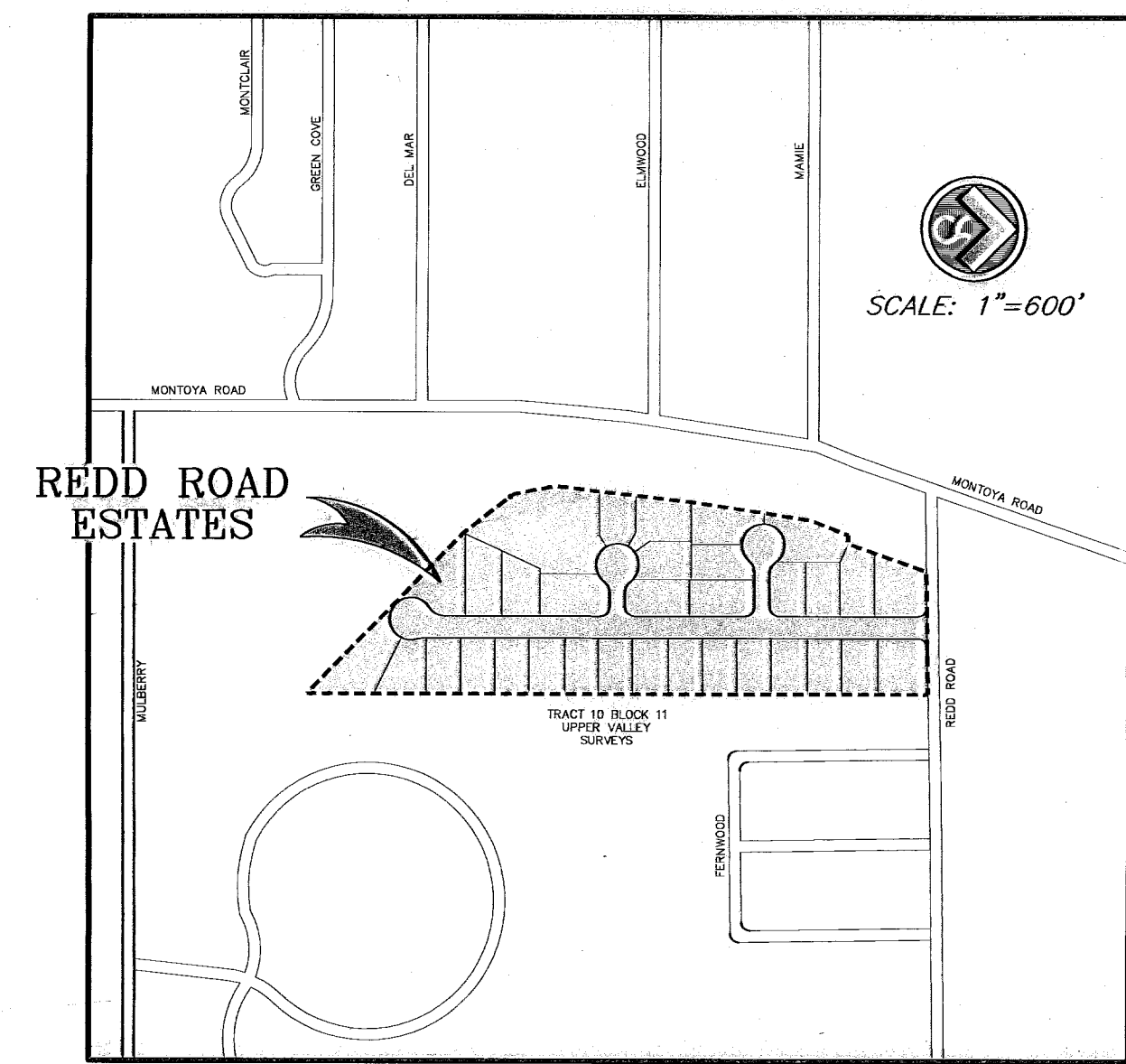
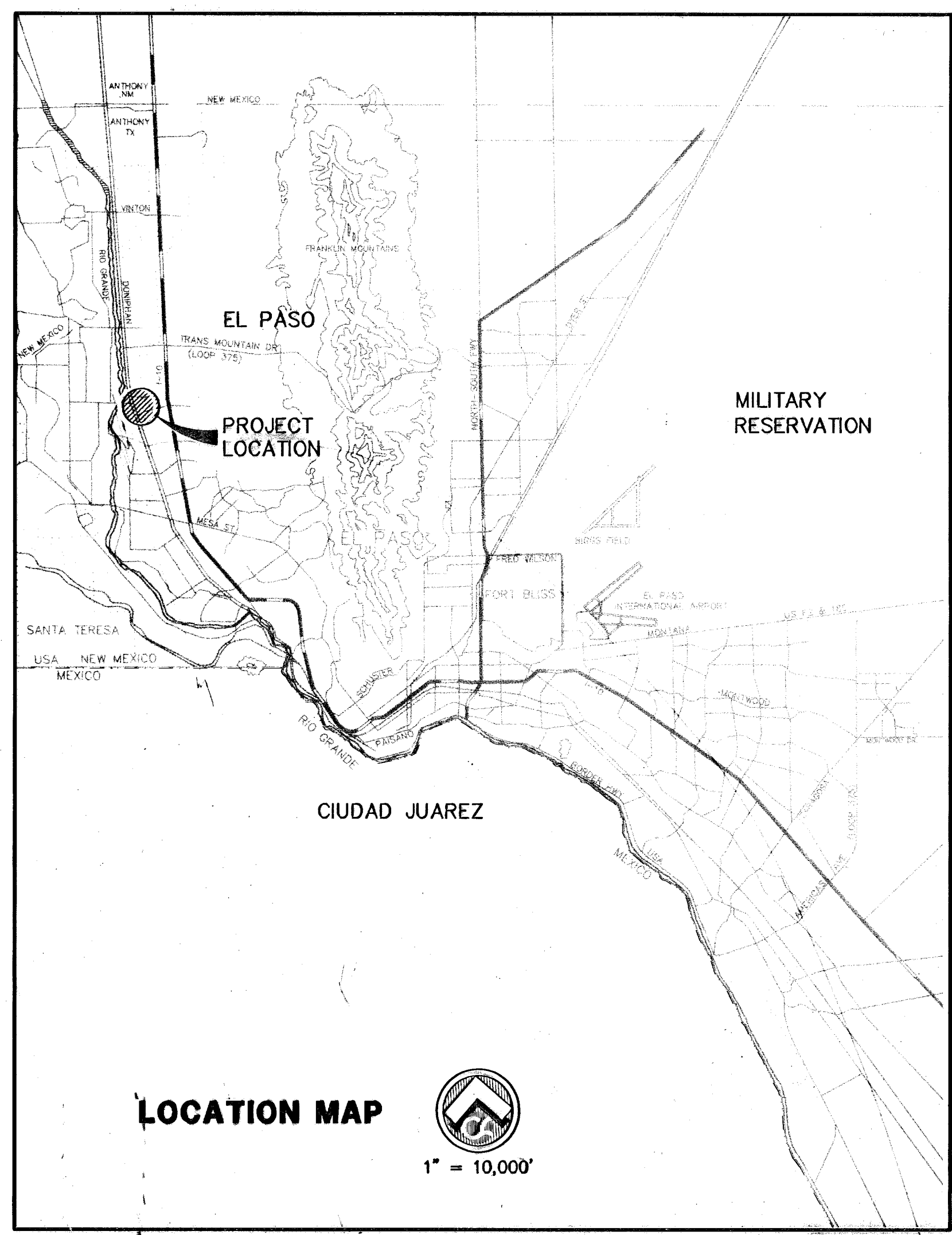


PLANS FOR CONSTRUCTION OF REDD ROAD ESTATES Subdivision



VICINITY MAP



DRAWING INDEX

SHEET NO.	DRAWING TITLE
1	-----COVER SHEET
2	-----SUBDIVISION PLAT
3	-----DRAINAGE PLAN
4	-----GRADING PLAN
5,6	-----CROSS SECTIONS
7,8	-----LAST WALTZ DRIVE PLAN & PROFILE
9	-----DRUMMER BOY & GILS MAGIC COURT PLAN & PROFILE
10,11	-----STANDARD DETAILS
12	-----ILLUMINATION PLAN
13,14	-----STORM WATER POLLUTION PREVENTION PLAN

John G. Karlstruher

 6/26/08

RECORD DRAWING

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

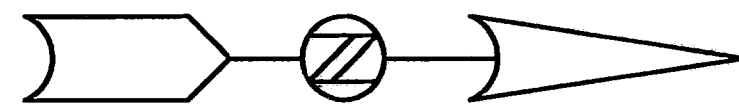
FILE No. 5044a

600789

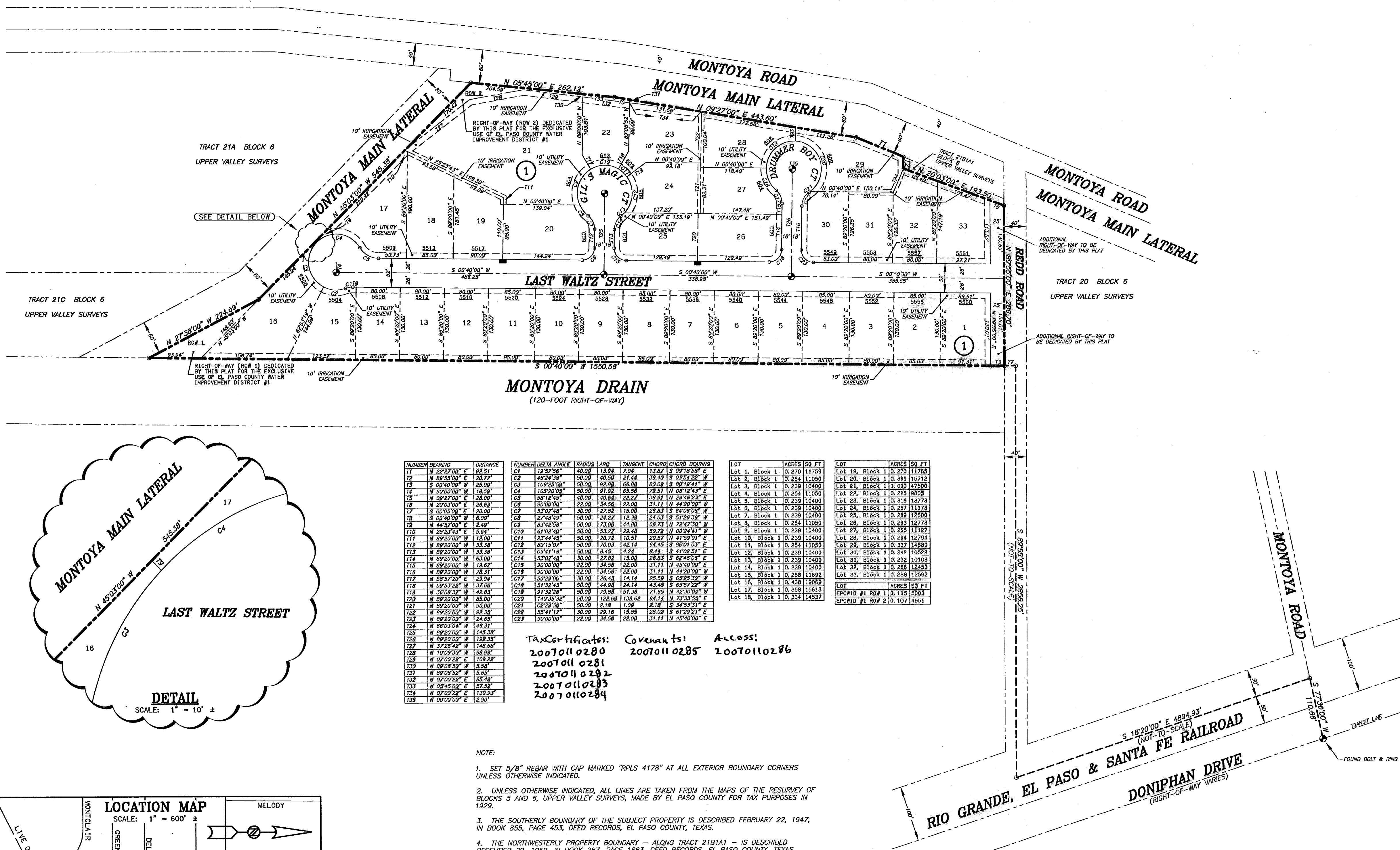
RECORD DRAWINGS 06/25/08

REDD ROAD ESTATES

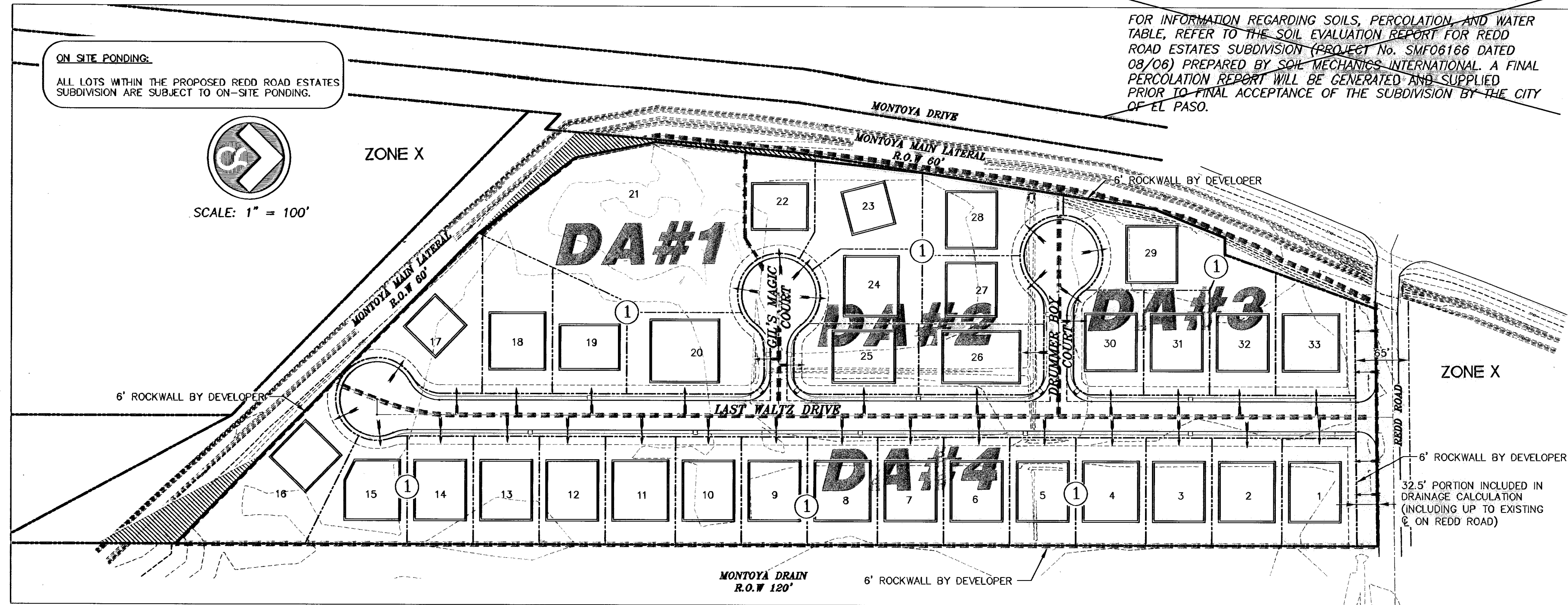
BEING ALL OF TRACTS 21B, 21D, 21B1A AND 21B1B,
BLOCK 6, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 12.333 ± ACRES



SCALE: 1" = 100'
0 50 100 200

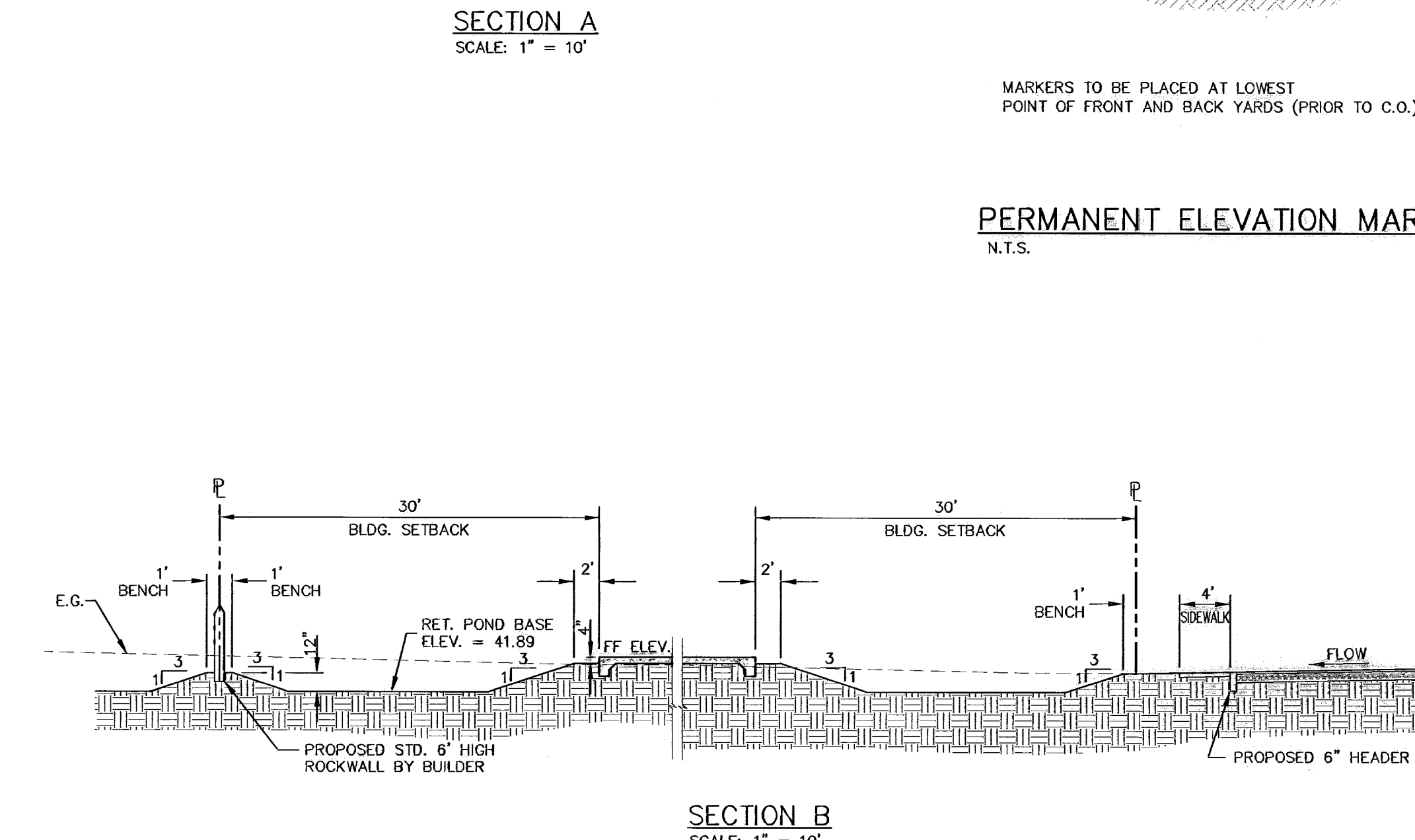
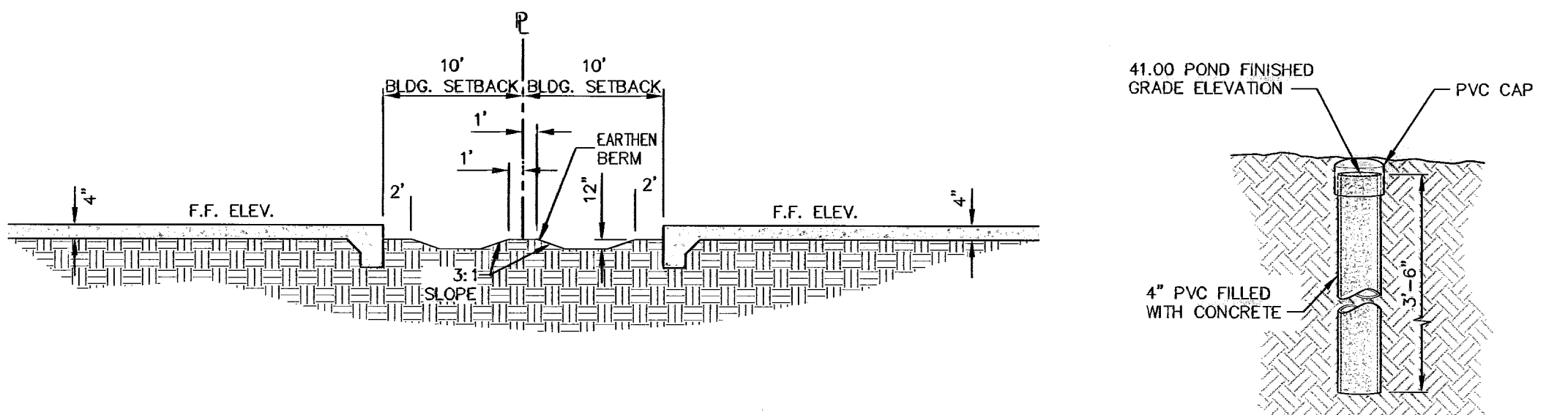
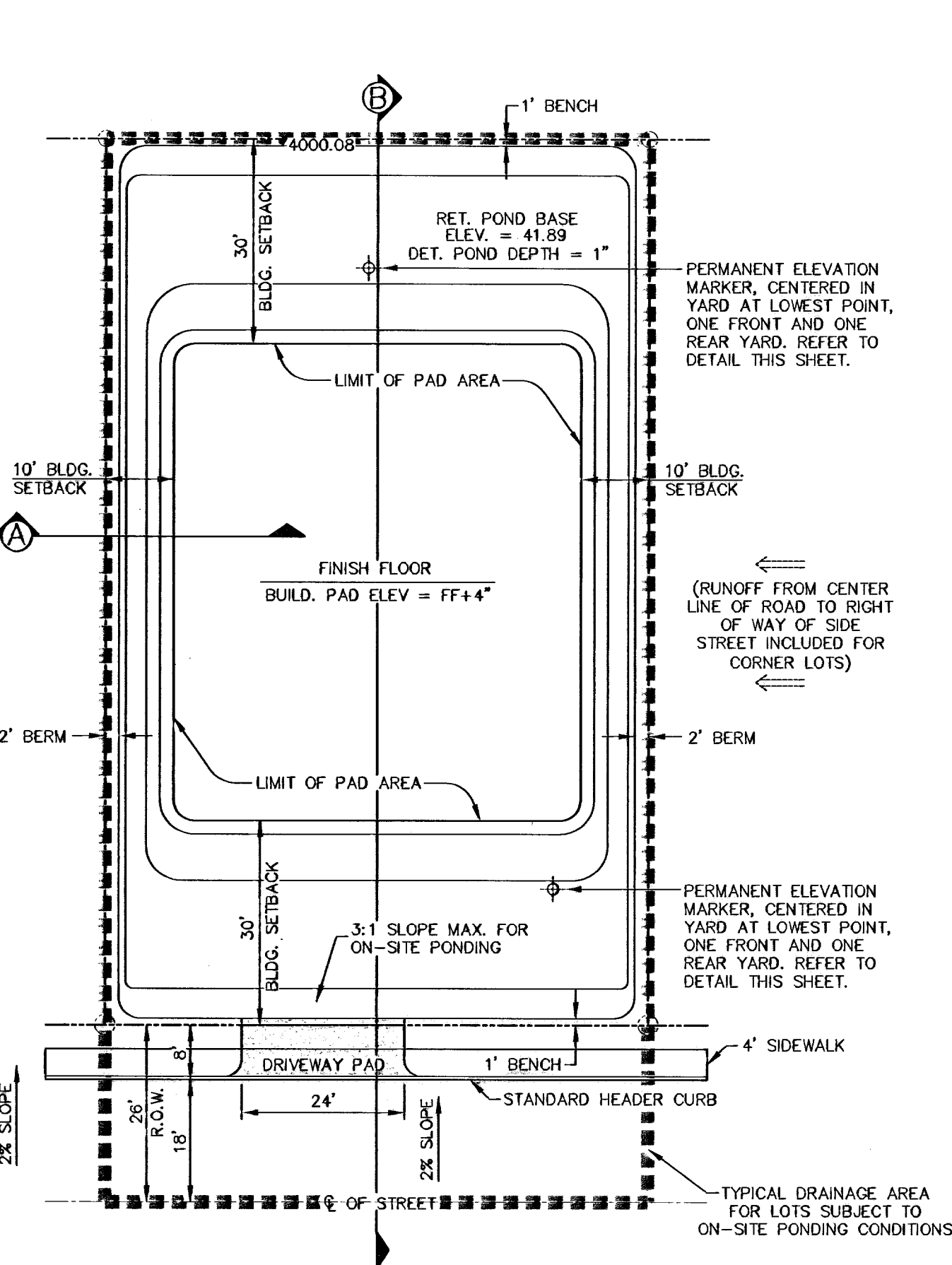
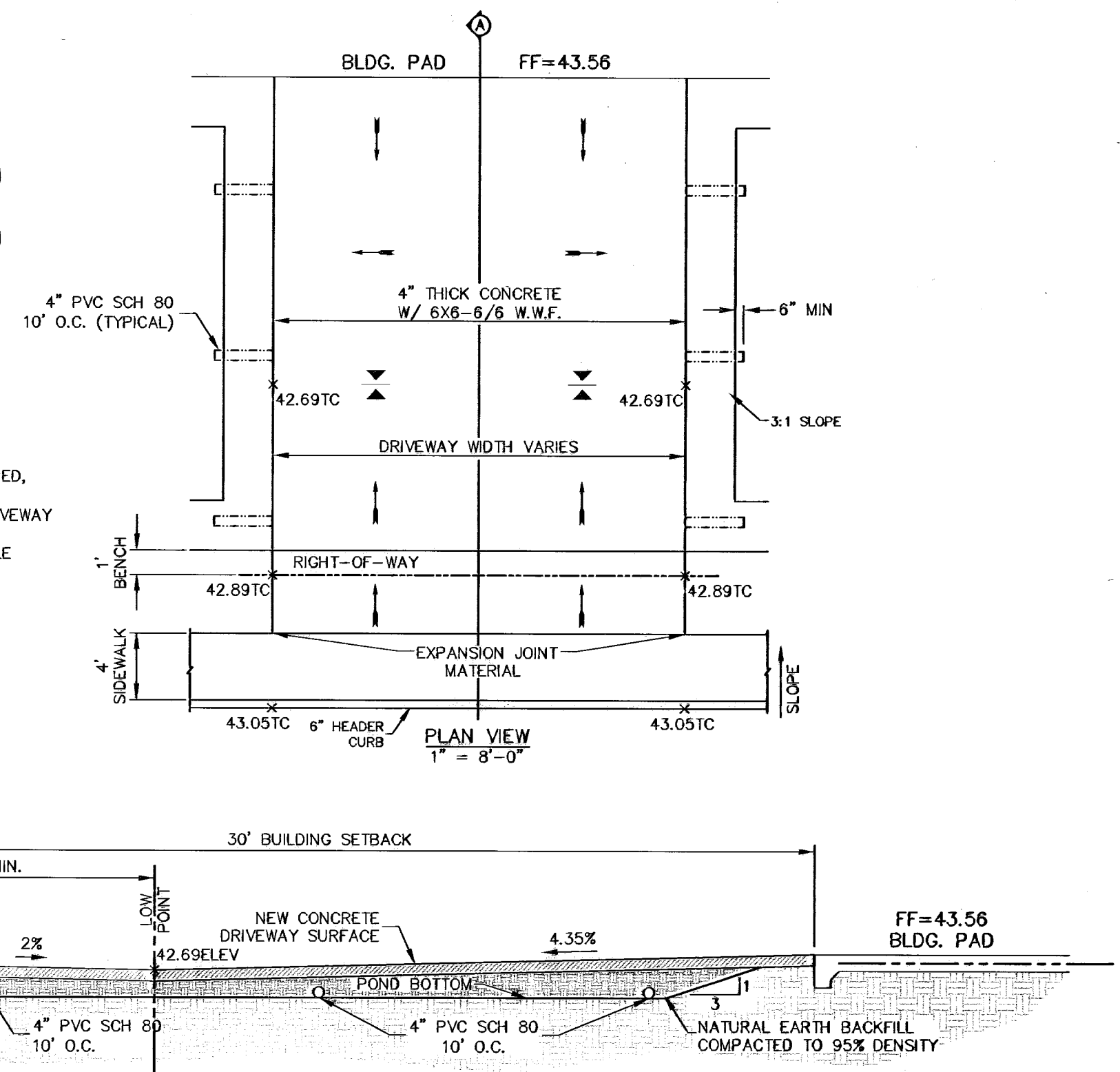


