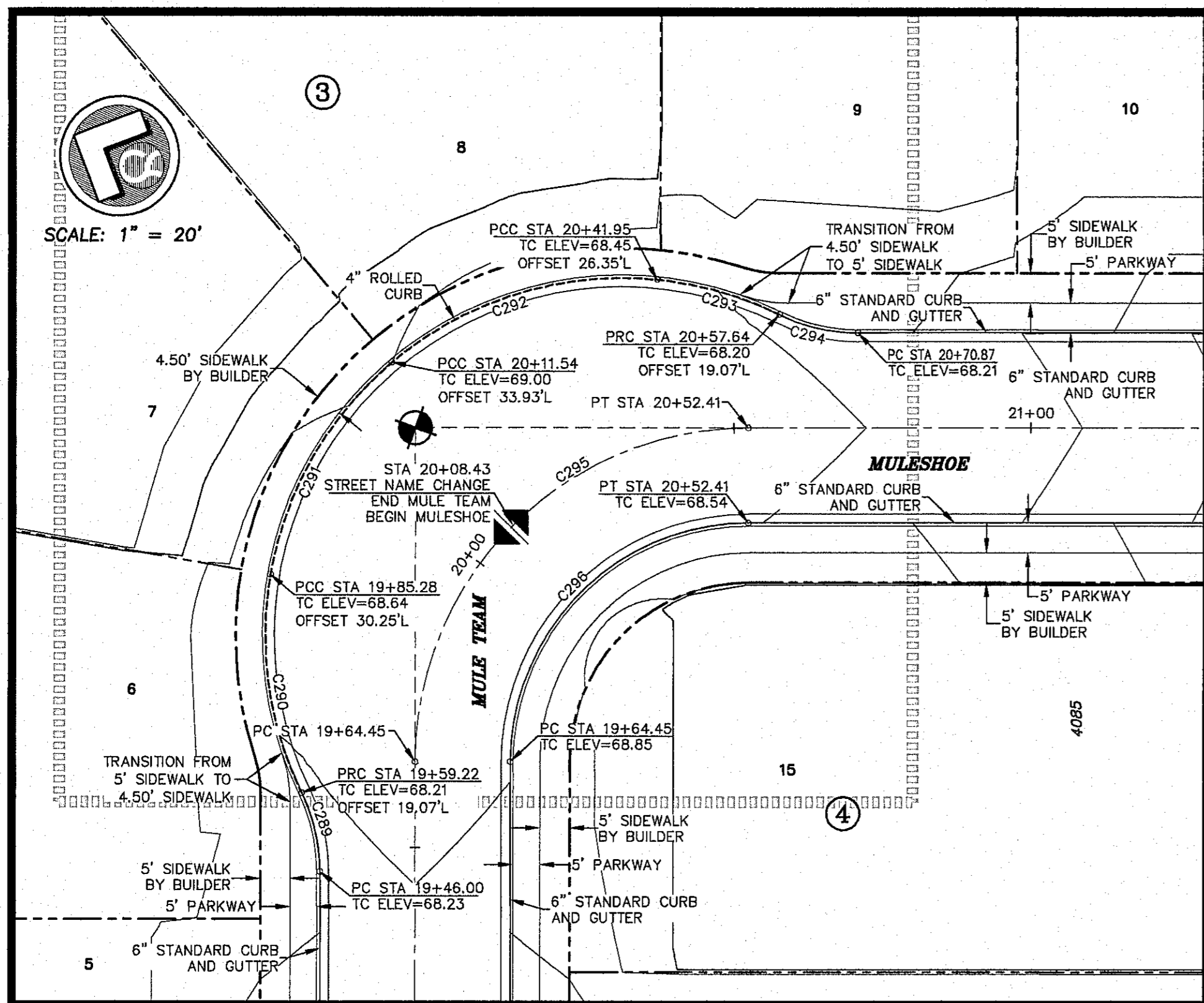
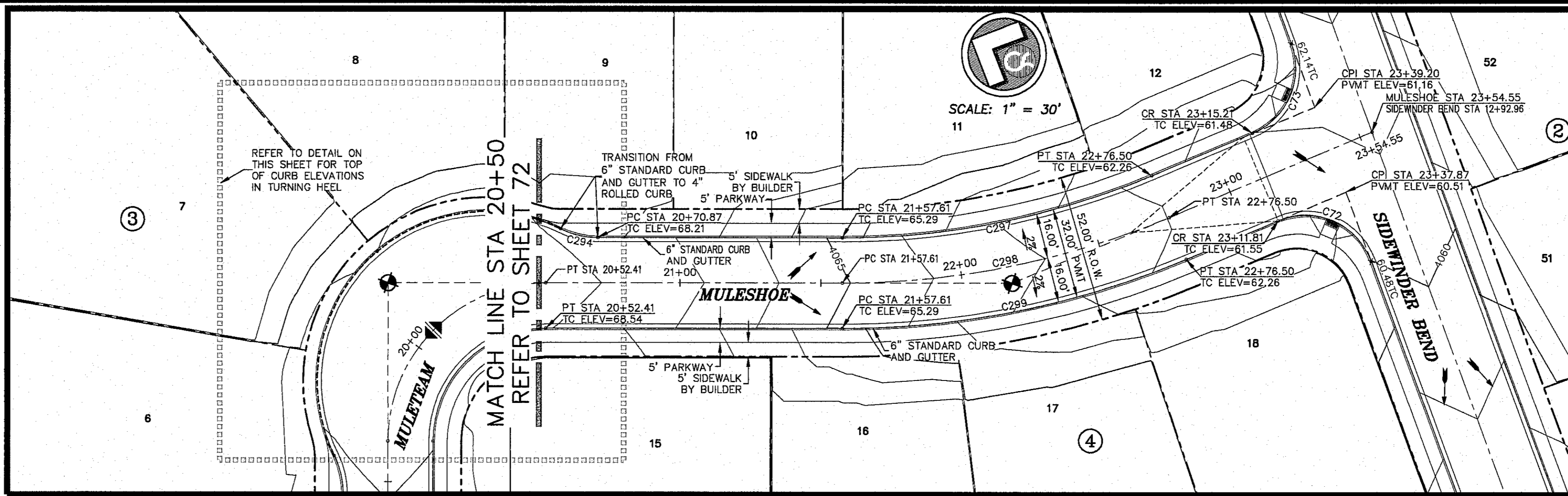
ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER



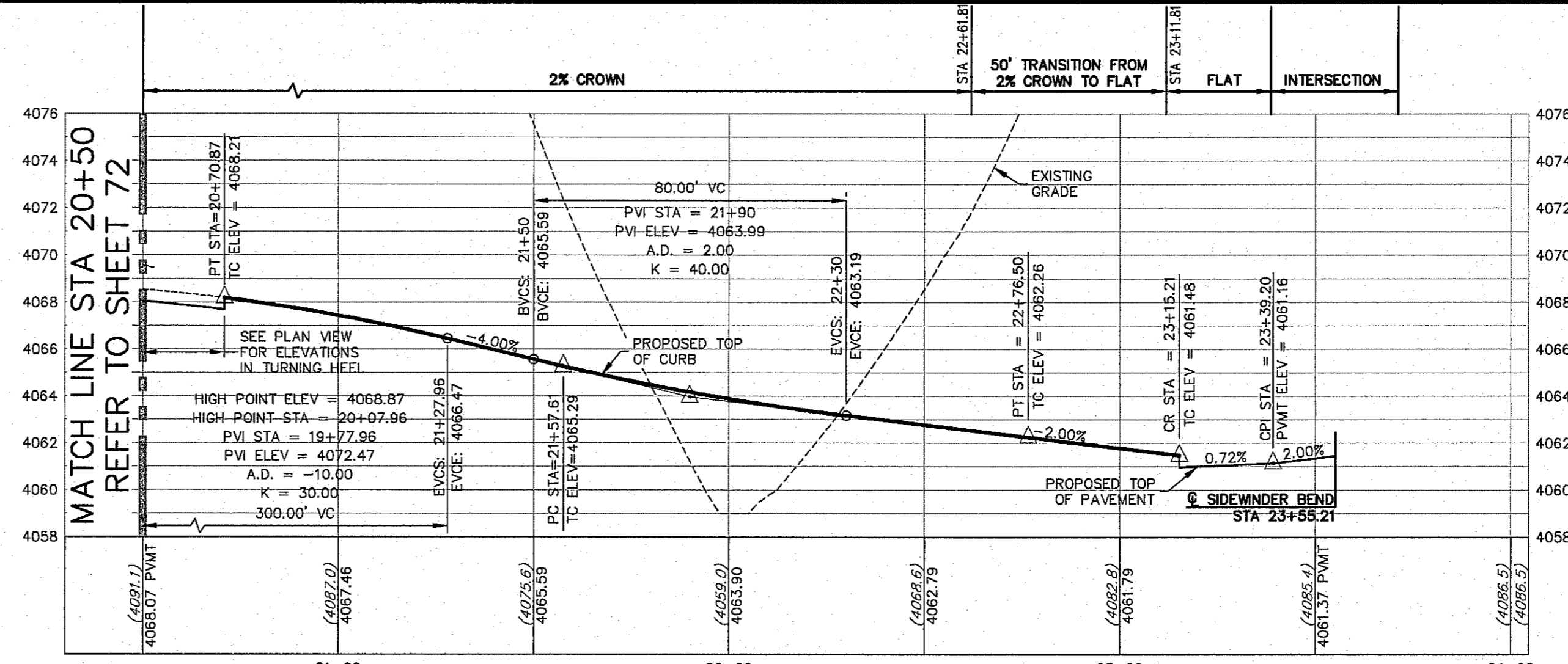
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C72	25.00	40.31	26.06	36.08	N00°31'09"W	92°22'26"
C73	25.00	38.23	23.99	34.62	N88°28'51"E	87°37'34"
C289	30.00	13.69	8.97	13.57	N52°58'32"E	26°09'06"
C290	60.00	37.56	19.42	36.95	S57°47'04"W	35°52'10"
C291	60.00	41.94	21.87	41.09	N84°15'27"W	40°02'48"
C292	60.00	48.06	25.40	46.78	N41°17'18"W	45°53'30"
C293	60.00	21.46	10.85	21.35	N08°05'42"W	20°29'44"
C294	30.00	13.69	8.97	13.57	S10°55'24"E	26°09'06"
C295	58.00	87.96	56.30	79.20	N68°58'56"W	80°00'00"
C296	40.00	62.83	40.00	56.57	N68°59'56"W	80°00'00"
C297	284.00	112.55	57.03	111.82	S35°21'09"E	22°42'26"
C298	300.00	118.90	60.24	118.12	S35°21'09"E	22°42'26"
C299	316.00	125.24	63.45	124.42	S35°21'09"E	22°42'26"

