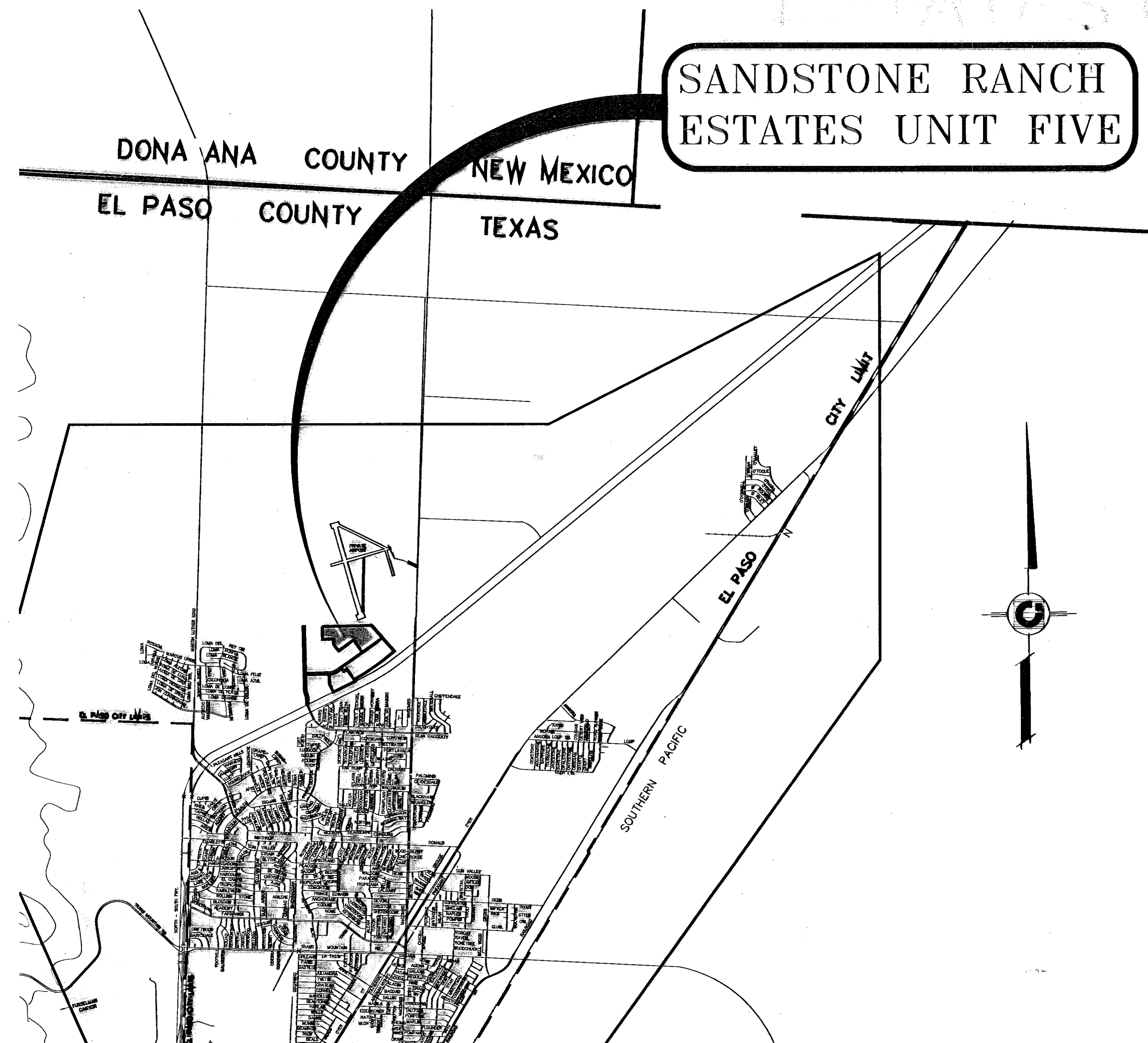
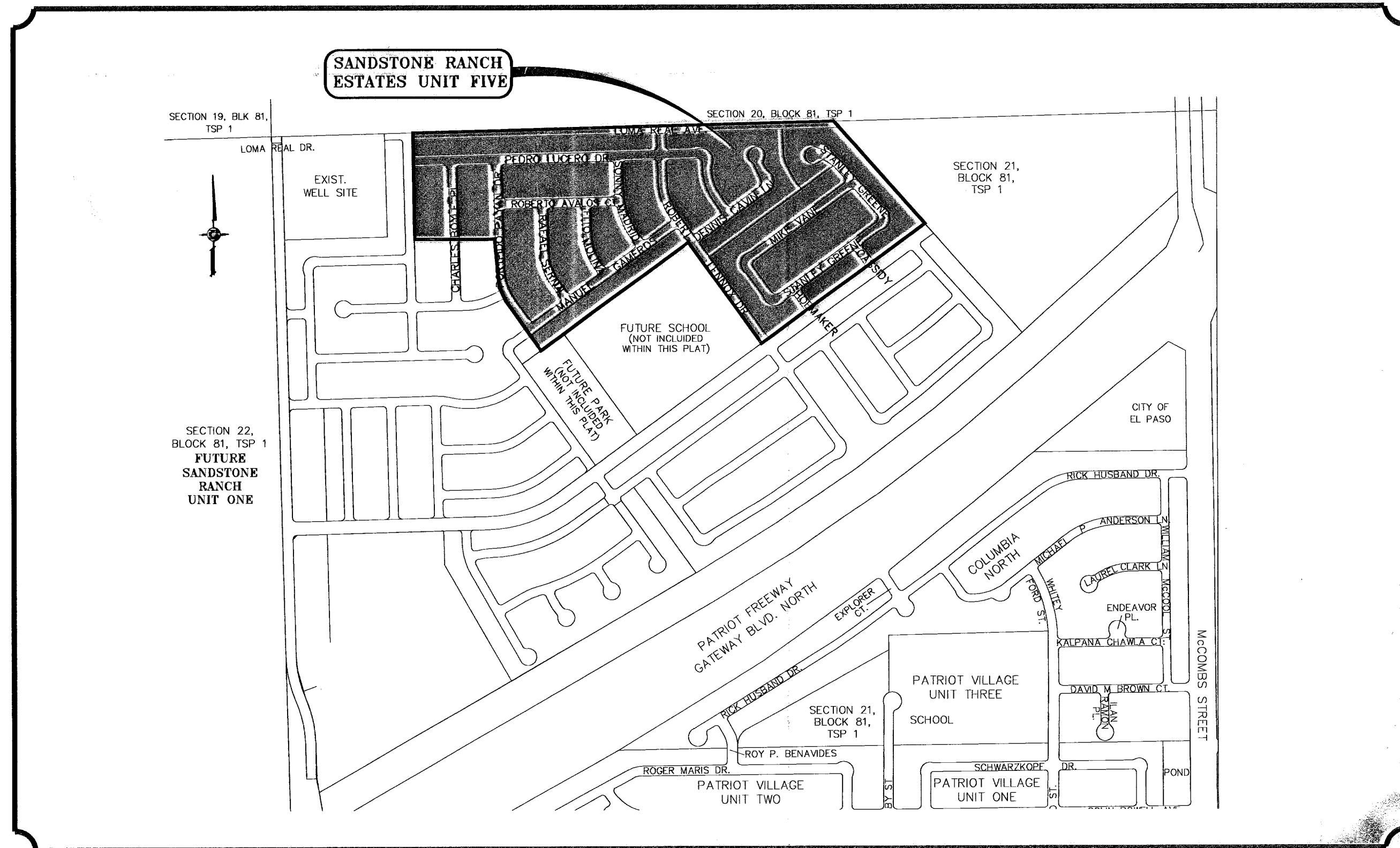


LOCATION MAP

SCALE: 1" = 600'



# STREET IMPROVEMENTS

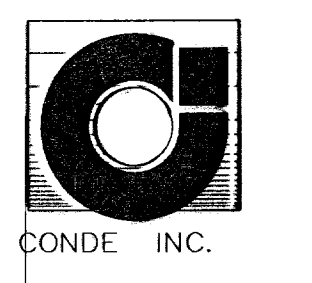
## I N D E X

TITLE	SHEET No.
COVER SHEET	1 OF 39
PLAT	2-3 OF 39
PHASE PLAN	4 OF 39
GRADING PLAN	5 OF 39
DRAINAGE PLAN	7 OF 39
STORM WATER POLLUTION PREVENTION PLAN	8,9 OF 39
PLAN & PROFILES	16,17&28 OF 39
STANDARD DETAILS	36-38 OF 39
ILLUMINATION PLAN AND DETAILS	39 OF 39

PROJECT NAME  
**SANDSTONE RANCH  
 ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION OF SECTION 21, BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING 55.227 ACRES



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TRAVINO DR. STE. 400  
 EL PASO, TEXAS 79666



**COVER SHEET**

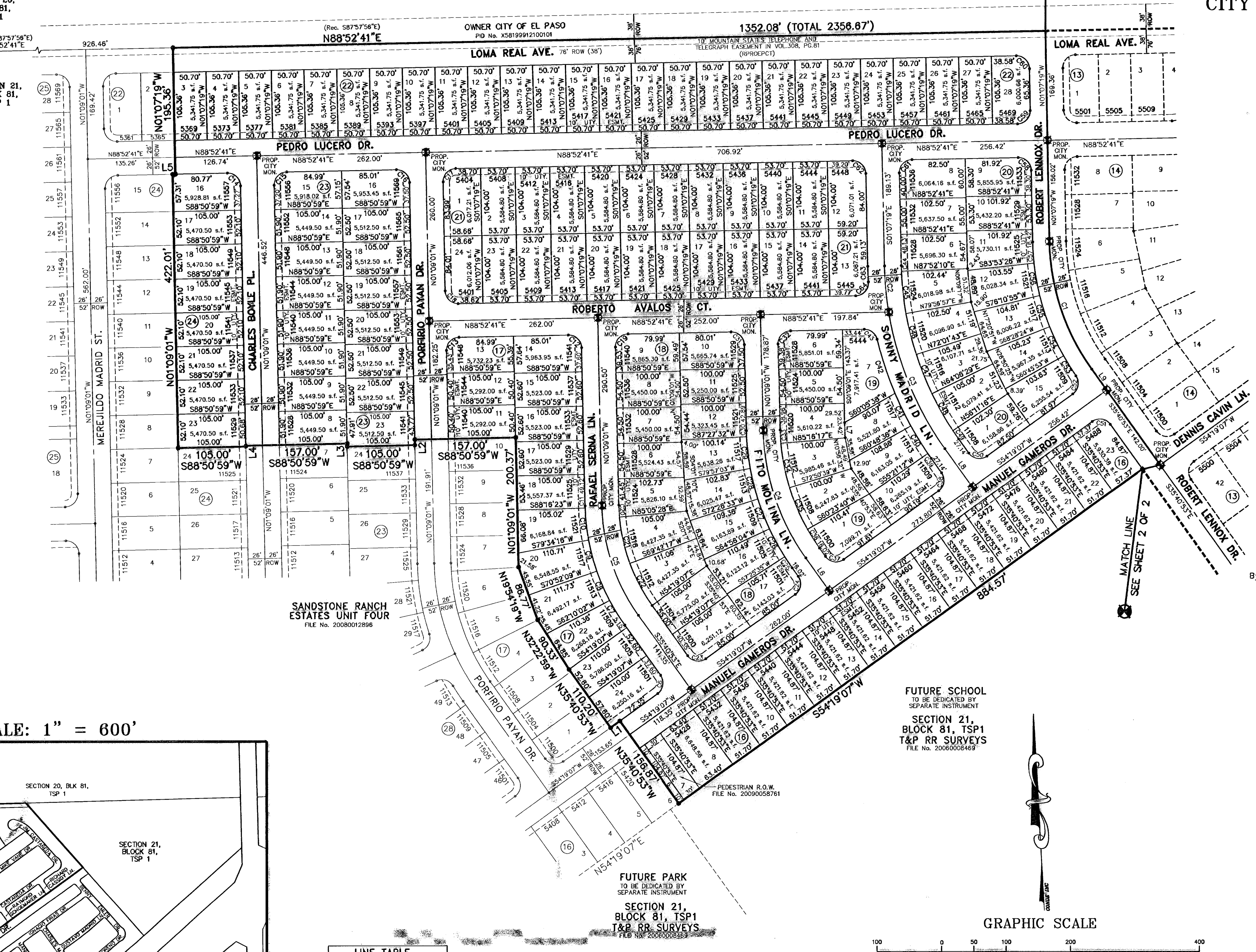
# SANDSTONE RANCH ESTATES UNIT FIVE

AMENDING SUBDIVISION  
BEING AN AMENDING PLAT OF  
SANDSTONE RANCH ESTATES UNIT FIVE,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 55.277 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	211.11	108.84	207.93	S18°24'06"E	34°33'54"
C2	500.00	71.11	35.61	71.05	S05°11'48"E	8°08'53"
C3	500.00	230.48	117.33	228.45	S22°28'33"E	28°24'41"
C4	350.00	210.94	108.78	207.78	S18°24'57"E	34°31'52"
C5	300.00	180.80	93.24	178.08	S18°24'57"E	34°31'52"
C6	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C7	328.00	44.56	22.28	44.62	S31°43'28"E	7°50'58"
C8	328.00	49.51	24.80	49.46	S23°29'54"E	8°42'07"
C9	328.00	49.51	24.80	49.46	S14°48'47"E	8°42'07"
C10	328.00	49.51	24.80	49.46	S08°04'40"E	8°42'07"
C11	328.00	3.28	1.64	3.28	S01°28'19"E	0°34'35"
C12	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C13	20.00	31.41	19.99	28.28	S43°51'50"W	90°01'42"
C14	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C15	20.00	31.41	19.99	28.28	S43°51'50"W	90°01'42"
C16	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C17	20.00	31.41	19.99	28.28	S43°51'50"W	90°01'42"
C18	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C19	20.00	31.41	19.99	28.28	S43°51'50"W	90°01'42"
C20	274.00	17.97	8.99	17.97	S03°01'47"E	3°45'30"
C21	274.00	73.58	37.01	73.38	S12°58'07"E	15°23'11"
C22	274.00	73.58	37.01	73.38	S27°58'18"E	15°23'11"
C23	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C24	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C25	378.00	20.39	10.20	20.39	S34°07'39"E	3°08'28"
C26	378.00	49.27	24.67	49.24	S28°49'11"E	7°50'29"
C27	378.00	49.27	24.67	49.24	S11°18'41"E	7°50'29"
C28	378.00	49.27	24.67	49.24	S11°18'41"E	7°50'29"
C29	378.00	49.27	24.67	49.24	S06°17'42"E	7°50'29"
C30	378.00	9.13	4.56	9.13	S01°50'45"E	1°23'28"
C31	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C32	20.00	31.41	19.99	28.28	S43°51'50"W	90°01'42"
C33	324.00	20.23	10.12	20.23	S02°50'22"E	3°34'42"
C34	324.00	70.27	35.28	70.14	S10°58'32"E	12°29'38"
C35	324.00	70.27	35.28	70.28	S23°22'50"E	12°29'38"
C36	324.00	34.36	17.20	34.34	S32°38'37"E	6°04'34"
C37	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C38	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C39	528.00	9.50	4.75	9.50	S35°09'51"E	1°02'05"
C40	528.00	50.10	25.07	50.09	S31°55'08"E	5°27'24"
C41	528.00	55.90	27.98	55.87	S28°58'32"E	6°05'20"
C42	528.00	55.90	27.98	55.87	S11°17'28"E	5°27'24"
C43	20.00	27.10	16.09	25.08	N52°18'08"W	7°38'27"
C44	474.00	8.34	4.17	8.34	S01°37'35"E	1°00'30"
C45	474.00	65.52	32.81	65.47	S08°05'27"E	7°55'14"
C46	474.00	65.52	32.81	65.47	S14°00'40"E	7°55'14"
C47	474.00	65.52	32.81	65.47	S21°55'54"E	7°55'14"
C48	474.00	65.52	32.81	65.47	S29°51'07"E	7°55'14"
C49	474.00	15.48	7.73	15.48	S34°44'49"E	1°52'02"
C50	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C51	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C52	20.00	31.12	19.70	28.07	N09°44'58"E	89°08'17"
C53	378.00	36.31	18.17	36.29	S32°03'13"E	5°31'58"
C54	378.00	50.97	25.32	50.93	S25°28'08"E	7°42'19"
C55	378.00	50.97	25.32	50.93	S17°43'44"E	7°42'19"
C56	378.00	50.58	25.33	50.54	S10°01'19"E	7°42'27"
C57	378.00	33.12	16.57	33.10	S03°38'43"E	5°02'48"
C58	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C59	20.00	31.42	20.00	28.28	N43°52'41"E	90°00'00"
C60	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C61	20.00	31.42	20.00	28.28	S43°52'41"W	90°00'00"
C62	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C63	528.00	23.98	11.99	23.98	S22°29'38"E	2°36'37"
C64	20.00	32.33	20.93	28.92	N42°34'22"E	92°38'37"

SECTION 19, BLOCK 81, TSP 1  
SECTION 20, BLOCK 81, TSP 1  
SECTION 22, BLOCK 81, TSP 1  
SECTION 21, BLOCK 81, TSP 1

SECTION 20, BLOCK 81, TSP 1  
CITY OF EL PASO  
PD No. 4581999120001



NOTES:  
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 5) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF OCTOBER 31, 2007.  
THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 183.345, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. N/A DATE \_\_\_\_\_  
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. 2010008857, 2010008858 DATE 10 Feb 10  
VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING LOMA REAL AVENUE AND MARCOUS URIBE DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT No. N/A DATE \_\_\_\_\_  
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT No. 2009005399 DATE 8-10-2009  
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.  
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.  
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY FLOOD NO 480214-0014D, & NO 480214-0015D, DATED AUGUST 5, 1991, PROPERTY IS IN FLOOD HAZARD ZONES A, AI, & C.

DEDICATION  
EPT LAND ASSETS, LP. and the CITY OF EL PASO, property owners of this land hereby present this plat and dedicate to the use of the public, the streets, drives, drainage R.O.W., and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.  
Witness our signature this 29th day of December, 2009.  
BY: EPT LAND ASSETS, LP. BY: THE CITY OF EL PASO,  
A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER  
BY ITS GENERAL PARTNER EPT LAND ACQUISITION, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: /s/ Richard Aguilar BY: /s/ Joyce Wilson  
Richard Aguilar, MANAGER Joyce Wilson, MANAGER

ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Richard Aguilar, Manager of EPT LAND ACQUISITION, LLC GENERAL PARTNER of EPT LAND ASSETS, LP., 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 of said corporation for the purpose and considerations herein expressed.  
Given under my hand and seal of office this 29th day of December, 2009.  
/s/ V. Ureña 3-18-2010  
Notary Public in and for El Paso County My Commission Expires

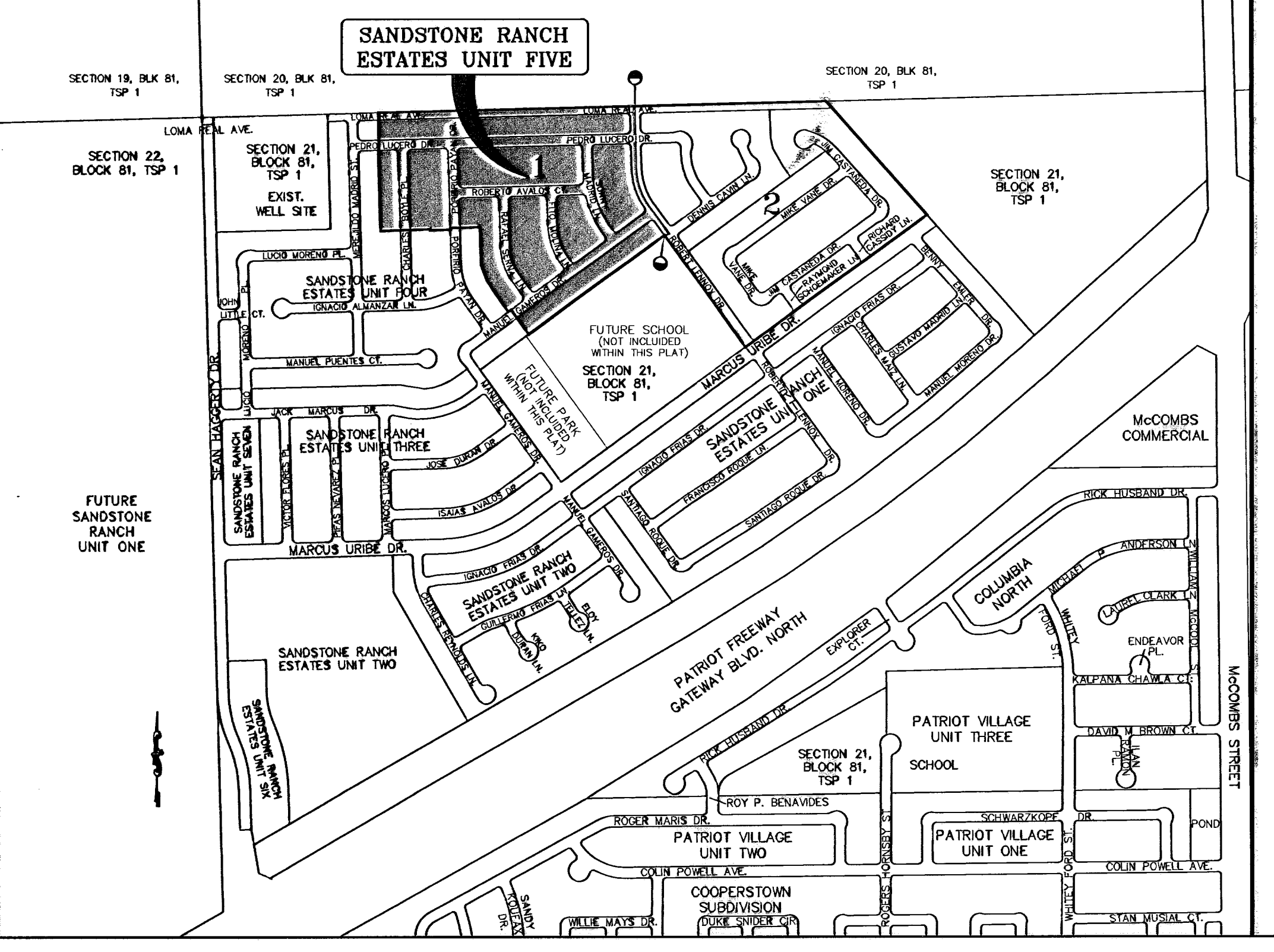
ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Joyce Wilson, Manager of the CITY OF EL PASO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.  
Given under my hand and seal of office this 11th day of January, 2009.  
/s/ Arnela R. Marling 1-22-11  
Notary Public in and for El Paso County My Commission Expires

AMENDING PLAT APPROVAL STATEMENT  
This subdivision is hereby approved in accordance with Chapter 212.0055 (AMENDING PLAT) of the Local Government Code of Texas Municipal Code Section 19.08.070, as meeting the requirements for a review of an amending plat.  
/s/ Matthew McElroy /s/ Eddie Garcia  
Executive Secretary Subdivision Coordinator  
City Plan Commission  
Approved for filing this 12th day of January, 2009: 2010

FILING  
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 10th day of February, 2009: A.D. in  
File No. 2010008855 2010  
/s/ Delia Briones /s/ Diana Garcia  
County Clerk By Deputy

Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64648  
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 and Technical Standards.  
/s/ Yvonne Conde Curry /s/ Ron R. Conde  
Yvonne Conde Curry, P.E. Ron R. Conde,  
Registered Professional Land Surveyor  
Texas License No. 5152

LOCATION MAP SCALE: 1" = 600'



LINE	LENGTH	BEARING
L1	17.65	S54°19'07"W
L2	8.73	S01°09'01"E
L3	4.59	N01°09'01"W
L4	1.42	S01°09'01"E
L5	4.24	N88°52'41"E
L6	62.02	N55°40'53"W
L7	23.42	S02°13'08"E
L8	73.14	S35°40'53"E
L9	40.04	S35°40'53"E
L10	59.28	S35°40'53"E

NOTE:  
This amending subdivision is to:  
Divide Lot 7, Block 18, into 3 sections, adding 11.7' to Lot 8, Block 18; 30' for a Pedestrian R.O.W., and 10' added to Lot 6, Block 18, Sandstone Ranch Estates Unit Four Replat "A".  
Also to change street name from Stanley Green Drive to Jim Castañeda Drive.  
This amending plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat, except the addition of the pedestrian easement.

DATE OF PREPARATION: MAY 18, 2006  
**CONDE INC.**  
ENGINEERING / PLANNING  
G/S / SURVEYING / CAD  
6060 SURVEY DR. STE 100  
EL PASO, TEXAS 79960  
PHONE: (915) 598-0283  
FAX: (915) 598-0288

# SANDSTONE RANCH ESTATES UNIT FIVE

AMENDING SUBDIVISION  
BEING AN AMENDING PLAT OF  
SANDSTONE RANCH ESTATES UNIT FIVE,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 55.277 ACRES

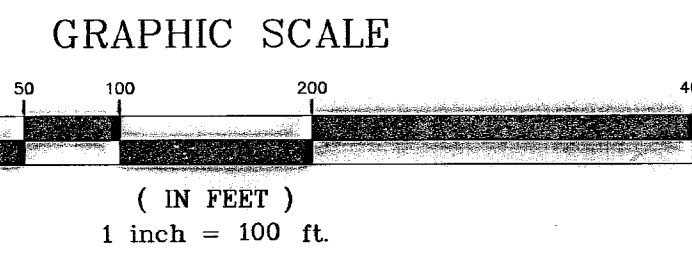
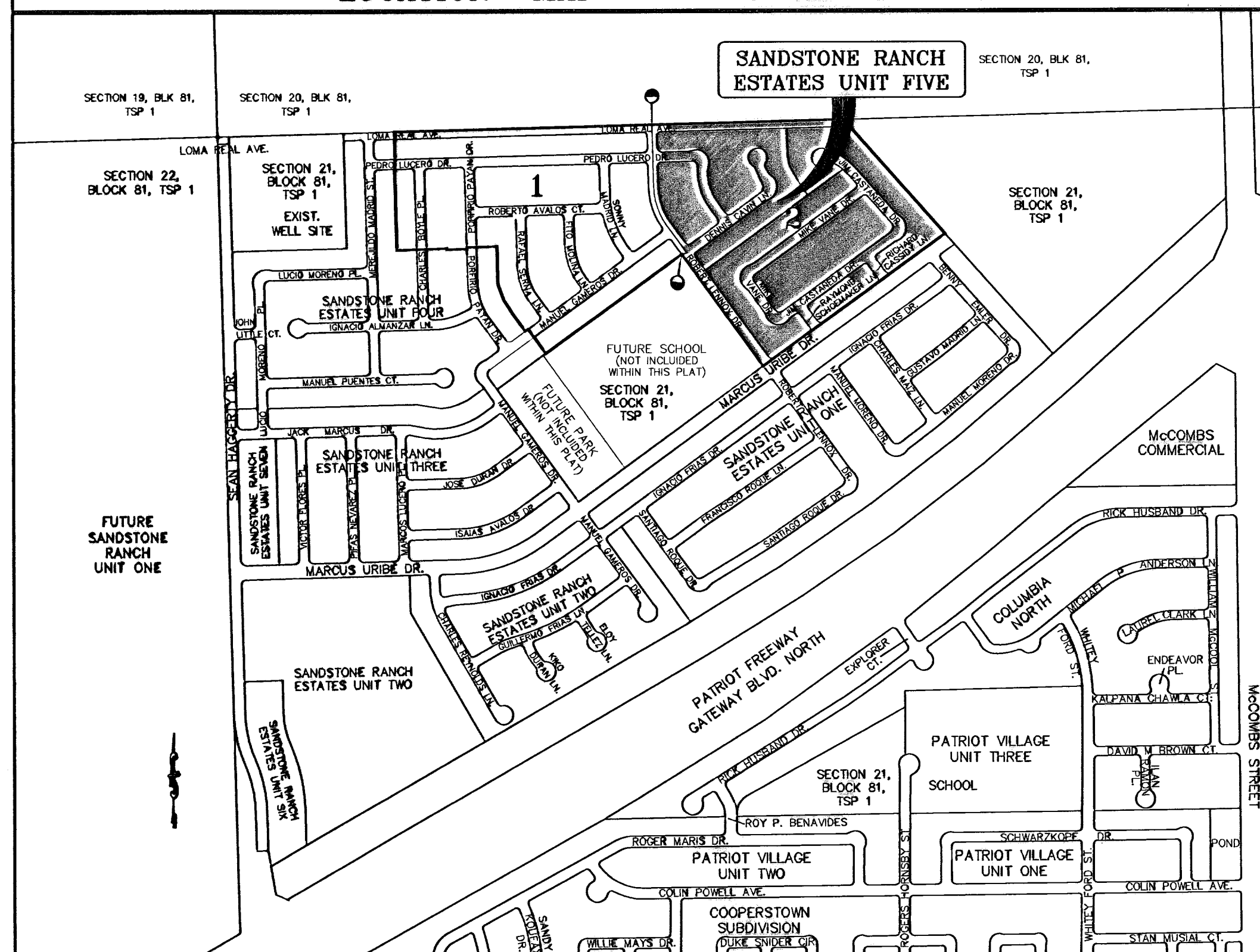
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	211.11	108.88	207.93	S18°24'08"E	34°33'34"
C2	300.00	180.95	93.32	178.22	S18°24'08"E	34°33'34"
C3	300.00	154.88	79.21	153.16	S58°17'17"W	29°34'47"
C4	328.00	58.19	27.68	58.12	N48°20'52"W	3°41'58"
C5	328.00	59.91	30.04	59.82	N58°27'43"W	10°31'43"
C6	328.00	53.21	28.68	53.14	N68°24'07"W	9°21'08"
C7	50.00	30.29	15.62	29.83	N89°25'15"W	34°22'22"
C8	50.00	43.00	22.93	41.69	S49°34'44"W	49°18'28"
C9	50.00	43.00	22.93	41.69	S00°18'17"W	49°18'28"
C10	50.00	82.48	54.10	73.44	S71°35'18"E	94°30'37"
C11	50.00	18.58	9.40	18.47	N50°30'49"E	21°17'13"
C12	20.00	27.19	18.17	25.15	S78°49'22"W	77°54'20"
C13	274.00	58.10	23.68	58.98	N58°02'44"W	12°21'27"
C14	274.00	40.02	20.05	39.99	N43°40'57"W	22°02'27"
C15	20.00	33.45	22.14	29.68	N08°24'37"E	95°49'00"
C16	20.00	29.39	18.07	28.81	N83°35'23"W	84°11'00"
C17	30.00	50.17	33.21	44.52	N08°24'37"E	95°49'00"
C18	40.00	14.86	7.51	14.77	S50°08'17"E	21°18'48"
C19	70.00	31.58	18.05	31.30	N49°51'40"W	25°50'03"
C20	70.00	24.58	12.75	23.19	N14°35'48"W	44°32'40"
C21	70.00	53.72	28.28	52.41	N28°42'04"E	43°58'04"
C22	70.00	9.08	4.53	9.04	N71°53'42"E	7°24'28"
C23	40.00	14.86	7.51	14.77	S64°57'30"W	21°18'48"
C24	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C25	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C26	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C27	20.00	31.42	20.00	28.28	N80°40'53"E	90°00'00"
C28	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C29	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C30	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C31	20.00	18.41	9.91	17.78	N80°40'58"E	52°43'39"
C32	20.00	13.01	6.74	12.78	S41°19'04"E	37°18'21"
C33	20.00	31.42	20.00	28.28	N80°40'53"E	90°00'00"
C34	40.00	14.86	7.51	14.77	S43°04'43"W	21°18'48"
C35	70.00	24.83	12.45	24.51	N43°07'15"E	20°09'49"
C36	70.00	57.10	30.24	55.53	N78°34'08"E	48°44'01"
C37	70.00	57.64	30.58	56.02	S58°28'38"E	47°10'32"
C38	70.00	22.59	11.39	22.49	S23°38'43"E	18°29'14"
C39	40.00	14.86	7.51	14.77	N25°02'30"E	21°18'48"
C40	30.00	47.12	30.00	42.43	S80°40'53"E	90°00'00"
C41	30.00	47.12	30.00	42.43	S09°19'07"W	90°00'00"
C42	40.00	14.86	7.51	14.77	N48°19'17"W	21°18'48"
C43	70.00	37.35	19.13	36.91	S41°40'28"E	30°34'27"
C44	70.00	58.74	30.03	55.20	S03°10'02"E	48°28'23"
C45	70.00	82.34	33.41	60.30	S43°33'55"W	51°01'32"
C46	70.00	3.52	2.78	3.52	S73°20'18"W	4°31'14"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C47	40.00	14.86	7.51	14.77	N64°57'30"E	21°18'48"
C48	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C49	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C50	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C51	40.00	12.11	6.10	12.08	S62°59'21"W	17°20'29"
C52	70.00	30.77	15.84	30.52	N59°04'08"E	25°01'24"
C53	70.00	38.15	19.58	37.68	N30°51'54"E	31°13'35"
C54	70.00	38.15	19.58	37.68	N00°21'58"W	31°13'35"
C55	70.00	51.58	27.01	50.41	N37°04'44"W	42°12'21"
C56	40.00	23.43	12.08	23.10	S41°23'59"E	33°33'50"
C57	20.00	20.61	11.33	19.71	S04°54'28"W	59°03'01"
C58	50.00	42.75	22.78	41.48	N09°58'13"E	48°59'28"
C59	50.00	38.81	19.28	35.98	N33°38'58"W	42°10'50"
C60	50.00	33.87	17.61	33.22	N78°08'38"W	38°48'30"
C61	50.00	33.87	17.61	33.22	S65°02'54"W	38°48'30"
C62	50.00	33.87	17.61	33.22	S28°14'24"W	38°48'30"
C63	50.00	37.70	19.80	36.81	S14°45'48"E	43°11'53"
C64	50.00	21.93	11.14	21.75	S48°55'30"E	25°07'31"
C65	20.00	12.87	6.87	12.85	N43°03'10"W	58°52'42"
C66	30.00	41.33	24.70	38.14	N14°51'01"E	78°58'11"
C67	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C68	274.00	20.89	10.35	20.69	S33°31'08"E	41°32'38"
C69	274.00	68.10	34.22	67.92	S24°14'08"E	141°42'23"
C70	274.00	68.10	34.22	67.92	S09°59'43"E	141°42'23"
C71	274.00	8.39	4.19	8.39	S01°59'58"E	149°13'13"
C72	40.00	17.19	8.73	17.08	S11°11'18"W	24°37'42"
C73	70.00	23.09	11.65	22.99	N14°02'30"E	18°54'04"
C74	70.00	39.21	20.13	38.70	N11°28'54"W	32°05'25"
C75	70.00	37.38	19.14	36.92	N42°48'57"W	30°34'40"
C76	70.00	37.38	19.14	36.92	N73°21'37"W	30°34'40"
C77	70.00	24.98	12.62	24.83	S81°08'04"W	20°25'57"
C78	40.00	12.54	6.32	12.49	N79°53'53"E	17°49'13"
C79	328.00	14.99	7.49	14.98	S27°21'33"E	23°30'01"
C80	328.00	47.38	23.73	47.34	S28°33'02"E	81°39'39"
C81	328.00	47.38	23.73	47.34	S20°33'23"E	81°39'39"
C82	328.00	47.38	23.73	47.34	S12°13'44"E	81°39'39"
C83	328.00	39.50	19.78	39.48	S04°35'37"E	6°58'35"
C84	30.00	47.12	30.00	42.43	N46°07'19"W	90°00'00"
C85	324.00	11.52	5.78	11.52	S34°39'45"E	20°21'18"
C86	324.00	69.28	34.78	69.13	S27°31'11"E	121°45'52"
C87	324.00	69.28	34.78	69.13	S15°18'19"E	121°45'52"
C88	324.00	45.39	22.73	45.35	S05°08'08"E	80°13'33"
C89	20.00	31.42	20.00	28.28	S43°52'41"W	90°00'00"
C90	20.00	31.42	20.00	28.28	S46°07'19"W	90°00'00"
C91	20.00	31.42	20.00	28.28	S43°52'41"W	90°00'00"
C92	70.00	20.17	10.15	20.10	N59°58'18"E	16°30'23"

NOTES:  
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.  
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.  
SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

LINE	LENGTH	BEARING
L1	40.04	S35°40'53"E
L2	10.00	S65°22'58"W
L3	24.00	N18°55'20"E
L4	28.28	S71°04'40"E
L5	7.21	S71°04'40"E
L6	19.07	S71°04'40"E
L7	53.49	S10°47'33"E
L8	64.51	S43°34'07"E
L9	38.00	S35°40'53"E
L10	38.00	S35°40'53"E
L11	38.00	S35°40'53"E

LOCATION MAP SCALE: 1" = 600'

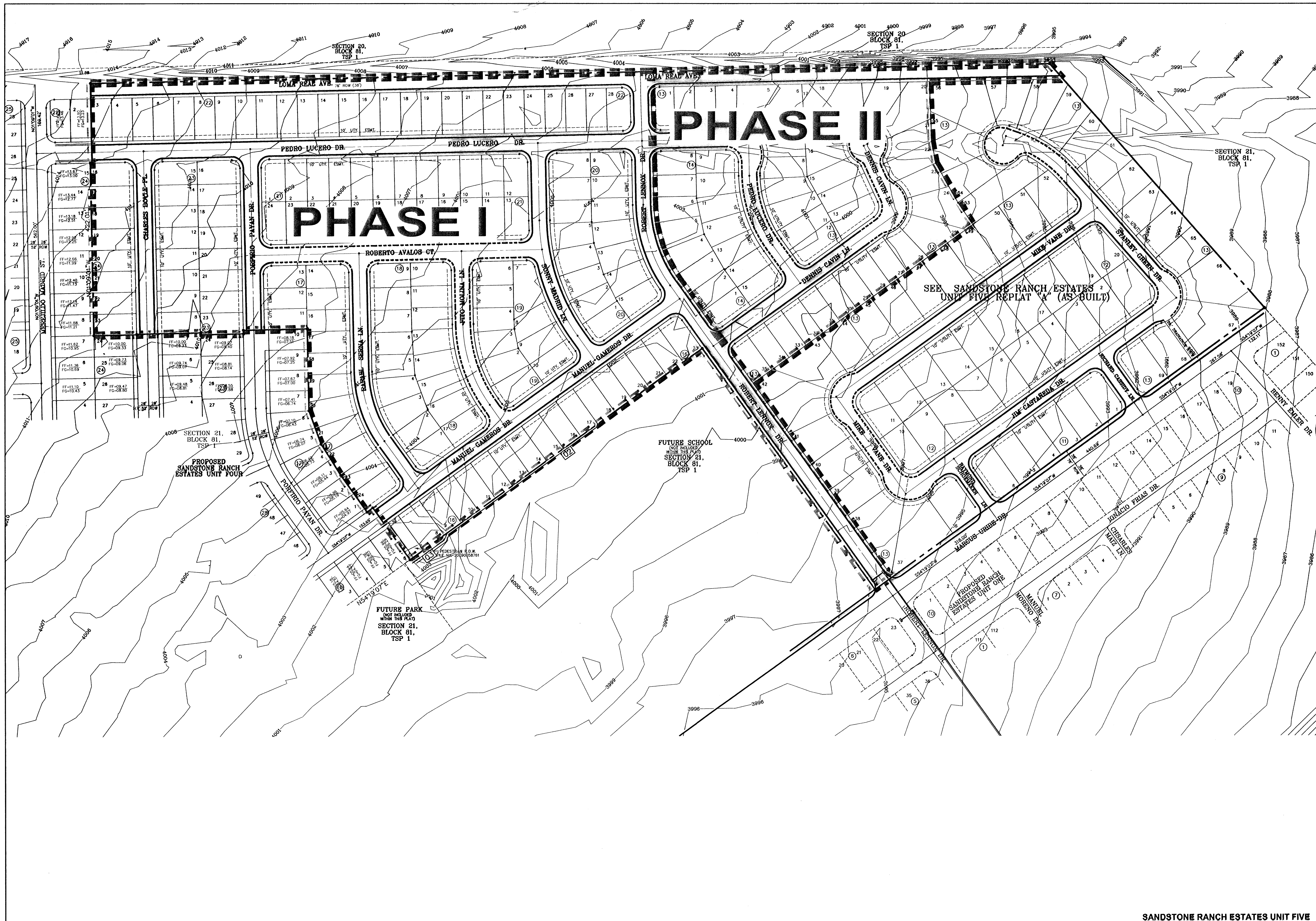


NOTE:  
This amending subdivision is to:  
Divide Lot 7, Block 16, into 3 sections, adding 11.7' to Lot 8, Block 18; 30' for a Pedestrian R.O.W.; and 10' added to Lot 6, Block 16, Sandstone Ranch Estates Unit Four Replat "A".  
Also to change street name from Stanley Green Drive to Jim Castañeda Drive.  
This amending plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat, except the addition of the pedestrian easement.

DATE OF PREPARATION: MAY 18, 2006  
**CONDE INC.**  
ENGINEERING / PLANNING  
EPA / SURVEYING / CAD  
6000 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 598-0288  
FAX: (915) 598-9888

ATTEST: NOT REQUIRED  
**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Richard Aguilar, Manager of EPT LAND ACQUISITION, LLC GENERAL PARTNER OF EPT LAND ASSETS, LP, 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 of said corporation for the purpose and considerations herein expressed.  
Given under my hand and seal of office this 29th day of December, 2009.  
*J. U. Uribe*  
Notary Public in and for El Paso County My Commission Expires 3-18-2010

ATTEST: NOT REQUIRED  
**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Joyce Wilson, Manager of the CITY OF EL PASO, 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 of said corporation for the purpose and considerations herein expressed.  
Given under my hand and seal of office this 12 day of January, 2009.  
*J. Arriola R. Martinez*  
Notary Public in and for El Paso County My Commission Expires 1-22-11



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION	DATE	REVISIONS	BY
LOMA REAL DR. AND LOMA REAL AVE. CITY DATUM	4-14-07		A.R.
ELEVATION: 4927.40	5-7-07		A.R.
	8-10-07		A.R.
	4-7-08		E.J.

**PROJECT NAME**  
**SANDSTONE RANCH**  
**ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
 CONTAINING: 56.227 ACRES

**SCALE**  
 Horiz: 1"=30'  
 Vert: 1"=10'

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHECK BY:** Y.C.  
**JOB NO.:** 700-43

**ENGINEER'S SEAL**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREYING DR. STE 400  
 EL PASO, TEXAS 79956

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE

**PHASE**  
 PLAN

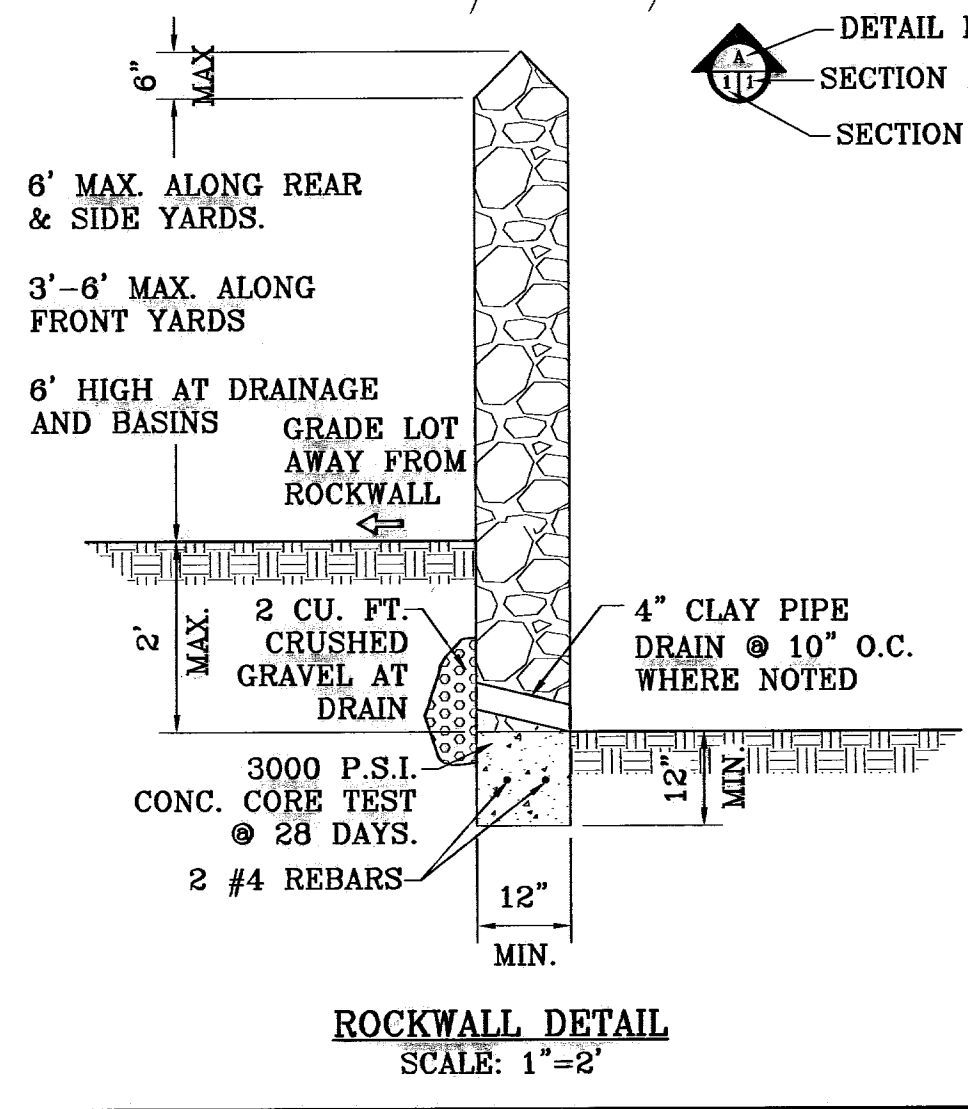
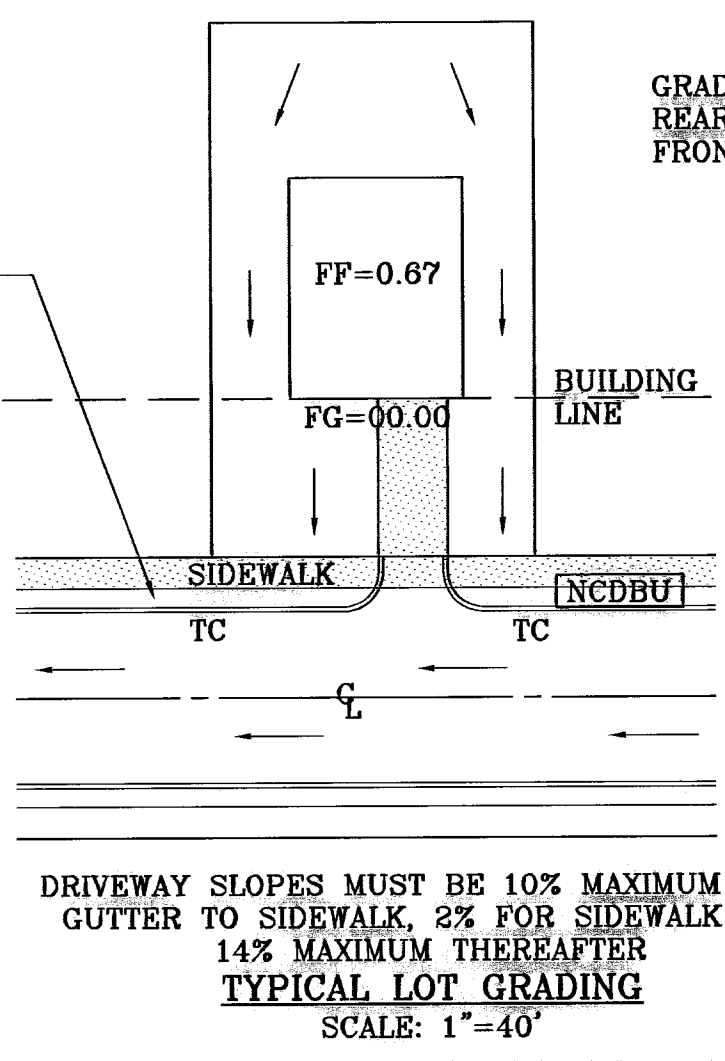
**SHT 4 OF 39**



- GENERAL NOTES:**
- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19 - SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
  - CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
  - EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
  - ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
  - ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
  - SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
  - ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
  - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.
- CONSTRUCTION NOTES:**
- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
  - MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
  - 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
  - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
  - RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2' OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
  - 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

**FLOOD ZONE:**  
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE A, A1, and C COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 & COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997

- GENERAL EARTHWORK NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
  - THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
  - NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPEs AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
  - TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 8.
  - ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
  - ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.



- ROCKWALL NOTES:**
- STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS 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 WALLS 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, CINDER BLOCK, 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.
  - NO RIVER ROCK SHALL BE ALLOWED.

**LEGEND**

26.15	PROPOSED SPOT ELEVATIONS
FG-26.58	PROPOSED FINISHED GROUND
3726	EXISTING GRADE
28.04	PROPOSED CONTOUR ELEVATION
	DRAINAGE FLOW
	PROPOSED RETAINING WALL

**NOTE:**  
See Sandstone Ranch Estates Unit Five Amending for following changes:  
Divide Lot 7, Block 16, into 3 sections, adding 11.7' to Lot 8, Block 16; 30' for a Pedestrian R.O.W. and 10' added to Lot 6, Block 16; Sandstone Ranch Estates Unit Four Replat "A".  
Also to change street name from Stanley Green Drive to Jim Castañeda Drive.  
This amending plat does not change or supersede the intent or effect of the dedication statement concerning public rights of way or other utility easements on the original plat, except the addition of the pedestrian easement.

**ENGINEER'S SEAL**

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVIÑO DR., STE 400  
EL PASO, TEXAS 79936

**SCALE**  
Horizontal: 1"=30'  
Vertical: 1"=10'

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHKD. BY:** Y.C.  
**JOB NO.:** P06-49

**ENGINEER'S NAME:** PROJECT NAME

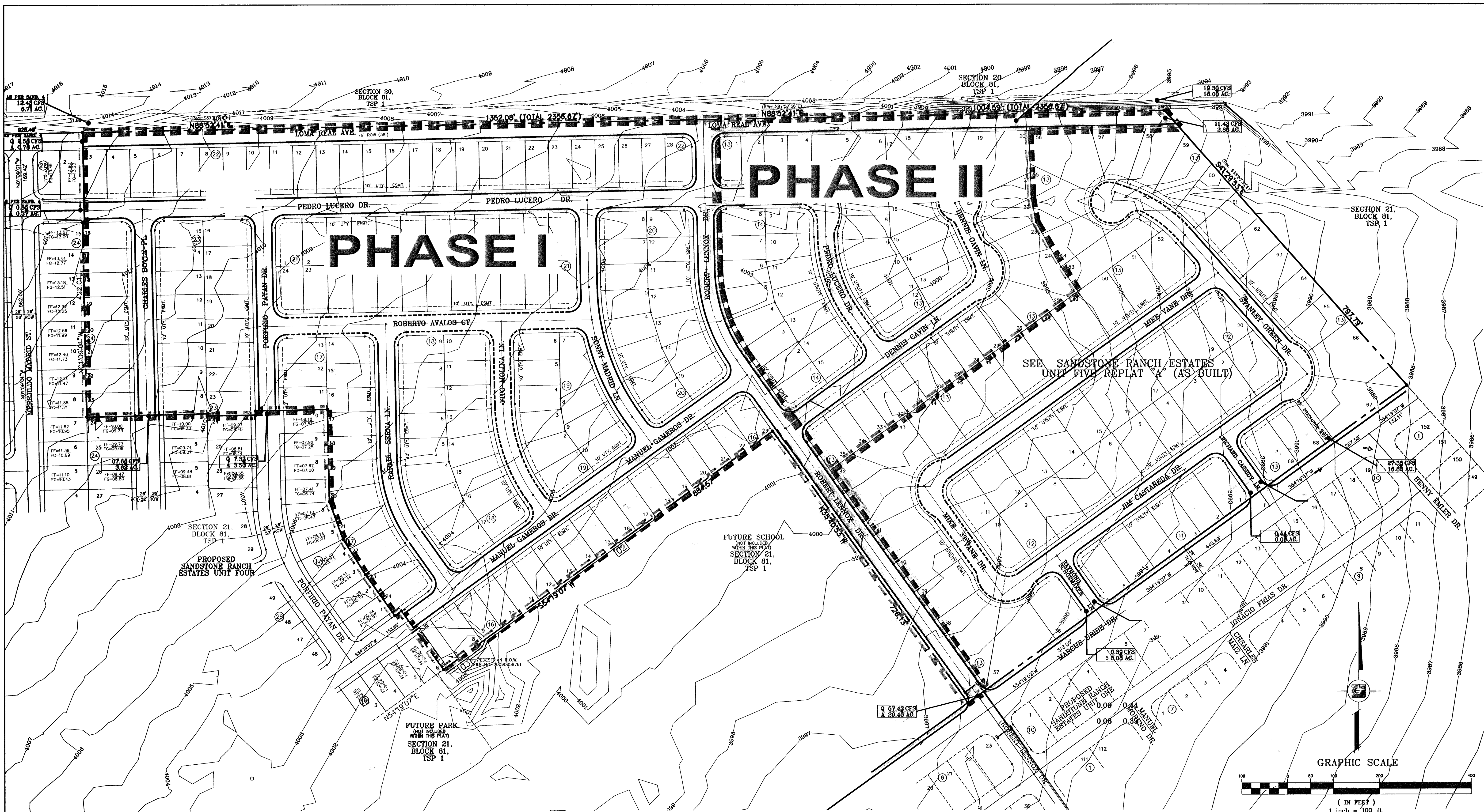
**BENCHMARKS:**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40.....(CITY DATUM)  
DATE: REVISIONS  
4-14-07 ADDED 20' DRAINAGE R.O.W.  
5-7-07 CITY RED LINES  
8-10-07 CHANGING ELEVATIONS TO ABOVE I.C.'S  
4-7-08 CHANGING ELEVATIONS TO ABOVE I.C.'S  
7-25-11 AS BUILT (PHASE II)

**SHEET TITLE**  
STREET PLAN-PROFILE

**GRADING PLAN**

**SHT 5 OF 39**

**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 20, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.227 ACRES



# PHASE II

# PHASE I

SEE SANDSTONE RANCH ESTATES UNIT FIVE REPLAT 'A' (AS BUILT)

FUTURE SCHOOL  
NOT INCLUDED  
WITH THIS PLAT  
SECTION 21,  
BLOCK 81,  
TSP 1

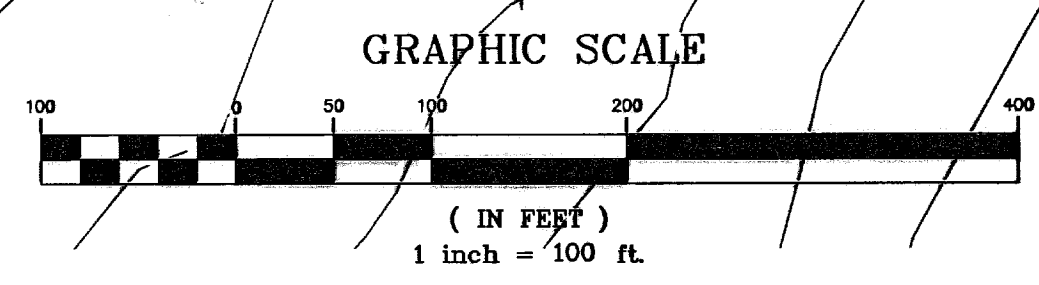
FUTURE PARK  
NOT INCLUDED  
WITH THIS PLAT  
SECTION 21,  
BLOCK 81,  
TSP 1

### LEGEND

- DRAINAGE FLOW
- RUN-OFF QUANTITY (CUBIC FT./SEC)
- WATERSHED AREA (ACRES)
- PROP. DRAINAGE AREA
- HIGH POINT
- LOW POINT
- PROP. TOP OF CB. ELEV.
- PROP. PAVEMENT ELEV. (PROP. SPOT ELEV.)
- EXISTING GRADE
- PROP. CONTOUR ELEVATION

**FLOOD ZONE:**  
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE A, A1, and C COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND PANEL NO. 480214 0014C DATED FEBRUARY 8, 1986

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr. CFS
I	3.25	25	0.80	3.49	6.81
II	3.50	25	0.80	3.49	7.33
III	2.07	12	0.90	4.75	8.85
IV	29.45	28	0.60	3.25	57.43
V	18.83	28	0.50	3.25	27.35
VI	0.09	7.5	0.90	5.38	0.44
VII	0.08	7.5	0.90	5.38	0.39



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLO DR AND LOMA DE LUZ PL  
ELEVATION: 4057.40 (CITY DATUM)

DATE	REVISIONS	BY
4-14-07	ADDED 20' DRAINAGE R.O.W.	A.R.
5-7-07	CITY RED LINES	A.R.
8-10-07	CITY RED LINES	A.R.
4-7-08	CHANGING FG/FF'S TO 1' ABOVE TC'S	E.U.

**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 56.227 ACRES

ENGINEER'S SEAL

SCALE AS SHOWN

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHECKED BY: Y.C.  
JOB NO.: 700-43

**CONDE INC.**

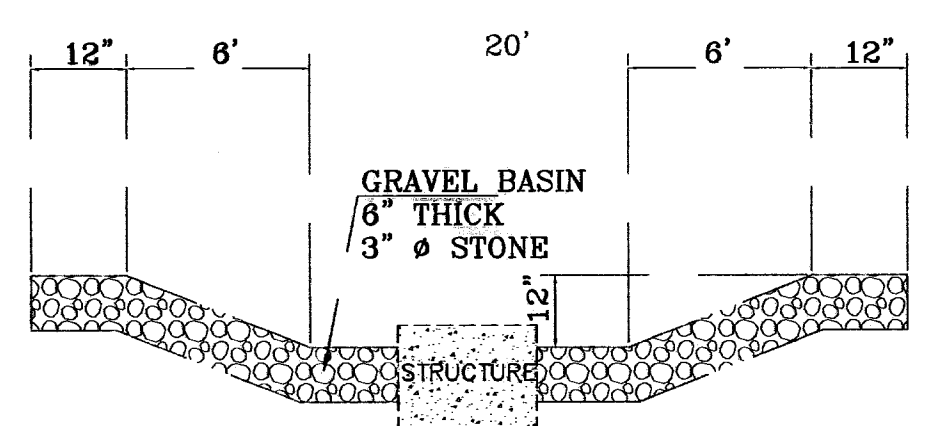
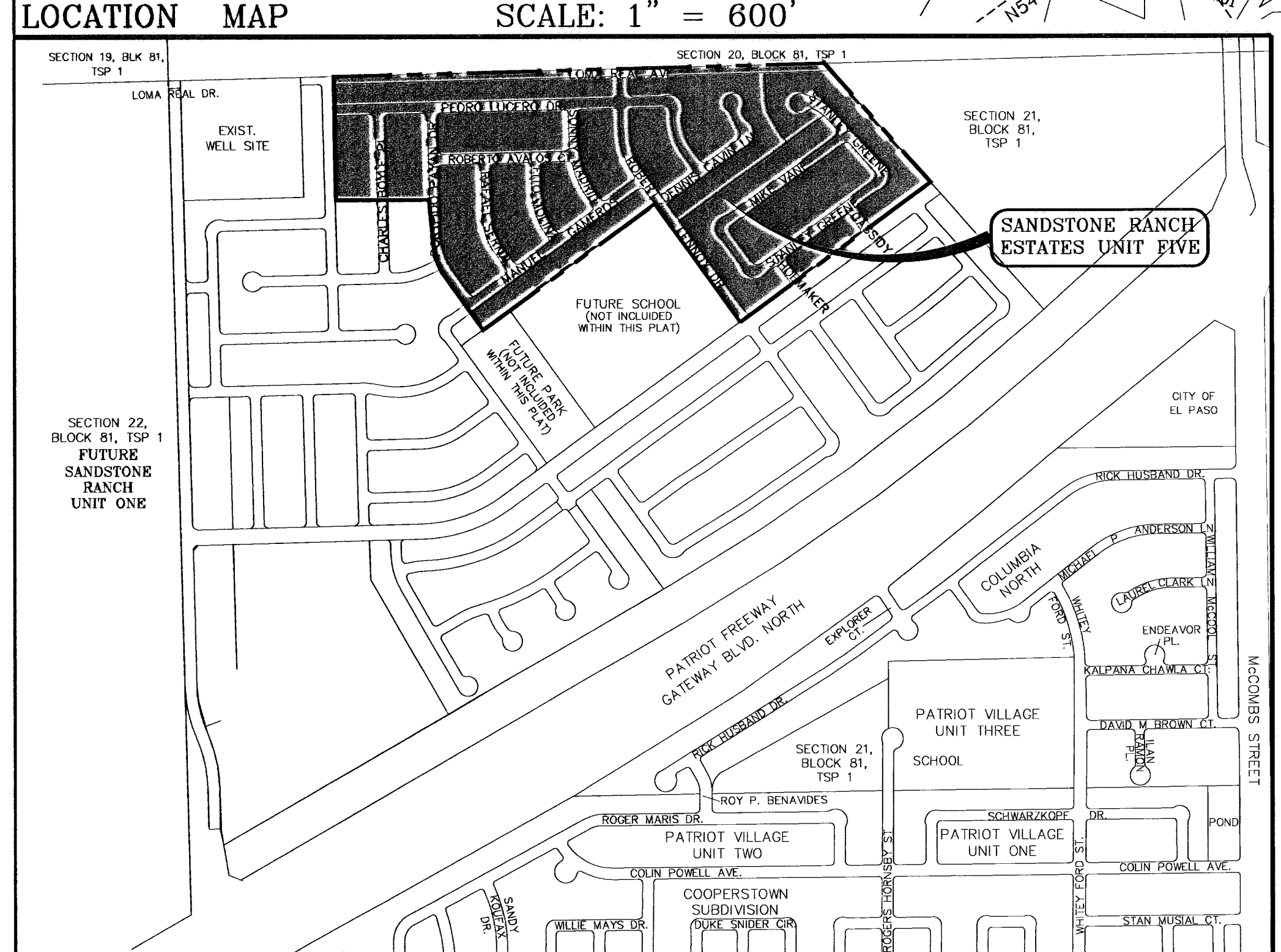
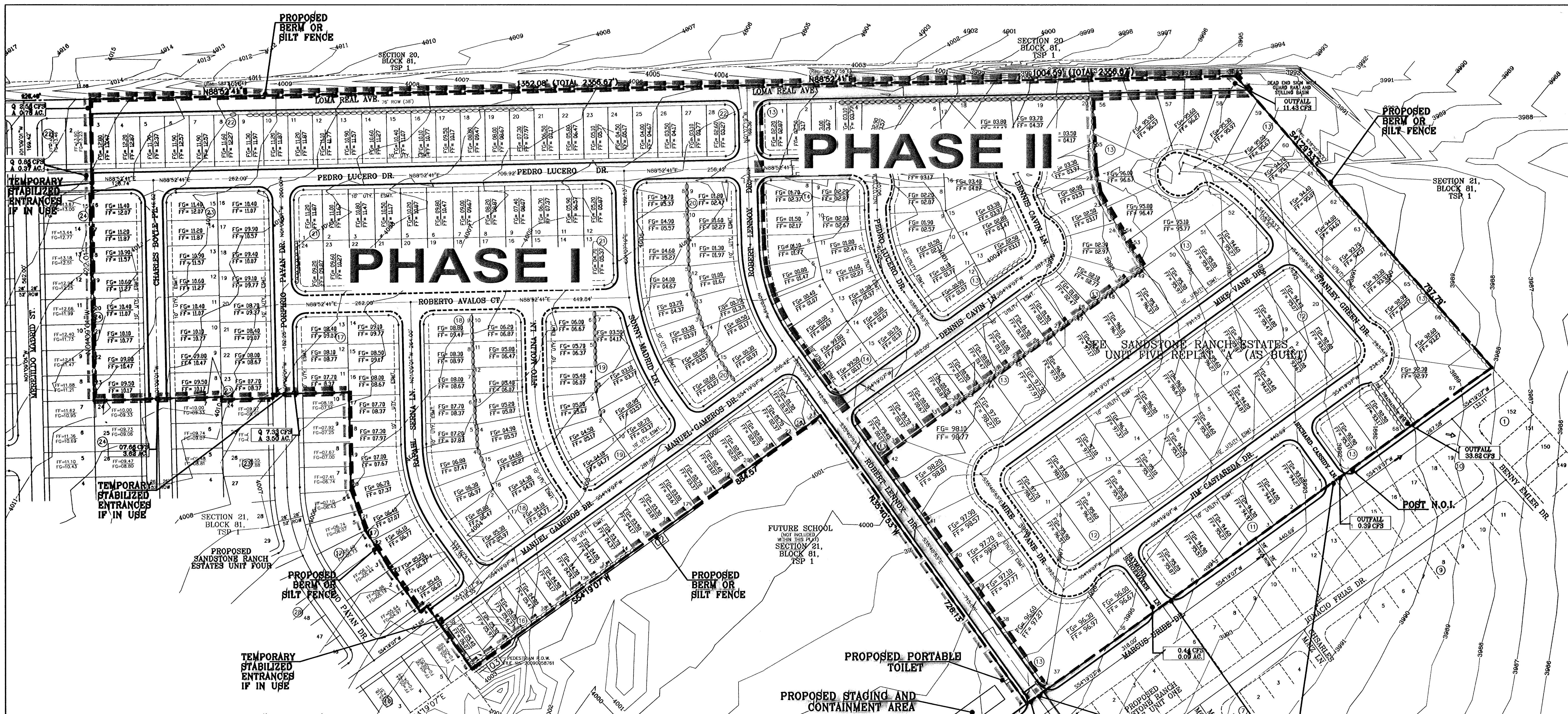
ENGINEERING / PLANNING  
SURVEYING / GPS

1790 LEE TRIVINO DR. STE 400  
EL PASO, TEXAS 79956

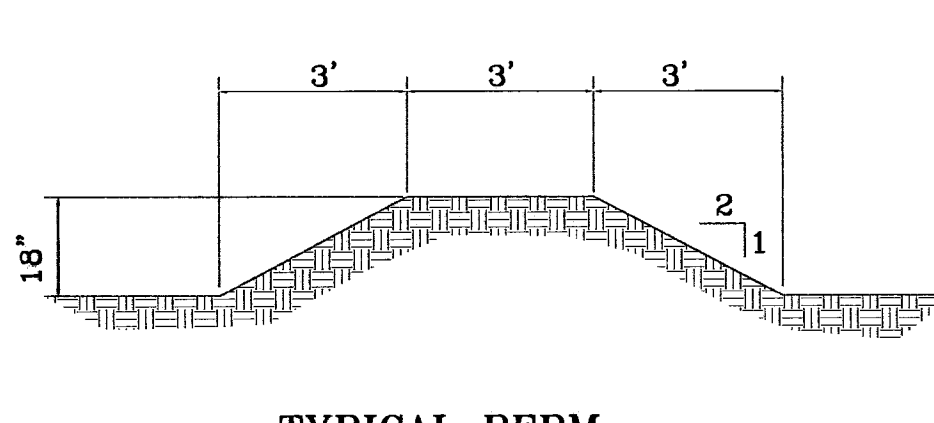
STREET TITLE  
PLAN-PROFILE

**DRAINAGE PLAN**

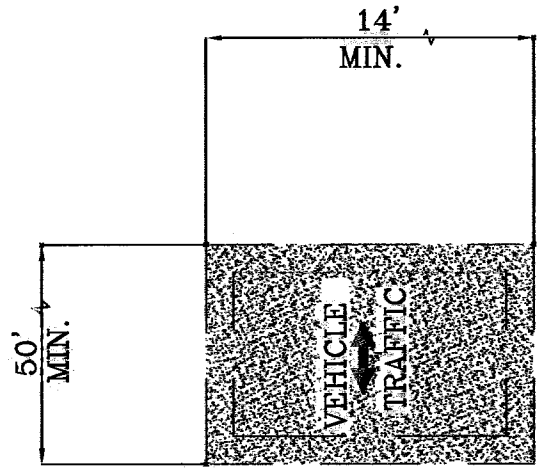
SHT 7 OF 39



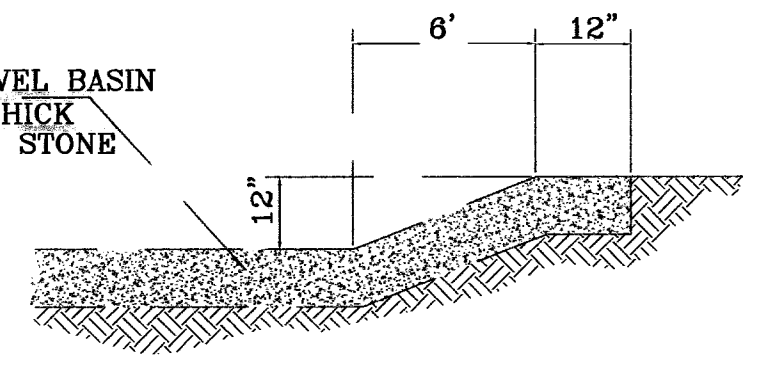
TEMPORARY DESILTING BASIN AT STRUCTURES



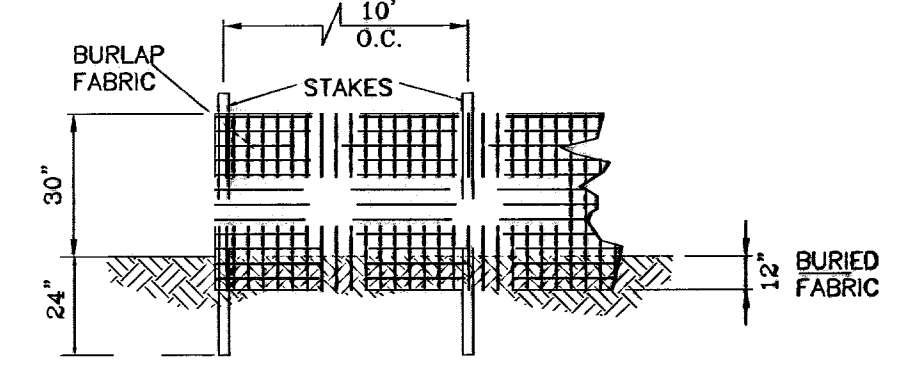
TYPICAL BERM 1'-3'



GRAVEL ENTRANCE



SECTION EROSION AND SEDIMENT CONTROLS TEMPORARY STABILIZATION



TYPICAL SILT FENCE 1'-4'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40 (CITY DATUM)

DATE	BY
4-1-07	A.R.
8-1-07	A.R.
8-1-07	A.R.
4-7-08	A.R.

