CITY OF EL PASO, TEXAS
REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: Engineering Department

AGENDA DATE: June 24, 2008

CONTACT PERSON/PHONE: R. Alan Shubert, City Engineer Ext. No. 4423

DISTRICT(S) AFFECTED: 1

PROJECT NAME/SOLICITATION NO. Upper Valley Round About – Perpetual Easement Agreement

SUBJECT:

That the City Manager be authorized to sign and accept a Perpetual Easement Agreement with El Paso County Water Improvement District in the District's Nemexas Drainage Canal to construct, maintain, and use a traffic "round about" on and across that portion of District Property as more particularly shown in Exhibit B of the Agreement. The cost to the City is $46,105.70.

BACKGROUND / DISCUSSION:

The Upper Valley Round About is proposed to be constructed at the intersection of Country Club and Upper Valley. Additional right of way (portions of two parcels) is required in order to construct the improvements. One of the parcels belongs to El Paso Water County Water Improvement District No. 1 (EPCWID#1). Because the drain still serves an agricultural purpose, the EPCWID#1 board did not approve the conveyance of the parcel in fee simple, rather it offered it as a perpetual surface easement. This accomplishes the same purpose as it will allow the City to build, maintain and operate the improvements required for the project. The price for the parcel is $46,105.70 valued at $0.85 per square foot. The price was agreed to with EPWID#1 as a slight increase to the price that was paid in the purchase of portion of the Mesa Drain back in February 2005 at a price of $0.83 per square foot. The design of the project is complete; however there is still one more parcel that needs to be acquired before the project can go out to bid.

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PRIOR COUNCIL ACTION:

None

AMOUNT AND SOURCE OF FUNDING:

The project right of way is funded by: 2006 Certificates of Obligation

BOARD / COMMISSION ACTION:

N/A

********************REQUIRED AUTHORIZATION*********************

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Financial Services, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign and accept a Perpetual Easement Agreement with El Paso County Water Improvement District in the District's Nemexas Drainage Canal to construct, maintain, and use a traffic "round about" on and across that portion of District Property as more particularly shown in Exhibit B of the Agreement. The cost to the City is $46,105.70.

ADOPTED this _____ day of _____, 2008.

THE CITY OF EL PASO

_____
John Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
R. Alan Shubert, P.E., C.B.O.
City Engineer

CITY CLERK DEPT.
08 JUN 16 PM 4:39

CITY CLERK DEPT.
08 JUN 30 AM 8:54

EASEMENT

Effective _____

WITNESSETH

WHEREAS, EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO.1, a political subdivision of the State of Texas organized and existing pursuant to Article XVI, Section 59, of the Constitution of the State of Texas, hereinafter referred to as the "District" and the **CITY OF EL PASO, TEXAS**, a home-rule municipal corporation, hereinafter referred to as the "City";

WHEREAS, the United States of America conveyed to the District by a deed without warranty on January 19, 1996, recorded in Book 3002, at Page 1025 of the Deed Records of El Paso County, Texas, certain irrigation canals, laterals, and drains, together with other property, collectively hereinafter referred to as the "District's Properties" or "District Property";

WHEREAS, the City, desires to construct a traffic control facility hereinafter referred to as a "round about", within the El Paso County limits; such "round about" to be constructed across one of the District's Properties known as the "Nemexis Drainage Canal";

WHEREAS, the District requires that permanent easements for public crossings of the District's Properties be granted only to entities with the power of eminent domain; and

WHEREAS, the District requires the City to maintain any structures or facilities constructed pursuant to any such easement.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein and the payment to the District simultaneously with the execution and delivery of this easement to the City the total amount calucalted at a price of $.85 per square foot. The total sum of Forty Six Thousand One Hundred and Five and 70/100 Dollars ($46,105.70.) based on 54,242 square feet of easement and other good and valuable consideration, receipt of which is acknowledged, the District hereby grants to the City a perpetual easement in the District's Nemexas Drainage Canal to construct, maintain, and use a traffic "round about" on and across that portion of District Property, hereinafter referred to as the "round about", described more particularly in the field notes and survey plat attached hereto as Exhibit "A" and by reference incorporated herein, on the following terms and conditions.

1 The sole purpose of the "round about" shall be to better control traffic in the designated area and the City is hereby given the ability to (i) construct, reconstruct, install, maintain, inspect, repair operate, replace, or remove, a public street across the District Property. The City a may use the surface of the District Property contiguous and within 75 feet of the limits of the "round about", as may be reasonably necessary, in connection with the construction., reconstruction, installation, maintenance, repair, removal, or replacement of the "round about". Such use of the District's' Property is subject to the City restoring the District Property to the condition such property was in prior to the City's use of such property.

2. The construction drawings and specifications for said "round about" shall be in accordance with the applicable city, state, and federal rules, regulations, specifications, including but not limited to the City of El Paso Subdivision Regulations, the policies adopted by the

District, the District's Design Standards, and in accordance with drawings and specifications approved in writing by the City and the District prior to construction of the "round about". A copy of the drawings and specifications for the "round about", as approved by the District included in Exhibit "B" attached to this easement.

3. The City, and its employees, agents, contractors, or subcontractors may use such portions of the easement as may be reasonably necessary in connection with the construction, reconstruction, installation, maintenance, repair, removal, or replacement of the "round about", subject to the limitations of the easement and the perpetual maintenance and repair by the City, or its contractor.

4. The District reserves the right of full use and enjoyment of the property encumbered by this easement, subject only to the use by the public of the "round about" permitted by this easement. The District, its employees, agents, contractors, and invitees shall at all times have access from the District's Properties to and through the easement, including without limitation ditch realignment, grading, dredging, raising, or lowering the invert grades, and the City shall not prohibit or interfere with ingress to or egress by the District from the District Properties because of construction or for any other reason.

5. The City shall maintain all culverts, bridge, crossing, street, road, or walkway structures constructed or installed, pursuant to this easement and shall immediately clean and unplug any obstruction that may develop under the "round about" so that the movement of irrigation water through the District Property shall never be obstructed. The District shall allow those parties identified by written notice to the District by the City, including without limitations City employees, agents, contractors, or subcontractors and any other party designated in writing by the City as authorized to access the "round about" and its abutments and easement area for construction and maintenance of the "round about" provided that the area of access shall not extend to a greater distance than 75 feet from the portion of District Property described in Exhibit "B". And further provided that no one shall have the right under this easement to interfere with the District's use of the Nemexas Drainage Canal for conveying, flowing or transporting water or with the District's right to maintain the Nemexas Drainage Canal as may be reasonably necessary to cause the canal to be usable by the District for transportation of water at all times.