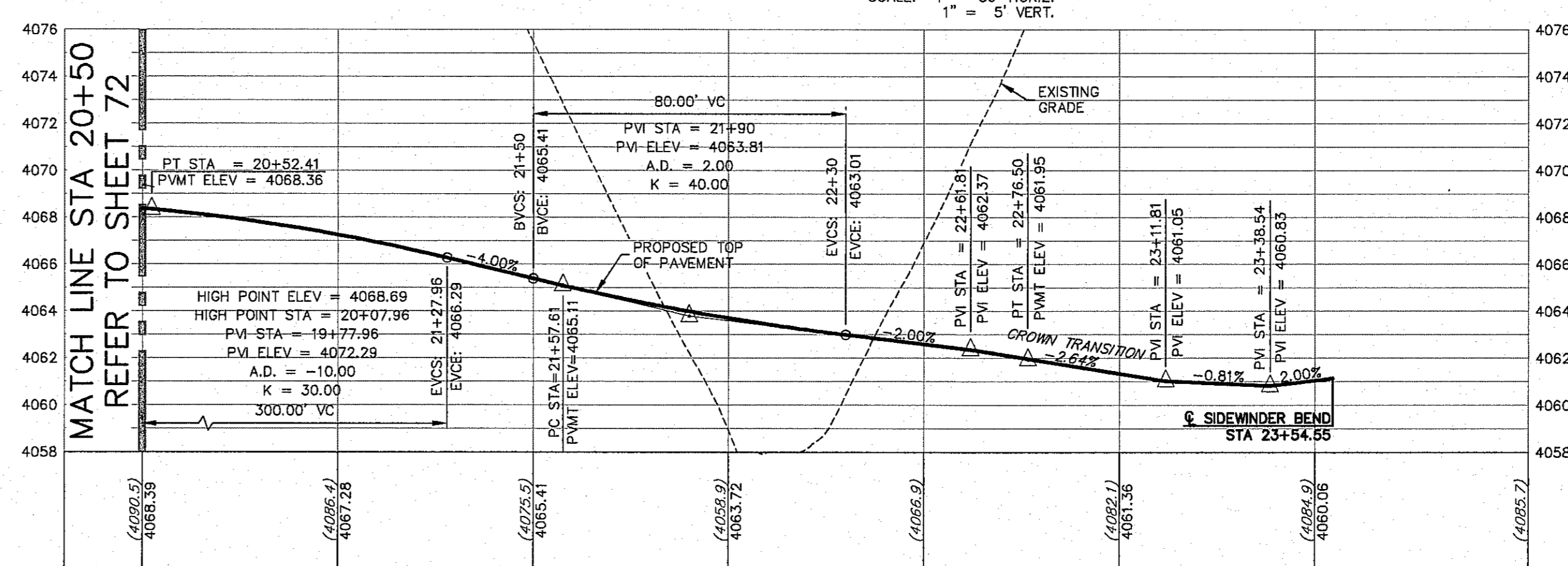
ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION



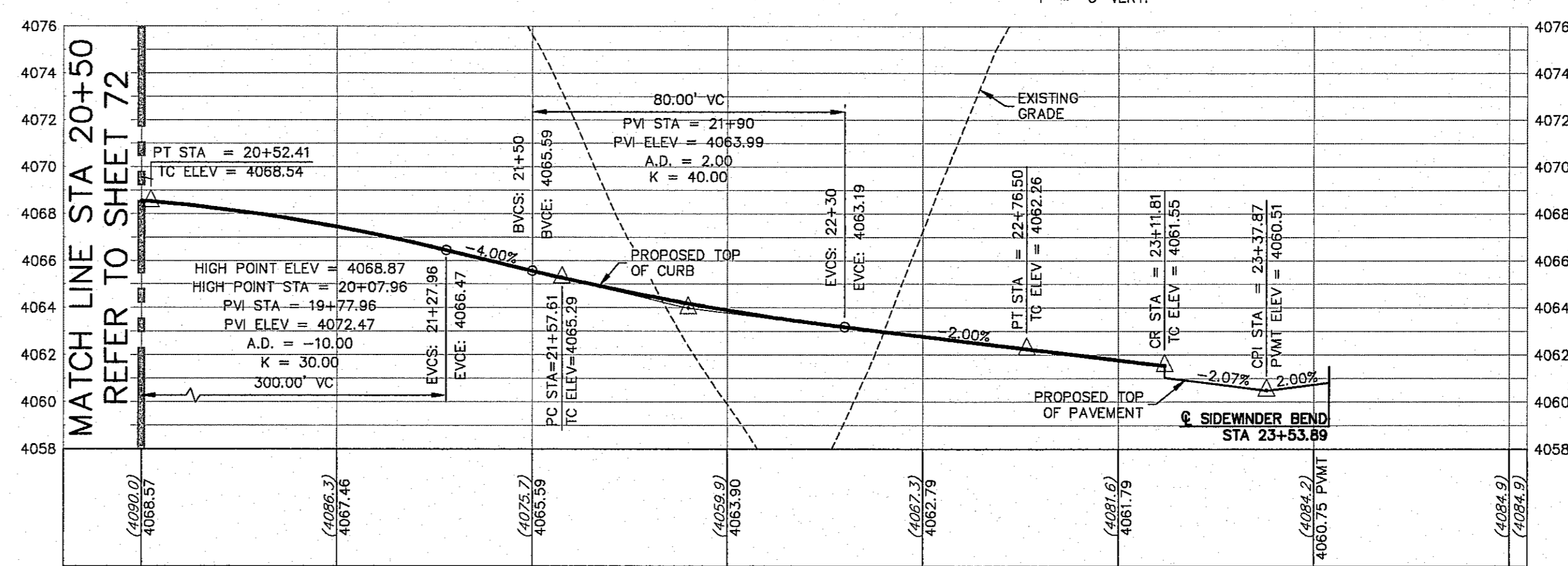
DETAIL SCALE: 1" = 20'



PROPOSED LEFT TOP OF CURB



PROPOSED CENTERLINE TOP OF PAVEMENT



PROPOSED RIGHT TOP OF CURB

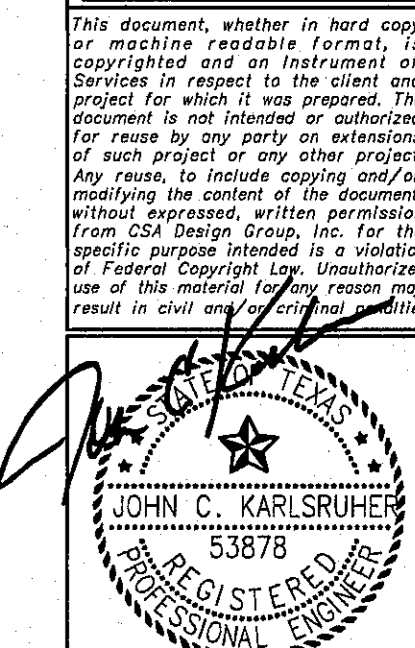
- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▲ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - ▲ 50' TRANSITION AT INTERSECTION
 - ▲ PROPOSED CITY MONUMENT

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND MULE TEAM DRIVE
ELEVATION = 3728.85 (EL. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 409-530-1155
EL PASO GAS SERVICE 409-530-1155
TEXAS GAS SERVICE 409-530-1155
TGS EMERGENCY HOTLINE 800-341-1555
EMERGENCY (CABLE) 775-7414
EL PASO NATURAL GAS COMPANY 1-800-334-4047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-847-8979



csa design group, inc.
Texas Registered Engineering Firm F-0887
1845 Northwestern Dr., Ste C
El Paso, Texas 79912
Tel: (915) 877-4155
Fax: (915) 877-4334
www.csaengineers.com

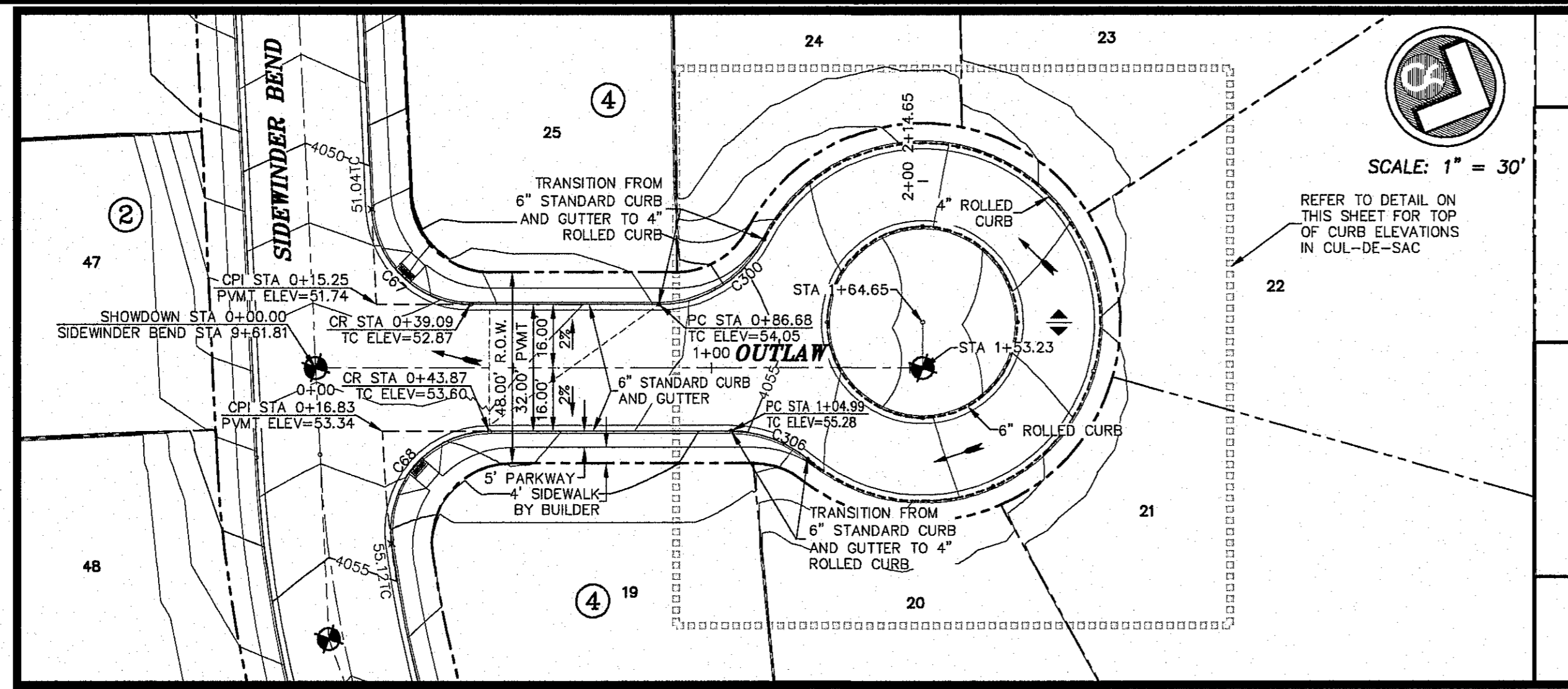
CIMARRON CANYON UNIT ONE SUBDIVISION

MULESHOE PLAN AND PROFILE

DOB	1524
DOB-SM-DG	9/15/16
DAE	AS NOTED
SCALE	SCALE

SHEET NO. **73**
75 of 131

© CSA DESIGN GROUP, INC. - Jan. 06, 2017 - 12:34pm
1524 Cimarron Canyon Unit One Submittal-CORRECTED (1524) SH: 70-73 Mule Team/Muleshoe (Sheet 73) (R07) (dwg)