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 56.227 ACRES

SCALE: 1"=100'  
 DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.H.  
 CHECK BY: Y.C.  
 JOB NO.: 708-43

ENGINEER'S SEAL

CONDE INC.  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREWING DR. STE 400  
 EL PASO, TEXAS 79934

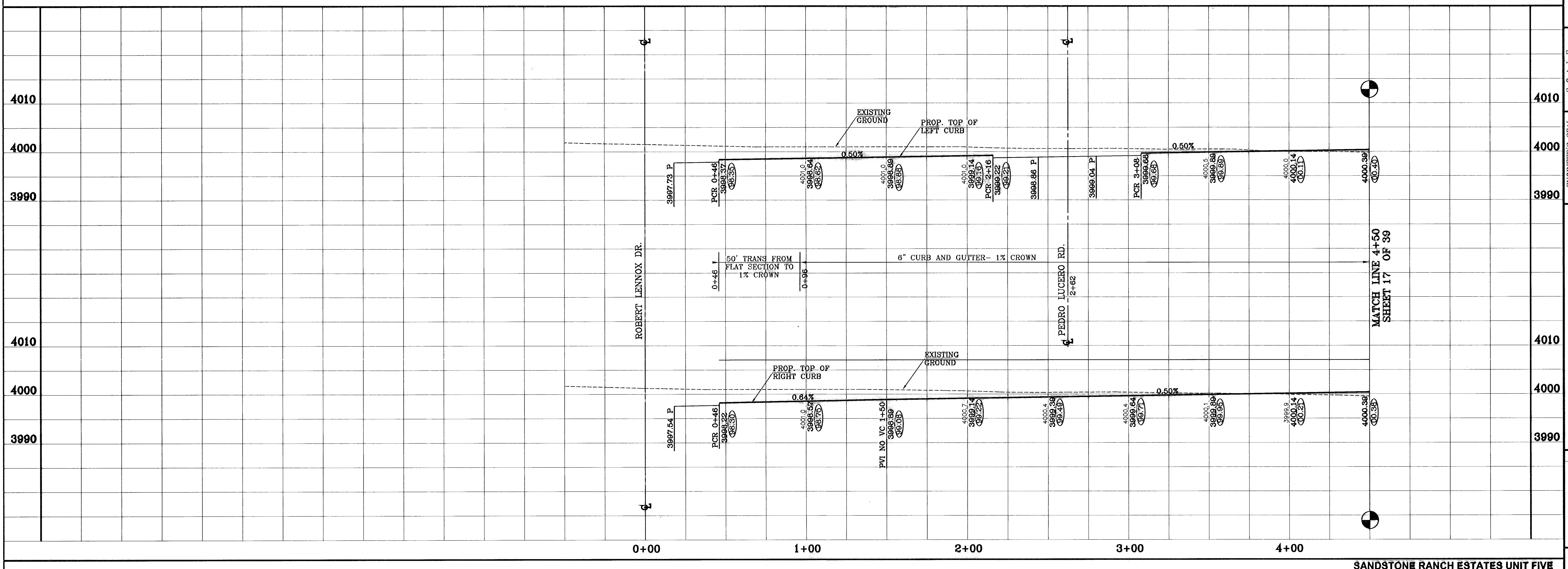
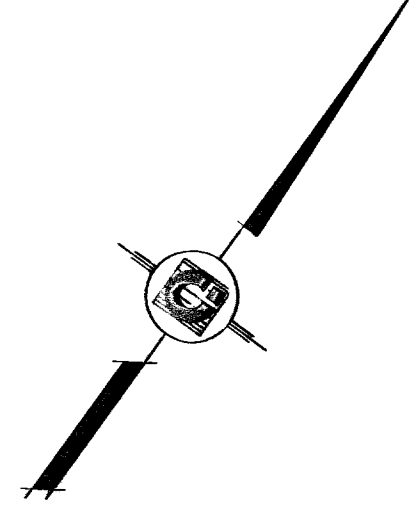
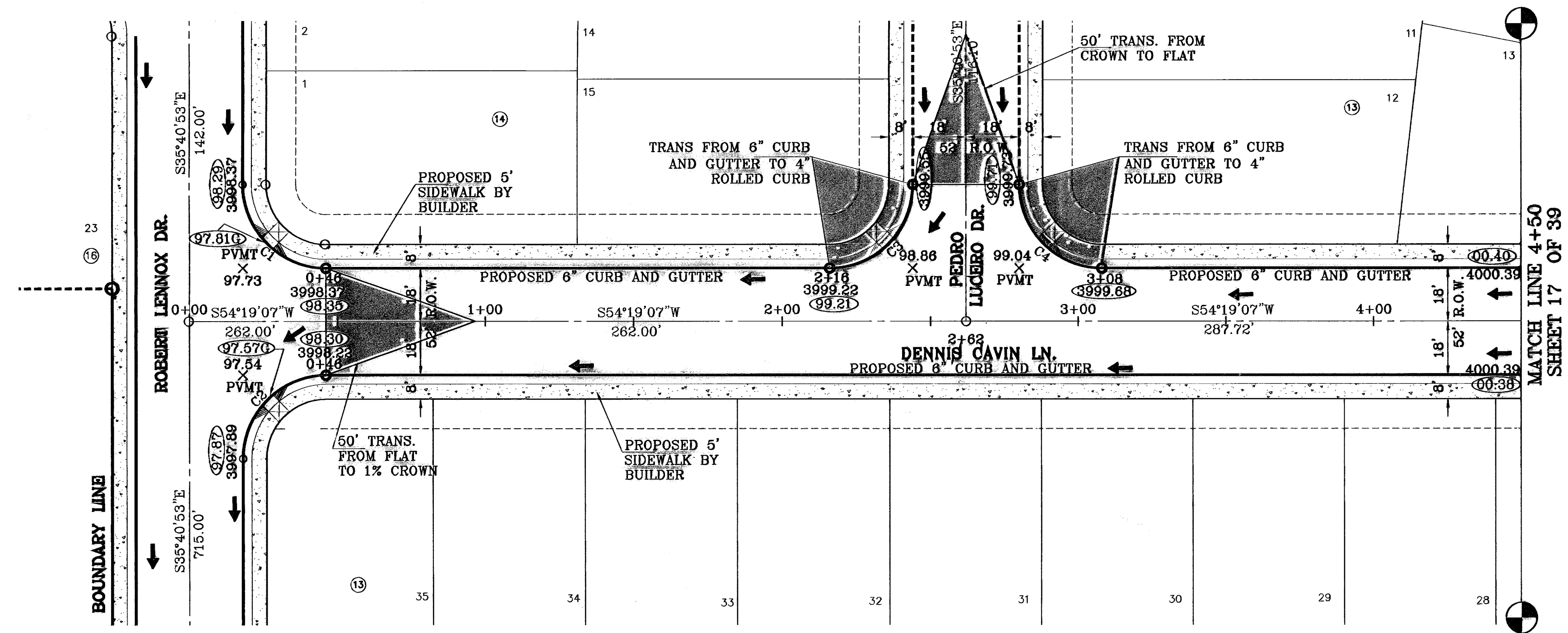
SHEET TITLE  
**STREET PLAN - PROFILE**  
**STORMWATER POLLUTION PREVENTION PLAN**  
 SHT 8 OF 39





○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.98'	28.00'	39.60'	99°19'07"	90°00'00"
C2	28.00'	43.98'	28.00'	39.60'	189°19'07"	90°00'00"
C3	28.00'	43.98'	28.00'	39.60'	09°19'07"	90°00'00"
C4	28.00'	43.98'	28.00'	39.60'	99°19'07"	90°00'00"



BENCHMARKS	
CITY MONUMENT AT THE CENTRELINE INTERSECTION OF LOMA DEL CAYO DR. AND LOMA DEL CAYO CITY (D.A.M.)	ELEVATION: 4297.40
DATE: 4-14-07	ADDED 20' DRAINAGE R.O.W.
DATE: 5-7-07	CITY RED LINES
DATE: 8-10-07	CITY RED LINES
DATE: 11-20-09	AS BUILT - REVISED
DATE: 7-1-11	AS BUILT (PHASE II)

**PROJECT NAME**  
**SANDSTONE RANCH**  
**ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 55.227 ACRES

**SCALE**  
 Horiz: 1"=50'  
 Vert: 1"=10'

**ENGINEER'S SEAL**  
 DATE: OCTOBER 2009  
 DESIGN BY: Y.C.  
 INITIATED BY: R.B.  
 CHD. BY: Y.C.  
 JOB NO.: 700-43

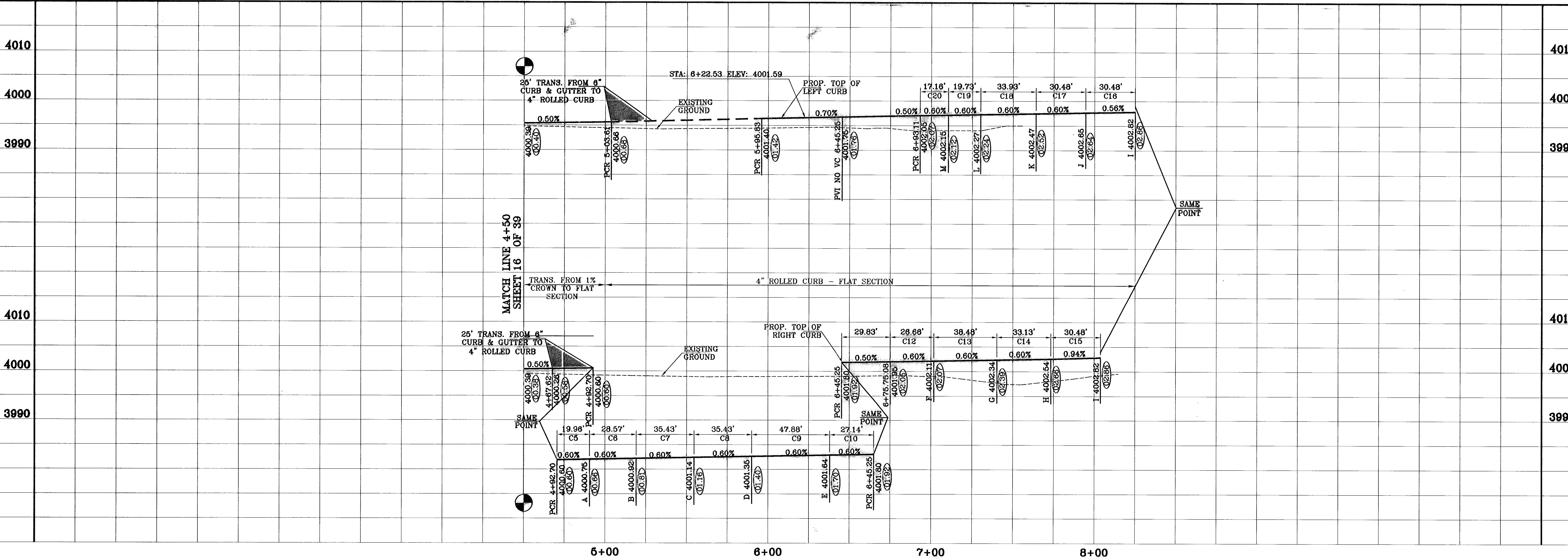
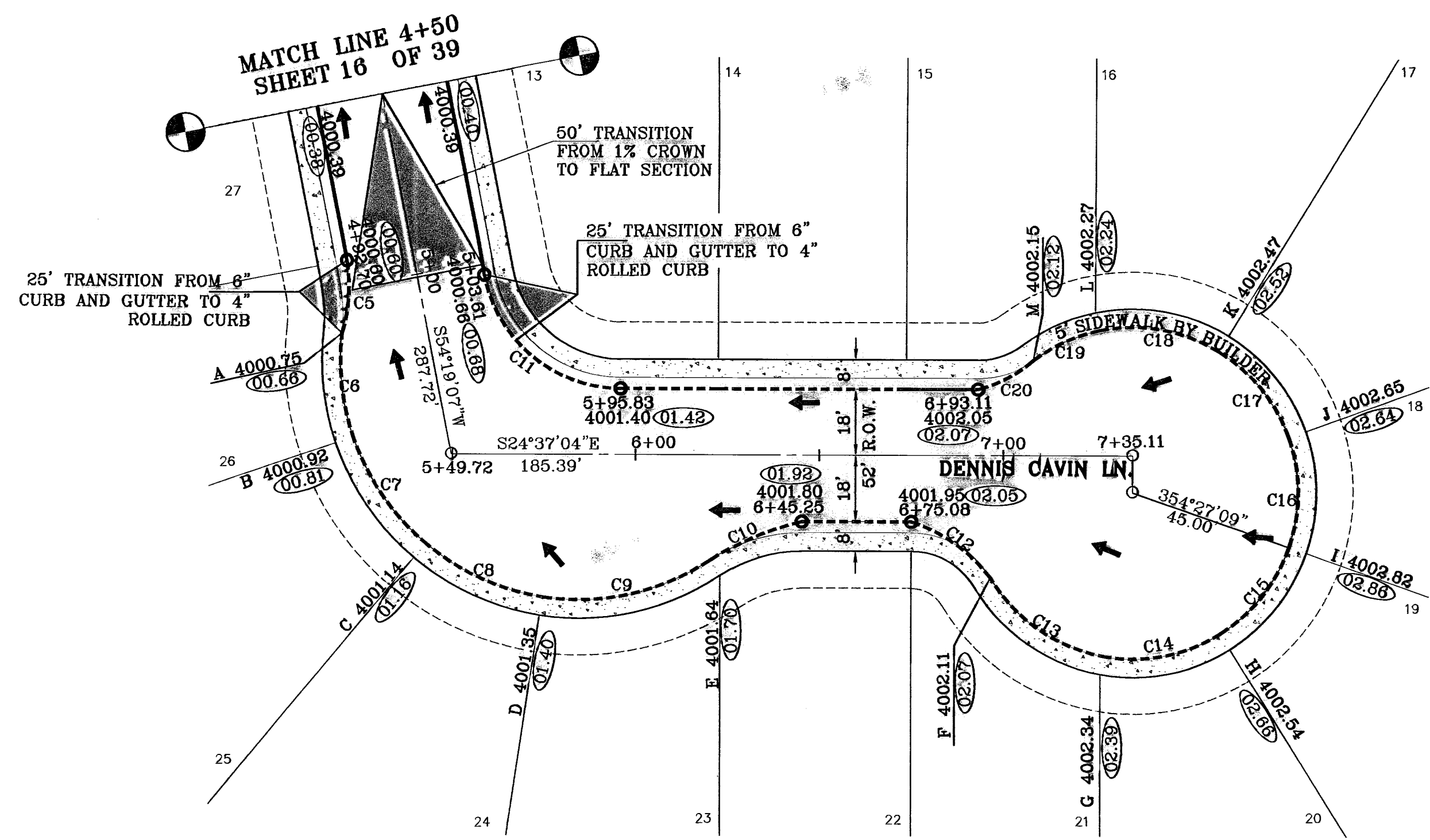
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREVINO DR. STE 400  
 EL PASO, TEXAS 79956

**SHEET TITLE**  
**STREET**  
**PLAN-PROFILE**  
**DENNIS**  
**CAVIN LN.**  
 STA: 0+00  
 TO  
 STA: 4+50

**SHT 16 OF 39**

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	43.09'	19.98'	10.18'	19.78'	249°05'53"	28°31'58"
C6	65.00'	28.57'	14.52'	28.34'	59°04'08"	25°10'59"
C7	65.00'	35.43'	18.18'	34.99'	30°51'49"	31°13'35"
C8	65.00'	35.43'	18.18'	34.99'	359°38'14"	31°13'35"
C9	65.00'	47.88'	25.09'	48.81'	322°55'18"	42°12'21"
C10	79.35'	27.14'	13.70'	27.01'	132°29'41"	19°35'43"
C11	38.00'	52.35'	31.29'	48.31'	14°51'01"	79°58'11"
C12	43.88'	28.68'	13.75'	28.25'	190°38'53"	34°48'14"
C13	45.00'	38.48'	20.50'	37.32'	09°58'13"	48°59'28"
C14	45.00'	33.13'	17.38'	32.39'	324°21'04"	42°10'50"
C15	45.00'	30.48'	15.88'	29.90'	283°51'24"	38°48'30"
C16	45.00'	30.48'	15.88'	29.90'	245°02'54"	38°48'30"
C17	45.00'	30.48'	15.88'	29.90'	206°14'24"	38°48'30"
C18	45.00'	33.93'	17.82'	33.13'	165°14'12"	43°11'53"
C19	45.00'	19.73'	10.03'	19.58'	131°04'30"	25°07'31"
C20	38.28'	17.16'	8.74'	17.00'	307°18'35"	27°07'02"



BENCHMARKS  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
 ELEVATION: 4057.40.....CITY DATUM)

REVISIONS  
 DATE 4-14-07 ADDED 20' DRAINAGE R.O.W.  
 5-7-07 CITY RED LINES  
 7-1-11 AS BUILT (PHASE I)

BY  
 A.R.  
 A.R.  
 A.R.  
 F.R.

PROJECT NAME  
**SANDSTONE RANCH  
 ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 56.227 ACRES

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

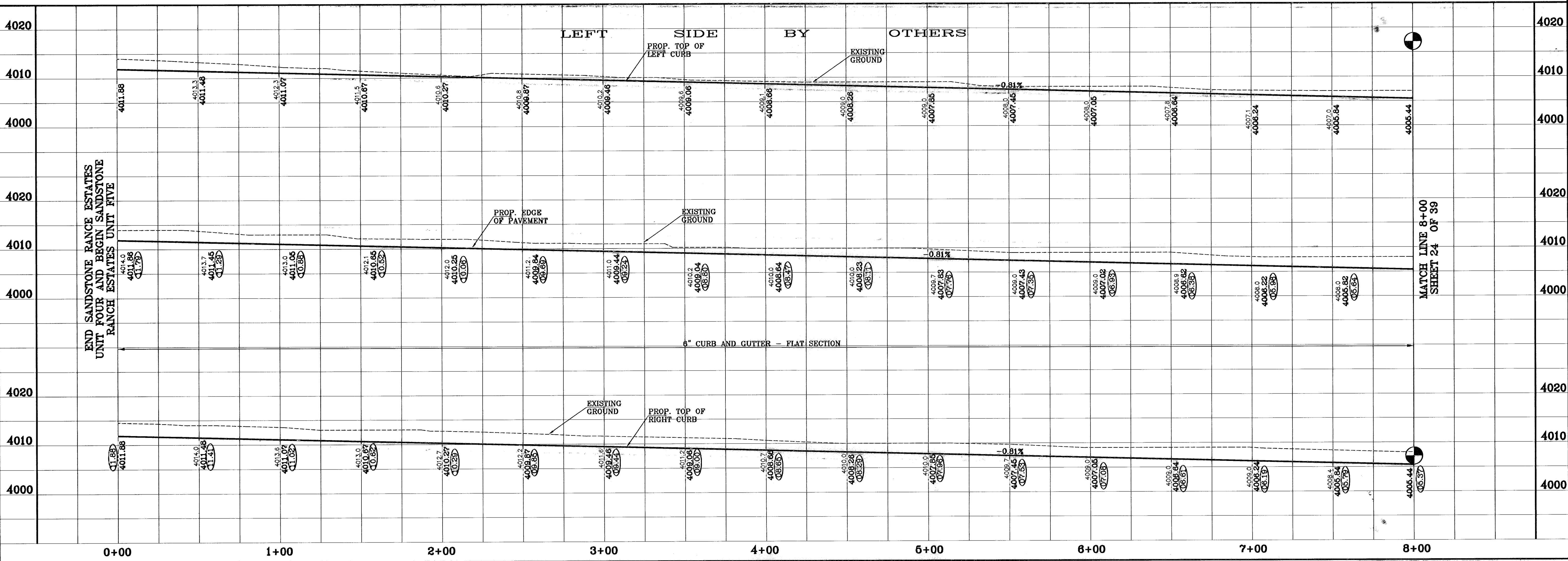
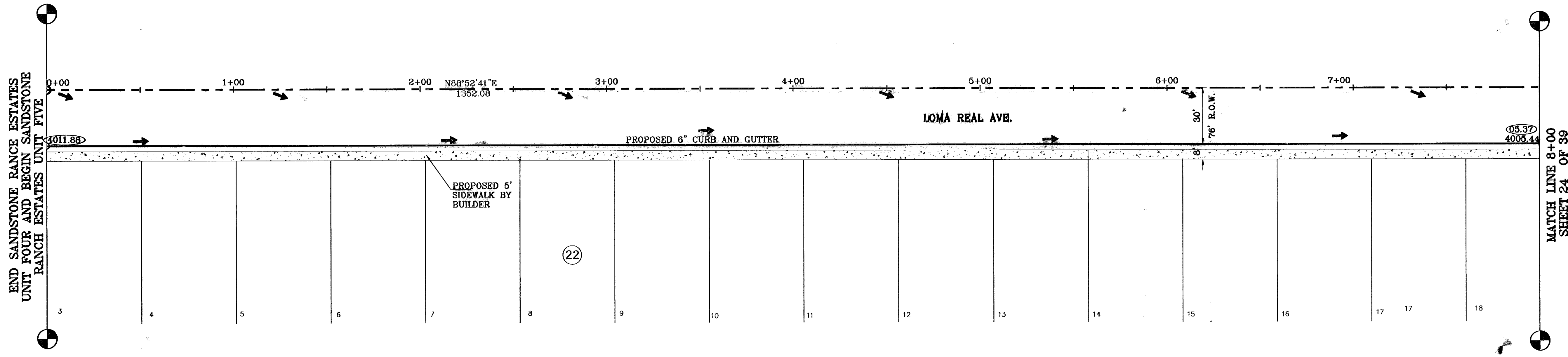
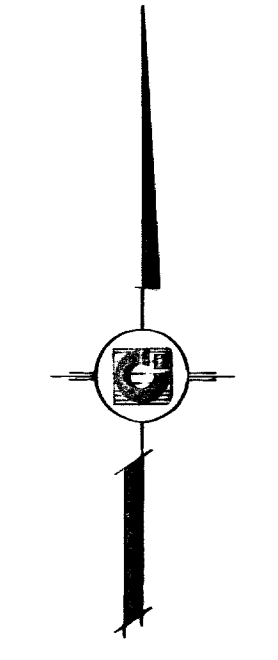
DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHECK BY: Y.C.  
 JOB NO.: 706-43

ENGINEER'S SEAL

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREYNO DR. STE 400  
 EL PASO, TEXAS 79636

SHEET TITLE  
**STREET  
 PLAN-PROFILE  
 DENNIS  
 CAVIN LN.  
 STA: 4+00  
 TO  
 STA: 7+35.11**

○ DENOTES AS BUILT CONDITION ONLY



END SANDSTONE RANCE ESTATES  
UNIT FOUR AND BEGIN SANDSTONE  
RANCH ESTATES UNIT FIVE

END SANDSTONE RANCE ESTATES  
UNIT FOUR AND BEGIN SANDSTONE  
RANCH ESTATES UNIT FIVE

MATCH LINE 8+00  
SHEET 24 OF 39

MATCH LINE 8+00  
SHEET 24 OF 39

SANDSTONE RANCH ESTATES UNIT FIVE

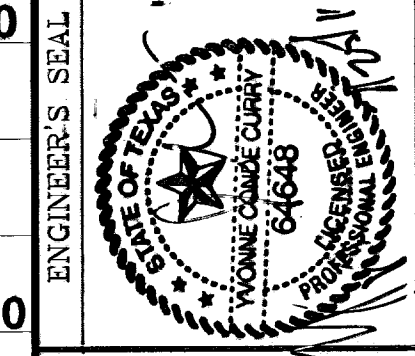
BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL	ELEVATION: 457.46	REVISIONS
BY	DATE	REVISIONS
A.R.	4-15-07	ADDED 7'0\"/>
A.R.	5-7-07	CITY REG. LINES
A.R.	8-10-07	CITY REG. LINES
F.R.	10-10-08	AS BUILT
E.J.	11-19-09	AS BUILT'S - REVISIONS

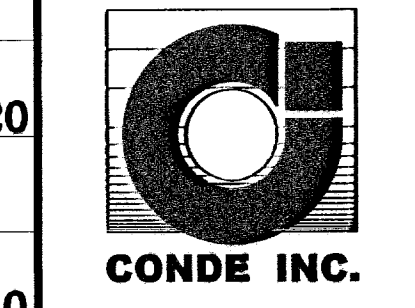
PROJECT NAME  
**SANDSTONE RANCH  
ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 21 BLOCK 81,  
TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 66.227 ACRES

SCALE  
Horiz: 1"=30'  
Vert: 1"=10'

DATE: OCTOBER 2009  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 706-48



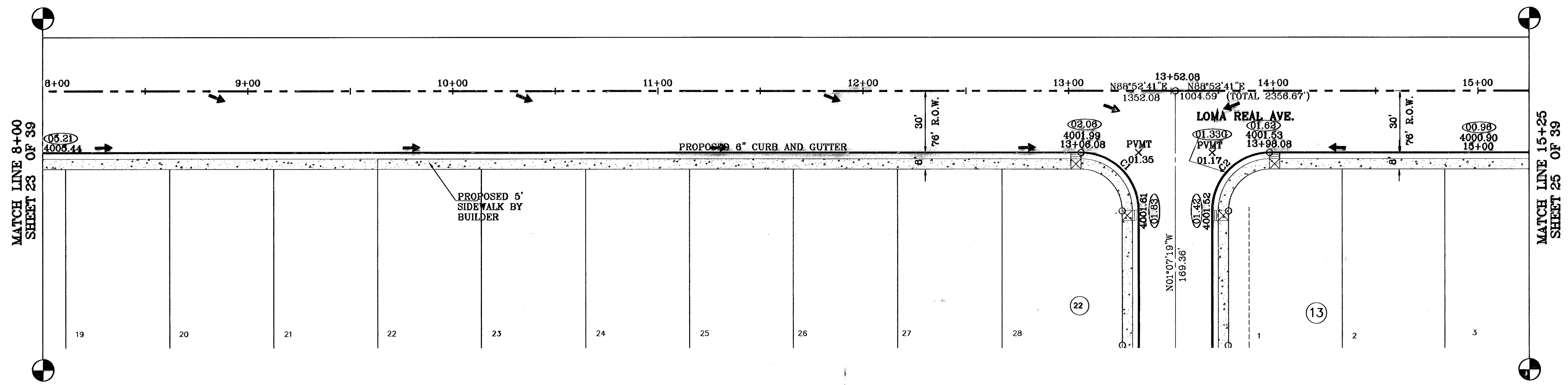
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. SITE 400  
EL PASO, TEXAS 79936



SHEET TITLE  
STREET  
PLAN-PROFILE  
**LOMA  
REAL  
AVE.**  
STA: 0+00  
TO  
STA: 7+25

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C2	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"

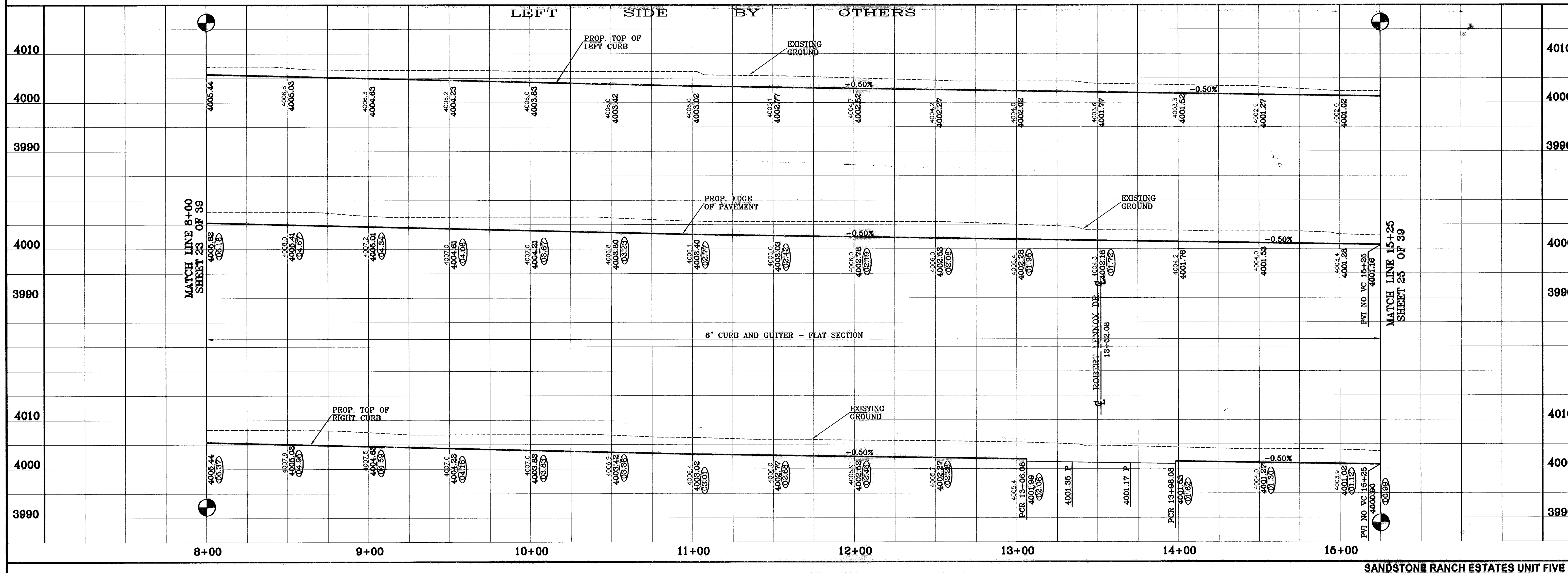


BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4257.46 (MUNICIPALITY OF SAN ANTONIO)

DATE	AS BUILT	AS BUILT	AS BUILT	AS BUILT	AS BUILT
4-14-07	4057.46	4057.46	4057.46	4057.46	4057.46
5-7-07	4057.46	4057.46	4057.46	4057.46	4057.46
8-10-07	4057.46	4057.46	4057.46	4057.46	4057.46
10-10-08	4057.46	4057.46	4057.46	4057.46	4057.46
11-19-09	4057.46	4057.46	4057.46	4057.46	4057.46

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 61, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 56.227 ACRES

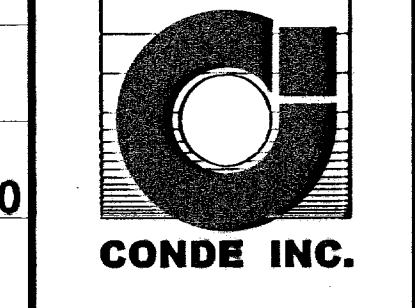


SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 INITIATED BY: B.R.  
 CHECK BY: J.C.  
 JOB NO.: 706-43

ENGINEER'S SEAL

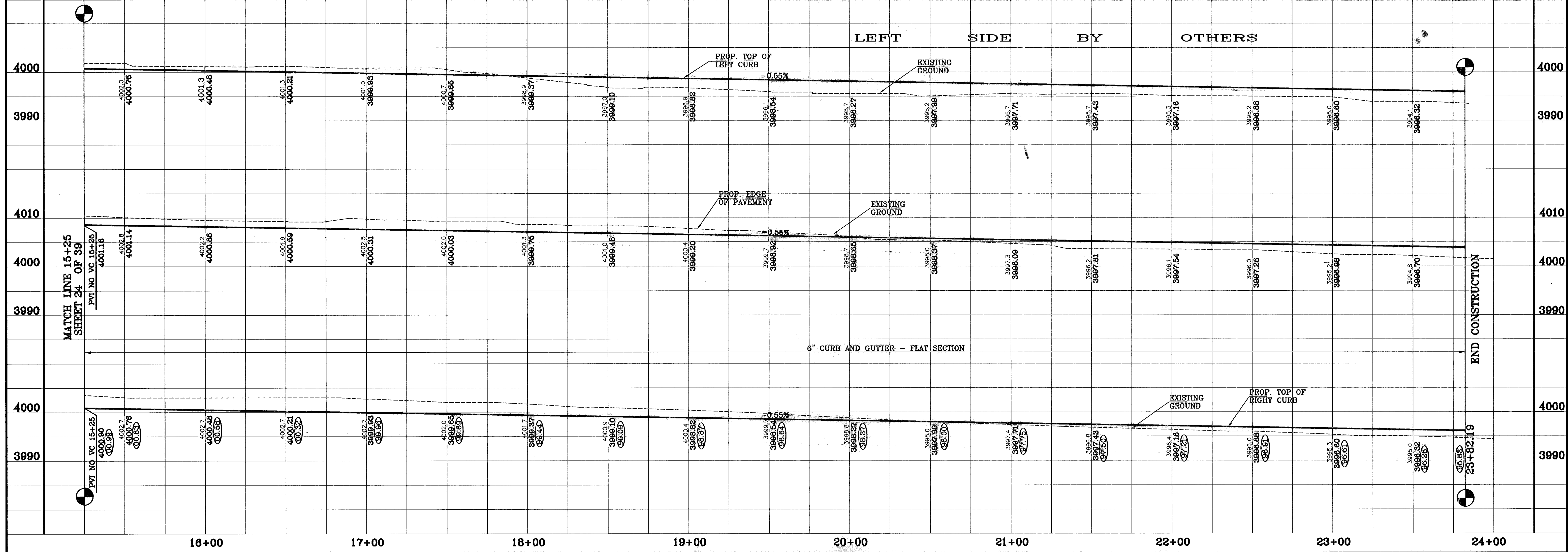
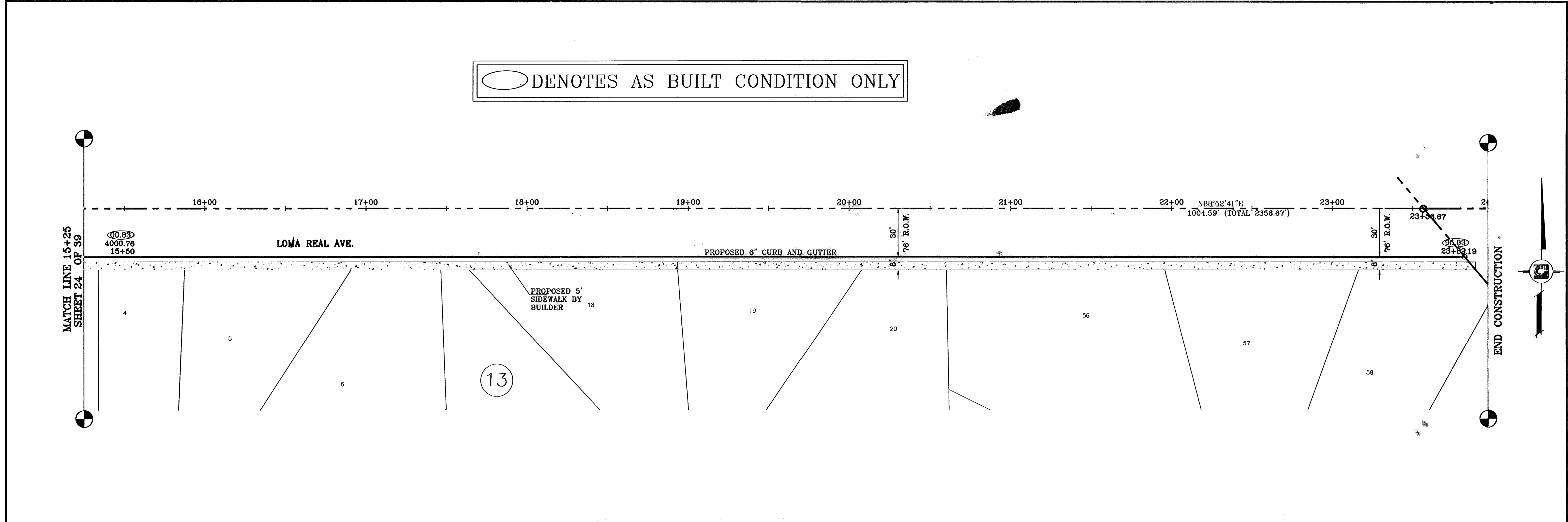
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREVINO DR. STE. 400  
 EL PASO, TEXAS 79956



SHEET TITLE  
 STREET  
**PLAN-PROFILE**  
**LOMA REAL AVE.**  
 STA: 8+00 TO STA: 15+25

SHT 24 OF 39

○ DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.	ELEVATION: 4057.40	REVISIONS
DATE: 10-07	LOTTED 30' FRANKLIN R.O.W.	BY: A.R.
DATE: 5-7-07	CITY RED LINES	BY: A.R.
DATE: 8-10-07	CITY RED LINES	BY: A.R.
DATE: 10-10-08	AS BUILT	BY: F.R.

PROJECT NAME  
**SANDSTONE RANCH**  
**ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
 CONTAINING: 56.227 ACRES

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHECK BY: J.C.  
 JOB NO.: 706-43



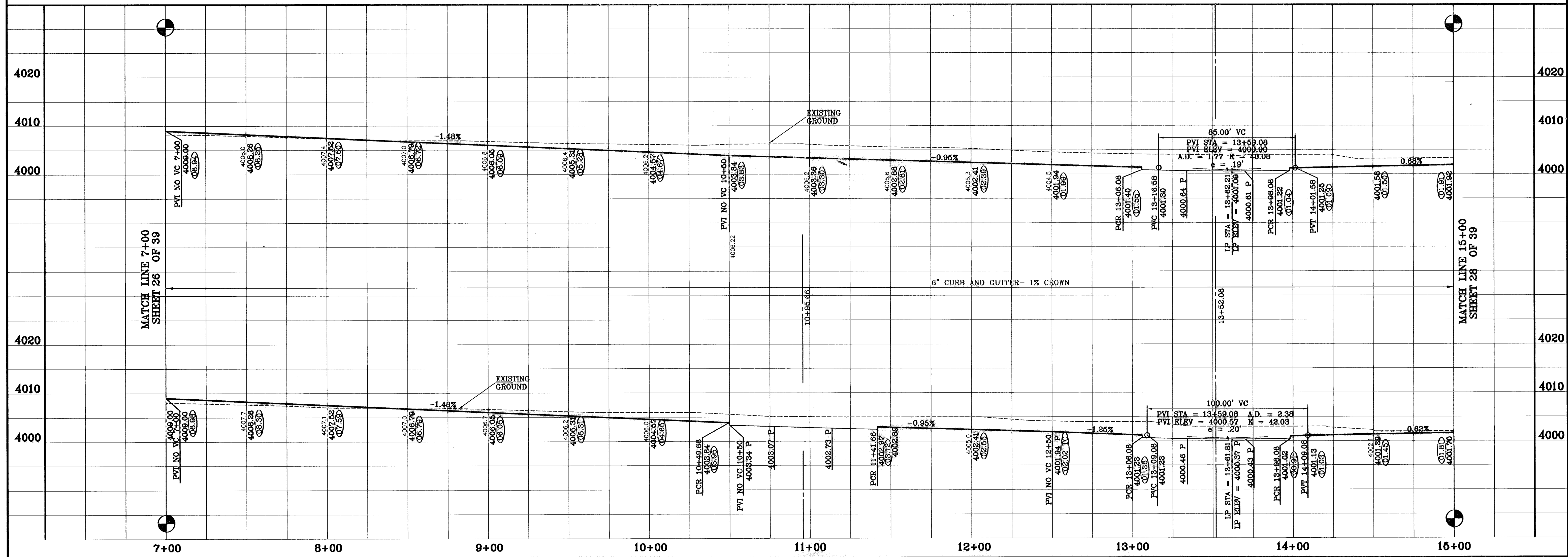
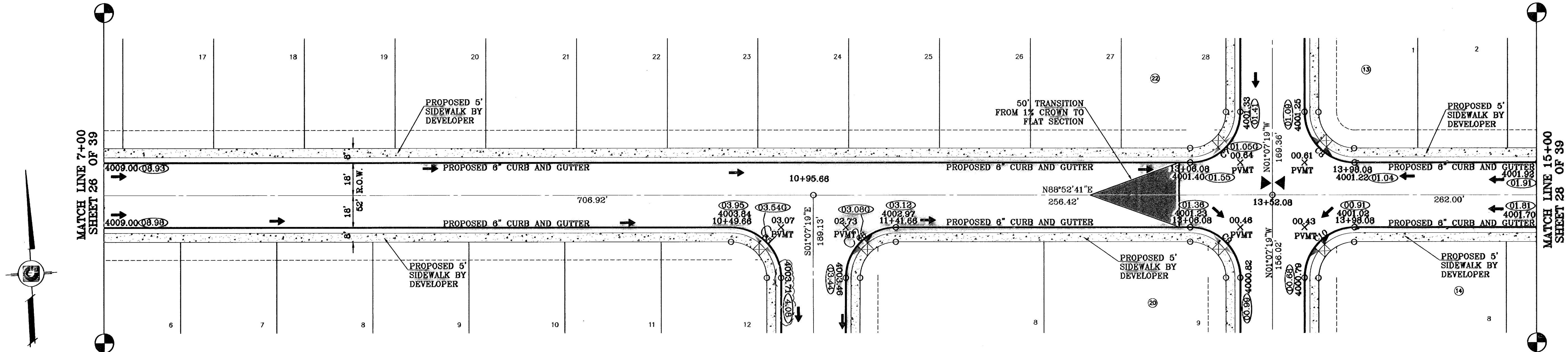
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TRAVINO DR. SITE 400  
 EL PASO, TEXAS 79936



SHEET TITLE  
 STREET  
 PLAN-PROFILE  
 LOMA  
 REAL  
 AVE.  
 STA: 11+25  
 TO  
 STA: 24+00

○ DENOTES AS BUILT CONDITION ONLY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"
C7	28.00'	43.98'	28.00'	39.60'	43°52'41"	90°00'00"
C8	28.00'	43.98'	28.00'	39.60'	133°52'41"	90°00'00"
C9	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C10	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TREWING DR. STE. 400  
 EL PASO, TEXAS 79926

**CONDE INC.**

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**PEDRO LUCERO DR.**  
 STA: 7+00  
 TO  
 STA: 15+00

**SHT 27 OF 39**

**ENGINEER'S SEAL**  
 STATE OF TEXAS  
 ENGINEER  
 JONAS CAHILL  
 04343

**SCALE**  
 Horiz: 1"=30'  
 Vert: 1"=10'

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHECK BY:** Y.C.  
**JOB NO.:** 708-43

**PROJECT NAME**  
**SANDSTONE RANCH**  
**ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 66.227 ACRES

**BENCHMARKS**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF LOMA DE COLORE DR AND LOMA DE LUZ PL.  
 ELEVATION: 4037.40

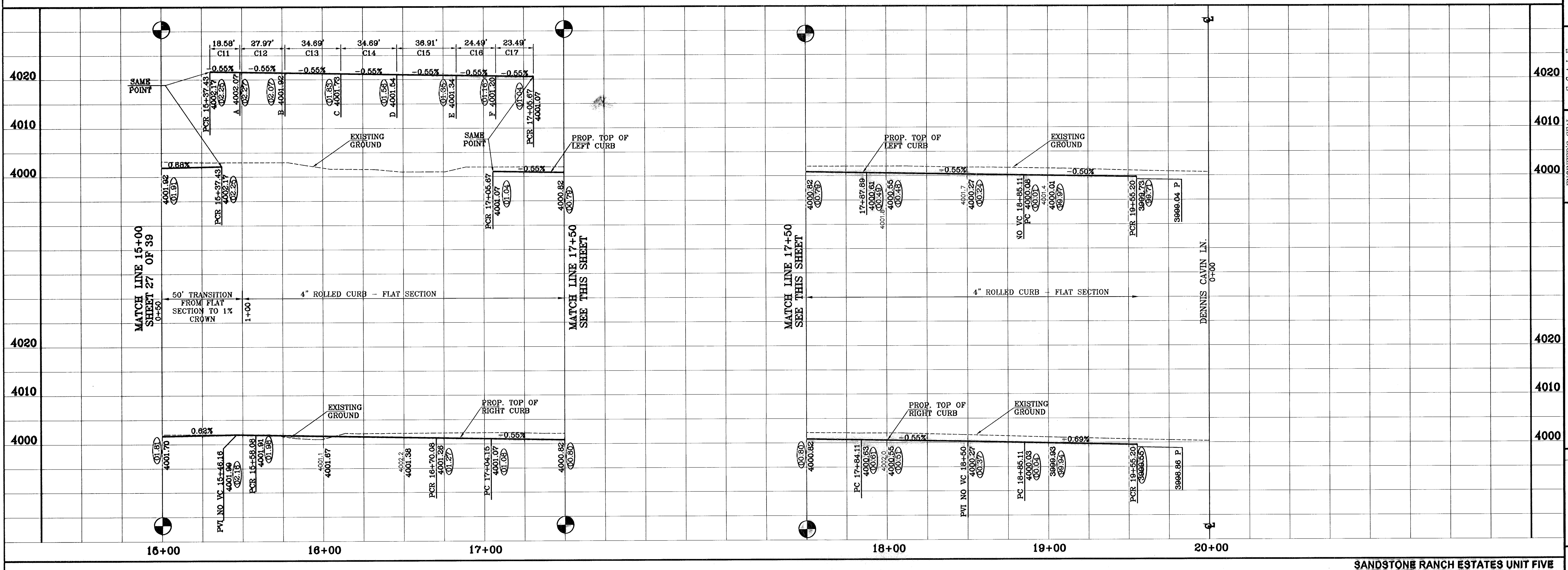
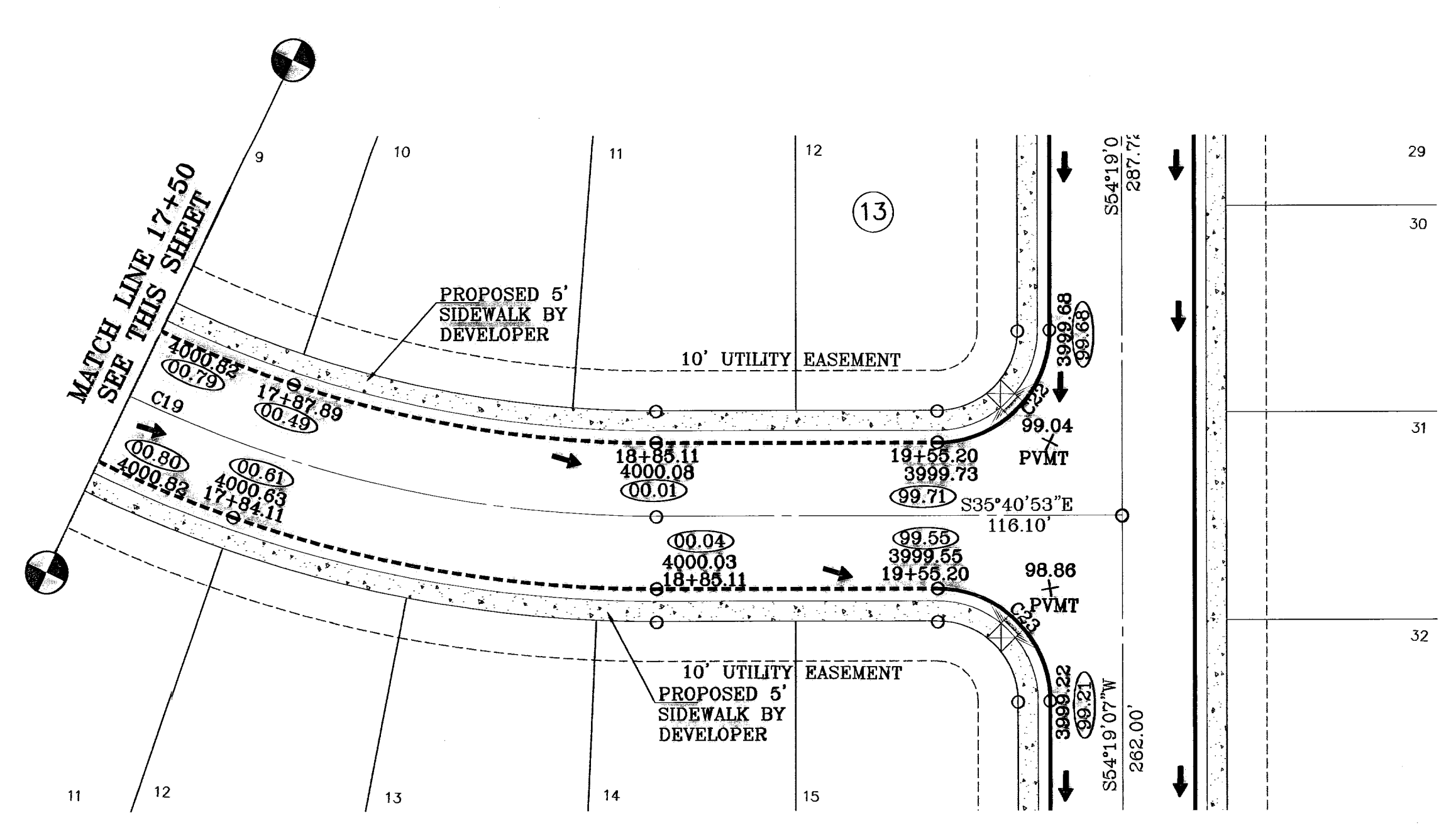
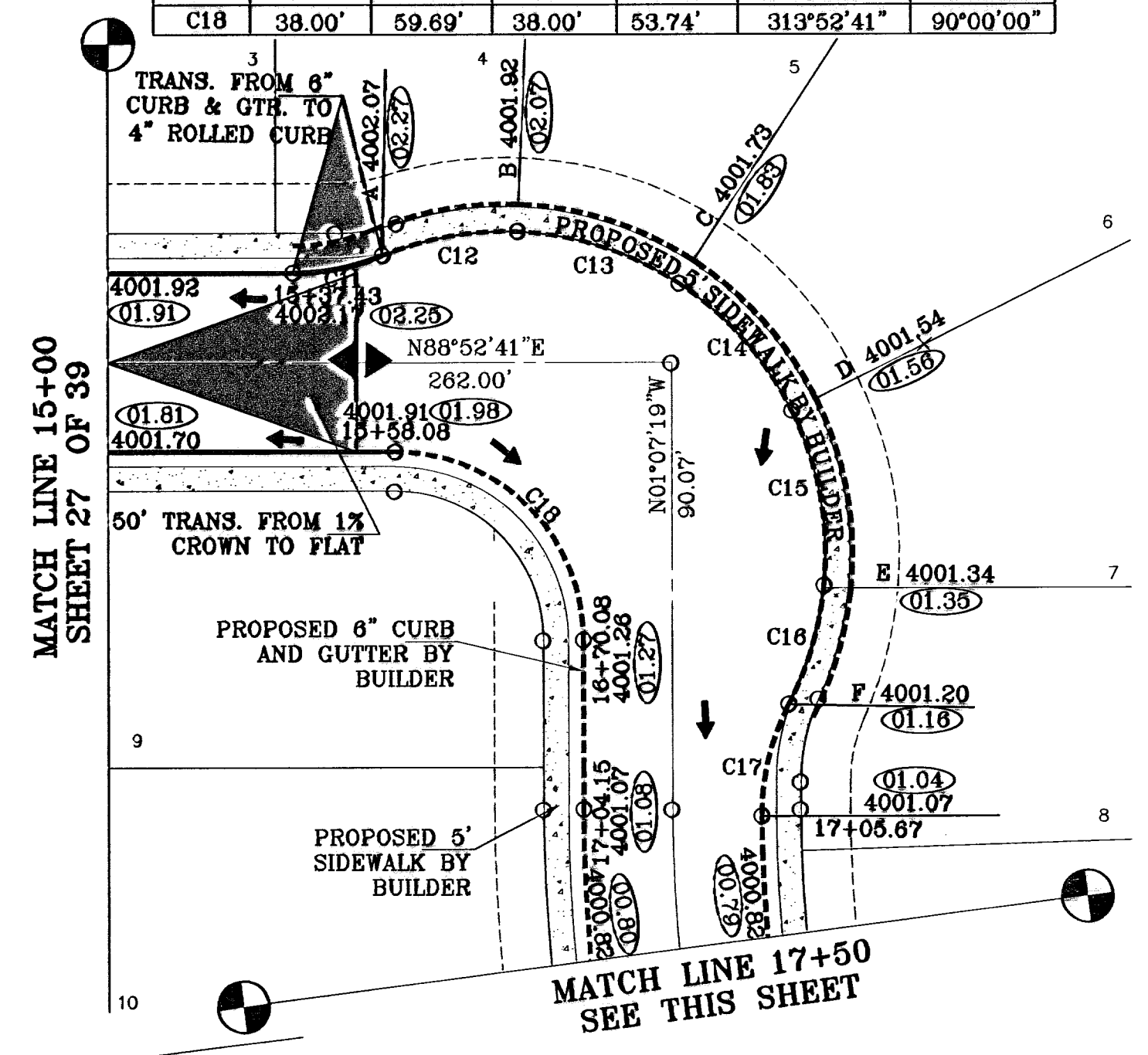
**REVISIONS**

DATE	REVISIONS	BY
4-14-07	ADDED 20' DRAINAGE R.O.W.	A.R.
5-7-07	CITY RED LINES	A.R.
6-10-07	CITY RED LINES	A.R.
10-6-08	AS BUILT	F.R.
11-20-09	AS BUILT - REVISIONS	E.L.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	48.00	18.58	9.41	18.48	N77°47'21"E	22°10'40"
C12	65.00	27.97	14.20	27.75	S79°01'32"W	24°39'02"
C13	65.00	34.89	17.77	34.28	N73°21'37"W	30°34'40"
C14	65.00	34.89	17.77	34.28	N42°46'57"W	30°34'40"
C15	65.00	36.91	18.97	38.41	N11°13'40"W	32°31'55"
C16	65.00	24.49	12.39	24.35	N15°50'00"E	21°35'25"
C17	48.00	23.49	11.99	23.28	S12°36'30"W	28°02'28"
C18	38.00	59.69	38.00	53.74	S13°52'41"	90°00'00"

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	318.00	84.75	42.63	84.50	171°14'33"	15°18'14"
C20	318.00	92.44	46.55	92.11	155°16'47"	16°39'19"
C21	282.00	161.47	83.01	159.27	160°43'17"	32°48'21"
C22	28.00	43.98	28.00	39.60	09°19'07"	90°00'00"
C23	28.00	43.98	28.00	39.60	99°19'07"	90°00'00"



BENCHMARKS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR BLVD AND LOMA DE LUZ BLVD	ELEVATION: 4057.40
DATE	REVISIONS
4-14-07	ADDED 20' DRAINAGE R.O.W.
5-7-07	CITY RED LINES
8-15-07	CITY RED LINES
07-1-11	AS BUILT (PHASE II)

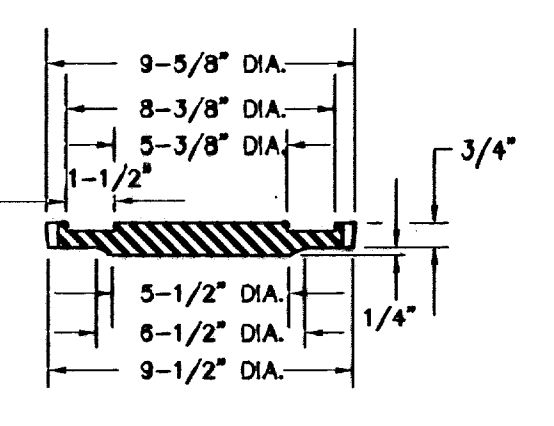
PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.227 ACRES

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.B.  
 CHECK BY: Y.C.  
 JOB NO.: 706-43

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TRERVINO DR. STE 400  
 EL PASO, TEXAS 79956

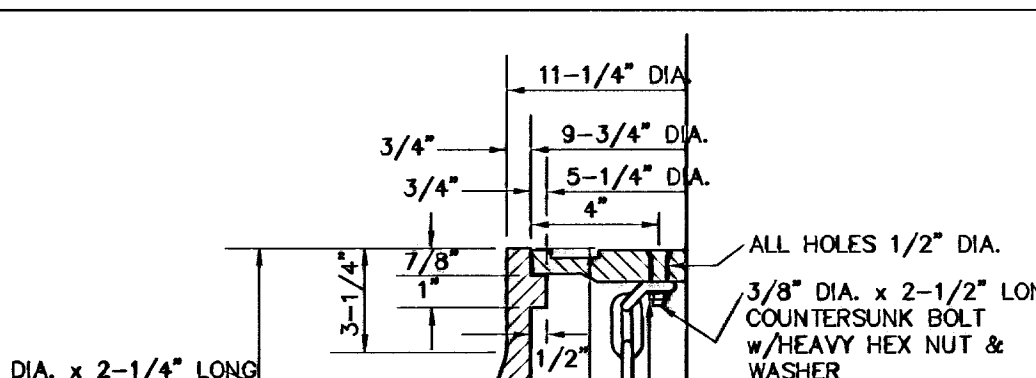
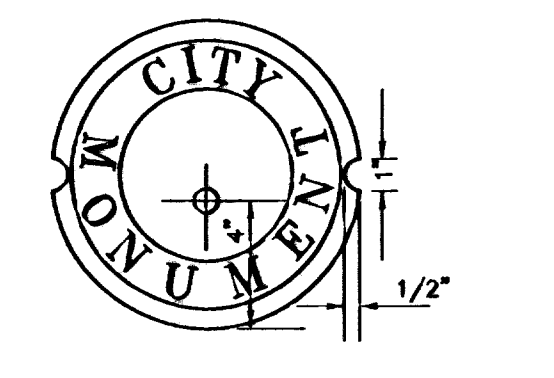
SHEET TITLE  
**STREET PLAN - PROFILE**  
 PEDRO LUCERO DR.  
 STA: 15+00 TO STA: 20+00  
 SANDSTONE RANCH ESTATES UNIT FIVE  
 SHEET 28 OF 39



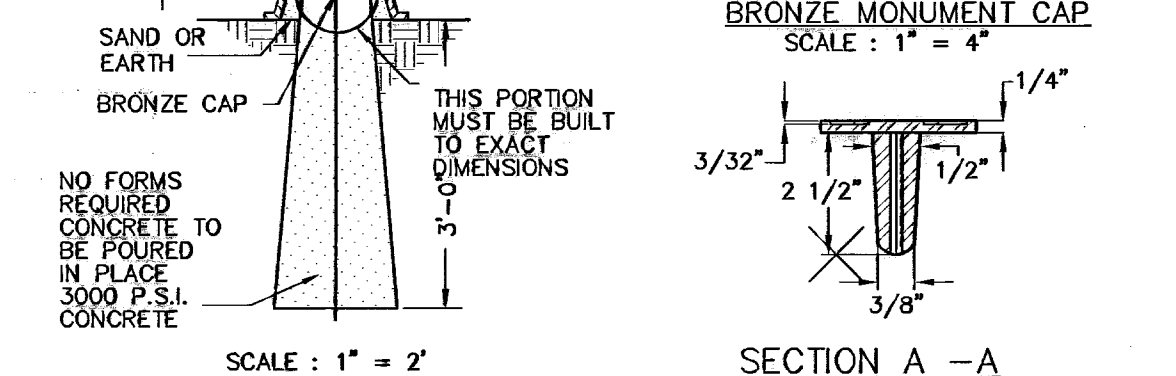
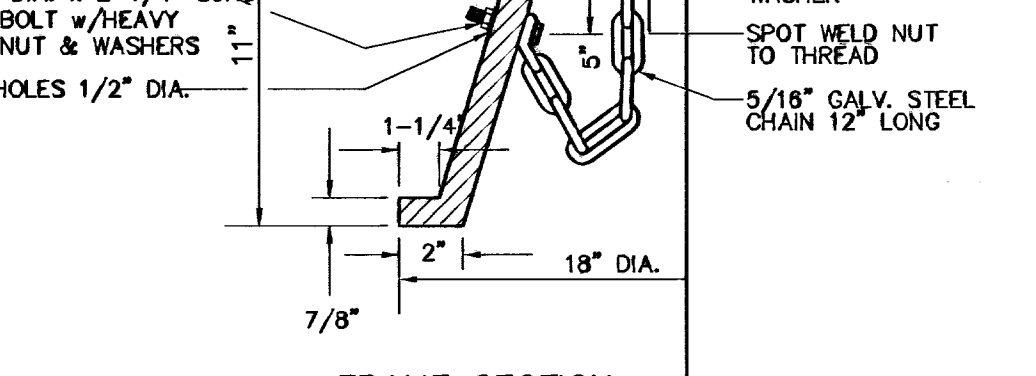
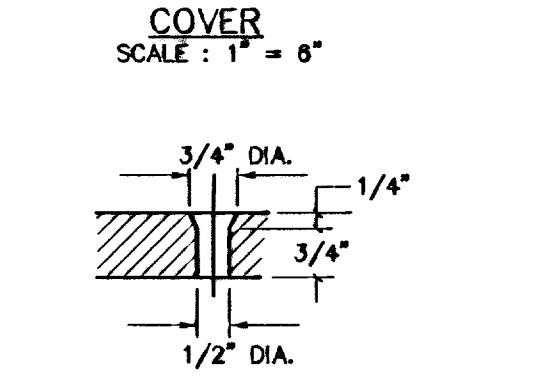
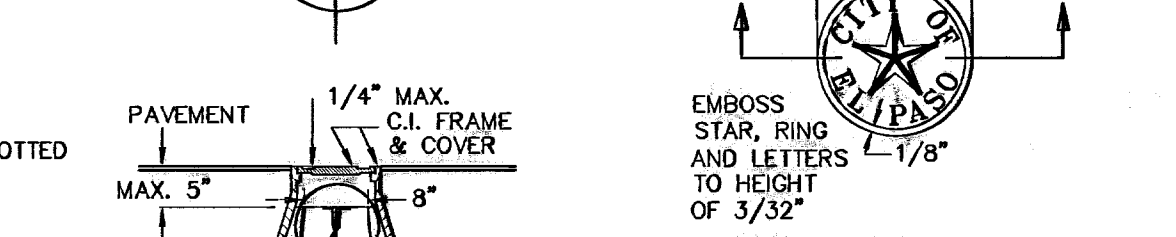
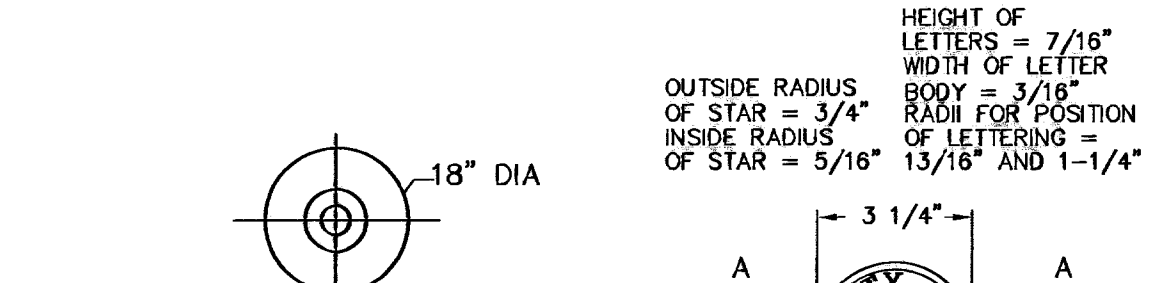
**SIZE AND CONSTRUCTION:**  
 THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE, EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.  
 THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

**NUMBER AND LOCATIONS:**  
 THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

**ANY MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN THE NUMBER OF MONUMENTS REQUIRED.**



NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.  
 AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED AT THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. 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 LINE BETWEEN TWO ADJACENT MONUMENTS.



