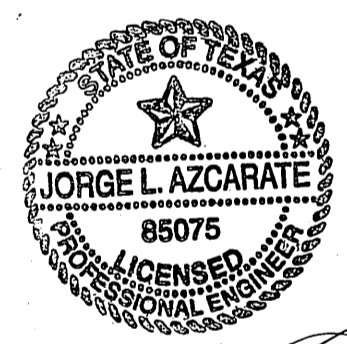
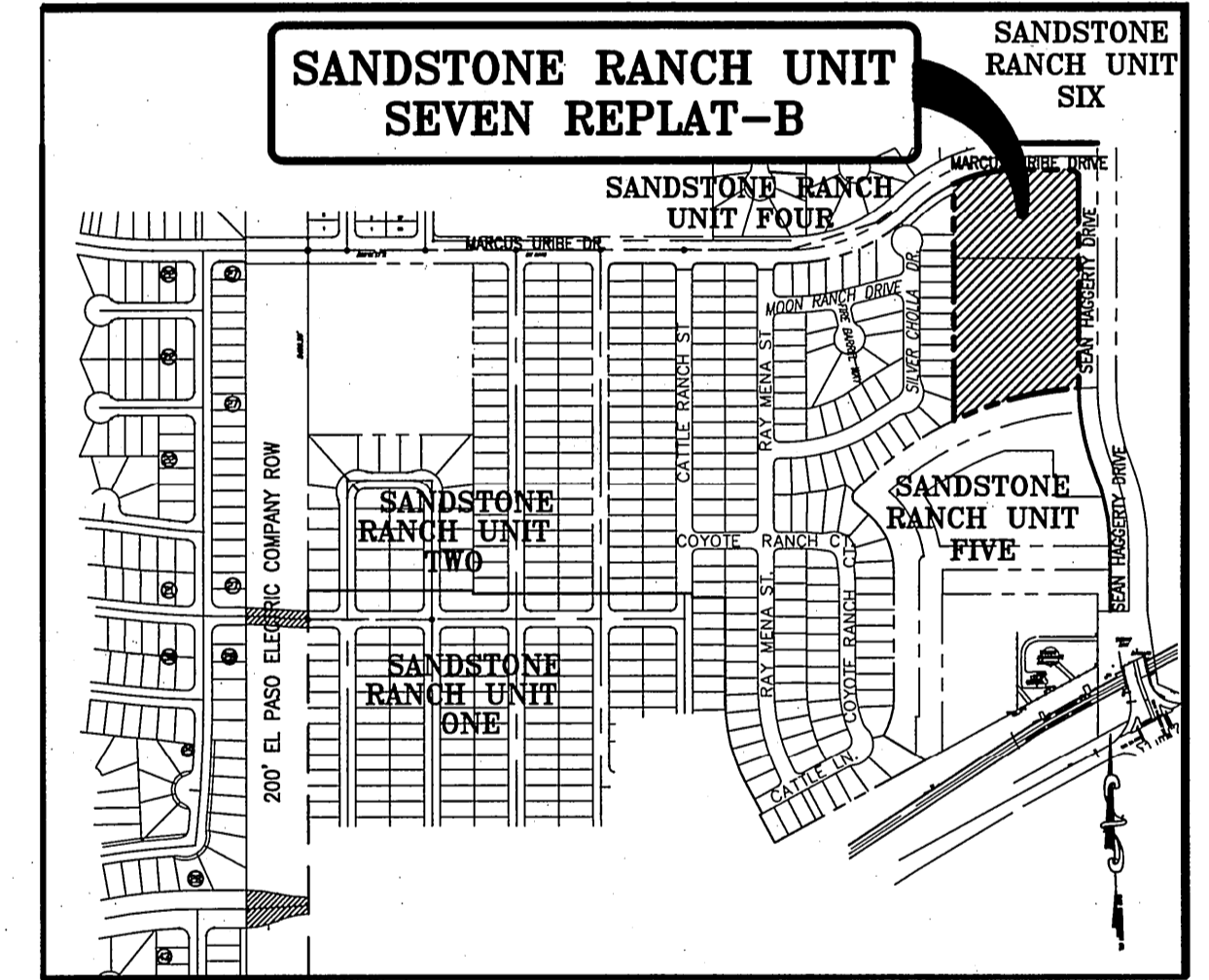
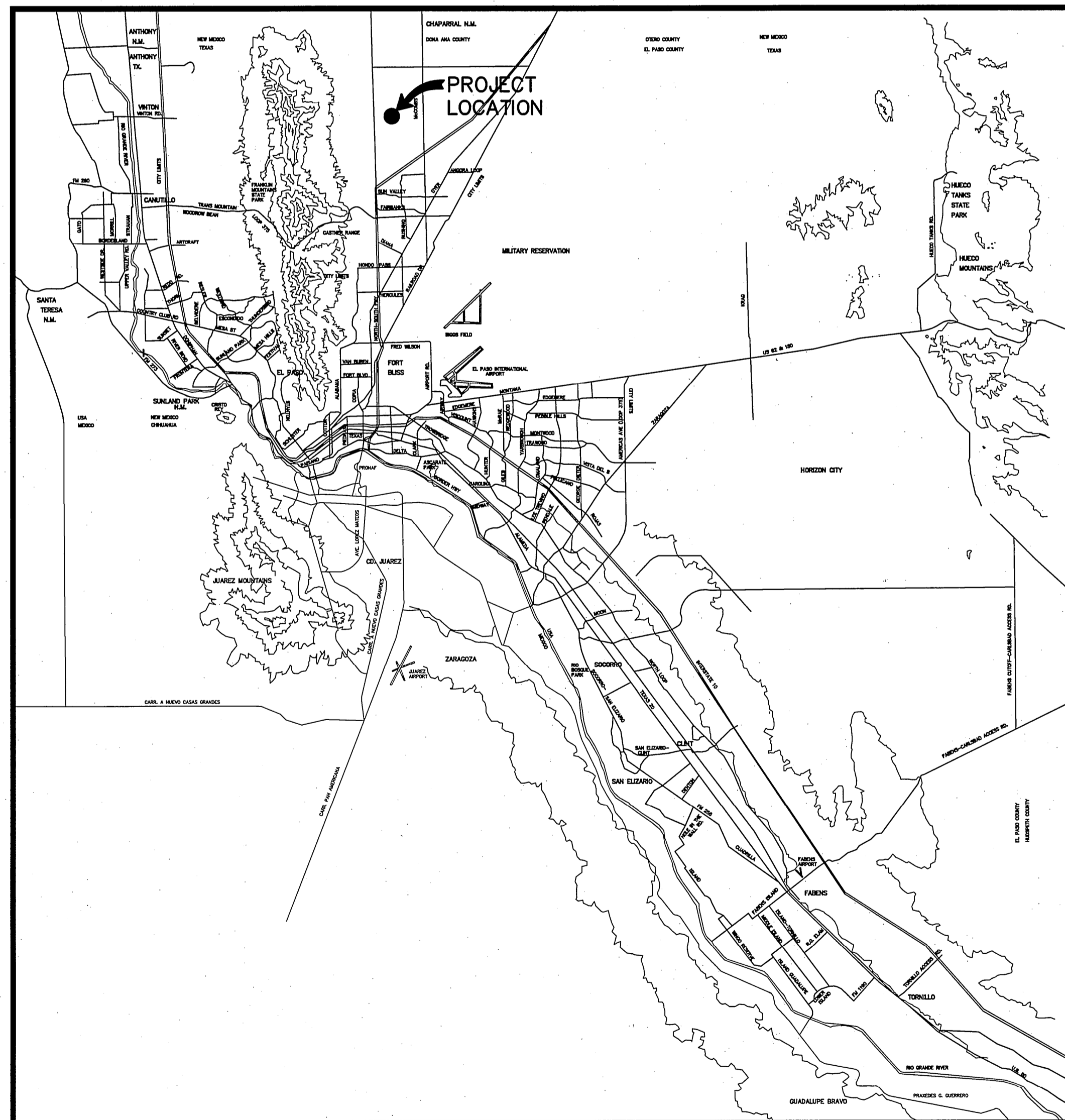


SANDSTONE RANCH UNIT SEVEN REPLAT-B SUBDIVISION IMPROVEMENTS

PORTION OF BLOCK 1, LOTS 102 TO 124 AND BLOCK 30, LOTS 18 TO 32, AND PORTIONS OF ROW OUT OF SILVER CHOLLA DR., AND MOON RANCH DR., AND ALL OF COW RANCH CT., ALL WITHIN SANDSTONE RANCH UNIT SEVEN, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 6.689 ACRES ±

SHEET NUMBER	SHEET TITLE
CVR	COVER SHEET
1	FINAL PLAT
C-1	BOUNDARY, TOPOGRAPHIC, & IMPROVEMENT SURVEY
C-2	SITE PLAN
C-3	CONCRETE PAVEMENT JOINT LAYOUT PLAN
C-4	UTILITY LAYOUT PLAN
C-5	GRADING PLAN
C-6	DRAINAGE PLAN
C-7	CROSS-SECTIONS
C-8	STORM WATER PLAN & PROFILES
C-9	SANITARY PLAN & PROFILE
C-10 - C-12	STANDARD DETAILS
C-13/C-14	STORM WATER POLLUTION PREVENTION PLAN

DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN REVIEW
 Reviewed For Conformance For Conditions Related To:
 Demolition Only
 Grading & Drainage
 Wheelchair Ramps
 On Site Parking Layout
 Sidewalks
 Driveways
 Retaining Rock Walls
 On Site Fencing of Storm Water
 Contractor Must Call 24 Hours Prior To Construction For Inspection
 BY: *[Signature]* DATE: 3/12/2010



[Signature] 3/11/10
 JORGE L. AZCARATE, P.E. PROJECT MANAGER

PLAT ENGINEER
cea
 group
 engineers • architects • planners
 TEXAS REGISTERED ENGINEERING FIRM F-4564

4712 Woodrow Bean, Ste. F El Paso, TX 79924
 Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net



[Signature] 2/26/2010
 SERGIO J. ADAME, P.E.

DESIGN ENGINEER
BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 LAND SURVEYORS

417 EXECUTIVE CENTER EL PASO, TEXAS 79902
 WWW.BROCKBUSTILLOS.COM
 PH (915) 542-4900
 FAX (915) 542-2867

LOCATION MAP
 APPROXIMATE SCALE:
 1" = 600'

VICINITY MAP
 APPROXIMATE SCALE:
 1" = 2 MILES

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TROPICANA DEVELOPMENT INC.	4655 COHEN AVE.	EL PASO, 79924	(915) 821-3550 (915) 821-3556
PLAT ENGINEER:	CEA GROUP	4712 WOODROW BEAN, STE. F	EL PASO, 79924	(915) 544-5232 (915) 544-5233
DESIGN ENGINEER / SURVEYOR:	BROCK & BUSTILLOS	417 EXECUTIVE CENTER	EL PASO, 79902	(915) 542-4900 (915) 542-2867

SANDSTONE RANCH UNIT SEVEN REPLAT-B

COVER SHEET				
DATE PREPARED	DRAWN BY:	DESIGN BY:	CHECKED BY:	APPROVED BY:
FEBRUARY 2010	R.O.	---	G.R.	J.L.A.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY:

SANDSTONE RANCH UNIT SEVEN REPLAT-B

PORTION OF LOTS 102 TO 124, BLOCK 1 AND PORTION OF LOTS 18 TO 32, BLOCK 30, AND PORTIONS OF ROW OUT OF SILVER CHOLLA DRIVE, AND MOON RANCH DRIVE, AND ALL OF COW RANCH COURT, ALL WITHIN SANDSTONE RANCH UNIT SEVEN, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 6.689 ACRES ±

DEDICATION
TROPICANA DEVELOPMENT, property owner of this land does hereby present this plot and dedications, if not previously dedicated, its respective portion of said property to the use of the public, drainage easement, PSB easements, and utility easements, as hereon laid down and designated, including easements for overhead 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 7th day of December, 2009.

TROPICANA DEVELOPMENT INC.
Robert L. Bowling III
ROBERT L. BOWLING III, PRESIDENT

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, President of TROPICANA DEVELOPMENT INC., 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 7th day of December, 2009.
Martha L. Andrade
Notary Public in and for El Paso County My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 22 day of December, 2009, A.D.

Phil Elina Secretary
Phil Elina City Person

Approved for filing this 22 day of December, 2009.
Victor R. Torres
DEVELOPMENT SERVICES DIRECTOR

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 29 day of December, 2009, A.D. in Document No. 20090090983 of the Plat Record.

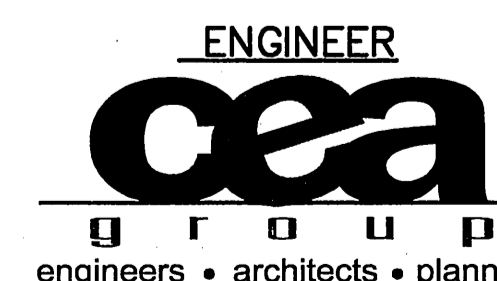
Dale Thomas County Clerk
um. Rodriguez By Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 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.

Benito Barragan 12/02/09
Benito Barragan, R.P.L.S., No. 5615



OWNER
TROPICANA DEVELOPMENT INC.
4655 COHEN DRIVE
EL PASO, TEXAS 79924
VOICE (915) 821-3550
FAX (915) 821-3556
CONTACT: MR. R.L. BOWLING, III

CONTACT: JORGE L. AZCARATE, P.E.

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: NOVEMBER 25, 2009

Tax:

20090090984	20090091009
" 985	" 1010
" 986	" 1011
" 987	" 1012
" 988	" 1013
20090090989	20090091014
" 990	" 1015
" 991	" 1016
" 992	" 1017
" 993	" 1018
20090090994	20090091019
" 994	" 1020
" 995	" 1021
" 996	" 1022
" 997	" 1023
" 998	" 1024
20090090999	
" 1000	
" 1001	
" 1002	
" 1003	
20090091004	
" 1005	
" 1006	
" 1007	
" 1008	

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°48'46"W	28.48'
L2	S67°54'31"W	64.57'
L3	S02°00'23"W	0.90'
L4	N87°59'19"W	28.15'
L5	N87°59'19"W	24.92'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.13'	206.58'	104.89'	204.93'	N79°25'05"E	25°10'37"
C2	25.00'	39.27'	25.00'	35.36'	S42°59'38"E	90°00'00"
C3	1090.00'	321.55'	161.95'	320.38'	S78°33'19"W	16°54'07"

NOTES:
THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SANDSTONE RANCH UNIT SEVEN BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.243 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON SEAN HAGGERTY DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.

TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____

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

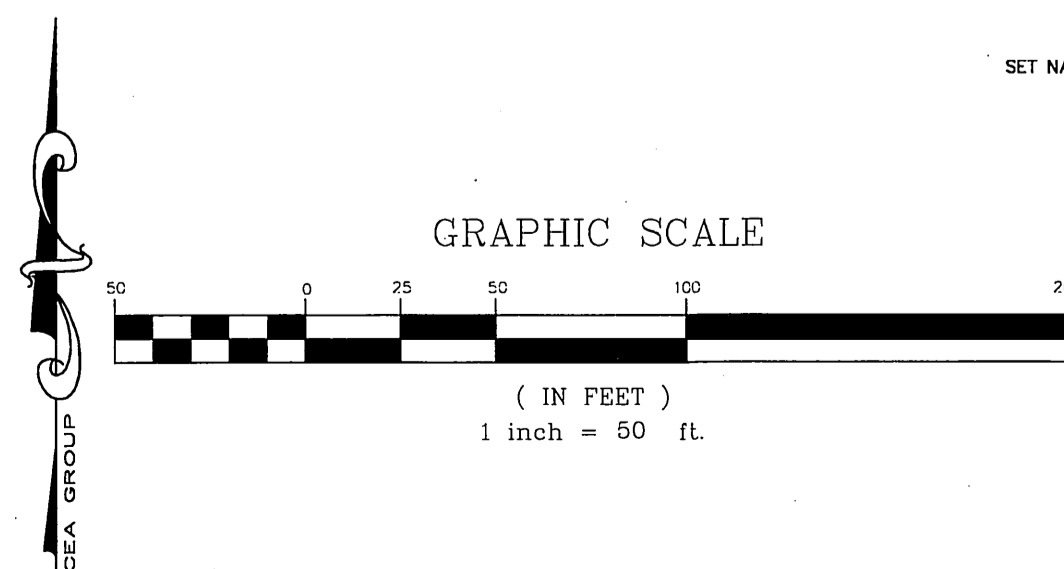
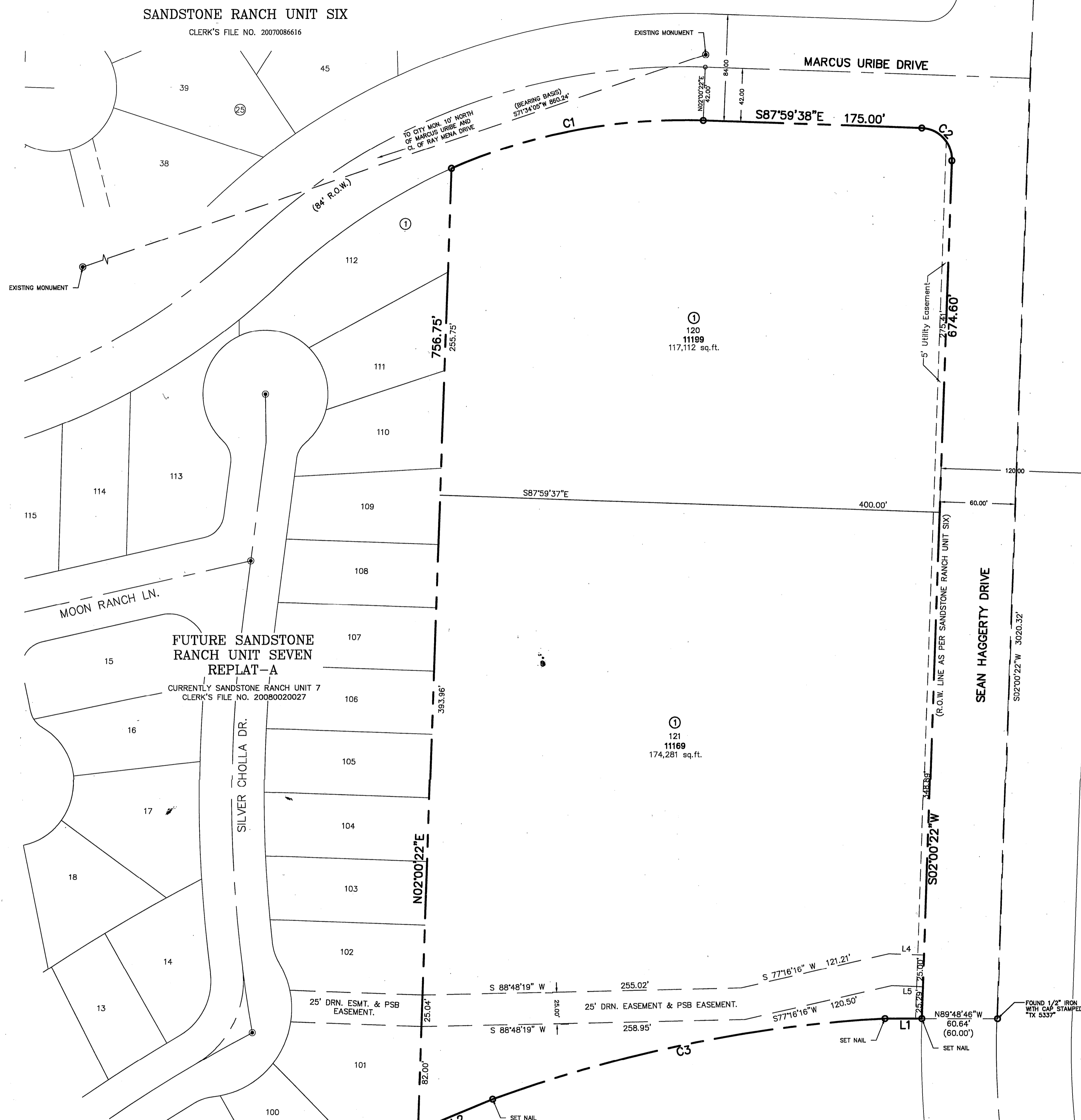
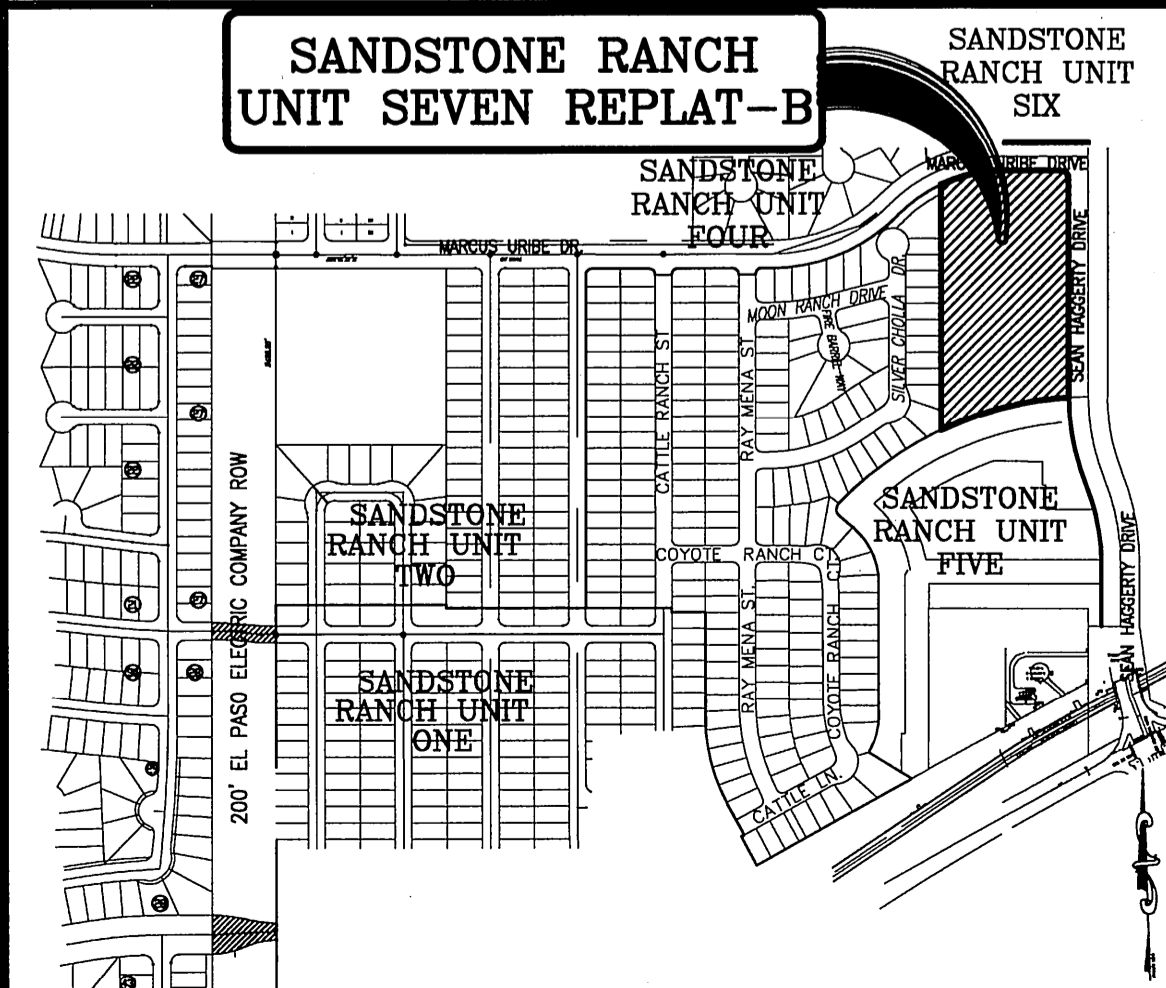
INSTRUMENT NO. _____
INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

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.

SET 5/8" REBAR WITH CAP STAMPED "B&A" AT ALL EXTERIOR CORNERS UNLESS NOTED OTHERWISE.

⊙ PROPOSED CITY MONUMENT

LOCATION MAP SCALE: 1" = 600'



SANDSTONE RANCH UNIT FIVE
CLERK'S FILE NO. 20070037469

SECTION 19 SECTION 20
SECTION 22 SECTION 21
FOUND PIPE IN CONCRETE

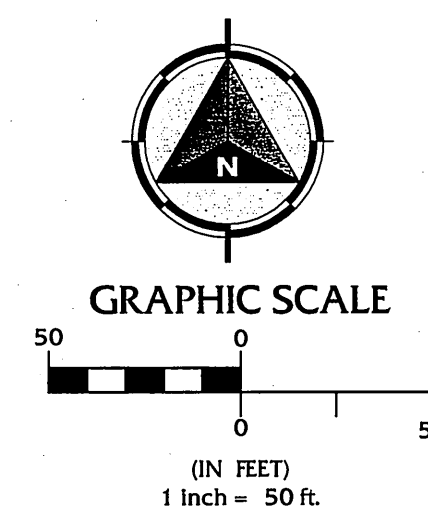
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'46"W	29.48'
L2	S67°54'31"W	64.57'
L3	N02°00'22"E	25.00'
L4	N77°15'58"E	121.21'
L5	S87°59'38"E	28.15'
L6	S02°00'22"W	25.00'
L7	N87°59'38"W	24.92'
L8	S77°15'58"W	120.50'

NOTES
 REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL PLUMBING,
 AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	206.58	470.13	25°10'37"	N 79°25'05" E	204.93
C2	39.27	25.00	90°00'00"	S 42°59'38" E	35.36
C3	321.55	1090.00	16°54'07"	S 78°33'19" W	320.36

LEGEND

- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- S — S — EXISTING SANITARY SEWER
- W — W — EXISTING WATER LINE
- G — G — EXISTING GAS LINE
- O — O — EXISTING OVERHEAD ELECTRIC
- ⊙ EXISTING SANITARY MANHOLE
- — — EXISTING 13'X5' REINFORCED BOX CULVERT (STORM SEWER)
- ⊙ EXISTING STREET LIGHT
- ⊕ EXISTING ELECTRICAL POLE
- ⊞ EXISTING ELECTRICAL BOX
- ⊙ EXISTING COMMUNICATION MANHOLE

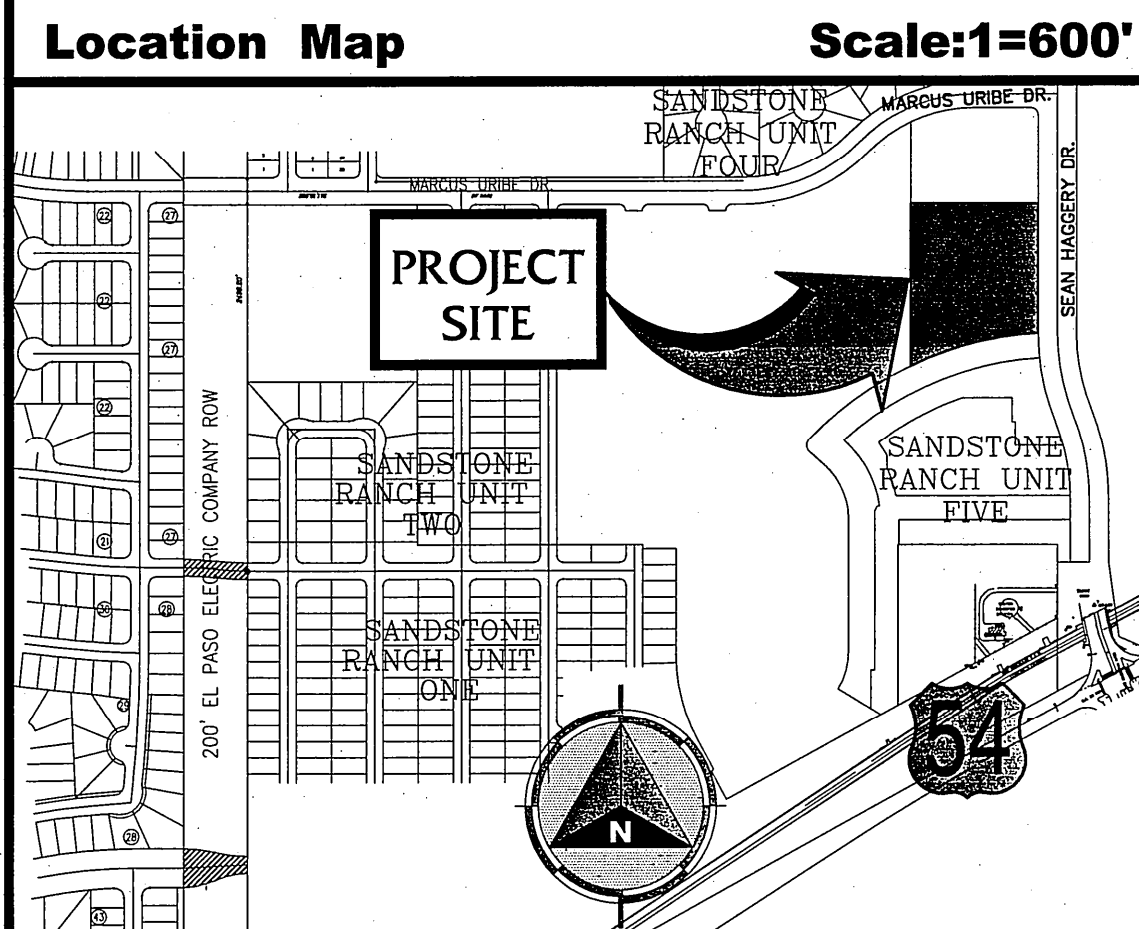
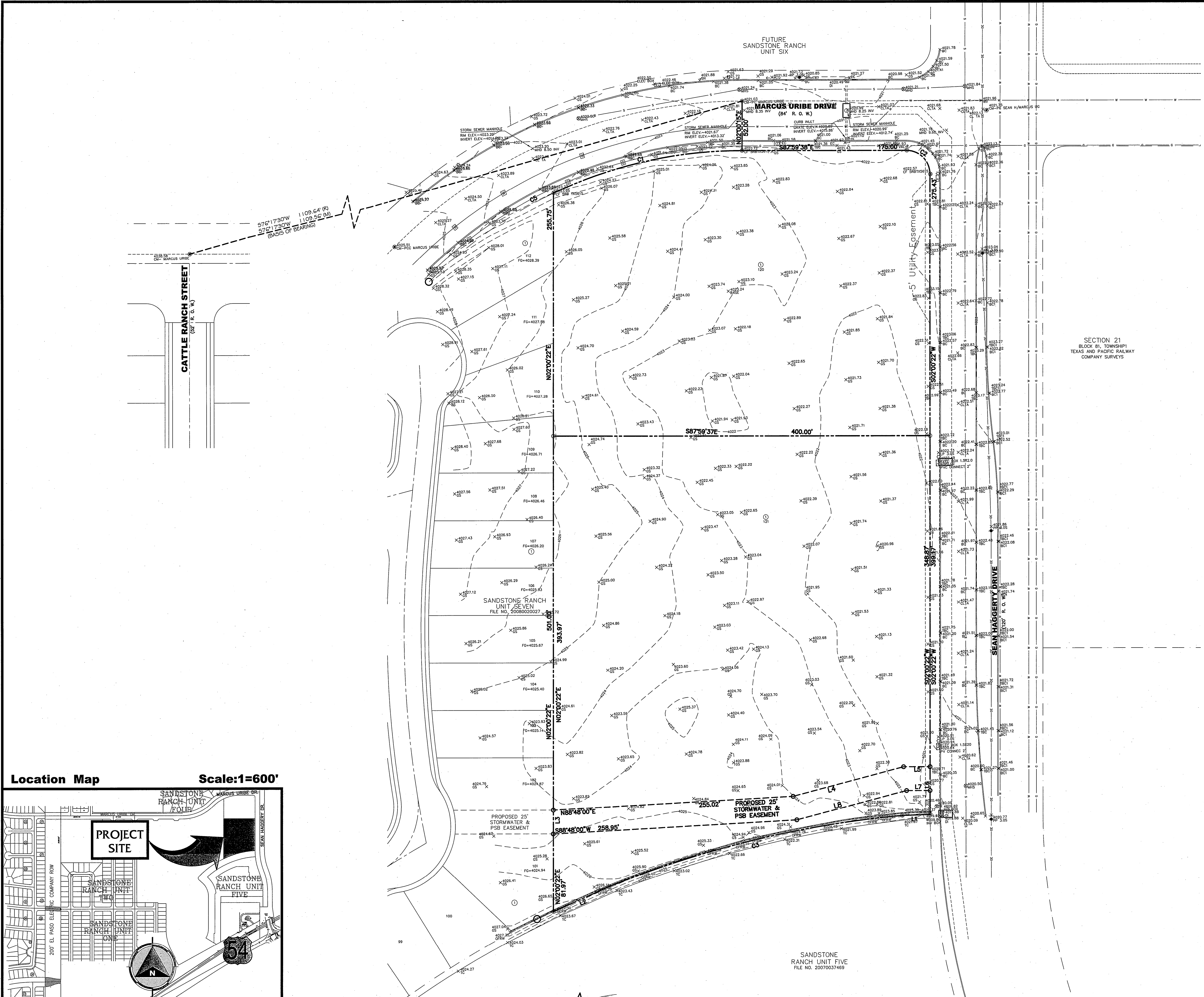


LEGAL DESCRIPTION:

ALL OF LOT 121, BLOCK 1 WITHIN SANDSTONE RANCH UNIT SEVEN REPLAT B, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 6.689 ACRES ±

SUPPLEMENTAL NOTES:

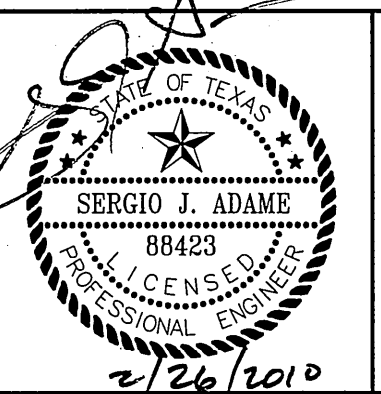
- BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF MARCUS URIBE DRIVE (84 FEET WIDE), AS PER SANDSTONE RANCH UNIT FOUR, AS RECORDED IN FILE NO. 20070050529, PLAT RECORDS, EL PASO COUNTY, TEXAS. (AS SHOWN HEREON)
 - BASIS OF ELEVATION WAS OBTAINED FROM THE PROJECT BENCHMARK AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX. (ELEVATION= 4021.03'-EL PASO CITY DATUM). SAID ELEVATION WAS OBTAINED FROM THE MONUMENT CERTIFICATION LETTER PREPARED BY BARRAGAN & ASSOCIATES FOR SANDSTONE RANCH UNIT FOUR, DATED AUGUST 11, 2008.
 - SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'C' AS DESIGNATED ON CITY OF EL PASO FIRM COMMUNITY PANEL NO. 480214 0014D, DATED AUGUST 5, 1991. ZONE 'C' DESIGNATES AREAS OF MINIMAL FLOODING.
 - SUBJECT PROPERTY IS ZONED 'R-3A' (LIGHT DENSITY RESIDENTIAL).
- SETBACKS FOR ZONE 'R-3A':
 FRONT: 15'
 REAR: 15'
 SIDE: 5'
 SIDE STREET: 10'
- TOPOGRAPHY SHOWN HEREON IS BASED ON THE CITY OF EL PASO VERTICAL DATUM.



