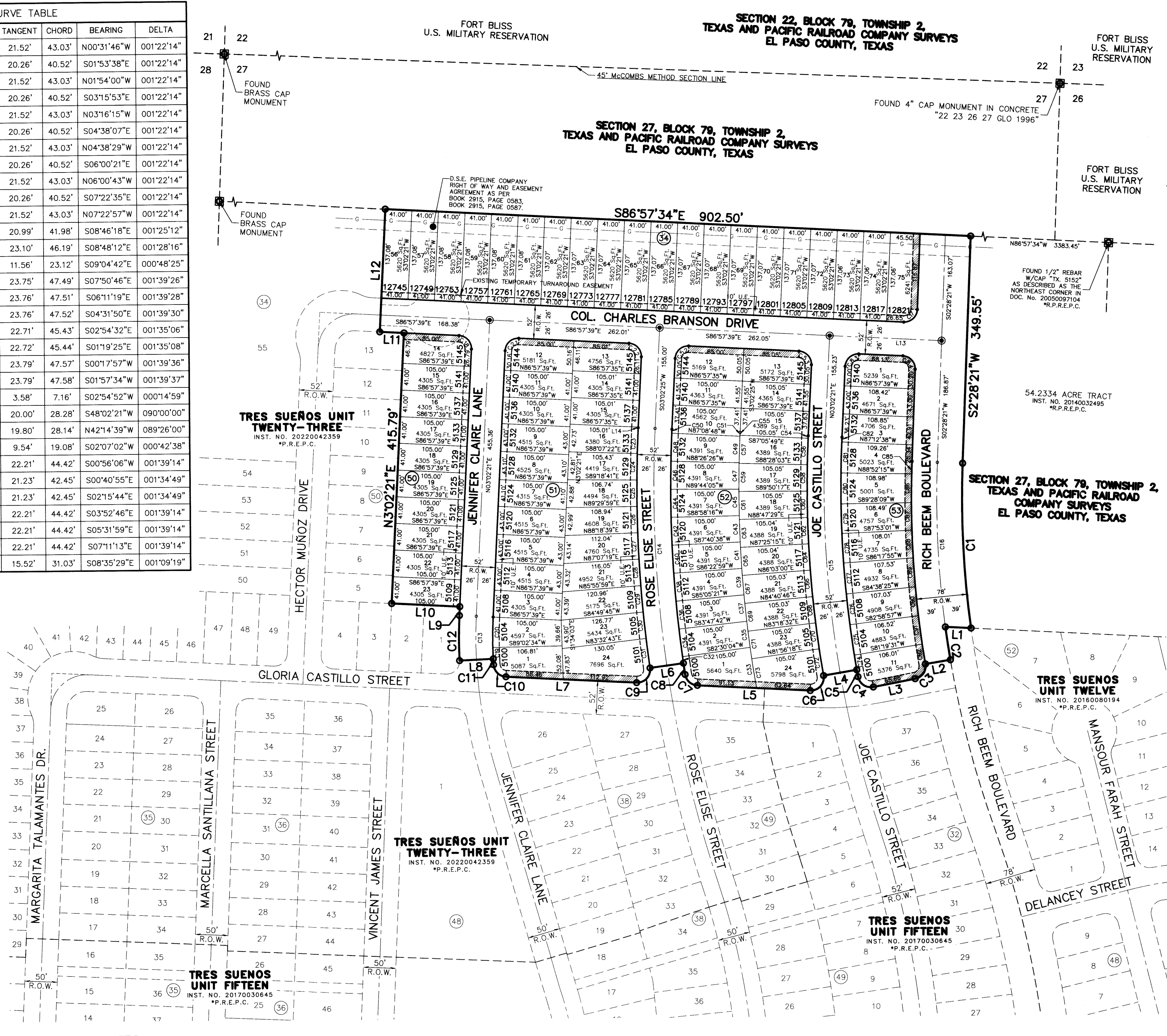


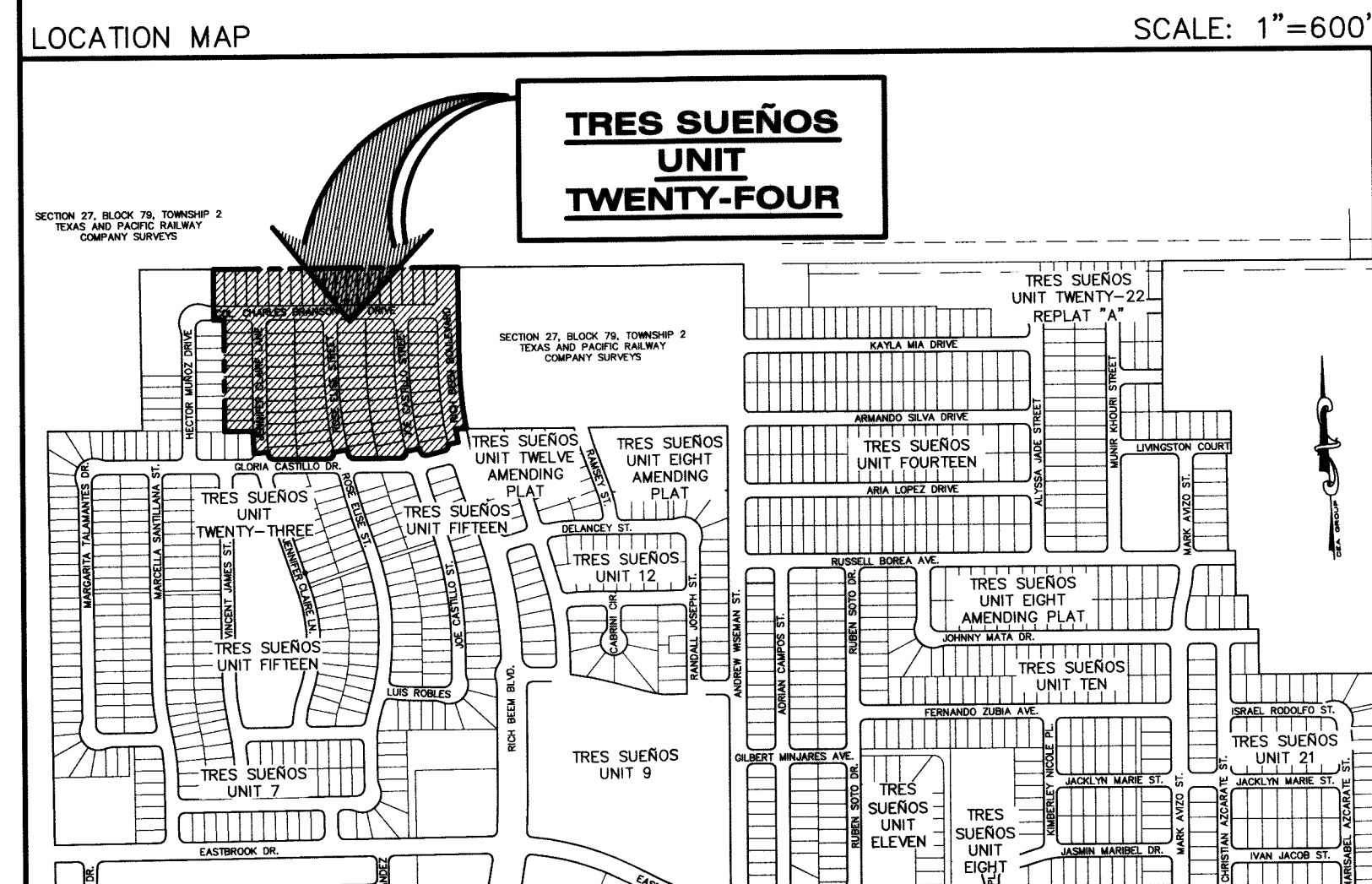
CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C1	1461.00'	253.72'	127.18'	253.40'	S02°30'09"E	009°57'00"	
C2	1500.00'	51.53'	25.77'	51.52'	S08°11'06"E	001°58'05"	
C3	20.00'	30.83'	19.42'	27.86'	S34°59'08"W	088°18'34"	
C4	20.00'	31.76'	20.35'	28.53'	N55°21'46"W	090°59'39"	
C5	1642.00'	11.00'	5.50'	11.00'	N09°40'25"W	000°23'02"	
C6	20.00'	35.79'	24.93'	30.83'	S41°46'47"W	102°31'23"	
C7	20.00'	27.44'	16.37'	25.34'	N47°39'00"W	078°37'01"	
C8	1904.00'	17.83'	8.92'	17.83'	N08°04'24"W	000°32'12"	
C9	20.00'	35.20'	24.20'	30.83'	S42°37'05"W	100°50'47"	
C10	20.00'	29.23'	17.92'	26.69'	N45°05'42"W	083°43'38"	
C11	674.00'	9.13'	4.57'	9.13'	N02°50'36"W	000°46'34"	
C12	726.00'	69.62'	34.84'	69.59'	N00°17'31"E	005°29'40"	
C13	700.00'	67.13'	33.59'	67.10'	S00°17'31"W	005°29'40"	
C14	1930.00'	365.32'	183.21'	364.78'	S02°22'57"E	010°50'43"	
C15	1668.00'	364.51'	182.98'	363.78'	S03°13'16"E	012°31'15"	
C16	1500.00'	253.25'	126.93'	252.95'	S02°21'52"E	009°40'24"	
C17	20.00'	31.61'	20.20'	28.42'	N47°45'21"E	090°34'00"	
C18	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'00"	
C19	674.00'	17.62'	8.81'	17.62'	S01°42'22"E	001°29'54"	
C20	674.00'	47.01'	23.51'	47.00'	S01°02'28"W	005°59'47"	
C21	20.00'	31.42'	20.00'	28.28'	S48°02'21"W	090°00'00"	
C22	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'04"	
C23	1956.00'	39.70'	19.85'	39.70'	S02°27'32"W	001°09'46"	
C24	1956.00'	40.59'	20.29'	40.59'	S01°16'59"W	001°11'20"	
C25	1956.00'	40.59'	20.29'	40.59'	S00°05'39"W	001°11'20"	
C26	1956.00'	40.59'	20.29'	40.59'	S01°05'41"E	001°11'20"	
C27	1956.00'	40.59'	20.29'	40.59'	S02°17'01"E	001°11'20"	
C28	1956.00'	40.59'	20.29'	40.59'	S03°28'21"E	001°11'20"	
C29	1956.00'	40.62'	20.31'	40.61'	S04°39'42"E	001°11'23"	
C30	1956.00'	40.90'	20.45'	40.90'	S05°21'52"E	001°11'53"	
C31	1956.00'	46.10'	23.05'	46.10'	S07°07'48"E	001°21'01"	
C32	1904.00'	10.17'	5.08'	10.17'	S07°39'07"E	000°18'22"	
C33	1799.00'	64.05'	32.03'	64.05'	N08°31'08"W	002°02'24"	
C34	1904.00'	43.00'	21.50'	43.00'	S06°51'07"E	001°17'39"	
C35	1799.00'	40.63'	20.32'	40.63'	N06°51'07"W	001°17'39"	
C36	1904.00'	43.00'	21.50'	43.00'	S05°33'29"E	001°17'39"	
C37	1799.00'	40.63'	20.32'	40.63'	N05°33'29"W	001°17'39"	
C38	1904.00'	43.00'	21.50'	43.00'	S04°15'50"E	001°17'39"	
C39	1799.00'	40.63'	20.32'	40.63'	N04°15'50"W	001°17'39"	
C40	1904.00'	43.00'	21.50'	43.00'	S02°58'11"E	001°17'39"	
C41	1799.00'	40.63'	20.32'	40.63'	N02°58'11"W	001°17'39"	
C42	1904.00'	43.00'	21.50'	43.00'	S01°40'33"E	001°17'39"	
C43	1799.00'	40.63'	20.32'	40.63'	N01°40'33"W	001°17'39"	
C44	1904.00'	43.00'	21.50'	43.00'	S00°22'54"E	001°17'39"	
C45	1799.00'	40.63'	20.32'	40.63'	N00°22'54"W	001°17'39"	
C46	1904.00'	43.00'	21.50'	43.00'	S00°54'44"E	001°17'39"	
C47	1799.00'	40.63'	20.32'	40.63'	N00°54'44"W	001°17'39"	
C48	1904.00'	43.00'	21.50'	43.00'	S02°12'23"E	001°17'39"	
C49	1799.00'	40.63'	20.32'	40.63'	N02°12'23"W	001°17'39"	
C50	1904.00'	6.21'	3.10'	6.21'	S02°56'48"W	000°11'13"	
C51	1799.00'	5.87'	2.93'	5.87'	N02°56'48"E	000°11'13"	
C52	20.00'	31.42'	20.00'	28.28'	S48°02'23"W	089°59'56"	
C53	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'00"	
C54	1694.00'	4.03'	2.01'	4.03'	S02°58'16"W	000°08'10"	
C55	1799.00'	4.50'	2.25'	4.50'	N02°58'07"E	000°08'35"	
C56	1694.00'	40.52'	20.26'	40.52'	S02°13'04"W	001°22'14"	
C57	1799.00'	43.04'	21.52'	43.03'	N02°12'42"E	001°22'14"	
C58	1694.00'	40.52'	20.26'	40.52'	S00°50'50"W	001°22'14"	
C59	1799.00'	43.04'	21.52'	43.03'	N00°50'28"E	001°22'14"	
C60	1694.00'	40.52'	20.26'	40.52'	S00°31'24"E	001°22'14"	

CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
C61	1799.00'	43.04'	21.52'	43.03'	N00°31'46"W	001°22'14"	
C62	1694.00'	40.52'	20.26'	40.52'	S01°53'38"E	001°22'14"	
C63	1799.00'	43.04'	21.52'	43.03'	N01°54'00"W	001°22'14"	
C64	1694.00'	40.52'	20.26'	40.52'	S03°15'53"E	001°22'14"	
C65	1799.00'	43.04'	21.52'	43.03'	N03°16'15"W	001°22'14"	
C66	1694.00'	40.52'	20.26'	40.52'	S04°38'07"E	001°22'14"	
C67	1799.00'	43.03'	21.52'	43.03'	N04°38'29"W	001°22'14"	
C68	1694.00'	40.52'	20.26'	40.52'	S06°00'21"E	001°22'14"	
C69	1799.00'	43.03'	21.52'	43.03'	N06°00'43"W	001°22'14"	
C70	1694.00'	40.52'	20.26'	40.52'	S07°22'35"E	001°22'14"	
C71	1799.00'	43.03'	21.52'	43.03'	N07°22'57"W	001°22'14"	
C72	1694.00'	41.98'	20.99'	41.98'	S08°46'18"E	001°25'12"	
C73	1799.00'	46.19'	23.10'	46.19'	S08°48'12"E	001°28'16"	
C74	1642.00'	23.12'	11.56'	23.12'	S09°04'42"E	000°48'25"	
C75	1642.00'	47.49'	23.75'	47.49'	S07°50'46"E	001°39'28"	
C76	1642.00'	47.51'	23.76'	47.51'	S06°11'19"E	001°39'28"	
C77	1642.00'	47.52'	23.76'	47.52'	S04°31'50"E	001°39'30"	
C78	1642.00'	45.43'	22.71'	45.43'	S02°54'32"E	001°35'06"	
C79	1642.00'	45.44'	22.72'	45.44'	S01°19'25"E	001°35'08"	
C80	1642.00'	47.57'	23.79'	47.57'	S00°17'57"W	001°39'36"	
C81	1642.00'	47.58'	23.79'	47.58'	S01°57'34"W	001°39'37"	
C82	1642.00'	7.16'	3.58'	7.16'	S02°54'52"W	000°14'59"	
C83	20.00'	31.42'	20.00'	28.28'	S48°02'21"W	090°00'00"	
C84	20.00'	31.22'	19.80'	28.14'	N42°14'39"W	089°26'00"	
C85	1539.00'	19.08'	9.54'	19.08'	S02°07'02"W	000°42'38"	
C86	1539.00'	44.42'	22.21'	44.42'	S00°56'06"W	001°39'14"	
C87	1539.00'	42.45'	21.23'	42.45'	S00°40'55"E	001°34'49"	
C88	1539.00'	42.45'	21.23'	42.45'	S02°15'44"E	001°34'49"	
C89	1539.00'	44.42'	22.21'	44.42'	S03°52'46"E	001°39'14"	
C90	1539.00'	44.42'	22.21'	44.42'	S05°31'59"E	001°39'14"	
C91	1539.00'	44.42'	22.21'	44.42'	S07°11'13"E	001°39'14"	
C92	1539.00'	31.03'	15.52'	31.03'	S08°35'29"E	001°09'19"	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°57'33"W	39.65'
L2	S80°49'51"W	39.00'
L3	S79°08'24"W	65.66'
L4	S80°31'06"W	52.00'
L5	N86°57'31"W	173.77'
L6	S82°11'42"W	52.00'
L7	N86°57'31"W	201.38'
L8	S87°32'41"W	52.00'
L9	N03°02'21"E	13.57'
L10	N86°57'31"W	105.00'
L11	N86°57'39"W	37.38'
L12	N03°02'21"E	189.08'
L13	S86°57'39"E	172.67'
L14	S03°02'25"W	0.90'



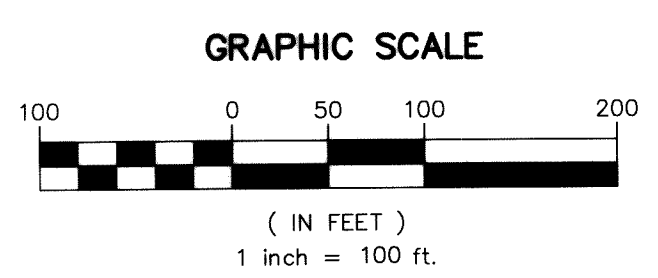
- NOTES**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO TRES SUEÑOS UNIT TWENTY-FOUR BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON GLORIA CASTILLO STREET, HECTOR MUÑOZ DR., JENNIFER CLAIRE LN. AND ROSE ELISE ST. WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20220106340 DATE 11/23/2022.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20220106342 DATE 11/23/2022.
 - SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
 - INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
 - THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 01758, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - VEHICULAR ACCESS SHALL BE RESTRICTED TO RESIDENTIAL LOTS AS PER THE DESIGNATED 10-FOOT RESTRICTED ACCESS EASEMENT, THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____.
 - BEARINGS SHOWN ARE GRID DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND MAY BE CONVERTED TO GRID DIVIDING BY 1.00020946.
 - ⊙ DENOTES PROPOSED MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO.)
 - 10' U.E. = 10 FOOT UTILITY EASEMENT
 - DEED REFERENCE: INST. NO. 20050097104, INST. NO. 20120086878, AND INST. NO. 20140032495, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 - CONTACT D.S.E. PIPELINE COMPANY FOR EXACT LOCATION OF RIGHT-OF-WAY AND EASEMENT AGREEMENT.



BENCHMARK:
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAVD 88) (4005.40 CITY DATUM)

SCHOOL DISTRICT:
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 ROJAS DR, EL PASO, TX 79928

TOTAL LOTS:
RESIDENTIAL = 89
TOTAL = 89



TRES SUEÑOS UNIT TWENTY-FOUR

A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 13.88 ACRES ±

DEDICATION

JNC Development INC., the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, ponding area, park, pedestrian right-of-way, drainage right of way and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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.

Witness my signature this 17 day of October 2022.

Carlos D. Bombach, COO

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this 17 day of October 2022.

[Signature]
Notary Public in and for El Paso County
My Commission Expires 9-15-24

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 2nd day of November 2022.

[Signature]
Chairperson

[Signature]
Executive Secretary

Approved for filing this 8th day of November 2022.

[Signature]
Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 23 day of November 2022, in File No. 20221010339 of the Plat Records.

[Signature]
FOR RECORDING PURPOSES ONLY

[Signature]
by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas State Board of Professional Land Survey Professional and Technical Standards.

[Signature] 9-14-2022
JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

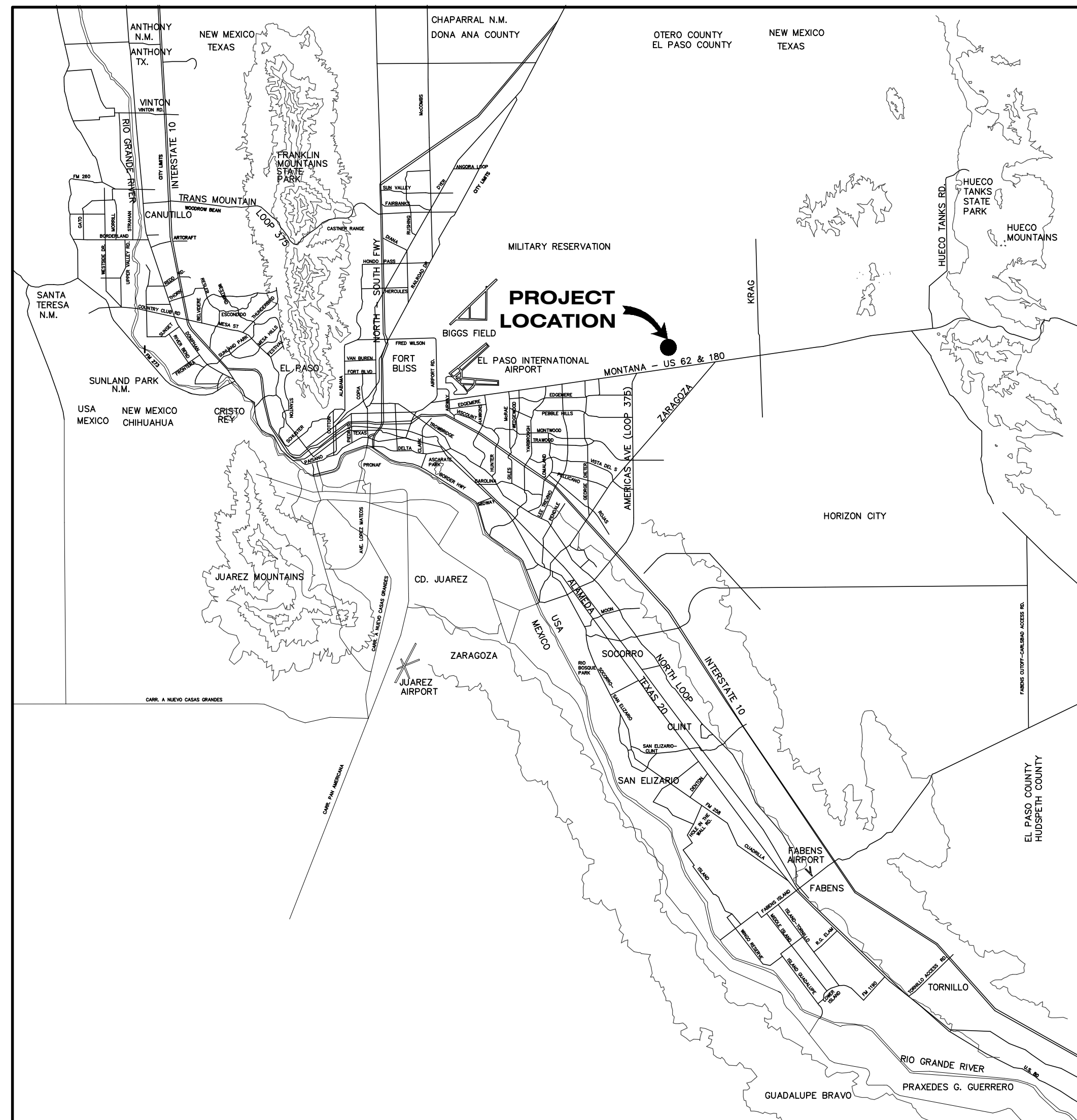
[Signature]
Benito Barragan, R.P.L.S. No. 5615

ENGINEER
cea GROUP
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceaengr.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pelicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MARCH 2022

TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS



VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET
C1.1	GENERAL INFORMATION
C2.1	FINAL PLAT
C3.1	GRADING PLAN
C4.1	DRAINAGE PLAN
C5.1	GRADING SECTIONS
C6.1-C6.6	STREET PLAN & PROFILES
C7.1-C7.3	STANDARD DETAILS
C8.1	DRAINAGE DETAILS
C9.1-C9.2	ILLUMINATION PLAN
C10.1	WATER INDEX / GENERAL INFORMATION
C10.2-C10.5	WATER DETAILS
C11.1	SANITARY SEWER INDEX / GENERAL INFORMATION
C11.2-C11.3	SANITARY SEWER PLAN & PROFILES
C11.4-C11.6	SANITARY SEWER DETAILS
C12.1-C12.3	STORM WATER POLLUTION PREVENTION PLAN

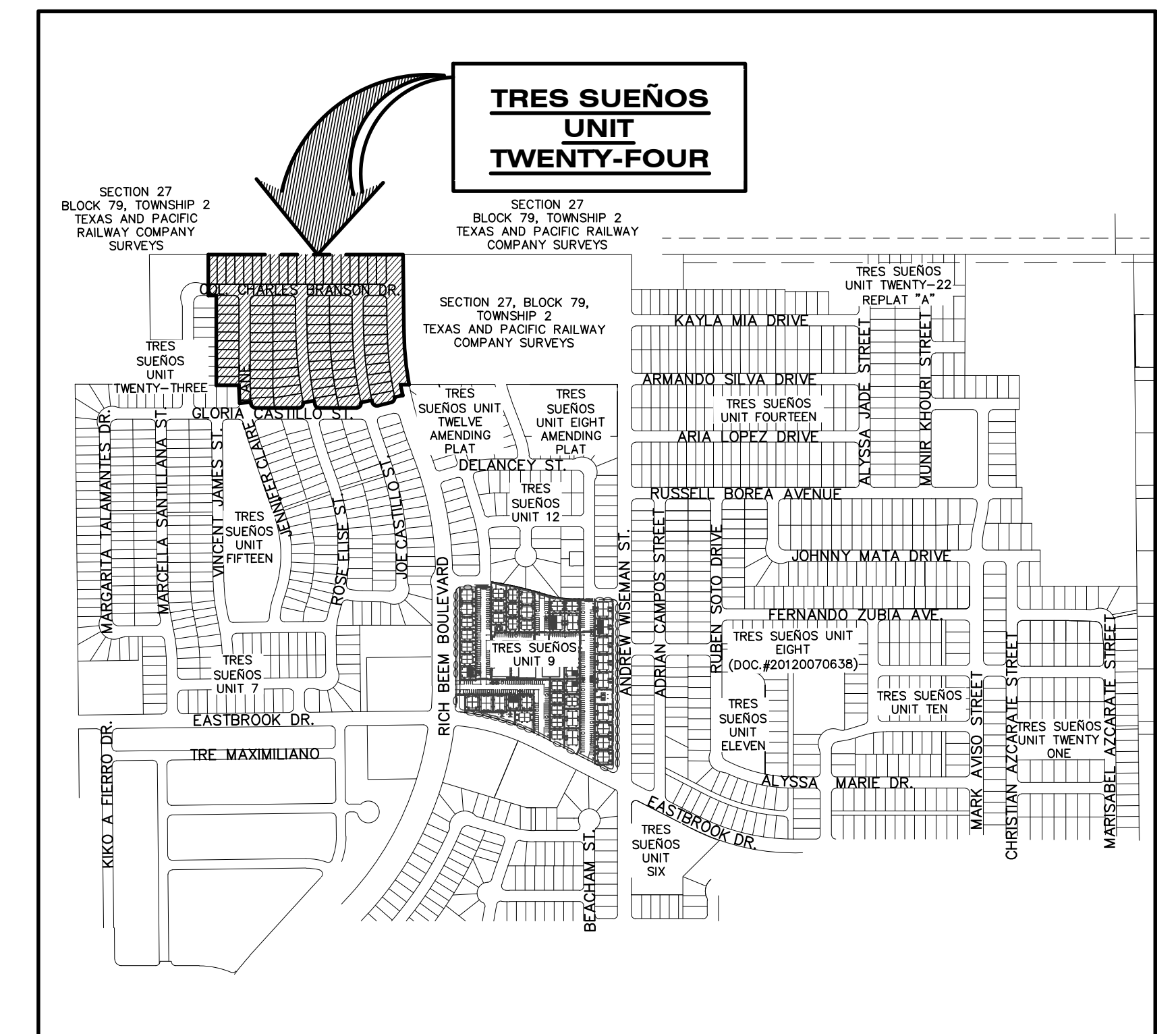


5/18/22
JORGE L. AZCARATE, P.E. PROJECT MANAGER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JNC DEVELOPMENT	12300 MONTWOOD DR.	EL PASO, TX 79928	(915) 849-0111	---
ENGINEER:	CEA GROUP	813 N. KANSAS STREET, STE. 300	EL PASO, TX 79902	(915) 544-5232	---
SURVEYOR:	BARRAGAN & ASSOCIATES INC.	10950 PELLICANO DR. BUILDING F	EL PASO, TX 79935	(915) 591-5709	(915) 591-5708



LOCATION MAP
APPROXIMATE SCALE: 1" = 600'



CITY DEVELOPMENT DEPARTMENT

Reviewed For Conformance For Condition Related To:

- ✓ Sidewalk
- ✓ Grading & Drainage
- ✓ Wheelchair Ramps
- ✓ On Site Parking Layout
- ✓ Driveways
- ✓ Retaining Rock Walls
- ✓ On site Ponding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction for Inspections

Oscar Romero Villalobos

05/23/2022

By

Date

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
2. 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
6. 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.
7. 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.
8. SEE REFERENCED BENCHMARK ON TITLE BLOCK FOR DATUM ELEVATIONS.
9. VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER.
10. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
11. THE LOCATION OF THE INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.

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
- FINISHED GROUND CONTOUR ELEVATION (INDEX)
- FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)
- EXISTING GROUND CONTOUR ELEVATION (INDEX)
- EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
- NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
- NEW RETAINING ROCKWALL (9'-13' IN HEIGHT)
- NEW RETAINING ROCKWALL (13'-20' IN HEIGHT)
- STANDARD DETAIL/SECTION NUMBER
- SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED
- FINISHED SPOT ELEVATION
- LOT FINISHED GROUND ELEVATION
- ROLLED CURB ELEVATION
- TOP OF CURB ELEVATION
- TOP OF PAVEMENT ELEVATION
- SUBDIVISION LOT AND BLOCK NUMBER
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING HIGH POINT
- EXISTING LOW POINT
- THRUST BLOCK
- HEADWALL WITH WINGWALLS
- DRAINAGE AREA
- HORIZONTAL:VERTICAL SLOPE RATIO
- WHEELCHAIR RAMP

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.
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, UNLESS OTHERWISE APPROVED BY ENGINEER, OR CITY ENGINEER.
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 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 D-1557.
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 DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

ABBREVIATIONS

- LP LOW POINT
- HP HIGH POINT
- ELEV ELEVATION
- STA STATION
- VCS VERTICAL CURVE STATION
- VCE VERTICAL CURVE ELEVATION
- TC TOP OF CURB
- TM TOP OF MEDIAN
- 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
- MAX. MAXIMUM
- 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
- R RADIUS
- ∇ TANGENT
- Δ DELTA ANGLE
- S SLOPE
- TEMP TEMPORARY
- V VELOCITY IN FEET PER SECOND
- HGL HYDRAULIC GRADE LINE
- HWE HIGH WATER ELEVATION

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COL. CHARLES BRANSON DRIVE P&P STA. 12+50.00 TO STA. 15+07.48	C6.3
JENNIFER CLAIRE LANE P&P STA. 4+73.47 TO STA. 9+95.96	C6.4
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UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

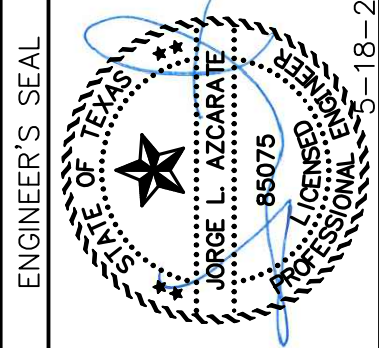
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 508°42'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.

ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

DATE	REVISIONS	BY

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

CEA GROUP
TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE

Horizontal: _____

Vertical: _____

Contour Interval: N/A

DATE: MARCH 2022

DESIGN BY: K.A.P.

DRAWN BY: C.E.D.

CHKD. BY: F.Z.

APPVD. BY: J.L.A.

JOB No. 2025-024

PROJECT TITLE

TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS

SHEET TITLE

GENERAL INFORMATION

SHEET NO.

C1.1



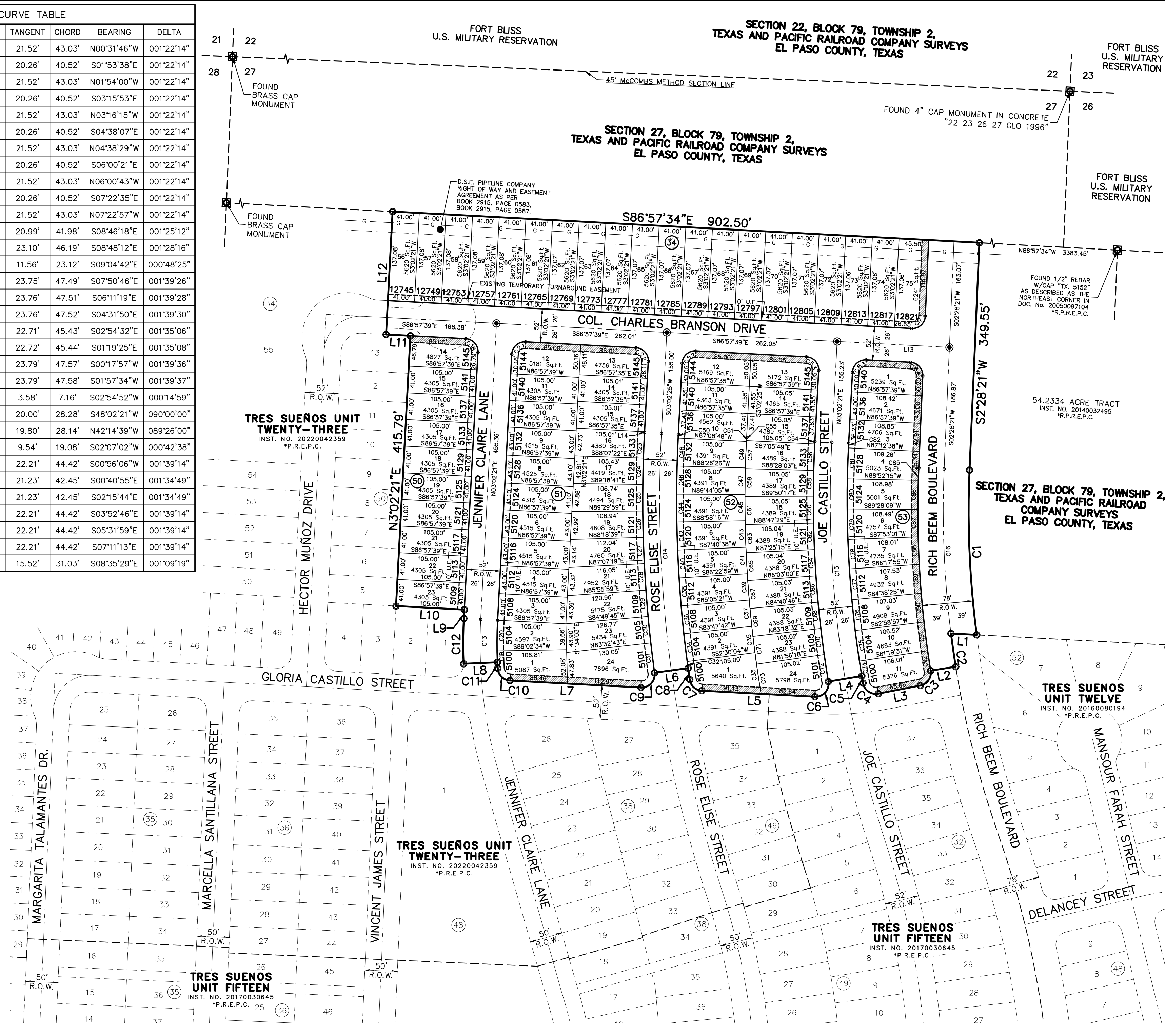
Oscar Villalobos 05/23/2022

BY _____ DATE _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1461.00'	253.72'	127.18'	55.20'	S02°30'09"E	009°57'00"
C2	1500.00'	51.53'	25.77'	51.52'	S08°11'06"E	001°58'05"
C3	20.00'	30.83'	19.42'	27.86'	S34°59'08"W	088°18'34"
C4	20.00'	31.76'	20.35'	28.53'	N55°21'46"W	090°59'39"
C5	1642.00'	11.00'	5.50'	11.00'	N09°40'25"W	000°23'02"
C6	20.00'	35.79'	24.93'	31.20'	S41°46'47"W	102°31'23"
C7	20.00'	27.44'	16.37'	25.34'	N47°39'00"W	078°37'01"
C8	1904.00'	17.83'	8.92'	17.83'	N08°04'24"W	000°32'12"
C9	20.00'	35.20'	24.20'	30.83'	S42°37'05"W	100°50'47"
C10	20.00'	29.23'	17.92'	26.69'	N45°05'42"W	083°43'38"
C11	674.00'	9.13'	4.57'	9.13'	N02°50'36"W	000°46'34"
C12	726.00'	69.62'	34.84'	69.59'	N00°17'31"E	005°29'40"
C13	700.00'	67.13'	33.59'	67.10'	S00°17'31"W	005°29'40"
C14	1930.00'	365.32'	183.21'	364.78'	S02°22'57"E	010°50'43"
C15	1668.00'	364.51'	182.98'	363.78'	S03°13'16"E	012°31'15"
C16	1500.00'	253.25'	126.93'	252.95'	S02°21'52"E	009°40'24"
C17	20.00'	31.61'	20.20'	28.42'	N47°45'21"E	090°34'00"
C18	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'00"
C19	674.00'	17.62'	8.81'	17.62'	S01°42'22"E	001°29'54"
C20	674.00'	47.01'	23.51'	47.00'	S01°02'28"W	003°59'47"
C21	20.00'	31.42'	20.00'	28.28'	S48°02'21"W	090°00'00"
C22	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'04"
C23	1956.00'	39.70'	19.85'	39.70'	S02°27'32"W	001°09'46"
C24	1956.00'	40.59'	20.29'	40.59'	S01°16'59"W	001°11'20"
C25	1956.00'	40.59'	20.29'	40.59'	S00°05'39"W	001°11'20"
C26	1956.00'	40.59'	20.29'	40.59'	S00°55'41"E	001°11'20"
C27	1956.00'	40.59'	20.29'	40.59'	S02°17'01"E	001°11'20"
C28	1956.00'	40.59'	20.29'	40.59'	S03°28'21"E	001°11'20"
C29	1956.00'	40.62'	20.31'	40.61'	S04°39'42"E	001°11'23"
C30	1956.00'	40.90'	20.45'	40.90'	S05°51'21"E	001°11'53"
C31	1956.00'	46.10'	23.05'	46.10'	S07°07'48"E	001°21'01"
C32	1904.00'	10.17'	5.08'	10.17'	S07°39'07"E	000°18'22"
C33	1799.00'	64.05'	32.03'	64.05'	N08°31'08"W	002°02'24"
C34	1904.00'	43.00'	21.50'	43.00'	S06°51'07"E	001°17'39"
C35	1799.00'	40.63'	20.32'	40.63'	N06°51'07"W	001°17'39"
C36	1904.00'	43.00'	21.50'	43.00'	S05°33'29"E	001°17'39"
C37	1799.00'	40.63'	20.32'	40.63'	N05°33'29"W	001°17'39"
C38	1904.00'	43.00'	21.50'	43.00'	S04°15'50"E	001°17'39"
C39	1799.00'	40.63'	20.32'	40.63'	N04°15'50"W	001°17'39"
C40	1904.00'	43.00'	21.50'	43.00'	S02°58'11"E	001°17'39"
C41	1799.00'	40.63'	20.32'	40.63'	N02°58'11"W	001°17'39"
C42	1904.00'	43.00'	21.50'	43.00'	S01°40'33"E	001°17'39"
C43	1799.00'	40.63'	20.32'	40.63'	N01°40'33"W	001°17'39"
C44	1904.00'	43.00'	21.50'	43.00'	S00°22'54"E	001°17'39"
C45	1799.00'	40.63'	20.32'	40.63'	N00°22'54"W	001°17'39"
C46	1904.00'	43.00'	21.50'	43.00'	S00°54'44"W	001°17'39"
C47	1799.00'	40.63'	20.32'	40.63'	N00°54'44"E	001°17'39"
C48	1904.00'	43.00'	21.50'	43.00'	S02°12'23"W	001°17'39"
C49	1799.00'	40.63'	20.32'	40.63'	N02°12'23"E	001°17'39"
C50	1904.00'	6.21'	3.10'	6.21'	S02°56'48"W	000°11'13"
C51	1799.00'	5.87'	2.93'	5.87'	N02°56'48"E	000°11'13"
C52	20.00'	31.42'	20.00'	28.28'	S48°02'23"W	089°59'56"
C53	20.00'	31.42'	20.00'	28.28'	N41°57'39"W	090°00'00"
C54	1694.00'	4.03'	2.01'	4.03'	S02°58'16"W	000°08'10"
C55	1799.00'	4.50'	2.25'	4.50'	N02°58'07"E	000°08'35"
C56	1694.00'	40.52'	20.26'	40.52'	S02°13'04"W	001°22'14"
C57	1799.00'	43.04'	21.52'	43.03'	N02°12'42"E	001°22'14"
C58	1694.00'	40.52'	20.26'	40.52'	S00°50'50"W	001°22'14"
C59	1799.00'	43.04'	21.52'	43.03'	N00°50'28"E	001°22'14"
C60	1694.00'	40.52'	20.26'	40.52'	S00°31'24"E	001°22'14"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C61	1799.00'	43.04'	21.52'	43.03'	N00°51'46"W	001°22'14"
C62	1694.00'	40.52'	20.26'	40.52'	S01°53'38"E	001°22'14"
C63	1799.00'	43.04'	21.52'	43.03'	N01°54'00"W	001°22'14"
C64	1694.00'	40.52'	20.26'	40.52'	S03°15'53"E	001°22'14"
C65	1799.00'	43.04'	21.52'	43.03'	N03°16'15"W	001°22'14"
C66	1694.00'	40.52'	20.26'	40.52'	S04°38'07"E	001°22'14"
C67	1799.00'	43.03'	21.52'	43.03'	N04°38'29"W	001°22'14"
C68	1694.00'	40.52'	20.26'	40.52'	S06°00'21"E	001°22'14"
C69	1799.00'	43.03'	21.52'	43.03'	N06°00'43"W	001°22'14"
C70	1694.00'	40.52'	20.26'	40.52'	S07°22'35"E	001°22'14"
C71	1799.00'	43.03'	21.52'	43.03'	N07°22'57"W	001°22'14"
C72	1694.00'	41.98'	20.99'	41.98'	S08°46'18"E	001°25'12"
C73	1799.00'	46.19'	23.10'	46.19'	S08°48'12"E	001°28'16"
C74	1642.00'	23.12'	11.56'	23.12'	S09°04'42"E	000°48'25"
C75	1642.00'	47.49'	23.75'	47.49'	S07°50'46"E	001°39'26"
C76	1642.00'	47.51'	23.76'	47.51'	S06°11'19"E	001°39'26"
C77	1642.00'	47.52'	23.76'	47.52'	S04°31'50"E	001°39'30"
C78	1642.00'	45.43'	22.71'	45.43'	S02°54'32"E	001°35'06"
C79	1642.00'	45.44'	22.72'	45.44'	S01°19'25"E	001°35'06"
C80	1642.00'	47.57'	23.79'	47.57'	S01°7'57"W	001°39'36"
C81	1642.00'	47.58'	23.79'	47.58'	S01°57'34"W	001°39'37"
C82	1642.00'	7.16'	3.58'	7.16'	S02°54'52"W	000°04'59"
C83	20.00'	31.42'	20.00'	28.28'	S48°02'21"W	090°00'00"
C84	20.00'	31.22'	19.80'	28.14'	N42°14'39"W	089°26'00"
C85	1539.00'	19.08'	9.54'	19.08'	S02°07'02"W	000°42'38"
C86	1539.00'	44.42'	22.21'	44.42'	S00°56'06"W	001°39'14"
C87	1539.00'	42.45'	21.23'	42.45'	S00°40'55"E	001°34'49"
C88	1539.00'	42.45'	21.23'	42.45'	S02°15'44"E	001°34'49"
C89	1539.00'	44.42'	22.21'	44.42'	S03°52'46"E	001°39'14"
C90	1539.00'	44.42'	22.21'	44.42'	S05°31'59"E	001°39'14"
C91	1539.00'	44.42'	22.21'	44.42'	S07°11'13"E	001°39'14"
C92	1539.00'	31.03'	15.52'	31.03'	S08°35'29"E	001°09'19"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°57'33"W	39.65'
L2	S80°49'51"W	39.00'
L3	S79°08'24"W	65.66'
L4	S80°31'06"W	52.00'
L5	N86°57'31"W	173.77'
L6	S82°11'42"W	52.00'
L7	N86°57'31"W	201.38'
L8	S87°32'41"W	52.00'
L9	N03°02'21"E	13.57'
L10	N86°57'31"W	105.00'
L11	N86°57'39"W	37.38'
L12	N03°02'21"E	189.08'
L13	S86°57'39"E	172.67'
L14	S03°02'25"W	0.90'



TRES SUEÑOS UNIT TWENTY-FOUR

A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 13.88 ACRES ±

DEDICATION

JNC Development INC., the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, ponding area, park, pedestrian right-of-way, drainage right of way and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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.

Witness my signature this _____ day of _____, 2022.

Carlos D. Bombach, COO

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for El Paso County, My Commission Expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas

this _____ day of _____, 2022.

Chairperson Executive Secretary

Approved for filing this _____ day of _____, 2022.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2022, in File No. _____ of the Plat Records.

County Clerk by Deputy

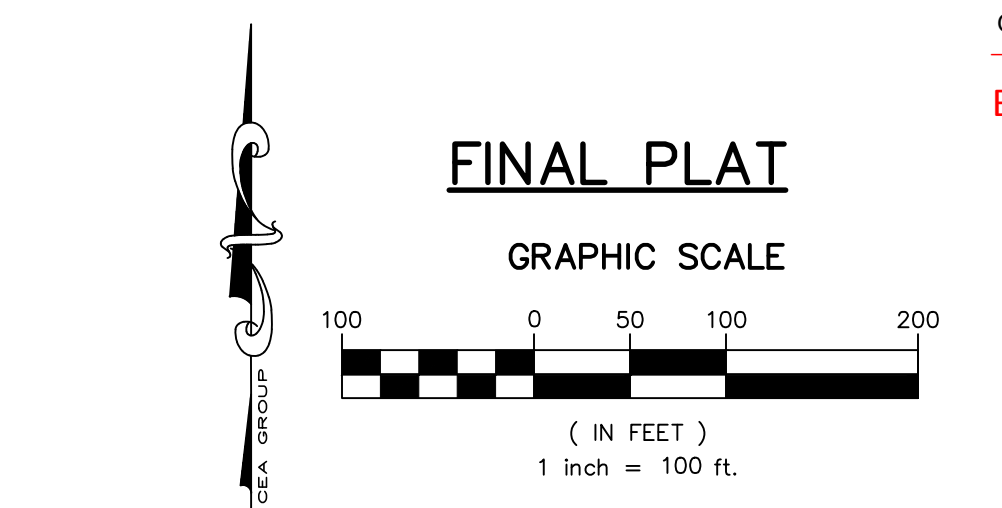
Subdivision improvement plans prepared by and under the supervision of CEA Group. This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

JORGE L. AZCARATE, P.E. Licensed Professional Engineer Texas License No. 65075 Benito Barragan TX, R.P.L.S. No. 5615



BENCHMARK:
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAVD 88) (4005.40 CITY DATUM)

SCHOOL DISTRICT	TOTAL LOTS
SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 ROJAS DR, EL PASO, TX 79928	RESIDENTIAL = 89 TOTAL = 89



Oscar Villalobos 05/23/2022

BY DATE ENGINEER

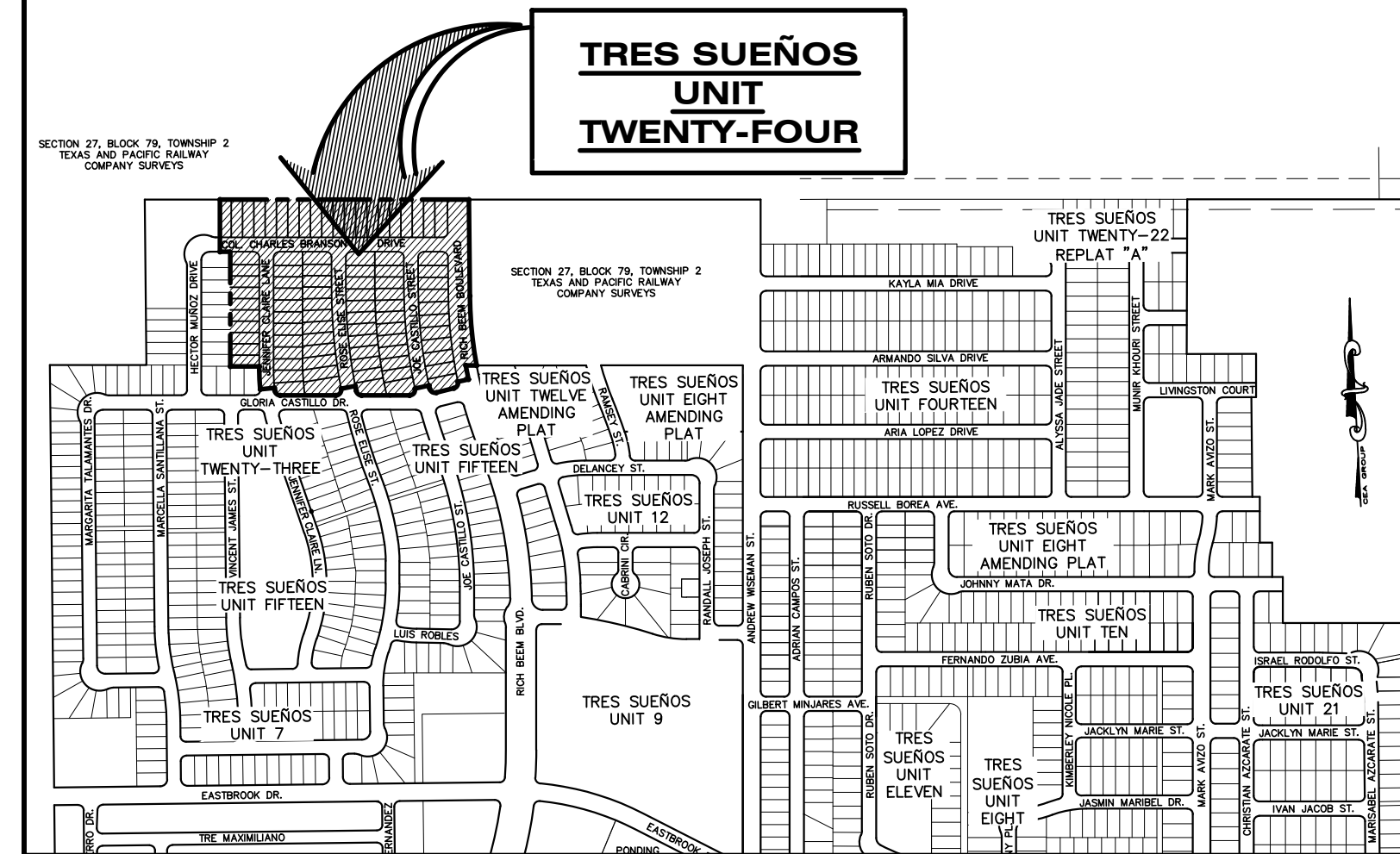
cea group
813 N. Kansas St. Suite 300 El Paso, TX 79902 915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564 CONTACT: JORGE L. AZCARATE, P.E.