NUMBER	BEARING	DISTANCE	NUMBER	DEFLA ANGLE	CHORD	ARC	PERCENT	CHORD	CHORD BEARING
17	N 22°22'00" E	29.21'	C1	174°22'58"	40.00	13.94	7.0%	13.92	S 09°18'58" W
18	N 89°55'00" E	28.77'	C2	48°24'38"	50.00	40.50	21.4%	39.40	S 02°54'22" W
19	S 00°40'00" W	28.00'	C3	105°23'05"	50.00	42.08	18.8%	40.00	S 07°19'41" W
20	N 02°40'00" E	28.00'	C4	105°23'05"	50.00	42.08	18.8%	40.00	N 02°40'00" E
21	N 02°40'00" E	28.00'	C5	58°12'45"	40.00	40.64	28.2%	38.91	N 28°48'23" E
22	S 02°40'00" W	28.00'	C6	127°07'15"	50.00	42.08	18.8%	40.00	S 02°40'00" W
23	N 02°40'00" E	28.00'	C7	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
24	N 02°40'00" E	28.00'	C8	27°49'58"	50.00	24.27	12.3%	24.03	S 51°29'38" W
25	N 02°40'00" E	28.00'	C9	43°42'58"	50.00	21.08	14.8%	18.21	N 22°47'50" W
26	N 02°40'00" E	28.00'	C10	61°02'40"	50.00	15.22	8.4%	15.09	N 02°24'47" W
27	N 02°40'00" E	28.00'	C11	23°44'54"	50.00	10.72	7.0%	10.57	N 47°30'01" E
28	N 02°40'00" E	28.00'	C12	80°15'00"	50.00	10.03	4.4%	10.03	S 80°15'00" E
29	N 02°40'00" E	28.00'	C13	09°41'18"	50.00	8.43	4.2%	8.44	S 47°02'51" E
30	N 02°40'00" E	28.00'	C14	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
31	N 02°40'00" E	28.00'	C15	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
32	N 02°40'00" E	28.00'	C16	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
33	N 02°40'00" E	28.00'	C17	50°20'00"	30.00	28.43	14.1%	28.39	S 15°25'30" W
34	N 02°40'00" E	28.00'	C18	51°12'43"	50.00	44.08	24.1%	43.08	S 65°22'22" W
35	N 02°40'00" E	28.00'	C19	91°32'58"	50.00	78.08	51.3%	71.65	N 42°30'04" W
36	N 02°40'00" E	28.00'	C20	144°29'52"	50.00	123.09	128.6%	94.14	N 72°33'58" E
37	N 02°40'00" E	28.00'	C21	02°22'58"	50.00	2.18	1.0%	2.18	S 34°53'31" E
38	N 02°40'00" E	28.00'	C22	59°41'12"	30.00	28.16	14.8%	28.02	S 51°29'31" E
39	N 02°40'00" E	28.00'	C23	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
40	N 02°40'00" E	28.00'	C24	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
41	N 02°40'00" E	28.00'	C25	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
42	N 02°40'00" E	28.00'	C26	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
43	N 02°40'00" E	28.00'	C27	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
44	N 02°40'00" E	28.00'	C28	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
45	N 02°40'00" E	28.00'	C29	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
46	N 02°40'00" E	28.00'	C30	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
47	N 02°40'00" E	28.00'	C31	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
48	N 02°40'00" E	28.00'	C32	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
49	N 02°40'00" E	28.00'	C33	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
50	N 02°40'00" E	28.00'	C34	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
51	N 02°40'00" E	28.00'	C35	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
52	N 02°40'00" E	28.00'	C36	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
53	N 02°40'00" E	28.00'	C37	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
54	N 02°40'00" E	28.00'	C38	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
55	N 02°40'00" E	28.00'	C39	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
56	N 02°40'00" E	28.00'	C40	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
57	N 02°40'00" E	28.00'	C41	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
58	N 02°40'00" E	28.00'	C42	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
59	N 02°40'00" E	28.00'	C43	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
60	N 02°40'00" E	28.00'	C44	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
61	N 02°40'00" E	28.00'	C45	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
62	N 02°40'00" E	28.00'	C46	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
63	N 02°40'00" E	28.00'	C47	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
64	N 02°40'00" E	28.00'	C48	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
65	N 02°40'00" E	28.00'	C49	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
66	N 02°40'00" E	28.00'	C50	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
67	N 02°40'00" E	28.00'	C51	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
68	N 02°40'00" E	28.00'	C52	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
69	N 02°40'00" E	28.00'	C53	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
70	N 02°40'00" E	28.00'	C54	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
71	N 02°40'00" E	28.00'	C55	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
72	N 02°40'00" E	28.00'	C56	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
73	N 02°40'00" E	28.00'	C57	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
74	N 02°40'00" E	28.00'	C58	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
75	N 02°40'00" E	28.00'	C59	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
76	N 02°40'00" E	28.00'	C60	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
77	N 02°40'00" E	28.00'	C61	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
78	N 02°40'00" E	28.00'	C62	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
79	N 02°40'00" E	28.00'	C63	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
80	N 02°40'00" E	28.00'	C64	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
81	N 02°40'00" E	28.00'	C65	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
82	N 02°40'00" E	28.00'	C66	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
83	N 02°40'00" E	28.00'	C67	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
84	N 02°40'00" E	28.00'	C68	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
85	N 02°40'00" E	28.00'	C69	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
86	N 02°40'00" E	28.00'	C70	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
87	N 02°40'00" E	28.00'	C71	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
88	N 02°40'00" E	28.00'	C72	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
89	N 02°40'00" E	28.00'	C73	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
90	N 02°40'00" E	28.00'	C74	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
91	N 02°40'00" E	28.00'	C75	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
92	N 02°40'00" E	28.00'	C76	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
93	N 02°40'00" E	28.00'	C77	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
94	N 02°40'00" E	28.00'	C78	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
95	N 02°40'00" E	28.00'	C79	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
96	N 02°40'00" E	28.00'	C80	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
97	N 02°40'00" E	28.00'	C81	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
98	N 02°40'00" E	28.00'	C82	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
99	N 02°40'00" E	28.00'	C83	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
100	N 02°40'00" E	28.00'	C84	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
101	N 02°40'00" E	28.00'	C85	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
102	N 02°40'00" E	28.00'	C86	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
103	N 02°40'00" E	28.00'	C87	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
104	N 02°40'00" E	28.00'	C88	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
105	N 02°40'00" E	28.00'	C89	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
106	N 02°40'00" E	28.00'	C90	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
107	N 02°40'00" E	28.00'	C91	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
108	N 02°40'00" E	28.00'	C92	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
109	N 02°40'00" E	28.00'	C93	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
110	N 02°40'00" E	28.00'	C94	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
111	N 02°40'00" E	28.00'	C95	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
112	N 02°40'00" E	28.00'	C96	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
113	N 02°40'00" E	28.00'	C97	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
114	N 02°40'00" E	28.00'	C98	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
115	N 02°40'00" E	28.00'	C99	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
116	N 02°40'00" E	28.00'	C100	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
117	N 02°40'00" E	28.00'	C101	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
118	N 02°40'00" E	28.00'	C102	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
119	N 02°40'00" E	28.00'	C103	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
120	N 02°40'00" E	28.00'	C104	53°07'58"	50.00	27.82	15.0%	28.83	S 64°06'08" W
121	N 02°40'00" E	28.00'	C105	90°00'00"	22.00	14.56	22.0%	11.11	N 44°20'00" E
122	N 02°40'00" E								



FOR INFORMATION REGARDING SOILS, PERCOLATION, AND WATER TABLE, REFER TO THE SOIL EVALUATION REPORT FOR REDD ROAD ESTATES SUBDIVISION (PROJECT No. SMF06166 DATED 08/06) PREPARED BY SOIL MECHANICS INTERNATIONAL. A FINAL PERCOLATION REPORT WAS SUBMITTED ON DECEMBER 7, 2007 FOR REDD ROAD ESTATES SUBDIVISION (PROJECT No. SMF027275 - PERC.)

- 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 PREFORMED, ASPHALT M-33.
 4. CONTRACTOR SHALL USE SONOMERIC SEALANT WHERE DRIVEWAY MEETS SIDEWALK AND/OR HEADER CURB.
 5. ALL INSTALLATIONS FOR SIDEWALKS CROSSING YARD SWALE SHALL BE MADE WITH THE SAME CONSIDERATIONS.



TYPICAL LOT DRAINAGE WITH DRIVEWAY
NOT TO SCALE

COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA
100 YEAR STORM FREQUENCY

WATERSHED AREA No.	AREA ACRES	TIME OF CONCENTRATION MIN.	COEFFICIENT	INTENSITY INCHES/HOUR	DISCHARGE (Q) cfs
DA#1	2.91	10.0	0.60	5.14	8.97
DA#2	2.48	10.0	0.60	5.14	7.65
DA#3	1.92	10.0	0.60	5.14	5.92
DA#4	5.01	10.0	0.60	5.14	15.45

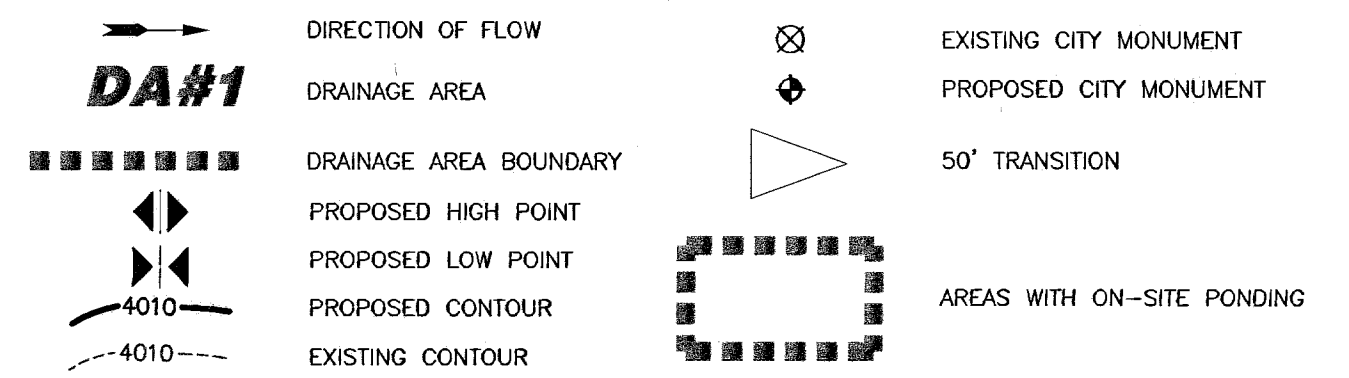
LOTS WITH ON-SITE PONDING
COMPUTATIONS BASED ON RATIONAL FORMULA ARC/12
100 YEAR STORM FREQUENCY
C= 0.6, R= 4

LOT/BLOCK NUMBER	AREA (SQUARE FEET)	AREA (ACRES)	Q EXP (ACRE FEET)	Q CAP (ACRE FEET)	HW ELEV	LOT/BLOCK NUMBER	AREA (SQUARE FEET)	AREA (ACRES)	Q EXP (ACRE FEET)	Q CAP (ACRE FEET)	HW ELEV
1/1	19101.43	0.44	0.088	0.2550	42.24	18/1	16692.96	0.38	0.076	0.3161	42.13
2/1	13206.64	0.30	0.060	0.1183	42.56	19/1	14051.24	0.32	0.064	0.2549	42.14
3/1	12426.60	0.29	0.058	0.1000	42.56	20/1	22791.21	0.52	0.104	0.3437	42.19
4/1	13206.64	0.30	0.060	0.1188	42.56	21/1	49,738.83	1.14	0.228	0.5608	42.19
5/1	12426.60	0.29	0.058	0.1135	42.56	22/1	11082.57	0.25	0.050	0.2117	42.13
6/1	12426.60	0.29	0.058	0.1124	42.56	23/1	14237.28	0.33	0.066	0.2989	42.11
7/1	12426.60	0.29	0.058	0.1124	42.56	24/1	13494.13	0.31	0.062	0.2417	42.15
8/1	13206.64	0.30	0.060	0.1197	42.56	25/1	18759.47	0.43	0.086	0.2739	42.20
9/1	12426.60	0.29	0.058	0.1124	42.56	26/1	18759.47	0.43	0.086	0.2775	42.20
10/1	12426.60	0.29	0.058	0.1129	42.56	27/1	13207.52	0.30	0.060	0.2406	42.14
11/1	13206.64	0.30	0.060	0.1185	42.56	28/1	14841.58	0.34	0.068	0.2769	42.14
12/1	12426.60	0.29	0.058	0.1135	42.56	29/1	18493.45	0.42	0.084	0.3180	42.15
13/1	12426.60	0.29	0.058	0.1130	42.56	30/1	15638.40	0.36	0.072	0.2279	42.20
14/1	12426.60	0.29	0.058	0.1129	42.56	31/1	12134.26	0.28	0.056	0.2181	42.15
15/1	13047.09	0.30	0.060	0.1965	42.20	32/1	14478.66	0.33	0.066	0.2701	42.13
16/1	21602.94	0.49	0.098	0.4146	42.13	33/1	19380.83	0.44	0.088	0.2728	42.20
17/1	21596.82	0.50	0.100	0.3380	42.19						

TOTAL AREA = 537213.54 SQ. FT. = 12.33 ACRES
POND CALCULATIONS FOR RESIDENTIAL LOTS WERE FIGURED USING THE MAXIMUM ALLOWABLE BUILDING PAD AREA FOR EACH LOT. THE ACTUAL POND VOLUME WILL BE MUCH GREATER BASED UPON ACTUAL PAD AREA UTILIZED.

* LOTS ARE DESIGNED TO ACCOMMODATE HALF OF REDD ROAD RUNOFF ADJACENT TO PROPERTY.

LEGEND



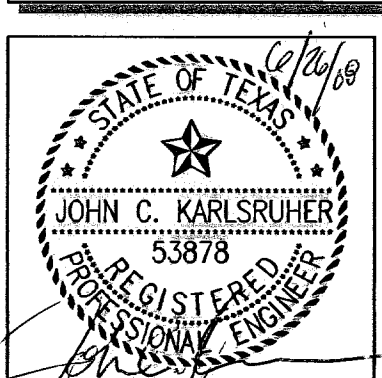
WARNING! BEFORE YOU DIG
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BEFORE YOU DIG — CALL

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AT&T 1-800-DIG-TESS 544-8300
TEXAS GAS SERVICE 544-8300
EMERGENCY HOTLINE 562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER) 1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE) 775-7414
EL PASO NATURAL GAS CO. 1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-344-8377

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K.
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K.
2	10-05-07	2nd CITY SUBMITTAL	J.C.K.
1	09-20-07	1ST CITY SUBMITTAL	J.C.K.



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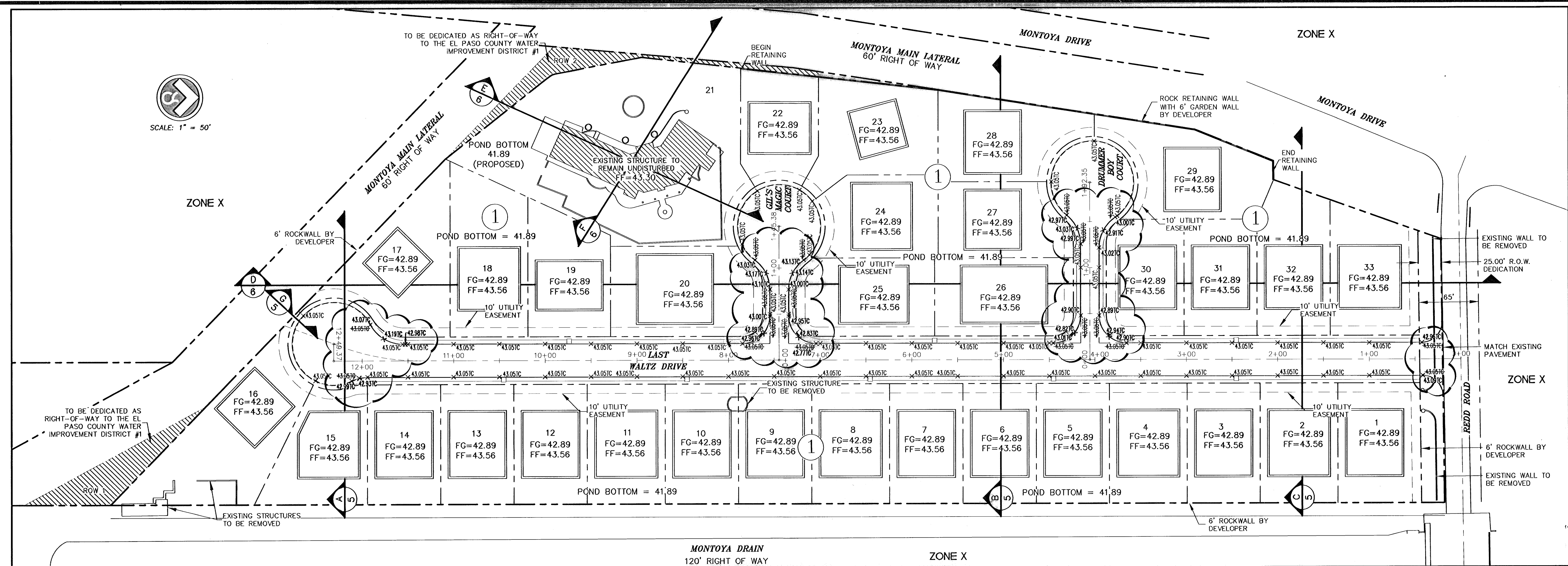
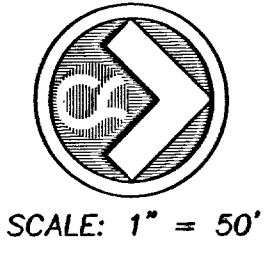
REDD ROAD ESTATES SUBDIVISION
DRAINAGE PLAN

