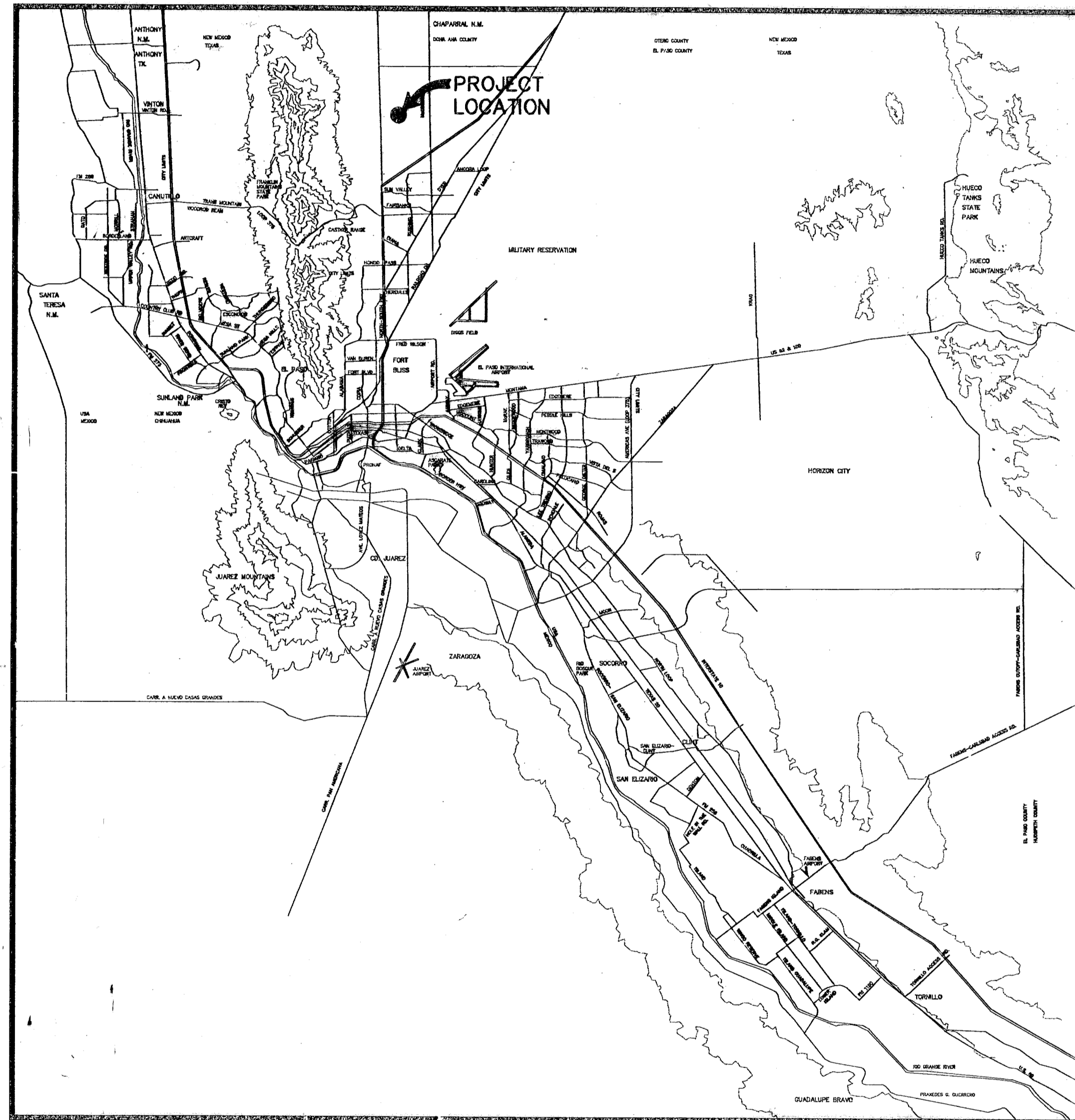


SANDSTONE RANCH UNIT SIX SUBDIVISION IMPROVEMENTS

BEING A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO
COUNTY, TEXAS; CONTAINING 9.24± ACRES



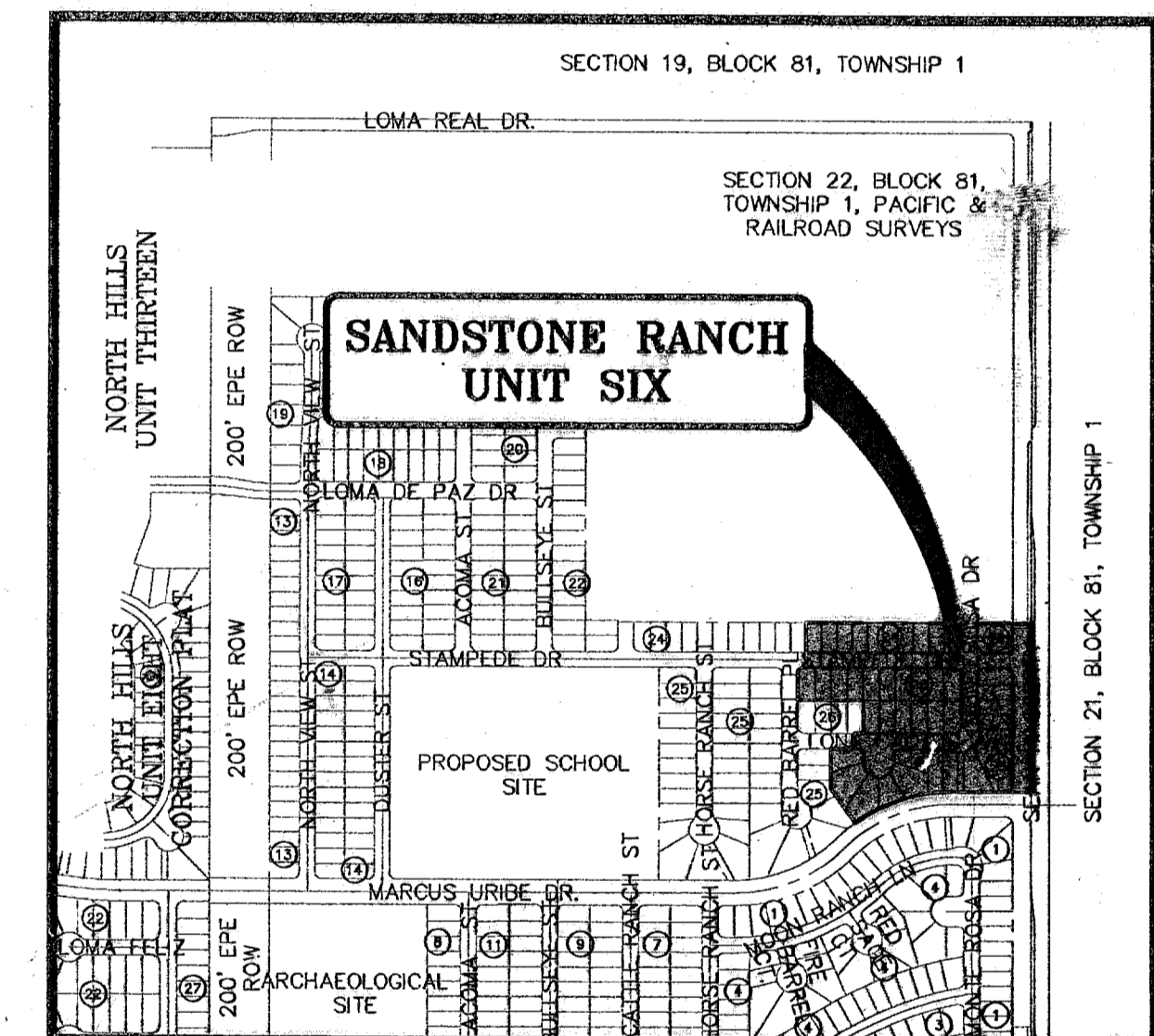
VICINITY MAP
APPROXIMATE SCALE:
1" = 2 MILES

SHEET NUMBER	SHEET TITLE
CVR,1	COVER SHEET, GENERAL INFORMATION
2	FINAL PLAT
3,5	GRADING PLAN AND GRADING SECTIONS
4	DRAINAGE PLAN
6-8	STREET PLAN & PROFILES
9,10	STORM SEWER PLAN & PROFILES
11-13	STANDARD DETAILS
14,15	DRAINAGE DETAILS
16	ILLUMINATION PLAN
17-19	SWPPP

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
 7-12-2008

Jorge L. Azcarate 7/12/08
 JORGE L. AZCARATE, P.E. PROJECT MANAGER

cea
 engineering group
 1204 Montana Ave., El Paso, Texas 79902
 Office 915.544.5232 Fax 915.544.5233
 www.ceagroup.net



LOCATION MAP
 APPROXIMATE SCALE:
 1" = 600'

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORTHTOWNE VILLAGE JOINT VENTURE	4655 COHEN AVE.	EL PASO, 79924	(915) 821-3550	(915) 821-3558
ENGINEER:	CEA ENGINEERING GROUP	1204 MONTANA AVE.	EL PASO, 79902	(915) 544-5232	(915) 544-5233
SURVEYOR:	CAD CONSULTING COMPANY	1790 N. LEE TREVINO SUITE 503	EL PASO, 79936	(915) 633-6422	(915) 633-6424

SANDSTONE RANCH UNIT SIX				
COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
MARCH 2007	J.M.	A.H.	J.L.A.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

600788

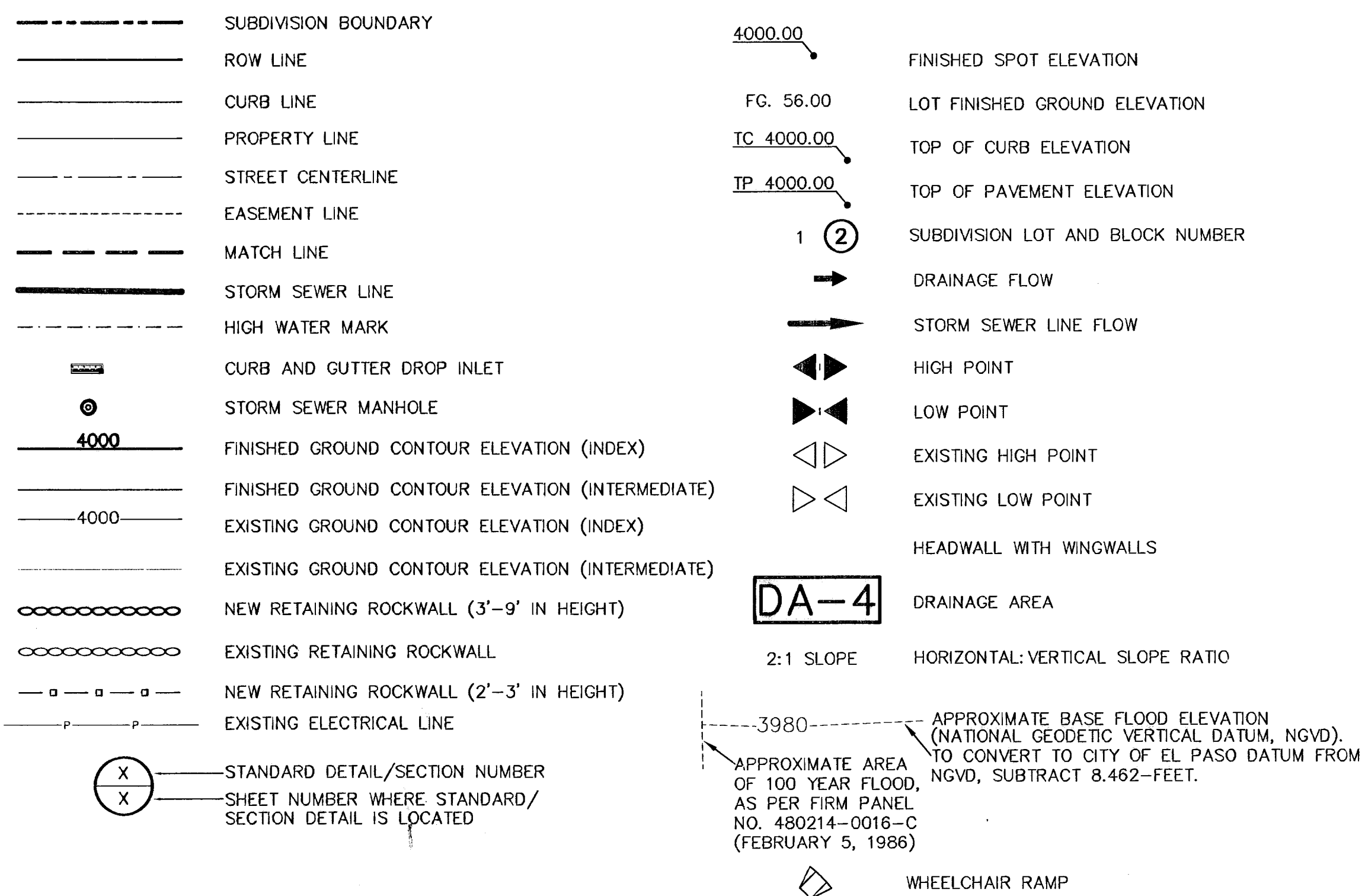
GENERAL NOTES

- THE CONTRACTOR SHALL VISIT AND FAMILIARIZE HIMSELF WITH THE PROJECT SITE PRIOR TO SUBMITTING BIDS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AUTOMOBILE AND PEDESTRIAN ACCESS TO THE USER AT ALL TIMES, INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS. THIS INCLUDES, BUT IS NOT LIMITED TO DRIVEWAYS, STREETS, PARKING, AND WALKWAYS. THIS REQUIREMENT SHALL BE FULFILLED AT NO EXTRA COST TO THE OWNER.
- CONTRACTOR SHALL WATER CONSTRUCTION AREA A MINIMUM OF TWICE A DAY TO KEEP DUST TO A MINIMUM - ONCE IN THE MORNING AND BEFORE QUITTING TIME. THIS SHALL ALSO BE DONE DURING WEEKENDS AND HOLIDAYS.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, PROTECT, AND REPLACE ALL UNDERGROUND UTILITY LINES AT NO EXTRA COST TO THE OWNER WHEN LINES ARE DISTURBED AS A RESULT OF THE WORK. SERVICE SHALL BE PROVIDED TO USER AT ALL TIMES.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND PERFORM WORK SO AS TO ASSURE PROPER PASSAGE OF STORM RUNOFF DURING THE COURSE OF THE OPERATIONS. ALL LABOR, TOOLS, EQUIPMENT, AND SUPERVISION REQUIRED TO ASSURE SUCH PROPER PASSAGE OF RUNOFF WATER AND ANY REMOVAL OR HANDLING OF WATER IN ORDER TO MAINTAIN DRY CONDITIONS SHALL BE CONSIDERED INCIDENTAL TO THE WORK, AND SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE USER, ALL UTILITIES, AND ALL OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
- ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE OWNER WILL FURNISH HORIZONTAL AND VERTICAL CONTROL REFERENCED POINTS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES FOUND SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THEIR CORRECTNESS.
- ALL ELEVATIONS ARE TO CITY OF EL PASO DATUM, UNLESS OTHERWISE NOTED.
- VIBRATORY ROLLERS WILL NOT BE PERMITTED ON ANY PHASE OF THIS PROJECT, UNLESS APPROVED IN WRITING BY THE ENGINEER.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THE PROJECT.
- THE LOCATION OF THE FLUMES AND INLETS SHALL BE AT THE FIELD LOW POINT AND APPROVED BY THE ENGINEER.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE FINAL APPROVED SUBDIVISION PLANS PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

GRADING SPECIFICATIONS

- CLEARING AND GRUBBING: CLEAR SITE OF TREES, SHRUBS AND OTHER VEGETATION; COMPLETELY REMOVE STUMPS, ROOTS AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE; FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY FILL MATERIAL, UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED; REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. BURNING IS NOT PERMITTED ON OWNER'S PROPERTY. REMOVE WASTE MATERIALS FROM OWNER'S PROPERTY.
- SATISFACTORY FILL MATERIALS: FILL MATERIALS SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS OVER THREE (3) INCHES IN GREATEST DIMENSION AND SHALL BE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, GC, SM, SP, SM, AND SC, OR UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER, GEOTECHNICAL ENGINEER OR CITY ENGINEER.
- UNSATISFACTORY FILL MATERIAL: ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS ML, MH, CL, CH, OL, OH, AND PT, OR WHERE THE PLASTICITY INDEX EXCEEDS TWELVE (12)
- EXCAVATION: IS UNCLASSIFIED AND INCLUDES EXCAVATION TO ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIAL AND OBSTRUCTIONS ENCOUNTERED.
- GROUND SURFACE PREPARATION FOR FILL: REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIAL, OBSTRUCTIONS, AND DELETERIOUS MATERIAL FROM GROUND SURFACE UPON WHICH THE FILL IS TO BE PLACED. THE SURFACE SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST SIX (6) INCHES, AND UNTIL THE SURFACE IS FREE FROM RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH WOULD PREVENT UNIFORM COMPACTION. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN ONE (1) VERTICAL TO FOUR (4) HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. AFTER PLOWING AND SCARIFYING FILL AREA, IT SHALL THEN BE DISCED OR BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS, BROUGHT TO OPTIMUM MOISTURE, AND COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
- PLACEMENT OF FILL: PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN EIGHT (8) INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN FOUR (4) INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. PLACE FILL MATERIALS EVENLY ADJACENT TO SITE APPURTENANCES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS. PREVENT WEDGING ACTION OF BACKFILL AGAINST SITE APPURTENANCES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARRYING MATERIAL UNIFORMLY AROUND SITE APPURTENANCES, PIPING, OR CONDUIT TO APPROXIMATELY SAME ELEVATION IN EACH LIFT. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557.
- MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE CONDITIONED FOR OPTIMUM MOISTURE BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. WATER CONTENT SHALL BE WITHIN TWO (2%) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
- QUALITY CONTROL: THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO PERFORM FIELD DENSITY TEST OF THE COMPACTION OF EACH LAYER OF FILL. DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL TESTING AND WHEN REQUIRED DENSITIES ARE NOT MET, SUPERVISION BY THE GEOTECHNICAL ENGINEER IS REQUIRED DURING THE GRADING OPERATIONS TO ENSURE GRADING WORK IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
STA	STATION
VCS	VERTICAL CURVE STATION
VCE	VERTICAL CURVE ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TYP	TYPICAL
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
AD	ALGEBRAIC DIFFERENCE
CR	CURVE RETURN
ROW	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FG	FINISH GRADE
FF	FINISH FLOOR
EG	EXISTING GRADE
MIN	MINIMUM
RCP	REINFORCED CONCRETE PIPE
Q	QUANTITY
CAP	CAPACITY
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
PC	CONCRETE
PI	POINT OF CURVATURE
PT	POINT OF INTERSECTION
L	LENGTH
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
HGL	HYDRAULIC GRADE LINE
HWE	HIGH WATER ELEVATION

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN (AFTER HOURS)	(915) 621-6750 (915) 240-3220

WARNING I BEFORE YOU DIG

CALL
1-800-DIG-TESS
1-800-344-8377

FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS

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7-12-2008

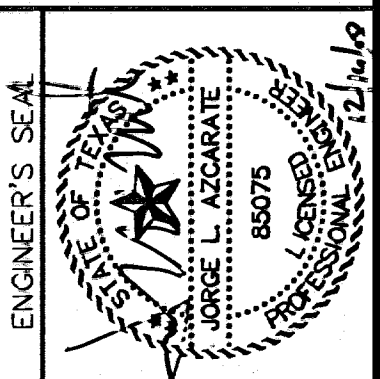
REFERENCES - BENCHMARKS

FOUND: 7207 BASS GAP SECTION CORNERS 19, 20, 22
8462 TO CONVERT TO CITY DATUM

DATE	REVISIONS

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SCALE

Horizontal:	N/A
Vertical:	N/A
Contour Interval:	1/4"
DATE:	MARCH 2007
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHKD. BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB No.:	2000-085-1D

**SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

GENERAL INFORMATION

SHEET NO.

1

OF 19

600788

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	554.13'	348.28'	180.11'	342.58'	S74°00'01"W	36°00'41"
C2	20.00'	31.42'	20.00'	28.28'	S46°58'43"W	90°00'00"
C3	20.00'	31.42'	20.00'	28.28'	N46°58'43"E	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N43°01'17"W	90°00'00"
C5	30.00'	47.12'	30.00'	42.43'	N46°58'43"E	90°00'00"
C6	20.00'	31.42'	20.00'	28.28'	N43°01'17"W	90°00'00"
C7	50.00'	5.39'	2.70'	5.39'	S01°06'37"E	5°10'41"
C8	50.00'	35.71'	18.66'	34.96'	S24°39'38"E	46°31'08"
C9	50.00'	35.71'	18.66'	34.96'	S65°34'58"E	40°55'20"
C10	50.00'	35.71'	18.66'	34.96'	N73°29'42"E	40°55'20"
C11	50.00'	35.71'	18.66'	34.96'	N32°34'23"E	40°55'20"
C12	20.00'	31.42'	20.00'	28.28'	S46°58'43"W	90°00'00"
C13	40.00'	16.47'	8.35'	16.35'	N76°13'34"W	23°35'27"
C14	40.00'	0.02'	0.01'	0.02'	N64°25'03"W	0°01'35"
C15	70.00'	25.79'	13.04'	25.65'	S74°57'36"E	21°06'41"
C16	70.00'	35.91'	18.36'	35.52'	N79°47'10"E	29°23'48"
C17	70.00'	42.50'	21.93'	41.85'	N47°41'45"E	34°47'01"
C18	70.00'	40.83'	21.01'	40.25'	N13°35'43"E	33°25'04"
C19	70.00'	22.63'	11.42'	22.53'	N12°22'34"W	18°31'29"
C20	40.00'	16.49'	8.36'	16.37'	S09°49'48"E	23°37'01"
C21	20.00'	31.42'	20.00'	28.28'	S46°58'43"W	90°00'00"
C22	25.00'	39.28'	25.01'	35.36'	N43°00'27"W	90°01'39"
C23	25.00'	39.27'	25.00'	35.36'	N47°00'22"E	90°00'00"
C24	554.13'	8.08'	4.04'	8.08'	N88°24'42"W	0°50'09"
C25	554.13'	50.11'	25.07'	50.09'	S88°34'48"W	5°10'51"
C26	554.13'	50.59'	25.31'	50.57'	S83°22'28"W	5°13'50"
C27	564.17'	54.18'	27.11'	54.16'	S77°59'00"W	5°30'07"
C28	558.06'	111.97'	56.17'	111.78'	S69°21'23"W	11°29'46"
C29	554.10'	73.36'	36.73'	73.30'	S59°47'14"W	7°35'08"
C30	20.00'	31.42'	20.00'	28.28'	S43°01'17"E	90°00'00"
C31	25.00'	39.26'	24.99'	35.35'	N46°59'33"E	89°58'21"
C32	56.00'	87.96'	56.00'	79.20'	N46°58'43"E	90°00'00"
C33	50.00'	8.84'	4.43'	8.83'	N07°02'43"E	10°08'00"

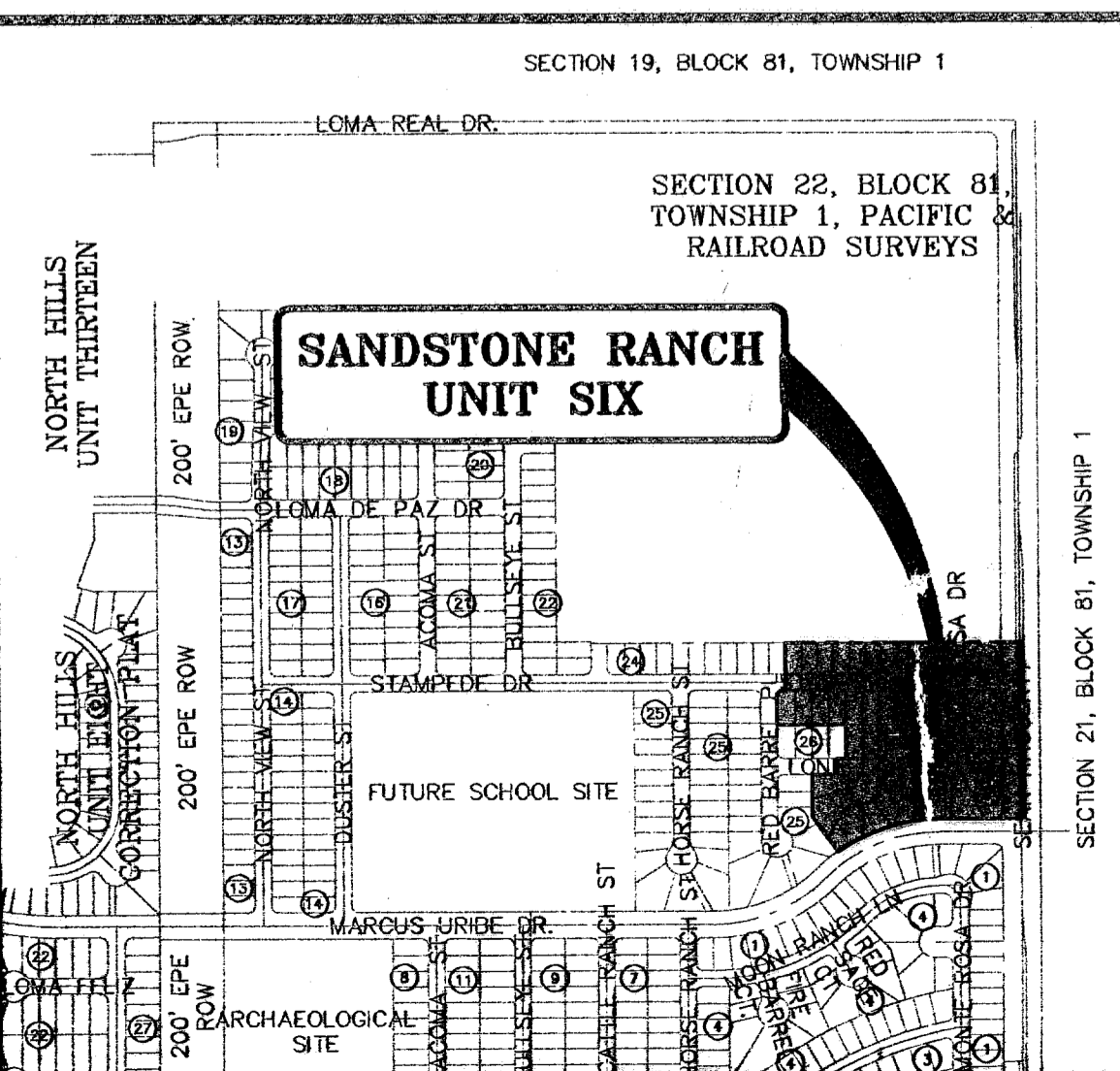
LINE	LENGTH	BEARING
L1	5.00'	N01°58'43"E
L2	140.23'	N34°00'19"W
L3	134.26'	N01°58'43"E
L4	80.00'	S88°01'17"E
L5	52.00'	N01°58'43"E
L6	29.80'	S88°01'17"E
L7	110.00'	N01°58'43"E
L8	90.00'	N01°58'43"E
L9	8.67'	S88°01'17"E
L10	152.00'	N01°58'43"E
L11	1.08'	S88°01'17"E
L12	25.02'	N04°16'09"E
L13	25.02'	N00°18'43"W
L14	12.14'	N01°58'43"E
L15	16.92'	S87°59'38"E
L16	70.08'	S88°01'17"E
L17	71.00'	N01°58'43"E

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
BLOCK 24	AREA: 51,748	BLOCK 25	AREA: 124,400	BLOCK 26	AREA: 95,798
LOT	SQUARE FEET	LOT	SQUARE FEET	LOT	SQUARE FEET
22	5,551	43	5,468	1	8,371
23	5,133	44	8,912	2	5,907
24	5,133	45	11,829	3	5,907
25	5,133	46	7,221	4	5,907
26	5,133	47	8,954	5	5,907
27	5,133	48	6,228	6	5,907
28	5,133	49	7,421	7	5,907
29	5,133	50	7,140	8	5,907
30	5,133	51	9,518	9	5,907
31	5,133	52	3,374	10	6,372
		53	15,065	11	6,284
		54	9,083	12	5,907
		55	5,802	13	5,907
		56	5,969	14	5,907
		57	5,970	15	5,907
			6,348	16	5,907

LEGEND

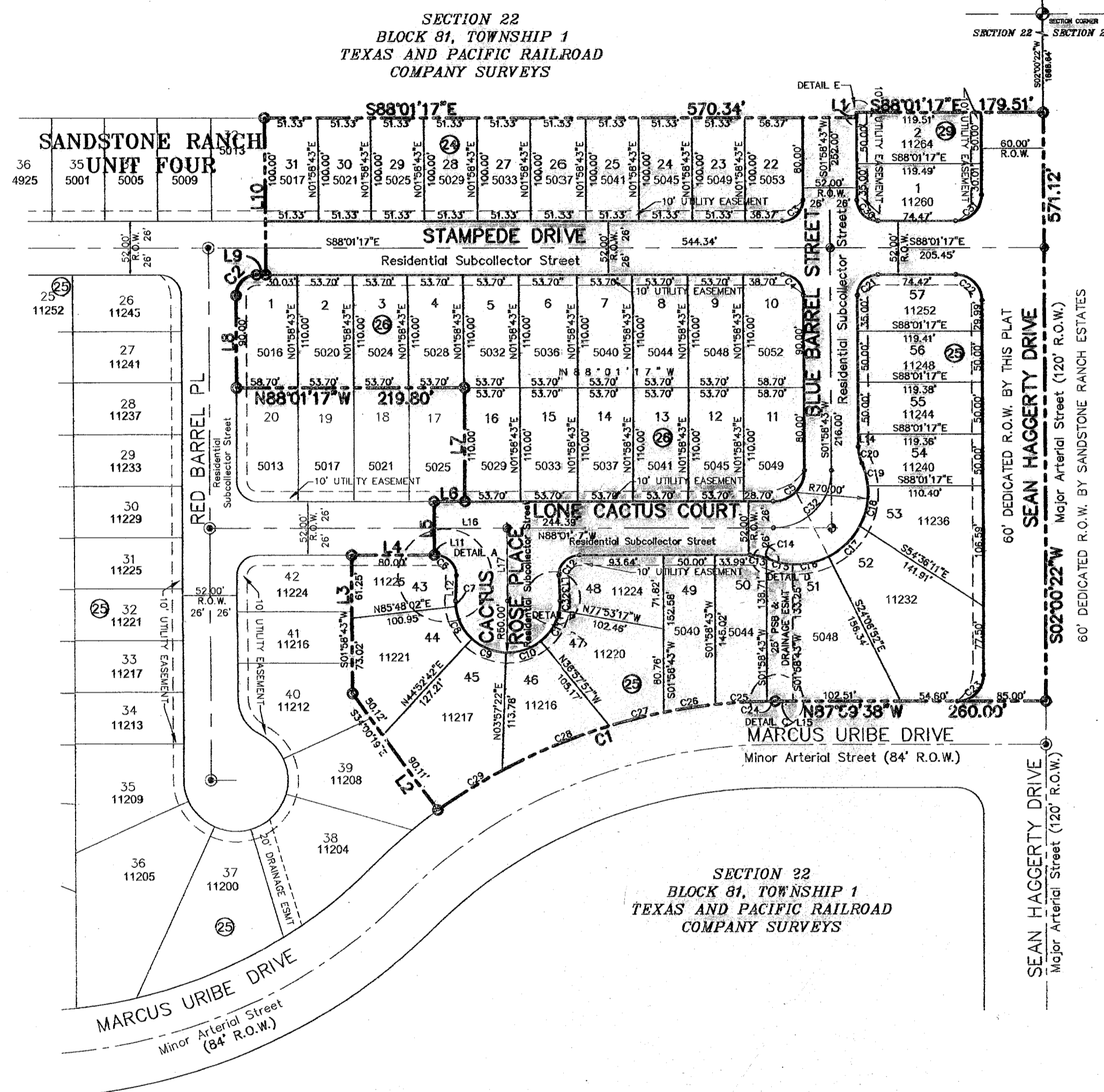
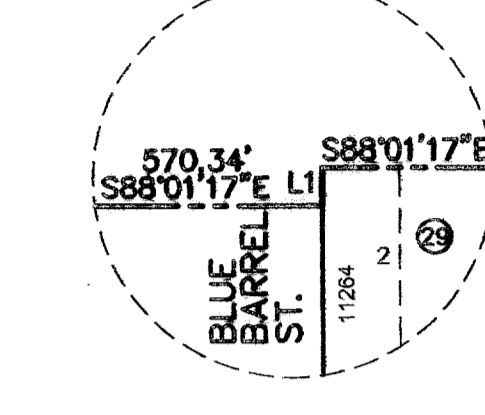
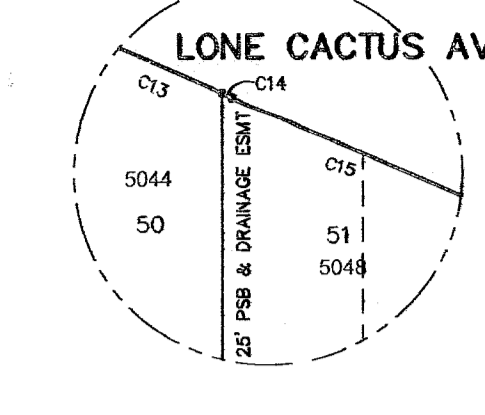
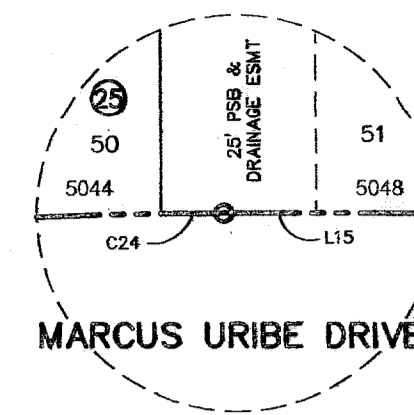
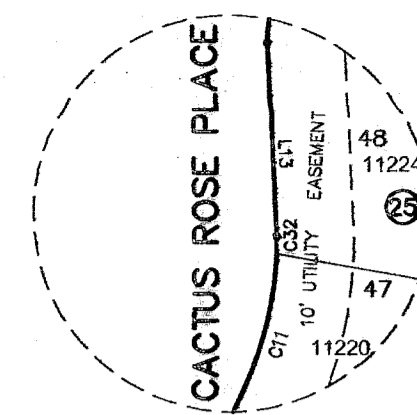
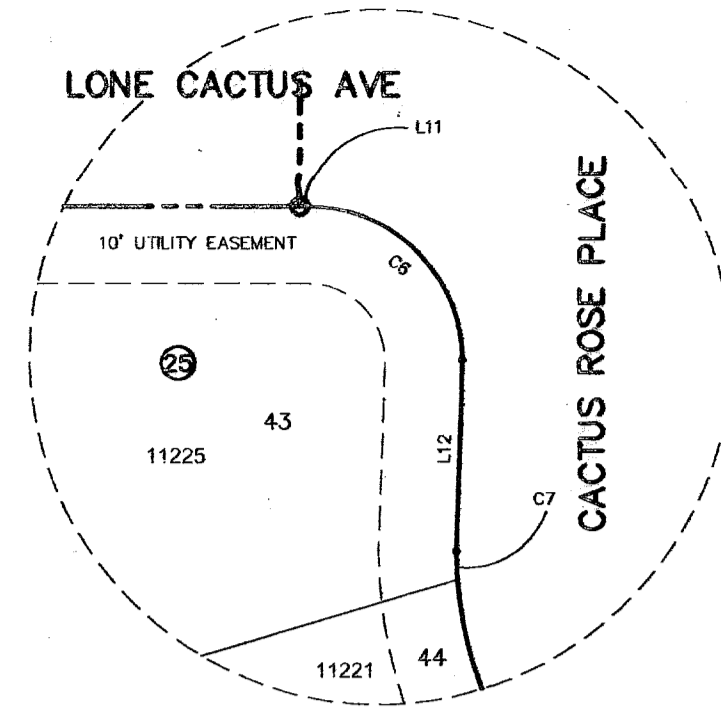
- ◆ = PROPOSED CITY MONUMENT
- = EXISTING CITY MONUMENT
- ⊕ = SECTION CORNER

LOCATION MAP
SCALE 1" = 600'



GENERAL NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. 20070096618
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. 20070096617
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SANDSTONE RANCH UNIT SIX SUBDIVISION BY THE EL PASO WATER UTILITIES COMPANY IN ACCORDANCE WITH ITS REGULATIONS AND WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON MARCUS URIBE DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- SET 5/8" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.
- ALL UTILITY EASEMENTS ARE 10-FOOT WIDE UNLESS OTHERWISE SPECIFIED.
- THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN PANEL NO. 480214-001 & D, DATED AUGUST 5, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- VEHICULAR ACCESS TO THESE RESIDENTIAL LOTS ADJACENT TO MARCUS URIBE DRIVE SEAN HAGGERTY 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. 20070086619
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.



SANDSTONE RANCH UNIT SIX

BEING A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS; CONTAINING APPROX. 9.24± ACRES

DEDICATION

NORTHTOWNE VILLAGE JOINT VENTURE, property owner of this land does hereby present this plat and dedicates, if not previously dedicated, its respective portion of said property to the use of the public, the streets, drainage and p&w easement, drives and utility easements, as hereon laid down and designated, including easements for overhang of service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness our signature this 8th day of August, 2007.

NORTHTOWNE VILLAGE JOINT VENTURE

ROBERT L. BOWLING III, Managing Partner

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Robert L. Bowling III, Managing Partner of Northtowne Village Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 8th day of August, 2007.

Notary Public in and for El Paso County, My Commission Expires October 7, 2010

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 23 day of August, 2007, A.D.

Secretary, Chairperson

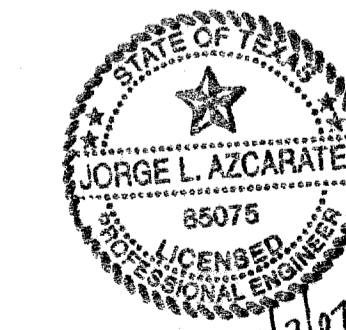
Approved for filing this 23rd day of August, 2007.

