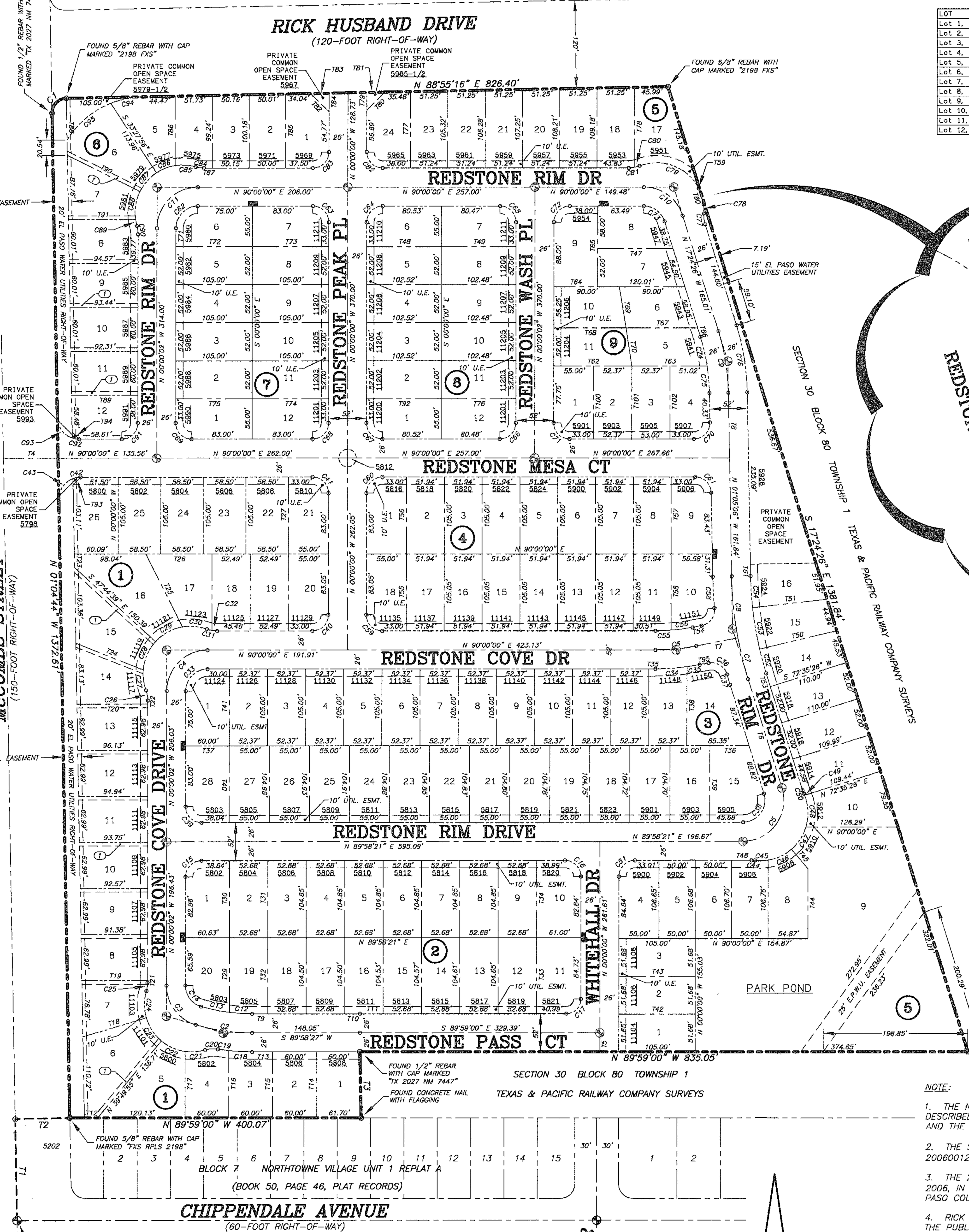
REDSTONE VILLAGE

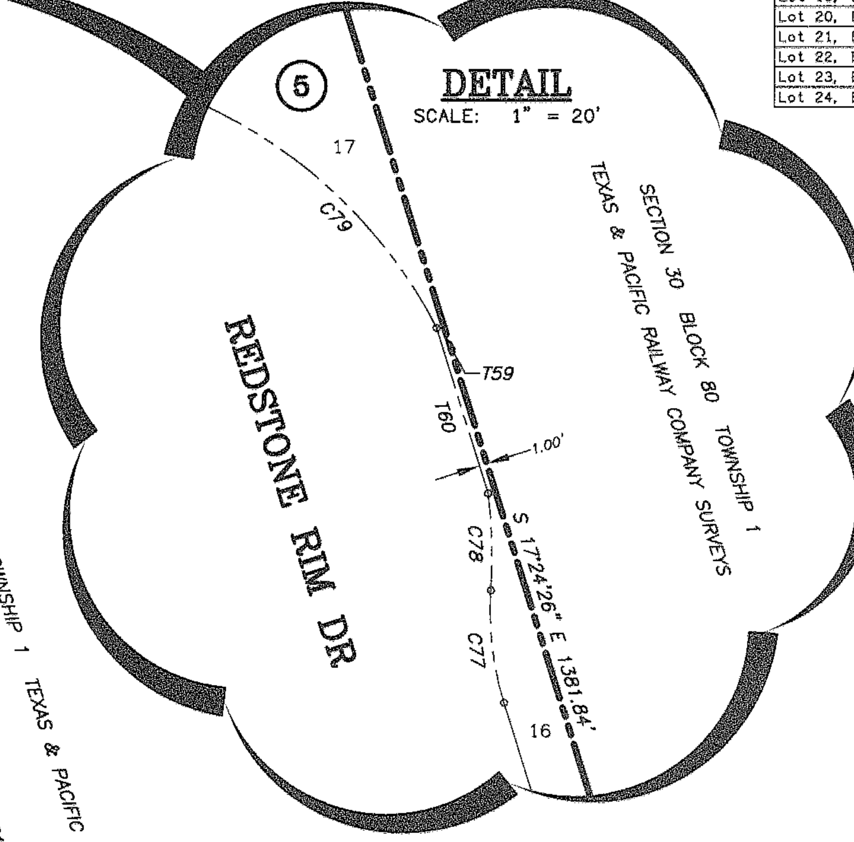
BEING A PORTION OF SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING 32.171 ± ACRES

NUMBER	BEARING	DISTANCE
T5	S 00°06'00" W	438.59'
T2	N 88°55'16" E	75.00'
T3	S 01°04'44" E	90.12'
T4	N 90°00'01" E	75.01'
T5	N 00°00'00" W	26.00'
T6	N 17°24'34" W	156.15'
T7	N 79°13'32" E	58.26'
T8	N 01°05'06" W	89.25'
T9	N 89°58'27" E	21.67'
T10	N 89°58'27" E	21.02'
T11	S 89°59'00" E	31.66'
T12	N 89°59'00" W	18.24'
T13	S 89°58'27" W	28.04'
T14	N 00°00'00" W	90.06'
T15	S 00°00'00" E	90.01'
T16	S 00°00'00" E	91.68'
T17	S 00°00'00" E	90.57'
T18	N 73°32'07" E	90.92'
T19	N 89°59'58" E	90.20'
T20	N 89°59'58" E	97.31'
T21	N 00°00'02" W	3.10'
T22	N 00°00'02" W	4.95'
T23	S 01°04'44" E	18.49'
T24	S 68°32'17" E	99.43'
T25	S 26°57'01" E	111.55'
T26	N 90°00'00" E	91.07'
T27	N 00°00'00" W	105.00'
T28	N 17°24'34" W	156.15'
T29	N 00°00'02" W	102.55'
T30	N 00°00'02" W	104.85'
T31	S 00°00'00" E	104.85'
T32	S 00°00'00" E	104.50'
T33	N 00°00'00" W	104.69'
T34	N 00°00'00" W	104.85'
T35	N 90°00'00" E	8.99'
T36	S 90°00'00" W	53.75'
T37	S 90°00'00" W	60.00'
T38	S 00°00'00" E	107.90'
T39	S 00°01'39" E	104.67'
T40	N 00°01'39" W	104.99'
T41	N 00°00'00" W	105.00'
T42	N 90°00'00" E	105.00'
T43	N 90°00'00" E	105.00'
T44	N 00°00'00" W	95.01'
T45	N 40°34'53" W	35.00'
T46	N 89°58'21" E	27.06'
T47	N 90°00'00" E	103.71'
T48	N 90°00'00" E	102.53'
T49	N 90°00'00" E	102.47'
T50	S 76°44'13" W	109.04'
T51	S 83°40'41" W	103.08'
T53	N 17°24'34" W	19.16'
T54	N 79°13'32" E	12.36'
T55	N 00°00'00" W	105.05'
T56	N 00°00'00" W	105.00'
T57	S 00°00'00" E	105.00'
T58	S 00°00'00" E	104.21'
T59	N 72°36'00" E	1.00'
T60	S 17°24'26" E	22.72'
T61	S 01°05'06" E	16.00'
T62	N 90°00'00" E	107.37'
T63	N 90°00'00" E	103.39'
T64	N 90°00'00" E	60.00'
T65	N 00°00'02" W	110.00'
T66	S 17°24'26" E	12.81'
T67	S 90°00'00" W	98.35'
T68	S 90°00'00" W	99.29'
T69	S 09°22'35" E	57.02'
T70	S 08°49'46" E	52.62'
T71	N 00°00'02" W	25.00'
T72	N 90°00'00" E	105.00'
T73	N 90°00'00" E	105.00'
T74	S 90°00'00" W	105.00'
T75	S 90°00'00" W	105.00'
T76	N 90°00'00" E	102.48'
T77	N 00°00'00" W	104.35'
T78	N 00°00'02" W	109.45'
T79	N 00°00'00" W	24.53'
T80	N 44°27'38" E	35.02'
T81	S 88°55'16" W	24.53'
T82	N 45°32'22" W	35.69'
T83	N 88°55'16" E	25.48'
T84	S 00°00'00" E	25.48'
T85	N 00°00'02" W	101.12'
T86	N 00°00'02" W	94.85'
T87	S 90°00'00" W	12.12'
T88	S 01°04'44" E	77.72'
T89	N 90°00'00" E	91.18'
T90	S 63°35'28" E	111.56'
T91	N 90°00'00" E	92.14'
T92	N 90°00'00" E	102.52'
T93	S 44°27'38" W	14.80'
T94	N 45°32'22" W	13.47'
T95	N 78°59'38" E	12.37'
T100	N 00°00'00" W	99.75'
T101	N 00°00'00" W	99.75'
T102	N 00°00'00" W	99.75'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	20.00	31.42	20.00	28.28	N 43°55'16" E
C2	16°25'08"	274.00	78.52	39.53	78.25	N 81°48'58" W
C3	73°36'22"	56.00	71.94	41.90	67.10	N 36°48'13" W
C4	90°00'01"	56.00	87.96	56.00	79.20	N 44°59'59" E
C5	107°22'54"	56.00	104.95	76.21	90.25	N 36°16'54" E
C6	10°46'28"	300.05	56.42	28.30	56.34	N 84°36'46" E
C7	06°37'44"	500.00	57.85	28.96	57.82	N 14°05'41" W
C8	09°41'43"	500.00	84.61	42.40	84.51	N 05°55'58" W
C9	16°19'20"	300.00	85.46	43.02	85.17	N 09°14'46" W
C10	72°35'34"	56.00	70.95	41.13	66.30	N 53°42'13" W
C11	90°00'01"	56.00	87.96	56.00	79.20	S 44°59'59" W
C12	07°10'57"	248.00	31.09	15.57	31.07	N 86°26'03" W
C13	09°14'11"	248.00	39.98	20.03	39.94	N 78°13'29" W
C14	73°36'22"	30.00	38.54	22.45	35.94	N 36°48'13" W
C15	89°58'22"	22.00	34.55	21.99	31.11	N 44°59'09" E
C16	90°01'39"	22.00	34.57	22.01	31.12	S 45°00'50" E
C17	90°01'00"	20.00	31.42	20.01	28.29	S 45°00'30" W
C18	06°06'57"	300.00	32.02	16.03	32.01	N 86°58'03" W
C19	02°55'10"	300.00	15.29	7.64	15.28	N 82°27'00" W
C20	25°19'58"	40.00	17.69	8.99	17.54	S 86°20'37" W
C21	24°20'52"	65.00	27.62	14.02	27.41	S 85°51'05" W
C22	31°48'24"	65.00	36.08	18.52	35.62	N 66°04'17" W
C23	33°42'12"	65.00	38.24	19.69	37.69	N 33°18'59" W
C24	32°46'09"	65.00	37.18	19.11	36.67	N 00°04'48" W
C25	16°18'20"	40.00	11.38	5.73	11.34	N 08°09'07" E
C26	20°20'48"	40.00	14.20	7.18	14.13	N 10°10'26" W
C27	25°00'23"	65.00	28.37	14.41	28.14	N 07°50'39" W
C28	37°47'37"	65.00	42.88	22.25	42.10	N 23°33'21" E
C29	37°47'05"	65.00	42.87	22.24	42.09	N 61°20'42" E
C30	30°07'01"	65.00	34.17	17.49	33.77	S 84°42'15" E
C31	10°14'22"	40.00	7.15	3.58	7.14	S 74°45'56" E
C32	10°06'53"	40.00	7.06	3.54	7.05	S 84°56'34" E
C33	90°00'01"	30.00	47.12	30.00	42.43	N 44°59'59" E
C34	07°38'41"	326.05	43.50	21.78	43.47	N 86°10'39" E
C35	03°07'47"	326.05	17.81	8.91	17.81	N 80°47'25" E
C36	84°58'30"	22.00	32.63	20.15	29.72	S 58°17'14" E
C37	01°36'28"	526.00	14.76	7.38	14.76	S 16°36'13" E
C38	107°23'38"	30.00	56.23	40.84	48.35	S 36°17'11" W
C39	90°01'38"	22.00	34.57	22.01	31.12	N 45°00'51" W
C40	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" E
C41	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C42	20°33'00"	30.00	10.76	5.44	10.70	S 79°43'29" W
C43	70°31'44"	30.00	36.93	21.21	34.64	S 34°11'07" W
C44	07°07'33"	40.00	4.97	2.49	4.97	S 86°40'13" E
C45	15°54'09"	65.00	18.04	9.08	17.98	N 88°56'29" E
C46	31°34'18"	65.00	35.82	18.38	35.37	N 65°12'15" E
C47	32°34'34"	65.00	36.96	18.99	36.46	N 33°07'49" E
C48	38°49'18"	65.00	44.04	22.90	43.20	N 02°34'07" W
C49	02°19'15"	65.00	2.63	1.32	2.63	N 23°08'23" W
C50	06°53'34"	40.00	4.81	2.41	4.81	N 20°51'13" W
C51	89°58'21"	22.00	34.55	21.99	31.11	N 44°59'10" E
C52	04°08'40"	474.00	34.29	17.15	34.28	N 15°20'07" W
C53	06°56'28"	474.00	57.42	28.75	57.39	N 09°47'33" W
C54	05°14'12"	474.00	43.32	21.68	43.31	N 03°42'13" W
C55	04°29'02"	274.05	21.45	10.73	21.44	N 87°45'29" E
C56	06°17'26"	274.05	30.09	15.06	30.07	N 82°22'15" E
C58	04°40'11"	526.00	42.87	21.45	42.86	N 03°25'12" W
C59	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C60	90°00'00"	22.00	34.56	22.00	31.11	S 45°00'00" E
C61	88°54'54"	22.00	34.14	21.59	30.82	S 45°32'33" E
C62	90°00'01"	30.00	47.12	30.00	42.43	N 44°59'59" E
C63	89°59'58"	22.00	34.56	22.00	31.11	S 45°00'01" E
C64	90°00'02"	22.00	34.56	22.00	31.11	N 44°59'59" E
C65	89°59'58"	22.00	34.56	22.00	31.11	S 45°00'01" E
C66	90°00'02"	22.00	34.56	22.00	31.11	S 44°59'59" W
C67	89°59'58"	22.00	34.56	22.00	31.11	N 45°00'01" W
C68	90°00'02"	22.00	34.56	22.00	31.11	S 44°59'59" W
C69	89°59'59"	22.00	34.56	22.00	31.11	N 45°00'01" W
C70	91°05'06"	22.00	34.97	22.42	31.41	S 44°27'27" W
C71	89°59'58"	22.00	34.56	22.00	31.11	N 45°00'01" W
C72	90°00'01"	22.00	34.56	22.00	31.11	N 44°59'59" E
C73	72°35'34"	30.00	38.01	22.03	35.52	S 53°42'13" E
C74	08°32'57"	274.00	40.88	20.48	40.85	S 13°07'58" E
C75	07°46'23"	274.00	37.17	18.62	37.14	S 04°58'18" E
C76	16°19'20"	326.00	92.87	46.75	92.56	S 09°14'46" E
C77	21°19'35"	40.00	14.89	7.53	14.80	N 06°44'39" W
C78	11°15'44"	65.00	12.78	6.41	12.76	N 01°42'46" W
C79	83°51'43"	65.00	95.14	58.38	86.87	N 69°24'05" W
C80	10°39'17"	40.00	7.44	3.73	7.43	S 73°59'42" W
C81	10°40'39"	40.00	7.45	3.74	7.44	S 84°39'40" W
C82	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C83	90°00'00"	22.00	34.56	22.00	31.11	S 45°00'00" W
C84	16°17'09"	40.00	11.37	5.72	11.33	N 81°51'26" W
C85	25°16'32"	65.00	28.67	14.57	28.44	N 86°21'08" W
C86	24°28'32"	65.00	27.77	14.10	27.56	S 68°46'20" W
C87	30°07'32"	65.00	34.18	17.49	33.78	S 41°28'18" W
C88	34°33'28"	65.00	39.20	20.22	38.61	S 09°07'49" W
C89	08°08'15"	65.00	9.23	4.62	9.22	S 12°13'03" E
C90	16°17'09"	40.00	11.37	5.72	11.33	S 08°08'36" E
C91	90°00'01"	22.00	34.56	22.00	31.11	S 44°59'59" W
C92	18°23'32"	30.00	9.63	4.86	9.59	N 80°48'14" W
C93	70°31'44"	30.00	36.93	21.21	34.64	N 36°20'36" W
C94	20°43'21"	125.00	45.21	22.85	44.96	S 78°33'35" W
C95	36°25'03"	125.00	79.45	41.12	78.12	S 49°59'23" W





LOT	ACRES	SQ FT
Lot 1, Block 6	0.137	5946
Lot 2, Block 6	0.116	5033
Lot 3, Block 6	0.115	5000
Lot 4, Block 6	0.115	5000
Lot 5, Block 6	0.137	5947
Lot 6, Block 6	0.219	9544
Lot 7, Block 6	0.138	6023
Lot 8, Block 6	0.130	5678
Lot 9, Block 6	0.129	5640
Lot 10, Block 6	0.128	5572
Lot 11, Block 6	0.126	5504
Lot 12, Block 6	0.122	5328

LOT	ACRES	SQ FT
Lot 1, Block 7	0.130	5671
Lot 2, Block 7	0.125	5460
Lot 3, Block 7	0.125	5460
Lot 4, Block 7	0.125	5460
Lot 5, Block 7	0.125	5460
Lot 6, Block 7	0.128	5582
Lot 7, Block 7	0.130	5671
Lot 8, Block 7	0.125	5460
Lot 9, Block 7	0.125	5460
Lot 10, Block 7	0.125	5460
Lot 11, Block 7	0.125	5460
Lot 12, Block 7	0.130	5671

LOT	ACRES	SQ FT
Lot 1, Block 5	0.125	5425
Lot 2, Block 5	0.125	5426
Lot 3, Block 5	0.125	5426
Lot 4, Block 5	0.132	5761
Lot 5, Block 5	0.122	5333
Lot 6, Block 5	0.122	5334
Lot 7, Block 5	0.122	5325
Lot 8, Block 5	0.139	6073
Lot 9, Block 5	1.776	77367
Lot 10, Block 5	0.160	6971
Lot 11, Block 5	0.131	5718
Lot 12, Block 5	0.131	5720
Lot 13, Block 5	0.131	5720
Lot 14, Block 5	0.125	5433
Lot 15, Block 5	0.125	5430
Lot 16, Block 5	0.475	20695
Lot 17, Block 5	0.159	6940
Lot 18, Block 5	0.129	5618
Lot 19, Block 5	0.128	5570
Lot 20, Block 5	0.127	5521
Lot 21, Block 5	0.126	5471
Lot 22, Block 5	0.124	5422
Lot 23, Block 5	0.123	5372
Lot 24, Block 5	0.141	6123

LOT	ACRES	SQ FT
Lot 1, Block 3	0.140	6107
Lot 2, Block 3	0.126	5499
Lot 3, Block 3	0.126	5499
Lot 4, Block 3	0.126	5499
Lot 5, Block 3	0.126	5499
Lot 6, Block 3	0.126	5499
Lot 7, Block 3	0.126	5499
Lot 8, Block 3	0.126	5499
Lot 9, Block 3	0.126	5499
Lot 10, Block 3	0.126	5499
Lot 11, Block 3	0.126	5499
Lot 12, Block 3	0.126	5499
Lot 13, Block 3	0.127	5540
Lot 14, Block 3	0.173	7529

LOT	ACRES	SQ FT
Lot 15, Block 3	0.160	6958
Lot 16, Block 3	0.132	5758
Lot 17, Block 3	0.132	5759
Lot 18, Block 3	0.132	5761
Lot 19, Block 3	0.132	5762
Lot 20, Block 3	0.132	5763
Lot 21, Block 3	0.132	5765
Lot 22, Block 3	0.132	5766
Lot 23, Block 3	0.132	5768
Lot 24, Block 3	0.132	5769
Lot 25, Block 3	0.132	5771
Lot 26, Block 3	0.133	5772
Lot 27, Block 3	0.133	5773
Lot 28, Block 3	0.142	6199

LOT	ACRES	SQ FT
Lot 1, Block 4	0.130	5671
Lot 2, Block 4	0.125	5453
Lot 3, Block 4	0.125	5453
Lot 4, Block 4	0.125	5453
Lot 5, Block 4	0.125	5453
Lot 6, Block 4	0.125	5453
Lot 7, Block 4	0.125	5453
Lot 8, Block 4	0.125	5453
Lot 9, Block 4	0.132	5737
Lot 10, Block 4	0.132	5748
Lot 11, Block 4	0.125	5450
Lot 12, Block 4	0.125	5456
Lot 13, Block 4	0.125	5456
Lot 14, Block 4	0.125	5456
Lot 15, Block 4	0.125	5456
Lot 16, Block 4	0.125	5456
Lot 17, Block 4	0.125	5456
Lot 18, Block 4	0.130	5674

LOT	ACRES	SQ FT
Lot 1, Block 9	0.124	5382
Lot 2, Block 9	0.120	5223
Lot 3, Block 9	0.120	5223
Lot 4, Block 9	0.122	5295
Lot 5, Block 9	0.121	5285
Lot 6, Block 9	0.122	5298
Lot 7, Block 9	0.134	5817
Lot 8, Block 9	0.124	5397
Lot 9, Block 9	0.149	6496
Lot 10, Block 9	0.122	5324
Lot 11, Block 9	0.123	5373

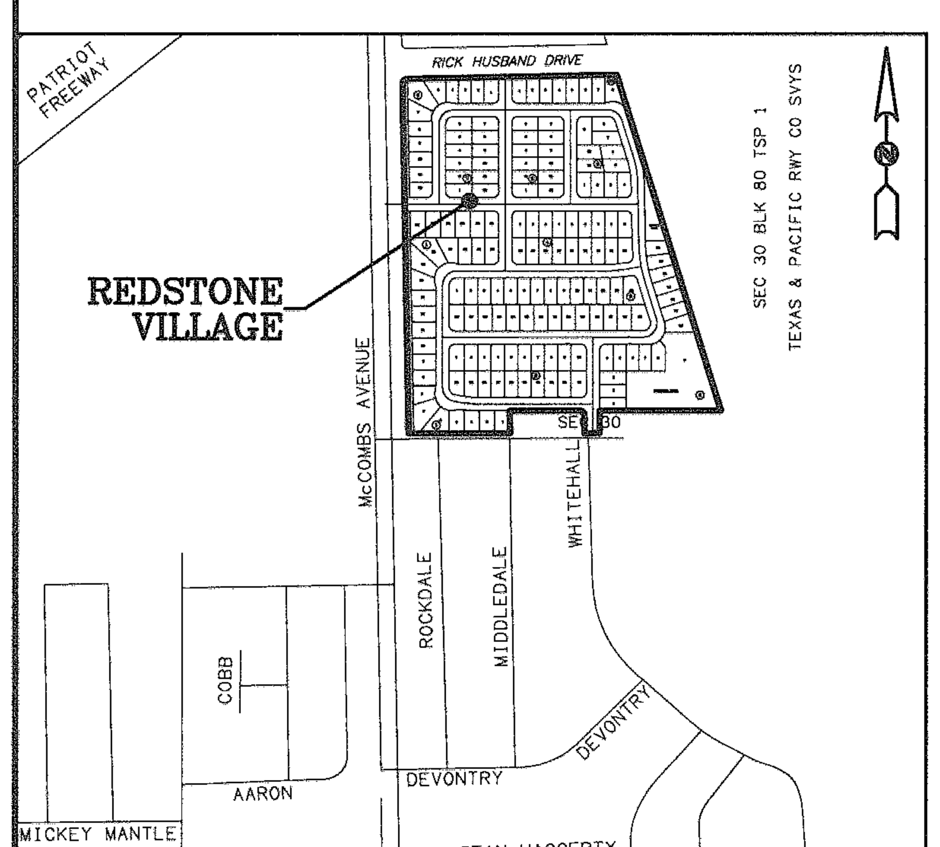
KEYED NOTES:

1. 5' PRIVATE DRAINAGE EASEMENT (TYPICAL).

LOT	ACRES	SQ FT
Lot 1, Block 1	0.126	5481
Lot 2, Block 1	0.124	5402
Lot 3, Block 1	0.124	5418
Lot 4, Block 1	0.127	5522
Lot 5, Block 1	0.177	7722
Lot 6, Block 1	0.195	8493
Lot 7, Block 1	0.128	5576
Lot 8, Block 1	0.131	5718
Lot 9, Block 1	0.133	5793
Lot 10, Block 1	0.135	5867
Lot 11, Block 1	0.136	5942
Lot 12, Block 1	0.138	6017
Lot 13, Block 1	0.140	6091
Lot 14, Block 1	0.139	6076
Lot 15, Block 1	0.176	7646
Lot 16, Block 1	0.209	9123
Lot 17, Block 1	0.151	6573
Lot 18, Block 1	0.127	5512
Lot 19, Block 1	0.127	5514
Lot 20, Block 1	0.130	5674
Lot 21, Block 1	0.130	5671
Lot 22, Block 1	0.141	6143
Lot 23, Block 1	0.141	6143
Lot 24, Block 1	0.141	6143
Lot 25, Block 1	0.141	6143
Lot 26, Block 1	0.147	6407

LOT	ACRES	SQ FT
Lot 1, Block 2	0.144	6253
Lot 2, Block 2	0.127	5524
Lot 3, Block 2	0.127	5524
Lot 4, Block 2	0.127	5524
Lot 5, Block 2	0.127	5524
Lot 6, Block 2	0.127	5524
Lot 7, Block 2	0.127	5524
Lot 8, Block 2	0.127	5524
Lot 9, Block 2	0.127	5524
Lot 10, Block 2	0.144	6292
Lot 11, Block 2	0.145	6302
Lot 12, Block 2	0.127	5514
Lot 13, Block 2	0.127	5512
Lot 14, Block 2	0.126	5510
Lot 15, Block 2	0.126	5508
Lot 16, Block 2	0.126	5506
Lot 17, Block 2	0.126	5505
Lot 18, Block 2	0.126	5505
Lot 19, Block 2	0.126	5485
Lot 20, Block 2	0.132	5740

LOT	ACRES	SQ FT
Lot 1, Block 8	0.127	5535
Lot 2, Block 8	0.122	5331
Lot 3, Block 8	0.122	5331
Lot 4, Block 8	0.122	5331
Lot 5, Block 8	0.122	5331
Lot 6, Block 8	0.127	5535
Lot 7, Block 8	0.127	5532
Lot 8, Block 8	0.122	5329
Lot 9, Block 8	0.122	5329
Lot 10, Block 8	0.122	5329
Lot 11, Block 8	0.122	5329
Lot 12, Block 8	0.127	5532



LOCATION MAP
SCALE: 1" = 600'

⊕ . . . . . . PROPOSED CITY MONUMENT
▬ . . . . . . PROPOSED NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N.D.C.B.U.)

ON-SITE PONDING REQUIREMENTS

Lot 16, Block 5 is subject to the on-site ponding of storm waters. The typical street and lot drainage cross-section, which must be strictly adhered to, is shown on the subdivision street and drainage plans on file in the office of the City Engineer. All provisions of Section 19.16.060 of the El Paso Municipal Code, "Residential On-site Ponding," shall be addressed.

SCALE: 1" = 100'
0 50 100 200

REVISED: NOVEMBER 13, 2007
REVISED: OCTOBER 17, 2007
REVISED: SEPTEMBER 28, 2007
REVISED: SEPTEMBER 18, 2007
REVISED: AUGUST 20, 2007
REVISED: JULY 30, 2007
REVISED: JULY 27, 2007
DATE OF PREPARATION: JULY 20, 2007

NOTE:

1. THE NORTH, EAST AND SOUTHERLY BOUNDARIES OF THE SUBJECT PROPERTY ARE DESCRIBED OCTOBER 21, 2001, IN A JOINT RESOLUTION OF THE PUBLIC SERVICE BOARD AND THE CITY COUNCIL OF THE CITY OF EL PASO.

2. THE SUBJECT PROPERTY IS DESCRIBED FEBRUARY 10, 2006, IN CLERK'S FILE NO. 20060012701, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.

3. THE 25-FOOT EL PASO WATER UTILITY EASEMENTS ARE DESCRIBED FEBRUARY 10, 2006, IN CLERK'S FILE NO. 20060012701, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.

4. RICK HUSBAND DRIVE IS DESCRIBED OCTOBER 21, 2001, IN A JOINT RESOLUTION OF THE PUBLIC SERVICE BOARD AND THE CITY COUNCIL OF THE CITY OF EL PASO, AND WAS DEDICATED AS A PUBLIC ROADWAY BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DATED AUGUST 23, 2005.

5. THE EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY ARE AS NOTED HEREON. INDIVIDUAL INTERIOR LOT CORNERS WILL BE SET FOLLOWING COMPLETION OF EARTHMOVING OPERATIONS.

6. THE 20' EL PASO WATER UTILITIES RIGHT-OF-WAY ADJOINING McCOMBS STREET IS DESCRIBED IN A DDED NOVEMBER 9, 2007.

7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION, INSTRUMENT NO. 20070113105, DATED 7 Dec 07.

8. VEHICULAR ACCESS TO ALL LOTS IN REDSTONE VILLAGE SHALL BE BY INTERIOR STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS FROM McCOMBS DRIVE AND RICK HUSBAND DRIVE IS RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20070113103, DATED 7 Dec 07

TAX: 20070113104 7 Dec 07

DEDICATION

We, Redstone Village, L.P., by Hunt Communities GP, LLC, its General Partner, and The City of El Paso, owners of this land, do hereby present this plat and dedicate to the use of the public the streets, drives, park, ponding area, and utility easements and rights-of-way as hereon laid down and designated, including easements for overhang 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.

Witness my signature this 15th day of November 2007.

Redstone Village, L.P.
By: Hunt Communities GP, LLC,
its General Partner

By [signature]
Justin Chapman, Vice-President

By [signature]
Joyce Wilson, City Manager of The City of El Paso, Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on 11-15-2007 by Justin Chapman, Vice-President of Redstone Village, L.P., by Hunt Communities GP, LLC, its General Partner.

Given under my hand and seal of office this 15th day of NOVEMBER 2007.

[signature] Notary Public, State of Texas
12-16-2008 My Commission Expires

NELDA RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
December 16, 2008

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on 11-21-07 by Joyce Wilson, City Manager of The City of El Paso, Texas.

Given under my hand and seal of office this 21st day of NOVEMBER 2007.

[signature] Notary Public, State of Texas
1-22-2011 My Commission Expires

ARMIDA R. MARTINEZ
Notary Public, State of Texas
My Commission Expires
January 22, 2011

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 20 day of Nov, 2007.

[signature] Chair
Kelly Carpenter Executive Secretary

Approved for filing this 19th day of NOVEMBER 2007.

[signature]
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7th day of December 2007, in Volume ______, Page ______,

File No. 20070113102, Plat Records.

[signature] County Clerk
Estela Hernandez Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Consulting Engineers.

[signature] 11/14/07
John C. Karlsruher, P.E.
Registered Professional Engineer
Texas License No. 53878

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
LICENSED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
REGISTERED
ROBERT R. SEIPEL
4178
PROFESSIONAL LAND SURVEYOR

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

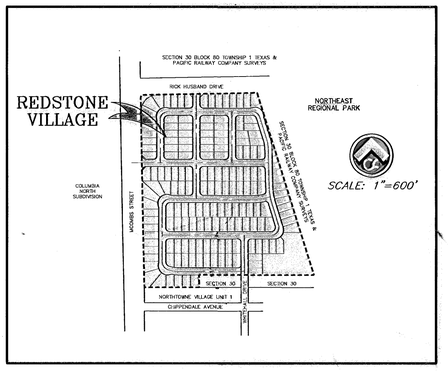
Redstone Village

PLANS FOR CONSTRUCTION OF

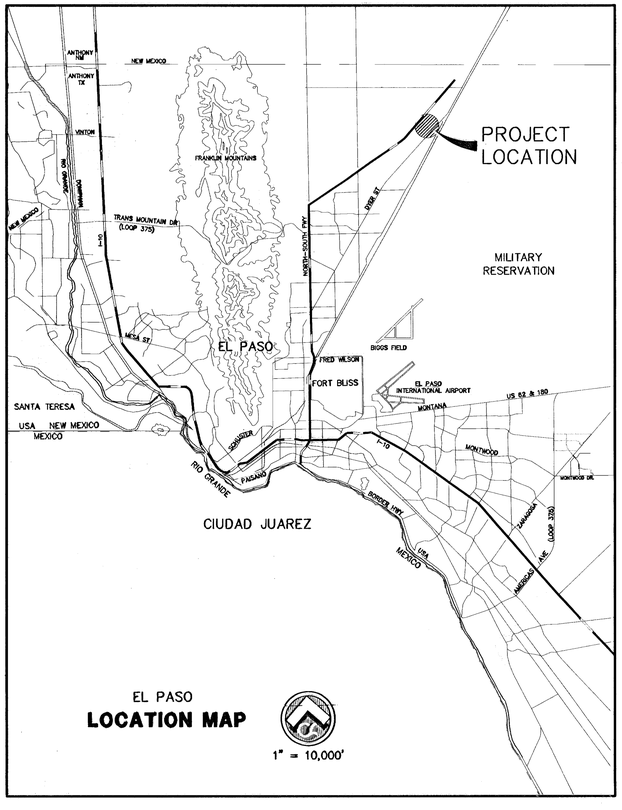
REDSTONE VILLAGE

Subdivision

HUNT COMMUNITIES



VICINITY MAP



EL PASO
LOCATION MAP
1" = 10,000'

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

csa design group, inc.
Texas Registered Engineering Firm F-9997
1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4334
www.csaengineers.com

DRAWING INDEX

SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	SUBDIVISION PLAT
3	DRAINAGE PLAN
4	GRADING PLAN
4A	DETAILED GRADING AND DRAINAGE
5,6	CROSS SECTIONS
7,8,9,10	REDSTONE RIM DRIVE PLAN & PROFILE
11,12	REDSTONE MESA COURT PLAN & PROFILE
13,14	REDSTONE PEAK PLACE PLAN & PROFILE
15	REDSTONE WASH PLACE PLAN & PROFILE
16,17	REDSTONE COVE DRIVE PLAN & PROFILE
18	REDSTONE PASS COURT PLAN & PROFILE
19	WHITEHALL PLAN & PROFILE
20	RICK HUSBAND DRIVE PLAN & PROFILE
21	MCCOMBS DECEL LANE
22	TRAFFIC CIRCLE DETAILS
23,24	STANDARD DETAILS
25,26,27	STORM SEWER PLAN & PROFILE
28	STORM SEWER DETAILS
29	POND PLAN
30	POND CROSS SECTIONS
31	ILLUMINATION AND SIGNAGE PLAN
32,33	STORM WATER POLLUTION PREVENTION PLAN

RECORD DRAWING

600787 FILE No. 5041

REDSTONE VILLAGE SUBDIVISION

RECORD DRAWING 12/08/09

S:\Draw\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASSUITS 3-3-08\5041 Sht(cover) ASBUILT.dwg

gbrooks Dec 08, 2009 - 7:12am

REDSTONE VILLAGE

BEING A PORTION OF SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING 32.171 ± ACRES

NUMBER	BEARING	DISTANCE
T1	N 00°08'00" W	438.59'
T2	N 88°55'16" E	75.00'
T3	S 01°04'44" E	90.12'
T4	N 90°00'00" E	75.01'
T5	N 00°00'00" W	26.00'
T6	N 17°24'34" W	158.15'
T7	N 79°13'32" E	58.26'
T8	N 01°05'08" W	88.25'
T9	N 88°58'27" E	21.67'
T10	N 88°58'27" E	21.02'
T11	S 89°59'00" E	31.66'
T12	N 89°59'00" W	18.24'
T13	S 89°58'27" W	28.04'
T14	N 00°00'00" W	90.08'
T15	S 00°00'00" E	90.01'
T16	S 00°00'00" E	91.68'
T17	S 00°00'00" E	90.57'
T18	N 73°32'07" E	90.92'
T19	N 89°59'58" E	90.20'
T20	N 89°59'58" E	97.31'
T21	N 00°00'02" W	3.10'
T22	N 00°00'02" W	4.95'
T23	S 01°04'44" E	18.49'
T24	S 68°32'17" E	98.43'
T25	S 26°57'01" E	111.55'
T26	N 90°00'00" E	91.07'
T27	N 00°00'00" W	105.00'
T28	N 17°24'34" W	158.15'
T29	N 00°00'02" W	102.55'
T30	N 00°00'02" W	104.85'
T31	S 00°00'00" E	104.85'
T32	S 00°00'00" E	104.50'
T33	N 00°00'00" W	104.69'
T34	N 00°00'00" W	104.85'
T35	N 90°00'00" E	8.99'
T36	S 90°00'00" W	53.75'
T37	S 90°00'00" W	60.00'
T38	S 00°00'00" E	107.90'
T39	S 00°01'38" E	104.87'
T40	N 00°01'38" W	104.98'
T41	N 00°00'00" W	105.00'
T42	N 90°00'00" E	105.00'
T43	N 90°00'00" E	105.00'
T44	N 00°00'00" W	95.01'
T45	N 40°34'53" W	35.00'
T46	N 89°58'21" E	27.06'
T47	N 90°00'00" E	103.71'
T48	N 90°00'00" E	102.53'
T49	N 90°00'00" E	102.47'
T50	S 76°44'13" W	109.04'
T51	S 83°40'41" W	103.08'
T53	N 17°24'34" W	19.18'
T54	N 79°13'32" E	12.38'
T55	N 00°00'00" W	105.05'
T56	N 00°00'00" W	105.00'
T57	S 00°00'00" E	105.00'
T58	S 00°00'00" E	104.21'
T59	N 72°38'00" E	1.00'
T60	S 17°24'28" E	22.72'
T61	S 01°05'08" E	18.00'
T62	N 90°00'00" E	107.37'
T63	N 90°00'00" E	103.39'
T64	N 90°00'00" E	80.00'
T65	N 00°00'02" W	110.00'
T66	S 17°24'28" E	12.81'
T67	S 90°00'00" W	98.35'
T68	S 90°00'00" W	98.29'
T69	S 09°22'35" E	57.02'
T70	S 08°49'48" E	52.62'
T71	N 00°00'02" W	25.00'
T72	N 90°00'00" E	105.00'
T73	N 90°00'00" E	105.00'
T74	S 90°00'00" W	105.00'
T75	S 90°00'00" W	105.00'
T76	N 90°00'00" E	102.48'
T77	N 00°00'00" W	104.35'
T78	N 00°00'02" W	108.45'
T79	N 00°00'00" W	24.53'
T80	N 44°27'38" E	35.02'
T81	S 88°55'16" W	24.53'
T82	N 45°32'22" W	35.69'
T83	N 88°55'16" E	25.48'
T84	S 00°00'00" E	25.48'
T85	N 00°00'02" W	101.12'
T86	N 00°00'02" W	94.85'
T87	S 90°00'00" W	12.12'
T88	S 01°04'44" E	77.72'
T89	N 90°00'00" E	91.18'
T90	S 63°35'28" E	111.56'
T91	N 90°00'00" E	98.14'
T92	N 90°00'00" E	102.52'
T93	S 44°27'38" W	14.00'
T94	N 45°32'22" W	13.47'
T95	N 78°59'38" E	12.37'
T100	N 00°00'00" W	99.75'
T101	N 00°00'00" W	99.75'
T102	N 00°00'00" W	99.75'

NUMBER	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	20.00	31.42	20.00	28.28	N 43°55'16" E
C2	16°25'08"	274.00	78.52	39.53	78.25	N 81°48'58" W
C3	73°38'28"	58.00	71.54	41.90	67.10	N 38°48'13" W
C4	90°00'01"	56.00	87.96	56.00	79.20	N 44°59'59" E
C5	107°22'54"	56.00	104.95	76.21	90.25	N 36°18'54" E
C6	10°40'28"	300.05	56.42	28.30	56.34	N 84°38'46" E
C7	06°37'44"	500.00	57.85	28.96	57.82	N 14°05'41" W
C8	08°41'43"	500.00	84.61	42.40	84.51	N 05°55'58" W
C9	16°19'20"	300.00	85.44	43.02	85.17	N 09°14'46" W
C10	72°35'34"	56.00	70.95	41.13	66.30	N 53°42'13" W
C11	90°00'01"	56.00	87.96	56.00	79.20	S 44°59'59" W
C12	07°10'57"	248.00	31.09	15.57	31.07	N 86°26'03" W
C13	09°14'11"	248.00	39.98	20.03	39.94	N 78°13'29" W
C14	73°36'28"	30.00	38.54	22.45	35.94	N 36°48'13" W
C15	89°58'28"	22.00	34.55	21.99	31.11	N 44°59'09" E
C16	90°01'39"	22.00	34.57	22.01	31.12	S 45°00'50" E
C17	90°01'00"	20.00	31.42	20.01	28.29	S 45°00'30" W
C18	06°06'57"	300.00	32.02	16.03	32.01	N 86°58'03" W
C19	02°55'10"	300.00	15.29	7.64	15.28	N 82°27'00" W
C20	25°19'58"	40.00	17.69	8.99	17.54	S 86°20'37" W
C21	24°20'52"	65.00	27.62	14.02	27.41	S 85°51'05" W
C22	31°48'24"	65.00	36.08	18.52	35.62	N 66°04'17" W
C23	33°42'12"	65.00	38.24	19.69	37.69	N 33°18'59" W
C24	32°46'09"	65.00	37.18	19.11	36.67	N 00°04'48" W
C25	16°18'20"	40.00	11.38	5.73	11.34	N 08°09'07" E
C26	20°20'48"	40.00	14.20	7.18	14.13	N 10°10'26" W
C27	25°00'23"	65.00	28.37	14.41	28.14	N 07°50'39" W
C28	37°47'37"	65.00	42.88	22.25	42.10	N 23°33'21" E
C29	37°47'05"	65.00	42.87	22.24	42.09	N 61°20'42" E
C30	30°07'01"	65.00	34.17	17.49	33.77	S 84°42'15" E
C31	10°14'22"	40.00	7.15	3.58	7.14	S 74°45'56" E
C32	10°08'53"	40.00	7.08	3.54	7.05	S 84°58'34" E
C33	90°00'01"	30.00	47.12	30.00	42.43	N 44°59'59" E
C34	07°38'41"	326.05	43.50	21.78	43.47	N 86°10'39" E
C35	03°07'47"	326.05	17.81	8.91	17.81	N 80°47'25" E
C36	84°58'39"	22.00	32.63	20.15	29.72	S 58°17'14" E
C37	01°36'28"	526.00	14.76	7.38	14.76	S 16°36'13" E
C38	107°23'38"	30.00	56.23	40.84	48.35	S 36°17'11" W
C39	90°01'38"	22.00	34.57	22.01	31.12	N 45°00'51" W
C40	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" E
C41	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C42	20°33'00"	30.00	10.76	5.44	10.70	S 79°43'29" W
C43	70°31'44"	30.00	36.93	21.21	34.64	S 34°11'07" W
C44	07°07'33"	40.00	4.97	2.49	4.97	S 86°40'13" E
C45	15°54'09"	65.00	18.04	9.08	17.98	N 88°56'29" E
C46	31°34'18"	65.00	35.82	18.38	35.37	N 65°12'15" E
C47	32°34'34"	65.00	36.96	18.99	36.48	N 33°07'49" E
C48	38°49'18"	65.00	44.04	22.90	43.20	N 02°34'07" W
C49	02°19'15"	65.00	2.63	1.32	2.63	N 23°08'23" W
C50	06°53'34"	40.00	4.81	2.41	4.81	N 20°51'13" W
C51	89°58'21"	22.00	34.55	21.99	31.11	N 44°59'10" E
C52	04°08'49"	474.00	34.29	17.15	34.28	N 15°20'07" W
C53	06°56'28"	474.00	57.42	28.75	57.39	N 09°47'33" W
C54	05°14'12"	474.00	43.32	21.68	43.31	N 03°42'13" W
C55	04°29'02"	274.05	21.45	10.73	21.44	N 87°45'29" E
C56	06°17'28"	274.05	30.08	15.06	30.07	N 82°22'15" E
C58	04°40'11"	526.00	42.87	21.45	42.86	N 03°25'12" W
C59	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C60	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" E
C61	88°54'54"	22.00	34.14	21.59	30.82	S 45°32'33" E
C62	90°00'01"	30.00	47.12	30.00	42.43	N 44°59'59" E
C63	89°59'58"	22.00	34.56	22.00	31.11	S 45°00'01" E
C64	90°00'02"	22.00	34.56	22.00	31.11	N 44°59'59" E
C65	89°59'58"	22.00	34.56	22.00	31.11	S 45°00'01" E
C66	90°00'02"	22.00	34.56	22.00	31.11	S 44°59'59" W
C67	89°59'58"	22.00	34.56	22.00	31.11	N 45°00'01" W
C68	90°00'02"	22.00	34.56	22.00	31.11	S 44°59'59" W
C69	89°59'58"	22.00	34.56	22.00	31.11	N 45°00'01" W
C70	91°05'08"	22.00	34.97	22.42	31.41	S 44°27'27" W
C71	89°59'58"	22.00	34.56	22.00	31.11	N 45°00'01" W
C72	90°00'01"	22.00	34.56	22.00	31.11	N 44°59'59" E
C73	72°35'34"	30.00	38.01	22.03	35.52	S 53°42'13" E
C74	08°32'57"	274.00	40.88	20.48	40.85	S 13°07'58" E
C75	07°46'23"	274.00	37.17	18.62	37.14	S 04°58'18" E
C76	16°19'20"	326.00	92.87	46.75	92.56	S 09°14'46" E
C77	21°19'35"	40.00	14.89	7.53	14.80	N 06°44'39" W
C78	11°15'44"	65.00	12.78	6.41	12.76	N 01°42'48" W
C79	83°51'43"	65.00	95.14	58.38	86.87	N 69°24'05" W
C80	10°39'17"	40.00	7.44	3.73	7.43	S 73°59'42" W
C81	10°40'39"	40.00	7.45	3.74	7.44	S 84°39'40" W
C82	90°00'00"	22.00	34.56	22.00	31.11	N 45°00'00" W
C83	90°00'00"	22.00	34.56	22.00	31.11	S 45°00'00" W
C84	16°17'09"	40.00	11.37	5.72	11.33	N 81°51'26" W
C85	25°16'32"	65.00	28.67	14.57	28.44	N 86°21'08" W
C86	24°28'32"	65.00	27.77	14.10	27.56	S 68°46'20" W
C87	30°07'32"	65.00	34.18	17.49	33.78	S 41°28'18" W
C88	34°33'28"	65.00	39.20	20.22	38.61	S 09°07'49" W
C89	08°08'15"	65.00	9.23	4.62	9.22	S 12°13'03" E
C90	16°17'09"	40.00	11.37	5.72	11.33	S 08°08'38" E
C91	90°00'01"	22.00	34.56	22.00	31.11	S 44°59'59" W
C92	18°23'32"	30.00	9.63	4.86	9.59	N 80°48'14" W
C93	70°31'44"	30.00	36.93	21.21	34.64	N 38°20'38" W
C94	20°43'21"	125.00	45.21	22.85	44.96	S 78°33'33" W
C95	36°25'03"	125.00	79.45	41.12	78.12	S 49°59'23" W