J.C.K. DESIGN BY W.V. DESIGN BY J.C.K. CHECK BY

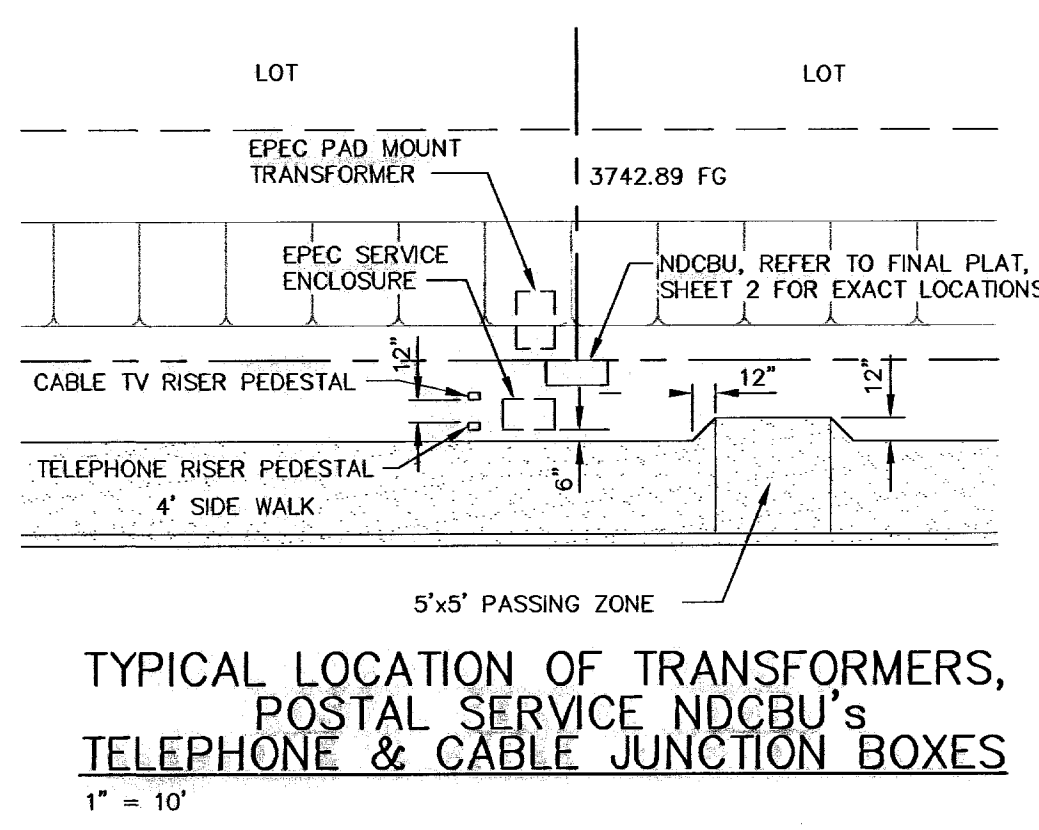
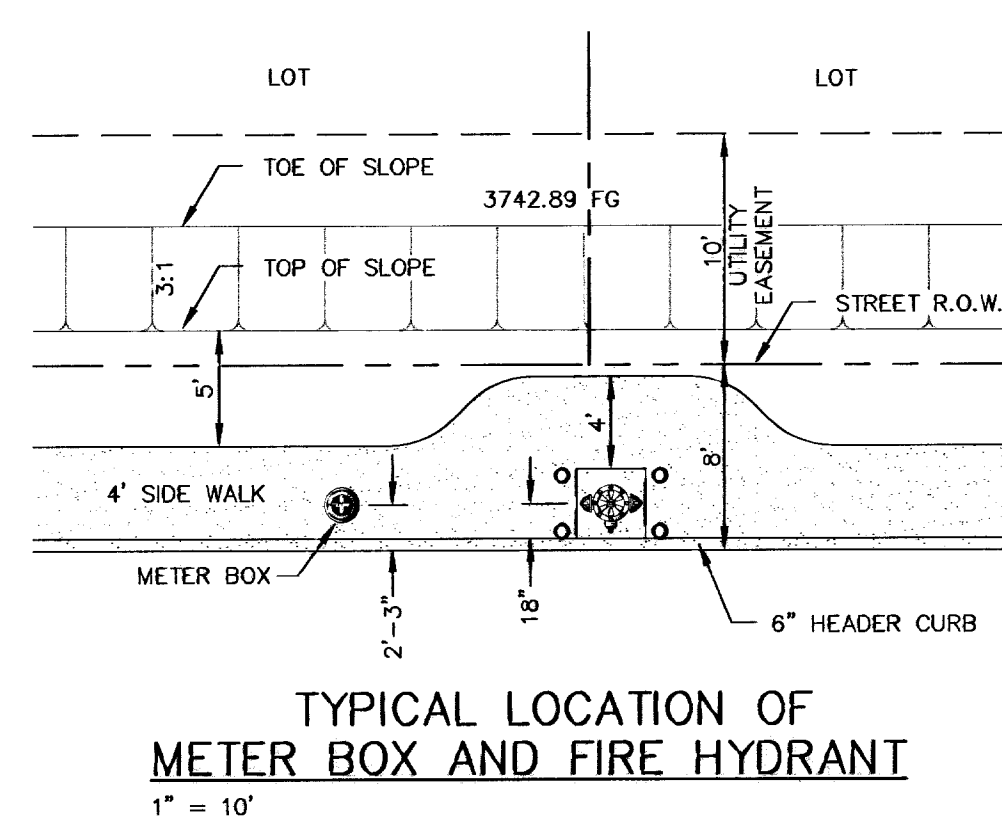
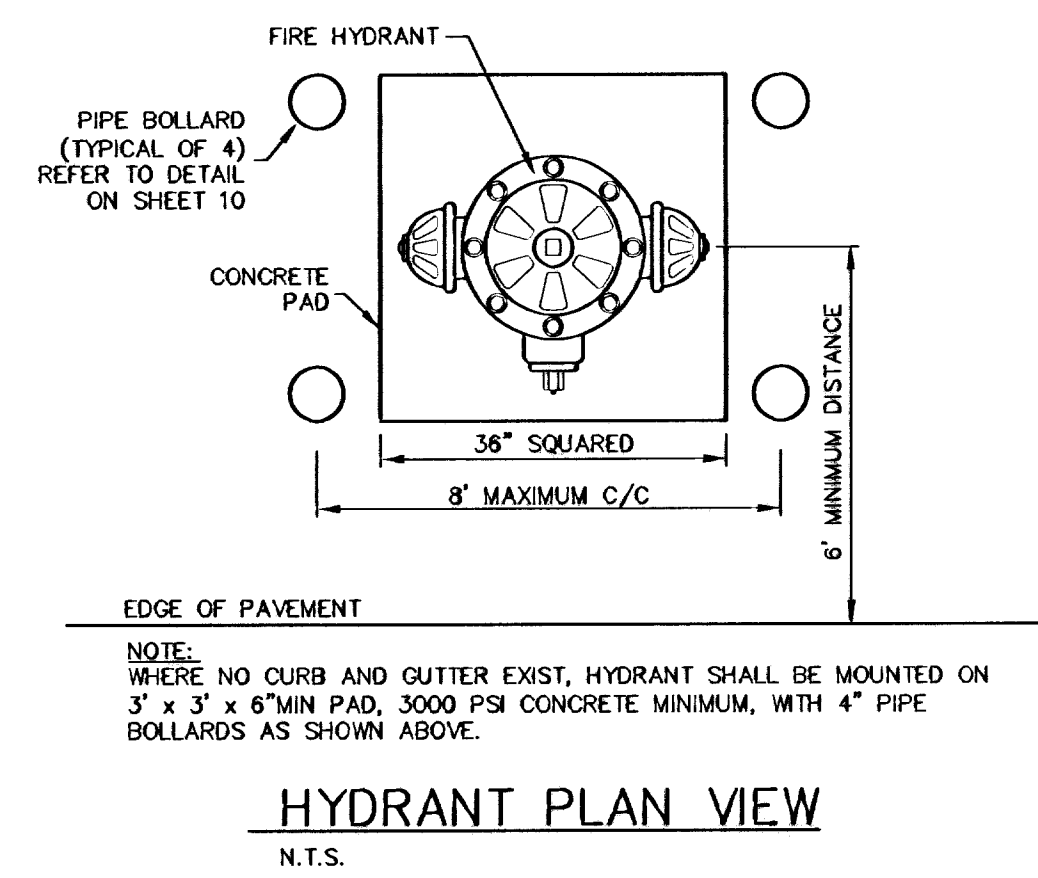
BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

600789

5044 28 MS 09/20/07 AS NOTED SHEET NO. 3 OF 14



NOTE: THIS SUBDIVISION LIES ENTIRELY WITHIN SPECIAL FLOOD HAZARD "X" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, SEPTEMBER, 4 1991 PANEL NUMBER 480212 0125 B.



- 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'S 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 ON SITE 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.
 - INSTALL A TRENCH SAFETY SYSTEM FOR ALL TRENCHES EXCEEDING A DEPTH OF FIVE FEET (5') AS PER OSHA STANDARDS.
 - SLOPES WHICH ARE TO RECEIVE FILL MUST BE CLEARED OF ALL VEGETATION.
 - POSITIVE DRAINAGE SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION AND GRADING. ALL DRAINAGE SHOULD DRAIN TOWARDS THE LOTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL PERMITTING NECESSARY FOR EARTHWORK OPERATIONS AND STORM WATER POLLUTION CONTROL.
 - NOTE TO BUILDERS: RETAINING WALLS MUST BE PROVIDED WHENEVER THE GRADE DIFFERENTIAL BETWEEN LOT GRADES IS GREATER THAN 2.0 FEET. WALLS MUST BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER (FOR APPROVAL) WHEN APPLYING FOR A BUILDING PERMIT.
 - EXISTING CONTOURS, PROPOSED CONTOURS AND ELEVATIONS ARE PROVIDED TO CITY DATUM.

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

BEFORE YOU DIG

EL PASO ELECTRIC COMPANY
AT&T
TEXAS GAS SERVICE
EMERGENCY HOTLINE
PUBLIC SERVICE BOARD (WATER & SEWER)
TIME WARNER COMMUNICATIONS (CABLE)
EL PASO NATURAL GAS CO.
TEXAS EXCAVATION SAFETY SYSTEM

CALL

543-5720
1-800-DIG-TESS
544-6300
562-8411/562-2003
1-800-DIG-TESS
775-7414
1-800-334-8047
1-800-344-8377

LEGEND

99.35	.....	3999.35
00.35	.....	4000.35
09.35	.....	4009.35
10.35	.....	4010.35
FF =	.....	PROPOSED HOUSE FINISH FLOOR
75.72	.....	W/ FINISHED GRADE ELEV.
FG = 41.00	.....	SUBDIVISION FINISH GRADE ELEV.
x.7521C	.....	PROPOSED TOP OF CURB
▲	.....	PROPOSED HIGH POINT
○	.....	PROPOSED LOW POINT
○	.....	PROPOSED CONTOUR
○	.....	EXISTING CONTOUR
○	.....	RETAINING WALL REQUIRED

- FF ELEVATION + 4 INCHES = FG AT BUILDING PAD.
- FG 3741.89 = ELEVATION MARKER AT POND.
- PONDING DEPTH MINIMUM = 8 INCHES.

- 6" ROCKWALL SHALL BE CONSTRUCTED BY DEVELOPER ABUTTING MONTOYA DRAIN AND MONTOYA MAIN LATERAL AS PART OF IMPROVEMENTS.
- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- DEVELOPER SHALL STABILIZE SLOPES, IF DISTURBED, TO MINIMIZE EROSION.
- 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."
- ONLY GRADING WITHIN RIGHT OF WAY AND THE SUBSEQUENT ESTABLISHMENT OF APPROPRIATE SLOPE TOWARD ON-SITE PONDING IS TO BE PERFORMED AT THIS TIME. GRADING FOR ON-SITE PONDING AND THE ESTABLISHMENT OF BUILDING PADS ARE TO BE PERFORMED ON A PER LOT BASIS AT THE TIME OF INDIVIDUAL CONSTRUCTION.
- INDIVIDUAL LOT GRADING PLAN AND PERMIT REQUIRED AT TIME OF BUILDING PERMIT APPLICATION.
- PRELIMINARY SOILS TEST, FINAL PERCOLATION RATE TEST, SOILS TESTS, AND WATER TABLE ELEVATION INFORMATION TO BE SUBMITTED PRIOR TO STREET ACCEPTANCE AND/OR BUILDING PERMITS.

FOR INFORMATION REGARDING SOILS, PERCOLATION, AND WATER TABLE, REFER TO THE SOIL EVALUATION REPORT FOR REDD ROAD ESTATES SUBDIVISION (PROJECT NO. SMF06166 DATED 08/08) PREPARED BY SOIL MECHANICS INTERNATIONAL. A FINAL PERCOLATION REPORT WAS SUBMITTED ON DECEMBER 7, 2007 FOR REDD ROAD ESTATES SUBDIVISION (PROJECT NO. SMF027275 - PERC.)

- MAINTENANCE NOTE:**
- SLOPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER.
 - OFFSITE IMPROVEMENTS SHALL BE MAINTAINED BY DEVELOPER.

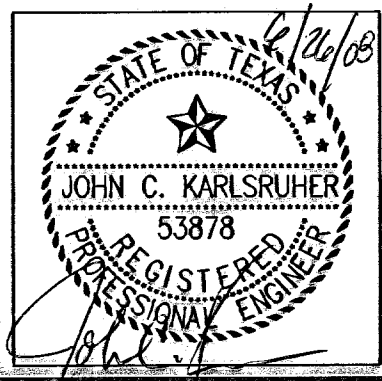
ON-SITE PONDING:
ALL LOTS WITHIN THE PROPOSED REDD ROAD ESTATES SUBDIVISION ARE SUBJECT TO ON-SITE PONDING.

- GENERAL NOTES FOR ON-SITE PONDING LOTS:**
- WHERE RESIDENTIAL ON-SITE PONDING IS PROPOSED, IT SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
- ALL PONDING WATER SHALL HAVE THE ABILITY TO PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD FOLLOWING STORM.
 - THE MAXIMUM DEPTH OF LOT PONDING SHALL BE TWELVE (12) INCHES BASED ON A ONE-HUNDRED (100) YEAR STORM.
 - THE MAXIMUM SIDE SLOPE FOR PONDING AREAS SHALL BE ONE (1) VERTICAL TO THREE (3) HORIZONTAL.
 - ALL LOTS SHALL BE DESIGN TO ACCOMMODATE THE STREET RUNOFF.
 - A PERMANENT ELEVATION MARKERS SHALL BE PLACE PRIOR TO BUILDING OCCUPANCY.
 - FILLING OR CHANGING THE LOT, OR ALLOWING THEN LOT TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN ESTABLISHED BY THE PERMANENT ELEVATION MARKER IS PROHIBITED.
 - THE CITY SHALL BE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE LOT ELEVATION AND THE PERMANENT ELEVATION MARKERS.
 - IMPAIRMENT OF THE RESIDENTIAL ON-SITE PONDING IS PROHIBITED.
 - THE OWNER IS TO RESTORE THE RESIDENTIAL ON-SITE PONDING FUNCTIONALITY OF THE LOT IN THE EVENT IT IS IMPAIRED.
 - A RESTRICTION THAT NO MORE 50 PERCENT OF THE AREA OF THE RESIDENTIAL LOT CONVEYED BY THE DEED MAY EVER BE COVERED BY IMPROVEMENTS OF ANY KIND, EITHER TEMPORARY OR PERMANENT, WHICH WILL SHED STORMWATER ONTO THE LOT.

Final Grading Permit #06-00466
ISSUED 12-12-06

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K.
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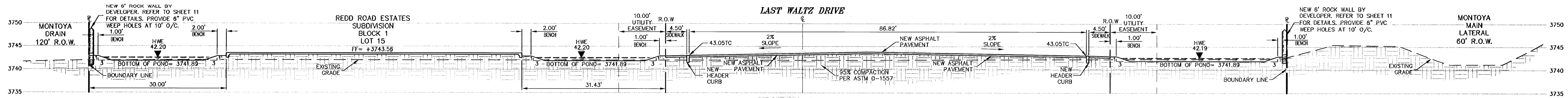
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El Paso, Texas 79917
Tel: 913.877.4155
Fax: 913.877.4534
www.csaengineers.com

REDD ROAD ESTATES SUBDIVISION
GRADING PLAN

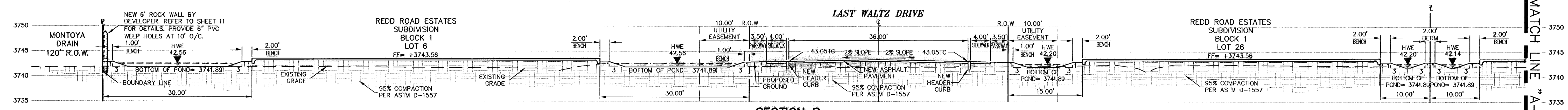
J.C.K. W.V. J.C.K.
REGISTERED ENGINEER REGISTERED ENGINEER REGISTERED ENGINEER

5044
28 in.
09/20/07
SCALE
AS NOTED
SHEET NO.
4
OF 14

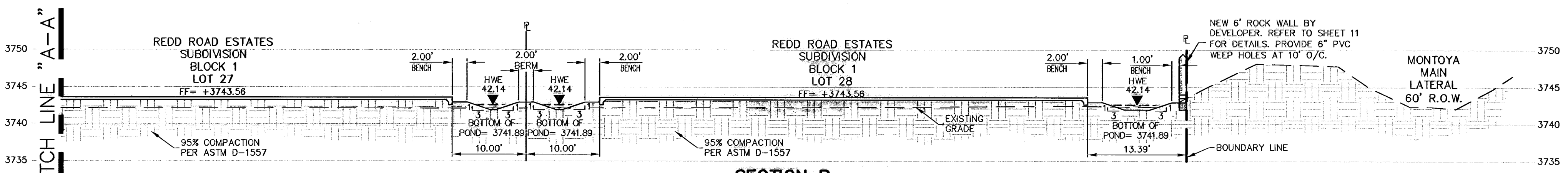
BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)



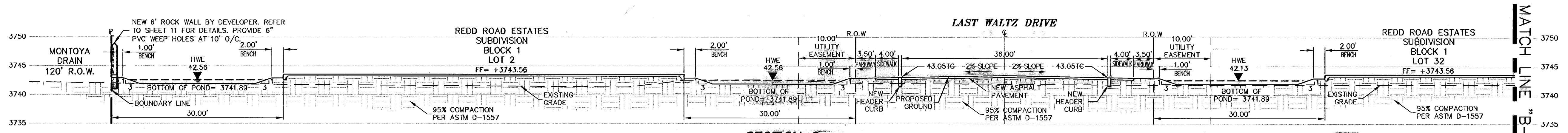
SECTION A
SCALE: 1"=10'-0"



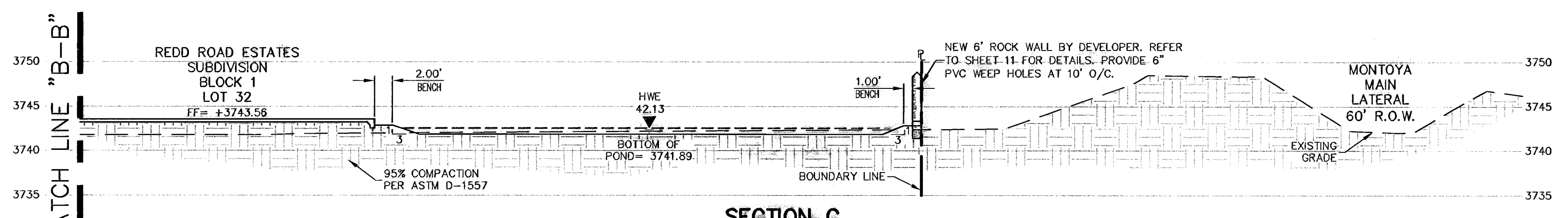
SECTION B
SCALE: 1"=10'-0"



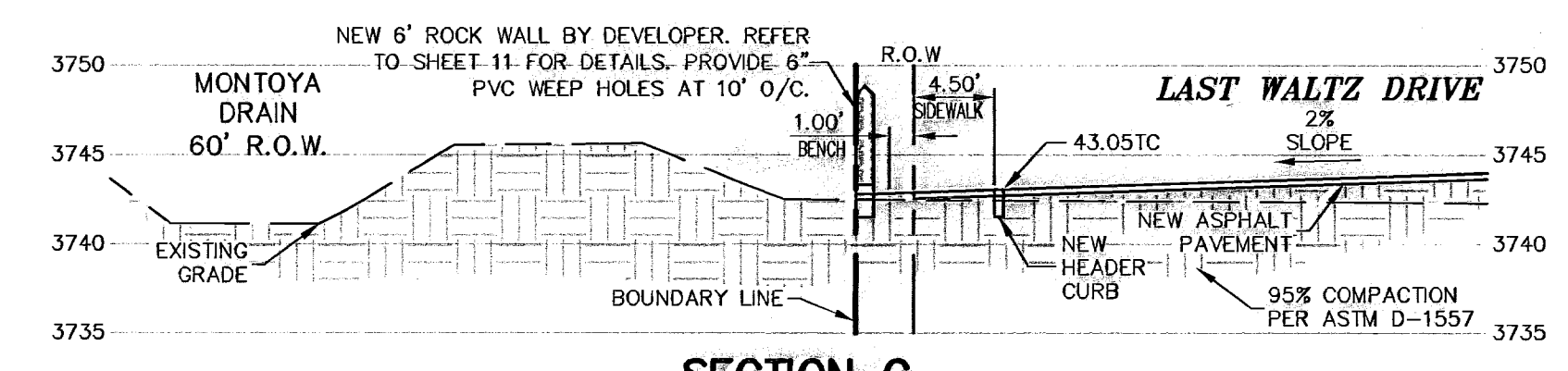
SECTION B
SCALE: 1"=10'-0"



SECTION C
SCALE: 1"=10'-0"



SECTION C
SCALE: 1"=10'-0"



SECTION G
SCALE: 1"=10'-0"

NOTE:
LOTS 13, 14, 15, 16, 17 AND 18, - BLOCK 1, FRONT ON A CUL-DE-SAC IN EXCESS OF 1000 FEET IN LENGTH, AND THEREFORE SHALL BE FIRE SPRINKLED AS PER REQUIREMENTS OF BY CITY OF EL PASO MUNICIPAL CODE CHAPTER 19.16.020.D.1 5-E

GENERAL NOTES:
1. WATER SURFACE ELEVATION SHALL BE CONTAINED WITHIN PONDS AND NOT ENCROUGH ONTO SIDEWALK ELEVATION (TYPICAL ALL PONDING AREAS).
2. 6" ROCKWALL FROM HIGH SIDE SHALL BE CONSTRUCTED BY DEVELOPER AS PART OF SUBDIVISION IMPROVEMENT.
3. ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES.
4. ALL SLOPES ARE AT A 3:1 UNLESS OTHERWISE NOTED.

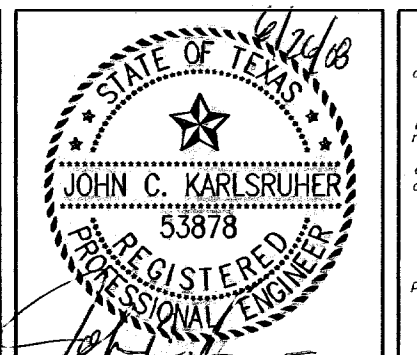
WARNING I BEFORE YOU DIG
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EL PASO NATURAL GAS CO. 1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM 1-800-344-8377

LEGEND
— LOT LINE
— UTILITY EASEMENT
— CENTER LINE OF STREET
— RIGHT-OF-WAY
— BOUNDARY
— DIRECTION OF RUNOFF FLOW
— PROPOSED CITY MONUMENT SEE DETAIL SHT 10
— LOW POINT
— HIGH POINT
3728.85 PROPOSED TOP OF CURB FINISHED GRADES
(3729.2) EXISTING GRADE
THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
PVM=08.65 PROPOSED PAVEMENT ELEVATION
▲ POINT OF VERTICAL INTERSECTION

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K
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REDD ROAD ESTATES SUBDIVISION
CROSS SECTIONS

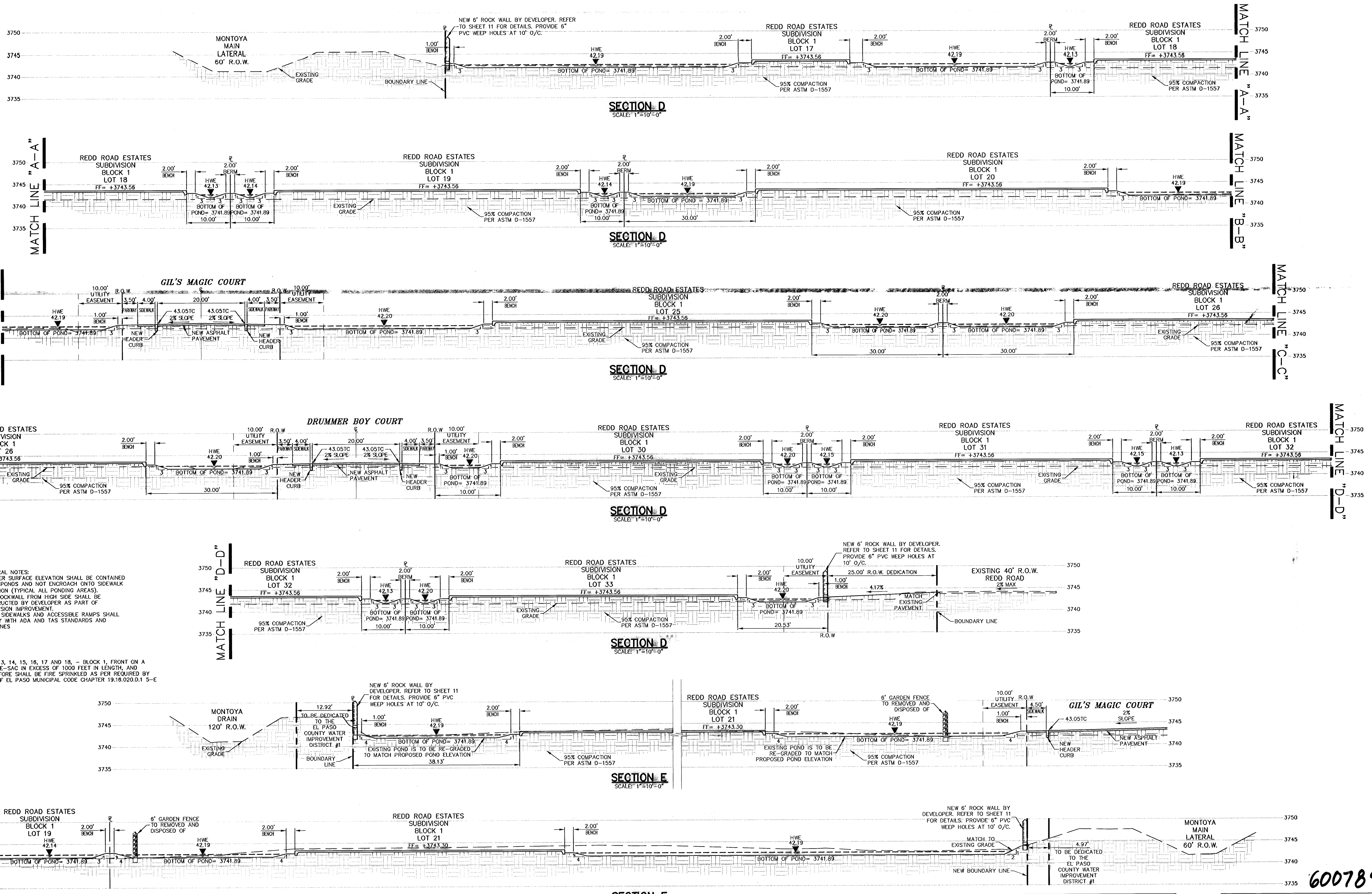
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J.C.K. CHECKED BY

5044
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09/20/07
DATE
AS NOTED
SHEET NO.
5
OF
14

600789

Jun 26, 2008 - 12:34pm S:\Draw\1044-Metro\Redd Road Estates-Residential\BULL'S PACKAGE\1044_Sht_3-6_Cross Sections.dwg



GENERAL NOTES:
 1. WATER SURFACE ELEVATION SHALL BE CONTAINED WITHIN PONDS AND NOT ENCRUCH ONTO SIDEWALK ELEVATION (TYPICAL ALL PONDING AREAS).
 2. 8" ROCK WALL FROM HIGH SIDE SHALL BE CONSTRUCTED BY DEVELOPER AS PART OF SUBDIVISION IMPROVEMENT.
 3. ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES.