6. The District makes no representation or warranty of any nature regarding its interest in the property subject to this easement, which shall be subject in all respects to any agreement, deed, easement, or other legal instrument which may affect, define, or prohibit the granting of this easement. The District is not aware of any legal document or instrument which prohibits the granting of this easement, but if there is any such document or legal instrument which prohibits or does not permit it the granting of this easement, then this easement shall be deemed null and void from its inception to the extent prohibited or not permitted.

7. This easement shall never be construed to allow any interference with or impediment to such use by the District.

8. In the event the City should fail to repair, clear and maintain the "round about" in accordance with this easement, and such interference materially interferes with the District's

CITY CLERK DEPT.

right to deliver water under the "round about", the District will give the City 48 hours notice to remedy the interference. If the City fails to remedy the interference in such time, the District shall have the right to remedy the interference and recover its reasonable costs from the City.

9. The District acknowledges, subject to the terms and conditions of this easement, that this easement may be dedicated through a subdivision plat as a public right-of-way and may be accepted by the City for maintenance and public use. The City shall not assign this easement without the prior written consent of District, except in the event, that the assignment is to a municipality, the county, the state, or the federal government.

10. Any and all negotiations and prior agreements concerning the subject of this easement are merged herein, and this easement may not be modified or amended hereafter except by a written memorandum executed by the District and the City, acknowledged before a Notary Public, and recorded in the Real Property Records of El Paso County, Texas.

11. Notwithstanding anything to contrary herein, in the event that the City has not completed the "round about" referred to in paragraph 1 hereinabove within five (5) years from the date hereof, then the easement granted herein shall, without entry or suit; immediately revert to and vest in the District and its successors and this instrument shall be null and void. The District shall refund any consideration to the City in such event. No act or omission upon the part of the District or its successors or assigns shall be a waiver of the operation or enforcement of such condition. Upon completion of the construction of the "round about" and written acceptance by the District that the "round about" was constructed as specified in Exhibit "B" and by written acceptance of the "round about" the City shall have the right to record an instrument certifying that this right of reverter has terminated.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO.1:

_____
Johnny Stubbs, President
Board of Directors

CITY OF EL PASO:

_____
Joyce Wilson, City Manager

APPROVED AS TO FORM:

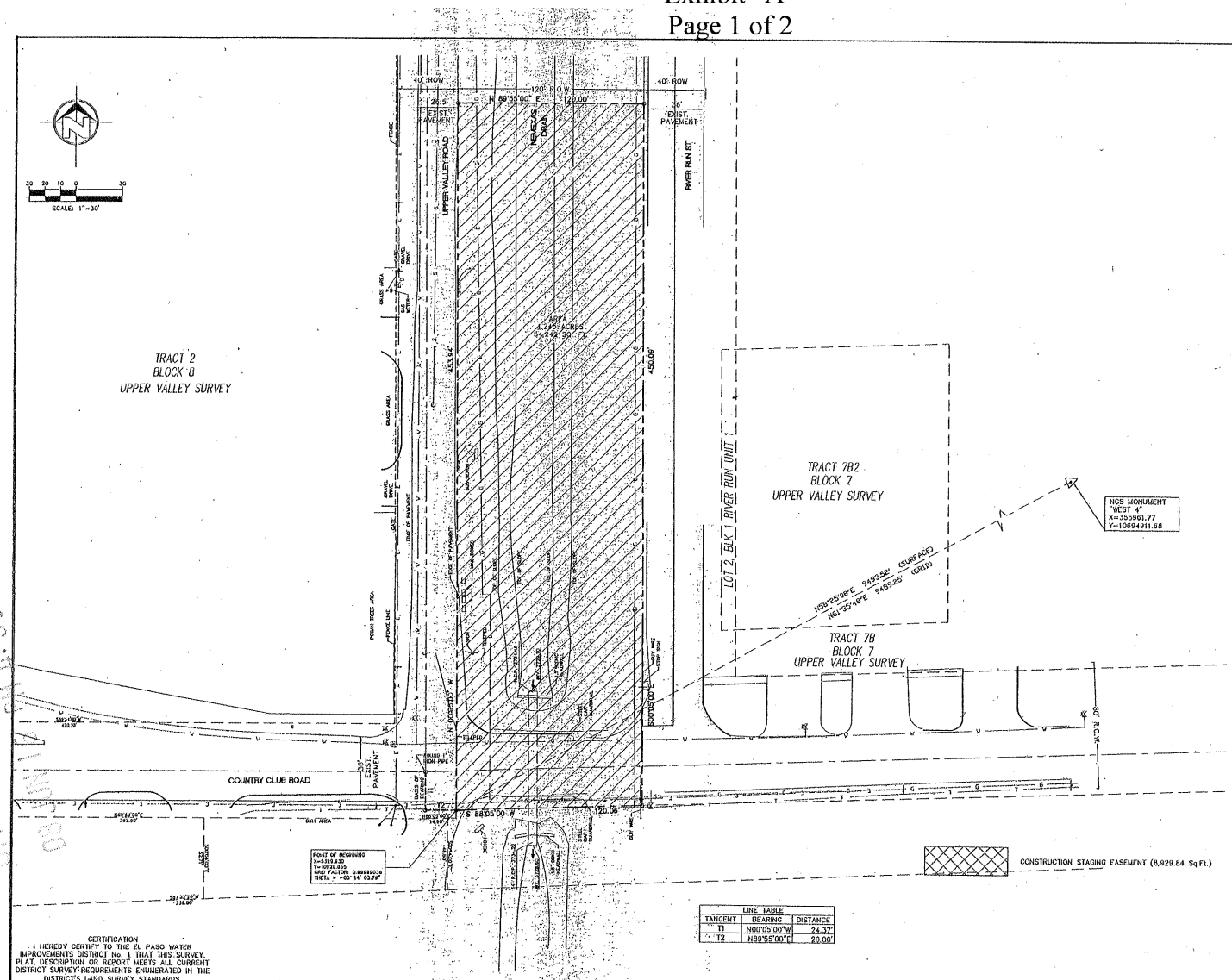
_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
R. Alan Shubert, P.E., C.B.O.
for City Engineer

08 JUN 30 AM 8:54
CITY CLERK DEPT.

Exhibit "A"
Page 1 of 2



Property Description: A portion of the Nemexas Drain Right-Of-Way, Block 8, Upper Valley Survey, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of the Nemexas Drain Right-Of-Way, Block 8, Upper Valley Survey, El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at a found ½-inch iron rod pipe lying on the centerline intersection of Upper Valley Road (40' right-of-way) and Country Club Road (Fd 260) a (50' right-of-way); Thence, South 00° 05' 00" East, along said centerline of Upper Valley Road, a distance of 24.37 feet to a point; Thence, North 89° 55' 00" East, a distance of 20.00 feet to a point lying on the common boundary line between Upper Valley Road and the Nemexas Drain said point being a set ½-inch iron rod with SLI plastic cap stamped "TX 2998" said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 00° 05' 00" West, along said boundary line, a distance of 453.84 feet to a set ½-inch iron rod with SLI plastic cap stamped "TX 2998";

THENCE, North 89° 55' 00" East, a distance of 120.00 feet to a point lying on the common boundary line between the River Run Steel and the Nemexas Drain said point being a set ½-inch iron rod with SLI plastic cap stamped "TX 2998";

THENCE, South 00° 05' 00" East, along said boundary line, a distance of 450.09 feet to a point lying on the northerly right-of-way line of Country Club Road (Fd 260) said point being a set ½-inch iron rod with SLI plastic cap stamped "TX 2998";

THENCE, South 88° 05' 00" West, along said right-of-way, a distance of 120.06 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 1.245 acres (54,242 sq. ft.) of land more or less.