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Bldg. F - El Paso TX 79935 Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MARCH 2022

LOCATION MAP SCALE: 1"=600'



NOTES

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO TRES SUEÑOS UNIT TWENTY-FOUR BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON GLORIA CASTILLO STREET, HECTOR MUÑOZ DR., JENNIFER CLAIRE LN. AND ROSE ELISE ST. WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN "ZONE X" AS DESIGNATED IN PANEL NO. 480212 01758, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- VEHICULAR ACCESS SHALL BE RESTRICTED TO RESIDENTIAL LOTS AS PER THE DESIGNATED 10-FOOT RESTRICTED ACCESS EASEMENT. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- ⊙ DENOTES PROPOSED MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE CITY OF EL PASO.)
- 10' U.E. = 10 FOOT UTILITY EASEMENT
- DEED REFERENCE: INST. NO. 20050097104, INST. NO. 20120086878, AND INST. NO. 20140032495, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- CONTACT D.S.E. PIPELINE COMPANY FOR EXACT LOCATION OF RIGHT-OF-WAY AND EASEMENT AGREEMENT.

SECTION 27,
BLOCK 79, TOWNSHIP 2
TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS

D.S.E. PIPELINE COMPANY
RIGHT OF WAY AND EASEMENT
AGREEMENT AS PER
BOOK 2915, PAGE 0583,
BOOK 2915, PAGE 0587.

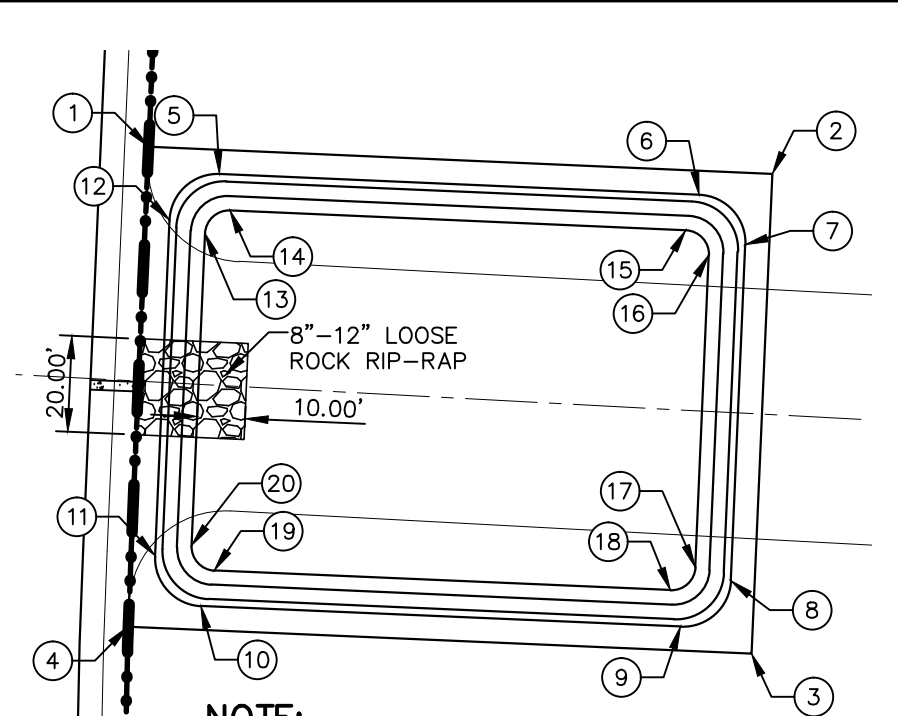
EL PASO ELECTRIC COMPANY
SECTION 27, BLOCK 79, TOWNSHIP 2
TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS

SECTION 27, BLOCK 79,
TOWNSHIP 2
TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS

TRES SUEÑOS UNIT TWELVE
AMENDING PLAT



Oscar Villalobos
BY DATE

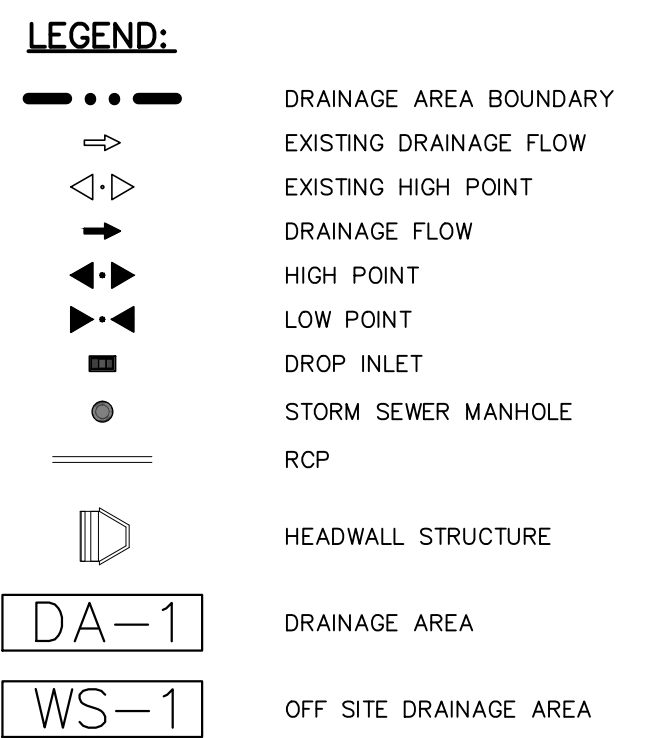


UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

TEMPORARY
DESILTING BASIN
A=1.57 AC
Q_{cap}=0.53 AC-FT



COORDINATE TABLE

Point #	Northing	Easting
1	10678895.0045	461340.7809
2	10678889.3965	461470.6599
3	10678789.4896	461466.3460
4	10678795.0976	461336.4670
5	10678889.3621	461355.5512
6	10678885.0482	461455.4581
7	10678874.6261	461465.0174
8	10678804.6913	461461.9977
9	10678795.1320	461451.5757
10	10678799.4458	461351.6688
11	10678809.8679	461342.1095
12	10678879.8028	461345.1291
13	10678876.9815	461352.5143
14	10678881.7612	461357.7254
15	10678877.6630	461452.6369
16	10678872.4520	461457.4166
17	10678807.5125	461454.6126
18	10678802.7329	461449.4015
19	10678806.8310	461354.4900
20	10678812.0420	461349.7103

EXISTING POND CALCULATIONS

QT = (ARC)/12
QT = 7.07 AC-FT
A = 35.98Ac
R = 4.0'
Cw = 0.59

TOTAL_{req} = 7.07 AC-FT

*AS PER BASIN DESIGN CRITERIA (2-4) OF THE CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION. STORM WILL BE 4" RAINFALL IN THREE (3) HOURS.

EXISTING POND

Basin No.	Required Capacity (AC-FT)	Available Capacity (AC-FT)	Peak Inflow (CFS)	Outlet Tower Flow (CFS)	High Water Surface Elev. (FT)	Bottom Elevation (FT)	Free Board (FT)	Top Elevation (FT)
1	7.07	8.77	101.79	0	3999.39±	3987.00	1.61	4001.00

NOTE:
THE HGL REFLECTS THE ELEVATION AS REQUIRED BY THE CITY OF EL PASO.
HWSE = HGL + QT
HWSE = 7.07 AC-FT
CONTOUR 3999.00, ACCUMULATED VOLUME = 6.68 AC-FT
CONTOUR 4000.00, ACCUMULATED VOLUME = 7.69 AC-FT
HYDRAULIC GRADE LINE ELEVATION = 3999.39±

EX. POND AREAS

Contour	Accumulated Volume (AC-FT)
4001	8.77
4000	7.69
3999	6.68
3998	5.75
3997	4.88
3996	4.09
3995	3.37
3994	2.72
3993	2.14
3992	1.64
3991	1.20
3990	0.82
3989	0.49
3988	0.21
3987	0.00

EX. MOMENTUM COMPUTATION

Location @ Inlet (1)	Depth (2)	Velocity (3)	Product Number (4)
1	0.37	2.81	1.04
2	0.37	2.81	1.04
3	0.46	3.52	1.62
4	0.46	3.52	1.62
5	0.38	3.54	1.35
6	0.38	3.57	1.36

- (1) LOCATION
(2) DEPTH
(3) VELOCITY
(4) PRODUCT NUMBER = DEPTH X VELOCITY

EXISTING DROP INLETS

No.	Expected Flow Q _{exp} (CFS)	Additional Flow Q _{add} (CFS) FROM INLET #	Crown @ Overtop (CFS)	Required Capacity Q _{req} (CFS)	Avail. Flow Capacity Q _{avail} (CFS)	Flow Bypass Obyp. (CFS) TO INLET #	# OF GRATES	Type of Inlet	Inlet Location
1	9.96	1.38 (FROM 1-2)	0	11.34	19.27	0	2	I	SUMP
2	12.72	0	1.38 (TO 1-1)	11.34	19.27	0	2	I	SUMP
3	18.81	3.21 (FROM 1-4)	0	22.02	29.14	0	3	I	SUMP
4	25.23	0	3.21 (TO 1-3)	22.02	29.14	0	3	I	SUMP
5	11.72	3.49 (FROM 1-6)	0	15.21	16.40	0	4	I	ON GRADE
6	18.70	0	3.49 (TO 1-5)	15.21	16.35	0	4	I	ON GRADE

NOTE: EXISTING POND AND EXISTING STORM SEWER PIPELINES WERE INSTALLED AS PER TRES SUEÑOS UNIT 23

100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS

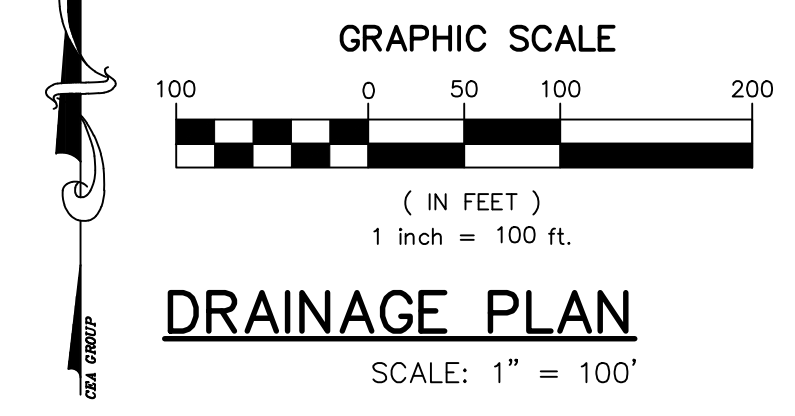
Drainage Area No. (1)	Drainage Area (Ac) (2)	Design Storm Intensity (100) (3)	Time of Concentration (4)	Runoff Coeff. (C) (5)	Q100 (CFS) (6)
DA-1	3.69	4.50	17.52	0.60	9.96
DA-2	4.93	4.30	19.74	0.60	12.72
DA-3	6.45	4.86	14.04	0.60	18.81
DA-4	8.97	4.85	14.16	0.58	25.23
DA-5	3.83	5.10	12.00	0.60	11.72
DA-6	6.36	4.90	13.74	0.60	18.7
DA-7	1.73	5.36	10.00	0.50	4.64
DA-8	1.57	5.36	10.00	0.95	7.99

REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (JUNE 2008)

- (1) WATERSHED AREA IDENTIFICATION
(2) AREA FROM DRAINAGE PLAN
(3) RAINFALL INTENSITY, 100 YEAR STORM => EASTSIDE INTENSITY EQUATIONS (4-25)
 $I_{100} = \frac{144.20}{(T_c + 25.944)^{0.9190}}$ EQUATION 4-25
(4) TIME OF CONCENTRATION: $T_C = T(\text{OVERLAND}) + T(\text{GUTTER})$
(5) TABLE 4-5: RATIONAL METHOD DEVELOPED CONDITION COEFFICIENT (100yr C)
SINGLE FAMILY RESIDENTIAL = 0.60
PAVEMENT AND ROOFTOPS = 0.95
GENERAL OPEN SPACE = 0.50
(6) $Q_{100} = C \times A \times I_{100}$
C= RATIONAL COEFFICIENT
A= COMPUTED CONTRIBUTING WATERSHED AREA, ACRES
I= RAINFALL INTENSITY, INCH PER HOUR

STREET CAPACITIES

Inlet #	Width	cross slope	Depth	Area	P	R	n	S	Q	V	Total Q	Q actual	Actual Depth	spread width	Actual Velocity
inlet #1	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.006	7.993	2.575	32.123	11.340	0.365	18.243	2.810
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.006	16.138	2.802	32.123	11.340	0.365	18.243	2.810
inlet #2	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.006	7.993	2.575	32.123	11.340	0.365	18.243	2.810
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.006	16.138	2.802	32.123	11.340	0.365	18.243	2.810
inlet #3	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.007	8.633	2.781	34.697	22.020	0.455	22.731	3.515
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.007	17.431	3.026	34.697	22.020	0.455	22.731	3.515
inlet #4	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.007	8.633	2.781	34.697	22.020	0.455	22.731	3.515
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.007	17.431	3.026	34.697	22.020	0.455	22.731	3.515
inlet #5	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.00915	9.870	3.180	39.669	15.210	0.376	18.817	3.543
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.00915	19.929	3.460	39.669	15.210	0.376	18.817	3.543
inlet #6	16	2.00	0.32	2.56	16.3232	0.1568	0.013	0.00936	9.983	3.216	40.122	15.210	0.375	18.737	3.573
	32	0.00	0.18	5.76	32.36	0.1780	0.013	0.00936	20.156	3.499	40.122	15.210	0.375	18.737	3.573



REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

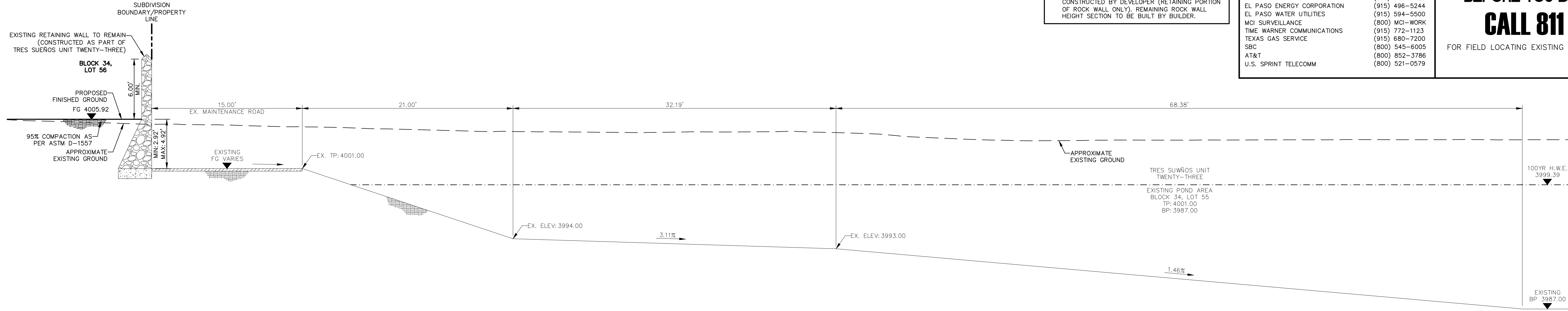
ENGINEER'S SEAL
JOSÉ L. AZCÁRATE
Professional Engineer
No. 18-22

SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: J.L.A.
APPD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS

SHEET TITLE
DRAINAGE PLAN

SHEET NO.
C4.1



NOTES:
 1. RETAINING WALLS OVER 4 FT IN DEPTH SHALL BE CONSTRUCTED BY DEVELOPER (RETAINING PORTION OF ROCK WALL ONLY). REMAINING ROCK WALL HEIGHT SECTION TO BE BUILT BY BUILDER.

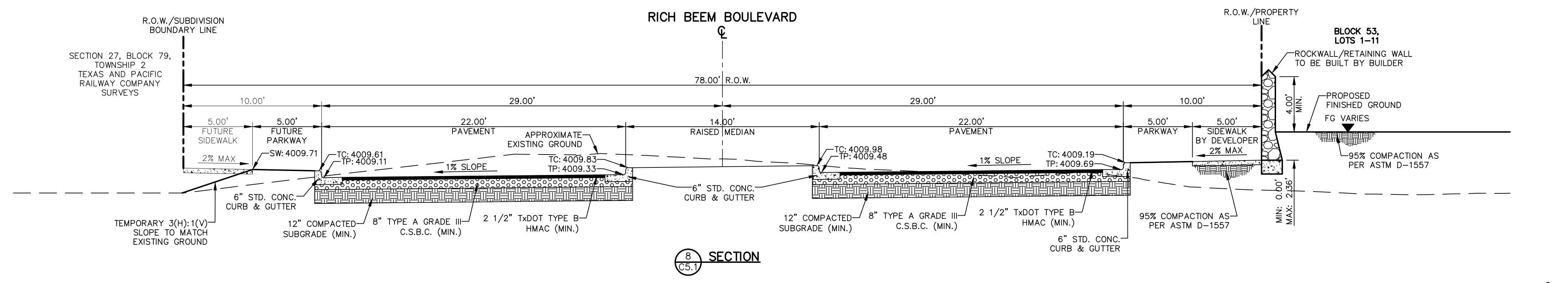
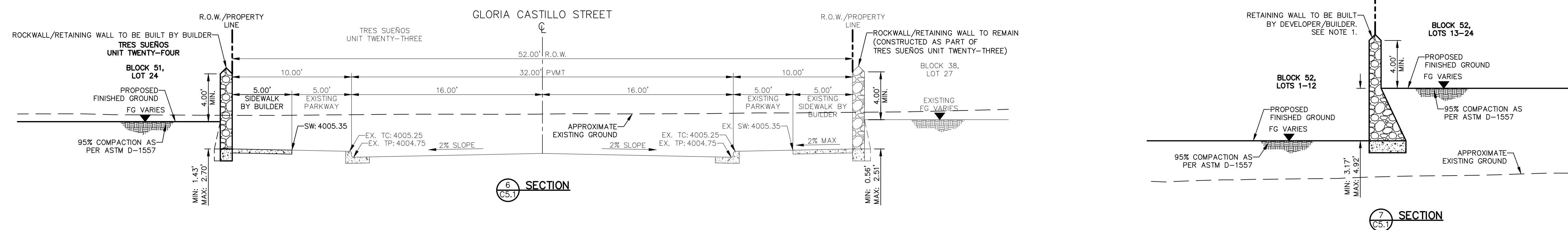
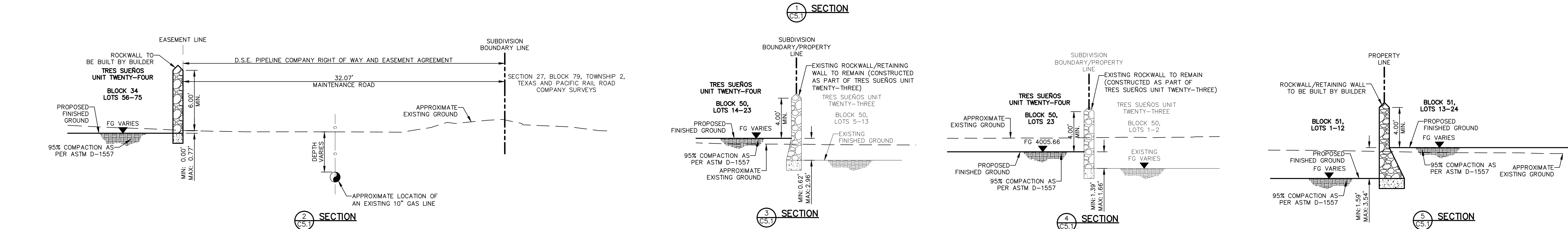
UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

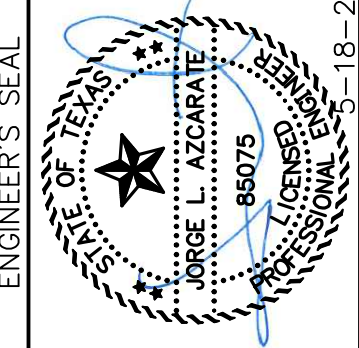
WARNING!
BEFORE YOU DIG
CALL 811
 FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE GENERATE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.	ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)
DATE	REVISIONS
BY	



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 Suite 300
 El Paso, TX 79902
 915.544.5232
 www.ceagroup.net
CEA
GROUP
 TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE
 Horizontal: 1"=5'
 Vertical: 1"=5'
 Contour Interval: 1' & 1/2'
 DATE: MARCH 2022
 DESIGN BY: K.A.P.
 DRAWN BY: C.E.D.
 CHKD. BY: F.Z.
 APPVD. BY: J.L.A.
 JOB No. 2025-024

PROJECT TITLE
 TRES SUEÑOS
 UNIT TWENTY-FOUR
 SUBDIVISION IMPROVEMENTS

SHEET TITLE

GRADING SECTIONS

SHEET NO.

C5.1



Oscar Villalobos
 BY
 05/23/2022
 DATE

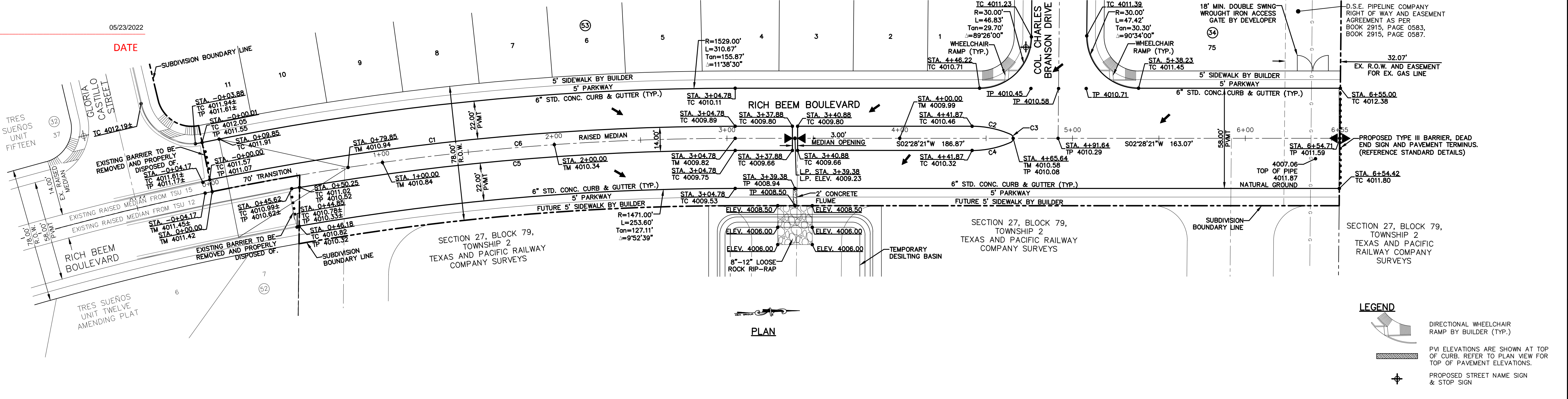


Oscar Villalobos 05/23/2022
BY DATE

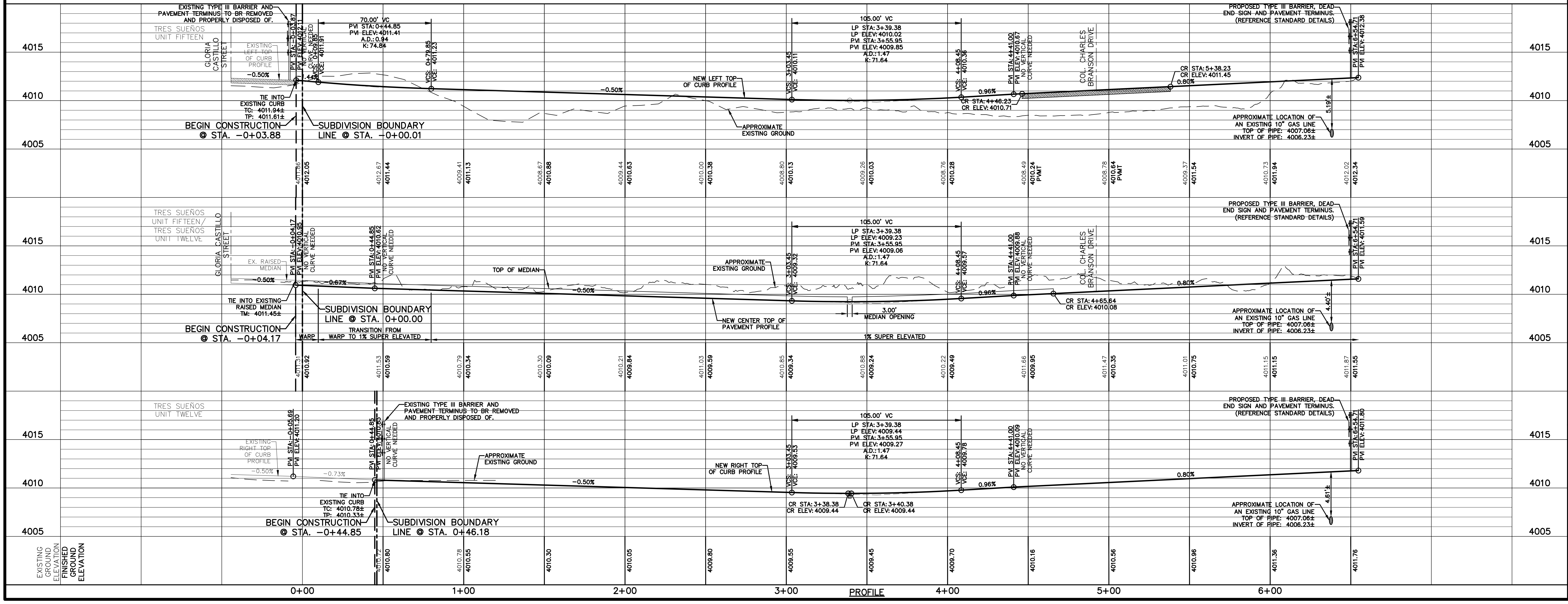
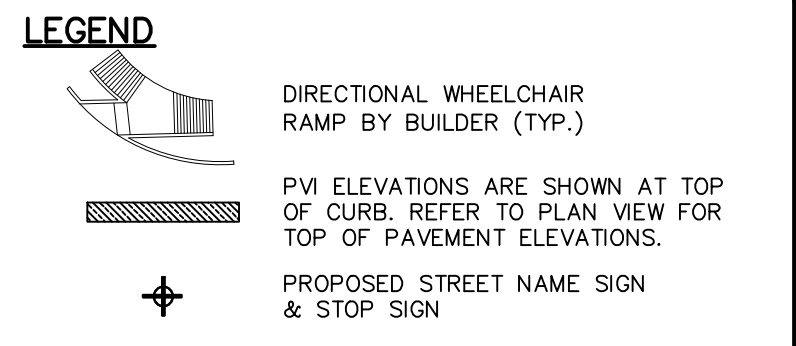
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1507.00'	306.20'	153.63'	305.67'	S03°20'54"E	011°38'30"
C2	55.00'	22.94'	11.64'	22.77'	S14°25'13"W	023°53'44"
C3	2.50'	5.77'	5.64'	4.57'	N87°31'39"W	132°12'32"
C4	55.00'	22.94'	11.64'	22.77'	N09°28'31"W	023°53'44"
C5	1493.00'	253.33'	126.97'	253.03'	S02°23'19"E	009°43'19"
C6	1500.00'	304.78'	152.91'	304.25'	S03°20'54"E	011°38'30"

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
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AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579

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PLAN



PROFILE

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

813 N. Kansas St.
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El Paso, TX 79902
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CEA GROUP
TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
J. L. AZCARRATE
66075
J.L.A.

SCALE: "1" = 30'
Horizontal: 1" = 50'
Vertical: 1" = 5'
Contour Interval: N/A

DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APP'D. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

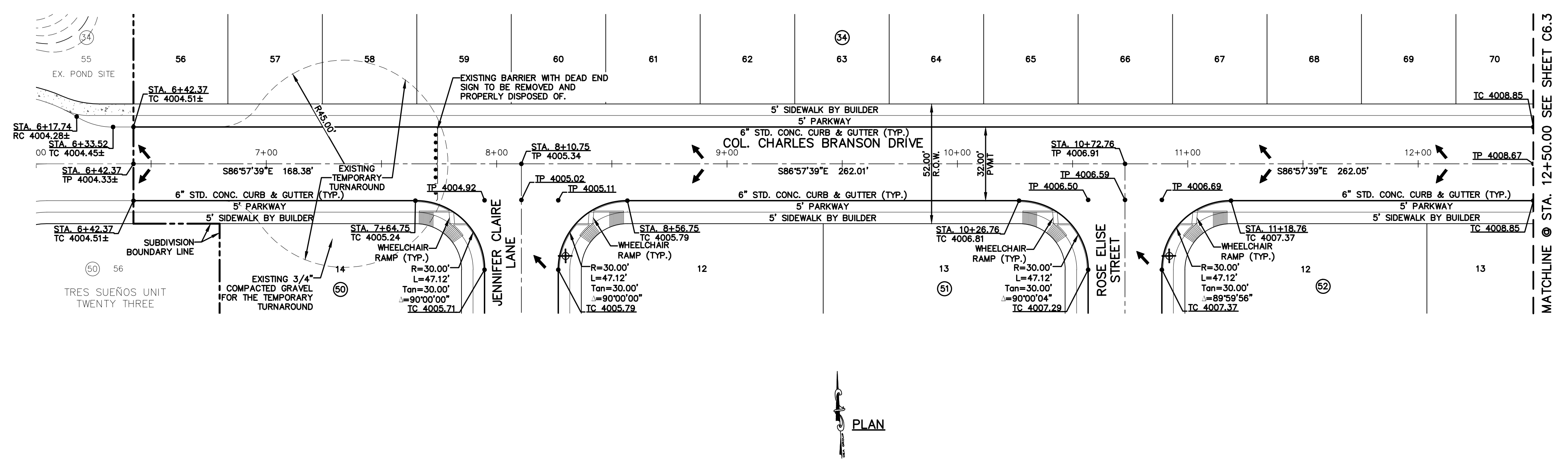
SHEET TITLE
RICH BEEM BOULEVARD PLAN & PROFILE FROM STA. 0+00.00 TO STA. 6+54.71

SHEET NO.
C6.1

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

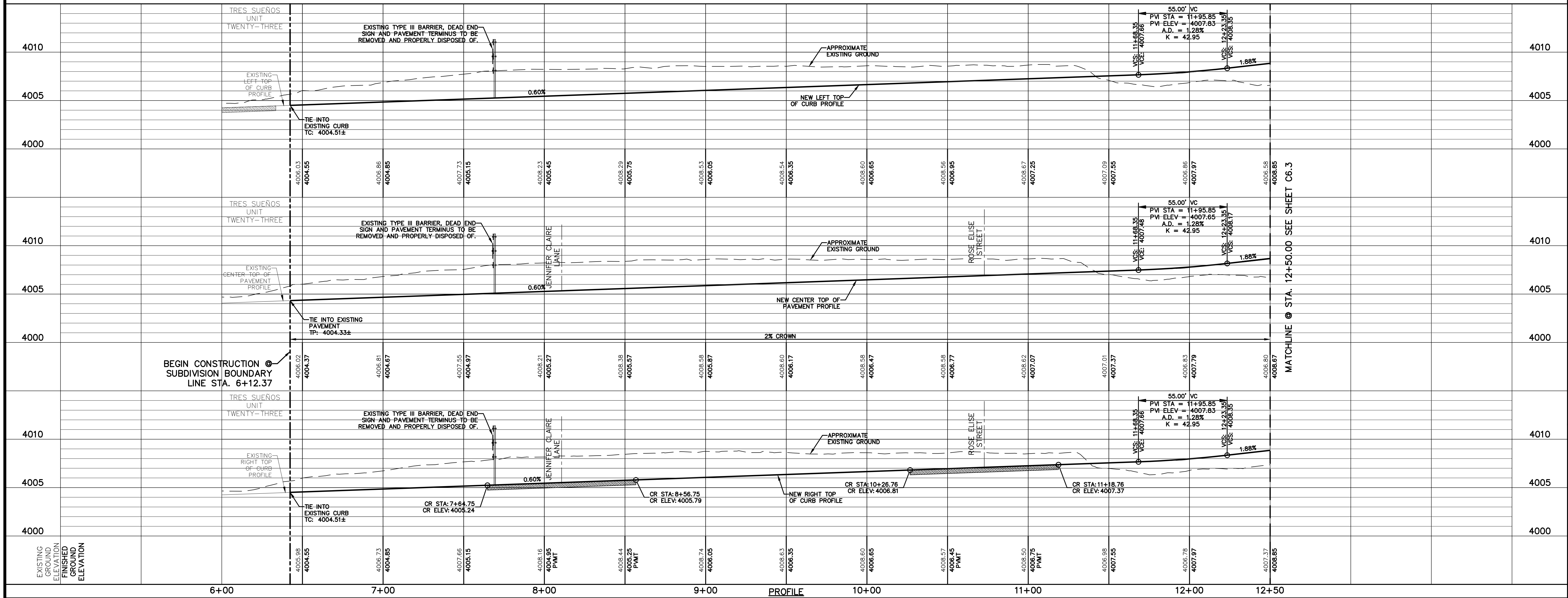
WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY



Oscar Villalobos 05/23/2022
BY _____ DATE _____

- LEGEND**
- DIRECTIONAL WHEELCHAIR RAMP BY BUILDER (TYP.)
 - PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.
 - PROPOSED STREET NAME SIGN & STOP SIGN



REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

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www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

CEA GROUP

ENGINEER'S SEAL
JOSÉ L. AZCÁRATE
6075

SCALE: Horizontal: 1"=30'
Vertical: 1"=5'
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No. 2025-024

PROJECT TITLE
TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

SHEET TITLE
COL. CHARLES BRANSON DRIVE PLAN & PROFILE FROM STA. 6+42.37 TO STA. 12+50.00

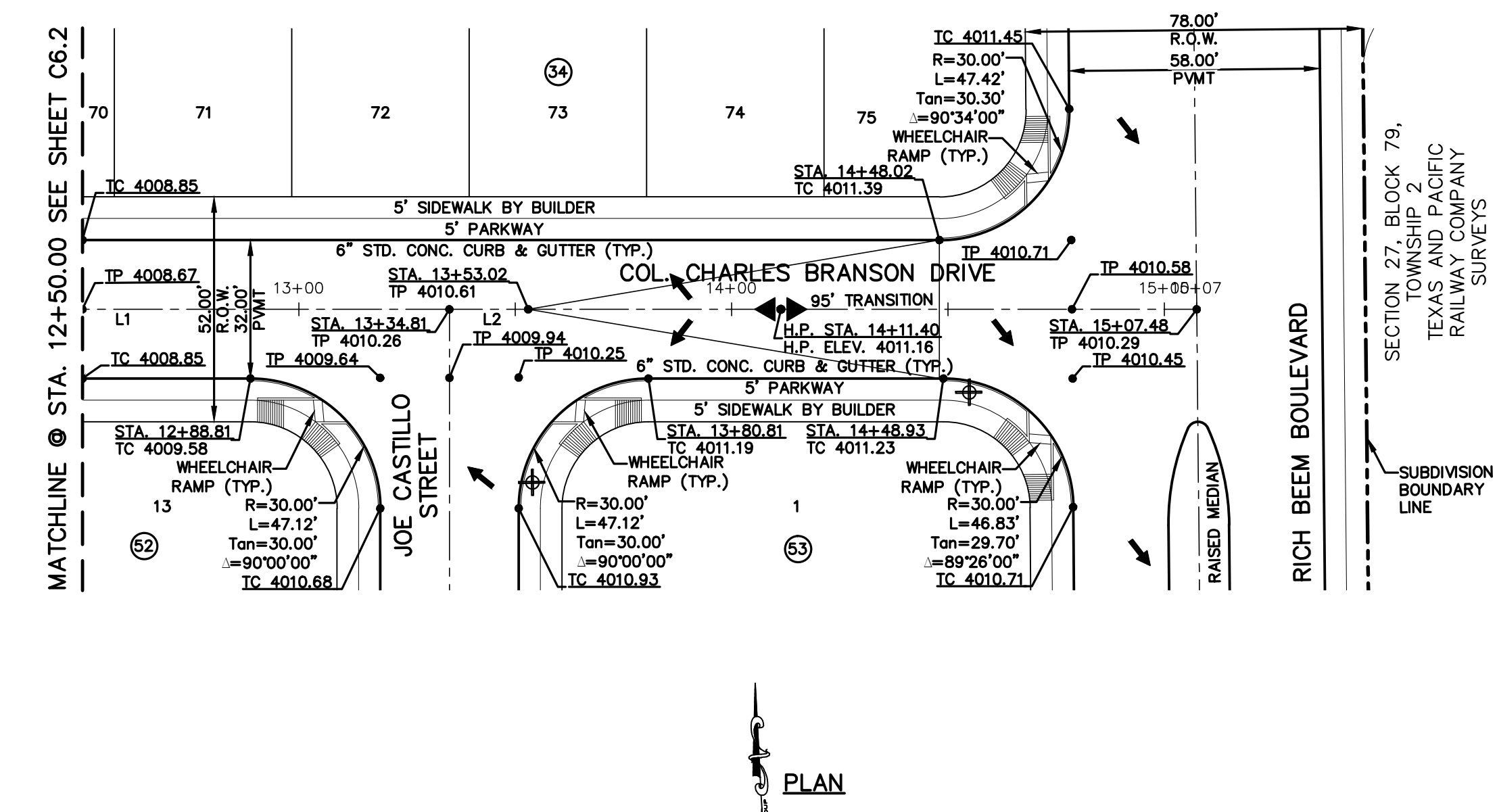
SHEET NO.
C6.2

LINE	BEARING	LENGTH
L1	S86°57'39"E	262.05'
L2	S86°57'39"E	172.67'

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

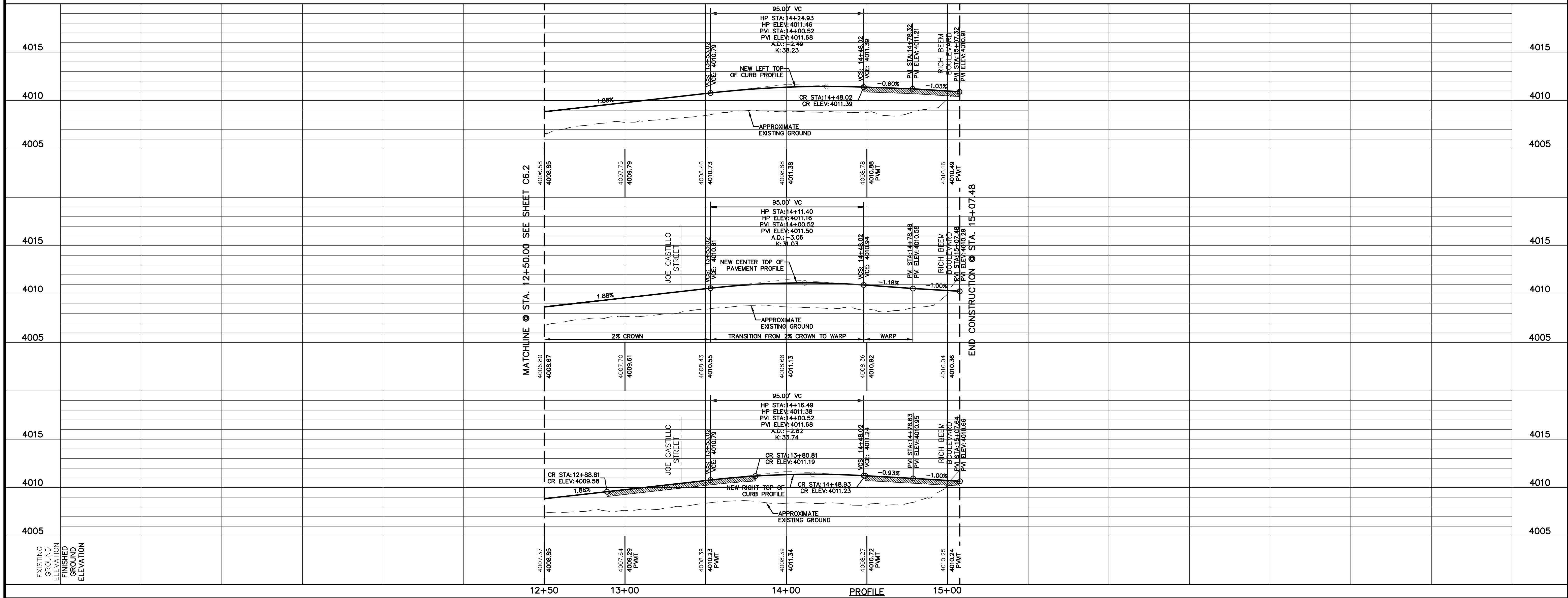
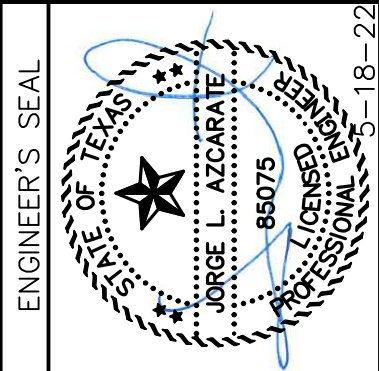
DATE	REVISIONS	BY



Oscar Villalobos
BY
DATE 05/23/2022

LEGEND	
	DIRECTIONAL WHEELCHAIR RAMP BY BUILDER (TYP.)
	PVI ELEVATIONS ARE SHOWN AT TOP OF CURB, REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.
	PROPOSED STREET NAME SIGN & STOP SIGN

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
Texas Registered Engineering Firm F-4564



SCALE	
Horizontal: 1"=30'	Vertical: 1"=5'
Contour Interval: N/A	DATE: MARCH 2022
DESIGN BY: K.A.P.	DRAWN BY: C.E.D.
CHKD. BY: J.L.A.	APPVD. BY: J.L.A.
JOB No. 2025-024	

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**COL. CHARLES BRANSON DRIVE
PLAN & PROFILE
FROM STA. 12+50.00
TO STA. 15+07.48**

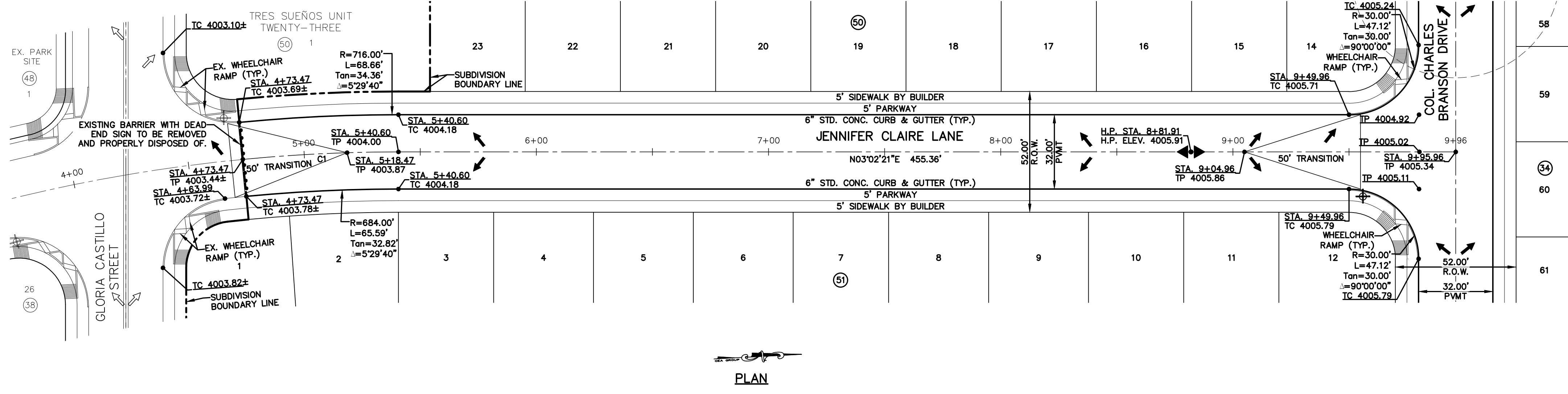
SHEET NO.
C6.3

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	67.13'	33.59'	67.10'	S00°17'31"W	005°29'40"

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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FOR FIELD LOCATING EXISTING UTILITIES

DATE	REVISIONS	BY



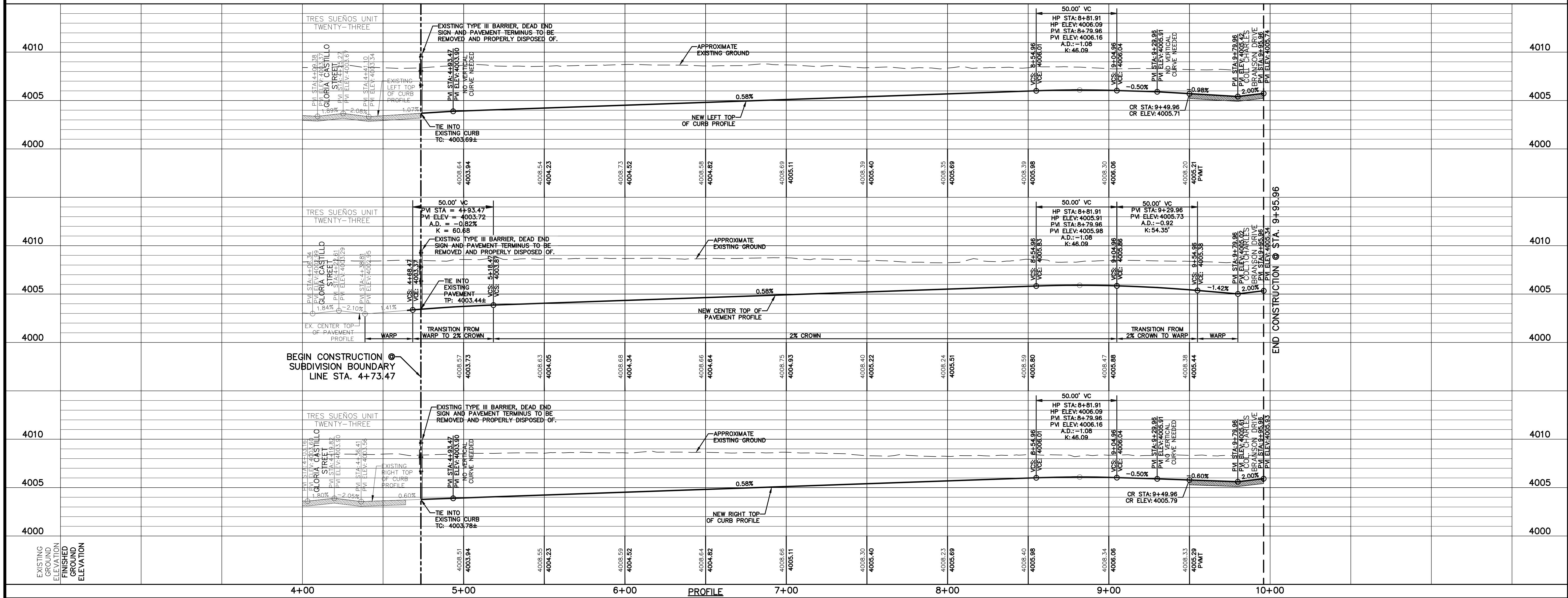
Oscar Villalobos 05/23/2022
BY _____ DATE _____

- LEGEND**
- DIRECTIONAL WHEELCHAIR RAMP BY BUILDER (TYP.)
 - PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.
 - PROPOSED STREET NAME SIGN & STOP SIGN

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Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

CEA GROUP
TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
JORGIE L. AZCARRATE
6075



SCALE: 1" = 30'

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

DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

SHEET TITLE
JENNIFER CLAIRE LANE PLAN & PROFILE FROM STA. 4+73.47 TO STA. 9+95.96

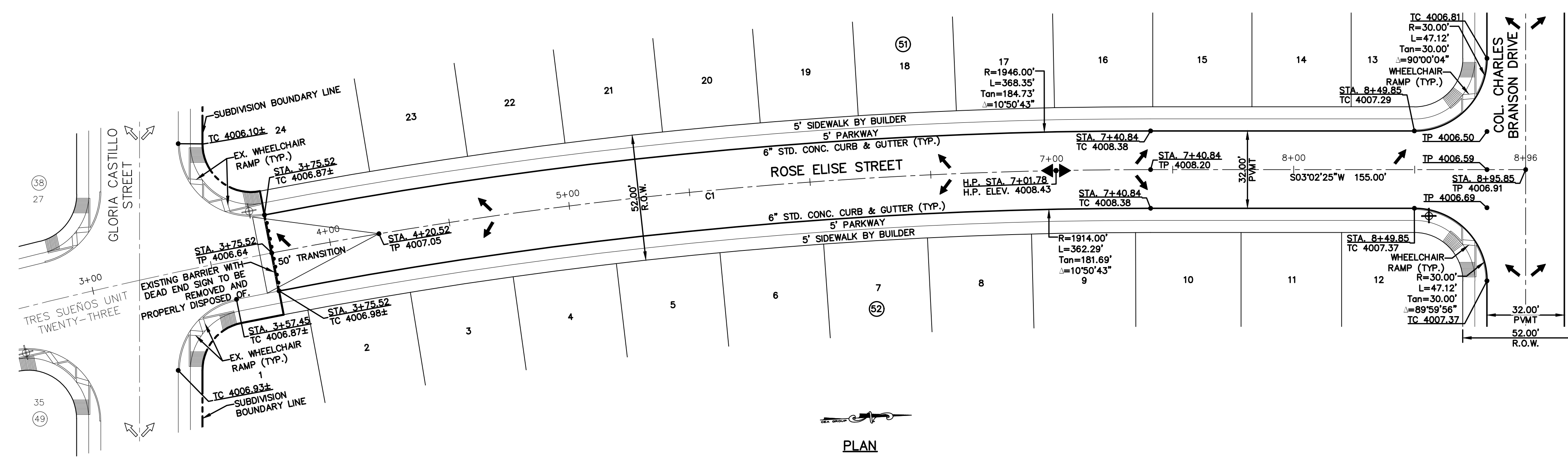
SHEET NO.
C6.4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1930.00'	365.32'	183.21'	364.78'	S02°22'57"E	010°50'43"

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
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FOR FIELD LOCATING EXISTING UTILITIES

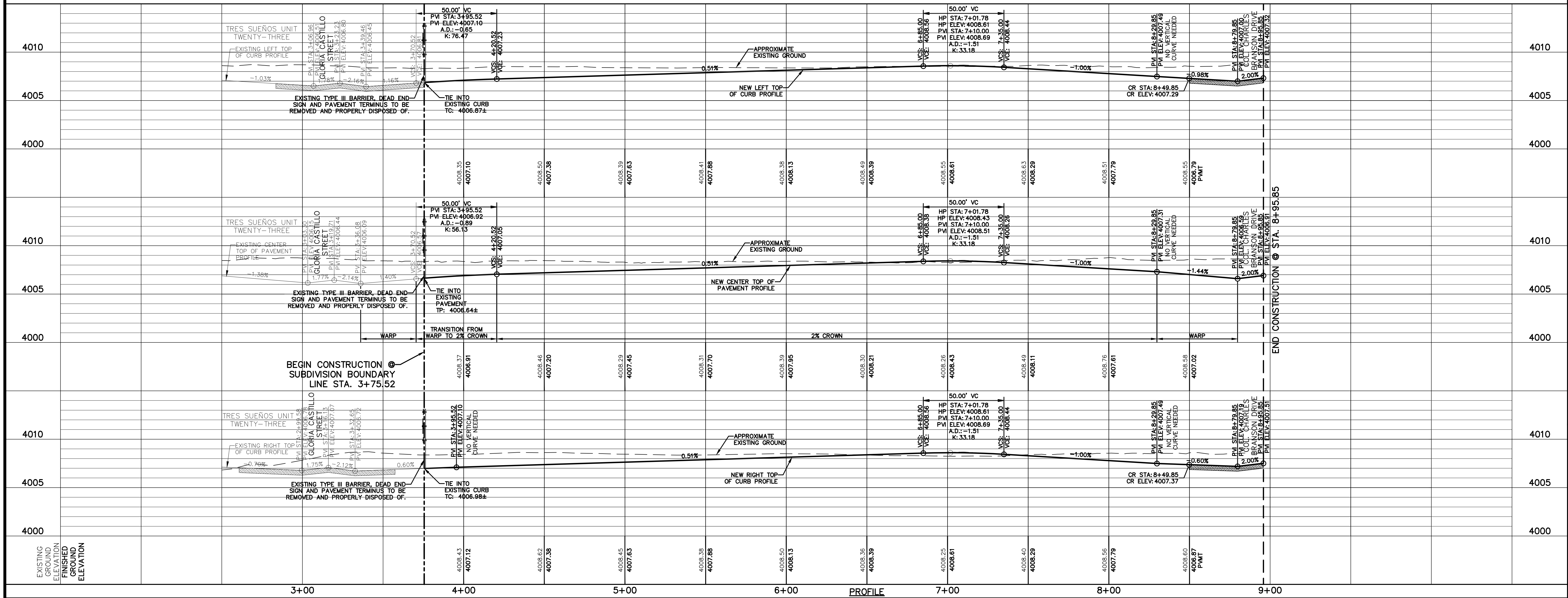
REFERENCES - BENCHMARKS	
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.	ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)



Oscar Villalobos
BY DATE

- LEGEND**
- DIRECTIONAL WHEELCHAIR RAMP BY BUILDER (TYP.)
 - PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.
 - PROPOSED STREET NAME SIGN & STOP SIGN

PLAN



SCALE	
Horizontal: 1" = 30'	
Vertical: 1" = 5'	
Contour Interval: N/A	
DATE: MARCH 2022	
DESIGN BY: K.A.P.	
DRAWN BY: C.E.D.	
CHKD. BY: F.Z.	
APPVD. BY: J.L.A.	
JOB No.: 2025-024	

PROJECT TITLE
TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

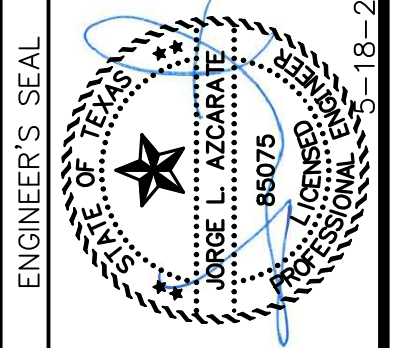
SHEET TITLE
ROSE ELISE STREET PLAN & PROFILE FROM STA. 3+75.52 TO STA. 8+95.85

SHEET NO.