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SECTION F
 SCALE: 1"=10'-0"

RECORD DRAWING

BENCHMARK: QTY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

WARNING!
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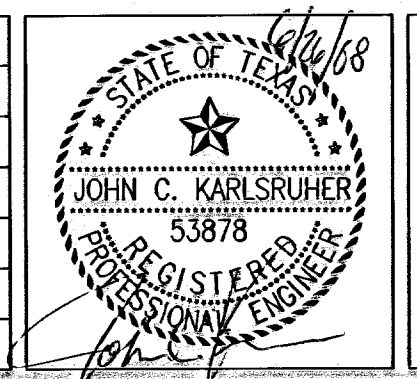
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---	---

LEGEND

LOT LINE	DIRECTION OF RUNOFF FLOW	3728.85	PROPOSED TOP OF CURB FINISHED GRADES
UTILITY EASEMENT	PROPOSED CITY MONUMENT	(3729.2)	EXISTING GRADE
CENTER LINE OF STREET	SEE DETAIL SHT 10	THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
RIGHT-OF-WAY	LOW POINT	PWMT=08.65	PROPOSED PAVEMENT ELEVATION
BOUNDARY	HIGH POINT	△	POINT OF VERTICAL INTERSECTION

NO.	DATE	DESCRIPTION	BY
1	09-20-07	1ST CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
4	04-15-08	RECORD DRAWING	J.C.K



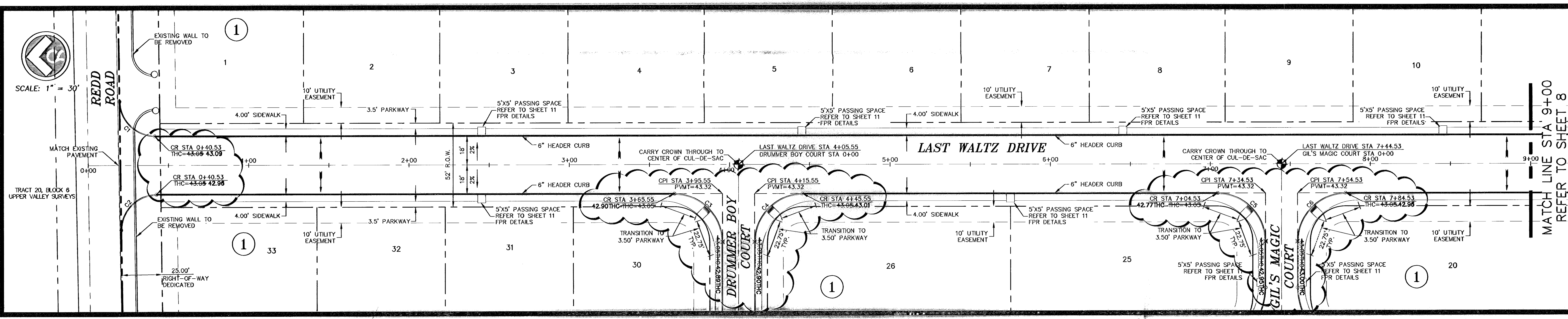
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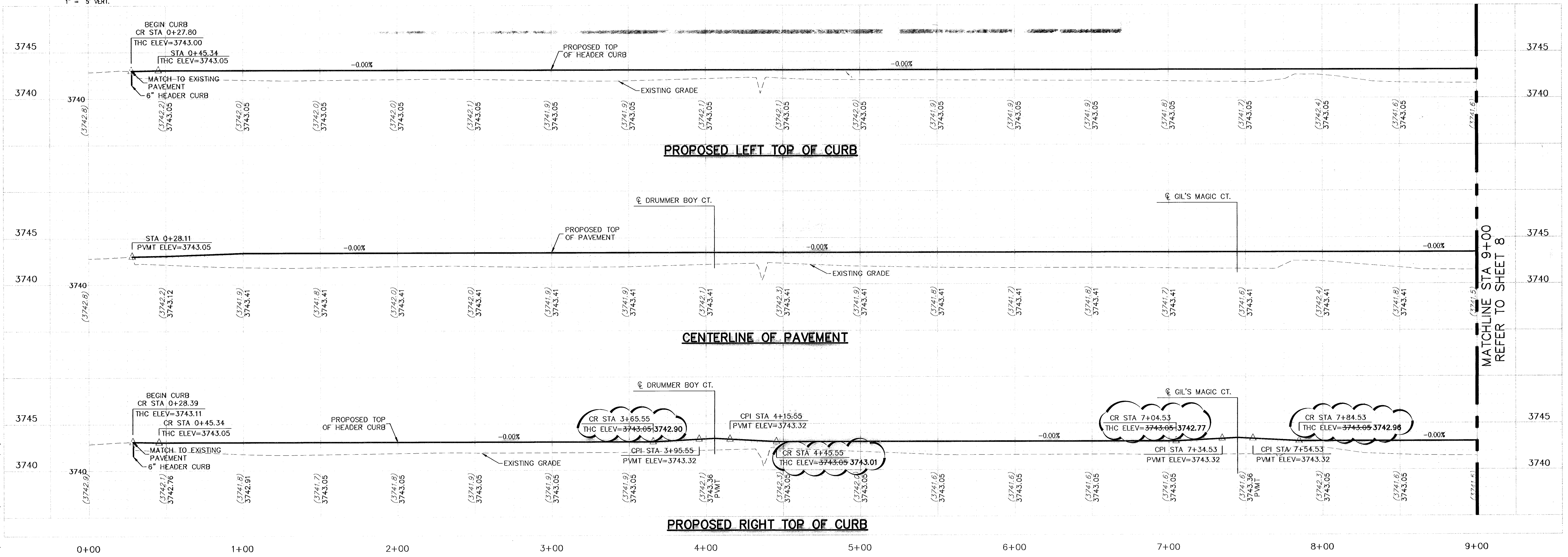
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 W.V. CHECKED BY
 J.C.K. DESIGNED BY

600789

5044
 09/20/07
 AS NOTED
 SHEET NO. 6
 OF 14



PROFILE SCALE:
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	22.00	34.27	21.71	30.91	S45°17'38"W	89°14'44"
C2	22.00	34.95	22.40	31.39	N44°50'20"W	91°01'13"
C3	30.00	47.12	30.00	42.43	N45°40'16"E	90°00'00"
C4	30.00	47.12	30.00	42.43	N44°19'44"W	90°00'00"
C5	30.00	47.12	30.00	42.43	N45°40'16"E	90°00'00"
C6	30.00	47.12	30.00	42.43	N44°19'44"W	90°00'00"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND T&S STANDARDS AND GUIDELINES

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TEXAS EXCAVATION SAFETY SYSTEM

LEGEND

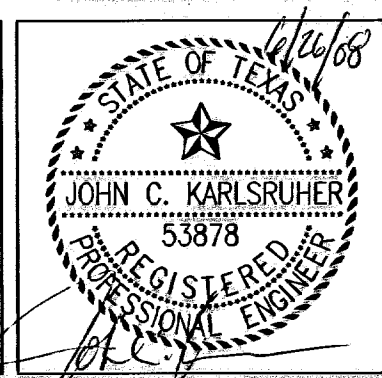
— LOT LINE
--- UTILITY EASEMENT
--- CENTER LINE OF STREET
--- RIGHT-OF-WAY
--- BOUNDARY

--- DIRECTION OF RUNOFF FLOW
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3728.85 PROPOSED TOP OF CURB FINISHED GRADES
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Fax: (915) 877-4154
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REDD ROAD ESTATES SUBDIVISION
LAST WALTZ DRIVE PLAN AND PROFILE

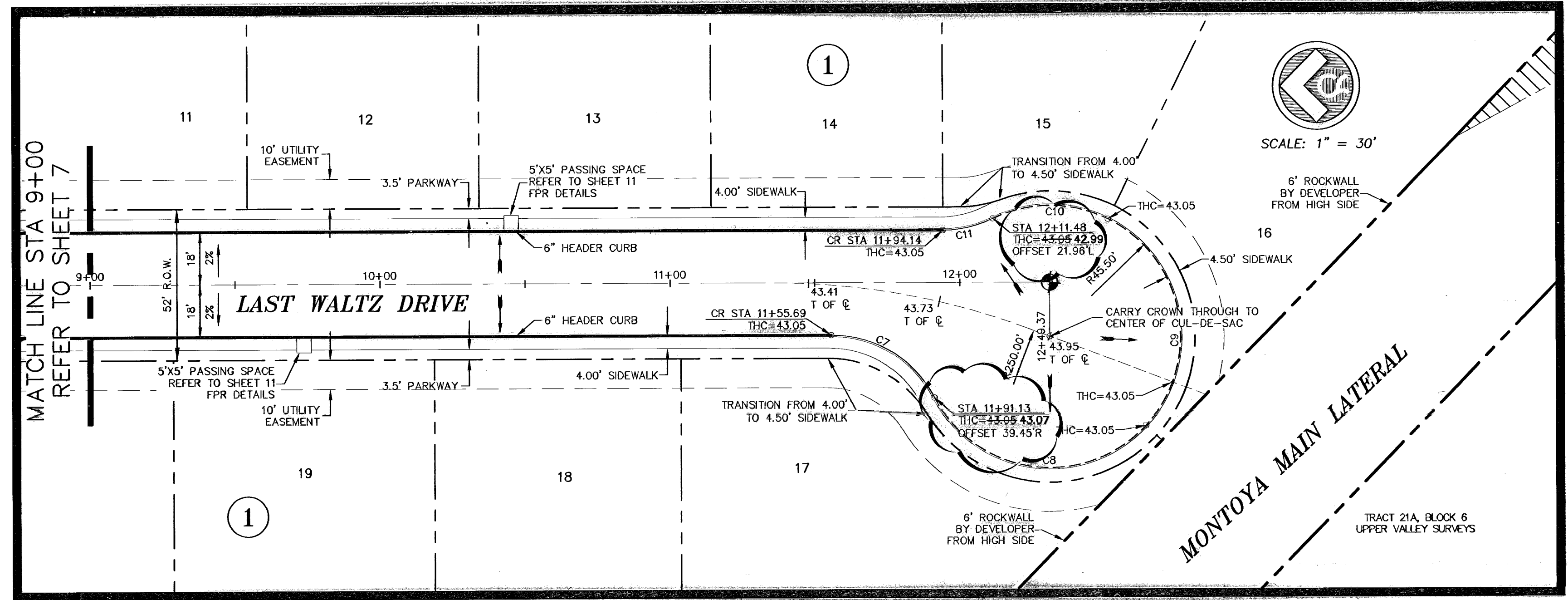
J.C.K. VV J.C.K.
DESIGNED BY DRAWN BY CHECKED BY

BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

5044
28 1/2
09/20/07
J.C.K.
AS NOTED
SCALE
SHEET NO.
7
OF 14

600789

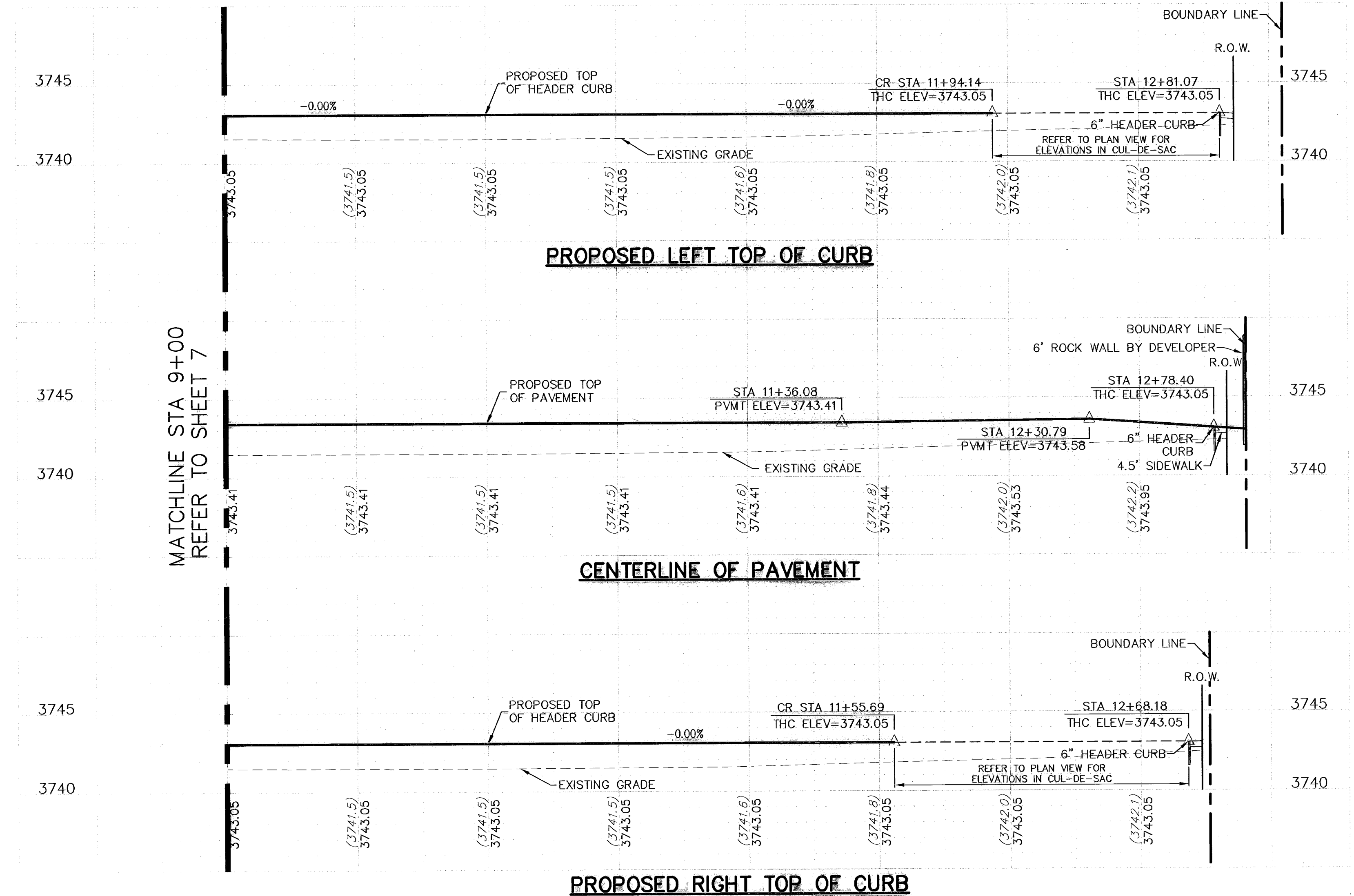
Jun 25, 2008 - 12:35pm S:\Draw\5044-Metro (Redd Road Estate)\ASSET\AS BULLIS PACKAGE\SDA SHT 7, 8 (Last Waltz Drive P&P).dwg



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	40.00	43.55	24.21	41.43	N31°51'37"E	62°22'40"
C8	45.00	86.00	63.67	73.50	S08°17'57"W	109°30'00"
C9	45.00	83.59	60.19	72.08	N80°19'57"E	106°25'59"
C10	45.00	40.96	22.02	39.56	N01°02'35"E	52°08'46"
C11	40.00	17.94	9.12	17.79	S12°10'46"E	25°42'04"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND T&S STANDARDS AND GUIDELINES

PROFILE SCALE:
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

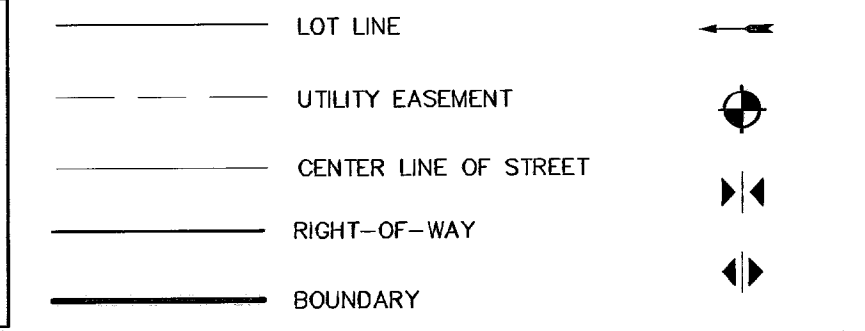


Jun 25, 2008 - 12:36pm S:\Draw\5044_Vetozz (Redd Road Estates)-Reserve\AS-BUILT'S PACKAGE\5044_Sht 7, 8 (Last Waltz Drive P&P).dwg gpr

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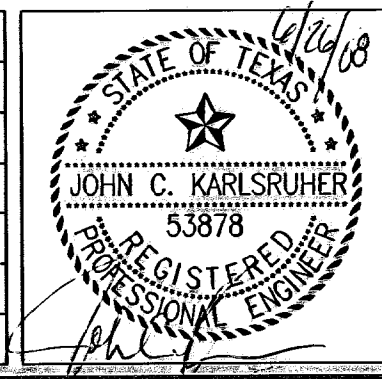
EL PASO ELECTRIC COMPANY	543-5720
AT&T	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
PUBLIC SERVICE BOARD (WATER & SEWER)	1-800-DIG-TESS
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377



3728.85	PROPOSED TOP OF CURB FINISHED GRADES
(3729.2)	EXISTING GRADE
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PWMT=08.65	PROPOSED PAVEMENT ELEVATION
	POINT OF VERTICAL INTERSECTION

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
1	09-20-07	1ST CITY SUBMITTAL	J.C.K

RECORD DRAWING



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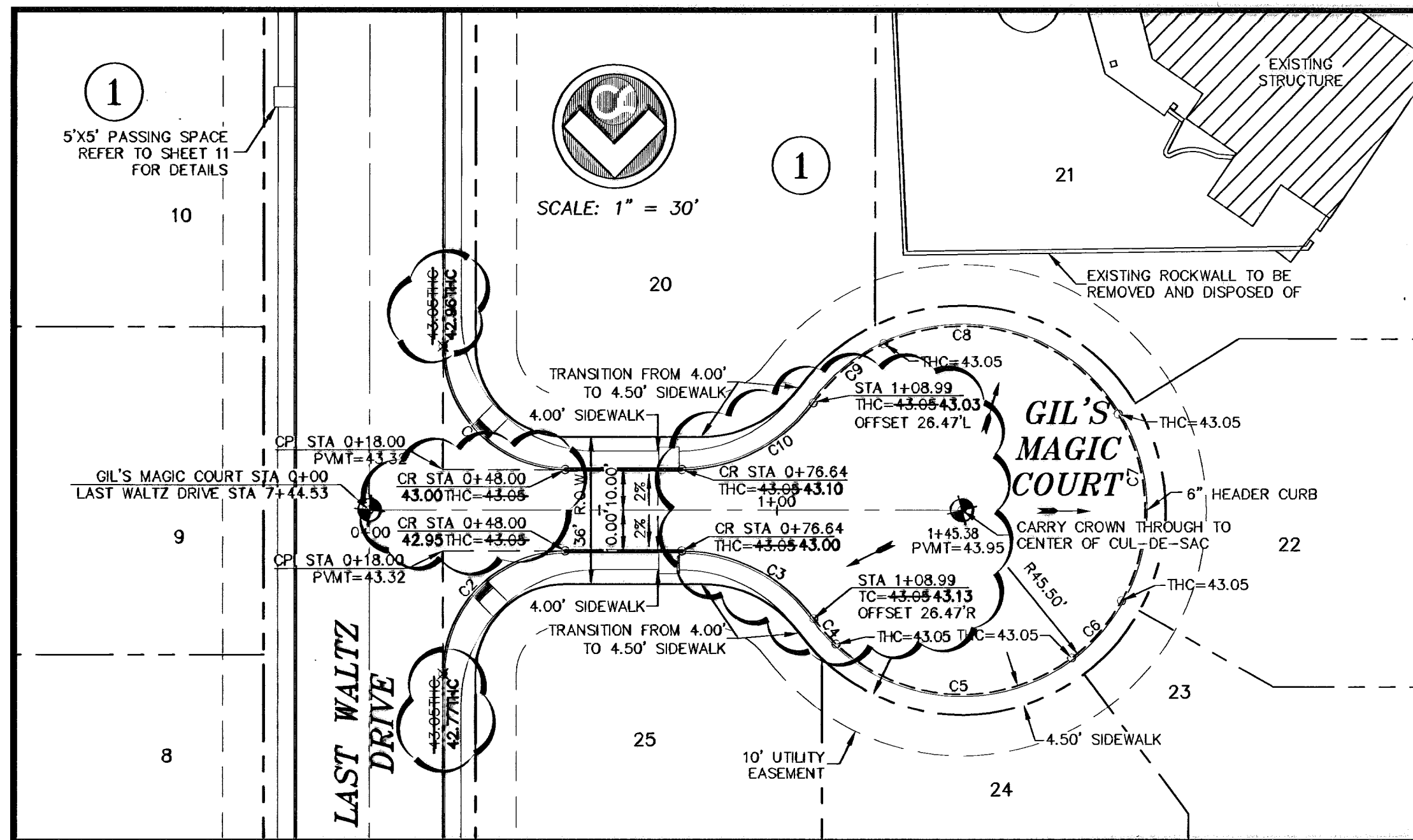
REDD ROAD ESTATES SUBDIVISION
LAST WALTZ DRIVE PLAN AND PROFILE

J.C.K. DESIGNED BY
W. DRAWN BY
J.C.K. CHECKED BY

5044-28-18
09/20/07
J.C.K.
AS NOTED
SCALE
8
OF 14

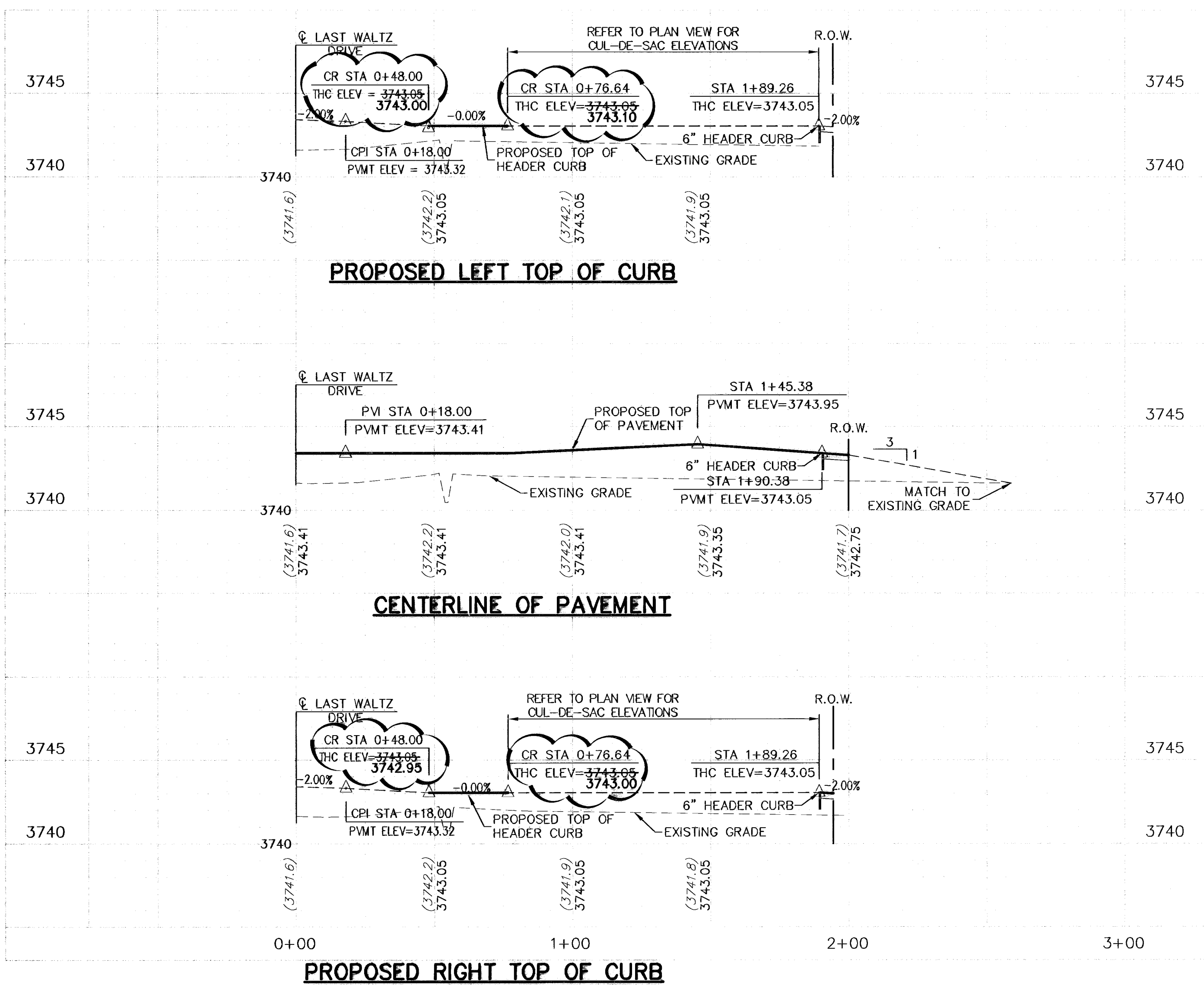
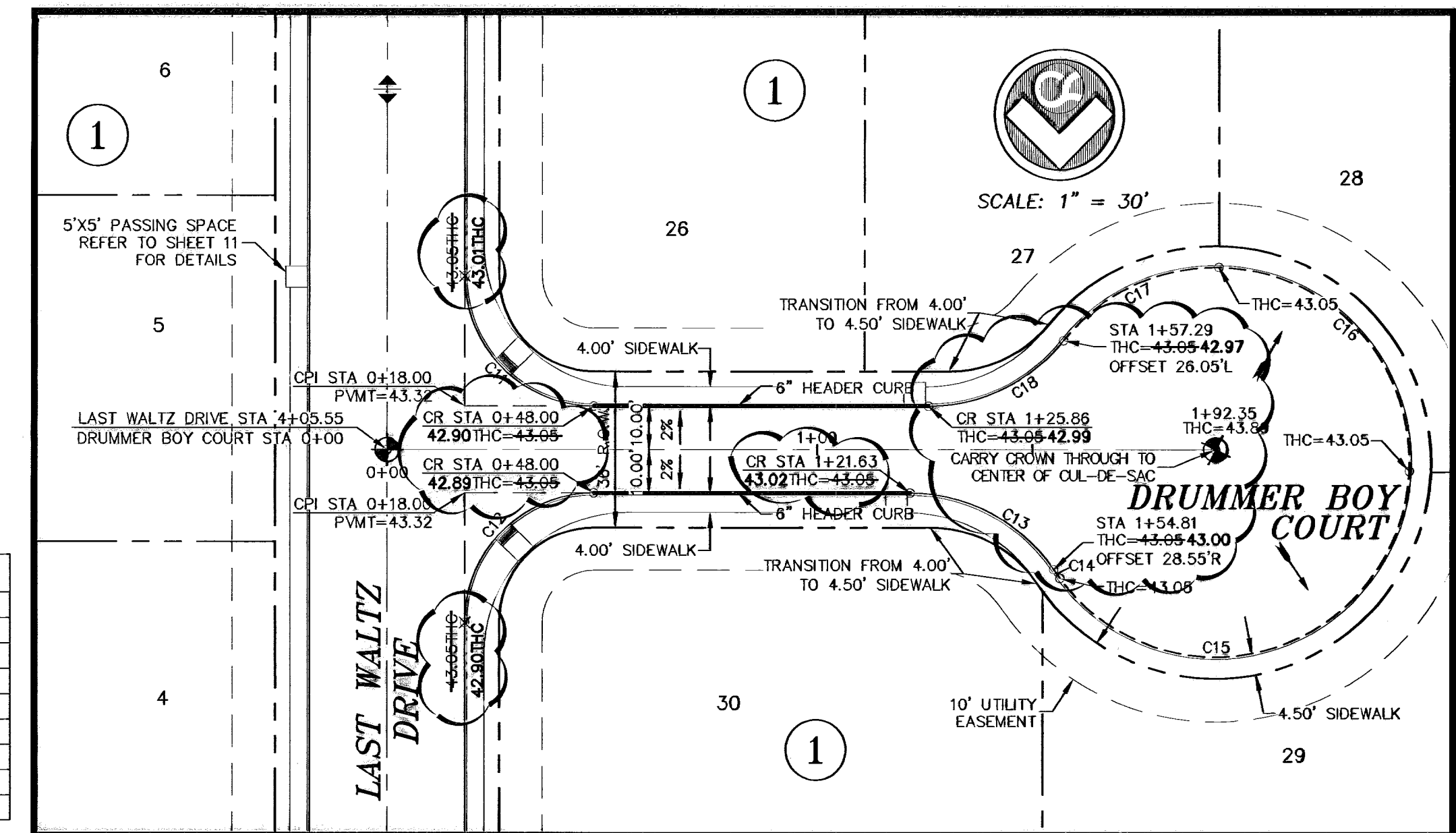
BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