LOT	ACRES	SQ FT
Lot 1, Block 3	0.140	6107
Lot 2, Block 3	0.126	5499
Lot 3, Block 3	0.126	5499
Lot 4, Block 3	0.126	5499
Lot 5, Block 3	0.126	5499
Lot 6, Block 3	0.126	5499
Lot 7, Block 3	0.126	5499
Lot 8, Block 3	0.126	5499
Lot 9, Block 3	0.126	5499
Lot 10, Block 3	0.126	5499
Lot 11, Block 3	0.126	5499
Lot 12, Block 3	0.126	5499
Lot 13, Block 3	0.127	5540
Lot 14, Block 3	0.173	7529

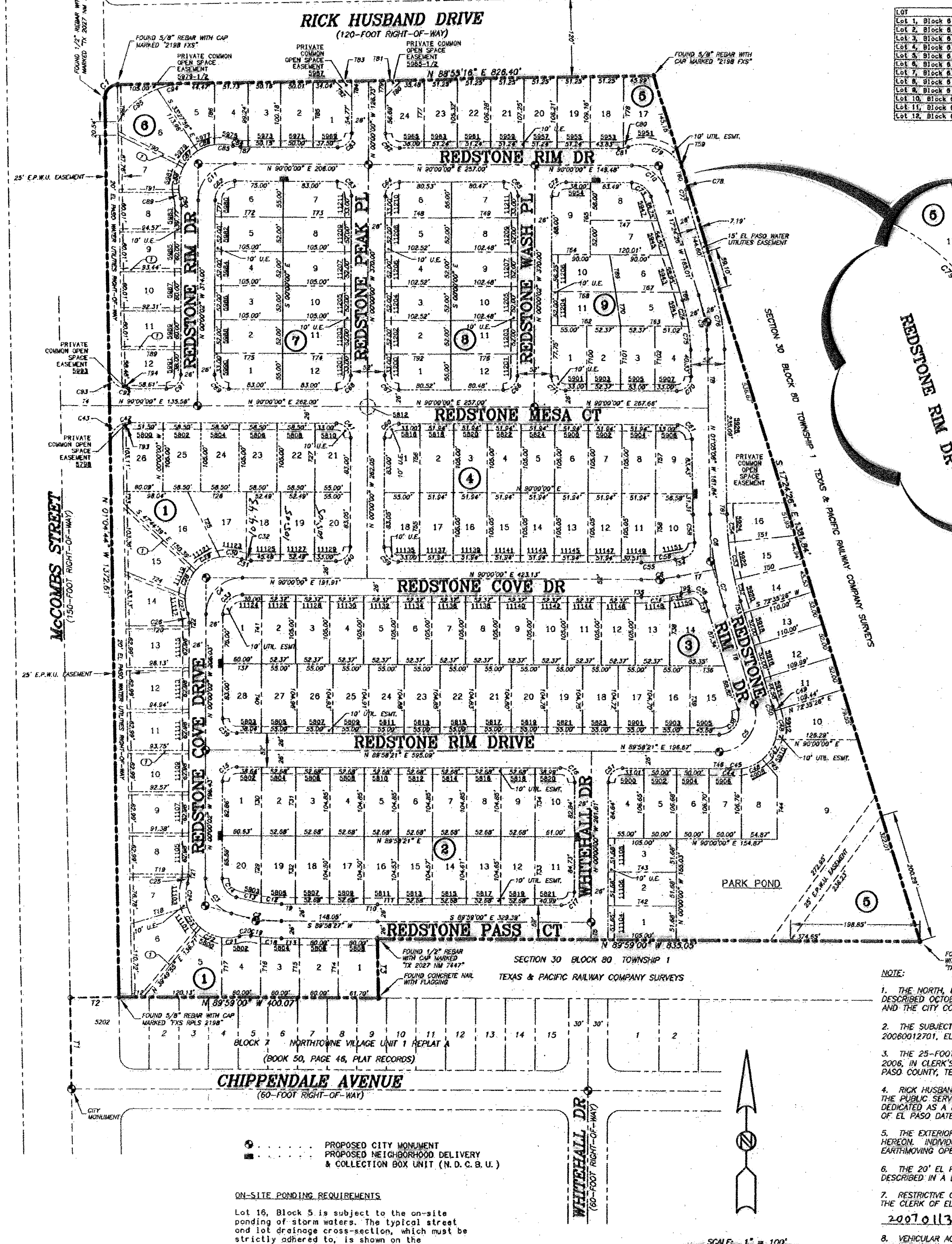
LOT	ACRES	SQ FT
Lot 15, Block 3	0.160	6958
Lot 16, Block 3	0.132	5758
Lot 17, Block 3	0.132	5759
Lot 18, Block 3	0.132	5761
Lot 19, Block 3	0.132	5762
Lot 20, Block 3	0.132	5763
Lot 21, Block 3	0.132	5765
Lot 22, Block 3	0.132	5766
Lot 23, Block 3	0.132	5768
Lot 24, Block 3	0.132	5769
Lot 25, Block 3	0.132	5771
Lot 26, Block 3	0.133	5772
Lot 27, Block 3	0.133	5773
Lot 28, Block 3	0.142	6199

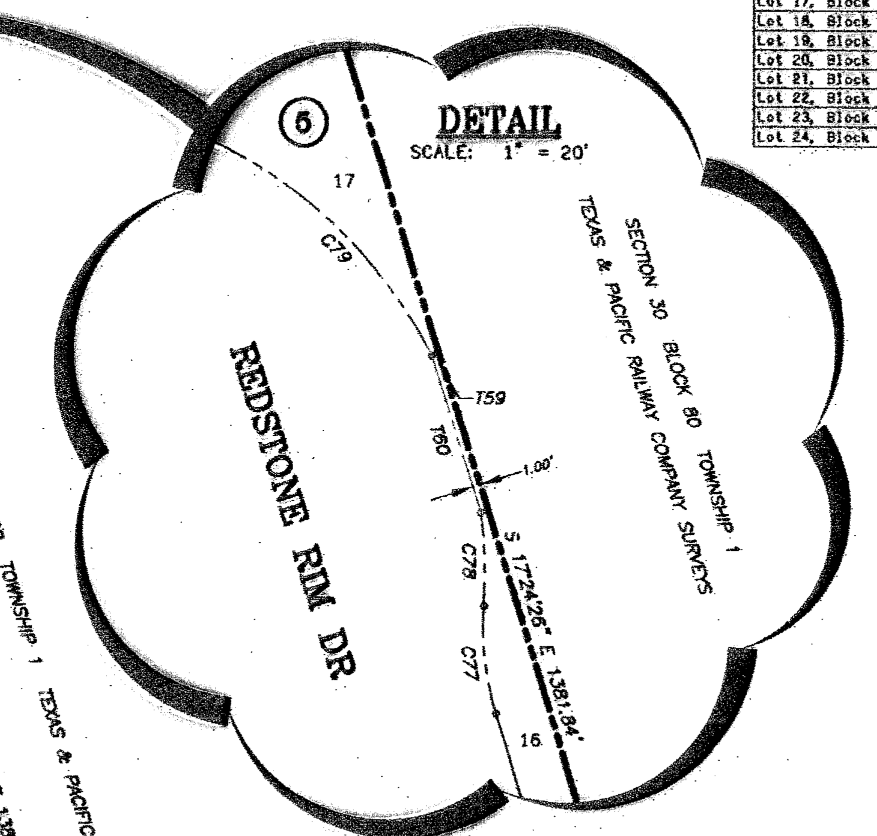
LOT	ACRES	SQ FT
Lot 1, Block 4	0.130	5671
Lot 2, Block 4	0.125	5453
Lot 3, Block 4	0.125	5453
Lot 4, Block 4	0.125	5453
Lot 5, Block 4	0.125	5453
Lot 6, Block 4	0.125	5453
Lot 7, Block 4	0.125	5453
Lot 8, Block 4	0.125	5453
Lot 9, Block 4	0.132	5737
Lot 10, Block 4	0.132	5748
Lot 11, Block 4	0.125	5450
Lot 12, Block 4	0.125	5456
Lot 13, Block 4	0.125	5456
Lot 14, Block 4	0.125	5456
Lot 15, Block 4	0.125	5456
Lot 16, Block 4	0.125	5456
Lot 17, Block 4	0.125	5456
Lot 18, Block 4	0.130	5674

LOT	ACRES	SQ FT
Lot 1, Block 9	0.124	5382
Lot 2, Block 9	0.120	5223
Lot 3, Block 9	0.120	5223
Lot 4, Block 9	0.122	5295
Lot 5, Block 9	0.121	5285
Lot 6, Block 9	0.122	5298
Lot 7, Block 9	0.134	5817
Lot 8, Block 9	0.124	5397
Lot 9, Block 9	0.149	6498
Lot 10, Block 9	0.122	5324
Lot 11, Block 9	0.123	5373

KEYED NOTES:

1. 5' PRIVATE DRAINAGE EASEMENT (TYPICAL).





LOT	ACRES	SQ FT
Lot 1, Block 6	0.137	5948
Lot 2, Block 6	0.116	5033
Lot 3, Block 6	0.115	5000
Lot 4, Block 6	0.115	5000
Lot 5, Block 6	0.137	5947
Lot 6, Block 6	0.219	9544
Lot 7, Block 6	0.138	6023
Lot 8, Block 6	0.130	5678
Lot 9, Block 6	0.129	5640
Lot 10, Block 6	0.128	5572
Lot 11, Block 6	0.126	5504
Lot 12, Block 6	0.122	5328

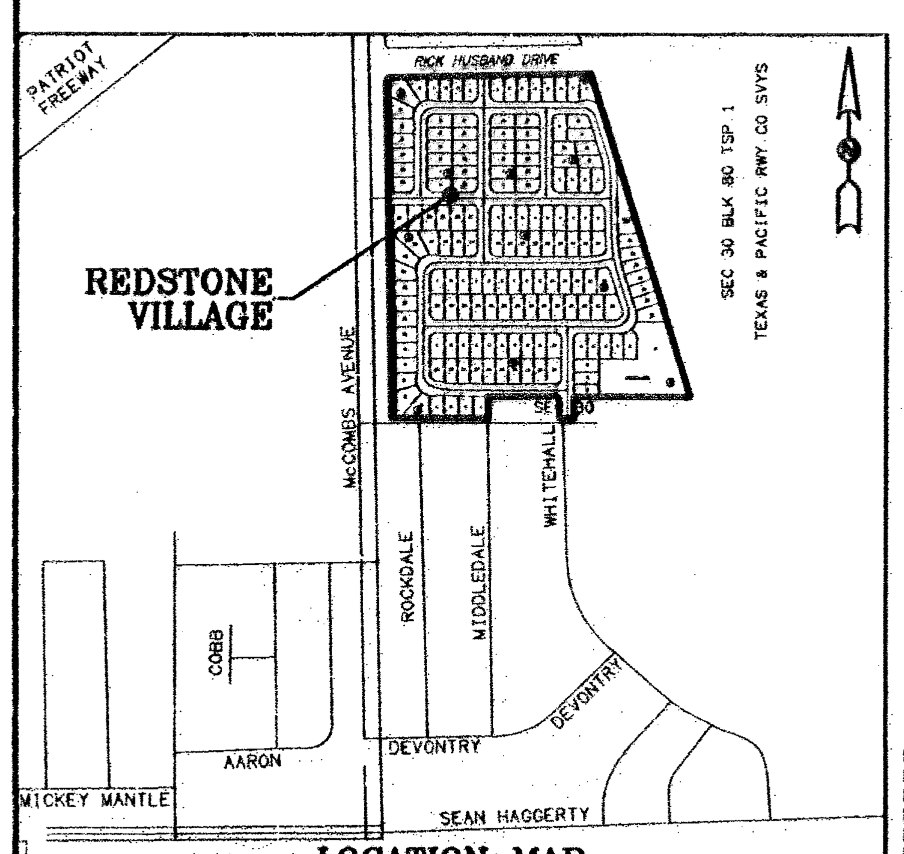
LOT	ACRES	SQ FT
Lot 1, Block 7	0.130	5671
Lot 2, Block 7	0.125	5460
Lot 3, Block 7	0.125	5460
Lot 4, Block 7	0.125	5460
Lot 5, Block 7	0.125	5460
Lot 6, Block 7	0.128	5582
Lot 7, Block 7	0.130	5671
Lot 8, Block 7	0.125	5460
Lot 9, Block 7	0.125	5460
Lot 10, Block 7	0.125	5460
Lot 11, Block 7	0.125	5460
Lot 12, Block 7	0.130	5671

LOT	ACRES	SQ FT
Lot 1, Block 5	0.125	5425
Lot 2, Block 5	0.125	5426
Lot 3, Block 5	0.125	5426
Lot 4, Block 5	0.132	5761
Lot 5, Block 5	0.122	5333
Lot 6, Block 5	0.122	5334
Lot 7, Block 5	0.122	5325
Lot 8, Block 5	0.139	6073
Lot 9, Block 5	1.776	77367
Lot 10, Block 5	0.160	6971
Lot 11, Block 5	0.131	5718
Lot 12, Block 5	0.131	5720
Lot 13, Block 5	0.131	5720
Lot 14, Block 5	0.125	5433
Lot 15, Block 5	0.125	5430
Lot 16, Block 5	0.475	20695
Lot 17, Block 5	0.159	6940
Lot 18, Block 5	0.129	5618
Lot 19, Block 5	0.128	5570
Lot 20, Block 5	0.127	5521
Lot 21, Block 5	0.126	5471
Lot 22, Block 5	0.124	5422
Lot 23, Block 5	0.123	5372
Lot 24, Block 5	0.141	6123

LOT	ACRES	SQ FT
Lot 1, Block 1	0.126	5481
Lot 2, Block 1	0.124	5402
Lot 3, Block 1	0.124	5418
Lot 4, Block 1	0.127	5522
Lot 5, Block 1	0.177	7722
Lot 6, Block 1	0.195	8493
Lot 7, Block 1	0.128	5576
Lot 8, Block 1	0.131	5718
Lot 9, Block 1	0.133	5793
Lot 10, Block 1	0.135	5887
Lot 11, Block 1	0.136	5942
Lot 12, Block 1	0.138	6017
Lot 13, Block 1	0.140	6091
Lot 14, Block 1	0.139	6076
Lot 15, Block 1	0.176	7646
Lot 16, Block 1	0.209	9123
Lot 17, Block 1	0.151	6573
Lot 18, Block 1	0.127	5512
Lot 19, Block 1	0.127	5514
Lot 20, Block 1	0.130	5674
Lot 21, Block 1	0.130	5671
Lot 22, Block 1	0.141	6143
Lot 23, Block 1	0.141	6143
Lot 24, Block 1	0.141	6143
Lot 25, Block 1	0.141	6143
Lot 26, Block 1	0.147	6407

LOT	ACRES	SQ FT
Lot 1, Block 2	0.144	6253
Lot 2, Block 2	0.127	5524
Lot 3, Block 2	0.127	5524
Lot 4, Block 2	0.127	5524
Lot 5, Block 2	0.127	5524
Lot 6, Block 2	0.127	5524
Lot 7, Block 2	0.127	5524
Lot 8, Block 2	0.127	5524
Lot 9, Block 2	0.127	5524
Lot 10, Block 2	0.144	6292
Lot 11, Block 2	0.145	6302
Lot 12, Block 2	0.127	5514
Lot 13, Block 2	0.127	5512
Lot 14, Block 2	0.126	5510
Lot 15, Block 2	0.126	5508
Lot 16, Block 2	0.126	5508
Lot 17, Block 2	0.126	5505
Lot 18, Block 2	0.126	5505
Lot 19, Block 2	0.126	5485
Lot 20, Block 2	0.132	5740

LOT	ACRES	SQ FT
Lot 1, Block 8	0.127	5535
Lot 2, Block 8	0.122	5331
Lot 3, Block 8	0.122	5331
Lot 4, Block 8	0.122	5331
Lot 5, Block 8	0.122	5331
Lot 6, Block 8	0.127	5535
Lot 7, Block 8	0.127	5532
Lot 8, Block 8	0.122	5329
Lot 9, Block 8	0.122	5329
Lot 10, Block 8	0.122	5329
Lot 11, Block 8	0.122	5329
Lot 12, Block 8	0.127	5532



LOCATION MAP
SCALE: 1" = 600'

● . . . . . . PROPOSED CITY MONUMENT
■ . . . . . . PROPOSED NEIGHBORHOOD DELIVERY & COLLECTION BOX UNIT (N.D.C.B.U.)

ON-SITE PONDING REQUIREMENTS

Lot 16, Block 5 is subject to the on-site ponding of storm waters. The typical street and lot drainage cross-section, which must be strictly adhered to, is shown on the subdivision street and drainage plans on file in the office of the City Engineer. All provisions of Section 19.16.060 of the El Paso Municipal Code, "Residential On-site Ponding," shall be addressed.

NOTE:

1. THE NORTH, EAST AND SOUTHERLY BOUNDARIES OF THE SUBJECT PROPERTY ARE DESCRIBED OCTOBER 21, 2001, IN A JOINT RESOLUTION OF THE PUBLIC SERVICE BOARD AND THE CITY COUNCIL OF THE CITY OF EL PASO.

2. THE SUBJECT PROPERTY IS DESCRIBED FEBRUARY 10, 2006, IN CLERK'S FILE NO. 20060012701, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.

3. THE 25-FOOT EL PASO WATER UTILITY EASEMENTS ARE DESCRIBED FEBRUARY 10, 2006, IN CLERK'S FILE NO. 20060012701, EL PASO COUNTY CLERK'S RECORDS, EL PASO COUNTY, TEXAS.

4. RICK HUSBAND DRIVE IS DESCRIBED OCTOBER 21, 2001, IN A JOINT RESOLUTION OF THE PUBLIC SERVICE BOARD AND THE CITY COUNCIL OF THE CITY OF EL PASO, AND WAS DEDICATED AS A PUBLIC ROADWAY BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DATED AUGUST 23, 2005.

5. THE EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY ARE AS NOTED HEREON. INDIVIDUAL INTERIOR LOT CORNERS WILL BE SET FOLLOWING COMPLETION OF EARTHMOVING OPERATIONS.

6. THE 20' EL PASO WATER UTILITIES RIGHT-OF-WAY ADJOINING McCOMBS STREET IS DESCRIBED IN A DOED NOVEMBER 9, 2007.

7. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION, INSTRUMENT NO. 20070113105, DATED 7 Dec 07

8. VEHICULAR ACCESS TO ALL LOTS IN REDSTONE VILLAGE SHALL BE BY INTERIOR STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS FROM McCOMBS DRIVE AND RICK HUSBAND DRIVE IS RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION,

INSTRUMENT NO. 20070113103, DATED 7 Dec 07

TAX: 20070113104 7 Dec 07

REVISED: NOVEMBER 13, 2007
REVISED: OCTOBER 17, 2007
REVISED: SEPTEMBER 28, 2007
REVISED: SEPTEMBER 18, 2007
REVISED: AUGUST 20, 2007
REVISED: JULY 30, 2007
REVISED: JULY 27, 2007
DATE OF PREPARATION: JULY 20, 2007

DEDICATION

We, Redstone Village, L.P., by Hunt Communities GP, LLC, its General Partner, and The City of El Paso, owners of this land, do hereby present this plat and dedicate to the use of the public the streets, drives, park, ponding area, and utility easements and rights-of-way as hereon laid down and designated, including easements for overhang 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.

Witness my signature this 15th day of November 2007.

By: Redstone Village, L.P.
Hunt Communities GP, LLC,
its General Partner

By [signature]
Justin Chapman, Vice-President

By [signature]
Joyce Wilson, City Manager of The City of El Paso, Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on 11-15-2007 by Justin Chapman, Vice-President of Redstone Village, L.P., by Hunt Communities GP, LLC, its General Partner.

Given under my hand and seal of office this 15th day of November 2007.

[signature] Nelda Rodriguez
Notary Public, State of Texas

12-16-2008
My Commission Expires

NELDA RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
December 16, 2008

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on 11-21-07 by Joyce Wilson, City Manager of The City of El Paso, Texas.

Given under my hand and seal of office this 21st day of NOVEMBER 2007.

[signature] Armida R. Martinez
Notary Public, State of Texas

1-22-2011
My Commission

ARMIDA R. MARTINEZ
Notary Public, State of Texas
My Commission Expires
January 22, 2011

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 20 day of November, 2007.

[signature]
Chair

Kelly Carpenter
Executive Secretary

Approved for filing this 19TH day of NOVEMBER 2007.

[signature]
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7th day of December 2007, in Volume ______, Page ______.

File No. 20070113102, Plat Records.

[signature]
County Clerk

[signature] Estela Hernandez
Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Consulting Engineers.

[signature] 11/14/07
John C. Karlsruher, P.E.
Registered Professional Engineer
Texas License No. 53878

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
LICENSED PROFESSIONAL ENGINEER

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.

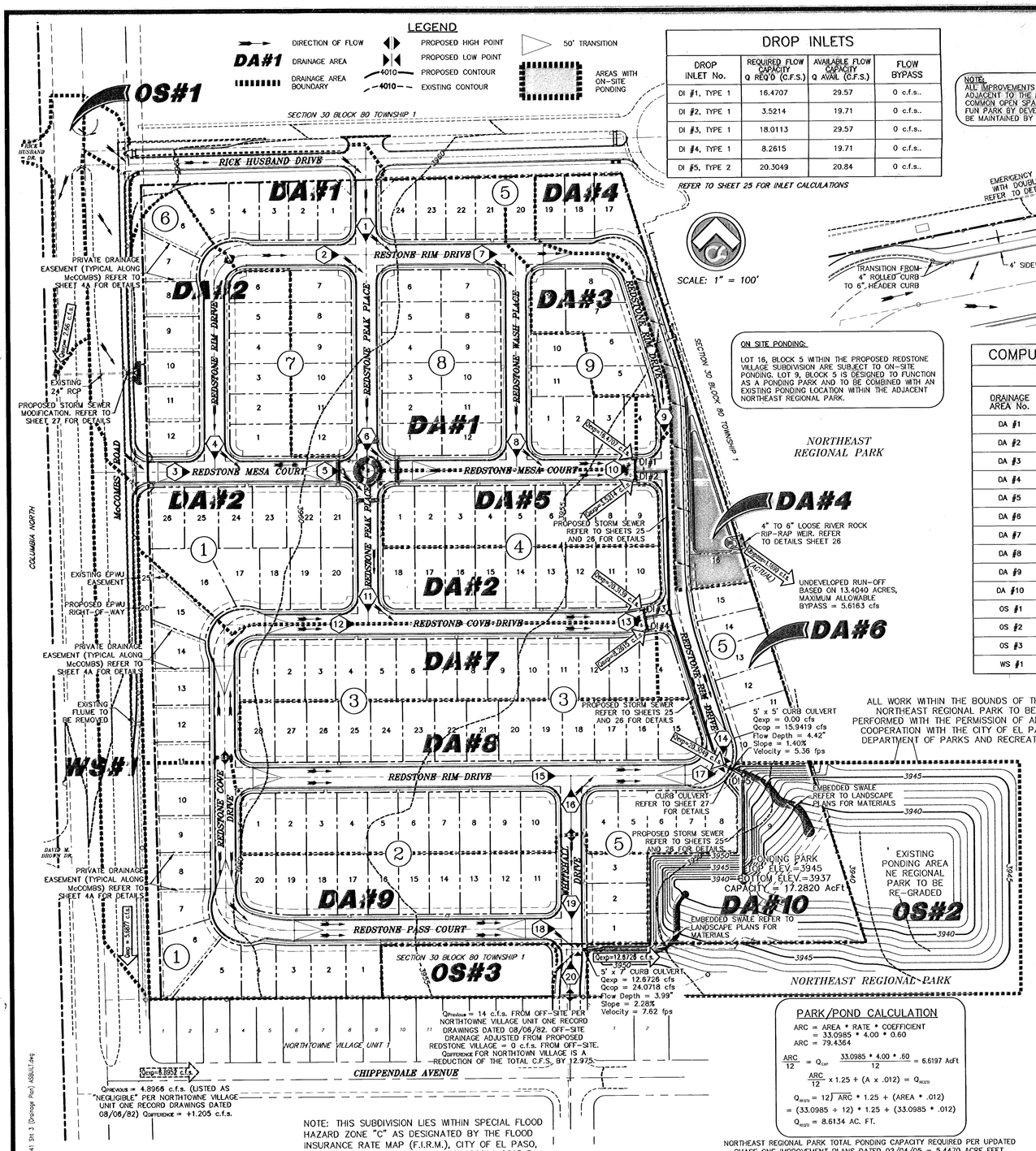
Robert Seipel Associates, Inc.
Professional Land Surveyors

[signature]
Robert R. Seipel, President
Registered Professional Land Surveyor
Texas License No. 4178

STATE OF TEXAS
ROBERT R. SEIPEL
4178
PROFESSIONAL LAND SURVEYOR

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

600787



SCALE: 1" = 100'

DROP INLETS

DROP INLET No.	REQUIRED FLOW CAPACITY Q REQ'D (C.F.S.)	AVAILABLE FLOW CAPACITY Q AVAIL (C.F.S.)	FLOW BYPASS
DI #1, TYPE 1	16.4707	29.57	0 c.f.s..
DI #2, TYPE 1	3.5214	19.71	0 c.f.s..
DI #3, TYPE 1	18.0113	29.57	0 c.f.s..
DI #4, TYPE 1	8.2615	19.71	0 c.f.s..
DI #5, TYPE 2	20.3049	20.84	0 c.f.s..

REFER TO SHEET 25 FOR INLET CALCULATIONS

ON SITE PONDING:

LOT 16, BLOCK 5 WITHIN THE PROPOSED REDSTONE VILLAGE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT 9, BLOCK 5 IS DESIGNED TO FUNCTION AS A PONDING PARK AND TO BE COMBINED WITH AN EXISTING PONDING LOCATION WITHIN THE ADJACENT NORTHEAST REGIONAL PARK.

COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA
TWENTY-FIVE YEAR STORM FREQUENCY

DRAINAGE AREA No.	ACRES	TIME OF CONCENTRATION	COEFFICIENT	INTENSITY (I)	DISCHARGE (Q) IN C.F.S.
DA #1	6.5516	10.0	0.60	4.19	16.4707
DA #2	7.1644	10.0	0.60	4.19	18.0113
DA #3	1.3514	10.0	0.60	4.19	3.3974
DA #4	1.1012	10.0	0.60	4.19	2.7684
DA #5	1.4007	10.0	0.60	4.19	3.5214
DA #6	1.6032	10.0	0.60	4.19	4.0304
DA #7	3.2862	10.0	0.60	4.19	8.2615
DA #8	4.9489	10.0	0.60	4.19	12.4415
DA #9	4.6364	10.0	0.60	4.19	11.6559
DA #10	1.7762	10.0	0.40	4.19	2.9769
OS #1	0.6106	10.0	0.90	4.19	2.3026
OS #2	3.7624	10.0	0.40	4.19	6.3058
OS #3	0.6192	10.0	0.60	4.19	1.5567
WS #1	1.508	10.0	0.90	4.19	5.6877

ALL WORK WITHIN THE BOUNDS OF THE NORTHEAST REGIONAL PARK TO BE PERFORMED WITH THE PERMISSION OF AND IN COOPERATION WITH THE CITY OF EL PASO DEPARTMENT OF PARKS AND RECREATION

NOTE: THIS SUBDIVISION LIES WITHIN SPECIAL FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), CITY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480214 0015 D.

PARK/POND CALCULATION

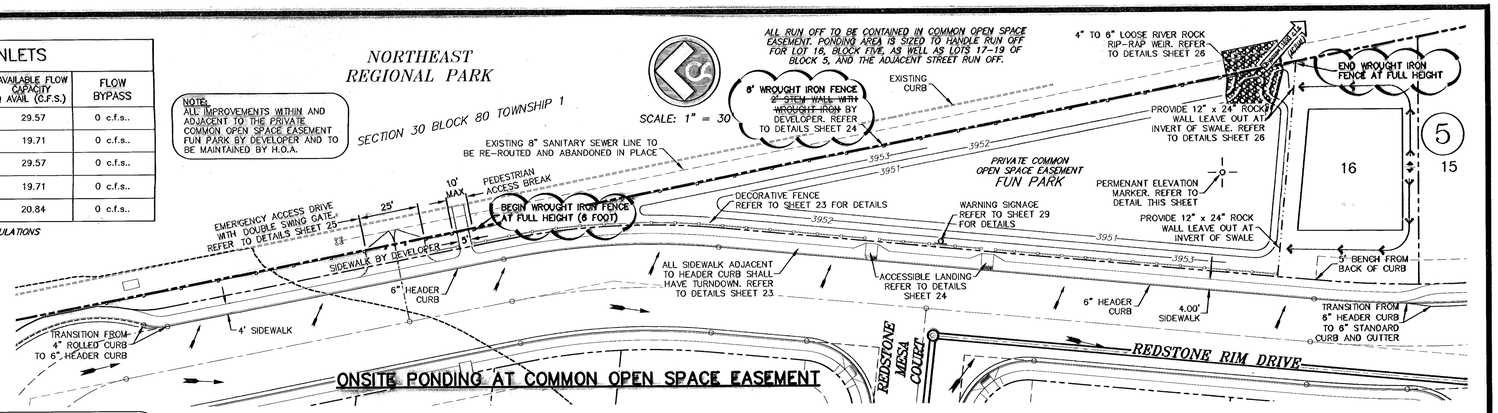
ARC = AREA * RATE * COEFFICIENT
= 33.0985 * 4.00 * 0.60
ARC = 79.4364

$\frac{ARC}{12} = Q_{CAP}$ $\frac{33.0985 * 4.00 * .60}{12} = 6.6197$ AcFt

$\frac{ARC}{12} \times 1.25 + (A \times .012) = Q_{REQ'D}$

$Q_{REQ'D} = 12\sqrt{\frac{ARC}{}} * 1.25 + (AREA * .012)$
= (33.0985 ÷ 12) * 1.25 + (33.0985 * .012)
$Q_{REQ'D}$ = 8.6134 AC. FT.

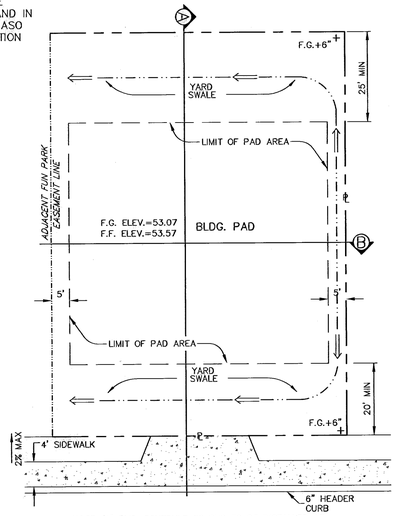
NORTHEAST REGIONAL PARK TOTAL PONDING CAPACITY REQUIRED PER UPDATED PHASE ONE IMPROVEMENT PLANS DATED 02/04/05 = 5.4470 ACRE FEET.
TOTAL PONDING CAPACITY REQUIRED = 14.0604 ACRE FEET
TOTAL PONDING CAPACITY AVIALABLE = 17.2820 ACRE FEET



STREET CARRYING CAPACITY COMPUTATIONS
(FOR FULLY DEVELOPED CONDITIONS AND INCLUDING THE FUTURE SUBDIVISION UNITS)

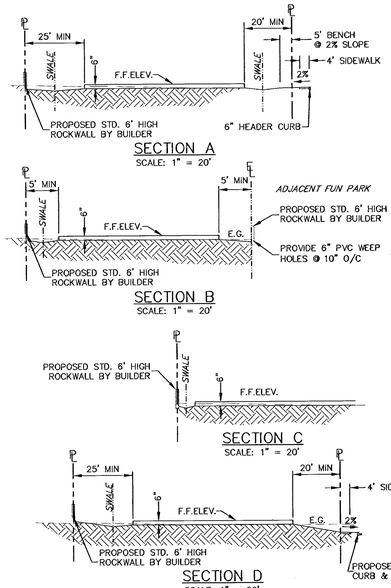
SPOT	STREET NAME	STATION	DESIGN AREA (Ac)	AVERAGE "C"	VEL.	L (ft.)	Tc	I 25 (IN./HR)	Q 25 (CFS)	SLOPE (FT/FT)	Q cap (CFS)	DEPTH (IN)	MOMENTUM
1	REDSTONE PEAK	6+55.00	0.7420	0.90	2.32	646	10.0	4.19	2.7981	0.0197	50.52	1.80	0.348
2	REDSTONE RIM	5+83.75	0.8392	0.60	1.58	328	10.0	4.19	2.1097	0.0200	105.35	0.6	0.079
3	REDSTONE MESA	1+68.00	1.3547	0.60	2.25	679	10.0	4.19	3.4057	0.0212	71.76	1.68	0.315
4	REDSTONE RIM	0+21.00	2.4483	0.60	1.91	509	10.0	4.19	6.1550	0.0053	15.86	3.72	0.592
5	REDSTONE MESA	4+45.00	0.9326	0.60	0.68	367	10.0	4.19	11.9053	0.005	54.84	2.16	0.374
6	REDSTONE PEAK	2+95.50	1.8891	0.60	1.56	403	10.0	4.19	7.2032	0.005	43.40	2.04	0.265
7	REDSTONE RIM	8+42.60	0.8085	0.60	2.03	294	10.0	4.19	4.4866	0.0117	77.33	1.20	0.203
8	REDSTONE WASH	0+21.00	1.5645	0.60	1.51	457	10.0	4.19	6.1765	0.0038	38.52	2.28	0.287
9	REDSTONE RIM	14+00.00	0.9640	0.60	2.12	472	10.0	4.19	4.6668	0.0062	24.98	1.44	0.424
10	REDSTONE MESA	9+63.00	2.2263	0.60	3.04	561	10.0	4.19	18.9768	0.0127	72.35	2.40	0.608
11	REDSTONE PEAK	0+21.00	0.2791	0.90	2.49	205	10.0	4.19	12.9578	0.0097	52.39	2.76	0.573
12	REDSTONE COVE	5+62.00	2.6905	0.60	1.93	558	10.0	4.19	6.7639	0.1197	74.87	1.20	0.193
13	REDSTONE COVE	0+26.00	3.0852	0.60	3.53	513	10.0	4.19	27.4779	0.0097	57.71	3.72	1.094
14	REDSTONE RIM	19+33.15	1.2829	0.60	3.21	472	10.0	4.19	7.8920	0.005	42.70	5.76	1.540
15	REDSTONE RIM	22+13.50	3.3072	0.60	2.11	625	10.0	4.19	8.3143	0.010	62.78	1.92	0.338
16	WHITEHALL DRIVE	25+5.113	0.1002	0.60	0.67	58	10.0	4.19	0.2519	0.005	38.69	0.84	0.469
17	REDSTONE RIM	19+33.15	1.5301	0.60	2.24	357	10.0	4.19	12.4129	0.010	20.99	4.68	0.874
18	REDSTONE PASS	2+61.00	3.6905	0.60	2.49	923	10.0	4.19	10.8346*	0.0102	76.77	1.68	0.375
19	WHITEHALL DRIVE	2+97.48	0.5757	0.60	1.47	136	10.0	4.19	1.4473	0.0069	18.10	2.04	0.250
20	WHITEHALL DRIVE	2+97.48	0.1036	0.90	1.06	58	10.0	4.19	0.3907	0.0069	18.10	1.20	0.108

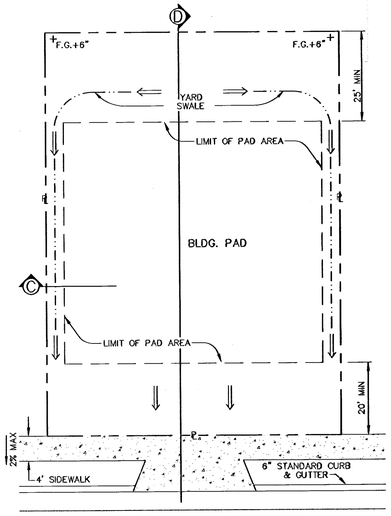
*INCLUDES OFFSITE



NOTE: 4" PVC, SCHEDULE 80 PVC TO BE INSTALLED AT INVERT OF SWALE AT DRIVEWAY AND SIDEWALK CROSSINGS REFER TO DETAILS SHEET 26

BLOCK 5 LOT 16 DRAINAGE
SCALE: 1" = 20'





NOTE: DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12' AND 14% MAX. THEREAFTER.

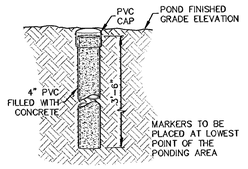
TYPICAL LOT DRAINAGE
SCALE: 1" = 20'

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (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
SBC	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



PERMANENT ELEVATION MARKER
N.T.S.

LOTS WITH ON-SITE PONDING

COMPUTATIONS BASED ON RATIONAL FORMULA ARC/12
100-YEAR STORM FREQUENCY
C= 0.60, R= 4.00"

LOT/BLOCK NUMBER	AREA (SQUARE FEET)	AREA (ACRES)	Q REQ'D (ACRE FEET)	Q CAP (ACRE FEET)
5/16	47968.27	1.1012	0.2885	0.1955

ALL PONDING TO BE CONTAINED WITHIN COMMON OPEN SPACE EASEMENT. MAXIMUM PONDING DEPTH IS 1' AND PONDING AREA SHALL CONTAIN AN OVERFLOW WIER AT THE SOUTHEAST CORNER ALLOWING SAFE BYPASS OF WATER TO PARK BEYOND. EXISTING PARK POND WITHIN THE NORTHEAST REGIONAL PARK IS SIZED FOR CAPACITY TO INCLUDE UNDEVELOPED RUNOFF.

FUN PARK – POND CALCULATION

ARC = AREA * RATE * COEFFICIENT
= 1.1012 * 4.00 * 0.60
ARC = 2.6429

$\frac{ARC}{12} = Q_{CAP}$ $\frac{1.1012 * 4.00 * .60}{12} = 0.2202$ AcFt

$\frac{ARC}{12} \times 1.25 + (A \times .012) = Q_{REQ'D}$

$Q_{REQ'D} = 12\sqrt{\frac{ARC}{}} * 1.25 + (AREA * .012)$
= (2.6429 * 12) * 1.25 + (1.1012 * .012)
$Q_{REQ'D}$ = .2885 AC. FT.

FOR INFORMATION REGARDING SOILS, PERCOLATION, AND WATER TABLE, REFER TO THE SOIL EVALUATION REPORT FOR REDSTONE VILLAGE SUBDIVISION (PROJECT No. 4OCOC08-668 DATED 12/06) PREPARED BY CSC TESTING AND ENGINEERING. A FINAL PERCOLATION REPORT WILL BE GENERATED AND SUPPLIED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION BY THE CITY OF EL PASO.

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

RECORD DRAWING

Texas Registered Engineering Firm F-6907
STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/08/09

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csa design group, inc.
1645 Northwestern Dr. Ste C
El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineers.com

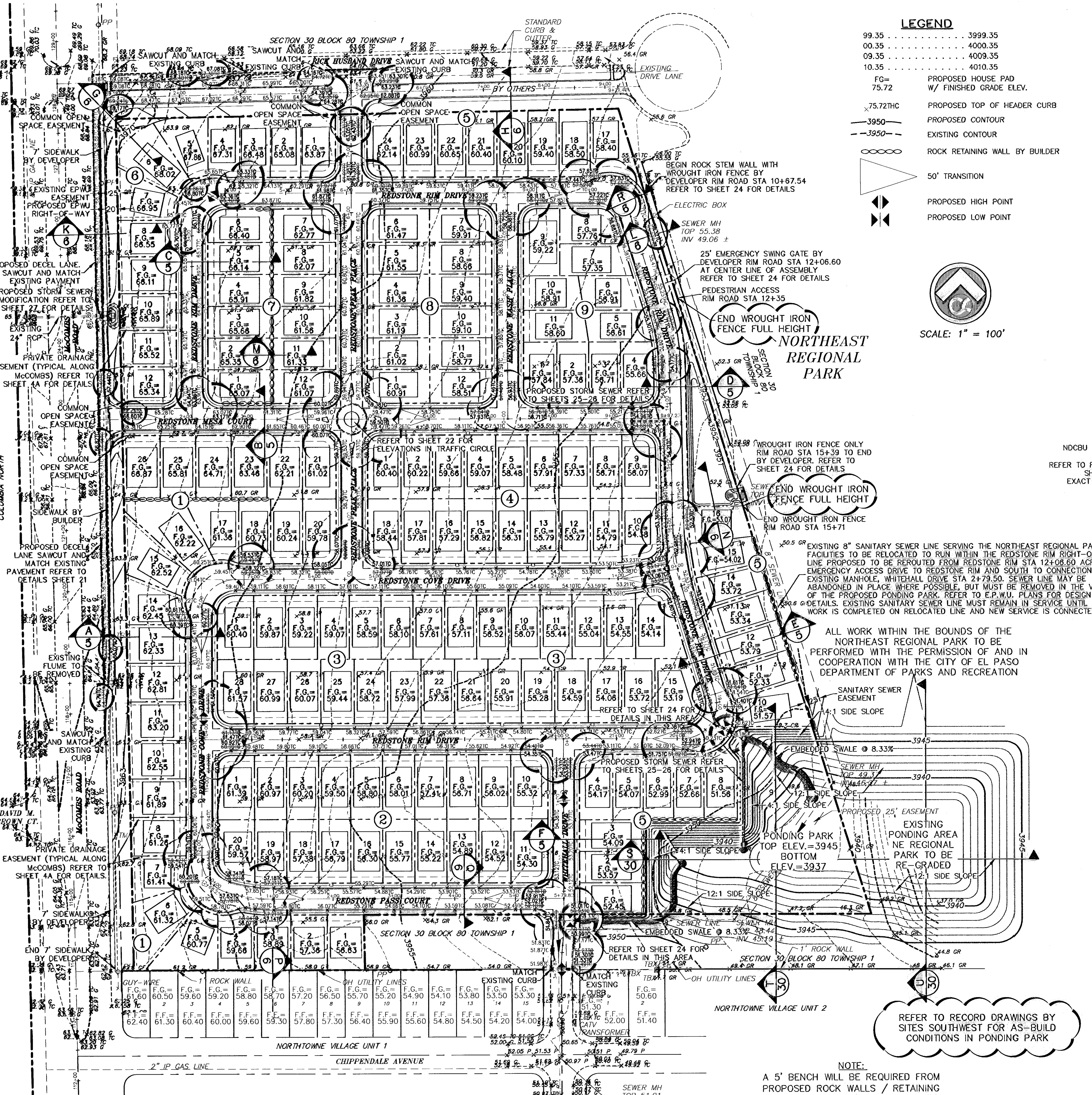
REDSTONE VILLAGE SUBDIVISION

DRAINAGE PLAN

G.B.	L.T.~E.C.~O.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041 JOB NO.	10/04/06 DATE	AS NOTED SCALE	SHEET NO. 3 of 34

Dec 08, 2009 - 8:34am
J:\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 1-3-09\5041 Sht 3 (Drainage Plan) ASBUILT.dwg
jcarlsruher



LEGEND

99.35 . . . . 3999.35	
00.35 . . . . 4000.35	
09.35 . . . . 4009.35	
10.35 . . . . 4010.35	
FG= 75.72	PROPOSED HOUSE PAD W/ FINISHED GRADE ELEV.
×75.72THC	PROPOSED TOP OF HEADER CURB
—3950—	PROPOSED CONTOUR
– –3950– –	EXISTING CONTOUR
○○○○○	ROCK RETAINING WALL BY BUILDER
▷	50' TRANSITION
◀▶	PROPOSED HIGH POINT
▶◀	PROPOSED LOW POINT

SCALE: 1" = 100'

GENERAL NOTES:

1. 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.
2. 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.
3. ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF EL PASO STANDARD SPECIFICATIONS AND DETAILS.
4. CONTRACTOR SHALL PERFORM ALL EARTHWORK REQUIREMENTS AS PER GEOTECHNICAL STUDY REPORT.
5. INSTALL A TRENCH SAFETY SYSTEM FOR ALL TRENCHES EXCEEDING A DEPTH OF FIVE FEET (5') AS PER OSHA STANDARDS.
6. SLOPES WHICH ARE TO RECEIVE FILL MUST BE CLEARED OF ALL VEGETATION.
7. POSITIVE DRAINAGE SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION AND GRADING. LOTS SHOULD DRAIN TOWARD STREET.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND SUBMITTAL OF ALL PERMITTING NECESSARY FOR EARTHWORK OPERATIONS AND STORM WATER POLLUTION CONTROL.
9. 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.
10. EXISTING CONTOURS, PROPOSED CONTOURS AND ELEVATIONS ARE PROVIDED TO CITY DATUM.

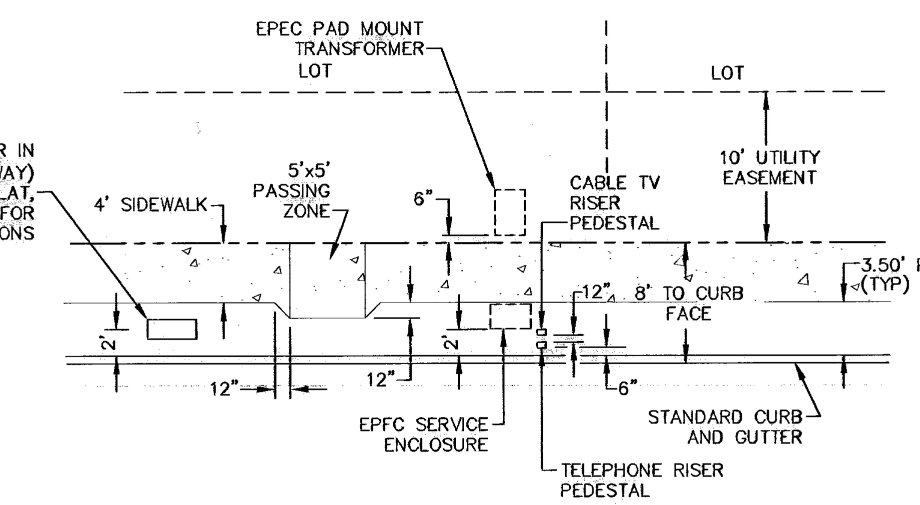
- OVERSPILL ON NATURAL SLOPES CAUSED BY GRADING OPERATIONS SHALL NOT BE ALLOWED.
- DEVELOPER SHALL STABILIZE SLOPES, IF DISTURBED, TO MINIMIZE EROSION.
- NO CONCENTRATED RUNOFF OVER UNPROTECTED SLOPES SHALL BE ALLOWED.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 OF THE SUBDIVISION ORDINANCE; "EXCESSIVE CUTS ON STREETS MAY RESULT IN REPAVING THE ENTIRE STREET."
- REFER TO DRAINAGE PLAN, SHEET 3, FOR LOT DESIGN

MAINTENANCE NOTE:

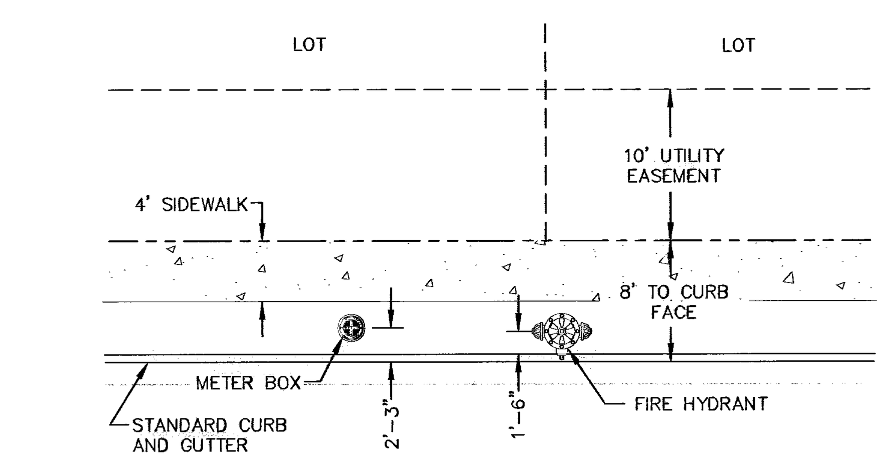
1. SLOPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER.
2. OFFSITE IMPROVEMENTS SHALL BE MAINTAINED BY DEVELOPER.

