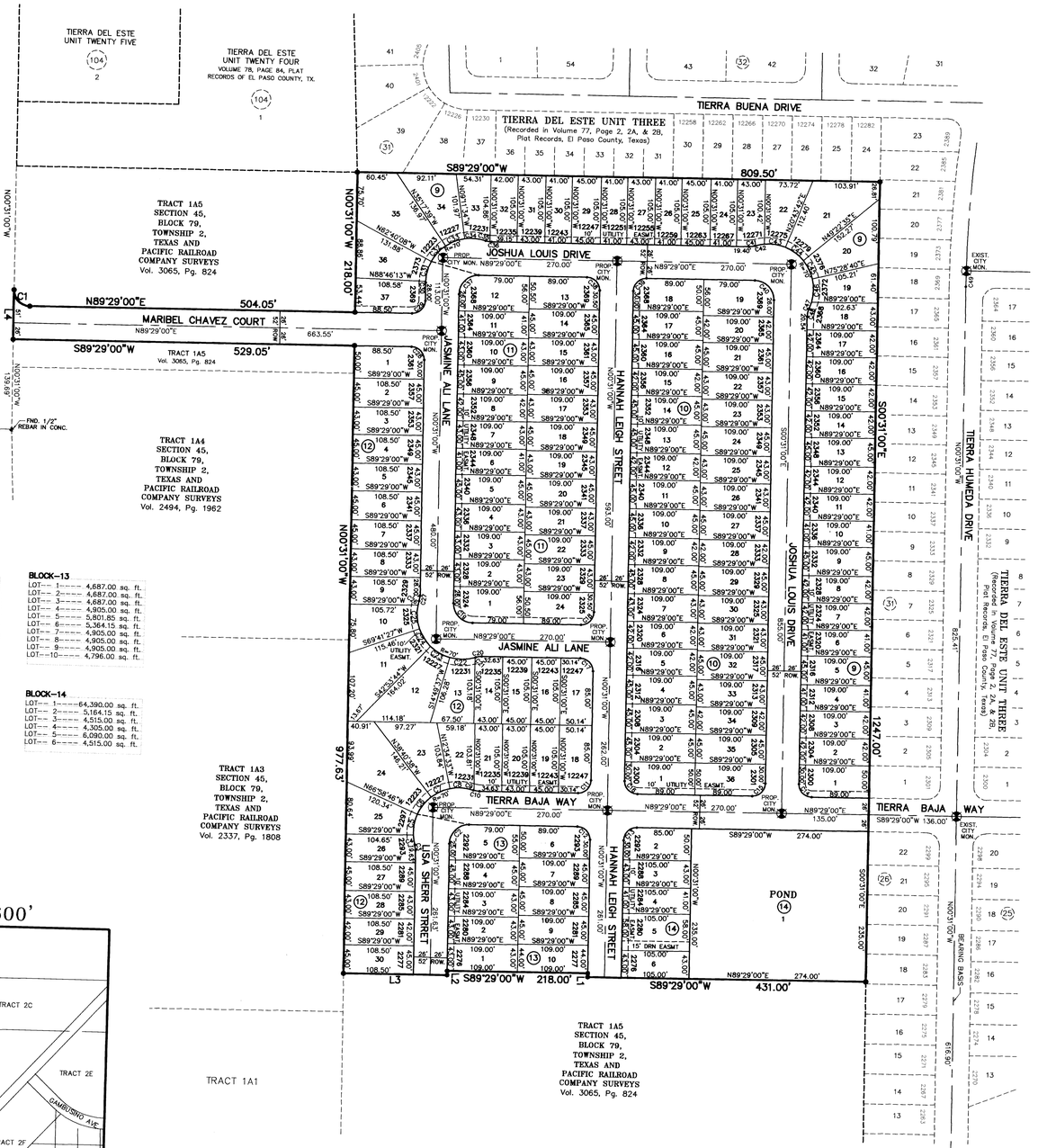
SOMBRAS DEL SOL UNIT THREE

BEING A PORTION OF TRACT 1A5,
SECTION 45, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 23.78 ACRES

SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S45°31'00"E	90°00'00"
C2	30.00	47.12	30.00	42.43	S44°29'00"W	90°00'00"
C3	30.00	8.51	4.29	8.49	N08°38'48"W	16°15'37"
C4	70.00	15.23	7.65	15.20	S10°32'31"E	12°28'11"
C5	70.00	33.39	17.02	33.07	S09°21'24"W	27°19'40"
C6	70.00	34.58	17.65	34.23	S37°10'18"W	28°18'08"
C7	70.00	31.89	16.23	31.61	S64°22'24"W	26°08'05"
C8	70.00	36.96	18.92	36.53	N87°26'56"W	30°15'15"
C9	30.00	1.05	0.52	1.05	S73°19'17"E	1°59'58"
C10	30.00	8.48	4.27	8.45	S82°25'08"E	16°11'44"
C11	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C12	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C13	20.00	31.42	20.00	28.28	S44°29'00"W	90°00'00"
C14	20.00	31.42	20.00	28.28	S45°31'00"E	90°00'00"
C15	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C16	20.00	31.42	20.00	28.28	S45°31'00"E	90°00'00"
C17	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C18	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C19	30.00	47.12	30.00	42.43	S45°31'00"E	90°00'00"
C20	30.00	9.53	4.80	9.49	S80°23'09"W	18°11'42"
C21	70.00	1.05	0.53	1.05	N71°43'06"E	0°51'34"
C22	70.00	39.92	20.52	39.39	N88°29'15"E	32°40'44"
C23	70.00	34.29	17.50	33.95	S61°08'20"E	28°04'07"
C24	70.00	32.74	16.67	32.44	S33°42'25"E	26°47'43"
C25	70.00	37.26	19.08	36.82	S05°03'42"E	30°29'43"
C26	70.00	6.79	3.40	6.79	S12°57'53"W	5°33'27"
C27	30.00	8.51	4.29	8.49	N07°36'48"E	16°15'37"
C28	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C29	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C30	70.00	2.13	1.07	2.13	S00°21'24"W	1°44'47"
C31	70.00	31.89	16.23	31.61	S14°16'50"W	26°06'05"
C32	70.00	33.44	17.05	33.13	S41°01'07"W	27°22'29"
C33	70.00	31.89	16.23	31.61	S67°45'24"W	26°06'05"
C34	70.00	32.83	16.72	32.53	N85°45'26"W	26°52'15"
C35	30.00	6.67	3.35	6.66	S78°41'25"E	12°44'14"
C36	30.00	2.86	1.43	2.86	S87°47'16"E	5°27'28"
C37	30.00	47.12	30.00	42.43	S44°29'00"W	90°00'00"
C38	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C39	20.00	31.42	20.00	28.28	S44°29'00"W	90°00'00"
C40	30.00	47.12	30.00	42.43	N45°31'00"W	90°00'00"
C41	30.00	9.53	4.80	9.49	N80°23'09"E	18°11'42"
C42	70.00	14.59	7.32	14.56	S77°15'28"W	11°56'19"
C43	70.00	33.60	17.13	33.28	N83°01'20"W	27°30'05"
C44	70.00	35.00	17.87	34.64	N54°56'52"W	28°38'59"
C45	70.00	31.89	16.23	31.61	N27°34'23"W	26°06'05"
C46	70.00	36.35	18.60	35.95	N00°21'19"E	29°45'18"
C47	70.00	10.68	5.35	10.67	N19°36'19"E	8°44'43"
C48	30.00	12.83	6.51	12.73	S11°43'50"W	24°29'41"
C49	2000.00	24.59	12.30	24.59	S00°09'52"E	0°42'16"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	N00°31'00"W
L2	6.63	S00°31'00"E
L3	160.50	S89°29'00"W
L4	77.00	N00°31'00"W



BLOCK-9	
LOT-- 1----	5,364.15 sq. ft.
LOT-- 2----	4,578.00 sq. ft.
LOT-- 3----	4,578.00 sq. ft.
LOT-- 4----	4,469.00 sq. ft.
LOT-- 5----	4,905.00 sq. ft.
LOT-- 6----	4,469.00 sq. ft.
LOT-- 7----	4,578.00 sq. ft.
LOT-- 8----	4,578.00 sq. ft.
LOT-- 9----	4,905.00 sq. ft.
LOT--10----	4,469.00 sq. ft.
LOT--11----	4,578.00 sq. ft.
LOT--12----	4,578.00 sq. ft.
LOT--13----	4,905.00 sq. ft.
LOT--14----	4,578.00 sq. ft.
LOT--15----	4,578.00 sq. ft.
LOT--16----	4,578.00 sq. ft.
LOT--17----	4,578.00 sq. ft.
LOT--18----	4,629.10 sq. ft.
LOT--19----	4,921.92 sq. ft.
LOT--20----	7,450.65 sq. ft.
LOT--21----	9,886.06 sq. ft.
LOT--22----	5,473.30 sq. ft.
LOT--23----	4,463.39 sq. ft.
LOT--24----	4,305.00 sq. ft.
LOT--25----	4,725.00 sq. ft.
LOT--26----	4,305.00 sq. ft.
LOT--27----	4,515.00 sq. ft.
LOT--28----	4,305.00 sq. ft.
LOT--29----	4,725.00 sq. ft.
LOT--30----	4,305.00 sq. ft.
LOT--31----	4,515.00 sq. ft.
LOT--32----	4,409.87 sq. ft.
LOT--33----	4,724.46 sq. ft.
LOT--34----	6,713.49 sq. ft.
LOT--35----	10,723.30 sq. ft.
LOT--36----	6,814.68 sq. ft.
LOT--37----	5,533.23 sq. ft.

BLOCK-10	
LOT-- 1----	5,364.15 sq. ft.
LOT-- 2----	4,905.00 sq. ft.
LOT-- 3----	4,905.00 sq. ft.
LOT-- 4----	4,905.00 sq. ft.
LOT-- 5----	4,578.00 sq. ft.
LOT-- 6----	4,578.00 sq. ft.
LOT-- 7----	4,687.00 sq. ft.
LOT-- 8----	4,905.00 sq. ft.
LOT-- 9----	4,578.00 sq. ft.
LOT--10----	4,905.00 sq. ft.
LOT--11----	4,905.00 sq. ft.
LOT--12----	4,578.00 sq. ft.
LOT--13----	4,905.00 sq. ft.
LOT--14----	4,905.00 sq. ft.
LOT--15----	4,578.00 sq. ft.
LOT--16----	4,905.00 sq. ft.
LOT--17----	4,905.00 sq. ft.
LOT--18----	5,364.15 sq. ft.
LOT--19----	5,910.85 sq. ft.
LOT--20----	4,578.00 sq. ft.
LOT--21----	4,905.00 sq. ft.
LOT--22----	4,687.00 sq. ft.
LOT--23----	4,687.00 sq. ft.
LOT--24----	4,905.00 sq. ft.
LOT--25----	4,687.00 sq. ft.
LOT--26----	4,687.00 sq. ft.
LOT--27----	4,905.00 sq. ft.
LOT--28----	4,578.00 sq. ft.
LOT--29----	4,905.00 sq. ft.
LOT--30----	4,687.00 sq. ft.
LOT--31----	4,687.00 sq. ft.
LOT--32----	4,905.00 sq. ft.
LOT--33----	4,687.00 sq. ft.
LOT--34----	4,578.00 sq. ft.
LOT--35----	4,905.00 sq. ft.
LOT--36----	5,364.15 sq. ft.

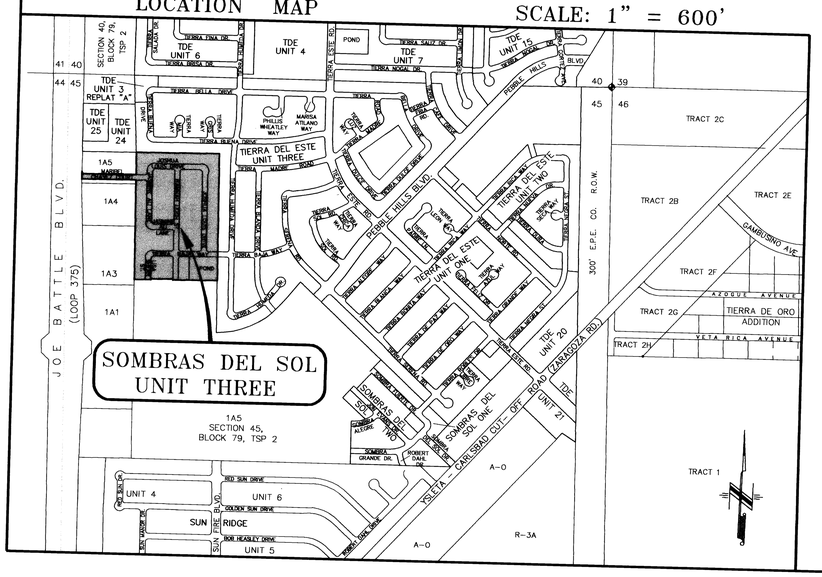
BLOCK-11	
LOT-- 1----	5,910.85 sq. ft.
LOT-- 2----	4,687.00 sq. ft.
LOT-- 3----	4,687.00 sq. ft.
LOT-- 4----	4,687.00 sq. ft.
LOT-- 5----	4,905.00 sq. ft.
LOT-- 6----	4,469.00 sq. ft.
LOT-- 7----	4,687.00 sq. ft.
LOT-- 8----	4,578.00 sq. ft.
LOT-- 9----	4,905.00 sq. ft.
LOT--10----	4,687.00 sq. ft.
LOT--11----	4,469.00 sq. ft.
LOT--12----	5,910.85 sq. ft.
LOT--13----	5,418.65 sq. ft.
LOT--14----	4,905.00 sq. ft.
LOT--15----	4,687.00 sq. ft.
LOT--16----	4,905.00 sq. ft.
LOT--17----	4,687.00 sq. ft.
LOT--18----	4,905.00 sq. ft.
LOT--19----	4,687.00 sq. ft.
LOT--20----	4,905.00 sq. ft.
LOT--21----	4,687.00 sq. ft.
LOT--22----	4,905.00 sq. ft.
LOT--23----	4,687.00 sq. ft.
LOT--24----	5,418.65 sq. ft.

BLOCK-12	
LOT-- 1----	5,339.15 sq. ft.
LOT-- 2----	4,882.50 sq. ft.
LOT-- 3----	4,665.50 sq. ft.
LOT-- 4----	4,882.50 sq. ft.
LOT-- 5----	4,665.50 sq. ft.
LOT-- 6----	4,882.50 sq. ft.
LOT-- 7----	4,882.50 sq. ft.
LOT-- 8----	4,665.50 sq. ft.
LOT-- 9----	4,648.65 sq. ft.
LOT--10----	5,996.55 sq. ft.
LOT--11----	9,369.58 sq. ft.
LOT--12----	8,505.37 sq. ft.
LOT--13----	5,416.44 sq. ft.
LOT--14----	4,508.70 sq. ft.
LOT--15----	4,725.00 sq. ft.
LOT--16----	4,725.00 sq. ft.
LOT--17----	5,179.12 sq. ft.
LOT--18----	5,179.12 sq. ft.
LOT--19----	4,725.00 sq. ft.
LOT--20----	4,515.00 sq. ft.
LOT--21----	4,511.70 sq. ft.
LOT--22----	4,886.03 sq. ft.
LOT--23----	7,151.78 sq. ft.
LOT--24----	10,467.98 sq. ft.
LOT--25----	6,109.22 sq. ft.
LOT--26----	4,620.18 sq. ft.
LOT--27----	4,882.50 sq. ft.
LOT--28----	4,665.50 sq. ft.
LOT--29----	4,557.00 sq. ft.
LOT--30----	4,882.50 sq. ft.

BLOCK-13	
LOT-- 1----	4,687.00 sq. ft.
LOT-- 2----	4,687.00 sq. ft.
LOT-- 3----	4,687.00 sq. ft.
LOT-- 4----	4,905.00 sq. ft.
LOT-- 5----	5,801.85 sq. ft.
LOT-- 6----	5,364.15 sq. ft.
LOT-- 7----	4,905.00 sq. ft.
LOT-- 8----	4,905.00 sq. ft.
LOT-- 9----	4,905.00 sq. ft.
LOT--10----	4,796.00 sq. ft.

BLOCK-14	
LOT-- 1----	64,390.00 sq. ft.
LOT-- 2----	5,164.15 sq. ft.
LOT-- 3----	4,515.00 sq. ft.
LOT-- 4----	4,305.00 sq. ft.
LOT-- 5----	6,090.00 sq. ft.
LOT-- 6----	4,515.00 sq. ft.

LOCATION MAP SCALE: 1" = 600'



DATE OF PREPARATION: SEPTEMBER 16, 2003

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

SOMBDS3-FN.DWG

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT THREE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JUNE 18, 2004.

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

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20040059904 BOOK____ PAGE____ DATE 12/26/04
20040059905

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No.____ BOOK____ PAGE____ DATE____

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

DEDICATION

JNC LAND, L. P., property owner of this land, hereby present this plat and dedicate to the use of the public, the streets, drives, pond, drainage easement, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 8th day of June, 2004.

BY: JNC LAND, L. P.

Nicholas A. Bombach, VICE PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Nicholas A. Bombach, Vice President of JNC LAND, L. P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 8th day of June, 2004.

Martha E. Salcido
Notary Public in and for El Paso County

11-21-2007
My Commission Expires

MARTHA E. SALCIDO
NOTARY PUBLIC
In and for the State of Texas
My commission expires
11-21-2007

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 13 day of NOV, 2003.

Secretary

Chairperson

Approved for filing this 23rd day of June, 2004.

Interim City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 25 day of June, 2004, A.D. in Volume 79, of the Plat Record, Page 61, File No. 20040059903

County Clerk

By Deputy

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

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

Yvonne Conde Curry, P.E.

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

Ron R. Conde, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5152

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL SURVEYOR

276-S

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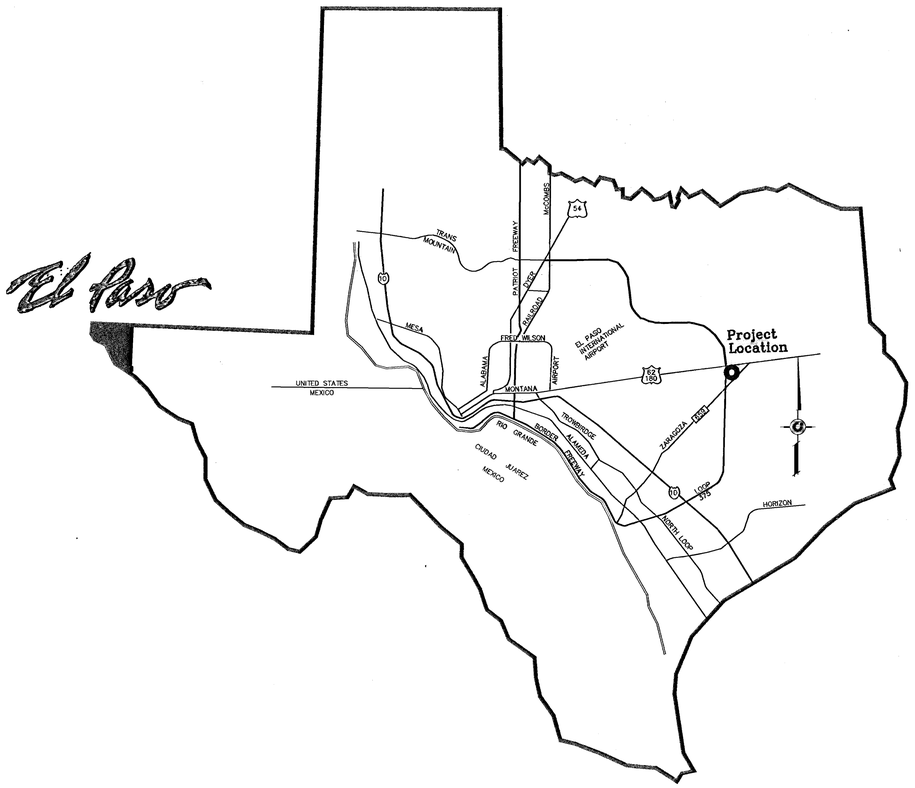
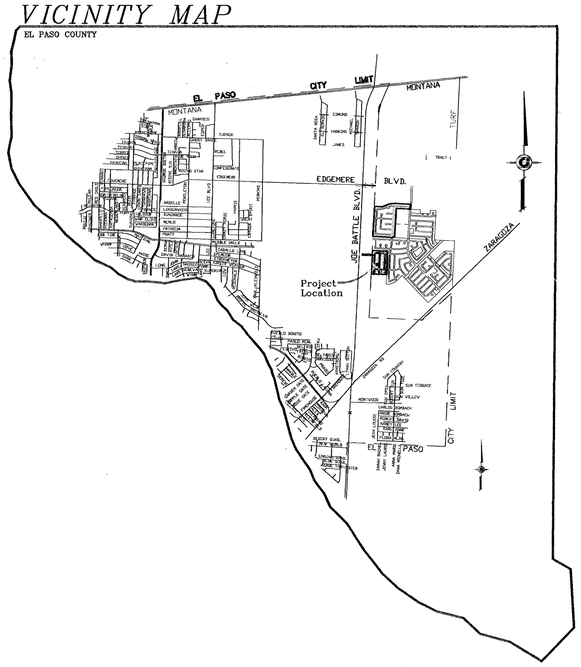
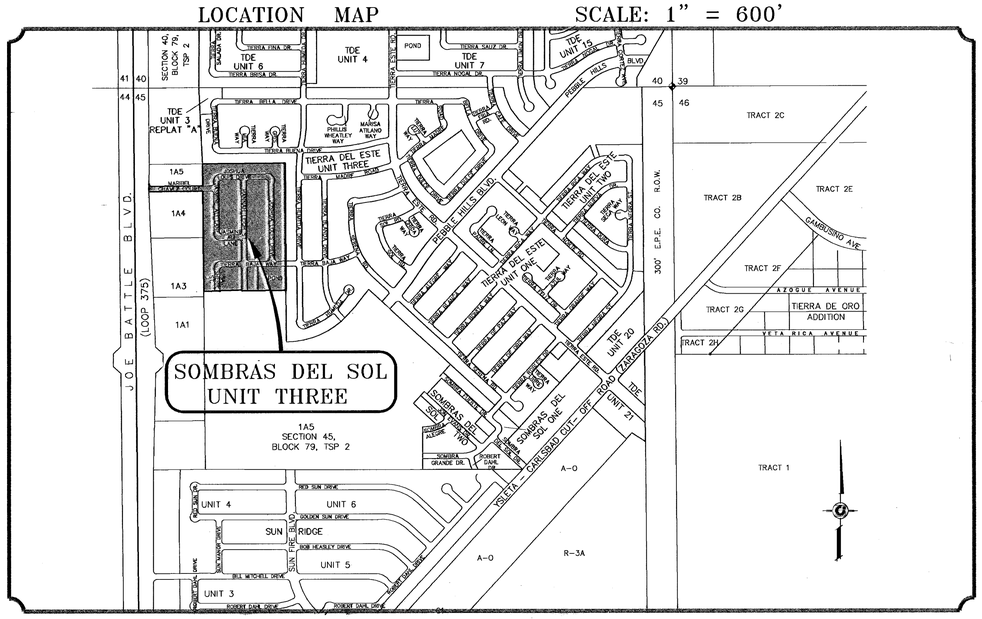


VICINITY MAP

EL PASO COUNTY



LOCATION MAP SCALE: 1" = 600'



STREET IMPROVEMENTS

I N D E X

TITLE	SHEET No.		
COVER SHEET	1	OF	22
PLAT	2	OF	22
GRADING PLAN	3	OF	22
GRADING SECTIONS	4	OF	22
DRAINAGE PLAN	5	OF	22
STORM WATER POLLUTION PREVENTION PLAN	6	OF	22
PLAN & PROFILE	7–16	OF	22
DRAINAGE STRUCTURES AND PROFILES	17–18	OF	22
POND CALCULATIONS AND PROFILES	19	OF	22
STANDARD DETAILS	20–21	OF	22
ILLUMINATION PLAN AND DETAILS	22	OF	22

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 23.80 ACRES

CONDE INC.
ENGINEERING / PLANNING
SURVEYING GPS
TEL. 779-0101 FAX: 779-0104
1790 LEE TREVINO DR. STE. 400
EL PASO, TEXAS 79904

CONDE INC.