600789

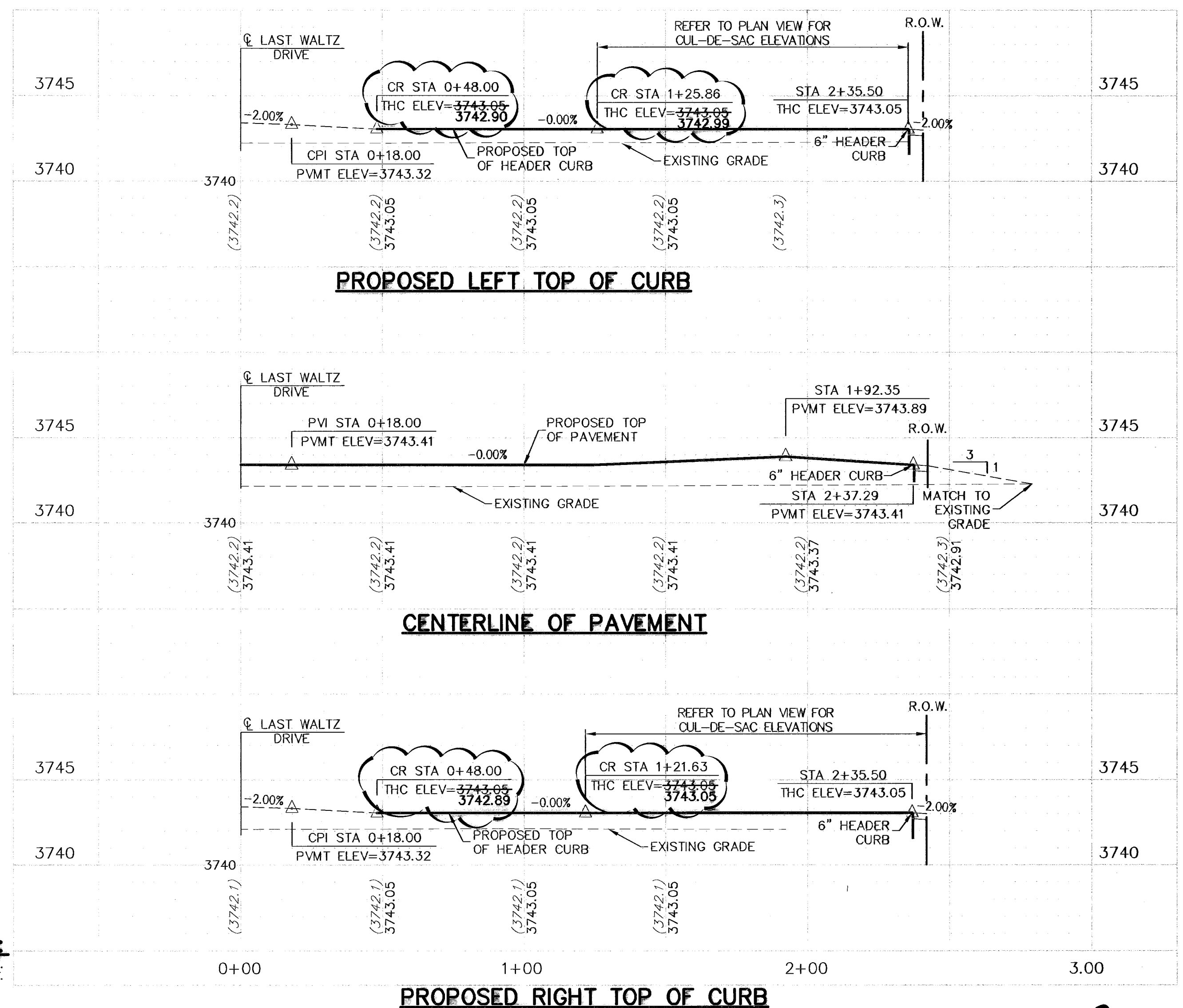


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	N44°19'44"W	90°00'00"
C2	30.00	47.12	30.00	42.43	N45°40'16"E	90°00'00"
C3	40.00	37.68	20.37	36.30	S62°20'41"E	53°58'05"
C4	45.00	8.27	4.15	8.26	N40°37'26"W	10°31'35"
C5	45.00	63.03	37.93	58.00	N86°00'47"W	80°15'07"
C6	45.00	18.65	9.46	18.52	S41°59'17"W	23°44'45"
C7	45.00	47.94	26.53	45.71	S00°24'25"E	61°02'40"
C8	45.00	65.75	40.32	60.06	S72°47'14"E	83°42'58"
C9	45.00	22.50	11.49	22.27	N51°01'44"E	28°39'06"
C10	40.00	37.68	20.37	36.30	S63°41'14"W	53°58'05"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	30.00	47.12	30.00	42.43	N44°19'44"W	90°00'00"
C12	30.00	47.13	30.00	42.43	N45°40'16"E	90°00'40"
C13	40.00	39.34	21.43	37.78	S61°09'07"E	56°21'12"
C14	45.00	2.48	1.24	2.48	N34°33'17"W	3°09'32"
C15	45.00	110.56	126.28	84.78	S73°28'48"W	140°48'19"
C16	45.00	71.90	48.23	64.49	S42°29'48"E	91°32'26"
C17	45.00	41.29	22.23	39.86	N65°26'53"E	52°34'13"
C18	40.00	35.96	19.30	34.76	S84°55'02"W	51°30'30"



ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND T&S STANDARDS AND GUIDELINES



PROFILE SCALE:
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

RECORD DRAWING

600789
BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

Jun 25, 2008 - 12:37 PM
 S:\Open\034-Metro (Redd Road Estates)-Rosent\AS-BULLIS\PROJECT\034-Sht 9 (Gil's & Drummer Boy).dwg
 P:\Users\jcm\My Documents\Projects\034-Sht 9 (Gil's & Drummer Boy).dwg

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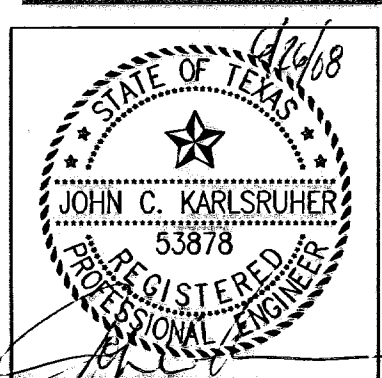
CALL

- 543-5720 1-800-DIG-TESS 544-8300 562-8411/562-2003 775-7414 1-800-334-8047 1-800-344-8377

LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- RIGHT-OF-WAY
- BOUNDARY
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHT 10
- LOW POINT
- HIGH POINT
- PROPOSED TOP OF CURB FINISHED GRADES
- EXISTING GRADE
- PROPOSED TOP OF HEADER CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
1	09-20-07	1ST CITY SUBMITTAL	J.C.K



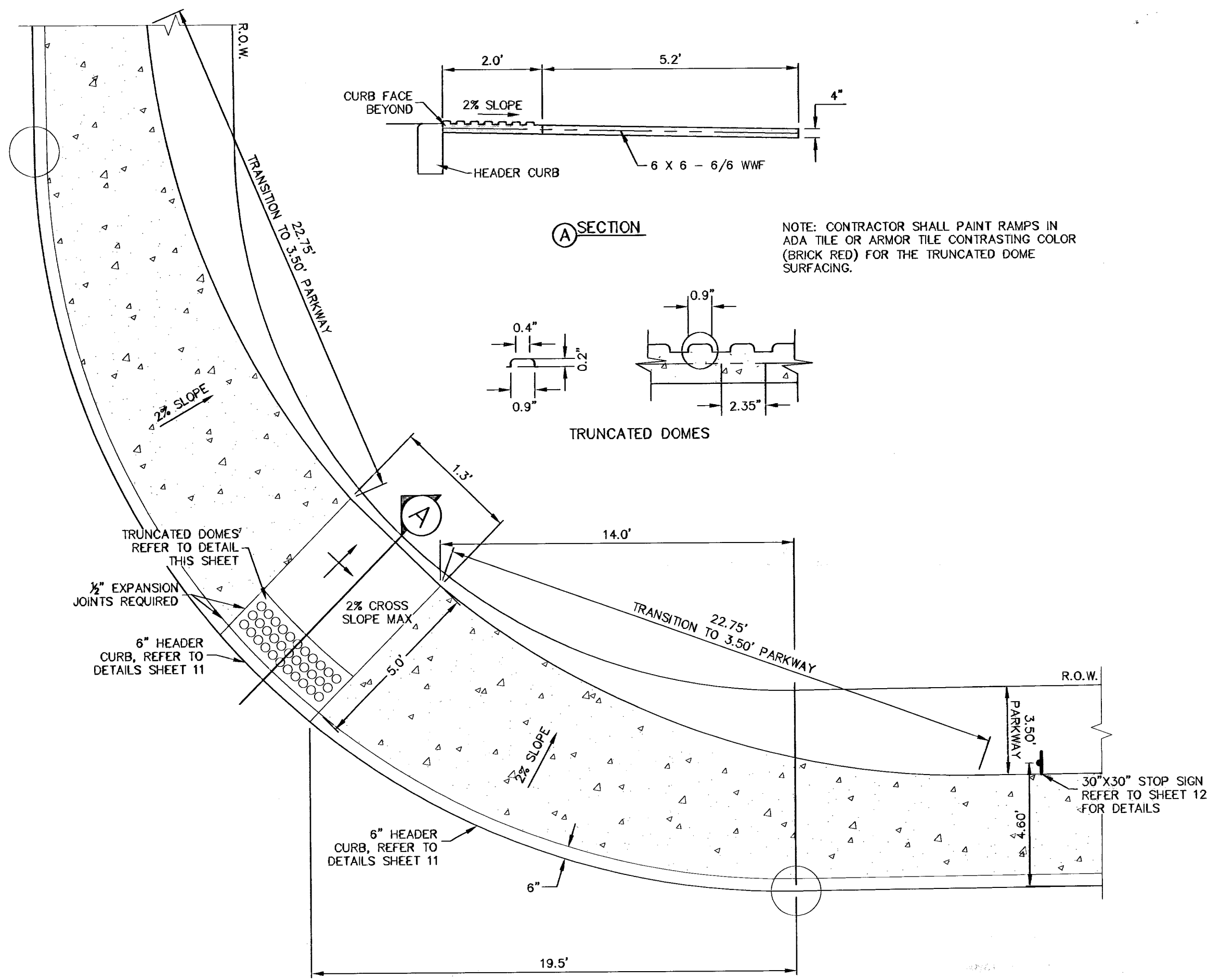
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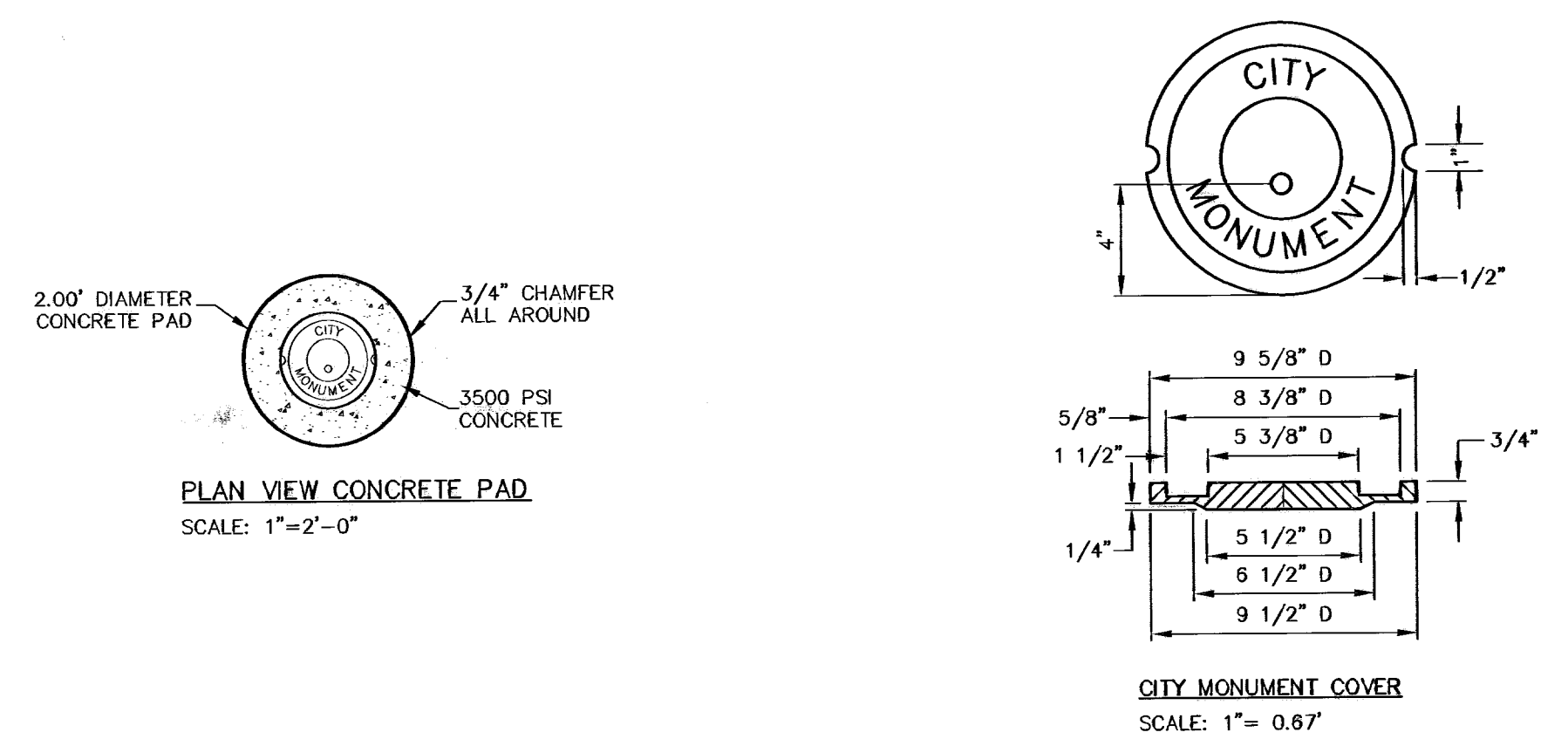
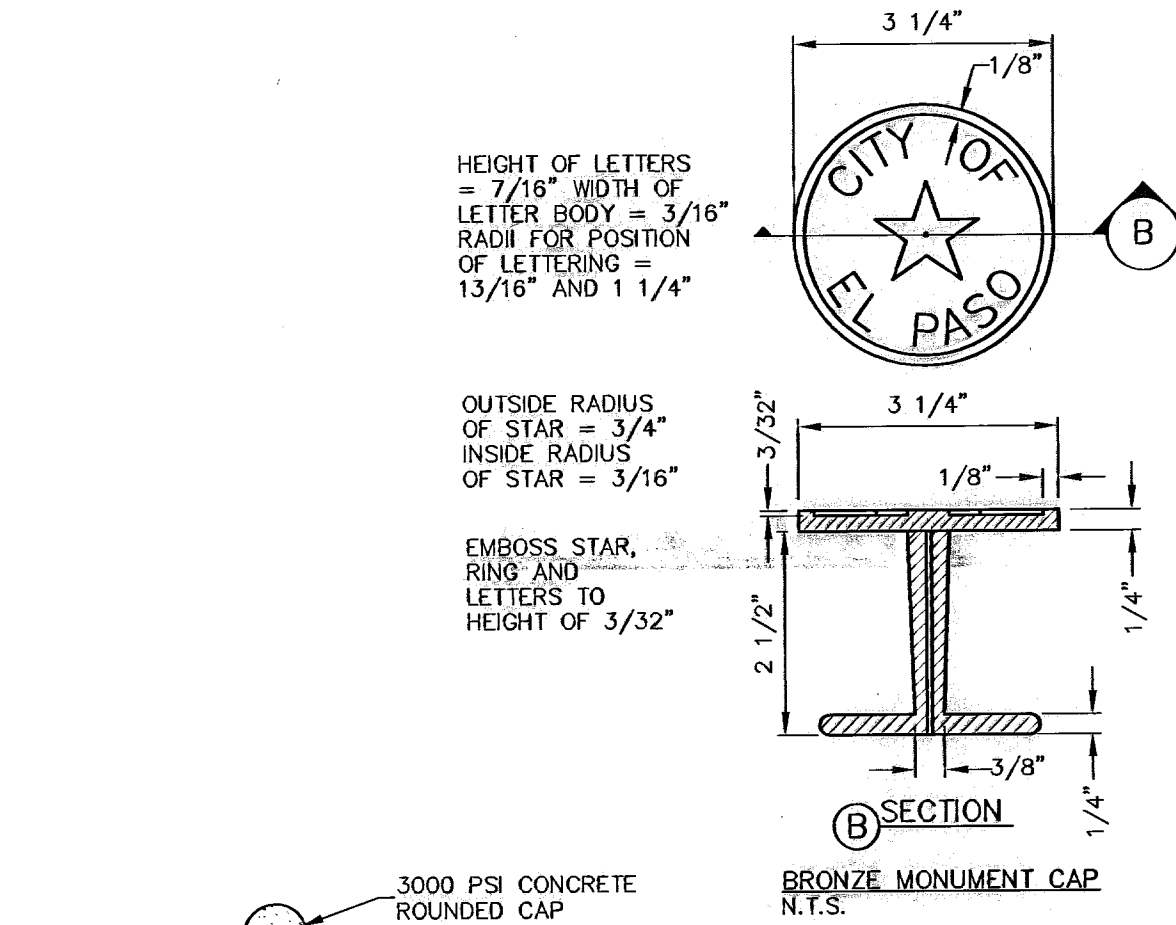
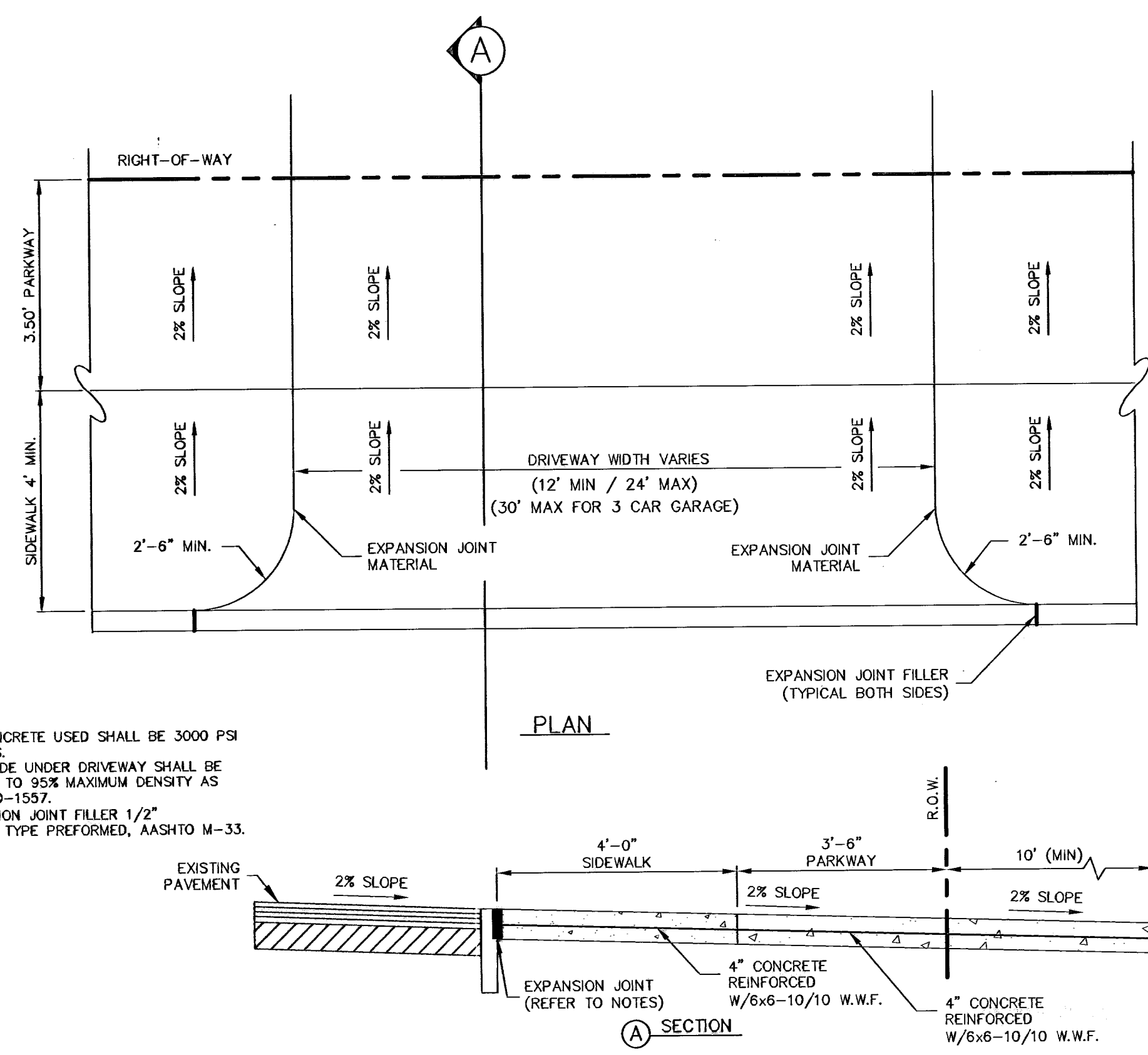
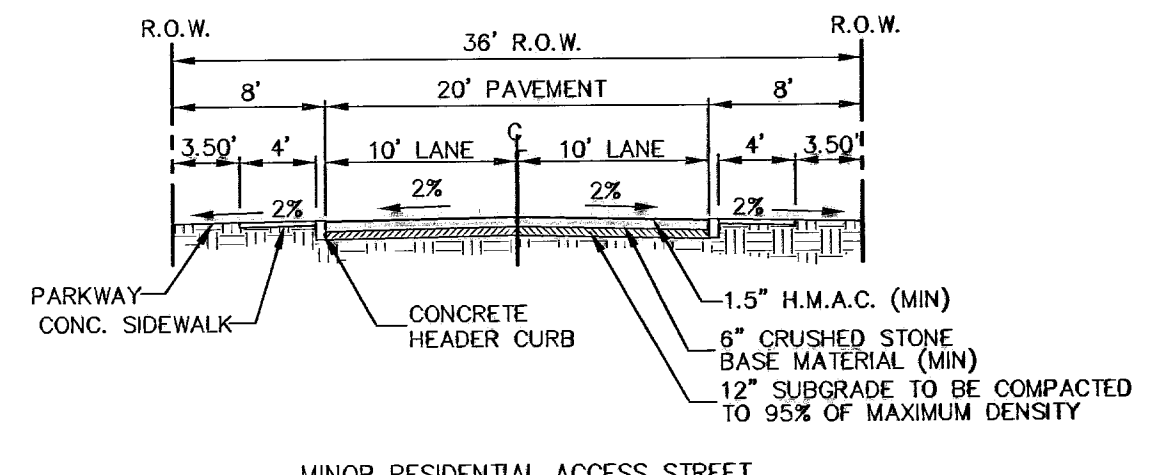
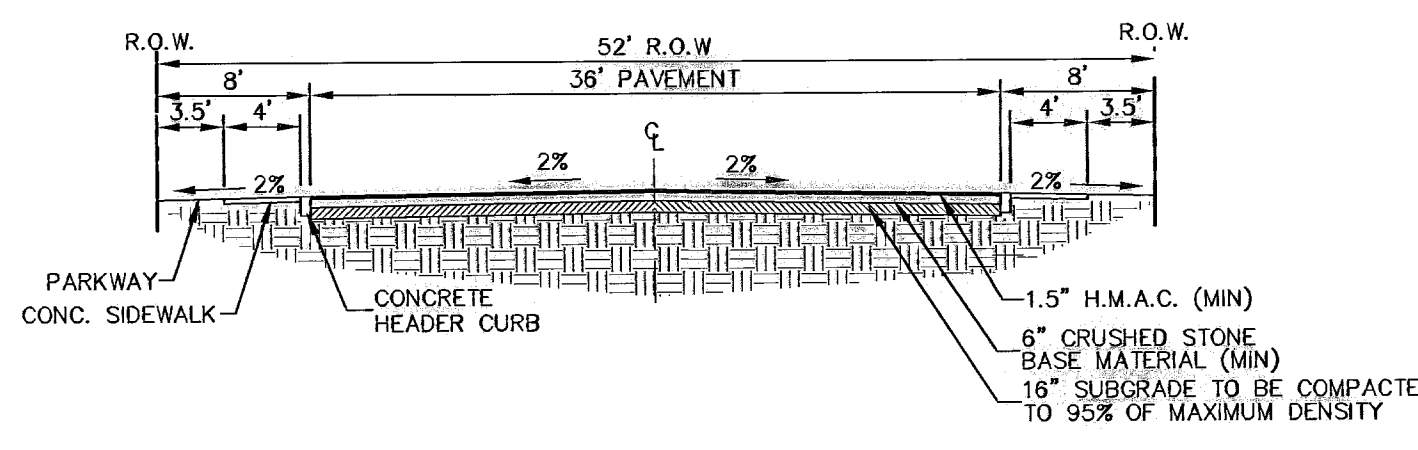
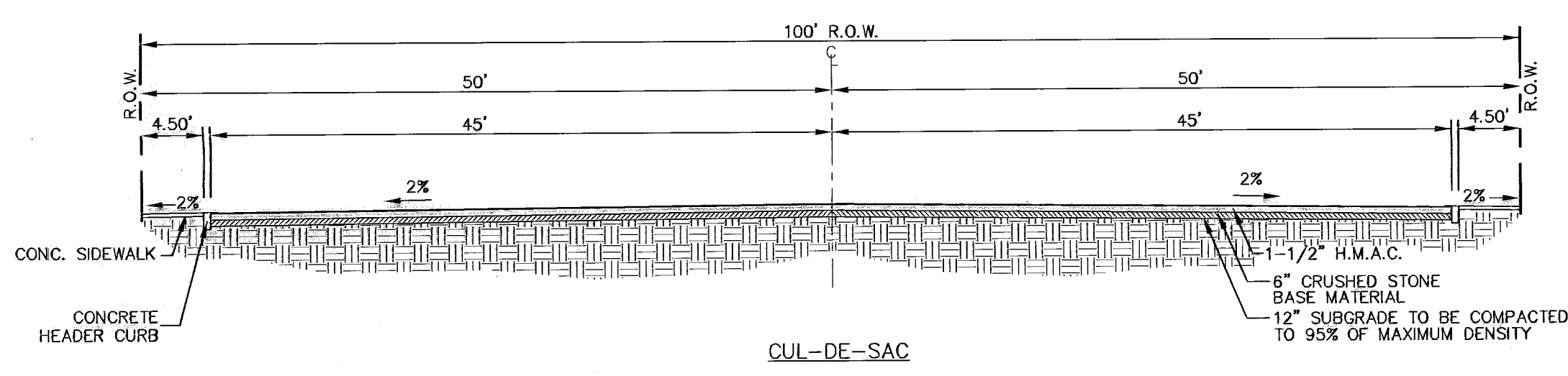
REDD ROAD ESTATES SUBDIVISION
GILS MAGIC & DRUMMER BOY COURT PLAN AND PROFILE