DEVELOPMENT SERVICES DIRECTOR

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7 day of September, 2007, A.D. in File No. 20070086618

County Clerk, By Deputy

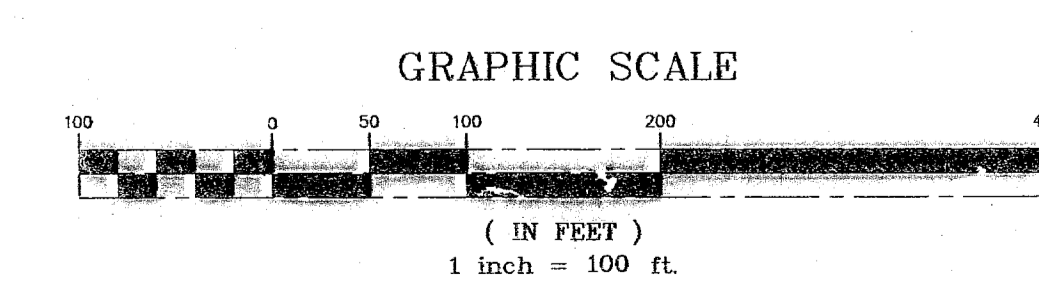


Subdivision improvement plans prepared by and under the supervision of CEA Engineering Group.
Jorge L. Azcarate, P.E. TX 85075

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.
Carlos M. Jimenez, R.P.L.S. Registered Professional Land Surveyor Texas License No. 3950

ENGINEER
CEA engineering group
1204 Montana, El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

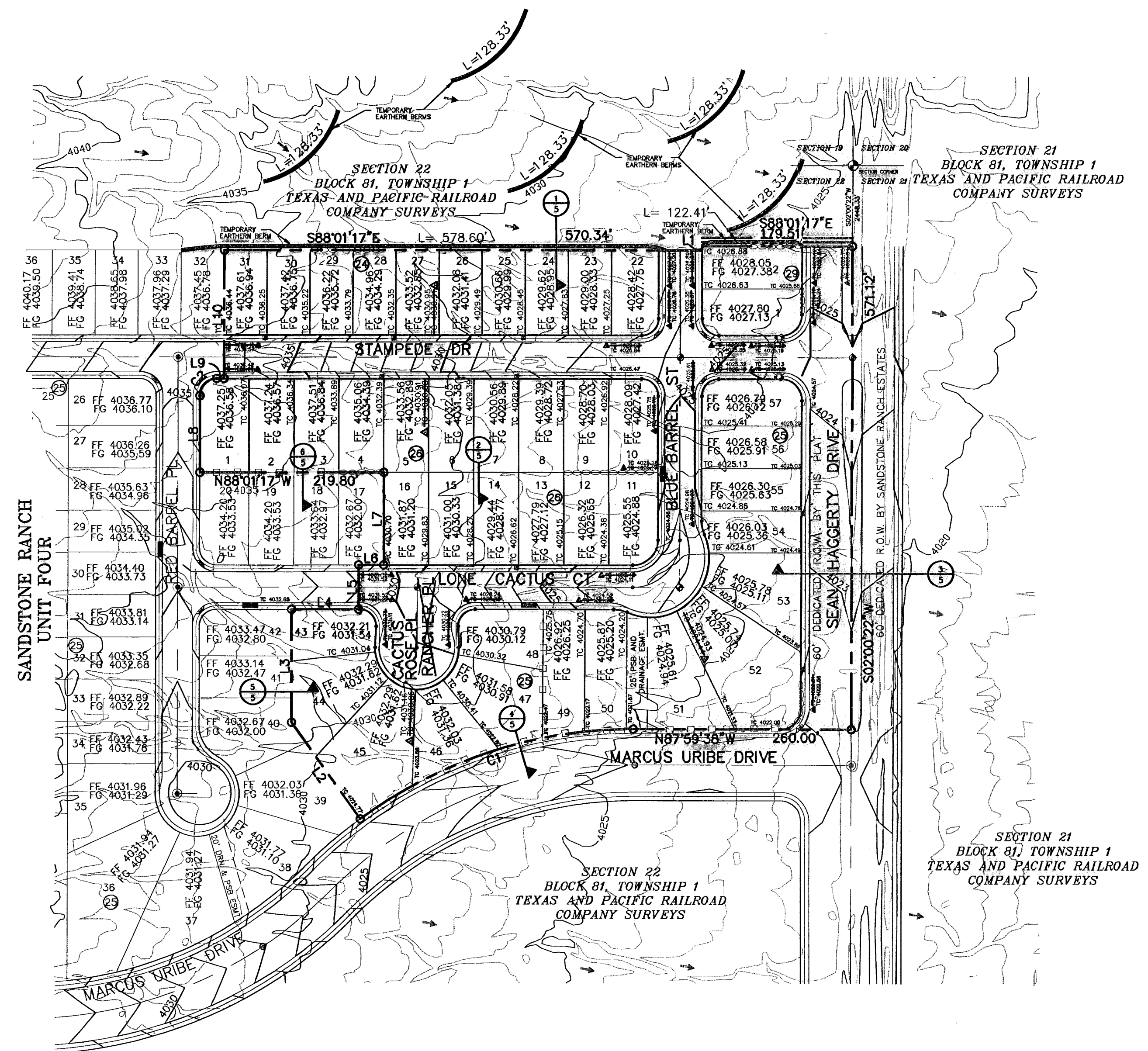
SURVEYOR
CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422
CONTACT: CARLOS M. JIMENEZ R.P.L.S.



CONTACT: JORGE L. AZCARATE, P.E.

DATE OF REVISION: JANUARY 5, 2007
DATE OF PREPARATION: NOVEMBER 2, 2006

600788



GRADING PLAN
SCALE: 1" = 100'

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

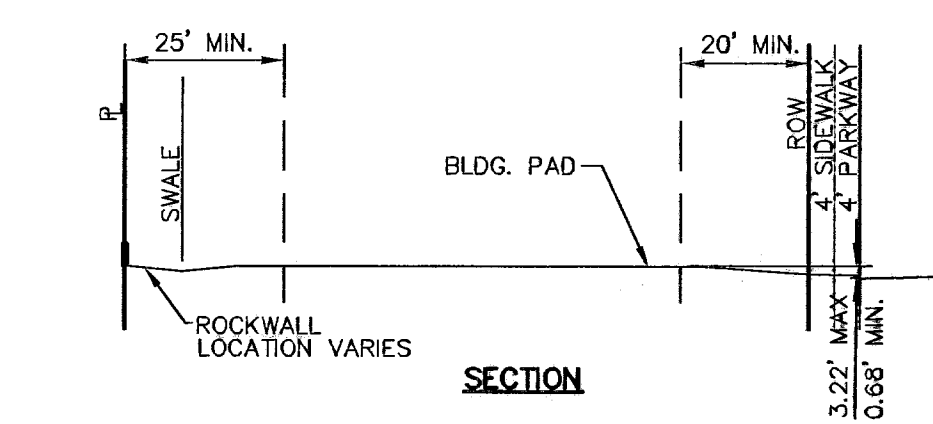
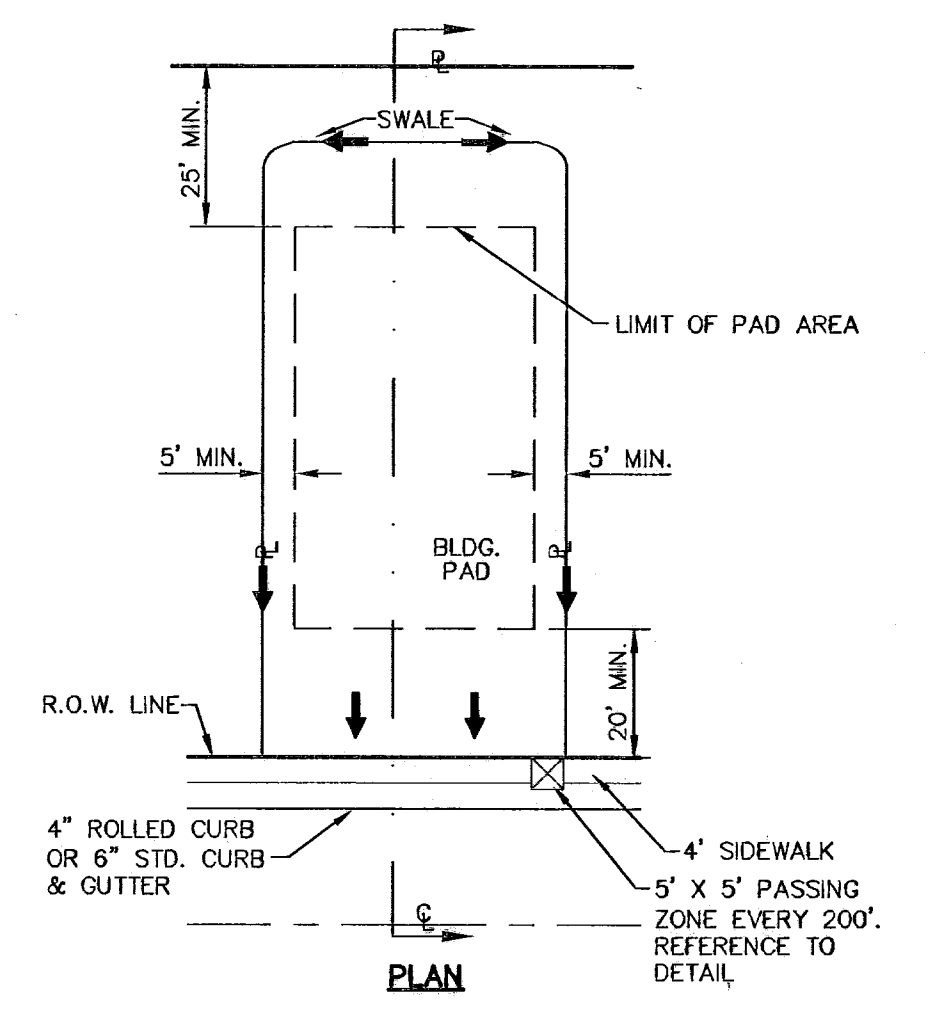
RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
7-12-2008

- LEGEND:**
- NEW RETAINING ROCKWALL (2'-3' IN HEIGHT)
 - NEW RETAINING ROCKWALL (3'-9' IN HEIGHT)
 - ⊠ 5' X 5' WHEELCHAIR PASSING
 - EXISTING MINOR CONTOUR
 - 4075- EXISTING MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - 4075- PROPOSED MAJOR CONTOUR

- NOTES:**
- RETAINING WALLS SHALL BE CONSTRUCTED FOR VERTICAL GRADES GREATER THAN 2- FEET.
 - SLOPED AREAS WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ALL RETAINING WALLS NOT SPECIFIED TO BE CONSTRUCTED BY DEVELOPER, SHALL BE BUILT BY BUILDER.
 - DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 (EXCESSIVE PAVING CUTS) OF THE EL PASO MUNICIPAL CODE.
 - IMPROVEMENTS SHALL NOT BE PLACED ON SIDEWALK (NDBCU'S, SIGNS, POLES, FIRE HYDRANTS, ETC.)
 - IMPROVEMENTS SHALL COMPLY WITH T.A.S./A.D.A. STANDARDS
 - U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - BUILDER SHALL CONSTRUCT SIDEWALK ON DOUBLE FRONTAGE LOTS AT TIME OF BUILDING CONSTRUCTION.

BENCHMARK:
FOUND TXDOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NVGD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN PANEL NO. 480214-0014 D, DATED AUGUST 5, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS OF MINIMAL FLOODING.

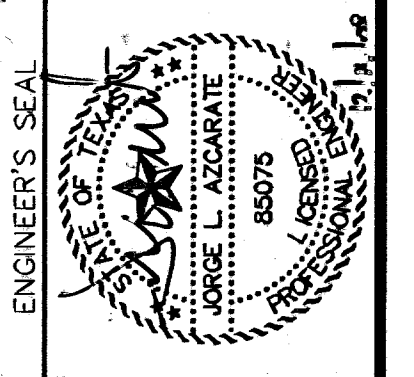


TYPICAL LOT PLAN
SCALE: 1" = 30'

- NOTES:**
- DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FEET AND 14% MAX. THEREAFTER (DRIVEWAY SHALL BE LOCATED ON HIGH SIDE OF LOT UNLESS OTHERWISE COORDINATED WITH CITY OF EL PASO)

REFERENCES - BENCHMARKS	
FOUND TXDOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NVGD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)	
DATE	7/12/08
BY	J.L.A.
REVISIONS	
AS PER AS BUILT INFORMATION	

CEA GROUP
ENGINEERING GROUP
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net



SCALE: 1" = 100'	
Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2007
DESIGN BY:	A.H.
DRAWN BY:	J.L.A.
CHKD. BY:	J.L.A.
APPV. BY:	J.L.A.
JOB NO.	2000-085-LD

PROJECT TITLE
SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS

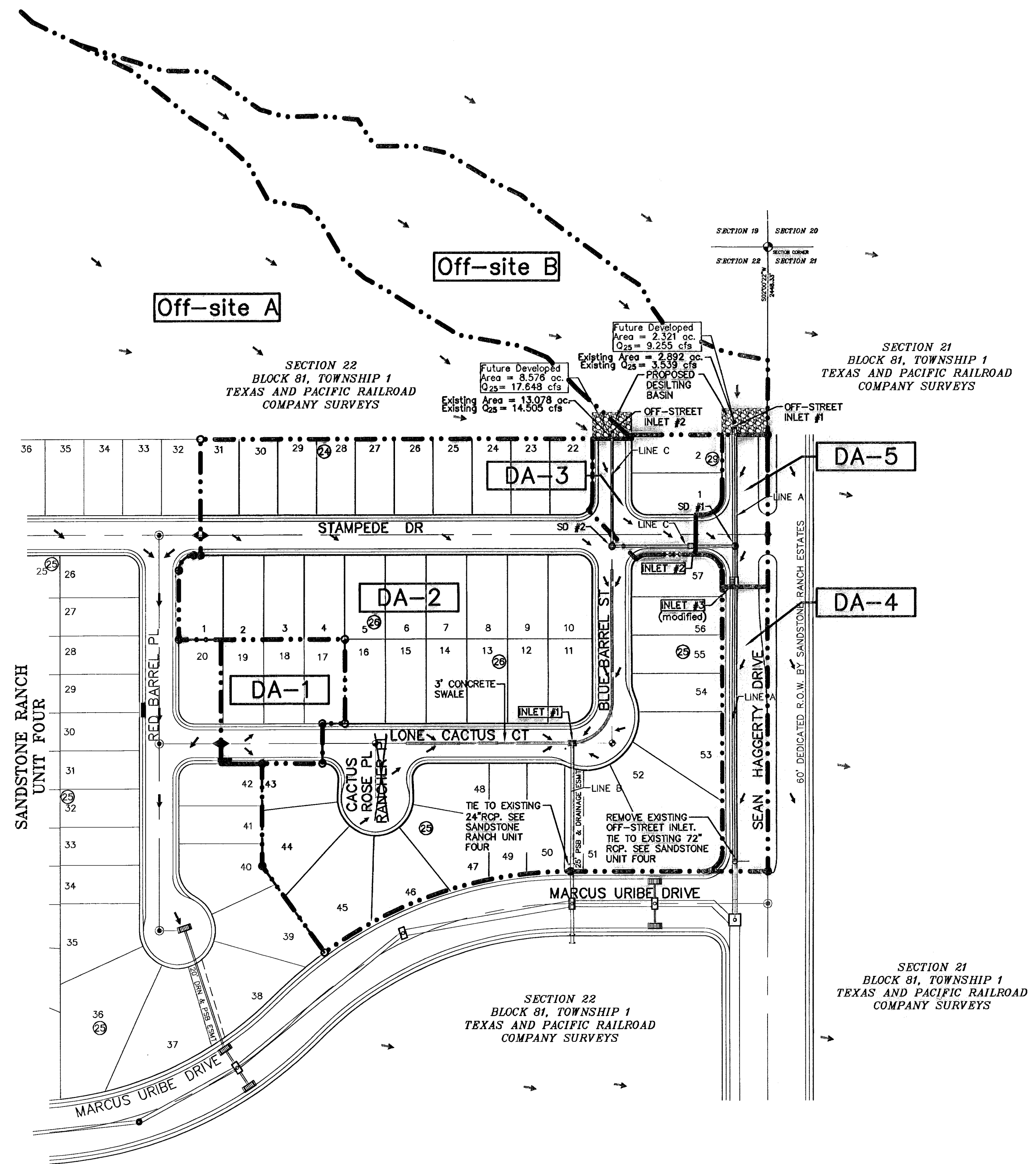
SHEET TITLE

GRADING PLAN

SHEET NO.

3

600788



DRAINAGE PLAN
SCALE: 1" = 100'

UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 690-7200
SSC	(800) 545-8008
AT&T	(800) 852-3788
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS
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7-12-2008

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WATERSHED AREAS

DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (25) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q ₂₅ (CFS) (6)
DA-1	0.610	3.318	19.00	0.696	1,409
DA-2	7.662	3.051	22.25	0.662	15,879
DA-3	0.538	3.108	21.50	0.742	1,241
DA-4	0.516	4.430	10.00	0.900	2,057
DA-5	0.322	4.430	10.00	0.900	1,284
Off-Site A	13.078	3.361	18.54	0.330	14,505
Off-Site B	2.892	3.708	15.18	0.330	3,539

- REFERENCE: CITY OF EL PASO SUBDIVISION STANDARDS (3-11-97)
- (1) WATERSHED AREA IDENTIFICATION
 - (2) AREA FROM DRAINAGE PLAN
 - (3) RAINFALL INTENSITY, 25 YEAR STORM => PLATE NO. 2-14
 - (4) TIME OF CONCENTRATION: TC = T (OVERLAND) + T (GUTTER)
 - (5) RUNOFF COEFFICIENT => PLATE NO. 2-10 TABLE A
UNDEVELOPED AREA = 0.33
RESIDENTIAL AREA = 0.60
PAVEMENT AREA = 0.90
 - (6) Q₂₅ = C X A X I₂₅

DROP INLETS

INLET NO.	REQ. FLOW CAPACITY Q REQ (CFS)	AVAIL. FLOW CAPACITY Q AVAIL. (CFS)	ADDITIONAL FLOW (CFS)	FLOW BYPASS GRATES (CFS)	# OF INLETS	TYPE OF INLET
INLET #1	17,163	18,873	0	0	4	III
INLET #2	18,889	19,630	0	0	2	I
INLET #3	10,539	19,630	0	0	2	I
Off-Street No. 1	2,539	11,903	0	0	1	off-street
Off-Street No. 2	14,505	18,358	0	0	2	off-street

NOTE: ALL INLET CAPACITIES ARE BASED ON A CLOGGING FACTOR OF 50%.

MOMENTUM COMPUTATION

LOCATION @ INLET (1)	DEPTH (2)	VELOCITY (3)	PRODUCT NUMBER (4)
1	0.346	4.715	1.631
2	0.346	2.615	0.905
3	0.298	2.948	0.879

- (1) LOCATION
- (2) DEPTH
- (3) VELOCITY
- (4) PRODUCT NUMBER = DEPTH X VELOCITY

REFERENCES - BENCHMARKS

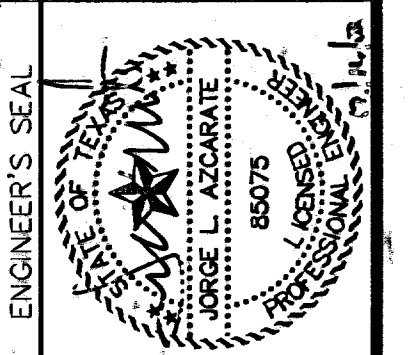
FOOTING	BRASS	CONCRETE	SECTION	CORNERS	19	20	22

DATE: _____ BY: _____

REVISIONS

NO.	DATE	DESCRIPTION

CSA ENGINEERING GROUP
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.csaengr.com



SCALE: 1" = 100'
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: MARCH 2007
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APP'D. BY: J.L.A.
JOB No. 2000-085-1D

PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE

DRAINAGE PLAN

SHEET NO.

4

OF 19

600788

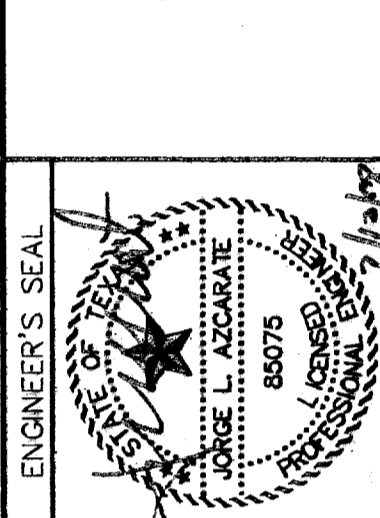
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
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(AFTER HOURS)	(915) 240-3220

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 7-12-2008

REFERENCES - BENCHMARKS	
FOUND 7607 BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)	
DATE	REVISIONS
BY	

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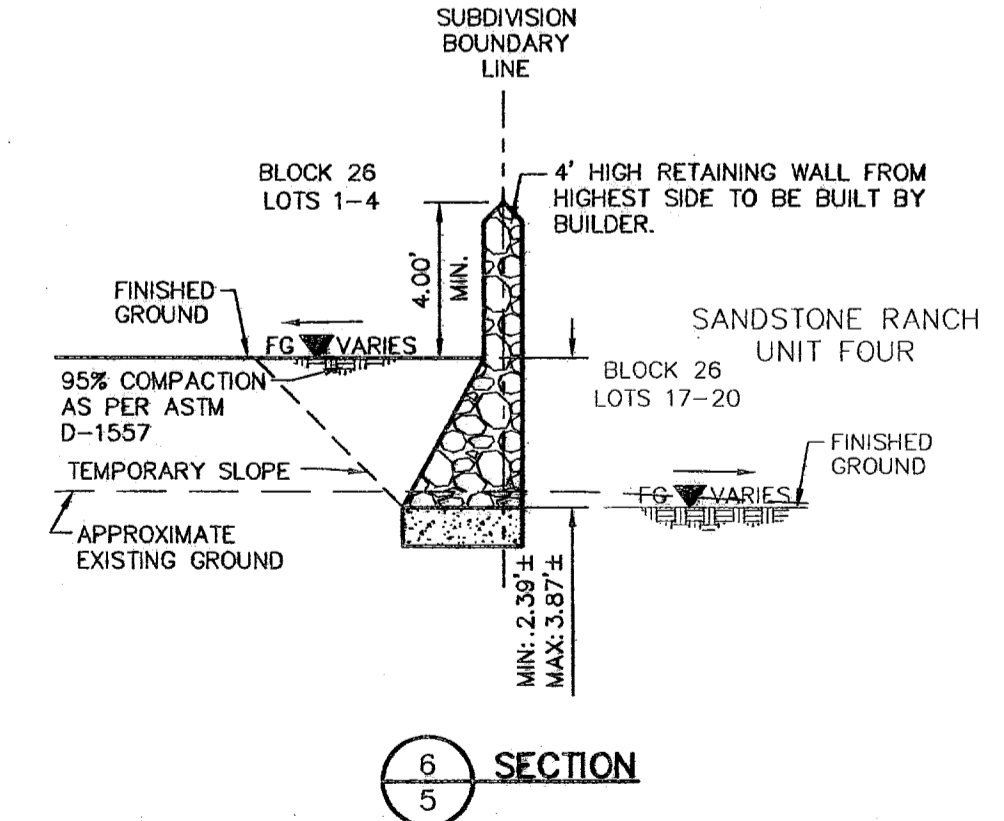
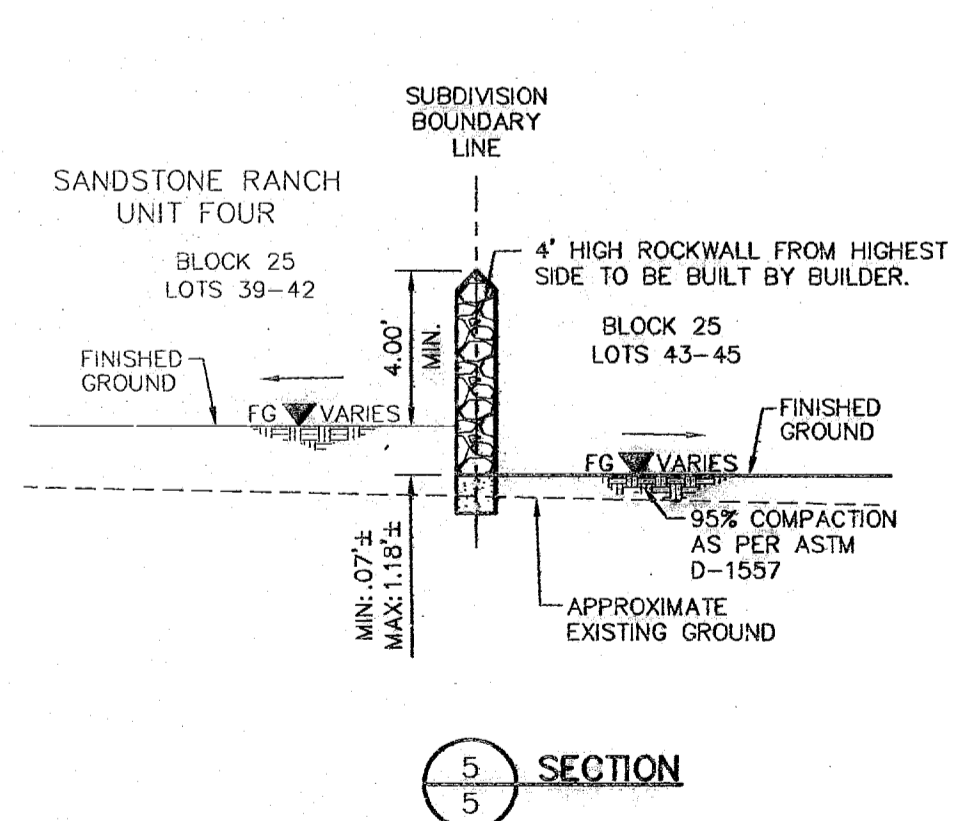
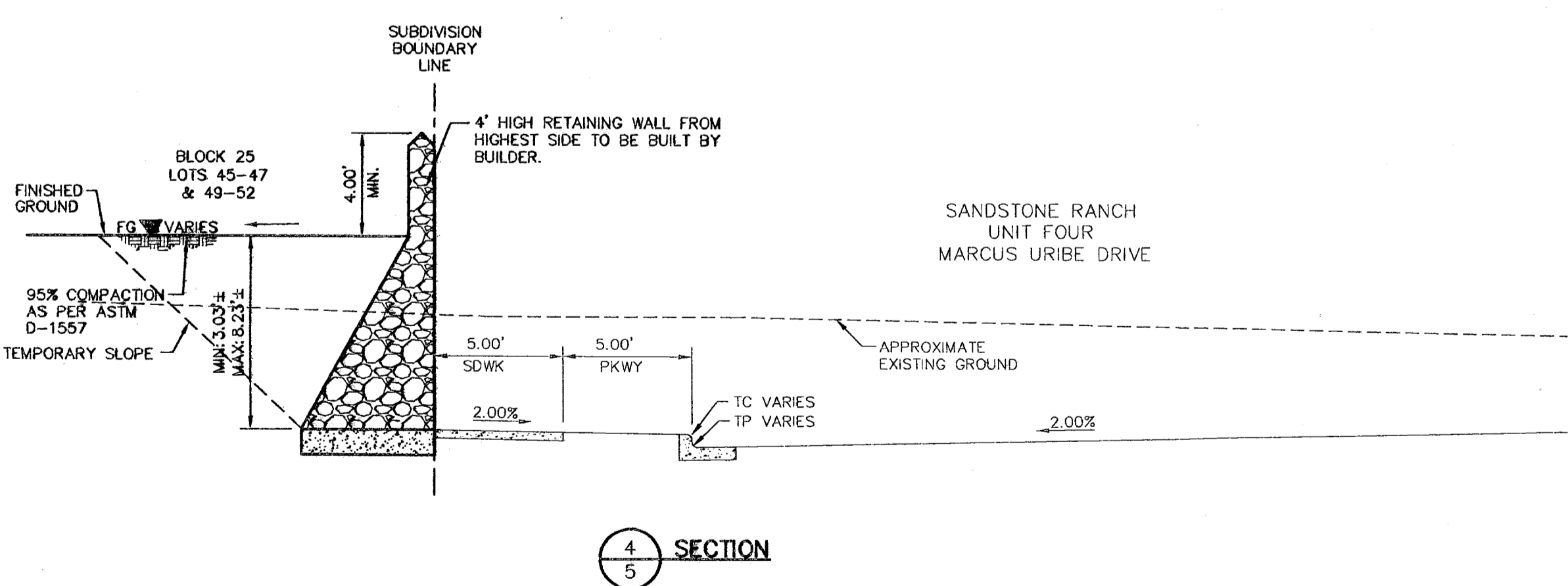
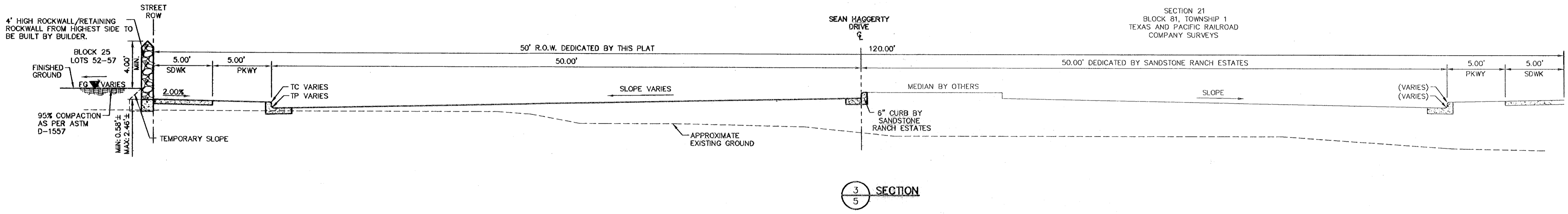
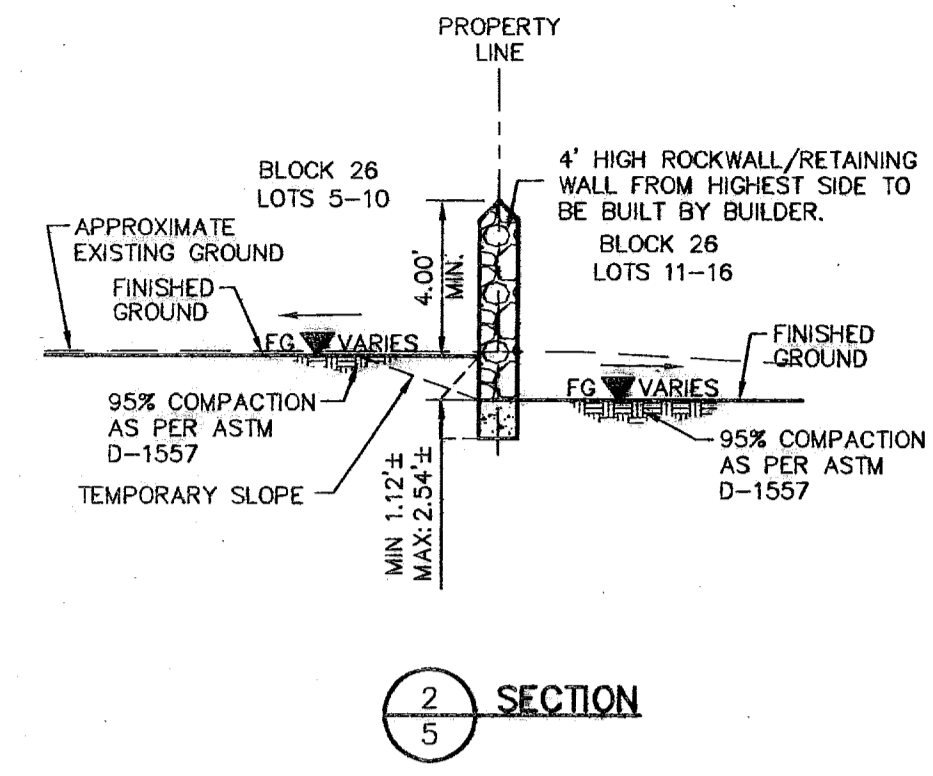
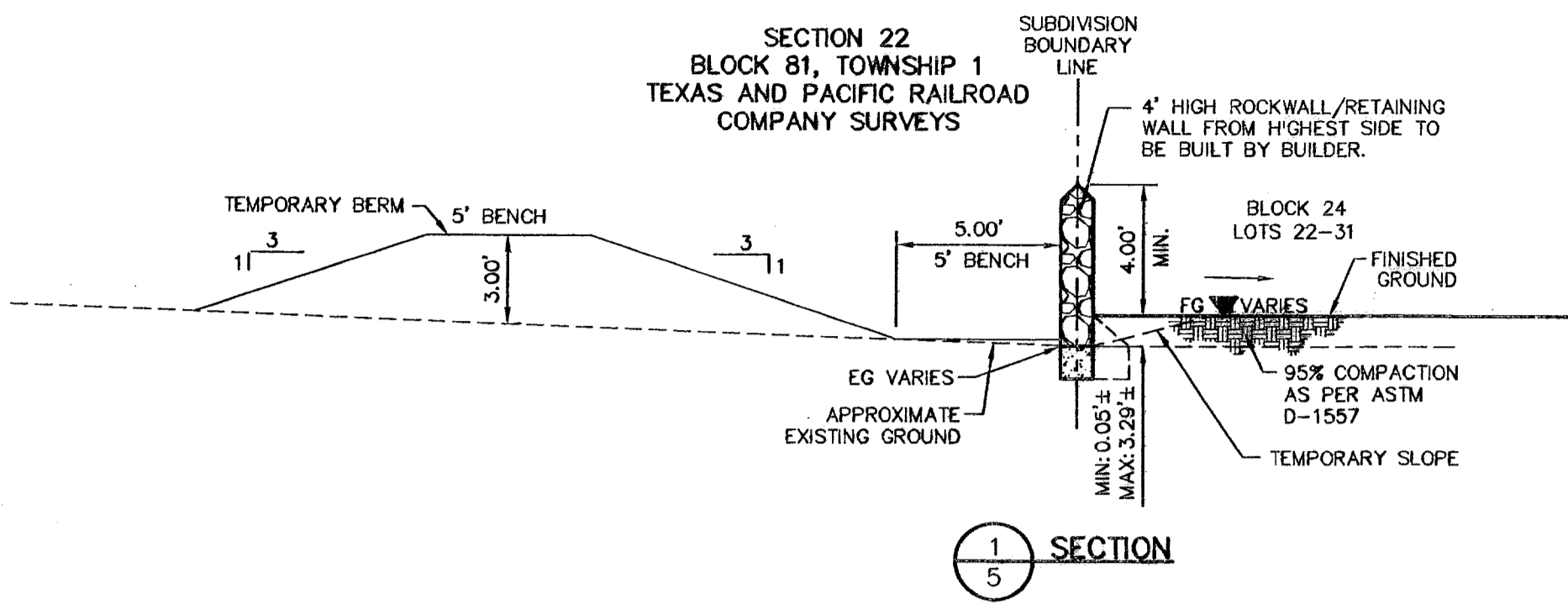


SCALE: Horizontal: 1"=5'
 Vertical: 1"=5'
 DATE: MARCH 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2000-089-1D

PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
TYPICAL GRADING SECTIONS

SHEET NO.
5
 OF 19



600788

RECORD DRAWINGS
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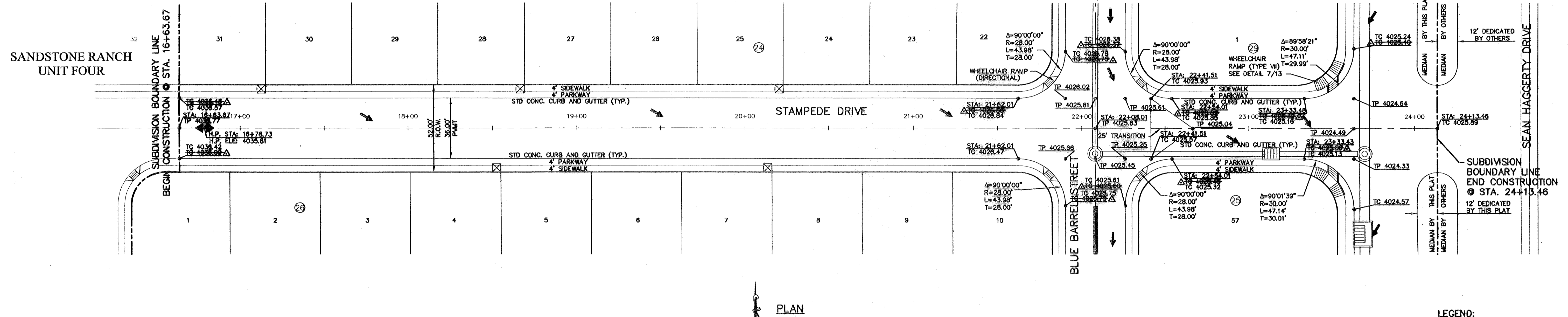
UTILITY LOCATOR SERVICES

EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 690-7200
SPIC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG
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 1-800-344-8377
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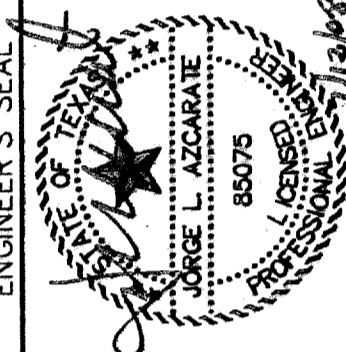
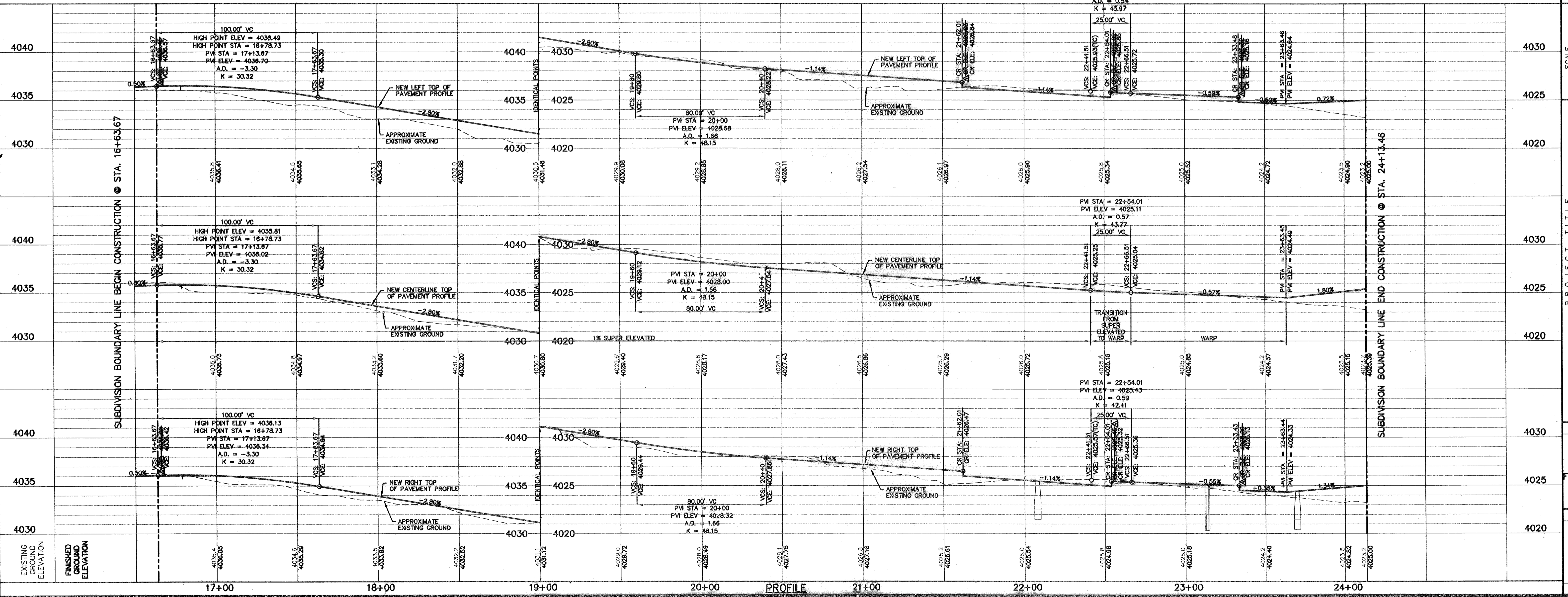
REFERENCES - BENCHMARKS

FOUND TROOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 6.462 TO CONVERT TO CITY DATUM)
DATE: 7/12/08
BY: A.B.
REVISIONS
AS PER AS BUILT INFORMATION



PLAN

LEGEND:
 5' x 5' WHEELCHAIR PASSING
 WHEELCHAIR RAMP (TYP.)