SHT 1 OF 22

SOMBRAS DEL SOL UNIT THREE

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600665

SOMBRAS DEL SOL UNIT THREE

BEING A PORTION OF TRACT 1A5,
SECTION 45, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 23.78 ACRES

SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	S45°31'00"E	90°00'00"
C2	30.00	47.12	30.00	42.43	S44°29'00"W	90°00'00"
C3	30.00	8.51	4.29	8.49	N08°38'48"W	16°15'37"
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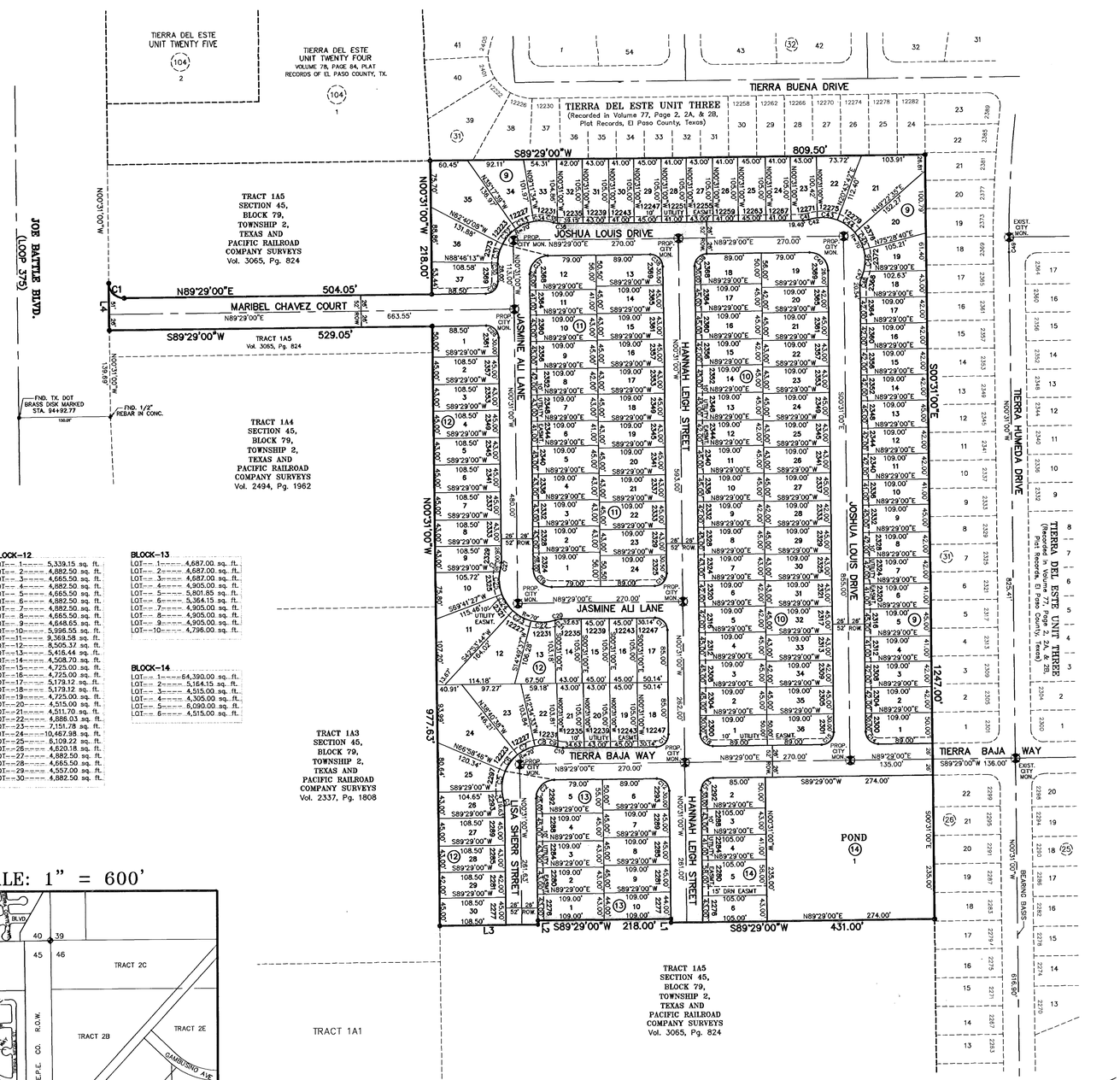
C5	70.00	33.39	17.02	33.07	S09°21'24"W	27°19'40"
C6	70.00	34.58	17.65	34.23	S37°10'18"W	28°18'08"
C7	70.00	31.89	16.23	31.61	S64°22'24"W	26°06'05"
C8	70.00	36.96	18.92	36.53	N87°26'56"W	30°15'15"
C9	30.00	1.05	0.52	1.05	S73°19'17"E	1°59'58"
C10	30.00	8.48	4.27	8.45	S82°25'08"E	16°11'44"
C11	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C12	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C13	20.00	31.42	20.00	28.28	S44°29'00"W	90°00'00"
C14	20.00	31.42	20.00	28.28	S45°31'00"E	90°00'00"
C15	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C16	20.00	31.42	20.00	28.28	S45°31'00"E	90°00'00"
C17	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C18	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C19	30.00	47.12	30.00	42.43	S45°31'00"E	90°00'00"
C20	30.00	9.53	4.80	9.49	S80°23'09"W	18°11'42"
C21	70.00	1.05	0.53	1.05	N71°43'06"E	0°51'34"
C22	70.00	39.92	20.52	39.39	N88°29'15"E	32°40'44"
C23	70.00	34.29	17.50	33.95	S61°08'20"E	28°04'07"
C24	70.00	32.74	16.67	32.44	S33°42'23"E	26°47'43"
C25	70.00	37.26	19.08	36.82	S05°03'42"E	30°29'43"
C26	70.00	6.79	3.40	6.79	S12°57'53"W	5°33'27"
C27	30.00	8.51	4.29	8.49	N07°36'48"E	16°15'37"
C28	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C29	20.00	31.42	20.00	28.28	N44°29'00"E	90°00'00"
C30	70.00	2.13	1.07	2.13	S00°21'24"W	1°44'47"
C31	70.00	31.89	16.23	31.61	S14°16'50"W	26°06'05"
C32	70.00	33.44	17.05	33.13	S41°01'07"W	27°22'29"
C33	70.00	31.89	16.23	31.61	S67°45'24"W	26°06'05"
C34	70.00	32.83	16.72	32.53	N85°45'26"W	26°52'15"
C35	30.00	6.67	3.35	6.66	S78°41'25"E	12°44'14"
C36	30.00	2.86	1.43	2.86	S87°47'16"E	5°27'28"
C37	30.00	47.12	30.00	42.43	S44°29'00"W	90°00'00"
C38	20.00	31.42	20.00	28.28	N45°31'00"W	90°00'00"
C39	20.00	31.42	20.00	28.28	S44°29'00"W	90°00'00"
C40	30.00	47.12	30.00	42.43	N45°31'00"W	90°00'00"
C41	30.00	9.53	4.80	9.49	N80°23'09"E	18°11'42"
C42	70.00	14.59	7.32	14.56	S77°15'28"W	11°56'19"
C43	70.00	33.60	17.13	33.28	N83°01'20"W	27°30'05"
C44	70.00	35.00	17.87	34.64	N54°56'52"W	28°38'52"
C45	70.00	31.89	16.23	31.61	N27°34'23"W	26°06'05"
C46	70.00	36.35	18.60	35.95	N00°21'19"E	29°45'18"
C47	70.00	10.68	5.35	10.67	N19°36'19"E	8°44'43"
C48	30.00	12.83	6.51	12.73	S11°43'50"W	24°29'41"
C49	2000.00	24.59	12.30	24.59	S00°09'52"E	0°42'16"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	N00°31'00"W
L2	6.83	S00°31'00"E
L3	160.50	S89°29'00"W
L4	77.00	N00°31'00"W



BLOCK-9		
LOT--1----	5,364.15	sq. ft.
LOT--2----	4,578.00	sq. ft.
LOT--3----	4,578.00	sq. ft.
LOT--4----	4,469.00	sq. ft.
LOT--5----	4,905.00	sq. ft.
LOT--6----	4,469.00	sq. ft.
LOT--7----	4,578.00	sq. ft.
LOT--8----	4,578.00	sq. ft.
LOT--9----	4,905.00	sq. ft.
LOT--10----	4,469.00	sq. ft.
LOT--11----	4,578.00	sq. ft.
LOT--12----	4,578.00	sq. ft.
LOT--13----	4,905.00	sq. ft.
LOT--14----	4,578.00	sq. ft.
LOT--15----	4,578.00	sq. ft.
LOT--16----	4,578.00	sq. ft.
LOT--17----	4,578.00	sq. ft.
LOT--18----	4,629.10	sq. ft.
LOT--19----	4,921.92	sq. ft.
LOT--20----	7,450.55	sq. ft.
LOT--21----	9,886.06	sq. ft.
LOT--22----	5,473.30	sq. ft.
LOT--23----	4,463.39	sq. ft.
LOT--24----	4,305.00	sq. ft.
LOT--25----	4,725.00	sq. ft.
LOT--26----	4,305.00	sq. ft.
LOT--27----	4,515.00	sq. ft.
LOT--28----	4,305.00	sq. ft.
LOT--29----	4,725.00	sq. ft.
LOT--30----	4,305.00	sq. ft.
LOT--31----	4,515.00	sq. ft.
LOT--32----	4,469.87	sq. ft.
LOT--33----	4,724.46	sq. ft.
LOT--34----	6,713.49	sq. ft.
LOT--35----	10,723.30	sq. ft.
LOT--36----	5,814.68	sq. ft.
LOT--37----	5,533.23	sq. ft.

BLOCK-10		
LOT--1----	5,364.15	sq. ft.
LOT--2----	4,905.00	sq. ft.
LOT--3----	4,905.00	sq. ft.
LOT--4----	4,905.00	sq. ft.
LOT--5----	4,578.00	sq. ft.
LOT--6----	4,578.00	sq. ft.
LOT--7----	4,687.00	sq. ft.
LOT--8----	4,905.00	sq. ft.
LOT--9----	4,578.00	sq. ft.
LOT--10----	4,905.00	sq. ft.
LOT--11----	4,905.00	sq. ft.
LOT--12----	4,578.00	sq. ft.
LOT--13----	4,905.00	sq. ft.
LOT--14----	4,905.00	sq. ft.
LOT--15----	4,578.00	sq. ft.
LOT--16----	4,905.00	sq. ft.
LOT--17----	4,905.00	sq. ft.
LOT--18----	5,364.15	sq. ft.
LOT--19----	5,310.85	sq. ft.
LOT--20----	4,578.00	sq. ft.
LOT--21----	4,905.00	sq. ft.
LOT--22----	4,687.00	sq. ft.
LOT--23----	4,687.00	sq. ft.
LOT--24----	4,905.00	sq. ft.
LOT--25----	4,687.00	sq. ft.
LOT--26----	4,687.00	sq. ft.
LOT--27----	4,905.00	sq. ft.
LOT--28----	4,578.00	sq. ft.
LOT--29----	4,905.00	sq. ft.
LOT--30----	4,687.00	sq. ft.
LOT--31----	4,687.00	sq. ft.
LOT--32----	4,905.00	sq. ft.
LOT--33----	4,687.00	sq. ft.
LOT--34----	4,578.00	sq. ft.
LOT--35----	4,905.00	sq. ft.
LOT--36----	5,364.15	sq. ft.

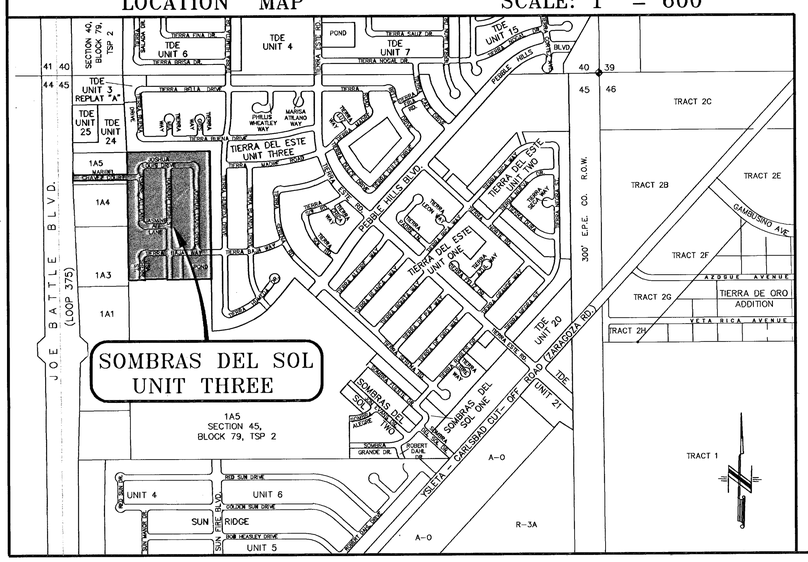
BLOCK-11		
LOT--1----	5,910.85	sq. ft.
LOT--2----	4,687.00	sq. ft.
LOT--3----	4,687.00	sq. ft.
LOT--4----	4,687.00	sq. ft.
LOT--5----	4,905.00	sq. ft.
LOT--6----	4,469.00	sq. ft.
LOT--7----	4,687.00	sq. ft.
LOT--8----	4,578.00	sq. ft.
LOT--9----	4,905.00	sq. ft.
LOT--10----	4,687.00	sq. ft.
LOT--11----	4,469.00	sq. ft.
LOT--12----	5,910.85	sq. ft.
LOT--13----	5,418.65	sq. ft.
LOT--14----	4,905.00	sq. ft.
LOT--15----	4,687.00	sq. ft.
LOT--16----	4,905.00	sq. ft.
LOT--17----	4,687.00	sq. ft.
LOT--18----	4,905.00	sq. ft.
LOT--19----	4,687.00	sq. ft.
LOT--20----	4,905.00	sq. ft.
LOT--21----	4,687.00	sq. ft.
LOT--22----	4,905.00	sq. ft.
LOT--23----	4,687.00	sq. ft.
LOT--24----	5,418.65	sq. ft.

BLOCK-12		
LOT--1----	5,339.15	sq. ft.
LOT--2----	4,882.50	sq. ft.
LOT--3----	4,665.50	sq. ft.
LOT--4----	4,882.50	sq. ft.
LOT--5----	4,665.50	sq. ft.
LOT--6----	4,882.50	sq. ft.
LOT--7----	4,882.50	sq. ft.
LOT--8----	4,665.50	sq. ft.
LOT--9----	4,648.65	sq. ft.
LOT--10----	5,996.55	sq. ft.
LOT--11----	9,369.58	sq. ft.
LOT--12----	8,505.37	sq. ft.
LOT--13----	5,416.44	sq. ft.
LOT--14----	4,508.70	sq. ft.
LOT--15----	4,725.00	sq. ft.
LOT--16----	4,725.00	sq. ft.
LOT--17----	5,179.12	sq. ft.
LOT--18----	5,179.12	sq. ft.
LOT--19----	4,725.00	sq. ft.
LOT--20----	4,515.00	sq. ft.
LOT--21----	4,511.70	sq. ft.
LOT--22----	4,888.03	sq. ft.
LOT--23----	7,151.78	sq. ft.
LOT--24----	10,467.98	sq. ft.
LOT--25----	6,109.22	sq. ft.
LOT--26----	4,820.18	sq. ft.
LOT--27----	4,882.50	sq. ft.
LOT--28----	4,665.50	sq. ft.
LOT--29----	4,557.00	sq. ft.
LOT--30----	4,882.50	sq. ft.

BLOCK-13		
LOT--1----	4,687.00	sq. ft.
LOT--2----	4,687.00	sq. ft.
LOT--3----	4,687.00	sq. ft.
LOT--4----	4,905.00	sq. ft.
LOT--5----	5,801.85	sq. ft.
LOT--6----	5,364.15	sq. ft.
LOT--7----	4,905.00	sq. ft.
LOT--8----	4,905.00	sq. ft.
LOT--9----	4,905.00	sq. ft.
LOT--10----	4,796.00	sq. ft.

BLOCK-14		
LOT--1----	64,390.00	sq. ft.
LOT--2----	5,164.15	sq. ft.
LOT--3----	4,515.00	sq. ft.
LOT--4----	4,305.00	sq. ft.
LOT--5----	6,090.00	sq. ft.
LOT--6----	4,515.00	sq. ft.

LOCATION MAP SCALE: 1" = 600'



DATE OF PREPARATION: SEPTEMBER 16, 2003

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR STE 400
EL PASO, TEXAS 79928
PH # 592-0283 FAX # 592-0288

SOMBDS3-FN.DWG

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT THREE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JUNE 18, 2004.

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

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

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

LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.

"U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".

SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

DEDICATION

JNC LAND, L. P., property owner of this land, hereby present this plat and dedicate to the use of the public, the streets, drives, pond, drainage easement, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this _____ day of _____2004.

BY: JNC LAND, L. P.

_____
Nicholas A. Bomboch, VICE PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Nicholas A. Bomboch, Vice President of JNC LAND, L. P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____2004.

_____ _____
Notary Public in and for El Paso County My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the plotting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____,2003.

_____ _____
Secretary Chairperson

Approved for filing this _____ day of _____2004.

_____
Interim City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2004, A.D. in Volume _____, of the Plat Record, Page_____, File No._____.

_____ _____
County Clerk By Deputy

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

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

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

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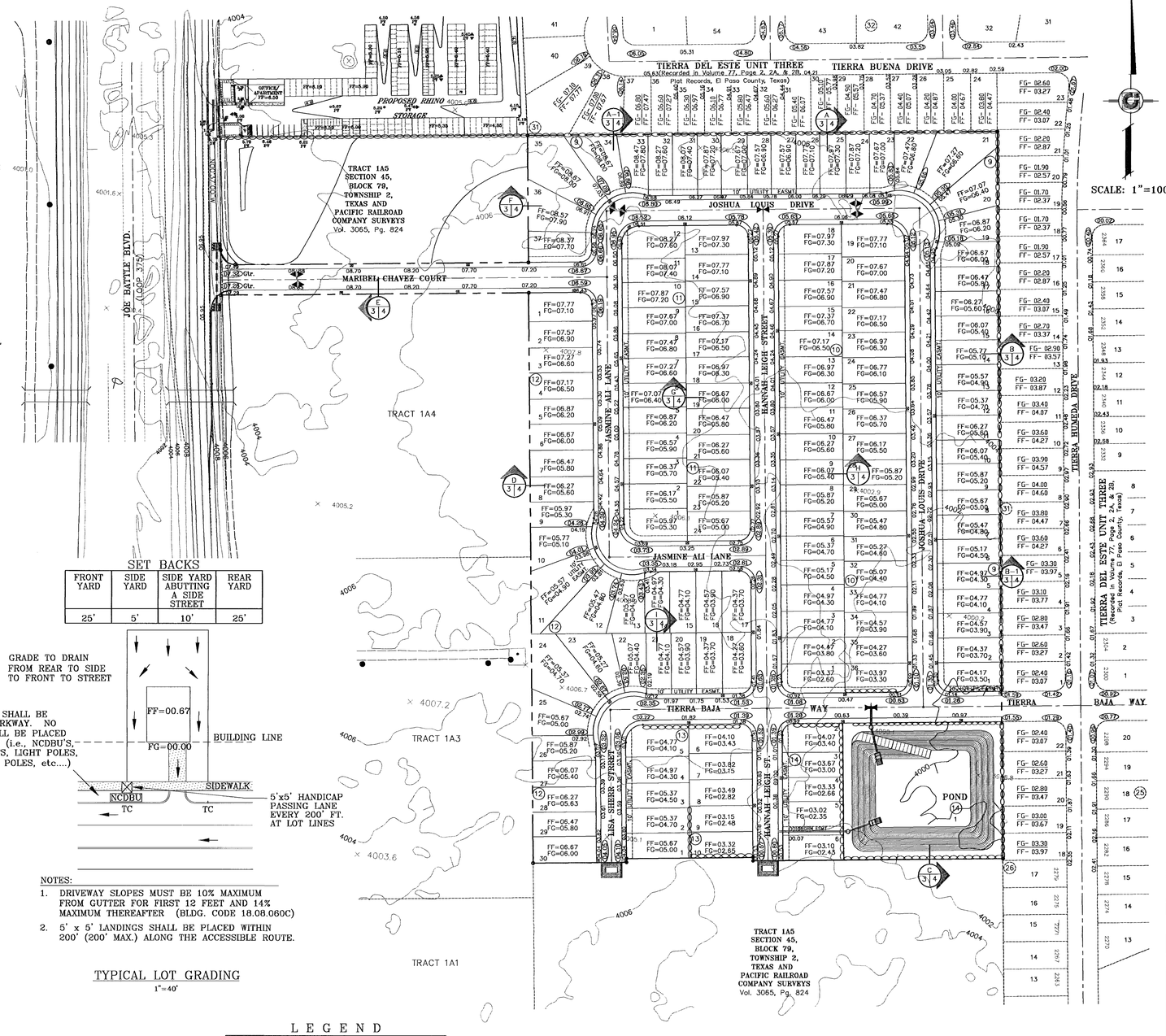
GENERAL NOTES:

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

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 22
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.



