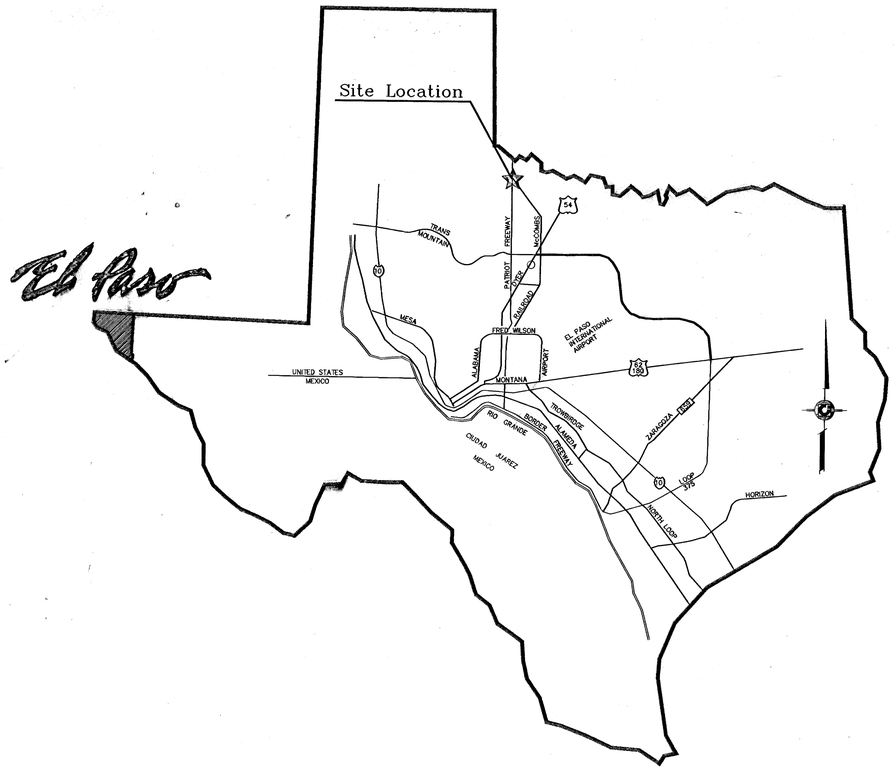
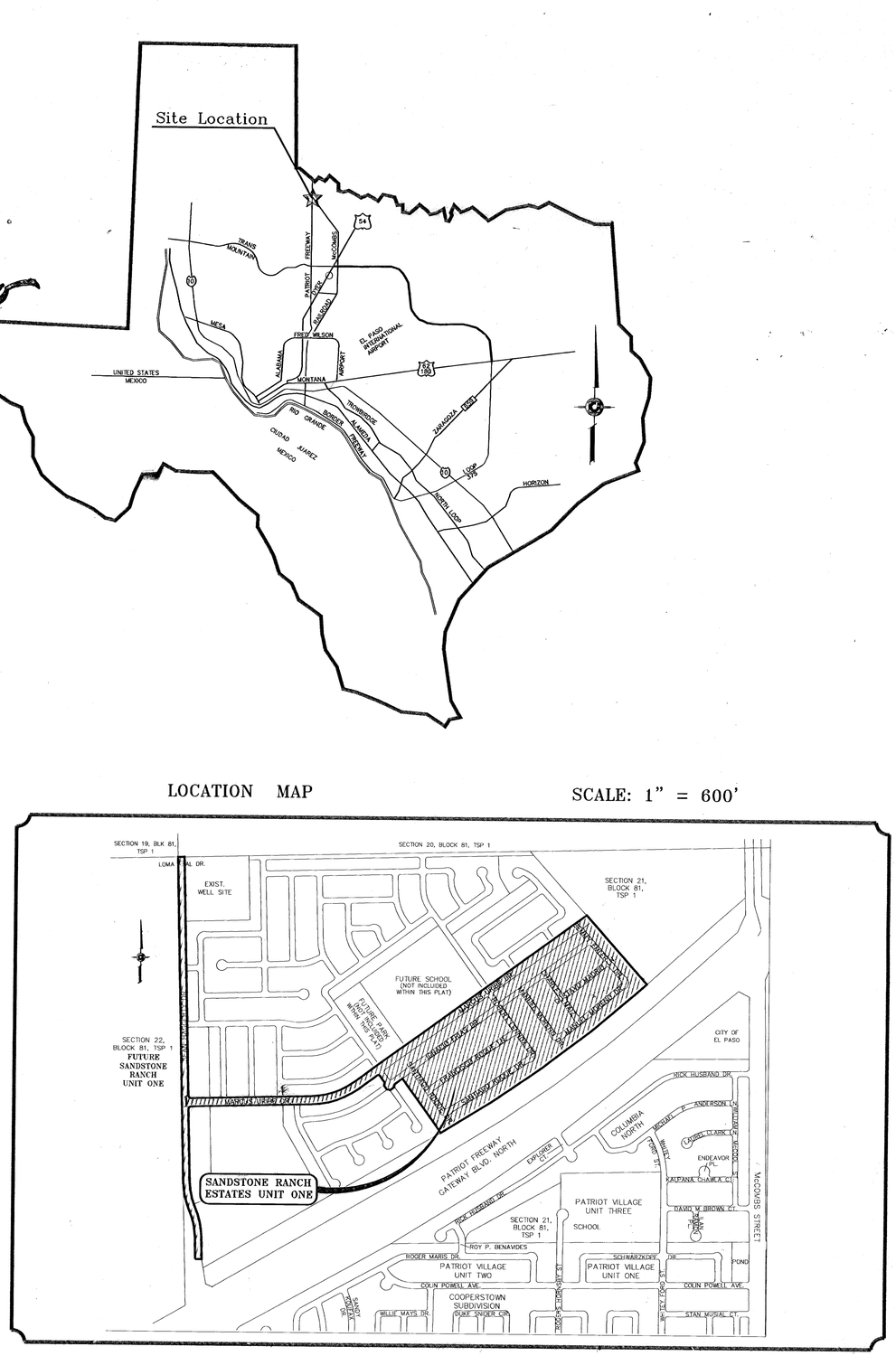
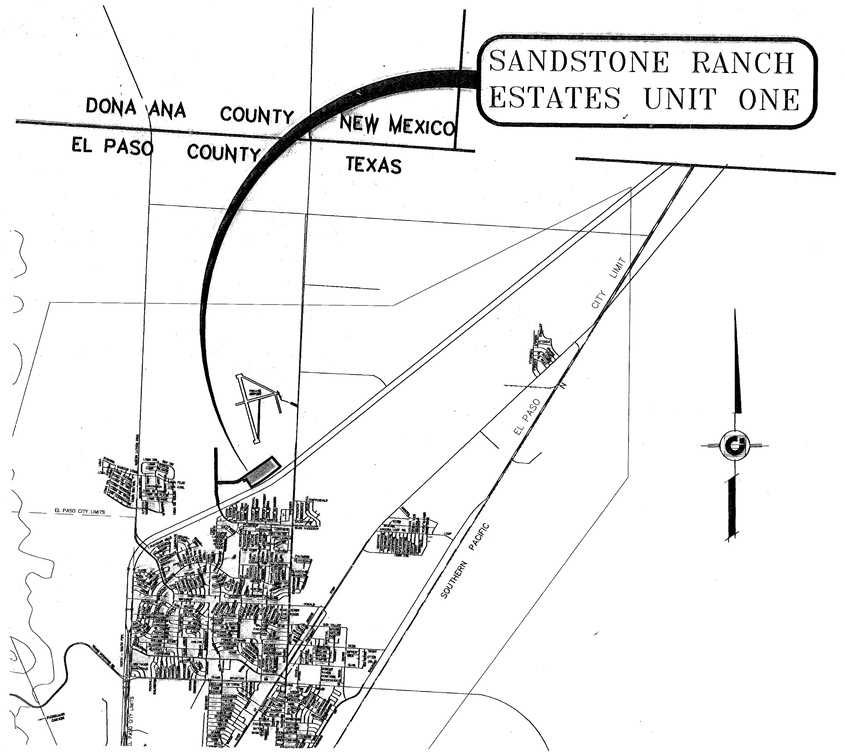


LOCATION MAP

SCALE: 1" = 600'





STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	46
PLAT	2–3	OF	46
GRADING PLAN	4–5	OF	46
GRADING SECTIONS	6	OF	46
DRAINAGE PLAN	7–8	OF	46
STORM WATER POLLUTION PREVENTION PLAN	9–10	OF	46
PLAN & PROFILE	11–37	OF	46
DRAINAGE STRUCTURES AND PROFILES	38–40	OF	46
STRUCTURE DETAILS	41	OF	46
P.S.B. R.O.W. DETAILS	42	OF	46
STANDARD DETAILS	43–44	OF	46
ILLUMINATION PLAN AND DETAILS	45–46	OF	46

FOR Missing phases 14 & 15 SEE PHASE 2

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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 56.61 ACRES

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

CONDE INC.

COVER SHEET

SHT 1 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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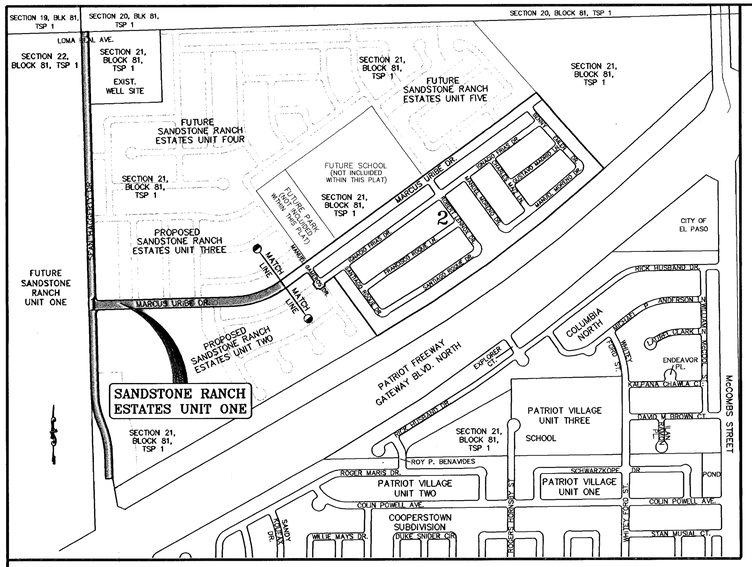
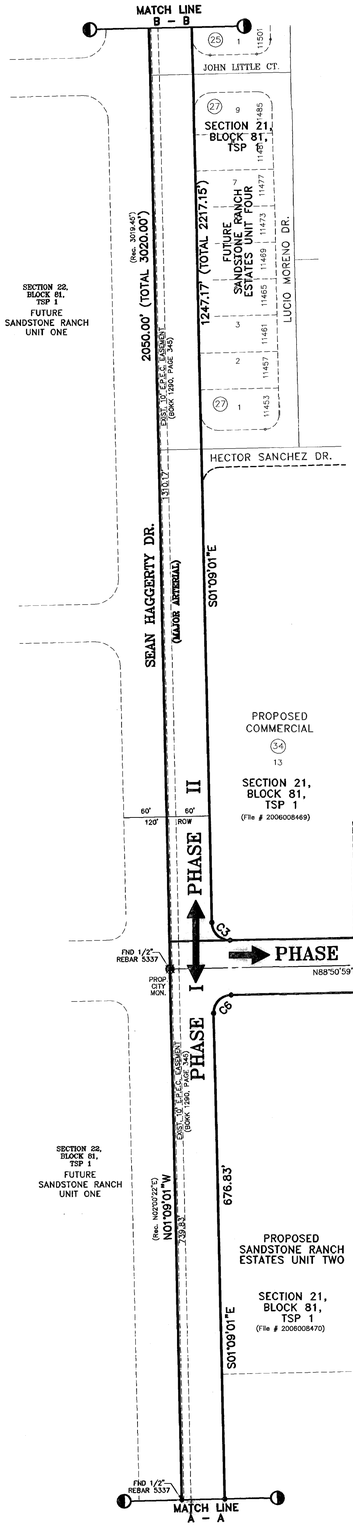
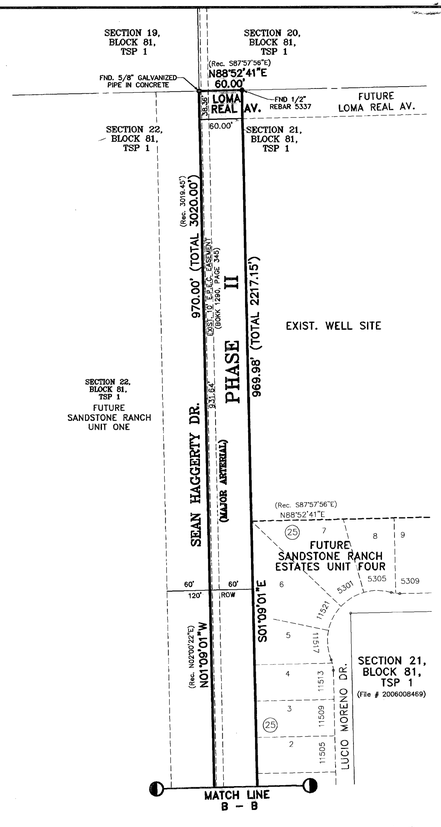
SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES



LOCATION MAP SCALE: 1" = 600'





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	686.79	263.71	133.50	262.09	N12°09'01"W	22°00'00"
C2	686.79	263.71	133.50	262.09	N12°09'01"W	22°00'00"
C3	25.00	39.27	25.00	35.36	S46°09'01"E	90°00'00"
C4	712.00	429.11	221.29	422.64	N71°35'03"E	34°31'52"
C5	788.00	474.91	244.92	467.76	S71°35'03"W	34°31'52"
C6	25.00	39.27	25.00	35.36	S43°50'59"W	90°00'00"
C7	626.79	240.67	121.83	239.19	S12°09'01"E	22°00'00"
C8	746.79	286.75	145.16	284.99	S12°09'01"E	22°00'00"
C9	750.00	452.01	233.10	445.20	N71°35'03"E	34°31'52"

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 1) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 18, 2006.

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._____ DATE_____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No._____ DATE_____

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING 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._____ DATE_____

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No._____ DATE_____

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.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROTECTION AS DETERMINED BY GPS METHODS CENTERED NEAR THIS SITE.

DATE OF PREPARATION: MARCH 03, 2006

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

DEDICATION

EPT INVESTMENTS, property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, P.S.B. R.O.W., drainage easements, 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 12th day of December, 2006.

BY: EPT INVESTMENTS

By: /s/ Richard Aguilar
Richard Aguilar, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Richard Aguilar, President of EPT INVESTMENTS, 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 oct and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 12th day of December, 2006.

/s/ V. Urrutia
Notary Public in and for El Paso County

3-18-2010
My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2006.

/s/ Fred Lopez
Secretary

/s/ Ivan Haddad
Chairperson

Approved for filing this 18th day of December, 2006.

/s/ Alan Shubert
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 27 day of December, 2006, A.D. in File No. 20060123376

/s/ Waldo Alarcon
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. 64648

/s/ Yvonne Conde Curry
Yvonne Conde Curry, P.E.

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/ Ron R. Conde
Ron R. Conde,
Registered Professional Land Surveyor
Texas License No. 5152

600763

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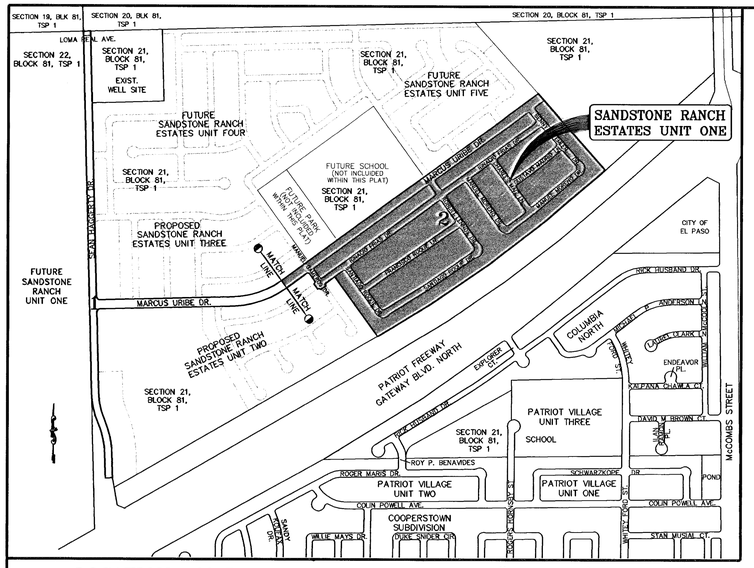
SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

PHASE I



LOCATION MAP SCALE: 1" = 600'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C2	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C3	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C4	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C5	750.00	76.54	38.30	76.51	S57°14'31"W	5°50'50"
C6	750.00	55.58	27.80	55.57	N58°02'33"E	4°14'47"
C7	1000.00	51.78	25.89	51.77	N57°24'10"E	2°58'00"
C8	1000.00	10.76	5.38	10.76	N52°38'39"E	0°37'00"
C9	1000.00	41.17	20.59	41.17	N51°09'23"E	2°21'32"
C10	1500.00	113.66	56.86	113.63	N52°08'52"E	4°20'29"
C11	350.00	26.52	13.27	26.51	N52°08'52"E	4°20'29"
C12	20.00	33.45	22.14	29.68	S06°24'37"W	95°49'00"
C13	20.00	29.39	18.07	26.81	N83°35'23"W	84°11'00"
C14	20.00	31.93	20.52	28.65	N04°14'22"E	91°28'31"
C15	324.00	24.55	12.28	24.54	N52°08'52"E	4°20'29"
C16	376.00	10.72	5.36	10.72	N53°30'08"E	1°38'02"
C17	376.00	17.77	8.89	17.77	N51°19'51"E	2°42'27"
C18	20.00	30.90	19.49	27.92	N85°45'38"W	88°31'29"
C19	20.00	31.93	20.52	28.65	N04°14'22"E	91°28'31"
C20	20.00	30.90	19.49	27.92	N85°45'38"W	88°31'29"
C21	30.00	47.90	30.78	42.97	N04°14'22"E	91°28'31"
C22	40.00	12.62	6.36	12.57	S50°32'22"E	18°04'58"
C23	70.00	28.55	14.48	28.35	N47°53'49"W	23°22'04"
C24	70.00	38.32	19.65	37.85	N20°31'48"W	31°22'02"
C25	70.00	20.28	10.21	20.21	N03°27'18"E	16°36'08"
C26	70.00	33.30	16.97	32.98	N25°22'55"E	27°15'09"
C27	70.00	39.40	20.24	38.88	N55°07'57"E	32°14'56"
C28	40.00	14.86	7.51	14.77	S60°37'01"W	21°16'48"
C29	1026.00	12.67	6.33	12.67	N50°19'51"E	0°42'28"
C30	1026.00	40.62	20.31	40.62	N51°49'07"E	2°16'06"
C31	40.00	13.27	6.70	13.21	S43°26'49"W	19°00'41"
C32	70.00	33.64	17.15	33.31	N47°42'27"E	27°31'57"
C33	70.00	34.45	17.58	34.10	N75°34'18"E	28°11'45"
C34	70.00	34.45	17.58	34.10	S76°13'57"E	28°11'45"
C35	70.00	21.09	10.62	21.01	S53°30'15"E	17°15'38"
C36	70.00	32.42	16.50	32.13	S31°36'25"E	26°32'02"
C37	40.00	12.11	6.10	12.06	N27°00'39"W	17°20'29"
C38	30.00	47.84	30.72	42.93	S81°21'52"E	91°21'57"
C39	20.00	30.94	19.53	27.95	N08°38'08"E	88°38'03"
C40	20.00	32.93	21.58	29.34	S82°51'08"E	94°20'29"
C41	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C42	1526.00	31.23	15.62	31.23	N53°43'56"E	1°10'22"
C43	1526.00	53.30	26.65	53.30	N52°08'42"E	2°00'05"
C44	1526.00	31.09	15.55	31.09	N50°33'39"E	1°10'03"
C45	1474.00	31.41	15.70	31.41	N50°35'15"E	1°13'15"
C46	1474.00	55.53	27.77	55.52	N52°16'38"E	2°09'30"
C47	1474.00	24.75	12.38	24.75	N53°50'15"E	0°57'44"
C48	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C49	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C50	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C51	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C52	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C53	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C54	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C55	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C56	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C57	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C58	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C59	20.00	31.97	20.57	28.68	N10°07'08"E	91°36'03"
C60	20.00	30.86	19.45	27.89	N79°52'52"W	88°23'57"
C61	40.00	12.11	6.10	12.06	S44°21'08"E	17°20'29"
C62	70.00	26.52	13.42	26.36	N42°10'07"W	21°42'32"
C63	70.00	20.58	10.37	20.51	N22°53'25"W	16°50'51"
C64	70.00	33.37	17.01	33.06	N00°49'30"W	27°18'59"
C65	70.00	33.37	17.01	33.06	N26°30'28"E	27°18'59"
C66	70.00	50.31	26.30	49.24	N60°45'25"E	41°10'54"
C67	40.00	9.51	4.78	9.48	S74°32'25"W	13°36'54"
C68	40.00	8.25	4.14	8.23	S61°49'34"W	11°48'49"
C69	30.00	47.96	30.85	43.01	N10°07'08"E	91°36'03"
C70	974.00	16.78	8.39	16.78	N56°24'46"E	0°59'13"
C71	974.00	33.66	16.83	33.65	N57°53'46"E	1°58'47"
C72	1026.00	43.30	21.66	43.30	N57°07'42"E	2°25'06"
C73	1026.00	9.82	4.91	9.82	N58°36'42"E	0°32'54"
C74	40.00	17.60	8.95	17.46	S46°16'40"W	25°12'59"
C75	70.00	2.77	1.38	2.77	N34°48'10"E	2°16'00"
C76	70.00	45.14	23.38	44.36	N54°24'32"E	36°56'43"
C77	70.00	37.11	19.00	36.68	N88°04'12"E	30°22'38"
C78	70.00	37.11	19.00	36.68	S61°33'10"E	30°22'38"
C79	70.00	34.24	17.47	33.90	S32°21'08"E	28°01'27"
C80	40.00	12.11	6.10	12.06	N27°00'39"W	17°20'29"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	30.00	44.73	27.70	40.70	S78°23'52"E	85°25'57"
C82	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C83	724.00	40.16	20.09	40.16	S55°54'27"W	3°10'42"
C84	724.00	33.73	16.87	33.72	S58°49'52"W	2°40'08"
C85	776.00	17.76	8.88	17.76	N59°30'36"E	1°18'40"
C86	776.00	39.75	19.88	39.75	N57°23'13"E	2°56'07"
C87	724.00	42.91	21.46	42.90	N57°37'01"E	3°23'44"
C88	724.00	10.75	5.38	10.75	N59°44'25"E	0°51'03"
C89	776.00	40.82	20.41	40.81	S58°39'31"W	3°00'50"
C90	776.00	38.37	19.19	38.37	S55°44'07"W	2°50'00"
C91	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C92	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C93	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C94	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C95	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00	S54°19'07"W
L2	52.00	S54°19'07"W
L3	52.00	N35°40'53"W
L4	67.50	N35°40'53"W
L5	46.00	S54°19'07"W
L6	46.00	S35°40'53"E
L7	62.13	S49°58'38"W
L9	20.00	S35°40'53"E
L10	20.00	S35°40'53"E

DATE OF PREPARATION: MARCH 03, 2006

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

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Richard Aguilar, President of EPT INVESTMENTS, 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 12th day of December 2006.

J. V. Urena
Notary Public in and for El Paso County

3-18-2010
My Commission Expires

600763

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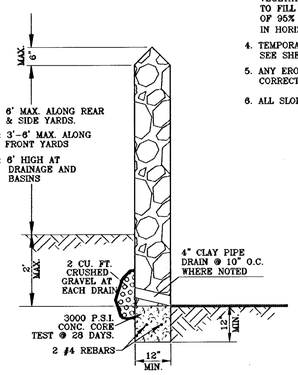
GENERAL NOTES:

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. DEVELPOER 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 8" 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 9 & 10 OF 46
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.



ROCKWALL DETAIL
SCALE: 1" = 2'

ROCKWALL NOTES:

1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS FRACTICABLE. 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)" RCPES.
6. PROVIDE ONE (1)" RCP EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED.

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 & #2 DETAILS

SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

CONSTRUCTION NOTES:

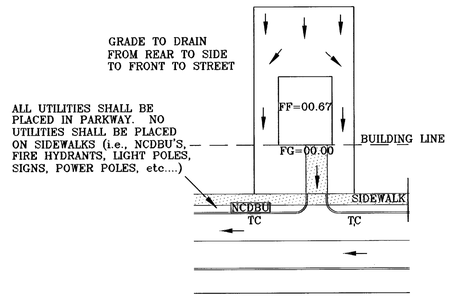
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS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

SECTION No.
SECTION DETAILS SHEET
SECTION REFERENCE SHEET

L E G E N D

◆▶	HIGH POINT
▶◀	LOW POINT
25.68	PROP. TOP OF CURB ELEV.
FG=00.00 / FF=00.67	PROP. FINISH GROUND AND FINISH FLOOR
⬭⬭⬭⬭⬭	PROPOSED RETAINING WALL

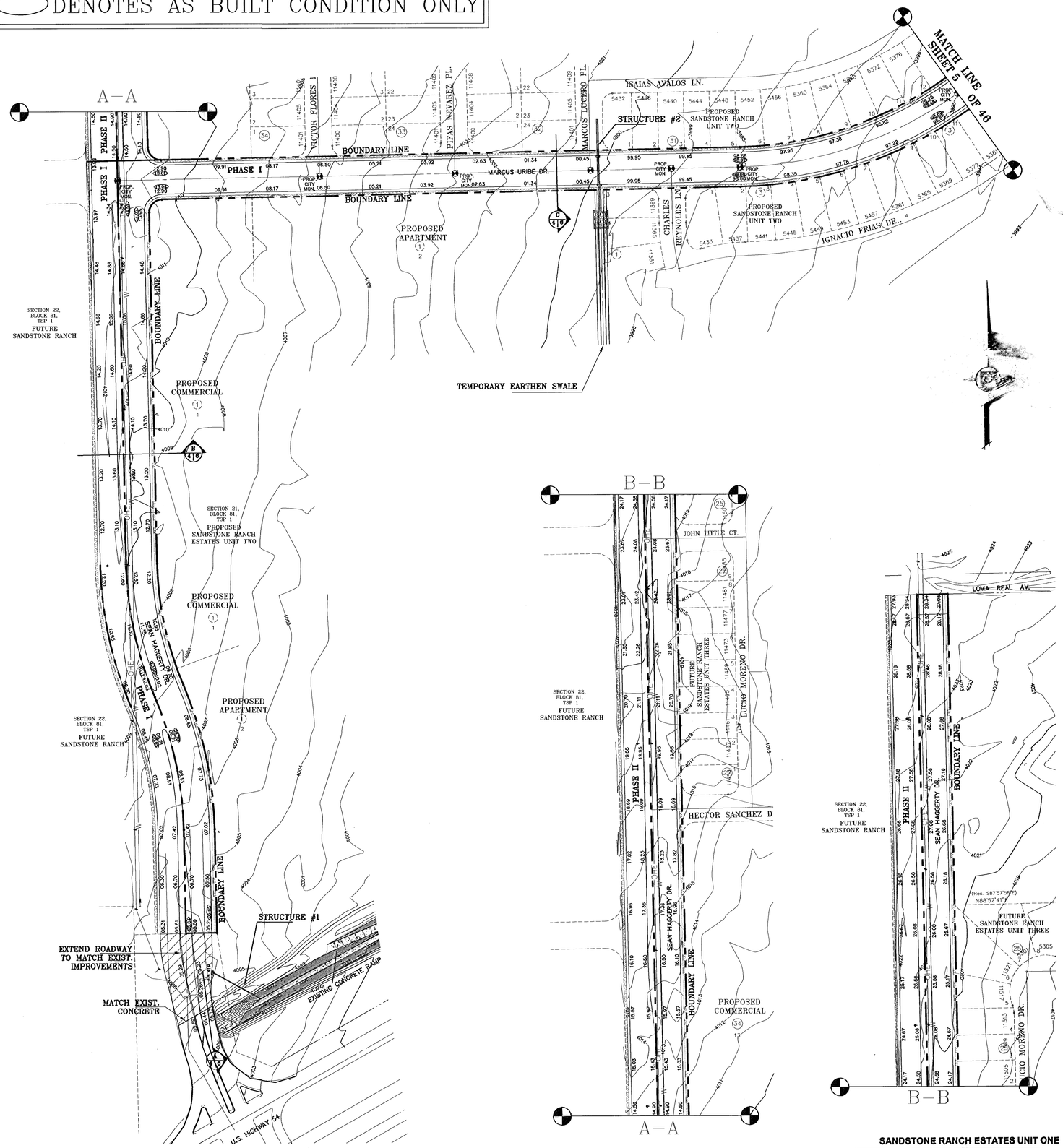
FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE C & AI (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.



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

TYPICAL LOT GRADING
1"=40'

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION= 4067.....(CITY DATUM)

DATE	REVISIONS	BY
6-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
7-14-2006	City Redlines as per 7-7-2006 comments.	E.F.G.
8-1-2006	City Redlines as per 7-28-2006 comments.	E.F.G.
9-19-2006	Raise Sean Haggerty as per plan & profiles.	O.M.
10-03-06	Raise Marcus Urbe as per plan & profile.	E.F.G.
05-18-07	As Built	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE Horiz: 1"=100' Vert: --
DATE: MARCH 2006
DESIGN BY: Y.C.
DRAWN BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
GILBERTO CONDE CUBRIA
98 CONDE INC.

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

SHEET TITLE
GRADING PLAN

SHT 4 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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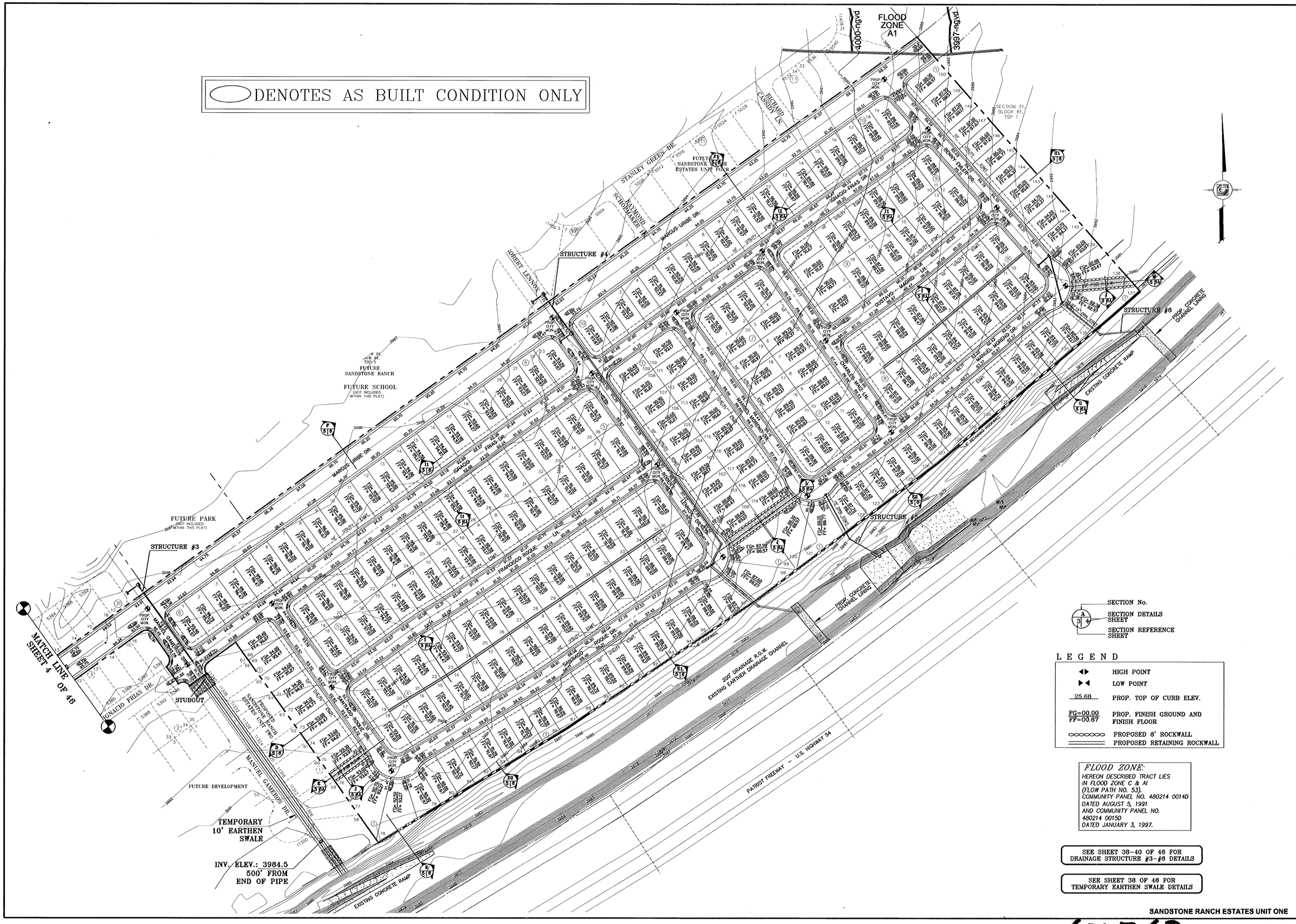

BENCHMARKS

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

DATE	REVISIONS	BY
7-14-2006	City Redlines as per 7-7-2006 comments.	E.F.G.
5-18-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
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INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

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

SHT 5 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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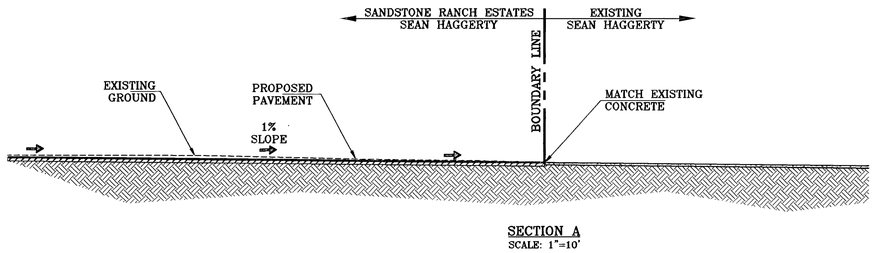

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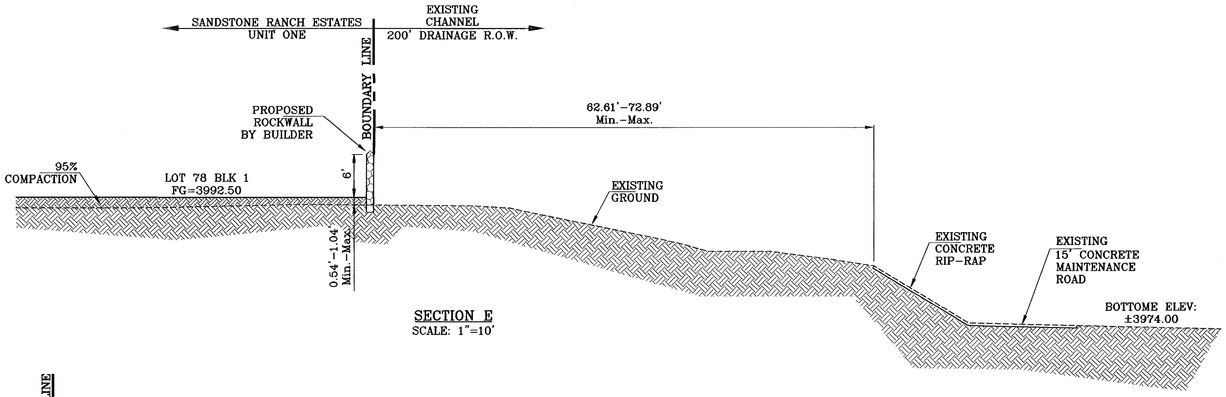

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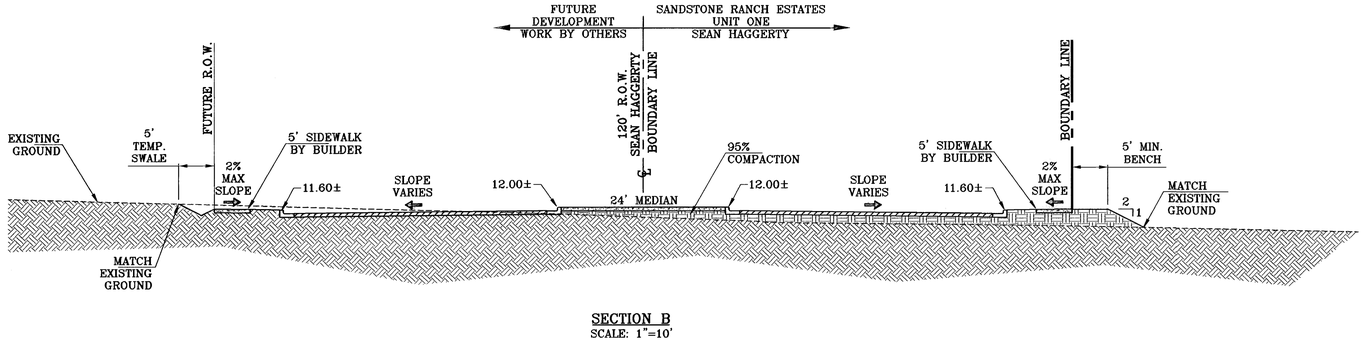

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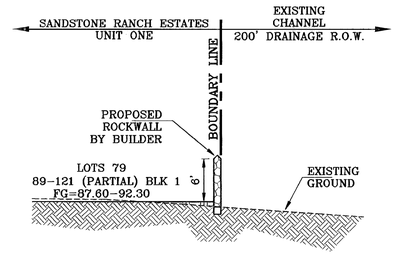

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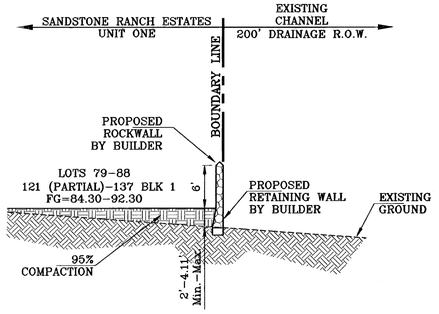

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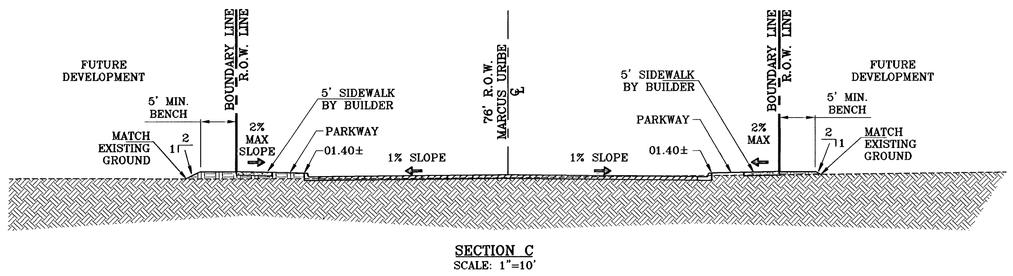

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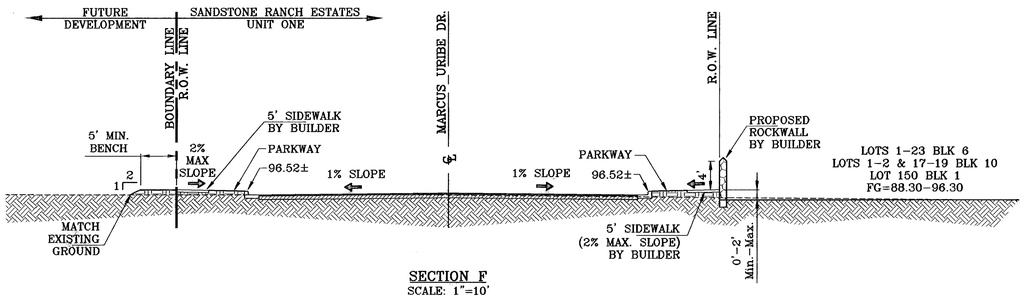

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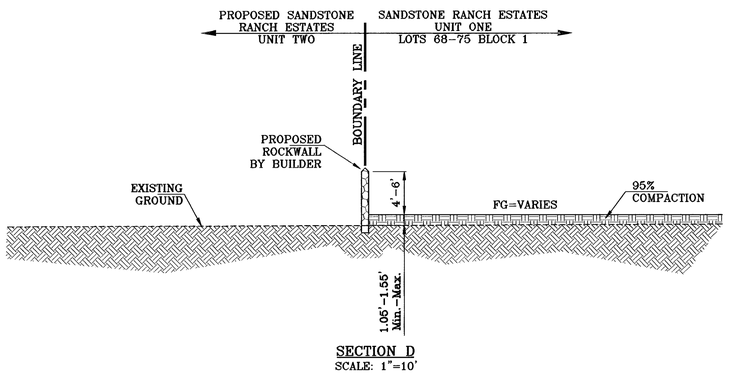

SECTION D
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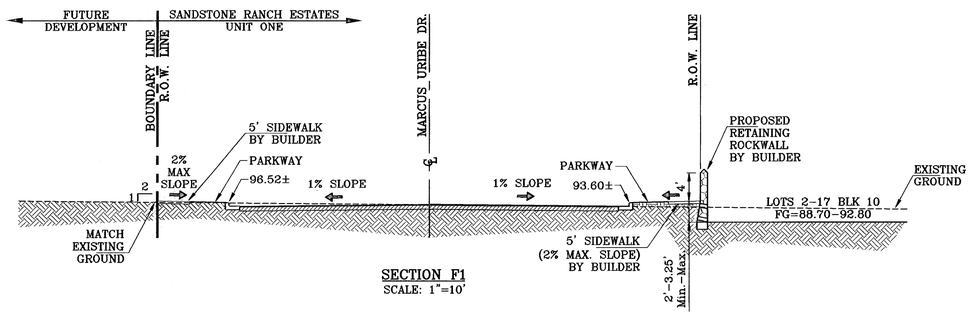

SECTION F1
SCALE: 1"=10'

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
07-14-2006	City Redlines as per 7-7-2006 comments.	E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert: --
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 406-20

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

SHT 9 OF 46

600763

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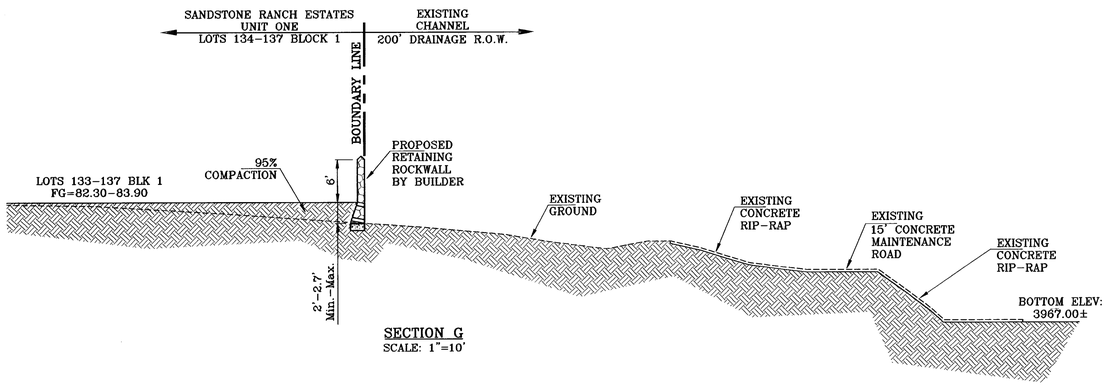

SECTION G
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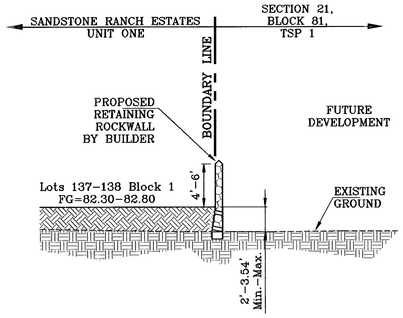

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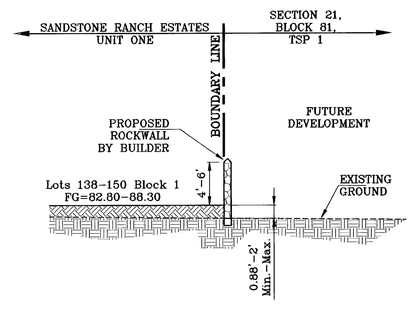

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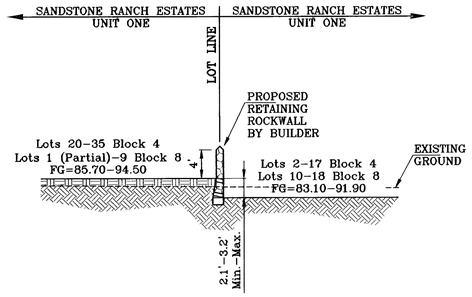