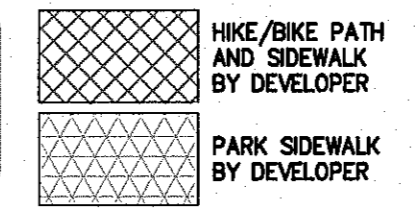


ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

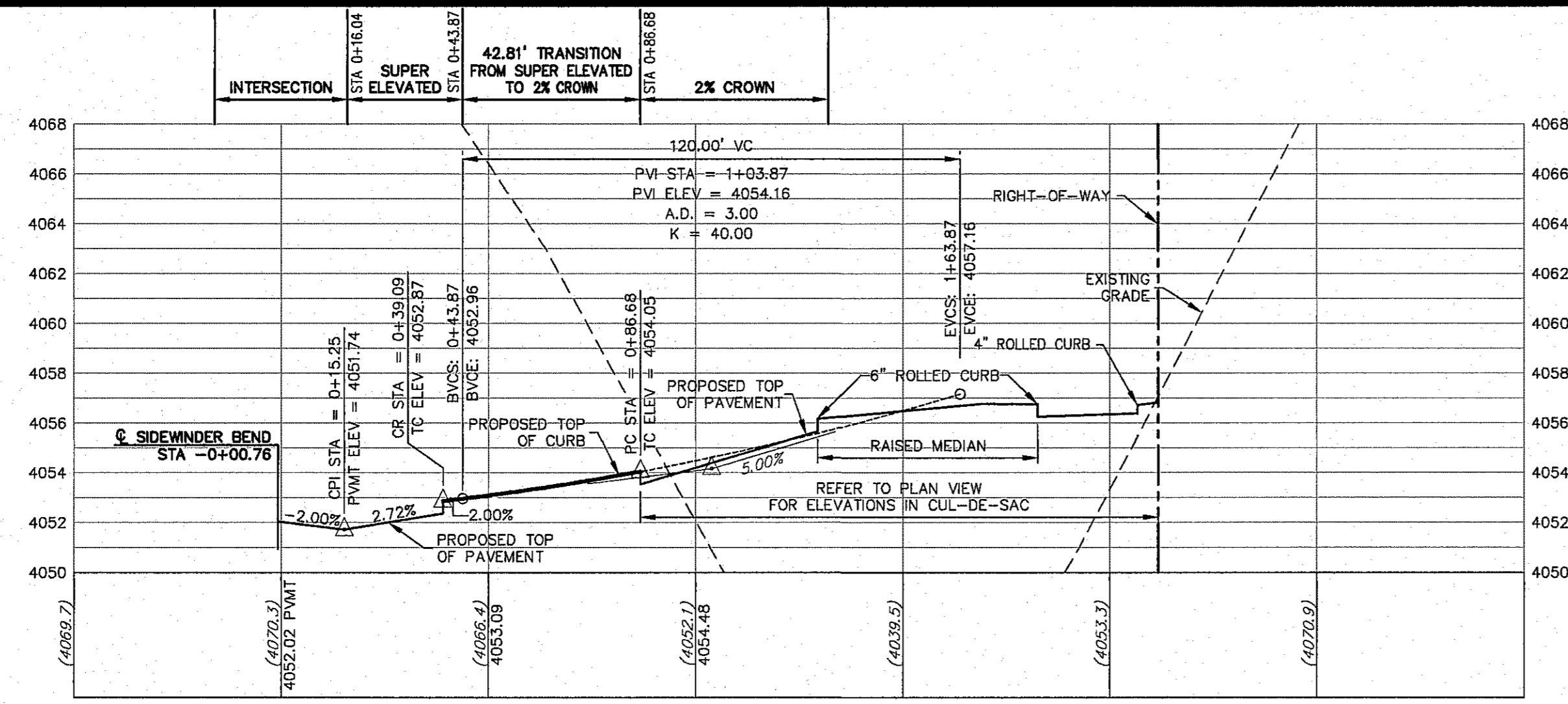
ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

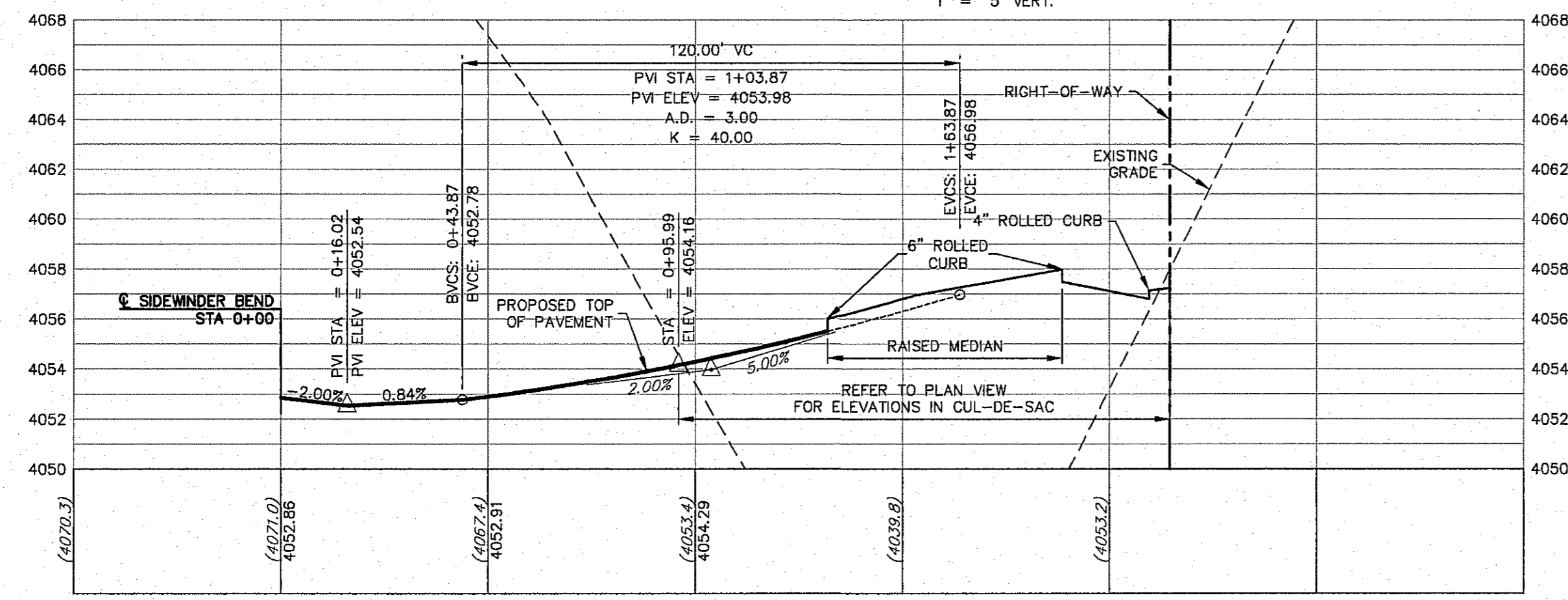
REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS



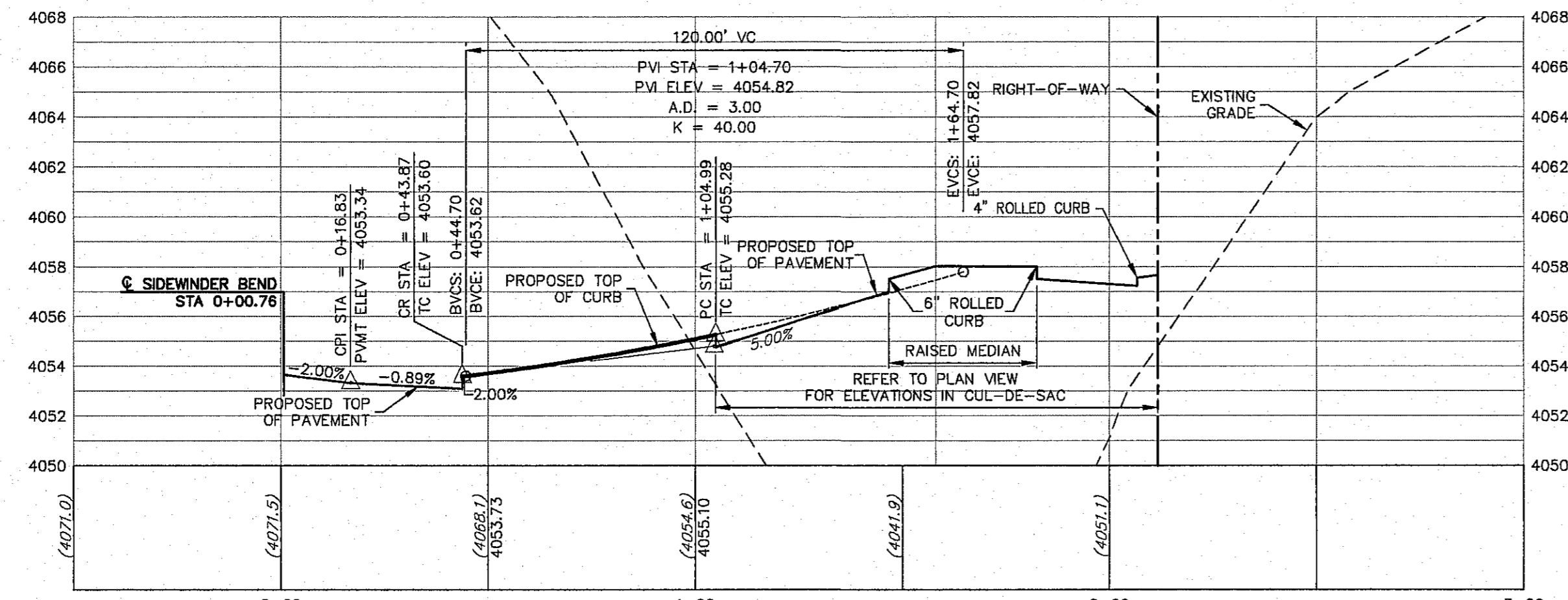
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C67	25.00	38.08	23.84	34.50	N19°38'07\"E	87°16'05\"
C68	25.00	42.51	28.47	37.57	S72°42'34\"E	97°25'18\"
C300	30.00	32.75	18.22	31.15	N55°16'16\"E	62°32'40\"
C301	45.00	58.13	33.92	54.17	S49°32'16\"E	74°00'40\"
C302	45.00	35.99	18.78	34.67	S10°07'29\"W	45°18'50\"
C303	45.00	38.57	20.56	37.40	S57°20'14\"W	49°08'38\"
C304	45.00	39.85	21.34	38.56	N72°44'07\"W	50°44'11\"
C305	45.00	49.80	27.79	47.29	N15°39'41\"W	63°24'11\"
C306	30.00	20.96	10.93	20.54	S03°58'45\"E	40°02'20\"
C307	24.00	37.70	24.00	33.94	S68°59'56\"E	90°00'00\"
C308	24.00	37.70	24.00	33.94	S21°00'04\"W	90°00'00\"
C309	24.00	37.70	24.00	33.94	N68°59'56\"W	90°00'00\"
C310	24.00	37.70	24.00	33.94	N21°00'04\"E	90°00'00\"



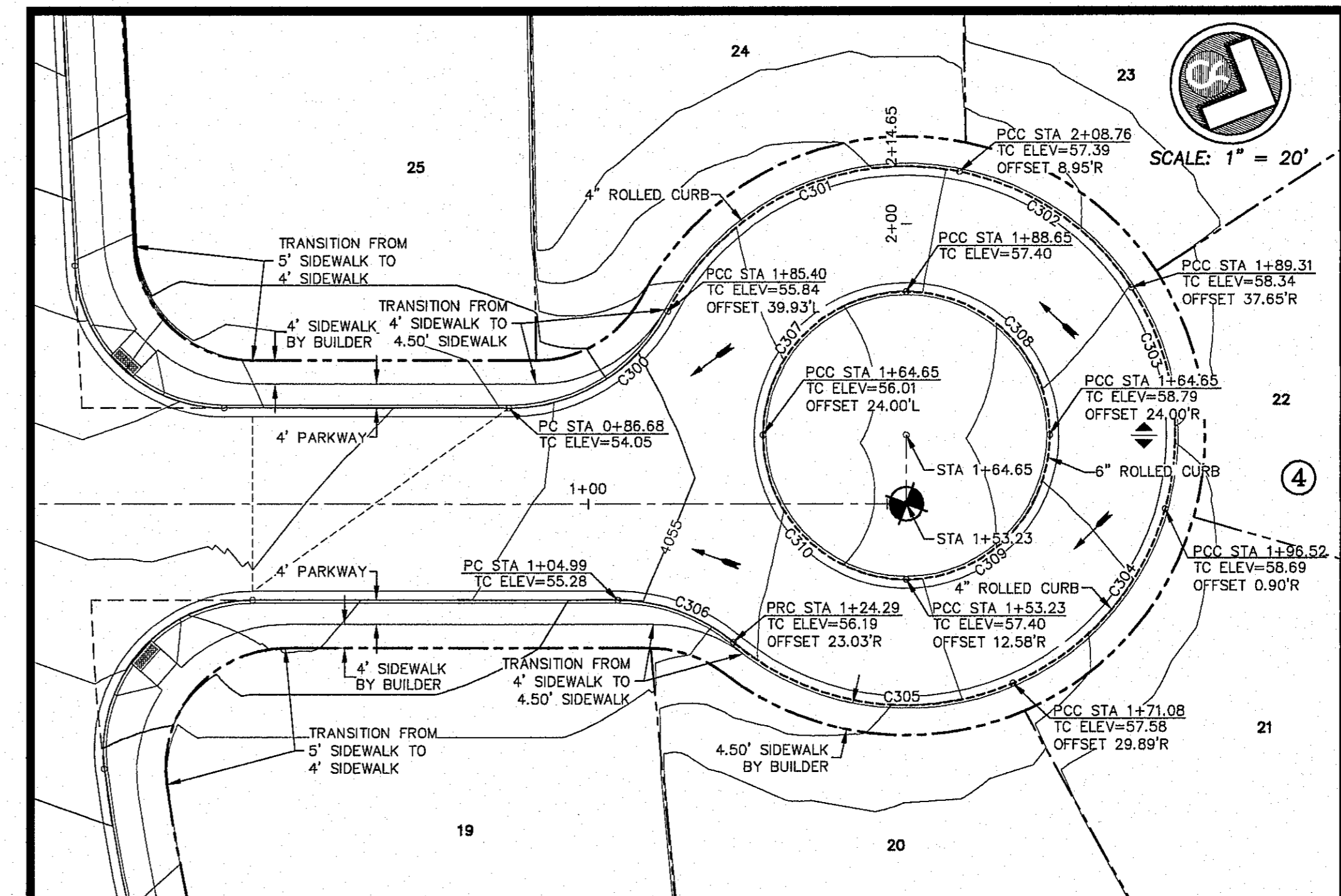
PROPOSED LEFT TOP OF CURB
SCALE: 1\"/>



PROPOSED CENTERLINE TOP OF PAVEMENT
SCALE: 1\"/>



PROPOSED RIGHT TOP OF CURB
SCALE: 1\"/>



DETAIL
SCALE: 1\"/>

LANDSCAPE MEDIAN IN CUL-DE-SAC BY DEVELOPER TO BE SUBMITTED UNDER SEPARATE COVER.