STOP!
CALL BEFORE YOU DIG
DIG TESS
 1-800-DIG-TESS
 1-800-344-8377
 (@ least 48 hours prior to excavation)

FLOOD ZONE
 THIS PROPERTY IS LOCATED IN ZONE 'C' AS SHOWN ON FLOOD INSURANCE RATE MAPS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NO.: 480214 0014 D. EFFECTIVE DATE: AUGUST 05, 1991

BENCHMARK:
 BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX. (ELEVATION= 4021.03'-EL PASO CITY DATUM)
 HORIZONTAL: AS SHOWN
 VERTICAL: AS SHOWN

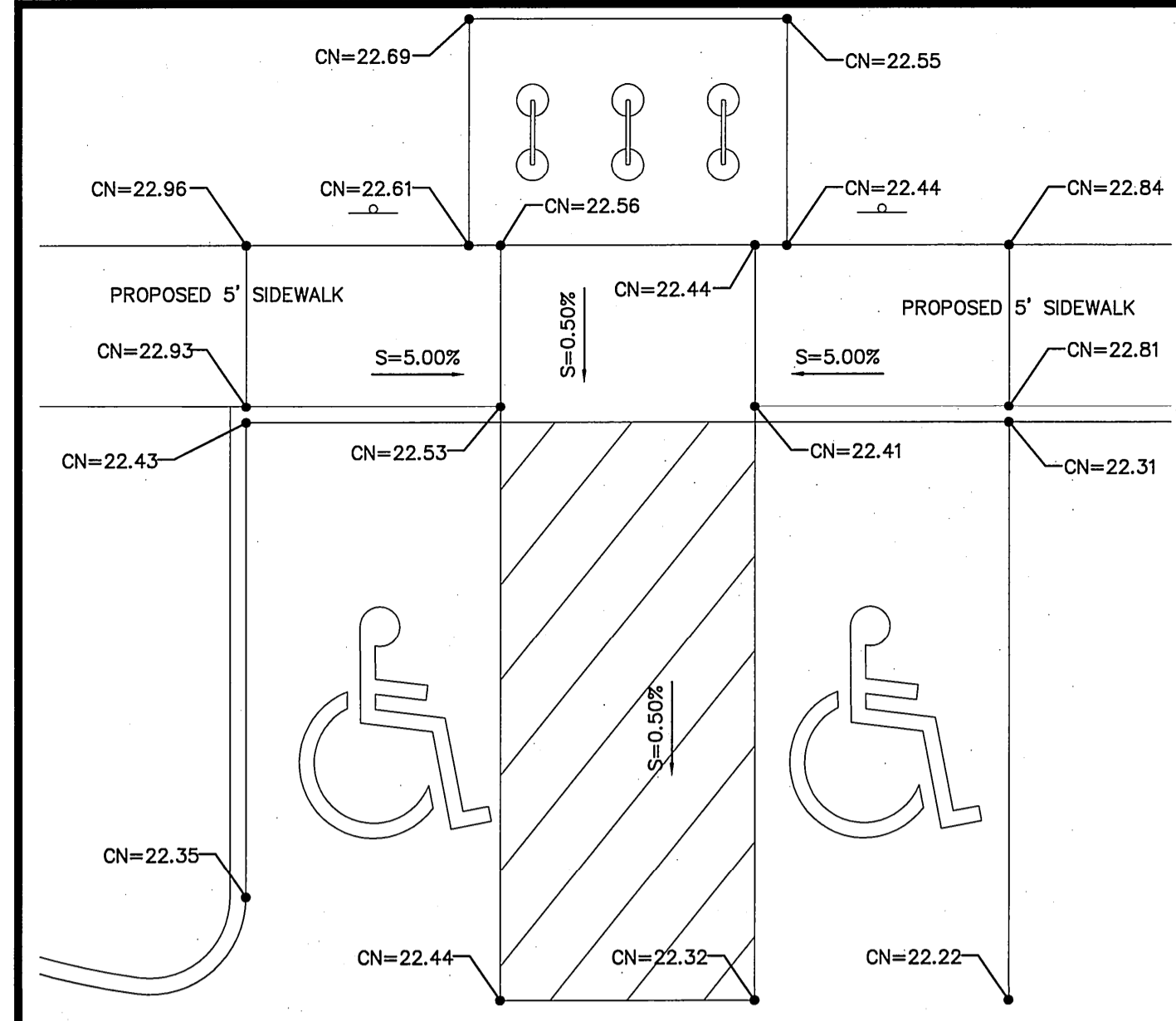


BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 LAND SURVEYORS
 417 EXECUTIVE CENTER
 EL PASO, TEXAS 79902
 WWW.BROCKBUSTILLOS.COM
 PH (915) 542-4800
 FAX (915) 542-2867
 TPBE Firm Reg. No.: F-737

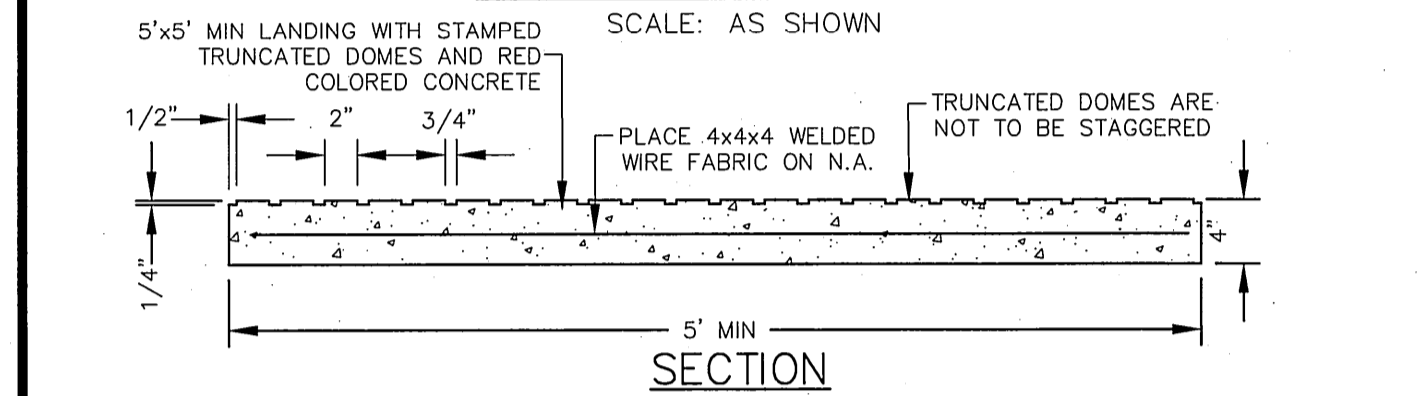
Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
		City COMMENTS	OGG 01/28/10
		Revision Description	By Date

SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
 11169 SEAN HAGGERTY
 EL PASO, TEXAS
**BOUNDARY, TOPOGRAPHIC,
 & IMPROVEMENT SURVEY**

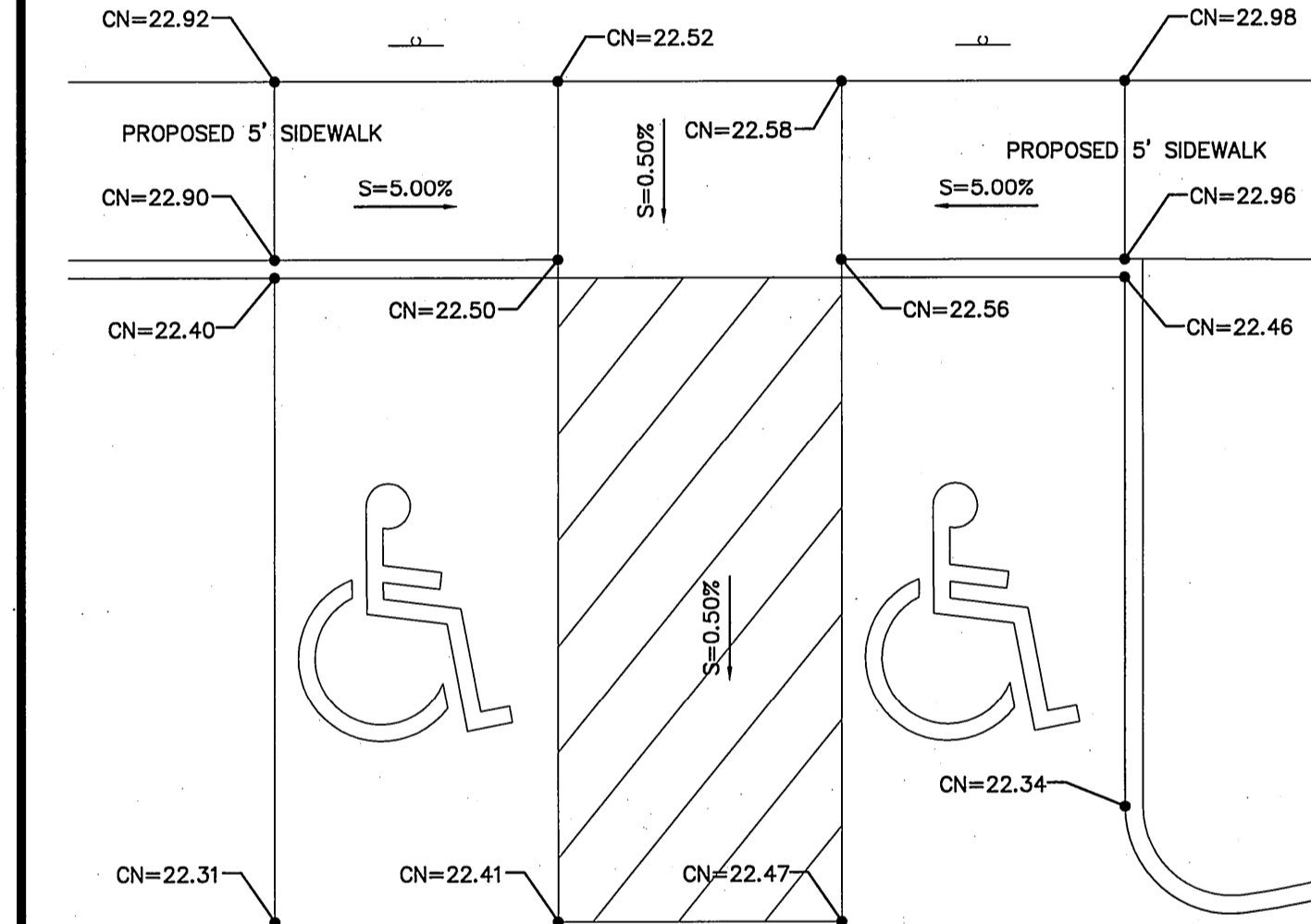
Job Number: 06815-005
 Sheet Number: **C-1** OF **14**



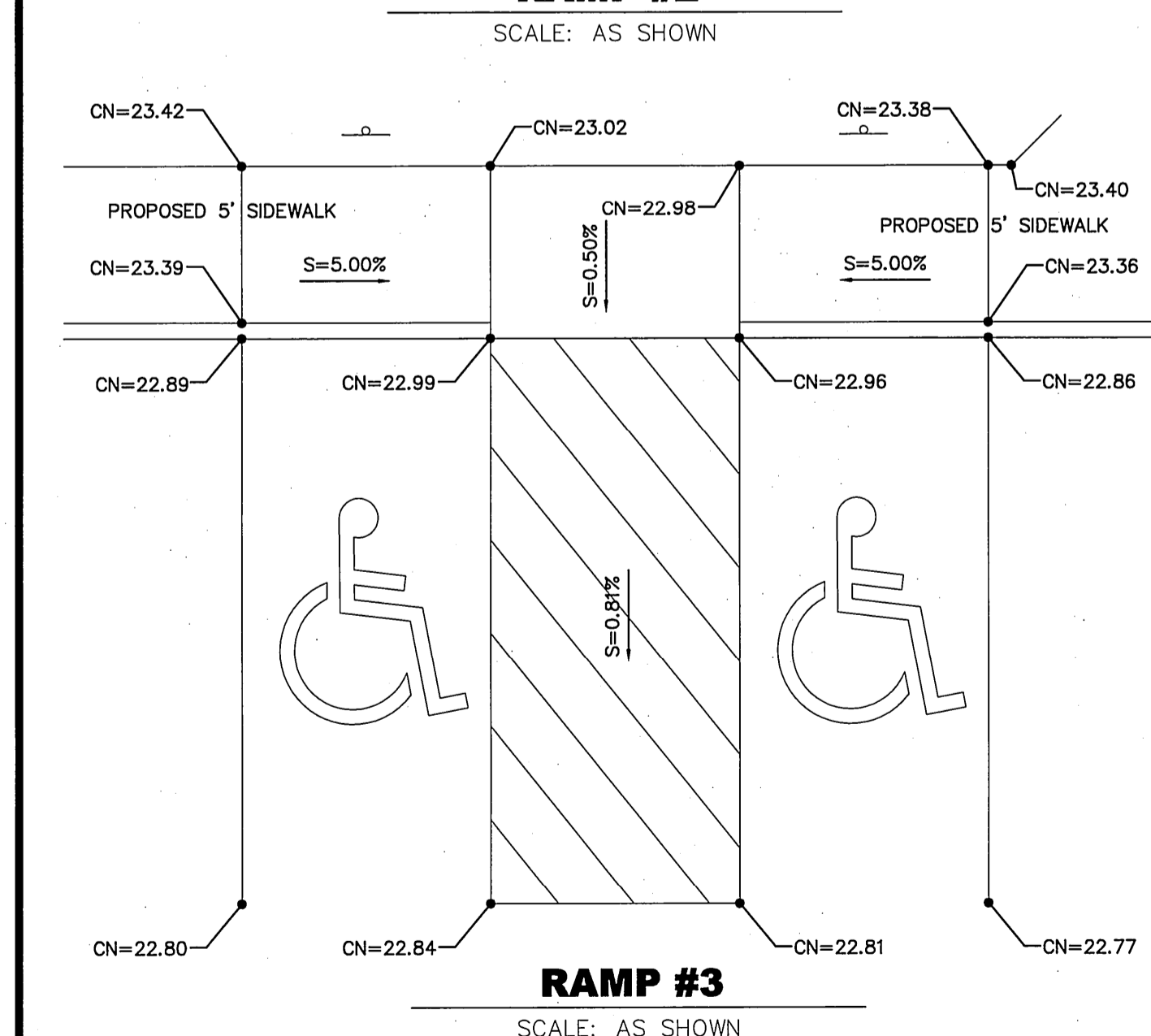
RAMP #1
SCALE: AS SHOWN



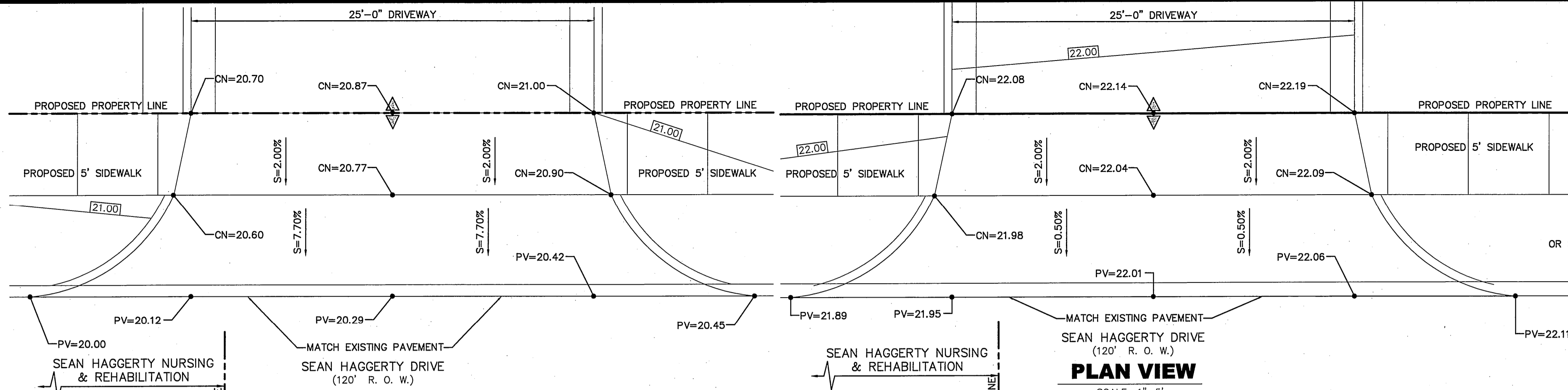
SECTION
SCALE: AS SHOWN



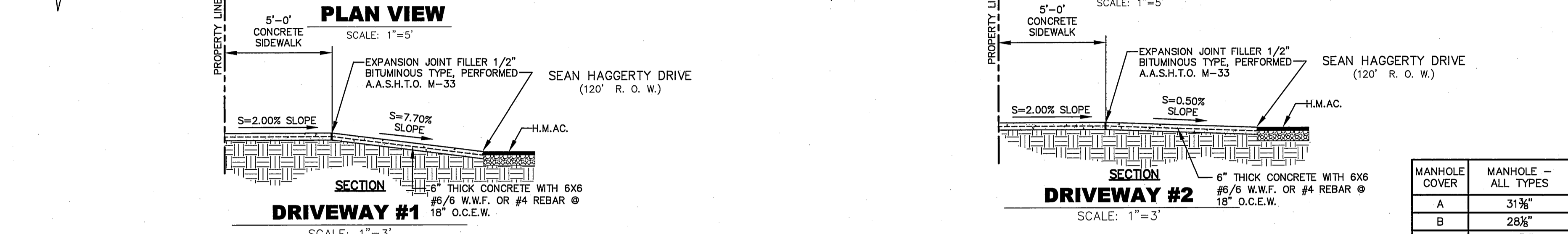
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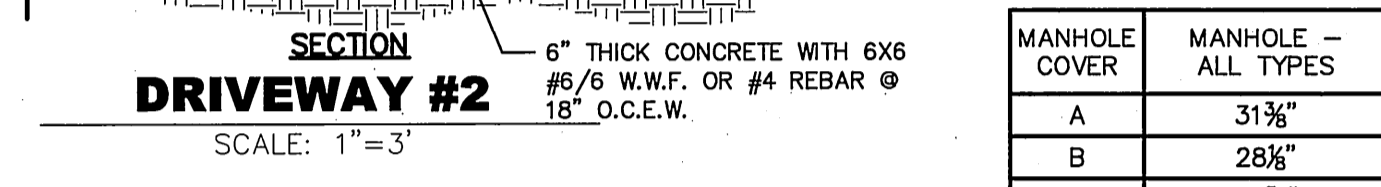
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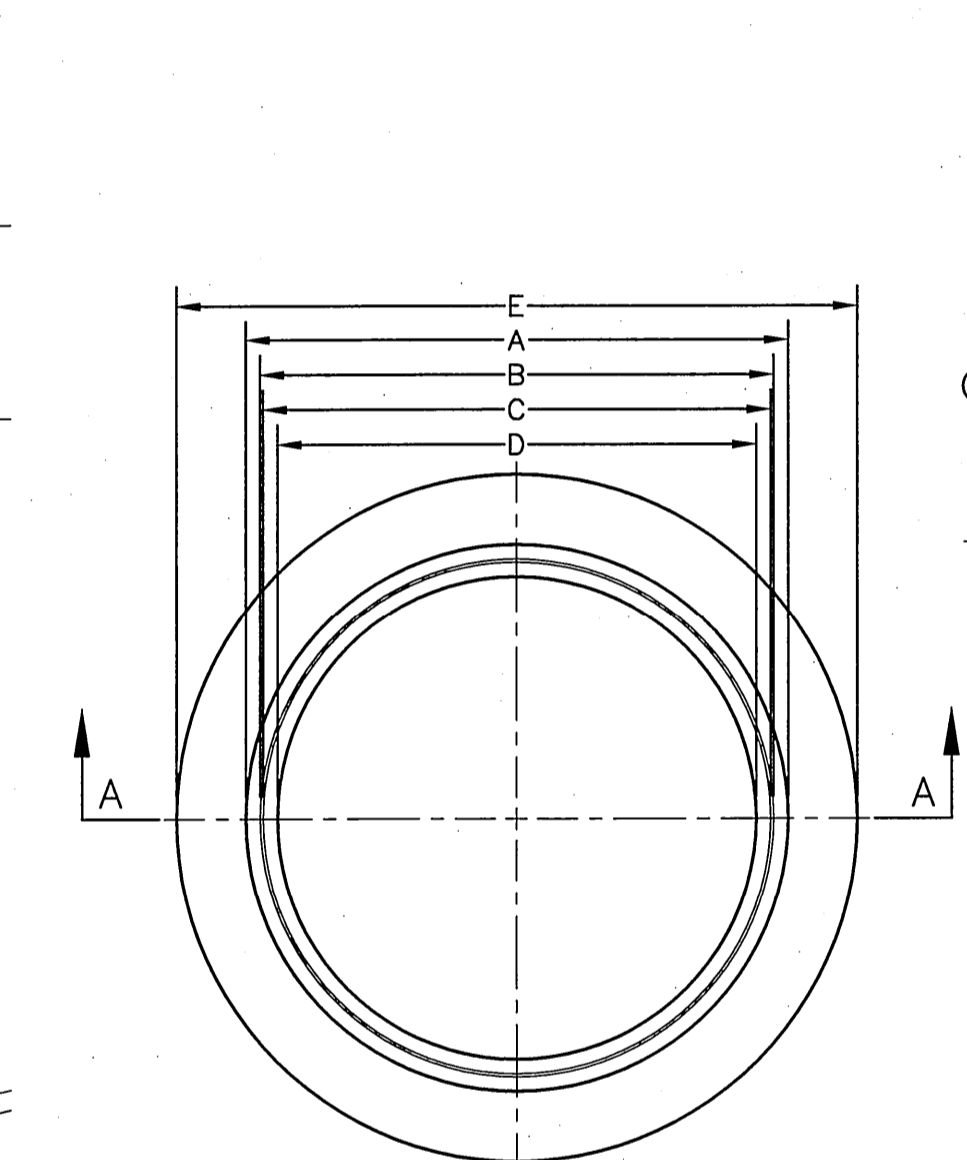
PLAN VIEW
SCALE: 1"=5'



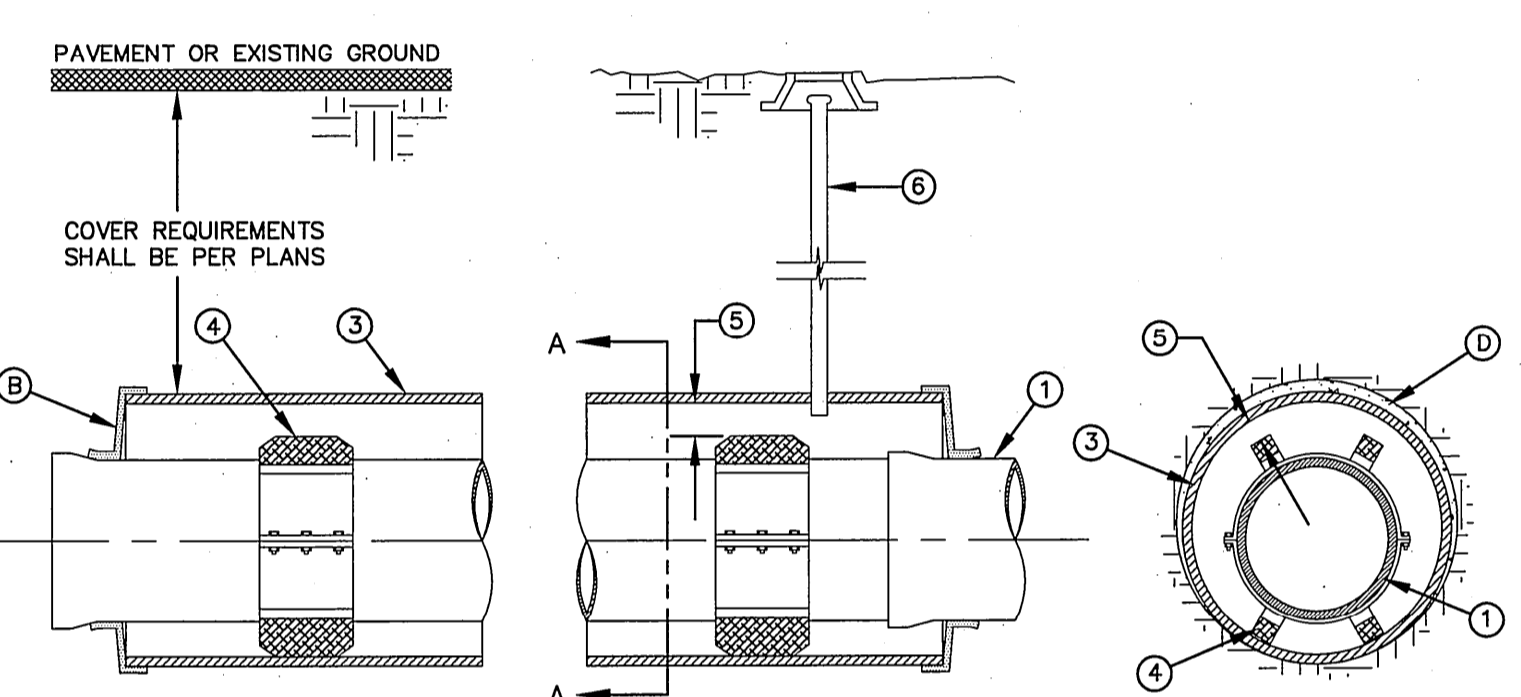
DRIVEWAY #1
SCALE: 1"=3'



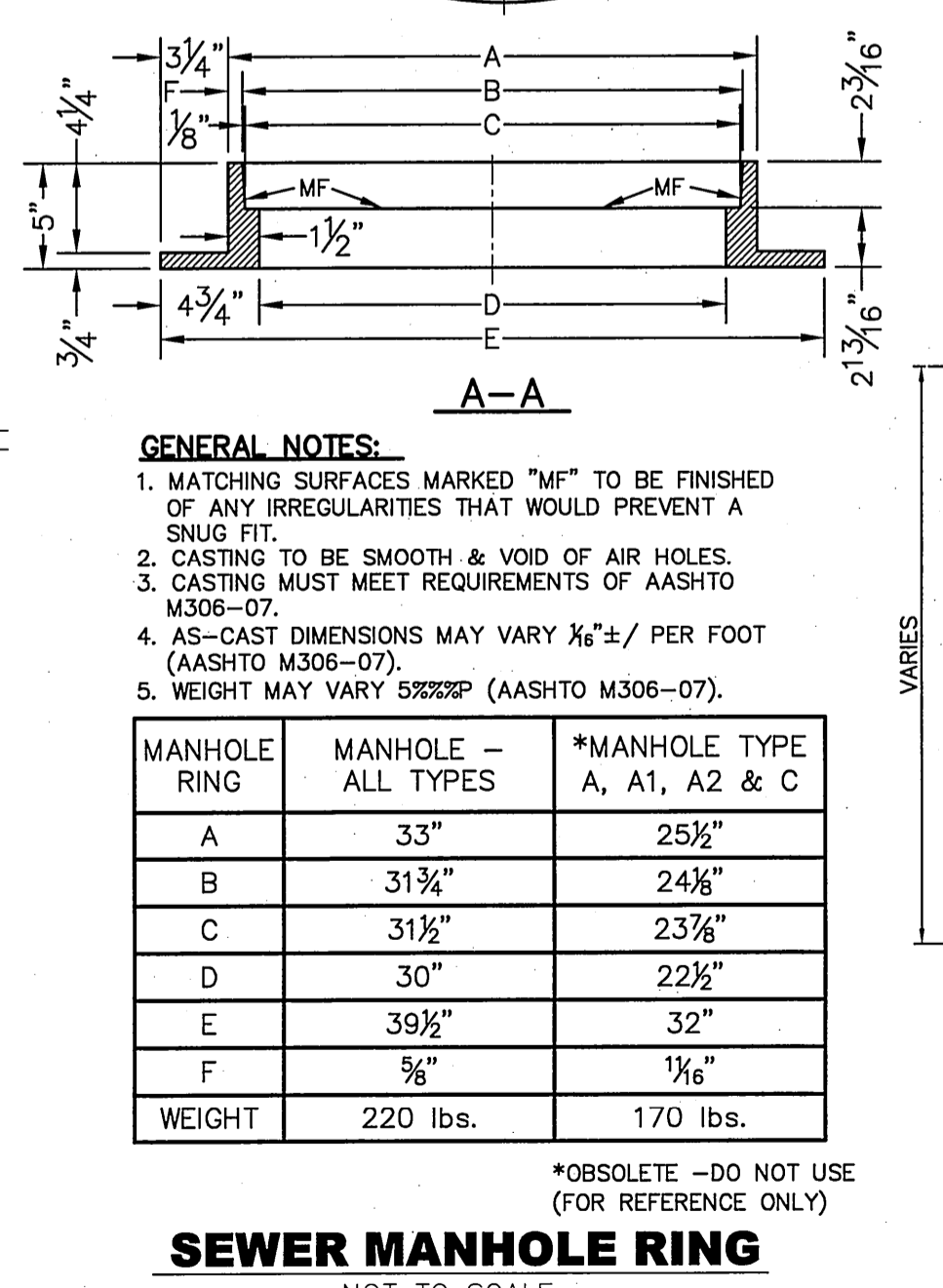
DRIVEWAY #2
SCALE: 1"=3'



SECTION A-A
STANDARD CARRIER PIPE INSTALLATION WITH CASING INSULATORS
NOT TO SCALE



SIDE VIEW
SECTION A-A
STANDARD CARRIER PIPE INSTALLATION WITH CASING INSULATORS
NOT TO SCALE



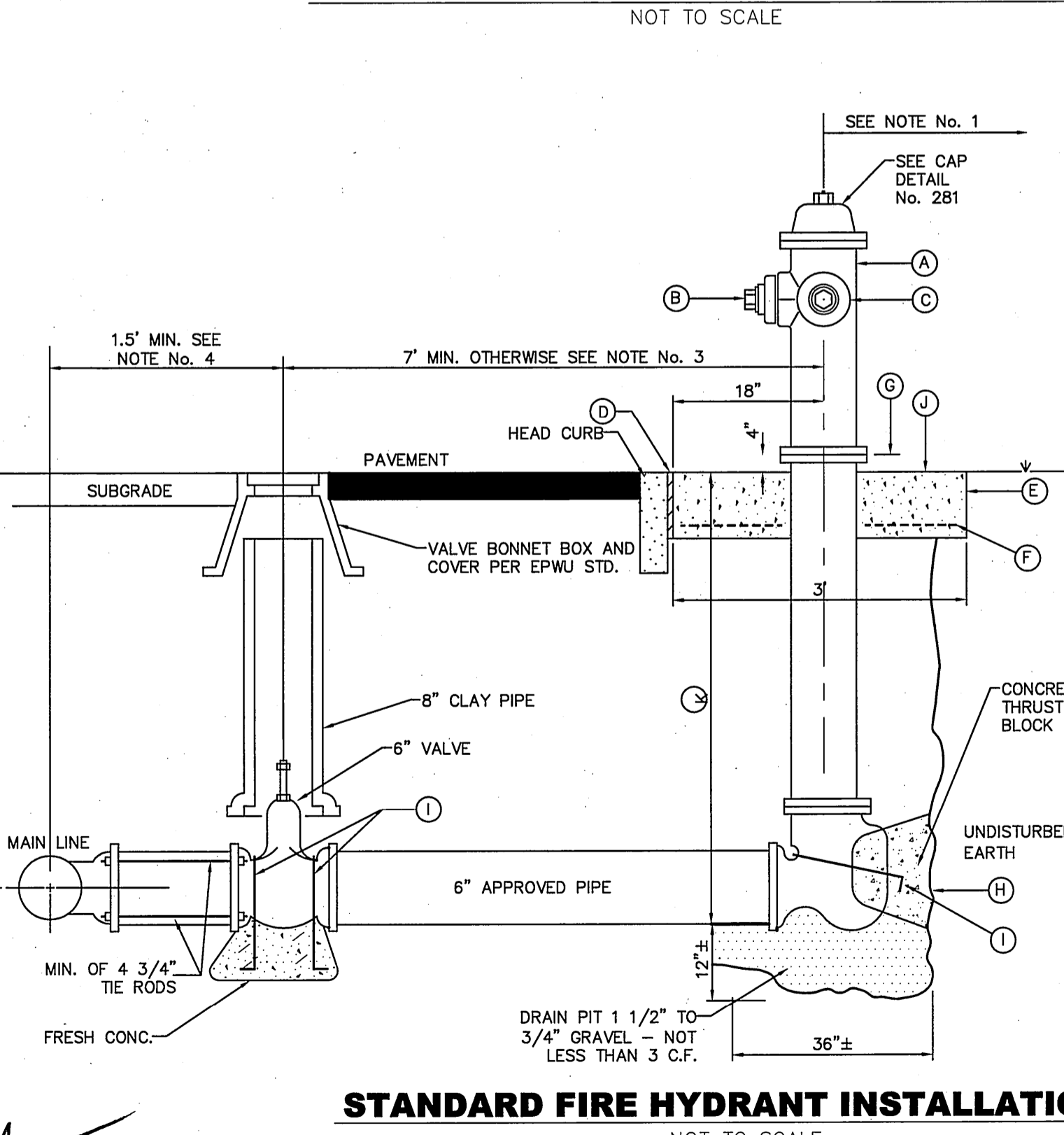
GENERAL NOTES:

- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
- CASTING TO BE SMOOTH & VOID OF AIR HOLES.
- CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
- AS-CAST DIMENSIONS MAY VARY $\pm 1/8"$ PER FOOT (AASHTO M306-07).
- WEIGHT MAY VARY $\pm 2\%$ (AASHTO M306-07).