A PLAT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

NOTE: SET 1/2" IRON ROD W/SLI CAP, TEXAS NO. 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.

NOTE: GRID BEARINGS AND COORDINATES ARE REFERENCED TO TEXAS STATE PLANE CENTRAL ZONE NAD-83.

BENCHMARK: EXISTING CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LEE SLEMMONS AND CLOVERLEAF LANE.
ELEVATION: 3741.93 (CITY DATUM)
3747.39 (U. S. M. S.)

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND UTILITIES WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY SLI ENGINEERING, INC. AND/OR FROM RECORDS OF THE VARIOUS UTILITY COMPANIES. THE ACCURACY OF SUCH INFORMATION FROM UTILITIES EXISTING OR ABANDONED WERE NOT VERIFIED OR CHECKED.

SURVEY DATA ESSENTIALLY ESTABLISHED BY SLI ENGINEERING, INC. ON THE GROUND SURVEY OF JUNE 2008. BEARINGS AND DISTANCES EXPRESSED ON SURVEY, AS TO THE UNDERGROUND WIRE CONDITIONS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0012 B, DATED SEPTEMBER 4, 1981, THIS PROPERTY LIES IN FLOOD ZONE C.

DUE TO GRAPHICAL INACCURACIES OF F.I.R.M. OR FLOOD INSURANCE RATE MAP, IT IS NOT UNCOMMON FOR A PARCEL OF PROPERTY TO BE LOCATED IN DIFFERENT ZONES THAN SHOWN ON SAID MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

	POWER POLE
S	EXISTING SEWER LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
W	EXISTING WATER LINE
	EXISTING WATER LINE
	CITY MONUMENT
	LIGHT POLE
	POWER POLE W/LIGHT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	STORM DRAIN MANHOLE
	WATER VALVE
	GUARD POST
G.R.	GUARD RAIL
	EXISTING CHAIN LINK FENCE

LINE TABLE

TANGENT	BEARING	DISTANCE
T1	N00°05'00"W	24.37'
T2	N89°55'00"E	20.00'

CERTIFICATION
I HEREBY CERTIFY TO THE EL PASO WATER IMPROVEMENTS DISTRICT No. 1 THAT THIS SURVEY, PLAT, DESCRIPTION OR REPORT MEETS ALL CURRENT DISTRICT SURVEY REQUIREMENTS ENUMERATED IN THE DISTRICT'S LAND SURVEY STANDARDS.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE, EL PASO, TEXAS 79912
(915) 584-4457

DATE: 6-09-09

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR OTHERWISE SUFFICIENT FOR SAFETY OR JURISDICTIONAL AUTHORITY OR ANY OTHER PURPOSE.

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

DATE:

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY

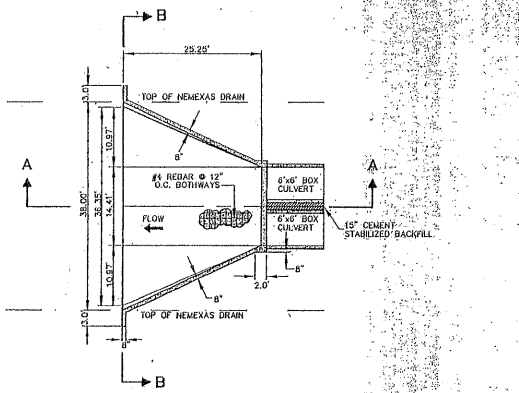
SCALE: 1"=30'
JOB No. 09-05-2253
FIELD BOOK F.B. 524-A
DESIGNED BY: ---
COMP. BY: AFV
DRAWN BY: RJ
CHECKED BY: GL
DATE: JUNE 2008
FILENAME: I:\Projects\Nemexas Drain\Survey\Nemexas Drain Exhibit A.dwg
FILE: DWG-FROM-I-DRIVE.dwg

BOUNDARY AND IMPROVEMENT SURVEY
A PORTION OF THE NEMEXAS DRAIN RIGHT-OF-WAY, BLOCK 8, UPPER VALLEY SURVEY, EL PASO, EL PASO COUNTY, TEXAS.

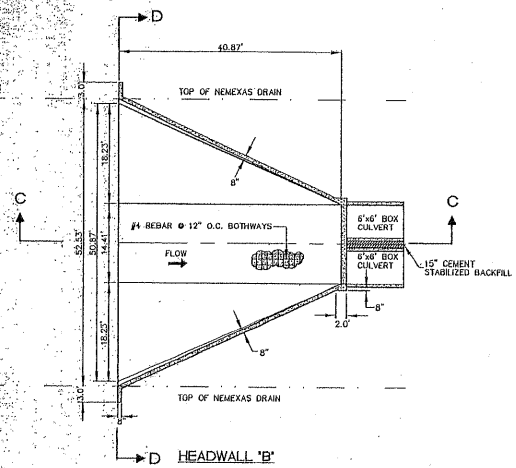
SLI ENGINEERING, INC.
CIVIL ENGINEERS * LAND SURVEYORS *. LAND PLANNERS
6600 WESTWIND DR. - EL PASO, TEXAS - 79912
(915) 584-4457 -- FAX (915) 581-7758 - E-MAIL: slieng@whc.net

SHEET 1 OF 6

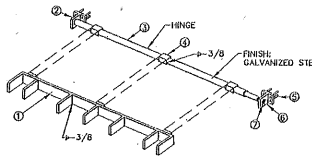
Exhibit "A"
Page 2 of 2



HEADWALL "A"

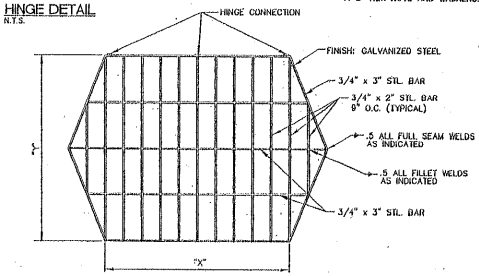


HEADWALL "B"



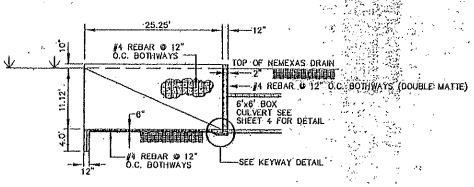
NOTES:
1. 3" BAR TOP OF RACK
2. 2 L 8" x 1/2" x 5"
3. STL. PIPE 4" O.D. 2 1/2" I.D. LENGTH 6" LESS THAN ROD.
4. U 8" x 1/2" x 5" x 3"
5. 1" Ø STL. RODS THREADED BOTH ENDS LENGTH TO EXTEND THROUGH HEADWALL.
6. 2" DIA. STL. ROD THREAD BOTH ENDS.
7. 2" HEX NUTS AND WASHERS.