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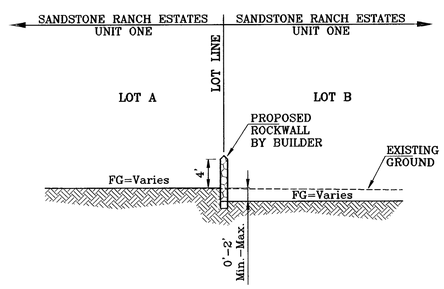

SECTION I1 (TYP)
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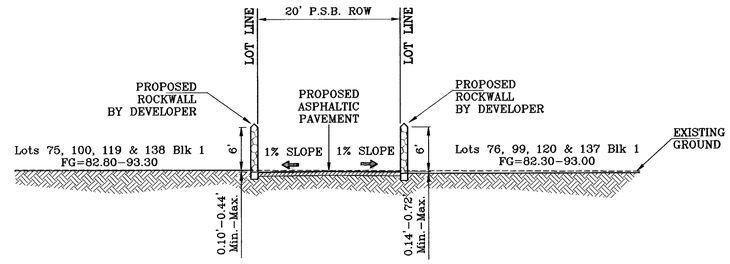

SECTION J (TYP)
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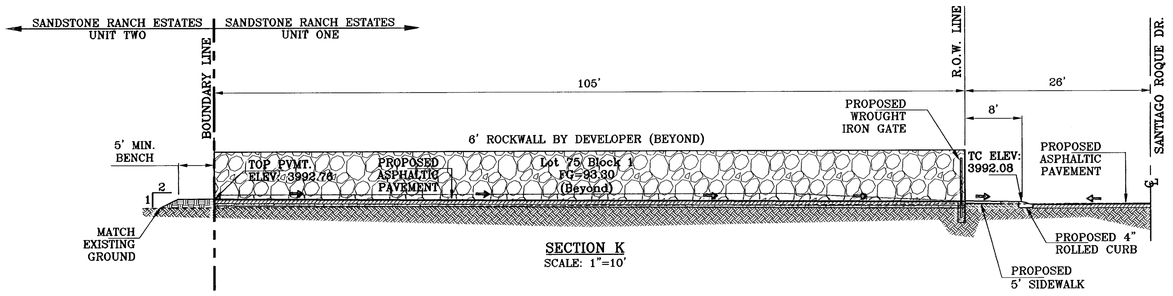

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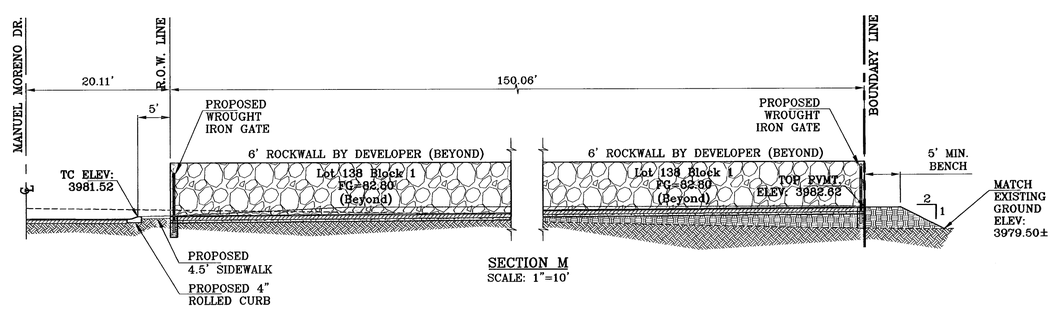

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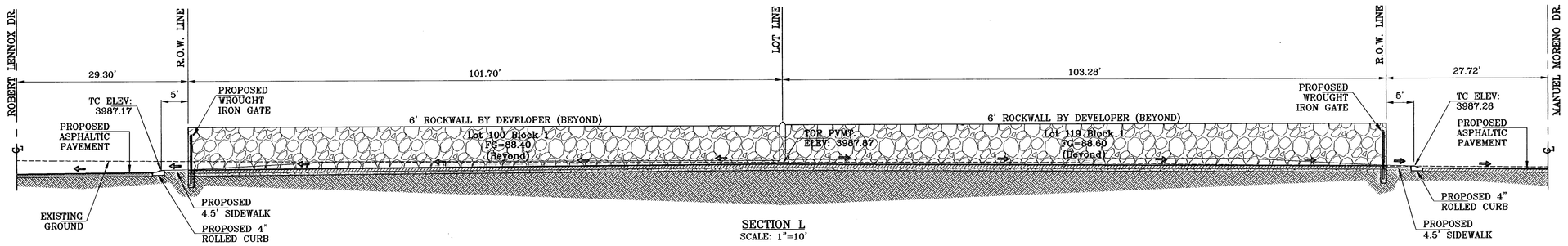


SECTION L
SCALE: 1"=10'

SEE SHEET 43 OF 46 FOR
WROUGHT IRON GATE DETAILS

BENCHMARKS

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

BY	DATE	REVISIONS
E.F.G.	06-07-2006	City Redlines as per 5-30-2006 comments.
E.F.G.	07-17-2006	City Redlines as per 7-7-2006 comments.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert: --

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

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

SHT 6A OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

E9L009

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 & #2 DETAILS

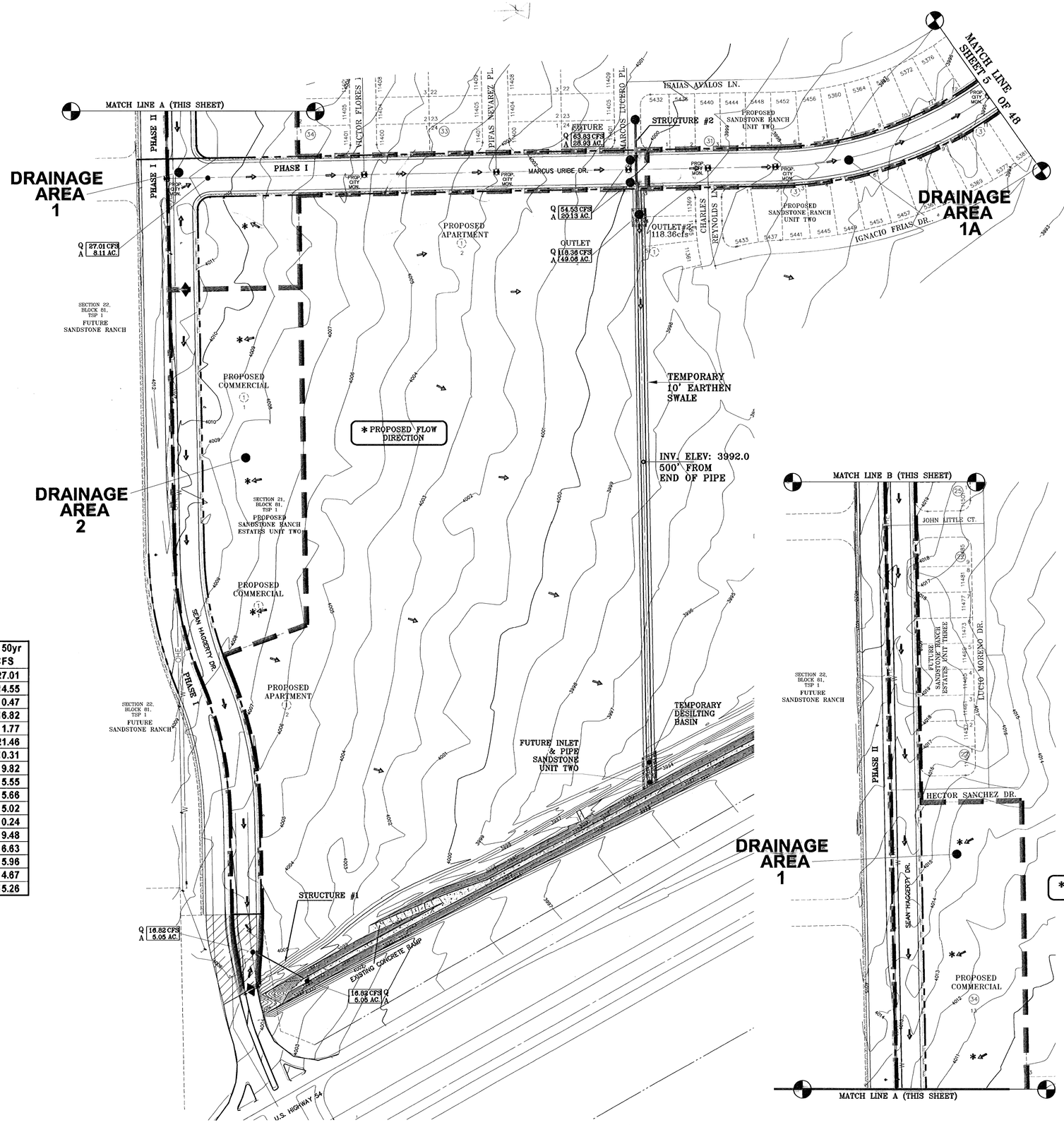
SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE C & AI (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.

L E G E N D

→	DRAINAGE FLOW
Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
	PROP. DRAINAGE AREA
	HIGH POINT
	LOW POINT
62.7TC	PROP. TOP OF CB. ELEV.
62.2PV	PROP. PAVEMENT ELEV. (PROP. SPOT ELEV.)
3936	EXISTING GRADE
84	PROP. CONTOUR ELEVATION

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr CFS
1	8.11	22.50	0.90	3.70	27.01
1A	4.37	22.50	0.90	3.70	14.55
1B	0.14	22.50	0.90	3.70	0.47
2	5.05	22.50	0.90	3.70	16.82
3	0.41	12.00	0.90	4.75	1.77
4	10.52	26.70	0.60	3.40	21.46
5	5.05	26.70	0.60	3.40	10.31
6	4.82	26.70	0.60	3.40	9.82
7	2.72	26.70	0.60	3.40	5.55
8	1.32	25.00	0.90	4.75	5.66
9	1.64	25.00	0.90	3.40	5.02
9A	0.08	25.00	0.90	3.40	0.24
10	4.65	25.70	0.60	3.40	9.48
11	3.16	24.90	0.60	3.50	6.63
12	2.68	22.90	0.60	3.70	5.96
13	2.11	22.90	0.60	3.70	4.67
14	7.59	26.70	0.60	3.35	15.26



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
06-07-2006 City Redlines as per 5-30-2006 comments.		E.F.G.
07-17-2006 City Redlines as per 7-7-2006 comments.		E.F.G.
08-01-2006 City Redlines as per 7-28-2006 comments.		E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

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

SHT 7 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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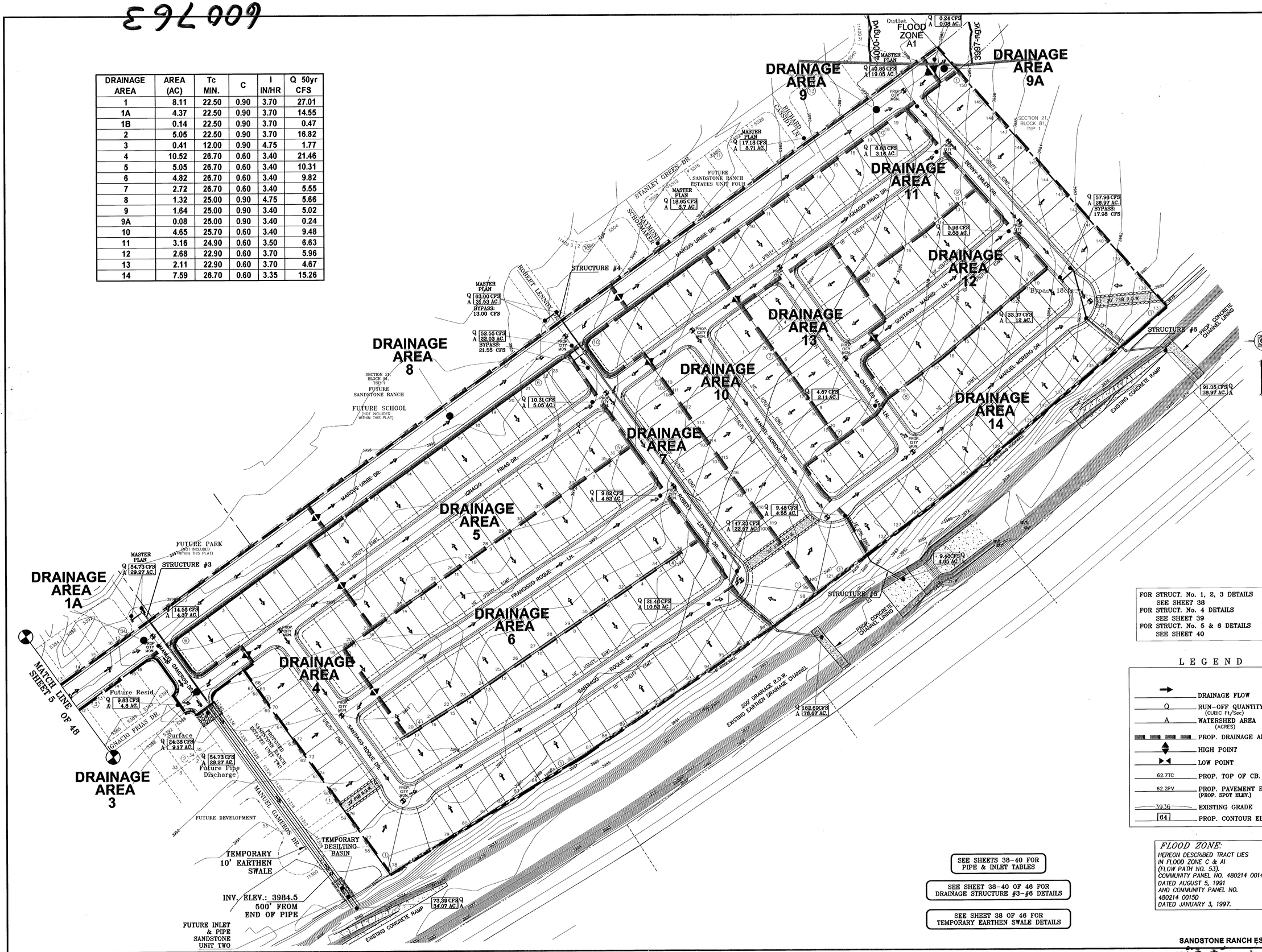
E9L009

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr CFS
1	8.11	22.50	0.90	3.70	27.01
1A	4.37	22.50	0.90	3.70	14.55
1B	0.14	22.50	0.90	3.70	0.47
2	5.05	22.50	0.90	3.70	16.82
3	0.41	12.00	0.90	4.75	1.77
4	10.52	26.70	0.60	3.40	21.46
5	5.05	26.70	0.60	3.40	10.31
6	4.82	26.70	0.60	3.40	9.82
7	2.72	26.70	0.60	3.40	5.55
8	1.32	25.00	0.90	4.75	5.66
9	1.64	25.00	0.90	3.40	5.02
9A	0.08	25.00	0.90	3.40	0.24
10	4.65	25.70	0.60	3.40	9.48
11	3.16	24.90	0.60	3.50	6.63
12	2.68	22.90	0.60	3.70	5.96
13	2.11	22.90	0.60	3.70	4.67
14	7.59	26.70	0.60	3.35	15.26



FOR STRUCT. No. 1, 2, 3 DETAILS SEE SHEET 38
FOR STRUCT. No. 4 DETAILS SEE SHEET 39
FOR STRUCT. No. 5 & 6 DETAILS SEE SHEET 40

L E G E N D

- DRAINAGE FLOW
- Q — RUN-OFF QUANTITY (CUBIC Ft/Sec)
- A — WATERSHED AREA (ACRES)
- PROP. DRAINAGE AREA
- HIGH POINT
- LOW POINT
- 62.7TC — PROP. TOP OF CB. ELEV.
- 62.2PV — PROP. PAVEMENT ELEV. (PROP. SPOT ELEV.)
- 3936 — EXISTING GRADE
- 64 — PROP. CONTOUR ELEVATION

SEE SHEETS 38-40 FOR PIPE & INLET TABLES

SEE SHEET 38-40 OF 46 FOR DRAINAGE STRUCTURE #3-#6 DETAILS

SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE C & A1 (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.

SANDSTONE RANCH ESTATES UNIT ONE

600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-GDPL.dwg, 6/11/2007 9:55:43 AM, 750C.pc3

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
07-17-2006	City Redlines as per 7-7-2006 comments.	E.F.G.
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=100'
Vert: —

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

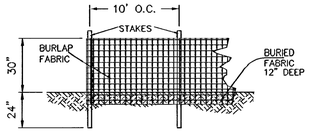
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR STE 400
EL PASO, TEXAS 79936

CONDE INC.

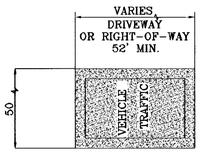
SHEET TITLE

DRAINAGE PLAN

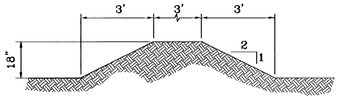
SHT 8 OF 46



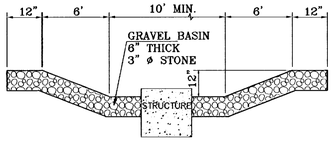
TYPICAL SILT FENCE
N.T.S.



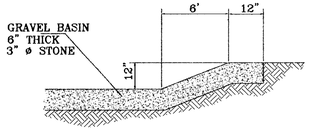
GRAVEL ENTRANCE



TYPICAL BERM
1"=3'



TEMPORARY STILLING BASIN
AT STRUCTURES



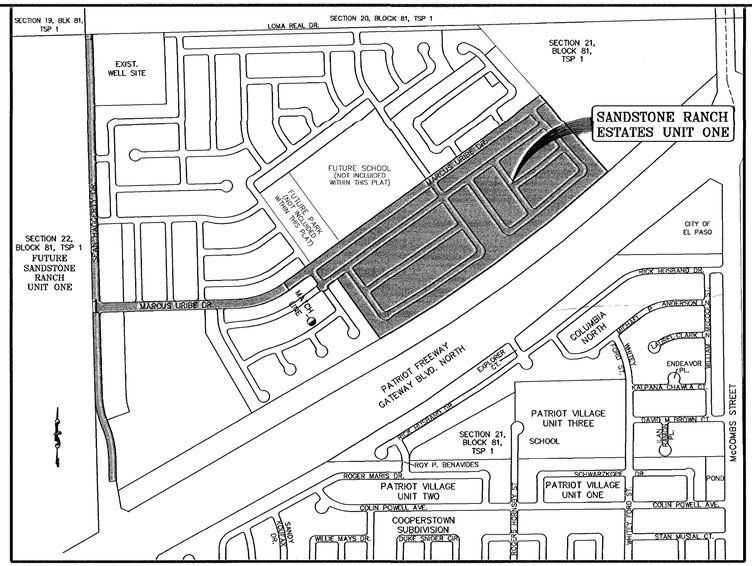
SECTION

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION

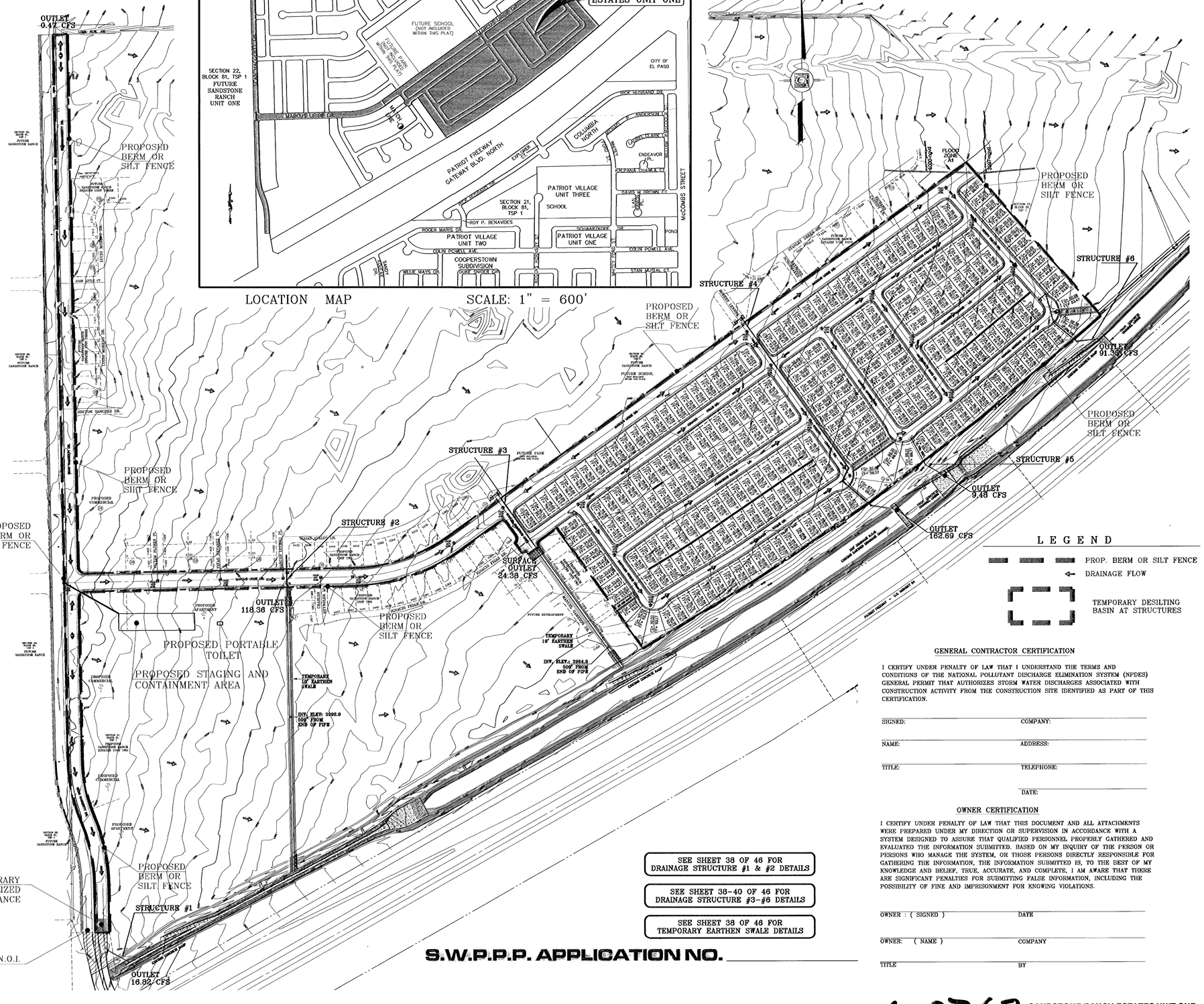
EROSION CONTROL NOTES

1. SILT FENCING OR TEMPORARY BERMS SHALL BE AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORMWATER 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.

NOTES:
1. SEE GRADING PLAN (SHEET 3 OF 26) FOR STORM WATER DISCHARGE
2. T.P.D.E.S. PERMIT– AS REQUIRED BY CONTRACTOR
3. STORM WATER AS PER N.P.D.E.S. PERMIT



LOCATION MAP SCALE: 1" = 600'



SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 & #2 DETAILS

SEE SHEET 38-40 OF 46 FOR DRAINAGE STRUCTURE #3-#6 DETAILS

SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

S.W.P.P.P. APPLICATION NO. _____

LEGEND

- PROP. BERM OR SILT FENCE
- DRAINAGE FLOW
- TEMPORARY DESILTING BASIN AT STRUCTURES

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: _____

NAME: _____ ADDRESS: _____

TITLE: _____ TELEPHONE: _____

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) COMPANY

TITLE BY

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.T.C.
07-17-2006	City Redlines as per 7-7-2006 comments.	E.T.C.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=200'
Vert: --
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHT 9 OF 46

600763 SANDSTONE RANCH ESTATES UNIT ONE

F:\EL PASO\SANDSTONE RANCH\SANDSTONE RANCH ESTATES UNIT ONE\SANDSTONE RANCH ESTATES UNIT ONE.DGN Aug. 8/11/2007 10:44:38 AM 7500.pc3

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 WATER MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION.) THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL 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 TNRCC.

III. SANITARY WASTE

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED, CHAPTER 18.08 (BUILDING CODE), BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IV. SPILL PREVENTION

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

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:

ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

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 A WEEK AND FOLLOWING A STORM EVENT OF 0.5" RCPES 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.

VIII. 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 OR STREAMBEDS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A

SWPPP Coordinator Name: _____

Phone Number: _____

Log of Activities available: SWPPP Coordinator.
Inspection Log available: SWPPP Coordinator
Schedule of Activities available: SWPPP Coordinator

SITE DESCRIPITON: 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 56.61 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.

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 SURFACE RUNOFF TO DRAINAGE STRUCTURES TO DRAINAGE CHANNEL

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.
no 404 permit required.

STORM WATER CONTAMINANTS ON SITE
The following are the potential storm water pollutants (checked items only):

- ☐ Cleaning Solvents
- ☐ Asphalt
- ☐ Concrete
- ☐ Paints
- ☐ Curing Compounds
- ☐ Equip. cleaning wastewater
- ☐ Hydraulic oil/fluids
- ☐ Gasoline
- ☒ Diesel Fuel
- ☐ Antifreeze/Coolant

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
- ☐ Vehicle wash water
- ☐ Dust Control water
- ☐ Water line flushing water
- ☐ Landscape irrigation
- ☐ Pavement wash waters

All staging areas, portable toilets and pollutant areas will incorporate secondary containment measures such as berms or sediment traps/barriers.

SEE ATTACHED STATE PERMIT AND CITY ORDINANCE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

STORM WATER POLLUTION PREVENTION PLAN

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: _____

S.W.P.P.P. APPLICATION NO. _____

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
YOLANDA CONDE CHRISTY
103766
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79936
915 598 0658

CONDE INC.

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHT 10 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C1	253.81	43.72	21.91	43.67	S04°56'05"E	9°52'10"
C2	253.81	43.72	21.91	43.67	N04°56'05"W	9°52'10"
C2A	271.20	66.64	33.49	66.47	S07°02'21"E	14°04'41"
C2B	836.33	100.24	50.18	100.18	N04°35'03"W	6°52'02"
C2C	836.33	100.24	50.18	100.18	S04°35'03"E	6°52'02"
C2D	295.20	72.53	36.45	72.35	S07°02'21"E	14°04'41"
C2E	333.20	81.11	40.76	80.91	S07°06'17"E	13°56'49"
C2F	229.49	60.83	30.60	60.66	S00°07'37"E	15°11'17"
C2G	318.34	25.60	12.81	25.59	N02°04'42"E	4°36'27"
C3	686.79	175.48	88.22	175.00	N08°45'36"W	14°38'22"
C4	636.79	244.51	123.78	243.01	N12°09'01"W	22°00'00"
C5	674.79	176.89	88.95	176.38	N08°39'36"W	15°01'10"
C6	736.79	282.91	143.22	281.17	N12°09'01"W	22°00'00"
C7	50.00	17.38	8.78	17.29	S06°12'38"E	19°55'07"
C8	3.00	7.27	7.99	5.62	S73°10'41"W	138°51'31"
C9	50.00	18.60	9.41	18.49	N26°44'10"W	21°18'46"
C10	50.00	18.60	9.41	18.49	S31°13'15"E	21°18'46"
C11	3.00	7.27	7.99	5.62	N68°41'36"E	138°51'31"
C12	50.00	17.38	8.78	17.29	N10°41'43"W	19°55'07"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C13	686.79	175.48	88.22	175.00	S13°14'41"E	14°38'22"
C14	736.79	282.91	143.22	281.17	S12°09'01"E	22°00'00"
C15	674.79	229.71	115.97	228.60	S10°54'09"E	19°30'15"
C16	636.79	244.51	123.78	243.01	S12°09'01"E	22°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.48	N00°34'31"W
L2	0.04	N01°09'01"W

DENOTES AS BUILT CONDITION ONLY

APPROXIMATE LOCATION OF EXIST. WELL LINE

EXISTING POWER POLE TO BE REMOVED AND RELOCATED BY DEVELOPER

SECTION 22, BLOCK 81, TSP 1

EXISTING POWER POLE

EXISTING WATER VALVES
Lid Elev: 4007.82 Valve Elev: 4007.26
Lid Elev: 4007.63 Valve Elev: 4007.13
Lid Elev: 4007.61 Valve Elev: 4007.28

5' SIDEWALK BY OTHERS

EXISTING EDGE OF CONCRETE

WORK BY OTHERS

PROPOSED 6" CURB & GUTTER

PROPOSED COMMERCIAL

PROPOSED APARTMENT

SEAN HAGGERTY DR.

BNDY. LINE

ROW

INLET 1-1
TYPE I-3 GRATE

STRUCTURE #1

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 DETAILS

5' SIDEWALK BY BUILDER AT TIME OF LOT DEVELOPMENT

MATCH LINE 6+00
SHEET 12 OF 46

LEGEND

- EXIST. WATER LINE
- EXIST. OVERHEAD ELECTRICAL LINE
- EXIST. WATER VALVE
- EXIST. POWER POLE
- EXIST. GUY WIRE

PROPOSED TOP OF LEFT CURB\GUTTER

EXISTING GROUND

WORK BY OTHERS

MATCH EXIST. ELEVATION

200.00' VC
PVI STA = -0+50 PVI ELEV=4004.60
A.D. = 2.22 K = 89.91
e = 0.56' (4005.16)-TC

PROPOSED 6" CURB & GUTTER SUPERELEVATED SECTION

PROPOSED TOP OF LEFT MEDIAN CURB\GUTTER

160.00' VC
PVI STA = -0+50 PVI ELEV=4005.00
A.D. = 1.67 K = 95.72
e = 0.33' (4005.33)-TC

PROPOSED TOP OF RIGHT MEDIAN CURB\GUTTER

140.00' VC
PVI ELEV = 4005.00 PVI STA = -0+50
K = 89.89 A.D. = 1.56
(4005.27)-TC e = 0.27'

Existing Well Line (Beyond)

PROPOSED TOP OF RIGHT CURB\GUTTER

160.00' VC
PVI ELEV = 4004.60 PVI STA=-0+50
K = 93.44 A.D. = 1.71
(4005.00)-TC e = 0.40'

Inlet 1-1
Type: I-3 Grate
Rim: 4,004.41
Sump: 3,997.13
Sta: -0+75.90

STA: 0+00 BNDY LINE

SEAN HAGGERTY DR.

SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
08-16-2006	Location of existing power poles and water	E.F.G.
09-13-2006	Location of existing well line on profiles.	E.F.G.
09-19-2006	Raise street from Sta. 4+00 to Sta. 5+47.46	O.M.
04-20-2007	Adjust Structure #1.	E.F.G.

05-23-2007 ASBUILT F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO: 405-20

ENGINEER'S SEAL

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

SHEET TITLE
PLAN-PROFILE

SEAN HAGGERTY DR.

SHT 11 OF 46

600763

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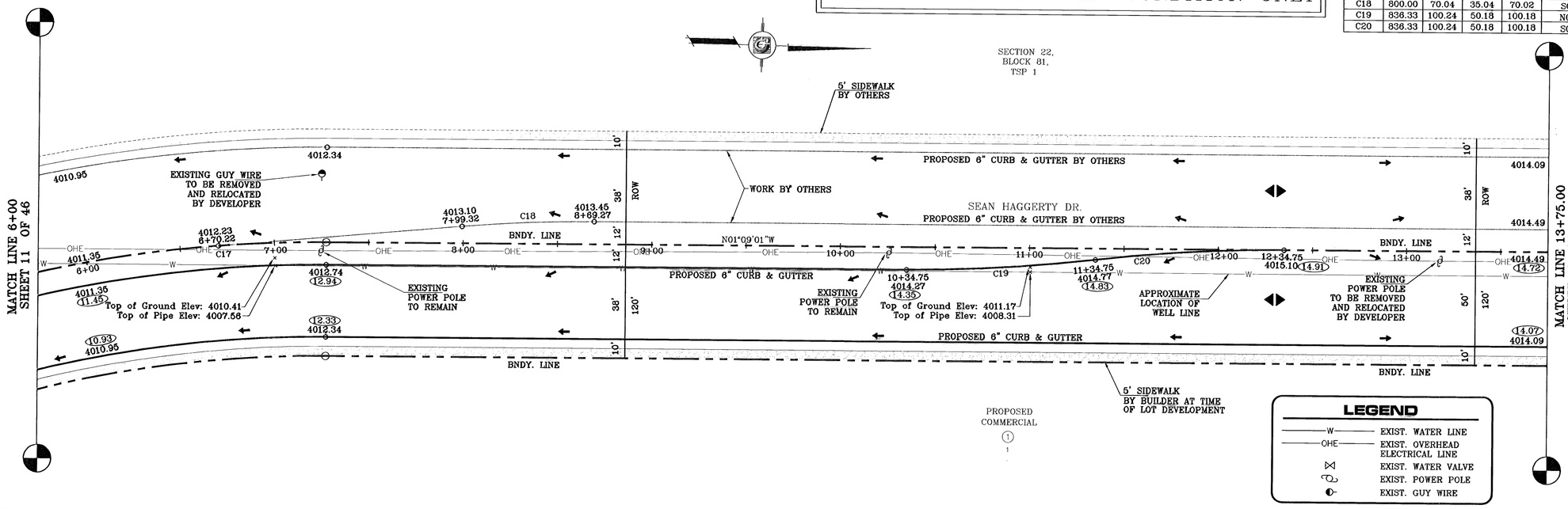
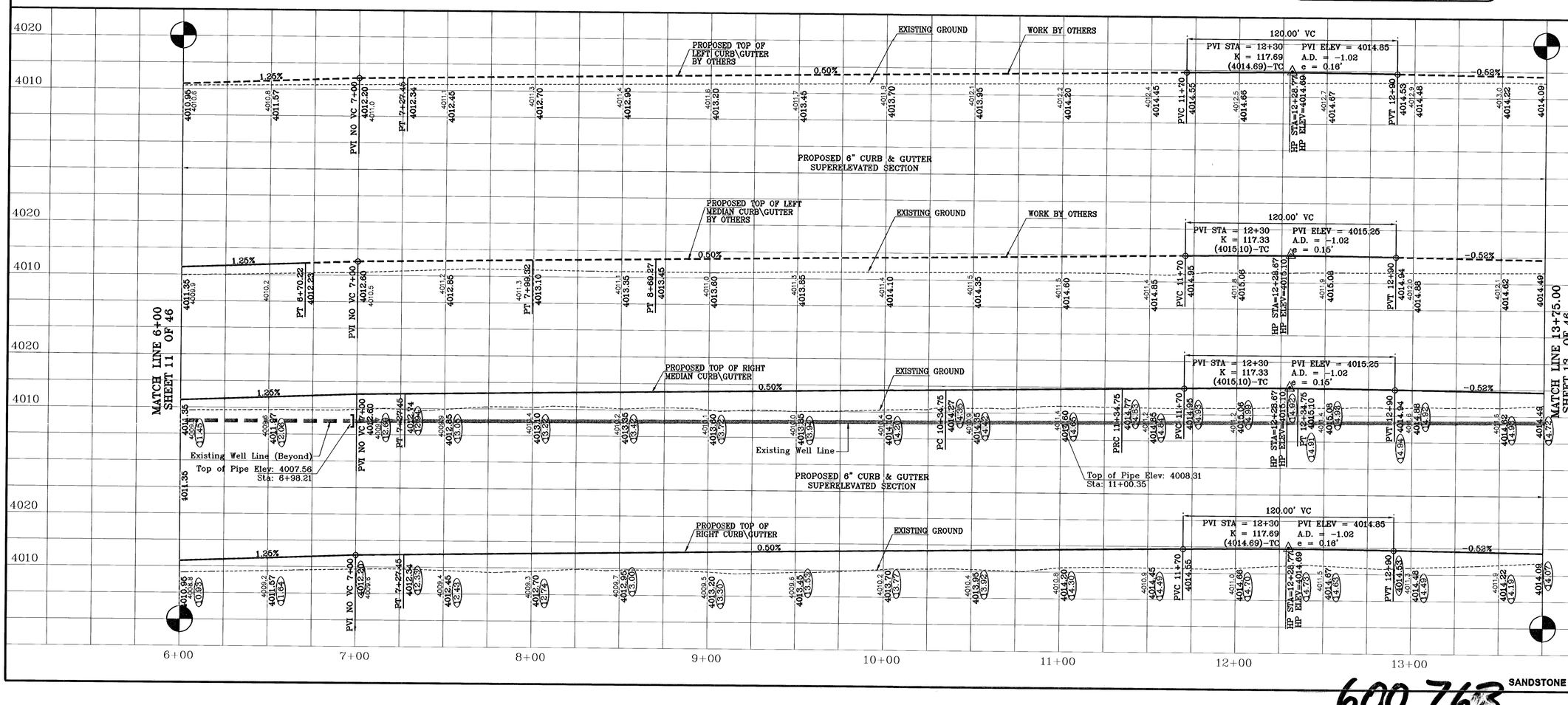
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C17	800.00	3.37	1.69	3.37	N05°02'46"W	0°14'30"
C18	800.00	70.04	35.04	70.02	S03°39'31"E	5°00'59"
C19	836.33	100.24	50.18	100.18	N04°35'03"W	6°52'02"
C20	836.33	100.24	50.18	100.18	S04°35'03"E	6°52'02"





BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4057.45 ..... CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
08-18-2006	Location of existing power poles and water valves.	E.F.G
09-13-2006	Location of existing well line on profiles.	E.F.G
09-19-2006	Raise street from Sta. 4+00 to Sta. 37+47.48	O.M.
05-23-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.G.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE
PLAN-PROFILE

SEAN HAGGERTY DR.

SHT 12 OF 46

600 763

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DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C21	50.00	17.96	9.08	17.86	S09°08'26"W	20°34'55"
C22	3.00	7.27	7.99	5.62	S88°50'59"W	138°50'10"
C23	50.00	17.96	9.08	17.86	N11°26'29"W	20°34'55"
C24	50.00	17.96	9.08	17.86	S11°26'29"E	20°34'55"
C25	3.00	7.27	7.99	5.62	N88°50'59"E	138°50'10"
C26	50.00	17.96	9.08	17.86	N09°08'26"E	20°34'55"
C27	35.00	54.98	35.00	49.50	S43°50'59"W	90°00'00"
C28	35.00	54.98	35.00	49.50	S46°09'01"E	90°00'00"
C29	836.33	100.24	50.18	100.18	N04°35'03"W	6°52'02"
C30	836.33	100.24	50.18	100.18	S04°35'03"E	6°52'02"

TEMPORARY DESILTING BASIN BY OTHERS

SECTION 22, BLOCK 81, TSP 1

SECTION 22, BLOCK 81, TSP 1

FUTURE STREET

FUTURE STREET

5' SIDEWALK BY OTHERS

MATCH LINE 13+75.00 SHEET 12 OF 46

MATCH LINE 22+00 SHEET 14 OF 46

PHASE I

PHASE II

PHASE II

PROPOSED 6" CURB & GUTTER BY OHTERS

PROPOSED 6" CURB & GUTTER BY OHTERS

WORK BY OTHERS

WORK BY OTHERS

SEAN HAGGERTY DR.

MARCUS URIBE DR. N88°50'59"E

HECTOR SANCHEZ DR.

50' ROW

120' ROW

14+41.34 4013.88

17.33'

14+58.66 4013.88

PROPOSED CURB OPENING

EXISTING GUY WIRE TO BE REMOVED AND RELOCATED BY DEVELOPER

4014.34 14+09.75 C21 C22 14+00 C23 14+09.75 4014.34 14.51

4013.78 P 14+67.28

15+00 C24 15+24.80 4014.50 C25 C26 15+24.80 4014.50

Top of Pipe Elev: 4009.12
Top of Ground Elev: 4012.22

BNDY. LINE 16+00

4015.43 18+99.80 17+00

C29

4015.97 17+99.80

C30

4016.50 18+99.80

N01°09'01"W

BNDY. LINE 21+00 20+00

19+00 18+00

EXISTING POWER POLE TO REMAIN

APPROXIMATE LOCATION OF WELL LINE

PROPOSED 6" CURB & GUTTER

Top of Ground Elev: 4014.38
Top of Pipe Elev: 4011.47

EXISTING POWER POLE TO REMAIN

4018.69

4019.09

4019.09

4018.69

13.97 4013.95 14+04.28 C27 13.38 PVMT

13.46 PVMT C28 15+30.28 4014.13

PROPOSED 6" CURB & GUTTER

BNDY. LINE

BNDY. LINE

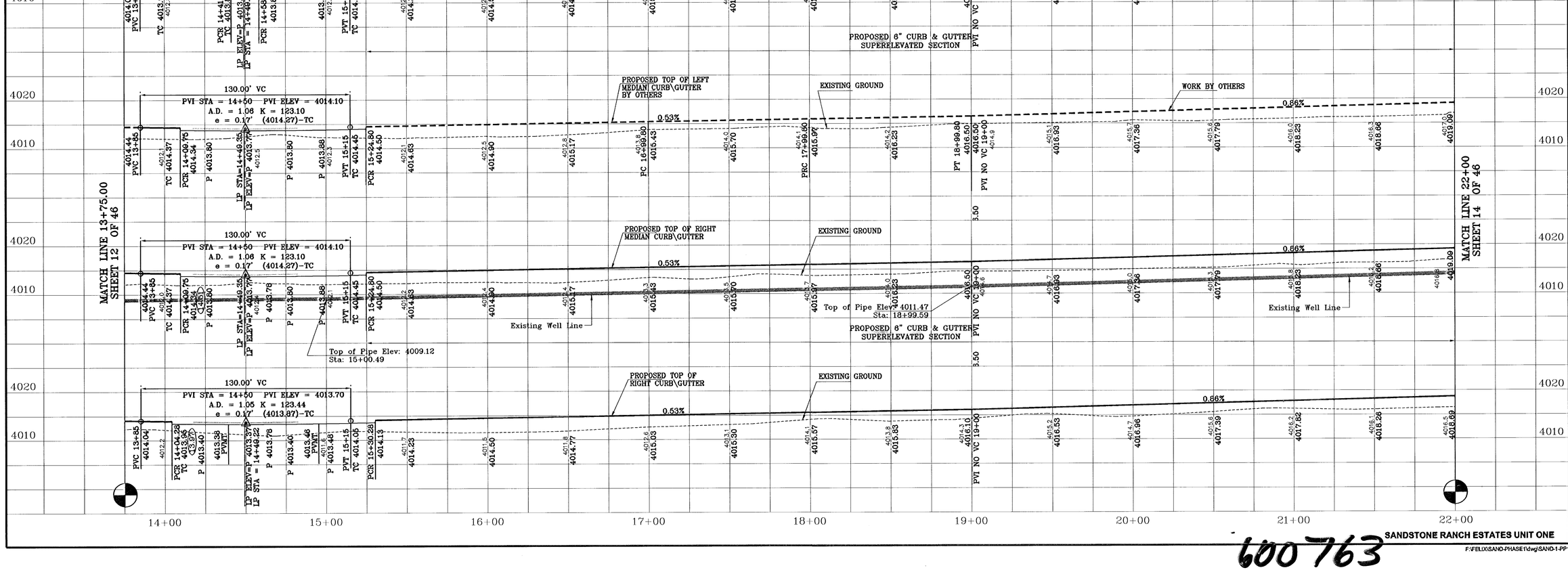
5' SIDEWALK BY BUILDER AT TIME OF LOT DEVELOPMENT

PROPOSED COMMERCIAL

54 13

LEGEND

- W — EXIST. WATER LINE
- OHE — EXIST. OVERHEAD ELECTRICAL LINE
- EXIST. WATER VALVE
- EXIST. POWER POLE
- EXIST. GUY WIRE



BENCHMARKS

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

DATE		BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
08-16-2006	Location of existing power poles and water valves.	E.F.G
09-13-2006	Location of existing well line on profiles.	E.F.G
09-19-2006	Raise street from Sta. 4+00 to Sta. 37+47.48	O.M.
05-23-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
DRAWN BY: R.O.
CHKD. BY: Y.C.
JOB NO: 405-20

ENGINEER'S SEAL
TYRONE C. CONDE
103668
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
PLAN-PROFILE

SEAN HAGGERTY DR.