ALL PROFILES SHOWN ON THIS SHEET PHASE TWO CONSTRUCTION

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4\"/>
 - 4\"/>
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB FINISHED GRADES
 - (3729.2) EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▼ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - ▲ 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT



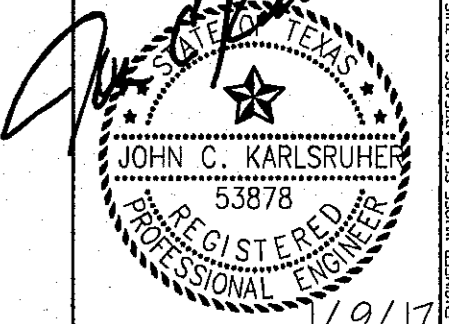
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE
ELEVATION = 3972.5 (EL PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

WARNING!
BEFORE YOU DIG CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

BEFORE YOU DIG - CALL
EL PASO ELECTRIC COMPANY 545-5720
TEXAS GAS SERVICE 544-5300
TDS EMERGENCY HOTLINE 562-8411/662-2003
EL PASO WATER (P&S) 1-800-DIG-TESS
TIME WARNER (CABLE) 776-7416
EL PASO NATURAL GAS COMPANY 1-800-334-9047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-DIG-TESS (687-8277)

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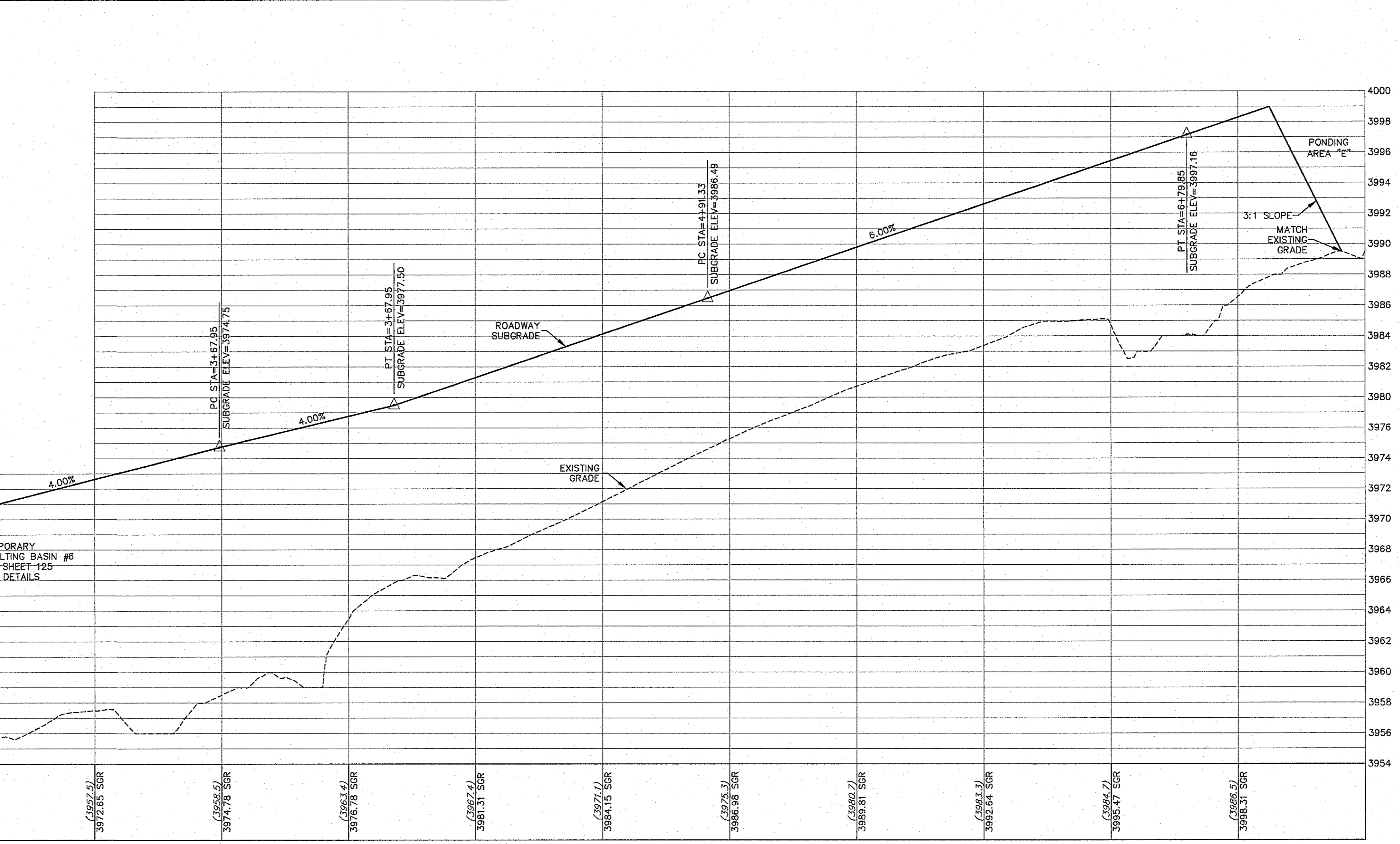
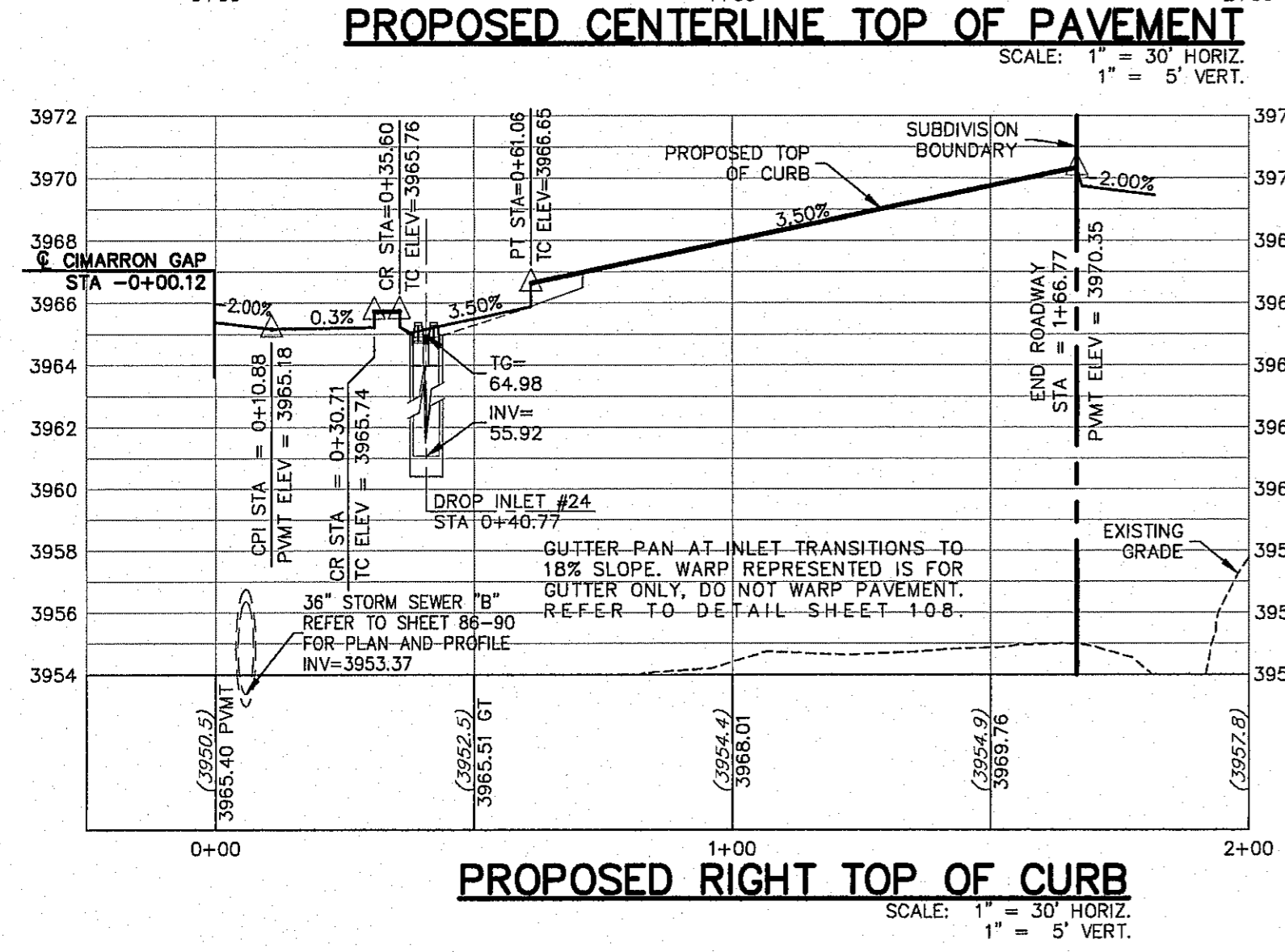
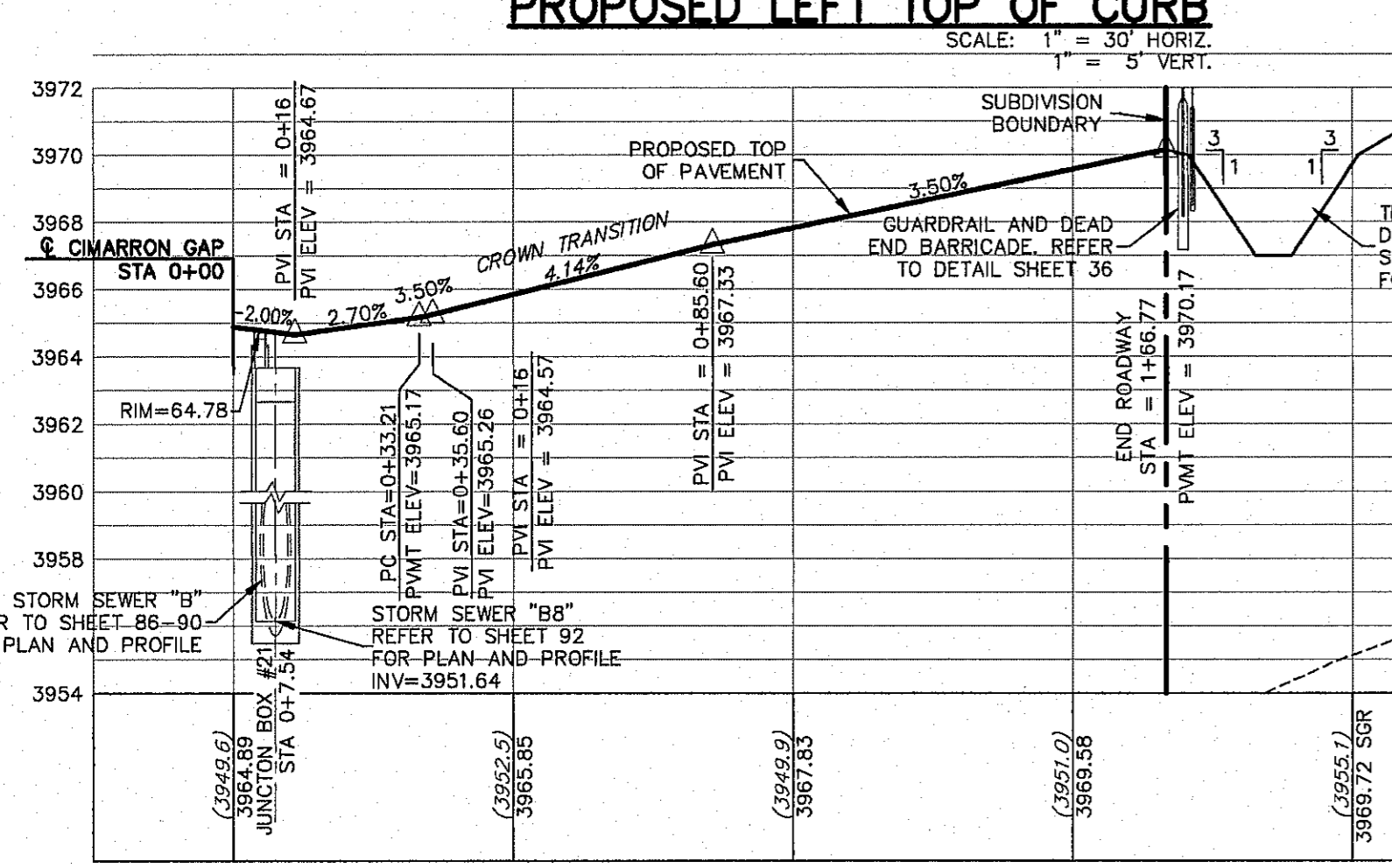
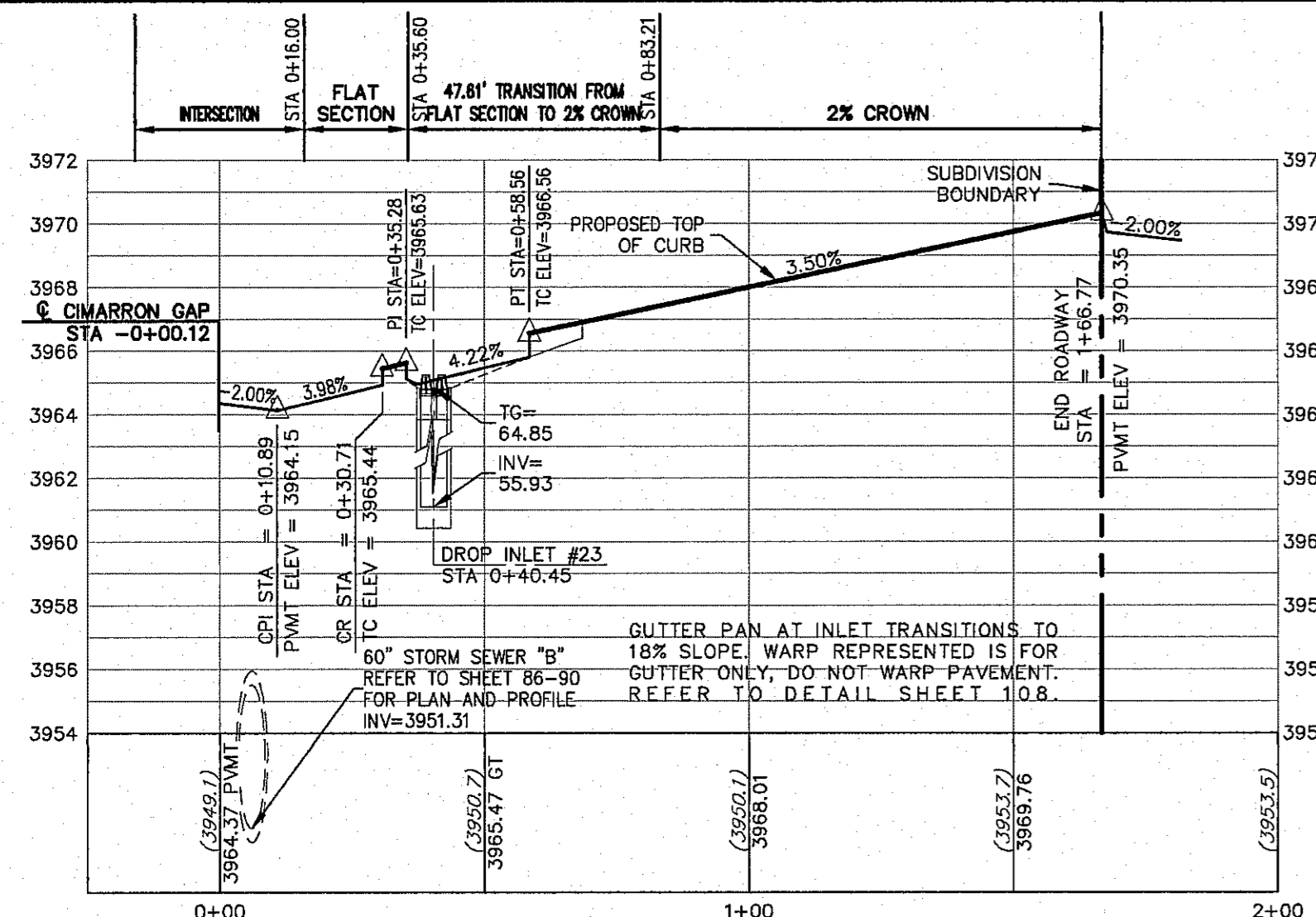
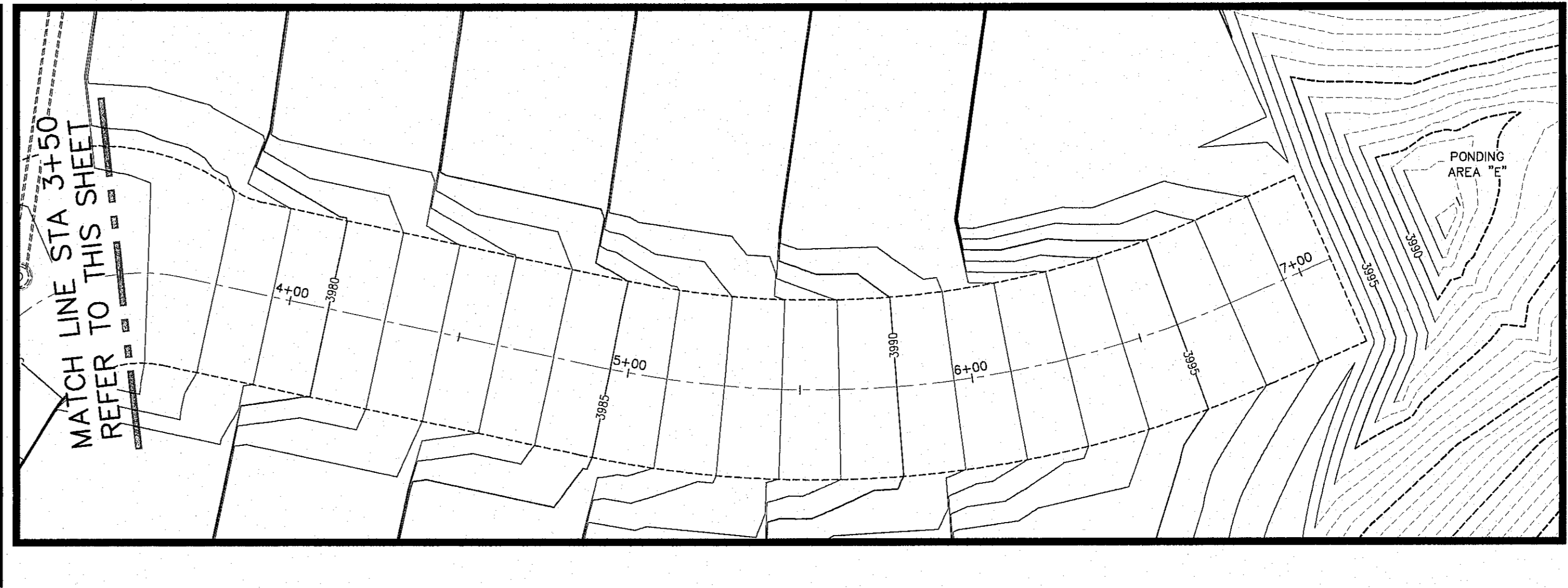
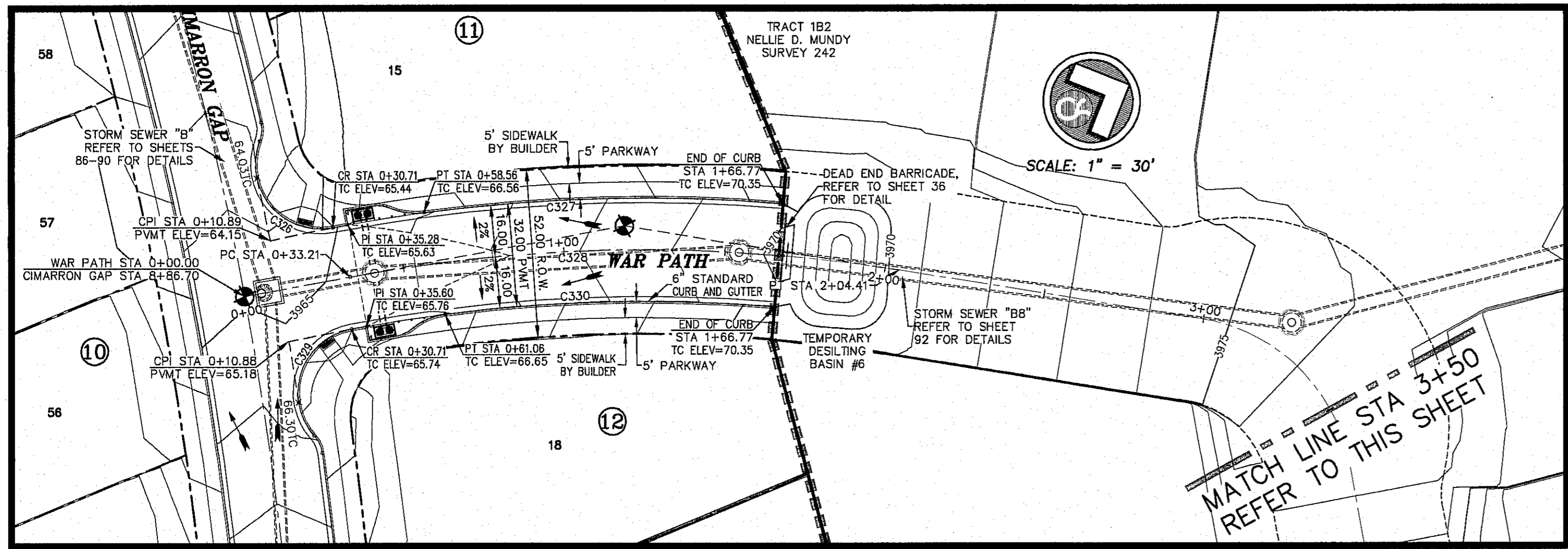
CSA design group, inc.
Texas Registered Engineering Firm #697
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com



CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE
OUTLAW PLAN AND PROFILE

COB	1524
COB-SM-DC	9/15/16
DRAWN BY	DAE
CHECKED BY	AS NOTED
SHEET NO. 74	
76 OF 131	



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

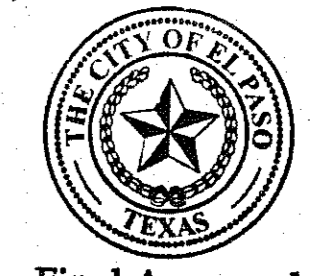
ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C326	20.00	31.06	19.65	28.03	N56°19'41"E	88°59'12"
C327	516.00	111.67	56.05	111.45	S21°43'49"W	12°23'58"
C328	500.00	133.56	67.18	133.16	S20°16'39"W	15°18'17"
C329	20.00	31.06	19.65	28.03	S31°03'38"E	88°59'12"
C330	484.00	102.33	51.35	102.14	S21°52'24"W	12°06'48"