HINGE DETAIL
N.T.S.

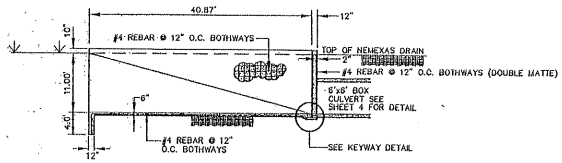


"X" = MIN. OF 6'
"Y" = MIN. 16.5' OR 3 (H)

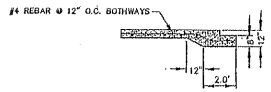
SAFETY GRATE
N.T.S.



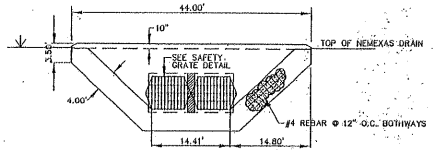
SECTION A-A



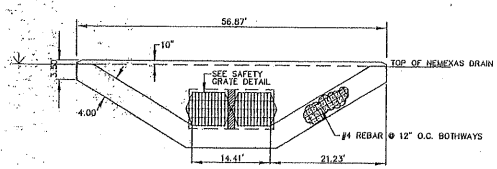
SECTION C-C



KEYWAY DETAIL
N.T.S.



SECTION B-B

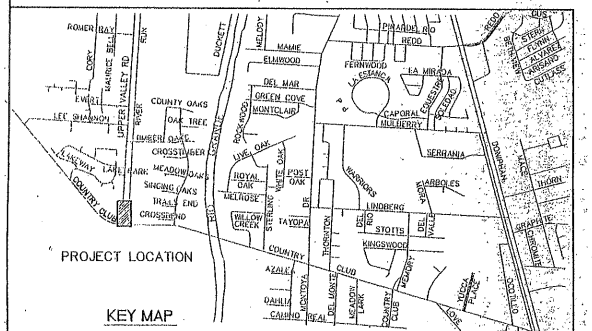


SECTION D-D

NOTE:
1. ALL SUBGRADE TO BE COMPACTED TO 95% DENSITY ASTM D-1557.
2. ALL CAST-IN-PLACE CONCRETE TO BE 3000 PSI.

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED,

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.



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This map and survey are being provided solely for the use of El Paso Water Improvements District and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon July 05, 2007.

NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0045 C, DATED FEBRUARY 16, 2006, THIS PROPERTY LIES IN FLOOD ZONE C, ZONE C: AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS, THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR OTHERWISE SUFFIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 DATE:

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY

SCALE: 1"=20'
JOB No. 09-00-2253
FIELD BOOK: F.B. 824-A
DESIGNED BY: ---
COMP. BY: ARV
DRAWN BY: BH
CHECKED BY: GH
DATE: JUNE2008
PROJECT\engr\dwg\HW DET 09
FILE: HW DETAILS.dgn

HEADWALL DETAILS

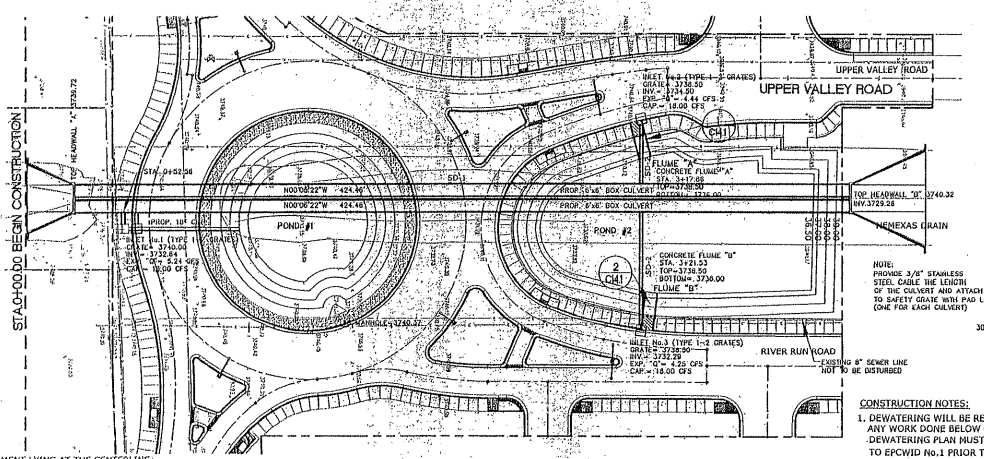
A PORTION OF THE NEMEXAS DRAIN RIGHT-OF-WAY, BLOCK 8, UPPER VALLEY SURVEY, EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS * LAND SURVEYORS * LAND PLANNERS
8609 WESTWIND DR. - EL PASO, TEXAS - 79912
(915) 584-1492 - FAX (915) 581-7756 - E-MAIL slieng@elp.rr.com

SHEET 6 OF 6

CITY CLERK DEPT
09 JUN 5 PM 1:39

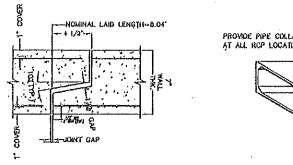
Exhibit "B"
Page 1 of 4



BENCHMARK:
EXISTING CITY MONUMENT LYING AT THE CENTERLINE INTERSECTION OF LEE SHANNON RD. AND CRISWELL LN.
ELEVATION: 3741.09 (CITY DATUM)
ELEVATION: 3707.26 (USRS DATUM)

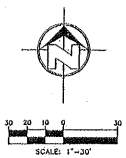
NOTE:
PROVIDE 3/8" STAINLESS STEEL CABLE THE LENGTH OF THE CULVERT AND ATTACH TO SAFETY GRATE WITH PAD LOCKS. (ONE FOR EACH CULVERT)

CONSTRUCTION NOTES:
1. DEWATERING WILL BE REQUIRED FOR ANY WORK DONE BELOW GRADE. DEWATERING PLAN MUST BE SUMITTED TO EPCWID No.1 PRIOR TO CONSTRUCTION.
2. ALL HORIZONTAL DISTANCES ARE CENTER OF STRUCTURE.