SHT 13 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

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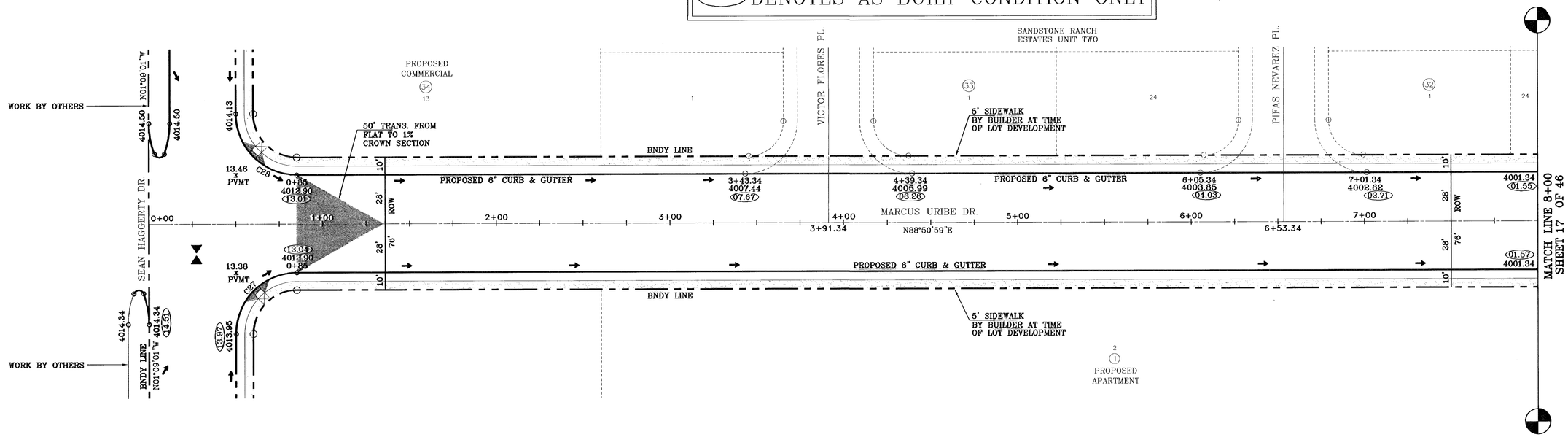
600763

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C27	35.00	54.98	35.00	49.50	S43°50'59"W	90°00'00"
C28	35.00	54.98	35.00	49.50	S46°09'01"E	90°00'00"

DENOTES AS BUILT CONDITION ONLY



SANDSTONE RANCH ESTATES UNIT ONE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MARCUS URIBE DR. AND LOMA DE ORO
ELEVATION: 4057.40 (NAVD 88 CITY DATUM)

REVISIONS		BY
DATE		
05-31-2006	Grade elevation changes from Sta 0+85 to 11+50.	E.F.G.
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
10-03-2006	Raise street from Sta. 0+85 to 2+00 (VC).	E.F.G.
11-03-2006	Add stations and elevations at intersections of Loma Vista and Future streets.	E.F.G.
05-21-2007	ASBUILT	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO: 495-20

ENGINEER'S SEAL

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

SHEET TITLE
MARCUS URIBE DR.

SHT 16 OF 46

600763

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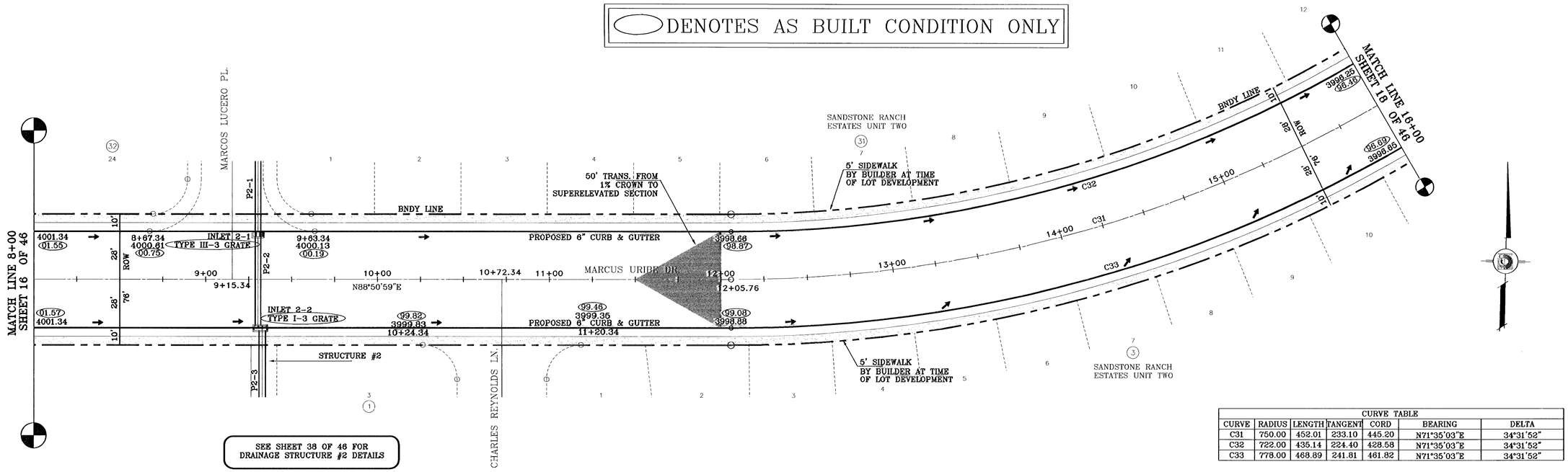
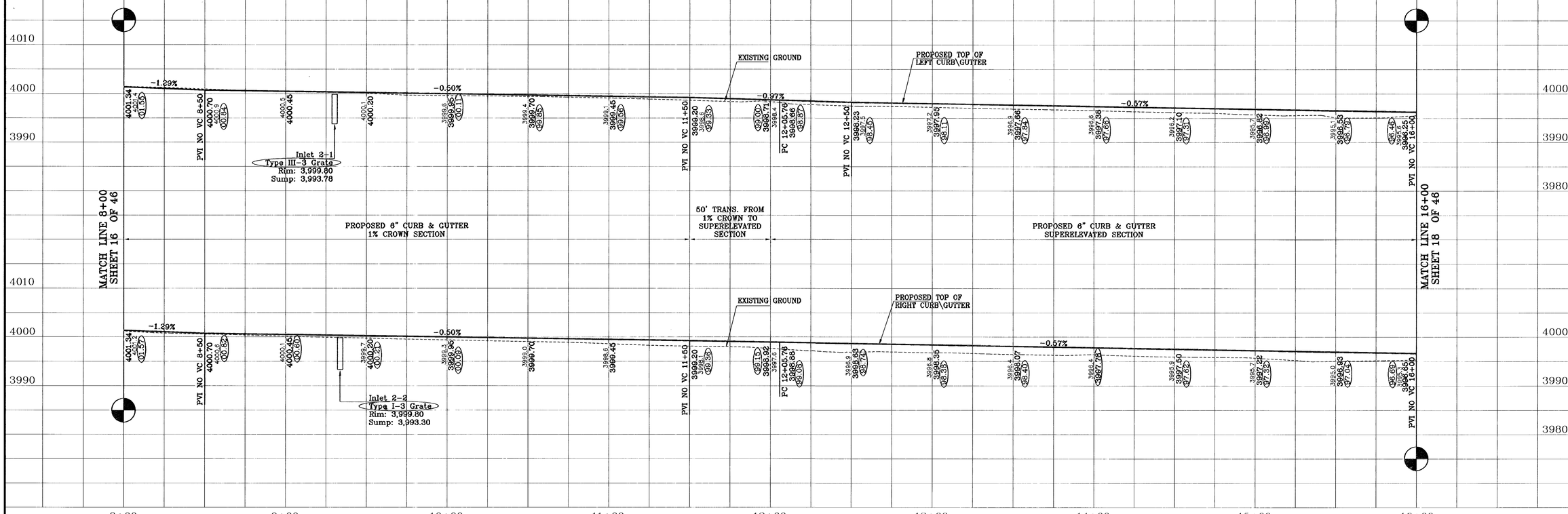
DENOTES AS BUILT CONDITION ONLY



SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #2 DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C31	750.00	452.01	233.10	445.20	N71°35'03"E	34°31'52"
C32	722.00	435.14	224.40	428.58	N71°35'03"E	34°31'52"
C33	778.00	468.89	241.81	461.82	N71°35'03"E	34°31'52"



SANDSTONE RANCH ESTATES UNIT ONE

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
05-31-2006	Grade elevation changes from Sta 0+85 to 11+50.	E.F.G.
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G.
11-03-2006	Add stations and elevations at intersections of Marcus Uribe and future streets.	E.F.G.
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCUS URIBE DR.

SHT 17 OF 46

600 763

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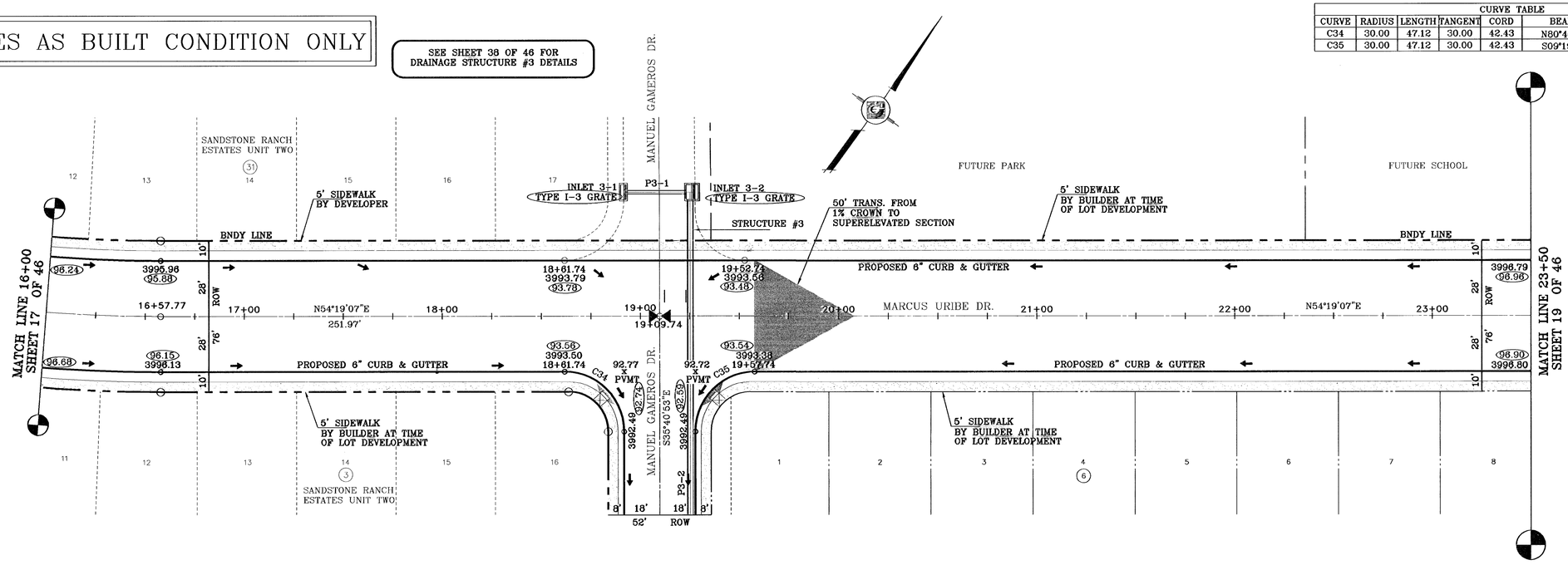
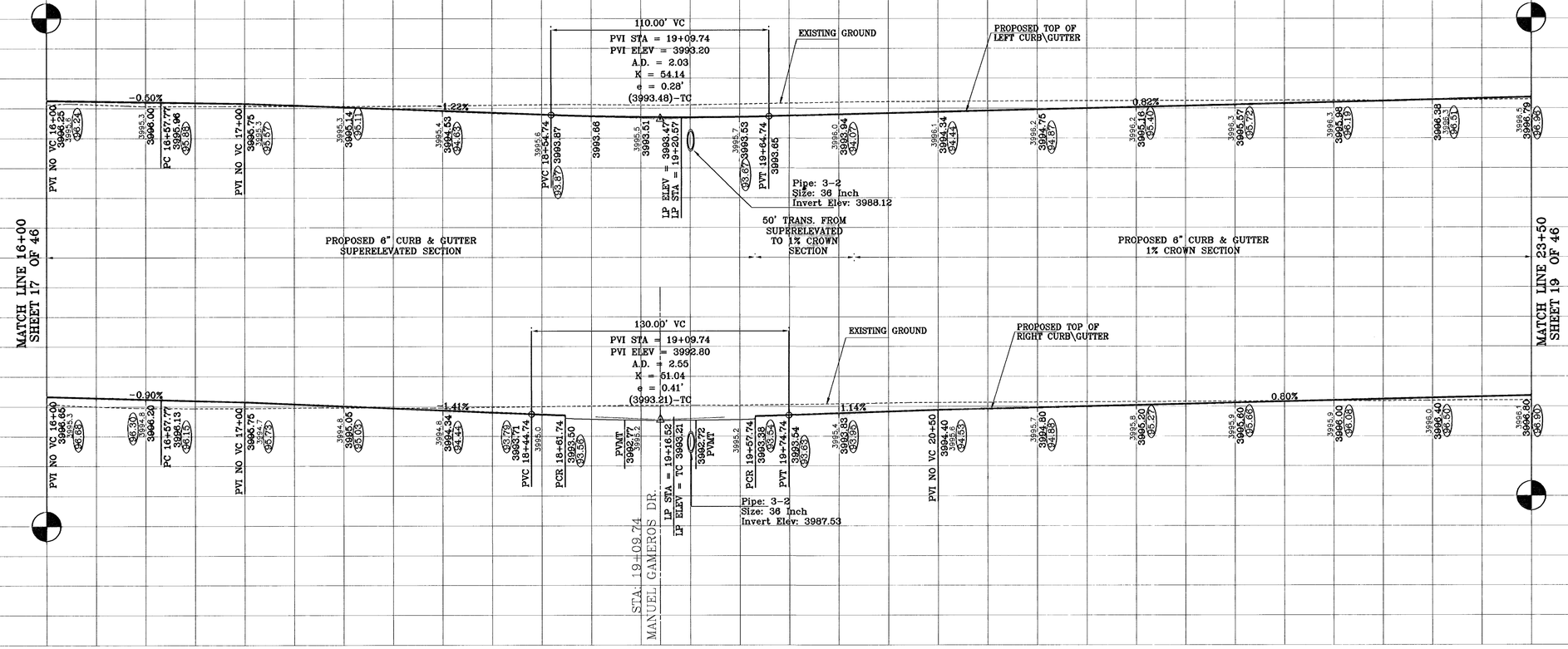
DENOTES AS BUILT CONDITION ONLY

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #3 DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C34	30.00	47.12	30.00	42.43	N80°40'53"W	90°00'00"
C35	30.00	47.12	30.00	42.43	S09°19'07"W	90°00'00"





BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MANUEL DE GAMEROS DR. AND LOMA DE LUZ
ELEVATION: 4057.40 (NAVD 88 CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
11-03-2006	Add stations and elevations at intersections of Marcus Uribe and future streets.	E.F.G.
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCUS URIBE DR.

SHT 18 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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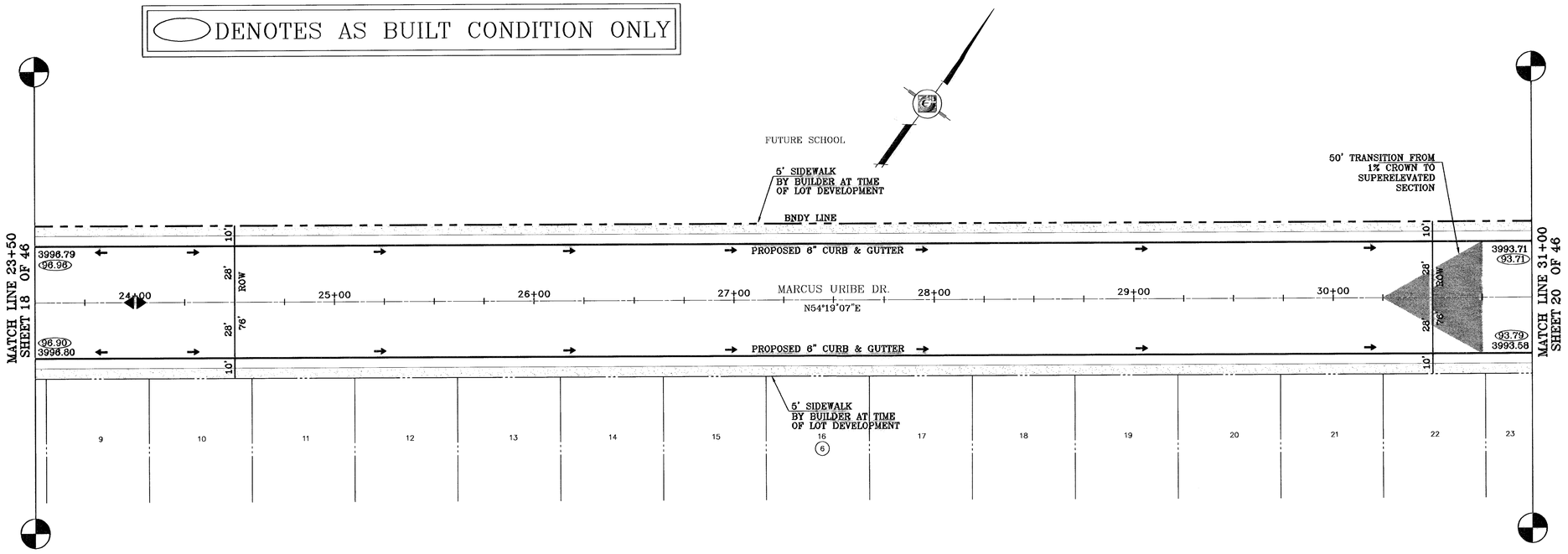
DENOTES AS BUILT CONDITION ONLY



SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 66.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH, 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCUS URIBE DR.

SHT 19 OF 46

600 763

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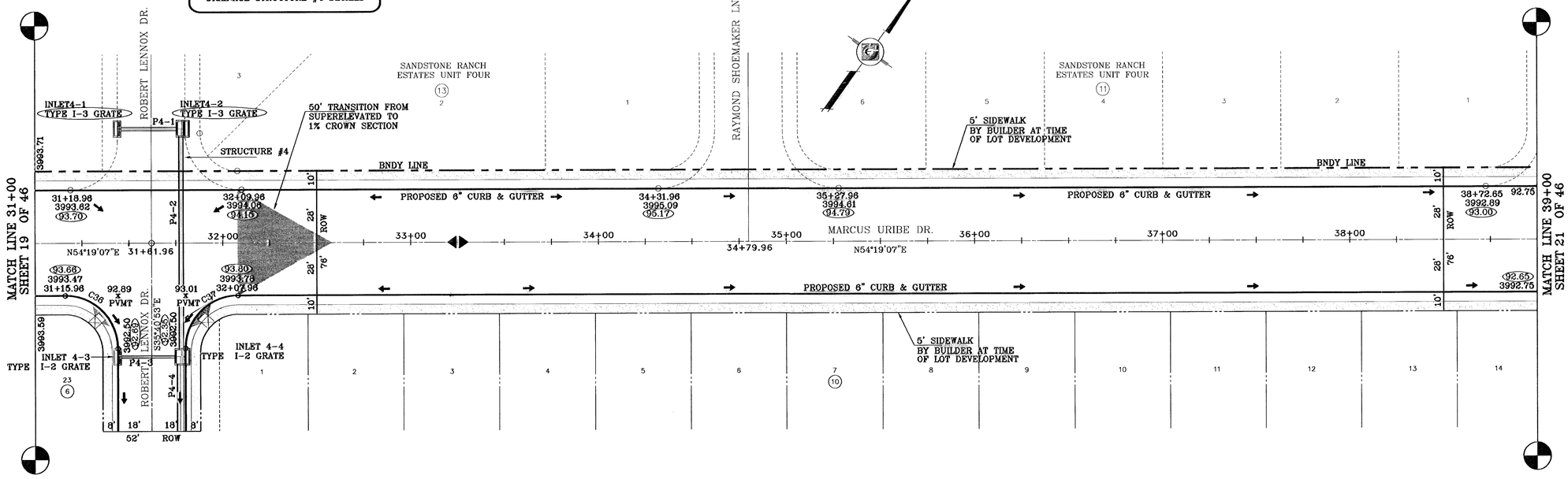
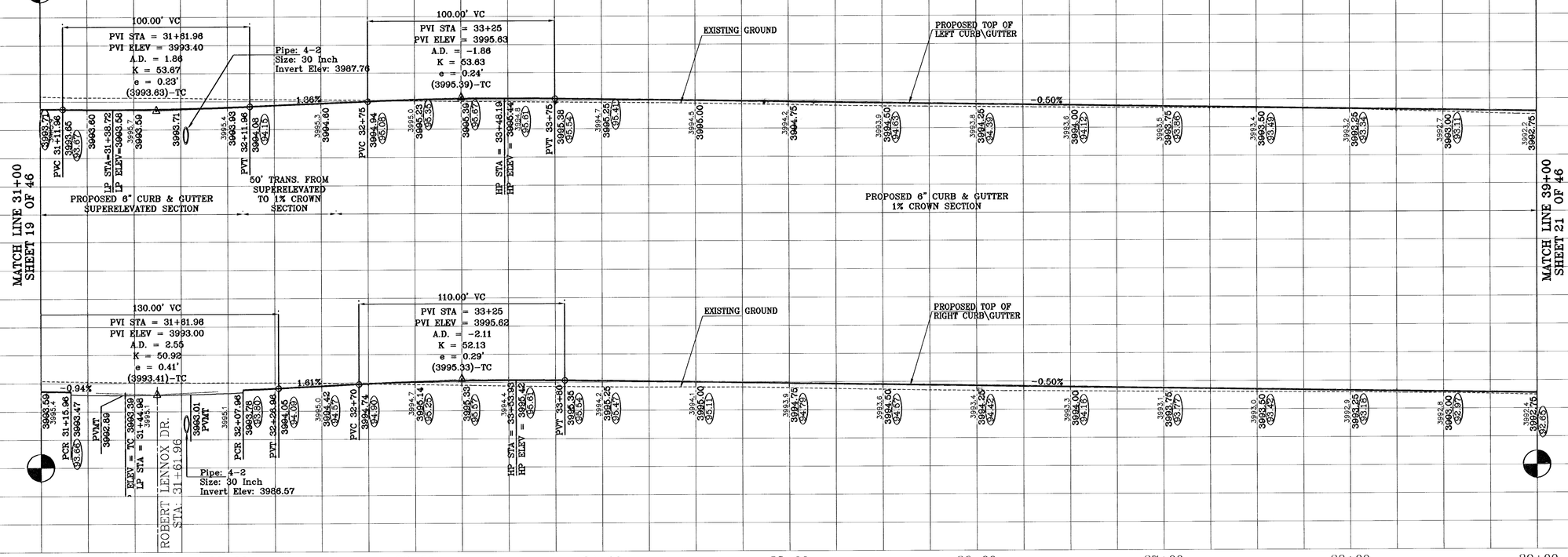
# DENOTES AS BUILT CONDITION ONLY

SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C36	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C37	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"





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

DATE		BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
11-03-2006	Add stations and elevations at intersections of Marcus Uribe and future streets.	E.F.G.
03-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DESIGN BY: Y.C.
DATE: MARCH 2006
INITIATED BY: R.G.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCUS URIBE DR.

SHT 20 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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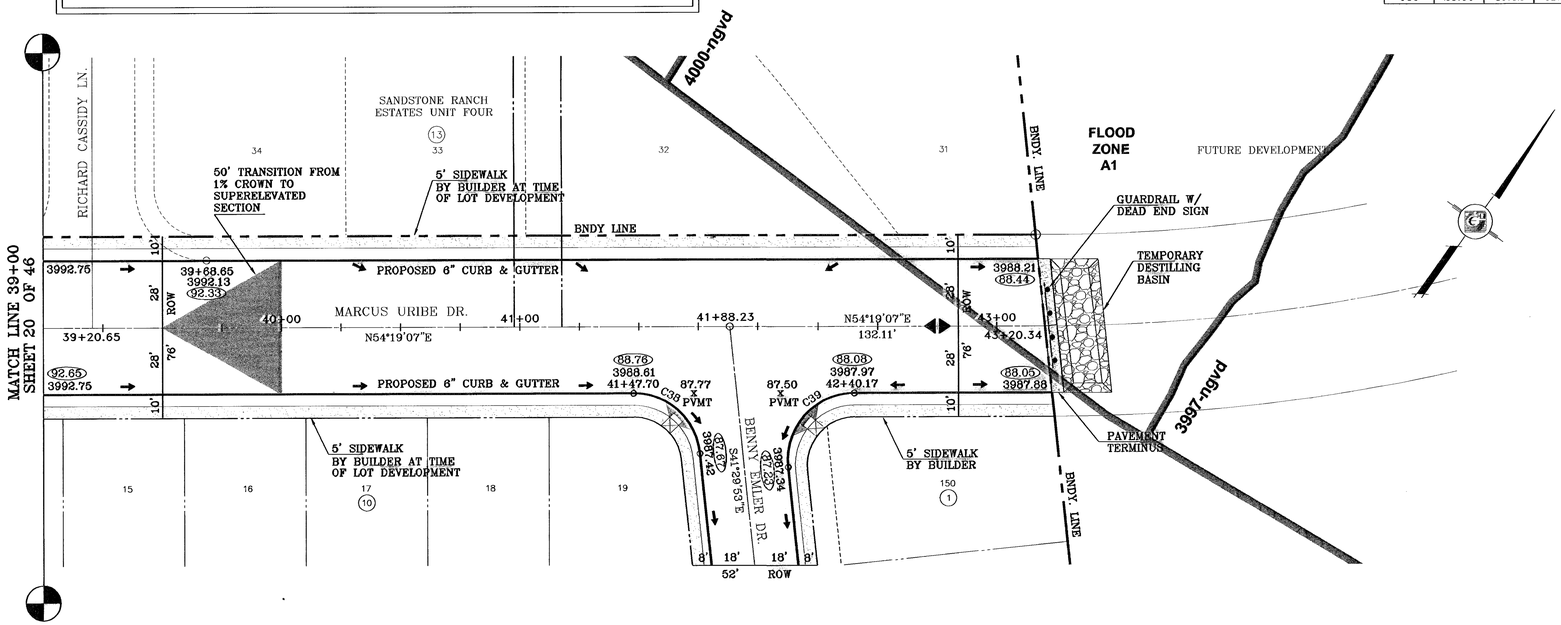
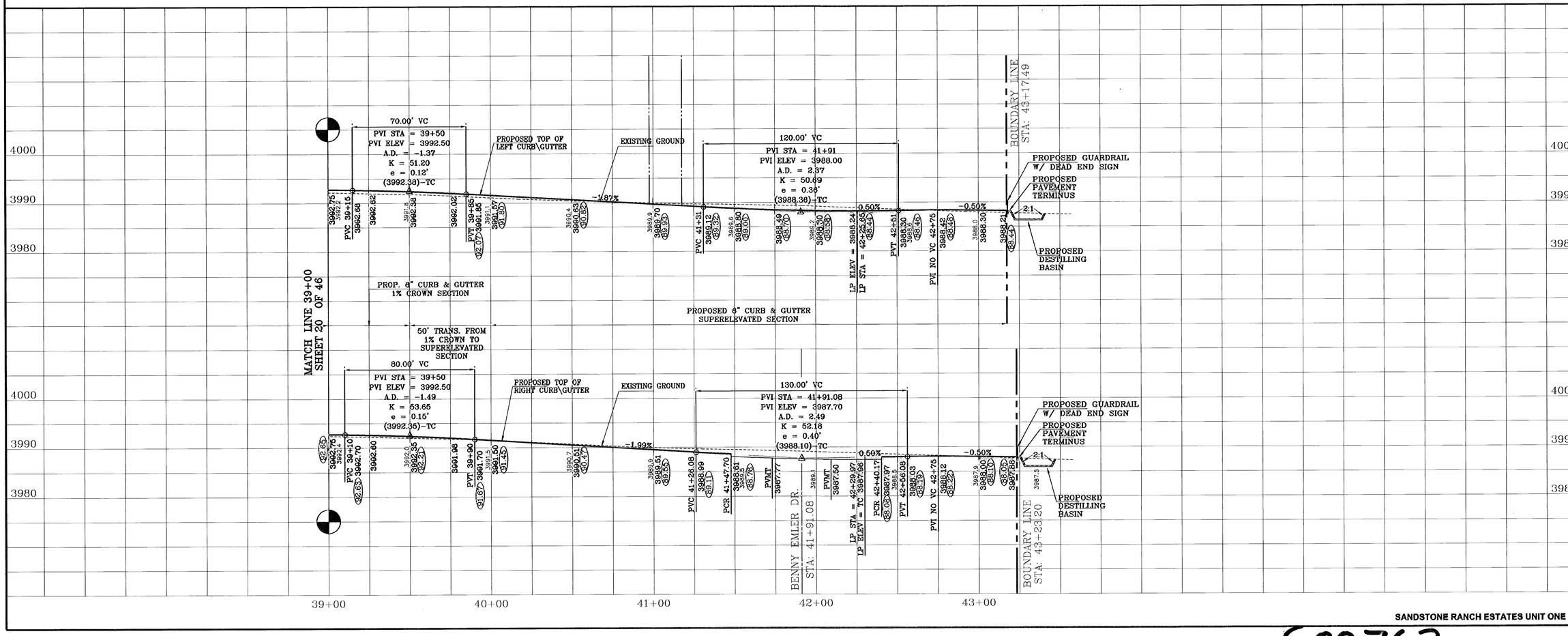
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C38	28.00	41.14	25.29	37.54	N83°35'23"W	84°11'00"
C39	28.00	46.82	31.00	41.56	S06°24'37"W	95°49'00"





SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
11-03-2006	Add stations and elevations at intersections of Marcus Uribe and future streets.	E.F.G.
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCUS URIBE DR.

SHT 21 OF 46

600763

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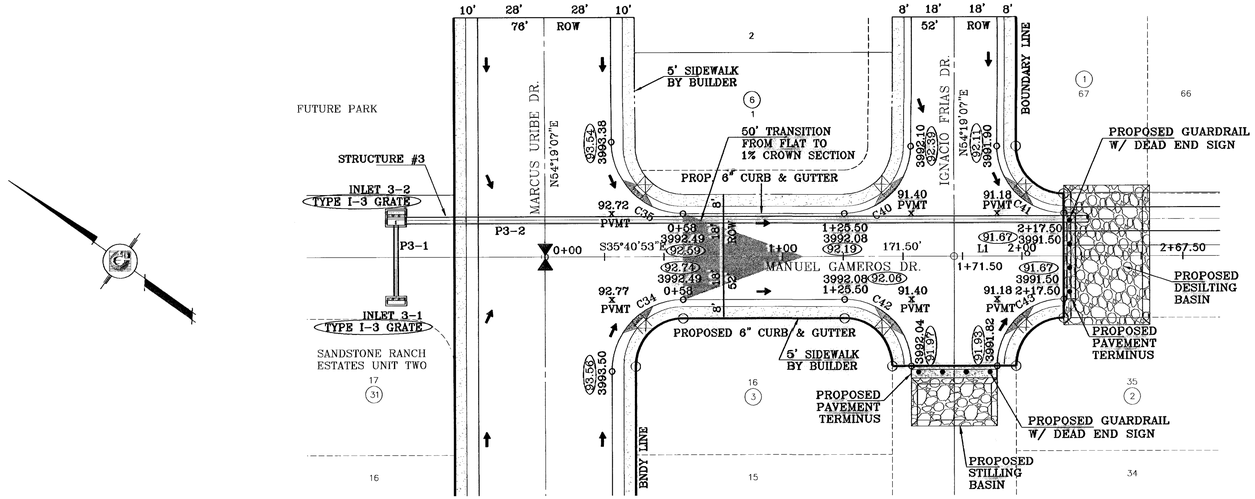
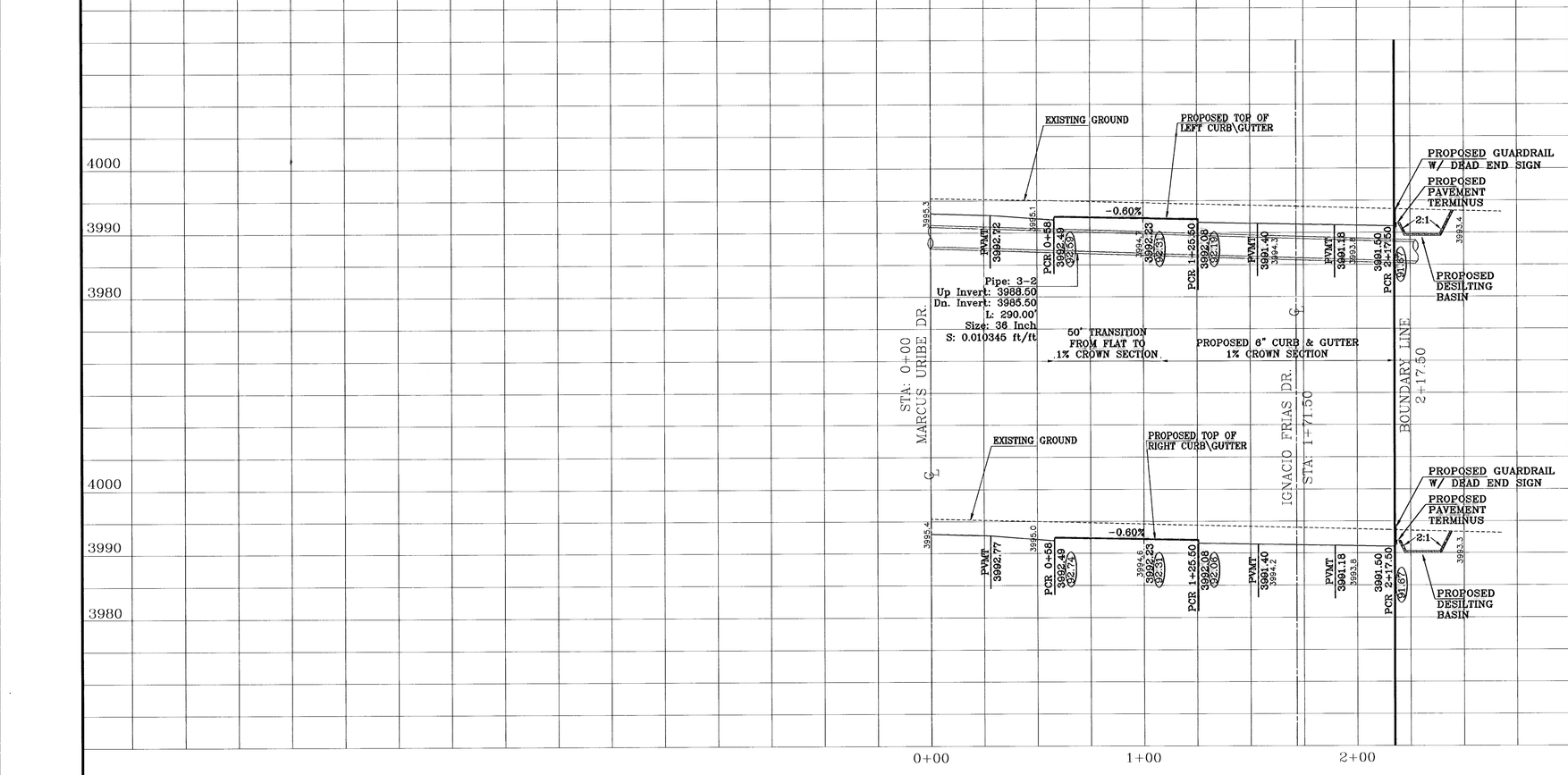
SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #3 DETAILS



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C34	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C35	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C40	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C41	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C42	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C43	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.00	S35°40'53"E

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE CABRA RD. AND LOMA DE LUZ RD.
ELEVATION: 4257.40... (NAVD ..... CITY DATUM)

REVISIONS		BY
DATE		
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-30

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

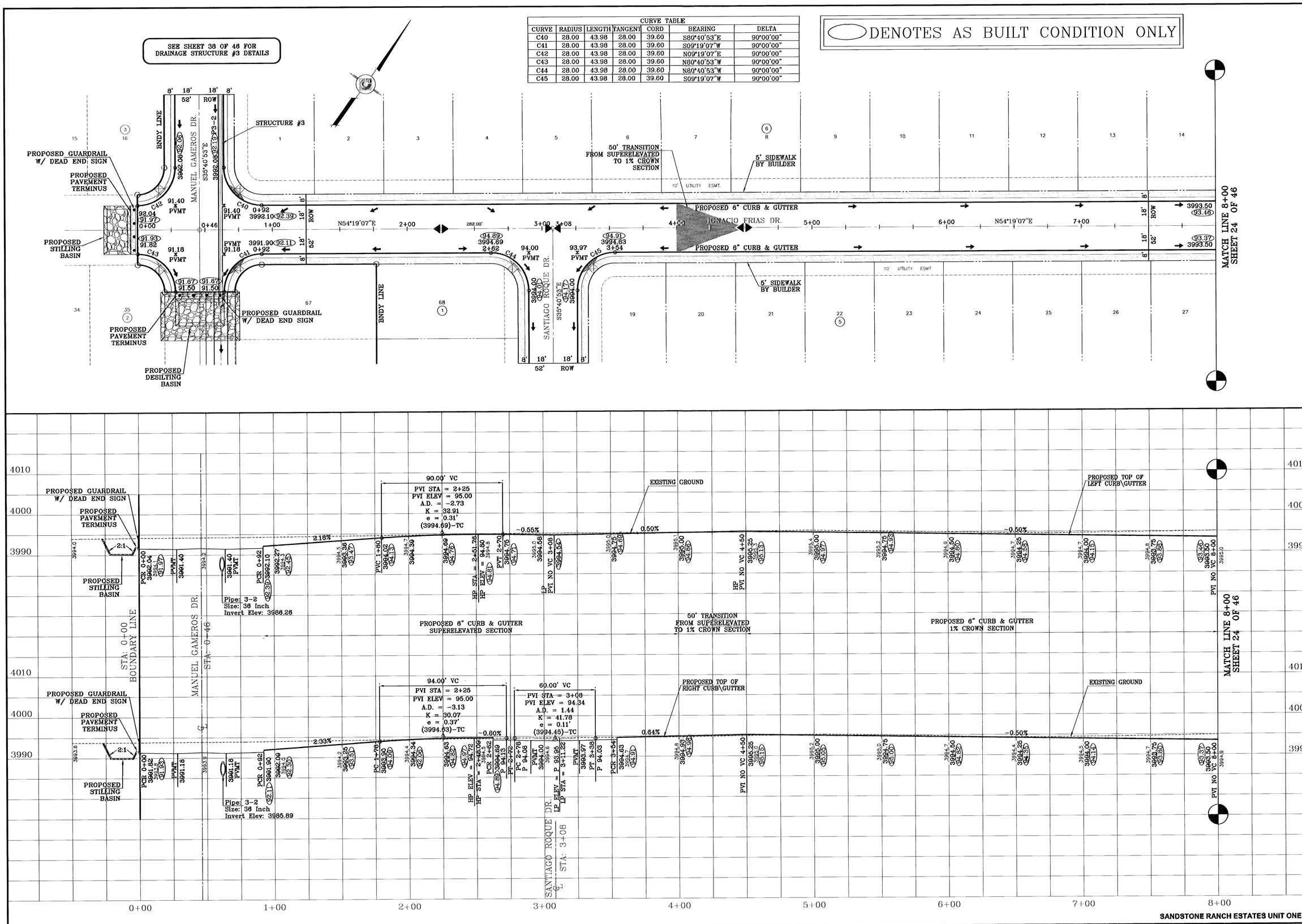
MANUEL GAMEROS DR.

600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP3-GAM.dwg, 5/11/2007 12:40:31 PM, 750C.pc3

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C40	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C41	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C42	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C43	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C44	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C45	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"

DENOTES AS BUILT CONDITION ONLY



SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

IGNACIO FRIAS DR.

SHT 23 OF 46

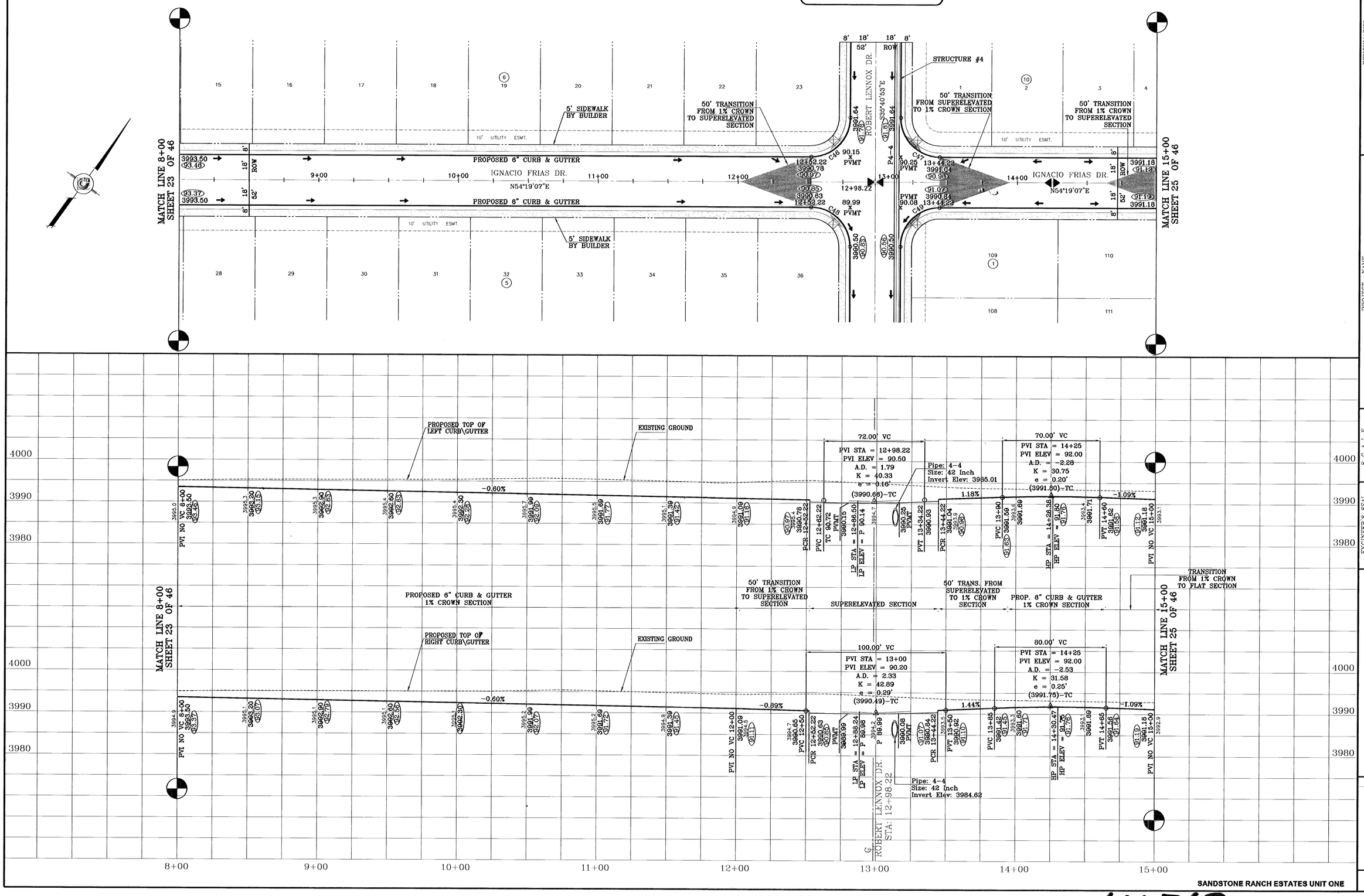
600 763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP4-IGNACIO.dwg, 6/11/2007 12:42:36 PM, 7500 pc3

DENOTES AS BUILT CONDITION ONLY

SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C46	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C47	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C48	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C49	28.00	43.98	28.00	39.60	S09°19'07"W	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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-21-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

IGNACIO FRIAS DR.

