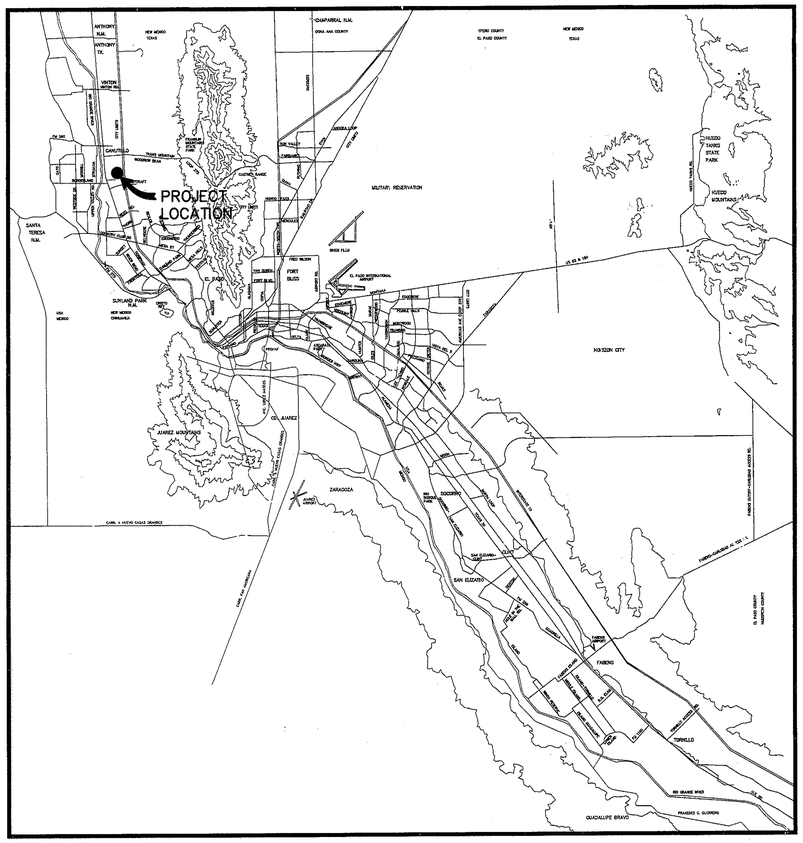
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

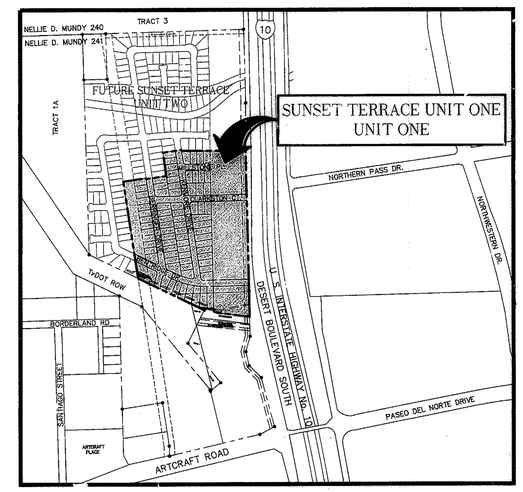
DEVELOPER

TROPICANA HOMES INC.
4655 COHEN, AVE.
EL PASO, TEXAS 79935
PH: (915) 821-3550
FAX: (915) 821-3556

CONSULTING ENGINEER

cea
engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: MR. JORGE L. AZCARATE, P.E.

LOCATION MAP SCALE: 1" = 600'



LOCATION MAP
APPROXIMATE SCALE:
1" = 600'

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA ENGINEERING GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

MARCH 2006

6000759

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AUTOMOBILE AND PEDESTRIAN ACCESS TO THE USER AT ALL TIMES, INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS INCLUDES, BUT IS NOT LIMITED TO DRIVEWAYS, STREETS, PARKING, AND WALKWAYS. THIS REQUIREMENT SHALL BE FULFILLED AT NO EXTRA COST TO THE OWNER.
3. CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM – ONCE IN THE MORNING AND BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM HIS WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF HIS OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
7. ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
9. ALL ELEVATIONS ARE TO CITY OF EL PASO DATUM. SEE REFERENCED BENCHMARK ON THIS SHEET.
10. VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER.
11. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
12. THE LOCATION OF THE FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.
13. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

GRADING SPECIFICATIONS

1. CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION; COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL, UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY. REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY.
2. SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER 3 INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP,GM, GC, SM, SP, SM, AND SC. OR UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER, GEO-TECH ENGINEER OR CITY ENGINEER.
3. UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS 12.
4. EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
5. GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE UPON WHICH THE FILL IS TO BE PLACED. THE SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST 6-INCHES, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
6. PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557.
7. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
8. QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TEST OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER IS REQUIRED DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

LEGEND

SUBDIVISION BOUNDARY
ROW LINE
CURB LINE
PROPERTY LINE
STREET CENTERLINE
EASEMENT LINE
MATCH LINE
STORM SEWER LINE
HIGH WATER MARK
CURB AND GUTTER DROP INLET
STORM SEWER MANHOLE
4000 — FINISHED GROUND CONTOUR ELEVATION (INDEX)
FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
4000 — EXISTING GROUND CONTOUR ELEVATION (INDEX)
EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
EXISTING RETAINING ROCKWALL
NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
EXISTING ELECTRICAL LINE
X / X — STANDARD DETAIL/SECTION NUMBER / SHEET NUMBER WHERE STANDARD/ SECTION DETAIL IS LOCATED

4000.00 — FINISHED SPOT ELEVATION
FG. 56.00 — LOT FINISHED GROUND ELEVATION
TC 4000.00 — TOP OF CURB ELEVATION
TP 4000.00 — TOP OF PAVEMENT ELEVATION
1 (2) — SUBDIVISION LOT AND BLOCK NUMBER
DRAINAGE FLOW
STORM SEWER LINE FLOW
HIGH POINT
LOW POINT
EXISTING HIGH POINT
EXISTING LOW POINT
HEADWALL WITH WINGWALLS
DA-4 — DRAINAGE AREA
2:1 SLOPE — HORIZONTAL: VERTICAL SLOPE RATIO
3980 — APPROXIMATE BASE FLOOD ELEVATION (NATIONAL GEODETIC VERTICAL DATUM, NGVD). TO CONVERT TO CITY OF EL PASO DATUM FROM NGVD, SUBTRACT 8.462-FEET.
APPROXIMATE AREA OF 100 YEAR FLOOD, AS PER FIRM PANEL NO. 480214-0016-C (FEBRUARY 5, 1986)
WHEELCHAIR RAMP

ABBREVIATIONS

LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
STA	STATION
VCS	VERTICAL CURVE STATION
VCE	VERTICAL CURVE ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TYP	TYPICAL
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
AD	ALGEBRAIC DIFFERENCE
CR	CURVE RETURN
ROW	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FG	FINISH GRADE
FF	FINISH FLOOR
EG	EXISTING GRADE
MIN.	MINIMUM
RCP	REINFORCED CONCRETE PIPE
Q	QUANTITY
CAP	CAPACITY
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
CONC	CONCRETE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT
L	LENGTH
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
HGL	HYDRAULIC GRADE LINE
HWE	HIGH WATER ELEVATION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

RECORD DRAWINGS
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REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF MONTANA AND PEBBLE HILLS. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
STATE OF TEXAS — CHARLES L. ALCANTAR — 85075 — LICENSED PROFESSIONAL ENGINEER — 2/1/07

SCALE N/A
Horizontal: 1"=1'
Vertical:
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./E.Z.
DRAWN BY: R.Q.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE
GENERAL INFORMATION

SHEET NO.
1
OF 24

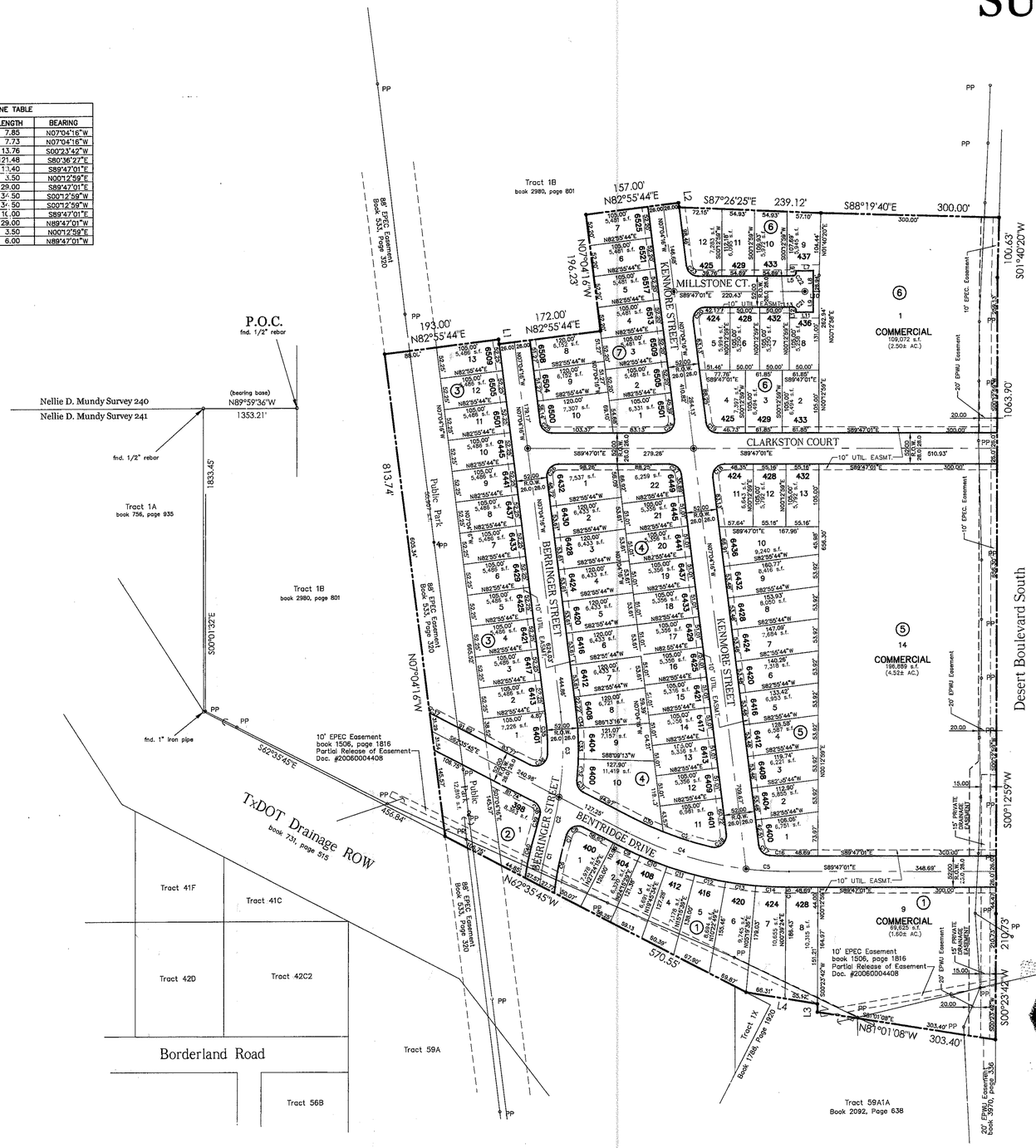
600759

SUNSET TERRACE UNIT ONE
AMENDING PLAT

A Portion of Tracts 1B and 59A1A,
Nellie D. Mundy Survey 241,
El Paso, El Paso County, Texas
containing 26.463 Acres

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00	83.89	42.04	83.79	S12°13'40"W	9°36'46"
C2	500.00	67.24	33.67	67.19	N13°10'53"E	7°42'20"
C3	500.00	143.11	72.05	142.63	N01°07'44"E	16°23'59"
C4	600.00	212.32	107.28	211.22	S72°44'00"E	20°16'31"
C5	600.00	72.39	36.24	72.34	S86°19'38"E	6°54'45"
C6	474.00	89.01	44.64	88.88	S11°39'15"W	10°46'35"
C7	526.00	10.65	5.33	10.65	N16°27'15"E	1°09'36"
C8	20.00	35.44	24.49	30.98	S86°38'21"W	101°31'48"
C9	626.00	38.65	19.33	38.64	S84°21'52"E	3°32'14"
C10	626.00	49.12	24.57	49.11	S88°22'52"E	4°29'46"
C11	626.00	49.09	24.56	49.08	S72°52'33"E	4°29'36"
C12	626.00	53.23	26.63	53.22	S77°33'32"E	4°52'21"
C13	626.00	51.11	25.57	51.09	S82°20'02"E	4°40'40"
C14	626.00	51.03	25.53	51.01	S87°00'28"E	4°40'13"
C15	626.00	4.81	2.41	4.81	S89°33'48"E	0°26'26"
C16	574.00	32.42	16.22	32.42	S88°09'56"E	3°14'11"
C17	20.00	27.74	16.63	25.57	S46°48'32"E	79°28'33"
C18	20.00	33.96	22.72	30.02	S41°34'22"W	97°17'15"
C19	20.00	28.87	17.61	26.43	S48°25'38"E	82°42'45"
C20	20.00	33.96	22.72	30.02	S41°34'22"W	97°17'15"
C21	5.00	7.85	5.00	7.07	N44°47'01"W	90°00'00"
C22	5.00	7.85	5.00	7.07	N45°12'59"E	90°00'00"
C23	20.00	28.87	17.61	26.43	S48°25'38"E	82°42'45"
C24	20.00	33.96	22.72	30.02	N41°34'22"E	97°17'15"
C25	20.00	28.87	17.61	26.43	S48°25'38"E	82°42'45"
C26	20.00	33.96	22.72	30.02	S41°34'22"W	97°17'15"
C27	20.00	28.87	17.61	26.43	N48°25'38"W	82°42'45"
C28	20.00	38.54	28.78	32.85	N48°08'00"E	110°24'32"
C29	574.00	85.96	43.06	85.88	S72°22'19"E	8°34'51"
C30	574.00	54.96	27.50	54.94	S65°20'20"E	5°29'11"
C31	20.00	23.87	13.59	22.48	S28°24'13"E	68°23'03"
C32	526.00	36.19	18.10	36.18	N03°49'03"E	3°56'31"
C33	526.00	51.64	25.84	51.62	N00°57'58"W	5°37'32"
C34	526.00	30.22	15.12	30.22	N05°25'30"W	3°17'31"
C35	474.00	67.65	33.88	67.60	N07°58'56"W	8°10'40"
C36	20.00	40.60	32.19	33.98	N59°15'20"E	116°17'51"
C37	526.00	14.73	7.37	14.73	N63°23'53"W	1°36'16"
C38	20.00	26.56	15.65	24.65	N24°33'02"W	76°05'26"
C39	474.00	29.28	14.65	29.28	N15°15'52"E	3°32'22"
C40	526.00	78.82	39.49	78.75	S12°44'28"W	8°35'10"

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.85	N07°04'16"W
L2	7.73	N07°04'16"W
L3	13.76	S00°23'42"W
L4	121.48	S80°36'27"E
L5	10.40	S89°47'01"E
L6	3.50	N00°12'59"E
L7	29.00	S89°47'01"E
L8	3.50	S00°12'59"W
L9	3.50	S00°12'59"W
L10	10.00	S89°47'01"E
L11	29.00	N89°47'01"W
L12	3.50	N00°12'59"E
L13	6.00	N89°47'01"W



NOTE:
THIS AMENDING SUBDIVISION MODIFIES THE ADDRESSES FOR LOTS 11-13 BLOCK 5, LOT 1 BLOCK 2, AND LOTS 1-8 BLOCK 1.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES:

This is to certify that water and sewer services will be provided to Sunset Terrace Unit One by the El Paso Water Utilities/Public Service Board in accordance with their regulations and with Section 16.343 of the Texas Water Code. Water and sewer services will be extended to the subdivision from existing facilities located in Borderland Road and will be constructed to serve the subdivision by _____

Tax Certificates for this subdivision are filed in the office of the County Clerk, deed and record section, Instrument No. 20060114486
Book _____, Page _____, Date _____

This subdivision lies within zones "A2, C and B " as designated in Panel No. 480214-0016 C, dated February 5, 1986, of the Flood insurance rate maps, City of El Paso, El Paso County, Texas and within Zones "X and A" as designated in Panel No. 480212-0125 B, dated September 4, 1991, of the Flood Insurance rate maps, El Paso County, Texas.

This subdivision lies within the Canutillo Independent School District
7665 Artcraft Road, El Paso, Texas 79932

Set 1/2" rebar with cap marked (Tx2027) at all corners unless otherwise noted.

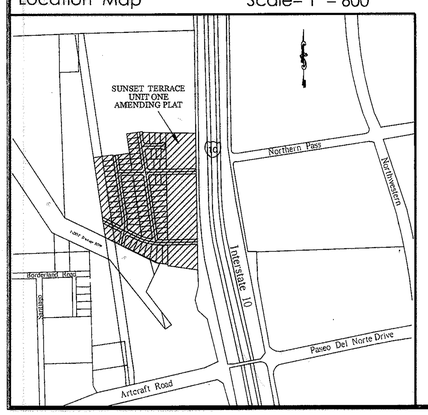
LEGEND

◉ Proposed City monument

BENCHMARK

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

Location Map Scale= 1" = 600'



DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

We, Tropicana Homes Inc., and The Gilbert and Geraldine Malooly Children's Trust, owners of this land hereby presents this plat and dedicates to the use of the public the (streets right-of-ways, utility easements, park site) as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and buried service wires, conduits and pipes for underground utilities and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Robert L. Bowling, III.
Tropicana Homes Inc.

Chris Malooly
The Gilbert and Geraldine Malooly
Children's Trust

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me this 23RD day of OCTOBER, 2006 by Robert L. Bowling, III.

Notary Public in and for El Paso County, Texas — My Commission expires OCTOBER 7, 2010

MARCELA FOURZAN
MY COMMISSION EXPIRES
October 7, 2010

This instrument was acknowledged before me this 23RD day of OCTOBER, 2006 by Chris Malooly.

Notary Public in and for El Paso County, Texas — My Commission expires OCTOBER 7, 2010

MARCELA FOURZAN
MY COMMISSION EXPIRES
October 7, 2010

AMENDING PLAT APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212.0065 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.08.070 as to meeting the requirements for a review of an amending plat.

Executive Secretary
City Plan Commission

Subdivision Coordinator

Approved for filing this 17TH day of NOVEMBER 2006A.D.

Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas this 20th day of November, 2006 A.D. in Volume _____ of the Plat Records, Page _____, File No. 20060114485

Waldo Garcia
County Clerk

By Deputy

This plat represents a survey made on the ground under my supervision and is in compliance with the current Texas Board of Professional Land Surveying Professional and Technical Standards.

Jerry E. Cutts, RPLS Tx 2027

STATE OF TEXAS
REGISTERED
JERRY E. CUTTS
2027
PROFESSIONAL
LAND SURVEYOR

Subdivision improvement plans prepared by and under the supervision of Jorge L Azcarate, P.E. Registered Professional Engineer No. 85075

Jorge L. Azcarate, P.E. Tx 85075

STATE OF TEXAS
JORGE L. AZCARATE
85075
LICENSED
PROFESSIONAL ENGINEER
11/1/06

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: JORGE L. AZCARATE, P.E.