J.C.K. DRAWN BY
WV CHECKED BY
J.C.K. DESIGNED BY

5014 28 IN 09/20/07 5/8 AS NOTED SHEET NO. 9 OF 14



ACCESSIBLE LANDING AT STANDARD CURB
SCALE: 1" = 4'-0"



- 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 PREFORMED, AASHTO M-33.

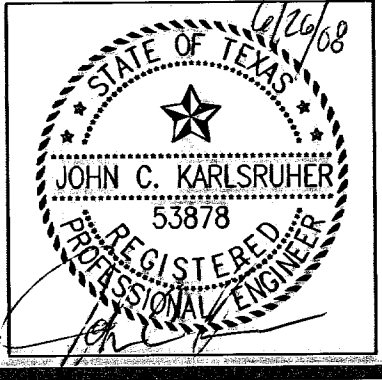
NOTE: REFER TO PLAT FOR LOCATIONS. ALL PROPOSED CITY MONUMENTS MUST BE CERTIFIED BY A REGISTERED SURVEYOR OF THE STATE OF TEXAS.

RECORD DRAWING

600789

BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K
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1	09-20-07	1ST CITY SUBMITTAL	J.C.K



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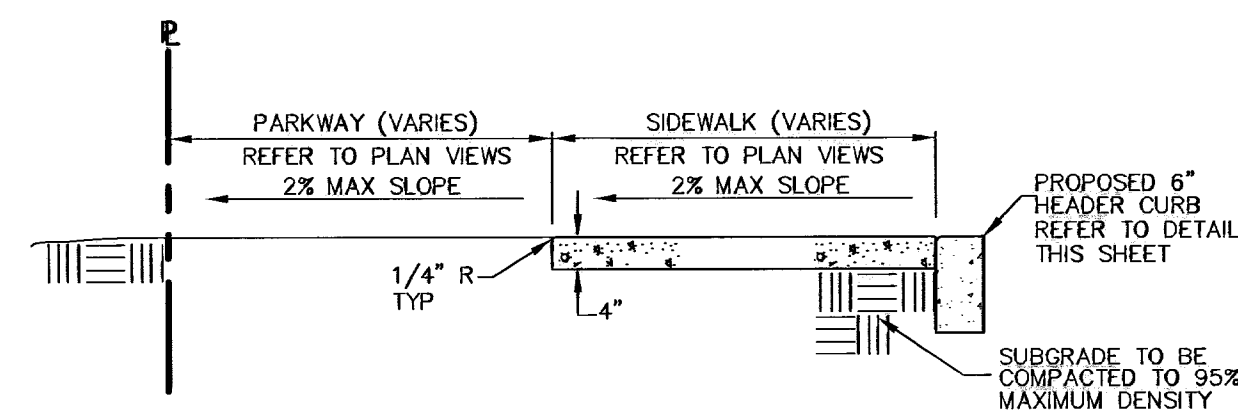
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fax (915) 877-4334
www.csadesigngroup.com

REDD ROAD ESTATES SUBDIVISION
STANDARD DETAILS

J.C.K. DESIGN BY
VV DRAWN BY
J.C.K. CHECK BY

S044	28 IN.	09/20/07	DATE
			AS NOTED
			SCALE
			10
			14

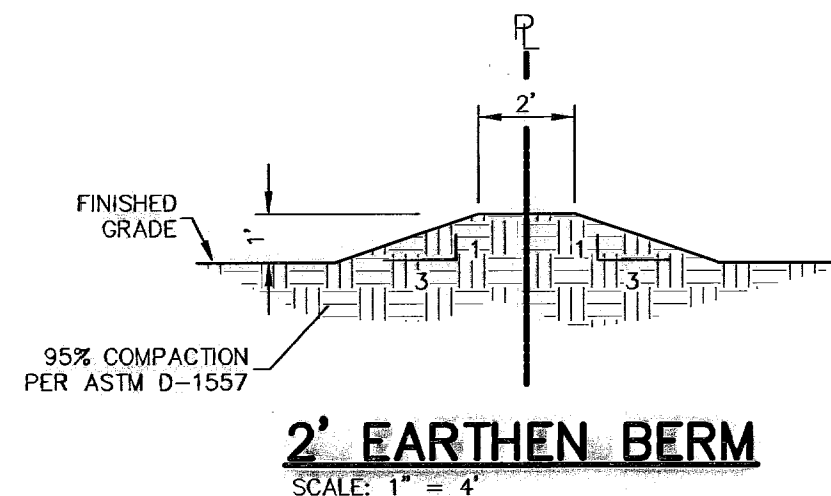
09/20/07 10:44 AM
 C:\Users\jcarls\My Documents\Redd Road Estates\BULLS PACKAGE\5044_Sht_10_11 (StdDetails).dwg
 J.C.K.



- 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.

TYPICAL SIDEWALK DETAILS

SCALE: 1"=2'



"a"	"b"
2'-0"	2'-0"
2'-6"	2'-0"
3'-0"	2'-0"
3'-6"	2'-0"
4'-0"	2'-0"
4'-6"	2'-5"
5'-0"	3'-0"
5'-6"	3'-5"
6'-0"	4'-0"
6'-6"	4'-4"
7'-0"	4'-8"
7'-6"	5'-2"
8'-0"	5'-6"
8'-6"	5'-10"
9'-0"	6'-4"
9'-6"	6'-8"
10'-0"	6'-0"

ROCK WALLS

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

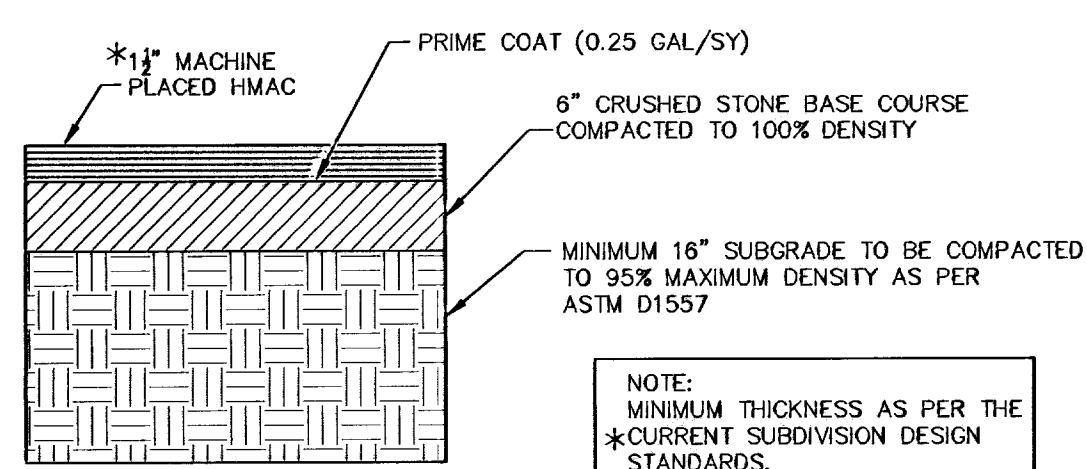
Mortar for the rockwalls shall consist of volumes of one (1) part portland cement, one-quarter to one-half (1/4 TO 1/2) part hydrated lime, and three (3) parts clean, hard, durable sand (2 1/4 to 3 times the sum of the volumes of cement and lime combined. See city building code PP. 14-3 and 14-4). Mortar shall be Type S, ASTM Specification C270-73. Compressive strength = 1800 p.s.i. (28 days). Concrete for the foundation shall be Class "A" (3000 p.s.i.). Reinforcing steel shall conform to ASTM A 615, Grade 60. If rockwall 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 rockwalls shall be made to the proper section, and, if considered necessary by the Engineer, the bottom of excavation shall be hand-tamped and sprinkled. The excavated area for rockwalls 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 concrete shall be cured a minimum of 24 hours before any stone or mortar is placed on the foundation. The concrete shall be cured a minimum of 48 hours before more than 300 pounds per square foot of stone and mortar is placed on the foundation. Contractor shall embed the first four inches of the first layer into the fresh concrete of the footing.

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 surface shall present a neat, clean, workmanlike and true-to-line appearance. The interior of the rockwall shall be completely filled with spalls and pieces of the specified stone, completely embedded and surrounded by mortar with no voids.

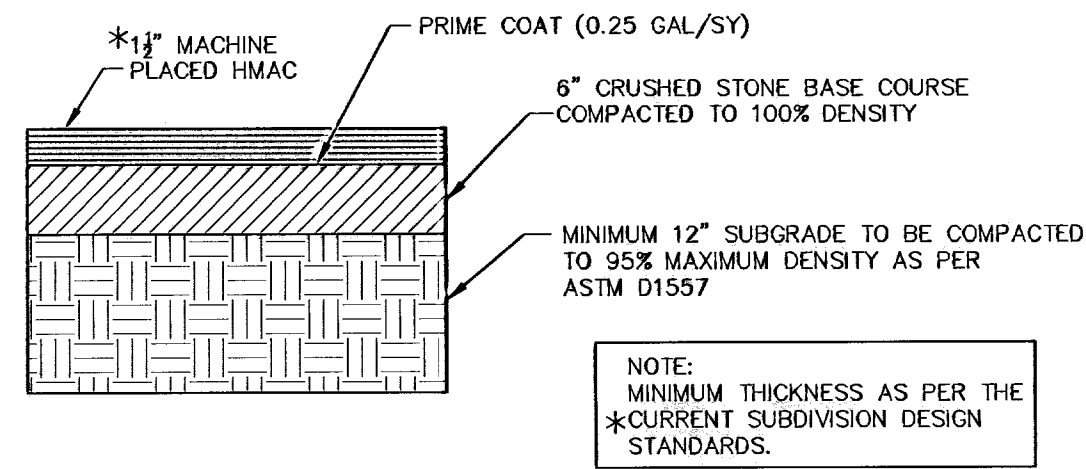
The erection of the rockwall shall not be more than three feet in height for every 24-hour period to allow for the lower portions to become sufficiently set. All stones shall be thoroughly wet before being placed in fresh mortar. The last layer of rock prior to break of construction phase shall not have any mortar on top. Fresh mortar must be used for continuation of work following section break.

Weep holes shall be placed on the rockwall as shown on the plans. The weep holes shall be not more than ten feet apart on-center. The weep holes shall consist of four-inch vitrified clay pipe, or other pipe as approved by the Engineer, neatly cut to the exposed surface of the rockwall. No less than one cubic foot of one-inch to 3/4-inch of graded gravel shall be placed at the inlet of each weep hole as shown on the plans.



TYPICAL HMAc PAVEMENT SECTION FOR LAST WALTZ DRIVE

N.T.S.

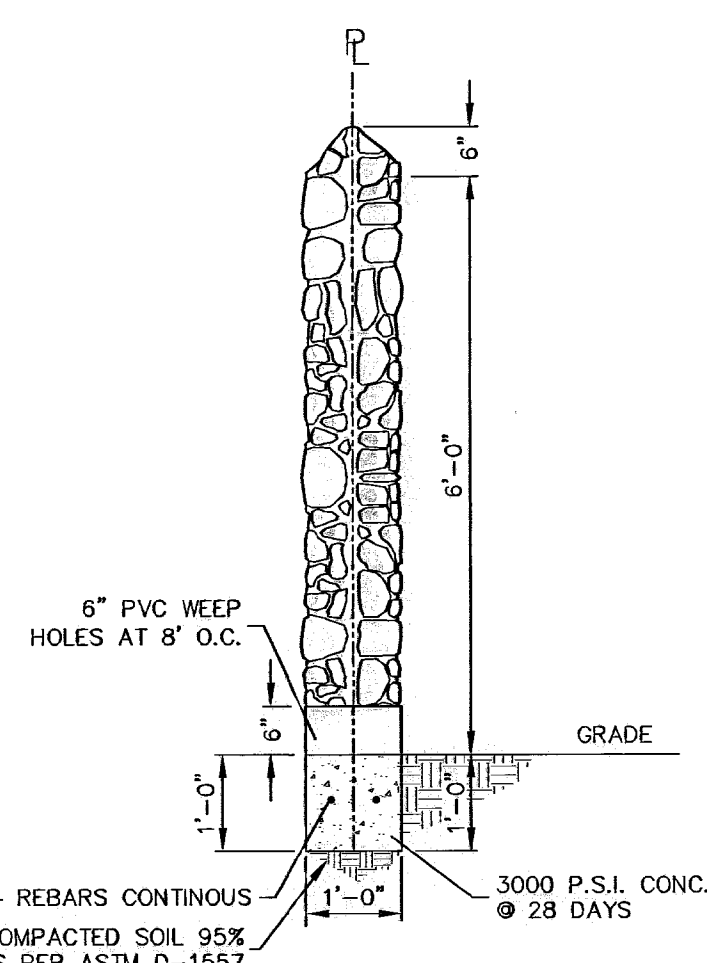


TYPICAL HMAc PAVEMENT SECTION FOR DRUMMER BOY COURT & GIL'S MAGIC COURT

N.T.S.

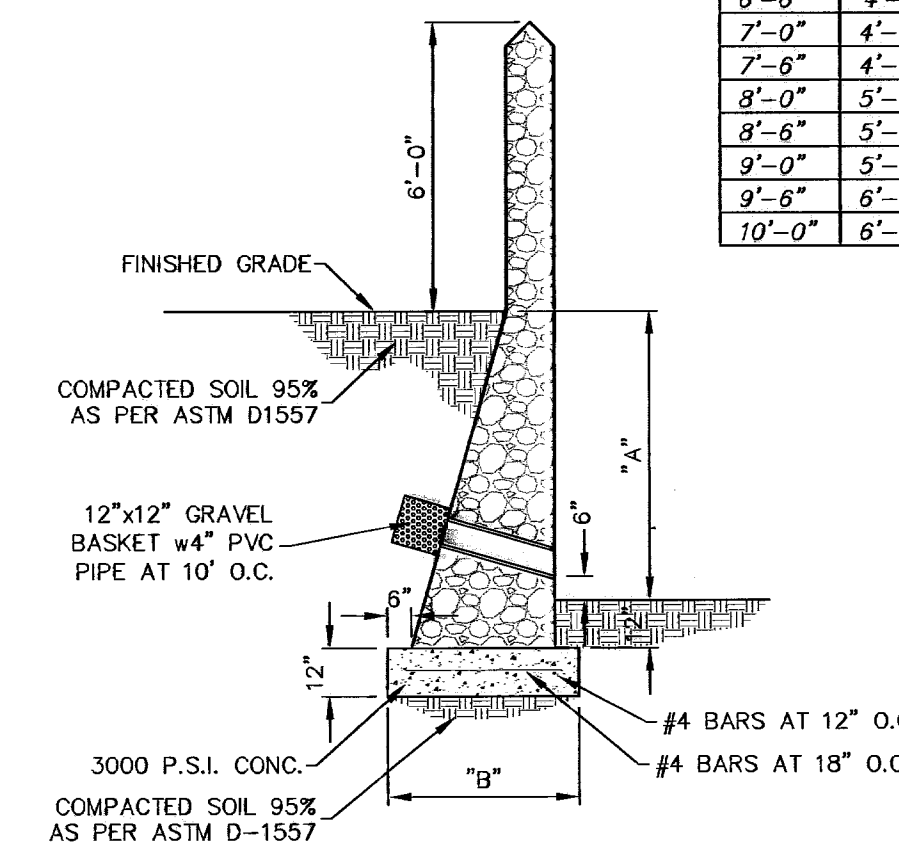
GENERAL H.M.A.C. PAVING NOTES:

1. PAVEMENT DESIGN PER GEOTECHNICAL INVESTIGATION REPORT BY SOIL MECHANICS INTERNATIONAL PROJECT NO. SMF06166 DATED AUGUST 6, 2006.
2. 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.
3. THE SURFACE COURSE SHALL MEET THE REQUIREMENTS FOR (HMAC), TYPOT 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.
4. SUBGRADE TO BE COMPACTED IN 4" LIFTS TO 95% MAXIMUM DENSITY AS PER ASTM D1557.
5. FINAL PAVEMENT DESIGN TO BE DETERMINED BASED UPON FINAL CBR TEST RESULTS.



ROCK WALL DETAIL

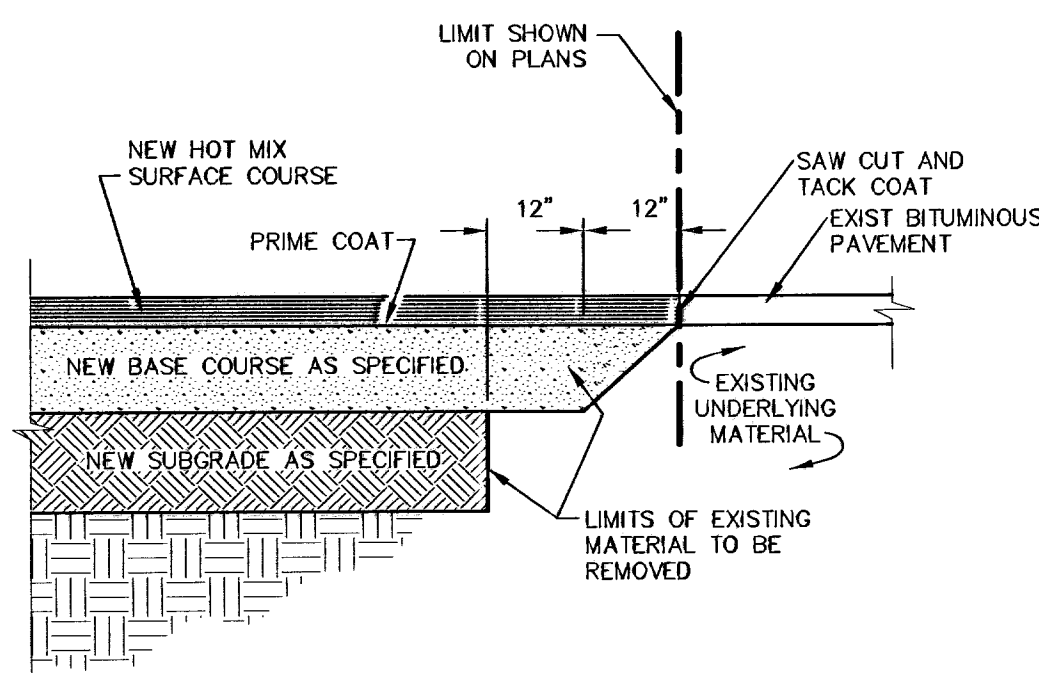
SCALE: 1"=2'-0"



- GENERAL NOTES:**
1. Footing shall be placed on subgrade compacted to a minimum of 95% of its maximum dry density in accordance with ASTM D 1557.
 2. Backfill shall be placed in 6" loose lifts and compacted to 95% in accordance with ASTM D 1557.

