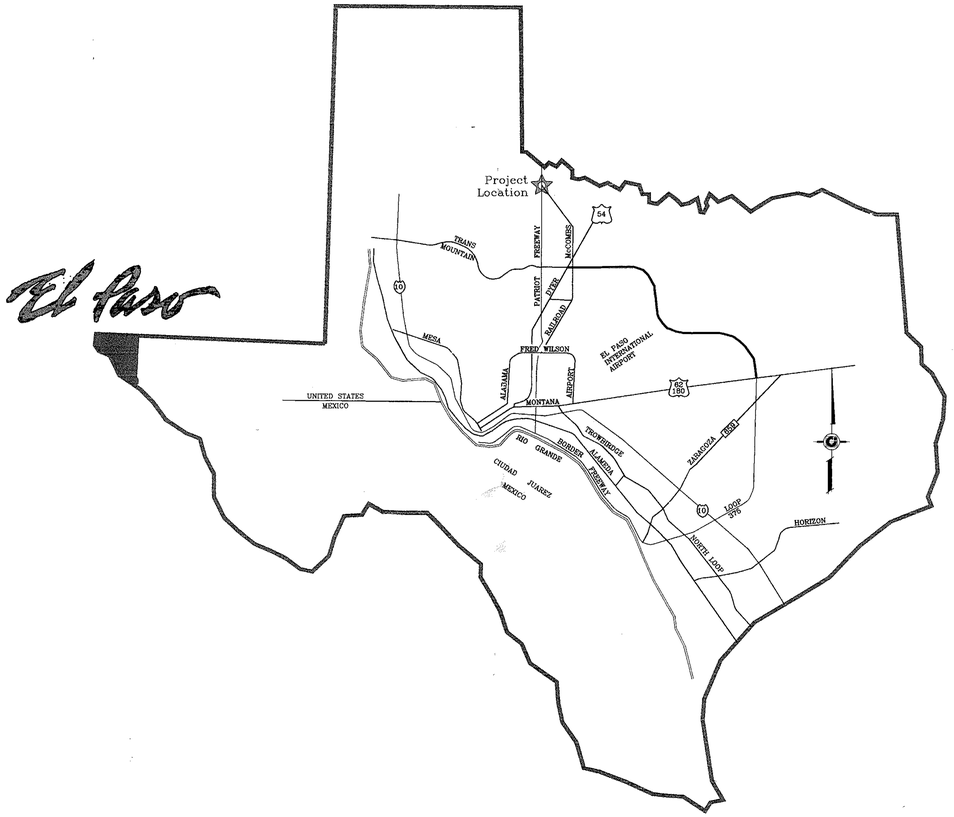
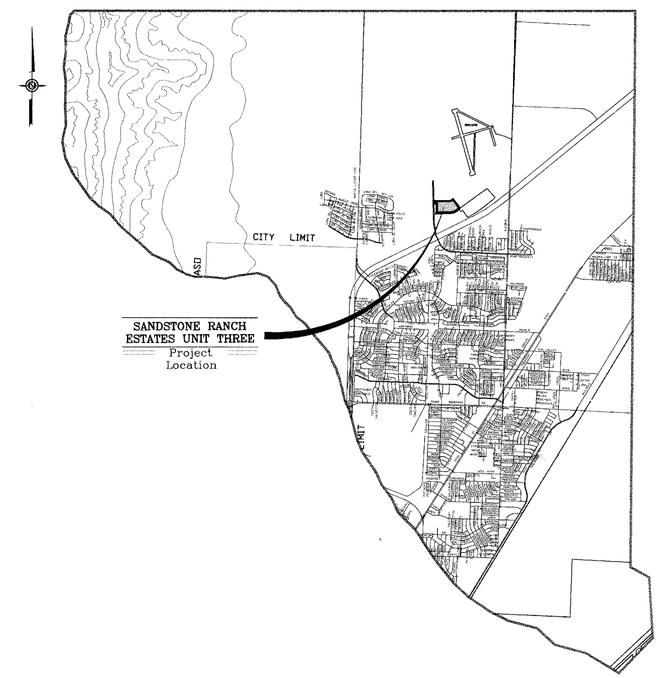
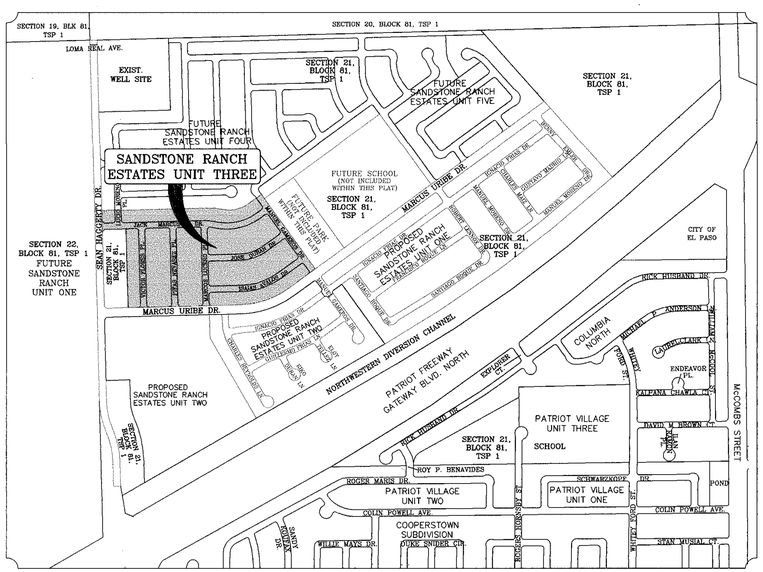


VICINITY MAP





LOCATION MAP SCALE: 1" = 600'

STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	25
PLAT	2	OF	25
GRADING	3	OF	25
GRADING SECTIONS	4	OF	25
DRAINAGE	5	OF	25
STORM WATER POLLUTION PREVENTION PLAN	6	OF	25
S.W.P.P.P STANDARD DETAILS	7	OF	25
STREET PLAN AND PROFILES	8–20	OF	25
DRAINAGE STRUCTURE	21	OF	25
STRUCTURE DETAILS	22	OF	25
STANDARD DETAILS	23–24	OF	25
ILLUMINATION PLAN	25	OF	25

PROJECT NAME

SANDSTONE RANCH
ESTATES UNIT THREE

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: 26.78 ACRES

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

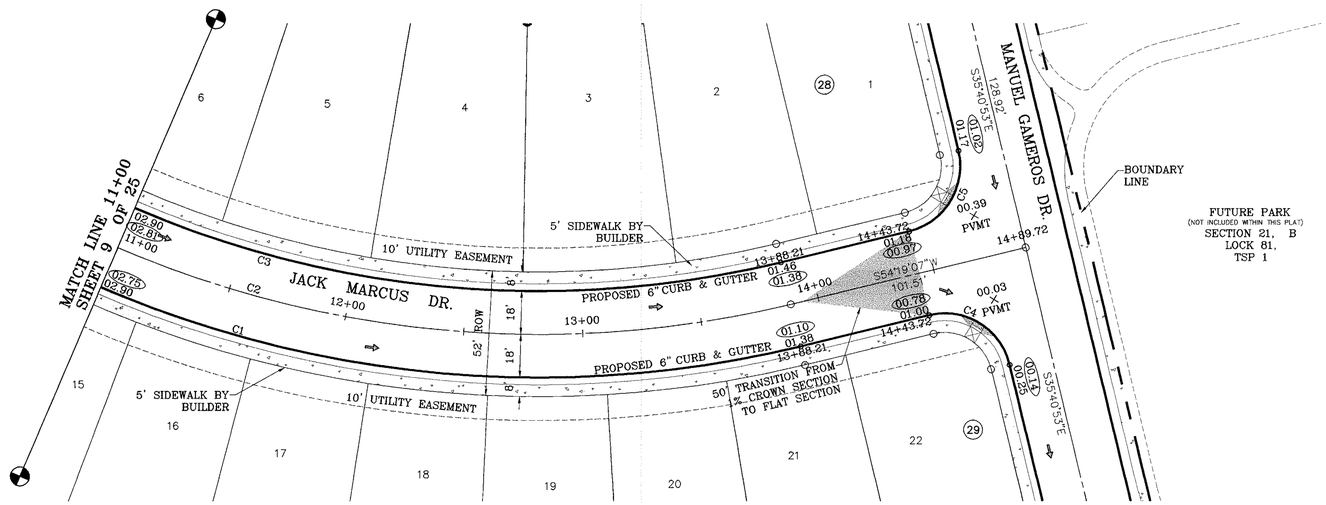
CONDE INC.

SHT 1 OF 25

SANDSTONE RANCH ESTATES UNIT THREE

600777

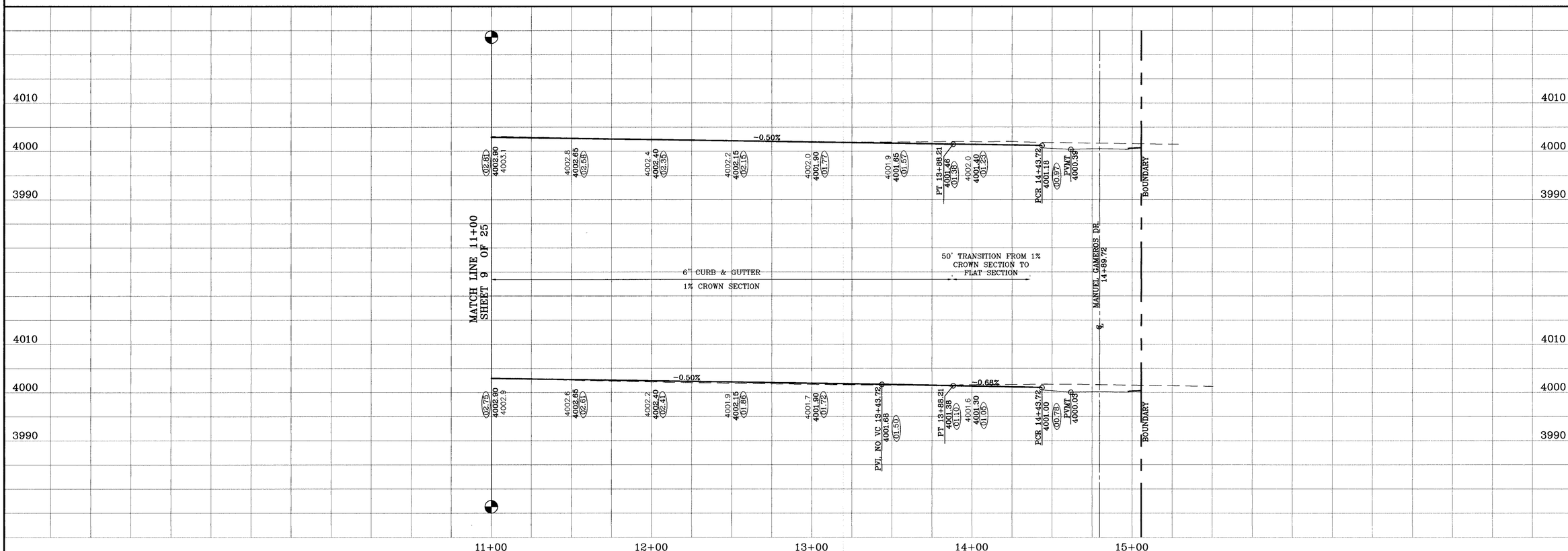
F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_COVER.dwg, 11/29/2007 2:58:17 PM, 750C.pc3



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	468.00	400.03	213.15	387.96	N78°48'20"E	48°58'27"
C2	450.00	384.64	204.95	373.04	N78°48'20"E	48°58'27"
C3	432.00	369.26	196.76	358.12	N78°48'20"E	48°58'27"
C4	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C5	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"



SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

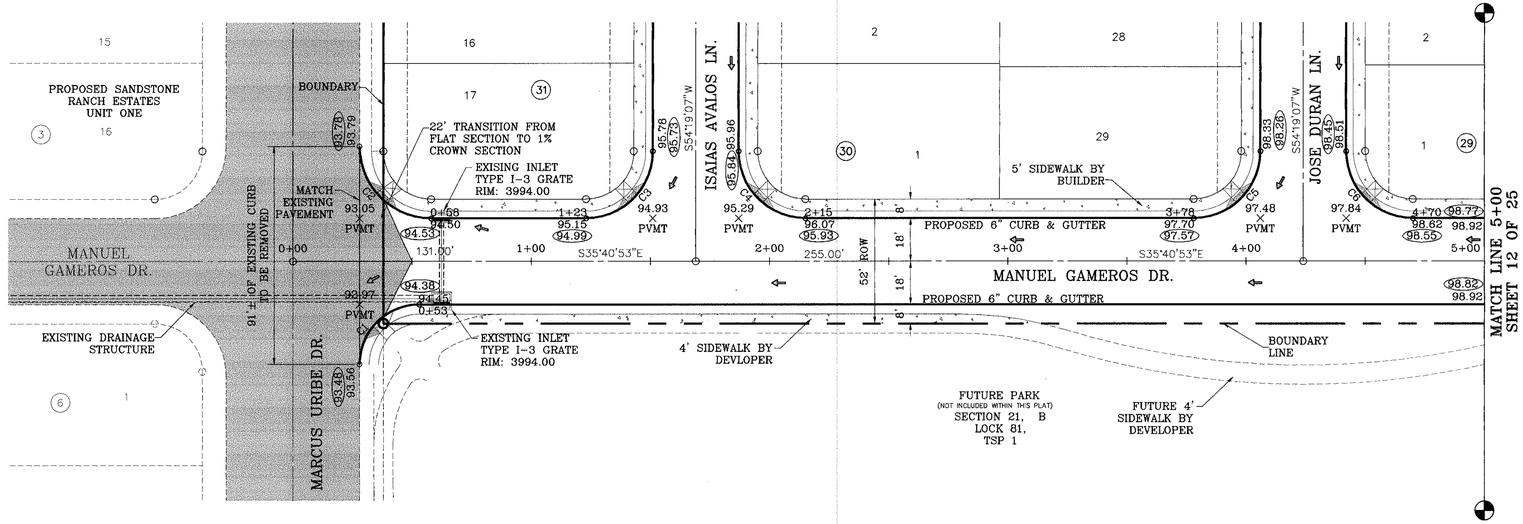
CONDE INC.

SHEET TITLE

JACK MARCUS DR.
STA: 11+00
TO
STA: 14+89.72

SHT 10 OF 25

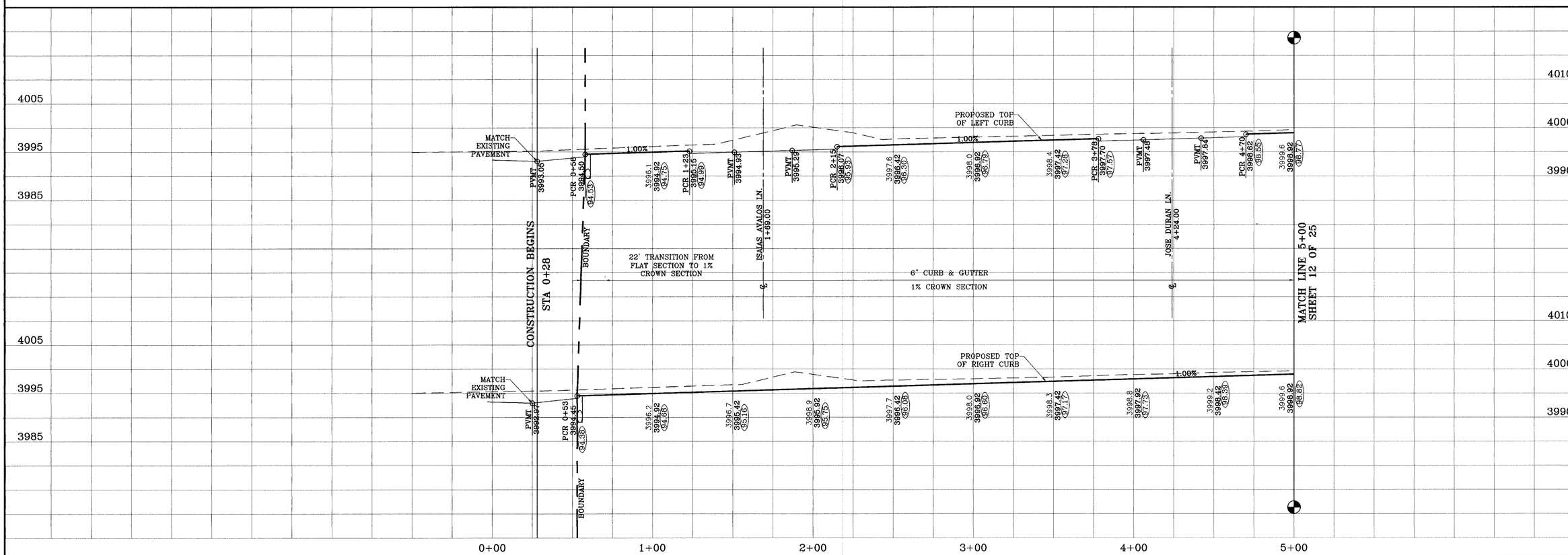
F:\FELIX\SANDSTONE\ASBLT 01-02-07\SANDPHASE II.dwg\SAND_JACK MARCUS.dwg, 11/29/2007 12:40:55 PM, 750C.pc3



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S80°40'53"E	90°00'00"
C2	30.00	47.12	30.00	42.43	N09°19'07"E	90°00'00"
C3	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C4	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"
C5	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C6	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"



SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 708-11

ENGINEER'S SEAL

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

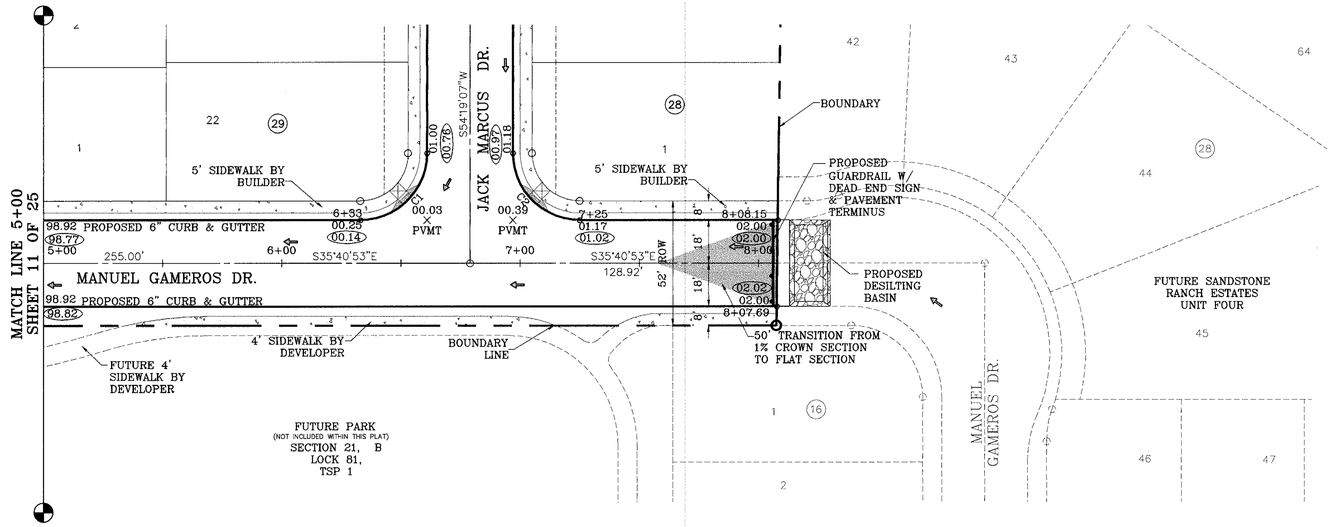
CONDE INC.