PONDING:

LOT 16, BLOCK 5 WITHIN THE PROPOSED REDSTONE VILLAGE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT 9, BLOCK 5 IS DESIGNED TO FUNCTION AS A PONDING PARK AND TO BE COMBINED WITH AN EXISTING PONDING LOCATION WITHIN THE ADJACENT NORTHEAST REGIONAL PARK.



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



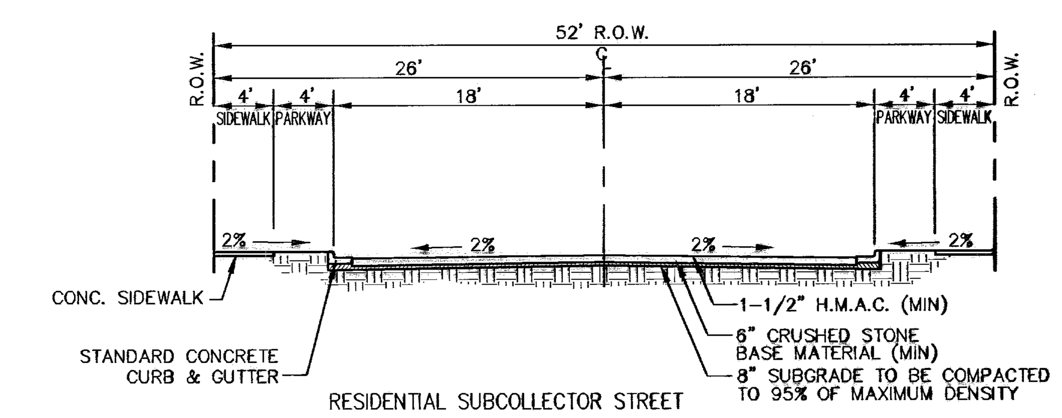
TYPICAL LOCATION OF METER BOX AND FIRE HYDRANT
1" = 10'-0"

METER BOX NOTES:

1. SET TOP OF METER BOX SLIGHTLY HIGHER THAN SURROUNDING GROUND OR AT CURB LEVEL.
2. ANGLE VALVE SHALL BE IN LINE WITH THE INLET/OUTLET PORTS OF THE METER BOX.
3. METER BOXES SHALL NOT BE INSTALLED UNDER SIDEWALKS, DRIVEWAYS, OR PROPOSED ABOVE GROUND STRUCTURES.
4. WHERE NO CURB EXIST, INSTALL BOXES IN ACCESSIBLE LOCATIONS BEYOND LIMITS OF STREET SURFACING, WALKS AND DRIVEWAYS.

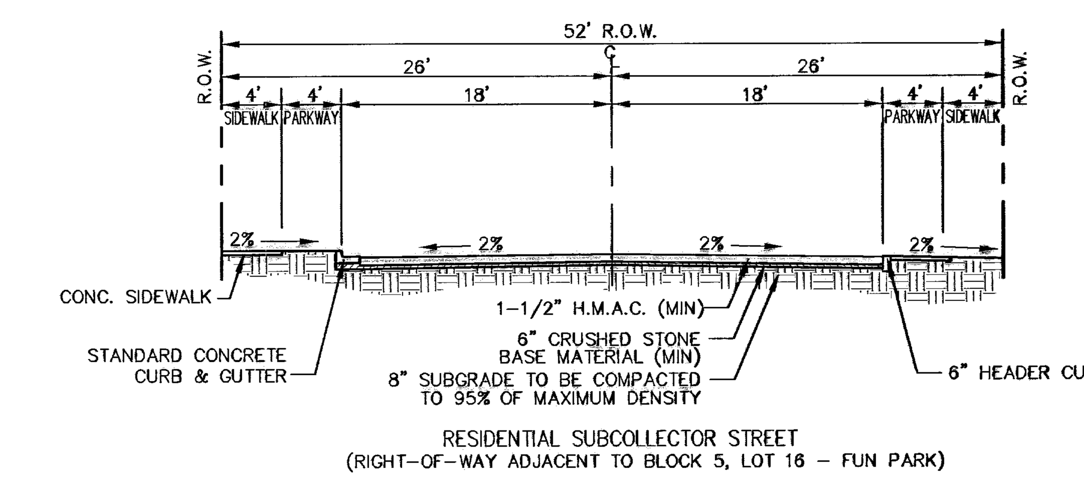
FIRE HYDRANT NOTES:

1. FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.
2. 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.)



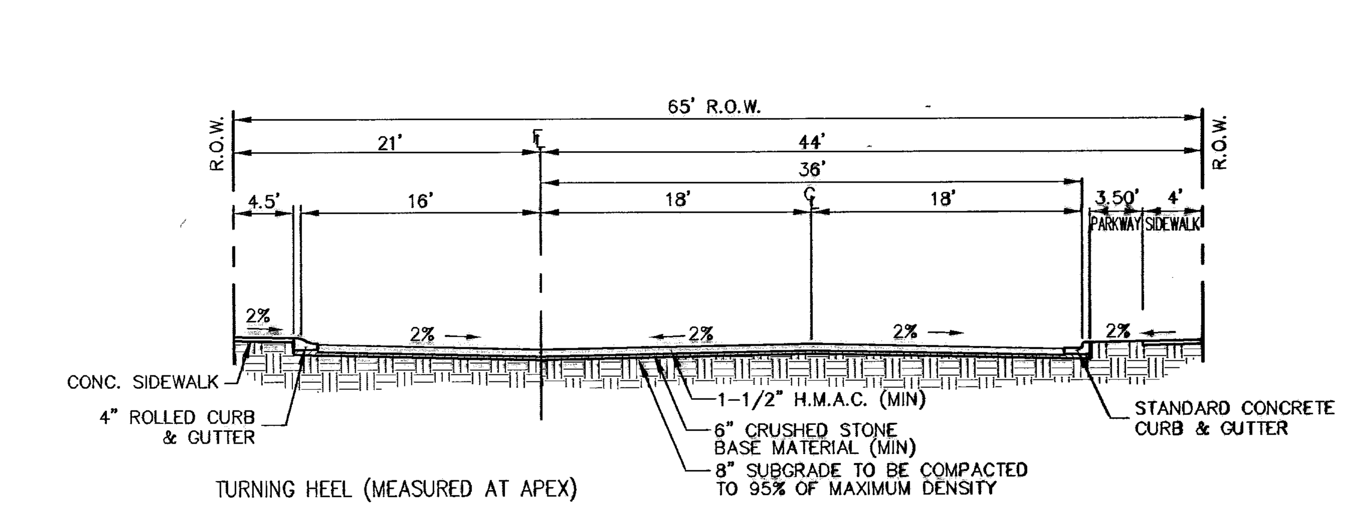
RESIDENTIAL SUBCOLLECTOR STREET

TYPICAL CROWN SECTION
SCALE: 1" = 10'



RESIDENTIAL SUBCOLLECTOR STREET
(RIGHT-OF-WAY ADJACENT TO BLOCK 5, LOT 16 – FUN PARK)

TYPICAL CROWN SECTION
SCALE: 1" = 10'



TURNING HEEL (MEASURED AT APEX)

TYPICAL CROWN SECTION
SCALE: 1" = 10'

REFER TO RECORD DRAWINGS BY SITES SOUTHWEST FOR AS-BUILD CONDITIONS IN PONDING PARK

NOTE: THIS SUBDIVISION LIES WITHIN SPECIAL FLOOD HAZARD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COUNTY OF EL PASO, JANUARY 3, 1997 PANEL NUMBER 480212 00015 D.

NOTE:
A 5' BENCH WILL BE REQUIRED FROM PROPOSED ROCK WALLS / RETAINING WALLS TO TOP AND/OR TOE OF SLOPE.

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

Grading Permit Number GRA06-00442
ISSUED 12-14-06

600787

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
SBC	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

Dec 08, 2009 – 6:38am
S:\Draw\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 Sht 4 (Grading Plan) ASBUILT.dwg
gbrooks

FOR INFORMATION REGARDING SOILS, PERCOLATION, AND WATER TABLE, REFER TO THE SOIL EVALUATION REPORT FOR REDSTON VILLAGE SUBDIVISION (PROJECT No. AGCQC06-068 DATED 12/06) PREPARED BY CQC TESTING AND ENGINEERING. A FINAL PERCOLATION REPORT WILL BE GENERATED AND SUPPLIED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION BY THE CITY OF EL PASO.

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9997

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/08/09

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REDSTONE VILLAGE SUBDIVISION

GRADING PLAN

G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041	JOB NO.
10/04/06	DATE
AS NOTED	SCALE
4	SHEET NO.
OF 34	

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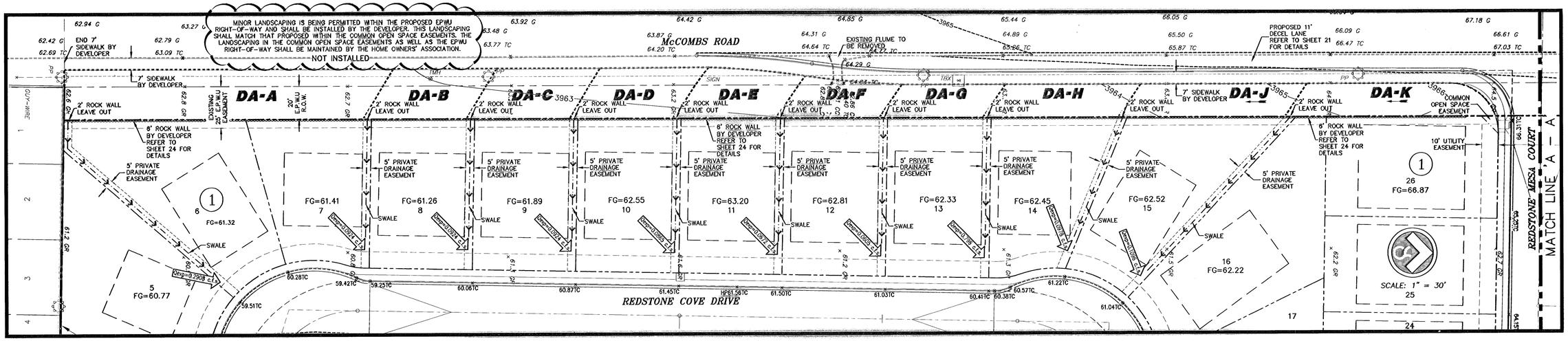
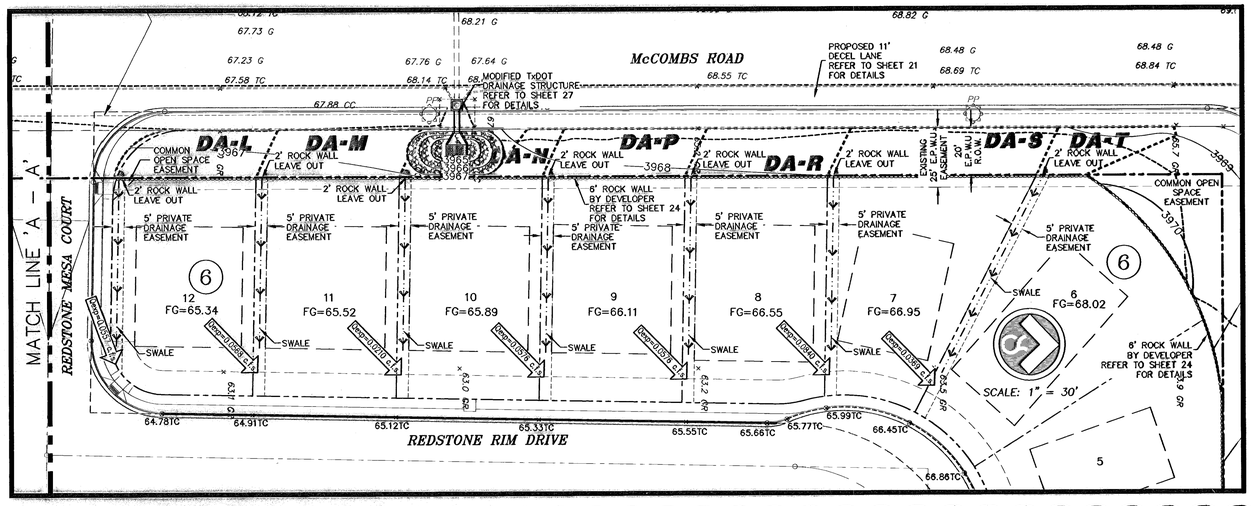
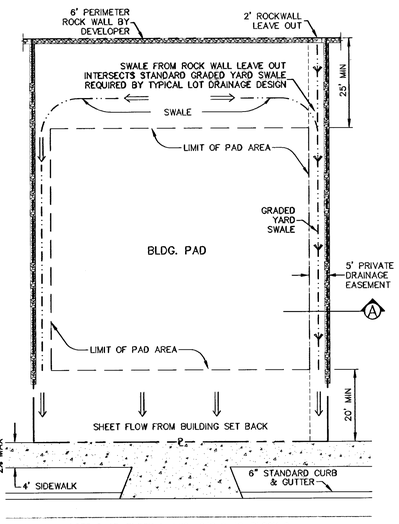




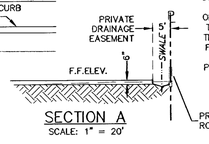


LOTS 6-15, BLOCK 1, AND LOTS 6-12, BLOCK 6 INITIAL LOT GRADING BY DEVELOPER, FINAL LOT GRADING TO INCLUDE YARD SWALES BY BUILDER.

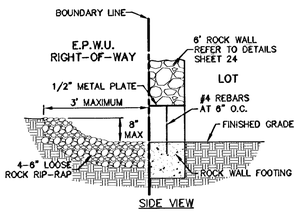
LOT SWALES
SCALE: 1" = 20'

COMPUTATIONS BASED ON RATIONAL FORMULA Q=CIA					
TWENTY-FIVE YEAR STORM FREQUENCY					
DRAINAGE AREA No.	ACRES	TIME OF CONCENTRATION	COEFFICIENT	INTENSITY (I)	DISCHARGE (Q) IN C.F.S.
DA-A	.1338	10.0	0.50	4.19	.2908
DA-B	.0441	10.0	0.50	4.19	.0924
DA-C	.0441	10.0	0.50	4.19	.0924
DA-D	.0441	10.0	0.50	4.19	.0924
DA-E	.0413	10.0	0.50	4.19	.0865
DA-F	.0321	10.0	0.50	4.19	.0672
DA-G	.0289	10.0	0.50	4.19	.0605
DA-H	.0380	10.0	0.50	4.19	.0796
DA-J	.0467	10.0	0.50	4.19	.0978
DA-K	.0523	10.0	0.50	4.19	.1098
DA-L	.0266	10.0	0.50	4.19	.0557
DA-M	.0271	10.0	0.50	4.19	.0568
DA-N	.0101	10.0	0.50	4.19	.0210
DA-P	.0275	10.0	0.50	4.19	.0576
DA-R	.0275	10.0	0.50	4.19	.0576
DA-S	.0401	10.0	0.50	4.19	.0840
DA-T	.0176	10.0	0.50	4.19	.0369

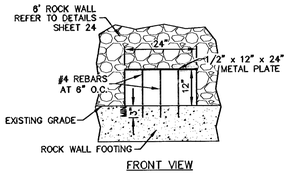
NOTE:
BOUNDARY ROCK WALL TO INCLUDE ROCK WALL LEAVEOUTS, SPLASH PADS, AND ROCK RIP-RAP TO BE INSTALLED BY DEVELOPER. LEAVEOUTS, RIP-RAP AND LOT SWALE, ONCE INSTALLED, MAY NOT BE ALTERED IN ANY WAY BY BUILDER OR FUTURE HOMEOWNER. THE LEAVEOUTS ARE DESIGNED TO HANDLE A MINIMAL AMOUNT OF OFF-SITE DRAINAGE AND BLOCKAGE OF SAID LEAVEOUTS IS FORBIDDEN. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO MAINTAIN THESE ITEMS AND ASSURE THAT THE LEAVEOUT IS FREE OF ANY DEBRIS DURING CONSTRUCTION. THIS RESPONSIBILITY FALLS TO THE HOMEOWNER UPON PURCHASE OF THE PROPERTY. FINAL GRADING OF THE YARD SWALE FROM THE REAR WALL TO THE PROPERTY SETBACK SHALL BE PERFORMED BY THE BUILDER. SWALE SLOPE SHALL NOT BE LESS THAN 0.60% ROCK RIP-RAP, CONCRETE RIP-RAP, OR SOD ARE ACCEPTABLE FINISHED TREATMENTS.



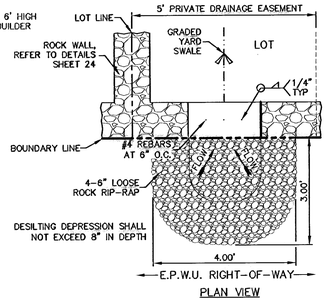
SECTION A
SCALE: 1" = 20'



SIDE VIEW

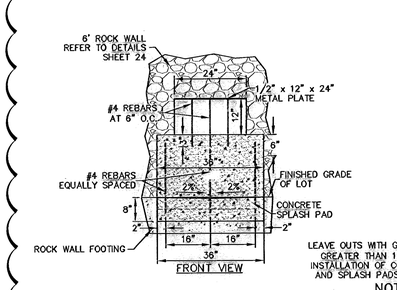


FRONT VIEW



PLAN VIEW

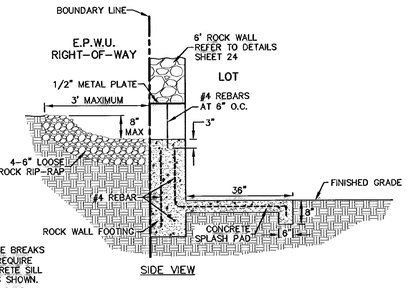
ROCK WALL LEAVE OUT
SCALE: 1" = 2'



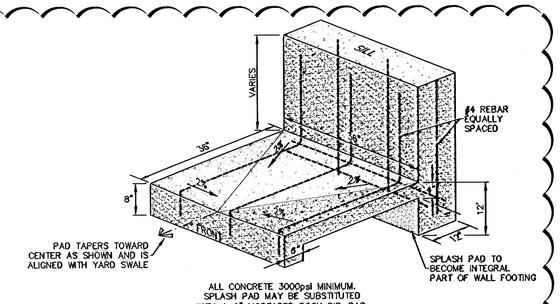
FRONT VIEW

LEAVE OUTS WITH GRADE BREAKS GREATER THAN 12" REQUIRE INSTALLATION OF CONCRETE SILL AND SPLASH PADS AS SHOWN.

NOT USED
~~ROCK WALL LEAVE OUT AT GRADE BREAKS~~
SCALE: 1" = 2'



SIDE VIEW



PAD TAPERS TOWARD CENTER AS SHOWN AND IS ALIGNED WITH YARD SWALE

ALL CONCRETE 3000psi MINIMUM. SPLASH PAD MAY BE SUBSTITUTED WITH 4-6" MORTARED ROCK RIP-RAP.

NOT USED
~~SPLASH PAD~~
SCALE: 1" = 1.50'

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
SBC	1-800-DIG-TESS
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

LEGEND

LOT LINE	
UTILITY EASEMENT	
CENTER LINE OF STREET	
RIGHT-OF-WAY	
BOUNDARY	
4" ROLLED CURB	
GUTTER FLOW LINE	
50' TRANSITION	
DIRECTION OF RUNOFF FLOW	
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23	
3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION
POINT OF VERTICAL INTERSECTION	
5'x5' PASSING ZONE BY BUILDER	PARKWAY VARIES 4' SIDEWALK (TYP) BY BUILDER
R.O.W.	SEE DETAIL SHEET 24
ACCESSIBLE RAMP SEE DETAIL SHEET 24	

600707

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/18/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS 12/8/09 JOHN C. KARLSRUHER 53878 REGISTERED PROFESSIONAL ENGINEER

Texas Registered Engineering Firm F-6927

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csa design group, inc.
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El Paso, Texas 79912
tel (915) 577.4128
fax (915) 577.4334
www.csaengineers.com

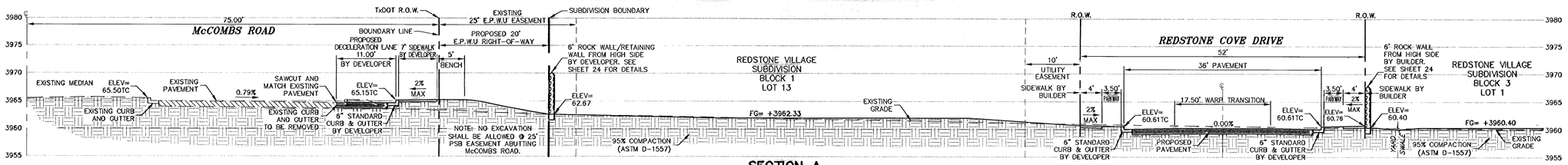
REDSTONE VILLAGE SUBDIVISION

DETAILED GRADING AND DRAINAGE ALONG McCOMBS

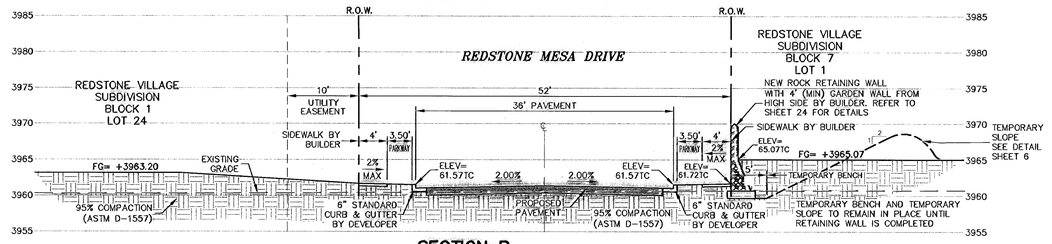
G.B. DESIGNED BY | L.T.-E.C.-M-D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO. | 10/04/06 DATE | AS NOTED SCALE | SHEET NO. 4A OF 34

Dec 09, 2009 - 4:39pm
S:\Civil\5041 NC 32 4c (Redstone Village)\5041 Redstone ASBUILTS 3-1-06\5041 SH 4a (Rock Wall Leaveouts) ASBUILT.dwg
gmoles



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



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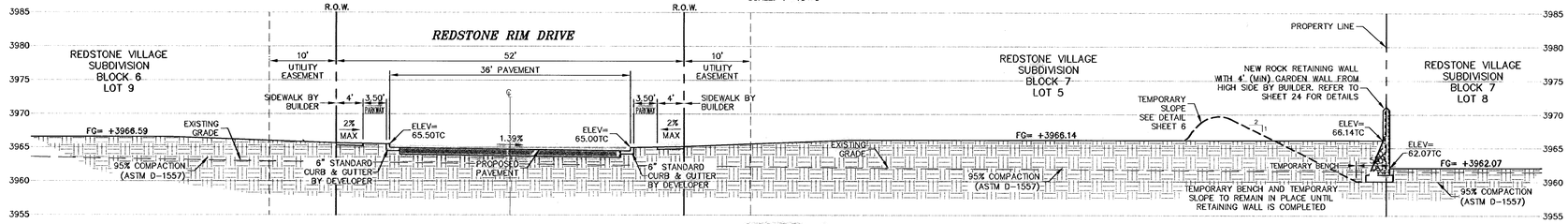
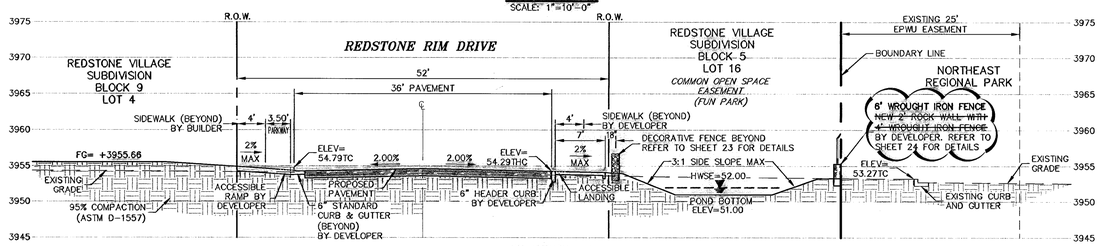
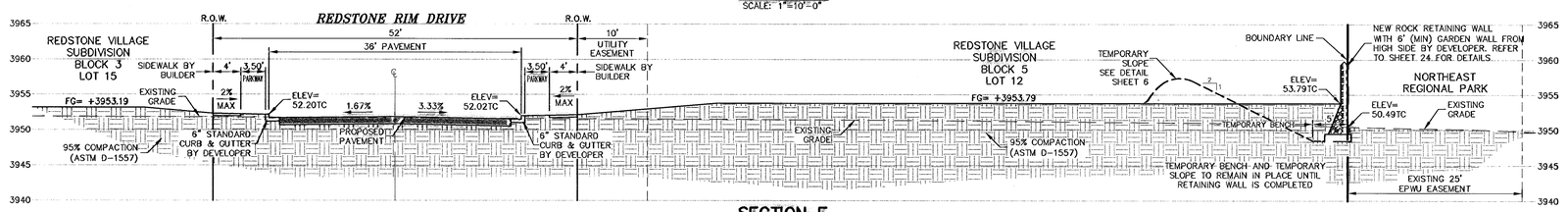
SCALE: 1"=10'-0"



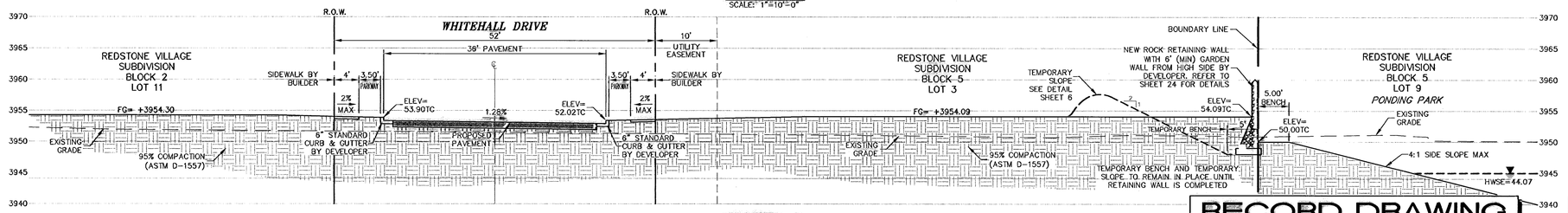
SECTION C
SCALE: 1"=10'-0"



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



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



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

Dec. 08, 2009 - 8:40am
S:\Drwn\5041 - 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 SH 5.6 (Cross Sect) ASBUILT.dwg
gbrooks

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9997

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/09/09

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REDSTONE VILLAGE SUBDIVISION
CROSS SECTIONS

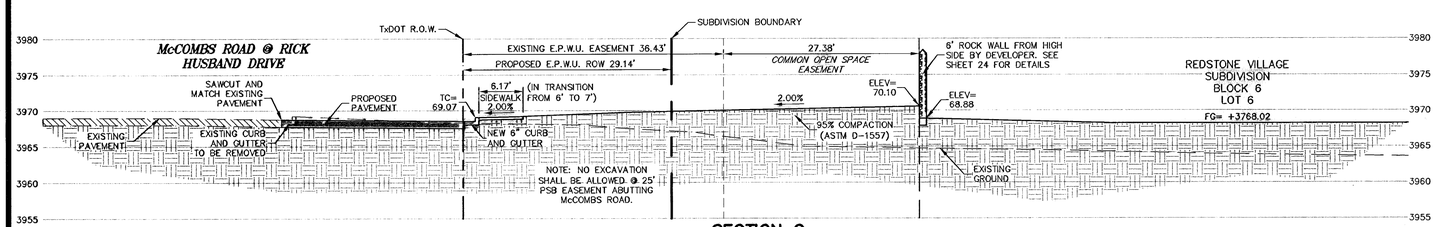
G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 5 of 34

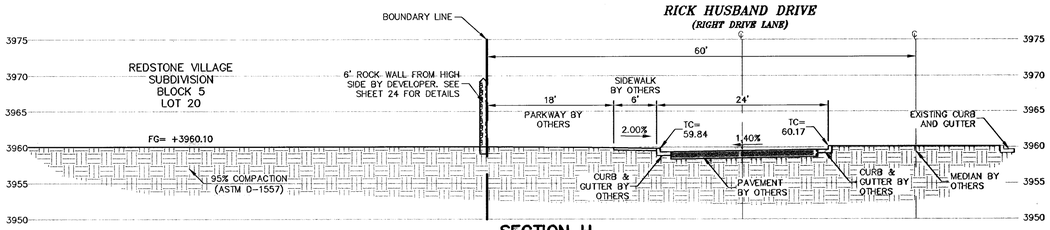
600787

RECORD DRAWING

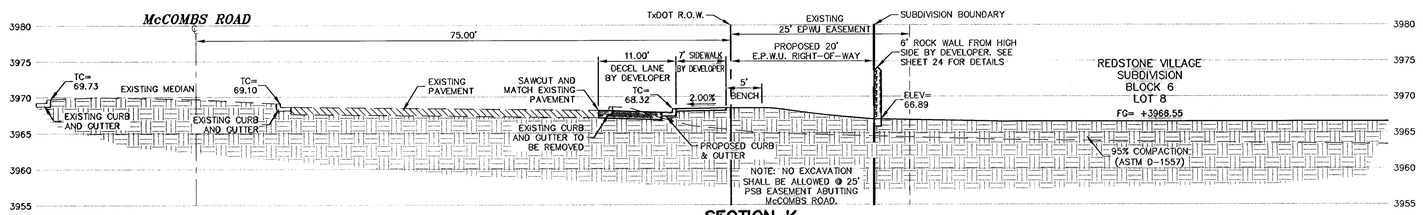
BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)



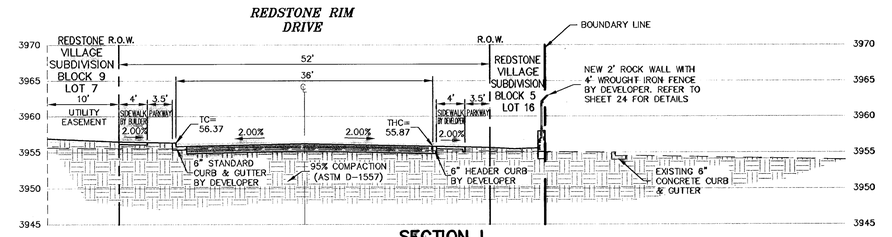
SECTION G
SCALE: 1"=10'-0"



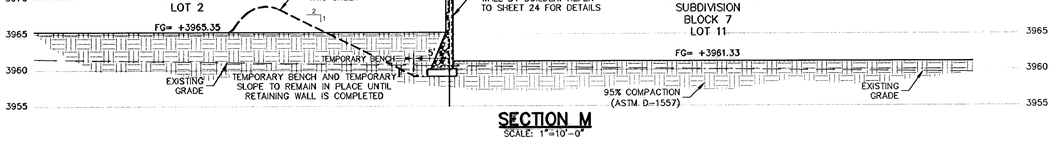
SECTION H
SCALE: 1"=10'-0"



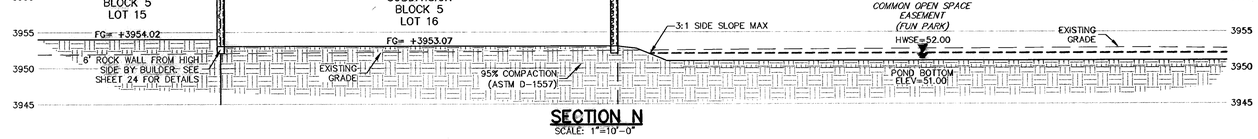
SECTION K
SCALE: 1"=10'-0"



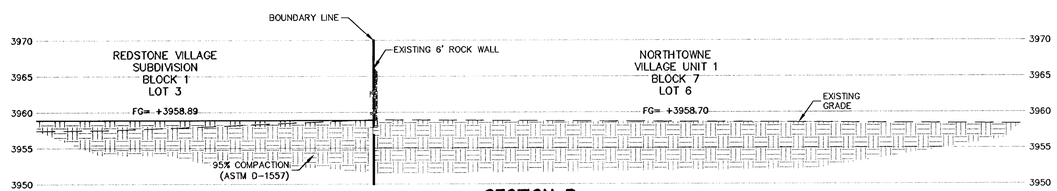
SECTION L
SCALE: 1"=10'-0"



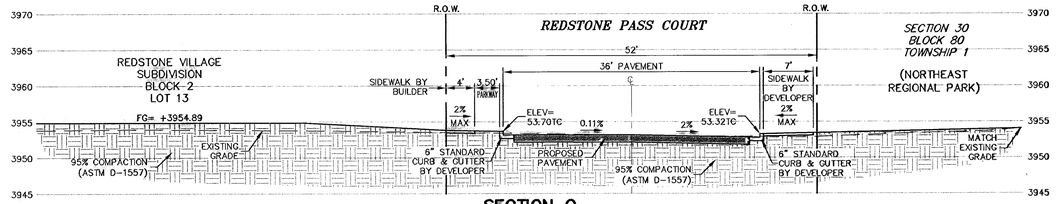
SECTION M
SCALE: 1"=10'-0"



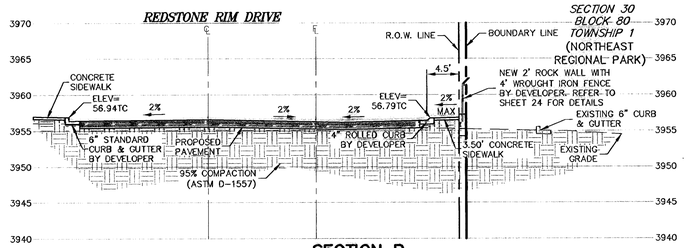
SECTION N
SCALE: 1"=10'-0"



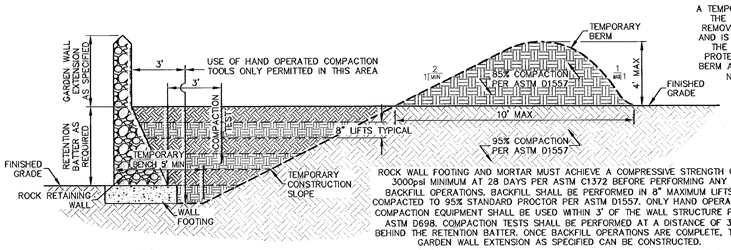
SECTION P
SCALE: 1"=10'-0"



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



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



A TEMPORARY CONSTRUCTION SLOPE IS EXCAVATED AS SHOWN ONCE THE MASS GRADING OPERATIONS ARE COMPLETED. MATERIAL IS REMOVED TO A LEVEL EQUAL TO THE BASE OF THE WALL FOOTING AND IS MOUNDED AS SHOWN IMMEDIATELY BEHIND THE AREA WHERE THE WALL IS TO BE CONSTRUCTED. THIS MOUND SERVES AS A PROTECTION BERM DURING THE WALL CONSTRUCTION PERIOD. THE BERM AND TEMPORARY CONSTRUCTION SLOPE SHALL BE WETTED AS NECESSARY (AT LEAST ONCE DAILY) TO PREVENT DUST.

ROCK WALL FOOTING AND MORTAR MUST ACHIEVE A COMPRESSIVE STRENGTH OF 3000psi MINIMUM AT 28 DAYS PER ASTM C1372 BEFORE PERFORMING ANY BACKFILL OPERATIONS. BACKFILL SHALL BE PERFORMED IN 8" MAXIMUM LIFTS COMPACTED TO 95% STANDARD PROCTOR PER ASTM D1557. ONLY HAND OPERATED COMPACTION EQUIPMENT SHALL BE USED WITHIN 3' OF THE WALL STRUCTURE PER ASTM D698. COMPACTION TESTS SHALL BE PERFORMED AT A DISTANCE OF 3' BEHIND THE RETENTION BATTER. ONCE BACKFILL OPERATIONS ARE COMPLETE, THE GARDEN WALL EXTENSION AS SPECIFIED CAN BE CONSTRUCTED.

TEMPORARY CONSTRUCTION SLOPE FOR ROCK RETAINING WALL
SCALE: 1"=4'-0"

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EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
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7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

Texas Registered Engineering Firm F-8907

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
LICENSED PROFESSIONAL ENGINEER
12/8/09

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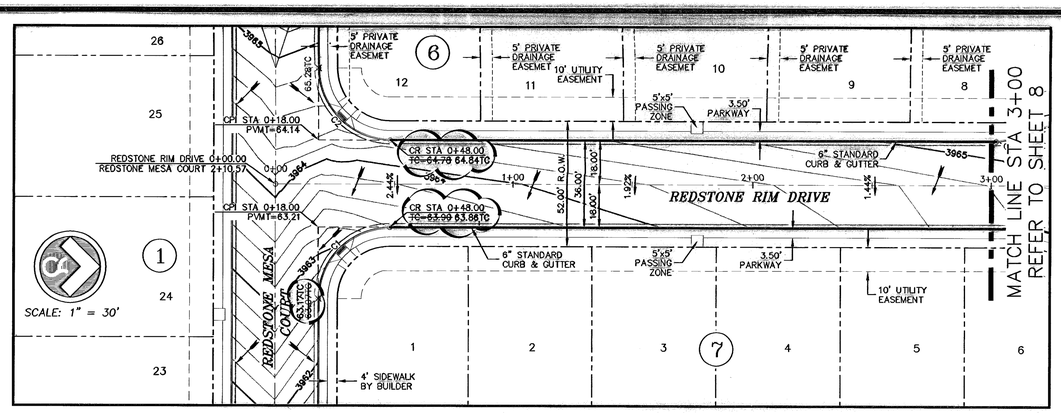
REDSTONE VILLAGE SUBDIVISION
CROSS SECTIONS

G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 6 OF 34

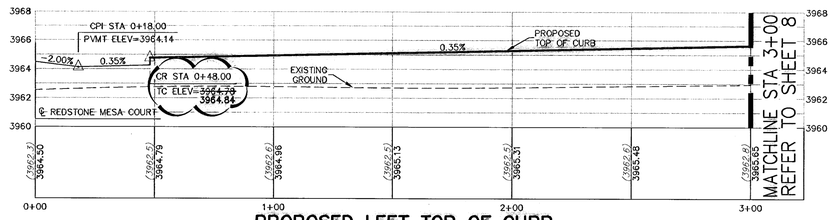
Jan 08, 2009 - 6:40am
S:\Drwn\5041 NE 21 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-06\5041 SH1.5.6 (Cross Sect) ASBUILT.dwg
gprowse



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S45°00'01"E	89°59'59"
C2	30.00	47.12	30.00	42.43	N44°59'59"E	90°00'01"

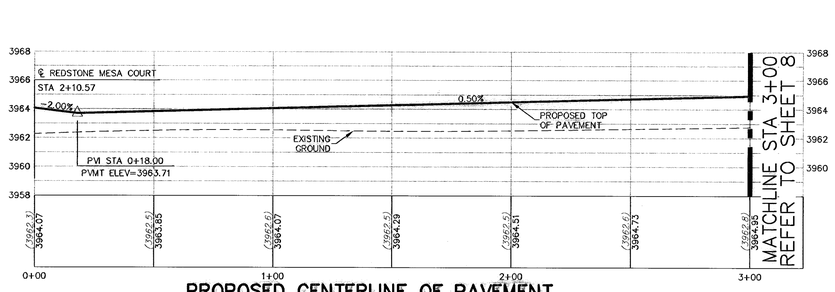
ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

FLAT SECTION



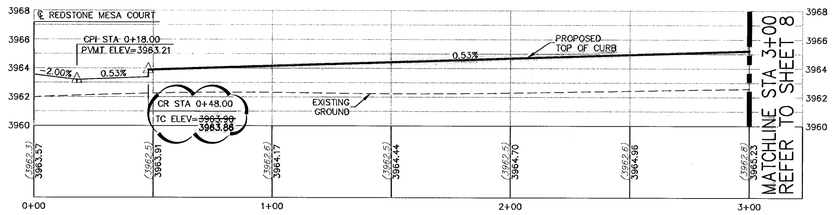
PROPOSED LEFT TOP OF CURB

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



PROPOSED CENTERLINE OF PAVEMENT

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



PROPOSED RIGHT TOP OF CURB

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

600787

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LOT LINE
UTILITY EASEMENT
CENTER LINE OF STREET
RIGHT-OF-WAY
BOUNDARY
4" ROLLED CURB
GUTTER FLOW LINE

50' TRANSITION
DIRECTION OF RUNOFF FLOW
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23

LEGEND

3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION
5'x5' PASSING ZONE
PARKWAY VARIES
4' SIDEWALK (TYP) BY BUILDER
R.O.W.
SEE DETAIL SHEET 24
ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
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4	05/25/07	FINAL City Submittal	JCK

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

STATE OF TEXAS
12/8/09
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER

Texas Registered Engineering Firm F-6907

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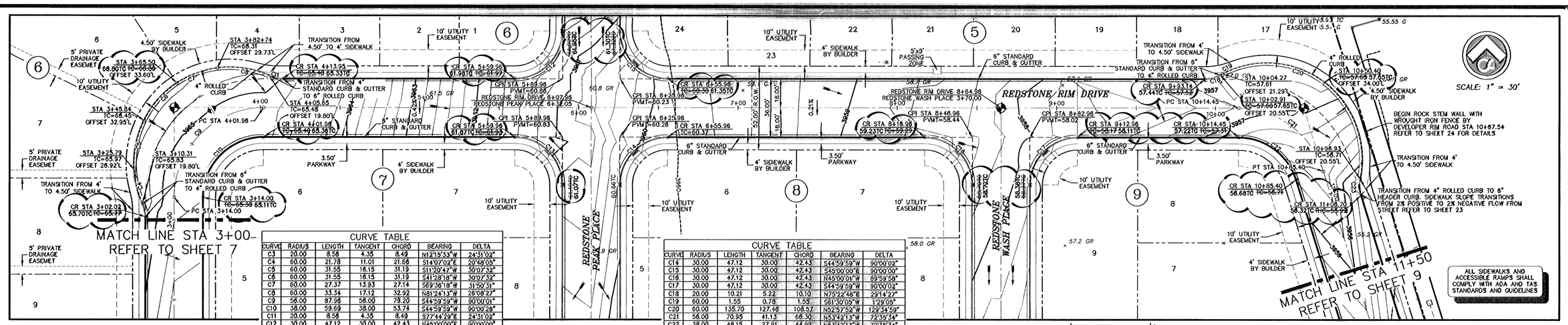
REDSTONE VILLAGE SUBDIVISION

REDSTONE RIM DRIVE PLAN & PROFILE

G.B. DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 7 OF 34

Dec 08, 2009 - 8:43am
S:\Draw\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 SH 7-10 (Redstone Rim P&P) ASBUILT.dwg
jpadilla

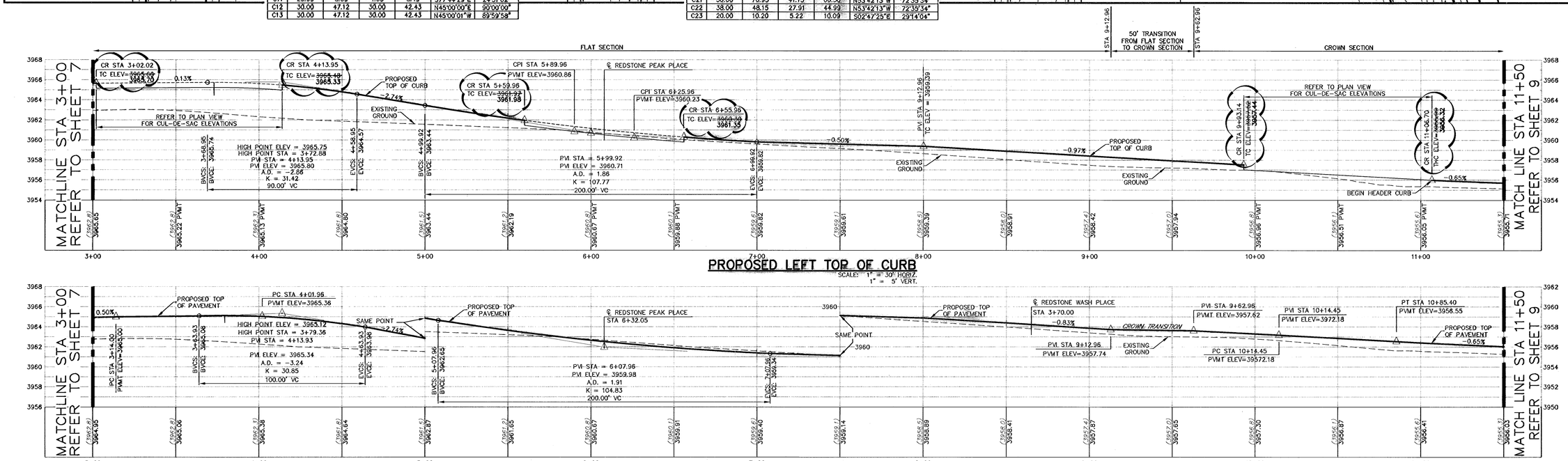


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	20.00	8.58	4.35	8.49	N12°15'33"W	24°31'02"
C4	60.00	21.78	11.01	21.66	S14°07'02"E	20°48'05"
C5	60.00	31.55	16.15	31.19	S11°20'47"W	30°07'32"
C6	60.00	31.55	16.15	31.19	S41°28'18"W	30°07'32"
C7	60.00	27.37	13.93	27.14	S69°36'18"W	31°50'31"
C8	60.00	33.34	17.12	32.92	N81°24'13"W	26°08'22"
C9	56.00	87.96	56.00	79.20	S44°59'59"W	90°00'01"
C10	38.00	59.69	38.00	53.74	S44°59'59"W	90°00'28"
C11	20.00	8.58	4.35	8.49	S77°44'29"E	24°31'02"
C12	30.00	47.12	30.00	42.43	N45°00'00"E	90°00'00"
C13	30.00	47.12	30.00	42.43	N45°00'01"W	89°59'58"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	30.00	47.12	30.00	42.43	S44°59'59"W	90°00'02"
C15	30.00	47.12	30.00	42.43	S45°00'00"E	90°00'00"
C16	30.00	47.12	30.00	42.43	N45°00'01"W	89°59'58"
C17	30.00	47.12	30.00	42.43	S44°59'59"W	90°00'02"
C18	20.00	10.21	5.22	10.10	N75°22'48"E	29°14'27"
C19	60.00	1.55	0.78	1.55	S61°30'05"W	1°29'05"
C20	60.00	135.70	127.46	108.57	N52°57'52"W	129°34'59"
C21	56.00	70.95	41.13	68.30	N53°42'13"W	72°35'34"
C22	38.00	48.15	27.91	44.99	N53°42'13"W	72°35'34"
C23	20.00	10.20	5.22	10.09	S02°47'25"E	29°14'04"



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TIME WARNER CABLE (COMMUNICATIONS)	775-7414
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	
4" ROLLED CURB	
GUTTER FLOW LINE	
50' TRANSITION	
DIRECTION OF RUNOFF FLOW	
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23	
3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION
	POINT OF VERTICAL INTERSECTION
	5'x5' PASSING ZONE BY BUILDER; PARKWAY VARIES; 4' SIDEWALK (TYP) BY BUILDER; R.O.W.; SEE DETAIL SHEET 24
	ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
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600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

Texas Registered Engineering Firm F-6997
STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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REDSTONE VILLAGE SUBDIVISION

REDSTONE RIM DRIVE PLAN & PROFILE

G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 8 OF 34

Dec 08, 2009 - 6:44pm
S:\Dwg\5041 ic 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-10\5041 Sht 7-10 (Redstone Rim Plat) ASBUILT.dwg
gbrooks

NOTE:
ALL IMPROVEMENTS WITHIN AND ADJACENT TO COMMON OPEN SPACE EASEMENT BY DEVELOPER AND SHALL BE MAINTAINED BY THE H.O.A.