TYPICAL SECTION THRU BOX JOINT

TYPICAL PIPE COLLAR



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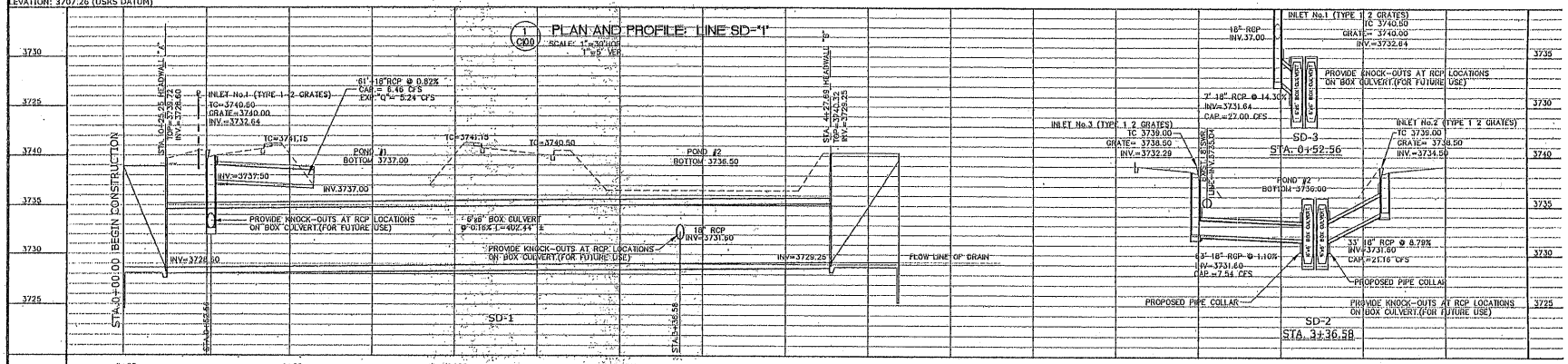
UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC., IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

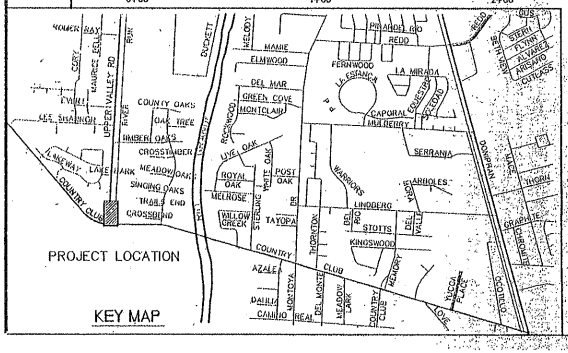
Copyright 2007 SLI Engineering, Inc.

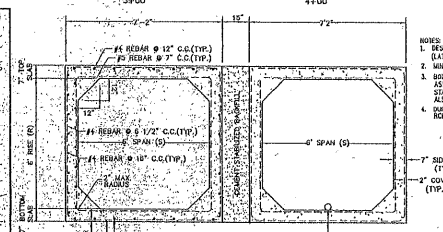
This map and survey are being provided solely for the use of Upper Valley Road and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon October 4, 2007.

NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 4, 1991, THIS PROPERTY LIES IN FLOOD ZONE C, ZONE C AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.







PRECAST BOX CULVERT
TYP. SECTION
SCALE: NTS

NOTES:
1. DESIGN IN ACCORDANCE WITH ASTM SPECIFICATION C-1433, TABLE 1 (LATEST EDITION), FOR 3'-00" OF EARTH COVER
2. MINIMUM CONCRETE STRENGTH = 5,000 PSI.
3. BOX CULVERT TO MEET THE REQUIREMENTS OF ASTM C789 AND ASTM C 1433, TABLE 1 (LASTEST EDITION), FOR 3'-00" EARTH COVER STANDARD SPECIFICATIONS FOR PRECAST CULVERTS. ALSO, MUST BE DESIGNED FOR H20 LOADING.
4. DURING PRECAST CONSTRUCTION PROVIDE KNOCK-OUTS AT ALL RCP PIPE LOCATIONS.

NOTE:
PROVIDE 3/8" STAINLESS STEEL CABLE THE LENGTH OF THE CULVERT AND ATTACH TO SAFETY GRATE WITH PAD LOCKS. (ONE FOR EACH CULVERT)

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR OTHERWISE SUFFIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

DATE: _____

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY

SCALE: 1"=30'
JOB No. 06-05-2252
FIELD BOOK F.B. 824-A
DESIGNED BY: ---
DRAWN BY: RJ
CHECKED BY: GH
DATE: JUNE 2008
F:\PROJECTS\Upper Valley Rd\06-05-2252 Upper Valley Rd\DWG\06-05-2252 Upper Valley Rd Drainage.dwg