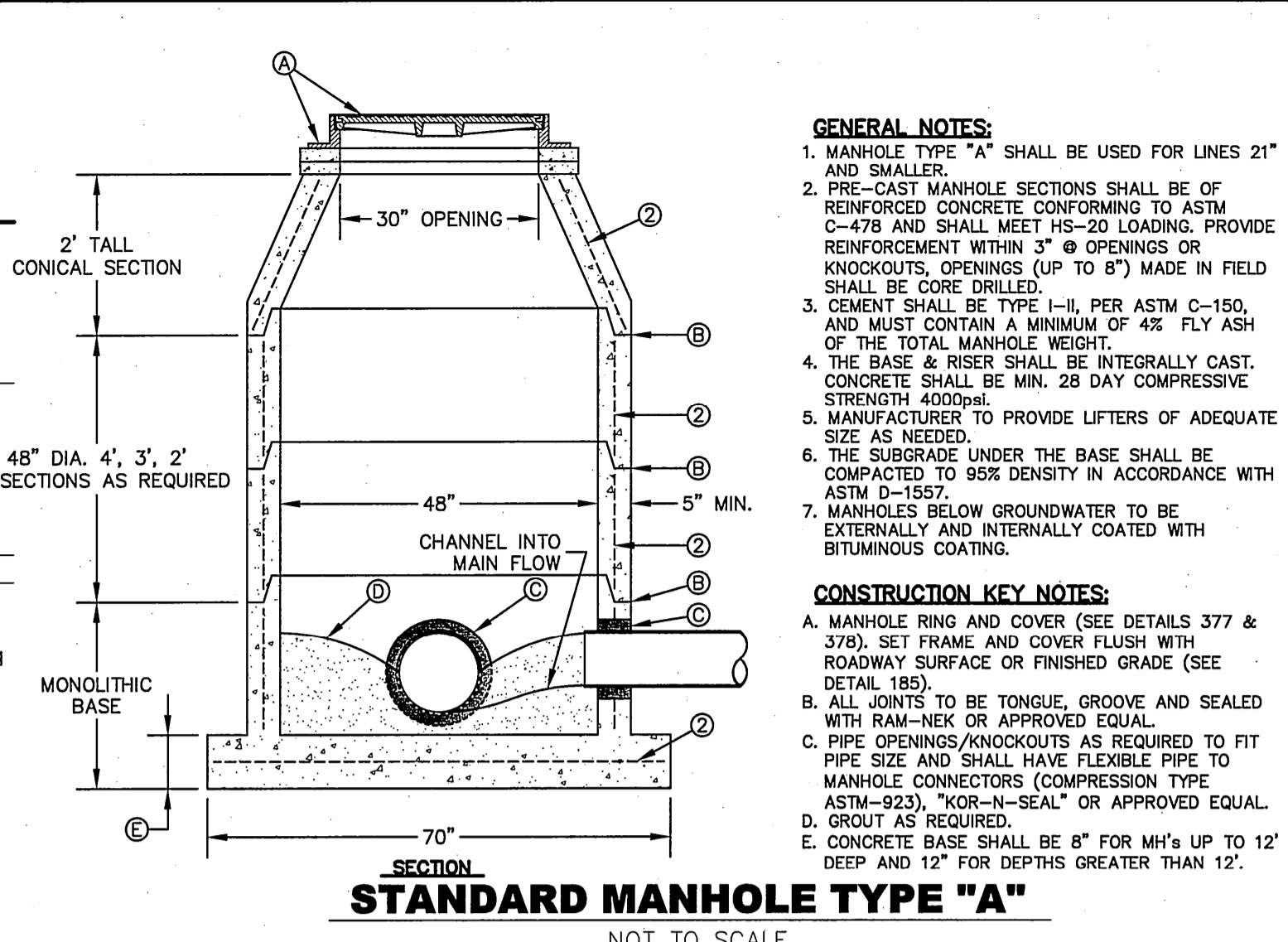
MANHOLE RING	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	33"	25 1/2"
B	31 3/4"	24 1/4"
C	31 1/2"	23 3/8"
D	30"	22 1/2"
E	39 1/2"	32"
F	5 1/2"	1 1/2"
WEIGHT	220 lbs.	170 lbs.

*OBSOLETE - DO NOT USE (FOR REFERENCE ONLY)

SEWER MANHOLE RING
NOT TO SCALE



STANDARD FIRE HYDRANT INSTALLATION
NOT TO SCALE



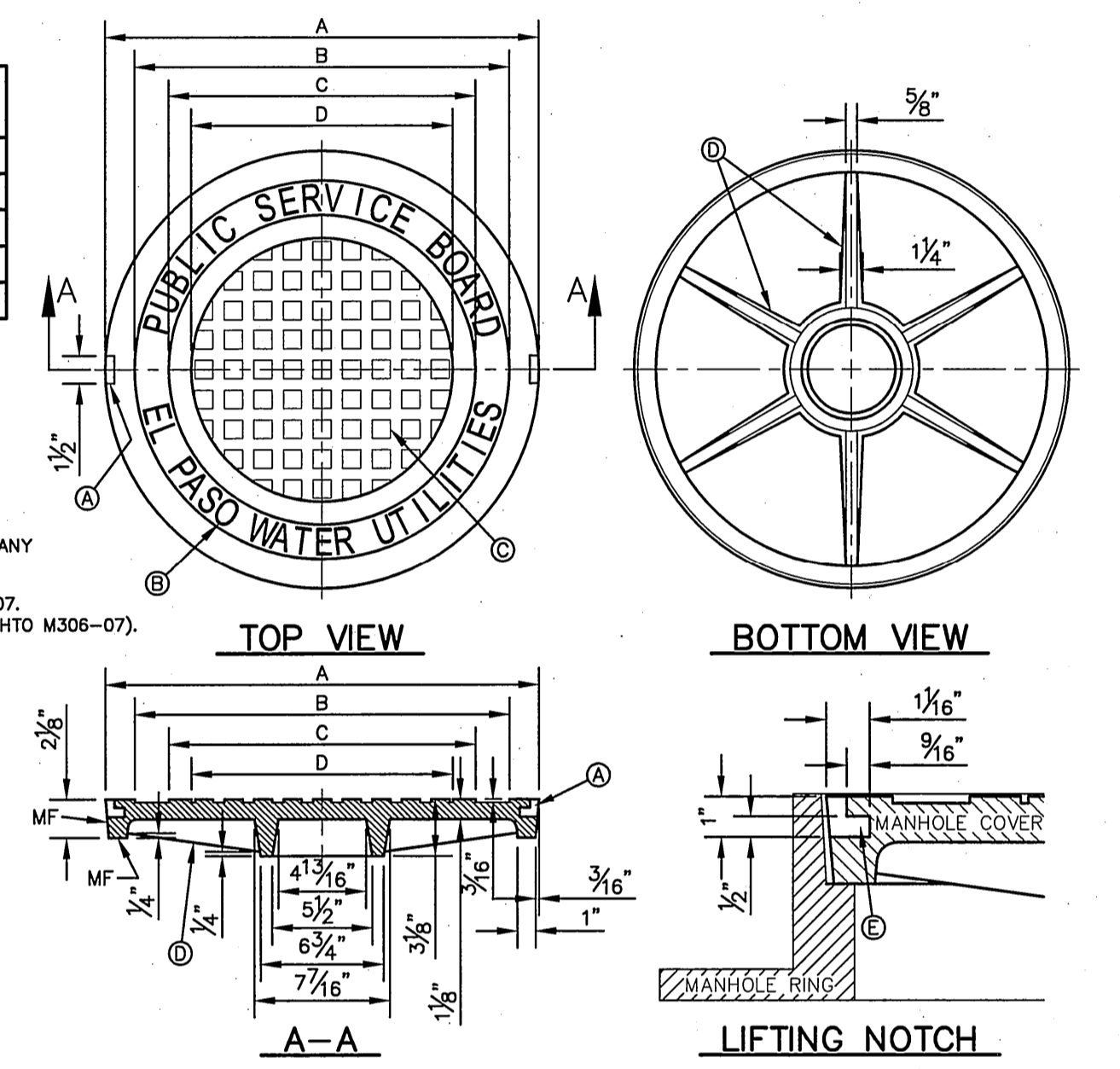
SECTION
STANDARD MANHOLE TYPE "A"
NOT TO SCALE

MANHOLE COVER	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	31 3/4"	23 3/4"
B	28 1/2"	20 3/4"
C	24 3/4"	16 3/4"
D	21 3/4"	14 3/4"
WEIGHT	265 lbs.	165 lbs.

*OBSOLETE - DO NOT USE (FOR REFERENCE ONLY)

- GENERAL NOTES:**
- MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 - CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 - CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 - AS-CAST DIMENSIONS MAY VARY $\pm 1/8"$ PER FOOT (AASHTO M306-07).
 - WEIGHT MAY VARY $\pm 2\%$ (AASHTO M306-07).

- CONSTRUCTION KEY NOTES:**
- LIFTING NOTCH.
 - 3/8" RAISED LETTERING.
 - 1" SQUARES (3/4" TALL) WITH 3/8" SPACE BETWEEN.
 - REINFORCING RIBS.
 - SLOT.

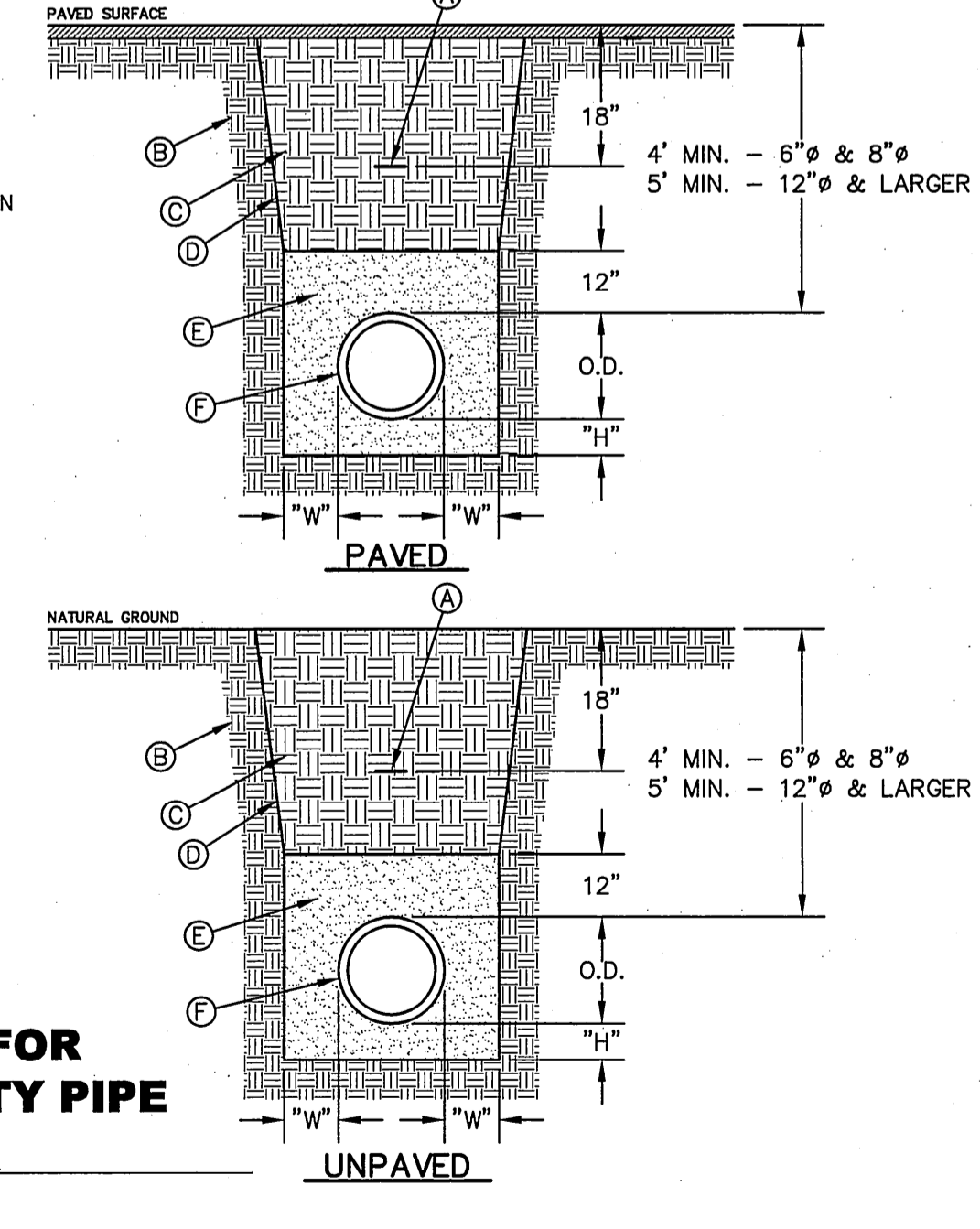


SEWER MANHOLE COVER DETAILS
NOT TO SCALE

- GENERAL NOTES:**
- BEDDING FOR PRESSURE AND GRAVITY PIPE IN DRY CONDITIONS.
 - PROVIDE TRENCH SAFETY SYSTEM FOR TRENCH DEPTHS GREATER THAN 5 FEET.
 - IF THE NATIVE MATERIAL EXCAVATED FROM THE TRENCH IS UNSUITABLE AS BACKFILL MATERIAL, OR THE REQUIRED COMPACTION IS UNATTAINABLE, THE CONTRACTOR SHALL, AT HIS EXPENSE, IMPORT SELECT MATERIAL TO BE MIXED WITH OR USED IN PLACE OF THE NATIVE MATERIAL. SELECT MATERIAL MUST BE APPROVED BY EPWJ. SUBSTITUTE SOL CEMENT SLURRY (1-SACK) IF REQUIRED IN SPECS.

- CONSTRUCTION KEY NOTES:**
- APPROVED MARKING TAPE.
 - UNDISTURBED STABLE MATERIAL.
 - NATIVE MATERIAL BACKFILL. PAVED CONDITION: COMPACT TO 90% DENSITY PER ASTM D-1557 MODIFIED PROCTOR. UNPAVED CONDITION: COMPACT TO 85% DENSITY PER ASTM D-1557 MODIFIED PROCTOR. (*SEE NOTE #3 IF THESE PREVIOUS CONDITIONS CANNOT BE MET.)
 - SLOPE TRENCH IN SANDY SOIL CONDITIONS.
 - USE CLASS II OR CLASS III SAND PER ASTM D-2487. NATIVE MATERIAL OR IMPORTED SELECT MATERIAL MEETING OR EXCEEDING THIS REQUIREMENT MAY BE USED. COMPACT TO 90% DENSITY PER ASTM D-1557 MODIFIED PROCTOR.
 - APPROVED PIPE.
 - TRENCH DIMENSIONS AS FOLLOWS:
- | PIPE DIAMETER | PIPE DIAMETER |
|------------------|------------------|
| 8" - 30" | 8" - 30" |
| GREATER THAN 30" | GREATER THAN 30" |
| PIPE DIAMETER | PIPE DIAMETER |
| 8" - 30" | 8" - 30" |
| GREATER THAN 30" | GREATER THAN 30" |

EMBEDMENT CLASS "A" FOR PRESSURE PIPE AND GRAVITY PIPE DRY CONDITIONS
NOT TO SCALE



STOP!
CALL BEFORE YOU DIG

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

(@ least 48 hours prior to excavation)

FLOOD ZONE

THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAPS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO.: 480214.0014.D

EFFECTIVE DATE: AUGUST 05, 1991

BENCHMARK:

BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE, (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX, (ELEVATION= 4021.03'-EL PASO CITY DATUM)

HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
WWW.BROCKBUSTILLOS.COM

PH (915) 542-4900
FAX (915) 542-2867
TBPE Firm Reg. No.: F-737

Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
		CITY COMMENTS	OGG
No.	Revision Description	By	Date
			01/28/10

SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11169 SEAN HAGGERTY
EL PASO, TEXAS

STANDARD DETAILS

Job Number: 06815-005
Sheet Number: C-10
OF 14

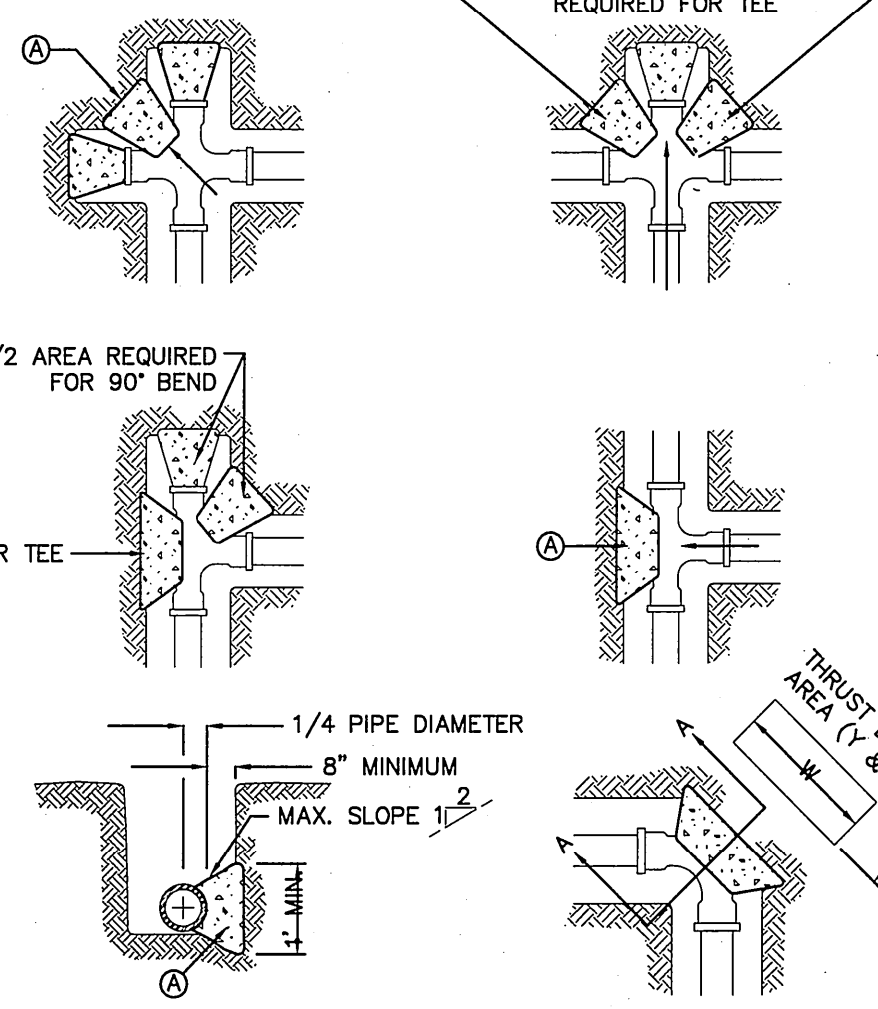
GENERAL NOTES:

- TABLE IS BASED ON 2000#/SQ. FT. SOIL. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
- AREAS FOR PIPE LARGER THAN 18" SHALL BE CALCULATED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI.
- THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
- SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY ENGINEER.
- KEEP CONCRETE CLEAR OF M.J. OR BELL AND SPIGOT JOINTS.
- BLOCK IN A SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED.
- IF CONCRETE BLOCKS CANNOT BE POURED, THEN USE TIE-RODS OR OTHER APPROVED METHOD TO RESTRAIN THRUST.

CONSTRUCTION KEY NOTES:

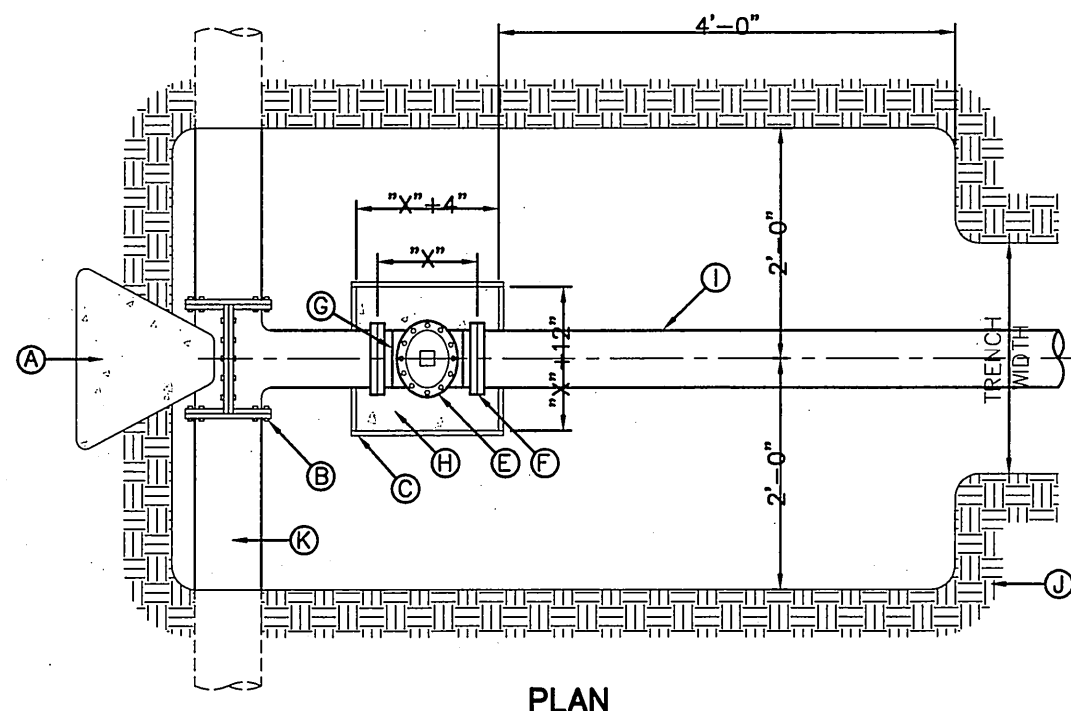
- LENGTH "Y" & "W" AS REQUIRED TO OBTAIN BEARING AREA AGAINST UNDISTURBED SOIL.
- ADDITIONAL EXCAVATION IF NECESSARY TO OBTAIN REQUIRED BEARING AREA.
- MINIMUM THRUST BLOCK AREA REQUIREMENTS FOR (Y & W) AS FOLLOWS:

PIPE SIZE	WATER PIPE TEE, DEAD END 90° BEND	45° AND 22 1/2° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET
20"	30 SQ. FEET	20 SQ. FEET
24"	36 SQ. FEET	24 SQ. FEET
36"	48 SQ. FEET	30 SQ. FEET

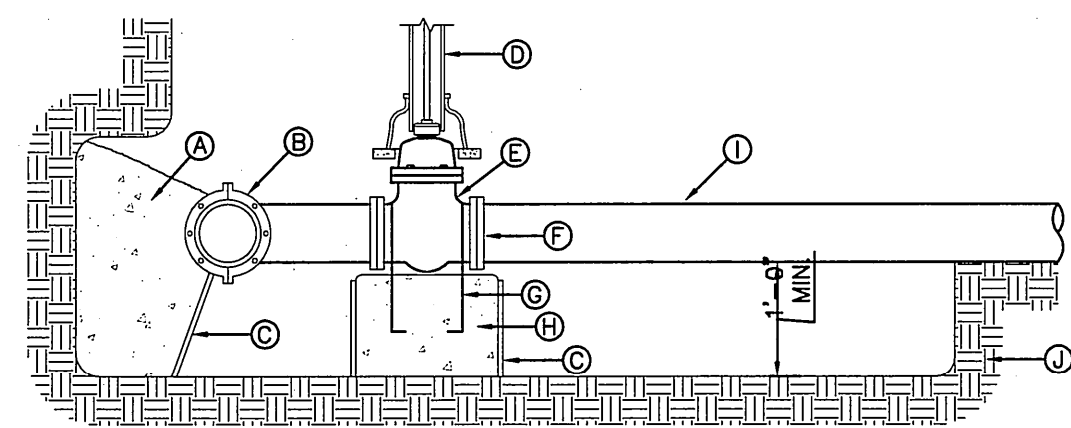


SECTION "A"
NOT TO SCALE

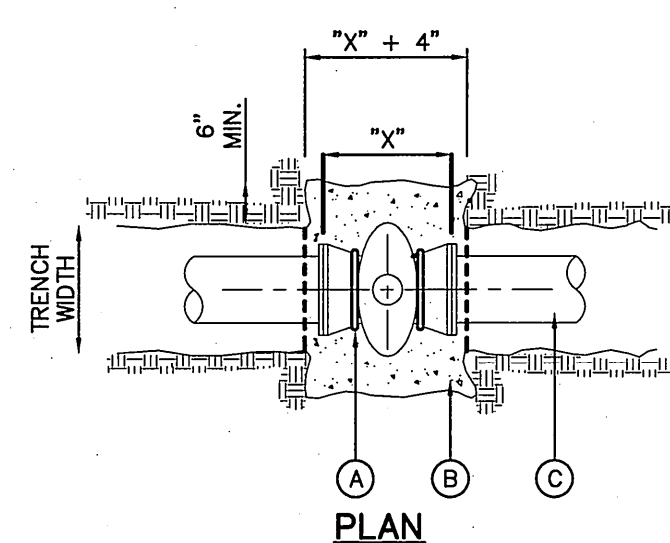
THRUST BLOCK DETAILS
NOT TO SCALE



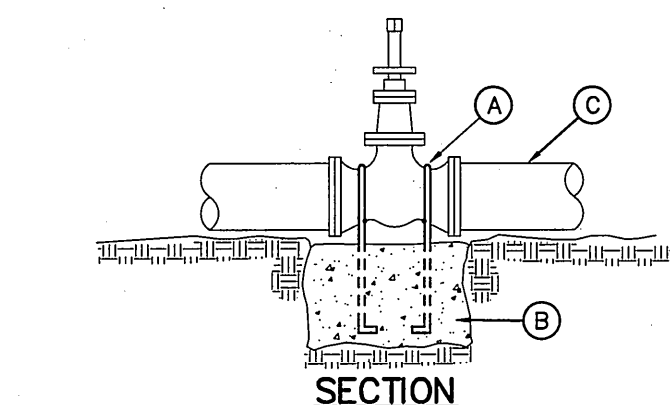
PLAN



SECTION
TAPPING SLEEVE AND VALVE
SCALE: N.T.S.



PLAN



SECTION

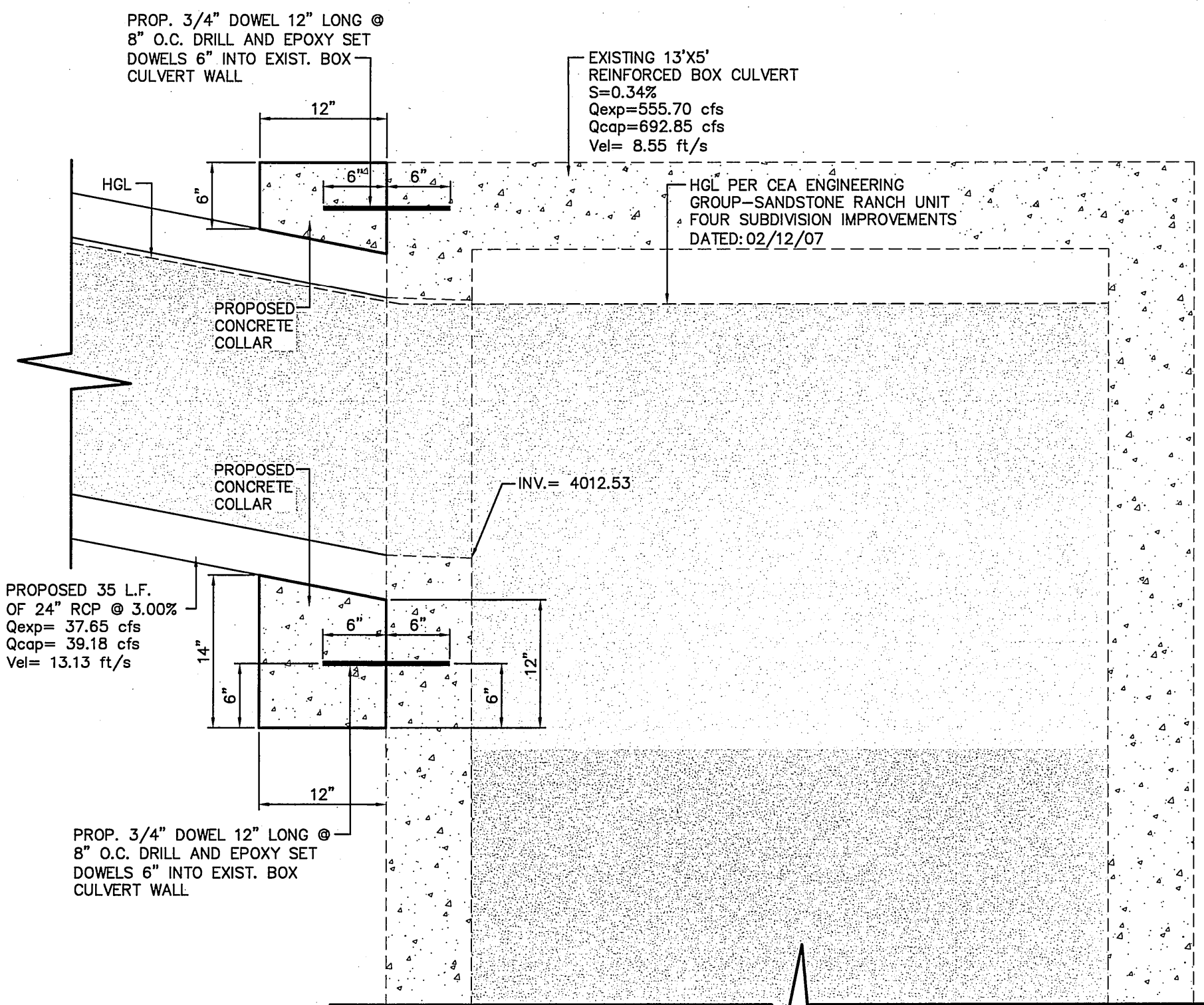
VALVE ANCHOR DETAIL
SCALE: N.T.S.

GENERAL NOTES:

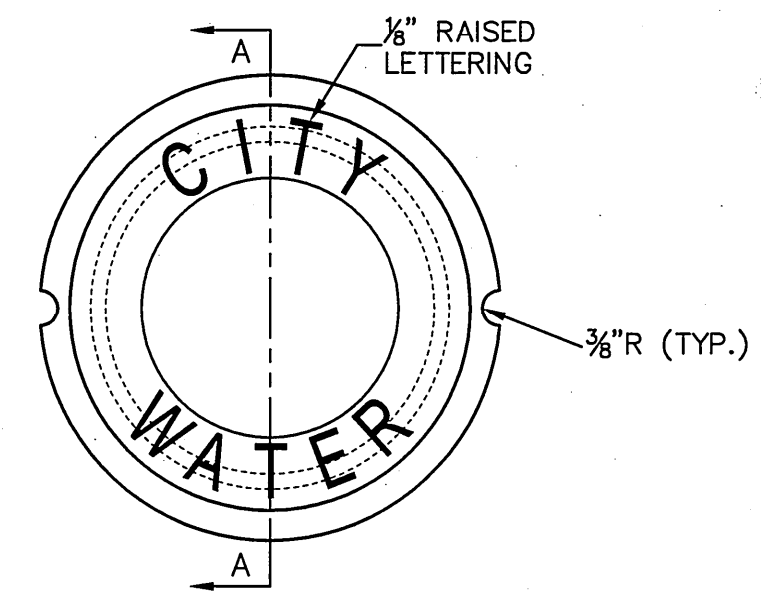
- THE VALVE'S MANUFACTURER SHALL PROVIDE DESIGN FOR ALL VALVES GREATER THAN 12".
- COMPLY WITH REQUIREMENTS OF AWWA C-550, PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES.

CONSTRUCTION KEY NOTES:

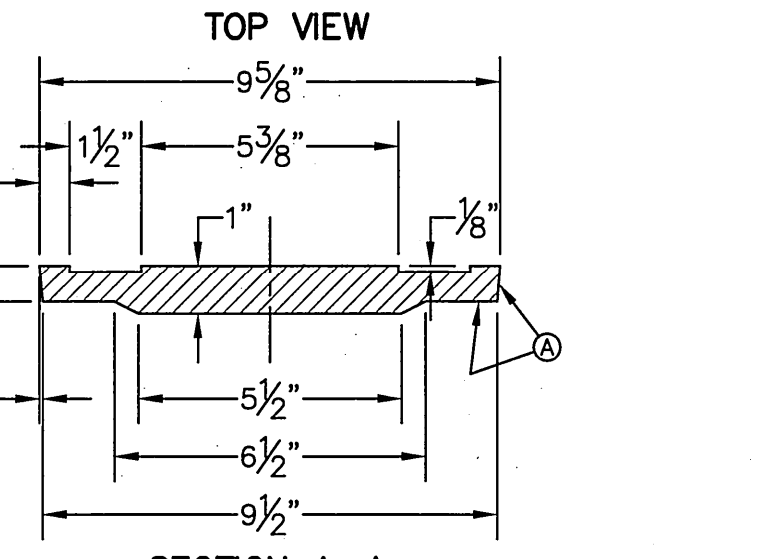
- TWO No.5 REBAR HAIR PINS. PAINT UNEMBEDDED PORTION OF REBARS WITH TWO COATS OF COAL TAR EPOXY.
- CONCRETE VALVE SUPPORT, 2500 PSI. CONCRETE.
- APPROVED PIPE.