SET BACKS

FRONT YARD	SIDE YARD	SIDE YARD ABUTTING A SIDE STREET	REAR YARD
25'	5'	10'	25'

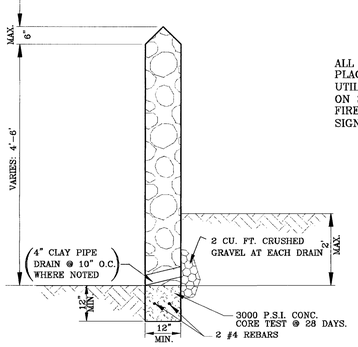
NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480 214 0043 B, DATED OCTOBER 15, 1982.

ROCKWALL NOTES:

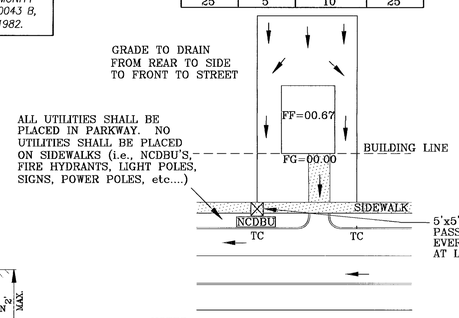
1. STONE FOR ROCKWALLS SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IN PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT OF AIR AND WATER.
2. MORTAR MUST BE TYPE "S" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET MUST BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS MUST NOT EXCEED TWO (2) INCHES.

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

6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGLY SOAKED BEFORE BEING PLACED.
8. ALL STONE FOR ROCKWALLS SHALL BE FRACTURED QUARRIED ROCK, NOT RIVER ROCK SHALL BE ALLOWED



ROCKWALL DETAIL
ADJACENT TO RESIDENTIAL LOTS
SCALE: 1" = 2'



NOTES:

1. DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER FOR FIRST 12 FEET AND 14% MAXIMUM THEREAFTER (BLDG. CODE 18.08.060C)
2. 5' x 5' LANDINGS SHALL BE PLACED WITHIN 200' (200' MAX.) ALONG THE ACCESSIBLE ROUTE.

TYPICAL LOT GRADING
1"=40'

NOTES:

1) RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
2) DRIVEWAY SLOPES MUST BE 10% MAX. FROM GUTTER FOR FIRST 12 FT. AND 14% MAX. THEREAFTER. (BLDG. CD. 18.08.060 C)
3) 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

CONSTRUCTION NOTES:

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

LEGEND

- HIGH POINT
- LOW POINT
- 25.68 — PROP. TOP OF CURB ELEV.
- FG=00.00 / FF=00.67 — PROP. FINISH GROUND AND FINISH FLOOR
- PROPOSED RETAINING WALL
- SECTION
- SECTION DETAILS SHEET.
- SECTION REFERENCE SHEET

▪ DENOTES HANDICAP SIDEWALK TURNAROUND

=DENOTES AS BUILT CONDITIONS ONLY

REFERENCES – BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUNEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.61 ..... (CITY DATUM)

DATE	REVISIONS	BY
1/22/04	REVISIONS AS TO CITY DEPT COMMENTS	J.M.
10/11/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
HORIZ: 1"=100'
VERT: N/A

DATE: AUGUST 2003
DESIGN BY: Y.C.Y.
DRAWN BY: J.M.
CHKD. BY: Y.C.Y.
JOB NO: 702-34

ENGINEERING SEAL: STATE OF TEXAS, YVONNE CONDE CURRY, 64848, REGISTERED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

GRADING PLAN

SHT 3 OF 22

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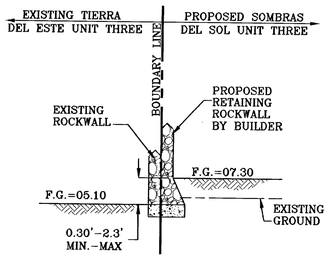
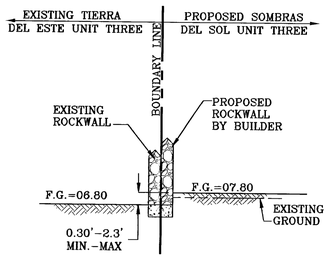
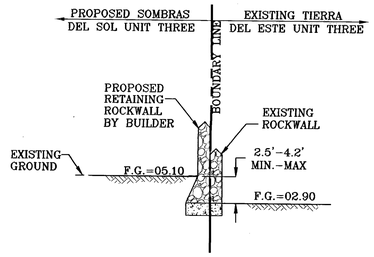


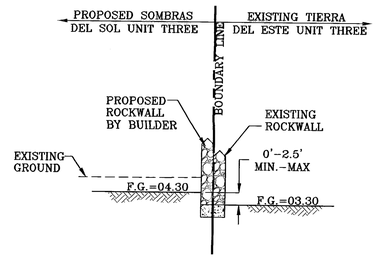
SECTION A
SCALE: 1"-6'



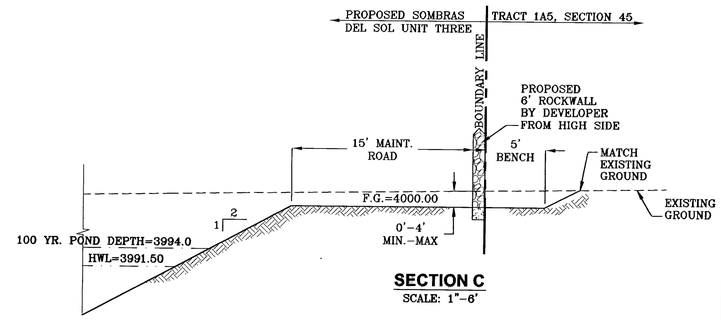
SECTION A-1
SCALE: 1"-6'



SECTION B
SCALE: 1"-6'



SECTION B-1
SCALE: 1"-6'



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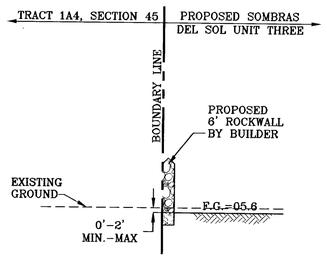

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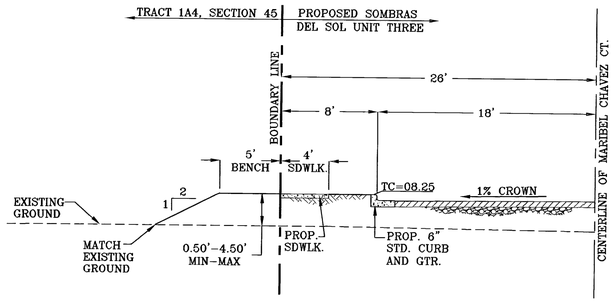
SCALE: 1"-6'



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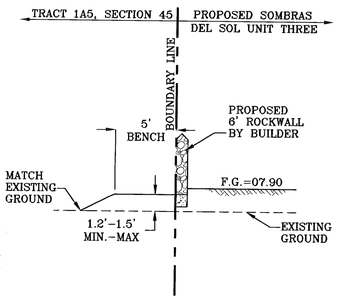

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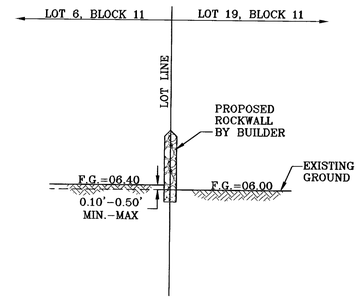
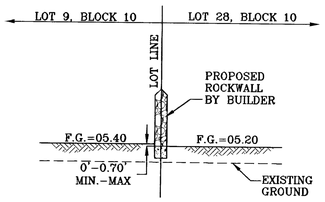
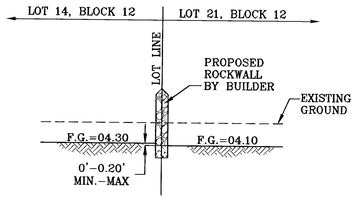
SCALE: 1"-6'



SECTION G
SCALE: 1"-6'



SECTION H
SCALE: 1"-6'



SECTION I
SCALE: 1"-6'

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51..... CITY DATUM)

DATE	REVISIONS	BY
01/22/04	REVISIONS AS TO CITY DEPT. COMMENTS	J.M.
04/28/04	REVISIONS AS TO CITY DEPT. COMMENTS	J.M.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD BY: Y.C.V.
JOB NO.: 702-54

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 4 OF 22

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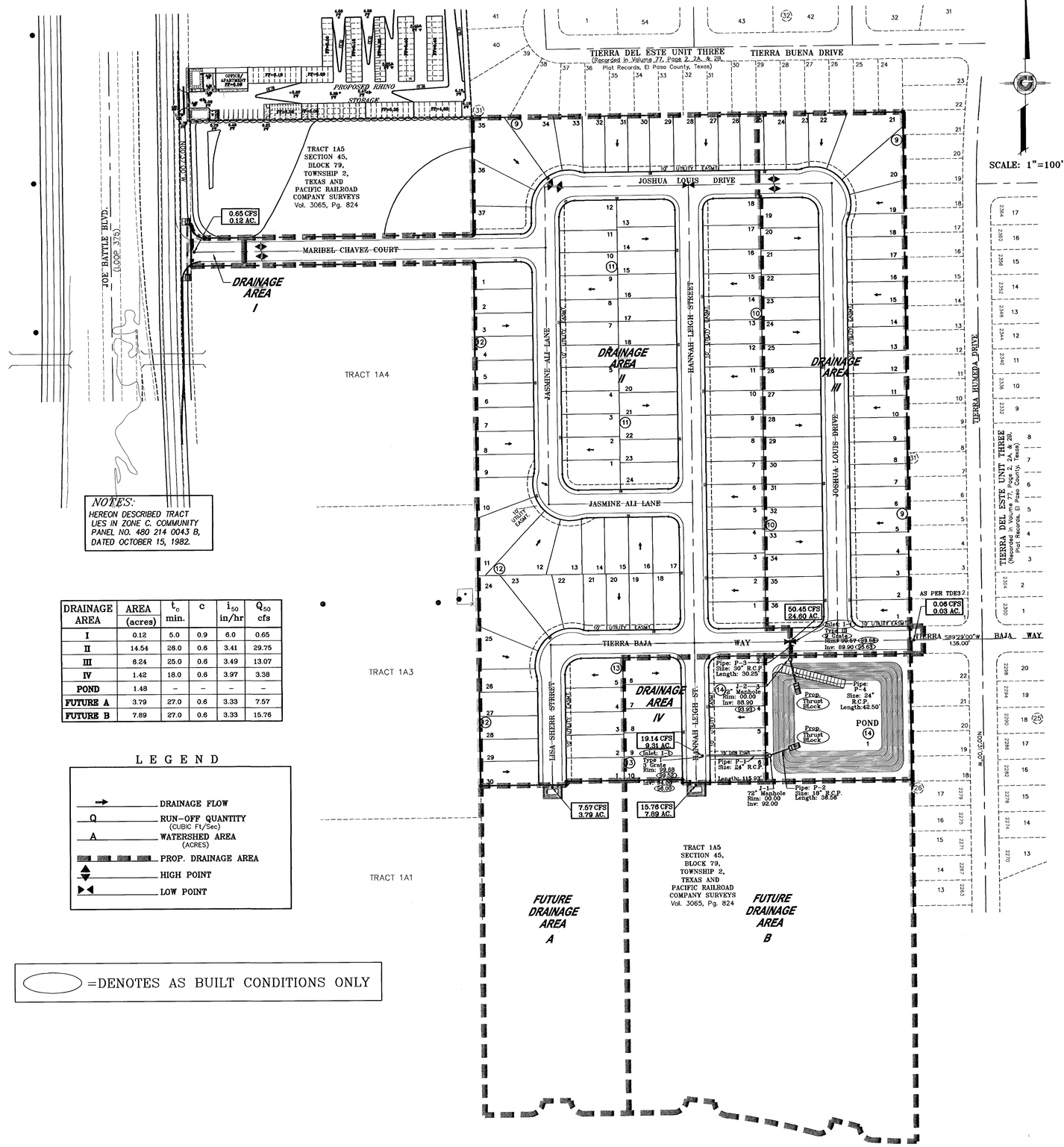

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480 214 0043 B, DATED OCTOBER 15, 1982.

DRAINAGE AREA	AREA (acres)	t_c min.	c	i_{50} in/hr	Q_{50} cfs
I	0.12	5.0	0.9	6.0	0.65
II	14.54	26.0	0.6	3.41	29.75
III	6.24	25.0	0.6	3.49	13.07
IV	1.42	18.0	0.6	3.97	3.38
POND	1.48	–	–	–	–
FUTURE A	3.79	27.0	0.6	3.33	7.57
FUTURE B	7.89	27.0	0.6	3.33	15.76

LEGEND

- DRAINAGE FLOW
- Q — RUN-OFF QUANTITY (CUBIC Ft/Sec)
- A — WATERSHED AREA (ACRES)
- PROP. DRAINAGE AREA
- HIGH POINT
- LOW POINT

=DENOTES AS BUILT CONDITIONS ONLY

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....NGVD 1929 (CITY DATUM)

DATE	REVISIONS	BY
10/11/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: 1"=100'
Vert: N/A
DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-94

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
94948
PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING / SURVEYING
4100 RIO BRAVO, STE. 300
EL PASO, TEXAS 79902

CONDE INC.

SHEET TITLE

DRAINAGE PLAN

SHT 5 OF 22

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BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS

ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WATER MATERIAL SHALL BE BURIED ON SITE. THE TRANSIT DUMPSTER SHALL COMPLY WITH ORDINANCE 18.52.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION.) THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

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

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

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

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

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

VIII. REMARKS

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

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED: _____ COMPANY: _____

NAME: _____ ADDRESS: _____

TITLE: _____ TELEPHONE: _____

DATE: _____

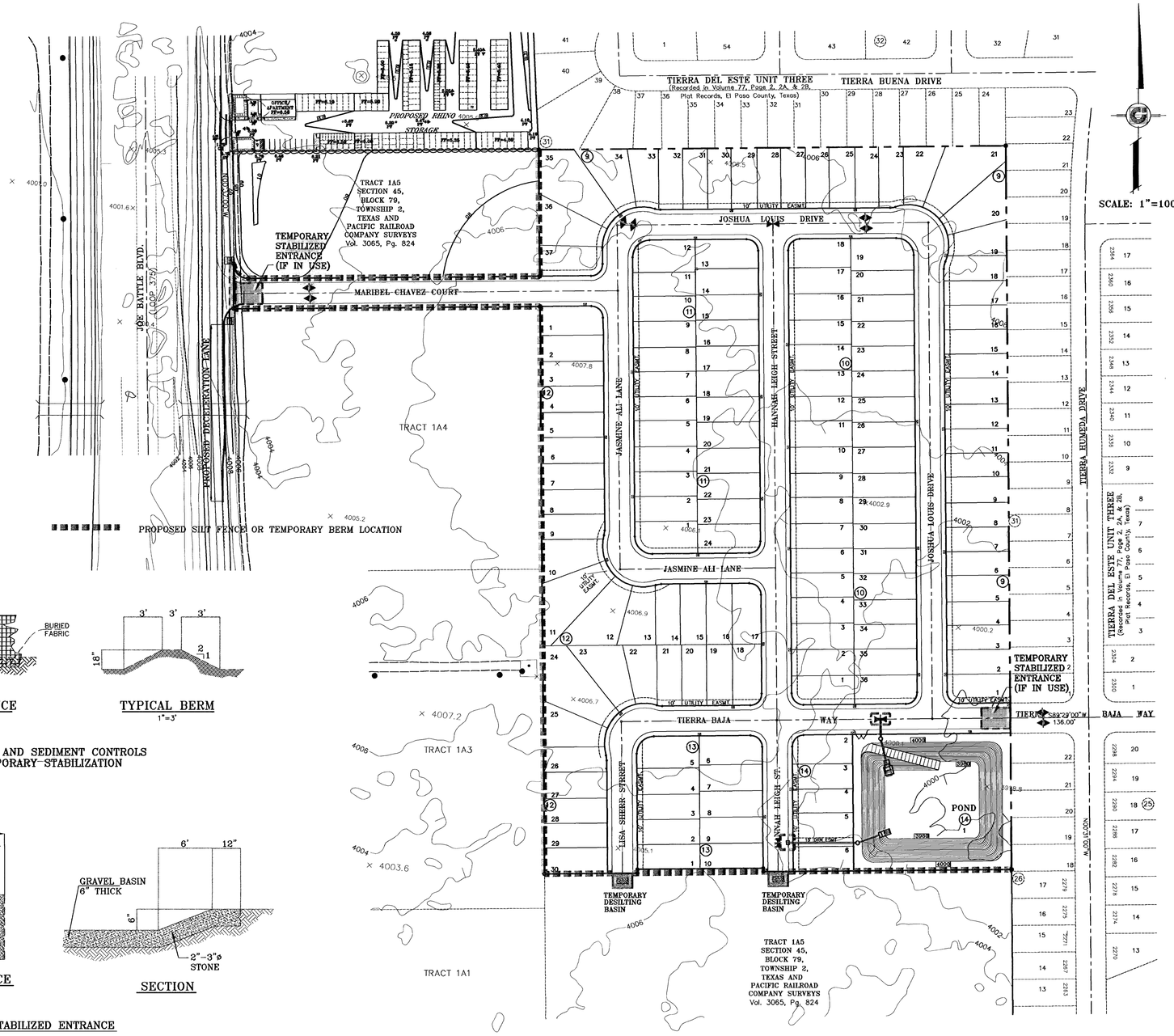
OWNER CERTIFICATION

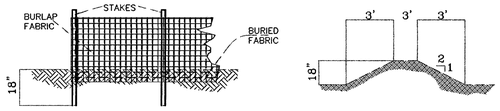
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE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

OWNER : (SIGNED) _____ DATE _____

OWNER: (NAME) _____ COMPANY: _____

TITLE _____ BY: _____

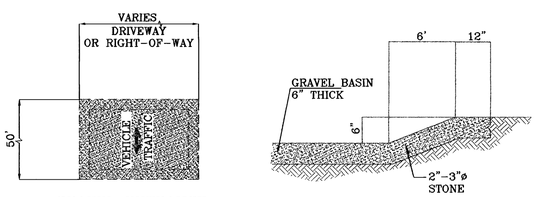




TYPICAL SILT FENCE
1"=3'

TYPICAL BERM
1"=3'

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION



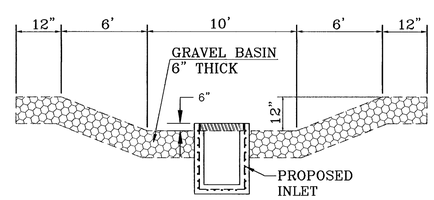
GRAVEL ENTRANCE

SECTION

STABILIZED ENTRANCE

EROSION CONTROL NOTES

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



TEMPORARY STRUCTURE DESILTING BASIN
1"=5'

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: 1"=100'
Vert: N/A

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64643
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SHT 6 OF 22

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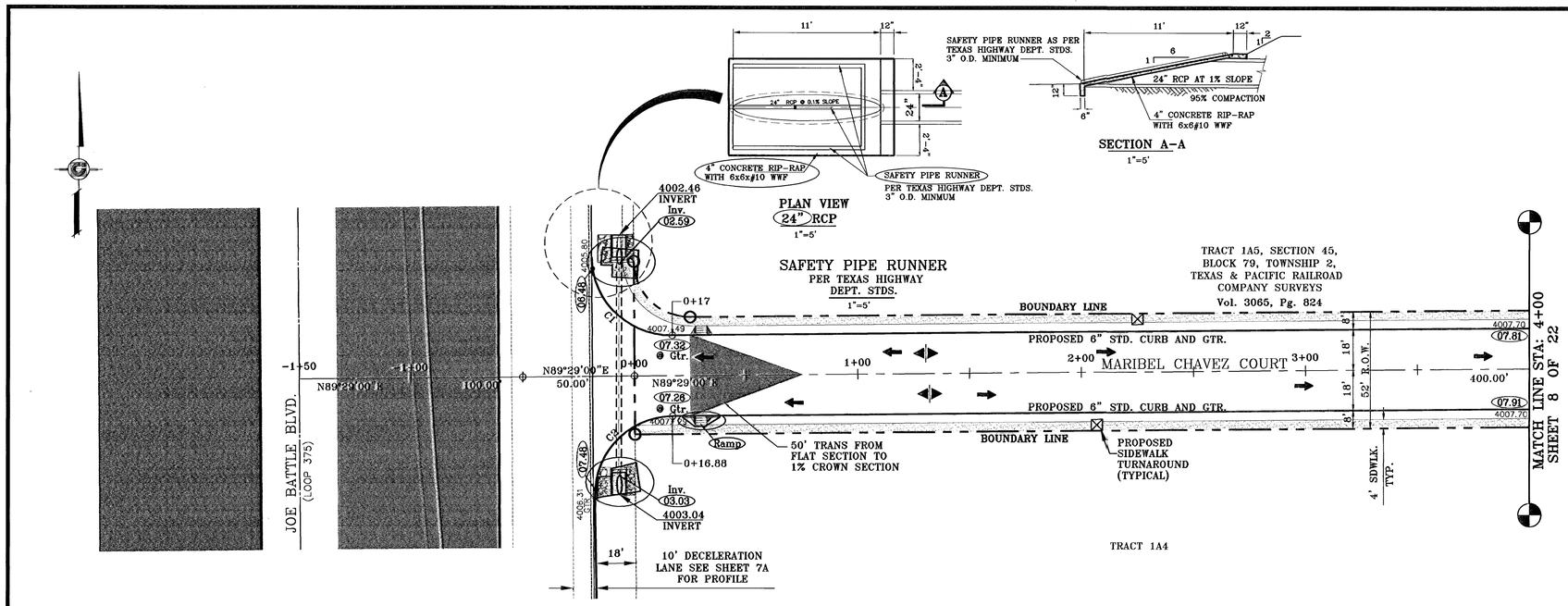
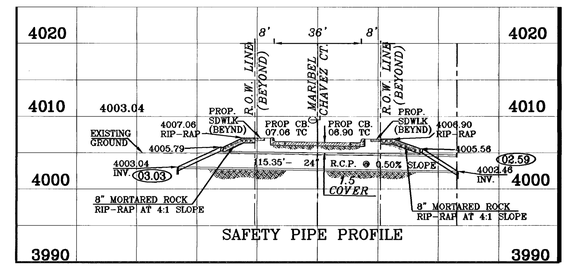
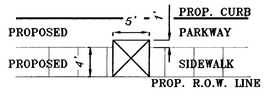