COUNTERSUNK DETAIL  
SCALE: 1" = 3"

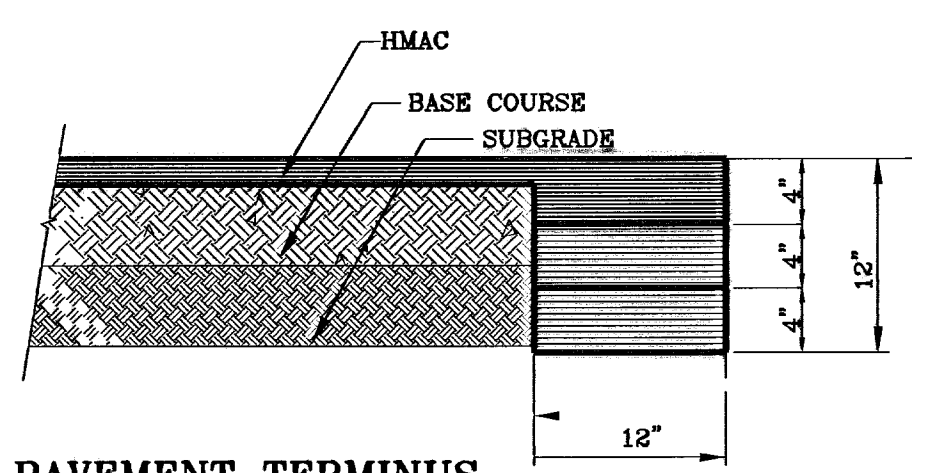
CITY MONUMENT DETAIL  
CITY MONUMENT AS PER CITY STANDARDS

SECTION A - A  
SCALE: 1" = 2"

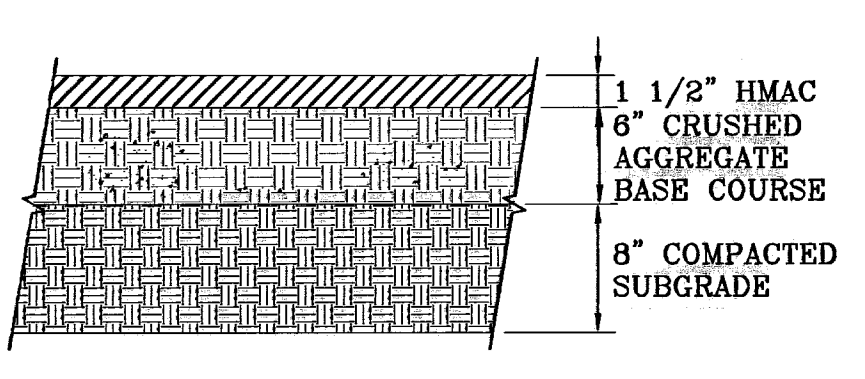
**PAVEMENT NOTES**

- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE COMPACTED TO 90% DENSITY WITHIN 100'± 3318. DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
- ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
- HMAC. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
- MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

**PAVEMENT TERMINUS**



**NOTE:**  
 THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE, FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.

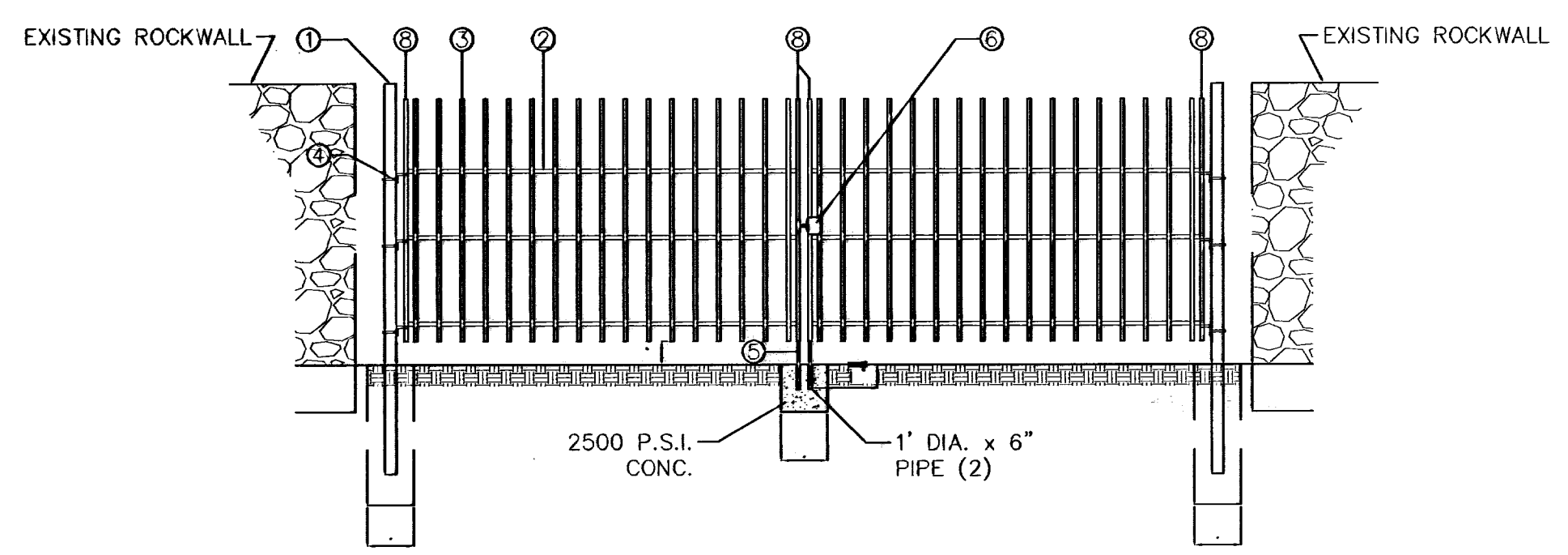


PAVEMENT DETAIL  
SCALE: 1" = 1"

**TRENCHING:**

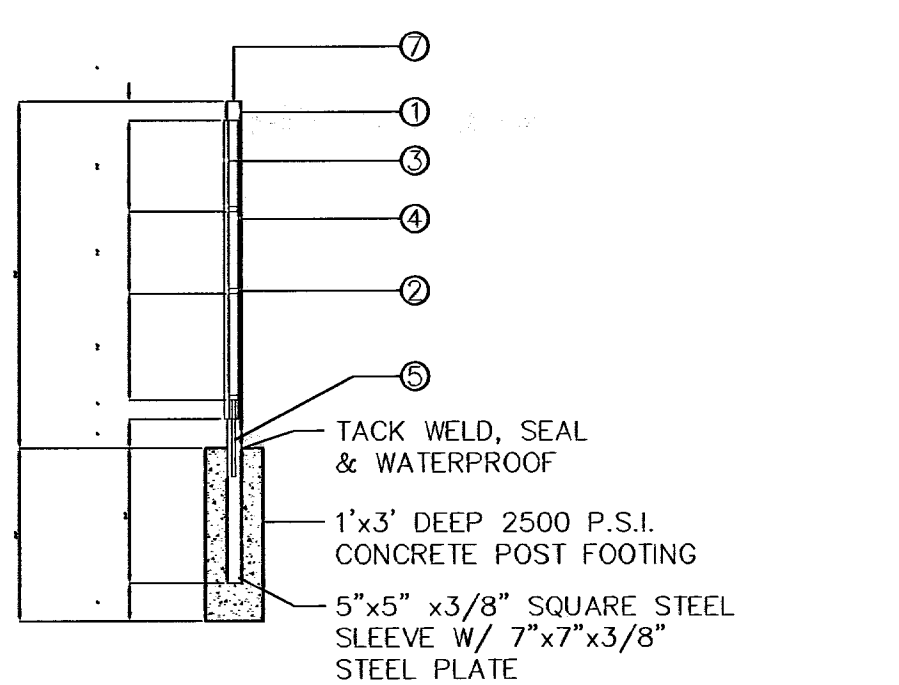
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

**GATE ELEVATION**



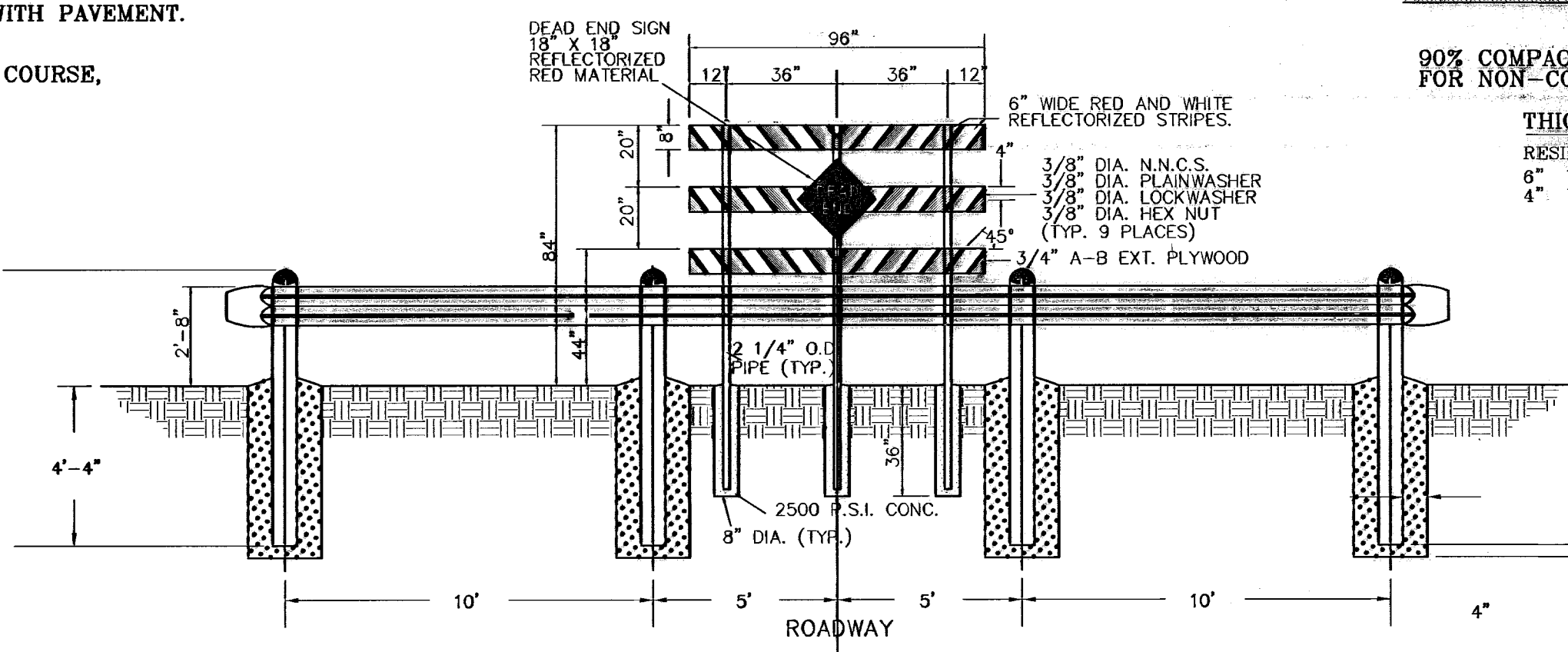
GATE ELEVATION  
1" = 3"

**GATE SECTION**



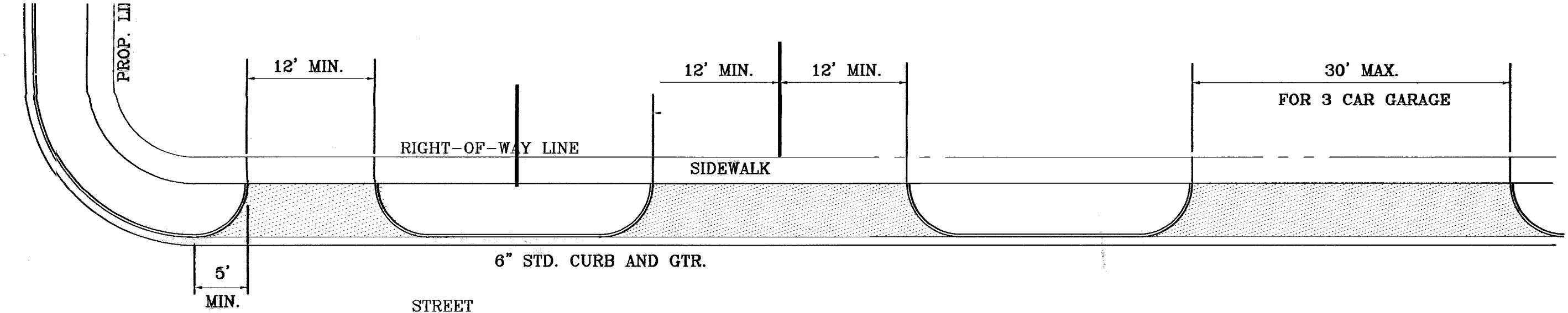
GATE SECTION  
1" = 3"

**GUARD RAIL DETAIL**



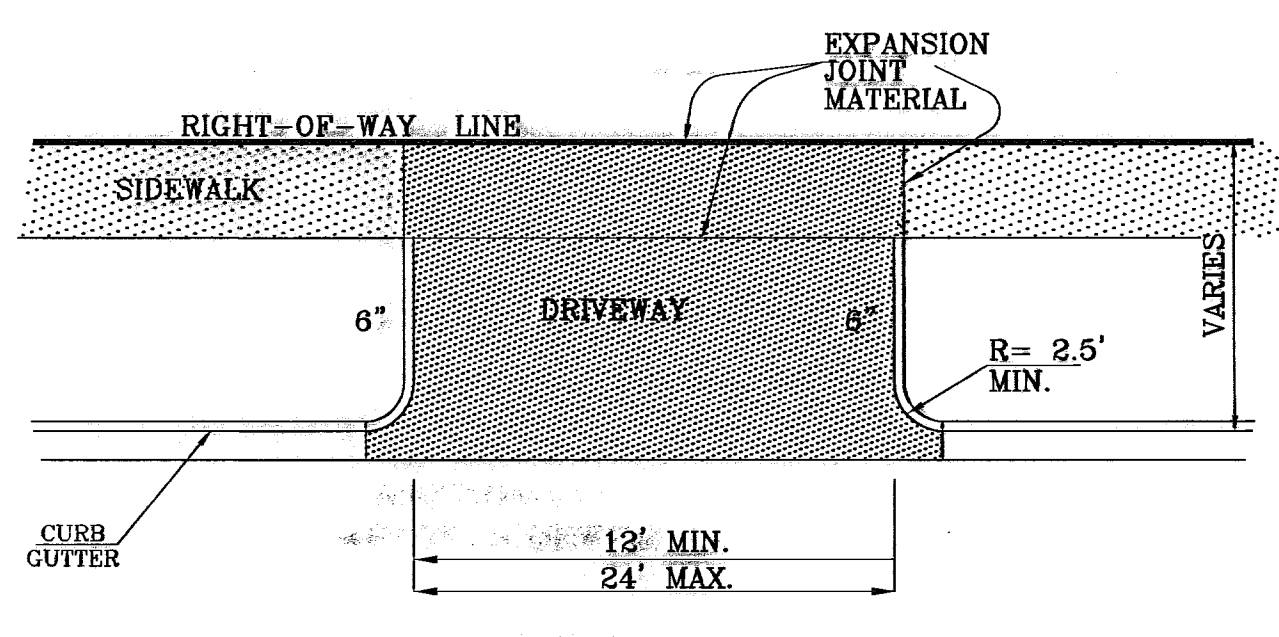
GUARD RAIL DETAIL  
SCALE: 1" = 4"

NOTES: DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

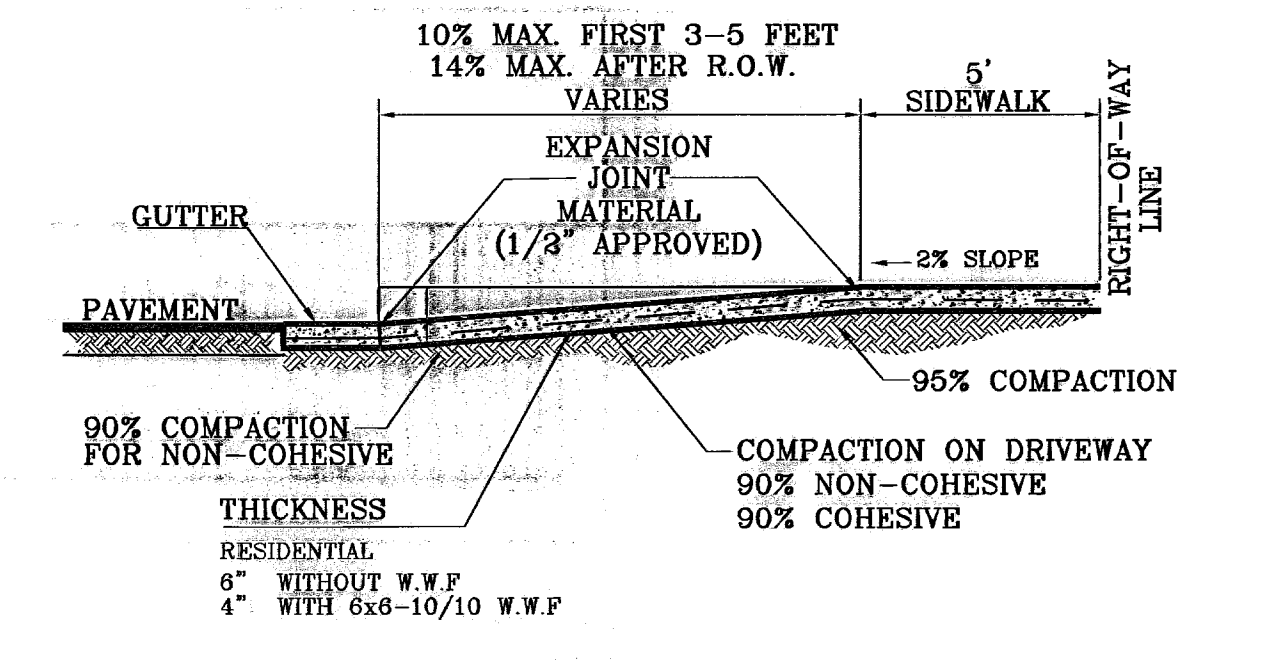


**NOTE:**  
 A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

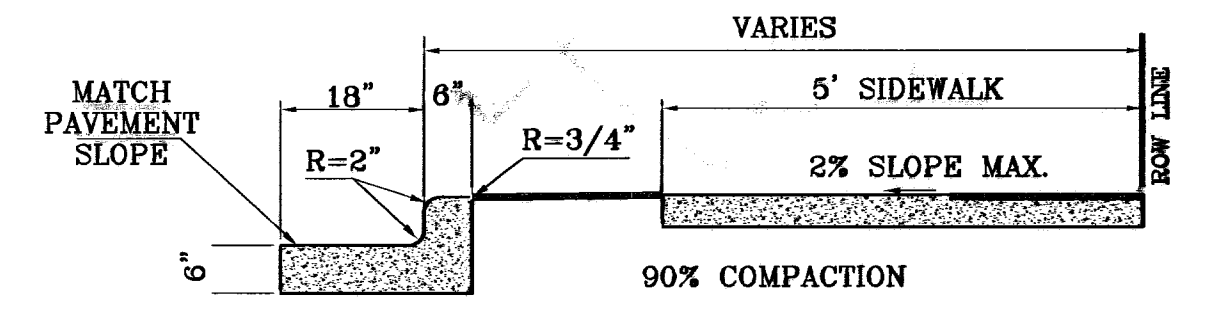
TYPICAL RESIDENTIAL DRIVEWAYS  
SCALE: 1" = 10'



DRIVEWAY PLAN VIEW  
AS PER CITY DESIGN STANDARD 6-8, 6-9

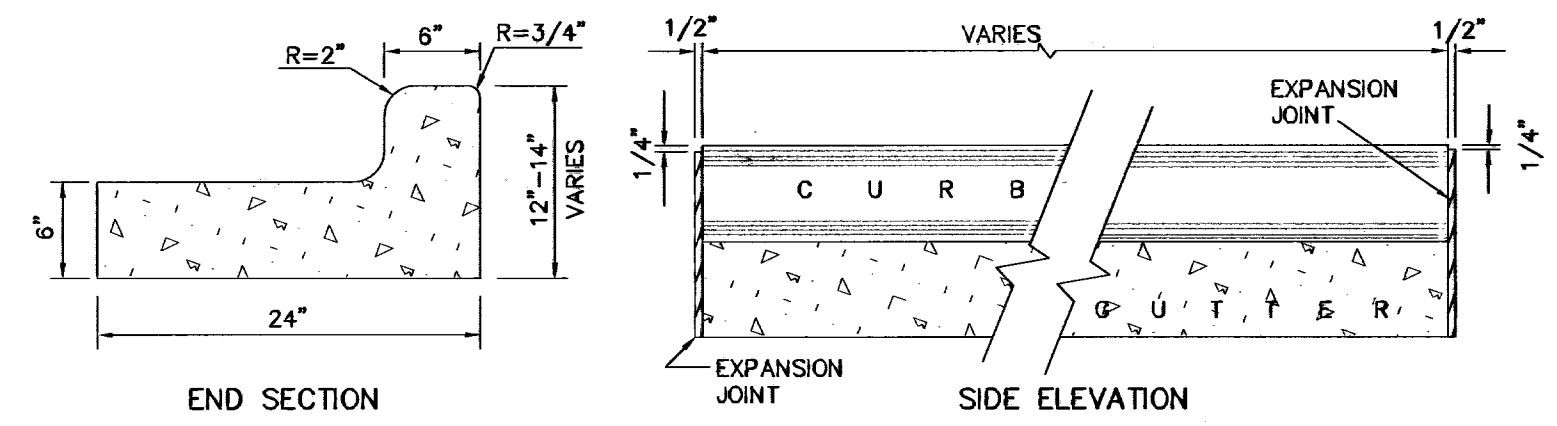


DRIVEWAY SECTION (TYPICAL)  
AS PER CITY DESIGN STANDARD 6-8, 6-9



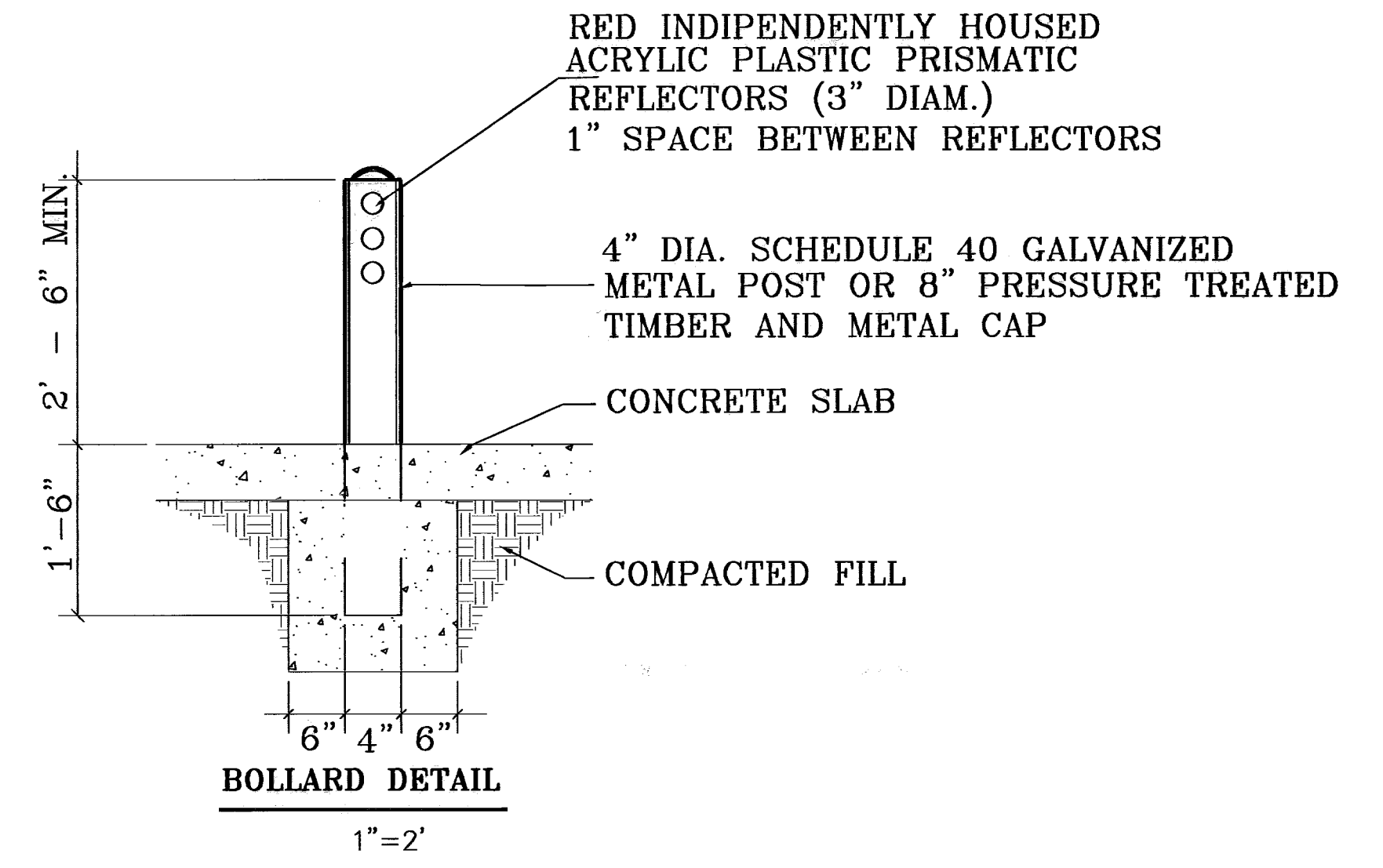
- NOTES:**
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  - DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  - EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
  - EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
  - WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

TYPICAL CURB AND SIDEWALK DETAIL  
AS PER CITY DESIGN STANDARD 6-1

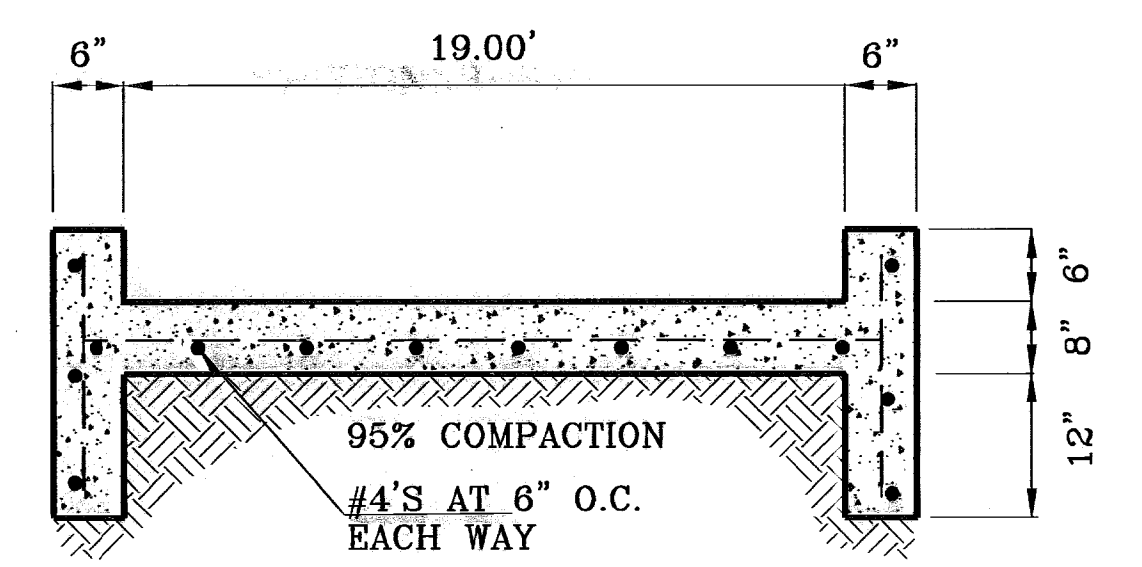


- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
  - CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORED EVERY 10 FEET IN CURB AND GUTTER.
  - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
  - CONCRETE: CLASS 'A' 3000 PSI.
  - EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

CURB DETAILS  
SCALE: 1" = 1"



BOLLARD DETAIL  
1" = 2"



95% COMPACTION  
#4'S AT 6" O.C. EACH WAY

BENCHMARKS	CITY MONUMENT AT THE CENTERLINE INTERSECTION
BY	CONDE INC. DR. AND LOMA DE VEGAS
DATE	4-27-10
REVISIONS	4-27-10
BY	CONDE INC. DR. AND LOMA DE VEGAS
DATE	4-27-10
REVISIONS	4-27-10
BY	CONDE INC. DR. AND LOMA DE VEGAS
DATE	4-27-10
REVISIONS	4-27-10
BY	CONDE INC. DR. AND LOMA DE VEGAS
DATE	4-27-10
REVISIONS	4-27-10

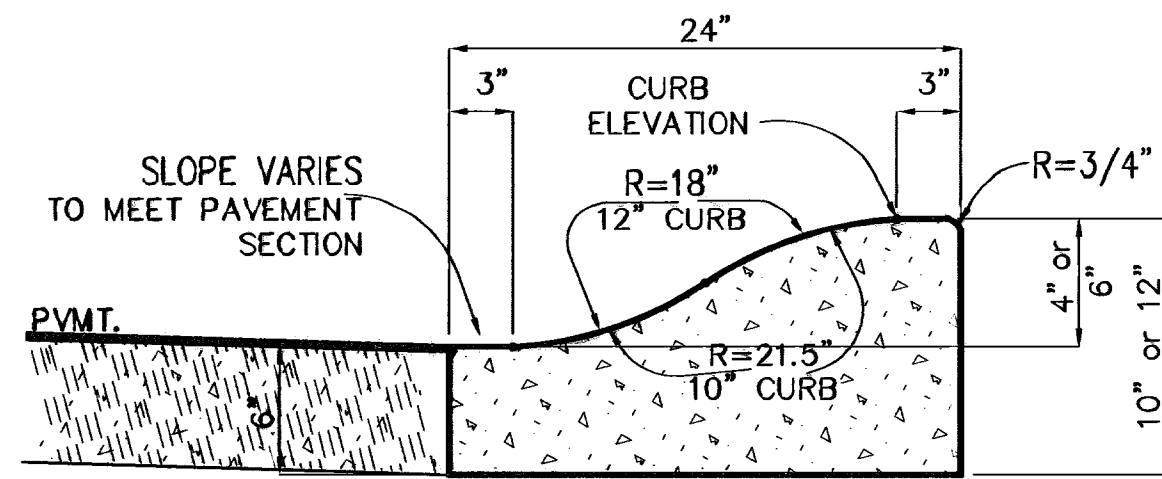
**PROJECT NAME**  
 SANDSTONE RANCH  
 ESTATES UNIT FIVE (PHASE II)  
 BEING A PORTION SECTION 21 BLOCK 81,  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 55.227 ACRES

SCALE	Horiz: 1" = 50' Vert: 1" = 10'
DATE	OCTOBER 2008
DESIGN BY	CONDE INC.
INITIATED BY	R.R.
CHECK BY	CONDE INC.
JOB NO.	700-43

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TRAVINO DR. STE 400  
 EL PASO, TEXAS 79956  
 79956

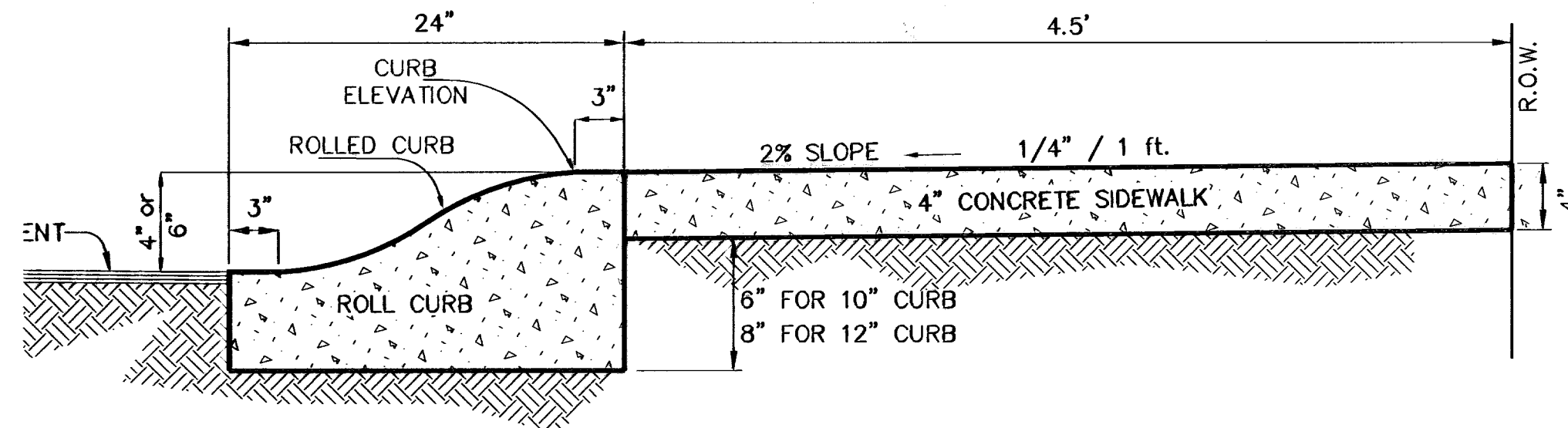
SHEET TITLE  
 STREET  
 PLAN-PROFILE  
 STANDARD  
 DETAILS





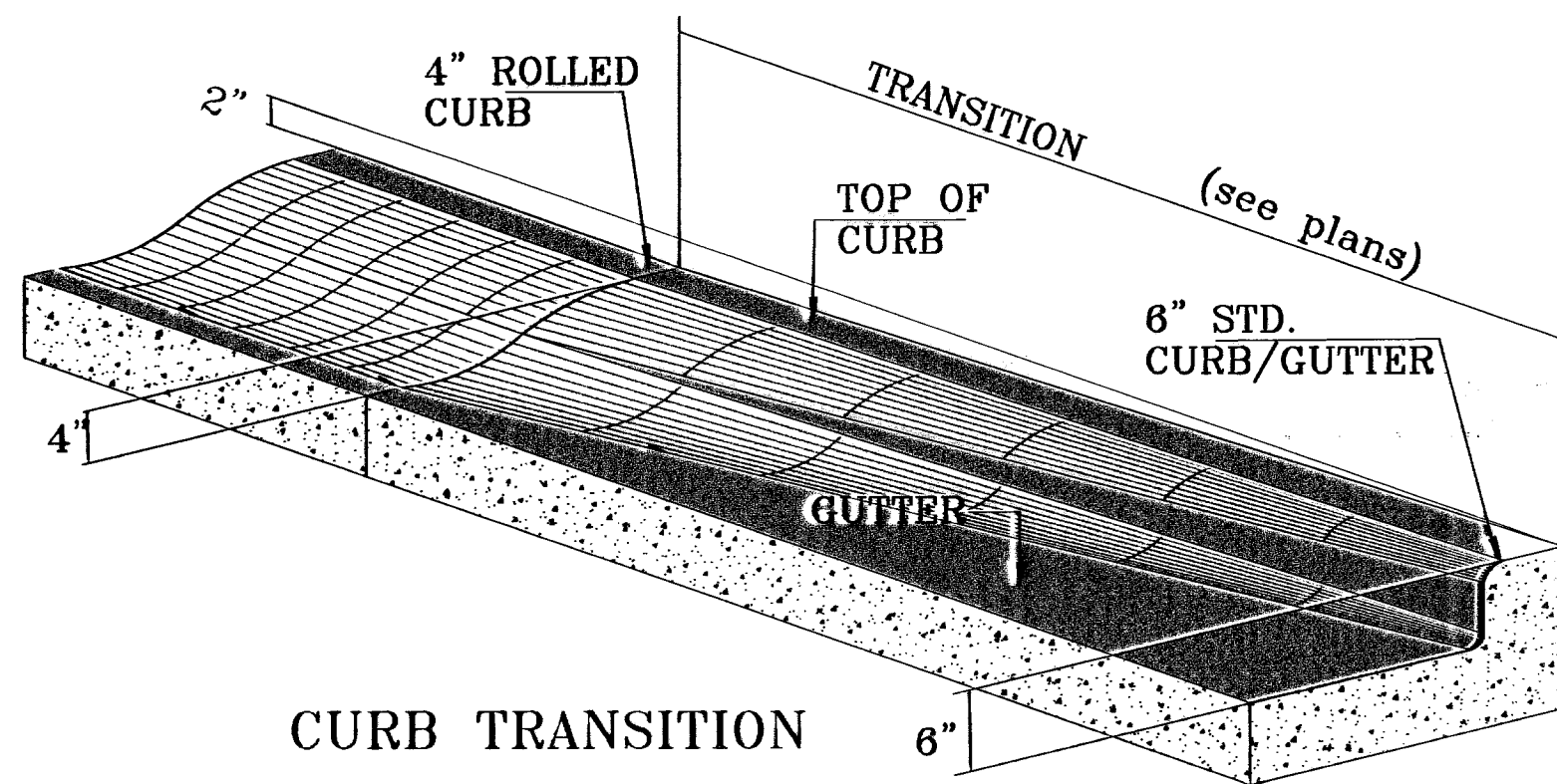
4" and 6" ROLLED CURB

SCALE: 1"=1'

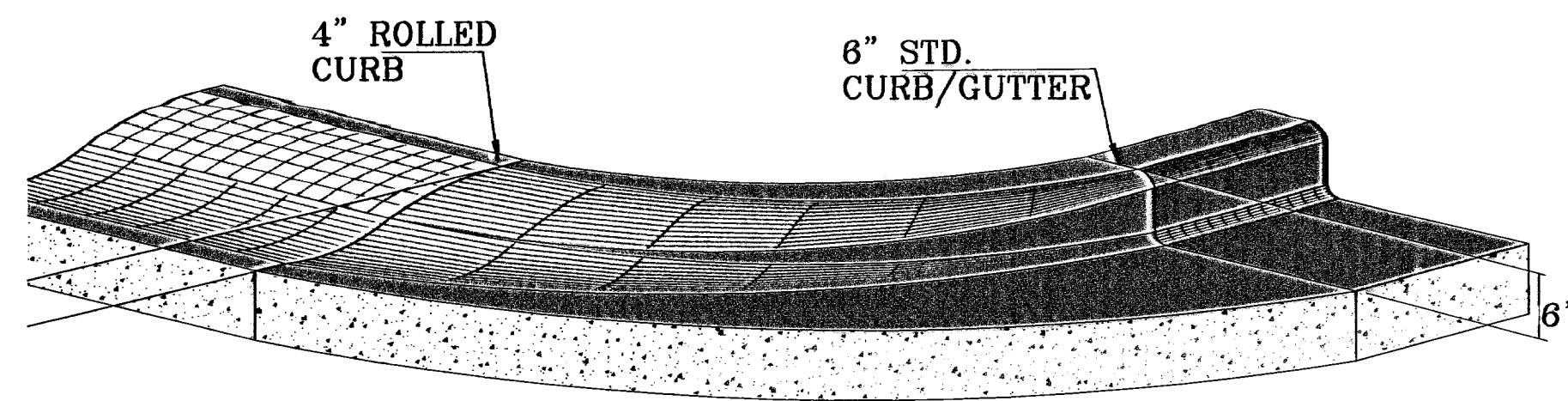


DRIVEWAY DETAIL

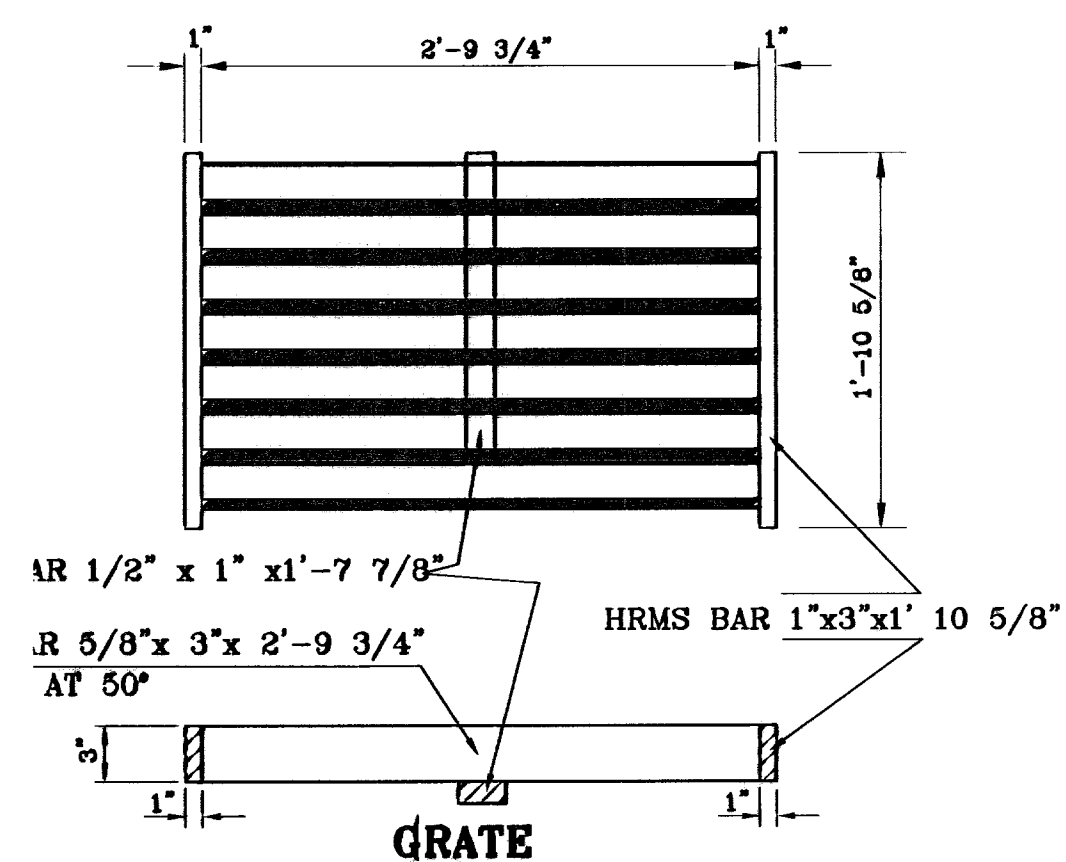
SCALE: 1"=1'



CURB TRANSITION

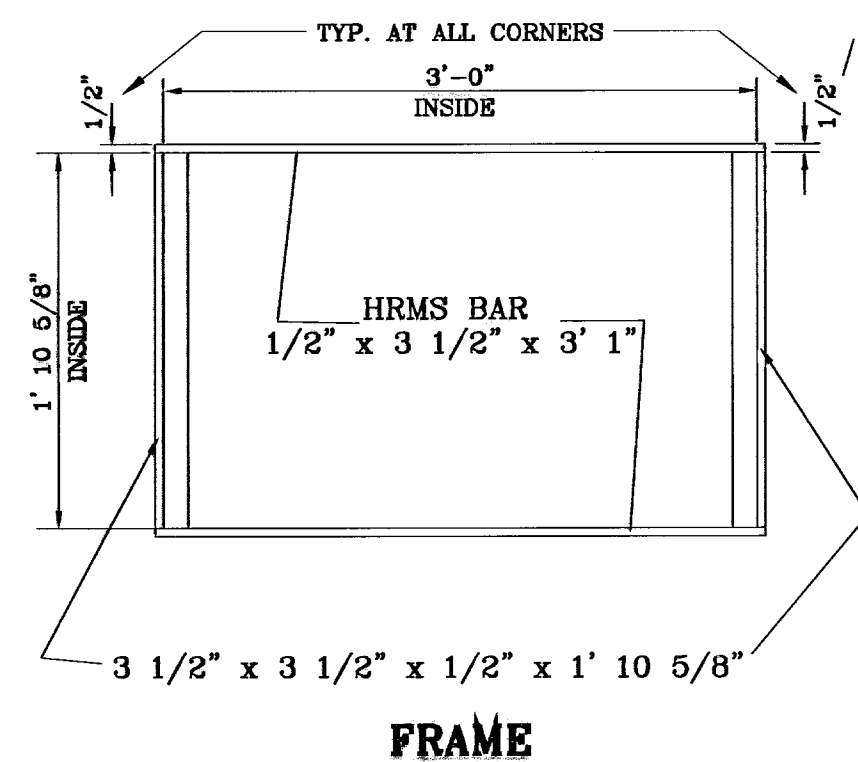


CURB TRANSITION AT RETURNS

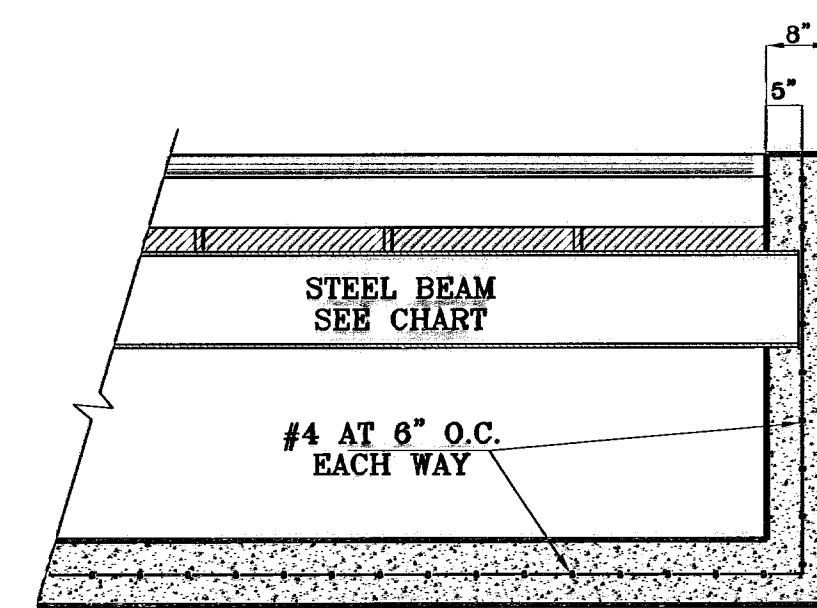


GRATE

GRATE CAPACITY = 7.32 cfs

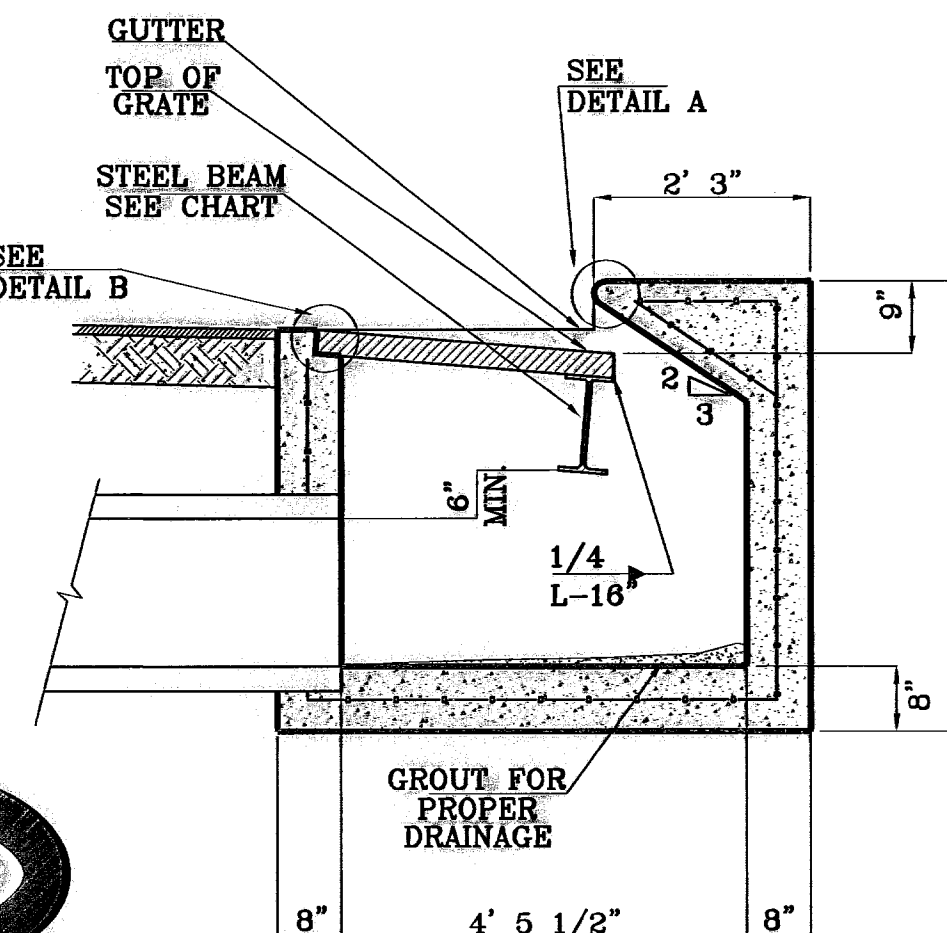


FRAME



SECTION A-A

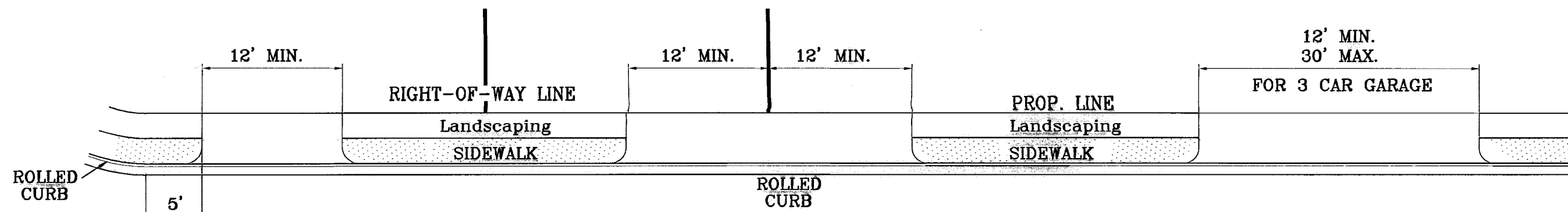
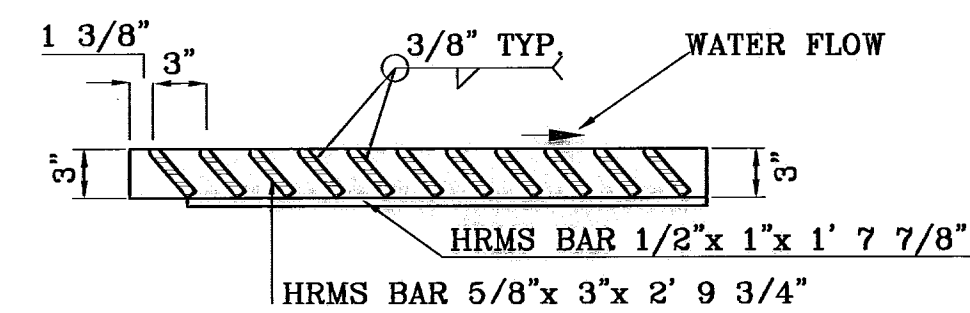
1"=2'



SECTION B-B

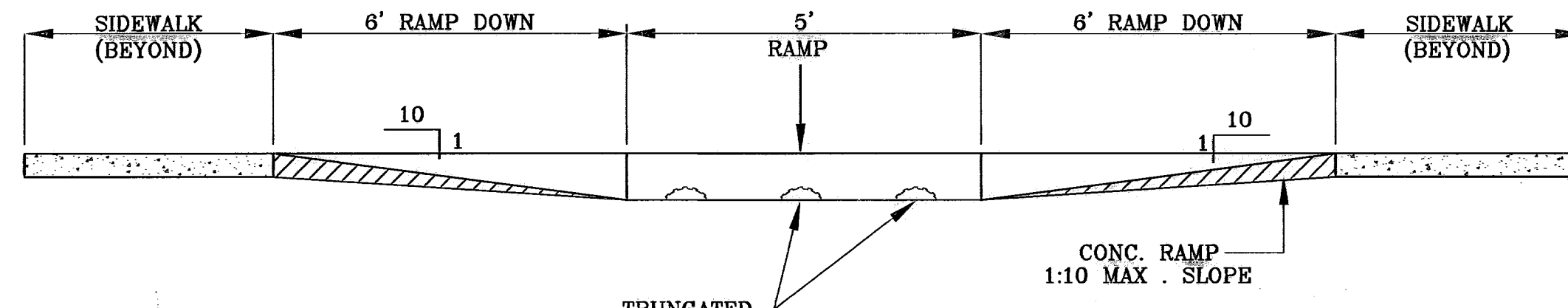
1"=2'

TYPE I INLET



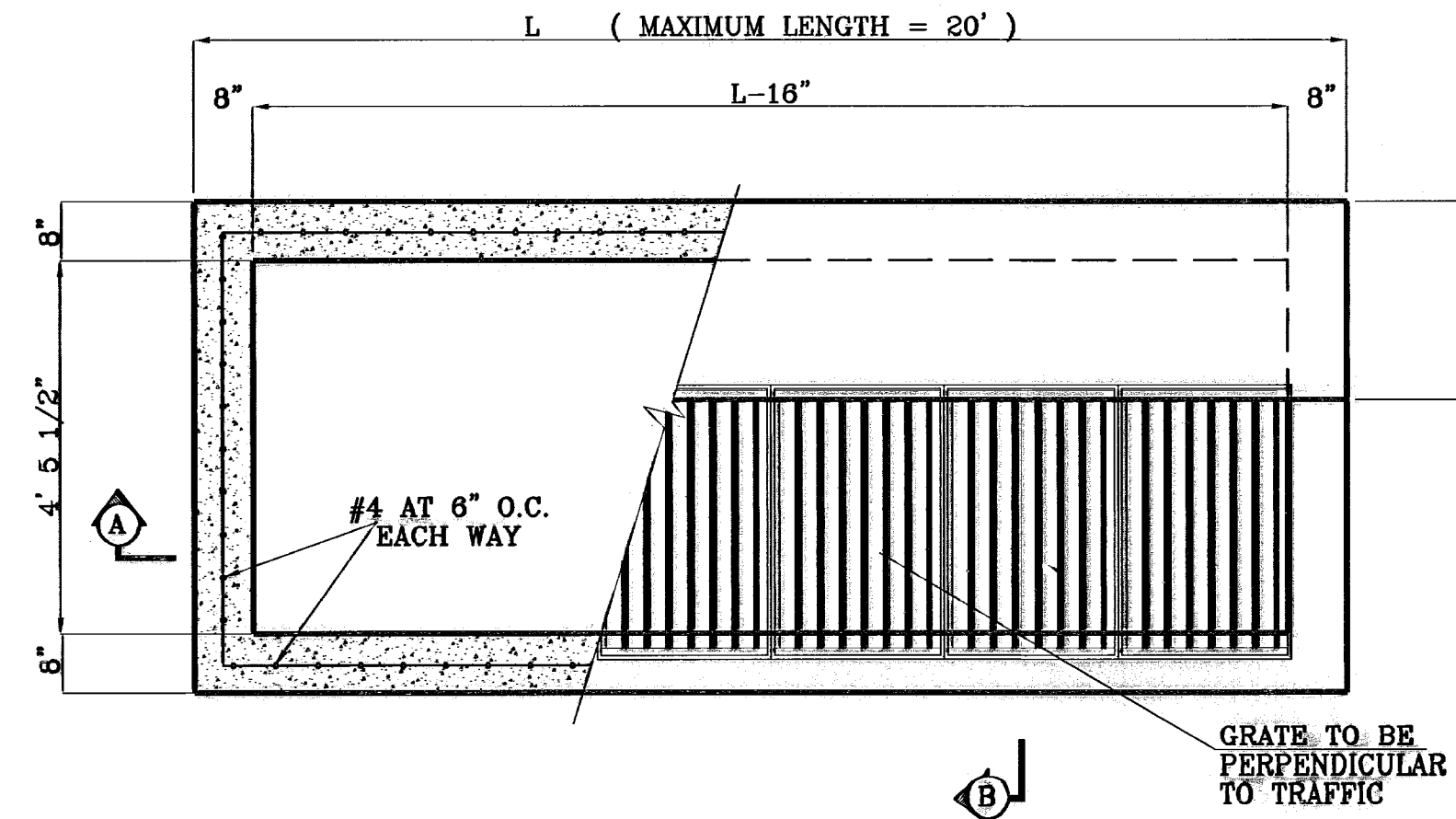
NOTE:  
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

RESIDENTIAL DRIVEWAYS TYPICAL



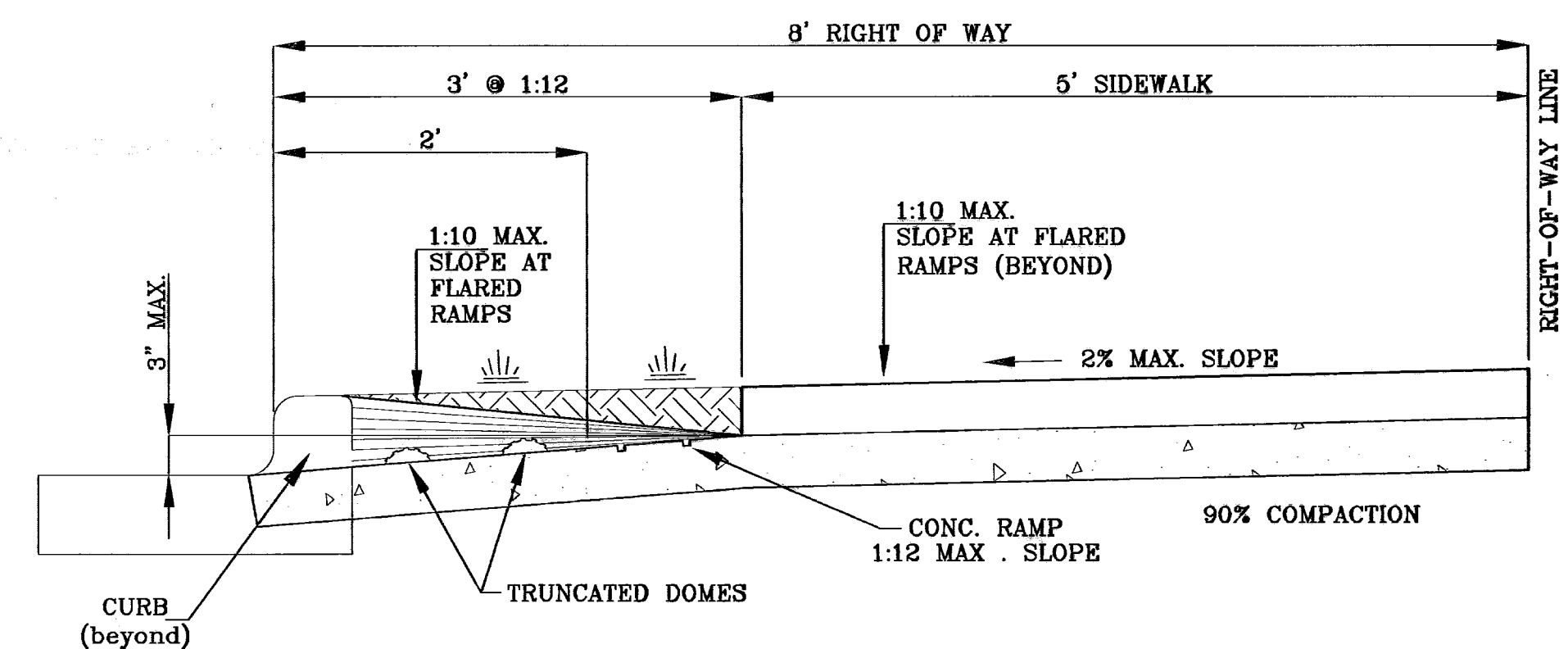
SECTION Y RAMP ON SIDEWALK

SCALE: 1"=2'



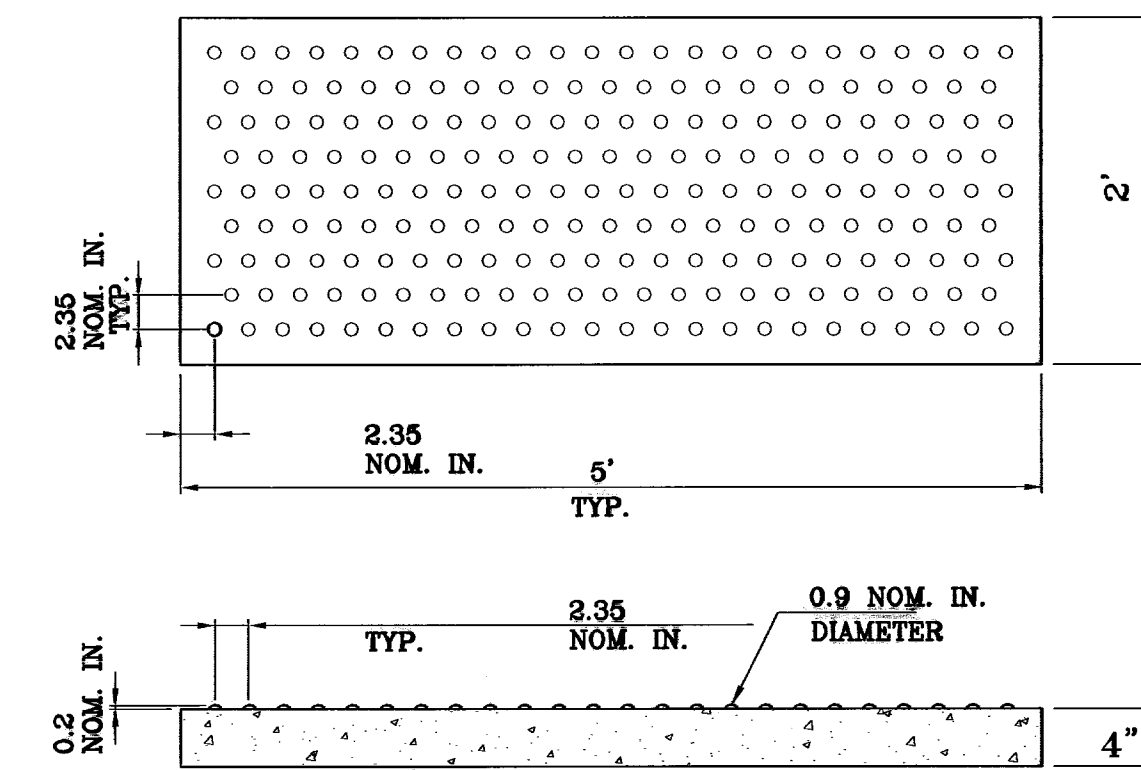
TYPICAL

1"=2'



TYPICAL WHEELCHAIR RAMP AT 6" CURB & GUTTER

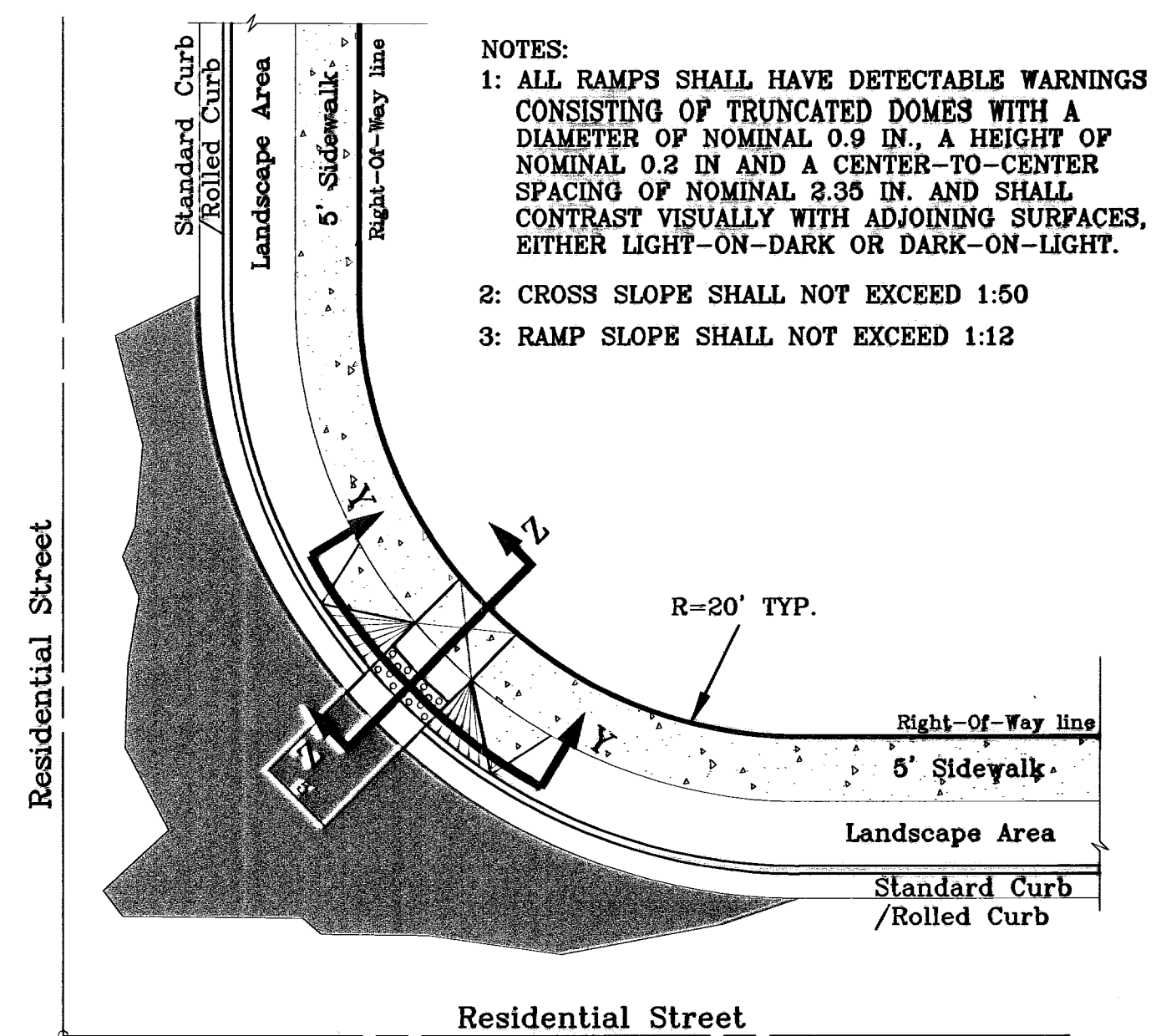
SCALE: 1"=1'



TRUNCATED DOMES

SCALE: 1"=1'

No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S8x12.5, MC6x15.1



RAMP ON SIDEWALK AT STANDARD / ROLLED CURB

SCALE: 1"=10'

- NOTES:
- 1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
  - 2: CROSS SLOPE SHALL NOT EXCEED 1:50
  - 3: RAMP SLOPE SHALL NOT EXCEED 1:12

BENCHMARKS

DATE	BY
8-10-07	A.R.
5-7-07	A.R.
4-27-07	A.R.
4-27-07	A.R.

