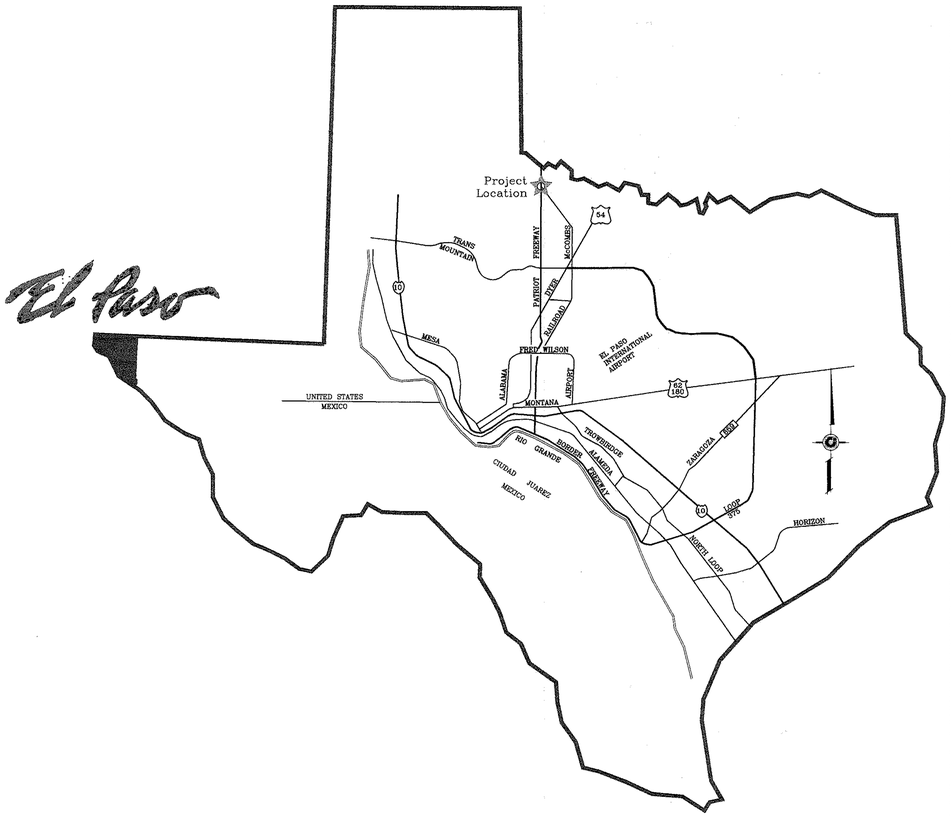
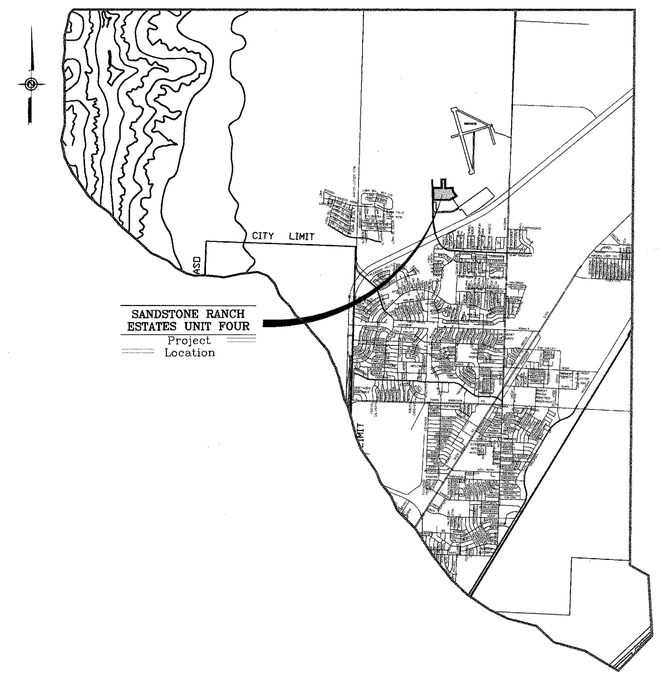
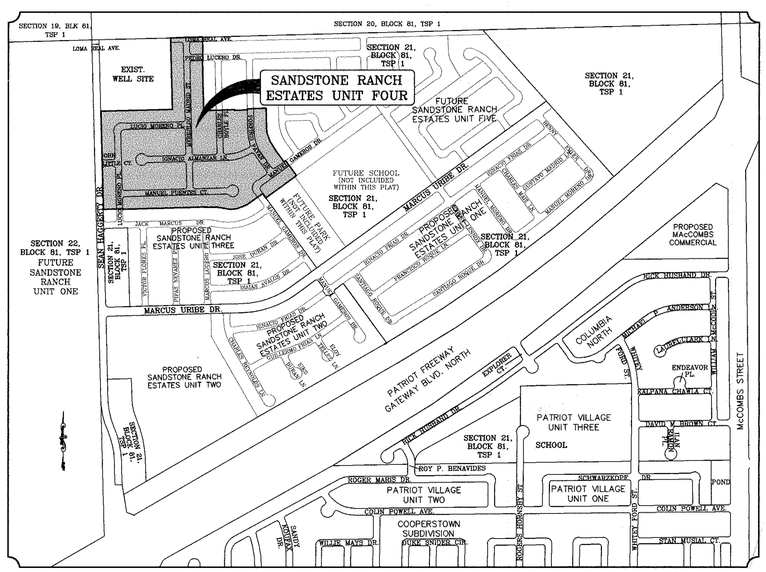


VICINITY MAP





LOCATION MAP SCALE: 1" = 600'

STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	26
PLAT	2	OF	26
GRADING	3	OF	26
GRADING SECTIONS	4-4A	OF	26
DRAINAGE	5	OF	26
STORM WATER POLLUTION PREVENTION PLAN	6	OF	26
S.W.P.P.P STANDARD DETAILS	7	OF	26
STREET PLAN AND PROFILES	8-22	OF	26
DRAINAGE STRUCTURE	23	OF	26
STANDARD DETAILS	24-25	OF	26
ILLUMINATION PLAN	26	OF	26

PROJECT NAME

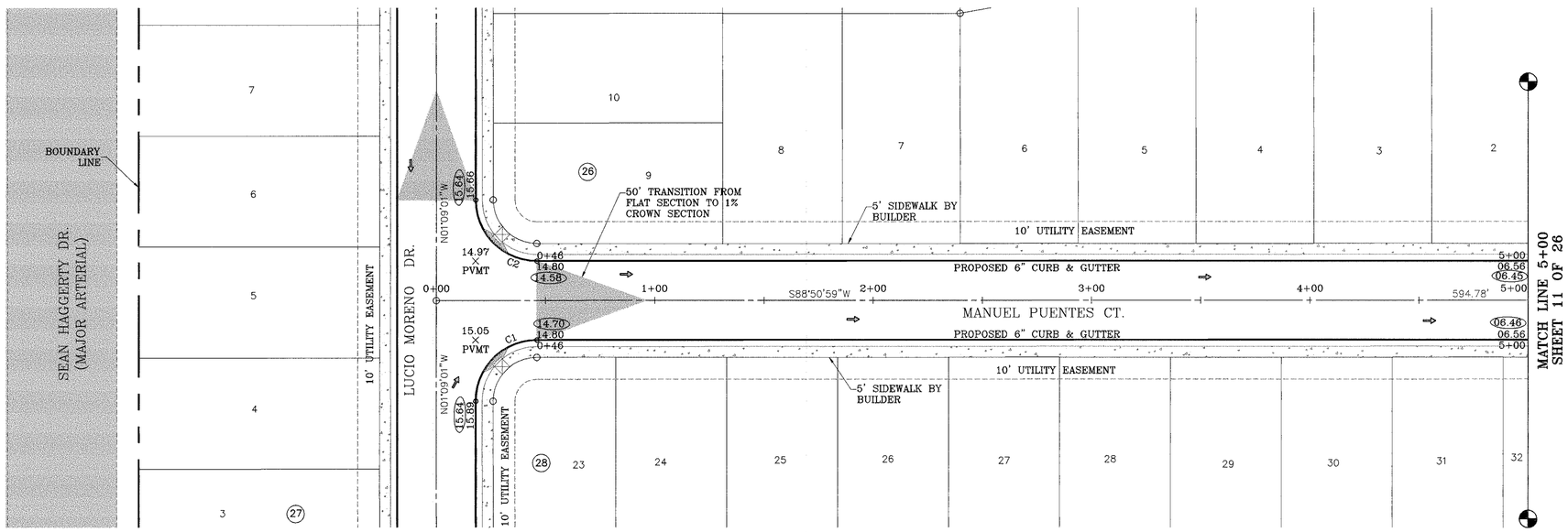
SANDSTONE RANCH
ESTATES UNIT FOUR

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: 30.88 ACRES

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

CONDE INC.

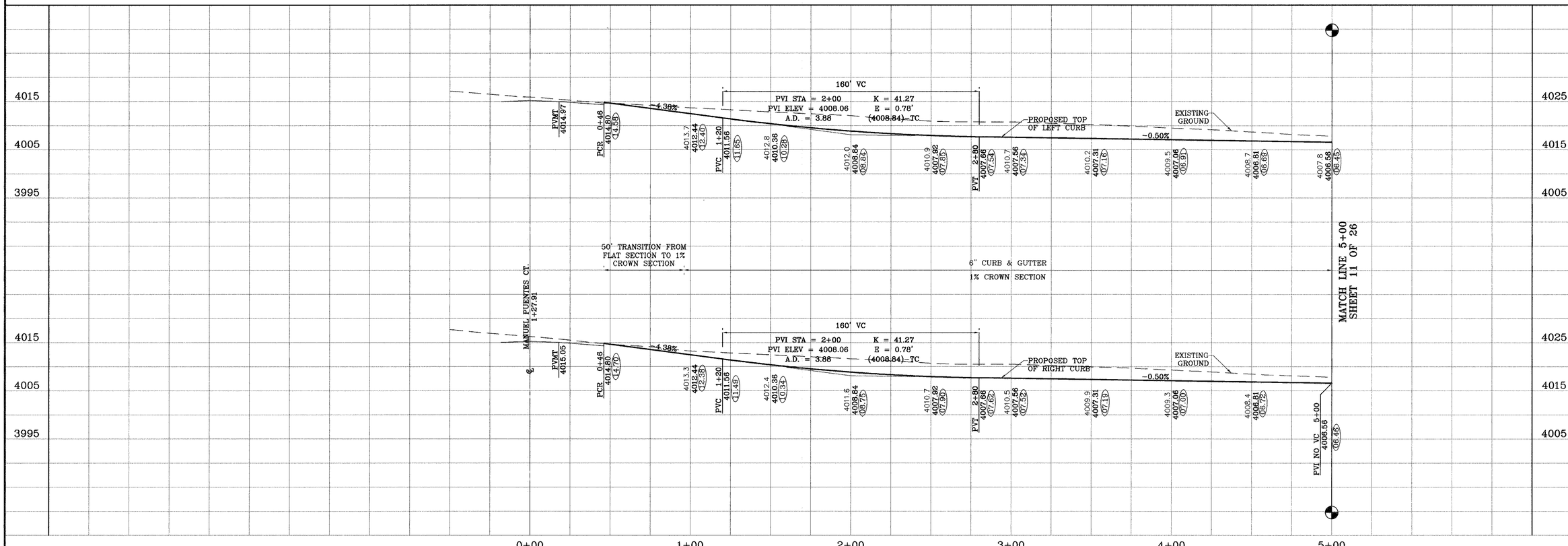
SHT 1 OF 26



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"



SANDSTONE RANCH ESTATES UNIT FOUR

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
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CORDERO LARA
61148
LICENSED
PROFESSIONAL ENGINEER

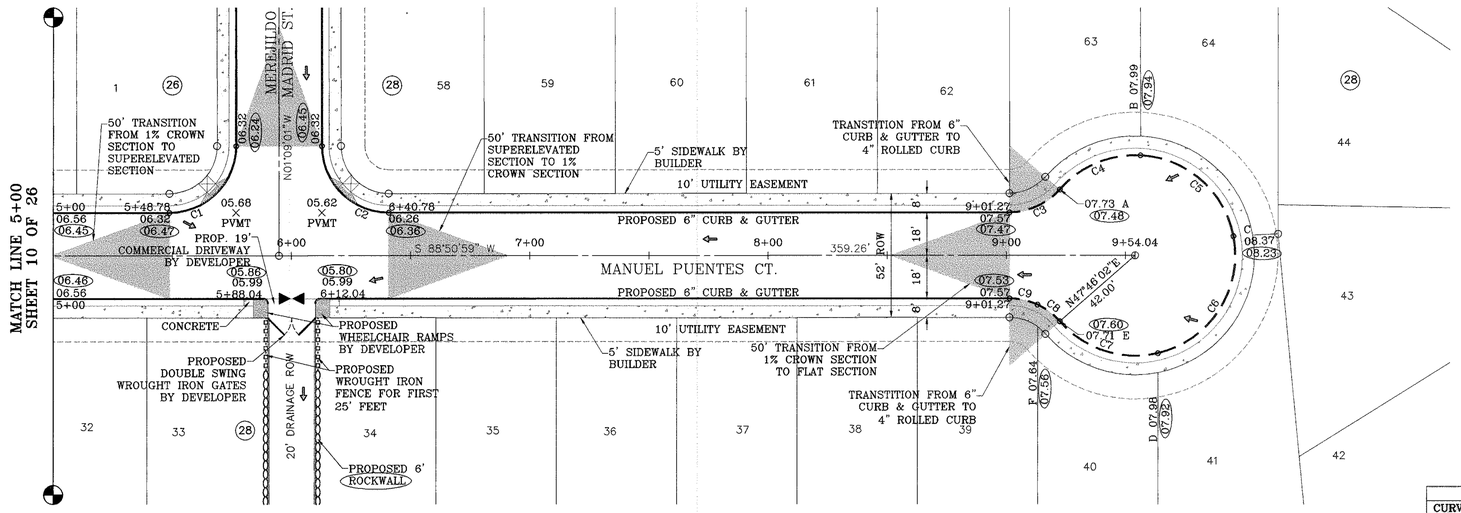
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79935

CONDE INC.

SHEET TITLE

MANUEL PUENTES CT.
STA: 0+00
TO
STA: 5+00

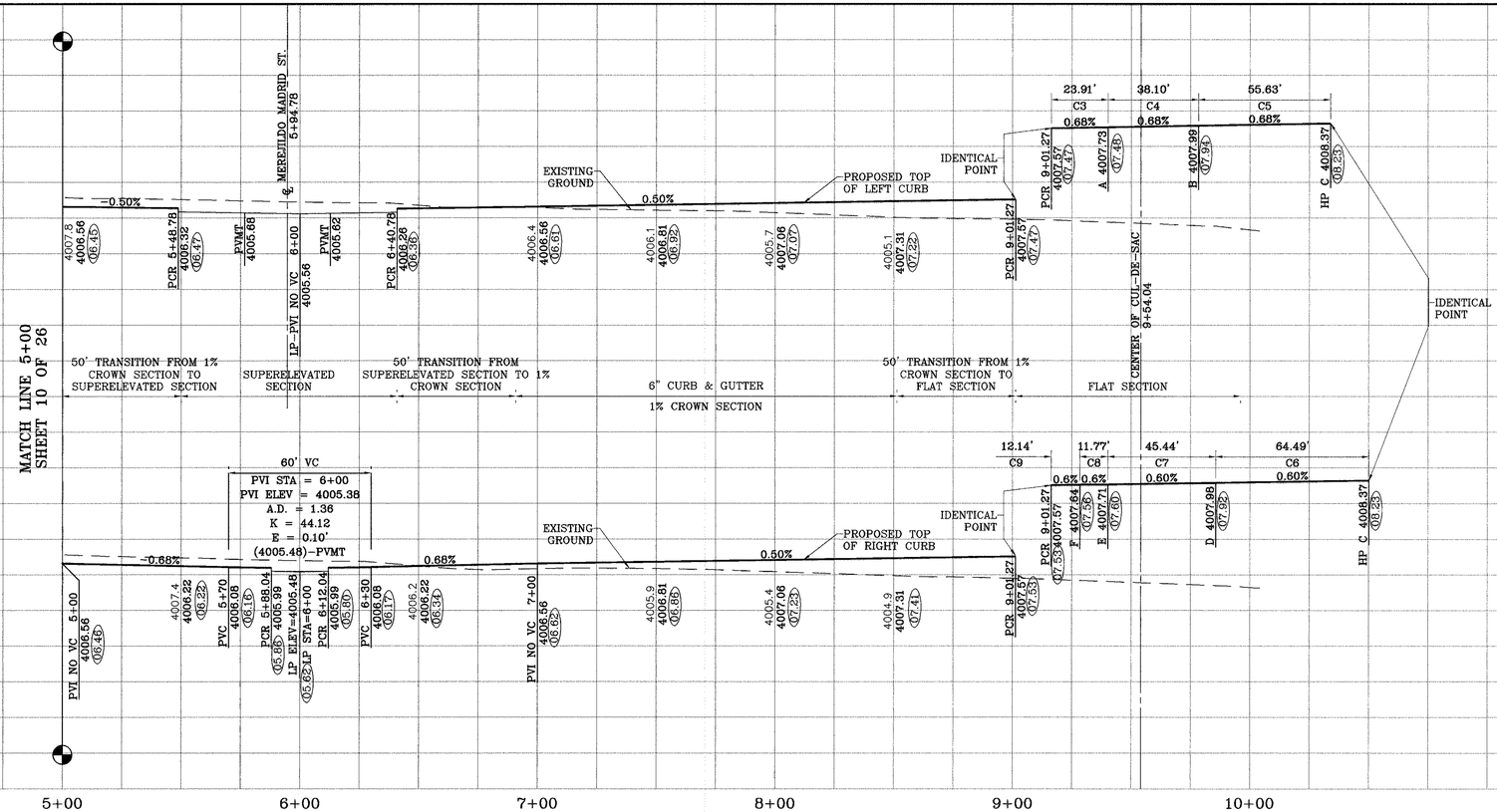
SHT 10 OF 26



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	N43°50'59"E	90°00'00"
C2	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C3	28.00	23.91	12.74	23.19	N64°23'27"E	48°55'04"
C4	42.00	38.10	20.47	36.80	S65°55'01"W	51°58'12"
C5	42.00	55.63	32.75	51.65	N50°09'06"W	75°53'34"
C6	42.00	64.49	40.55	58.34	N31°47'08"E	87°58'55"
C7	42.00	45.44	25.23	43.26	S73°13'41"E	61°59'26"
C8	28.00	11.77	5.97	11.66	N54°16'13"W	24°04'30"
C9	28.00	12.14	6.17	12.05	N78°43'44"W	24°50'34"



SHEET TITLE

MANUEL PUENTES CT.
STA: 5+00
TO
STA: 9+54.04

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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
03-11-2008	AS BUILT	FR