C6.5

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

CEA GROUP
TEXAS REGISTERED ENGINEERING FIRM F-4564



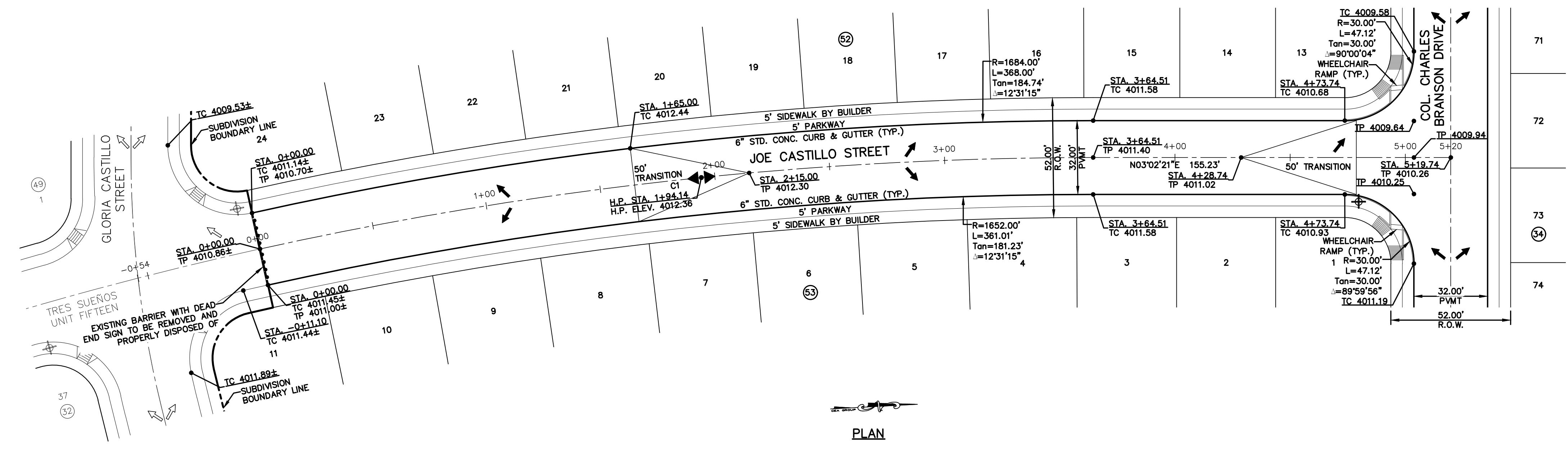
DATE	REVISIONS	BY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1668.00'	364.51'	182.98'	363.78'	S03°13'16"E	012°31'15"

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

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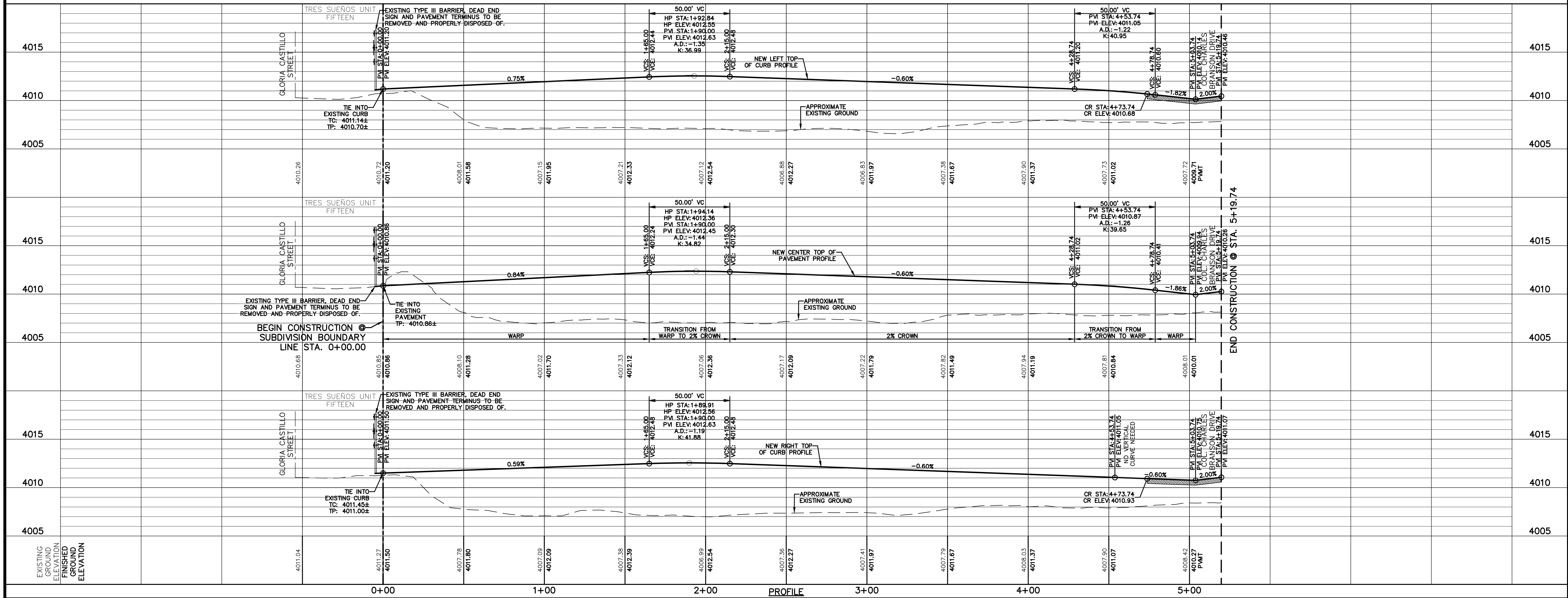
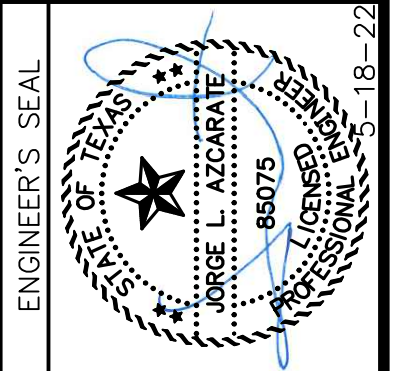
DATE	REVISIONS	BY



Oscar Villalobos
BY
DATE 05/23/2022

- LEGEND**
- DIRECTIONAL WHEELCHAIR RAMP BY BUILDER (TYP.)
 - PVI ELEVATIONS ARE SHOWN AT TOP OF CURB. REFER TO PLAN VIEW FOR TOP OF PAVEMENT ELEVATIONS.
 - PROPOSED STREET NAME SIGN & STOP SIGN

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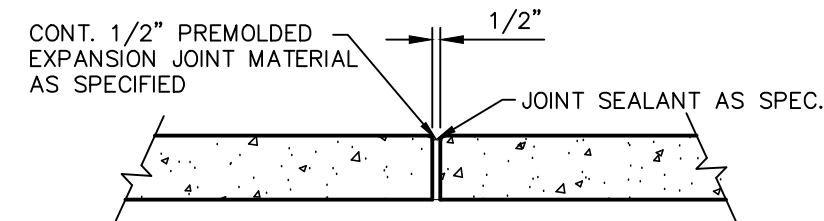
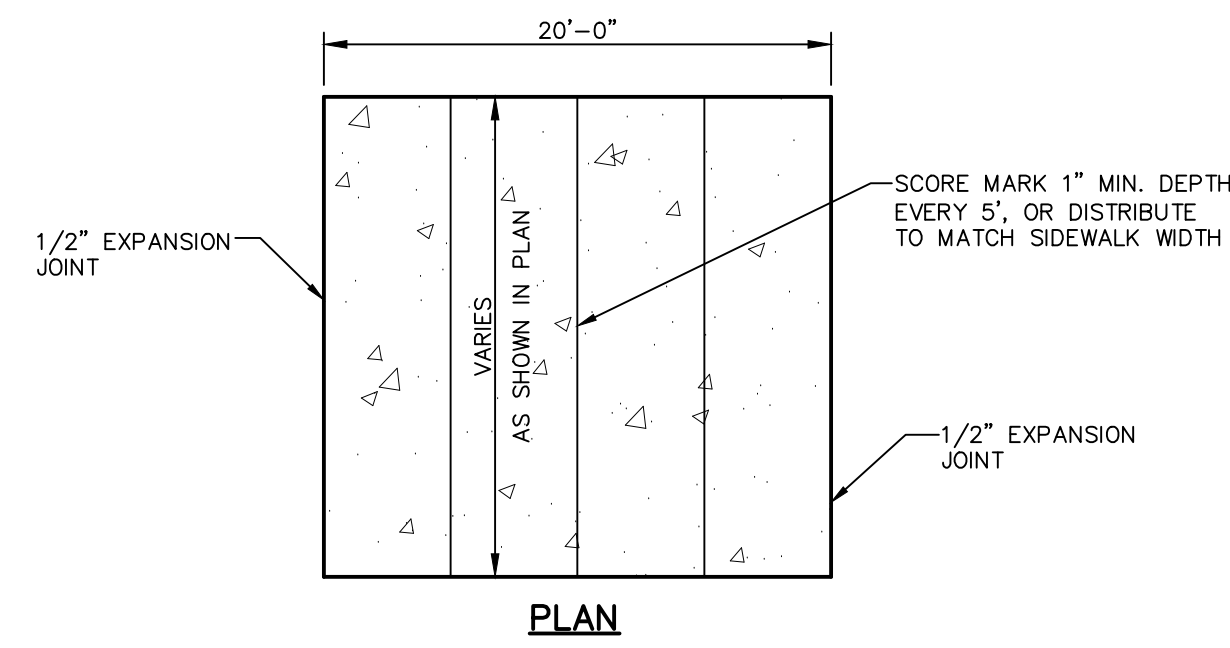


SCALE: 1"=30'
Horizontal: 1"=5'
Vertical: 1"=5'
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No. 2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**JOE CASTILLO
STREET PLAN &
PROFILE FROM
STA. 0+00.00
TO STA. 5+19.74**

SHEET NO.
C6.6



EXPANSION JOINT SECTION
SCALE: N.T.S.

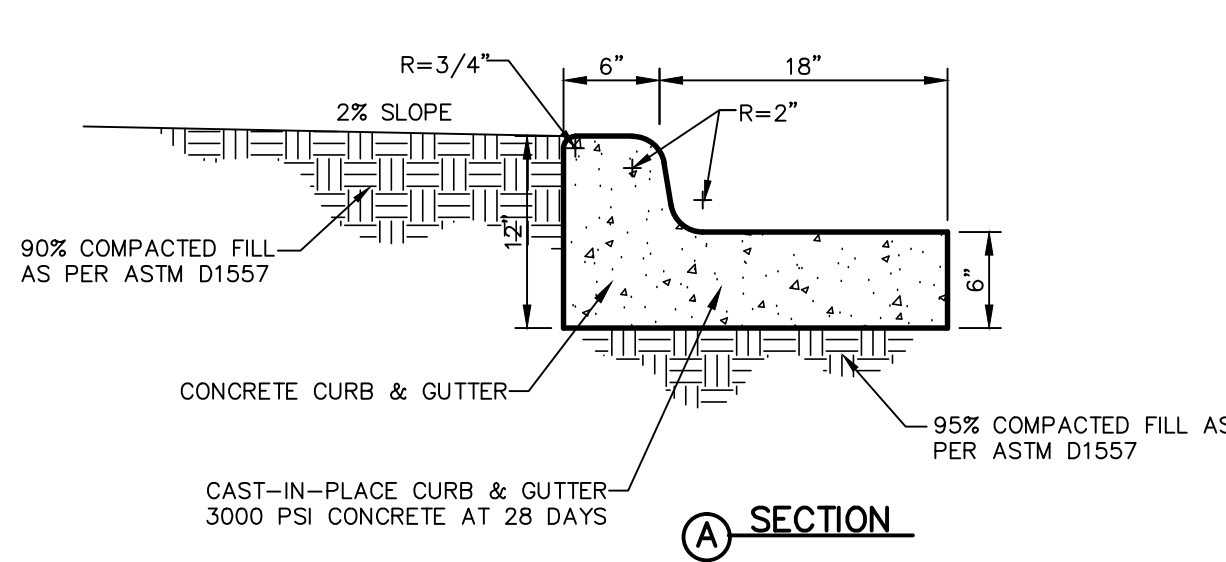
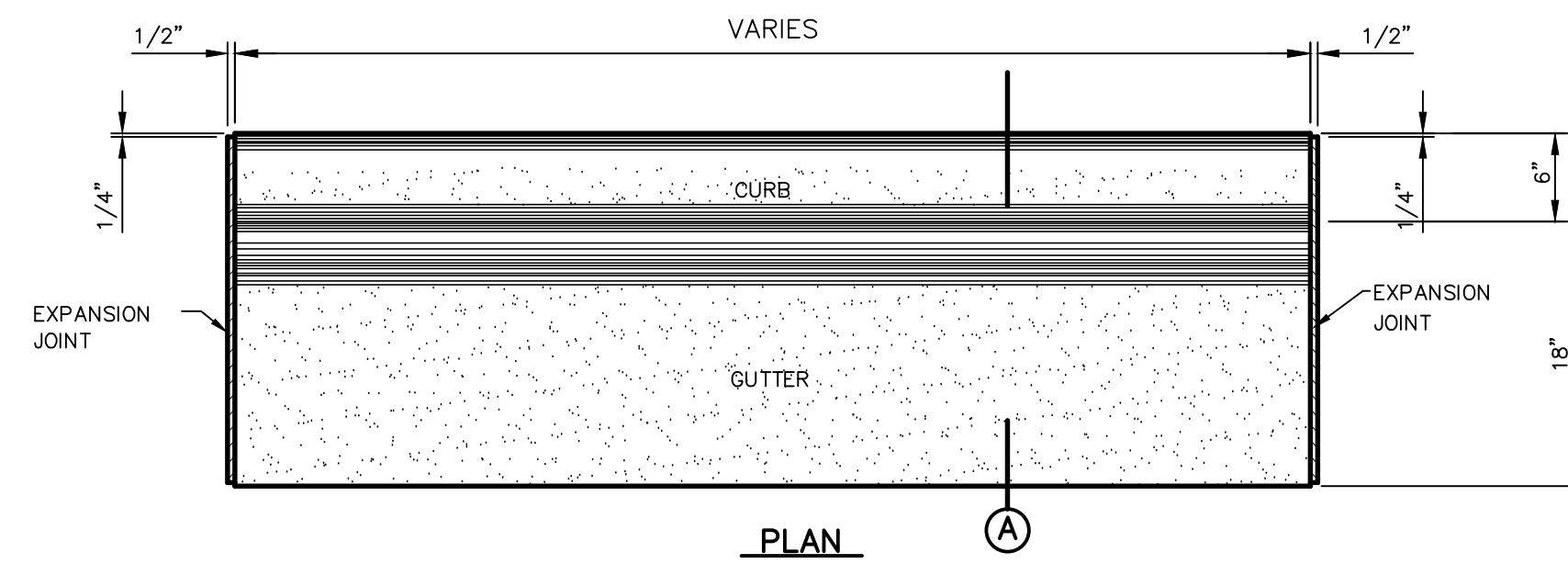
NOTES:

- EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED JOINT FILLER (AASHTO M-33).
- EXPANSION JOINTS SHALL BE SPACED AT 20'-0" MAX.
- WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINTS FILLER SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

SIDEWALK NOTES:

- CONCRETE SIDEWALK SHALL BE 3,000 P.S.I. AT 28 DAYS.
- DUMMY JOINTS REQUIRED AT 5' O.C.
- EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREFORMED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
- EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
- SUBGRADE TO BE COMPACTED TO 95% AS PER ASTM D1557.

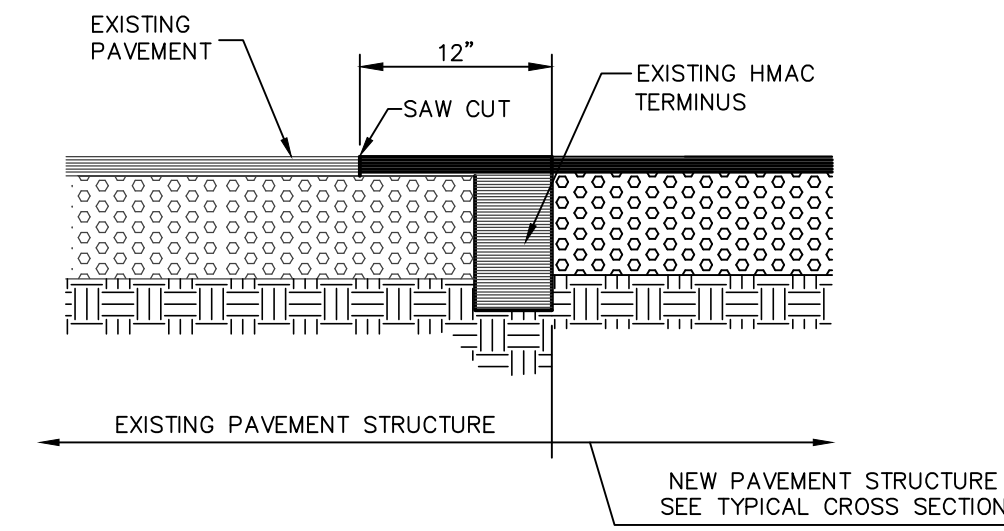
1 SECTION-SIDEWALK/SLAB
SCALE: N.T.S.



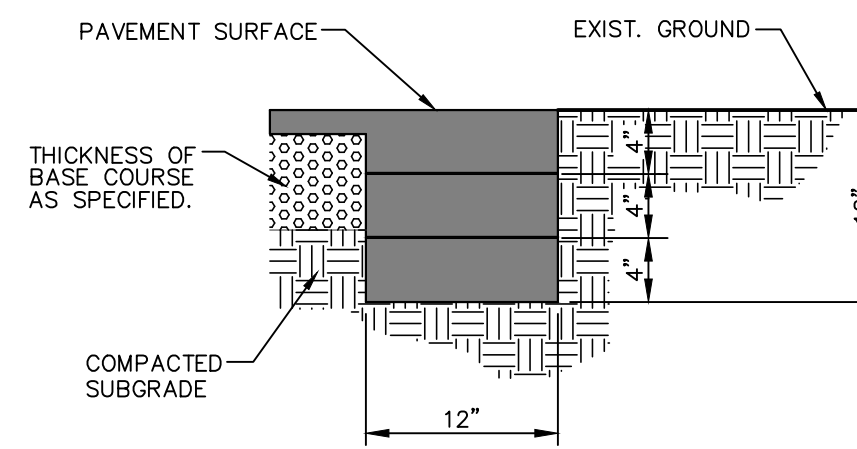
NOTES:

- CONCRETE CURB, GUTTER AND RETURNS SHALL BE 3,000 P.S.I. MIN. AT 28 DAYS.
- DUMMY JOINT REQUIRED AT 10' O.C. FOR CURB & GUTTER, AND 5' O.C. FOR SIDEWALK
- 1/2" PREFORMED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURB RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB AND GUTTER DIMENSION.
- SUBGRADE UNDER CURBS MUST BE FORMED AND COMPACTED TO 95% ASTM D1557
- EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.

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

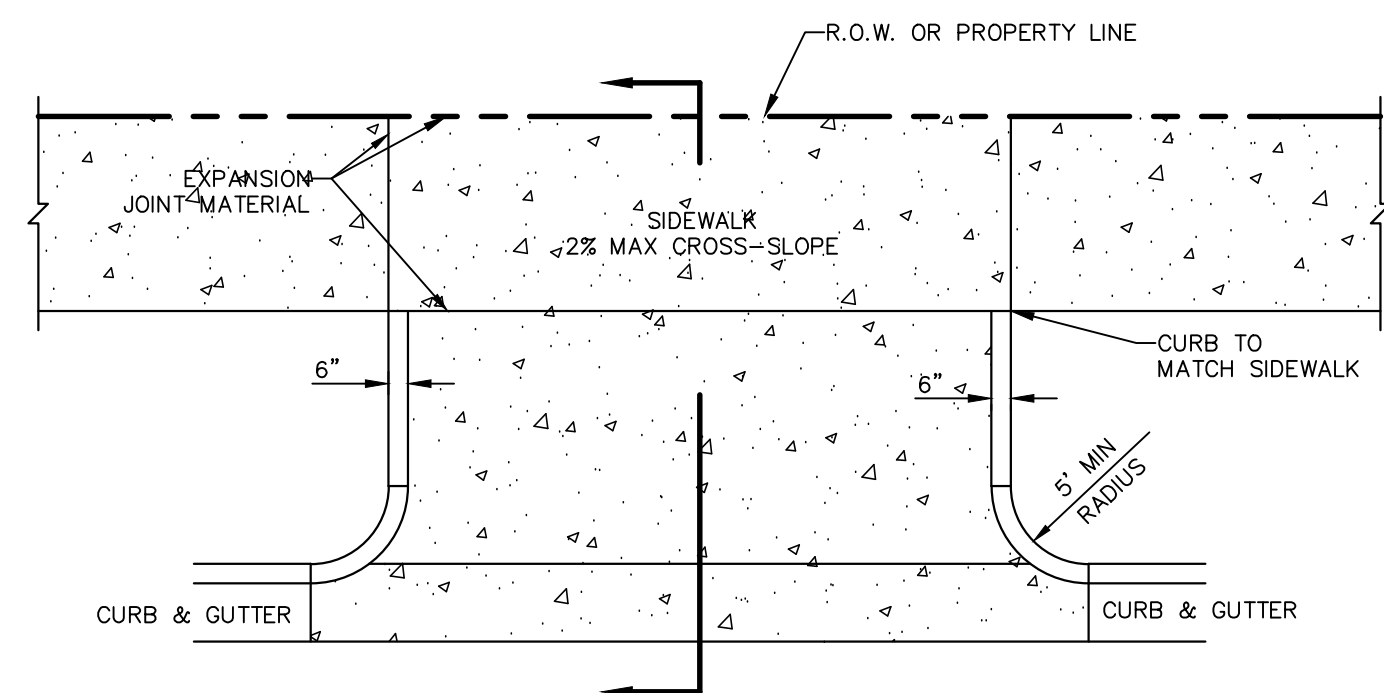


3 TYPICAL PAVEMENT JOINT SECTION
SCALE: N.T.S.



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

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



DRIVEWAY PLAN

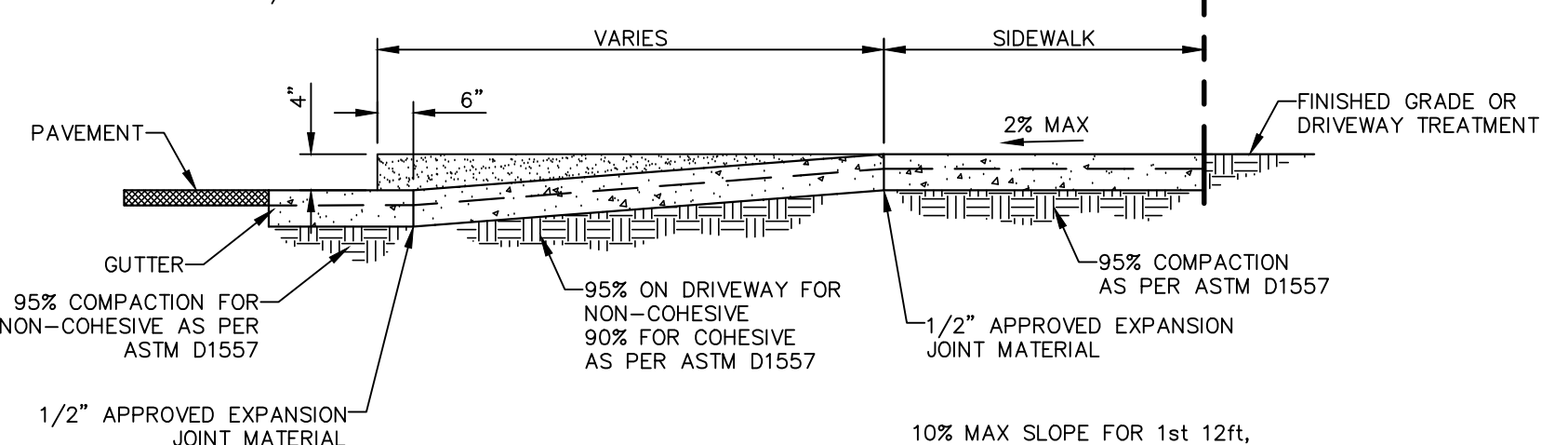
DRIVEWAY WIDTH	MIN	MAX
COMMERCIAL/INDUSTRIAL	24'	35'
RESIDENTIAL (SINGLE FAMILY 60' LOTS)	10'	20'
LESS THAN 60' LOTS, DUPLEX AND TOWN HOMES (REFER TO PLATE 6-16)	15'	25'

RESIDENTIAL

6" CONC WITHOUT W.W.F.
4" CONC WITH 6X6-10/10

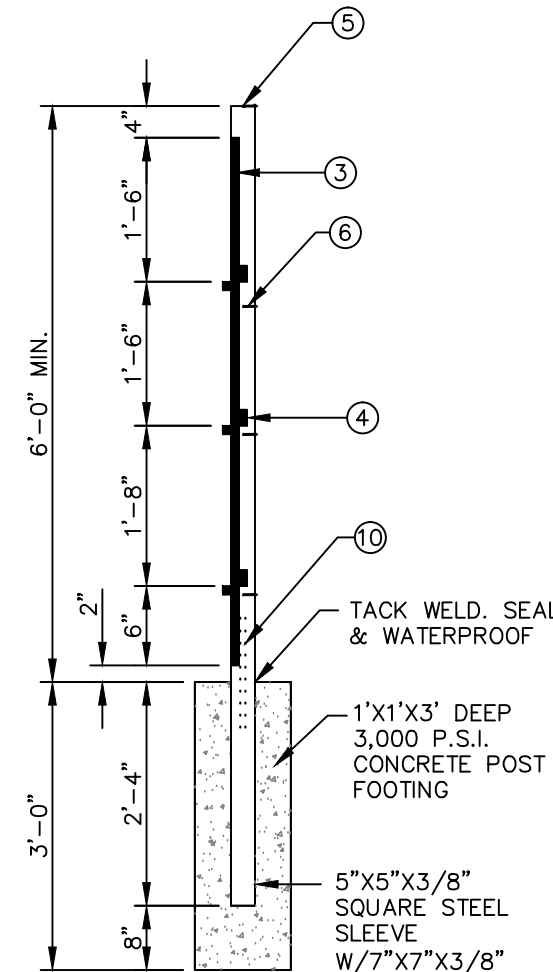
COMMERCIAL/INDUSTRIAL

6" CONC WITH 6X6-6/6

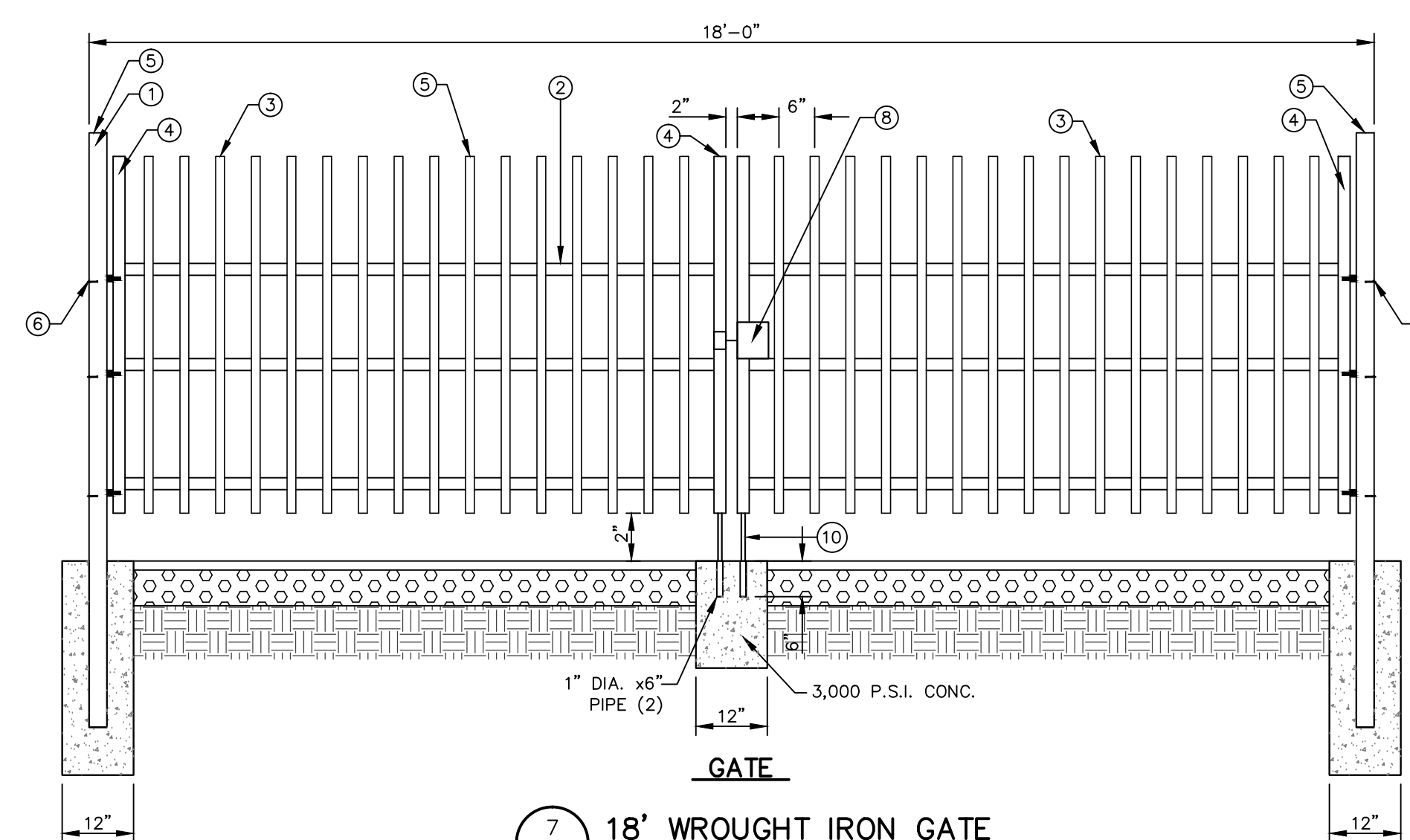


DRIVEWAY SECTION

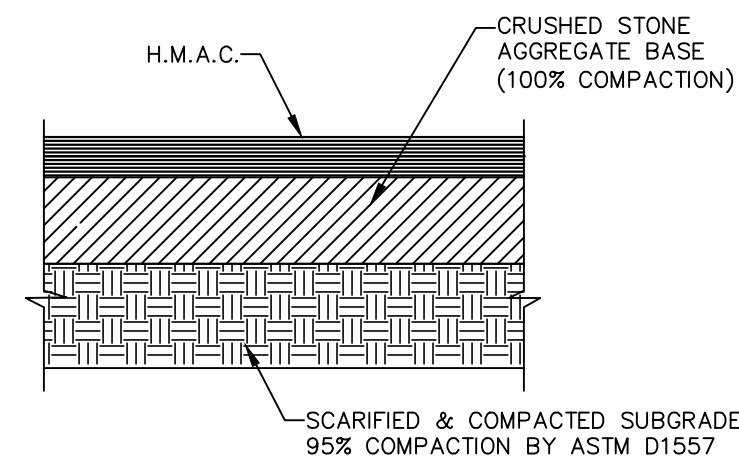
6 CONCRETE APRON FOR DRIVEWAYS
SCALE: N.T.S.



GATE POST



7 18' WROUGHT IRON GATE
SCALE: 1" = 2'-0"



PAVEMENT SECTION NOTES:

- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D-1557.
- MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN, ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY CBR.
- STREET IMPROVEMENTS (FLEXIBLE PAVEMENT DESIGN STRUCTURE) 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 THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT. THE CBR RESULTS WILL DICTATE THE REQUIRED THICKNESS OF THE PAVEMENT STRUCTURE BASED ON CITY OF EL PASO DESIGN STANDARDS. THE DEVELOPER SHALL PLACE THE HIGHER VALUE OF PAVEMENT STRUCTURE BASED ON THE CBR RESULTS OR THE MINIMUM PAVEMENT THICKNESS AS SHOWN ON THE CITY OF EL PASO DESIGN STANDARDS.

5 TYPICAL PAVEMENT SECTION
SCALE: N.T.S.



Oscar Villalobos
BY
05/23/2022
DATE

NOTES:

- 3"x3"x3/16" SQUARE STEEL TUBING
- 2" x 1" x 14 GA. RECTANGULAR STEEL TUBING
- 1 1/2" x 1/2" x 16 GA. RECTANGULAR STEEL TUBING
- 2" x 1" x 10 GA. RECTANGULAR STEEL TUBING
- FLAT TOP POLYVINYL CAPS (TYPICAL)
- BOLT HOOK AND STRAP HINGE
- 1'x 3' DEEP 3000 PSI CONCRETE POST FOOTING
- DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/PAD LOCK
- 5" x 5" x 3/8" SQUARE STEEL SLEEVE W/7" x 7" x 3/8" BASE PLATE
- CANE BOLT LATCH W/KEEPER 5-8" x 18" LONG (2 REQUIRED)

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08+43.51'E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

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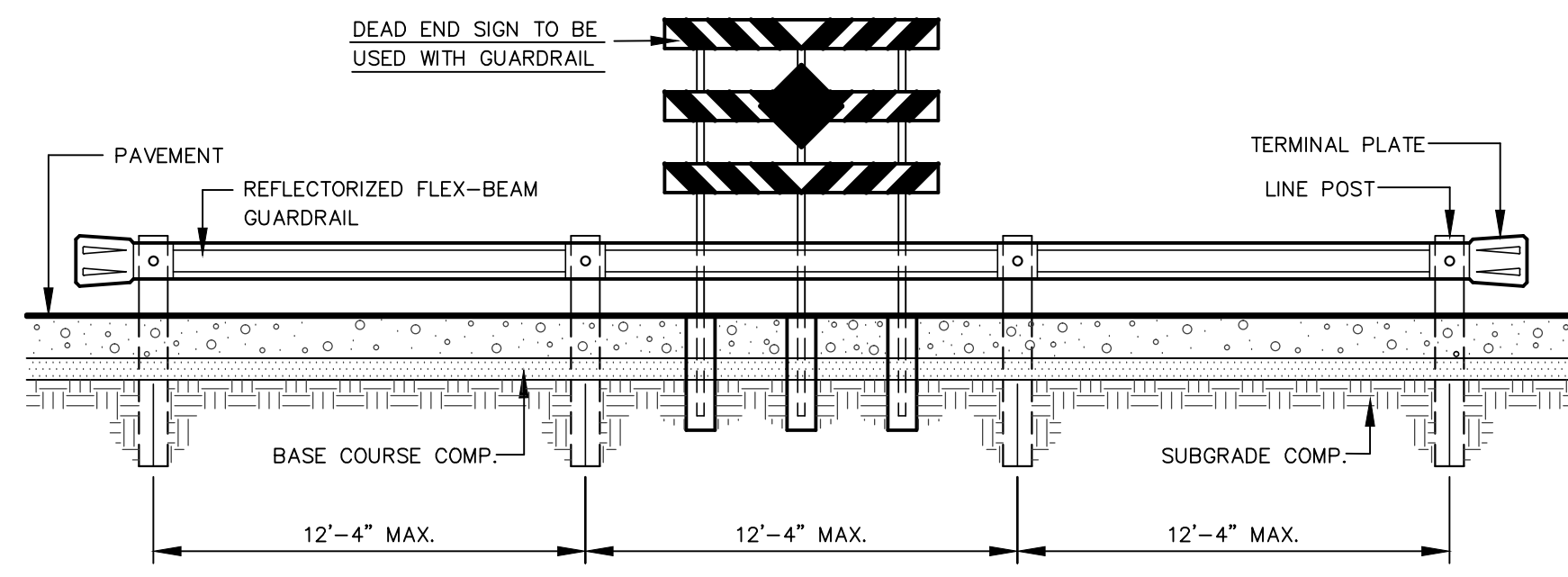
DATE: _____ BY: _____
REVISIONS: _____

ENGINEER'S SEAL
JOSUE L. AZCARRATE
Professional Engineer
No. 18073
State of Texas
18-22

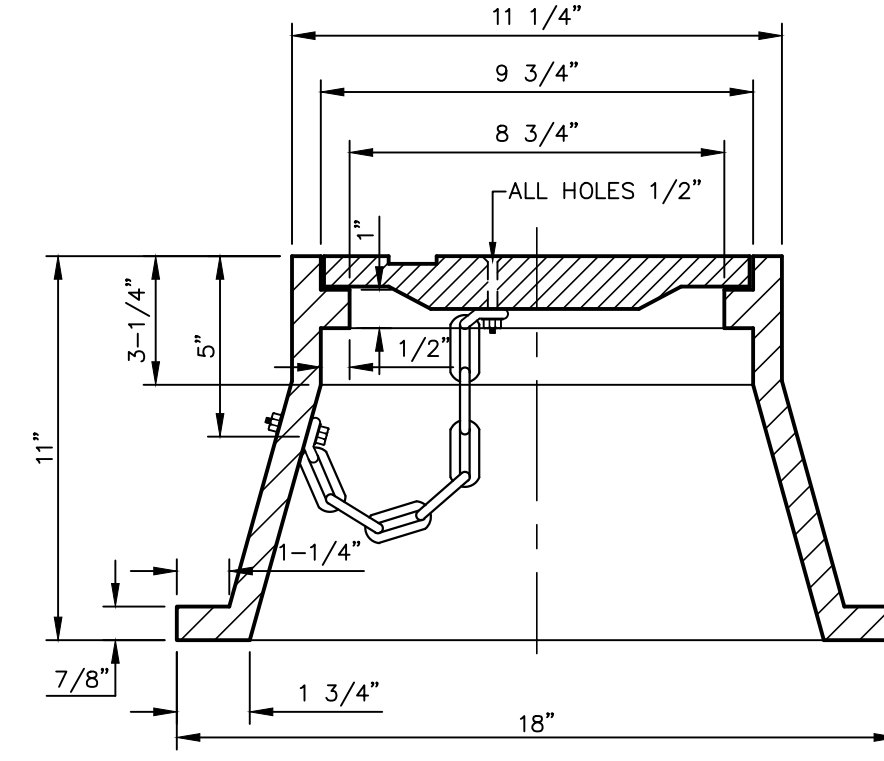
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Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No. : 2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

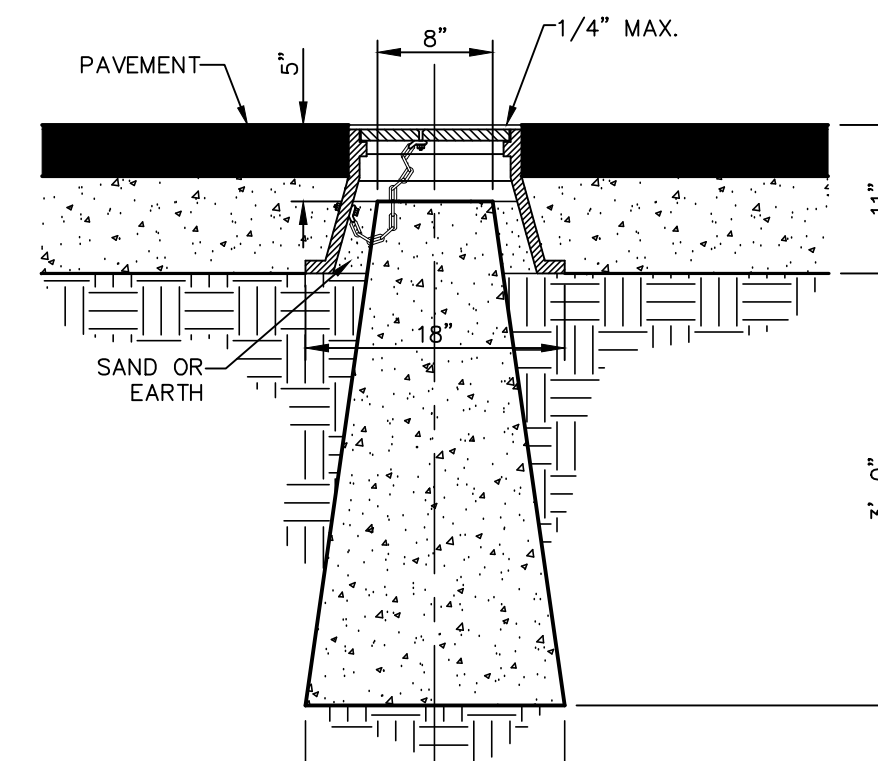
SHEET TITLE
STANDARD DETAILS
(SHEET 1 OF 3)
SHEET NO.
C7.1



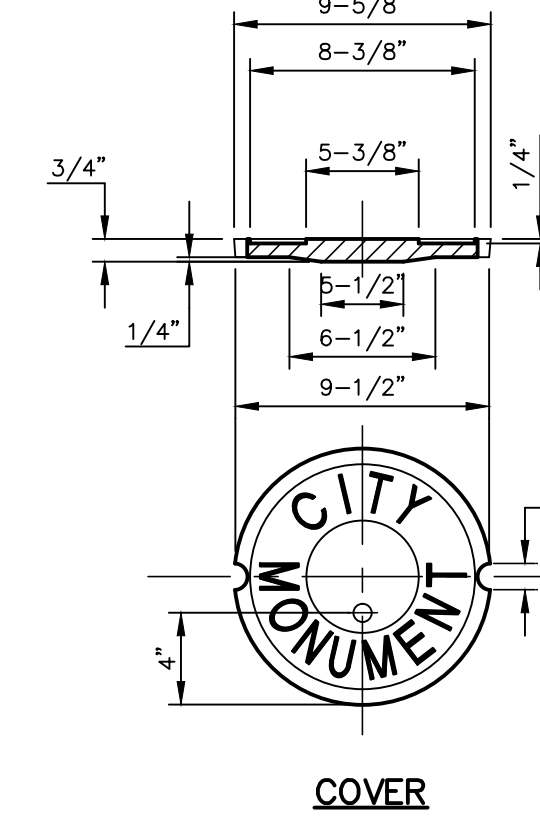
ELEVATION
SCALE: 1"=5'