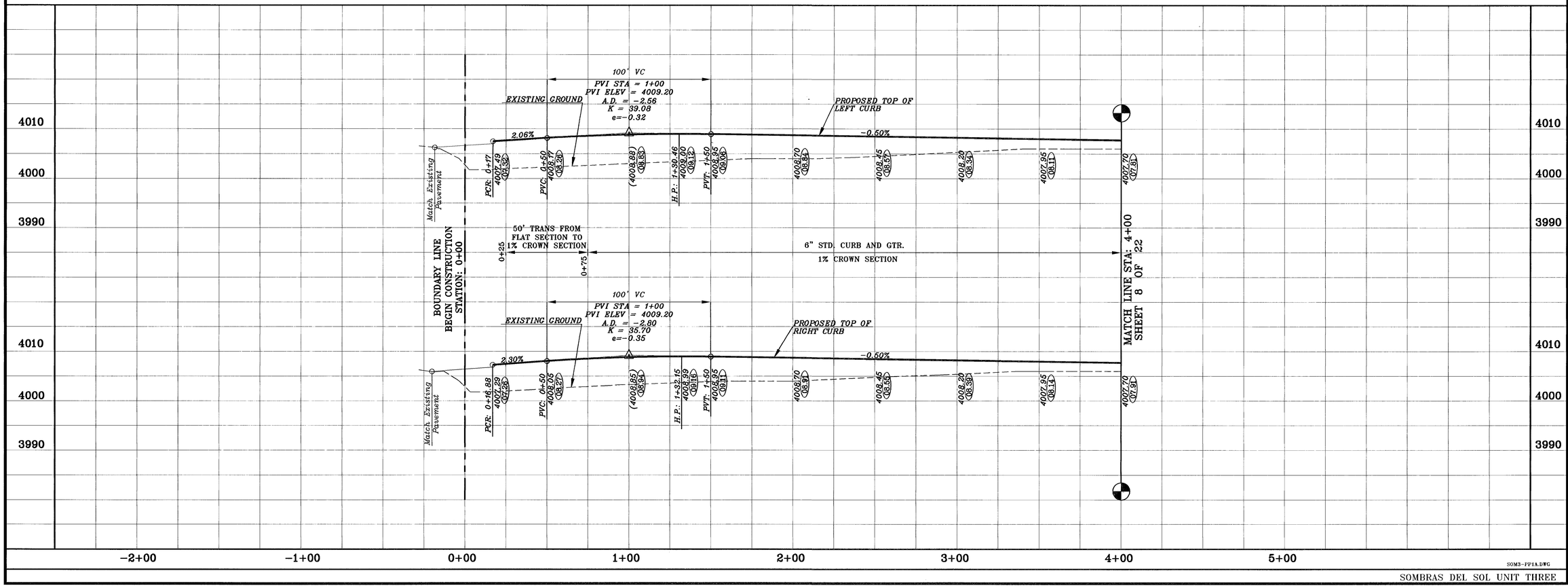




SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	55.00	35.02	49.51	S45°30'03"E	90°01'54"
C2	35.00	55.25	35.28	49.69	S44°15'32"W	90°26'57"

=DENOTES AS BUILT CONDITIONS ONLY



SOM3-PP1A.DWG

SOMBRAS DEL SOL UNIT THREE

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

REFERENCES -- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.61.....CITY DATUM)

DATE	REVISIONS	BY
10/08/04	AS BUILT	L.V.

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEER'S SEAL

STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
179 EL PAYSO DR. SUITE 400
EL PASO, TEXAS 79912

SHEET TITLE

STREET PLAN-PROFILE

MARIBEL CHAVEZ COURT

STA: -1+50 - 4+00

SHT 7 OF 22

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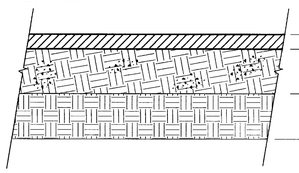
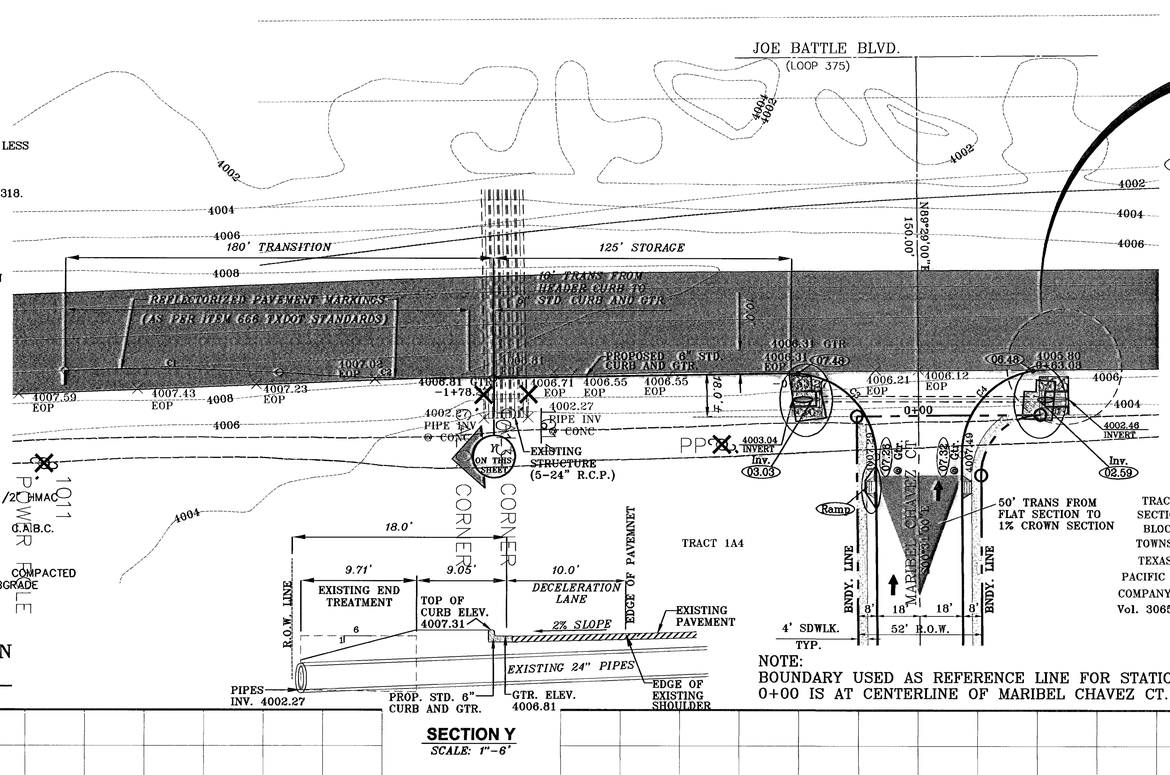
PAVEMENT NOTES

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

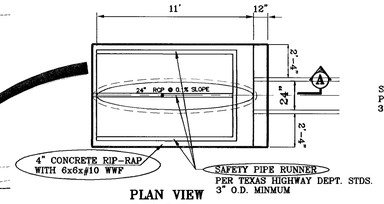


TYPICAL PAVEMENT SECTION ROADWAY

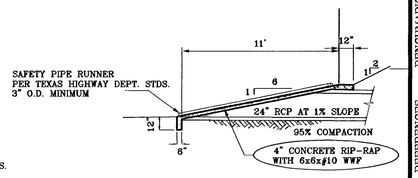
1"=1'



NOTE:
BOUNDARY USED AS REFERENCE LINE FOR STATIONING.
0+00 IS AT CENTERLINE OF MARIBEL CHAVEZ CT.

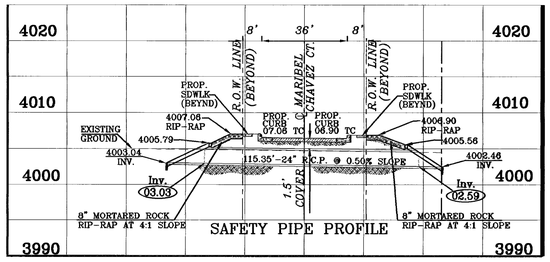


PLAN VIEW
24" RCP
1"=5'



SECTION A-A
1"=5'

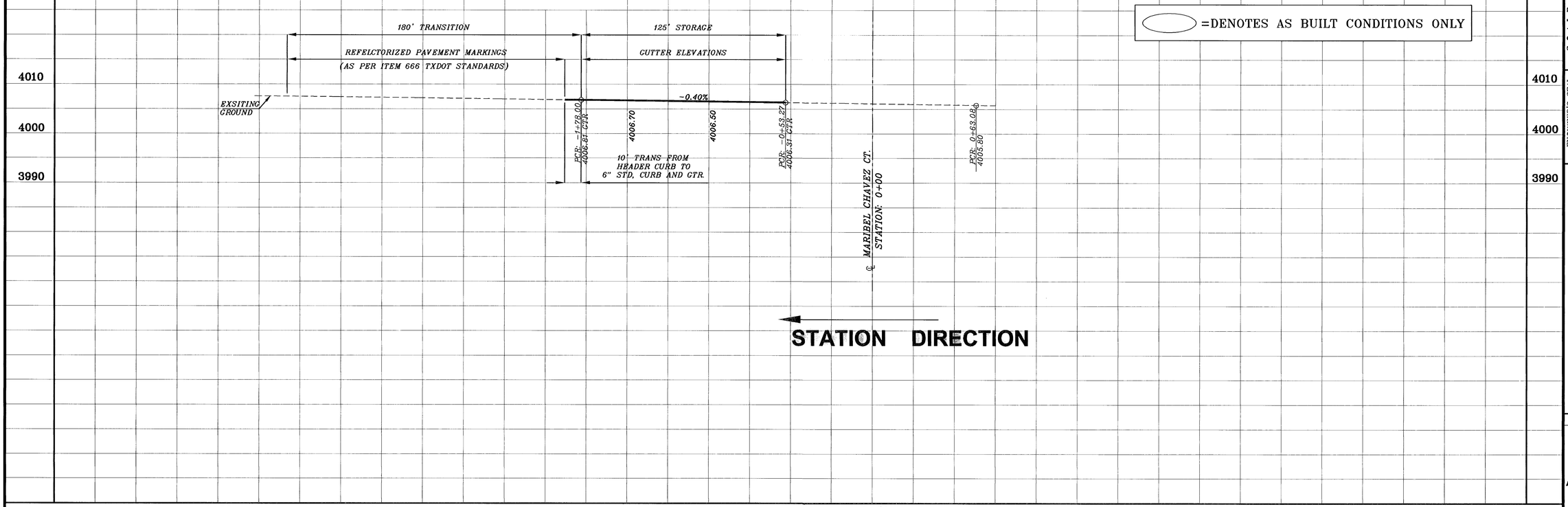
SAFETY PIPE RUNNER
PER TEXAS HIGHWAY
DEPT. STDS.
1"=5'



SAFETY PIPE PROFILE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	895.21	90.00	45.04	89.96	S00°27'02"W	5°45'36"
C2	925.17	89.65	44.96	89.81	N01°23'41"E	5°33'51"
C3	35.00	55.25	35.28	49.69	S44°15'32"W	90°26'57"
C4	35.00	55.00	35.02	49.51	S45°30'03"E	90°01'54"

SECTION Y
SCALE: 1"=6'



REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51 ..... CITY DATUM)

DATE	REVISIONS	BY
05/04/04	REVISED AND READJUSTED DECELERATION LANE	J.M.
10/12/04	AS BUILT	L.V.

PROJECT NAME
SOMBRAS DEL SOL UNIT THREE
BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEERING SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
PROFESSIONAL ENGINEER
10/13/04

CONDE INC.
ENGINEERS / PLANNERS
SURVEYORS
1790 LEE TREVINO DR. STE. 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
DECELERATION LANE ALONG JOE BATTLE
STA: -3+58.00-0+63.08

SHT 7A OF 22

SOM3-PPDEC.DWG

SOMBRAS DEL SOL UNIT THREE

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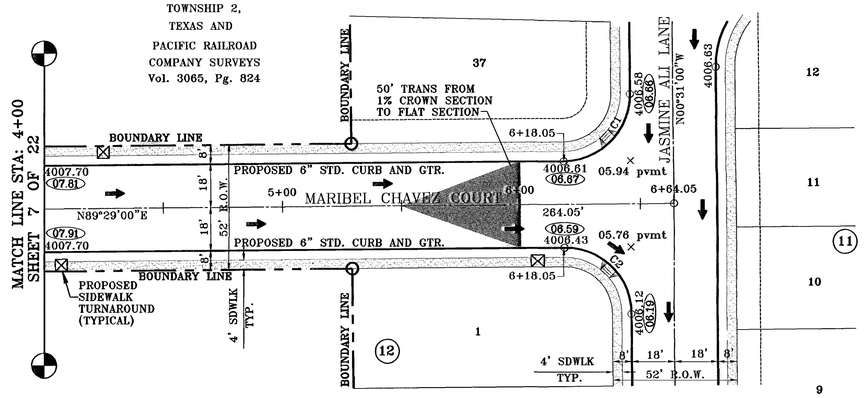
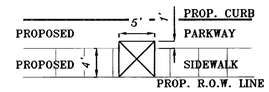
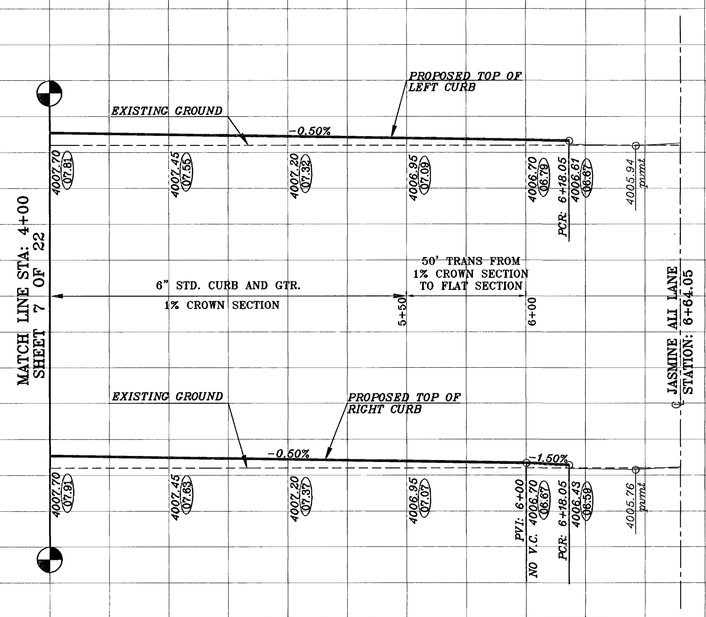




SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

=DENOTES AS BUILT CONDITIONS ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"



SOM3-PP1B.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51 .....CITY DATUM)

DATE	REVISIONS	BY
10/07/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL
UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER
10/13/04

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

CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE

MARIBEL
CHAVEZ
COURT

STA: 4+00 - 6+64.05

SHT 8 OF 22

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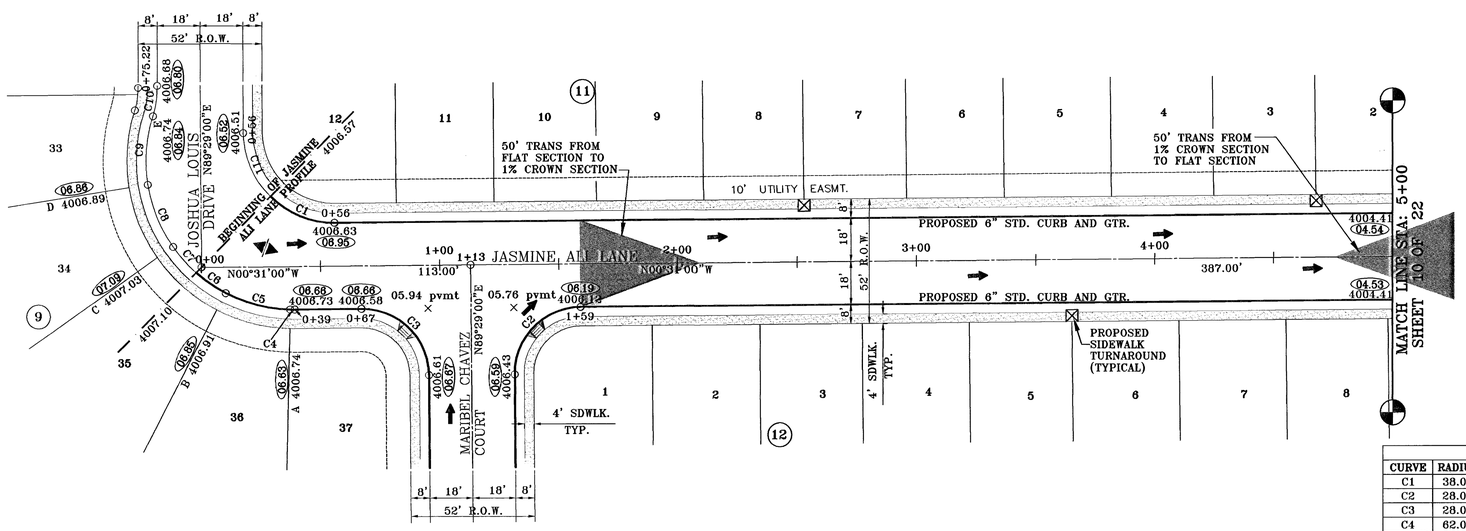
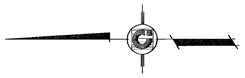
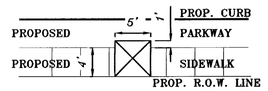


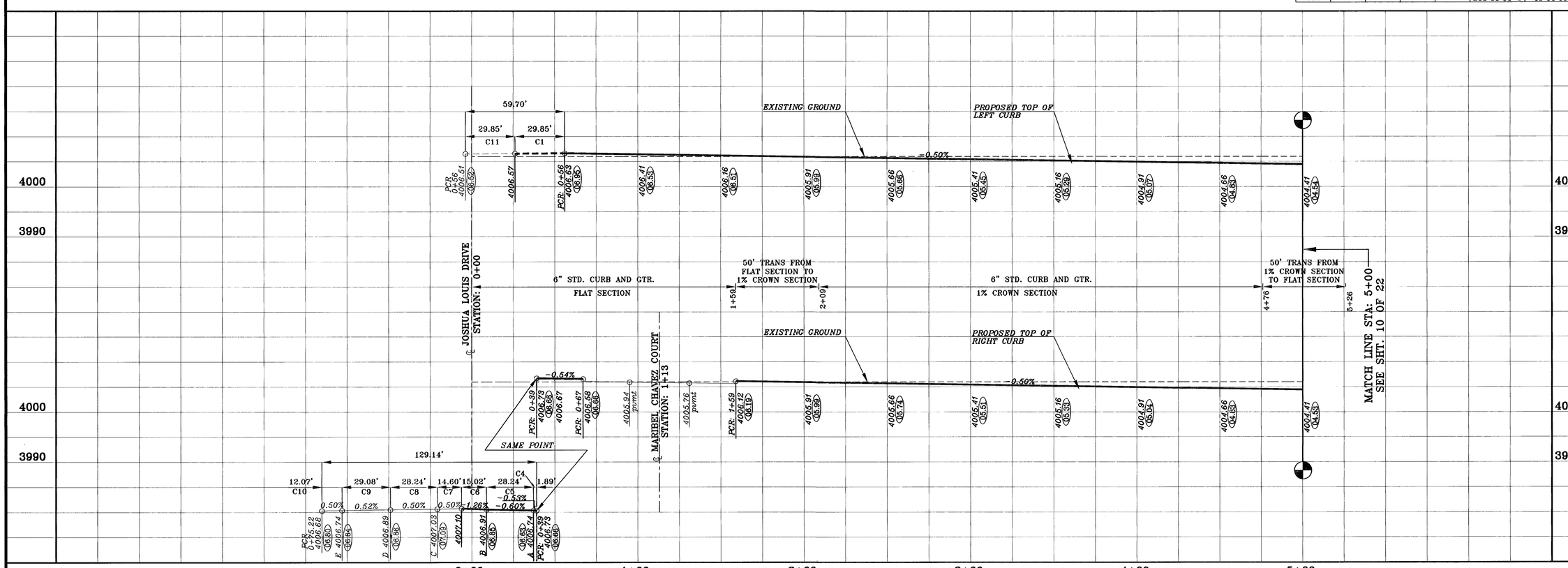




SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

=DENOTES AS BUILT CONDITIONS ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	29.85	15.74	29.08	S21°59'00"W	45°00'00"
C2	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C3	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C4	62.00	1.89	0.95	1.89	S00°21'24"W	1°44'47"
C5	62.00	28.24	14.37	28.00	S14°16'50"W	26°06'05"
C6	62.00	15.02	7.55	14.99	S34°16'22"W	13°52'59"
C7	62.00	14.60	7.33	14.57	S47°57'36"W	13°29'30"
C8	62.00	28.24	14.37	28.00	S67°45'24"W	26°06'05"
C9	62.00	29.08	14.81	28.81	N85°45'26"W	26°52'15"
C10	38.00	12.07	6.08	12.02	S81°25'09"E	18°11'42"
C11	38.00	29.85	15.74	29.08	S66°59'00"W	45°00'00"