SHEET TITLE

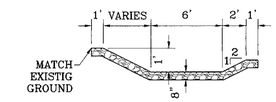
MANUEL GAMEROS DR.
STA: 0+00
TO
STA: 5+00

SHT 11 OF 25

F:\FELIX\SANDSTONE & ASBUILT 01-02-07\SAND_PHASE 3.dwg\SAND_MANUEL GAMEROS.dwg, 11/29/2007 12:46:56 PM, 750C.pc3



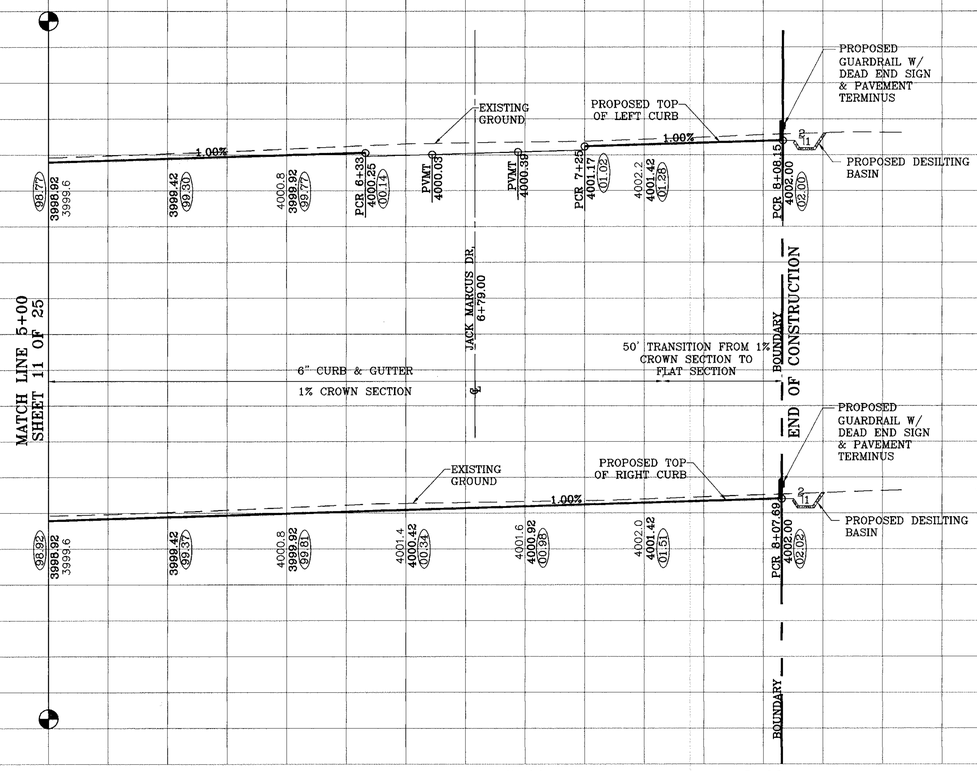
SCALE: 1"=30'



DESILTING BASIN DETAIL
SCALE: 1"=6'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C2	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"



SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

CONDE INC.

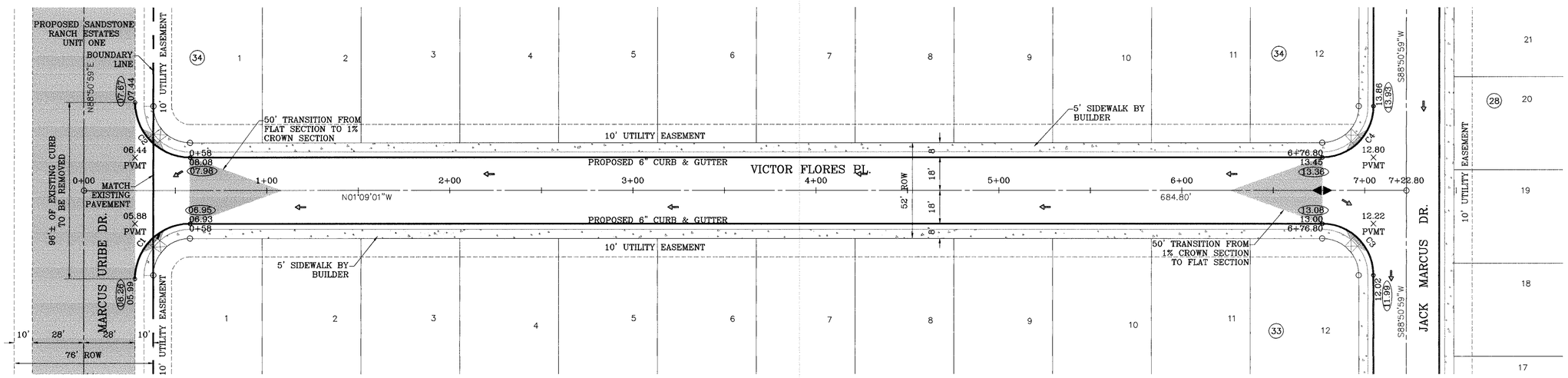
SHEET TITLE

MANUEL GAMEROS DR.
STA: 5+00
TO
STA: 8+07.92

SHT 12 OF 25

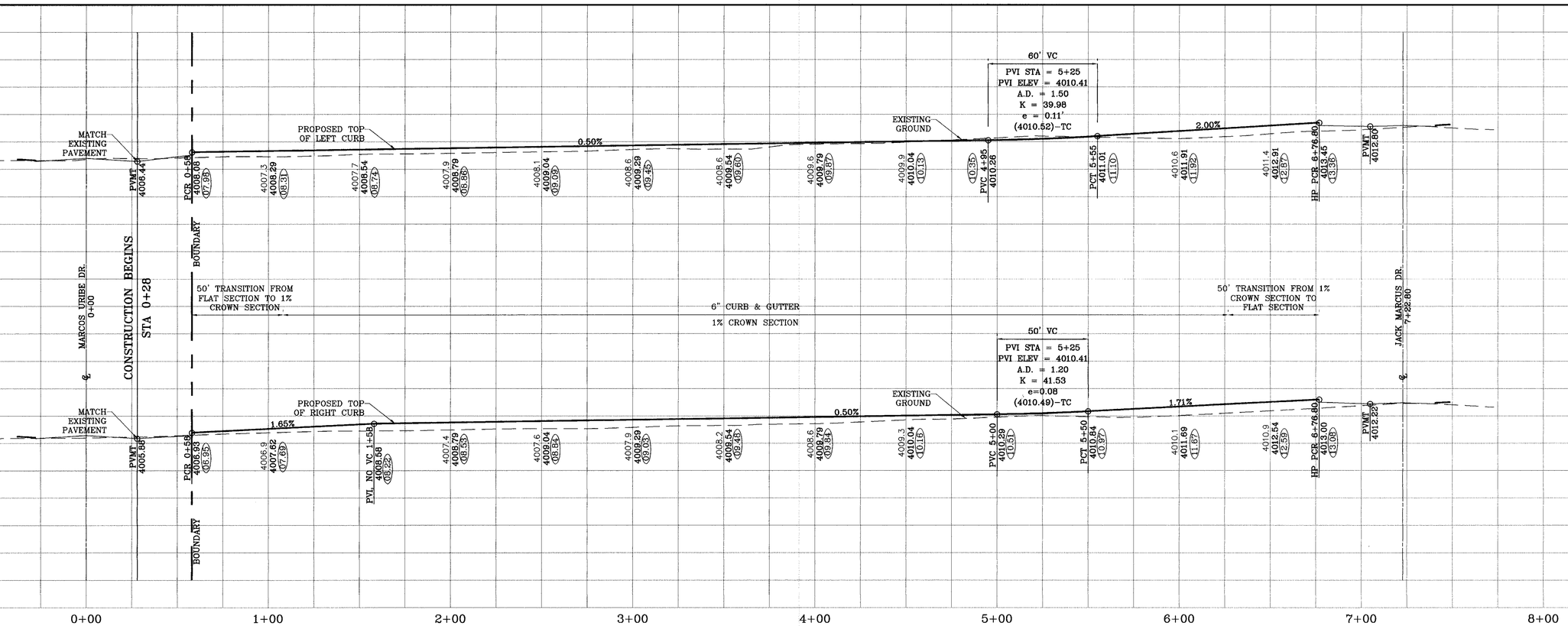
F:\FELIX\SANDSTONE 3 ASBUT 01-02-07\SAND-PHASE 3.dwg\SAND_MANUEL GAMEROS.dwg, 11/29/2007 12:47:13 PM, 750C.pc3

608777



DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S46°09'01"E	90°00'00"
C2	30.00	47.12	30.00	42.43	N43°50'59"E	90°00'00"
C3	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C4	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"



SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.76 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO. 706-11

ENGINEER'S SEAL

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

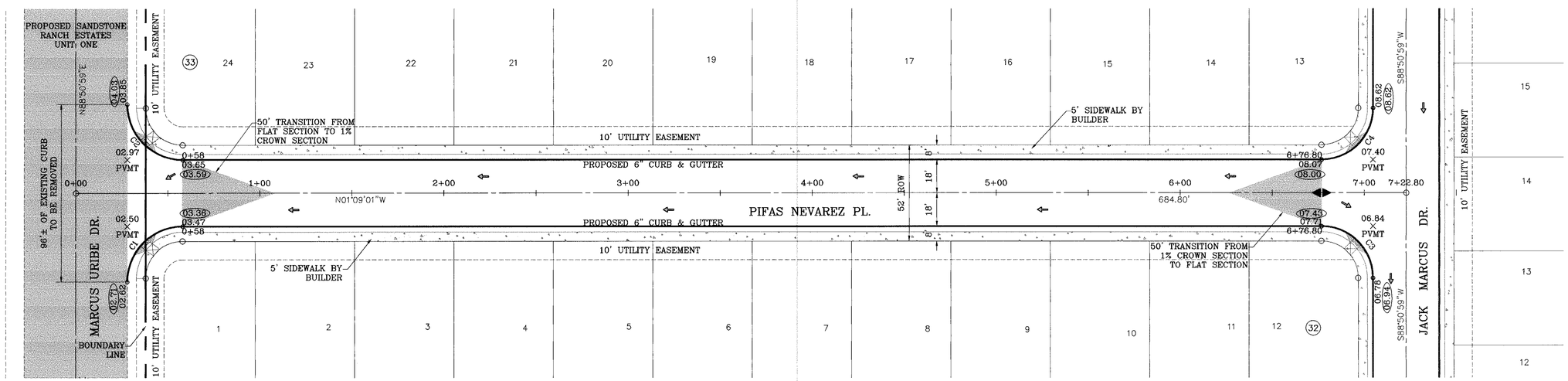
SHEET TITLE

VICTOR FLORES PL.
STA: 0+00
TO
STA: 7+22.80

SHT 13 OF 25

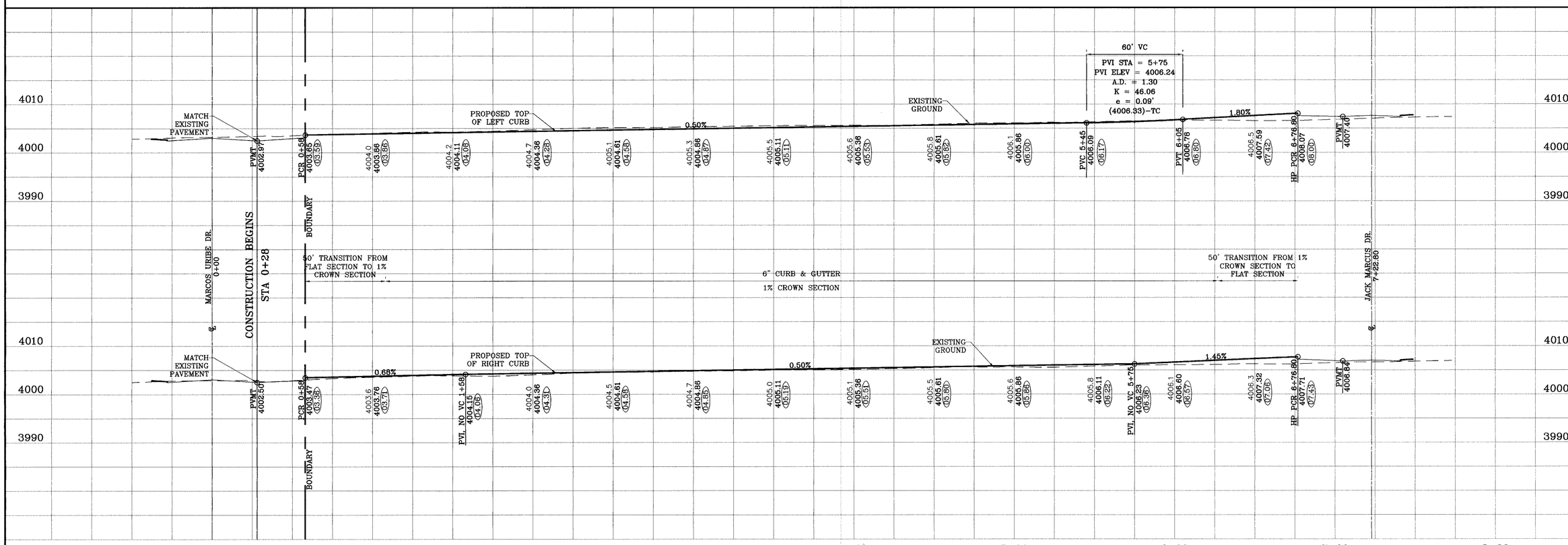
F:\FELIX\SANDSTONE 3 AS-BLT 01-02-07\SAND-PHASE 3\dwg\SAND_VICTOR FLORES.dwg, 11/29/2007 2:46:59 PM, 750C.pc3

600-779



DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S46°09'01"E	90°00'00"
C2	30.00	47.12	30.00	42.43	N43°50'59"E	90°00'00"
C3	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C4	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE PLATA DR. AND LOMA DE LUZ A. ELEVATION: 4021.40 (CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO. 706-11

ENGINEER'S SEAL

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

CONDE INC.

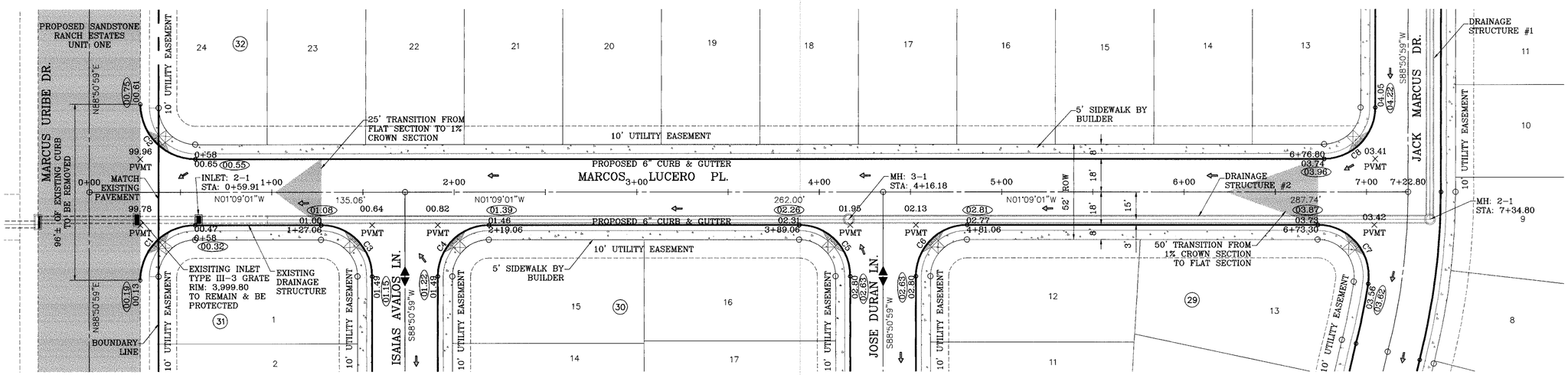
SHEET TITLE

PIFAS NEVARES PL.
STA: 0+00
TO
STA: 7+22.80

SHT 14 OF 25

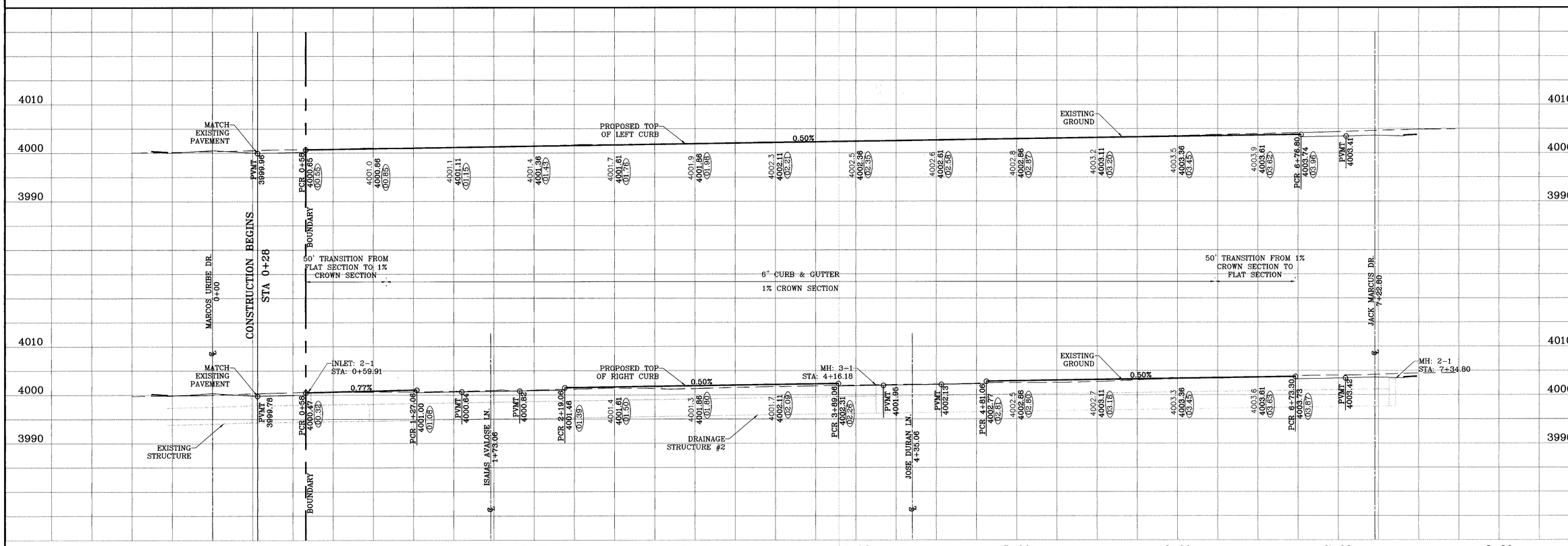
SANDSTONE RANCH ESTATES UNIT THREE

F:\FELIX\SANDSTONE 3\ASBLT 01-02-07\SAND-PHASE 3.dwg\SAND_PIFAS NEVARES.dwg, 11/29/2007 2:48:40 PM, 750C.pc3



DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.12	30.00	42.43	S46°09'01"E	90°00'00"
C2	30.00	47.12	30.00	42.43	N43°50'59"E	90°00'00"
C3	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C4	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C5	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C6	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C7	28.00	48.24	32.61	42.49	S48°12'04"W	98°42'11"
C8	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"



SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 708-11

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

MARCOS LUCERO PL.
STA: 0+00
TO
STA: 7+22.80

SHT 15 OF 25

F:\FELIX\SANDSTONE 3\ASBUT01-02-07\SAND_PHASE_II\dwg\SAND_MARCOS LUCERO.dwg, 11/29/2007 12:48:07 PM, 750C.pc3

SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C3	368.00	221.79	114.38	218.45	N71°35'03"E	34°31'52"
C4	350.00	210.94	108.78	207.76	N71°35'03"E	34°31'52"
C5	332.00	200.09	103.19	197.08	N71°35'03"E	34°31'52"

SANDSTONE RANCH ESTATES UNIT THREE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

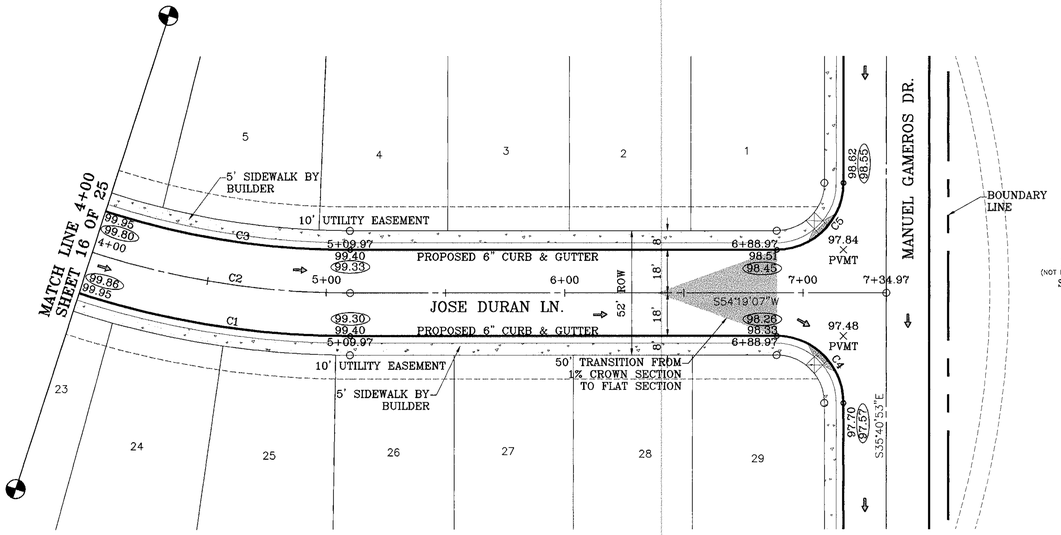
CONDE INC.

SHEET TITLE

JOSE DURAN LN.
STA: 0+00
TO
STA: 4+00

SHT 16 OF 25

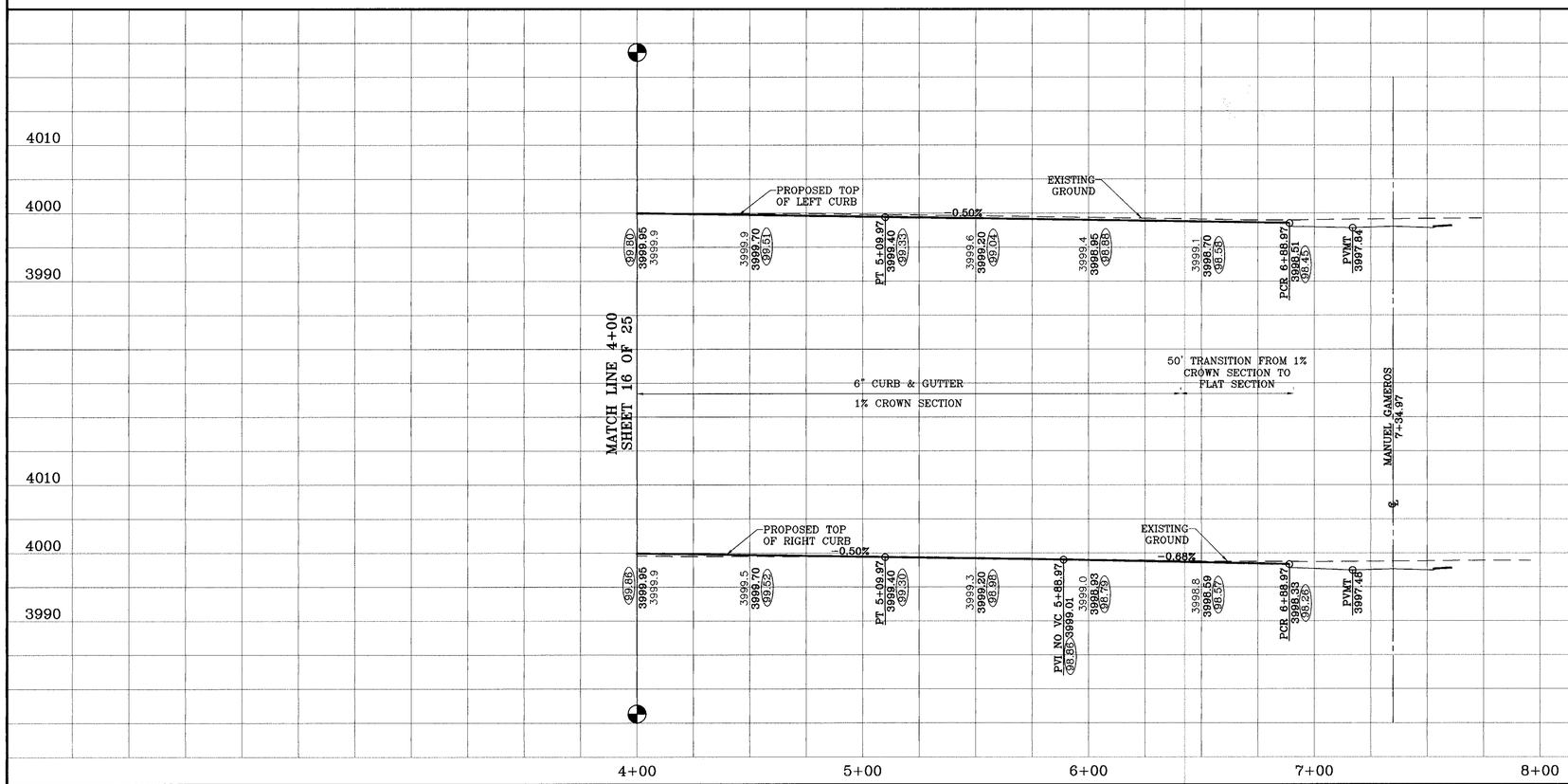
F:\FELIX\SANDSTONE 3\ASBUILT 01-02-07\SANDPHASE 3.dwg\SAND_JOSE DURAN.dwg, 11/29/2007 11:22:54 AM, 750C.pc3



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	368.00	221.79	114.38	218.45	N71°35'03"E	34°31'52"
C2	350.00	210.94	108.78	207.76	N71°35'03"E	34°31'52"
C3	332.00	200.09	103.19	197.08	N71°35'03"E	34°31'52"
C4	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C5	28.00	43.98	28.00	39.60	N09°19'07"E	90°00'00"



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF JONAS LOCKER DR. AND LOMA DUZE PL.
ELEVATION: 4057.40, AVG LOMA DUZE PL. (CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

FRANCISCO CONDE
93161
STATE OF TEXAS
PROFESSIONAL ENGINEER

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

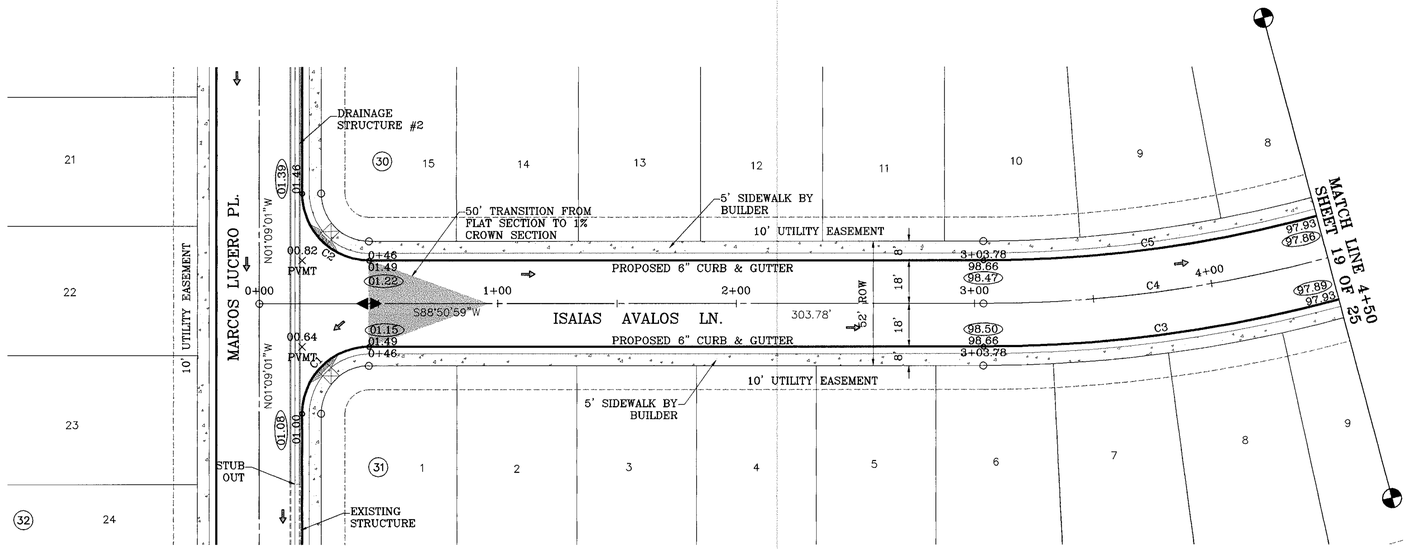
CONDE INC.

SHEET TITLE

JOSE DURAN LN.
STA: 4+00
TO
STA: 7+34.97

F:\FILES\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_JOSE DURAN.dwg, 11/29/2007 11:31:59 AM, 750C.pc3

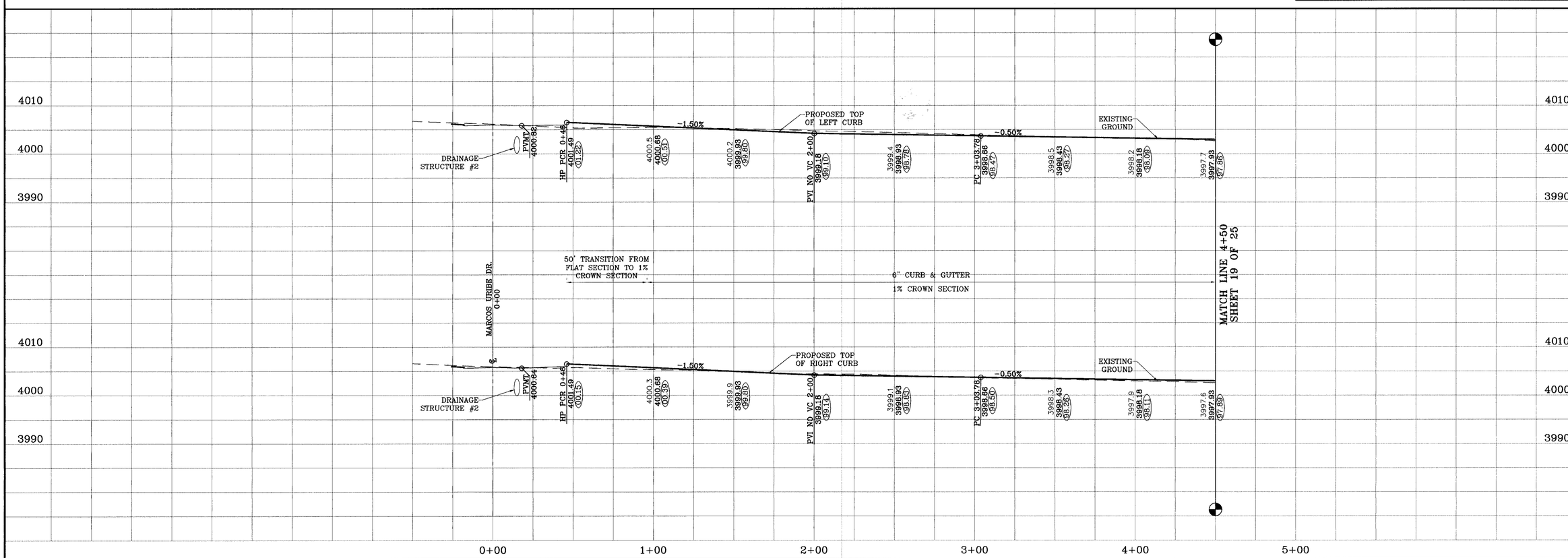
600 779



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C3	575.00	346.54	178.71	341.32	N71°35'03"E	34°31'52"
C4	557.00	335.69	173.12	330.64	N71°35'03"E	34°31'52"
C5	539.00	324.85	167.52	319.95	N71°35'03"E	34°31'52"



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF DONIPHAN DR. AND LOMA DEL LAGO
ELEVATION: 4057.40 (NAVD 88 - CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHED. BY: Y.C.
JOB NO. 706-11

ENGINEER'S SEAL

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

CONDE INC.