Date prepared: 12-01-05
Job No. 051116

Cutts Land Surveying, Inc.
Professional Land Surveyors
1100 Montana Avenue, Suite 206
El Paso, Texas 79902
Ph. (915) 534-9391
Fx. (915) 534-9394

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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1-800-344-8377
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RECORD DRAWINGS

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REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASSO DEL NORTE & MONTANA. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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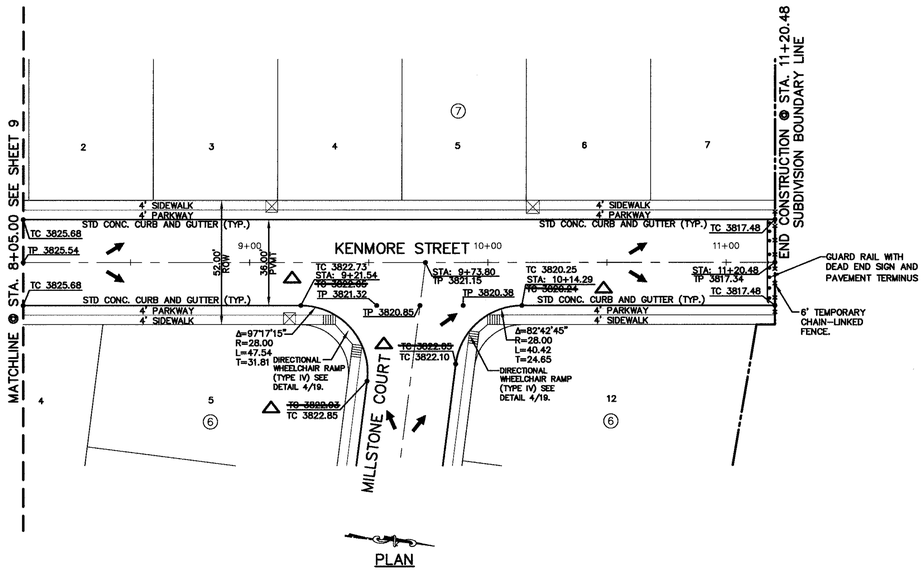
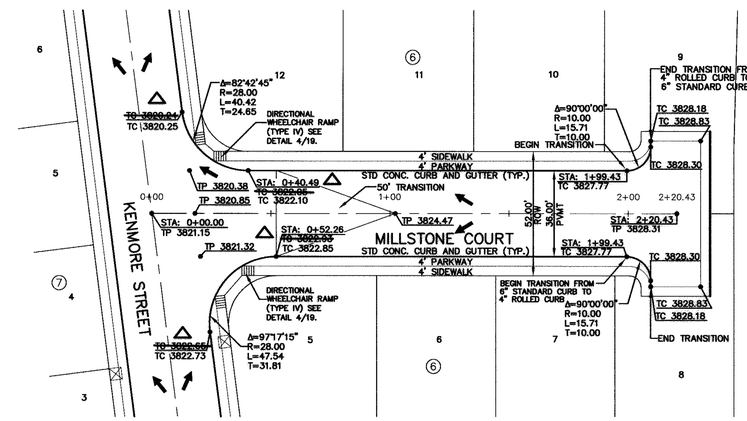
ENGINEER'S SEAL



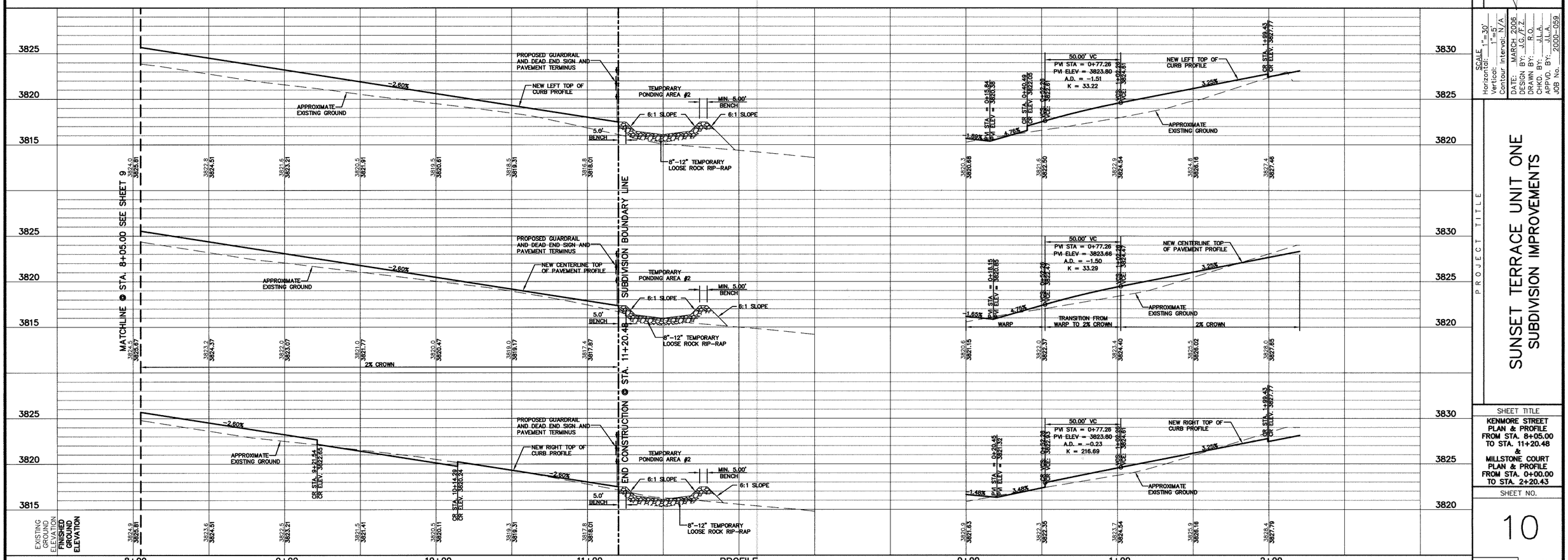
PLAN



PLAN

LEGEND:

☒ 5' X 5' WHEELCHAIR PASSING



PROFILE

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

DATE: MARCH 2006
DESIGN BY: J.G./E.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

KENMORE STREET PLAN & PROFILE FROM STA. 8+05.00 TO STA. 11+20.48 & MILLSTONE COURT PLAN & PROFILE FROM STA. 0+00.00 TO STA. 2+20.43

SHEET NO.

10

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3935.31 (CITY DATUM) ELEVATION ON THIS BASIS OF BENCHMARK MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	AS BUILT DRAWINGS	J.G.

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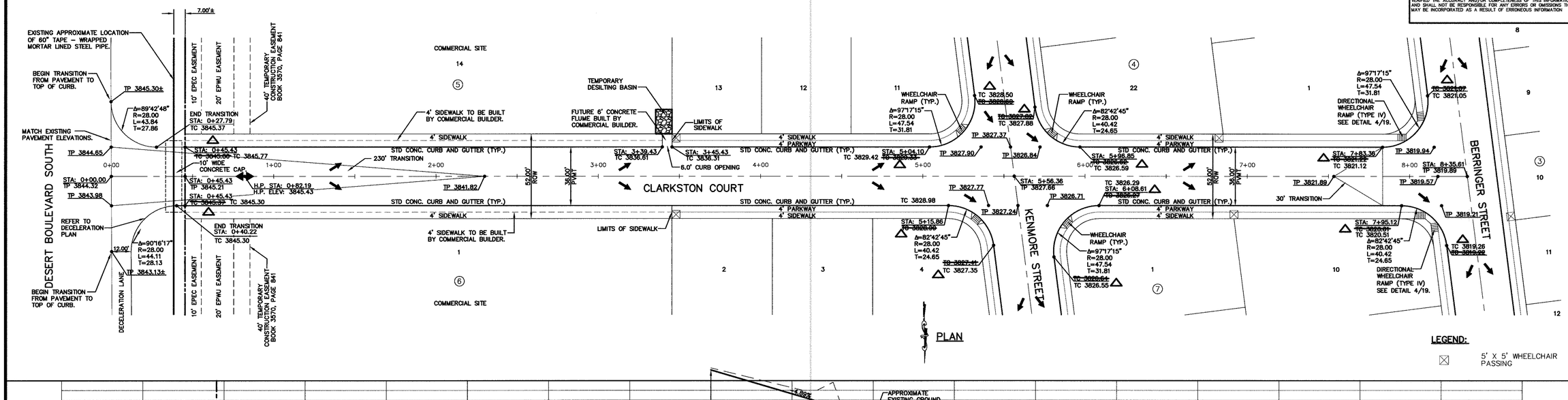

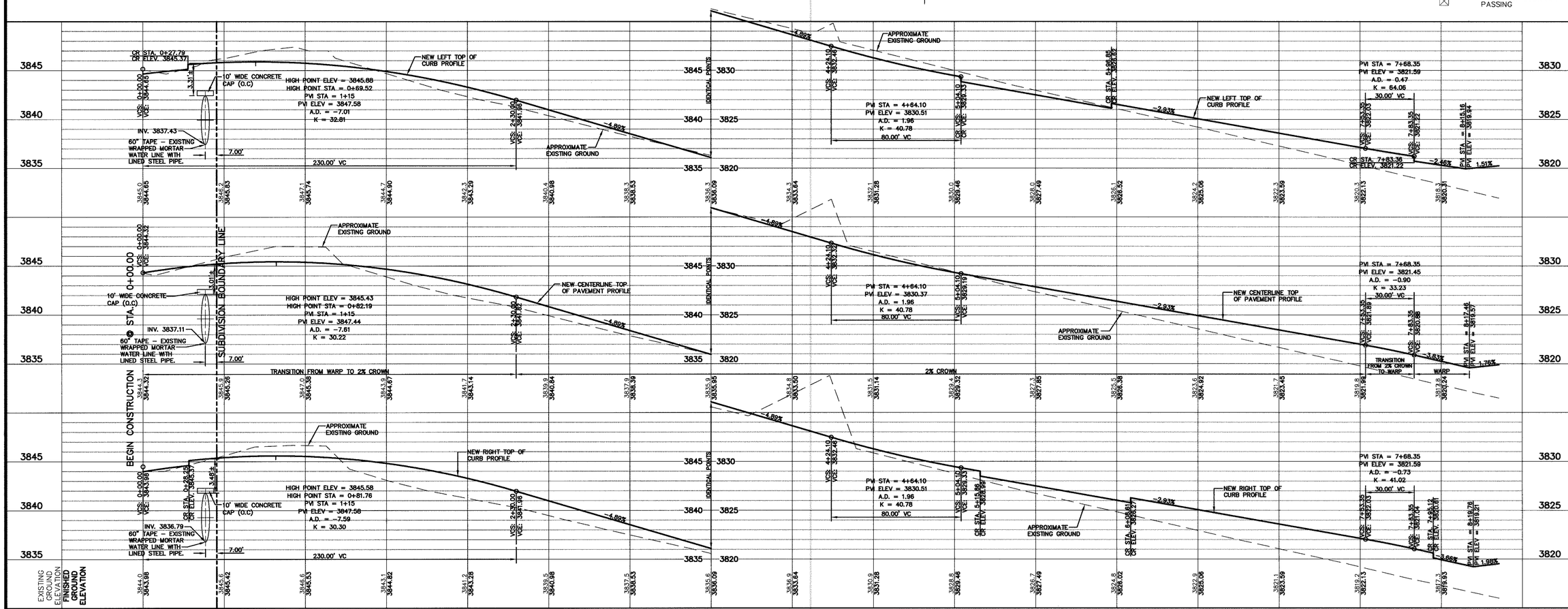

SCALE
Horizontal: 1" = 30'
Vertical: 1" = 5'
Contour Interval: N/A

DATE: MARCH 2006
DESIGN BY: J.R.Z.
DRAWN BY: R.A.
CHKD BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE

CLARKSTON COURT PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+35.61

SHEET NO.

11

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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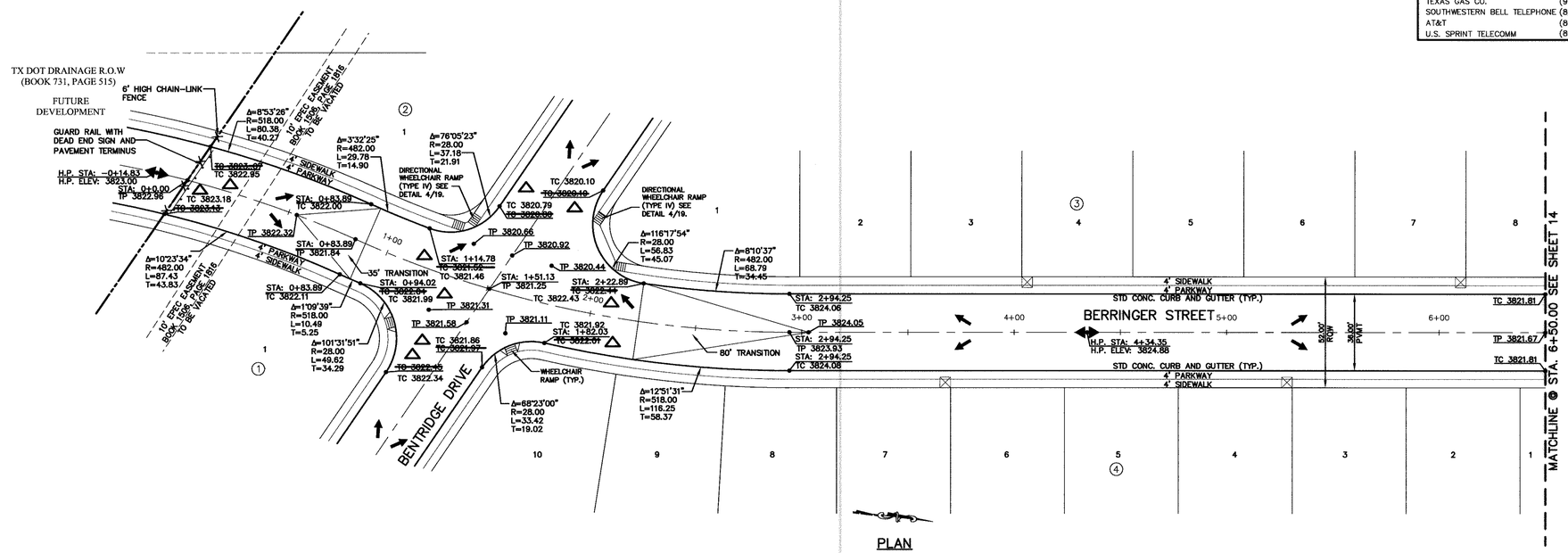
REFERENCES - BENCHMARKS
BENCHMARK NO. 1 (CITY MONUMENT AT THE INTERSECTION OF BASSETT DR. & MONTANA AVE.) ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

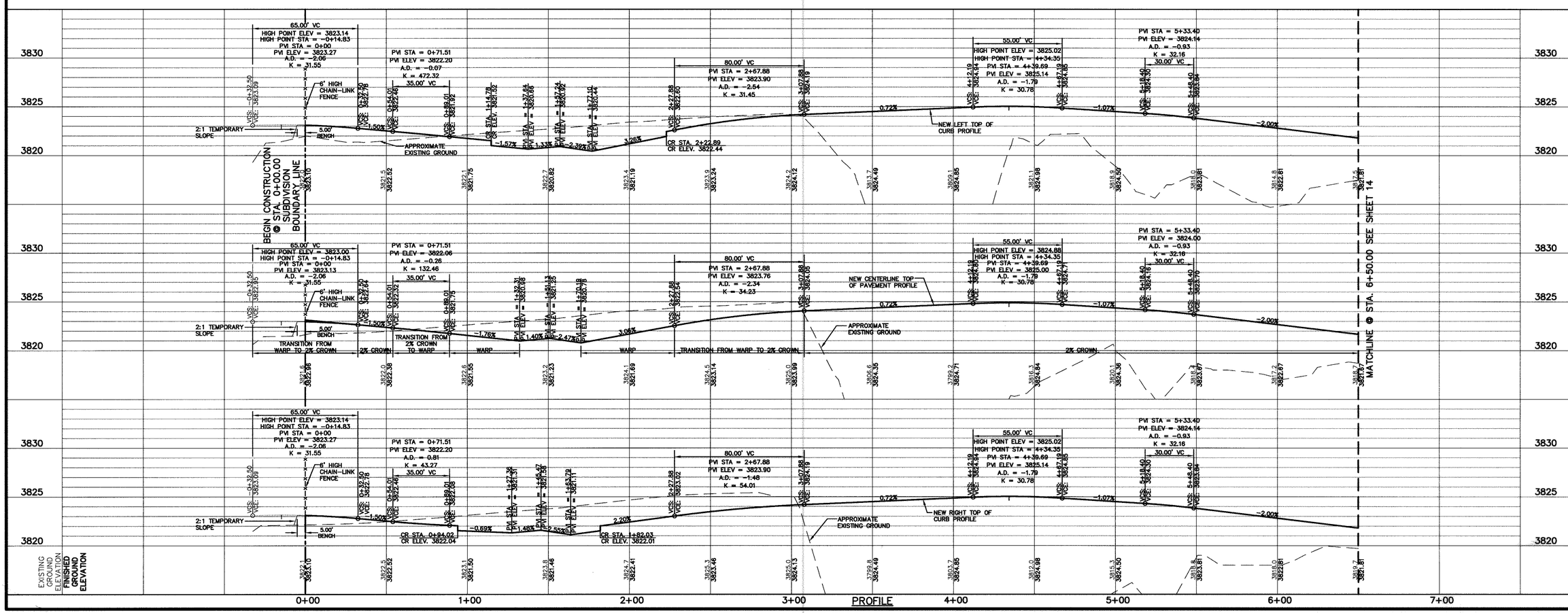
DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.



PLAN

LEGEND:

⊠ 5' X 5' WHEELCHAIR PASSING



PROFILE

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
LICENSED PROFESSIONAL ENGINEER
6/14/07

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE
BERRINGER STREET PLAN & PROFILE FROM STA. 0+00.00 TO STA. 6+50.00

SHEET NO.
12
OF 24

6000759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
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SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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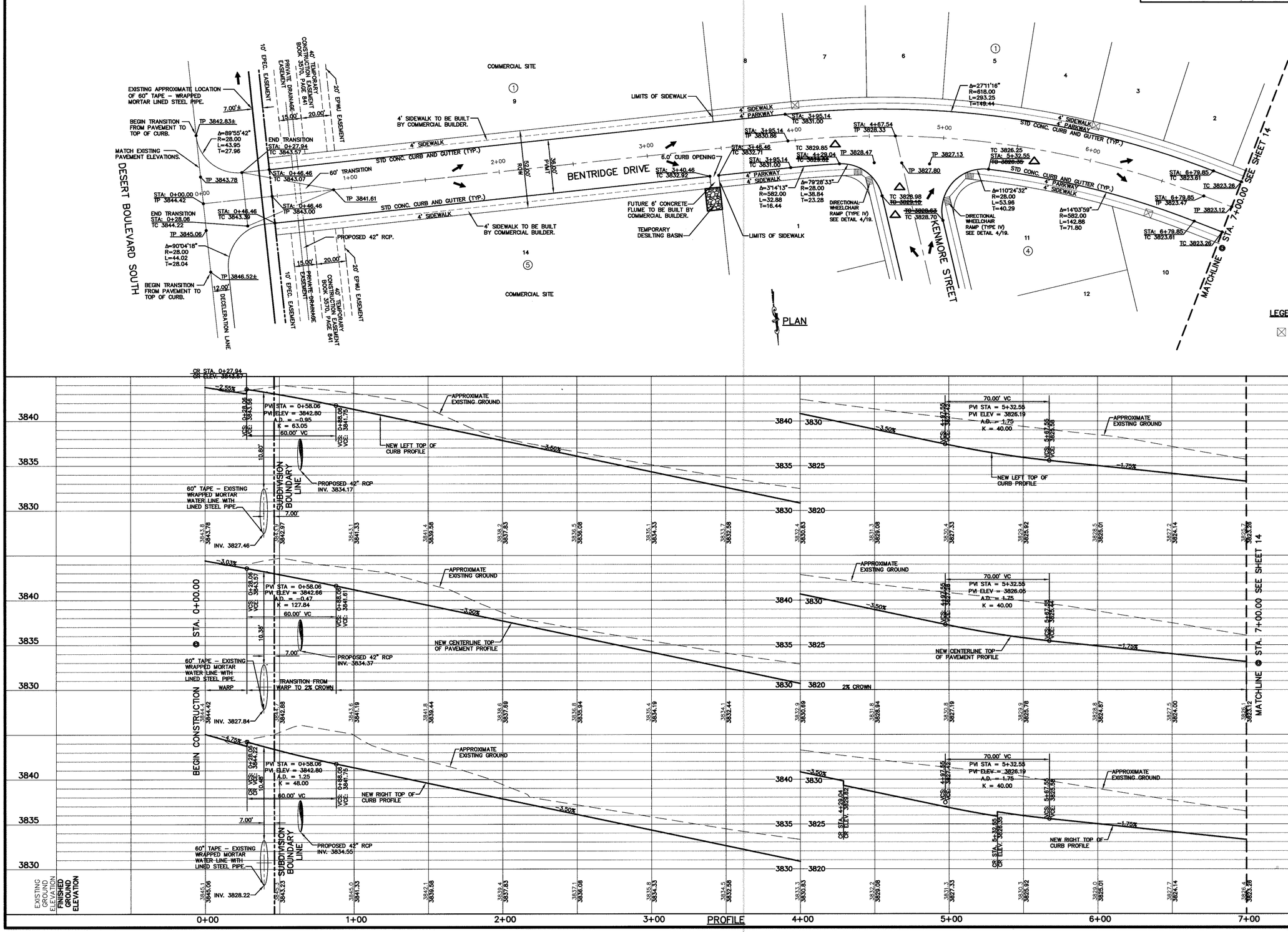
REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE AND DESERT BOULEVARD = 3987.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3835.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.



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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

ENGINEER'S SEAL

JAMES L. ARCHABALD
85075
LICENSED
PROFESSIONAL ENGINEER
6/13/07

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

PROJECT TITLE

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

BENTRIDGE DRIVE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 7+00.00

SHEET NO.