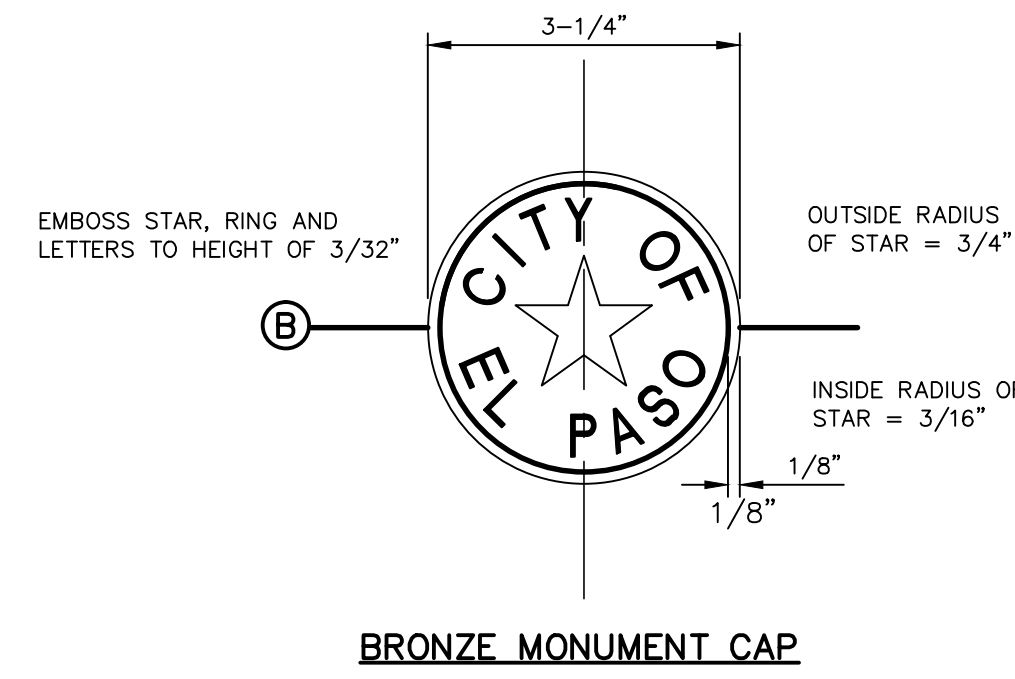
FRAME SECTION



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

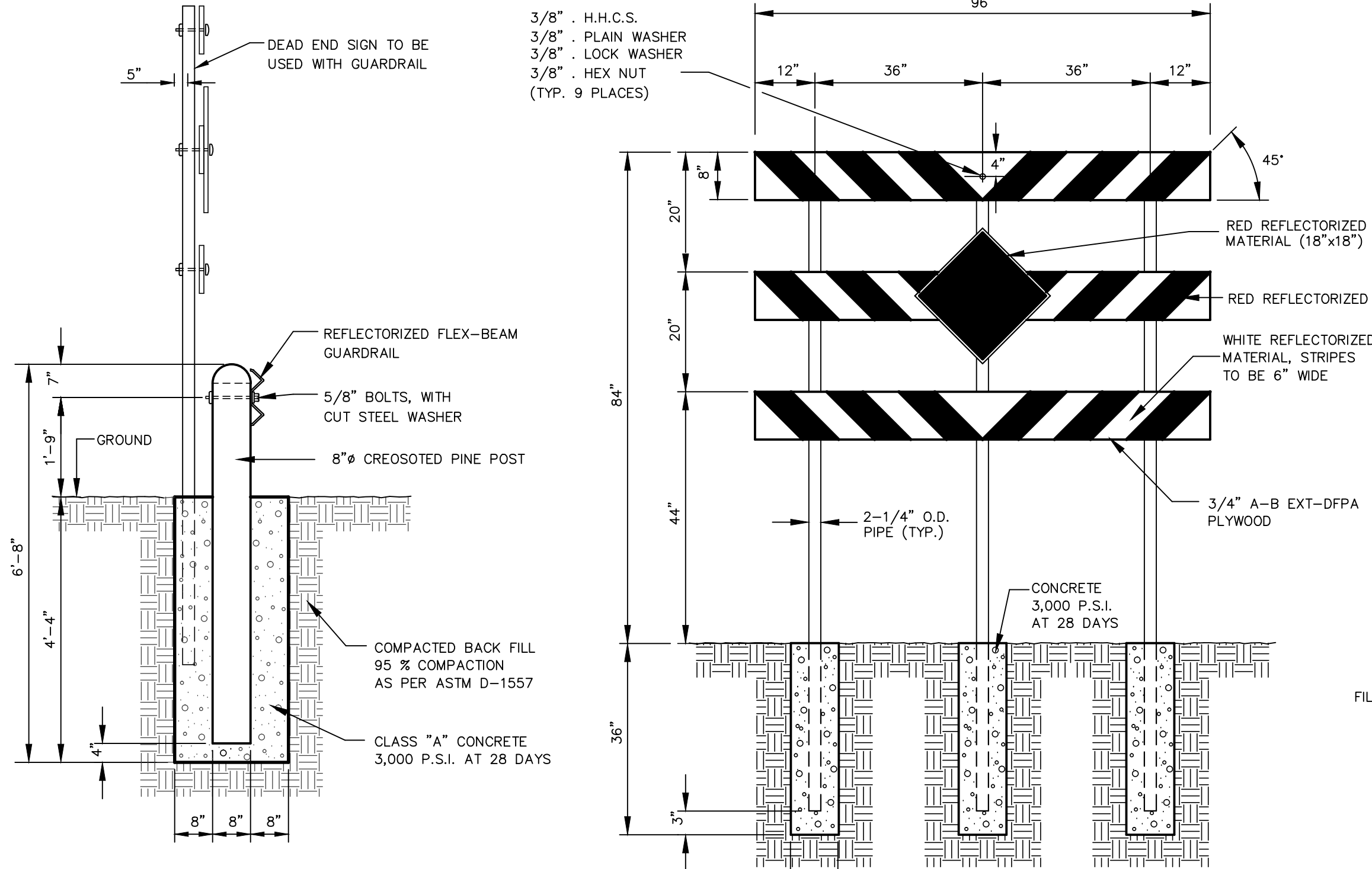


COVER



BRONZE MONUMENT CAP

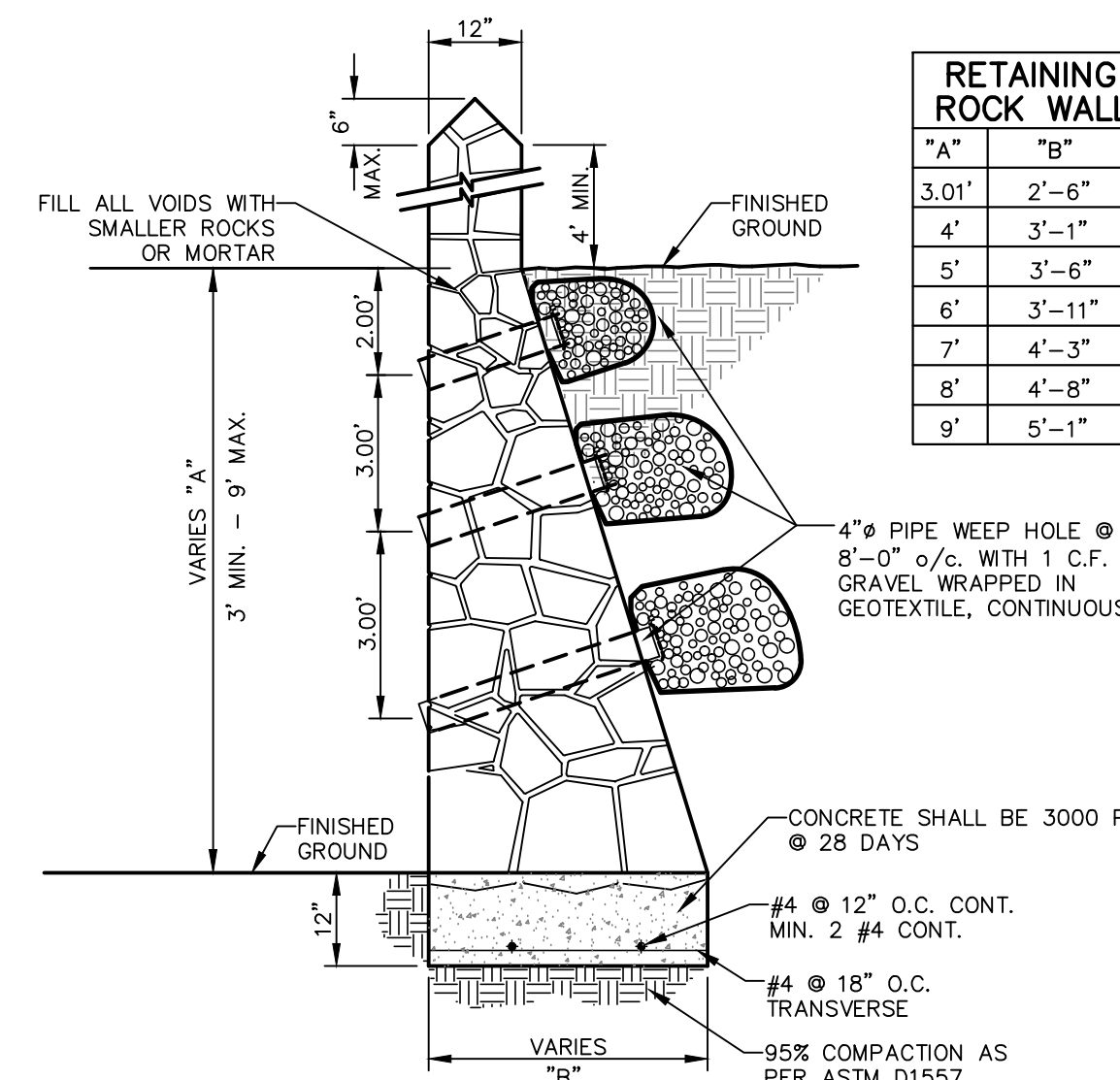
2 CITY SURVEY MONUMENT DETAILS
SCALE: N.T.S.



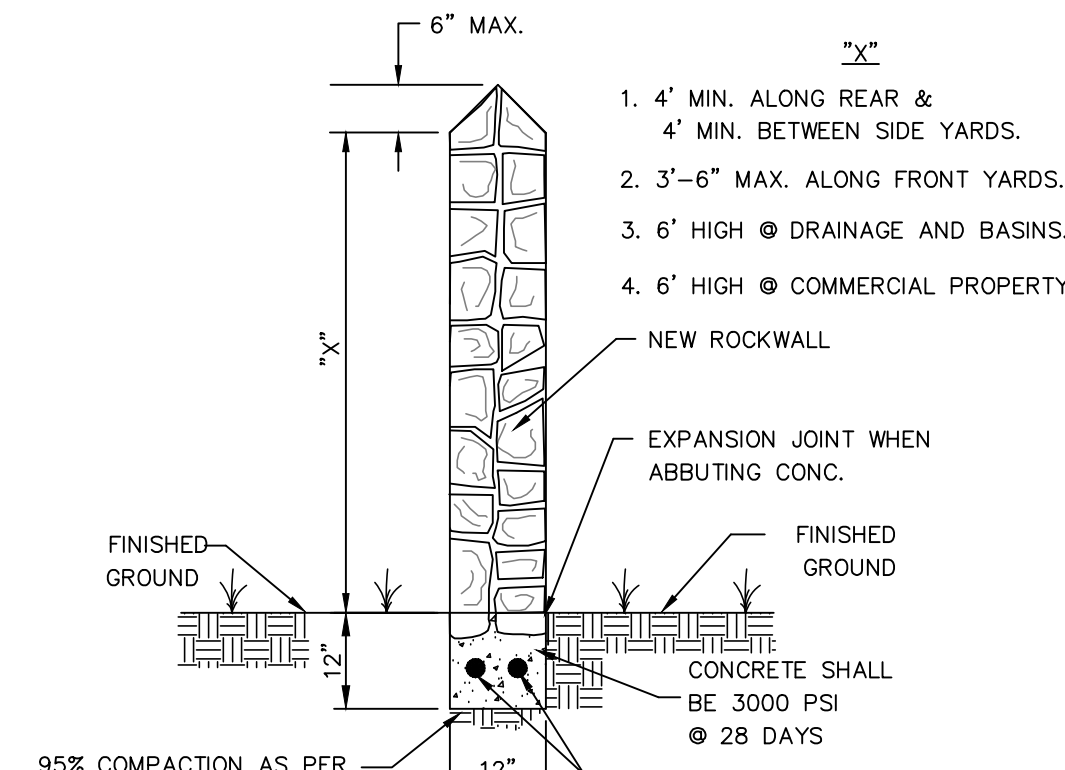
POST AND SIGN DETAIL
SCALE: N.T.S.

1 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL
C7.2 SCALE: AS SHOWN

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

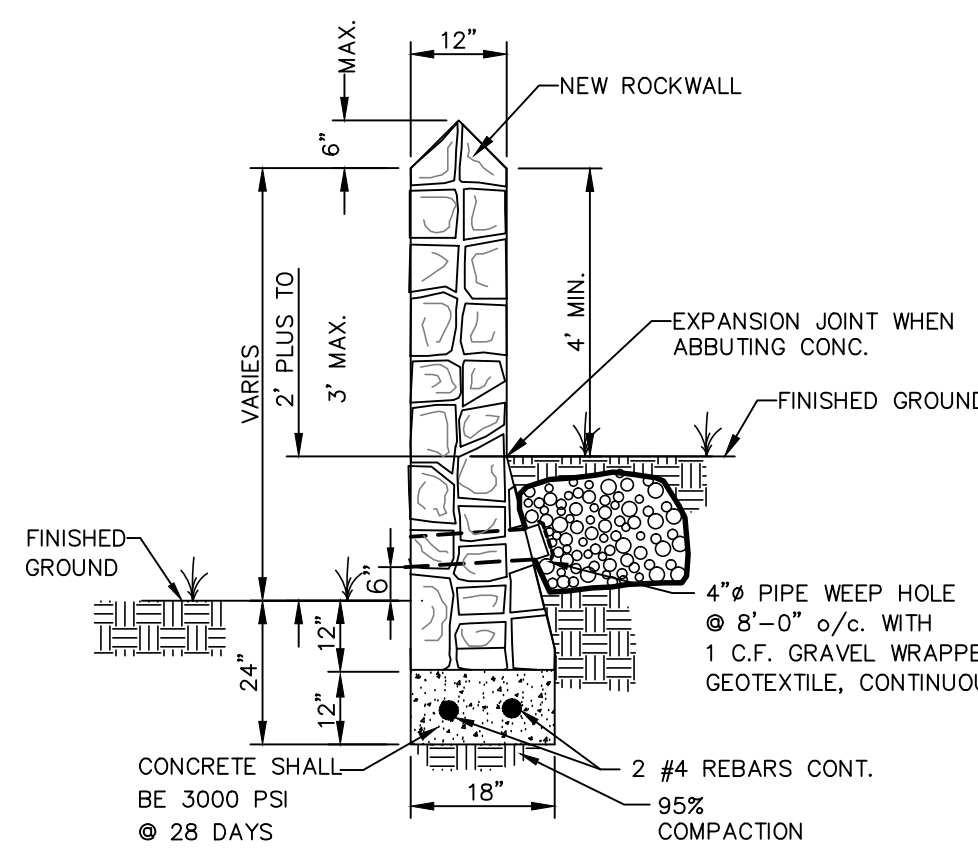


RETAINING WALL SECTION (3' MIN. TO 9' MAX.)

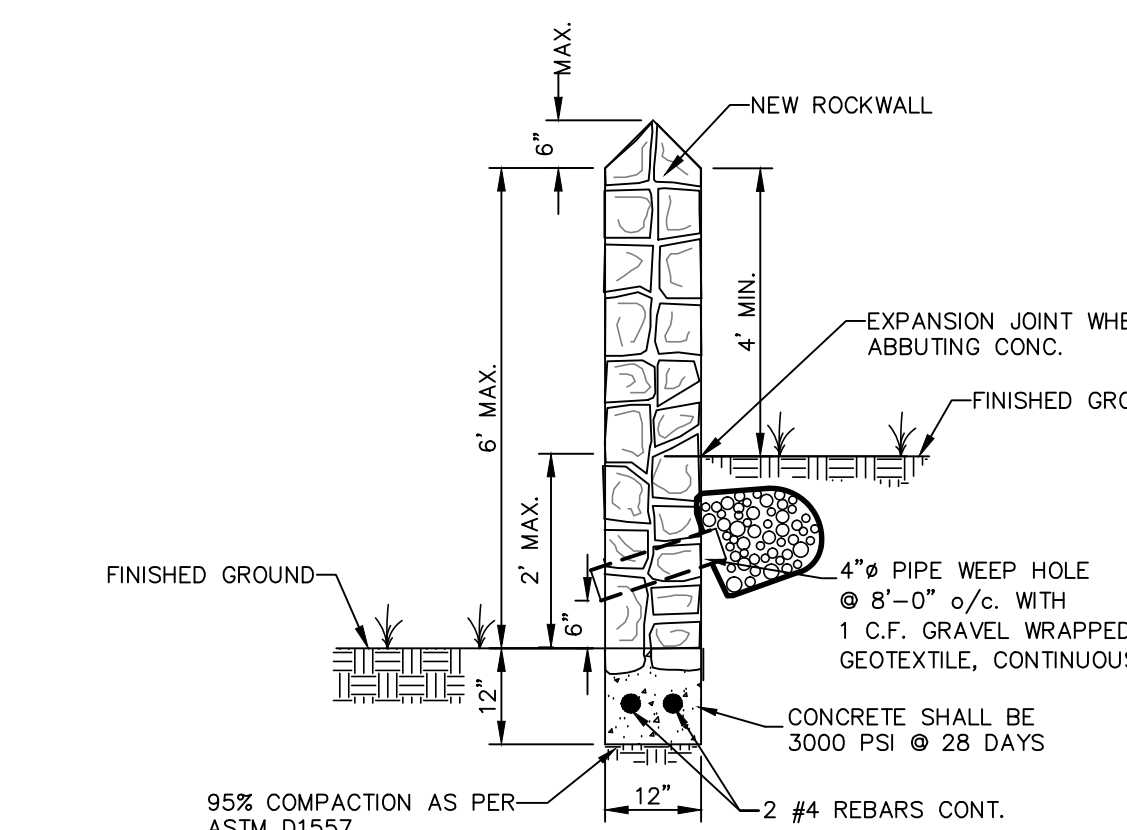


GARDEN WALL SECTION

95% COMPACTION AS PER
ASTM D1557



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



GARDEN WALL SECTION (2' MAX.)

3 TYPICAL ROCKWALL DETAILS
C7.2 SCALE: 1/2" = 1'-0"

ROCK WALLS

MATERIALS: STONE FOR ROCK WALLS SHALL CONSIST OF QUARRIED LIMESTONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICABLE. FIELD STONE OR SALVAGED STONE FROM ROCK WALLS SHALL BE USED ONLY WHERE DIRECTED BY THE ENGINEER. THE STONE SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, CLEAN OF OLD MORTAR AND SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.

MORTAR FOR THE ROCK WALLS SHALL CONSIST BY VOLUMES OF ONE (1) PART PORTLAND CEMENT, ONE-QUARTER TO ONE-HALF (1/4 TO 1/2) PART HYDRATED LIME, AND THREE (3) PARTS CLEAN, HARD, DURABLE SAND (2 1/4 TO 3 TIMES THE SUM OF THE VOLUMES OF CEMENT AND LIME COMBINED. SEE CITY BUILDING CODE PP. 14-3 AND 14-4). MORTAR SHALL BE TYPE S, ASTM SPECIFICATION C270-73. COMPRESSIVE STRENGTH = 1800 P.S.I. (28 DAYS). CONCRETE FOR THE FOUNDATION SHALL BE CLASS "A" (3000 P.S.I.). REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60. IF ROCK WALL IS FREQUENTLY EXPOSED TO WATER, LIME SHALL NOT BE USED AND THE PORTIONS SHALL BE ONE PART PORTLAND CEMENT AND THREE PARTS SAND.

CONSTRUCTION METHODS: PRIOR TO PLACING THE CONCRETE FOUNDATION, THE EXCAVATION FOR THE ROCK WALLS SHALL BE MADE TO THE PROPER SECTION, AND, IF CONSIDERED NECESSARY BY THE ENGINEER, THE BOTTOM OF EXCAVATION SHALL BE HAND-TAMPED AND SPRINKLED. THE EXCAVATED AREA FOR ROCK WALLS SHALL BE MOIST WHEN THE CONCRETE IS PLACED. REINFORCING STEEL SHALL BE PLACED CONTINUOUSLY AS SHOWN ON THE PLANS AND PROPERLY SUPPORTED THROUGHOUT THE PLACEMENT OF CONCRETE. THE SURFACE OF THE CONCRETE SHALL NOT BE TROWELED. THE CONCRETE SHALL BE CURED A MINIMUM OF 24 HOURS BEFORE ANY STONE OR MORTAR IS PLACED ON THE FOUNDATION. THE CONCRETE SHALL BE CURED A MINIMUM OF 48 HOURS BEFORE MORE THAN 300 POUNDS PER SQUARE FOOT OF STONE AND MORTAR IS PLACED ON THE FOUNDATION. CONTRACTOR SHALL EMBED THE FIRST FOUR INCHES OF THE FIRST LAYER INTO THE FRESH CONCRETE OF THE FOOTING.

STONE SHALL BE SELECTED AS TO SIZE AND SHAPE IN ORDER TO SECURE FAIRLY LARGE, FLAT-SURFACED STONE WHICH MAY BE ERECTED WITH TRUE AND EVEN SURFACE FACES AND A MINIMUM OF EXPOSED MORTAR. ALL STONES SHALL BE THOROUGHLY CLEANED, WETTED, HAND-PLACED AND EMBEDDED IN MORTAR SO THAT NO STONES TOUCH EACH OTHER OR THE CONCRETE FOUNDATION BUT SHALL BE FIRMLY BOUND TOGETHER WITH MORTAR. THE FINISHED SURFACE SHALL PRESENT A NEAT, CLEAN, WORKMANLIKE AND TRUE-TO-LINE APPEARANCE. THE INTERIOR OF THE ROCK WALL SHALL BE COMPLETELY FILLED WITH SPALLS AND PIECES OF THE SPECIFIED STONE, COMPLETELY EMBEDDED AND SURROUNDED BY MORTAR WITH NO VOIDS.

THE ERECTION OF THE ROCK WALL SHALL NOT BE MORE THAN THREE FEET IN HEIGHT FOR EVERY 24-HOUR PERIOD TO ALLOW FOR THE LOWER PORTIONS TO BECOME SUFFICIENTLY SET. ALL STONES SHALL BE THOROUGHLY WET BEFORE BEING PLACED IN FRESH MORTAR. THE LAST LAYER OF ROCK PRIOR TO BREAK OF CONSTRUCTION PHASE SHALL NOT HAVE ANY MORTAR ON TOP. FRESH MORTAR MUST BE USED FOR CONTINUATION OF WORK FOLLOWING ERECTION BREAK.

WEEP HOLES SHALL BE PLACED ON THE ROCK WALL AS SHOWN ON THE PLANS. THE WEEP HOLES SHALL BE NOT MORE THAN TEN FEET APART ON-CENTER. THE WEEP HOLES SHALL CONSIST OF FOUR-INCH VITRIFIED CLAY PIPE, OR OTHER PIPE AS APPROVED BY THE ENGINEER, NEATLY CUT TO THE EXPOSED SURFACE OF THE ROCK WALL. NO LESS THAN ONE CUBIC FOOT OF ONE-INCH TO 3/4-INCH OF GRADED GRAVEL SHALL BE PLACED AT THE INLET OF EACH WEEP HOLE AS SHOWN ON THE PLANS.

PROPOSED MONUMENT LOCATIONS

- MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF THE LINE BETWEEN TWO ADJACENT MONUMENTS.
- EACH MONUMENT SHALL BE WITHIN LINE OF SIGHT OF ANOTHER MONUMENT.
- MONUMENTS SHALL BE NO FARTHER THAN 2000 FEET APART.
- AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE (PI) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE THE CURB LINE.
- NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN ONE (1) STREET SUBDIVISIONS.



Oscar Villalobos

05/23/2022

BY

DATE

ROCK WALL NOTES

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

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 508+43.51'E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

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OSCAR VILLALOBOS
REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
JOSGE L. AZCARRATE
68075

SCALE: AS SHOWN
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPD. BY: J.L.A.
JOB No.: 2025-024

REVISIONS
DATE
BY

PROJECT TITLE
TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD
DETAILS

(SHEET 2 OF 3)
SHEET NO.

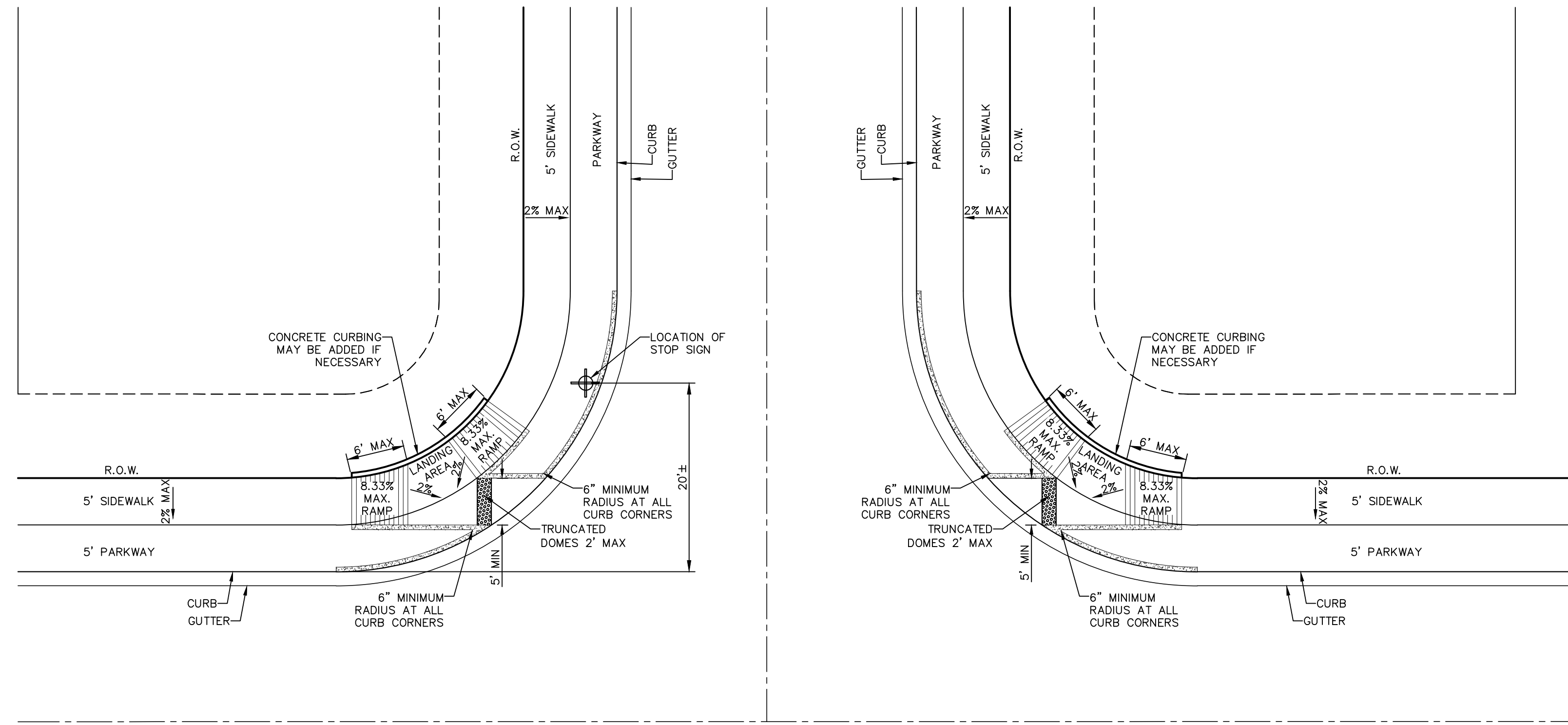
C7.2

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 BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE, OR THE DETECTABLE WARNING SHALL BE "RED BRICK" COLOR, UNLESS OTHERWISE DIRECTED BY THE CITY OF EL PASO ROAD AND BRIDGE DEPARTMENT. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. ADA TILE SHALL BE PROVIDED BY PLACING AND MIXING TINT IN THE PLASTIC CONCRETE USED FOR THE DETECTABLE WARNING SURFACE. NO PAINTING OF SURFACE SHALL BE PERMITTED.

NOTES:

- 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.
- THE MINIMUM SIDEWALK WIDTH IS 5'. 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.
- LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
- ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
- 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.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMP SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%.
- 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).



1 TYPICAL DIRECTIONAL RAMP @ INTERSECTION
SCALE: 1" = 10'

NOTES:

- RAMP MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIREHYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT.
- THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
- CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO SPECIFICATIONS.
- ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO.
- CONTRACTOR SHALL CONSTRUCT LANDING AREAS WITH POSITIVE SLOPE IN ALL DIRECTIONS TO ALLOW RUNOFF TO PROPERLY DRAIN.
- IF TRANSITION AREA IS GREATER THAN 5%, A LANDING SHALL BE PROVIDED BEFORE AND AFTER TRANSITION PER ADA STANDARDS.

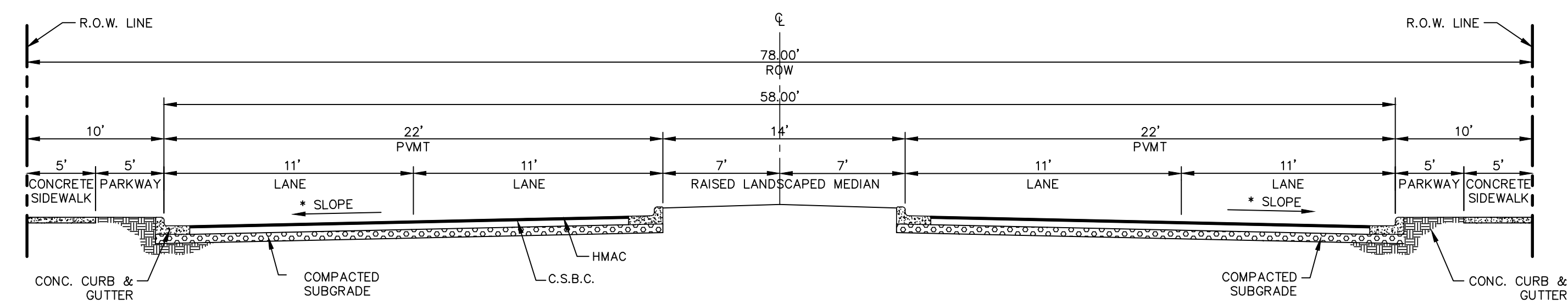


Oscar Villalobos

05/23/2022

BY

DATE



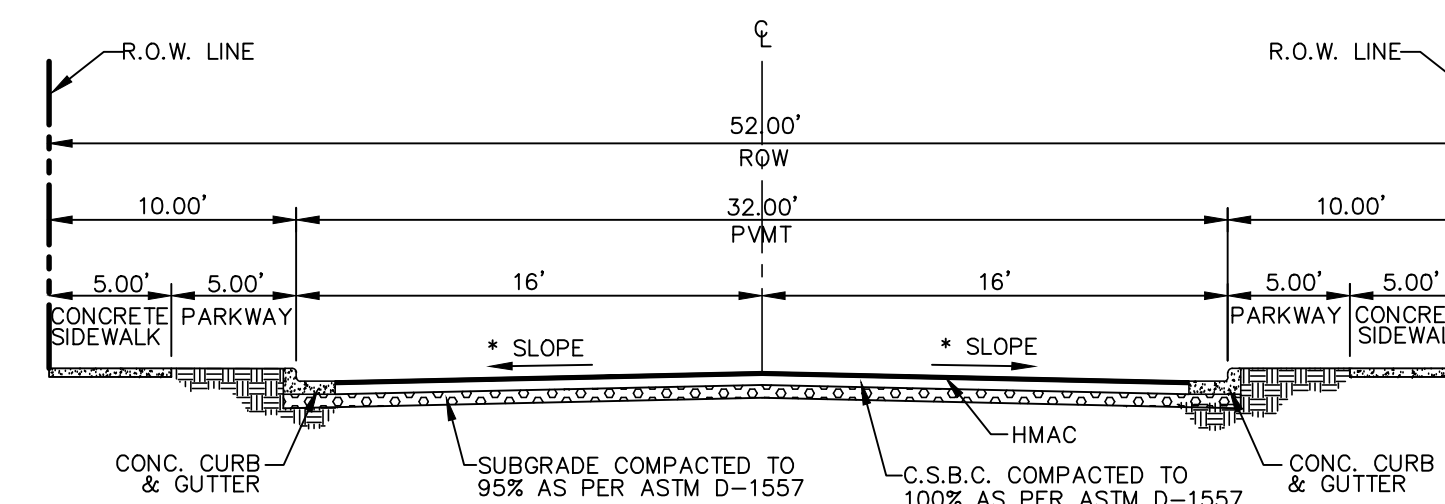
3 RICH BEEM BOULEVARD 78' ROW STREET SECTION DETAIL
(MAJOR ARTERIAL STREET)
SCALE: N.T.S.

NOTES:

- (*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS.
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
- 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 THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.

***CBR NOTE:**

STREET IMPROVEMENTS (FLEXIBLE PAVEMENT DESIGN STRUCTURE) 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 THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT. THE CBR RESULTS WILL DICTATE THE REQUIRED THICKNESS OF THE PAVEMENT STRUCTURE BASED ON CITY OF EL PASO DESIGN STANDARDS. THE DEVELOPER SHALL PLACE THE HIGHER VALUE OF PAVEMENT STRUCTURE BASED ON THE CBR RESULTS OR THE MINIMUM PAVEMENT THICKNESS AS SHOWN ON THE CITY OF EL PASO DESIGN STANDARDS.

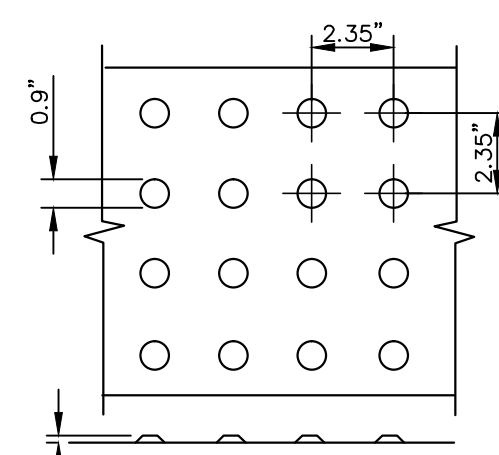


4 TYPICAL 52' ROW STREET SECTION DETAIL
(RESIDENTIAL SUBCOLLECTOR)
SCALE: N.T.S.

DOMES SIZE AND SPACING. TRUNCATED DOMES SHALL HAVE A DIAMETER OF NOMINAL 0.9 INCHES (23 mm) AT THE BOTTOM, A DIAMETER OF 0.4 INCH (10 mm) AT THE TOP, A HEIGHT OF NOMINAL 0.2 INCHES (5 mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 mm) MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.

DOMES ALIGNMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (610 mm) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION.

CONTRAST. THERE SHALL BE A MINIMUM OF 70 PERCENT CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE, OR THE DETECTABLE WARNING SHALL BE "RED BRICK" COLOR, UNLESS OTHERWISE DIRECTED BY THE OWNER. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE. ADA CERTIFIED "ARMOR-TILE" REQUIRED. CONCRETE POURED TRUNCATED DOMES NOT ALLOWED. NO PAINTING OF SURFACE SHALL BE PERMITTED.



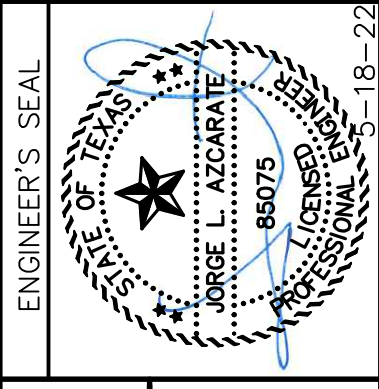
TRUNCATED DOMETILES. ADA CERTIFIED "ARMOR-TILE" TACTILE SYSTEMS OR APPROVED EQUAL

2 TRUNCATED DOME SIZE AND SPACING
SCALE: N.T.S.

REFERENCES - BENCHMARKS	CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 508+42.31'E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.
DATE	ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)
REVISIONS	BY

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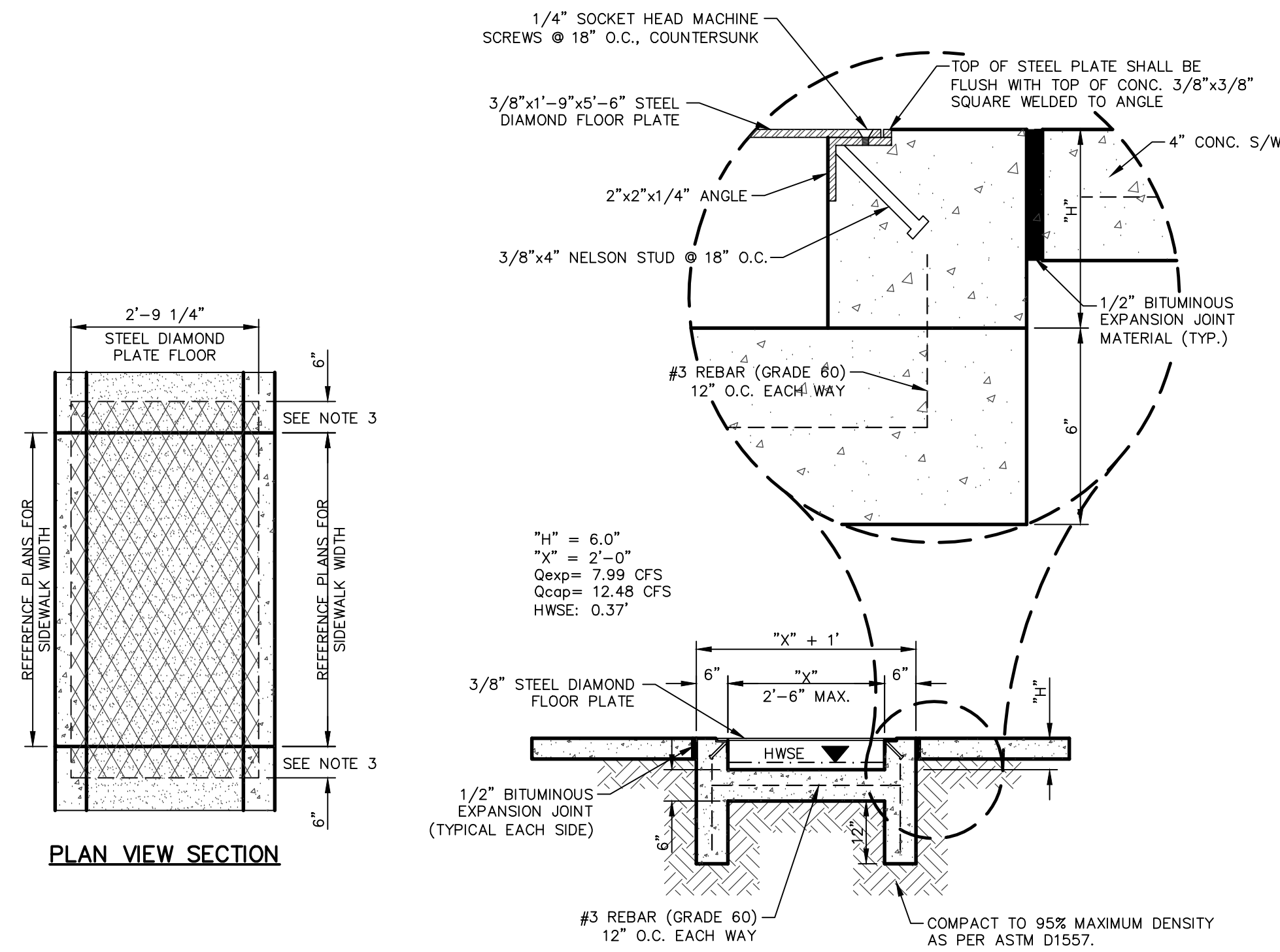
SCALE AS SHOWN	Horizontal: N/A	Vertical: N/A
Contour Interval:	N/A	
DATE:	MARCH 2022	
DESIGN BY:	K.A.P.	
DRAWN BY:	C.E.D.	
CHKD. BY:	F.Z.	
APPVD. BY:	J.L.A.	
JOB No.:	2025-024	

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STANDARD
DETAILS**

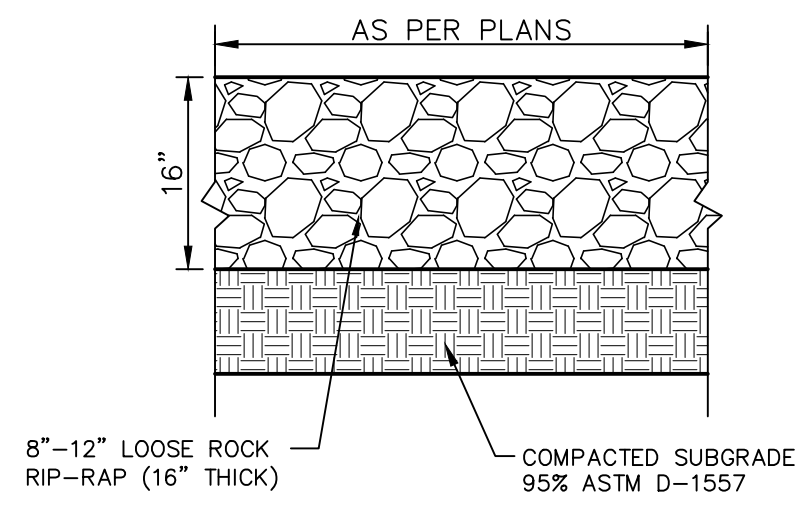
(SHEET 3 OF 3)
SHEET NO.

C7.3



- NOTES:**
1. ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS.
 2. STEEL DIAMOND FLOOR PLATE TO HAVE A MINIMUM OF TWO COATS OF RED OXIDE PRIMER.
 3. EXTEND STEEL DIAMOND FLOOR PLATE SIX (6) INCHES BEYOND SIDEWALK WIDTH.
 4. ALL REINFORCING BARS SHALL HAVE A MINIMUM OF 3-INCHES OF COVER WHEN ABUTTING EARTHEN MATERIAL.

1 CONCRETE FLUME AND STEEL PLATE COVER-SECTION
SCALE: 1" = 2'-0"



- NOTE:**
1. SUBGRADE TO BE COMPACTED TO NINETY-FIVE (95%) PERCENT OF MAXIMUM DENSITY AS PER ASTM D-1557.
 2. TYPICAL THICKNESS IS SHOWN, ACTUAL THICKNESS WILL VARY, BUT IN NO EVENT SHALL BE LESS THAN TWELVE (12") INCHES.
 3. CONFIGURATION OF STRUCTURE VARIES ON A CASE BY CASE BASIS. REFER TO PLANS FOR ADDITIONAL INFORMATION ON WIDTH, LENGTH, LIMITS OF RIP RAP, SLOPE, ETC.

2 LOOSE ROCK RIP RAP DETAIL
SCALE: 1" = 2'-0"

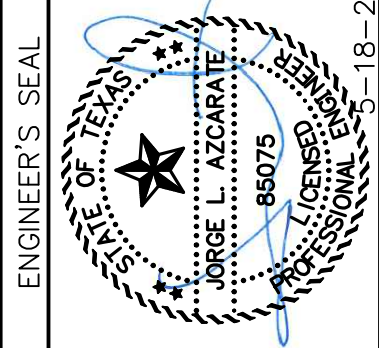
REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.
ELEVATION: 4014.90 (MAND 88) (4005-40 CITY DATUM)

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SCALE: AS SHOWN

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2022
DESIGN BY:	K.A.P.
DRAWN BY:	C.E.D.
CHKD. BY:	F.Z.
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PROJECT TITLE

TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS



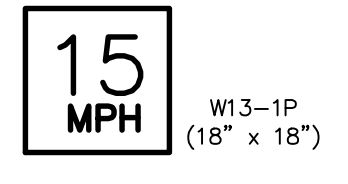
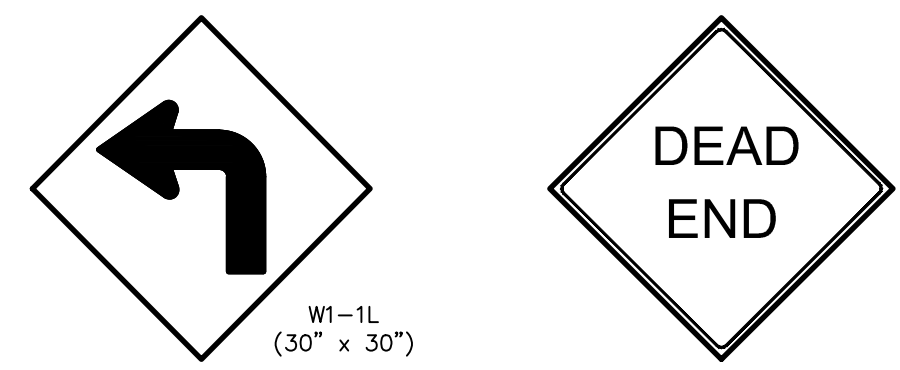
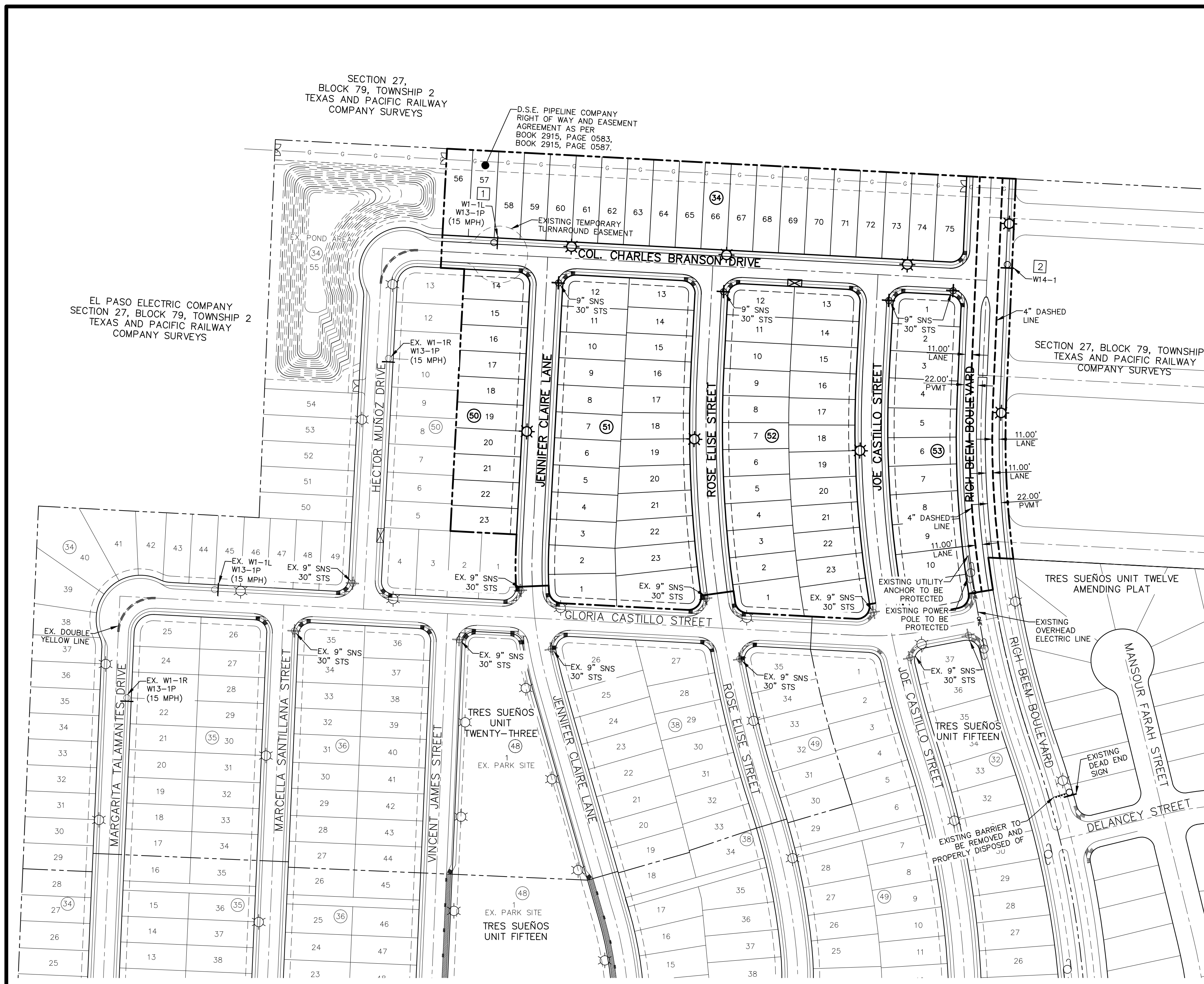
Oscar Villalobos
BY DATE

SHEET TITLE

DRAINAGE DETAILS

SHEET NO.

C8.1



NOTE:
SIGNS SHOULD COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

SIGNS DETAIL
SCALE: N.T.S.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

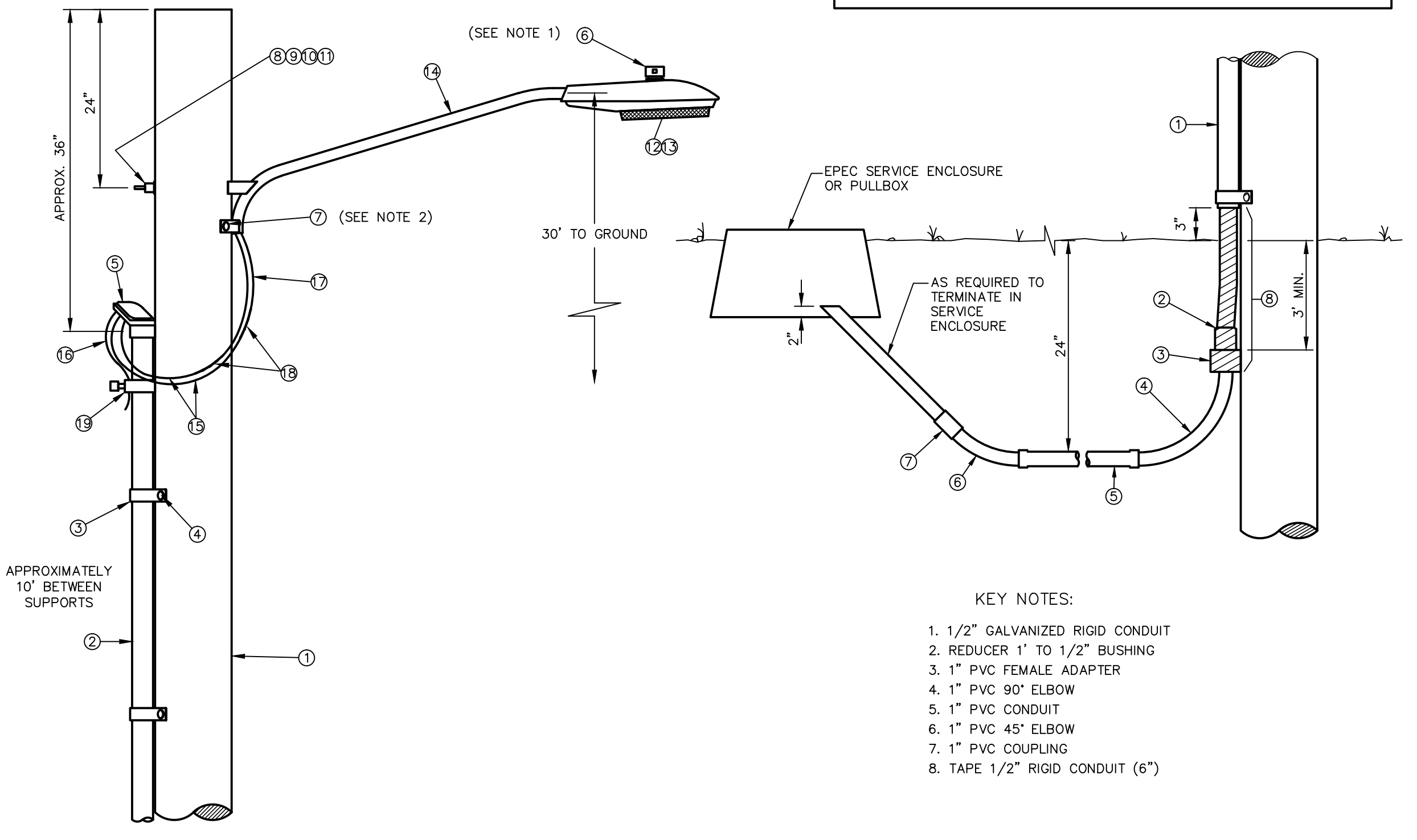
NOTES:

- TRAFFIC STREET SIGNS MUST BE OF HIGH INTENSITY REFLECTIVE SHEETING.
- TEXT SIZES, FONTS, COLORS, ETC. MUST BE AS PER TMUTCD STANDARDS & REQUIREMENTS.
- SIGNS & STRIPING SHOULD COMPLY WITH TMUTCD.
- ANY STRIPING, SIGNS, ETC. WITHIN TxDOT ROW SHALL COMPLY WITH TxDOT STANDARDS & REQUIREMENTS.
- POSTS MUST BE BREAK-AWAY TYPE AS SHOWN ON THIS SHEET.
- MAILBOX TO BE INSTALLED IN PARKWAY, NOT OBSTRUCTING SIDEWALK.
- SIGN LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL INSTALL ALL TRAFFIC SIGNS PER THE LATEST TMUTCD MANUAL.