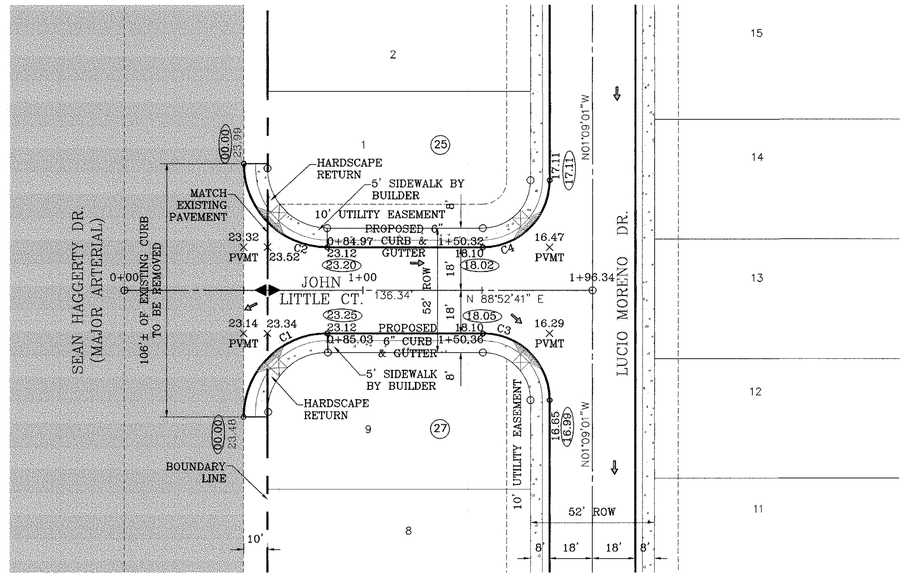
SCALE
Horiz: 1"=30'
Vert: 1"=10'

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
STATE OF TEXAS
YOLANDA CONDE COURTNEY
24644
LICENSED PROFESSIONAL ENGINEER

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

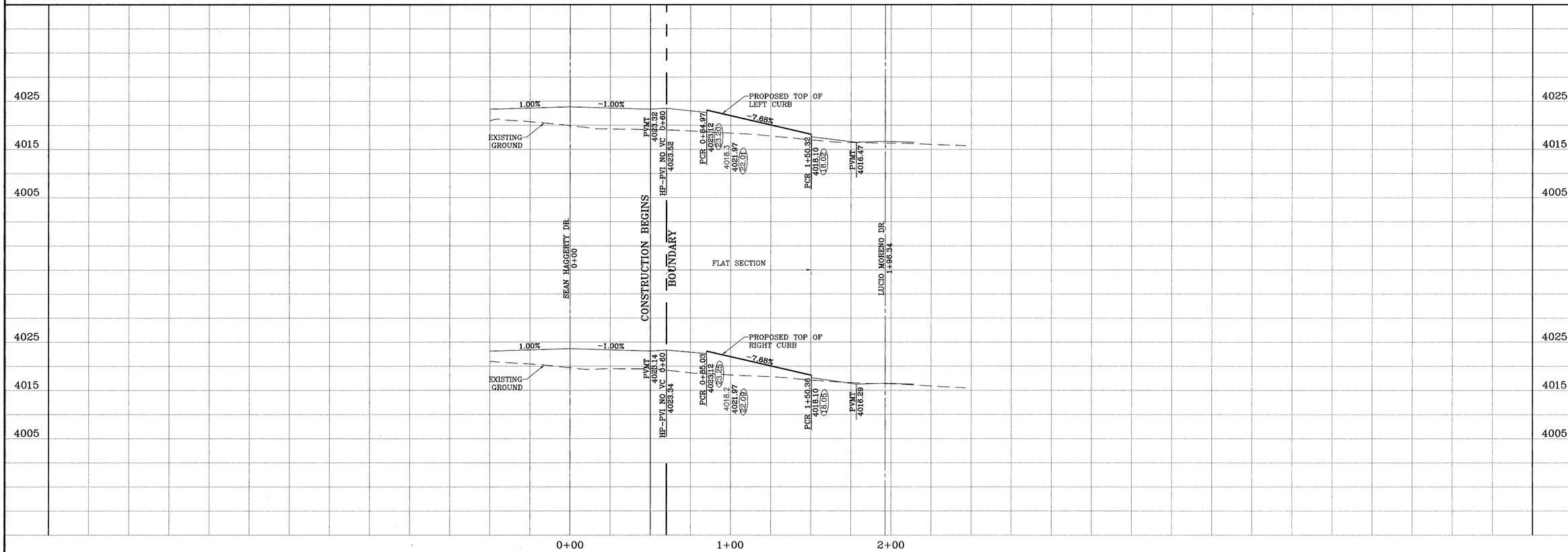
CONDE INC.



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	55.00	35.02	49.51	S43°51'50"W	90°01'42"
C2	35.00	54.96	34.98	49.49	S46°08'10"E	89°58'18"
C3	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C4	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



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
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

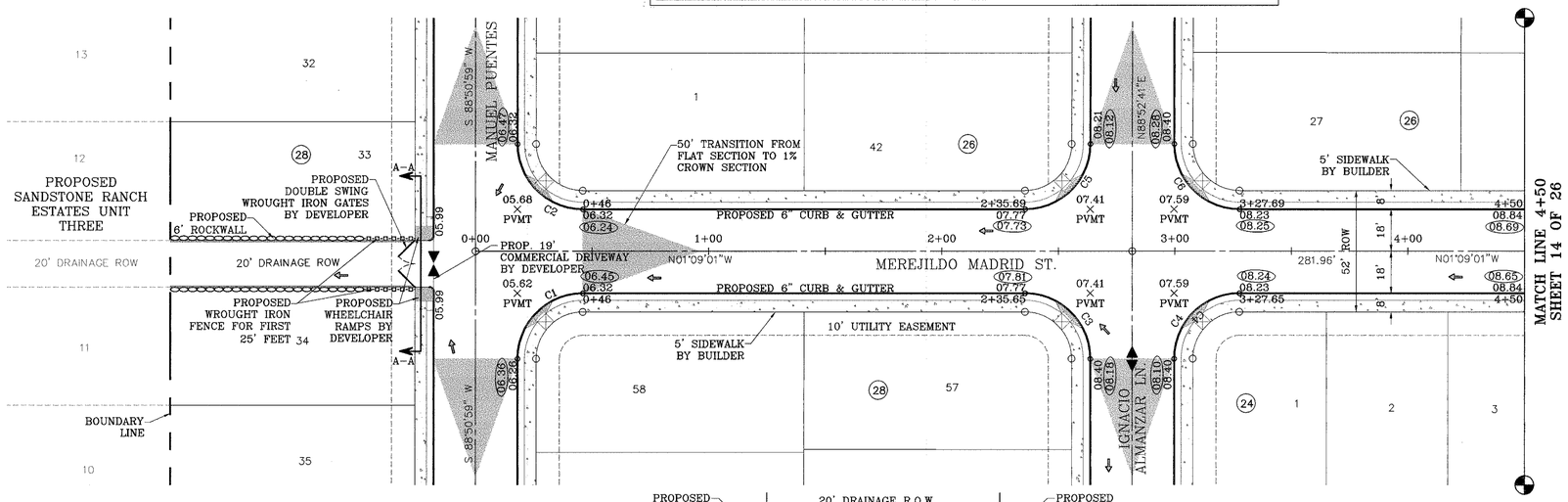
ENGINEER'S SEAL

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

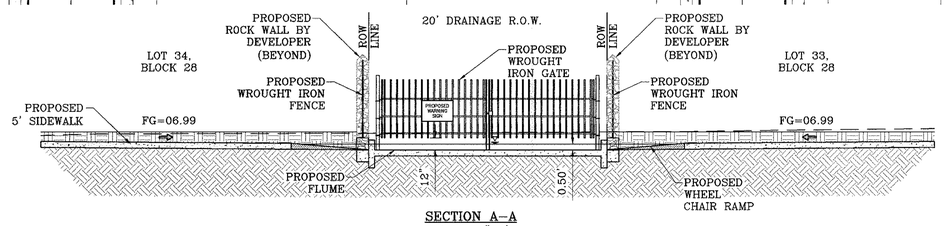
SHEET TITLE

JOHN LITTLE CT.
STA: 0+00
TO
STA: 1+96.34

DENOTES AS BUILT CONDITION ONLY



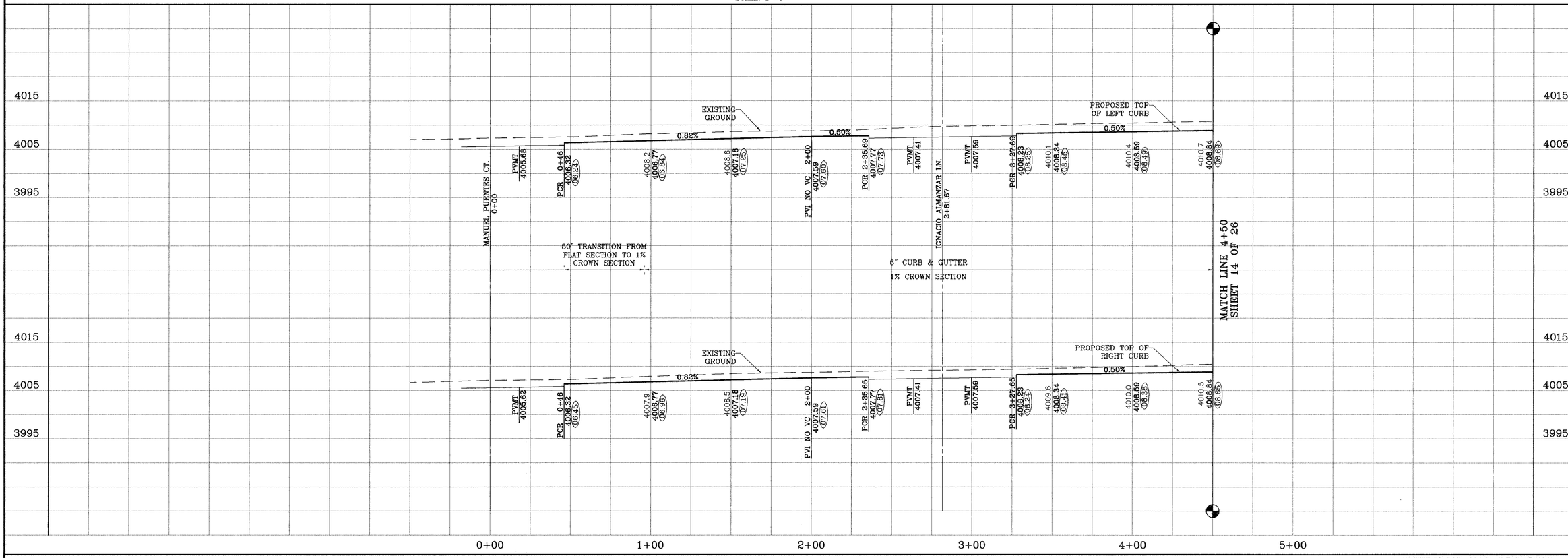
SCALE: 1"=30'



SECTION A–A
SCALE: 1"=6'

DRIVEWAY
Q_b = 58.28 CFS
Q_c = 98.30 CFS
D= 0.50 FT
V= 4.77 FPS
S= 0.55%

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N43°50'59"E	90°00'00"
C3	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"
C4	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"
C5	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C6	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTANA AVE. AND LOMA DEL LOTE
ELEVATION: 4057.40 ..... CITY DATUM

DATE	REVISIONS	BY
03-12-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
PROFESSIONAL ENGINEER
86418
LICENSED
03-12-08

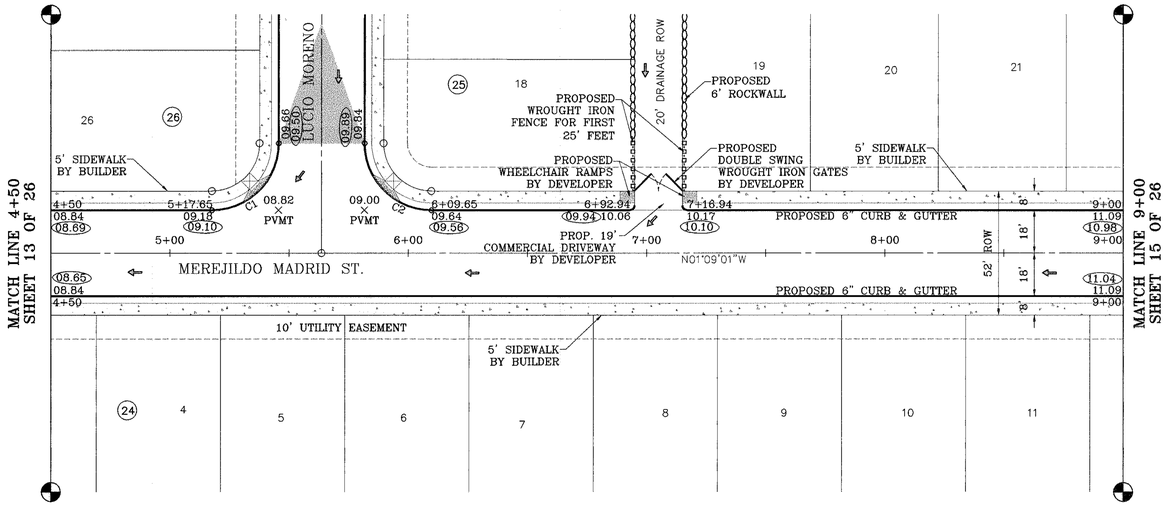
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790, LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

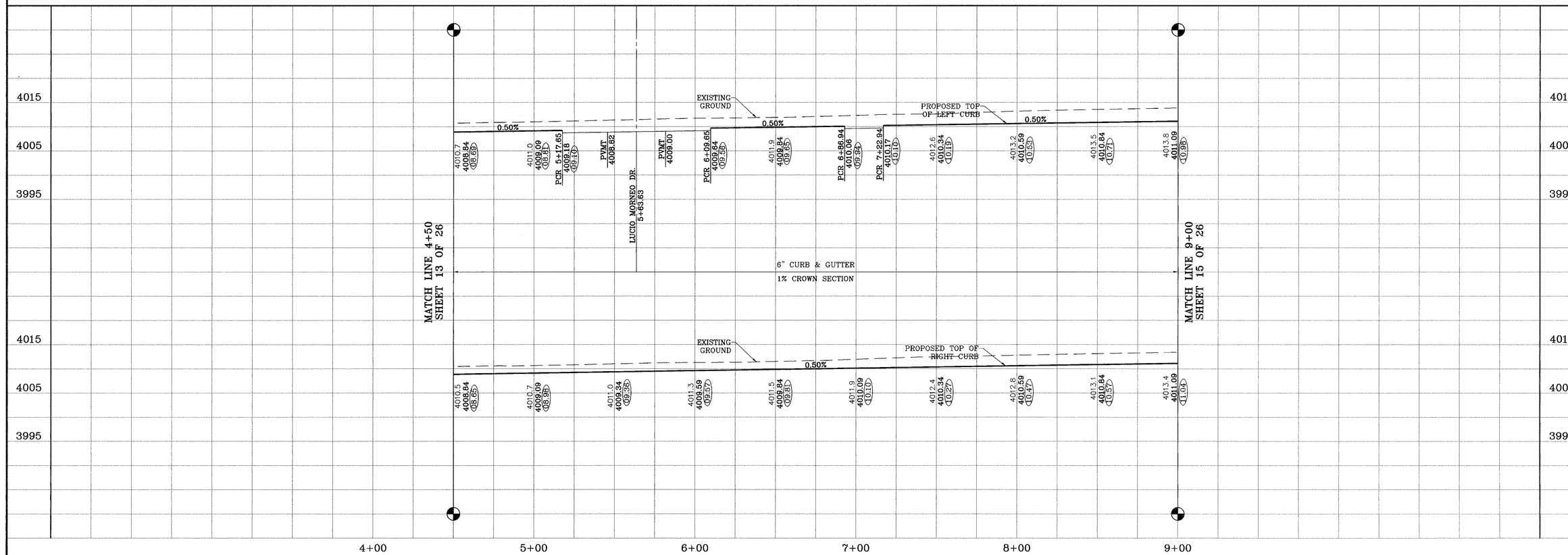
MEREJILDO MADRID ST.
STA: 0+00
TO
STA: 4+50

DENOTES AS BUILT CONDITION ONLY



SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C2	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



SANDSTONE RANCH ESTATES UNIT FOUR

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
03-12-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
STATE OF TEXAS
OMAR MANUEL CONDE
66868
LICENSED
PROFESSIONAL ENGINEER

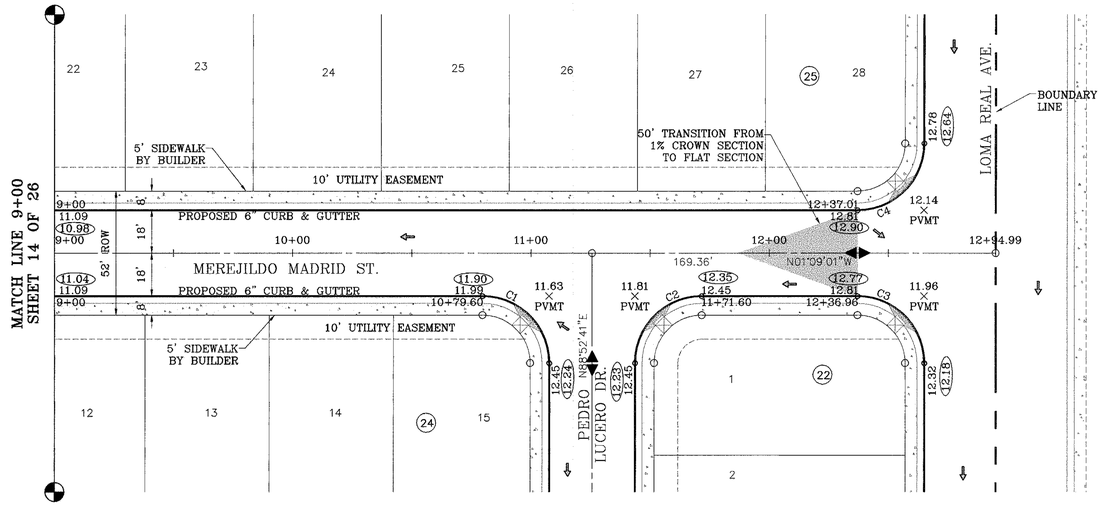
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