CONCRETE COLLAR DETAIL
NOT TO SCALE



TOP VIEW



BOTTOM VIEW

SECTION A-A
BONNET BOX COVER
NOT TO SCALE

GENERAL NOTES:

- CASTING TO BE SMOOTH AND VOID OF AIR HOLES.
- WEIGHT OF BONNET BOX IS 95 POUNDS.

CONSTRUCTION KEY NOTES:

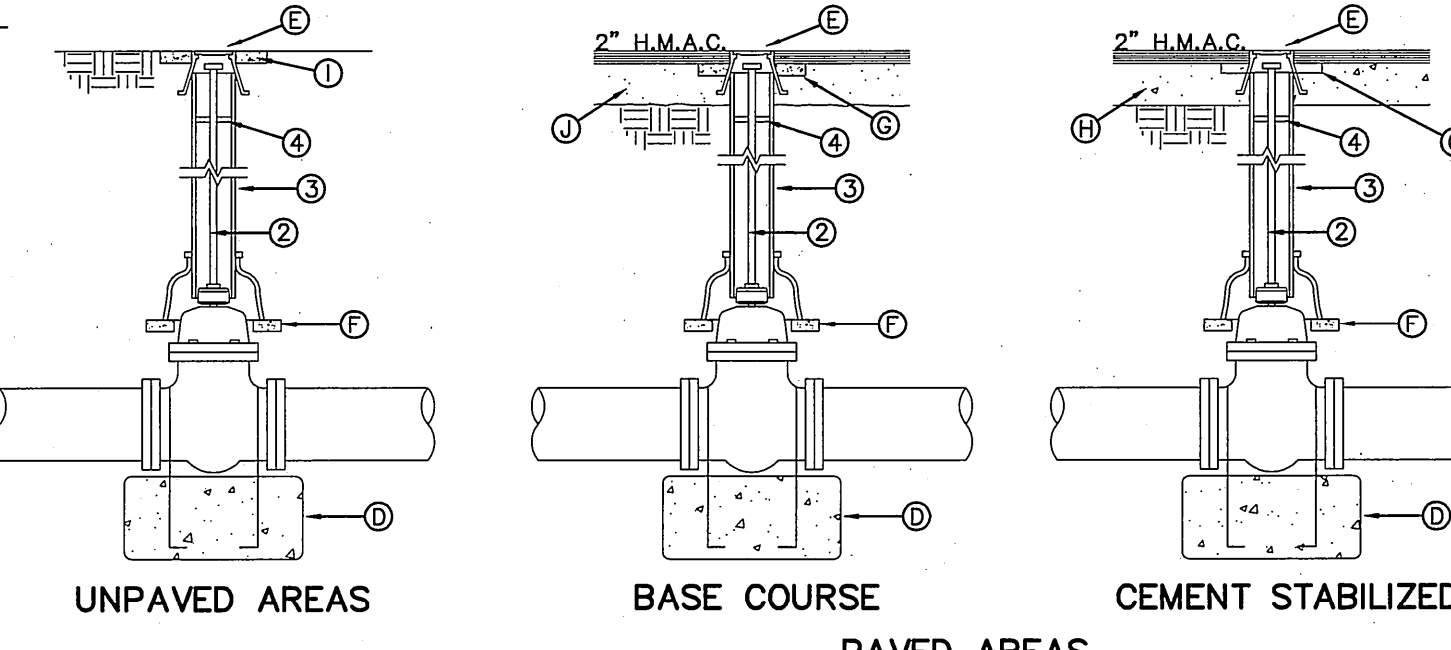
- TO BE ROUGH GROUND OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.

GENERAL NOTES:

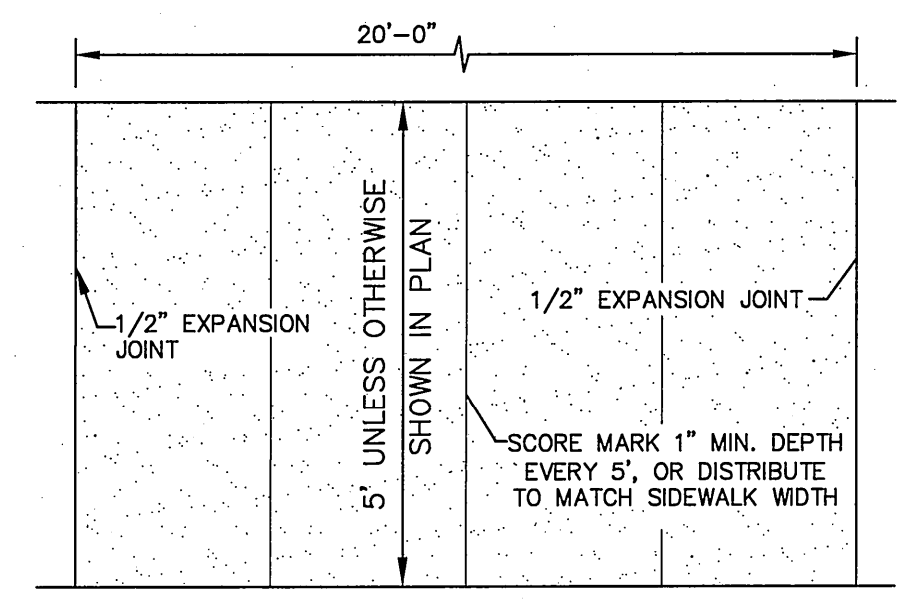
- VALVE TYPE AND VALVE ENDS SHALL BE AS SHOWN ON THE PLANS.
- ALL BURIED VALVES SHALL BE PROVIDED WITH SOLID STEEL EXTENSION STEM OPERATOR WITH 2" SQUARE AWWA NUT WITHIN 36" OF VALVE BOX COVER. NUT IS TO INDICATE DIRECTION OF ROTATION TO OPEN VALVE.
- VITRIFIED CLAY PIPE. PIPE SHALL NOT REST ON VALVE BODY.
- 1/4" THICK STEEL TRASH RING VALVE BOX INSIDE DIAMETER MINUS 1/8".
- VALVE BOX INSTALLATION SIMILAR FOR 16" BUTTERFLY VALVE.

CONSTRUCTION KEY NOTES:

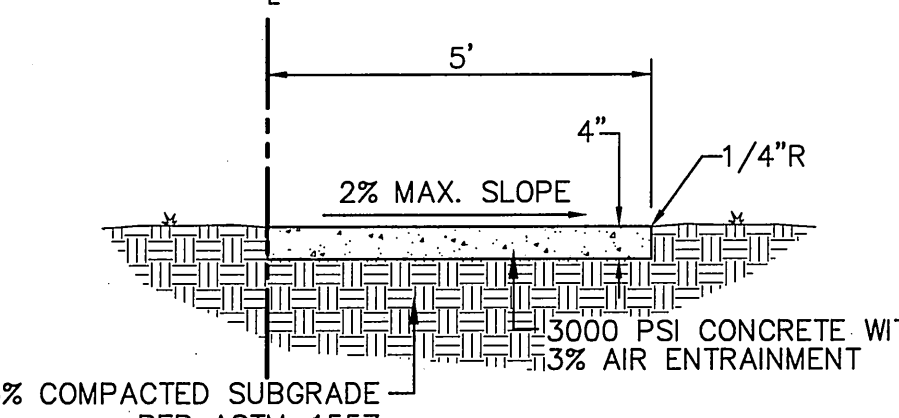
- CLEAN VALVE BOX OF ALL DEBRIS AND SOIL.
- COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS, VALVE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH SPECIFICATION.
- ON EXISTING PAVED STREETS WHERE VALVE BOXES ARE ADJUSTED, PROVIDE SOIL CEMENT STABILIZED MATERIAL ON SUBBASE PRIOR TO REPAVING.
- CONCRETE CLASS "C" VALVE SUPPORT AND 2 No. 5 REBAR HAIRPINS. PAINT UNEMBEDDED PORTION WITH 2 COATS OF TAR EPOXY.
- STANDARD BONNET BOX COVER IN ACCORDANCE WITH DETAIL No. 269.
- MINIMUM 2 1/2" CONCRETE OR BRICKS ALL AROUND.
- REFERENCE CONCRETE APRON FOR PENETRATION SHEET WS 5 OF 5.
- 6" CEMENT STABILIZED BACKFILL IN PAVED AREAS CONCRETE APRON REQUIRED.
- CLASS "A" CONCRETE 6" THICK BY 3' TO 4' IN DIAMETER FLUSH WITH BONNET BOX COVER FOR UNPAVED CONDITIONS.
- 8" BASE COURSE MATERIAL.



GATE VALVE INSTALLATION
NOT TO SCALE



PLAN

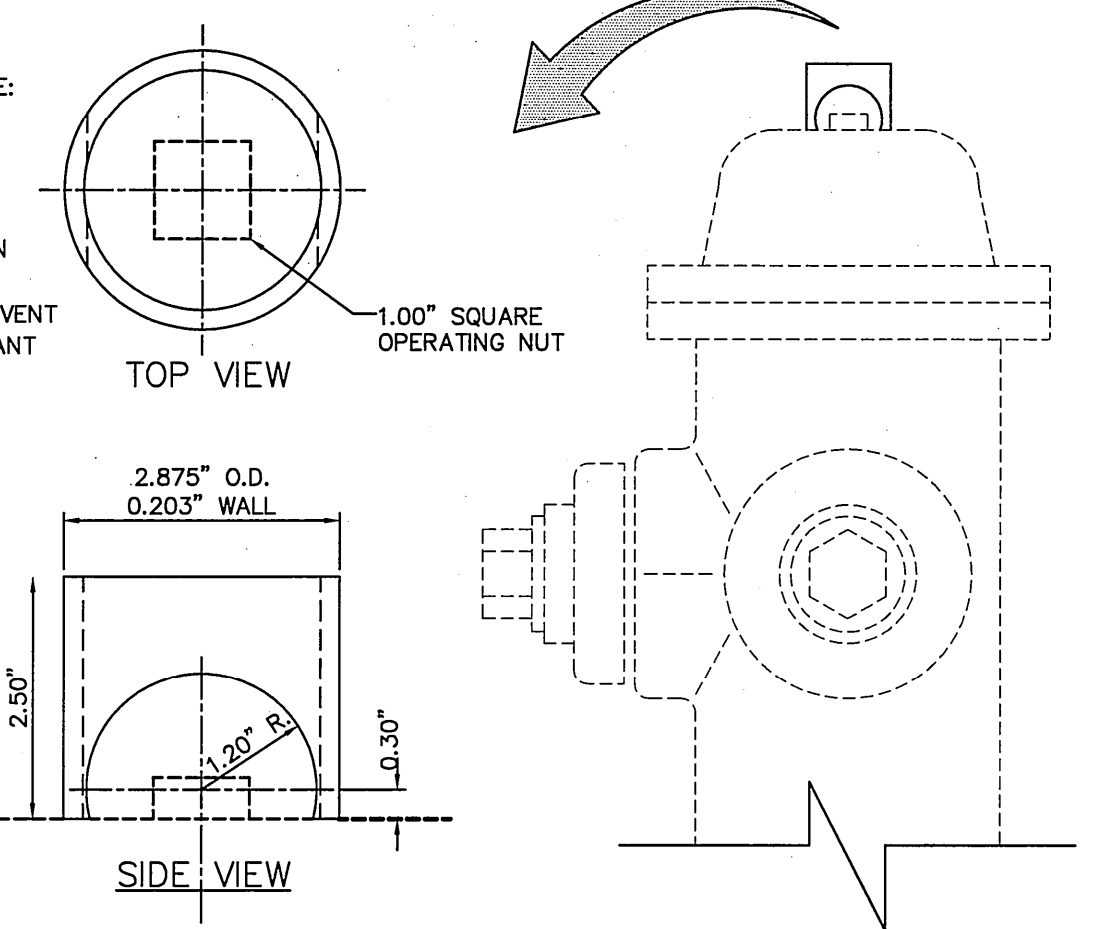


SECTION

TYPICAL SIDEWALK DETAILS
SCALE: 1/2"=1'

GENERAL NOTES:

- STEEL CAPS TO BE MACHINED FROM STEEL PIPE. NOMINAL SIZE = 2 1/2" DIA. OUTSIDE DIA. = 2.875" WALL THICKNESS = 0.203 LBS/FT. = 5.79
- CAPS ARE TO BE TACK WELDED OR BRAZED ON FIRE HYDRANT BONNET OR WEATHER CAP.
- CAPS OVER THE OPERATING NUT WILL PREVENT ACCESS TO THE UNAUTHORIZED USE OF HYDRANT WATER.



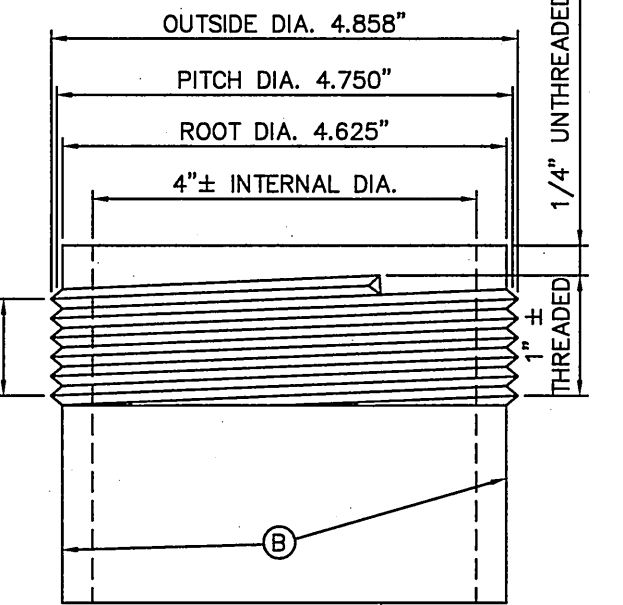
FIRE HYDRANT CAP
NOT TO SCALE

GENERAL NOTES:

- CITY OF EL PASO STANDARD THREADS FOR PUMPER NOZZLE.
- HOSE COUPLING FEMALE THREADS TO BE NO LESS THAN 0.045" LARGER IN DIAMETER
- THREAD DIAMETER REDUCED AND CHANGED TO 6 THREADS/INCH TO ACCOMMODATE FIRE DEPARTMENT HOSE COUPLINGS

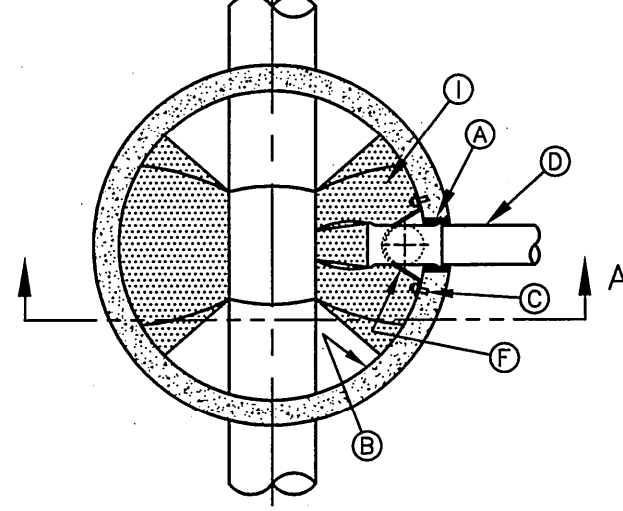
CONSTRUCTION KEY NOTES:

- MATERIAL: BRONZE
- THIS SECTION ADAPTED TO CAULKING OR THREADING MATERIAL
- 6 THREADS/INCH

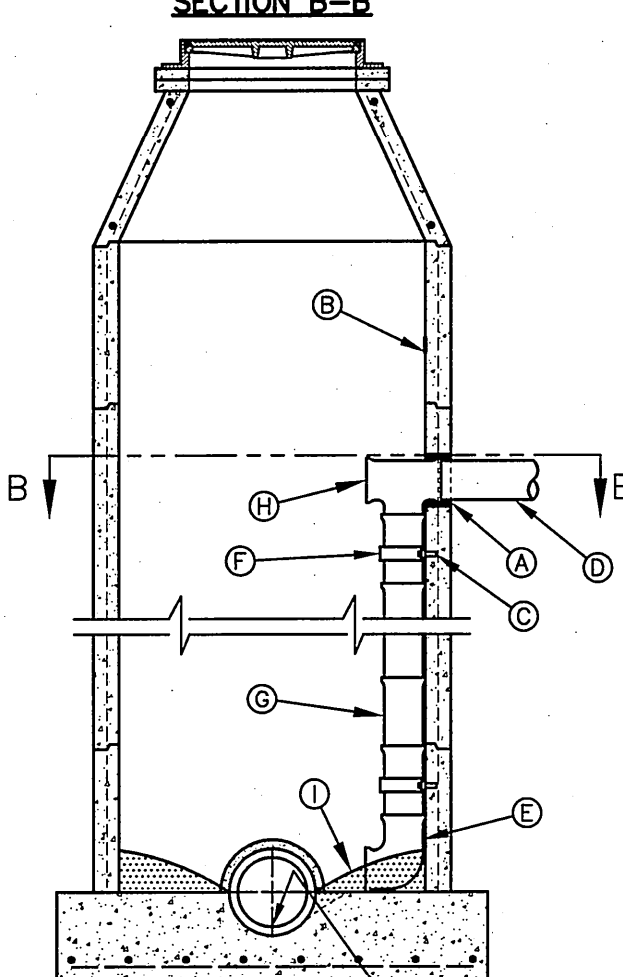


FIRE HYDRANT STEAMER NOZZLE
SCALE: N.T.S.

SCALE: N.T.S.



SECTION A-A



SECTION B-B

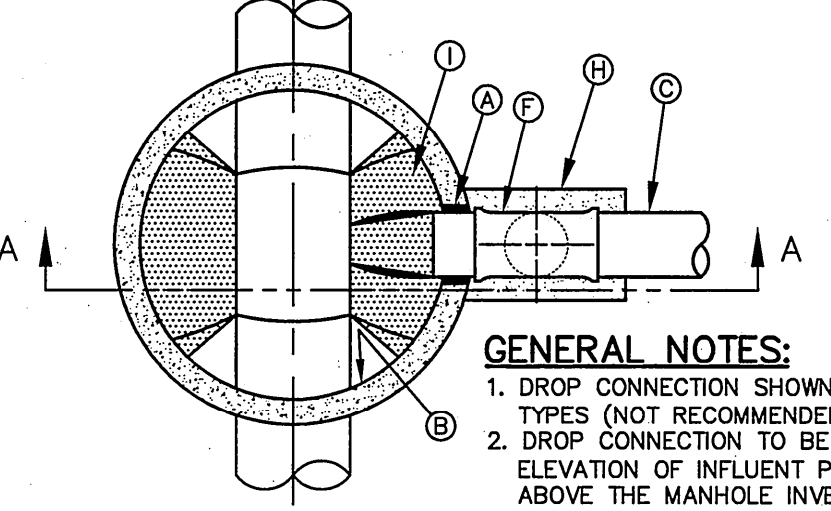
SECTION A-A
DROP CONNECTION
INTERNAL MANHOLE INSTALLATION
NOT TO SCALE

GENERAL NOTES:

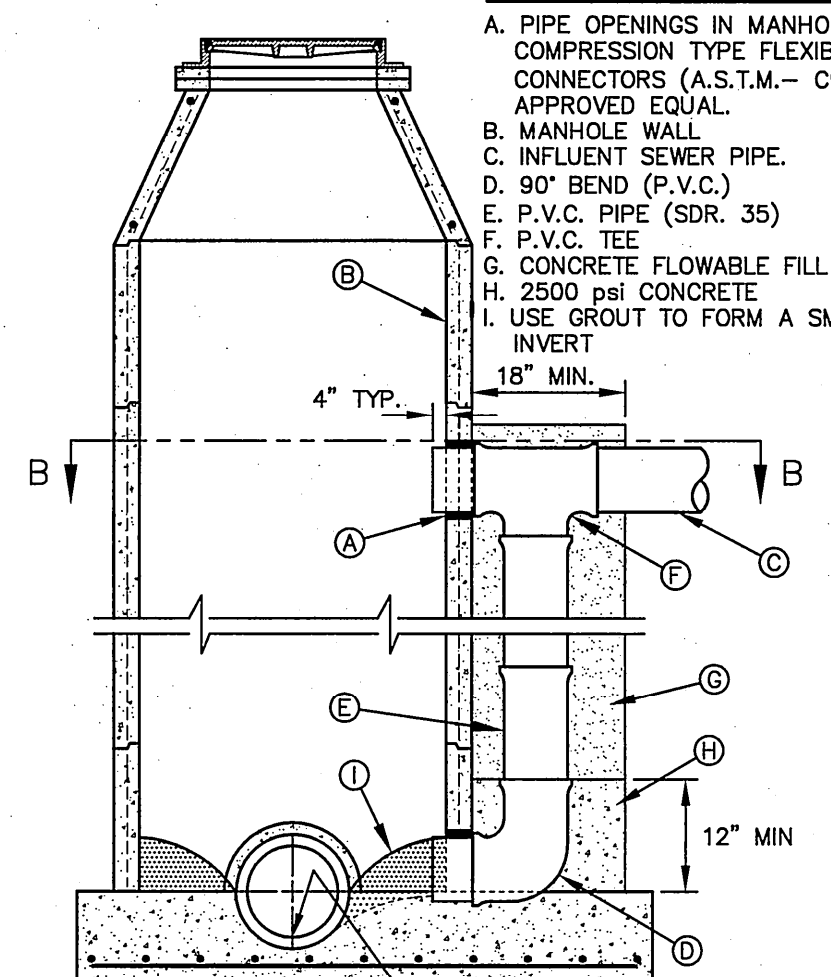
- DROP CONNECTION SHOWN IS FOR 8" INFLUENT PIPE. FOR LARGER SIZE COLLECTOR LINE, MANHOLE SIZE SHALL BE INCREASED AS NECESSARY TO PROVIDE ADEQUATE CLEARANCE BETWEEN MANHOLE WALL & DROP CONNECTION PIPING AND SHALL ACCOMMODATE THE EPWU'S CONFINED SPACE ENTRY PERMIT PROGRAM.
- VERIFY MANHOLE STRUCTURAL INTEGRITY (I.E. BRICK TYPE MANHOLES) PRIOR TO INSTALLATION OF ANCHOR STRAPS & EXPANSION BOLTS (SEE NOTES "C" & "F" BELOW)
- ANCHOR STRAPS & BOLTS, SHALL HAVE ONE HEAVY COAT OF POLYAMIDE CURED COAL TAR EPOXY TO PREVENT CORROSION.
- DROP CONNECTION TO BE CONSTRUCTED WHEN INVERT ELEVATION OF INFLUENT PIPE IS 3 FEET (OR GREATER) ABOVE THE MANHOLE INVERT.

CONSTRUCTION KEY NOTES:

- PIPE OPENINGS IN MANHOLE RISERS SHALL HAVE COMPRESSION TYPE FLEXIBLE PIPE TO MANHOLE CONNECTORS (A.S.T.M.- C923) "KOR-N-SEAL" OR APPROVED EQUAL.
- MANHOLE WALL
- 1/2" STAINLESS STEEL EXPANSION BOLT TO HAVE 2" MIN. ANCHORAGE INTO MANHOLE.
- 8" INFLUENT SEWER PIPE.
- 8"-90° BEND (P.V.C.)
- 2" WIDE X 3/16" THICK STAINLESS STEEL (T316) STRAP @ 4' O.C. (AS REQUIRED)
- 8" P.V.C. PIPE (SDR 35)
- 8" X 8" P.V.C. TEE
- USE GROUT TO FORM A SMOOTH CHANNEL TO MANHOLE INVERT



SECTION B-B



SECTION A-A

SECTION A-A
DROP CONNECTION
EXTERNAL MANHOLE INSTALLATION
NOT TO SCALE

GENERAL NOTES:

- DROP CONNECTION SHOWN MAY BE USED ON ALL MANHOLE TYPES (NOT RECOMMENDED IN GROUND WATER CONDITIONS).
- DROP CONNECTION TO BE CONSTRUCTED WHEN INVERT ELEVATION OF INFLUENT PIPE IS 3 FEET (OR GREATER) ABOVE THE MANHOLE INVERT.

CONSTRUCTION KEY NOTES:

- PIPE OPENINGS IN MANHOLE RISERS SHALL HAVE COMPRESSION TYPE FLEXIBLE PIPE TO MANHOLE CONNECTORS (A.S.T.M.- C923) "KOR-N-SEAL" OR APPROVED EQUAL.
- MANHOLE WALL
- INFLUENT SEWER PIPE.
- 90° BEND (P.V.C.)
- P.V.C. PIPE (SDR 35)
- P.V.C. TEE
- CONCRETE FLOWABLE FILL
- 2500 psi CONCRETE
- USE GROUT TO FORM A SMOOTH CHANNEL TO MANHOLE INVERT

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EFFECTIVE DATE: AUGUST 05, 1991