LEGEND:

- PROPOSED RESIDENTIAL STREET LIGHT WOOD POLE
- PROPOSED RESIDENTIAL STREET LIGHT STEEL POLE
- EXISTING RESIDENTIAL STREET LIGHT
- PROPOSED 9' STREET NAME SIGN (TWO SIGNS) AND 30" STOP SIGN
- EXISTING 9' STREET NAME SIGN (TWO SIGNS) AND 30" STOP SIGN
- PROPOSED TRAFFIC SIGN
- PROPOSED N.D.C.B.U. MAIL BOX
- EXISTING N.D.C.B.U. MAIL BOX
- EXISTING POWER POLES

8 RESIDENTIAL STREET LIGHTS



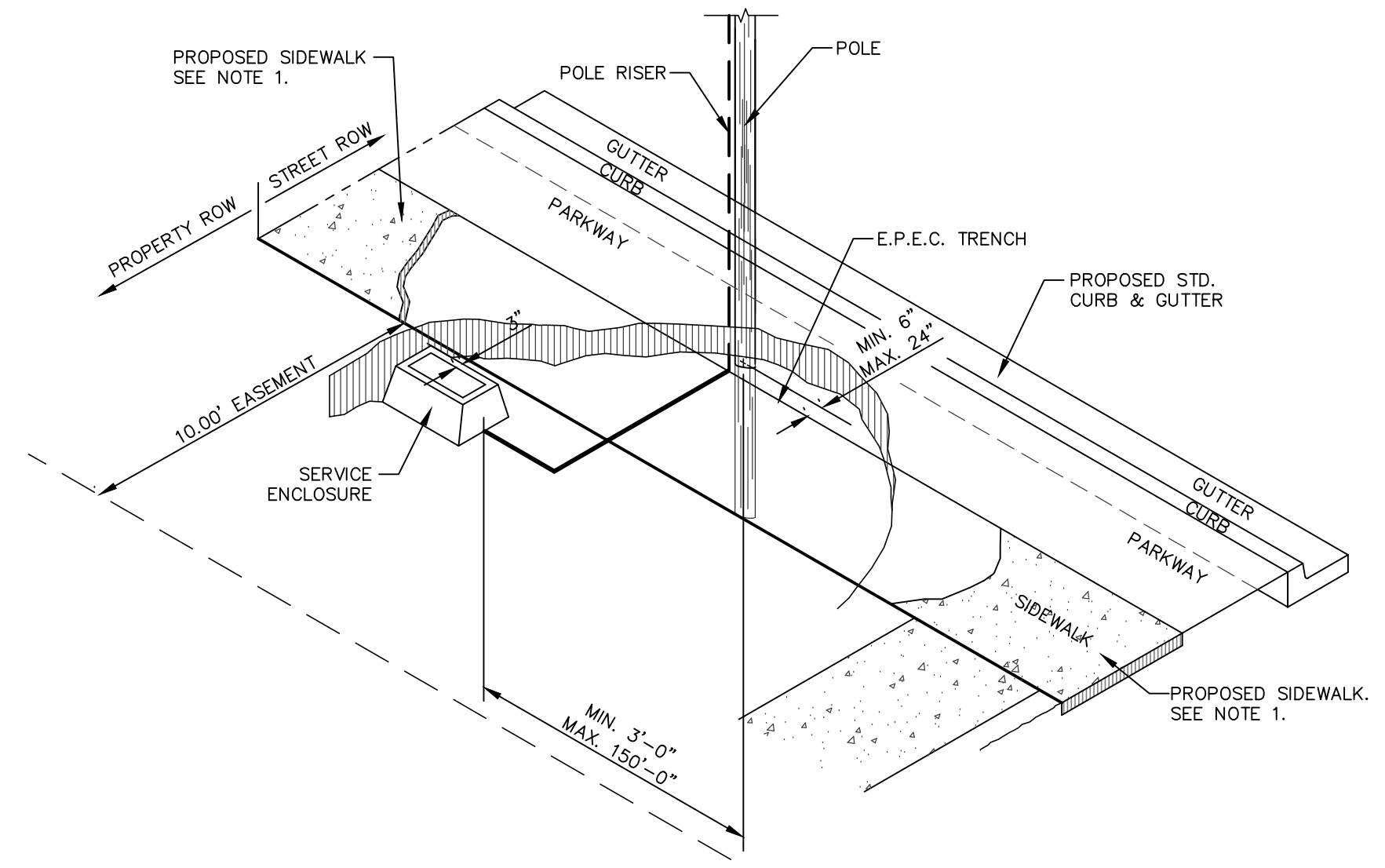
RESIDENTIAL STREET LIGHT WOOD POLE
SCALE: N.T.S.

RESIDENTIAL STREET LIGHT WOOD POLE
SCALE: N.T.S.

NOTES:

- MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- ITEM # 17 SHALL NOT BE SPLICED INSIDE ITEM # 14.
- INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DEVELOPMENT DEPARTMENT.
- ON STREETS WHERE SIDEWALK IS ADJACENT TO CURBS, STREET LIGHT POLE SHALL BE INSTALLED IN THE SIDEWALK NEXT TO PROPERTY LINE. 36 INCHES REQUIRED FROM BACK OF CURB TO COMPLY WITH AMERICAN DISABILITY'S ACT AND LOCAL CODES.

ITEM No.	DESCRIPTION	STOCK No.	QTY.
1	POLE, 35 FT.-CLASS IV GALVANIZED RIGID 1/2" CONDUIT	009-035	1
2	PIPE STRAP FOR 1/2" CONDUIT, 2-HOLE	017-292	3
3	LAG BOLT, 1/4" x 2"	002-330	6
4	WEATHERHEAD, 1/2" CONDUIT	017-293	1
5	PHOTOCCELL, 240V-SEE NOTE 1	021-225	1
6	LAG BOLT, 1/2" x 4"	002-370	2
7	MACHINE BOLT, 5/8" x 8"	002-450	1
8	SQUARE GALV. WASHER, 2-1/4"x2"-1/4"	002-760	1
9	COIL-SPRING WASHER, 5/8"	002-786	1
10	LOCKNUT, 5/8"	002-705	1
11	LUMINAIRE, 65W LED	021-335	1
12	LED LAMP, 65W	021-085	1
13	MAST ARM, 6" x 1-1/4"	021-200	1
14	COPPER CABLE, #12, 19 STRAND, 600 V	013-665	1
15	COPPER CABLE, #12, SOLID, 600 V, GREEN	013-701	1
16	CABLE #10, 2 CONDUCTOR, 600 V, UF	013-600	8
17	SLEEVES, #12-10	005-140	2
18	GROUNDING CLAMP	021-215	1

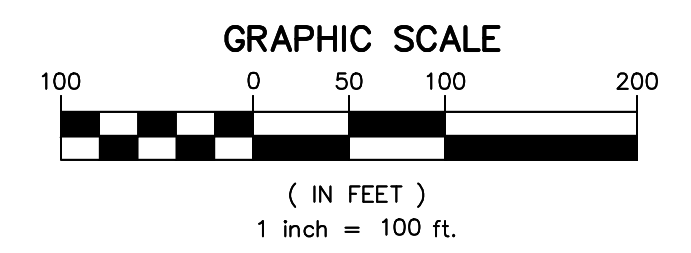


POLE LOCATION DETAIL
SCALE: 1" = 5'-0"



Oscar Villalobos 05/23/2022
BY DATE

ILLUMINATION AND SIGNAGE PLAN AND DETAILS



REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°42'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

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TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
JOSUE L. AZCARRATE
Professional Engineer
No. 18-223
State of Texas

SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

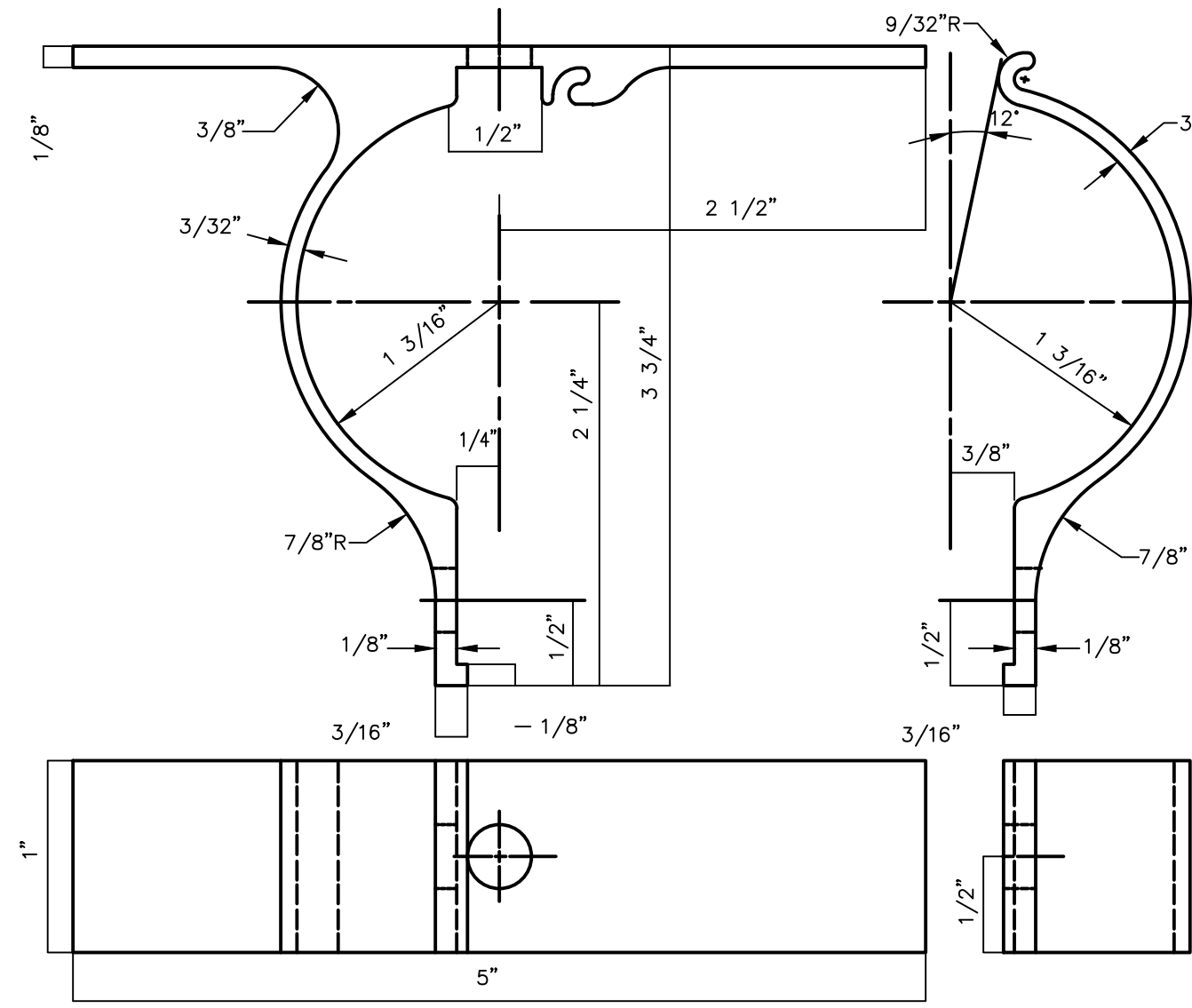
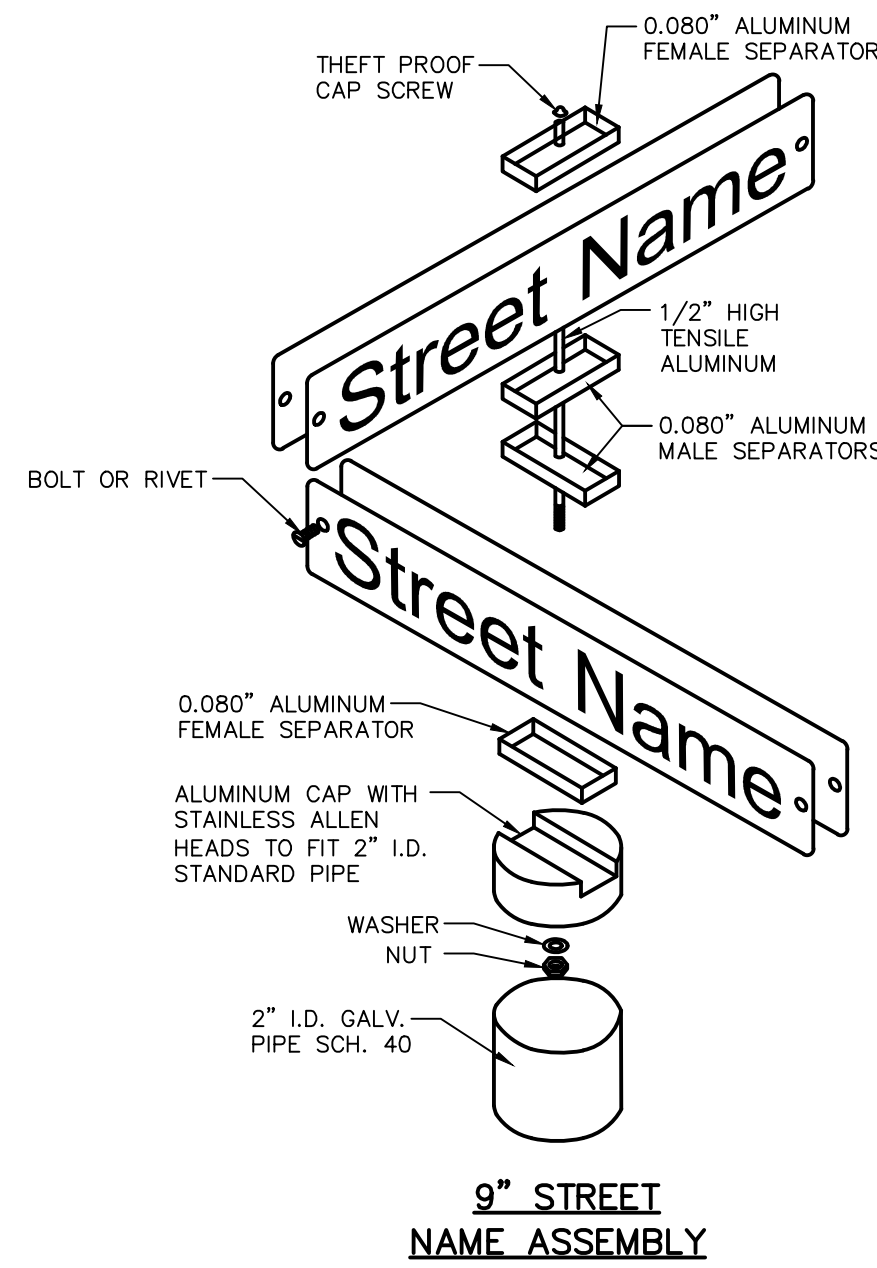
SHEET TITLE
ILLUMINATION AND SIGNAGE PLAN

(SHEET 1 OF 2)
SHEET NO.

C9.1

**CITY OF EL PASO
SPECIFICATIONS FOR REFLECTORIZED
STREET NAME SIGNS**

- COLOR OF SIGNS:** THE FINISHED SIGN MUST HAVE A REFLECTORIZED GREEN BACKGROUND. THE GREEN MUST CONFORM WITH THE BUREAU OF PUBLIC ROADS HIGHWAY GREEN. THE LEGEND MUST BE REFLECTORIZED SILVER WHITE (GREEN REVERSE SCREENED BACKGROUND WITH SILVER COPY).
- LETTER DESIGN:** THE LETTERING OF ALL LEGENDS MUST BE UPPER CASE LETTERS IN ACCORDANCE WITH "STANDARD ALPHABETS FOR HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- LETTER SPACING:** THE CONTROL FOR THE SPACING VALUES IN TRAFFIC LAYOUT IS THE DISTANCE RECOGNIZED AS AESTHETIC SPACING BETWEEN TWO STRAIGHT LETTERS (HN). A SPACING CONTROL OF TWO TIMES THE WIDTH OF THE STROKE OF THE LETTER SERIES TO BE USED MUST BE THE AESTHETIC CONTROL (100%). TWO AND ONE-HALF TIMES (2-1/2) THIS CONTROL MUST BE USED AS THE AESTHETIC WORD SPACE BETWEEN ELEMENTS IN THE PRIMARY LEGEND.
- LAYOUT:** THE MAXIMUM NUMBER OF LETTERS TO BE ACCOMMODATED ON A GIVEN LENGTH STREET NAME FACE MUST BE DETERMINED BY THE WIDEST LETTER SERIES POSSIBLE FOR THAT LEGEND AND THE SPACING CONTROL (100%) FOR THE SERIES USED MUST BE EXPANDED OR CONDENSED UP TO 25% IN 5% INCREMENTS.
- THE SPACING CONTROL (100%) FOR THE SERIES USED MUST BE EXPANDED OR CONDENSED UP TO 25% IN 5% INCREMENTS FOR THE END MARGIN WITH MINIMUM OF 1".**
- THE WORD SPACE MUST BE EXPANDED UP TO 25% IN 5% INCREMENTS BUT NOT CONDENSED.**
- SPACE BETWEEN PRIMARY AND BLOCK NUMBER AREA MUST BE 1/2 THE AESTHETIC WORK SPACE USED IN THE PRIMARY LEGEND.**
- SUFFIX LETTER SIZE FOR ALL LENGTHS MUST BE 2" CAPITALS, "C" SERIES, EXCEPT THAT SERIES "A" OR "B" WHERE SUFFIX ABBREVIATION EXCEEDS TWO LETTERS, MAY BE USED.**
- SIZE OF LEGEND:** FOR 9" STREET NAME SIGNS, THE PRIMARY LEGEND, OR STREET NAME MUST HAVE CAPITAL LETTERS SIX INCHES (6") HIGH AND ALL SECONDARY LEGENDS, INCLUDING THE SUFFIX, BLOCK NUMBERS, MUST HAVE UPPER CASE LETTERS TWO AND ONE-HALF INCHES (2 1/2") HIGH.
- SUFFIX LETTER SIZE FOR ALL LENGTHS MUST BE 2 1/2" CAPITALS, "C" SERIES, EXCEPT THAT SERIES "A" OR "B" WHERE SUFFIX ABBREVIATION EXCEEDS TWO LETTERS, MAY BE USED.**
- POSITION OF LEGEND:** EACH SIGN FACE WILL CONSIST OF THE STREET NAME, SUFFIX, AND TWO ZEROS OF THE BLOCK NUMBER. THE ADDITIONAL NUMBERS OF THE BLOCK NUMBER WILL BE APPLIED BY THE CITY OF EL PASO. THE SUFFIX WILL BE LOCATED IN THE UPPER RIGHT CORNER AND THE BLOCK NUMBER IN THE LOWER RIGHT CORNER OF THE SIGN FACE AND THE STREET NAME CENTERED IN THE REMAINING SPACE.
- SIGN FABRICATION:** THE SIGN FACE MUST BE FABRICATED BY REVERSE SCREENING GREEN TRANSPARENT COLOR OVER SILVER REFLECTIVE SHEETING. TRANSPARENT PROCESS COLORS MUST BE AS RECOMMENDED BY THE SHEETING MANUFACTURER. CUT-OUT OR APPLIED LEGENDS ARE NOT PERMITTED. SIGN FACES MUST BE COMPRISED OF ONE PIECE OR PANEL OF REFLECTIVE SHEETING.
- TYPE OF SHEETING:** ENGINEER GRADE REFLECTIVE SHEETING MUST BE USED IN THE FABRICATION OF THE STREET NAME SIGN FACES.



ALUMINUM SIGN CLAMP BRACKET FOR TRAFFIC CONTROL SIGNS
N.T.S.

- NOTES:**
- ALL HOLES 3/8" PUNCH
 - FILLETS & ROUNDS 1/16" R
 - FURNISH THE FOLLOWING HARDWARE FOR EACH BRACKET:
 - 1 - 5/16" x 3/4" BOLTS
 - 1 - 5/16" x 1 1/4" BOLT
 - 2 - 5/16" NUTS & LOCK WASHERS
 - 2 - FLAT WASHERS
 - THE BRACKET IS TO BE MADE FROM HIGH STRENGTH ALUMINUM ALLOY. THE BRACKET IS TO EMPLOY AN EXTRUDED INTERLOCKING FEATURE OFFERING A RIGID MEANS OF ATTACHING A FLAT SIGN TO A STANDARD 2" (2/8" O.D.) TUBULAR POST.

D.H.T. BLANK STANDARDS
N.T.S.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
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FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.
ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

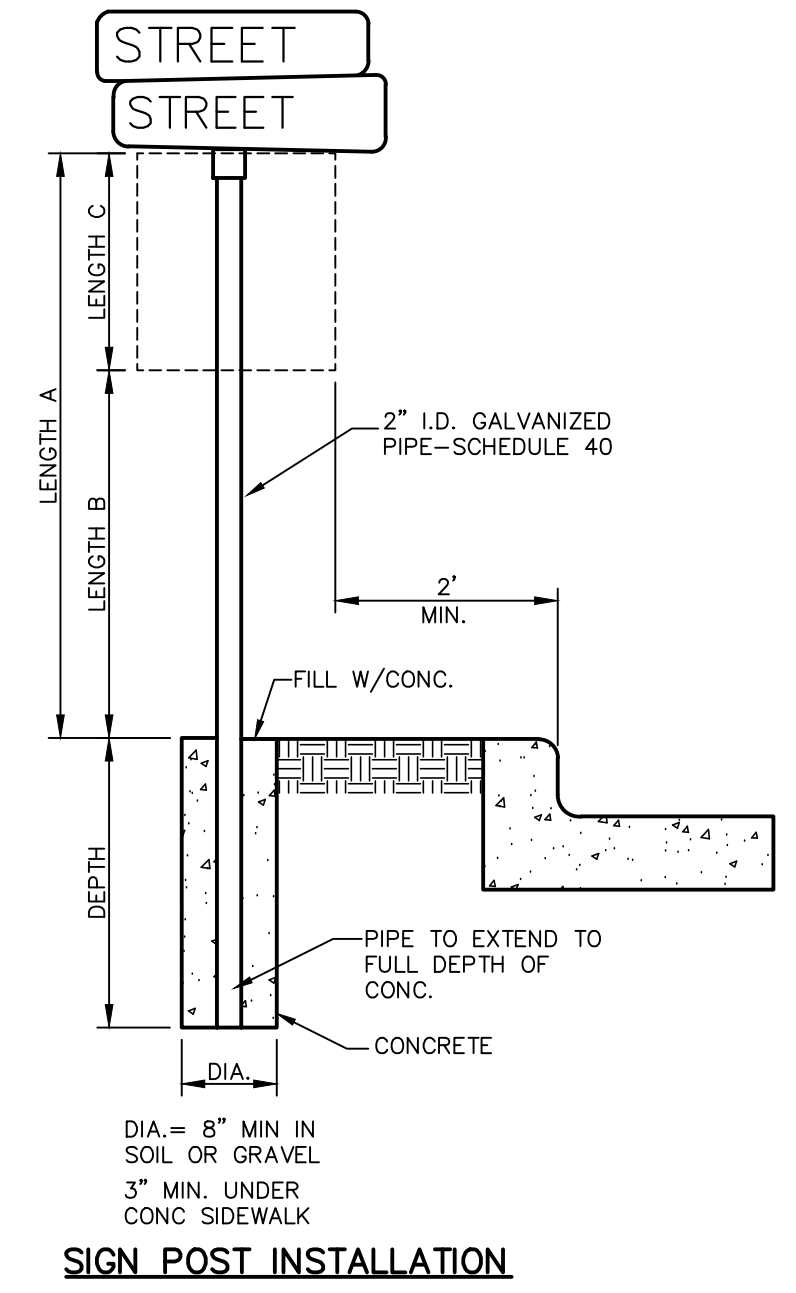
DATE	REVISIONS	BY

3/8" HOLE DIA.

A	B	C
24	3	18
30	3	24
36	3	30

3/8" HOLE DIA.

A	B	C	D
36	3	21	2
42	3	24	2 1/2
48	3	35	3



LENGTH A	LENGTH B	LENGTH C	DEPTH
10 FT	7 FT	LARGER THAN 24"	2 FT
9 FT	7 FT	SMALLER THAN 24"	1 1/2 FT

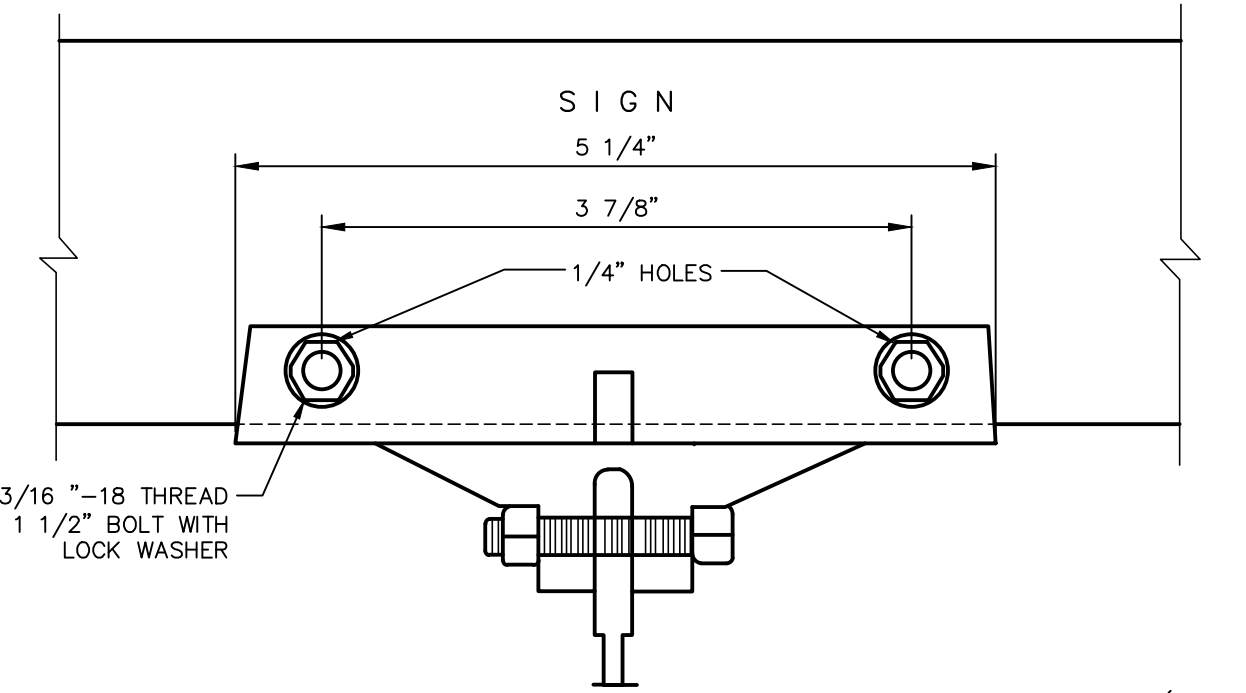


Oscar Villalobos
BY
DATE 05/23/2022
1 TIME THE WIDTH OF THE LETTER "H"

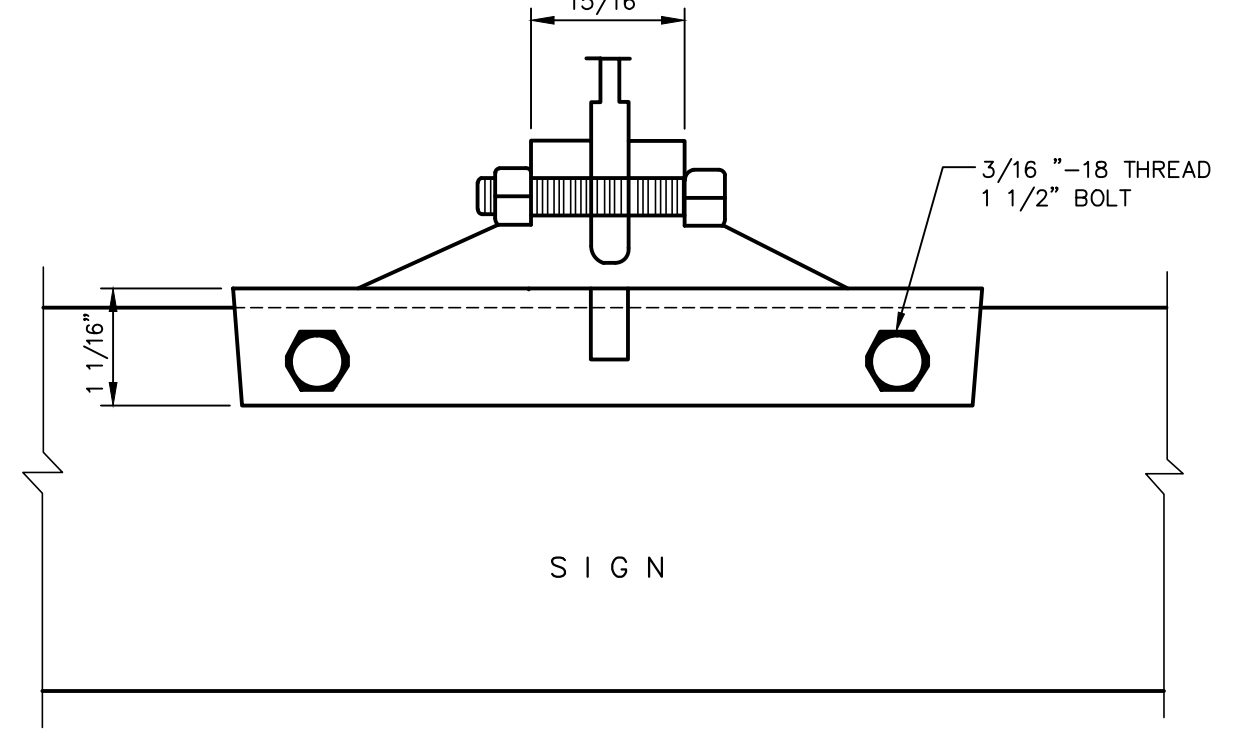


SIGN CLASS	SIGN HEIGHT	SIGN LENGTH	PRIMARY LETTERS SIZE & SERIES	LOWERCASE LETTERS SIZE & SERIES	SUFFIX & BLOCK NUMBER SIZE & SERIES
STREETS	9"	24", 30", 36"	6" C.D. SERIES	4.5" C.D. SERIES	3" C SERIES
ARTERIAL	12"	30", 36", 42"	8" C.D. SERIES	6" C.D. SERIES	4" C SERIES

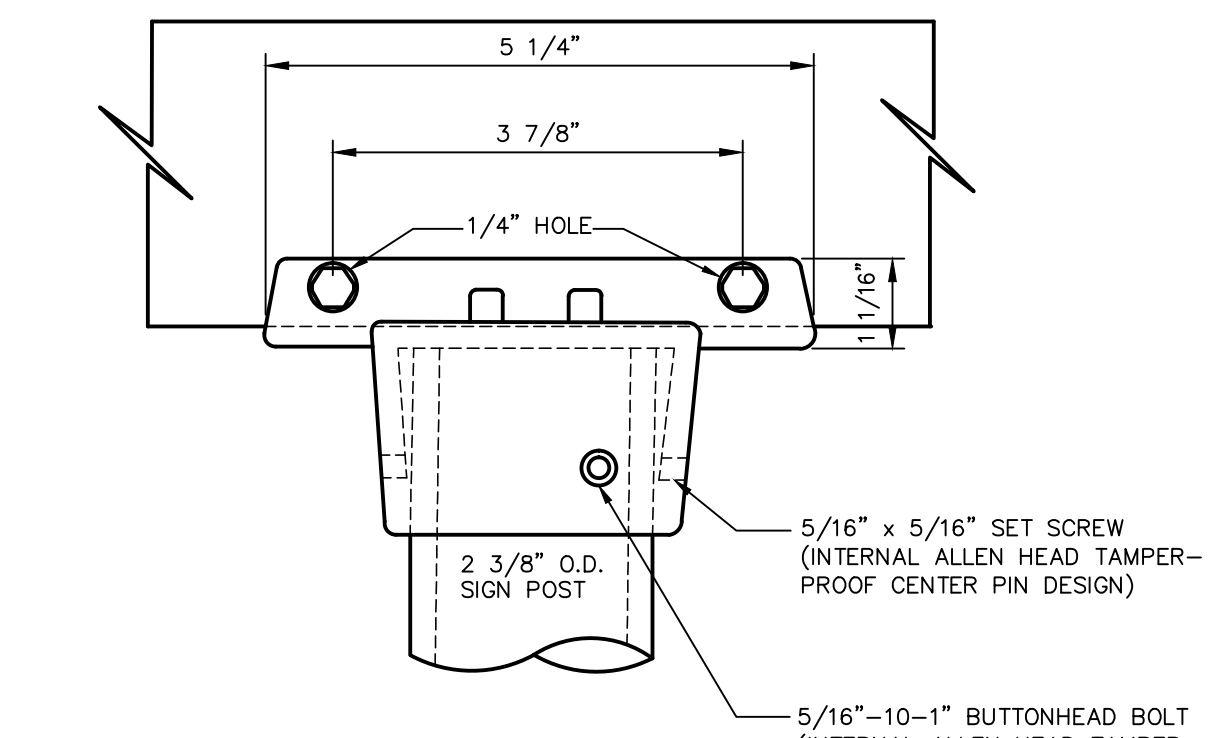
LAYOUT FOR STREET NAME SIGNS



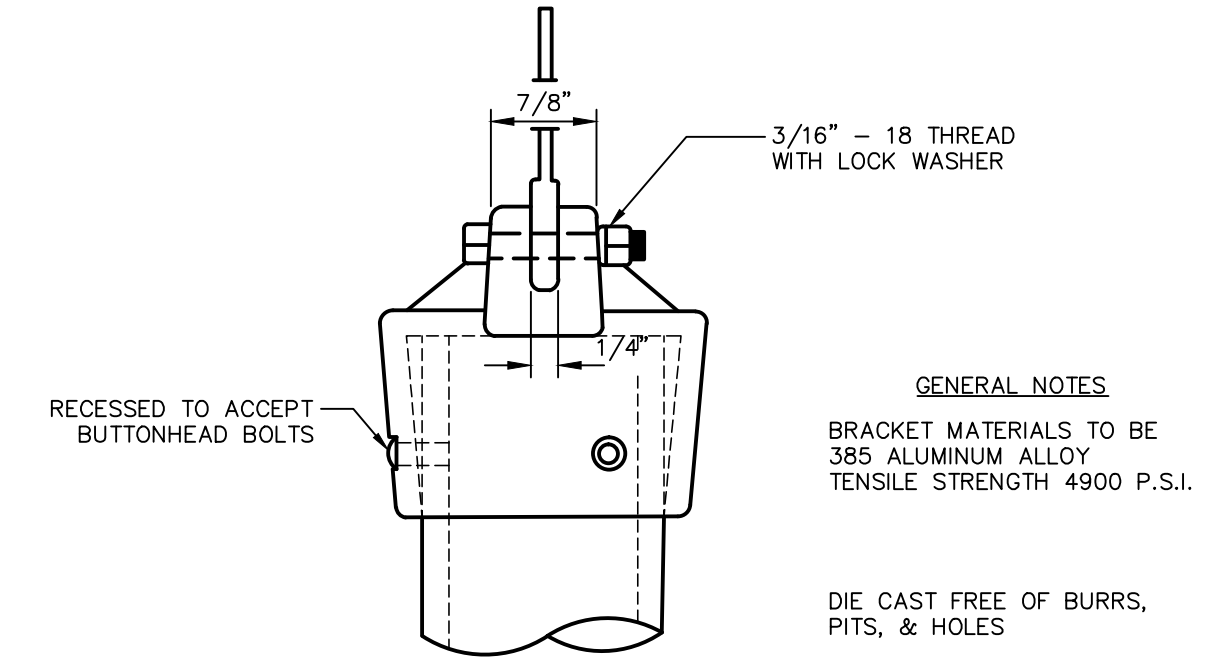
90° SIGN TO SIGN BRACK (FOR EXTRUDED BLADES)



9" STREET NAME SIGN ASSEMBLY



POST CAP BRACKET (FOR EXTRUDED BLADES)

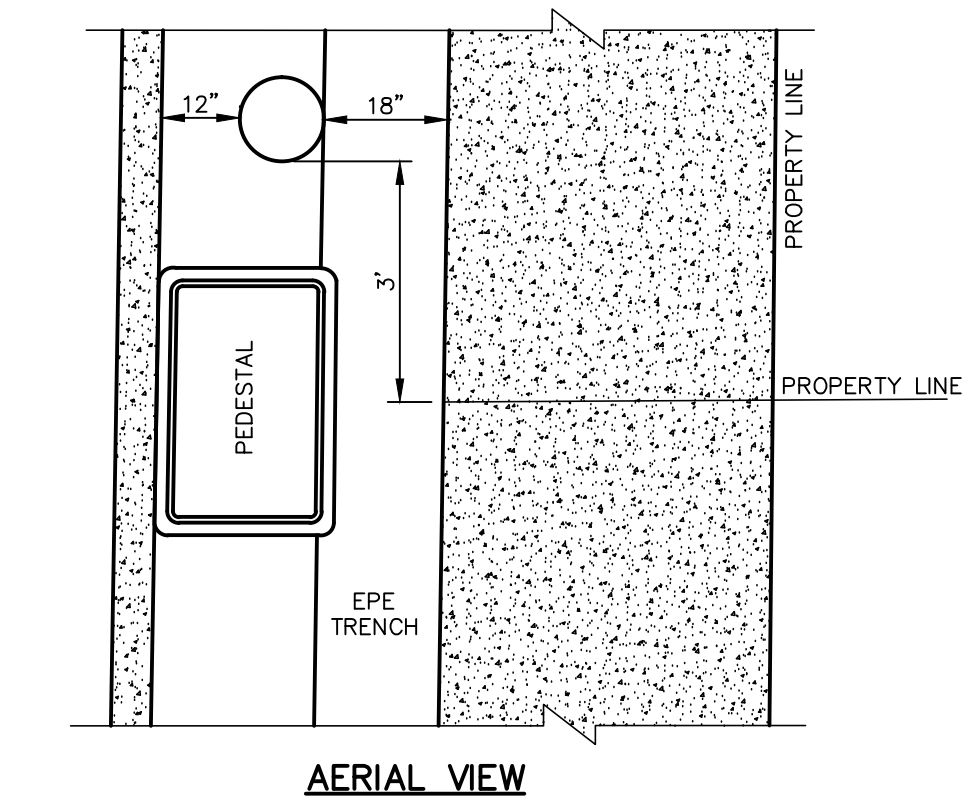


9" STREET NAME SIGN ASSEMBLY

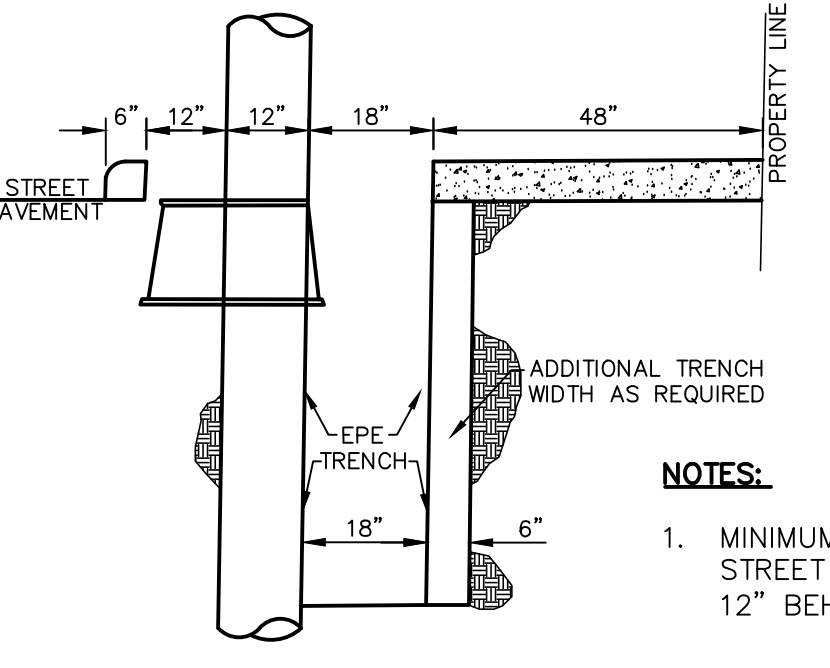
GENERAL NOTES

BRACKET MATERIALS TO BE 385 ALUMINUM ALLOY TENSILE STRENGTH 4900 P.S.I.

DIE CAST FREE OF BURRS, PITS, & HOLES



AERIAL VIEW



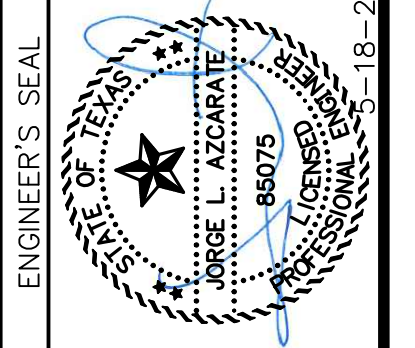
FRONT VIEW

- NOTES:**
- MINIMUM LOCAL RESIDENTIAL STREET LIGHT POLE DISTANCE IS 12" BEHIND BACK OF CURB.

TYPICAL EL PASO ELECTRIC TRENCH LOCATION ON LOCAL RESIDENTIAL STREET
EL PASO ELECTRIC CO. DISTRIBUTION STANDARD

813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

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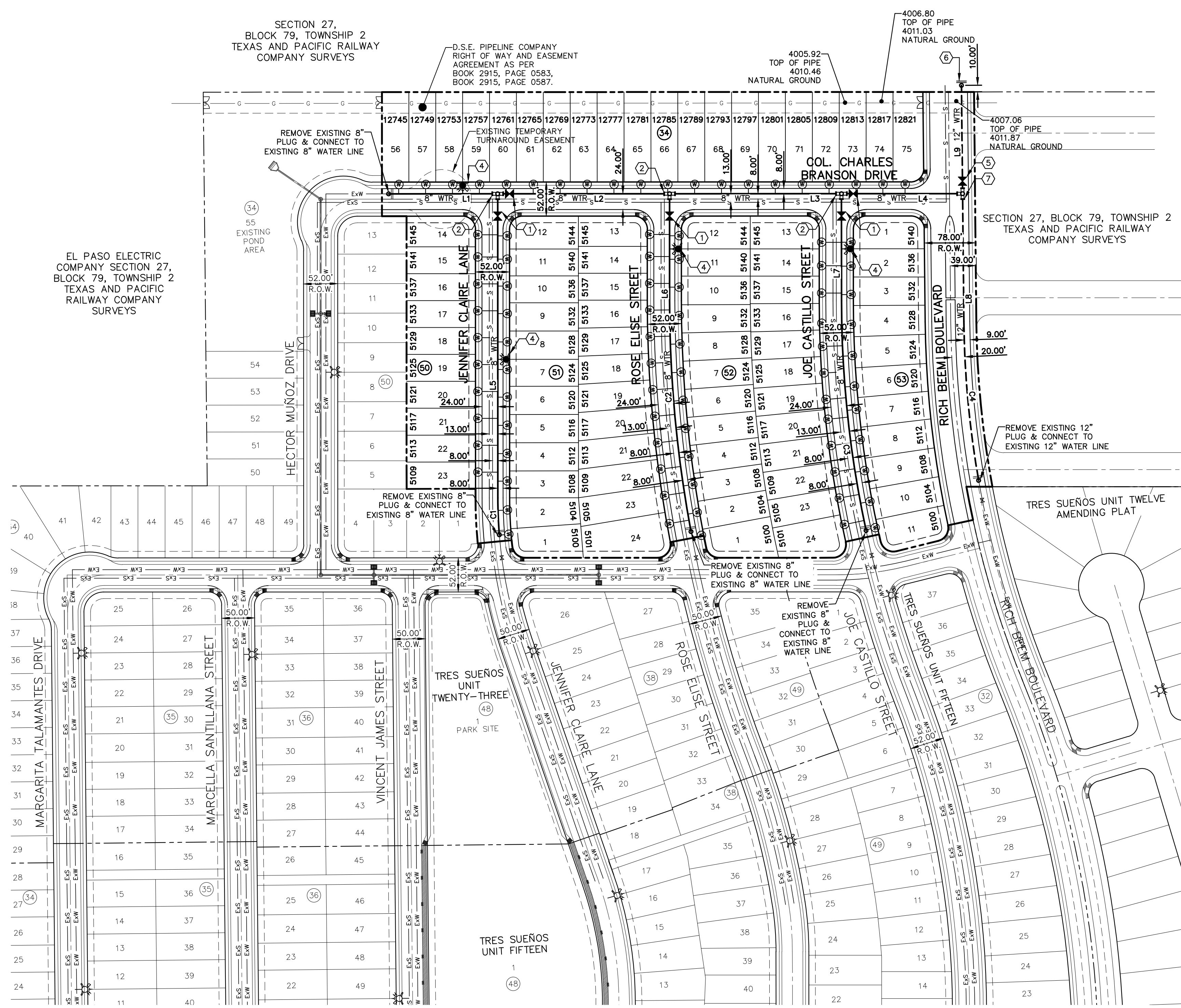
SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
ILLUMINATION AND SIGNAGE PLAN

(SHEET 2 OF 2)
SHEET NO.

C9.2



LINE	BEARING	LENGTH
L1	S86°57'39"E	166.38'
L2	S86°57'39"E	262.01'
L3	S86°57'39"E	262.05'
L4	S86°57'39"E	184.59'
L5	N03°02'21"E	463.36'
L6	S03°02'25"W	163.00'
L7	N03°02'21"E	163.23'
L8	S02°28'21"W	194.67'
L9	S02°28'21"W	165.07'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	692.00'	56.36'	28.20'	56.34'	S00°42'21"W	004°39'59"
C2	1922.00'	353.81'	177.40'	353.31'	S02°14'00"E	010°32'50"
C3	1660.00'	352.76'	177.05'	352.10'	S03°02'55"E	012°10'33"
C4	1480.00'	243.49'	122.02'	243.21'	S02°14'27"E	009°25'35"

INDEX

SHEET NO.	DESCRIPTION
C12.1	TRES SUEÑOS UNIT TWENTY FOUR WATER MAIN PIPE LAYOUT
C12.2	WATER DETAILS
C12.3	WATER DETAILS
C12.4	WATER DETAILS
C12.5	WATER DETAILS

NOTES:

- ALL LOTS SHALL BE PROVIDED WITH ONE SERVICE CONNECTION TO BE INSTALLED AT THE LOCATION AS SHOWN ON THE SERVICE LOCATION DETAIL.
- ALL WATER LINES SHALL BE PVC C-900, PRESSURE CLASS 235.
- REFERENCE WATER DETAILS FOR TYPICAL VALVE AND WATER LOCATIONS AT STREET INTERSECTIONS.