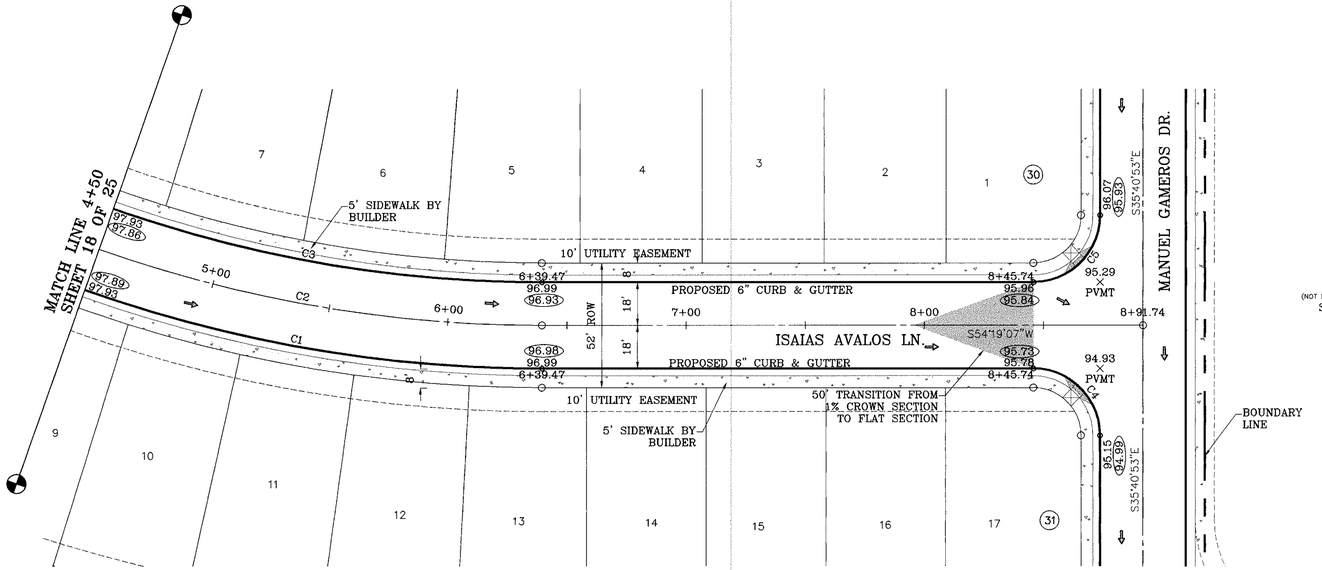
SHEET TITLE

ISAIAS AVALOS LN.
STA: 0+00
TO
STA: 4+50

SHT 18 OF 25

SANDSTONE RANCH ESTATES UNIT THREE

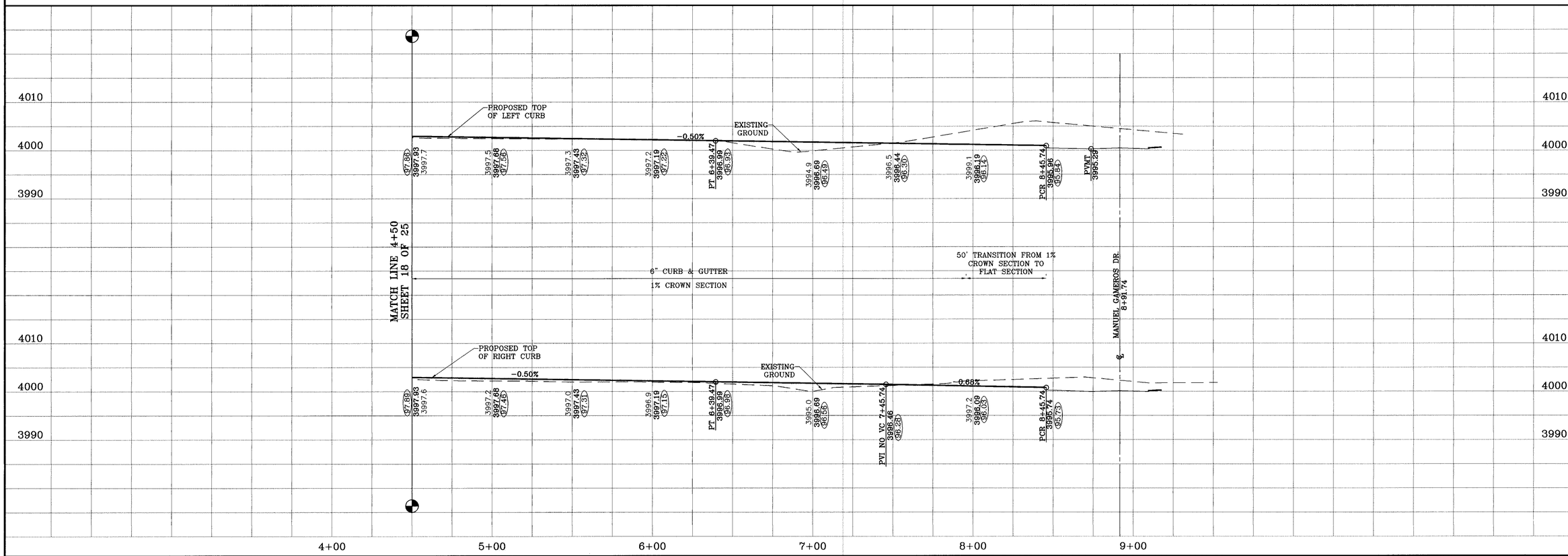
F:\FEUX\SANDSTONE 3\ASBLT 01-02-07\SAND-PHASE 3.dwg\SAND_ISAIAS AVALOS.dwg, 11/29/2007 12:38:31 PM, 750C.pc3



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	575.00	346.54	178.71	341.32	N71°35'03"E	34°31'52"
C2	557.00	335.69	173.12	330.64	N71°35'03"E	34°31'52"
C3	539.00	324.85	167.52	319.95	N71°35'03"E	34°31'52"
C4	28.00	43.98	28.00	39.60	N80°40'53"W	90°00'00"
C5	28.00	43.98	28.00	39.60	N09°19'07"E	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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: G.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

ISAIAS AVALOS LN.
STA: 4+50
TO
STA: 8+91.74

SANDSTONE RANCH ESTATES UNIT THREE

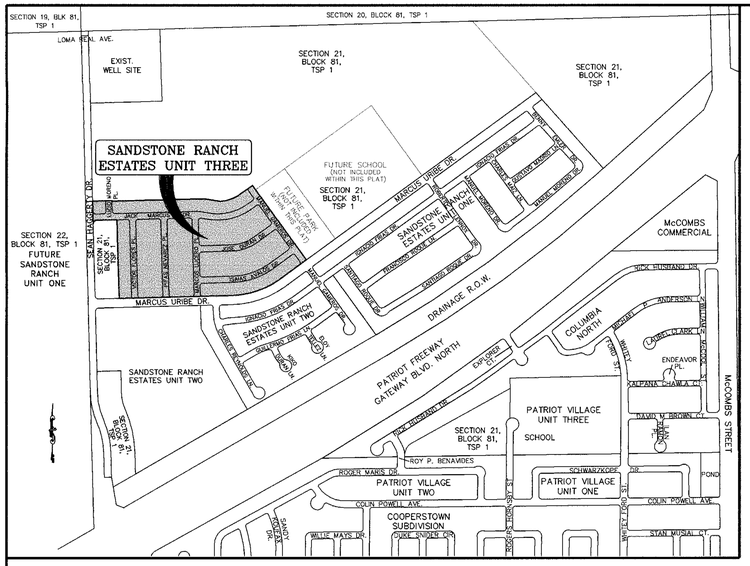
SHT 19 OF 25

F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3.dwg\SAND_ISAIAS AVALOS.dwg, 11/29/2007 11:34:29 AM, 750C.pc3

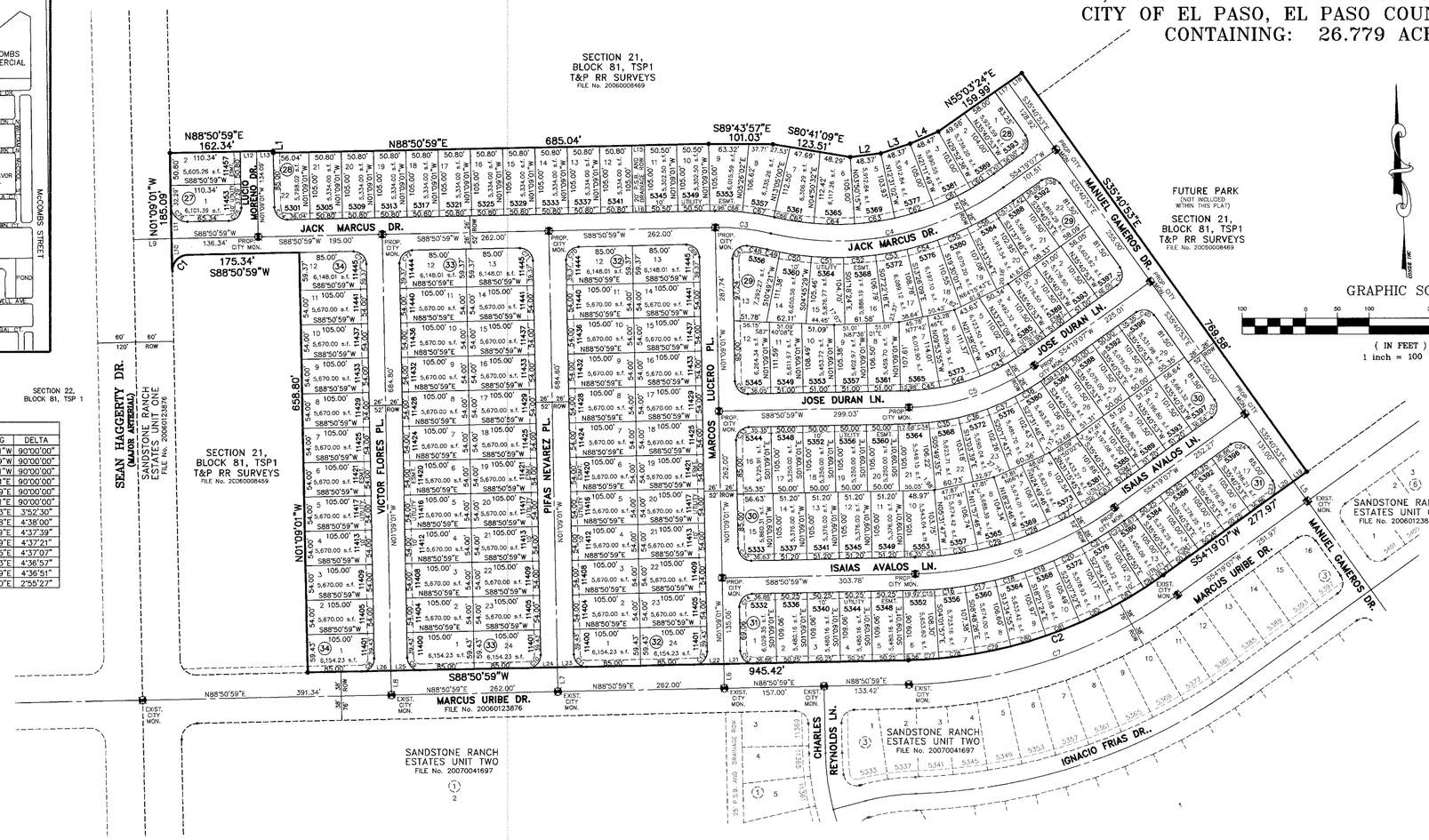
600774

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.779 ACRES



LOCATION MAP SCALE: 1" = 600'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S43°50'59"W	90°00'00"
C2	712.00	429.11	221.29	422.64	S71°35'03"W	34°31'52"
C3	350.00	88.23	44.35	87.99	N83°55'44"W	14°26'35"
C4	450.00	384.64	204.95	373.04	N78°48'20"E	48°58'27"
C5	350.00	210.94	108.78	207.76	N71°35'03"E	34°31'52"
C6	557.00	335.69	173.12	330.64	N71°35'03"E	34°31'52"
C7	750.00	452.01	233.10	445.20	N71°35'03"E	34°31'52"
C8	20.00	31.42	20.00	28.28	N43°50'59"E	90°00'00"
C9	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C10	20.00	31.42	20.00	28.28	N43°50'59"E	90°00'00"
C11	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C12	20.00	31.42	20.00	28.28	N43°50'59"E	90°00'00"
C13	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C14	20.00	31.42	20.00	28.28	S43°50'59"W	90°00'00"
C15	583.00	29.33	14.67	29.32	N87°24'31"E	2°52'56"
C16	583.00	48.58	24.31	48.57	N83°34'48"E	4°46'29"
C17	583.00	48.58	24.31	48.57	N78°48'19"E	4°46'29"
C18	583.00	48.58	24.31	48.57	N74°01'51"E	4°46'29"
C19	583.00	48.58	24.31	48.57	N69°15'22"E	4°46'29"
C20	583.00	48.58	24.31	48.57	N64°28'53"E	4°46'29"
C21	583.00	48.58	24.31	48.57	N59°42'24"E	4°46'29"
C22	583.00	30.54	15.27	30.53	N55°49'08"E	3°00'04"
C23	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C24	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C25	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C26	531.00	40.95	20.49	40.94	N56°31'41"E	4°25'08"
C27	531.00	59.62	29.84	59.59	N61°57'15"E	6°26'00"
C28	531.00	59.62	29.84	59.59	N68°23'14"E	6°26'00"
C29	531.00	59.62	29.84	59.59	N74°49'14"E	6°26'00"
C30	531.00	59.62	29.84	59.59	N81°15'13"E	6°26'00"
C31	531.00	40.59	20.30	40.58	N86°39'36"E	4°22'45"
C32	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C33	20.00	31.42	20.00	28.28	S43°50'59"W	90°00'00"
C34	376.00	30.69	15.35	30.68	N86°30'42"E	4°40'34"
C35	376.00	47.47	23.77	47.44	N80°33'23"E	7°14'04"
C36	376.00	47.47	23.77	47.44	N73°19'19"E	7°14'04"
C37	376.00	47.47	23.77	47.44	N66°05'16"E	7°14'04"
C38	376.00	47.47	23.77	47.44	N58°51'12"E	7°14'04"
C39	376.00	6.02	3.01	6.02	N54°46'38"E	0°55'04"
C40	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C41	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C42	324.00	13.08	6.54	13.07	N55°28'29"E	2°18'44"
C43	324.00	66.36	33.30	66.25	N62°29'54"E	11°44'07"
C44	324.00	66.36	33.30	66.25	N74°14'01"E	11°44'07"
C45	324.00	49.47	24.78	49.42	N84°28'32"E	8°44'54"
C46	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C47	20.00	34.45	23.29	30.35	S48°12'04"W	98°42'11"
C48	324.00	32.46	16.24	32.44	N79°34'38"W	5°44'23"
C49	476.00	20.52	10.26	20.52	S77°56'33"E	2°28'12"
C50	476.00	50.38	25.22	50.36	S82°12'35"E	6°03'52"
C51	476.00	50.38	25.22	50.36	S88°16'27"E	6°03'52"
C52	476.00	50.38	25.22	50.36	N85°39'40"E	6°03'52"
C53	476.00	50.38	25.22	50.36	N79°35'48"E	6°03'52"
C54	476.00	50.38	25.22	50.36	N73°31'55"E	6°03'52"
C55	476.00	50.38	25.22	50.36	N67°28'03"E	6°03'52"
C56	476.00	50.38	25.22	50.36	N61°24'10"E	6°03'52"
C57	476.00	33.66	16.84	33.66	N56°20'40"E	4°03'07"
C58	20.00	31.42	20.00	28.28	N80°40'53"W	90°00'00"
C59	20.00	31.42	20.00	28.28	N09°19'07"E	90°00'00"
C60	424.00	42.96	21.50	42.94	N57°13'15"E	5°48'17"
C61	424.00	64.23	32.18	64.17	N64°27'47"E	8°40'47"
C62	424.00	64.23	32.18	64.17	N73°08'34"E	8°40'47"
C63	424.00	64.23	32.18	64.17	N81°49'21"E	8°40'47"
C64	424.00	64.23	32.18	64.17	S89°29'52"E	8°40'47"
C65	424.00	62.53	31.32	62.48	S80°55'57"E	8°27'02"
C66	376.00	1.37	0.69	1.37	N76°48'43"W	0°12'33"
C67	376.00	50.20	25.14	50.16	N80°44'29"W	7°38'58"
C68	376.00	43.21	21.63	43.18	N87°51'30"W	6°35'03"
C69	20.00	31.42	20.00	28.28	N46°09'01"W	90°00'00"
C70	20.00	31.42	20.00	28.28	S43°50'59"W	90°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C71	20.00	31.42	20.00	28.28	N46°09'01"W	90°00'00"
C72	20.00	31.42	20.00	28.28	S43°50'59"W	90°00'00"
C73	20.00	31.42	20.00	28.28	N46°09'01"W	90°00'00"
C74	20.00	31.42	20.00	28.28	S46°09'01"E	90°00'00"
C75	20.00	31.42	20.00	28.28	N43°50'59"E	90°00'00"
C76	25.00	39.27	25.00	35.36	S46°09'01"E	90°00'00"
C77	712.00	48.15	24.09	48.15	N86°54'43"E	3°52'30"
C78	712.00	57.58	28.80	57.56	N82°39'28"E	4°38'00"
C79	712.00	57.50	28.77	57.49	N78°01'39"E	4°37'39"
C80	712.00	57.44	28.74	57.43	N73°24'09"E	4°37'21"
C81	712.00	57.39	28.71	57.38	N68°46'55"E	4°37'07"
C82	712.00	57.36	28.70	57.35	N64°09'53"E	4°36'57"
C83	712.00	57.34	28.69	57.32	N59°32'59"E	4°36'51"
C84	712.00	36.34	18.17	36.33	N55°46'50"E	2°55'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.09	S01°09'01"E
L2	48.37	N83°05'28"E
L3	48.37	N71°52'27"E
L4	48.47	N66°49'17"E
L5	38.00	S35°40'53"E
L6	38.00	N01°09'01"W
L7	38.00	N01°09'01"W
L8	38.00	N01°09'01"W
L9	60.00	S88°50'59"W
L10	51.00	S01°09'01"E
L11	51.00	S01°09'01"E
L12	26.00	N88°50'59"E
L13	26.00	N88°50'59"E
L15	20.00	N88°50'59"E
L16	20.00	S88°50'59"W
L17	26.00	N55°03'24"E
L18	26.00	N55°03'24"E
L19	26.00	N54°19'07"E
L20	46.00	N54°19'07"E
L21	46.00	N88°50'59"E
L22	46.00	N88°50'59"E
L23	46.00	N88°50'59"E
L24	46.00	N88°50'59"E
L25	46.00	N88°50'59"E
L26	46.00	N88°50'59"E

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SANDSTONE RANCH ESTATES UNIT 3) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JUNE 2007.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. N/A DATE

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20070073889 DATE 1 Aug 07

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SEAN HAGGERTY DRIVE AND MARCUS URIBE DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. N/A DATE

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

BEARINGS BASED ON EXISTING CITY MONUMENTS IN SANDSTONE RANCH ESTATES UNIT ONE IN FILE No: 20060123876.

DATE OF PREPARATION: MAY 18, 2006

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

DEDICATION

EP LAND ASSETS, LP., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, P.S.B. R.O.W., drainage R.O.W., 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 15 th day of June, 2007.

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

By: I/ Richard Aguilar
Richard Aguilar, MANAGER

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Richard Aguilar, Manager of EPT LAND ACQUISITION, LLC GENERAL PARTNER OF EP LAND ASSETS, LP. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 15 th day of June, 2007.

I / Margarita Serrera — Notary Public in and for El Paso County

9-28-2008 — 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 31 st day of July, 2007.

I / Kelly Carpenter — Secretary
I / Gus Haddad — Chairperson

Approved for filing this 26th day of July, 2007.

I / Alan Shubert
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 1 st day of August 2007, A.D. in File No. 20070073888

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

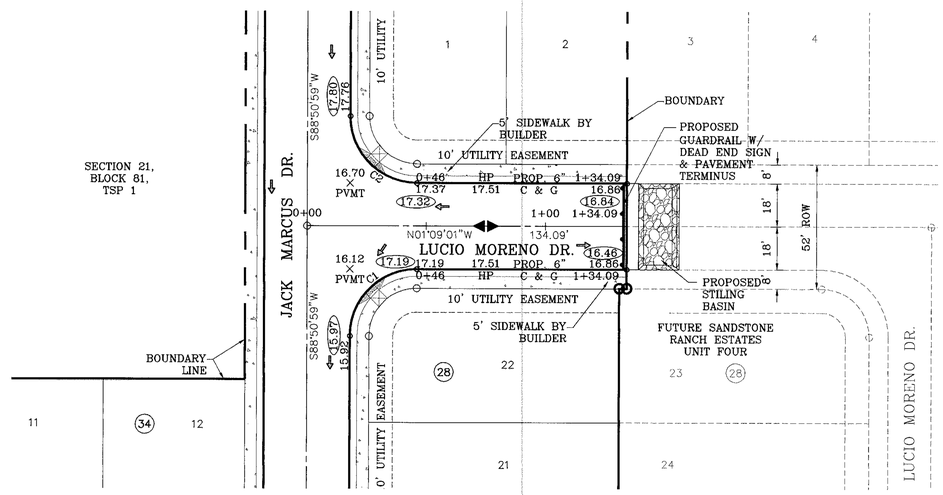
Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

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 Surveyor Professional and Technical Standards.