ALL PROFILES SHOWN ON THIS SHEET PHASE FOUR CONSTRUCTION



Final Approval

- LEGEND**
- LOT LINE
 - UTILITY & SIDEWALK EASEMENT
 - CENTER LINE OF STREET
 - STREET R.O.W.
 - DRAINAGE & UTILITY R.O.W.
 - 4" ROLLED CURB & GUTTER
 - SUBDIVISION BOUNDARY LINE
 - 3728.85 PROPOSED TOP OF CURB
 - (3729.2) FINISHED GRADES
 - EXISTING GRADE
 - TC=08.09 PROPOSED TOP OF CURB ELEVATION
 - PWMT=08.65 PROPOSED PAVEMENT ELEVATION
 - DIRECTION OF RUNOFF FLOW
 - ▲ HIGH POINT
 - ▼ LOW POINT
 - ▲ POINT OF VERTICAL INTERSECTION
 - 50' TRANSITION AT INTERSECTION
 - PROPOSED CITY MONUMENT

BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BRAYS LANDING DRIVE
ELEVATION = 3972.65 (E. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
1	9/15/16	1st City Submittal	DAE
2	11/01/16	2nd City Submittal	DAE
3	1/9/17	3rd City Submittal Final	JCK

WARNING!
BEFORE YOU DIG
CONTRACTOR SHALL
FIELD LOCATE ALL
EXISTING UNDERGROUND
IMPROVEMENTS IN
PROJECT AREA

BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY
545-5720
544-5300
TEXAS GAS SERVICE
562-8411/662-2003
EL PASO WATER (PWS)
1-800-DIG-TESS
778-7415
TIME WARNER (CABLE)
1-800-334-9047
EL PASO NATURAL GAS COMPANY
1-800-334-9047
TEXAS EXCAVATION SAFETY SYSTEM
1-800-487-2277

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JOHN C. KARLSRUHER
REGISTERED PROFESSIONAL ENGINEER
1917

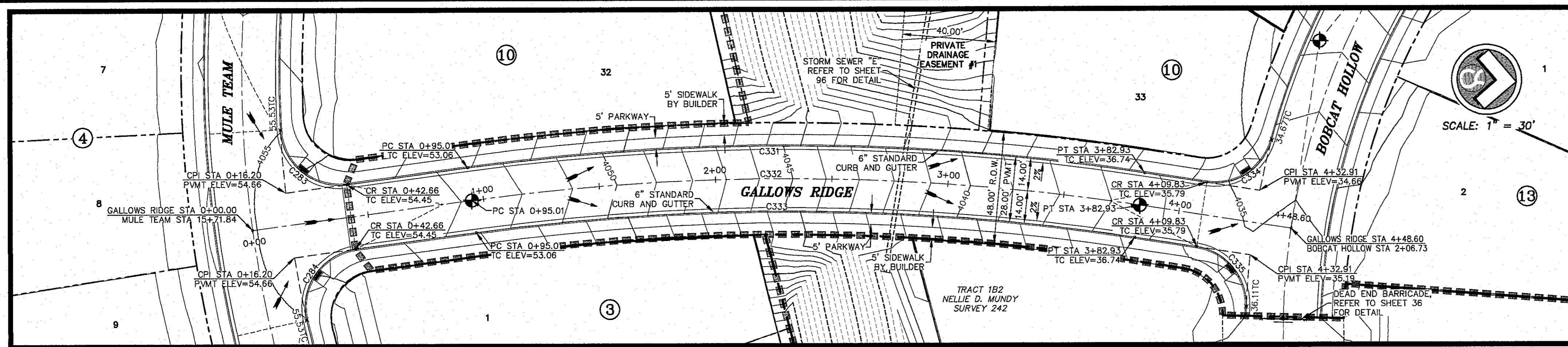
csa design group, inc.
Texas Registered Engineering Firm #997
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com

CIMARRON CANYON UNIT ONE SUBDIVISION

SHEET TITLE

WAR PATH PLAN AND PROFILE

COB	1524
COB-SM-DG	9/15/16
DWG BY	AS NOTED
DATE	SCALE
SHEET NO. 76	
SHEET SEQUENCE 78 OF 131	



ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

ALL SIDEWALKS TO BE INSTALLED BY BUILDER UNLESS NOTED OTHERWISE.

ALL ACCESSIBLE RAMPS WITHIN THE RIGHT-OF-WAY TO BE INSTALLED BY THE DEVELOPER.

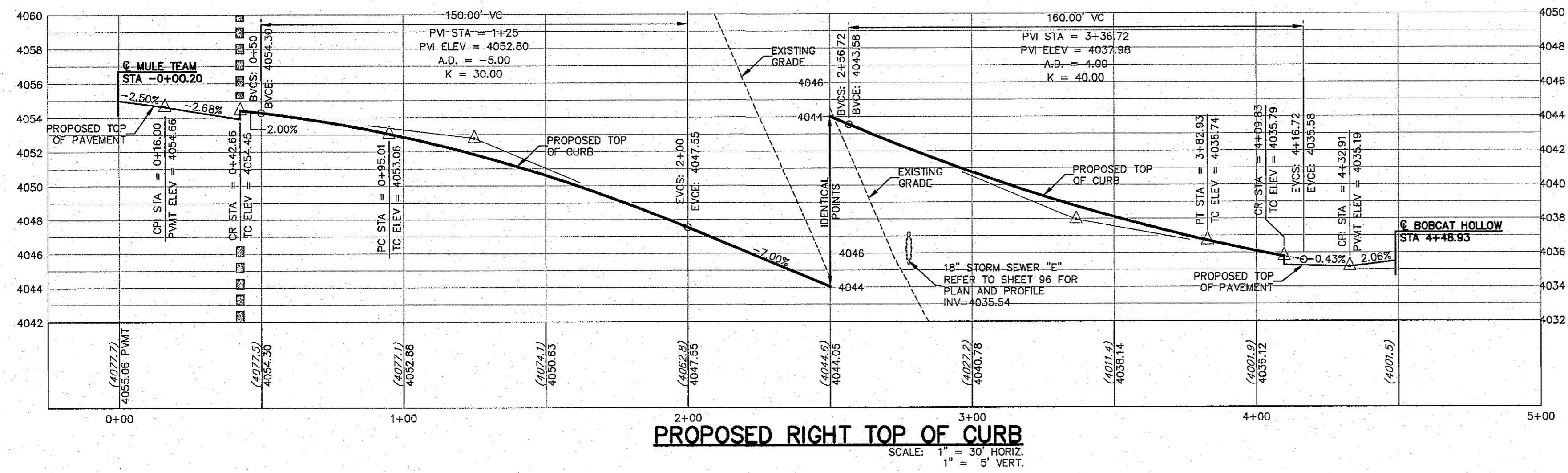
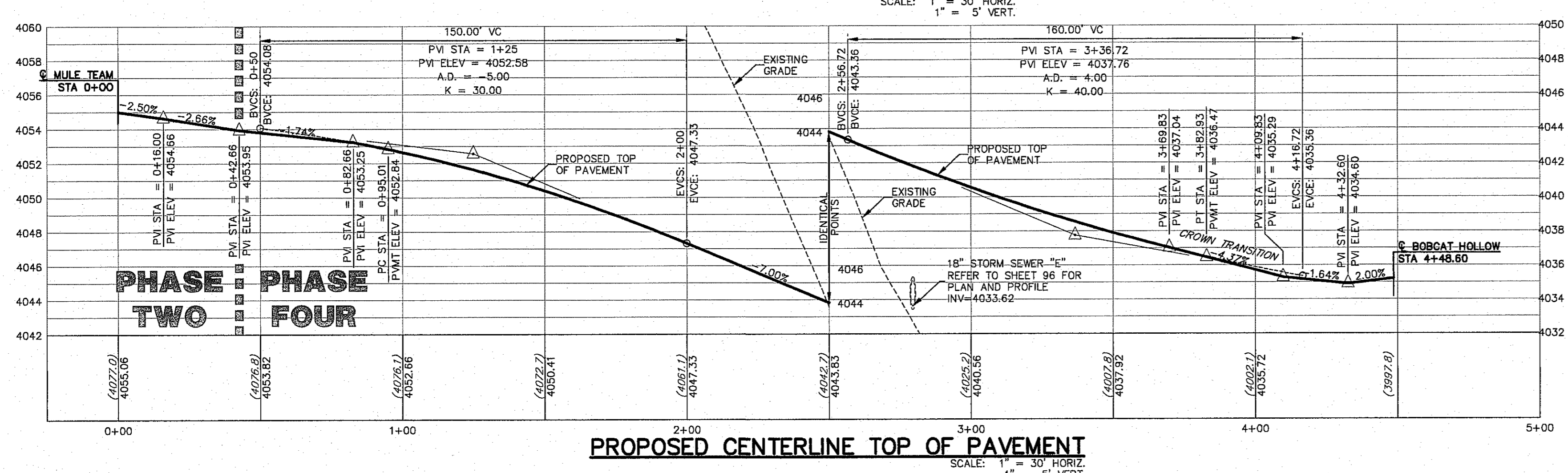
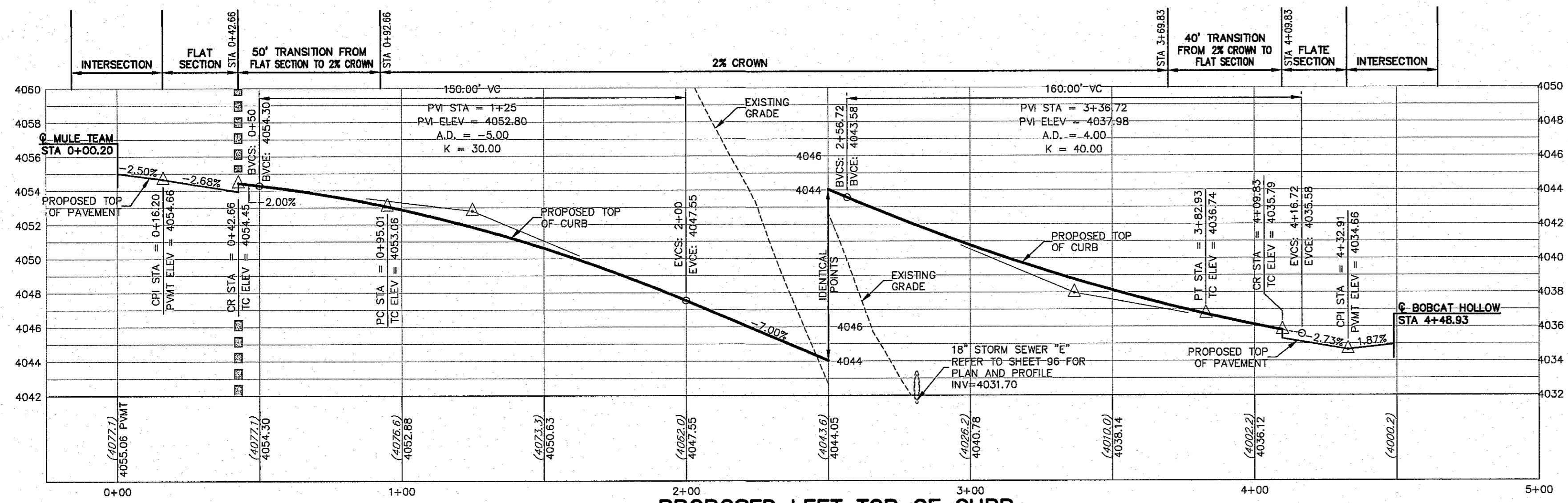
HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C283	25.00	41.40	27.22	36.83	N35°26'16"E	94°52'22"
C284	25.00	41.40	27.22	36.83	S59°26'11"E	94°52'22"
C331	1014.00	291.95	146.99	290.94	S03°45'04"E	16°29'47"
C332	1000.00	287.92	144.96	286.93	S03°45'04"E	16°29'47"
C333	986.00	283.89	142.93	282.91	S03°45'04"E	16°29'47"
C334	25.00	36.40	22.29	33.27	N37°13'08"W	83°25'58"
C335	25.00	36.40	22.29	33.27	S46°12'48"W	83°25'58"