SCALE: 1" = 30'
 Horizontal: 1" = 50'
 Vertical: 1" = 5'
 Contour Interval: N/A
 DATE: MARCH 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHECKED BY: J.L.A.
 APP'D BY: J.L.A.
 JOB No. 2000-085-1D

PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STAMPEDE DRIVE
 PLAN & PROFILE
 FROM STA. 16+63.67
 TO STA. 24+13.46**

SHEET NO.
6

600788

RECORD DRAWINGS

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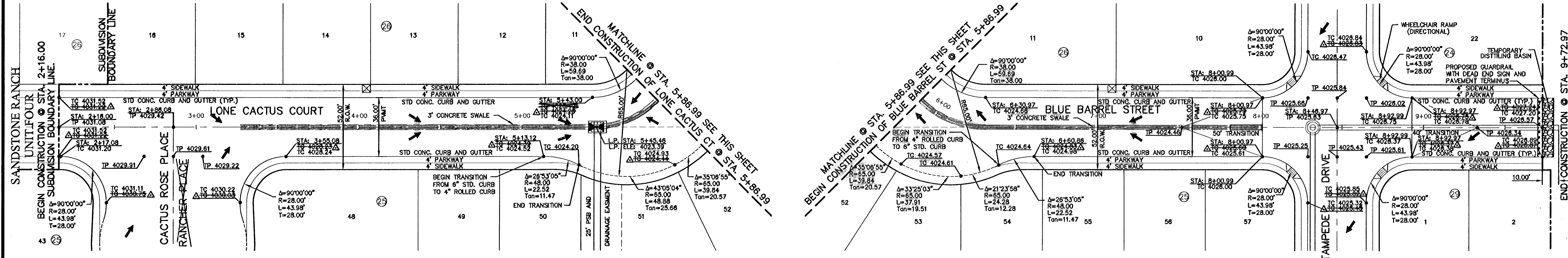
7-12-2008

UTILITY LOCATOR SERVICES

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- EL PASO ENERGY CORPORATION (915) 496-5244
- EL PASO WATER UTILITIES (915) 594-5500
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- TIME WARNER COMMUNICATIONS (915) 772-1123
- TEXAS GAS SERVICE (915) 680-7200
- SBC (800) 545-6005
- AT&T (800) 852-3786
- U.S. SPRINT TELECOMM (800) 521-0579
- STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

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1-800-344-8377
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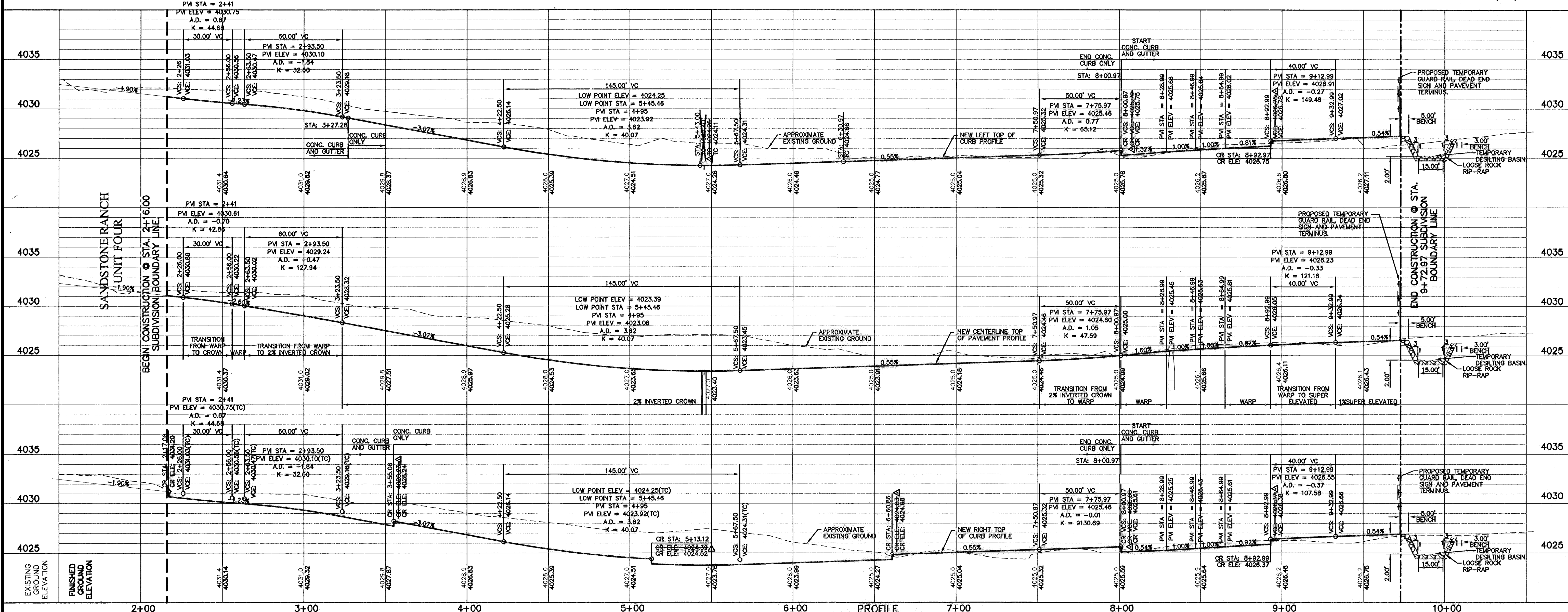


PLAN

PLAN

LEGEND:

- SWALE
- 5' X 5' WHEELCHAIR PASSING
- WHEELCHAIR RAMP (TYP.)

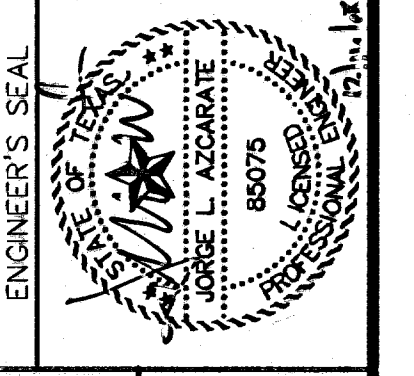


PROFILE

REFERENCES - BENCHMARKS

FOUND TYPICAL BENCH MARK SECTION CORNERS 15, 20, 22 AND 27. ELEVATION 4032.27 (MUNICIPAL DATUM)	CONTRACT
8+462 TO CONVERT TO CITY DATUM	BY
DATE	REVISIONS
7/12/08	AS PER AS BUILT INFORMATION
	A.B.

CEAG ENGINEERING GROUP
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.6232 Fax 915.544.5233
www.ceagroup.net



SCALE: 1"=30'
Horizontal: 1"=30'
Vertical: 1"=5'
Vertical Interval: 1/4"

DATE: MARCH 2007
DESIGN BY: A.H.
DRAWN BY: J.M.
CHKD. BY: J.L.A.
APPD. BY: J.L.A.
JOB No. 2006-085-1D

SANDSTONE RANCH UNIT SIX SUBDIVISION IMPROVEMENTS

SHEET TITLE	
LONE CACTUS CT PLAN & PROFILE FROM STA. 2+16.00 TO STA. 5+86.99	4035
BLUE BARREL STREET PLAN & PROFILE FROM STA. 5+86.99 TO STA. 9+72.97	4030
SHEET NO.	4025
OF	19

600788

RECORD DRAWINGS

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7-12-2008

UTILITY LOCATOR SERVICES

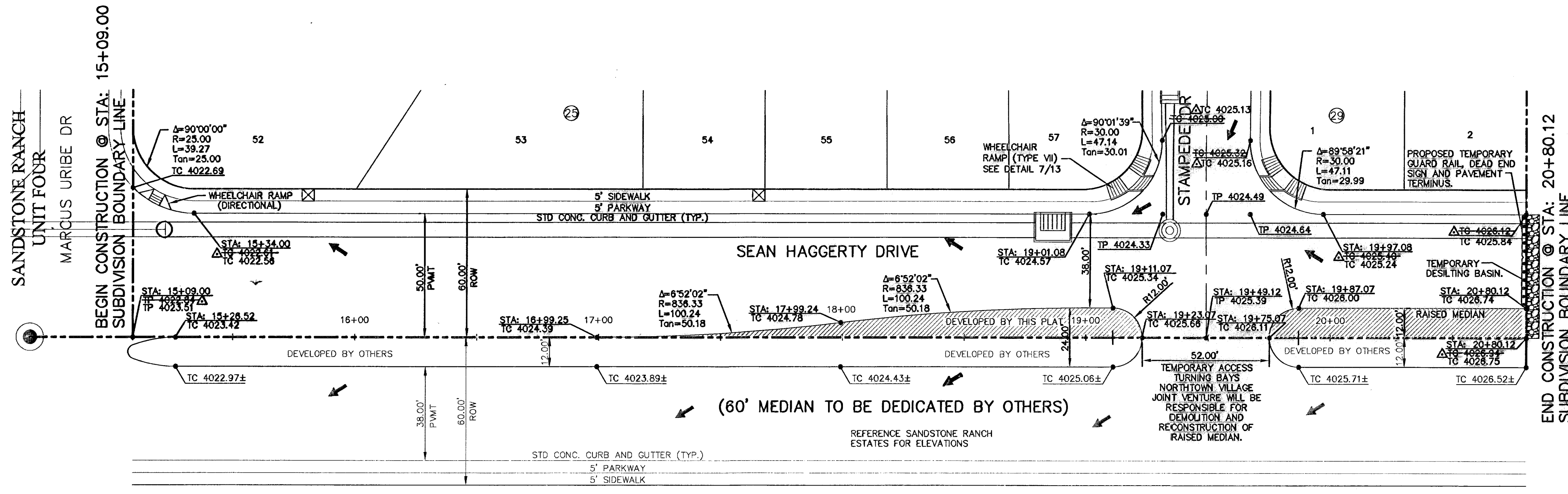
- EL PASO ELECTRIC COMPANY (915) 543-5720
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- SBC (800) 545-6005
- AT&T (800) 852-3786
- U.S. SPRINT TELECOMM (800) 521-0579
- STREET DEPT. - SIGNAL & SIGN (915) 621-6750 (AFTER HOURS) (915) 240-3220

WARNING I BEFORE YOU DIG

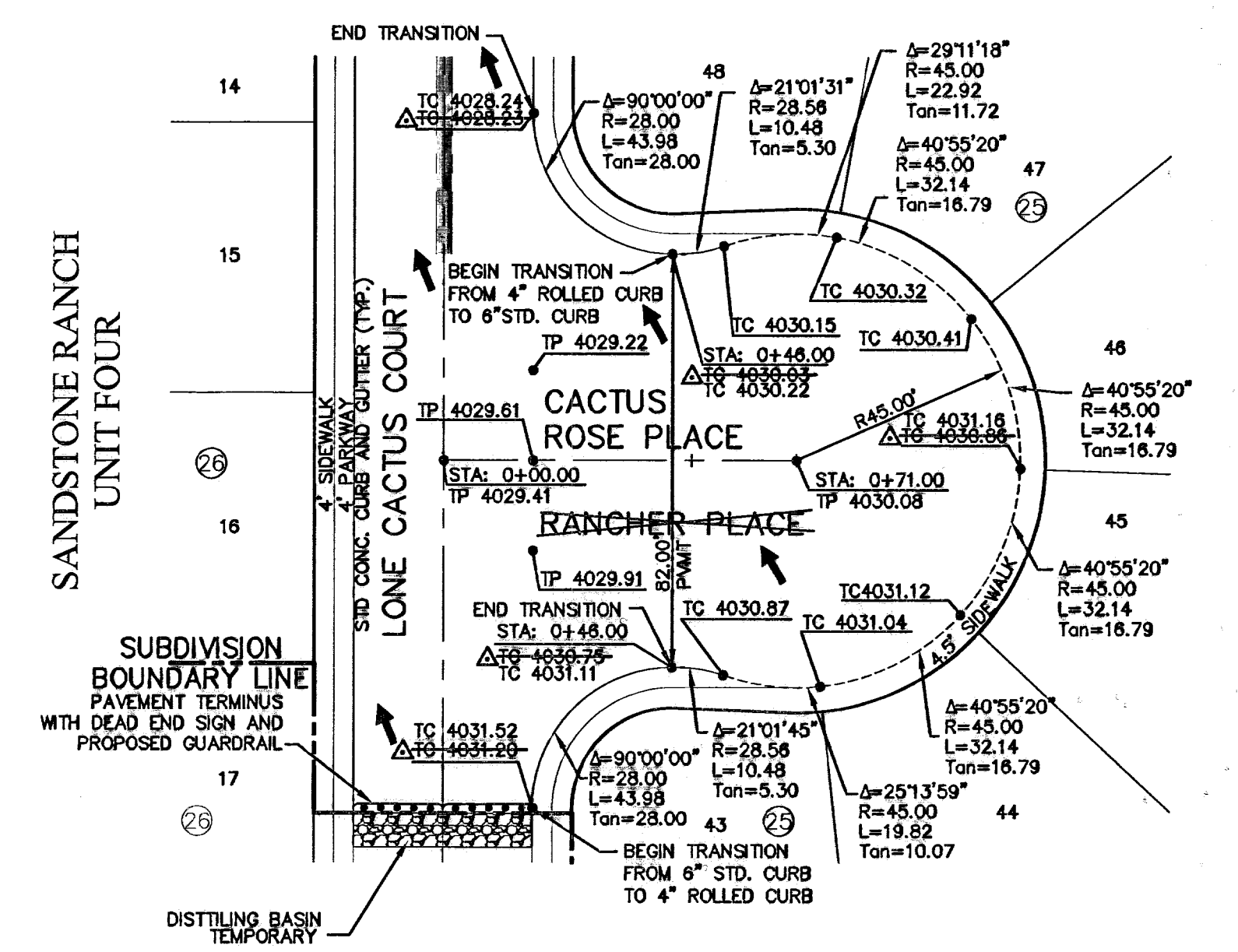
CALL
1-800-DIG-TESS
1-800-344-8377
FOR FIELD LOCATING EXISTING UTILITIES

REFERENCES - BENCHMARKS

FOUND, TYPED BRASS CAP SECTION CORNERS 19, 20, 22	BY	
CONCRETE BENCH MARK (NAD) (SUBTRACT 6.462 TO CONVERT TO CITY GRAM)	REVISIONS	
	DATE	7/12/08
	BY	AS PER AS BUILT INFORMATION
	A.B.	



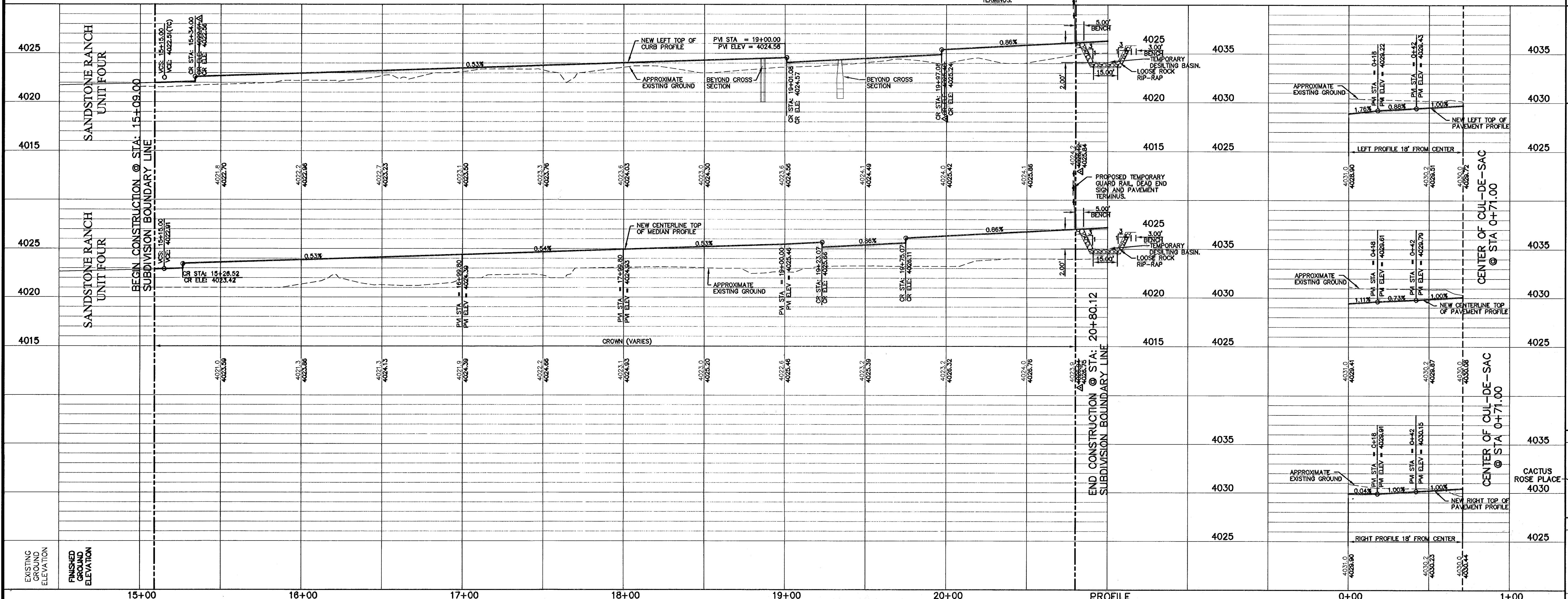
PLAN



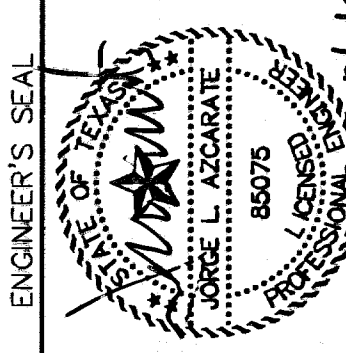
SANDSTONE RANCH UNIT FOUR PLAN

LEGEND:

- 5' X 5' WHEELCHAIR PASSING
- WHEELCHAIR RAMP (TYP.)



PROFILE



SCALE: Horizontal: 1"=30' Vertical: 1"=5' Contour Interval: 1' / A

DATE: MARCH 2007
DESIGN BY: A.H.
DRAWN BY: J.L.M.
CHKD. BY: J.L.A.
APPVD. BY: J.L.A.
JOB No. 2000-085-LQ

SANDSTONE RANCH UNIT SIX SUBDIVISION IMPROVEMENTS

SHEET TITLE
SEAN HAGGERTY DRIVE PLAN & PROFILE FROM STA. 15+09.00 TO STA. 20+80.12
CACTUS ROSE PLACE PLAN & PROFILE FROM STA. 0+00.00 TO STA. 0+71.00

SHEET NO.

8

OF 19

600788

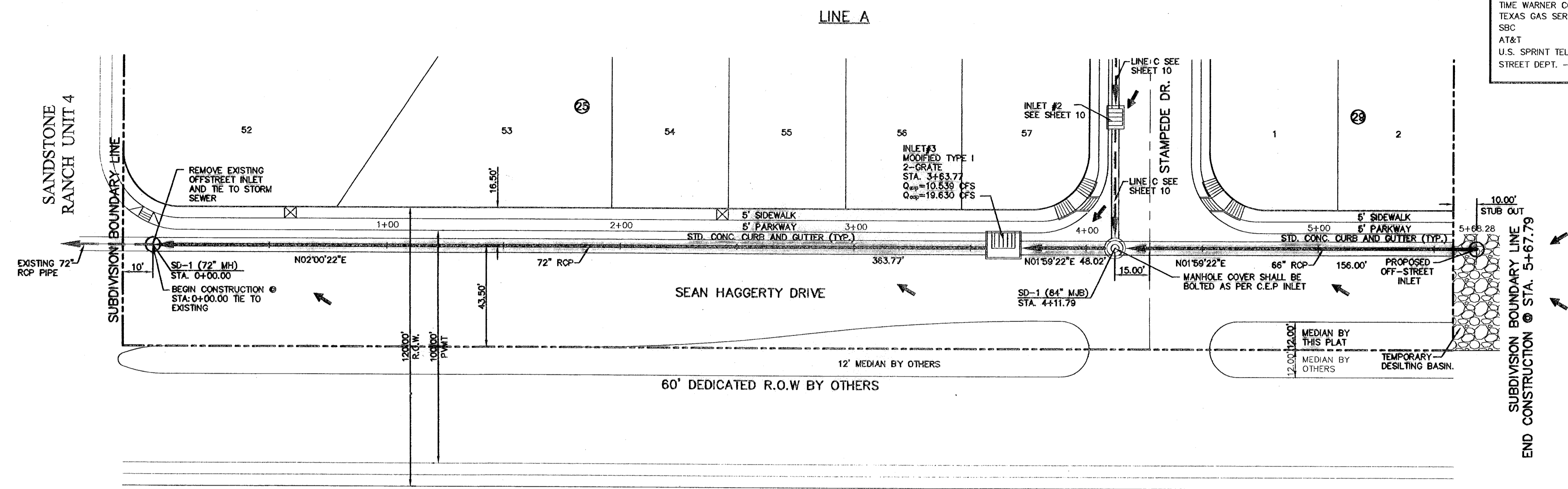
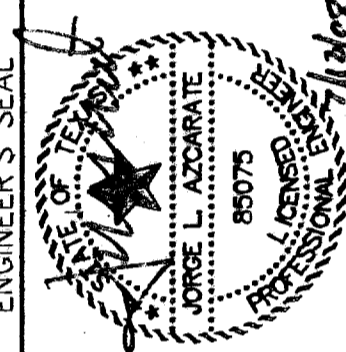
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING!
BEFORE YOU DIG
 CALL
1-800-DIG-TESS
1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS
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 7-12-2008

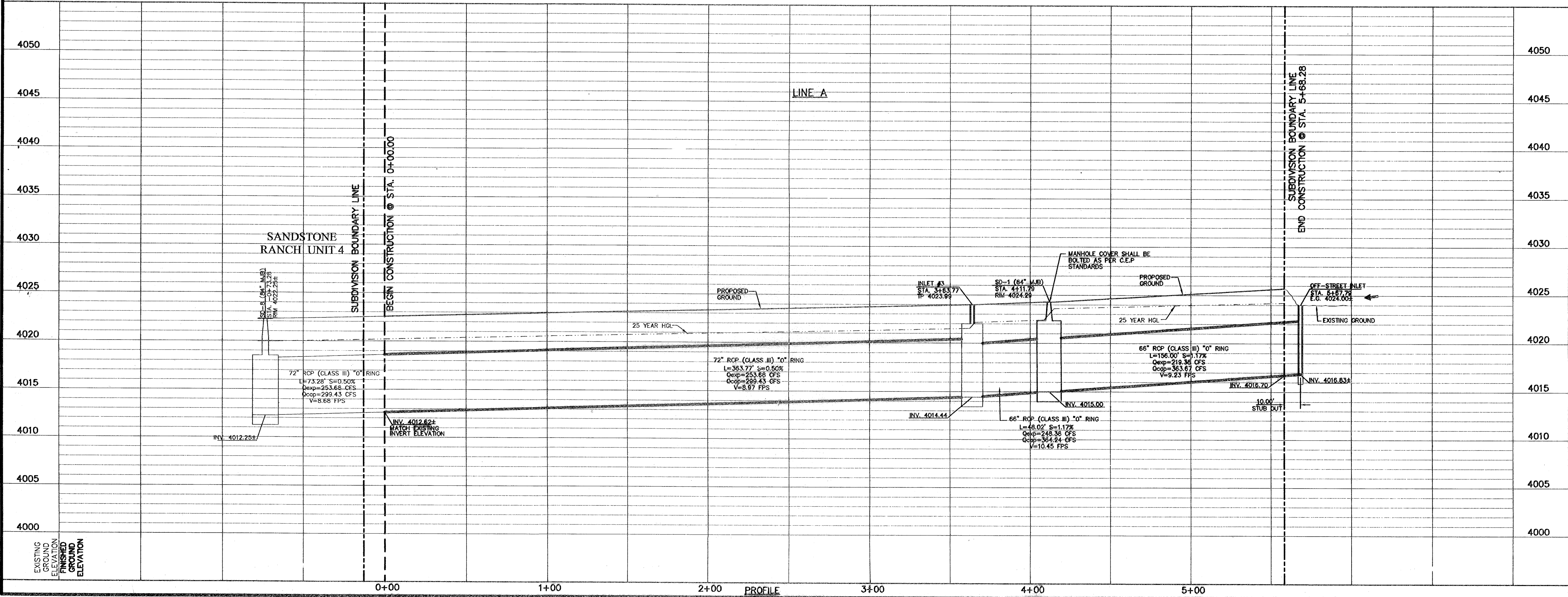
DATE	REVISIONS	BY

ENGINEERING GROUP
 1204 Montrose Ave., El Paso, Texas 79902
 Office 915.344.5232 Fax 915.344.5233
 www.icegroup.net



PLAN

LEGEND:
 STORM SEWER LINE



SCALE: Horizontal: 1"=30'
 Vertical: 1"=5'
 Contour Interval: N/A
 DATE: MARCH 2007
 DESIGN BY: J.L.A.
 DRAWN BY: J.L.A.
 APPVD. BY: J.L.A.
 JOB No. 2000-085-LD

PROJECT TITLE
 SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS

SHEET TITLE

LINE A
 PLAN & PROFILE
 FROM STA.
 0+00.00 TO STA.
 5+67.79

SHEET NO.

9

600788

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 7-12-2009

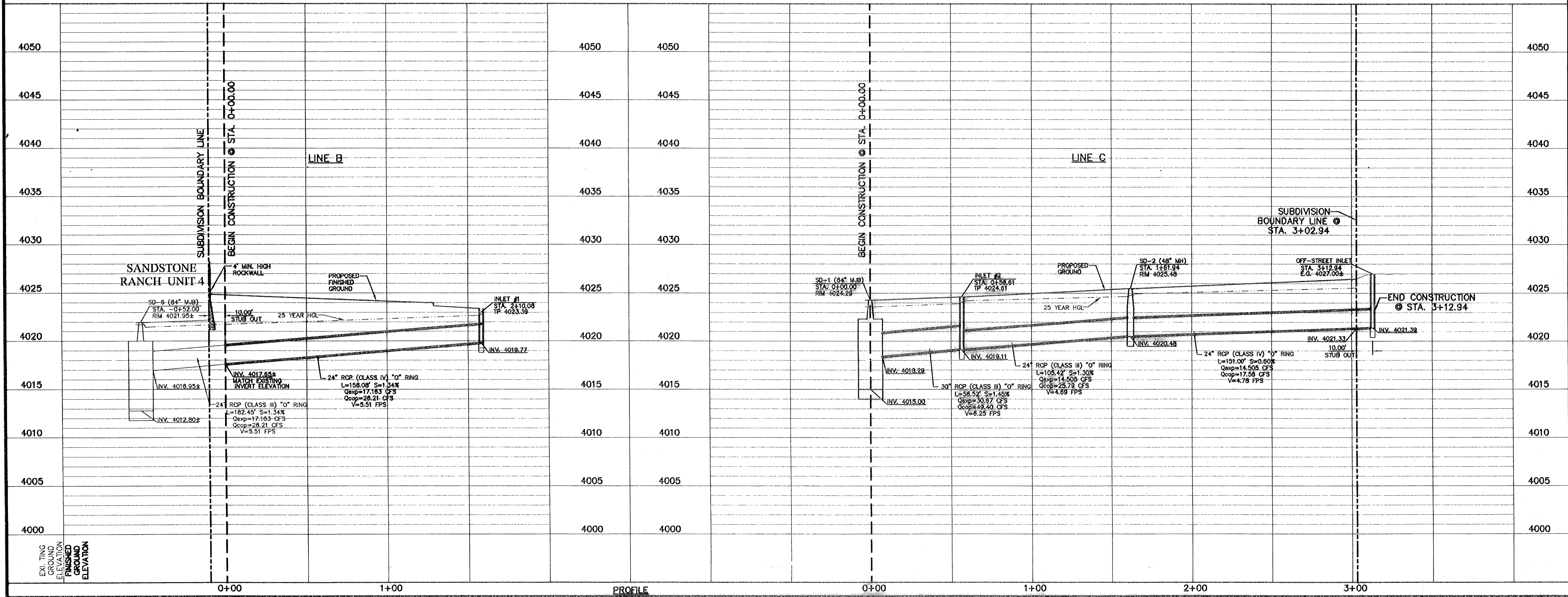
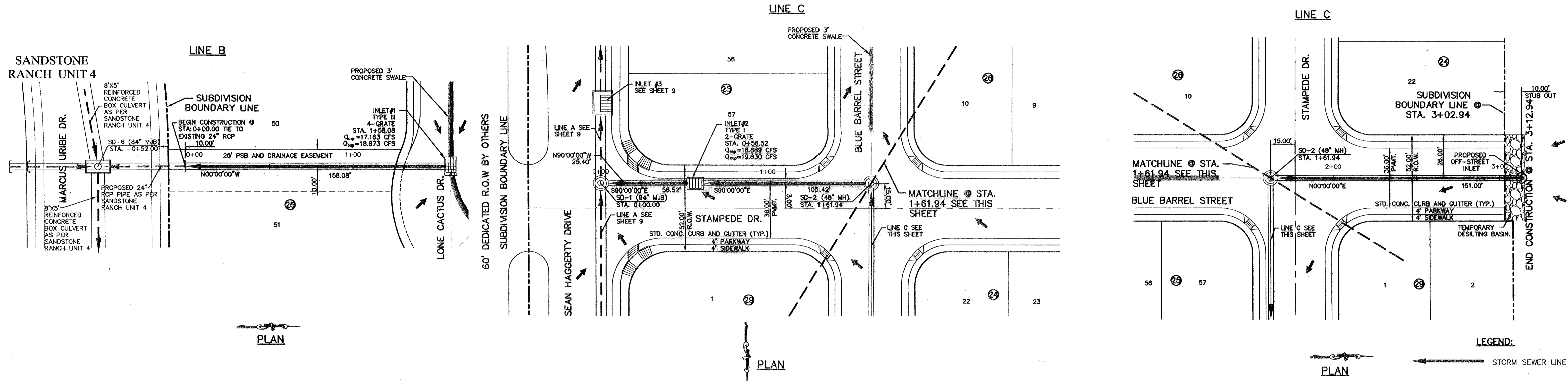
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U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN (AFTER HOURS)	(915) 621-6750
	(915) 240-3220

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 1-800-344-8377
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REFERENCES - BENCHMARKS

FOUND TPOOT BRASS CAP SECTION CORNERS 19, 20, 22	BY
6462 TO CONVERT TO CITY DATUM	REVISIONS
	DATE



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PROJECT TITLE
 SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS

SHEET TITLE
 LINE B
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 STA. 0+00.00 TO STA.
 1+58.08

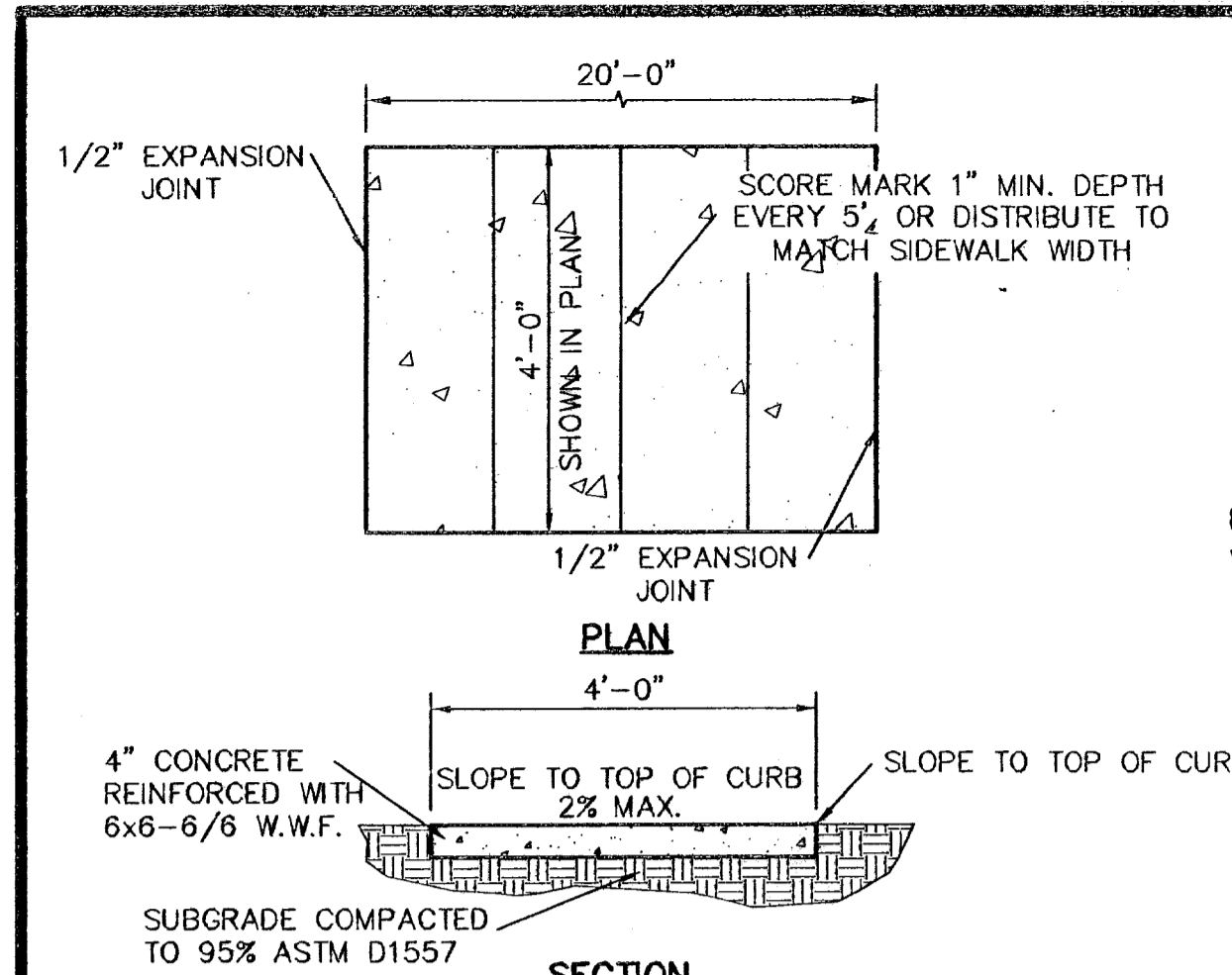
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 PLAN & PROFILE FROM
 STA. 0+00.00 TO STA.
 3+12.94

SHEET NO.
 10

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 Vertical: 1"=5'
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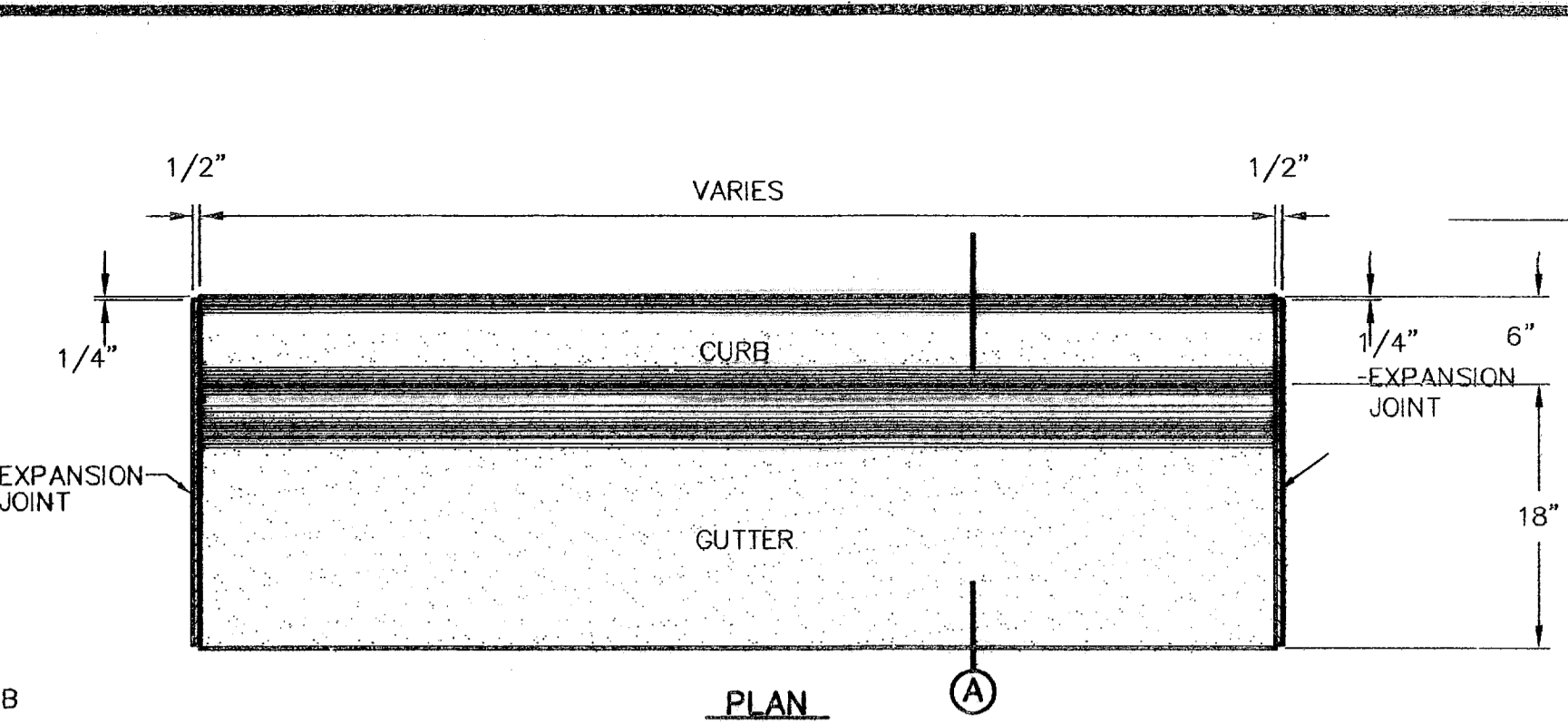
DATE: MARCH 2007
DESIGN BY: J.C.
DRAWN BY: J.M.
CHECKED BY: J.L.A.
APPROVED BY: J.L.A.
 JOB NO. 2000-085-LD

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 7-12-2008



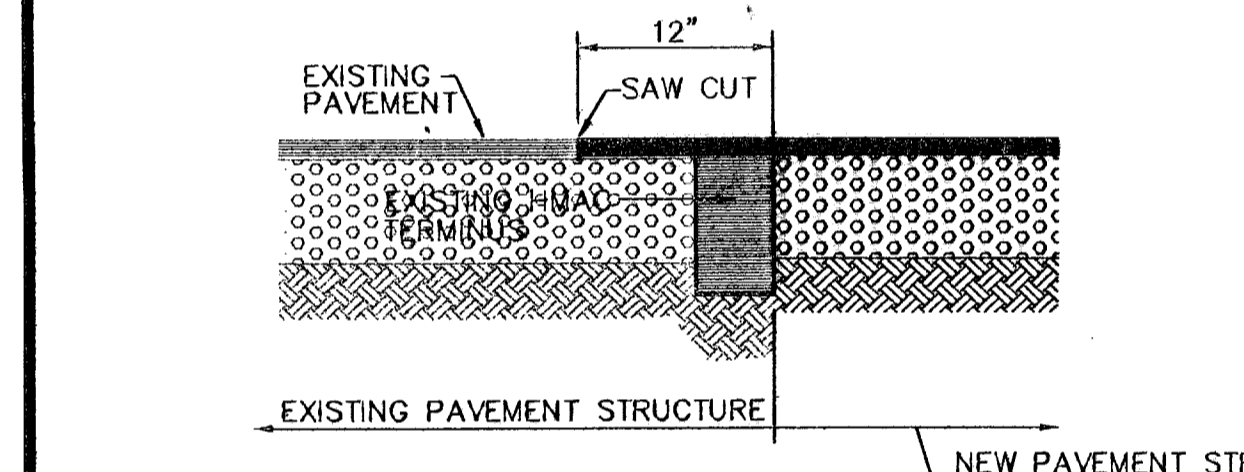
1 SECTION-SIDWALK/SLAB
 SCALE: 1" = 2' - 0"

- SIDWALK NOTES:**
1. CONCRETE SIDEWALK SHALL BE 3,000 P.S.I.
 2. DUMMY JOINTS REQUIRED AT 5' O.C.
 3. EXPANSION JOINTS SHALL BE AT 20' O.C. MAXIMUM, USE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS (AASHTO M-33)
 4. EXPANSION JOINT FILLER SHALL BE PLACED WHEREVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS.
 5. SUBGRADE TO BE COMPACTED TO 95% ASTM D1557.