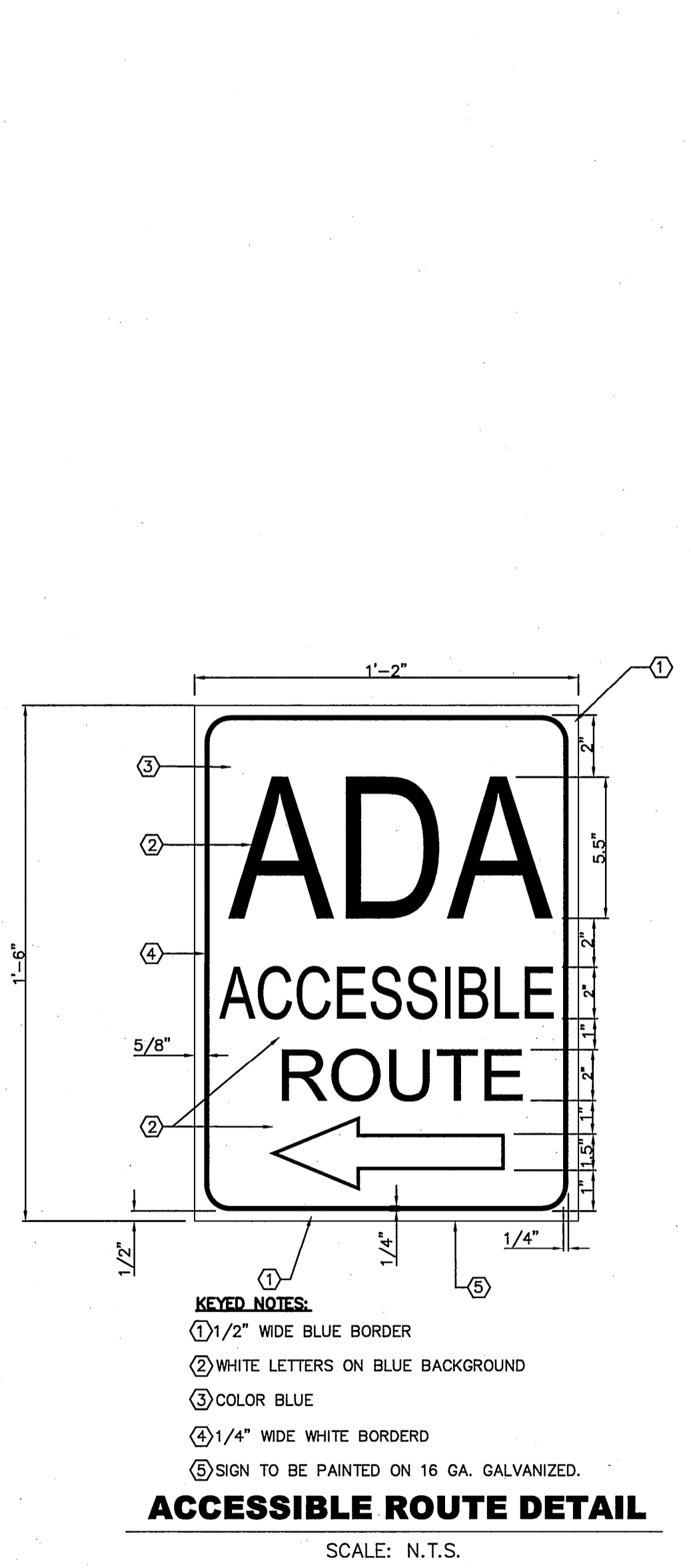
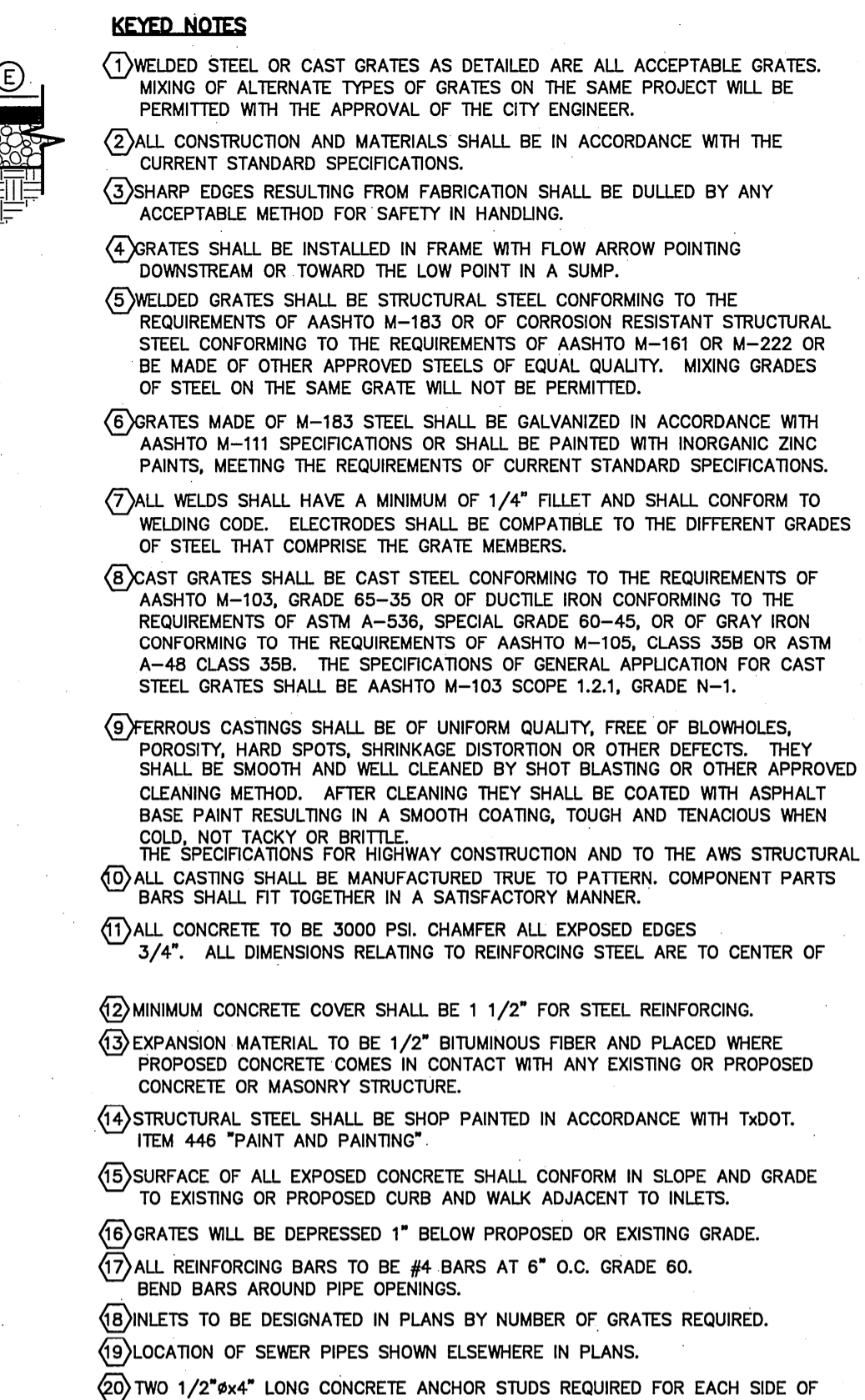
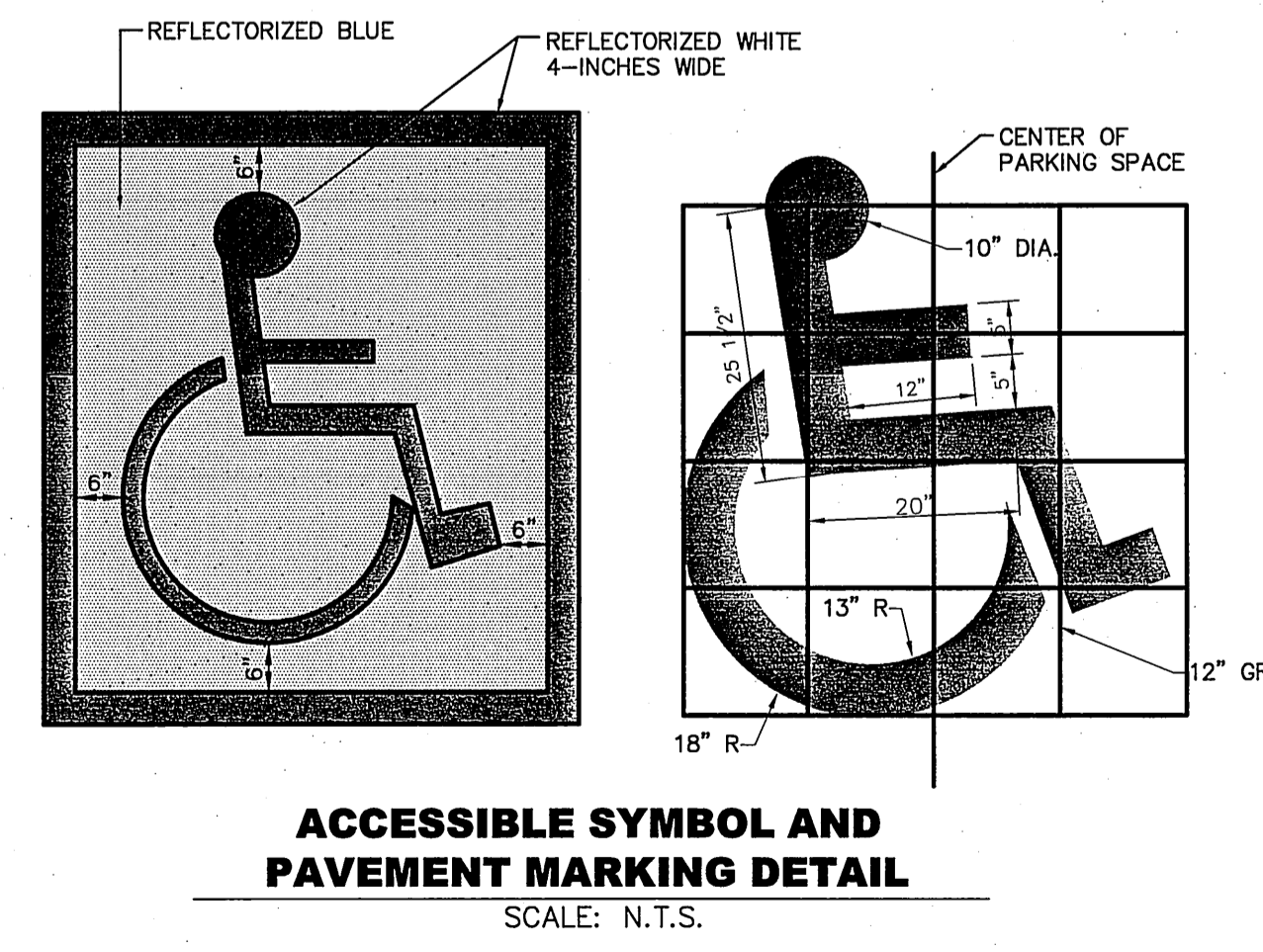
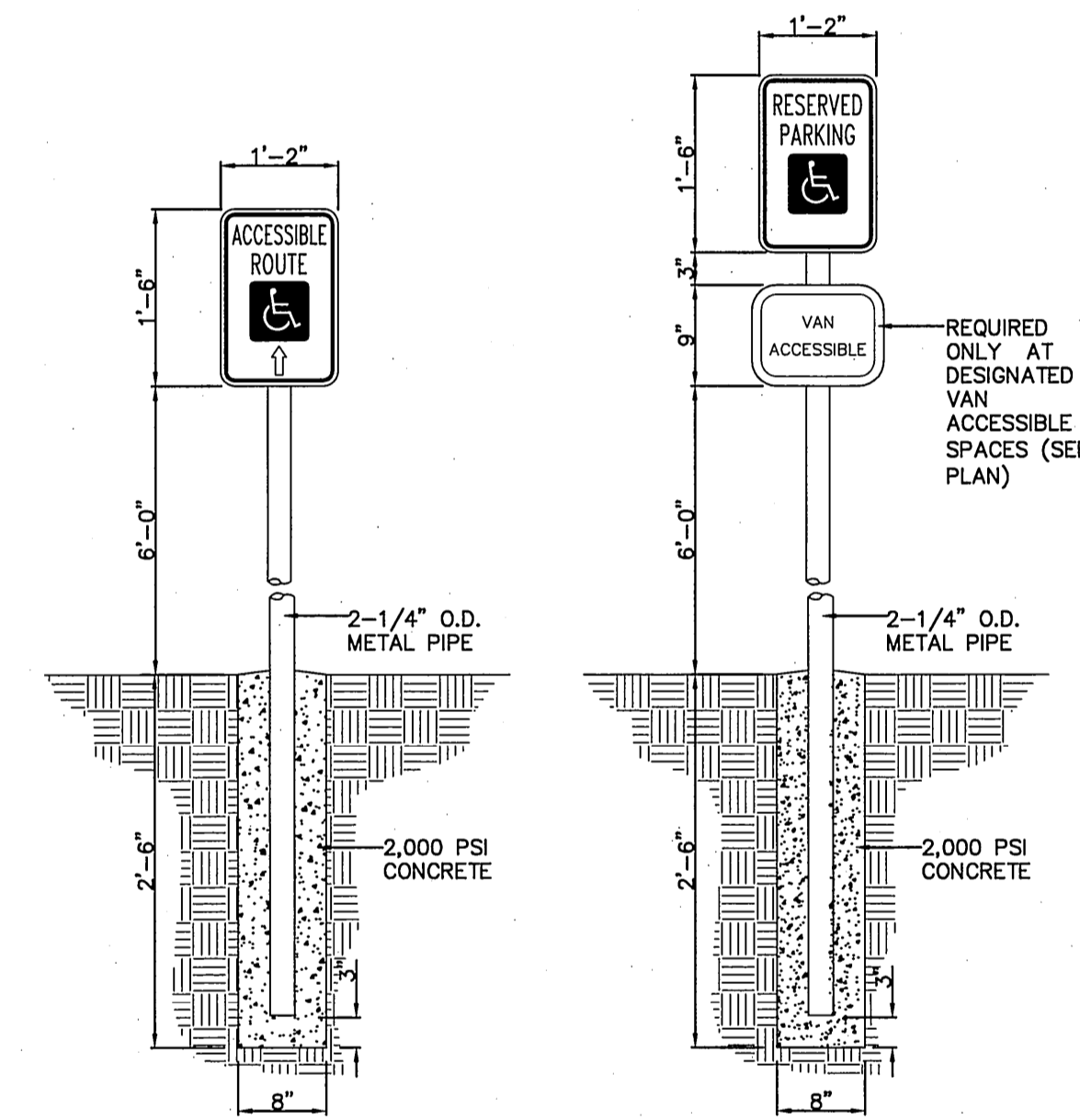
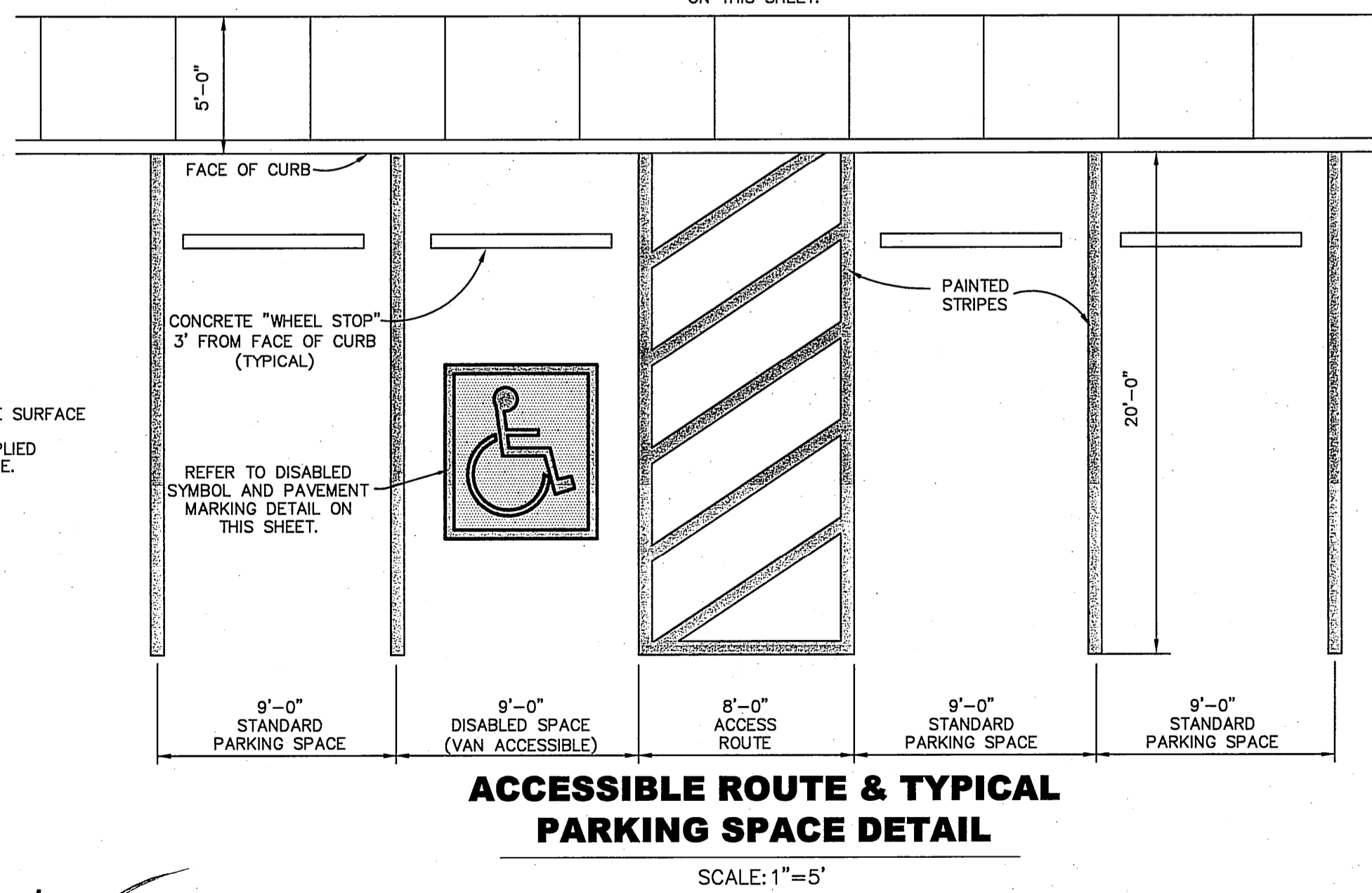
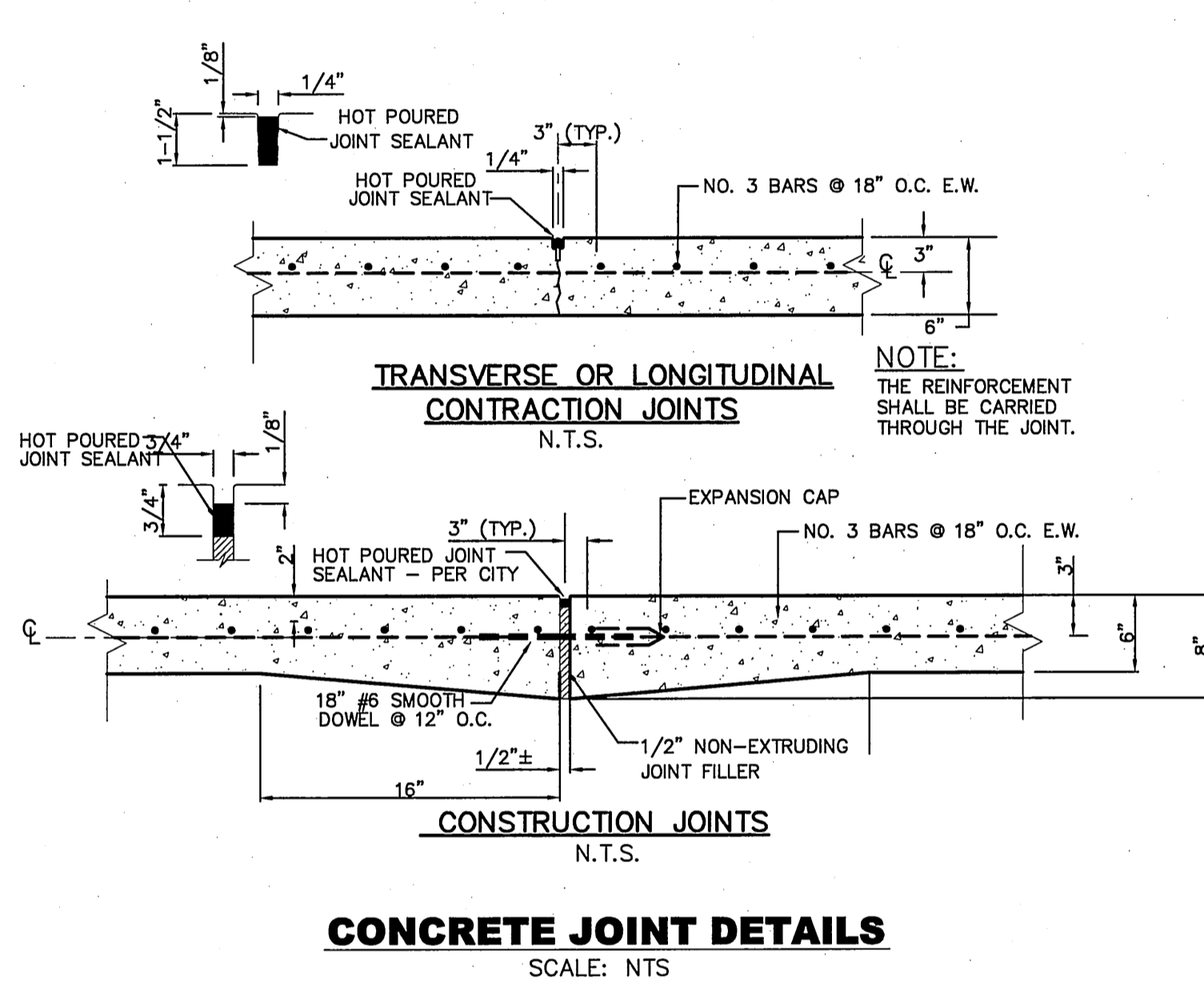
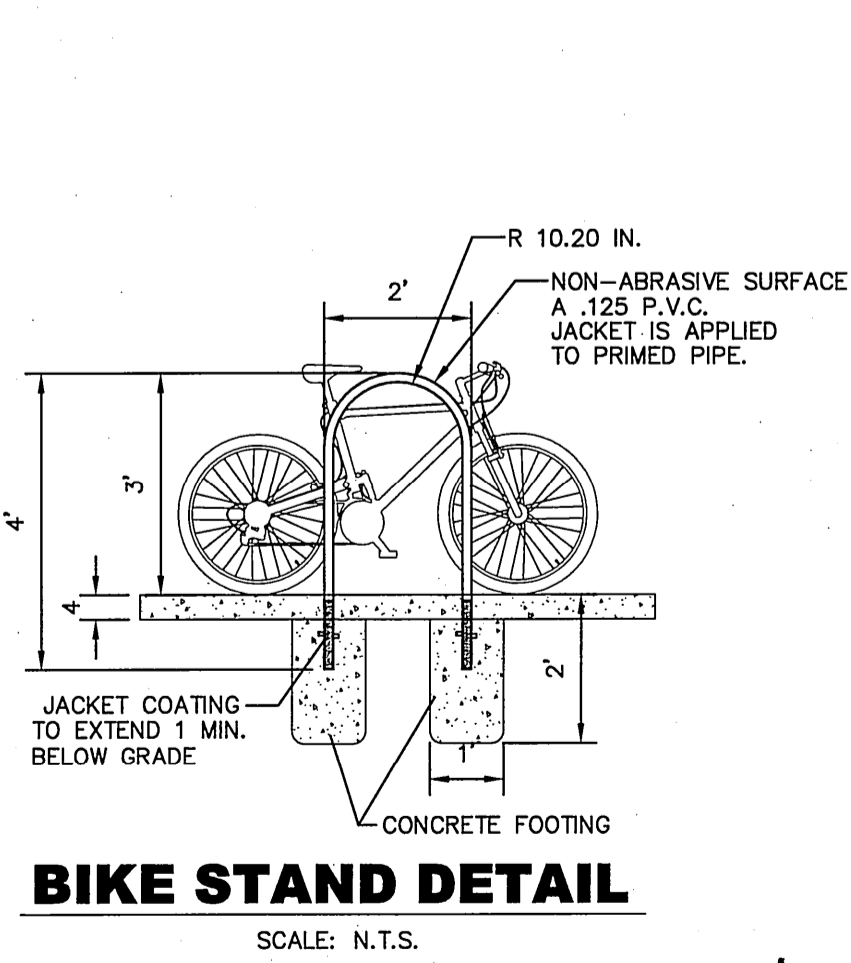
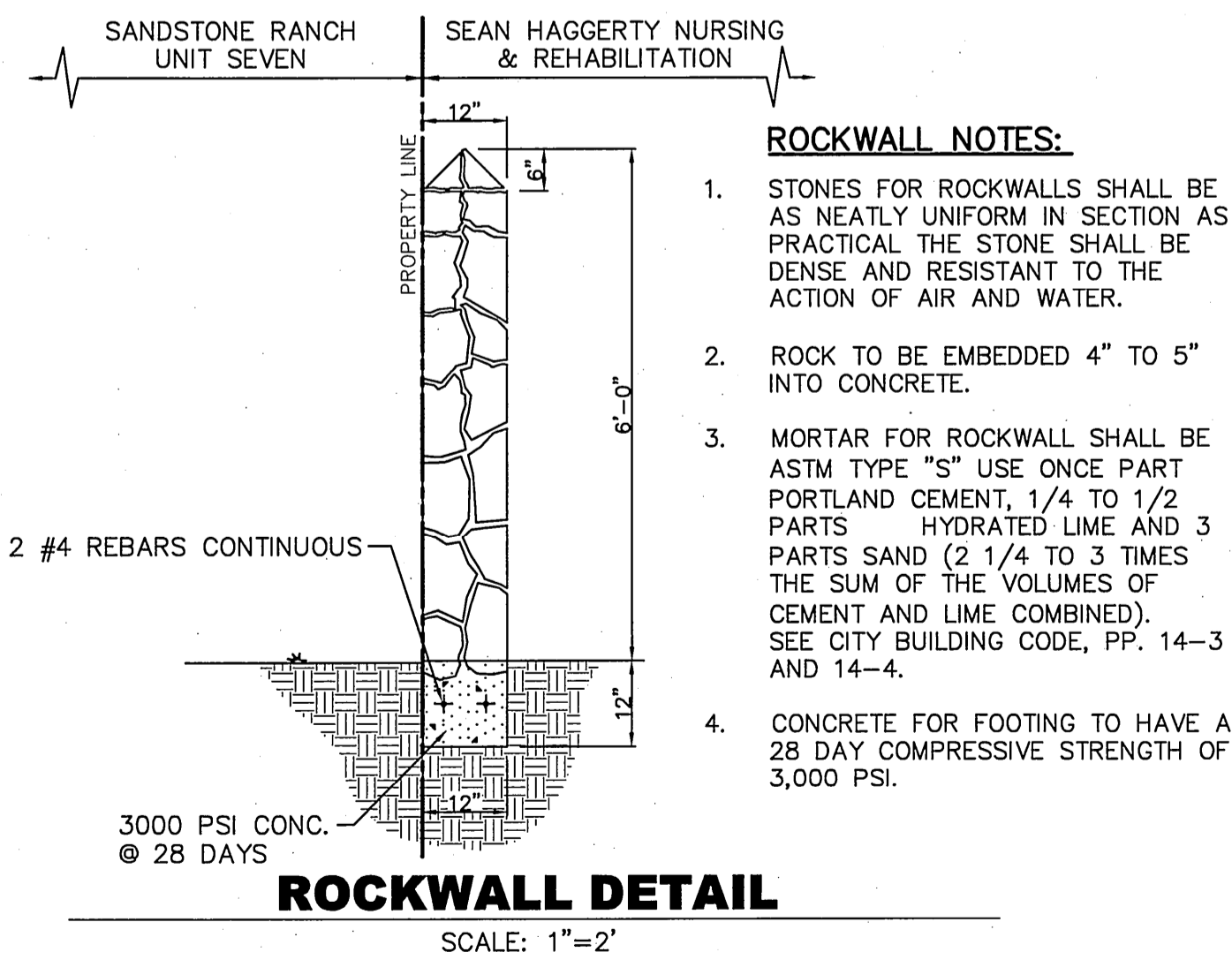
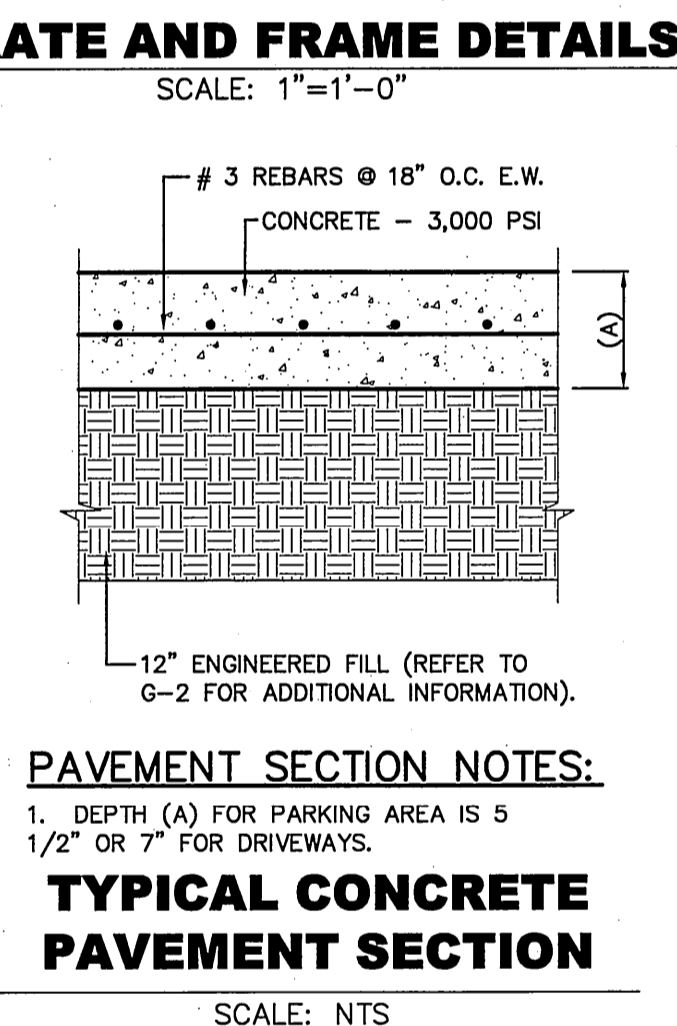
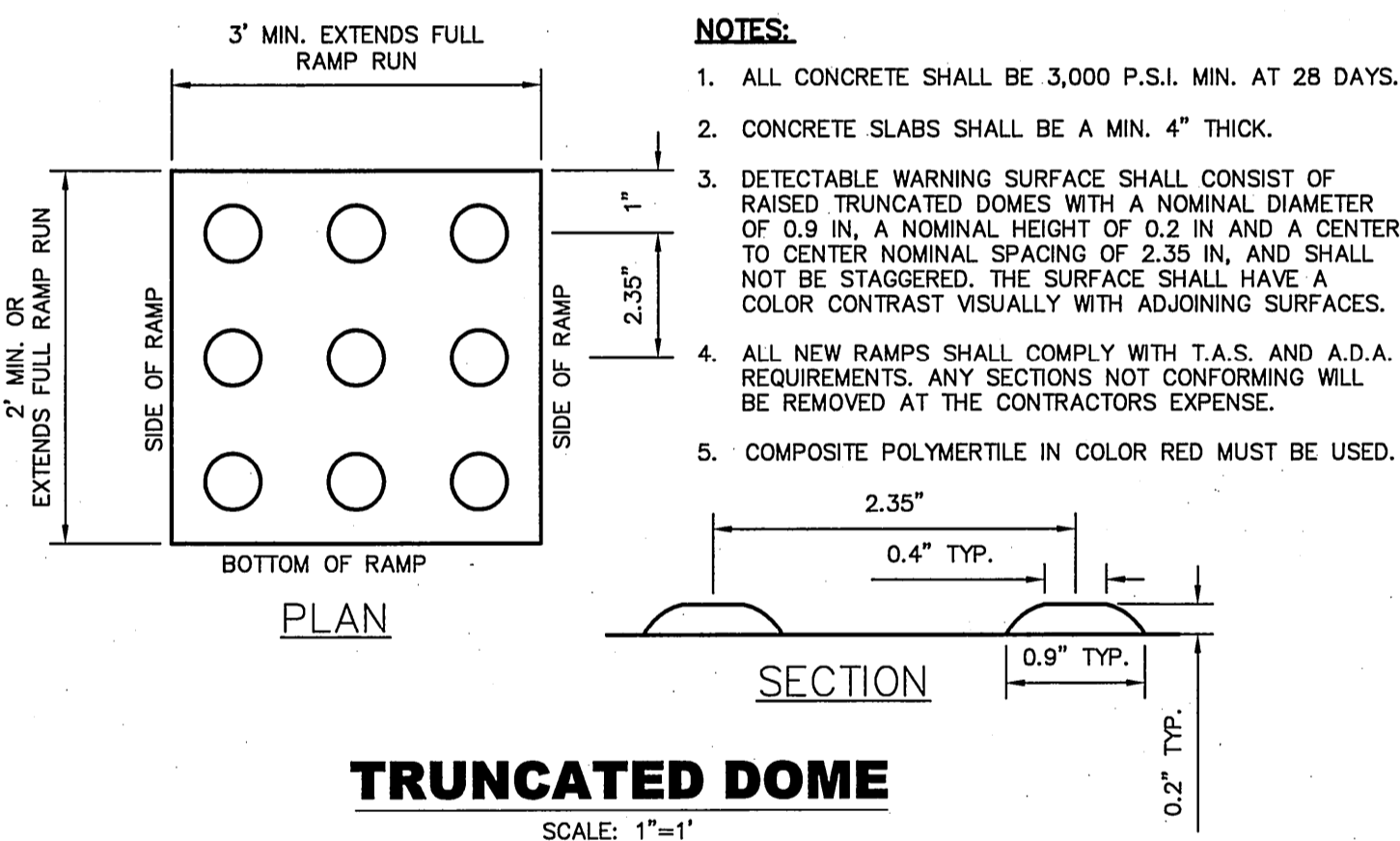
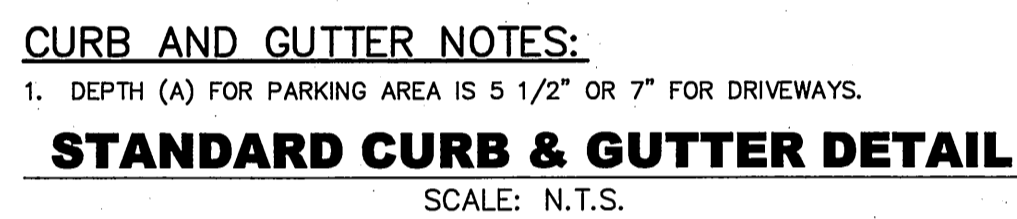
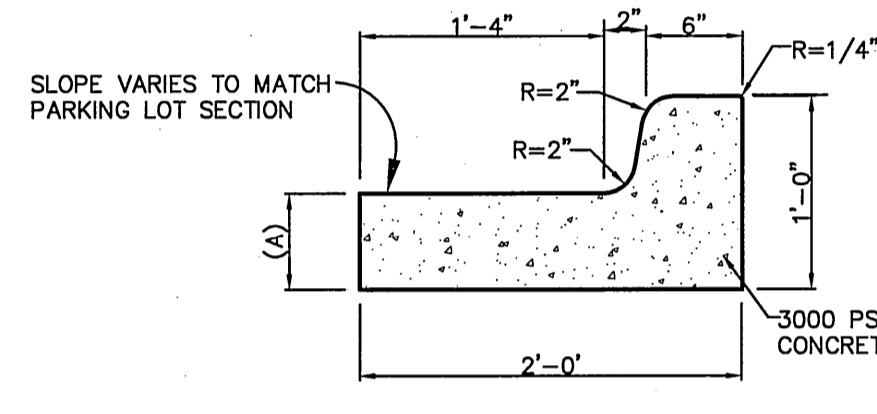
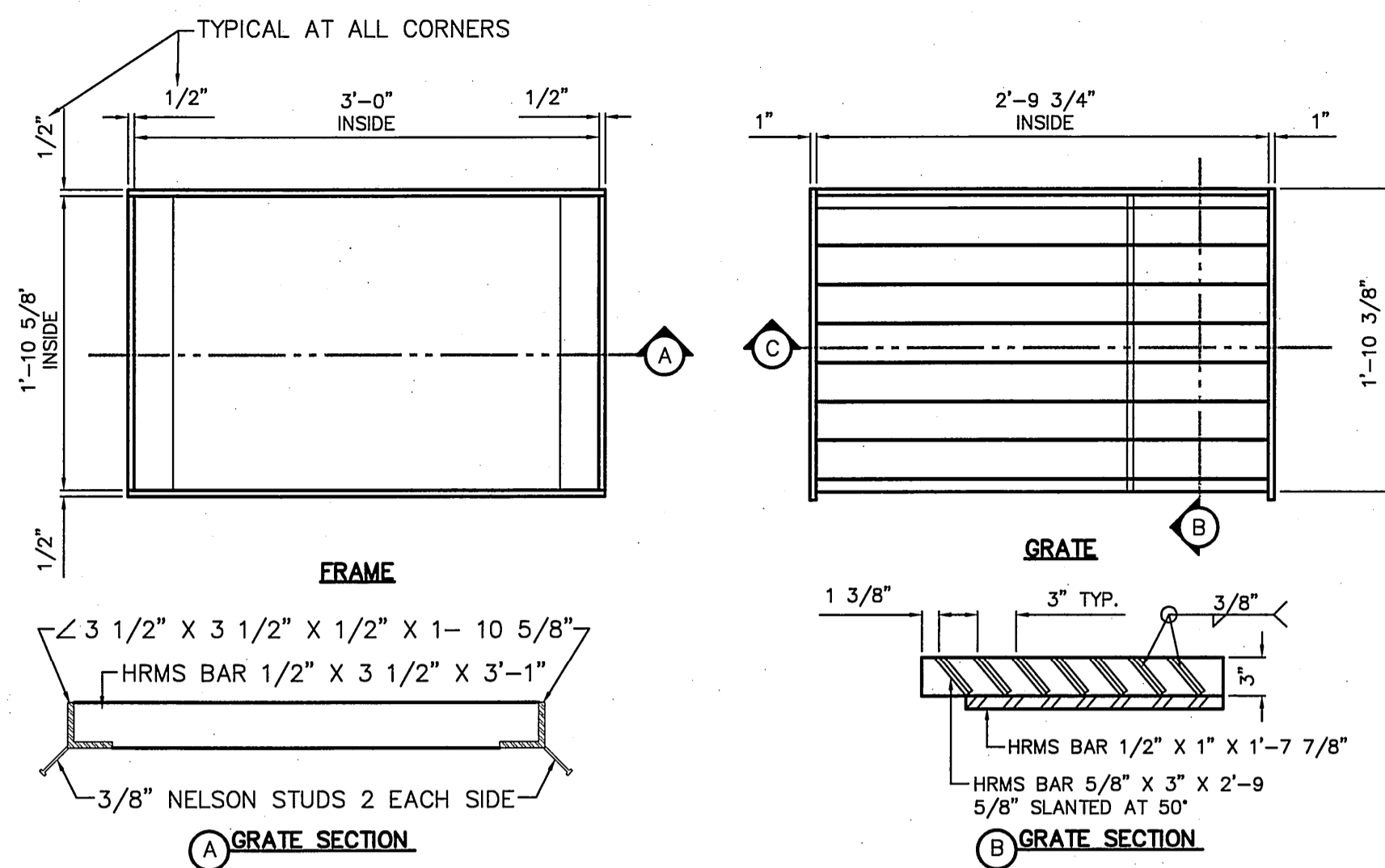
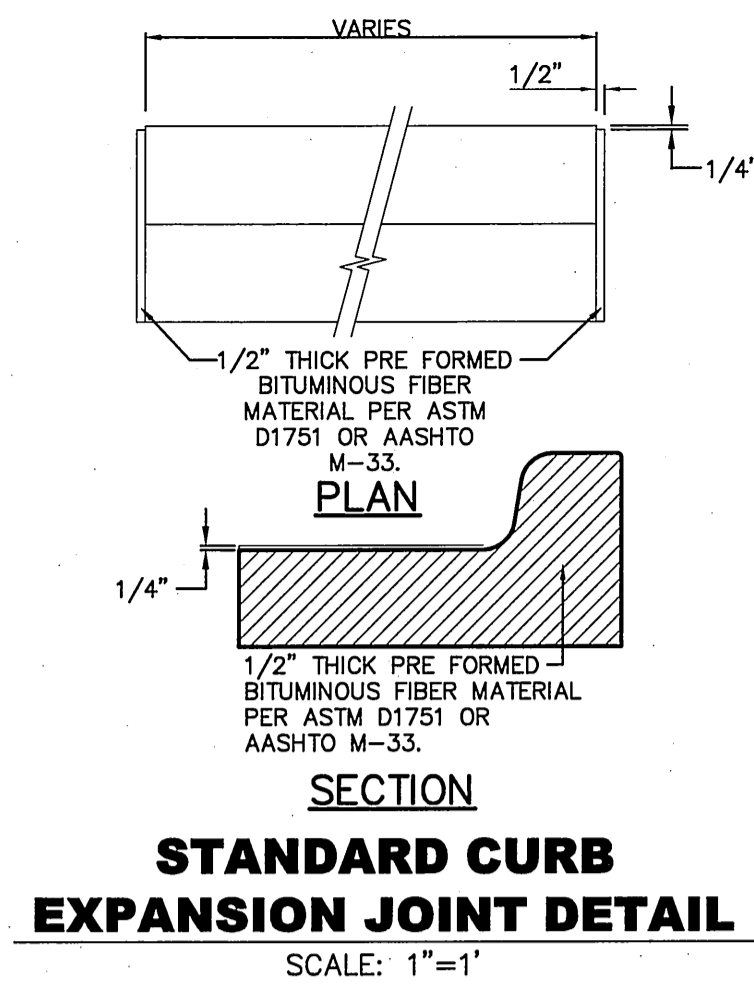
BENCHMARK:
BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX. (ELEVATION= 4021.03--EL PASO CITY DATUM)
HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN

BROCK & BUSTILLOS INC.
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AND SURVEYORS
417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
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PH (915) 542-4900
FAX (915) 542-2867
TBPE Firm Reg. No.: F-737

Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
		CITY COMMENTS	OGG 01/28/10
		Revision Description	By Date

SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11169 SEAN HAGGERTY
EL PASO, TEXAS
STANDARD DETAILS

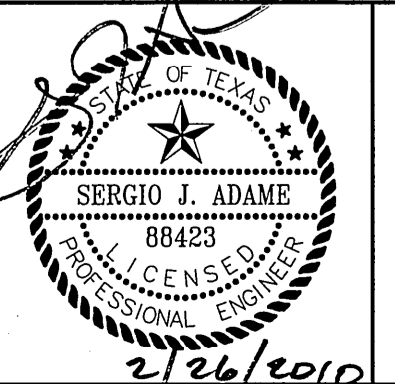
Job Number:
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Sheet Number:
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EFFECTIVE DATE: AUGUST 05, 1991

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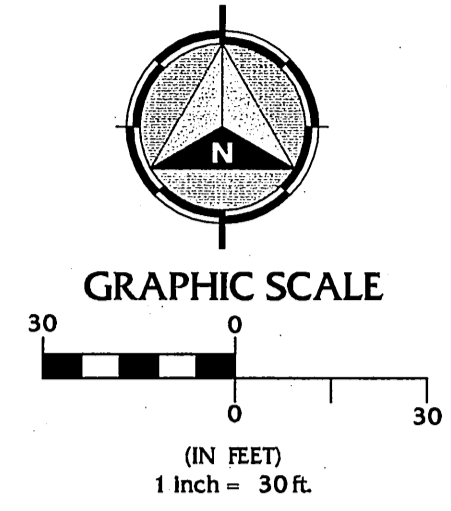
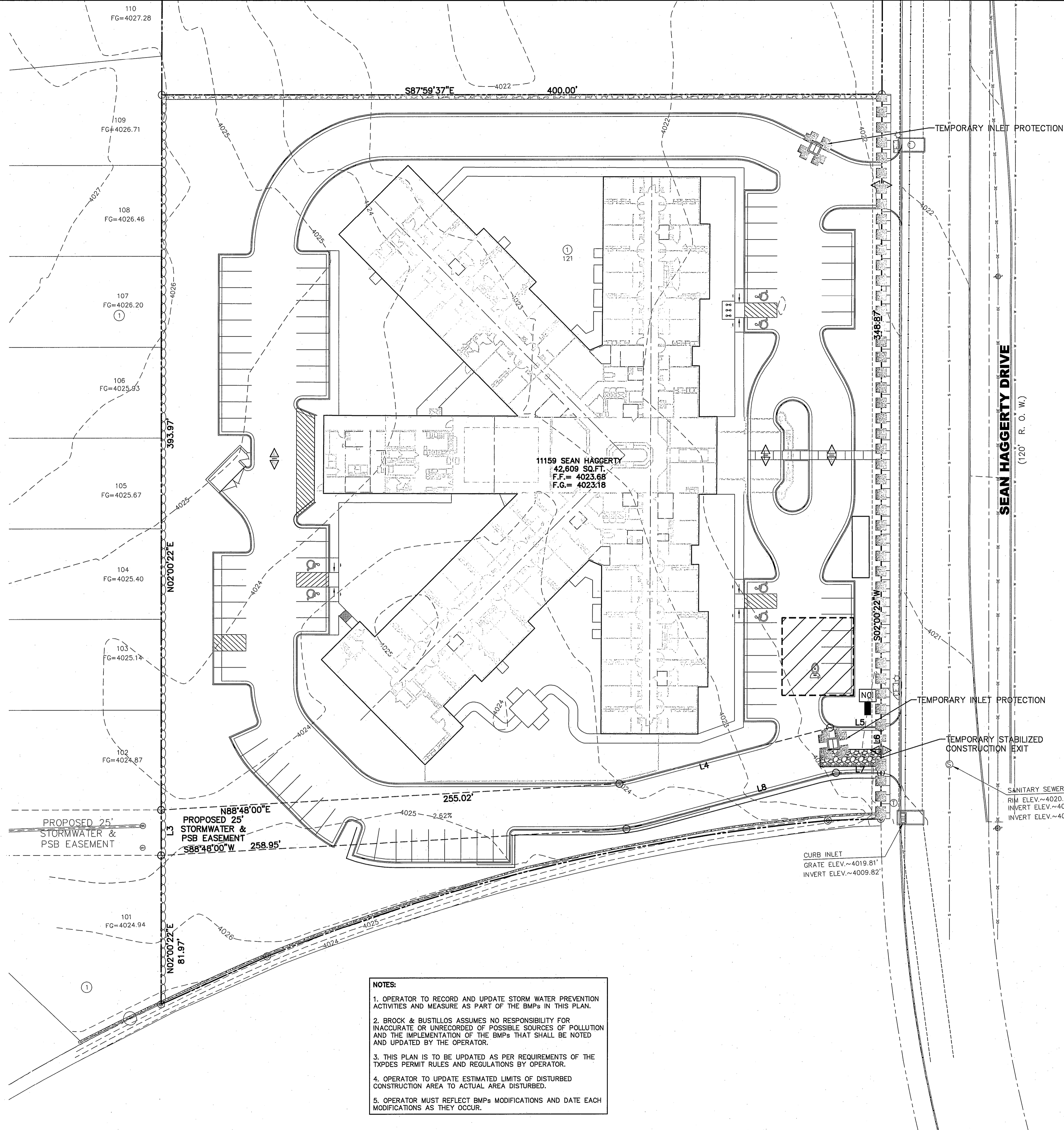
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**SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11169 SEAN HAGGERTY
EL PASO, TEXAS**

STANDARD DETAILS

Job Number: 06815-005
Sheet Number: C-12 OF 14



- SWPPP LEGEND:**
- TEMPORARY DESILTING BASIN
 - STORM WATER OUTFALL LOCATION
 - TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
 - SEDIMENT CONTROL FENCE
 - NOI LOCATION
 - PORTABLE JON LOCATION
 - NON-STORM WATER DISCHARGE OUTFALL LOCATION
 - STORM WATER RUN-OFF DIRECTION (AFTER CONSTRUCTION)
 - PRELIMINARY STAGING AREA
 - TEMPORARY CONSTRUCTION TRAILER

NOTES:

1. OPERATOR TO RECORD AND UPDATE STORM WATER PREVENTION ACTIVITIES AND MEASURE AS PART OF THE BMPs IN THIS PLAN.
2. BROCK & BUSTILLOS ASSUMES NO RESPONSIBILITY FOR INACCURATE OR UNRECORDED OF POSSIBLE SOURCES OF POLLUTION AND THE IMPLEMENTATION OF THE BMPs THAT SHALL BE NOTED AND UPDATED BY THE OPERATOR.
3. THIS PLAN IS TO BE UPDATED AS PER REQUIREMENTS OF THE TXPDES PERMIT RULES AND REGULATIONS BY OPERATOR.
4. OPERATOR TO UPDATE ESTIMATED LIMITS OF DISTURBED CONSTRUCTION AREA TO ACTUAL AREA DISTURBED.
5. OPERATOR MUST REFLECT BMPs MODIFICATIONS AND DATE EACH MODIFICATIONS AS THEY OCCUR.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°48'46"W	29.48'
L2	S67°54'31"W	64.57'
L3	N02°00'22"E	25.00'
L4	N77°15'58"E	121.21'
L5	S87°58'38"E	28.15'
L6	S02°00'22"W	25.00'
L7	N87°59'38"W	24.92'
L8	S77°15'58"W	120.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	206.38	470.13	251°03'37"	N 79°25'05" E	204.93
C2	39.27	25.00	90°00'00"	S 42°59'38" E	35.36
C3	321.55	1090.00	16°54'07"	S 78°33'19" W	320.38

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BENCHMARK:
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 Checked: O.P./R.B.
 Approved: R.B.
 Date: JANUARY 2010

CITY COMMENTS
 No. Revision Description OGG 01/28/10 By Date

SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
 11169 SEAN HAGGERTY
 EL PASO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

Job Number: 06815-005
 Sheet Number: **C-13**
 OF 14

I. SITE DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 1 AND 30, AND PORTIONS OF RIGHT-OF-WAY OUT OF SILVER CHOLLA DRIVE AND MOON RANCH DRIVE, AND ALL OF COW RANCH COURT, ALL WITHIN SANDSTONE RANCH UNIT SEVEN (AS PER RECORDED PLAT IN DOCUMENT NO. 2008020027, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS) CITY OF EL PASO, EL PASO COUNTY, TEXAS.

PROJECT NAME: EL PASO NURSING & REHABILITATION FACILITY
 EXISTING CONDITIONS: NATURAL

MAJOR SOIL DISTURBING ACTIVITIES: GRADING, DRAINAGE STRUCTURES, CURBS AND PAVEMENT
 TOTAL PROJECT AREA: 4.0009± ACRES
 TOTAL AREA TO BE DISTURBED: 4.0009± ACRES

WEIGHTED RUNOFF COEFFICIENT (AFTER CONSTRUCTION): 0.85

EXISTING CONDITION OF SOIL AND VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: SOME BARE, SMALL VEGETATION PATCHES

NAME OF RECEIVING WATERS:

ENDANGERED SPECIES: _____ HAS THE FOLLOWING ENDANGERED SPECIES-SEE LIST
 _____ HAS NO ENDANGERED SPECIES

HISTORIC PROPERTIES AND PLACES:

OWNER/OPERATOR MUST COMPLY WITH APPLICABLE STATE, TRIBAL, AND LOCAL LAWS CONCERNING THE PROTECTION OF HISTORIC PROPERTIES AND PLACES.

II. SOURCES OF POLLUTION

A. CONTRACTOR MUST IDENTIFY ALL POTENTIAL SOURCES OF POLLUTION THAT MAY AFFECT STORM WATER RUNOFF.

- _____ PORTABLE RESTROOMS
- _____ FUEL TANKS
- _____ STAGING AREA
- _____ WASTE CONTAINERS
- _____ CONCRETE CURE
- _____ PAINT
- _____ NONE
- _____ OTHER: _____

SEQUENCE OF CONSTRUCTION ACTIVITIES AND SCHEDULE OF IMPLEMENTATION:

MAJOR ACTIVITY (REF. CGP 3.4A)	ESTIMATED DATE	BMP IMPLEMENTATION	FORECAST WEATHER

OPERATOR RESPONSIBLE FOR CONTROL MEASURE IMPLEMENTATION: _____
 OPERATOR TO RECORD IF AND WHEN CONSTRUCTION TEMPORARILY OR PERMANENTLY CEASES.

B. POLLUTANT SOURCES OTHER THAN CONSTRUCTION ACTIVITIES:

- _____ CONCRETE PLANT
- _____ ASPHALT PLANT
- _____ INDUSTRIAL ACTIVITY
- _____ NONE
- _____ OTHER: _____

C. ALLOWABLE SOURCE OF NON-STORM WATER DISCHARGE MANAGEMENT:

NON-STORM WATER DISCHARGES TO BE ELIMINATED OR REDUCED TO THE EXTENT FEASIBLE:

DISCHARGES FROM FIRE-FIGHTING ACTIVITIES:
 FIRE HYDRANT FLUSHING.
 WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED.
 WATER USED TO CONTROL DUST IN ACCORDANCE WITH SUBPART 3.4.G.
 POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING.
 ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS.
 PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE.
 UNCONTAMINATED GROUND WATER OR SPRING WATER.
 FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
 UNCONTAMINATED EXCAVATION DEWATERING.
 LANDSCAPE IRRIGATION.

POLLUTION PREVENTION MEASURES FOR NON-STORM WATER DISCHARGES SHALL INCLUDE:
 _____ TEMPORARY DESILTING BERMS
 _____ TEMPORARY SILT FENCES
 _____ TEMPORARY STILLING BASIN
 _____ OTHER: _____

III. BEST MANAGEMENT PRACTICE (BMPs)

	INTERIM	PERMANENT
A. EROSION & SEDIMENT CONTROL STABILIZATION PRACTICES		
_____ TEMPORARY SEEDING		
_____ PERMANENT PLANTING, SODDING OR SEEDING		
_____ MULCHING		
_____ SOIL RETENTION BLANKET		
_____ BLUFTER ZONES		
_____ PRESERVATION OF NATURAL RESOURCES		
OTHER: _____		
B. STRUCTURAL CONTROL PRACTICES:	INTERIM	PERMANENT
_____ SILT FENCES		
_____ HAY BALES		
_____ ROCK BERM		
_____ DIVERSION, INTERCEPTOR, OR PERIMETER DIKES		
_____ DIVERSION DIKE AND SWALES COMBINATIONS		
_____ PIPE SLOPE DRAINS		
_____ CONCRETE INLETS		
_____ ROCK BEDDING AT CONSTRUCTION ENTRANCE/ EXIT		
_____ TIMBER MATTING AT CONSTRUCTION EXIT		
_____ CHANNEL LINERS		
_____ SEDIMENT TRAPS		
_____ SEDIMENT BASIN		
_____ STORM INLET SEDIMENT TRAP		
_____ STORM DRAIN STRUCTURES		
_____ CURBS AND GUTTERS		
_____ STORM DRAINS		
_____ VELOCITY CONTROL DEVICES		
_____ VEGETATED SWALES & NATURAL DEPRESSIONS		
OTHER: _____		

C. 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 TRASH DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE & 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.

D. 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 DEPARTMENT AND TCEQ.

E. 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 DISPOSAL SHALL BE THE RESPONSIBILITY OF THE SANITARY CONTRACTOR.

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

- 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 OF THE CONTAINER
 - F. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL
- HAZARDOUS PRODUCTS:
 - 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
- PETROLEUM PRODUCTS:
 - ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. WHEN FLUIDS ARE CHANGED, THE REMOVED FLUIDS AND FILTERS MUST BE DISPOSED OF PROPERLY. TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
- 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 SHALL BE WORN;
 - E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY;
 - F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING.

H. REMARKS:
 DISPOSAL (FILL) 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, FALSE WORK, PILING DEBRIS OR OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT A PART OF THE FINISHED WORK.

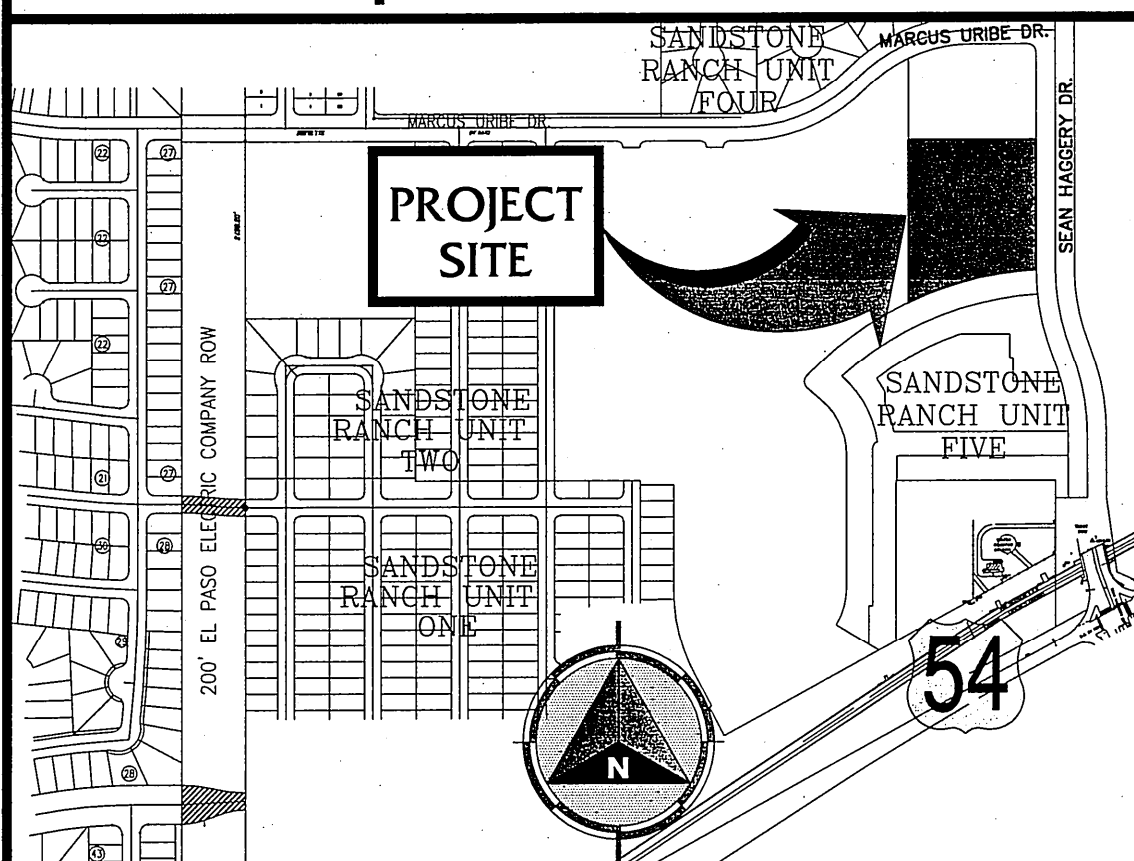
I. OFF-SITE VEHICLE TRACKING:
 IN ADDITION TO THE STABILIZED CONSTRUCTION ENTRANCES, THE FOLLOWING MEASURES SHALL BE OBSERVED DURING CONSTRUCTION:

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

J. VELOCITY DISSIPATION DEVICES MUST BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL TO PROVIDE A NON-EROSIVE FLOW VELOCITY FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER).

K. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH ANY RELEVANT MANUFACTURER SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INEFFECTIVELY, THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS AS SOON AS PRACTICABLE.

Location Map Scale: 1"=600'



VI. CERTIFICATIONS

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 _____
 OWNER: NAME _____
 TITLE _____
 DATE _____

OPERATOR(S) CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES OF THE AREA(S) OF THE PROJECT SITE IDENTIFIED IN THIS CERTIFICATION AS HAVING CONTROL OVER.

SIGNED: _____ COMPANY: _____
 NAME: _____ ADDRESS: _____
 TITLE: _____ TELEPHONE: _____
 DATE: _____ AREA(S) OF SITE WITH CONTROL: _____

SUBCONTRACTOR-OPERATOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT IT IS MY RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE TERMS AND CONDITIONS OF THIS PERMIT AS IT RELATES TO THE CONSTRUCTION ACTIVITIES ON THE AREA(S) OF THE PROJECT SITE IDENTIFIED AS HAVING CONTROL, INCLUDING PROTECTION OF ENDANGERED SPECIES, CRITICAL HABITAT, HISTORIC PROPERTIES, IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs) AND OTHER CONTROLS REQUIRED BY THE SWPPP. I WILL ENSURE EITHER DIRECTLY OR THROUGH COORDINATION WITH OTHER PERMITTEES, THAT MY ACTIVITIES DO NOT RENDER ANOTHER PARTY'S POLLUTION CONTROL INEFFECTIVE. I WILL EITHER IMPLEMENT MY PORTION OF THIS SWPPP OR DEVELOP AND IMPLEMENT MY OWN SWPPP.

SIGNED: _____ COMPANY: _____
 NAME: _____ ADDRESS: _____
 TITLE: _____ TELEPHONE: _____
 DATE: _____ AREA(S) OF SITE WITH CONTROL: _____

IV. INSPECTIONS

A. INSPECTIONS MUST BE CONDUCTED IN ACCORDANCE WITH ONE OF THE TWO SCHEDULES LISTED BELOW. CONTRACTOR TO SPECIFY WHICH SCHEDULE WILL BE FOLLOWED.

- _____ AT LEAST ONCE EVERY 7 CALENDAR DAYS, OR
- _____ AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
- _____ OTHER: _____
- _____ IF WAIVER, STATE PERIOD (BEGINNING AND ENDING DATES): _____

B. INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL (PROVIDED BY THE OPERATOR OR COOPERATIVELY BY MULTIPLE OPERATORS). "QUALIFIED PERSONNEL" MEANS A PERSON WHO KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROL WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ACCESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITY.

C. OPERATOR MUST HAVE A COPY OF THE SWPPP AVAILABLE AT A CENTRAL LOCATIONS ON-SITE FOR THE USE OF ALL THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE SWPPP WHENEVER THEY ARE ON THE CONSTRUCTION SITE. IF AN ON-SITE LOCATION IS UNAVAILABLE TO STORE THE SWPPP WHEN NO PERSONNEL ARE PRESENT, NOTICE OF THE PLAN'S LOCATION MUST BE POSTED NEAR THE MAIN ENTRANCE AT THE CONSTRUCTION SITE.

D. INSPECTIONS MUST INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITY AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION. INSPECTORS MUST LOOK FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE STORM WATER CONVEYANCE SYSTEM.

E. SEDIMENTATION AND EROSION CONTROL MEASURES IDENTIFIED IN THE SWPPP MUST BE OBSERVED TO ENSURE PROPER OPERATION.

F. DISCHARGE LOCATIONS MUST BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO WATERS OF THE UNITED STATES.

G. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS MUST BE INSPECTED TO THE EXTENT THAT SUCH INSPECTIONS ARE PRACTICABLE.

H. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

I. FOR EACH INSPECTION REQUIRED ABOVE, THE OPERATOR MUST COMPLETE AN INSPECTION REPORT. AT A MINIMUM, THE INSPECTION REPORT MUST INCLUDE:

- THE INSPECTION DATE;
- NAMES, TITLES AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- LOCATION(S) OF BUMPS THAT NEED TO BE MAINTAINED;
- LOCATION(S) OF BMP THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- APPROXIMATE WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWPPP NECESSARY AND IMPLEMENTATION DATES.

J. A RECORD OF EACH INSPECTION AND OF ANY ACTIONS TAKEN IN ACCORDANCE WITH THIS PART MUST BE RETAINED AS PART OF THE SWPPP FOR AT LEAST THREE YEARS FROM THAT DATE THAT PERMIT COVERAGE EXPIRES OR IS TERMINATED.

K. THE INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE PERMIT CONDITIONS. WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE CONSTRUCTION PROJECT OR SITE IS IN COMPLIANCE WITH THE SWPPP AND THIS PERMIT. THE REPORT MUST BE SIGNED IN ACCORDANCE WITH NPDES REGULATIONS.

V. POSTING REQUIREMENTS

A. OPERATOR SHALL POST COPY OF PERMIT, SIGNED AND CERTIFIED NOTICE OF INTENT (NOI) THAT WAS SUBMITTED TO EPA IN CONJUNCTION WITH APPROVED SWPPP.

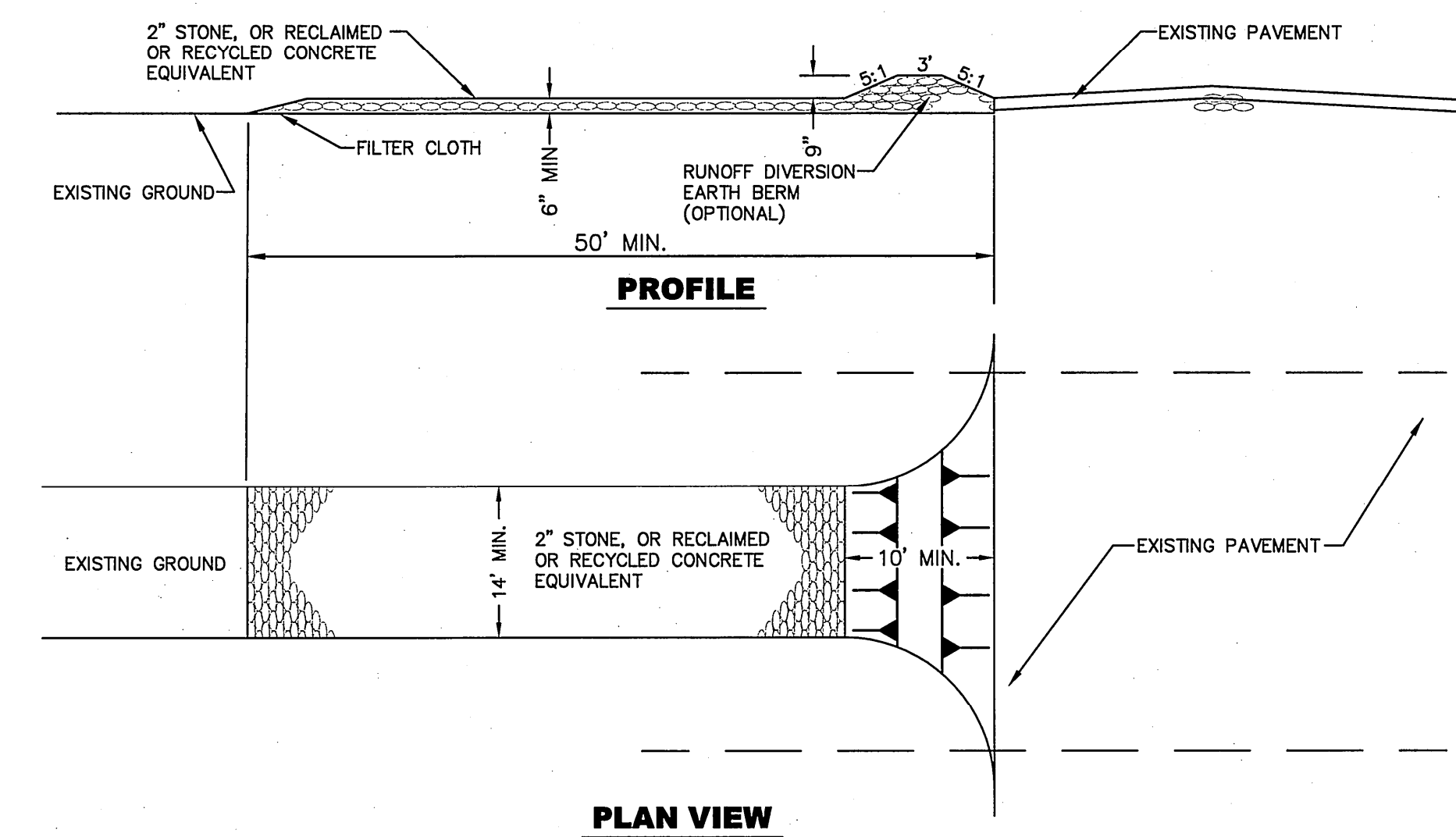
B. UPON RECEIPT, A COPY OF THE LETTER FROM THE EPA STORM WATER NOTICE PROCESSING CENTER NOTIFYING OF THEIR RECEIPT OF THE ADMINISTRATIVELY COMPLETE NOI MUST ALSO BE INCLUDED AS A COMPONENT OF THIS SWPPP.

C. THE OPERATOR IS RESPONSIBLE FOR UNDERSTANDING, COMPLYING AND IMPLEMENTING THE LOCAL, STATE AND FEDERAL PERMIT REQUIREMENTS OF THE STORM WATER DISCHARGE ELIMINATION SYSTEM. STATE PERMIT LANGUAGE SHALL BE AVAILABLE WITH THIS SWPPP.

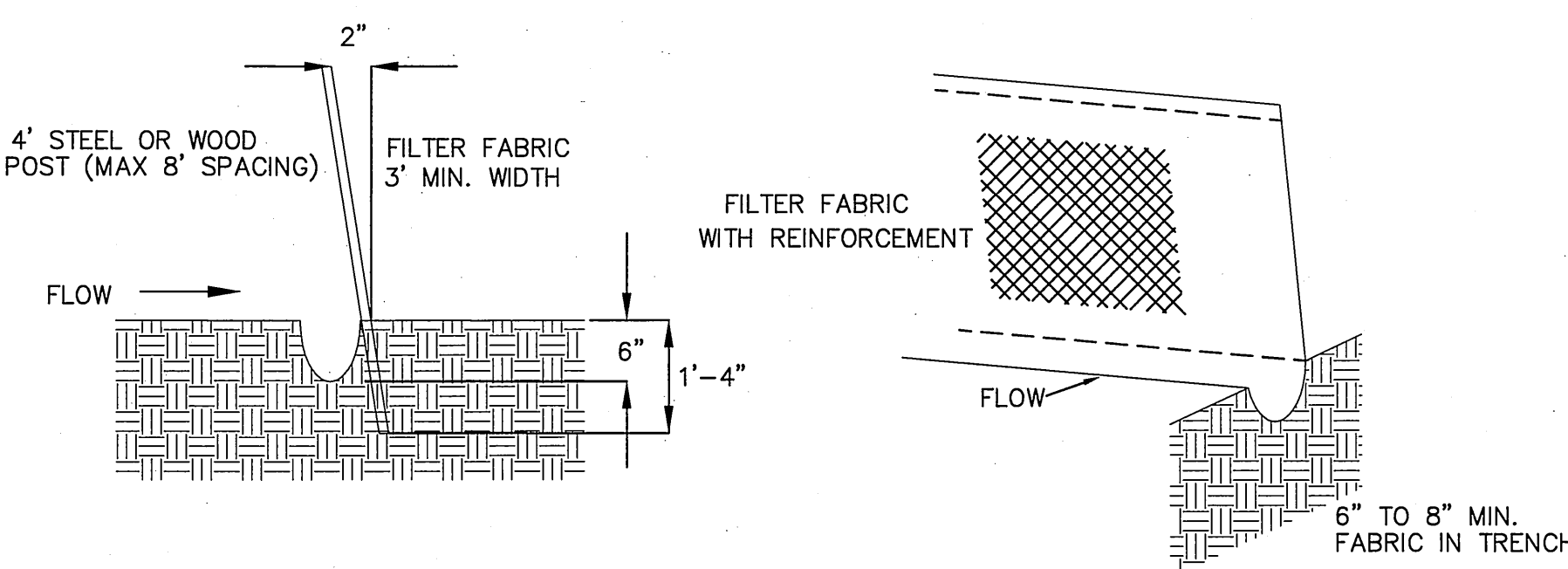
D. IT IS THE RESPONSIBILITY OF THE OPERATOR TO SUBMIT A COMPLETE AND ACCURATE NOTICE OF TERMINATION (N.O.T.). SUBMIT A N.O.T. AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

- FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH YOU ARE RESPONSIBLE;
- ANOTHER OPERATOR HAS ASSUMED CONTROL ACCORDING TO APPENDIX G, SECTION 11.0 OF THE NPDES GENERAL PERMIT OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED;
- COVERAGE UNDER AN INDIVIDUAL OR ALTERNATIVE GENERAL NPDES PERMIT HAS BEEN OBTAINED; OR
- FOR RESIDENTIAL CONSTRUCTION ONLY, TEMPORARY STABILIZATION HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN TRANSFERRED TO THE HOMEOWNER.

THE N.O.T. MUST BE SUBMITTED WITHIN 30 DAYS OF ONE OF THE ABOVE CONDITIONS BEING MET. AUTHORIZATION TO DISCHARGE TERMINATES AT MIDNIGHT OF THE DAY THE N.O.T. IS SIGNED.