LEGEND

SYMBOL	DESCRIPTION
8" WTR.	PROPOSED 8" C-900, P.V.C. PIPE
12" WTR.	PROPOSED 12" C-900 P.V.C. PIPE, UNLESS OTHERWISE SPECIFIED
---	SUBDIVISION BOUNDARY LINE
---	PROPERTY LINE
---	STREET CENTER LINE
8" SWR	PROPOSED SEWER LINE (PLAN VIEW)
---	PROPOSED STORM SEWER
+	PROPOSED WATER CROSS CONNECTION
+	PROPOSED WATER TEE CONNECTION
+	PROPOSED WATER BEND CONNECTION
+	PROPOSED SERVICE CONNECTION (PLAN VIEW)
+	PROPOSED FIRE HYDRANT, KENNEDY OR MUELLER MODEL
+	PROPOSED 8" PLUG
+	PROPOSED GATE VALVE
+	POINT OF TANGENCY
+	REDUCER
+	EXISTING GATE VALVE
+	EXISTING FIRE HYDRANT
+	EXISTING PLUG
ExS	EXISTING SEWER LINE
ExW	EXISTING WATER LINE



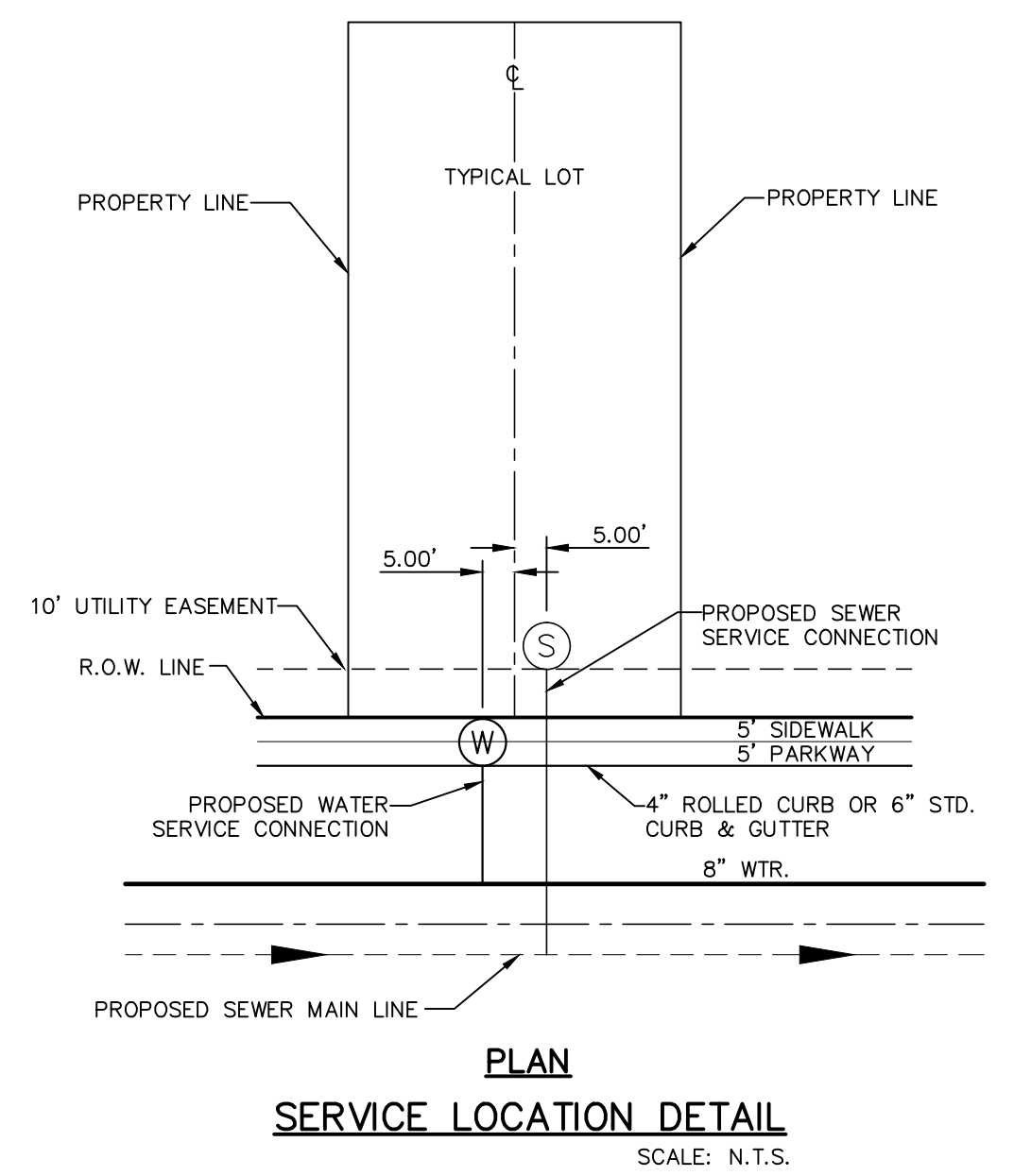
Oscar Villalobos 05/23/2022
BY DATE

DESCRIPTION	QUANTITY	UNIT
8" PVC WATER LINE	2388	LF
8" DIP WATER LINE	40	LF
8" GATE VALVE	5	EA
FIRE HYDRANT	4	EA
12" PVC WATER LINE	604	LF
12" GATE VALVE	1	EA
24" STEEL CASING	32	LF

KEY	DESCRIPTION
1	8" GATE VALVE
2	8" TEE
3	8" PLUG
4	FIRE HYDRANT
5	12" GATE VALVE
6	12" PLUG
7	12" X 8" TEE

CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

WATER INDEX MAP
SCALE: 1" = 100'



- GENERAL NOTES**
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, THE PROPOSED WATER MAINS SHALL BE INSTALLED NO LESS THAN TEN (10') FEET AWAY FROM EXISTING SEWER LINE. SEPARATIONS DISTANCES SHALL FOLLOW TCEQ STANDARD REQUIREMENTS (§290.44).
 - THE INTENT OF THE OWNER IS TO HAVE THE WATER MAINS INSTALLED TO SUCH A DEPTH THAT THEY WILL HAVE AT LEAST SIXTY (60") INCHES FROM INVERT OF PIPELINE TO PROPOSED ELEVATIONS AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, ELEVATIONS AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, SAGS OR HUMPS OR OTHER IRREGULARITIES IN VERTICAL ALIGNMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INSTALLING THE WATER PIPELINE SO THAT AN ACCEPTABLE PROFILE CAN BE ESTABLISHED PRIOR TO INSTALLATION OF THE PIPELINE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN IN THE PLANS, AND COORDINATE WORK WITH ALL UTILITY COMPANIES, EL PASO WATER UTILITIES AND CITY OF EL PASO.
 - TRENCH SAFETY REQUIREMENTS SHALL BE AS REQUIRED BY OSHA.
 - AS-BUILT STATIONING, OFFSET FROM R.O.W. AND INVERT ELEVATIONS SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR ON A CLEAN SET OF PLANS FOR EACH VALVE, FIRE HYDRANT, ELBOW, SERVICE CONNECTION AND/OR STUB-OUT, WITH RESPECT TO THE APPROPRIATE PROJECT CONTROL POINT.
 - THE EL PASO WATER UTILITIES AND CITY OF EL PASO MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY WORK IN AREAS WITHIN THEIR JURISDICTION.
 - EXISTING STREETS, DRIVEWAYS, PARKING LOTS, MAILBOXES, SIGNS, CHAIN-LINK FENCES, AND ALL OTHER MISCELLANEOUS STRUCTURES DAMAGE OR REMOVED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER THAN ORIGINAL CONDITION AT NO COST TO OWNER.
 - TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO INITIATING WORK.
 - ALL TIE-INS SHALL BE CLOSELY COORDINATED WITH THE EL PASO WATER UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ACTUAL CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE THE REQUIRED COUPLINGS, ELBOWS AND NECESSARY PIPING APPURTENANCES FOR A COMPLETE AND OPERATIONAL WATER SYSTEM.
 - ALL NEW VALVES SHALL BE ALIGNED PERPENDICULAR TO PROPERTY LINES.
 - CONSTRUCTION OF THE PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFORM EPWU-PSB SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.
 - FIRE HYDRANTS SHALL BE INSTALLED IN THE PARKWAY AREA.
 - THE WATER METERS FOR THE PROPOSED WATER SERVICE CONNECTIONS SHALL BE INSTALLED ON THE PARKWAYS. SYMBOLS ARE ONLY SHOWN FOR DEPICTION PURPOSES ONLY.

GENERAL UTILITIES:
TEXAS EXCAVATION SAFETY SERVICE
11884 GREENVILLE AVENUE
DALLAS, TX. 75243
(800) 344-8377

ENGINEER:
CEA GROUP
813 N. KANSAS ST., STE. 300
EL PASO, TX. 79902
(915) 544-5232
MR. JORGE L. AZCARATE, P.E.

FIBER OPTICS:
U.S. SPRINT
151 N. BOONE ST.
EL PASO, TX. 79905
(915) 534-7910

FIBER OPTICS:
MCI TELECOMMUNICATIONS CORPS.
4045 DONIPHAN PARK CIRCLE
EL PASO, TX. 79922
(915) 542-2770 EXT. 201

WATER & SEWER:
EL PASO WATER UTILITIES
1154 HAWKINS BOULEVARD
EL PASO, TX. 79961
(915) 594-5530

ELECTRIC:
EL PASO ELECTRIC CO.
501 W. SAN ANTONIO ST.
EL PASO, TX. 79902
(915) 543-2076

EL PASO STREETS
EL PASO STREETS DEPARTMENT
7965 SAN PAULO DR.
EL PASO, TX. 79907
(915) 621-6750

CABLE TELEVISION:
TIME WARNER COMMUNICATIONS
7010 AIRPORT ROAD
EL PASO, TX. 79906
(915) 772-1123

TELEPHONE:
SBC
11200 PELLICANO
EL PASO, TX. 79935
(915) 595-5151

FIBER OPTICS:
AT&T
P.O. BOX 1650
EL PASO, TX. 79949
(1800) 852-3786

RESIDENTIAL GAS LINES:
TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TX. 79930
(915) 680-7218

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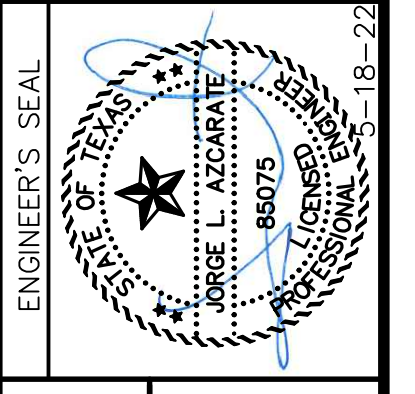
REFERENCES - BENCHMARKS

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TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE: 1" = 100'

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

DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE

TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

SHEET TITLE

WATER INDEX

SHEET NO.

C10.1



Oscar Villalobos
05/23/2022

BY _____ DATE _____

GENERAL NOTES:

- REFERENCE CENTERLINE SHALL BE CENTERLINE OF RIGHT OF WAY.
- WATER LINES SHALL BE LOCATED ON NORTH OR EAST SIDES OF DEDICATED STREETS OR ALLEYS.
- SEWER LINES SHALL BE LOCATED ON SOUTH OR WEST SIDES OF DEDICATED STREETS OR ALLEYS.
- RECLAIMED LINES SHALL BE LOCATED ON SOUTH OR WEST SIDES OF DEDICATED STREETS OR ALLEYS.

CONSTRUCTION KEY NOTES:

A. DISTANCES FROM CENTERLINE VARY AND SHALL BE ACCORDING TO THE FOLLOWING:

PIPELINE LOCATION WITHIN NEW RIGHT-OF-WAY				
RIGHT-OF-WAY WIDTH*	WATER	SEWER	RECLAIMED	OFFSET FROM CENTERLINE**
36 FT.	9 FT.	1 FT.	6 FT.	
44 FT.	8 FT.	3 FT.	8 FT.	
52 FT.	8 FT.	5 FT.	10 FT.	
64 FT.	10 FT.	5 FT.	10 FT.	
72 FT.	10 FT.	5 FT.	10 FT.	
76 FT.	10 FT.	5 FT.	10 FT.	
84 FT.	20 FT.	5 FT.	10 FT.	
110 FT.	25 FT.	15 FT.	20 FT.	

*RIGHT OF WAY WIDTH SUBJECT TO CHANGE. VERIFY WITH CITY SUBDIVISION ORDINANCE.
**DISTANCES MAY BE MODIFIED AS NEEDED TO MEET TCEQ SEPARATION REQUIREMENTS. REFER TO DETAILS 160 THRU 163 FOR ADDITIONAL INFORMATION.

el paso WATER
DETAIL No. 140

1 LOCATION FOR UTILITY LINES
SCALE: NTS

GENERAL NOTES:

- BEDDING FOR PRESSURE AND GRAVITY PIPE IN DRY CONDITIONS.
- PROVIDE TRENCH SAFETY SYSTEM FOR TRENCH DEPTHS GREATER THAN 5 FEET.
- IF THE NATIVE MATERIAL EXCAVATED FROM THE TRENCH IS UNSUITABLE AS BACKFILL MATERIAL, OR THE REQUIRED COMPACTION IS UNATTAINABLE, THE CONTRACTOR SHALL, AT HIS EXPENSE, IMPORT SELECT MATERIAL TO BE MIXED WITH OR USED IN PLACE OF THE NATIVE MATERIAL. SELECT MATERIAL MUST BE APPROVED BY EPWJ. SUBSTITUTE SOIL CEMENT SLURRY (1-SACK) IF REQUIRED IN SPECS.

CONSTRUCTION KEY NOTES:

- APPROVED MARKING TAPE.
- UNDISTURBED STABLE MATERIAL.
- NATIVE MATERIAL BACKFILL.
- PAVED CONDITION: COMPACT TO 90% DENSITY PER ASTM D-1557 MODIFIED PROCTOR.
- UNPAVED CONDITION: COMPACT TO 85% DENSITY PER ASTM D-1557 MODIFIED PROCTOR. (*SEE NOTE #3 IF THESE PREVIOUS CONDITIONS CANNOT BE MET.)
- SLOPE TRENCH IN SANDY SOIL CONDITIONS. USE CLASS II OR CLASS III SAND PER ASTM D-2487. NATIVE MATERIAL OR IMPORTED SELECT MATERIAL MEETING OR EXCEEDING THIS REQUIREMENT MAY BE USED. COMPACT TO 85% DENSITY PER ASTM D-1557 MODIFIED PROCTOR (OR 90% D-698 STANDARD PROCTOR).
- APPROVED PIPE.
- TRENCH DIMENSIONS AS FOLLOWS:

PIPE DIAMETER	"H"
6" - 30"	4"
GREATER THAN 30"	6"

PIPE DIAMETER	"W"
6" - 30"	8"
GREATER THAN 30"	12"

el paso WATER
DETAIL No. 171

2 BEDDING CLASS DETAILS FOR P.V.C. PRESSURE PIPE
SCALE: NTS

GENERAL NOTES:

- ALL ASPHALT CUTS MUST BE SAW CUT.
- SOIL CEMENT SLURRY SHALL BE ALLOWED TO CURE BEFORE PAVING OR OPENING TO ALL TRAFFIC.

CONSTRUCTION KEY NOTES:

- REFER TO SPECS FOR LIMIT OF PAVING WIDTH.
- DIMENSION VARIES. WHERE OUTER FACE, ETC. IS WITHIN 3' OF SAW CUT EDGE, CONTRACTOR SHALL REMOVE & REPLACE EXISTING HMA/C IN THIS AREA.
- 2" ASPHALT MIN.
- 12" THICK SOIL CEMENT BACKFILL (2 SACK PER C.Y. OF SOIL).
- EXISTING HMA/C-THICKNESS MAY VARY.
- EXISTING BASE COURSE-THICKNESS MAY VARY.
- EXISTING OUTER FACE, EDGE OF PAVEMENT OR BEGINNING OF SHOULDER.
- BACKFILL DEPTH VARIES. REFER TO REQUIREMENTS LISTED IN EMBEDMENT DETAILS (DETAIL 171 THRU DETAIL 173).
- PIPE BEDDING AS SPECIFIED, REFER TO APPROPRIATE EMBEDMENT DETAIL (DETAIL 171 THRU DETAIL 173).
- APPROVED PIPE.

el paso WATER
DETAIL No. 179

3 PAVEMENT REPLACEMENT
SCALE: NTS

GENERAL NOTES:

- REFER TO UTILITY DETAIL FOR PAVEMENT REPLACEMENT AND BACKFILL REQUIREMENTS.
- TRENCH SAFETY SYSTEMS SHALL BE USED WHEN TRENCH DEPTH EXCEEDS 5 FEET.

CONSTRUCTION KEY NOTES:

A. COVER FOR WATER MAINS SHALL DEPEND ON THE PIPE SIZE AND THE FOLLOWING INSTALLATION CONDITIONS.

CONDITION A - NORMAL LINE INSTALLATION, STREET AND DRAINAGE PROJECTS, WATERLINE RELOCATION

CONDITION B - NEW SUBDIVISIONS, NON-PAVED AREA AND SHALL BE AS FOLLOWS.

PIPE SIZE	CONDITION	DIMENSION
6", 8"	A	D1 = 4"
6", 8"	B	D1 = 4"
12" & LARGER	A OR B	D1 = 5"

el paso WATER
DETAIL No. 250

4 COVER FOR WATER MAINS
SCALE: NTS

GENERAL NOTES:

- VALVE TYPE AND VALVE ENDS SHALL BE AS SHOWN ON THE PLANS.
- ALL BURIED VALVES 8" AND DEEPER SHALL BE PROVIDED WITH SOLID STEEL EXTENSION STEM OPERATOR WITH 2" SQUARE ANWA NUT WITHIN 36" OF VALVE BOX COVER. NUT IS TO INDICATE DIRECTION OF ROTATION TO OPEN VALVE.
- 8" DIA. MINIMUM VITRIFIED CLAY OR SDR 35 P.V.C. PIPE, PIPE SHALL NOT REST ON VALVE BODY.
- 4" THICK STEEL TRASH RING VALVE BOX INSIDE DIAMETER MINUS 1/4".
- MINIMUM 2 1/2" CONCRETE OR BRICK ALL AROUND.
- CLEAN BONNET BOX OF ALL DEBRIS AND SOIL.
- COAT BURIED PIPE AND BONNET BOX PER SPECIFICATIONS. VALVE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH SPECIFICATIONS.

CONSTRUCTION KEY NOTES:

- BONNET BOX (SEE DETAIL 268).
- BONNET BOX COVER (SEE DETAILS 269-1 & 269-2).
- FINAL EXTENSION TO BONNET BOX SHALL BE WITH BELL AND SPIGOT ENDS (CLAY OR SDR 35 P.V.C. SPOOL).
- CONCRETE VALVE ANCHOR (SEE DETAIL 271).
- CONCRETE COLLAR (SEE DET 184-1) FLUSH WITH TOP OF H.M.A.C.
- BONNET BOX FLUSH WITH TOP OF CONCRETE, CONCRETE COLLAR NOT NEEDED.
- CONCRETE APRON (SEE DETAIL 184-2) FLUSH WITH BONNET BOX AND 2" ABOVE NATURAL GROUND.

el paso WATER
DETAIL No. 260

5 GATE VALVE INSTALLATION
SCALE: NTS

GENERAL NOTES:

- TABLE IS BASED ON 2000#/SQ. FT. SOIL. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
- AREAS FOR PIPE LARGER THAN 18" SHALL BE CALCULATED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI.
- THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
- SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY ENGINEER.
- KEEP CONCRETE CLEAR OF M.J. OR BELL AND SPIGOT JOINTS.
- BLOCK IN A SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED.
- WHEN NECESSARY ADDITIONAL THRUST RESTRAINT METHODS MAY BE USED, SUCH AS MECHANICAL JOINT RESTRAINTS, TIE-RODS (INSTALLED PER MANUFACTURERS' RECOMMENDATIONS) OR OTHER APPROVED METHODS.

CONSTRUCTION KEY NOTES:

- LENGTH "Y" & "W" AS REQUIRED TO OBTAIN BEARING AREA AGAINST UNDISTURBED SOIL.
- ADDITIONAL EXCAVATION IF NECESSARY TO OBTAIN REQUIRED BEARING AREA.
- MINIMUM THRUST BLOCK AREA REQUIREMENTS FOR (Y & W) AS FOLLOWS:

PIPE SIZE	WATER PIPE	
	TEE, DEAD END 90° BEND	45° AND 22 1/2° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET

el paso WATER
DETAIL No. 270

6 CONCRETE THRUST BLOCKING
SCALE: NTS

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: +614.90 (NAND 88) (4005-40 CITY DATUM)

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Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

el paso
GROUP
TEXAS REGISTERED ENGINEERING FIRM F-4564

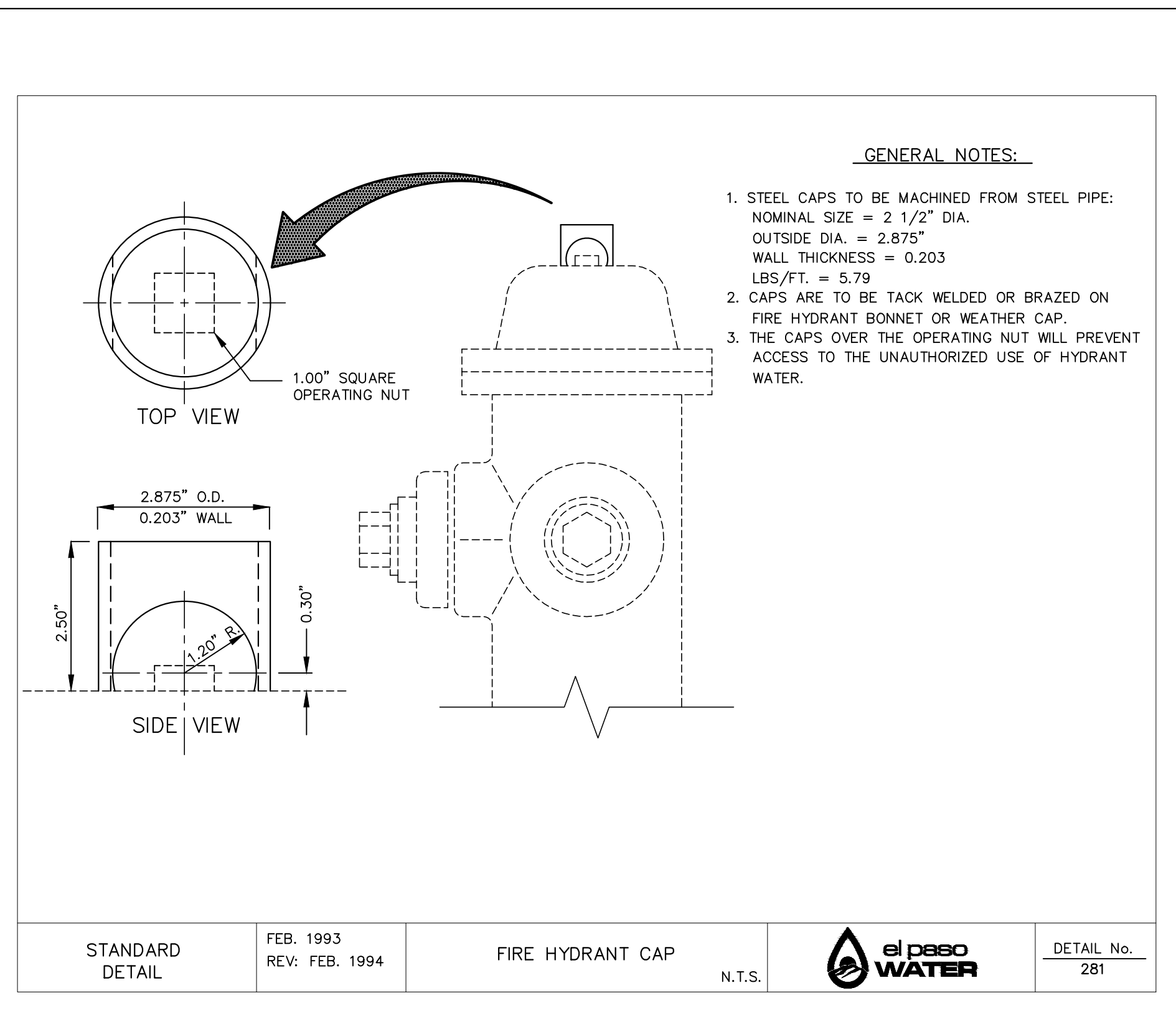
ENGINEER'S SEAL
JOSGE L. AZCARRATE
18075

SCALE: AS SHOWN
Horizontal: N/A
Vertical: N/A
Interstad: N/A
Contour: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB NO.: 2025-024

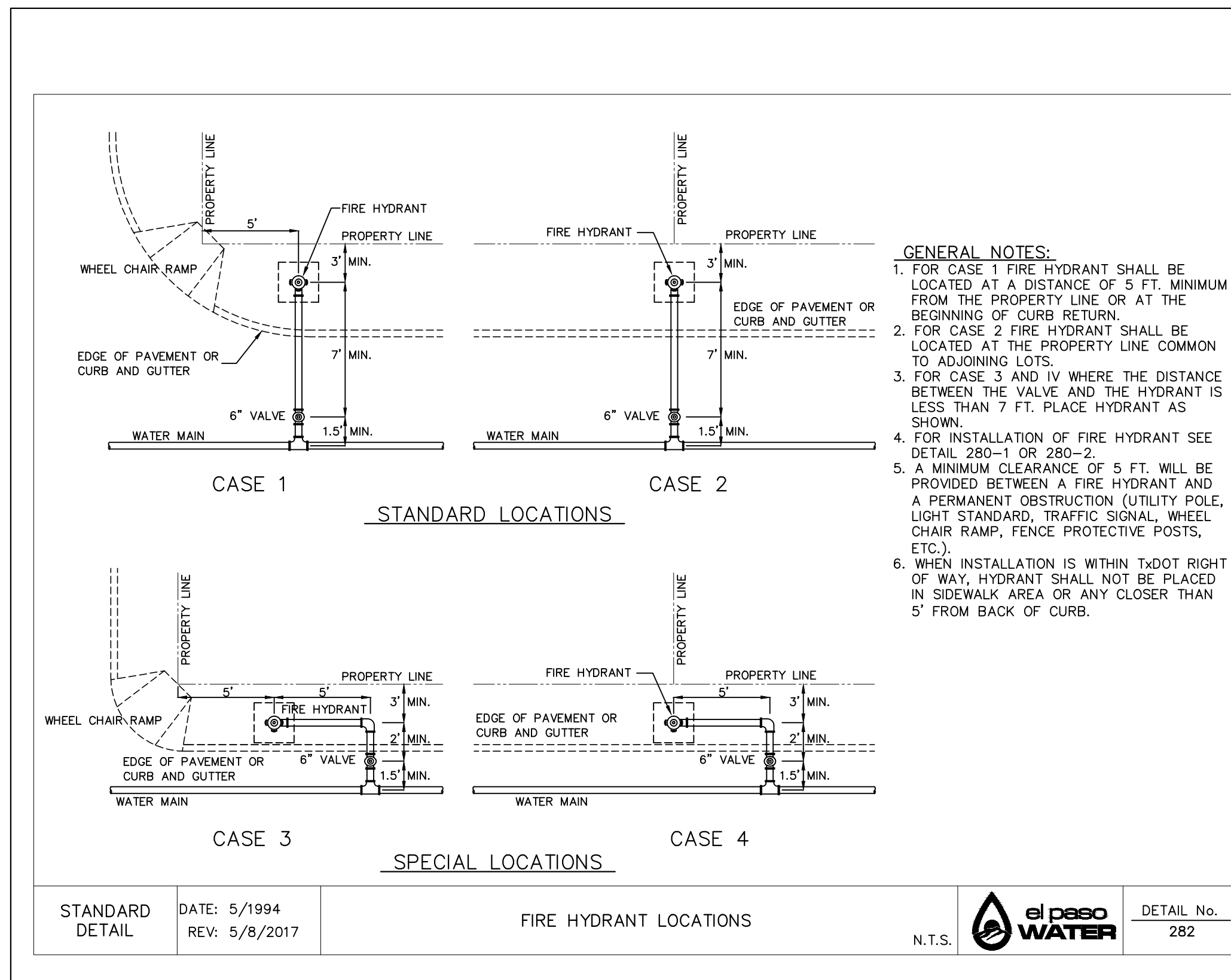
PROJECT TITLE
TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS

SHEET TITLE
WATER DETAILS
(SHEET 1 OF 4)
SHEET NO.

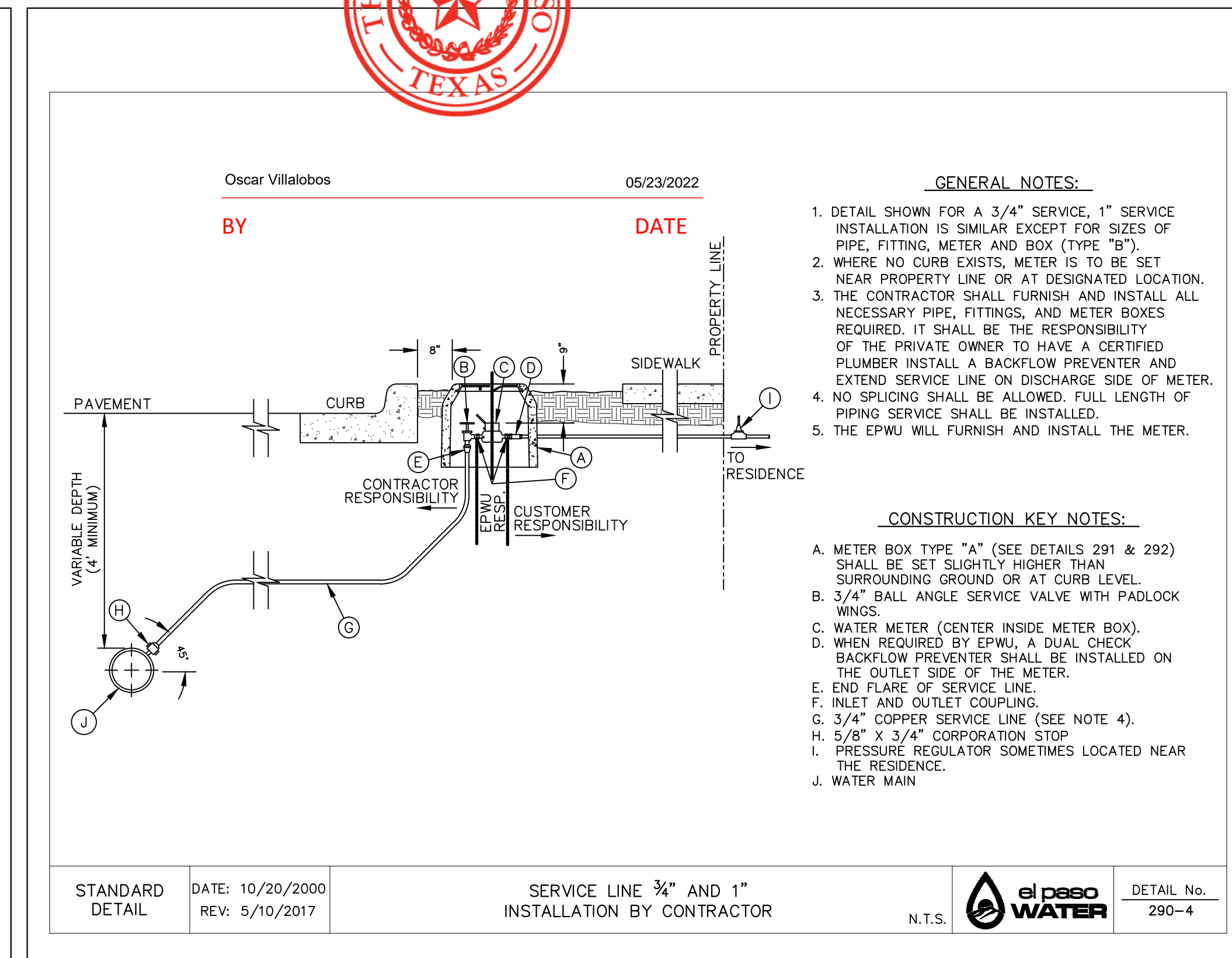
C10.2



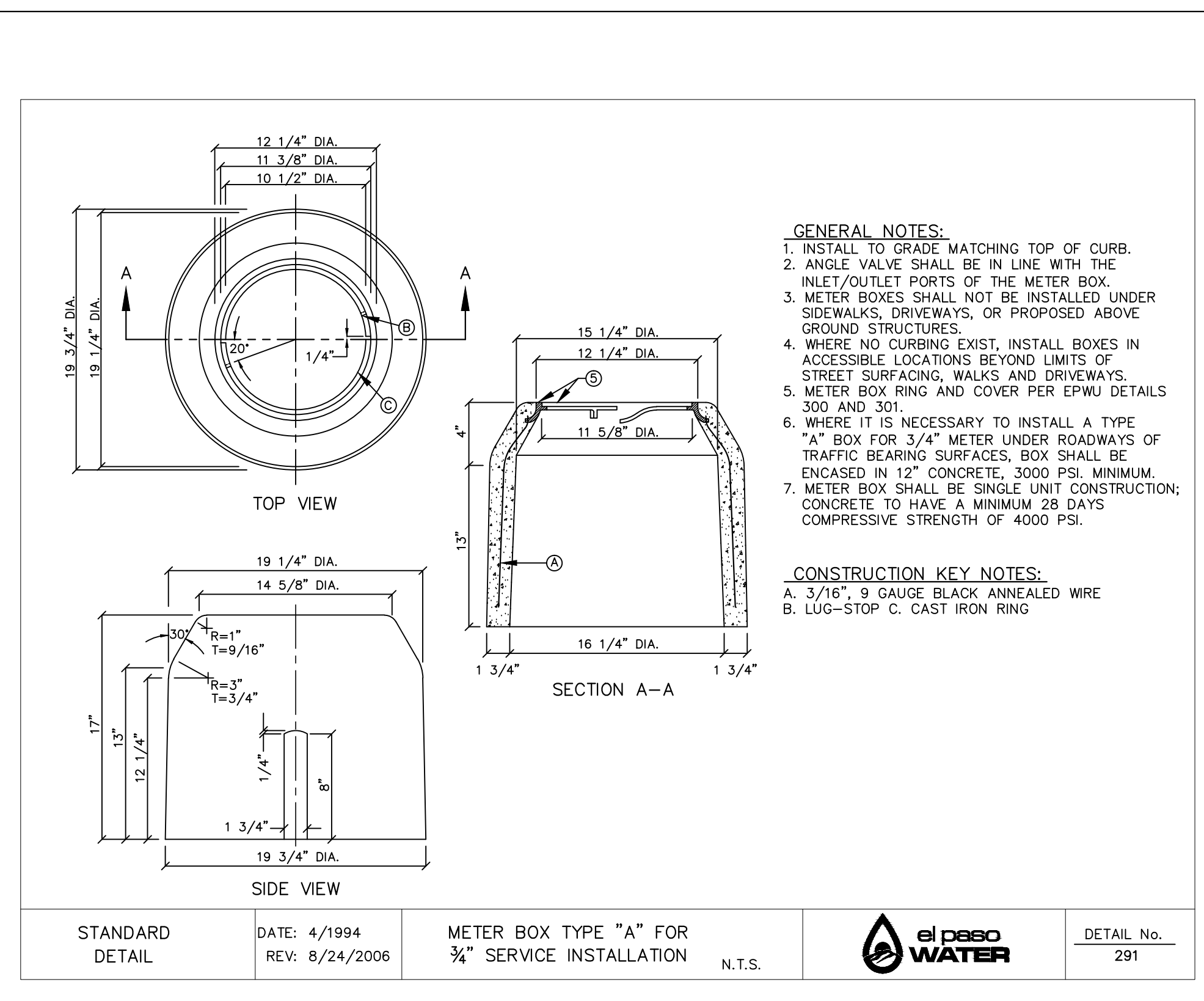
1 FIRE HYDRANT CAP
SCALE: NTS



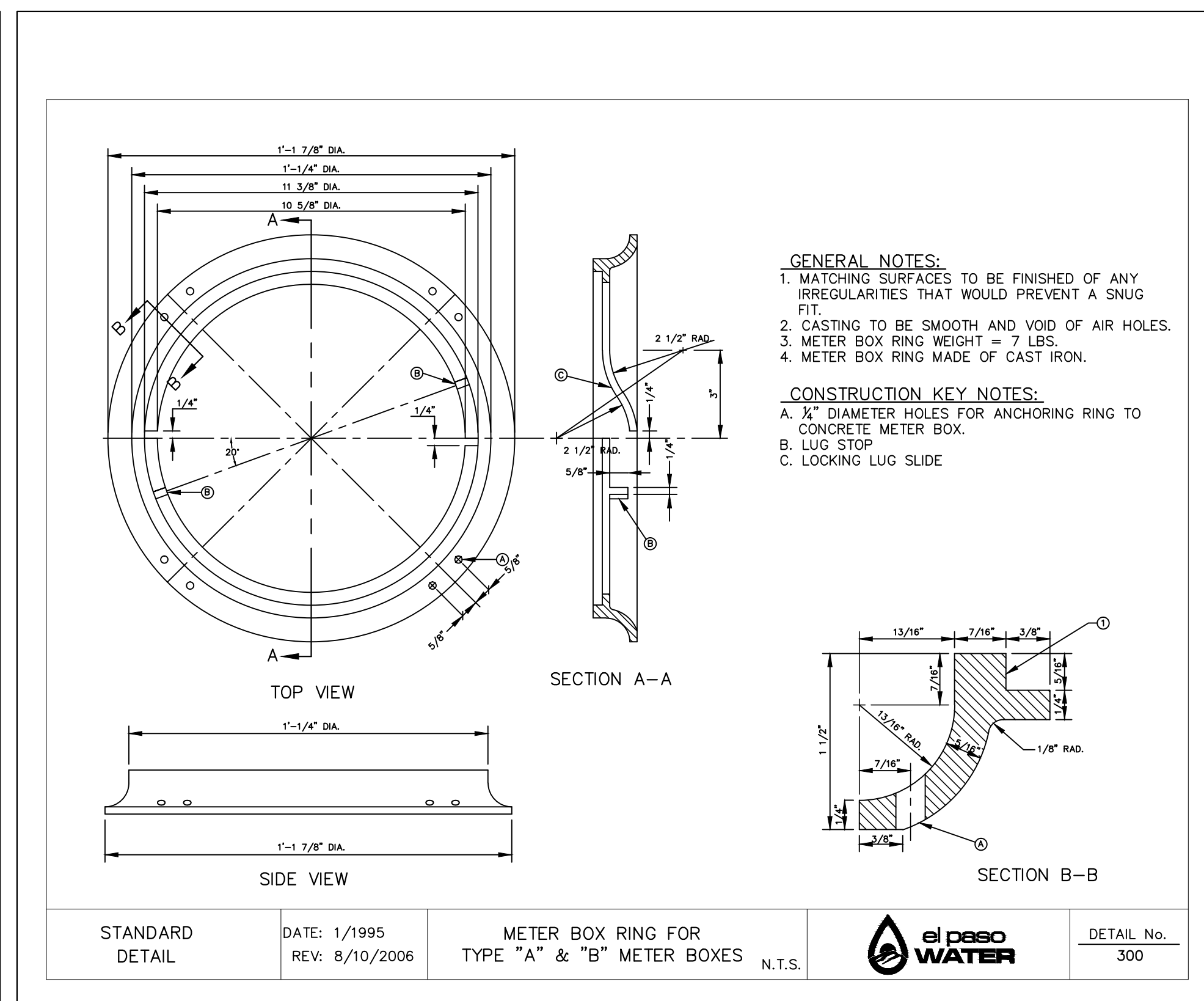
2 FIRE HYDRANT LOCATIONS
SCALE: NTS



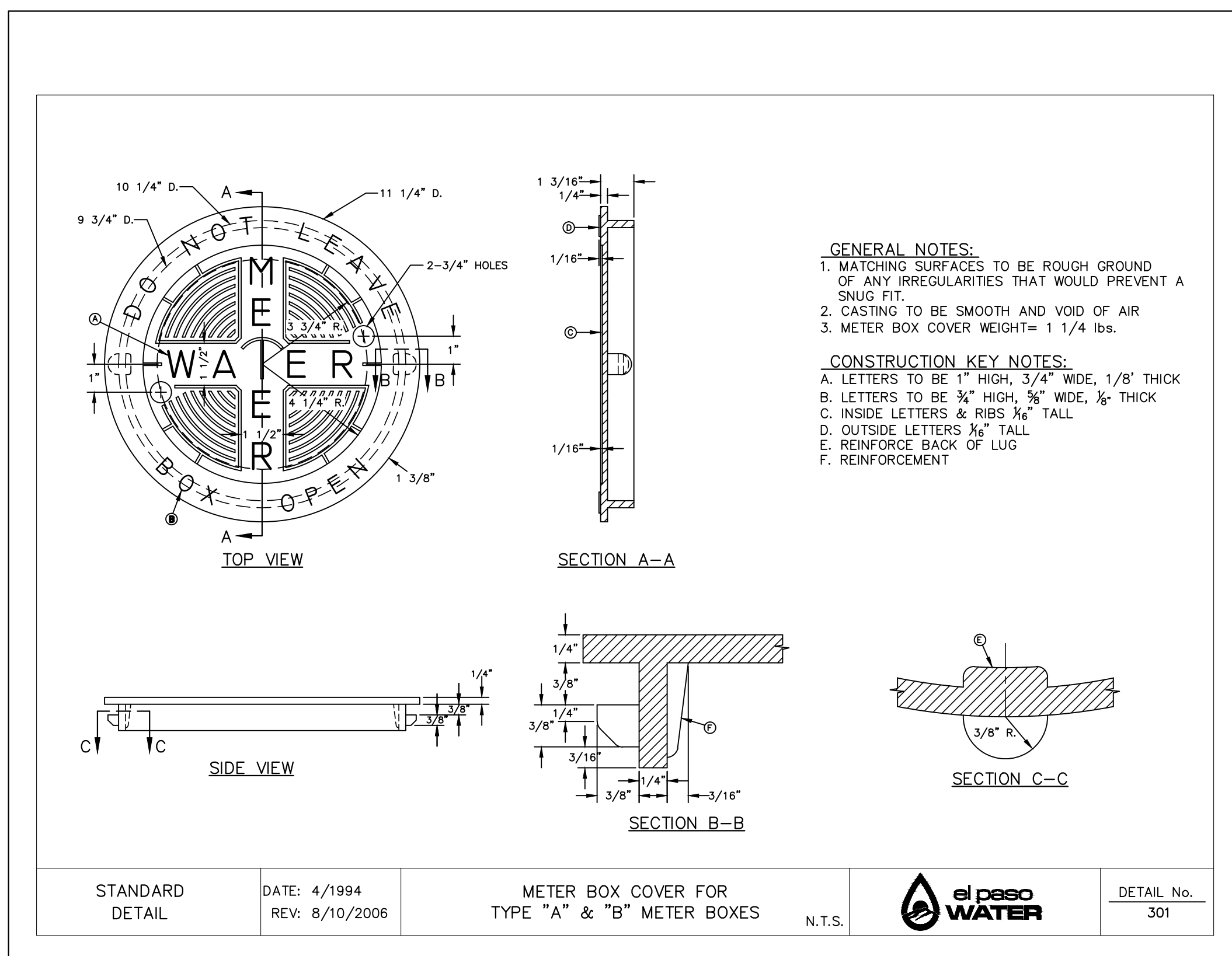
3 SERVICE LINE 3/4" AND 1" INSTALLATION
SCALE: NTS



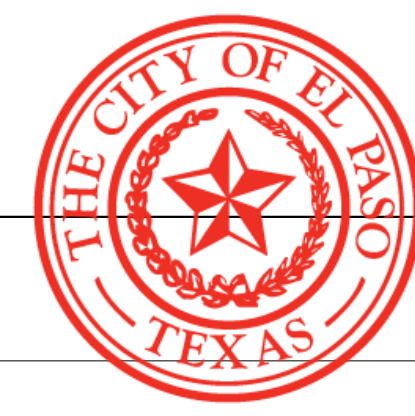
4 METER BOX TYPE "A" FOR 3/4" SERVICE INSTALLATION
SCALE: NTS



5 METER BOX RING FOR TYPE "A" & "B" METER BOXES
SCALE: NTS



6 METER BOX COVER FOR TYPE "A" & "B" METER BOXES
SCALE: NTS



REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

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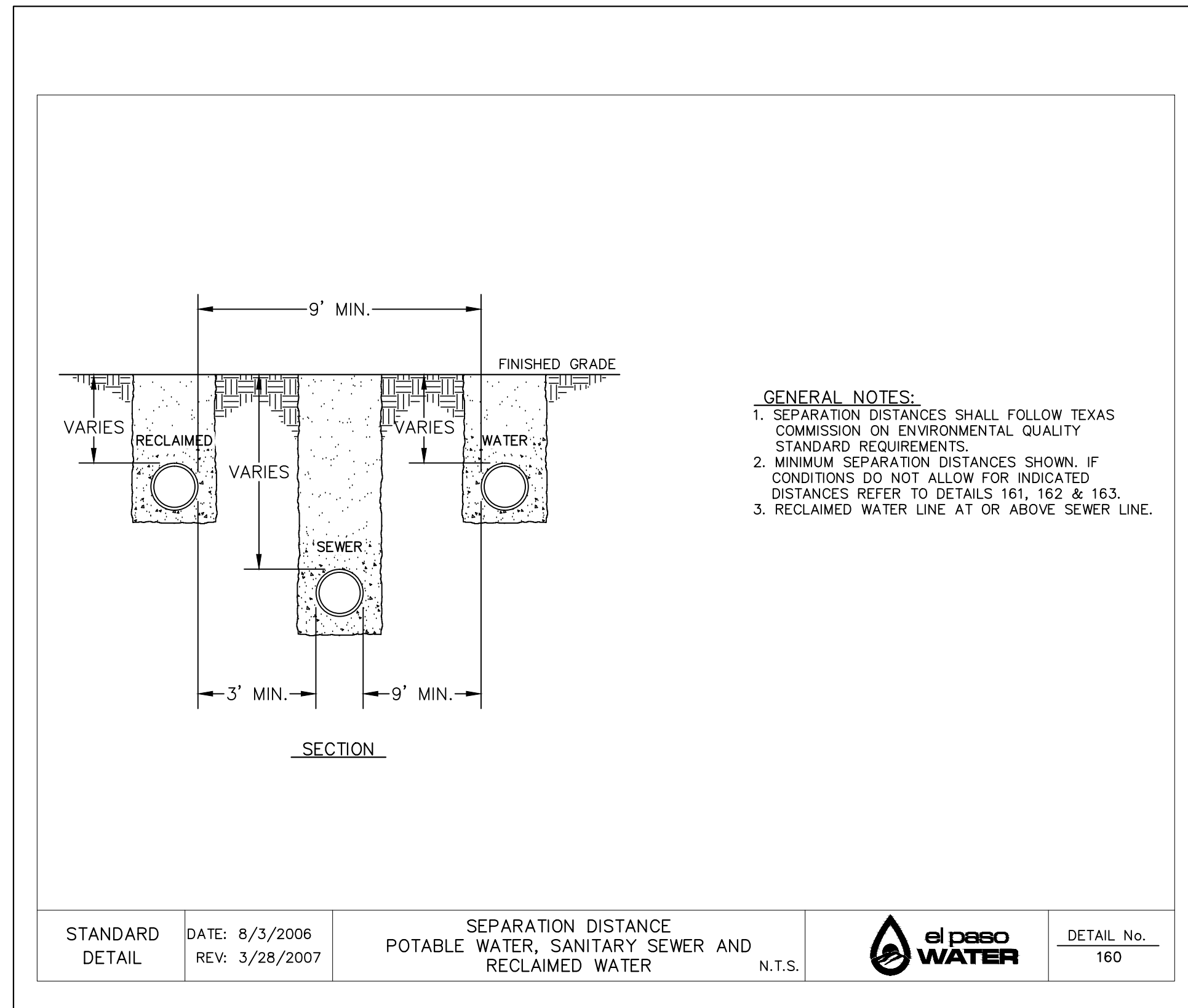
ENGINEER'S SEAL
JOSUE L. AZCARRATE
68075
18-223

SCALE: AS SHOWN
Horizontal: N/A
Vertical: N/A
Interval: N/A
Contour: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No.: 2025-024

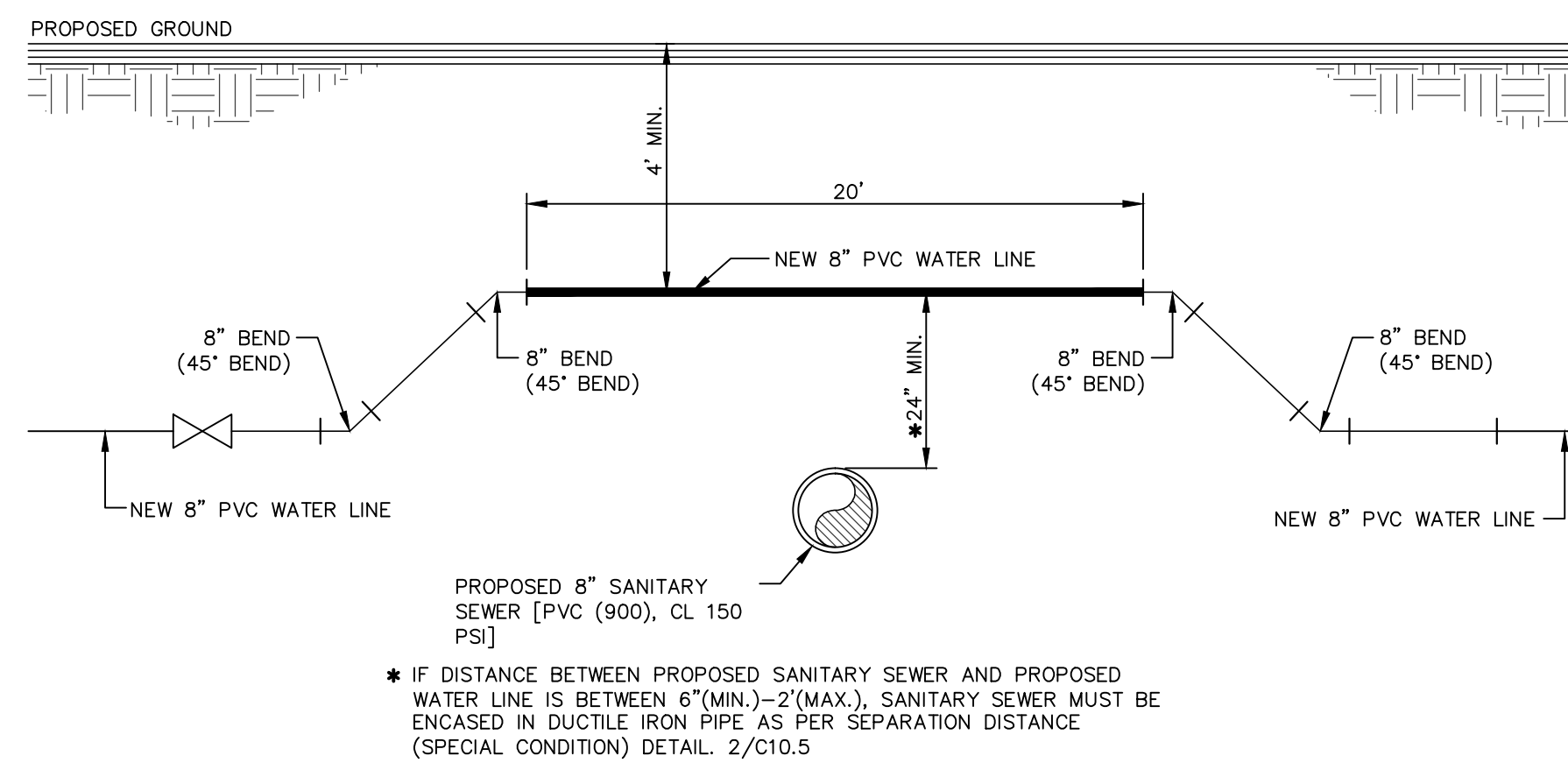
PROJECT TITLE
TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS

SHEET TITLE
WATER DETAILS
(SHEET 3 OF 4)
SHEET NO.