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submitter Final	JCK
2	11/01/16	2nd City Submitter	DAE
1	9/15/16	1st City Submitter	DAE



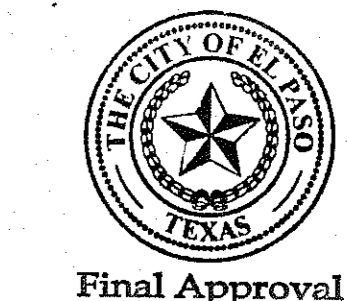
WARNING!
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EL PASO ELECTRIC COMPANY 543-5720
TEXAS GAS SERVICE 544-5300
TEXAS EMERGENCY HOTLINE 562-8411/662-2003
EL PASO WATER (PUB) 1-800-DIG-TEES
THE WARNER (CABLE) 775-7414
EL PASO NATURAL GAS COMPANY 1-800-394-4047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-497-8277

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JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
1/9/17

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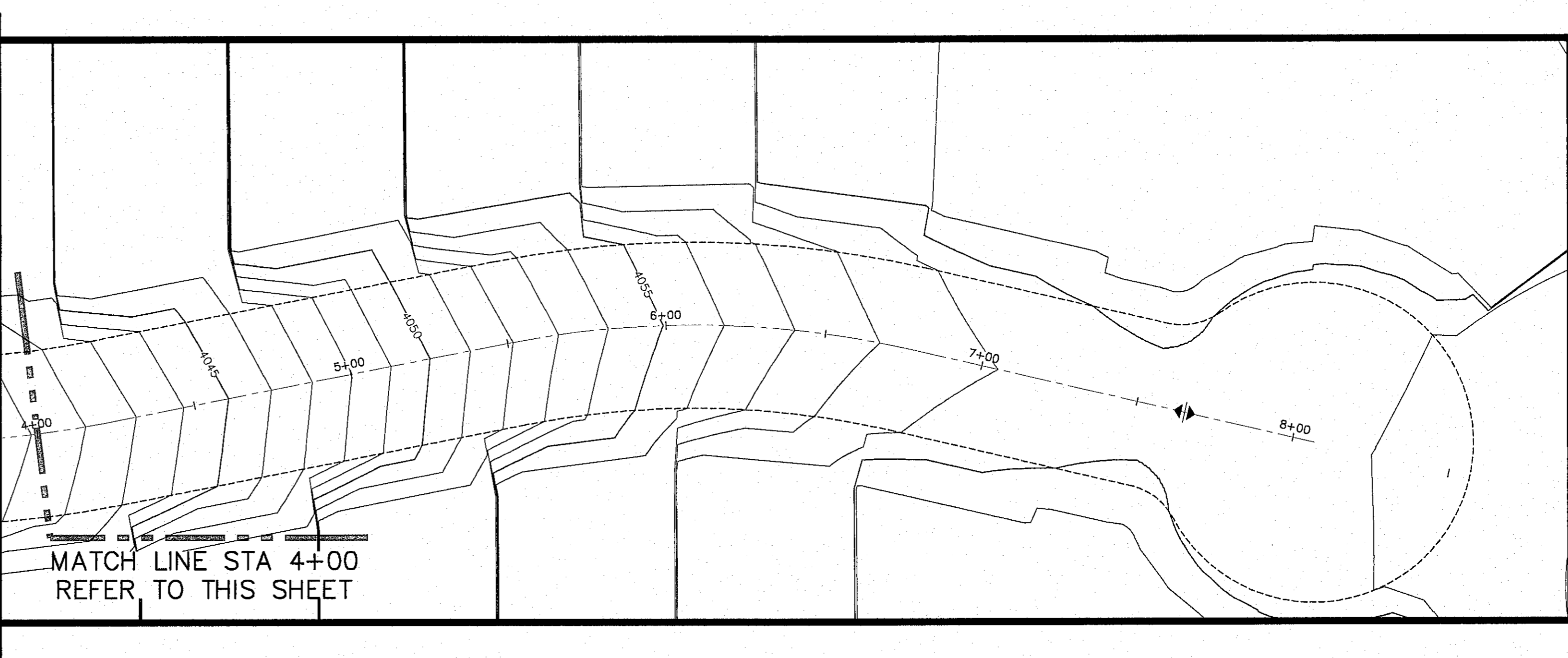
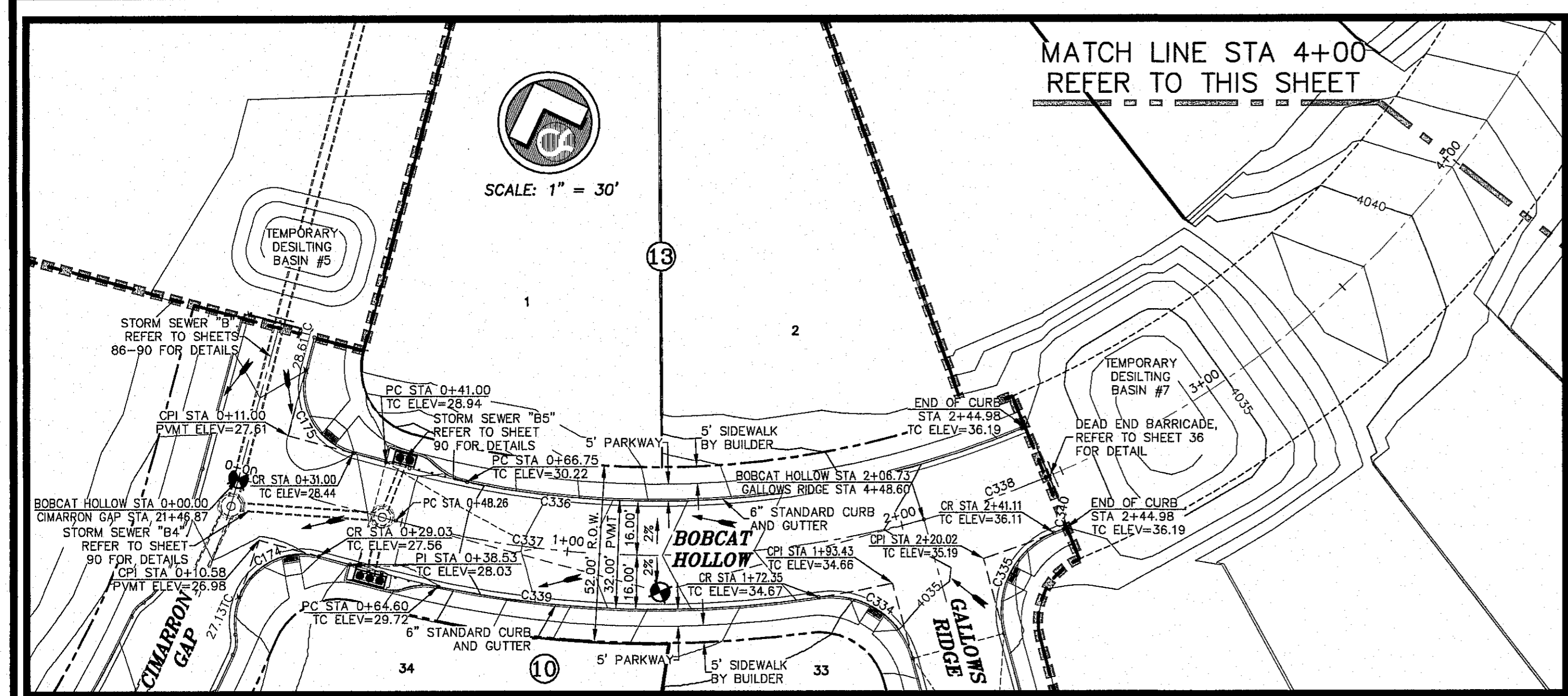
Final Approval

LEGEND	
---	LOT LINE
- - - -	UTILITY & SIDEWALK EASEMENT
---	CENTER LINE OF STREET
---	STREET R.O.W.
---	DRAINAGE & UTILITY R.O.W.
---	4' ROLLED CURB & GUTTER
---	SUBDIVISION BOUNDARY LINE
3728.85	PROPOSED TOP OF CURB FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
PWMT=08.65	PROPOSED PAVEMENT ELEVATION
→	DIRECTION OF RUNOFF FLOW
▲	HIGH POINT
▼	LOW POINT
△	POINT OF VERTICAL INTERSECTION
⊙	50' TRANSITION AT INTERSECTION
⊙	PROPOSED CITY CURB MONUMENT