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE SCALE: 1"=10'



SEDIMENT CONTROL FENCE SCALE: 1"=2'

STOP! CALL BEFORE YOU DIG
DIG TESS
 1-800-DIG-TESS
 1-800-344-8377
 (@ least 48 hours prior to excavation)

FLOOD ZONE
 THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAPS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO.: 480214-0014-D EFFECTIVE DATE: AUGUST 05, 1991

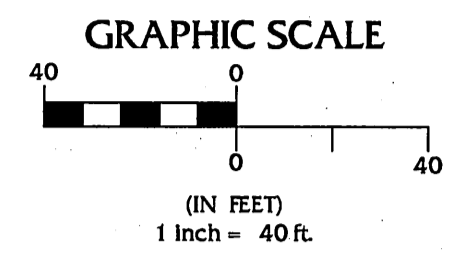
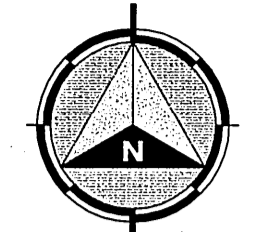
BENCHMARK:
 BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX. (ELEVATION= 4021.03'-EL PASO CITY DATUM)
 HORIZONTAL: AS SHOWN
 VERTICAL: AS SHOWN

BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
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 TPE Firm Reg. No.: F-737

Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
	CITY COMMENTS	OGG	01/28/10
	No.	By	Date
	Revision	Description	

SANDSTONE RANCH UNIT SEVEN REPLAT-B SEAN HAGGERTY NURSING & REHABILITATION
 11169 SEAN HAGGERTY
 EL PASO, TEXAS
STORMWATER POLLUTION PREVENTION PLAN
 Job Number: 06815-005
 Sheet Number: C-14 OF 14

FUTURE SANDSTONE RANCH UNIT SIX



SECTION 21
BLOCK 51, TOWNSHIP 1
TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS

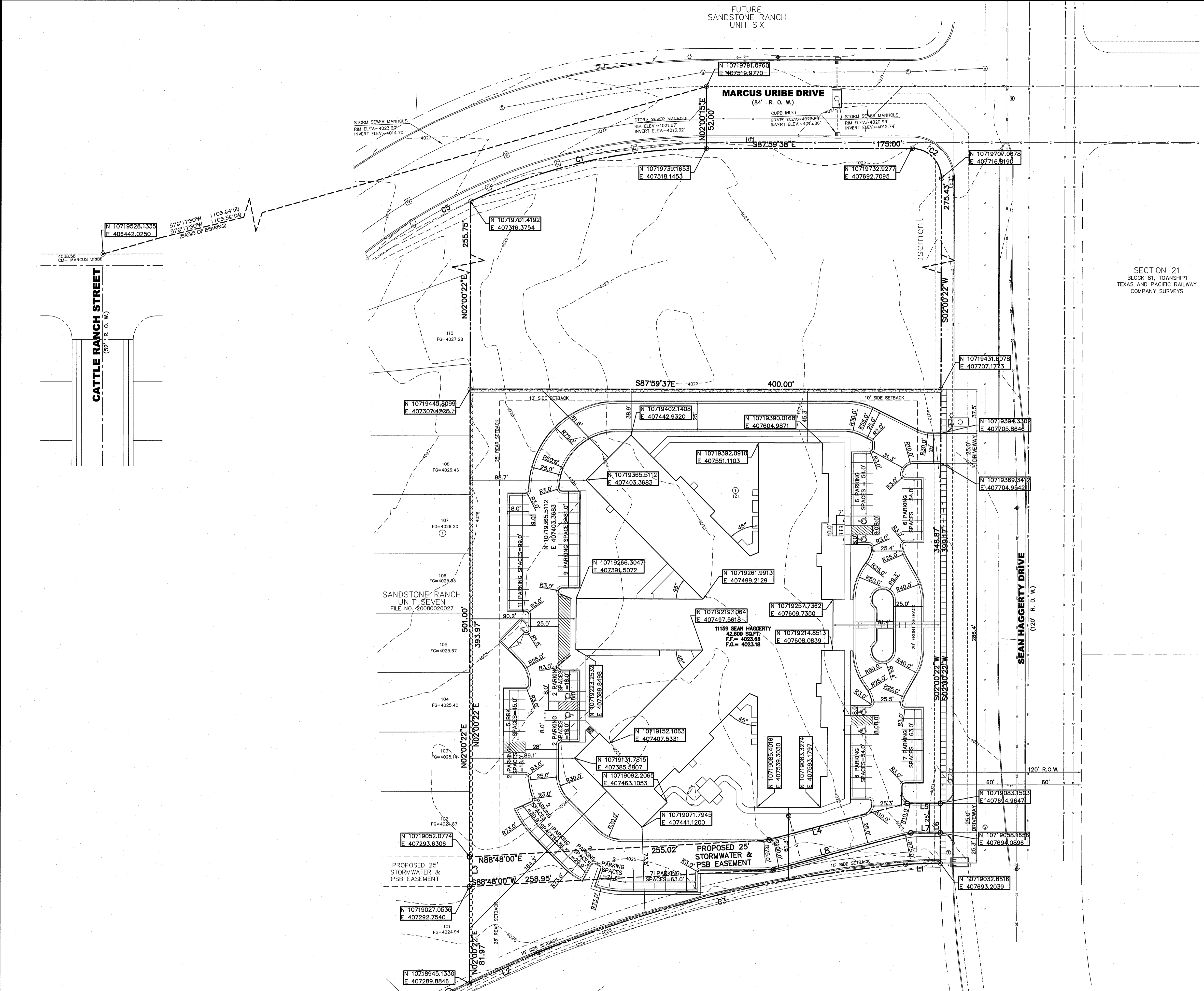
LEGEND

- PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY MANHOLE
- EXISTING 13'x5' REINFORCED BOX CULVERT (STORM SEWER)
- ☆ EXISTING STREET LIGHT
- ⊕ EXISTING ELECTRICAL POLE
- ⊞ EXISTING ELECTRICAL BOX
- ⊙ EXISTING COMMUNICATION MANHOLE
- ⊕ EXISTING SIGN
- ⊕ EXISTING GUY ANCHOR
- ⊕ EXISTING WATER/IRRIGATION/GAS VALVE
- ⊕ EXISTING EXISTING CITY MONUMENT
- ⊕ EXISTING PROJECT BENCHMARK
- ⊕ PROPOSED 6' HIGH ROCKWALL (BY OTHERS)
- ⊕ PROPOSED 2' HIGH ROCKWALL
- PROPOSED BUILDING SETBACK
- PROPOSED CURB & GUTTER

LINE	BEARING	LENGTH
L1	N89°48'46W	28.48'
L2	S67°54'31W	64.57'
L3	N02°00'22"E	25.00'
L4	N77°15'58"E	121.21'
L5	S87°59'38E	28.15'
L6	S02°00'22"W	25.00'
L7	N87°59'38"W	24.92'
L8	S77°15'58"W	120.50'

NOTES
REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL PLUMBING, AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

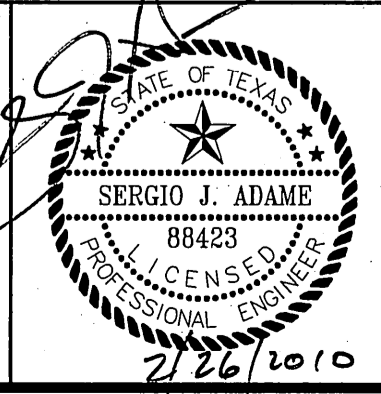
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	206.58	470.13	25°10'37"	N 79°25'05" E	204.93
C2	39.27	25.00	90°00'00"	S 42°59'38" E	35.36
C3	321.55	1090.00	16°54'07"	S 78°33'18" W	320.38



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1-800-344-8377
(@ least 48 hours prior to excavation)

FLOOD ZONE
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BENCHMARK:
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HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN

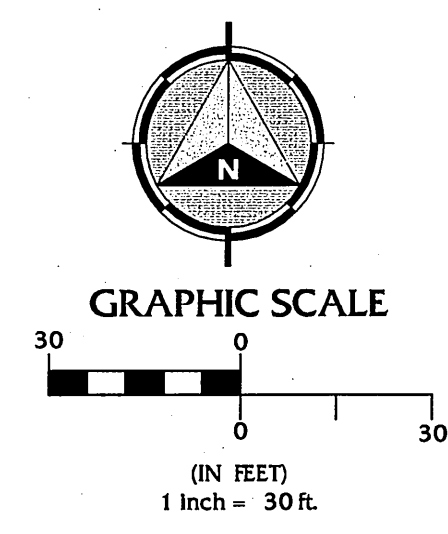
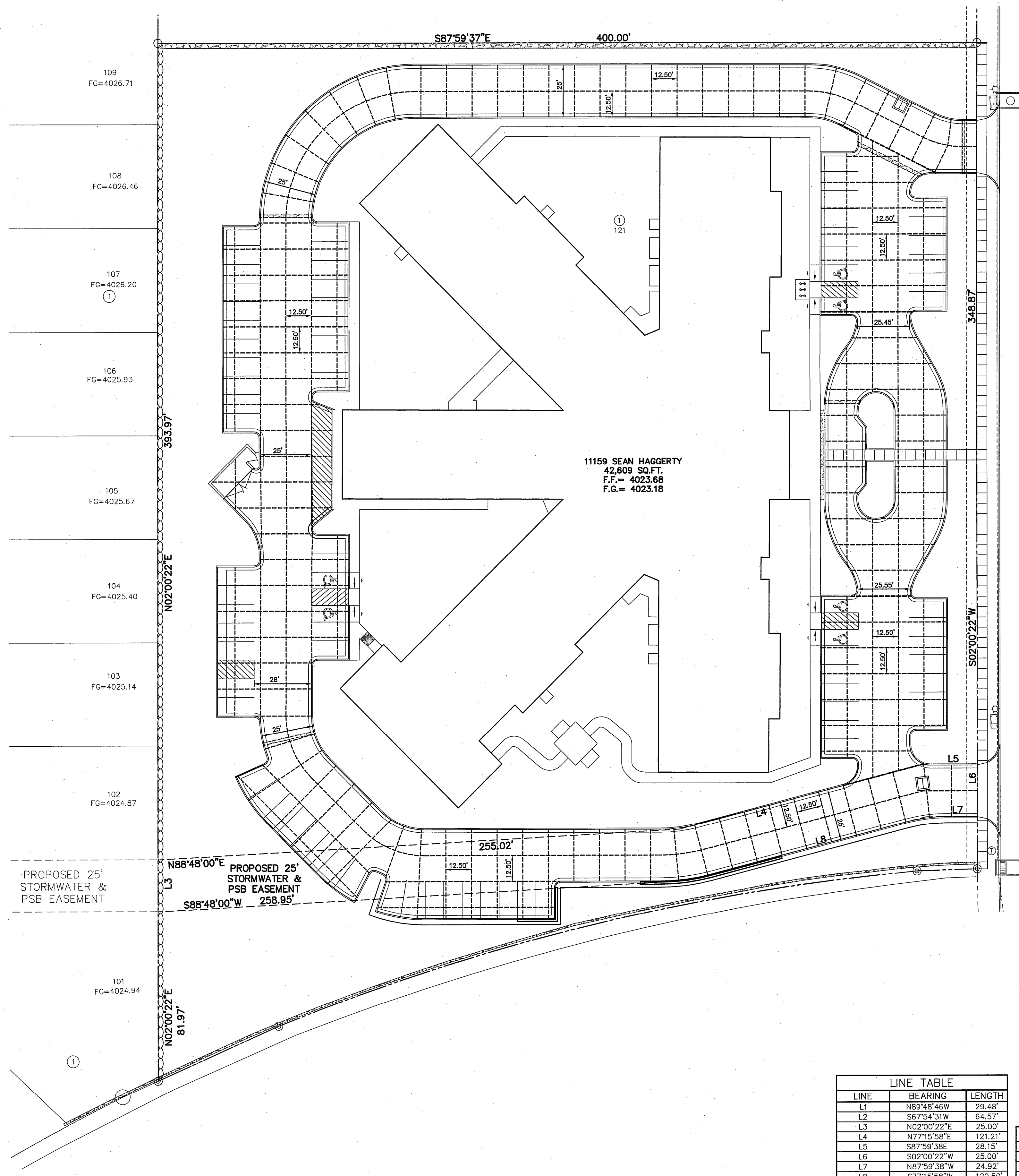


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Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
	⚠ CITY COMMENTS	OGG	01/28/10
	No. Revision Description	By	Date

**SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11169 SEAN HAGGERTY
EL PASO, TEXAS**
SITE PLAN

Job Number: 06815-005
Sheet Number: **C-2** OF 14



LEGEND:

- PROPERTY LINE
- - - EXISTING STREET CENTERLINE
- ===== EXISTING ASPHALT
- ===== EXISTING CURB & GUTTER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER LINE
- - - - - EXISTING GAS LINE
- - - - - EXISTING OVERHEAD ELECTRIC
- ⊙ EXISTING SANITARY MANHOLE
- - - - - EXISTING 13'x5' REINFORCED BOX CULVERT (STORM SEWER)
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING ELECTRICAL POLE
- ⊙ EXISTING ELECTRICAL BOX
- ⊙ EXISTING COMMUNICATION MANHOLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING WATER/IRRIGATION/GAS VALVE
- ⊙ EXISTING EXISTING CITY MONUMENT
- ⊙ EXISTING PROJECT BENCHMARK
- ===== PROPOSED 2' HIGH ROCKWALL
- ===== PROPOSED 6' HIGH ROCKWALL (BY OTHERS)
- ===== PROPOSED CURB & GUTTER
- ⊙ PROPOSED HC SIGN
- ⊙ PROPOSED HIGH POINT
- - - - - PROPOSED CONTRACTION JOINT
- - - - - PROPOSED CONSTRUCTION JOINT
- ⊙ PROPOSED INLET
- ===== PROPOSED CLASS 200 SLEEVE PIPES (REFER TO IRRIGATION PLANS FOR ADDITIONAL INFORMATION)
- ===== PROPOSED RETAINING WALL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'46W	29.48'
L2	S87°54'31W	64.57'
L3	N02°00'22"E	25.00'
L4	N77°15'58"E	121.21'
L5	S87°59'38E	28.15'
L6	S02°00'22"W	25.00'
L7	N87°59'38"W	24.92'
L8	S77°15'58"W	120.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	206.58	470.13	25°10'37"	N 79°25'05" E	204.93
C2	39.27	25.00	90°00'00"	S 42°59'38" E	35.36
C3	321.55	1090.00	16°54'07"	S 78°33'19" W	320.38

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1-800-344-8377

(@ least 48 hours prior to excavation)

FLOOD ZONE

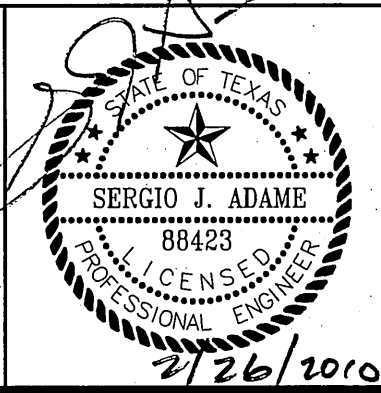
THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAPS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO.: 480214 0014 D

EFFECTIVE DATE: AUGUST 05, 1991

BENCHMARK:

BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URIBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX. (ELEVATION= 4021.03'-EL PASO CITY DATUM)

HORIZONTAL: AS SHOWN
VERTICAL: AS SHOWN



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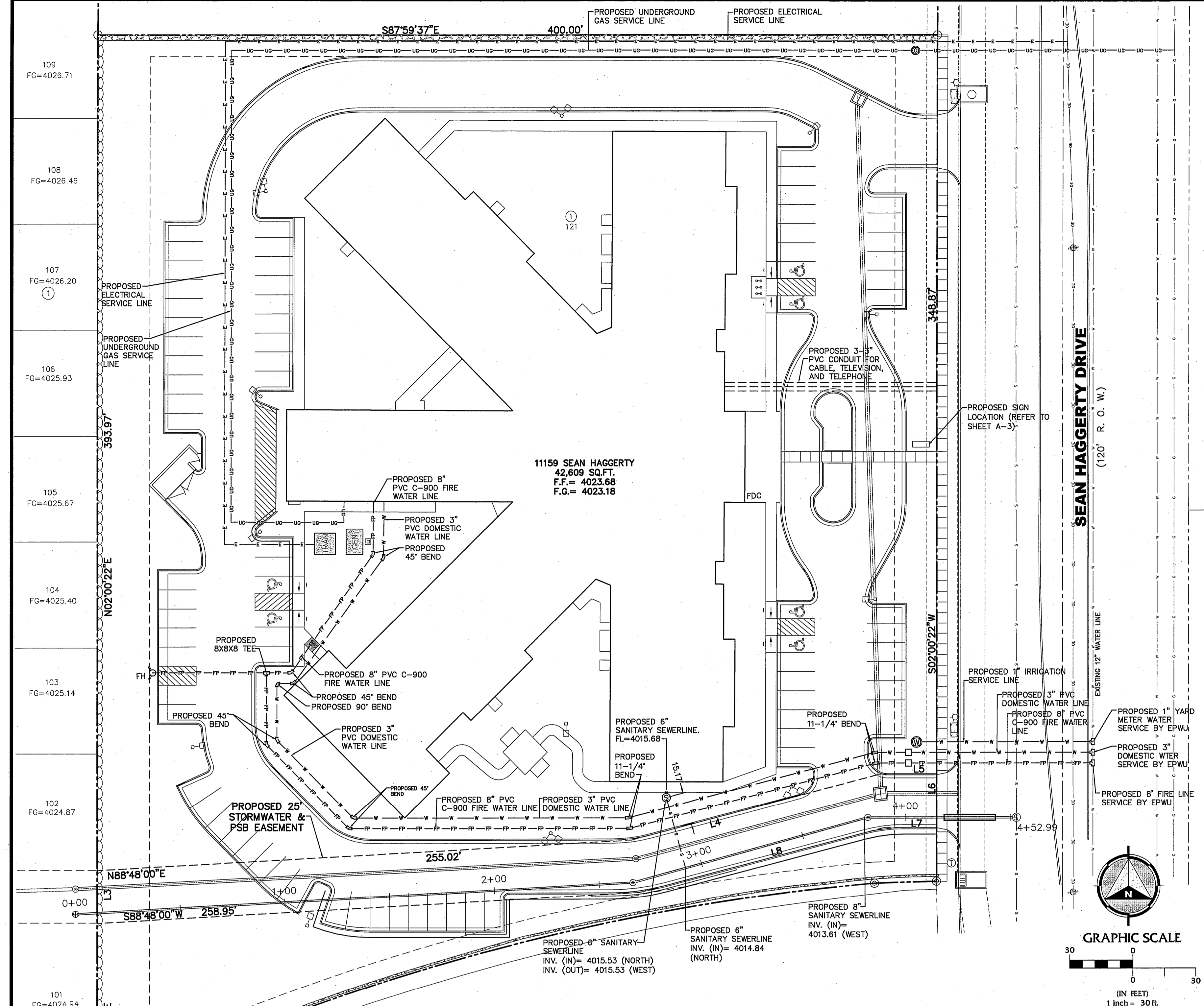
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FAX (915) 542-2867
TBPE Firm Reg. No.: F-737

Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
	⚠ CITY COMMENTS	OGG	01/28/10
	No. Revision Description	By	Date

**SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11159 SEAN HAGGERTY
EL PASO, TEXAS**

CONCRETE PAVEMENT JOINT LAYOUT PLAN

Job Number: 06815-005
Sheet Number: C-3 OF 14



LEGEND:

---	PROPERTY LINE	---	EXISTING SIGN	---	PROPOSED 8" PVC SDR-35 PIPE
---	EXISTING STREET CENTERLINE	---	EXISTING GUY ANCHOR	---	PROPOSED 24" RCP (STORM SEWER)
---	EXISTING ASPHALT	---	EXISTING WATER/IRRIGATION/GAS VALVE	---	PROPOSED 48" SANITARY SEWER MANHOLE
---	EXISTING CURB & GUTTER	---	EXISTING EXISTING CITY MONUMENT	---	PROPOSED 48" STORM SEWER MANHOLE
---	EXISTING SANITARY SEWER	---	EXISTING PROJECT BENCHMARK	---	PROPOSED 6" CLEANOUT
---	EXISTING WATER LINE	---	EXISTING MAJOR CONTOUR	---	PROPOSED GAS METER
---	EXISTING GAS LINE	---	EXISTING MINOR CONTOUR	---	PROPOSED 1" IRRIGATION METER
---	EXISTING OVERHEAD ELECTRIC	---	PROPOSED 2' HIGH ROCKWALL	---	PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY W/ PVI
---	EXISTING SANITARY MANHOLE	---	PROPOSED 6' HIGH ROCKWALL (BY OTHERS)	---	PROPOSED 3-3" PVC CONDUIT FOR CABLE, TELEVISION, AND TELEPHONE
---	EXISTING 13'x5' REINFORCED BOX CULVERT (STORM SEWER)	---	PROPOSED CURB & GUTTER	---	PROPOSED 24.33 L.F. 16" 3/8" THICK STEEL CASING PIPE
---	EXISTING STREET LIGHT	---	PROPOSED 6" SANITARY SEWER SERVICE @ 2% SLOPE	---	PROPOSED 25' STORMWATER & PSB EASEMENT
---	EXISTING ELECTRICAL POLE	---	PROPOSED ELECTRICAL SERVICE LINE	---	
---	EXISTING ELECTRICAL BOX	---	PROPOSED UNDERGROUND GAS SERVICE LINE	---	
---	EXISTING COMMUNICATION MANHOLE	---	PROPOSED 3" DOMESTIC WATER SERVICE LINE	---	
---		---	PROPOSED 8" FIRE PROTECTION MAIN	---	
---		---	PROPOSED INLET	---	

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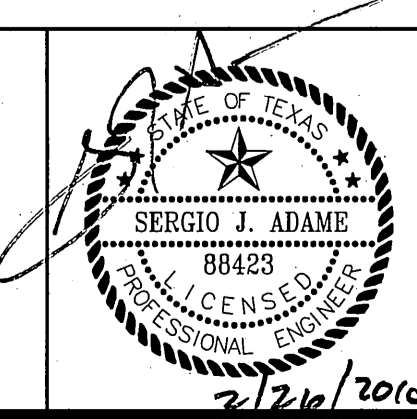
FLOOD ZONE

THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAPS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NO.: 480214_0014_D
EFFECTIVE DATE: AUGUST 05, 1991

BENCHMARK:

BASIS OF ELEVATION WAS OBTAINED BY THE MONUMENT CERTIFICATION LETTER DONE BY BARRAGAN & ASSOCIATES, AT A CITY MONUMENT FOUND 10 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF MARCUS URBE DRIVE (PT OF THE CENTERLINE OF THE CURVE) OPPOSITE LOT 50, BLOCK 25, SANDSTONE RANCH UNIT SIX.
(ELEVATION= 4021.03'-EL PASO CITY DATUM)