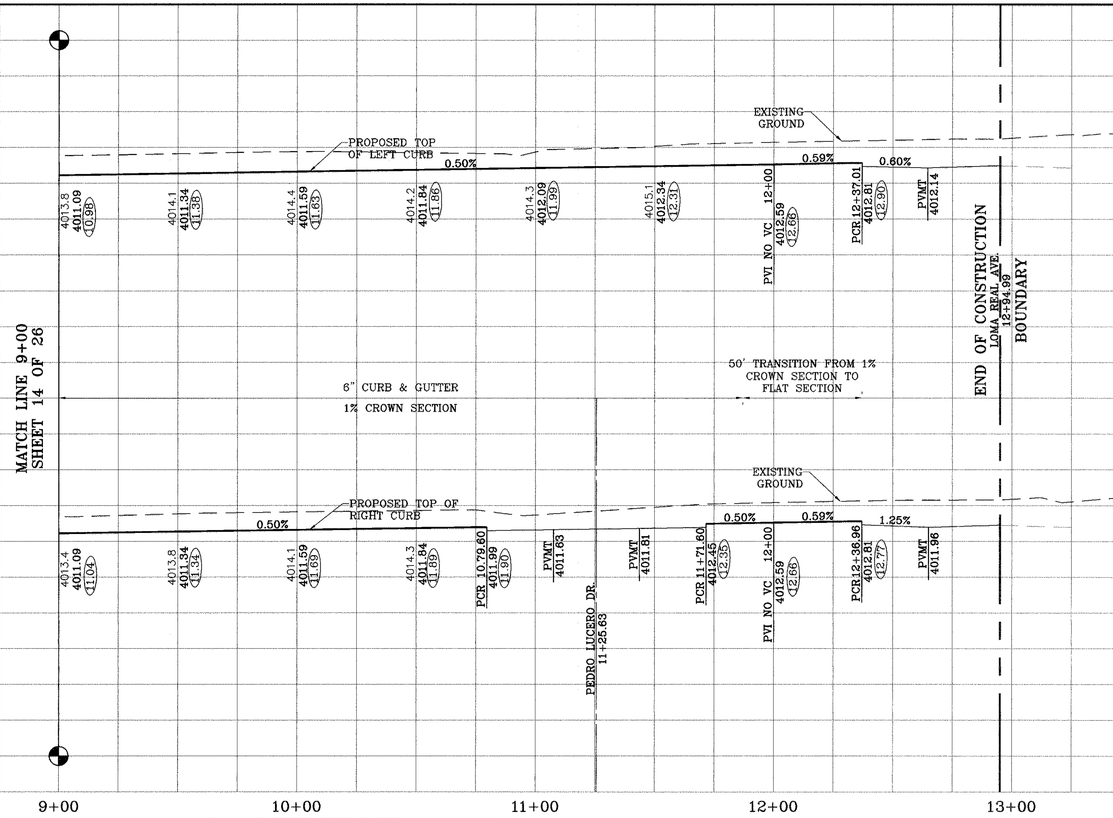
MEREJILDO MADRID ST.
STA: 4+50
TO
STA: 9+00

DENOTES AS BUILT CONDITION ONLY



SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"
C2	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"
C3	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"
C4	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"



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
03-12-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

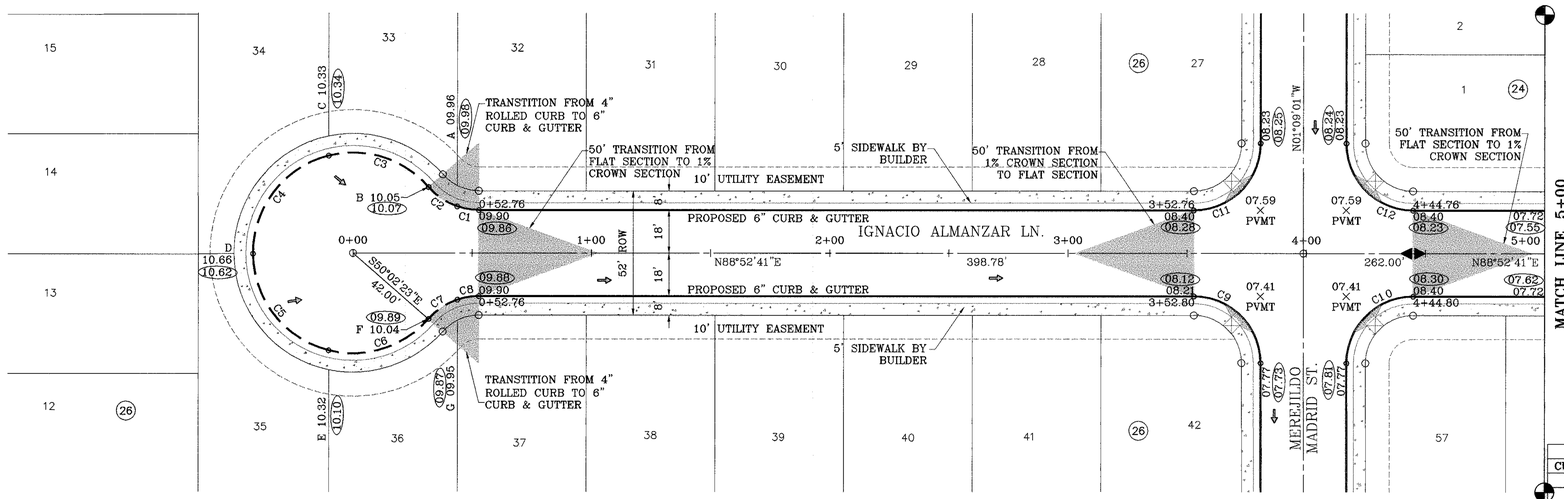
DATE: OCTOBER 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

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

SHEET TITLE

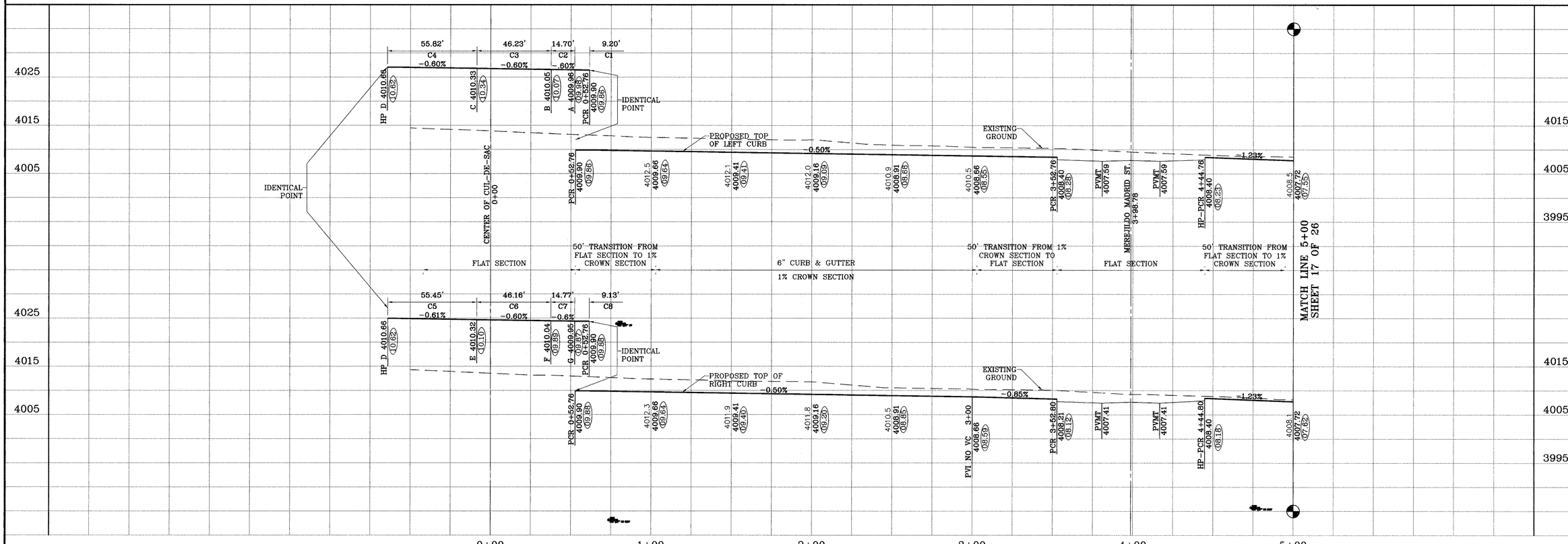
MEREJILDO MADRID ST.
STA: 9+00
TO
STA: 12+94.99



SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	9.20	4.64	9.16	S81°42'45"E	18°49'08"
C2	28.00	14.71	7.53	14.54	S57°15'13"E	30°05'55"
C3	42.00	46.23	25.77	43.93	N73°44'21"W	63°04'10"
C4	42.00	55.82	32.91	51.80	S36°38'56"W	76°09'16"
C5	42.00	55.45	32.60	51.51	S39°14'55"E	75°38'26"
C6	42.00	46.16	25.72	43.87	N71°26'45"E	62°58'15"
C7	28.00	14.77	7.56	14.60	S55°04'26"W	30°13'38"
C8	28.00	9.13	4.61	9.09	S79°31'58"W	18°41'25"
C9	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C10	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"
C11	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"
C12	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TONA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4027.46 (CITY DATUM)

DATE	REVISIONS	BY
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

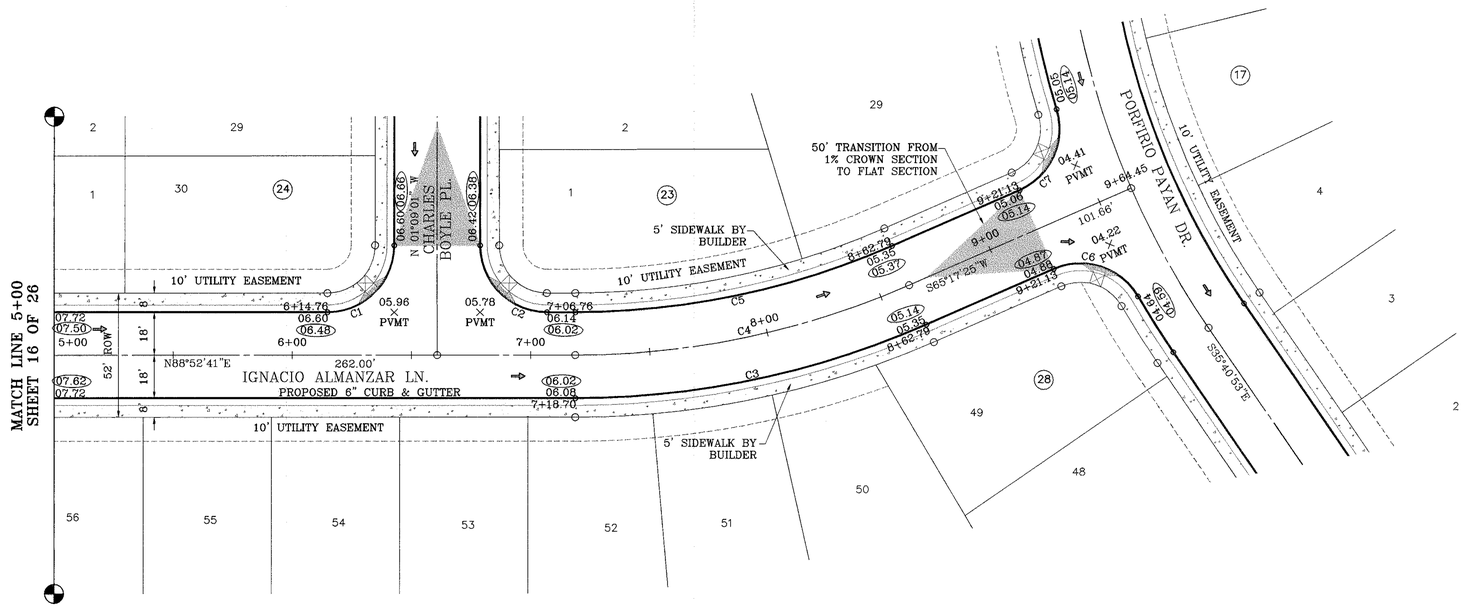
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

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

SHEET TITLE

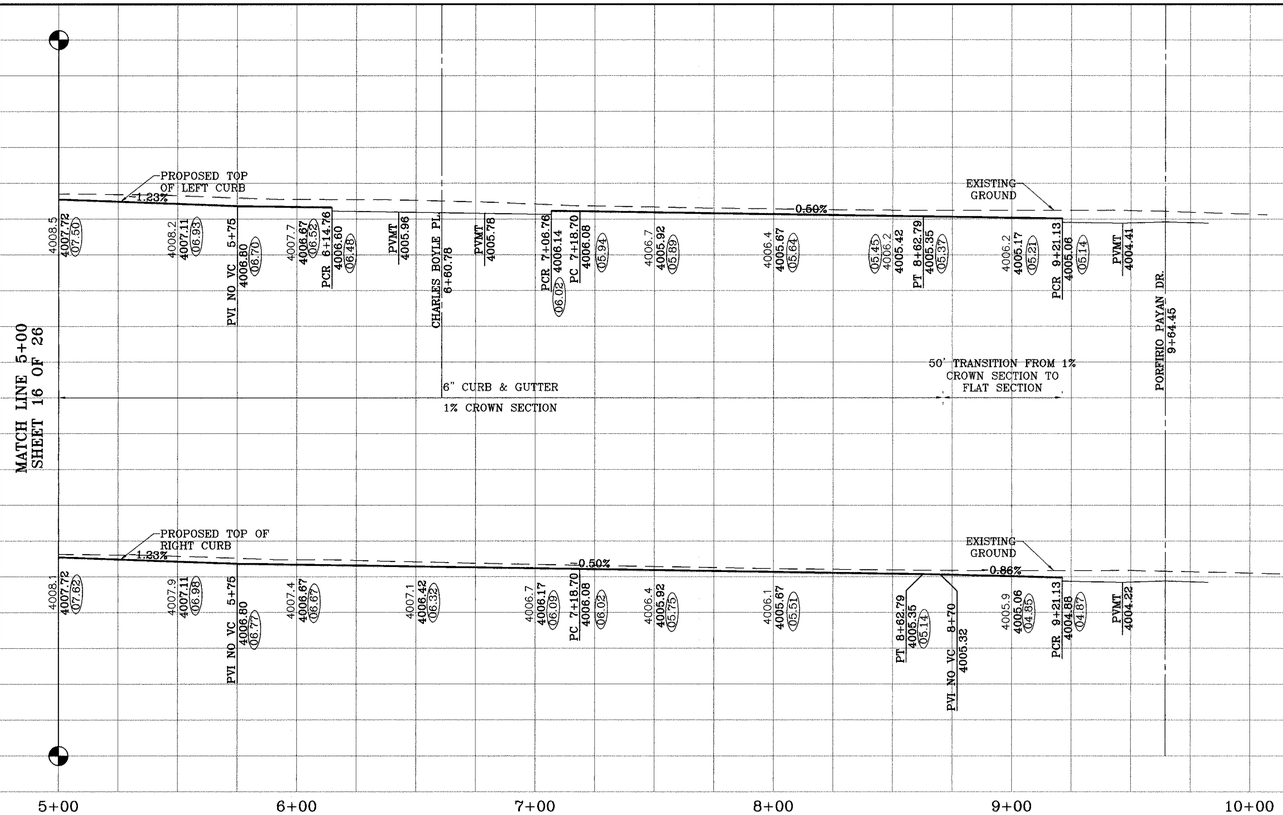
IGNACIO ALMAZAR LN.
STA: 0+00
TO
STA: 5+00



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"
C2	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"
C3	368.00	151.50	76.84	150.43	N77°05'03"E	23°35'15"
C4	350.00	144.09	73.08	143.07	N77°05'03"E	23°35'15"
C5	332.00	136.68	69.32	135.72	N77°05'03"E	23°35'15"
C6	28.00	40.72	24.92	37.23	N73°02'42"W	83°19'46"
C7	28.00	40.72	24.92	37.23	N23°37'32"E	83°19'46"



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PORFIRIO PAYAN DR. AND LOMA DE LA PAZ
ELEVATION: 4057.40 ..... CITY DATUM

DATE	REVISIONS	BY
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.86 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-12

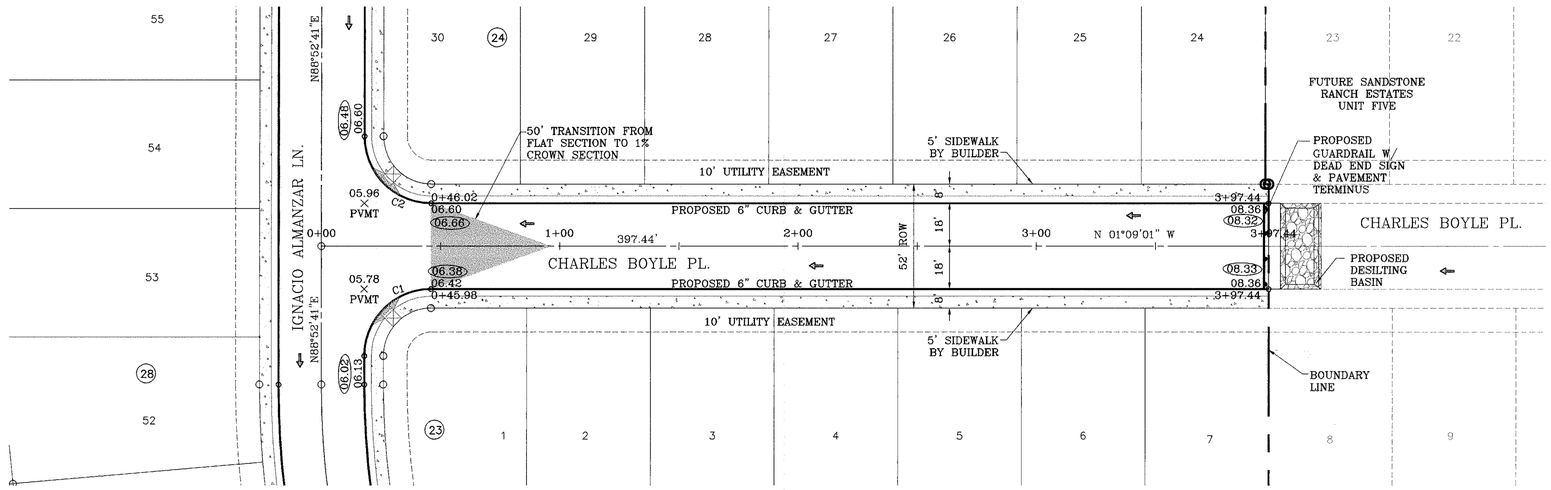
ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CHRISTY
64041
PROFESSIONAL ENGINEER
04-15-08

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

CONDE INC.