SANDSTONE RANCH ESTATES UNIT ONE

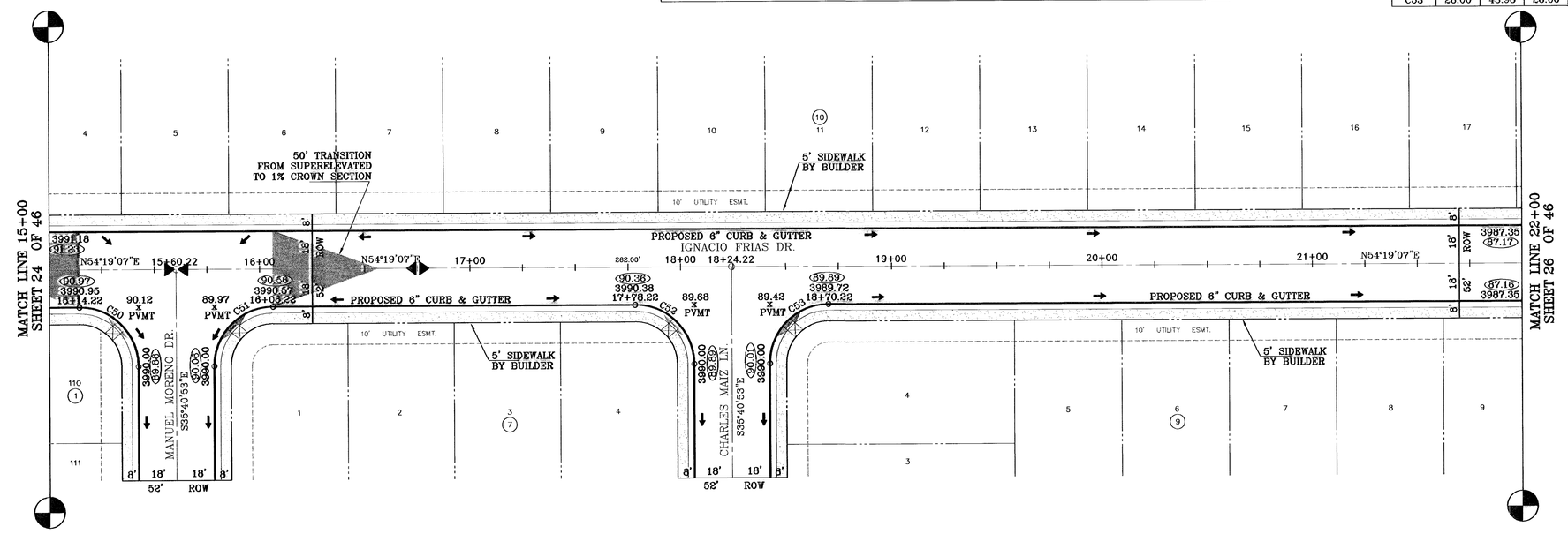
SHT 24 OF 46

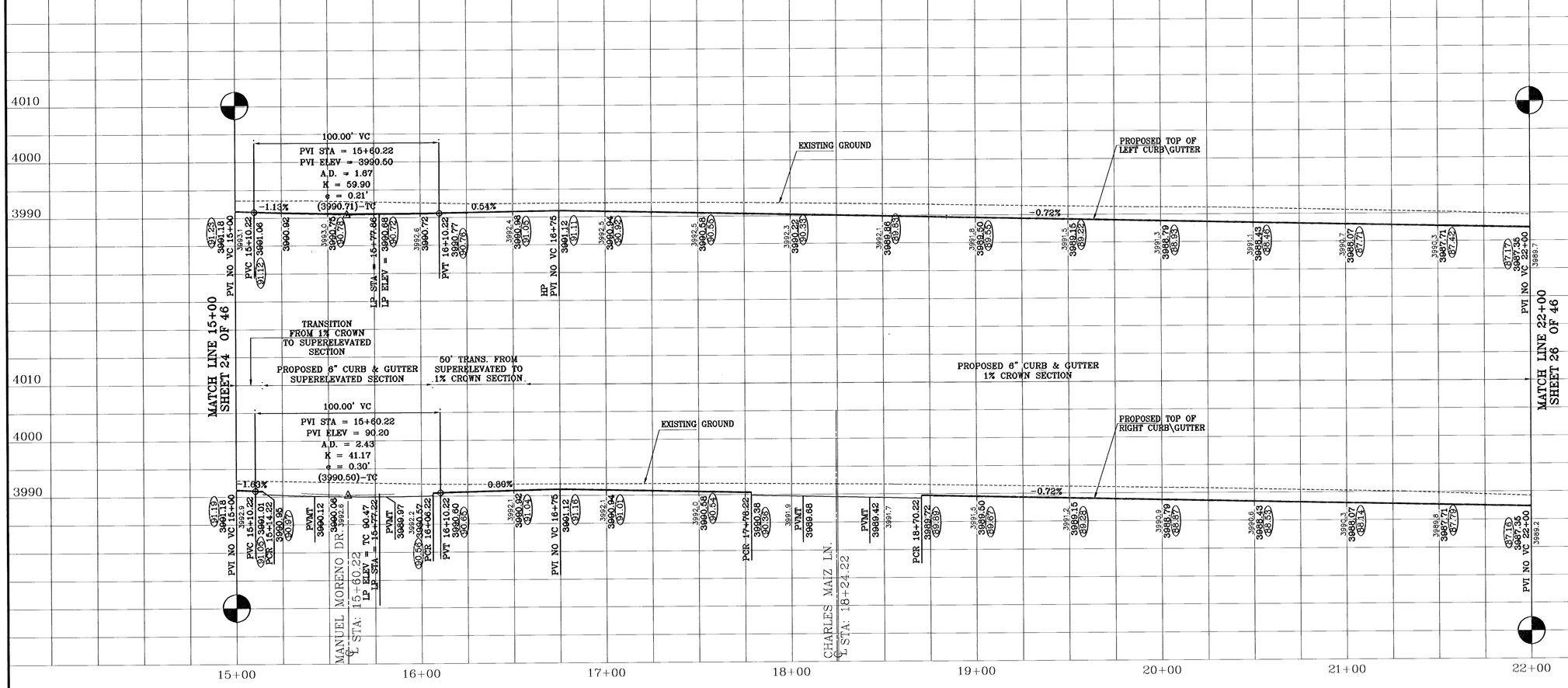
600 763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP4-IGNACIO.dwg, 6/11/2007 1:05:05 PM, 750C.pc3

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C50	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C51	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C52	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C53	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"





BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MANUEL DE CORDOBA DR. AND CHARLES MAIZ LN.
ELEVATION = 4057.40 (NAVD 88 DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments	E.F.G
05-22-2007	ASBUILT	F.R.

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

DATE: MARCH 2006
DESIGN BY: Y.G.
INITIATED BY: R.O.
CHKD. BY: K.G.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SHEET TITLE

IGNACIO FRIAS DR.

SHT 25 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

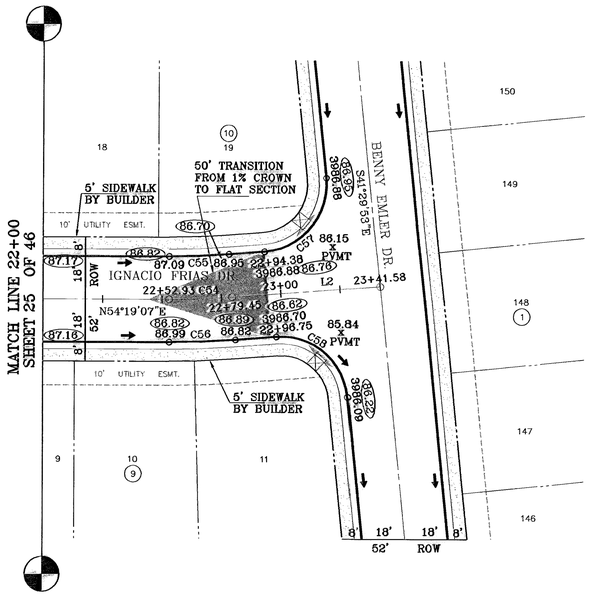
600 763

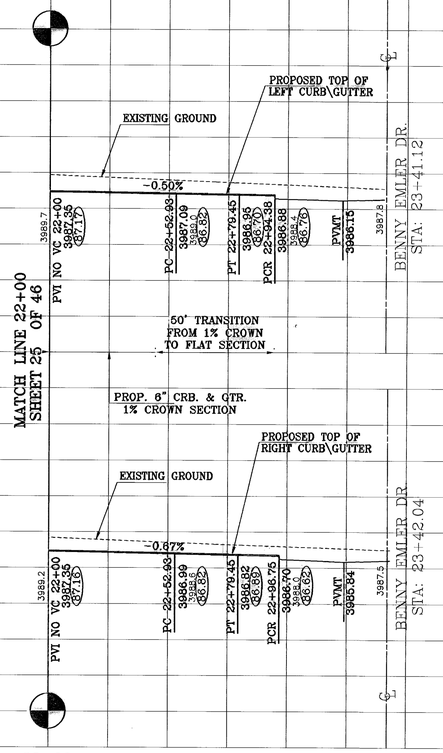
F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP4-IGNACIO.dwg, 6/11/2007 1:05:40 PM, 750C.pc3

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C54	350.00	26.52	13.27	26.51	N52°08'52"E	4°20'29"
C55	332.00	25.16	12.58	25.15	N52°08'52"E	4°20'29"
C56	368.00	27.88	13.95	27.88	N52°08'52"E	4°20'29"
C57	28.00	44.70	28.73	40.10	N04°14'22"E	91°28'31"
C58	28.00	43.26	27.29	39.08	N85°45'38"W	88°31'29"

LINE TABLE		
LINE	LENGTH	BEARING
L2	62.13	S49°58'38"W





BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE OLGA DR. AND LOMA DE LUZ PL.
ELEVATION: 4057.46.....(CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 6-30-2006 comments.	E.F.G
03-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.G.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

IGNACIO FRIAS DR.

SHT 26 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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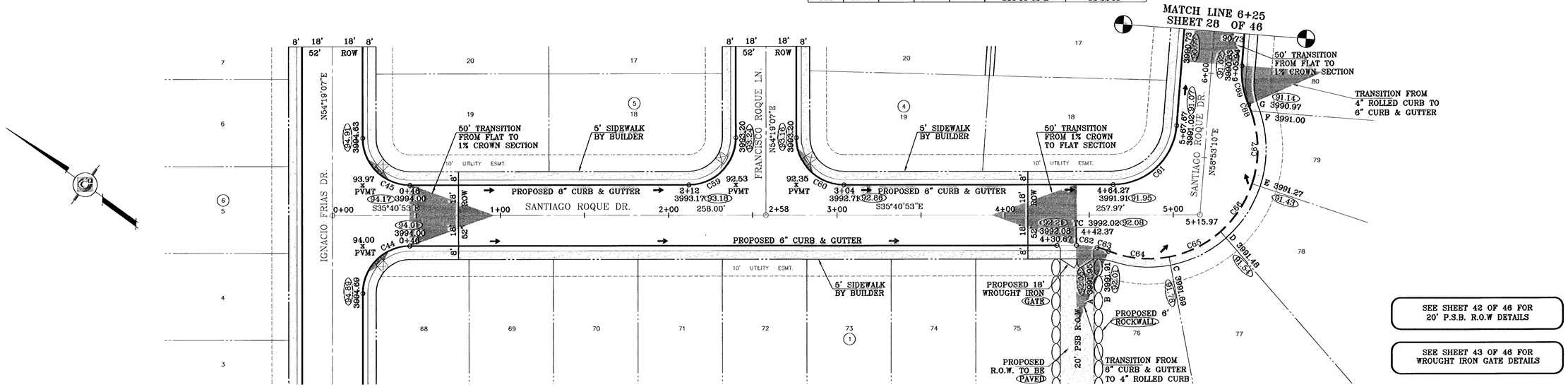
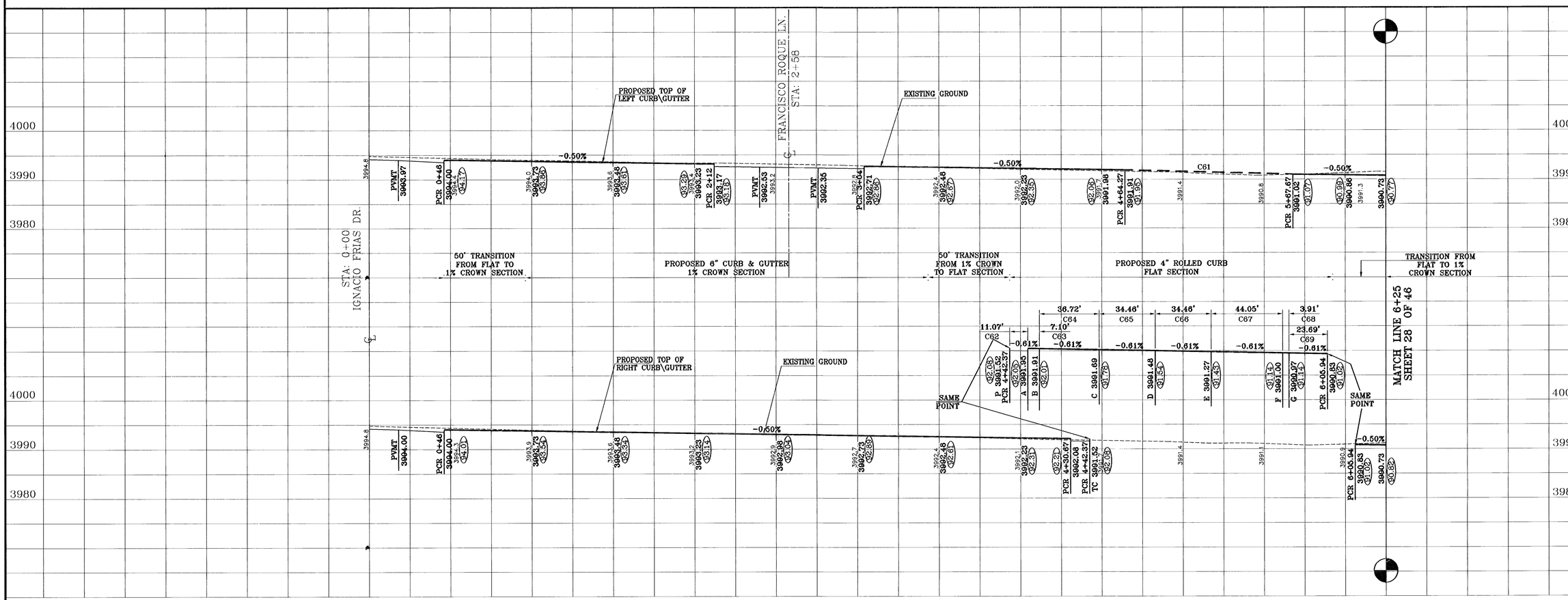
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C44	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C45	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C59	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C60	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C61	38.00	56.66	35.09	51.56	S76°23'52"E	85°25'57"
C62	48.00	11.07	5.56	11.05	N29°04'24"W	13°12'58"
C63	48.00	7.10	3.56	7.09	N16°13'44"W	8°28'22"
C64	65.00	36.72	18.87	36.24	S30°10'42"E	32°22'19"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C64	65.00	36.72	18.87	36.24	S30°10'42"E	32°22'19"
C65	65.00	34.46	17.65	34.06	S61°33'10"E	30°22'38"
C66	65.00	34.46	17.65	34.06	N88°04'12"E	30°22'38"
C67	65.00	44.05	22.91	43.21	N53°28'08"E	38°49'30"
C68	65.00	3.91	1.95	3.91	N32°20'02"E	3°26'43"
C69	48.00	23.69	12.09	23.45	S44°44'55"W	28°16'29"





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

REVISIONS		BY
DATE		
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE
SANTIAGO ROQUE LN.

SHT 27 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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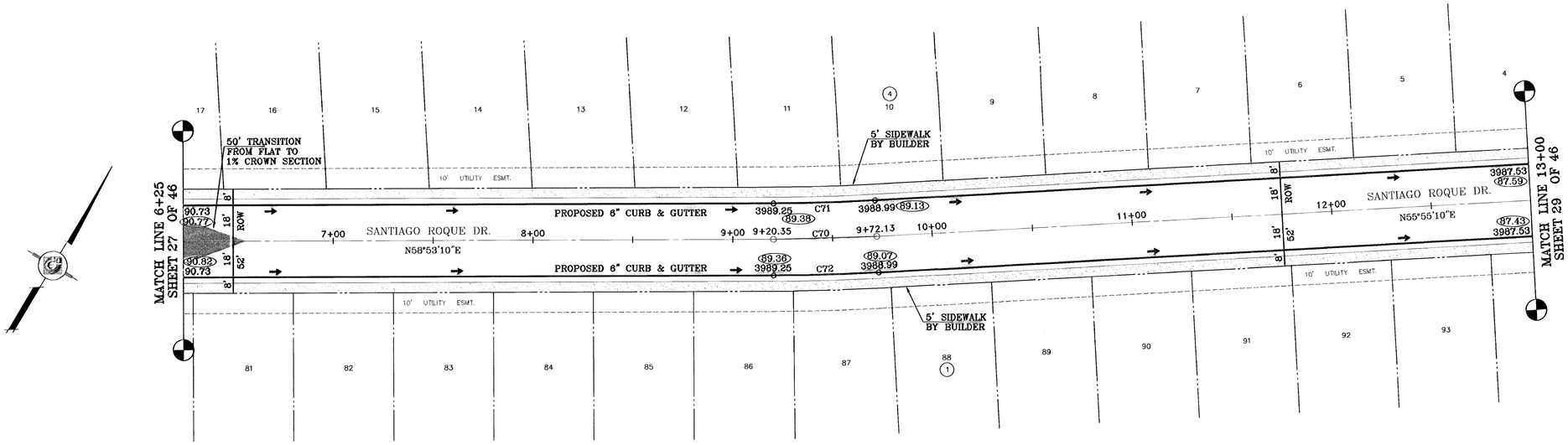
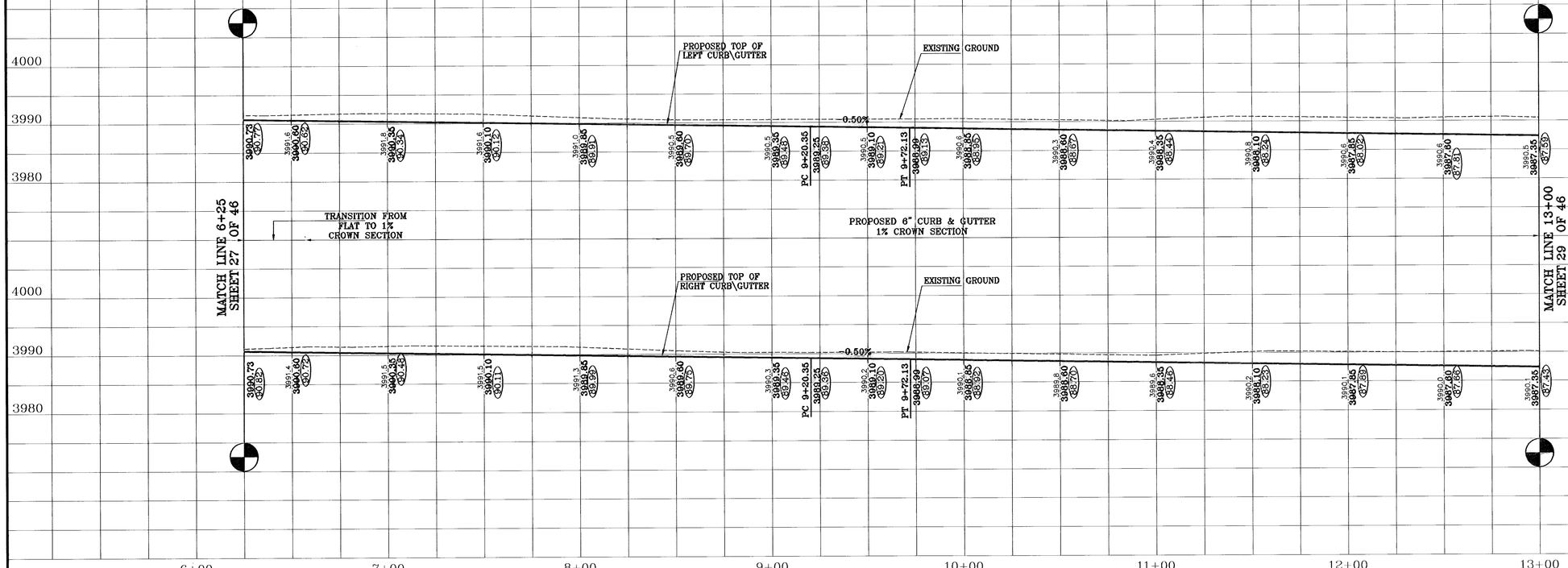
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C70	1000.00	51.78	25.89	51.77	N57°24'10"E	2°58'00"
C71	982.00	50.85	25.43	50.84	N57°24'10"E	2°58'00"
C72	1018.00	52.71	26.36	52.70	N57°24'10"E	2°58'00"





SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

SANTIAGO ROQUE LN.

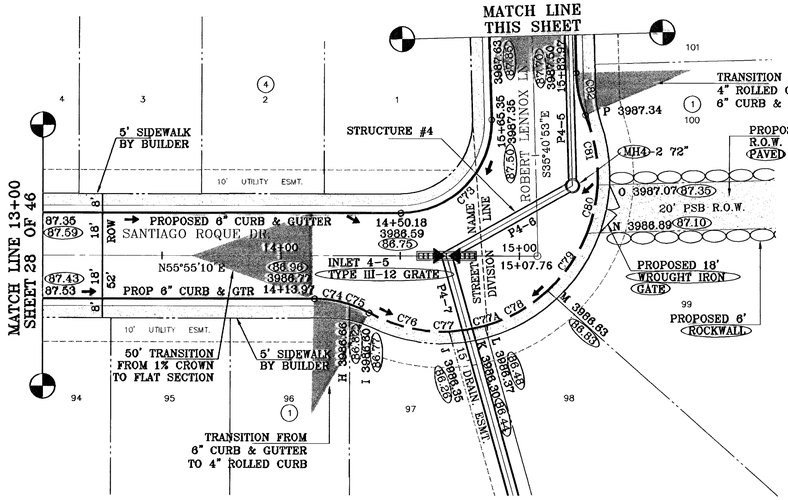
SHT 28 OF 46

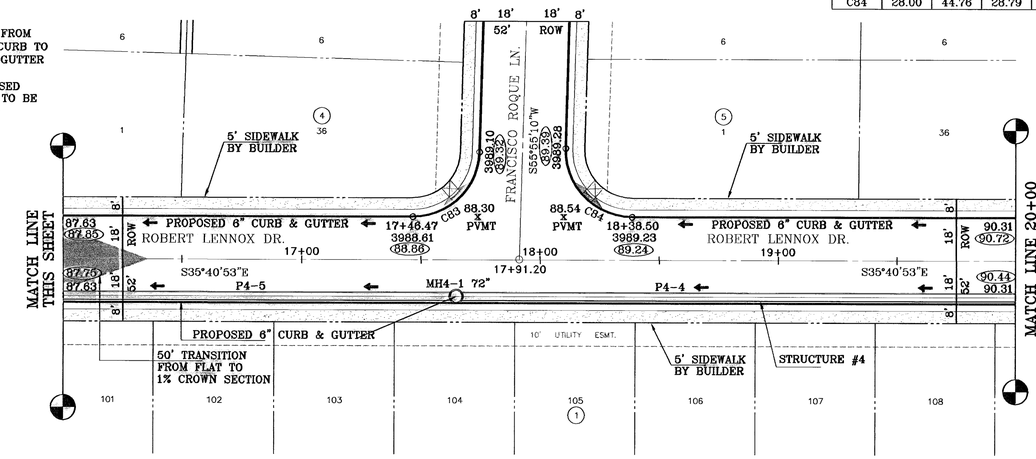
600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP5-SAN-LENN.dwg, 6/11/2007 1:33:43 PM, 750C.pc3

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C73	38.00	60.75	39.08	54.49	N10°07'08"E	91°36'03"
C74	48.00	15.05	7.59	14.99	S84°54'12"W	17°58'05"
C75	48.00	8.79	4.41	8.78	S79°08'01"W	10°29'33"
C76	65.00	35.02	17.95	34.60	N68°56'39"E	30°52'17"
C77	65.00	7.62	3.81	7.62	N50°09'01"E	6°43'00"
C77A	65.00	7.52	3.76	7.51	N43°28'44"E	6°37'33"
C78	65.00	30.52	15.54	30.24	N26°43'00"E	26°53'56"
C79	65.00	29.51	15.01	29.26	N00°15'39"E	26°00'46"
C80	65.00	20.68	10.43	20.60	N21°51'41"W	18°13'55"
C81	65.00	29.94	15.24	29.68	N44°10'26"W	26°23'35"
C82	48.00	18.17	9.20	18.06	S46°31'34"E	21°41'20"
C83	28.00	43.20	27.23	39.04	N79°52'52"W	88°23'57"
C84	28.00	44.76	28.79	40.15	N10°07'08"E	91°36'03"

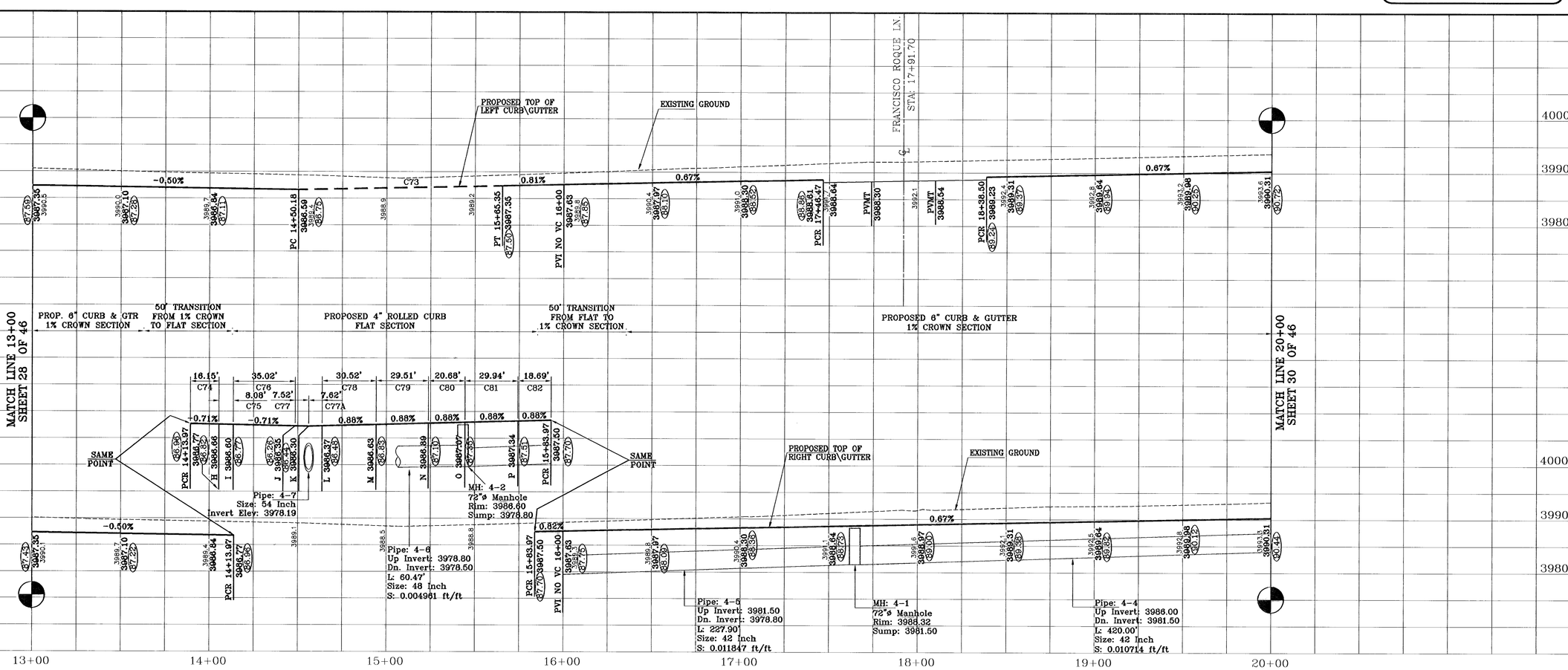




SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS

SEE SHEET 42 OF 46 FOR 20' P.S.B. R.O.W DETAILS

SEE SHEET 43 OF 46 FOR WROUGHT IRON GATE DETAILS



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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO: 405-20

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1796 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SHEET TITLE

SANTIAGO ROQUE LN.
FROM STA: 13+00 TO STA: 14+84.33

ROBERT LENNOX DR.
FROM STA: 14+84.33 TO STA: 20+00

SHT 29 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600 763

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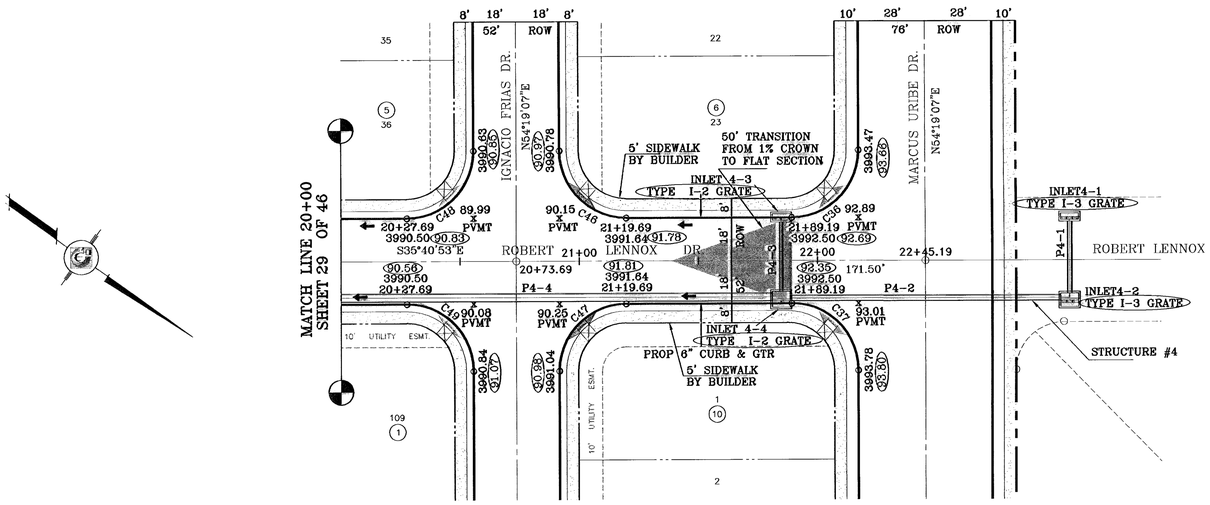
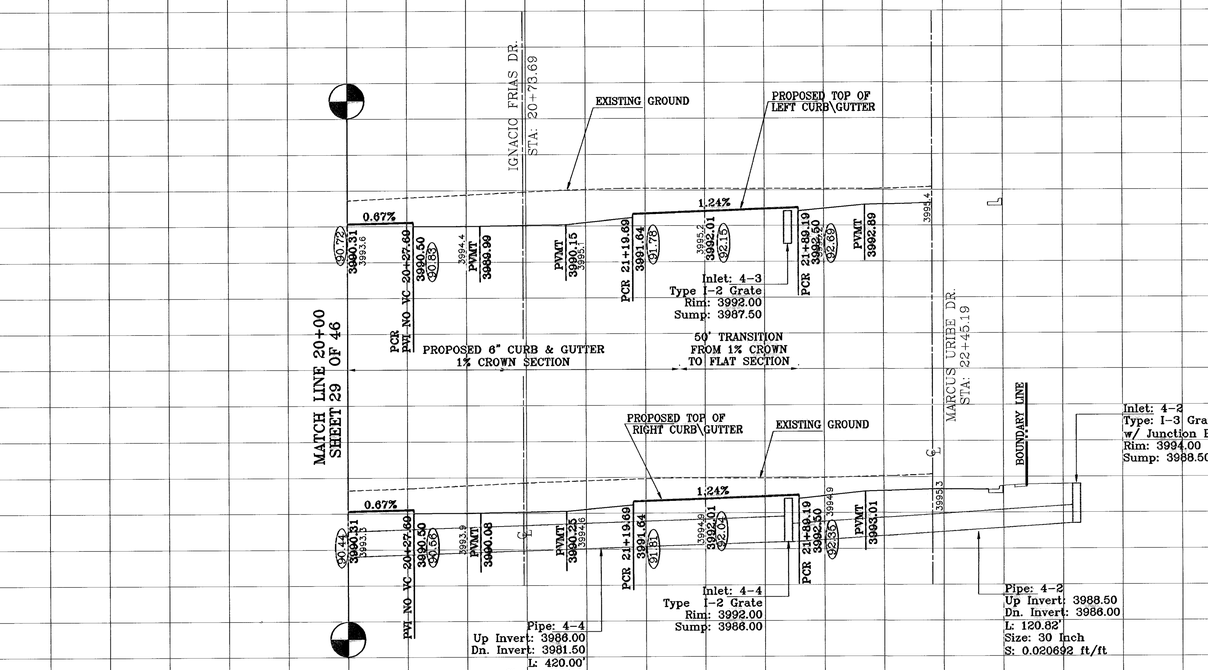
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C36	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C37	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C46	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C47	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C48	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C49	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"



SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE CUZ PL.
ELEVATION: 4287.46 ..... (CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

ROBERT LENNOX DR.

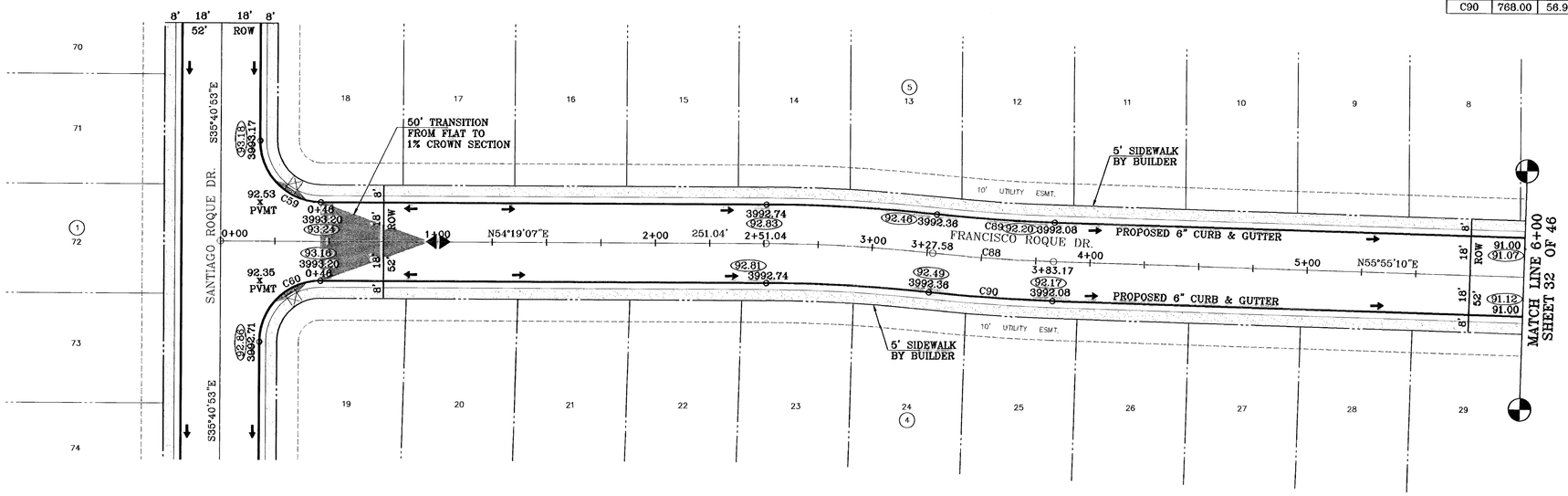
SHT 30 OF 46

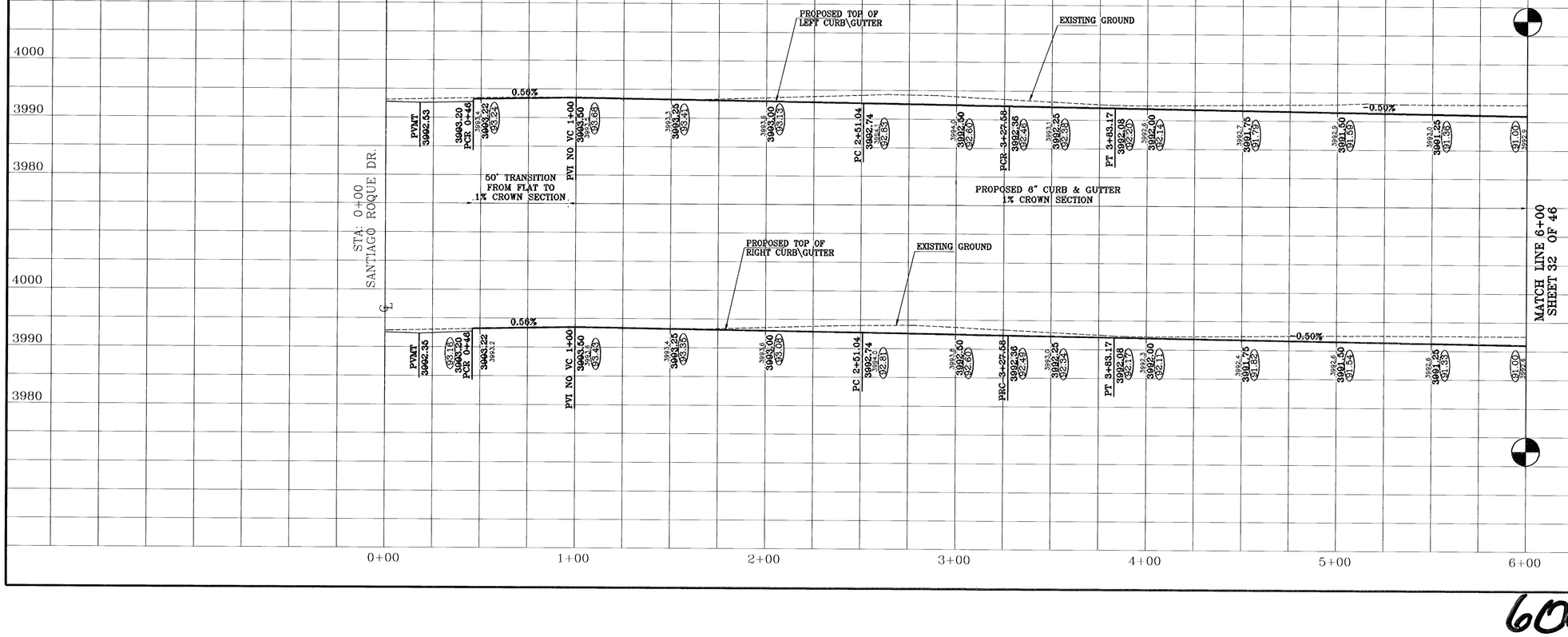
600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP5-SAN-LENN.dwg, 6/11/2007 1:33:15 PM, 7500.pc3

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C59	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C60	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C88	750.00	55.58	27.80	55.57	N58°02'33"E	4°14'47"
C89	732.00	54.25	27.14	54.24	N58°02'33"E	4°14'47"
C90	768.00	56.92	28.47	56.91	N58°02'33"E	4°14'47"





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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO: 404-20

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
TEL. 779-1674 EL PASO, TEXAS 79936

SHEET TITLE

FRANCISCO ROQUE LN.

SHT 31 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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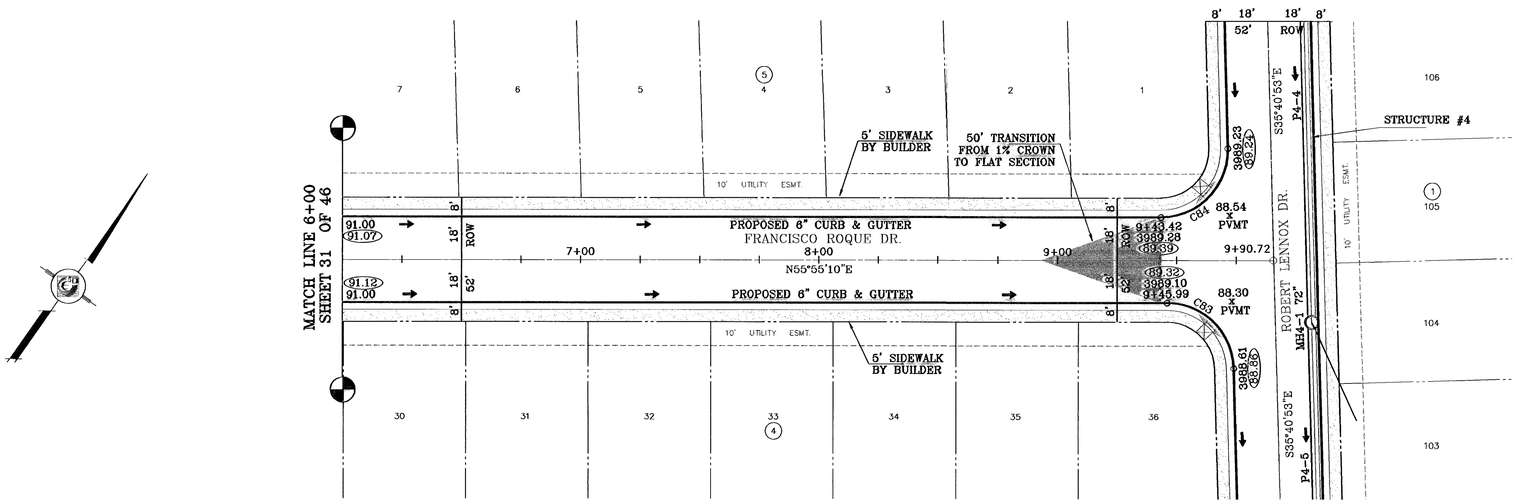
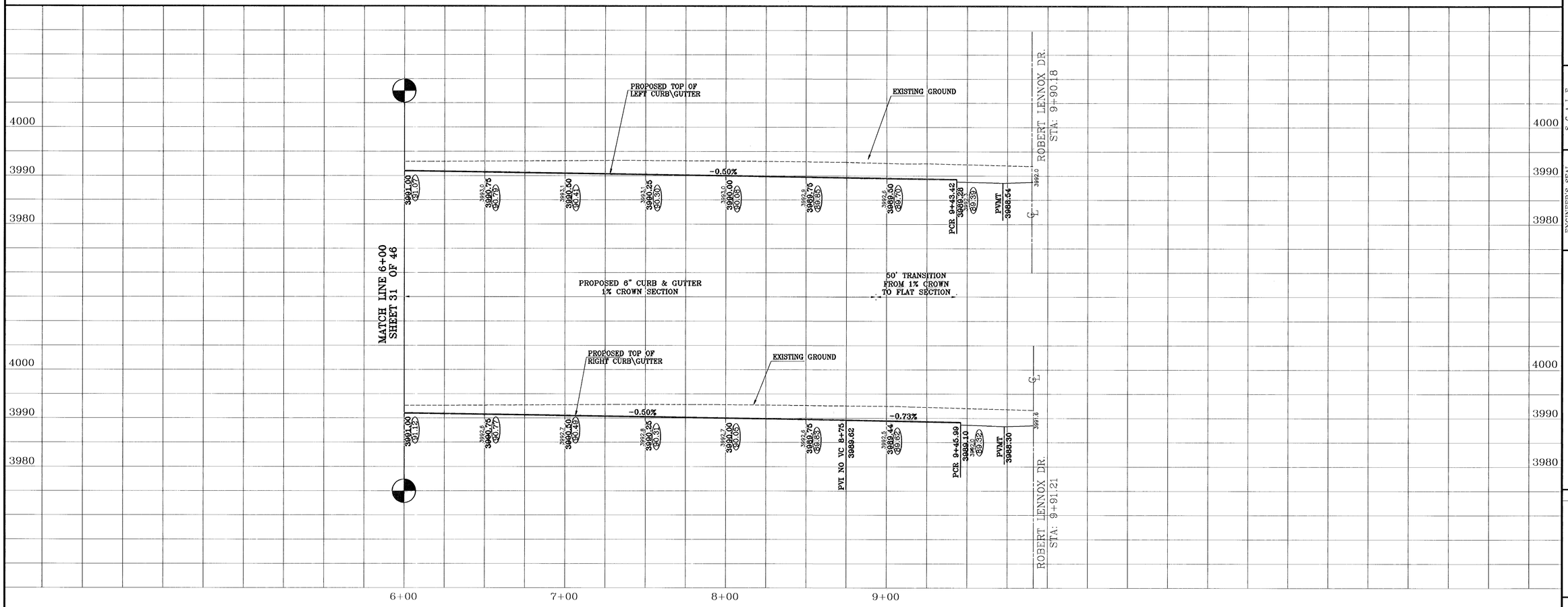
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C83	28.00	43.20	27.23	39.04	N79°52'52"W	88°23'57"
C84	28.00	44.76	28.79	40.15	N10°07'08"E	91°36'03"



SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS



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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

FRANCISCO ROQUE LN.