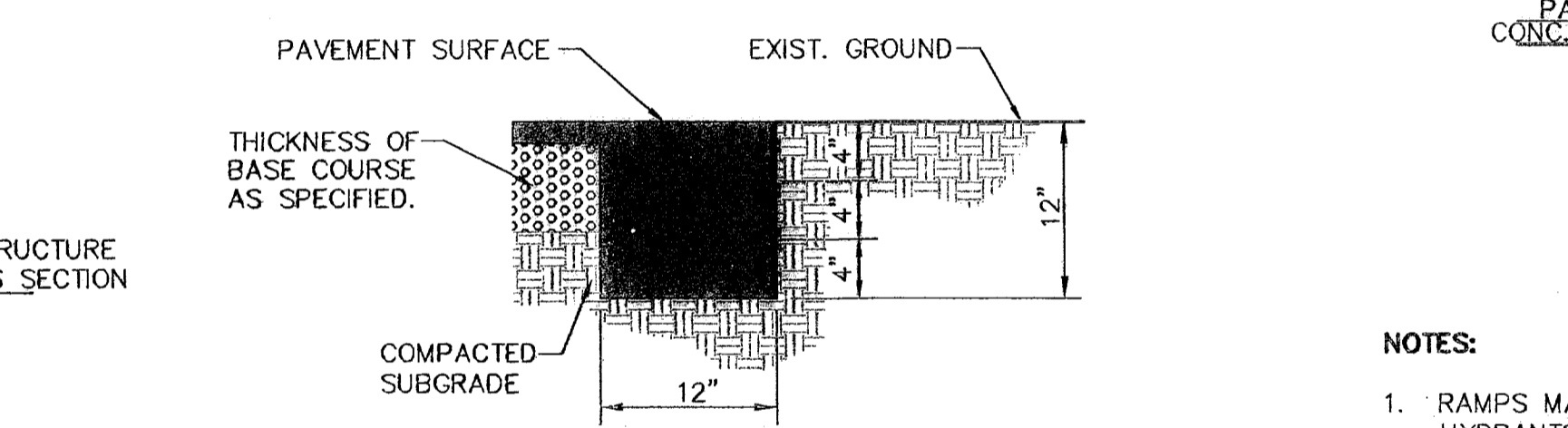


2 CURB & GUTTER DETAIL
 SCALE: 1" = 1' - 0"

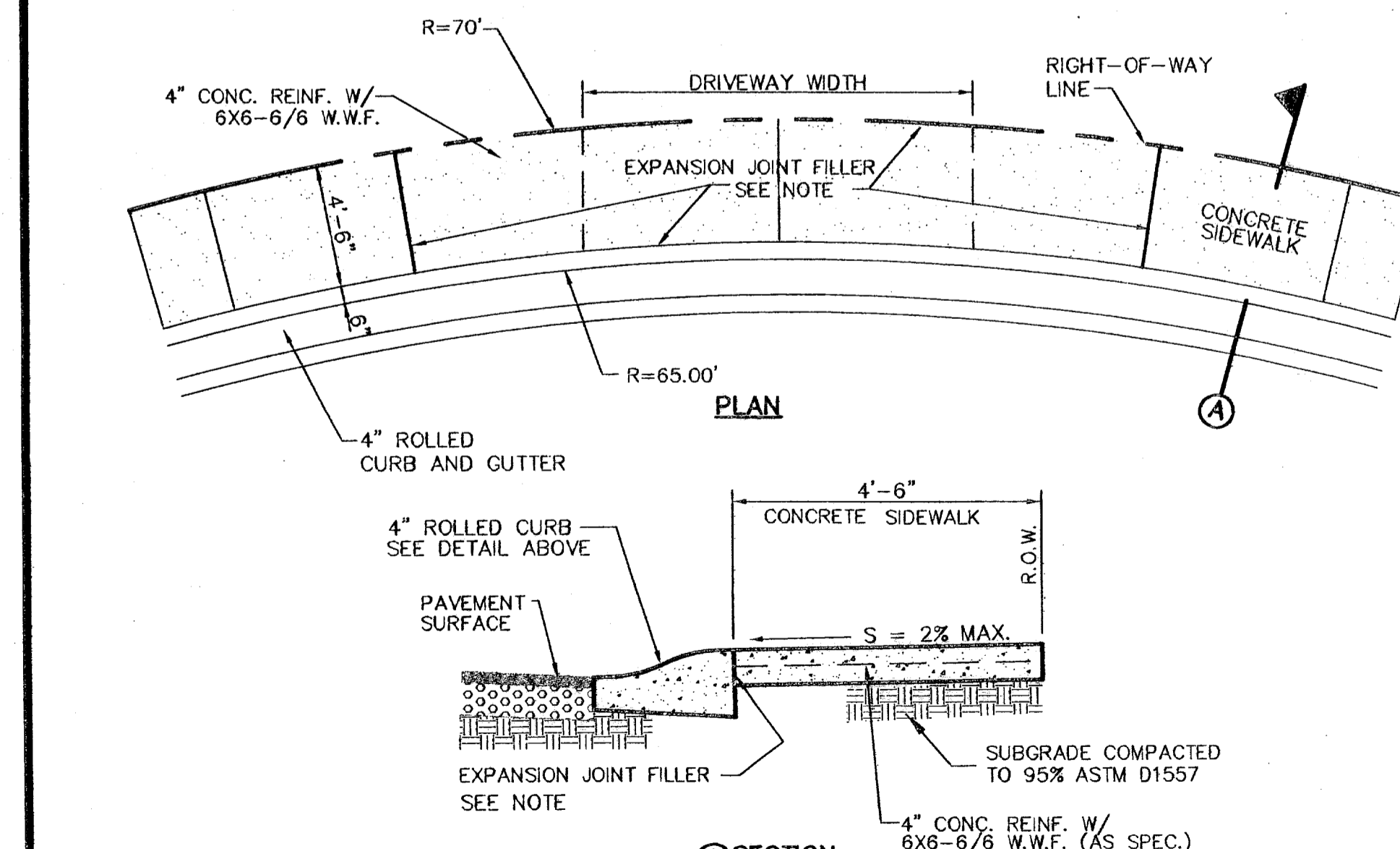
- NOTES:**
1. CONCRETE CURB, GUTTER, AND RETURNS SHALL BE 3,000 P.S.I. MIN.
 2. DUMMY JOINTS REQUIRED AT 10' O.C.
 3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURBS RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
 4. SUBGRADE UNDER CURBS MUST BE FORMED AND COMPACTED TO 95% ASTM D1557.
 5. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.



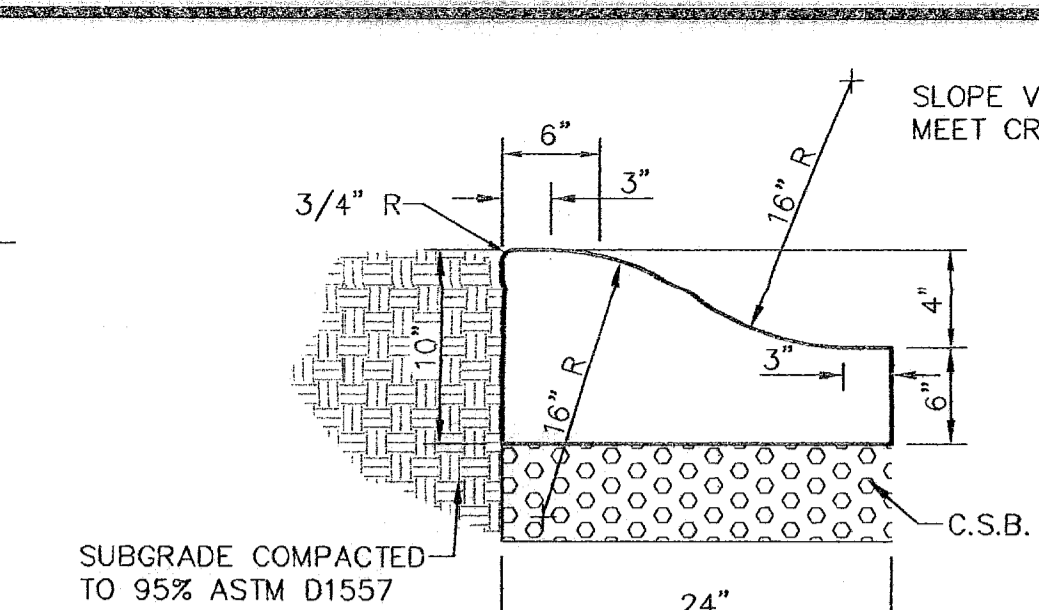
5 TYPICAL PAVEMENT JOINT SECTION
 SCALE: N.T.S.



6 TERMINUS OF STREET
 SCALE: 1" = 1' - 0"

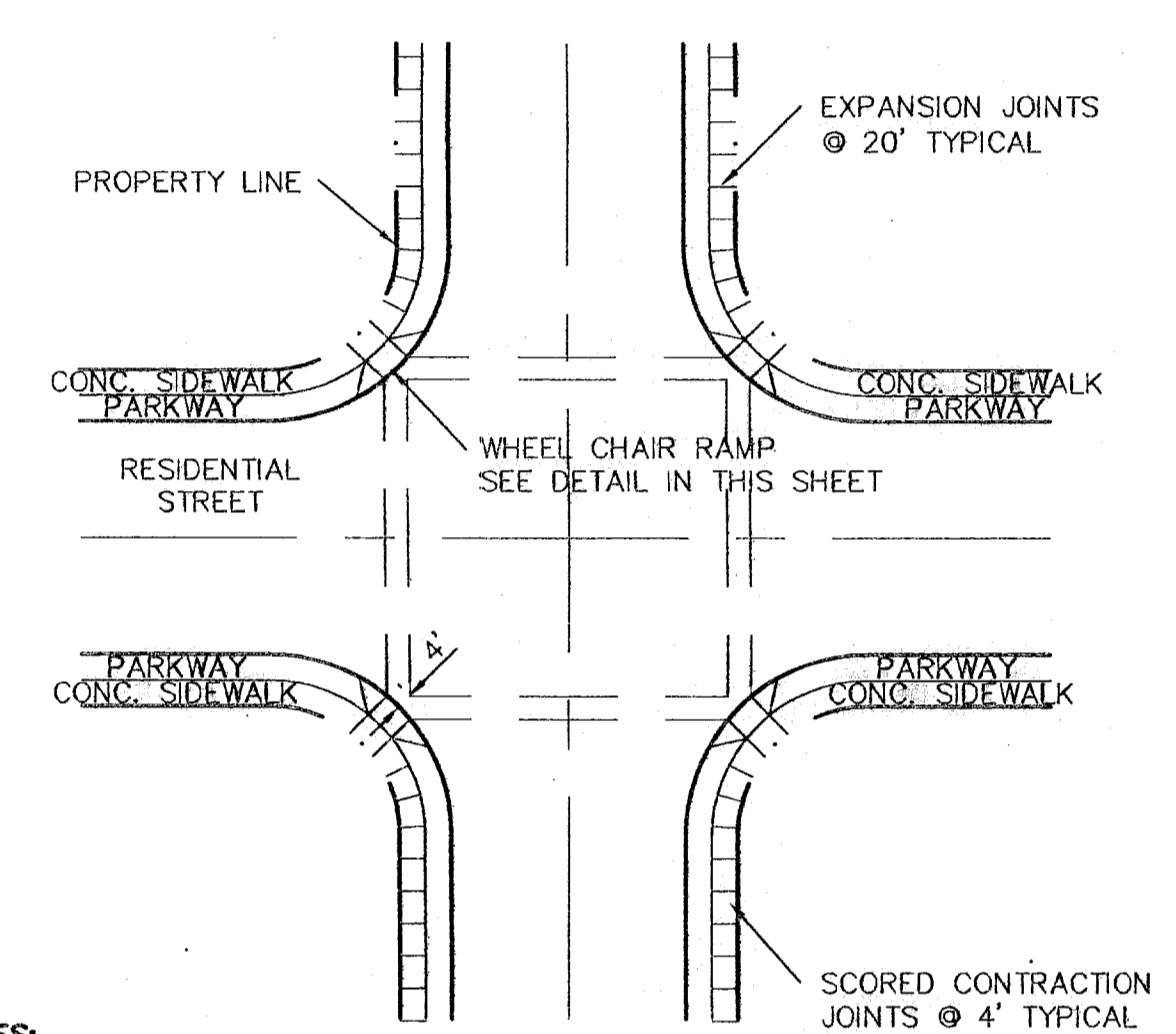


9 HEEL (70' R) DRIVEWAY DETAIL
 SCALE: N.T.S.



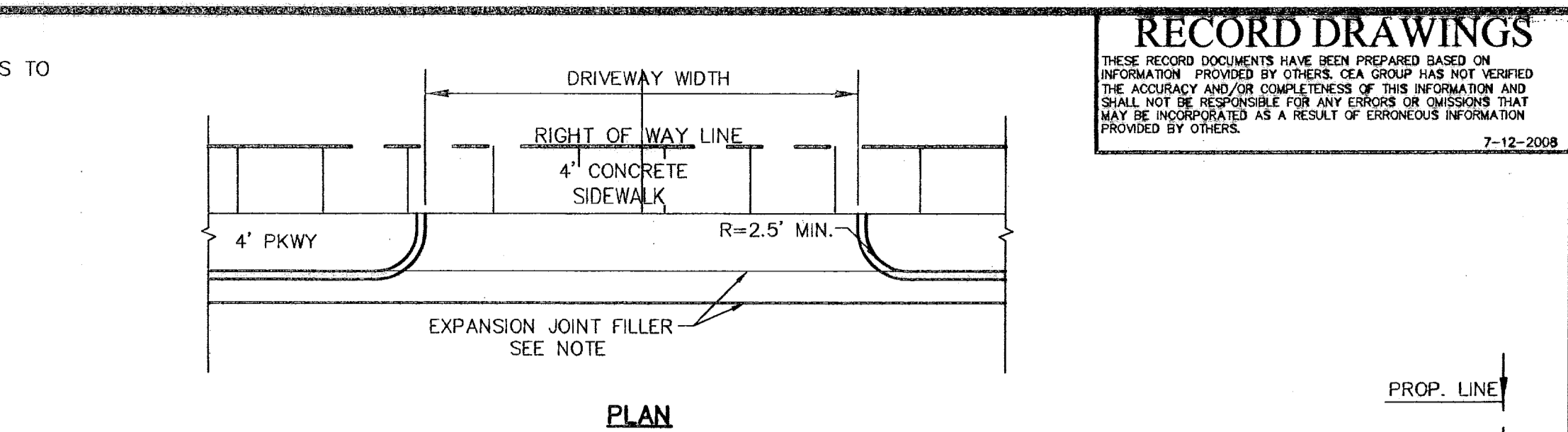
**3 4\"/>
 SCALE: 1" = 1' - 0"**

1. CONCRETE TO BE 3000 PSI MIN.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR HEADERS 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 HEADERS.
5. EXPANSION JOINTS REQUIRED FOR SIDEWALK AT 20' O.C.
6. * FOR "T" CUL-DE-SAC HEELS ONLY.

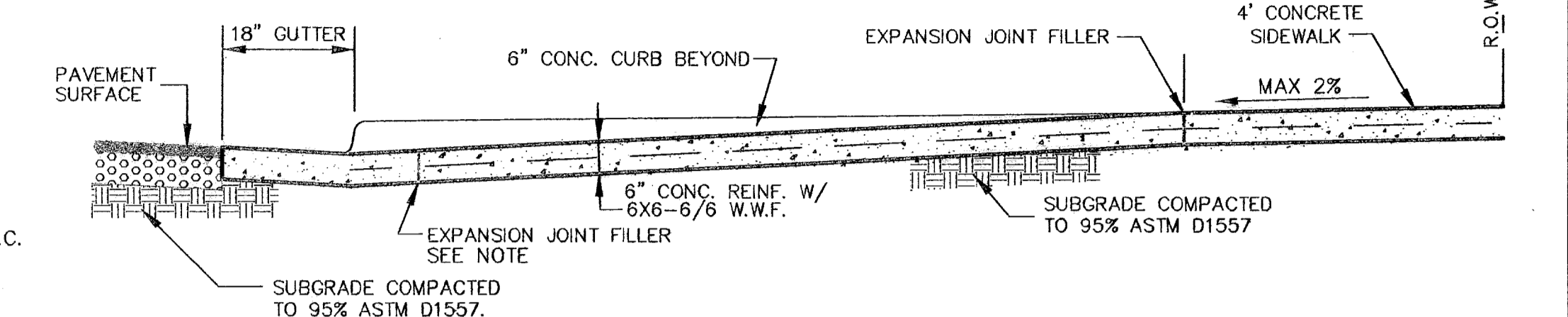


7 WHEELCHAIR RAMP STREET PLAN
 SCALE: 1" = 30' - 0"

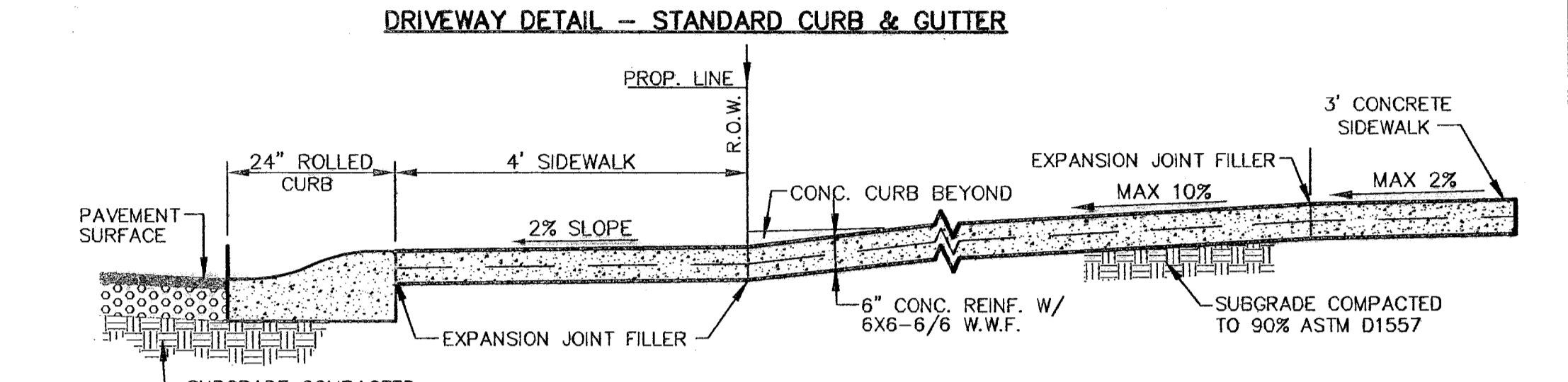
- NOTES:**
1. RAMPS MAY BE PLACED AS SUGGESTED, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC., MAY AFFECT PLACEMENT.
 2. THE CONCRETE SURFACE SHALL HAVE A ROUGH, NONSKID TYPE FINISH.
 3. CONSTRUCTION METHODS SHALL CONFORM WITH THE CITY OF EL PASO SPECIFICATIONS.
 4. ALL PARKING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.



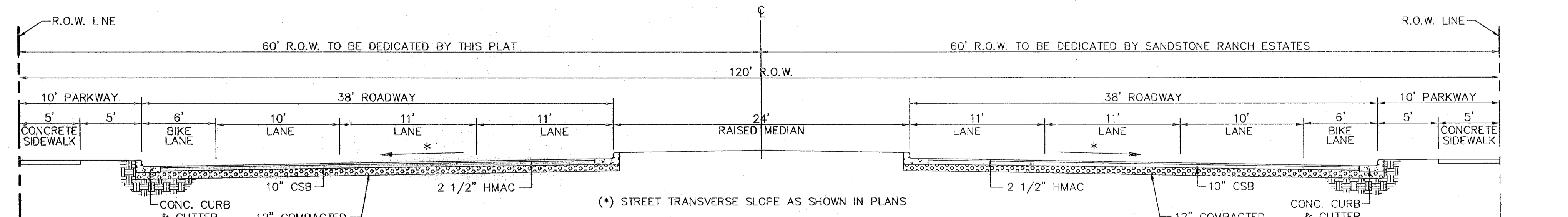
4 TYPICAL DRIVEWAY DETAIL
 SCALE: N.T.S.



8 TYPICAL 52' ROW STREET SECTIONS DETAIL
 SCALE: 1" = 6' - 0"



10 TYPICAL 120' ROW STREET SECTION DETAIL
 SCALE: 1" = 6' - 0"



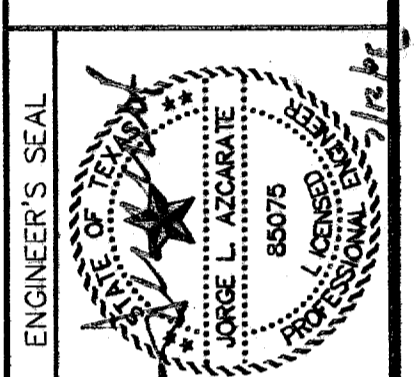
- NOTE:** STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS: CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.

11 TYPICAL 120' ROW STREET SECTION DETAIL (MAJOR ARTERIAL STREET W/BIKE LANES)
 SCALE: 1" = 6' - 0"

REFERENCES - BENCHMARKS

FOUND TPOOT BRASS CAP SECTION CORNERS 19, 20, 21 AND 22. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)	BY:
	REVISIONS:
	DATE:

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 1204 Montana Ave., El Paso, Texas 79902
 Office 915.544.5232 Fax 915.544.5233
 www.ceagroup.net



SCALE: N/A

Horizontal: N/A	Vertical: N/A
Contour Interval: N/A	Date: MARCH 2007
DESIGN BY: A.H.	DRAWN BY: J.L.A.
CHKD. BY: J.L.A.	APPROV. BY: J.L.A.
	JOB No. 2000-085-LD

SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS

PROJECT TITLE

SHEET TITLE
STANDARD DETAILS
(SHEET 1 OF 3)
SHEET NO.

11

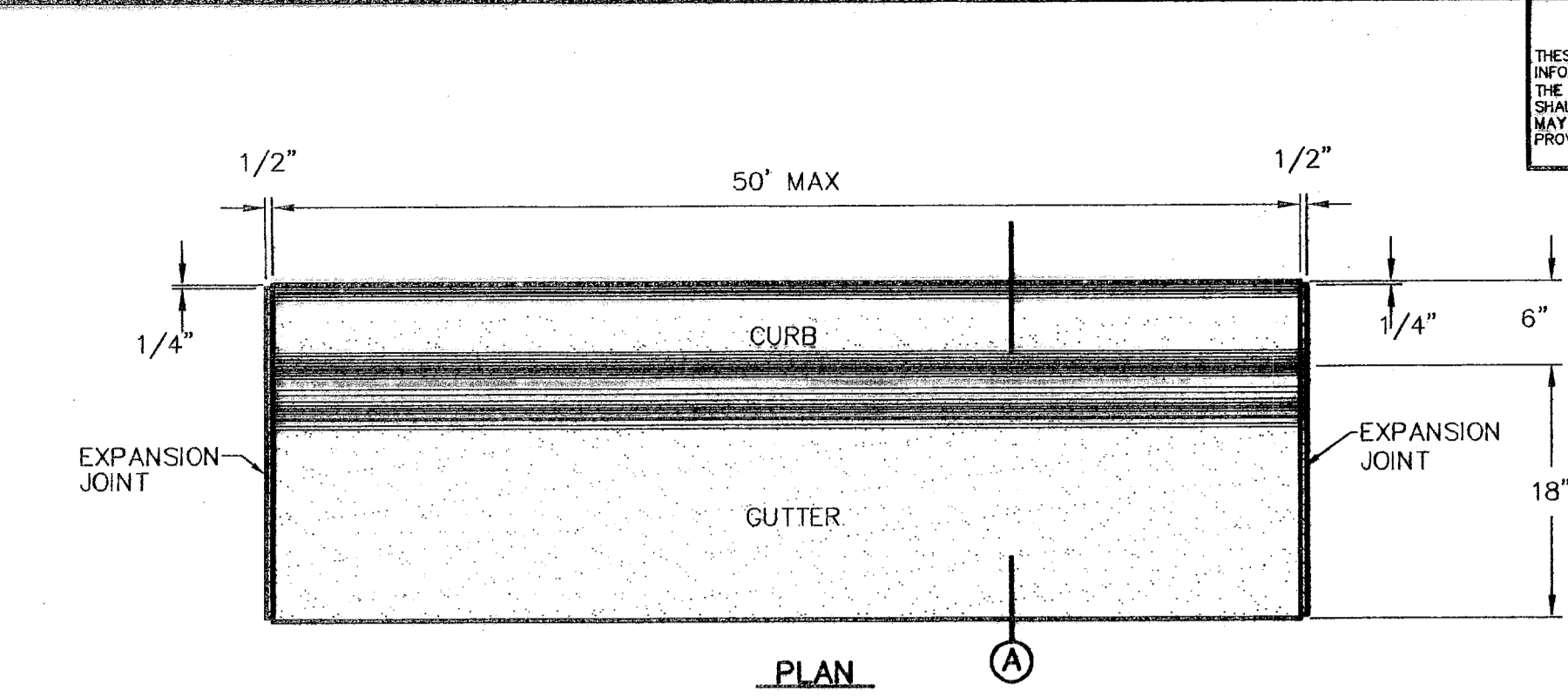
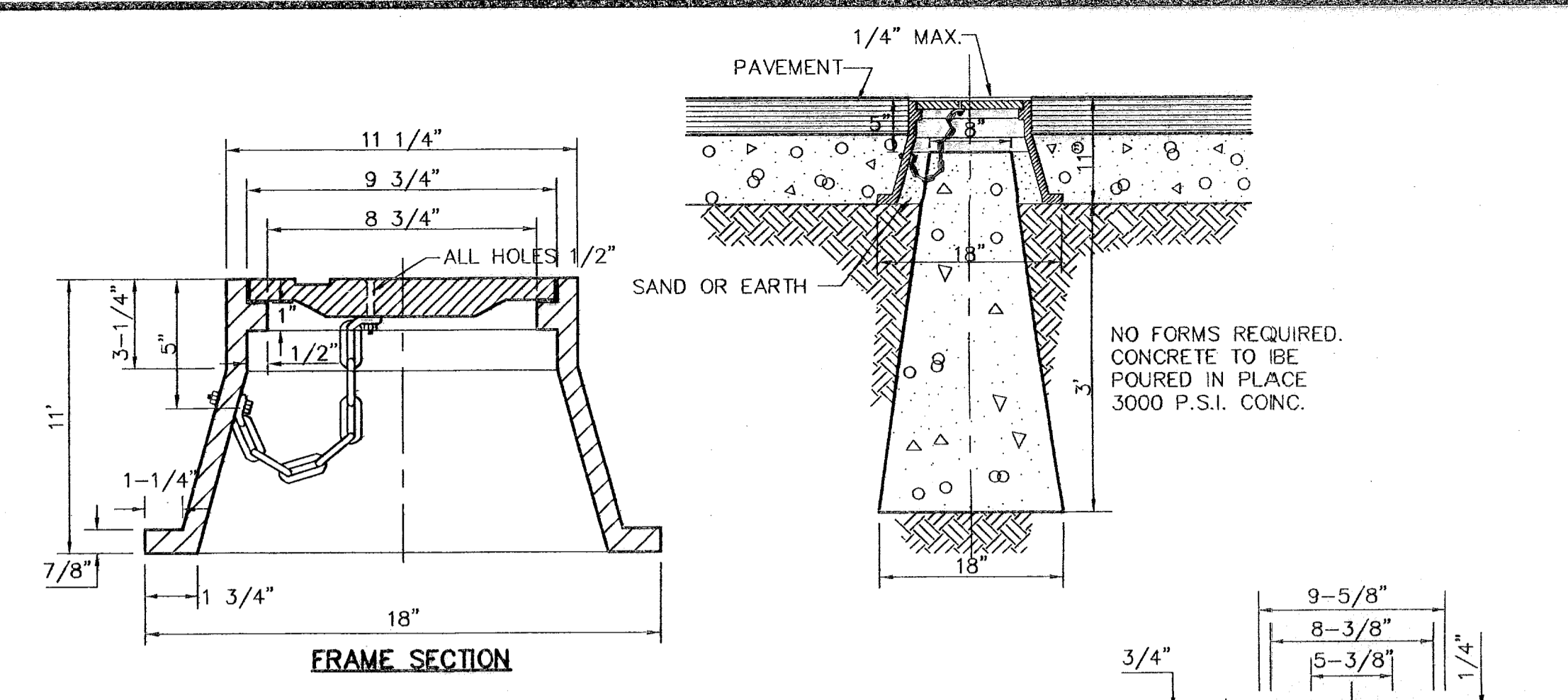
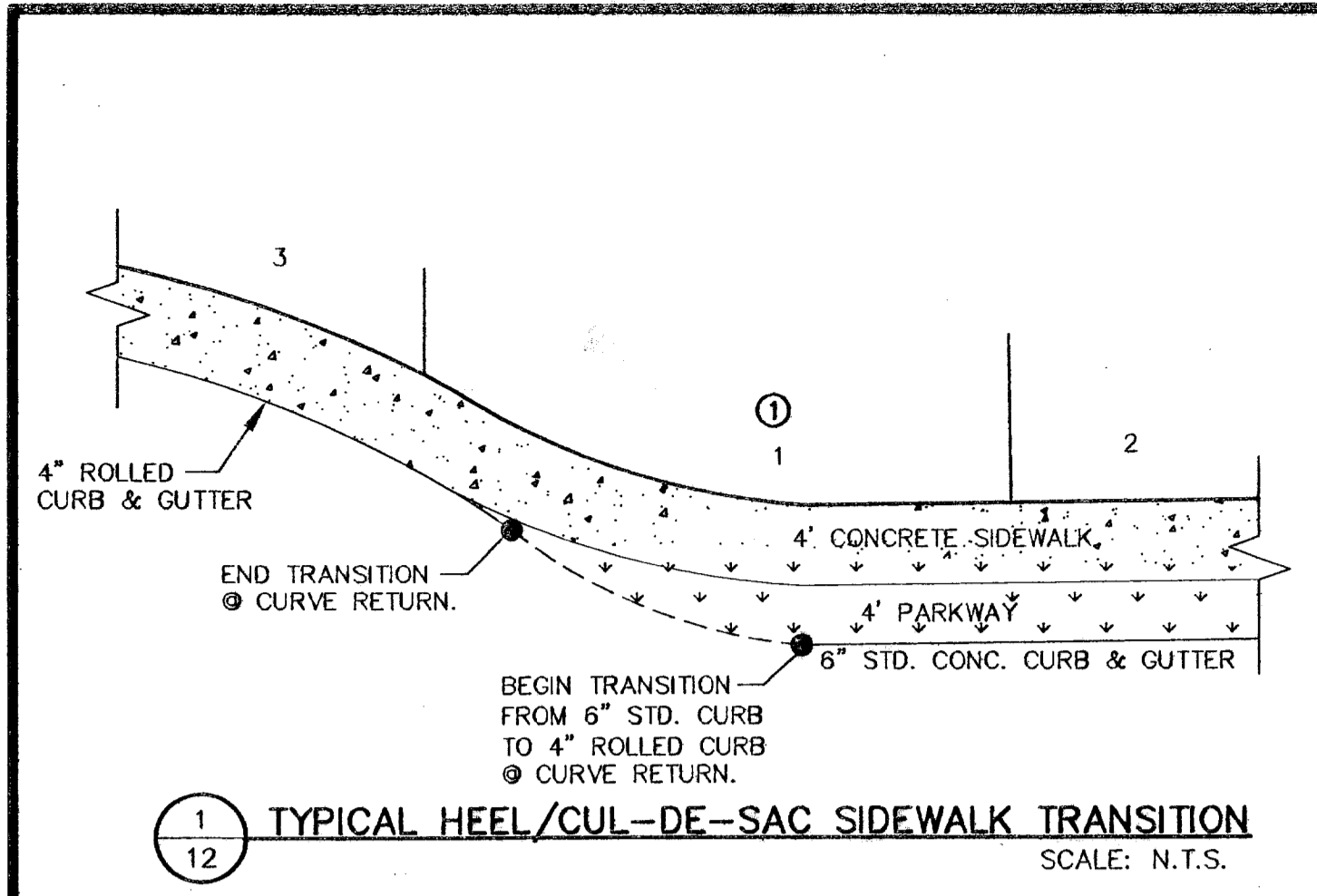
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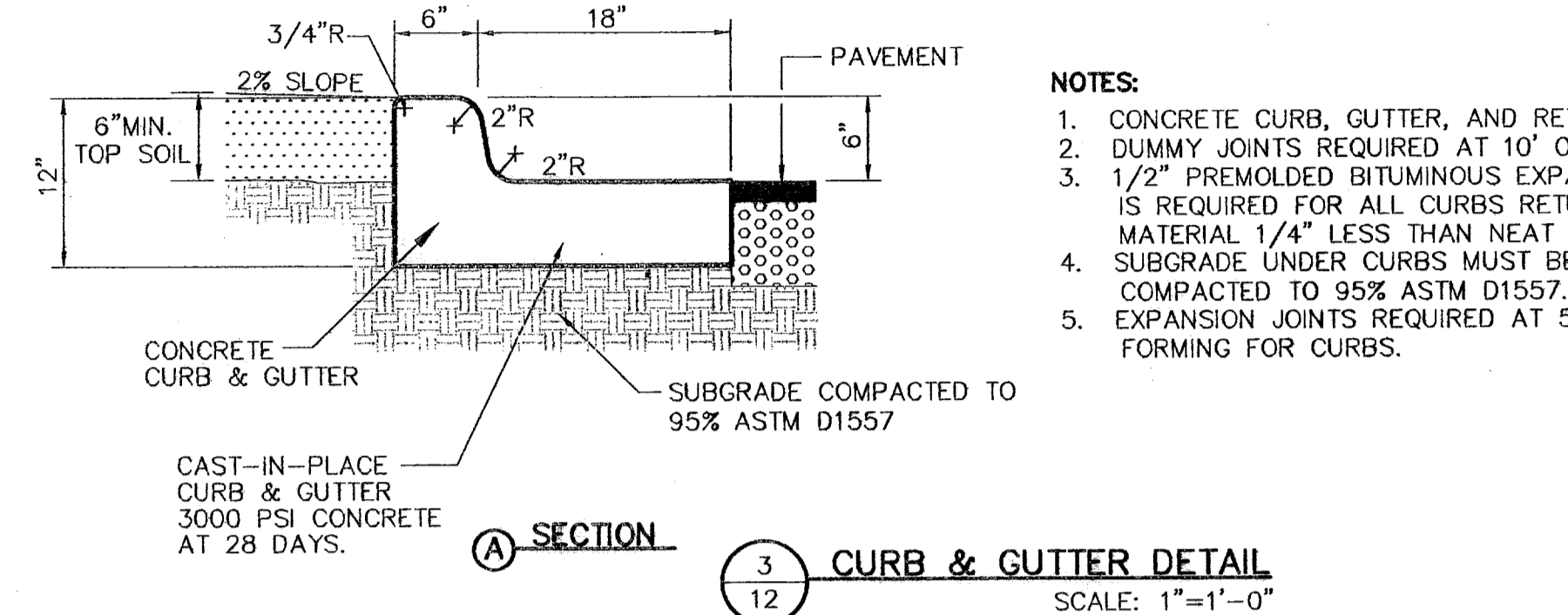
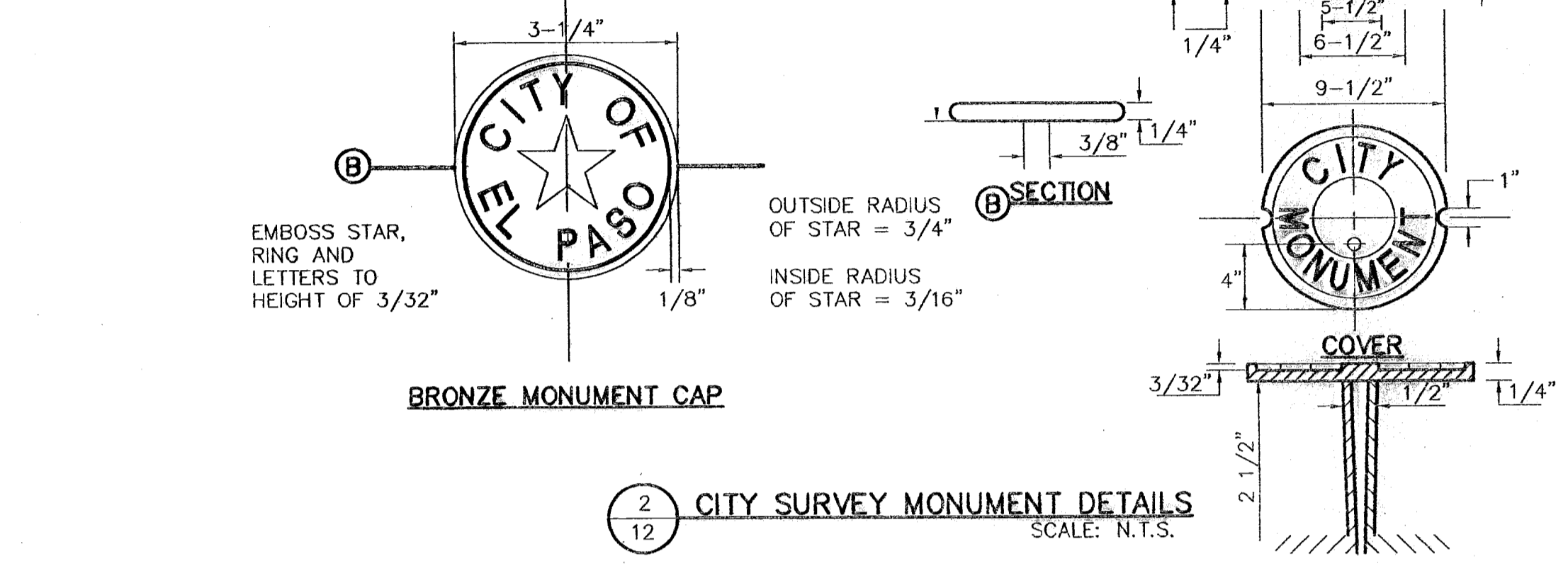
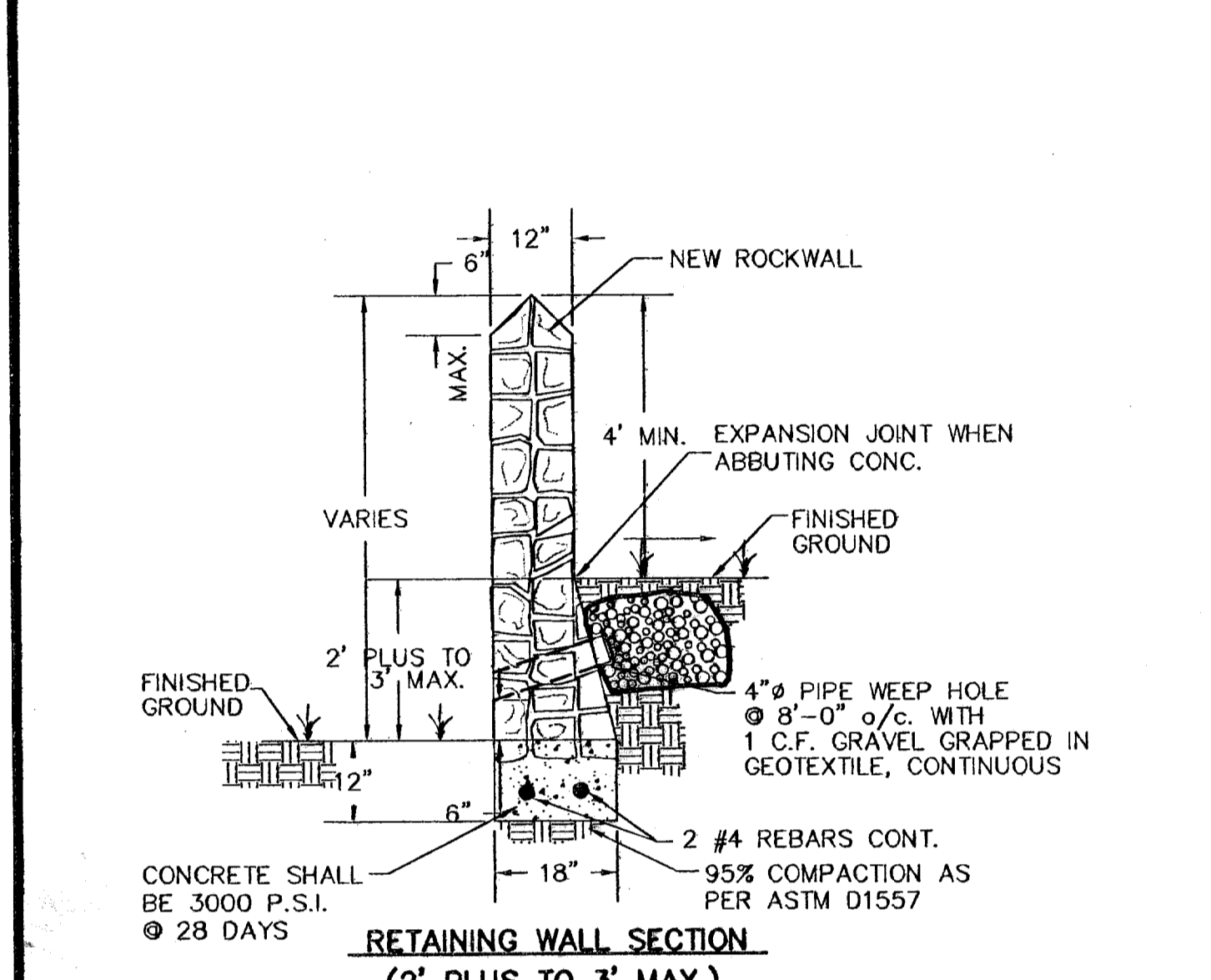
REFERENCES - BENCHMARKS