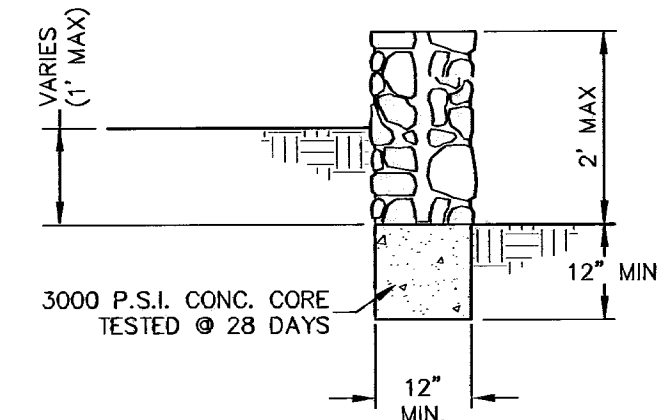
ROCK RETAINING WALL BY DEVELOPER

SCALE: 1"=4'-0"



JUNCTURE OF NEW FLEXIBLE AND EXISTING FLEXIBLE PAVEMENT

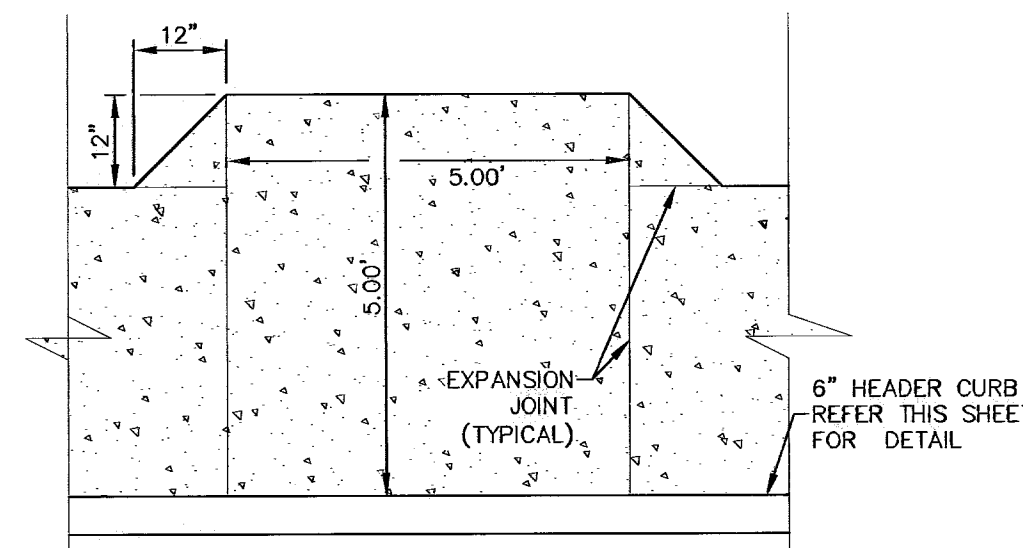
SCALE: 1"=2'-0"



STEMWALL DETAIL

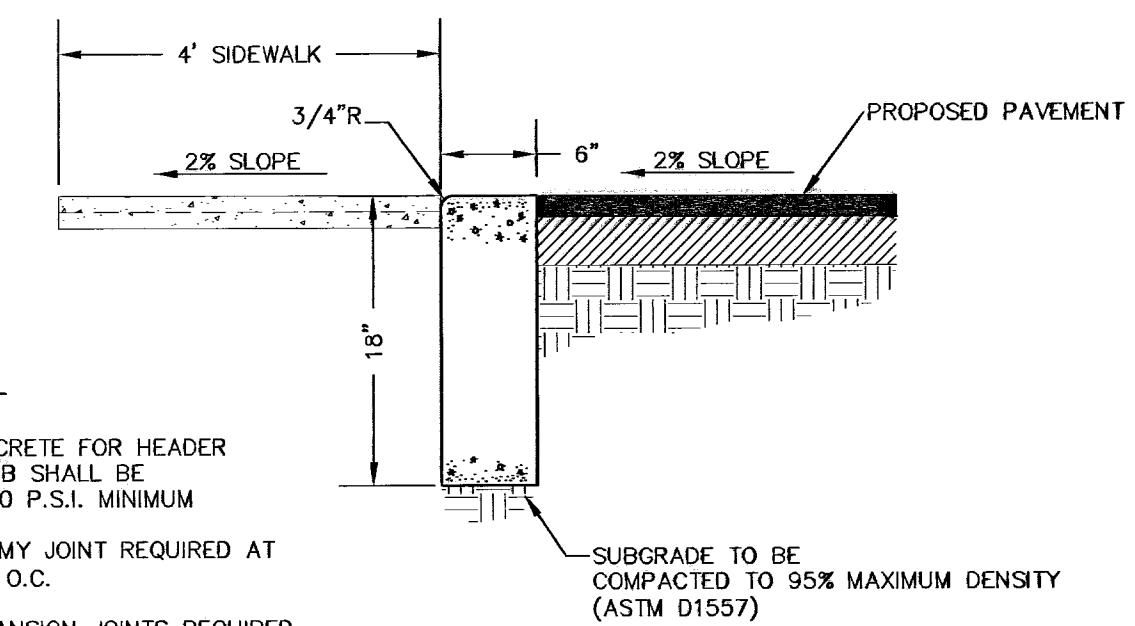
SCALE: 1"=2'-0"

NOTE: STEMWALLS INSTALLED BETWEEN LOTS SUBJECT TO ON-SITE PONDING MUST INCLUDE 6" PVC WEEP HOLES @10' O.C. WITH INVERT OF PIPE AT GROUND LEVEL.



ACCESSIBLE PASSING SPACE (5'X5')

N.T.S.



NOTES:

1. CONCRETE FOR HEADER CURB 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" PREFORMED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

6"X18" HEADER CURB DETAIL

SCALE: 1"=1'-0"

RECORD DRAWING

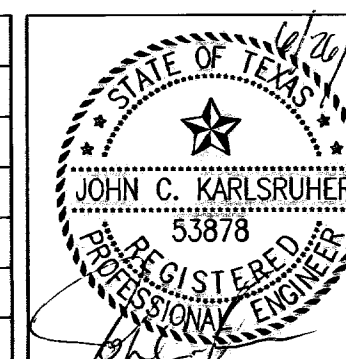
BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

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PUBLIC SERVICE BOARD (WATER & SEWER)
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TEXAS EXCAVATION SAFETY SYSTEM

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544-6300
562-8411/562-2003
1-800-DIG-TESS
775-7414
1-800-334-8047
1-800-344-8377

NO.	DATE	DESCRIPTION	BY
1	09-20-07	1ST CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
4	04-15-08	RECORD DRAWING	J.C.K



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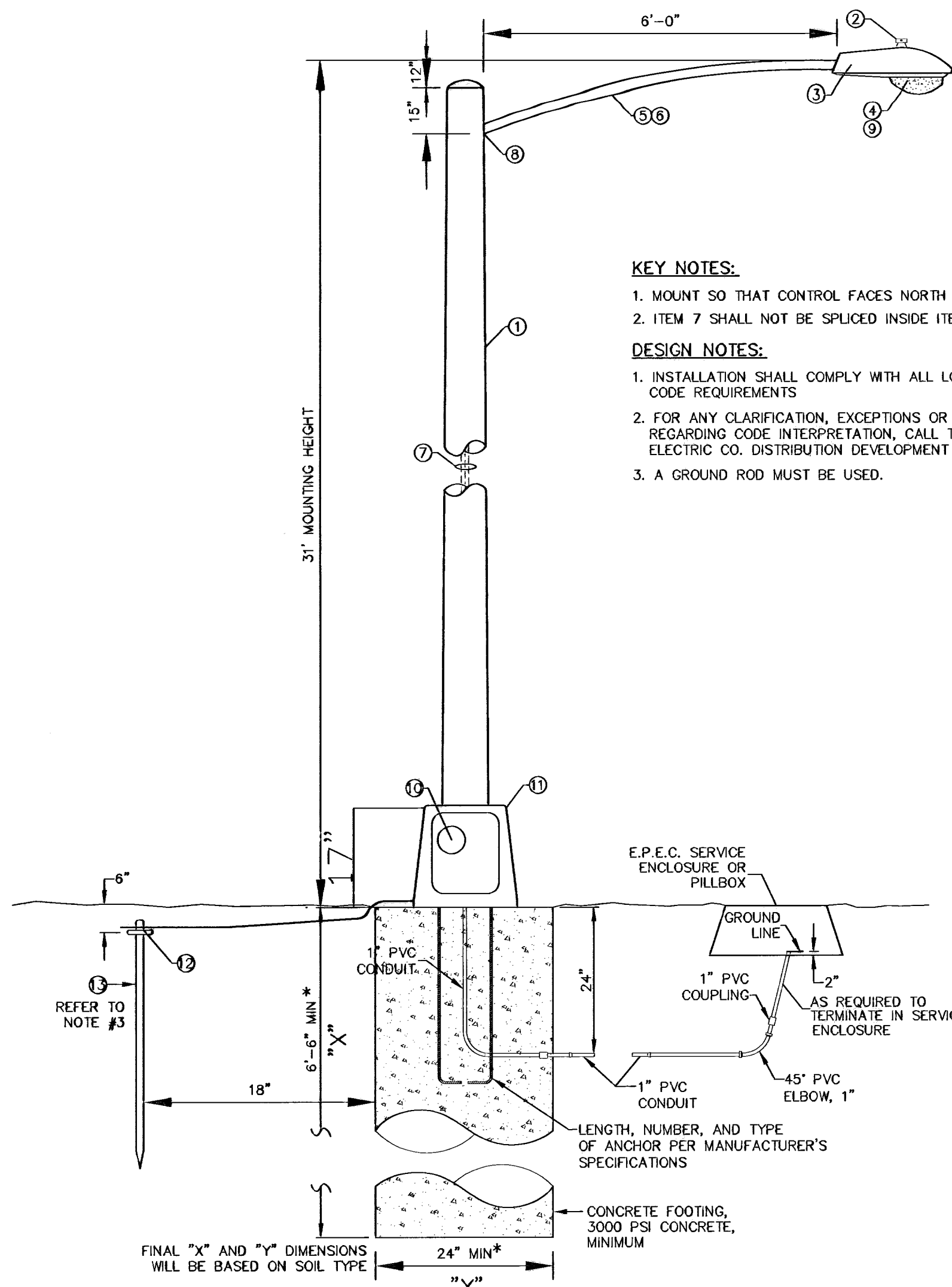
csa design group
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
Tel: (915) 877-4155
Fax: (915) 877-4334
www.csaengineers.com

REDD ROAD ESTATES SUBDIVISION
STANDARD DETAILS

J.C.K. DESIGNED BY
V.V. CHECKED BY
J.C.K. DRAWN BY

5044
09/20/07
AS NOTED
SCALE
SHEET NO.
11
OF 14

600789

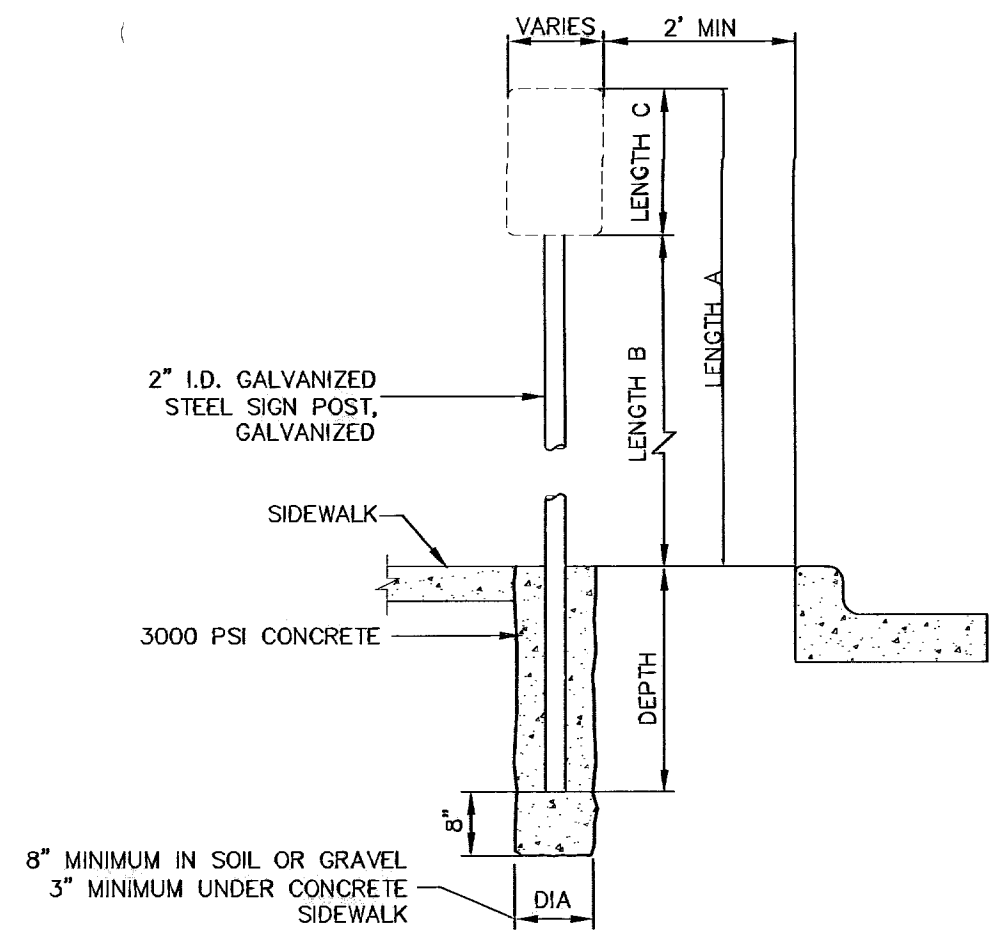


KEY NOTES:
 1. MOUNT SO THAT CONTROL FACES NORTH
 2. ITEM 7 SHALL NOT BE SPLICED INSIDE ITEM 5

DESIGN NOTES:
 1. INSTALLATION SHALL COMPLY WITH ALL LOCAL CODE REQUIREMENTS
 2. FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING CODE INTERPRETATION, CALL THE EL PASO ELECTRIC CO. DISTRIBUTION DEVELOPMENT DEPARTMENT
 3. A GROUND ROD MUST BE USED.

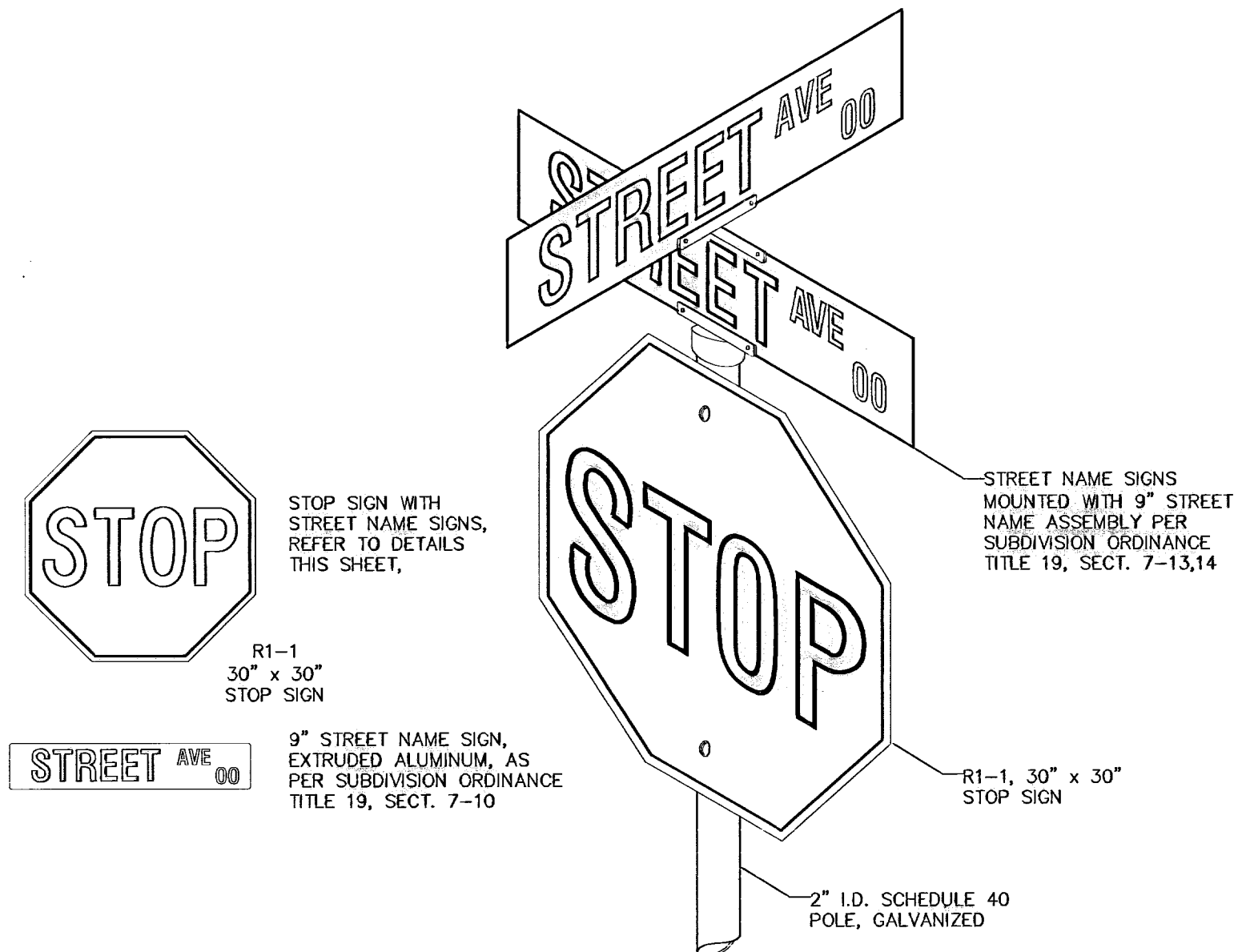
RESIDENTIAL STREET LIGHT POLE DETAIL
 SCALE: 1" = 2'-0"

ITEM	STOCK No.	QTY PER UNIT	DESCRIPTION
1		1 EACH	POLE, 36 FT. - STEEL
2	021-225	1 EACH	PHOTO CELL, 240v (SEE KEY NOTE 1)
3	021-335	1 EACH	LUMINAIRE, 100w H.P.S.
4	021-085	1 EACH	H.P.S. LAMP, 100w
5	21-200	1 EACH	MAST ARM, 8'-0" x 1.25"
6	013-600	AS REQUIRED	#10 SOLID CABLE, 600v
7	013-600	40' PLUS	#10 CABLE, 3-CONDUCTOR, 600v, UF
8	05-145	AS REQUIRED	SLEEVES, #12-10
9	21-608	1 EACH	ROADWAY LUMINAIRE, 150w H.P.S.
10	21-250	2 EACH	30 AMP BREAK-AWAY FUSES
11	21-608	1 EACH	ALUMINUM TRANSFORMER BASE
12	07-561	1 EACH	5/8" GROUND ROD CLAMP
13	08-626	1 EACH	5/8" x 10' Cu BONDED GROUND ROD

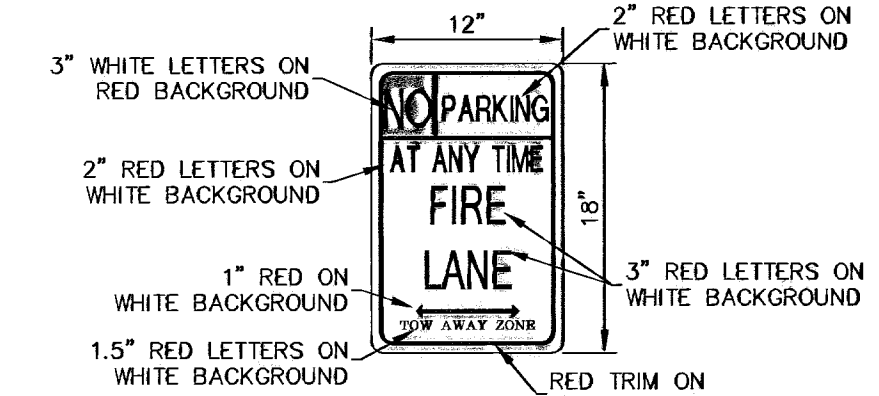
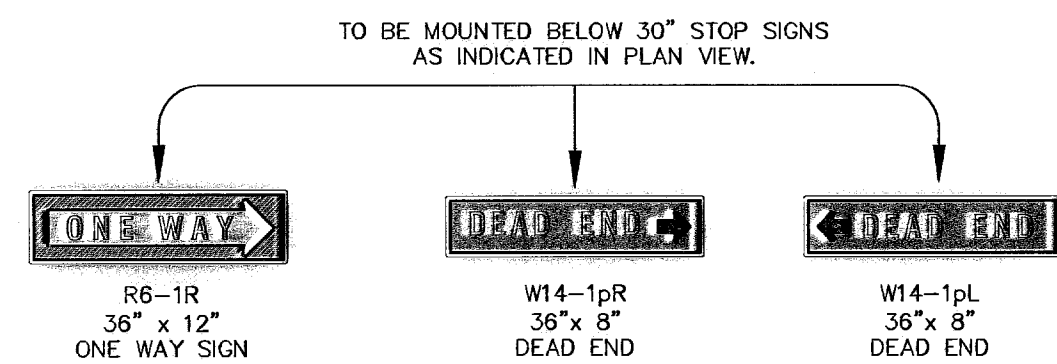
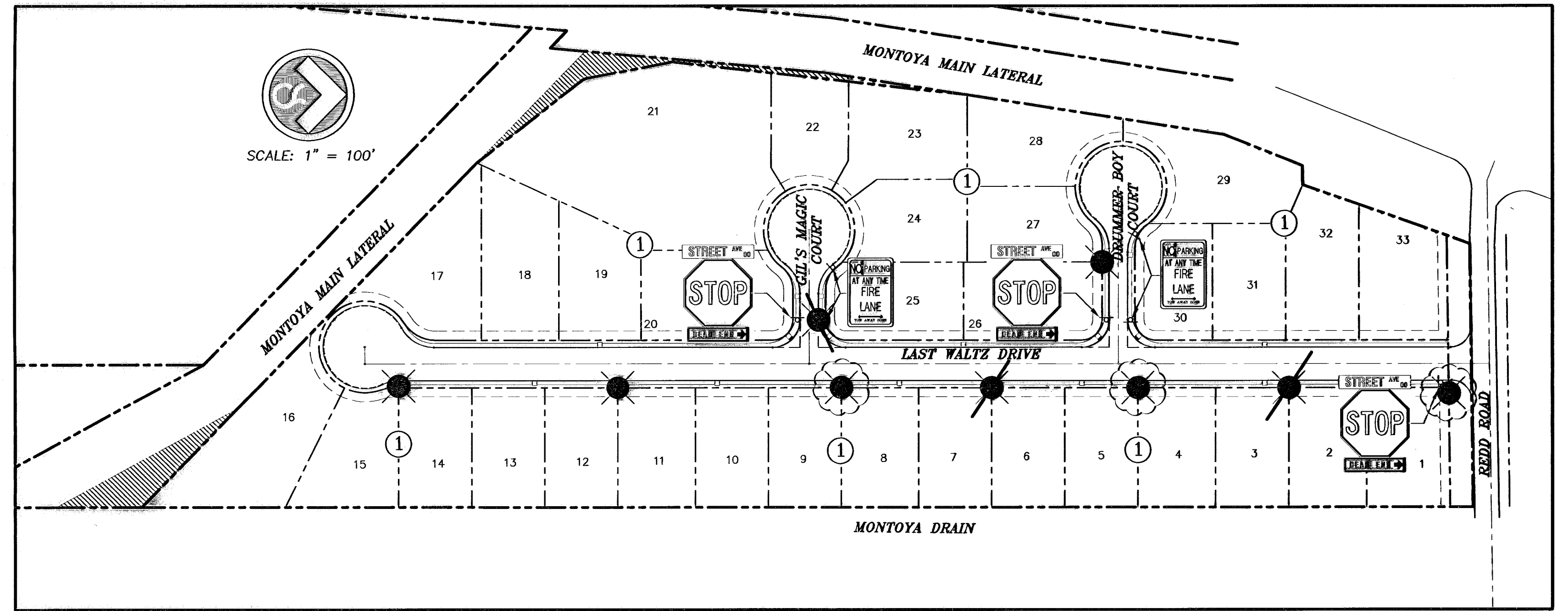


LENGTH A	LENGTH B	LENGTH C	DEPTH
10 FEET	7 FEET	LARGER THAN 24"	2 FEET
9 FEET	7 FEET	SMALLER THAN 24"	1.5 FEET

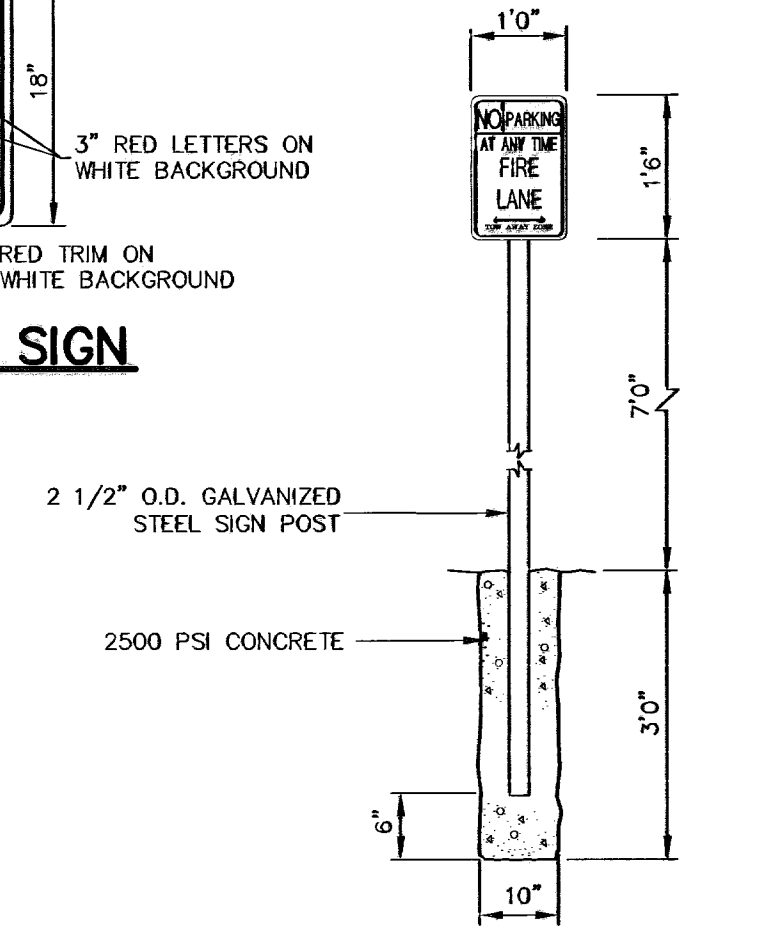
SIGN POST INSTALLATION
 SCALE: 1/2" = 1'-0"



STOP SIGN WITH 9" STREET NAME SIGNS
 SCALE: N.T.S.