SOM3-PP2A.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY.
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY
10/06/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO. 702-34

ENGINEER'S SEAL
STATE OF TEXAS
64648
YVONNE CONDE CURRY
LICENSED PROFESSIONAL ENGINEER

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

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
JASMINE ALI DRIVE
STA: 0+00 - 5+00

SHT 9 OF 22

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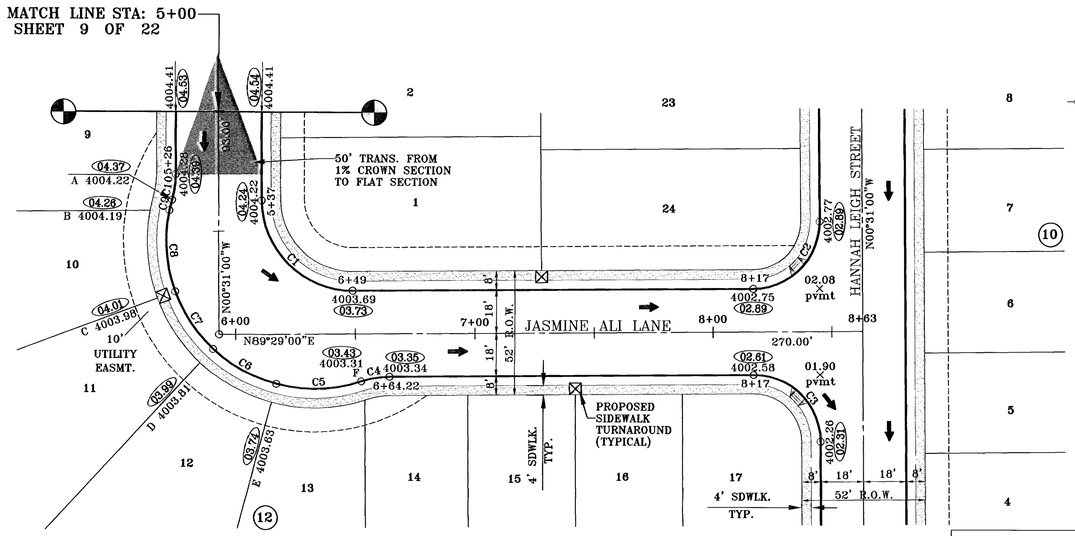
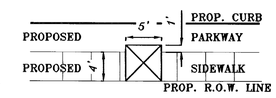


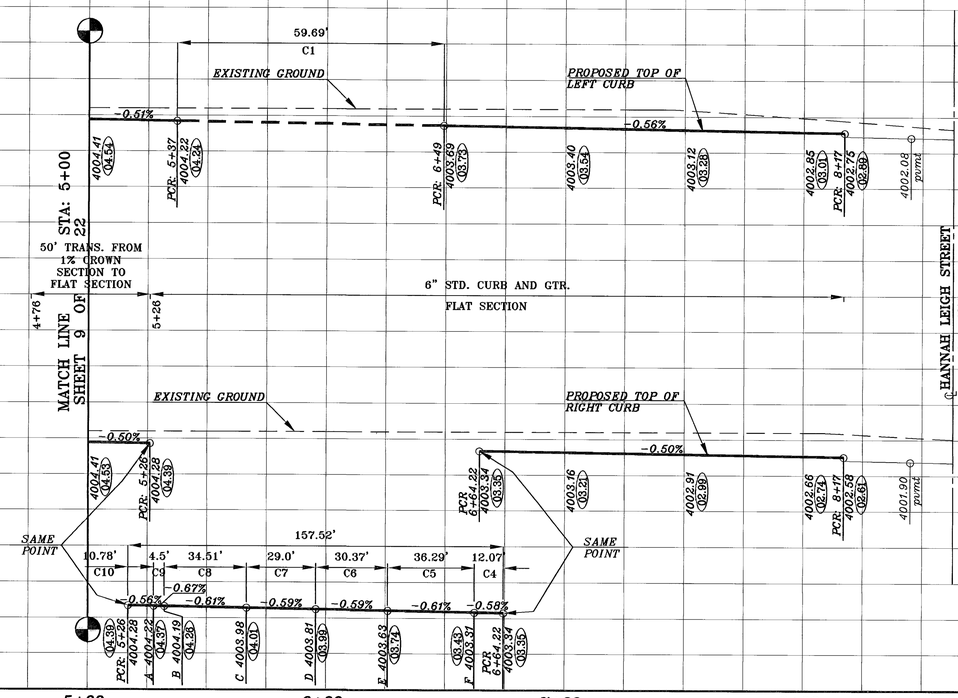


SIDEWALK TURNAROUND DETAIL
SCALE: 1"–3'

=DENOTES AS BUILT CONDITIONS ONLY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	59.69	38.00	53.74	S45°31'00"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C3	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C4	38.00	12.07	6.08	12.02	S80°23'09"W	18°11'42"
C5	62.00	36.29	18.68	35.78	N88°03'28"E	33°32'18"
C6	62.00	30.37	15.50	30.07	S61°08'20"E	28°04'07"
C7	62.00	29.00	14.77	28.73	S33°42'25"E	26°47'43"
C8	62.00	34.51	17.72	34.07	S04°21'40"E	31°53'45"
C9	62.00	4.50	2.25	4.50	S13°39'55"W	4°09'24"
C10	38.00	10.78	5.43	10.75	N07°36'48"E	16°15'37"



SOM3-PP2B.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES — BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51 ..... CITY DATUM)

DATE	REVISIONS	BY
10/06/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL
UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: J.M.
DRAWN BY: Y.C.V.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
LICENSED
PROFESSIONAL ENGINEER
10/13/04

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

CONDE INC.

SHEET TITLE
STREET
PLAN–PROFILE

JASMINE
ALI
LANE

STA: 5+00-8+63

SHT 10 OF 22

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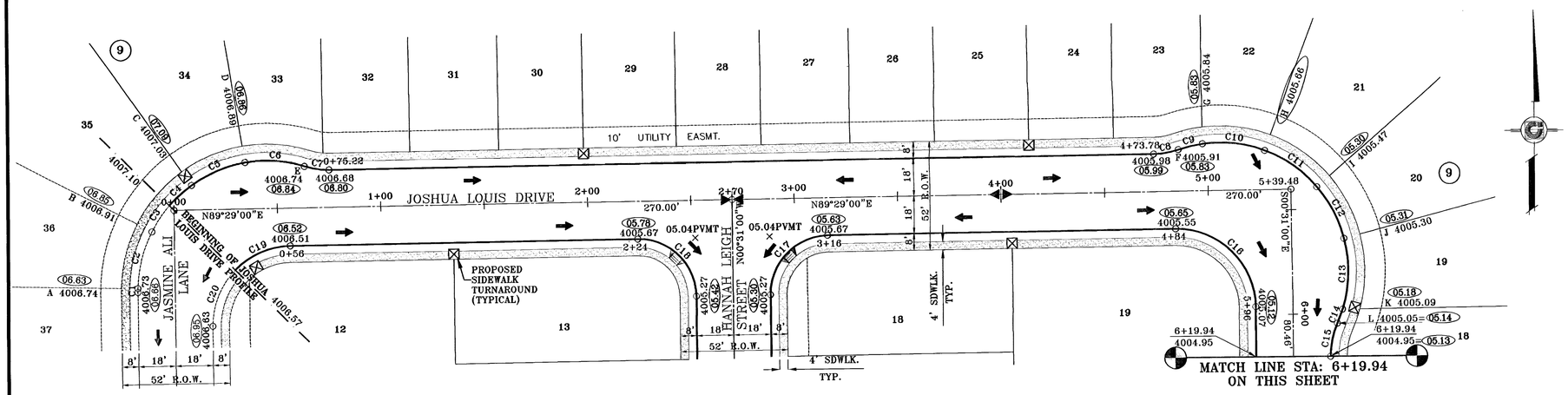
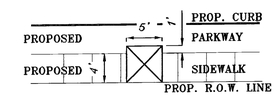
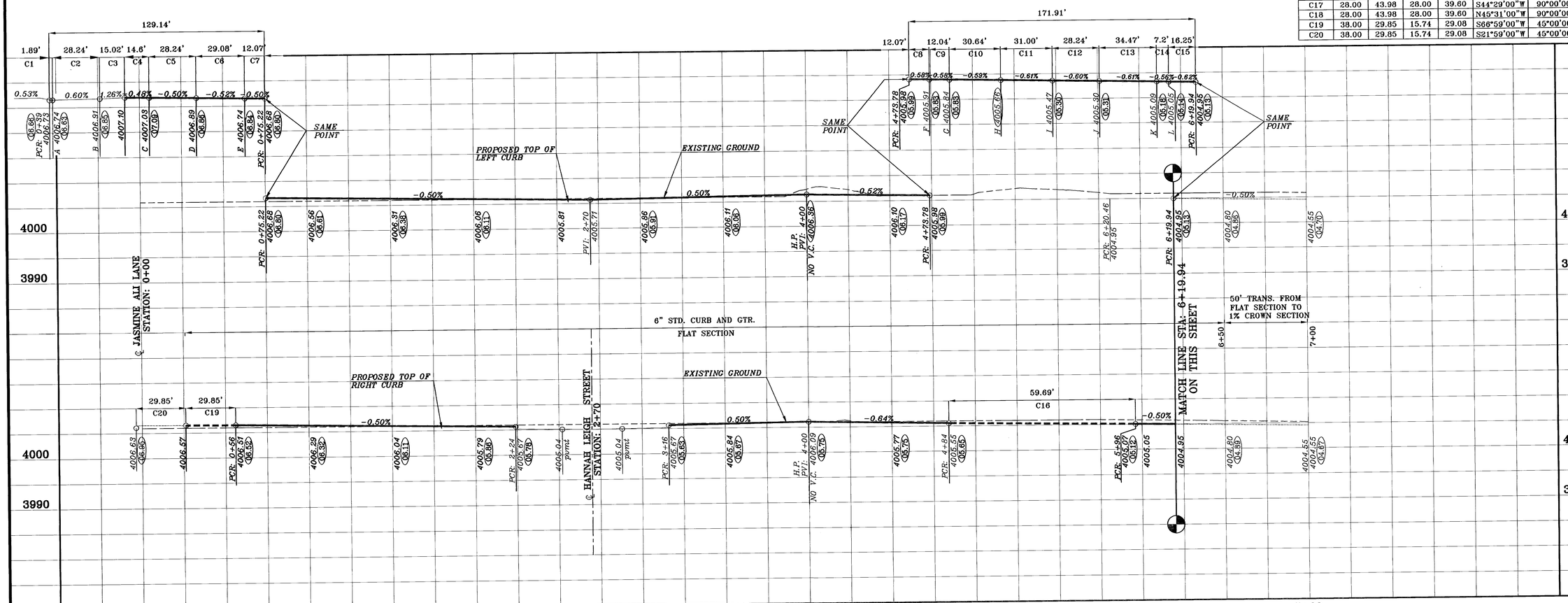


=DENOTES AS BUILT CONDITIONS ONLY



SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	62.00	1.89	0.95	1.89	S00°21'24"W	1°44'47"
C2	62.00	28.24	14.37	28.00	S14°16'50"W	26°06'05"
C3	62.00	15.02	7.55	14.99	S34°16'22"W	13°52'59"
C4	62.00	14.60	7.33	14.57	S47°57'36"W	13°29'30"
C5	62.00	28.24	14.37	28.00	S67°45'24"W	26°06'05"
C6	62.00	29.08	14.81	28.81	N85°45'28"W	26°52'15"
C7	38.00	12.07	6.08	12.02	S81°25'09"E	18°11'42"
C8	38.00	12.07	6.08	12.02	N80°23'09"E	18°11'42"
C9	62.00	12.04	6.04	12.02	S76°51'08"W	11°07'39"
C10	62.00	30.64	15.64	30.33	N83°25'40"W	28°18'45"
C11	62.00	31.00	15.83	30.68	N54°56'52"W	28°38'52"
C12	62.00	28.24	14.37	28.00	N27°34'23"W	26°06'05"
C13	62.00	34.47	17.69	34.02	N01°24'12"E	31°51'04"
C14	62.00	7.20	3.60	7.19	N20°39'12"E	6°38'57"
C15	38.00	16.25	8.25	16.12	S11°43'50"W	24°29'41"
C16	38.00	59.69	38.00	53.74	N45°31'00"W	90°00'00"
C17	28.00	43.98	28.00	39.60	S44°29'00"W	90°00'00"
C18	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C19	38.00	29.85	15.74	29.08	S66°59'00"W	45°00'00"
C20	38.00	29.85	15.74	29.08	S21°59'00"W	45°00'00"



SOM36-PP3A.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY
10/05/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64643
REGISTERED PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
9884 VIVAL STREET
EL PASO, TEXAS 79907
915-591-0540

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
JOSHUA LOUIS DRIVE
STA: 0+00 - 6+19.94

SHT 11 OF 22

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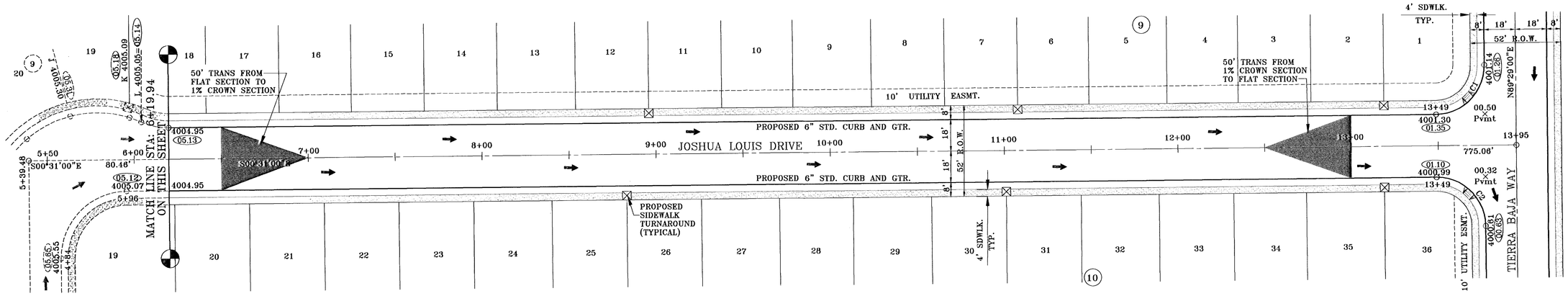
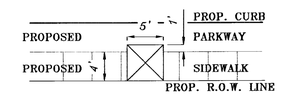
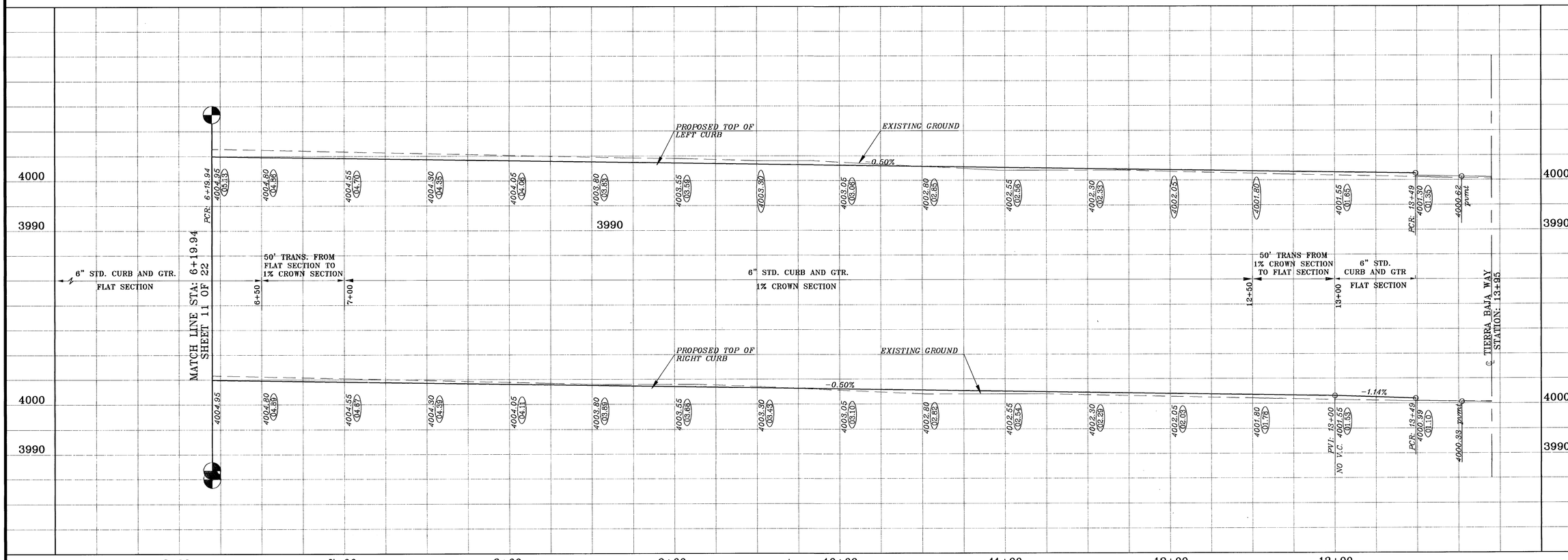


=DENOTES AS BUILT CONDITIONS ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S45°31'00"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"



SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'



REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUNEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY
10/07/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
REGISTERED PROFESSIONAL ENGINEER

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

SHEET TITLE
STREET PLAN-PROFILE

JOSHUA LOUIS DRIVE
STA: 6+19.94-13+95

SHT 12 OF 22

SOMS-PP3B.DWG

SOMBRAS DEL SOL UNIT THREE

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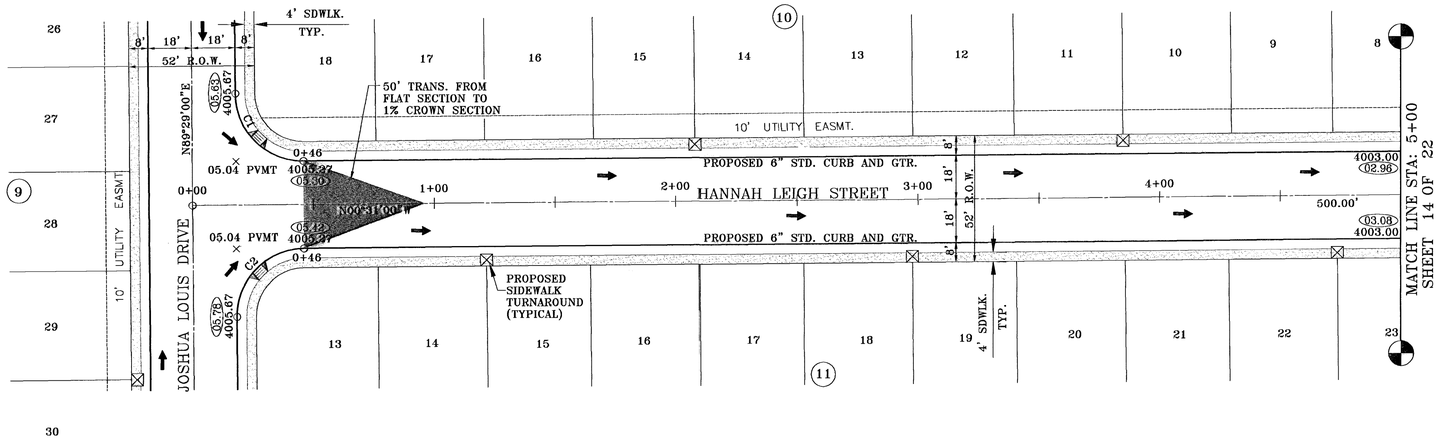
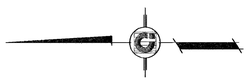
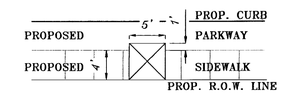




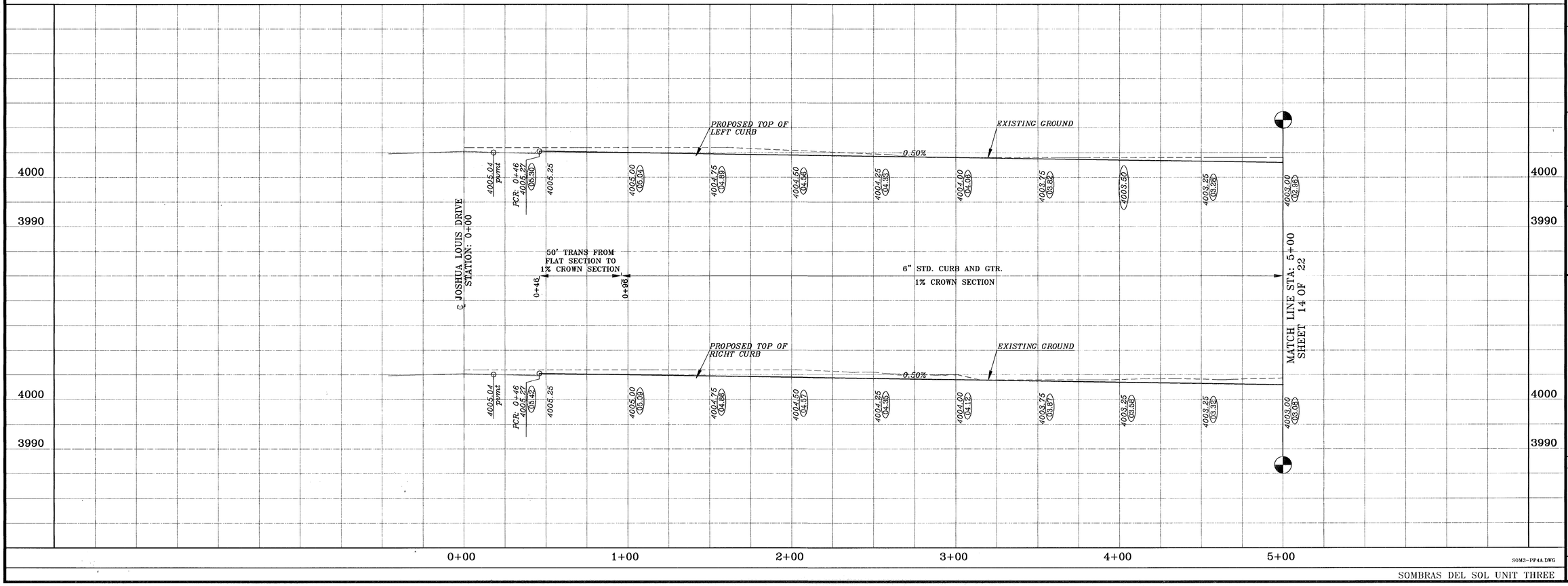


SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

=DENOTES AS BUILT CONDITIONS ONLY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S44°29'00"W	90°00'00"
C2	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"



SOM3-PP4A.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY
10/06/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL
UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

PROFESSIONAL ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
PROFESSIONAL ENGINEER
10/6/04

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

CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE

HANNAH LEIGH STREET
STA: 0+00 - 5+00

SHT 13 OF 22

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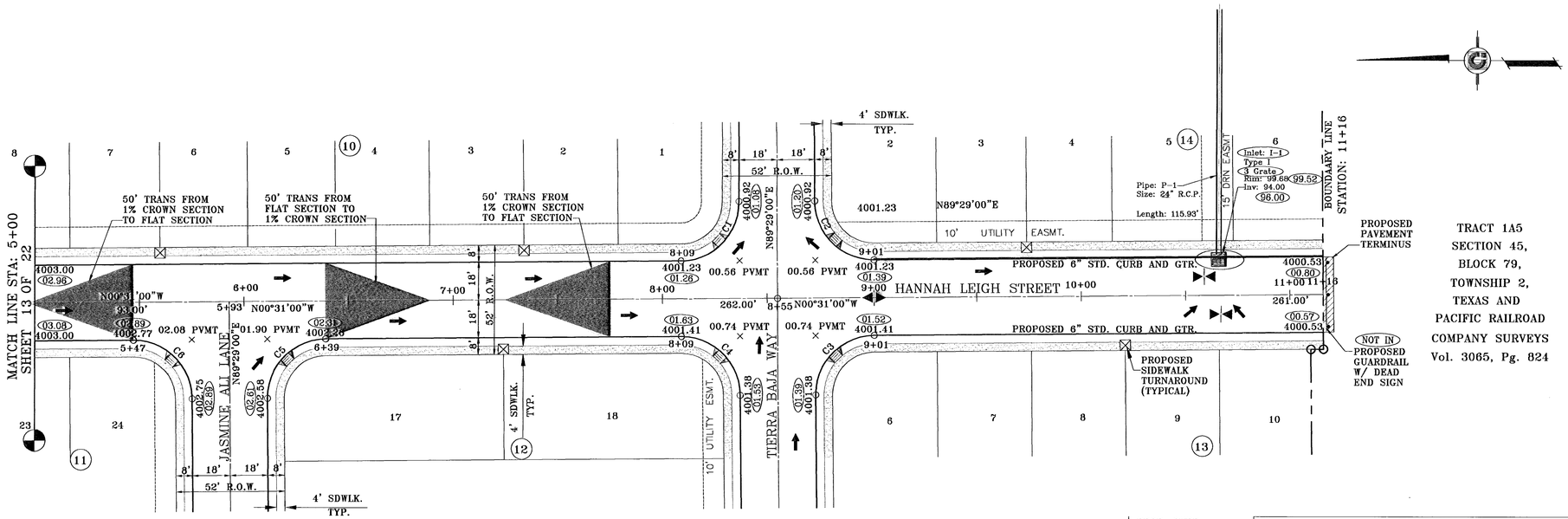
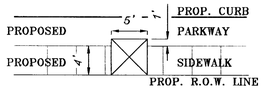
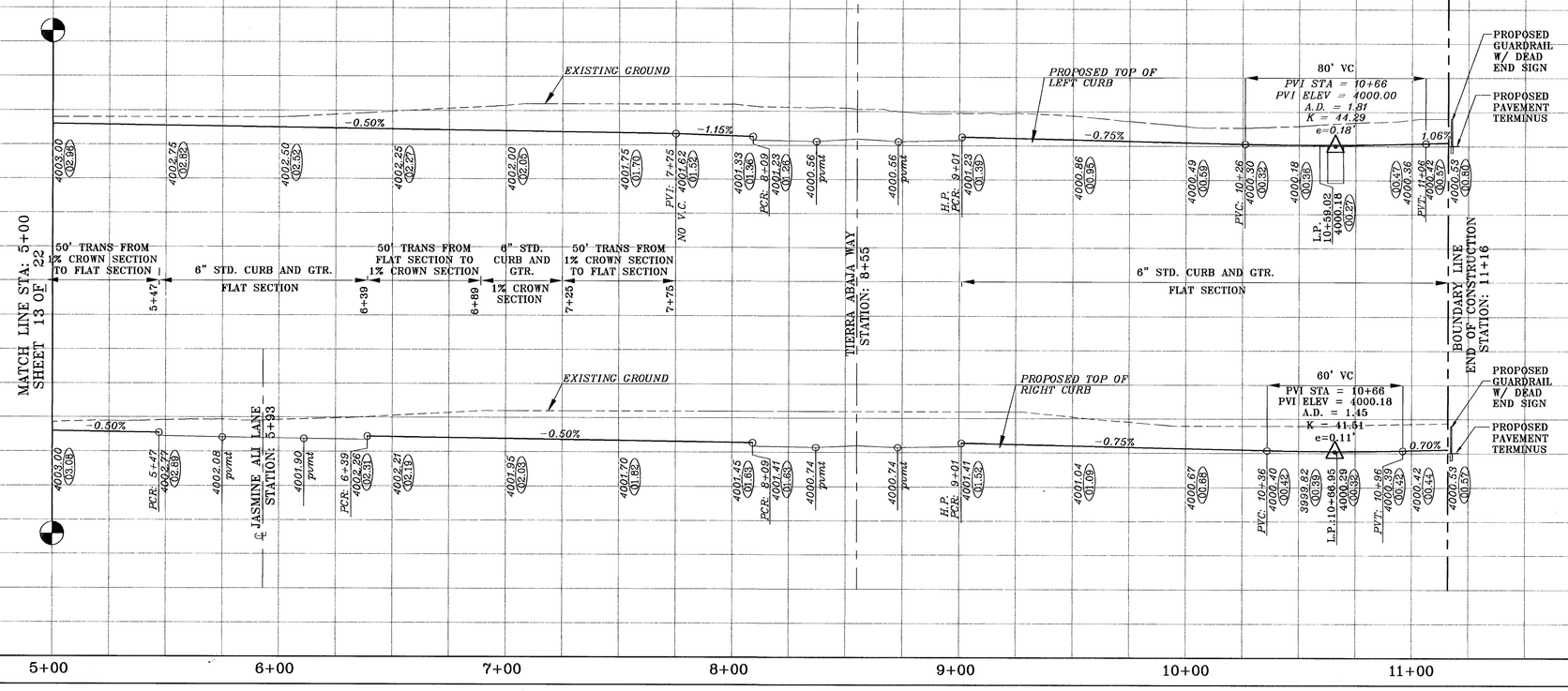


=DENOTES AS BUILT CONDITIONS ONLY



SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S45°31'00"E	90°00'00"
C2	28.00	43.98	28.00	39.60	S44°29'00"W	90°00'00"
C3	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C4	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C5	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C6	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"



SOM3-PP4B.DWG

SOMBRAS DEL SOL UNIT THREE

REFERENCES — BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY
10/09/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL
UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO. 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
44648
PROFESSIONAL ENGINEER
10/10/04

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

CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE

HANNAH LEIGH STREET

STA: 5+00-11+16.00

SHT 14 OF 22

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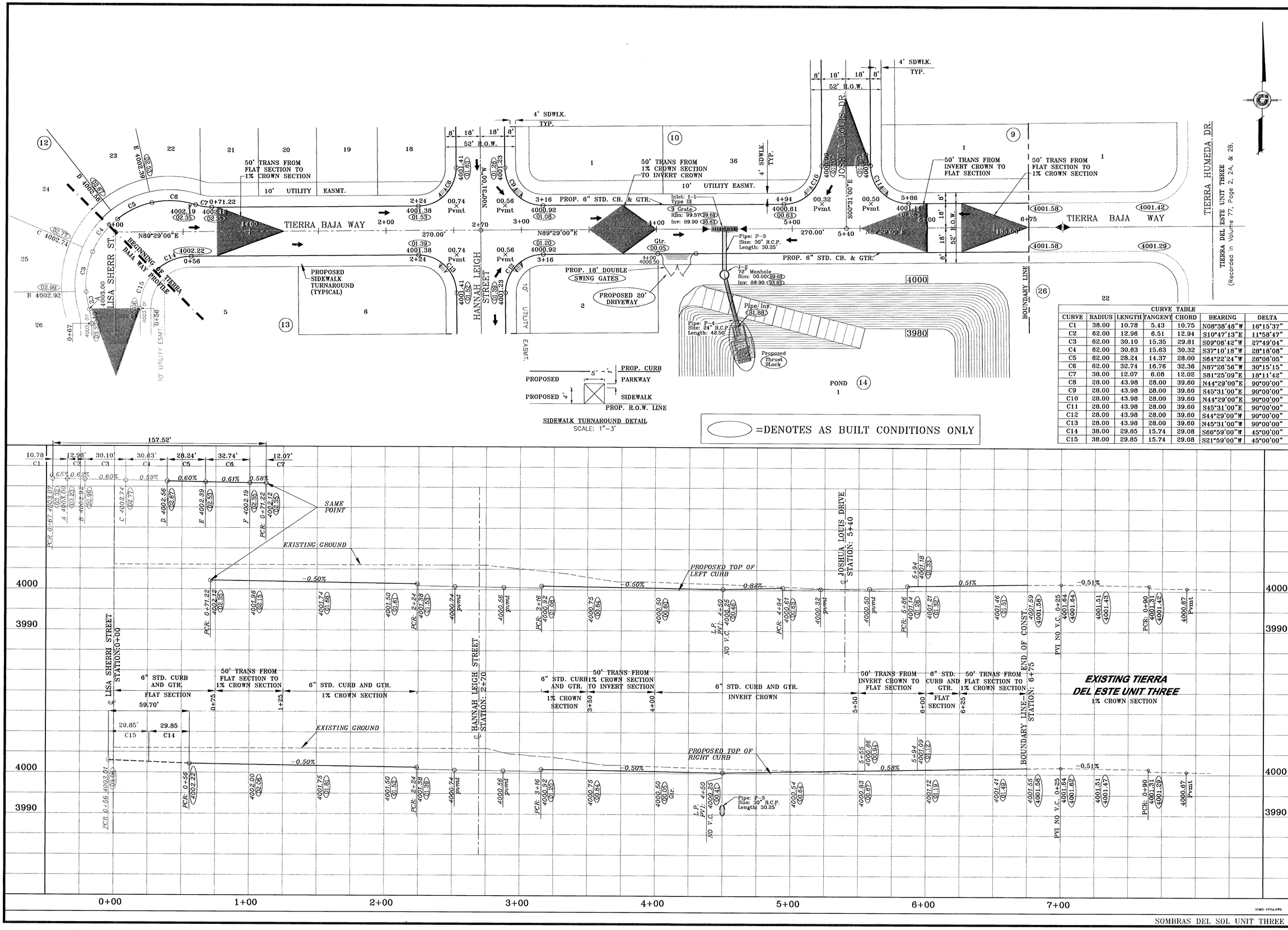

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	10.78	5.43	10.75	N08°38'48"W	16°15'37"
C2	62.00	12.96	6.51	12.94	S10°47'13"E	11°58'47"
C3	62.00	30.10	15.35	29.81	S09°06'42"W	27°49'04"
C4	62.00	30.63	15.63	30.32	S37°10'18"W	28°18'08"
C5	62.00	28.24	14.37	28.00	S64°22'24"W	26°06'05"
C6	62.00	32.74	16.76	32.36	N87°26'56"W	30°15'15"
C7	38.00	12.07	6.08	12.02	S81°25'09"E	18°11'42"
C8	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C9	28.00	43.98	28.00	39.60	S45°31'00"E	90°00'00"
C10	28.00	43.98	28.00	39.60	N44°29'00"E	90°00'00"
C11	28.00	43.98	28.00	39.60	S45°31'00"E	90°00'00"
C12	28.00	43.98	28.00	39.60	S44°29'00"W	90°00'00"
C13	28.00	43.98	28.00	39.60	N45°31'00"W	90°00'00"
C14	38.00	29.85	15.74	29.08	S66°59'00"W	45°00'00"
C15	38.00	29.85	15.74	29.08	S21°59'00"W	45°00'00"

REFERENCES — BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51 ..... CITY DATUM)

DATE	REVISIONS	BY
10/07/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO. 702-34

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE COMECURRY
64648
REGISTERED PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 E. TRAVIS, EL PASO, TEX. 79901 PHONE: 533-4040

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE

TIERRA BAJA WAY

STA: 0+00 - 6+75

SHT 15 OF 22

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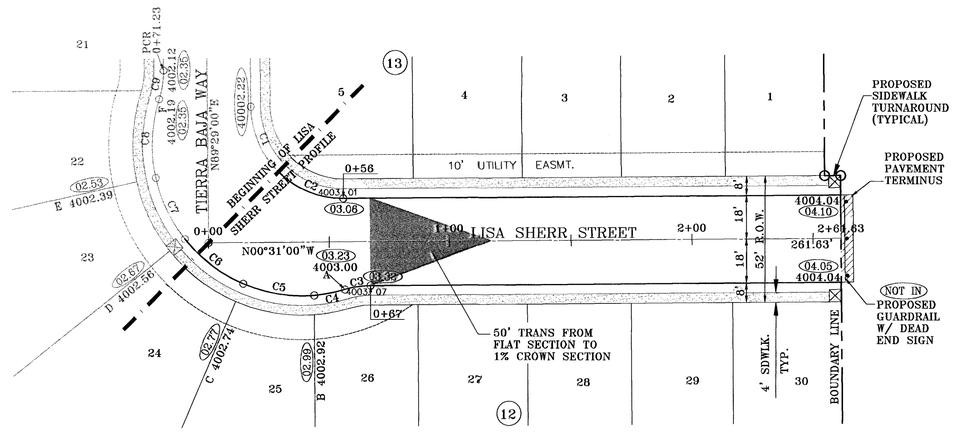
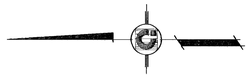
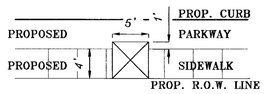


TRACT 1A5
SECTION 45,
BLOCK 79,
TOWNSHIP 2,
TEXAS AND
PACIFIC RAILROAD
COMPANY SURVEYS
Vol. 3065, Pg. 824





SIDEWALK TURNAROUND DETAIL
SCALE: 1"=3'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00	29.85	15.74	29.08	S66°59'00"W	45°00'00"
C2	38.00	29.85	15.74	29.08	S21°59'00"W	45°00'00"
C3	38.00	10.78	5.43	10.75	N08°38'48"W	16°15'37"
C4	62.00	12.96	6.51	12.94	S10°47'13"E	11°58'47"
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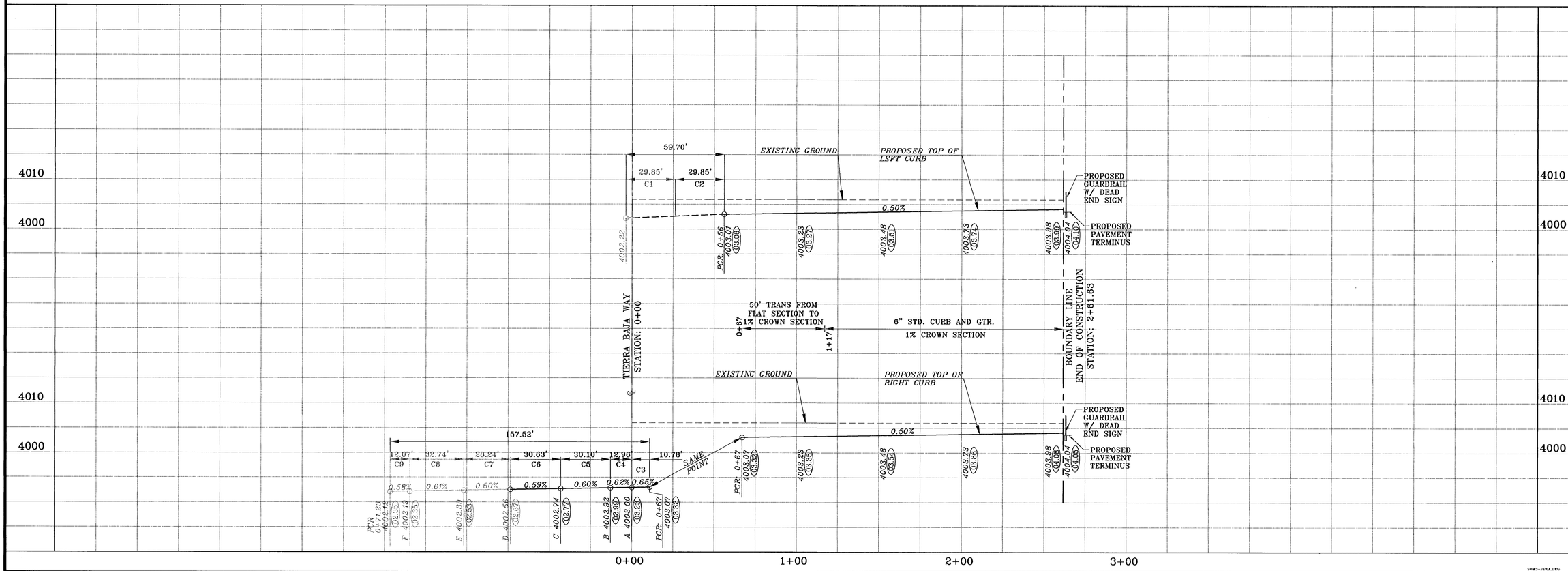
C6	62.00	30.63	15.63	30.32	S37°10'18"W	28°18'08"
C7	62.00	28.24	14.37	28.00	S64°22'24"W	26°06'05"
C8	62.00	32.74	16.76	32.36	N87°26'56"W	30°15'15"
C9	38.00	12.07	6.08	12.02	S81°25'09"E	18°11'42"

=DENOTES AS BUILT CONDITIONS ONLY



SOM3-PP6A.DWG

SOMBRAS DEL SOL UNIT THREE

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REFERENCES -- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.31.....CITY DATUM)

DATE	REVISIONS	BY
10/07/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.60 ACRES

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

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO: 702-34

ENGINEER'S SEAL

STATE OF TEXAS
YVONNE CONDE-CURRY
64648
LICENSED
PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1740 E. TEXAS, TONLO, OR 79936
EL PASO, TEXAS 79936 400

CONDE INC.

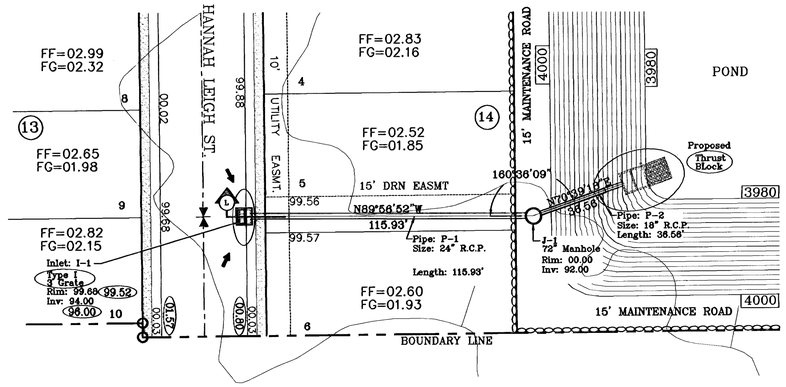
SHEET TITLE

STREET
PLAN-PROFILE

LISA SHERR STREET

STA: 0+00 - 2+61.63

SHT **16** OF **22**

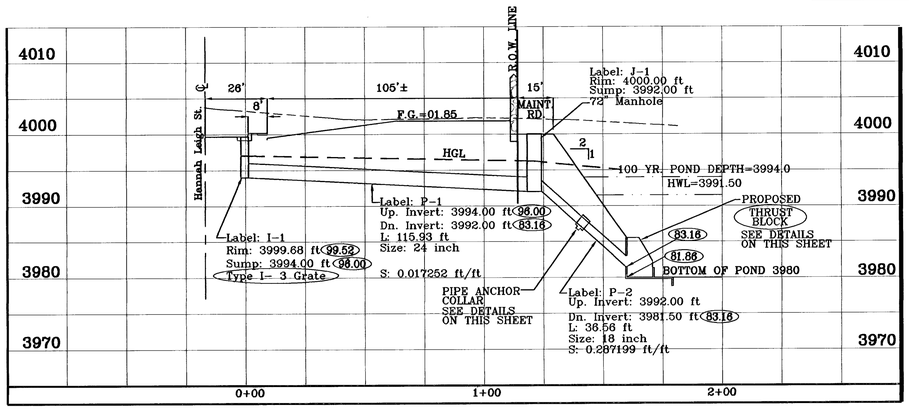


INLET DATA

INLET No.	TYPE	No. GRATES	Qd (cfs)	Qc (cfs)
I-1	I	3	19.14	32.76
I-2	III	9	50.45	70.20

R.C.P. PIPE DATA

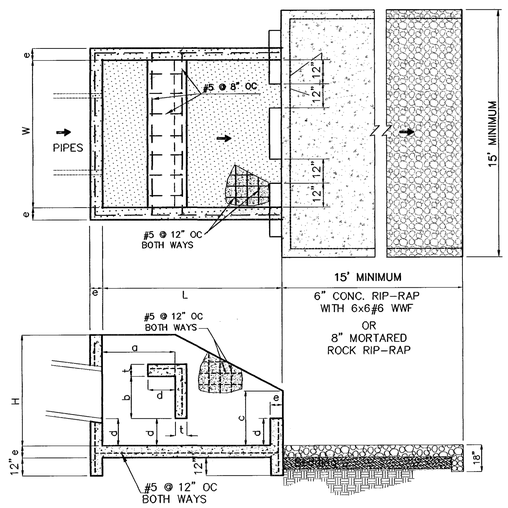
Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P-1	24	115.93	0.017252	19.14	29.71	6.09	4000	96.23	92.00	97.06	99.50	94.00
P-2	18	36.56	0.287199	19.14	55.95	10.83	87.50	95.00	81.50	96.23	4000	92.00
P-3	30	30.25	0.0033058	50.45	74.57	10.28	00.00	94.11	88.90	94.57	99.57	89.90
P-4	24	42.50	0.174118	50.45	94.39	16.06	87.50	91.50	81.50	93.61	00.00	88.90



STRUCTURE No. 1.

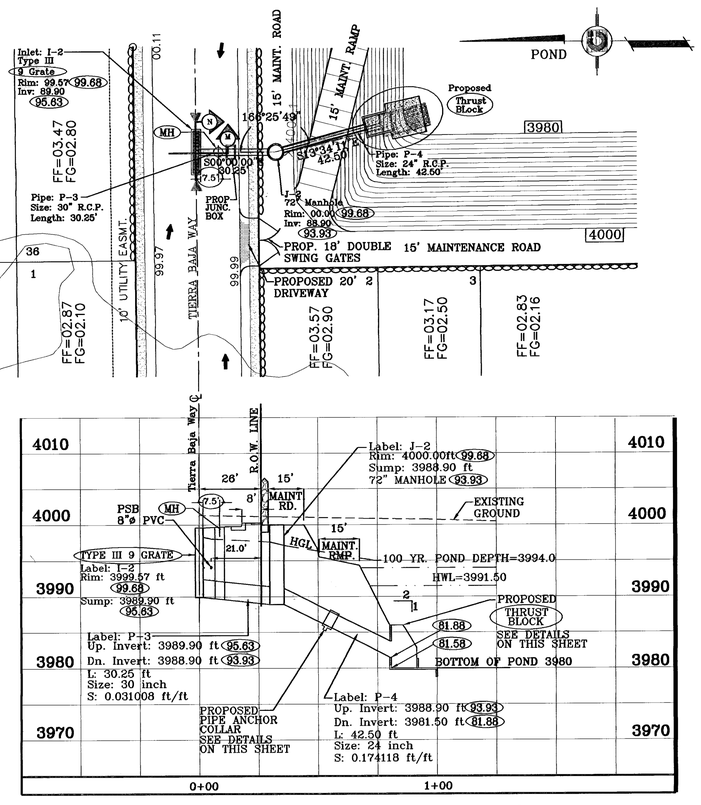
SCALE: 1'-30'

Pipe ø	H	L	a	b	c	d	e	t	W
18" RCP	5'8"	9'10"	3'9"	2'9"	3'9"	1'3"	8"	8"	7'6"
24" RCP	5'8"	9'10"	3'9"	2'9"	3'9"	1'3"	8"	8"	7'6"



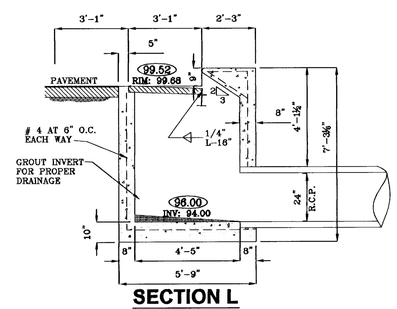
THRUST BLOCK DETAILS

1"=4'



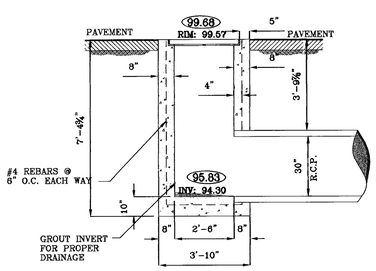
STRUCTURE No. 2

SCALE: 1'-30'



SECTION L

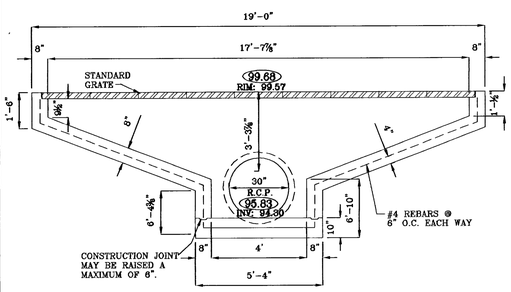
SCALE: 1"-3'



SECTION M

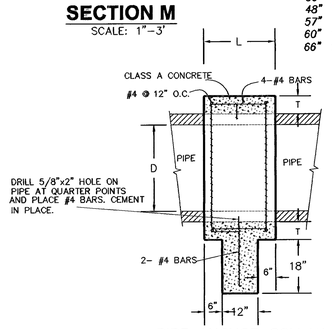
SCALE: 1"-3'

D	L	T
12"	12"	4"
18"	12"	5"
24"	12"	6"
36"	18"	8"
48"	18"	10"
57"	18"	10"
60"	1.75'	11"
66"	1.75'	11"



SECTION N

SCALE: 1"-3'



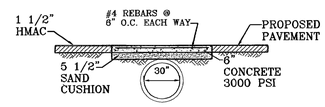
PIPE ANCHOR COLLAR

1"=2'

NOTES:
1. PIPE ANCHOR TO BE LOCATED EVERY 10 VERTICAL FEET.

2. PIPE ANCHOR WIDTH TO BE THE SAME AS PIPE DIAMETER.

=DENOTES AS BUILT CONDITIONS ONLY

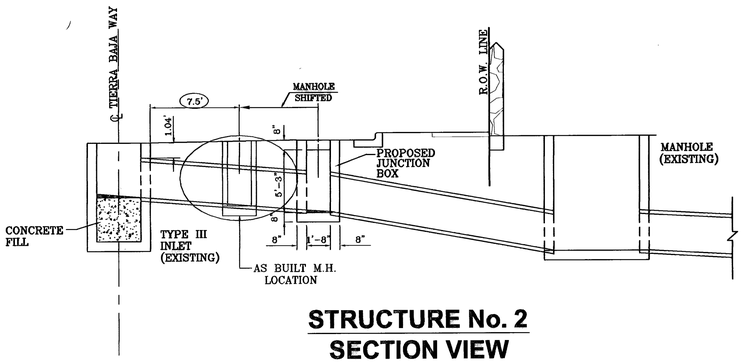


CONCRETE CAP DETAIL

SCALE: 1"-6'

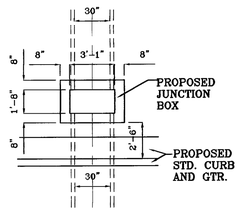
R.C.P. PIPE DATA (AS-BUILT CONDITION FOR STRUCTURE No. 2)

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P-3	30	30.00	0.026667	50.45	68.98	10.28	00.00	97.74	94.50	98.19	00.07	95.30
P-4	24	45.00	0.233333	50.45	109.27	16.06	87.50	95.00	81.50	97.24	00.00	92.00



STRUCTURE No. 2
SECTION VIEW
(AS-BUILT CONDITION)

SCALE: 1"-6'



STRUCTURE No. 2
PLAN VIEW
(AS-BUILT CONDITION)

SCALE: 1"-6'

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51 ..... CITY DATUM)

DATE	REVISIONS	BY
01/31/04	Revise structure no. 2	FJM
04/16/04	Revise structure no. 2	J.M.
10/28/04	REVISIONS - AS BUILT	J.M.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

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

DATE: AUGUST 2003
DESIGN BY: X.C.V.
DRAWN BY: F.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

ENGINEERING SEAL OF TEXAS — YVONNE COMEZ CURRY — 64048 — PROFESSIONAL ENGINEER

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / CONSTRUCTION
1790 LEE TREVINO DRIVE, SUITE 300
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

DRAINAGE STRUCTURE PROFILES AND CALCULATIONS AND DETAILS

SHT 17 OF 22

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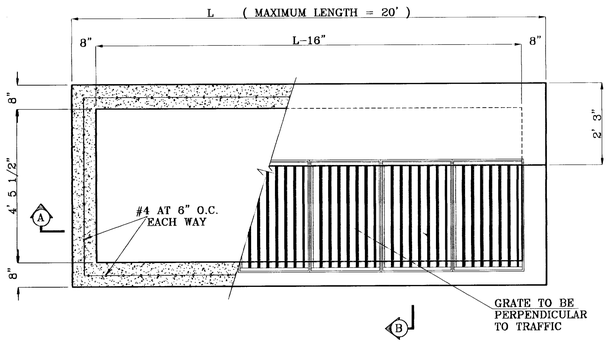
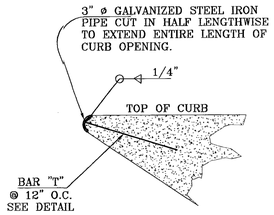
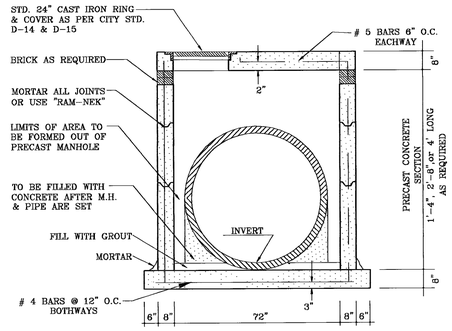


TYPICAL
1"=2'

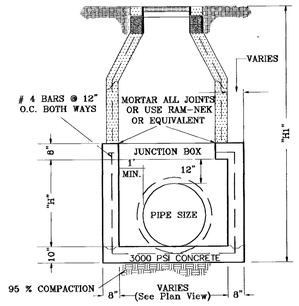
No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	10'-8"	10'-2"	W12x16, S8x21, MC10x21.9
6	12'-6 5/8"	12'-0 5/8"	W12x19, S8x23, MC10x25



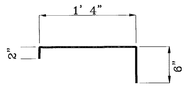
DETAIL A
1"=1'



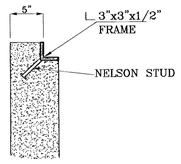
PRECAST MANHOLE SECTION
SCALE: 1" = 3'



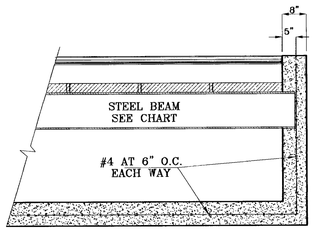
JUNCTION BOX WITH STD. MANHOLE
1" = 3'



BAR "T"
1"=1'

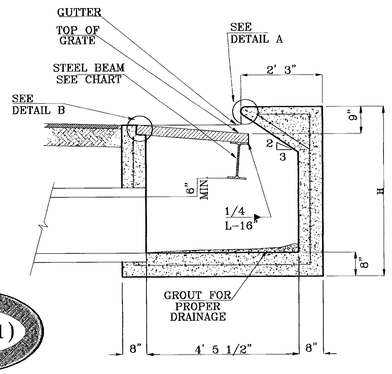


DETAIL B
1"=1'



SECTION A-A
1"=2'

(REV. 1)



SECTION B-B
1"=2'

TYPE I INLET

G E N E R A L N O T E S

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16: All concrete to be 3000 P.S.I. Minimum concrete cover shall be 1 1/2 inch for steel reinforcing.

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

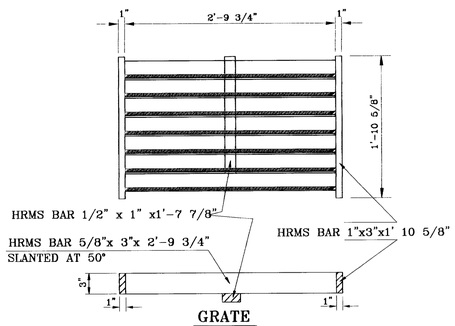
18: Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".

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

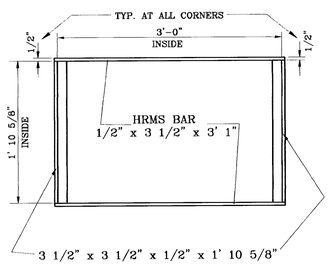
20: Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.

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

22: Location of sewer pipes shown elsewhere in plans.

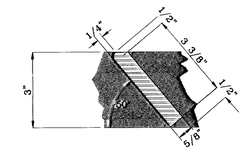


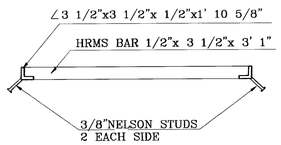
GRATE



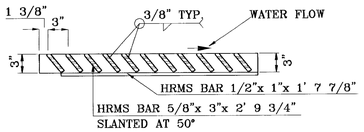
FRAME

GRATE CAPACITY = 7.32 CFS





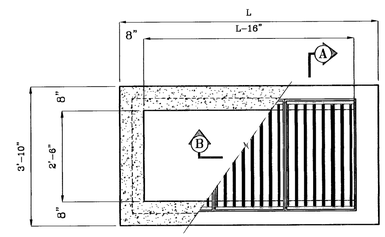
FRAME SECTION



GRATE SECTION

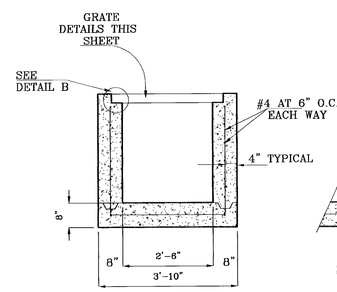
FRAME AND GRATE

(REV. 1)

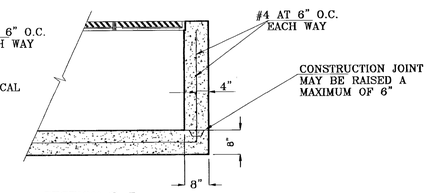


PLAN VIEW
1"=2'

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



SECTION A-A
1"=2'



SECTION B-B
1"=2'

TYPE III INLET

DRAINAGE STRUCTURE DETAILS
AS PER CITY OF EL PASO STANDARDS

REFERENCES --- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA ALMEDA DR. & TIERRA BALA WAY
ELEVATIONS: 4000.51..... CITY DATUM
DATE | REVISIONS | BY

PROJECT NAME
SOMBRAS DEL SOL UNIT THREE
BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-34

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

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
9636 SOUTH STATE 400
SUITE 100
EL PASO, TEXAS 79907
915 594-0600

SHEET TITLE
INLET DETAILS AND SPECIFICATIONS

SHT 18 OF 22

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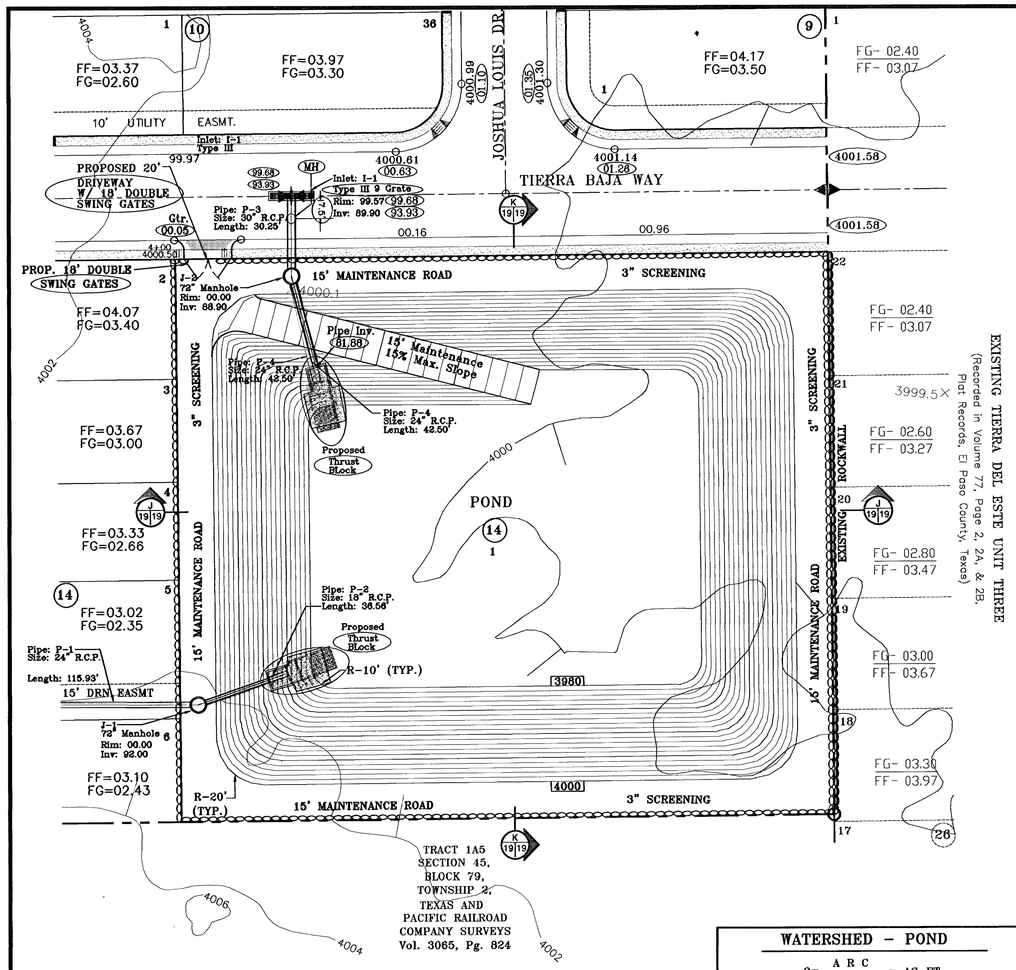
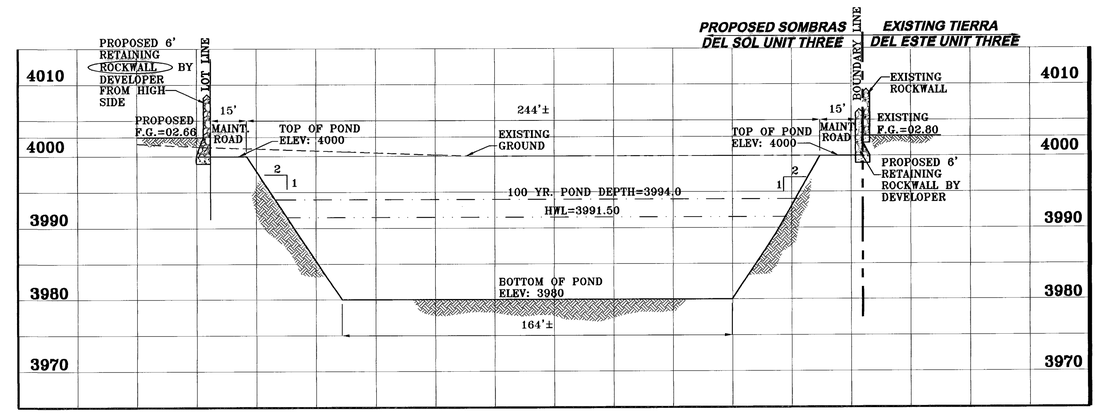
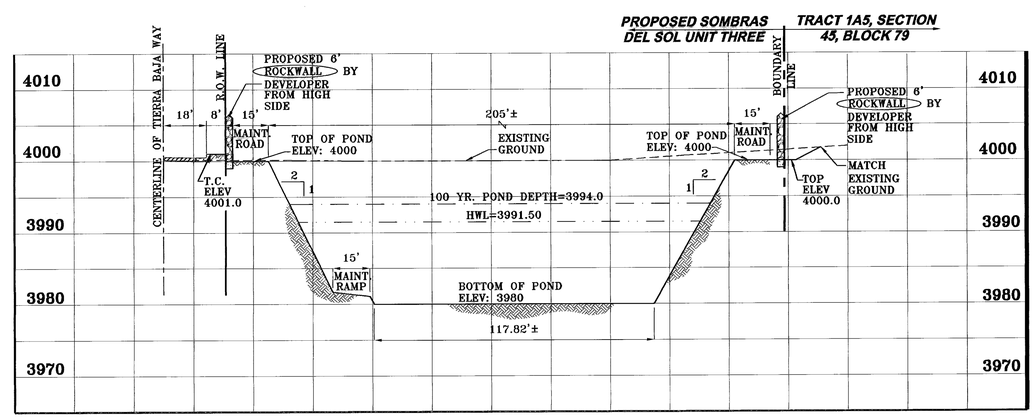
600665





SECTION J

SCALE: 1"-30'



SECTION K

SCALE: 1"-30'

=DENOTES AS BUILT CONDITIONS ONLY

WATERSHED - POND

$$Q = \frac{A\ R\ C}{12} = AC\text{-}FT$$

POND CALC.

Q=ARC/12

A=TOTAL RUNOFF IN AC/FT.(100%)

R=RAINFALL IIN INCHES

C=RUNOFF FACTOR

FUT.RES. & POND $= \frac{35.40(4).60}{12} = 7.08$ ac-ft

25% EMERG. = 1.77 ac-ft

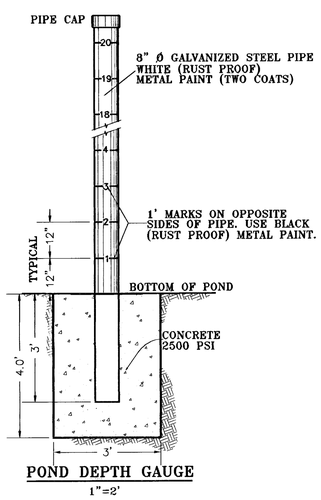
SILT & DEBRIS = 0.43 ac-ft

Qreq (TOTAL) = 9.28 ac-ft

Qcap (TOTAL) = 14.82 ac-ft

100 YR HW ELEV = 3991.50

100 YR PONDED DEPTH = 3994.00



POND DEPTH GAUGE

1"=2'

REFERENCES -- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY

ELEVATION: 4000.51 ..... CITY DATUM)

DATE	REVISIONS	BY
01/21/04	REVISIONS AS TO CITY DEPT. COMMENTS	J.M.
04/26/04	REVISIONS AS TO CITY DEPT. COMMENTS	J.M.
10/11/04	AS BUILT	L.V.

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL 23.80 ACRES

SCALE Horiz. 1"=30' Vert. N/A

DATE: AUGUST 2003

DESIGN BY: Y.C.V.

DRAWN BY: J.M.

CHKD. BY: Y.C.V.

JOB NO.: 702-34

ENGINEER'S SEAL

STATE OF TEXAS — YVONNE CONDE CURRY — 66648 — LICENSED — PROFESSIONAL ENGINEER

CONDE INC.

ENGINEERING / PLANNING SURVEYING GPS

1790 LEE TREVINO DR. STE 400

EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

POND SECTIONS AND CALCULATIONS

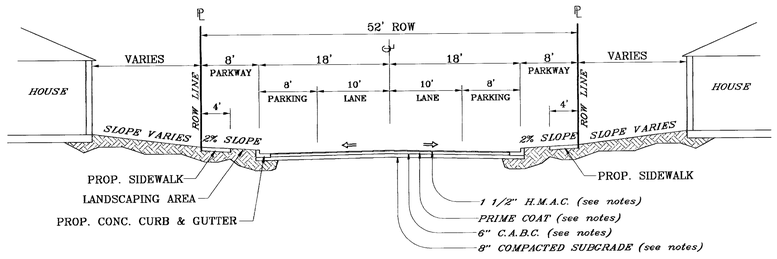
SHT 19 OF 22

F:\SOMBRAS3\dwg\SOM3-PND.dwg, Model, 1/5/2005 9:50:58 AM

600665

NOTE:

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

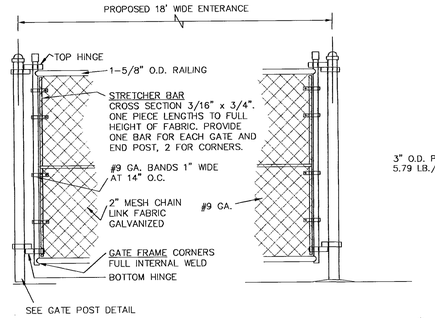


52' R.O.W. RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'

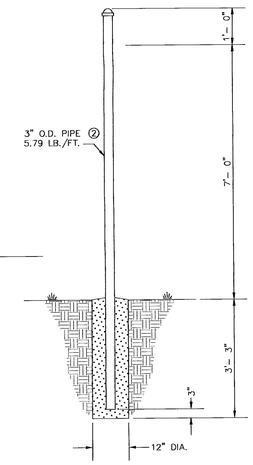
(AS PER CITY DESIGN STD. No. 3-2.)

* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.



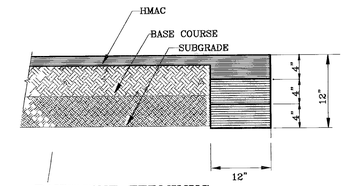
DOUBLE SWING GATE DETAIL

SCALE: 1" = 2'



GATE POST

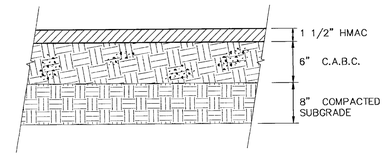
SCALE: 1" = 2'



PAVEMENT TERMINUS

1" = 10'

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



TYPICAL PAVEMENT SECTION ROADWAY

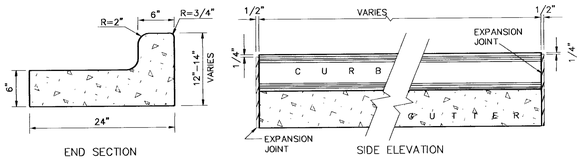
1"=1'

NOTES

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

TRENCHING:

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



NOTES:

1-NO EXPANSION HOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENGY WITH STRAIGHT LINE).

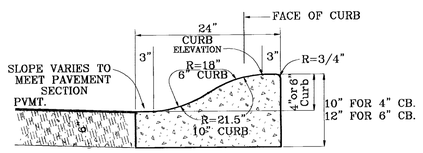
2-CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.

3-ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.

4-CONCRETE: CLASS 'A' 3000 PSI.

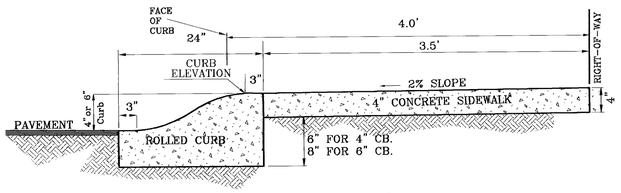
CURB DETAILS

SCALE: 1"=1'



4" or 6" ROLLED CURB

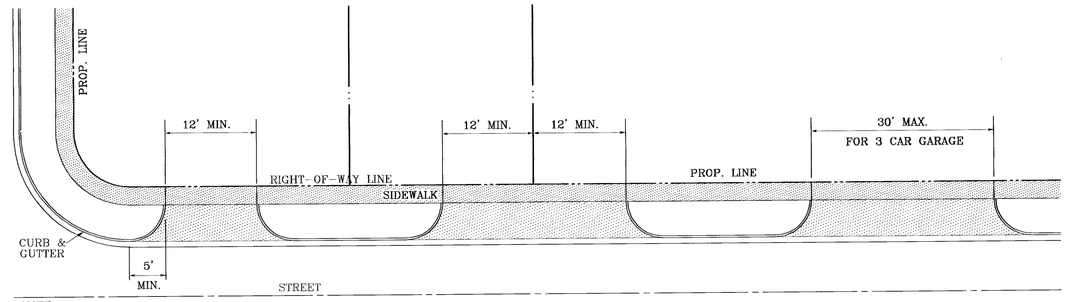
SCALE: 1"=1'



DRIVEWAY DETAIL

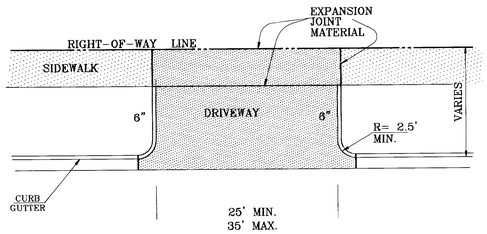
SCALE: 1"=1'

TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS



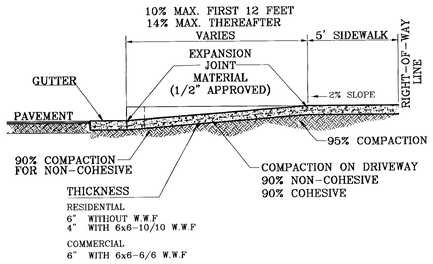
NOTE:
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

RESIDENTIAL DRIVEWAYS TYPICAL



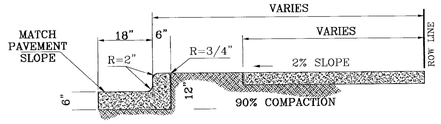
DRIVEWAY PLAN VIEW

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



DRIVEWAY SECTION (TYPICAL)

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



NOTES:

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

TYPICAL CURB AND SIDEWALK DETAIL

AS PER CITY DESIGN STANDARD 6-1

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

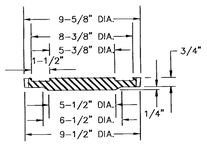
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

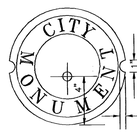
NUMBER AND LOCATIONS:
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

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

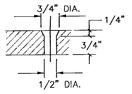
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

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

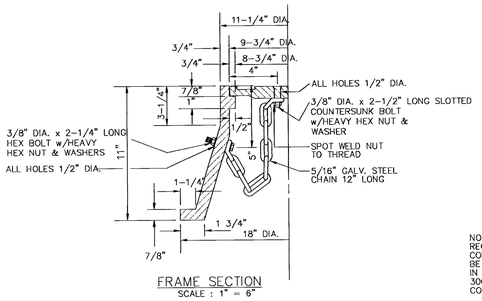




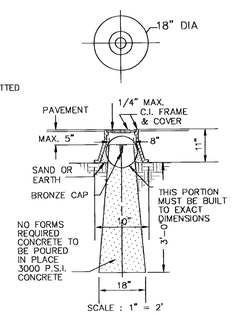
COVER
SCALE : 1" = 6"



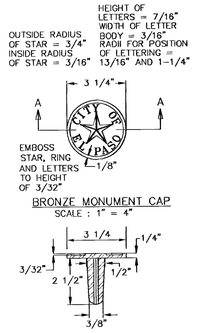
COUNTERSUNK DETAIL
SCALE : 1" = 3"



FRAME SECTION
SCALE : 1" = 6"



SCALE : 1" = 2'



BRONZE MONUMENT CAP
SCALE : 1" = 4"

SECTION A -A

CITY MONUMENT DETAIL

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME
SOMBRAS DEL SOL UNIT THREE
BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 28.80 ACRES

SCALE
Horiz: AS SHOWN
Vert: N/A
DATE: AUGUST 2003
DESIGN BY: Y.C.Y.
DRAWN BY: J.M.
CHKD. BY: Y.C.Y.
JOB NO: 702-54

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

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

CONDE INC.

SHEET TITLE
STANDARD DETAILS

SHT 20 OF 22

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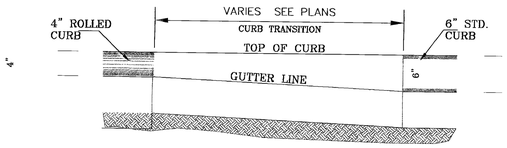
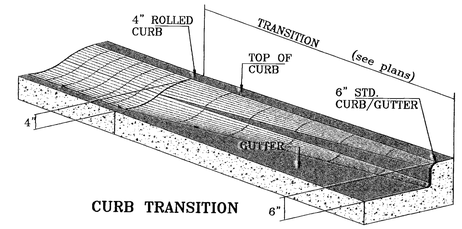
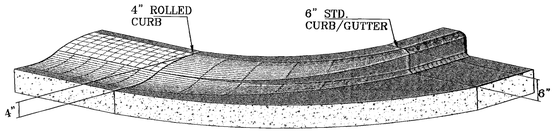


TYPICAL CURB TRANSITION FROM 4" ROLLED CURB TO 6" STD. CURB

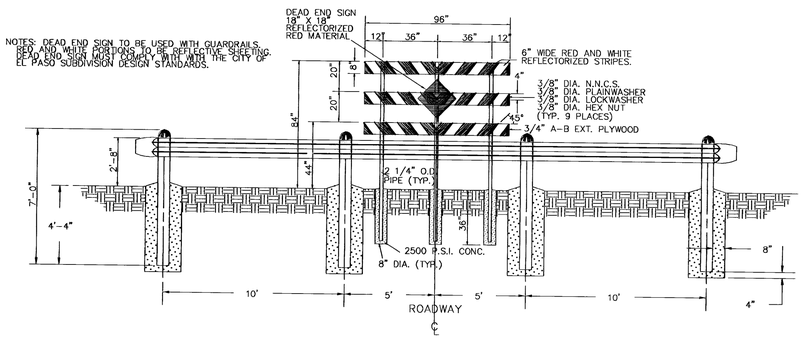
1"=1'



CURB TRANSITION



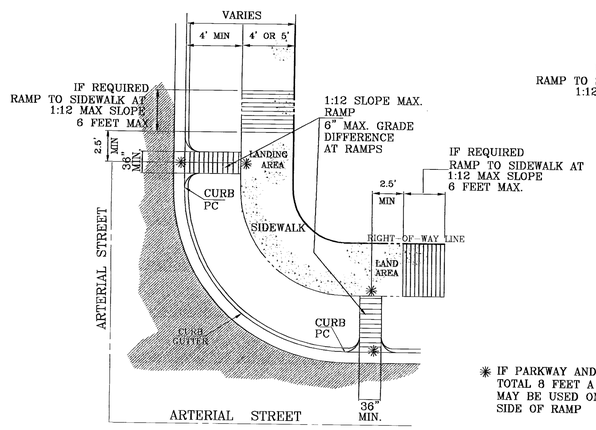
CURB TRANSITION AT RETURNS



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

GUARD RAIL DETAIL

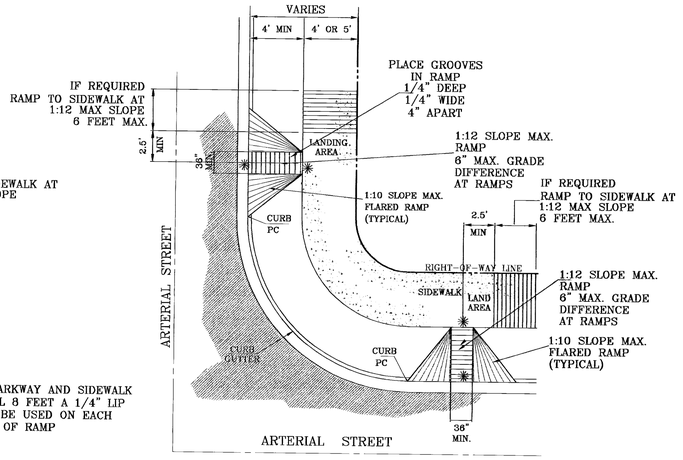
SCALE : 1" = 4'



✱ IF PARKWAY AND SIDEWALK TOTAL 8 FEET A 1/4" LIP MAY BE USED ON EACH SIDE OF RAMP

STRAIGHT CURB RAMP DESIGN WITH CURB RETURNS

AS PER CITY DESIGN STANDARD 6-10



STRAIGHT CURB RAMP DESIGN WITH FLARED SIDES

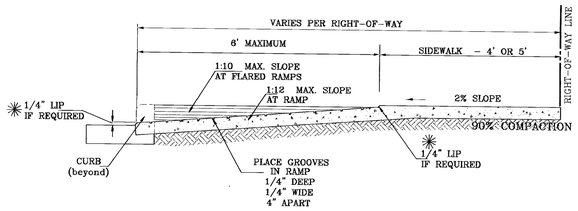
AS PER CITY DESIGN STANDARD 6-13

NOTE:

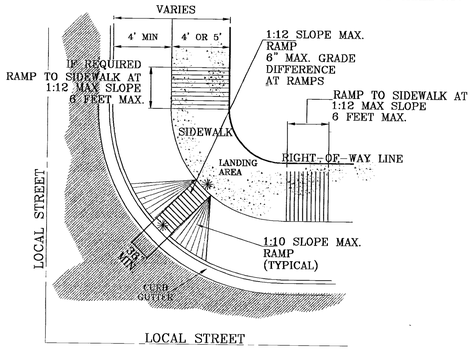
1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS: SURFACES SHALL HAVE CONTRAST OF COLOR AND GROOVED: 1/4" DEEP, 1/4" WIDE, AND 4" APART

2: CROSS SLOPE SHALL NOT EXCEED 1:50

3: RAMP SLOPE SHALL NOT EXCEED 1:12

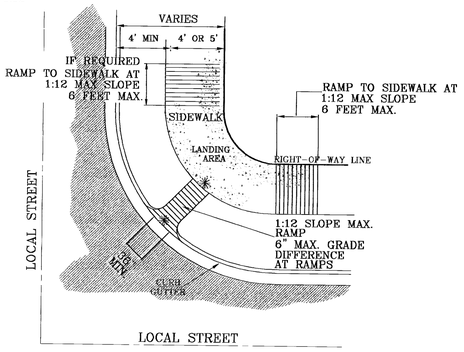


TYPICAL WHEELCHAIR RAMP SECTION



DIAGONAL CURB RAMP DESIGN WITH FLARED SIDES

AS PER CITY DESIGN STANDARD 6-11



DIAGONAL CURB RAMP DESIGN WITH CURB RETURNS

AS PER CITY DESIGN STANDARD 6-12

REFERENCES -- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY

ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SOMBRAS DEL SOL UNIT THREE

BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz: AS SHOWN.
Vert: N/A

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO: 702-34

ENGINEER'S SEAL

STATE OF TEXAS · YVONNE CONDE CURRY · 64598 · LICENSED · PROFESSIONAL ENGINEER

10/13/04

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

SHEET TITLE

STANDARD DETAILS

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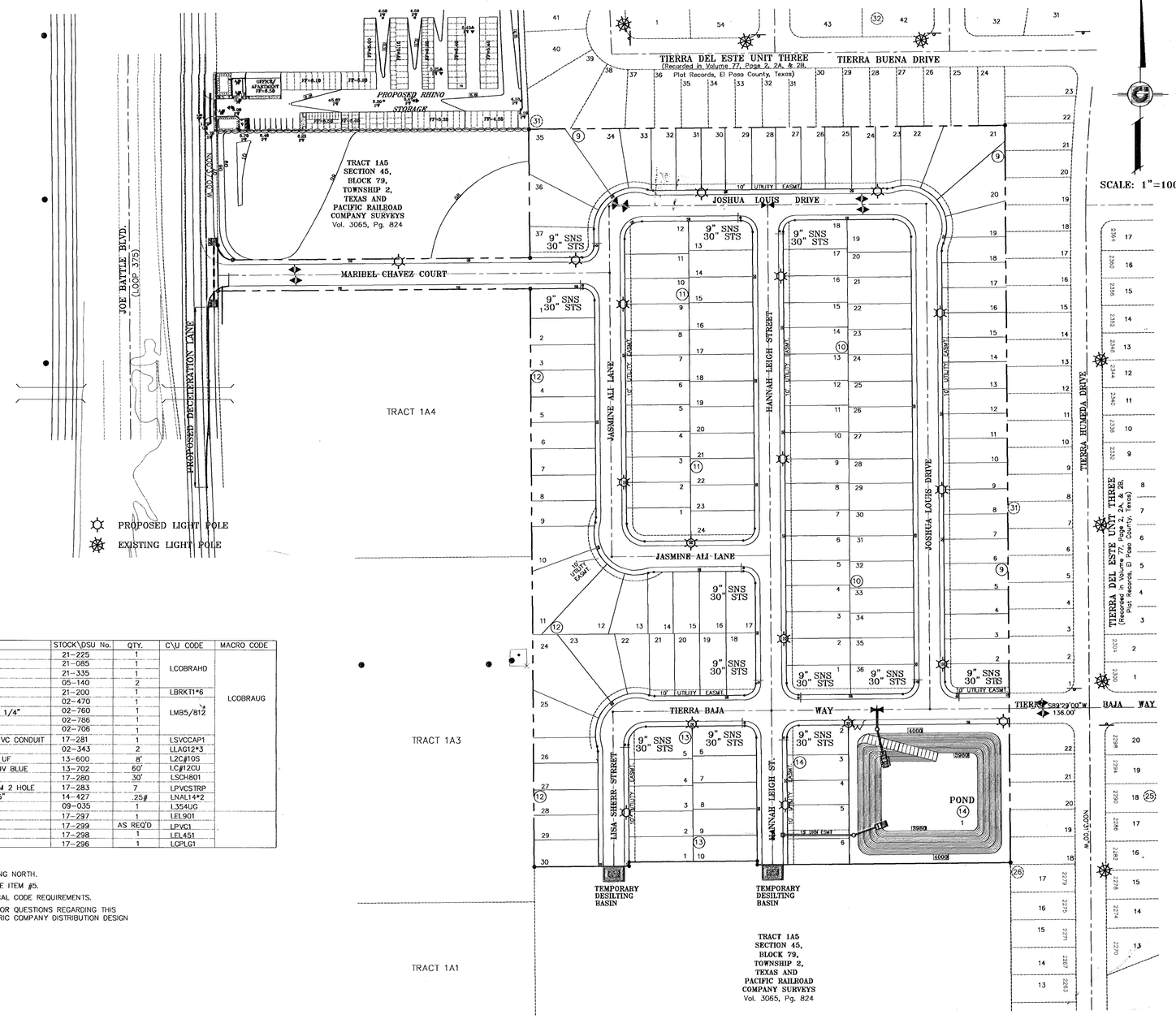

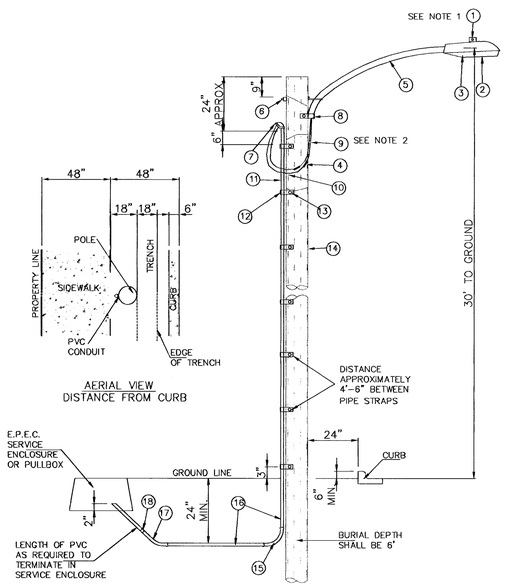

UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1		
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/8$\frac{1}{2}$	
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
		COIL SPRING WASHER, 5/8"	02-786	1		
		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	LC2#10S	
10		COPPER CBLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12		PIPE STRAP FOR 1" PVC CONDUITM 2 HOLE	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	25#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPLG1	

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

INSTALL TRAFFIC CONTROL DEVICES AS SHOWN

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

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

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF TIERRA HUMEDA DR. & TIERRA BAJA WAY
ELEVATION: 4000.51.....CITY DATUM)

DATE	REVISIONS	BY

PROJECT NAME

SOMBRAS DEL SOL
UNIT THREE
BEING ALL OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING IN ALL: 23.80 ACRES

SCALE
Horiz. 1"=100'
Vert. N/A

DATE: AUGUST 2003
DESIGN BY: Y.C.V.
DRAWN BY: J.M.
CHKD. BY: Y.C.V.
JOB NO.: 702-54

ENGINEER'S SEAL
STATE OF TEXAS
YVONNE CONDE CURRY
64648
PROFESSIONAL ENGINEER
10/13/04

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79904

CONDE INC.

SHEET TITLE

ILLUMINATION PLAN

SHT 22 OF 22

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