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- NOTES:**
1. CONCRETE CURB, GUTTER, AND RETURNS SHALL BE 3,000 P.S.I. MIN.
 2. DUMMY JOINTS REQUIRED AT 10' O.C.
 3. 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT (AASHTO M-33) IS REQUIRED FOR ALL CURBS RETURNS. TRIM BITUMINOUS MATERIAL 1/4" LESS THAN NEAT CURB & GUTTER DIMENSION.
 4. SUBGRADE UNDER CURBS MUST BE FORMED AND COMPACTED TO 95% ASTM D1557.
 5. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.

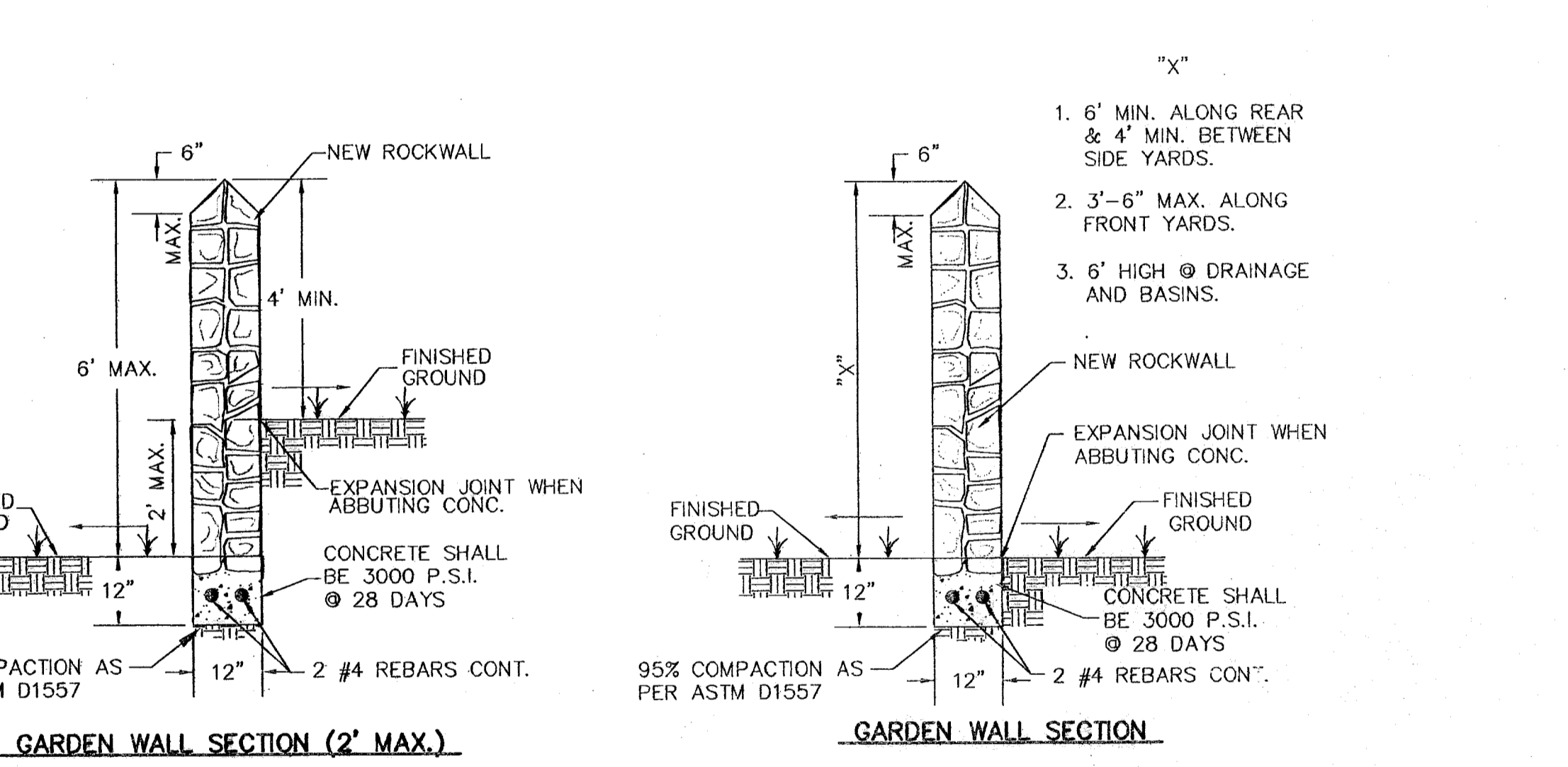


RETAINING ROCK WALL (2' PLUS TO 3' MAX.)

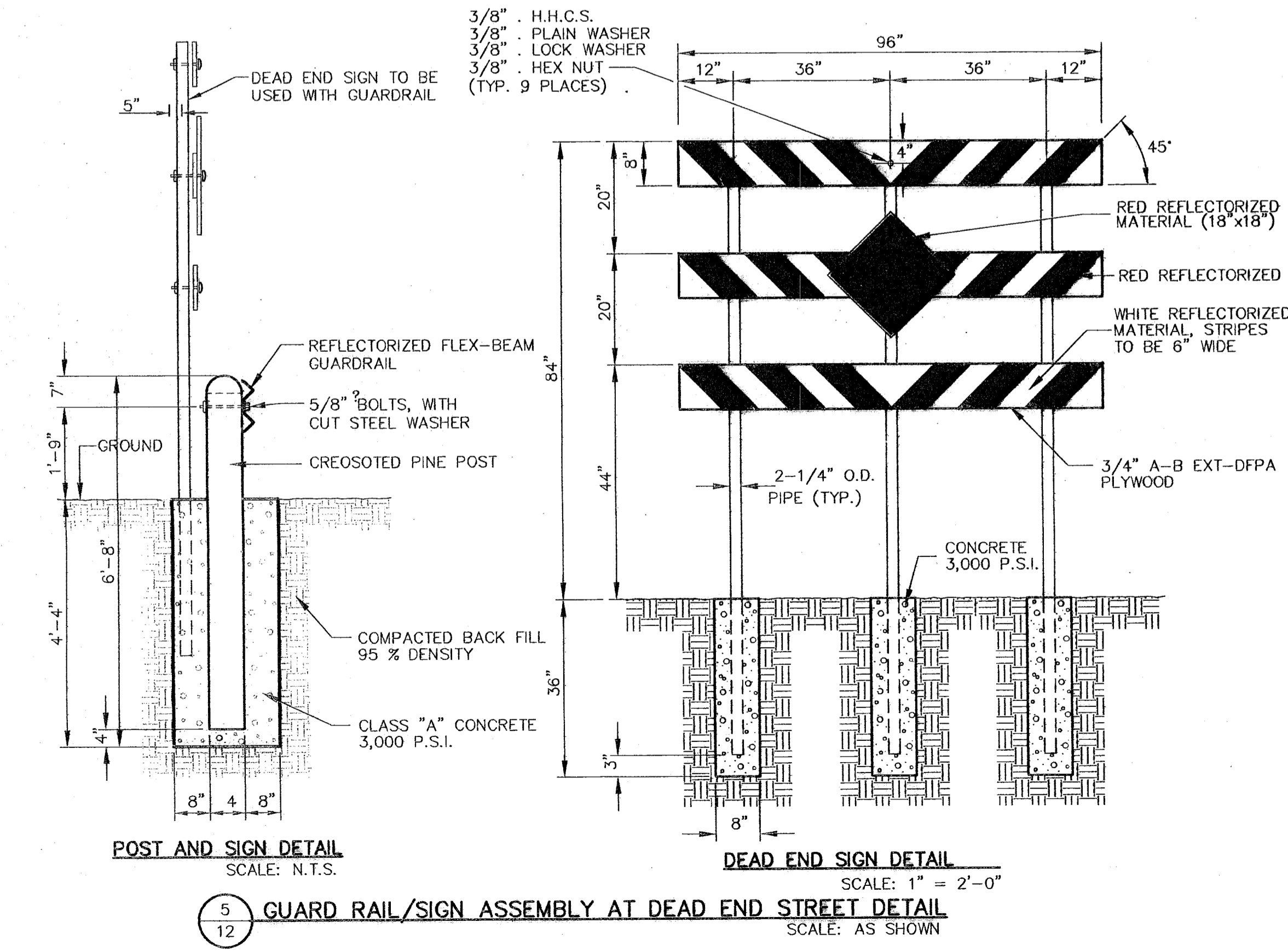
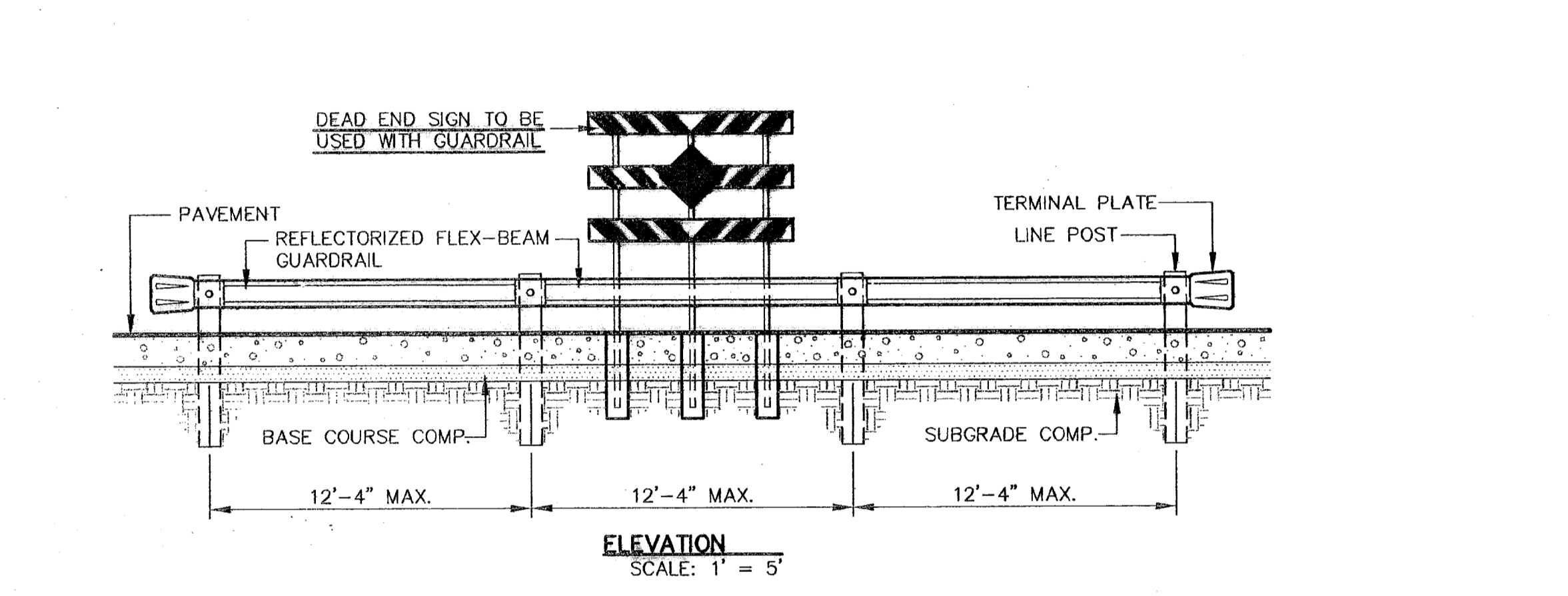
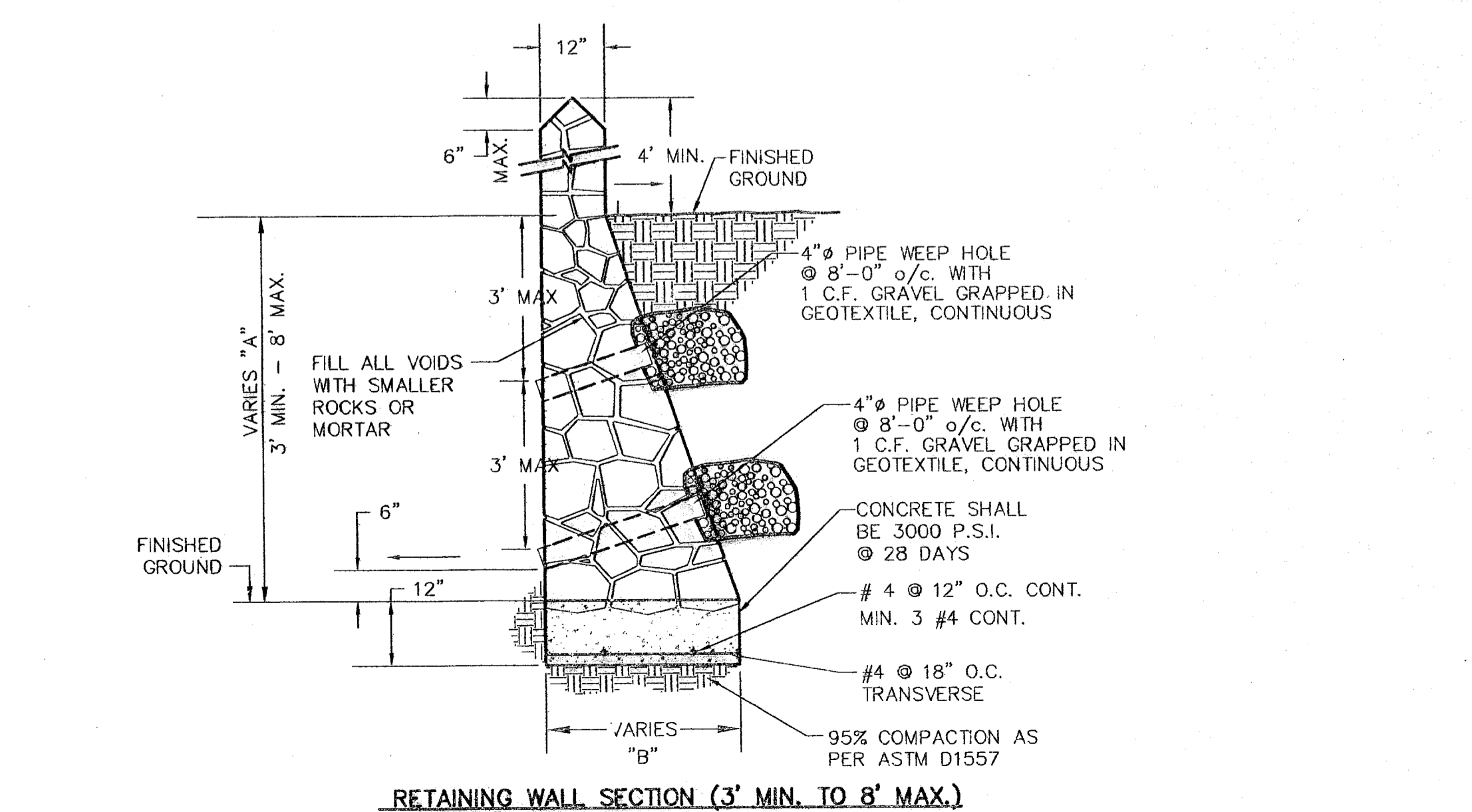
NOTE: ALL ROCKWALLS AND RETAINING ROCKWALLS INDICATED "BY BUILDER" SHALL BE REQUIRED AT TIME OF BUILDING PERMIT.

NOTE: BUILDER SHALL SUBMIT ROCKWALL AND RETAINING ROCKWALL COMPUTATIONS TO DEVELOPMENT SERVICES FOR APPROVAL.

RETAINING ROCK WALL	"A"	"B"
3.01'	2'-6"	
4'	2'-10"	
5'	3'-3"	
6'	3'-8"	
7'	4'-0"	
8'	4'-5"	



- ROCK WALL NOTES**
1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE THE WALL 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 WALL 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 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. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK OR ROUND ROCK, NO RIVER ROCK SHALL BE ALLOWED.
 9. REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
 10. ALLOWABLE SOIL BEARING PRESSURE = 2,500 P.S.I. (MINIMUM)
 11. BACKFILL MATERIALS SHALL CONSIST OF COARSE GRAINED, WELL-DRAINED SOILS (WITH NO CLAY CONTENT).



4 TYPICAL ROCKWALL DETAILS
SCALE: 1" = 2' - 0"

5 GUARD RAIL/SIGN ASSEMBLY AT DEAD END STREET DETAIL
SCALE: AS SHOWN

CEA GROUP
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PROJECT TITLE
SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD DETAILS

(SHEET 2 OF 3)
SHEET NO.
12

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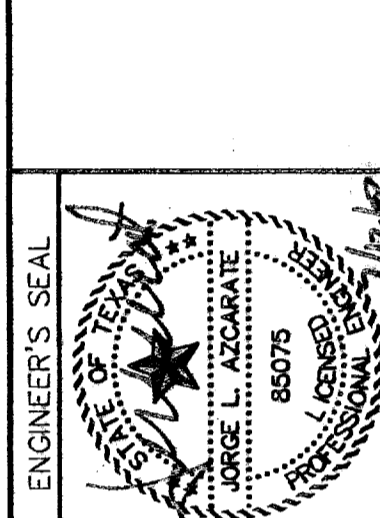
UTILITY LOCATOR SERVICES	
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DATE	REVISIONS	BY

REFERENCES - BENCHMARKS
 FOUND TPOOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NVD DATUM) (SUBTRACT 6.462 TO CONVERT TO CITY DATUM)

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 engineering group
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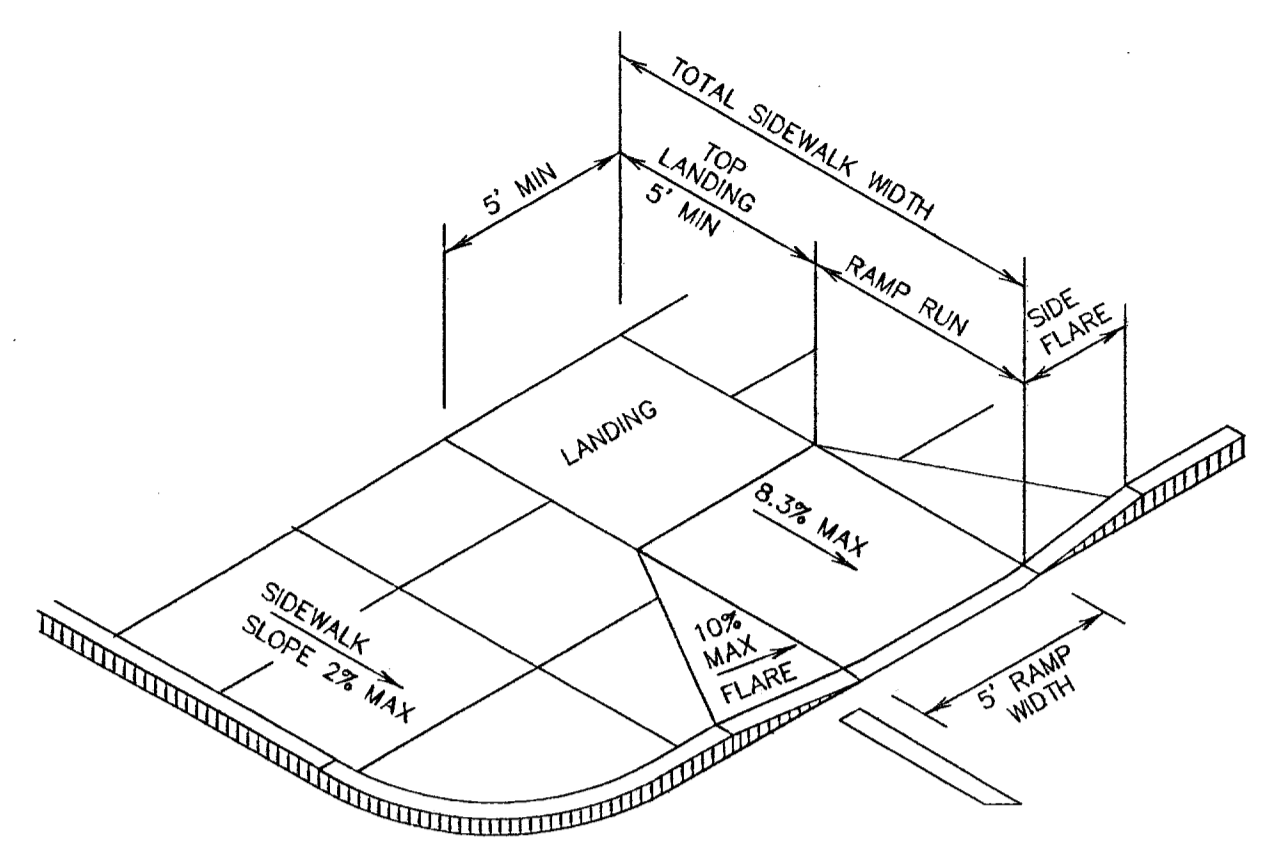


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Horizontal:	N/A
Vertical:	N/A
Contour Interval:	N/A
DATE:	MARCH 2007
DESIGN BY:	A.H.
DRAWN BY:	J.L.A.
CHKD BY:	J.L.A.
APPROV BY:	J.L.A.
JOB No.	2000-085-1D

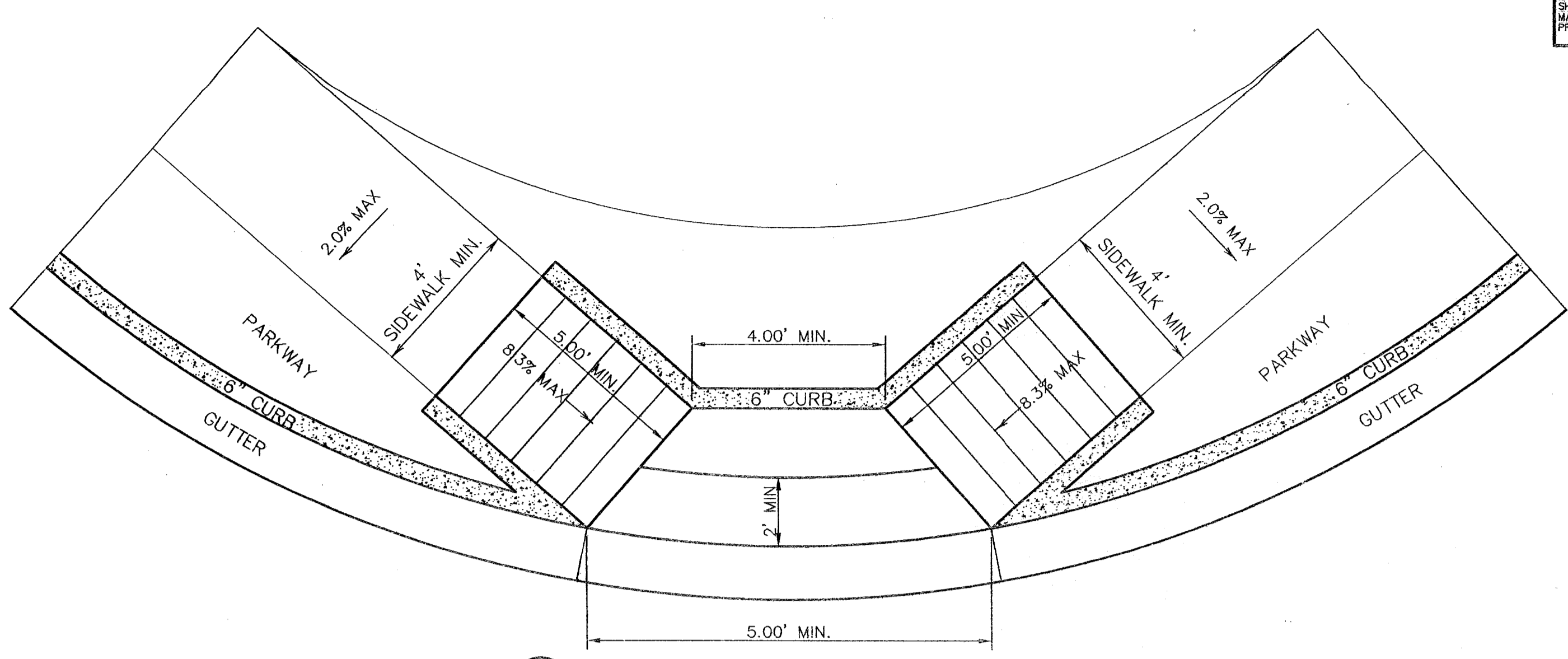
PROJECT TITLE
SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
STANDARD
DETAILS
 (SHEET 3 OF 3)
 SHEET NO.

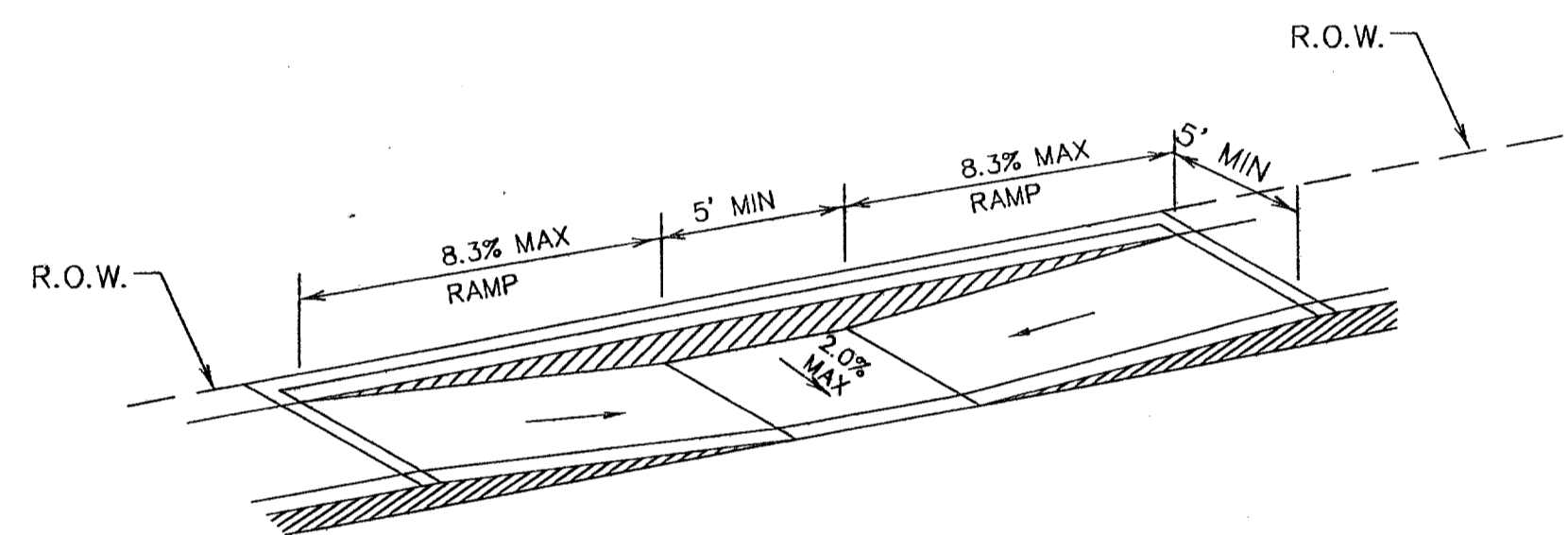
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 OF 19



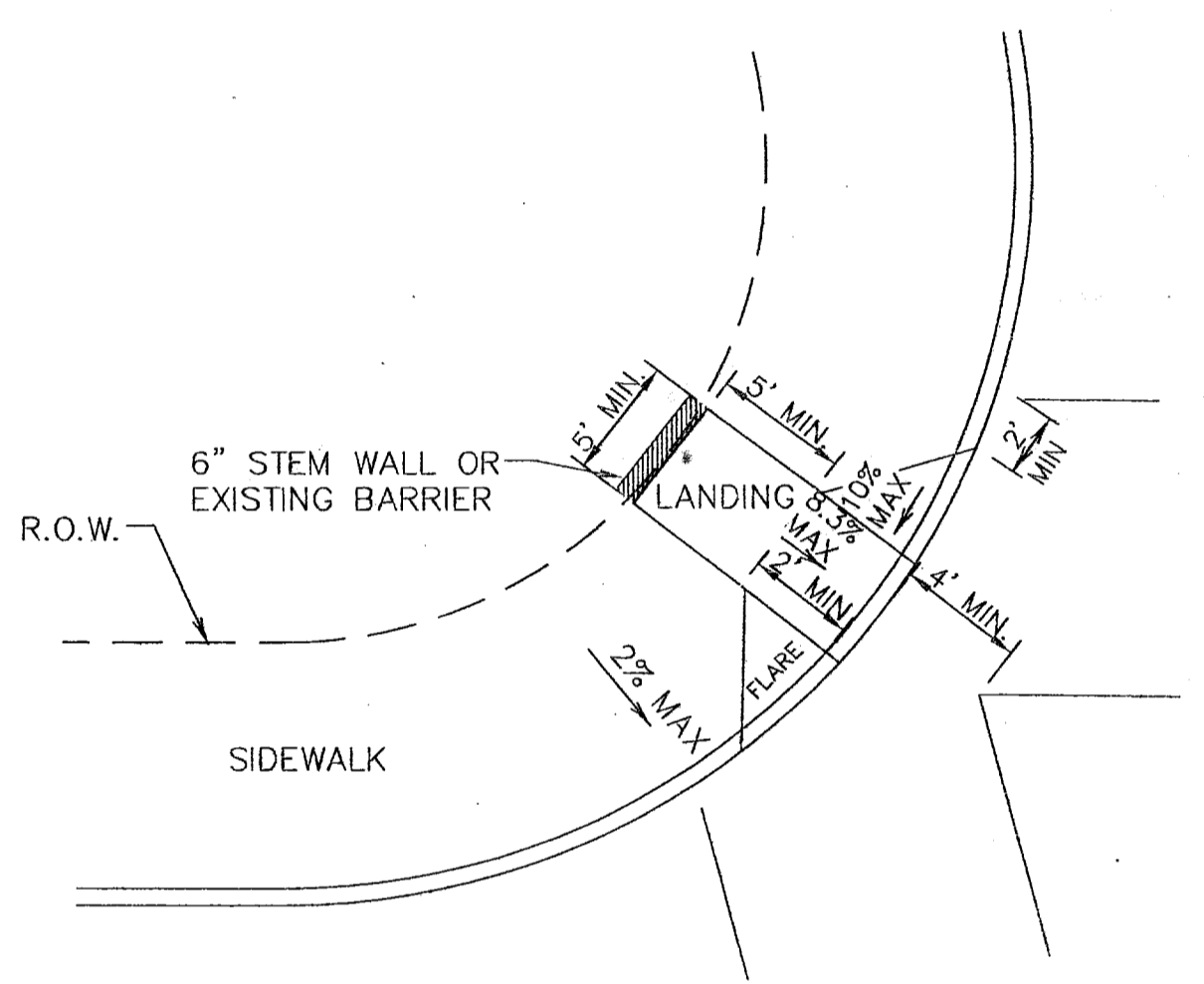
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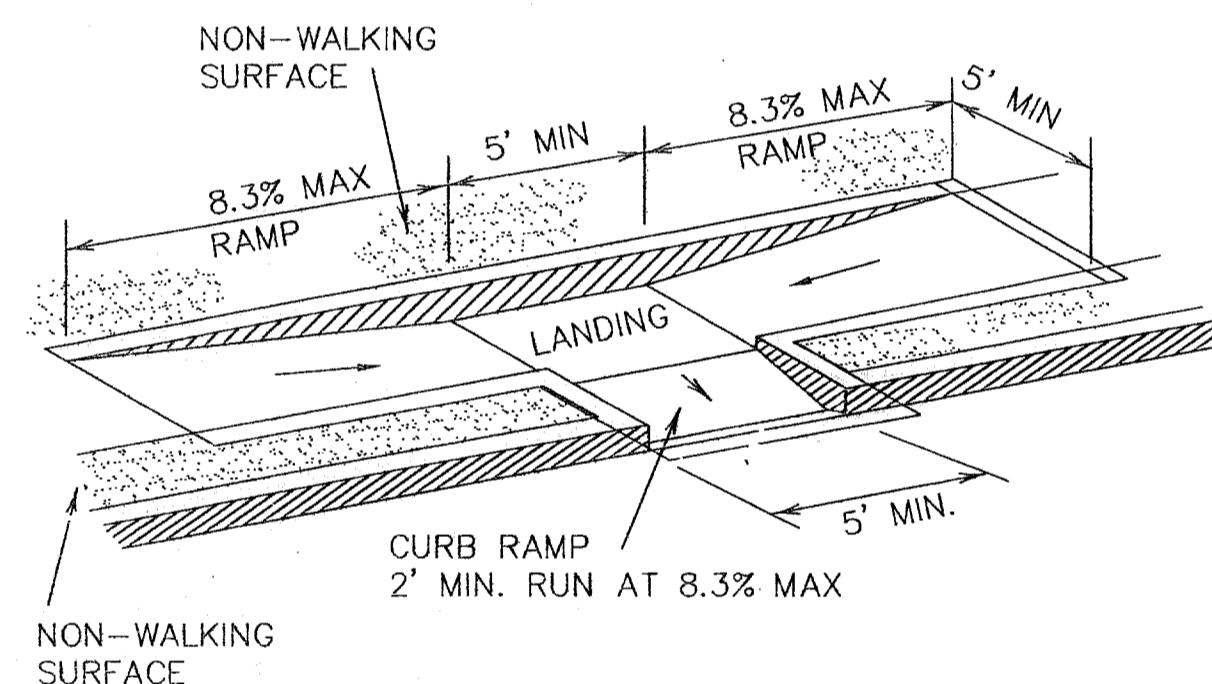
4 DIRECTIONAL RAMP @ INTERSECTION
 SCALE: N.T.S.