FIRE LANE SIGN
 SCALE: 1" = 1'-0"



FIRE LANE SIGN
 SCALE: 1/2" = 1'-0"

DEPARTMENT OF TRAFFIC AND TRANSPORTAITON
ILLUMINATION PLAN
 APPROVED 09/22/07

600789

ALL ROADWAYS INTERSECTING EXISTING PUBLIC ROADWAYS SHALL REMAIN COMPLETELY CLOSED FOR PUBLIC USE UNTIL ACCEPTED FOR MAINTENANCE BY THE CITY.

RECORD DRAWING

BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

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

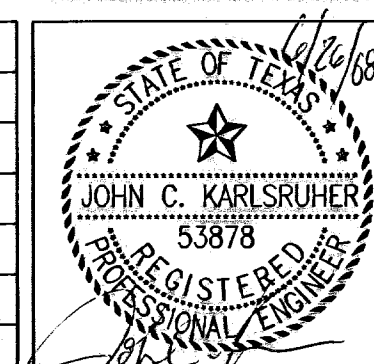
BEFORE YOU DIG
 EL PASO ELECTRIC COMPANY
 AT&T
 TEXAS GAS SERVICE
 EMERGENCY HOTLINE
 PUBLIC SERVICE BOARD (WATER & SEWER)
 TIME WARNER COMMUNICATIONS (CABLE)
 EL PASO NATURAL GAS CO.
 TEXAS EXCAVATION SAFETY SYSTEM

CALL
 543-5720
 1-800-DIG-TESS
 544-6300
 562-8411/562-2003
 1-800-DIG-TESS
 775-7414
 1-800-334-8047
 1-800-344-8377

LEGEND

- PROPOSED STREET LIGHTS REQUIRED AS PER CITY ORDINANCE 13
- STOP SIGN AND/OR STREET NAME

NO.	DATE	DESCRIPTION	BY
4	04-15-08	RECORD DRAWING	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
1	09-20-07	1ST CITY SUBMITTAL	J.C.K



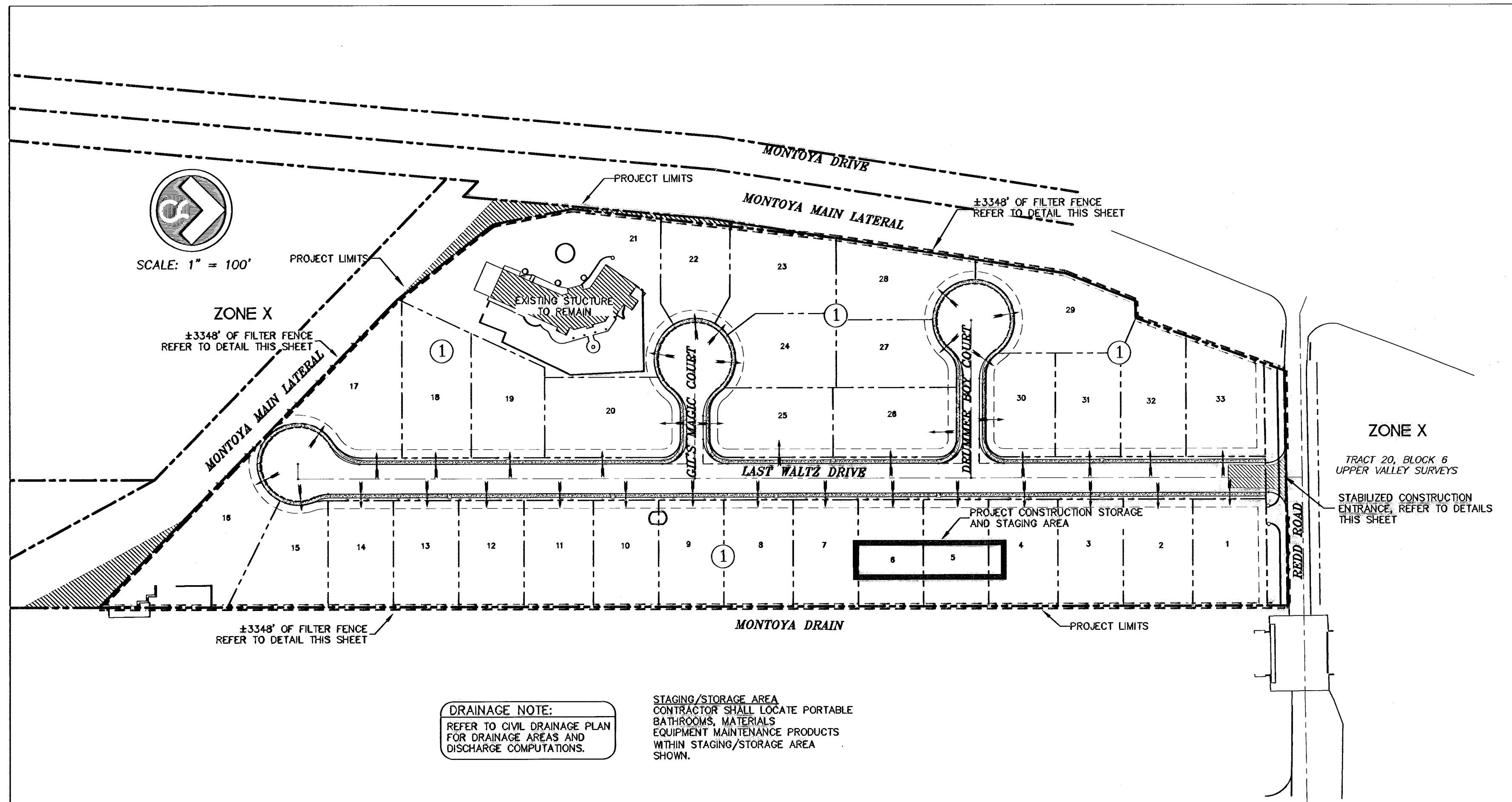
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 fax (915) 877-4334
 www.csaengineers.com

REDD ROAD ESTATES SUBDIVISION
ILLUMINATION PLAN

J.C.K. VV J.C.K.
 DESIGNED BY DRAWN BY CHECKED BY

5044	28 IN.	09/20/07	5:16
AS NOTED	SCALE		
12			
14			



STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"=100'

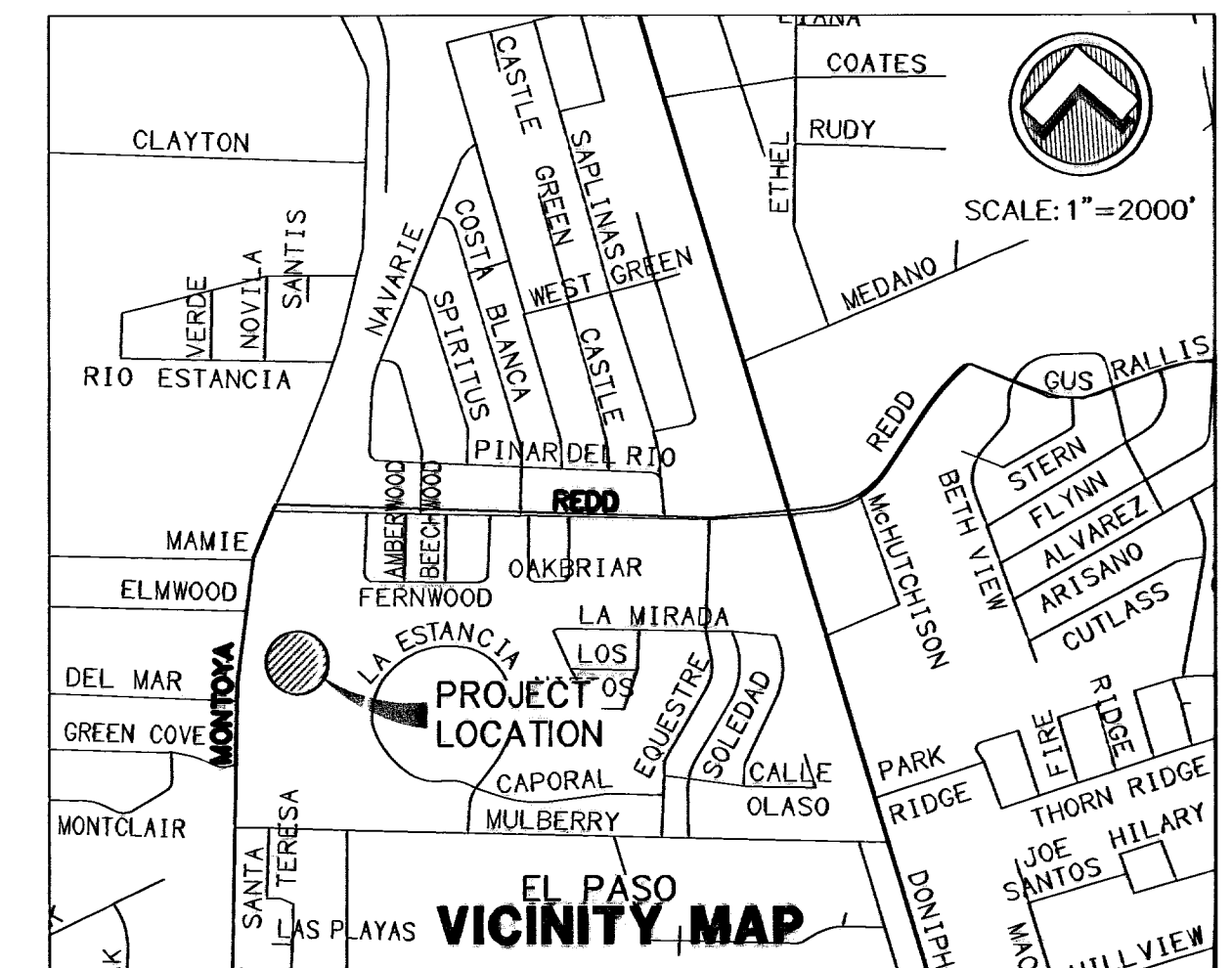
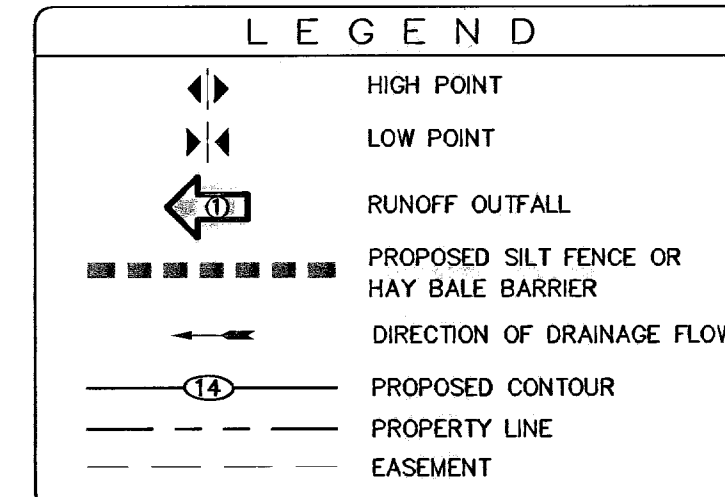
DRAINAGE NOTE:
REFER TO CIVIL DRAINAGE PLAN FOR DRAINAGE AREAS AND DISCHARGE COMPUTATIONS.

STAGING/STORAGE AREA:
CONTRACTOR SHALL LOCATE PORTABLE BATHROOMS, MATERIALS, EQUIPMENT MAINTENANCE PRODUCTS WITHIN STAGING/STORAGE AREA SHOWN.

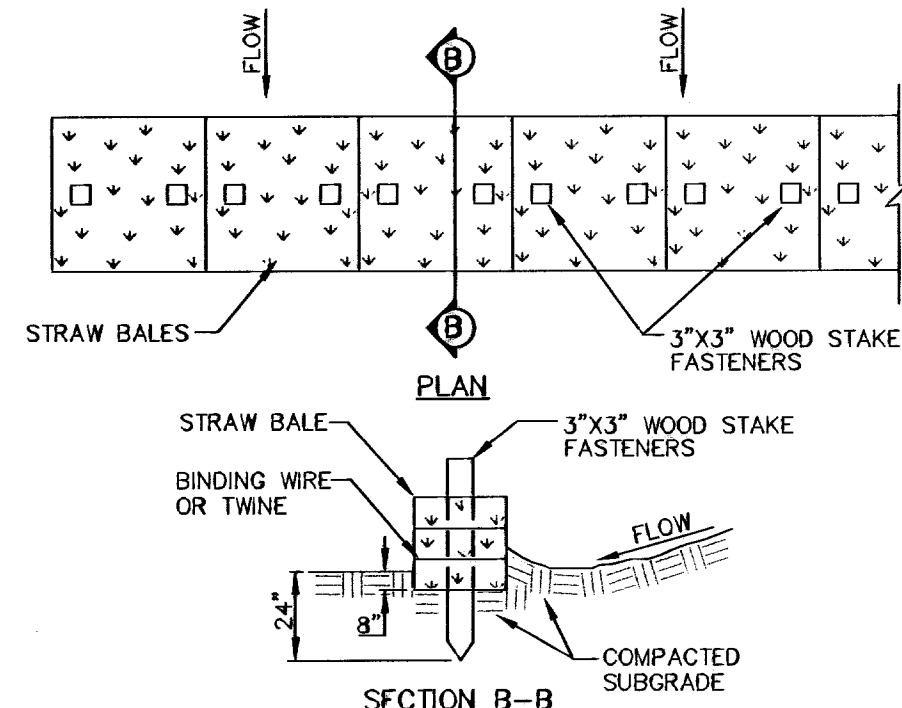
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL STORM WATER POLLUTION CONTROL PERMITS. THE CONTRACTOR SHALL SUBMIT A NOI AND SDOP APPLICATION FORM PRIOR TO CONSTRUCTION. AFTER COMPLETION OF PROJECT, CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION FORM TO COMPLETE NPDES REQUIREMENTS.

STAGING AREA SHALL PROVIDE ADEQUATE SPACE FOR TRAILER STORAGE, FUEL/LUBRICANT STORAGE, PORTABLE RESTROOMS, EQUIPMENT STORAGE AND MAINTENANCE, ETC.

DUST AND EROSION CONTROL NOTE:
CONTRACTOR SHALL MAKE PROVISIONS FOR TEMPORARY DUST AND EROSION CONTROL WHERE EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. USE WATER SPRINKLING AND OTHER METHODS TO LIMIT DUST AND DIRT MIGRATION. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.



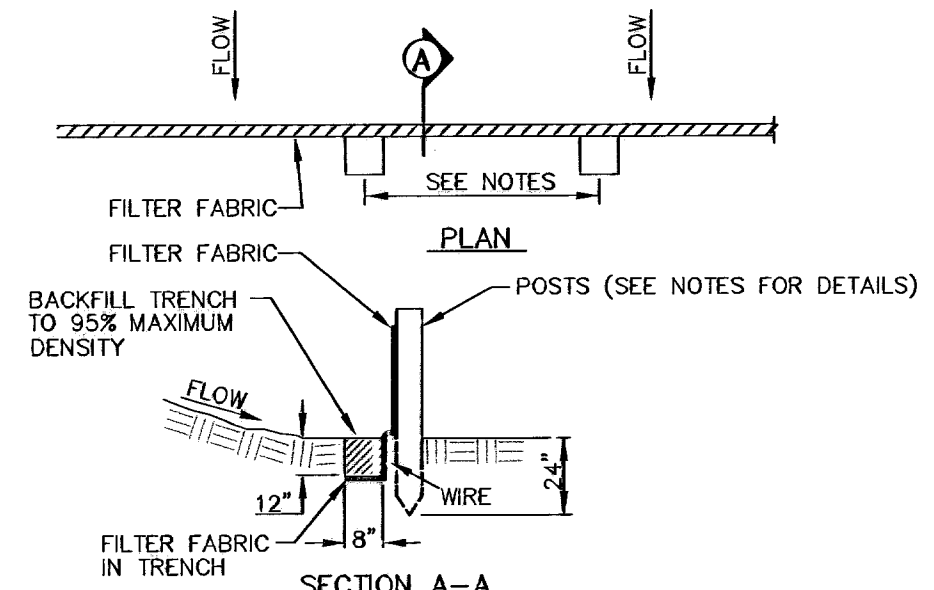
Approx. Latitude = 31°56'N
Approx. Longitude = 106°50'W



- NOTES (BALE BARRIER):**
- BALES TO BE PLACED PERPENDICULAR TO FLOW. HAY BALES PLACED IN "V" DITCH MUST BE STAGGERED.
 - BALES MUST BE FIRMLY STAKED INTO THE ENTRENCHMENT AND THE ENTRENCHMENT BE PROPERLY BACKFILLED.
 - BALES MUST BE PLACED END TO END AND THERE CAN BE NO GAPS BETWEEN THE BALES.
 - BARRIERS MUST BE INSPECTED AND REPAIRED IMMEDIATELY AFTER EACH RAINFALL OR DAILY IF THERE IS PROLONGED RAINFALL.
 - DAMAGED STRAW BALES REQUIRE IMMEDIATE REPLACEMENT.
 - TRAPPED SEDIMENTS MUST BE REMOVED AND DISPOSED OF PROPERLY.

STRAW BALE BARRIER

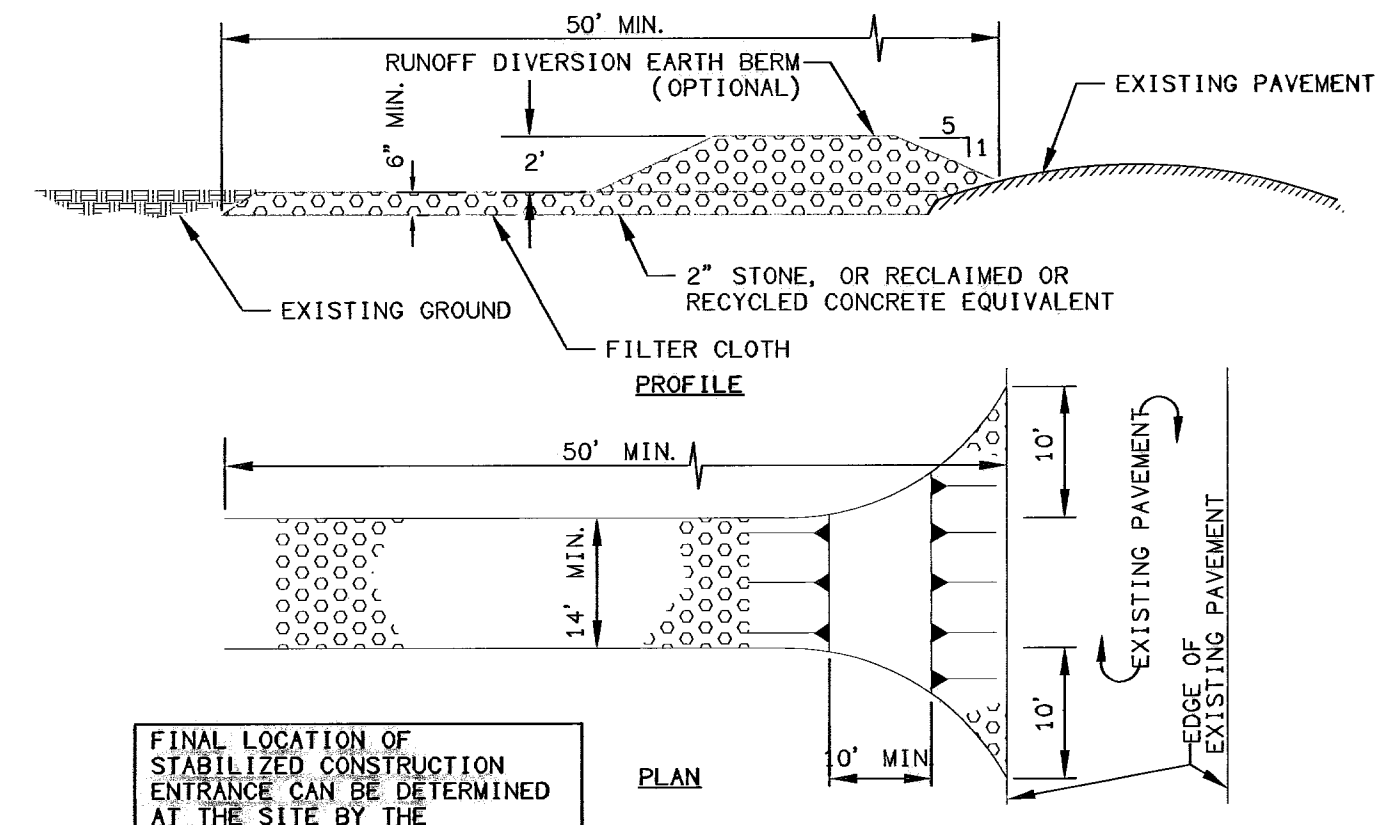
SCALE: 1" = 5'-0"



- NOTES:**
- THE FENCE REQUIRES FREQUENT INSPECTION AND PROMPT MAINTENANCE TO MAINTAIN ITS EFFECTIVENESS.
 - INSPECT THE FENCE AFTER EACH RAINFALL.
 - CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE.
 - ALL NEEDED REPAIRS SHALL BE PERFORMED IMMEDIATELY.
 - REMOVE AND PROPERLY DISPOSE OF SEDIMENT WHEN IT IS ONE-THIRD TO ONE-HALF THE HEIGHT OF THE FENCE OR AFTER EACH STORM.
 - 4" MIN. STEEL OR WOOD POSTS SPACED AT 8' O.C. SOFTWOOD POSTS SHALL HAVE A 3" MIN. DIAMETER OR NOMINAL 2"x4". HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTION OF 1.5"x1.5"

FILTER FENCE

SCALE: 1" = 5'-0"



FINAL LOCATION OF STABILIZED CONSTRUCTION ENTRANCE CAN BE DETERMINED AT THE SITE BY THE CONTRACTOR.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: 1" = 2'-0"

SW3P# 06-00287

600789

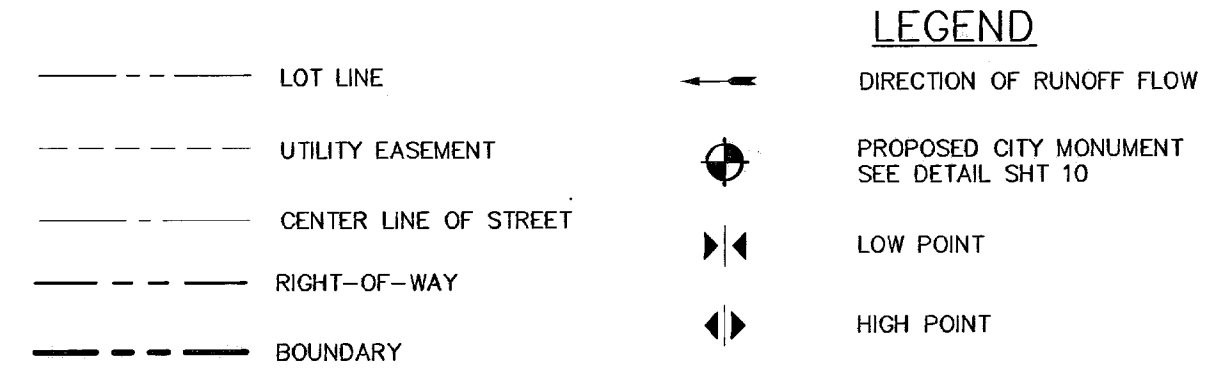
RECORD DRAWING

BENCHMARK: CITY MONUMENT AT THE WESTERLY CENTERLINE INTERSECTION OF FERNWOOD CIRCLE AND REDD ROAD. ELEVATION = 3741.43 (CITY OF EL PASO DATUM)

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

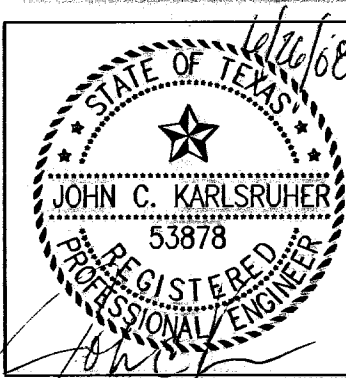
BEFORE YOU DIG - CALL

EL PASO ELECTRIC COMPANY	543-5720
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
TIME WARNER COMMUNICATIONS (CABLE)	775-7414
EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377



3728.85	PROPOSED TOP OF CURB FINISHED GRADES
(3729.2)	EXISTING GRADE
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVM=08.65	PROPOSED PAVEMENT ELEVATION
△	POINT OF VERTICAL INTERSECTION

NO.	DATE	DESCRIPTION	BY
1	09-20-07	1ST CITY SUBMITTAL	J.C.K
2	10-05-07	2nd CITY SUBMITTAL	J.C.K
3	10-11-07	FINAL CITY SUBMITTAL	J.C.K
4	04-15-08	RECORD DRAWING	J.C.K



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REDD ROAD ESTATES SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN

J.C.K. VV J.C.K.
DESIGNED BY CHECKED BY

5044	09/20/07	AS NOTED
13		
14		

Jun 25, 2008 - 12:45pm
 S:\Drawn\0604_Metro (Redd Road Estates)-Resident\AS-BUILD\PACKAGE\USA_Sht_13,14 (SW3P).dwg
 06/20/08