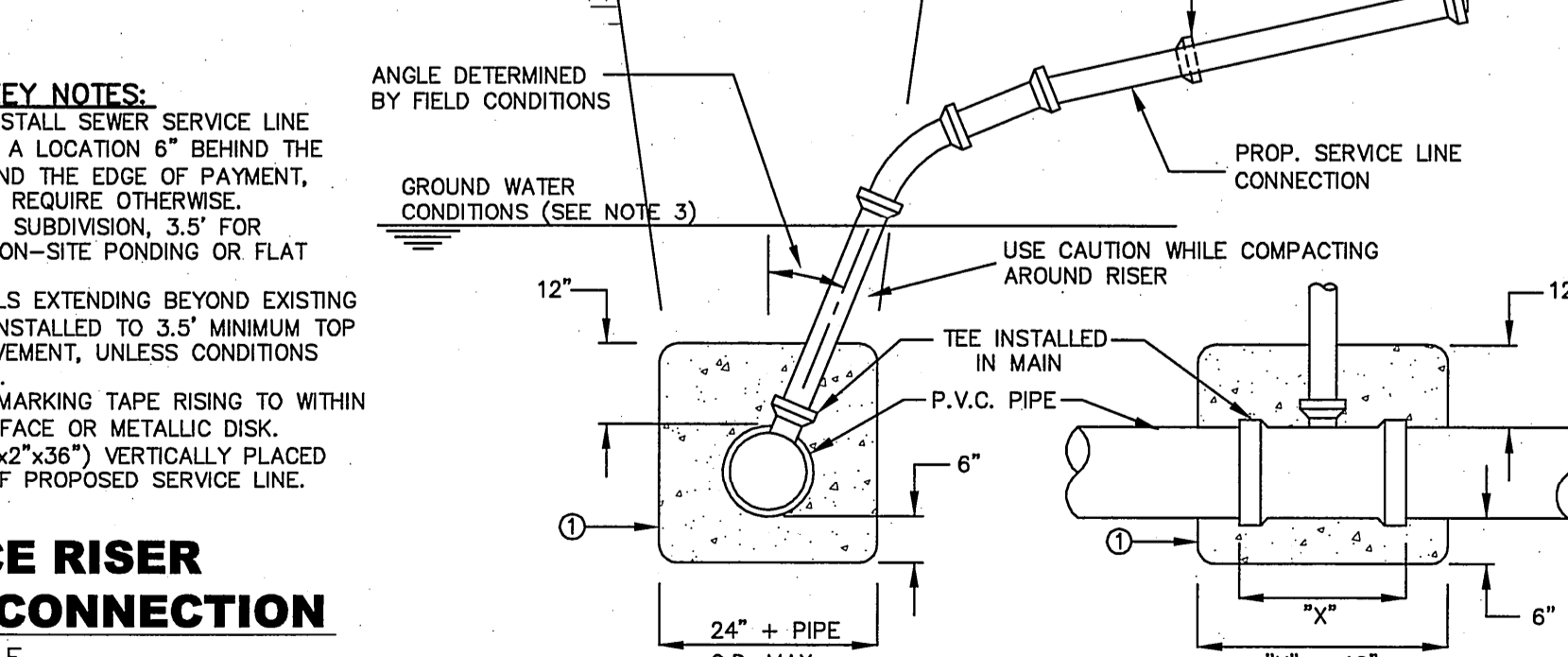
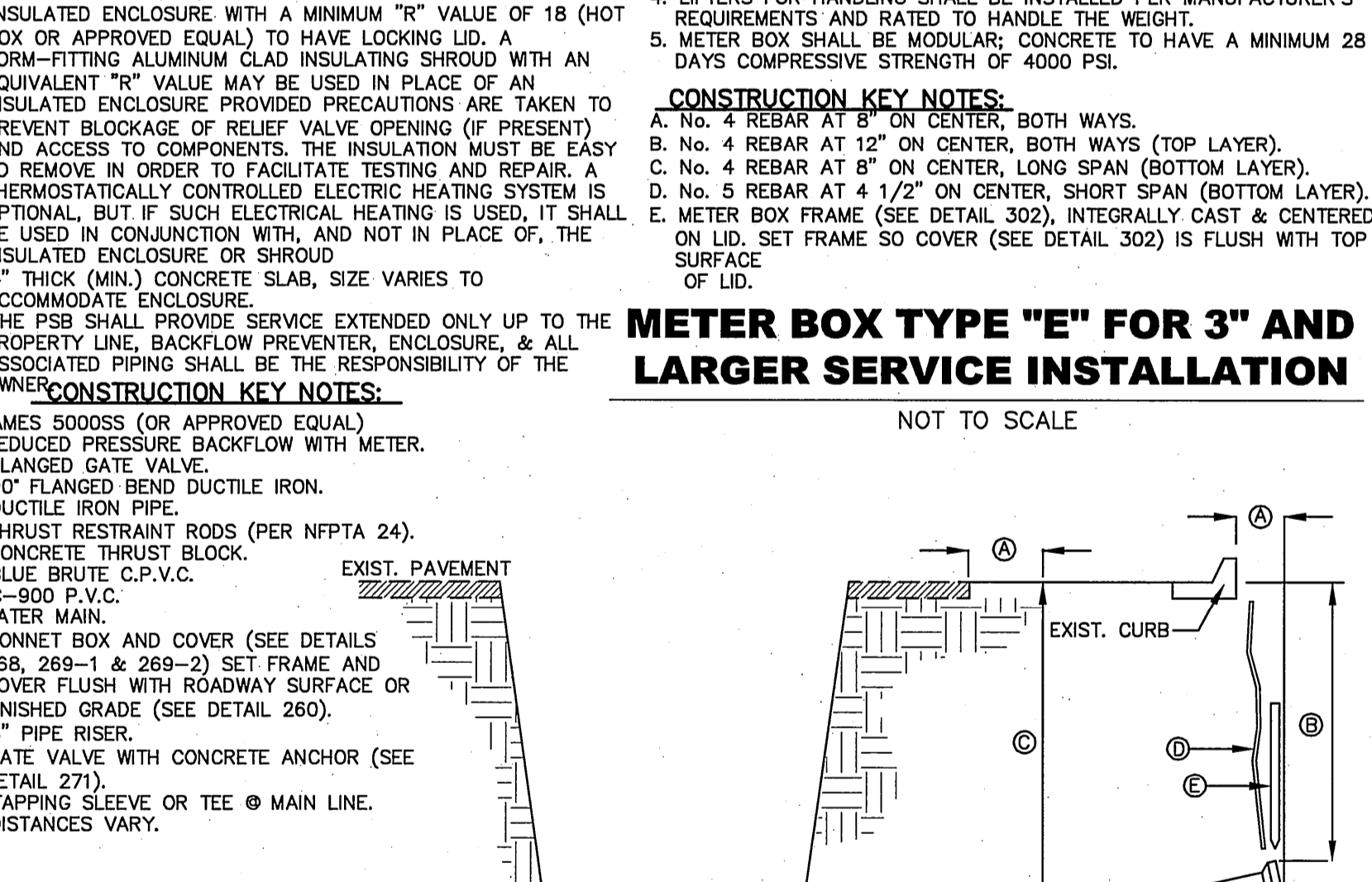
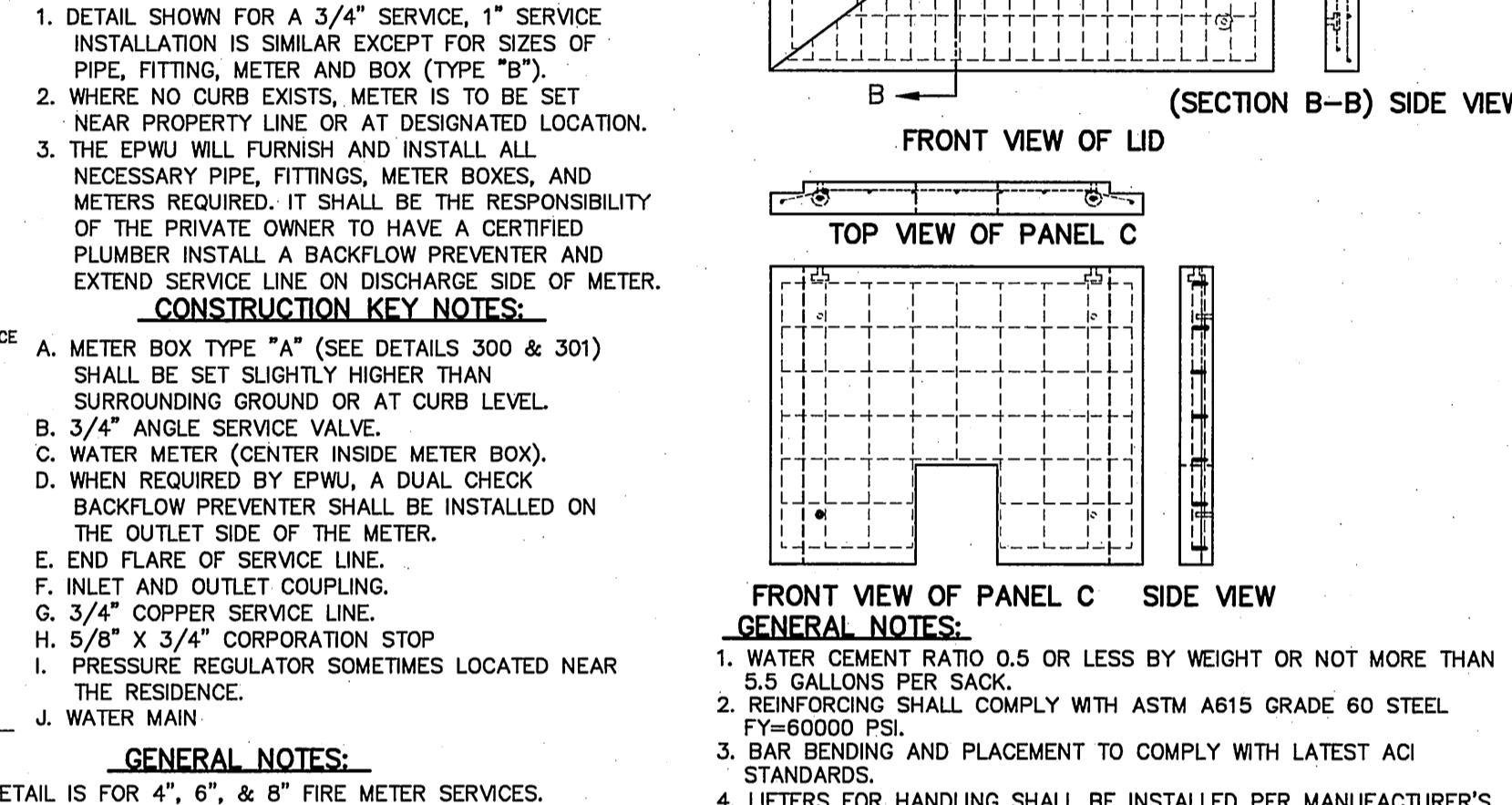
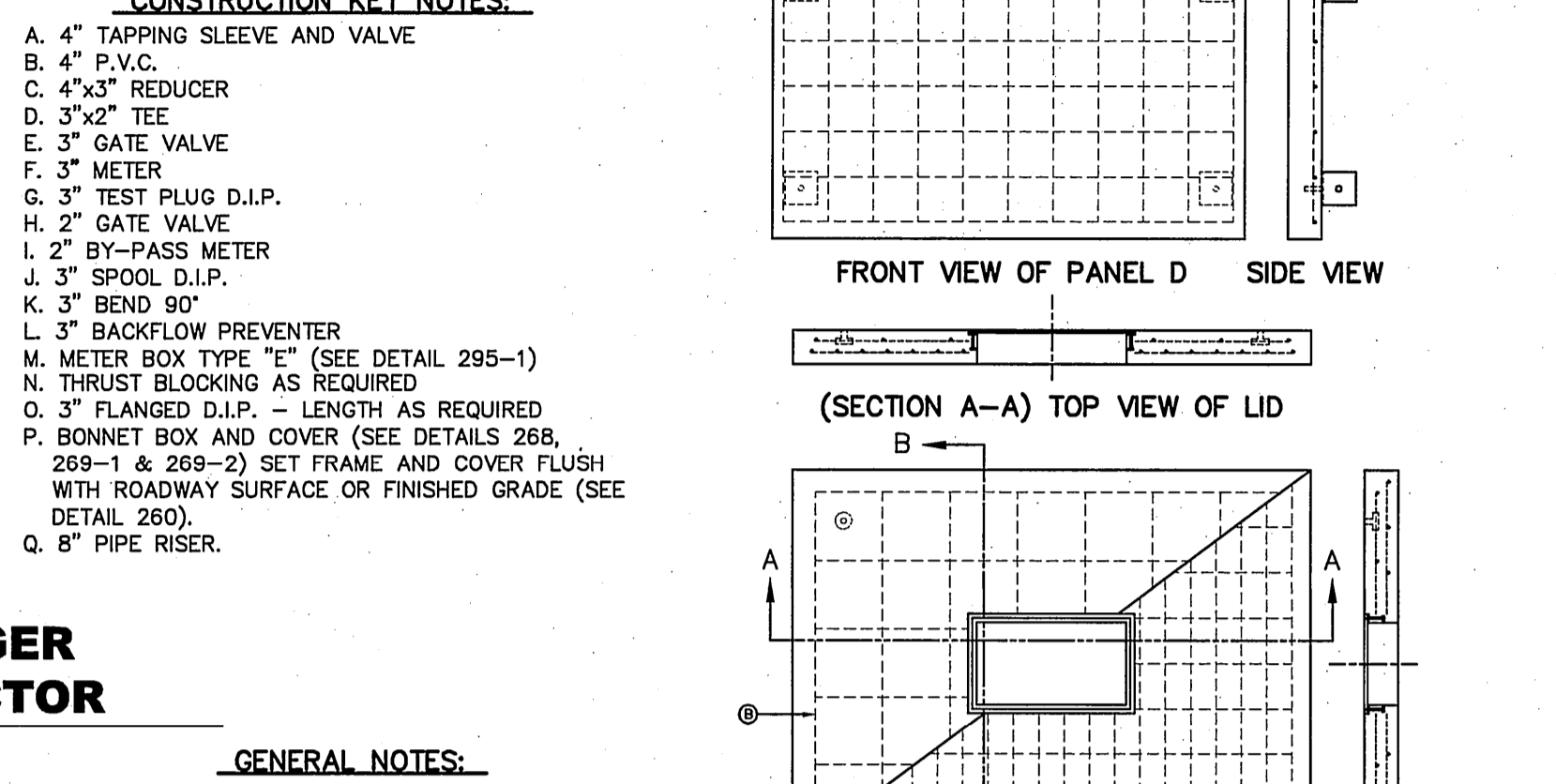
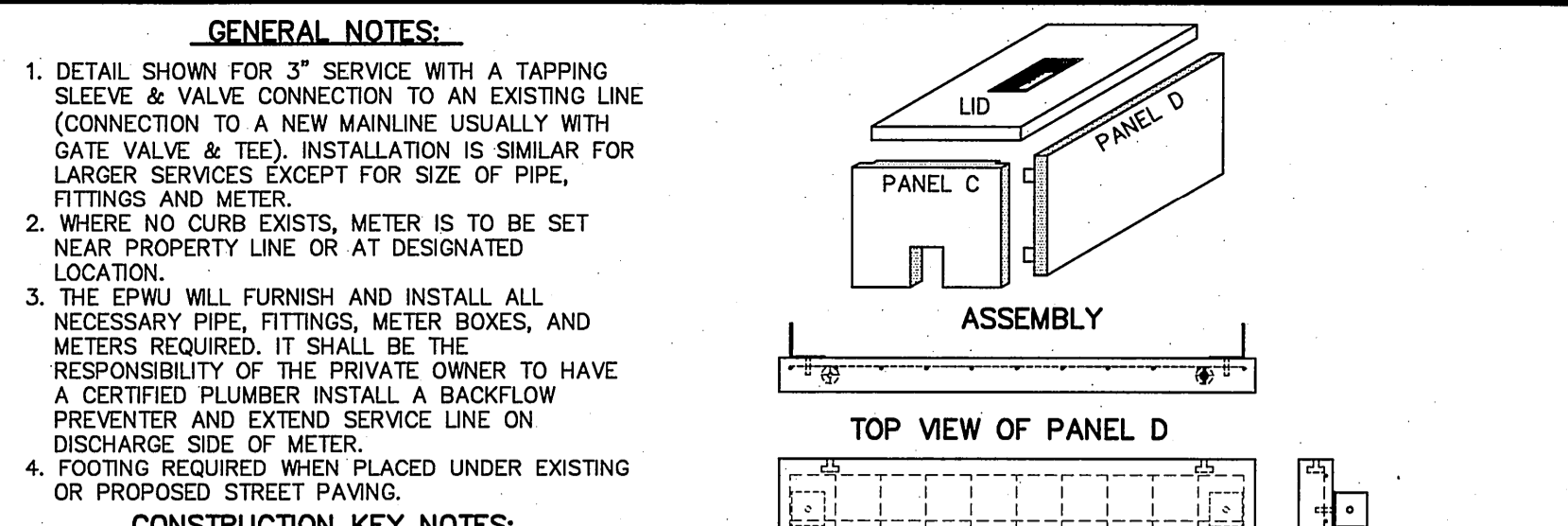
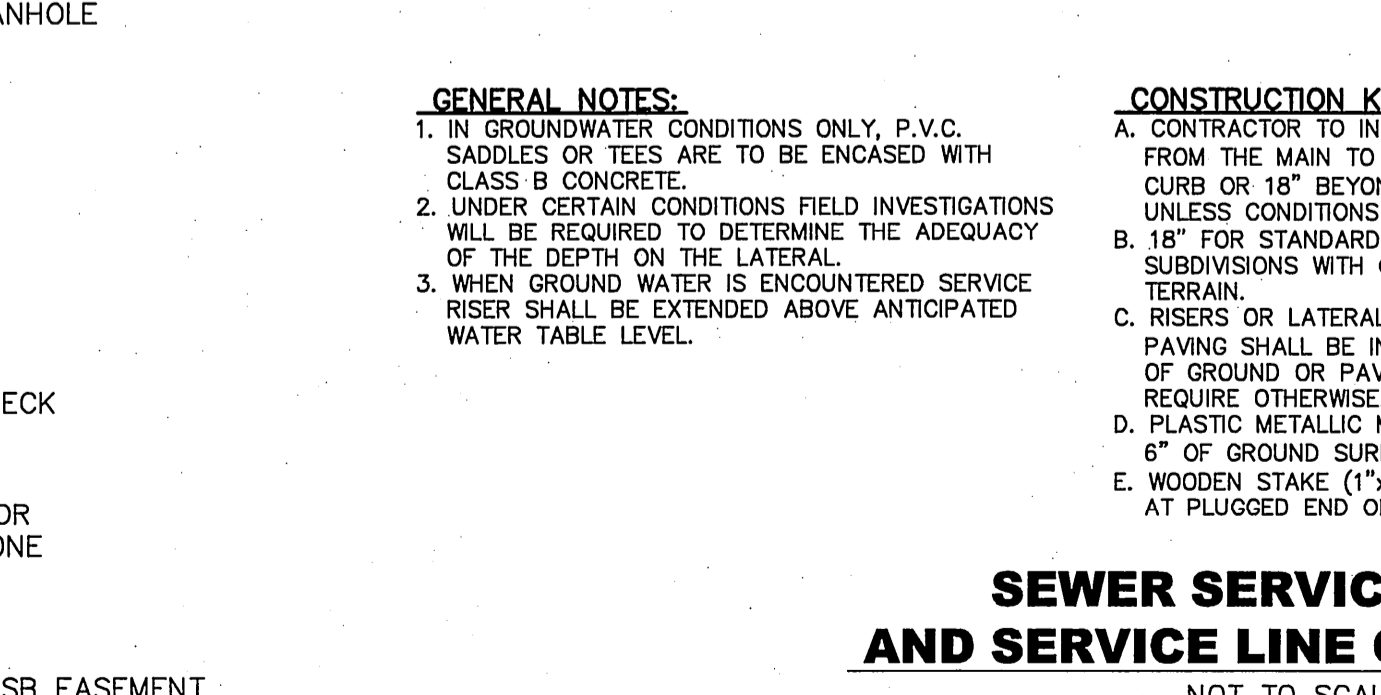
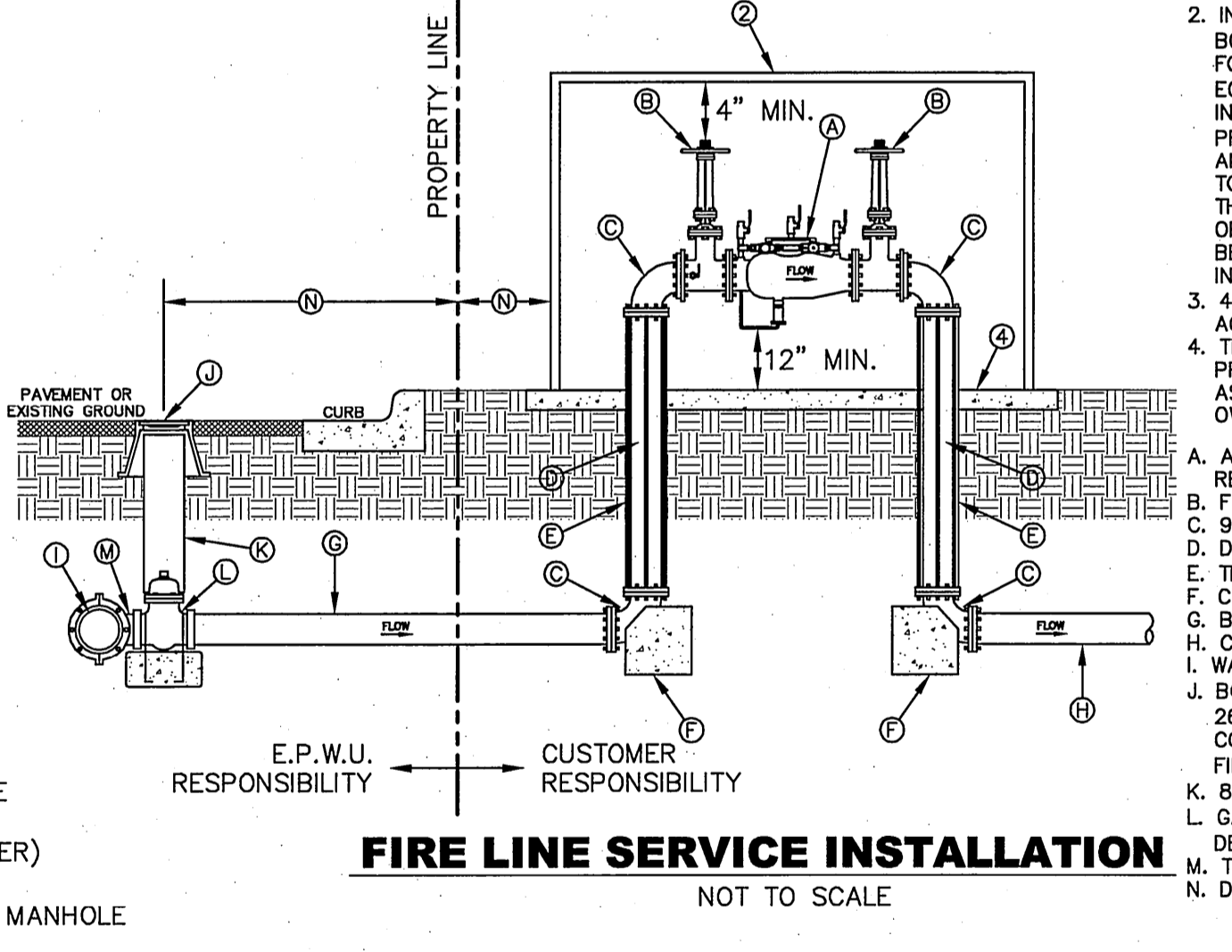
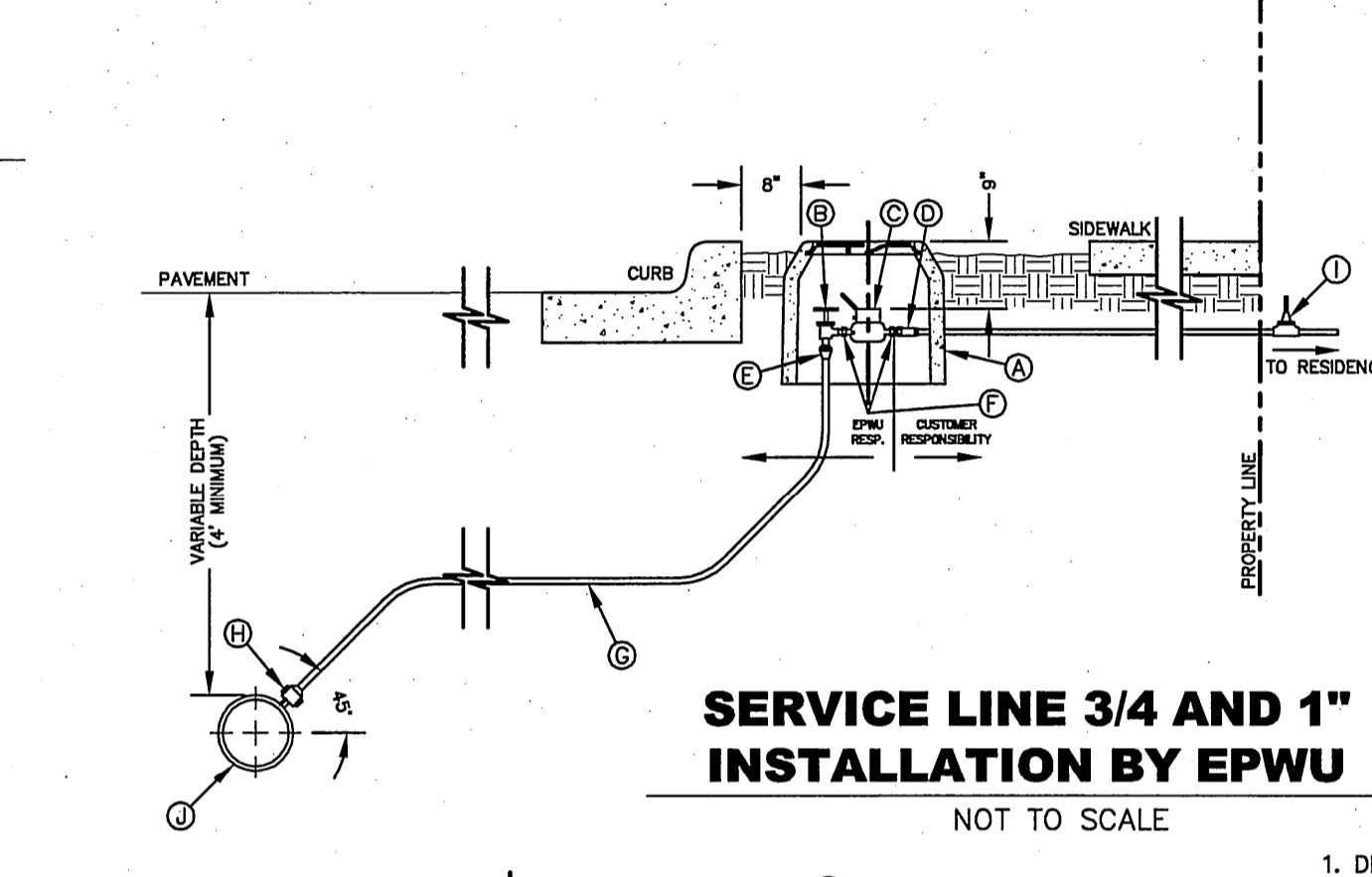
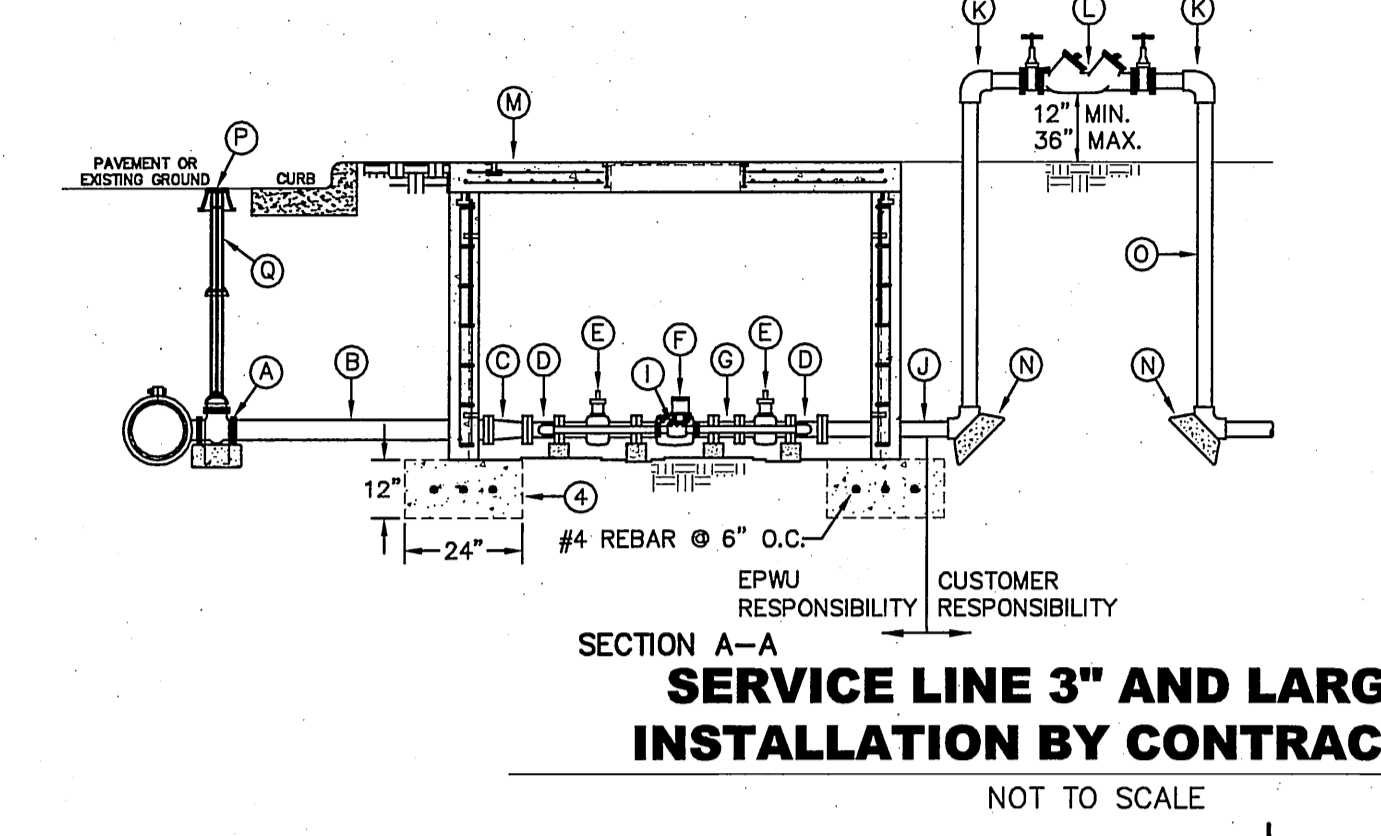
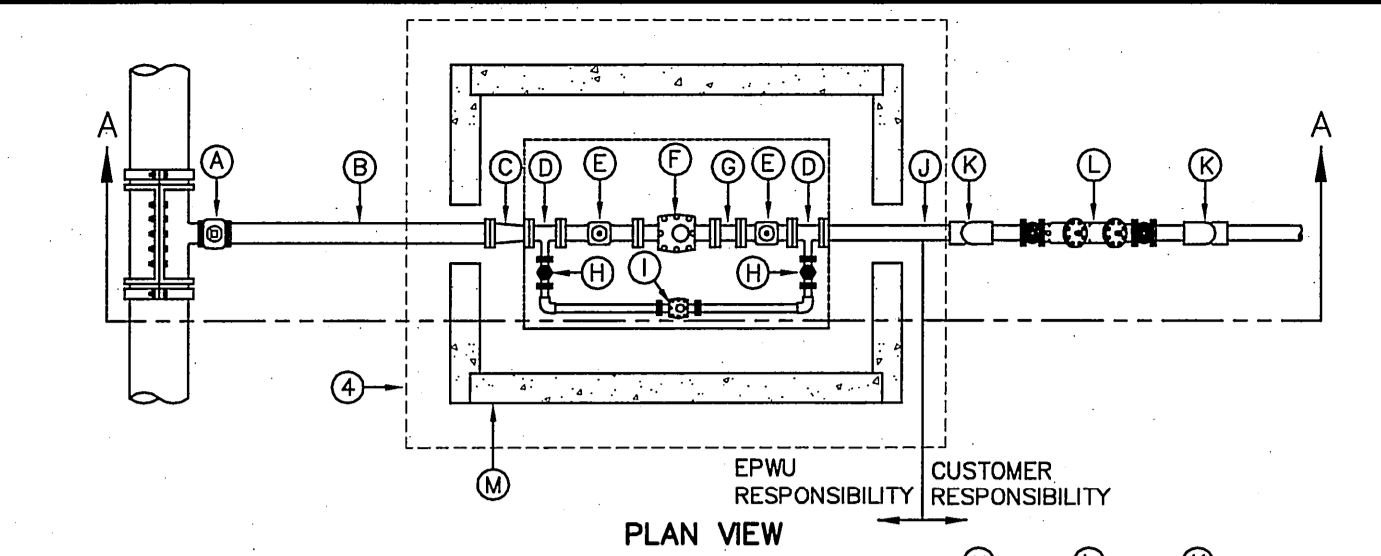
HORIZONTAL: AS SHOWN
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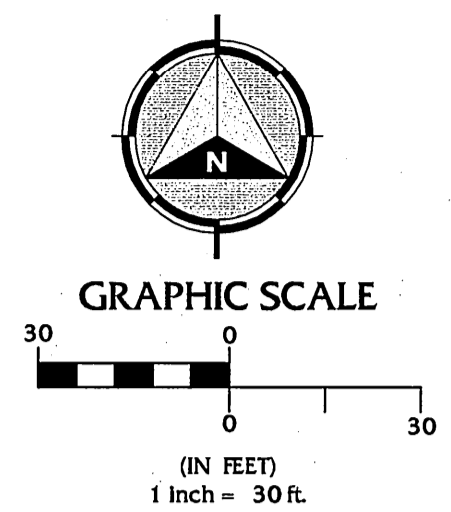
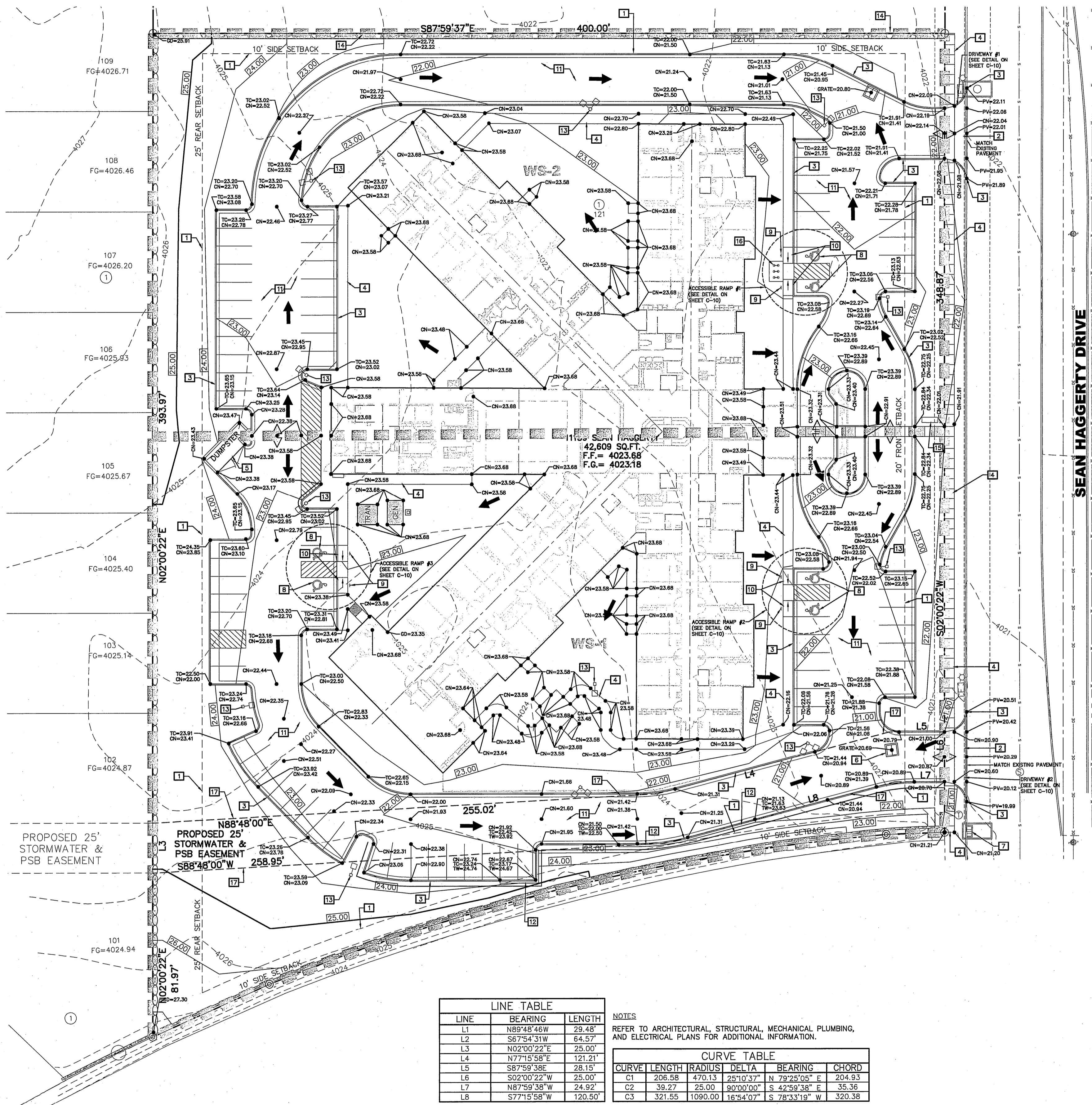
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TBPE Firm Reg. No.: F-737



SANDSTONE RANCH UNIT SEVEN REPLAT-B SEAN HAGGERTY NURSING & REHABILITATION
11159 SEAN HAGGERTY
EL PASO, TEXAS

UTILITY LAYOUT PLAN

Job Number: 06815-005
Sheet Number: C-4 OF 14



DRAINAGE CALCULATIONS					
DRAINAGE AREA (WS)	RUNOFF COEFFICIENT "C"	RAINFALL (IN) "I"	AREA (AC) "A"	Tc	Q50 (CFS)
WS 1	0.90	5.5	2.1671	7.50	10.73
WS 2	0.90	5.7	1.8337	7.20	9.41
TOTAL CFS					20.13

FORMULA: $Q_{50} = CIA$
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY (INCHES/HOUR)
 A = AREA (ACRES)
 Tc = TIME OF CONCENTRATION (MINUTES)
 Q50 = FLOWRATE FOR STORM RETURN PERIOD (50 YEARS)

DROP INLETS				
DROP INLET No.	REQUIRED FLOW CAP. (CFS)	AVAILABLE FLOW CAP. (CFS)	TYPE OF INLET	# OF GRATES
1	9.41	18.46	TYPE III	2
2	10.73	18.46	TYPE III	2

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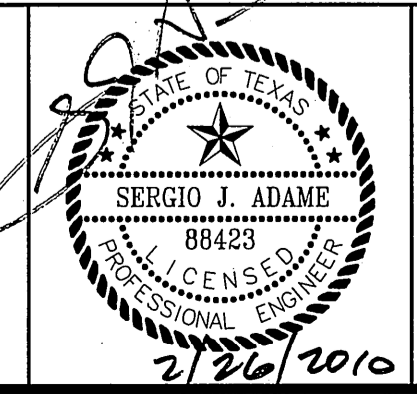
- LEGEND:**
- PROPERTY LINE
 - EXISTING STREET CENTERLINE
 - EXISTING ASPHALT
 - EXISTING CURB & GUTTER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING SANITARY MANHOLE
 - EXISTING 13'X5' REINFORCED BOX CULVERT (STORM SEWER)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED 2' HIGH ROCKWALL
 - PROPOSED 6' HIGH ROCKWALL (BY OTHERS)
 - PROPOSED CURB & GUTTER
 - PROPOSED BUILDING SETBACK
 - PROPOSED HC SIGN
 - TO=21.11
 - PW=20.50
 - GD=22.00
 - TO=21.75
 - DRAINAGE FLOW DIRECTION
 - CENTERLINE STATIONS
 - PROPOSED MONUMENT
 - PROPOSED CONTOUR
 - PROPOSED HIGH POINT
 - WS-1
 - PROPOSED WATERSHED AREA
 - PROPOSED WATERSHED BOUNDARY

- KEYED NOTES:**
- 1 PROPOSED BUILDING SETBACKS
 - 2 PROPOSED DRIVEWAY
 - 3 PROPOSED CURB AND GUTTER
 - 4 PROPOSED 5' SIDEWALK
 - 5 PROPOSED DUMPSTER AREA
 - 6 PROPOSED INLET
 - 7 EXISTING INLET
 - 8 PROPOSED ACCESSIBLE PARKING STALLS
 - 9 PROPOSED ACCESSIBLE SIGN
 - 10 PROPOSED ACCESSIBLE RAMPS
 - 11 PROPOSED CONCRETE PAVEMENT
 - 12 PROPOSED 2' HIGH GARDEN WALL
 - 13 PROPOSED PARKING LOT LIGHTING
 - 14 PROPOSED 2' HIGH SCREENING ROCKWALL
 - 15 PROPOSED SIGN LOCATION (REFER TO SHEET A-3)
 - 16 PROPOSED BIKE STAND
 - 17 PROPOSED 25' STORMWATER & PSB EASEMENT

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FLOOD ZONE
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BENCHMARK:
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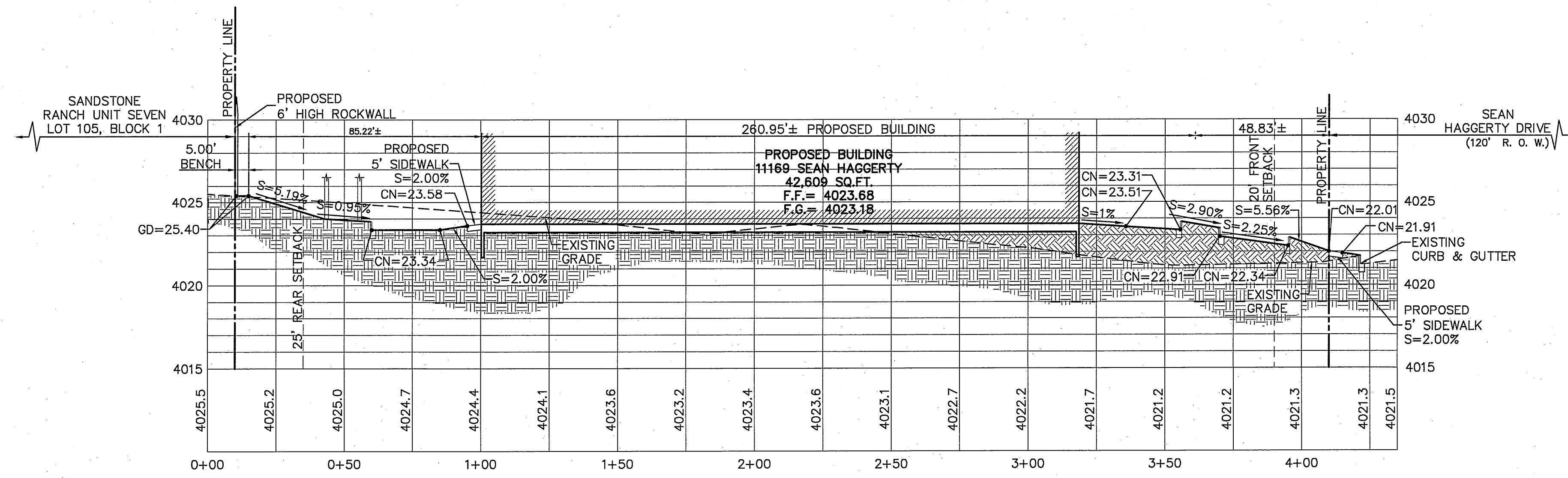


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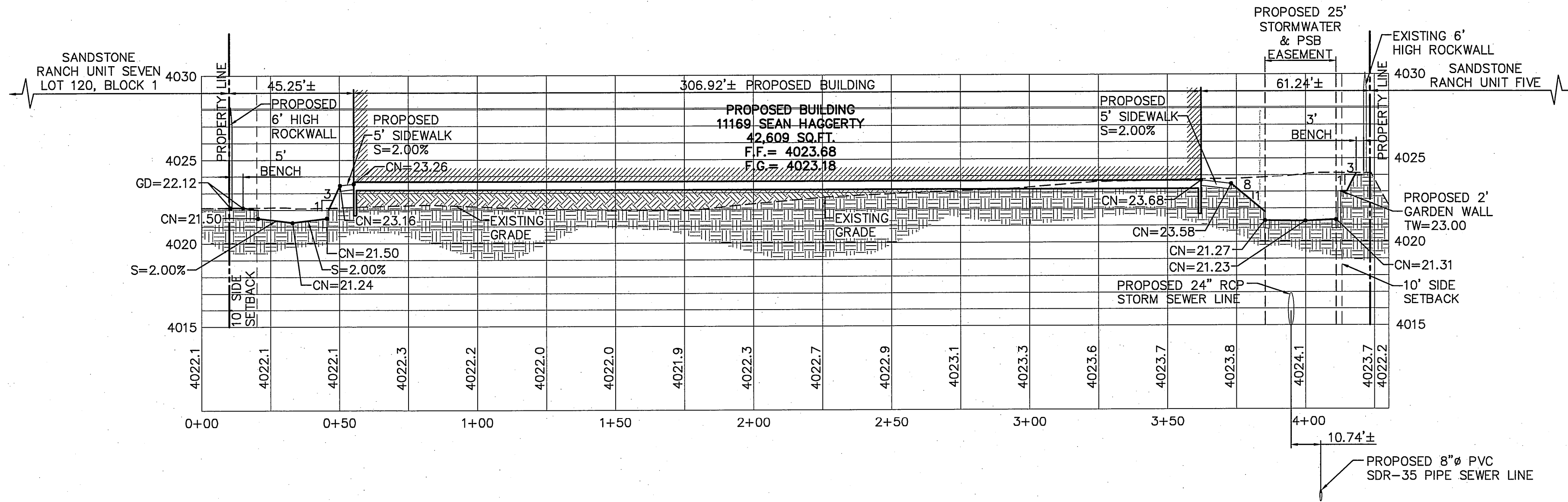
Designed:	O.P./O.G.G.		
Drawn:	O.G.G.		
Checked:	O.P./R.B.		
Approved:	R.B.		
Date:	JANUARY 2010		
		OGG	01/28/10
		No.	Revision Description
		By	Date

SANDSTONE RANCH UNIT SEVEN REPLAT-B
SEAN HAGGERTY NURSING & REHABILITATION
11169 SEAN HAGGERTY
EL PASO, TEXAS
DRAINAGE PLAN

Job Number: 06815-005
 Sheet Number: C-6 OF 14



SECTION "A"
 SCALE HORZ.: 1"=30'
 VERT.: 1"=5'

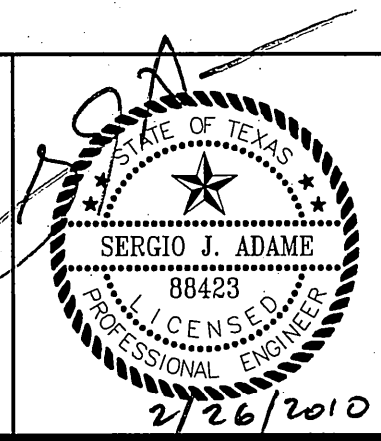


SECTION "B"
 SCALE HORZ.: 1"=30'
 VERT.: 1"=5'

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Date:	JANUARY 2010		
		City COMMENTS	OGG 01/28/10
		Revision Description	By Date

**SANDSTONE RANCH UNIT SEVEN REPLAT-B
 SEAN HAGGERTY NURSING & REHABILITATION
 11169 SEAN HAGGERTY
 EL PASO, TEXAS**
CROSS-SECTIONS

Job Number:
 06815-005
 Sheet Number:
C-7
 OF
14