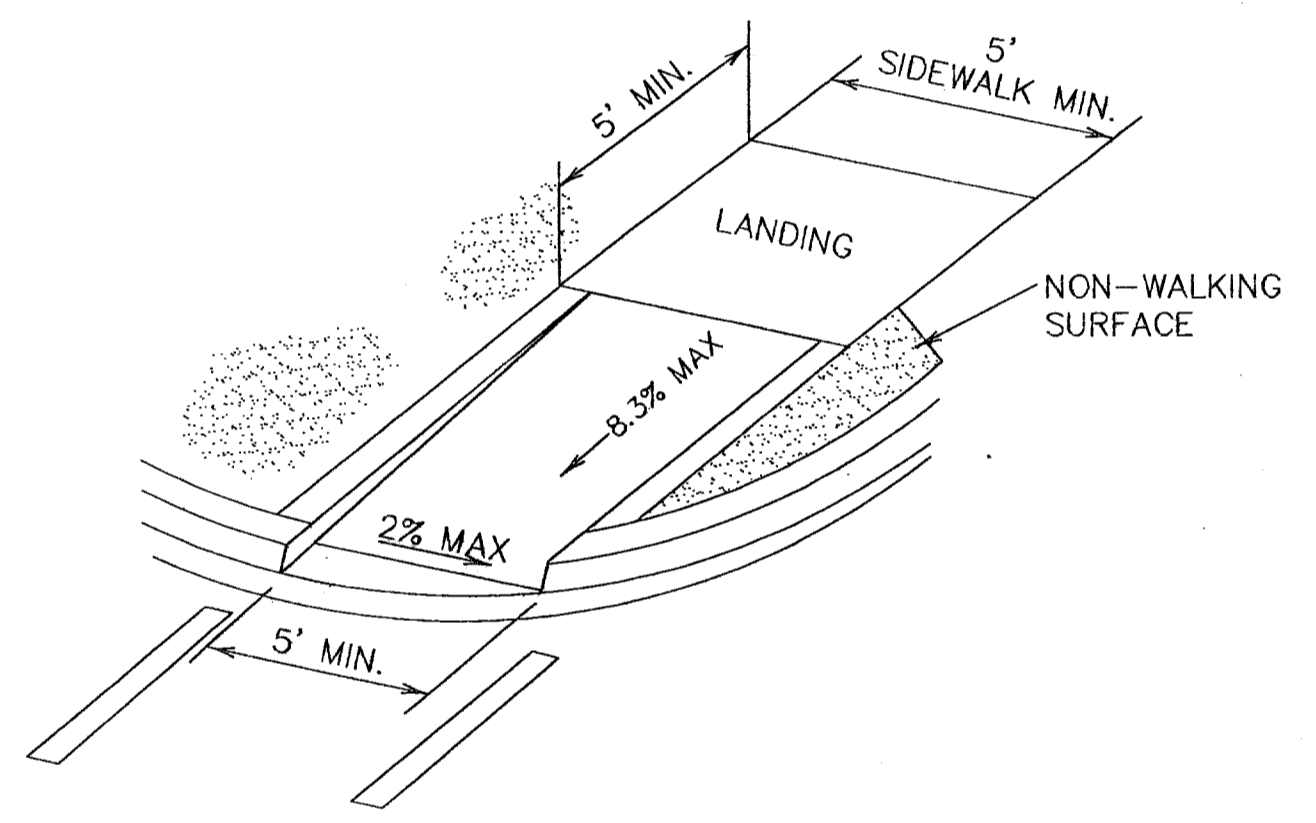
2 PARALLEL CURB RAMP (TYPE II)
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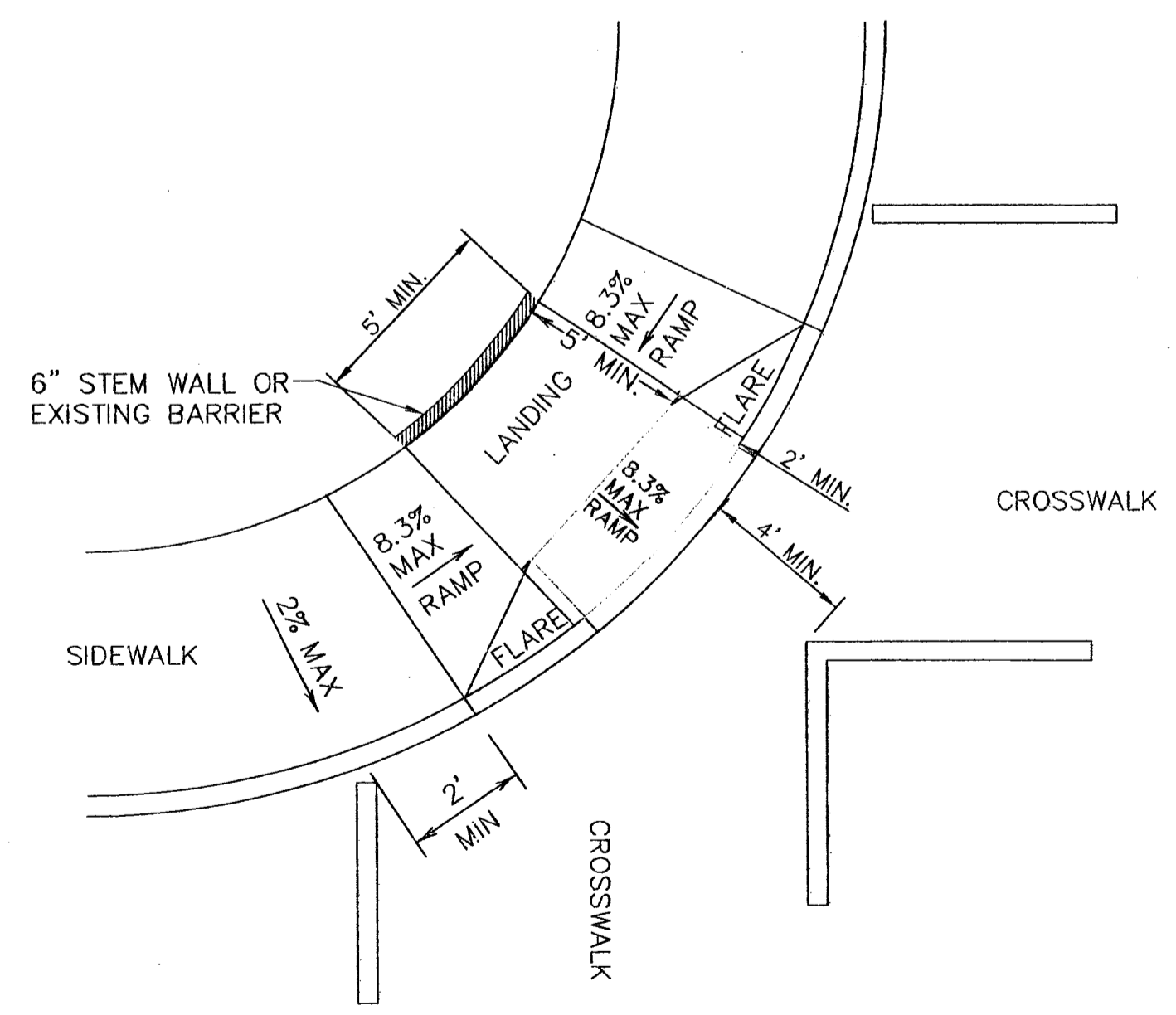
5 DIAGONAL CURB RAMP (FLARED SIDES) (TYPE V)
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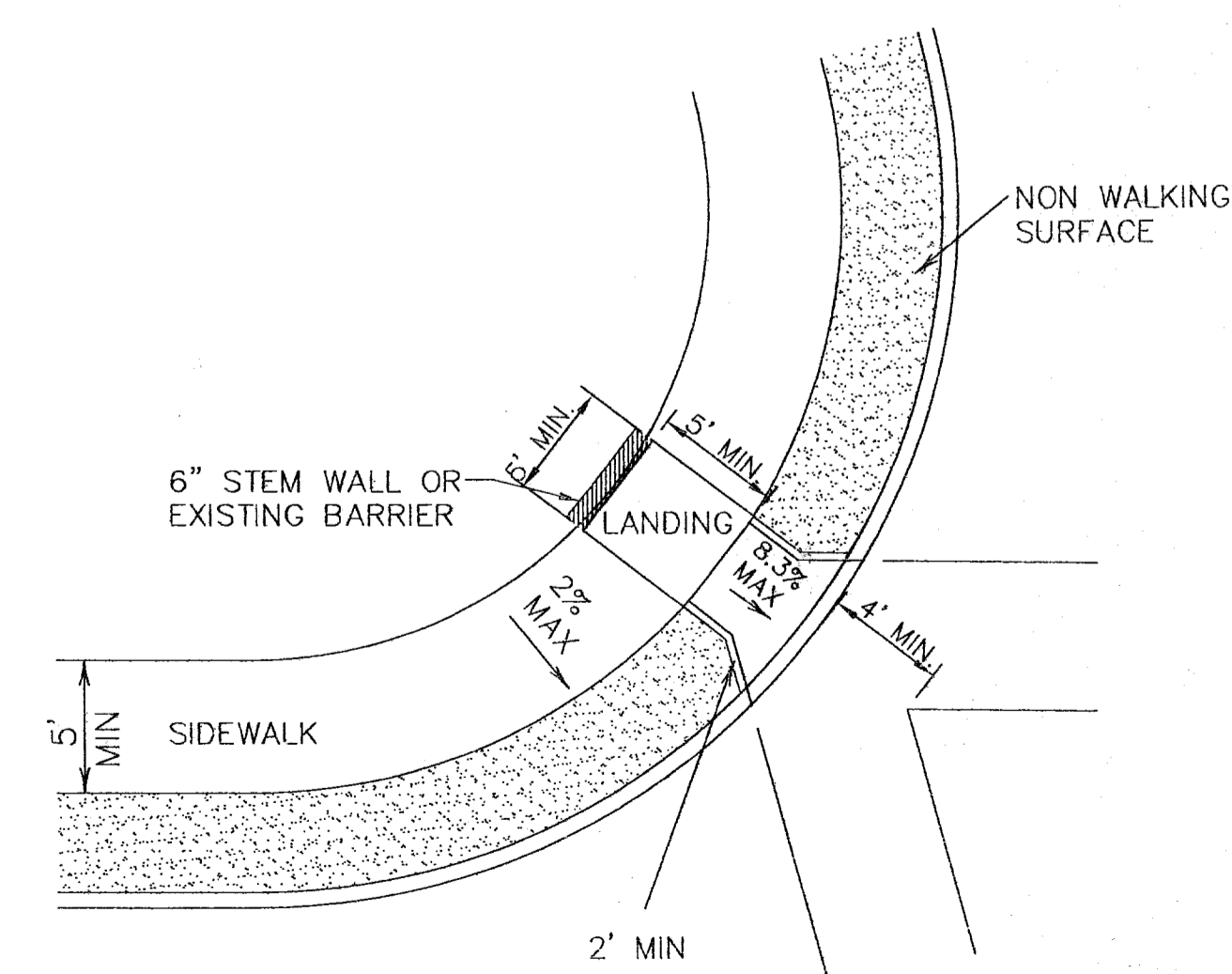
7 COMBINATION CURB RAMPS (TYPE VII)
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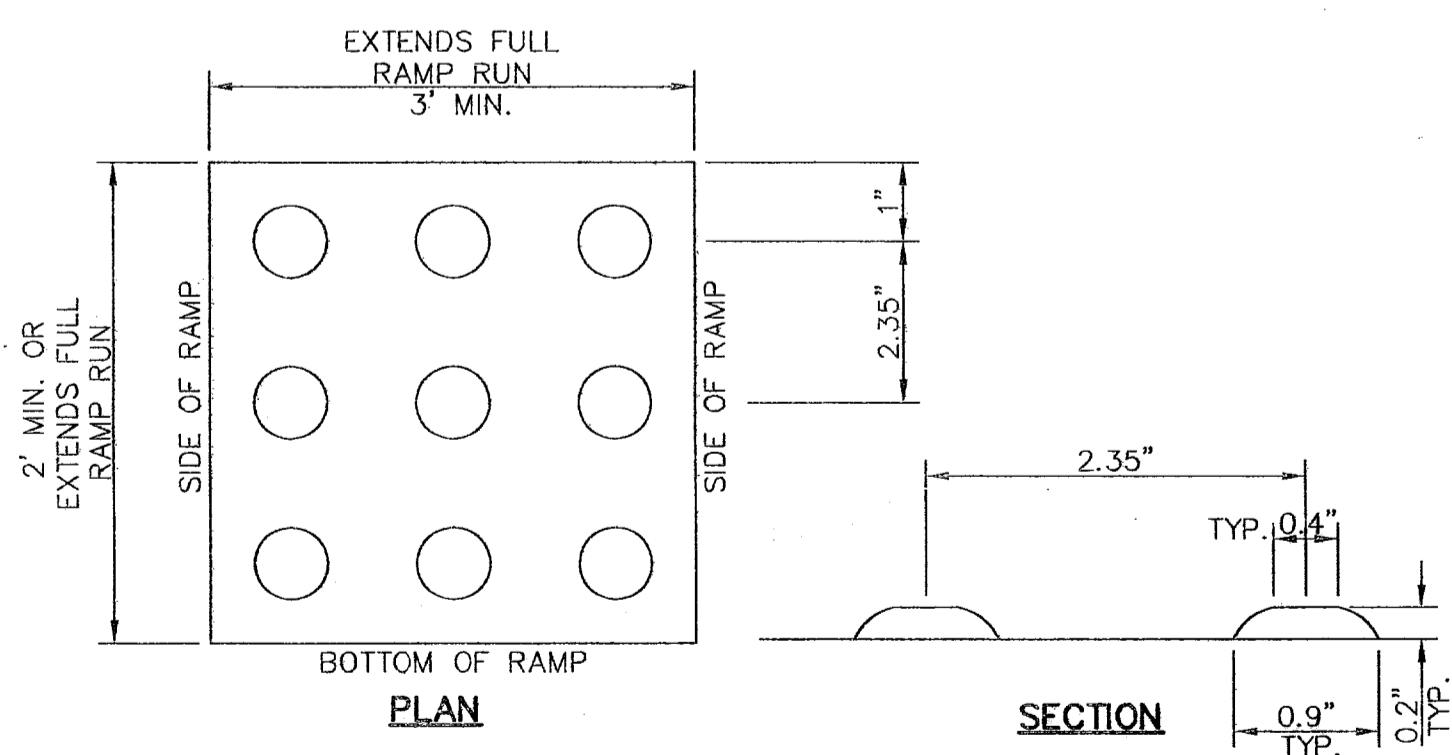
8 DIRECTIONAL RAMP WITHIN RADIUS (TYPE IV)
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3 DIAGONAL COMBINATION CURB RAMP (TYPE III)
 SCALE: N.T.S.



6 DIAGONAL CURB RAMP (RETURNED CURB) (TYPE VI)
 SCALE: N.T.S.



9 TRUNCATED DOME
 SCALE: N.T.S.

- NOTES:
- ALL CONCRETE SHALL BE 3,000 P.S.I. MIN. AT 28 DAYS.
 - CONCRETE SLABS SHALL BE A MIN. 4" THICK.
 - DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN, A NOMINAL HEIGHT OF 0.2 IN AND A CENTER TO CENTER NOMINAL SPACING OF 2.35 IN, AND SHALL NOT BE STAGGERED. THE SURFACE SHALL HAVE A COLOR CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - ALL NEW RAMPS SHALL COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS. ANY SECTIONS NOT CONFORMING WILL BE REMOVED AT THE CONTRACTORS EXPENSE.

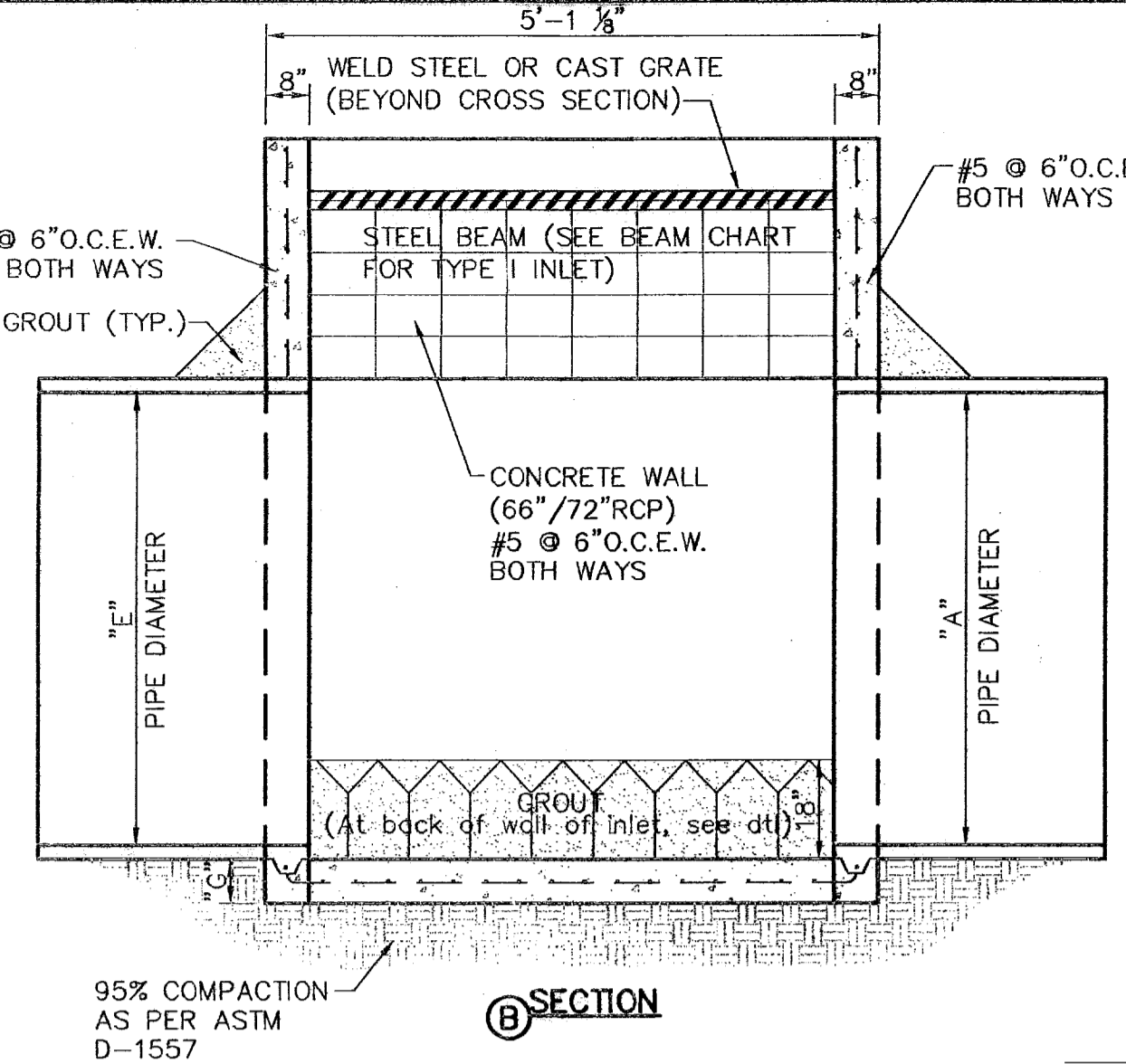
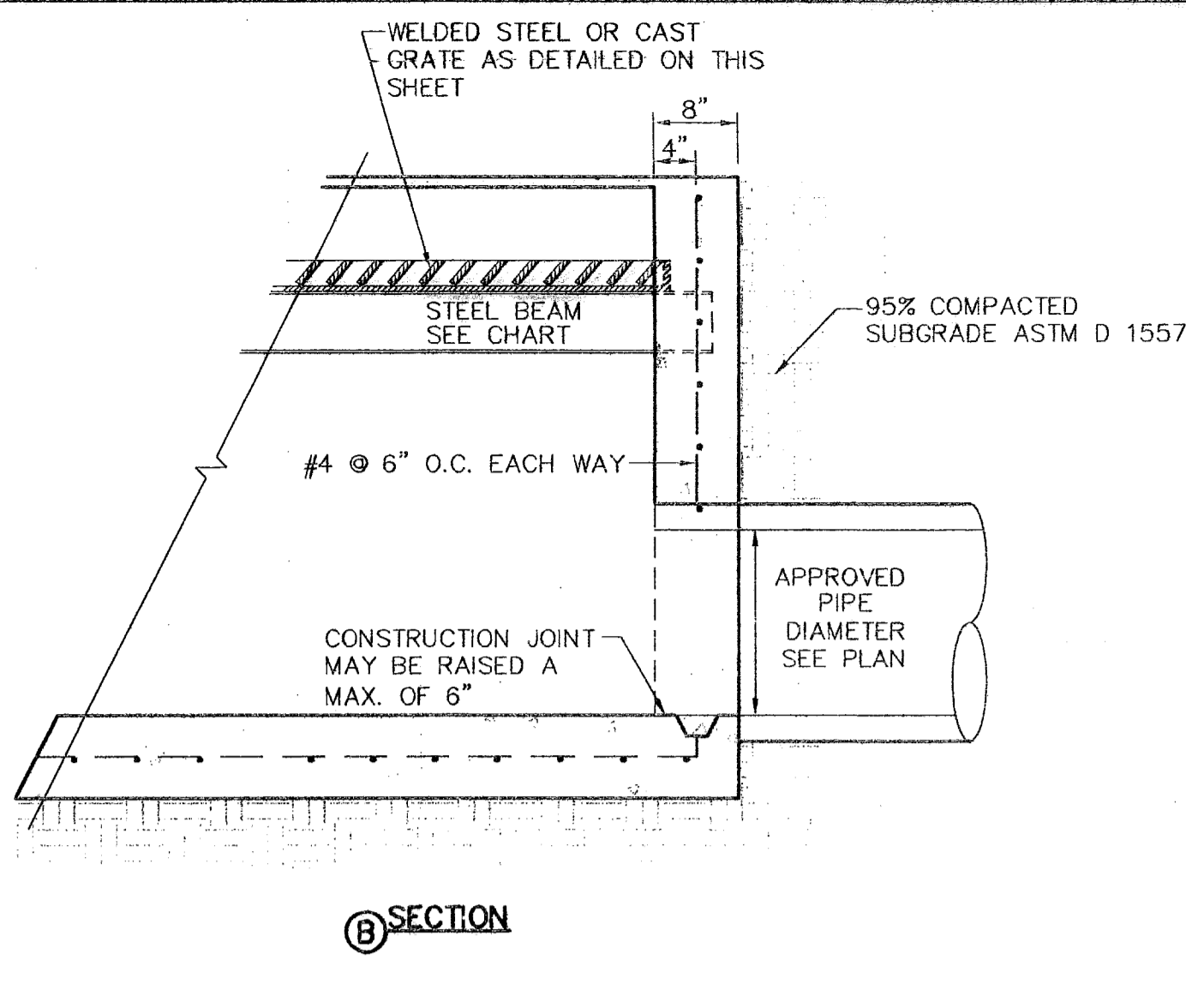
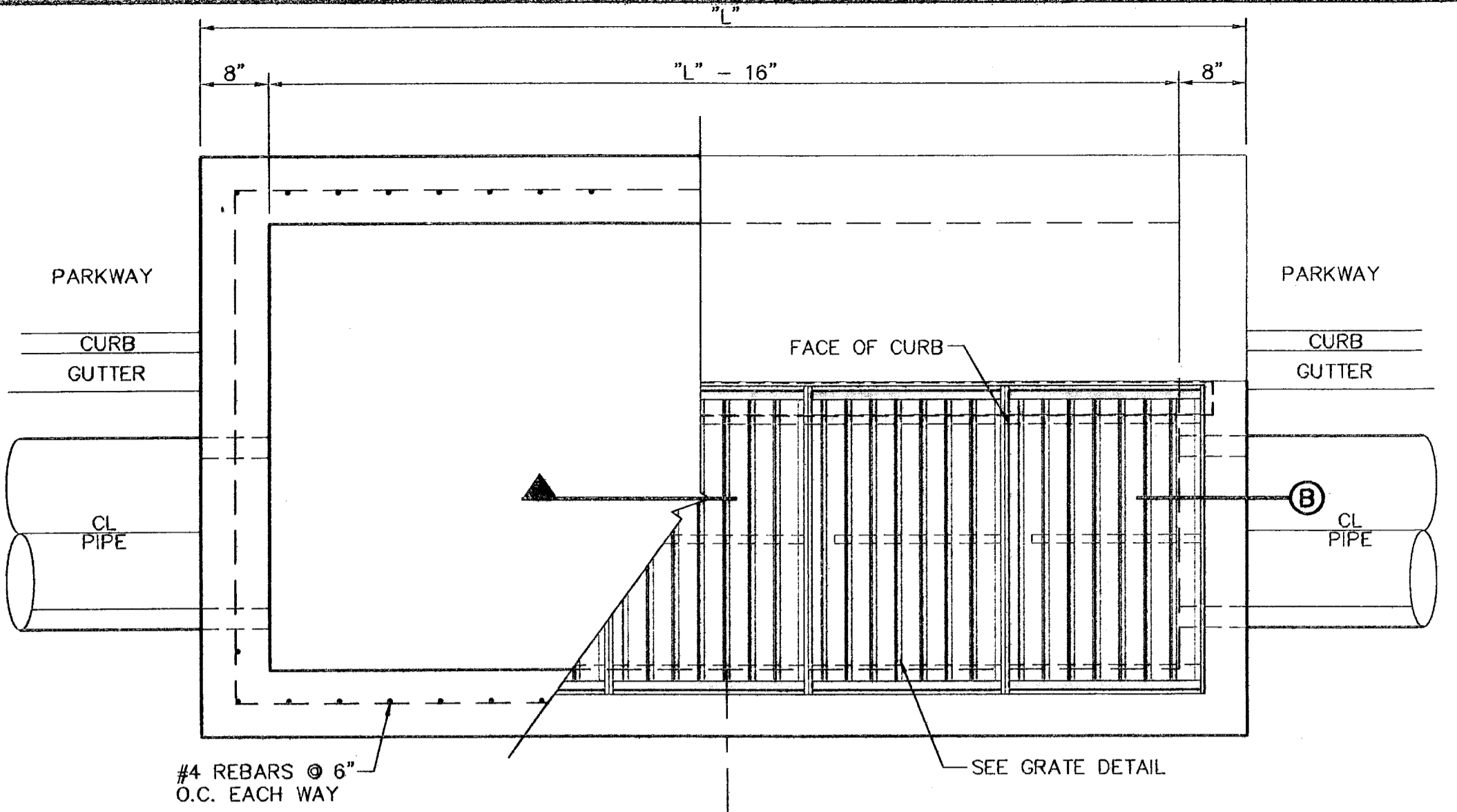
RECORD DRAWINGS

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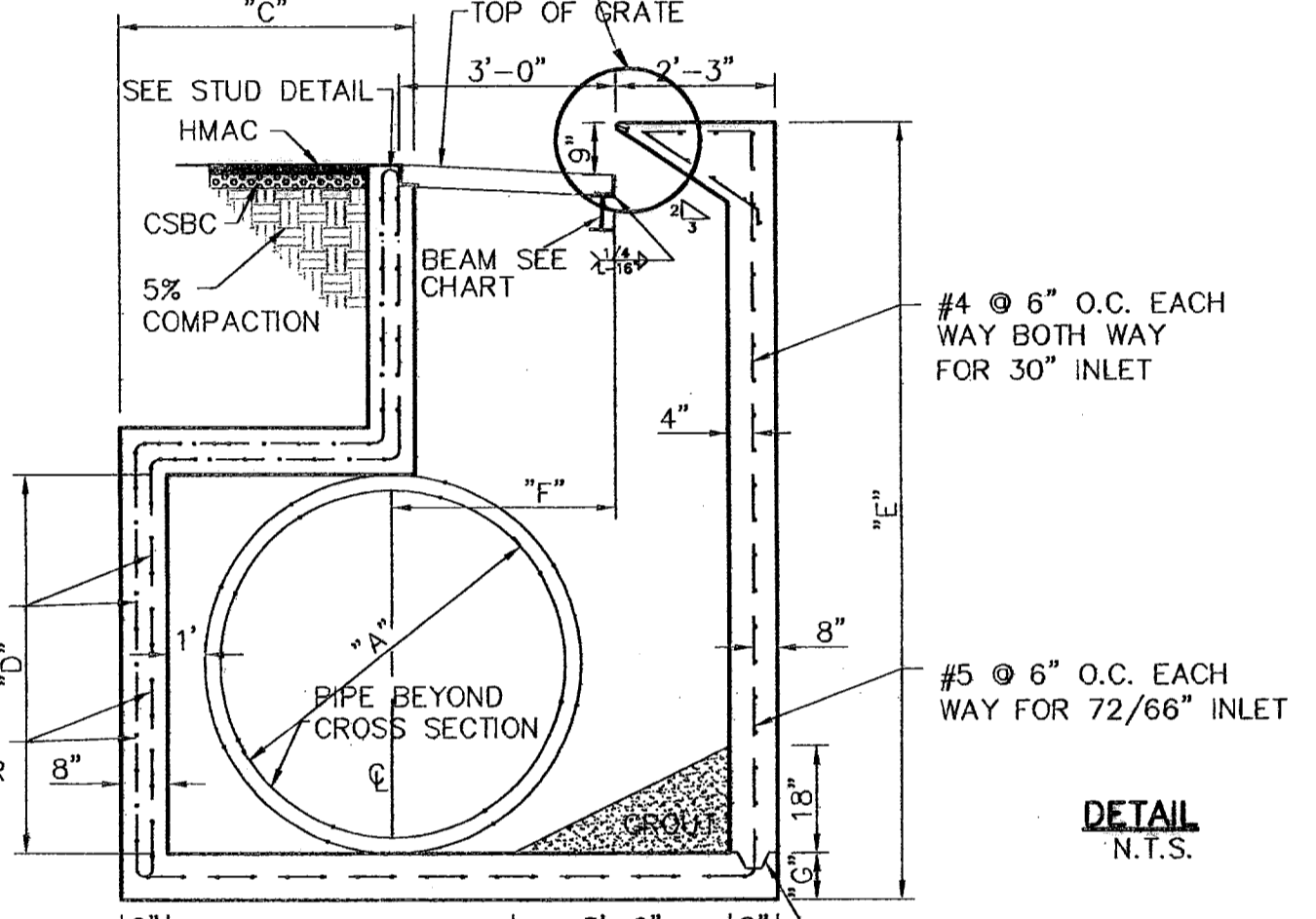
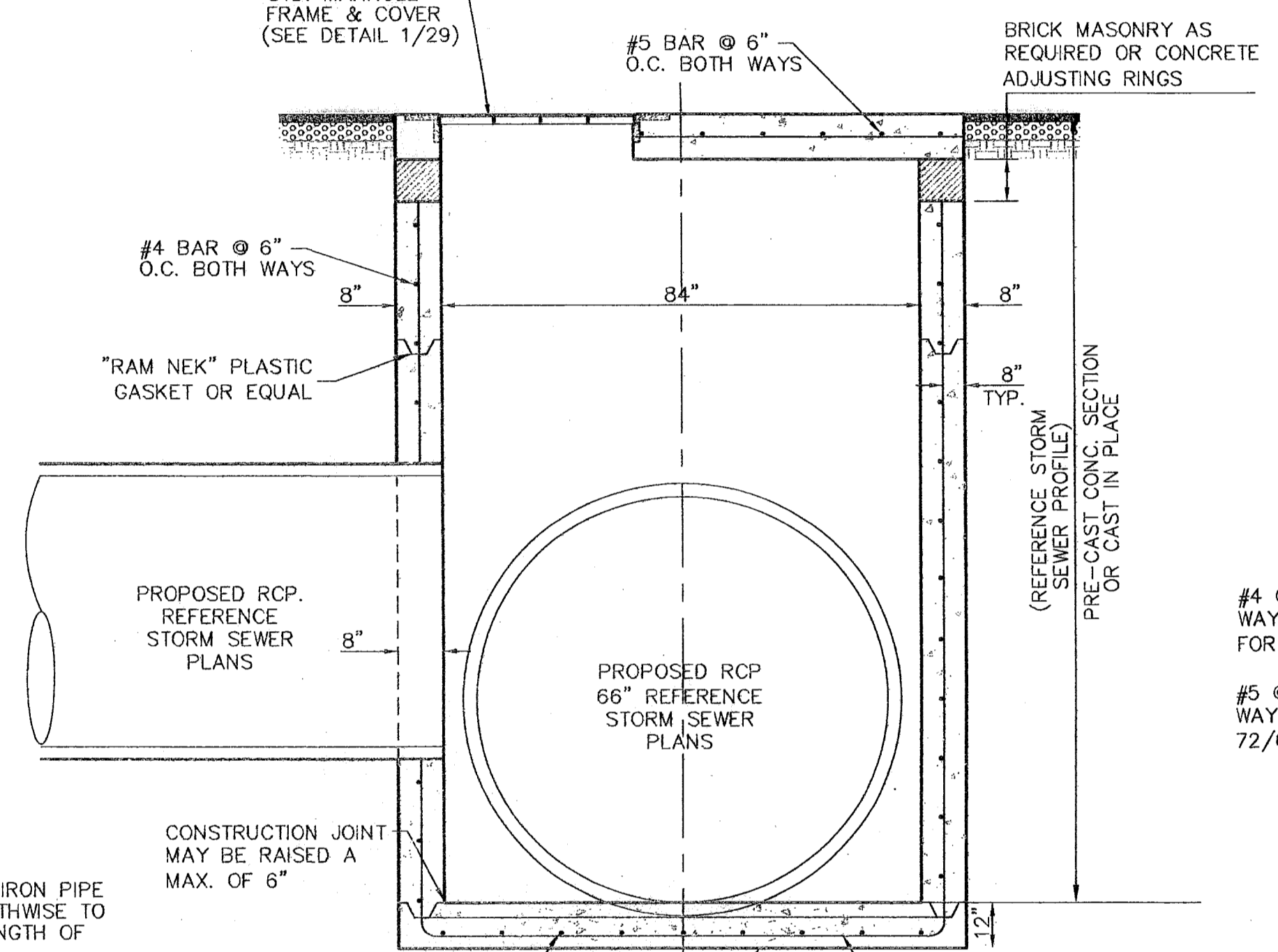
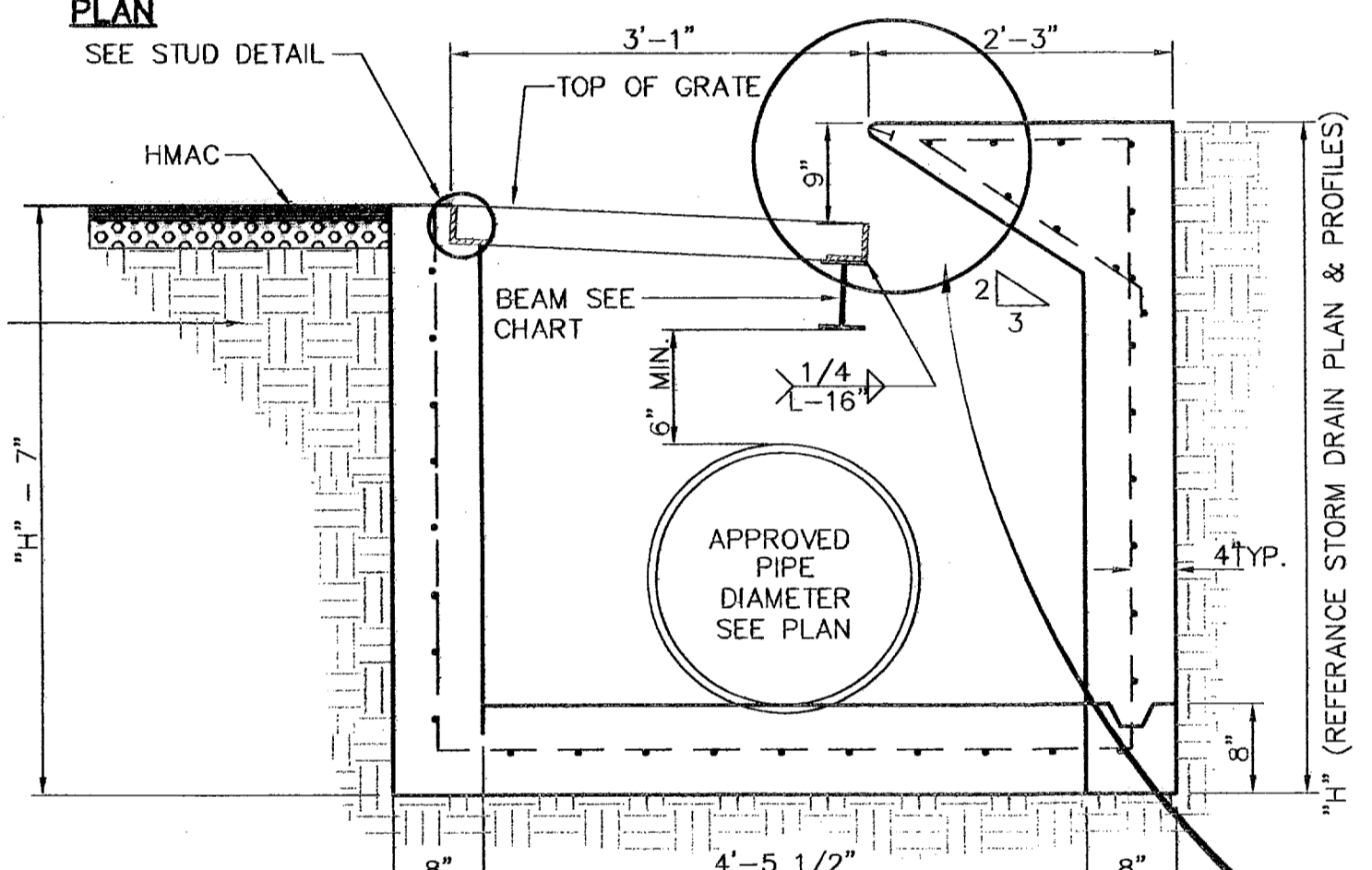
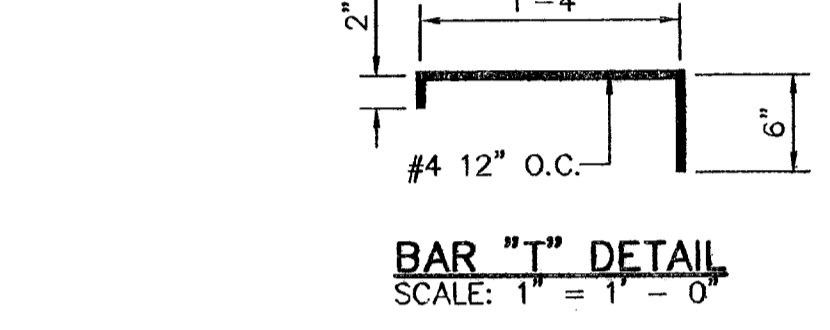
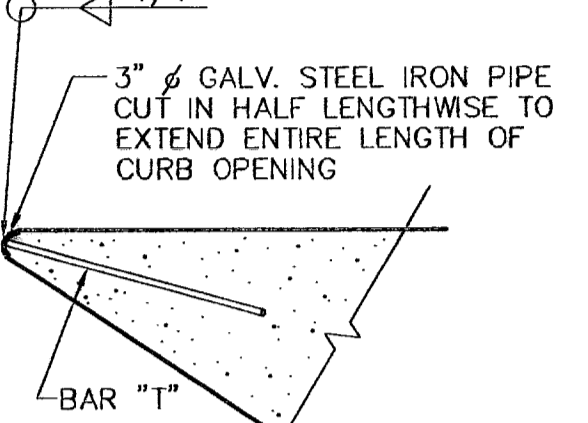
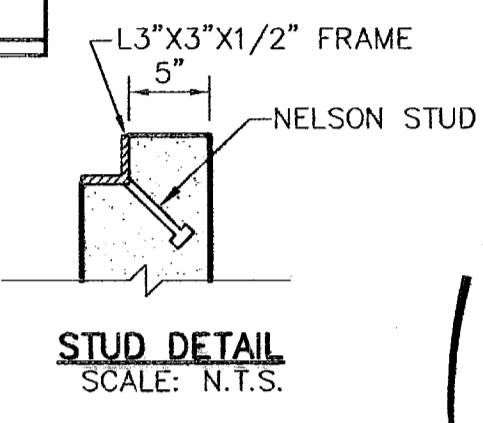
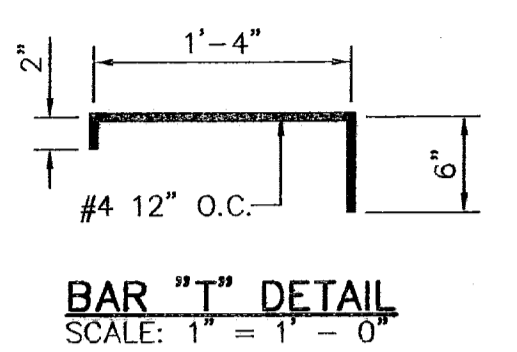
REFERENCES - BENCHMARKS