13

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
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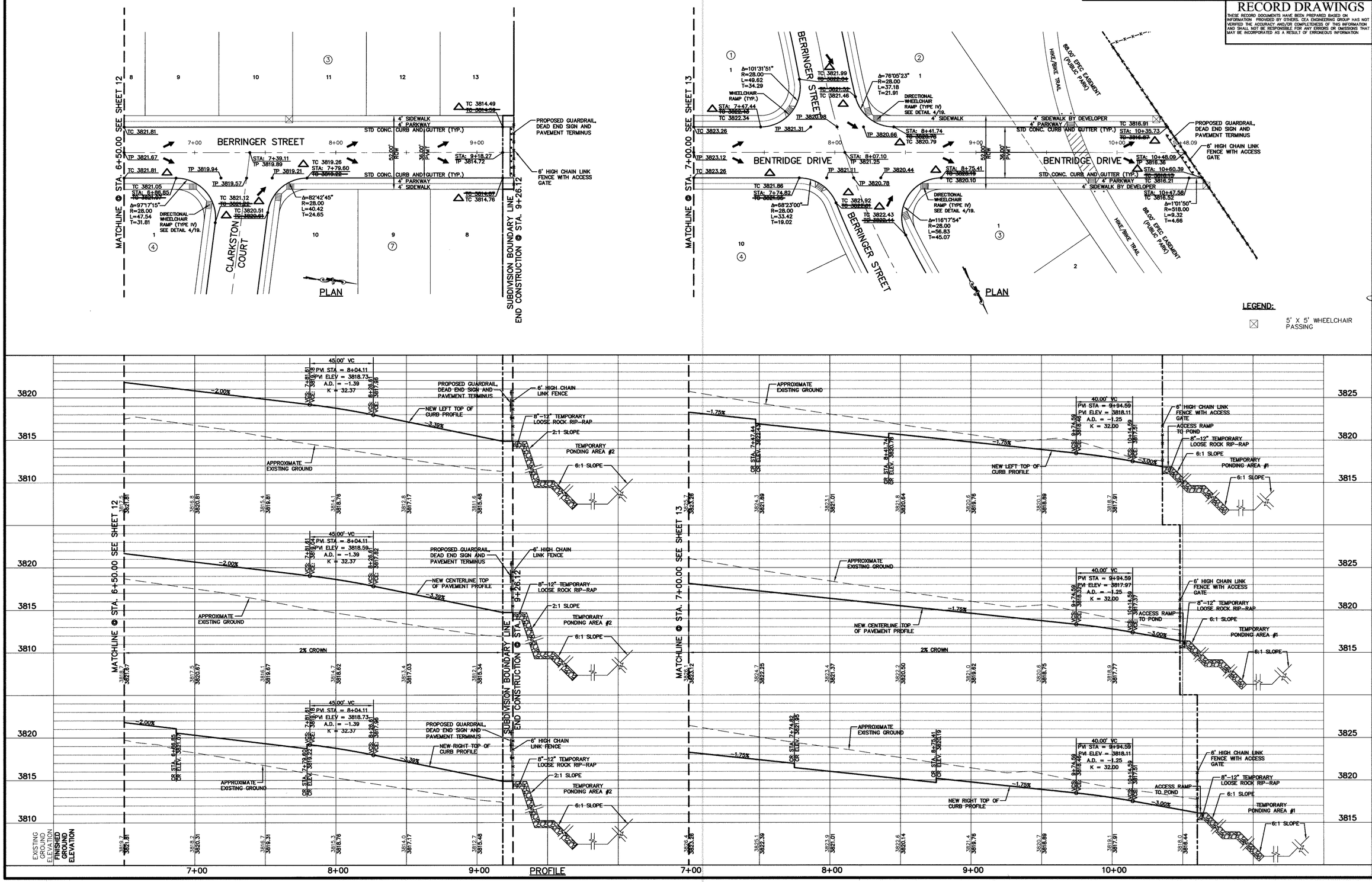
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.38 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "DHING" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.



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ENGINEER'S SEAL

JORGE L. AZCARATE 85075

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE

BERRINGER STREET PLAN & PROFILE FROM STA. 6+50.00 TO STA. 9+18.27 & BENTRIDGE DRIVE PLAN & PROFILE FROM STA. 7+00.00 TO STA. 10+48.09

SHEET NO.

14

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
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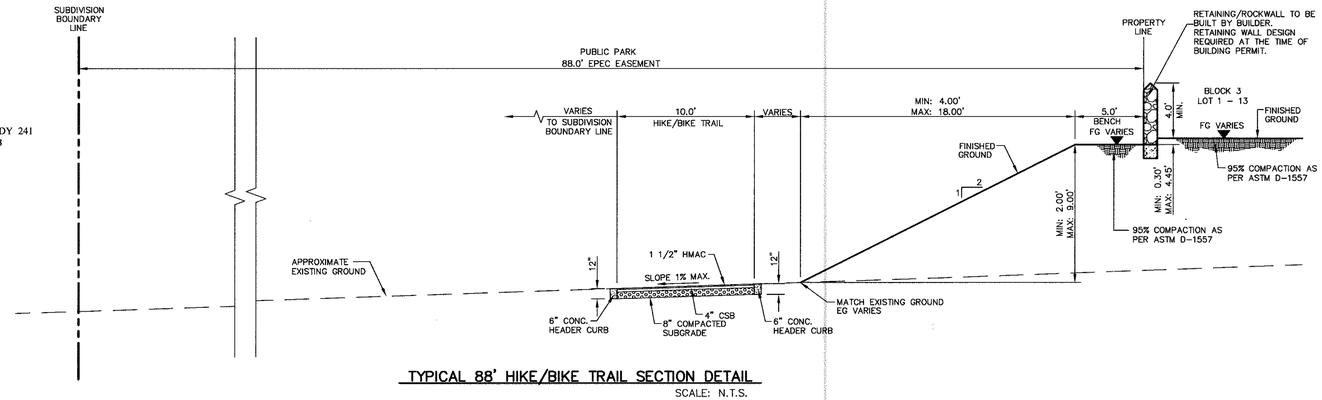
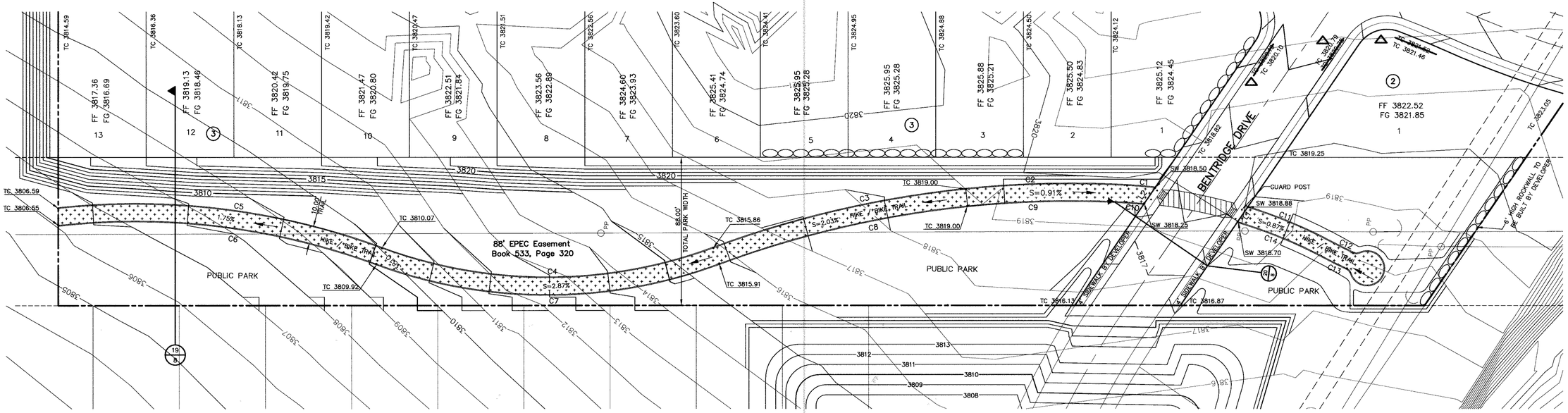


TYPICAL 88' HIKE/BIKE TRAIL SECTION DETAIL
SCALE: N.T.S.



HIKE / BIKE TRAIL PLAN
SCALE: 1" = 30'

LEGEND:

HIKE / BIKE TRAIL

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	295.00'	16.67'	8.34'	16.67'	N02°19'51"W	3°14'15"
C2	614.79'	96.27'	48.23'	96.17'	N08°26'08"W	8°58'19"
C3	614.79'	154.78'	77.80'	154.37'	N20°08'02"W	14°25'29"
C4	285.00'	201.48'	105.16'	197.31'	S07°05'36"E	40°30'21"
C5	424.70'	195.88'	99.71'	194.15'	N00°03'13"W	26°25'35"
C6	414.70'	192.35'	97.94'	190.63'	N00°07'43"W	26°34'35"
C7	295.00'	208.55'	108.85'	204.24'	S07°05'36"E	40°30'21"
C8	604.79'	152.26'	76.54'	151.86'	N20°08'02"W	14°25'29"
C9	604.79'	94.70'	47.45'	94.61'	N08°26'08"W	8°58'19"
C10	285.00'	10.73'	5.37'	10.73'	N02°52'14"W	2°09'28"
C11	295.00'	54.95'	27.55'	54.87'	N15°35'01"E	10°40'21"
C12	245.00'	13.61'	6.81'	13.61'	S19°19'43"W	3°10'56"
C13	255.00'	14.62'	7.31'	14.62'	S19°16'38"W	3°17'06"
C14	285.00'	56.18'	28.18'	56.09'	N15°16'21"E	11°17'40"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°35'45"E	10.48'
L2	N62°35'45"W	11.40'

REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.38 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CRIMO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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www.ceagroup.net

ENGINEER'S SEAL

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

HIKE & BIKE TRAIL PLAN

SHEET NO.

15

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-8300
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REFERENCES — BENCHMARKS
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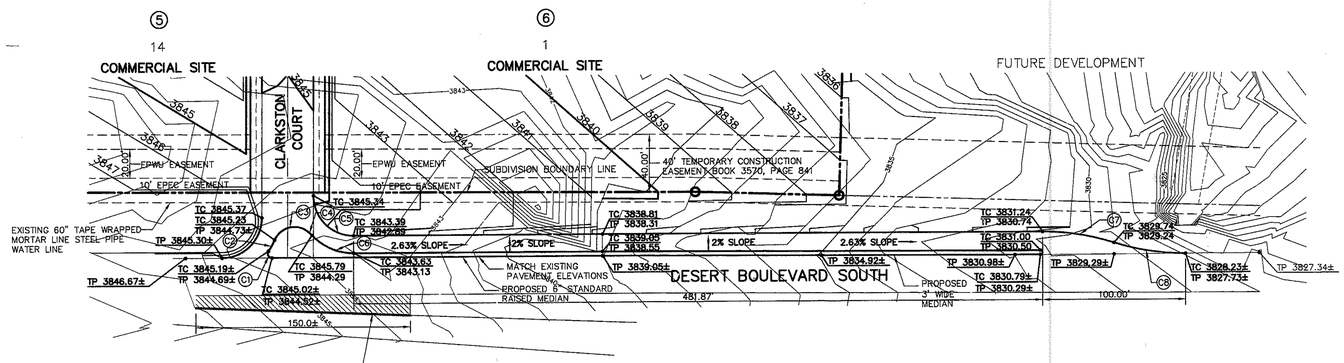
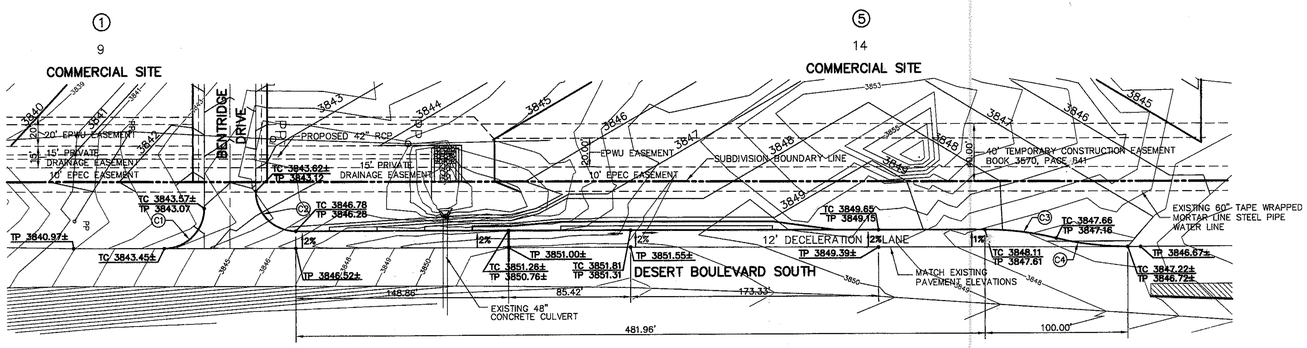
DATE	REVISIONS	BY



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3.00'	6.57'	5.63'	5.34'	S27°16'50"E	125°32'55"
C2	40.00'	8.77'	4.40'	8.75'	N29°12'44"E	12°33'49"
C3	15.00'	26.96'	18.85'	23.48'	S74°25'31"W	102°59'24"
C4	25.00'	4.68'	2.35'	4.68'	N48°42'44"W	10°44'06"
C5	28.00'	44.11'	28.13'	39.69'	S44°55'09"E	90°16'17"
C6	40.00'	32.61'	17.27'	31.71'	S66°41'59"E	46°42'36"
C7	169.06'	50.76'	25.57'	50.57'	N81°10'56"W	17°12'10"
C8	169.06'	50.76'	25.57'	50.57'	S81°10'56"E	17°12'10"

DECELERATION LANE
SCALE: 1" = 50'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.95'	27.96'	39.57'	N45°10'50"E	89°55'42"
C2	28.00'	44.02'	28.04'	39.62'	S44°49'10"E	90°04'18"
C3	211.65'	50.48'	25.36'	50.36'	N82°57'04"W	13°39'54"
C4	211.65'	50.48'	25.36'	50.36'	S82°57'04"E	13°39'54"

DECELERATION LANE
SCALE: 1" = 50'

DAVIDSON TRAFFIC CONTROL PRODUCTS
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TACOMA, WA 98424
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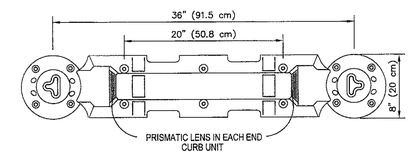
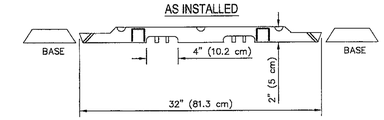
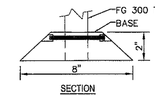
www.davidsontraffic.com

AS INSTALLED

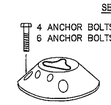


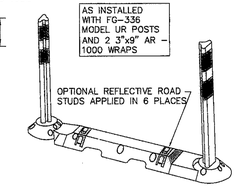
AS INSTALLED





SECTION





NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. POSTS AND REFLECTIVE SHEETING ARE AVAILABLE IN CUSTOM COLORS. CONTACT MANUFACTURER.
4. FLEXI-GUIDE POSTS CAN BE CUT TO ANY LENGTH YOU DESIRE. CALL FOR DETAILS.
5. POSTS MAY BE ORDERED W/ FACTORY APPLIED ENGINEER GRADE, HIGH INTENSITY OR PRISMATIC SUPER HIGH INTENSITY RETRO-REFLECTIVE SHEETING. SPECIFY TYPE, COLOR AND SIZE WHEN ORDERING.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 644-037.

FG 300 STANDARD GRADE CURB SYSTEM
SCALE: N.T.S.

cea
engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
LORIE A. LAZCANO
85075
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
7-24-07

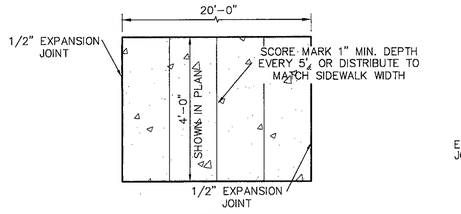
SCALE
Horizontal: 1" = 50'
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

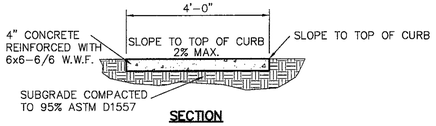
SHEET TITLE
DECELERATION LANE

SHEET NO.
16
OF 24

6000759



PLAN

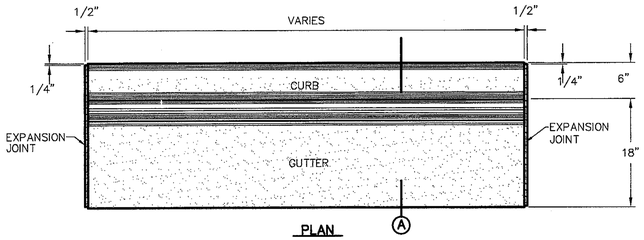


SECTION

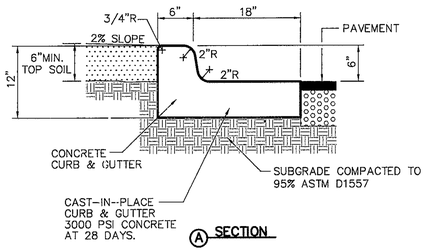
SIDEWALK NOTES:

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

1/17 SECTION-SIDEWALK/SLAB
SCALE: 1/2"=1'-0"



PLAN

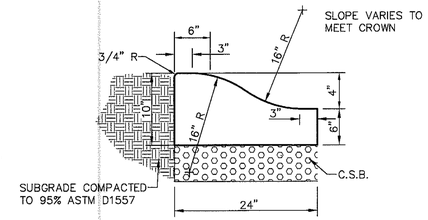


A SECTION

NOTES:

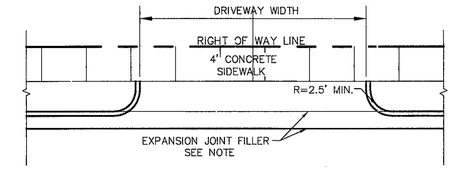
1. CONCRETE CURB, GUTTER, AND RETURNS SHALL BE 3,000 P.S.I. MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C.
3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURBS RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
4. SUBGRADE UNDER CURBS MUST BE FORMED AND COMPACTED TO 95% ASTM D1557.
5. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.

2/17 CURB & GUTTER DETAIL
SCALE: 1"=1'-0"

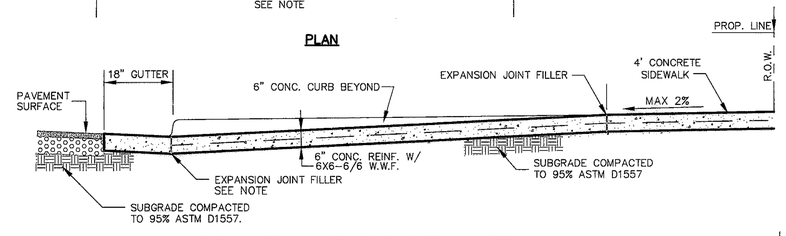


1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS AND 5' O.C. FOR SIDEWALK
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR HEADERS.
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.
6. * FOR "T" CUL-DE-SAC HEELS ONLY.

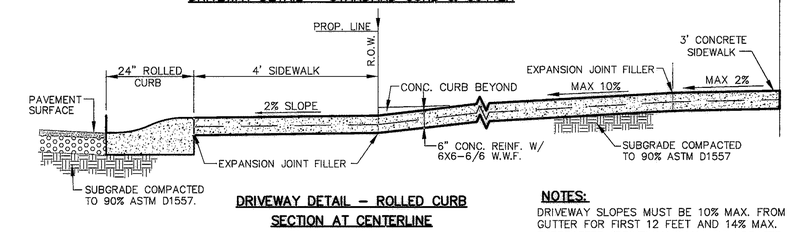
3/17 4" CONCRETE ROLLED CURB DETAIL
SCALE: 1"=1'-0"



PLAN



DRIVEWAY DETAIL - STANDARD CURB & GUTTER

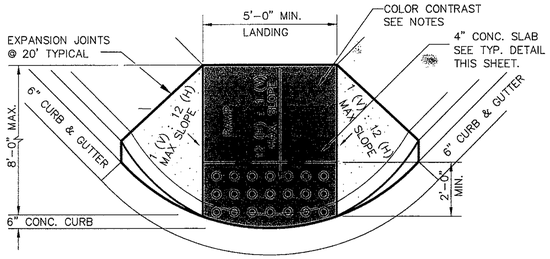


DRIVEWAY DETAIL - ROLLED CURB SECTION AT CENTERLINE

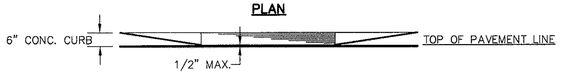
4/17 TYPICAL DRIVEWAY DETAIL
SCALE: NTS

NOTES:

DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)



PLAN

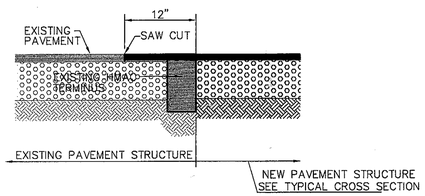


ELEVATION

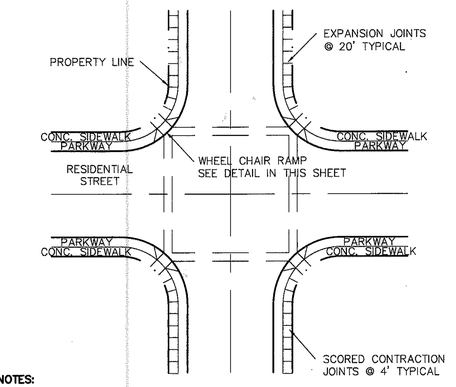
NOTES:

1. RAMP SHALL HAVE CONTRASTING COLOR TO SIDEWALK. COLOR SHALL BE BRICK RED, OR AS APPROVED BY THE CITY OF EL PASO.
2. ALL NEW RAMPS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS. ANY SECTIONS NOT CONFORMING WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

5/17 TYPICAL WHEELCHAIR RAMP DETAIL
SCALE: NTS



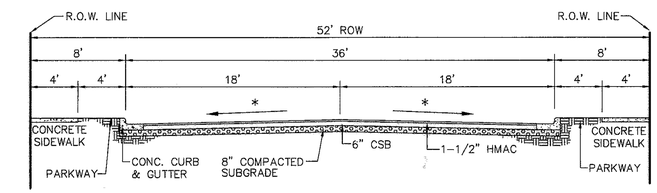
6/17 TYPICAL PAVEMENT JOINT SECTION
SCALE: N.T.S.