SANDSTONE RANCH ESTATES UNIT ONE

SHT 32 OF 46

600763

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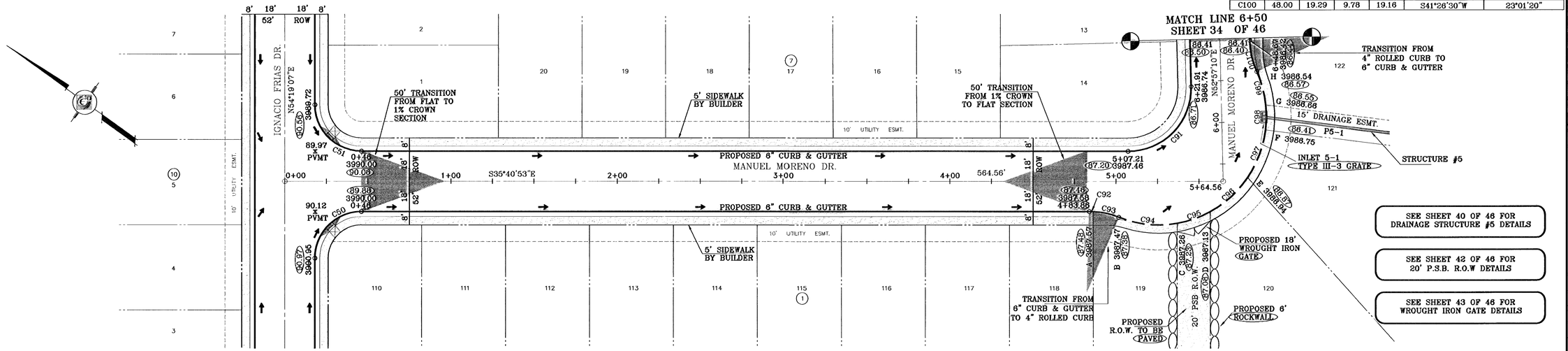
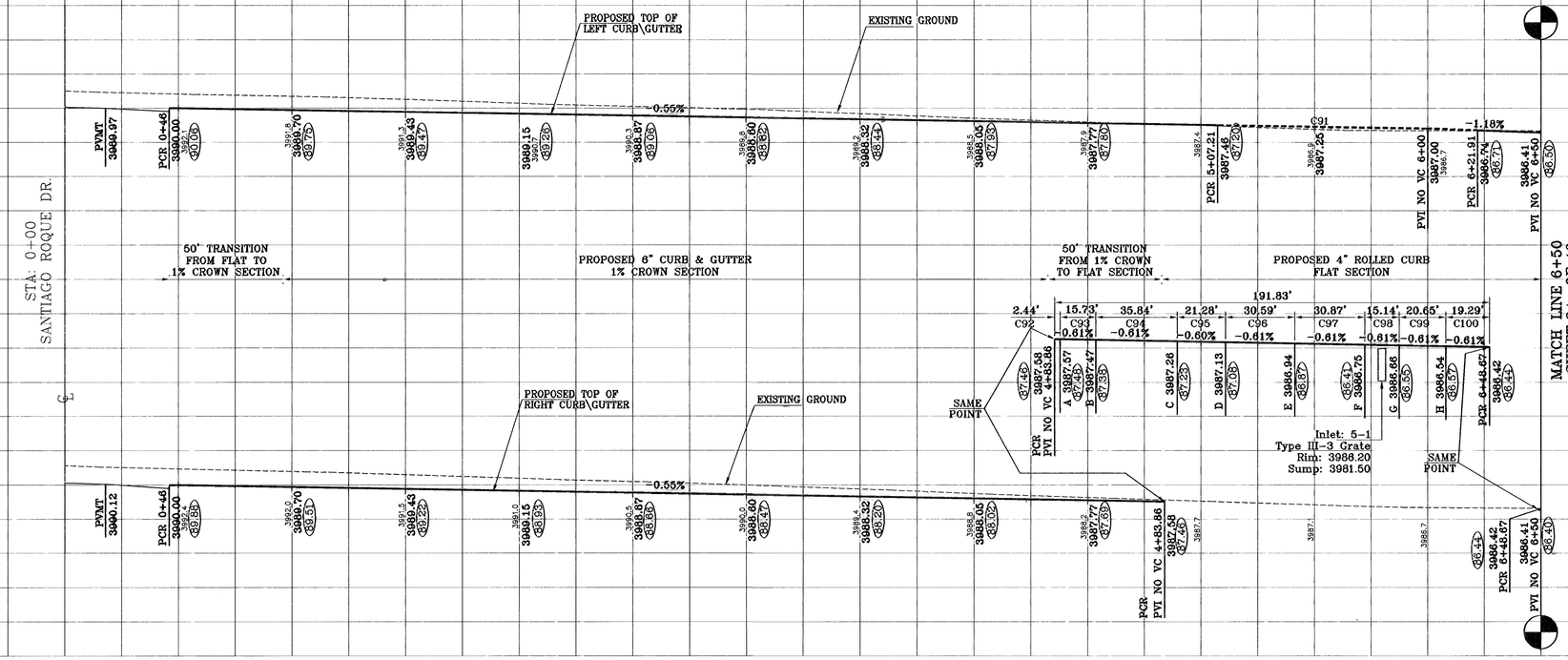
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C50	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C51	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C91	38.00	60.60	38.92	54.38	S81°21'52"E	91°21'57"
C92	48.00	2.44	1.22	2.44	N34°13'21"W	2°55'06"
C93	48.00	15.73	7.93	15.66	N23°22'40"W	18°46'15"
C94	65.00	35.84	18.39	35.39	S29°47'25"E	31°35'43"
C95	65.00	21.28	10.74	21.19	S54°58'07"E	18°45'41"
C96	65.00	30.59	15.58	30.31	S77°49'53"E	26°57'51"
C97	65.00	30.87	15.73	30.58	N75°04'49"E	27°12'46"
C98	65.00	15.14	7.60	15.10	N54°48'10"E	13°20'33"
C99	65.00	20.65	10.41	20.56	N39°01'52"E	18°12'03"
C100	48.00	19.29	9.78	19.16	S41°26'30"W	23°01'20"





BENCHMARKS			
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL. ELEVATION: 4237.40.....(CITY DATUM)			
	REVISIONS		BY
DATE			
06-07-2006	City Redlines as per 5-30-2006 comments.		E.F.G
07-17-2006	City Redlines as per 7-7-2006 comments.		E.F.G
05-22-2007	ASBUILT		F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE

MANUEL MORENO DR.

SHT 33 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600 763

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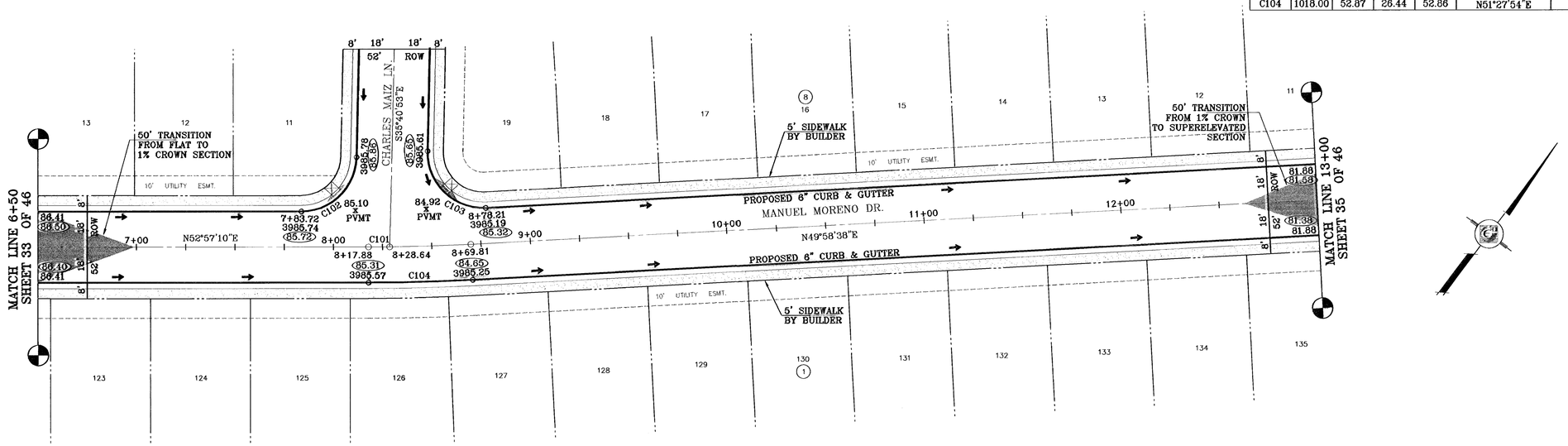
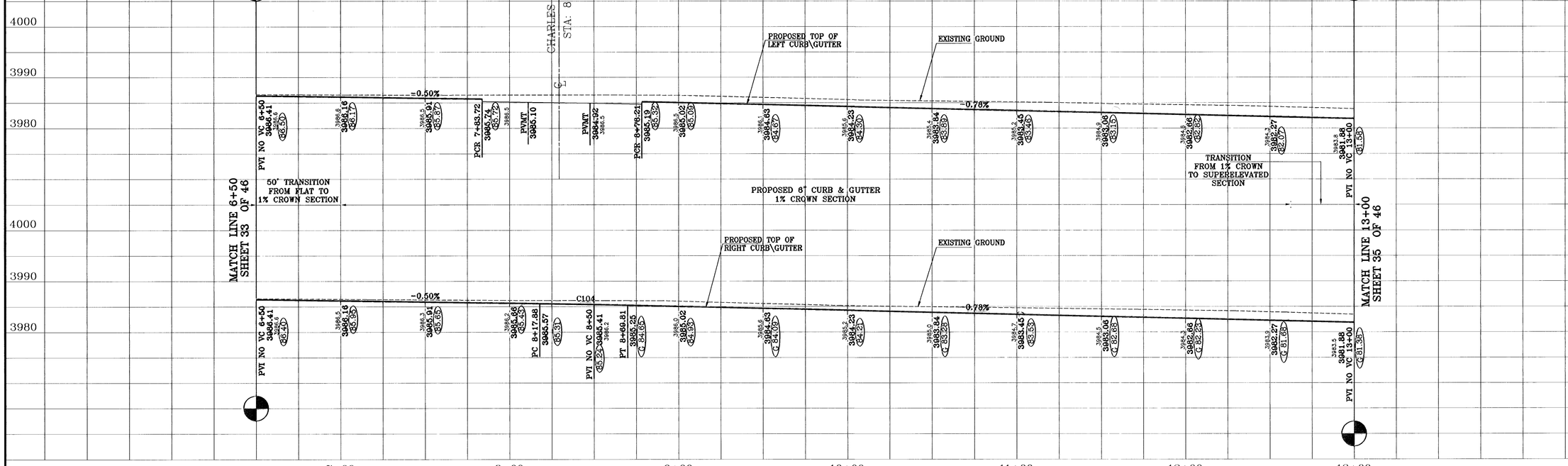
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C100	1000.00	10.76	5.38	10.76	N52°38'39"E	0°37'00"
C101	1000.00	41.17	20.59	41.17	N51°09'23"E	2°21'32"
C102	28.00	43.31	27.34	39.12	N08°38'08"E	88°38'03"
C103	28.00	46.10	30.21	41.07	S82°51'08"E	94°20'29"
C104	1018.00	52.87	26.44	52.86	N51°27'54"E	2°58'32"





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
05-07-2006	City Redlines as per 5-30-2006 comments.	E,F,G
07-17-2006	City Redlines as per 7-7-2006 comments.	E,F,G
05-22-2007	ASBUILT	F,R

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE

MANUEL MORENO DR.

SHT 34 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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SEE SHEET 40 OF 46 FOR DRAINAGE STRUCTURE #6 DETAILS

SEE SHEET 42 OF 46 FOR 20' P.S.B. R.O.W DETAILS

SEE SHEET 43 OF 46 FOR WROUGHT IRON GATE DETAILS

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C38	28.00	41.14	25.29	37.54	N83°35'23"W	84°11'00"
C39	28.00	46.82	31.00	41.56	S06°24'37"W	95°49'00"
C57	28.00	44.70	28.73	40.10	N04°14'22"E	91°28'31"
C58	28.00	43.26	27.29	39.08	N85°45'38"W	88°31'29"
C106	38.00	60.67	38.99	54.43	N04°14'22"E	91°28'31"
C107	40.00	20.86	10.60	20.69	S62°25'29"W	24°53'43"
C108	65.00	25.55	12.94	25.39	N63°36'41"E	22°31'18"
C109	65.00	7.62	3.81	7.62	N48°59'32"E	6°43'00"
C110	65.00	7.52	3.76	7.51	N42°19'16"E	6°37'33"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C111	65.00	29.42	14.97	29.17	N26°02'28"E	25°56'02"
C112	65.00	20.33	10.25	20.25	N04°06'51"E	17°55'13"
C113	65.00	35.58	18.25	35.14	N20°31'46"W	31°22'02"
C114	65.00	31.27	15.94	30.97	N49°59'36"W	27°33'38"
C115	48.00	17.94	9.07	17.83	S53°04'10"E	21°24'30"
C116	48.00	0.73	0.36	0.73	S41°55'54"E	0°52'01"
C117	28.00	43.26	27.29	39.08	N85°45'38"W	88°31'29"
C118	28.00	44.70	28.73	40.10	N04°14'22"E	91°28'31"

MATCH LINE 13+00
SHEET 34 OF 46

TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB

STRUCTURE #6

50' TRANSITION FROM SUPERELEVATED TO 1% CROWN SECTION

15' DRAINAGE ESMT.

Inlet 6-3 TYPE I-5 GRATE

PROPOSED 18' WROUGHT IRON GATE

PROPOSED R.O.W. TO BE PAVED

20' PSB R.O.W.

PROPOSED 6' ROCKWALL

TRANSITION FROM 4" ROLLED CURB TO 6" CURB & GUTTER

MANUEL MORENO DR.

STREET NAME

DIVISION LINE

Inlet 6-1 TYPE I-2 GRATE

Inlet 6-2 TYPE I-2 GRATE

PROPOSED 6" CURB & GUTTER

10' UTILITY ESMT.

5' SIDEWALK BY BUILDER

GUSTAVO MADRID LN.

IGNACIO FRIAS DR.

BENNY EMLER DR.

MARCUS URIBE DR.

50' TRANSITION FROM 1% CROWN TO FLAT SECTION

FLOODZONE A1

8' 18' 18' 8' 52' ROW

10' 28' 28' 10' 76' ROW

S41°29'53"E 262.09'

N49°58'38"E

N54°19'07"E

MATCH LINE 13+00
SHEET 34 OF 46

GUSTAVO MADRID LN.
STA: 16+63.06

IGNACIO FRIAS DR.
STA: 19+25.15

MARCUS URIBE DR.
STA: 20+93.17

MARCUS URIBE DR.
STA: 20+89.50

60.00' VC
PVI STA = 13+43.05
PVI ELEV = 3981.50
A.D. = 1.39
K = 43.25
e= 0.10' (3981.60)-TC

LP STA = 13+61.22
LP ELEV = 3981.60

PVI STA = 13+73.05
PVI ELEV = 3981.65

PROPOSED 4" ROLLED CURB SUPERELEVATED SECTION

50' TRANS. FROM SUPERELEVATED TO 1% CROWN SECTION

PROPOSED 6" CURB & GUTTER 1% CROWN SECTION

50' TRANSITION FROM 1% CROWN TO FLAT SECTION

EXISTING GROUND

PROPOSED TOP OF LEFT CURB\GUTTER

PROPOSED TOP OF RIGHT CURB\GUTTER

Inlet: 6-1
Type I-2 Grate
Rim: 3981.82
Sump: 3977.32

Inlet: 6-3
Type I-5 Grate
Rim: 3981.00
Sump: 3975.00

Pipe: 6-2
Up Invert: 3977.00
Dn. Invert: 3975.00
L: 121.00'
Size: 30 Inch
S: 0.018529 ft/ft

Inlet: 6-2
Type I-2 Grate
Rim: 3981.82
Sump: 3977.00

SAME POINT

196.82'

C110 | C108 20.86' | C109 25.55' 7.62' | C107 | C112 29.42' 7.52' | C111 | C113 20.33' | C114 35.58' | C115 31.27' | C116 17.94' | C117 0.73'

-1.30% -1.30% 0.91% 0.91% 0.91% 0.91% 0.91% 1.00% 0.91% 0.80%

4000 3990 3980

13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MANUEL MORENO DR. AND LOMA DE PLATA
ELEVATION: 4057.40 (...CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
07-17-2006	City Redlines as per 7-7-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-30

ENGINEER'S SEAL
STATE OF TEXAS
YOLANDA CONDE
103284
LICENSED PROFESSIONAL ENGINEER

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

SHEET TITLE
MANUEL MORENO DR.
FROM STA: 13+00 TO STA: 14+22.20
BENNY EMLER DR.
FROM STA: 14+22.20 TO STA: 20+91.33

SHT 35 OF 46

600763

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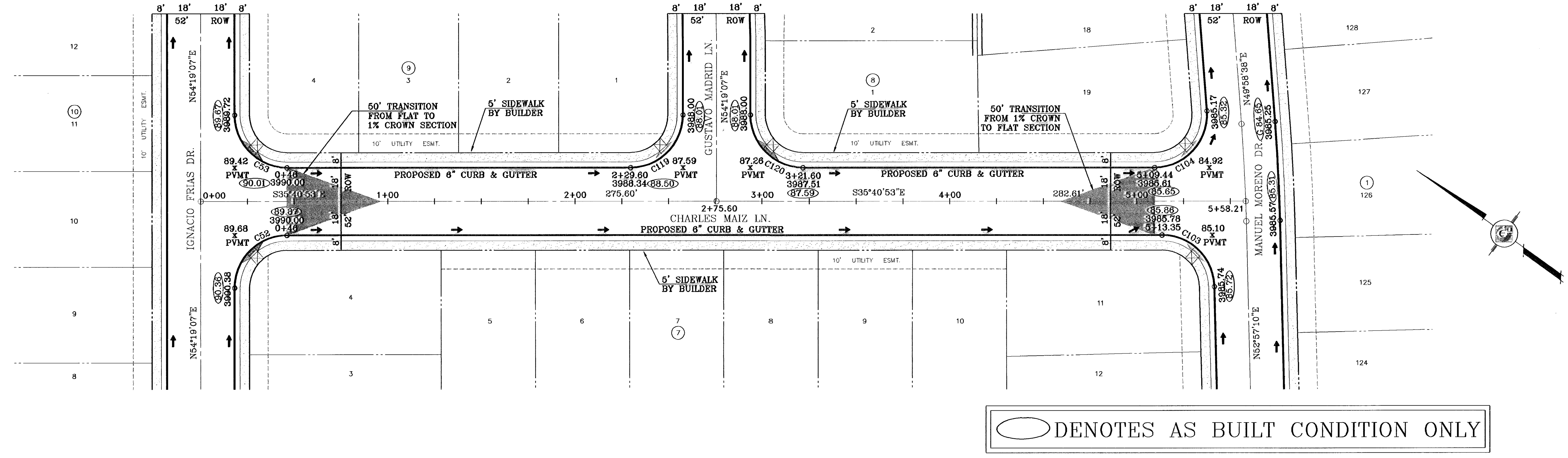
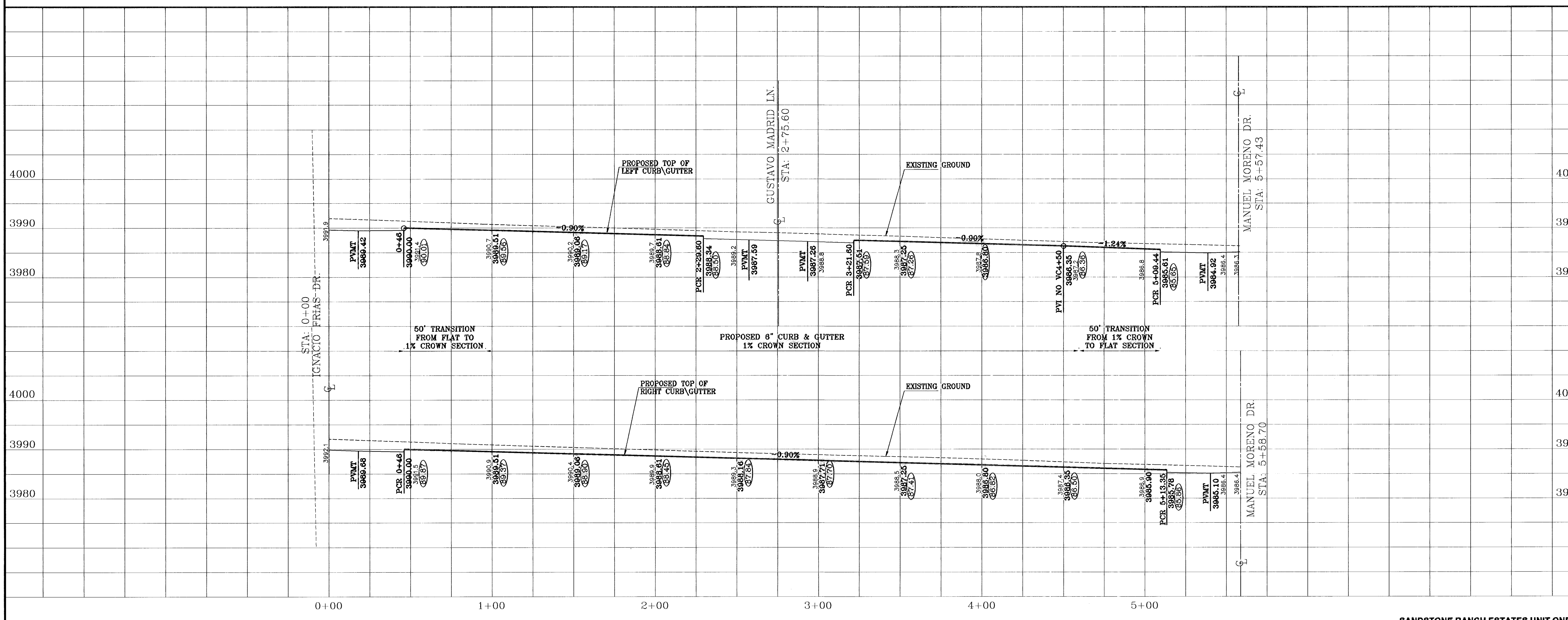
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C52	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C53	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C103	28.00	43.31	27.34	39.12	N08°38'08"E	88°38'03"
C104	28.00	46.10	30.21	41.07	S82°51'08"E	94°20'29"
C119	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C120	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"





SANDSTONE RANCH ESTATES UNIT ONE

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

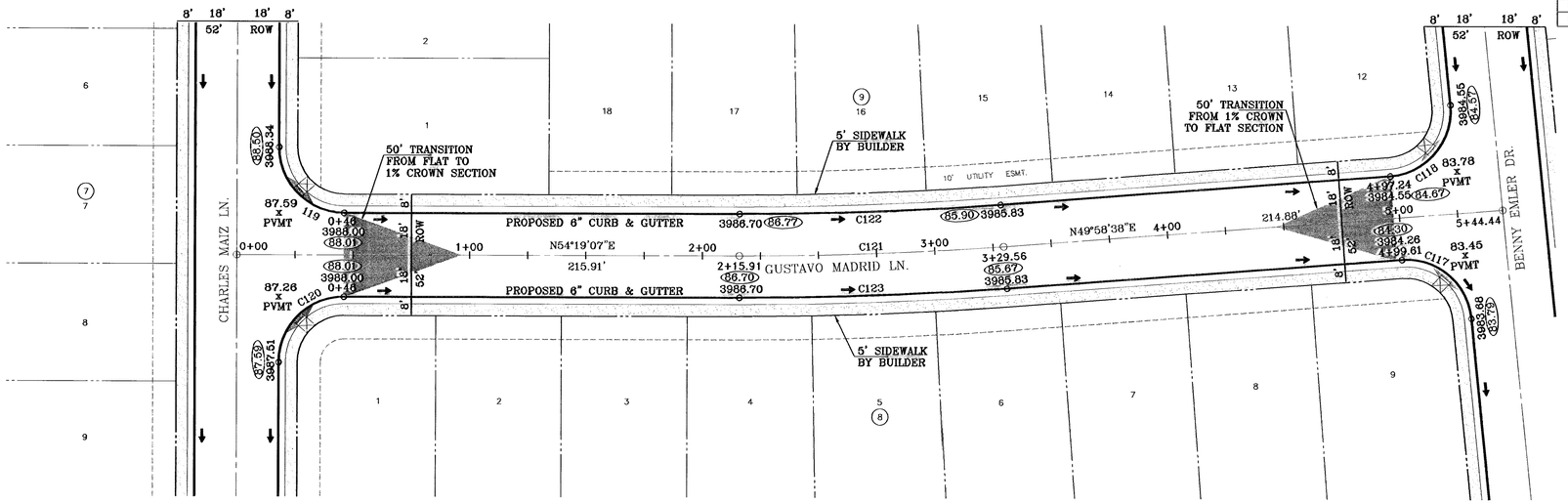
CONDE INC.

SHEET TITLE

CHARLES MAIZ LN.

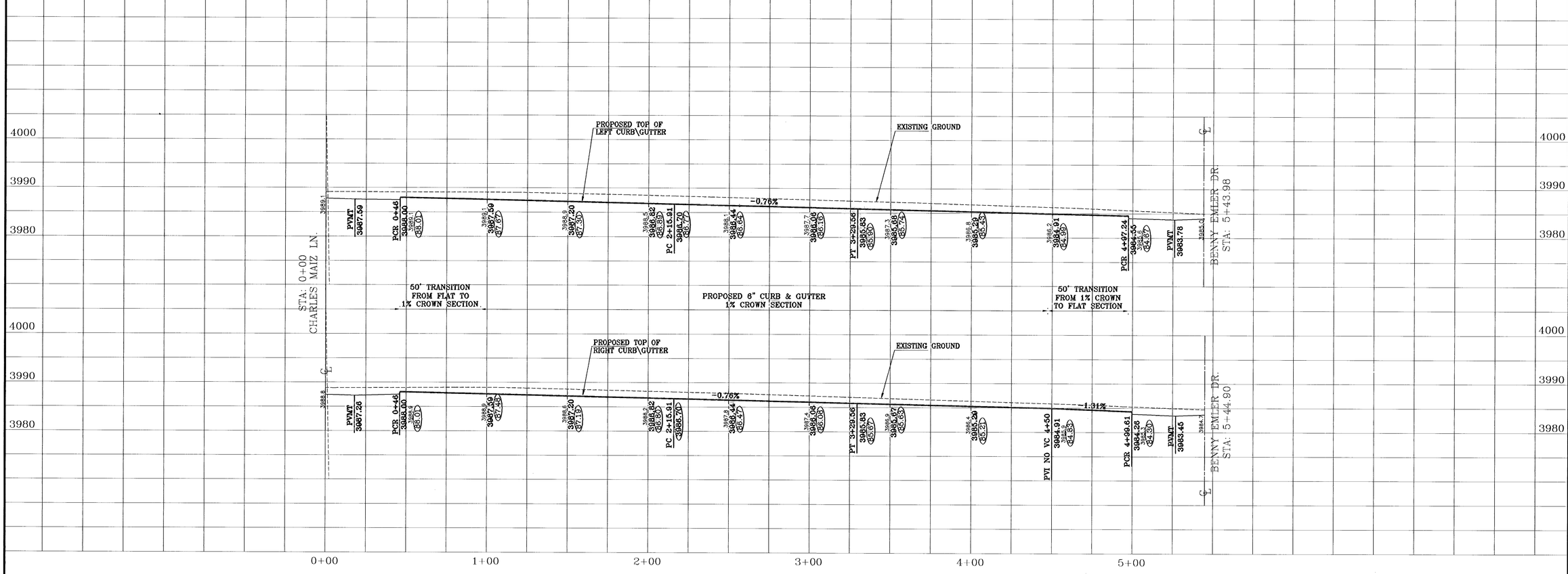
600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PP8-MAIZ.dwg, 6/11/2007 3:08:04 PM, 750C.pc3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C117	28.00	43.26	27.29	39.08	N85°45'38"W	88°31'29"
C118	28.00	44.70	28.73	40.10	N04°14'22"E	91°28'31"
C119	28.00	43.98	28.00	39.60	S80°40'53"E	90°00'00"
C120	28.00	43.98	28.00	39.60	S09°19'07"W	90°00'00"
C121	1500.00	113.66	56.86	113.63	N52°08'52"E	4°20'29"
C122	1482.00	112.29	56.17	112.27	N52°08'52"E	4°20'29"
C123	1518.00	115.02	57.54	114.99	N52°08'52"E	4°20'29"

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.....(CITY DATUM)

DATE	REVISIONS	BY
06-07-2006	City Redlines as per 5-30-2006 comments	E.F.G
05-22-2007	ASBUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.G.
CHKD BY: Y.C.
JOB NO: 405-20

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

GUSTAVO MADRID LN.

SHT 37 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600 763

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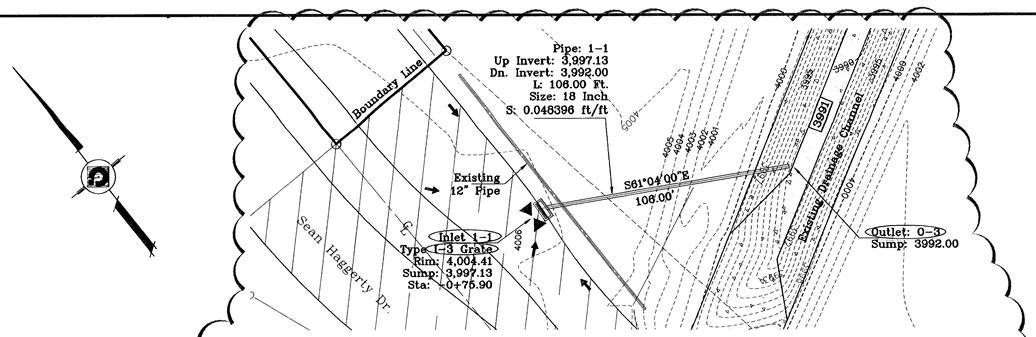
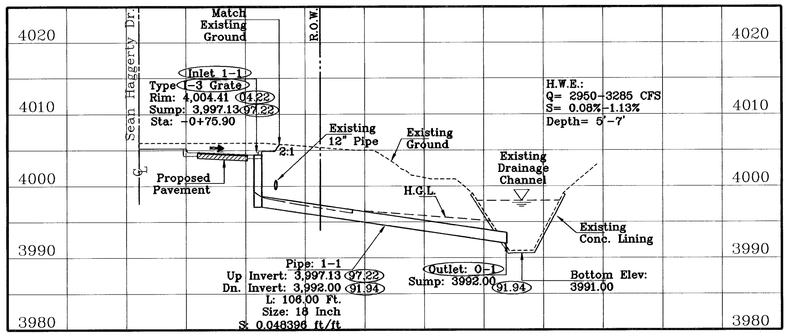
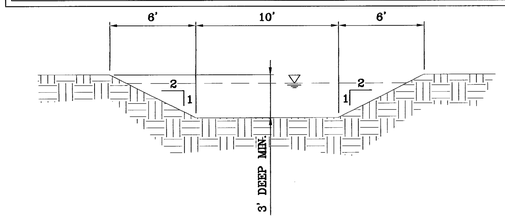


STRUCTURE 1-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 1-PROFILE
SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY



TEMPORARY EARTHEN SWALE
SCALE: 1"=5'

H.W. = 2.4'
SLOPE: 0.2%
Qd = 118 cfs
Qc = 172 cfs

INLET DATA

INLET No.	TYPE	No. GRATES	Qd	Qc	BYPASS
			cfs	cfs	cfs
1-1	I	3	16.82	32.76	
2-1	III	3	27.27	23.40	3.87
2-2	I	3	27.27	32.76	
3-1	I	3	28.00	32.76	
3-2	I	3	30.00	32.76	

R.C.P. PIPE DATA

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P1-1	18	106.00	0.048396	16.82	23.11	9.59	4001.00	3995.00	3992.00	3998.57	4004.41	3997.13
P2-1	42	69.00	0.005000	63.83	71.14	6.63	3999.80	3997.93	3993.78	3999.72	4005.00	3994.63
P2-2	42	56.00	0.008571	91.10	93.14	9.47	4000.50	3997.47	3993.30	3997.93	3999.80	3993.78
P2-3	48	50.00	0.010000	118.36	143.64	11.37	4000.00	3995.73	3992.80	3996.58	3999.80	3993.30
P3-1	24	34.21	0.029231	28.00	38.68	8.91	3994.00	3991.64	3988.50	3992.17	3994.00	3989.50
P3-2	36	290.00	0.010345	58.00	67.83	10.03	3991.50	3987.63	3985.50	3990.97	3994.00	3988.50

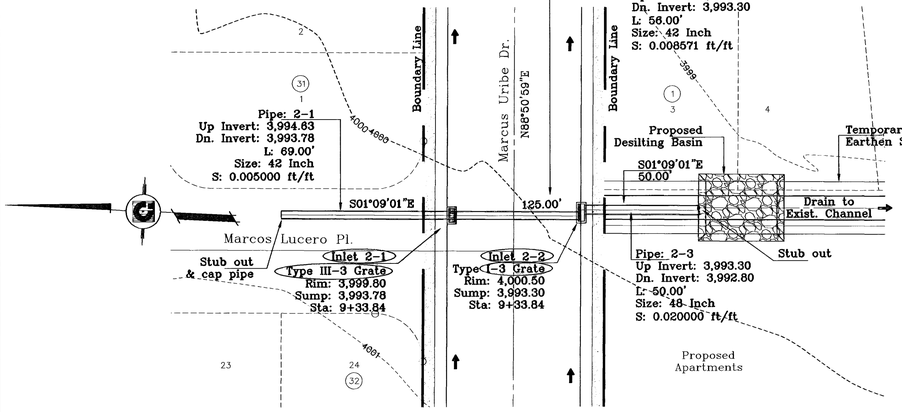
1.50' Minimum Cover
for Pipe Structure #1

2.50' Minimum Cover
for Pipe Structures #2 & #3

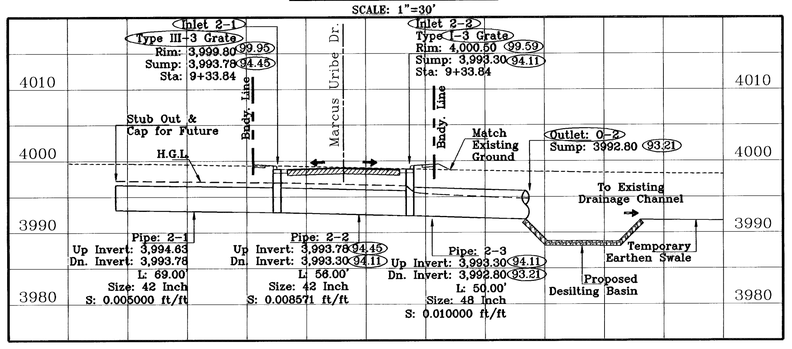
*** ALL PIPES R.C.P. CLASS III UNLESS OTHERWISE NOTED**

CONSTRUCTION NOTES:

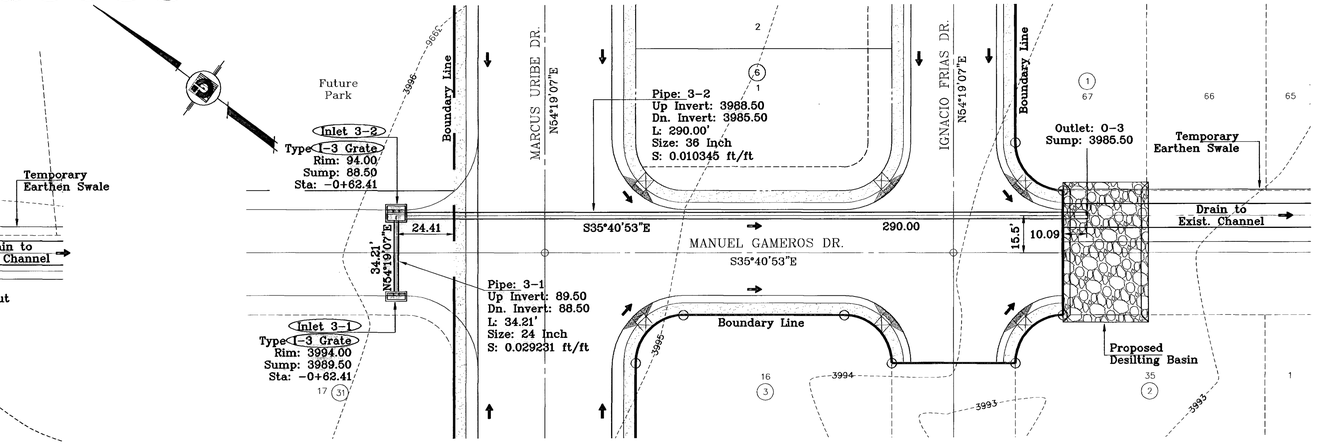
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.



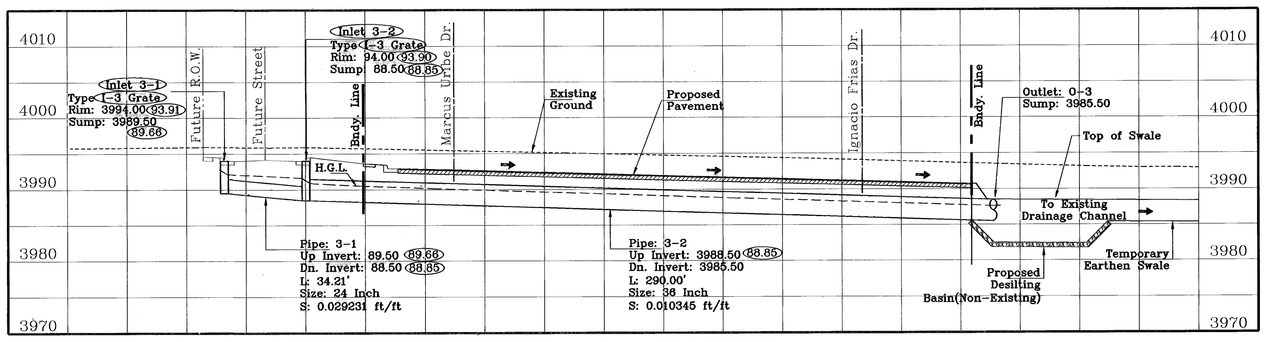
STRUCTURE 2-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 2-PROFILE
SCALE: 1"=30'



STRUCTURE 3-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 3-PROFILE
SCALE: 1"=30'

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
06-07-2006	City Redlines as per 6-7-2006 comments.	E.F.G
09-17-2006	City Redlines as per 9-7-2006 comments.	E.F.G
03-29-2007	Lower Inlet 1-1 for Structure #1.	E.F.G
04-20-2007	Adjust Structure #1.	E.F.G
06-01-2007	Asbuilt	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE

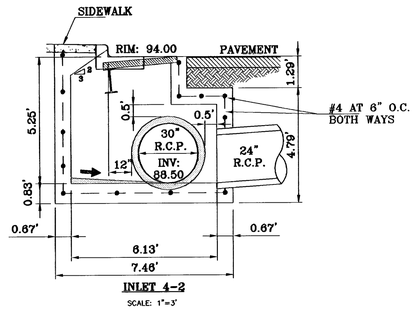
DRAINAGE STRUCTURES 1,2 & 3 PROFILES

SHT 38 OF 46

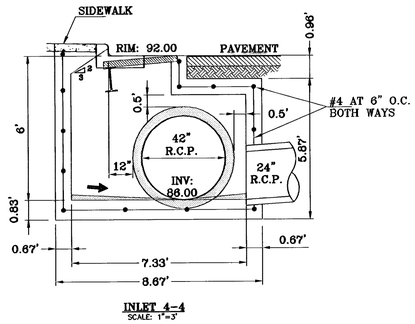
SANDSTONE RANCH ESTATES UNIT ONE

600 763

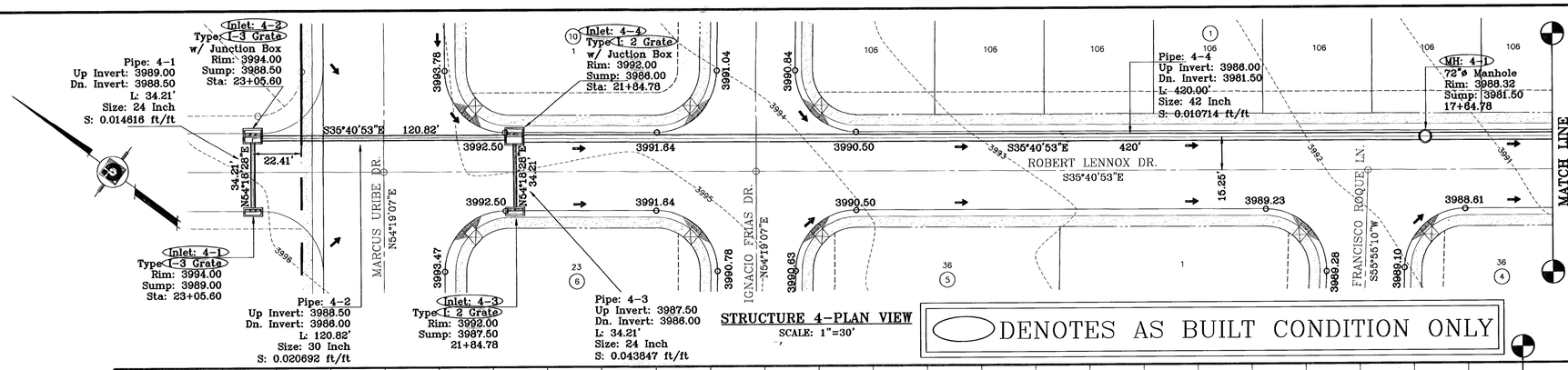
F:\FELIX\SAND-PHASE1\dwg\SAND-1-STR.dwg, 6/12/2007 8:04:56 AM, 750C.pc3



INLET 4-2
SCALE: 1"=3'

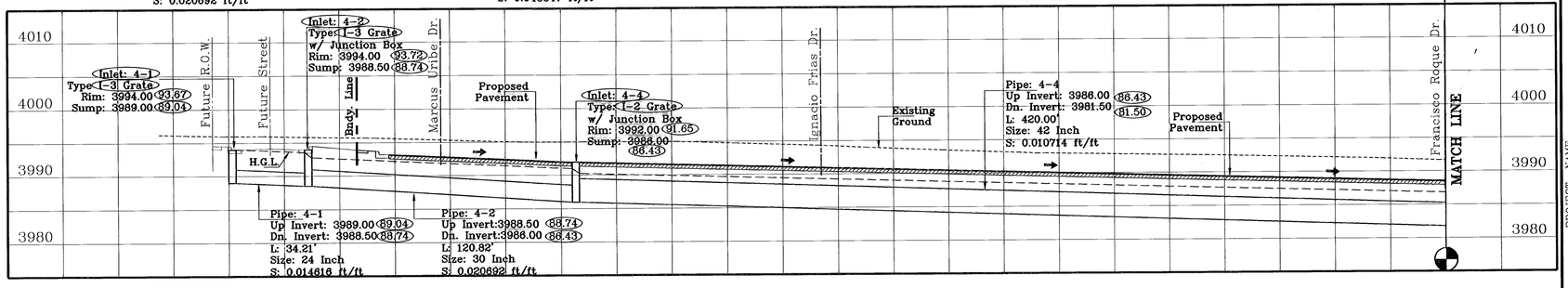


INLET 4-4
SCALE: 1"=3'

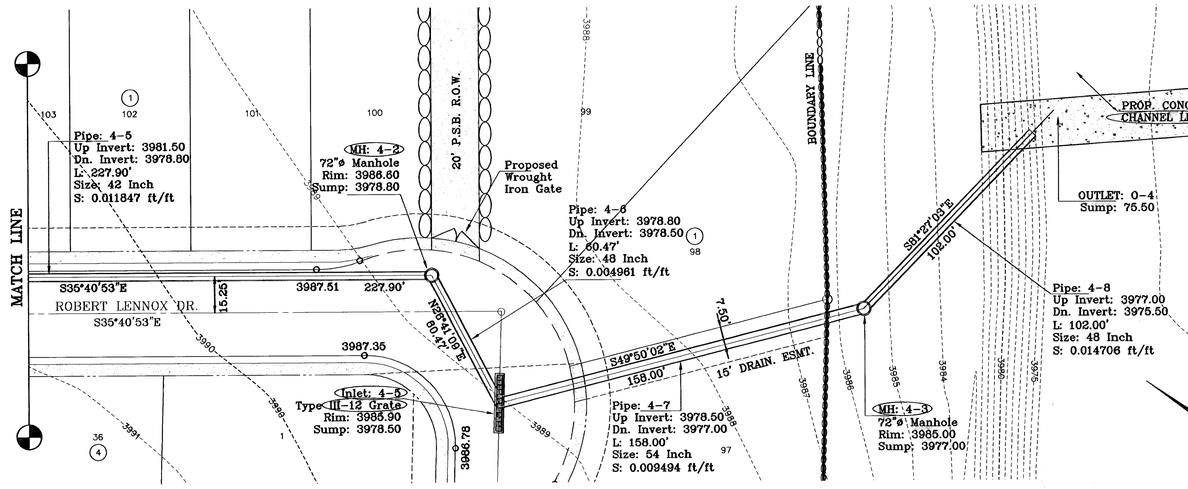


STRUCTURE 4-PLAN VIEW
SCALE: 1"=30'

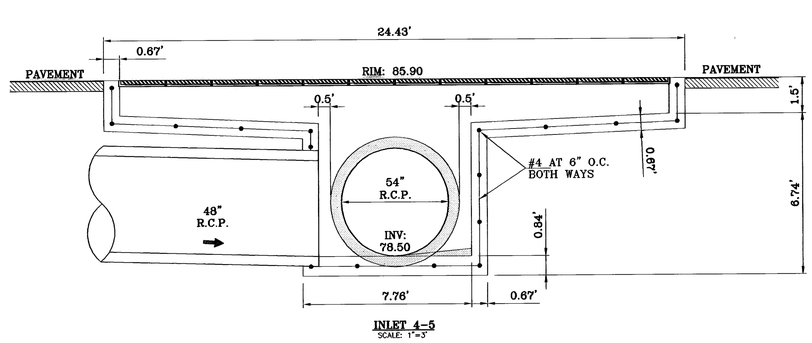
DENOTES AS BUILT CONDITION ONLY



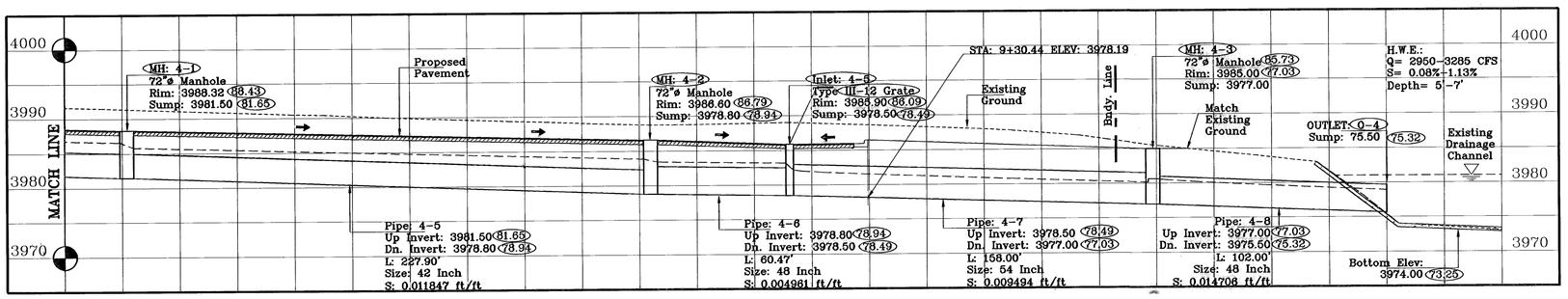
STRUCTURE 4-PROFILE
SCALE: 1"=30'



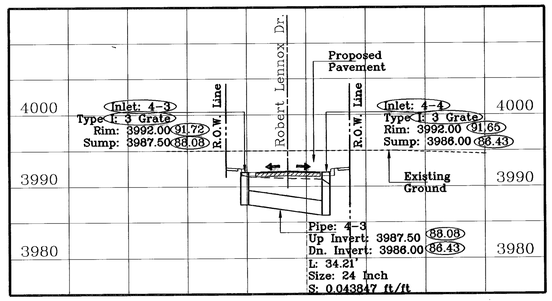
STRUCTURE 4-PLAN VIEW
SCALE: 1"=30'



INLET 4-5
SCALE: 1"=3'



STRUCTURE 4-PROFILE
SCALE: 1"=30'



STRUCTURE 4-PROFILE
SCALE: 1"=30'

* ALL PIPES R.C.P. CLASS III
UNLESS OTHERWISE NOTED

2.50' Minimum Cover for Pipe Structure #4

SEE SHEET 41 OF 46 FOR MANHOLE DETAILS

SEE SHEET 40 OF 46 FOR R.C.P. PIPE & INLET DATA

SEE SHEET 40 OF 46 FOR CONCRETE CHANNEL LINING DETAILS

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
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
07-27-2006	City Redlines as per 7-25-2006 comments.	E.F.G.
08-17-2006	City Redlines as per 7-28-2006 comments.	E.F.G.
06-01-2007	Rebuilt	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 406-20

ENGINEER'S SEAL
FABIAN CONDE CHAIRES
PE
CONDE INC.