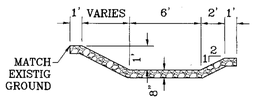
I / Yvonne Conde Curry — Yvonne Conde Curry, P.E.
I / Ron R. Conde — Ron R. Conde, Registered Professional Land Surveyor, Texas License No. 5152

600777

C:\DATA\CP\SB-LAND-3-FN.dwg, 11/29/2007 3:20:05 PM, C.CORTEZ



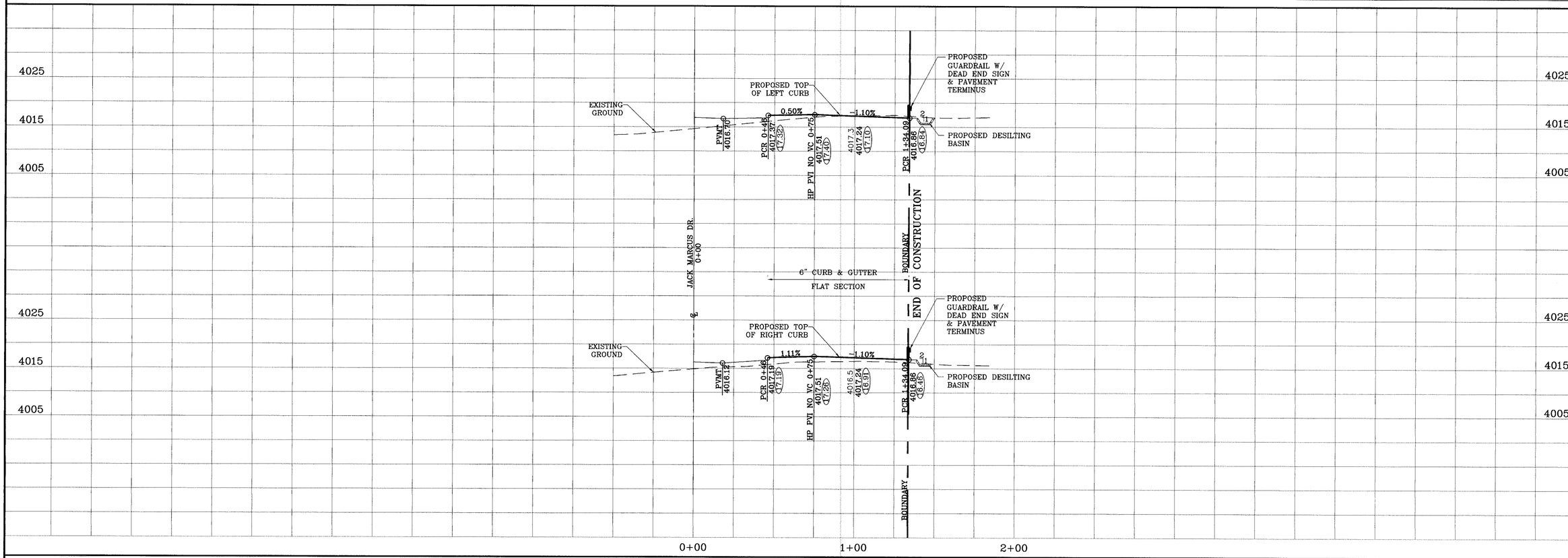
SCALE: 1"=30'



DESILTING BASIN DETAIL
SCALE: 1"=6'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N43°50'59"E	90°00'00"



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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

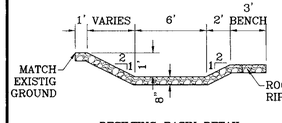
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

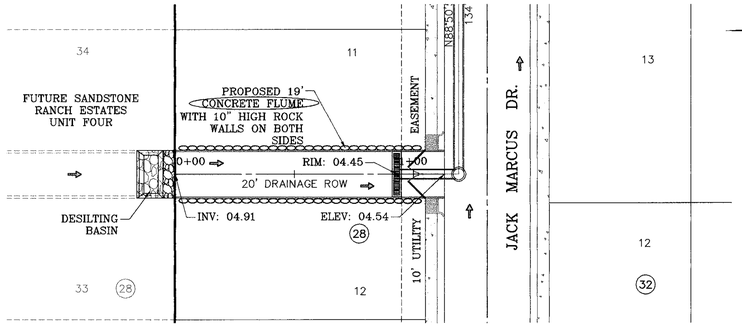
SHEET TITLE

LUCIO MORENO DR.
STA: 0+00
TO
STA: 1+34.09

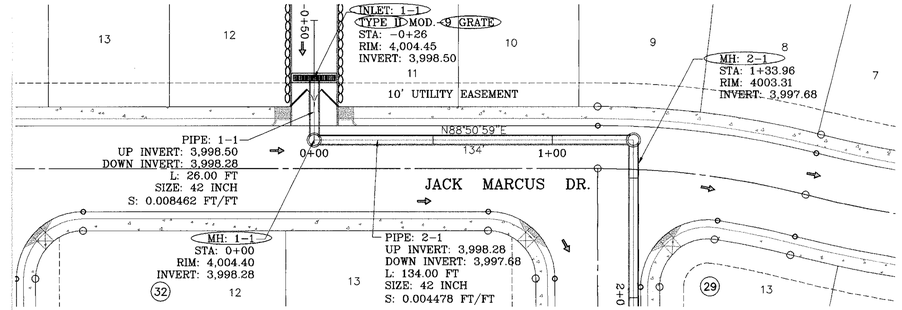
F:\FEL\K\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE3(dwg)\SAND_LUCIO MORENO.dwg, 11/29/2007 12:45:38 PM, 750C.pc3



DESILTING BASIN DETAIL
SCALE: 1"=6'



SCALE: 1"=30'

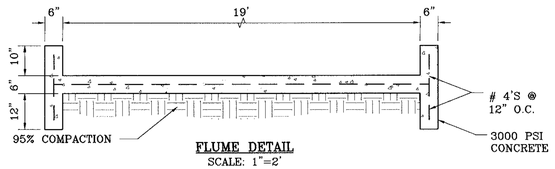


SCALE: 1"=30'

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.

FLUME
19' WIDE FLUME
Q_B = 62.48 CFS
Q_C = 106.46 CFS
D= 0.60 FT
V= 5.50 FPS
S= 0.50%
10" FLUME WALLS



FLUME DETAIL
SCALE: 1"=2'

INLET DATA

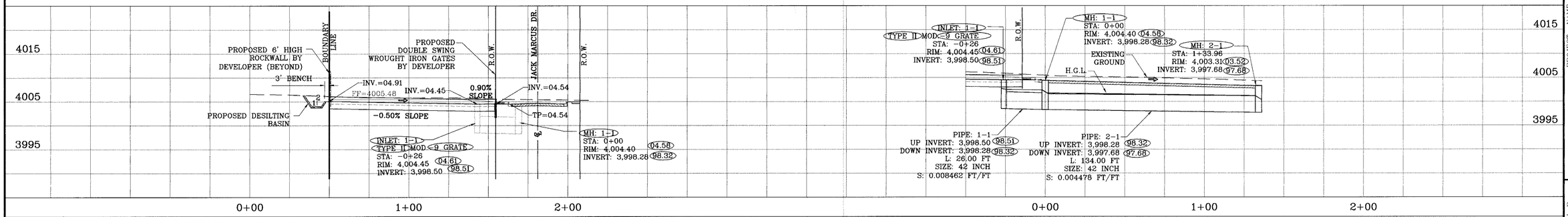
INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs
1-1	II	9	62.48	65.88
2-1	II	2	11.08	14.64

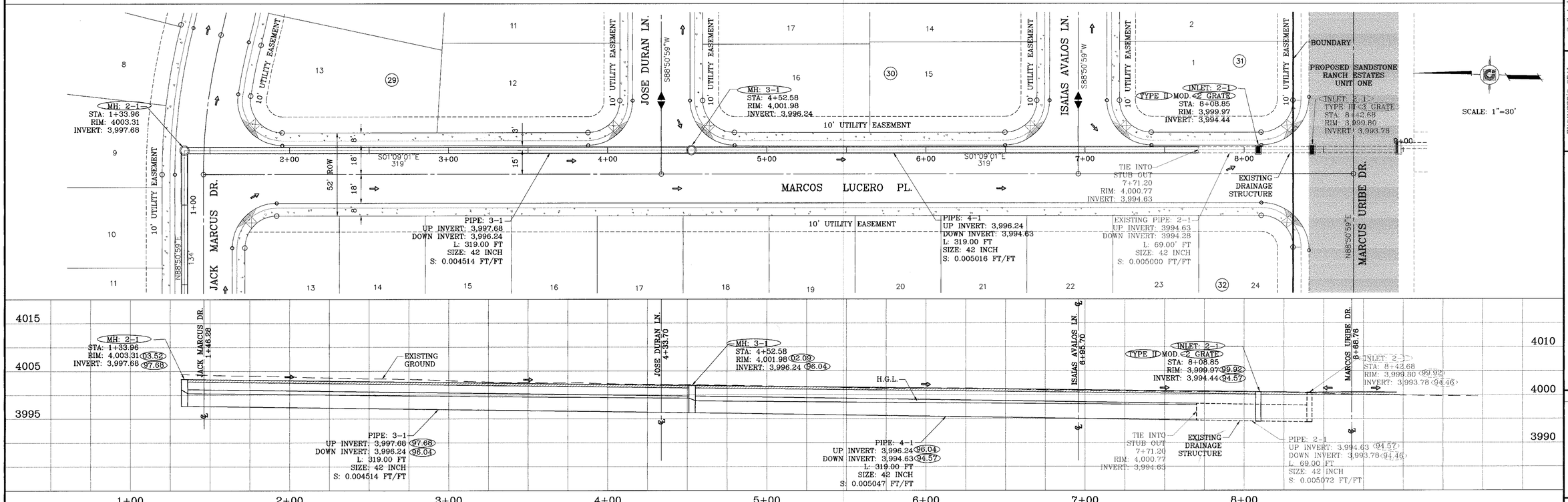
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

DENOTES AS BUILT CONDITION ONLY

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUCTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	42	26	0.008462	62.48	92.54	6.49	4004.40	4002.39	3998.28	4004.45	4002.49	3998.50
1-2	42	134	0.004478	62.48	67.32	6.57	4003.31	4001.16	3997.68	4004.40	4001.59	3998.28
1-3	42	319	0.004514	62.48	67.59	7.48	4001.98	3999.27	3996.24	4003.31	4000.36	3997.68
1-4	42	319	0.005047	62.48	71.47	7.53	4000.77	3997.89	3994.63	4001.98	3998.77	3996.24





SANDSTONE RANCH ESTATES UNIT THREE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF DAVE COLOR DR. AND LOMA DEL ALTO
ELEVATION: 4067.40 (CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT THREE
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: 26.78 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 708-11

ENGINEER'S SEAL
FRANCISCO CAMPA 98191 07/08/11

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

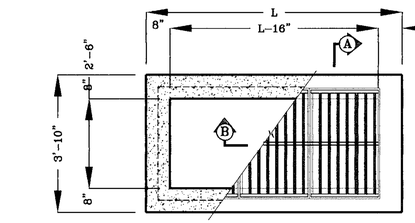
CONDE INC.

SHEET TITLE
DRAINAGE STRUCUTRE

SHT 21 OF 25

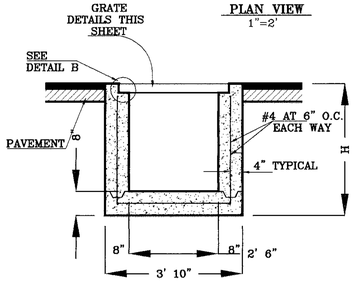
F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\3AND-PHASE 3\dwg\SAND_STR.dwg, 11/29/2007 2:26:03 PM, 750C.pc3

608 779

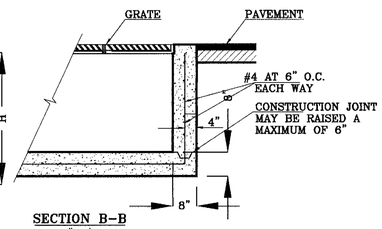


PLAN VIEW
1"=2'

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"

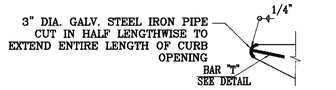


SECTION A-A
1"=2'

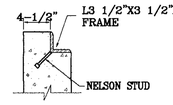


SECTION B-B
1"=2'

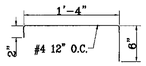
TYPE III INLET



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



BAR "T"
N.T.S.

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".

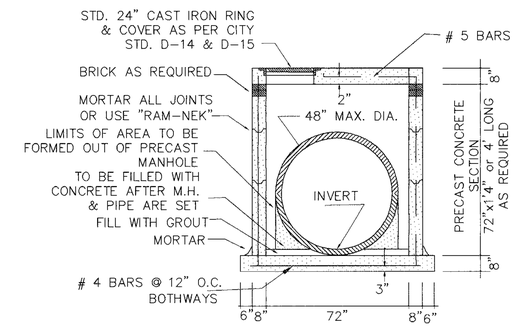
19: All reinforcing bars to be #4 bars at 6" O.C. grade 60. Bend bars around pipe openings.

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

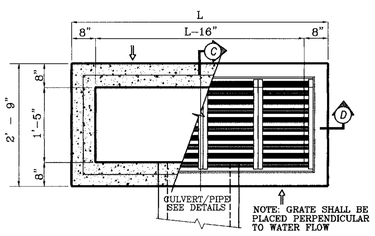
21: Inlets to be designated in plans by number of grates required.

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

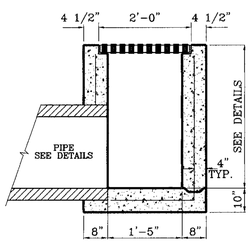


PRECAST 72" MANHOLE SECTION
SCALE: 1" = 3'

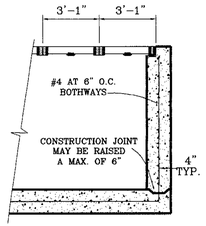


PLAN VIEW
1"=2'

No. OF GRATES	L
2	5'-7 1/4"
9	19'-0"

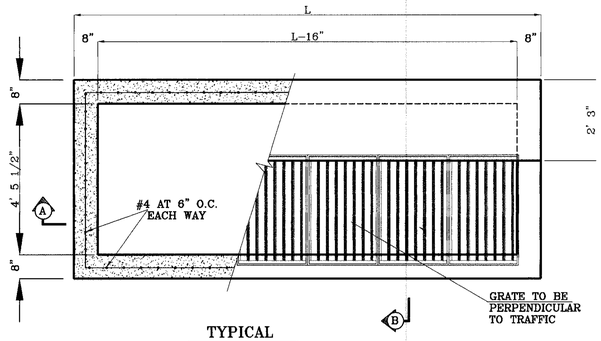


SECTION C
1"=2'

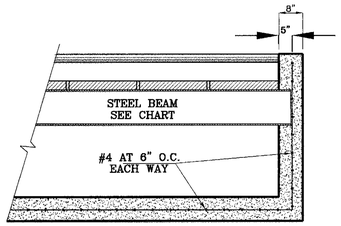


SECTION D
1"=2'

TYPE II-MOD. INLET

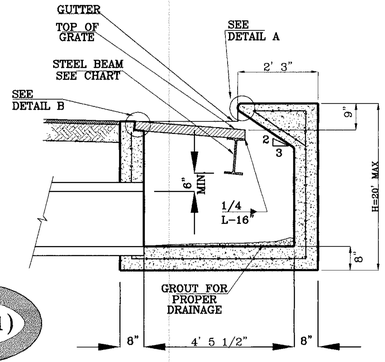


TYPICAL
1"=2'



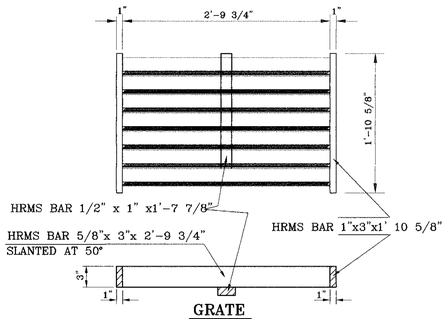
SECTION A-A
1"=2'

(REV. 1)

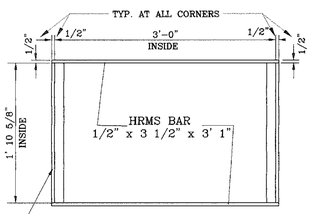


SECTION B-B
1"=2'

TYPE I INLET

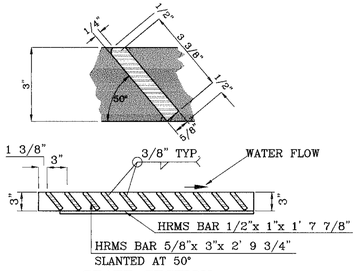


GRATE

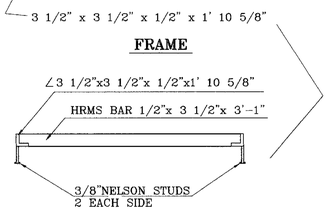


3 1/2" x 3 1/2" x 1/2" x 1' 10 5/8"

FRAME



GRATE SECTION



FRAME SECTION

FRAME AND GRATE

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT THREE
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: 28.78 ACRES

SCALE
Horiz: AS SHOWN
Vert: ---
DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

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

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

SHEET TITLE
STRUCTURE DETAILS

F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_STR DTLS.dwg, 11/29/2007 1:43:23 PM, 750C.pc3