CIMARRON CANYON UNIT ONE SUBDIVISION

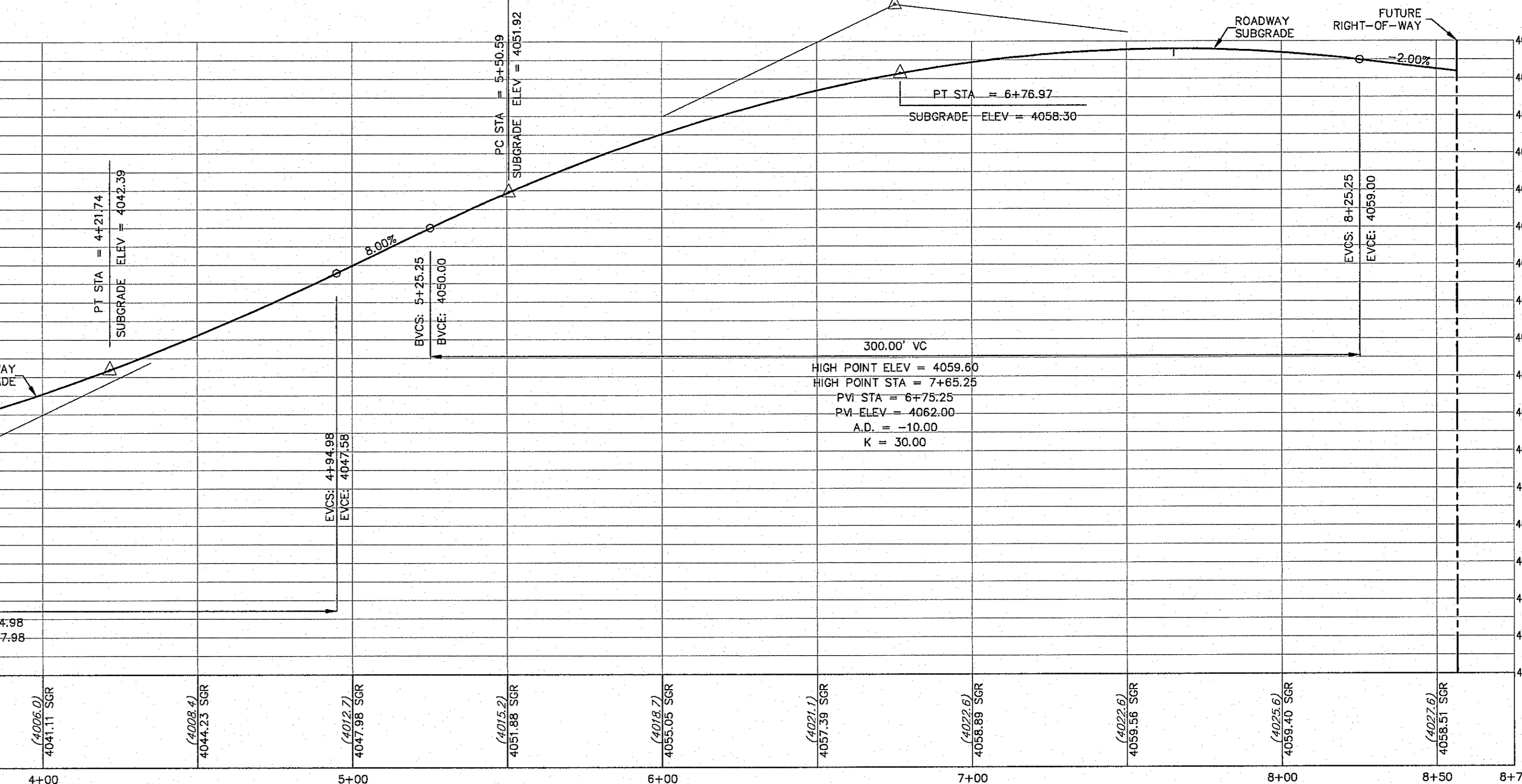
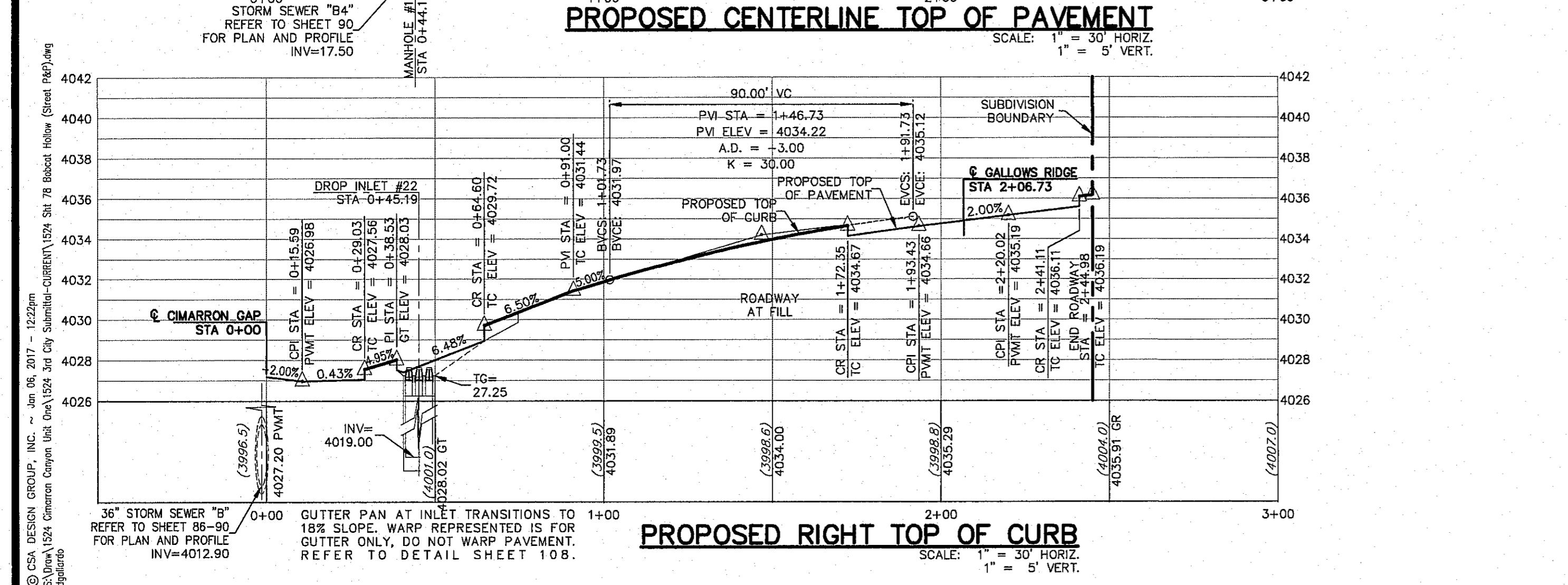
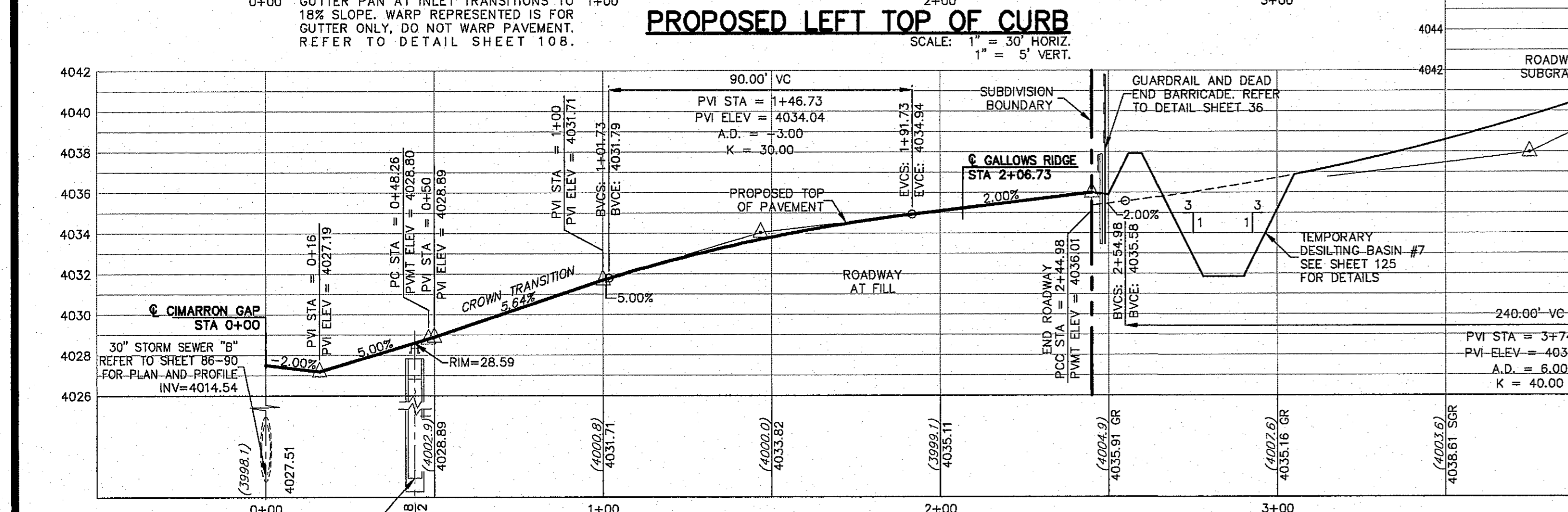
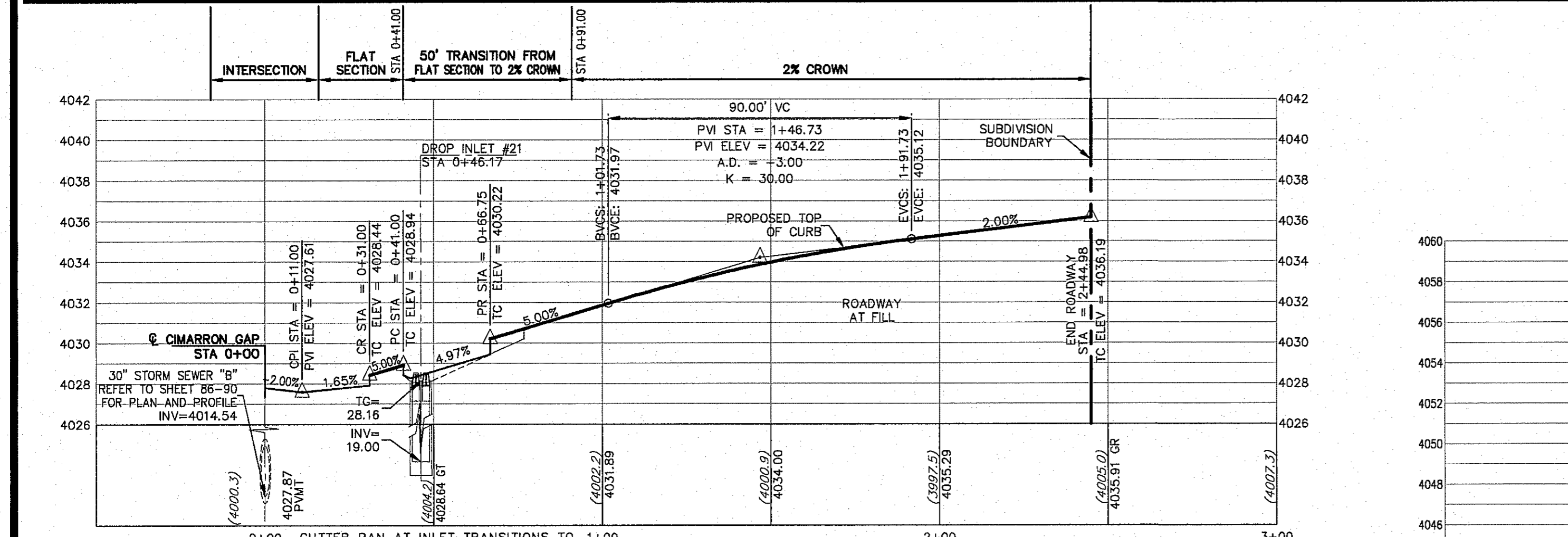
GALLOPS RIDGE PLAN AND PROFILE

COB	1524
COB-SM-DG	9/15/16
DAE	AS NOTED
DESIGNED BY	DAE
77	
SHEET NUMBER	
79 OF 131	



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C174	20.00	29.19	17.89	26.67	S82°57'00"W	83°37'22"
C175	20.00	31.42	20.00	28.28	S101°41'19"E	90°00'00"
C334	25.00	36.40	22.29	33.27	N37°13'09"W	83°25'58"
C335	25.00	36.40	22.29	33.27	S46°12'49"W	83°25'58"
C336	284.00	168.73	86.94	166.26	S75°42'20"E	34°02'24"
C337	300.00	158.46	81.13	156.83	S70°22'45"E	30°15'51"
C338	300.00	38.25	19.15	38.23	S89°09'21"E	71°8'21"
C339	316.00	113.48	57.36	112.87	S68°33'51"E	20°34'34"
C340	316.00	4.07	2.04	4.07	N87°33'38"E	0°44'19"



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REFER TO SHEET 38 FOR ACCESSIBLE RAMP DETAILS

HIKE/BIKE PATH AND SIDEWALK BY DEVELOPER

PARK SIDEWALK BY DEVELOPER

ALL PROFILES SHOWN ON THIS SHEET PHASE FOUR CONSTRUCTION



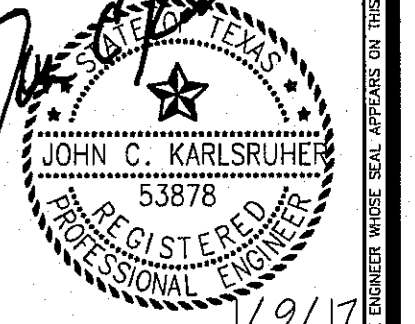
BENCHMARK: CITY MONUMENT AT THE CENTERLINE INTERSECTION OF NORTHERN PASS DRIVE AND BOBCAT HOLLOW STA. 3976.53 (EL. PASO CITY DATUM)

NO.	DATE	DESCRIPTION	BY
3	1/9/17	3rd City Submittal Final	JCK
2	11/01/16	2nd City Submittal	DAE
1	9/15/16	1st City Submittal	DAE

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 800 ELECTRIC COMPANY
 800 GAS SERVICE
 800 WATER SERVICE
 800 TELEPHONE SERVICE
 800 CABLE SERVICE
 800 TELEVISION SERVICE
 800 RAILROAD SERVICE
 800 AIRCRAFT SERVICE
 800 POWER SERVICE
 800 TELECOM SERVICE
 800 CABLE SERVICE
 800 TELEVISION SERVICE
 800 RAILROAD SERVICE
 800 AIRCRAFT SERVICE
 800 POWER SERVICE
 800 TELECOM SERVICE

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 www.csaengineers.com



CIMARRON CANYON UNIT ONE SUBDIVISION
 SHEET TITLE
BOBCAT HOLLOW PLAN AND PROFILE

JOB NO.	1524
DESIGN BY	JCK
DATE	9/15/16
SCALE	AS NOTED
SHEET NO.	78
TOTAL SHEETS	80 OF 131

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 S:\Work\1524 Cimarron Canyon Unit One\1524 3rd City Submittal\CONSTRUCTION\1524_Sht 78 Bobcat Hollow (Sheet) (MFL) (dwg)