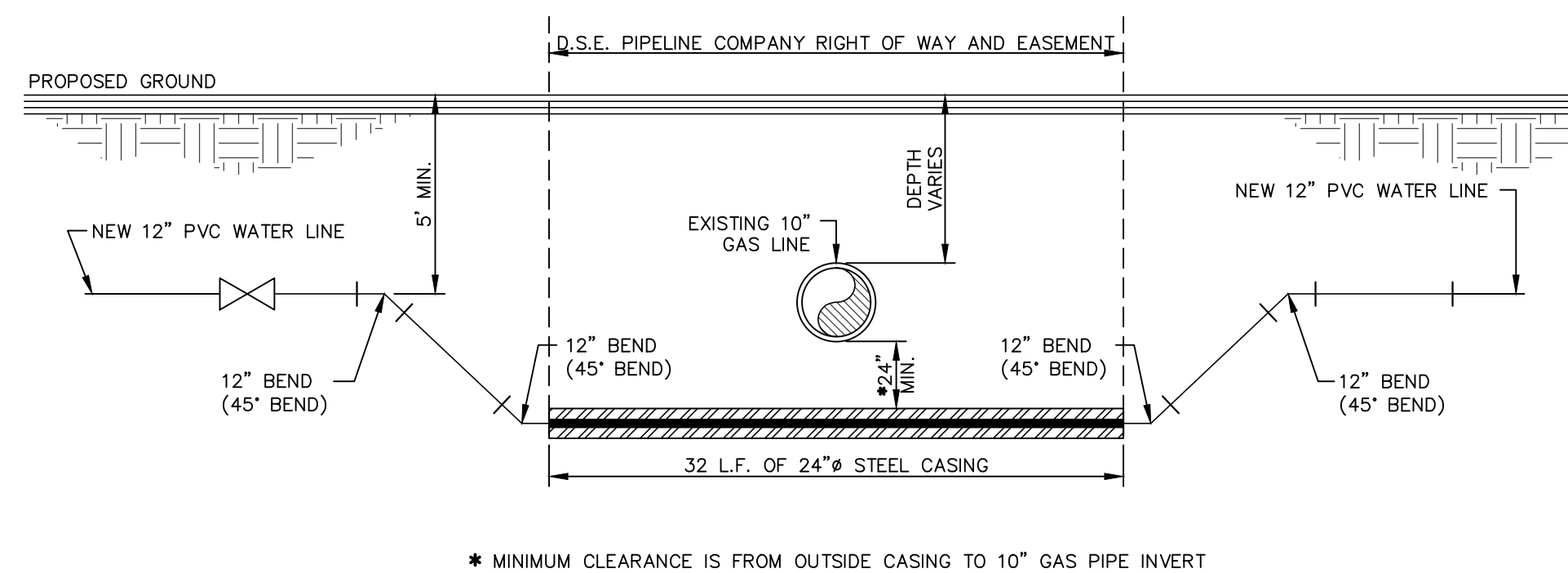
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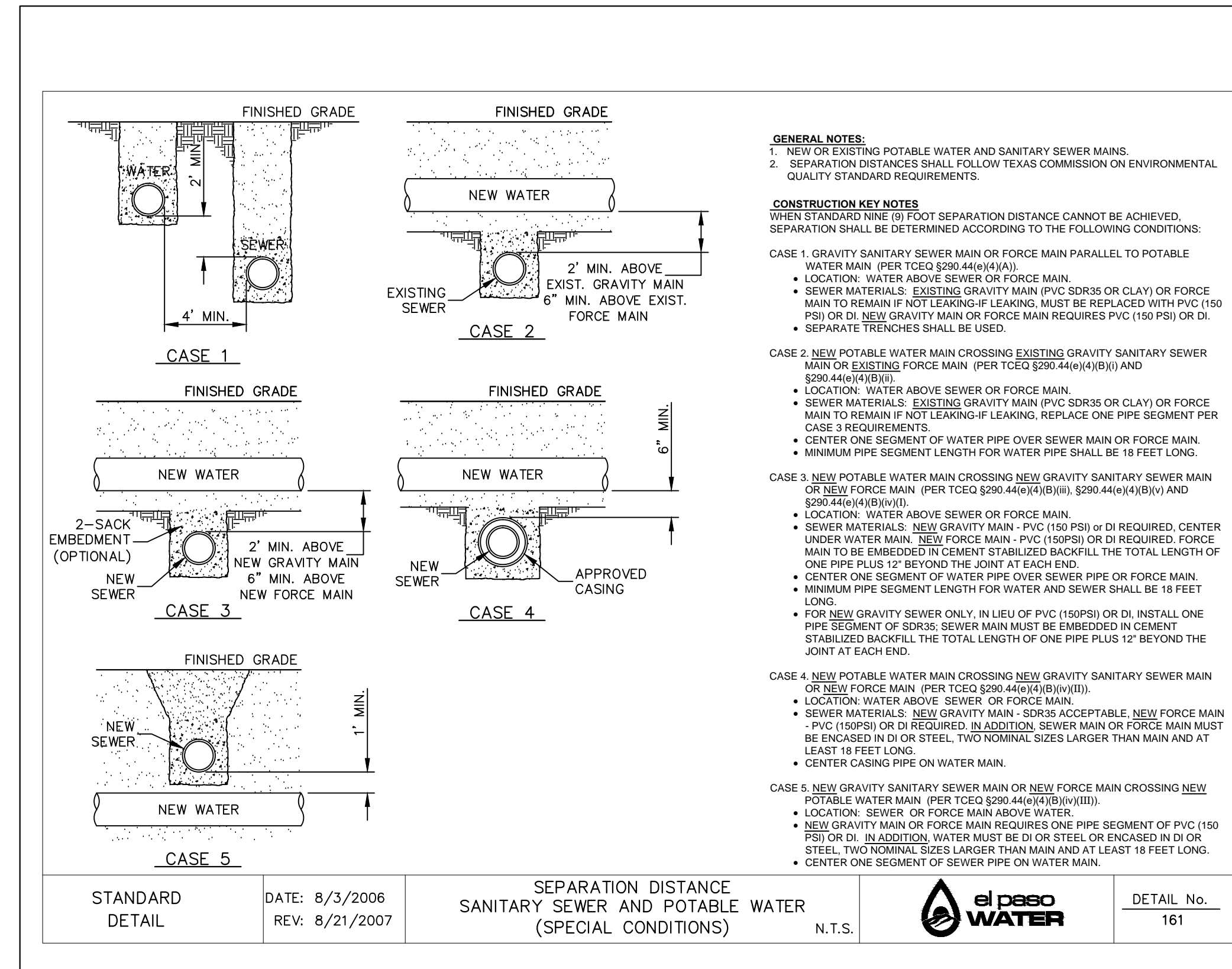
1
 C10.5 SEPARATION DISTANCE POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER
 SCALE: NTS



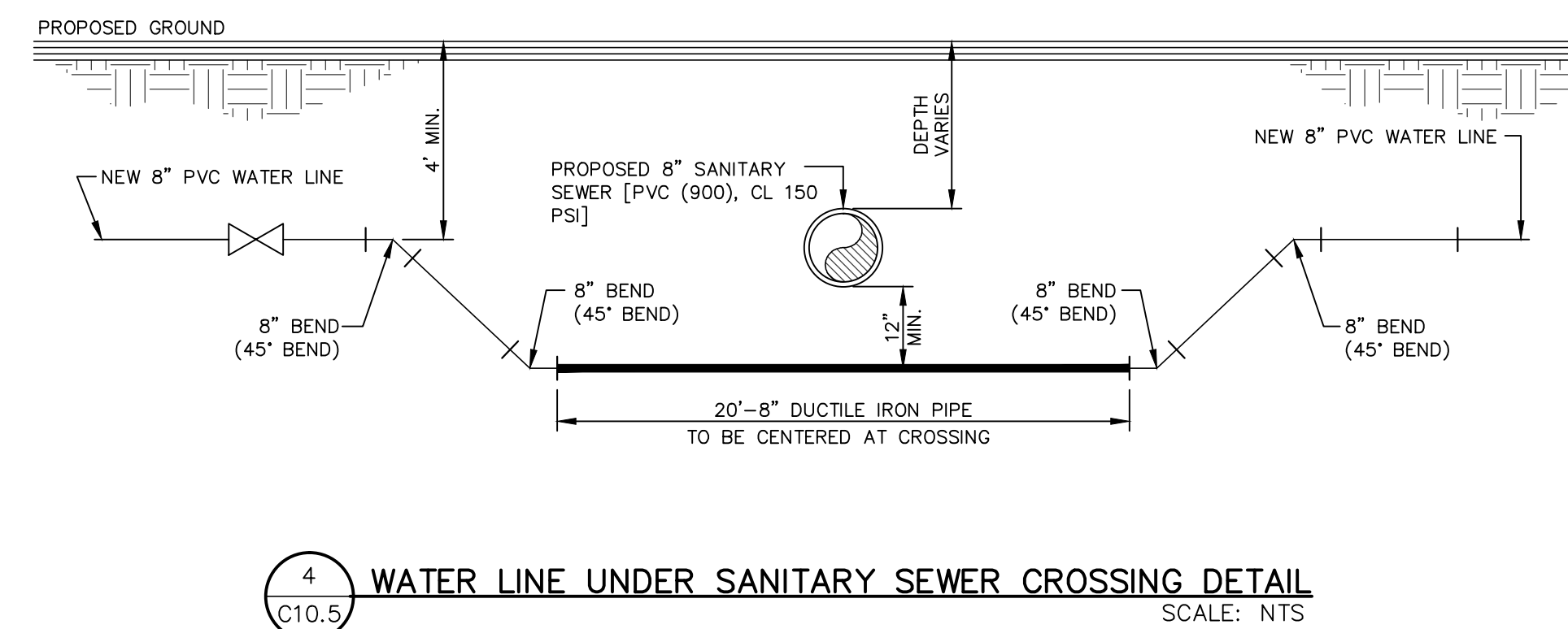
3
 C10.5 WATER LINE OVER SANITARY SEWER CROSSING DETAIL
 SCALE: NTS



5
 C10.5 WATER LINE UNDER GAS CROSSING DETAIL
 SCALE: NTS



2
 C10.5 SEPARATION DISTANCE SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)
 SCALE: NTS



Oscar Villalobos 05/23/2022
 BY DATE

REFERENCES - BENCHMARKS
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

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CEA GROUP
 TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
 JORGE L. AZCARRATE
 18075

SCALE: AS SHOWN
 Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A
 DATE: MARCH 2022
 DESIGN BY: K.A.P.
 DRAWN BY: C.E.D.
 CHKD. BY: F.Z.
 APPVD. BY: J.L.A.
 JOB No. 2025-024

PROJECT TITLE
**TRES SUEÑOS
 UNIT TWENTY-FOUR
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
WATER DETAILS

(SHEET 4 OF 4)
 SHEET NO.

C10.5



Oscar Villalobos 05/23/2022

BY DATE

INDEX

Table with 2 columns: SHEET NO. and DESCRIPTION. Lists sheets C10.1 through C10.6 and their descriptions.

NOTES:

- 1. ALL LOTS SHALL BE PROVIDED WITH ONE SERVICE CONNECTION TO BE INSTALLED AT THE LOCATION AS SHOWN ON THE SERVICE LOCATION DETAIL.
2. ALL SANITARY SEWER PIPES SHALL BE PVC, SDR 35, (D 3034), UNLESS OTHERWISE SHOWN, AS REQUIRED BY THE EPWJ/PSB RULES AND REGULATIONS AND DESIGN STANDARDS.

LEGEND

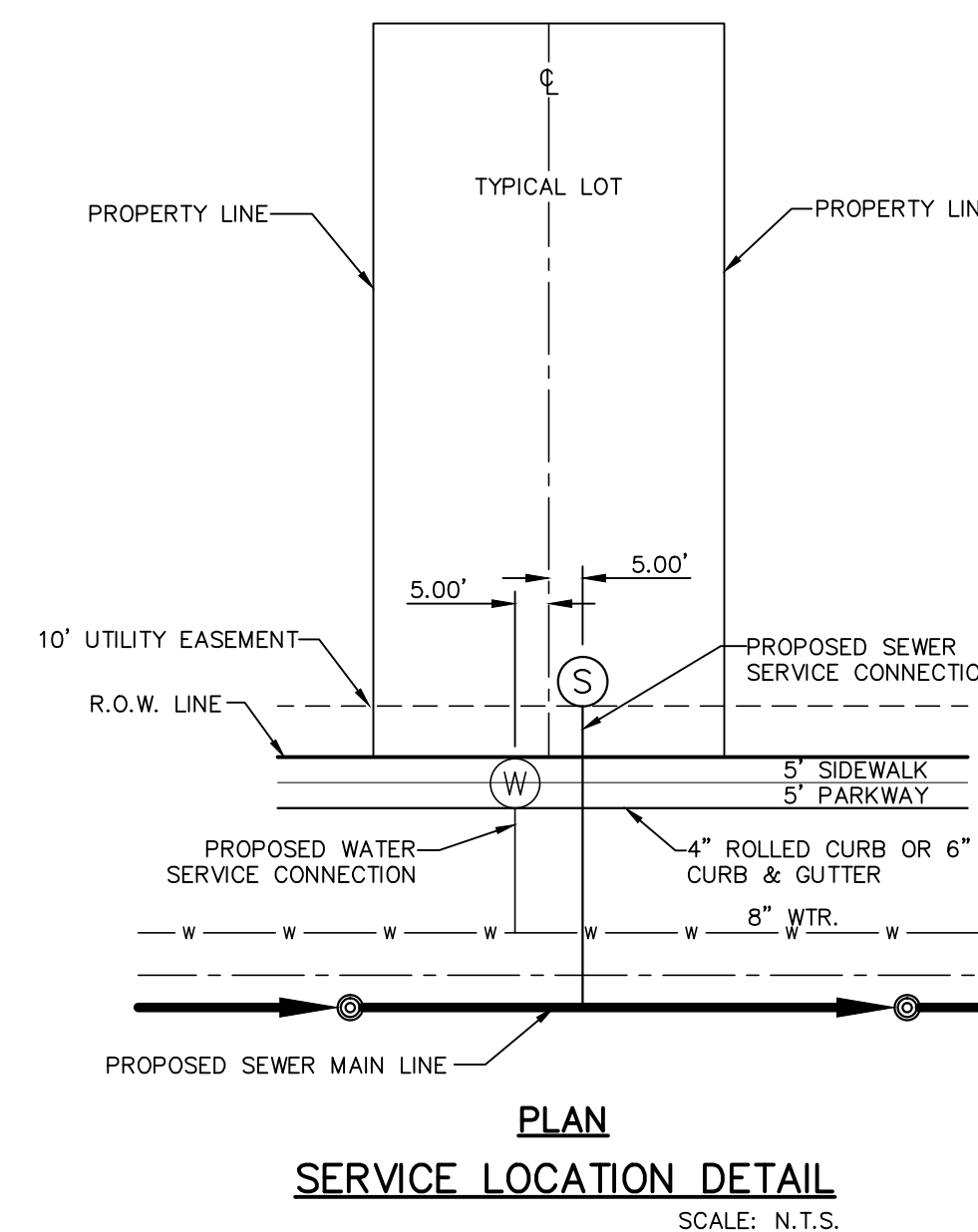
Legend table with columns: SYMBOL and DESCRIPTION. Lists symbols for proposed storm sewer, existing water/sewer lines, property lines, center lines, proposed water/sewer lines, proposed sewer line on another sheet, proposed sewer line (profile view), proposed service connection, and existing manholes.

WASTEWATER QUANTITIES table with columns: ITEM NO., DESCRIPTION, QUANTITY, UNIT. Lists items 1 through 6 with their respective descriptions and quantities.

CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

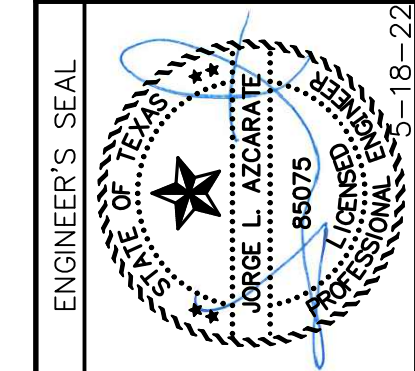
SANITARY SEWER INDEX MAP

SCALE: 1" = 100'



REFERENCES - BENCHMARKS table listing city monument at point of curve, legend index, and other survey data.

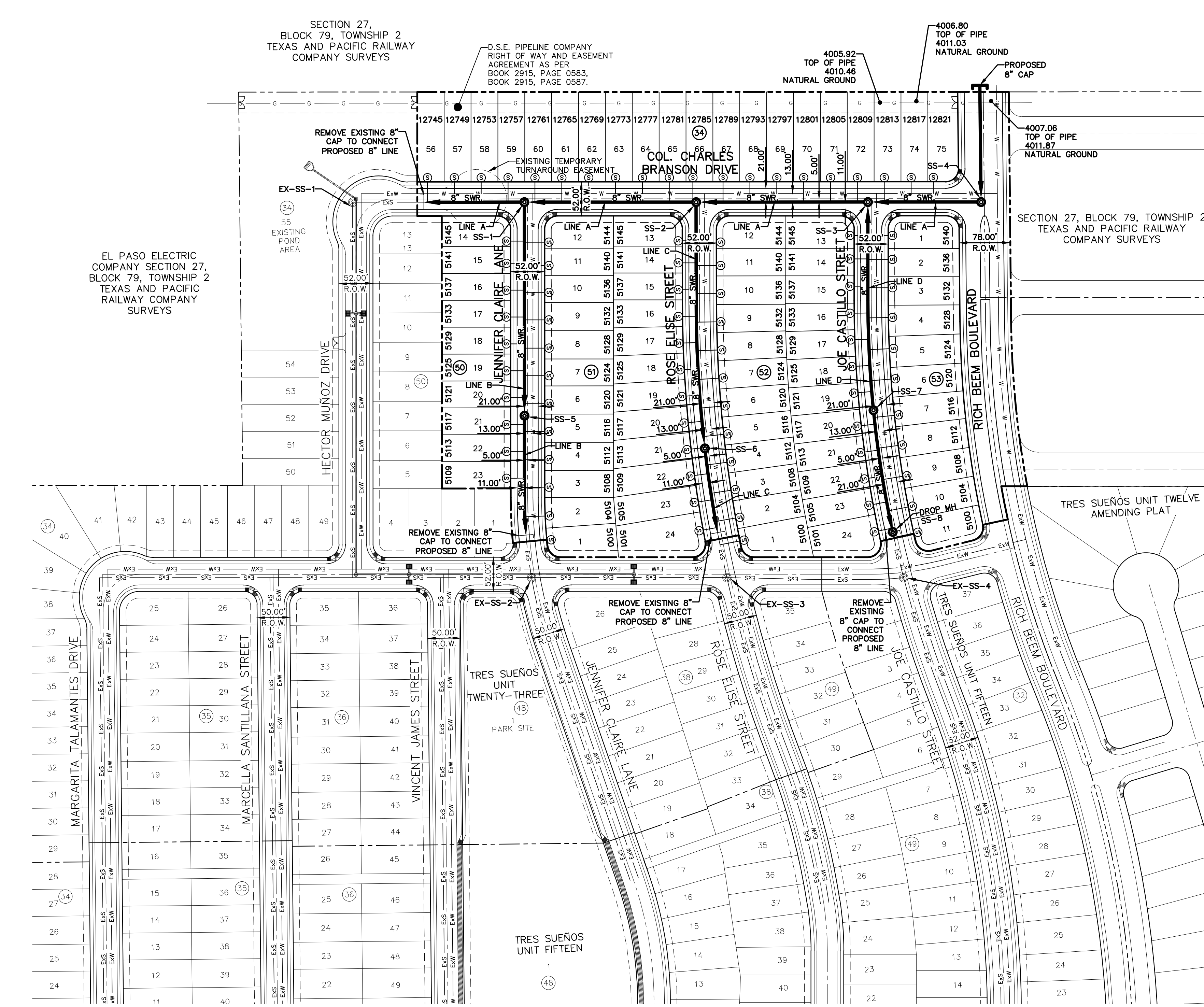
Company logo for CEA Group, Inc. with address: 813 N. Kansas St., Suite 300, El Paso, TX 79902. Includes website and phone number.



SCALE table with columns: SCALE, Horizontal, Vertical, Contour Interval, DATE, DESIGN BY, DRAWN BY, CHKD. BY, APPVD. BY, JOB No.

PROJECT TITLE: TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION IMPROVEMENTS

SHEET TITLE: SANITARY SEWER INDEX
SHEET NO.: C11.1



GENERAL NOTES

- 1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, THE PROPOSED SEWER MAINS AND SEWER MANHOLES SHALL BE INSTALLED NO LESS THAN TEN (10') FEET AWAY FROM EXISTING WATER LINE. SEPARATIONS DISTANCES SHALL FOLLOW TCEQ STANDARD REQUIREMENTS (§290.44).
2. THE INTENT OF THE OWNER IS TO HAVE THE SANITARY SEWER PIPELINES INSTALLED TO SUCH A DEPTH THAT THEY WILL HAVE AT LEAST FORTY-EIGHT (48") INCHES OF COVER BELOW PROPOSED GROUND AT ALL LOCATIONS. THE PIPELINES SHALL HAVE NO DIPS, SAGS OR HUMPS OR OTHER IRREGULARITIES IN VERTICAL ALIGNMENT. CONSIDERING UTILITIES AND OTHER CONDITIONS, VARIANCE FROM GRADE PROFILE IS NOT RECOMMENDED IF OTHER EXISTING UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO INSTALLING THE SEWER PIPELINE SO THAT AN ACCEPTABLE PROFILE CAN BE ESTABLISHED PRIOR TO INSTALLATION OF THE PIPELINE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN IN THE PLANS, AND COORDINATE HIS WORK WITH ALL UTILITY COMPANIES, EL PASO WATER UTILITIES AND CITY OF EL PASO PRIOR TO CONSTRUCTION. ALL EXISTING UTILITY DEPTHS ARE UNKNOWN. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ACQUIRING FIELD DEPTHS OF ALL UTILITIES WITH THE PROJECT AREAS.
4. TRENCH SAFETY REQUIREMENTS SHALL COMPLY WITH CURRENT OSHA REGULATIONS.
5. AS-BUILT STATIONING, OFFSET FROM R.O.W. AND INVERT ELEVATIONS SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR ON A CLEAN SET OF PLANS FOR EACH MANHOLE, SERVICE CONNECTION AND/OR STUB-OUT, WITH RESPECT TO THE APPROPRIATE PROJECT CONTROL POINT.
6. THE EL PASO WATER UTILITIES AND CITY OF EL PASO MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING ANY WORK IN AREAS WITHIN THEIR JURISDICTION. A COPY OF ALL FIELD SOIL DENSITY TESTS WITHIN THEIR RESPECTIVE R.O.W. SHALL BE FORWARDED TO THE DEVELOPER'S ENGINEER AND THE DEVELOPER BY THE CONTRACTOR.
7. EXISTING STREETS, DRIVEWAYS AND ALL OTHER MISCELLANEOUS STRUCTURES DAMAGE OR REMOVED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER THAN ORIGINAL CONDITION.
8. CONSTRUCTION OF THE PUBLIC WATER AND SEWER SYSTEM INCLUDING MATERIALS AND TESTING SHALL CONFIRM TO EPWJ-PSB STANDARD SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SEWER MAINS AND RELATED APPURTENANCES.

GENERAL UTILITIES:

TEXAS EXCAVATION SAFETY SERVICE
11884 GREENVILLE AVENUE.
DALLAS, TX. 75243
(800) 344-8377

ENGINEER:

CEA GROUP
UPTOWN CENTER
913 NORTH KANSAS STREET STE. 300
EL PASO, TX. 79902
(915) 544-5232
MR. JORGE L. AZCARATE, P.E.

FIBER OPTICS:

U.S. SPRINT
151 N. BOONE ST.
EL PASO, TX. 79905
(915) 534-7910

FIBER OPTICS:

MCI TELECOMMUNICATIONS CORPS.
4045 DONIPHAN PARK CIRCLE
EL PASO, TX. 79922
(915) 542-2770 EXT. 201

WATER & SEWER:

EL PASO WATER UTILITIES
1154 HAWKINS BOULEVARD
EL PASO, TX. 79961
(915) 594-5530

ELECTRIC:

EL PASO ELECTRIC CO.
501 W. SAN ANTONIO ST.
EL PASO, TX. 79902
(915) 543-2078
MR. FRANK VIGEL (DISTRIBUTION)

EL PASO STREETS

CITY OF EL PASO
DEPARTMENT OF TRANSPARATION
7969 SAN PAULO DRIVE
EL PASO, TX. 79907
(915) 621-6750

CABLE TELEVISION:

TIME WARNER COMMUNICATIONS
7010 AIRPORT ROAD
EL PASO, TX. 79906
(915) 772-1123

TELEPHONE:

SPC
11200 PELLICANO
EL PASO, TX. 79935
(915) 595-5151

FIBER OPTICS:

AT&T
P.O. BOX 1650
EL PASO, TX. 79949
(1800) 852-3786

RESIDENTIAL GAS LINES:

TEXAS GAS SERVICE
4700 POLLARD ST.
EL PASO, TX. 79930
(915) 680-7218

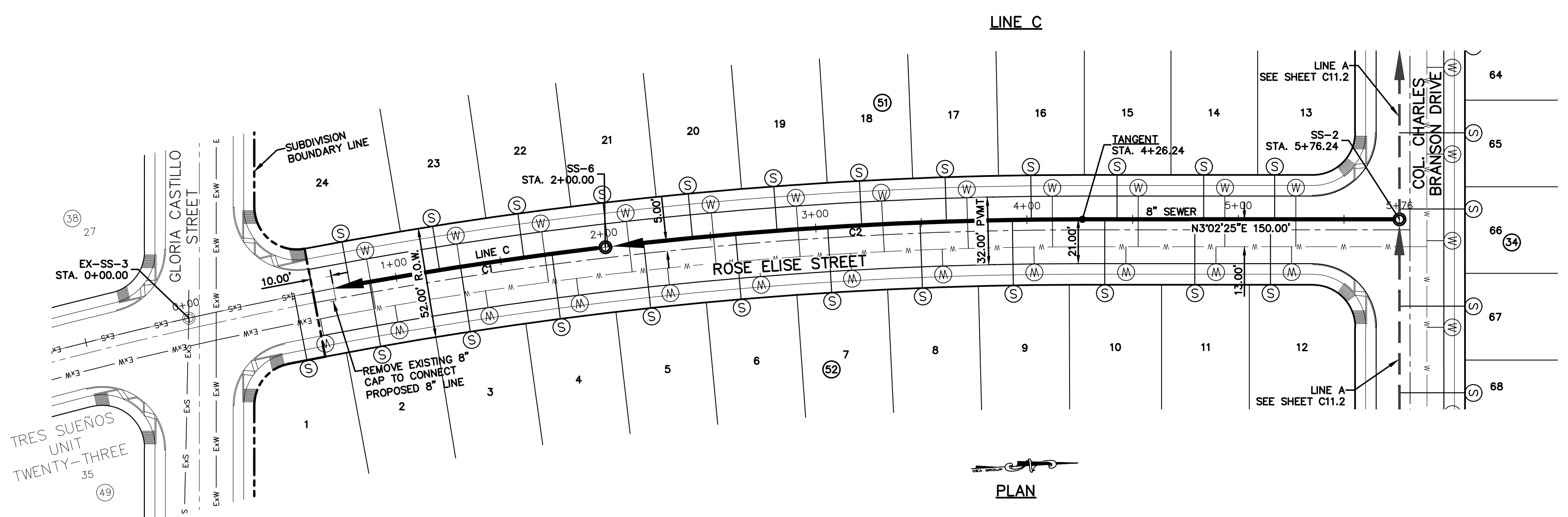
WARNING! BEFORE YOU DIG CALL 811 FOR FIELD LOCATING EXISTING UTILITIES

UTILITY LOCATOR SERVICES

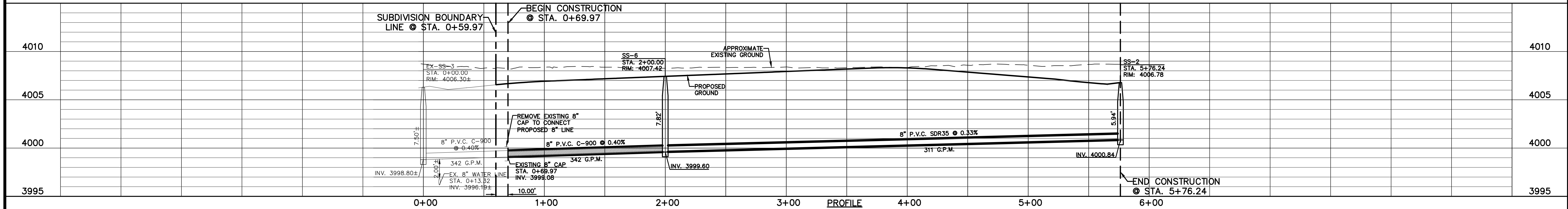
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 945-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811

FOR FIELD LOCATING EXISTING UTILITIES

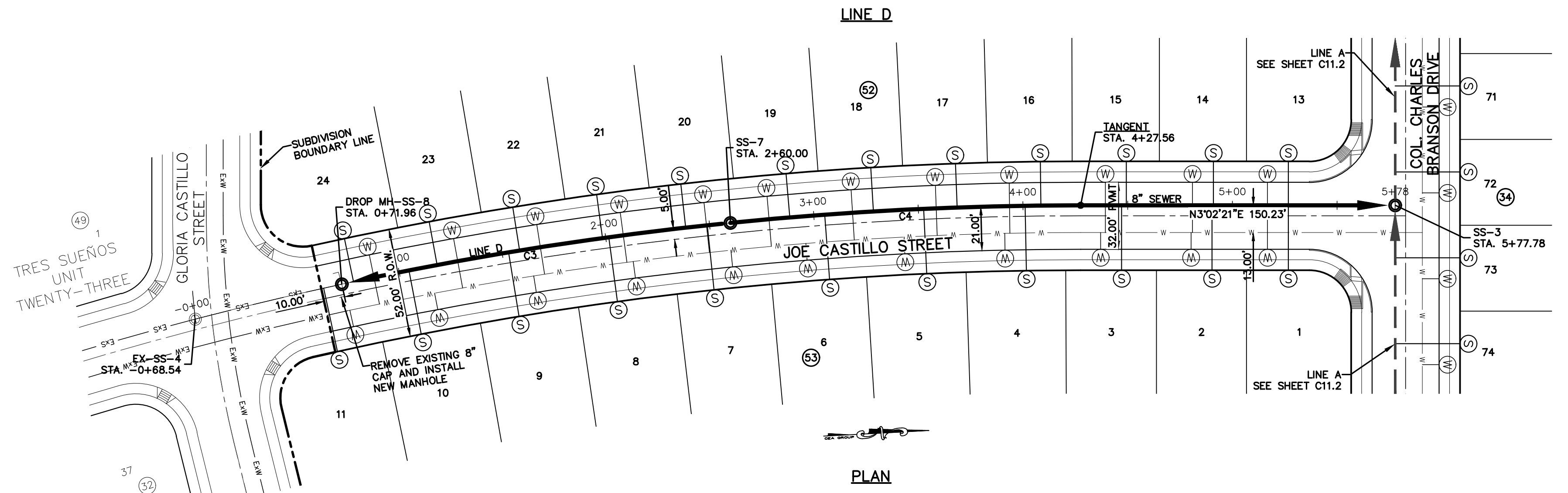


- NOTE:**
20' C-900, CLASS 150 SEGMENT SHALL BE CENTERED ABOVE ALL WATER CROSSINGS, ON SEWER LINE WHERE APPLICABLE
- LEGEND:**
- PROPOSED STORM SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED SEWER LINE ON ANOTHER SHEET (PLAN VIEW)
 - PROPOSED SEWER LINE
 - PROPOSED SEWER SERVICE
 - PROPOSED SEWER MANHOLE

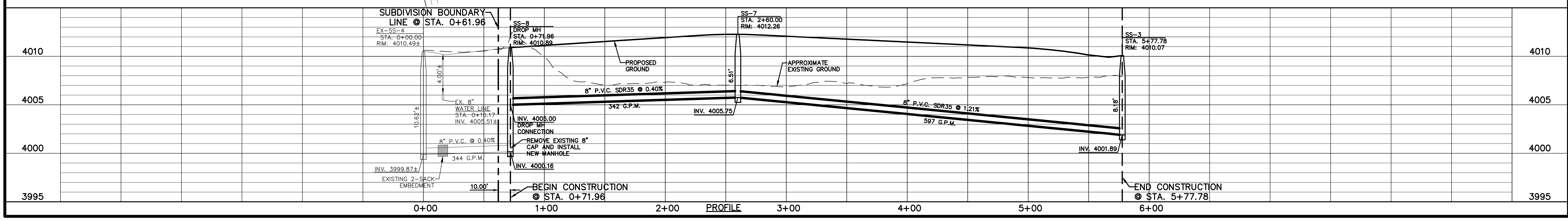


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1935.00'	130.03'	65.04'	130.00'	S05°35'02"E	003°51'01"
C2	1935.00'	226.24'	113.25'	226.11'	S00°18'33"E	006°41'56"
C3	1673.00'	188.04'	94.12'	187.94'	S05°55'09"E	006°26'24"
C4	1673.00'	167.56'	83.85'	167.49'	S00°10'12"W	005°44'18"



Oscar Villalobos
BY
DATE 05/23/2022



REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

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ENGINEER'S SEAL
JORGES L. AZCARRATE
18073

SCALE: 1"=40'
Horizontal: 1"=5'
Vertical: 1"=5'
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No. - 2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
SANITARY SEWER
PLAN & PROFILE
LINE C & D

SHEET NO.
C11.3

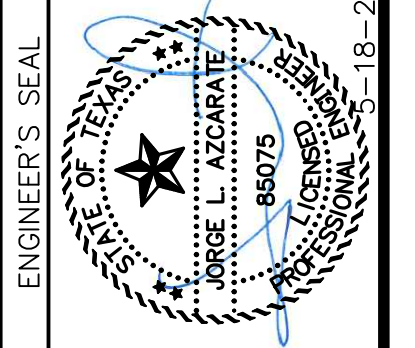


UTILITY LOCATOR SERVICES	
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U.S. SPRINT TELECOMM	(800) 521-0579

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DATE	REVISIONS	BY

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SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2022
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DRAWN BY:	C.E.D.
CHKD. BY:	F.Z.
APPVD. BY:	J.L.A.
JOB No.:	2025-024

Oscar Villalobos 05/23/2022

BY DATE

GENERAL NOTES:

- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
- CASTING TO BE SMOOTH & VOID OF AIR HOLES.
- CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
- AS-CAST DIMENSIONS MAY VARY $\frac{1}{8}$ " PER FOOT (AASHTO M306-07).
- WEIGHT MAY VARY 5% (AASHTO M306-07).

MANHOLE RING	MANHOLE - ALL TYPES
A	33"
B	31 $\frac{3}{4}$ "
C	31 $\frac{1}{2}$ "
D	30"
E	39 $\frac{1}{2}$ "
F	5 $\frac{1}{2}$ "
WEIGHT	205 lbs.

STANDARD DETAIL DATE: 11/1992 REV: 2/21/2011 SEWER MANHOLE RING N.T.S. el paso WATER DETAIL No. 377

1 STANDARD MANHOLE RING SCALE: N.T.S.

GENERAL NOTES:

- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
- CASTING TO BE SMOOTH & VOID OF AIR HOLES.
- CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
- AS-CAST DIMENSIONS MAY VARY $\frac{1}{8}$ " PER FOOT (AASHTO M306-07).
- WEIGHT MAY VARY 5% (AASHTO M306-07).

CONSTRUCTION KEY NOTES:

- LIFTING NOTCH.
- $\frac{1}{8}$ " RAISED LETTERING.
- 1" SQUARES ($\frac{1}{2}$ " TALL) WITH $\frac{1}{8}$ " SPACE BETWEEN.
- REINFORCING RIBS.
- SLOT.

MANHOLE COVER	MANHOLE - ALL TYPES
A	31 $\frac{3}{8}$ "
B	28 $\frac{1}{8}$ "
C	24 $\frac{3}{8}$ "
D	21 $\frac{1}{8}$ "
WEIGHT	200 lbs.

STANDARD DETAIL DATE: 11/1992 REV: 2/21/2011 SEWER MANHOLE COVER N.T.S. el paso WATER DETAIL No. 378

2 STANDARD COVER DETAIL SCALE: N.T.S.

GENERAL NOTES:

- THE CONCRETE COLLAR SHOULD BE CAST IN-PLACE CONCRETE. (MINIMUM 28 DAY COMPRESSIVE STRENGTH 4000 PSI. HIGH EARLY CONCRETE IS REQUIRED)
- TOPS OF CONCRETE COLLAR SHALL BE FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
- ANY DISTURBED SUBGRADE UNDER THE CONCRETE COLLAR SHALL BE COMPACTED TO 95% DENSITY \pm 3% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- ANY DISTURBED BASE COARSE UNDER THE CONCRETE COLLAR SHALL BE COMPACTED TO 100% DENSITY \pm 2% OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-1557.
- PROVIDE A MINIMUM OF 1 1/2" OF CONCRETE COVER FOR ALL REINFORCEMENT STEEL.
- REINFORCING SHALL MEET ASTM C-478 AND TRAFFIC LOADING (HS-20).
- NO. 3 REINFORCING STEEL HOOPS SHALL BE SPACED EQUALLY.

CONSTRUCTION KEY NOTES:

- #3 REINFORCING STEEL TYP.
- CONCRETE COLLAR.
- #3 REINFORCING STEEL EQUALLY SPACED.
- COMPACTED BASE COARSE.
- PAVEMENT.
- COMPACTED SUBGRADE.

"D" DIAMETER OF PENETRATION	NUMBER OF #3 REINFORCING STEEL BARS	"A" MINIMUM CONCRETE HORIZONTAL DIMENSION FROM PENETRATION	"B" MINIMUM CLEARANCE FROM EDGE OF CONCRETE COLLAR TO CENTER OF NEAREST REBAR	"C" MINIMUM CLEARANCE FROM PENETRATION EDGE TO CENTER OF NEAREST REBAR
0" TO 6"	1	6"	1 $\frac{1}{2}$ "	4 $\frac{1}{2}$ "
6.1" TO 18"	2	6"	1 $\frac{1}{2}$ "	1 $\frac{1}{2}$ "
18.1" AND OVER	3	9"	1 $\frac{1}{2}$ "	1 $\frac{1}{2}$ "

STANDARD DETAIL DATE: 8/9/2006 REV: 11/6/2008 CONCRETE COLLAR INSTALLATION IN PAVED AREAS N.T.S. el paso WATER DETAIL No. 184-1

3 CONCRETE APRON IN PAVED AREAS SCALE: N.T.S.

GENERAL NOTES:

- IN GROUNDWATER CONDITIONS ONLY, P.V.C. SADDLES OR TEES ARE TO BE ENCASED WITH CLASS B CONCRETE.
- UNDER CERTAIN CONDITIONS FIELD INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE DEPTH ON THE LATERAL.
- WHEN GROUND WATER IS ENCOUNTERED SERVICE RISER SHALL BE EXTENDED ABOVE ANTICIPATED WATER TABLE LEVEL.

CONSTRUCTION KEY NOTES:

- CONTRACTOR TO INSTALL SEWER SERVICE LINE FROM THE MAIN TO A LOCATION 6" BEHIND THE CURB OR 18" BEYOND THE EDGE OF PAYMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
- 18" FOR STANDARD SUBDIVISION, 3.5' FOR SUBDIVISIONS WITH ON-SITE PONDING OR FLAT TERRAIN.
- RISERS OR LATERALS EXTENDING BEYOND EXISTING PAVING SHALL BE INSTALLED TO 3.5' MINIMUM TOP OF GROUND OR PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
- PLASTIC METALLIC MARKING TAPE RISING TO WITHIN 6" OF GROUND SURFACE OR METALLIC DISK.
- WOODEN STAKE (1"x2"x36") VERTICALLY PLACED AT PLUGGED END OF PROPOSED SERVICE LINE.

STANDARD DETAIL DATE: 11/1992 REV: 1/23/2009 SEWER SERVICE RISER AND SERVICE LINE CONNECTION N.T.S. el paso WATER DETAIL No. 391

4 SEWER SERVICE RISER AND SERVICE LINE CONNECTION SCALE: N.T.S.

GENERAL NOTES:

- MANHOLE CONNECTOR SHALL BE KOR-N-SEAL OR EQUAL MEETING THE REQUIREMENTS OF ASTM C-923. CONNECTOR SHALL BE FURNISHED BY CONTRACTOR.

CONSTRUCTION KEY NOTES:

- PRECAST MANHOLE BARREL.
- FLEXIBLE CONNECTOR.
- PIPE CLAMP SS 316.
- APPROVED PIPE.
- PRECAST MANHOLE BASE.
- GROUT AS REQUIRED TO FORM SMOOTH CHANNEL TO MANHOLE INVERT.
- PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE.
- EXPANSION BAND SS 316.
- FILL SPACE WITH GROUT.

STANDARD DETAIL DATE: 11/1992 REV: 8/13/2009 PIPE CONNECTION TO MANHOLE N.T.S. el paso WATER DETAIL No. 376

5 PIPE CONNECTION TO MANHOLE SCALE: N.T.S.

GENERAL NOTES:

- DROP CONNECTION SHOWN MAY BE USED ON ALL MANHOLE TYPES (NOT RECOMMENDED IN GROUND WATER CONDITIONS).
- DROP CONNECTION TO BE CONSTRUCTED WHEN INVERT ELEVATION OF INFLUENT PIPE IS 3 FEET (OR GREATER) ABOVE THE MANHOLE INVERT.

CONSTRUCTION KEY NOTES:

- PIPE OPENINGS IN MANHOLE RISERS SHALL HAVE COMPRESSION TYPE FLEXIBLE PIPE TO MANHOLE CONNECTORS (A.S.T.M. - C923) "KOR-N-SEAL" OR APPROVED EQUAL.
- MANHOLE WALL.
- INFLUENT SEWER PIPE.
- 90° BEND (P.V.C.)
- P.V.C. PIPE (SDR 35)
- P.V.C. TEE
- CONCRETE FLOWABLE FILL
- 2500 psi CONCRETE
- USE GROUT TO FORM A SMOOTH CHANNEL TO MANHOLE INVERT

STANDARD DETAIL DATE: 3/18/1998 REV: 6/19/2009 DROP CONNECTION - EXTERNAL MANHOLE INSTALLATION N.T.S. el paso WATER DETAIL No. 375-1

6 DROP CONNECTION MANHOLE SCALE: N.T.S.

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

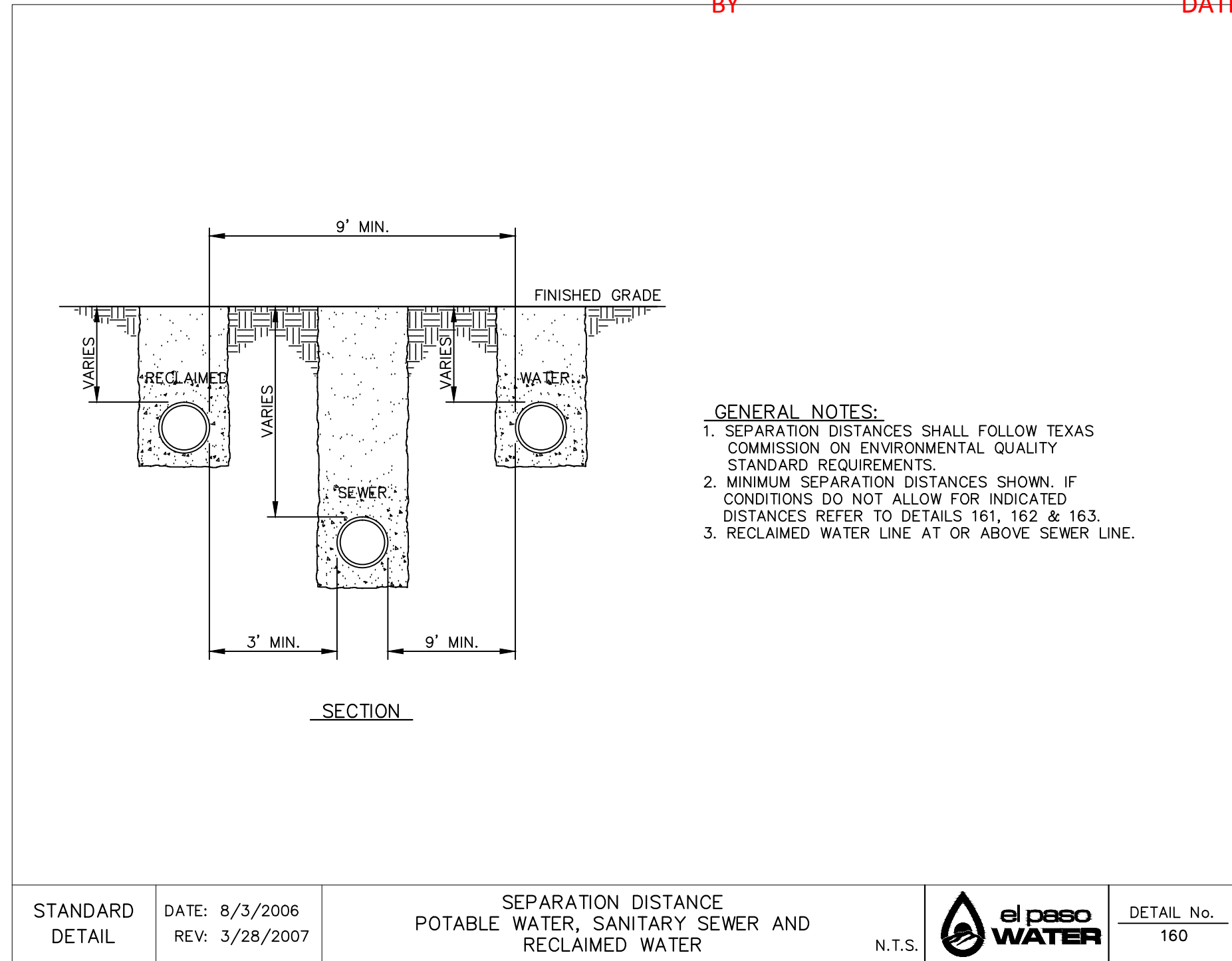
SHEET TITLE
**SANITARY SEWER
DETAILS**

(SHEET 1 OF 3)
SHEET NO.