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 55.227 ACRES

SCALE  
Horiz: 1"=30'  
Vert: 1"=10'

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.H.  
CHKD. BY: Y.C.  
JOB NO.: 706-43

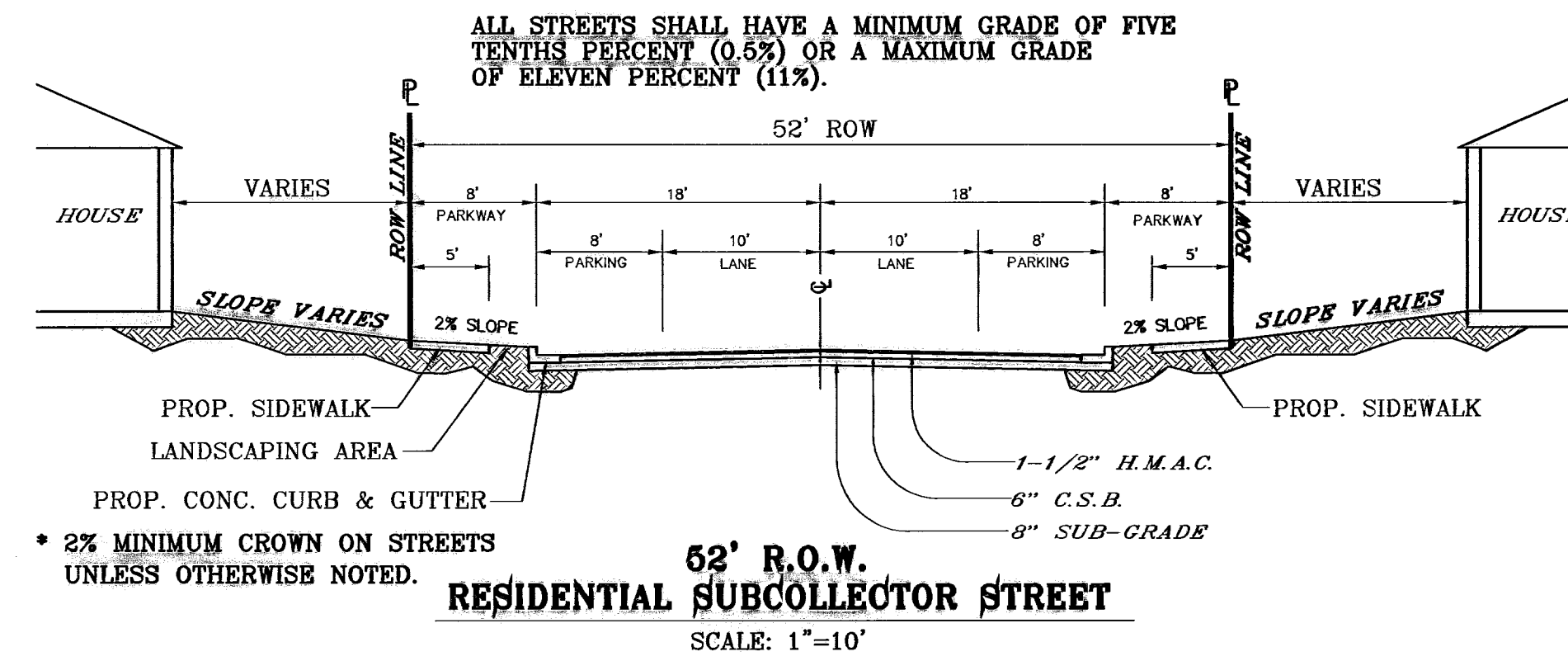
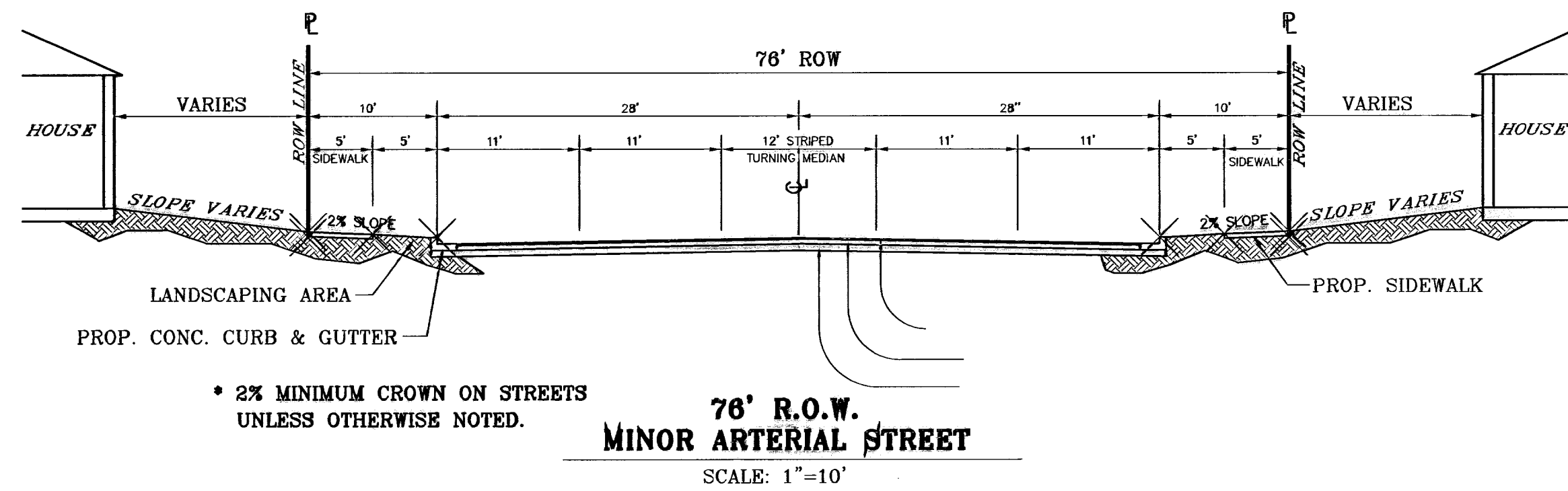
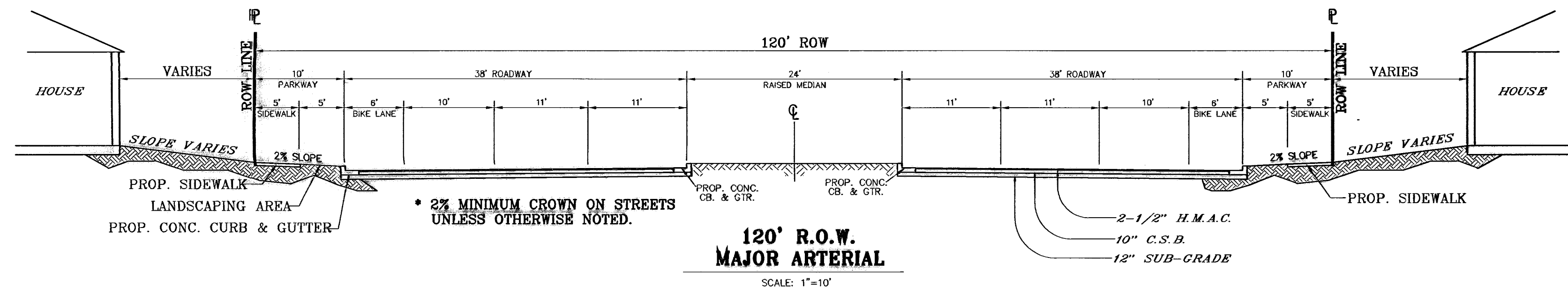
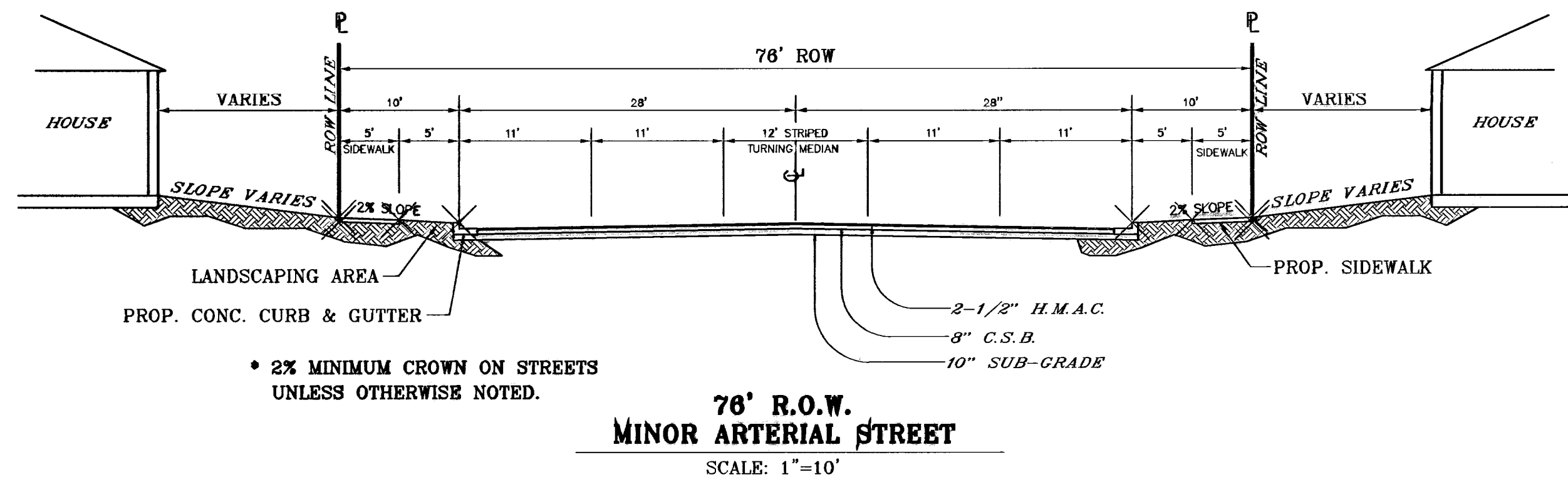
ENGINEER'S SEAL

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936

SHEET TITLE  
STREET  
PLAN-PROFILE

**STANDARD DETAILS**

SHT 37 OF 39



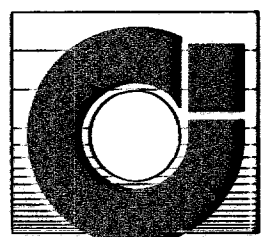
ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE OF ELEVEN PERCENT (11%).

BENCHMARKS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.	ELEVATION: 4057.40.....CITY DATUM
DATE	REVISIONS
4-14-07	ADDED 20' DRAINAGE R.O.W.
5-7-07	CITY RED LINES
8-10-07	CITY RED LINES

**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.227 ACRES

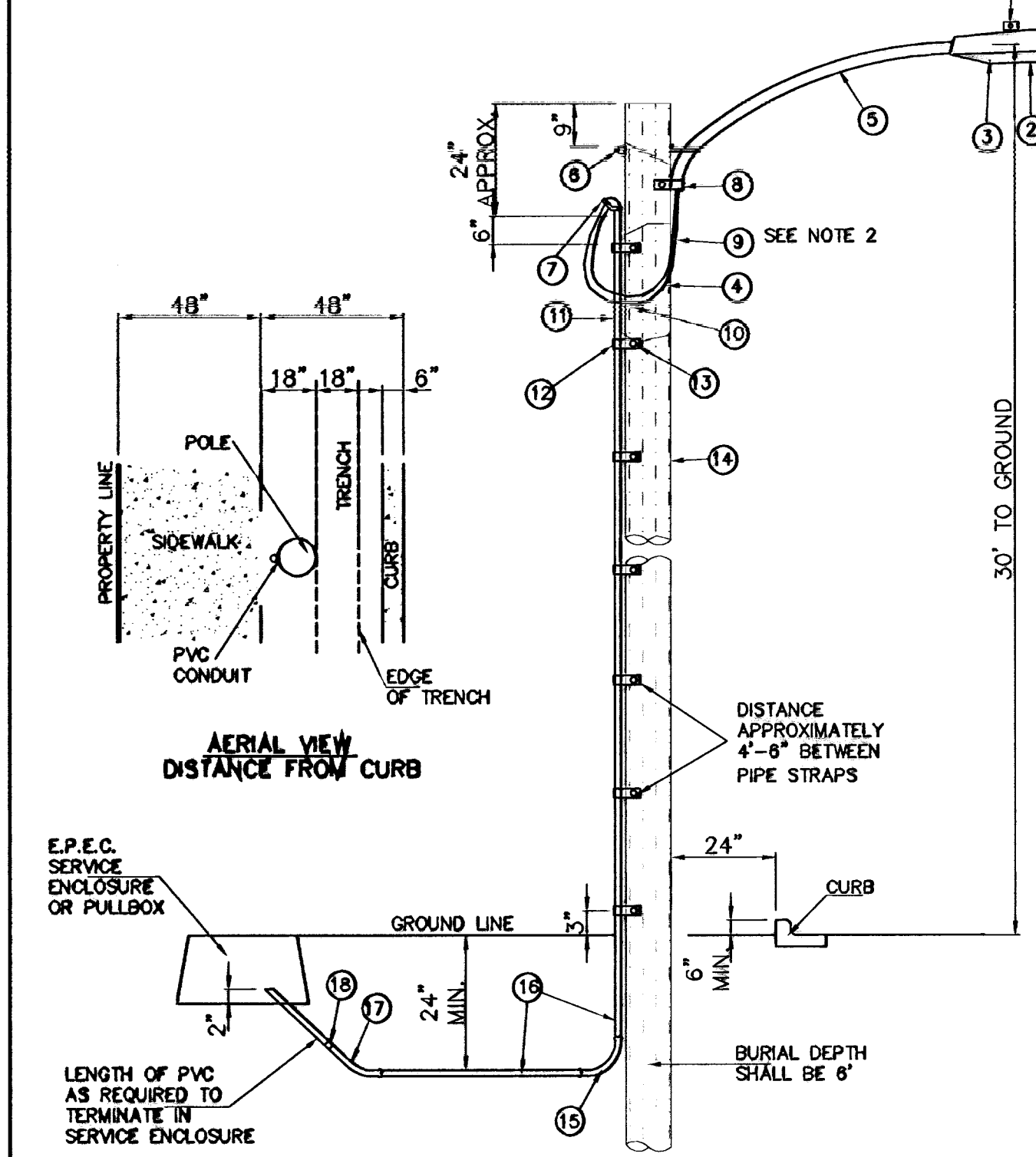
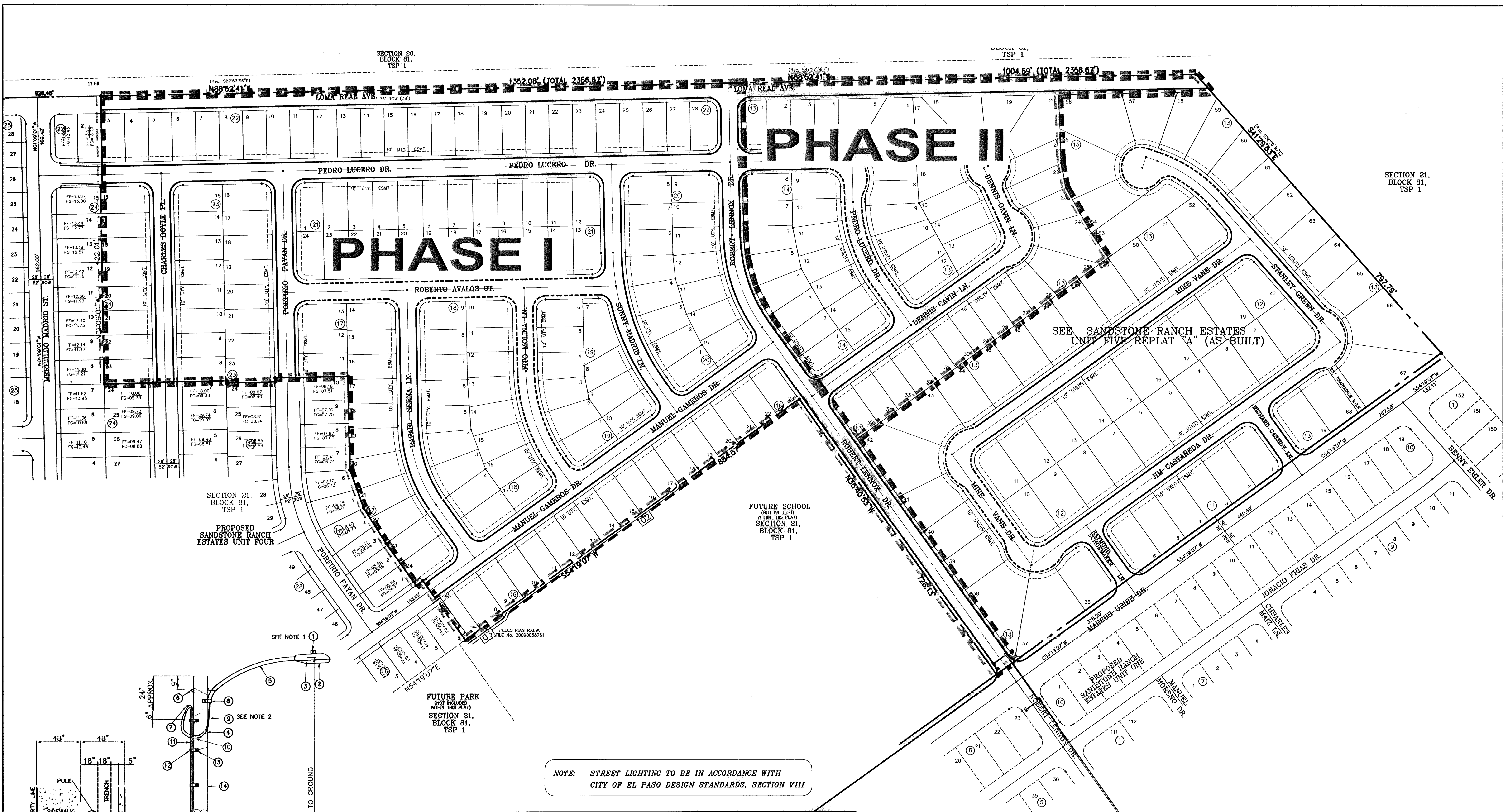
ENGINEER'S SEAL	SCALE
	Horiz: 1"=30' Vert: 1"=10'
ENGINEER'S SEAL NOT REQUIRED THIS SHEET IS REPRODUCED FROM CITY STANDARDS	DATE: OCTOBER 2008
	DESIGN BY: Y.C.
	INITIATED BY: R.R.
	CHKD. BY: Y.C.
	JOB NO.: 708-43

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936



**CONDE INC.**

SHEET TITLE  
**STREET PLAN-PROFILE**  
**STANDARD DETAILS**



NOTE: STREET LIGHTING TO BE IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VIII

ITEM No.	DESCRIPTION	STOCK/DSU No.	QTY.	C/U CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		
2	HPS LAMP 100 W	21-085	1		LOOBRAND
3	LUMINAIRE, 100 W HPS	21-335	1		
4	SLEEVES, #12-10	05-140	2		
5	MAST ARM, 6" x 1 1/4"	21-200	1		LBRKTI*6
	MACHINE BOLT, 5/8" x 12"	02-470	1		LOOBRAGU
6	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
	COIL SPRING WASHER, 5/8"	02-786	1		LMB5/812
	LOCK NUT, 5/8"	02-708	1		
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1		LSVCCAP1
8	LAG BOLT, 1/2" x 3"	02-343	2		LLAG12*3
9	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'		L2C#105
10	COPPER CBL, #12, 19 SOLID, 600V BLUE	13-702	60'		LC#12CU
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'		LSCH801
12	PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7		LPVCSTRP
13	NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#		LNAL14*2
14	POLE, 35' CLASS 4	09-035	1		L354UG
15	1" PVC 90 DEGREE ELBOW	17-297	1		L1L901
16	1" PVC CONDUIT	17-299	AS REQ'D		LPVC1
17	1" PVC 45 DEGREE ELBOW	17-298	1		L1L451
18	1" PVC COUPLING	17-298	1		LCPLG1

NOTE: (N.D.C.B.U. LOCATION) N.D.C.B.U. TO BE PROVIDED BY U.S.P.S. AT TIME OF LOT DEVELOPMENT.

## INSTALL TRAFFIC CONTROL DEVICES AS SHOWN

- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
- 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DEPARTMENT.

UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE  
E.P.E.C. STD. DSU 805

BENCHMARKS

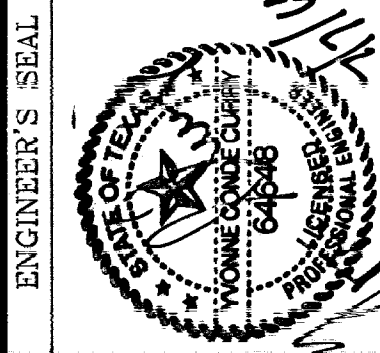
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL  
ELEVATION: 4087.40  
CITY DATUM

DATE	BY	REVISIONS
4-14-07	ADD'D 20' DRAINAGE R.O.W.	A.R.
5-7-07	CITY RED LINES	A.R.
8-10-07	CITY RED LINES	A.R.
4-7-08	CHANGING F.O.F.'S TO 1' ABOVE T.C'S	E.U.

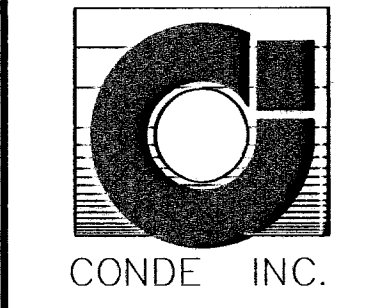
**SANDSTONE RANCH ESTATES UNIT FIVE (PHASE II)**  
BEING A PORTION SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 56.227 ACRES

SCALE  
Horiz: 1"=30'  
Vert: 1"=10'

DATE: OCTOBER 2008  
DESIGN BY: J.C.  
INITIATED BY: J.R.  
CHKD. BY: J.C.  
JOB NO.: 708-43



CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TERRELL DR. STE. 400  
EL PASO, TEXAS 79960



SHEET TITLE  
STREET PLAN-PROFILE  
ILLUMINATION PLAN

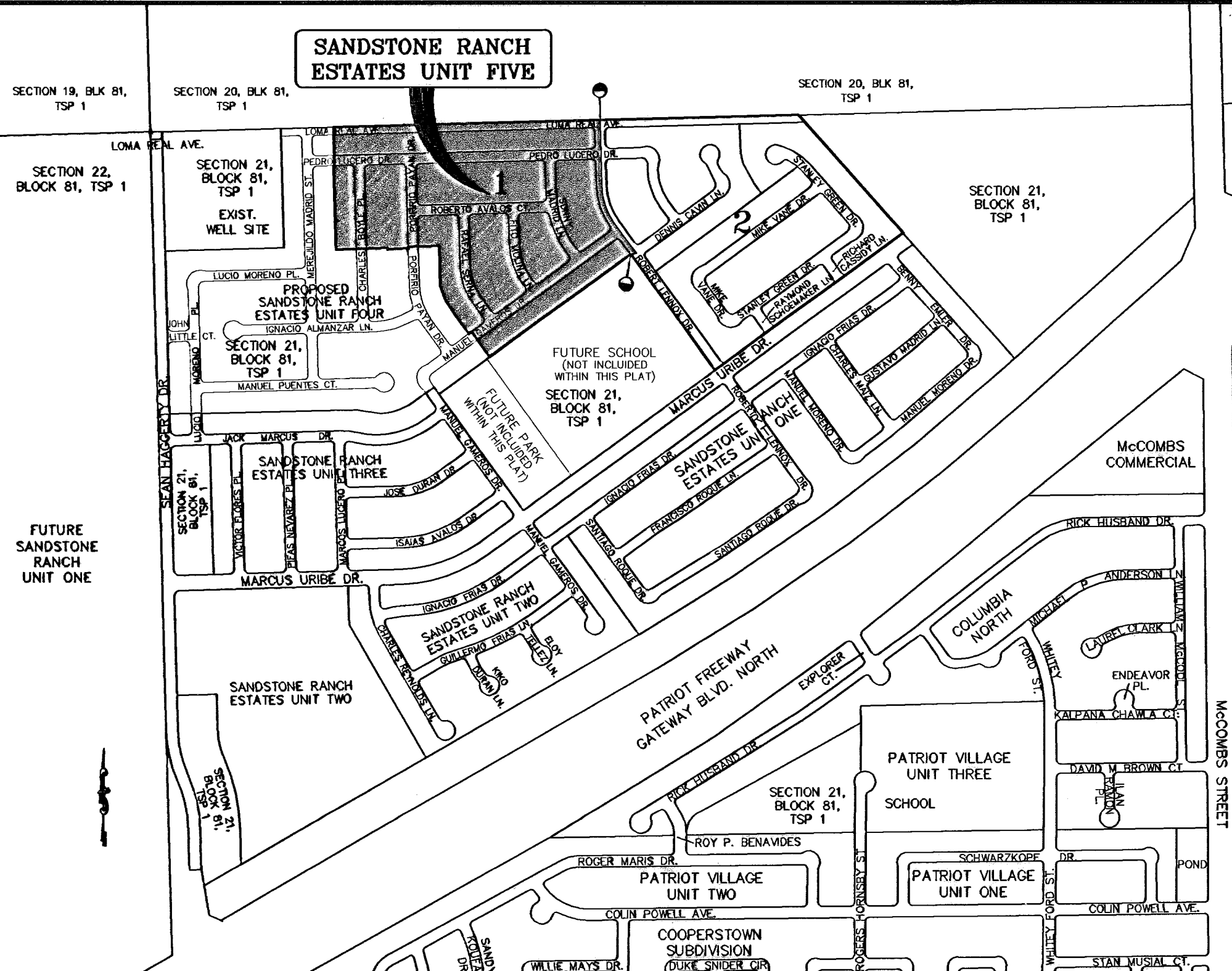


# SANDSTONE RANCH ESTATES UNIT FIVE

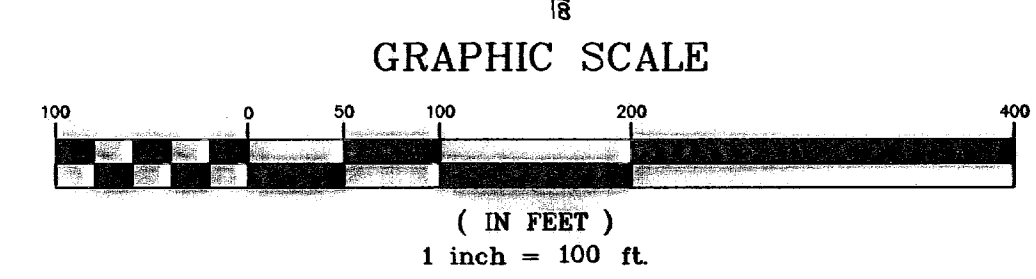
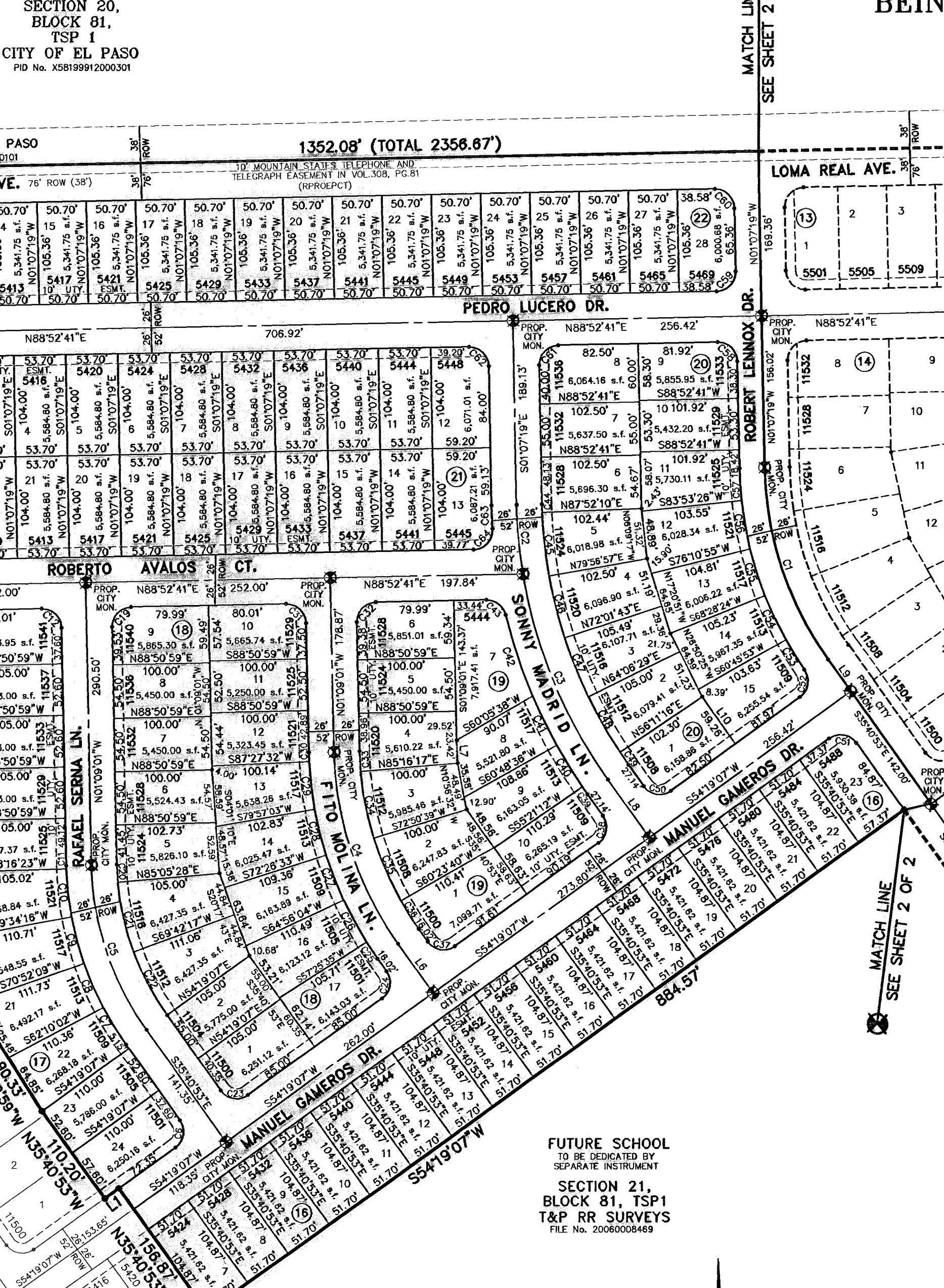
BEING A PORTION OF SECTION 21, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 55.277 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	211.11	108.88	207.93	S18°24'08"E	34°33'34"
C2	500.00	71.11	35.81	71.05	S05°11'48"E	8°08'53"
C3	500.00	230.48	117.33	228.45	S22°28'33"E	28°24'41"
C4	350.00	210.94	108.78	207.76	S18°24'37"E	34°31'52"
C5	300.00	180.80	93.24	178.08	S18°24'57"E	34°31'52"
C6	326.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C7	326.00	44.66	22.36	44.62	S31°45'26"E	7°50'58"
C8	326.00	49.51	24.80	49.46	S23°28'54"E	8°42'07"
C9	326.00	49.51	24.80	49.46	S14°48'47"E	8°42'07"
C10	326.00	49.51	24.80	49.46	S08°04'40"E	8°42'07"
C11	326.00	3.28	1.84	3.28	S01°28'19"E	0°34'55"
C12	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C13	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C14	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C15	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C16	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C17	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C18	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C19	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C20	274.00	17.97	8.99	17.97	S03°01'47"E	3°45'30"
C21	274.00	73.58	37.01	73.56	S21°28'07"E	15°23'11"
C22	274.00	73.58	37.01	73.56	S27°59'18"E	15°23'11"
C23	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C24	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C25	378.00	20.39	10.20	20.39	S34°34'58"E	7°50'58"
C26	378.00	49.27	24.67	49.24	S28°49'11"E	7°50'58"
C27	378.00	49.27	24.67	49.24	S28°49'11"E	7°50'58"
C28	378.00	49.27	24.67	49.24	S13°48'12"E	7°50'58"
C29	378.00	49.27	24.67	49.24	S06°17'42"E	7°50'58"
C30	378.00	8.13	4.58	8.13	S01°50'45"E	1°23'26"
C31	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C32	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C33	324.00	20.23	10.12	20.23	S02°56'22"E	3°34'42"
C34	324.00	70.27	35.28	70.14	S10°56'32"E	12°25'38"
C35	324.00	70.40	35.34	70.26	S23°22'50"E	12°25'38"
C36	324.00	34.36	17.20	34.34	S32°38'37"E	6°04'34"
C37	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C38	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C39	528.00	9.50	4.75	9.50	S35°09'51"E	1°02'00"
C40	528.00	50.10	25.07	50.08	S31°55'06"E	5°27'24"
C41	528.00	55.90	27.98	55.87	S26°08'44"E	6°05'20"
C42	528.00	88.32	44.26	88.21	S18°17'28"E	9°37'12"
C43	20.00	27.10	16.09	25.08	N52°18'08"W	7°58'27"
C44	474.00	6.34	4.17	6.34	S01°37'55"E	1°00'30"
C45	474.00	65.52	32.81	65.47	S08°05'27"E	7°58'14"
C46	474.00	65.52	32.81	65.47	S14°00'40"E	7°58'14"
C47	474.00	65.52	32.81	65.47	S21°55'54"E	7°58'14"
C48	474.00	65.52	32.81	65.47	S29°51'07"E	7°58'14"
C49	474.00	15.46	7.73	15.46	S34°44'49"E	1°52'09"
C50	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C51	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C52	20.00	31.12	19.70	28.07	N09°14'58"E	89°58'17"
C53	378.00	36.31	18.17	36.29	S32°03'13"E	5°31'58"
C54	378.00	50.57	25.32	50.53	S25°28'05"E	7°42'19"
C55	378.00	50.57	25.32	50.53	S17°43'44"E	7°42'23"
C56	378.00	50.58	25.33	50.54	S10°01'19"E	7°42'27"
C57	378.00	33.12	18.57	33.10	S03°38'43"E	5°02'46"
C58	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C59	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C60	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C61	20.00	31.42	20.00	28.28	S43°52'41"W	90°00'00"
C62	20.00	31.42	20.00	28.28	N46°07'19"W	90°00'00"
C63	528.00	23.96	11.98	23.96	S02°25'38"E	2°36'37"
C64	20.00	32.33	20.93	28.92	N42°34'22"E	9°26'37"

LOCATION MAP SCALE: 1" = 600'



LINE	LENGTH	BEARING
L1	17.65	S54°19'07"W
L2	8.73	S01°09'01"E
L3	4.59	N01°09'01"W
L4	1.42	S01°09'01"E
L5	4.24	N85°52'41"E
L6	62.02	N35°40'53"W
L7	23.42	S02°13'08"E
L8	73.14	S35°40'53"E
L9	40.04	S35°40'53"E
L10	59.26	S35°40'53"E



DATE OF PREPARATION: MAY 18, 2009

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CAD  
1790 LEE TRAVEL DR. STE 400  
EL PASO, TEXAS 79906  
PH # 592-0283 FAX # 592-0286

NOTES:  
WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 5) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF OCTOBER 31, 2007.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.543, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. 20090055893 DATE 8-10-2009

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING LOMA REAL AVENUE AND MARCUS URIBE DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT NO. 20090055893 DATE 8-10-2009

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. 20090055894 DATE 8-10-2009

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

**DEDICATION**

EPT LAND ASSETS, LP, property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, drainage R.O.W., and utility easements as hereon laid down and designated, including easements for overhead service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 16 day of October, 2007.

By: /s/ Richard Aguilar  
Richard Aguilar, MANAGER

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Richard Aguilar, Manager of EPT LAND ACQUISITION, LLC GENERAL PARTNER OF EPT LAND ASSETS, LP, 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 of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 16th day of October, 2007.

/s/ B. Ueno 09-18-2010  
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 16 day of November, 2007.

/s/ Kelly Carpenter /s/ Sus Haddad  
Secretary Chairperson

Approved for filing this 7th day of November, 2007.

/s/ Allen Schubert  
Development Services Director

**FILING**

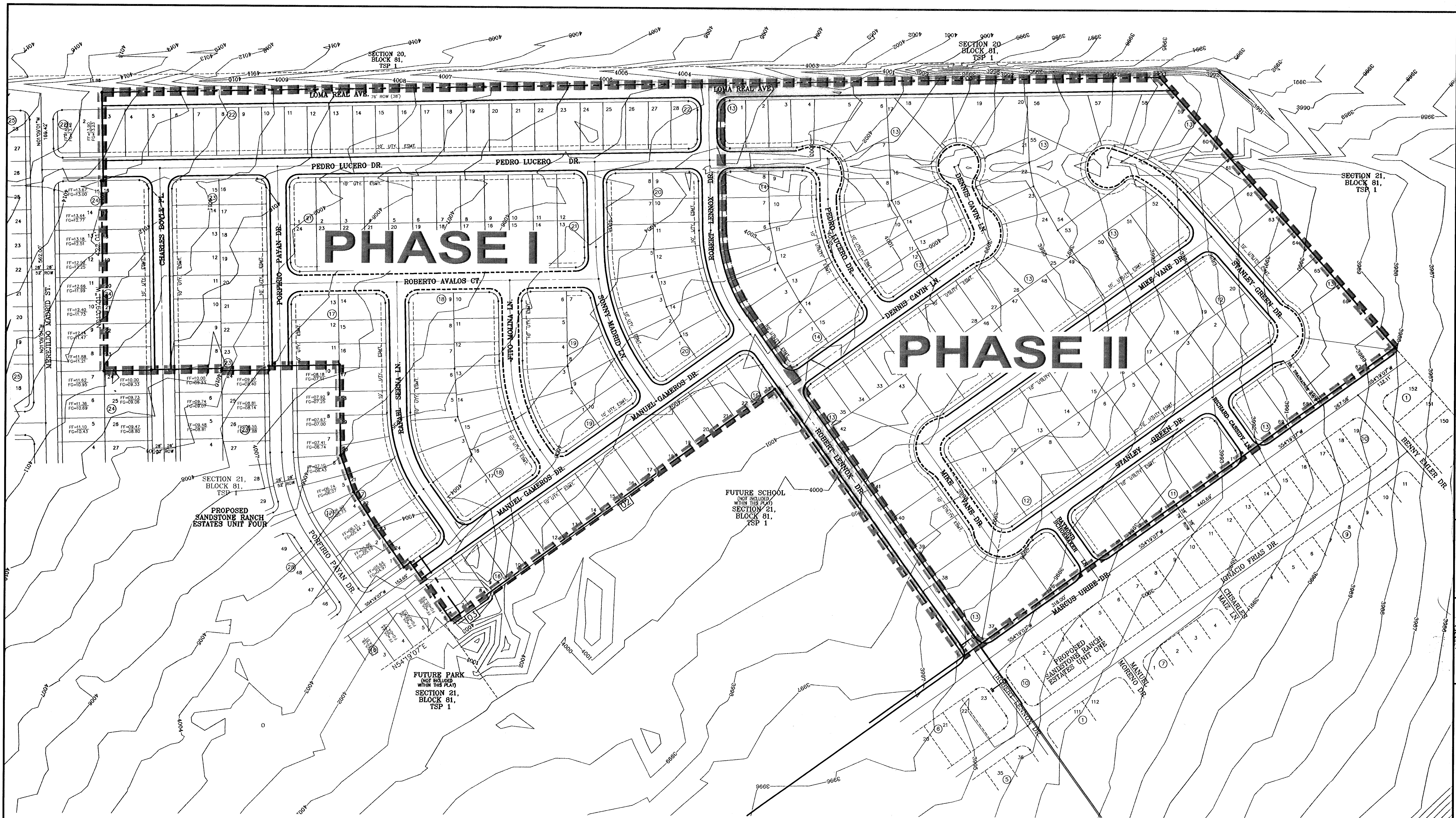
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 10th day of August, 2009, A.D. in File No. 20090055892

/s/ Delta Briones /s/ Vanessa Morales  
County Clerk By Deputy

Prepared by and under the supervision of:  
YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 64648

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.

/s/ Yvonne C. Curry /s/ Ron R. Conde  
Yvonne Conde Curry, P.E. Ron R. Conde  
Registered Professional Land Surveyor  
Texas License No. 5152



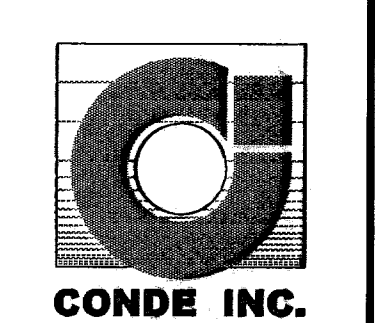
BENCHMARKS	
CITY MONUMENT AT THE GUTTERLINE INTERSECTION OF LOS DE CERRILLO DR. AND LOMA REAL DR. (CITY DATA)	BY
ELEVATION: 4097.50	DATE
	4-14-07
	ADDED 20' DRAINAGE R.O.W.
	5-7-07
	CITY RED LINES
	8-10-07
	A.R.
	4-7-08
	CHANGING EIGHTS TO 1' ABOVE T.P.'S
	E.L.

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 55.227 ACRES

SCALE  
 Horiz: 1"=80'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHECKED BY: Y.C.  
 JOB NO.: 706-43

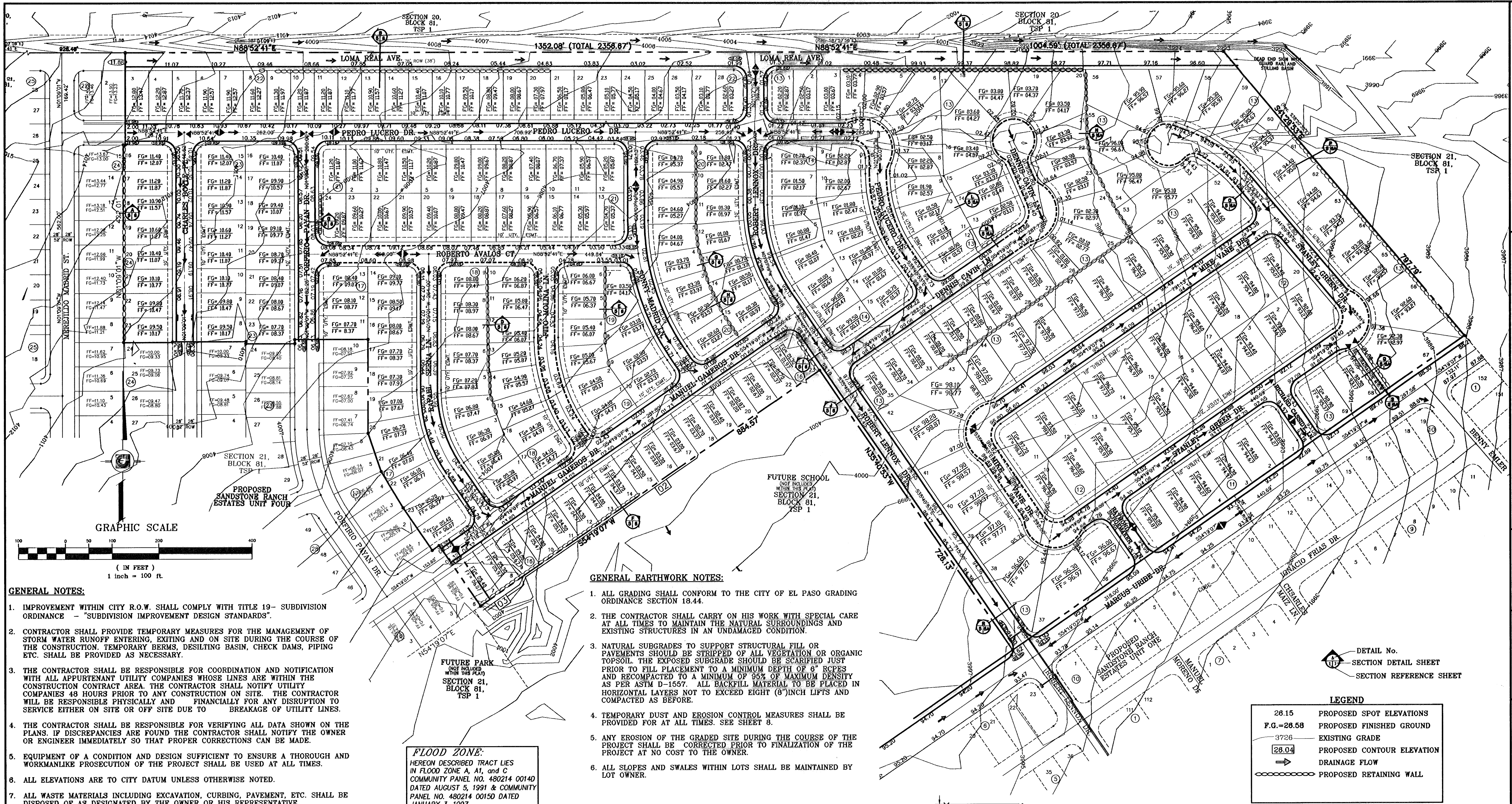
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TRAVINO DR. SUITE 400  
 EL PASO, TEXAS 79936



SHEET TITLE  
**STREET PLAN - PROFILE**

**PHASE PLAN**

SHT 4 OF 39



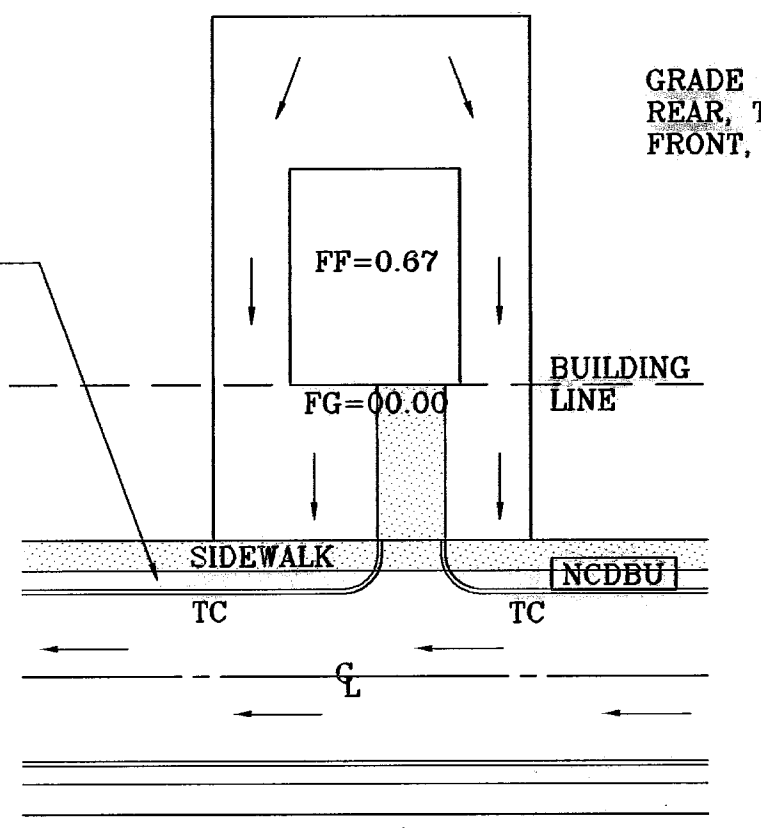
- GENERAL NOTES:**
- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
  - CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND NOTIFICATION WITH ALL APPURTENANT UTILITY COMPANIES WHOSE LINES ARE WITHIN THE CONSTRUCTION CONTRACT AREA. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE PHYSICALLY AND FINANCIALLY FOR ANY DISRUPTION TO SERVICE EITHER ON SITE OR OFF SITE DUE TO BREAKAGE OF UTILITY LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS. IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.
  - EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
  - ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
  - ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER, OR HIS REPRESENTATIVE, IN SUFFICIENT TIME IN ADVANCE OF DELIVERY OF MATERIALS TO BE SUPPLIED BY HIM UNDER THIS PROJECT, IN ORDER THAT THE OWNER MAY ARRANGE, IF DESIRED, INSPECTION AND TESTING FOR SAME.
  - SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
  - ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
  - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

- CONSTRUCTION NOTES:**
- ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.
  - MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
  - 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
  - REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
  - RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
  - 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

- GENERAL EARTHWORK NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
  - THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
  - NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPEs AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8") INCH LIFTS AND COMPACTED AS BEFORE.
  - TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 8.
  - ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
  - ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

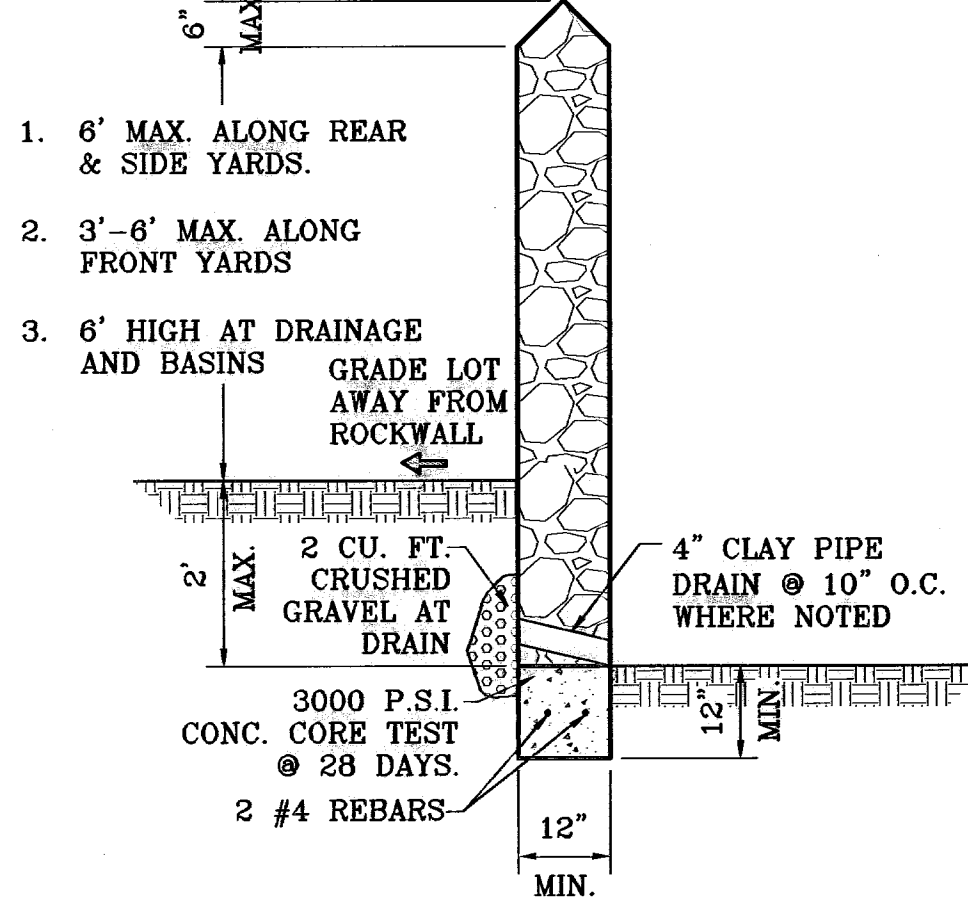
**FLOOD ZONE:**  
 HEREON DESCRIBED TRACT LIES IN FLOOD ZONE A, A1, and C COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 & COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997

ALL UTILITIES SHALL BE PLACED IN PARKWAY. NO UTILITIES SHALL BE PLACED ON SIDEWALKS (i.e., NCDUB's, FIRE HYDRANTS, LIGHT POLES, SIGNS, POWER POLES, etc...)



DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER TO SIDEWALK, 2% FOR SIDEWALK AND 14% MAXIMUM THEREAFTER  
**TYPICAL LOT GRADING**  
 SCALE: 1"=40'

GRADE TO DRAIN FROM REAR, TO SIDE, TO FRONT, TO STREET



**ROCKWALL DETAIL**  
 SCALE: 1"=2'

**LEGEND**

28.15	PROPOSED SPOT ELEVATIONS
F.G.=28.58	PROPOSED FINISHED GROUND
3726	EXISTING GRADE
28.04	PROPOSED CONTOUR ELEVATION
→	DRAINAGE FLOW
⊖	PROPOSED RETAINING WALL

○ DENOTES AS BUILT CONDITION ONLY

- ROCKWALL NOTES:**
- STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS 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 WALLS 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, CINDER BLOCK, 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.
  - NO RIVER ROCK SHALL BE ALLOWED.

**SANDSTONE RANCH ESTATES UNIT FIVE**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TREWING DR. SUITE 400  
 EL PASO, TEXAS 79966

**CONDE INC.**

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE

**GRADING  
 PLAN**

**SHT 5 OF 39**

**PROJECT NAME**  
 SANDSTONE RANCH  
 ESTATES UNIT FIVE  
 BEING A PORTION SECTION 21 BLOCK 81  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 56.227 ACRES

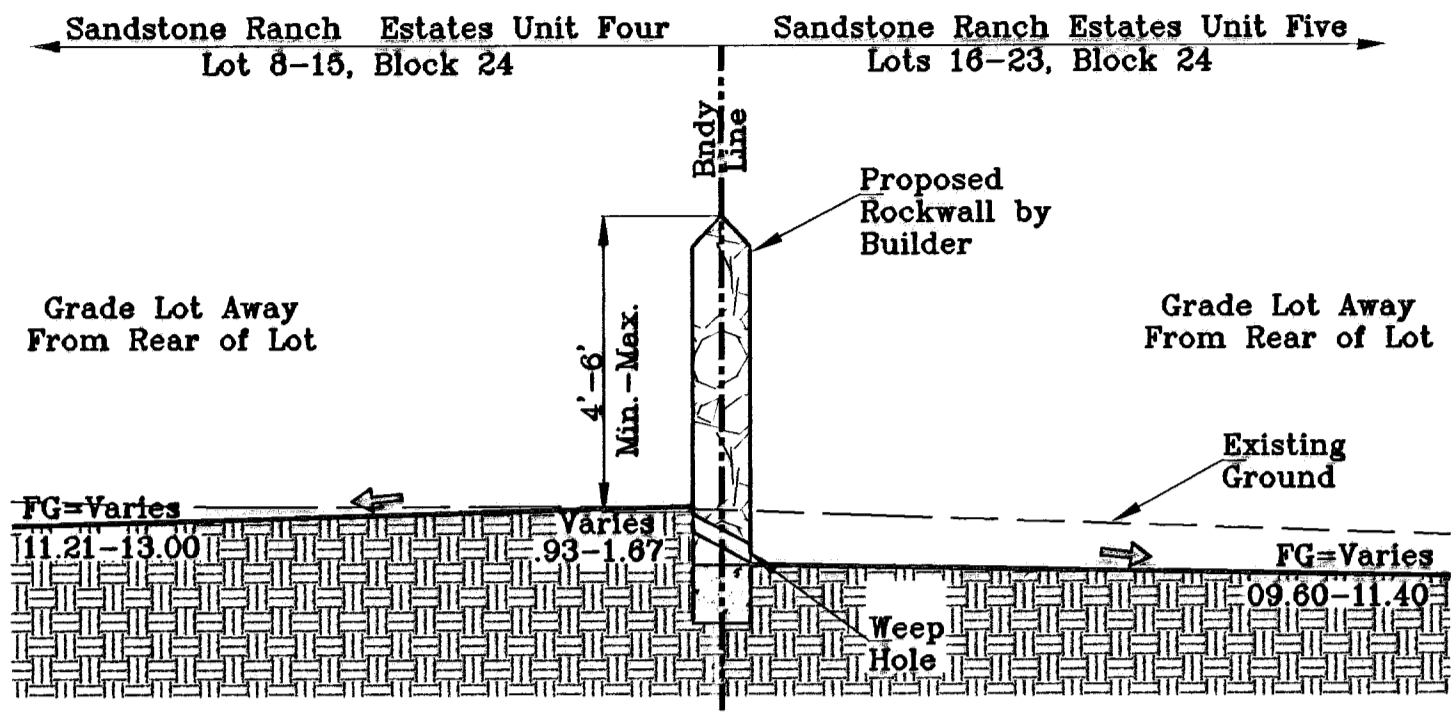
**SCALE**  
 1" = 100'

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.H.  
**CHECK BY:** Y.C.  
**JOB NO.:** 706-43

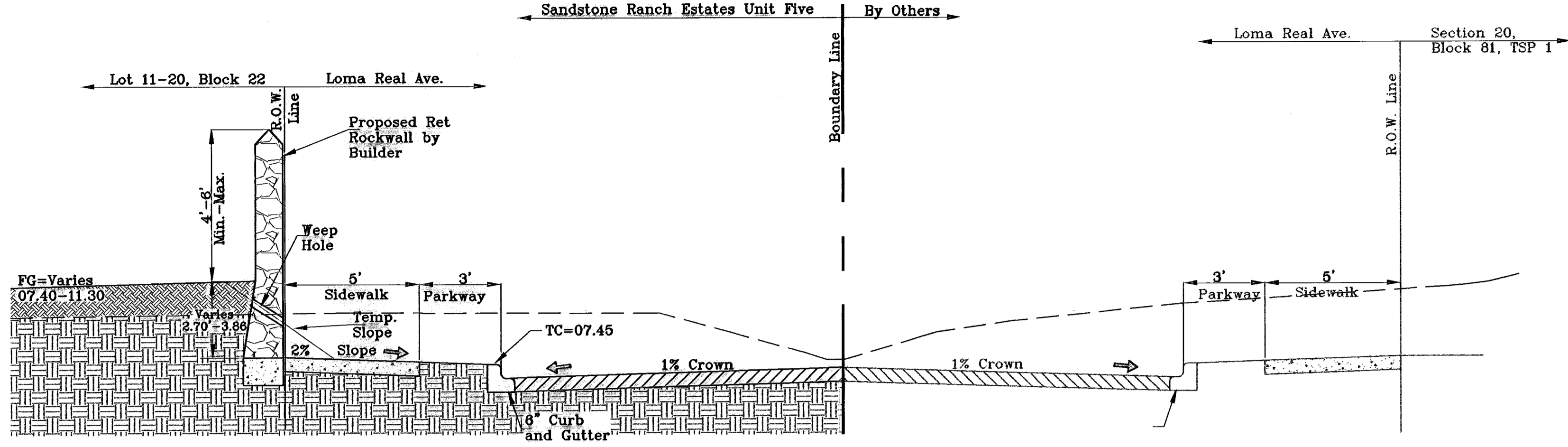
**BENCHMARKS**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
 ELEVATION: 4637.40 (CITY DATUM)

**REVISIONS**

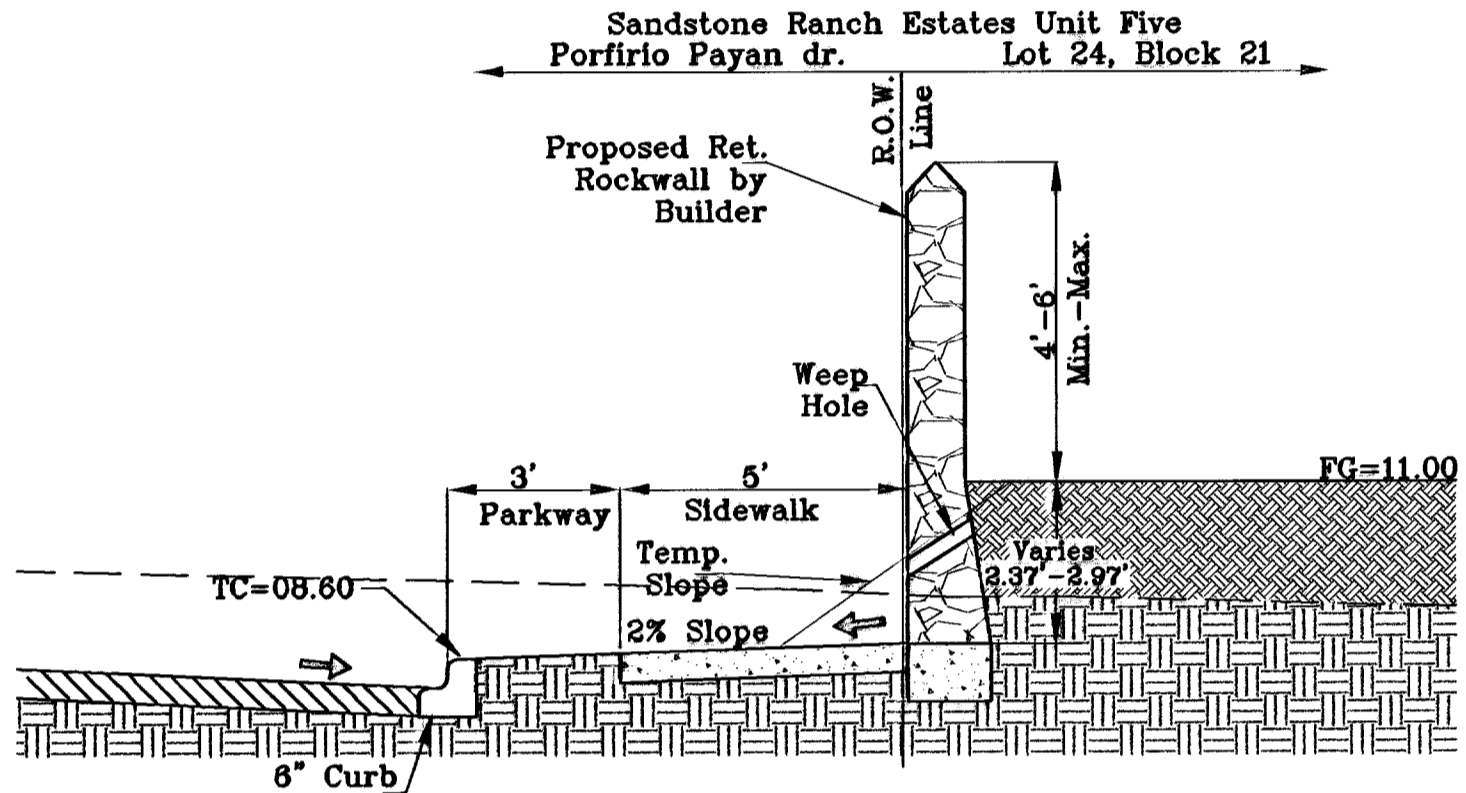
DATE	BY	REVISIONS
4-14-07	ADDED 20' DRAINAGE A.O.W.	
5-7-07	CITY RED LINES	
8-10-07	CITY RED LINES	
10-24-08	CHANGING ELEVATIONS TO 1' ABOVE T.C.S.	
11-22-09	AS BUILT - REVISIONS TO PHASE I	



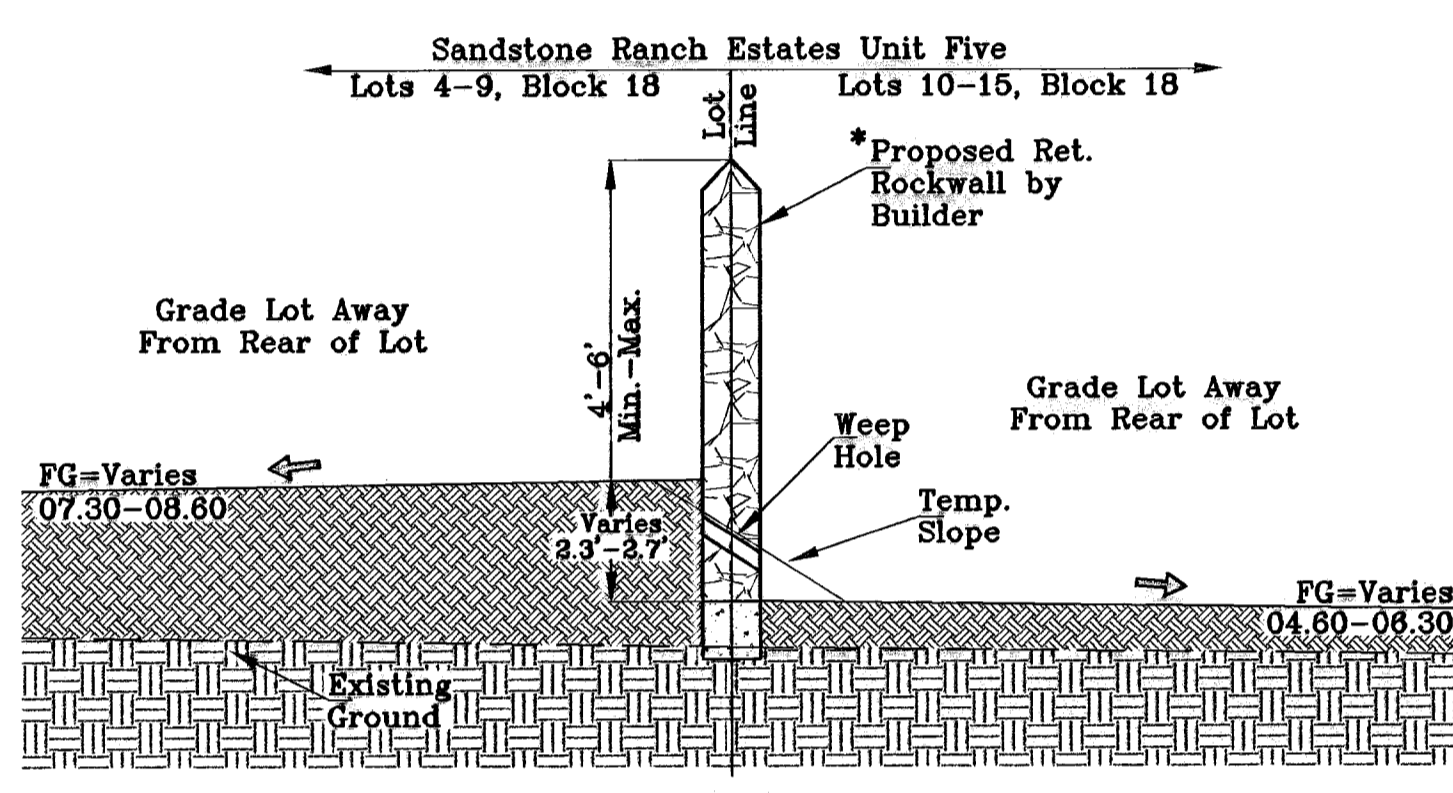
SECTION A  
SCALE: 1"=3'