FOUND TPOOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

DATE	REVISIONS	BY



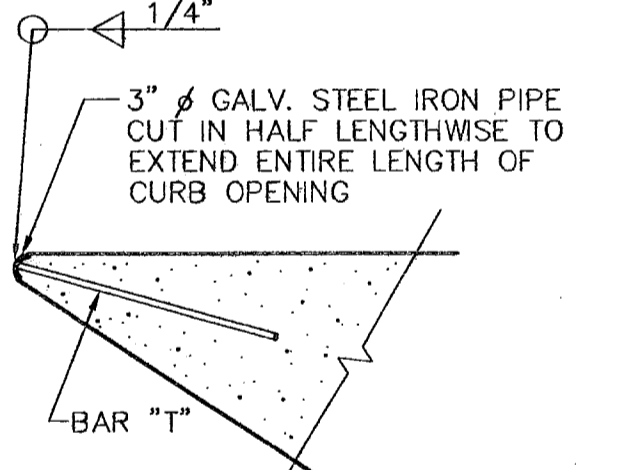
INLETS	A	B	C	D
INLET #3	66" / 72"	8'-6"	4'-0"	7'-6"
	E	F	G	
	6'-6"	6'-6"	8"	
	10'-0"	6'-6"	12"	



- NOTES:**
- GRATES TO BE PERPENDICULAR TO TRAFFIC
 - CONCRETE TO BE 3,000 PSI (MINIMUM) CORE TEST @ 28 DAYS.
 - H=20' MAXIMUM
 - SEE DRAINAGE PLAN FOR APPROVED PIPE DIAMETER.

NO. GRATES	CAPACITY	"L"	BEAM LENGTH	BEAM (MIN. SIZES)
1	9.84 CFS	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	19.63 CFS	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	29.69 CFS	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	39.10 CFS	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	48.72 CFS	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9

1 DROP INLET (TYPE 1) DETAILS
SCALE: 1" = 1'-0"

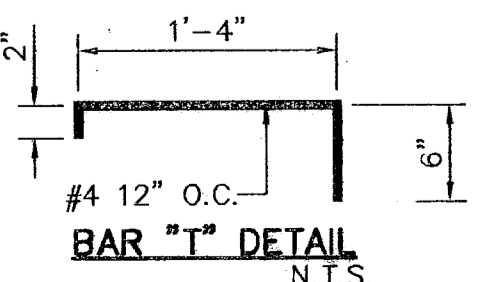
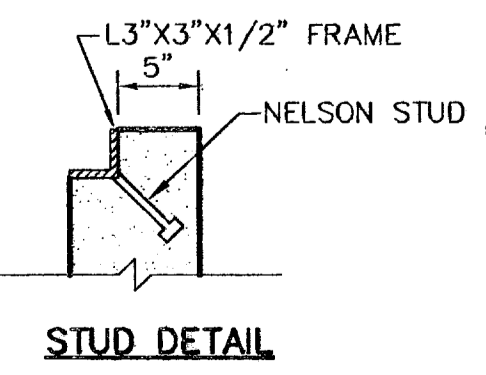
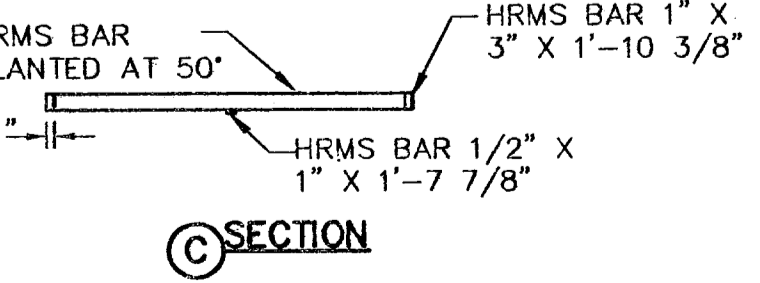
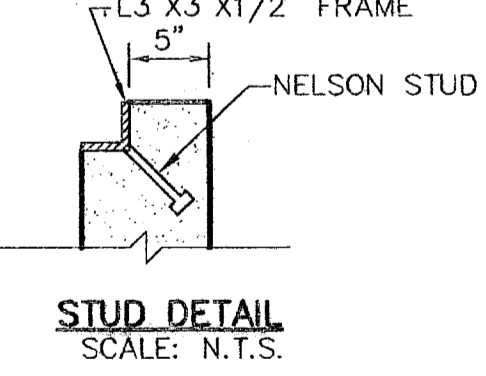
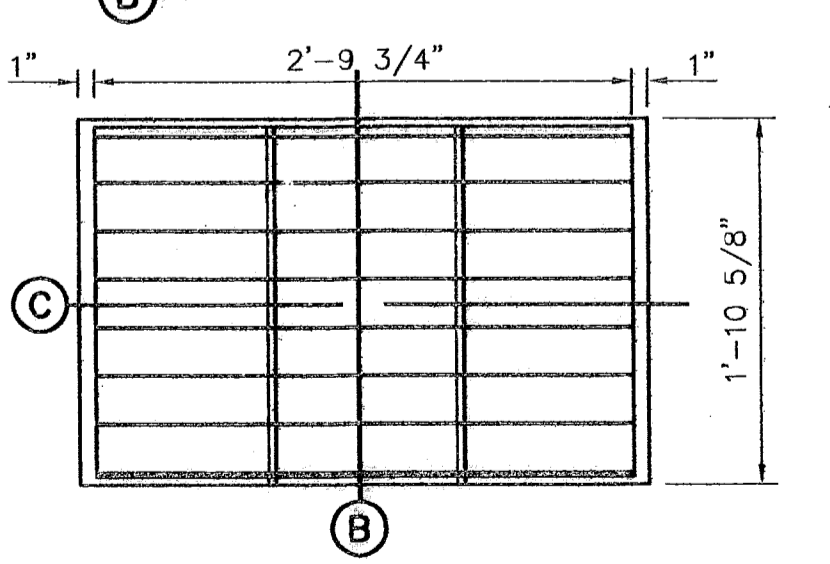
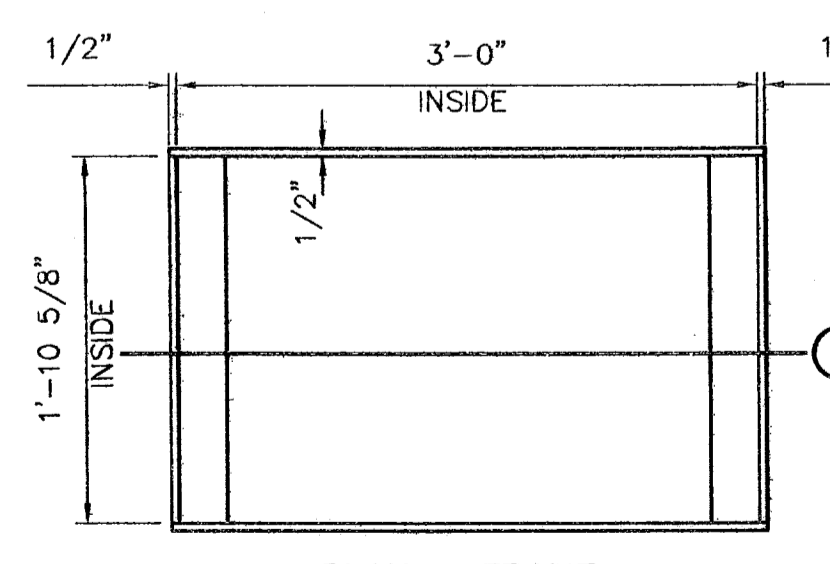
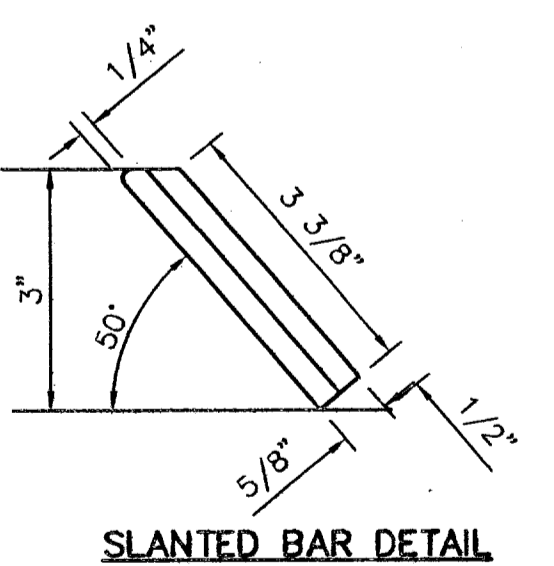


- NOTE:**
- ALL CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM OF 3000 PSI @ 28 DAYS. ALL PRE-CAST CONCRETE SHALL HAVE A MINIMUM OF 4000 PSI @ 28 DAYS.
 - 95% COMPACTION AS PER ASTM D-1557 UNDER ALL CONCRETE STRUCTURES.
 - REINFORCED STEEL SHALL BE A MINIMUM OF GRADE 40.
 - REFERENCE STORM SEWER PLAN AND PROFILES FOR PROPOSED INVERT ELEVATIONS

2 84" MODIFIED JUNCTION BOX DETAIL
SCALE: 1" = 2'-0"

- NOTES:**
- ALL CONCRETE SHALL HAVE 3000 PSI MIN. @ 28 DAYS
 - 95% COMPACTION AS PER ASTM D-1557 UNDER ALL CONCRETE STRUCTURES.
 - REINFORCED STEEL SHALL BE A MINIMUM OF GRADE 40.
 - GRATES TO BE PERPENDICULAR TO TRAFFIC.
 - H=20' MAXIMUM
 - SEE DRAINAGE PLAN FOR APPROVED PIPE DIAMETER/BOX CULVERT SIZE.

3 MODIFIED DROP INLET TYPE 1 (INLET #2 AND INLET #3) DETAILS
SCALE: N.T.S.

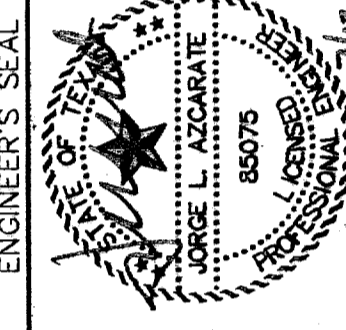


4 GRATE AND FRAME DETAILS
SCALE: 1" = 1'-0"

DROP INLET GENERAL NOTES:

- WELDED STEEL OR CAST GRATES AS DETAILED ARE ALL ACCEPTABLE GRATES. MIXING OF ALTERNATE TYPES OF GRATES ON THE SAME PROJECT WILL BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.
- SHARP EDGES RESULTING FROM FABRICATION SHALL BE DULLED BY ANY ACCEPTABLE METHOD FOR SAFETY IN HANDLING.
- GRATES SHALL BE INSTALLED IN FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
- 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 GRADES OF STEEL ON THE SAME GRATE WILL NOT BE PERMITTED.
- 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.
- ALL WELDS SHALL HAVE A MINIMUM OF 1/4" FILLET AND SHALL CONFORM TO THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND TO THE AWS STRUCTURAL WELDING CODE. ELECTRODES SHALL BE COMPATIBLE TO THE DIFFERENT GRADES OF STEEL THAT COMPRISE THE GRATE MEMBERS.
- 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 GRADE 60-45, OR OF GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M-105, CLASS 35B OR ASTM A-48 CLASS 35B. THE SPECIFICATIONS OF GENERAL APPLICATION FOR CAST STEEL GRATES SHALL BE AASHTO M-103 SCOPE 1.2.1, GRADE N-1.
- FERROUS CASTINGS SHALL BE OF UNIFORM QUALITY, FREE OF BLOWHOLES, 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 OR BRITTLE.
- ALL CASTING SHALL BE MANUFACTURED TRUE TO PATTERN. COMPONENT PARTS SHALL FIT TOGETHER IN A SATISFACTORY MANNER.
- ALL CONCRETE TO BE 3000 PSI. CHAMFER ALL EXPOSED EDGES 3/4". ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- MINIMUM CONCRETE COVER SHALL BE 1 1/2" FOR STEEL REINFORCING.
- EXPANSION MATERIAL TO BE 1/2" BITUMINOUS FIBER AND PLACED WHERE PROPOSED CONCRETE COMES IN CONTACT WITH ANY EXISTING OR PROPOSED CONCRETE OR MASONRY STRUCTURE.
- STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH TxDOT ITEM 446 "PAINT AND PAINTING"
- SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE AND GRADE TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO INLETS.
- GRATES WILL BE DEPRESSSED 1" BELOW PROPOSED OR EXISTING GRADE.
- ALL REINFORCING BARS TO BE #4 BARS AT 6" O.C. GRADE 60. BEND BARS AROUND PIPE OPENINGS.
- INLETS TO BE DESIGNATED IN PLANS BY NUMBER OF GRATES REQUIRED.
- LOCATION OF SEWER PIPES SHOWN ELSEWHERE IN PLANS.
- TWO 1/2"x4" LONG CONCRETE ANCHOR STUDS REQUIRED FOR EACH SIDE OF FRAME, WHERE RESTING ON CONCRETE, USE NELSON STUDS OR EQUAL.
- THE GRATES OF ALL INLETS WITHIN THE STREET PAVEMENT MUST BE CONSTRUCTED WITH THE GRATE BARS PERPENDICULAR TO THE CURB.

CEA Engineering Group
1204 Montague Ave., El Paso, Texas 79902
Office 915-544-5232 Fax 915-544-5235
www.ceagroup.net



SCALE: AS SHOWN
Horizontal: N/A
Vertical: N/A
Contour Interval: N/A
DATE: APRIL 2007
DESIGN BY: J.M.
DRAWN BY: J.L.A.
CHECKED BY: J.L.A.
APPROVED BY: J.L.A.
JOB NO. 22002-085-11D

PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**DRAINAGE
DETAILS**
(SHEET 1 OF 2)
SHEET NO.

14
OF 19

600788

GENERAL NOTES:

- A MINIMUM 3' CLEARANCE SHALL BE PROVIDED ON THE SIDEWALK AFTER THE LIGHT POLES & FIRE HYDRANTS ARE PLACED. SIDEWALK SHALL COMPLY WITH A.D.A AND T.D.L.R. STANDARDS.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU) THAT WILL BE PLACED OUTSIDE SUBDIVISION BOUNDARY LIMITS DUE TO THE SUBDIVISION PRIVATE LOCATION.

UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 498-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG
 CALL
1-800-DIG-TESS
1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS
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 7-12-2008

LEGEND:

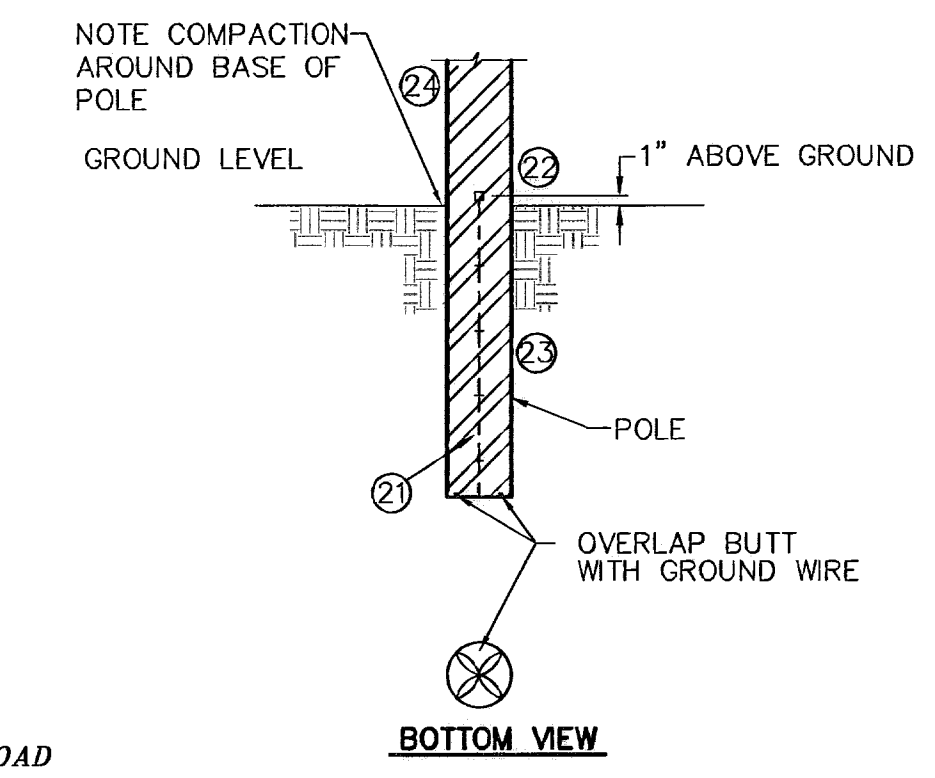
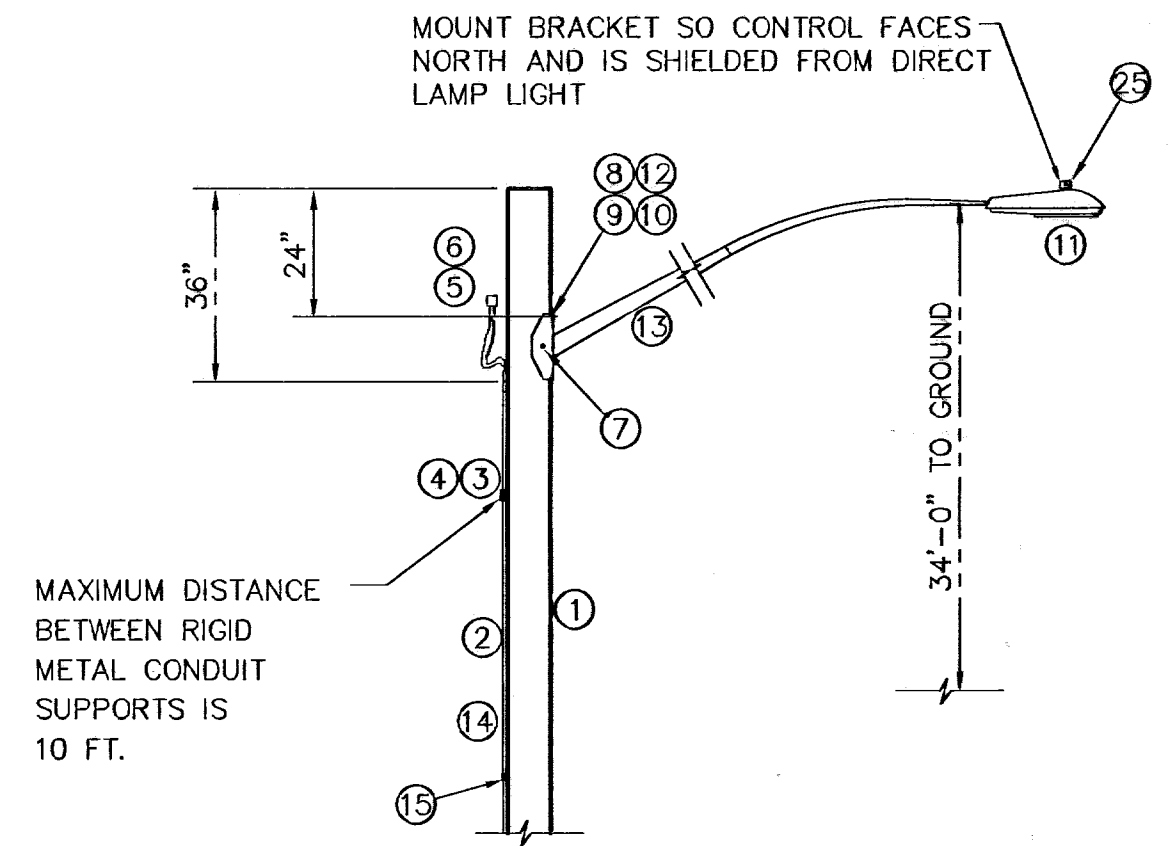
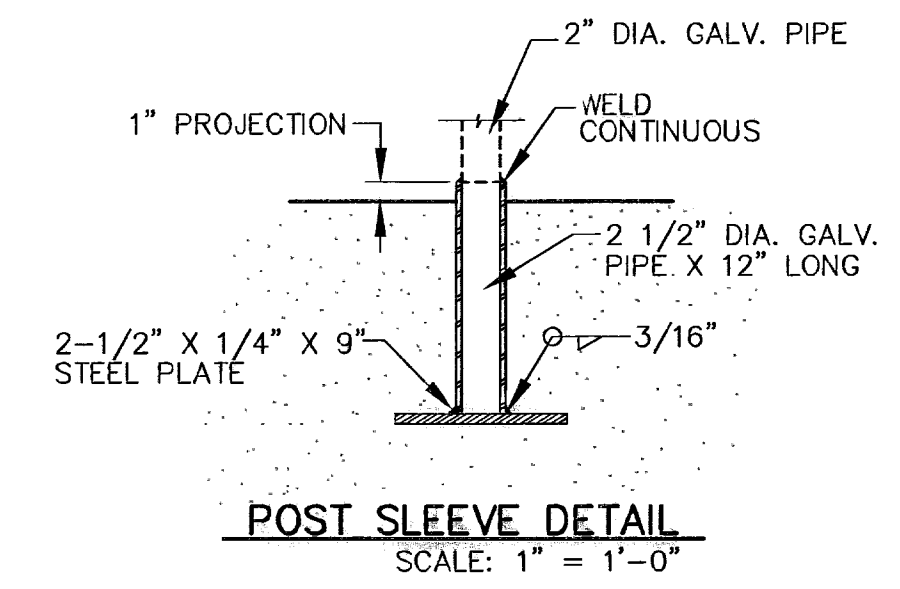
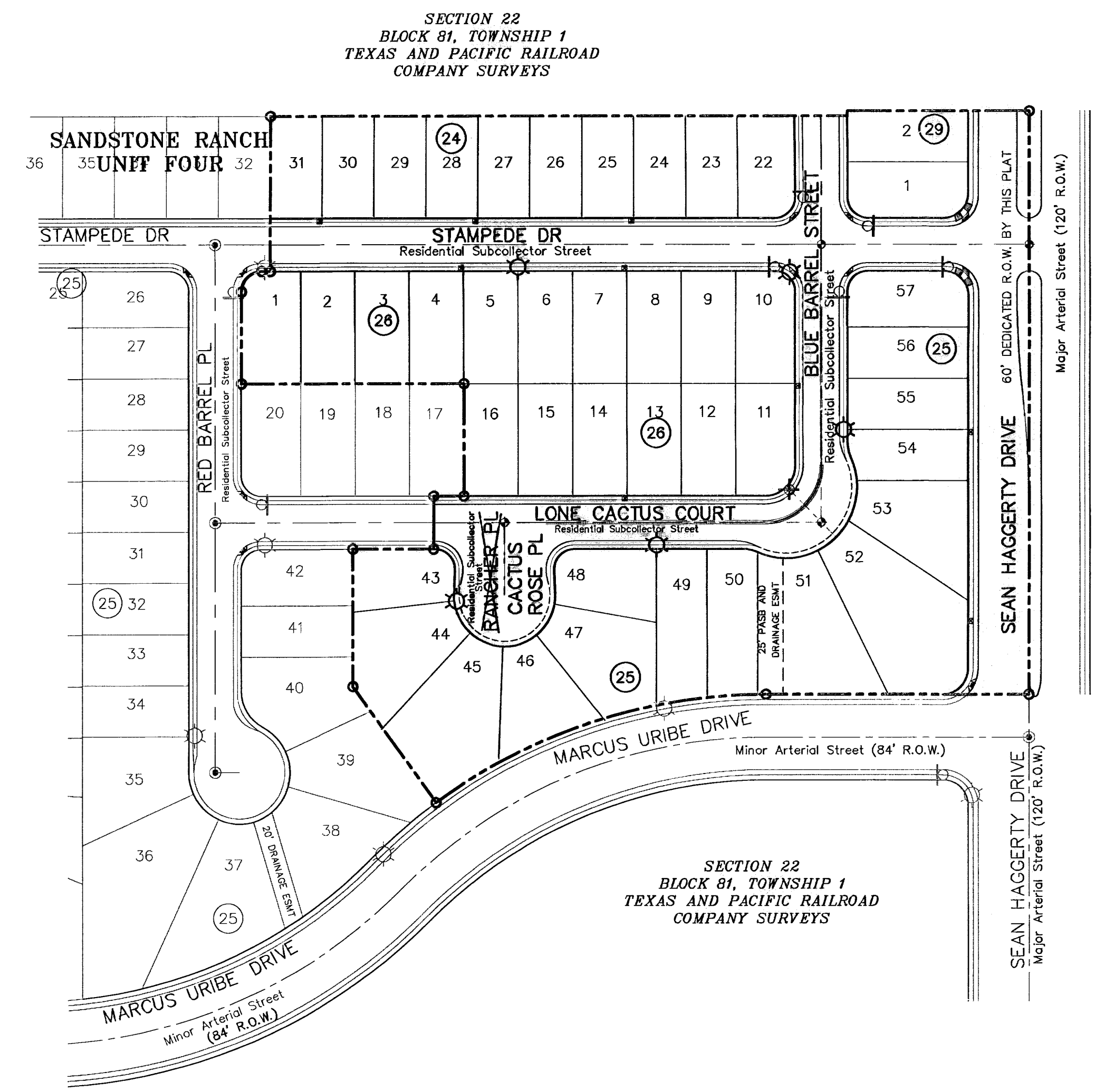
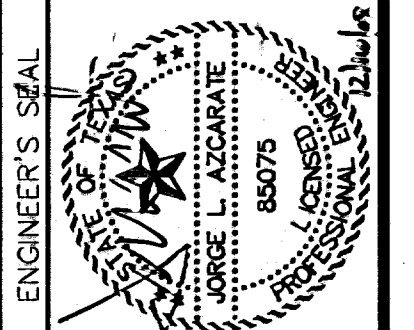
- ☉ EXISTING RESIDENTIAL STREET LIGHT
- ☼ PROPOSED RESIDENTIAL STREET LIGHT
- ⊖ PROPOSED 9" STREET NAME AND 30" STOP SIGN
- ⊕ PROPOSED 9" STREET NAME SIGN (TWO SIGNS)
- NDCBU

REFERENCES - BENCHMARKS

FOUND TADOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

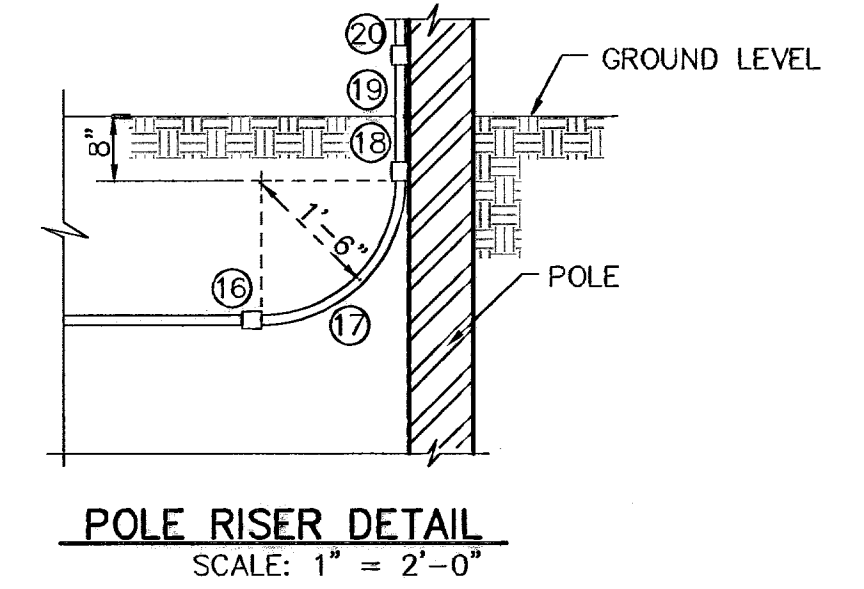
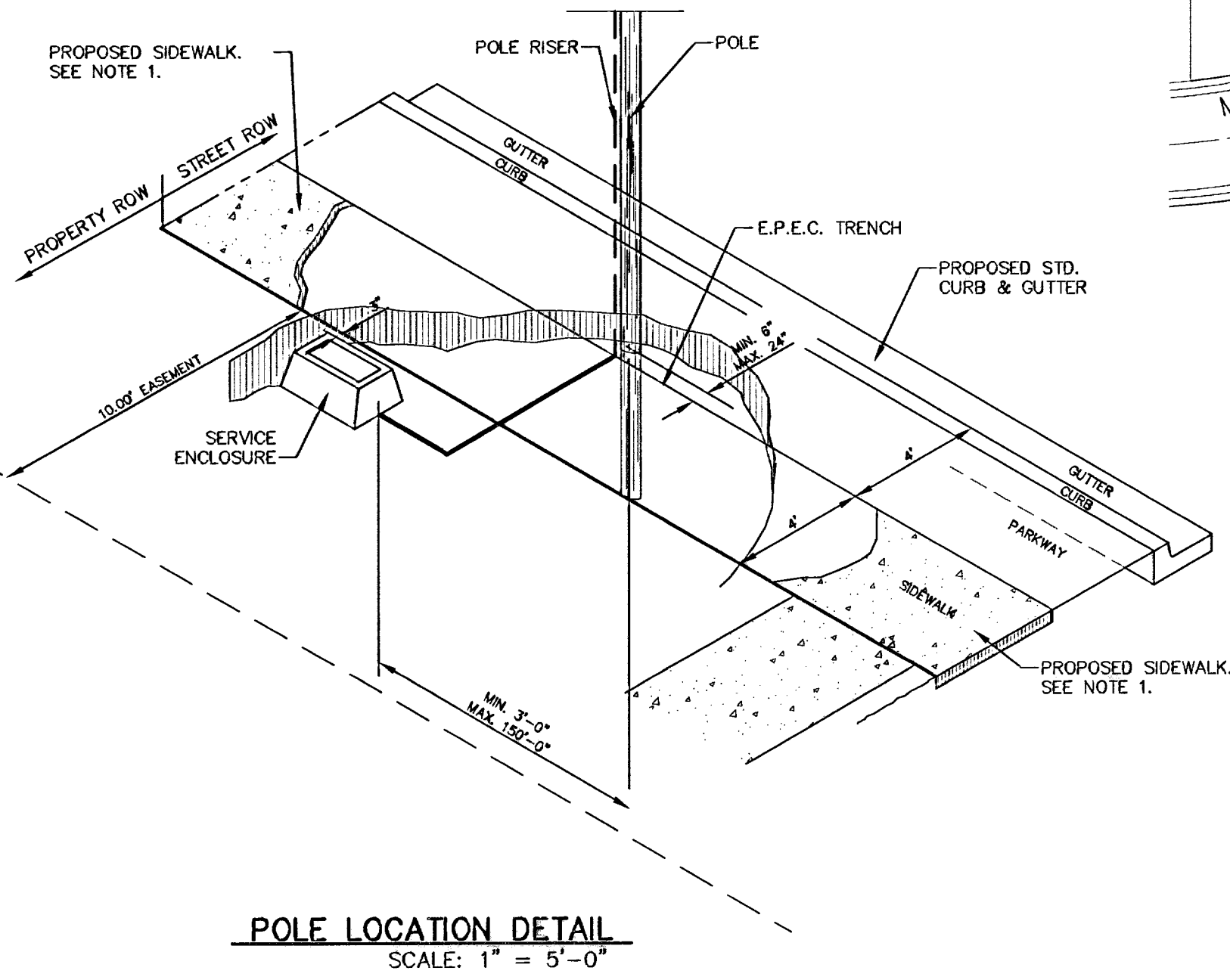
DATE	REVISIONS	BY

COAG ENGINEERING GROUP
 1204 Montana Ave., El Paso, Texas 79902
 Office 915.544.5232 Fax 915.544.5233
 www.coagroup.net



ITEM	QTY.	DESCRIPTION
1	1	POLE, PENTA TREATED PINE 40' CLASS III
2	27	1/2" RIGID GALVANIZED STEEL CONDUIT
3	4	TWO HOLE STEEL PIPE STRAP FOR 1/2" CONDUIT
4	8	1/4" x 1" LAG BOLT
5	1	PHOTO CELL RECEPTACLE WITH 1/2" THREADED BASE AND MOUNTING BRACKET
6	1	PHOTO CELL 240V.
7	4	1/2" x 4" LAG BOLT
8	1	WASHER, SQ. GALV. 2-1/4" x 2-1/4"
9	1	MACHINE BOLT 5/8" x 8"
10	1	LOCKNUT 5/8"
11	1	LUMINAIRE 100W H.P.S.
12	1	WASHER, COIL SPRING 5/8"
13	1	STEEL LUMINAIRE SUPPORT (10' OR 8') UNION METAL MANUF. CO. DESIGN 348 OR EQUIVALENT
14	2	#12 COPPER WIRES WITH THW INSULATION
15	1	GROUND CLAMP FOR 1/2" RIGID CONDUIT
16	1	1/2" SCHEDULE 40 PVC COUPLING
17	1	1/2" SCHEDULE 40 PVC 18" RADIAL BEND
18	1	1/2" SCHEDULE 40 PVC FEMALE ADAPTER
*19	1	1/2" x 8" PVC COATED RIGID STEEL CONDUIT NIPPLE
*20	1	1/2" PVC COATED RIGID STEEL COUPLING
21	1	COPPER WIRE, #6 BARE SOLID HARD DRAWN
22	1	ALUMINUM WIRE, #4 BARE SOLID HARD DRAWN
23	1/2#	STAPLE, GALV. 1-1/2" NO. 9
24	1	SPLICE, #4 SOLID ALUM. TO #6 SOLID CU.
25	1	PHOTOCELL, 240V

* MUST MEET OCCIDENTAL COATING CO. SPECS.