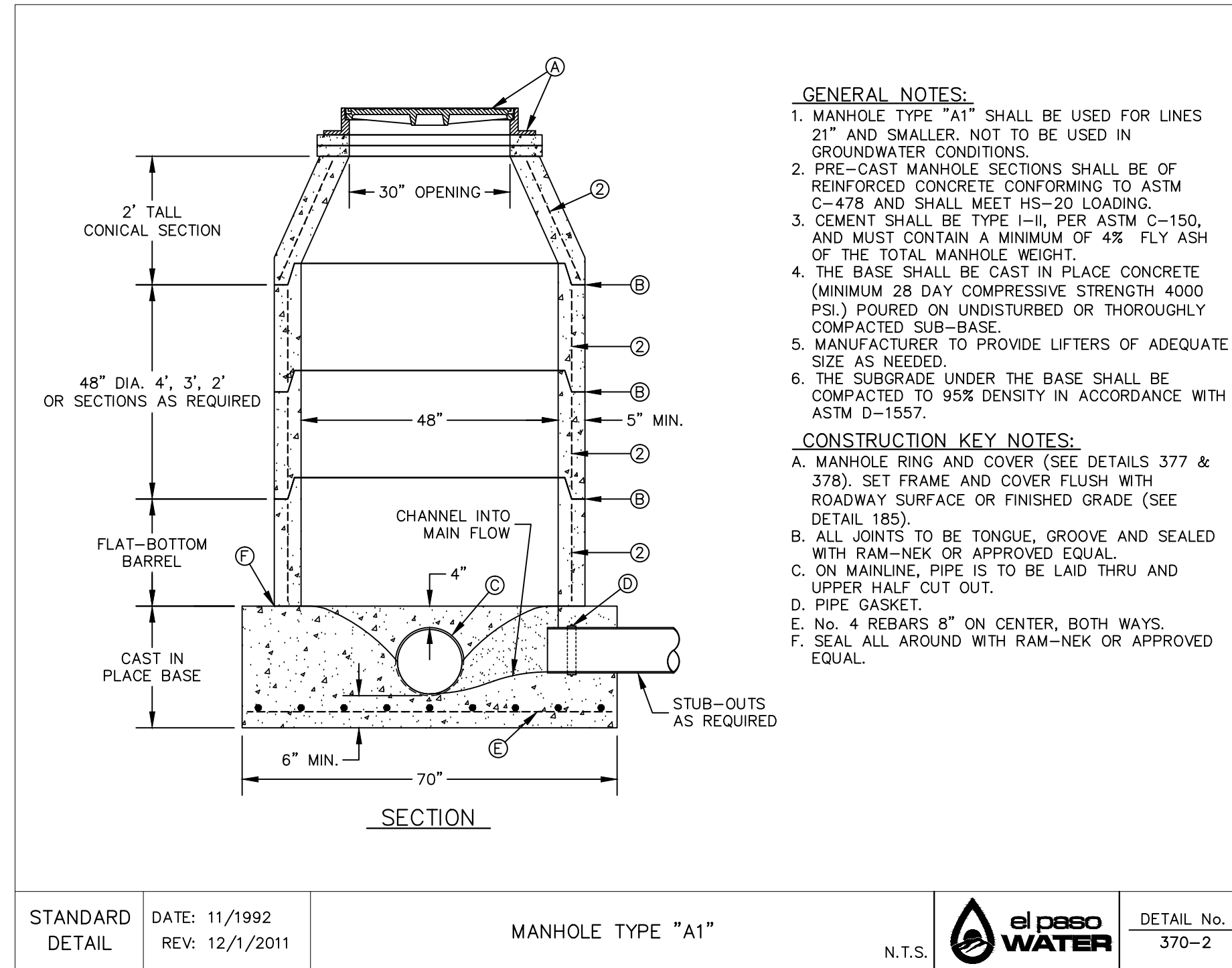
C11.4



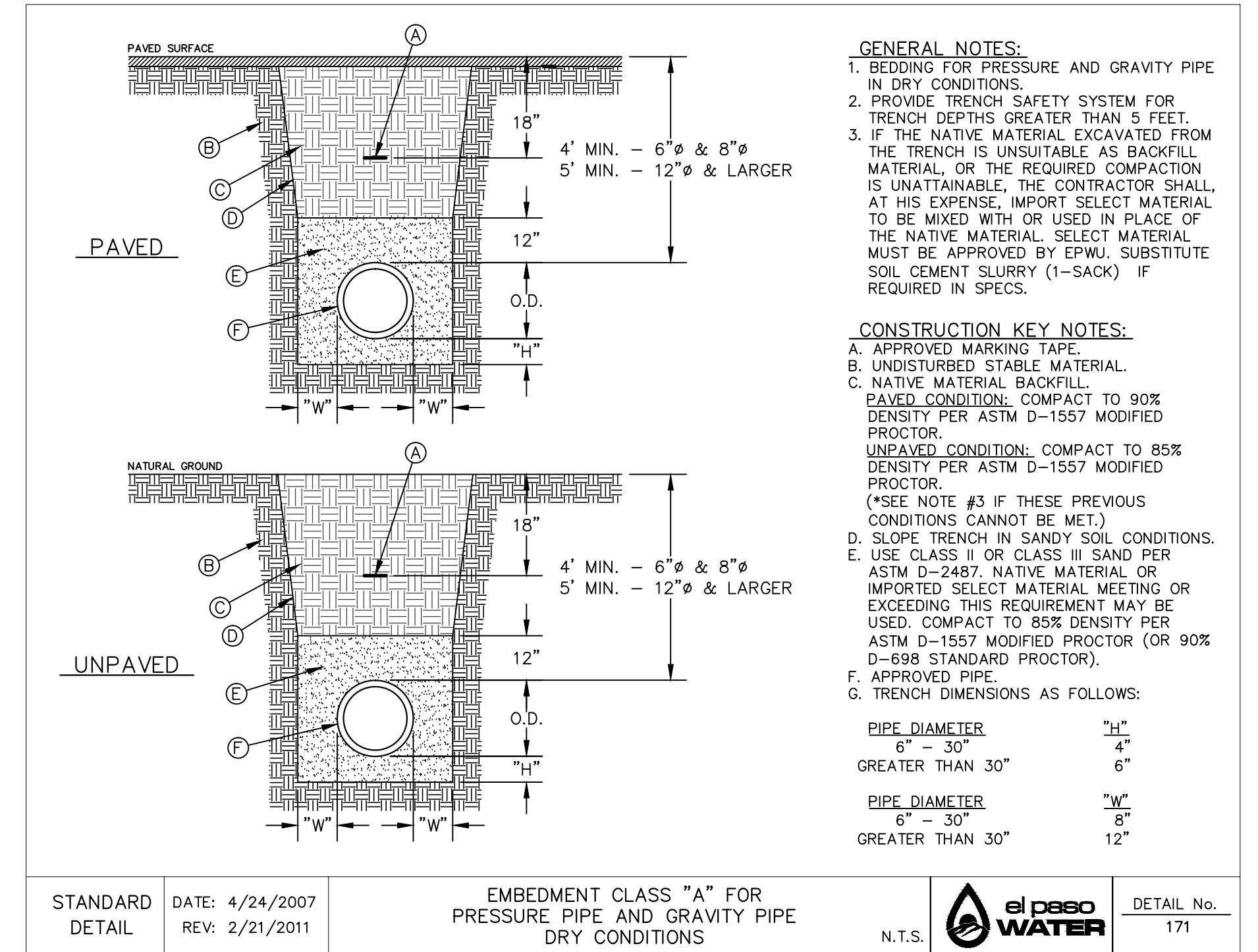
Oscar Villalobos 05/23/2022
BY DATE



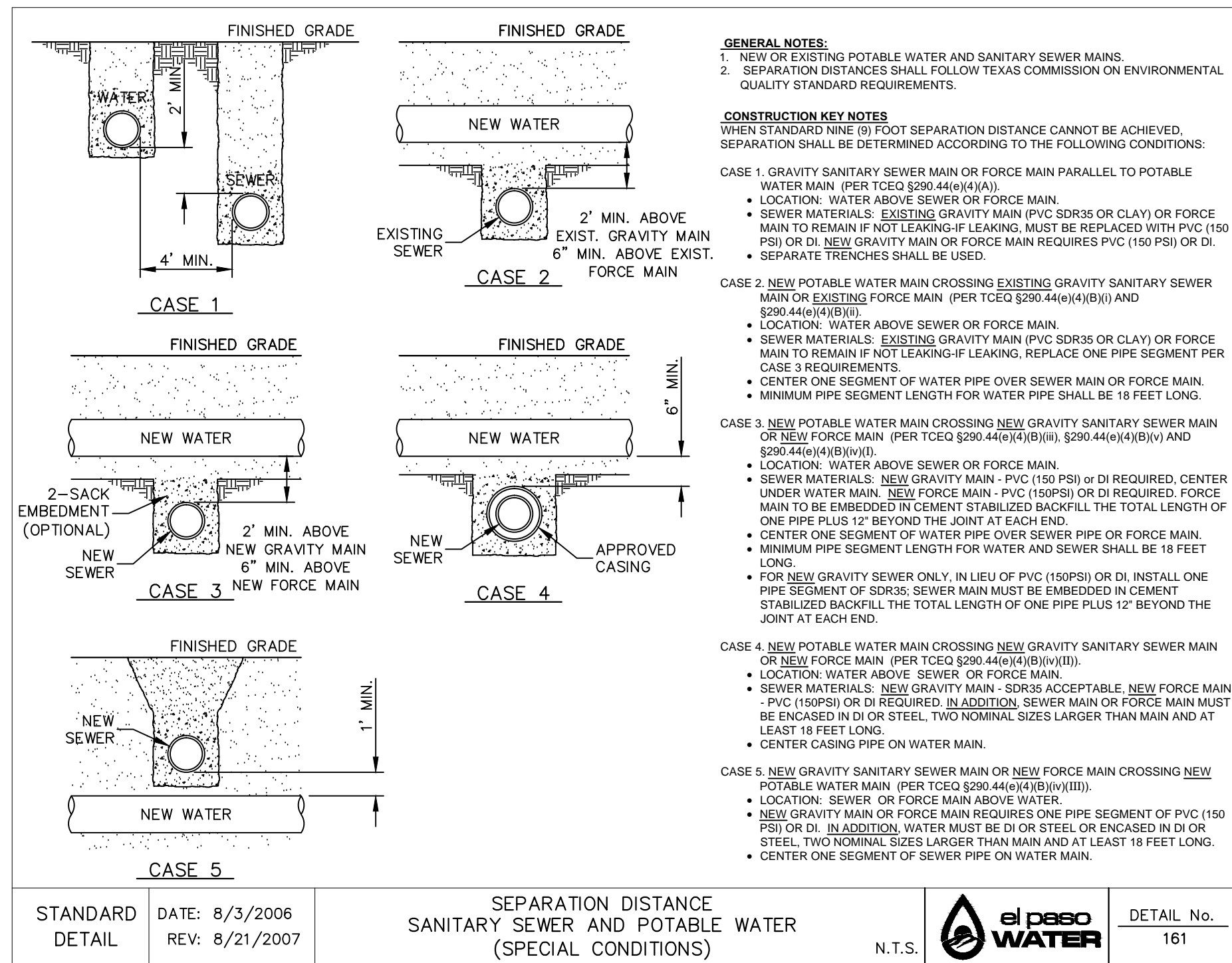
1 SEPARATION DISTANCE—POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER
SCALE: N.T.S.



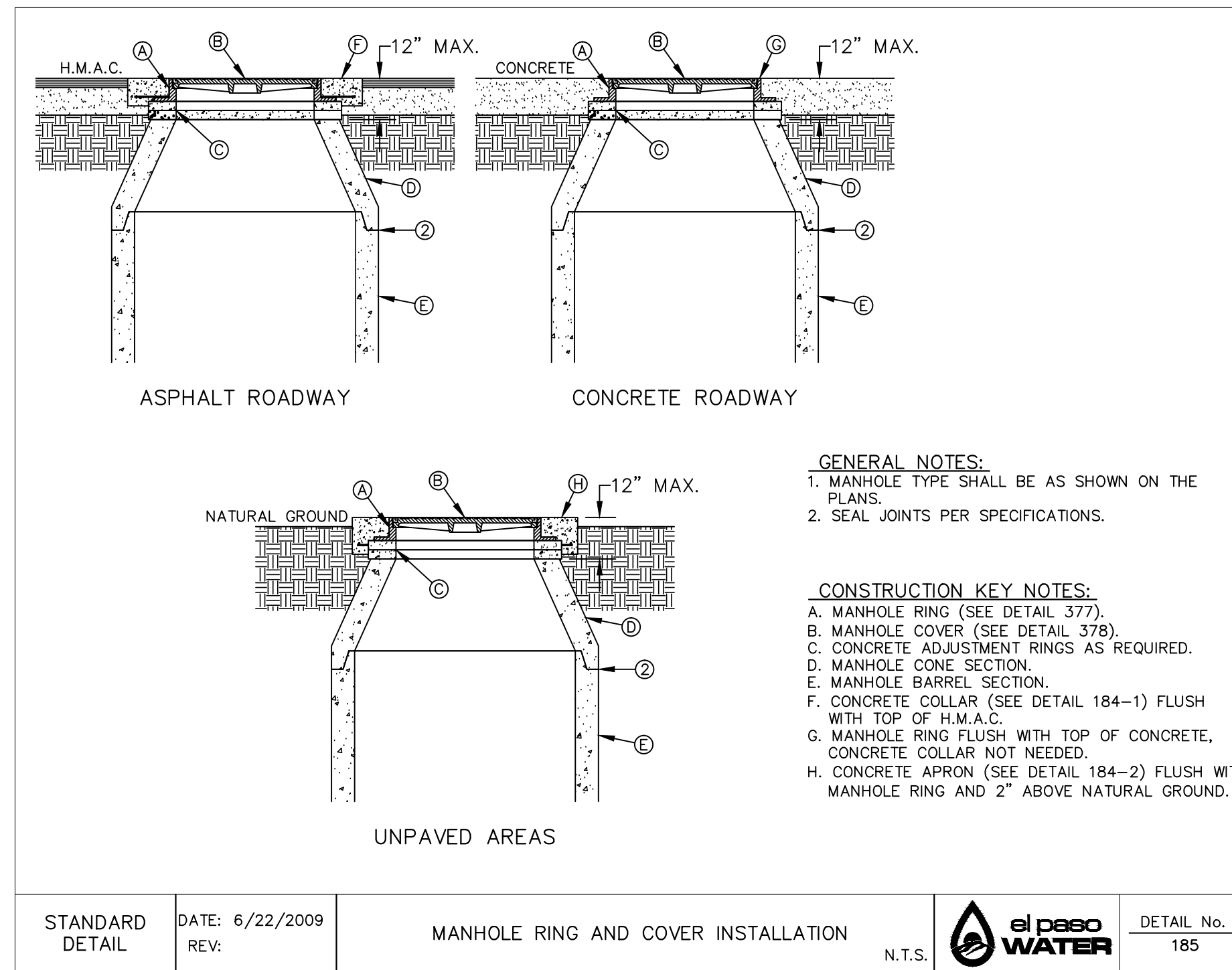
2 STANDARD MANHOLE TYPE "A1"
SCALE: N.T.S.



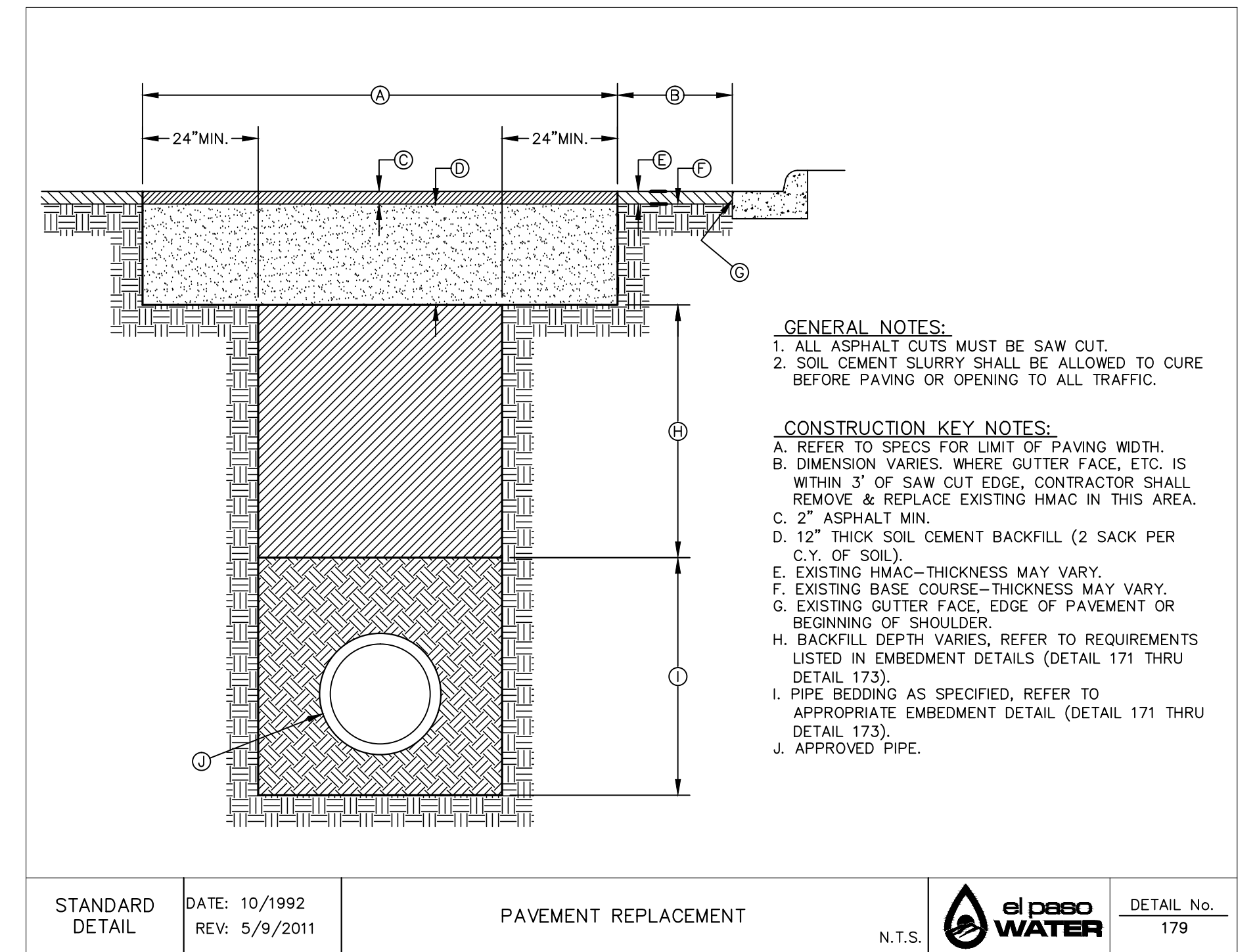
3 BEDDING CLASS DETAILS FOR P.V.C. PRESSURE PIPE
SCALE: N.T.S.



4 SEPARATION DISTANCE SANITARY SEWER AND POTABLE WATER (SPECIAL CONDITIONS)
SCALE: N.T.S.



5 STANDARD MANHOLE RING AND COVER INSTALLATION DETAIL
SCALE: N.T.S.



6 PAVEMENT REPAIR DETAIL
SCALE: N.T.S.

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579

WARNING!
BEFORE YOU DIG
CALL 811
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE.
ELEVATION: 4014.90 (NAND 88) (4005-40 CITY DATUM)

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Suite 300
El Paso, TX 79902
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TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S SEAL
JOSGE L. AZCARRATE
66075
18-22

SCALE: N/A
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No.: 2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
SANITARY SEWER DETAILS

(SHEET 2 OF 3)
SHEET NO.

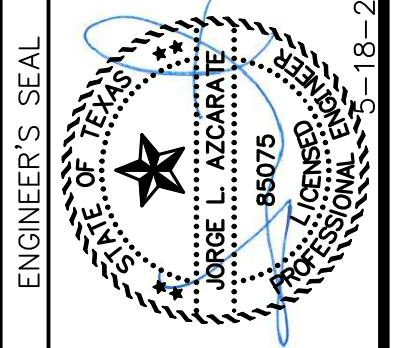
C11.5

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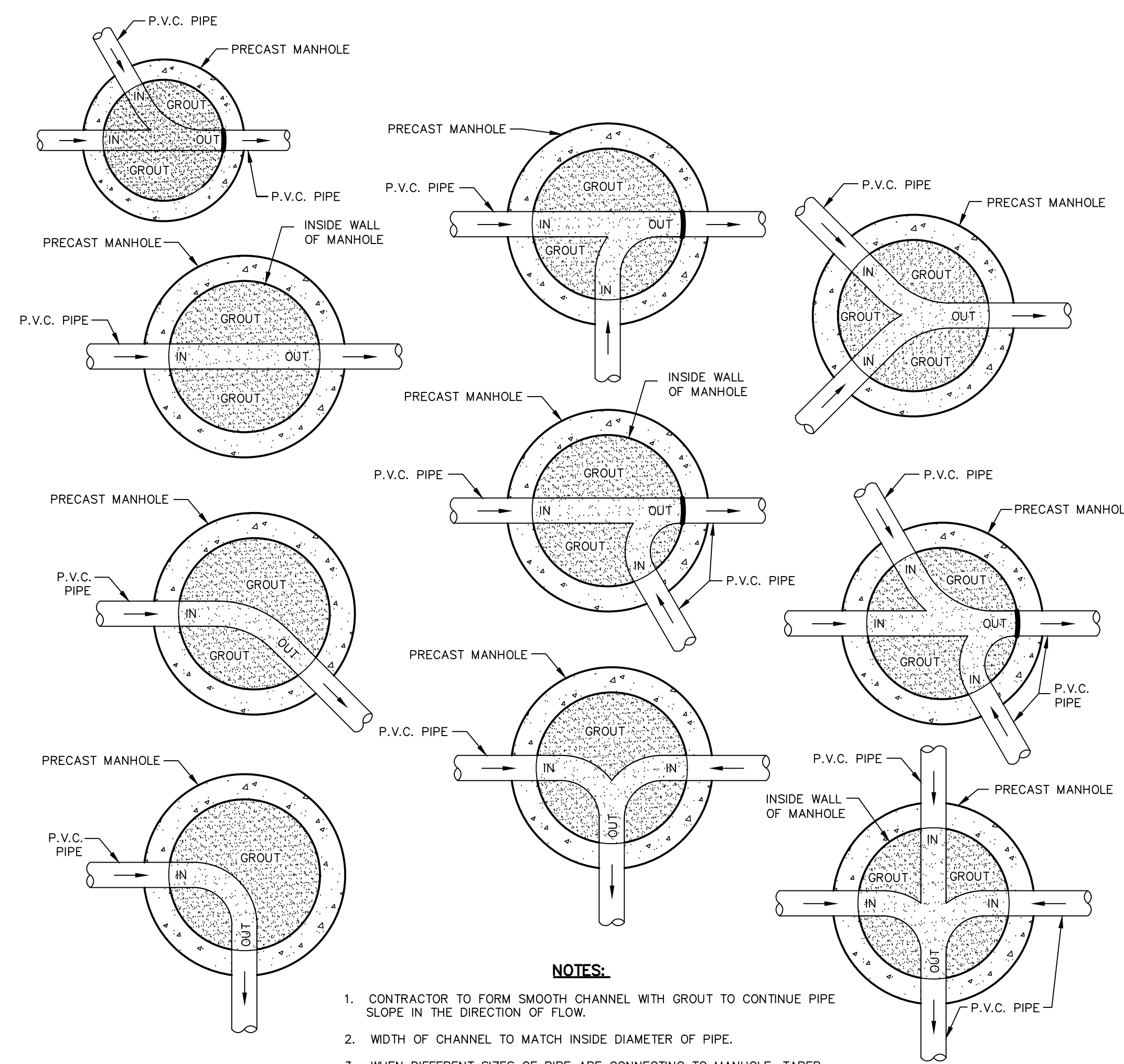


SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2022
DESIGN BY:	K.A.P.
DRAWN BY:	C.E.D.
CHKD. BY:	F.Z.
APPVD. BY:	J.L.A.
JOB No.:	2025-024

PROJECT TITLE
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**SANITARY SEWER
DETAILS**
(SHEET 3 OF 3)
SHEET NO.

C11.6



- NOTES:**
1. CONTRACTOR TO FORM SMOOTH CHANNEL WITH GROUT TO CONTINUE PIPE SLOPE IN THE DIRECTION OF FLOW.
 2. WIDTH OF CHANNEL TO MATCH INSIDE DIAMETER OF PIPE.
 3. WHEN DIFFERENT SIZES OF PIPE ARE CONNECTING TO MANHOLE, TAPER WIDTH OF CHANNEL TO TOTAL LENGTH OF INSIDE DIAMETER OF MANHOLE.
 4. GROUT TO BE USED FOR BOTH MANHOLES AND DROP MANHOLES. NO P.V.C. PIPE SHALL BE INSTALLED IN MANHOLE.
 5. REFER TO PLAN & PROFILE SHEETS FOR SIZES OF PIPES AND MANHOLES.

1
C11.6 TYPICAL MANHOLE INVERT PLANS
SCALE: N.T.S.



Oscar Villalobos
BY DATE

SITE DESCRIPTION

PROJECT NAME AND LIMITS: TRES SUEÑOS UNIT TWENTY-FOUR IS BORDERED BY A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, TO THE WEST IS TRES SUEÑOS UNIT TWENTY-THREE, TO THE SOUTH AND EAST IS TRES SUEÑOS UNIT FIFTEEN AND TRES SUEÑOS UNIT TWELVE.

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 13.88± ACRES, AND WILL CONTAIN A TOTAL OF 89 RESIDENTIAL LOTS.

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

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: 13.88±

TOTAL AREA TO BE DISTURBED: 13.88±

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.6

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE HUECO-WINK ASSOCIATION. THE SOIL IS NEARLY LEVEL AND GENTLY SLOPING SOILS THAT HAVE A FINE SANDY LOAM SUBSOIL AND ARE MODERATELY DEEP OVER CALICHE; IN THE HUECO BOLSO.

NAME OF RECEIVING WATERS: TRES SUEÑOS UNIT TWENTY-FOUR SUBDIVISION WILL DISCHARGE INTO AN EXISTING STORM SEWER INFRASTRUCTURE AND ULTIMATELY DISCHARGE INTO THE EXISTING RETENTION BASIN.



Oscar Villalobos

05/23/2022

BY

DATE

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

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

OTHER: _____

STRUCTURAL PRACTICES:

- 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
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM DRAINS
- 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 EARTHEN 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 SWPPP 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 C4.1, 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

1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLES ENTRANCE AND EXITS: ACTIONS TAKEN AND INSPECTOR'S NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAIN ON SITE.
4. COPY OF SWPPP SHALL BE KEPT ON SITE.
5. PERIMETER MUST RETAIN THE SWPS NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT.

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 TNRC.

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.

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

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

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.

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

V. 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.

VI. 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.

VII. OFFSITE VEHICLE TRACKING:

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

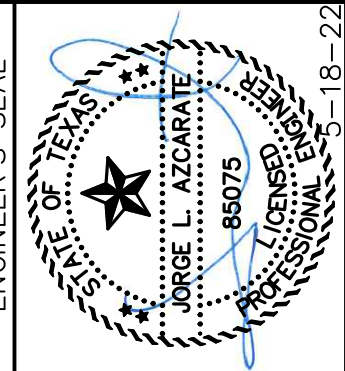
- HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPULAIN
- EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER: _____

REFERENCES - BENCHMARKS	CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°42'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAD 88) (4005+40 CITY DATUM)
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TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2022
DESIGN BY:	K.A.P.
DRAWN BY:	C.E.D.
CHKD. BY:	F.Z.
APPVD. BY:	J.L.A.
JOB No.:	2025-024

PROJECT TITLE

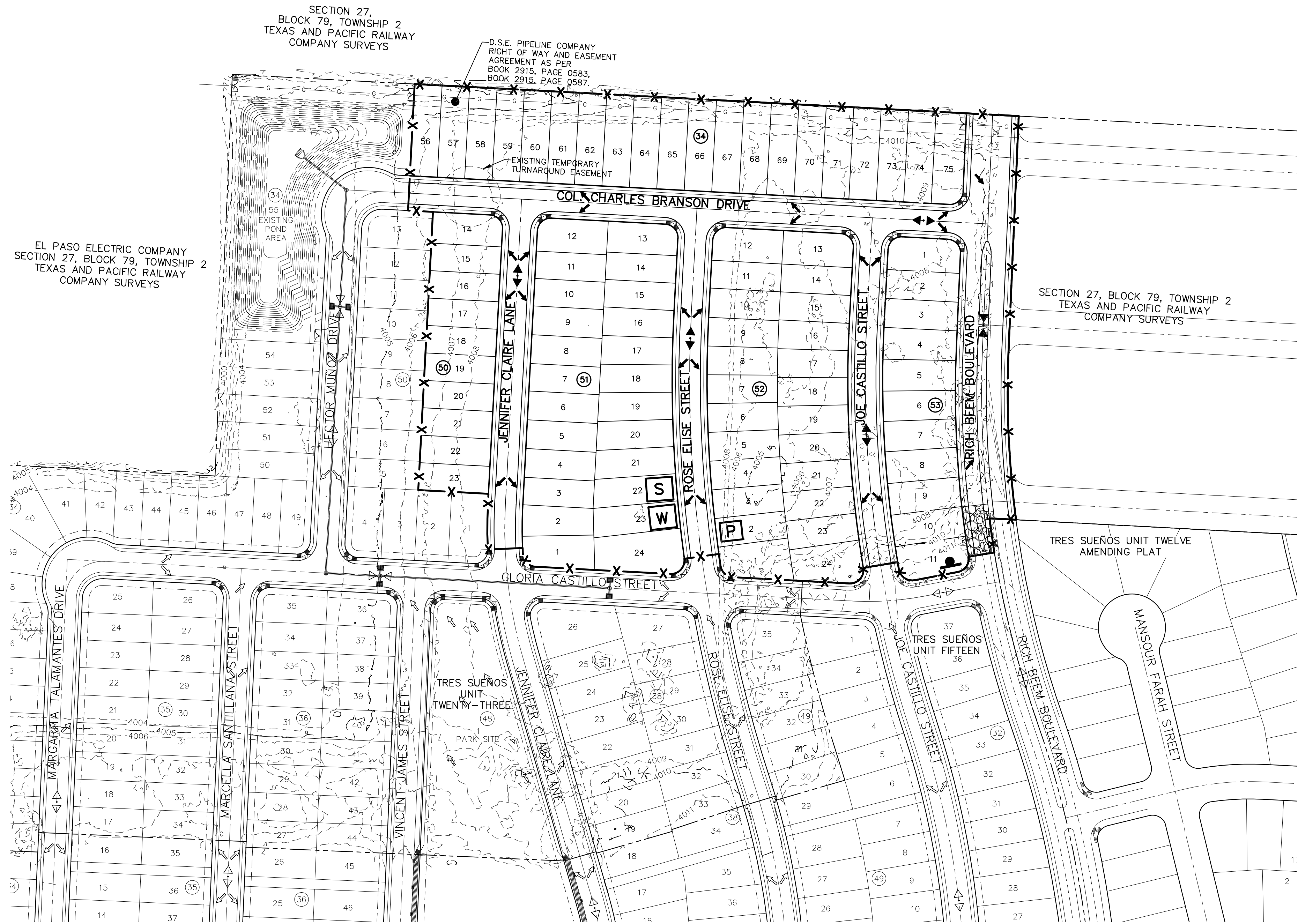
**TRES SUEÑOS
UNIT TWENTY-FOUR
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

**STORM WATER
POLLUTION
PREVENTION
PLAN
NOTES**

SHEET NO.

C12.1



UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
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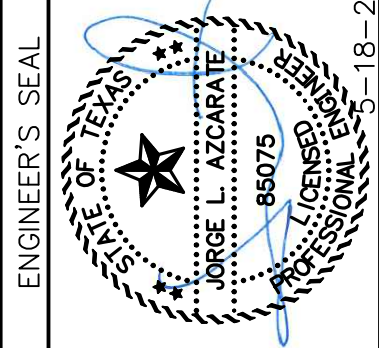
- LEGEND:**
- X — X — SILT FENCE OR EARTHEN BERM
 - STABILIZED CONSTRUCTION ENTRANCE
 - S** STAGING AREA
 - P** PORTABLE TOILETS
 - W** WASH OUT
 - LOCATION OF NOI AND SW3P SIGN POSTING

NOTE:
 1. SILT FENCE AROUND THE PARK PERIMETER SHALL REMAIN AND MAINTAINED UNTIL THE PARK IS COMPLETED AND ACCEPTED BY THE CITY OF EL PASO.

DATE	REVISIONS	BY

813 N. Kansas St.
 Suite 300
 El Paso, TX 79902
 915.544.5232
 www.ceagroup.net

ceagroup
 TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2022
DESIGN BY: K.A.P.
DRAWN BY: C.E.D.
CHKD. BY: F.Z.
APPVD. BY: J.L.A.
JOB No. : 2025-024



Oscar Villalobos
 BY _____ DATE 05/23/2022

PROJECT TITLE
**TRES SUEÑOS
 UNIT TWENTY-FOUR
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

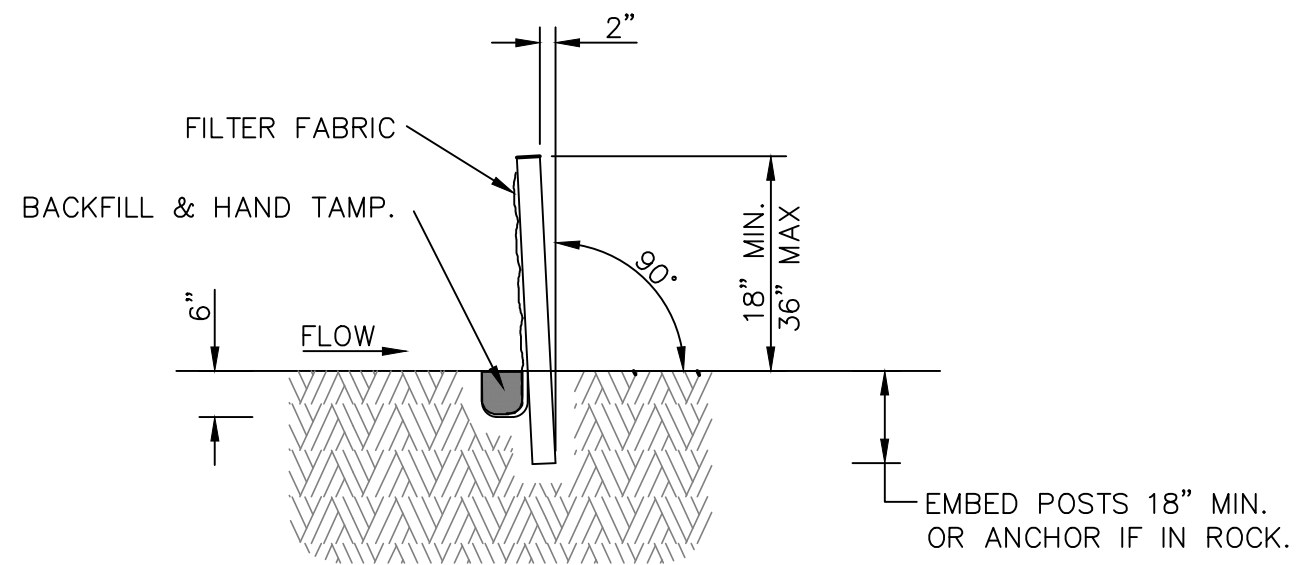
**STORM WATER
 POLLUTION
 PREVENTION PLAN:
 SITE PLAN**

SHEET NO.

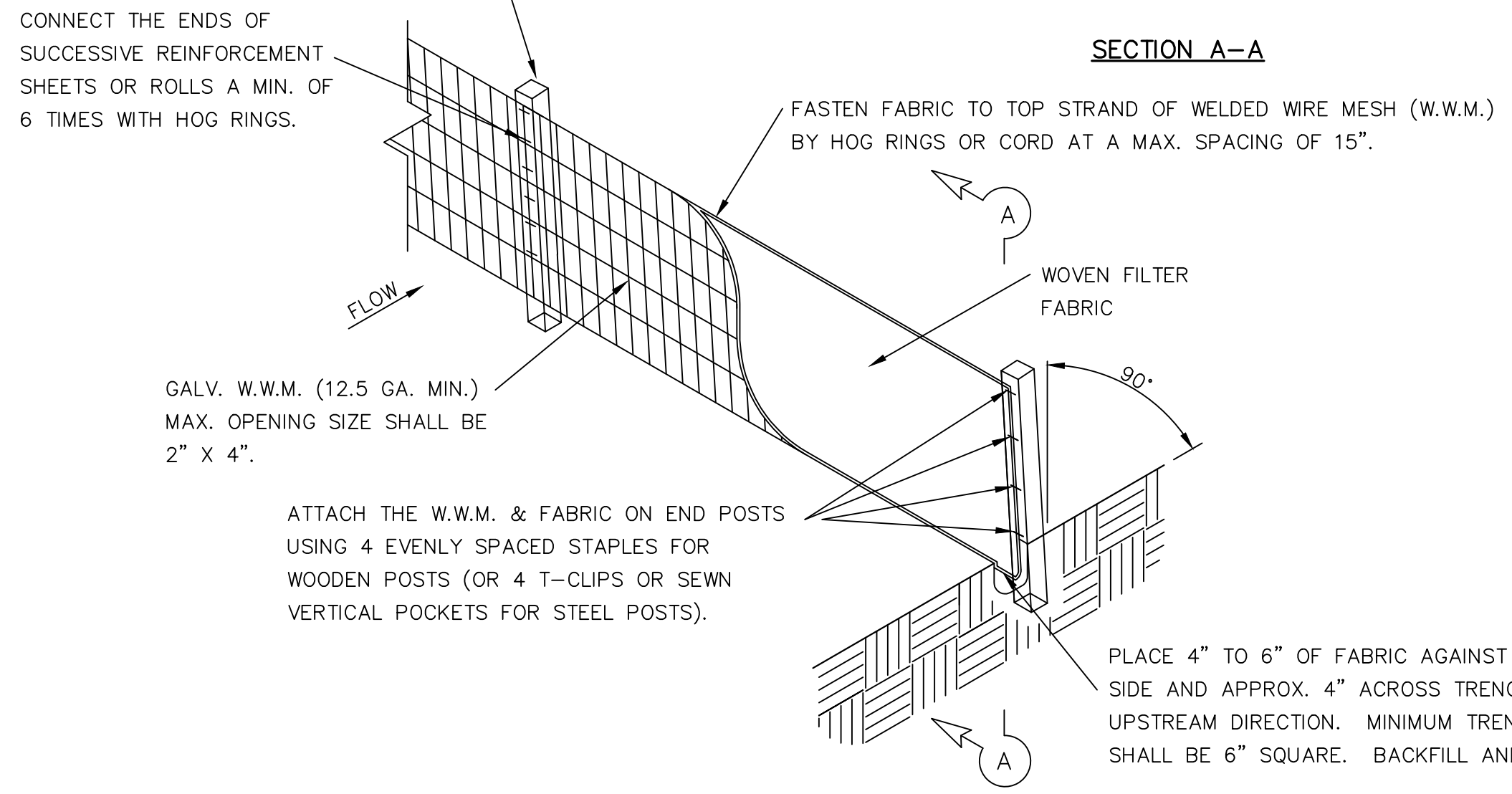
C12.2

SITE PLAN
 SCALE: 1" = 100'

4" MIN. STEEL OR WOOD POSTS SPACED AT 6' TO 8' O.C.
 SOFTWOOD POSTS SHALL BE 3" MIN. DIA. OR NOMINAL 2"x4".
 HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5" X 1.5".



CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MIN. OF 6 TIMES WITH HOG RINGS.

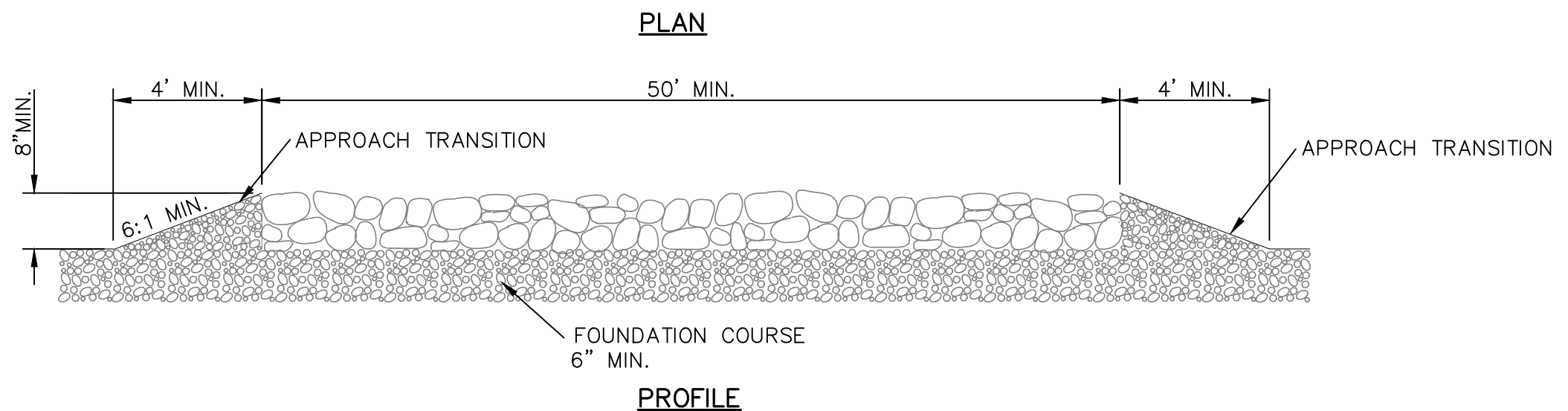
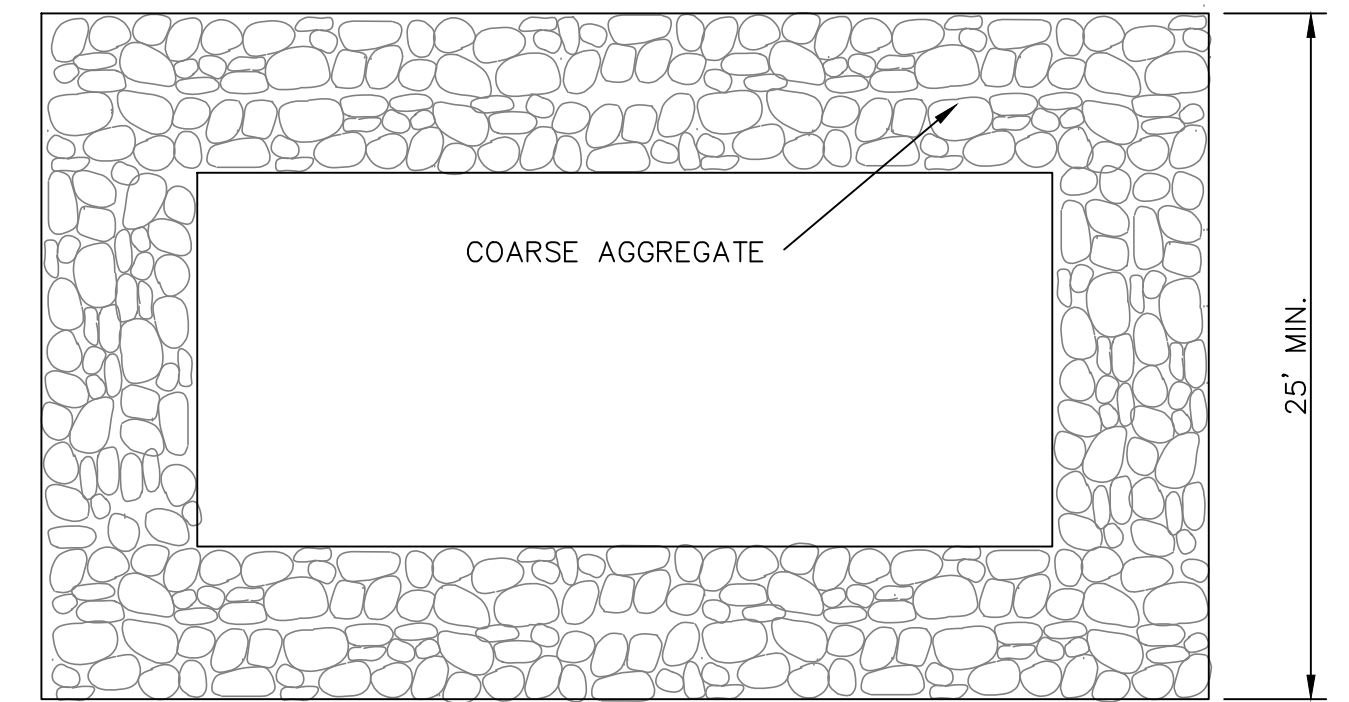


GALV. W.W.M. (12.5 GA. MIN.)
 MAX. OPENING SIZE SHALL BE 2" X 4".

ATTACH THE W.W.M. & FABRIC ON END POSTS USING 4 EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4 T-CLIPS OR SEWN VERTICAL POCKETS FOR STEEL POSTS).

PLACE 4" TO 6" OF FABRIC AGAINST THE TRENCH SIDE AND APPROX. 4" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE. BACKFILL AND HAND TAMP.

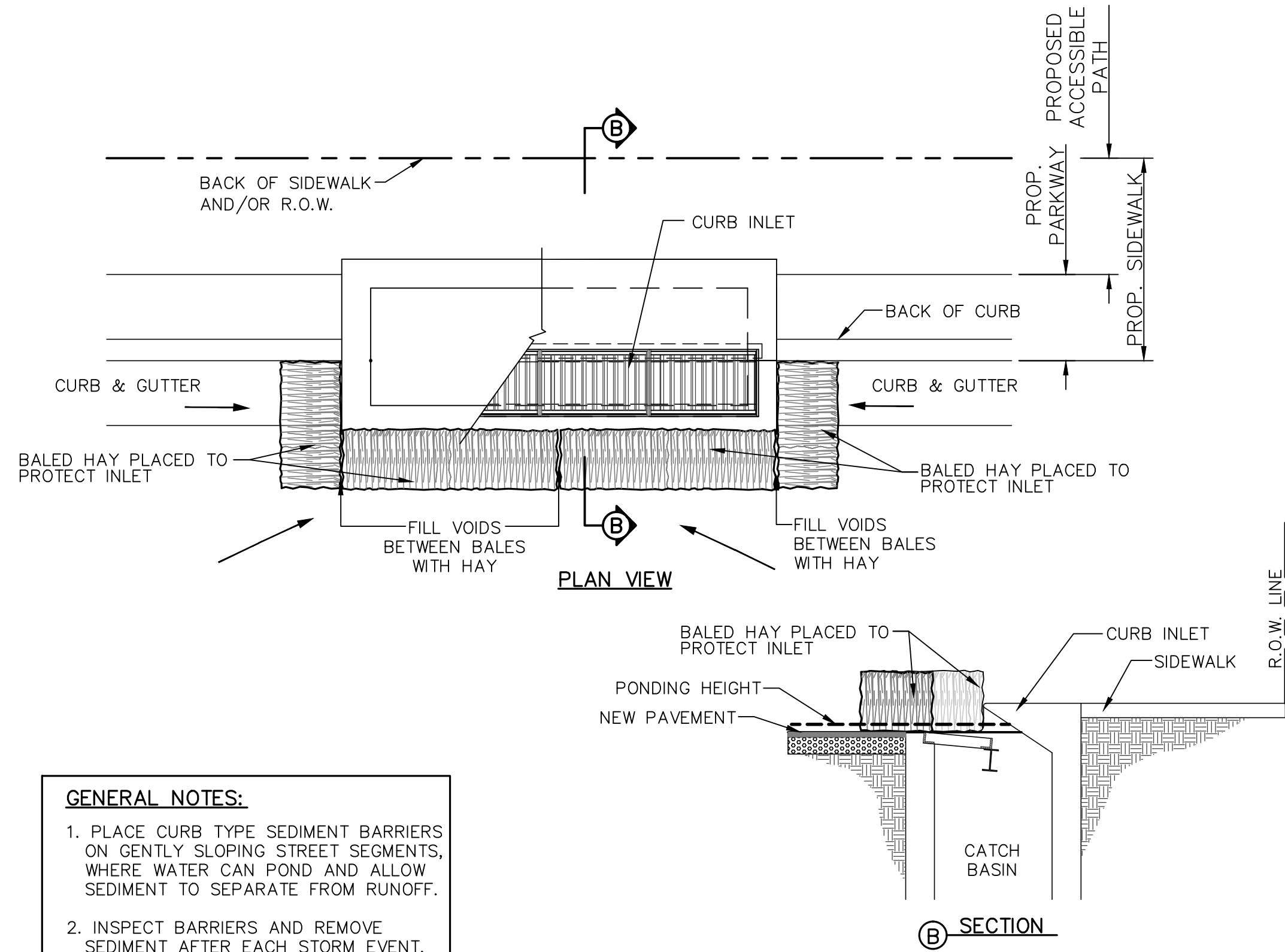
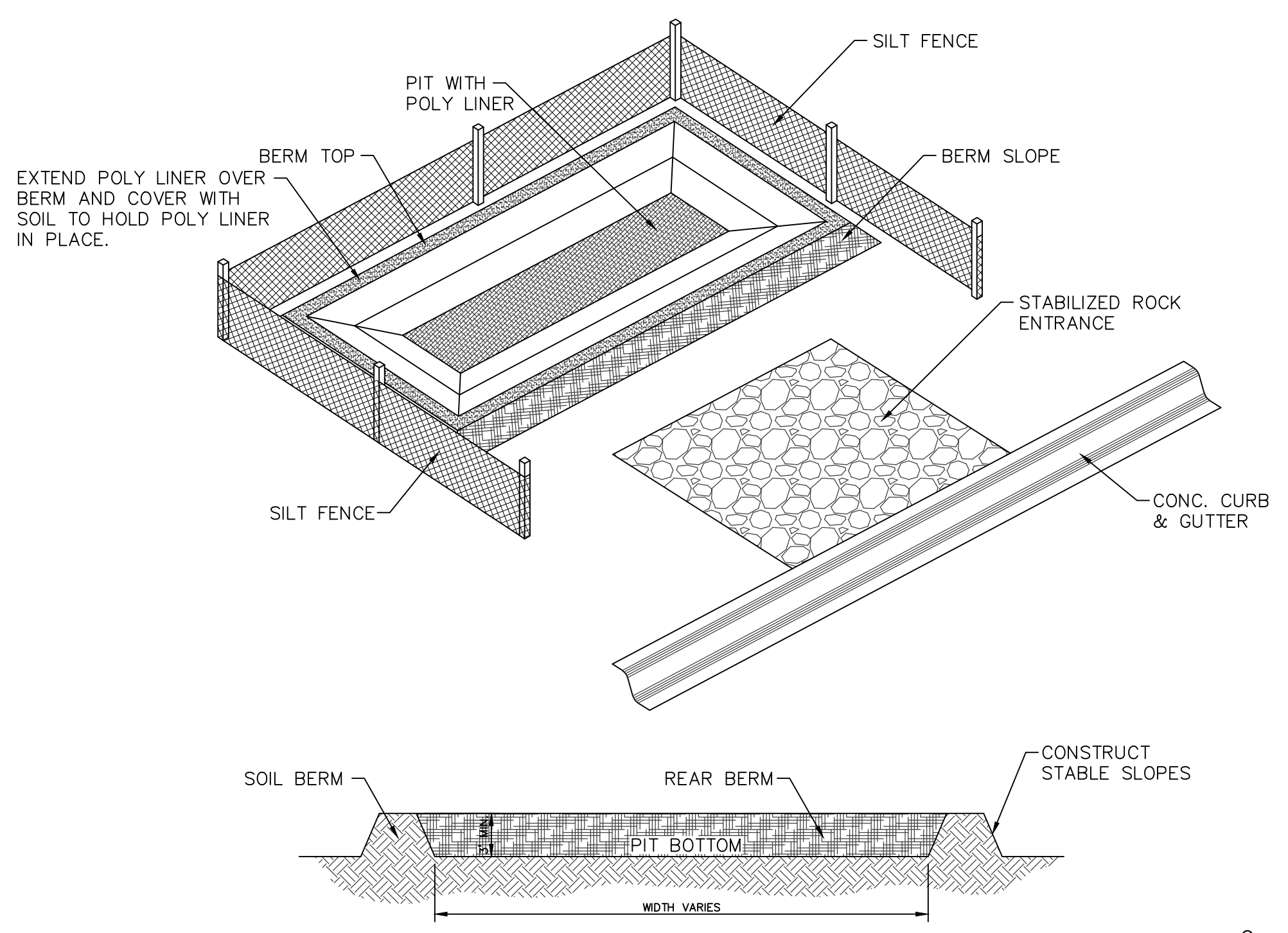
TEMPORARY SEDIMENT CONTROL FENCE



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)



GENERAL NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

TEMPORARY INLET PROTECTION

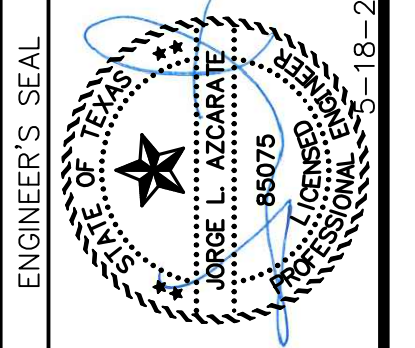
REFERENCES - BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S08°43'31"E, A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. ELEVATION: 4014.90 (NAND 88) (4005+40 CITY DATUM)

DATE	REVISIONS	BY

813 N. Kansas St.
 Suite 300
 El Paso, TX 79902
 915.544.5232
 www.ceagroup.net

CEA GROUP
 TEXAS REGISTERED ENGINEERING FIRM F-4564



SCALE	N/A
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2022
DESIGN BY:	K.A.P.
DRAWN BY:	C.E.D.
CHKD. BY:	F.Z.
APPVD. BY:	J.L.A.
JOB No.:	2025-024

PROJECT TITLE

**TRES SUEÑOS
 UNIT TWENTY-FOUR
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN: DETAILS

SHEET NO.



Oscar Villalobos
 BY
 05/23/2022
 DATE

C12.3