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

SHEET TITLE

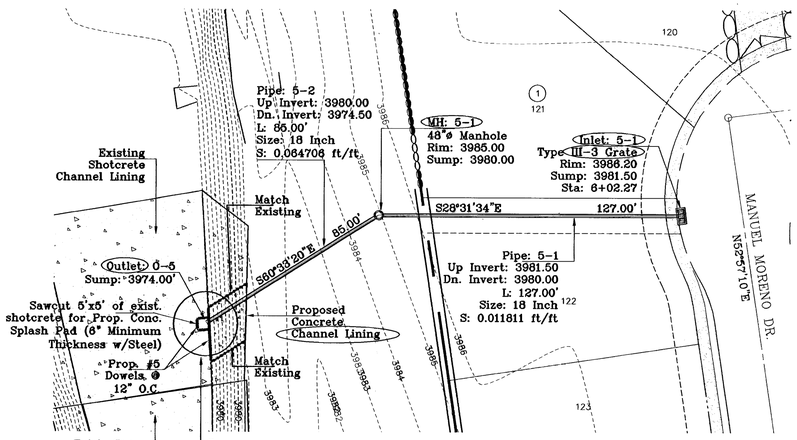
DRAINAGE STRUCTURE 4 PROFILE

SHT 39 OF 46

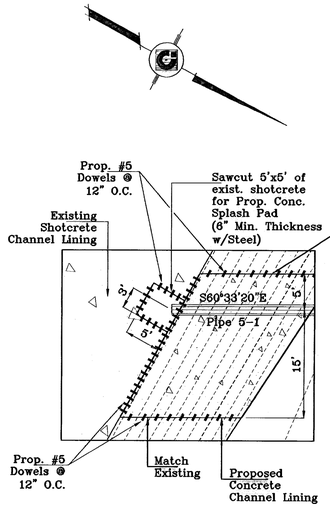
SANDSTONE RANCH ESTATES UNIT ONE

600 763

DENOTES AS BUILT CONDITION ONLY



STRUCTURE 5-PLAN VIEW
SCALE: 1"=30'



DETAIL "A"
SCALE: 1"=10'

INLET DATA

INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs	BYPASS cfs
4-1	I	3	25.00	32.76	7.76
4-2	I	3	25.00	32.76	7.76
4-3	I	2	22.00	21.84	0.16
4-4	I	2	22.00	21.84	0.16
4-5	III	12	68.69	93.60	
5-1	III	3	9.48	23.40	
6-1	I	2	28.99	21.84	8.99
6-2	I	2	28.99	21.84	8.99
6-3	III	5	29.26	39.00	

R.C.P. PIPE DATA

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P4-1	24	34.21	0.014616	25.00	27.43	7.96	3994.00	3993.59	3988.50	3994.00	3994.00	3989.00
P4-2	30	120.82	0.020692	50.00	59.00	10.19	3992.00	3991.00	3986.00	3992.79	3994.00	3988.50
P4-3	24	34.21	0.043847	22.00	47.37	7.00	3992.00	3991.00	3986.00	3991.32	3992.00	3987.50
P4-4	42	420.00	0.010714	94.00	104.14	9.77	3988.32	3986.59	3981.50	3990.26	3992.00	3986.00
P4-5	42	227.90	0.011847	94.00	109.50	9.77	3988.60	3983.86	3978.80	3985.85	3988.32	3981.50
P4-6	48	60.47	0.004961	94.00	101.17	7.48	3985.90	3983.16	3978.50	3983.42	3986.60	3978.80
P4-7	54	158.00	0.009494	157.14	191.60	12.23	3985.00	3980.65	3977.00	3982.17	3985.90	3978.50
P4-8	48	102.00	0.014706	157.14	174.18	13.97	3983.00	3978.50	3975.50	3980.65	3985.00	3977.00
P5-1	18	127.00	0.011811	9.48	11.42	5.84	3985.00	3981.50	3980.00	3982.69	3986.20	3981.50
P5-2	18	85.00	0.064706	9.48	26.72	5.84	3982.00	3976.50	3974.50	3981.19	3985.00	3980.00
P6-1	24	34.23	0.009349	20.00	21.67	6.37	3981.82	3980.30	3977.00	3980.57	3981.82	3977.32
P6-2	30	121.00	0.016529	40.00	52.73	8.15	3981.00	3978.63	3975.00	3979.78	3981.82	3977.00
P6-3	36	124.33	0.020108	73.37	94.57	10.66	3978.50	3976.32	3972.50	3977.70	3981.00	3975.00
P6-4	36	100.81	0.044638	73.37	140.91	14.42	3977.00	3970.00	3968.00	3975.20	3978.50	3972.50

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.

*** ALL PIPES R.C.P. CLASS III UNLESS OTHERWISE NOTED**

2.00' Minimum Cover for Pipe Structures #4 & #5

DATE	REVISIONS	BY
06-01-2007	Asbuilt	F.R.
02-13-2007	Revise dimensions of prop. Conc. Splash Pad to 5'x5' for Structure #5.	E.F.G
01-24-2007	Add Concrete Channel Lining and 3'x3' Conc. Splash Pad to Structure #5.	E.F.G
12-27-2006	Revise prop. Concrete Channel Lining for Structure #5.	E.F.G
12-22-2006	Remove prop. Concrete Channel Lining for Structure #5 & show existing concrete lining.	E.F.G
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
07-17-2006	City Redlines as per 7-7-2006 comments.	E.F.G
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G
12-15-2006	Show Asbuilt Conditions.	E.F.G
12-22-2006	Concrete Channel Lining Type 6-4 & proposed Rev. prop. Conc. Channel Lining for Struc. #6.	E.F.G

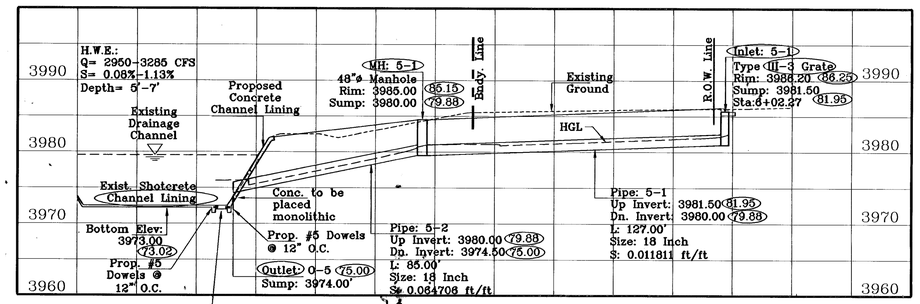
BENCHMARKS

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

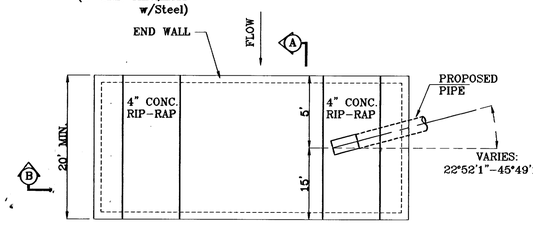
PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

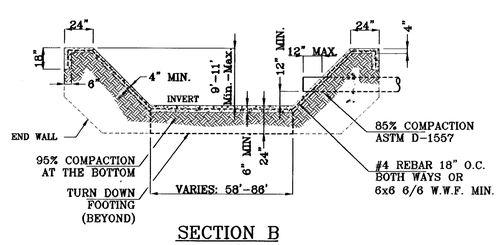
BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 56.61 ACRES



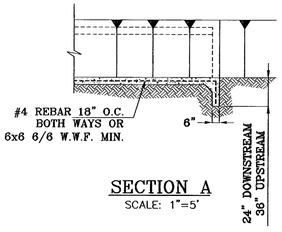
STRUCTURE 5-PROFILE
SCALE: 1"=30'



PLAN VIEW



SECTION B
SCALE: 1"=NTS

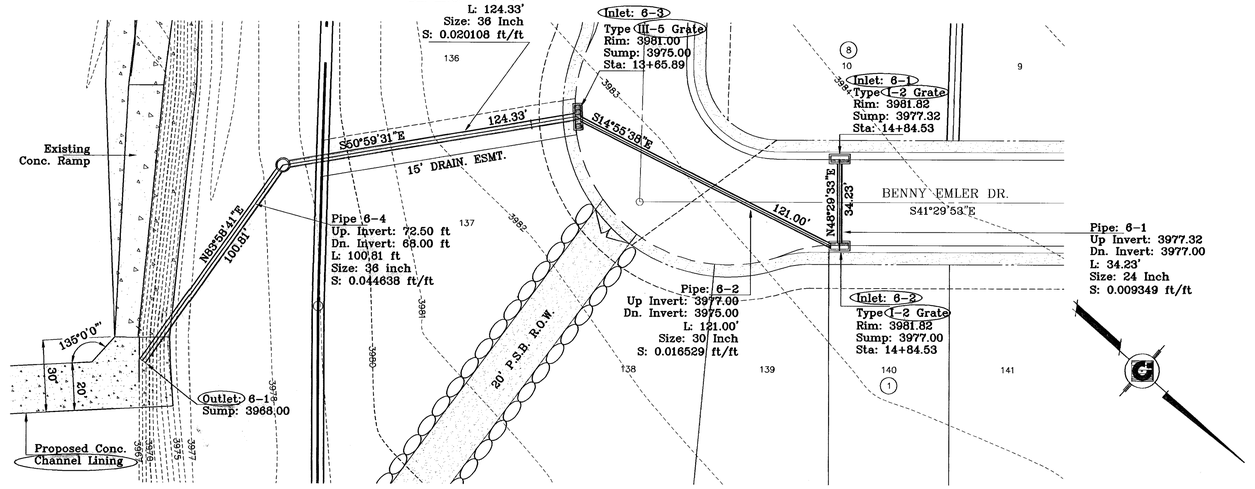


SECTION A
SCALE: 1"=5'

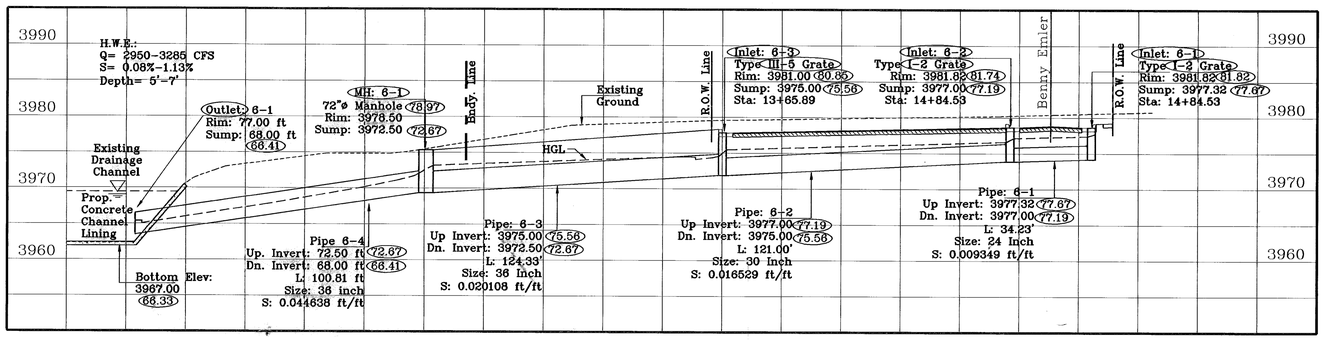
CONCRETE LINED CHANNEL SECTION
1"=5'
AS PER "CITY" DESIGN STD. No. 2-33.

NOTES:

1. CONCRETE LINING INVERT MUST MATCH MAINTENANCE GRADE AND WIDTH OF CHANNEL.
2. CONCRETE LINING SHALL BE PLACED 5' UPSTREAM AND 15' DOWNSTREAM OF LINE OF DISCHARGE PIPE (48" MIN.).
3. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.



STRUCTURE 6-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 6-PROFILE
SCALE: 1"=30'

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
YVONNE CONDE CURRY
94648
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

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

SHEET TITLE

DRAINAGE STRUCTURES 5 & 6 PROFILES

SHT 40 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

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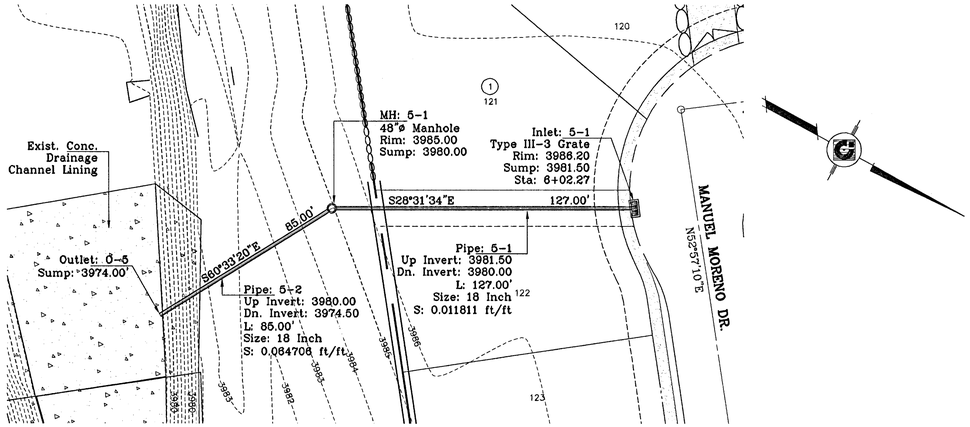
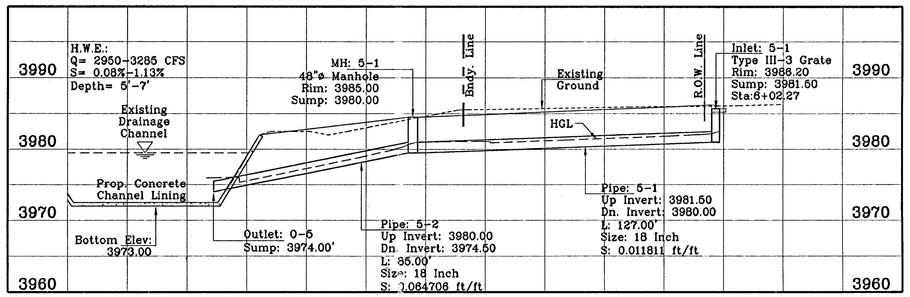
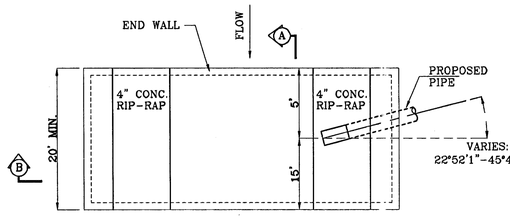


STRUCTURE 5-PLAN VIEW
SCALE: 1"=30'



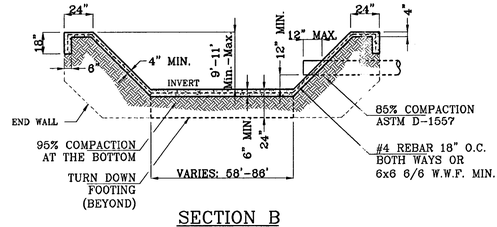
STRUCTURE 5-PROFILE
SCALE: 1"=30'



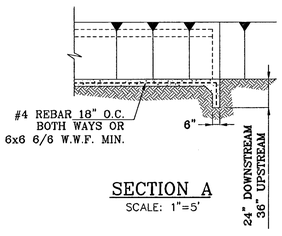
PLAN VIEW

NOTES:

1. CONCRETE LINING INVERT MUST MATCH MAINTENANCE GRADE AND WIDTH OF CHANNEL.
2. CONCRETE LINING SHALL BE PLACED 5' UPSTREAM AND 15' DOWNSTREAM OF LINE OF DISCHARGE PIPE (48" MIN.).
3. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.



SECTION B
SCALE: 1"=NTS



SECTION A
SCALE: 1"=5'

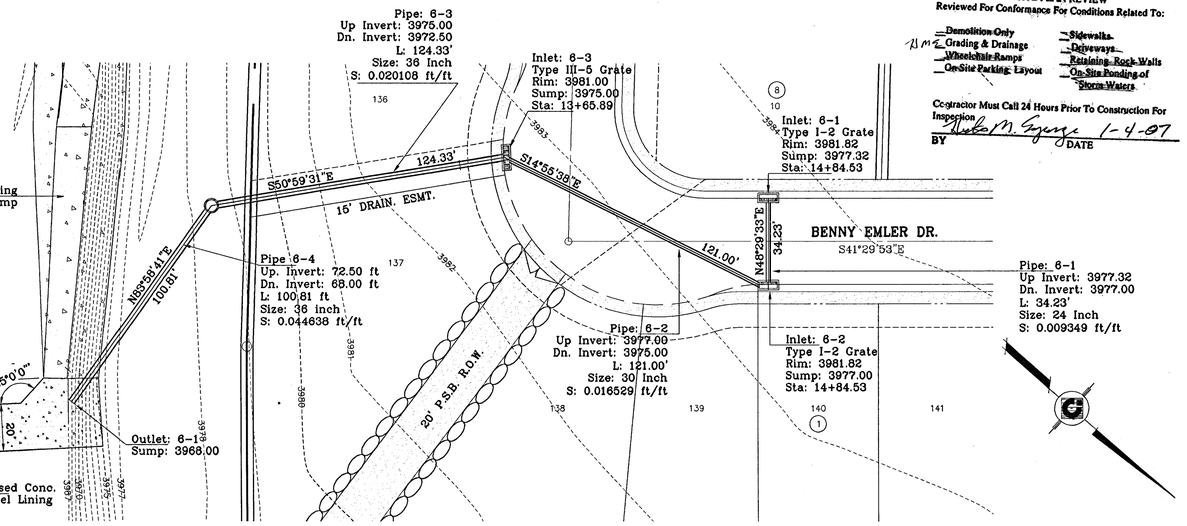
CONCRETE LINED CHANNEL SECTION
1"=5'
AS PER C Y DESIGN STD. No. 2-33.

INLET DATA

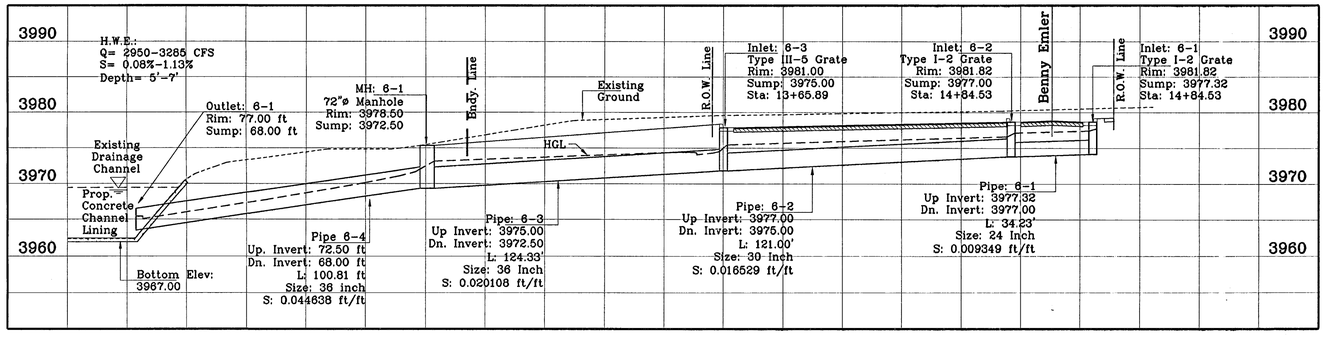
INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs	BYPASS cfs
4-1	I	3	25.00	32.76	7.76
4-2	I	3	25.00	32.76	7.76
4-3	I	2	22.00	21.84	0.16
4-4	I	2	22.00	21.84	0.16
4-5	III	12	68.69	93.60	
5-1	III	3	9.46	23.40	
6-1	I	2	28.99	21.84	8.99
6-2	I	2	28.99	21.84	8.99
6-3	III	5	29.26	39.00	

R.C.P. PIPE DATA

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P4-1	24	34.21	0.014616	25.00	27.43	7.96	3994.00	3993.59	3988.50	3994.00	3994.00	3989.00
P4-2	30	120.82	0.020692	50.00	59.00	10.19	3992.00	3991.00	3988.00	3992.79	3994.00	3988.50
P4-3	24	34.21	0.043847	22.00	47.37	7.00	3992.00	3991.00	3988.00	3991.32	3992.00	3987.50
P4-4	42	420.00	0.010714	94.00	104.14	9.77	3988.32	3986.59	3981.50	3990.28	3992.00	3986.00
P4-5	42	227.90	0.011847	94.00	109.50	9.77	3986.60	3983.86	3978.80	3985.85	3988.32	3981.50
P4-6	48	60.47	0.004961	94.00	101.17	7.48	3985.90	3983.16	3978.50	3983.42	3986.60	3978.80
P4-7	54	158.00	0.009494	157.14	191.50	12.23	3985.00	3980.65	3977.00	3982.17	3985.90	3978.50
P4-8	48	102.00	0.014705	157.14	174.18	13.97	3983.00	3978.50	3975.50	3980.65	3985.00	3977.00
P5-1	18	127.00	0.011811	9.46	11.42	5.84	3985.00	3981.50	3980.00	3982.69	3986.20	3981.50
P5-2	18	85.00	0.064705	9.46	26.72	5.84	3982.00	3976.50	3974.50	3981.19	3985.00	3980.00
P6-1	24	34.23	0.009349	20.00	21.97	6.37	3981.82	3980.30	3977.00	3980.57	3981.82	3977.32
P6-2	30	121.00	0.016529	40.00	52.73	8.15	3981.00	3978.63	3975.00	3979.78	3981.82	3977.00
P6-3	36	124.33	0.020108	73.37	94.57	10.68	3978.50	3976.32	3972.50	3977.70	3981.00	3975.00
P6-4	36	100.81	0.044638	73.37	140.91	14.42	3977.00	3970.00	3968.00	3975.20	3978.50	3972.50



STRUCTURE 6-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 6-PROFILE
SCALE: 1"=30'

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.

*** ALL PIPES R.C.P. CLASS III UNLESS OTHERWISE NOTED**

2.00' Minimum Cover for Pipe Structures #4 & #5

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW
Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY Luke M. Espinoza DATE 1-4-07

DATE	REVISIONS	BY
12-27-2006	Revise prop. Concrete Channel Lining for Structure #6.	E.F.G
12-22-2006	Remove prop. Concrete Channel Lining for Structure #5 & show existing concrete lining.	E.F.G
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G
07-27-2006	City Redlines as per 7-26-2006 comments.	E.F.G
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G
12-15-2006	Revise outlet location of Pipe 6-4 & proposed Concrete Channel Lining.	E.F.G
12-22-2006	Rev. prop. Conc. Channel Lining for Struc. #6.	E.F.G

BENCHMARKS
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 ONE
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: 56.61 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

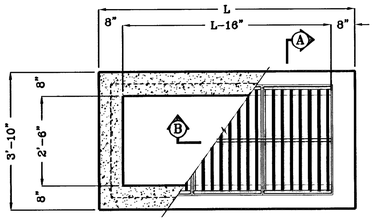
ENGINEER'S SEAL
GUILLERMO G. CONDE III
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

SHEET TITLE
Revised
DRAINAGE STRUCTURES 5 & 6 PROFILES

SHT 40 OF 46

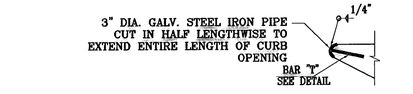
SANDSTONE RANCH ESTATES UNIT ONE

200763

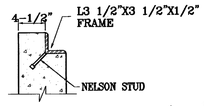


PLAN VIEW
1"=2'

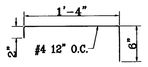
No. OF GRATES	L
1	3'-2 5/8"
2	5'-2 1/4"
3	7'-1 7/8"
4	9'-1 1/2"
5	11'-1 1/8"
6	13'-0 3/4"
7	15'-0 3/8"
8	17'-0"
9	18'-11 5/8"
10	20'-11 1/4"
11	22'-10 7/8"
12	24'-10 1/2"



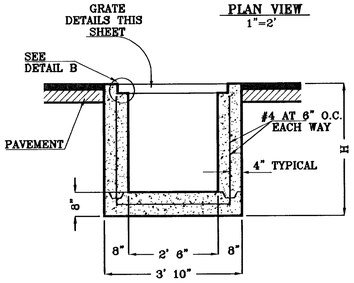
DETAIL "A"
N.T.S.



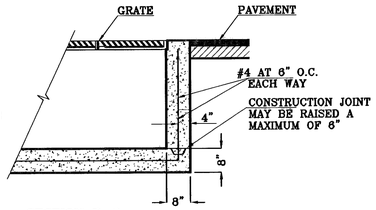
DETAIL "B"
N.T.S.



BAR "T"
N.T.S.



SECTION A-A
1"=2'



SECTION B-B
1"=2'

DRAINAGE STRUCTURE DETAILS
AS PER CITY OF EL PASO STANDARDS

GENERAL NOTES

1: Concrete to be 3000 P.S.I. minimum core test at 28 days.

2: Welded steel or cast grates as detailed are all acceptable grates. Mixing of alternates types of grates on the same project will be permitted with the approval of the City Engineer.

3: All construction and materials shall be in accordance with the current Standard Specifications.

4: Sharp edges resulting from fabrication shall be dulled only by acceptable methods for safety.

5: Grates shall be installed in frame with flow arrow pointing downstream or toward the low point in a sump.

6: Welded grates shall be structural steel conforming to the requirements of AASHTO M-183 or of corrosion resistant structural steel conforming to the requirements of AASHTO M-161 or M-222 or be made of other approved steels of equal quality. Mixing of grades of steel on the same grate will not be permitted.

7: Grates made of M-183 steel shall be galvanized in accordance with AASHTO M-111 Specifications or shall be painted with inorganic zinc paints, meeting the requirements of current standard specifications.

8: All welds shall be a minimum of 1/4 inch filled and shall conform to the Specifications for Highway Construction and to the AWS Structural Welding Codes. Electrodes shall be compatible to the different grades of steel that comprise the grate members.

9: Cast grates shall be cast steel conforming to the requirements of AASHTO M-103, Grade 65-35 or of ductile iron conforming to the requirements of ASTM A-536, Special Grades 60-45, or of gray iron conforming to the requirements of AASHTO M-105, Class 35b or ASTM A-48 Class 35b, This specification of general application for cast steel grates shall be AASHTO M-103, Scope 121, Grade N-1.

10: Ferrous castings shall be of uniform quality free of blow-holes, porosity, hard spots, shrinkage distortion or other defects. They shall be smooth and well cleaned by shot blasting or other approved cleaning method. After cleaning they shall be coated with asphalt base paint resulting in a smooth coating, tough and tenacious when cold, not tacky, not brittle.

11: All casting shall be manufactured true to pattern. Component parts shall fit together in a satisfactory manner.

12: Grate will be depressed 1 inch below proposed or existing grade.

13: Two 1/2 inch x 4 inch long concrete anchor studs required for each side of frame, where frame is resting on concrete, use NELSON studs or equal

14: The grates of all inlets within the street pavement must be constructed with the grate bars perpendicular to the curb.

15: Chamfer all exposed edges 3/4 inch. All dimensions relating to reinforcing steel are to center of bars.

16: All concrete to be 3000 P.S.I. Minimum concrete cover shall be 2 inch for steel reinforcing.

17: Expansion material to be 1/2 inch bituminous fiber and be placed where proposed concrete comes in contact with any existing or proposed concrete or masonry structure.

18: Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".

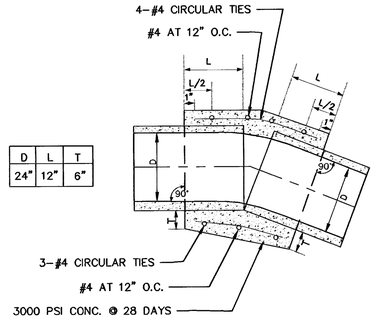
19: All reinforcing bars to be #4 bars at 6" O.C. grade 60. Bend bars around pipe openings.

20: Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.

21: Inlets to be designated in plans by number of grates required.

22: Location of sewer pipes shown elsewhere in plans.

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
3	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9
6	12'-6 5/8"	12'-0 5/8"	W12x19, S8x23, MC10x25



D	L	T
24"	12"	6"

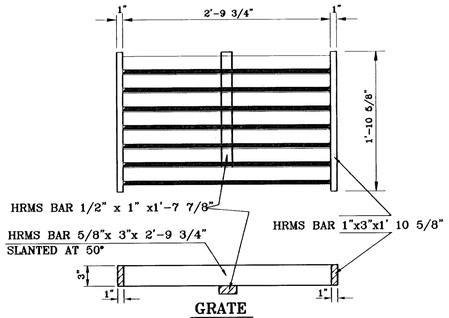
CONCRETE PIPE COLLAR
N.T.S.

1. A CONCRETE COLLAR IS REQUIRED WHERE PIPES CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT.
2. FOR PIPES 24" OR LESS IN DIAMETER, REINFORCE WITH W.W.W.

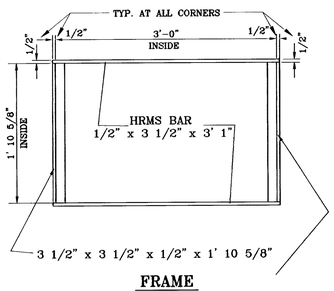
TYPE III INLET

CONSTRUCTION NOTES:

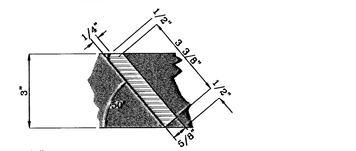
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

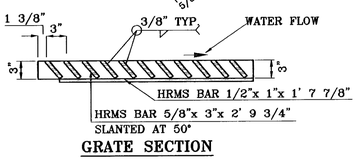


GRATE

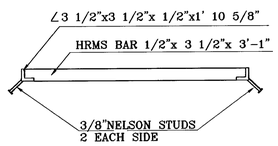


FRAME





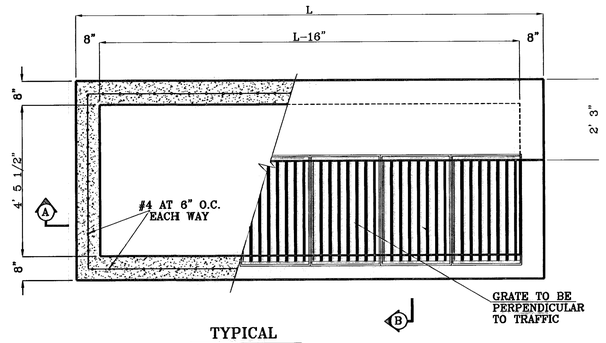
GRATE SECTION



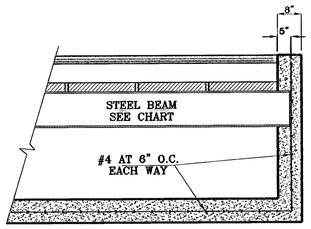
FRAME SECTION

(REV. 1)

FRAME AND GRATE

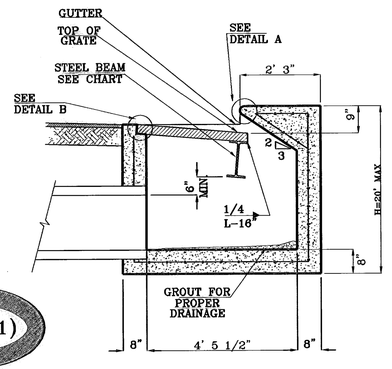


TYPICAL
1"=2'



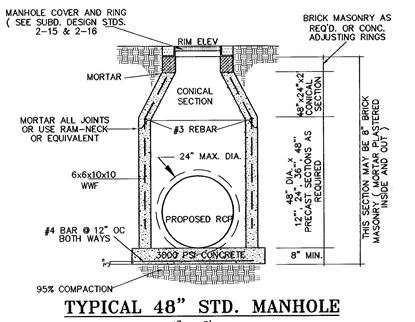
SECTION A-A
1"=2'

(REV. 1)

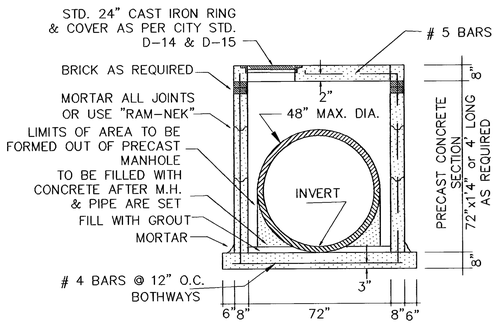


SECTION B-B
1"=2'

TYPE I INLET



TYPICAL 48" STD. MANHOLE
1" = 3'
AS PER CITY OF EL PASO SUBD. DESIGN STD. No. 2-18



PRECAST 72" MANHOLE SECTION
SCALE: 1" = 3'

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

REVISIONS		
DATE		BY
6-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
6-7-2006	Add Notes	E.F.G.
4-20-2007	Add concrete collar detail.	E.F.G.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert: AS SHOWN
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED FOR THIS SHEET PER PROVISION OF SUBDIVISION DESIGN STANDARDS.

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

SHEET TITLE
INLET DETAILS AND SPECIFICATIONS

SHT 41 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

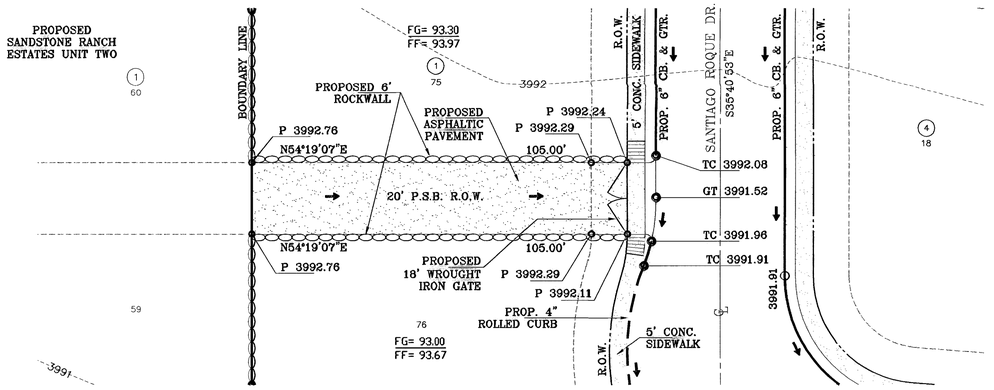
600 763

SEE SHEET 6A OF 46 FOR GRADING SECTIONS

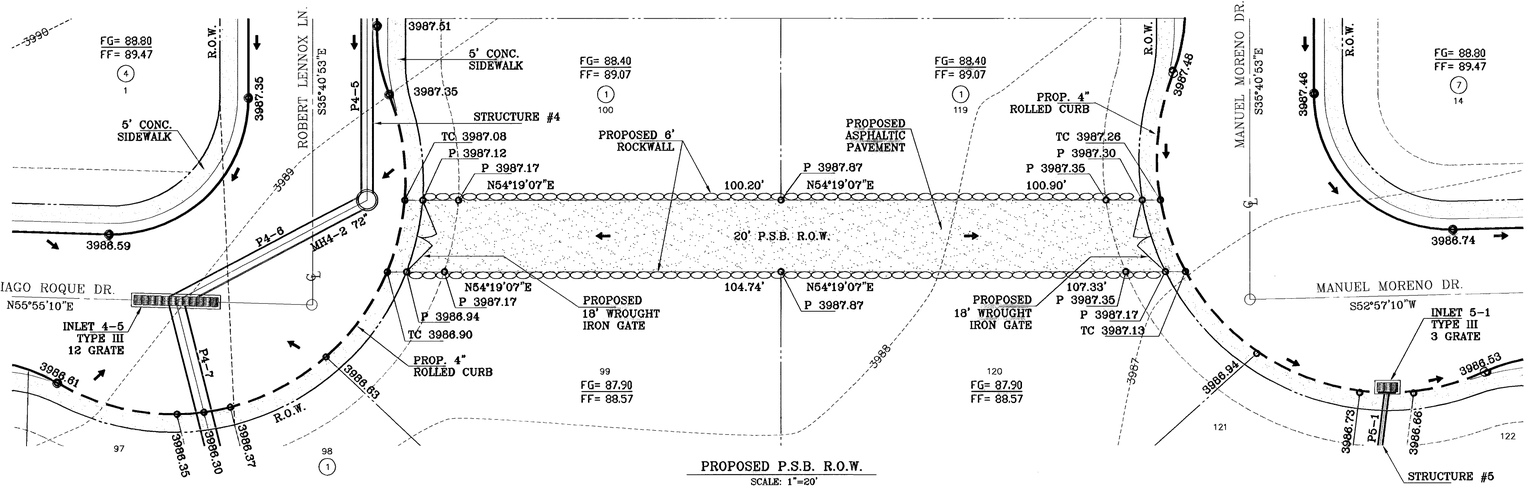
SEE SHEET 43 OF 46 FOR WROUGHT IRON GATE DETAILS

SEE SHEET 39 OF 46 FOR DRAINAGE STRUCTURE #4 DETAILS

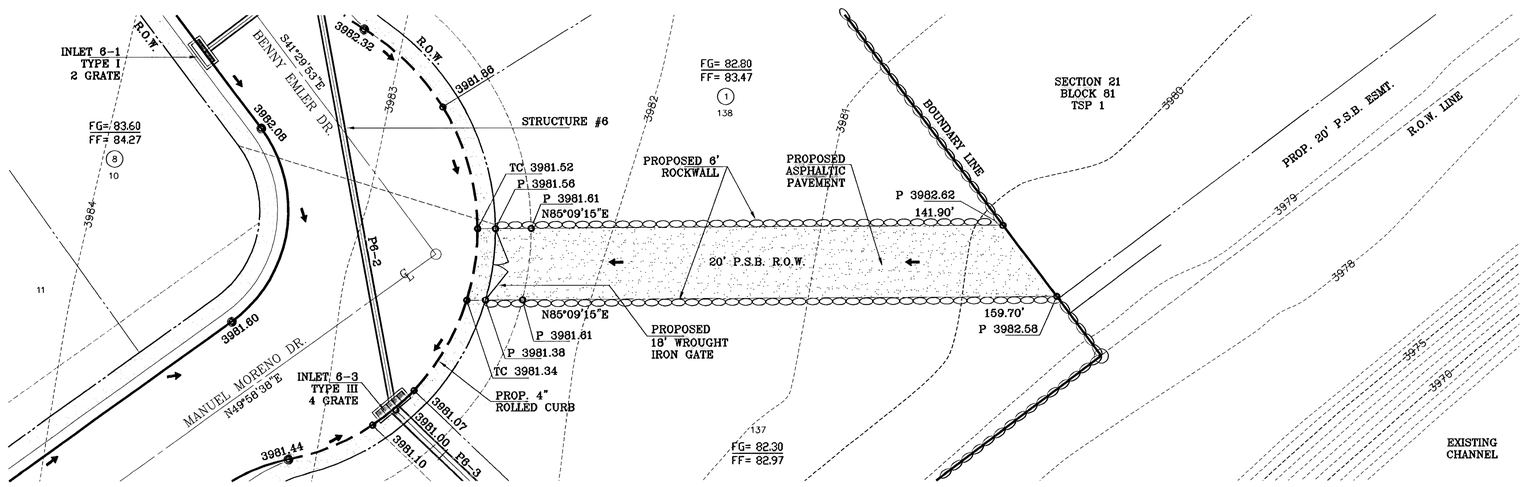
SEE SHEET 40 OF 46 FOR DRAINAGE STRUCTURE #5 & #6 DETAILS



PROPOSED P.S.B. R.O.W.
SCALE: 1"=20'



PROPOSED P.S.B. R.O.W.
SCALE: 1"=20'



PROPOSED P.S.B. R.O.W.
SCALE: 1"=20'

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 ONE

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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
YVONNE CONDE CURRY
92648
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

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

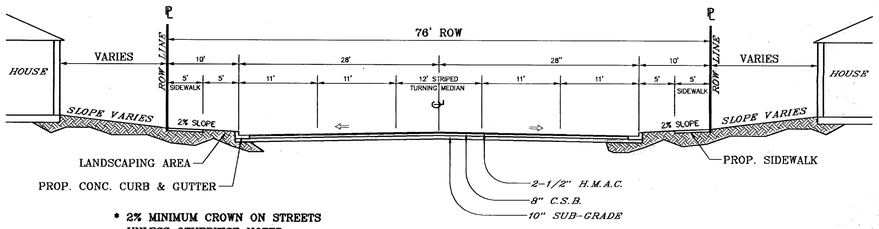
CONDE INC.