6' WROUGHT IRON FENCE
2' STEMWALL WITH WROUGHT IRON FROM TURNING HEEL TO COMMON OPEN SPACE EASEMENT LINE BY DEVELOPER REFER TO DETAILS ON SHEET 24

25' EMERGENCY ACCESS GATE REFER TO DETAILS ON SHEET 24

PEDESTRIAN ACCESS BREAK REDSTONE RIM DRIVE STA 12+35

25' EMERGENCY ACCESS DRIVE

5' SIDEWALK BY DEVELOPER

ACCESSIBLE LANDING REFER TO DETAILS SHEET 24

WROUGHT IRON FENCE ONLY RIM ROAD STA 15+39 TO END BY DEVELOPER REFER TO SHEET 24 FOR DETAILS

END WROUGHT IRON FENCE REDSTONE RIM DRIVE STA 15+71

RIVER ROCK WEIR REFER TO DETAILS SHEET 26

*NOTE:
ALL SIDEWALK ADJACENT TO PRIVATE COMMON OPEN SPACE EASEMENT BY DEVELOPER. SIDEWALK ADJACENT TO HEADER CURB SHALL HAVE TURNDOWN. REFER TO DETAILS SHEET 23.

PRIVATE COMMON OPEN SPACE EASEMENT (FUN PARK)

WARNING SIGN REFER TO SHEET 29

4' SIDEWALK* BY DEVELOPER

DECORATIVE FENCE REFER TO DETAIL IN SHEET 23

10' UTILITY EASEMENT

20.00' SIDEWALK TRANSITION SEE DETAIL SHEET 23

TRANSITION FROM 4' TO 4.50' SIDEWALK

STA 18+99.29
51.40'C TC=51.31
OFFSET 23.98'L

EMBEDDED SWALE REFER TO LANDSCAPE PLAN FOR MATERIAL

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

STA 19+29.36
TC=50.62
OFFSET 32.65'L

REFER TO RECORD DRAWINGS BY SITES SOUTHWEST FOR AS-BUILD CONDITIONS IN PONDING PARK

PONDING PARK

CURB CULVERT REFER TO SHEET 27 FOR DETAILS

MATCH LINE STA 11+50 REFER TO SHEET 8

STA 12+06.62

CR STA 12+50.41
THC=55.05 54.71'C

CR STA 13+35.87
54.17'C THC=54.52

6" HEADER CURB

PC STA 12+50.41
55.30'C TC=54.39

PC STA 13+35.87

CPI STA 14+06.78
PVMT=54.02

CR STA 13+76.20
TC=54.67

REDSTONE RIM DRIVE 14+25.12
REDSTONE MESA COURT 9+97.23

CPI STA 14+42.78
PVMT=53.80

CR STA 14+72.22
TC=54.19 54.21'C

CR STA 15+86.97
52.57'C THC=52.99

CR STA 15+86.97
53.36'C TC=53.19

CR STA 16+27.73
53.13'C TC=53.19

CR STA 17+23.44
TC=52.69 52.53'C

CR STA 17+15.37
TC=52.69 52.60'C

CR STA 18+88.57
51.93'C TC=51.34

CR STA 18+88.57
51.61'C TC=51.64

PC STA 18+85.57

CPI STA 16+54.19
PVMT=52.53

CPI STA 18+88.95
PVMT=52.32

PT STA 17+29.42

CR STA 19+90.53
52.38'C TC=52.23

CR STA 19+90.61
52.09'C TC=51.93

STA 19+46.62
TC=50.23
OFFSET 33.47'L
4.5' SIDEWALK BY BUILDER

STA 19+87.53
TC=51.34
OFFSET 28.01'L
TRANSITION FROM 4.50' TO 4' SIDEWALK

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

PT STA 19+90.53

PROPOSED STORM SEWER, REFER TO SHEETS 25 AND 26

REDSTONE MESA COURT

REDSTONE COVE DRIVE

REDSTONE RIM DRIVE 16+71.57
REDSTONE COVE DRIVE 0+00.00

PT STA 17+29.42

DRIVEWAY LOCATION RESTRICTED TO REAR LOT ACCESS FROM RESTONE RIM DRIVE BY H.O.A

5'x5' PASSING ZONE

4' SIDEWALK BY BUILDER

3.50' PARKWAY

10' UTILITY EASEMENT

6" STANDARD CURB & GUTTER

SCALE: 1" = 30'

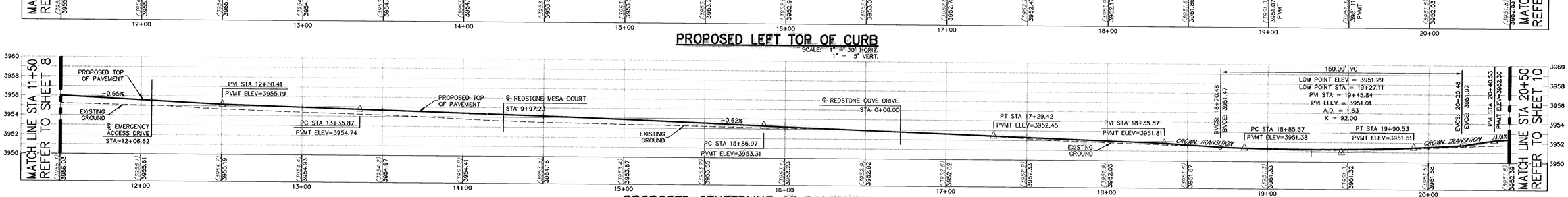
ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

MATCH LINE STA 20+50 REFER TO SHEET 10

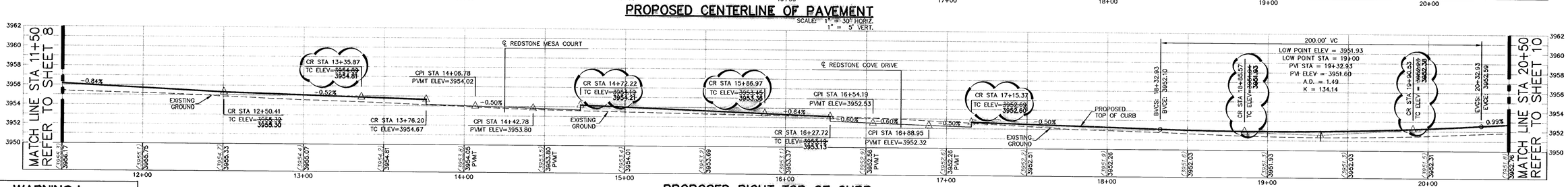
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C24	318.00	90.59	45.60	90.28	N09°14'48"W	16°19'20"
C25	300.00	85.48	43.02	85.17	N09°14'48"W	16°19'20"
C26	282.00	42.08	21.08	42.04	N13°07'58"W	8°32'57"
C27	282.00	38.26	19.16	38.23	N04°58'18"W	7°46'23"
C28	30.00	47.69	30.57	42.83	N44°27'27"E	91°05'08"
C29	30.00	46.56	29.44	42.02	N45°32'33"W	88°54'54"
C30	518.00	42.22	21.12	42.21	S03°25'12"E	4°40'11"
C31	500.00	142.48	71.71	141.97	S09°14'50"E	16°19'27"
C32	482.00	44.05	22.04	44.04	S03°42'13"E	5°14'12"
C33	482.00	58.39	29.23	58.36	S09°47'33"E	6°56'28"
C34	30.00	44.50	27.48	40.53	N38°44'07"E	84°58'49"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C35	30.00	44.49	27.48	40.53	N58°17'14"W	84°58'50"
C36	482.00	34.88	17.44	34.88	S15°20'07"E	4°08'40"
C37	20.00	6.15	3.10	6.13	S28°13'32"E	17°37'57"
C38	60.00	13.68	6.87	13.65	N28°30'38"W	13°03'45"
C39	60.00	40.65	21.14	39.88	N02°34'07"W	38°49'18"
C40	60.00	34.11	17.53	33.66	N33°07'49"E	32°34'56"
C41	60.00	33.06	16.96	32.65	N65°12'15"E	31°34'18"
C42	60.00	27.89	14.20	27.64	S85°41'43"E	26°37'46"
C43	58.00	104.95	78.21	90.25	N36°16'54"E	107°22'54"
C44	38.00	71.22	51.71	61.24	N36°18'57"E	107°22'47"
C45	20.00	6.18	3.10	6.14	N81°12'15"W	17°38'50"

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



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



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

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

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
SBC	1-800-DIG-TESS
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

LEGEND

	LOT LINE
	UTILITY EASEMENT
	CENTER LINE OF STREET
	RIGHT-OF-WAY
	BOUNDARY
	4" ROLLED CURB
	GUTTER FLOW LINE
	50' TRANSITION
	DIRECTION OF RUNOFF FLOW
	PROPOSED CITY MONUMENT SEE DETAIL SHEET 23

3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION

5'x5' PASSING ZONE BY BUILDER — PARKWAY VARIES — 4' SIDEWALK (TYP) BY BUILDER — R.O.W. — SEE DETAIL SHEET 24

ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/18/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-6927

STATE OF TEXAS — JOHN C. KARLSRUHER — 53978 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

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REDSTONE VILLAGE SUBDIVISION

REDSTONE RIM DRIVE PLAN & PROFILE

G.B. DESIGNED BY — L.T.~E.C.~D.G. DRAWN BY — J.C.K. CHECKED BY

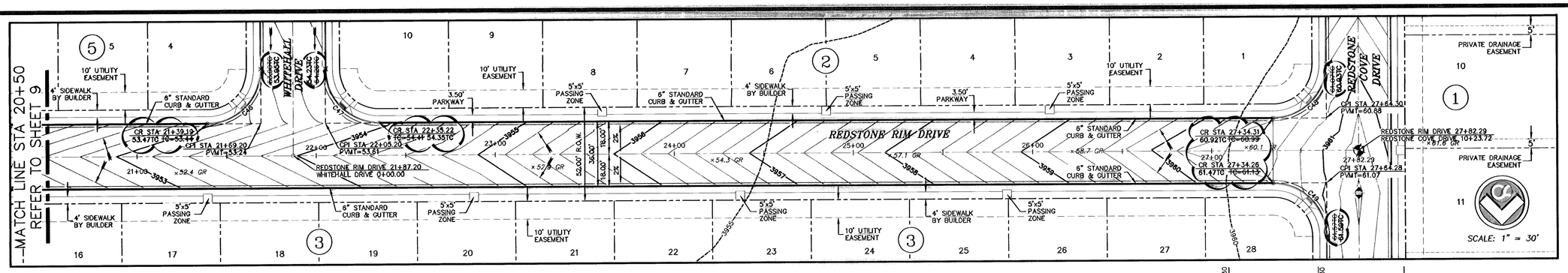
5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 9 OF 34

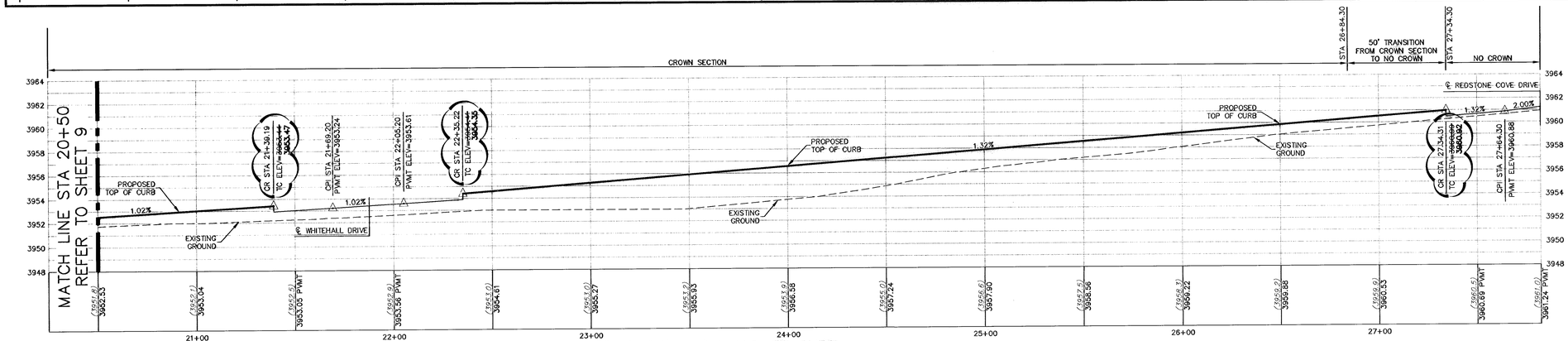
600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

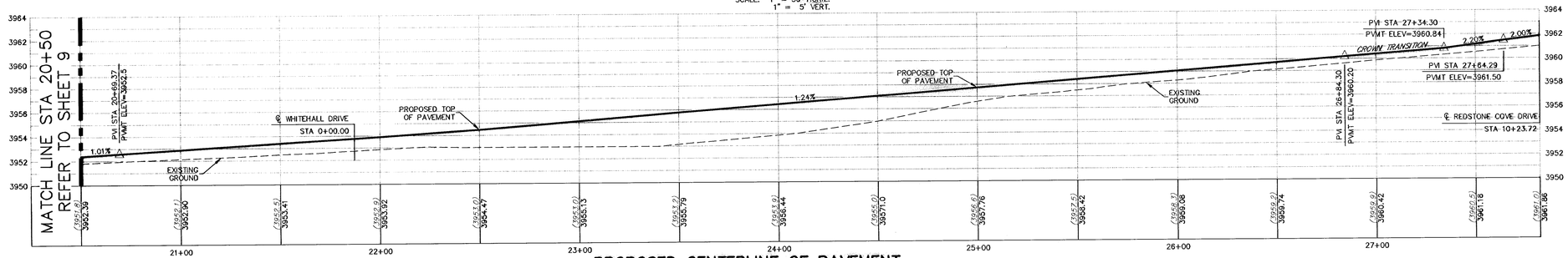
Dec 08, 2009 - 8:40am
S:\Civil\5041 Redstone Village\5041 Redstone ASBUILTS 3-3-08\5041 Sht 7-10 (Redstone Rim Part) ASBUILT.dwg
gpicola





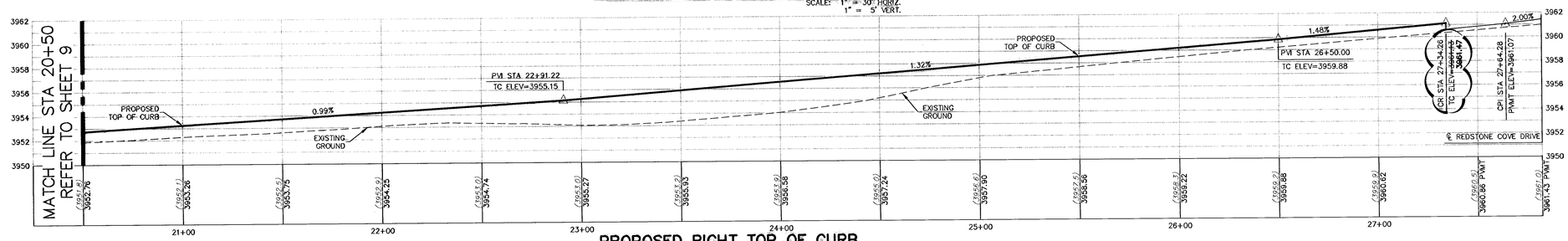
PROPOSED LEFT TOP OF CURB

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



PROPOSED CENTERLINE OF PAVEMENT

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



PROPOSED RIGHT TOP OF CURB

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C46	30.00	47.11	29.99	42.42	S44°59'10"W	89°58'21"
C47	30.00	47.14	30.01	42.44	N45°00'50"W	90°01'39"
C48	30.00	47.11	29.99	42.42	S44°59'09"W	89°58'22"
C49	30.00	47.14	30.01	42.44	S45°00'51"E	90°01'38"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

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TIME WARNER COMMUNICATIONS (CABLE)	775-7414
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
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- PARKWAY VARIES
- 4' SIDEWALK (TYP) BY BUILDER
- R.O.W.
- SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
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4	05/25/07	FINAL City Submittal	JCK

RECORD DRAWING

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

Texas Registered Engineering Firm F-8697

STATE OF TEXAS · JOHN C. KARLSRUHER · 53878 · REGISTERED PROFESSIONAL ENGINEER · 12/08/09

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REDSTONE RIM DRIVE PLAN & PROFILE

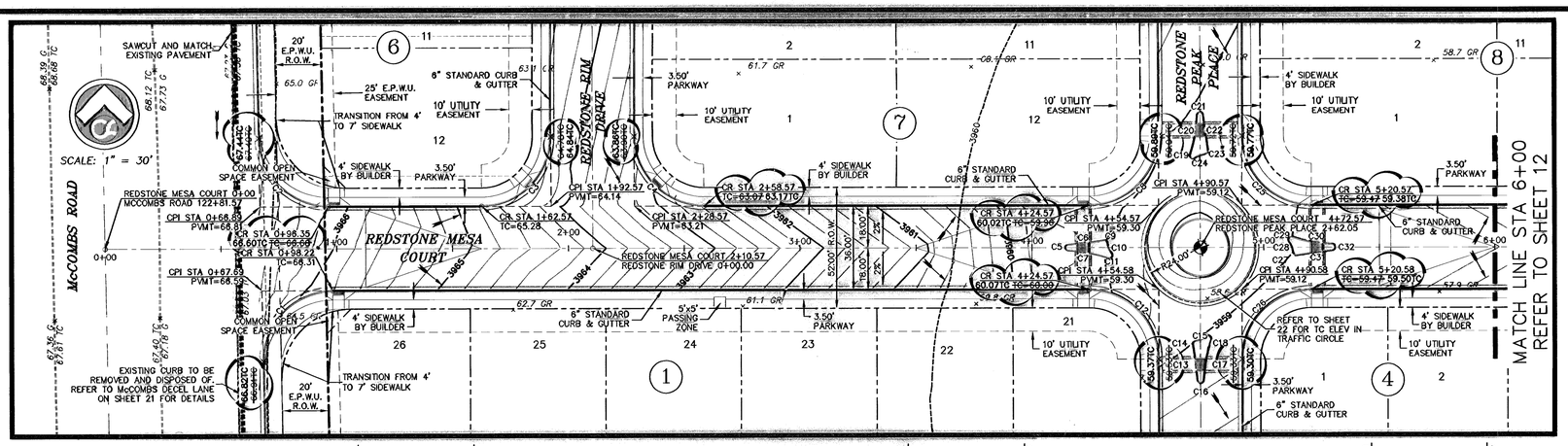
G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041	
JOB NO.	
10/04/06	
DATE	
AS NOTED	
SCALE	
SHEET NO.	10
OF	34

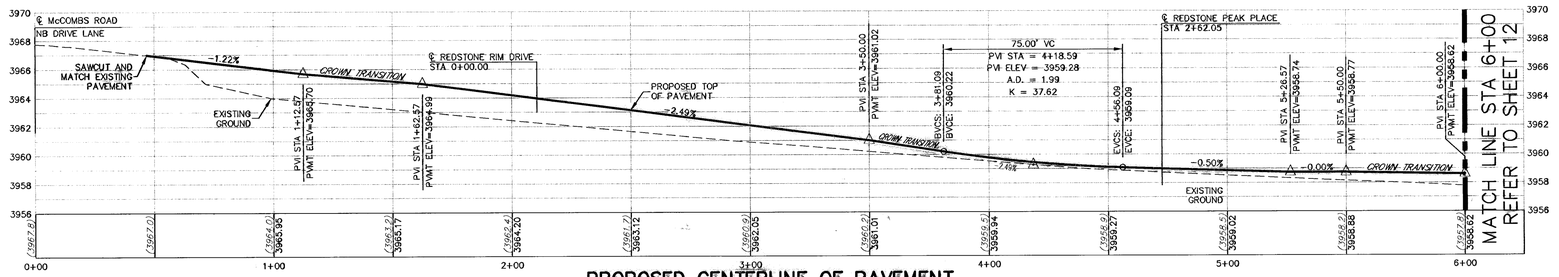
Dec 08, 2009 - 8:42am
J:\Projects\5041 NC 12 4x (Redstone Village)\5041 Redstone ASBuilts 3-1-06\5041 Sht 7-10 (Redstone Rim P&P) ASBUILT.dwg
gbrooks

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.83	30.53	42.89	S44°29'55"W	91°00'08"
C2	30.00	46.60	29.48	42.05	S45°30'05"E	88°59'52"
C3	30.00	47.13	30.00	42.43	N44°59'59"E	90°00'01"
C4	30.00	47.12	30.00	42.43	S45°00'01"E	89°59'59"
C5	1.50	4.45	17.30	2.99	S 0°15'17" E	170°5'29"
C6	240.78	14.06	7.03	14.06	N 83°7'5" E	3°20'44"
C7	68.00	14.05	7.05	14.02	N 79°12'14" W	12°11'35"
C8	1.50	2.83	1.80	2.31	N 47°58'54" W	100°28'39"
C9	41.50	4.23	2.12	4.23	S 0°39'43" E	5°50'17"
C10	1.50	2.89	2.16	2.46	N 51°39'21" E	110°28'25"
C11	30.00	47.12	30.00	42.43	N 44°59'59" E	90°0'2"
C12	30.00	47.12	30.00	42.43	N45°00'00"W	90°00'00"
C13	68.00	14.05	7.05	14.02	N 10°47'46" E	12°11'35"
C14	1.50	2.89	2.16	2.46	S 38°20'39" E	110°28'25"
C15	1.50	4.45	17.30	2.99	S 89°44'43" W	170°5'29"
C16	41.50	4.23	2.12	4.23	S 89°20'17" W	5°50'17"
C17	240.78	14.06	7.03	14.06	S 6°52'55" E	3°20'44"
C18	1.50	2.83	1.80	2.31	N 42°1'8" E	100°28'39"
C19	1.50	2.83	1.80	2.31	S 42°1'8" W	100°28'39"
C20	240.78	14.06	7.03	14.06	N 6°52'55" W	3°20'44"
C21	41.50	4.23	2.12	4.23	N 89°20'17" E	5°50'17"
C22	1.50	4.45	17.30	2.99	N 89°44'43" E	170°5'29"
C23	1.50	2.89	2.16	2.46	N 38°20'39" W	110°28'25"
C24	68.00	14.05	7.05	14.02	S 10°47'46" W	12°11'35"
C25	30.00	47.12	30.00	42.43	S 45°0'1" E	89°59'58"
C26	30.00	47.12	30.00	42.43	S45°00'00"W	90°00'00"
C27	41.50	4.23	2.12	4.23	N 0°39'43" W	5°50'17"
C28	1.50	2.89	2.16	2.46	S 51°39'21" W	110°28'25"
C29	1.50	2.83	1.80	2.31	S 47°58'54" E	100°28'39"
C30	68.00	14.05	7.05	14.02	S 79°12'14" E	12°11'35"
C31	240.78	14.06	7.03	14.06	S 83°7'5" W	3°20'44"
C32	1.50	4.45	17.30	2.99	N 0°15'17" W	170°5'29"

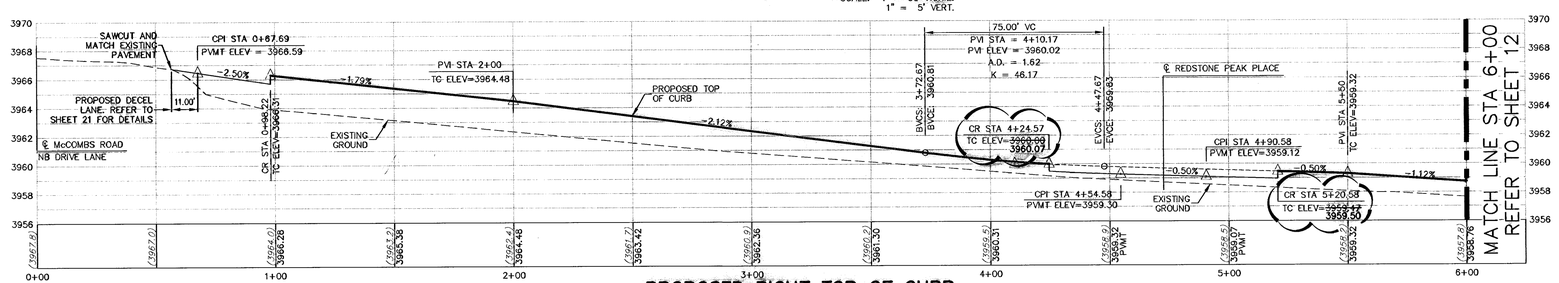
ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES



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



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



PROPOSED RIGHT TOP OF CURB
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EL PASO NATURAL GAS CO.	1-800-334-8047
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LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- RIGHT-OF-WAY
- BOUNDARY
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- PASSING ZONE 5'x5' BY BUILDER; PARKWAY VARIES; 4' SIDEWALK (TYP) BY BUILDER; R.O.W.; SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
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5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

Texas Registered Engineering Firm F-9897

STATE OF TEXAS * JOHN C. KARLSRUHER 53878 REGISTERED PROFESSIONAL ENGINEER 12/8/09

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El Paso, Texas 79912
tel (915) 877.4155
fax (915) 877.4334
www.csaengineers.com

REDSTONE VILLAGE SUBDIVISION

REDSTONE MESA COURT PLAN & PROFILE

G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 11 OF 34

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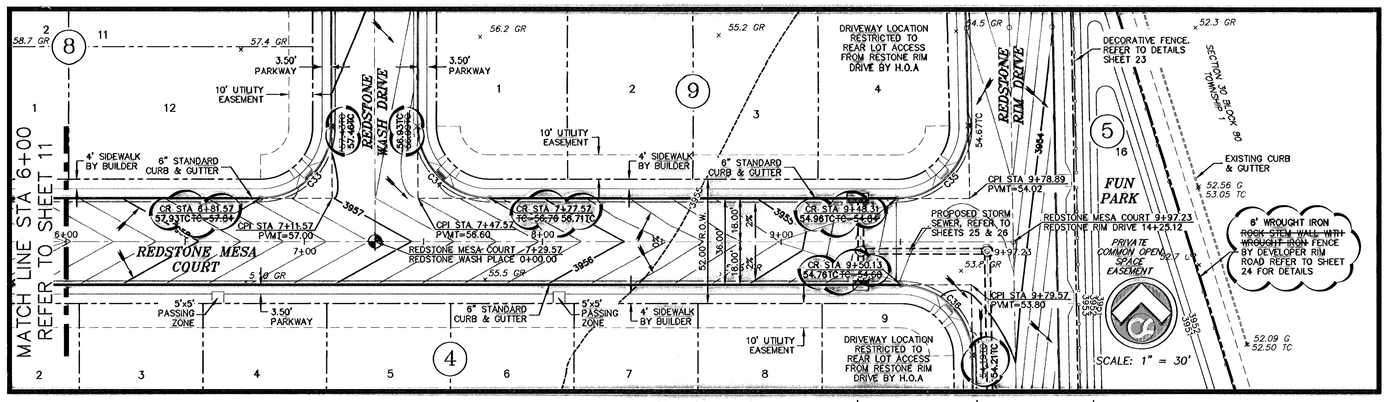
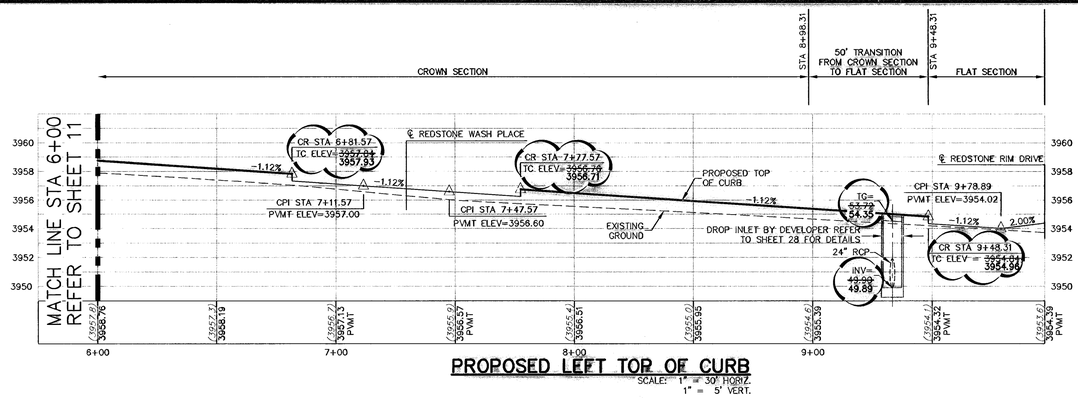
Dec 08, 2009 - 1:57pm
S:\Projects\5041 NC 24 (Redstone Village)\5041 Redstone ASBUILTS 3-1-08\5041 Sht 11-12 (Redstone Mesa P&P) ASBUILT.dwg
gcross

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	30.00	47.12	30.00	42.43	N44°59'59"E	90°00'02"
C34	30.00	47.12	30.00	42.43	S45°00'01"E	89°59'58"
C35	30.00	47.69	30.57	42.83	N44°27'27"E	91°05'09"
C36	30.00	46.56	29.44	42.02	N45°32'33"W	88°54'54"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES





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
SBC	1-800-DIG-TESS
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

LOT LINE
UTILITY EASEMENT
CENTER LINE OF STREET
RIGHT-OF-WAY
BOUNDARY
4" ROLLED CURB
GUTTER FLOW LINE

LEGEND

50' TRANSITION
DIRECTION OF RUNOFF FLOW
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23

3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION
5'x5' PASSING ZONE BY BUILDER
PARKWAY VARIES
4' SIDEWALK (TYP) BY BUILDER
R.O.W.
SEE DETAIL SHEET 24
ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
11/8/09
Texas Registered Engineering Firm F-6967

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REDSTONE VILLAGE SUBDIVISION

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G.B DESIGNED BY | L.T.~E.C.~O.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 12 OF 34

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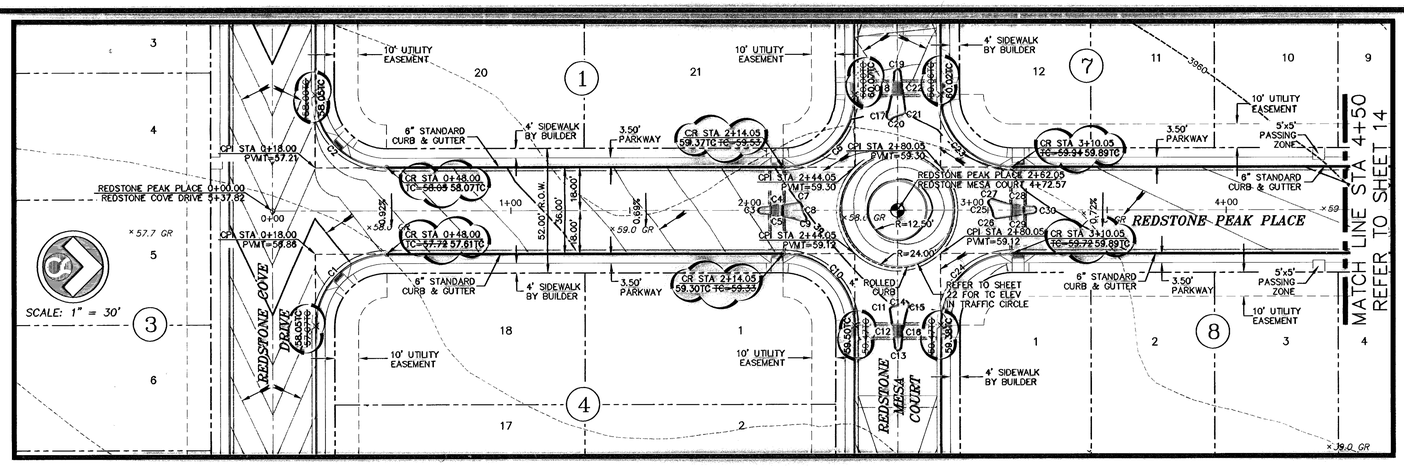
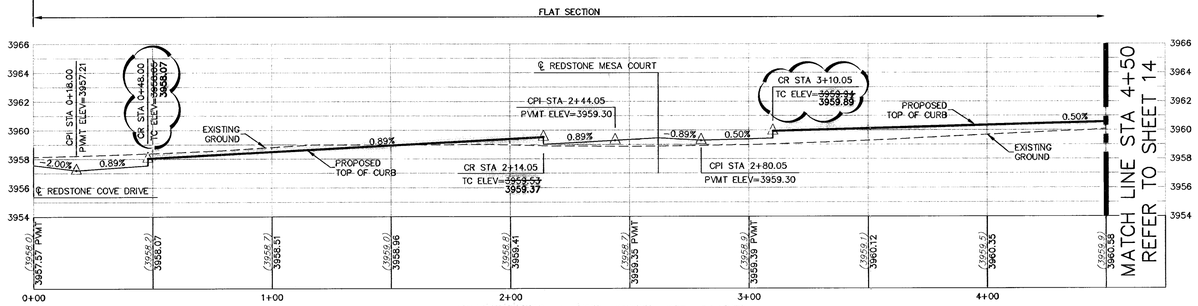
Dec 08, 2009 - 8:51am
S:\Dwgs\5041 NE 32 nc (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 SH 11.2 (Redstone Mesa P&P) ASBUILT.dwg
gbrooks

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S45°00'00"E	90°00'00"
C2	30.00	47.12	30.00	42.43	N45°00'00"E	90°00'00"
C3	3.00	8.91	34.57	5.98	S89°55'48"E	170°04'45"
C4	239.27	13.97	6.99	13.97	S06°57'30"W	3°20'43"
C5	239.26	13.97	6.99	13.97	N06°48'40"W	3°20'44"
C6	30.00	47.12	30.00	42.43	N45°00'00"W	90°00'00"
C7	3.00	5.26	3.60	4.61	S42°07'33"E	100°24'08"
C8	40.00	3.15	1.58	3.15	S89°55'48"E	4°30'51"
C9	3.00	5.26	3.60	4.61	N41°59'09"W	100°24'08"
C10	30.00	47.12	30.00	42.43	S45°00'00"W	90°00'00"
C11	3.00	5.26	3.60	4.61	S47°52'27"E	100°24'08"
C12	239.26	13.97	6.99	13.97	S83°11'20"W	3°20'44"
C13	3.00	8.91	34.57	5.98	N00°04'12"E	170°04'45"
C14	40.00	3.15	1.58	3.15	N00°04'12"E	4°30'51"
C15	3.00	5.26	3.60	4.61	S48°00'51"W	100°24'08"
C16	239.27	13.97	6.99	13.97	S83°02'30"E	3°20'43"
C17	3.00	5.26	3.60	4.61	N47°58'39"E	100°24'08"
C18	239.27	13.97	6.99	13.97	N83°08'55"W	3°20'44"
C19	3.00	8.91	34.57	5.98	S00°00'00"E	170°04'45"
C20	40.00	3.15	1.58	3.15	S00°00'00"E	4°30'51"
C21	3.00	5.26	3.60	4.61	N47°58'39"W	100°24'08"
C22	239.27	13.97	6.99	13.97	N83°08'55"E	3°20'44"
C23	30.00	47.12	30.00	42.43	N44°59'59"E	90°00'02"
C24	30.00	47.12	30.00	42.43	S45°00'01"E	89°59'58"
C25	3.00	5.26	3.60	4.61	N41°59'09"E	100°24'08"
C26	40.00	3.15	1.58	3.15	S89°55'48"W	4°30'51"
C27	3.00	5.26	3.60	4.61	S42°07'33"E	100°24'08"
C28	239.26	13.97	6.99	13.97	N06°48'40"E	3°20'44"
C29	239.27	13.97	6.99	13.97	S06°57'30"E	3°20'43"
C30	3.00	8.91	34.57	5.98	S89°55'48"W	170°04'45"

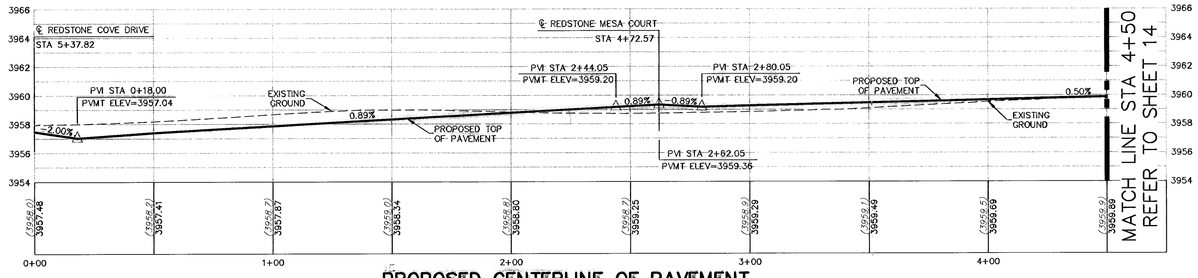


ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES



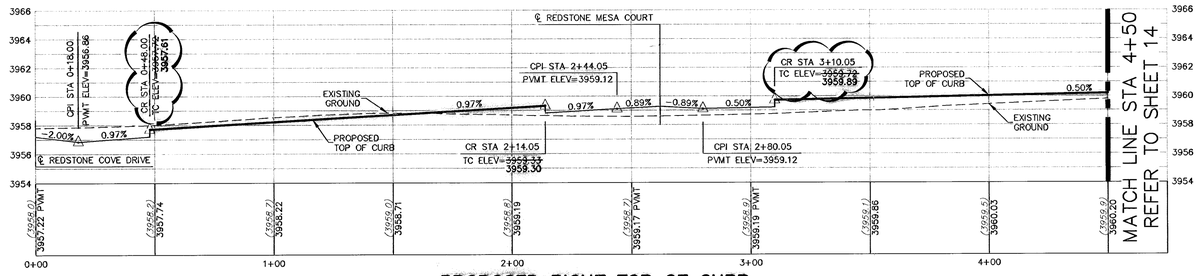
PROPOSED LEFT TOP OF CURB

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



PROPOSED CENTERLINE OF PAVEMENT

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



PROPOSED RIGHT TOP OF CURB

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

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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
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER — PARKWAY VARIES — 4' SIDEWALK (TYP) BY BUILDER — R.O.W. — SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/18/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
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RECORD DRAWING

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BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

Texas Registered Engineering Firm F-6907

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

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REDSTONE VILLAGE SUBDIVISION

REDSTONE PEAK PLACE PLAN & PROFILE

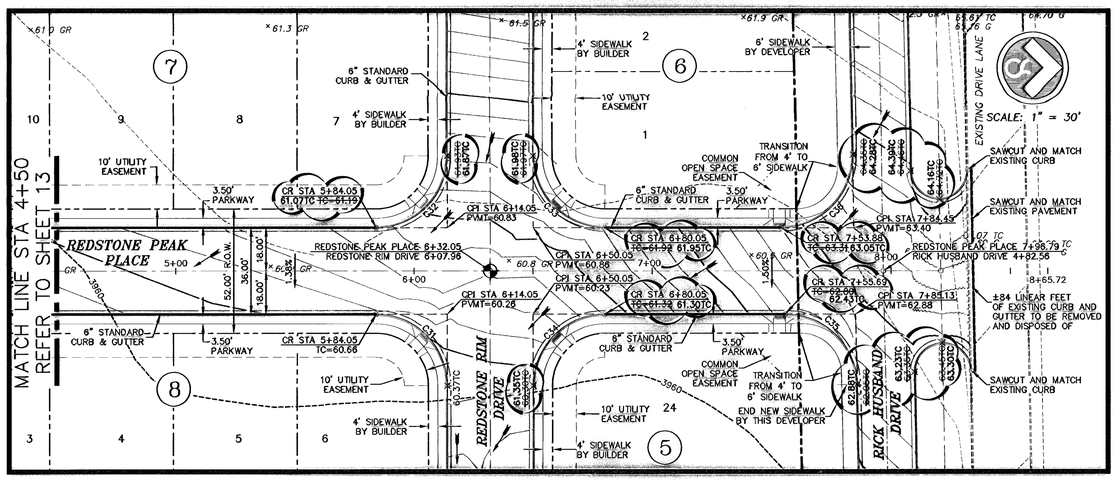
G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

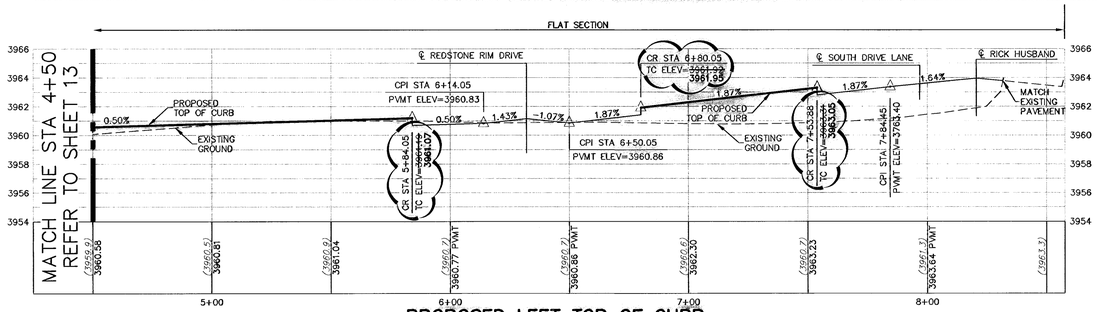
5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 13 OF 34

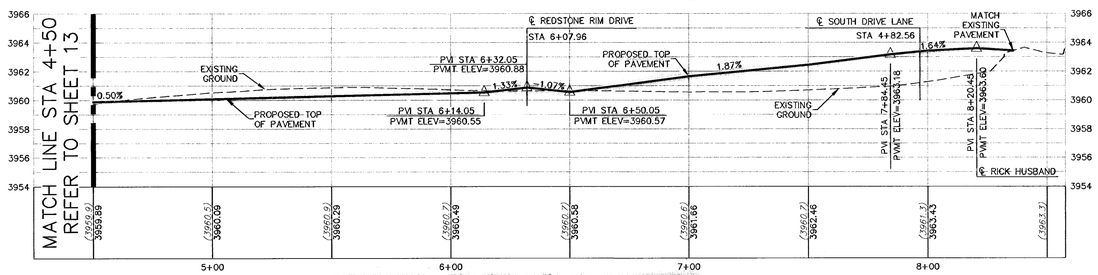
Jan 08, 2008 - 8:43am
S:\Dgn\5041 Id_33 Ac (Redstone Village)\5041 Redstone ASBUILTS 1-3-~-08\5041 Sht 13,14 (Redstone Peak Pl&P) ASBUILT.dwg
gbrooks

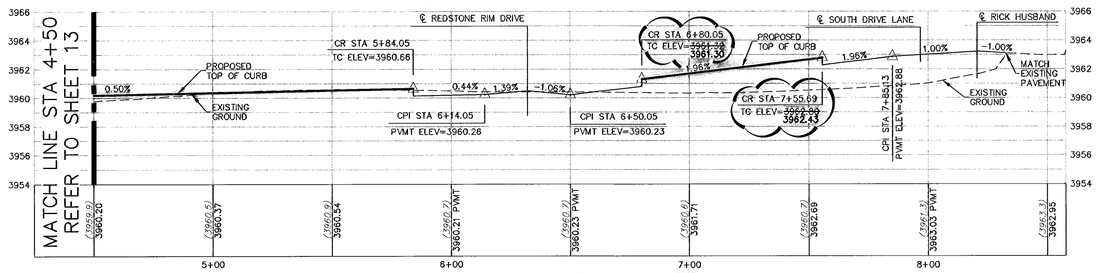
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C31	30.00	47.12	30.00	42.43	S44°59'59"W	90°00'02"
C32	30.00	47.12	30.00	42.43	N45°00'01"W	89°59'58"
C33	30.00	47.12	30.00	42.43	N45°00'00"E	90°00'00"
C34	30.00	47.12	30.00	42.43	S45°00'00"E	90°00'00"
C35	20.00	31.04	19.63	28.02	S44°27'38"W	88°59'18"
C36	20.00	31.79	20.38	28.55	N45°32'22"W	91°04'44"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES









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LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- RIGHT-OF-WAY
- BOUNDARY
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- PARKWAY VARIES
- 4' SIDEWALK (TYP) BY BUILDER
- R.O.W.
- SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

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STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

Texas Registered Engineering Firm F-6997

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5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 14 OF 34

Dec 08, 2009 - 6:52pm S:\Drw\5041 NZ 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-09\5041 SH 13,14 (Redstone Peak P&P) ASBUILT.dwg gbrooks

CURVE TABLE						
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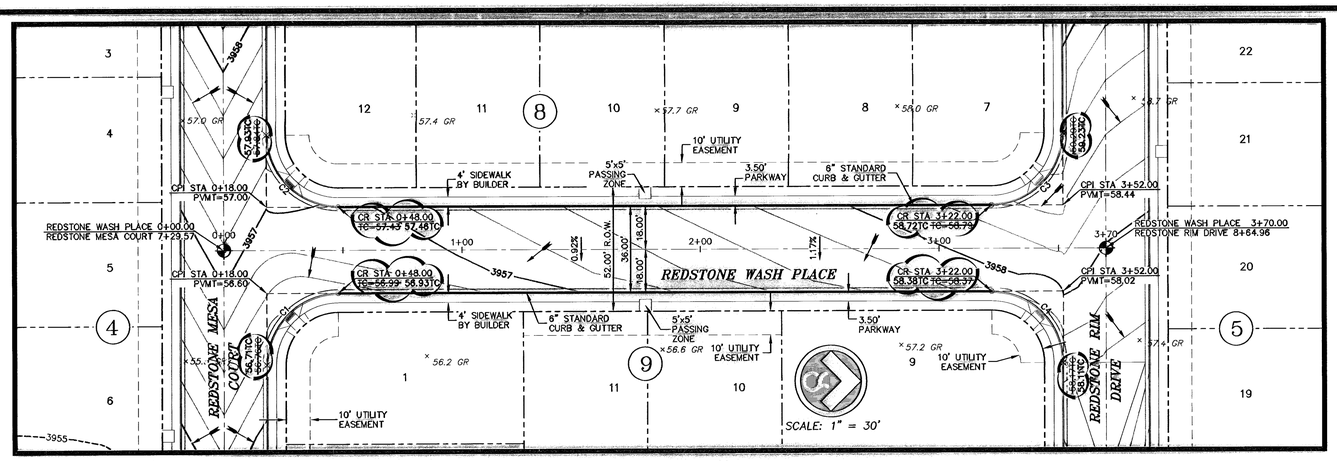
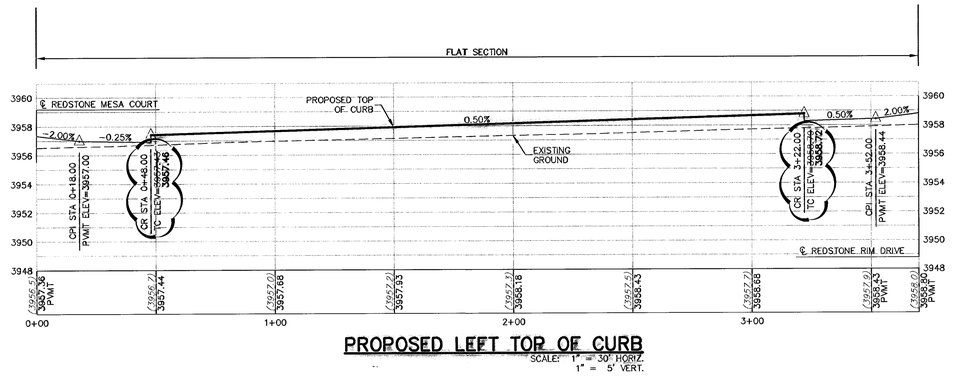
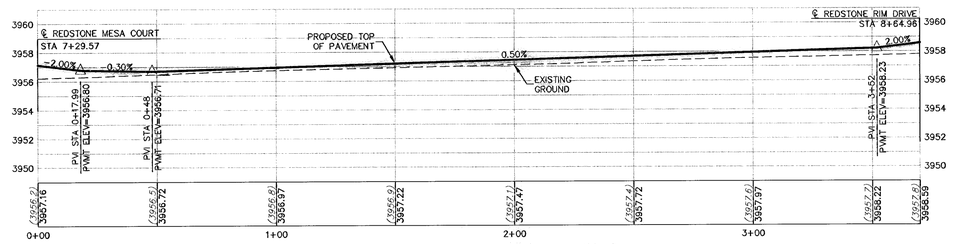