600777

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

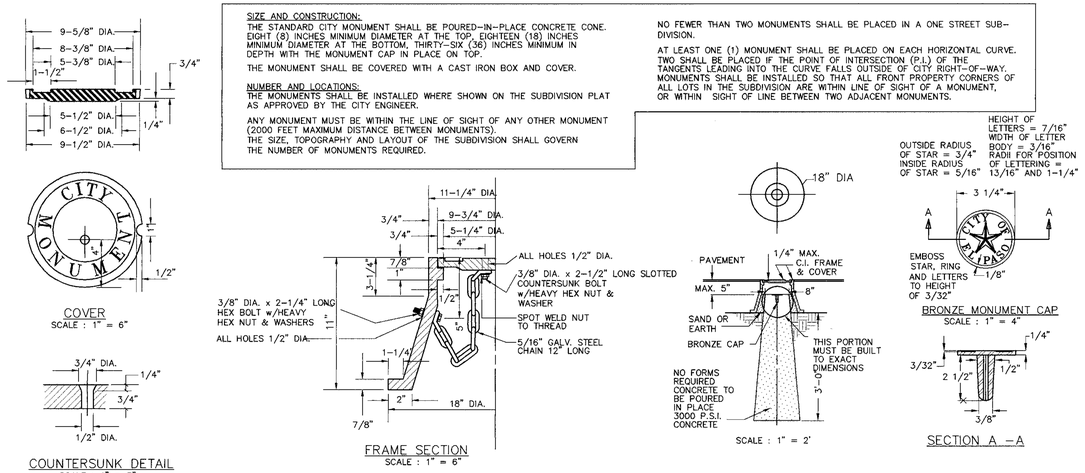
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

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

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

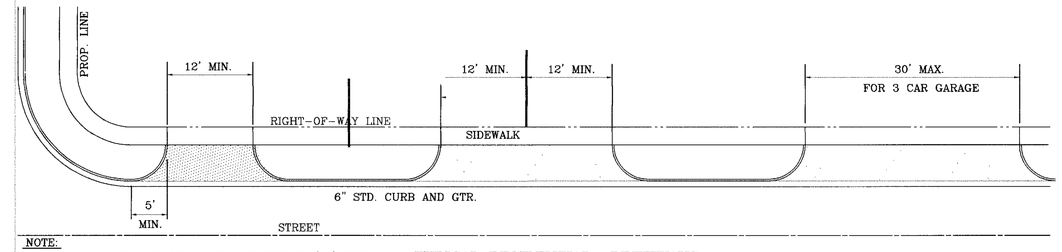
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

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



CITY MONUMENT DETAIL

CITY MONUMENT AS PER CITY STANDARDS



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

TYPICAL RESIDENTIAL DRIVEWAYS

SCALE: 1"-10'

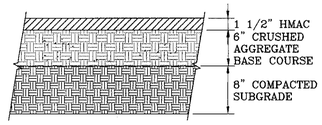
PAVEMENT NOTES

1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAC. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

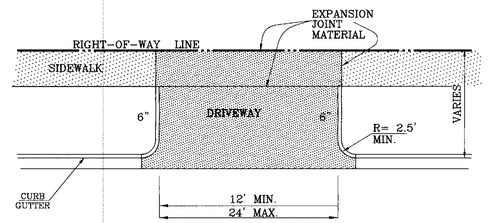
TRENCHING:

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

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

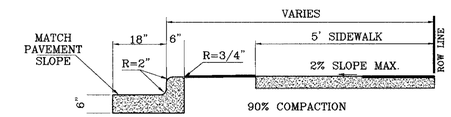


PAVEMENT DETAIL
SCALE: 1"=1'



DRIVEWAY PLAN VIEW

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

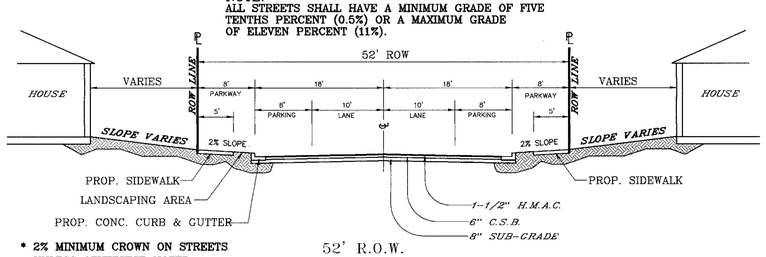


NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR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

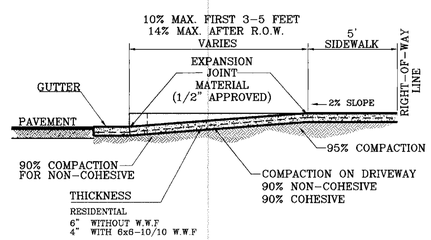
AS PER CITY DESIGN STANDARD 6-1

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



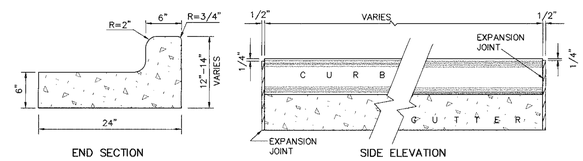
* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

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



DRIVEWAY SECTION (TYPICAL)

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



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'

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

SCALE
Horiz: AS SHOWN
Vert: ---

DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

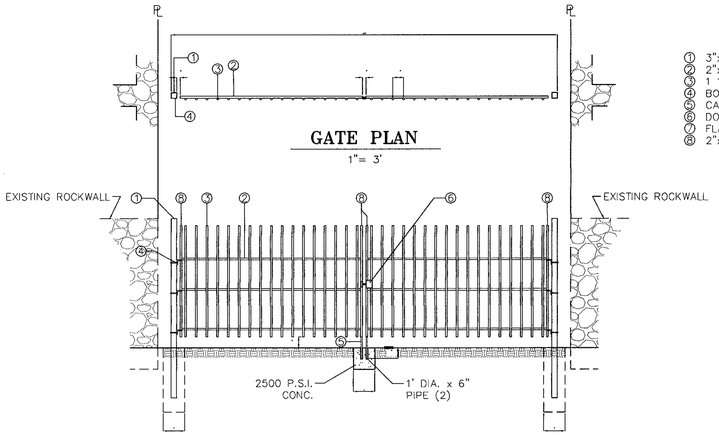
ENGINEER'S SEAL

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

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

SHEET TITLE

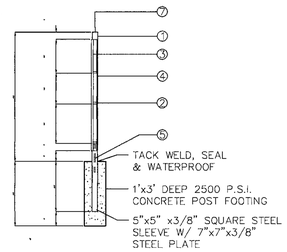
STANDARD DETAILS



GATE PLAN
1"= 3'

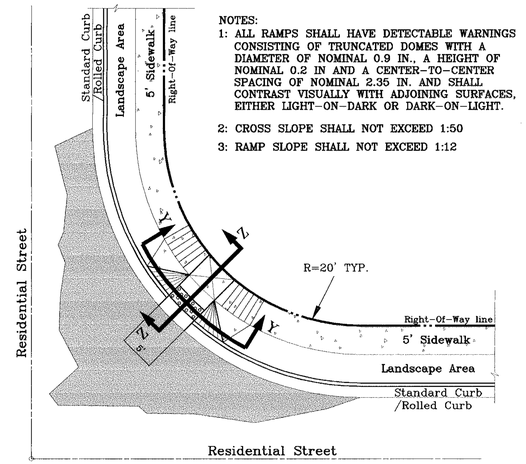
GATE ELEVATION
1"= 3'

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



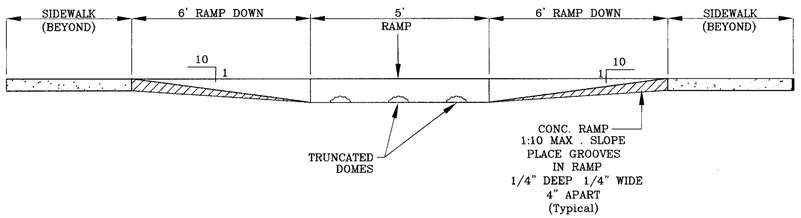
GATE SECTION
1"= 3'

WROUGHT IRON GATE
1"= 3'

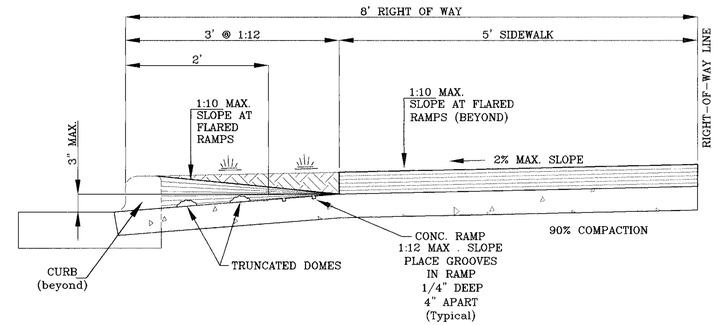


NOTES:
1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2: CROSS SLOPE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

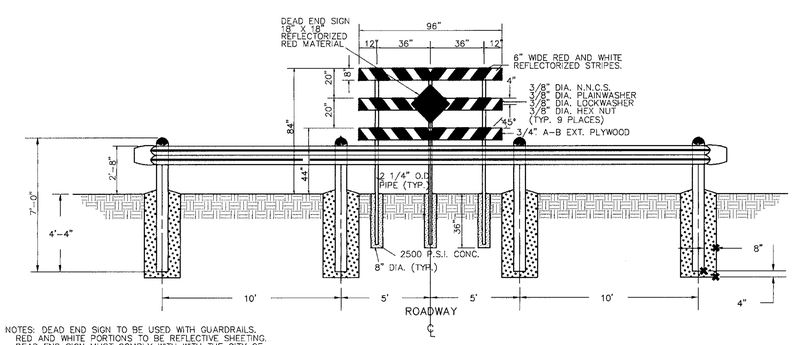
RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB
52' R.O.W.
SCALE: 1" = 10'



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

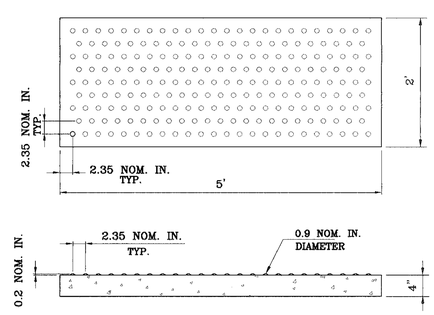


TYPICAL WHEELCHAIR RAMP
AT 6" CURB & GUTTER
SECTION Z
SCALE: 1"=1'



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

GUARD RAIL DETAIL
SCALE : 1" = 4'



TRUNCATED DOMES
SCALE: 1"=1'

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DEL COLOR DR. AND LOMA DEL SUZ
ELEVATION: 4057.40, NAVD 88 (CITY DATUM)

REVISIONS	BY
AS BUILT	F.R.

DATE: 11-02-2007

PROJECT NAME
SANDSTONE RANCH ESTATES UNIT THREE
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: 26.76 ACRES

SCALE
Horiz: AS SHOWN
Vert: ---
DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO. 706-11

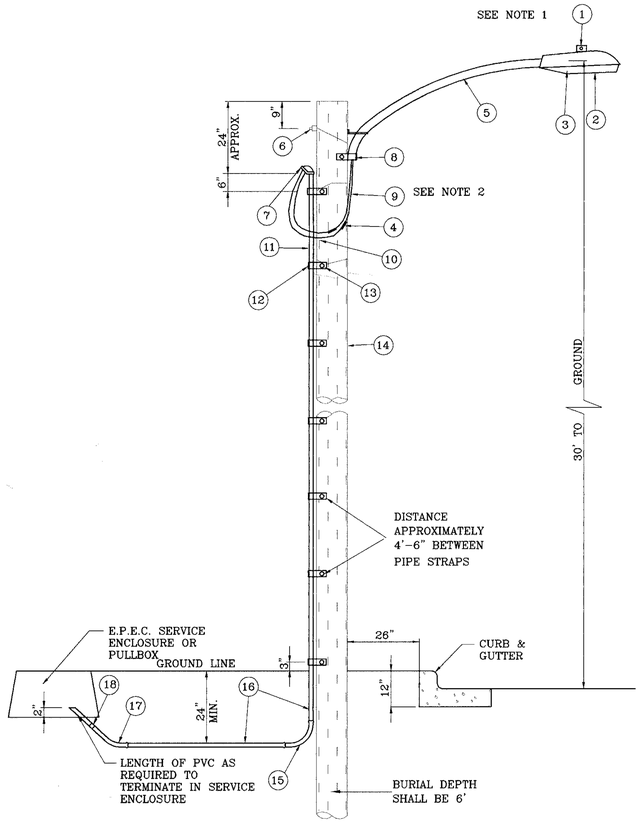
ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

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

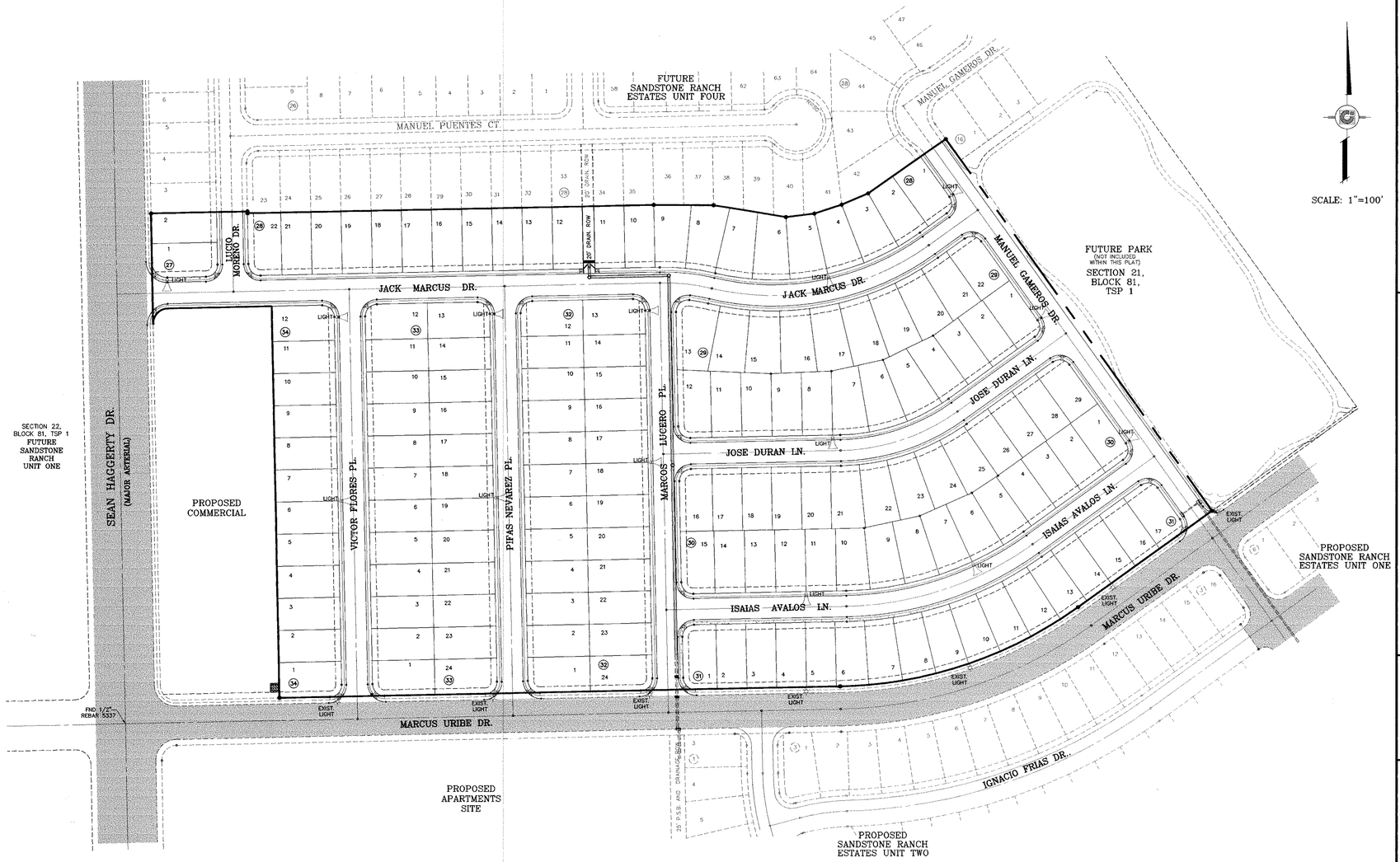
SHEET TITLE
STANDARD DETAILS

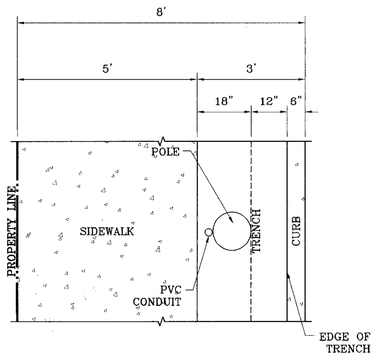
F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_STD DTLS.dwg, 11/29/2007 1:42:05 PM, 750C.pc3

600-777



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





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

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1		
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/812	
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
		COIL SPRING WASHER, 5/8"	02-786	1		
		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CBLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12		PIPE STRAP FOR 1" PVC CONDUITM 2 HOLE	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	.25#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPLG1	

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

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

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

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF DONA ANA COUNTY DR. AND LOMA DE LA PIEDRA
ELEVATION: 4057.40, NAVD 88 (CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL
STATE OF TEXAS
FRANCISCO CAMPA
98195
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

ILLUMINATION PLAN

SHT 25 OF 25

SANDSTONE RANCH ESTATES UNIT THREE

F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_GDPL.dwg, 11/29/2007 1:15:08 PM, 750C.pc3

600 177

GENERAL NOTES:

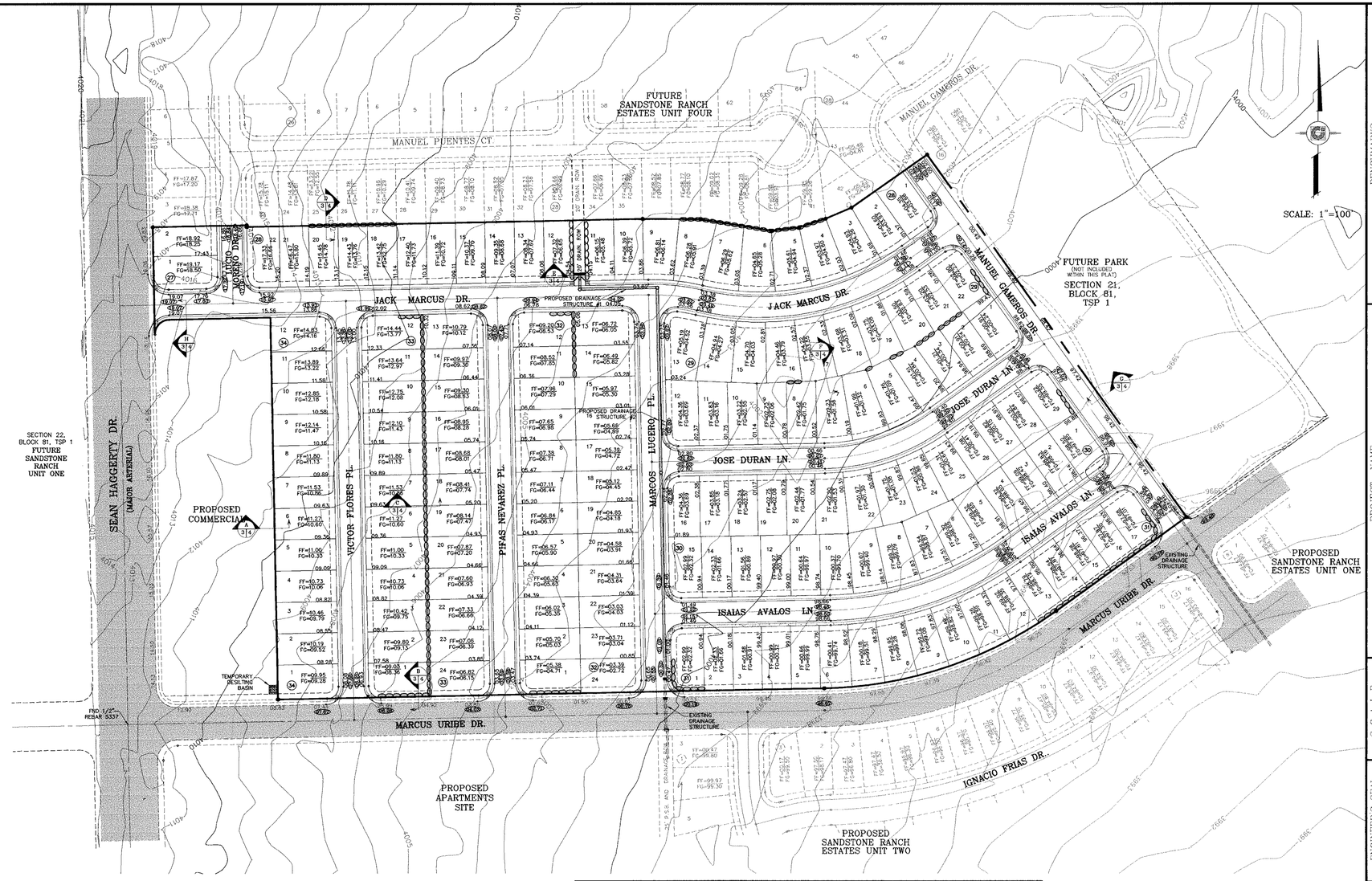
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19– SUBDIVISION ORDINANCE – "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS,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

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D–1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 44.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
6. 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.
7. DEVELOPER SHALL COMPLY WITH SECTION 13.08.170, EXCESSIVE PAVING CUTS OF THE EPMC.



DENOTES AS BUILT CONDITION ONLY

DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET

LEGEND

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

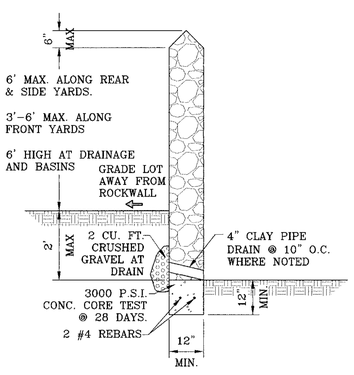
NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE C (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D, DATED AUGUST 5, 1991

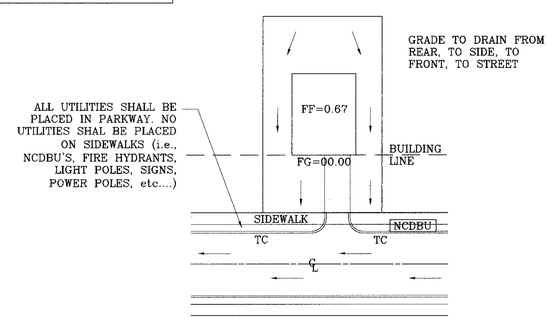
ROCKWALL NOTES:

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

1. 6' MAX. ALONG REAR & SIDE YARDS.
2. 3'–6' MAX. ALONG FRONT YARDS
3. 6' HIGH AT DRAINAGE AND BASINS



ROCKWALL DETAIL
SCALE: 1"=2'



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

TYPICAL LOT GRADING
SCALE: 1"=40'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LOMA DE COLOR DR. AND LOMA DE LUZ PL.
ELEVATION: 4083.7 ..... (CITY DATUM)

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMBER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

CONDE INC.

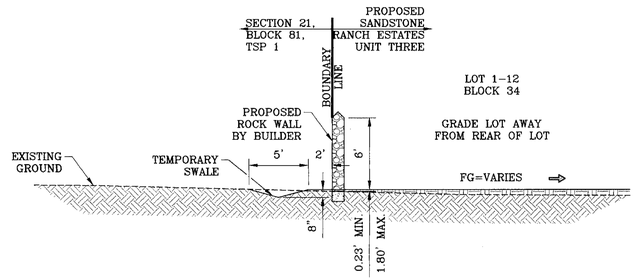
SHEET TITLE

GRADING PLAN

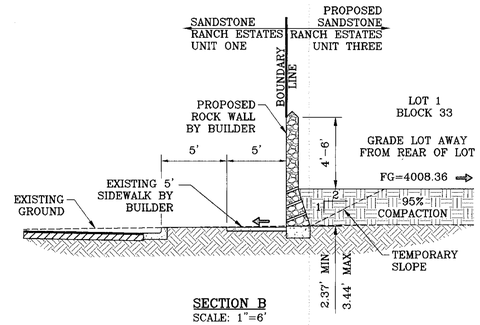
SANDSTONE RANCH ESTATES UNIT THREE

600777

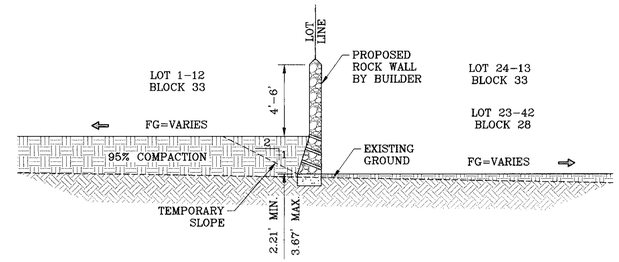
F:\FELIX\SANDSTONE 3 AS\BLT 01-02-07\SAND-PHASE 3\dwg\SAND_GDPL.dwg, 11/29/2007 2:27:43 PM, 750C.pc3



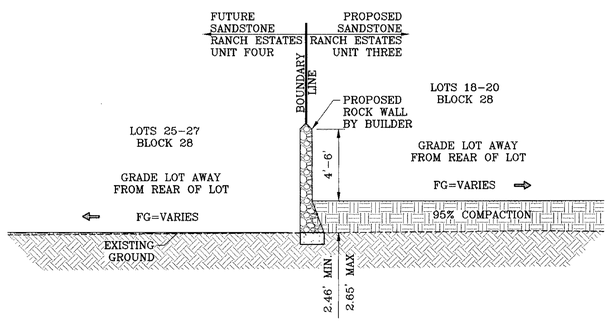
SECTION A
SCALE: 1"=6'



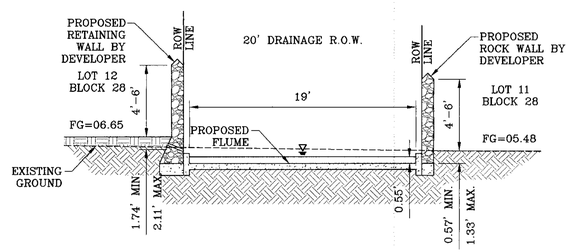
SECTION B
SCALE: 1"=6'



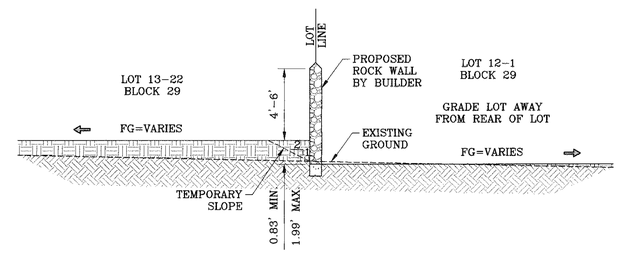
SECTION C
SCALE: 1"=6'



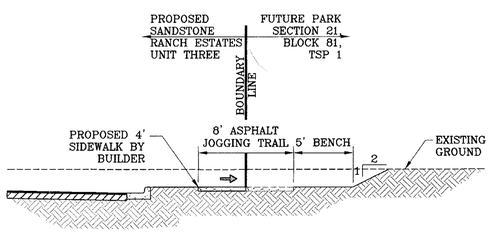
SECTION D
SCALE: 1"=6'



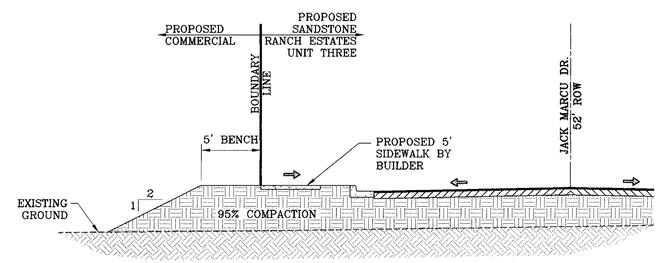
SECTION E
SCALE: 1"=6'



SECTION F
SCALE: 1"=6'



SECTION G
SCALE: 1"=6'



SECTION H
SCALE: 1"=6'

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

CONDE INC.

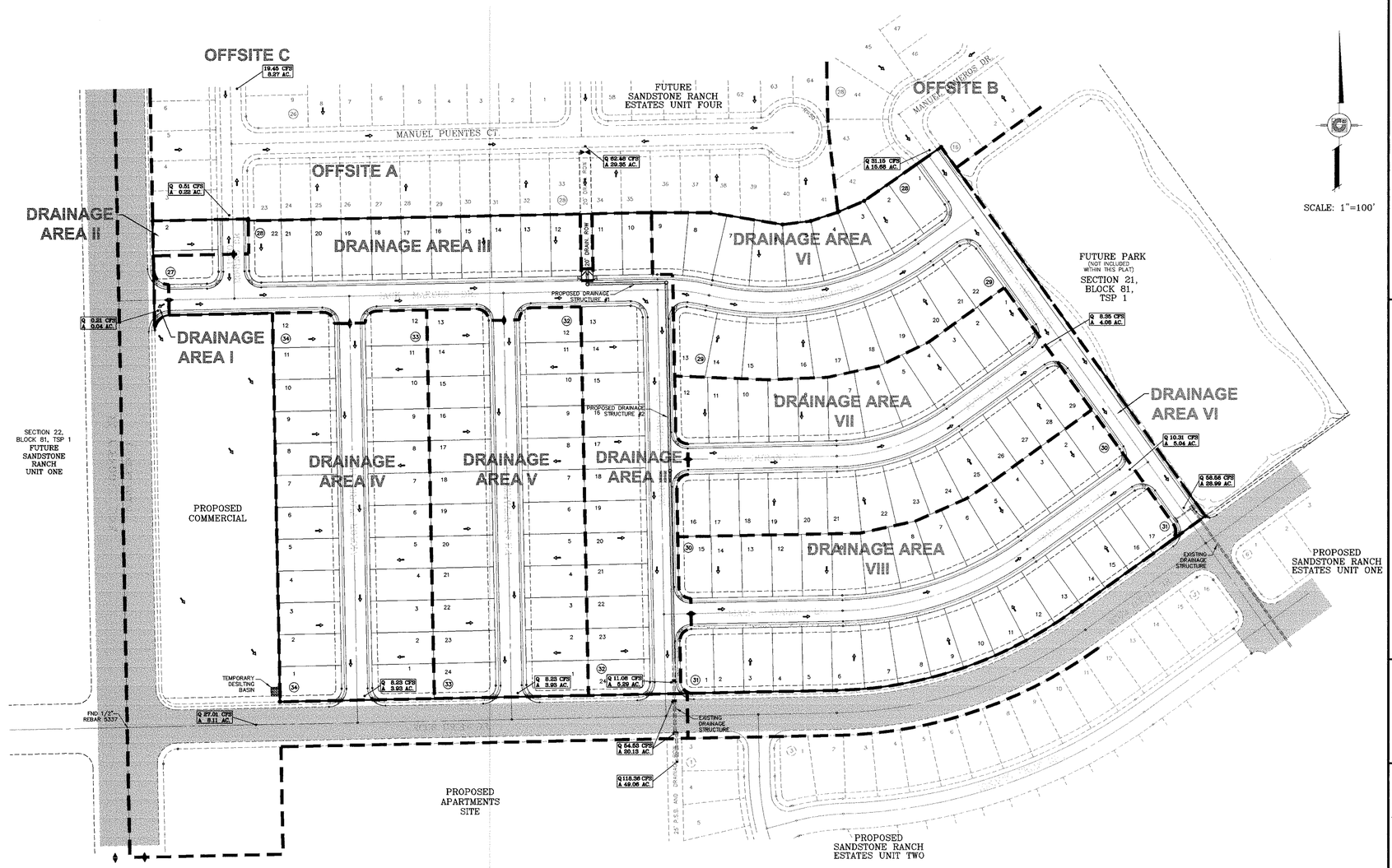
SHEET TITLE

GRADING SECTIONS

SANDSTONE RANCH ESTATES UNIT THREE

F:\FELIX\SANDSTONE & ASBUT 01-02-07\SAND-PHASE 3\dwg\SAND_GDPL.dwg, 11/29/2007 1:05:56 PM, 750C.pc3

600777



DRAINAGE AREA	AREA (acres)	t_{50} min.	c	i_{50} in/hr	Q_{50} cfs
I	0.04	6.00	0.90	5.90	0.21
II	0.22	20.00	0.60	3.84	0.51
III	5.29	25.00	0.60	3.49	11.08
IV	3.93	25.00	0.60	3.49	8.23
V	3.93	25.00	0.60	3.49	8.23
VI	4.19	25.00	0.60	3.49	8.77
VII	4.08	26.00	0.60	3.41	8.35
VIII	5.04	26.50	0.60	3.41	10.31
FUTURE SANDSTONE ESTATES UNIT FOUR					
OFFSITE A	29.35	28.00	0.60	3.50	62.48
OFFSITE B	15.68	27.00	0.60	3.31	31.15

LEGEND

3726	EXISTING GRADE
⇒	DRAINAGE FLOW
Q	CUBIC FEET PER SECOND
A	AREA

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE C (FLOW PATH NO. 53). COMMUNITY PANEL NO. 480214 0014D, DATED AUGUST 5, 1991

BENCHMARKS

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

DATE	REVISIONS	BY

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 28.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD BY: Y.C.
JOB NO.: 706-11

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

P:_Subdivisions\SAND\PHASE 3\dwg\SAND_GDPL.dwg, 11/29/2007 2:41:55 PM, 750C.pc3

STABILIZED ENTRANCE EROSION CONTROL NOTES

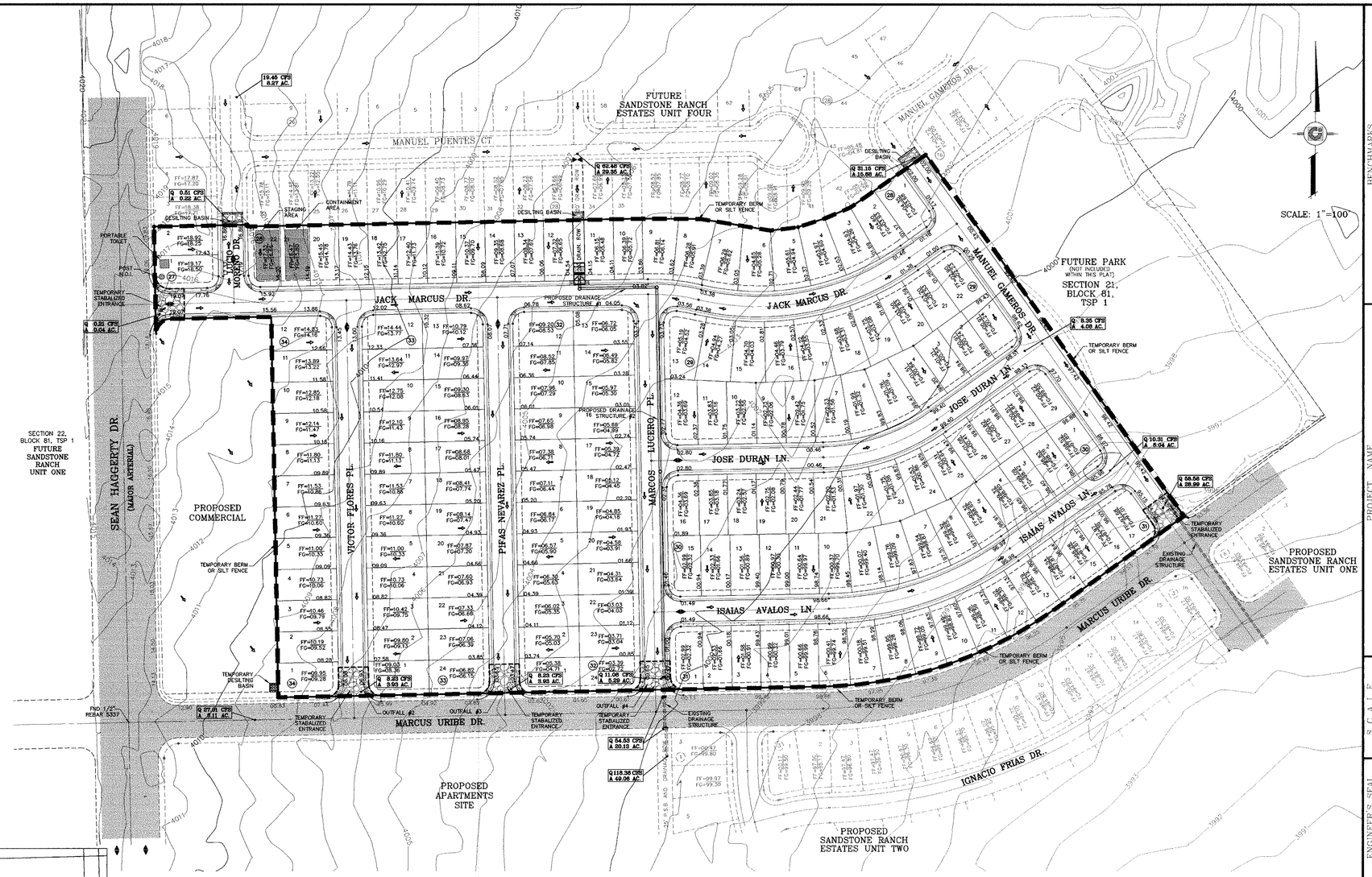
1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED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