SHEET TITLE

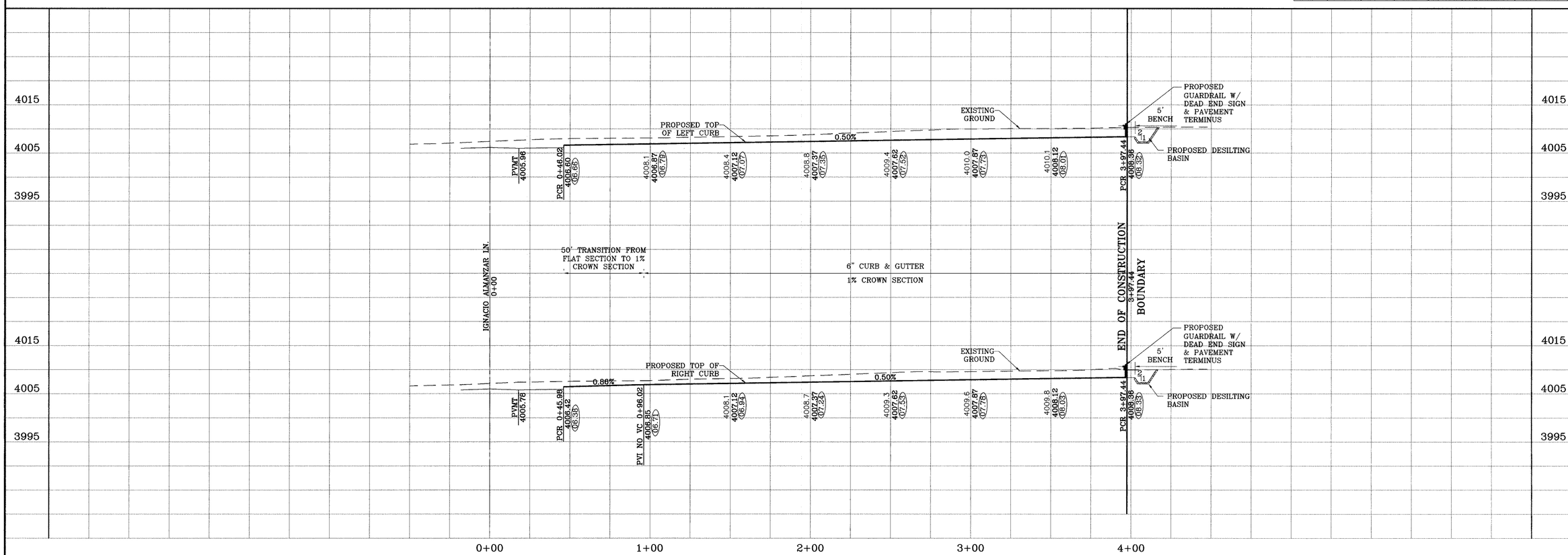
IGNACIO ALMAZAR LN.
STA: 5+00
TO
STA: 9+64.45



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"
C2	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



SANDSTONE RANCH ESTATES UNIT FOUR

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
03-12-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

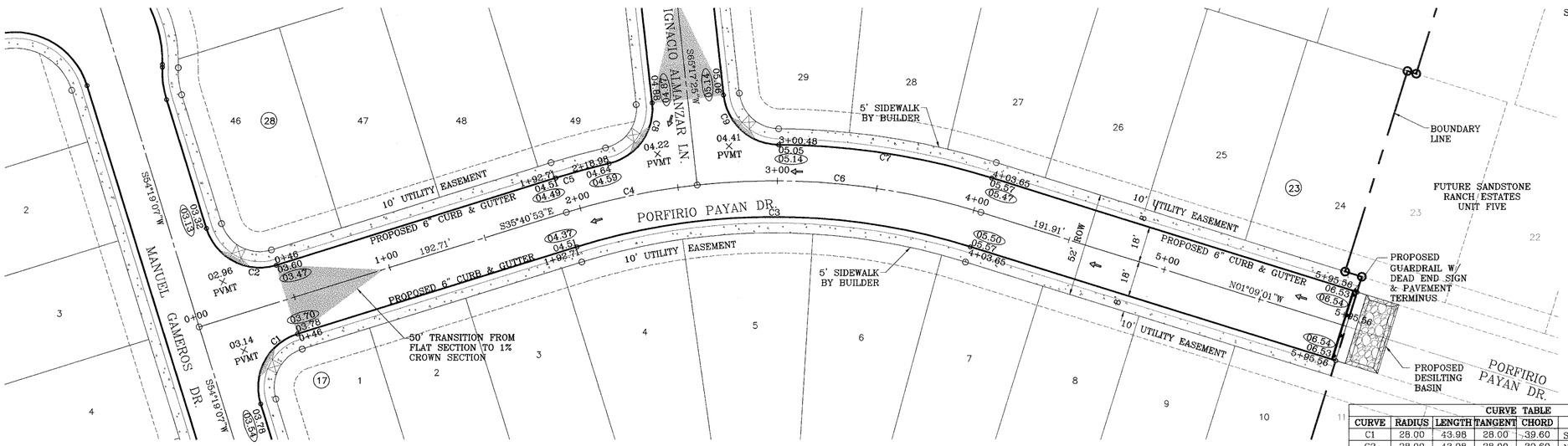
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO. 706-12

SEAL

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

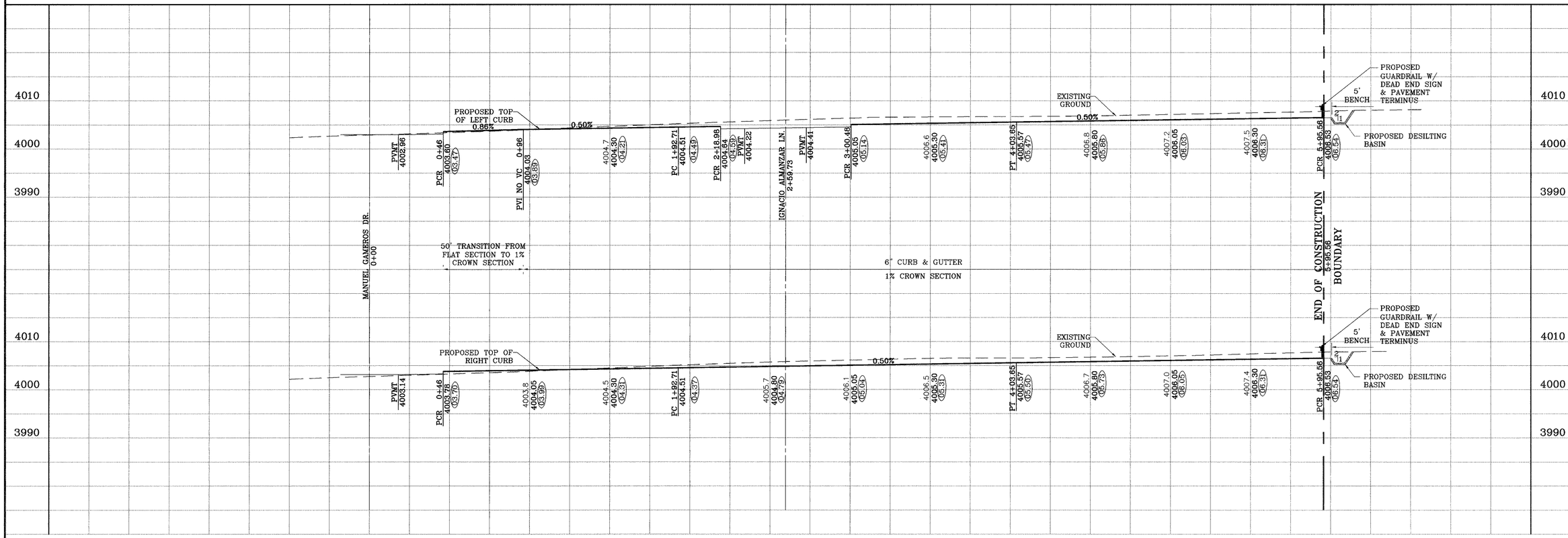
SHEET TITLE

CHARLES BOYLE PL.
STA: 0+00
TO
STA: 3+97.44



DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C3	332.00	200.09	103.19	197.08	S18°24'57"E	34°31'52"
C4	350.00	67.02	33.61	66.92	S30°11'44"E	10°58'19"
C5	368.00	27.63	13.82	27.62	S33°31'51"E	4°18'04"
C6	350.00	143.92	72.99	142.90	S12°55'48"E	23°33'33"
C7	371.00	109.36	55.08	108.96	S09°35'41"E	16°53'19"
C8	28.00	40.72	24.92	37.23	N73°02'42"W	83°19'46"
C9	28.00	40.72	24.92	37.23	N23°37'32"E	83°19'46"



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
03-12-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: G.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

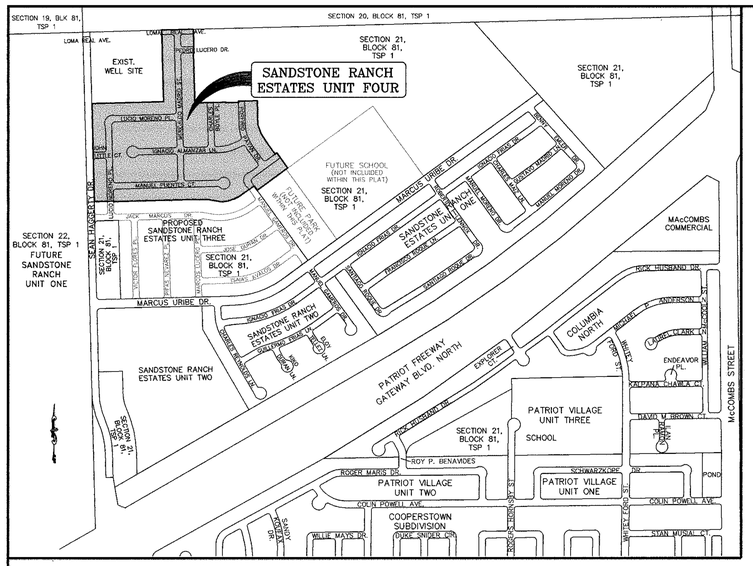
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE. 400
EL PASO, TEXAS 79936

SHEET TITLE

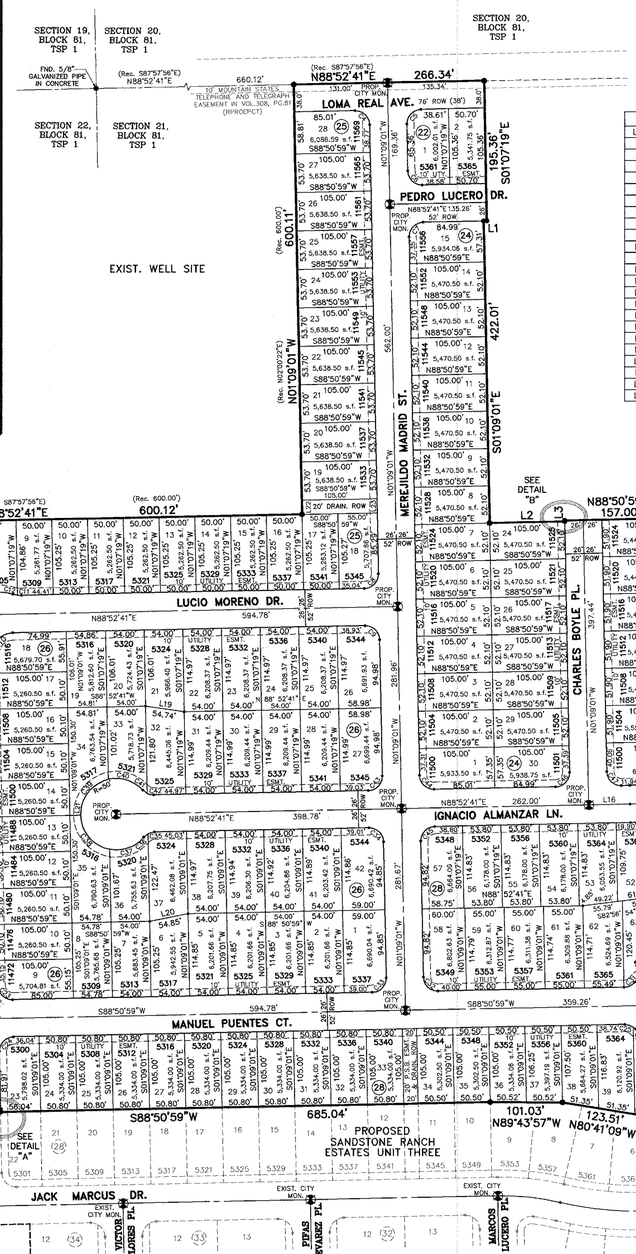
PORFIRIO PAYAN DR.
STA: 0+00
TO
STA: 5+95.56

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.878 ACRES



LOCATION MAP SCALE: 1" = 600'



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.24	S88°52'41"W
L2	105.00	N88°50'59"E
L3	1.42	N01°09'01"W
L4	4.59	S01°09'01"E
L5	105.00	N88°50'59"E
L6	8.73	N01°09'01"W
L7	86.77	S19°54'19"E
L8	90.33	S32°22'59"E
L9	17.65	N54°19'07"E
L10	43.45	N35°40'53"W
L11	48.47	S66°49'17"W
L12	48.37	S71°52'27"W
L13	48.37	S83°05'28"W
L14	3.09	N01°09'01"W
L15	60.00	N88°52'41"E
L16	57.92	N88°52'41"E
L17	10.73	S86°04'10"W
L18	58.42	N80°16'27"E
L19	54.74	N81°41'57"W
L20	54.85	N78°46'22"E
L21	15.00	S88°34'08"W
L22	20.00	N01°09'01"W
L23	20.00	N01°09'01"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	144.09	73.08	143.07	N77°05'03"E	23°35'15"
C2	350.00	67.02	33.61	66.92	S30°11'44"E	10°58'19"
C3	350.00	143.92	72.99	142.90	S12°55'48"E	23°33'33"
C4	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C5	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C6	20.00	31.41	19.99	28.28	S46°08'10"E	89°58'18"
C7	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C8	20.00	31.43	20.01	28.29	N43°51'50"E	90°01'42"
C9	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C10	30.00	47.14	30.01	42.44	S43°51'50"W	90°01'42"
C11	40.00	5.61	2.81	5.60	S87°06'19"E	8°02'00"
C12	40.00	6.50	3.26	6.49	S78°26'05"E	9°18'29"
C13	70.00	38.92	19.98	38.42	N89°42'35"W	31°51'29"
C14	70.00	37.79	19.37	37.33	S58°53'47"W	30°55'47"
C15	70.00	38.86	19.94	38.36	S27°31'44"W	31°48'18"
C16	70.00	41.61	21.44	41.00	S05°24'07"E	34°03'24"
C17	40.00	4.76	2.38	4.75	N19°01'23"W	6°48'54"
C18	40.00	10.10	5.08	10.07	N08°22'59"W	14°27'54"
C19	20.00	31.43	20.01	28.29	N43°51'50"E	90°01'42"
C20	25.00	39.26	24.99	35.35	S46°08'10"E	89°58'18"
C21	25.00	39.28	25.01	35.36	S43°51'50"W	90°01'42"
C22	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C23	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C24	20.00	31.42	20.00	28.28	S43°50'59"W	90°00'00"
C25	20.00	12.58	6.50	12.37	N73°08'11"W	36°01'41"
C26	20.00	4.50	2.26	4.49	N48°49'39"W	12°53'23"
C27	50.00	52.25	28.79	49.90	S72°10'05"E	59°52'14"
C28	50.00	77.47	48.94	69.95	N33°30'41"E	88°46'16"
C29	50.00	67.82	40.28	62.74	N49°43'50"W	77°42'45"
C30	50.00	44.93	24.11	43.43	S65°40'21"W	51°28'52"
C31	20.00	17.08	9.10	16.56	N64°23'27"E	48°55'04"
C32	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C33	20.00	31.42	20.00	28.28	N43°50'59"E	90°00'00"
C34	20.00	31.41	19.99	28.28	N46°08'10"W	89°58'18"
C35	20.00	9.30	4.74	9.22	S75°33'24"W	26°38'33"
C36	20.00	7.78	3.94	7.73	S51°05'52"W	22°16'31"
C37	50.00	52.96	29.27	50.51	N70°18'05"E	60°40'56"
C38	50.00	68.01	40.44	62.88	S40°23'35"E	77°55'44"
C39	50.00	68.47	40.82	63.24	S37°47'56"W	78°27'20"
C40	50.00	53.03	29.32	50.58	N72°35'20"W	60°46'08"
C41	20.00	7.70	3.90	7.66	S53°14'23"E	22°04'14"
C42	20.00	9.37	4.77	9.29	S77°41'55"E	26°50'50"
C43	20.00	31.43	20.01	28.29	N43°51'50"E	90°01'42"
C44	20.00	31.41	19.99	28.28	S46°08'10"E	89°58'18"
C45	20.00	31.43	20.01	28.29	S43°51'50"W	90°01'42"
C46	20.00	31.43	20.01	28.29	N43°51'50"E	90°01'42"
C47	20.00	31.41	19.99	28.28	S46°08'10"E	89°58'18"
C48	324.00	96.49	48.61	96.14	N80°20'46"E	17°03'49"
C49	324.00	36.89	18.47	36.87	N68°33'08"E	6°31'26"
C50	376.00	32.57	16.30	32.56	N86°23'47"E	4°57'48"
C51	376.00	50.65	25.36	50.61	N80°03'20"E	7°43'06"
C52	376.00	45.37	22.71	45.34	N72°44'24"E	6°54'47"
C53	376.00	26.20	13.11	26.20	N67°17'13"E	3°59'25"
C54	20.00	29.09	17.80	26.59	N73°02'42"W	83°19'46"
C55	376.00	28.23	14.12	28.22	S33°31'51"E	4°18'04"
C56	20.00	29.09	17.80	26.59	N23°37'32"E	83°19'46"
C57	376.00	35.53	17.78	35.51	S15°19'56"E	5°24'49"
C58	376.00	49.84	24.96	49.80	S08°49'41"E	7°35'40"
C59	376.00	25.46	12.74	25.46	S03°05'26"E	3°52'49"
C60	324.00	12.51	6.26	12.51	S02°15'23"E	2°12'44"
C61	324.00	65.48	32.85	65.37	S09°09'07"E	11°34'45"
C62	324.00	65.48	32.85	65.37	S20°43'52"E	11°34'45"
C63	324.00	51.80	25.96	51.75	S31°06'04"E	9°09'39"
C64	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C65	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C66	40.00	13.70	6.92	13.63	N64°07'38"E	19°37'02"
C67	70.00	4.33	2.16	4.32	S72°09'56"W	3°32'26"
C68	70.00	45.79	23.75	44.97	S51°39'25"W	37°28'37"
C69	70.00	40.27	20.71	39.72	S16°26'18"W	32°57'36"
C70	70.00	40.27	20.71	39.72	S18°31'18"E	32°57'36"
C71	70.00	27.24	13.80	27.07	S44°09'01"E	22°17'50"
C72	40.00	13.70	6.92	13.63	N45°29'24"W	19°37'02"
C73	30.00	47.12	30.00	42.43	S09°19'07"W	90°00'00"

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 4) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF AUGUST 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 16.343, 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. 20080012897 DATE 20 Feb 08

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SEAN HAGGERTY DRIVE AND LOMA REAL AVENUE 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. 20080012899 DATE 20 Feb 08

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20080012898 DATE 20 Feb 08

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.