SHEET TITLE

P.S.B. R.O.W. DETAILS

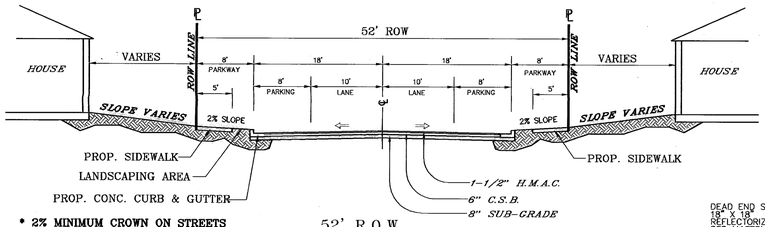
600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-PSB DET.dwg, 6/12/2007 7:40:19 AM, 750C.pc3



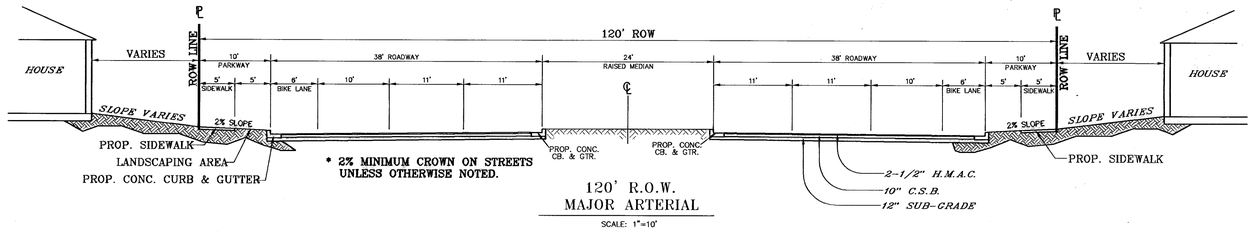
* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

76' R.O.W.
MINOR ARTERIAL STREET
SCALE: 1"=10'



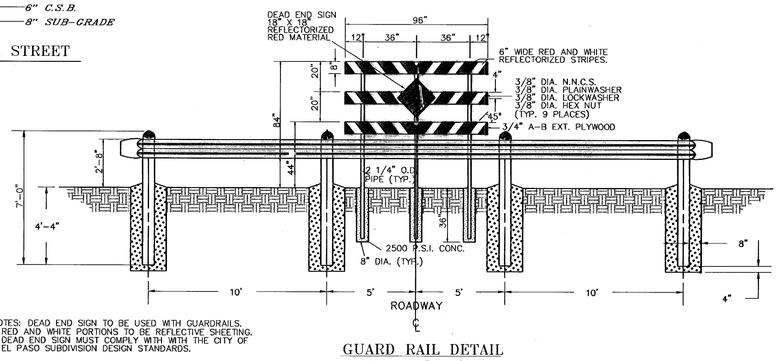
* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET
SCALE: 1"=10'



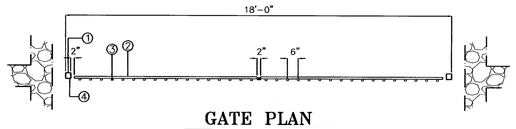
* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

120' R.O.W.
MAJOR ARTERIAL
SCALE: 1"=10'



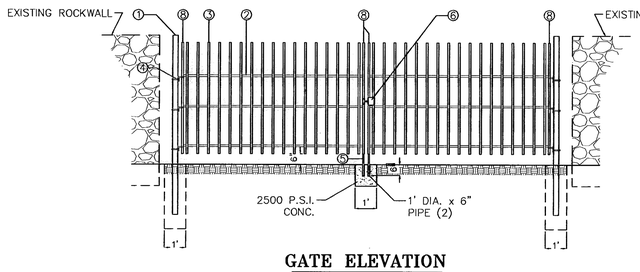
NOTES: DEAD END SIGN TO BE USED WITH GUARDRAILS. RED AND WHITE PORTIONS TO BE REFLECTIVE SHEETING. DEAD END SIGN MUST COMPLY WITH THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.

GUARD RAIL DETAIL
SCALE : 1" = 4'

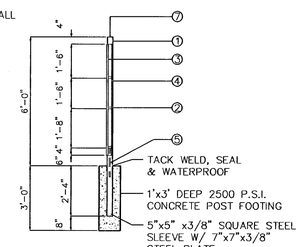


GATE PLAN
1"= 3'

① 3"x3"x3/16" SQUARE STEEL TUBING
② 2"x1"x14 GA. RECTANGULAR STEEL TUBING
③ 1 1/2"x1/2"x16 GA. RECTANGULAR STEEL TUBING
④ BOLT HOOK AND STRAP HINGE
⑤ CANE BOLT LATCH W/ KEEPER 5-8"x18" LONG (2 REQUIRED)
⑥ DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/ PAD LOCK
⑦ FLAT TOP POLYVINYL CAP
⑧ 2"x1"x10 GA. RECT. STL. TUBING

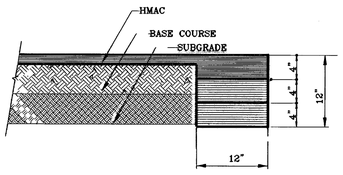


GATE ELEVATION
1"= 3'



GATE SECTION
1"= 3'

WROUGHT IRON GATE
1"= 3'



PAVEMENT TERMINUS
1" = 10'

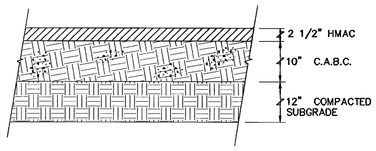
NOTE:
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE.
FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.

PAVEMENT NOTES

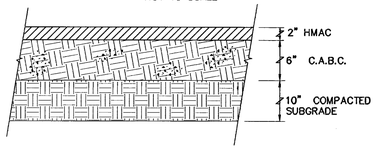
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 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:

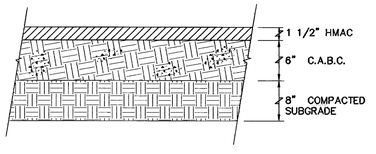
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



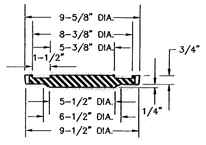
TYPICAL PAVEMENT SECTION
MAJOR ARTERIAL
NOT TO SCALE

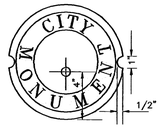


TYPICAL PAVEMENT SECTION
MINOR ARTERIAL
NOT TO SCALE

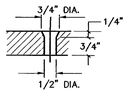


TYPICAL PAVEMENT SECTION
RESIDENTIAL STREETS
NOT TO SCALE





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.

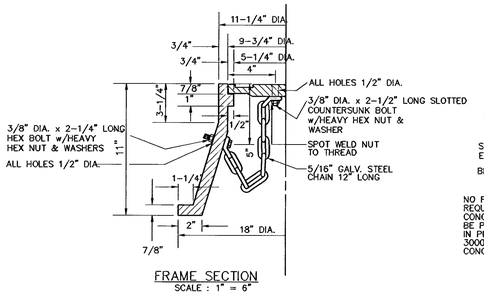
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

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

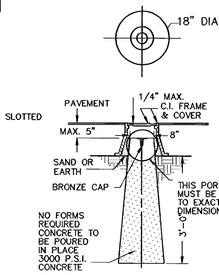
ANY MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN THE NUMBER OF MONUMENTS REQUIRED.

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

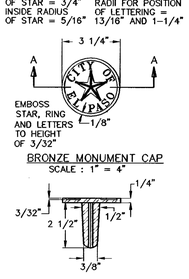
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN LINE OF SIGHT OF A MONUMENT, OR WITHIN SIGHT OF LINE BETWEEN TWO ADJACENT MONUMENTS.



FRAME SECTION
SCALE : 1" = 6"



SCALE : 1" = 2'



BRONZE MONUMENT CAP
SCALE : 1" = 4"

SECTION A -A

CITY MONUMENT DETAIL
CITY MONUMENT AS PER CITY STANDARDS

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
6-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.B.
CHKD. BY: Y.C.
JOB NO.: 405-20

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

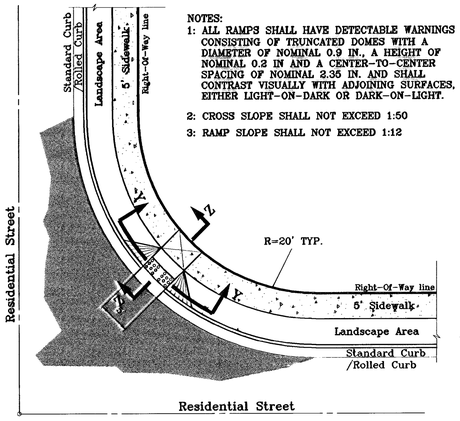
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
STANDARD DETAILS AND SECTIONS

SHT 43 OF 46

600 763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-STD.dwg, 6/12/2007 7:30:20 AM, 750C.pc3



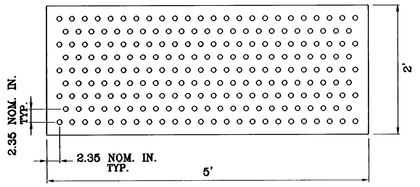
NOTES:
1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

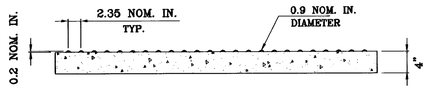
2: CROSS SLOPE SHALL NOT EXCEED 1:50

3: RAMP SLOPE SHALL NOT EXCEED 1:12

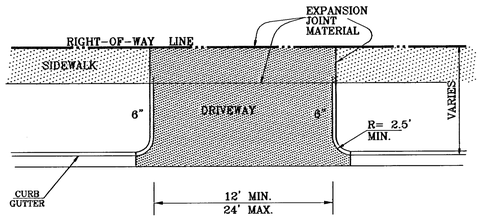
RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB

52' R.O.W.
SCALE: 1" = 10'

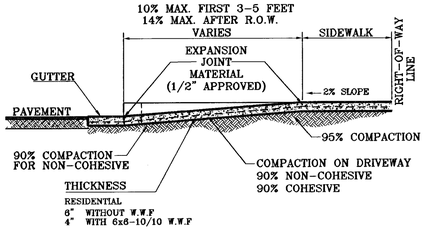




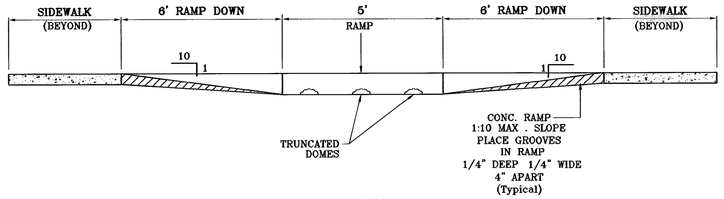
TRUNCATED DOMES
SCALE: 1"=1'



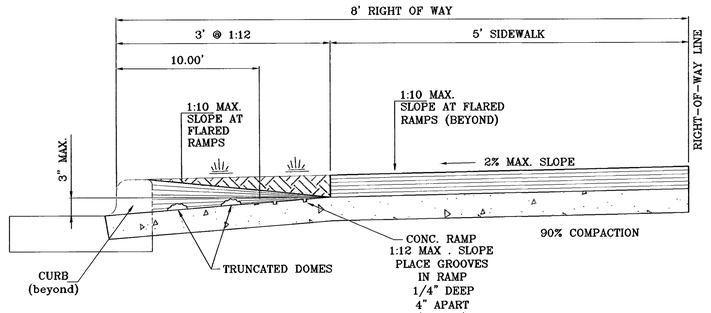
DRIVEWAY PLAN VIEW
AS PER CITY DESIGN STANDARD 6-8, 6-9



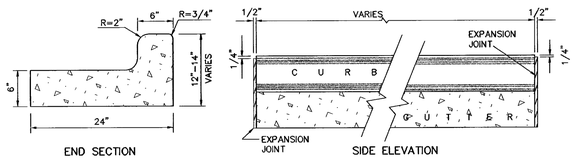
DRIVEWAY SECTION (TYPICAL)
AS PER CITY DESIGN STANDARD 6-8, 6-9



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

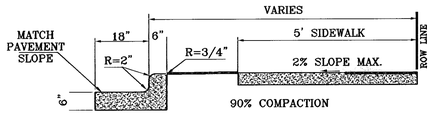


TYPICAL WHEELCHAIR RAMP
AT 6" CURB & GUTTER
SECTION Z
SCALE: 1"=1'



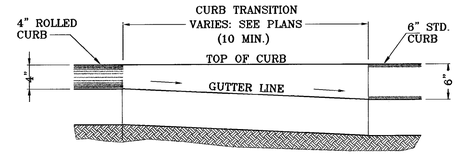
NOTES:
1-NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENGY WITH STRAIGHT LINE).
2-CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
3-ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4-CONCRETE: CLASS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

CURB DETAILS
SCALE: 1"=1'

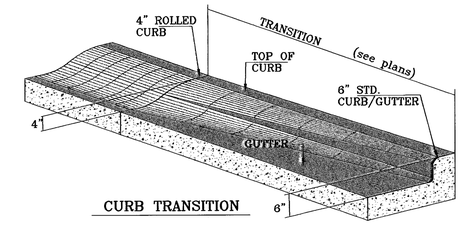


NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR 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.

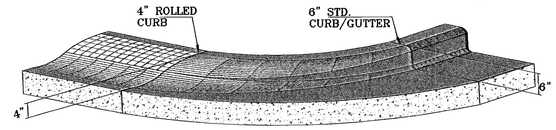
TYPICAL CURB AND SIDEWALK DETAIL
AS PER CITY DESIGN STANDARD 6-1



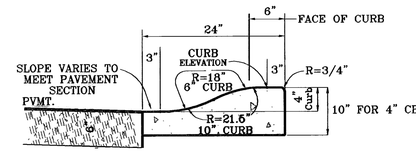
TYPICAL CURB TRANSITION
FROM 4" ROLLED CURB TO 6" STD. CURB
SCALE: 1"=1'



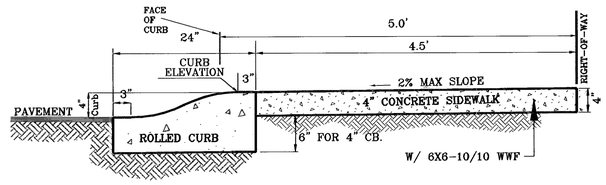
CURB TRANSITION



CURB TRANSITION AT RETURNS

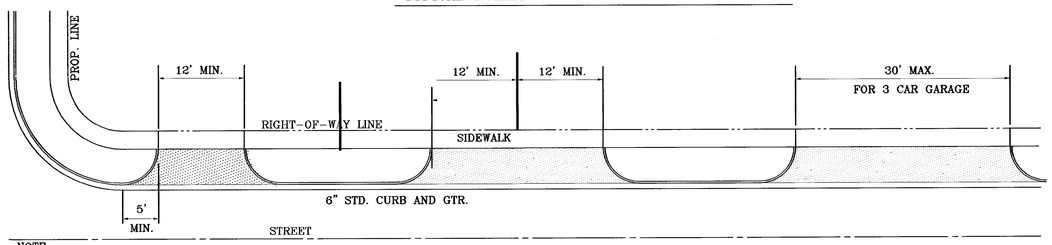


4" ROLLED CURB
SCALE: 1"=1'



DRIVEWAY DETAIL
SCALE: 1"=1'

TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS



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'

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
6-5-2006	City Redlines as per 5-30-2006 comments	E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
THIS DOCUMENT WAS PRODUCED FOR PERMIT PURPOSES AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CHANGES MADE TO THIS DOCUMENT WITHOUT THE ENGINEER'S WRITTEN CONSENT.

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

CONDE INC.

SHEET TITLE

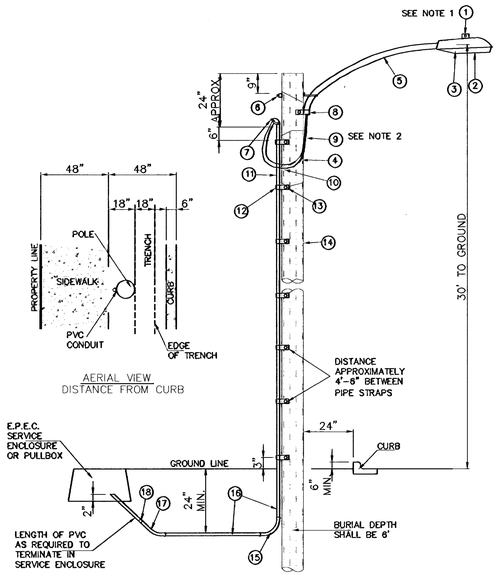
STANDARD DETAILS AND SECTIONS

SHT 44 OF 46

SANDSTONE RANCH ESTATES UNIT ONE

600763

F:\FELIX\SAND-PHASE1\dwg\SAND-1-STD.dwg, 6/12/2007 7:30:49 AM, 750C.pc3



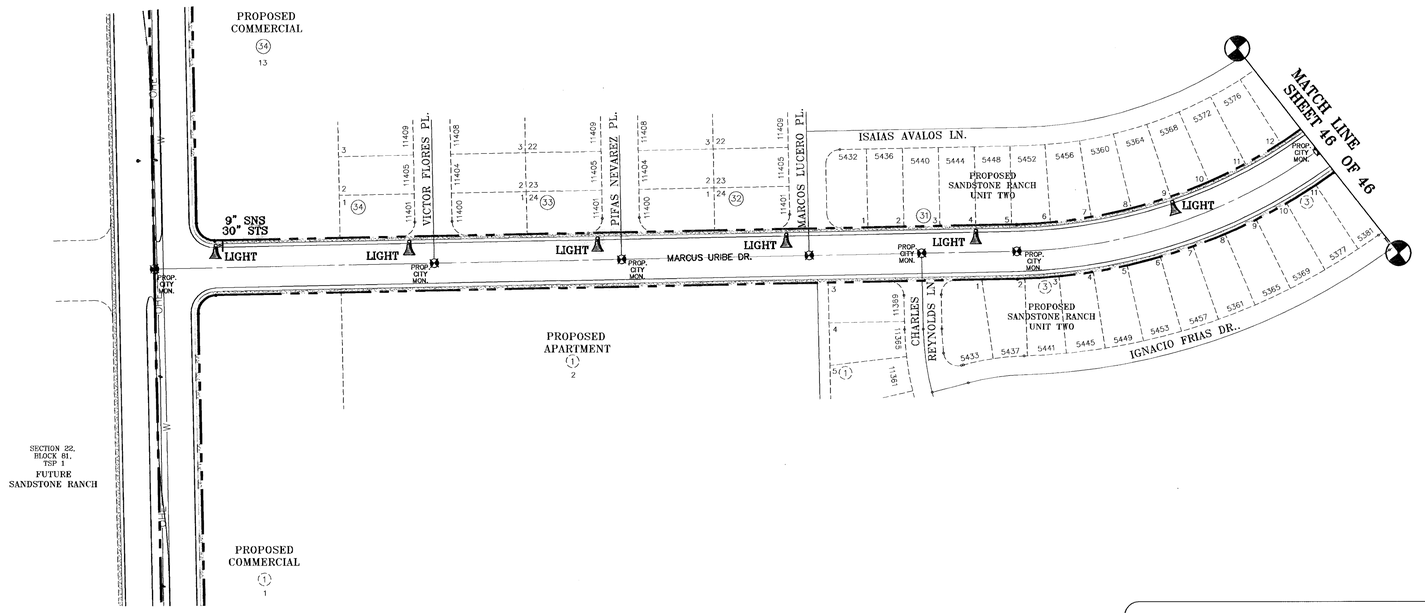
UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805

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

PROPOSED LIGHT

EXISTING LIGHT



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	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"	02-708	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'	LC#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	LS54UG	
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	

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.

SANDSTONE RANCH ESTATES UNIT ONE

600 763

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
8-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

SCALE
Horiz: 1"=40'
Vert: —

DATE: MARCH 2006
DESIGN BY: Y.C.
DRAWN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE

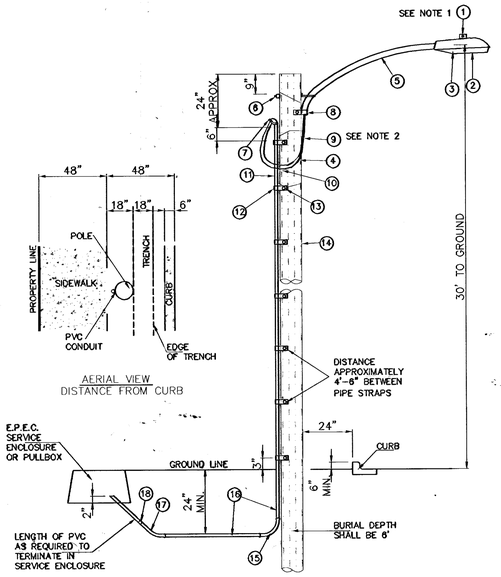
ILLUMINATION PLAN

SHT 45 OF 46

F:\FELIX\SAND-PHASE1\dwg\SAND-1-GDPL.dwg, 6/11/2007 10:58:21 AM, 750C.pc3

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



AERIAL VIEW
DISTANCE FROM CURB

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

PROPOSED LIGHT

EXISTING LIGHT

FUTURE SCHOOL
(NOT INCLUDED WITHIN THIS PLAT)

FUTURE PARK
(NOT INCLUDED WITHIN THIS PLAT)

FUTURE DEVELOPMENT

MATCH LINE SHEET 45 OF 46

IGNACIO FRIAS DR.

MANUEL GAMBOS DR.

MARQUIS URIBE DR.

FRIAS DR.

FRANCISCO ROQUE DR.

SANTIAGO ROQUE DR.

ROBERT LENNOX DR.

CHARLES HAAS LN.

GUSTAVO MADRID DR.

MANUEL MORENO DR.

BENNY EMLER DR.

IGNACIO FRIAS DR.

STANLEY GREEN DR.

RAYMOND SCHOENMAKER TR.

RICHARD CASSIDY LN.

FUTURE SANDSTONE RANCH ESTATES UNIT FOUR

PROPOSED SANDSTONE RANCH ESTATES UNIT TWO

FUTURE SANDSTONE RANCH

SECTION 21, BLOCK 81, TSP 1

FLOOD ZONE A1

400'-0" R.O.W.

396'-7" R.O.W.

200' DRAINAGE R.O.W.
EXISTING EARTHEN DRAINAGE CHANNEL

PATRIOT FREEWAY - U.S. HIGHWAY 54

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

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		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	
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SANDSTONE RANCH ESTATES UNIT ONE

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
6-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE
Horiz: 1"=400'
Vert: —
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHK. BY: Y.C.
DGN: 400-20

ENGINEER'S SEAL
YVONNE CONDE CURRY 94648 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

CONDE INC.
ENGINEERING / PLANNING / SURVEYING
7800 GATEWAY BLVD. WEST, SUITE 300, EL PASO, TEXAS 79925 (915) 778-9271

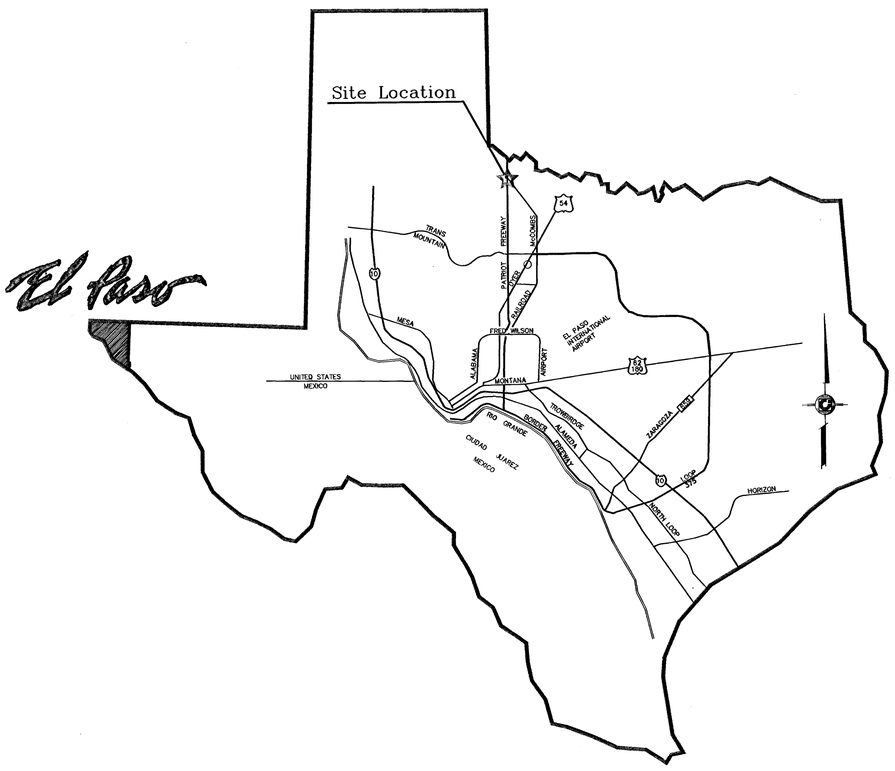
CONDE INC.

SHEET TITLE
ILLUMINATION PLAN

SHT 46 OF 46

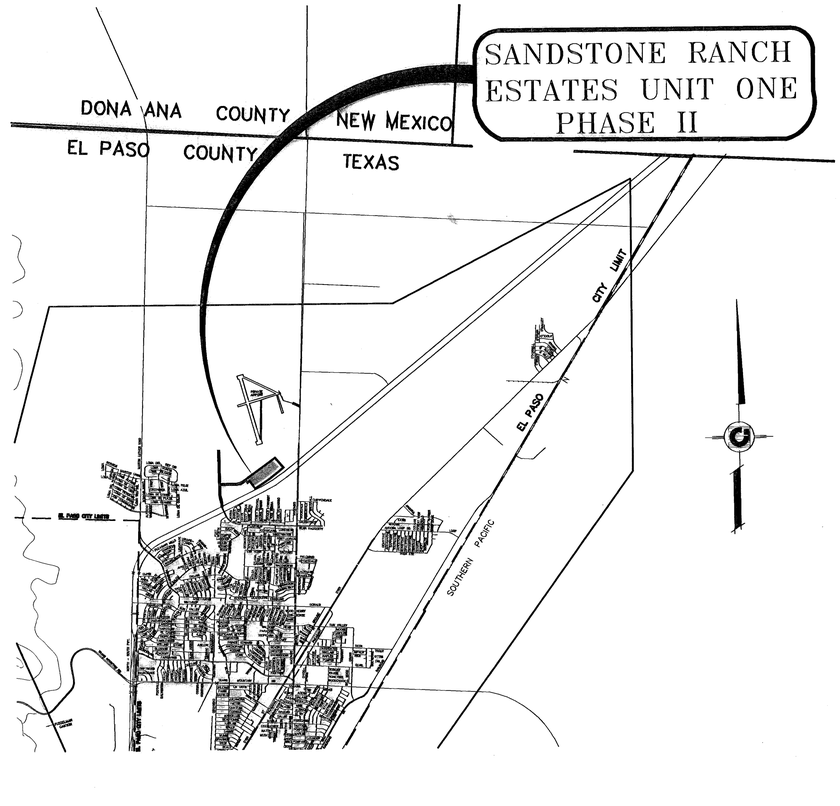
600 763

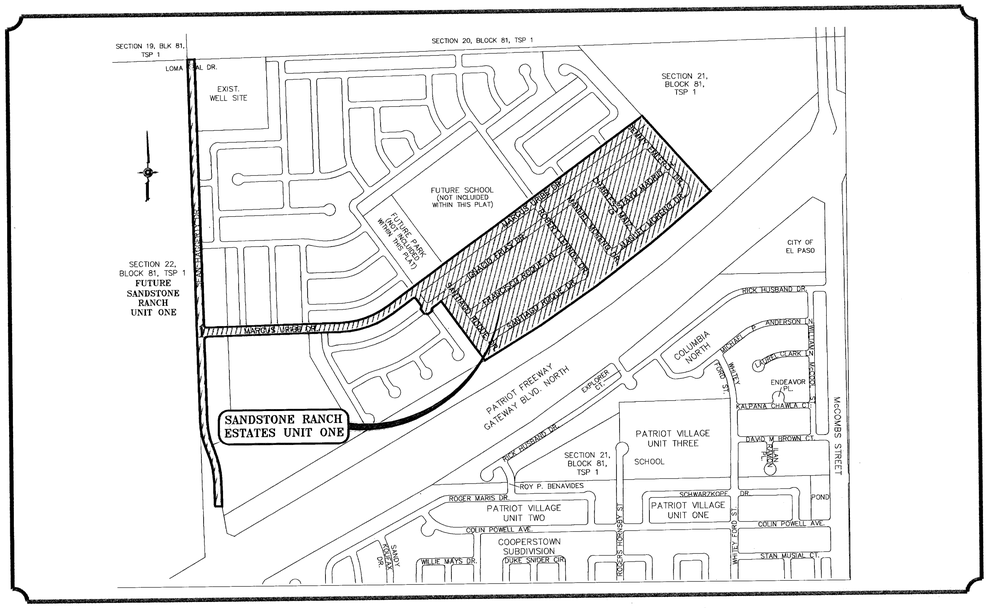
F:\FELIX\SAND-PHASE1\dwg\SAND-1-GDPL.dwg, 6/11/2007 10:59:19 AM, 750C.pc3



LOCATION MAP

SCALE: 1" = 600'





STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	6
PLAT	2	OF	6
GRADING PLAN	4	OF	6
DRAINAGE PLAN	7	OF	6
PLAN & PROFILE	13–15	OF	6

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITTY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 56.61 ACRES

P/Phase II

STATE OF TEXAS
WOMMACK CURRY
GAGE
REGISTERED PROFESSIONAL ENGINEER

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

CONDE INC.

COVER SHEET PHASE II

SHT 1 OF 6

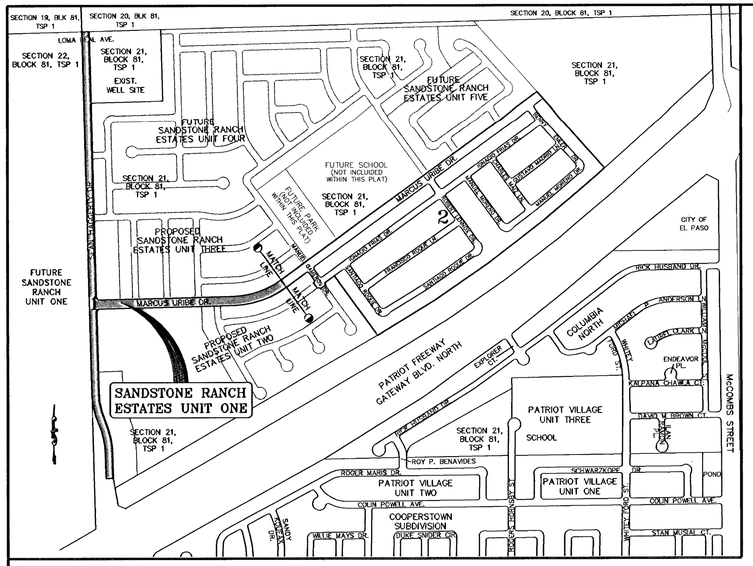
SANDSTONE RANCH ESTATES UNIT ONE
PHASE II

000763 1

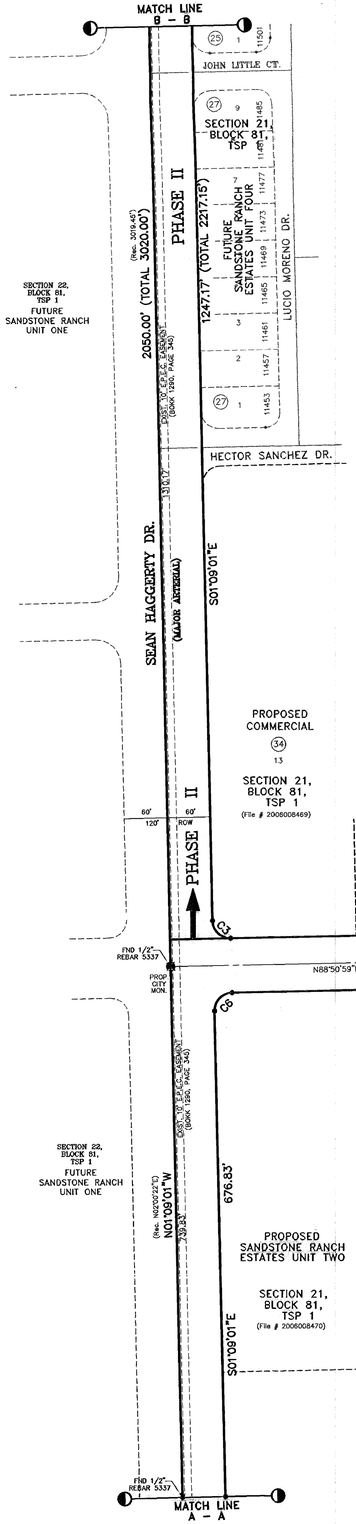
SANDSTONE RANCH ESTATES UNIT ONE

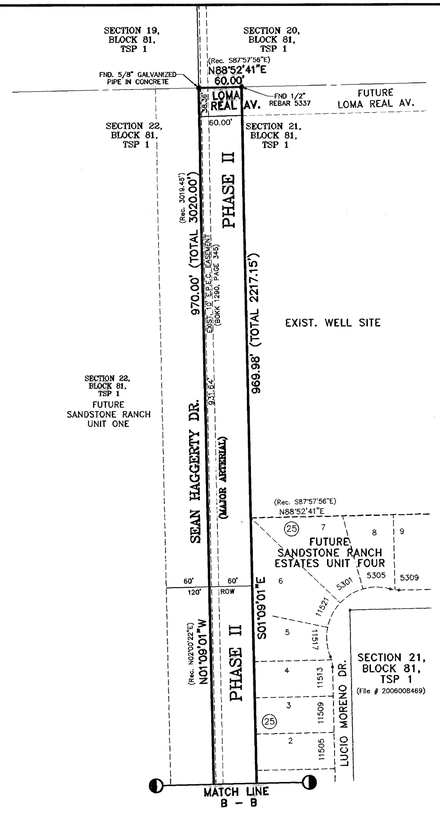
BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 56.61 ACRES

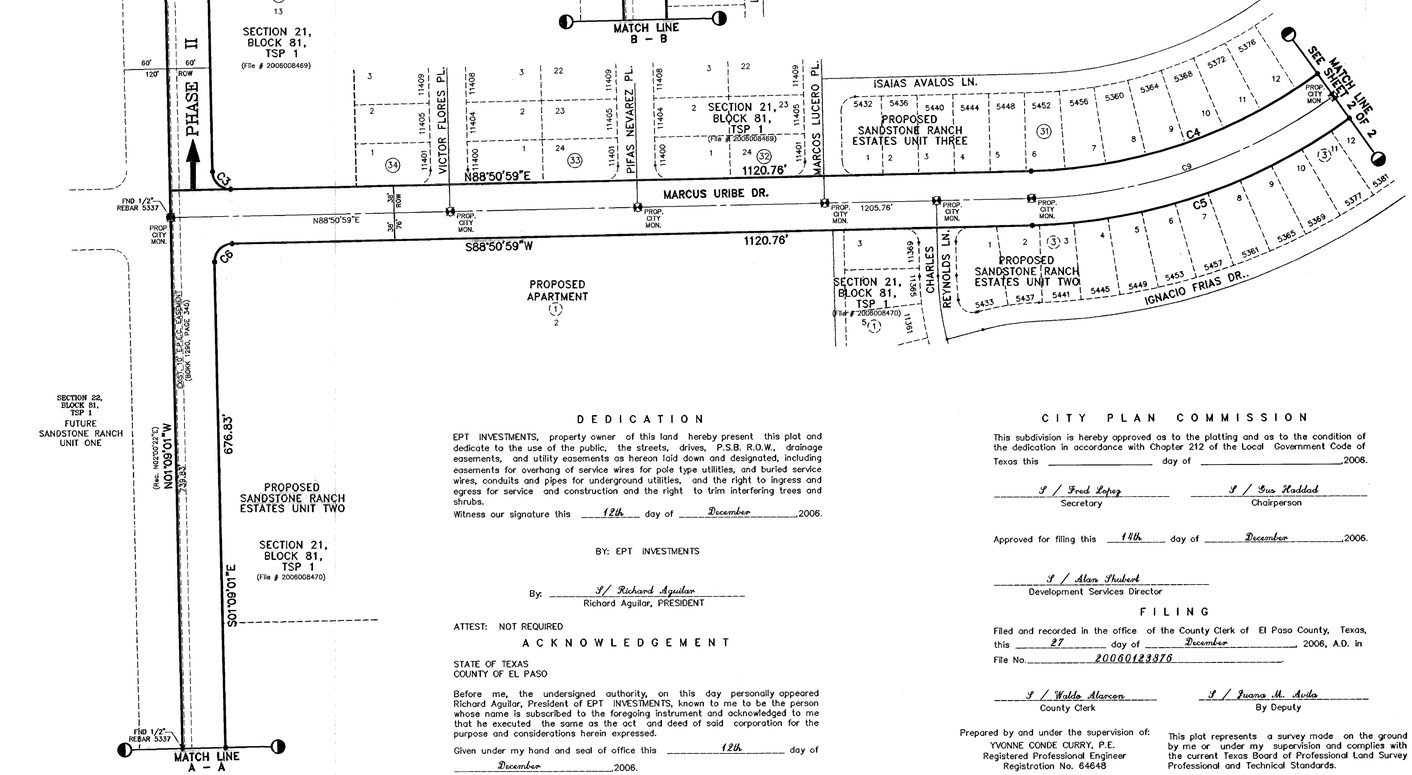
PHASE II



LOCATION MAP SCALE: 1" = 600'







NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 1) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF DECEMBER 18, 2006.

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._____ DATE_____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT No._____ DATE_____

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING 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._____ DATE_____

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No._____ DATE_____

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.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROTECTION AS DETERMINED BY GPS METHODS CENTERED NEAR THIS SITE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	686.79	283.71	133.50	282.09	N12°09'01"W	22°00'00"
C2	686.79	283.71	133.50	282.09	N12°09'01"W	22°00'00"
C3	25.00	39.27	25.00	35.36	S46°09'01"E	90°00'00"
C4	712.00	429.11	221.29	422.64	N71°35'03"E	34°31'52"
C5	788.00	474.91	244.92	467.76	S71°35'03"W	34°31'52"
C6	25.00	39.27	25.00	35.36	S43°50'59"W	90°00'00"
C7	626.79	240.67	121.83	239.19	S12°09'01"E	22°00'00"
C8	748.79	288.75	145.18	284.99	S12°09'01"E	22°00'00"
C9	750.00	452.01	233.10	445.20	N71°35'03"E	34°31'52"

DATE OF PREPARATION: MARCH 03, 2006

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

DEDICATION

EPT INVESTMENTS, property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, P.S.B. R.O.W., drainage easements, 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 12th day of December, 2006.

BY: EPT INVESTMENTS

By: _____
Richard Aguilar, PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Richard Aguilar, President of EPT INVESTMENTS, 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 12th day of December, 2006.

_____ 3-18-2010
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 _____ day of _____, 2006.

_____ _____
Secretary — Chairperson

Approved for filing this 14th day of December, 2006.

_____
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 27 day of December, 2006, A.D. in File No. 20060123976

_____ _____
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.

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

600763

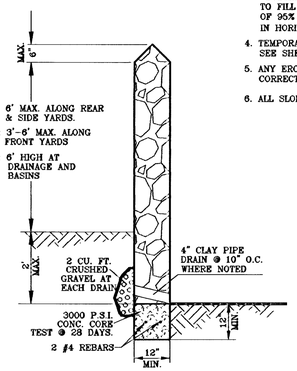
C:\DATA\ei\PSB-LAND-1-FN-A-PHASE2.dwg, Model, 9/8/2008 4:52:00 PM, C.CORTEZ

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. DEVELPOER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

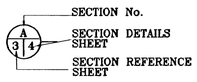
1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS 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 9 & 10 OF 46
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.



ROCKWALL DETAIL
SCALE: 1" = 2'

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)" RCPES.
6. PROVIDE ONE (1)" RCP EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGLY SOAKED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED.



LEGEND

◆	HIGH POINT
▶◀	LOW POINT
25.68	PROP. TOP OF CURB ELEV.
FG=00.00 / FF=00.67	PROP. FINISH GROUND AND FINISH FLOOR
○○○○○○○	PROPOSED RETAINING WALL

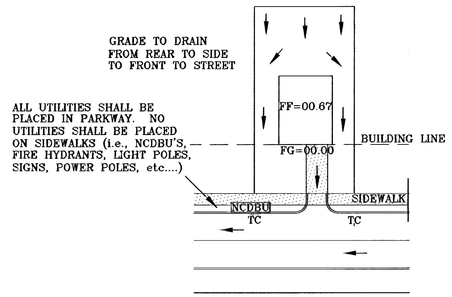
FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE C & AI (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 0015D DATED JANUARY 3, 1997.

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 & #2 DETAILS

SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

CONSTRUCTION NOTES:

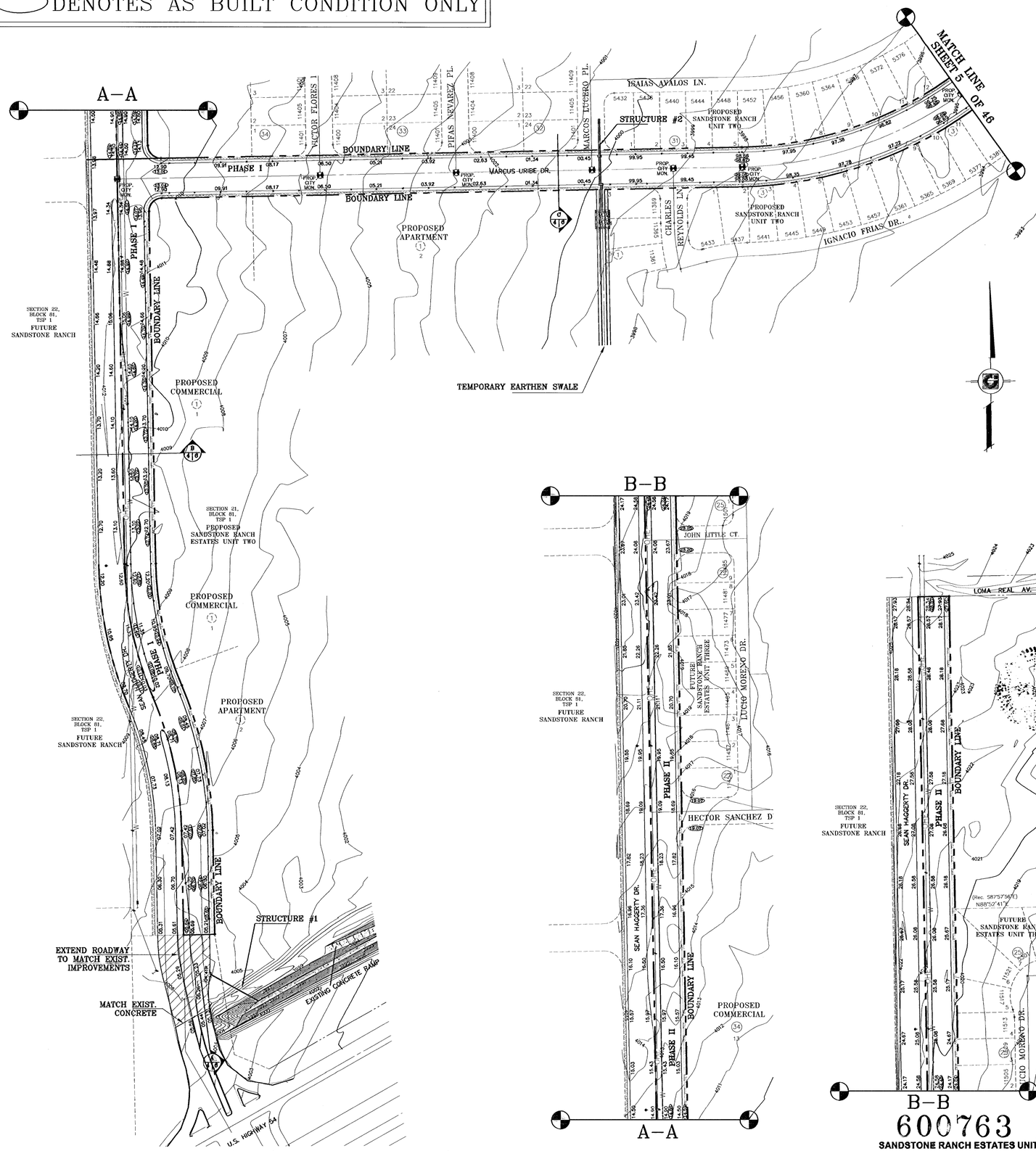
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHEWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS WILL 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.