PROPOSED LEFT TOP OF CURB

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



PROPOSED CENTERLINE OF PAVEMENT

SCALE: 1" = 30' HORIZ.
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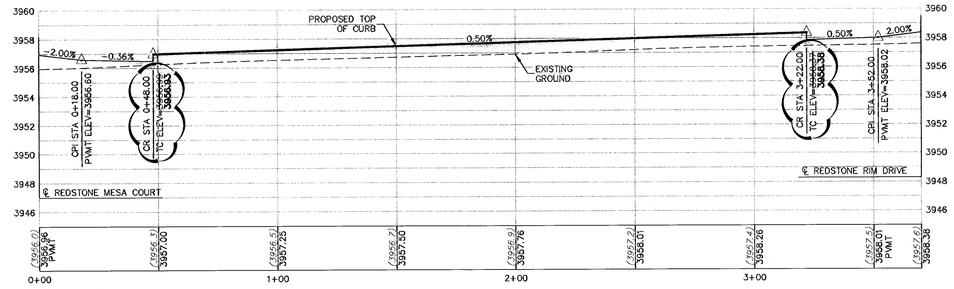

PROPOSED RIGHT TOP OF CURB

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TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

LEGEND

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- CENTER LINE OF STREET
- RIGHT-OF-WAY
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- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
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(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
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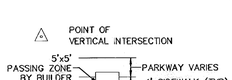
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION



ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9907

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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tel [915] 877.4155
fax [915] 877.4334
www.csadesigngroup.com

REDSTONE VILLAGE SUBDIVISION

REDSTONE WASH PLACE PLAN & PROFILE

G.B. DESIGNED BY | L.T.~E.C.~O.G. DRAWN BY | J.C.K. CHECKED BY

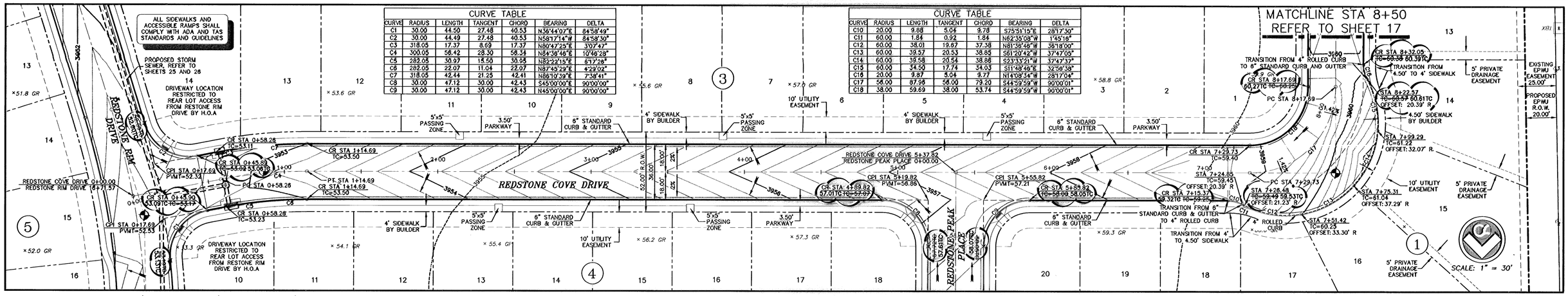
5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 15 OF 34

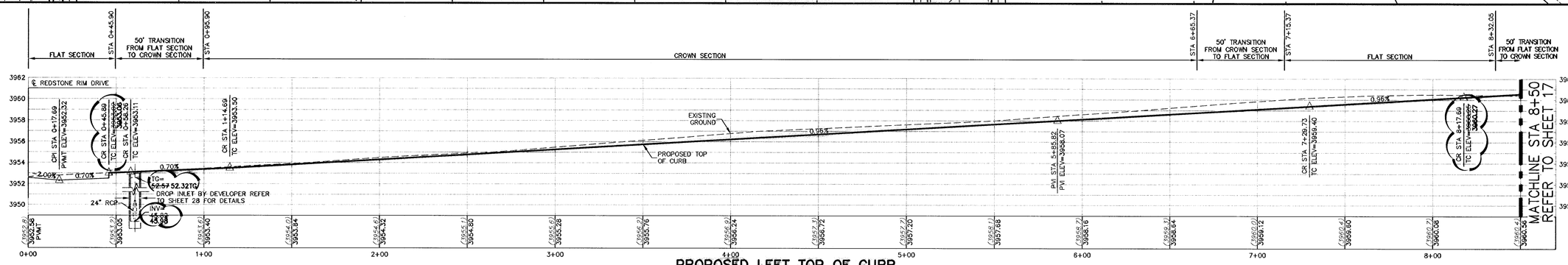
Dec 08, 2009 - 8:53am
S:\Drawings\5041 RC 24 4x (Redstone Village)\5041 Redstone ASBUILTS 3-1-08\5041 Sht 15 (Redstone Wash Pl&P) ASBUILT.dwg
goodea

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	44.50	27.48	40.53	N36°44'07"E	84°58'49"
C2	30.00	44.49	27.45	40.53	N58°17'14"W	84°59'30"
C3	318.05	17.37	8.69	17.37	N80°47'25"E	3°07'42"
C4	300.05	58.42	29.30	58.34	N84°38'46"E	10°46'28"
C5	282.05	30.97	15.50	30.95	N82°22'15"E	6°17'28"
C6	282.05	22.07	11.04	22.07	N87°45'29"E	4°29'02"
C7	318.05	42.44	21.25	42.41	N86°10'39"E	7°38'41"
C8	30.00	47.12	30.00	42.43	S45°00'00"E	90°00'00"
C9	30.00	47.12	30.00	42.43	N45°00'00"E	90°00'00"

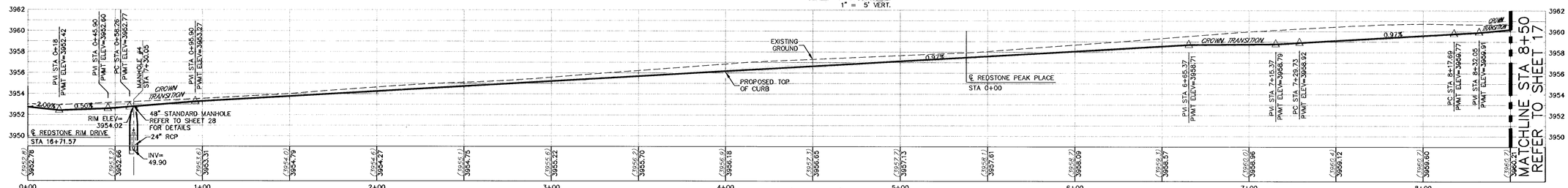
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	20.00	9.88	5.04	9.78	S75°51'15"E	28°17'30"
C11	60.00	1.84	0.92	1.84	N62°35'08"W	1°45'16"
C12	60.00	38.01	19.67	37.38	N81°39'45"W	36°18'00"
C13	60.00	39.57	20.53	38.85	S61°20'42"W	37°47'05"
C14	60.00	39.58	20.54	38.86	S23°33'21"W	37°47'37"
C15	60.00	34.50	17.74	34.03	S11°48'46"E	32°56'38"
C16	20.00	9.87	5.04	9.77	N14°08'34"W	28°17'04"
C17	56.00	87.96	56.00	79.20	S44°59'59"W	90°00'01"
C18	38.00	59.69	38.00	53.74	S44°59'59"W	90°00'01"





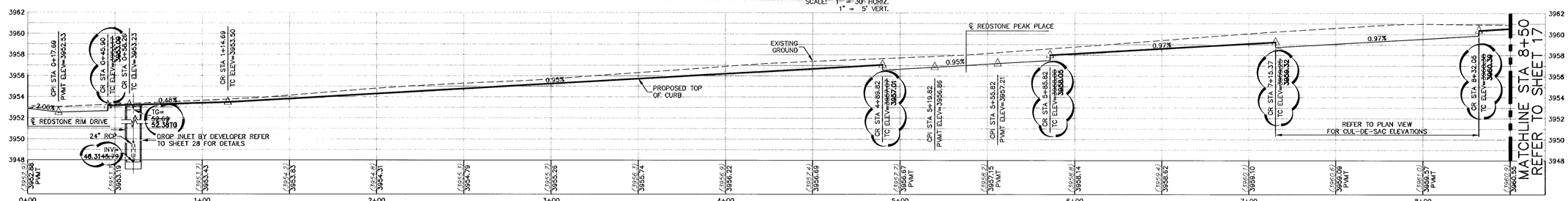
PROPOSED LEFT TOP OF CURB

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



PROPOSED CENTERLINE OF PAVEMENT

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



PROPOSED RIGHT TOP OF CURB

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

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
SBC	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

LEGEND

LOT LINE	
UTILITY EASEMENT	
CENTER LINE OF STREET	
RIGHT-OF-WAY	
BOUNDARY	
4" ROLLED CURB	
GUTTER FLOW LINE	
50' TRANSITION	
DIRECTION OF RUNOFF FLOW	
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23	
3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION
POINT OF VERTICAL INTERSECTION	
5'x5' PASSING ZONE BY BUILDER	PARKWAY VARIES
R.O.W.	4' SIDEWALK (TYP) BY BUILDER
SEE DETAIL SHEET 24	
ACCESSIBLE RAMP SEE DETAIL SHEET 24	

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09
Texas Registered Engineering Firm F-0907

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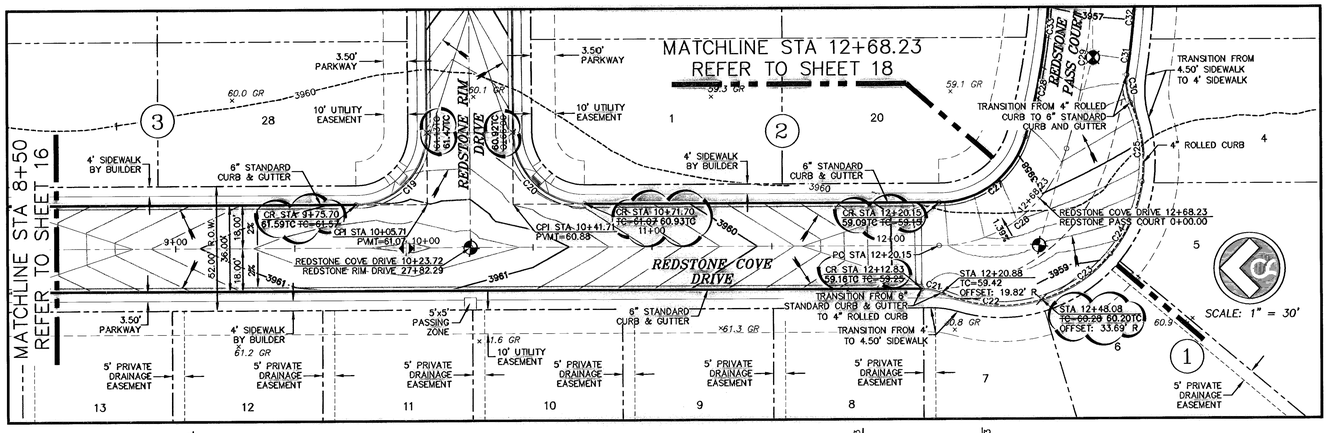
REDSTONE VILLAGE SUBDIVISION

REDSTONE COVE DRIVE PLAN & PROFILE

G.B. DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

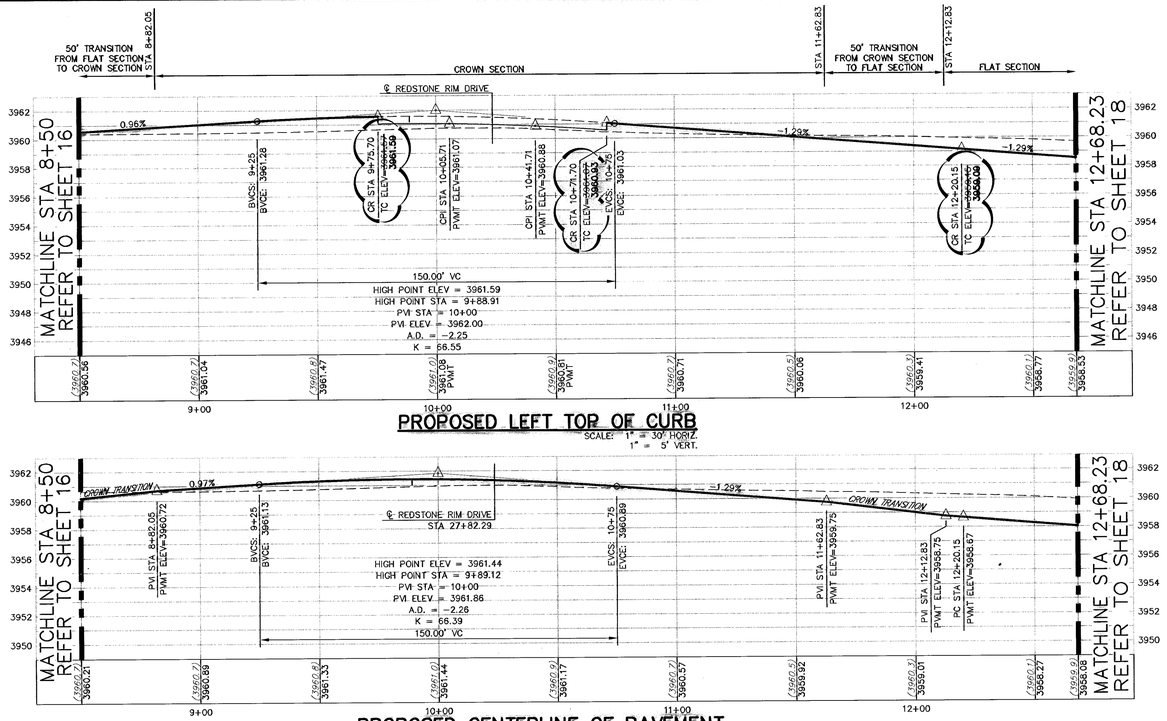
5041 JOB NO. | 10/04/06 DATE | AS NOTED SCALE | SHEET NO. 16 of 34

Dec 08, 2009 - 6:54pm
S:\Dwg\5041 NC 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 Sht 16-18 (Redstone Cove & Peak PMP) ASBUILT.dwg



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	30.00	47.14	30.01	42.44	S45°00'51"E	90°01'38"
C20	30.00	47.11	29.99	42.42	S44°59'09"W	89°58'22"
C21	20.00	8.56	4.35	8.50	N12°18'00"E	24°32'04"
C22	60.00	42.53	22.43	42.02	S04°02'05"W	40°37'55"
C23	60.00	35.29	18.17	34.79	S33°18'59"E	33°42'12"
C24	60.00	33.31	17.10	32.88	S66°04'17"E	31°48'24"
C25	60.00	33.79	17.36	33.35	N81°53'30"E	32°16'02"
C26	58.00	71.94	41.90	67.10	S36°48'13"E	73°36'22"
C27	38.00	48.82	28.43	45.53	S36°48'13"E	73°36'22"
C28	258.00	41.27	20.68	41.22	S78°13'29"E	9°14'11"
C29	274.00	78.51	39.53	78.24	S81°48'55"E	16°25'03"
C30	20.00	11.67	6.01	11.51	S82°28'53"W	33°28'47"
C31	292.00	15.87	7.94	15.87	S82°21'09"E	3°06'51"
C32	292.00	31.17	15.60	31.15	S86°58'03"E	6°06'57"
C33	258.00	32.09	16.07	32.07	S86°28'04"E	7°07'58"

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES



WARNING !
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BEFORE YOU DIG –	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
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

LOT LINE
UTILITY EASEMENT
CENTER LINE OF STREET
RIGHT-OF-WAY
BOUNDARY
4" ROLLED CURB
GUTTER FLOW LINE

50' TRANSITION

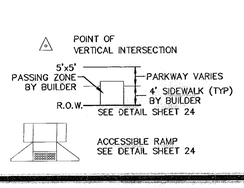
DIRECTION OF RUNOFF FLOW

PROPOSED CITY MONUMENT
SEE DETAIL SHEET 23

LEGEND

3728.85	PROPOSED FINISHED GRADES
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION



ACCESSIBLE RAMP
SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND PASS EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

RECORD DRAWING

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

Texas Registered Engineering Firm F-8907

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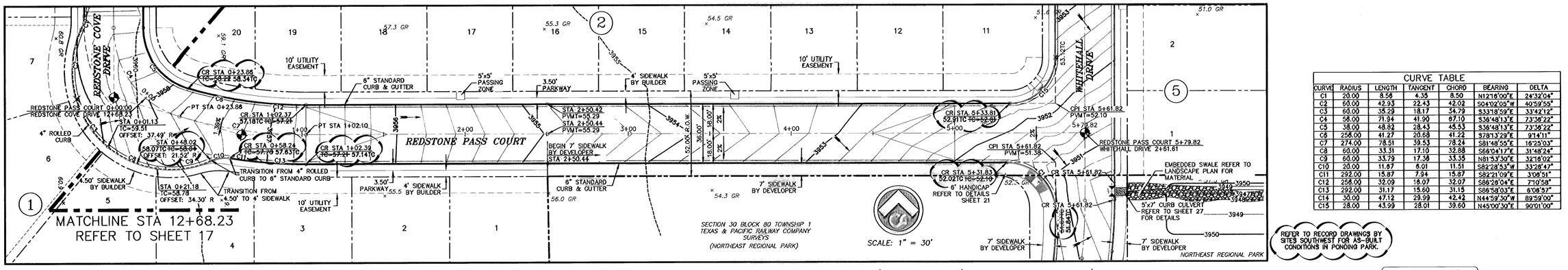
5041
JOB NO.
10/04/06
DATE
AS NOTED
SCALE
SHEET NO.
17
of 34

REDSTONE VILLAGE SUBDIVISION

REDSTONE COVE DRIVE PLAN & PROFILE

G.B. DESIGNED BY
L.T.~F.C.~D.G. DRAWN BY
J.C.K. CHECKED BY

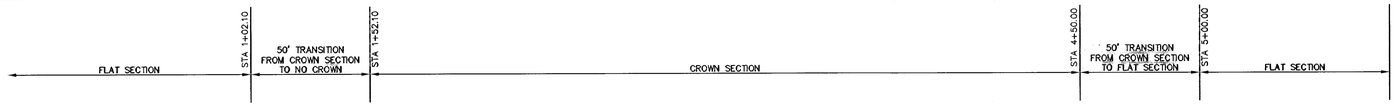
Date: 08, 2009 - 4:54pm
S:\Drawings\5041 Redstone Village\5041 Redstone ASBuilt 3-1-08\5041 Sht 16-18 (Redstone Cove & Pass P&P) ASBuilt.dwg
gbooks

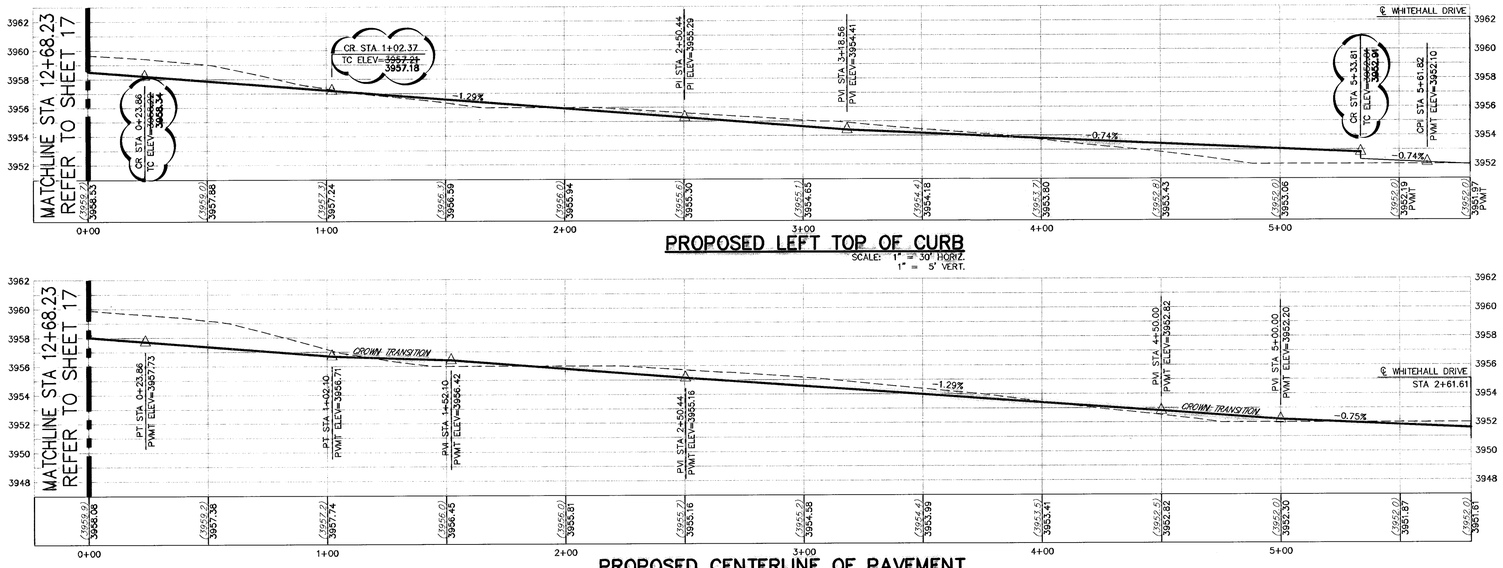


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	8.56	4.35	8.50	N12°18'00"E	24°32'04"
C2	60.00	42.93	22.43	42.02	S04°02'05"W	40°59'55"
C3	60.00	35.29	18.17	34.79	S33°18'59"E	33°42'12"
C4	58.00	71.94	41.90	67.10	S36°48'13"E	73°36'22"
C5	38.00	48.82	28.43	45.53	S36°48'13"E	73°36'22"
C6	258.00	41.27	20.68	41.22	S78°13'29"E	9°14'11"
C7	274.00	78.51	39.53	78.24	S81°48'55"E	16°25'03"
C8	60.00	33.31	17.10	32.88	S66°04'17"E	31°48'24"
C9	60.00	33.79	17.36	33.35	N81°53'30"E	32°16'02"
C10	20.00	11.67	6.01	11.51	S82°28'53"W	33°26'47"
C11	292.00	15.87	7.94	15.87	S82°21'09"E	3°06'51"
C12	258.00	32.09	16.07	32.07	S86°28'04"E	7°10'58"
C13	292.00	31.17	15.60	31.15	S86°58'03"E	6°08'37"
C14	30.00	47.12	29.99	42.42	N44°59'30"W	89°59'00"
C15	28.00	43.99	28.01	39.60	N45°00'30"E	90°01'00"

REFER TO RECORD DRAWINGS BY SITES SOUTHWEST FOR AS-BUILT CONDITIONS IN PONDING PARK.

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES





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

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

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

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

RECORD DRAWING

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

BEFORE YOU DIG —	CALL
EL PASO ELECTRIC COMPANY	543-5720
SBC	1-800-DIG-TESS
TEXAS GAS SERVICE	544-6300
EMERGENCY HOTLINE	562-8411/562-2003
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TIME WARNER COMMUNICATIONS (CABLE)	775-7414
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
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER — PARKWAY VARIES — 4' SIDEWALK (TYP) BY BUILDER — R.O.W. — SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-6997

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

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www.csaengineers.com

REDSTONE VILLAGE SUBDIVISION

REDSTONE PASS COURT PLAN & PROFILE

G.B	L.T.~E.C.~O.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041	
JOB NO.	
10/04/06	
DATE	
AS NOTED	
SCALE	
SHEET NO. 18	
OF 34	

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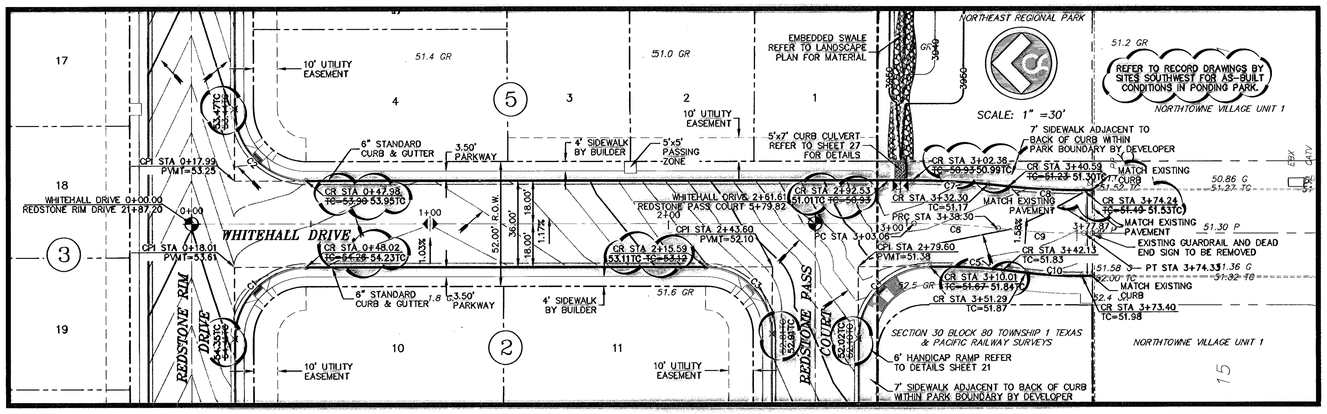
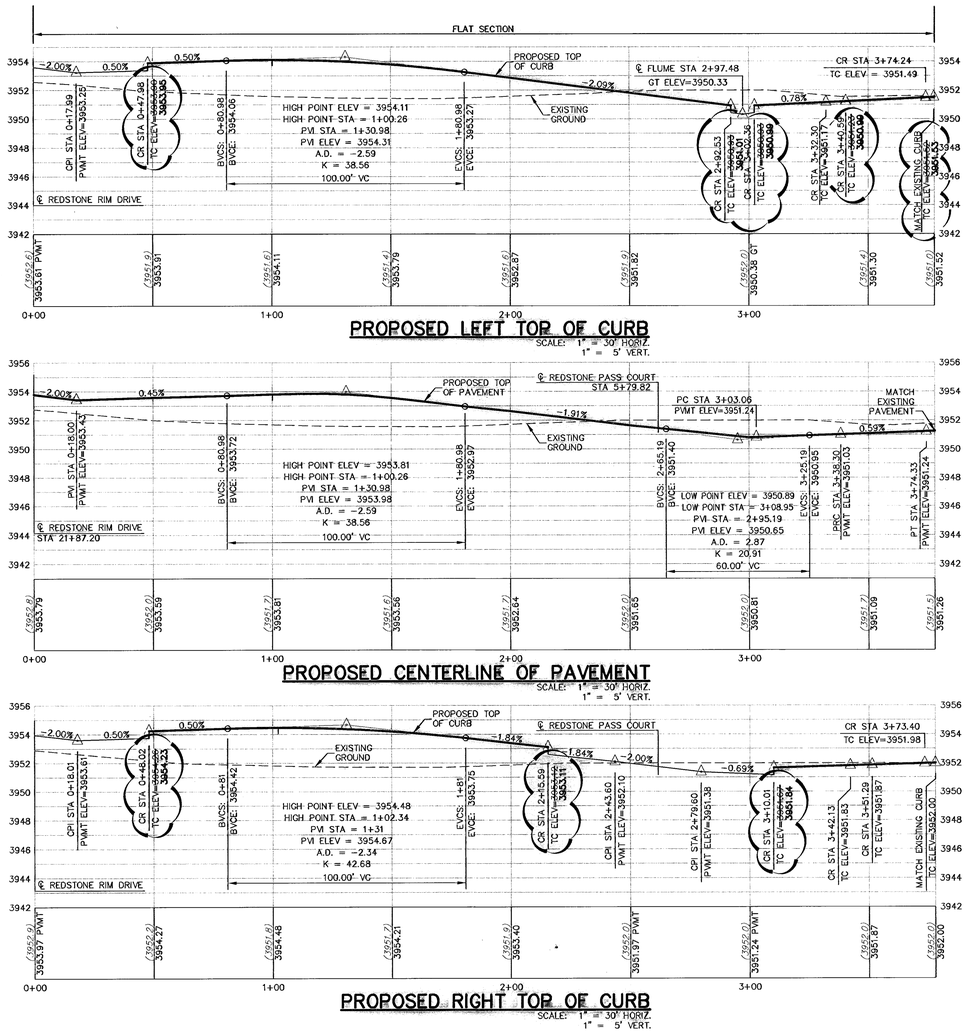
Dec 08, 2009 - 8:45am
I:\Drwg\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-09\5041 Sht 16-18 (Redstone Cove & Pass P&P) ASBUILT.dwg
gonzalo



ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.14	30.01	42.44	N45°00'50"W	90°01'39"
C2	30.00	47.11	29.99	42.42	S44°59'10"W	89°58'21"
C3	28.00	43.99	28.01	39.60	N45°00'30"E	90°01'00"
C4	30.00	47.12	29.99	42.42	N44°59'30"W	89°59'00"
C5	200.50	23.50	11.76	23.48	N03°21'28"E	6°42'51"
C6	300.00	35.24	17.64	35.22	N03°21'56"E	6°43'52"
C7	300.00	31.68	15.85	31.67	N03°01'30"E	6°03'02"
C8	300.00	31.68	15.85	31.67	S03°01'30"W	6°03'02"
C9	300.00	38.03	18.04	36.01	S03°17'29"W	6°52'52"
C10	199.50	23.42	11.72	23.40	S03°21'05"W	6°43'32"



ALL CONSTRUCTION WITHIN PARK BOUNDARY AS SHOWN, FOR PARK ACCESS TO THE NORTHEAST REGIONAL PARK TO BE CONSTRUCTED BY THIS DEVELOPER

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

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EL PASO ELECTRIC COMPANY	543-5720
SBC	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

LEGEND

LOT LINE	3728.85	PROPOSED FINISHED GRADES	POINT OF VERTICAL INTERSECTION
UTILITY EASEMENT	(3729.2)	EXISTING GRADE	5'x5' PASSING ZONE BY BUILDER; PARKWAY VARIES; 4' SIDEWALK (TYP) BY BUILDER; R.O.W.; SEE DETAIL SHEET 24
CENTER LINE OF STREET	TC=08.09	PROPOSED TOP OF CURB ELEVATION	
RIGHT-OF-WAY	THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION	ACCESSIBLE RAMP SEE DETAIL SHEET 24
BOUNDARY	PVMT=08.65	PROPOSED PAVEMENT ELEVATION	
4" ROLLED CURB			
GUTTER FLOW LINE			
50' TRANSITION			
DIRECTION OF RUNOFF FLOW			
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23			

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9897

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

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El Paso, Texas 79912
tel [915] 877.4155
fax [915] 877.4534
www.csaengineers.com

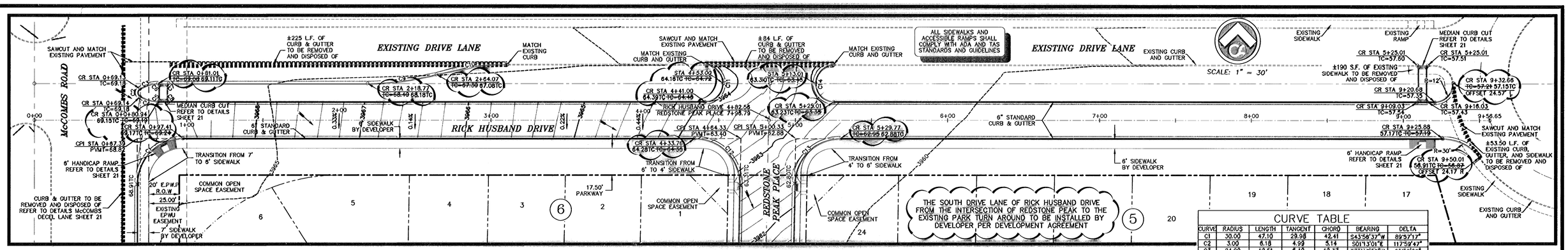
REDSTONE VILLAGE SUBDIVISION

WHITEHALL DRIVE PLAN & PROFILE

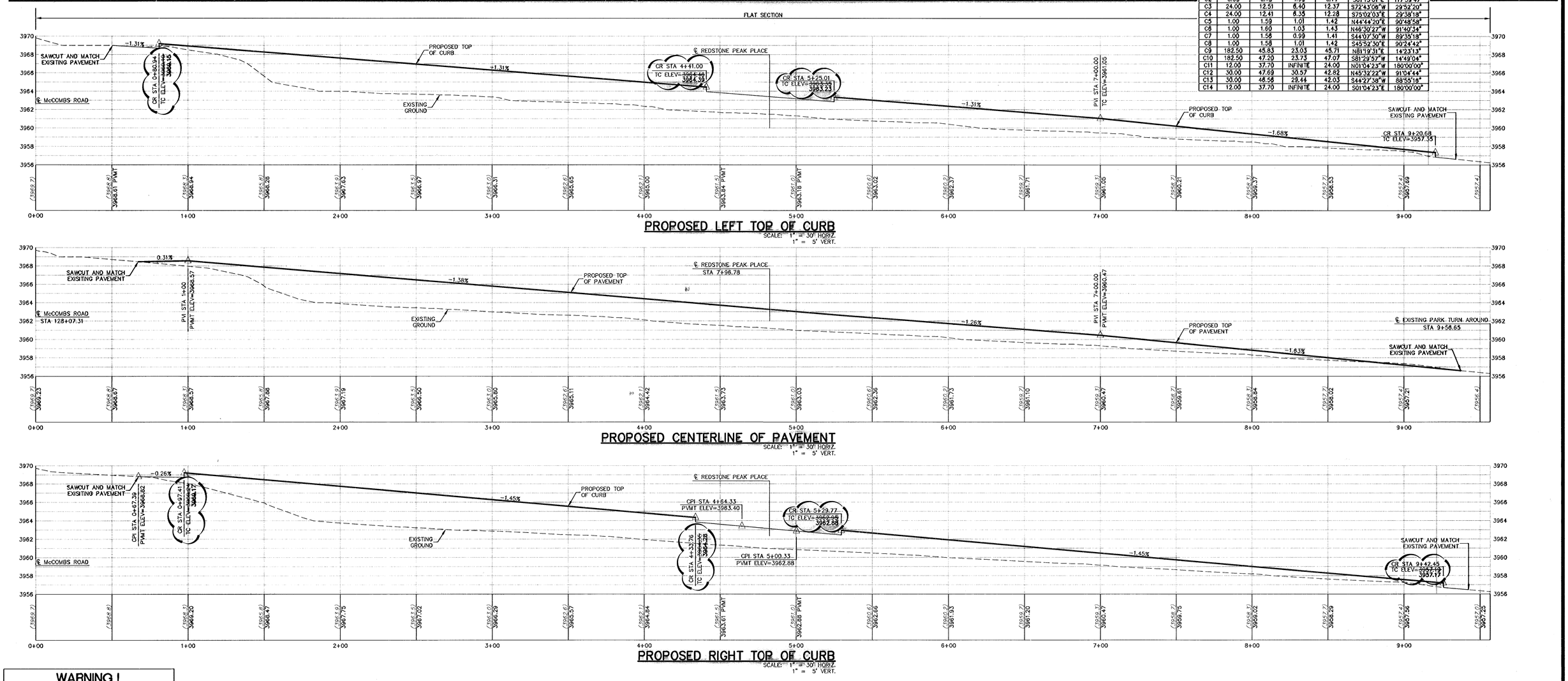
G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

JOB NO.	5041
DATE	10/04/06
SCALE	AS NOTED
SHEET NO.	19
OF	34

Jan. 08, 2009 - 8:56am
S:\Dwg\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-06\5041 SH 19 (Whitehall P&P) ASBUILT.dwg
gbrooks



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.10	29.98	42.41	S43°58'37"W	89°57'17"
C2	3.00	6.18	4.99	5.14	S01°13'01"E	117°59'47"
C3	24.00	12.51	6.40	12.37	S72°43'08"W	29°52'20"
C4	24.00	12.41	6.35	12.28	S75°02'03"E	29°38'19"
C5	1.00	1.59	1.01	1.42	N44°44'20"E	90°48'58"
C6	1.00	1.60	1.03	1.43	N46°30'27"W	91°40'34"
C7	1.00	1.58	0.99	1.41	S44°07'30"W	89°35'18"
C8	1.00	1.58	1.01	1.42	S45°52'30"E	90°24'42"
C9	182.50	45.83	23.03	45.71	N81°19'31"E	14°23'13"
C10	182.50	47.20	23.73	47.07	S81°29'57"W	14°49'04"
C11	12.00	37.70	INFINITE	24.00	N01°04'23"W	180°00'00"
C12	30.00	47.68	30.57	42.82	N45°32'22"W	91°04'44"
C13	30.00	46.56	29.44	42.03	S44°27'38"W	88°55'16"
C14	12.00	37.70	INFINITE	24.00	S01°04'23"E	180°00'00"



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
SBC	1-800-DIG-TESS
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EMERGENCY HOTLINE	562-8411/562-2003
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TIME WARNER COMMUNICATIONS (CABLE)	775-7414
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
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- PARKWAY VARIES
- 4' SIDEWALK (TYP) BY BUILDER
- R.O.W.
- SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-2697

STATE OF TEXAS 12/8/09 JOHN C. KARLSRUHER 53878 REGISTERED PROFESSIONAL ENGINEER

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1645 Northwestern Dr. Ste C
El Paso, Texas 79912
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fax (915) 877.4334
www.csaengineers.com

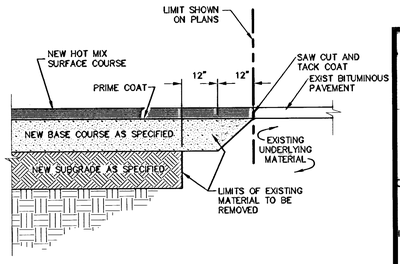
REDSTONE VILLAGE SUBDIVISION

RICK HUSBAND DRIVE PLAN & PROFILE (EXTENDED)

G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

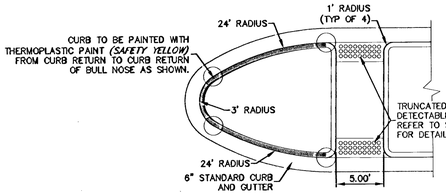
5041
JOB NO.
10/04/06
DATE
AS NOTED
SCALE
SHEET NO. 20
OF 34

Dec 08, 2009 - 8:56am
S:\Dwg\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-10\5041 Sht 20 (Rick Husband Drive P&P) ASBUILT.dwg
gbrooks



JUNCTURE OF NEW FLEXIBLE AND EXISTING FLEXIBLE PAVEMENT

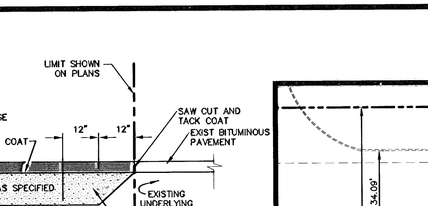
SCALE: 1"=2'-0"



NOTE:
2% MAXIMUM CROSS SLOPE ALLOWED ACROSS ACCESSIBLE ROUTE. LANDING MAY BE CROWNED AS NECESSARY. MINIMUM WIDTH OF LANDING = 3.00'

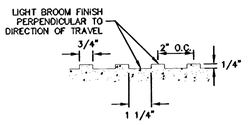
MEDIAN CURB CUT WITH ACCESSIBLE RAMP

SCALE: 1" = 4'-0"

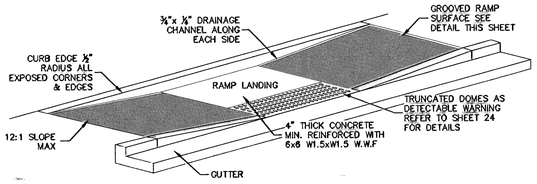


PLAN VIEW
SCALE: 1"=4'-0"

NOTE: CONTRACTOR SHALL PAINT RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS. TRUNCATED DOMES MUST CONTRAST WITH COLOR OF PATTERNED CONCRETE WITHIN PROPOSED TRAFFIC CIRCLE.

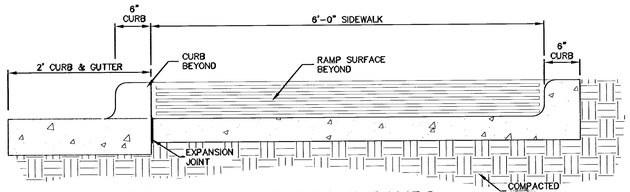


RAMP SURFACE GROOVE DETAIL



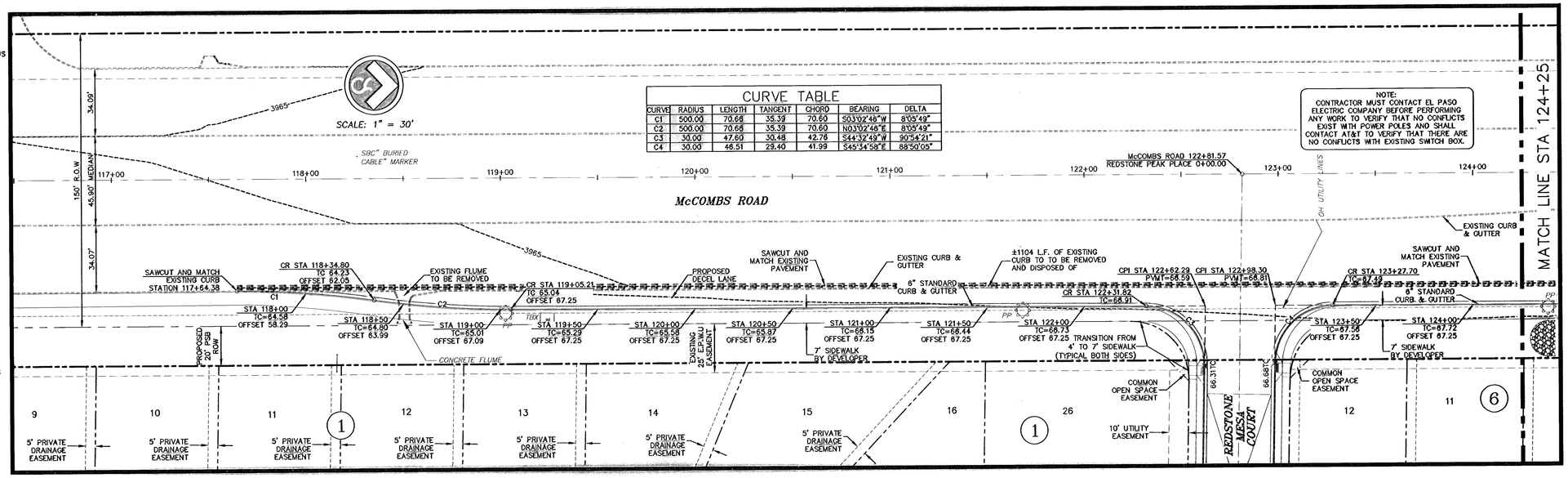
6' HANDICAP RAMP

SCALE: 1"= 4'-0"



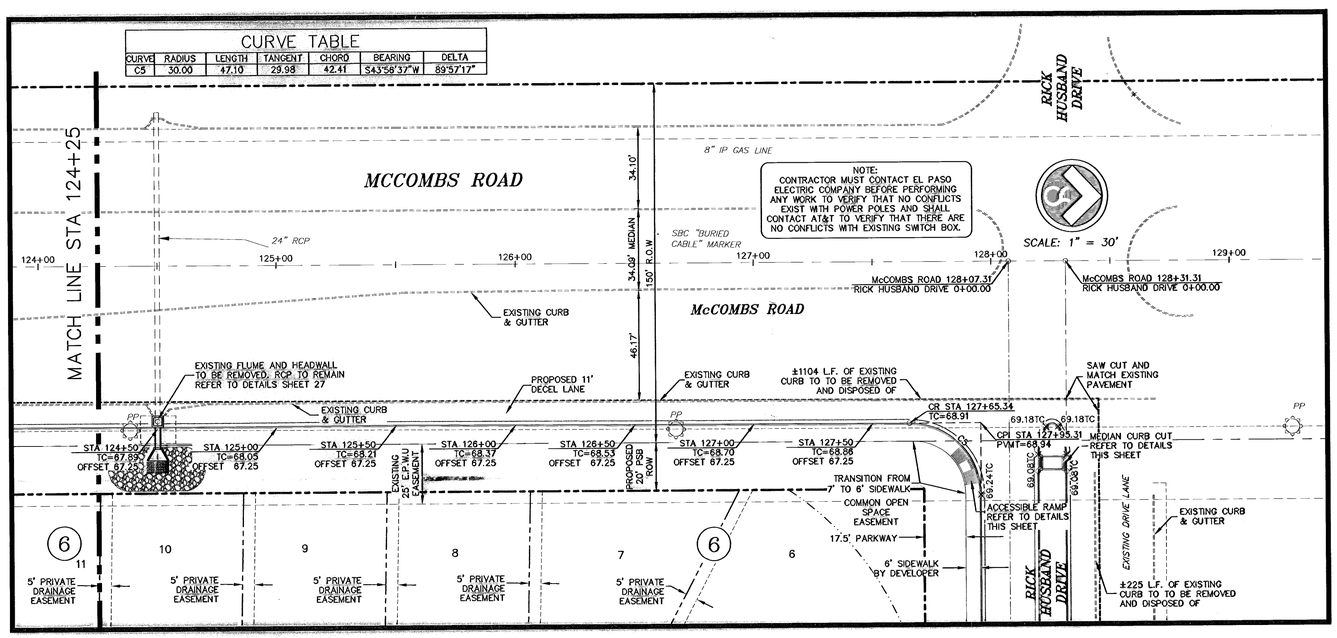
SIDEWALK @ ACCESSIBLE RAMPS

SCALE: 1"= 2'-0"



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00	70.68	35.39	70.60	S03°02'48"W	8°05'49"
C2	500.00	70.68	35.39	70.60	N03°02'48"E	8°05'49"
C3	30.00	47.60	30.48	42.76	S44°32'49"W	90°54'21"
C4	30.00	46.51	29.40	41.99	S45°34'58"E	88°50'05"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	30.00	47.10	29.98	42.41	S43°58'37"W	89°57'17"



NOTE:
ALL STATIONING FOR McCOMBS ROAD PER TXDOT RECORD DRAWINGS.

ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL COMPLY WITH ADA AND TAS STANDARDS AND GUIDELINES

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

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LEGEND

LOT LINE	
UTILITY EASEMENT	
CENTER LINE OF STREET	
RIGHT-OF-WAY	
BOUNDARY	
4" ROLLED CURB	
GUTTER FLOW LINE	
50' TRANSITION	
DIRECTION OF RUNOFF FLOW	
PROPOSED CITY MONUMENT SEE DETAIL SHEET 23	
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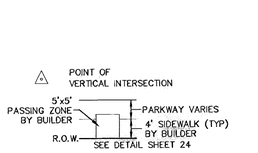
(3729.2)	EXISTING GRADE
TC=08.09	PROPOSED TOP OF CURB ELEVATION
THC=08.09	PROPOSED TOP OF HEADER CURB ELEVATION
PVMT=08.65	PROPOSED PAVEMENT ELEVATION

POINT OF VERTICAL INTERSECTION



ACCESSIBLE RAMP SEE DETAIL SHEET 24

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

RECORD DRAWING

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5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

Texas Registered Engineering Firm F-6907

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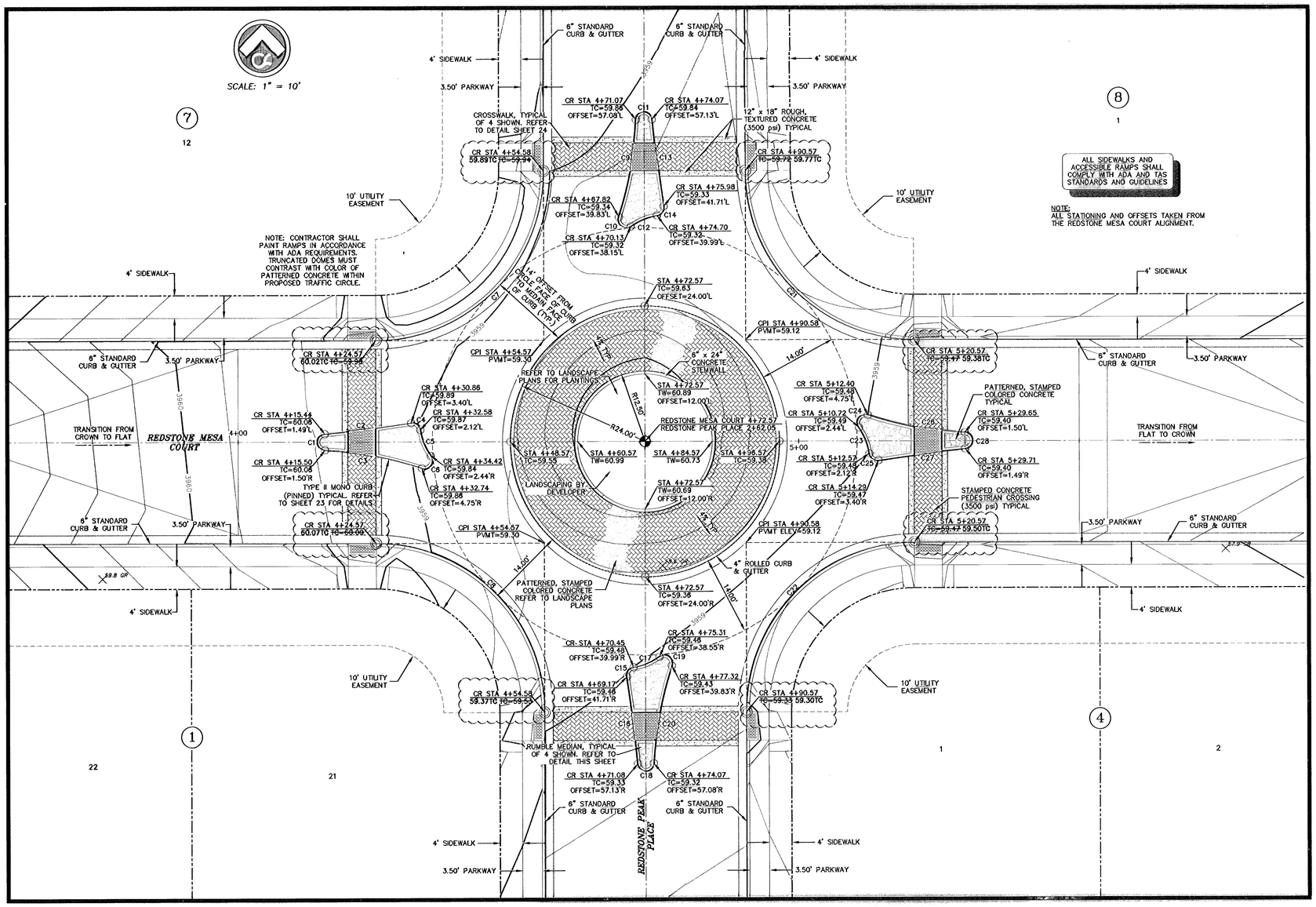
REDSTONE VILLAGE SUBDIVISION

MCCOMBS DECELERATION LANE DETAIL

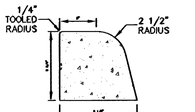
G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

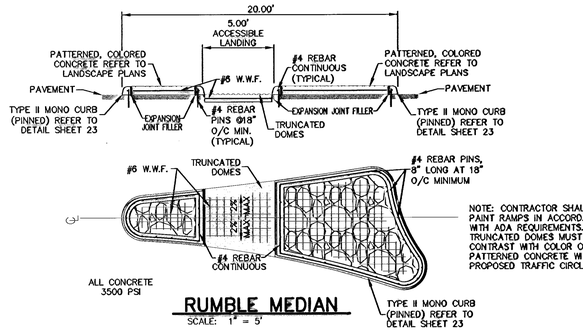
5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 21 OF 34

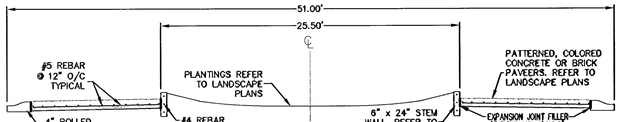
Dec 08, 2009 - 4:37pm
G:\Projects\5041 YE 24 (Redstone Village)\5041 Redstone ASBUILTS 3-1-06\5041 Sht 21 (Deceleration Detail) ASBUILT.dwg
Dec 08, 2009 - 4:37pm
G:\Projects\5041 YE 24 (Redstone Village)\5041 Redstone ASBUILTS 3-1-06\5041 Sht 21 (Deceleration Detail) ASBUILT.dwg

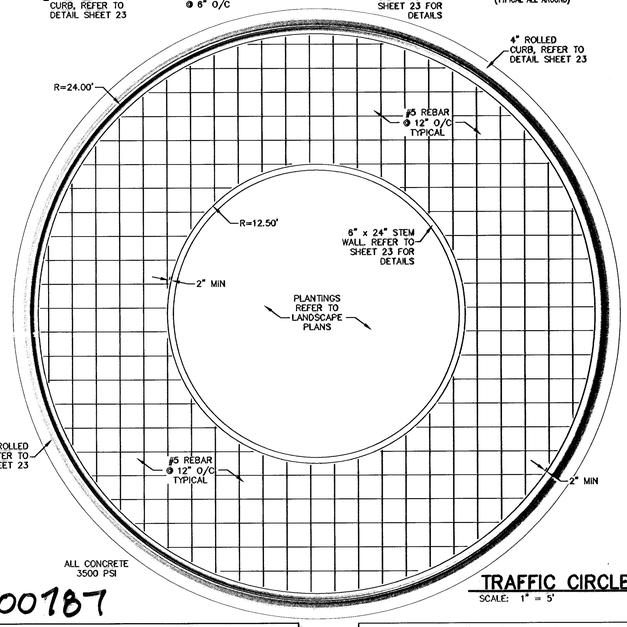


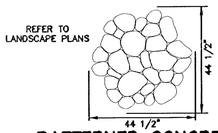
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1.50	4.50	20.79	2.99	S 1°4'54" E	171°44'43"
C2	240.78	15.54	7.77	15.54	N 82°58'30" E	3°41'54"
C3	68.00	17.60	8.85	17.55	N 79°18'51" W	15°18'50"
C4	1.50	2.39	1.53	2.14	N 53°19'53" W	91°3'7"
C5	10.00	4.97	2.54	4.92	S 22°0'21" E	28°30'4"
C6	1.50	3.79	4.70	2.86	N 36°2'8" E	144°34'58"
C7	30.00	47.12	30.00	42.43	N 44°59'59" E	90°0'2"
C8	30.00	47.12	30.00	42.43	N 45°0'0" W	90°0'0"
C9	68.00	17.60	8.85	17.55	N 10°41'9" E	15°18'50"
C10	1.50	3.79	4.70	2.86	S 53°57'54" E	144°34'58"
C11	1.50	4.50	20.79	2.99	S 88°55'6" W	171°44'43"
C12	10.00	4.97	2.54	4.92	S 67°59'39" W	28°30'4"
C13	240.78	15.54	7.77	15.54	S 7°3'30" E	3°41'54"
C14	1.50	2.39	1.53	2.14	N 36°40'7" E	91°3'7"
C15	1.50	2.39	1.53	2.14	S 36°40'7" W	91°3'7"
C16	240.76	15.54	7.77	15.54	N 7°3'30" W	3°41'54"
C17	10.00	4.97	2.54	4.92	N 67°59'39" E	28°30'4"
C18	1.50	4.50	20.79	2.99	N 88°55'6" E	171°44'43"
C19	1.50	3.79	4.70	2.86	N 53°57'54" W	144°34'58"
C20	68.00	17.60	8.85	17.55	S 10°41'9" W	15°18'50"
C21	30.00	47.12	30.00	42.43	S 45°0'1" E	89°59'58"
C22	30.00	47.12	30.00	42.43	S 45°0'0" W	90°0'0"
C23	10.00	4.97	2.54	4.92	N 22°0'21" W	28°30'4"
C24	1.50	3.79	4.70	2.86	S 36°2'8" W	144°34'58"
C25	1.50	2.39	1.53	2.14	S 53°19'53" E	91°3'7"
C26	68.00	17.60	8.85	17.55	S 79°18'51" E	15°18'50"
C27	240.78	15.54	7.77	15.54	S 82°58'30" W	3°41'54"
C28	1.50	4.50	20.79	2.99	N 1°4'54" W	171°44'43"



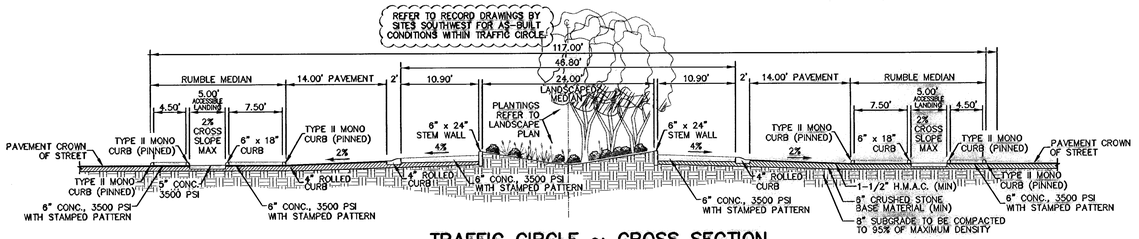




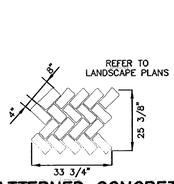




PATTERNED CONCRETE (BOMANITE)- CREEK STONE PATTERN
SCALE: 1"=1'-0" (OR APPROVED EQUAL)



TRAFFIC CIRCLE ~ CROSS SECTION
SCALE: 1" = 10'



PATTERNED CONCRETE (BOMANITE)- HERRINGBONE USED BRICK PATTERN
SCALE: 1"=1'-0" (OR APPROVED EQUAL)

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

WARNING!
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SBC	1-800-DIG-TESS
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

LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- RIGHT-OF-WAY
- BOUNDARY
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- 5'x5' PASSING ZONE BY BUILDER
- PARKWAY VARIES
- 4' SIDEWALK (TYP) BY BUILDER
- R.O.W.
- SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-5697

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — REGISTERED PROFESSIONAL ENGINEER — 12/8/09

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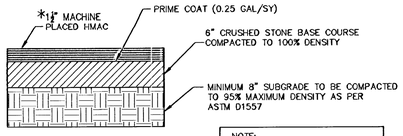
REDSTONE VILLAGE SUBDIVISION

TRAFFIC CIRCLE DETAIL

G.B. DESIGNED BY | L.T.~E.C.~O.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 22 OF 34

Dec 08, 2009 - 8:56am
S:\Dgn\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 1-3-08\5041 SH 22 (Traffic Circle Detail) ASBUILT.dwg
gbrooks

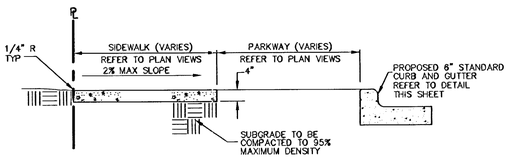


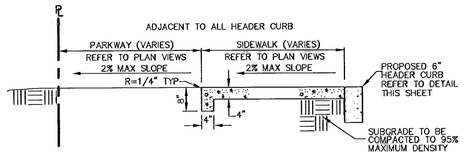
TYPICAL HMAC PAVEMENT SECTION

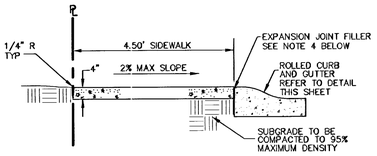
N.T.S.

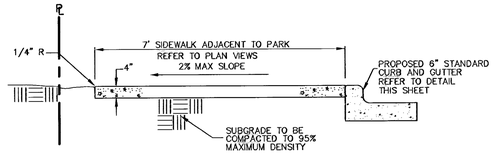
GENERAL H.M.A.C. PAVING NOTES:

1. FOR RECOMMENDATIONS REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY CQC (CONSTRUCTION QUALITY CONTROL TESTING AND ENGINEERING) PROJECT NO. AGCQC05-028-00
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 COARSE SHALL MEET THE REQUIREMENTS FOR (HMAC), TXDOT TYPE "C" AS SPECIFIED IN ITEM 340 HMAC (HOT MIX ASPHALTIC CONCRETE PAVEMENT), AS DESBRIBED 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 8" LIFTS TO 95% MAXIMUM DENSITY AS PER ASTM D1557.
5. FINAL PAVEMENT DESIGN TO BE DETERMINED BASED UPON FINAL CBR TEST RESULTS.





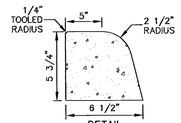




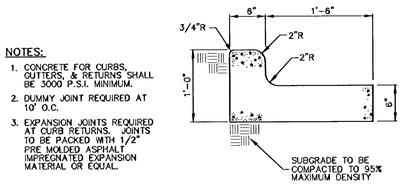
NOTES:
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" O.C.
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" O.C. AND ALONG FEATURES THAT PROJECT THROUGH OR ADJACENT TO SIDEWALK
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
4. EXPANSION 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'



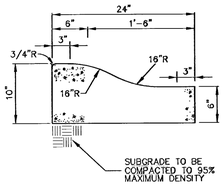
DETAIL
SCALE: 1" = 2'-0"



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 6" CURB & GUTTER DETAIL

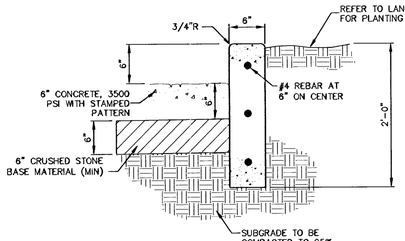
SCALE: 1" = 1'-0"



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.

4" ROLLED CURB

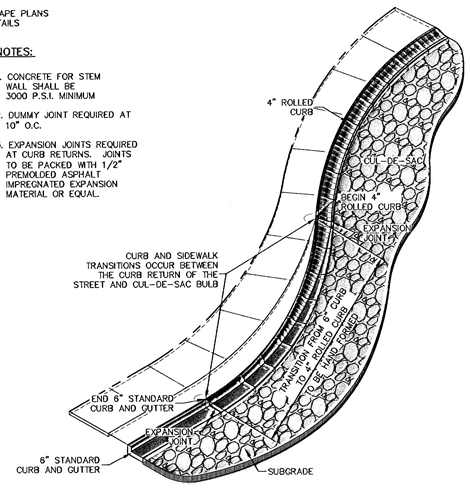
SCALE: 1" = 1'-0"



NOTES:
1. CONCRETE FOR STEM WALL 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" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

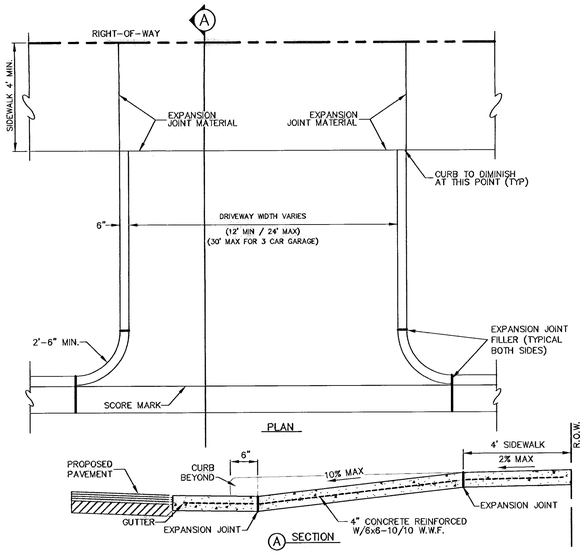
6"x24" STEM WALL DETAIL

SCALE: 1" = 1'-0"



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

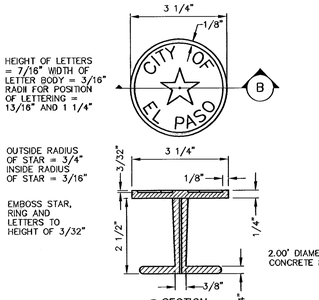
NTS

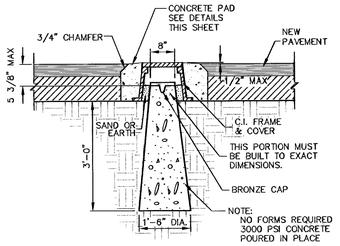


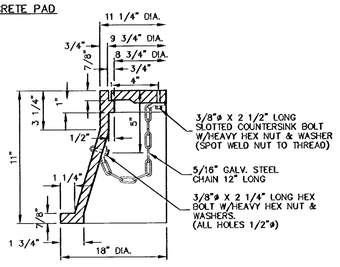
NOTES:
1. ALL CONCRETE USED SHALL BE 3000 PSI AT 28 DAYS.
2. SUBGRADE UNDER DRIVEWAY SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557.
3. EXPANSION JOINT FILLER 1/2" BITUMINOUS TYPE PREFORMED, AASHTO M-33.

TYPICAL DRIVEWAY SECTION

SCALE: 1"=4'-0"



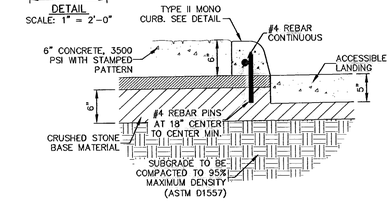




NOTES:
REFER TO PLAT FOR LOCATIONS. ALL PROPOSED CITY MONUMENTS MUST BE CERTIFIED BY A REGISTERED SURVEYOR OF THE STATE OF TEXAS.

CITY MONUMENT DETAIL

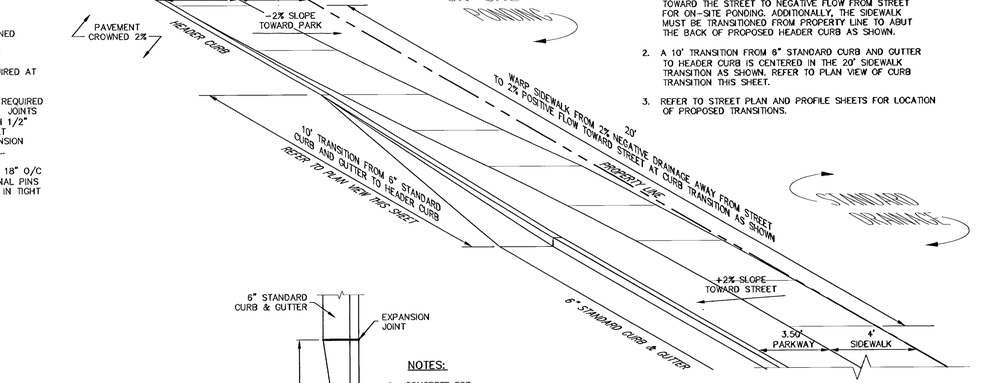
SCALE: AS NOTED



NOTES:
1. CONCRETE FOR PINNED CURB SHALL BE 3500 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" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. #4 REBAR PINS AT 18" O/C MINIMUM. (ADDITIONAL PINS MAY BE REQUIRED IN TIGHT RADII.)

TYPE II MONO CURB (PINNED)

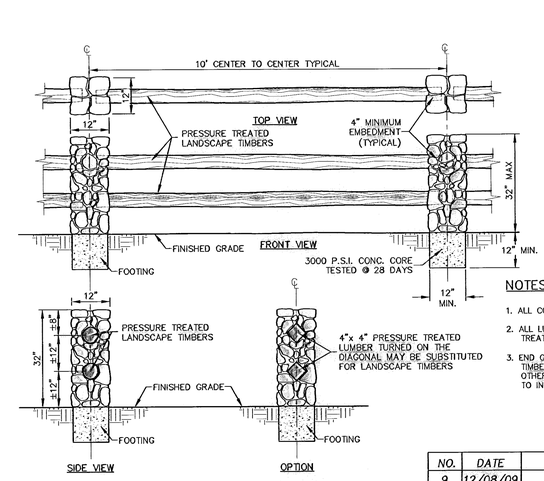
SCALE: 1" = 1'-0"



NOTES:
1. SIDEWALK MUST BE WARPED FROM POSITIVE DRAINAGE TOWARD THE STREET TO NEGATIVE FLOW FROM STREET FOR ON-SITE PONDING. ADDITIONALLY, THE SIDEWALK MUST BE TRANSITIONED FROM PROPERTY LINE TO ABUT THE BACK OF PROPOSED HEADER CURB AS SHOWN.
2. A 10' TRANSITION FROM 6" STANDARD CURB AND GUTTER TO HEADER CURB IS CENTERED IN THE 20' SIDEWALK TRANSITION AS SHOWN. REFER TO PLAN VIEW OF CURB TRANSITION THIS SHEET.
3. REFER TO STREET PLAN AND PROFILE SHEETS FOR LOCATION OF PROPOSED TRANSITIONS.

SIDEWALK WARP AT FUN PARK

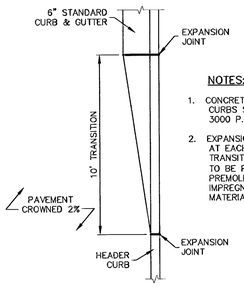
SCALE: 1" = 4' - 0"



NOTES:
1. ALL CONCRETE SHALL BE 3000psi MINIMUM
2. ALL LUMBER USED SHALL BE PRESSURE TREATED MATERIAL.
3. END GRAIN PLUS 3" ON EACH END OF TIMBERS SHALL BE COATED WITH TAR OR OTHER WATER RESISTANT SEALANT PRIOR TO INSTALLATION.

DECORATIVE FENCE AT FUN PARK

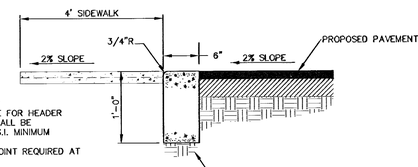
SCALE: 1/2" = 1' - 0"



NOTES:
1. CONCRETE FOR CURBS SHALL BE 3000 P.S.I. MINIMUM
2. EXPANSION JOINTS REQUIRED AT EACH END OF THE TRANSITION. JOINTS ARE TO BE PACKED WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

CURB TRANSITION

SCALE: 1" = 4' - 0"



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" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.

6" HEADER CURB DETAIL

SCALE: 1" = 1' - 0"

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (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
SBC	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

600787

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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REDSTONE VILLAGE SUBDIVISION

STANDARD DETAILS

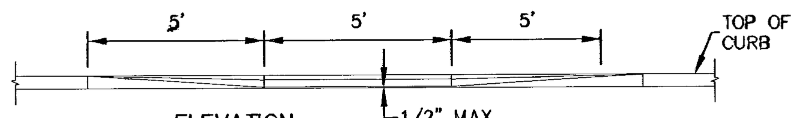
G.B DESIGNED BY | L.T.-F.C.-O.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB No.
10/04/06 DATE
AS NOTED SCALE
SHEET No. 23 of 34

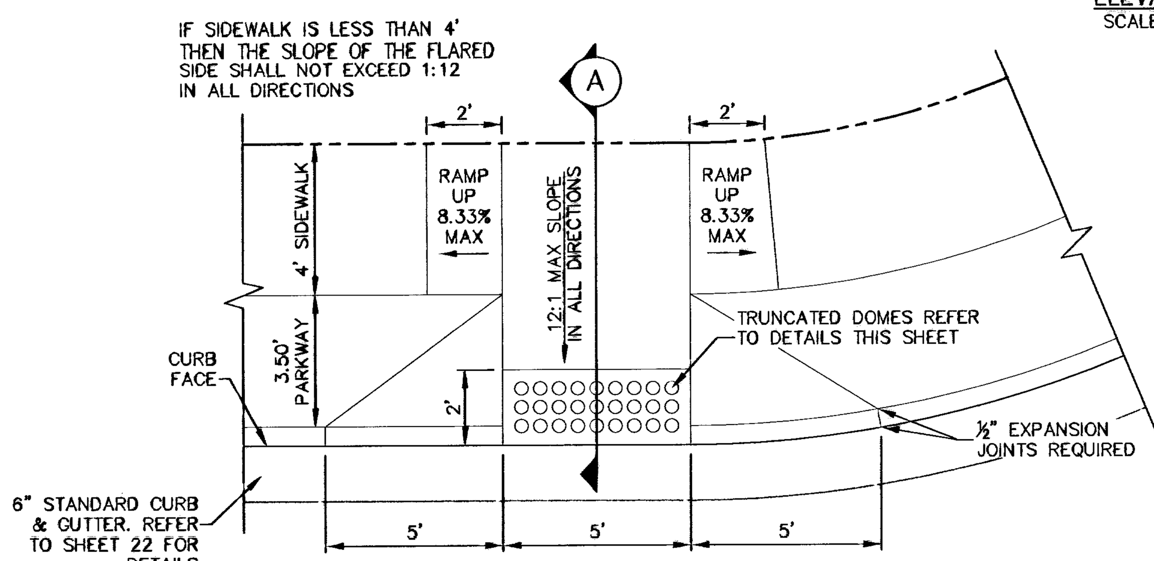
Dec 08, 2009 - 7:09am
S:\Dwg\5041 Ki, 22 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-1-06\5041 Std 23,24 (Std Details) ASBUILT.dwg
gpricek

NOTE: CONTRACTOR SHALL PAINT RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS. TRUNCATED DOMES MUST CONTRAST WITH COLOR OF PATTERNED CONCRETE WITHIN PROPOSED TRAFFIC CIRCLE.

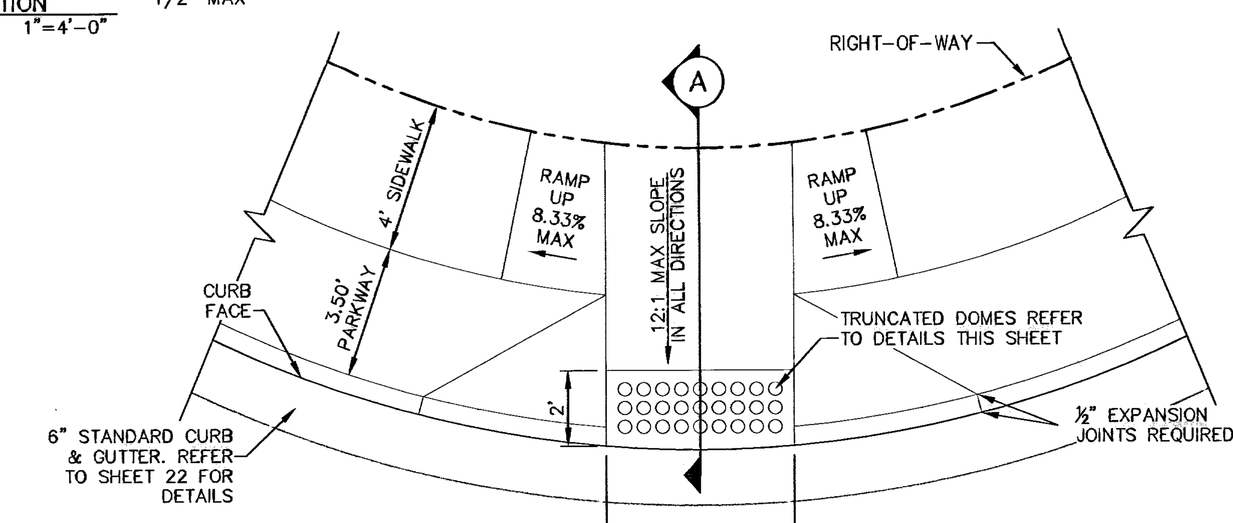
IF SIDEWALK IS LESS THAN 4' THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12 IN ALL DIRECTIONS



ELEVATION
SCALE: 1"=4'-0"

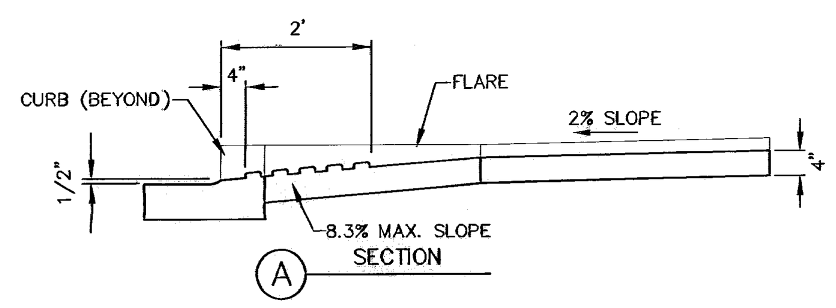


PLAN VIEW ~ DIRECTIONAL RAMPS
SCALE: 1"=4'-0"

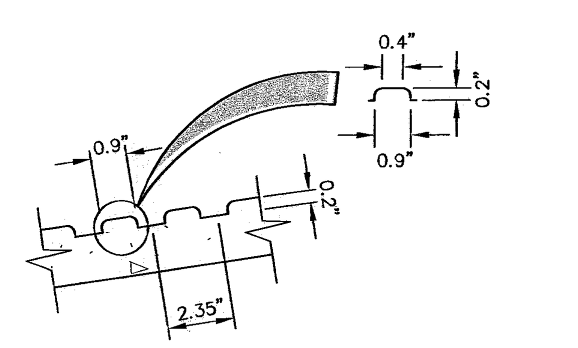


PLAN VIEW ~ DIAGONAL RAMPS
SCALE: 1"=4'-0"

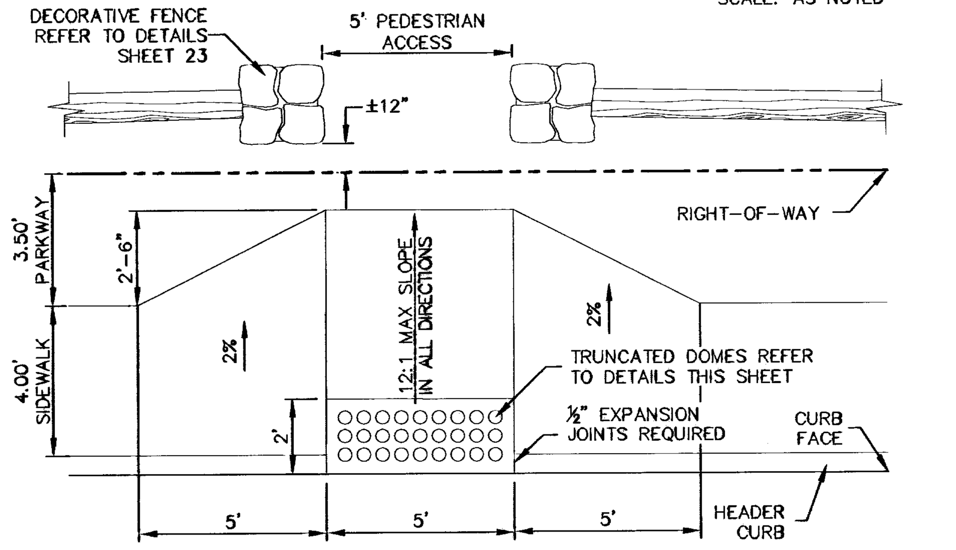
TYPICAL ACCESSIBLE RAMP DETAILS
SCALE: AS NOTED



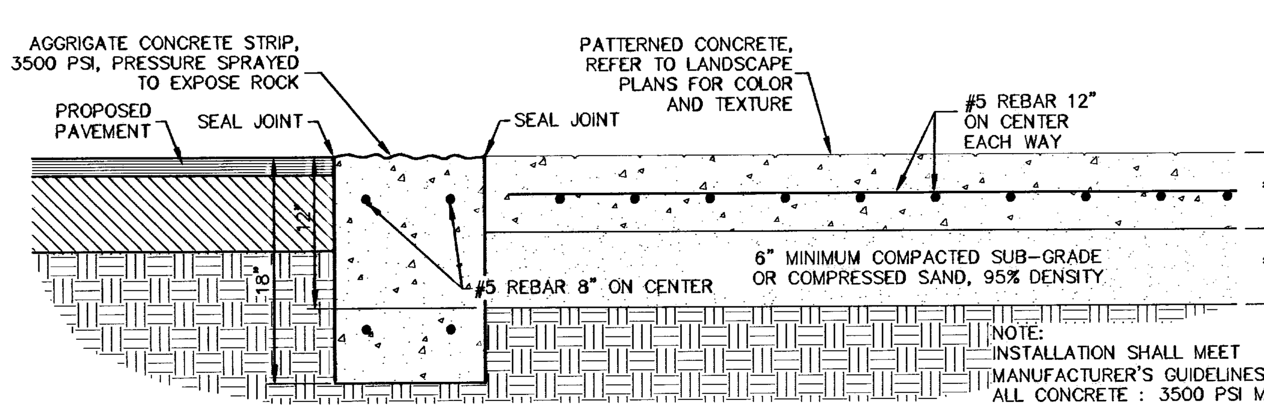
(A) SECTION



TRUNCATED DOMES

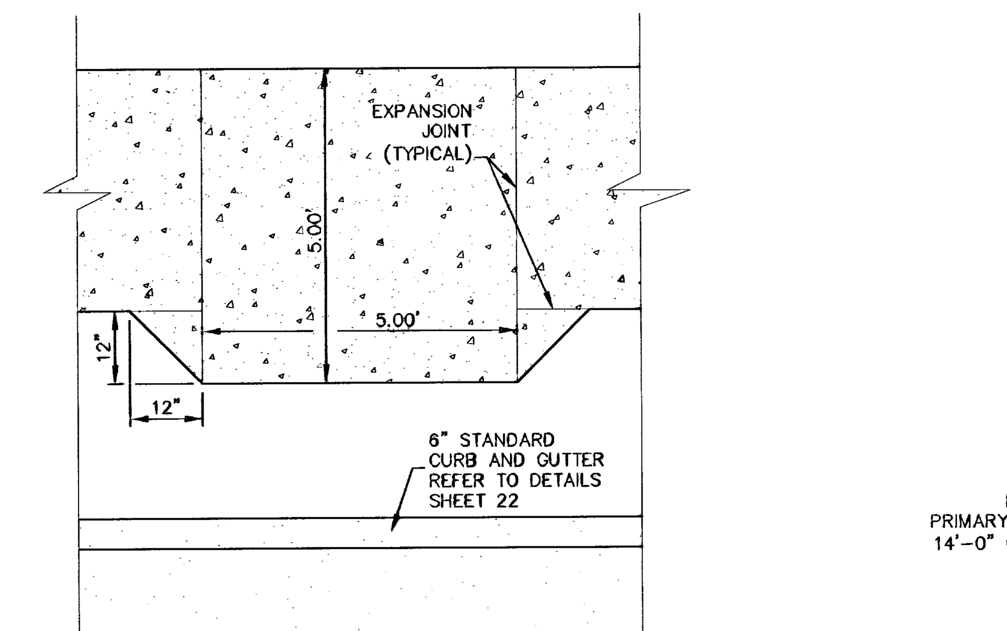


ACCESSIBLE LANDING
SCALE: 1" =4'-0"



NOTE:
INSTALLATION SHALL MEET MANUFACTURER'S GUIDELINES.
ALL CONCRETE : 3500 PSI MIN.

CROSSWALK WITH PATTERENED CONCRETE IN HEAVY TRAFFIC AREAS
SCALE: 1" = 1'-0"

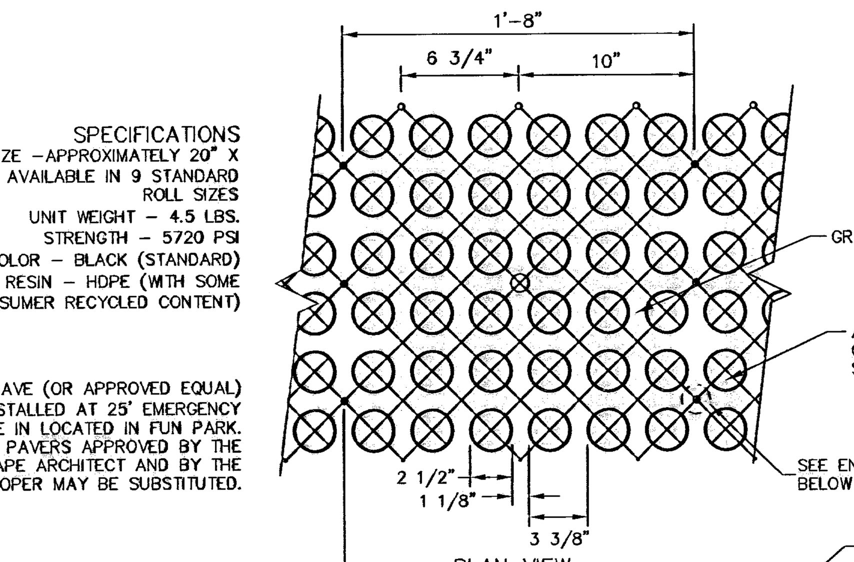


5' x 5' PASSING ZONES SHALL BE PLACED AT A MAXIMUM DISTANCE OF EVERY 200 LINEAR FEET. WHERE DRIVEWAYS ARE INSTALLED WITH A MAXIMUM DISTANCE OF 200 LINEAR FEET BETWEEN THEM AND A PASSING ZONE IS INDICATED, ITS INSTALLATION SHALL NOT BE REQUIRED

ACCESSIBLE PASSING SPACE
N.T.S.

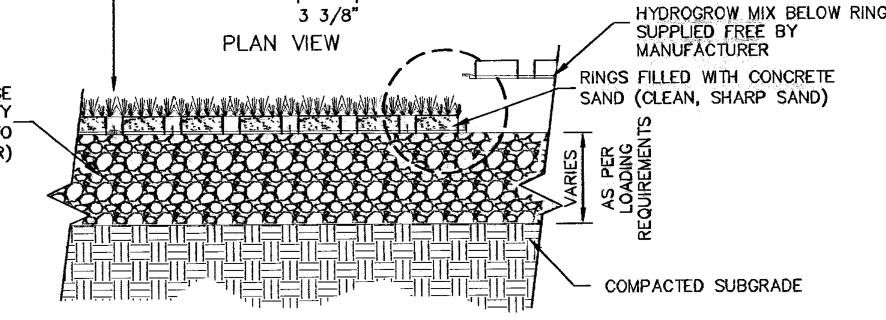
SPECIFICATIONS
UNIT SIZE -APPROXIMATELY 20" X 20" X 1" AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 4.5 LBS.
STRENGTH - 5720 PSI
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

GRASSPAVE (OR APPROVED EQUAL) TO BE INSTALLED AT 25' EMERGENCY ACCESS DRIVE IN LOCATED IN FUN PARK. PERMEABLE PAVERS APPROVED BY THE LANDSCAPE ARCHITECT AND BY THE DEVELOPER MAY BE SUBSTITUTED.

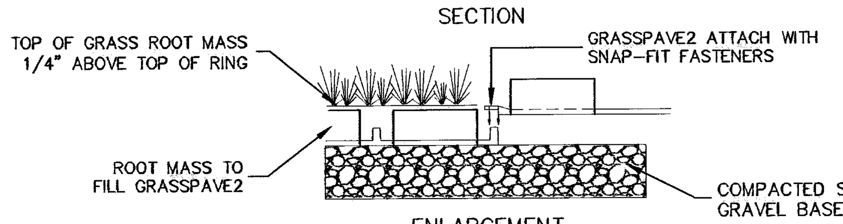


PLAN VIEW

COMPACTED SANDY GRAVEL ROAD BASE 95% MODIFIED PROCTOR DENSITY 6" TO 12" (DEPTH OF BASE COURSE TO BE DETERMINED BY ON-SITE ENGINEER)



SECTION



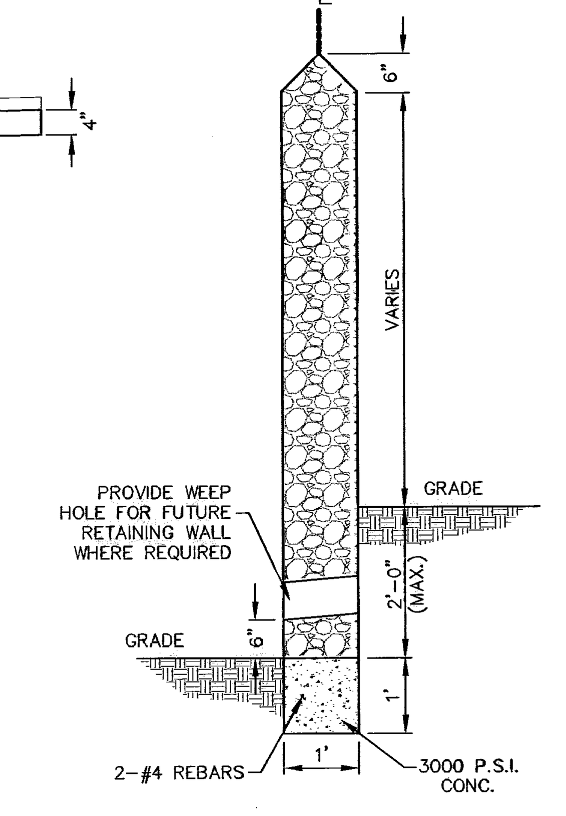
ENLARGEMENT

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER. FINAL DETERMINATION OF HARDSCAPE SURFACE FOR EMERGENCY ACCESS DRIVEWAY TO BE MADE BY LANDSCAPE DESIGNER. REFER TO LANDSCAPE PLANS FOR DETAILS.

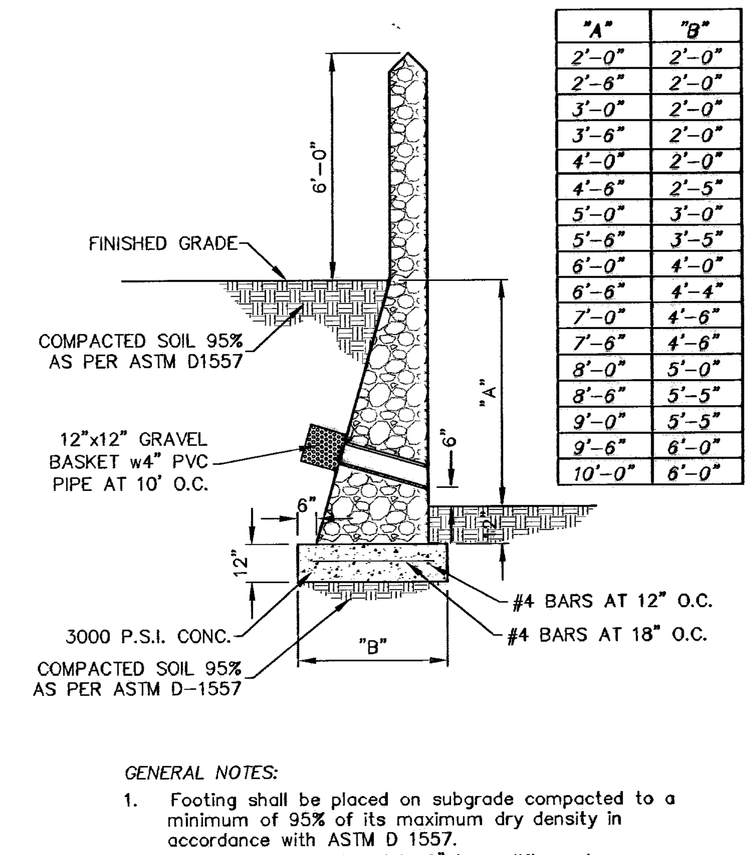
MFG: INVISIBLE STRUCTURE, INC. (OR APPROVED EQUAL)

REVIEWED AND APPROVED FOR CODE COMPLIANCE BY THE EL PASO FIRE DEPARTMENT 01/03/07

GRASSPAVE DETAIL
SCALE: N.T.S.



ROCKWALL DETAIL
SCALE: 1" = 2'-0"



"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'-6"
7'-6"	4'-6"
8'-0"	5'-0"
8'-6"	5'-5"
9'-0"	5'-5"
9'-6"	6'-0"
10'-0"	6'-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 BUILDERS
SCALE: 1"=4'-0"

ROCKWALLS

MATERIALS: Stone for rockwalls shall consist of quarried limestone as 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 air and water, clean of old mortar and suitable in all respects for the purpose intended.

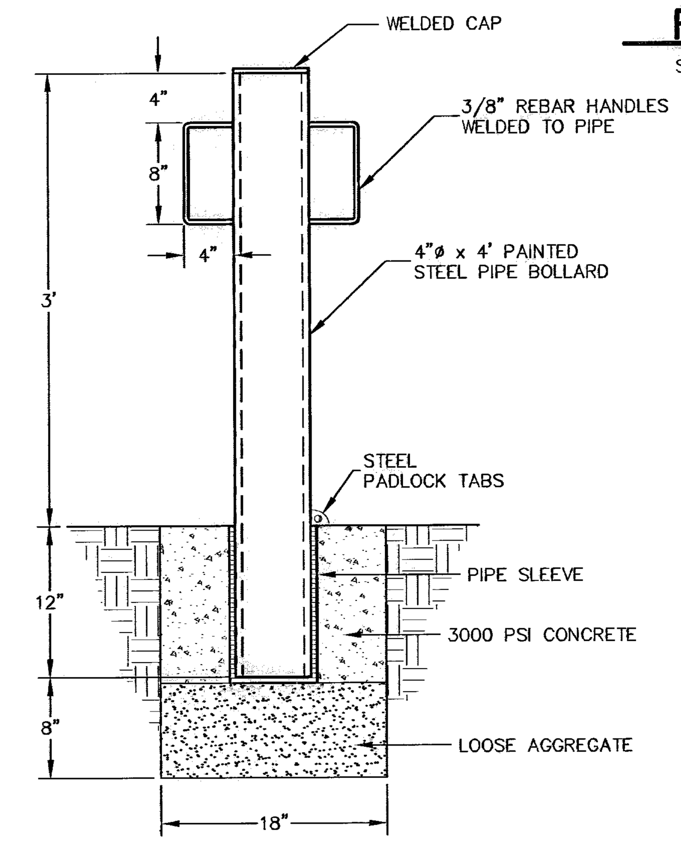
Mortar for the rockwalls shall consist by volumes of one (1) part portland cement, one-quarter to one-half (1/4 TO 1/2) part hydrated lime, and three (3) parts clean, hard, durable sand (2 1/4 to 3 times the sum of the volumes of cement and lime combined. See city building code PP. 14-3 and 14-4). Mortar 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.

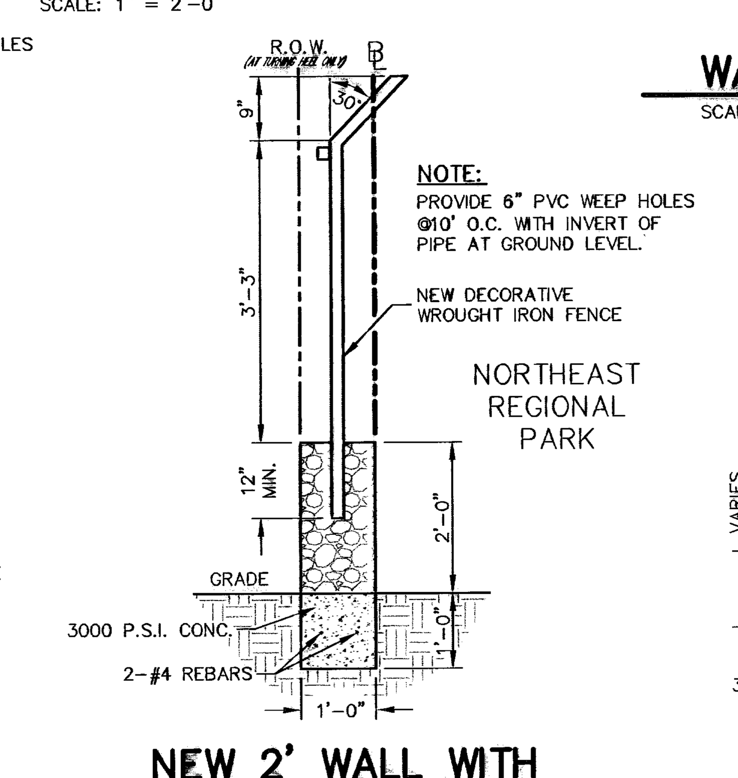
Stone shall be selected as to size and shape in order to secure fairly large, flat-surfaced stone which may be erected with true and even surface faces and a minimum of exposed mortar. All stones shall be thoroughly cleaned, wetted, hand-placed and embedded in mortar so that no stones shall touch each 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 erection 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.