D E D I C A T I O N

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

Witness our signature this 9 day of August, 2007.

BY: EP LAND ASSETS, LP.
A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER
EPT LAND ACQUISITION, LLC
A TEXAS LIMITED LIABILITY COMPANY

By: S/ Richard Aguilar
Richard Aguilar, MANAGER

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

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 EP 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 9 rd day of August, 2007.

S / Ruby G. Martinez — Notary Public in and for El Paso County
May 7, 2011 — My Commission Expires

C I T Y P L A N C O M M I S S I O N

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 21 day of September, 2007.

S / Kelly Carpenter — Secretary
S / Gur Haddad — Chairperson

Approved for filing this 20 th day of September, 2007.

S / Alan Shubert
Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 20 th day of February, 2008 A.D. in File No. 20080012896

S / Delia Briones — County Clerk
S / Juana M. Avila — By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64646

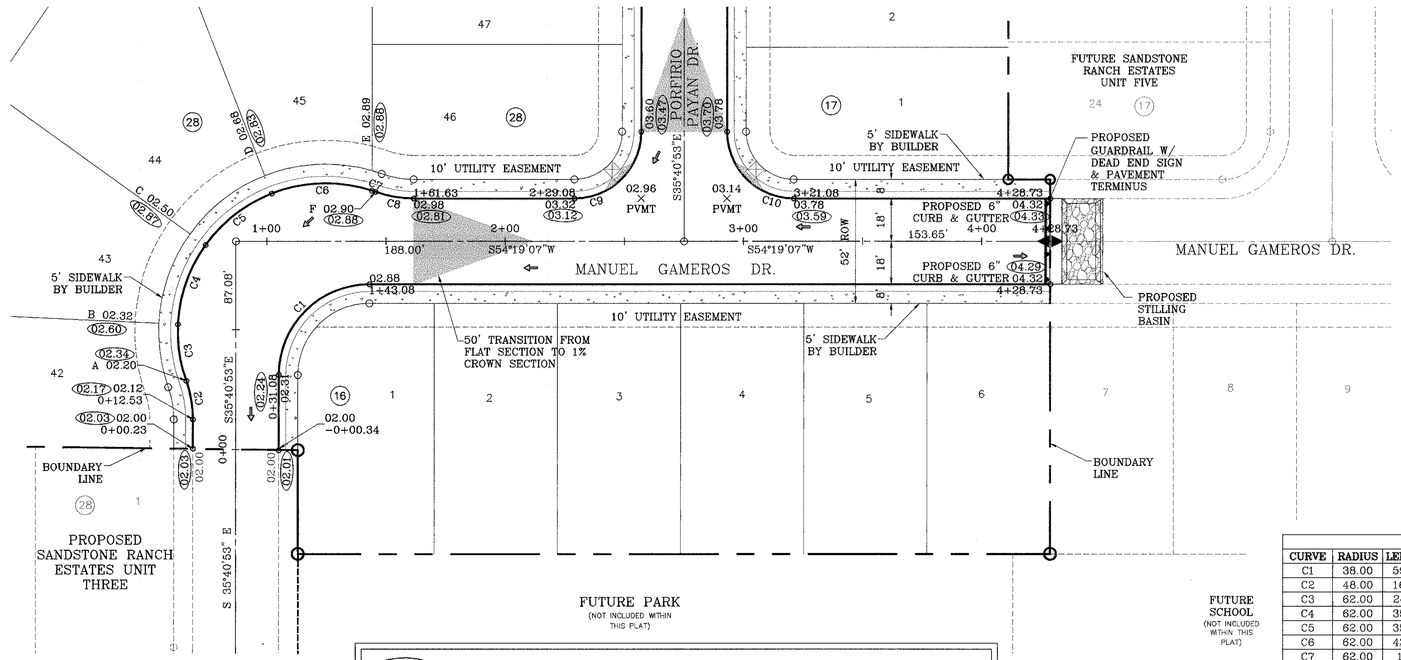
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

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

DATE OF PREPARATION: MAY 18, 2006

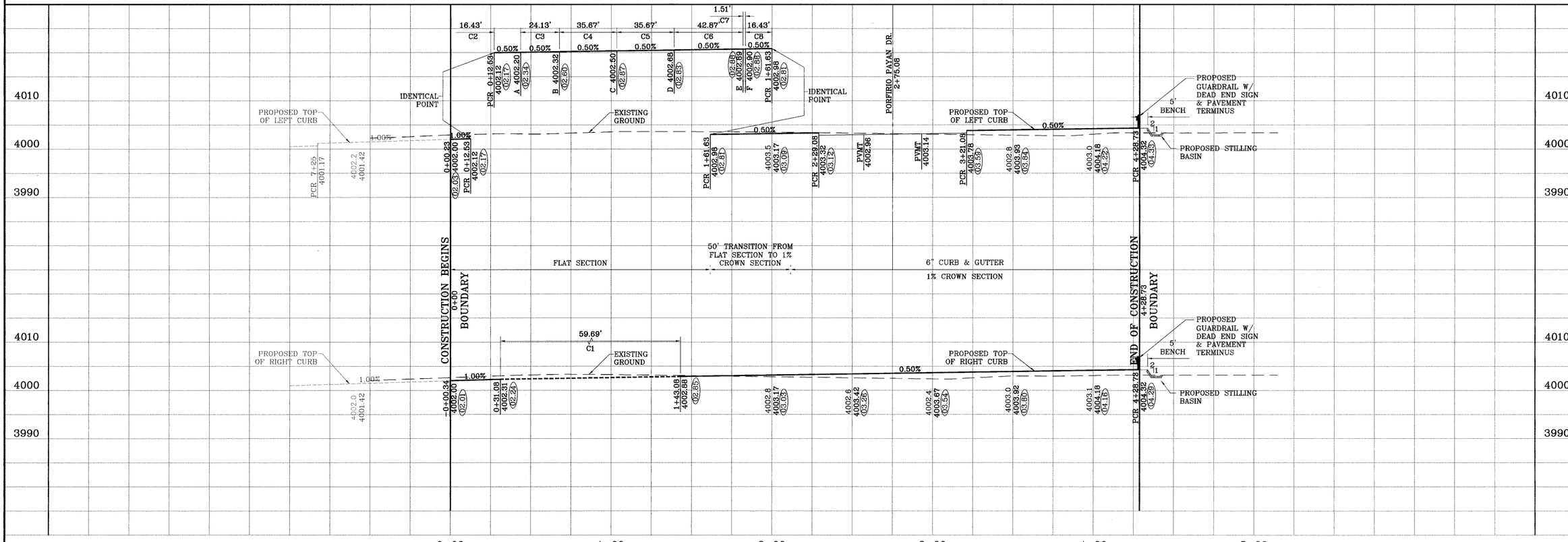
CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
PH. # 592-0283 FAX # 592-0286

C:\DATA\ci\PSB-LAND-4-FN.dwg, Model, 5/13/2008 2:21:51 PM, C.CORTEZ



DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	59.69	38.00	53.74	S09°19'07"W	90°00'00"
C2	48.00	16.43	8.30	16.35	N45°29'24"W	19°37'02"
C3	62.00	24.13	12.22	23.98	S44°09'01"E	22°17'50"
C4	62.00	35.67	18.34	35.18	S16°31'18"E	32°57'36"
C5	62.00	35.67	18.34	35.18	S16°26'18"W	32°57'36"
C6	62.00	42.87	22.33	42.02	S52°43'41"W	39°37'11"
C7	62.00	1.51	0.76	1.51	S73°14'13"W	1°23'52"
C8	48.00	16.43	8.30	16.35	N64°07'38"E	19°37'02"
C9	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C10	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"



SANDSTONE RANCH ESTATES UNIT FOUR

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
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

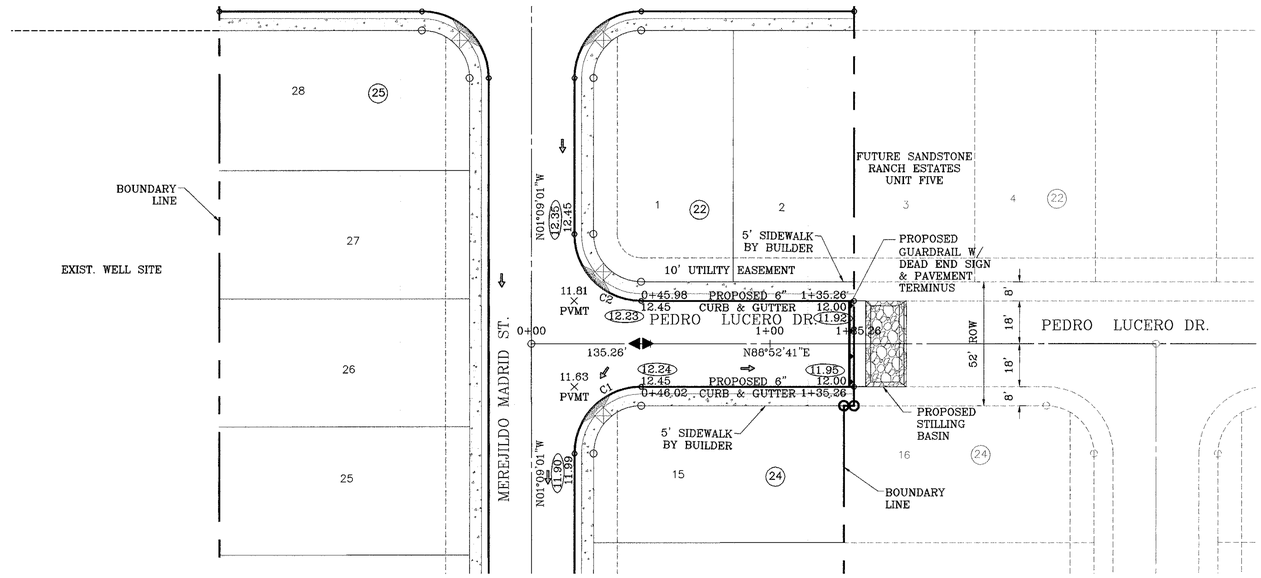
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO: 706-12

ENGINEER'S SEAL

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

SHEET TITLE

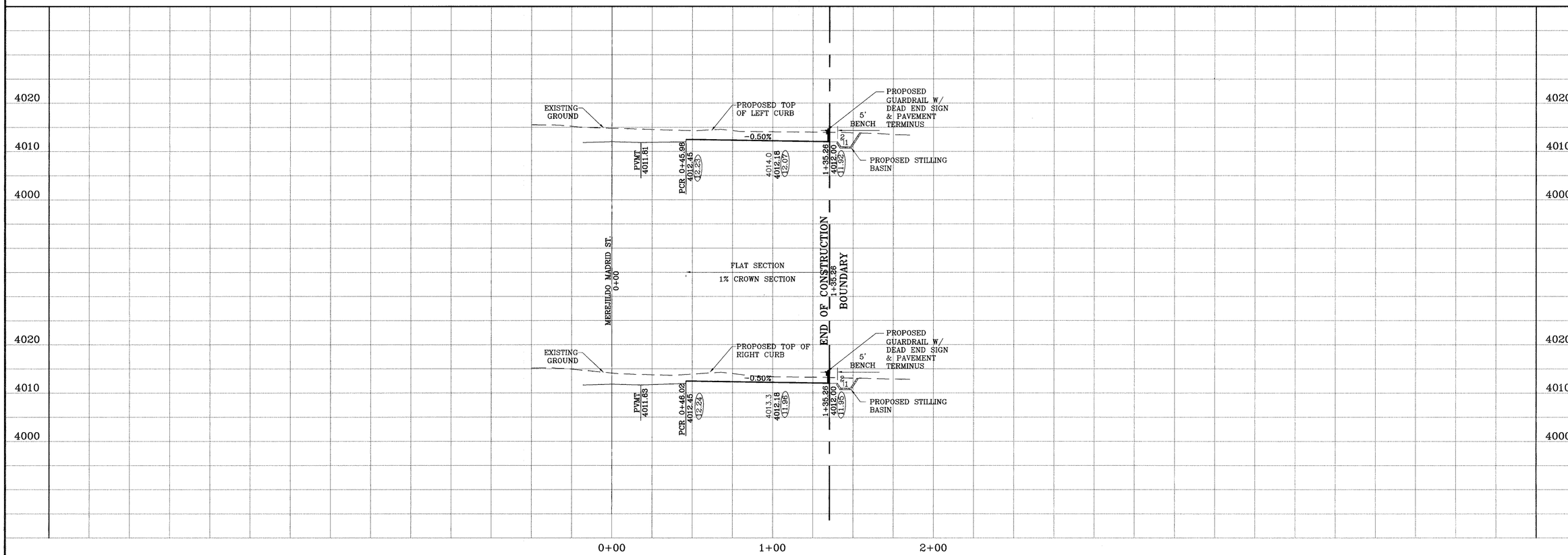
MANUEL GAMEROS DR.
STA: 0+00
TO
STA: 4+28.73



DENOTES AS BUILT CONDITION ONLY

SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"
C2	28.00	43.97	27.99	39.59	S46°08'10"E	89°58'18"



BENCHMARKS

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SCALE
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DATE: OCTOBER 2006
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INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

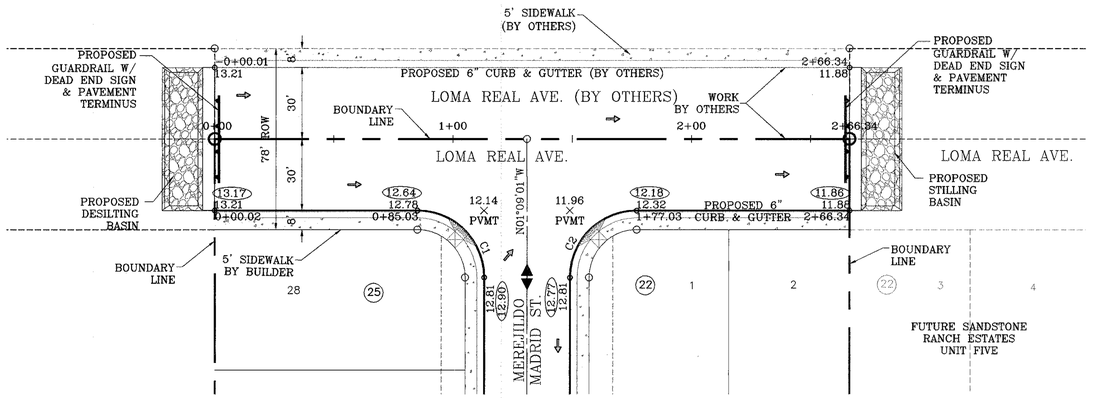
YOMNE CANDS CURIEL
64648
CONDE INC.
PROFESSIONAL ENGINEER
STATE OF TEXAS

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

CONDE INC.

SHEET TITLE

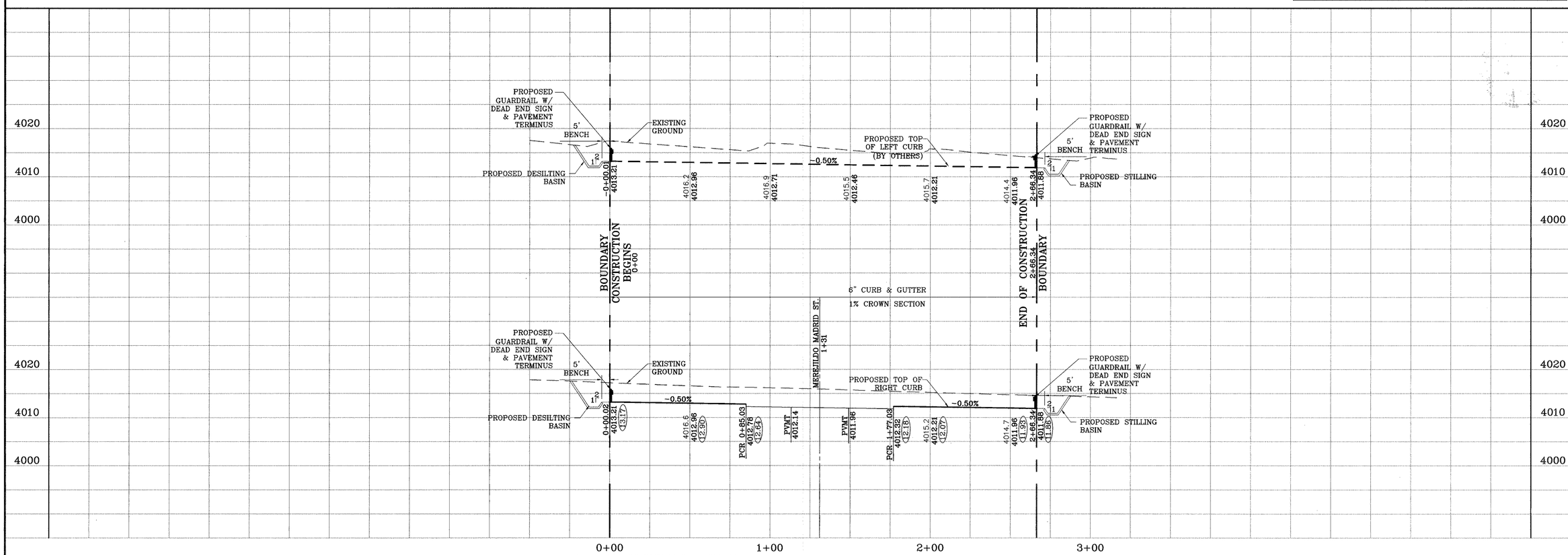
PEDRO LUCERO DR.
STA: 0+00
TO
STA: 1+35.26



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C2	28.00	44.00	28.01	39.61	S43°51'50"W	90°01'42"



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
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

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

SHEET TITLE

LOMA REAL AVE.
STA: 0+00
TO
STA: 2+66.34

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.

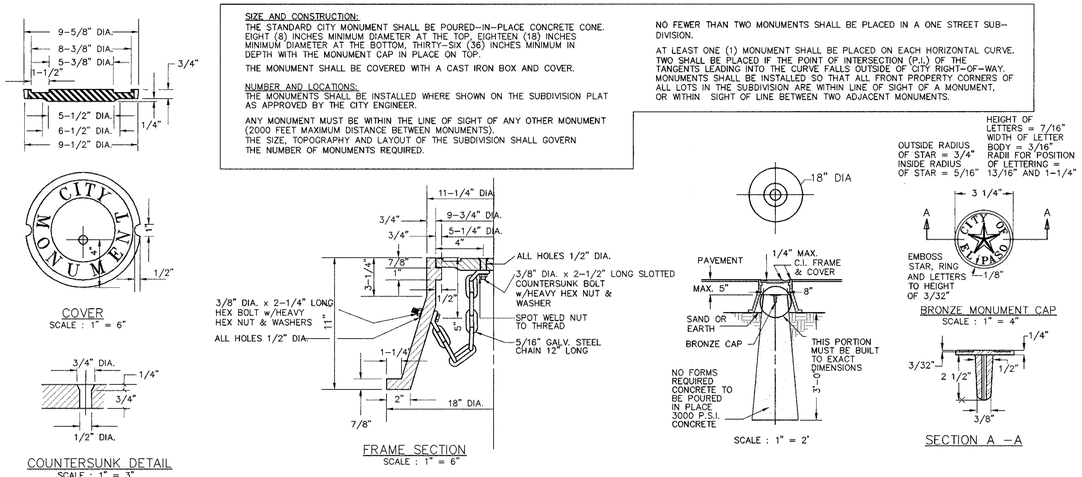
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

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.

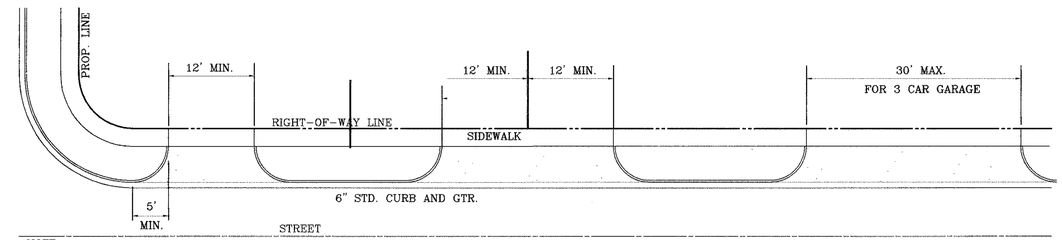
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED 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



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'

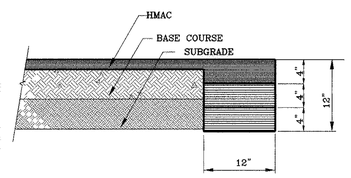
PAVEMENT NOTES

1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. 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.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAC. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

TRENCHING:

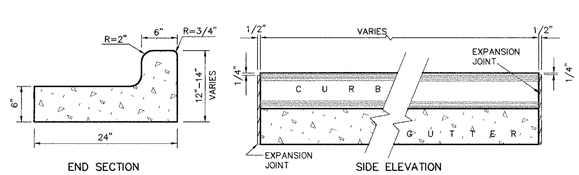
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

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

1" = 10'

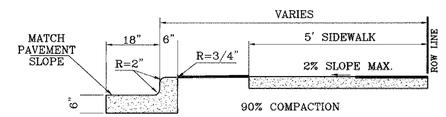


NOTES:

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

CURB DETAILS

SCALE: 1"=1'

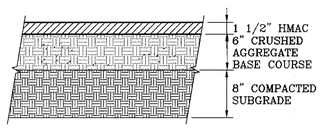


NOTES:

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

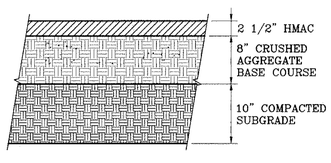
TYPICAL CURB AND SIDEWALK DETAIL

AS PER CITY DESIGN STANDARD 6-1



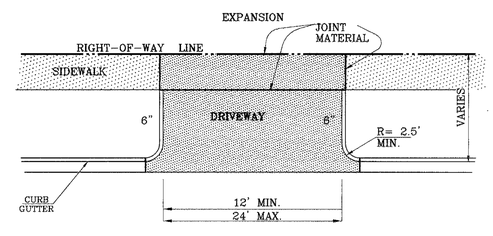
PAVEMENT DETAIL
52' R.O.W. PAVEMENT SECTION

SCALE: 1"=1'



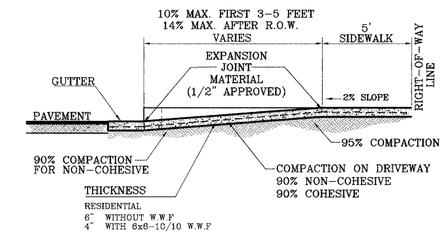
PAVEMENT DETAIL
76' R.O.W. PAVEMENT SECTION

SCALE: 1"=1'



DRIVEWAY PLAN VIEW

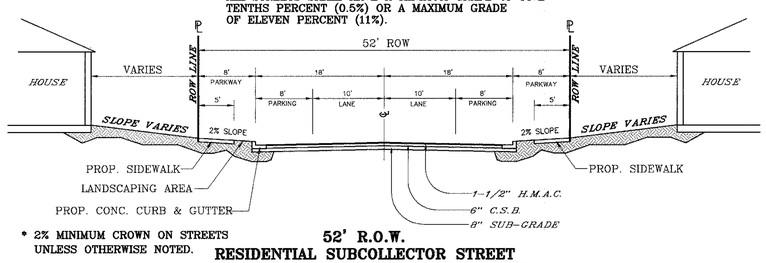
AS PER CITY DESIGN STANDARD 6-8, 6-9



DRIVEWAY SECTION (TYPICAL)

AS PER CITY DESIGN STANDARD 6-8, 6-9

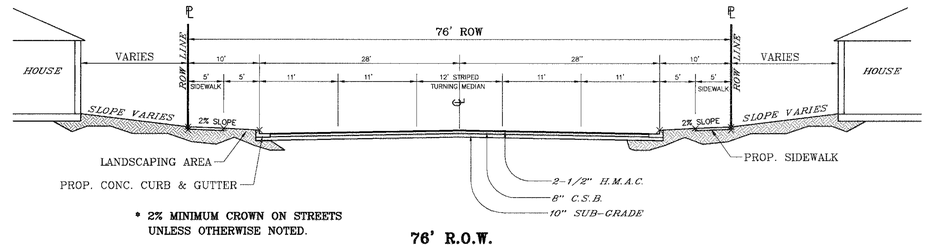
NOTE:
ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE OF ELEVEN PERCENT (11%).



* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'



* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

76' R.O.W.
MINOR ARTERIAL STREET

SCALE: 1"=10'

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

DATE	REVISIONS	BY

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT FOUR
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: 30.88 ACRES

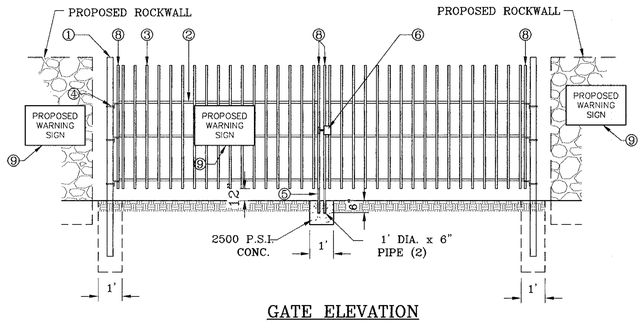
SCALE
Horiz: AS SHOWN
Vert: ---
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

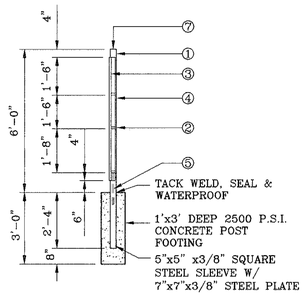
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STANDARD DETAILS

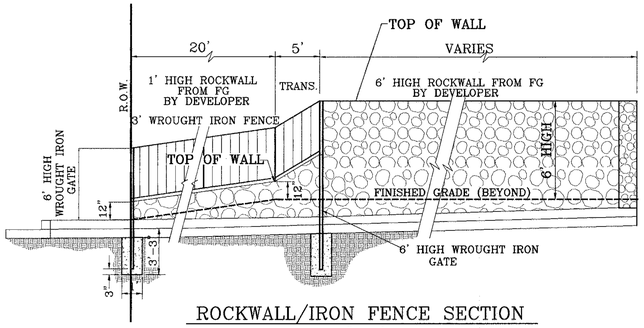


GATE ELEVATION
SCALE: 1"=3'

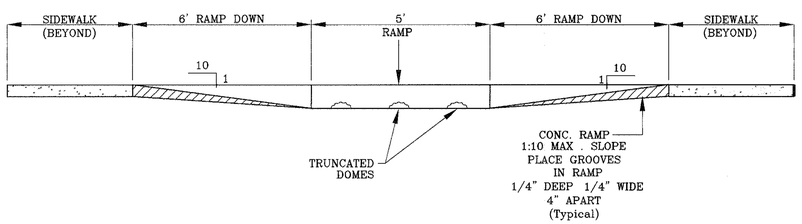


GATE SECTION
SCALE: 1"=3'

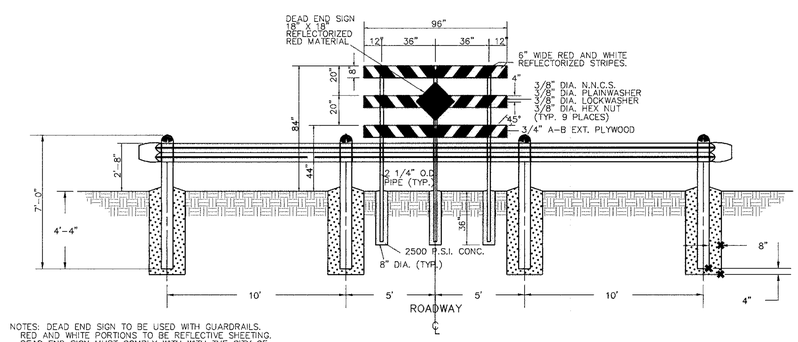
WROUGHT IRON GATE
SCALE: 1"=3'



ROCKWALL/IRON FENCE SECTION
1"= 4'

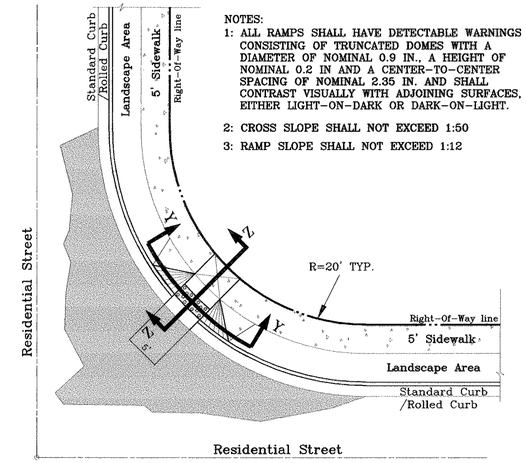


RAMP ON SIDEWALK
SECTION Y
SCALE: 1"-2'



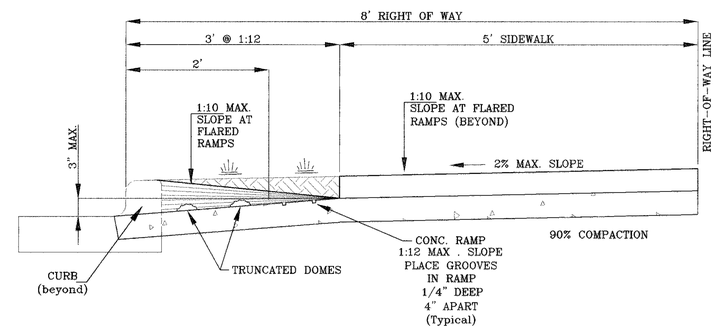
NOTES: DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

GUARD RAIL DETAIL
SCALE : 1" = 4'

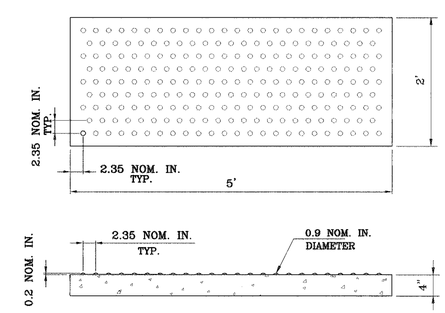


NOTES:
1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2: CROSS SLOPE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

RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB
52' R.O.W.
SCALE: 1" = 10'



TYPICAL WHEELCHAIR RAMP
AT 6" CURB & GUTTER
SECTION Z
SCALE: 1"=1'



TRUNCATED DOMES
SCALE: 1"=1'

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4257.40.....CITY DATUM)

DATE	REVISIONS	BY

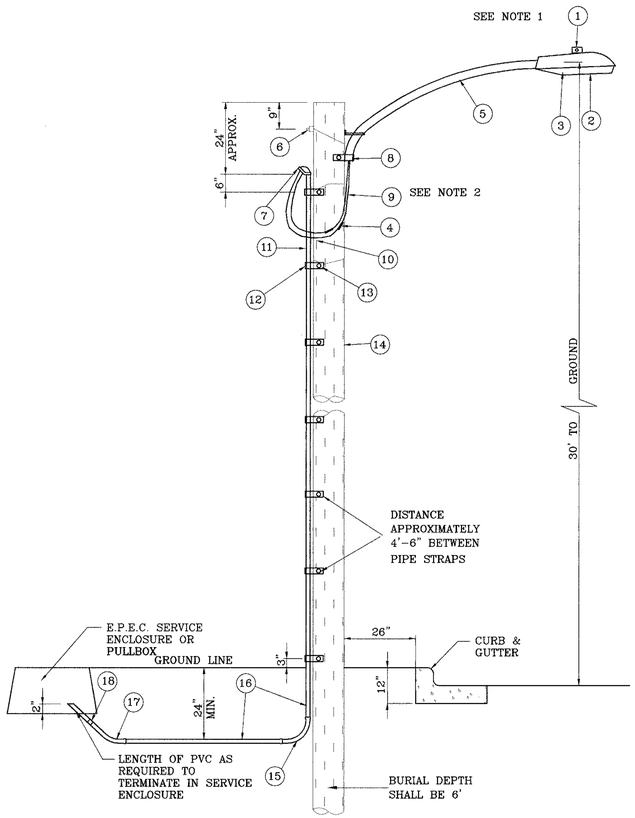
PROJECT NAME
SANDSTONE RANCH ESTATES UNIT FOUR
BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 30.88 ACRES

SCALE
Horiz: AS SHOWN
Vert: ---
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 708-12

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

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

SHEET TITLE
STANDARD DETAILS



UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805
SCALE: 1"=2'

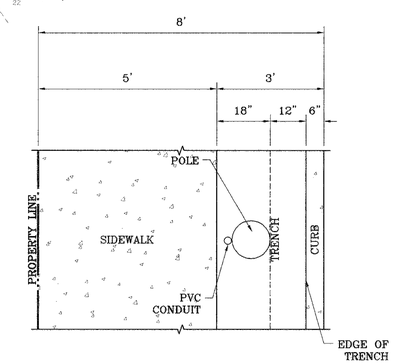
SCALE: 1"=100'

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
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	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/812	
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
		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" x3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CBLE, #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 CONDUITM 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	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	LCPLG1	

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

NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII

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.



AERIAL VIEW
DISTANCE FROM CURB
SCALE: 1"=2'

SANDSTONE RANCH ESTATES UNIT FOUR

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4427.40 ..... CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME
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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: 30.88 ACRES

SCALE
Horiz: 1"=100'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-12

SEAL
ENGINEERING SEAL
TOMAS CONDE CUMMY
64948
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

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

SHEET TITLE
ILLUMINATION PLAN

GENERAL NOTES:

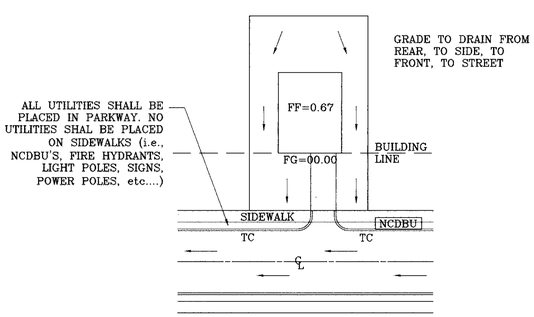
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19– SUBDIVISION ORDINANCE – "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
3. 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.
4. 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.
5. EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
6. ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
7. ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
8. 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.
9. SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
10. ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
11. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. 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.
3. 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.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 44.
5. 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.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. 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.
6. 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.



DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER TO SIDEWALK, 2% FOR SIDEWALK AND 14% MAXIMUM THEREAFTER

TYPICAL LOT GRADING

SCALE: 1"=40'

LEGEND

26.15	PROPOSED SPOT ELEVATIONS
F.G.=26.58	PROPOSED FINISHED GROUND
3726	EXISTING GRADE
26.04	PROPOSED CONTOUR ELEVATION
⇨	DRAINAGE FLOW
○○○○○○○○○○	PROPOSED ROCK WALL
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	PROPOSED RETAINING WALL

DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET

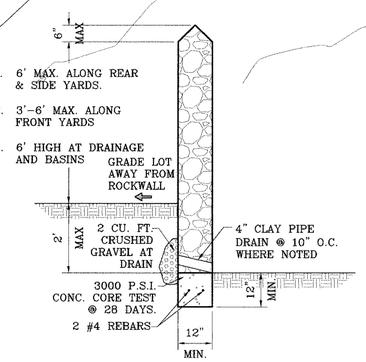
DENOTES AS BUILT CONDITION ONLY

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE C (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214, DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.

ROCKWALL NOTES:

1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, CINDER BLOCK, STONE OR OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.
6. PROVIDE ONE (1) INCH EXPANSION JOINTS EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED.



ROCKWALL DETAIL

SCALE: 1"=2'

SANDSTONE RANCH ESTATES UNIT FOUR

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
03–11–2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

SCALE
Horiz. 1"=100'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO. 706–12

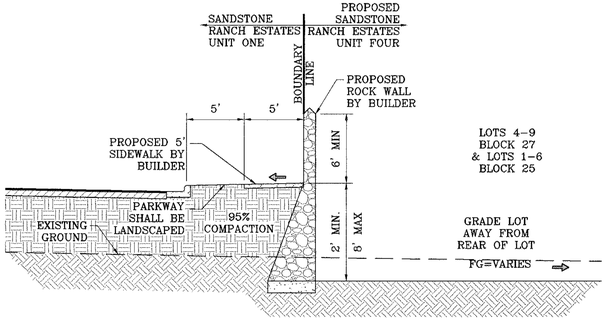
ENGINEER'S SEAL

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

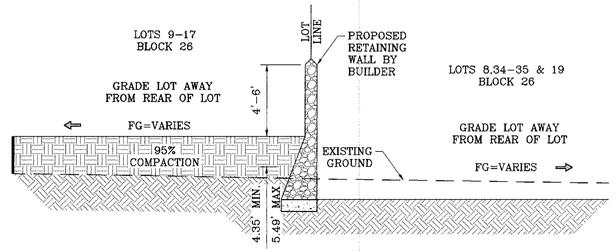
CONDE INC.