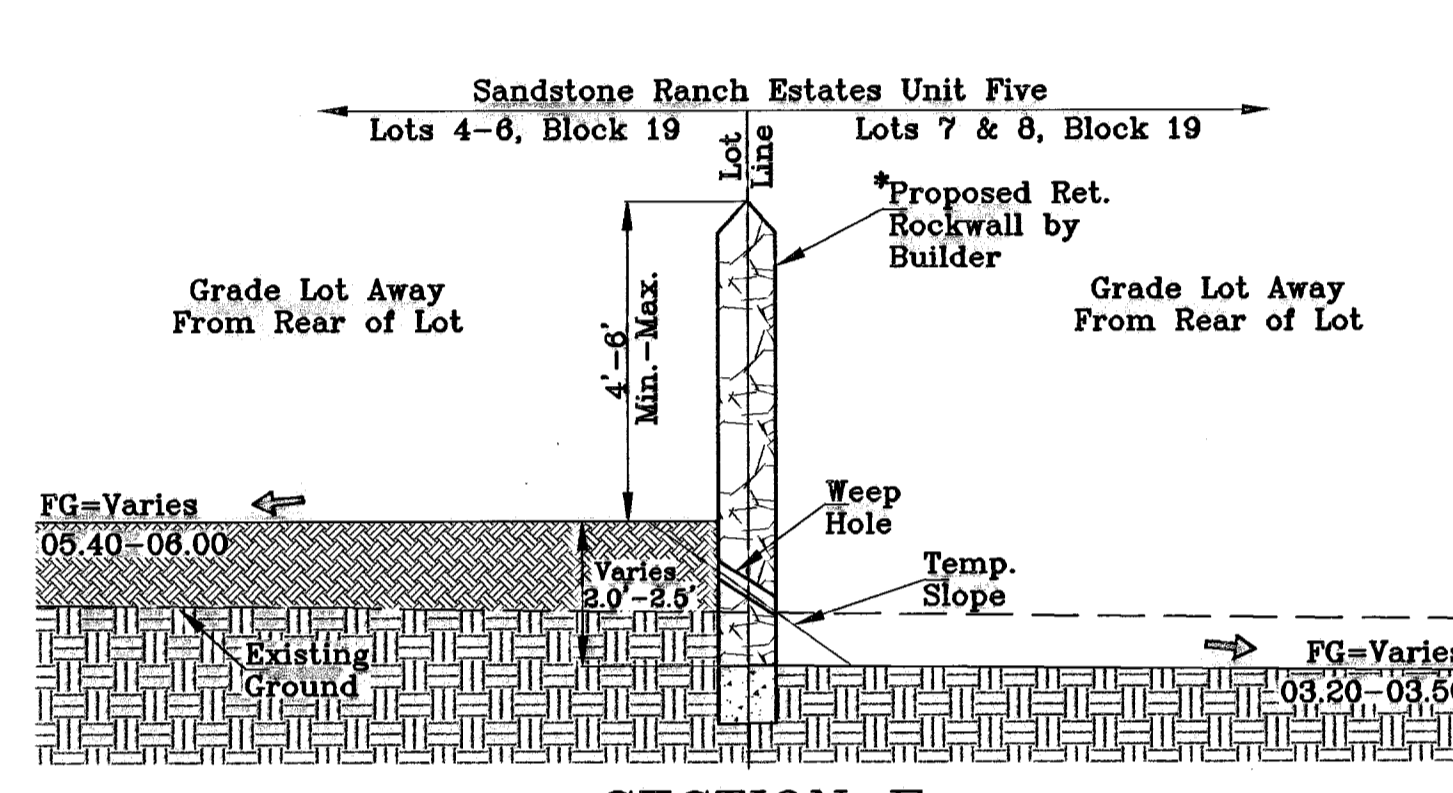
SECTION B  
SCALE: 1"=3'



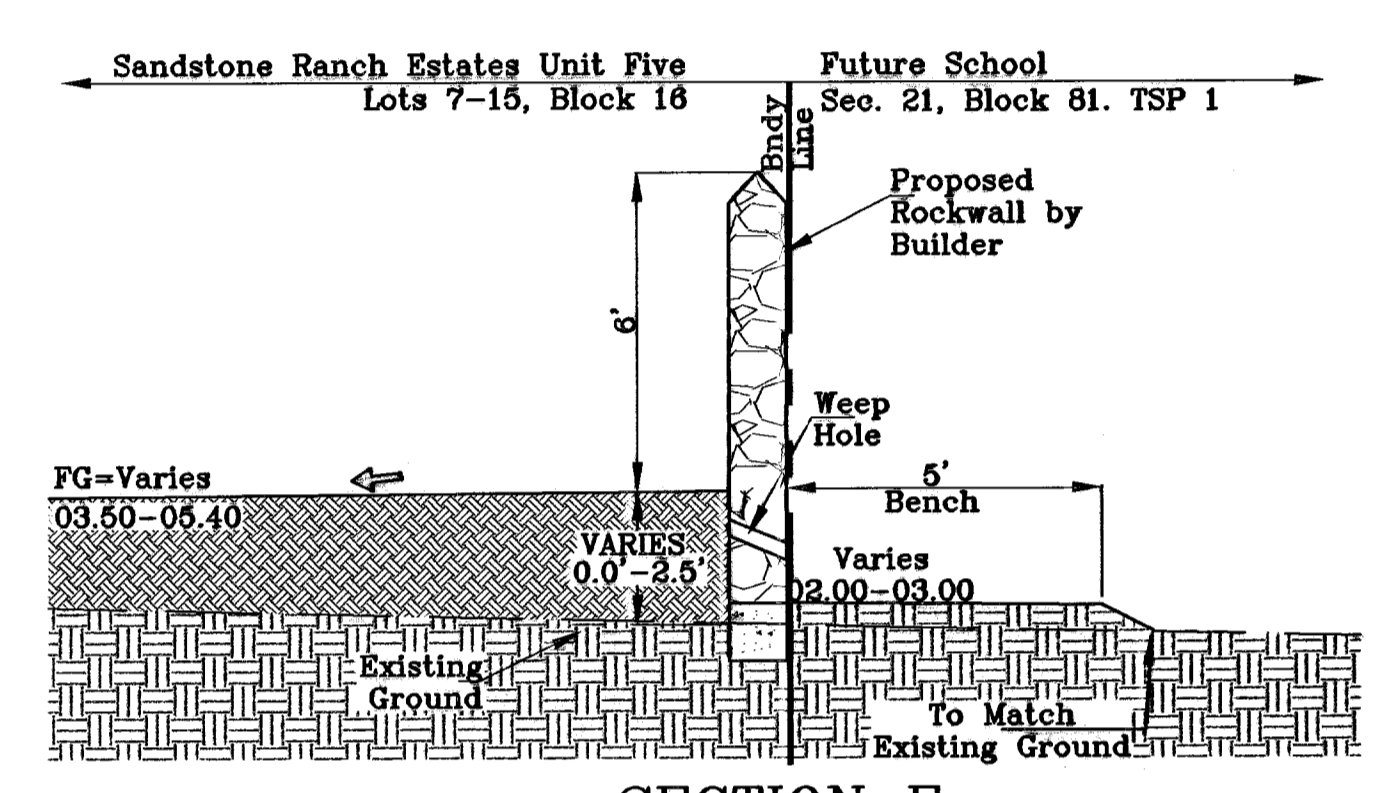
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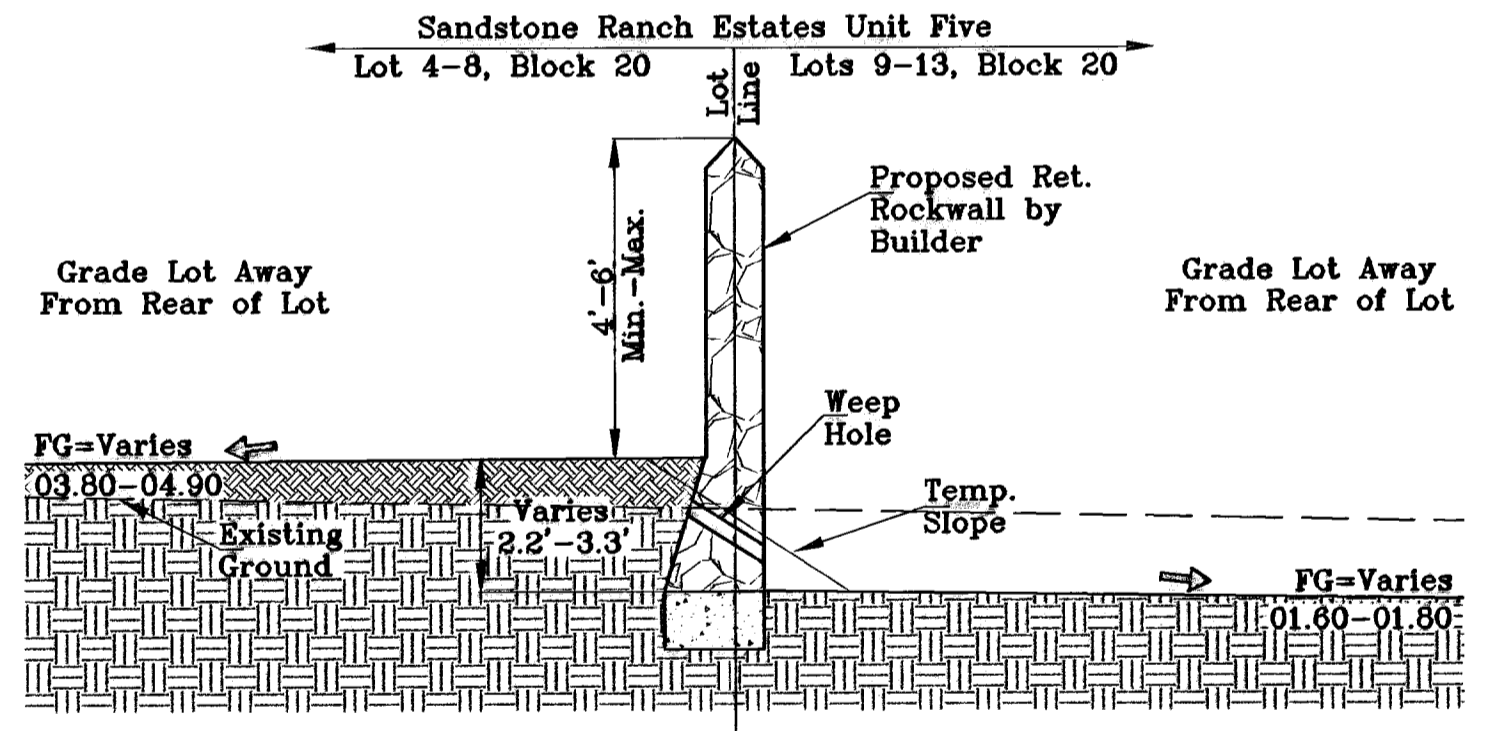
SECTION D  
SCALE: 1"=3'



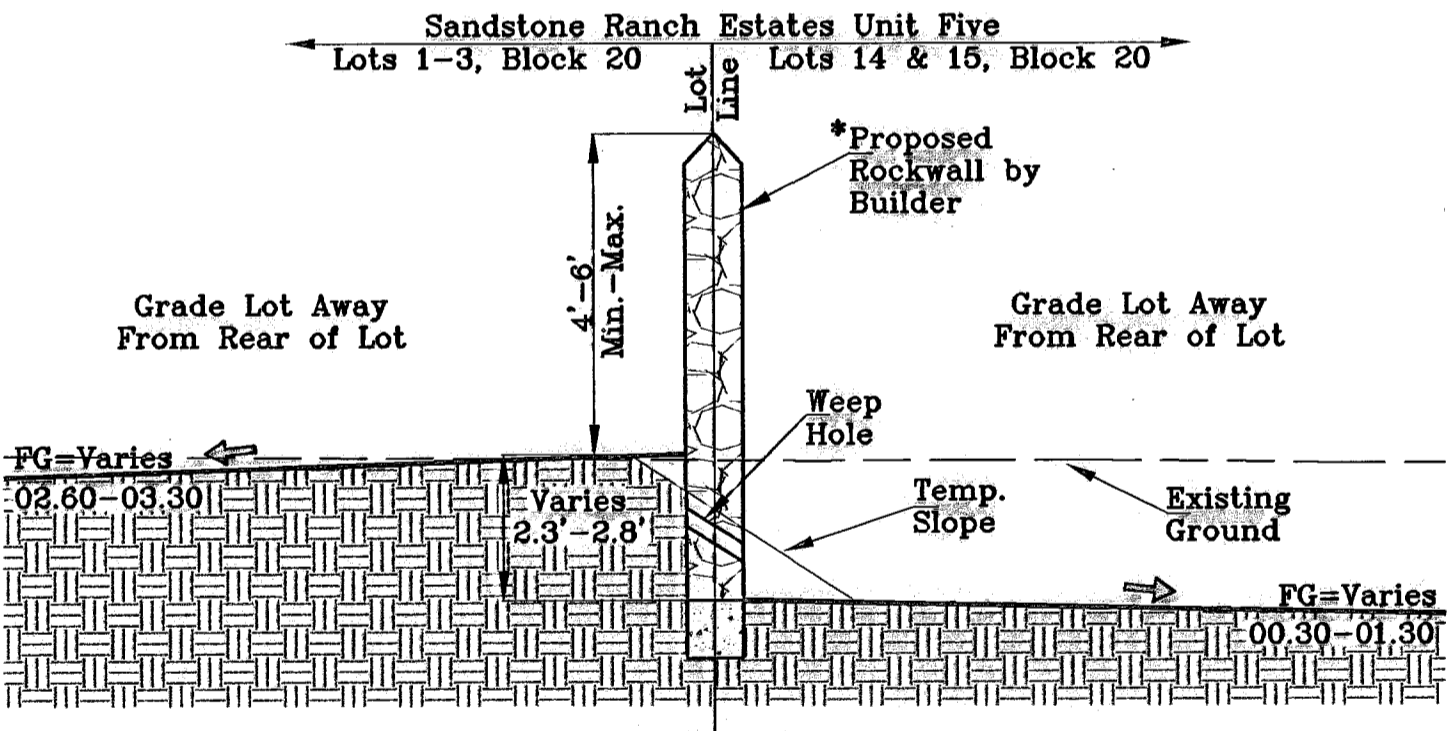
SECTION E  
SCALE: 1"=3'



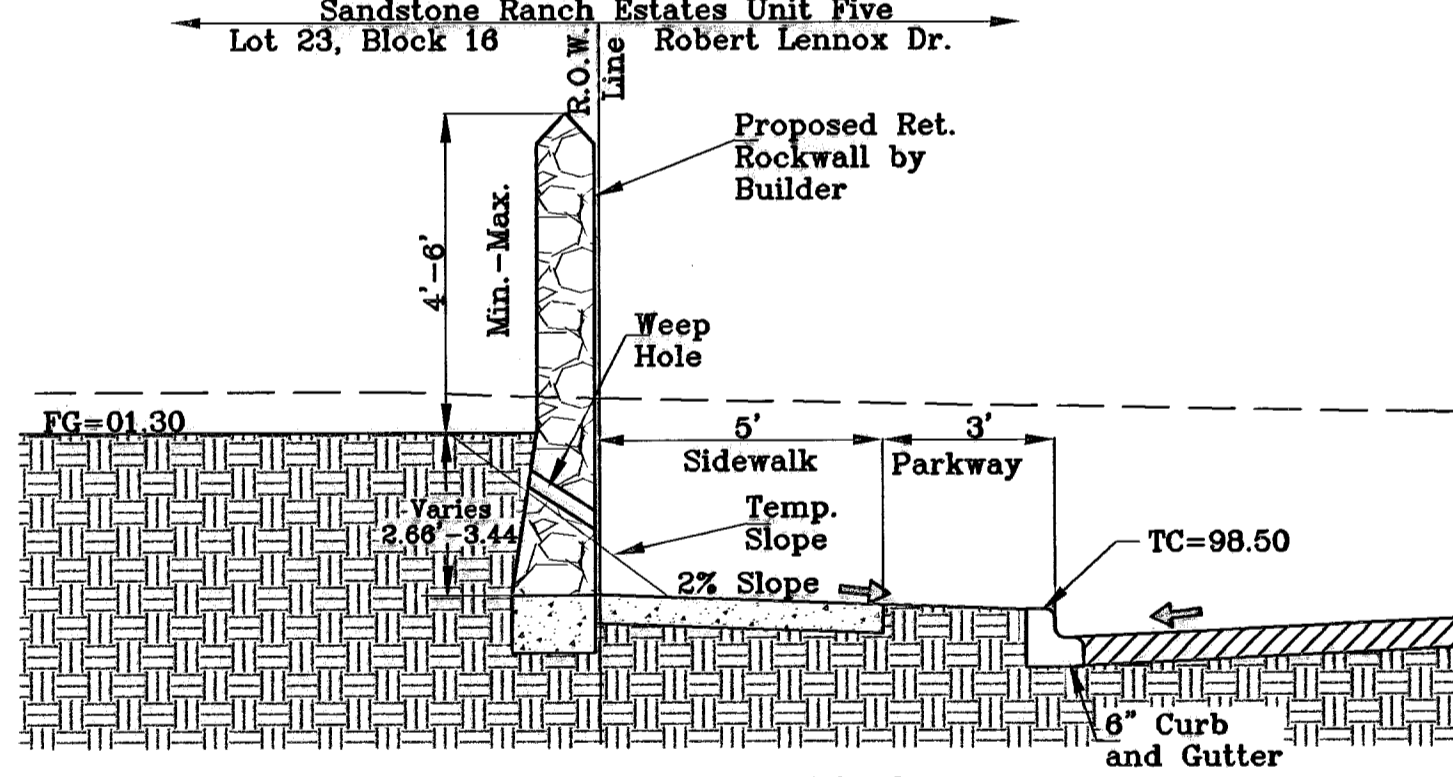
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SCALE: 1"=3'



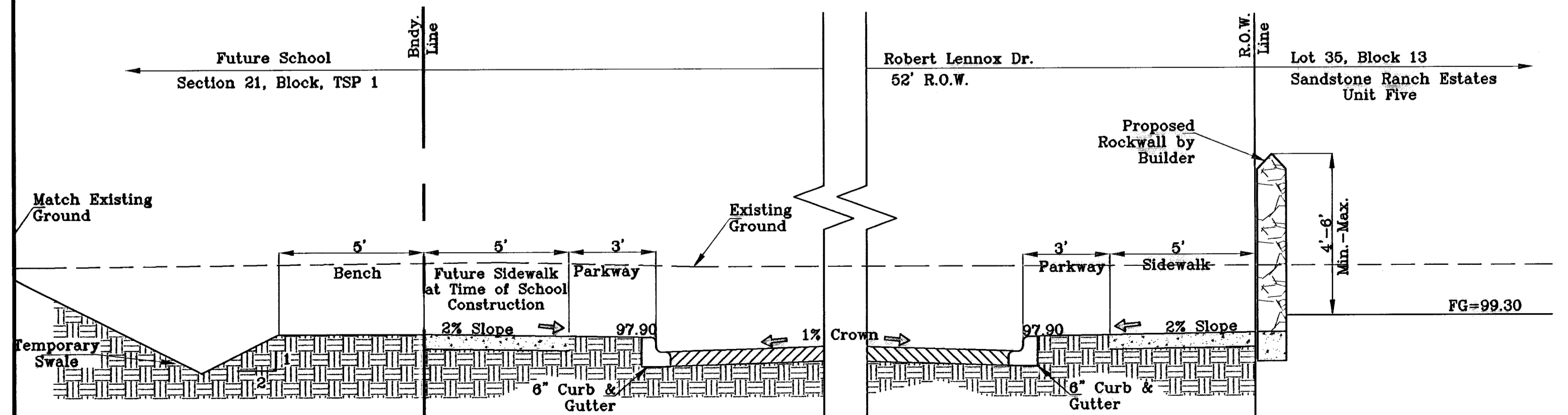
SECTION G  
SCALE: 1"=3'



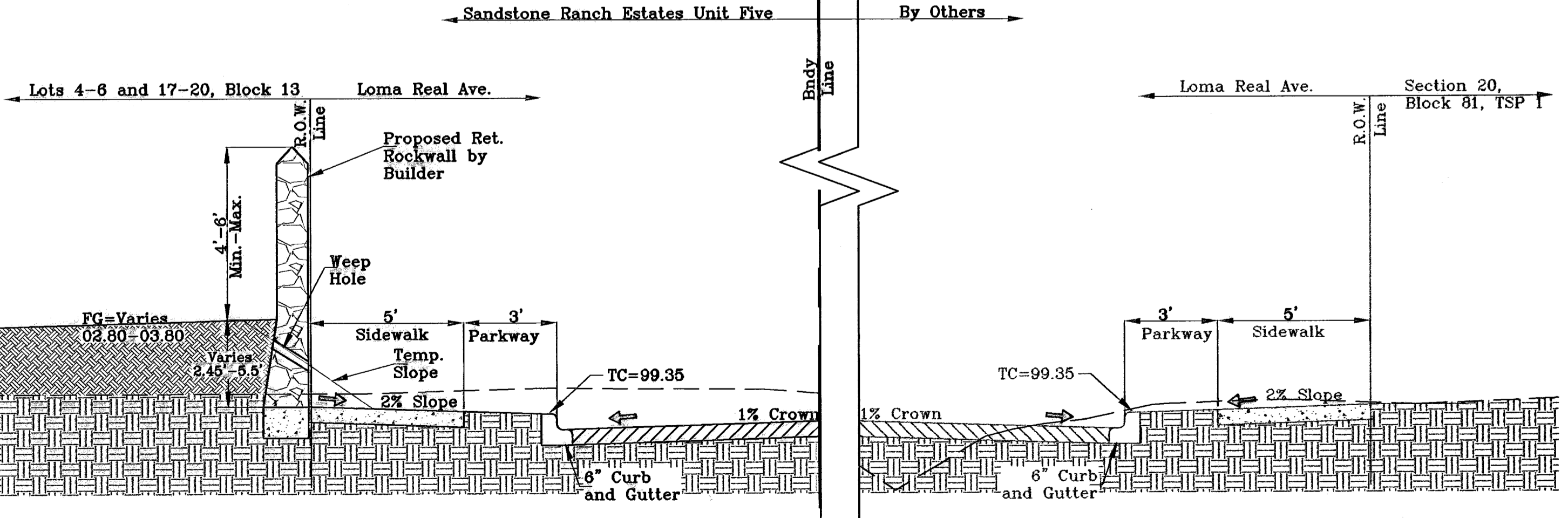
SECTION H  
SCALE: 1"=3'



SECTION I  
SCALE: 1"=3'



SECTION J  
SCALE: 1"=3'



SECTION K  
SCALE: 1"=3'

\* RETAINING WALLS BETWEEN 2.0' TO 2.8' HAVE A 12" FOOTING

BENCHMARKS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.	ELEVATION: 4627.45 (CITY DATA)
BM 107	ADDED 20' DRAINAGE ELEVATIONS
4-7-07	CITY RED LINES
5-7-07	CITY RED LINES
8-10-07	CITY RED LINES

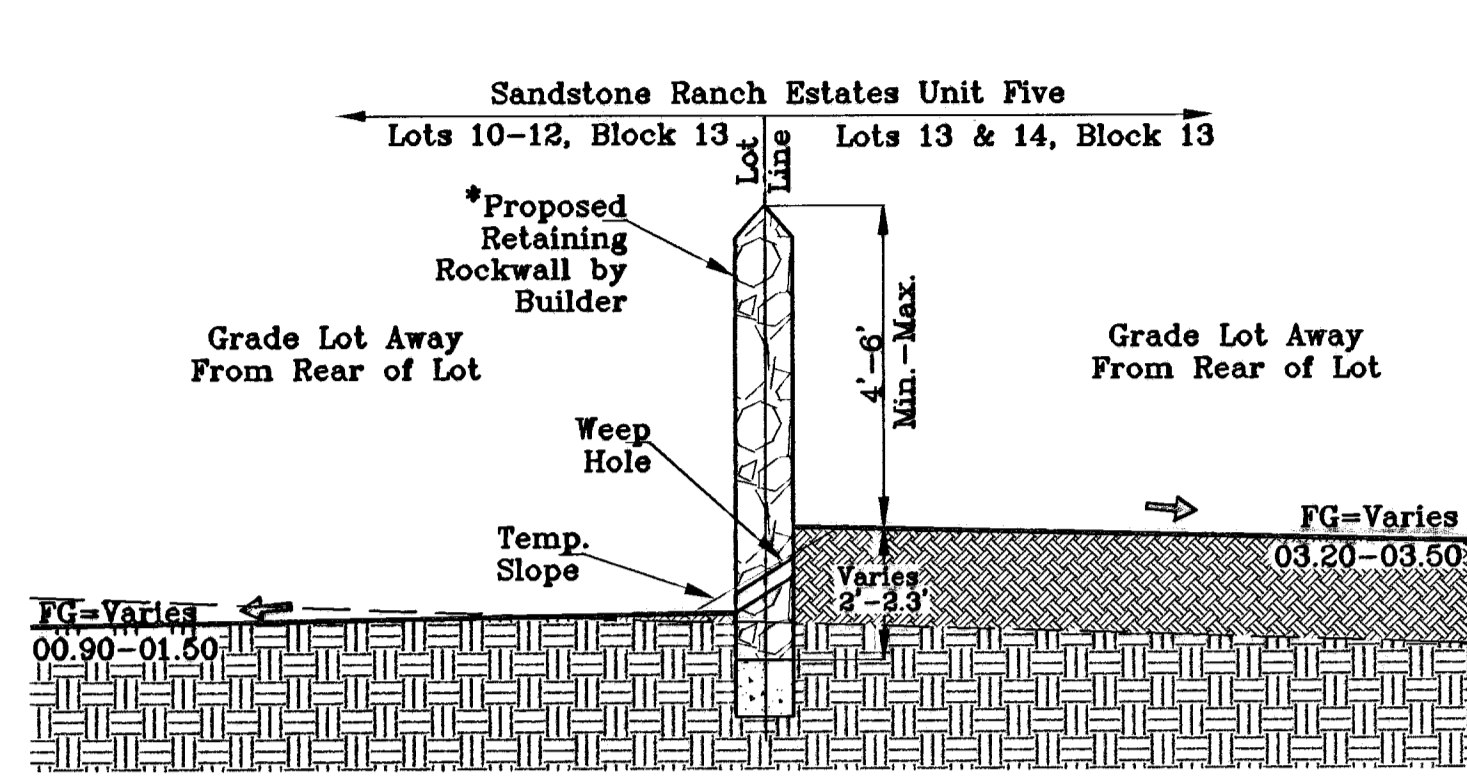
PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 55.227 ACRES

SCALE  
Horiz: AS SHOWN  
Vert: AS SHOWN  
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
PREPARED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 706-43

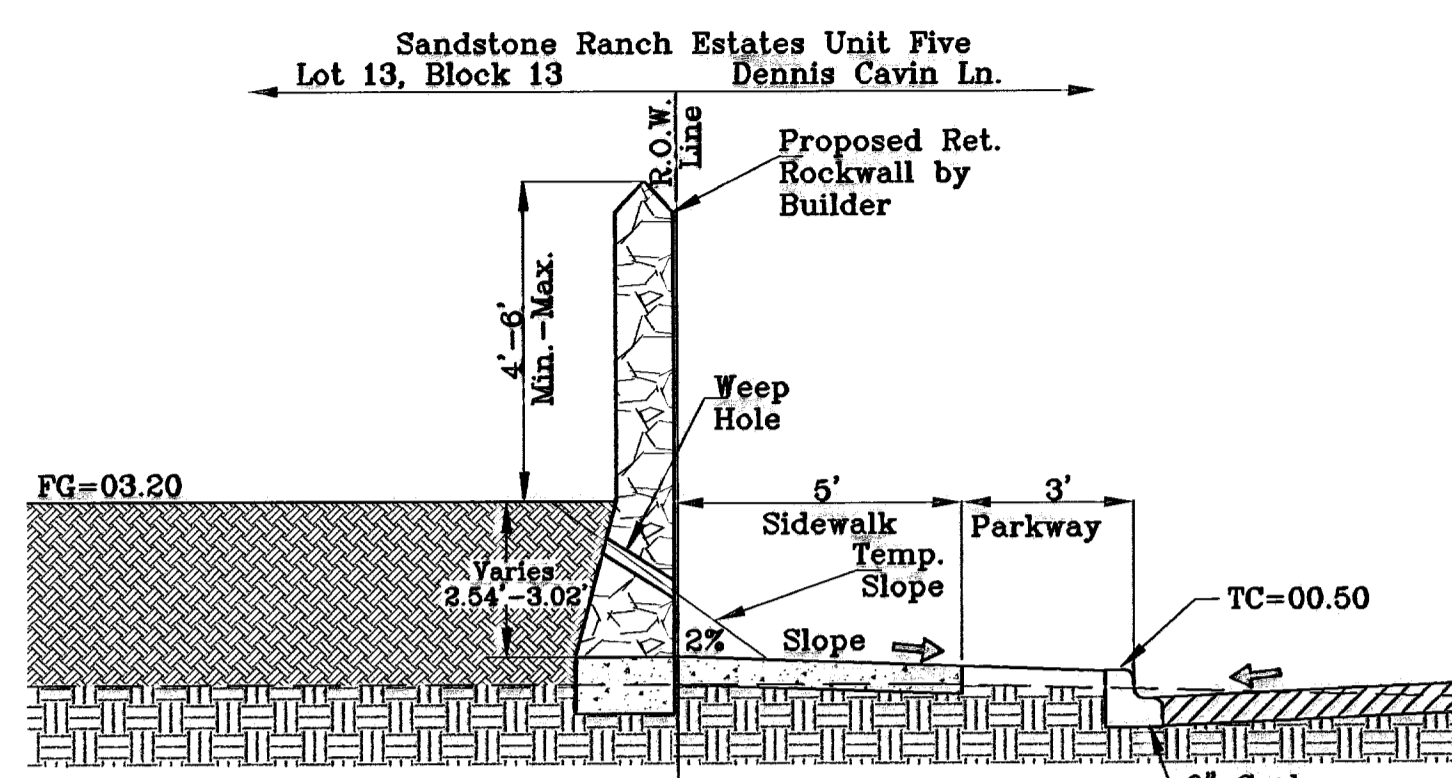
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TRAVELING DR. STE 400  
EL PASO, TEXAS 79936

SHEET TITLE  
**STREET PLAN-PROFILE**  
GRADING SECTIONS

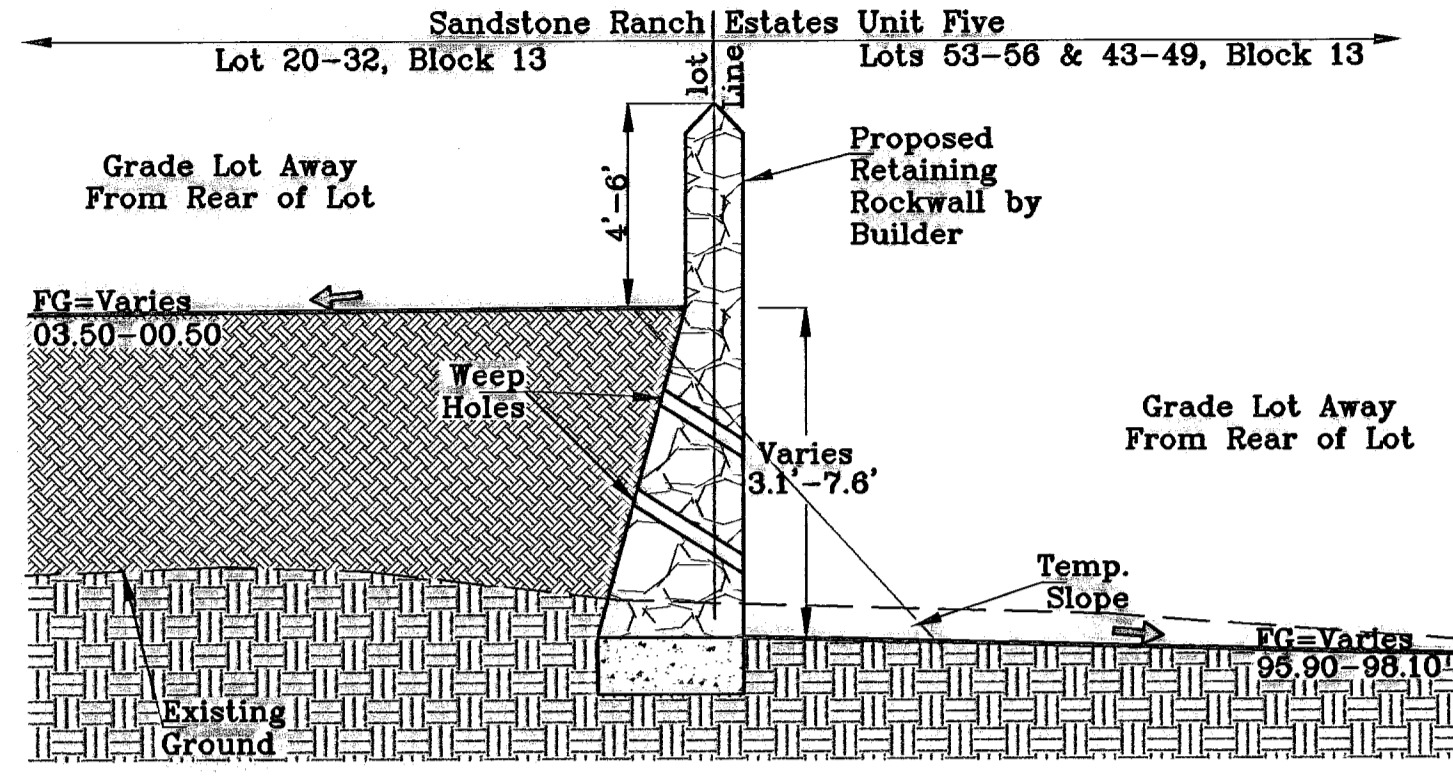




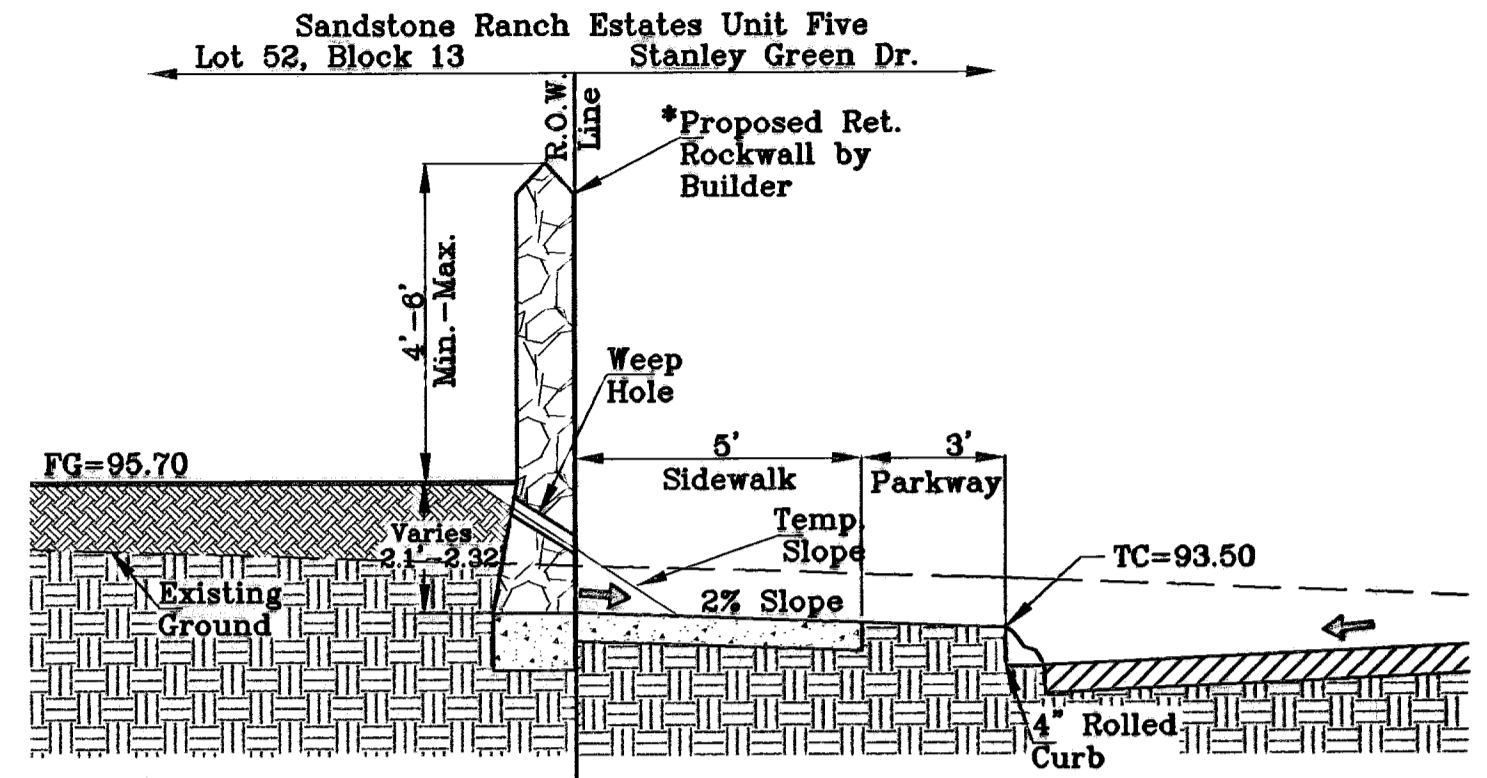
SECTION L  
SCALE: 1"=3'



SECTION M  
SCALE: 1"=3'

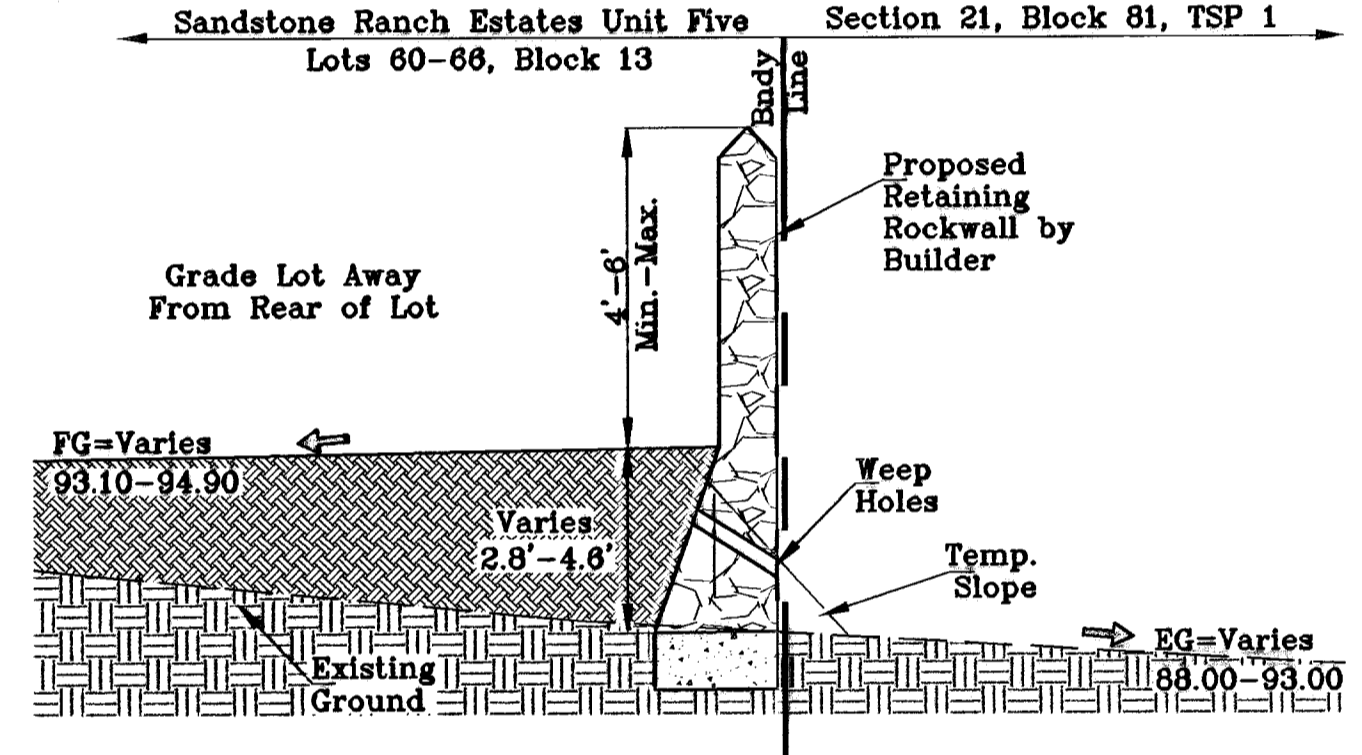


SECTION N  
SCALE: 1"=3'

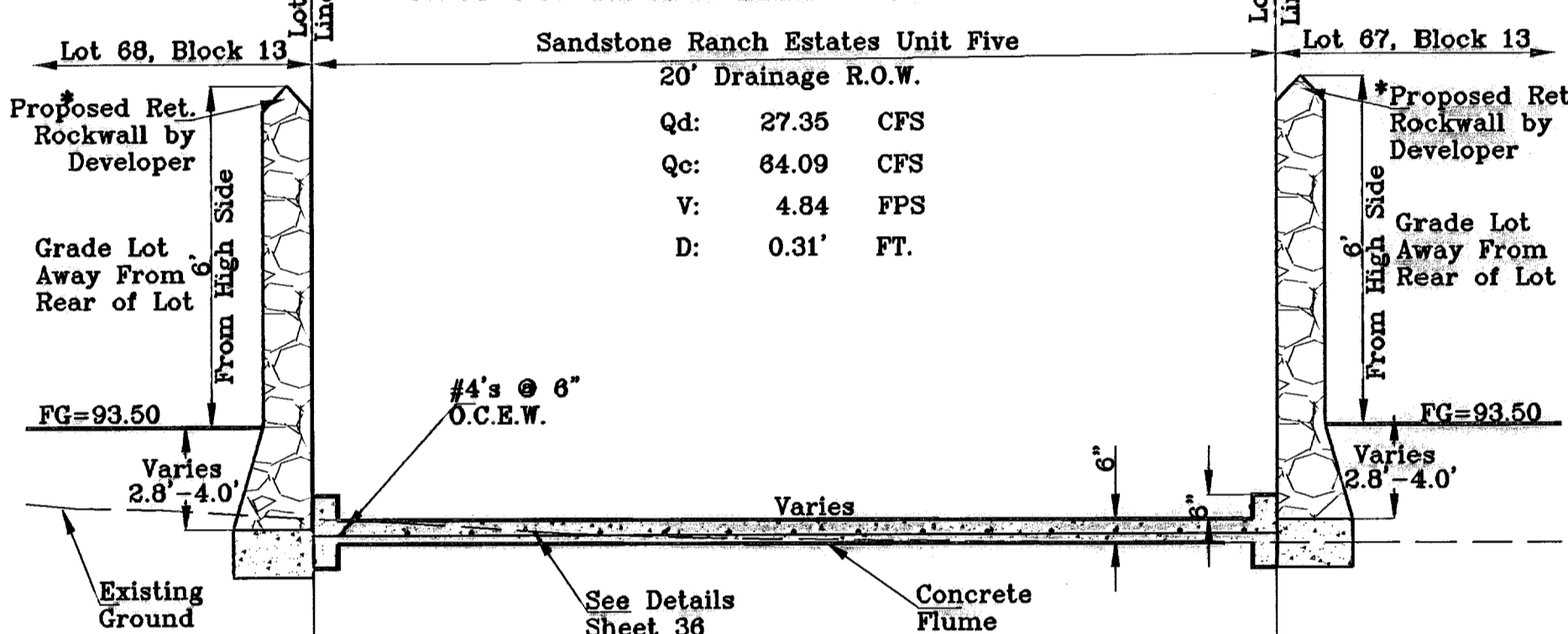


SECTION O  
SCALE: 1"=3'

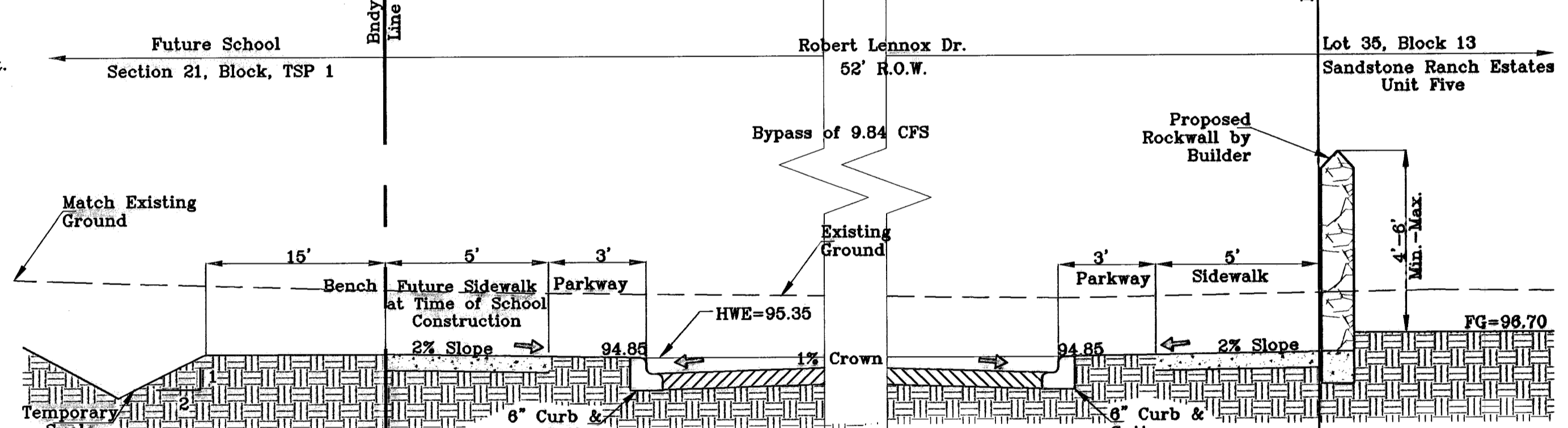
NOTE:  
RETAINING WALL REQUIREMENTS PERTAIN TO WALLS  
ON LOTS 67 AND 68 OF BLOCK 13 ONLY



SECTION P  
SCALE: 1"=3'

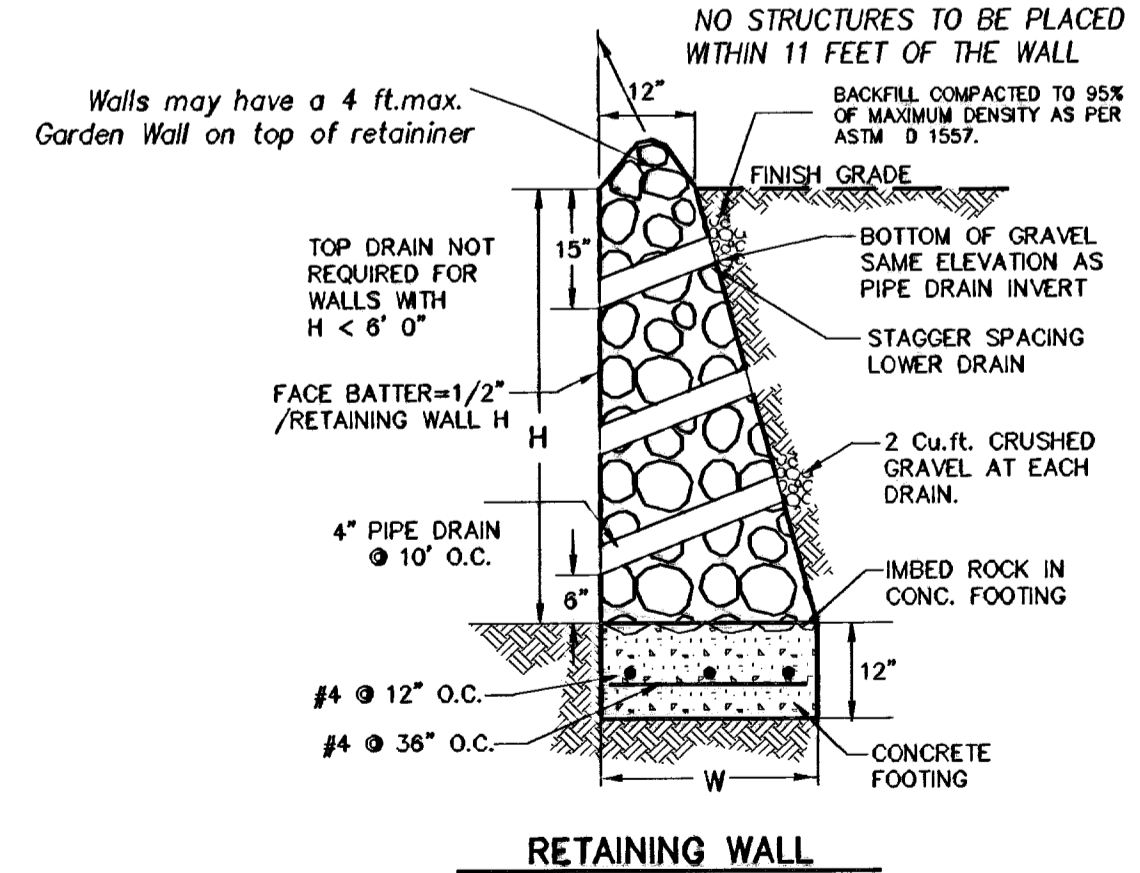


SECTION Q  
SCALE: 1"=3'



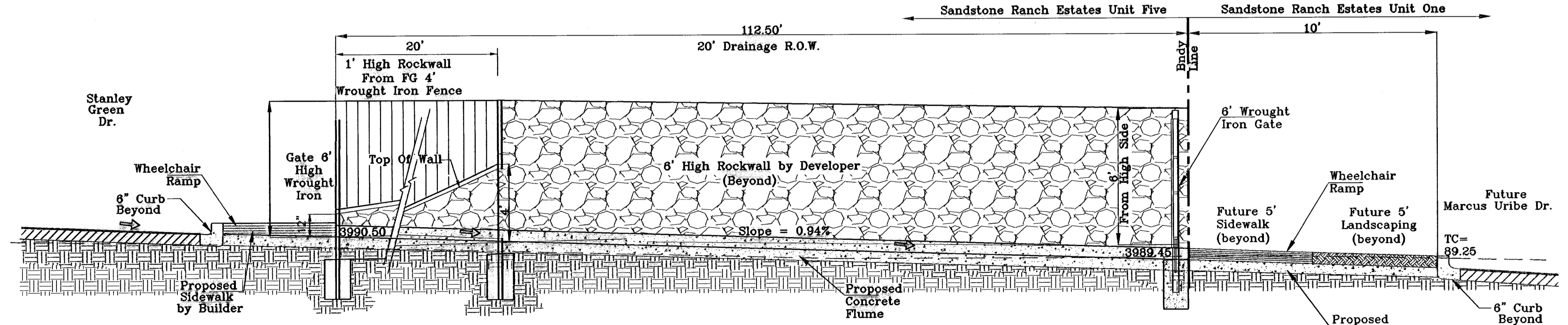
SECTION R  
SCALE: 1"=3'

NOTE:  
RETAINING WALL REQUIREMENTS PERTAIN TO WALLS  
ON LOTS 67 AND 68 OF BLOCK 13 ONLY



TABLE

HEIGHT H (ft.)	BASE WIDTH W (ft.)	TOE PRESSURE (lbs/s.f.)	HEEL PRESSURE (lbs/s.f.)
2'-8"	1'-8"	1698	0
3'-8"	2'-0"	1553	0
4'-0"	2'-8"	1530	0



SECTION S  
SCALE: 1"=3'

\* RETAINING WALLS BETWEEN 2.0' TO 2.8' HAVE 12" FOOTING

BENCHMARKS

DATE	REVISIONS	BY	APP'D
4-14-07	ADDED 20' DRAINAGE R.O.W. <td>A.R.</td> <td>A.R.</td>	A.R.	A.R.
5-7-07	CITY RED LINES <td>A.R.</td> <td>A.R.</td>	A.R.	A.R.
8-10-07	CITY RED LINES <td>A.R.</td> <td>A.R.</td>	A.R.	A.R.

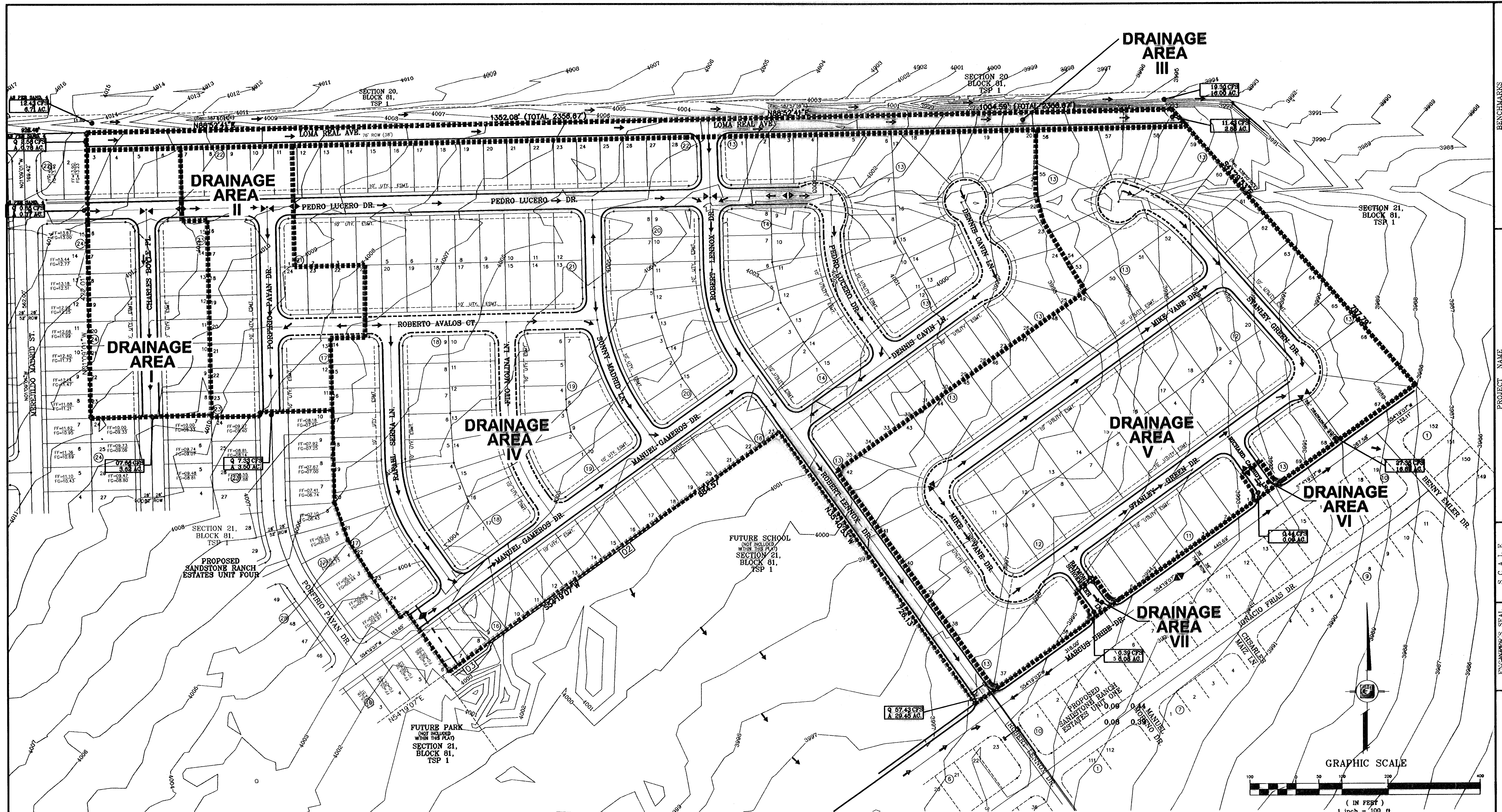
PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 55.227 ACRES

SC A L E  
Horiz: AS SHOWN  
Vert: AS SHOWN  
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
CHECKED BY: J.C.  
PREPARED BY: J.C.  
JOB NO.: 706-43

CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TRAVINO DR. STE 400  
EL PASO, TEXAS 79906  
79906

SHEET TITLE  
STREET PLAN-PROFILE  
GRADING SECTIONS  
SHT 6A OF 39

SANDSTONE RANCH ESTATES UNIT FIVE

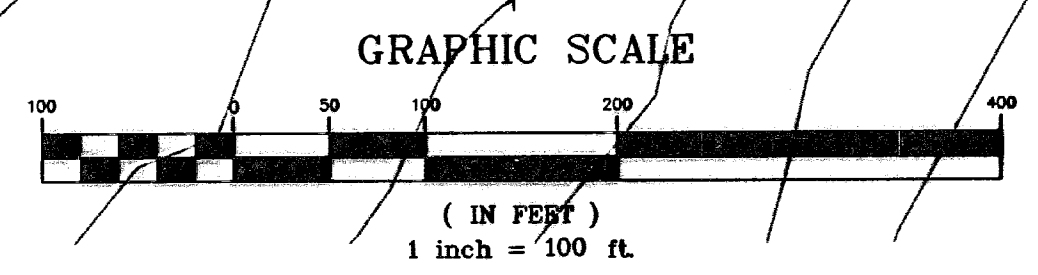


**LEGEND**

- DRAINAGE FLOW
- RUN-OFF QUANTITY (CUBIC FT/Sec)
- ▲ WATERSHED AREA (ACRES)
- ▬ PROP. DRAINAGE AREA
- ▲ HIGH POINT
- ▼ LOW POINT
- 62.71C PROP. TOP OF CB. ELEV.
- 62.2PV PROP. PAVEMENT ELEV. (PROP. SPOT ELEV.)
- 39.36 EXISTING GRADE
- 64 PROP. CONTOUR ELEVATION

**FLOOD ZONE:**  
 HEREON DESCRIBED TRACT LIES IN FLOOD ZONE A, A1, and C COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND PANEL NO. 480214 0014C DATED FEBRUARY 6, 1988

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr. CFS
I	3.25	25	0.60	3.49	6.81
II	3.50	25	0.60	3.49	7.33
III	2.07	12	0.90	4.75	8.85
IV	29.45	28	0.60	3.25	57.43
V	16.83	28	0.50	3.25	27.35
VI	0.09	7.5	0.90	5.38	0.44
VII	0.08	7.5	0.90	5.38	0.39

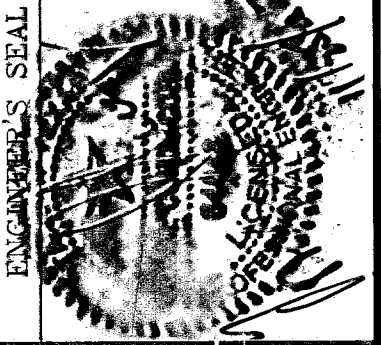


**BENCHMARKS**

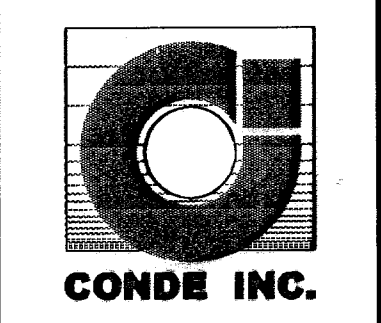
CITY MONUMENT AT THE CENTERLINE INTERSECTION	DATE	BY
LOMA REAL DR. AND LOMA REAL AVE	4-14-07	A.R.
ELEVATION: 4527.40	5-7-07	A.R.
	8-10-07	A.R.
	4-7-08	E.J.

**PROJECT NAME**  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 55,227 ACRES

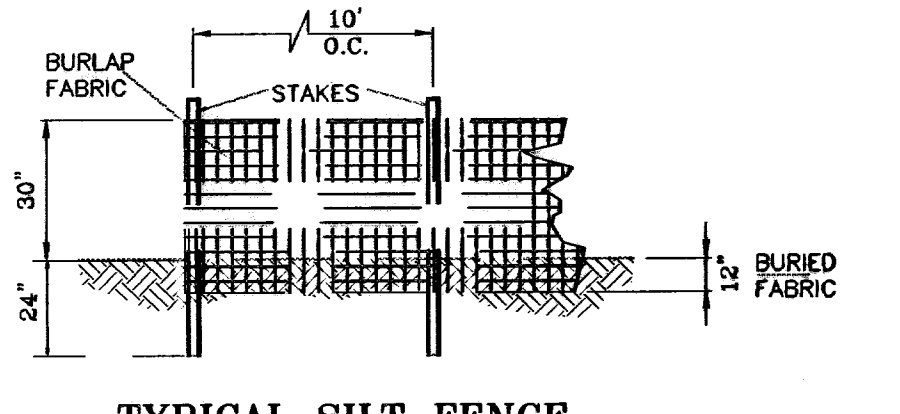
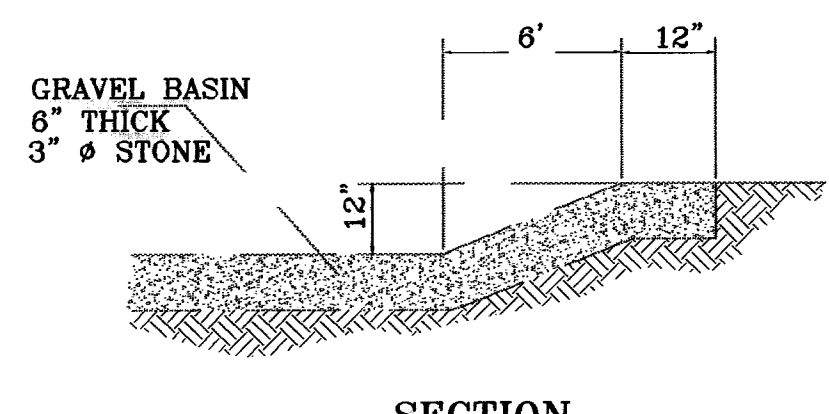
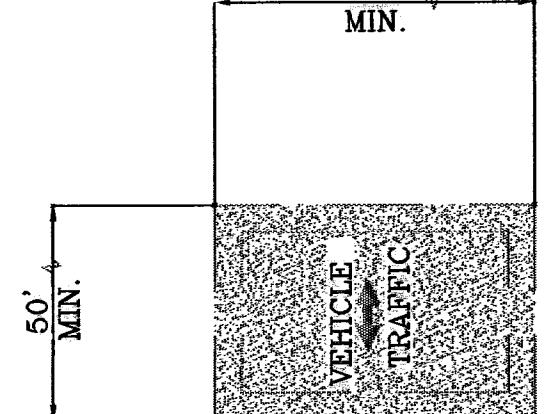
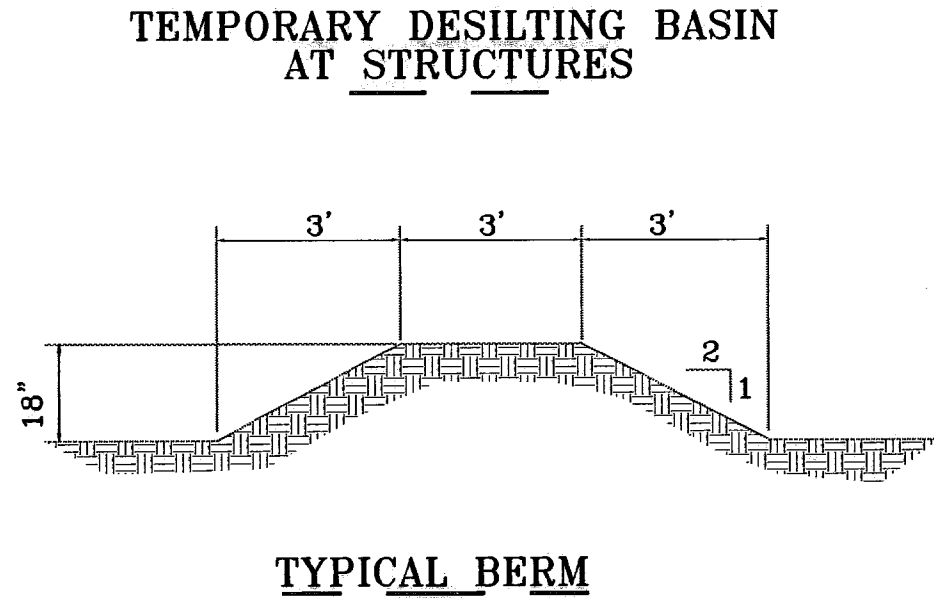
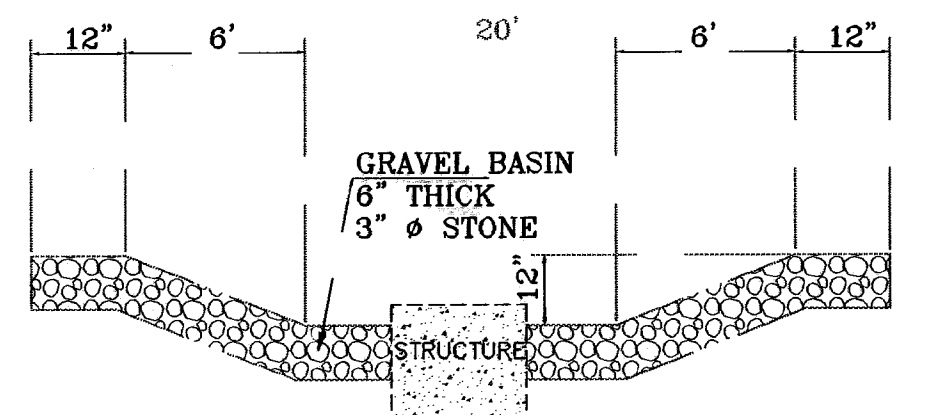
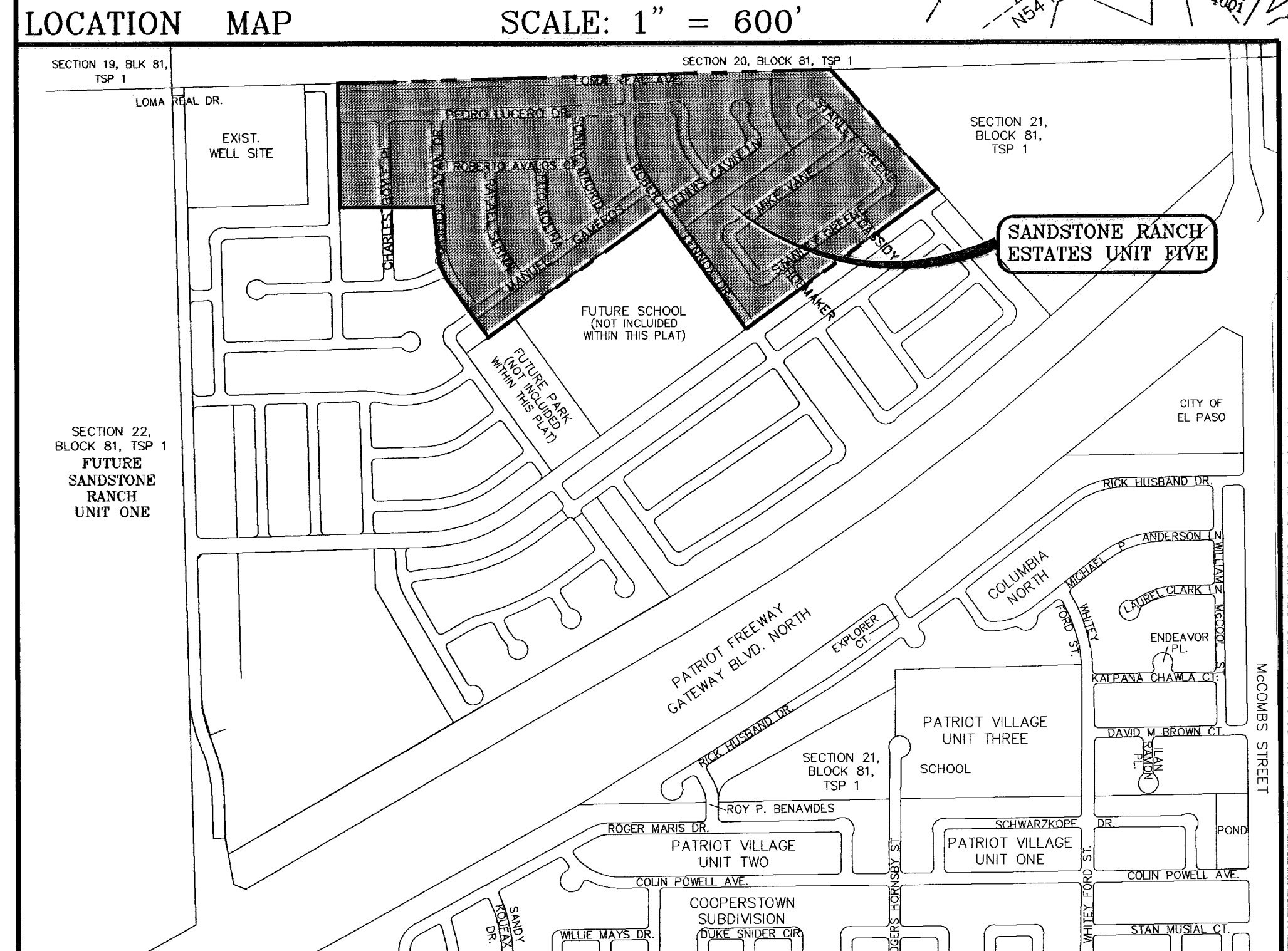
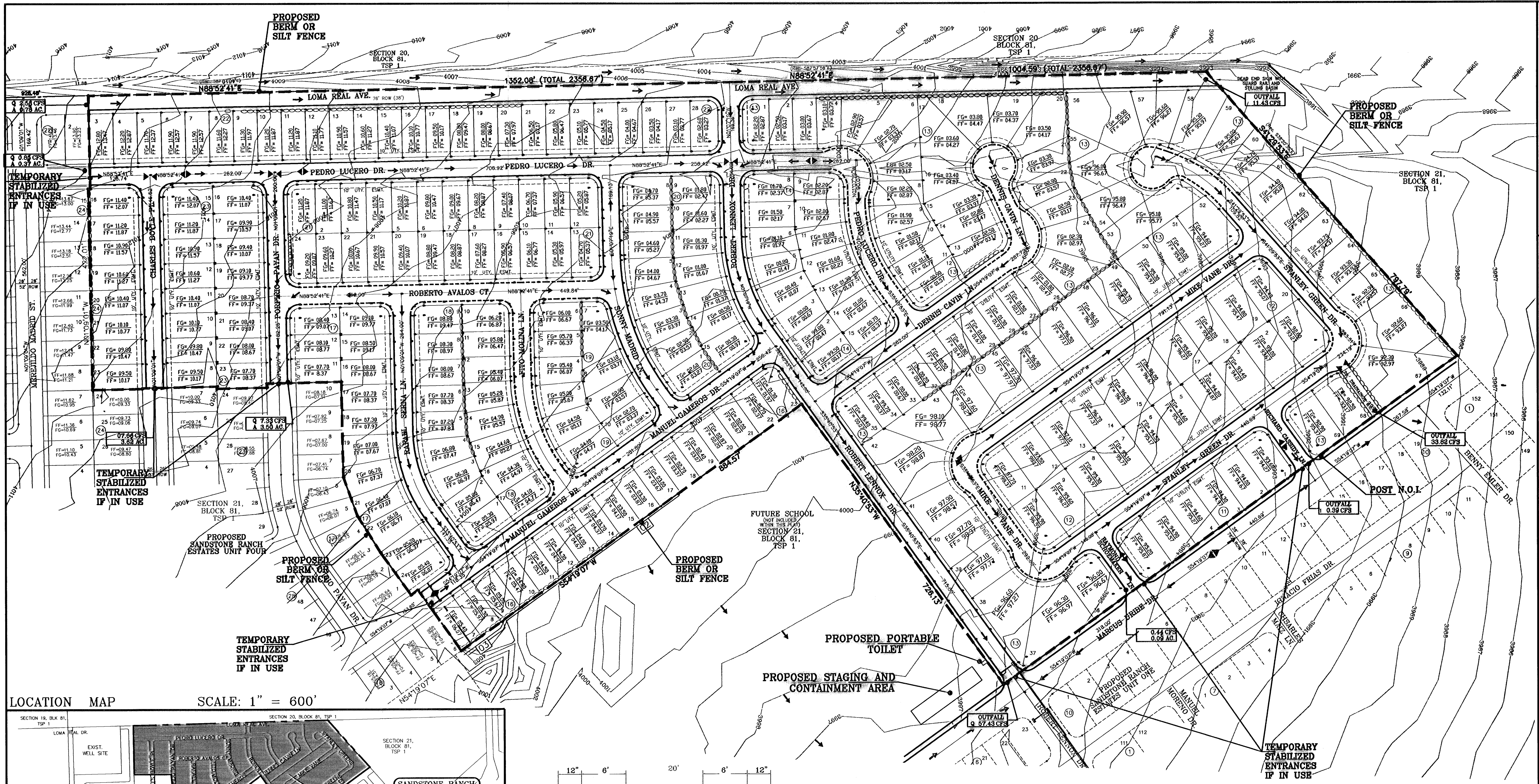
**SCALE**  
 AS SHOWN  
 DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 700-43



**CONDE INC.**  
 ENGINEERING / PLANNING / SURVEYING / GPS  
 1700 LEE TREVINO DR. STE 400  
 EL PASO, TEXAS 79956



**SHEET TITLE**  
 STREET PLAN-PROFILE  
**DRAINAGE PLAN**



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE. 400  
EL PASO, TEXAS 79966

**CONDE INC.**

**PROJECT NAME**  
SANDSTONE RANCH ESTATES UNIT FIVE  
BEING A PORTION SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 56.227 ACRES

**SCALE**  
SCALE: 1"=100'  
DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHECK BY: Y.C.  
JOB NO.: 708-43

**ENGINEER'S SEAL**

**BENCHMARKS**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4037.40 (..... CITY DATUM)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	4-14-07	ADDED 20' DRAINAGE E.O.W.	A.R.
2	5-7-07	CITY RED LINES	A.R.
3	8-10-07	CITY RED LINES	A.R.
4	4-7-08	CHANGING ELEVATIONS TO 1' ABOVE TICS	E.J.