NOTES:

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

7/17 WHEELCHAIR RAMP STREET PLAN
SCALE: 1" = 30'

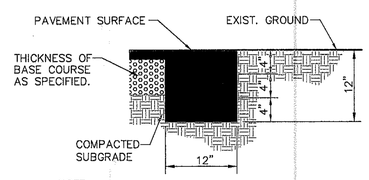


(*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS

NOTE:

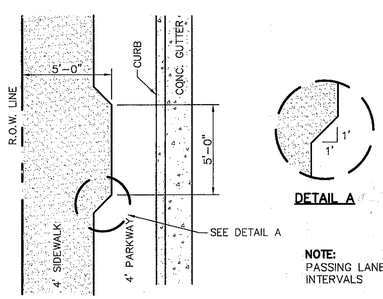
STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO DEVELOPMENT SERVICES OF CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT

8/17 TYPICAL 52' ROW STREET SECTIONS DETAIL
SCALE: 1"=6'



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

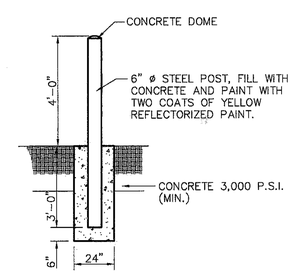
9/17 TERMINUS OF STREET
SCALE: 1"=1'-0"



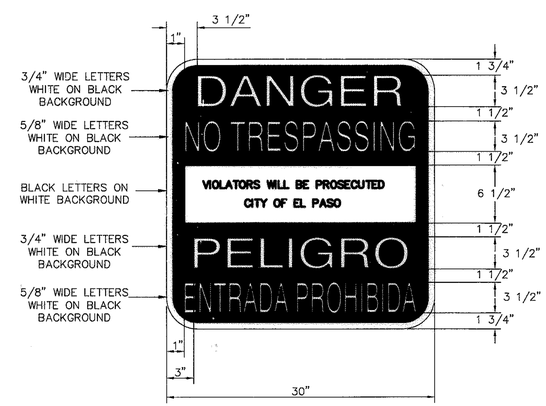
DETAIL A

NOTE:
PASSING LANES AT 200' MAX. INTERVALS

11/17 ACCESSIBLE PASSING SPACE DETAIL
SCALE: 1/4" = 1'-0"



12/17 TYPICAL BOLLARD POST EMBEDMENT DETAIL
SCALE: N.T.S.



13/17 NO TRESPASSING WARNING SIGN
SCALE: N.T.S.

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA ENGINEERING GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT 'CHINO' ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER

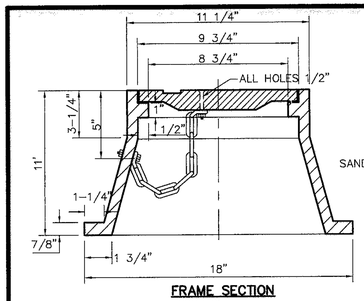
SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: FEBRUARY 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

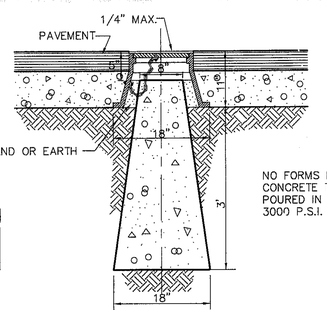
SHEET TITLE
STANDARD DETAILS
(SHEET 1 OF 3)

SHEET NO.
17
OF 24

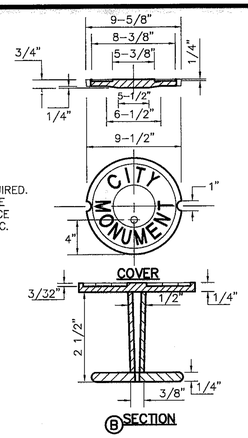
4000759

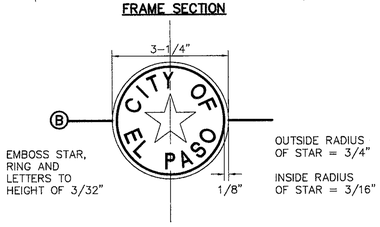


FRAME SECTION



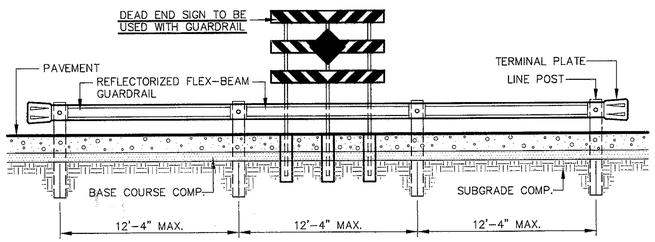
NO FORMS REQUIRED. CONCRETE TO BE POURED IN PLACE 3000 P.S.I. CONC.



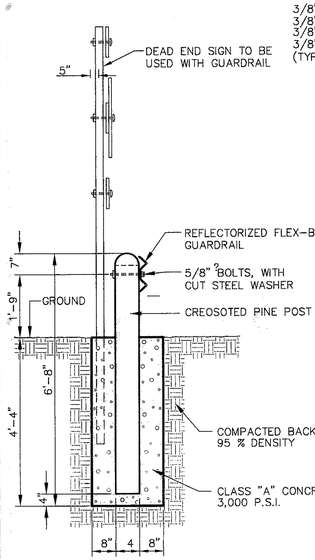


BRONZE MONUMENT CAP

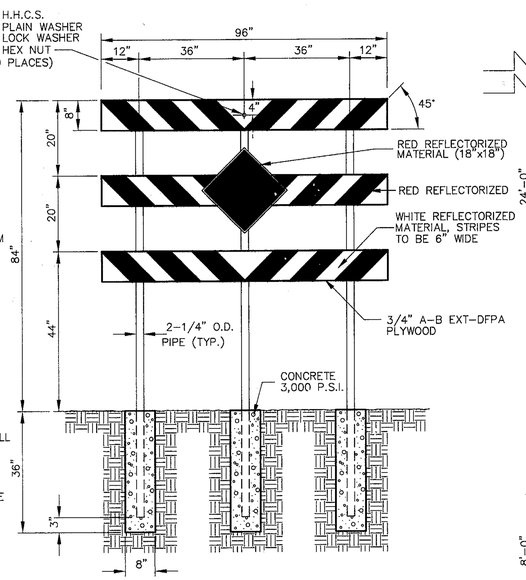
1/18 CITY SURVEY MONUMENT DETAILS
SCALE: N.T.S.



ELEVATION
SCALE: 1"=5'

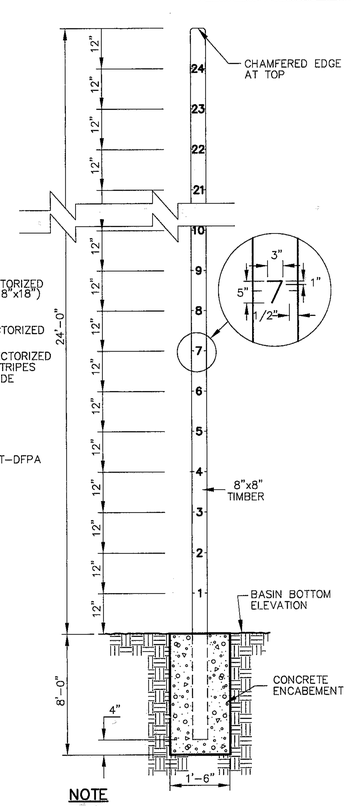


POST AND SIGN DETAIL
SCALE: N.T.S.



DEAD END SIGN DETAIL
SCALE: 1" = 2'-0"

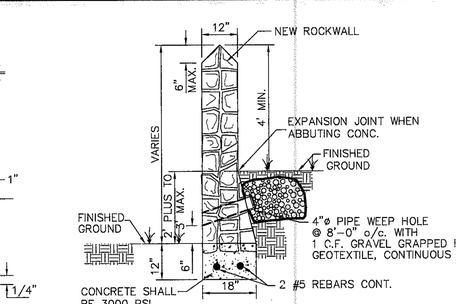
3/18 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL
SCALE: AS SHOWN



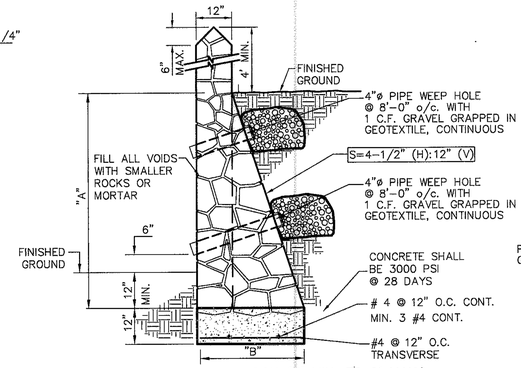
NOTE

1. HEIGHT OF WATER DEPTH POLE SHALL BE 1 FOOT ABOVE THE TOP OF THE PONDING AREA.

4/18 WATER DEPTH POLE DETAIL
N.T.S.



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



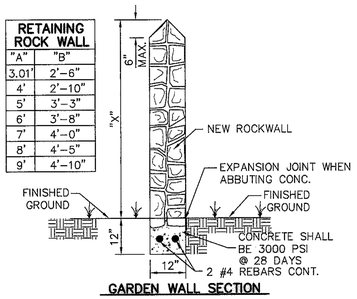
RETAINING WALL SECTION (3' MIN. TO 9' MAX.)

2/18 TYPICAL ROCKWALL DETAILS
SCALE: 1/2" = 1'-0"

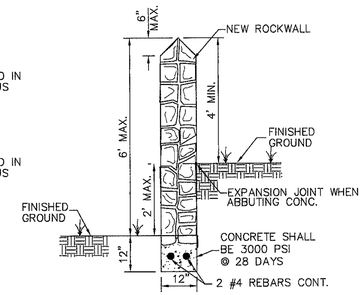
NOTE: ALL ROCKWALLS AND RETAINING ROCKWALLS INDICATED "BY BUILDER" SHALL BE REQUIRED AT TIME OF BUILDING PERMIT.

NOTE: BUILDER SHALL SUBMIT ROCKWALL AND RETAINING ROCKWALL COMPUTATIONS TO THE BUILDING, PERMITTING, AND INSPECTION SERVICES FOR APPROVAL.

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



GARDEN WALL SECTION



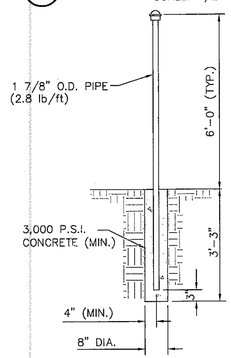
GARDEN WALL SECTION (2' MAX.)

ROCK WALL NOTES

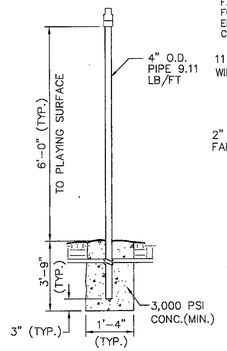
1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER
2. MORTAR MUST BE TYPE "S: 1800 P.S.I. AS PER ASTM C270
3. MASONRY WALL OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED
8. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK OR ROUND ROCK, NO RIVER ROCK SHALL BE ALLOWED.
9. REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
10. ALLOWABLE SOIL BEARING PRESSURE = 2,500 P.S.I. (MINIMUM)
11. BACKFILL MATERIALS SHALL CONSIST OF COARSE GRAINED, WELL-DRAINED SOILS (WITH NO CLAY CONTENT).

"X"

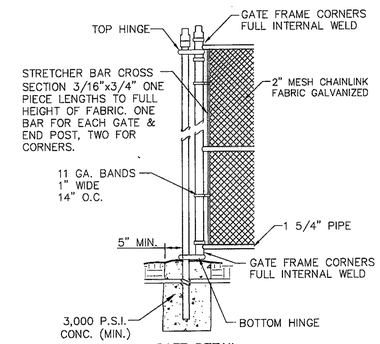
1. 6' MIN. ALONG REAR & 4' MIN. BETWEEN SIDE YARDS.
2. 3'-6" MAX. ALONG FRONT YARDS.
3. 6' HIGH @ DRAINAGE AND BASINS.



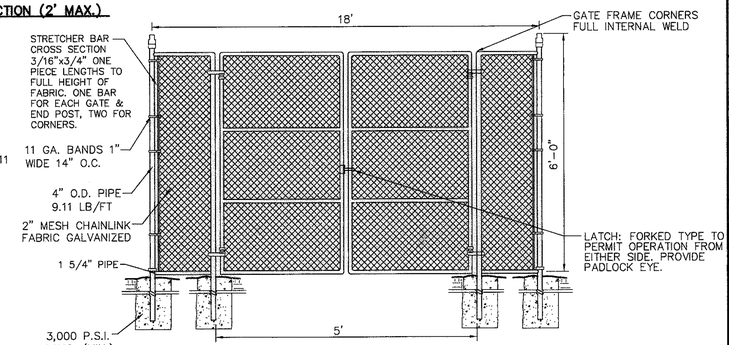
LINE POST DETAIL
SCALE: N.T.S.



GATE POST DETAIL
SCALE: 1"=2'-0"



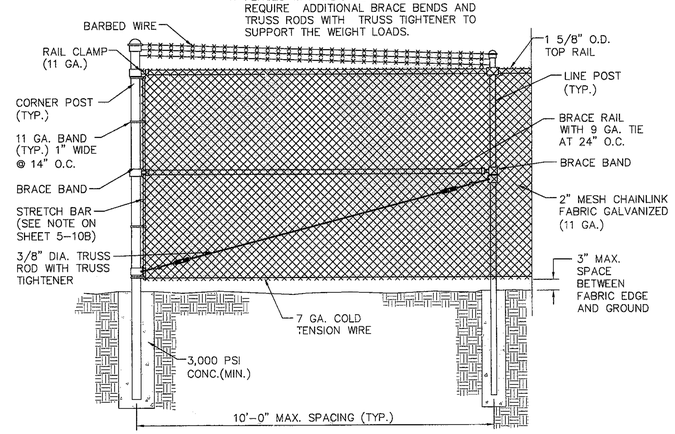
GATE DETAIL
SCALE:1"=2'-0"



TYPICAL 6' CHAINLINK FENCE GATE DETAIL
SCALE: 1/4"=1'-0"

NOTES:

1. FENCES WITH HEIGHTS OVER 6'-0" SHALL REQUIRE ADDITIONAL BRACE BENDS AND TRUSS RODS WITH TRUSS TIGHTENER TO SUPPORT THE WEIGHT LOADS.



TYPICAL FENCE SECTION
SCALE: N.T.S.

5/18 TYPICAL CHAINLINK FENCE DETAIL
SCALE: AS SHOWN

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA ENGINEERING GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3935.48 (CITY DATUM) BASED ON THIS SAME CITY MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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ENGINEER'S SEAL
JORGE L. AZCARATE
85075
LICENSED
STATE OF TEXAS

SCALE N/A
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD DETAILS
(SHEET 2 OF 3)

SHEET NO.
18
OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
PASEO DEL ESTE MUD NO. 1	(915) 852-3557
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

RECORD DRAWINGS
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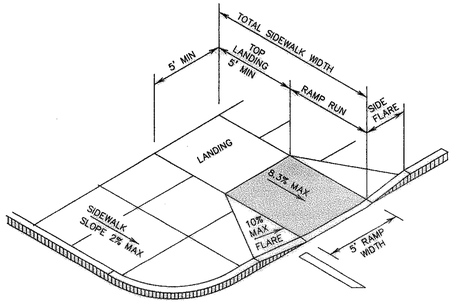
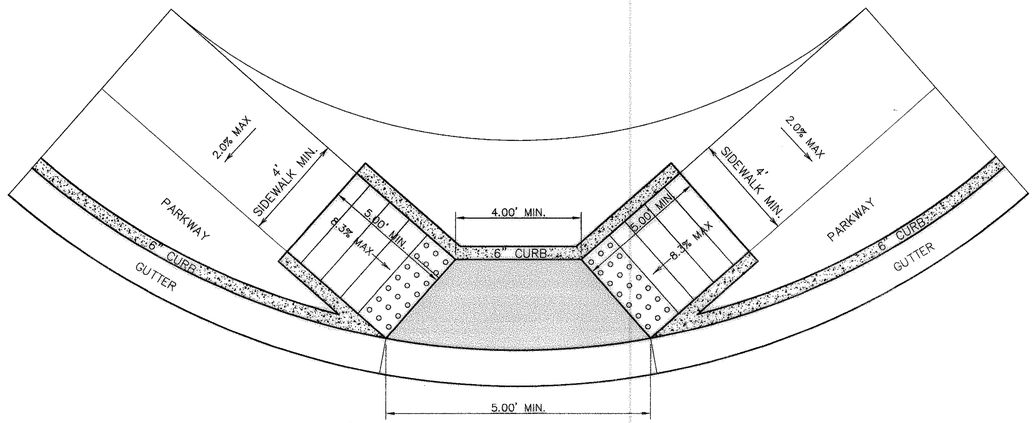


1/19 PERPENDICULAR CURB RAMP (TYPE I)
SCALE: NTS

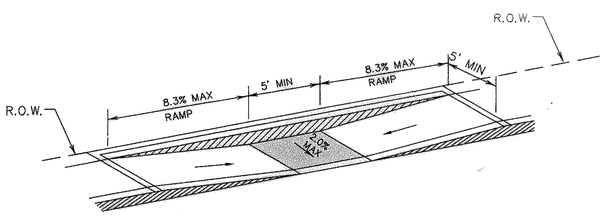


4/19 DIRECTIONAL RAMP @ INTERSECTION
SCALE: NTS

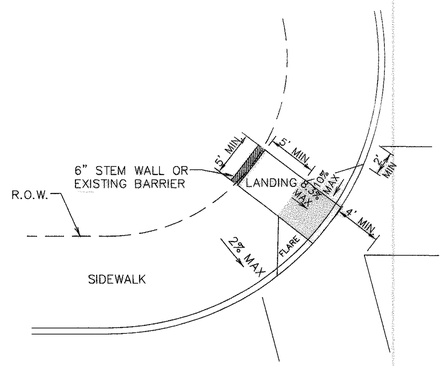
LEGEND

DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL NOT BE STAGGERED. THE SURFACE SHALL HAVE A COLOR CONTRAST VISUALLY WITH ADJOINING SURFACES.

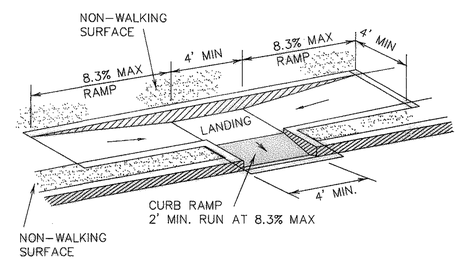
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.
2. THE MINIMUM SIDEWALK WIDTH IS 4'. WHERE A 5' SIDEWALK CAN NOT BE PROVIDED DUE TO SITE CONSTRAINTS, A MINIMUM 3' SIDEWALK WITH 5'X 5' PASSING AREAS AT INTERVALS NOT TO EXCEED 200 FT IS REQUIRED.
3. LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
6. ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
7. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. REFER TO TRUNCATED DOME DETAIL.
8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
9. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%.
10. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).