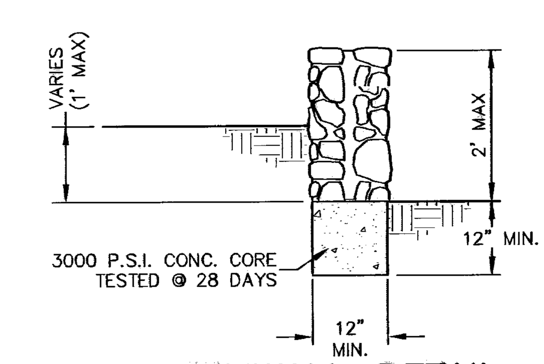
REMOVABLE PIPE BOLLARD
SCALE: 1" = 1'



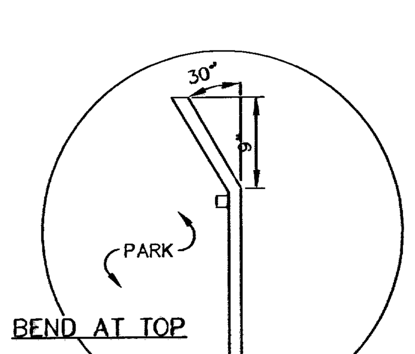
NOTE:
PROVIDE 6" PVC WEEP HOLES @10' O.C. WITH INVERT OF PIPE AT GROUND LEVEL.

NORTHEAST REGIONAL PARK

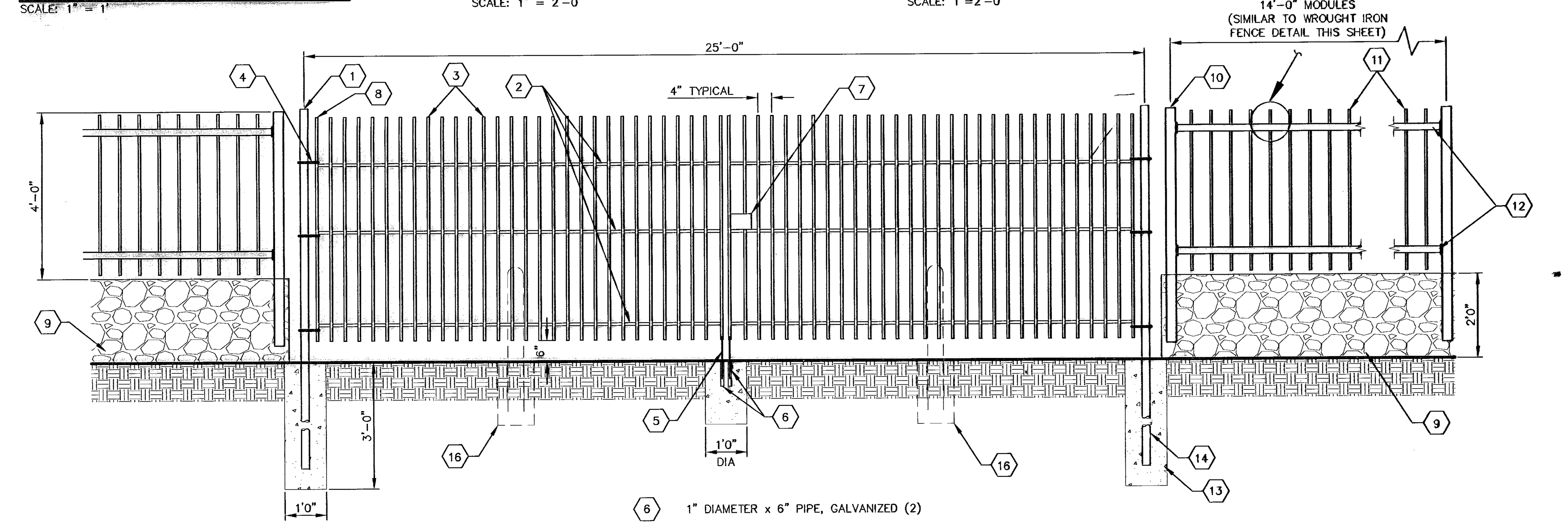
NEW 2' WALL WITH WROUGHT IRON FENCE
SCALE: 1" = 2'-0"



STEMWALL DETAIL
SCALE: 1"=2'-0"

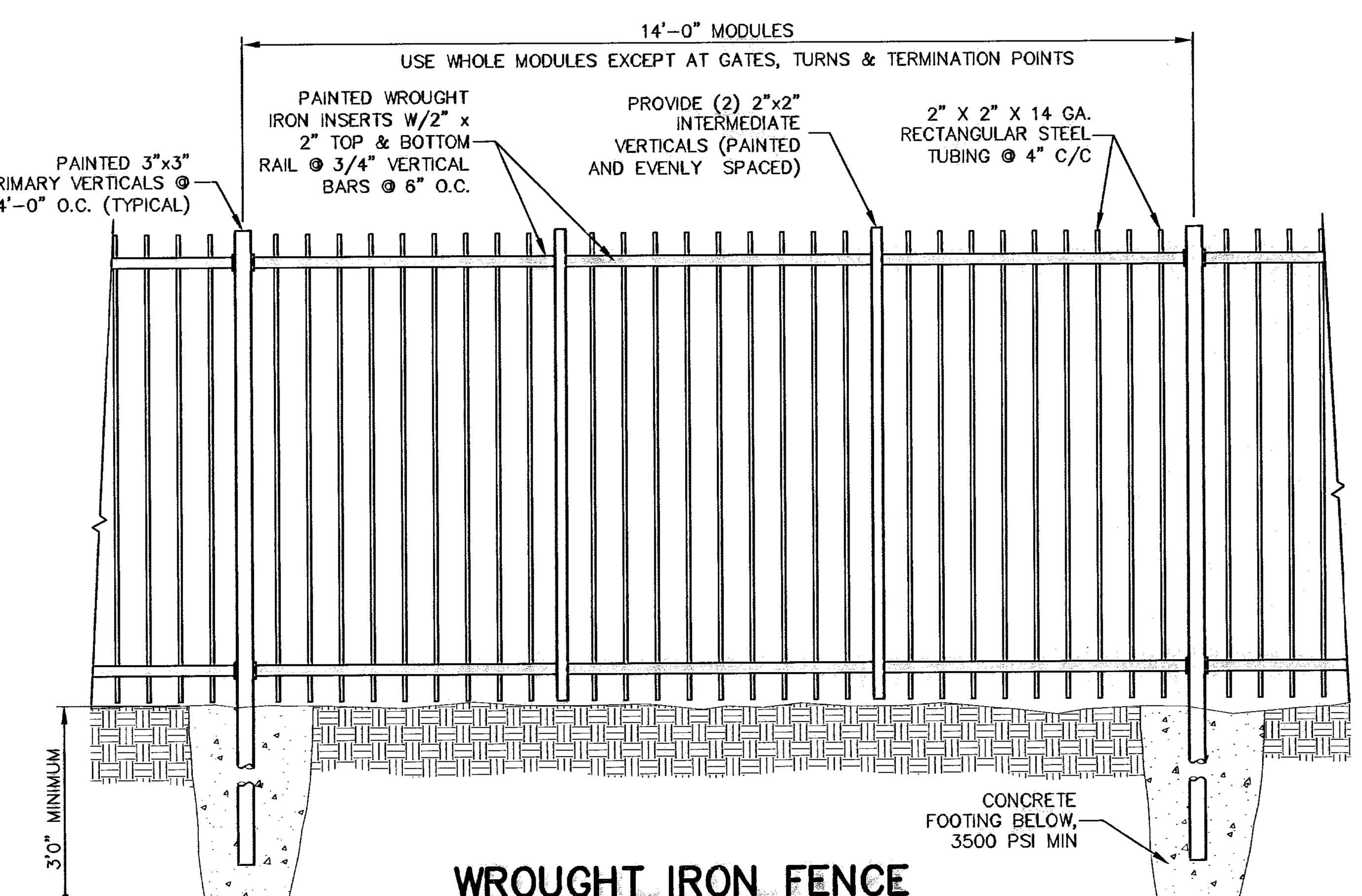


BEND AT TOP



1. 3" X 3" X 3/16" SQUARE STEEL TUBING
2. 2" X 1" X 14 GA. RECTANGULAR STEEL TUBING
3. 1 1/2" X 1/2" X 16 GA. RECTANGULAR STEEL TUBING
4. BOLT HOOK AND STRAP HINGE
5. CANE BOLT LATCH W/KEEPER 5-8" X 18" LONG (2 REQUIRED)
6. 1" DIAMETER x 6" PIPE, GALVANIZED (2)
7. DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
8. 2" X 1" X 10 GA. RECTANGULAR STEEL TUBING
9. 2'-0" ROCKWALL BARRIER
10. PAINTED 3"x3" PRIMARY VERTICALS @ 14'-0" O.C. (TYPICAL)
11. 3/4" ORNAMENTAL VERTICAL BARS W/PICKETS @ 6" C/C
12. PAINTED WROUGHT IRON INSERTS W/2" x 2" TOP & BOTTOM RAIL
13. 1' x 3' DEEP 3500 PSI CONCRETE POST FOOTING
14. 5"x 5"x 3/8" SQUARE STEEL SLEEVE W/7"x 7"x 3/8" BASE PLATE
15. 5"x 5"x 3/8" SQUARE STEEL SLEEVE W/7"x 7"x 3/8" BASE PLATE
16. REMOVABLE PIPE BOLLARDS (BEHIND GATE)

EMERGENCY SWING GATE
SCALE: NOT TO SCALE



WROUGHT IRON FENCE
SCALE: NOT TO SCALE

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
SBC	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

Dec 08, 2009 - 7:05am
S:\Draw\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 Sht 23,24 (Std.Details) ASBUILT.dwg
gbrooks

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9997

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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tel [915] 877.4155
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www.csaengineers.com

REDSTONE VILLAGE SUBDIVISION

STANDARD DETAILS

G.B — DESIGNED BY
L.T.~E.C.~D.G. — DRAWN BY
J.C.K. — CHECKED BY

5041 — JOB NO.
10/04/06 — DATE
AS NOTED — SCALE
SHEET NO. **24** of 34

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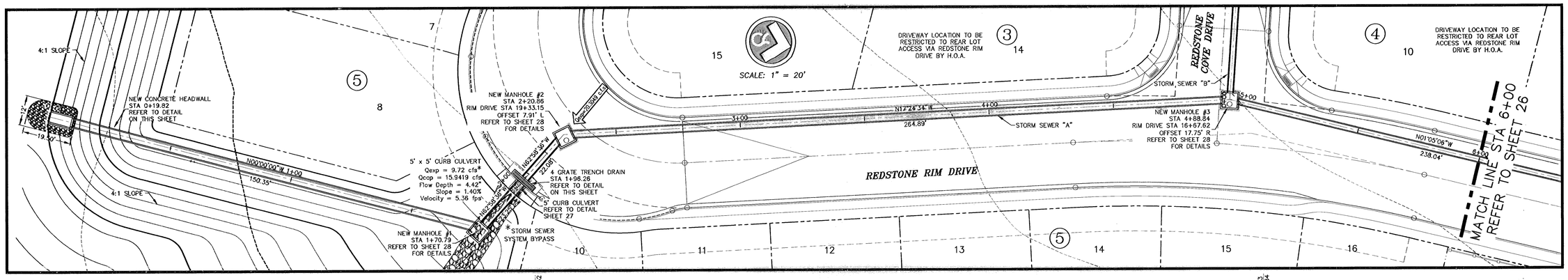
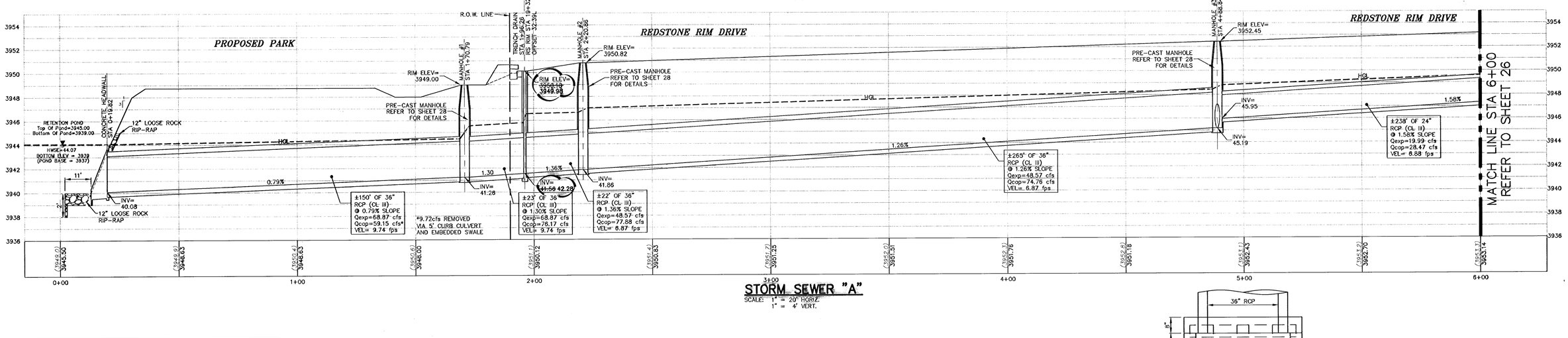




STORM SEWER "A"

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.

INLET CALCULATIONS

INLETS 1 & 3 (TYPE I, 3 GRATE)

FLOW THROUGH INLET FORMULA

$Q = CA\sqrt{2gh}$
$= .7(6.60)\sqrt{2(32.2)(0.625)}$
$Q = 29.31$ cfs $\div 1 = 19.54$ cfs

WEIR FORMULA

$Q_i = 3.087\,L h^{\frac{3}{2}}$
$= 3.087(7.81)(.75)^{\frac{3}{2}}$
$Q_i = 15.04$ cfs $\div 1 = 10.03$ cfs
$Q_i + Q_i = 29.57$ cfs

$Q_{TOTAL} = 29.57$ cfs PER INLET

INLETS 2 & 4 (TYPE I, 2 GRATE)

FLOW THROUGH INLET FORMULA

$Q_i = CA\sqrt{2gh}$
$= .7(4.40)\sqrt{2(32.2)(0.625)}$
$Q_i = 19.54$ cfs $\div 1 = 13.03$ cfs

WEIR FORMULA

$Q_i = 3.087\,L h^{\frac{3}{2}}$
$= 3.087(5.21)(.75)^{\frac{3}{2}}$
$Q_i = 10.03$ cfs $\div 1 = 6.68$ cfs
$Q_i + Q_i = 19.71$ cfs

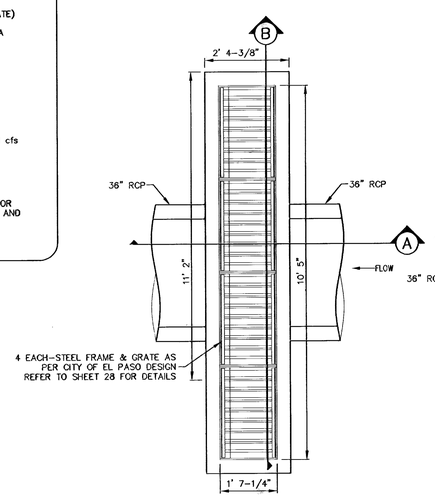
$Q_{TOTAL} = 19.71$ cfs

TRENCH DRAIN (TYPE II MODIFIED, 4 GRATE)

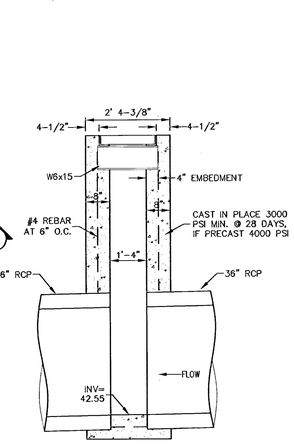
$Q = 3.087\,L h^{\frac{3}{2}}$
$= 3.087(10.42)(.75)^{\frac{3}{2}}$
$Q = 31.26$ cfs $\div 1 = 20.84$ cfs

$Q_{TOTAL} = 20.84$ cfs

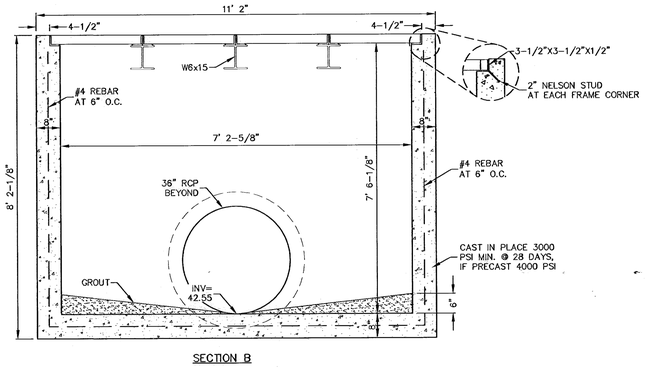
REFER TO SHEET 28 FOR DROP INLET AND FRAME AND GRATE DETAILS



PLAN VIEW



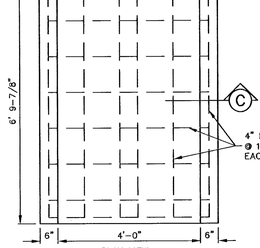
SECTION A



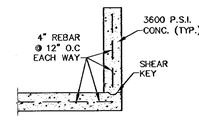
SECTION B

TRENCH DRAIN

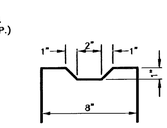
SCALE: 1" = 10'



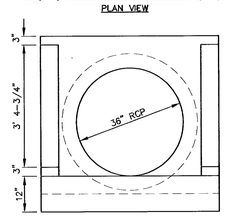
PLAN VIEW



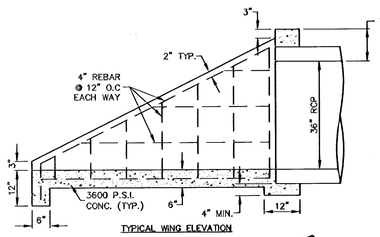
SECTION C



SHEAR KEY DETAIL
SCALE: 1/2" = 1'-0"



ELEVATION



TYPICAL WING ELEVATION

CONCRETE HEADWALL

SCALE: 1" = 10'

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

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IN PROJECT AREA

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EL PASO NATURAL GAS CO.	1-800-334-8047
TEXAS EXCAVATION SAFETY SYSTEM	1-800-344-8377

NO.	DATE	DESCRIPTION	BY
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5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

RECORD DRAWING

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED
PROFESSIONAL ENGINEER
12/8/09

John Ragsland Engineering Firm F-6897

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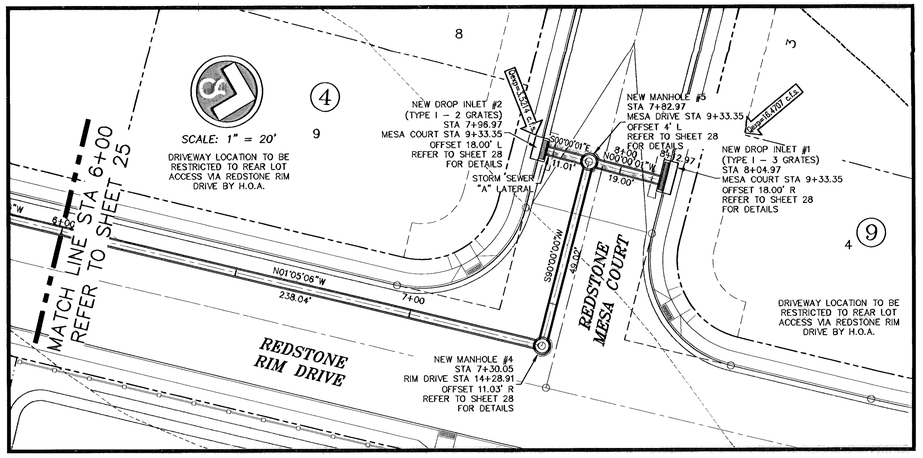
REDSTONE VILLAGE SUBDIVISION

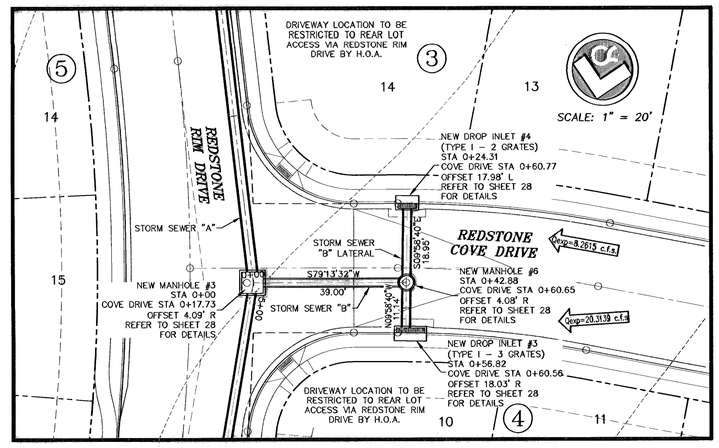
STORM SEWER PLAN AND PROFILE

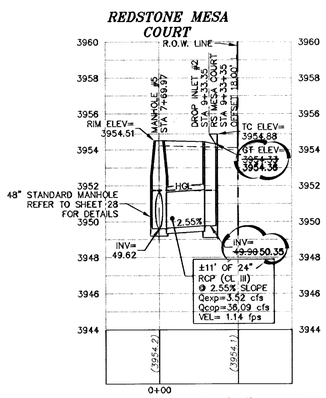
G.B (DESIGNED BY) | L.T.~E.C.~D.G. (DRAWN BY) | J.C.K. (CHECKED BY)

5041 (JOB NO.)
10/04/08 (DATE)
AS NOTED (SCALE)
SHEET NO. 25 OF 34

Dec 09, 2009 - 7:09am
S:\Dwg\5041 NE 22 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 Sht 25,26 (Storm Plan) ASBUILT.dwg
gtravis

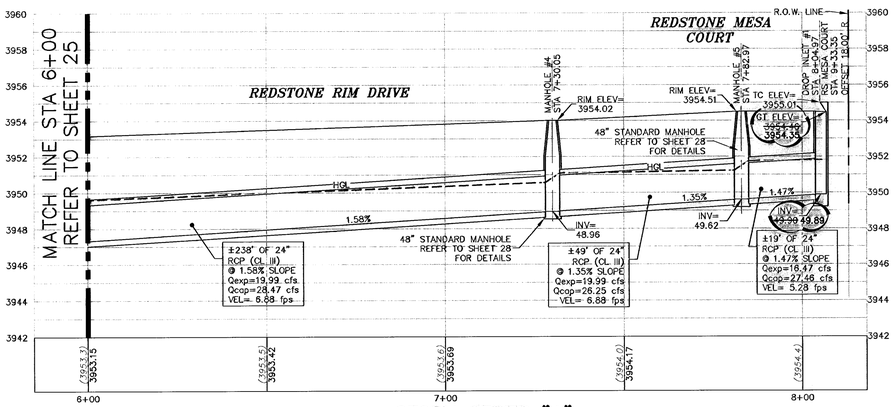






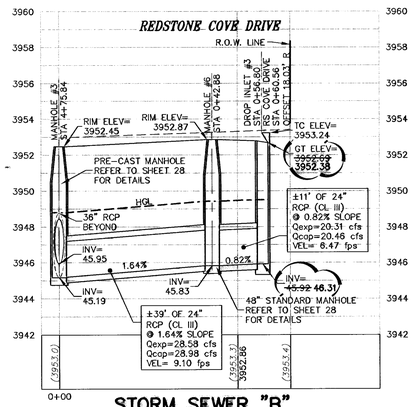
STORM SEWER "A" LATERAL

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



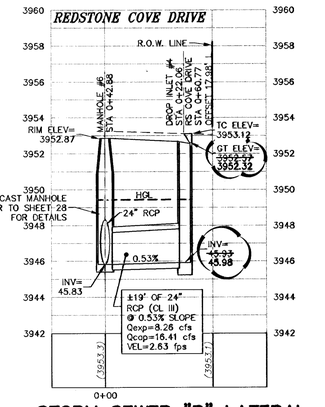
STORM SEWER "A"

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



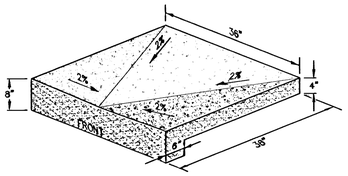
STORM SEWER "B"

SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



STORM SEWER "B" LATERAL

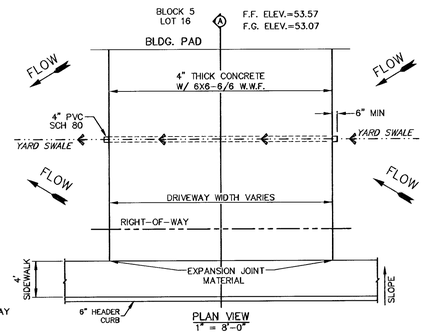
SCALE: 1" = 20' HORIZ.
1" = 4' VERT.



ALL CONCRETE 3000psi MINIMUM.
SPLASH PAD MAY BE SUBSTITUTED WITH 4–6" MORTARED ROCK RIP-RAP.

SPLASH PAD

SCALE: 1" = 1.50'

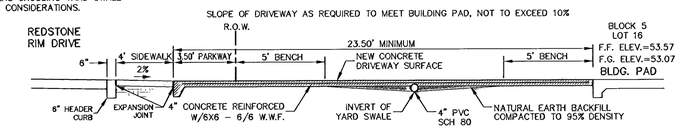


PLAN VIEW
1" = 8'–0"

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.
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.

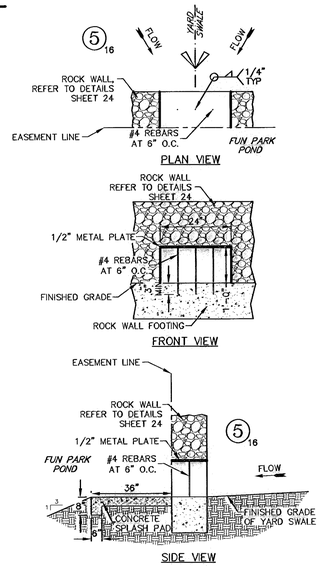
SLOPE OF DRIVEWAY AS REQUIRED TO MEET BUILDING PAD, NOT TO EXCEED 10%



(A) SECTION
1" = 5'–0"

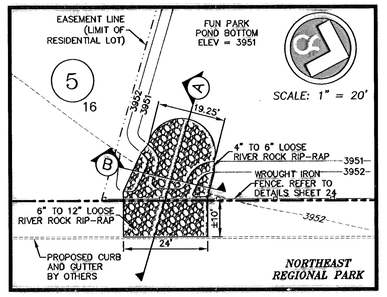
DRIVEWAY INSTALLATION (BLOCK 5, LOT 16 ONLY)

SCALE: AS NOTED



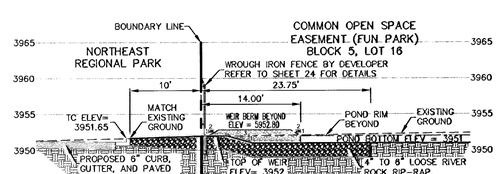
ROCK WALL LEAVE OUT (BLOCK 5, LOT 16 ONLY)

SCALE: 1" = 2'



RIVER ROCK WEIR AT FUN PARK

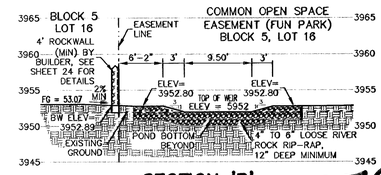
ALL WORK WITHIN THE BOUNDS OF THE NORTHEAST REGIONAL PARK TO BE PERFORMED WITH THE PERMISSION OF AND IN COOPERATION WITH THE CITY OF EL PASO DEPARTMENT OF PARKS AND RECREATION



SECTION 'A'

SCALE: 1" = 10'

*ALL RIP–RAP AS SHOWN BY THIS DEVELOPER



SECTION 'B'

SCALE: 1" = 10'

600 787

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
SBC	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

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-4907

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/01/09

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El Paso, Texas 79912
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www.csaengineers.com

REDSTONE VILLAGE SUBDIVISION

STORM SEWER PLAN AND PROFILE

G.B	L.T.–E.C.–O.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041 JOB NO.	10/04/06 DATE	AS NOTED SCALE	26 SHEET NO.	OF 34

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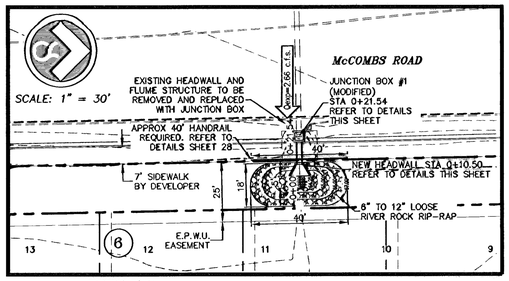
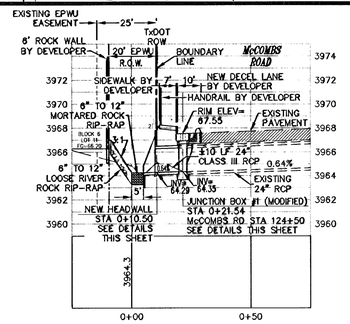
Jan 06, 2009 - 7:01pm
\\Dfnm\5041 xc 32 Ac (Redstone Village)\5041 Redstone AS\BUILT\ 3-1-08\5041 SH1 25.26 (Storm PAG) AS\BUILT.dwg
gbrooks





JUNCTION BOX #1 (MODIFIED)

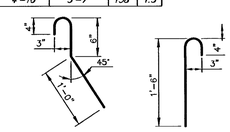
SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL								
SLOPE	DIA OF PIPE, D	VALUES FOR ONE PIPE						
		W	X	Y	L	REINF (lbs)	CONC (CY) ①	
2:1	24"	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	158	1.3	

⑤ TABLE OF REINFORCING STEEL			
Bar	Size	Spa	No.
A	# 4	1'-0"	~
B	# 3	1'-6"	~
CL	# 4	1'-0"	~
CS	# 4	1'-0"	~
D	# 3	1'-0"	~
E	# 5	~	4
F	# 5	~	~
G	# 3	~	2
SL	# 4	~	3
SS	# 4	~	3
V	# 4	1'-0"	~
VL	# 5	~	2
VS	# 5	~	2

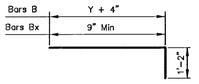
⑤ QUANTITIES SHOWN ARE FOR ONE STRUCTURE END. (ONE HEADWALL)

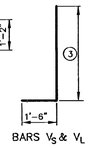
TABLE OF CONSTANT DIMENSIONS			
DIA OF PIPE, D	G	K	H
24"	1'-7"	1'- 0"	3'- 0"



③ MIN LENGTH = 6" + 3" x $\left(\frac{12 \times H - 7}{12 \times L}\right)$

MAX LENGTH= 12 x H − 3" x $\left(\frac{12 \times H - 7}{12 \times L}\right)$ − 1"



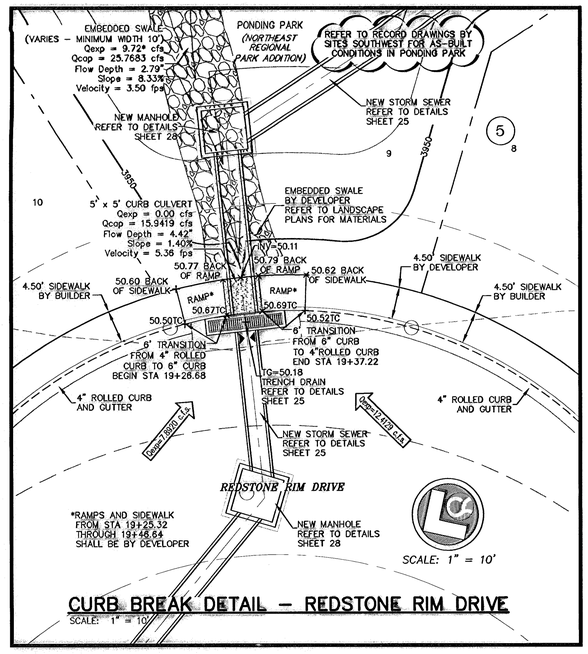


GENERAL NOTES:
DESIGNED ACCORDING TO CURRENT AASHTO STANDARD AND INTERIM SPECIFICATIONS.

REINFORCING STEEL SHALL BE PLACED WITH THE CENTER OF THE OUTSIDE LAYER OF BARS 2" FROM THE SURFACE OF THE CONCRETE.

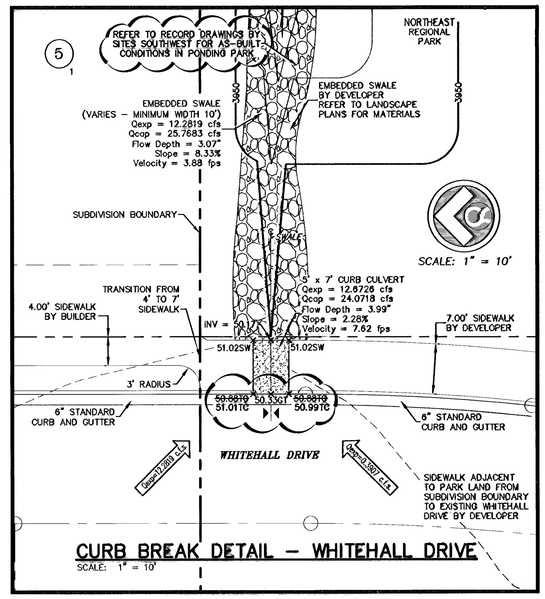
ALL REINFORCING STEEL SHALL BE GRADE 60.

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI.



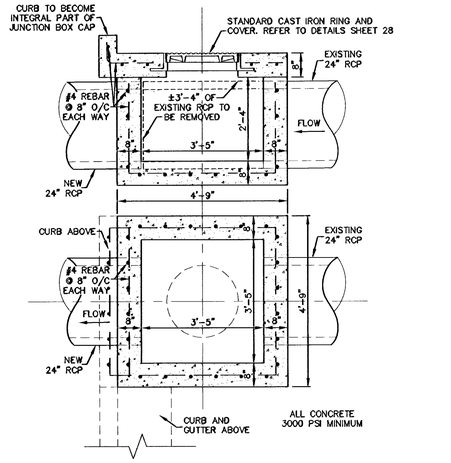
CURB BREAK DETAIL – REDSTONE RIM DRIVE

SCALE: 1" = 10'



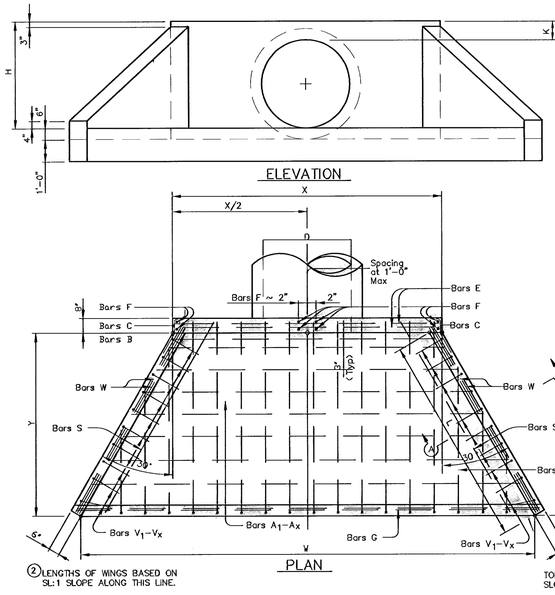
CURB BREAK DETAIL – WHITEHALL DRIVE

SCALE: 1" = 10'

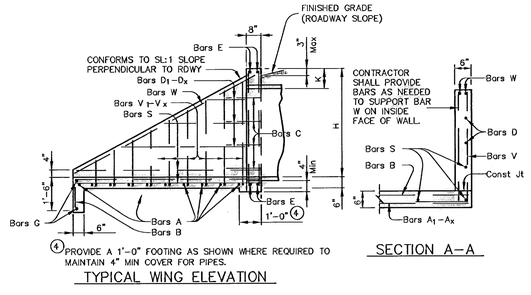


JUNCTION BOX #1 (MODIFIED)

SCALE: 1" = 2'-0"



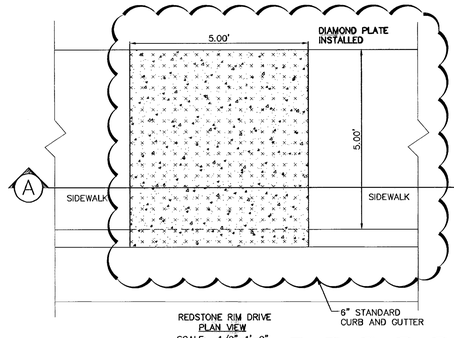
② LENGTHS OF WINGS BASED ON SL:1 SLOPE ALONG THIS LINE.

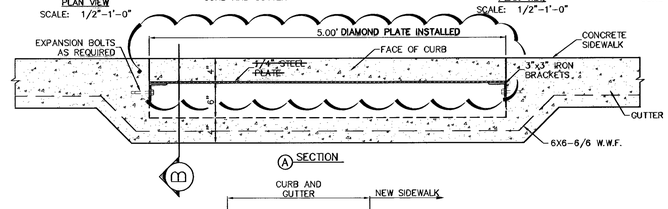


④ PROVIDE A 1'-0" FOOTING AS SHOWN WHERE REQUIRED TO MAINTAIN 4" MIN COVER FOR PIPES.

CONCRETE HEADWALL

SCALE: 1" = 3'-0"





5' CURB DRAINAGE CULVERT

SCALE: 1/4"=1'-0"

RECORD DRAWING

600787

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

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5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-0927

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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fax (915) 877.4334
www.csaengineers.com

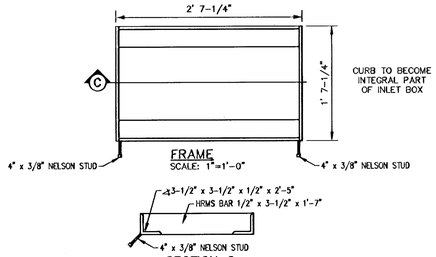
REDSTONE VILLAGE SUBDIVISION

STORM SEWER PLAN AND PROFILE

G.B (DESIGNED BY) | L.T.~E.C.~D.G. (DRAWN BY) | J.C.K. (CHECKED BY)

5041 (JOB NO.) | 10/04/06 (DATE) | AS NOTED (SCALE) | SHEET NO. 27 OF 34

Dec 08, 2009 - 7:06am
S:\Drwg\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-09\5041 SH 27 (Storm P&P) ASBUILT.dwg
gbrooks



FRAME
SCALE: 1"=1'-0"

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

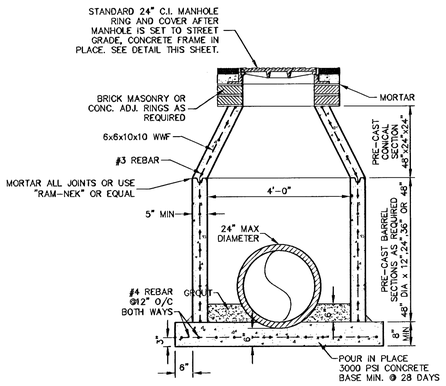
DETAIL A
SCALE: 1"=2'-0"

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

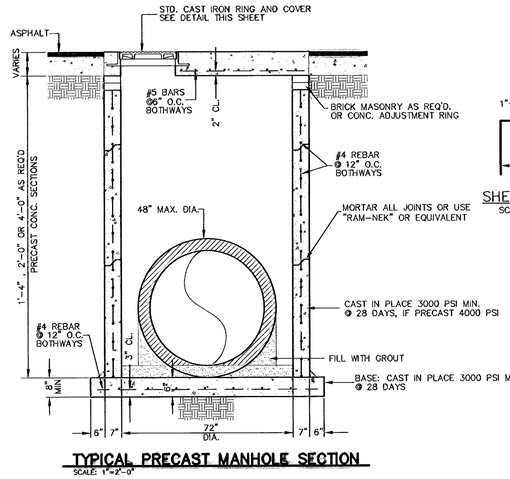
GRATE
SCALE: 1"=1'-0"

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

WELDED STEEL GRATE AND FRAME
SCALE: AS NOTED *TITLE 19 SIDS 2-22 (REV: MARCH 2006)*

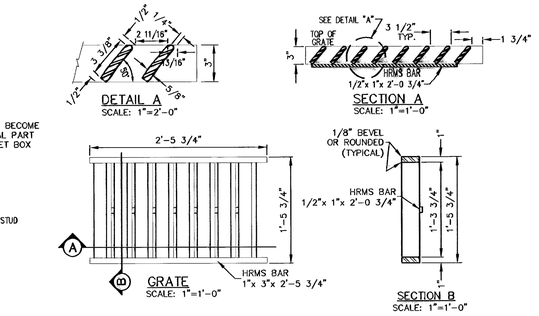


48" STANDARD MANHOLE
SCALE: 1" = 2'-0"



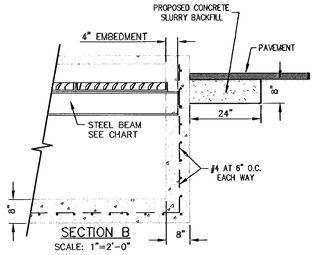
TYPICAL PRECAST MANHOLE SECTION
SCALE: 1"=2'-0"

JUNCTION BOX NOTES
1. STANDARD STRUCTURAL DESIGN SHALL BE BASED ON AASHTO HS20 WHEEL LOADING.
2. THE PRE-CAST MANHOLE RISER AND CONICAL SECTIONS SHALL CONFORM TO ASTM SPECIFICATIONS C-478.
3. THE CONICAL SECTIONS SHALL BE ECCENTRIC WHERE LADDER RUNGS ARE REQUIRED.
4. THE PRE-CAST CONCRETE SHALL HAVE A MINIMUM ALLOWABLE COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 POUNDS PER SQUARE INCH FOR THE RISER AND CONICAL SECTIONS.
5. THE RISER SECTIONS SHALL BE REINFORCED WITH STEEL WIRE MESH 6x6,10-10 AND THE CONICAL SECTION SHALL HAVE 6x6,10-10 STEEL WIRE MESH REINFORCEMENT AND 3/8" ROD AT TOP AND BOTTOM (SEE ASTM STANDARDS PART 16-C-478), REINFORCING STEEL SHALL COMPLY WITH ASTM A615 GRADE 60, A706 GRADE 60 OR A497 GRADE 70. BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI SPECIFICATIONS.
6. REINFORCING STEEL FOR CAST IN PLACE JUNCTION BOX SHALL COMPLY WITH ASTM A615 GRADE 60, A706 GRADE 60 OR A497 GRADE 70. BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI SPECIFICATIONS.
7. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

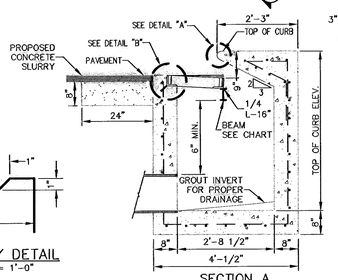


PLAN VIEW
SCALE: 1"=2'-0"

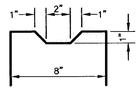
NOTES
1. H = 20' MAXIMUM
2. CONCRETE TO BE 3000 psi MIN CORE TEST @ 28 DAYS.
3. GRATE TO BE PERPENDICULAR TO TRAFFIC.



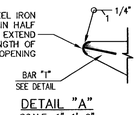
SECTION B
SCALE: 1"=2'-0"



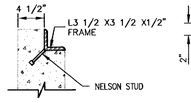
SECTION A
SCALE: 1"=2'-0"



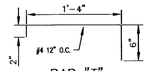
SHEAR KEY DETAIL
SCALE: 1/2" = 1'-0"



DETAIL "A"
SCALE: 1"=1'-0"



DETAIL "B"
SCALE: 1"=1'-0"



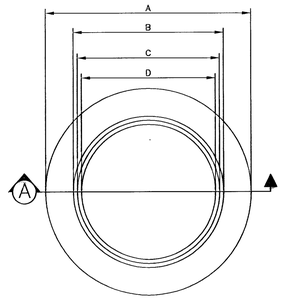
BAR "I"
SCALE: 1"=1'-0"

NO. OF GRADES	'L'	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-10 1/4"	3'-4"	W6x12, M4x13, C6x8.2
2	6'-4"	5'-10"	W6x12, S6x12.5, MC6x15.1
3	8'- 10"	8'-4"	W8x15, S7x15.3, MC7x17.6
4	11'-4"	10'-10"	W9x18, S8x18.4, MC10x21.9
5	13'-10"	13'-4"	W12x16, S8x21, MC10x21.9

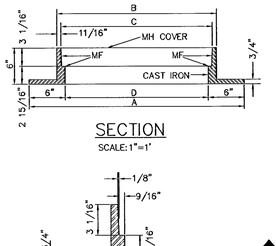
DROP INLET TYPE I
SCALE: AS NOTED *TITLE 19 SIDS 2-22 (REV: MARCH 2006)*

NOTE:
1. MATCHING SURFACES MARKED "MF" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH AND VOID OF AIR HOLES.

MANHOLE RING	48" MANHOLE	72" MANHOLE
WEIGHT	165 lbs	225 lbs
A	2'-10 1/2"	3'-6"
B	2'-1 1/4"	2'-8 3/4"
C	1'-10 1/2"	2'-6"
D	1'-11 7/8"	2'-7 3/8"



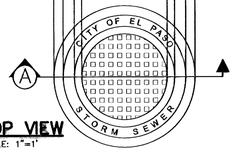
TOP VIEW
SCALE: 1"=1'



SECTION
SCALE: 1"=1'

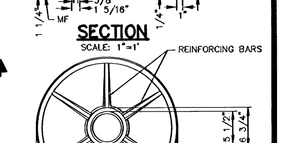
DETAIL
SCALE: 1"=1'

MANHOLE RING
SCALE: AS NOTED

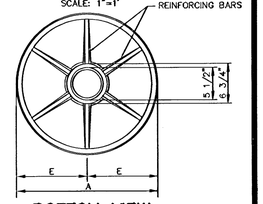


TOP VIEW
SCALE: 1"=1'

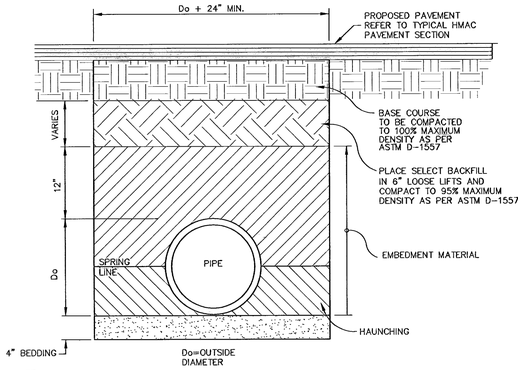
MANHOLE COVER	48" MANHOLE	72" MANHOLE
WEIGHT	175 lbs	310 lbs
A	1'-11 3/4"	2'-7 1/4"
B	1'-8 5/8"	2'-4 1/8"
C	1'-4 7/8"	2'- 3/8"
D	1'-2 3/8"	1'-9 7/8"
E	11 7/8"	1'-3 5/8"



SECTION
SCALE: 1"=1'



BOTTOM VIEW
SCALE: 1"=1'



NOTE:
1. PIPE INSTALLATION AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH PIPE MANUFACTURER AND GEOTECHNICAL REQUIREMENTS.

TYPICAL TRENCH BACKFILL FOR STORM SEWER INSTALLATION
SCALE: 1" = 1'-0"

MANHOLE COVER
SCALE: AS NOTED

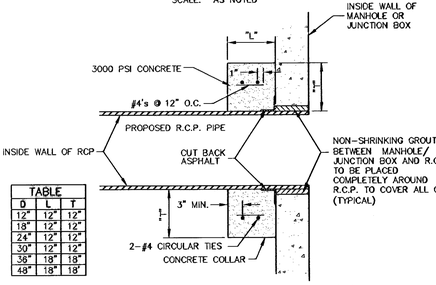
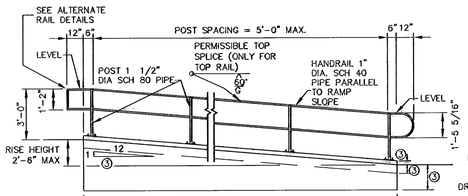


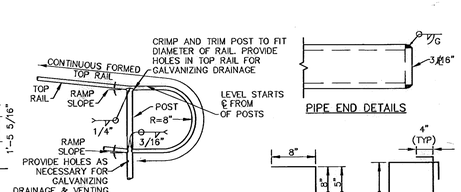
TABLE		
D	L	T
12"	12"	12"
18"	12"	12"
24"	12"	12"
30"	12"	12"
36"	18"	18"
48"	18"	18"

CONNECTION AT JUNCTION BOXES AND MANHOLES
N.T.S.