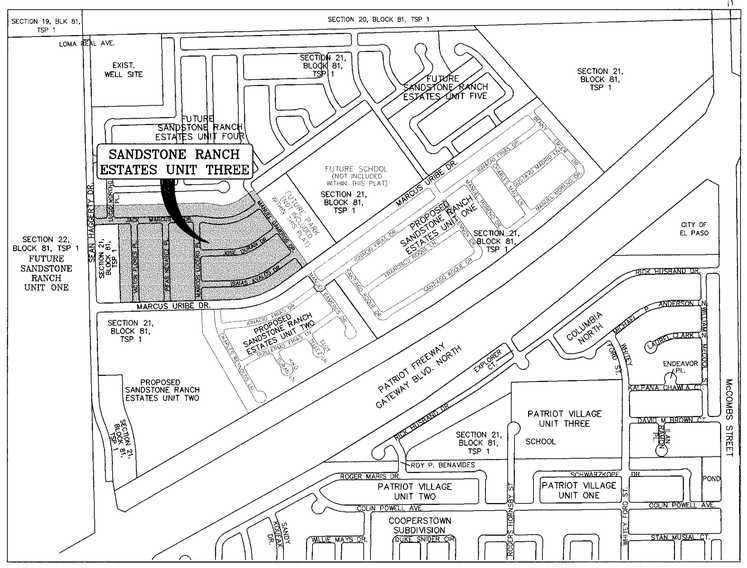
LEGEND

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

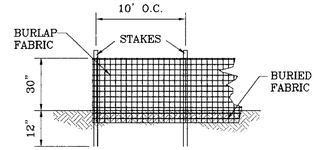
NOTES:

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

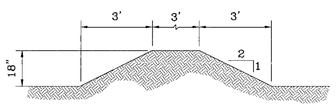




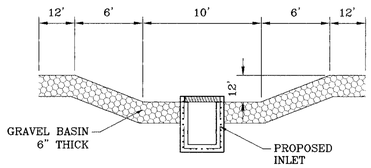
LOCATION MAP SCALE: 1" = 600'



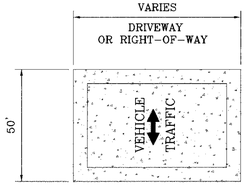
TYPICAL SILT FENCE
SCALE: 1"=3'



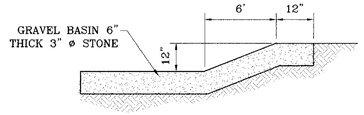
TYPICAL BERM
SCALE: 1"=3'



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



GRAVEL ENTRANCE
N.T.S.



SECTION
N.T.S.

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION

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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

SCALE
Horiz: 1"=100'
Vert: ---
DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

600777

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

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

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS

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

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

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

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

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

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

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

VII. REMARKS

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

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED: _____ COMPANY: SPARTAN CONSTRUCTION

NAME: STEVE ALLEN ADDRESS: 279 SHADOW MOUNTAIN EL PASO, TEXAS 79912

TITLE: VICE PRESIDENT TELEPHONE: (915) 585-0088

DATE: _____

OWNER CERTIFICATION

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

OWNER : (SIGNED) DATE

OWNER: (NAME) TONY CONDE COMPANY MEGA CON

TITLE: PRESIDENT TELEPHONE: (915) 313-7470

CONSTRUCTION ACTIVITIES LOG

ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: _____ DATE: _____

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

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

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 26.78 ACRES.

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

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

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

THE RECEIVING WATERS ARE NE POND

STORM WATER SAMPLING DATA IS NOT AVAILABLE FOR THIS SITE.

NO CONCRETE OR BATCH PLANTS ON THIS SITE.

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

STORM WATER CONTAMINANTS ON SITE

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

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

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

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

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

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

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

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

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

DATE	REVISIONS	BY
11-02-2007	AS BUILT	F.R.

PROJECT NAME

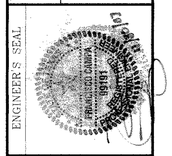
SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

SCALE
Horiz: ---
Vert: ---

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL



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

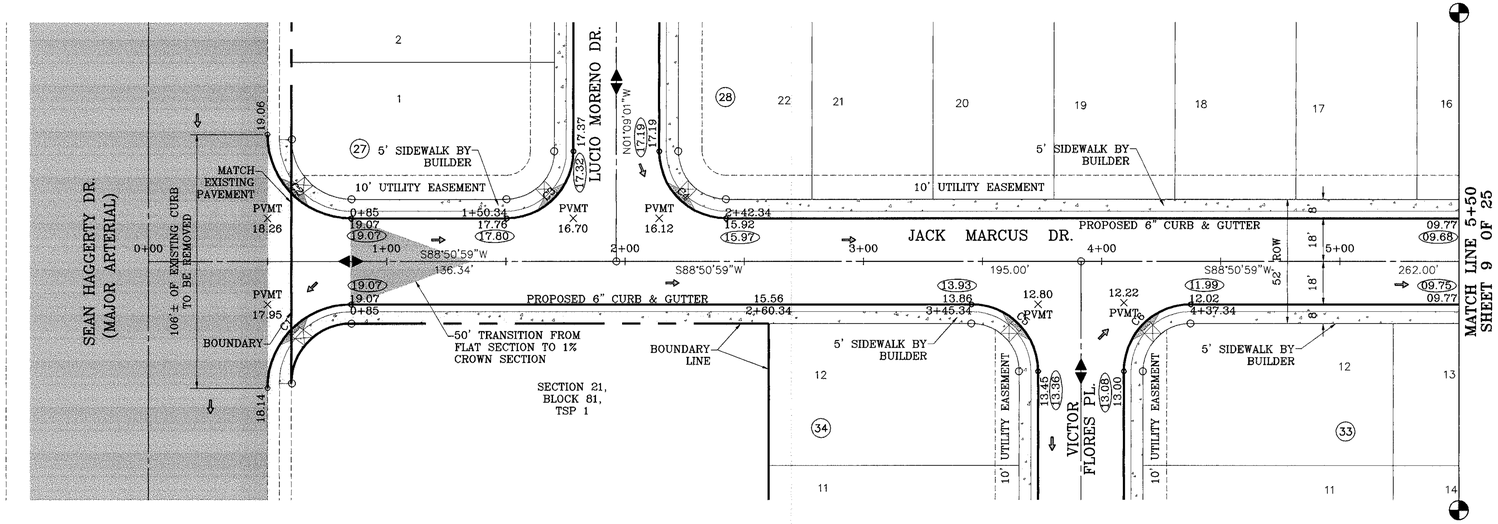
CONDE INC.

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SHT 7 OF 25

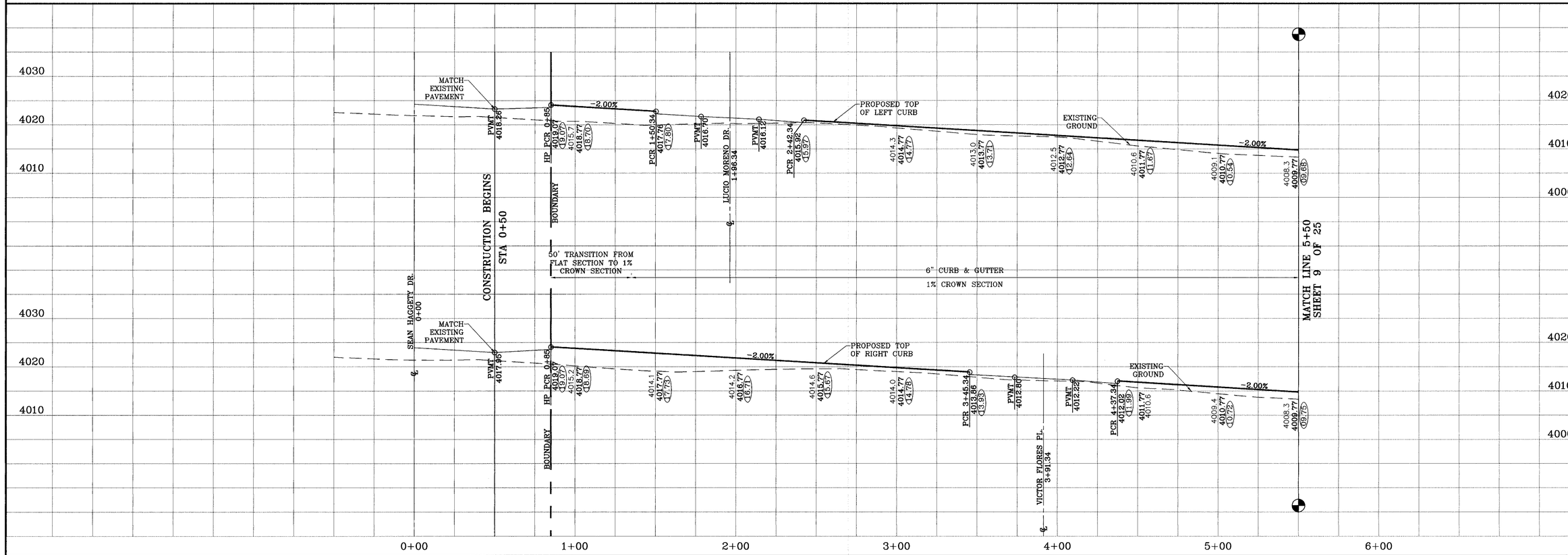
F:\FELIX\SANDSTONE 3\ASBLT 01-02-07\SAND-PHASE 3\dwg\SAND_GDPL.dwg, 11/29/2007 1:14:09 PM, 750C.pc3



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	54.98	35.00	49.50	S43°50'59"W	90°00'00"
C2	35.00	54.98	35.00	49.50	S46°09'01"E	90°00'00"
C3	28.00	43.98	28.00	39.60	N43°50'59"E	90°00'00"
C4	28.00	43.98	28.00	39.60	S46°09'01"E	90°00'00"
C5	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"
C6	28.00	43.98	28.00	39.60	S43°50'59"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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1760 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

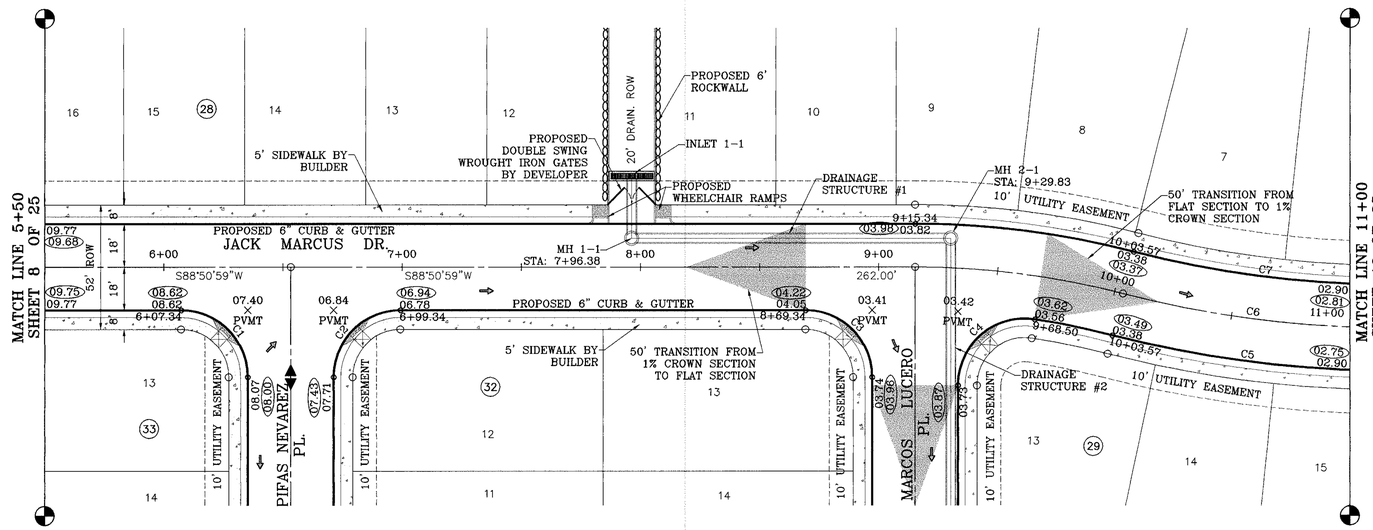
JACK MARCUS DR.
STA: 0+00
TO
STA: 5+50

SANDSTONE RANCH ESTATES UNIT THREE

SHT 8 OF 25

F:\FELIX\SANDSTONE 3 ASBLT 01-02-07\SAND-PHASE 2.dwg\SAND_JACK MARCUS.dwg, 11/29/2007 12:40:09 PM, 750C.pc3

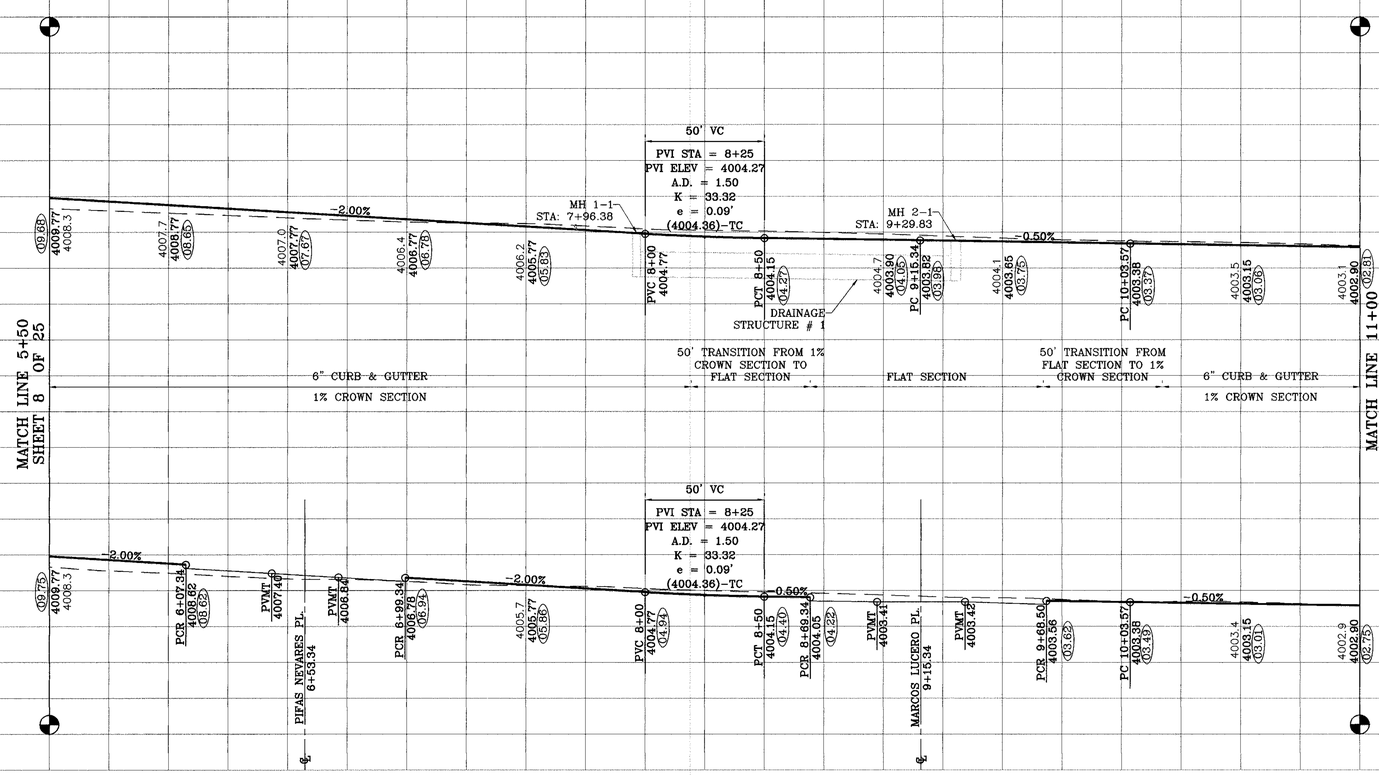
600 777



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"
C2	28.00	43.98	28.00	39.60	S43°50'59"W	90°00'00"
C3	28.00	43.98	28.00	39.60	N46°09'01"W	90°00'00"
C4	28.00	48.24	32.61	42.49	S48°12'04"W	98°42'11"
C5	468.00	400.03	213.15	387.96	N76°48'20"E	48°58'27"
C6	450.00	384.64	204.95	373.04	N76°48'20"E	48°58'27"
C7	432.00	369.26	196.76	358.12	N76°48'20"E	48°58'27"



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
11-02-2007	AS BUILT	F.R.

PROJECT NAME

SANDSTONE RANCH ESTATES UNIT THREE

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: 26.78 ACRES

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

DATE: SEPTEMPER 2006
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHKD. BY: Y.C.
JOB NO.: 706-11

ENGINEER'S SEAL

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

SHEET TITLE

JACK MARCUS DR.
STA: 5+50
TO
STA: 11+00

F:\FELIX\SANDSTONE 3 AS-BLT 01-02-07\SAND-PHASE 3\dwg\SAND_JACK MARCUS.dwg, 11/29/2007 12:40:27 PM, 750C.pc3

600177