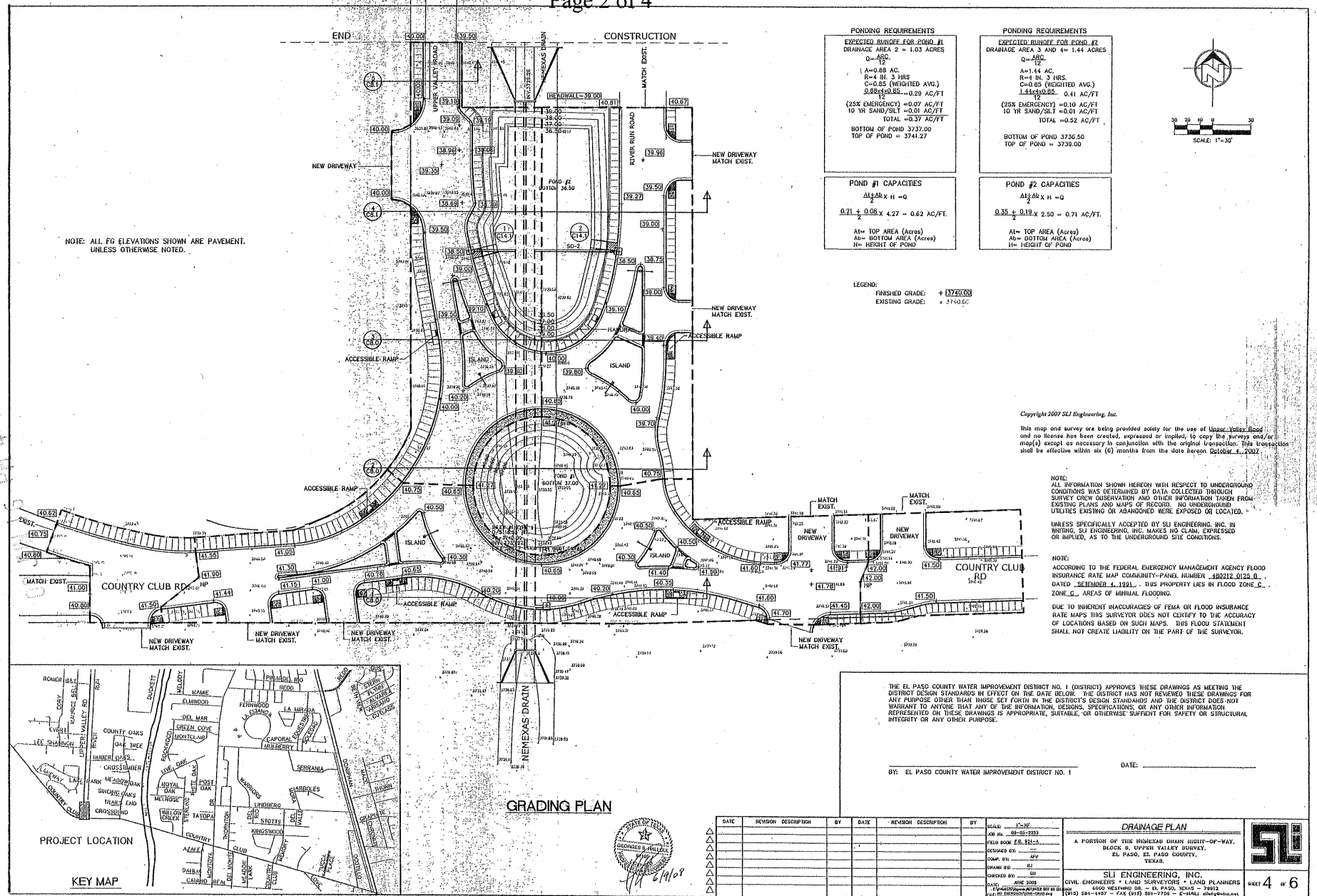
DRAINAGE PLAN

A PORTION OF THE REMEXAS DRAIN RIGHT-OF-WAY, BLOCK 6, UPPER VALLEY SURVEY, EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
6600 WESTWIND DR. - EL PASO, TEXAS - 79912
(915) 584-4457 - FAX (915) 581-7726 - E-MAIL: slieng@elp.net

SHEET 5 OF 6

CITY CLERK DEPT
2008 JUN 27 PM 1:39



PONDING REQUIREMENTS

EXPECTED RUNOFF FOR POND #1
DRAINAGE AREA 2 = 1.03 ACRES

$Q = \frac{ARC}{12}$

A=0.88 AC.
R=4 IN. 3 HRS
C=0.85 (WEIGHTED AVG.)
$\frac{0.88 \times 4 \times 0.85}{12} = 0.29$ AC/FT
(25% EMERGENCY) =0.07 AC/FT
10 YR SAND/SILT =0.01 AC/FT
TOTAL =0.37 AC/FT

BOTTOM OF POND 3737.00
TOP OF POND = 3741.27

PONDING REQUIREMENTS

EXPECTED RUNOFF FOR POND #2
DRAINAGE AREA 3 AND 4= 1.44 ACRES

$Q = \frac{ARC}{12}$

A=1.44 AC.
R=4 IN. 3 HRS.
C=0.85 (WEIGHTED AVG.)
$\frac{1.44 \times 4 \times 0.85}{12} = 0.41$ AC/FT
(25% EMERGENCY) =0.10 AC/FT
10 YR SAND/SILT =0.01 AC/FT
TOTAL =0.52 AC/FT

BOTTOM OF POND 3736.50
TOP OF POND = 3739.00

POND #1 CAPACITIES

$\frac{At + Ab}{2} \times H = Q$

$\frac{0.21 + 0.08}{2} \times 4.27 = 0.62$ AC/FT.

At= TOP AREA (Acres)
Ab= BOTTOM AREA (Acres)
H= HEIGHT OF POND

POND #2 CAPACITIES

$\frac{At + Ab}{2} \times H = Q$

$\frac{0.35 + 0.19}{2} \times 2.50 = 0.71$ AC/FT.

At= TOP AREA (Acres)
Ab= BOTTOM AREA (Acres)
H= HEIGHT OF POND

LEGEND:
FINISHED GRADE: + 3740.00
EXISTING GRADE: x 3740.00

SCALE: 1"=30'

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NOTE:
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BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 DATE: _____

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY

SCALE: 1"=30'
JOB No. 02-05-2353
FIELD BOOK FB. 511-4
DESIGNED BY: ---
COMP. BY: AFV
DRAWN BY: BJ
CHECKED BY: GH
DATE: APRIL 2008
FILE: H:\PROJECTS\2002\02-05-2353\DWG\02-05-2353-GRADING.dwg

DRAINAGE PLAN
A PORTION OF THE NEMEXAS DRAIN RIGHT-OF-WAY, BLOCK 8, UPPER VALLEY SURVEY, EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS * LAND SURVEYORS * LAND PLANNERS
6500 WESTWIND DR. - EL PASO, TEXAS - 79912
(915) 581-1457 - FAX (915) 581-7726 - E-MAIL: slieng@elp.rr.net