2/19 PARALLEL CURB RAMP (TYPE II)
SCALE: NTS

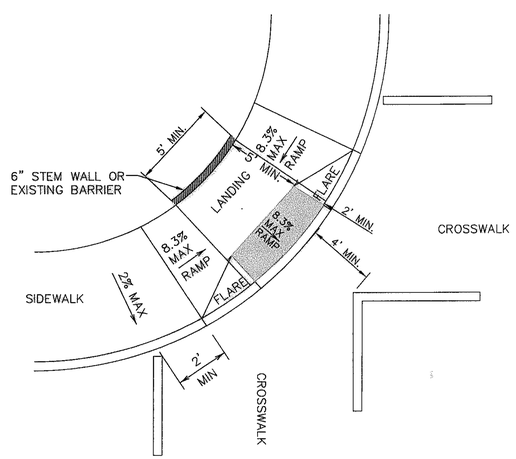


5/19 DIAGONAL CURB RAMP (FLARED SIDES) (TYPE V)
SCALE: NTS

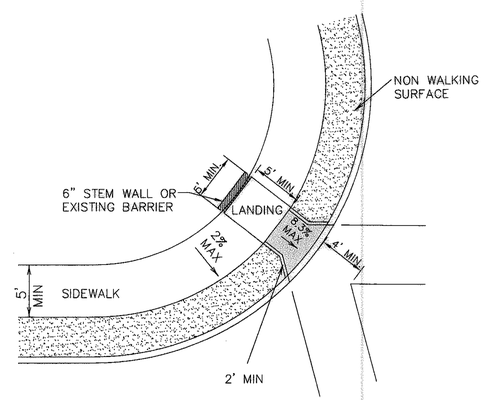


7/19 COMBINATION CURB RAMPS (TYPE VII)
SCALE: NTS

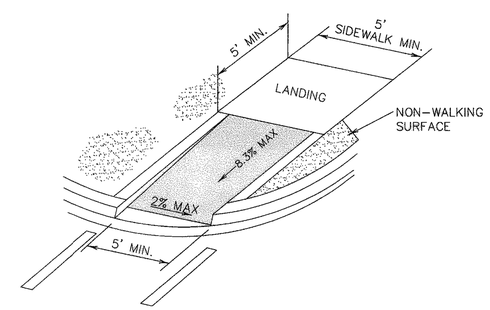
GENERAL NOTES:



3/19 DIAGONAL COMBINATION CURB RAMP (TYPE III)
SCALE: NTS



6/19 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
SCALE: NTS



8/19 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
SCALE: NTS

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3933.90 (CITY DATUM) BENCHMARK IS CITY MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

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www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
LICENSED PROFESSIONAL ENGINEER
1-4-07

SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD DETAILS
(SHEET 3 OF 3)

SHEET NO.
19
OF 24

600759

RECORD DRAWINGS

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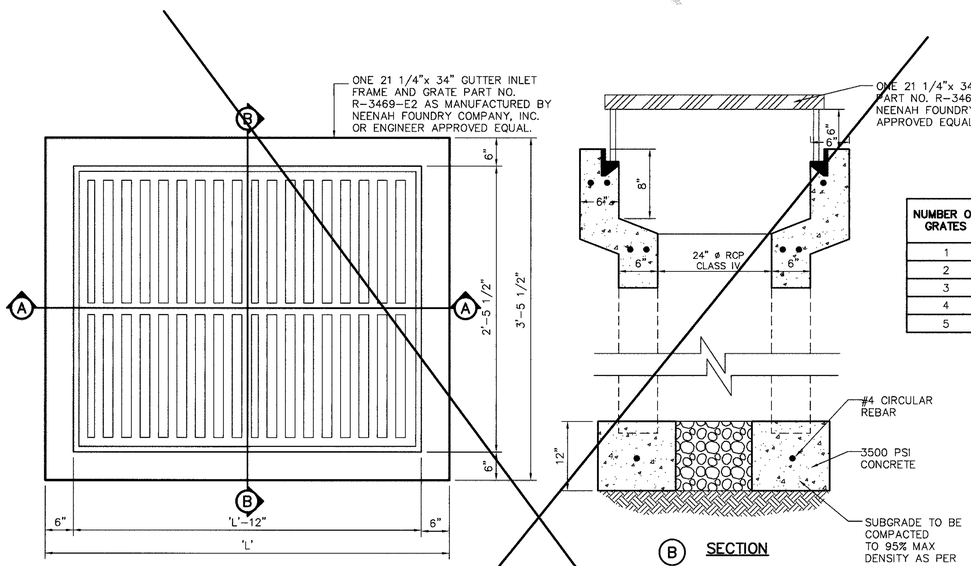
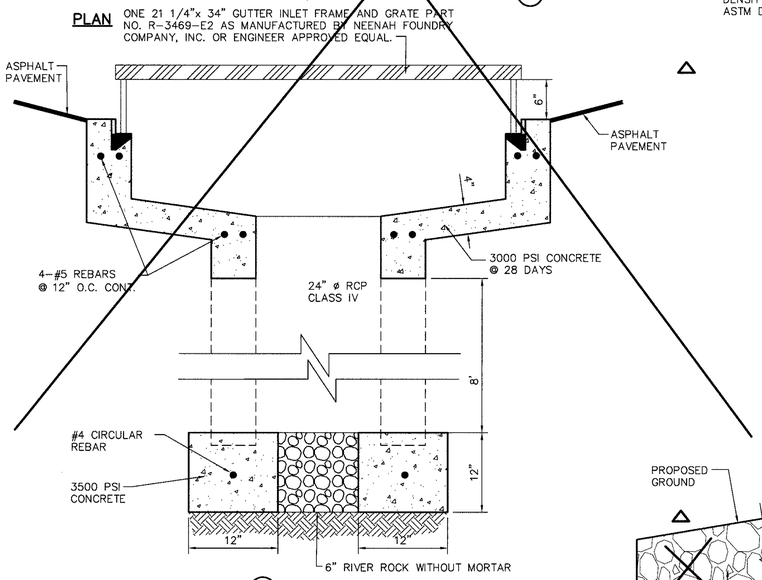


PLAN

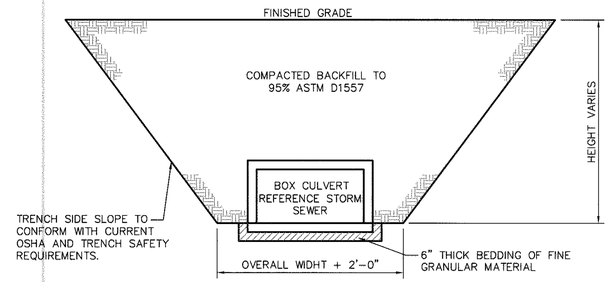
B SECTION

NUMBER OF GRATES	L
1	3'-2 5/8"
2	5'-2 1/4"
3	7'-1 7/8"
4	9'-1 1/2"
5	11'-1 1/8"

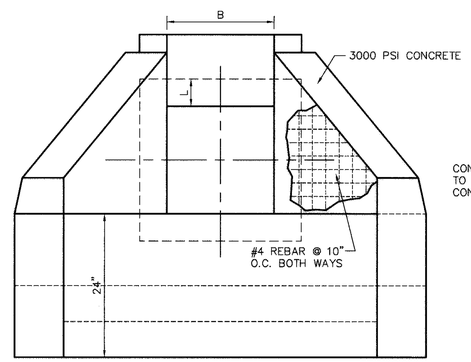


A SECTION

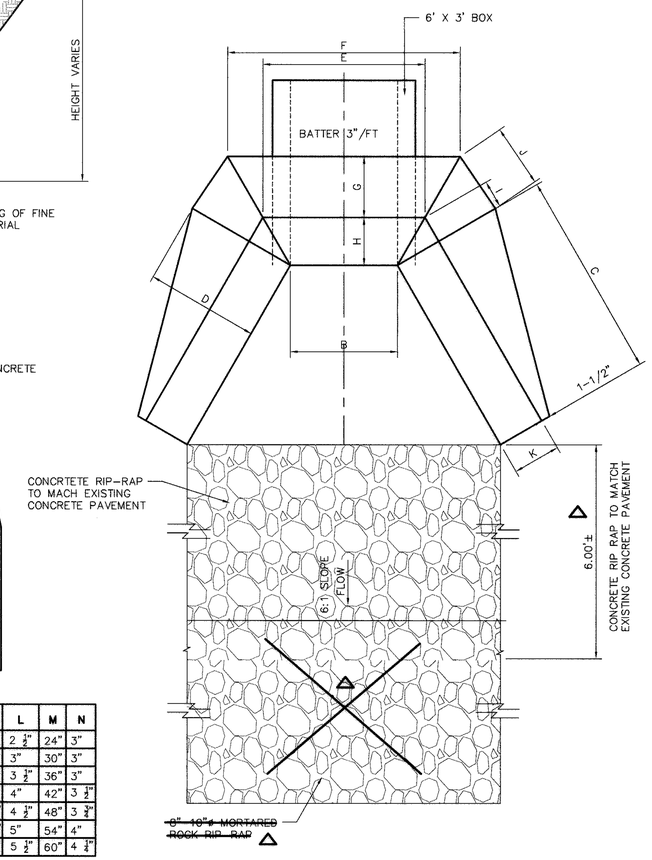
1/20 OFF STREET INLET
SCALE: N.T.S.

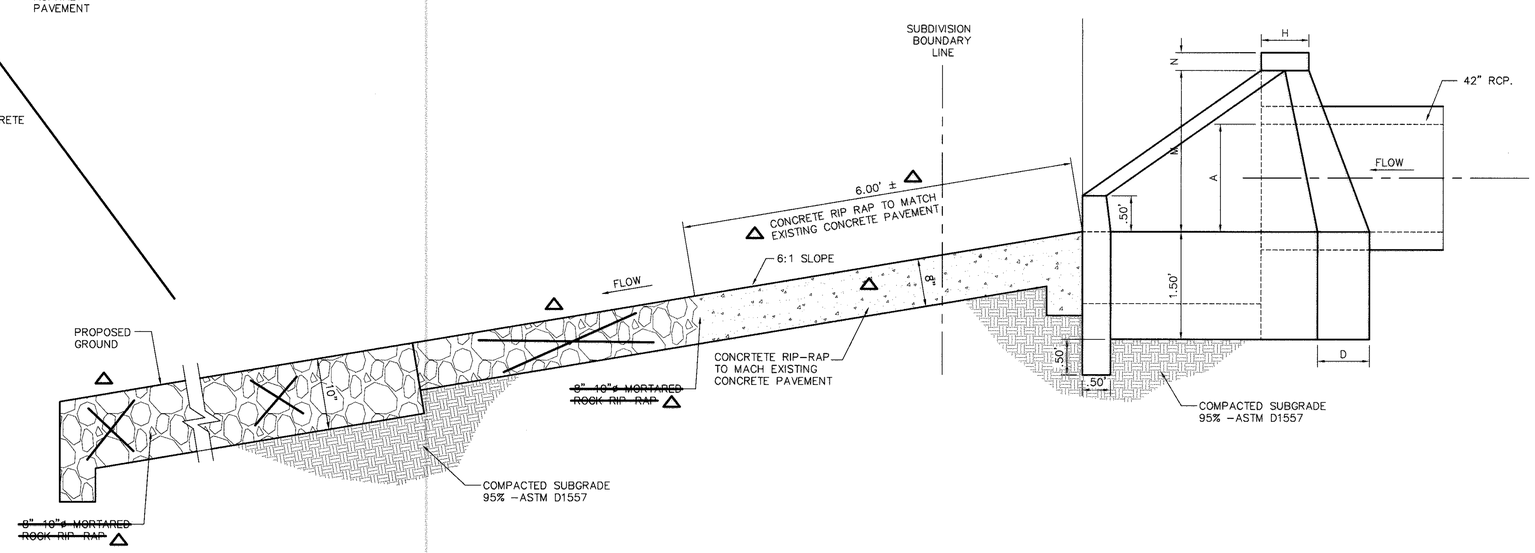


2/20 STORM SEWER BEDDING DETAIL
SCALE: 1/2" = 1'-0"



PIPE I.D.	A	B	C	D	E	F	G	H	I	J	K	L	M	N
18"	18"	30"	34 3/8"	19"	27"	40"	11"	8"	4 1/4"	10 1/2"	8"	2 1/4"	24"	3"
24"	24"	36"	41 3/8"	19"	34"	46"	11"	8"	4 1/2"	11"	8"	3"	30"	3"
30"	30"	42"	48 1/2"	20"	41"	54"	12"	8"	5"	11 1/2"	8"	3 1/2"	36"	3"
36"	36"	48"	55 1/2"	20 5/8"	48"	60"	11 5/8"	9"	5 1/2"	12"	9"	4"	42"	3 1/2"
42"	42"	54"	62 1/2"	25"	55"	72"	15"	10"	5 1/2"	13"	10"	4 1/2"	48"	3 3/4"
48"	48"	60"	69 3/4"	25"	62"	78"	15"	10"	5 3/4"	14 1/2"	10"	5"	54"	4"
54"	54"	66"	76 3/4"	25"	69"	84"	15"	10"	6"	15 3/4"	10"	5 1/2"	60"	4 1/4"





3/20 CONCRETE HEADWALL WITH DESILTING BASIN
SCALE: 1"=1'

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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www.ceagroup.net

ENGINEER'S SEAL

JORGE L. AZCARATE 85075 STATE OF TEXAS

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE

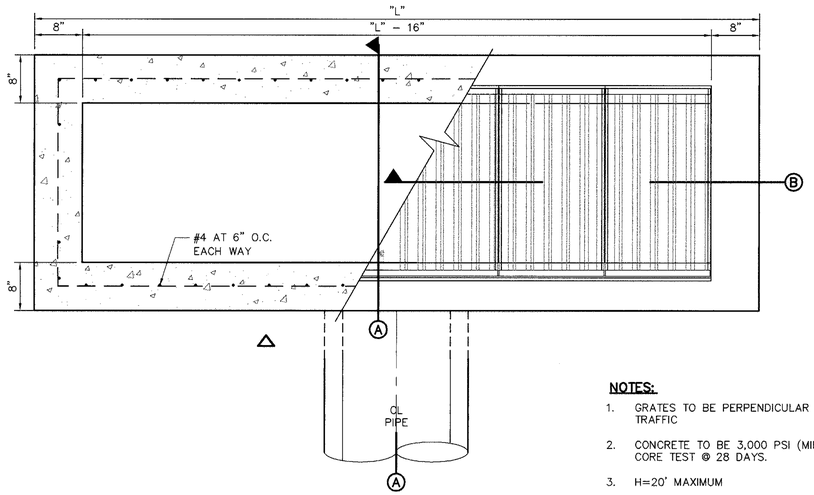
DRAINAGE DETAILS

SHEET NO.

20

OF 24

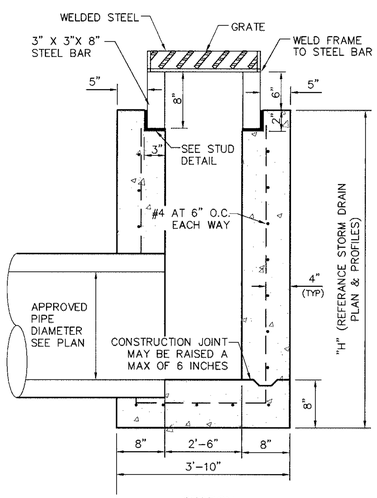
600759



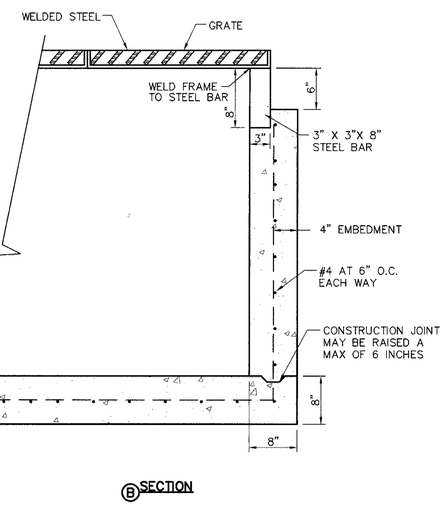
PLAN

NOTES:

1. GRATES TO BE PERPENDICULAR TO TRAFFIC
2. CONCRETE TO BE 3,000 PSI (MINIMUM) CORE TEST @ 28 DAYS.
3. H=20' MAXIMUM
4. **SEE DRAINAGE PLAN FOR APPROVED PIPE DIAMETER.**



A SECTION

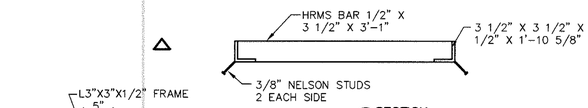


B SECTION

NUMBER OF GRATES	"L"	CAPACITY*
1	3'–10"	4.718 CFS
2	6'–4"	9.436 CFS
3	8'–10"	14.155 CFS
4	11'–4"	18.873 CFS
5	13'–10"	23.592 CFS

* THESE CAPACITIES CORRESPOND TO A CLOGGING FACTOR OF 0.5

1/20R DROP INLET (TYPE III) DETAILS
SCALE: N.T.S.



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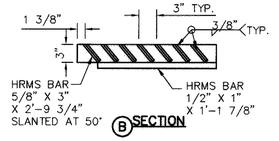
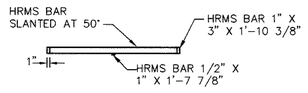
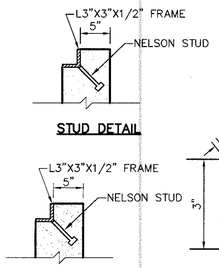


B SECTION

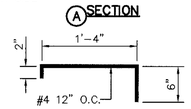


C SECTION



STUD DETAIL

STUD DETAIL
N.T.S.



BAR "T" DETAIL
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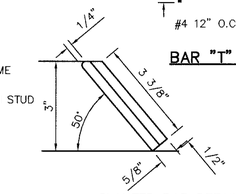
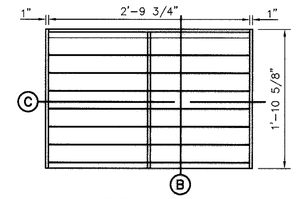
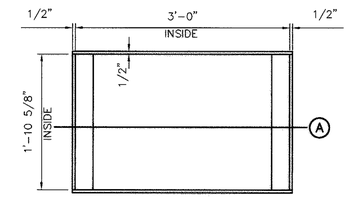


SLANTED BAR DETAIL



PLAN – GRATE



PLAN – FRAME

7/29 GRATE AND FRAME DETAILS
SCALE: 1" = 1'-0"

DROP INLET GENERAL NOTES:

1. WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE COUNTY 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 IN 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 GRADES 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 HAVE 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.

DROP INLET GENERAL NOTES:

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 OR BRITTLE.
10. ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
11. ALL CONCRETE TO BE 3000 PSI. 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 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 TxDOT. 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. GRATES WILL BE DEPRESSED 1" BELOW PROPOSED OR EXISTING GRADE.
17. ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
18. INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
19. LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
20. TWO 1/2"øX4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
21. THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

RECORD DRAWINGS

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REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3987.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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ENGINEER'S SEAL

JORGE L. AZCARATE 85075 CEA GROUP PROFESSIONAL ENGINEER

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000–059

PROJECT TITLE

SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE

DRAINAGE DETAILS

SHEET NO.

20R

OF 24

6000759

UTILITY LOCATOR SERVICES	
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EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
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LEGEND:
- PROPOSED RESIDENTIAL STREET LIGHT
- PROPOSED 9" STREET NAME AND 30" STOP SIGN
- PROPOSED 9" STREET NAME SIGN (TWO SIGNS)
- PROPOSED N.D.B.C.U. MAIL BOX

REFERENCES - BENCHMARKS
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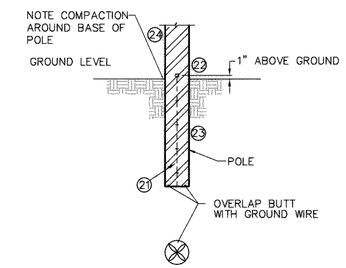
DATE	REVISIONS	BY

ILLUMINATION AND SIGNAGE PLAN
SCALE: 1" = 100'



(BUTT GROUNDING)
DISTRIBUTION DETAIL
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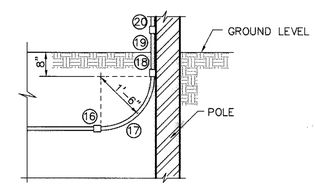
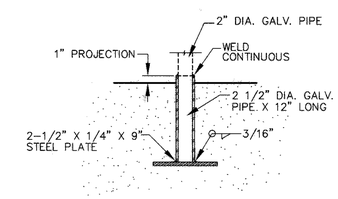


POLE RISER DETAIL
SCALE: 1"=2'-0"



POST SLEEVE DETAIL
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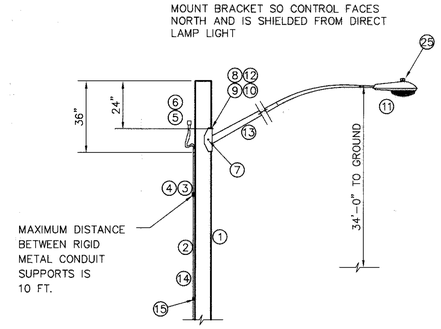
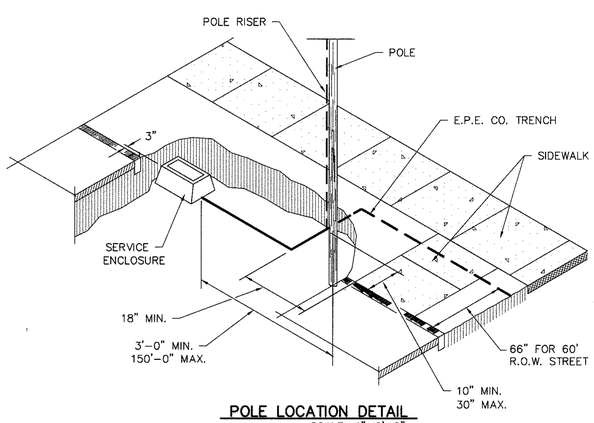


STREET LIGHT DETAIL
SCALE: 1"=3'-0"

ITEM	QTY.	DESCRIPTION
1	1	POLE, PENTA TREATED PINE 40' CLASS III
2	27	1/2" RIGID GALVANIZED STEEL CONDUIT
3	4	TWO HOLE STEEL PIPE STRAP FOR 1/2" CONDUIT
4	8	1/4" x 1" LAG BOLT
5	1	PHOTO CELL RECEPTACLE WITH 1/2" THREADED BASE AND MOUNTING BRACKET
6	1	PHOTO CELL 240V.
7	4	1/2" x 4" LAG BOLT
8	1	WASHER, SQ. GALV. 2-1/4" x 2-1/4"
9	1	MACHINE BOLT 5/8" x 8"
10	1	LOCKNUT 5/8"
11	1	LUMINARE 100W H.P.S.
12	1	WASHER, COIL SPRING 5/8"
13	1	STEEL LUMINAIRE SUPPORT (10' OR 8') UNION METAL MANUF. CO. DESIGN 348 OR EQUIVALENT
14		2 - #12 COPPER WIRES WITH THW INSULATION
15	1	GROUND CLAMP FOR 1/2" RIGID CONDUIT
16	1	1/2" SCHEDULE 40 PVC COUPLING
17	1	1/2" SCHEDULE 40 PVC 18" RADIAL BEND
18	1	1/2" SCHEDULE 40 PVC FEMALE ADAPTER
*19	1	1/2" x 8" PVC COATED RIGID STEEL CONDUIT NIPPLE
*20	1	1/2" PVC COATED RIGID STEEL COUPLING
21		COPPER WIRE, #6 BARE SOLID HARD DRAWN
22		ALUMINUM WIRE, #4 BARE SOLID HARD DRAWN
23	1/2#	STAPLE, GALV. 1-1/2" NO. 9
24	1	SPLICE, #4 SOLID ALUM. TO #6 SOLID CU.
25	1	PHOTOCELL, 240V

* MUST MEET OCCIDENTAL COATING CO. SPECS.



POLE LOCATION DETAIL
SCALE: 1"=6'-0"

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Vertical: N/A
Contour Interval: N/A

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE
ILLUMINATION PLAN

SHEET NO.
21
OF 24

600759

SITE DESCRIPTION

PROJECT NAME AND LIMITS: SUNSET TERRACE UNIT ONE
THE PROJECT IS BORDERED BY TRACT 1B BOOK 2980, PAGE 801 TO THE NORTH & TO THE WEST, TRACT 59A1A BOOK 2092, PAGE 638 TO THE SOUTH, AND DESERT SOUTH BOULEVARD TO THE EAST.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 26.463± ACRES, AND WILL CONTAIN 78 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, AND 2 OFF-SITE TEMPORARY PONDING AREAS. PROJECT IMPROVEMENTS SHALL CONSIST OF GRADING AND PAVING.