SHEET TITLE

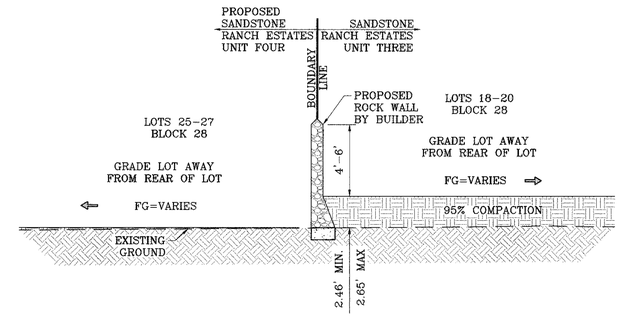
GRADING PLAN



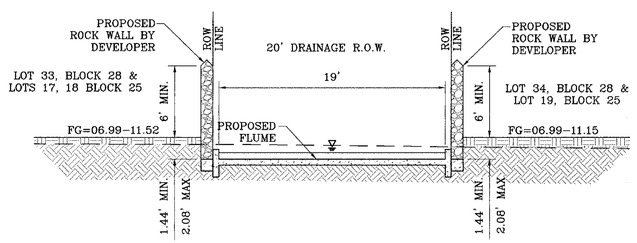
SECTION A
SCALE: 1"=6'



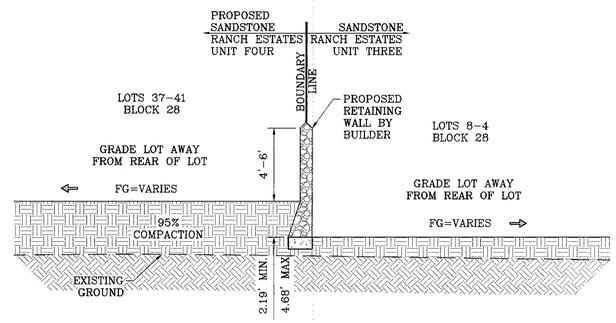
SECTION B
SCALE: 1"=6'



SECTION C
SCALE: 1"=6'



SECTION D (TYP.)
SCALE: 1"=6'



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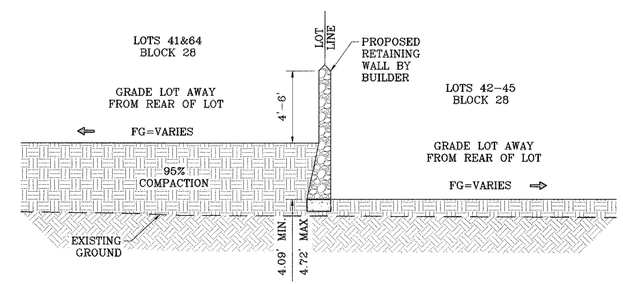
SCALE: 1"=6'



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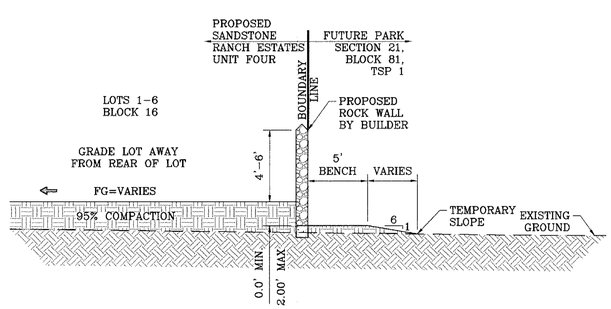
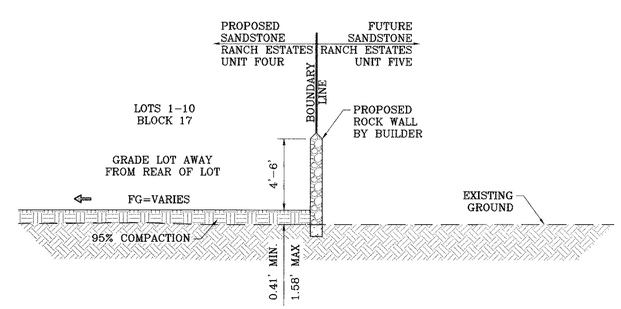
SCALE: 1"=6'



SECTION G
SCALE: 1"=6'



SECTION H
SCALE: 1"=6'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF COMA DEL COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4057.40, (NAVD 88, CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

SCALE
Horiz: 1"=6'
Vert: ---

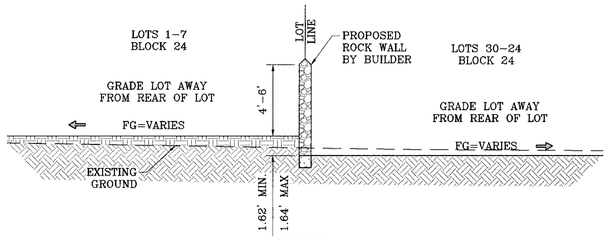
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 708-12

ENGINEER'S SEAL

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

SHEET TITLE

GRADING SECTIONS



SECTION I
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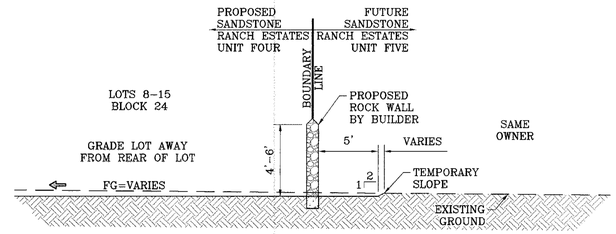

SECTION J
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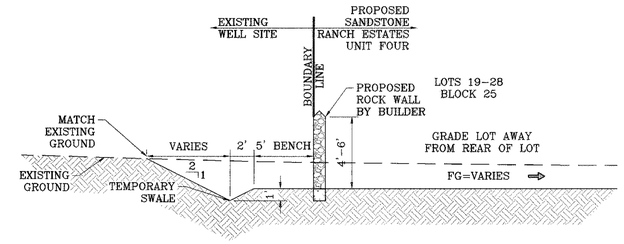

SECTION K
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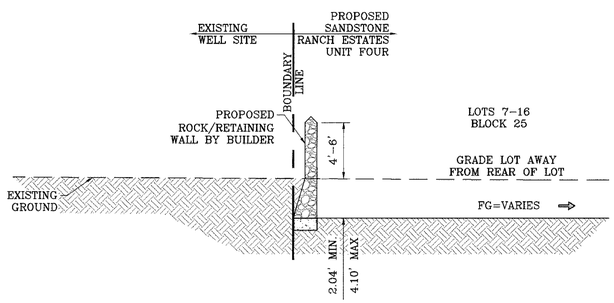
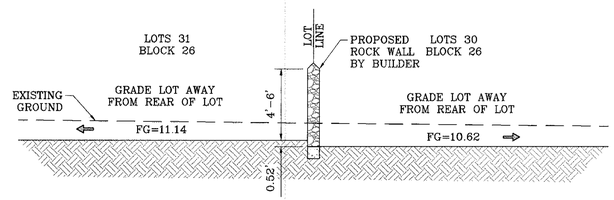


SECTION L
SCALE: 1"=6'



SECTION M
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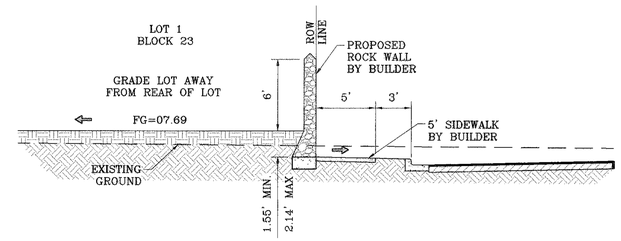

SECTION N
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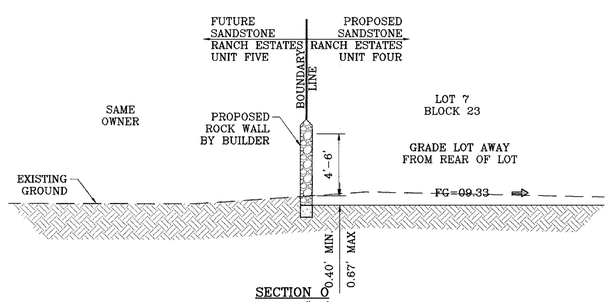

SECTION O
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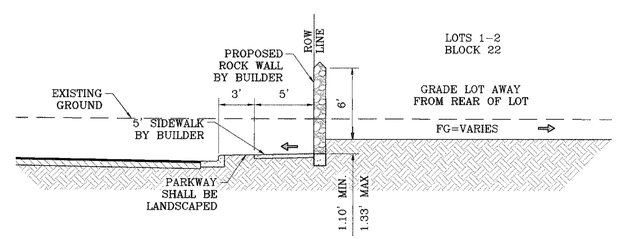


SECTION P
SCALE: 1"=6'

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4237.40 ..... (CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.89 ACRES

SCALE
Horiz: 1"=6'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL
YVONNE CONDE CURRY
68348
LICENSED
PROFESSIONAL ENGINEER
TEXAS

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

CONDE INC.

SHEET TITLE

GRADING SECTIONS

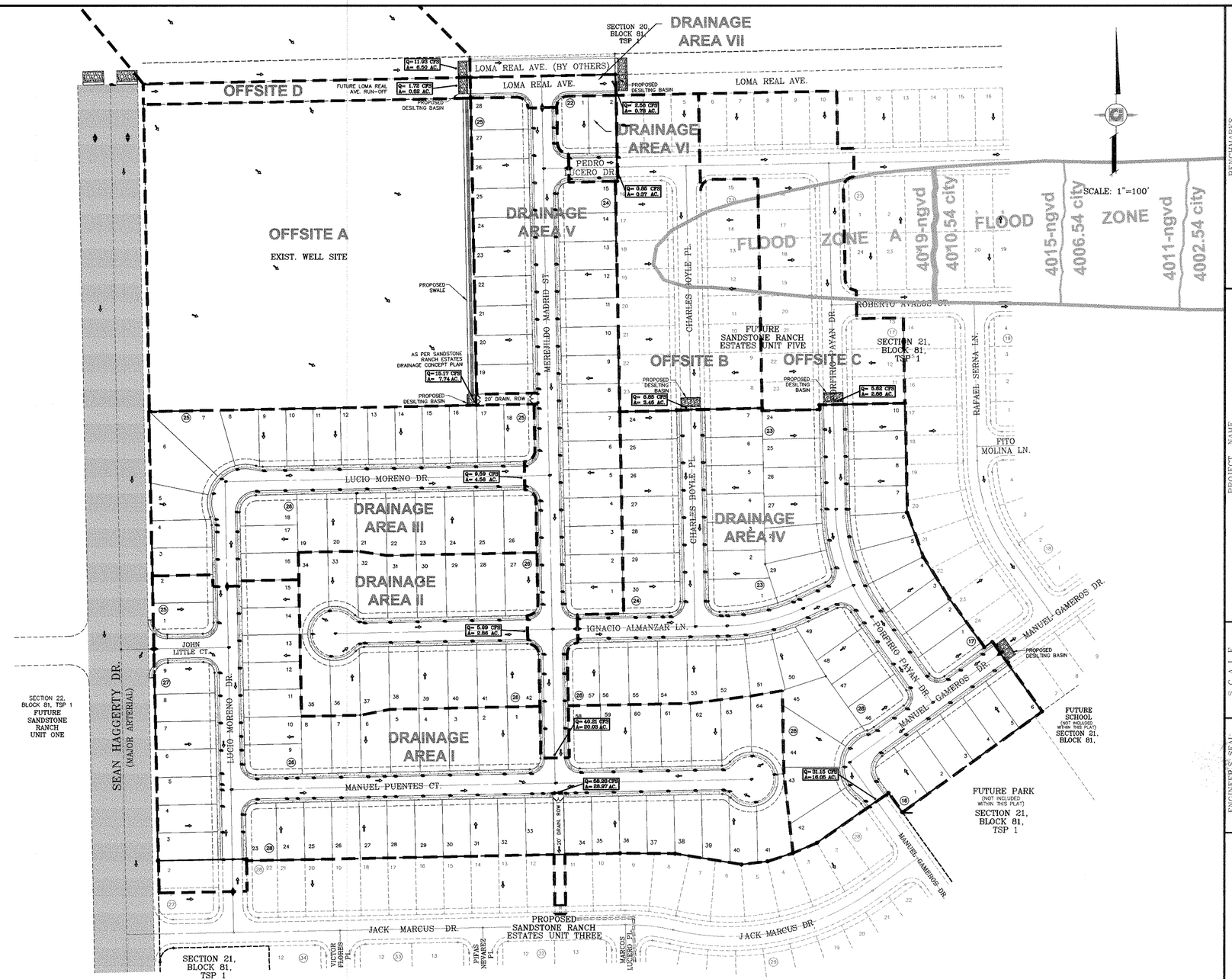
LEGEND

26.15	PROPOSED SPOT ELEVATIONS
F.G.=26.58	PROPOSED FINISHED GROUND
3726	EXISTING GRADE
26.04	PROPOSED CONTOUR ELEVATION
⇨	DRAINAGE FLOW
— — —	WATERSHED AREA

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE C (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214, DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.

DRAINAGE AREA	AREA (acres)	t_{∞} min.	c	i_{∞} in/hr	Q_{∞} cfs
I	8.94	26.00	0.60	3.41	18.29
II	2.86	25.00	0.60	3.49	5.99
III	4.58	25.00	0.60	3.49	9.59
IV	9.35	27.00	0.60	3.33	18.68
V	4.74	28.00	0.60	3.25	9.24
VI	0.37	20.00	0.60	3.84	0.85
VII	0.26	8.00	0.60	5.50	0.86
OFFSITE A	7.74	18.00	0.50	3.92	15.17
OFFSITE B	3.08	28.00	0.60	3.25	6.00
OFFSITE C	2.88	28.00	0.60	3.25	5.62
OFFSITE D	0.52	8.00	0.60	5.50	1.72



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

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

SCALE
Horiz: 1"=100'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

DRAINAGE PLAN

STABILIZED ENTRANCE
EROSION CONTROL NOTES

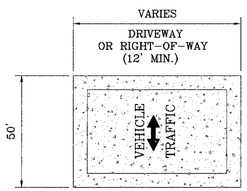
1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL EROSION CONTROL METHODS ARE INSPECTED ON A MONTHLY BASIS OR AFTER EVERY ERODIBLE RAINFALL (1/2" OR MORE). ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL SHALL BE MADE AT THE TIME.
5. A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.

LEGEND

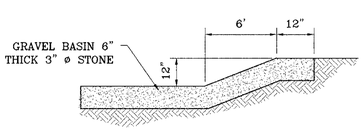
26.15	PROPOSED SPOT ELEVATIONS
F.G.=26.58	PROPOSED FINISHED GROUND
⇨	DRAINAGE FLOW
▬ ▬ ▬	TEMPORARY BERM OR SILT FENCE

NOTES:

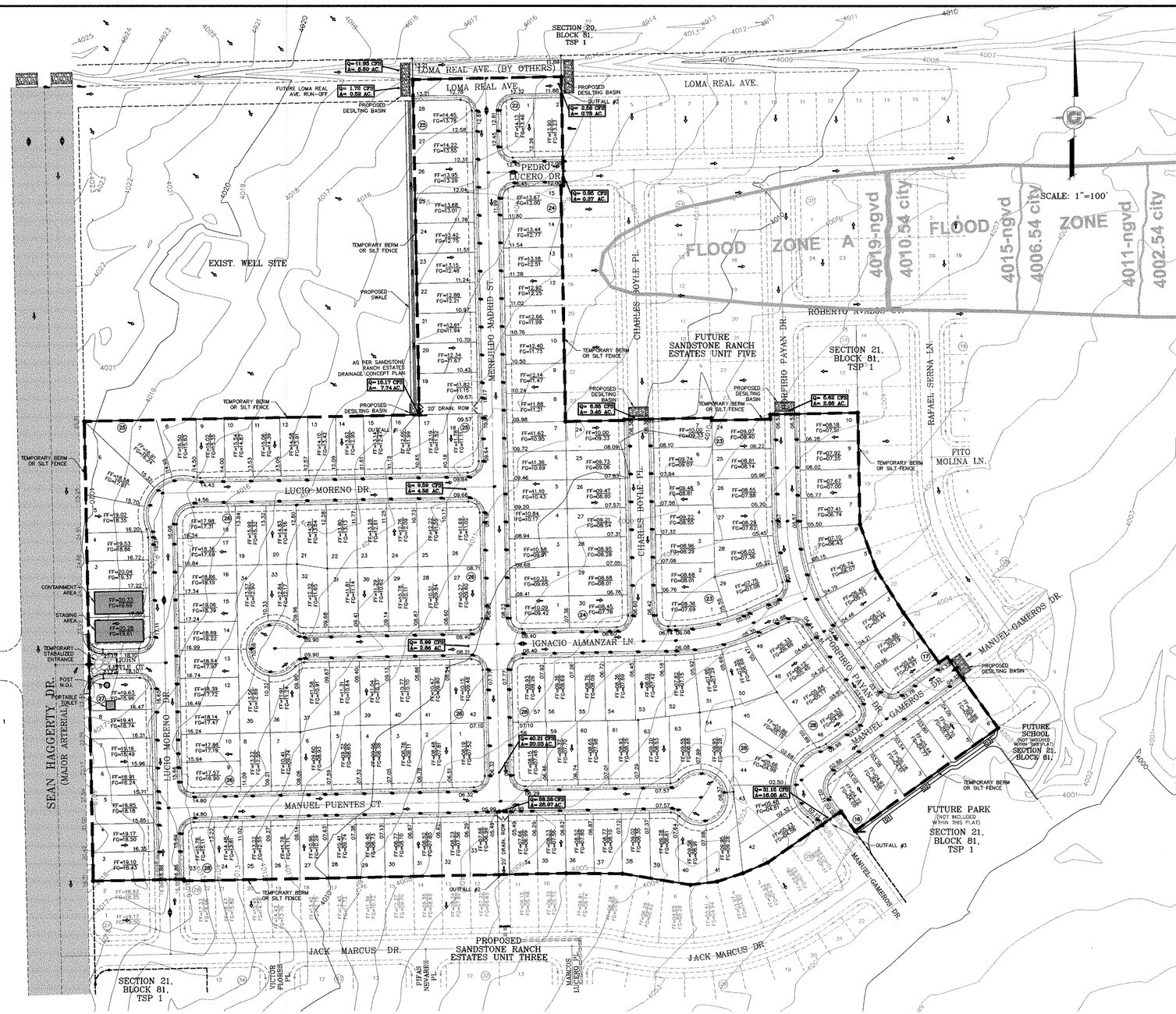
1. T.P.D.E.S. PERMIT– AS REQUIRED BY CONTRACTOR
2. STORM WATER AS PER N.P.D.E.S. PERMIT

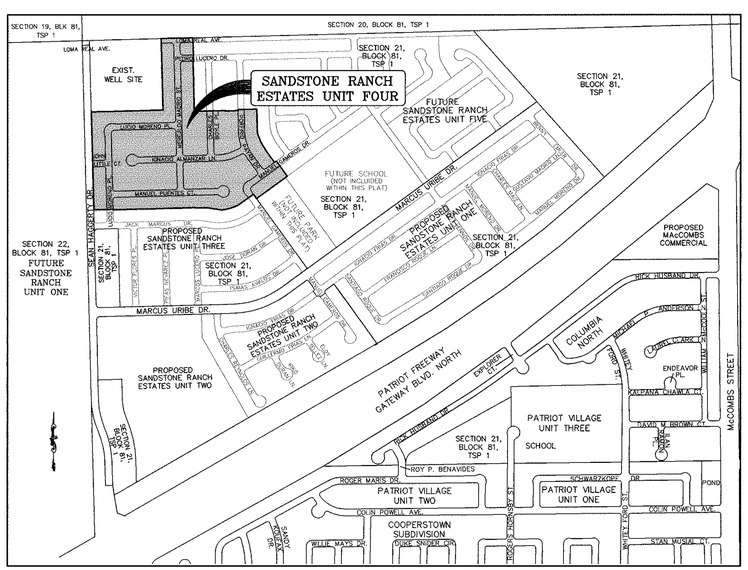


GRAVEL ENTRANCE
N.T.S.