**SHEET TITLE**  
STREET PLAN-PROFILE

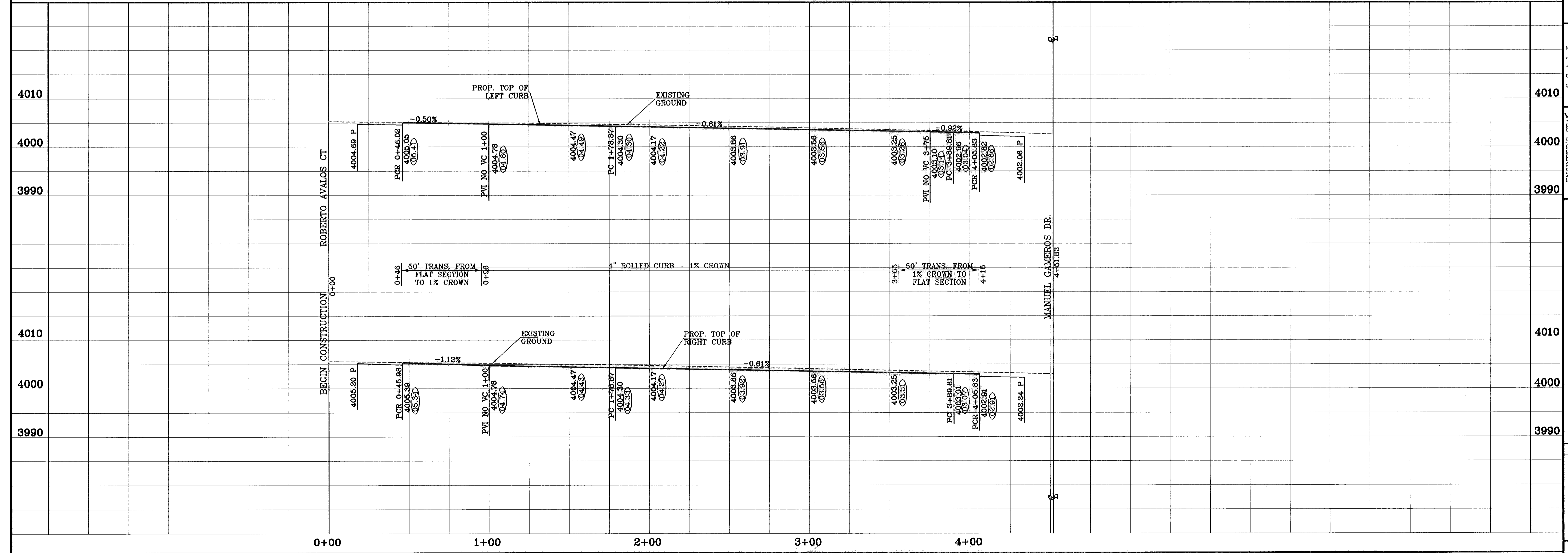
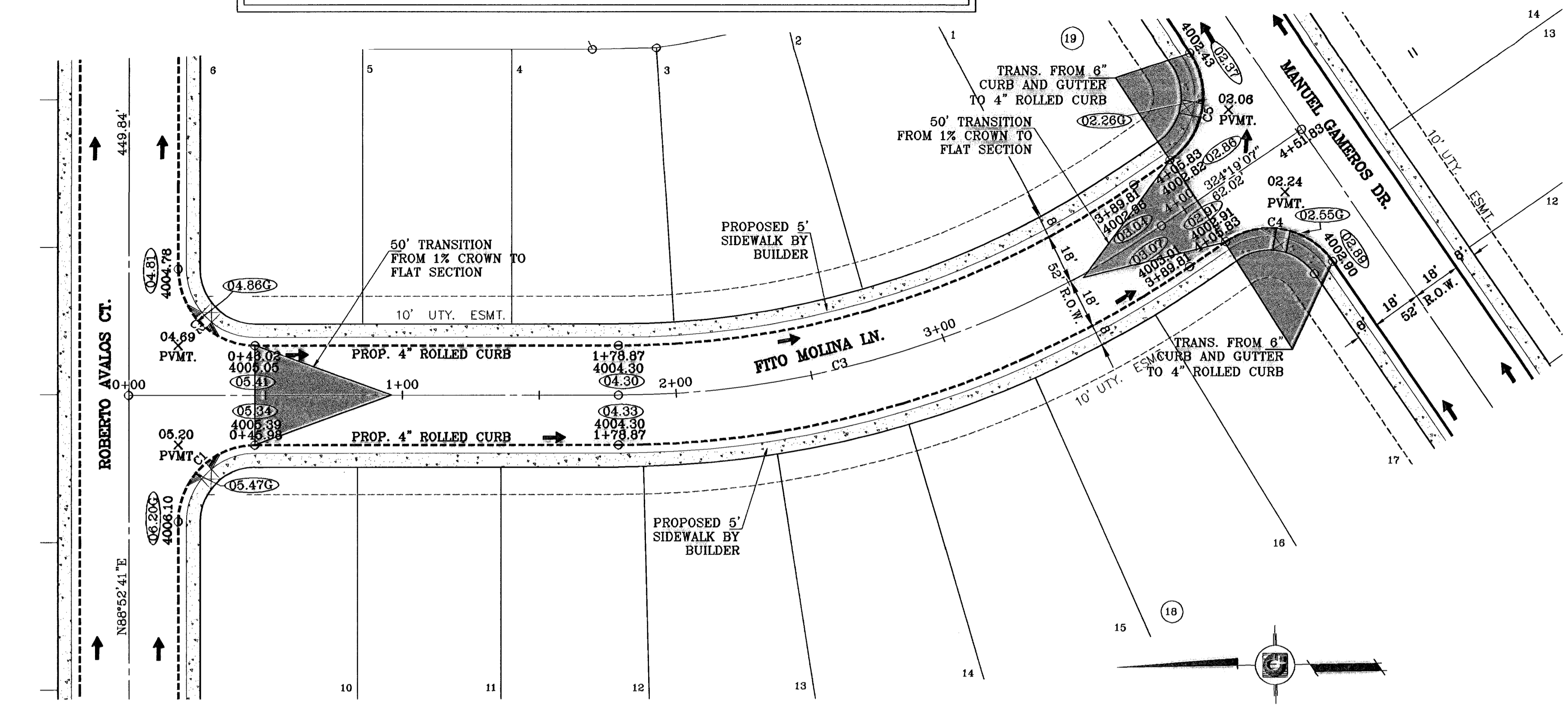
**STORMWATER POLLUTION PREVENTION PLAN**

**SHT 8 OF 39**



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"
C2	28.00'	44.00'	28.01'	39.61'	223°51'50"	90°01'42"
C3	350.00'	210.94'	108.78'	207.76'	161°35'03"	34°31'52"
C4	28.00'	43.98'	28.00'	39.60'	09°19'07"	90°00'00"
C5	28.00'	43.98'	28.00'	39.60'	99°19'07"	90°00'00"



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40.....CITY DATUM

DATE	REVISIONS	BY
4-14-07	ADDED 20' DRAINAGE R.O.W.	A.R.
5-7-07	CITY RED LINES	A.R.
8-10-07	CITY RED LINES	A.R.
10-3-08	AS BUILT	F.R.
11-18-09	AS BUILT - REVISED	E.V.

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 56.227 ACRES

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

ENGINEER'S SEAL  
  
 DATE: OCTOBER 2008  
 DRAWN BY: J.C.  
 CHECKED BY: R.R.  
 PROJ. NO.: 708-43

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1706 LEE PRESBYTER DR. SEE 400  
 EL PASO, TEXAS 79906

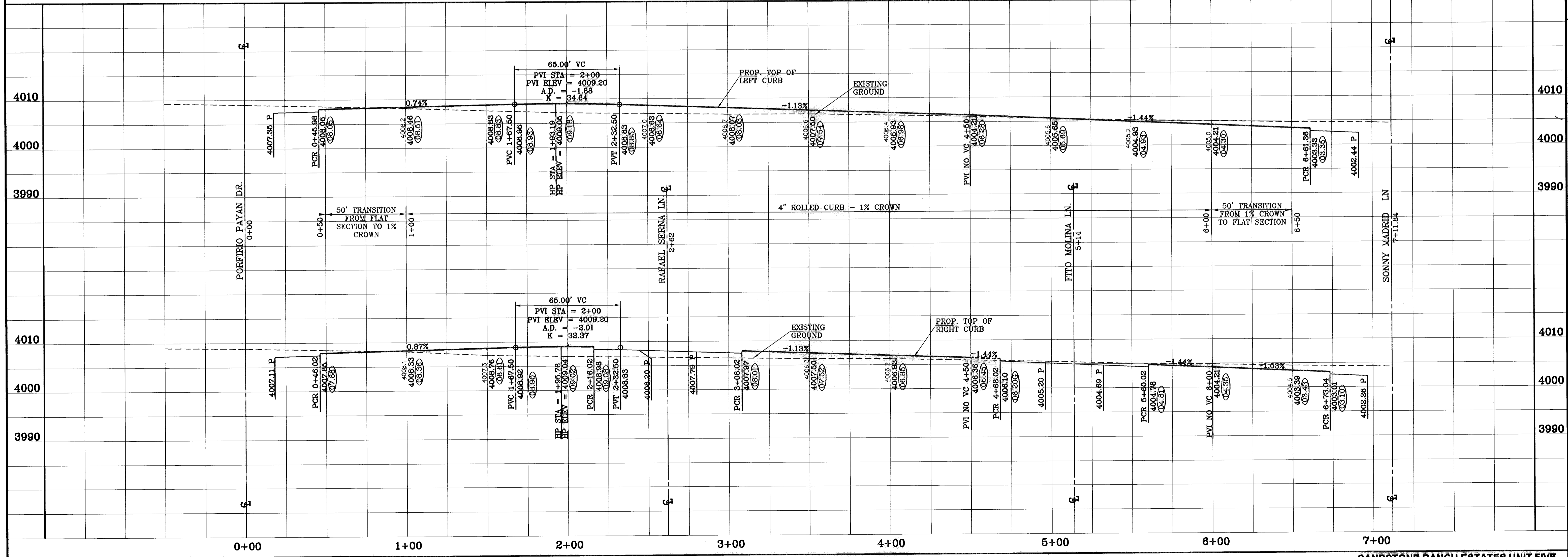
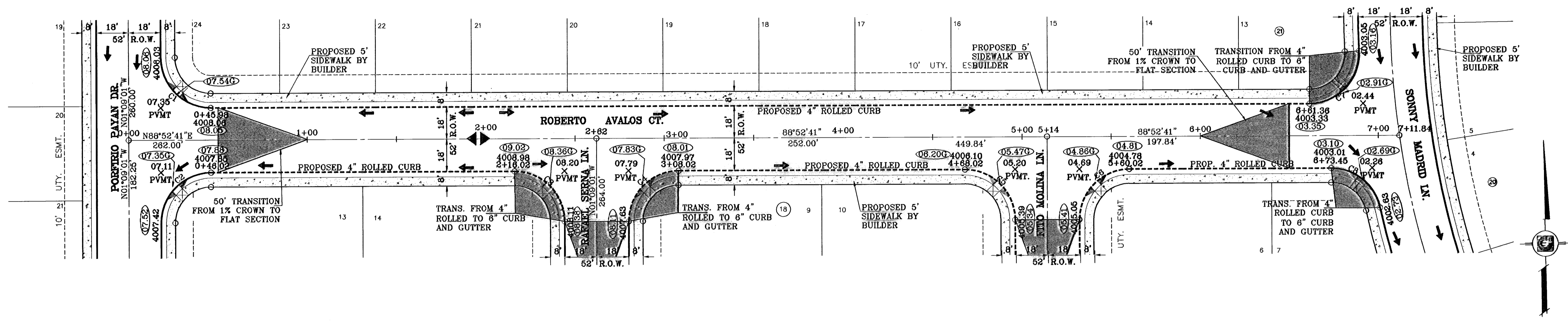
**CONDE INC.**

SHEET TITLE  
**STREET PLAN-PROFILE**  
**FITO MOLINA LN.**  
 STA: 0+00 TO STA: 4+51.83

SHT 12 OF 39

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.97'	27.99'	39.59'	133°51'50"	89°58'18"
C2	28.00'	44.00'	28.01'	39.81'	223°51'50"	90°01'42"
C3	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"
C4	28.00'	44.00'	28.01'	39.81'	223°51'50"	90°01'42"
C5	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"
C6	28.00'	44.00'	28.01'	39.81'	223°51'50"	90°01'42"
C7	28.00'	45.26'	29.31'	40.49'	42°34'22"	92°36'37"
C8	28.00'	37.94'	22.53'	35.11'	307°41'54"	77°38'27"



BENCHMARKS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR AND LOMA DE LUZ PL	BY A.R.
ELEVATION: 4027.40	DATE: 4-14-07
	REVISIONS
	4-14-07 ADDED 20' DRAINAGE R.O.W.
	5-7-07 CITY RED LINES
	8-10-07 CITY RED LINES
	10-3-08 AS BUILT

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 56.227 ACRES

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHD. BY: J.C.

JOB NO.: 706-43

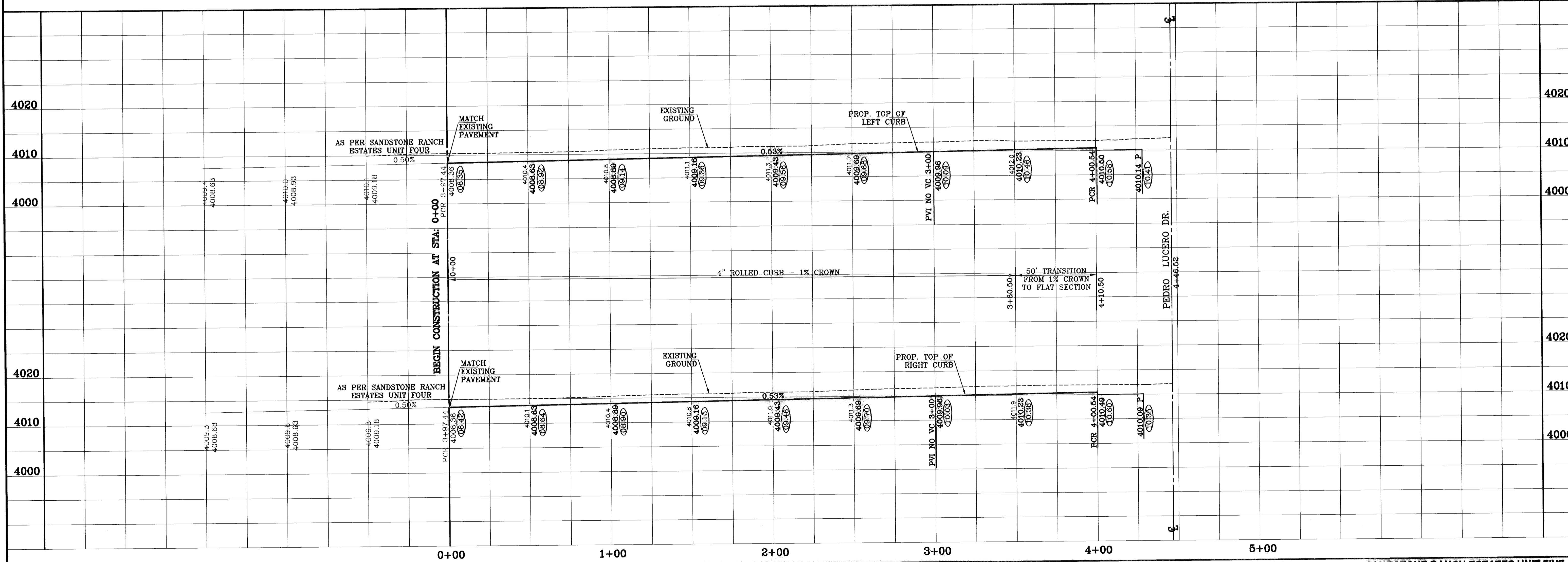
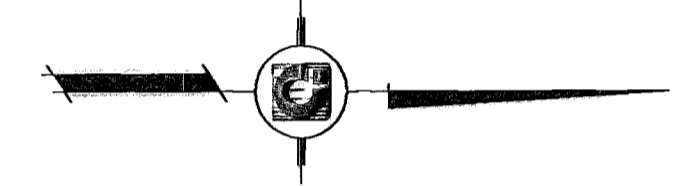
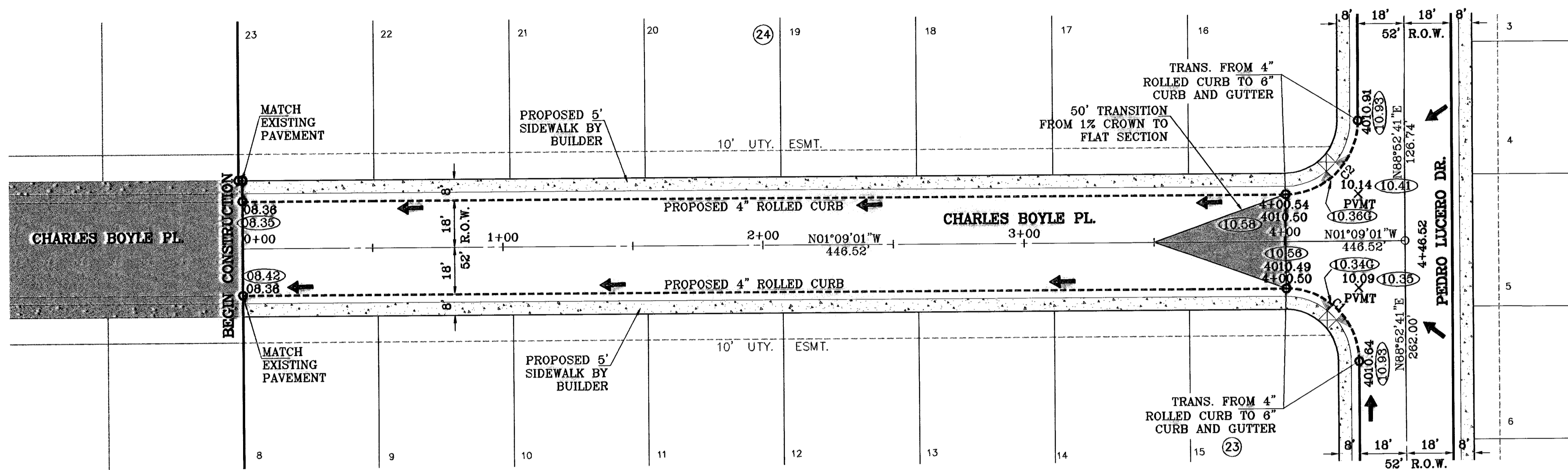
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TREVIÑO DR. STE 400  
 EL PASO, TEXAS 79966

SHEET TITLE  
 STREET  
 PLAN-PROFILE  
**ROBERTO AVALOS CT.**  
 STA: 0+00  
 TO  
 STA: 7+11.23

C:\Civil 3D Projects\SAND-PHASE 5 As-Built\dwg\02-AVALOS.dwg 11/23/2009 4:30:18 PM 750/black/pt

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	44.00'	28.01'	39.81'	223°51'50"	90°01'42"
C2	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79956

**CONDE INC.**

**SHEET TITLE**  
STREET  
PLAN-PROFILE  
CHARLES  
BOYLE DR.  
STA: 0+00  
TO  
STA: 4+46.52

**SHT 14 OF 39**

**PROJECT NAME**  
SANDSTONE RANCH  
ESTATES UNIT FIVE  
BEING A PORTION SECTION 21 BLOCK 81  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 55.227 ACRES

**SCALE**  
Horiz: 1"=30'  
Vert: 1"=10'

**DATE:** OCTOBER, 2008  
**DESIGN BY:** Y.G.  
**INITIATED BY:** R.R.  
**CHECK BY:** Y.C.  
**JOB NO.:** 708-43

**ENGINEER'S SEAL**

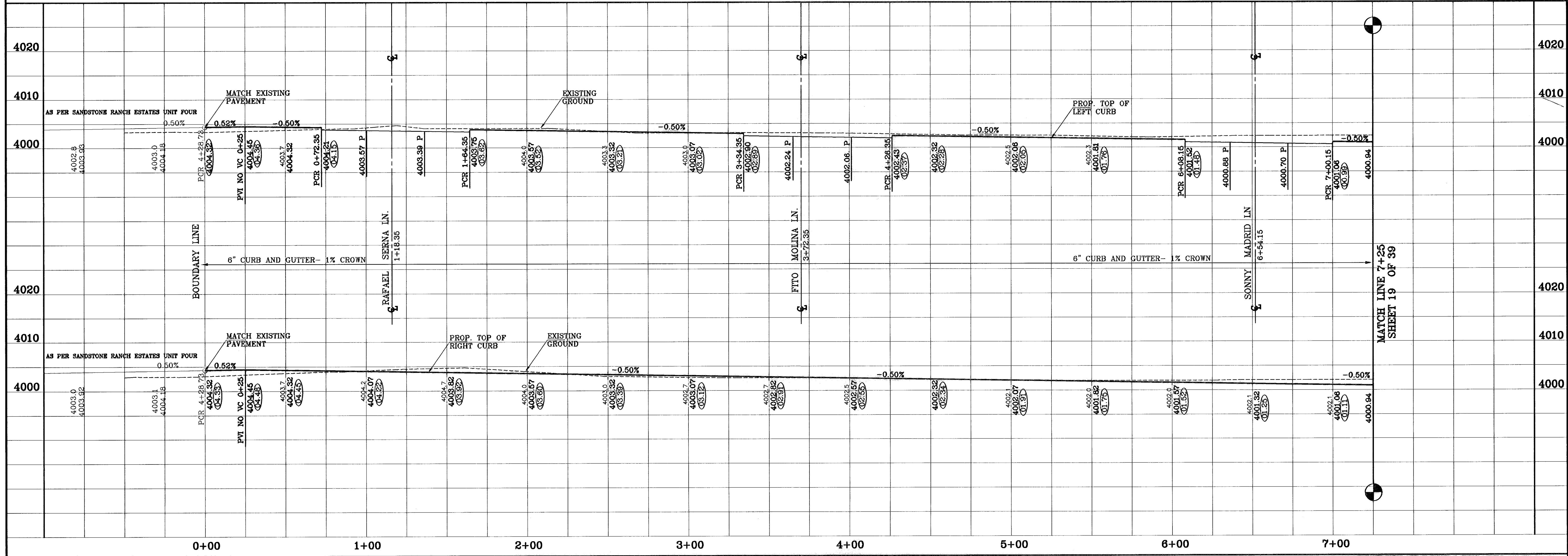
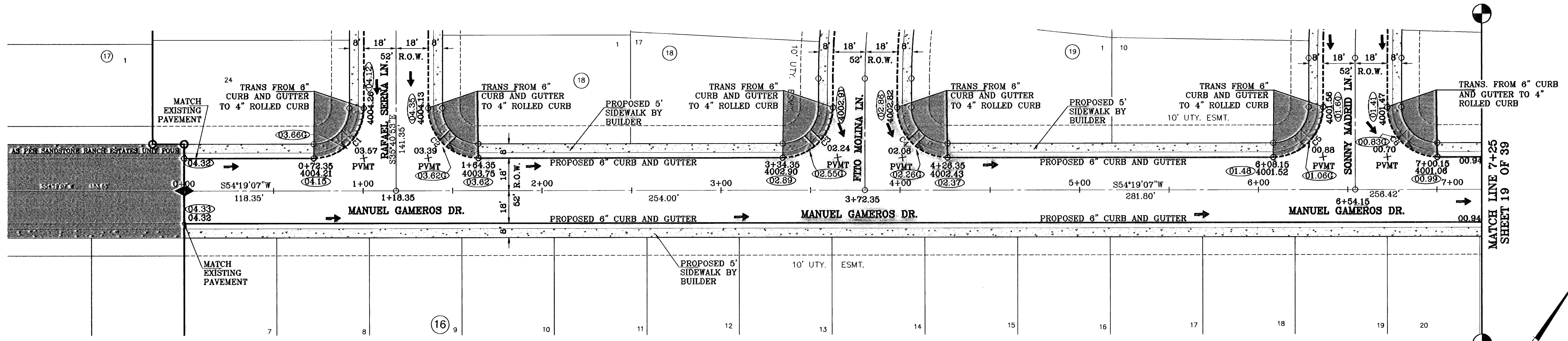
**BENCHMARKS**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
ELEVATION: 4957.40.....CITY DATUM

**REVISIONS**

DATE	BY	REVISIONS
4-14-07 <td>A.R. <td>ADDED 20' DRAINAGE R.O.W.</td> </td>	A.R. <td>ADDED 20' DRAINAGE R.O.W.</td>	ADDED 20' DRAINAGE R.O.W.
5-7-07 <td>A.R. <td>CITY RED LINES</td> </td>	A.R. <td>CITY RED LINES</td>	CITY RED LINES
8-10-07 <td>A.R. <td>CITY RED LINES</td> </td>	A.R. <td>CITY RED LINES</td>	CITY RED LINES
11-14-08 <td>F.R. <td>AS BUILT - REVISED</td> </td>	F.R. <td>AS BUILT - REVISED</td>	AS BUILT - REVISED
	E.L. <td></td>	

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.98'	28.00'	39.60'	09°19'07"	90°00'00"
C2	28.00'	43.98'	28.00'	39.60'	99°19'07"	90°00'00"
C3	28.00'	43.03'	27.08'	38.92'	10°17'31"	88°03'12"
C4	28.00'	45.25'	29.29'	40.48'	100°36'47"	92°35'20"
C5	28.00'	43.98'	28.00'	39.60'	09°19'07"	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	99°19'07"	90°00'00"



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREWING DR. STE 400  
EL PASO, TEXAS 79936

**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81,  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 55.227 ACRES

**MANUEL GAMEROS DR.**  
STA: 0+00  
TO  
STA: 7+00

**SHT 18 OF 39**

**ENGINEER'S SEAL**  
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
QUATED BY: R.R.  
FIELD BY: J.C.  
JOB NO.: 706-43

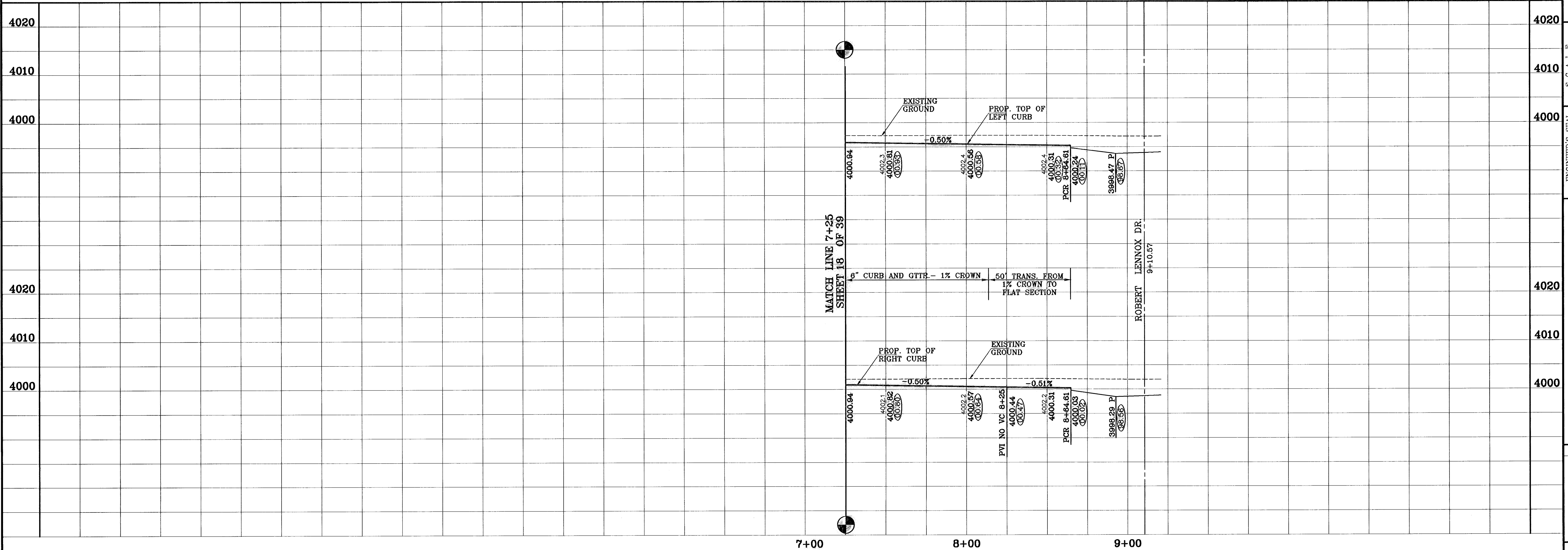
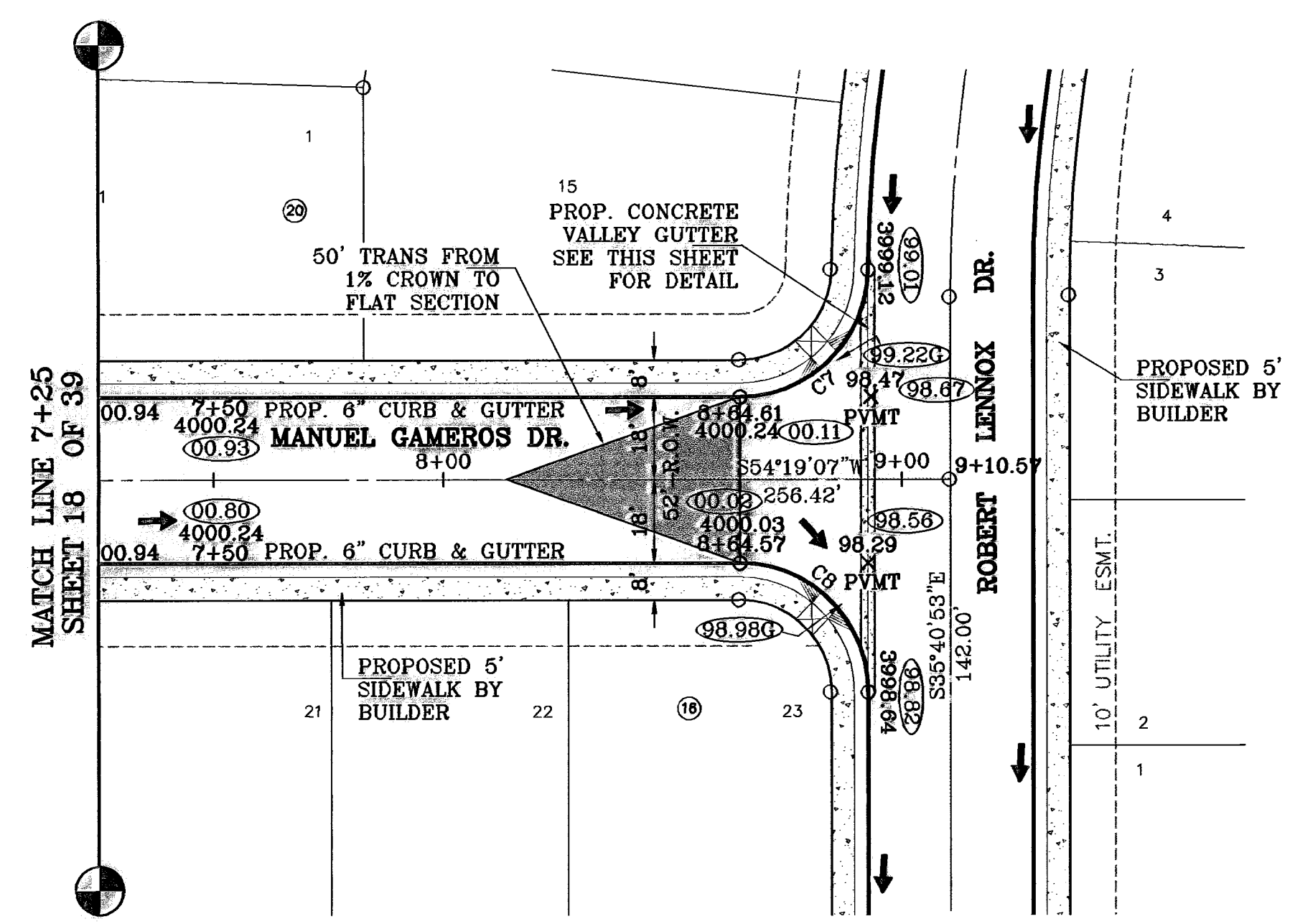
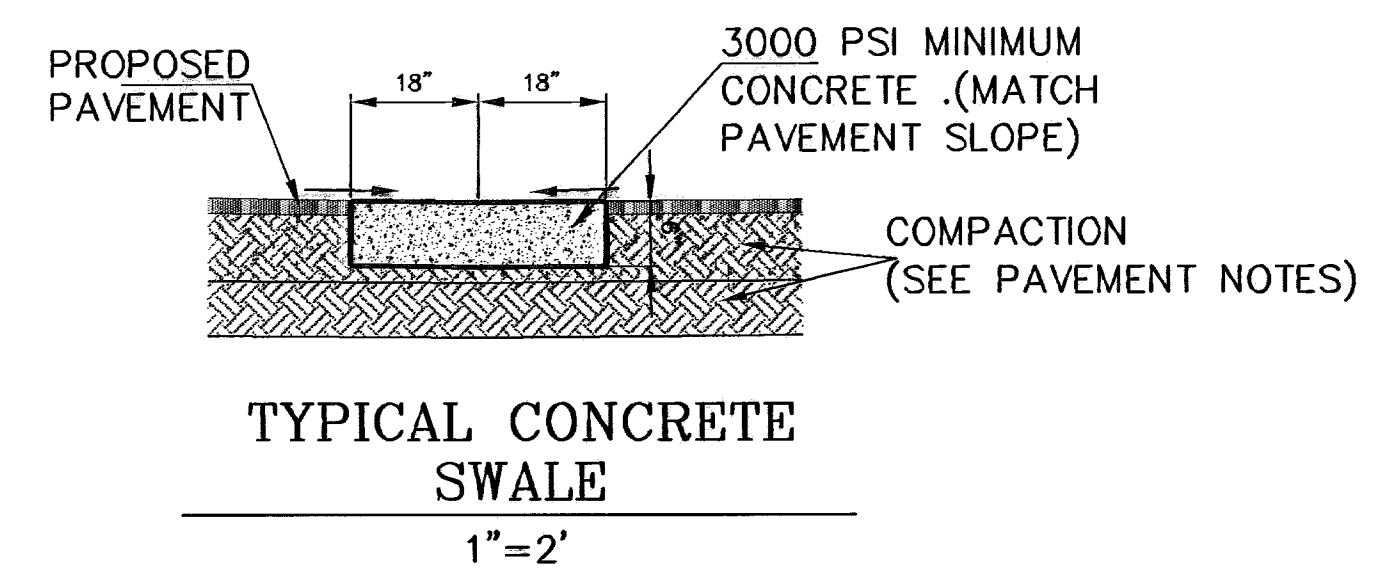
**SCALE**  
Horiz: 1"=30'  
Vert: 1"=10'

**BENCHMARKS**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF LOMA DE COLOR DR. AND LOMA DE VIZ P.L.  
ELEVATION: 4977.42  
BY: J.C.  
DATE: 4-14-07  
4-14-07 ADDED 20' DRAINAGE E.L.O.W.  
5-7-07 CITY RED LINES  
8-10-07 CITY RED LINES  
10-6-08 AS BUILT  
11-18-09 AS BUILTS - REVISED  
E.J.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	28.00'	43.58'	27.58'	39.30'	09°44'58"	89°08'17"
C8	28.00'	43.98'	28.00'	39.60'	279°19'07"	90°00'00"

○ DENOTES AS BUILT CONDITION ONLY



**PROJECT NAME**  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81  
 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 65.287 ACRES

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**ENGINEER'S SEAL**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE FRESHWATER BLVD. SUITE 400  
 EL PASO, TEXAS 79936

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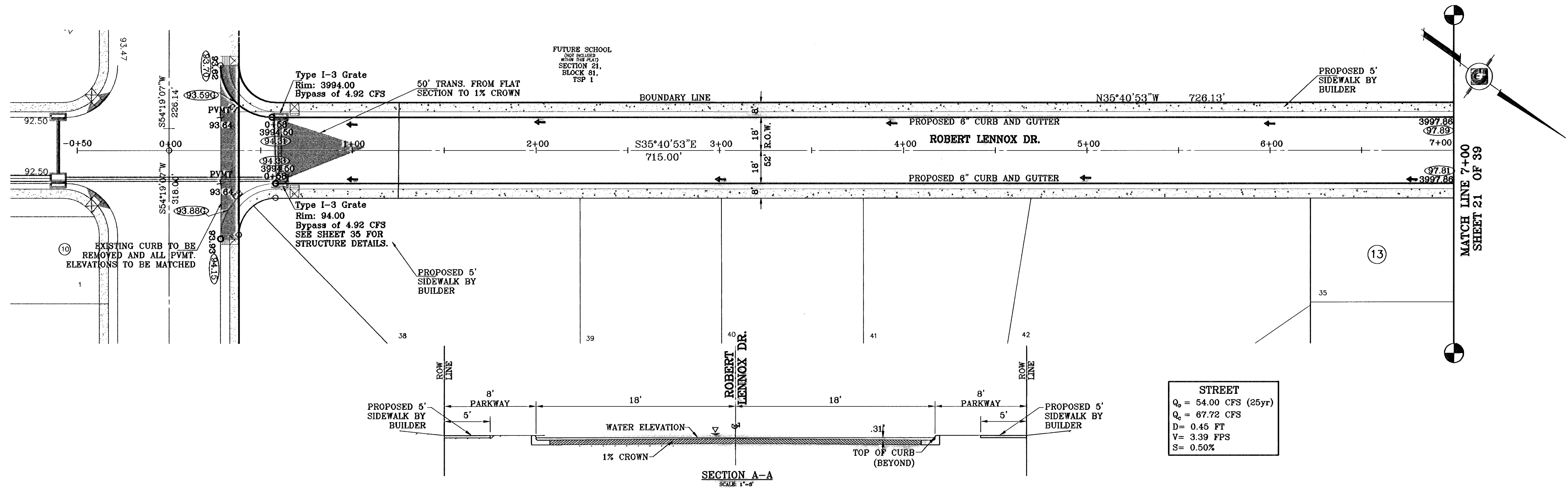
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**STREET**  
**PLAN-PROFILE**  
**MANUEL GAMERORS DR.**  
 STA: 7+00  
 TO  
 STA: 9+10.57

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**SHT 19 OF 39**

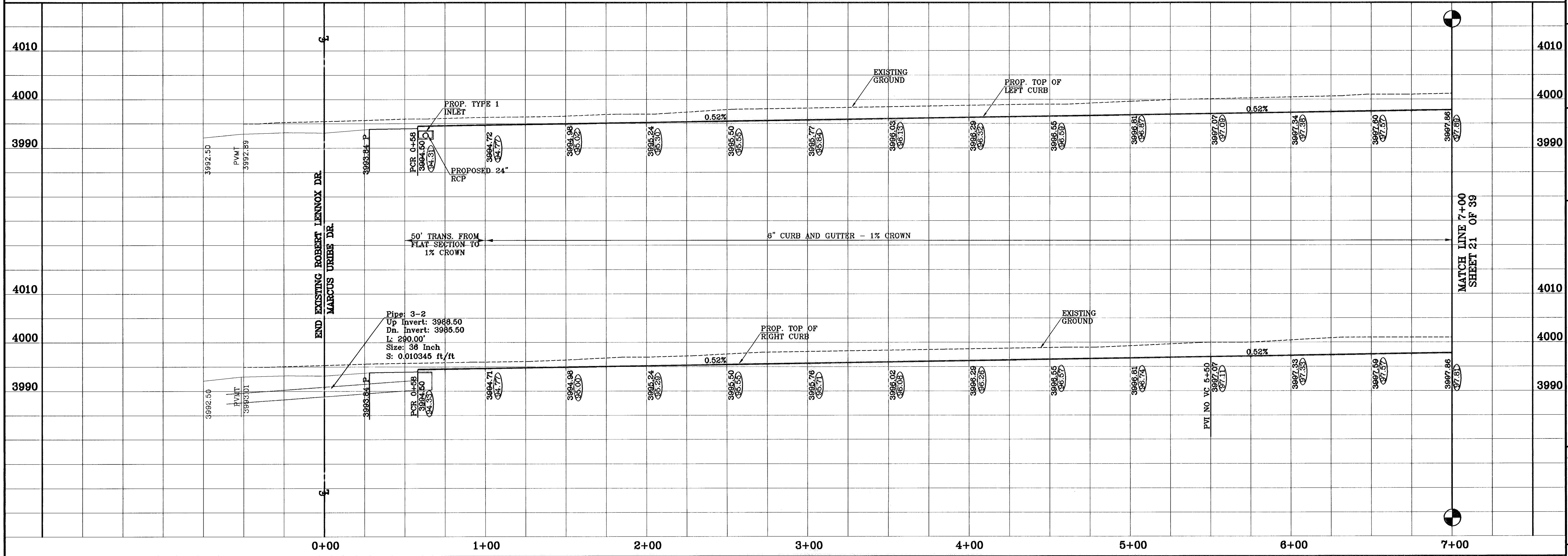
○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.99'	28.00'	39.60'	09°19'07"	90°00'00"
C2	30.00'	47.12'	30.00'	42.43'	99°19'07"	90°00'00"



**STREET**  
 $Q_b = 54.00$  CFS (25yr)  
 $Q_c = 67.72$  CFS  
 $D = 0.45$  FT  
 $V = 3.39$  FPS  
 $S = 0.50\%$

SECTION A-A  
 SCALE 1"=8'



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF	BY
6000 DR. AND LOMA AVE. (CITY DATA)	A.R.
ELEVATION: 4037.40	A.R.
REVISIONS	A.R.
4-14-07 ADDED 20' DRAINAGE R.O.W.	A.R.
5-7-07 CITY RED LINES	A.R.
6-10-07 CITY RED LINES	A.R.
10-6-08 AS BUILT	F.R.
11-19-09 AS BUILT - REVISED	E.J.

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.227 ACRES

ENGINEER'S SEAL

SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 DRAWN BY: J.C.  
 JOB NO.: 708-43

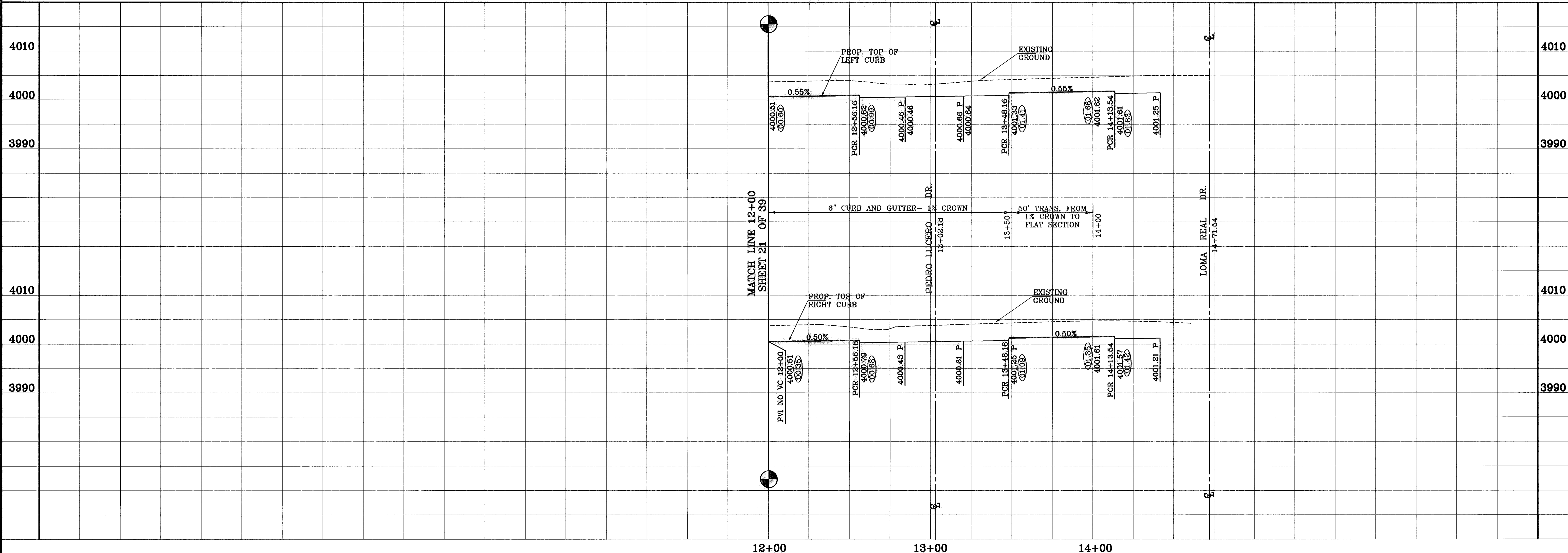
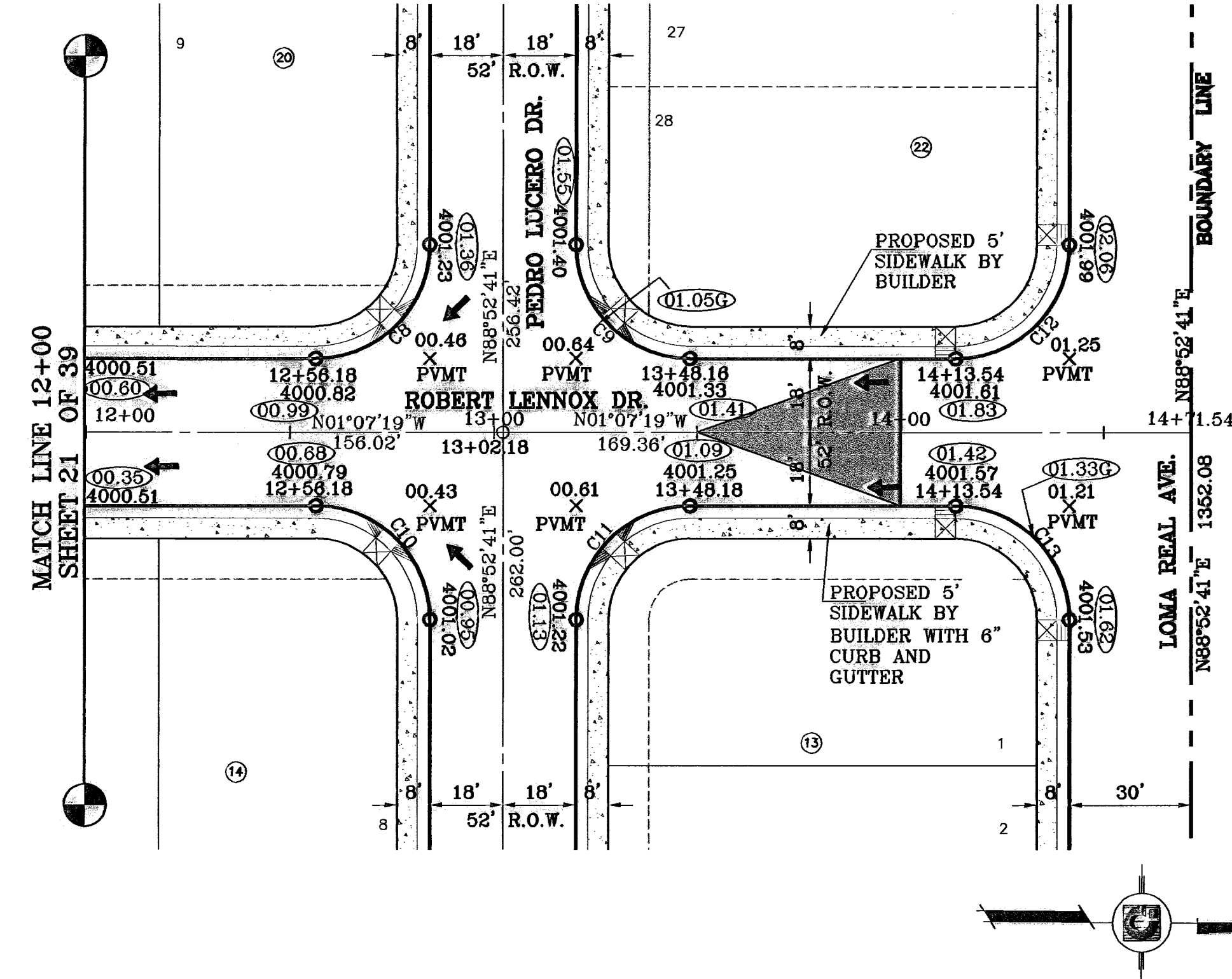
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TRAVING DR. STE 400  
 EL PASO, TEXAS 79956

SHEET TITLE  
**STREET PLAN-PROFILE**  
**ROBERT LENNOX DR.**  
 STA: 0+00 TO STA: 7+00



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C9	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"
C10	28.00'	43.98'	28.00'	39.60'	133°52'41"	90°00'00"
C11	28.00'	43.98'	28.00'	39.60'	43°52'41"	90°00'00"
C12	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C13	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 17900 L.B.E. TRAVINO DR. STE. 400  
 EL PASO, TEXAS 79906

**CONDE INC.**

**ENGINEER'S SEAL**

**SCALE**  
 Horiz: 1"=30'  
 Vert: 1"=10'

**DATE:** OCTOBER 2008  
**DESIGN BY:** J.C.  
**INITIATED BY:** R.R.  
**CHKD. BY:** J.C.  
**JOB NO.:** 708-43

**PROJECT NAME**  
**SANDSTONE RANCH**  
**ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81  
 TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 56.227 ACRES

**BENCHMARKS**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION  
 OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
 ELEVATION: 4057.40.....(CITY DATUM)

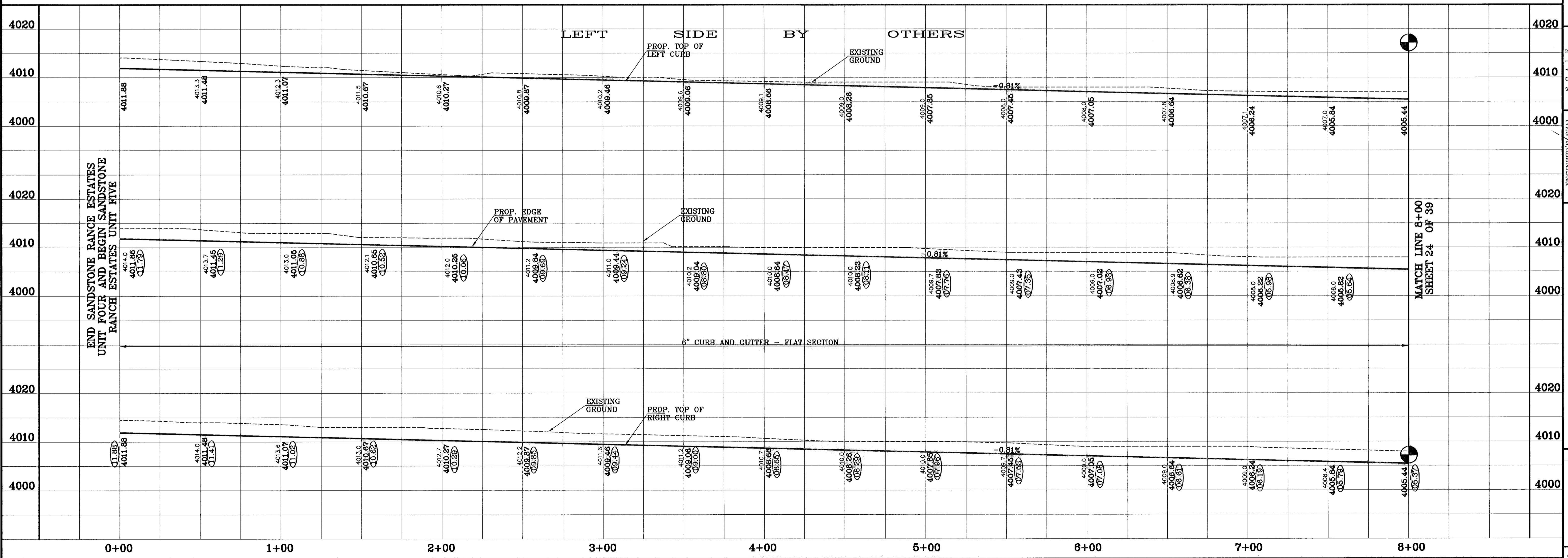
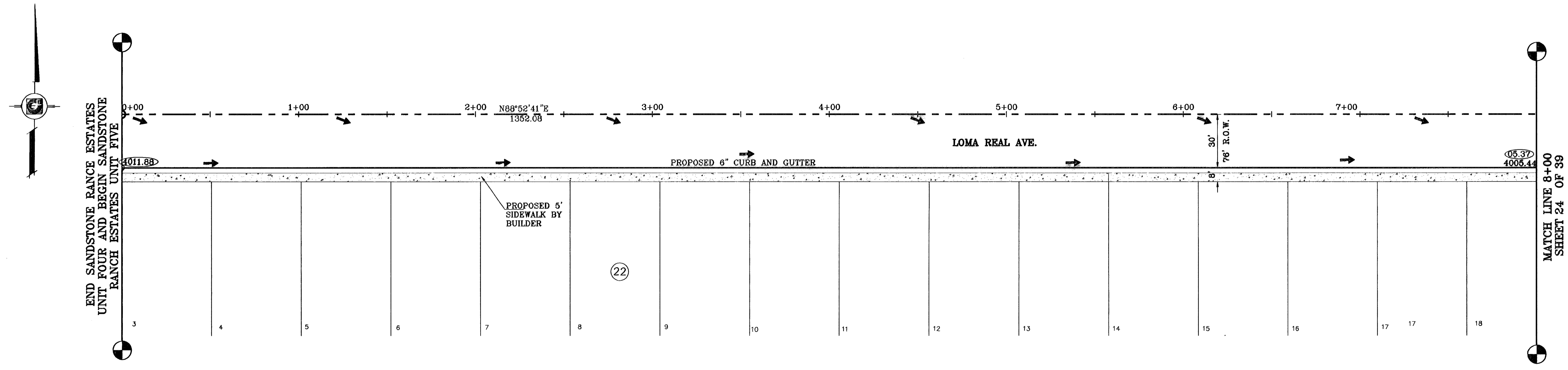
**REVISIONS**

DATE	BY	REVISIONS
4-14-07	A.R.	ADDED 20' DRAINAGE R.O.W.
5-7-07	A.R.	CITY RED LINES
10-6-08	A.R.	AS BUILT
11-9-08	E.C.	AS BUILT - REVISED

**SHEET TITLE**  
**STREET**  
**PLAN-PROFILE**  
**ROBERT**  
**LENNOX DR.**  
 STA: 12+00  
 TO  
 STA: 14+71.52

**SHEET 22 OF 39**

○ DENOTES AS BUILT CONDITION ONLY



END SANDSTONE RANCE ESTATES  
UNIT FOUR AND BEGIN SANDSTONE  
RANCH ESTATES UNIT FIVE

END SANDSTONE RANCE ESTATES  
UNIT FOUR AND BEGIN SANDSTONE  
RANCH ESTATES UNIT FIVE

MATCH LINE 8+00  
SHEET 24 OF 39

MATCH LINE 8+00  
SHEET 24 OF 39

BENCHMARKS

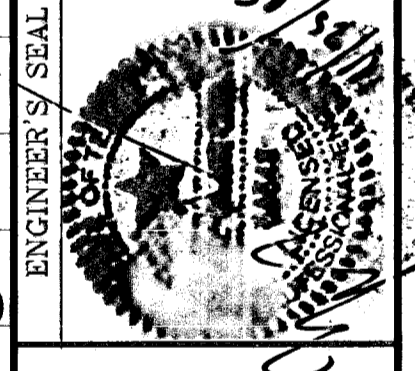
DATE	REVISIONS
4-14-07	ADDED 20' DRAINAGE R.O.W.
5-7-07	CITY RED LINES
8-10-07	CITY RED LINES
11-19-08	AS BUILT - REVISIONS
	AS BUILT - REVISIONS
	AS BUILT - REVISIONS
	AS BUILT - REVISIONS

CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
ELEVATION: 4057.40

PROJECT NAME  
**SANDSTONE RANCH  
ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21, BLOCK 81,  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
CONTAINING: 55.227 ACRES

SCALE  
Horiz: 1"=30'  
Vert: 1"=10'

DATE: OCTOBER 2008  
DESIGN BY: J.C.  
INTEGRATED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 706-43



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TAVENUS DR. STE 400  
EL PASO, TEXAS 79966

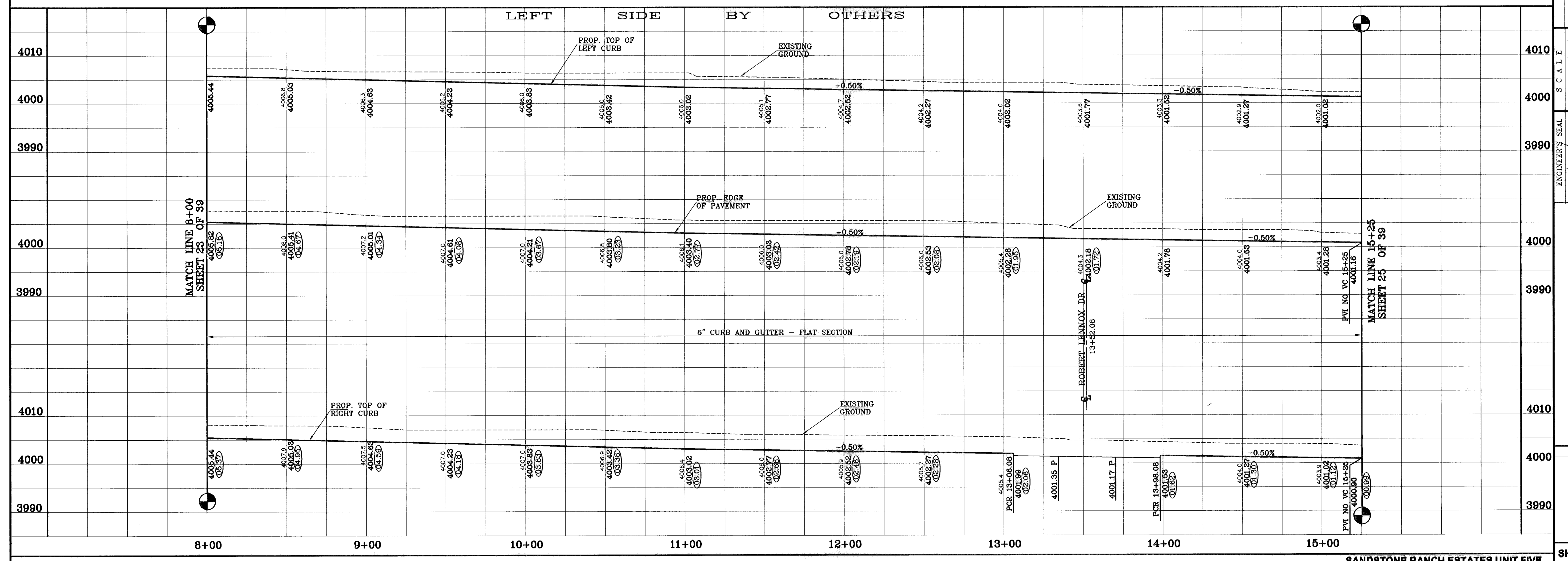
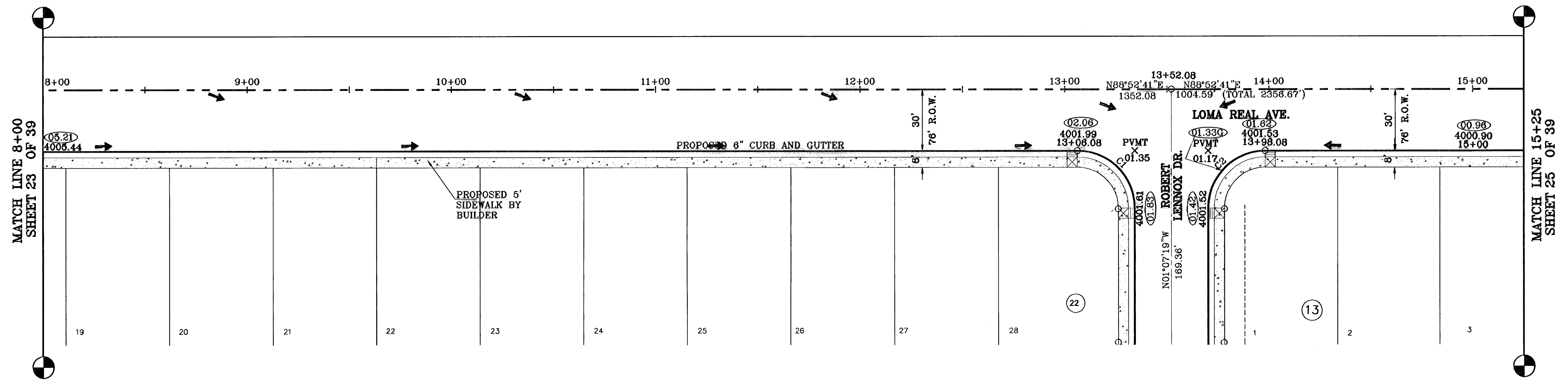


SHEET TITLE  
STREET  
PLAN-PROFILE  
**LOMA  
REAL  
AVE.**  
STA: 0+00  
TO  
STA: 7+25

C:\CIVIL 3D Projects\SAND-PHASE 1 As-Built\dwg\182-LOMA.dwg, 11/23/2009 3:11:53 PM, 7500black.plt

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.99'	28.00'	39.60'	313°52'41"	90°00'00"
C2	28.00'	43.99'	28.00'	39.60'	223°52'41"	90°00'00"



**PROJECT NAME**  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 65.227 ACRES

**SCALE**  
 Horiz: 1"=90'  
 Vert: 1"=10'

**ENGINEER'S SEAL**

**CONDE INC.**  
 ENGINEERING / PLANNING / SURVEYING / GPS  
 1760 LEEB TRAVEL DR. SUITE 400  
 EL PASO, TEXAS 79936

**SHEET TITLE**  
 STREET PLAN - PROFILE  
 LOMA REAL AVE.  
 STA: 8+00 TO STA: 15+25

**SHT 24 OF 39**

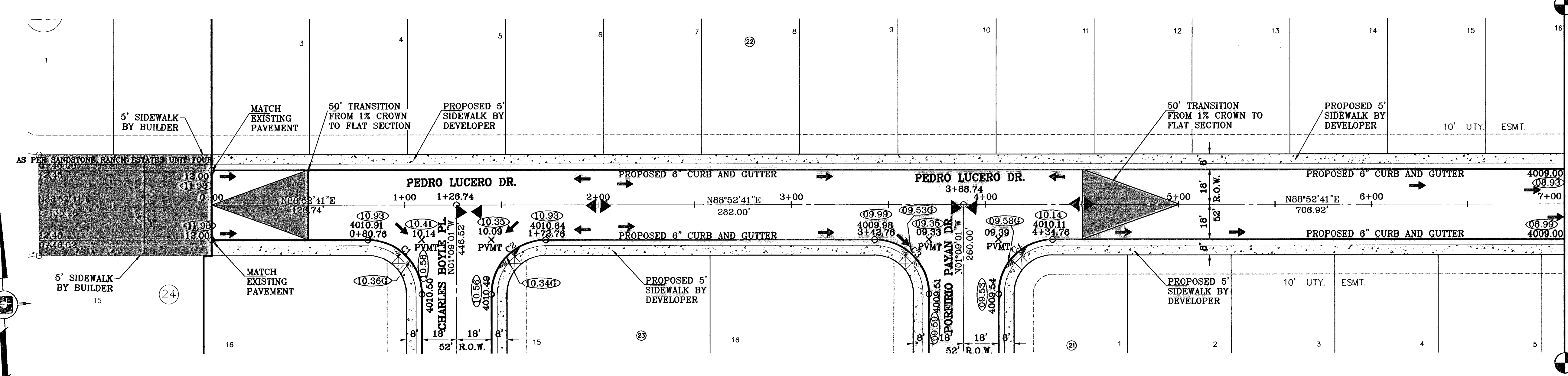
**BENCHMARKS**  
 CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4657.46.....(CITY DATUM)

**REVISIONS**

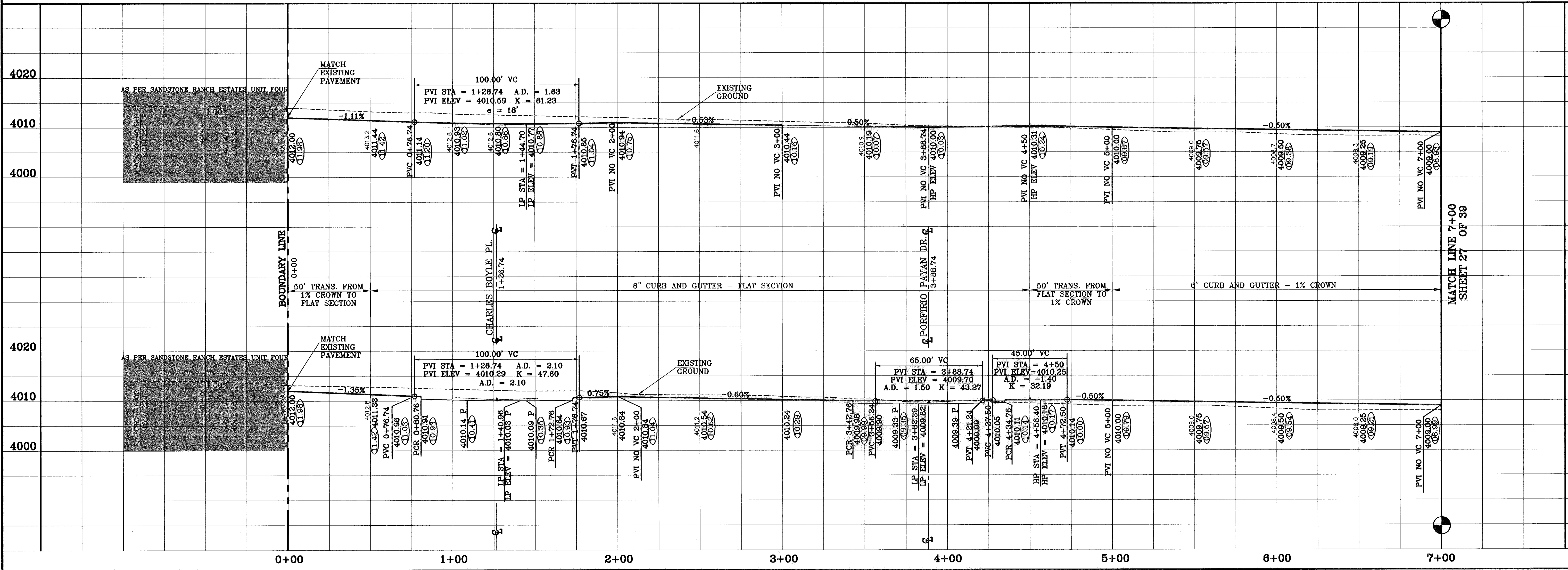
DATE	BY	REVISIONS
4-14-07	ADDED 20' DRAINAGE R.O.W.	A.R.
5-7-07	CITY RED LINES	A.R.
6-10-07	CITY RED LINES	A.R.
11-19-09	AS BUILT'S - REVERSED	E.L.