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

MAJOR SOIL DISTURBING ACTIVITIES: MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, GRADING FOR BUILDING PAD ELEVATIONS, CONSTRUCTION OF STREETS AND EXCAVATION FOR UTILITIES.

TOTAL PROJECT AREA: 26.463± ac.

TOTAL AREA TO BE DISTURBED: 29.201± ac.

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.672

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE DEL NORTE-CANUTIO ASSOCIATION: NEARLY LEVEL TO STEEP SOILS THAT ARE SHALLOW OR VERY SHALLOW OVER CALICHE OR THAT ARE DEEP AND GRAVELLY THROUGHOUT; MAINLY ON AND NEAR NEAR FOOT SLOPES OF THE FRANKLIN MOUNTAINS.

NAME OF RECEIVING WATERS: STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE CONVEYED BY STREET SHEET FLOW TO THEN BE DISCHARGED INTO TWO OFF-SITE DETENTION BASINS.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER:

STRUCTURAL PRACTICES:

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

OTHER:

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

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

SWPPP GENERAL NOTES:

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

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS:

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

II. HAZARDOUS WASTE:

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

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 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 A MONTH OR WITHIN 24-HOURS PRIOR TO ANTICIPATED STORM EVENT AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING ARID PERIODS WILL BE CONDUCTED MONTHLY, BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

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:

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

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SDPCP #: XX-XXX
SDPCP DATE: XX-XX-XX

REFERENCES – BENCHMARKS
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JAMES L. ALEXANDER
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LICENSED PROFESSIONAL ENGINEER

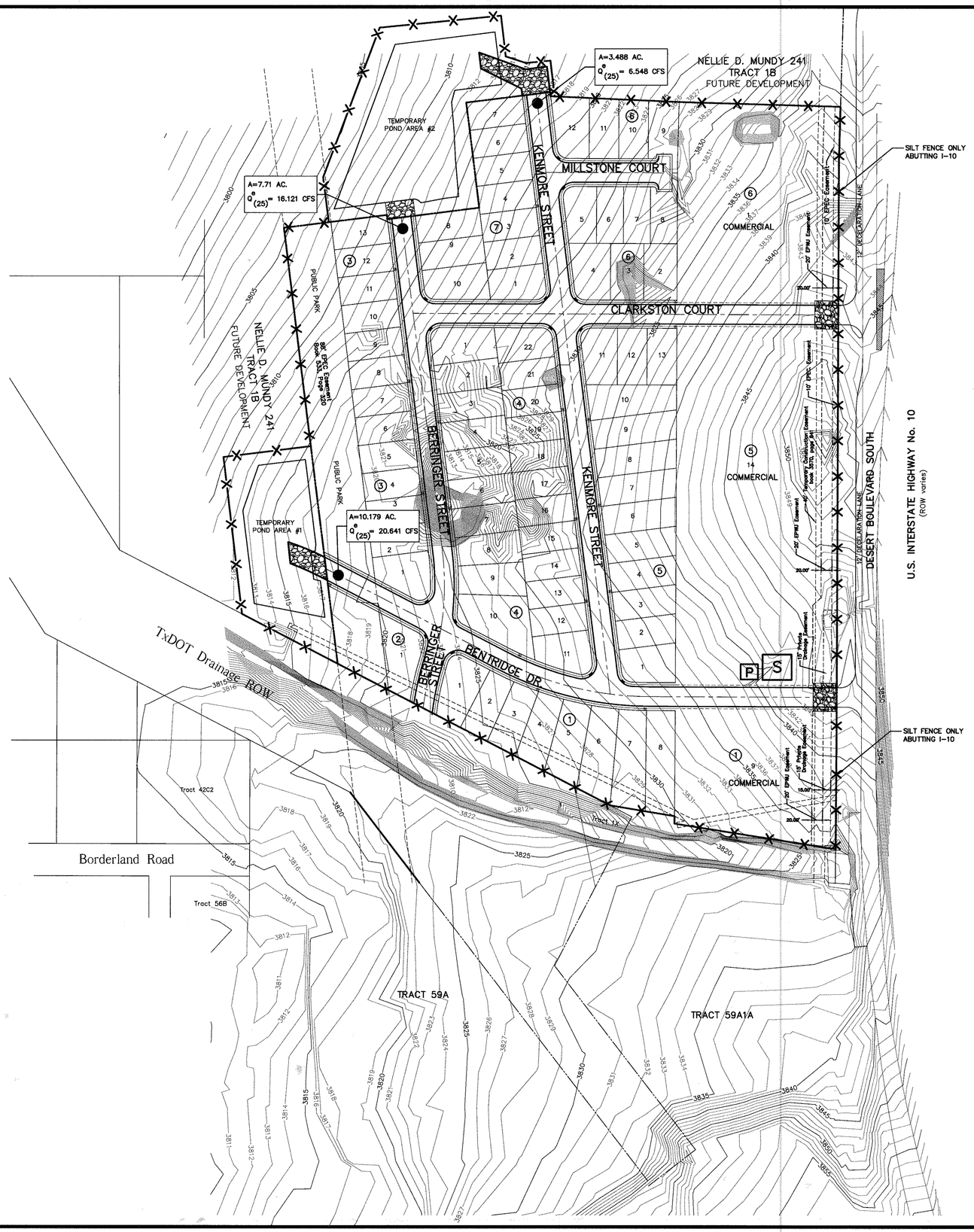
SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.Q.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM DRAIN POLLUTION CONTROL PLAN: GENERAL NOTES

SHEET NO.
22
OF 24

600759



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LEGEND

- SILT FENCE OR EARTHERN BERM
- STABILIZED CONSTRUCTION ENTRANCE
- S — STAGING AREA
- P — PORTABLE TOILETS
- OUTFALL

SITE PLAN
SCALE: 1" = 100'

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6/4/07

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.Q.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

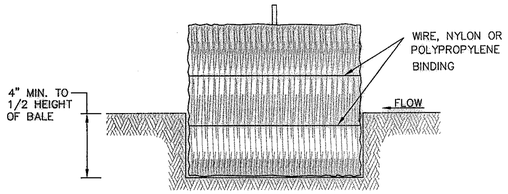
PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM DRAIN POLLUTION CONTROL PLAN: SITE PLAN

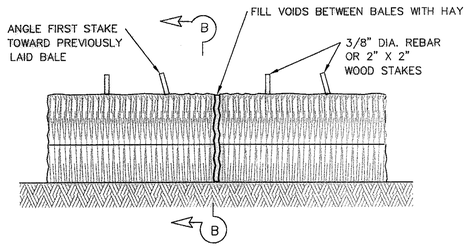
SHEET NO.
23
OF 24

600759

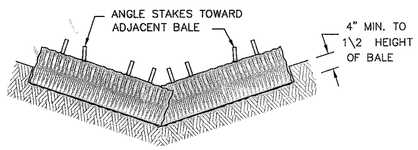
RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA ENGINEERING GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION



SECTION B–B



BALED HAY FOR EROSION CONTROL



PROFILE VIEW

BALED HAY USAGE GUIDELINES

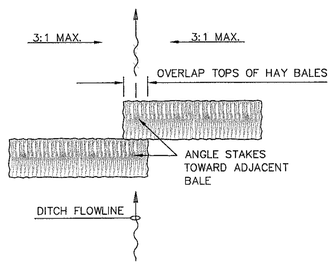
A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM/FT^2 OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10%, THE LENGTH OF SLOPE UPSTREAM THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE ADDITIONAL FOLLOWING CONSIDERATIONS APPLY:

1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOWRATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERTOPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

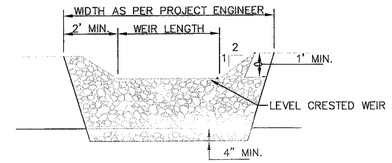


PLAN VIEW

BALED HAY FOR EROSION CONTROL

GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HIEGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PROFILE

ROCK FILTER DAM USAGE GUIDELINES

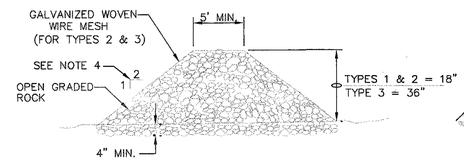
ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT^2 OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT/SEC OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.

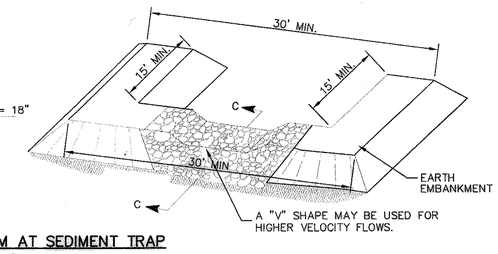
TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

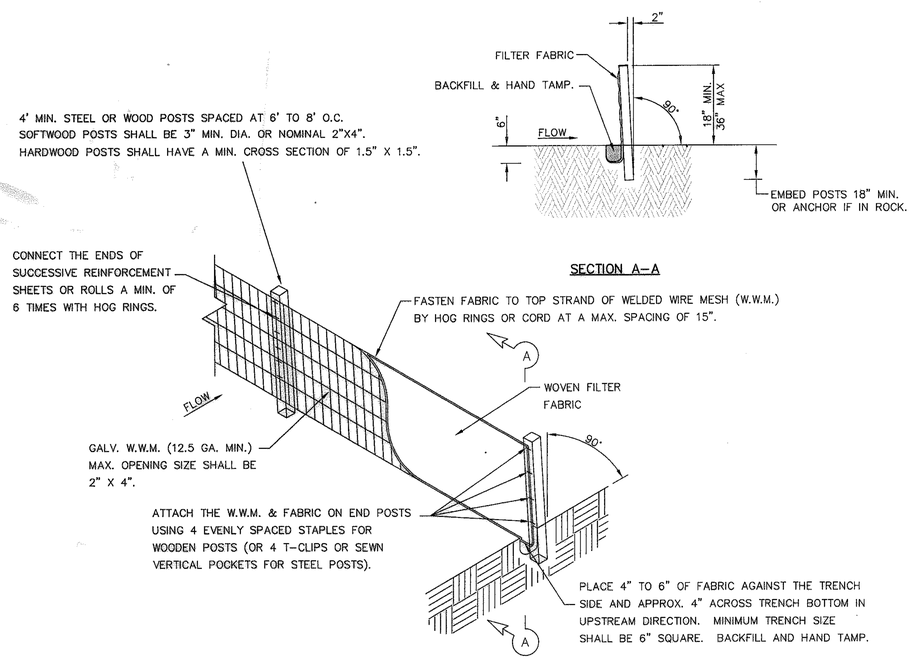
TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.



SECTION C–C

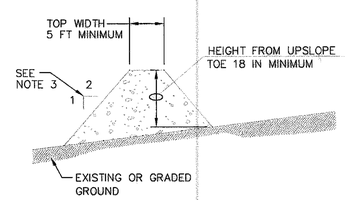


FILTER DAM AT SEDIMENT TRAP



SECTION A–A

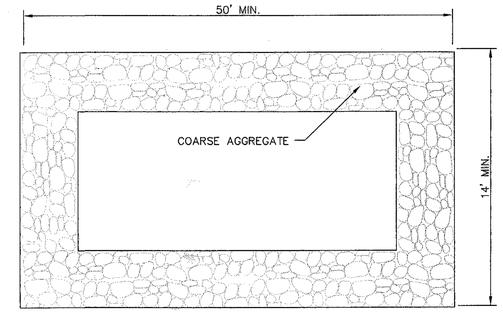
TEMPORARY SEDIMENT CONTROL FENCE



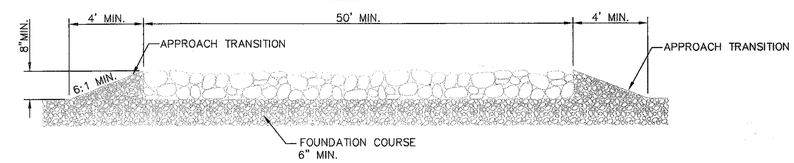
GENERAL NOTES:

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

TYPICAL BERM CONFIGURATION



PLAN



PROFILE

GENERAL NOTES

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

CONSTRUCTION EXIT (TYPE 1)

REFERENCES – BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3930.48 (CITY DATUM)

DATE	REVISIONS	BY

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. ACCARATE 85075 LICENSED PROFESSIONAL ENGINEER

SCALE
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STORM DRAIN POLLUTION CONTROL PLAN: DETAILS

SHEET NO.
24
OF 24

6000159

GRADING PLAN
SCALE: 1" = 100'

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING ! BEFORE YOU DIG

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

RECORD DRAWINGS

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NOTES:

1. RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2-FEET.
2. SLOPED AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
4. RETAINING WALL DESIGN REQUIRED AT THE TIME OF BUILDING PERMIT.
5. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
6. IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (NDBCU's, SIGNS, POLES, FIRE HYDRANTS, ETC.)
7. IMPROVEMENTS SHALL COMPLY WITH T.A.S.
8. MAINTENANCE OF BASINS, SLOPED AREAS, FENCING AND LOOSE ROCK RIP-RAP OUTSIDE SUBDIVISION BOUNDARIES SHALL BE THE RESPONSABILITY OF THE DEVELOPER UNTIL ADJACENT SUBDIVISIONS ARE FULLY DEVELOPED.

BENCHMARK

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

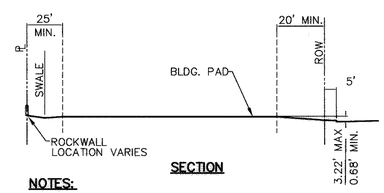
FLOOD ZONE:

THIS SUBDIVISION LIES WITHIN ZONES "A2, B AND C" AS DESIGNATED IN PANEL NO. 480214-0016C, DATED FEBRUARY 5, 1986, OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND WITHIN ZONES "A AND X" AS DESIGNATED IN PANEL NO. 480212 0125B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS.

NOTE:

THIS PORTION LIES WITHIN ZONE "A2" AS DESIGNATED IN PANEL NO. 480214-0016C AND WITHIN ZONE "A" AS DESIGNATED IN PANEL NO. 480212 0125 B. ZONE A2 INDICATES BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE "A" INDICATES NO BASED FLOOD ELEVATIONS DETERMINED.

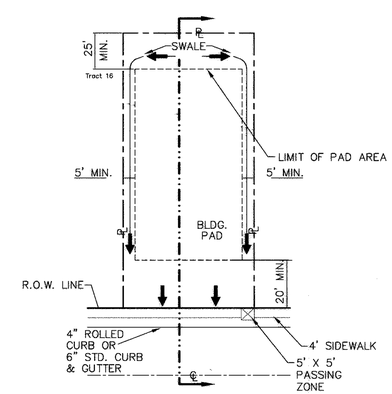
THIS PORTION LIES WITHIN FLOOD ZONE "B"



SECTION

NOTES:

1.- DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (EL PASO MUNICIPAL CODE 13.12.095) (DRIVEWAY SHALL BE LOCATED @ HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH BUILDING SERVICES)



PLAN

TYPICAL LOT PLAN
SCALE: 1"=30'

REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
2-21-07	△ NEW CONCRETE ROCK RIP -RAP	

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
2/21/07

SCALE	
Horizontal:	1"=100'
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2006
DESIGN BY:	J.G./F.Z.
DRAWN BY:	F.Z.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

GRADING PLAN

SHEET NO.

3

OF 24

L000759

TEMPORARY POND #1 CALCULATIONS

PROPOSED RUNOFF

QT = (ARC)/12
QT = 2.385
A = 11.144
R = 4"
C = 0.642
QT X 25% = 0.596
2.385 + 0.596 = 2.981

SILT VOLUME = 0.1340
0.012 AC-FT/AC
2.981 + 0.1340 = 3.115 AC-FT

$TOTAL_{req}$ = 3.115 AC-FT

EXISTING RUNOFF

QT = (ARC)/12 A = 11.082 R = 4" C = 0.330
QT X 25% = 0.305
SILT VOL. = 0.133 QT = 1.219 + 0.305 +0.133= 1.657

TOTAL REQUIRED

$Q_{prop.} - Q_{exist.}$
3.115 – 1.657 = 1.458 AC-FT

$TOTAL_{req}$ = 1.458 AC-FT

TEMP. POND#1 AREAS	
CONTOUR	ACCUMULATED VOLUME (AC-FT.)
3813	2.147
3812	1.534
3811	1.019
3810	0.597
3809	0.260
3808	0.000

NEW TEMPORARY DETENTION BASIN #1

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION	FREE BOARD (FT.)
1	1.458	2.147	20.641	3810.63±	3808.00	0689±

HWSE = QT + SILT VOLUME
HWSE = 1.458 + 0.134 = 1.592 AC-FT
CONTOUR 3812, ACCUMULATED VOLUME = 1.534 AC-FT
CONTOUR 3811, ACCUMULATED VOLUME = 1.019 AC-FT
HIGH WATER SURFACE ELEVATION = 3810.63

TEMPORARY POND #2 CALCULATIONS

PROPOSED RUNOFF

QT = (ARC)/12
QT = 2.621
A = 13.084
R = 4"
C = 0.601
QT X 25% = 0.655
2.621 + 0.655 = 3.276

SILT VOLUME = 0.157
0.012 AC-FT/AC
3.276 + 0.157 = 3.433 AC-FT

$TOTAL_{req}$ = 3.433 AC-FT

EXISTING RUNOFF

QT = (ARC)/12 A = 12.453, R = 4", C = 0.330 QT = 1.370
QT X 25% = 0.343
SILT VOL. = 0.149 QT = 1.370 + 0.343 +0.149= 1.862

TOTAL REQUIRED

$Q_{prop.} - Q_{exist.}$
3.433 – 1.862 = 1.571 AC-FT

$TOTAL_{req}$ = 1.571 AC-FT

TEMP. POND#2 AREAS	
CONTOUR	ACCUMULATED VOLUME (AC-FT.)
3807	3.166
3806	2.179
3805	1.327
3804	0.603
3803	0.000

NEW TEMPORARY DETENTION BASIN #2

BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION	FREE BOARD (FT.)
1	1.571	3.166	22.667	3804.43±	3803.00	1.595±

HWSE = QT + SILT VOLUME
HWSE = 3.433 + 0.157 = 3.590 AC-FT
CONTOUR 3806, ACCUMULATED VOLUME = 2.179 AC-FT
CONTOUR 3805, ACCUMULATED VOLUME = 1.327 AC-FT
HIGH WATER SURFACE ELEVATION = 3804.43

WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (I25) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q25 (CFS) (6)
DA-1	7.360	3.022	22.643	0.603	13.412
DA-2	2.819	4.430	10.000	0.850	10.618
DA-3	1.598	4.430	10.000	0.850	6.017
DA-4	1.701	4.430	10.000	0.850	6.401
DA-5	6.009	3.168	20.756	0.606	11.536
DA-6	3.488	3.032	22.500	0.619	6.548
DA-7	2.504	4.430	10.000	0.850	9.455
DA-8	0.965	4.430	10.000	0.330	1.411
DA-9	1.886	4.430	10.000	0.330	2.757
DA-10	0.984	3.616	16.000	0.400	1.417

REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)

(1) WATERSHED AREA IDENTIFICATION

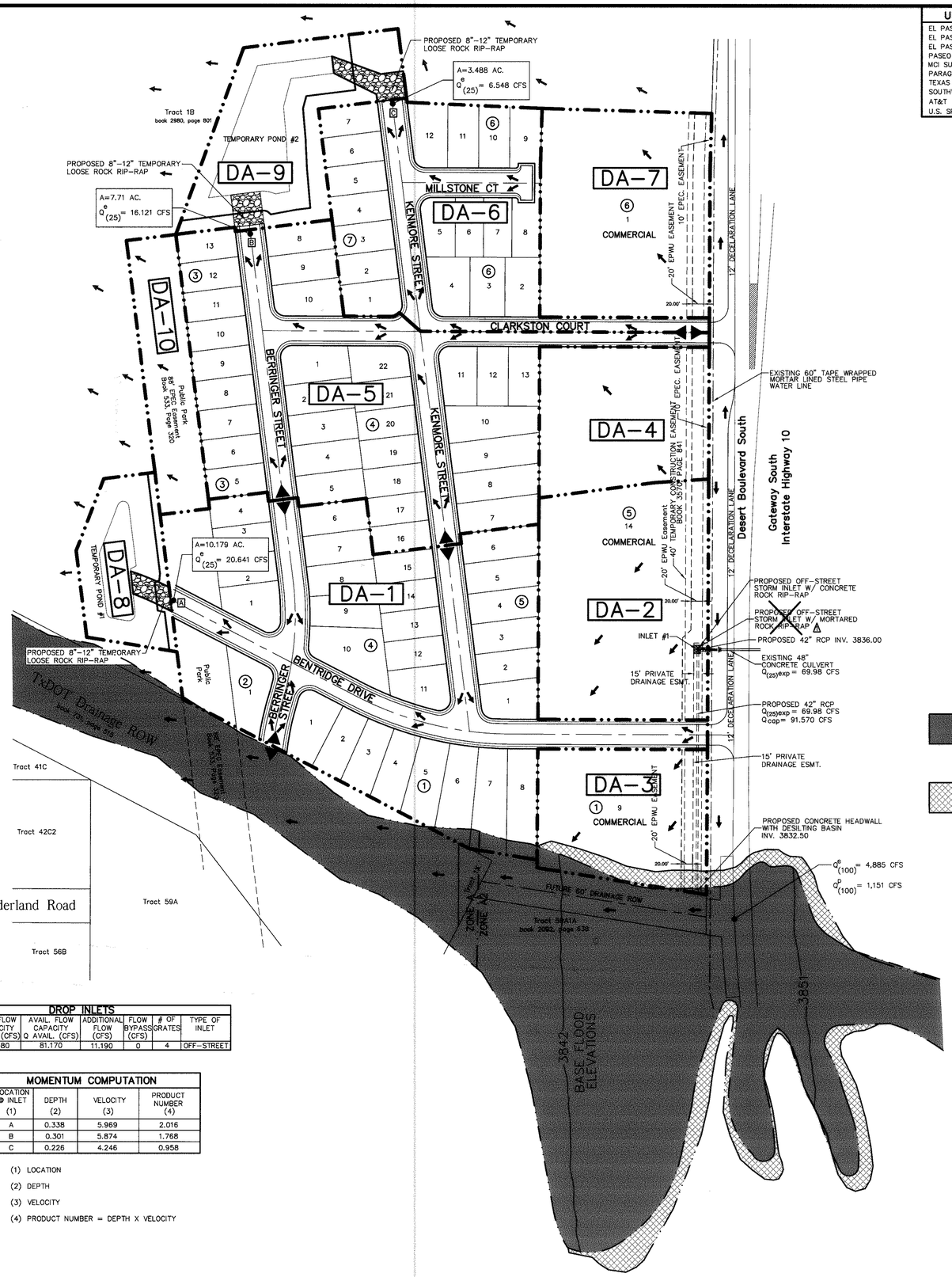
(2) AREA FROM DRAINAGE PLAN

(3) RAINFALL INTENSITY, 25 YEAR STORM => PLATE NO. 2-14

(4) TIME OF CONCENTRATION: TC= T (OVERLAND) + T (GUTTER)

(5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
RESIDENTIAL AREA = 0.60
PAVEMENT AREA = 0.90

(6) Q_{25}= C X A X I_{25}



DROP INLETS

NO.	REQ. FLOW CAPACITY Q REQ (CFS)	AVAIL. FLOW CAPACITY Q AVAIL. (CFS)	ADDITIONAL FLOW (CFS)	FLOW BYPASS (CFS)	# OF GRATES	TYPE OF INLET
1	69.980	81.170	11.190	0	4	OFF-STREET

MOMENTUM COMPUTATION

LOCATION @ INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
A	0.338	5.969	2.016
B	0.301	5.874	1.768
C	0.226	4.246	0.958

(1) LOCATION

(2) DEPTH

(3) VELOCITY

(4) PRODUCT NUMBER = DEPTH X VELOCITY

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
PASEO DEL ESTE MUD NO. 1	(915) 852-3557
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

RECORD DRAWINGS

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DRAINAGE PLAN
SCALE: 1" = 100'

NOTE:

THIS PORTION LIES WITHIN ZONE "A2" AS DESIGNATED IN PANEL NO. 480214-0016B AND WITHIN ZONE "A" AS DESIGNATED IN PANEL NO. 480212 0125 B. ZONE A2 INDICATES BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE "A" INDICATES NO BASED FLOOD ELEVATIONS DETERMINED.