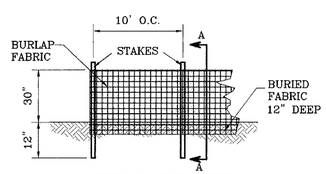


SECTION
N.T.S.





LOCATION MAP SCALE: 1" = 600'



TYPICAL SILT FENCE
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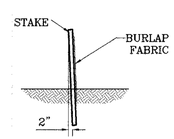

SECTION A
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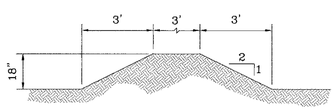
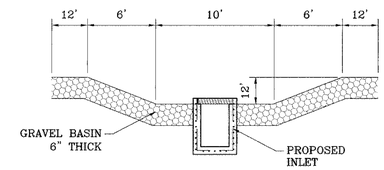


TYPICAL BERM
SCALE: 1"=3'



TEMPORARY STRUCTURE DESILTING BASIN
SCALE: N.T.S.

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION

SANDSTONE RANCH ESTATES UNIT FOUR

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA REAL AND COLOR DR. AND LOMA DR.
ELEVATION: 4057.40 (NGVD 29 - CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

SCALE
Horiz: 1"=100'
Vert: ---

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO: 706-12

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GIS
1790 LEE TREVINO DR
EL PASO, TEXAS 79928
STE 400
CONDE INC.

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SANDSTONE RANCH ESTATES UNIT FOUR

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

1. STRUCTURAL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF: STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS, VEHICLES ENTRANCE AND EXITS; ACTIONS TAKEN AND INSPECTORS NAME.
3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
4. COPY OF SWP3 SHALL BE KEPT ON SITE.
5. PERMITTEE MUST RETAIN THE SWP3, NOI AND INSPECTION LOG FOR A MINIMUM OF THREE YEARS FROM TERMINATION AND FINAL STABILIZATION OF PROJECT.

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS

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

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD OF THE RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON SITE.

VII. REMARKS

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED:	COMPANY: SPARTAN CONSTRUCTION
NAME: STEVE ALLEN	ADDRESS: 279 SHADOW MOUNTAIN EL PASO, TEXAS 79912
TITLE: VICE PRESIDENT	TELEPHONE: (915) 585-0088
	DATE:

OWNER CERTIFICATION

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

OWNER : (SIGNED)	DATE
OWNER: (NAME) TONY CONDE	COMPANY MEGA CON
TITLE: PRESIDENT	TELEPHONE: (915) 313-7470

CONSTRUCTION ACTIVITIES LOG

ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: _____ DATE: _____

SWPPP COORDINATOR NAME: STEVE ALLEN
PHONE NUMBER: (915) 585-0085

LOG OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR.
INSPECTION LOG AVAILABLE: SWPPP COORDINATOR
SCHEDULE OF ACTIVITIES AVAILABLE: SWPPP COORDINATOR

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 30.88 ACRES.

THE SITE MAP SHOWS THE PROPERTY BOUNDARIES WITH THE PROPOSED LOCATION OF THE ROADWAYS, LOTS, STORM INLETS AND RETENTION BASINS. THIS SITE WILL BE GRADED, ROADWAYS PAVED AND DRAINAGE STRUCTURES CONSTRUCTED. THE GRADED LOTS WILL DRAIN TO THE GRADED STREETS AND THEN TO THE STORM INLETS WHICH WILL CONDUCT THE STORM RUNOFF VIA UNDERGROUND STRUCTURES TO A RETENTION BASIN.

INTERIM STABILIZATION MEASURES ARE AS FOLLOWS: PERIMETER, TEMPORARY EARTHEN BERMS, TEMPORARY STABILIZED CONSTRUCTION SITE EXIT, TEMPORARY DESILTING BASINS

FINAL STABILIZATION WILL BE PERFORMED BY THE HOME BUILDERS WHICH WILL CONSTRUCT A SINGLE BUILDING ON EACH LOT AND PLACE LANDSCAPING ON EXPOSED SURFACES.

THE RECEIVING WATERS ARE NE POND

STORM WATER SAMPLING DATA IS NOT AVAILABLE FOR THIS SITE.

NO CONCRETE OR BATCH PLANTS ON THIS SITE.

NO APPARENT ENDANGERED SPECIES ON SITE. NO HISTORIC PROPERTIES ON SITE.

STORM WATER CONTAMINANTS ON SITE

THE FOLLOWING ARE THE POTENTIAL STORM WATER POLLUTANTS (CHECKED ITEMS ONLY):

CLEANING SOLVENTS		EQUIP. CLEANING WASTEWATER	
ASPHALT	X	HYDRAULIC OIL/FLUIDS	X
CONCRETE	X	GASOLINE	X
PAINTS		DIESEL FUEL	X
CURING COMPOUNDS	X	ANTIFREEZE/COOLANT	X

THE CONTAINMENT AREA FOR THESE ITEMS IS LOCATED: AS SHOWN ON PLAN

THE STAGING AREA FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

THE PORTABLE TOILET FOR THIS SITE IS LOCATED: AS SHOWN ON PLAN

NON STORM WATER DISCHARGES ON SITE (CHECKED ITEMS ONLY).

FIRE HYDRANT FLUSHING	X	WATER LINE FLUSHING WATER	X
VEHICLE WASH WATER		LANDSCAPE IRRIGATION	X
DUST CONTROL WATER	X	PAVEMENT WASH WATERS	

ALL STAGING AREAS, PORTABLE TOILETS AND POLLUTANT AREAS WILL INCORPORATE SECONDARY CONTAINMENT MEASURES SUCH AS BERMS OR SEDIMENT TRAPS/BARRIERS.

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

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT FOUR
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: 30.88 ACRES

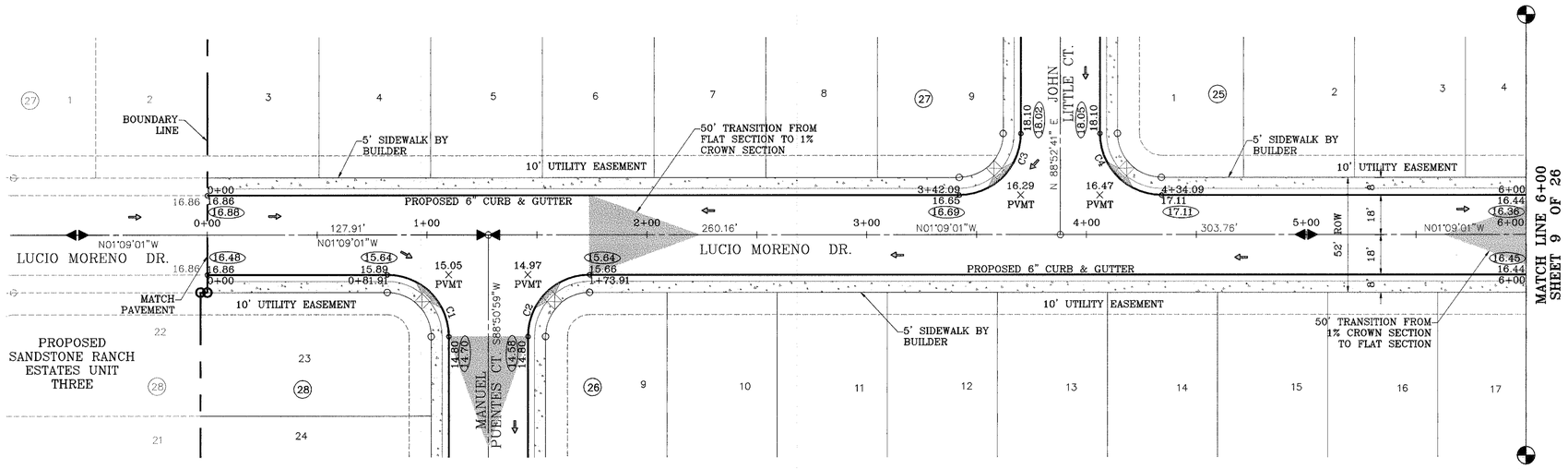
SCALE
Horiz: ---
Vert: ---
DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-12

ENGINEER'S SEAL

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

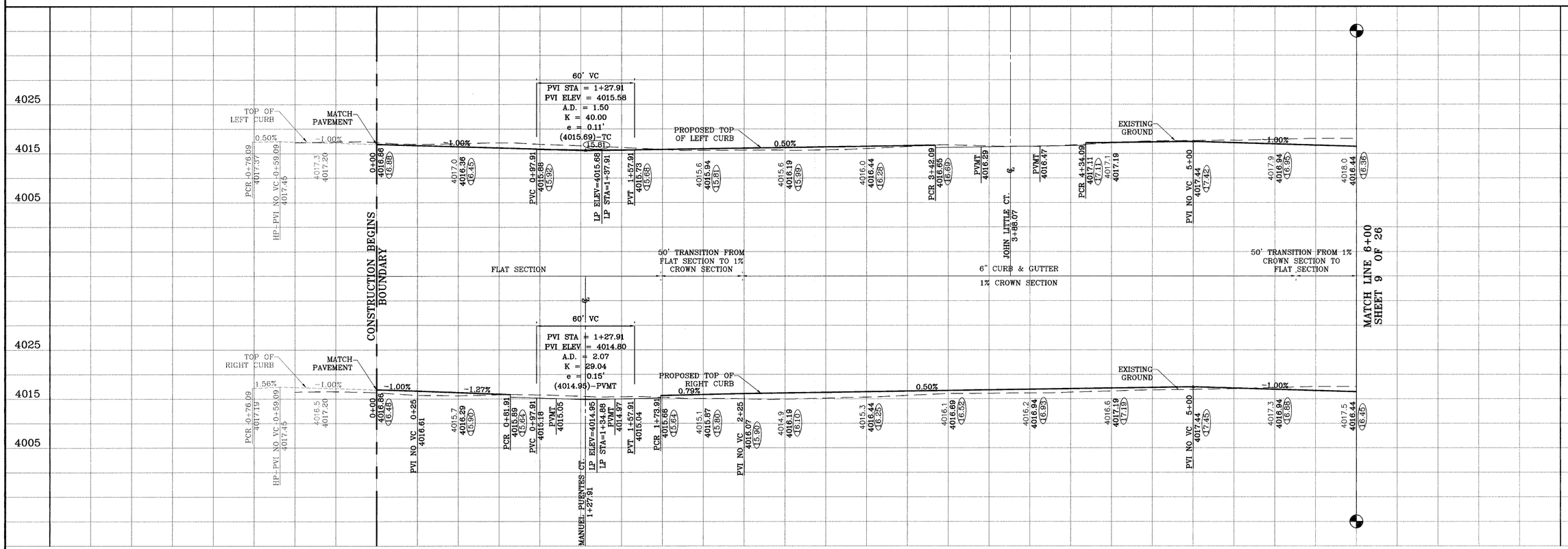
SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

DENOTES AS BUILT CONDITION ONLY



SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C3	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C4	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



SANDSTONE RANCH ESTATES UNIT FOUR

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF SUN ISLA DR. AND LOMA DE LUZ DR.
ELEVATION: 4057.46 (NGVD 29 CITY DATUM)

DATE	REVISIONS	BY
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

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: 30.88 ACRES

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

DATE: OCTOBER 2006
DESIGN BY: Y.C.
INITIATED BY: G.M.
CHKD. BY: Y.C.
JOB NO. 706-12

ENGINEER'S SEAL
STATE OF TEXAS
YOMEI CHEN CONDE
68648
LICENSED
PROFESSIONAL ENGINEER

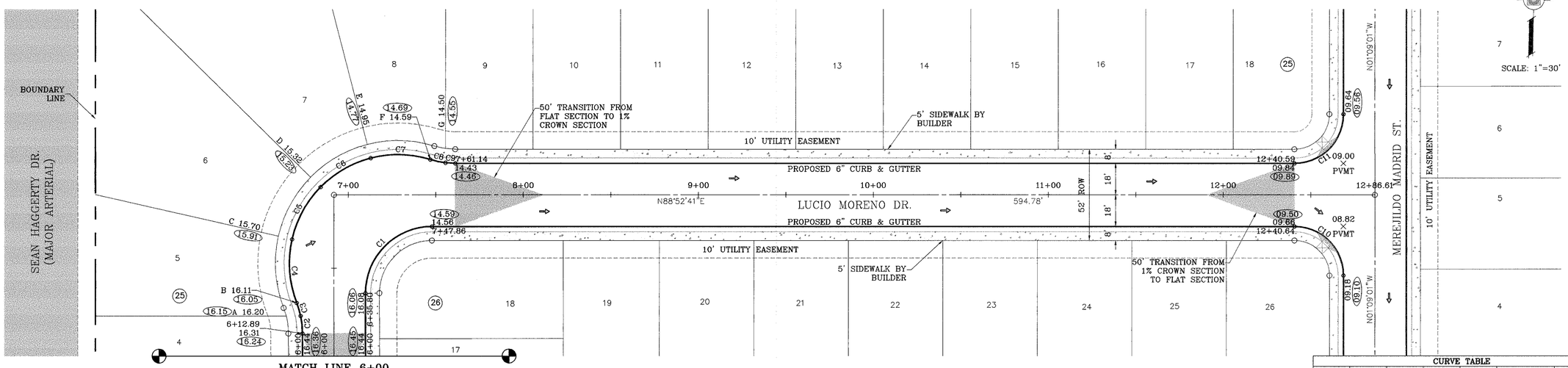
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

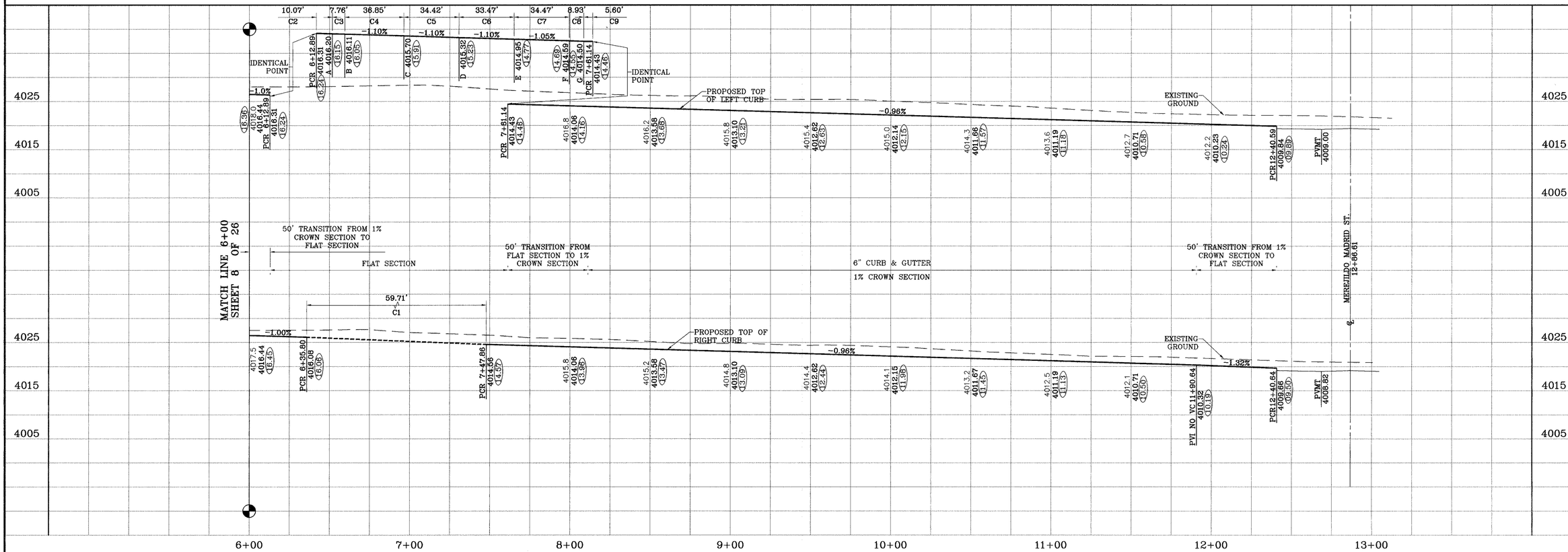
SHEET TITLE

LUCIO MORENO DR.
STA: 0+00
TO
STA: 6+00

DENOTES AS BUILT CONDITION ONLY



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	59.71	38.02	53.75	S43°51'50"W	90°01'42"
C2	48.00	10.07	5.05	10.05	N07°09'27"W	12°00'52"
C3	48.00	7.76	3.89	7.75	N17°47'51"W	9°15'56"
C4	62.00	36.85	18.99	36.31	S05°24'07"E	34°03'24"
C5	62.00	34.42	17.66	33.98	S27°31'44"W	31°48'18"
C6	62.00	33.47	17.15	33.06	S58°53'47"W	30°55'47"
C7	62.00	34.47	17.70	34.03	N89°42'35"W	31°51'29"
C8	48.00	8.93	4.48	8.91	S79°06'27"E	10°39'13"
C9	48.00	5.60	2.80	5.60	S87°46'41"E	6°41'16"
C10	28.00	43.97	27.99	39.59	N46°08'10"W	89°58'18"
C11	28.00	44.00	28.01	39.61	N43°51'50"E	90°01'42"



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
03-11-2008	AS BUILT	FR

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT FOUR

BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
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ENGINEER'S SEAL
STATE OF TEXAS
YOLANDA CONDE CURRY
84248
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

LUCIO MORENO DR.
STA: 6+00
TO
STA: 12+86.61