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"
C2	28.00'	44.00'	28.01'	39.61'	223°51'50"	90°01'42"
C3	28.00'	43.97'	27.99'	39.59'	313°51'50"	89°58'18"
C4	28.00'	44.00'	28.01'	39.61'	223°51'50"	90°01'42"



MATCH LINE 7+00  
SHEET 27 OF 39



MATCH LINE 7+00  
SHEET 27 OF 39

BENCHMARKS

DATE	BY	REVISIONS
4-14-07	A.R.	ADDED 20' DRAINAGE R.O.W.
5-7-07	A.R.	CITY RED LINES
8-10-07	A.R.	CITY BUILD LINES
10-08-08	A.R.	AS BUILT
11-09-08	E.U.	AS BUILT - REVISIONS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40.....(CITY DATUM)

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 56.227 ACRES

SCALE  
Horizontal: 1"=30'  
Vertical: 1"=10'

DATE: OCTOBER, 2008  
DESIGN BY: J.C.  
UNLIMITED BY: R.R.  
CHD. BY: J.C.  
JOB NO.: 708-43

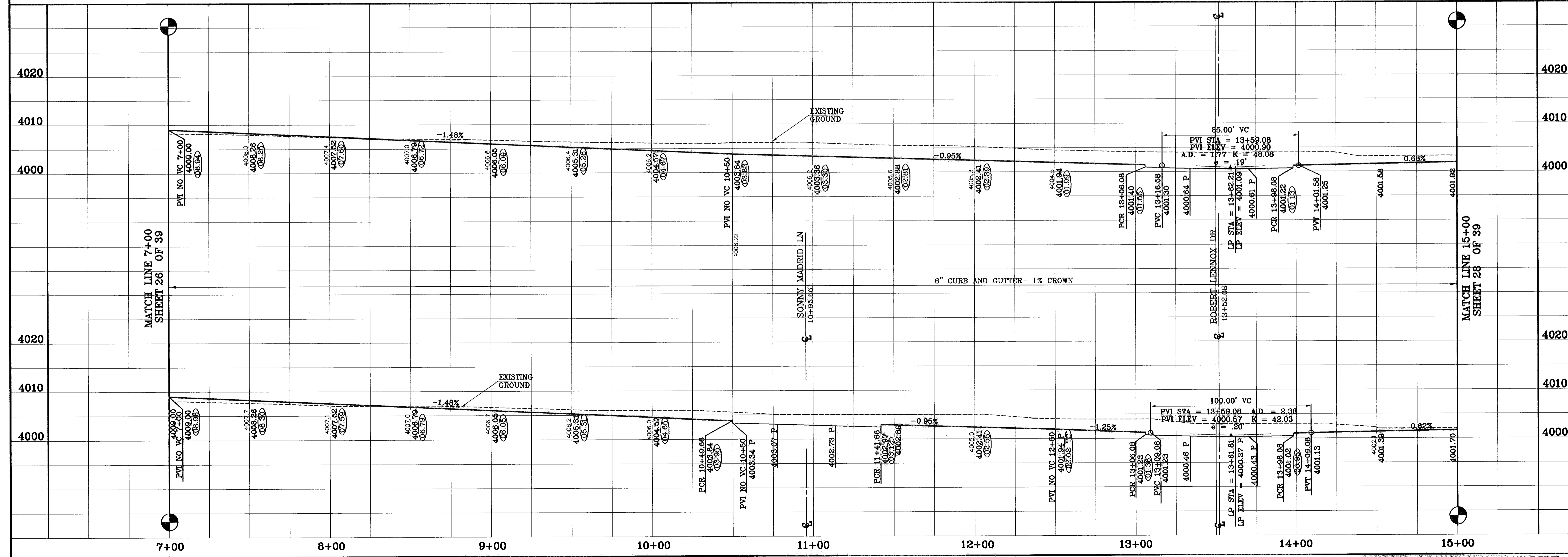
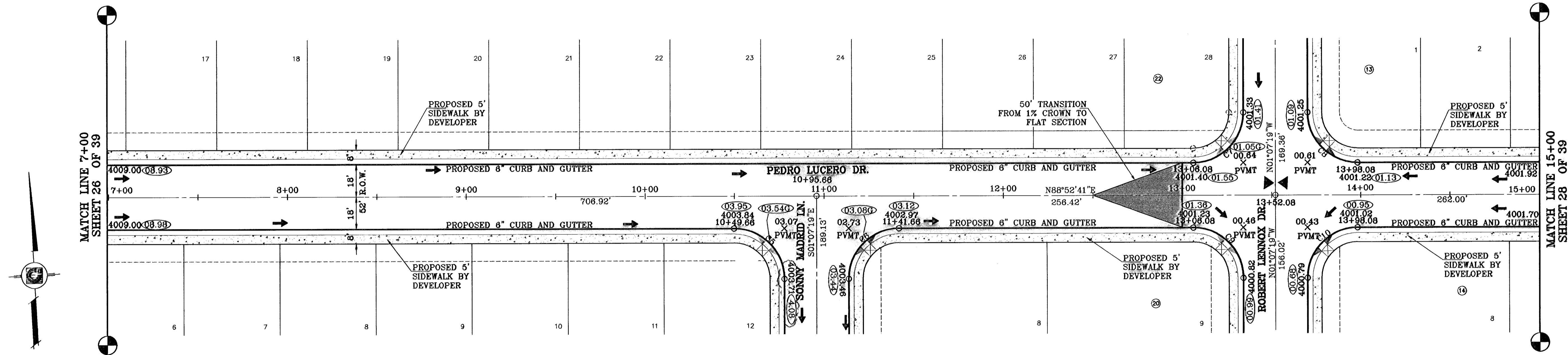
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE SURVEYING DR. STE 400  
EL PASO, TEXAS 79906

SHEET TITLE  
**STREET PLAN-PROFILE**  
**PEDRO LUCERO DR.**  
STA: 0+00 TO STA: 7+00

SHT 26 OF 39

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"
C7	28.00'	43.98'	28.00'	39.60'	43°52'41"	90°00'00"
C8	28.00'	43.98'	28.00'	39.60'	133°52'41"	90°00'00"
C9	28.00'	43.98'	28.00'	39.60'	313°52'41"	90°00'00"
C10	28.00'	43.98'	28.00'	39.60'	223°52'41"	90°00'00"



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SURVEYING / GPS  
1700 LEFT TRYBURN DR. SITE 400  
EL PASO, TEXAS 79936

**CONDE INC.**

**SHEET TITLE**  
STREET  
PLAN-PROFILE  
**PEDRO LUCERO DR.**  
STA: 7+00  
TO  
STA: 15+00

**SHT 27 OF 39**

**PROJECT NAME**  
SANDSTONE RANCH  
ESTATES UNIT FIVE  
BEING A PORTION SECTION 21 BLOCK 81,  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 56.227 ACRES

**SCALE**  
Horizontal: 1"=30'  
Vertical: 1"=10'

**ENGINEER'S SEAL**  
DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
CHECKED BY: R.R.  
JOB NO.: 708-43

**BENCHMARKS**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION  
OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.  
ELEVATION: 4057.40.....(CITY DATUM)

**REVISIONS**

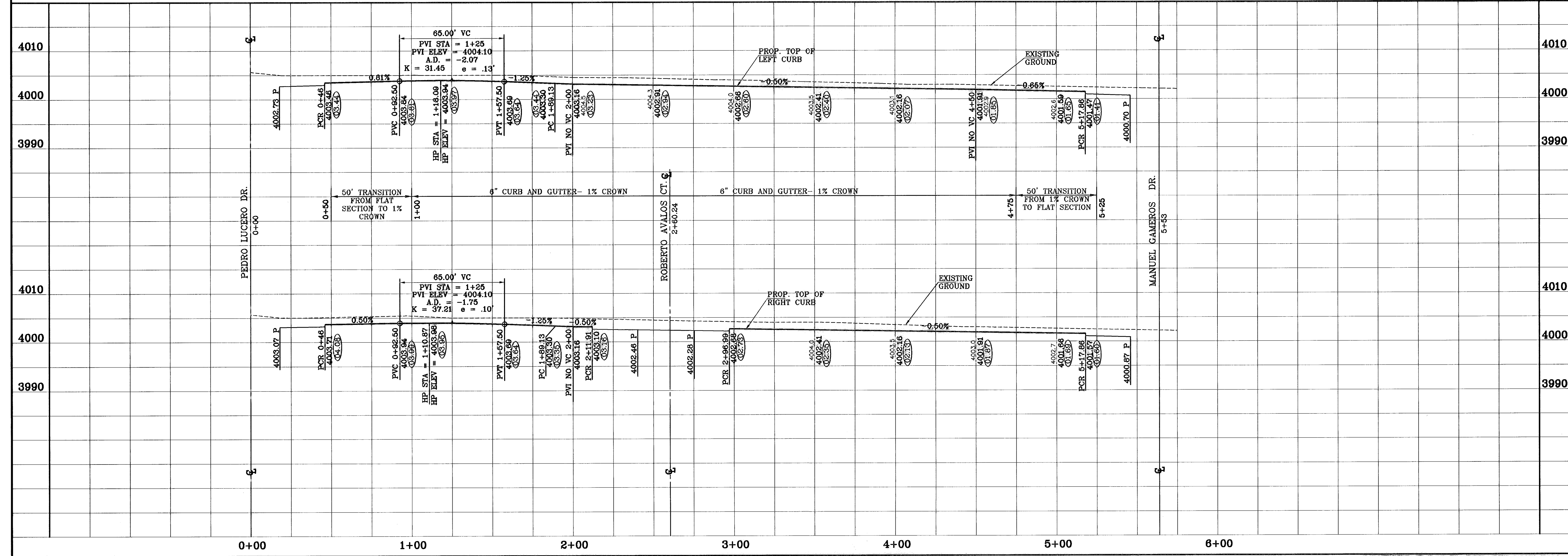
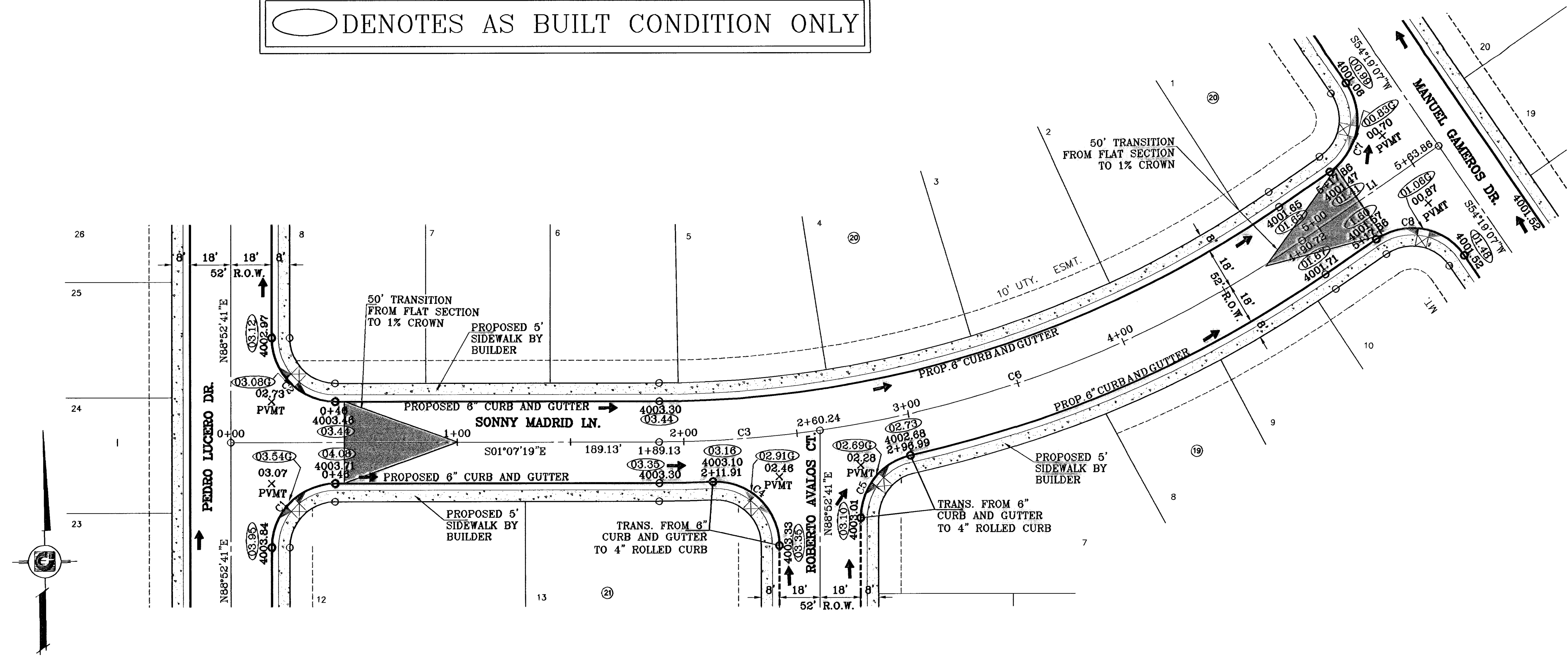
DATE	BY	REVISIONS
4-14-07	A.R.	ADDED 20' DRAINAGE R.O.W.
5-7-07	A.R.	CITY RED LINES
10-6-08	F.R.	AS BUILT
11-20-09	E.U.	AS BUILT - REVISIONS



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	N46°07'19"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S43°52'41"E	90°00'00"
C3	500.00	71.11	35.61	71.05	S05°11'48"E	8°08'53"
C4	28.00	45.28	29.31	40.49	N42°34'22"E	92°38'37"
C5	28.00	37.94	22.53	35.11	N52°18'06"W	77°38'27"
C6	500.00	230.48	117.33	228.45	S22°28'33"E	26°24'41"
C7	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C8	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	73.14	S35°40'53"E



**BENCHMARKS**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40.....(CITY DATUM)

**REVISIONS**

DATE	BY	REVISIONS
4-14-07	ADDED	20' DRAINAGE R.O.W.
5-7-07		CITY RED LINES
8-10-07		CITY RED LINES
10-6-08		AS BUILT
11-19-09		AS BUILT - REVISED

**PROJECT NAME**  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81 TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 55.227 ACRES

**SCALE**  
Horiz: 1"=30'  
Vert: 1"=10'

**ENGINEER'S SEAL**  
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
LIMITED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 708-43

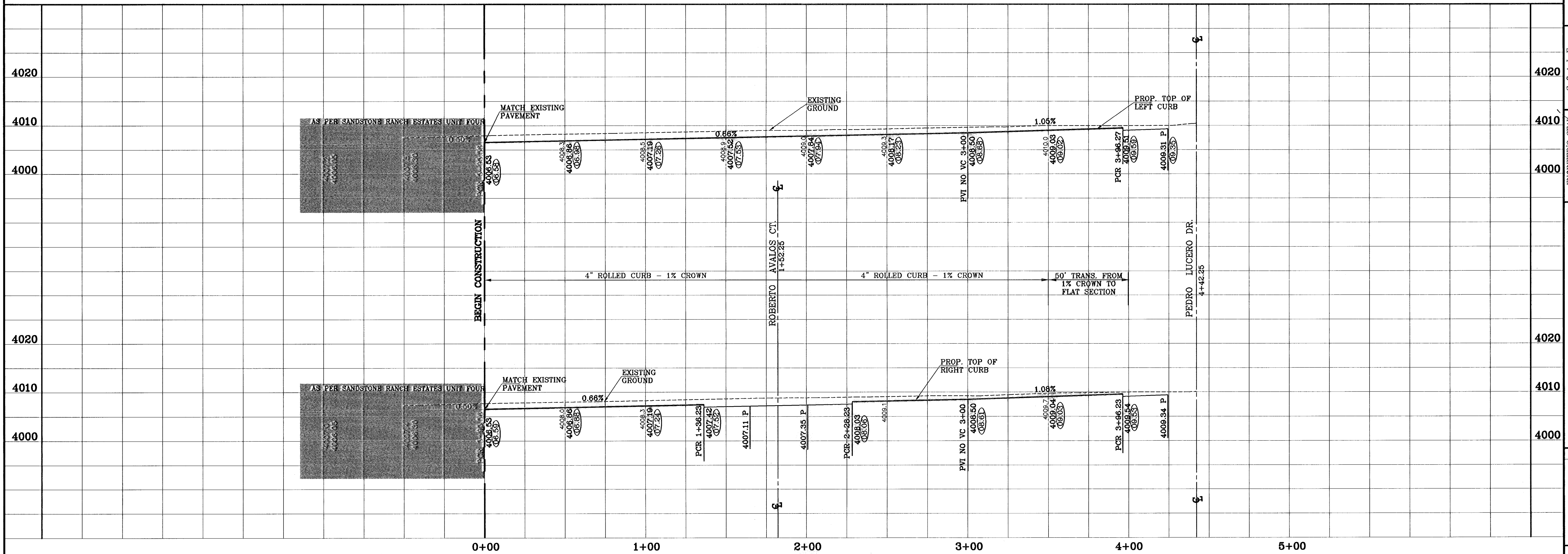
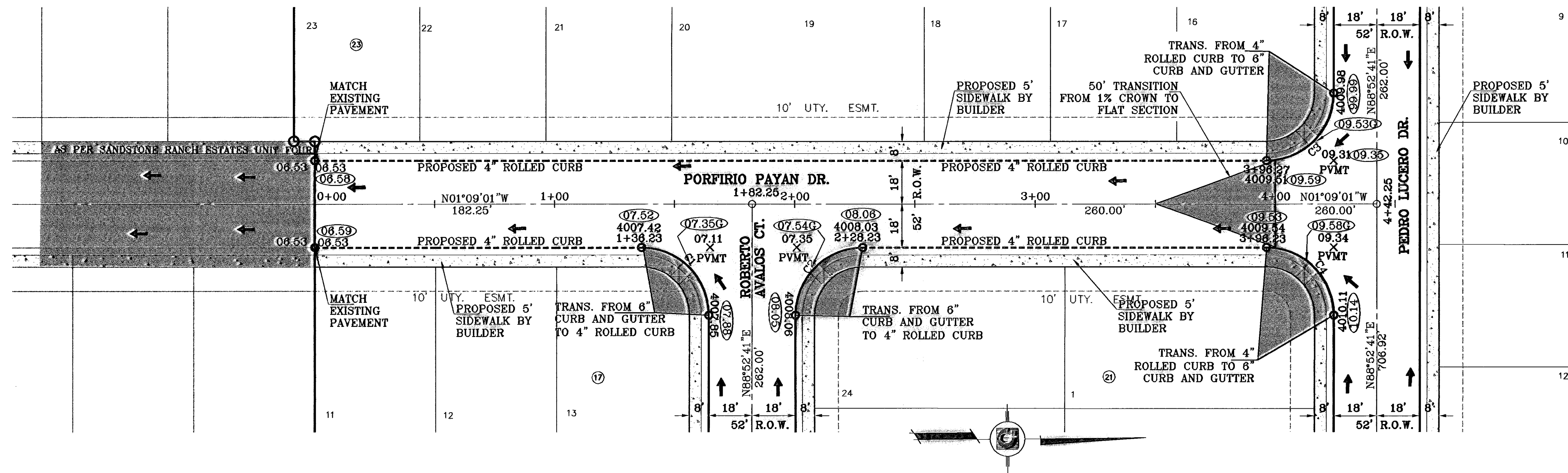
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREWING DR. STE 400  
EL PASO, TEXAS 79906

**SHEET TITLE**  
STREET  
PLAN-PROFILE  
**SONNY MADRID LN.**  
STA: 0+00  
TO  
STA: 5+53

**SHT 29 OF 39**

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	28.00'	44.00'	28.01'	39.61'	223°51'42"
C2	28.00'	43.97'	27.99'	39.59'	133°51'50"
C3	28.00'	43.97'	27.99'	39.59'	313°51'50"
C4	28.00'	44.00'	28.01'	39.61'	223°51'50"



BENCHMARKS

DATE	BY	REVISIONS
4-14-07	A.R.	ADDED 20' DRAINAGE R.O.W.
5-7-07	A.R.	CITY RED LINES
8-10-07	A.R.	CITY RED LINES
10-08-08	A.R.	AS BUILT
11-20-09	A.R.	AS BUILT - REVISIONS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4057.40.....CITY DATUM

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
 BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 56.227 ACRES.

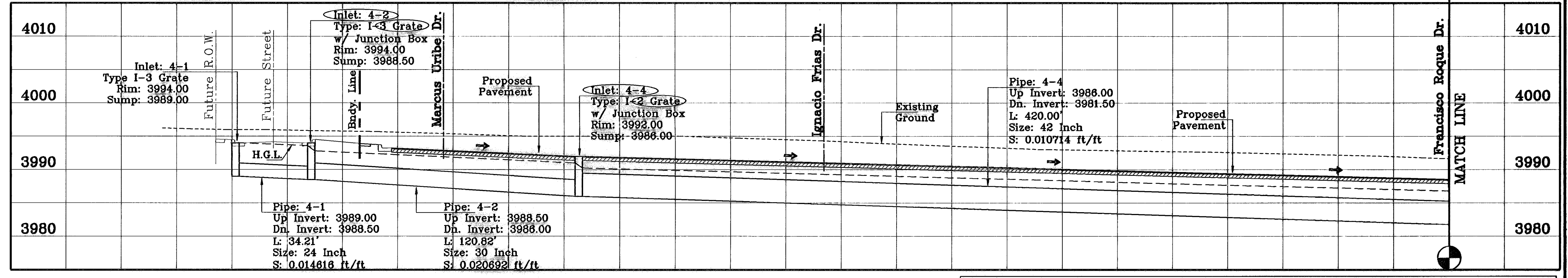
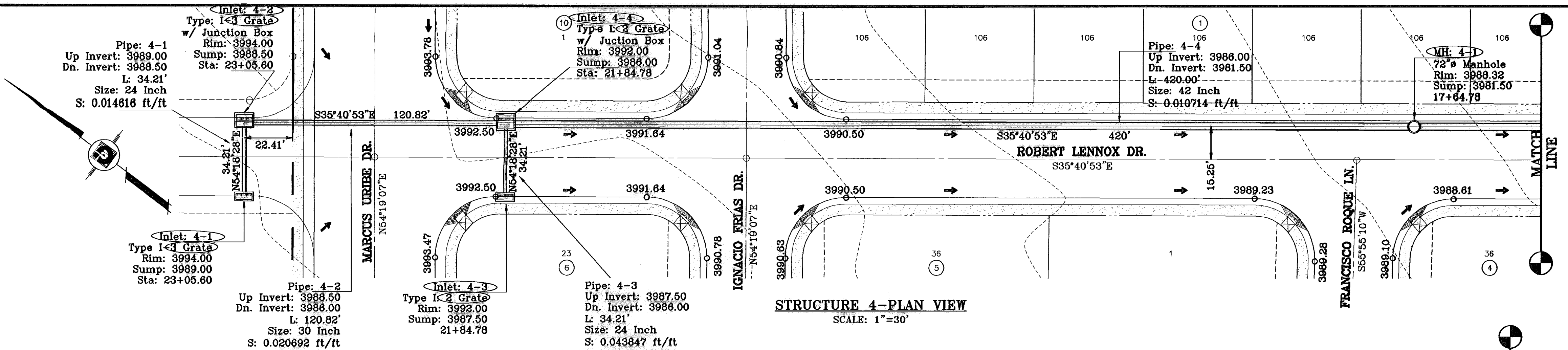
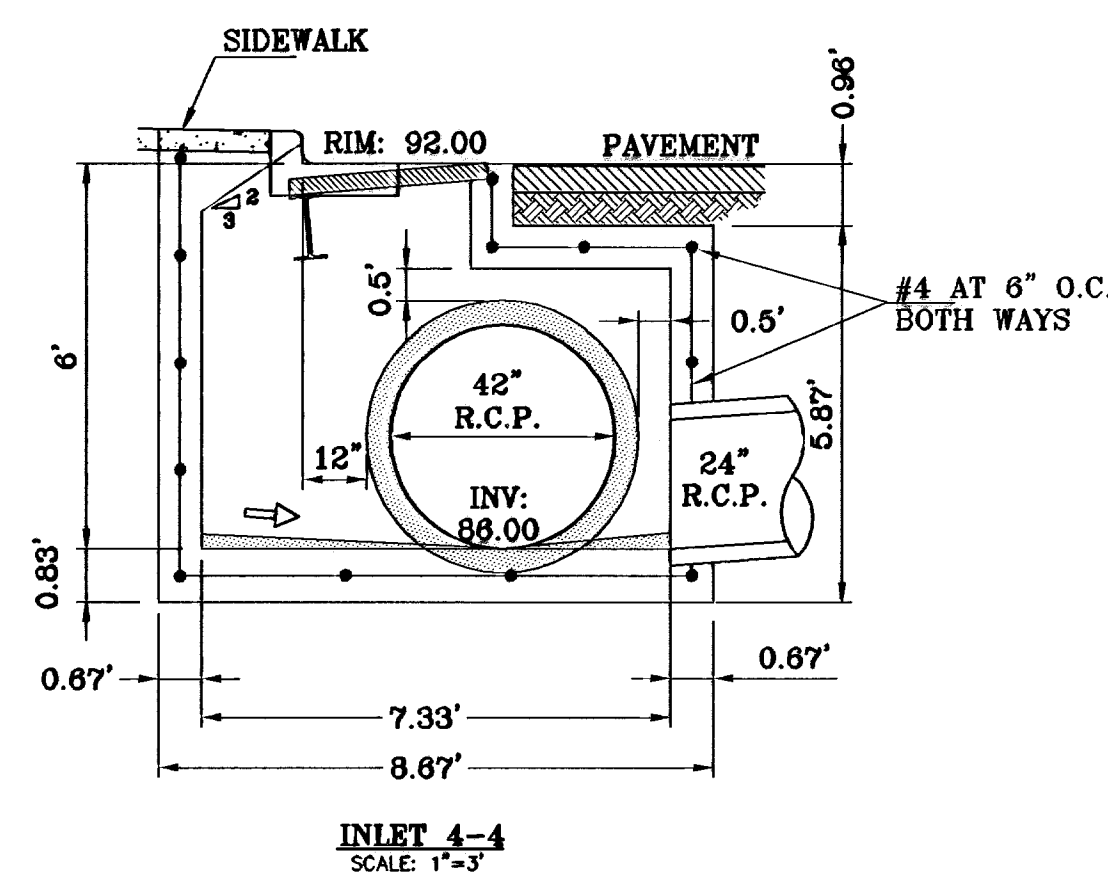
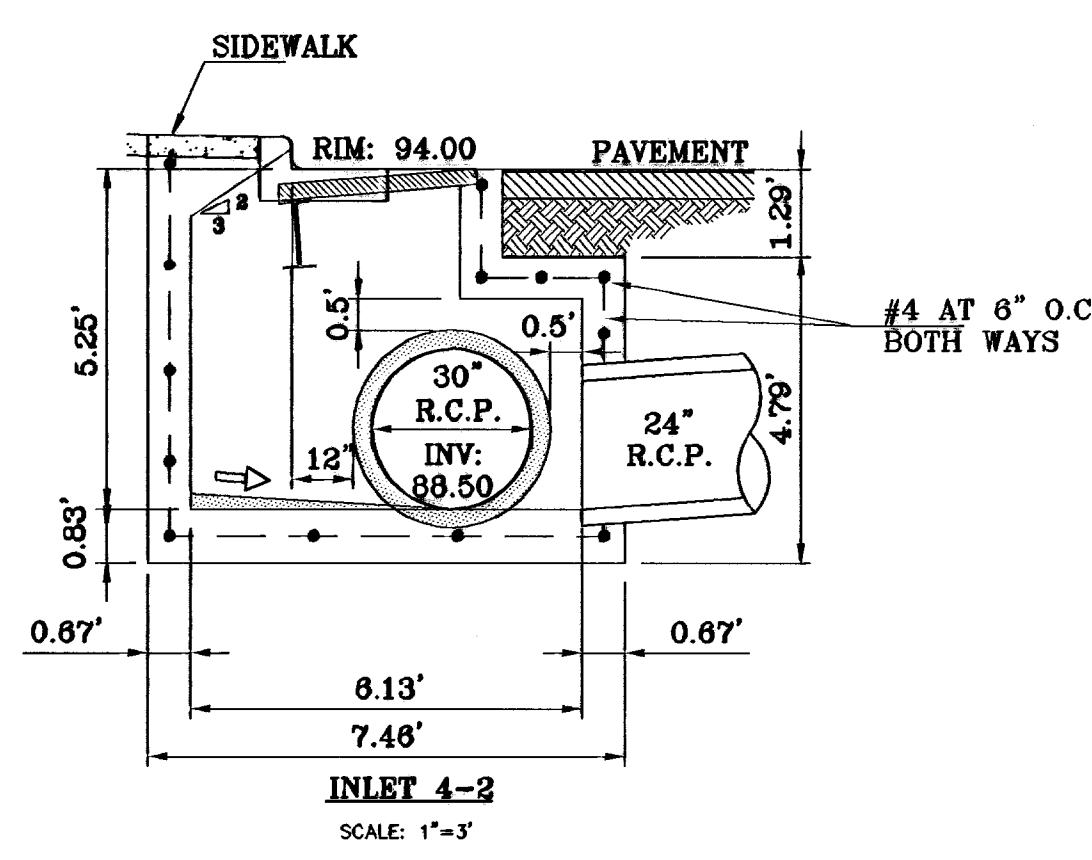
SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 708-43

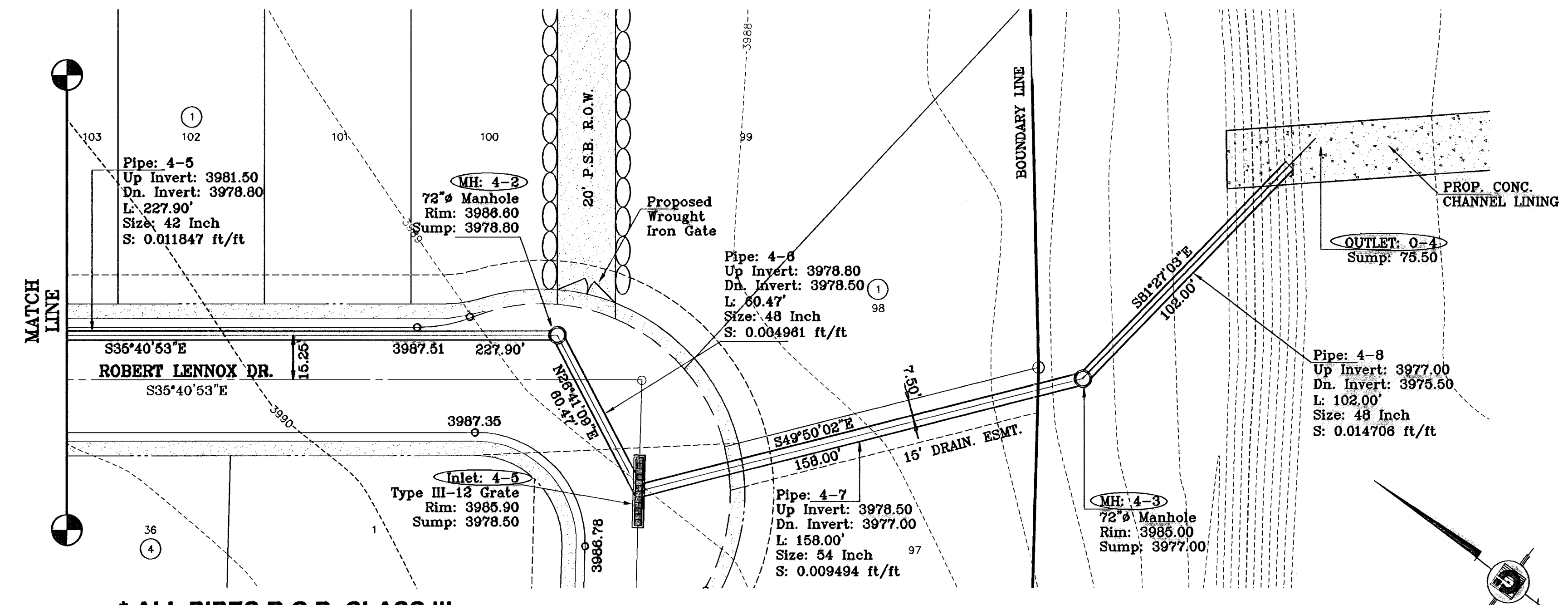
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE FREYING DR. STE 400  
 EL PASO, TEXAS 79906

SHEET TITLE  
**STREET PLAN-PROFILE**  
**PORFIRIO PAYAN DR.**  
 STA: 0+00 TO STA: 4+42.25

C:\Civil 3D Projects\SAND-PHASE 5 As-Built.dwg\PP-PAYAN.dwg 11/23/2009 3:34:20 PM 750chacko3

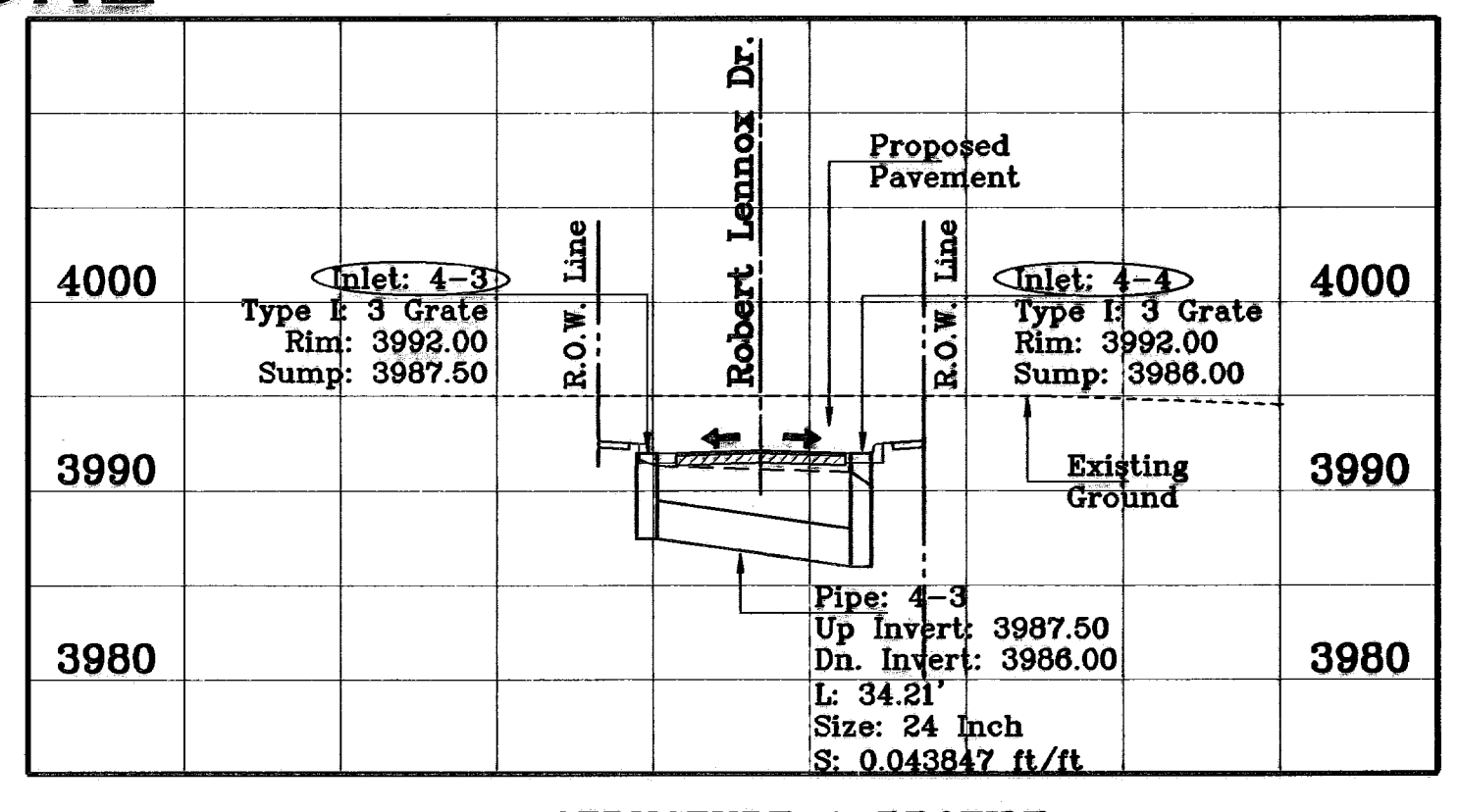
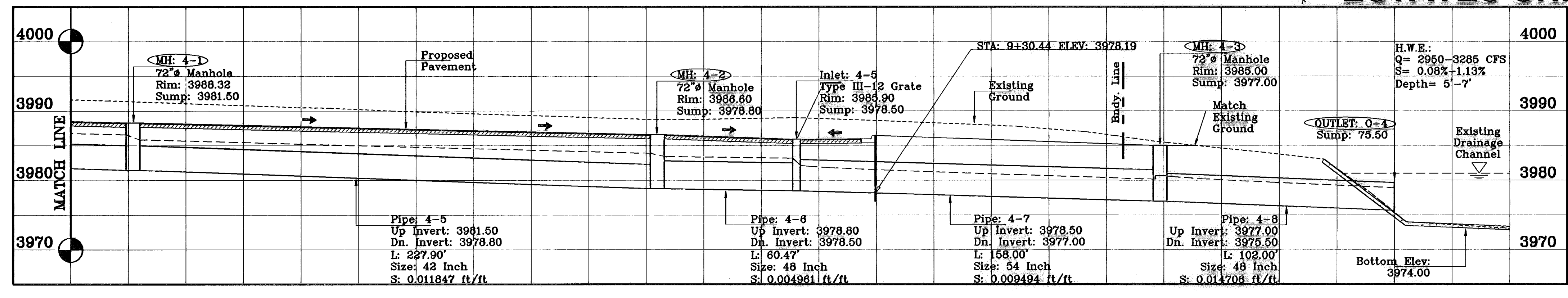


○ DENOTES AS BUILT CONDITION ONLY



**FOR INFORMATION ONLY**  
**APPROVED WITH**  
**SANDSTONE RANCH**  
**ESTATES UNIT ONE**

2.50' Minimum Cover for Pipe Structure #4  
SEE SHEET 40 OF 46 FOR R.C.P. PIPE & INLET DATA  
SEE SHEET 41 OF 46 FOR MANHOLE DETAILS  
SEE SHEET 40 OF 46 FOR CONCRETE CHANNEL LINING DETAILS



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TRAVINO DR. STE 400  
EL PASO, TEXAS 79636

**SHEET TITLE**  
STREET  
PLAN-PROFILE  
DRAINAGE  
STRUCTURE 4  
PROFILE

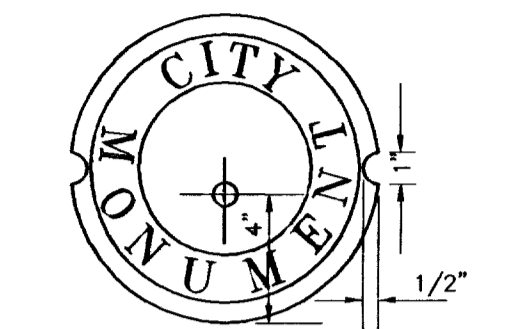
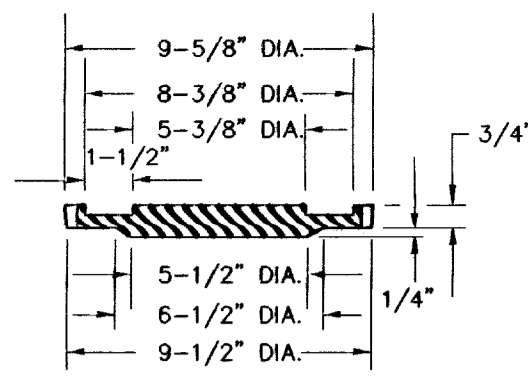
**SHT 35 OF 39**

**PROJECT NAME**  
SANDSTONE RANCH  
ESTATES UNIT FIVE  
BEING A PORTION SECTION 21 BLOCK 81,  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
CONTAINING: 55.227 ACRES

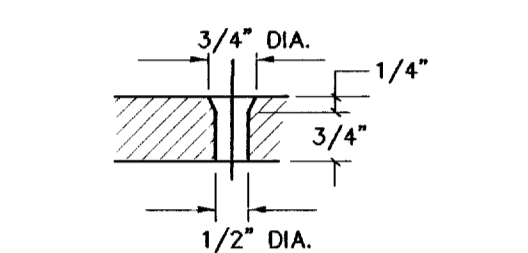
**SCALE**  
S.C.A.L.E.  
Horizontal: AS SHOWN  
Vertical: AS SHOWN

**DATE:** OCTOBER 2008  
**DESIGNED BY:** J.C.  
**INVESTIGATED BY:** R.R.  
**CHECKED BY:** J.C.  
**JOB NO.:** 706-43

**BENCHMARKS**  
CITY MONUMENT AT THE CENTURIE INTERSECTION  
LOMA DEL COLOR DR. AND LOMA DEL CITY (DATA)  
ELEVATION: 4827.40'  
BY: A.R.  
DATE: 11-10-07  
ADDED 20' DRAINAGE R.O.W.  
BY: A.R.  
DATE: 5-7-07  
CITY RED LINES  
BY: A.R.  
DATE: 8-10-07  
CITY RED LINES



COVER  
SCALE: 1" = 6"



COUNTERSUNK DETAIL  
SCALE: 1" = 3"

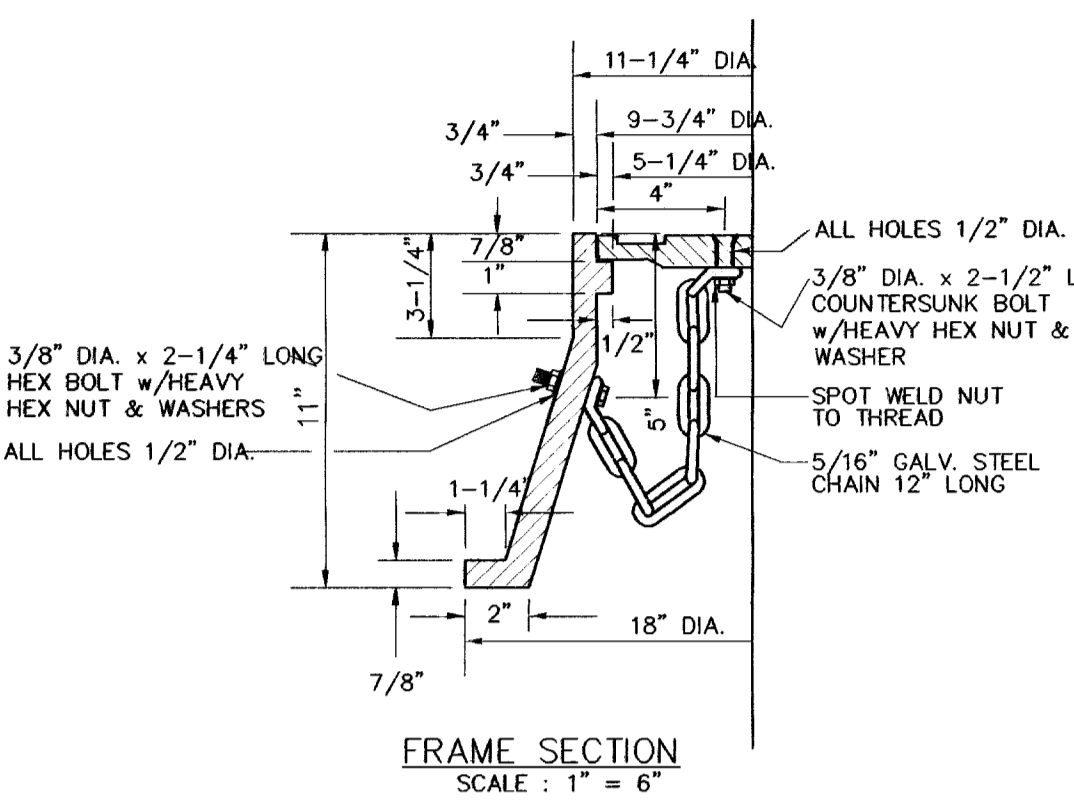
**SIZE AND CONSTRUCTION:**  
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE. EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM IN DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.  
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

**NUMBER AND LOCATIONS:**  
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAN AS APPROVED BY THE CITY ENGINEER.

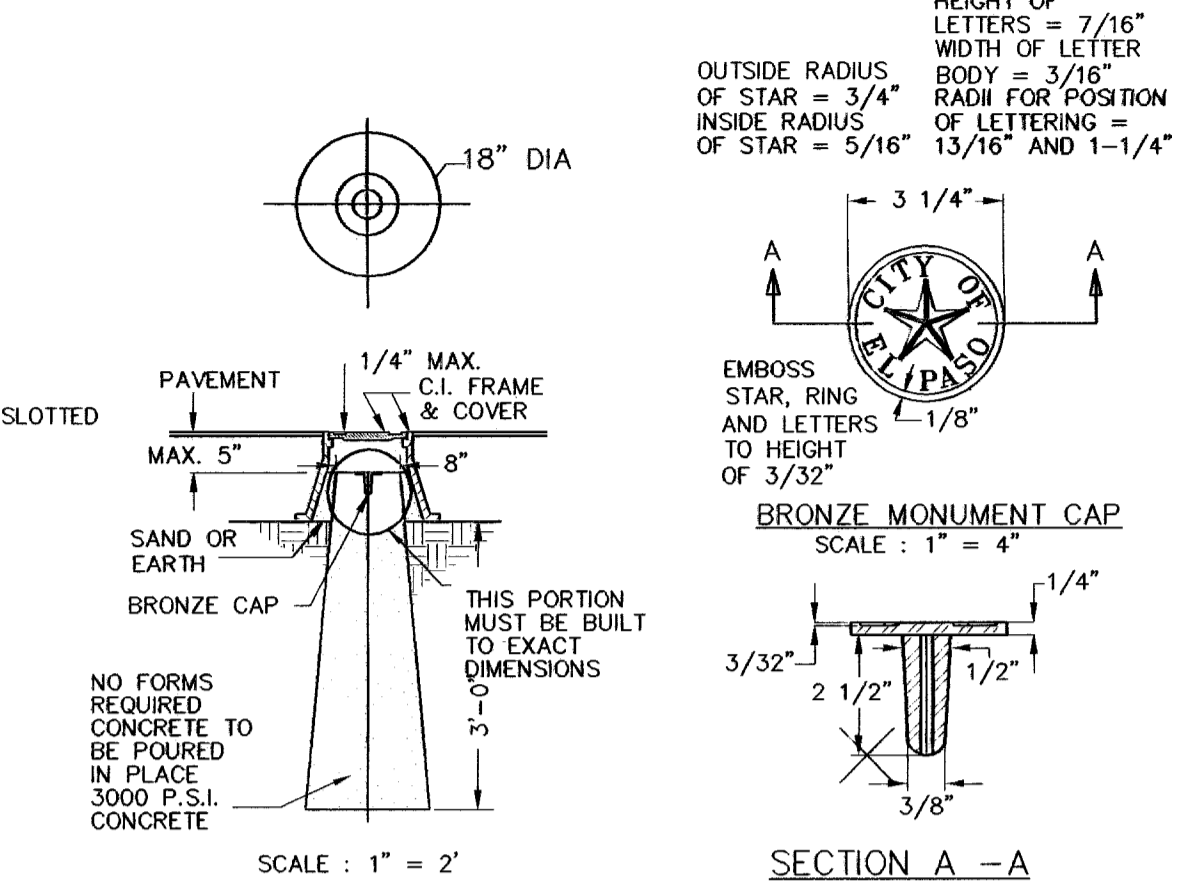
ANY MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN THE NUMBER OF MONUMENTS REQUIRED.

NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. 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 LINE BETWEEN TWO ADJACENT MONUMENTS.

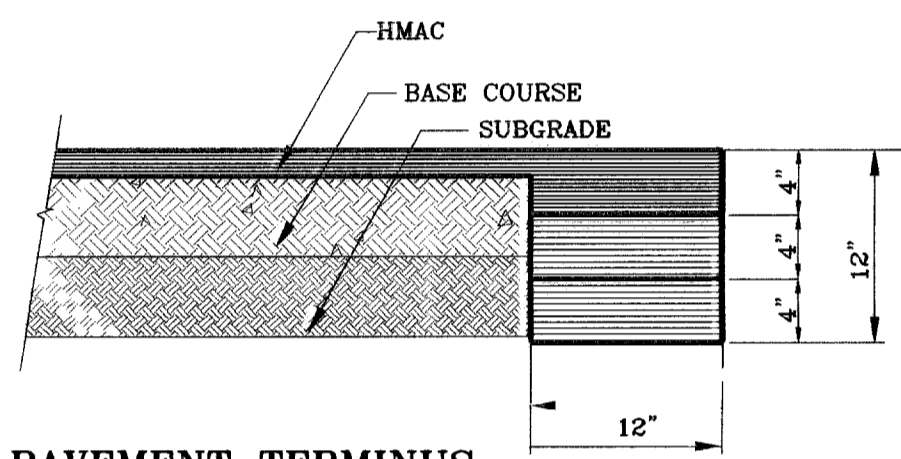


**CITY MONUMENT DETAIL**  
CITY MONUMENT AS PER CITY STANDARDS  
SCALE: 1" = 6"

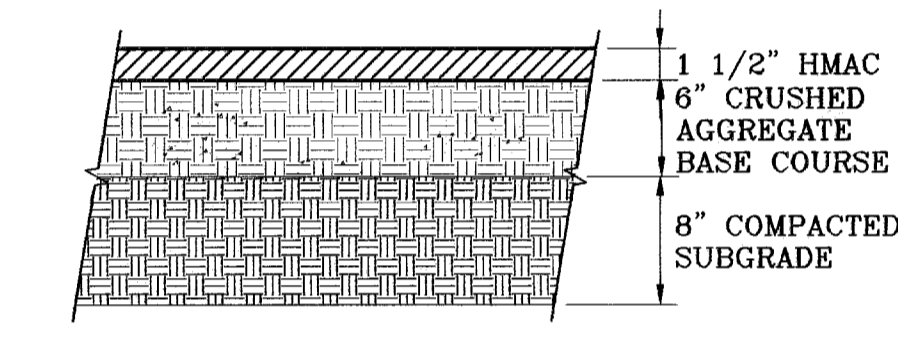


**SECTION A - A**  
SCALE: 1" = 2"

**NOTE:**  
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS. EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE. FINAL COURSE, FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



**PAVEMENT TERMINUS**  
SCALE: 1" = 10"



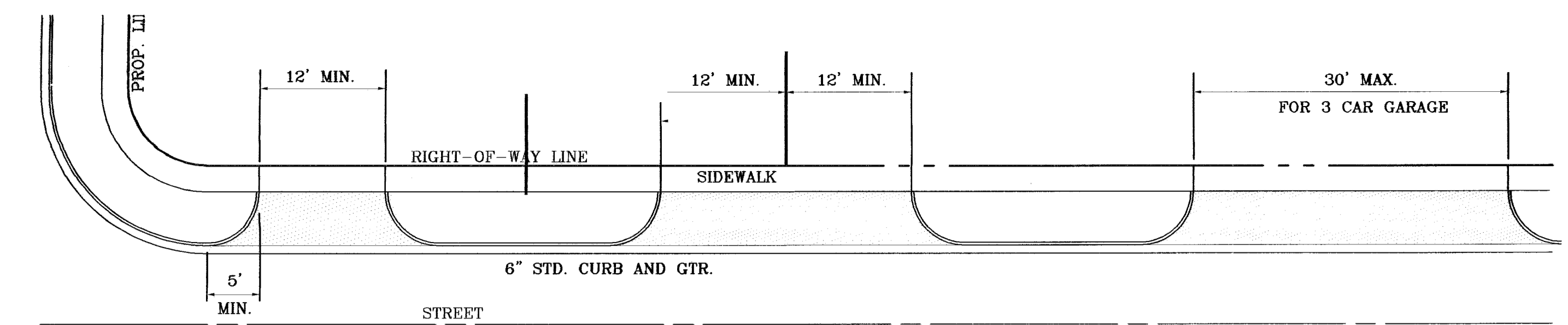
**PAVEMENT DETAIL**  
SCALE: 1" = 1"

**PAVEMENT NOTES**

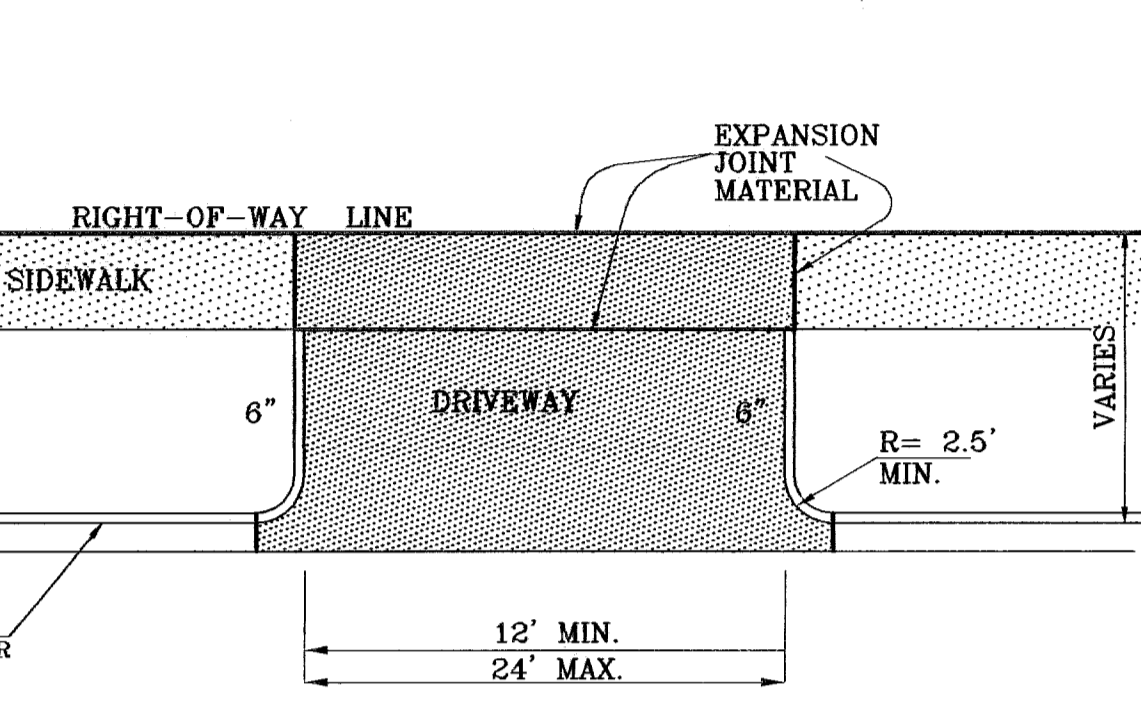
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
- BASE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
- C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
- ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
- HMAc. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
- MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

**TRENCHING:**

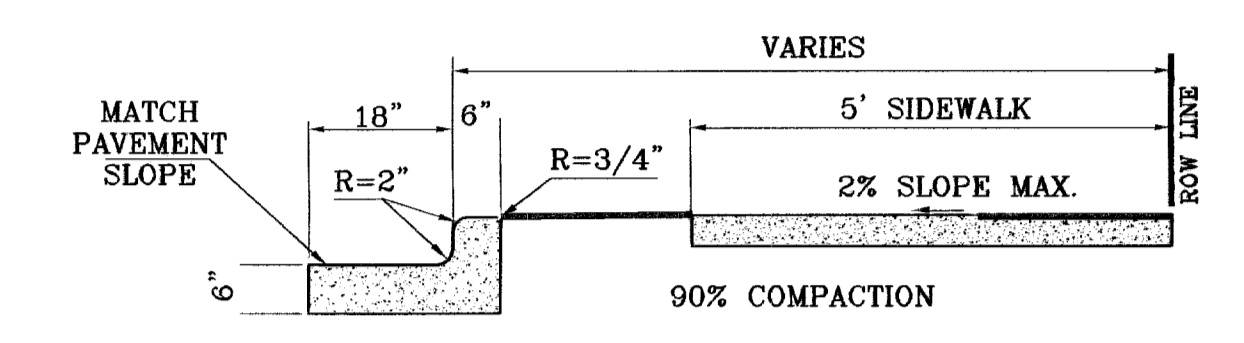
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



**TYPICAL RESIDENTIAL DRIVEWAYS**  
SCALE: 1" = 10'

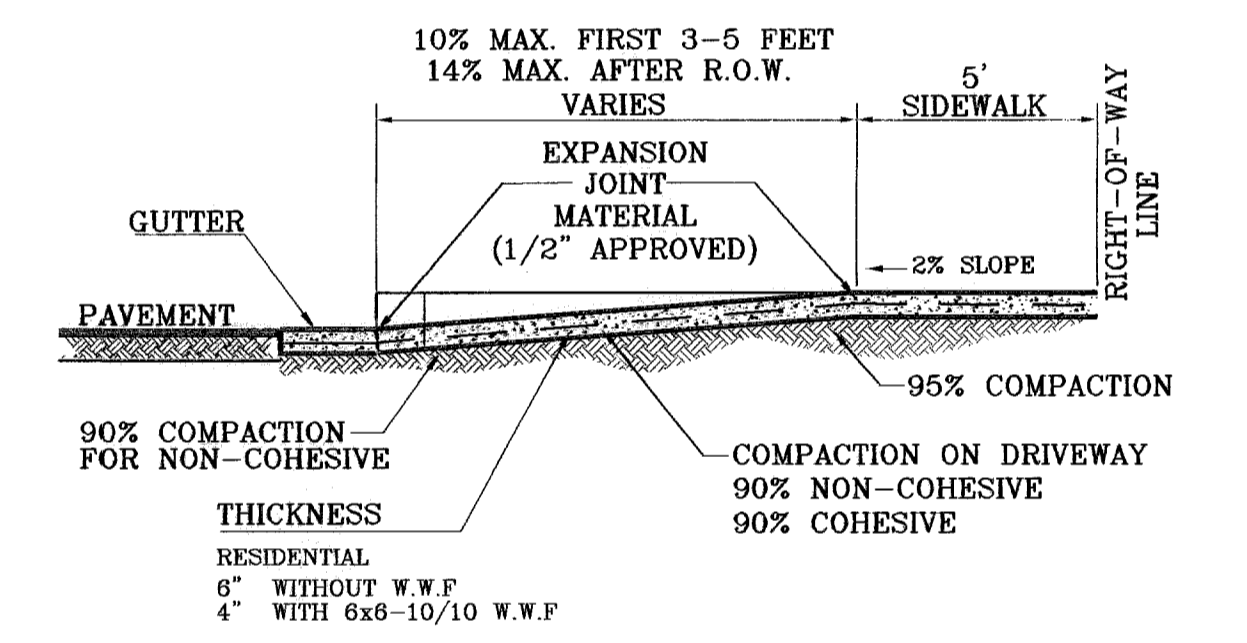


**DRIVEWAY PLAN VIEW**  
AS PER CITY DESIGN STANDARD 6-8, 6-9

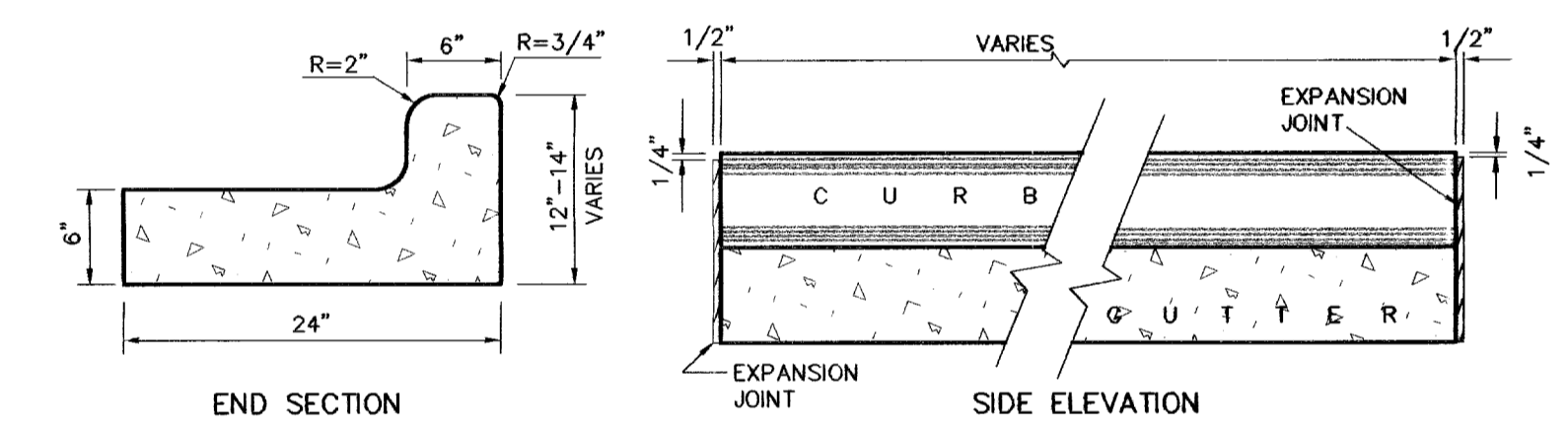


**TYPICAL CURB AND SIDEWALK DETAIL**  
AS PER CITY DESIGN STANDARD 6-1

- NOTES:**
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  - DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  - EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMIXED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
  - EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
  - WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

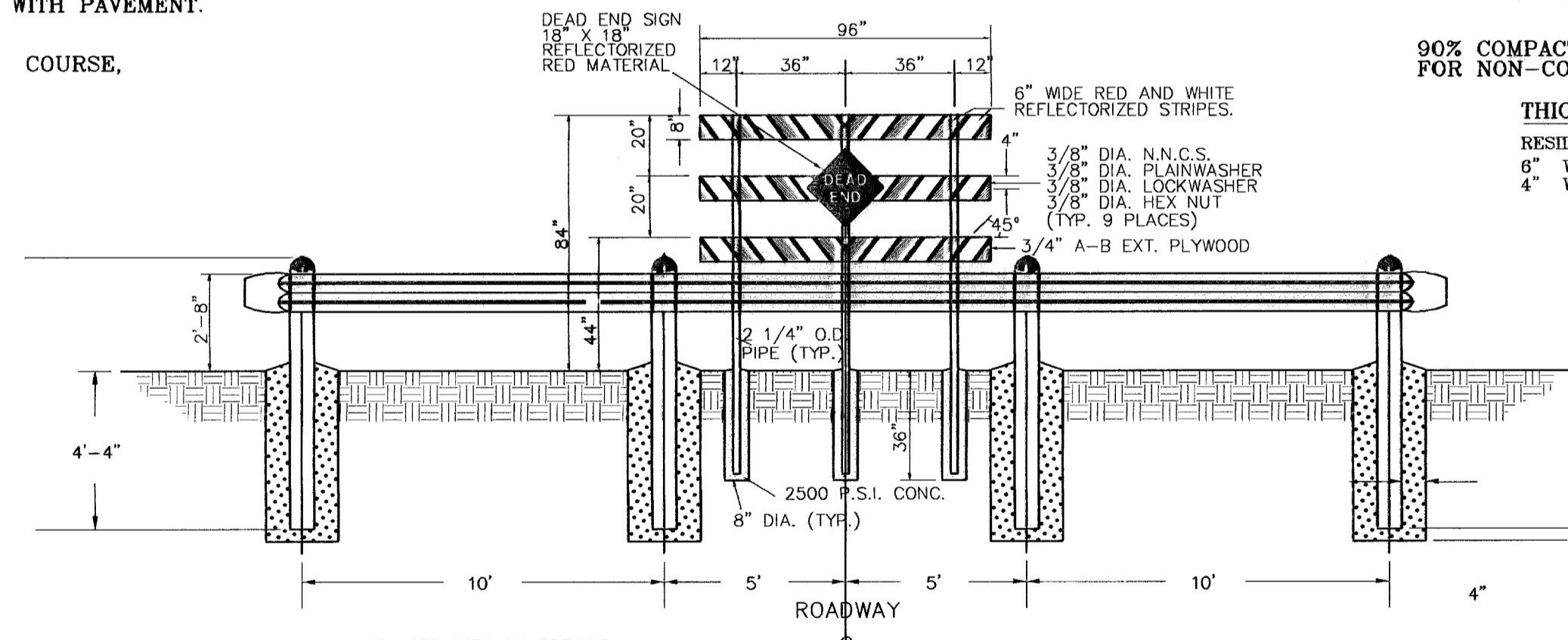


**DRIVEWAY SECTION (TYPICAL)**  
AS PER CITY DESIGN STANDARD 6-8, 6-9

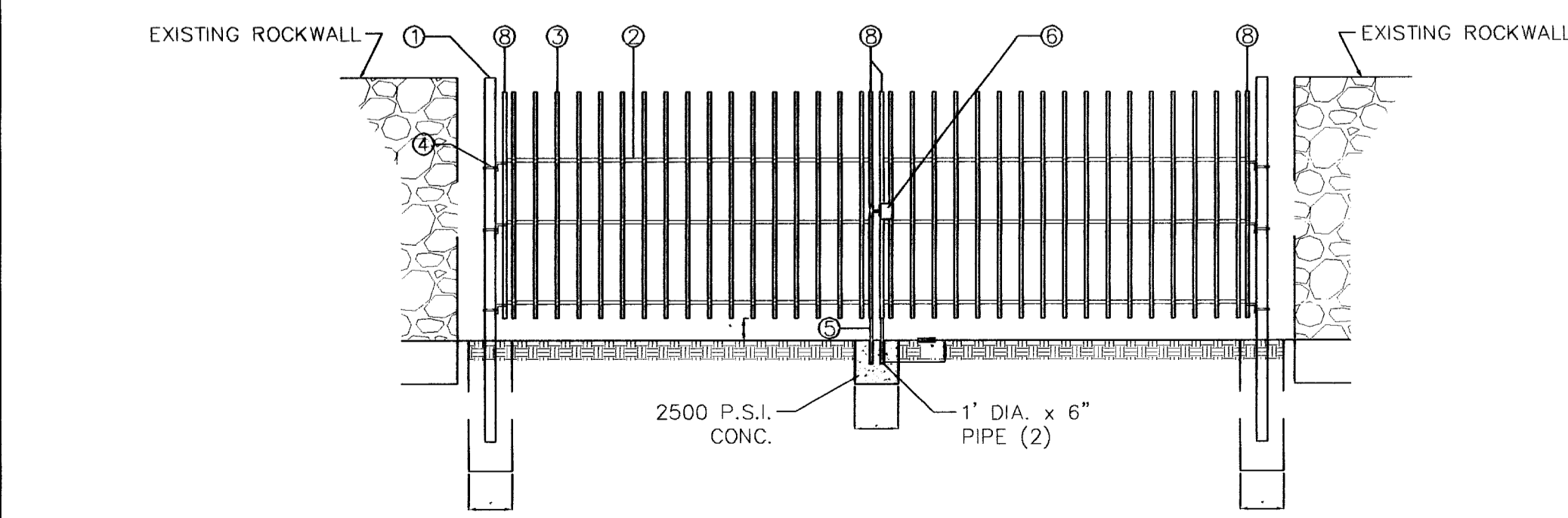


- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
  - CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCOR'D EVERY 10 FEET IN CURB AND GUTTER.
  - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
  - CONCRETE: CLASS 'A' 3000 PSI.
  - EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

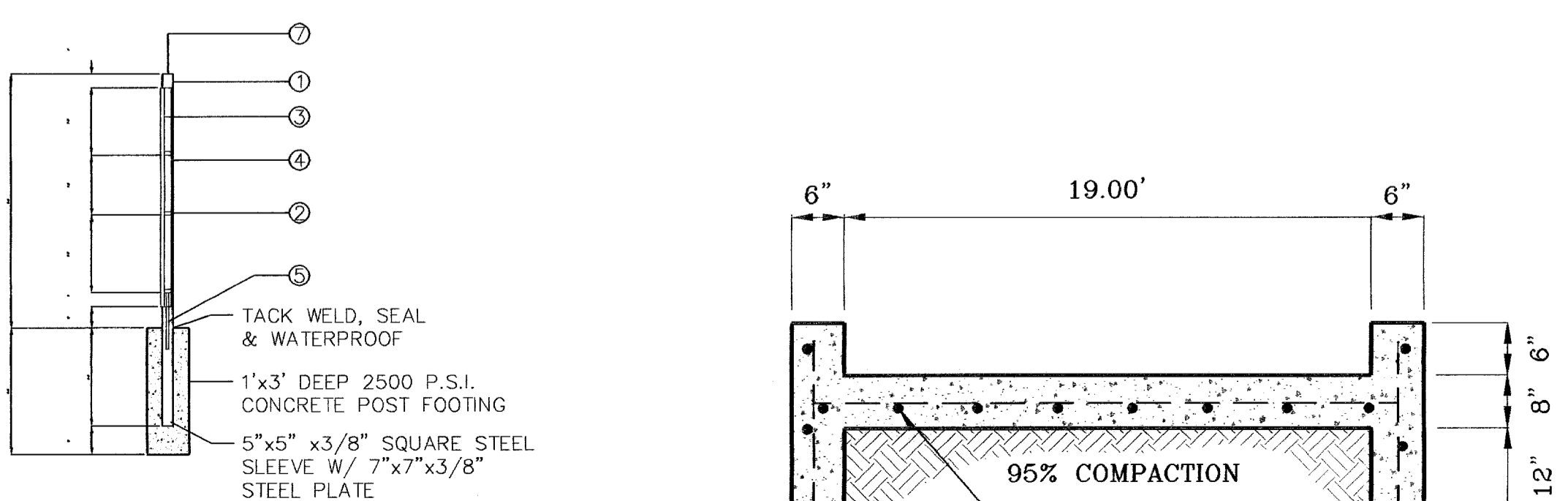
**CURB DETAILS**  
SCALE: 1" = 1'



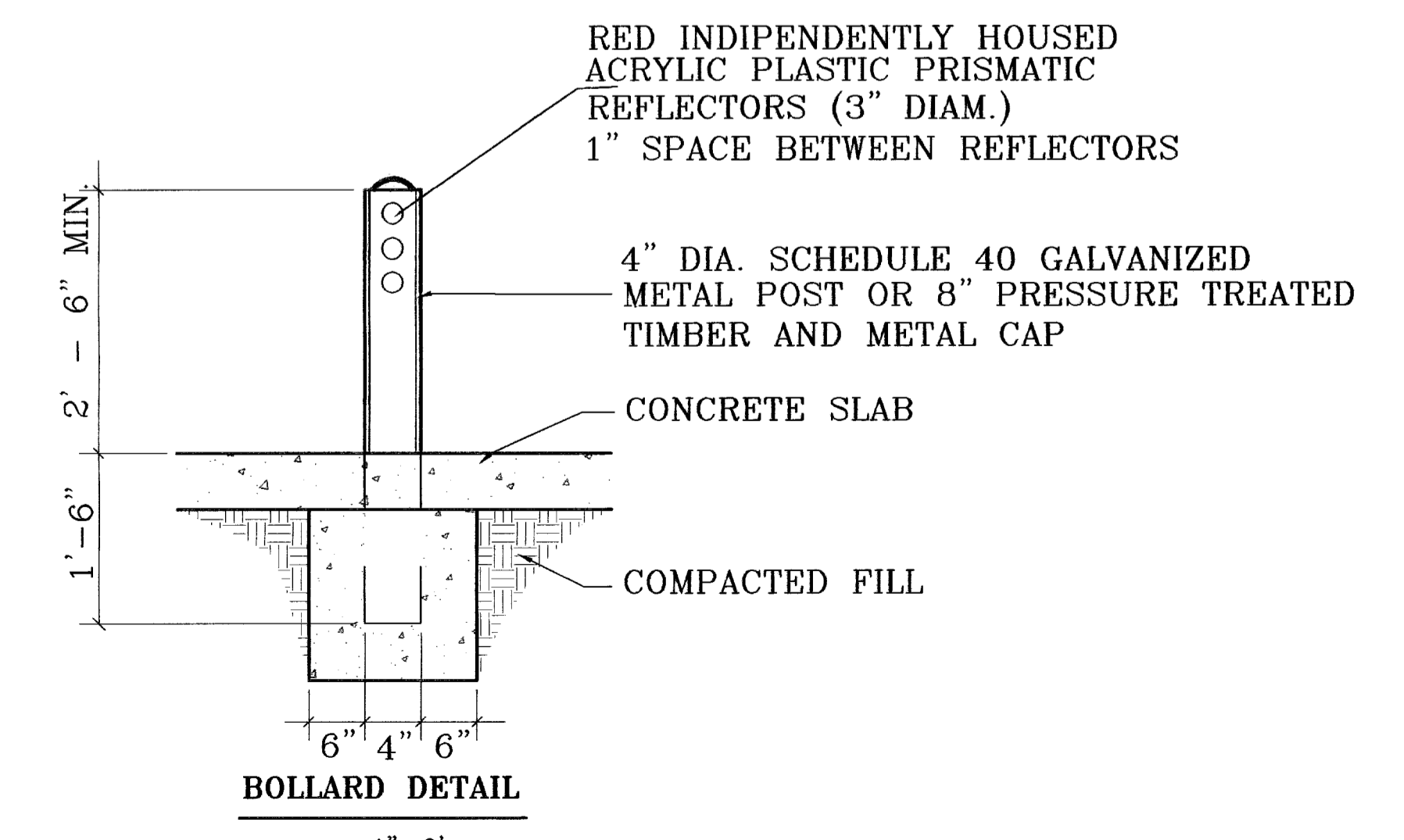
**GUARD RAIL DETAIL**  
SCALE: 1" = 4'



**GATE ELEVATION**  
SCALE: 1" = 3'



**GATE SECTION**  
SCALE: 1" = 3'



**BOLLARD DETAIL**  
SCALE: 1" = 2'

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREVINO DR. SUITE 400  
EL PASO, TEXAS 79856

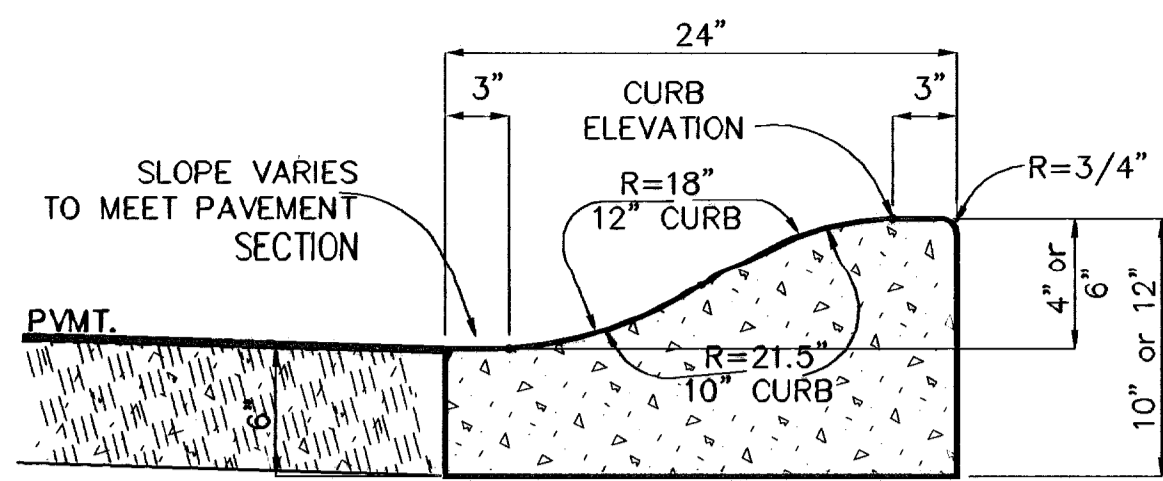
**PROJECT NAME:** SANDSTONE RANCH ESTATES UNIT FIVE  
**LOCATION:** BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
**CONTAINING:** 56.227 ACRES

**DATE:** 4-14-07  
**REVISIONS:** 4-14-07 ADDED 20' DRAINAGE R.O.W.  
5-7-07 CITY RED LINES  
8-0-07 CITY RED LINES

**ENGINEER'S SEAL:** HORIZ: 1" = 90'  
VERT: 1" = 10'  
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
INITIATED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 706-43

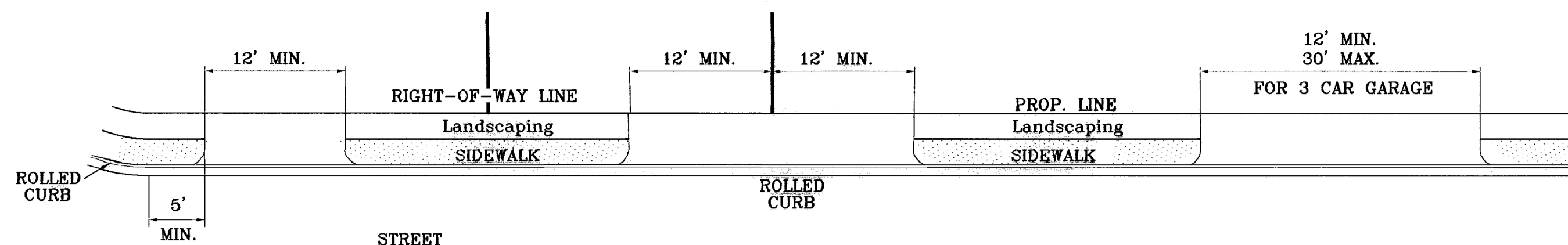
**SHEET TITLE:** STREET PLAN-PROFILE  
**STANDARD DETAILS**

**SHEET 36 OF 39**

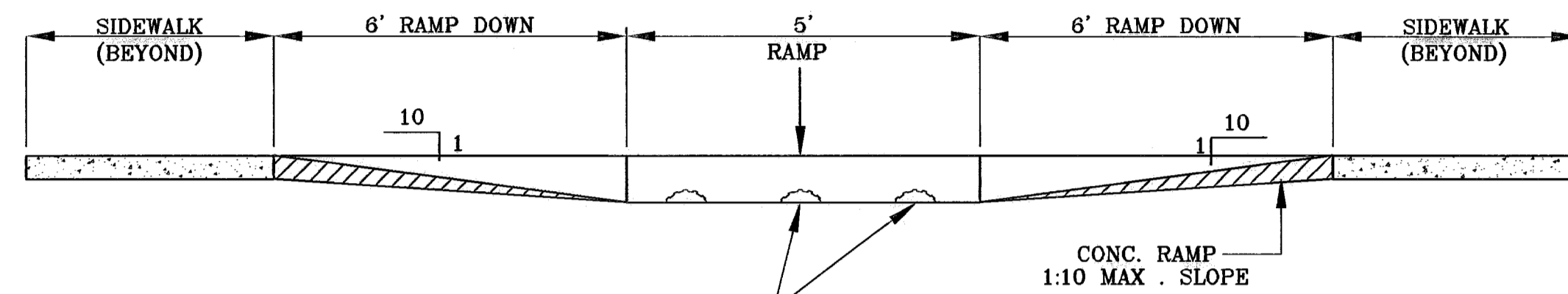


**4" and 6" ROLLED CURB**

SCALE: 1"=1'

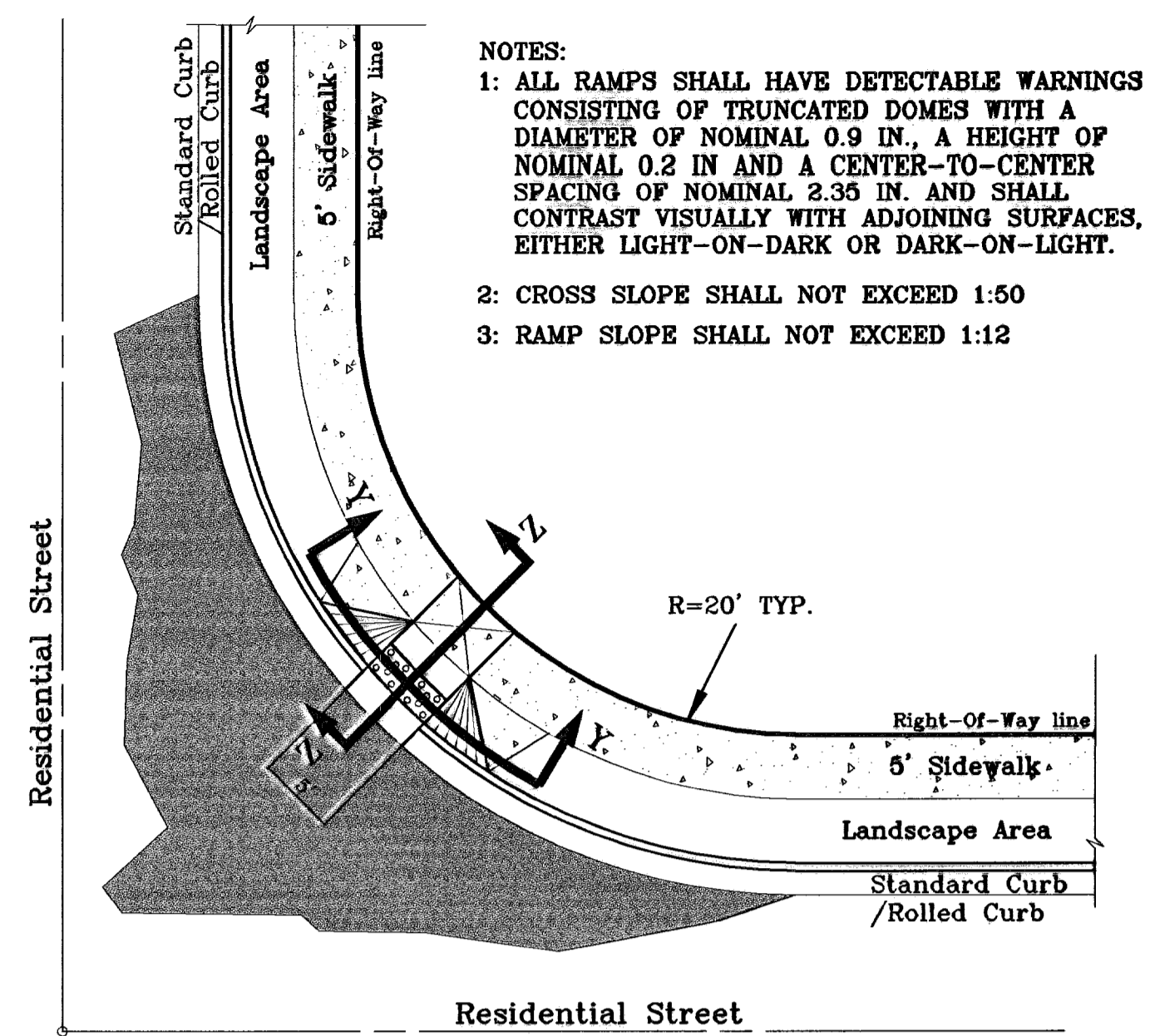


**RESIDENTIAL DRIVEWAYS TYPICAL**



**SECTION Y RAMP ON SIDEWALK**

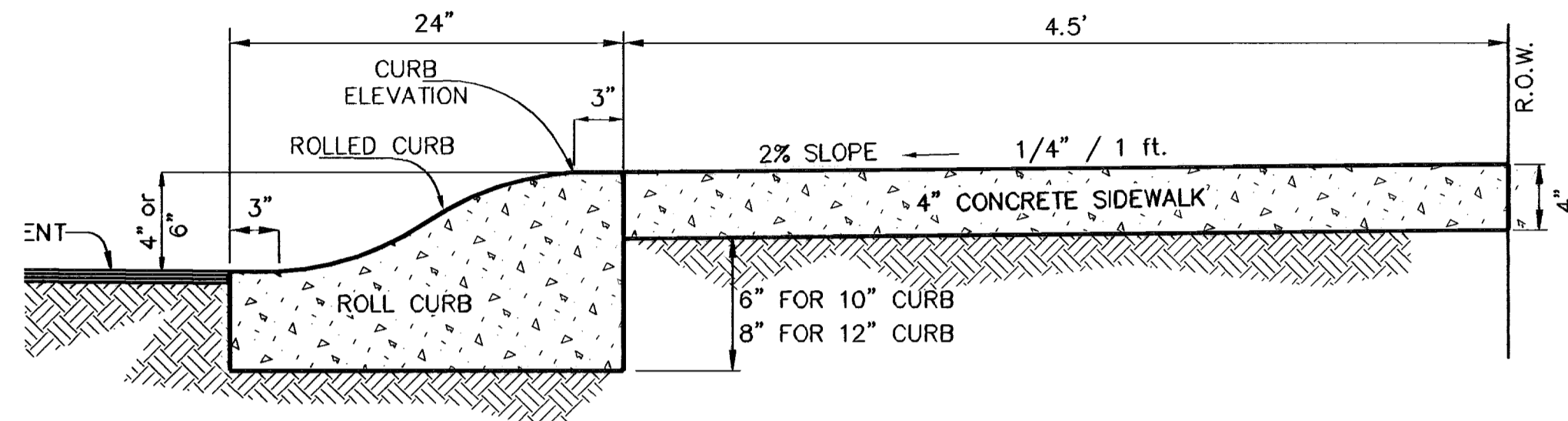
SCALE: 1"=2'



**RAMP ON SIDEWALK AT STANDARD / ROLLED CURB**

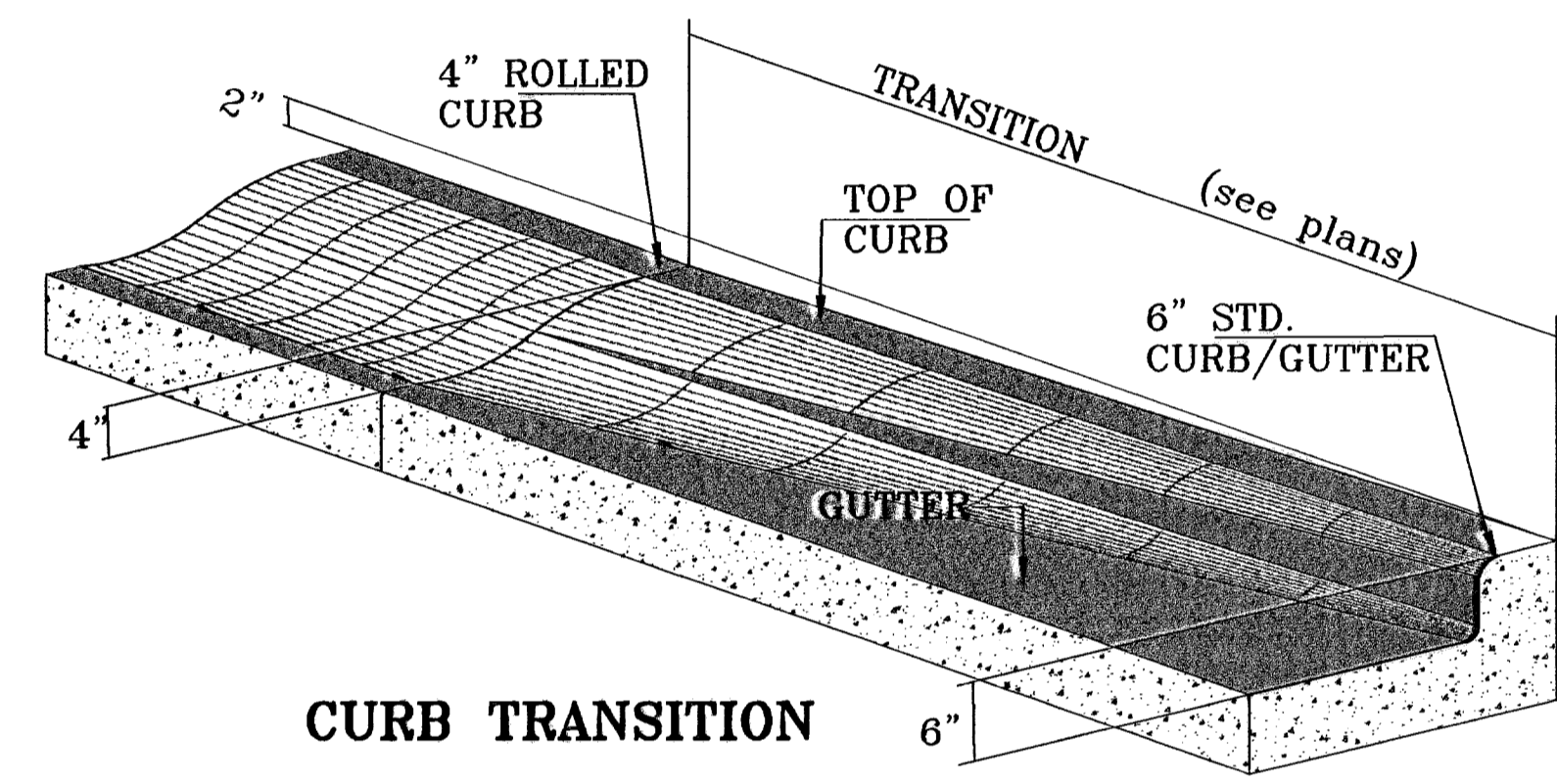
SCALE: 1"=10'

- NOTES:
- 1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
  - 2: CROSS SLOPE SHALL NOT EXCEED 1:50
  - 3: RAMP SLOPE SHALL NOT EXCEED 1:12

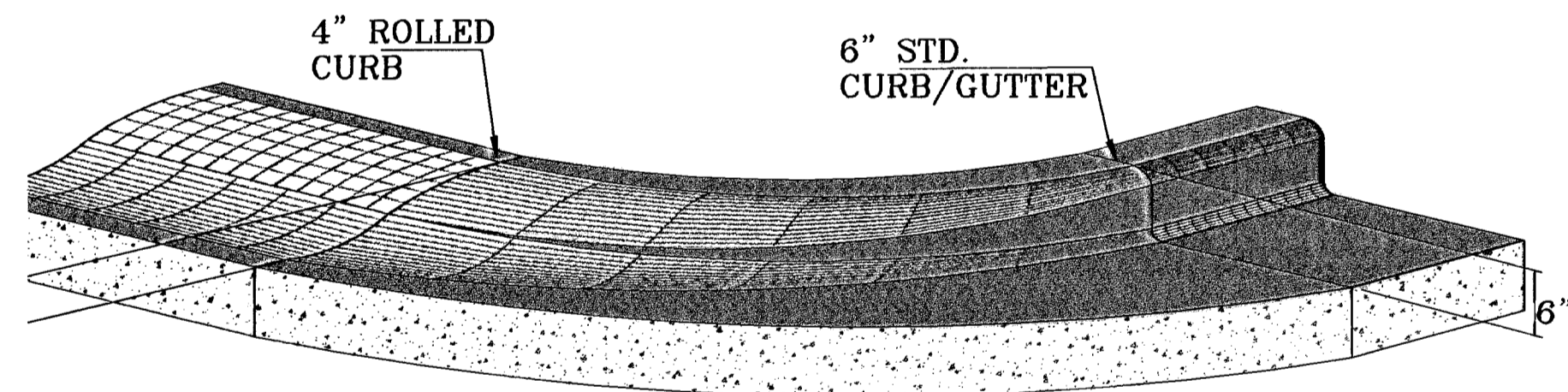


**DRIVEWAY DETAIL**

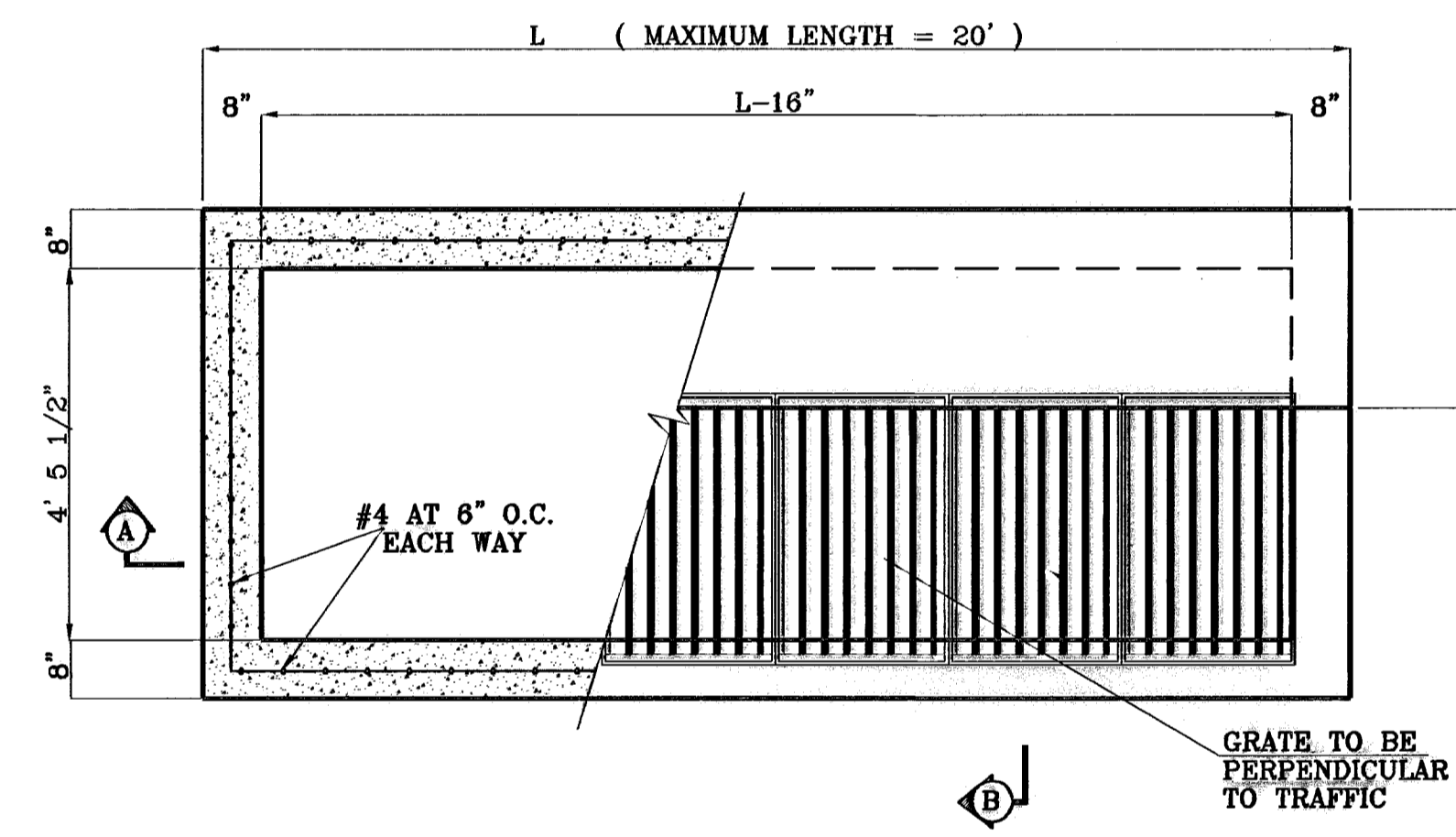
SCALE: 1"=1'



**CURB TRANSITION**

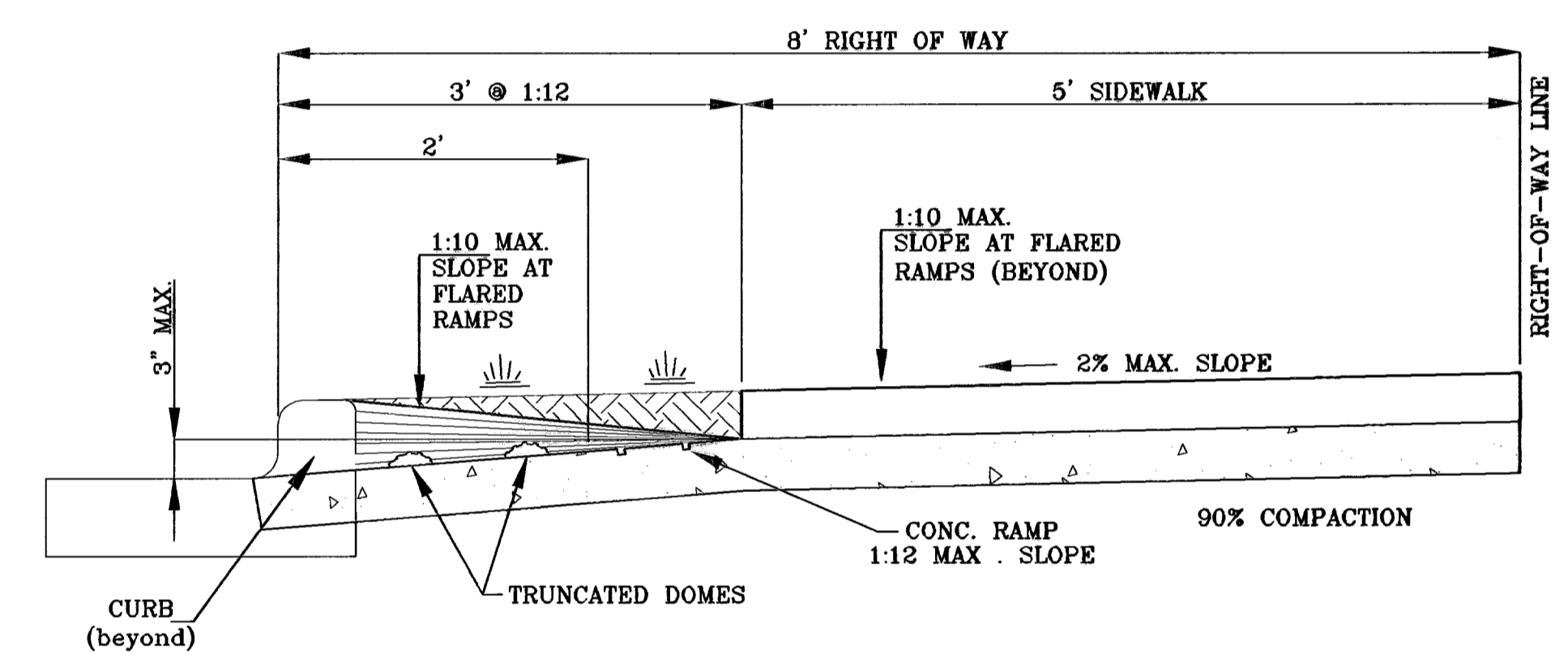


**CURB TRANSITION AT RETURNS**



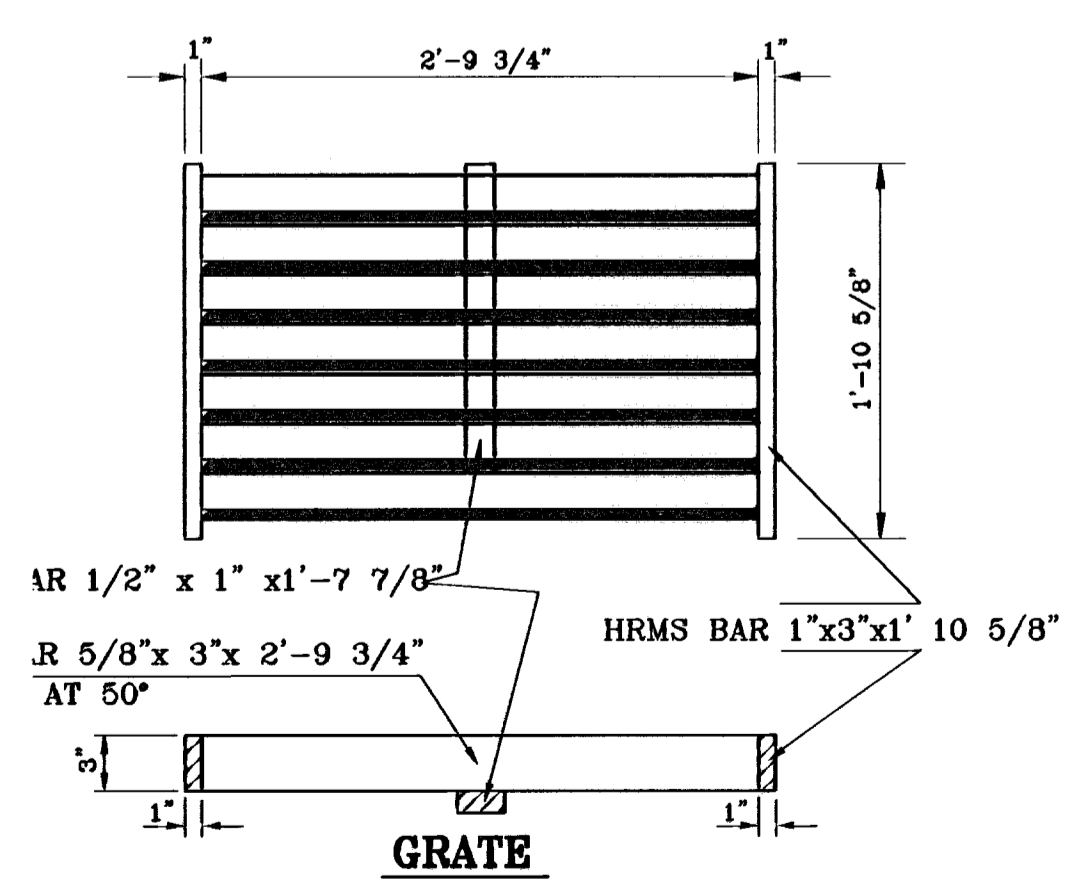
**TYPICAL**

SCALE: 1"=2'



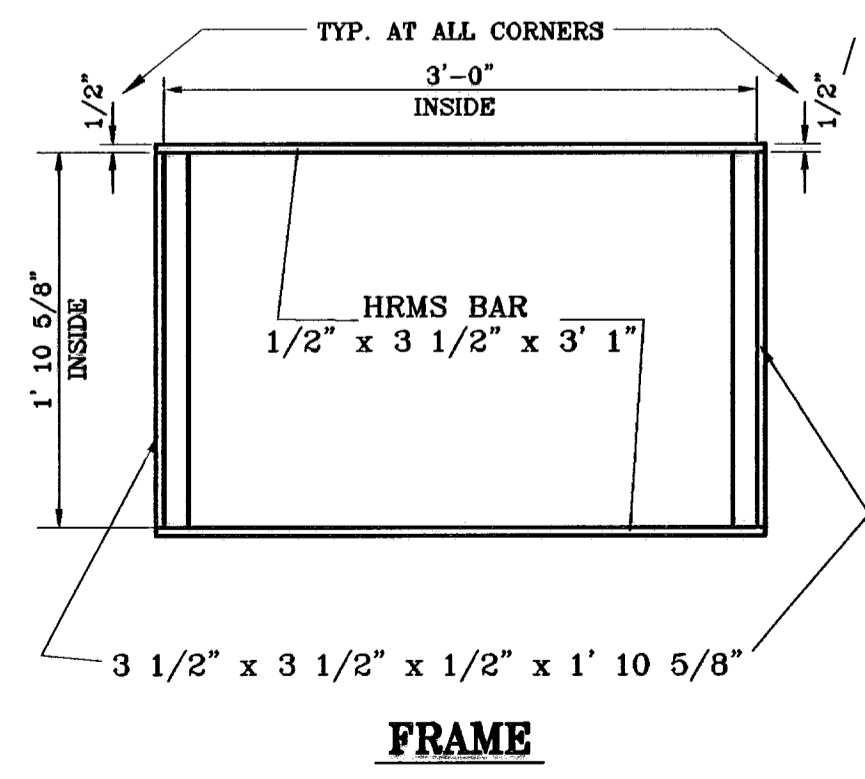
**TYPICAL WHEELCHAIR RAMP AT 6" CURB & GUTTER**

SCALE: 1"=1'

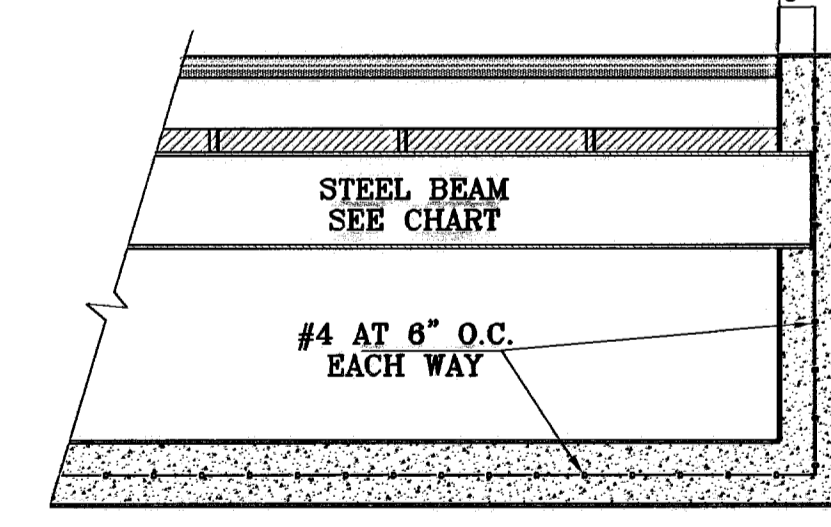


**GRATE**

GRATE CAPACITY = 7.32 CFS

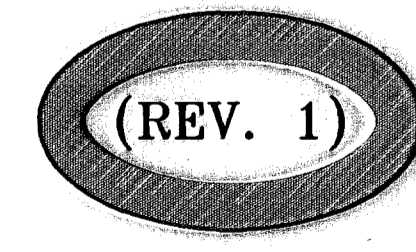


**FRAME**

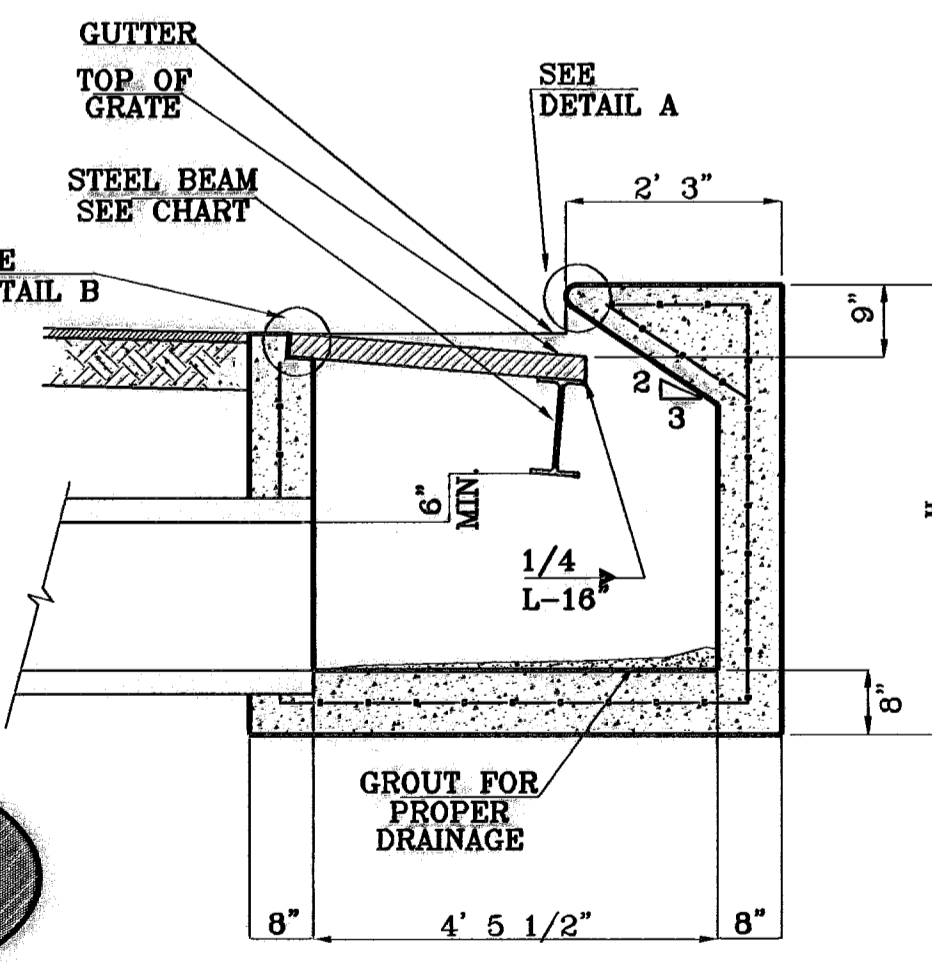


**SECTION A-A**

SCALE: 1"=2'

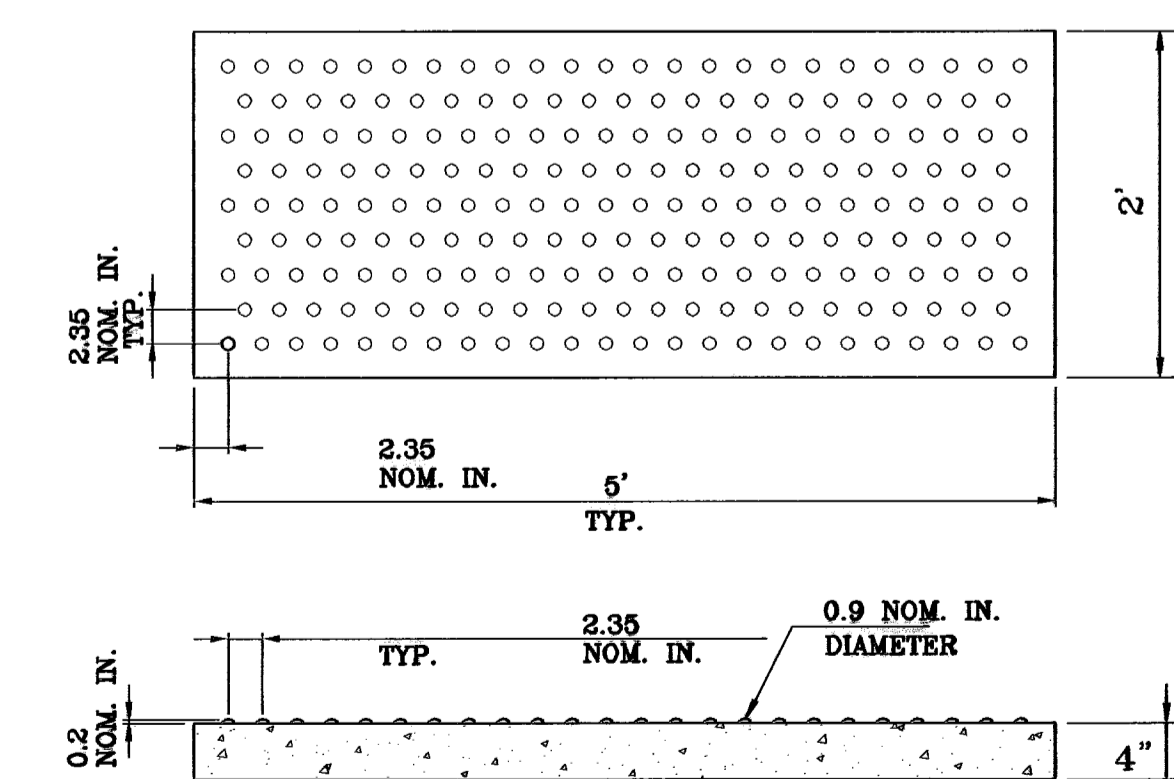


**TYPE I INLET**



**SECTION B-B**

SCALE: 1"=2'



**TRUNCATED DOMES**

SCALE: 1"=1'

No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.	ELEVATION: 4657.42	DATE: 07-07	BY: AR
ADDED 201	REVISIONS	DATE: 07-07	BY: AR
CITY BENCH MARKS	REVISIONS	DATE: 07-07	BY: AR
CITY BENCH MARKS	REVISIONS	DATE: 07-07	BY: AR

PROJECT NAME  
**SANDSTONE RANCH ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.827 ACRES

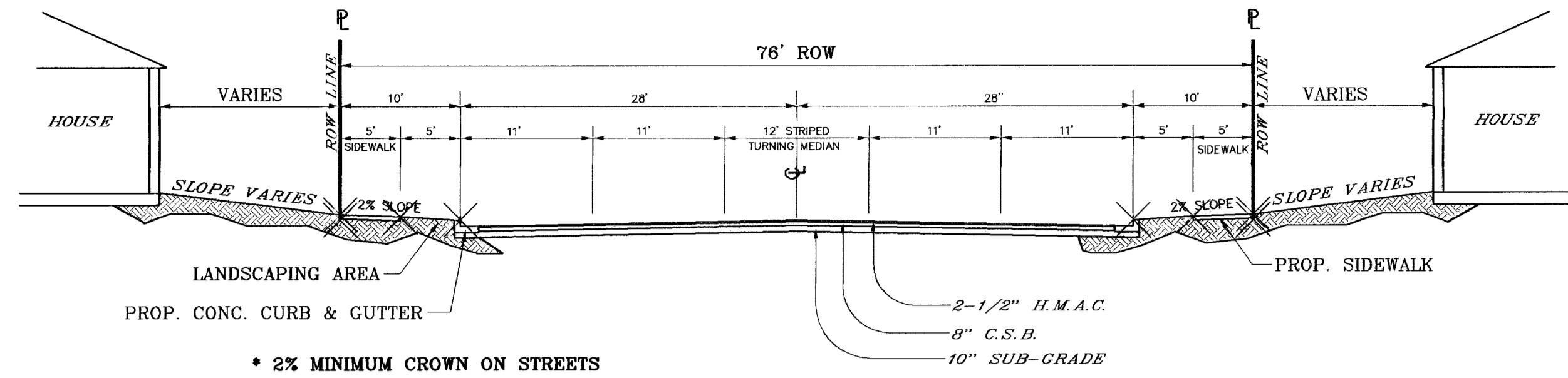
SCALE  
Horiz: 1"=30'  
Vert: 1"=10'

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 706-43

ENGINEER'S SEAL  
ENGINEER'S SEAL NOT REQUIRED  
THIS SHEET IS REPRODUCED FROM CITY SUBMISSION DESIGN STANDARDS

**CONDE INC.**  
ENGINEERING / PLANNING SURVEYING / GPS  
1700 LEE TRAVINO DR. STE 400 EL PASO, TEXAS 79936

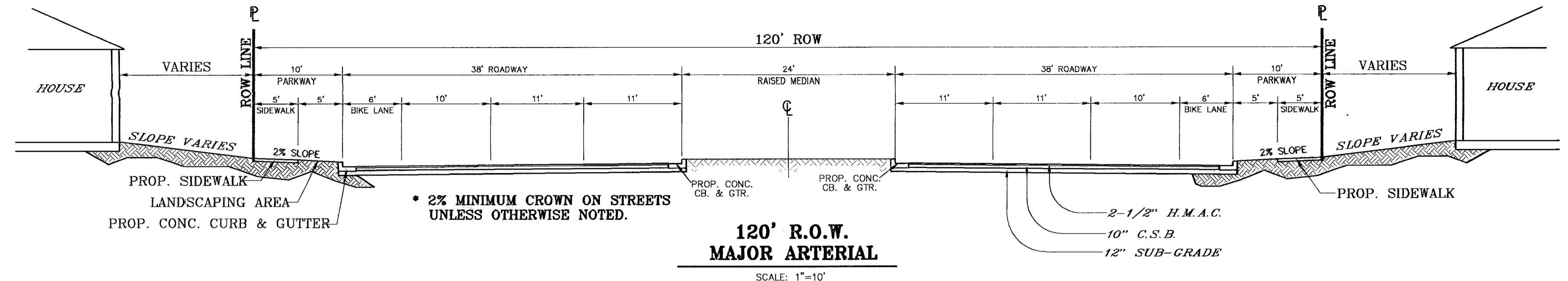
SHEET TITLE  
**STANDARD DETAILS**



• 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.

**76' R.O.W.  
MINOR ARTERIAL STREET**

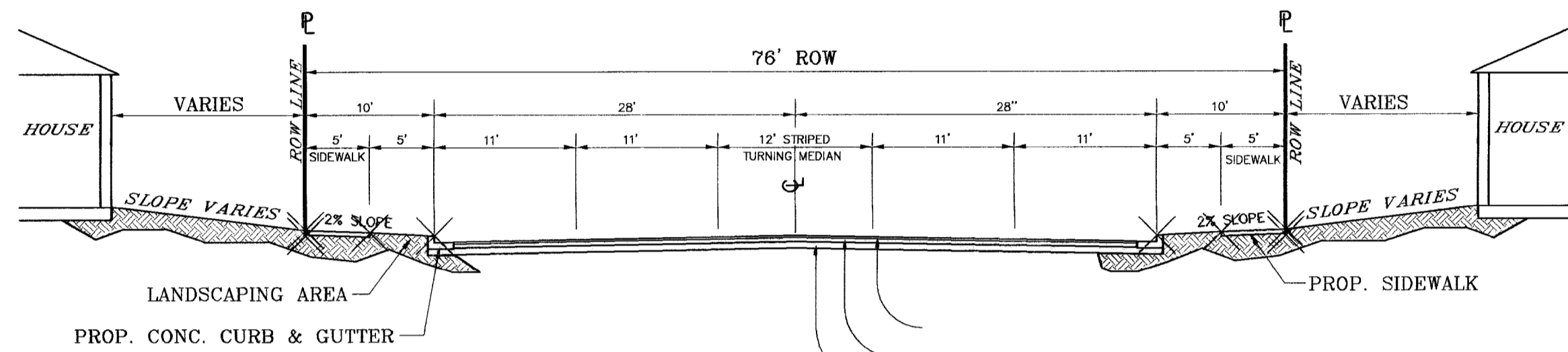
SCALE: 1"=10'



• 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.

**120' R.O.W.  
MAJOR ARTERIAL**

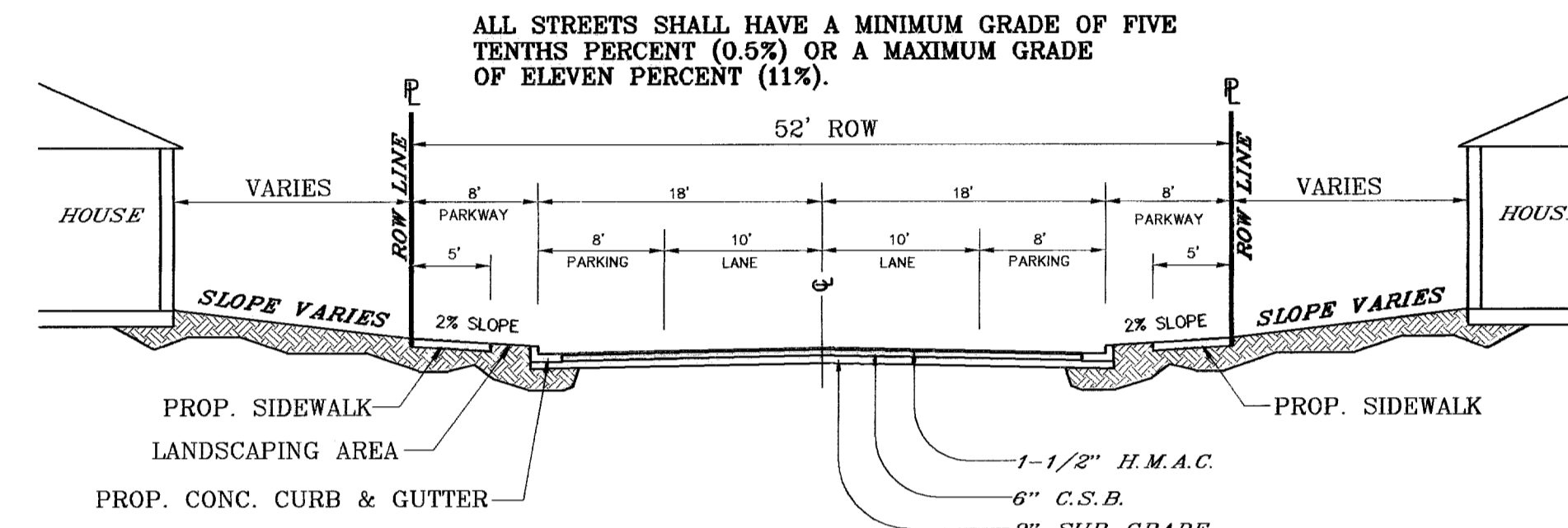
SCALE: 1"=10'



• 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.

**76' R.O.W.  
MINOR ARTERIAL STREET**

SCALE: 1"=10'



• 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.

**52' R.O.W.  
RESIDENTIAL SUBCOLLECTOR STREET**

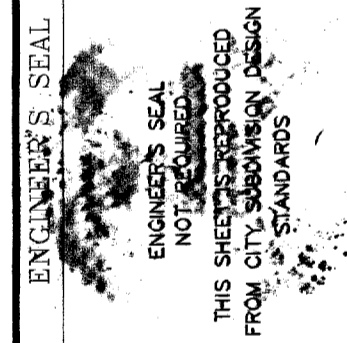
SCALE: 1"=10'

ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE  
TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE  
OF ELEVEN PERCENT (11%).

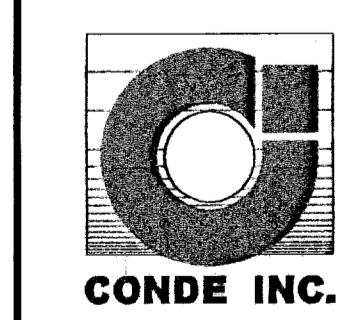
BENCHMARKS	
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.	ELEVATION: 4937.40 (CITY DATUM)
REVISIONS	
DATE	BY
4-14-07	ADDED 20' DRAINAGE R.O.W.
5-7-07	CITY RED LINES
8-10-07	CITY RED LINES

PROJECT NAME  
**SANDSTONE RANCH  
ESTATES UNIT FIVE**  
BEING A PORTION SECTION 21 BLOCK 81  
TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 55.527 ACRES

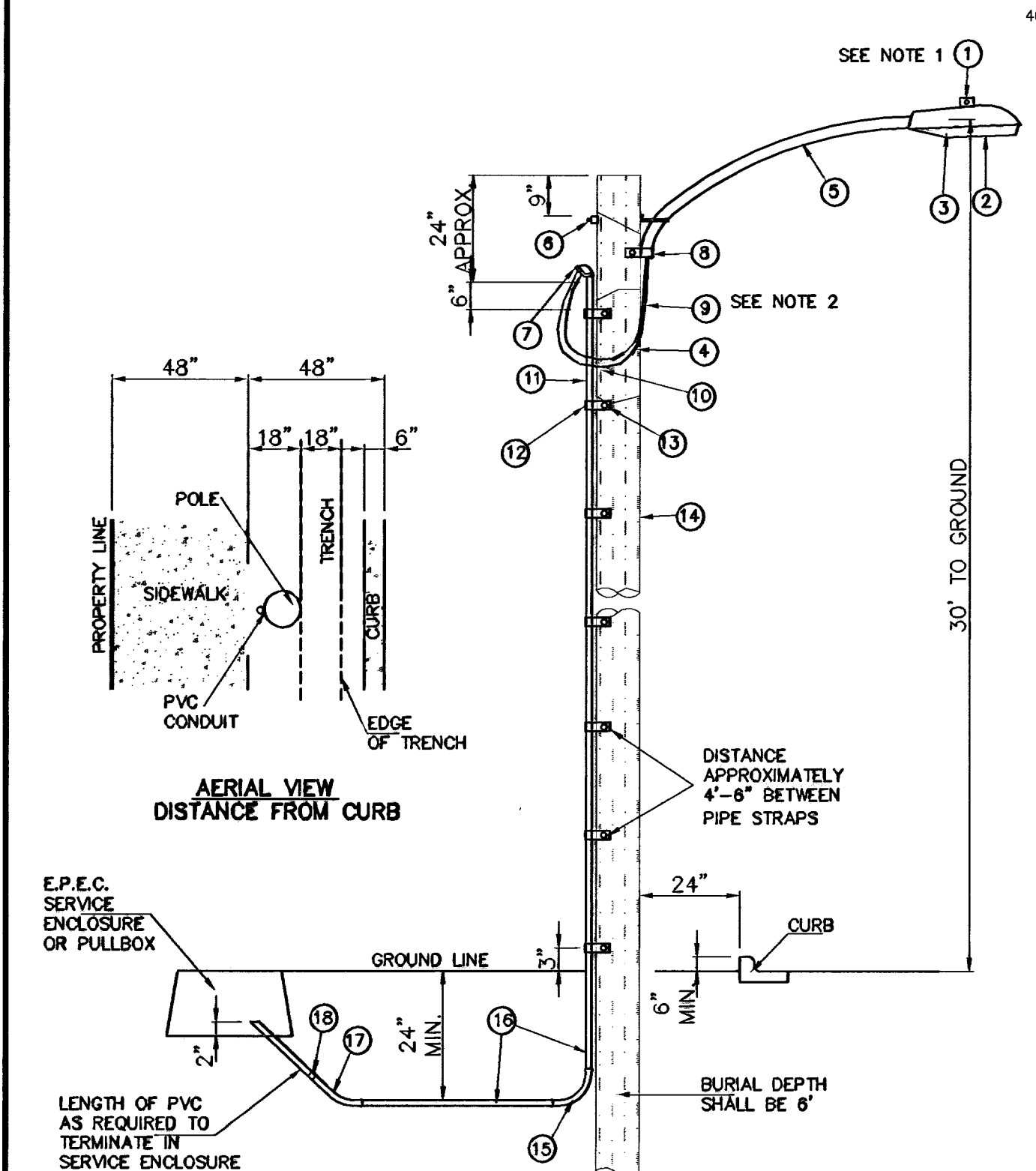
SCALE  
Horiz: 1"=90'  
Vert: 1"=10'  
DATE: OCTOBER 2009  
DESIGN BY: J.C.  
INITIATED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 708-43



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LIB. TRAVINO DR. STE. 400  
EL PASO, TEXAS 79926



SHEET TITLE  
**STREET  
PLAN-PROFILE**  
**STANDARD  
DETAILS**



NOTE: STREET LIGHTING TO BE IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VIII

ITEM	No.	DESCRIPTION	STOCK/DSU No.	QTY.	C.U. CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1	LC0BRAHD	
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBKRT1*8	
6		MACHINE BOLT, 5/8" x 12"	02-470	1		LC0BRAUG
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
		COIL SPRING WASHER, 5/8"	02-786	1		
		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x 3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CABLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12		PIPE STRAP FOR 1" PVC CONDUIT 2 HOLES	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPL1	

- 1 MOUNT SO THAT PHOTO CELL IS FACING NORTH.
- 2 ITEM #9 SHALL NOT BE SPLICED INSIDE ITEM #5.
- 3 INSTALLATION MUST COMPLY WITH LOCAL CODE REQUIREMENTS.
- 4 FOR ANY CLARIFICATION, EXCEPTIONS OR QUESTIONS REGARDING THIS STANDARD, CALL THE EL PASO ELECTRIC COMPANY DISTRIBUTION DESIGN DEPARTMENT.

NOTE: (N.D.C.B.U. LOCATION)  
N.D.C.B.U. TO BE PROVIDED BY U.S.P.S. AT TIME OF LOT DEVELOPMENT.

## INSTALL TRAFFIC CONTROL DEVICES AS SHOWN

BENCHMARKS

DATE	BY
4-14-07	A.R.
8-10-07	A.R.
4-7-08	E.J.

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA REAL DR. AND LOMA REAL AVE. (CITY DATUM)  
ELEVATION: 4327.40'

REVISIONS

NO. 20 DRAINAGE R.O.W.

PROJECT NAME

### SANDSTONE RANCH ESTATES UNIT FIVE

BEING A PORTION SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 55.227 ACRES

SCALE

Horizontal: 1"=30'

Vertical: 1"=10'

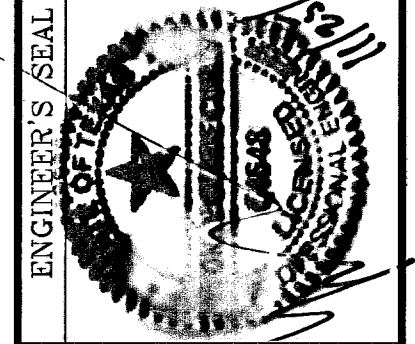
DATE: OCTOBER 2006

DESIGN BY: Y.C.

INITIATED BY: R.R.

CHKD. BY: Y.C.

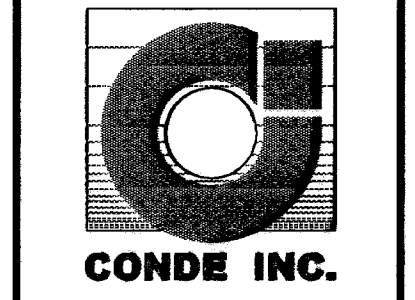
JOB NO.: 706-49



CONDE INC.

ENGINEERING / PLANNING / SURVEYING / GPS

1790 LEE TRAVINO DR. STE. 400  
EL PASO, TEXAS 79966



SHEET TITLE

STREET PLAN-PROFILE

ILLUMINATION PLAN