THIS PORTION LIES WITHIN FLOOD ZONE "B"

LEGEND

$Q^e_{(100)}$ = Existing 100-year Flod Event

$Q^p_{(100)}$ = Proposed 100-year Flod Event

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
2-21-07	△1 NEW CONCRETE ROCK RIP -RAP	

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
TEXAS
3/9/07

SCALE
Horizontal: 1"=100'
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: F.Z.
CHKD. BY: J.L.A.
APPV'D. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
DRAINAGE PLAN

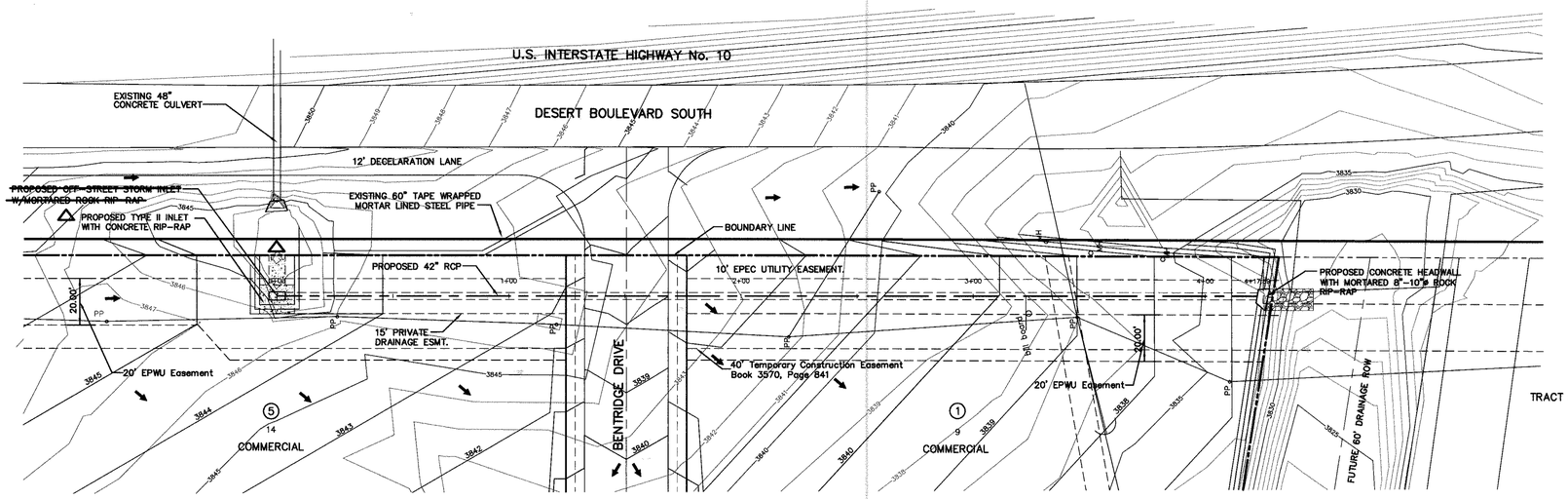
SHEET NO.
4
OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
TEXAS GAS CO.	(915) 544-6300
SOUTHWESTERN BELL TELEPHONE	(800) 828-5127
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

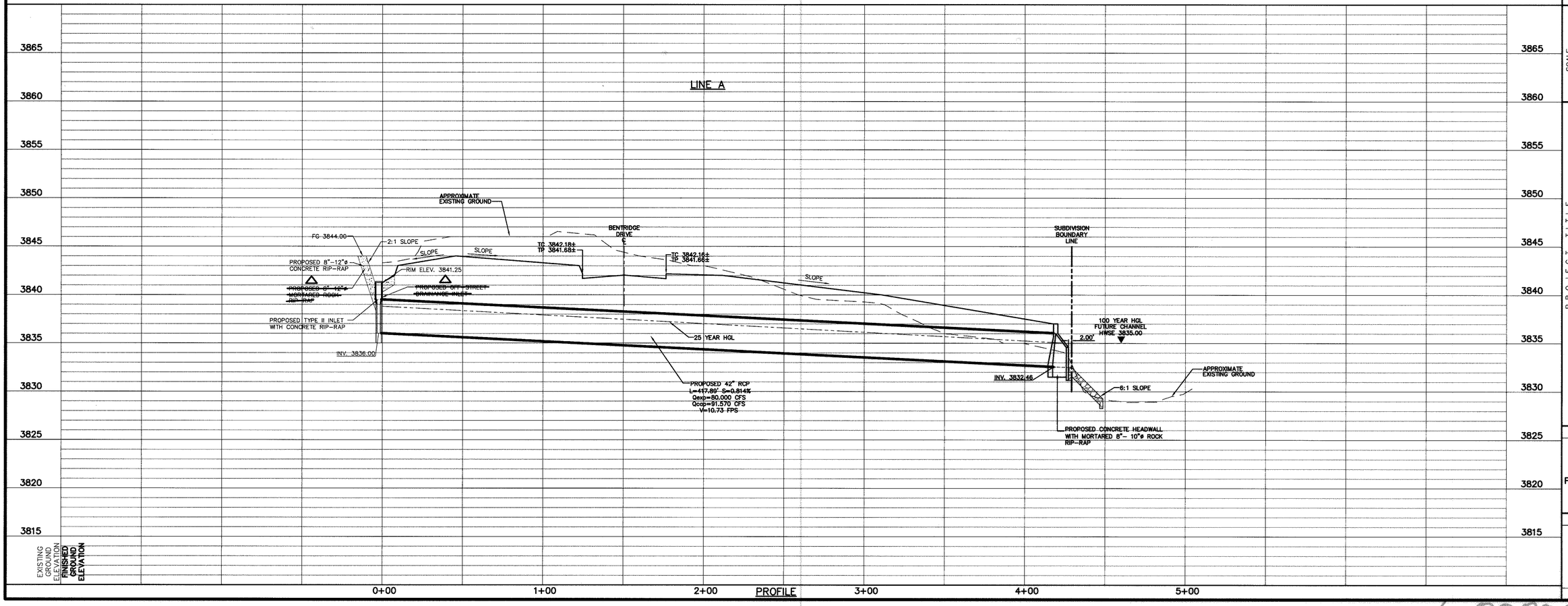
WARNING !
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

LINE A



PLAN

LINE A



PROFILE

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3835.45' (CITY DATUM) BASED ON THE ELEVATION OF MONUMENT "CHINO" ELEVATION = 3835.45' (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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1204 Montana Ave., El Paso, Texas 79902
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www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
PROFESSIONAL ENGINEER
6/13/07

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

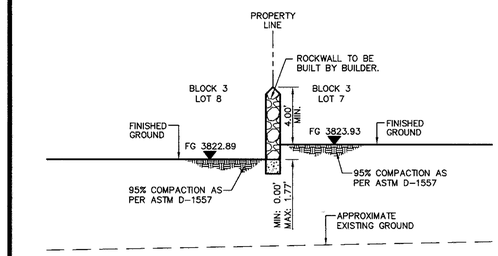
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
LINE A
PLAN & PROFILE
FROM STA. 0+00.00
TO STA. 4+36.59

SHEET NO.
5
OF 24

6000759



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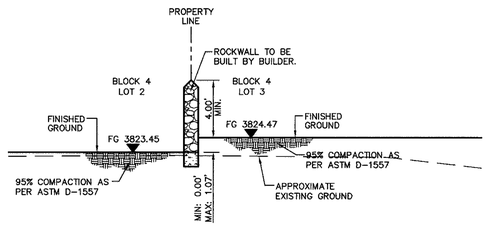

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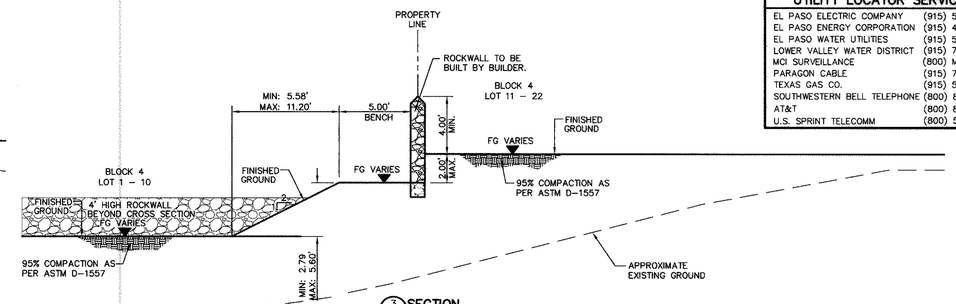

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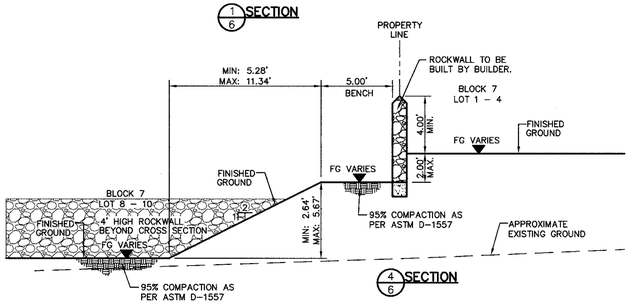

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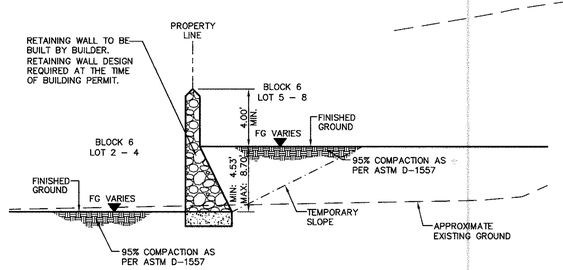

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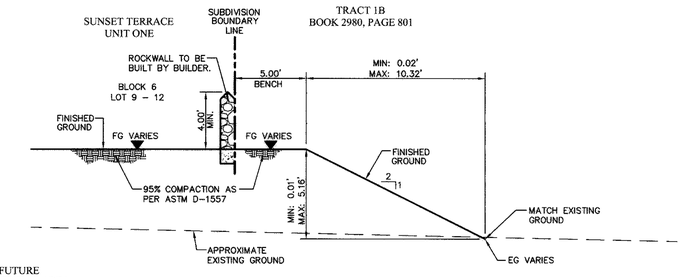

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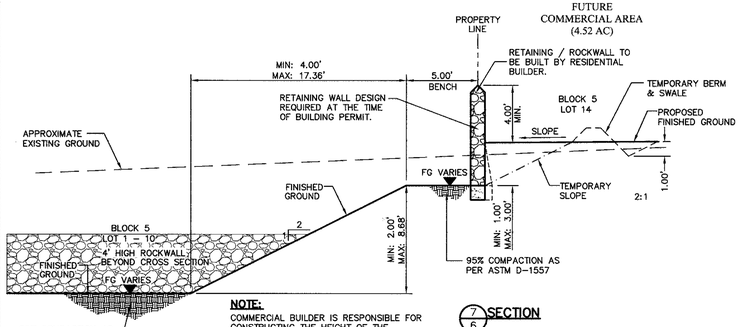
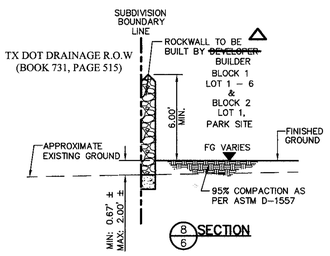
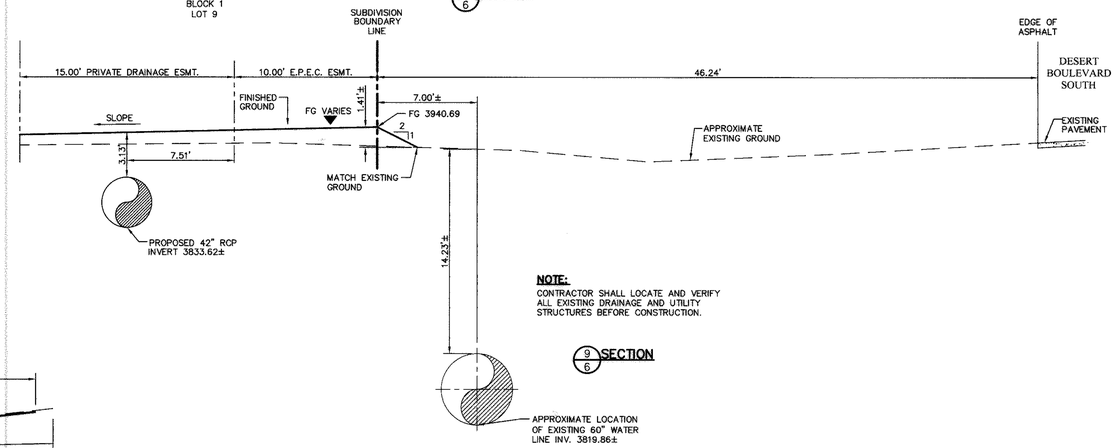


NOTE:
COMMERCIAL BUILDER IS RESPONSIBLE FOR CONSTRUCTING THE HEIGHT OF THE ROCKWALL / RETAINING WALL TO A 6 FOOT HIGH WALL (MEASURED FROM HIGH SIDE).

7/6 SECTION

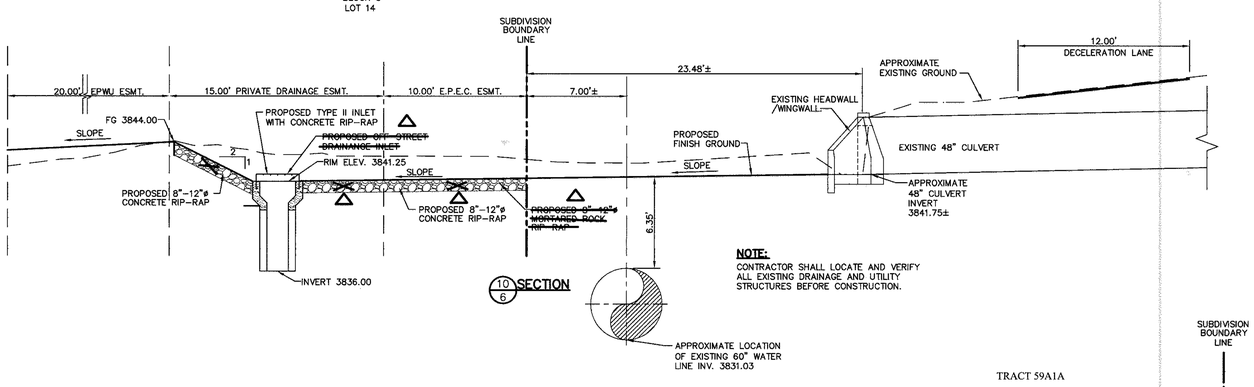


8/6 SECTION



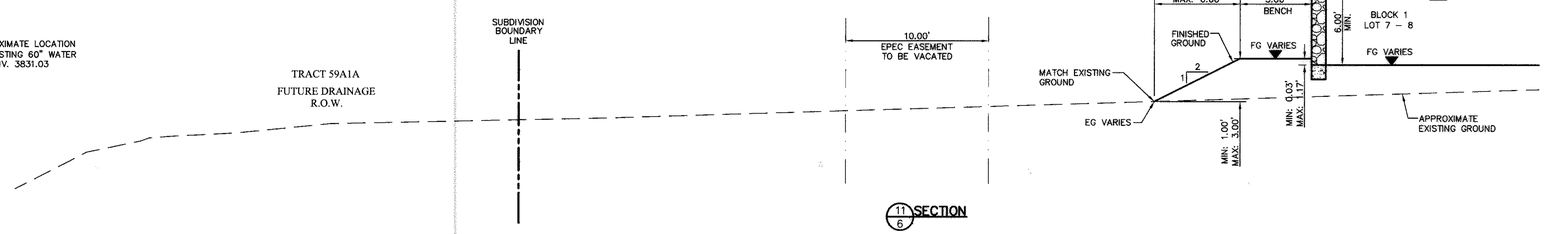
NOTE:
CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING DRAINAGE AND UTILITY STRUCTURES BEFORE CONSTRUCTION.

9/6 SECTION



NOTE:
CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING DRAINAGE AND UTILITY STRUCTURES BEFORE CONSTRUCTION.

10/6 SECTION



11/6 SECTION

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
LOWER VALLEY WATER DISTRICT	(915) 791-4480
MCI SURVEILLANCE	(800) MCI-WORK
PARAGON CABLE	(915) 772-1123
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AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA ENGINEERING GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION

REFERENCES – BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE 85075 LICENSED PROFESSIONAL ENGINEER 6/13/07

SCALE
Horizontal: 1"=5'
Vertical: 1"=5'
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE SUBDIVISION IMPROVEMENTS

SHEET TITLE

TYPICAL GRADING SECTIONS

(SHEET 1 OF 3)

SHEET NO.