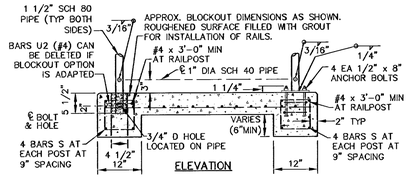
(USED IN SINGLE-LEVEL RAMP OR LOWEST PART IN MULTI-LEVEL RAMP.)
(5) SEE RAMP DETAILS LOCATED ELSEWHERE IN PLANS FOR RAMP SLOPE AND DIMENSIONS.

HANDRAIL ON INCLINE



RAIL DETAILS

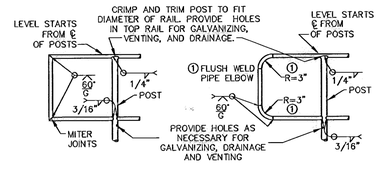
BARS U (#4) BARS S (#4)



ELEVATION

RAIL POSTS MAY BE CAST INTO SIDEWALK OR ANCHORED IN BLOCKOUT AFTER SIDEWALK CONCRETE HAS CURED.

OPTIONAL RAIL POST WITHOUT CURB



ALTERNATE RAIL DETAILS

GENERAL NOTES:
1. DESIGN CONFORMS TO TEXAS ACCESSIBILITY STANDARDS AND AASHTO 1993 STANDARD AND CURRENT INTERIM SPECIFICATIONS.
2. SEE SIDEWALK AND RAMP DETAILS FOR RAMP SLOPE, DIMENSIONS AND FOR TYPICAL CONCRETE AND REINFORCING STEEL.
3. MATERIAL FOR POSTS AND HANDRAILS SHALL BE ASTM GR B, OR A501. BASE PLATES SHALL BE A36. ALL PARTS SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATIONS.
4. SQUARE TUBING OF EQUIVALENT OUTSIDE DIMENSIONS AND STRENGTH MAY BE SUBSTITUTED FOR THE ROUND SHAPES SHOWN OR AS DIRECTED BY THE ENGINEER.
5. ANCHOR BOLTS FOR POSTS ATTACHED ON THE RAMPS SHALL CONFORM TO ASTM A36 OR APPROVED EQUAL. NUTS FOR ANCHOR BOLTS SHALL CONFORM TO ASTM A563 GR A OR BETTER HEAVY HEX. THREADS FOR ANCHOR BOLTS AND NUTS SHALL BE ROLLED OR CUT THREADS OF UNIFIED NATIONAL COARSE (UNC) THREAD SERIES. BOLTS AND NUTS SHALL HAVE CLASS 2A AND 2B FIT TOLERANCES. ANCHOR BOLTS AND EXPOSED NUTS SHALL BE GALVANIZED OR COATED WITH ZINCH-RICH PAINT. WASHERS SHALL BE GALVANIZED. ANCHOR BOLTS IN RAMP AND SIDEWALK MAY BE ANCHORED USING A DRILL AND A GROUT SYSTEM.
6. EXPOSED EDGES OF HANDRAIL POSTS SHALL BE ROUNDED OR CHAMFERED TO APPROXIMATELY 1/8" (INCH) BY GRINDING.
7. ANCHOR BOLTS, NUTS AND WASHERS TO BE INCLUDED IN UNIT PRICE BID FOR RAILING.

HANDRAIL DETAIL
NTS

DROP INLET NOTES
1. WELDED STEEL AS DETAILED ARE ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
3. SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY AND HANDLING.
4. GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
5. WELDED GRATES SHALL BE STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-183 OR OF CORROSION RESISTANT STRUCTURAL STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-161 OR M-222 OR BE MADE OF OTHER APPROVED STEELS OF EQUAL QUALITY. MIXING GRATES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
6. GRATES MADE OF M-183 STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111 SPECIFICATIONS OR SHALL BE PAINTED WITH INORGANIC ZINC PAINTS, MEETING THE REQUIREMENTS OF CURRENT STANDARD SPECIFICATIONS.
7. ALL WELDS SHALL BE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
8. CAST GRATES SHALL BE CAST STEEL CONFORMING TO THE REQUIREMENTS OF AASHTO M-103, GRADE 65-35 OR OF DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ASTM A-536, SPECIAL GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 35B OR ASTM A-48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
9. FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR OTHER APPROVED CLEANING METHOD. AFTER CLEANING THEY SHALL BE COATED WITH ASPHALT BASE PAINT RESULTING IN A SMOOTH COATING, TOUGH AND TENACIOUS WHEN COLD, NOT TACKY NOR BRITTLE.
10. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
11. ALL CONCRETE TO BE 3000 p.s.i. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
12. MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
13. EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND TO BE PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
14. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH T.H.D. ITEM 446 "PAINT AND PAINTING".
15. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
16. ALL REINFORCING BARS TO BE # 4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
17. INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
18. LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
19. 2 - 1/2" DIA. x 4" LONG CONC. ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
20. THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.
21. EXCAVATION WHICH WILL EXCEED FIVE (5) FEET IN DEPTH SHALL PROVIDE FOR TRENCH SAFETY AS PER OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES.

WARNING!
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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

600787

RECORD DRAWING

NO.	DATE	DESCRIPTION	BY
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5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS 12/8/09
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
Texas Registered Engineering Firm F-4697

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www.csadesigngroup.com

REDSTONE VILLAGE SUBDIVISION

STORM SEWER DETAILS

G.B. DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 28 of 34

Oct 06, 2009 - 7:09pm
J:\5041 NE 24 W. (Redstone Village)\5041 Redstone ASBUILTS 3-~0\5041 Sht 28 (Drainage Details) ASBuilt.dwg
xrefs: Dan Gilmore

REDSTONE RIM DRIVE

WHITEHALL DRIVE

REDSTONE PASS COURT

NEW SANITARY SEWER LINE

PROPOSED STORM SEWER REFER TO SHEETS 25 AND 26 FOR DETAILS

10' UTILITY EASEMENT

4' SIDEWALK BY BUILDER

TRANSITION FROM 4' TO 4.50' SIDEWALK

4.50' SIDEWALK BY BUILDER (BY DEVELOPER WITHIN PARK BOUNDARY)

5' x 5' CURB CULVERT
Qexp = 9.72 cfs
Qcop = 15.9419 cfs
Flow Depth = 4.42'
Slope = 1.00%
Velocity = 5.36 fps

CURB CULVERT REFER TO SHEET 27 FOR DETAILS

WARNING SIGN, REFER TO DETAILS THIS SHEET

TRANSITION FROM 4.50' TO 4' SIDEWALK

12" EMBEDDED SWALE (VARIES - MINIMUM WIDTH 10')
Qexp = 9.72 cfs
Qcop = 25.7683 cfs
Flow Depth = 2.79"
Slope = 1.40%
Velocity = 3.50 fps

EMBEDDED SWALE REFER TO LANDSCAPE PLANS FOR MATERIALS

4:1 SIDE SLOPE

12:1 SIDE SLOPE

CAPPED STUB AT MANHOLE

25.00' EXISTING EPWU EASEMENT

EXISTING 8" SANITARY SEWER LINE SERVING THE NORTHEAST REGIONAL PARK FACILITIES TO BE RELOCATED TO RUN WITHIN THE REDSTONE RIM RIGHT-OF-WAY. LINE PROPOSED TO BE REROUTED FROM REDSTONE RIM STA 12+06.60 ACROSS EMERGENCY ACCESS DRIVE TO REDSTONE RIM AND SOUTH TO CONNECTION TO EXISTING MANHOLE, WHITEHALL DRIVE STA 2+79.50. SEWER LINE MAY BE ABANDONED IN PLACE WHERE POSSIBLE, BUT MUST BE REMOVED IN THE VICINITY OF THE PROPOSED PONDING PARK. REFER TO E.P.W.U. PLANS FOR DESIGN AND DETAILS. EXISTING SANITARY SEWER LINE MUST REMAIN IN SERVICE UNTIL ALL WORK IS COMPLETED ON RELOCATED LINE AND NEW SERVICE IS CONNECTED.

8" SANITARY SEWER LINE REMOVED AND SERVICE RELOCATED TO LINE RUNNING WITHIN THE REDSTONE RIM AND WHITEHALL DRIVE RIGHTS-OF-WAY

PONDING PARK
TOP ELEV.=3945
BOTTOM ELEV.=3939

EXISTING POND
TOP ELEV.=3945
BOTTOM ELEV.=3937

EXISTING PONDING AREA NE REGIONAL PARK TO BE RE-GRADED

DEPTH GAUGE REFER TO DETAIL THIS SHEET

EXISTING 10:1 SLOPE

REFER TO RECORD DRAWINGS BY SITES SOUTHWEST FOR AS-BUILT CONDITIONS IN PONDING PARK

NEW HEADWALL REFER TO SHEETS 25 AND 26 FOR DETAILS

LOOSE ROCK RIP-RAP

EMBEDDED SWALE REFER TO LANDSCAPE PLANS FOR MATERIALS

5' x 7' CURB CULVERT
Qexp = 12.8726 cfs
Qcop = 24.0718 fps
Flow Depth = 3.99"
Slope = 2.28%
Velocity = 7.62 fps

7' SIDEWALK BY DEVELOPER

6' HANDICAP RAMP REFER TO DETAILS SHEET 21

SECTION 30 BLOCK 80 TOWNSHIP 1 TEXAS & PACIFIC RAILWAY SURVEYS

SEWER MH TOP 52.9 INV 44.36 ±

8" SEWER LINE

SIGN & GUARDRAIL

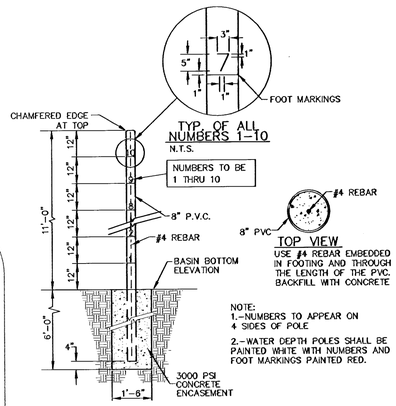
OH UTILITY LINES

NORTHEAST REGIONAL PARK

NORTHTOWNE VILLAGE UNIT 1

ALL WORK WITHIN THE BOUNDS OF THE NORTHEAST REGIONAL PARK TO BE PERFORMED WITH THE PERMISSION OF AND IN COOPERATION WITH THE CITY OF EL PASO DEPARTMENT OF PARKS AND RECREATION

SCALE: 1" = 30'



TYP. OF ALL NUMBERS 1-10

N.T.S.

NUMBERS TO BE 1 THRU 10

TOP VIEW

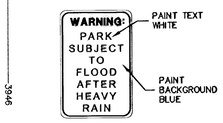
USE #4 REBAR EMBEDDED IN FOOTING AND THROUGH THE LENGTH OF THE PVC. BACKFILL WITH CONCRETE

NOTE:
1.-NUMBERS TO APPEAR ON 4 SIDES OF POLE

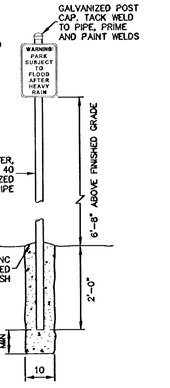
2.-WATER DEPTH POLES SHALL BE PAINTED WHITE WITH NUMBERS AND FOOT MARKINGS PAINTED RED.

DEPTH GAUGE

NOT TO SCALE

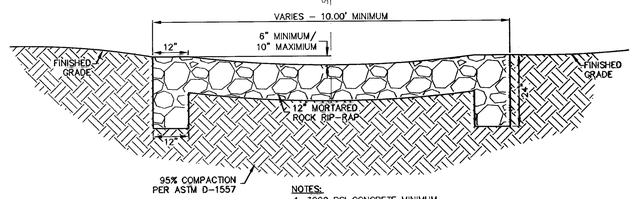


PARK SIGNS
12" x 18"



SIGN INSTALLATION

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



NOTES:
1. 3000 PSI CONCRETE MINIMUM USED FOR MORTAR
2. REFER TO LANDSCAPE PLANS FOR ABUTTING GROUND COVER

EMBEDDED SWALE

SCALE: 1"=2'-0"

POND VOLUME

POND ELEVATION	AREA (SQUARE FEET)	CUMML. AVG VOLUME (ACRE FEET)	CUMML. CONIC VOLUME (ACRE FEET)
3945	158914.2525	17.3023	17.2820
3944	141828.1320	13.8503	13.8318
3943	125078.0567	10.7866	10.7702
3942	108602.1315	8.1044	8.0901
3941	93036.3983	5.7899	5.7779
3940	78048.6083	3.8261	3.8167
3939	60362.0613	2.2374	2.2323
3938	48429.5472	0.9886	0.9860
3937	37697.6075	0.0000	0.0000

LEGEND

- LOT LINE
- UTILITY EASEMENT
- CENTER LINE OF STREET
- RIGHT-OF-WAY
- BOUNDARY
- 4" ROLLED CURB
- GUTTER FLOW LINE
- 50' TRANSITION
- DIRECTION OF RUNOFF FLOW
- PROPOSED CITY MONUMENT SEE DETAIL SHEET 23
- 3728.85 PROPOSED FINISHED GRADES
- (3729.2) EXISTING GRADE
- TC=08.09 PROPOSED TOP OF CURB ELEVATION
- THC=08.09 PROPOSED TOP OF HEADER CURB ELEVATION
- PVMT=08.65 PROPOSED PAVEMENT ELEVATION
- POINT OF VERTICAL INTERSECTION
- PASSING ZONE BY BUILDER 5'x5'
- PARKWAY VARIES
- 4' SIDEWALK (TYP) BY BUILDER
- R.O.W.
- SEE DETAIL SHEET 24
- ACCESSIBLE RAMP SEE DETAIL SHEET 24

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

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
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7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-6927

STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
12/8/09

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www.csadesigninc.com

REDSTONE VILLAGE SUBDIVISION

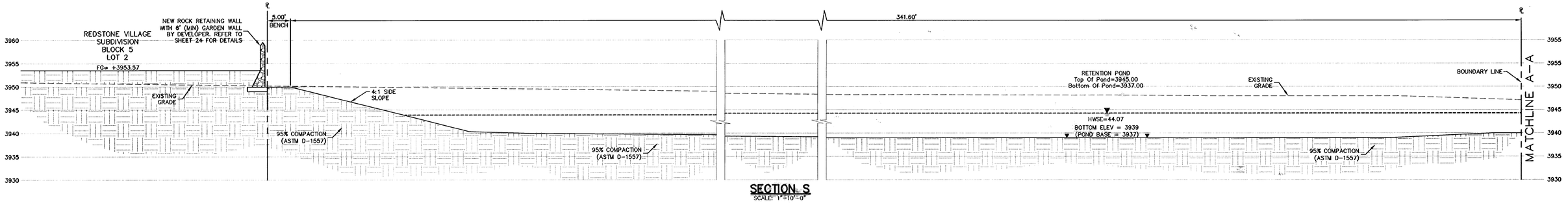
POND PLAN

G.B.	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

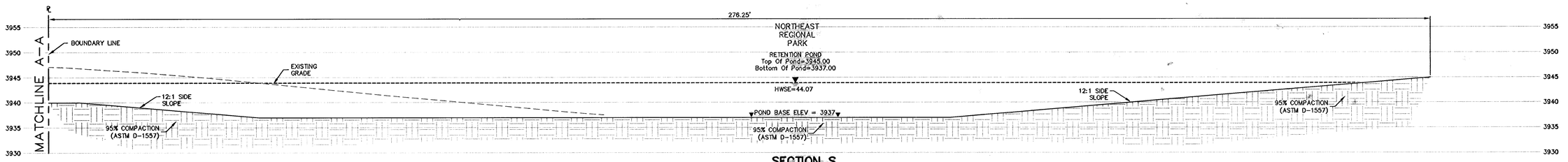
JOB NO.	DATE	SCALE
5041	10/04/06	AS NOTED

SHEET NO. 29 OF 34

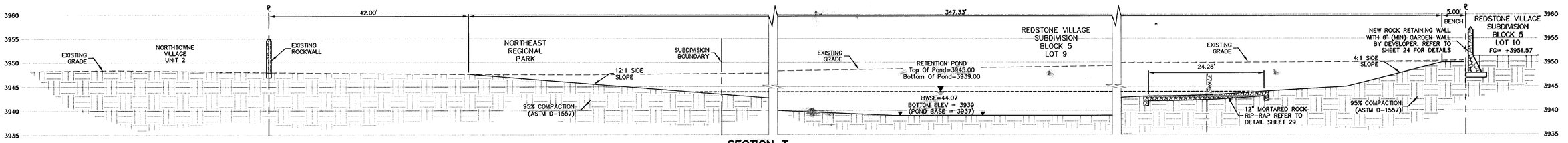
Dec 09, 2009 - 7:08pm
jobno 5041 sheet no 29 (Pond) ASBUILT.dwg
xrefs



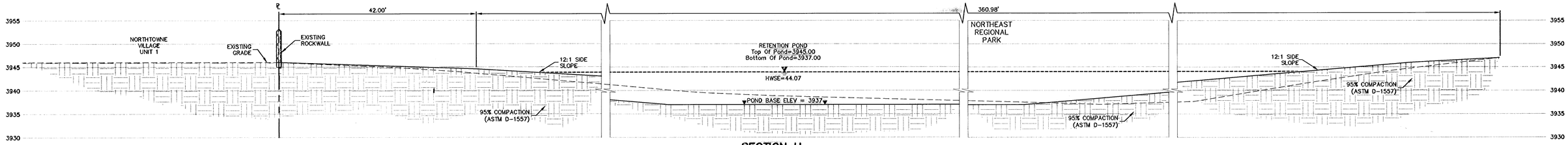
SECTION S
SCALE: 1"=10'-0"



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



SECTION T
SCALE: 1"=10'-0"



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

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4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS
JOHN C. KARLSRUHER
53978
REGISTERED PROFESSIONAL ENGINEER
12/8/09

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1845 Northwestern Dr. Ste C
El Paso, Texas 79912
tel [915] 577.4158
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www.csaengineers.com

REDSTONE VILLAGE SUBDIVISION

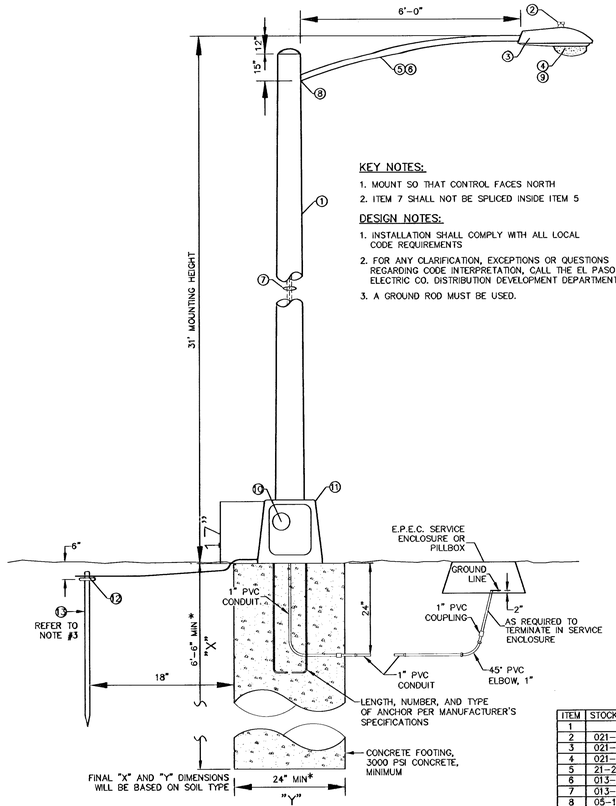
POND CROSS SECTION

G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041
JOB NO.
10/04/06
DATE
AS NOTED
SCALE
SHEET NO. 30
of 34

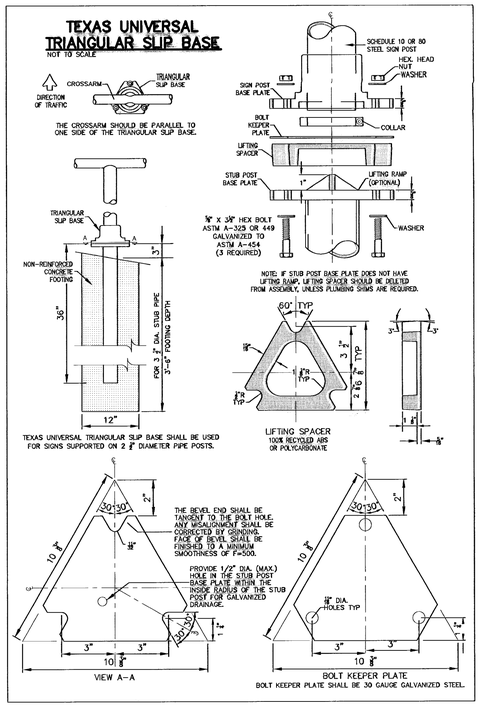
Tbase, Registered Engineering Firm F-3997

Dec 08, 2009 - 7:08am
S:\Dwg\5041 NC WC Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 Sht 30 (Pond X Sect) ASBUILT.dwg
cpreyes

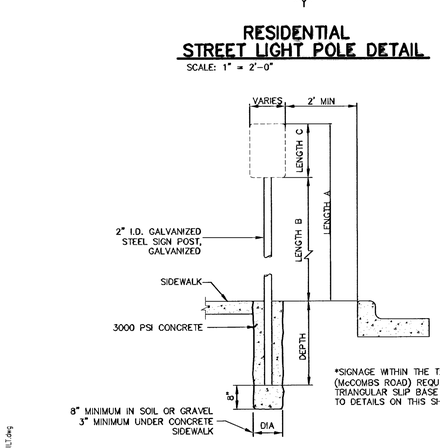


RESIDENTIAL STREET LIGHT POLE DETAIL

SCALE: 1" = 2'-0"



ITEM	STOCK No.	QTY PER UNIT	DESCRIPTION
1		1 EACH	POLE, 38 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, 9'-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	07-581	1 EACH	5/8" GROUND ROD CLAMP
13	08-626	1 EACH	5/8" x 10' Cu BONDED GROUND ROD



*SIGNAGE WITHIN THE TxDOT RIGHT-OF-WAY (McCOMBS ROAD) REQUIRE TEXAS UNIVERSAL TRIANGULAR SLIP BASE MOUNTINGS. REFER TO DETAILS ON THIS SHEET.

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
2 1/2 FEET	4 1/2 FEET	KEEP RIGHT SIGNS ONLY	1.5 FEET

SIGN POST INSTALLATION

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

STOP SIGN WITH STREET NAME SIGNS, REFER TO DETAILS THIS SHEET,

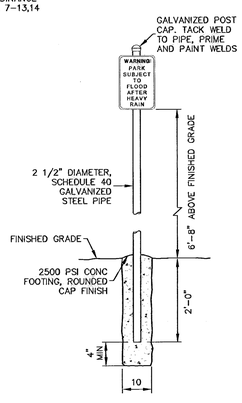
R1-1
30" x 30"
STOP SIGN

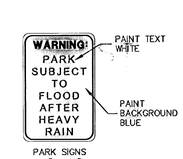
STREET AVE 00

9" STREET NAME SIGN, EXTRUDED ALUMINUM, AS PER SUBDIVISION ORDINANCE TITLE 19, SECT. 7-10

STOP SIGN WITH 9" STREET NAME SIGNS

SCALE: N.T.S.





PARK SIGNS
12" x 18"

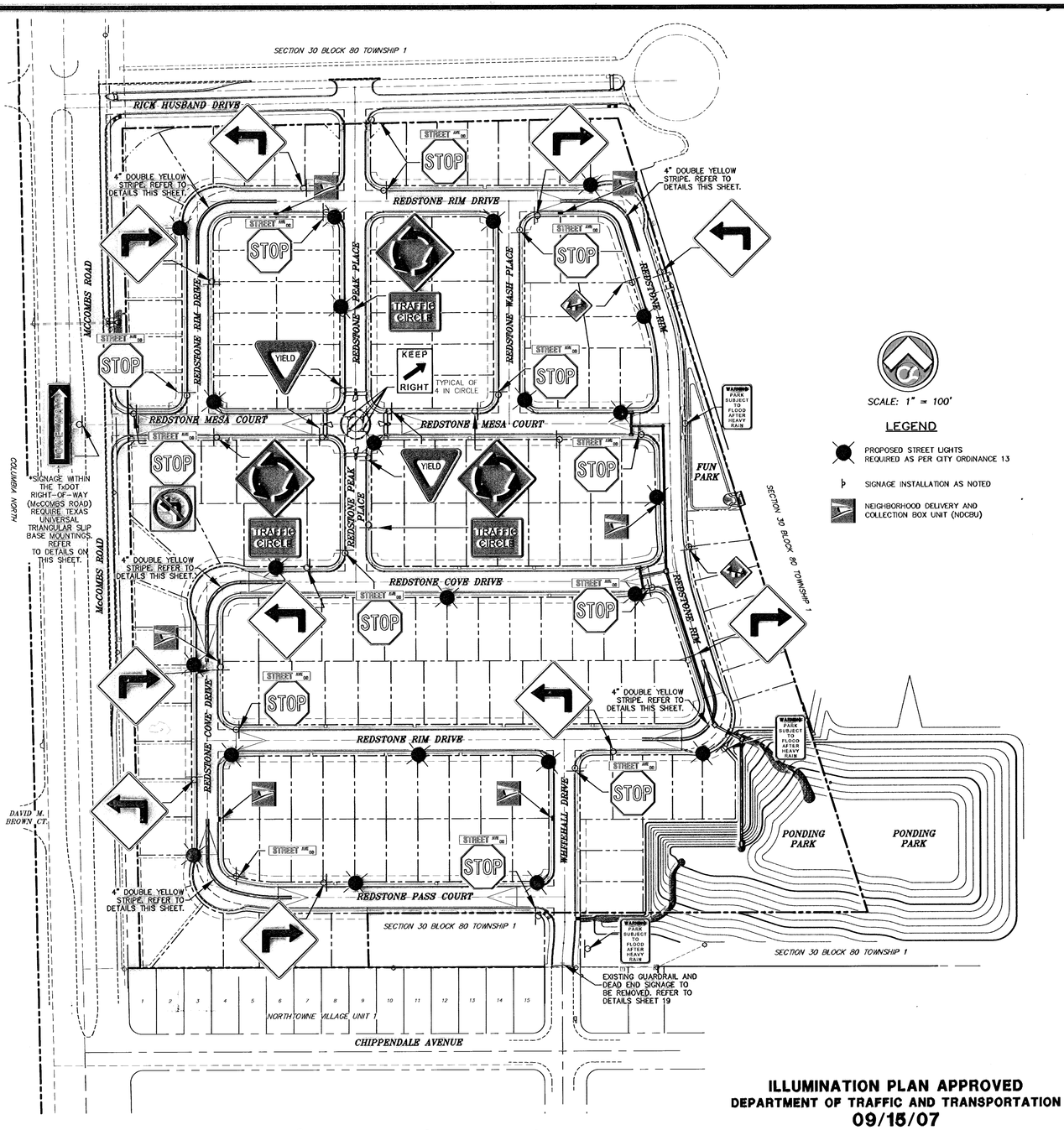
CENTER LINE STRIPING, SOLID YELLOW. STRIPES 4" WIDE SPACED 4" APART. PERMENENT PAVEMENT MARKINGS TO BE USED MUST CONFORM TO CITY SPECIFICATIONS

4" CENTER LINE STRIPING

SCALE: 1" = 8'-0"

SIGN INSTALLATION – PARK SIGNS ONLY

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



SCALE: 1" = 100'

LEGEND

- PROPOSED STREET LIGHTS REQUIRED AS PER CITY ORDINANCE 13
- SIGNAGE INSTALLATION AS NOTED
- NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT (NDCBU)

ILLUMINATION PLAN APPROVED
DEPARTMENT OF TRAFFIC AND TRANSPORTATION
09/15/07

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

W15-1
24" x 24"
CHILDREN PLAYING

W2-6
36"x 36"
W12-12p
24"x 18"
LOCATION AND INSTALLATION AS REQUIRED

W1-1R
30" x 30"
W1-1L
30" x 30"

R1-2
36" x 36" x 36"

R4-7b
18" x 24"

R6-1R
36" x 12"
ONE WAY SIGN

600787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (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
SBC	1-800-DIG-TESS
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

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

Texas Registered Engineering Firm F-9897

STATE OF TEXAS
JOHN C. KARLSRUHER
53878
REGISTERED PROFESSIONAL ENGINEER
12/9/09

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REDSTONE VILLAGE SUBDIVISION

ILLUMINATION AND SIGNAGE PLAN

G.B	L.T.~E.C.~D.G.	J.C.K.
DESIGNED BY	DRAWN BY	CHECKED BY

5041	
JOB NO.	
10/04/08	
DATE	
AS NOTED	
SCALE	
SHEET NO.	
31	
OF 34	

Dec 08, 2009 - 1:09pm
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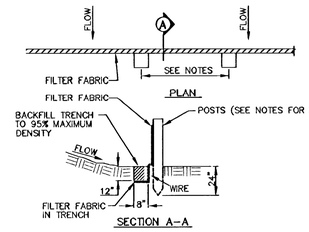
gbooks



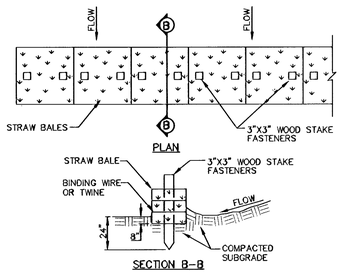
SECTION A-A

NOTES:

1. THE FENCE REQUIRES FREQUENT INSPECTION AND PROMPT MAINTENANCE TO MAINTAIN ITS EFFECTIVENESS.
2. INSPECT THE FENCE AFTER EACH RAINFALL.
3. CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE.
4. ALL NEEDED REPAIRS SHALL BE PERFORMED IMMEDIATELY.
5. REMOVE AND PROPERLY DISPOSE OF SEDIMENT WHEN IT IS ONE-THIRD TO ONE-HALF THE HEIGHT OF THE FENCE OR AFTER EACH STORM.
6. 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"



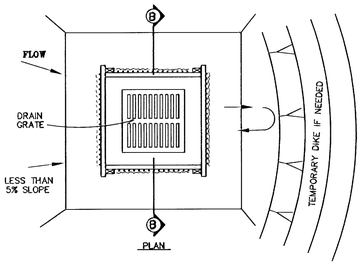
SECTION B-B

NOTES (BALE BARRIER):

1. BALES TO BE PLACED PERPENDICULAR TO FLOW HAY BALES PLACED IN "V" DITCH MUST BE STAGGERED.
2. BALES MUST BE FIRMLY STAKED INTO THE ENTRENCHMENT AND THE ENTRENCHMENT BE PROPERLY BACKFILLED.
3. BALES MUST BE PLACED END TO END AND THERE CAN BE NO GAPS BETWEEN THE BALES.
4. BARRIERS MUST BE INSPECTED AND REPAIRED IMMEDIATELY AFTER EACH RAINFALL OR DAILY IF THERE IS PROLONGED RAINFALL.
5. DAMAGED STRAW BALES REQUIRE IMMEDIATE REPLACEMENT.
6. TRAPPED SEDIMENTS MUST BE REMOVED AND DISPOSED OF PROPERLY.

STRAW BALE BARRIER

SCALE: 1" = 5'-0"



PLAN

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

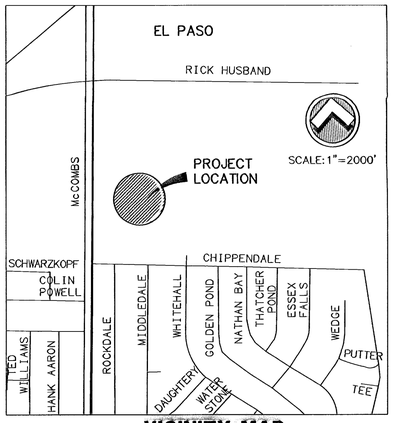
STAGING AREA SHALL PROVIDE ADEQUATE SPACE FOR TRAILER STORAGE, FUEL/LUBRICANT STORAGE, PORTABLE RESTROOMS, EQUIPMENT STORAGE AND MAINTENANCE, ETC.

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.

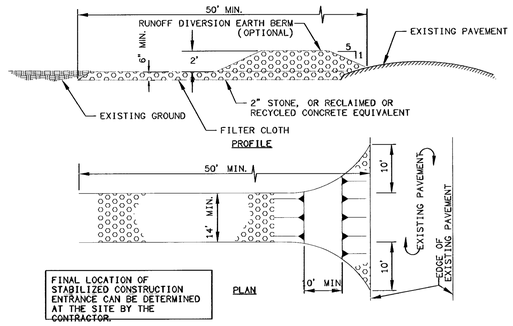
LEGEND

- HIGH POINT
- LOW POINT
- RUNOFF OUTFALL (10)
- PROPOSED SILT FENCE OR HAY BALE BARRIER
- DIRECTION OF DRAINAGE FLOW
- PROPOSED CONTOUR (14)
- PROPERTY LINE
- EASEMENT



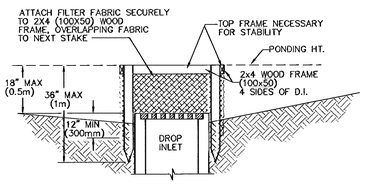
VICINITY MAP

Approx. Latitude = 31°94'N
Approx. Longitude = 106°40'W



STABILIZED CONSTRUCTION ENTRANCE

SCALE: 1" = 2'-0"



SECTION B-B

NOTES:

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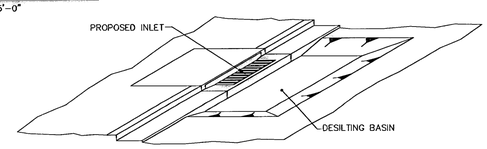
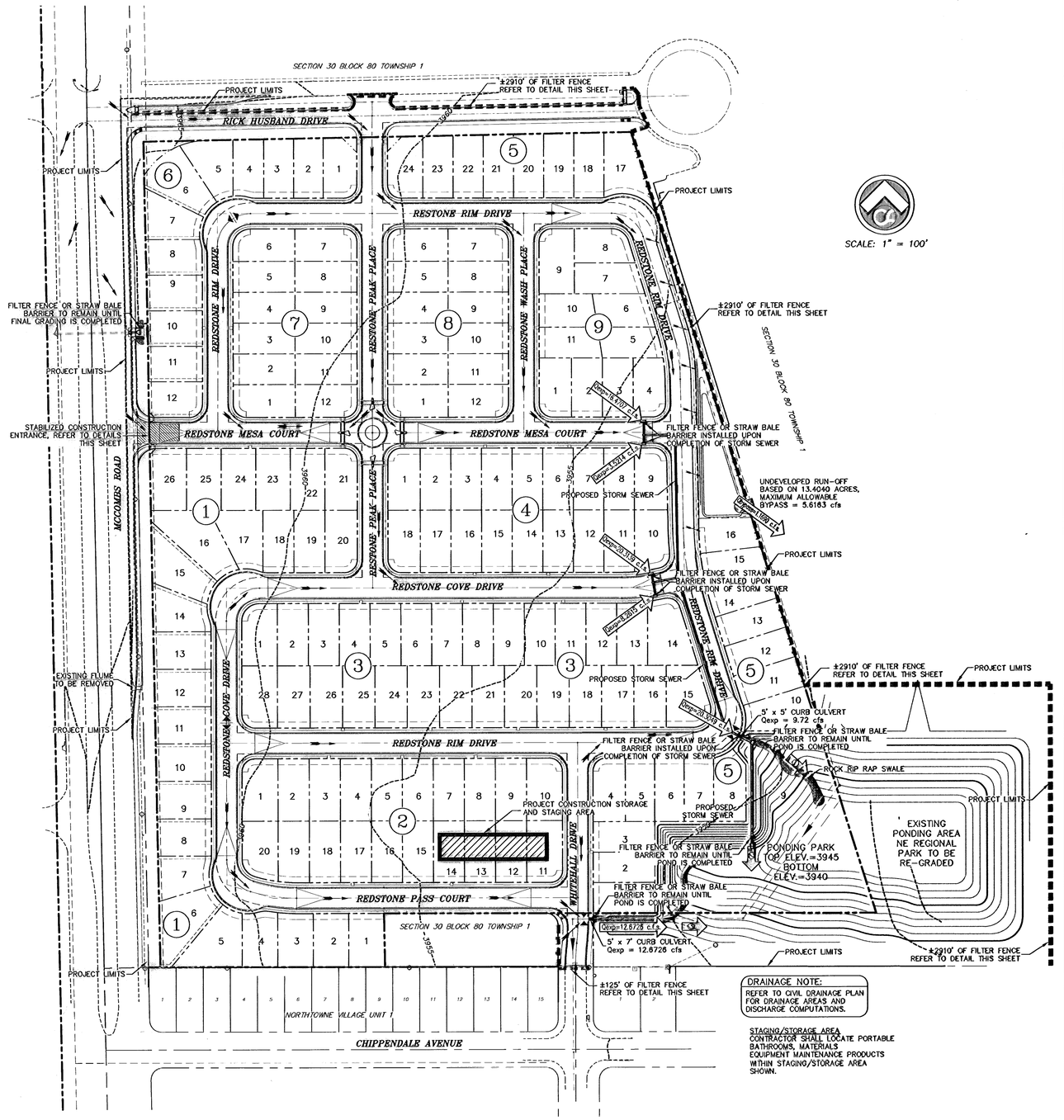
INLET PROTECTION

SCALE: 1" = 5'-0"



CURB INLET SEDIMENT TRAP

SCALE: 1" = 3'-0"



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.

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"=100'

APPROVED
SWP 06-00409
12/14/06

600 787

RECORD DRAWING

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

STATE OF TEXAS — JOHN C. KARLSRUHER — 53878 — LICENSED PROFESSIONAL ENGINEER — 12/8/09

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www.csasngineers.com

REDSTONE VILLAGE SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN

G.B. DESIGNED BY | L.T.~E.C.~O.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO. | 10/04/06 DATE | AS NOTED SCALE | SHEET NO. 32 | OF 34

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
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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

Jan 08, 2009 - 7:11am
S:\Dwg\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 SW 32.33 (SWPP) ASBUILT.dwg
gbrooks

NARRATIVE:

REDSTONE VILLAGE SUBDIVISION
EL PASO, TEXAS

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 30, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER:_____

STRUCTURAL PRACTICES: (P-PERMANENT T-TEMPORARY)

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

OTHER:_____

POST CONSTRUCTION CONTROLS

INLETS, DESILTING BASIN, EARTH BERMS AND STONE BEDDING CHANNELS AS PER PLAN

ESTIMATED TOTAL SIZE, DISTURBED AREA

PROJECT SITE APPROX. 32.171 ACRES
ESTIMATED DISTURBED AREA 39 ACRES.

CONSTRUCTION START DATE:_____ CONSTRUCTION END DATE:_____

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

1. BEGIN CONSTRUCTION/MOBOLIZATION (5 DAYS).
2. INSTALL INITIAL STORMWATER POLLUTION PREVENTIONS (SWPP) MEASURES AS INDICATED ON SWPP PLAN (3 DAYS).
3. CLEAR AND GRUB (2 WEEKS).
4. SITE GRADING (2 MONTHS).
5. PERFORM PERIODIC INSPECTIONS OF THE SWPP STRUCTURES. PERFORM MAINTENANCE AND REPLACEMENTS AS NEEDED (DURATION OF CONSTRUCTION).
6. EXCAVATION FOR SITE UTILITIES AND STORM SEWER (3 MONTHS).
7. CONSTRUCTION OF SITE IMPROVEMENTS AND STORM SEWER (3 MONTHS).
8. END CONSTRUCTION – FINAL STABILIZATION, DEMOBILIZATION, REMOVAL OF SWPP CONTROLS, AND SUBMIT NOTICE OF TERMINATION.

GENERAL CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT THAT AUTHORIZES STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNED: _____ COMPANY:_____
NAME: _____ ADDRESS:_____
TITLE: _____ TELEPHONE:_____
DATE: _____

SUB – CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I WILL COORDINATE, EITHER THROUGH THE GENERAL CONTRACTOR, OWNER, OR DIRECTLY, WITH THE CONTRACTOR(S) AND/OR SUBCONTRACTOR(S) IDENTIFIED IN THE POLLUTION PREVENTION PLAN HAVING RESPONSIBILITY FOR IMPLEMENTING STORM WATER CONTROL MEASURES TO MINIMIZE ANY IMPACT MY ACTIONS MAY HAVE ON THE EFFECTIVENESS OF THESE STORM WATER CONTROLS MEASURES.

SIGNED: _____ SIGNED: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____
COMPANY:_____ COMPANY:_____
ADDRESS:_____ ADDRESS:_____
TELEPHONE:_____ TELEPHONE:_____
DATE: _____ DATE: _____

OPERATOR

SIGNED: _____ COMPANY:_____
NAME: _____ ADDRESS:_____
TITLE: _____ TELEPHONE:_____
DATE: _____

SOIL CONDITIONS

THE EXPLORATORY BORINGS WERE DRILLED TO DEPTHS RANGING FROM 8 TO 15 FEET BELOW THE EXISTING GROUND SURFACE. THE SOIL UNDERLYING THE SITE GENERALLY CONSISTS OF THREE MAJOR SOIL TYPES. THE NEAR SUBSURFACE SOILS CONSIST OF (1) BROWN,SILTS, (2) BROWN, LOW TO HIGHLY PLASTIC CLAYS AND (3) FINE TO MEDIUM GRAINED, POORLY GRADED SANDS AND/OR SILTY SANDS.

ENDANGERED SPECIES ACT

NOT LIKELY TO ADVERSELY AFFECT ANY CURRENTLY LISTED FEDERAL THREATENED OR ENDANGERED SPECIES.

HISTORIC PROPERTY SITE

NO KNOWN SITES ELIGIBLE FOR HISTORIC RECORD

AUTHORIZED STORM WATER DISCHARGES

1. STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.

2. DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION SUPPORT ACTIVITIES INCLUDING CONCRETE AND ASPHALT BATCH PLANTS, EQUIPMENT STAGING AREAS, MATERIAL STORAGE YARDS, MATERIAL BORROW AREAS, AND EXCAVATED MATERIAL DISPOSAL AREAS MAY BE AUTHORIZED AS PER TPDES PERMIT NO. TXR1500000, PART II, SECTION A.

AUTHORIZED NON-STORM WATER DISCHARGES
THE FOLLOWING NON-STORM WATER DISCHARGES AREA AUTHORIZED AS PER TPDES PERMIT NO. TXR150000, PART II, SECTION A.

1. DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

2. FIRE HYDRANT FLUSHING.

3. WATER USED TO CONTROL DUST.

4. WATER LINE FLUSHING.

5. VEHICLE, EXTERNAL BUILDING AND PAVEMENT WASH WATER, FREE OF DETERGENTS AND SOAPS.

6. AIR CONDITIONING CONDESATE.

PROHIBITED POLLUTANTS DISCHARGES
1. CONCRETE
2. DETERGENTS
3. PAINTS
4. CLEANING SOLVENTS
5. FUELS
6. ELECTRICAL EQUIPMENT AND MATERIALS
7. LUBRICANTS
8. WOOD
9. FERTILIZERS
10. ASPHALT AND ASPHALT RELATED PRODUCTS
11. STEEL PRODUCTS

BEST MANAGEMENT PRACTICES CONTROLS

I WASTE MATERIALS:

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

II HAZARDOUS WASTE:

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

III SANITARY WASTE:

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

IV SPILL PREVENTION:

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

V GOOD HOUSEKEEPING:

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

VI HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

POSSIBLE POLLUTANTS ON-SITE

A. GAS TANK CONTAINERS
   1. INSPECT CONTAINERS FOR LEAKS AND ENSURE LIDS AND CAPS ARE PROPERLY SEALED. DAMAGED TANKS OR CONTAINERS SHALL BE PROPERLY REMOVED/REPLACED AND DISPOSED OF.
B. LUBRICATING GREASE CONTAINERS
   1. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE CHANCE OF LEAKAGE; DRIP PANS SHALL BE UTILIZED FOR LEAKING VEHICLES AND FOR FLUID DRAINING.
C. CEMENT DISCHARGE INTO EXISTING STORM SYSTEM
   1. ONSITE INSPECTIONS OF CONCRETE POUR AREAS SHALL BE DONE TO ENSURE THAT CEMENT DOES NOT RUNOFF AND DISCHARGE INTO EXISTING STORM SEWER SYSTEM.

VII PETROLEUM PRODUCTS:

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

VIII SPILL CONTROL PRACTICES:

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

IX MAINTENANCE AND INSPECTION PROCEDURES:

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING ARID PERIODS WILL BE CONDUCTED BI-WEEKLY. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A REPORT SUMMARIZING THE SCOPE OF INSPECTION SHALL BE DONE & RETAINED ALONG WITH THE SDPCP.

X REMARKS:

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

XI OFFSITE VEHICLE TRACKING:

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

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

MATERIALS WITH CONSTRUCTION SITE:

___ HAS BATCH PLANT WITH PROJECT
___ HAS ASPHALT PLANT WITH PROJECT
XX DOES NOT HAVE BATCH PLANT WITH PROJECT
XX DOES NOT HAVE ASPHALT PLANT WITH PROJECT

OWNER CERTIFICATION

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

OWNER : SIGNED DATE

OWNER : NAME DATE

TITLE DATE

GENERAL NOTES

1. CONTRACTOR TO PROVIDE A CONSTRUCTION SIGN ONSITE, CONSPICUOUSLY NEAR MAIN ENTRANCE, WITH A COPY OF N.O.I. POSTED.
2. CONTRACTOR TO DESIGNATE A QUALIFIED COMPETENT PERSON TO INSPECT AND RECORD SW3P AND BMP INSPECTION IN ACCORDANCE TO SITE INSPECTION REPORT.
3. CONTRACTOR TO KEEP ORIGINAL N.O.I. AND INSPECTION REPORTS ON SITE AT ALL TIMES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN A CLEAN WORK SITE.
5. CONTRACTOR MUST KEEP RECORD OF IMPORTANCE DATES SUCH AS, BUT NOT LIMITED TO, MAJOR GRADING ACTIVITIES, CONSTRUCTION TEMPORARILY OR PERMANENTLY WORK CEASED, STABILIZATION MEASURES INITIATED.
6. CONTRACTOR SHALL KEEP A COPY OF TPDES PERMIT TXR 15000 ONSITE

NOTE:
CONTRACTOR SHALL ENSURE COMPLIANCE WITH SW3P AND TPDES PERMIT TXR 15000. PERMIT TXR 15000 IS LOCATED AND CAN BE VIEWED WITH THE CIVIL ENGINEER – CSA CONSULTING ENGINEERS, 1845 NORTHWESTERN DR, SUITE C, EL PASO, TX. 79912.

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
SBC	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

NO.	DATE	DESCRIPTION	BY
9	12/08/09	RECORD DRAWING	JCK
8	12/04/07	RICK HUSBAND DRIVE EXTENDED	JCK
7	10/16/07	EPWU R.O.W. ~ Lot Adj FINAL	JCK
6	10/01/07	EPWU R.O.W. ~ Lot Adj 2nd Sub	JCK
5	09/12/07	EPWU R.O.W. ~ Lot Adjustments	JCK
4	05/25/07	FINAL City Submittal	JCK

600787

RECORD DRAWING

APPROVED
SWP 06-00409
12/14/06

BENCHMARK: CITY MONUMENT (BRASS CAP) AT THE CENTERLINE INTERSECTION OF CHIPPENDALE AVENUE AND WHITEHALL DRIVE. ELEVATION = 3950.27 (CITY OF EL PASO DATUM)

STATE OF TEXAS – JOHN C. KARLSRUHER – 53878 – REGISTERED PROFESSIONAL ENGINEER – 12/8/07

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REDSTONE VILLAGE SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN

G.B DESIGNED BY | L.T.~E.C.~D.G. DRAWN BY | J.C.K. CHECKED BY

5041 JOB NO.
10/04/06 DATE
AS NOTED SCALE
SHEET NO. 33 OF 34

Texas Registered Engineering Firm F-8697

Dec 08, 2009 - 7:12am
S:\Drwn\5041 NE 32 Ac (Redstone Village)\5041 Redstone ASBUILTS 3-3-08\5041 SHT 32.23 (SW3P) ASBUILT.dwg
jpinales