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

TYPICAL LOT GRADING
1"=40'

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF MONTANA DE ORO AND LOMA DE ORO DR.
ELEVATION: 4057.40 (CITY DATUM)

DATE	REVISIONS	BY
6-5-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
7-14-2006	City Redlines as per 7-7-2006 comments.	E.F.G.
8-1-2006	City Redlines as per 7-28-2006 comments.	E.F.G.
9-19-2006	Raise Sean Haggerty as per plan & profiles.	O.M.
10-03-06	Raise Marcus Uribe as per plan & profile.	E.F.G.
06-08-08	As built	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT ONE
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: 56.61 ACRES

SCALE
Horiz: 1"=100'
Vert: --
DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

SHEET TITLE
GRADING PLAN

600763 1
SANDSTONE RANCH ESTATES UNIT ONE

SEE SHEET 38 OF 46 FOR DRAINAGE STRUCTURE #1 & #2 DETAILS

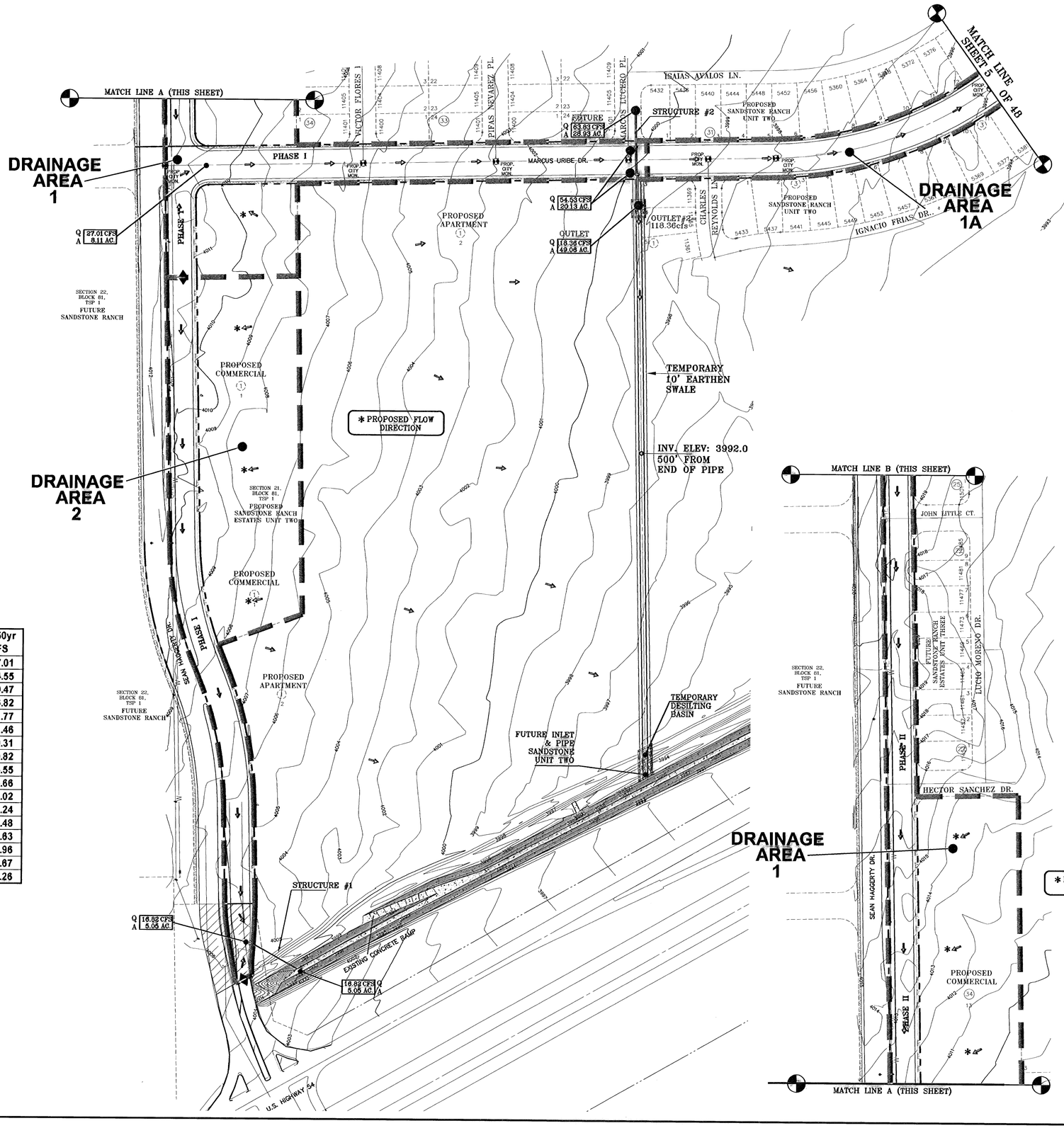
SEE SHEET 38 OF 46 FOR TEMPORARY EARTHEN SWALE DETAILS

FLOOD ZONE:
HEREON DESCRIBED TRACT LIES IN FLOOD ZONE C & A1 (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 00140 DATED AUGUST 5, 1991 AND COMMUNITY PANEL NO. 480214 00150 DATED JANUARY 3, 1997.

LEGEND

- DRAINAGE FLOW
- Q — RUN-OFF QUANTITY (CUBIC Ft/Sec)
- A — WATERSHED AREA (ACRES)
- PROP. DRAINAGE AREA
- HIGH POINT
- LOW POINT
- 62.7TC — PROP. TOP OF CB. ELEV.
- 62.2PV — PROP. PAVEMENT ELEV. (PROP. SPOT ELEV.)
- 3936 — EXISTING GRADE
- 64 — PROP. CONTOUR ELEVATION

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr CFS
1	8.11	22.50	0.90	3.70	27.01
1A	4.37	22.50	0.90	3.70	14.55
1B	0.14	22.50	0.90	3.70	0.47
2	5.05	22.50	0.90	3.70	16.82
3	0.41	12.00	0.90	4.75	1.77
4	10.52	26.70	0.60	3.40	21.46
5	5.05	26.70	0.60	3.40	10.31
6	4.82	26.70	0.60	3.40	9.82
7	2.72	26.70	0.60	3.40	5.55
8	1.32	25.00	0.90	4.75	5.66
9	1.64	25.00	0.90	3.40	5.02
9A	0.08	25.00	0.90	3.40	0.24
10	4.65	25.70	0.60	3.40	9.48
11	3.16	24.90	0.60	3.50	6.63
12	2.68	22.90	0.60	3.70	5.96
13	2.11	22.90	0.60	3.70	4.67
14	7.59	26.70	0.60	3.35	15.26



BENCHMARKS

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

DATE		BY
06-07-2006	City Redlines as per 5-30-2006 comments.	E.F.G.
07-17-2006	City Redlines as per 7-7-2006 comments.	E.F.G.
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL
RAMON OMAR ORDONEZ
103268
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

DRAINAGE PLAN PHASE II

600763 1

SANDSTONE RANCH ESTATES UNIT ONE

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C21	50.00	17.96	9.08	17.86	S09°08'26"W	20°34'55"
C22	3.00	7.27	7.99	5.62	S88°50'59"W	138°50'10"
C23	50.00	17.96	9.08	17.86	N11°26'29"W	20°34'55"
C24	50.00	17.96	9.08	17.86	S11°26'29"E	20°34'55"
C25	3.00	7.27	7.99	5.62	N88°50'59"E	138°50'10"
C26	50.00	17.96	9.08	17.86	N09°08'26"E	20°34'55"
C27	35.00	54.98	35.00	49.50	S43°50'59"W	90°00'00"
C28	35.00	54.98	35.00	49.50	S46°09'01"E	90°00'00"
C29	836.33	100.24	50.18	100.18	N04°35'03"W	6°52'02"
C30	836.33	100.24	50.18	100.18	S04°35'03"E	6°52'02"

TEMPORARY DESILTING BASIN BY OTHERS

SECTION 22, BLOCK 81, TSP 1

SECTION 22, BLOCK 81, TSP 1

FUTURE STREET

FUTURE STREET

5' SIDEWALK BY OTHERS

MATCH LINE 13+75.00 SHEET 12 OF 46

MATCH LINE 22+00 SHEET 14 OF 46

PROPOSED CURB OPENING

EXISTING GUY WIRE TO BE REMOVED AND RELOCATED BY DEVELOPER

WORK BY OTHERS

SEAN HAGGERTY DR.

PROPOSED 6" CURB & GUTTER BY OHTERS

WORK BY OTHERS

PROPOSED 6" CURB & GUTTER BY OTHERS

50' ROW

38' ROW

PHASE I

PHASE II

PHASE II

MARCUS URIBE DR.

N88°50'59"E

BNDY. LINE

BNDY. LINE

BNDY. LINE

PROPOSED 6" CURB & GUTTER

PROPOSED 6" CURB & GUTTER

EXISTING POWER POLE TO REMAIN

EXISTING POWER POLE TO REMAIN

APPROXIMATE LOCATION OF WELL LINE

Top of Pipe Elev: 4009.12
Top of Ground Elev: 4012.22

Top of Ground Elev: 4014.38
Top of Pipe Elev: 4011.47

5' SIDEWALK BY BUILDER AT TIME OF LOT DEVELOPMENT

PROPOSED COMMERCIAL

HECTOR SANCHEZ DR.

LEGEND

- W — EXIST. WATER LINE
- OHE — EXIST. OVERHEAD ELECTRICAL LINE
- EXIST. WATER VALVE
- EXIST. POWER POLE
- EXIST. GUY WIRE

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
08-07-2006	City Redlines as per 8-30-2006 comments.	E.F.G
08-16-2006	Location of existing power poles and water valves.	E.F.G
09-13-2006	Location of existing well line on profiles.	E.F.G
09-19-2006	Raise street from Sta. 4+00 to Sta. 37+47.48	O.M.
09-08-2006	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

4020

4010

130.00' VC
PVI STA = 14+50 PVI ELEV = 4013.70
A.D. = 1.05 K = 123.44
e = 0.17' (4013.87)-TC

PROPOSED TOP OF LEFT CURB\GUTTER BY OTHERS

EXISTING GROUND

WORK BY OTHERS

0.53%

0.86%

PROPOSED 6" CURB & GUTTER SUPERELEVATED SECTION

130.00' VC
PVI STA = 14+50 PVI ELEV = 4014.10
A.D. = 1.06 K = 123.10
e = 0.17' (4014.27)-TC

PROPOSED TOP OF LEFT MEDIAN CURB\GUTTER BY OTHERS

EXISTING GROUND

WORK BY OTHERS

0.53%

0.86%

PROPOSED 6" CURB & GUTTER SUPERELEVATED SECTION

130.00' VC
PVI STA = 14+50 PVI ELEV = 4014.10
A.D. = 1.06 K = 123.10
e = 0.17' (4014.27)-TC

PROPOSED TOP OF RIGHT MEDIAN CURB\GUTTER

EXISTING GROUND

0.53%

0.86%

Existing Well Line

Existing Well Line

Top of Pipe Elev: 4009.12
Sta: 15+00.49

Top of Pipe Elev: 4011.47
Sta: 18+99.59

130.00' VC
PVI STA = 14+50 PVI ELEV = 4013.70
A.D. = 1.05 K = 123.44
e = 0.17' (4013.87)-TC

PROPOSED TOP OF RIGHT CURB\GUTTER

EXISTING GROUND

0.53%

0.86%

14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00

MATCH LINE 13+75.00 SHEET 12 OF 46

MATCH LINE 22+00 SHEET 14 OF 46

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

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

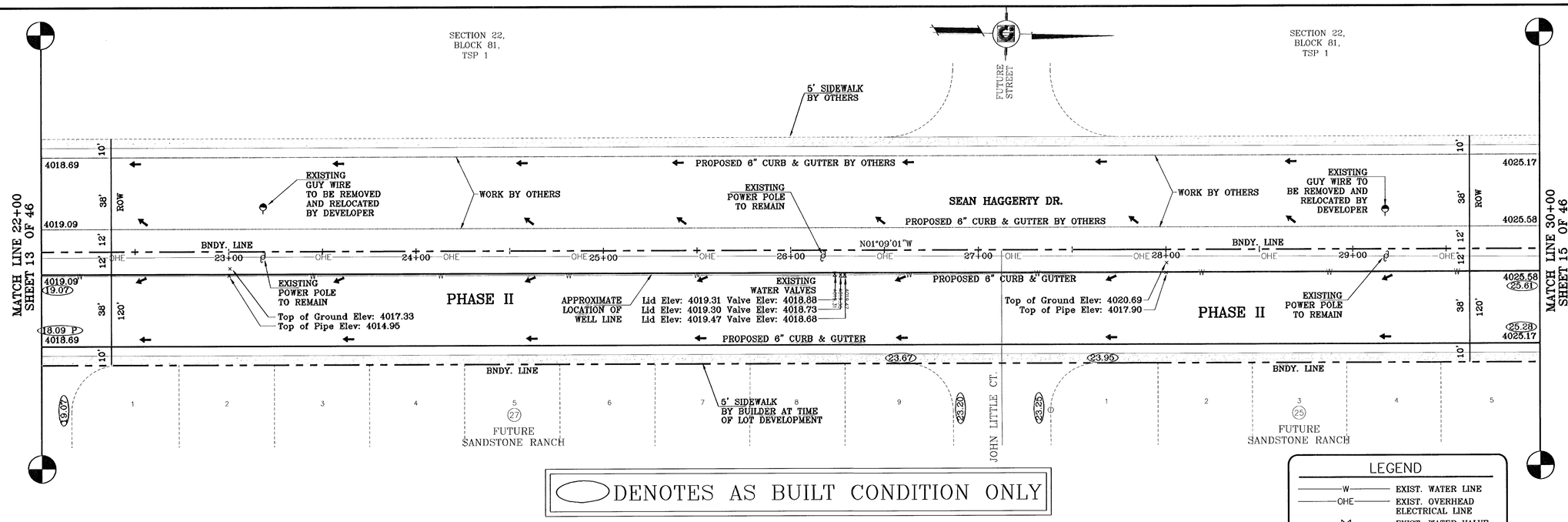
CONDE INC.

SHEET TITLE
PLAN-PROFILE

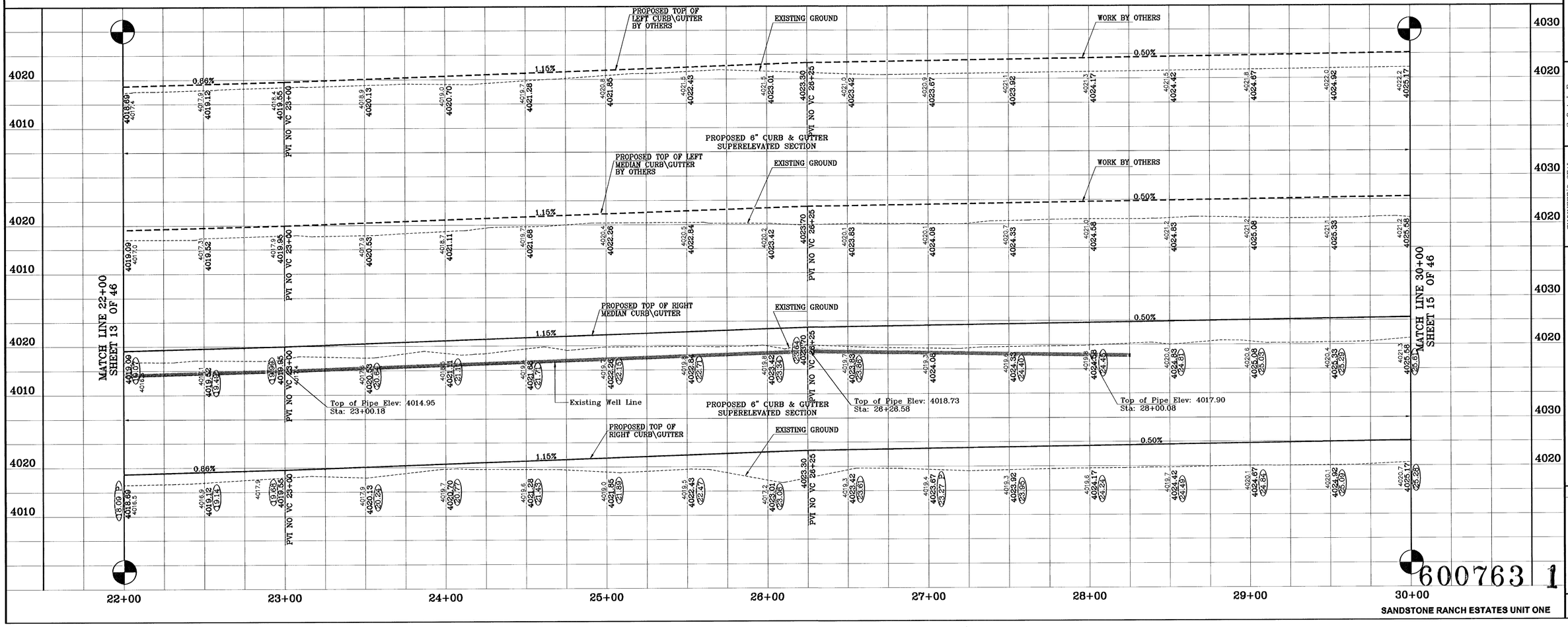
SEAN HAGGERTY DR. PHASE II

600763 1

SHT 13 OF 46



DENOTES AS BUILT CONDITION ONLY



DATE	BY	REVISIONS
06-07-2006	E.F.G	City Redlines as per 5-30-2006 comments.
06-16-2006	E.F.G	Location of existing power poles and water valves.
09-13-2006	E.F.G	Location of existing well line on profiles.
09-19-2006	O.M.	Raise street from Sta. 4+00 to Sta. 37+47.48

AS BUILT — F.R. — 09-08-2006

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4027.40.....(CITY DATUM)

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 406-20

ENGINEER'S SEAL

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

SHEET TITLE
PLAN–PROFILE

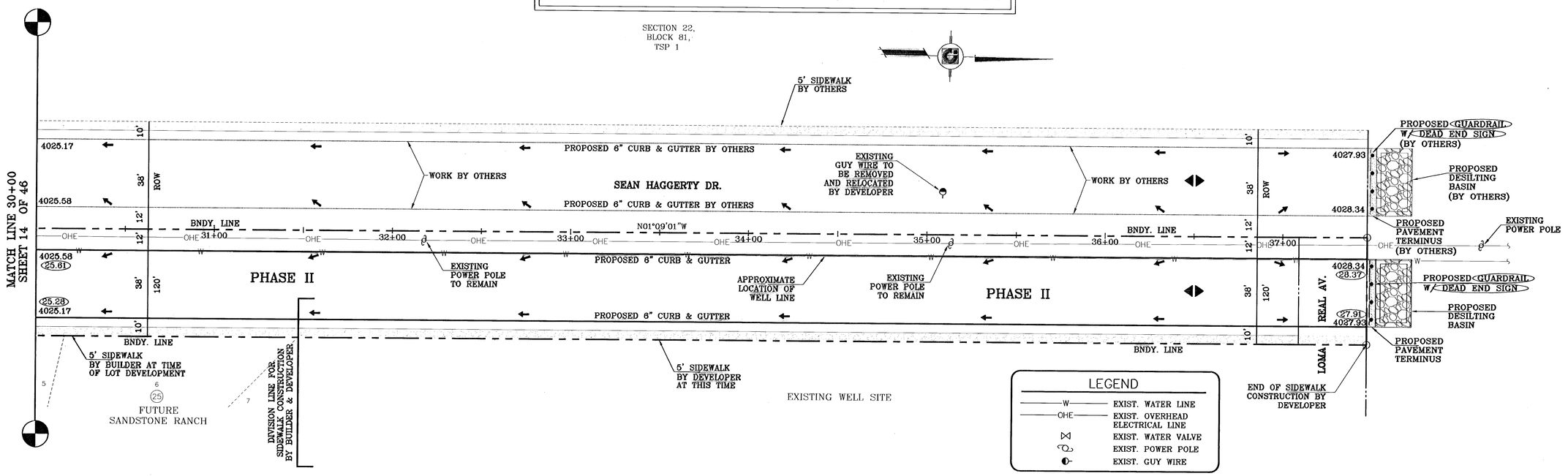
SEAN HAGGERTY DR. PHASE II

SHT 14 OF 46

600763 1

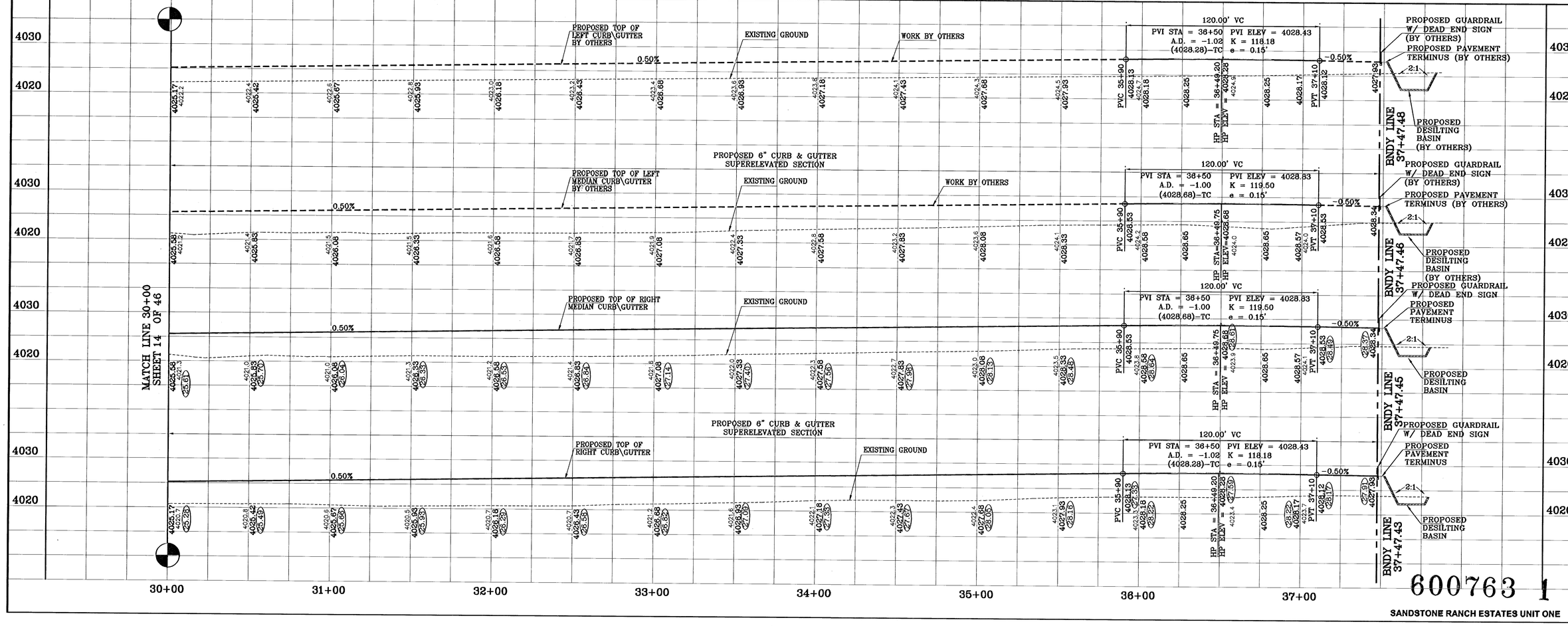
SANDSTONE RANCH ESTATES UNIT ONE

# DENOTES AS BUILT CONDITION ONLY



LEGEND

W	EXIST. WATER LINE
OHE	EXIST. OVERHEAD ELECTRICAL LINE
	EXIST. WATER VALVE
	EXIST. POWER POLE
	EXIST. GUY WIRE



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
04-27-2006	City Redlines as per 5-30-2006 comments.	E.F.G
08-01-2006	City Redlines as per 7-28-2006 comments.	E.F.G
08-16-2006	Location of existing power poles and water valves.	E.F.G
09-19-2006	Raise street from Sta. 4+00 to Sta. 37+47.48 AS BUILT	O.M.
09-06-2006		F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

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: 56.61 ACRES

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

DATE: MARCH 2006
DESIGN BY: Y.C.
INITIATED BY: R.O.
CHKD. BY: Y.C.
JOB NO.: 405-20

ENGINEER'S SEAL

YASMINE CONDE CURRY
94648
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
09/19/06

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

CONDE INC.

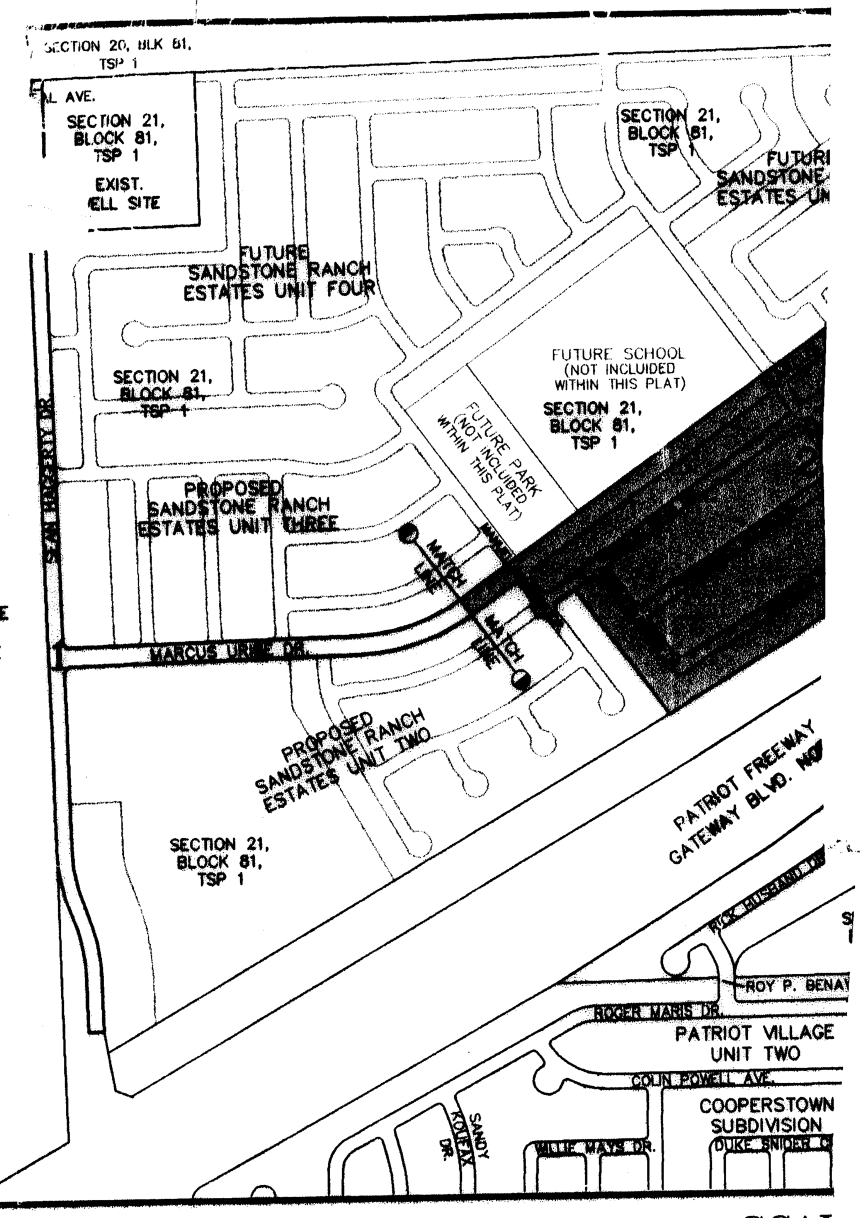
SHEET TITLE
PLAN–PROFILE

SEAN HAGGERTY DR. PHASE II

SHT 15 OF 46

600763 1

SANDSTONE RANCH ESTATES UNIT ONE



LOCATION MAP

SCAL

Subdivision: SANDSTONE RANCH ESTATES UNIT # I

Status:
Total of Lots: 254 — Per condition
Unconditional: 64 — 1-2-07
Condition "A": 63 — 2-15-07
Condition "B":

Development Agreements: 3/22/07
BIC Homes, S.P Constr., EPT Bella Homes
La Solla Homes, MISSION Homes, Escajeda Builders
ALLEN CONST.

603475	603413	603489	603412	603414	5
603479	603478	603488	603483	X700025	10
X700128	X700126	X700161	X700162	X700163	15
[illegible]	X700168	X700169	X700170	X700171	20
X700172	X700173	X700174	X700175	X700176	25
X700177	X700181	X700182	X700183	X700184	30
X700185	X700186	X700178	X700179	X700180	35
700190	700191	700192	700193	700194	40
700195	700196	700197	700198	X700284	45
X[illegible]	X700311	X700310	X700309	X700308	50
X700307	X700304	X700303	X700303	X700281	55
X700333	X700370	X700371	X700384	X700388	60
X700386	X700385	X700386	X700397		64
700388	700389				
XR507-0046	X700477	700476	700470	700536	5
603519	X700590	X700588	X700585	X700610	10
X700636	X700633	X700661	X700979	X700991	15
X700986	X700658	X700661	X700987	X701087	20
X701014	X701090	X701089	X701139	701137	25
X	X	X	X	X	30
X					40
X					45
					50

UNCOND.

COND "A"

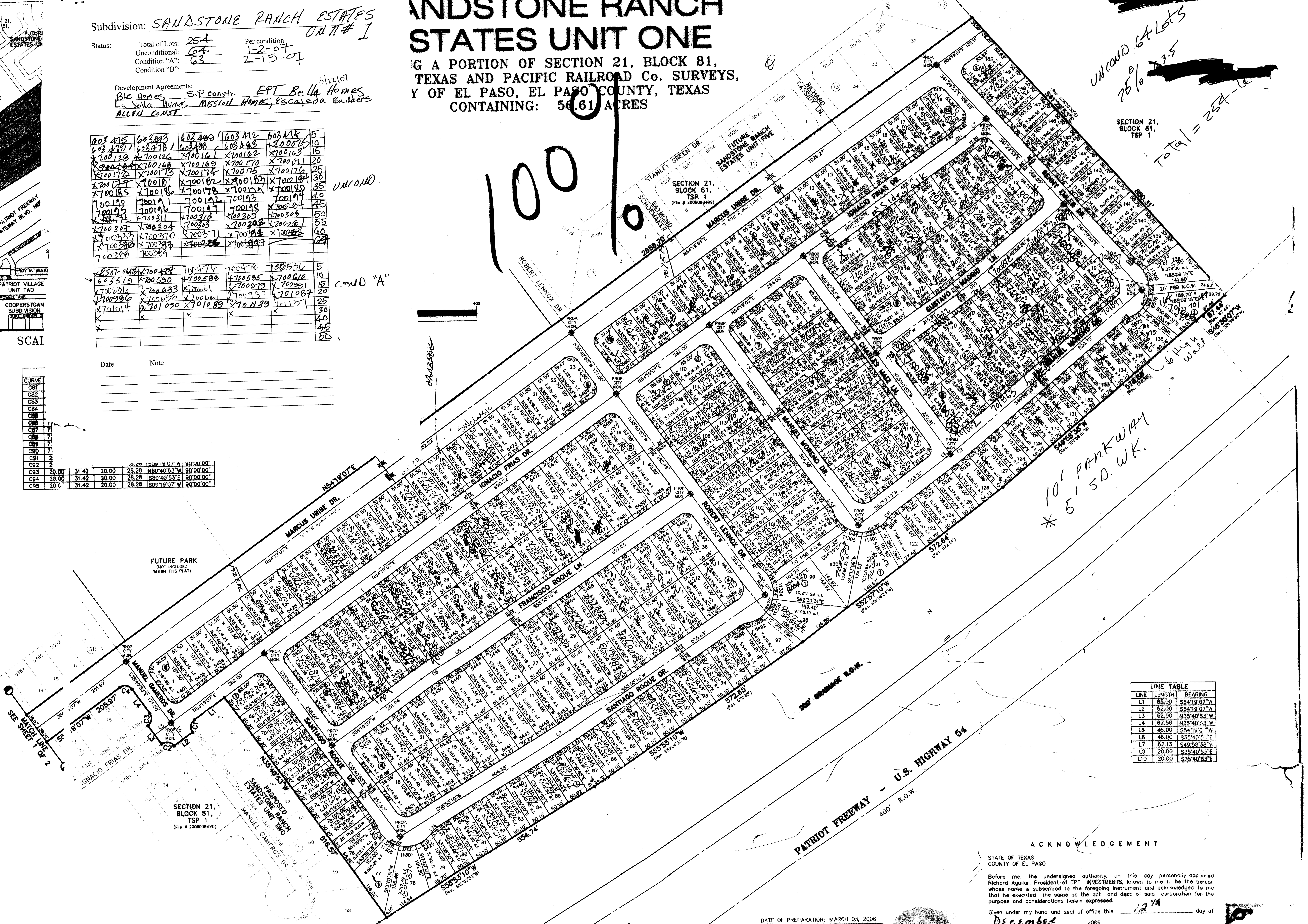
Date — Note

SANDSTONE RANCH ESTATES UNIT ONE

G A PORTION OF SECTION 21, BLOCK 81,
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
Y OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 56.61 ACRES

100%

[redacted]
UNCOND. 64 Lots
25% [redacted]
Total = 254-64



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C2	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C3	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C4	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C5	750.00	76.54	38.30	76.51	S57°14'31"W	5°50'50"
C6	750.00	55.58	27.80	55.57	N58°02'33"E	4°14'47"
C7	1000.00	51.78	25.89	51.77	N57°24'10"E	2°58'00"
C8	1000.00	10.76	5.38	10.76	N52°38'39"E	0°37'00"
C9	1000.00	41.17	20.59	41.17	N51°09'23"E	2°21'32"
C10	1500.00	113.66	56.86	113.63	N52°08'52"E	4°20'29"
C11	350.00	26.52	13.27	26.51	N52°08'52"E	4°20'29"
C12	20.00	33.45	22.14	29.68	S06°24'37"W	95°49'00"
C13	20.00	29.39	18.07	26.81	N83°35'23"W	84°11'00"
C14	20.00	31.93	20.52	28.65	N04°14'22"E	91°28'31"
C15	324.00	24.55	12.28	24.54	N52°08'52"E	4°20'29"
C16	376.00	10.72	5.36	10.72	N53°30'06"E	1°38'02"
C17	376.00	17.77	8.89	17.77	N51°19'51"E	2°42'27"
C18	20.00	30.90	19.49	27.92	N85°45'38"W	88°31'29"
C19	20.00	31.93	20.52	28.65	N04°14'22"E	91°28'31"
C20	20.00	30.90	19.49	27.92	N85°45'38"W	88°31'29"
C21	30.00	47.90	30.78	42.97	N04°14'22"E	91°28'31"
C22	40.00	12.62	6.36	12.57	S50°32'22"E	18°04'58"
C23	70.00	28.55	14.48	28.35	N47°53'49"W	23°22'04"
C24	70.00	38.32	19.65	37.85	N20°31'46"W	31°22'02"
C25	70.00	20.28	10.21	20.21	N03°27'18"E	16°36'06"
C26	70.00	33.30	16.97	32.98	N25°22'55"E	27°15'09"
C27	70.00	39.40	20.24	38.88	N55°07'57"E	32°14'56"
C28	40.00	14.86	7.51	14.77	S60°37'01"W	21°16'48"
C29	1026.00	12.67	6.33	12.67	N50°19'51"E	0°42'26"
C30	1026.00	40.62	20.31	40.62	N51°49'07"E	2°16'06"
C31	40.00	13.27	6.70	13.21	S43°26'49"W	19°00'41"
C32	70.00	33.64	17.15	33.31	N47°42'27"E	27°31'57"
C33	70.00	34.45	17.58	34.10	N75°34'18"E	28°11'45"
C34	70.00	34.45	17.58	34.10	S76°13'57"E	28°11'45"
C35	70.00	21.09	10.62	21.01	S53°30'15"E	17°15'38"
C36	70.00	32.42	16.50	32.13	S31°36'25"E	26°32'02"
C37	40.00	12.11	6.10	12.06	N27°00'39"W	17°20'29"
C38	30.00	47.84	30.72	42.93	S81°21'52"E	91°21'57"
C39	20.00	30.94	19.53	27.95	N08°38'08"E	88°38'03"
C40	20.00	32.93	21.58	29.34	S82°51'08"E	94°20'29"
C41	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C42	1526.00	31.23	15.62	31.23	N53°43'56"E	1°10'22"
C43	1526.00	53.30	26.65	53.30	N52°08'42"E	2°00'05"
C44	1526.00	31.09	15.55	31.09	N50°33'39"E	1°10'03"
C45	1474.00	31.41	15.70	31.41	N50°35'15"E	1°13'15"
C46	1474.00	55.53	27.77	55.52	N52°16'38"E	2°09'30"
C47	1474.00	24.75	12.38	24.75	N53°50'15"E	0°57'44"
C48	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C49	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C50	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C51	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C52	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C53	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C54	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C55	20.00	31.42	20.00	28.28	S09°19'07"W	90°00'00"
C56	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C57	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C58	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C59	20.00	31.97	20.57	28.68	N10°07'08"E	91°36'03"
C60	20.00	30.86	19.45	27.89	N79°52'52"W	88°23'57"
C61	40.00	12.11	6.10	12.06	S44°21'08"E	17°20'29"
C62	70.00	26.52	13.42	26.36	N42°10'07"W	21°42'32"
C63	70.00	20.58	10.37	20.51	N22°53'25"W	16°50'51"
C64	70.00	33.37	17.01	33.06	N00°48'30"W	27°18'59"
C65	70.00	33.37	17.01	33.06	N26°30'28"E	27°18'59"
C66	70.00	50.31	26.30	49.24	N60°45'25"E	41°10'54"
C67	40.00	9.51	4.76	9.48	S74°32'25"W	13°36'54"
C68	40.00	8.25	4.14	8.23	S61°49'34"W	11°48'49"
C69	30.00	47.96	30.85	43.01	N10°07'08"E	91°36'03"
C70	974.00	16.78	8.39	16.78	N56°24'46"E	0°59'13"
C71	974.00	33.66	16.83	33.65	N57°53'46"E	1°58'47"
C72	1026.00	43.30	21.66	43.30	N57°07'42"E	2°25'06"
C73	1026.00	9.82	4.91	9.82	N58°36'42"E	0°32'54"
C74	40.00	17.60	8.95	17.46	S46°16'40"W	25°12'59"
C75	70.00	2.77	1.38	2.77	N34°48'10"E	2°16'00"
C76	70.00	45.14	23.38	44.36	N54°24'32"E	36°56'43"
C77	70.00	37.11	19.00	36.68	N88°04'12"E	30°22'38"
C78	70.00	37.11	19.00	36.68	S61°33'10"E	30°22'38"
C79	70.00	34.24	17.47	33.90	S32°21'08"E	28°01'27"
C80	40.00	12.11	6.10	12.06	N27°00'39"W	17°20'29"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81						
C82						
C83						
C84						
C85						
C86						
C87	7[illegible]					
C88	7[illegible]					
C89	7[illegible]					
C90	7[illegible]					
C91	2[illegible]					
C92	2[illegible]			.8.28	S09°19'07"W	90°00'00"
C93	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C94	20.00	31.42	20.00	28.28	S80°40'53"E	90°00'00"
C95	20.0	31.42	20.00	28.28	S09°19'07"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00	S54°19'07"W
L2	52.00	S54°19'07"W
L3	52.00	N35°40'53"W
L4	67.50	N35°40'53"W
L5	46.00	S54°19'0[illegible]"W
L6	46.00	S35°40'5[illegible]"E
L7	62.13	S49°58'38"W
L9	20.00	S35°40'53"E
L10	20.00	S35°40'53"E

DATE OF PREPARATION: MARCH 03, 2006

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

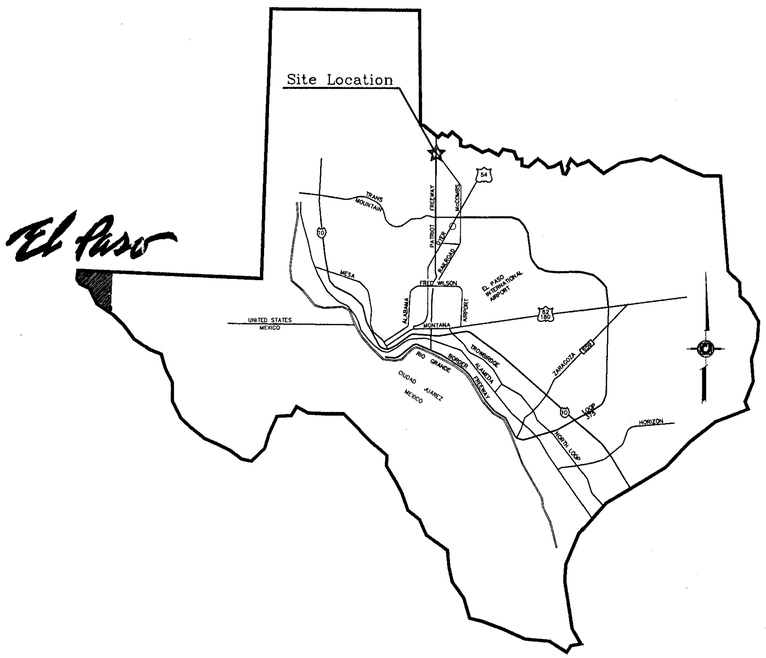
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

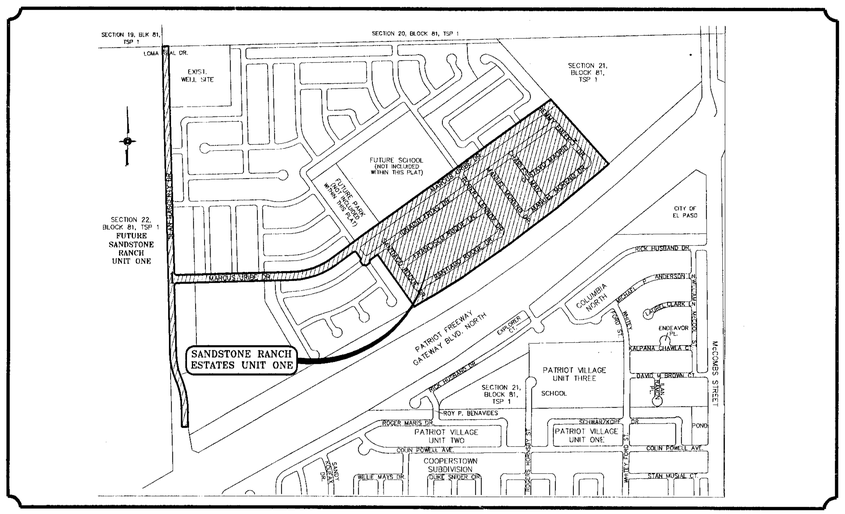
Before me, the undersigned authority, on this day personally appeared Richard Aguilar, President of EPT INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

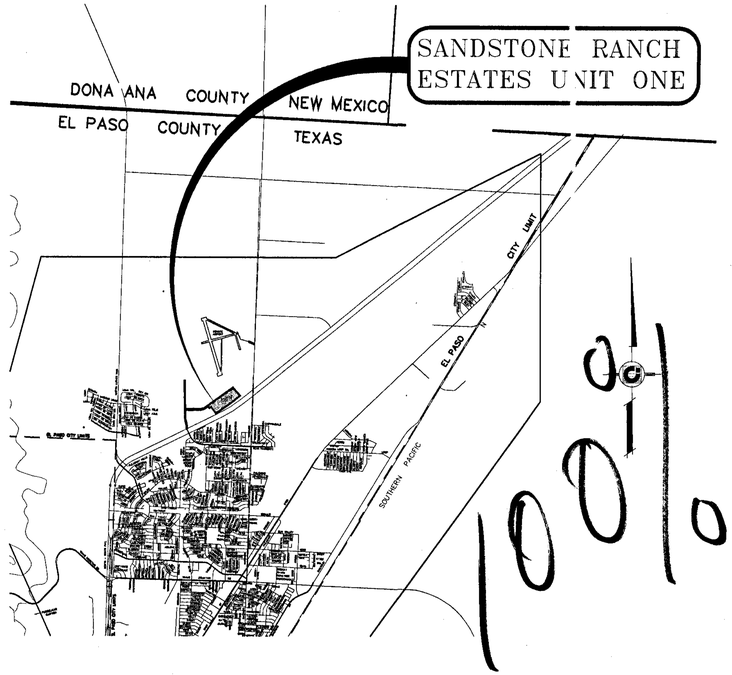
Given under my hand and seal of office this 12th day of December, 2006.

[signature] — 3-18-[illegible]
[illegible] and for E[illegible] [illegible]ty — My Commission



LOCATION MAP SCALE: 1" = 600'





STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.
COVER SHEET	1 OF 46
PLAT	2-3 OF 46
GRADING PLAN	4-5 OF 46
GRADING SECTIONS	6 OF 46
DRAINAGE PLAN	7-8 OF 46
STORM WATER POLLUTION PREVENTION PLAN	9-10 OF 46
PLAN & PROFILE	11-37 OF 46
DRAINAGE STRUCTURES AND PROFILES	38-40 OF 46
STRUCTURE DETAILS	41 OF 46
P.S.B. R.O.W. DETAILS	42 OF 46
STANDARD DETAILS	43-44 OF 46
ILLUMINATION PLAN AND DETAILS	45-46 OF 46

DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT SERVICES DEPARTMENT

SITE PLAN REVIEW

Reviewed For Conformance For Conditions Related To:

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

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY [signature] DATE 8/1/2006

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT ONE

BEING A PORTION OF SECTION 21, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING [illegible]

CONDE INC.
ENGINEERS / PLANNING
SURVEYORS / GIS
1790 LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79936

COVER SHEET

SHT 1

SANDSTONE RANCH ESTATES UNIT ONE

102902