6

OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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1-800-344-8377
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RECORD DRAWINGS
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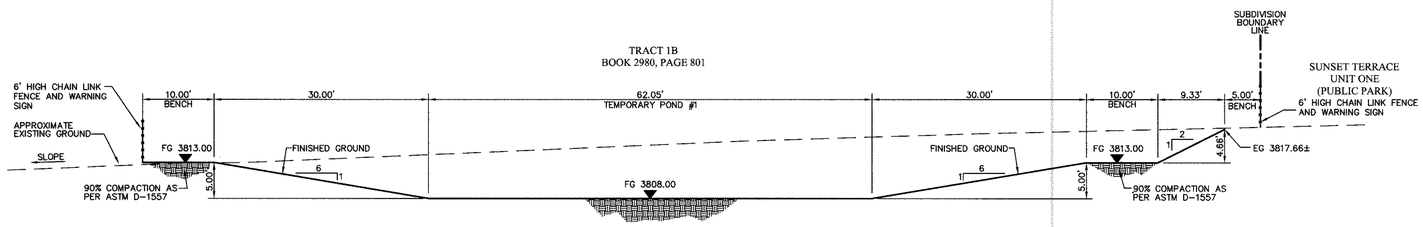
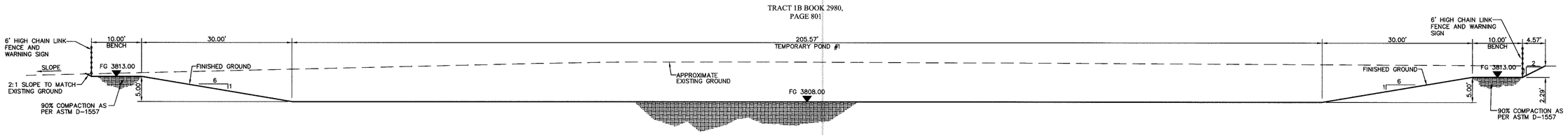


12/7 SECTION



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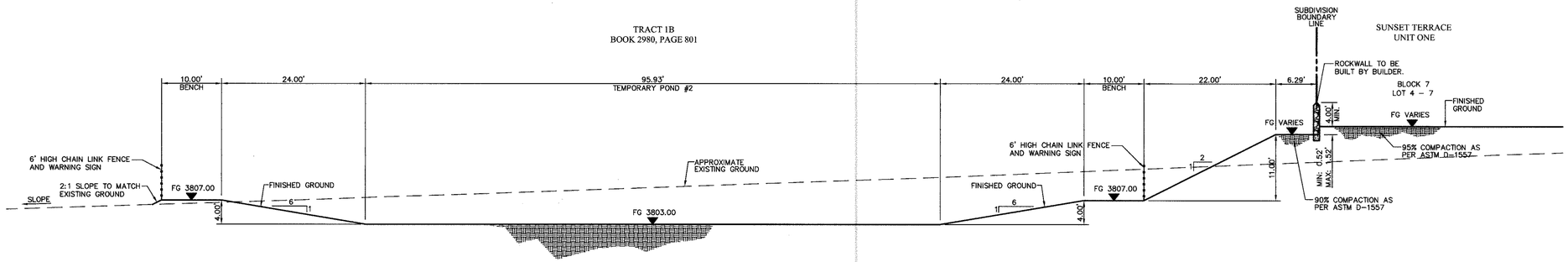

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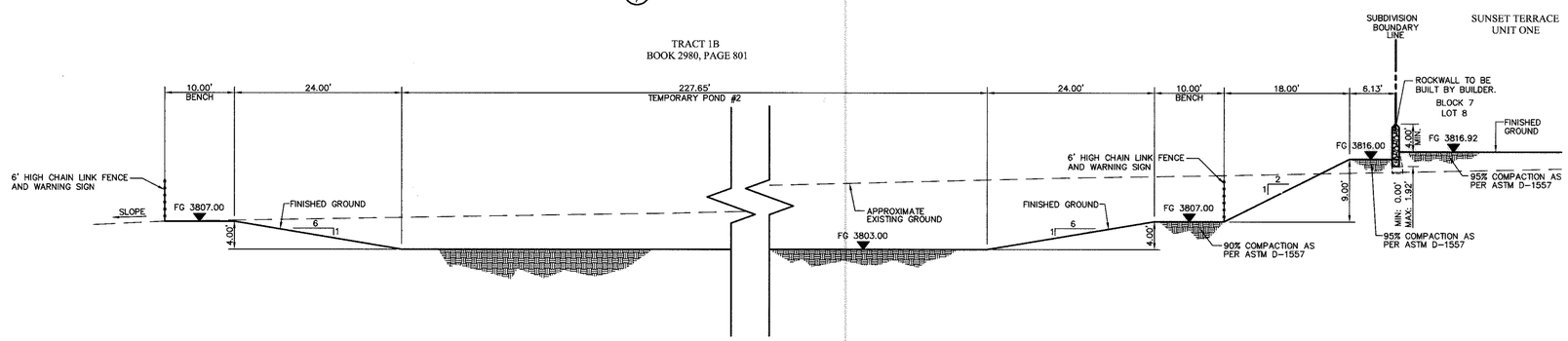

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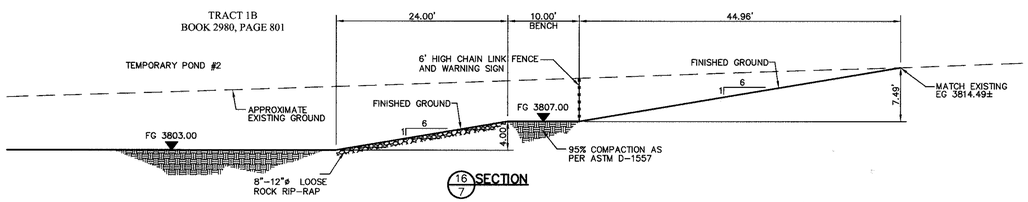

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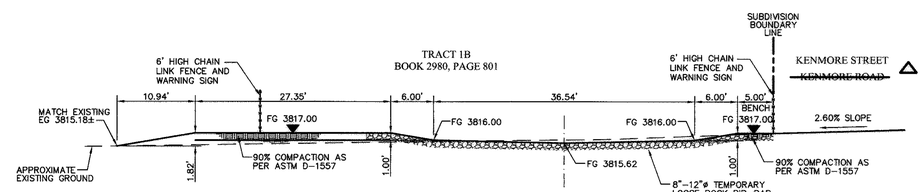

17/7 SECTION

REFERENCES - BENCHMARKS
BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3918.70' (NGVD 1929) BASED ON BAMS MONUMENT "CHINO" ELEVATION = 3915.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
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www.ceagroup.net

ENGINEER'S SEAL
JORGE L. AZCARATE
85075
LICENSED PROFESSIONAL ENGINEER

SCALE
Horizontal: 1" = 10'
Vertical: 1" = 10'
Contour Interval: N/A

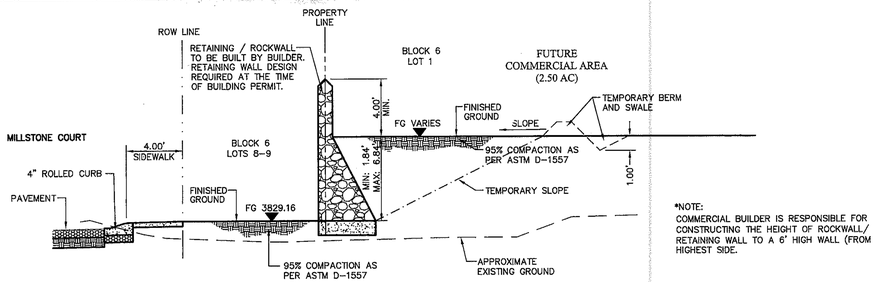
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
GRADING SECTIONS
(SHEET 2 OF 3)

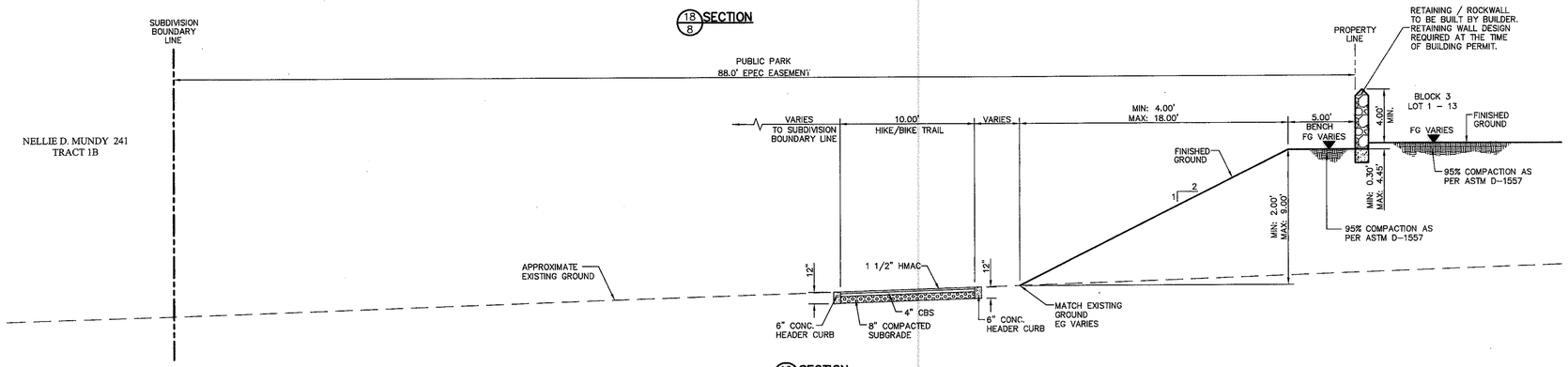
SHEET NO.
7
OF 24

L000759

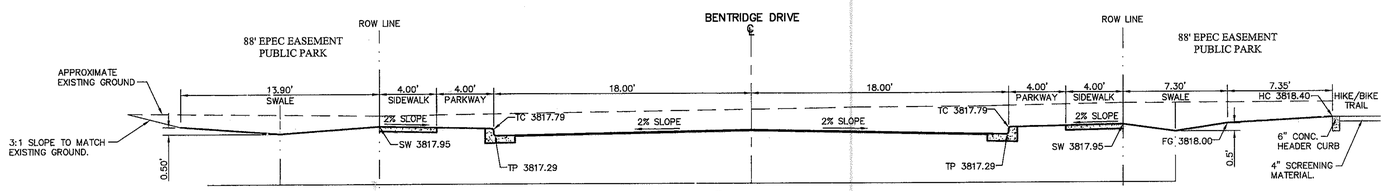


*NOTE:
COMMERCIAL BUILDER IS RESPONSIBLE FOR CONSTRUCTING THE HEIGHT OF ROCKWALL/ RETAINING WALL TO A 6' HIGH WALL (FROM HIGHEST SIDE.

18/8 SECTION



19/8 SECTION



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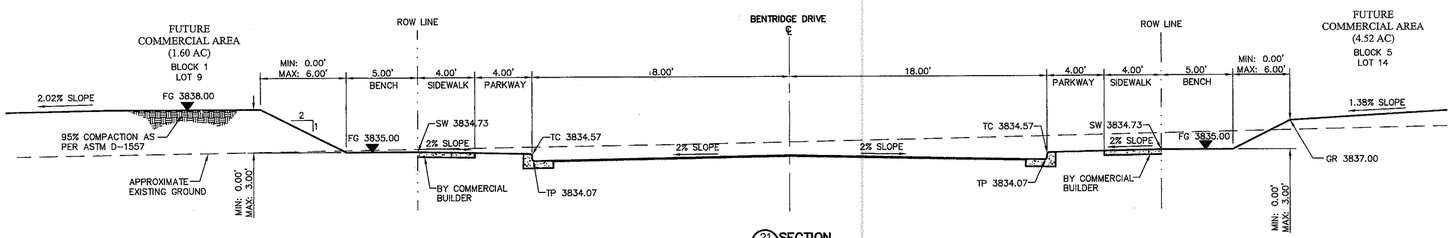

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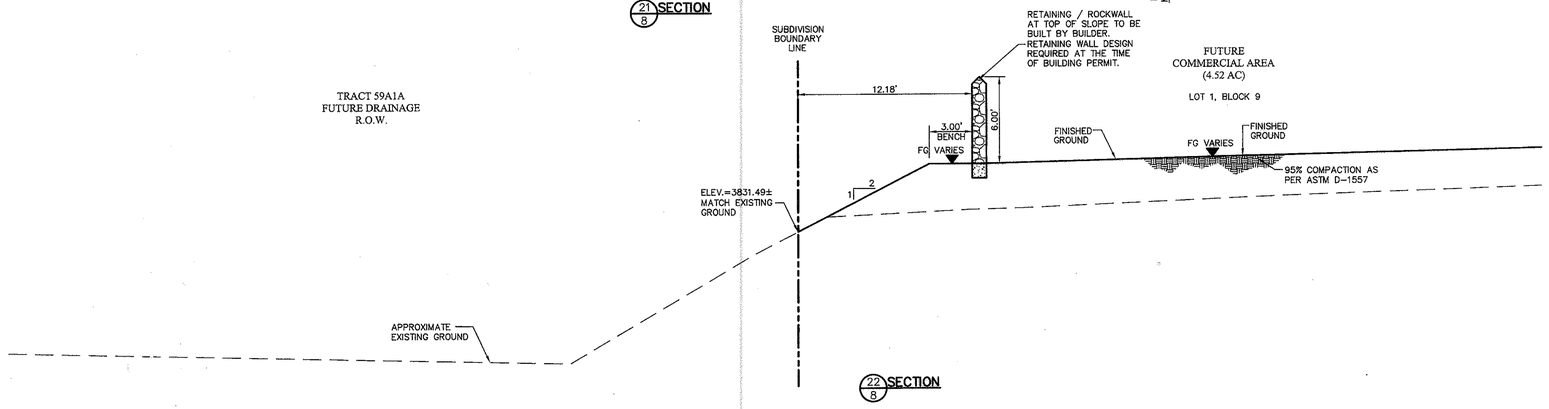

22/8 SECTION

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5527
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RECORD DRAWINGS
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REFERENCES - BENCHMARKS
BENCHMARK IS CIT MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & MONTANA. ELEVATION = 3887.39 (CITY DATUM) THIS IS BASED ON NGS MONUMENT "CHINO" ELEVATION = 3935.48 (CITY DATUM)

DATE	REVISIONS	BY

cea engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL
JOSHUA L. ALVARADO
85075
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
6/6/07

SCALE
Horizontal: 1"=5'
Vertical: 1"=5'
Contour Interval: N/A
DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE
SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE
TYPICAL GRADING SECTIONS
(SHEET 3 OF 3)

SHEET NO.
8
OF 24

600759

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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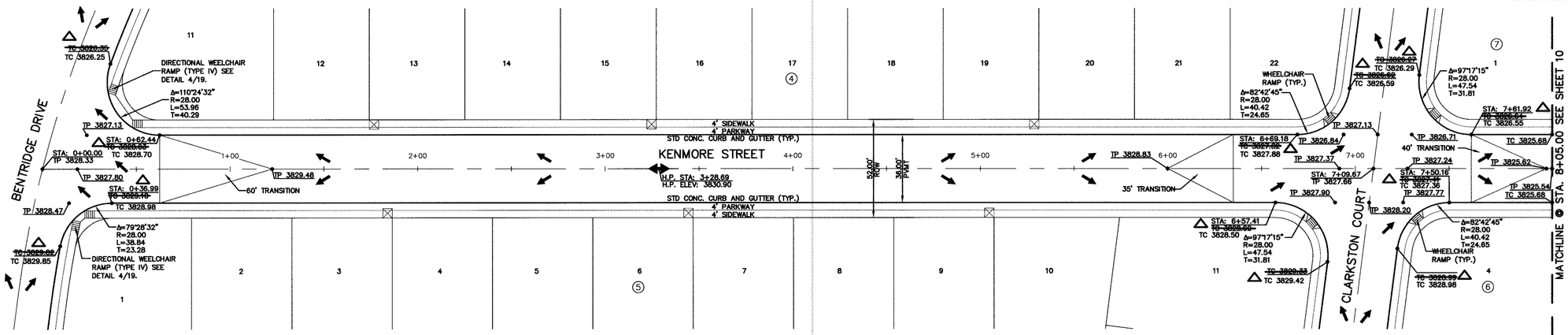
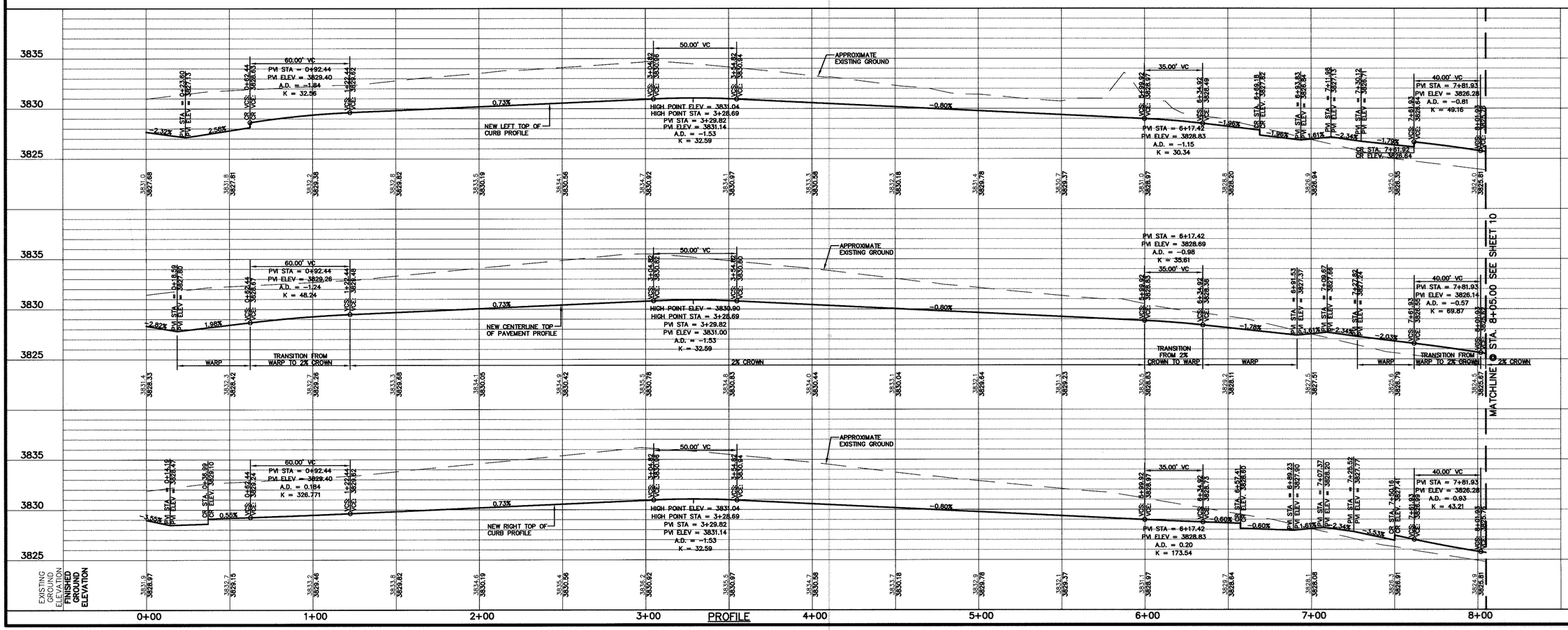


PLAN

LEGEND:

⊠ 5' X 5' WHEELCHAIR PASSING



PROFILE

REFERENCES - BENCHMARKS

BENCHMARK IS CITY MONUMENT AT THE INTERSECTION OF PASEO DEL NORTE & NORTHWESTERN ELEVATION = 3837.31 (CITY DATUM) BASED ON THIS BENCHMARK MONUMENT "CHINO" ELEVATION = 3835.48 (CITY DATUM)

DATE	REVISIONS	BY
6/13/07	△ AS BUILT DRAWINGS	J.G.

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1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

ENGINEER'S SEAL

STATE OF TEXAS — JORGE L. AZCARATE — 85075 — 6/13/07

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

DATE: MARCH 2006
DESIGN BY: J.G./F.Z.
DRAWN BY: R.O.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-059

PROJECT TITLE

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS

SHEET TITLE

KENMORE STREET PLAN & PROFILE FROM STA. 0+00.00 TO STA. 8+05.00

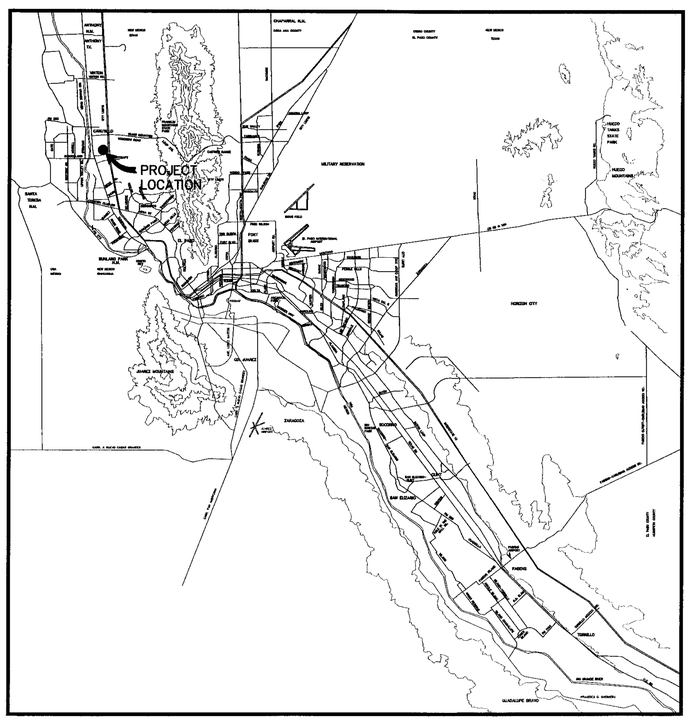
SHEET NO.

9

OF 24

600759

SUNSET TERRACE UNIT ONE
SUBDIVISION IMPROVEMENTS



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

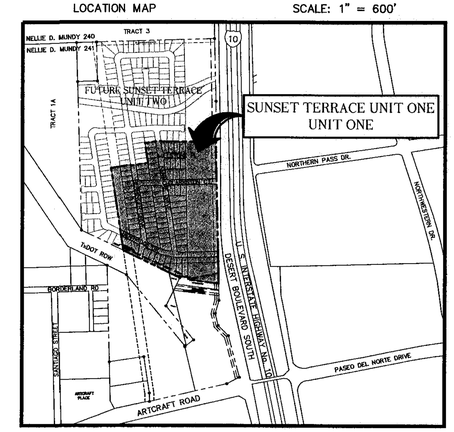
DEVELOPER

TROPICANA HOMES INC.
4655 COHEN, AVE.
EL PASO, TEXAS 79935
PH: (915) 821-3550
FAX: (915) 821-3556

CONSULTING ENGINEER

cea
engineering group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net
CONTACT: MR. JORGE L. AZCARATE, P.E.

LOCATION MAP SCALE: 1" = 600'



LOCATION MAP
APPROXIMATE SCALE:
1" = 600'

DEVELOPMENT SERVICES DEPARTMENT

Reviewing by the City of El Paso shall neither constitute approval nor have responsibility of the adequacy of design and pl ans.

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY DATE 02 17 06

SUNSET TERRACE UNIT 1

MARCH 2006