SHEET 4 OF 6

6/19/08

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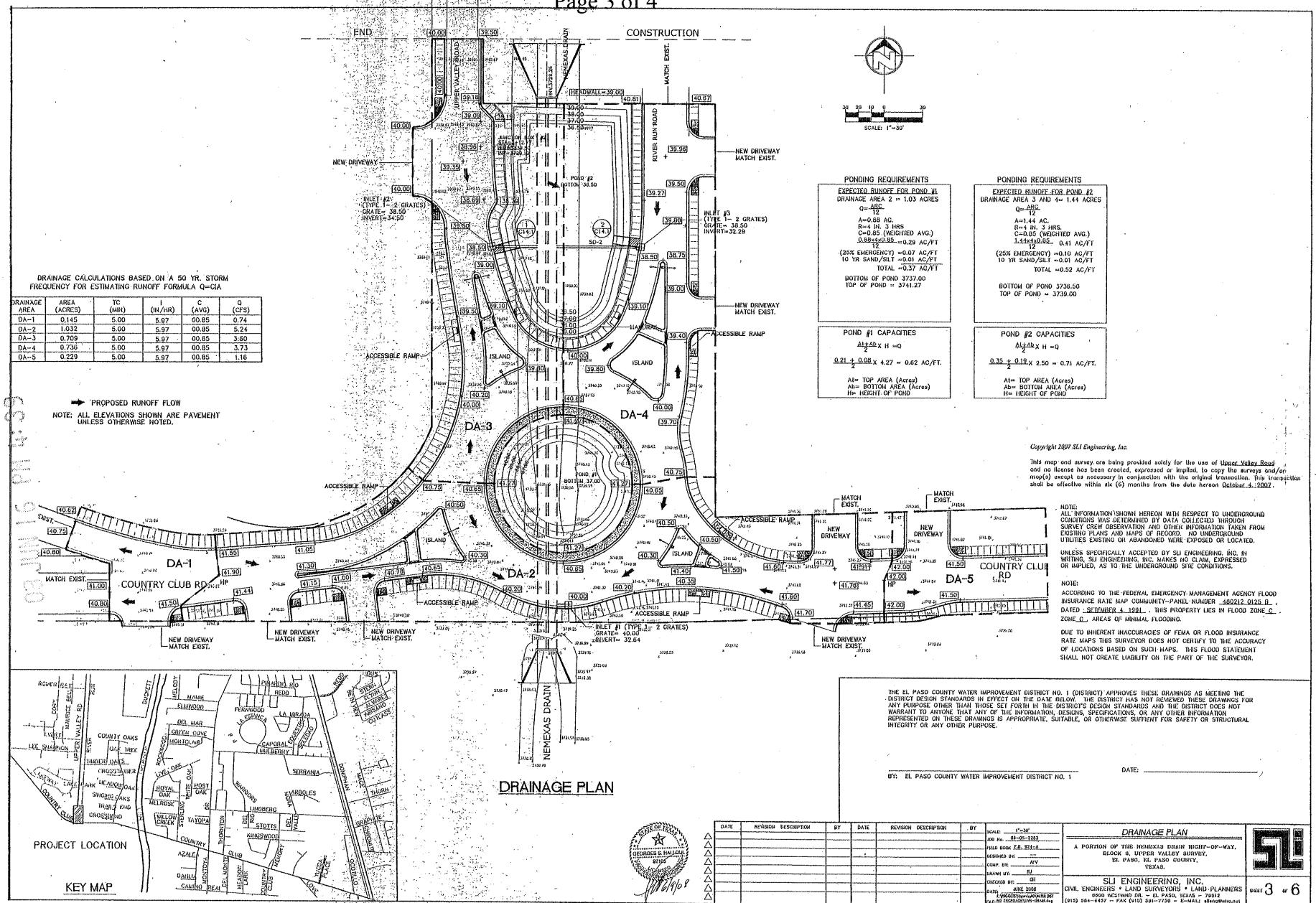

DRAINAGE PLAN

DRAINAGE CALCULATIONS BASED ON A 50 YR. STORM FREQUENCY FOR ESTIMATING RUNOFF FORMULA Q=CIA

DRAINAGE AREA	AREA (ACRES)	TC (MIN)	I (IN/HR)	C (AVG)	Q (CFS)
DA-1	0.145	5.00	5.97	00.85	0.74
DA-2	1.032	5.00	5.97	00.85	5.24
DA-3	0.709	5.00	5.97	00.85	3.60
DA-4	0.736	5.00	5.97	00.85	3.73
DA-5	0.229	5.00	5.97	00.85	1.16

→ PROPOSED RUNOFF FLOW

NOTE: ALL ELEVATIONS SHOWN ARE PAVEMENT UNLESS OTHERWISE NOTED.

PONDING REQUIREMENTS

EXPECTED RUNOFF FOR POND #1
DRAINAGE AREA 2 = 1.03 ACRES

$Q = \frac{ARC}{12}$

A=0.68 AC.
R=4 IN. 3 HRS.
C=0.85 (WEIGHTED AVG.)
$\frac{0.68 \times 4 \times 0.85}{12} = 0.29$ AC/FT
(25% EMERGENCY) =0.07 AC/FT
10 YR SAND/SILT =0.01 AC/FT
TOTAL =0.37 AC/FT

BOTTOM OF POND 3737.00
TOP OF POND = 3741.27

PONDING REQUIREMENTS

EXPECTED RUNOFF FOR POND #2
DRAINAGE AREA 3 AND 4= 1.44 ACRES

$Q = \frac{ARC}{12}$

A=1.44 AC.
R=4 IN. 3 HRS.
C=0.85 (WEIGHTED AVG.)
$\frac{1.44 \times 4 \times 0.85}{12} = 0.41$ AC/FT
(25% EMERGENCY) =0.10 AC/FT
10 YR SAND/SILT =0.01 AC/FT
TOTAL =0.52 AC/FT

BOTTOM OF POND 3736.50
TOP OF POND = 3739.00

POND #1 CAPACITIES

$\frac{At + Ab}{2} \times H = Q$

$\frac{0.21 + 0.08}{2} \times 4.27 = 0.62$ AC/FT.

At= TOP AREA (Acres)
Ab= BOTTOM AREA (Acres)
H= HEIGHT OF POND

POND #2 CAPACITIES

$\frac{At + Ab}{2} \times H = Q$

$\frac{0.35 + 0.19}{2} \times 2.50 = 0.71$ AC/FT.

At= TOP AREA (Acres)
Ab= BOTTOM AREA (Acres)
H= HEIGHT OF POND

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BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 DATE:

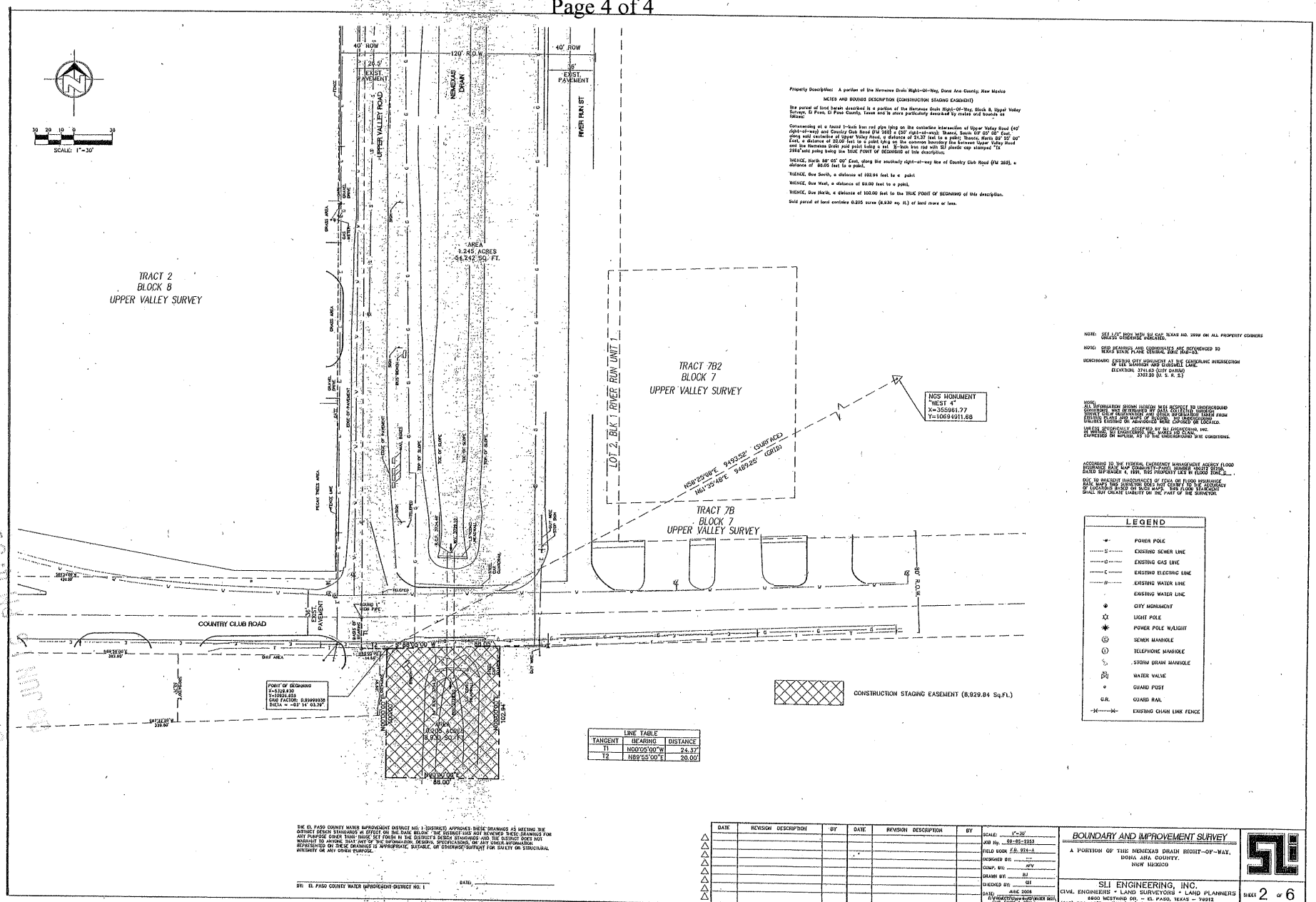
DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY

SCALE: 1"=30'
JOB No. 06-05-2283
FIELD BOOK P.B. 934-A
DESIGNED BY: ---
COMP. BY: MY
DRAWN BY: BJ
CHECKED BY: GH
DATE: APRIL 2008
F:\PROJECTS\06-05-2283\DWG\06-05-2283-DRAINAGE.dwg

DRAINAGE PLAN
A PORTION OF THE NEMEXAS DRAIN RIGHT-OF-WAY, BLOCK 8, UPPER VALLEY SURVEY, EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
6800 WESTWIND DR. - EL PASO, TEXAS - 79912
(915) 584-4457 - FAX (915) 581-7726 - E-MAIL: slieng@elp.rr.com

SHEET 3 OF 6



Property Description: A portion of the Hernekes Drain Right-Of-Way, Doña Ana County, New Mexico

METES AND BOUNDS DESCRIPTION (CONSTRUCTION STAGING EASEMENT)

The parcel of land herein described is a portion of the Hernekes Drain Right-Of-Way, Block 8, Upper Valley Survey, El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at a found ½-inch iron rod pipe lying on the centerline intersection of Upper Valley Road (40' right-of-way) and Country Club Road (FM 260) a (50' right-of-way); Thence, South 03° 05' 00" East, along said centerline of Upper Valley Road, a distance of 24.37 feet to a point; Thence, North 89° 55' 00" East, a distance of 30.00 feet to a point lying on the common boundary line between Upper Valley Road and the Hernekes Drain said point being a set ⅝-inch iron rod with SLI plastic cap stamped "TX 2958" said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 89° 55' 00" East, along the southerly right-of-way line of Country Club Road (FM 260), a distance of 60.00 feet to a point,

THENCE, Due South, a distance of 162.94 feet to a point

THENCE, Due West, a distance of 60.00 feet to a point,

THENCE, Due North, a distance of 160.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.205 acres (8,930 sq. ft.) of land more or less.

NOTE: SET ½"Ø IRON ROD W/SLI CAP, TEXAS NO. 2958 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.

NOTE: GRID BEARINGS AND COORDINATES ARE REFERENCED TO TEXAS STATE PLANE CENTRAL ZONE (NAD-83).

BENCHMARK: EXISTING CITY MONUMENT AT SW CENTERLINE INTERSECTION OF LEE SAVAGE AND SUNSHINE LANE.
ELEVATION: 3741.63 (CITY DATUM)
3707.26 (U. S. G. S.)

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONSTRUCTION WAS OBTAINED BY FIELD SURVEY AND/OR INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING ON ABANDONED ARE CERTIFIED OR LOCATED.

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DUE TO SUBSURFACE INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS, THE ACCURACY OF ANY FLOOD ZONE CLASSIFICATION OR LOCATION SHOWN ON THIS MAP IS ONLY AS ACCURATE AS THE FEMA FLOOD MAP. SLI ENGINEERING SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

	POWER POLE
S	EXISTING SEWER LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
W	EXISTING WATER LINE
	EXISTING WATER LINE
	CITY MONUMENT
	LIGHT POLE
	POWER POLE W/LIGHT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	STORM DRAIN MANHOLE
	WATER VALVE
	GUARD POST
G.R.	GUARD RAIL
	EXISTING CHAIN LINK FENCE

LINE TABLE

TANGENT	BEARING	DISTANCE
T1	N00°05'00"W	24.37'
T2	N89°55'00"E	20.00'

THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 (DISTRICT) APPROVES THESE DRAWINGS AS MEETING THE DISTRICT DESIGN STANDARDS IN EFFECT ON THE DATE BELOW. THE DISTRICT HAS NOT REVIEWED THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THOSE SET FORTH IN THE DISTRICT'S DESIGN STANDARDS AND THE DISTRICT DOES NOT WARRANT TO ANYONE THAT ANY OF THE INFORMATION, DESIGNS, SPECIFICATIONS, OR ANY OTHER INFORMATION REPRESENTED ON THESE DRAWINGS IS APPROPRIATE, SUITABLE, OR SUFFICIENT FOR SAFETY OR STRUCTURAL INTEGRITY OR ANY OTHER PURPOSE.

BY: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 DATE: _____

DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
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△					

SCALE: 1"=30'
JOB No. 09-05-2253
FIELD BOOK F.B. 924-A
DESIGNED BY: ---
COMP. BY: APV
DRAWN BY: BJ
CHECKED BY: GH
DATE: JUNE 2009
FILE: C:\Projects\Hydrology\Water Dist. No. 1\EPCWID1-REV.dwg

BOUNDARY AND IMPROVEMENT SURVEY
A PORTION OF THE HERNEKES DRAIN RIGHT-OF-WAY, DOÑA ANA COUNTY, NEW MEXICO

SLI ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
6800 WESTWIND DR. – EL PASO, TEXAS – 79912
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SHEET 2 OF 6