ILLUMINATION AND SIGNAGE PLAN
 SCALE: 1" = 100'

SCALE: 1" = 100'

Horizontal: N/A
 Vertical: N/A
 Contour Interval: N/A

DATE: MARCH 2007
 DESIGN BY: A.H.
 DRAWN BY: J.M.
 CHKD. BY: J.L.A.
 APP'D. BY: J.L.A.
 JOB No. 2000-085-LD

SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS

SHEET TITLE
ILLUMINATION AND SIGNAGE PLAN

SHEET NO.
16

600788

SITE DESCRIPTION

PROJECT NAME AND LIMITS: SANDSTONE RANCH UNIT SIX
SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS TO THE NORTH & SOUTH, SANDSTONE RANCH UNIT FOUR TO THE WEST, SECTION 21, BLOCK 81, TOWNSHIP 1, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS TO THE EAST,

PROJECT DESCRIPTION: THE SITE FOR THE NEW SUBDIVISION WILL ENCOMPASS APPROXIMATELY 9.24± ACRES, AND WILL CONTAIN 43 RESIDENTIAL LOTS

EXISTING CONDITIONS: THE SITE IS CLEAR OF SITE IMPROVEMENTS AND IS COVERED WITH ITS NATURAL SURROUNDINGS.

MAJOR SOIL DISTURBING ACTIVITIES: MAJOR SOIL DISTURBING ACTIVITIES WILL CONSIST OF CLEARING AND GRUBBING, GRADING FOR BUILDING PAD ELEVATIONS, CONSTRUCTION OF STREETS AND EXCAVATION FOR UTILITIES.

TOTAL PROJECT AREA: 9.24± A.C.

TOTAL AREA TO BE DISTURBED: 9.24± A.C.

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.688

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: THE PROJECT SITE IS LOCATED IN THE VICINITY OF THE TURNEY-BERINO ASSOCIATION: NEARLY LEVEL AND GENTLY SLOPING SOILS THAT HAVE A CLAY LOAM SUBSOIL AND ARE MODERATELY DEEP OVER; IN THE HUECO BOLSON.

NAME OF RECEIVING WATERS: STORM RUNOFF FROM THE NEW SUBDIVISION WILL BE CONVEYED BY STREET SHEET FLOW TO PROPOSED INLET STRUCTURES TO ULTIMATELY BE DISCHARGED TO THE NORTH-EAST FREEWAY CHANNEL.

EROSION AND SEDIMENT CONTROL

SOIL STABILIZATION PRACTICES

- TEMPORARY SEEDING
- PERMANENT PLANTING, SODDING, OR SEEDING
- MULCHING
- SOIL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL RESOURCES

OTHER: _____

STRUCTURAL PRACTICES:

- SILT FENCES OR EARTHEN BERMS
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATION
- PIPE SLOPE DRAINS
- CONCRETE FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM DRAINS
- VELOCITY CONTROL DEVICES
- VEGETATED SWALES & NATURAL DEPRESSIONS

OTHER: _____

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

1. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS (e.g. SILT FENCE AND/OR EARTHEN BERM, AND STABILIZED CONSTRUCTION ENTRANCE);
2. PERFORM CLEARING AND GRUBBING;
3. EXCAVATION FOR UTILITIES;
4. COMPLETE STREET AND LOT GRADING;
5. CONSTRUCTION OF SUBDIVISION IMPROVEMENTS; AND,
6. WHEN ALL CONSTRUCTION ACTIVITY RELATED IN DEVELOPMENT OF THE SITE IS COMPLETE, REMOVE TEMPORARY CONTROLS IN 1. ABOVE.

SWPPP GENERAL NOTES:

1. PLACEMENT OF SILT FENCE SHALL BE ADJUSTED AS NECESSARY TO PREVENT THE BLOCKING OF DRIVEWAYS OR DRIVING LANES.
2. THE SWPPP MANUAL IDENTIFIES THE DUTIES AND RESPONSIBILITIES OF THE GENERAL CONTRACTOR IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THIS ITEM SHALL BE SUBSIDIARY TO THE SWPPP BEST MANAGEMENT PRACTICES (COMPLETE IN PLACE) ITEMS. THE SWPPP PROJECT MANUAL IS AVAILABLE FOR REVIEWING AT THE CITY OF EL PASO - ENGINEERING DEPARTMENT. UPON SELECTION, THE CONTRACTOR WILL BE PROVIDED AN SWPPP MANUAL. THE CONTRACTOR SHALL MAINTAIN THIS MANUAL AT THE CONSTRUCTION SITE AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL COMPLETE AND SUBMIT ALL REGULATORY FORMS AND APPLICATIONS, AS PROVIDED IN THE SWPPP MANUAL, INCLUDING, BUT NOT LIMITED TO; NOI, NOT, SDPCP, AND ANY OTHER FORM REQUIRED BY THE CITY OF EL PASO AND TCEQ.
4. ALLOWABLE STORM WATER AND NON-STORMWATER DISCHARGE SHALL COMPLY WITH 15.20.080 (GENERAL PROHIBITION) AND 15.20.090 (SPECIFIC PROHIBITIONS AND REQUIREMENTS) OF THE CITY OF EL PASO STORM DRAIN POLLUTION CONTROL PLAN ORDINANCE. NON-STORMWATER DISCHARGES MAY CONSIST OF, BUT ARE NOT LIMITED TO, THE DISCHARGE RESULTING FROM FIREFIGHTING, LAWN WATERING, LANDSCAPE IRRIGATION, NATURAL SPRING, AND/OR AGRICULTURAL STORM WATER RUNOFF.
5. REFER TO DRAINAGE PLAN SHEET 5, FOR ADDITIONAL INFORMATION ON WATERSHED AREAS AND RUNOFF QUANTITIES (Q).
6. THE FOLLOWING HAVE BEEN IDENTIFIED AS POTENTIAL CONTAMINATION SOURCES: CLEARED AND GRADED AREAS; CONSTRUCTION SITE ENTRANCE AND ASPHALT PARKING AREA CONSTRUCTION; ASPHALT LOADING/UNLOADING AREAS; CONCRETE LOADING/UNLOADING AREAS; AND, ALL UNDISTURBED AREAS.
7. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION SITE STORM WATER POLLUTANTS: ASPHALT; CONCRETE; GLUE/ADHESIVE; PAINTS; CURING COMPOUNDS; WASTEWATER FROM CONSTRUCTION EQUIPMENT WASHING; HYDRAULIC OIL/FLUIDS; GASOLINE; DIESEL FUEL; KEROSENE; ANTIFREEZE/COOLANT; AND EROSION.

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 WASTE 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 STABILIZATION, 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 TNRC.

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.

V. 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

VI. 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 & STATE RECOMMENDED METHODS

VII. 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.

VIII. 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 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

IX. MAINTENANCE AND INSPECTION PROCEDURES:

ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE A MONTH OR WITHIN 24-HOURS PRIOR TO ANTICIPATED STORM EVENT AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION IN FINAL STABILIZED AREAS OR DURING ARID PERIODS WILL BE CONDUCTED MONTHLY. BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY.

X. 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. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEANED AS SOON AS PRACTICABLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

XI. OFFSITE VEHICLE TRACKING:

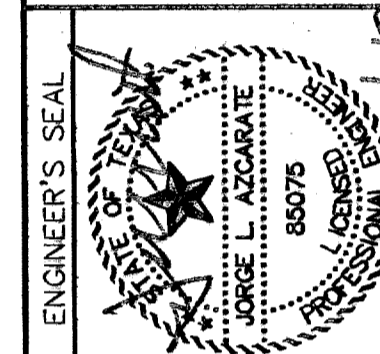
IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:

- HAUL ROADS SHALL BE DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPULIN
- EXCESS DIRT ON ROAD SHALL BE REMOVED IMMEDIATELY
- STABILIZED CONSTRUCTION ENTRANCE
- OTHER: _____

XII. REFER TO SWPPP REPORT FOR ADDITIONAL INFORMATION.

REFERENCES - BENCHMARKS	DATE	REVISIONS	BY
FOUND TPOOT BRASS CAP SECTION CORNERS 19, 20, 22 AND 21. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)			

CSA Engineering Group
1204 Montana Ave., El Paso, Texas 79902
Office 915.544.5232 Fax 915.544.5233
www.csaengr.com



SCALE	N/A
Horizontal	N/A
Vertical	N/A
Contour Interval	N/A
DATE	MARCH 2007
DESIGN BY	A.H.
DRAWN BY	J.M.
CHKD. BY	J.L.A.
APP'D. BY	J.L.A.
JOB No.	2000-085-LD

**SANDSTONE RANCH UNIT SIX
SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STORM WATER
POLLUTION
PREVENTION PLAN:
GENERAL NOTES**

SHEET NO.
17

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CSA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
7-12-2008

SDPCP #: _____
SDPCP DATE: _____

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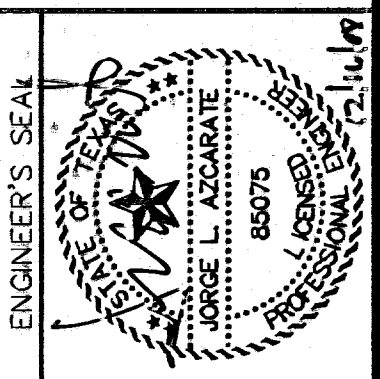
UTILITY LOCATOR SERVICES	
EL PASO ELECTRIC COMPANY	(915) 543-5720
EL PASO ENERGY CORPORATION	(915) 496-5244
EL PASO WATER UTILITIES	(915) 594-5500
MCI SURVEILLANCE	(800) MCI-WORK
TIME WARNER COMMUNICATIONS	(915) 772-1123
TEXAS GAS SERVICE	(915) 680-7200
SBC	(800) 545-6005
AT&T	(800) 852-3786
U.S. SPRINT TELECOMM	(800) 521-0579
STREET DEPT. - SIGNAL & SIGN	(915) 621-6750
(AFTER HOURS)	(915) 240-3220

WARNING I BEFORE YOU DIG
 CALL
1-800-DIG-TESS
1-800-344-8377
 FOR FIELD LOCATING EXISTING UTILITIES

RECORD DRAWINGS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. CEA GROUP HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.
 7-12-2008

DATE	REVISIONS	BY

CEA GROUP
 ENGINEERING GROUP
 1204 Montana Ave., El Paso, Texas 79902
 Office 915.544.5232 Fax 915.544.5233
 www.ceagroup.net



SCALE	
Horizontal:	1" = 100'
Vertical:	1/4" = 10'
Contour Interval:	10'
DATE:	MARCH 2007
DESIGN BY:	A.H.
DRAWN BY:	J.M.
CHKD. BY:	J.L.A.
APPVD. BY:	J.L.A.
JOB No.	2000-085-LQ

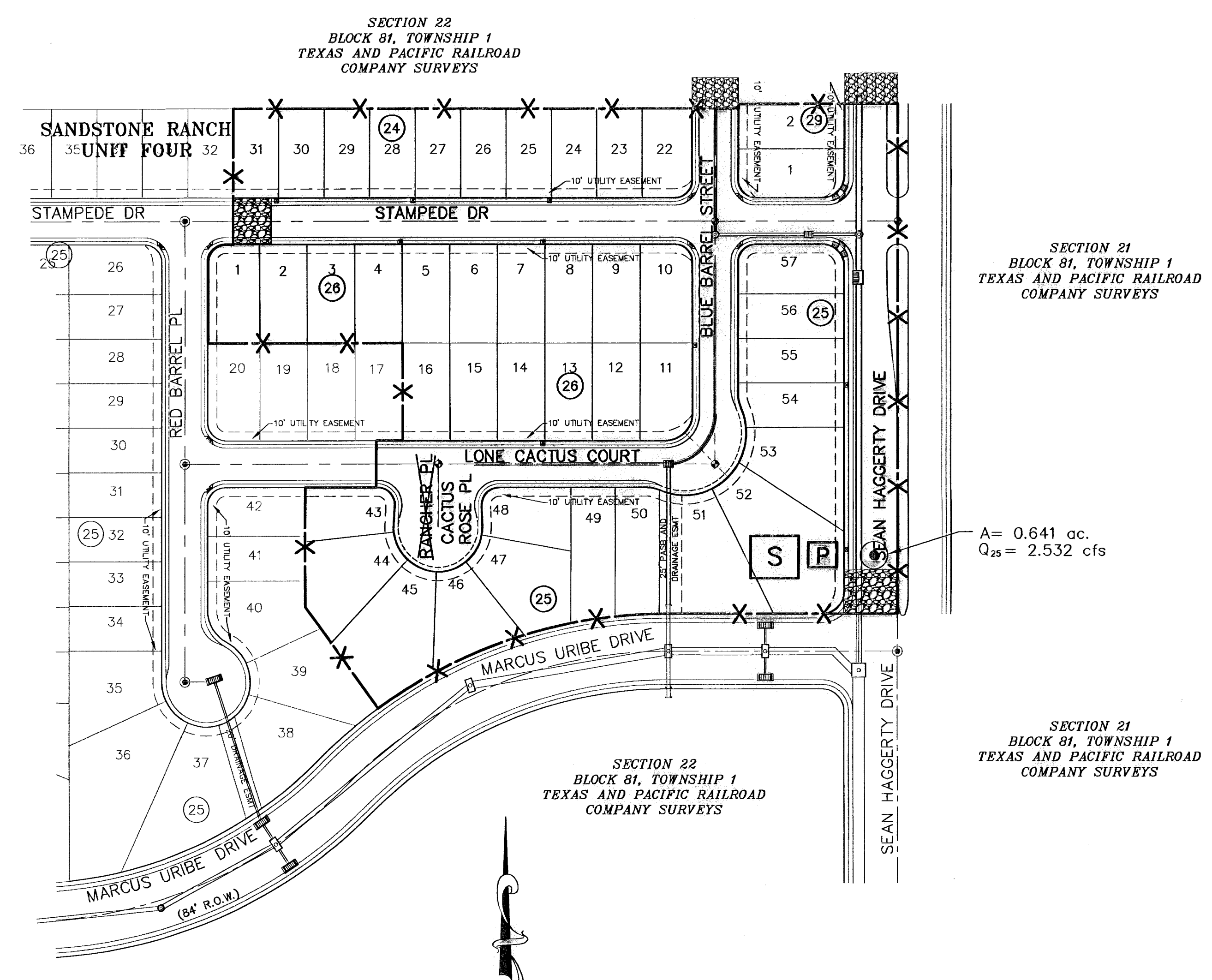
PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STORM WATER
 POLLUTION
 PREVENTION PLAN:
 SITE PLAN**

SHEET NO.
18
 OF 19

LEGEND

- X — X — SILT FENCE OR EARTHEN BERM
- STABILIZED CONSTRUCTION ENTRANCE
- STAGING AREA
- PORTABLE TOILETS
- OUTFALL



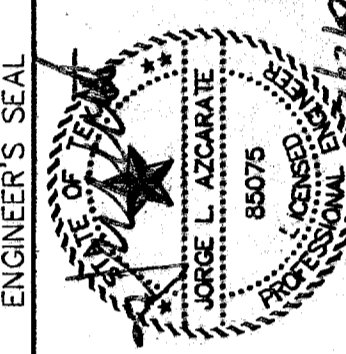
SITE PLAN
 SCALE: 1" = 100'

600788

DATE	BY

REFERENCES — BENCHMARKS
 FOUND TWOOD BRASS CAP SECTION CORNERS 19, 20, 21 AND 22. ELEVATION: 4033.22 (NGVD DATUM) (SUBTRACT 8.462 TO CONVERT TO CITY DATUM)

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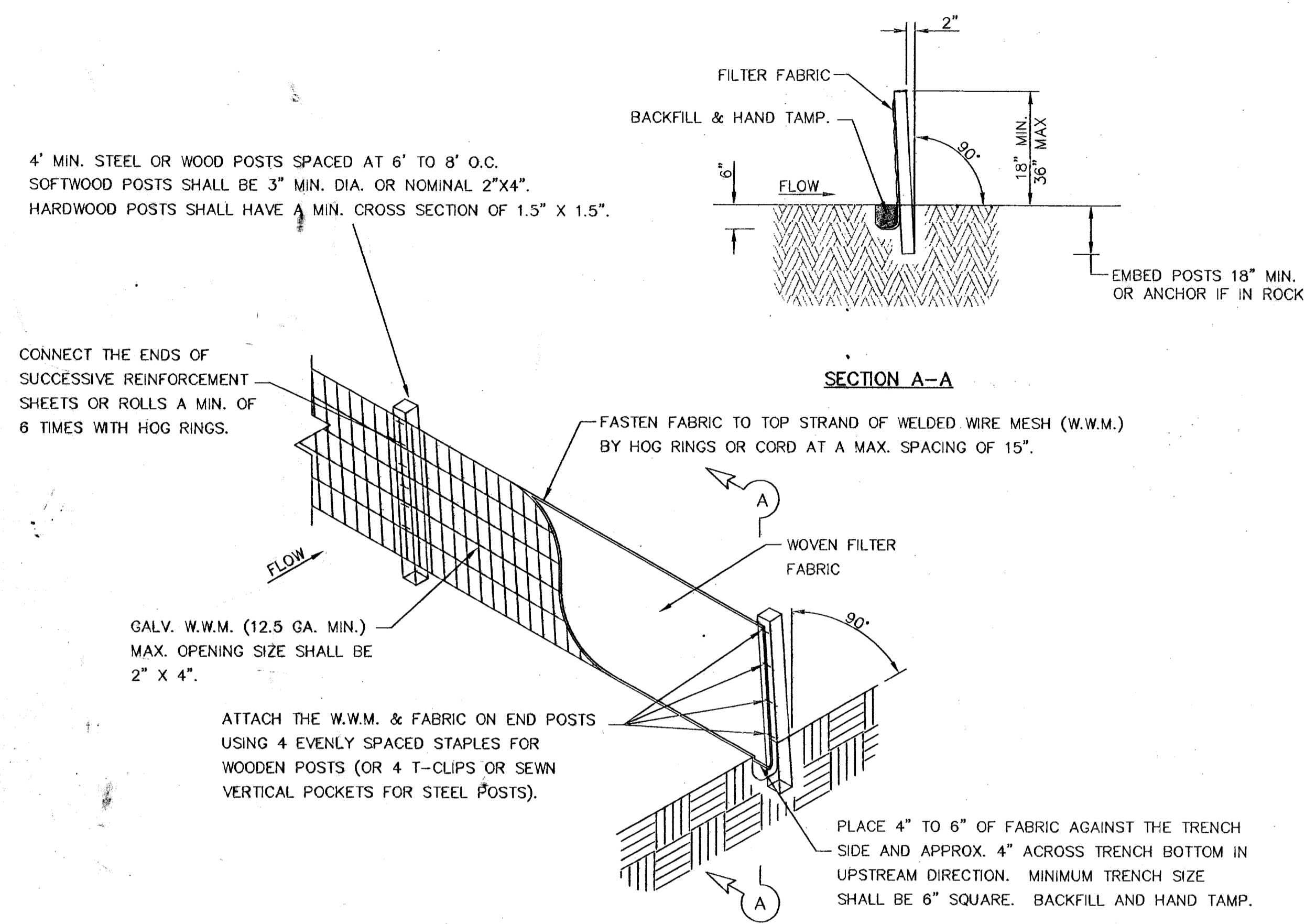


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Contour Interval:	N/A
DATE:	MARCH 2007
DESIGN BY:	A.T.
DRAWN BY:	J.W.
CHECKED BY:	J.L.A.
APP'D. BY:	J.L.A.
JOB No.	2006-085-LD

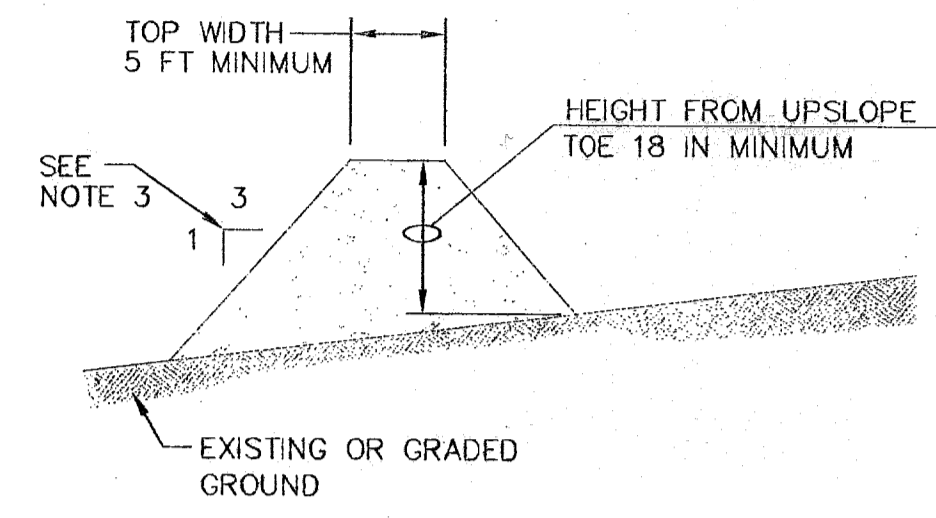
PROJECT TITLE
**SANDSTONE RANCH UNIT SIX
 SUBDIVISION IMPROVEMENTS**

SHEET TITLE
**STORM WATER
 POLLUTION CONTROL
 PLAN:
 DETAILS**

SHEET NO.
19
 OF 19

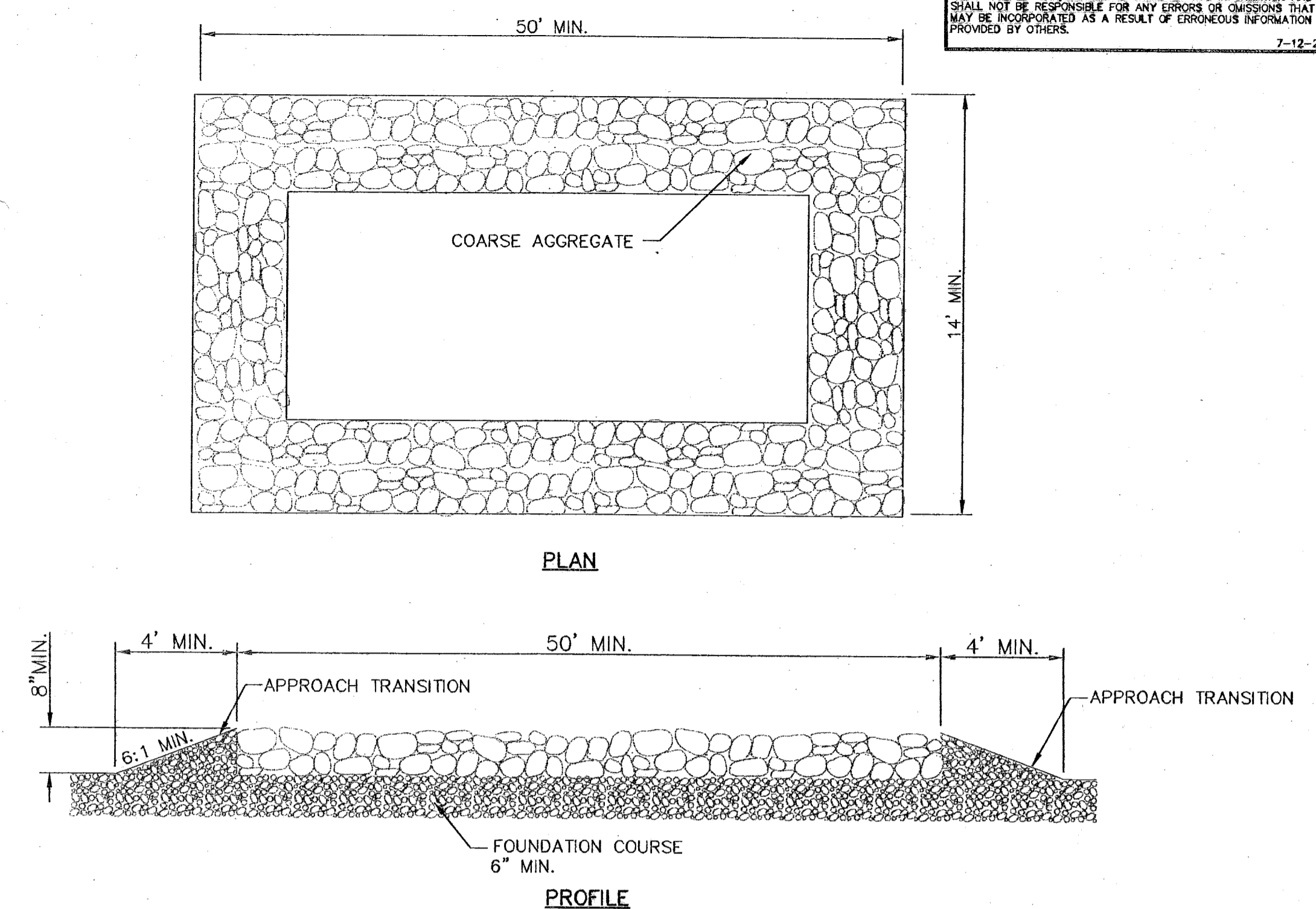


TEMPORARY SEDIMENT CONTROL FENCE



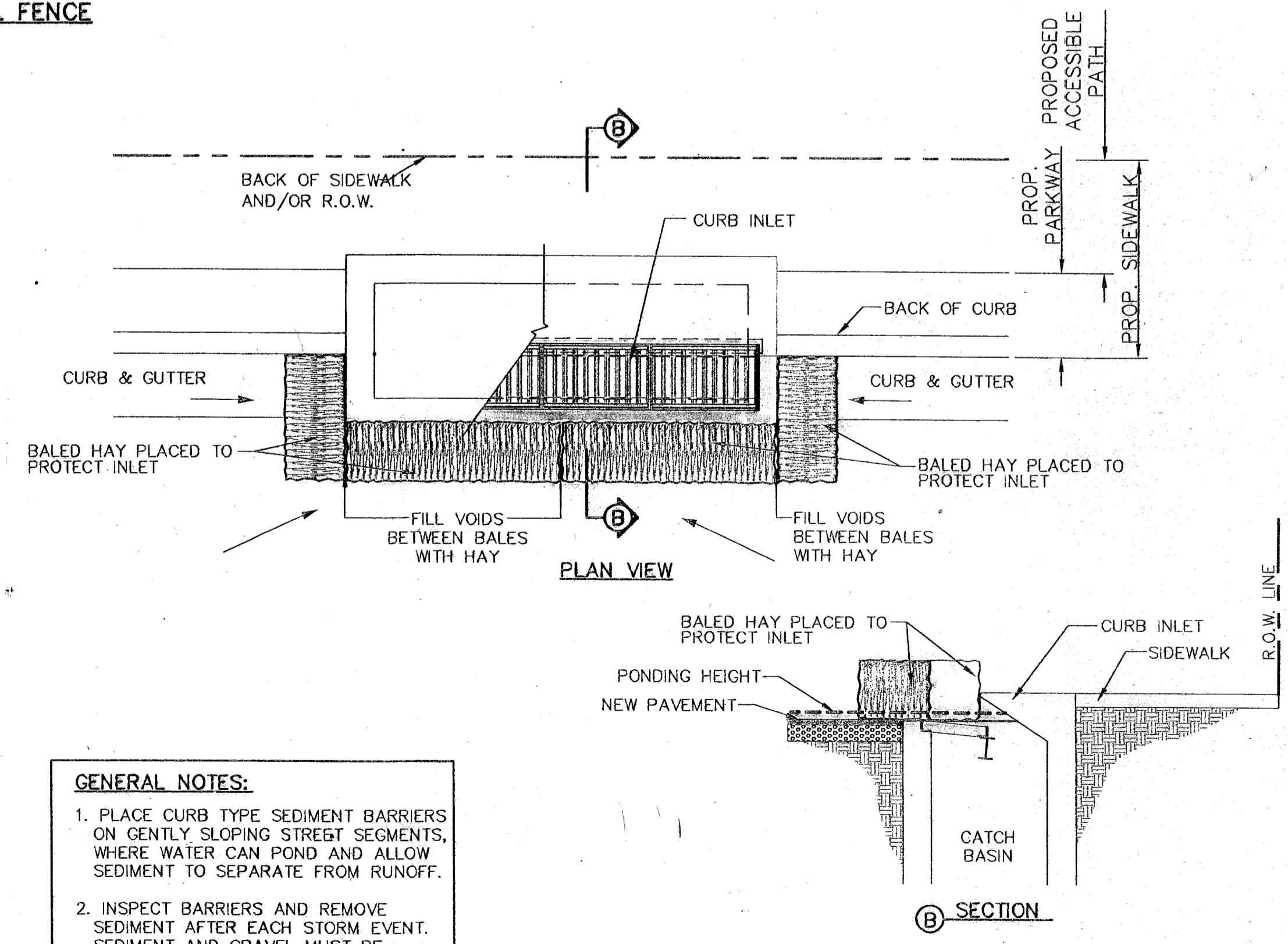
- GENERAL NOTES:**
1. SOIL USED IN BERM CONSTRUCTION SHALL BE MACHINE COMPACTED.
 2. TOP WIDTH AND HEIGHT OF BERM MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ENGINEER.
 3. SIDE SLOPES WITHIN THE SAFETY CLEAR ZONE OF A ROADWAY SHALL BE 6:1 OR FLATTER.
 4. GRADING SHALL BE SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
 5. THE ENGINEER RESERVES THE RIGHT TO MODIFY THE DIMENSIONS SHOWN FOR THE BERM DEPENDENT ON RUNOFF VOLUME CHARACTERISTICS.
 6. BERM THAT ARE IN PLACE FOR MORE THAN 14 CALENDAR DAYS SHOULD BE STABILIZED TO PREVENT SEDIMENT RUNOFF.
 7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TYPICAL BERM CONFIGURATION



- GENERAL NOTES:**
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT (TYPE 1)



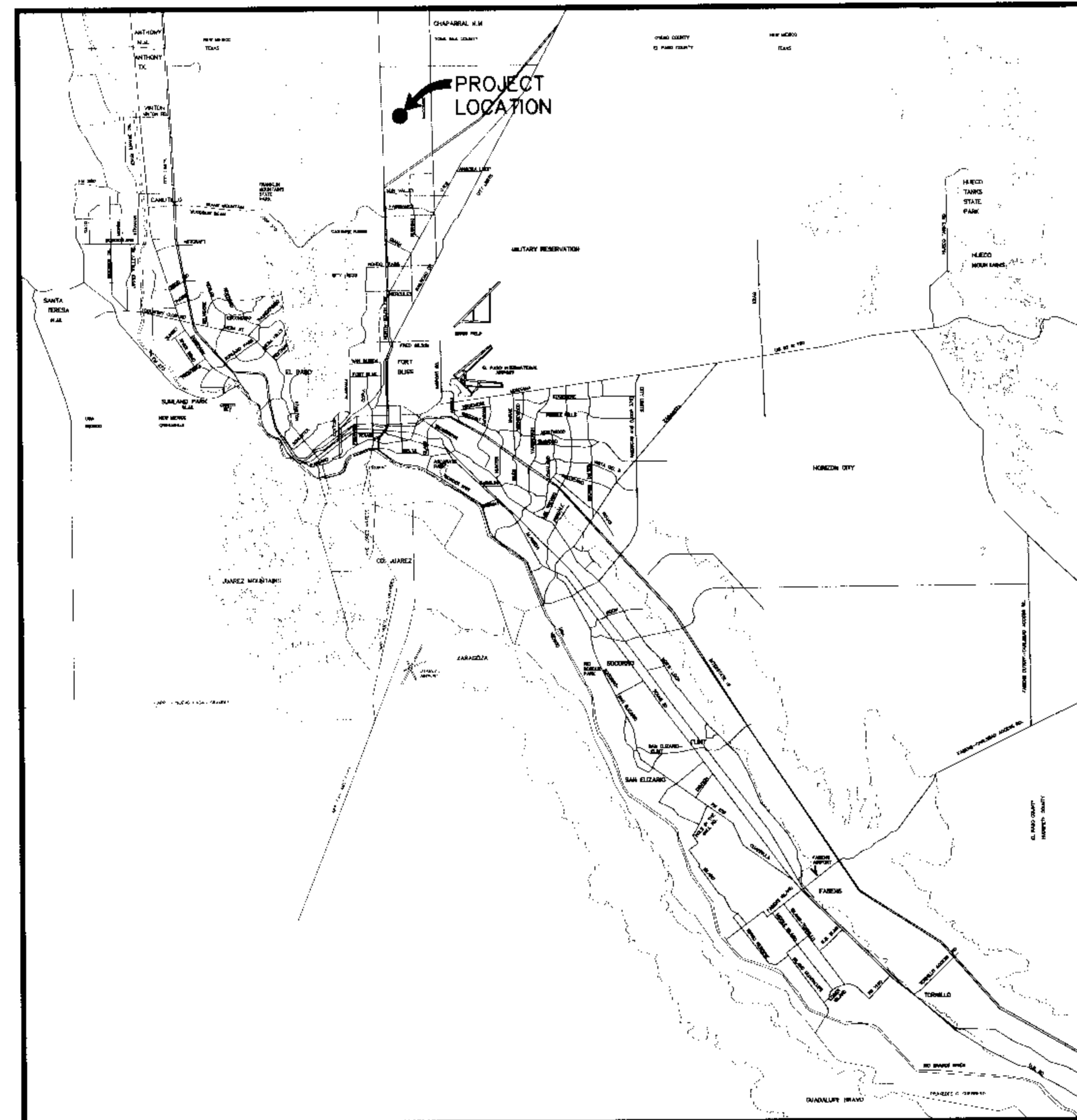
- GENERAL NOTES:**
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

TEMPORARY INLET PROTECTION

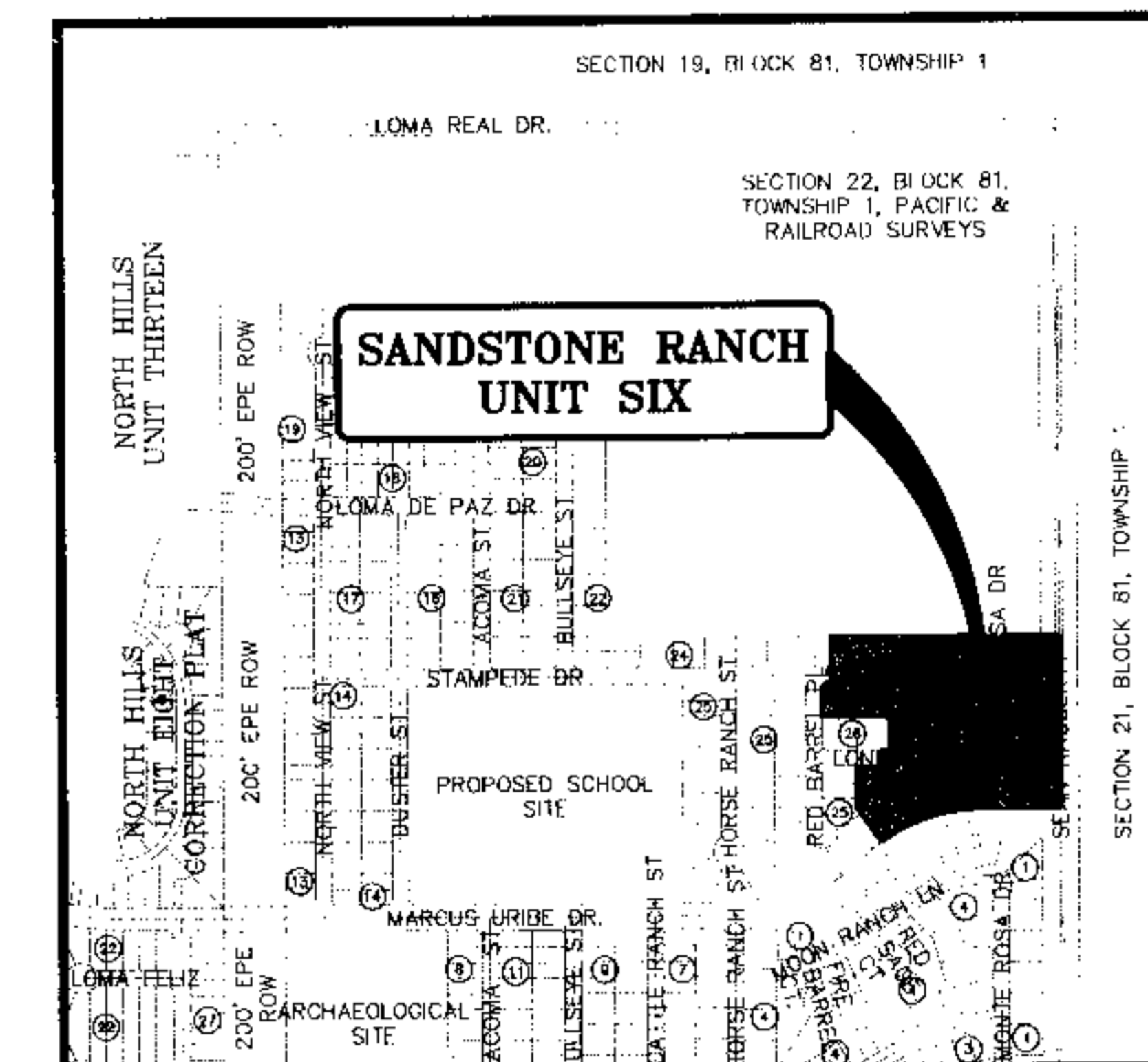
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SANDSTONE RANCH UNIT SIX SUBDIVISION IMPROVEMENTS

BEING A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO
COUNTY, TEXAS; CONTAINING 9.24± ACRES



SHEET NUMBER	SHEET TITLE
CVR, 1	COVER SHEET, GENERAL INFORMATION
2	FINAL PLAT
3,5	GRADING PLAN AND GRADING SECTIONS
4	DRAINAGE PLAN
6-8	STREET PLAN & PROFILES
9,10	STORM SEWER PLAN & PROFILES
11-13	STANDARD DETAILS
14,15	DRAINAGE DETAILS
16	ILLUMINATION PLAN
17-19	SWPPP



Jorge L. Azcarate
JORGE L. AZCARATE, P.E. PROJECT MANAGER

cea
engineering group
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Office 915.544.5232 Fax 915.544.5233
www.ceagroup.net

LOCATION MAP
APPROXIMATE SCALE:
1" = 600'

DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN REVIEW
Required For Conformance For Conditions Related To:
Demolition Only
Grading & Drains
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 *Jorge L. Azcarate* DATE *03/16/2007*

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORTHTOWNE VILLAGE JOINT VENTURE	4655 COHEN AVE.	EL PASO, 79924	(915) 821-3550	(915) 821-3556
ENGINEER:	CEA ENGINEERING GROUP	1204 MONTANA AVE.	EL PASO, 79902	(915) 544-5232	(915) 544-5233
SURVEYOR:	CAD CONSULTING COMPANY	1790 N. LEE TREVINO SUITE 503	EL PASO, 79936	(915) 633-6422	(915) 633-6424

SANDSTONE RANCH UNIT SIX COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
MARCH 2007	J.M.	A.H.	J.L.A.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY: